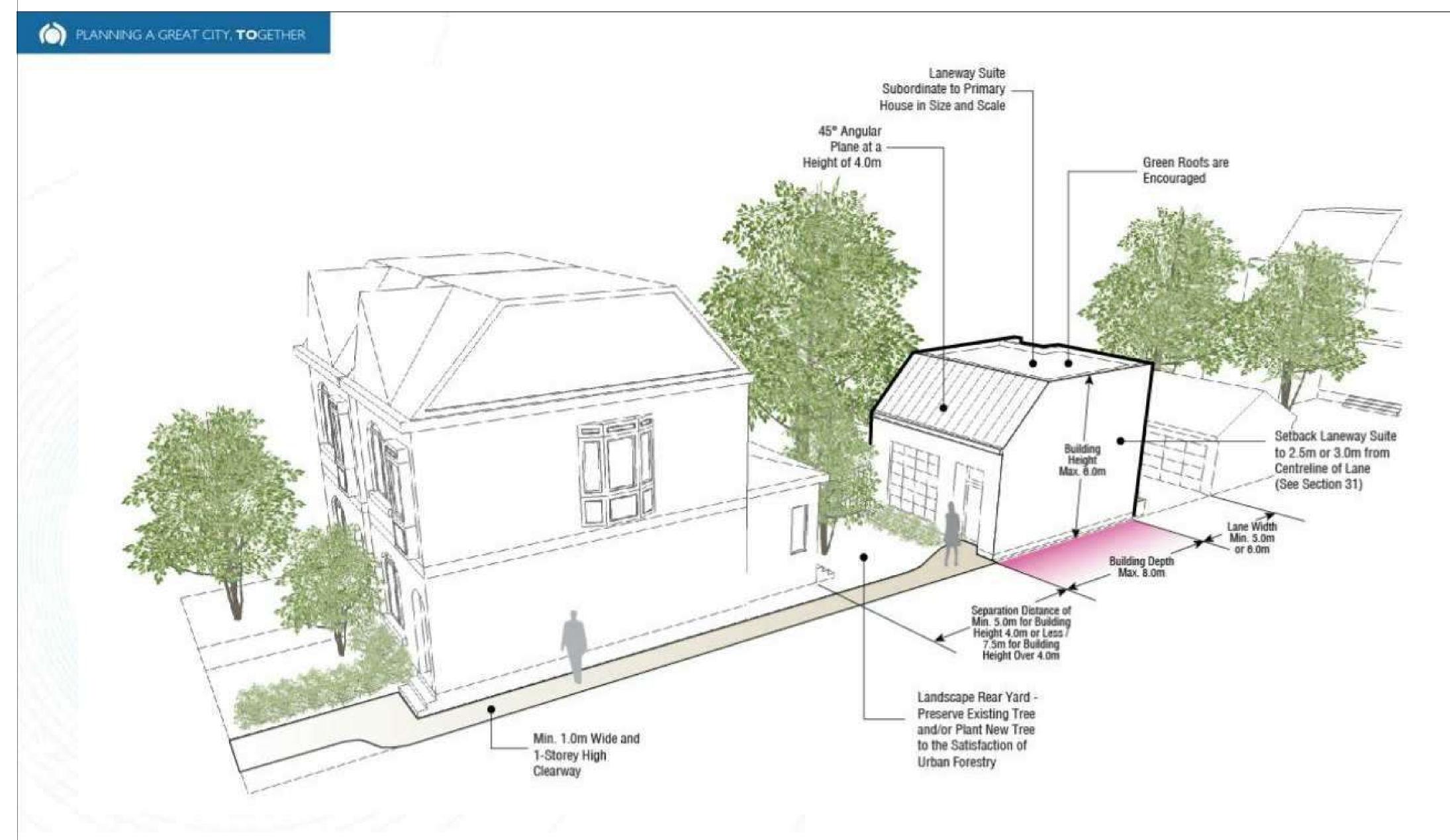
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