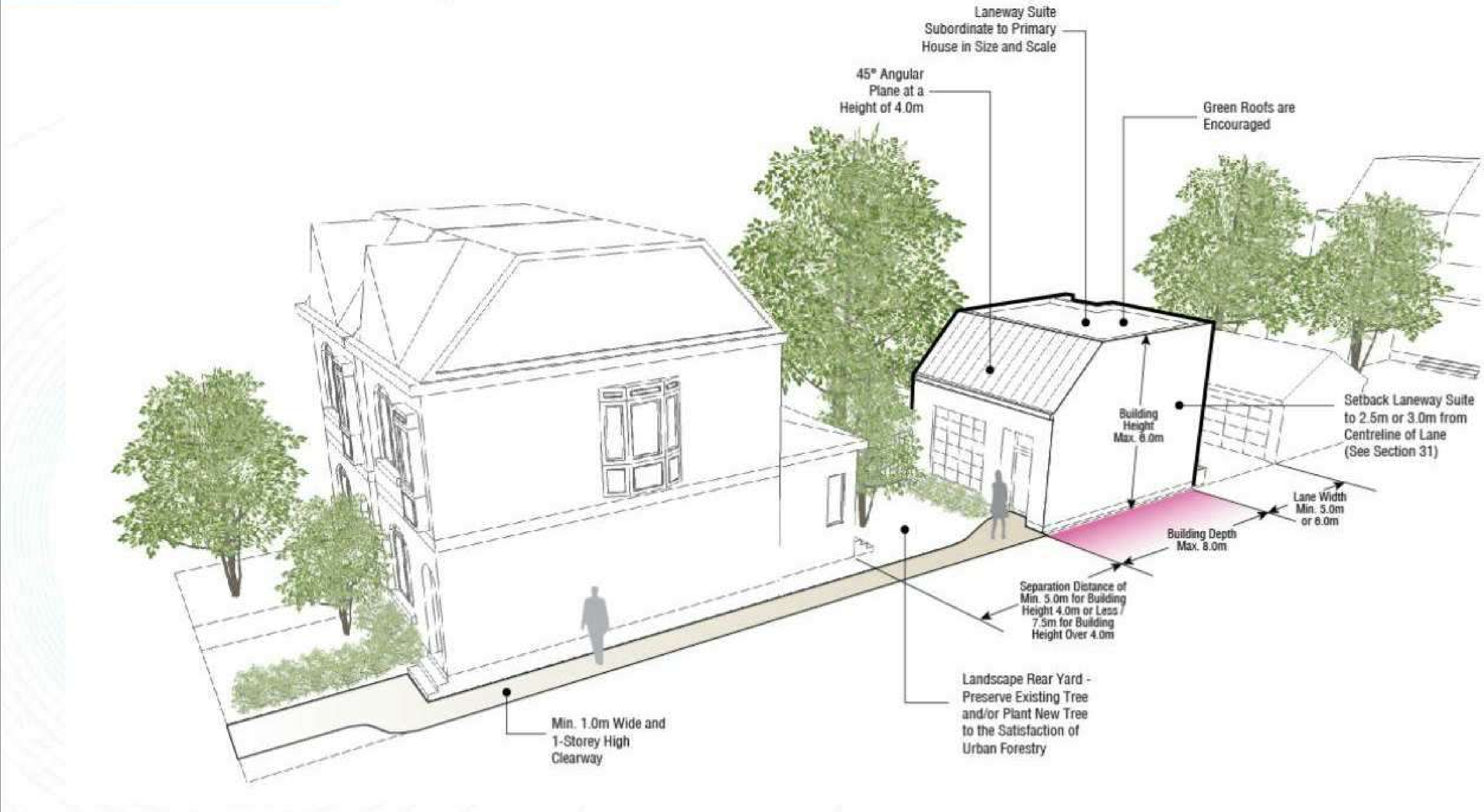


DESIGN GUIDELINES



TORONTO LANE-WAY HOUSING STRATEGY REQUIREMENTS:

- 1. MAX BUILDING HEIGHT: 6m (2 STOREYS); MAX BUILDING DEPTH: 8m; MAX BUILDING WIDTH: 10m
- 2. MAX 4m REAR YARD BUILDING FACE
- 3. 45° ANGULAR PLANE PROJECTING FROM REAR YARD BUILDING FACE
- 4. SIDE YARD CAN HAVE UP TO 30% GLAZING
- 5. REAR YARD (FACING MAIN HOUSE) CAN HAVE UP TO 50% GLAZING
- 6. FRONT YARD (FACING THE LANE) CAN HAVE UP TO 75% GLAZING
- 7. THE BUILDING MUST BE SETBACK 2.5m FROM A RESIDENTIAL LANE AND 3m FOR A COMMERCIAL LANE
- 8. A BALCONY WITH LESS THAN 10% OF THE SUITE FLOOR AREA IS PERMITTED PROVIDED IT FACES THE LANE
- 9. NO VEHICLE PARKING IS REQUIRED
- 10. 2 BICYCLE PARKING SPACE IS REQUIRED
- 11. GARDEN DORMERS ARE PERMITTED PROVIDED THEY LESS THAN 30% THE WIDTH OF THE FRONT MAIN WALL
- 12. GARDEN PLATFORMS ARE PERMITTED TO ENCROACH 1.5m FROM BUILDING FACE AND LESS THAN 0.3m TALL

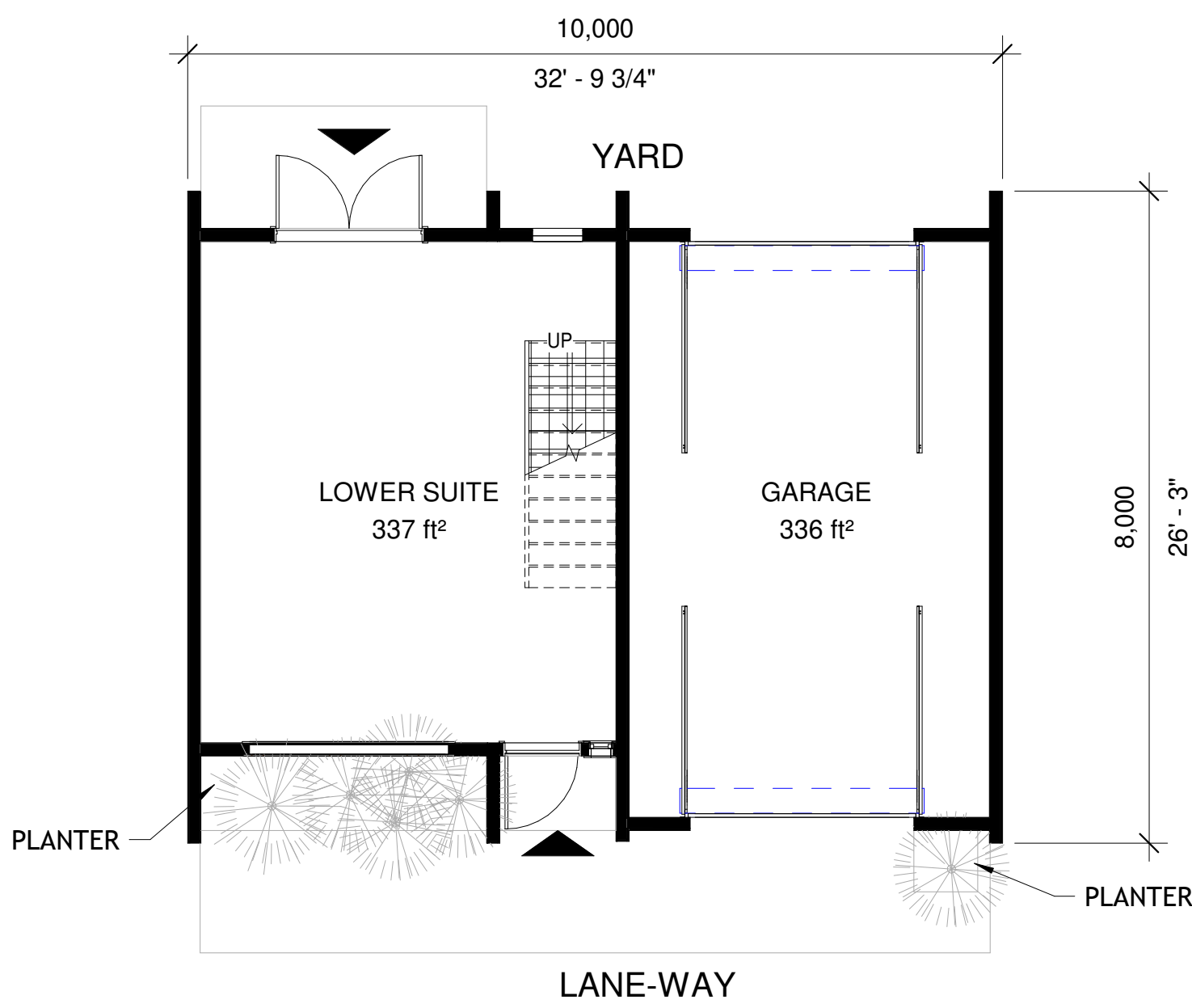
SUGGESTIONS:

- 1. PROVIDE LANDSCAPING WITHIN THE BUILDING SETBACK FROM THE LANE
- 2. PROVIDE DOWNWARD LIGHTING ON LANE SIDE
- 3. GREEN ROOFS ENCOURAGED
- 4. PRIVACY SCREENS

