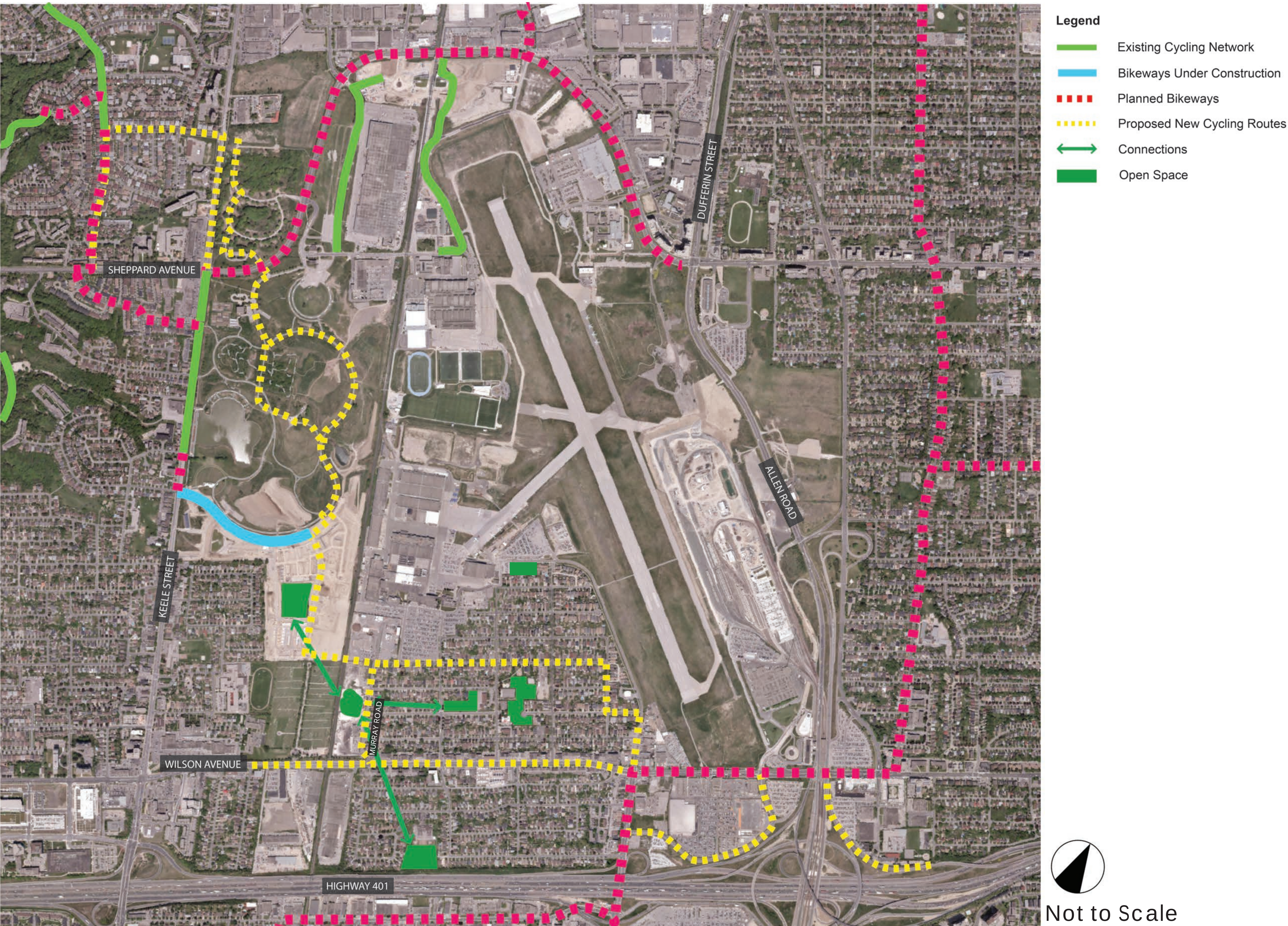
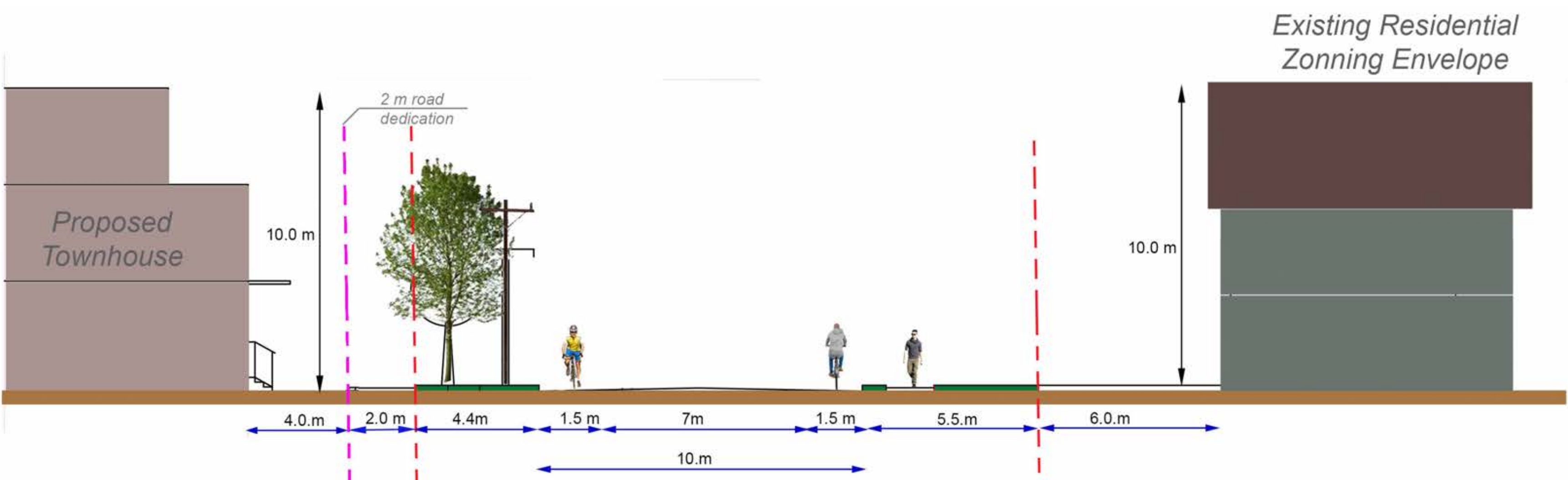