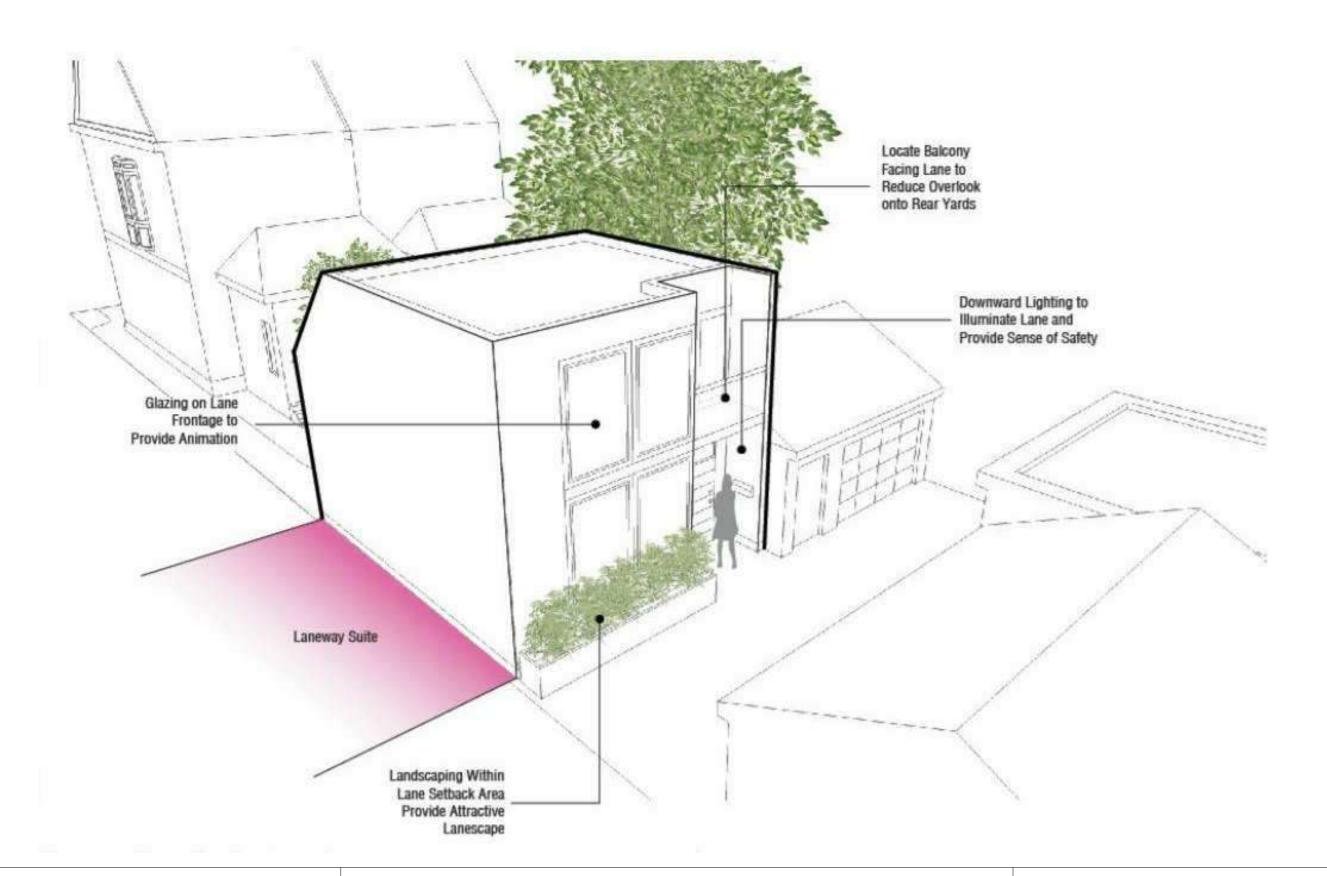