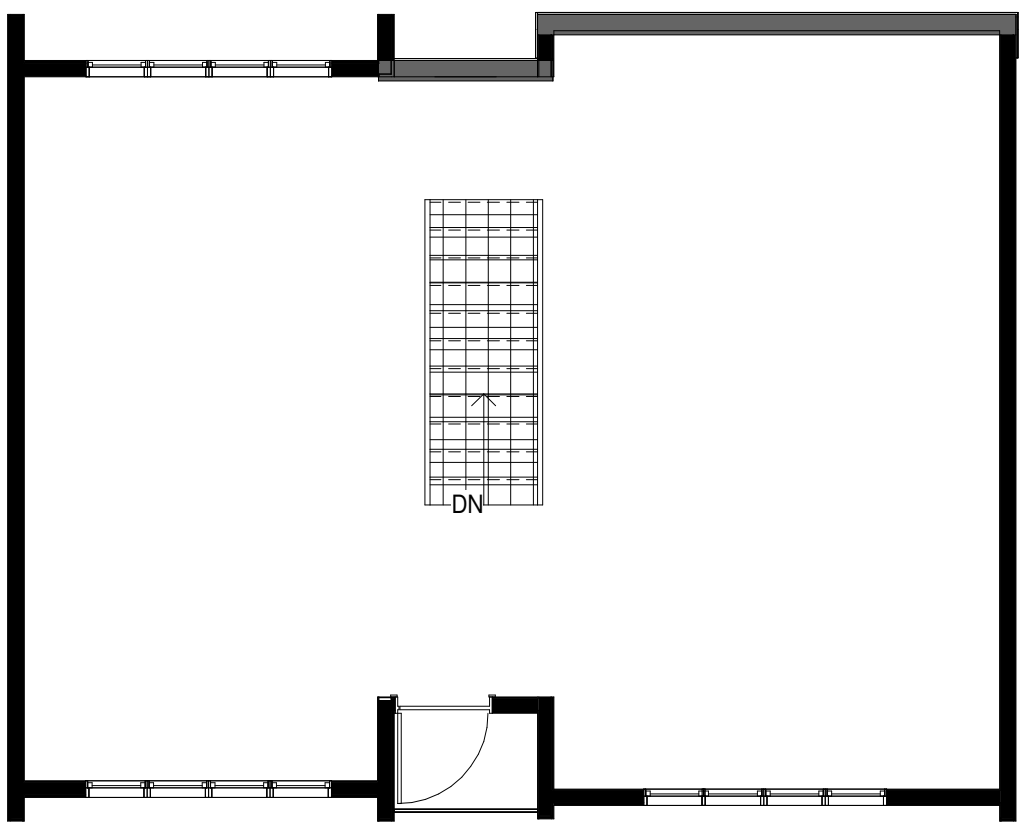


MODERN HOME

2 STOREY, GARAGE & SUITE



OPT. 1.1 - FLOOR PLAN - 1ST FLOOR
1 : 75

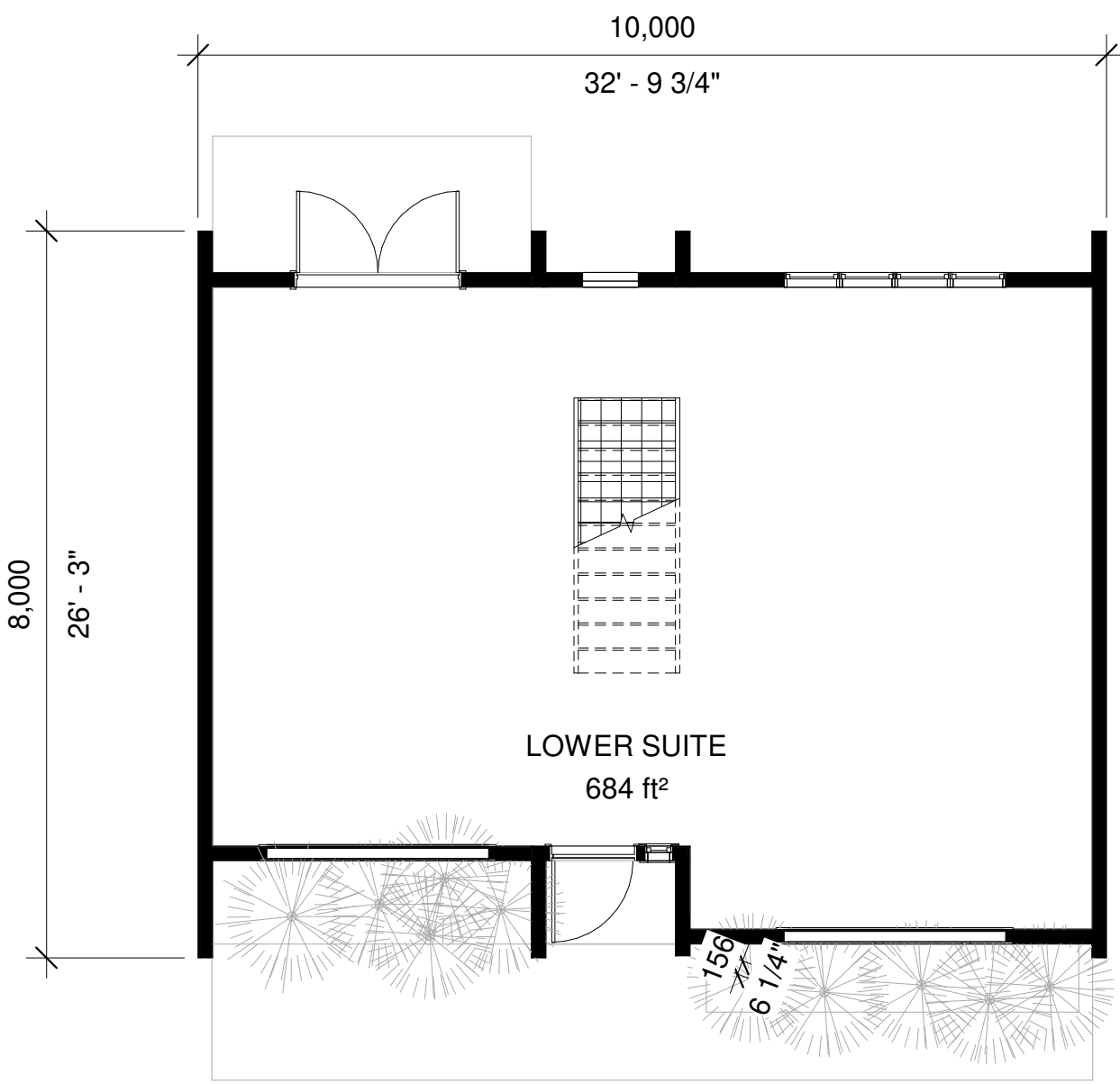


OPT. 1.1 - FLOOR PLAN - 2ND FLOOR
1 : 75

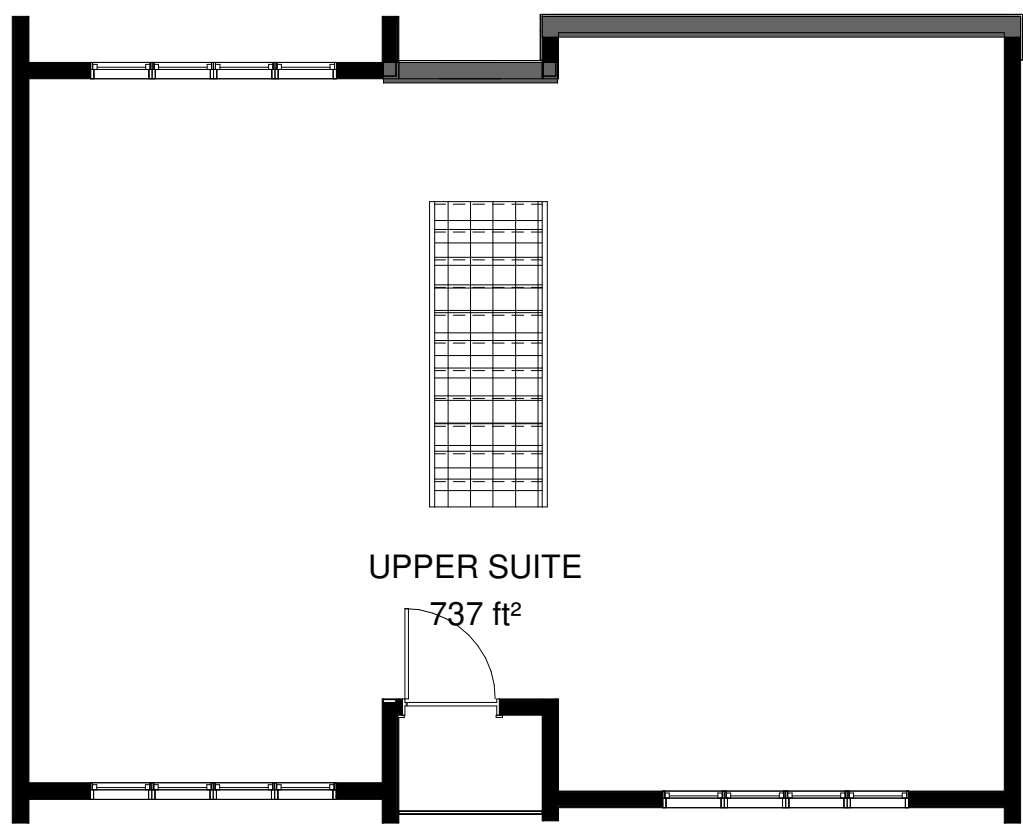


MODERN HOME

2 STOREY, FULL SUITE



OPT. 1.2 - FLOOR PLAN - 1ST FLOOR
