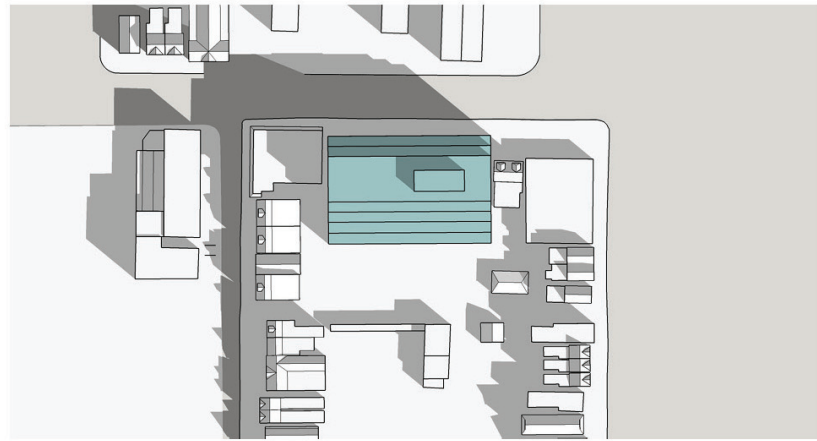
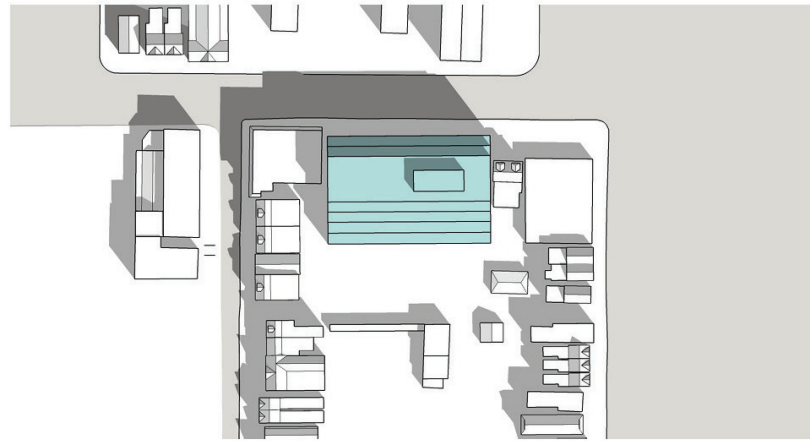


APPENDIX C: SHADOW STUDIES

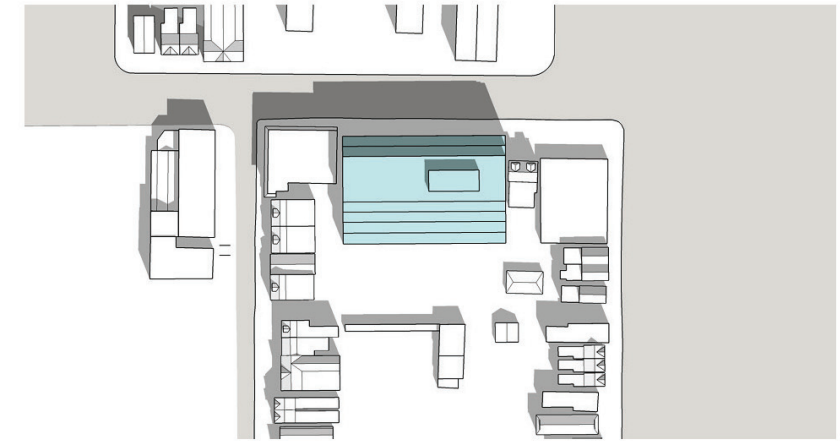
SAMPLE FOR 6-STOREY BUILDING (at 20 metres) ON SEPTEMBER 21st