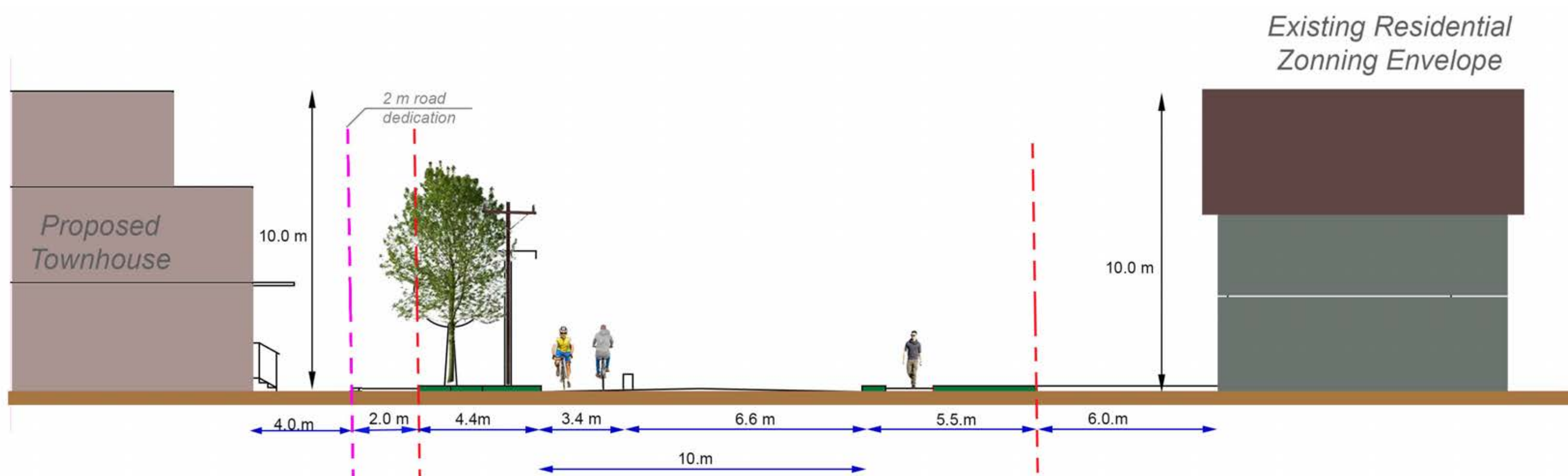
EXISTING AND PLANNED CYCLING NETWORK



Murray Road Sections - Looking North



Section 1 - Standard Bike Lane west and east sides of Murray Road



Section 2 - Cycle track west side of Murray Road

EXISTING RAILWAY CORRIDOR: PEDESTRIAN/CYCLING BRIDGE

Prescott Avenue in Caledonia Neighbourhood



Aerial View Source: Google Maps



Perspective View Source: Google Maps

Scarborough, South of Lawrence East Station

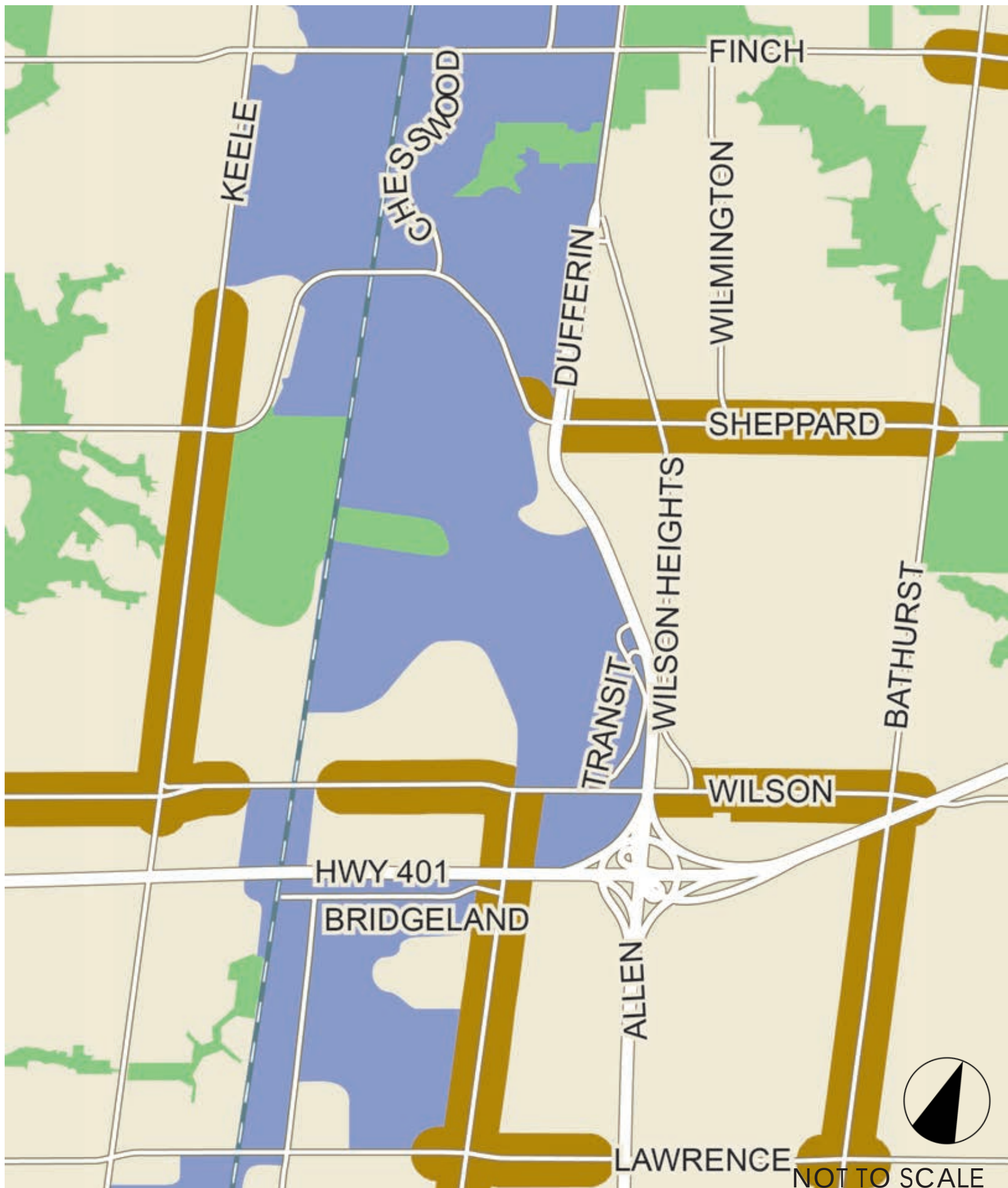
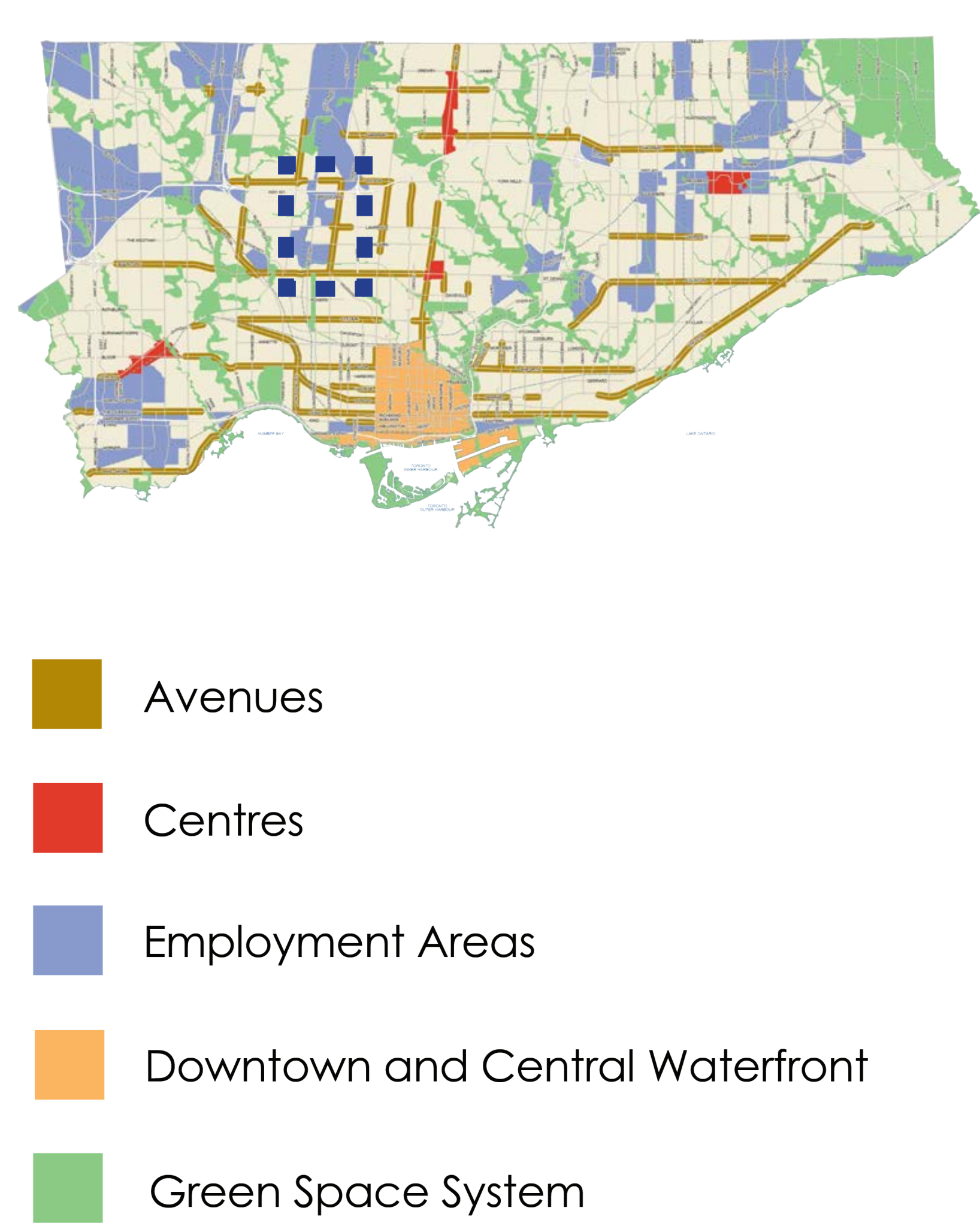