TORONTO LANE-WAY HOUSING STRATEGY REQUIREMENTS:

- 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





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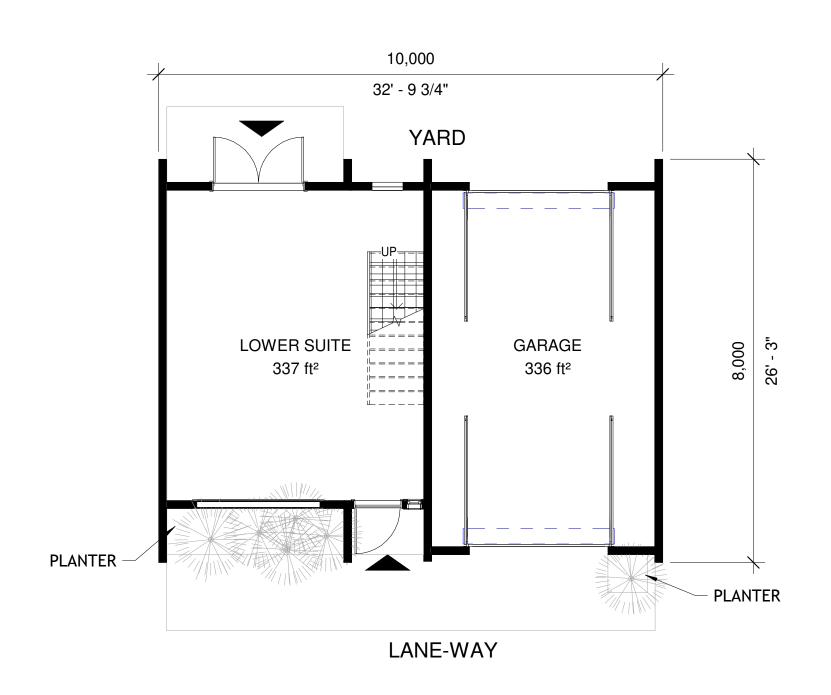
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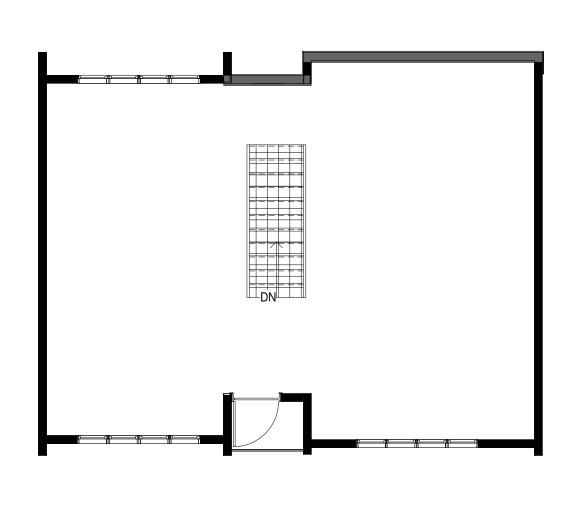
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OPT. 1.1 - FLOOR PLAN - 1ST FLOOR 1:75



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







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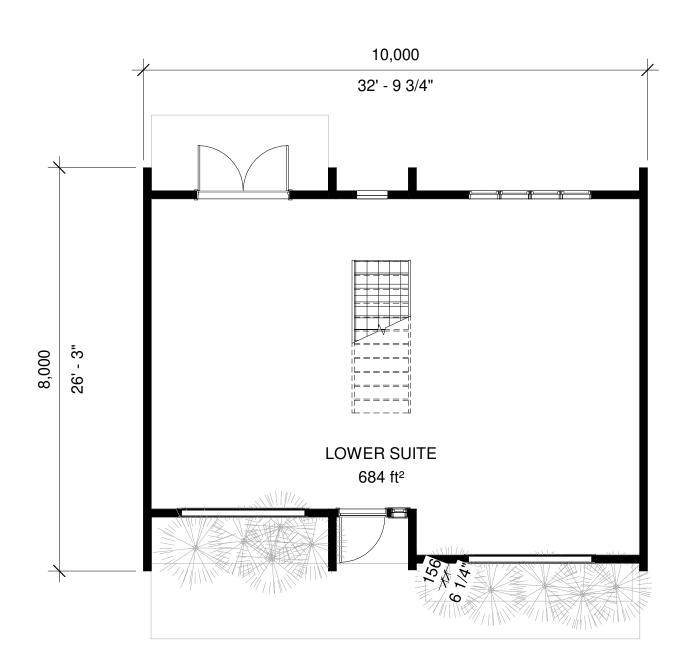
PROJECT ADDRESS:

MODERN HOME - 2 STOREY, GARAGE & SUITE

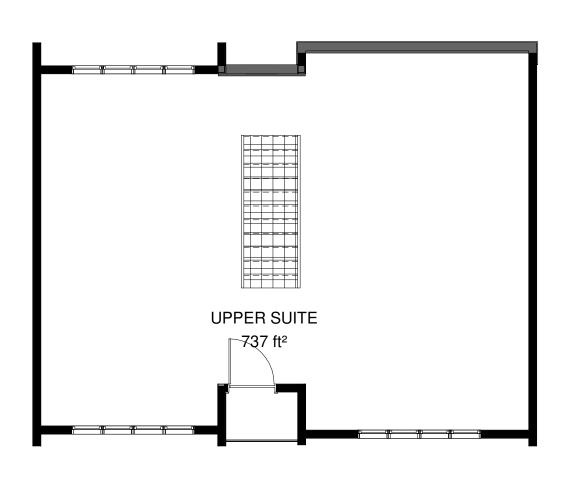
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OPT. 1.1





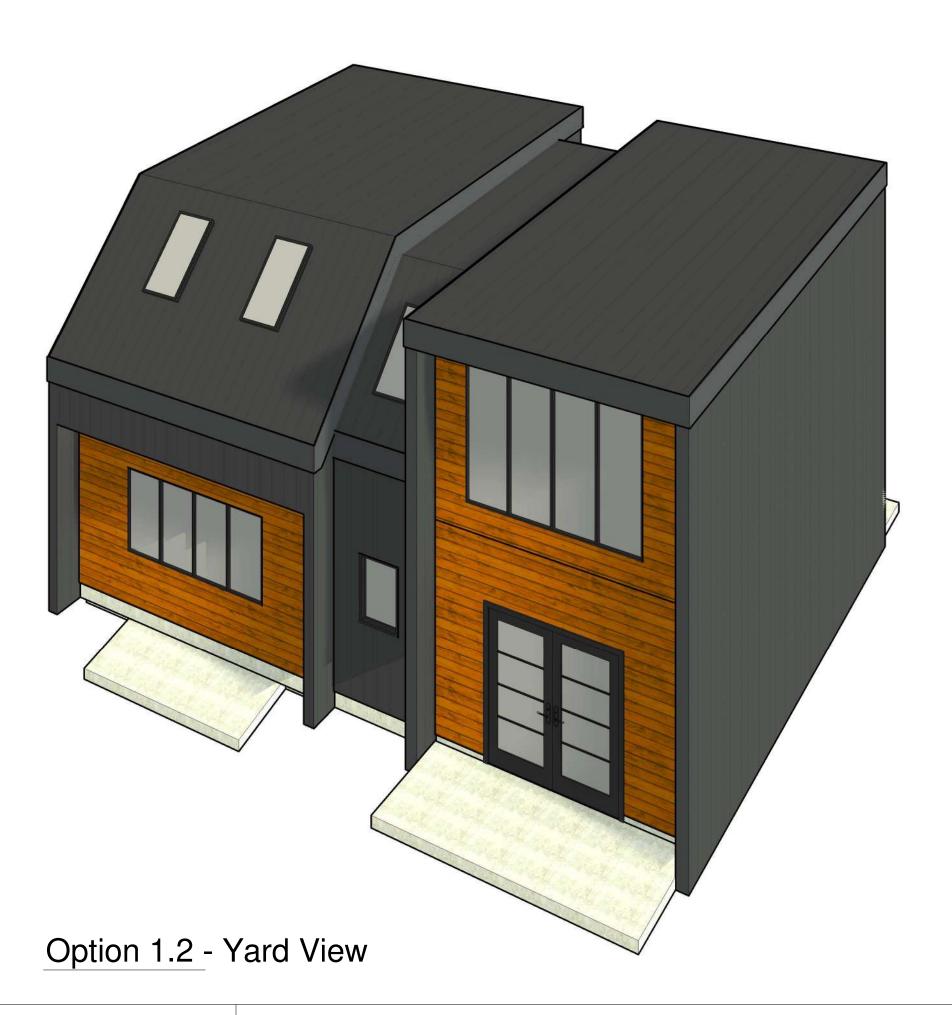
OPT. 1.2 - FLOOR PLAN - 1ST FLOOR 1:75



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







HARMONCE

ADVANCED BUILDING ENVELOPE TECHNOLOGY

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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