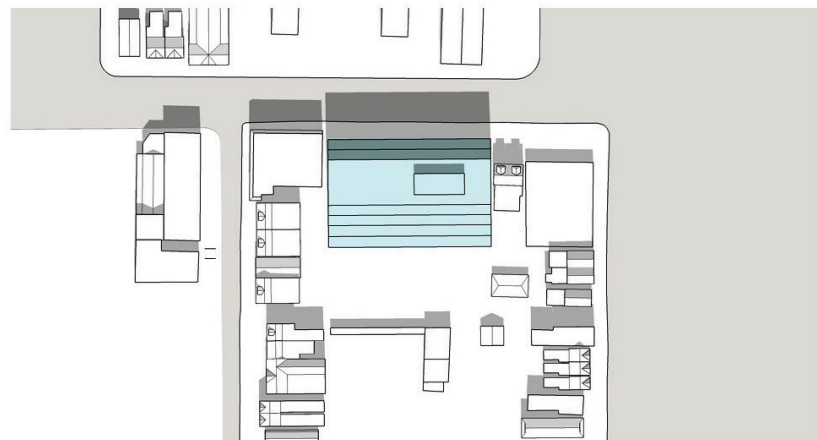
9:18 am



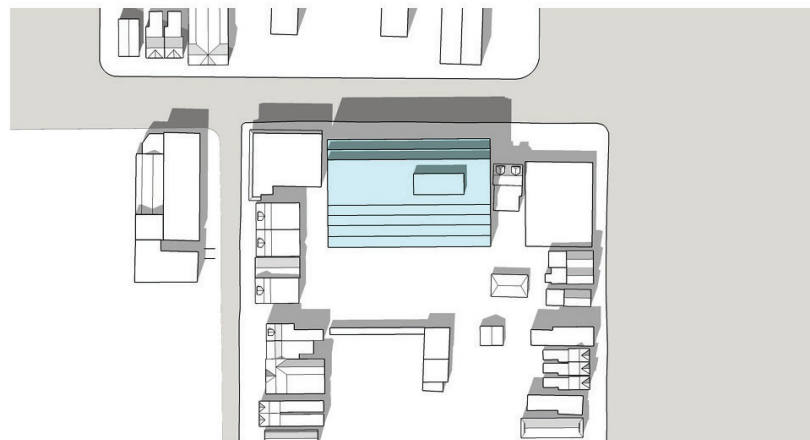
10:18 am



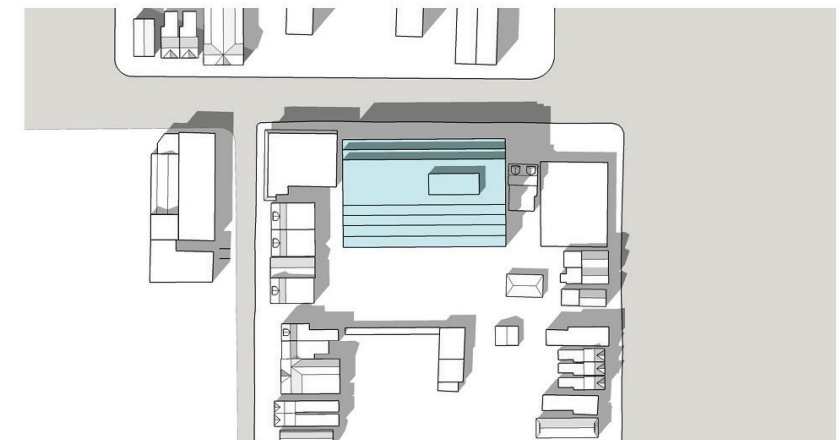
11:18 am



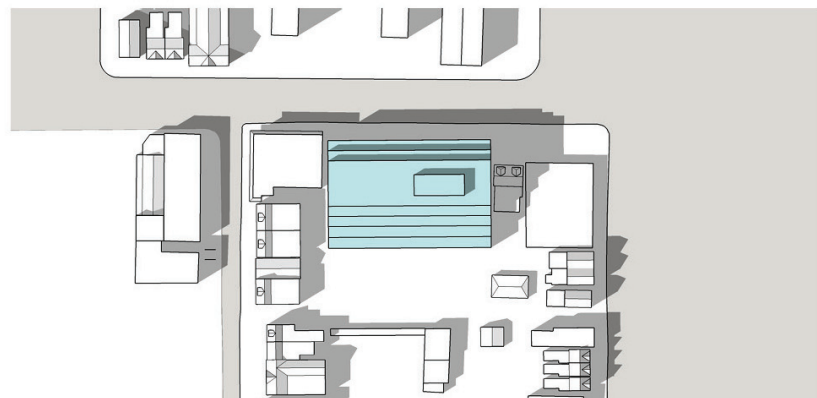
12:18 pm



1:18 pm