Aerial View Source: Google Maps

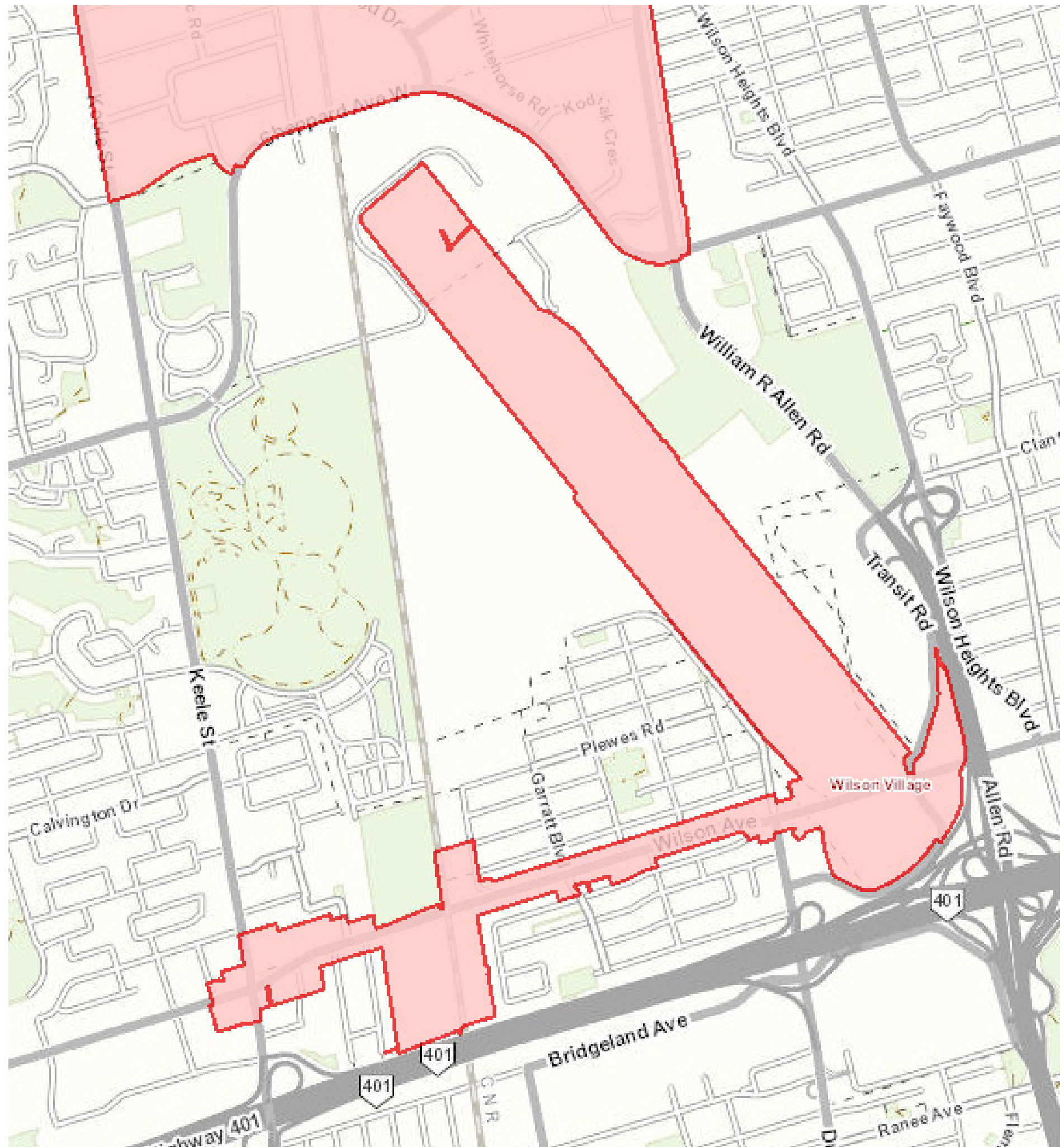


Perspective View Source: Google Maps

Toronto Official Plan: Urban Structures Map



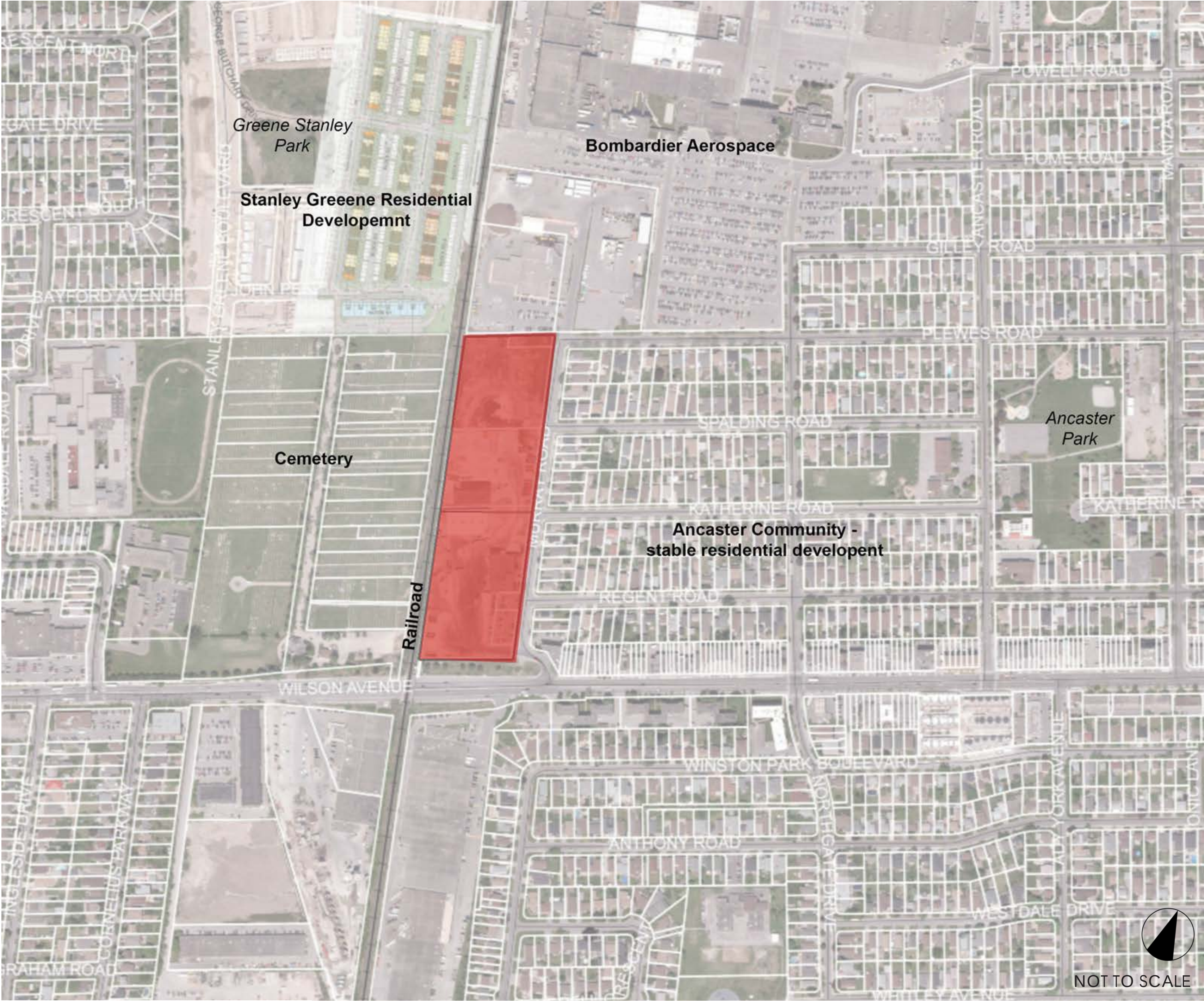
Wilson Village: BIA area



OPTION 01: MIXED USE

Proposed Land Use and Site Statistics

