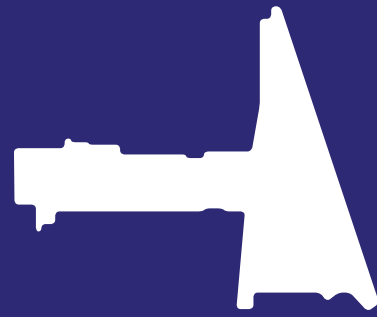


5 Built Form Demonstration - Loblaw's/Zellers Site - Demonstration Plan 2



KEY COMMUNITY DIRECTIONS

- This site is a major opportunity for a new, comprehensively planned neighbourhood. This neighbourhood could be similar to other successful neighbourhoods such as St. Lawrence neighbourhood or Liberty Village that represent a comfortable building scale
- Design buildings with front doors facing the street; Create sufficient front yard setbacks that provide outdoor space for individual units and promote privacy between private dwellings and the public street
- Locate low-rise built form adjacent to existing residential neighbourhood to the south
- Set taller buildings within the central & eastern portion of site to lessen the impact on existing residential buildings, the school, play fields & public streets

(directions are listed again on Board 4)

Demonstration Plan 2 Key Design Direction

- Organize buildings around a generous central public open space; this should be adjacent to existing school play field
- Create wide sidewalks or a linear park that connects to existing and new open spaces (school field, West Toronto Rail Path)
- Integrate taller buildings with smaller footprints to allow for more green space
- Density can be allocated to one tall building (2A) or distributed among several buildings (2B)
- Locate taller building elements further from residential neighbourhood & existing school play fields; Locate taller building elements to avoid shadowing on Bloor St. W. or Dundas St. W.

DEMONSTRATION PLAN 2 - LOW, MID-RISE & TALLER BUILDINGS



Gross Building Density = 2.5x the area of the site

SITE COVERAGE BY USE



Roads = 22% (9,135 sm)



Open Space = 21% (8,339 sm)

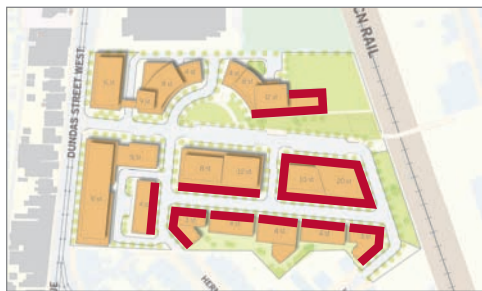


Streetscape = 20% (8,335 sm)



Buildings = 37% (15,330 sm)

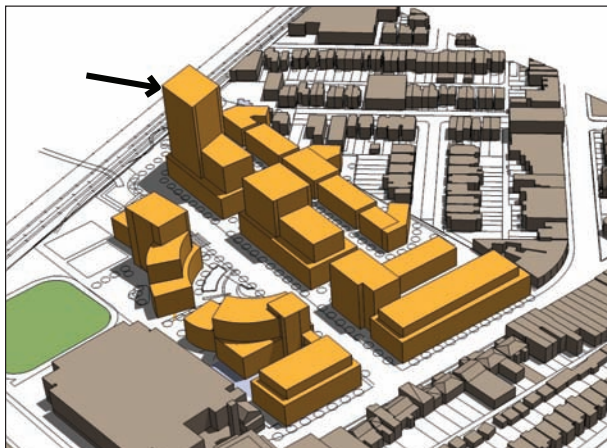
LOCATION OF USES



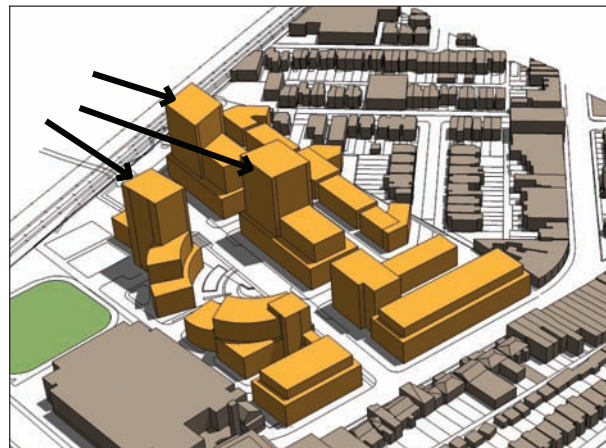
Buildings with front doors



Commercial at-grade frontage



Demonstration 2A - One tall building



Demonstration 2B - Floor area dispersed among several buildings



Conceptual rendering - looking east along the new east-west public street



Townhomes & Stacked Townhomes



Defined building podium



Taller (20-storey) building



Central open space