1 : 75



OPT. 1.2 - FLOOR PLAN - 2ND FLOOR
1 : 75



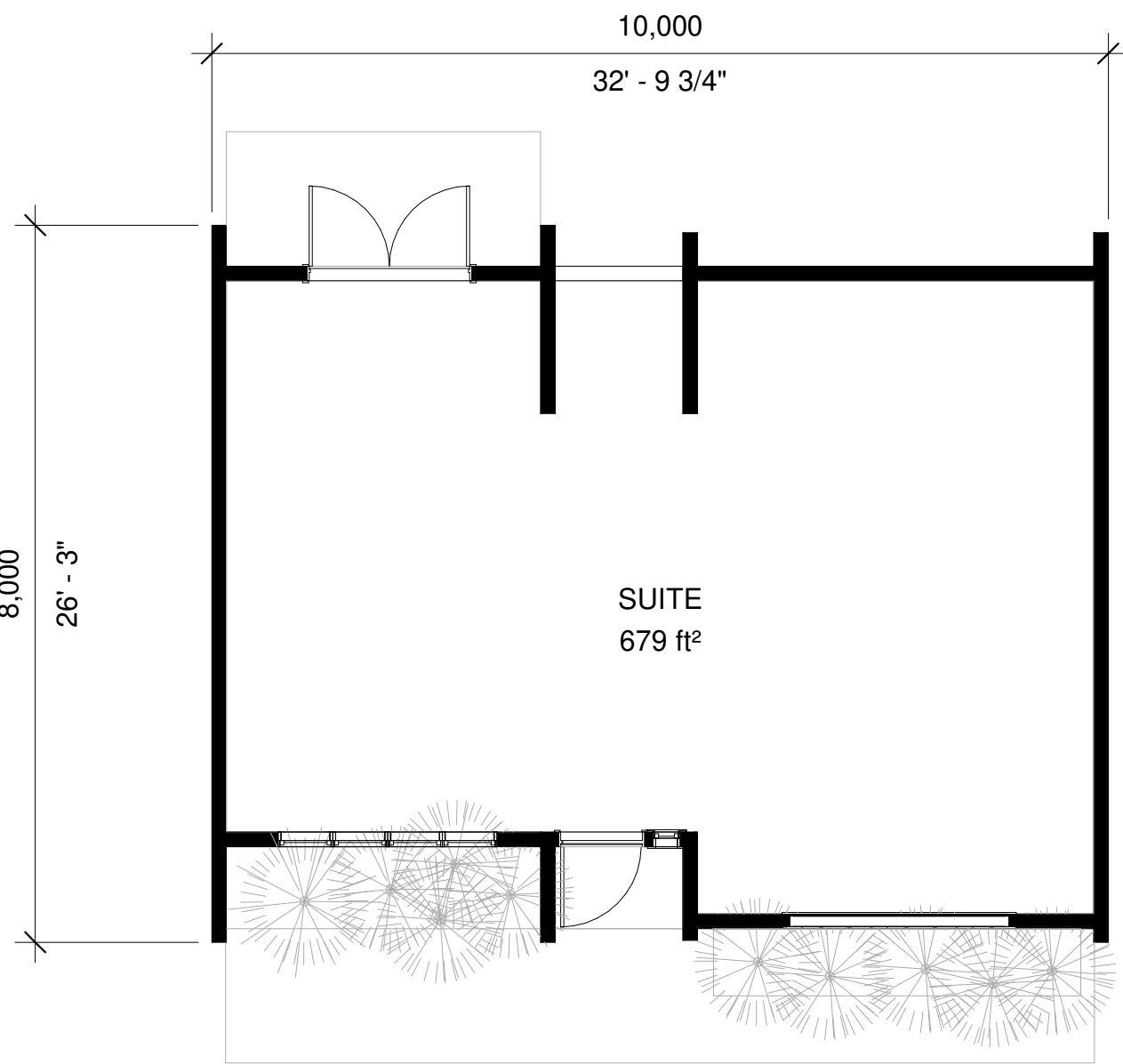
Option 1.2 - Lane View



Option 1.2 - Yard View

MODERN HOME

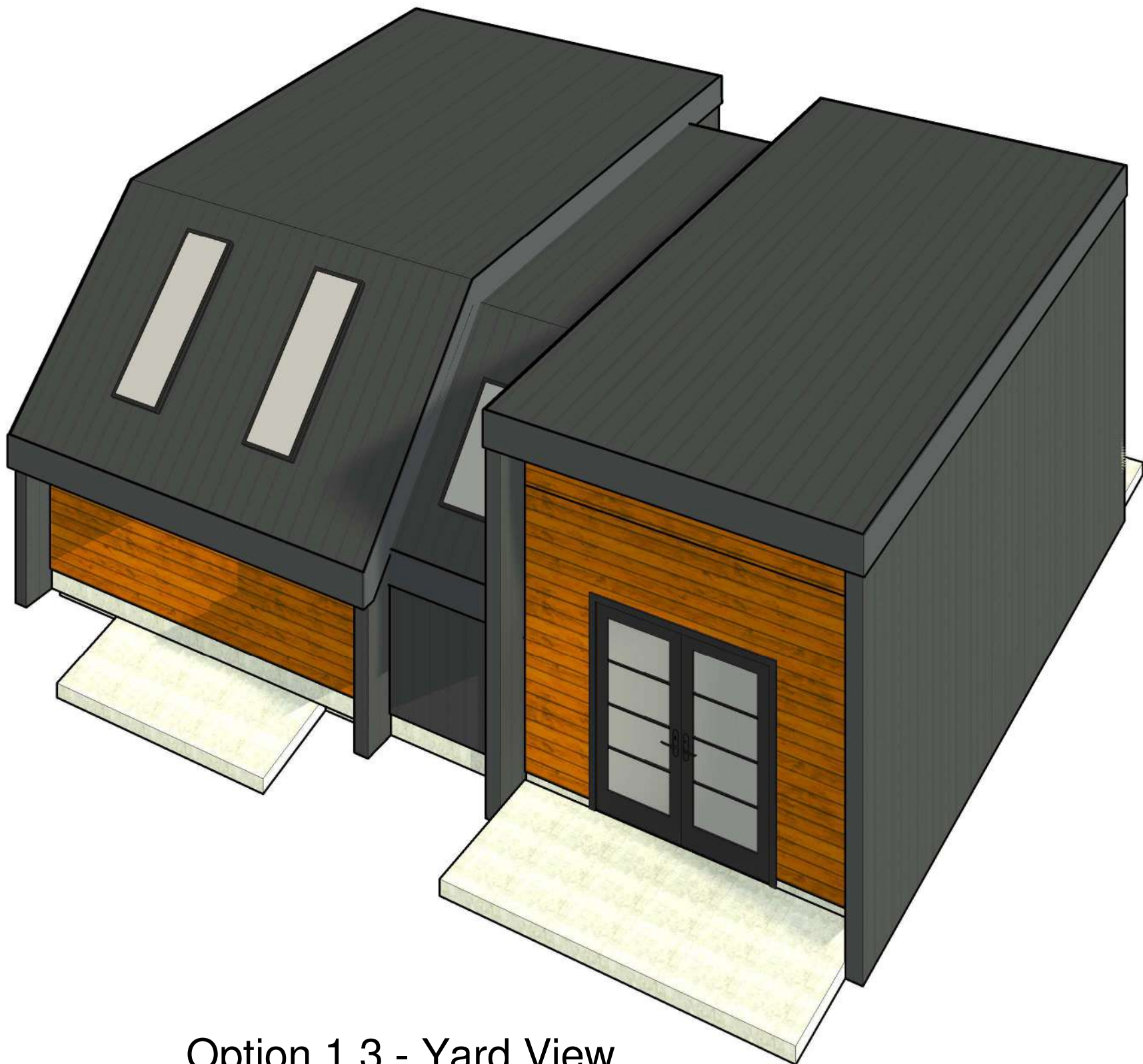
1 STOREY, FULL SUITE



OPT. 1.3 - FLOOR PLAN - 1ST FLOOR
1 : 75



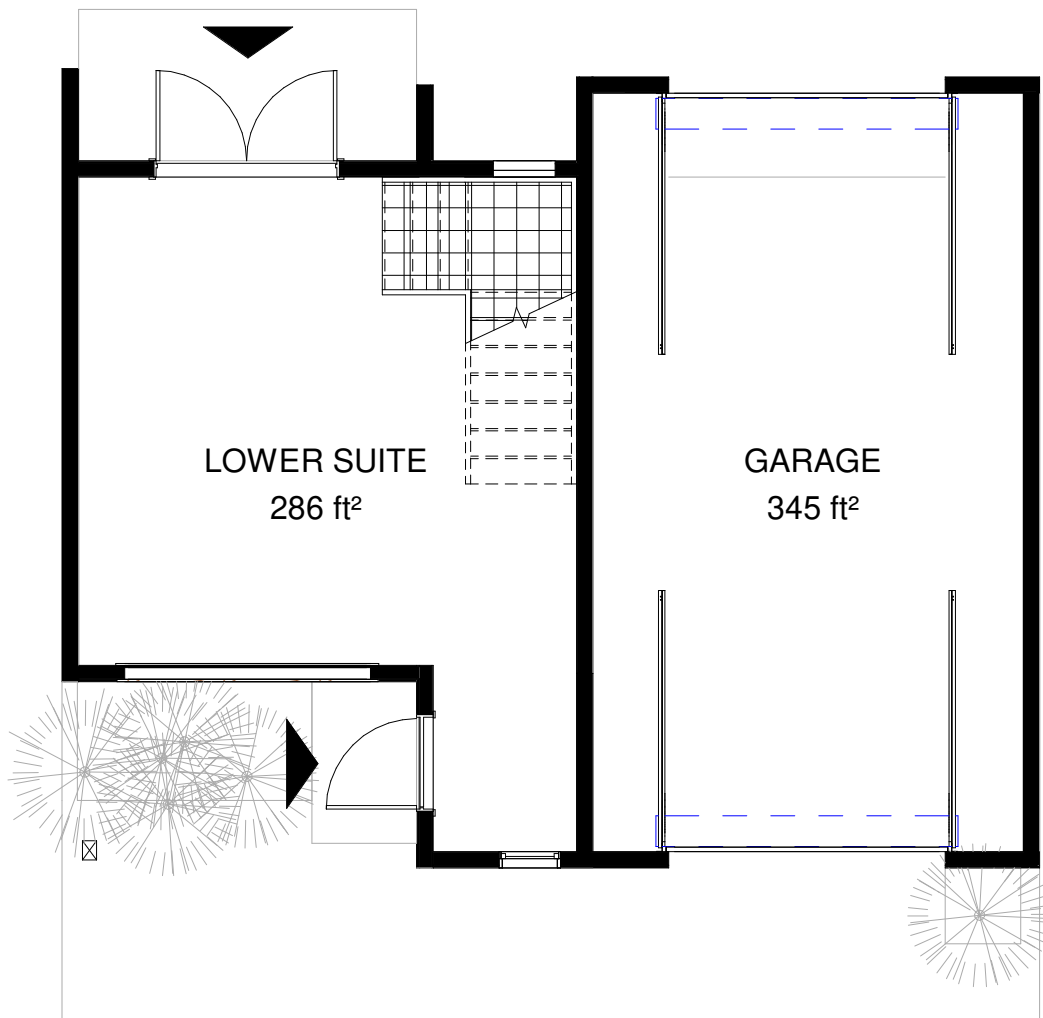