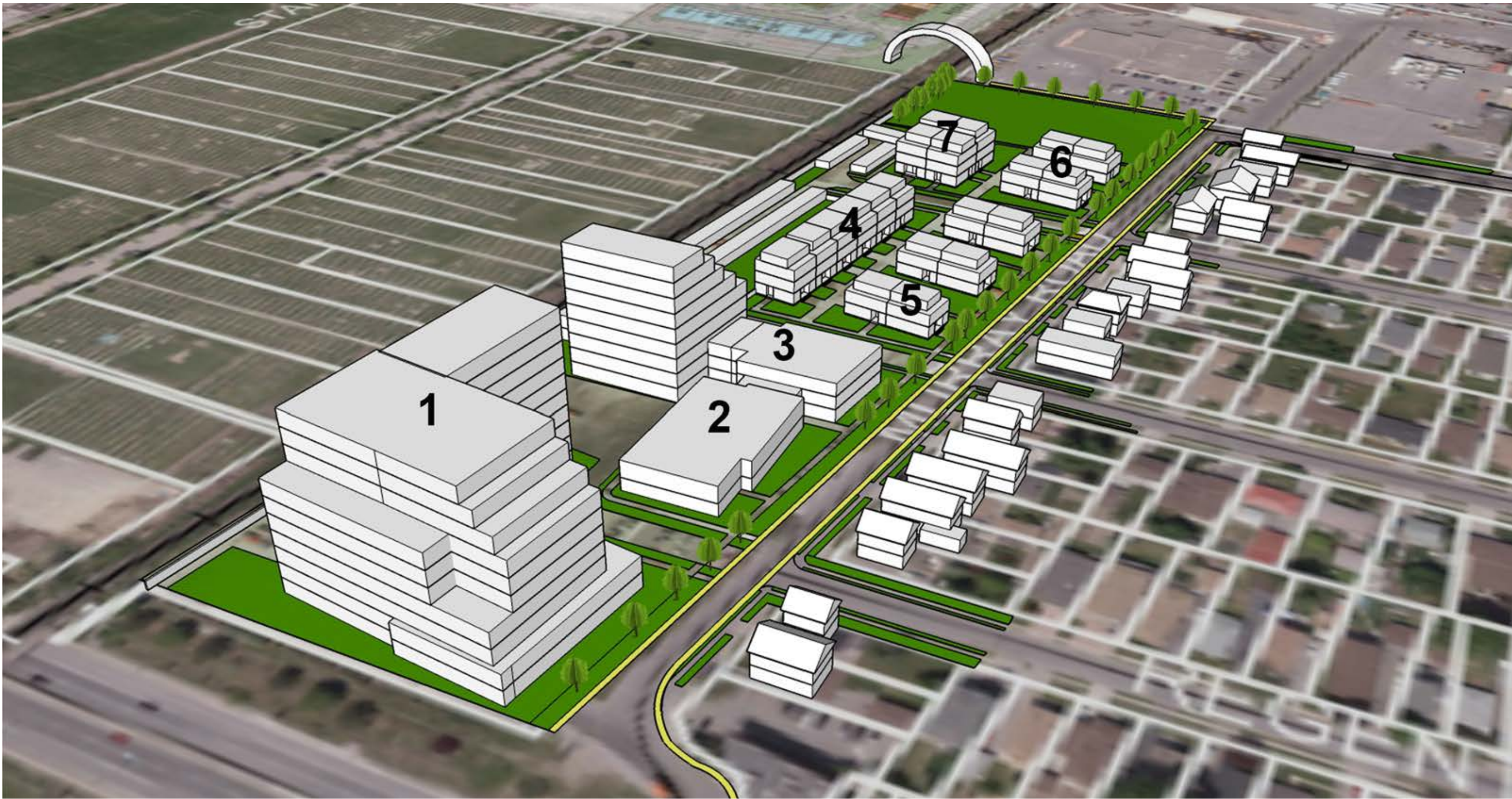
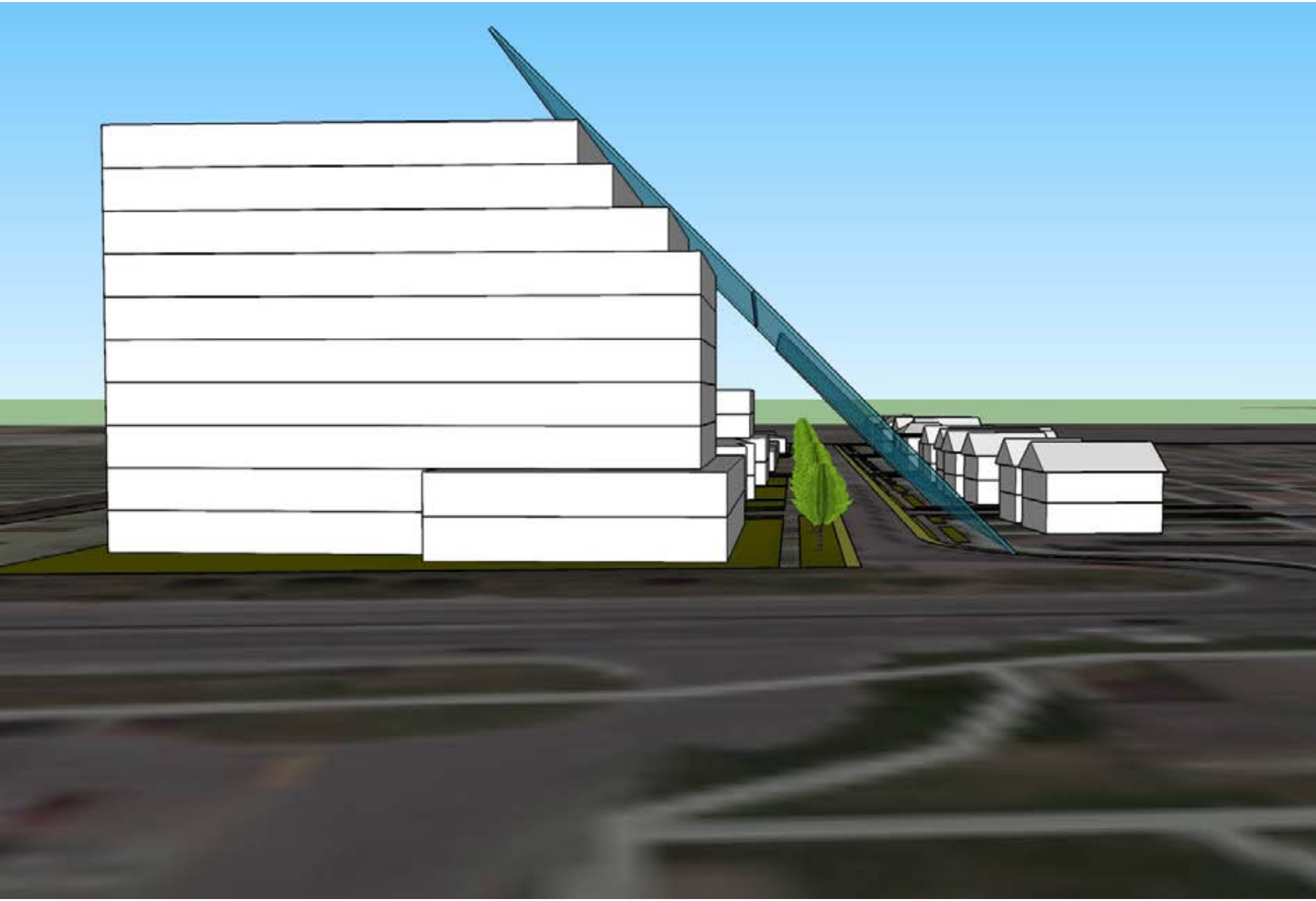
Option Mix Use	
Site Area	38400 m2
Proposed land use	Mix Use
Proposed height	Min 10m Max 45 m
Proposed number of storey	Min 2 storey(10m) Max 10 storey(45m)
GFA	42270 m2
FSI	1.1