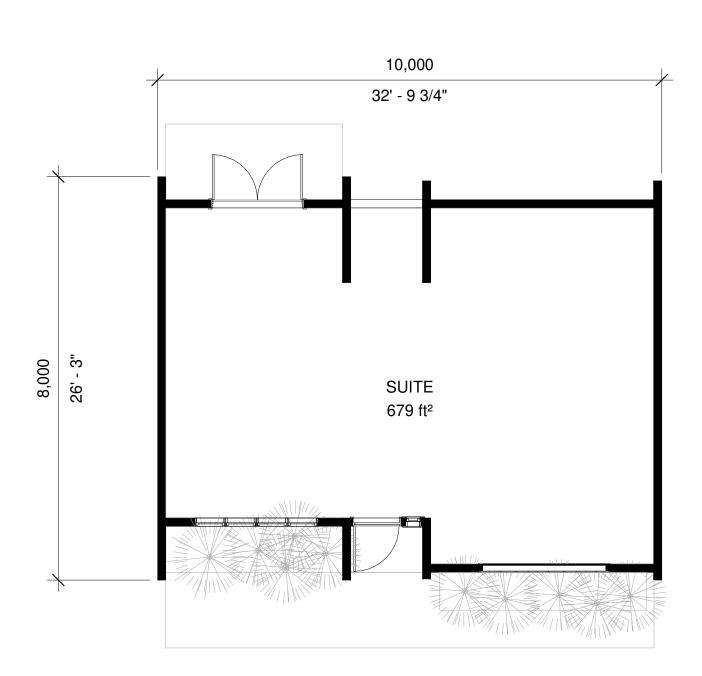
MODERN HOME - 2 STOREY, FULL SUITE

OPT. 1.2

MODERN HOME

1 STOREY, FULL SUITE





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









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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

MODERN HOME - 1 STOREY, FULL SUITE

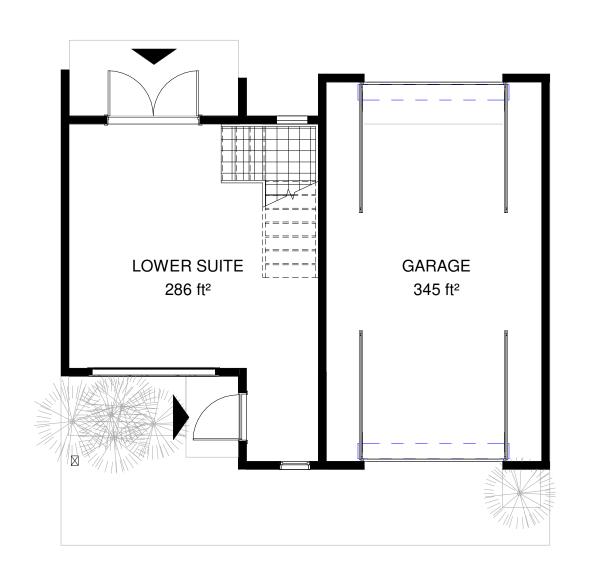
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OPT. 1.3