Option 1.3 - Lane View



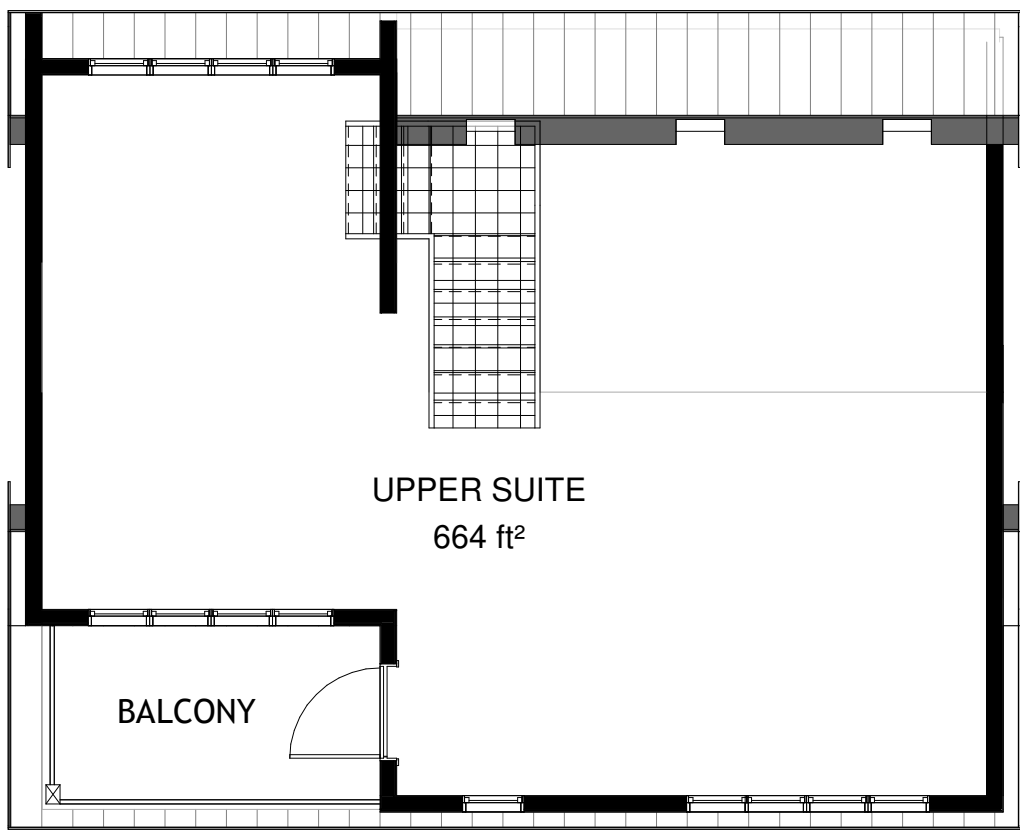
Option 1.3 - Yard View

HERITAGE HOME

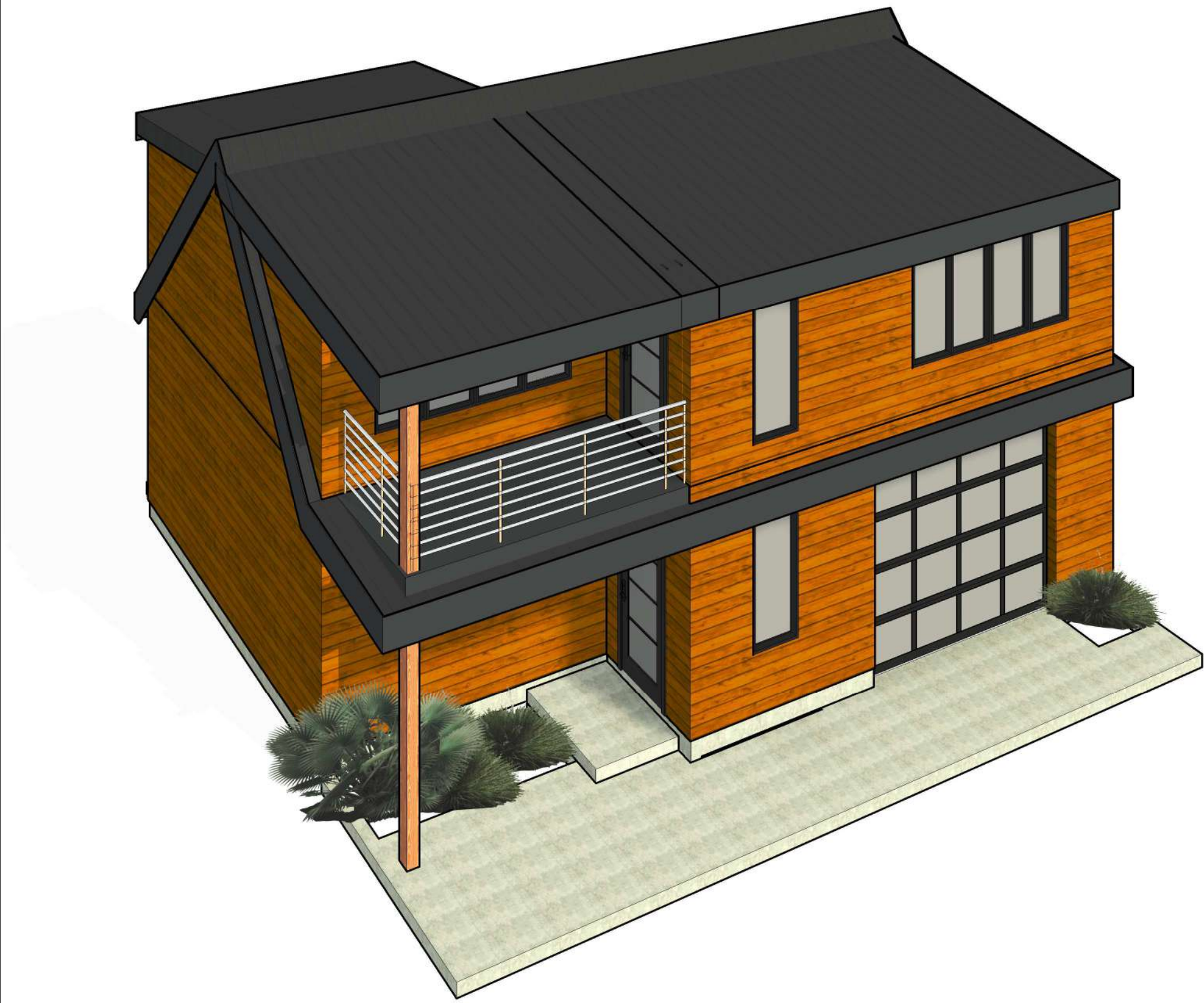
2 STOREY, GARAGE & SUITE



OPT. 2.1 - FLOOR PLAN - 1ST FLOOR
1 : 75



OPT. 2.1 - FLOOR PLAN - 2ND FLOOR
1 : 75



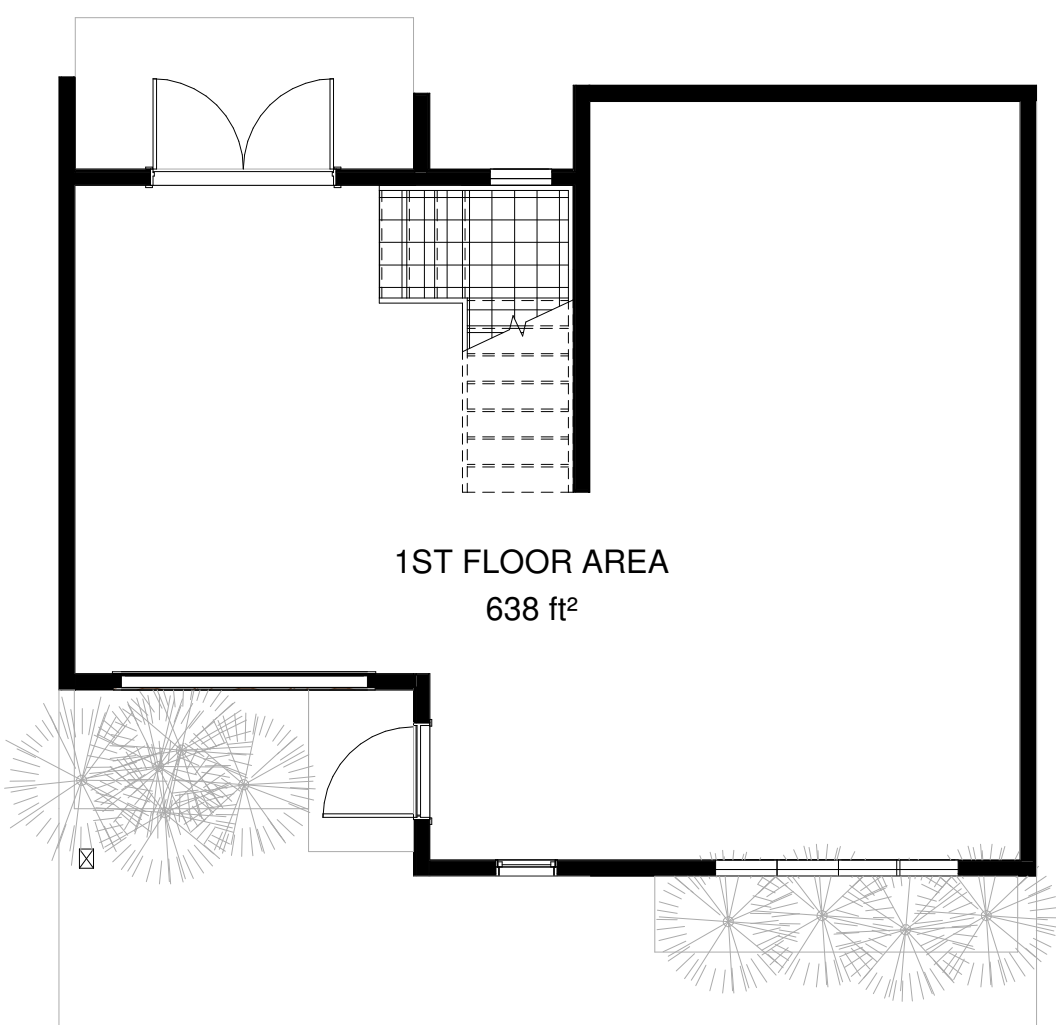