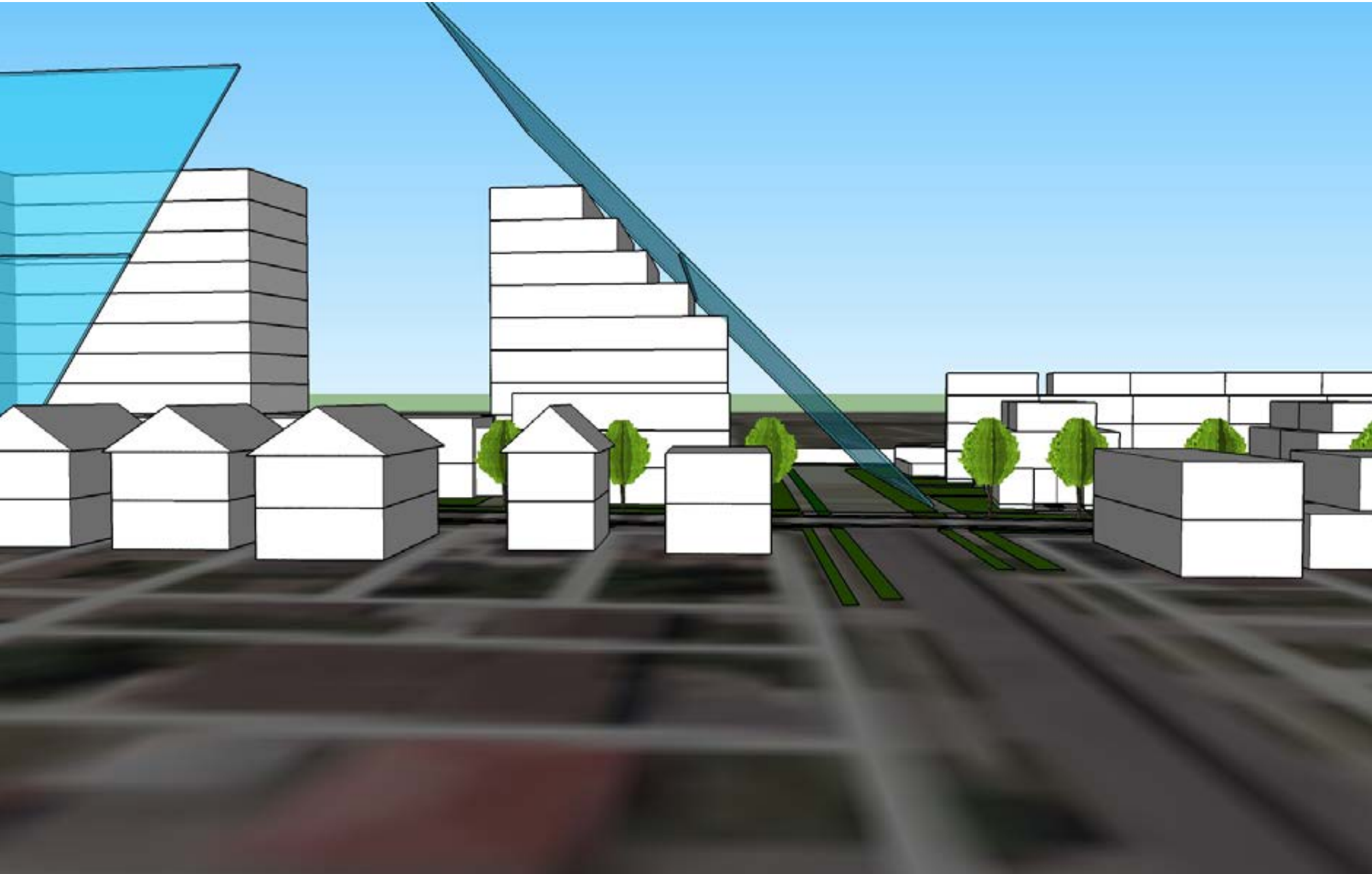
Proposed Land Use Plan

Option Mix-Use				
Site Area	Uses	38400 m2		
		Area	GFA	Height (story) (m)
				Units
Block 1	Office	23726 m2		2-10 story
Block 2	Office	2478 m2		2 story (10 m)
Block 3	Office	10354 m2		2-10 (10m – 45m)
Block 4	Residential Stackhouses	3024 m2		4 (12 m)
Block 5	Residential Townhouses	1008 m2		3(10m)
Block 6	Residential Townhouses	672 m2		3(10m)
Block 7	Residential Stackhouses	1008 m2		4(12m)
Summary		42270 m2		Min 2 (4m)– Max 10(45m)
				60

Building Transition to Existing Neighbourhood



Building Transition to Proposed Development



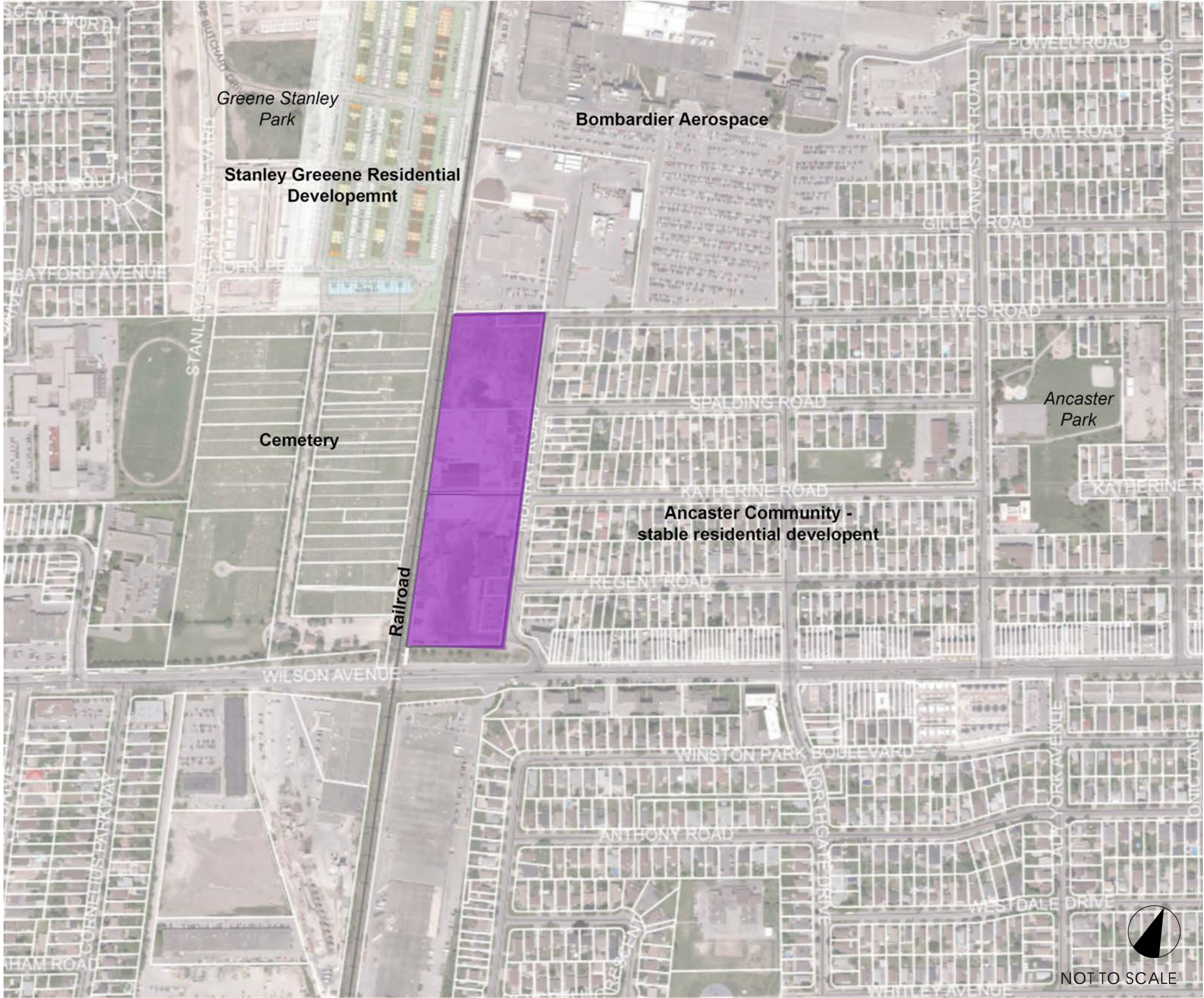
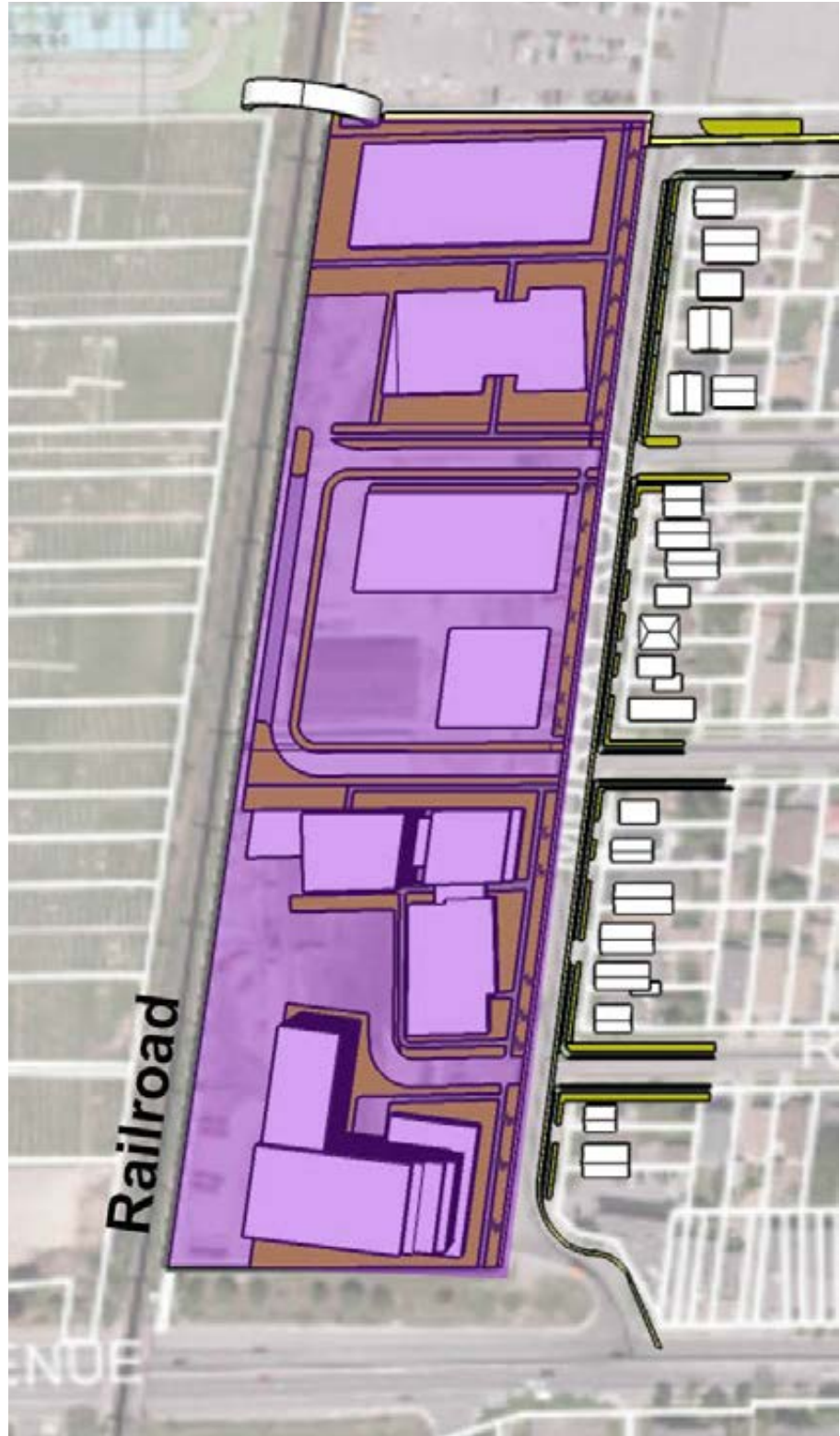
Stanley Greene Residential Development