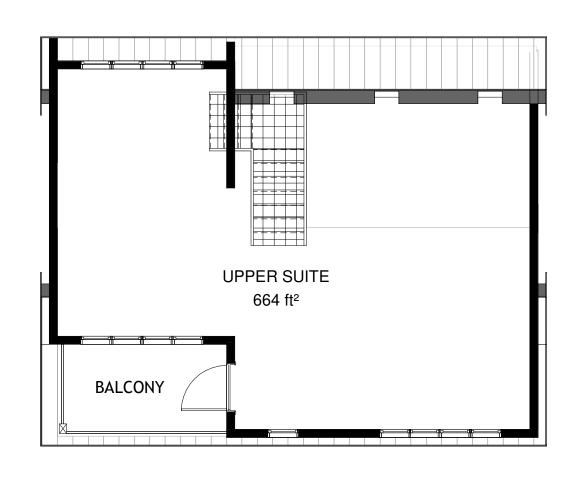
HERITAGE HOME

2 STOREY, GARAGE & SUITE





<u>OPT. 2.1 - FLOOR PLAN - 1ST FLOOR</u> 1 : 75



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



Option 4 - Lane View



Option 4 - Yard View



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

HERITAGE HOME - - 2 STOREY, GARAGE & SUITE

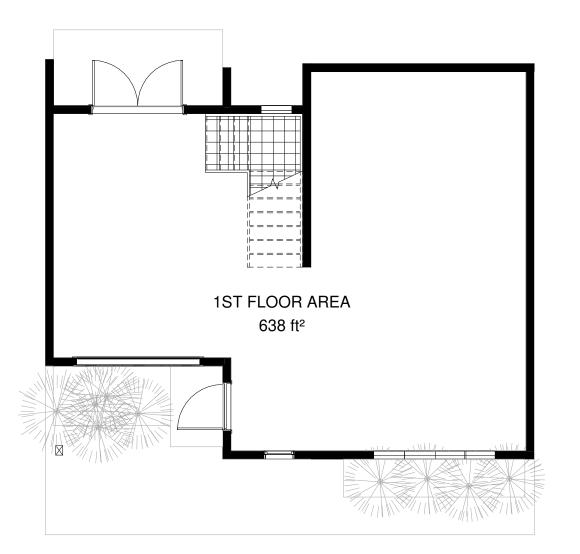
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OPT. 2.1