Option 4 - Lane View



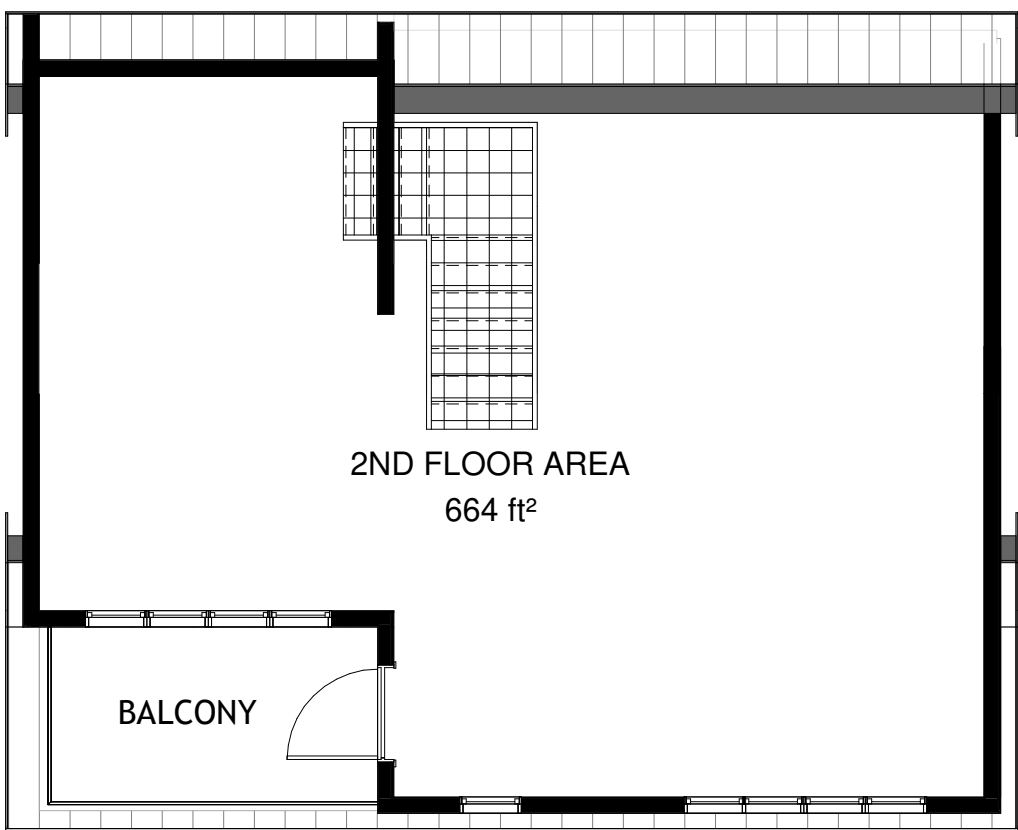
Option 4 - Yard View

HERITAGE HOME

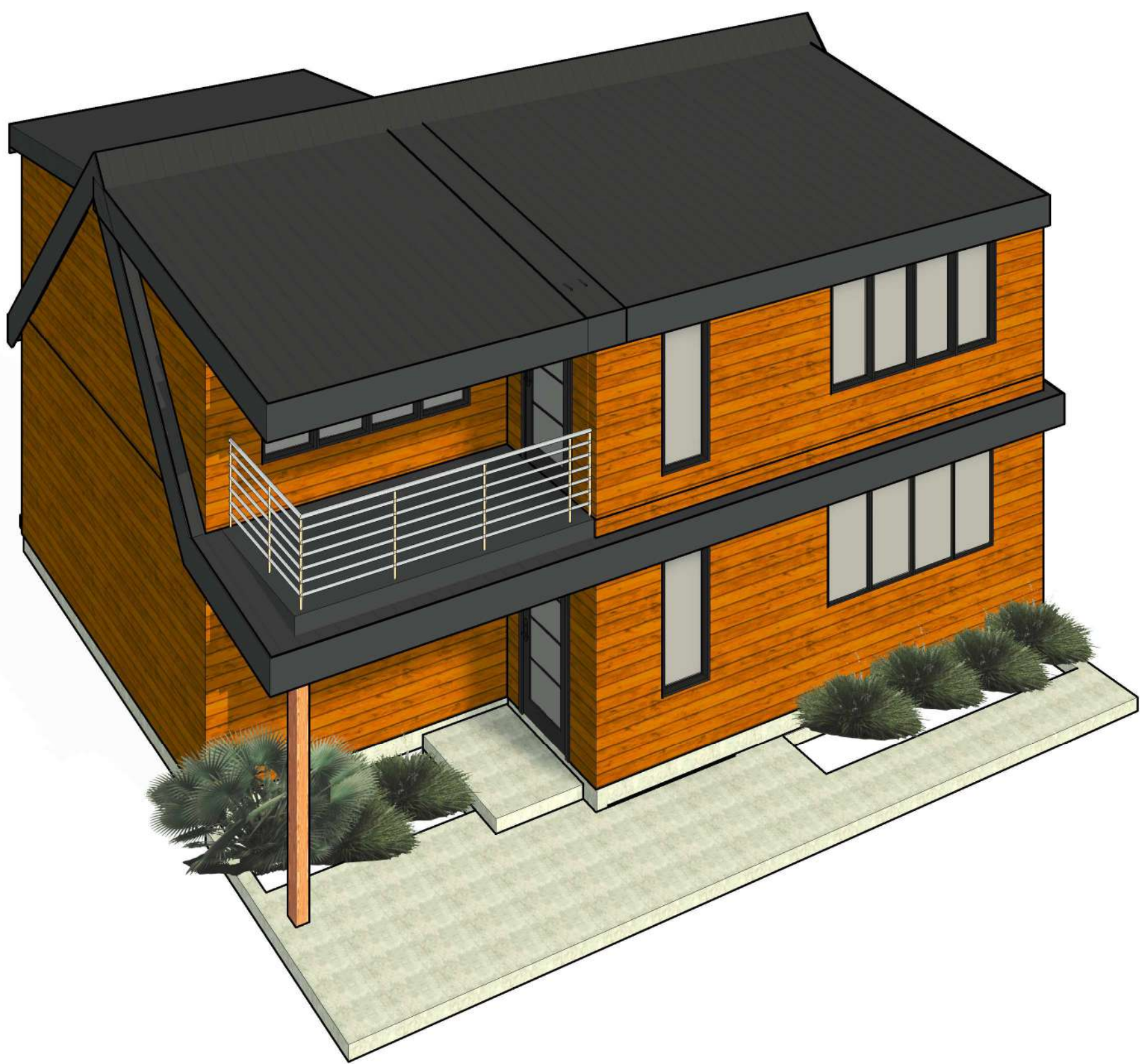
2 STOREY, FULL SUITE



OPT. 2.2 - FLOOR PLAN - 1ST FLOOR
1 : 75



OPT. 2.2 - FLOOR PLAN - 2ND FLOOR
1 : 75



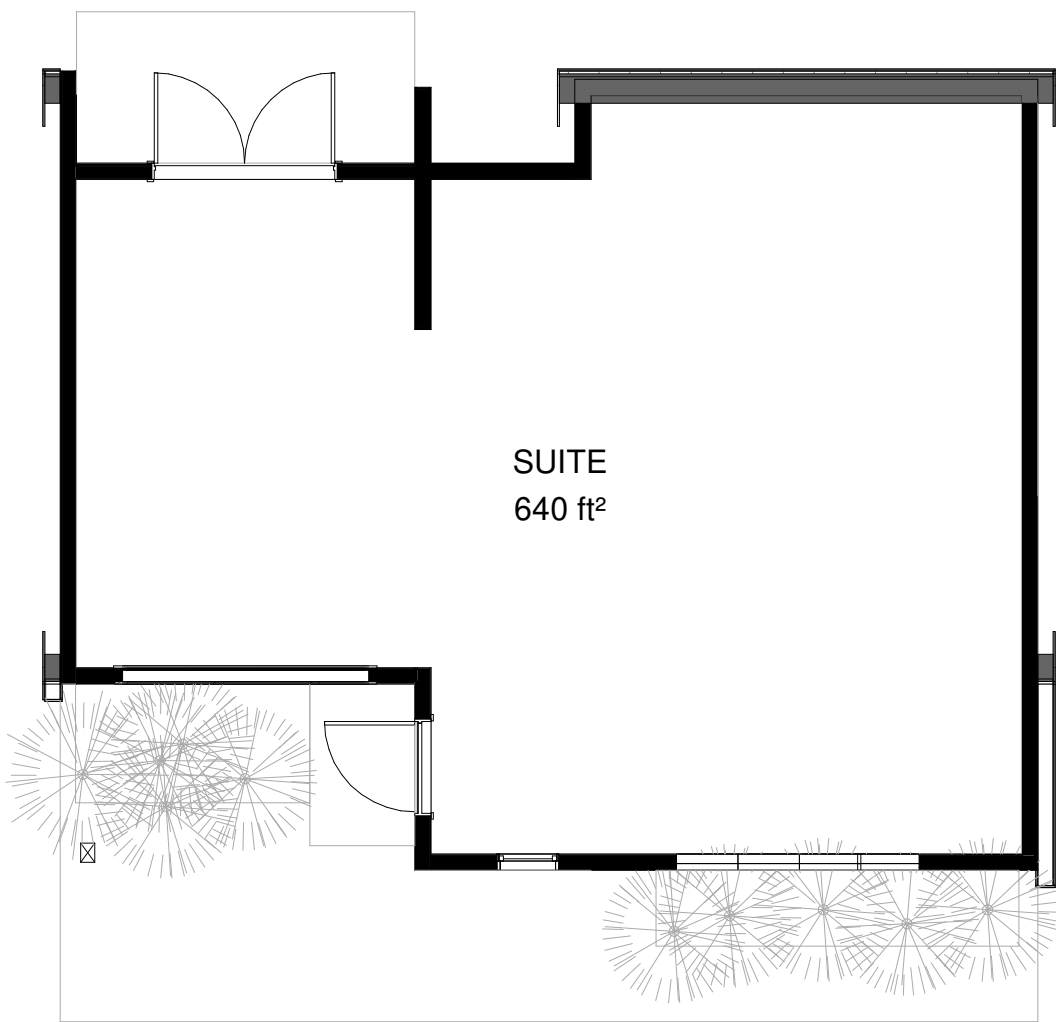
Option 2.2 - Lane View