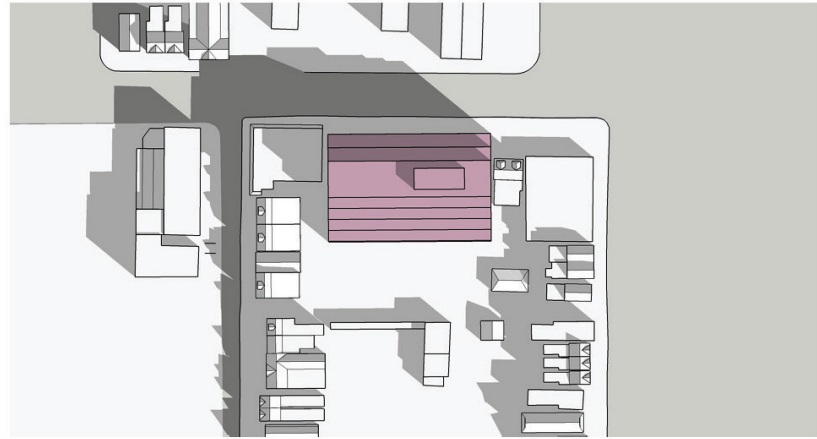


2:18 pm

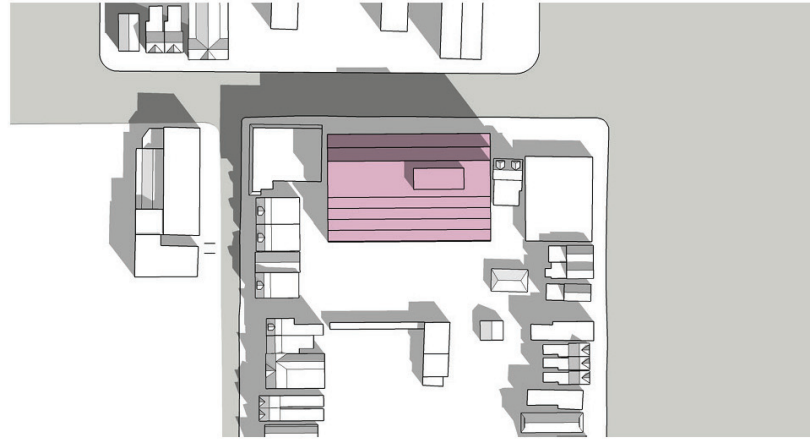


APPENDIX C: SHADOW STUDIES (continued)

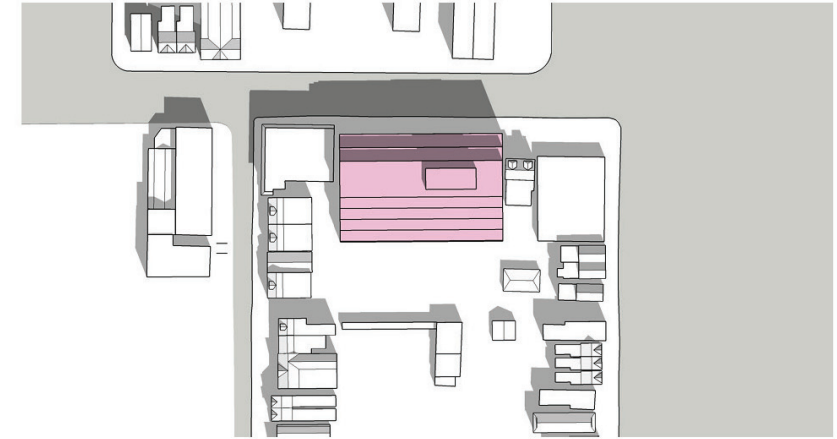
SAMPLE FOR 6-STOREY WOOD FRAME BUILDING (at 20.75 metres) ON SEPTEMBER 21st