Stanley Greene Residential Development

OPTION 02: EMPLOYMENT

Proposed Land Use and Site Statistics

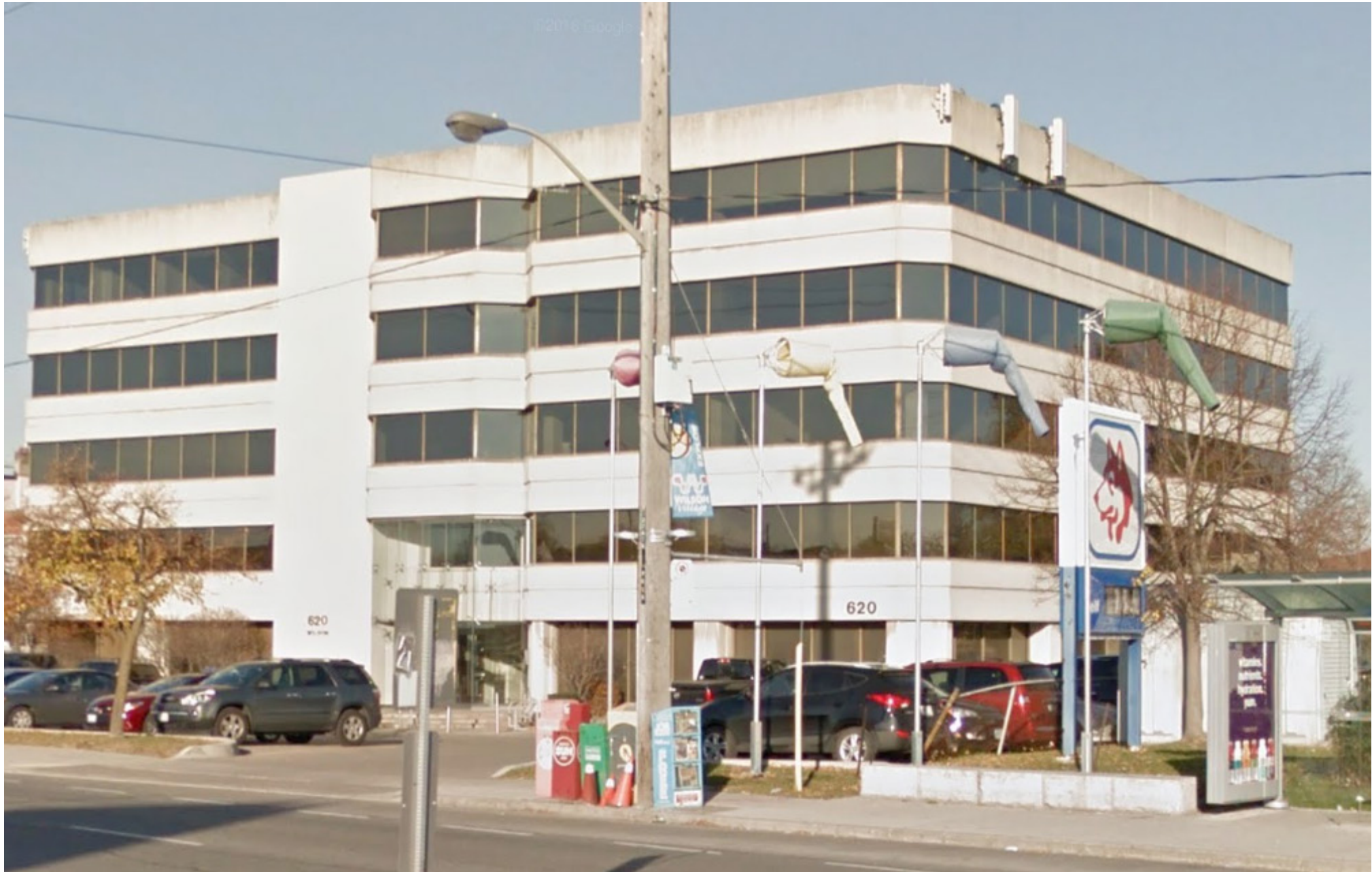
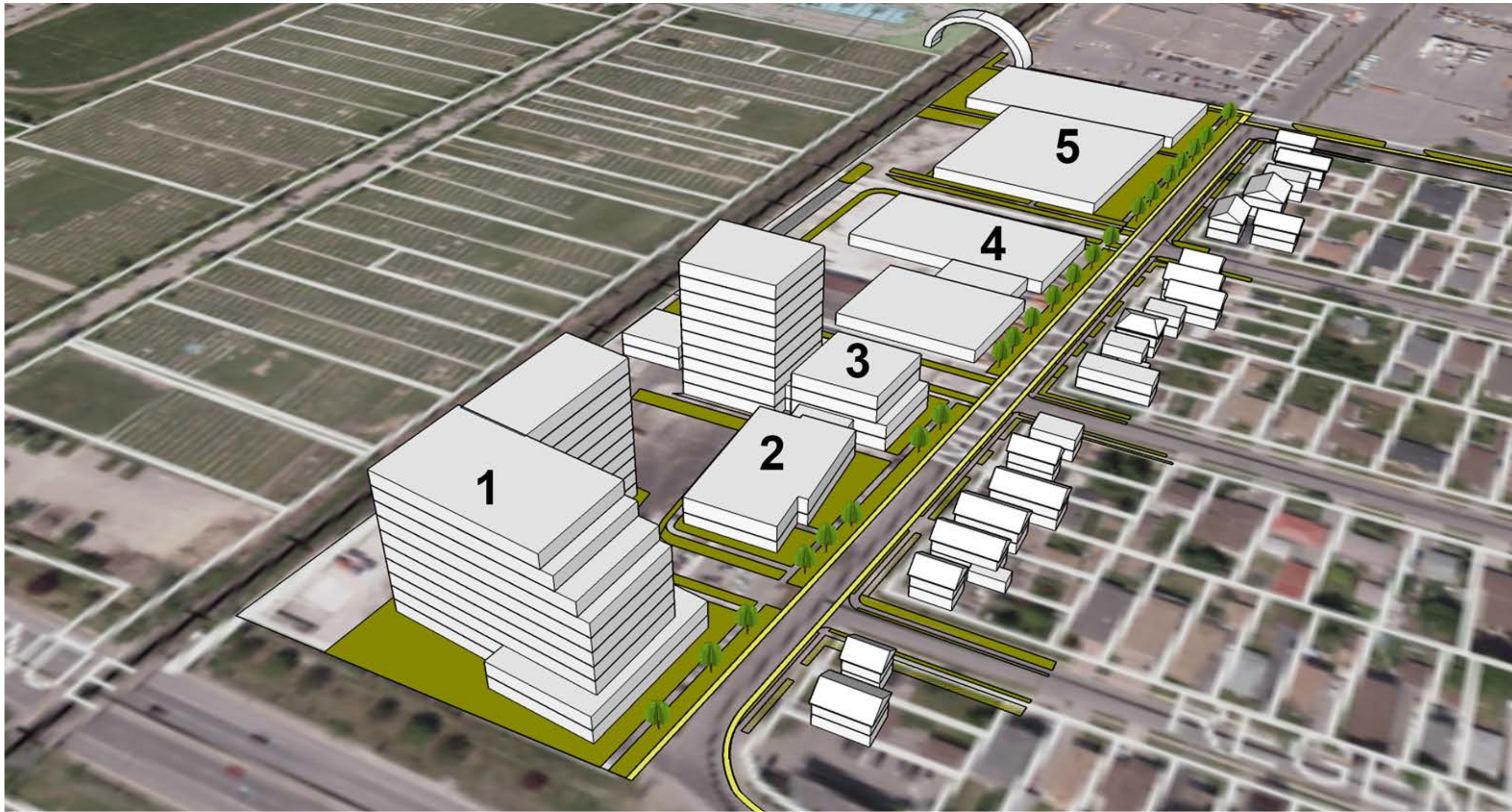
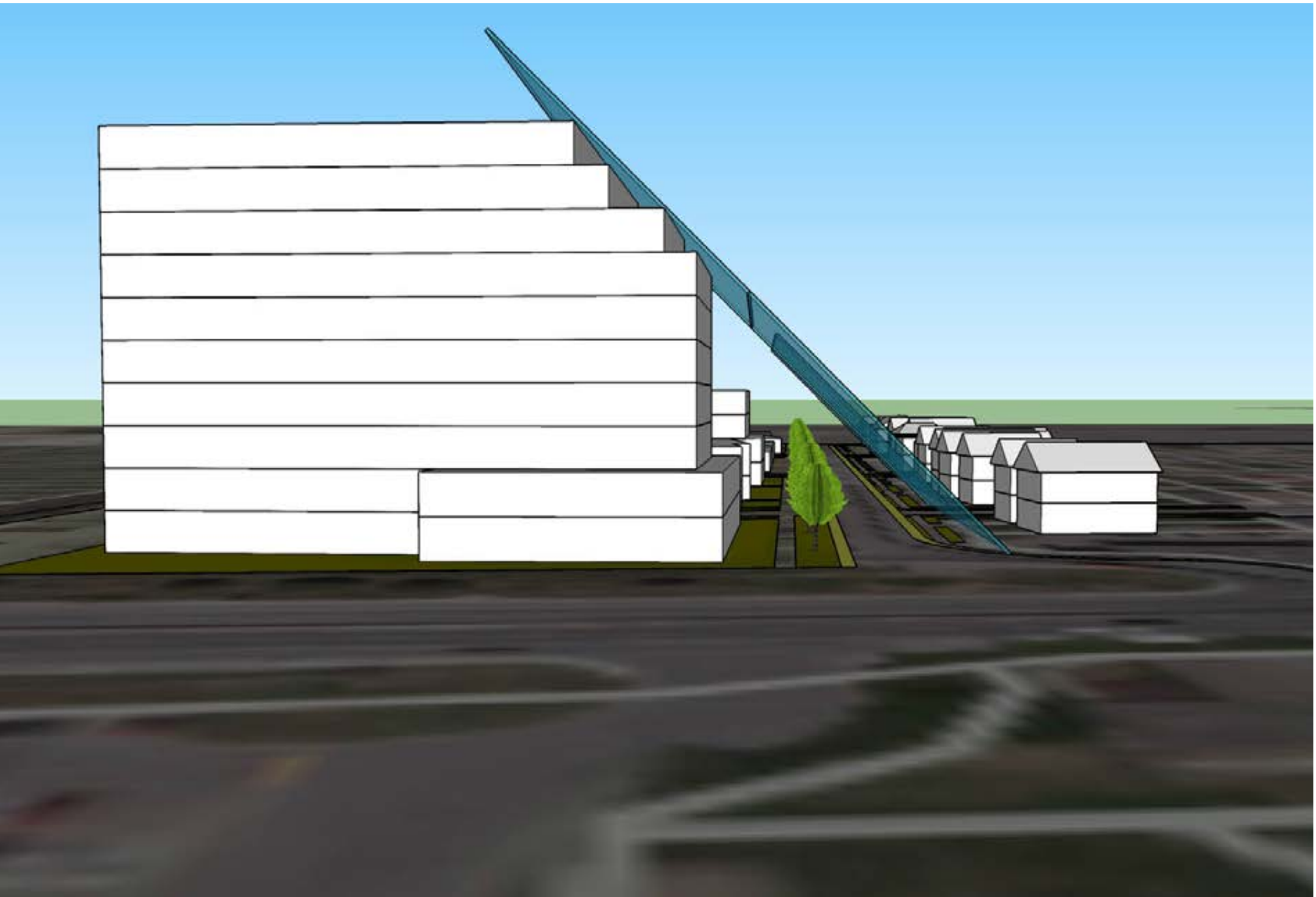
Option Employment	
Site Area	38400 m2
Proposed land use	Employment
Proposed height	Min 10m Max 45 m
Proposed number of storey	Min 2 storey Max 10 storey
GFA	46820 m2
Min FSI	1.2