Option 2.2 - Yard View

HERITAGE HOME

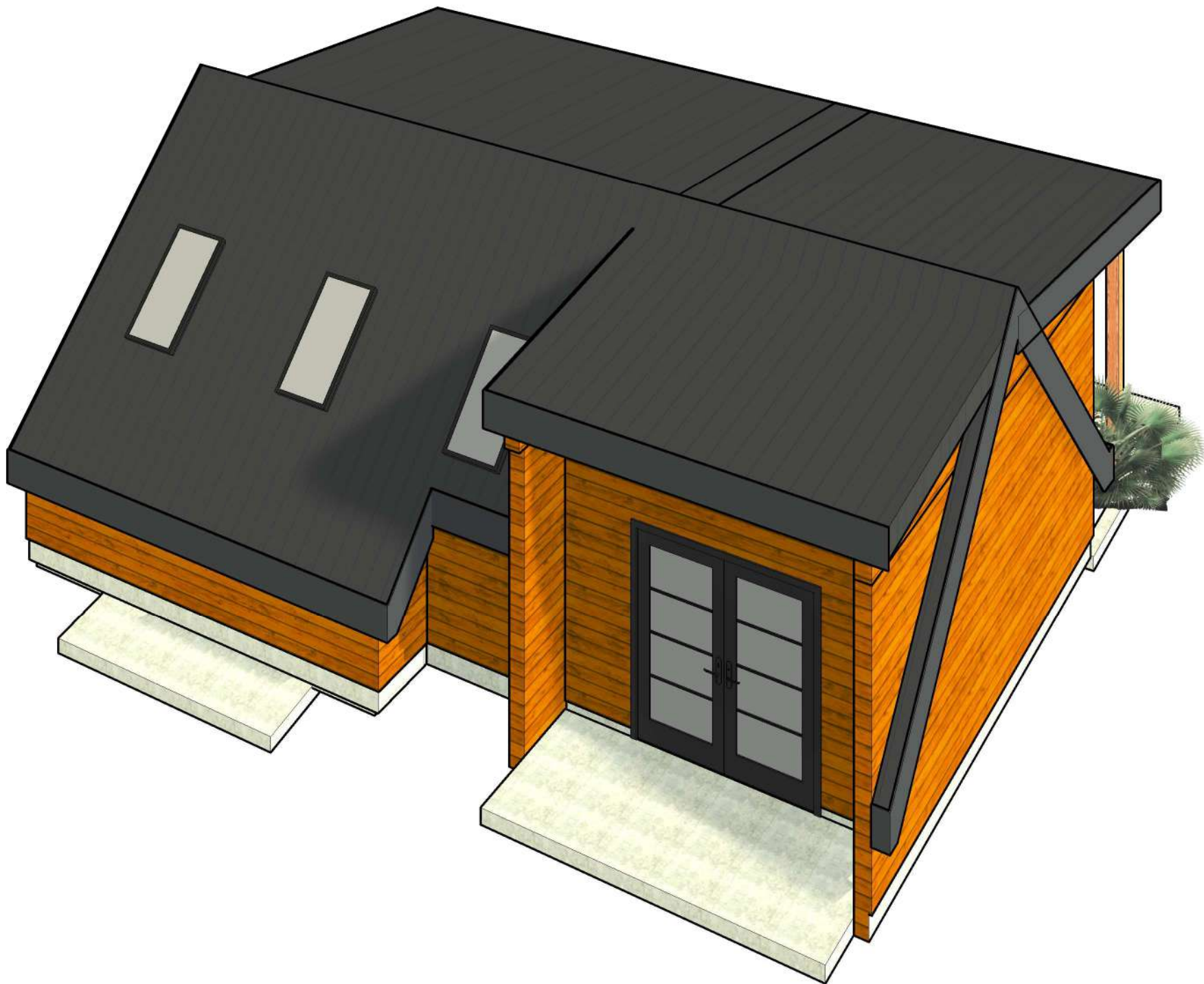
1 STOREY, FULL SUITE



OPT. 2.3 - FLOOR PLAN - 1ST FLOOR
1 : 75



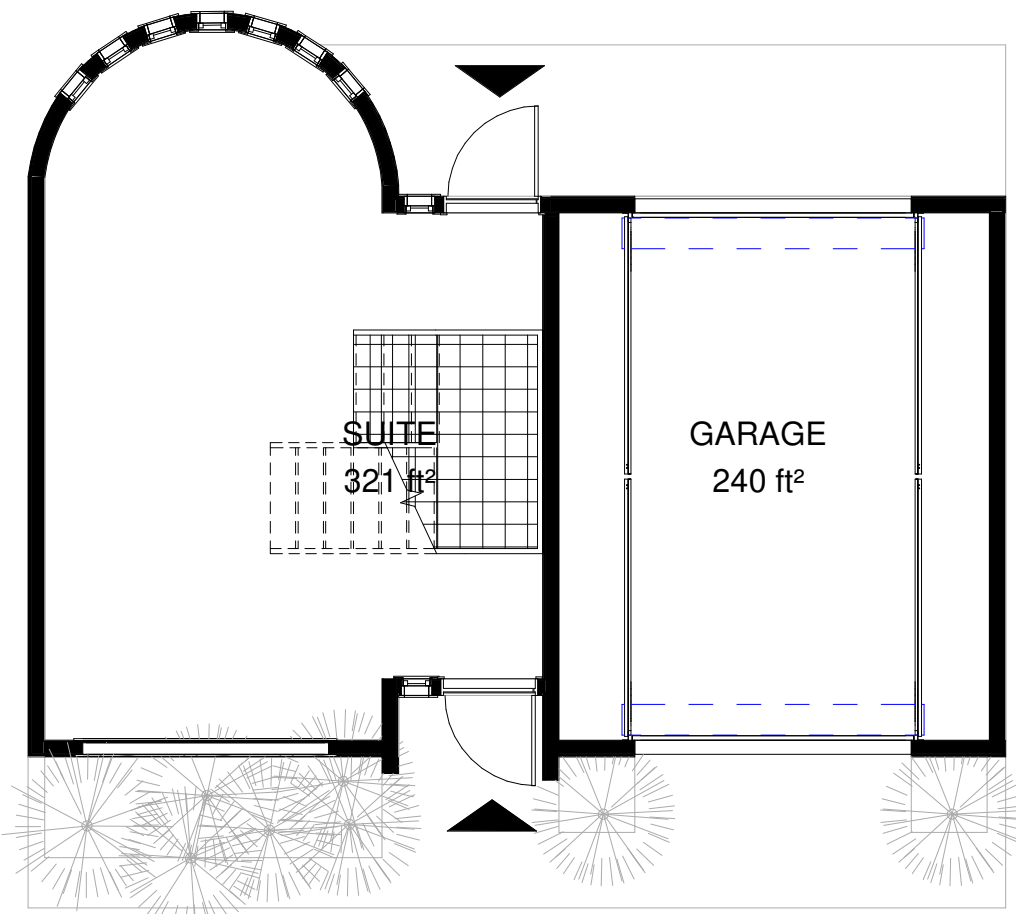
Option 2.3 - Lane View



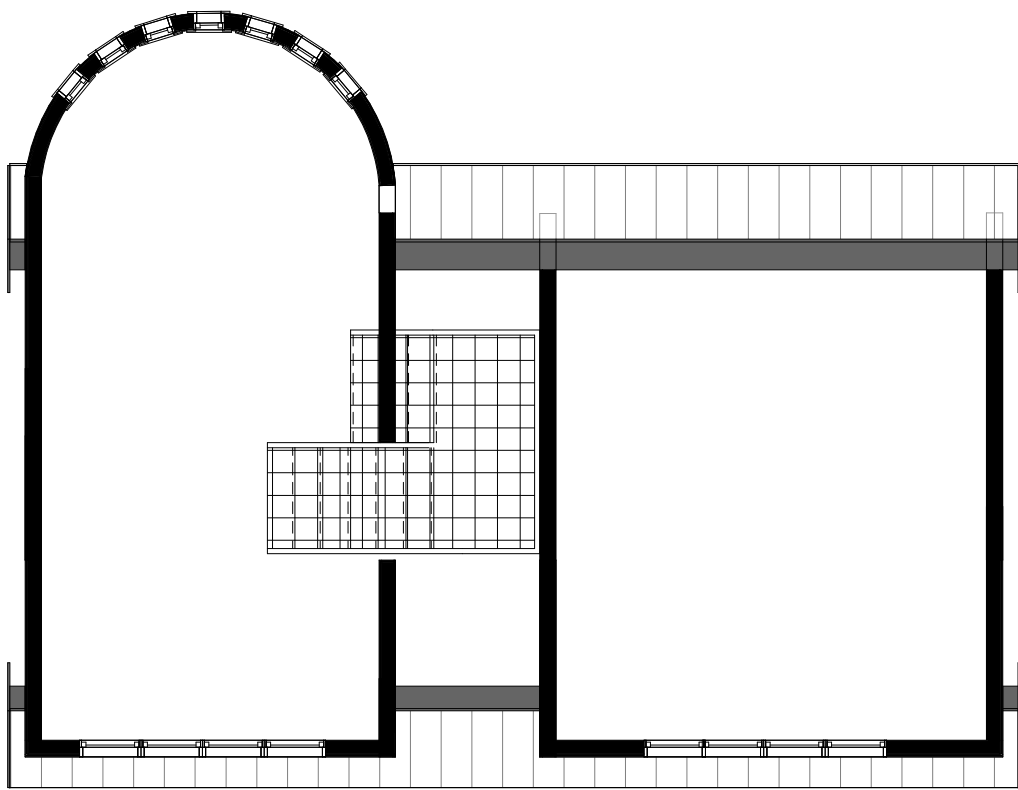
Option 2.3 - Yard View

RADIAL WALL HOME