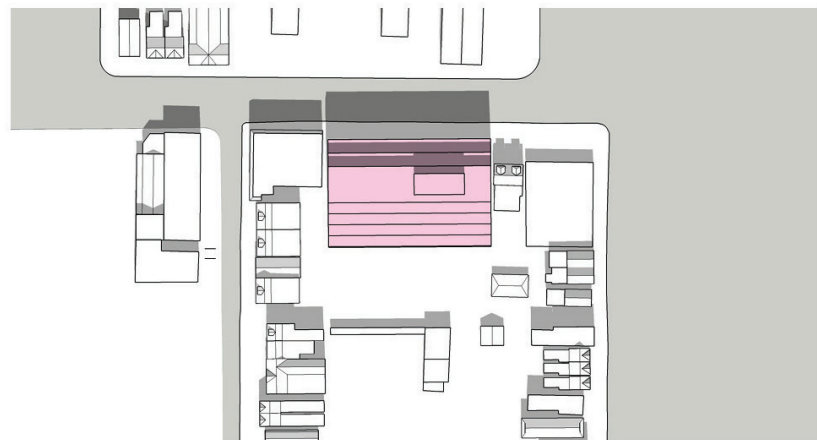
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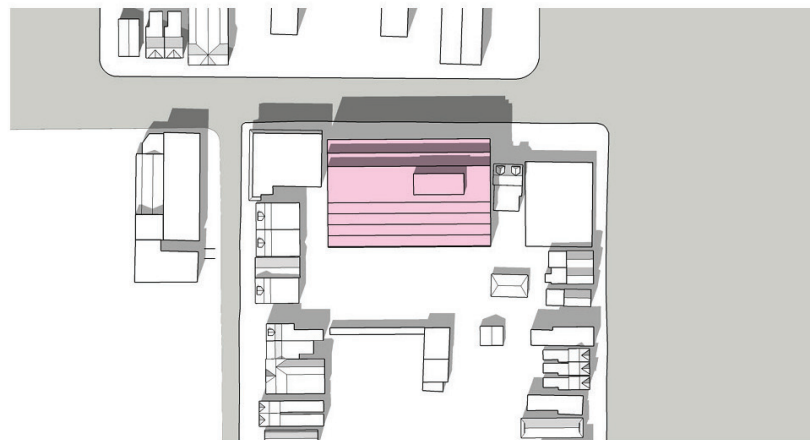
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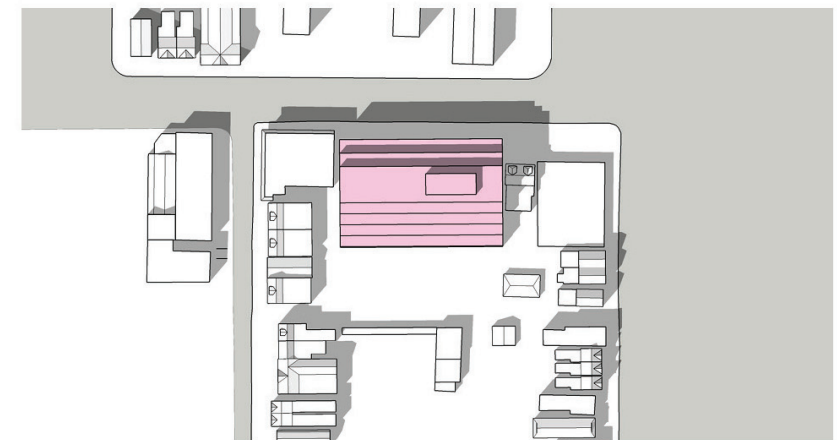
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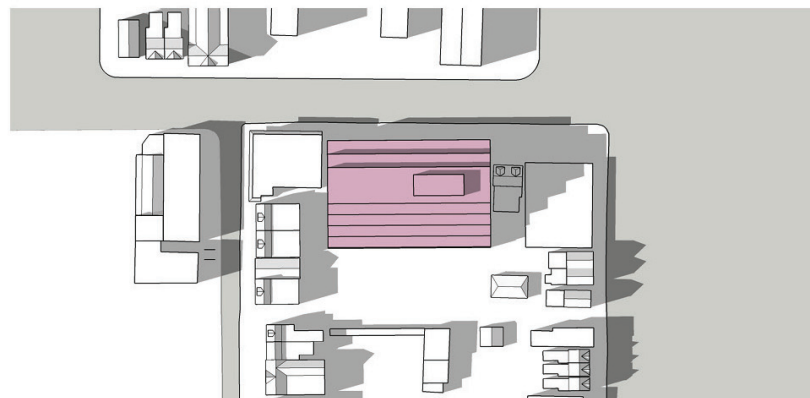
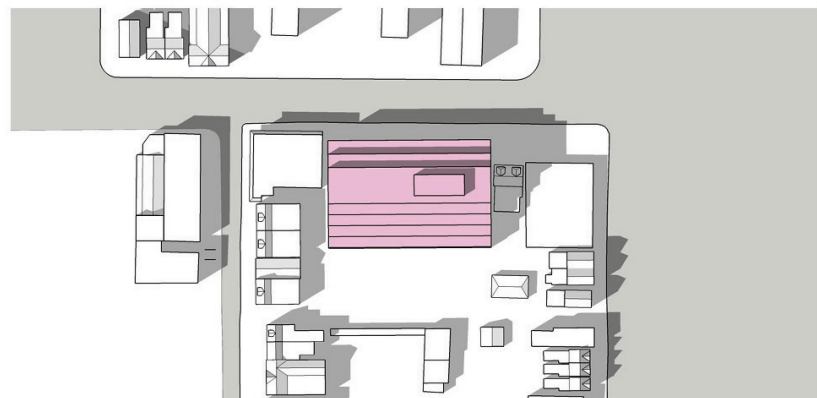
12:18 pm