Proposed Land Use Plan

Option Employment			
Site Area	Uses	Area GFA	Height (story) (m)
			2-10 story
Block 1	Office	23726 m2	
Block 2	Office	2478 m2	2 story (10 m)
Block 3	Office	10354 m2	2-10 (10m – 45m)
Block 4	Warehouse	4010 m2	1 (4 m)
Block 5	Warehouse	6252 m2	1(4m)
Summary		46820 m2	Min 1 (4m)– Max 10(45m)

Building Transition to Existing Neighbourhood



620 Wilson South



Stanley Greene Residential Development

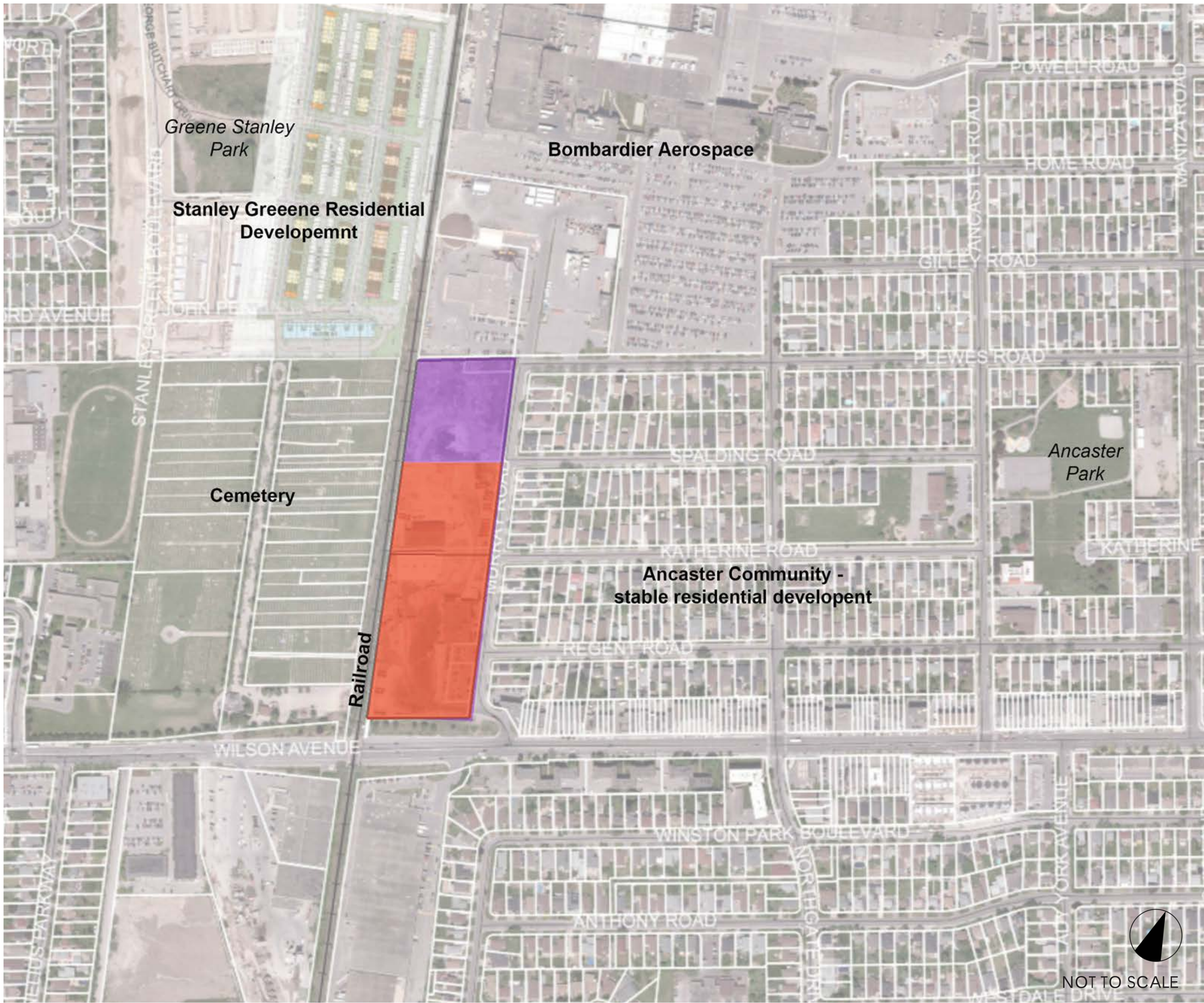


Humber River Regional Hospital

OPTION 03: SPLIT LAND USE

Proposed Land Use and Site Statistics

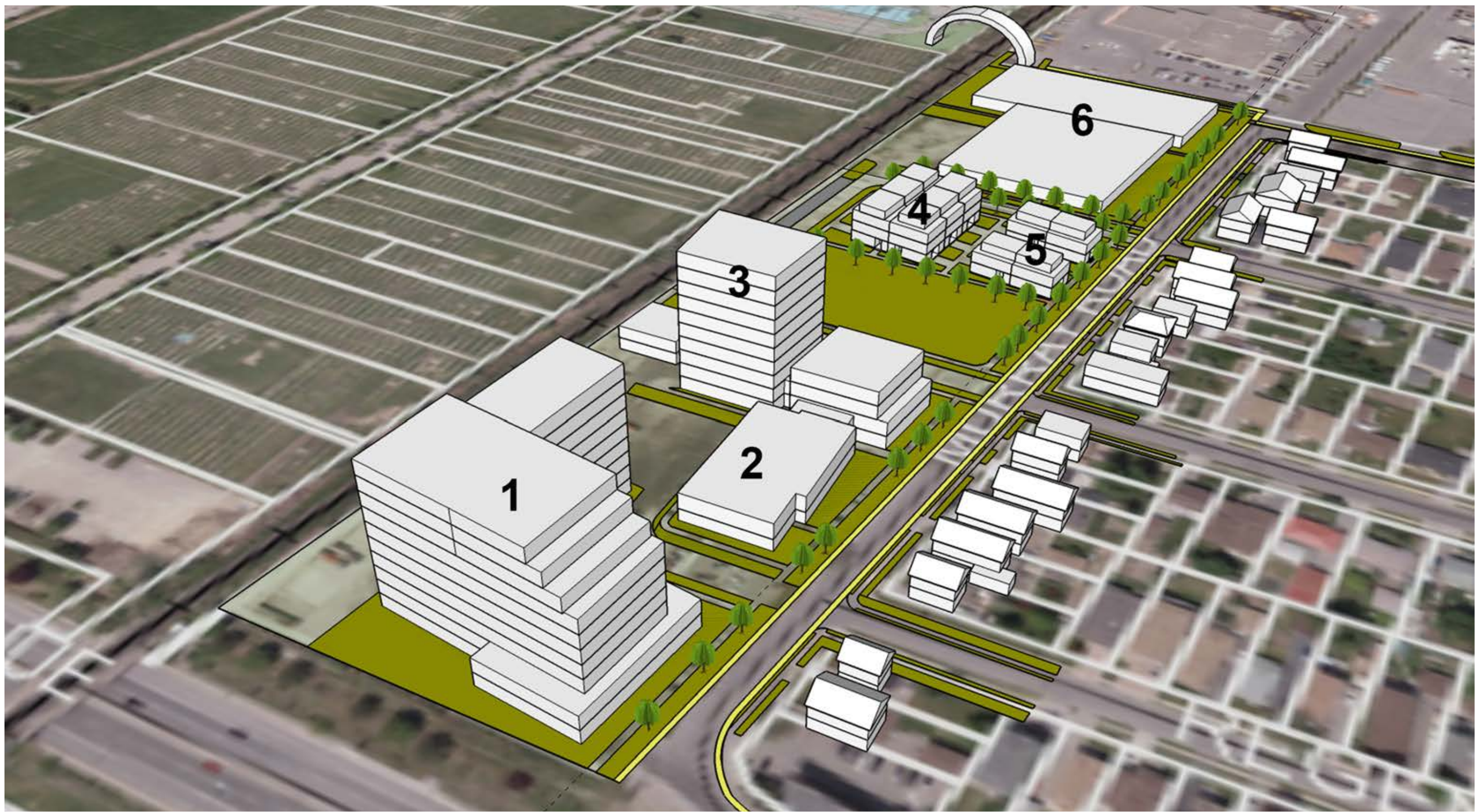
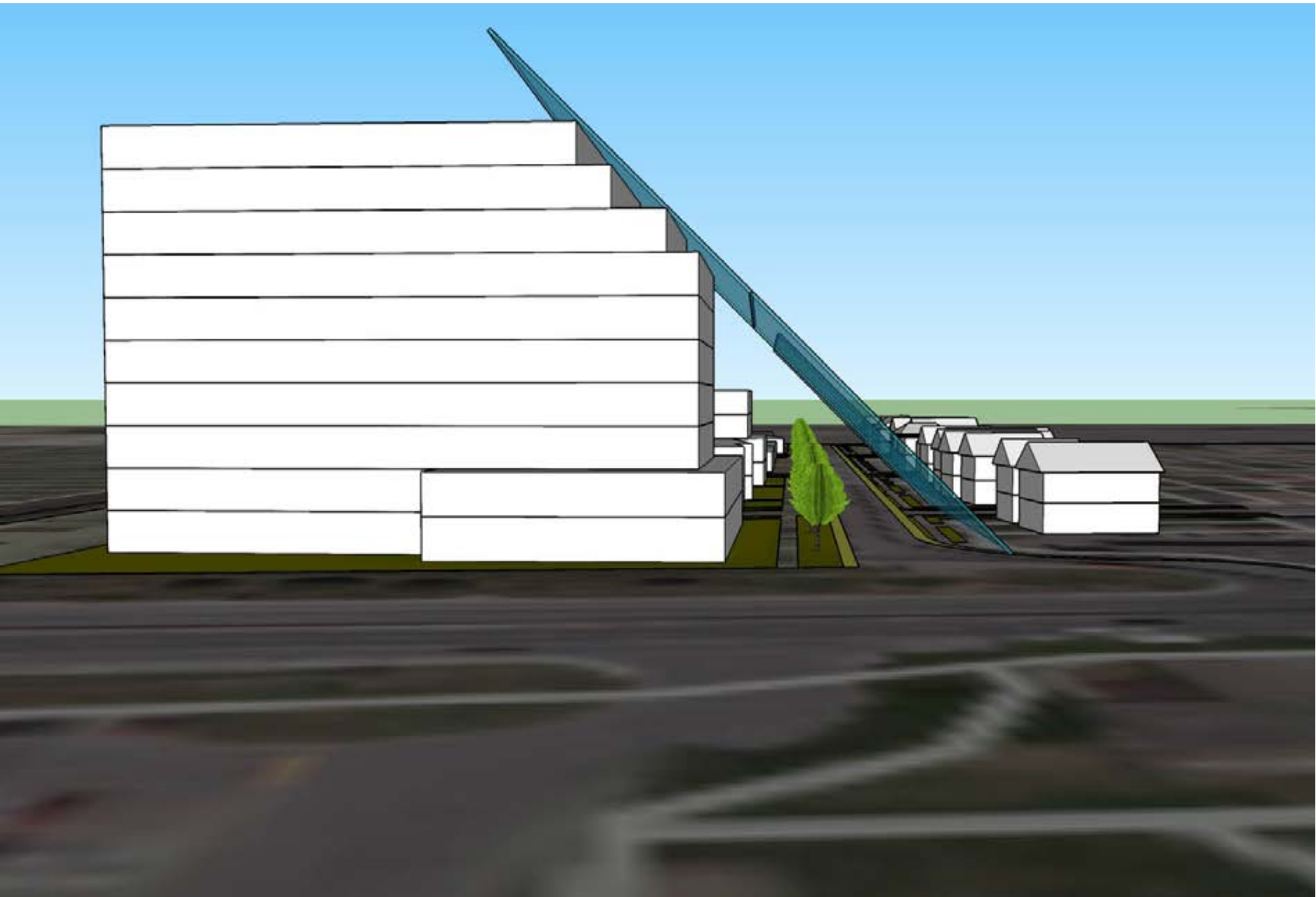
Split Land Use Option	
Site Area	38400 m2
Proposed land use	Employment use
Proposed height	Min 10m Max 45 m
Proposed number of storey	Min 2 storey Max 10 storey
GFA	47183m2
Min FSI	1.2



Proposed Land Use Plan

Split Land Use Option				
Site Area	Uses	Area	GFA	Height (story) (m)
				2-10 story
Block 1	Office	23726 m2		
Block 2	Office	2478 m2		2 story (10 m)
Block 3	Office	10354 m2		2-10 (10m – 45m)
Block 4	Stackhouses	3024 m2		4 (12 m)
Block 5	Townhouses	1344 m2		3(10m)
Block 6	Warehouse	6257m2		1story (4m)
Summary		47183m2		Min 1 (4m)– Max 10(45m)
				32

Building Transition to Existing Neighbourhood



3625 Dufferin South



1280 Finch Avenue West



1315 Finch Avenue West



1183 Finch Avenue West

CONTEXT MAP



HEIGHT MAP