2 STOREY, GARAGE & SUITE



OPT. 3.1 - FLOOR PLAN - 1ST FLOOR
1 : 75



OPT. 3.1 - FLOOR PLAN - 2ND FLOOR
1 : 75



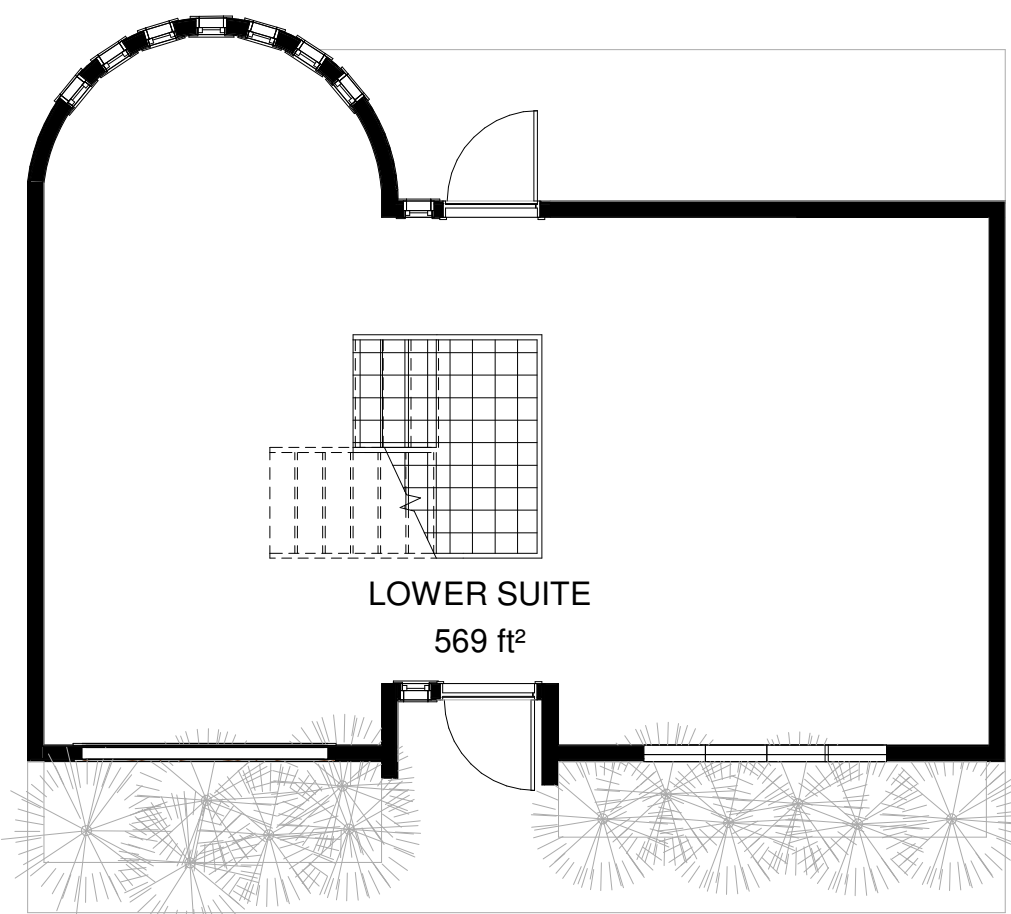
Option 5 - Lane View



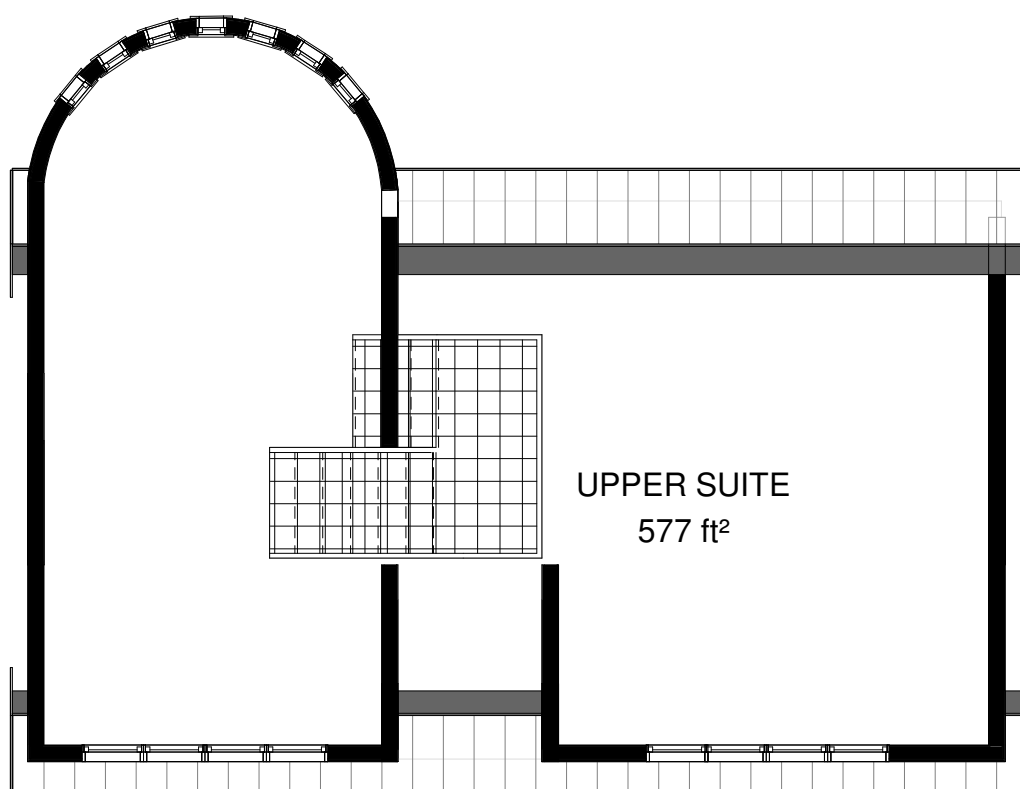
Option 5 - Yard View

RADIAL WALL HOME

2 STOREY, FULL SUITE



OPT. 3.2 - FLOOR PLAN - 1ST FLOOR
1 : 75