1:18 pm



2:18 pm

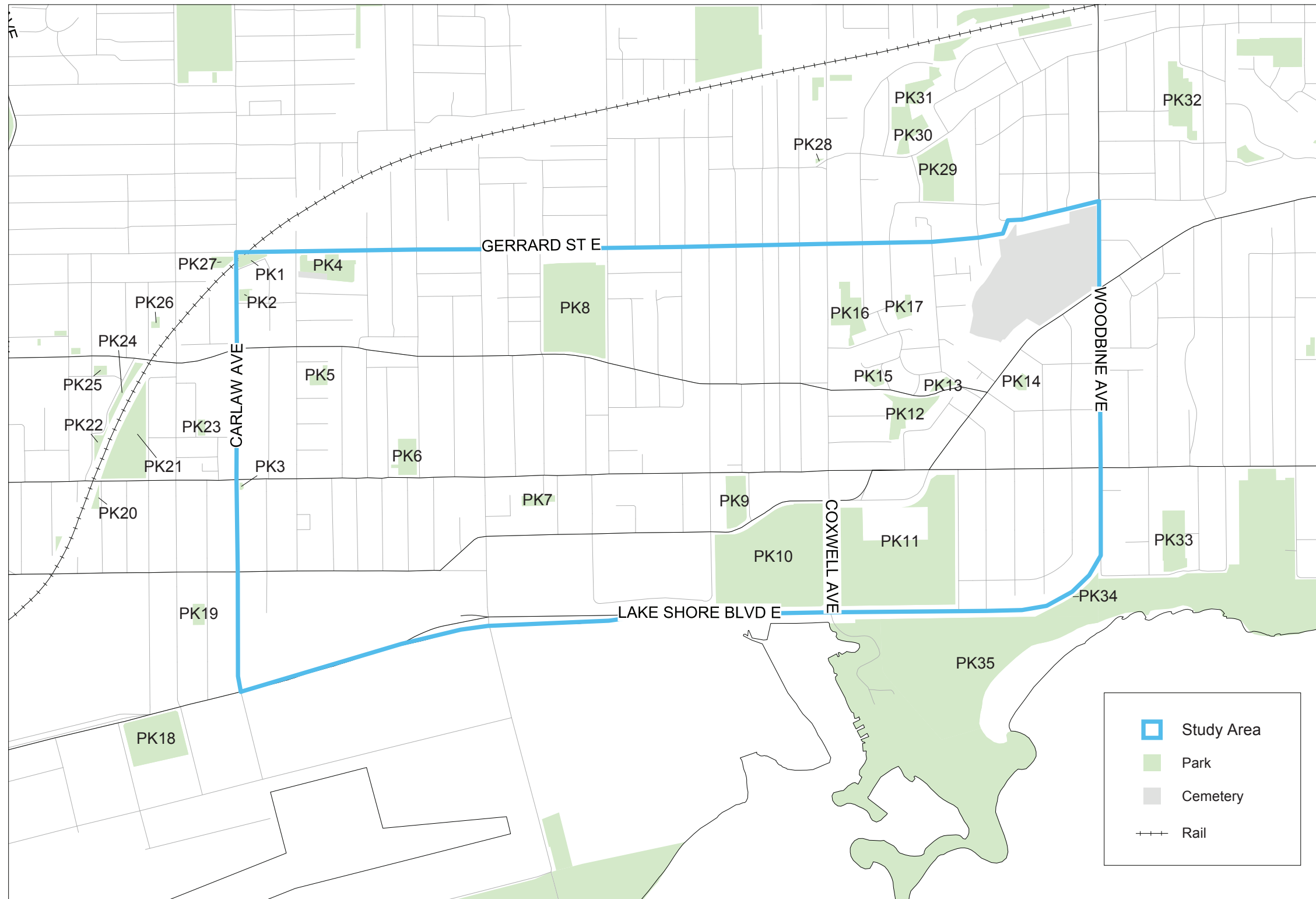


APPENDIX D: COMMUNITY SERVICES & FACILITIES



Parks

Queen St. E Area



- Study Area
- Park
- Cemetery
- Rail

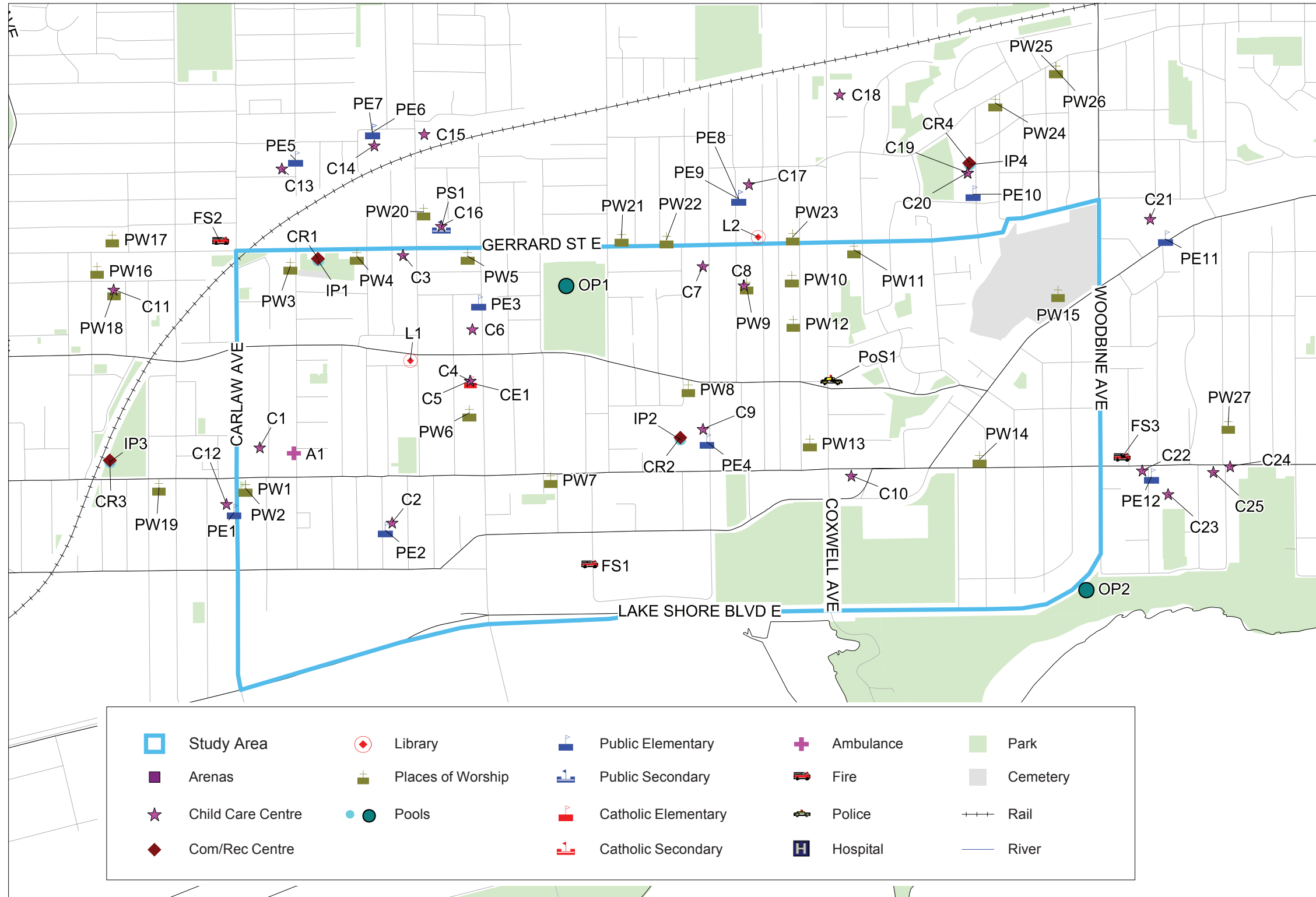