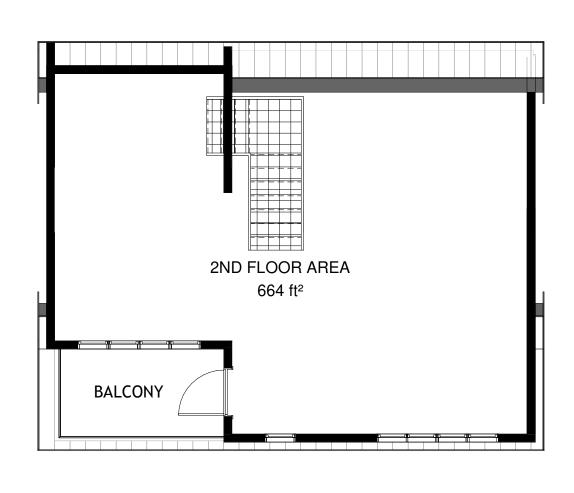
HERITAGE HOME

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



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

TITLE HERITAGE HOME - 2 STOREY, FULL SUITE

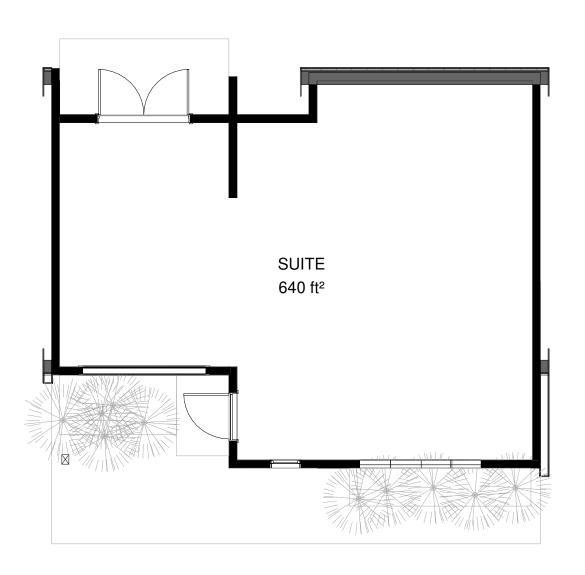
SHEET NO. OPT. 2.2

ADVANCED BUILDING ENVELOPE TECHNOLOGY

HERITAGE HOME

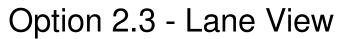
1 STOREY, FULL SUITE

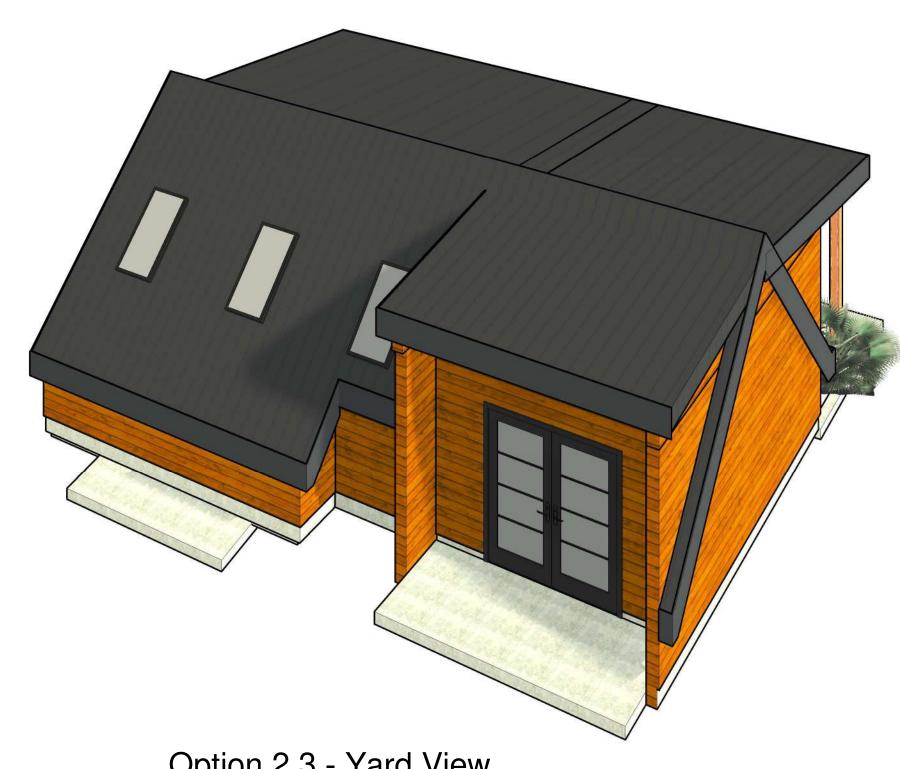




OPT. 2.3 - FLOOR PLAN - 1ST FLOOR 1:75







Option 2.3 - Yard View



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

TITLE HERITAGE HOME - 1 STOREY, FULL SUITE

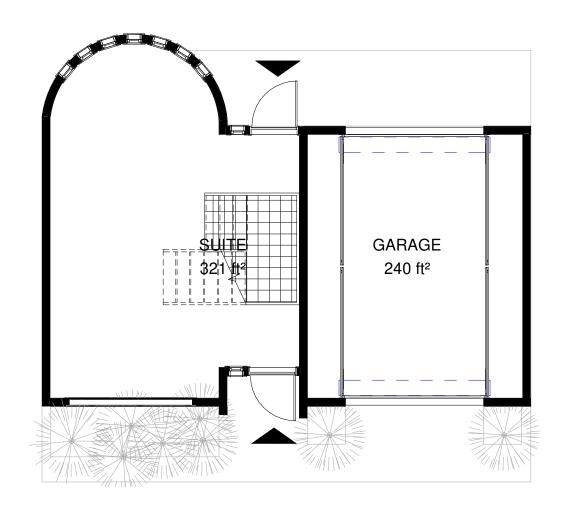
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ADVANCED BUILDING ENVELOPE TECHNOLOGY