OPT. 3.2 - FLOOR PLAN - 2ND FLOOR
1 : 75



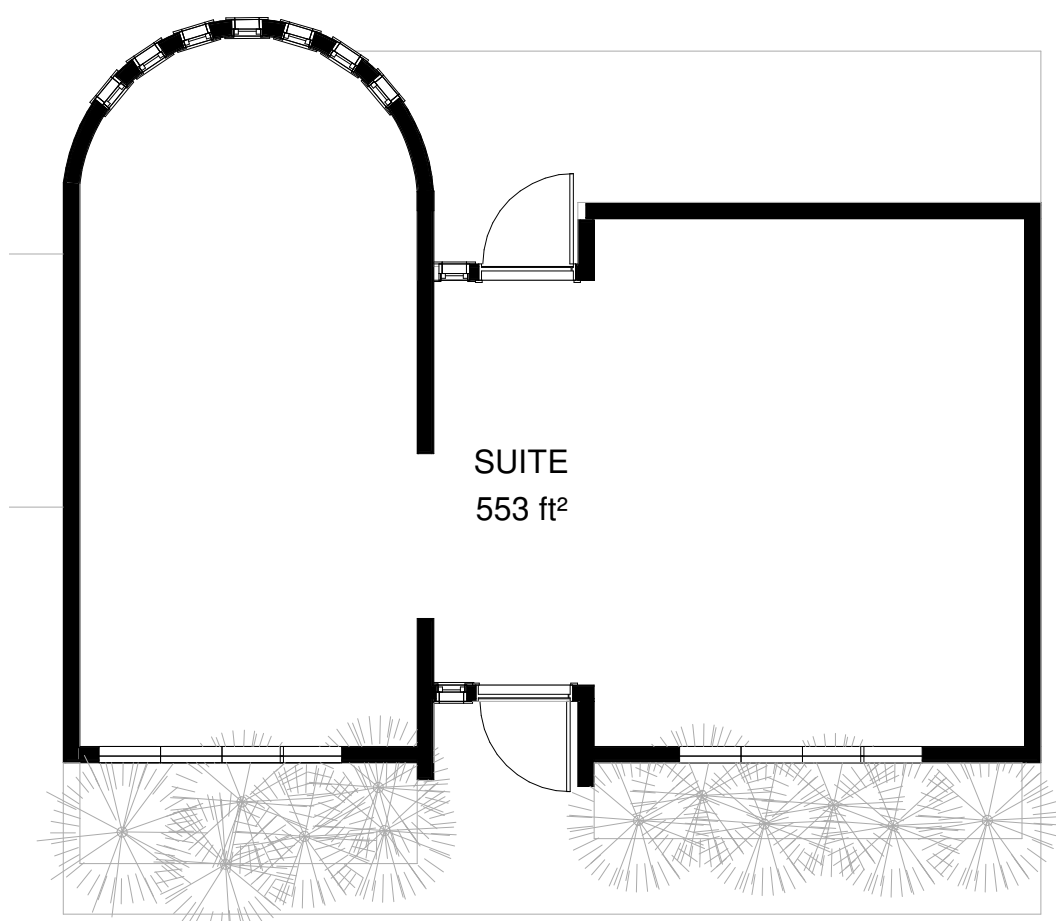
Option 3.2 - Lane View



Option 3.2 - Yard View

RADIAL WALL HOME

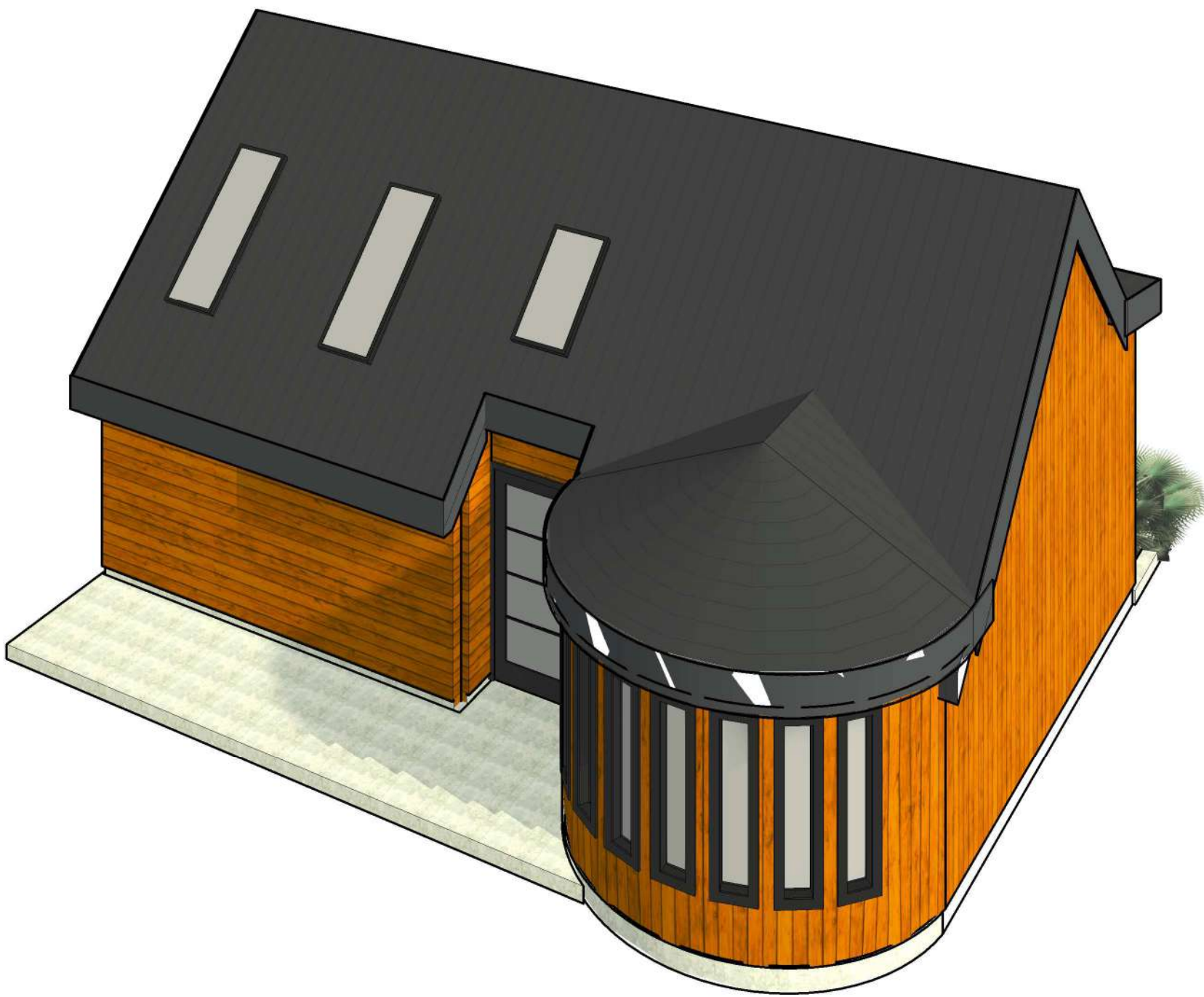
1 STOREY, FULL SUITE



OPT. 3.3 - FLOOR PLAN - 1ST FLOOR
1 : 75



Option 3.3 - Lane View



Option 3.3 - Yard View