APPENDIX D: COMMUNITY SERVICES & FACILITIES

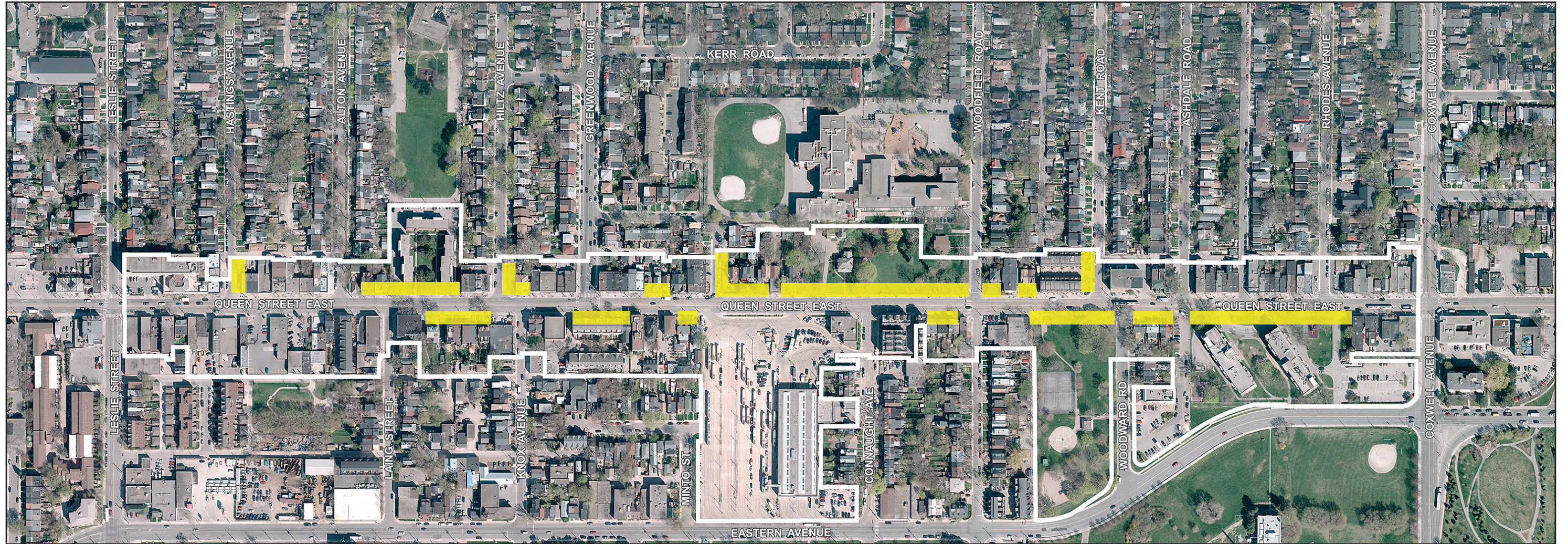


Community Services and Facilities

Queen St. E Area



APPENDIX E: EXISTING FRONT SETBACK CONDITIONS



Map indicating locations in the study area that are setback from the front property line, including those with both landscaped and hardscaped setback conditions

**Queen Street East - Ashbridge Precinct
Urban Design Guidelines**

Leslie Street to Coxwell Avenue