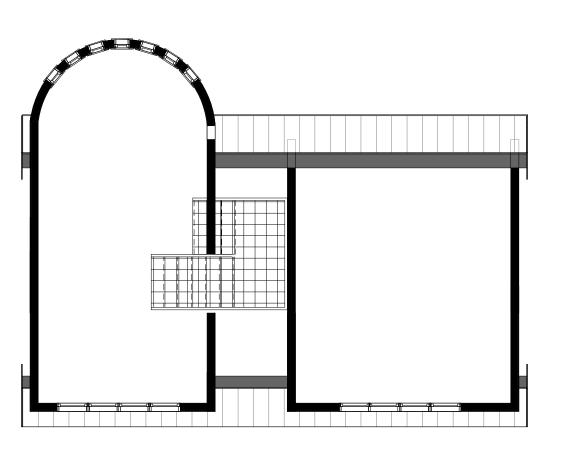
RADIAL WALL HOME

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



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

RADIAL WALL HOME - 2 STOREY, GARAGE & SUITE

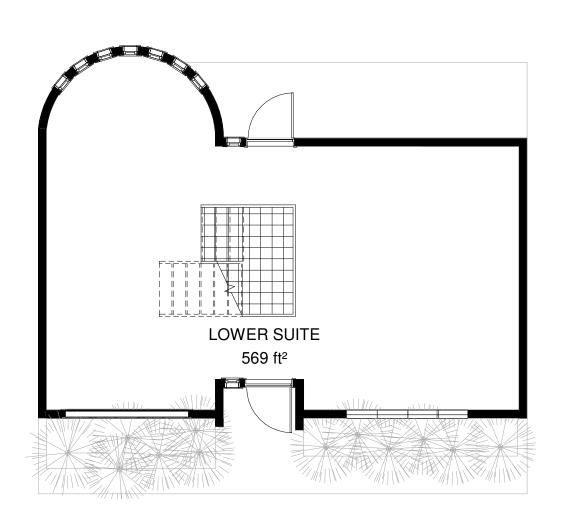
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OPT. 3.1

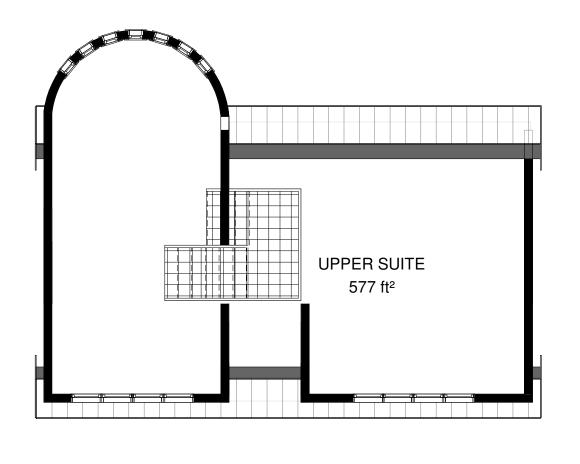
RADIAL WALL HOME

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



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

RADIAL WALL HOME - 2 STOREY, FULL SUITE

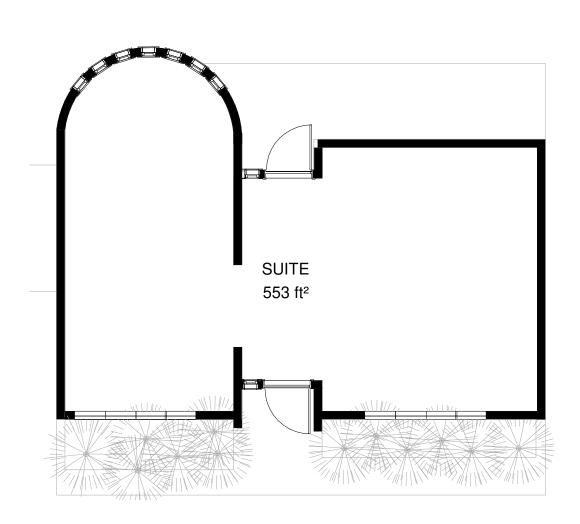
SHEET NO.

OPT. 3.2

RADIAL WALL HOME

1 STOREY, FULL SUITE





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





Option 3.3 - Yard View



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PROJECT NAME: LANE-WAY HOUSING OPTIONS PROJECT NUMBER:

PROJECT ADDRESS:

RADIAL HOME - 1 STOREY, FULL SUITE

SHEET NO.

OPT. 3.3