

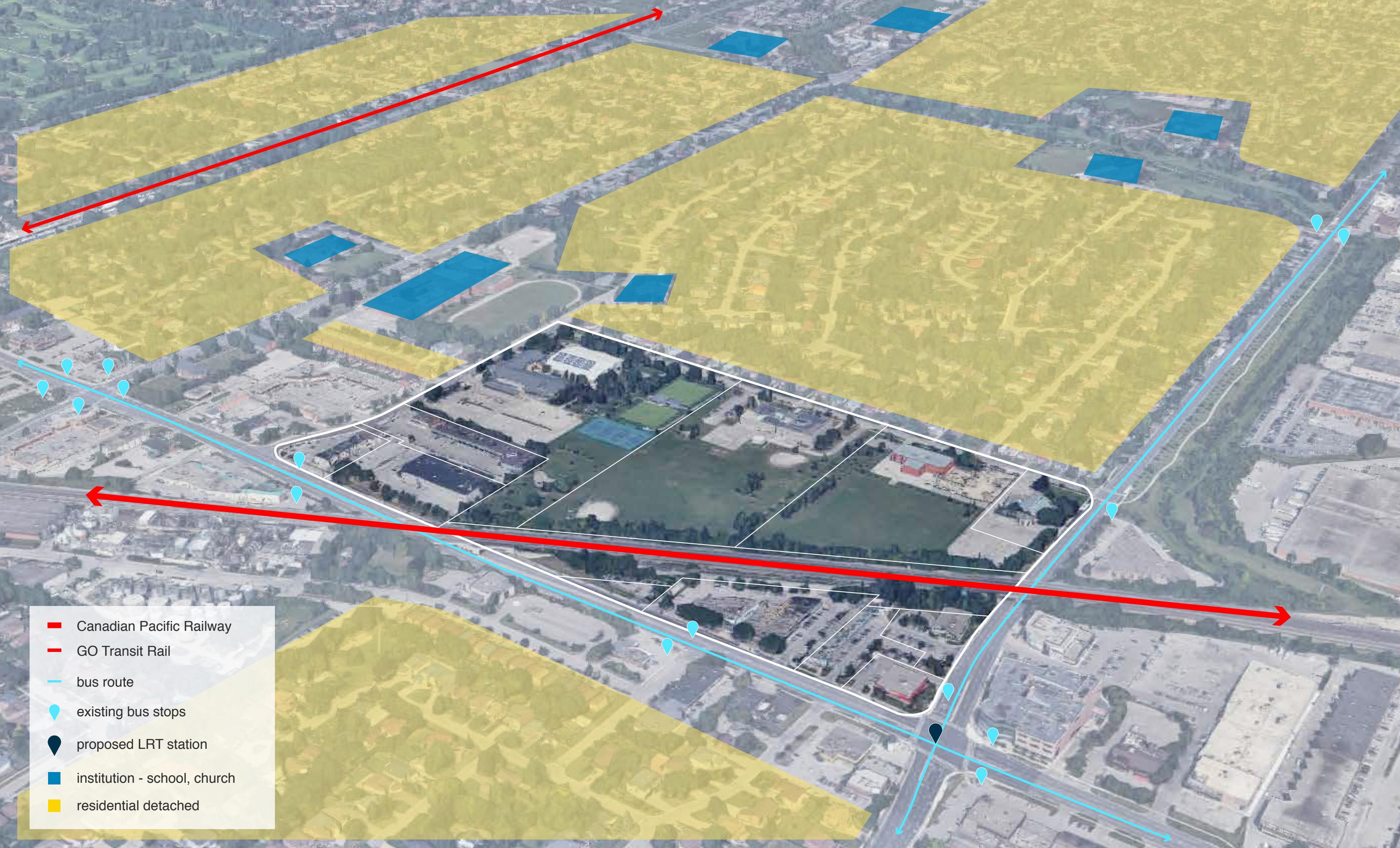


GROUPS IN FLUX

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East



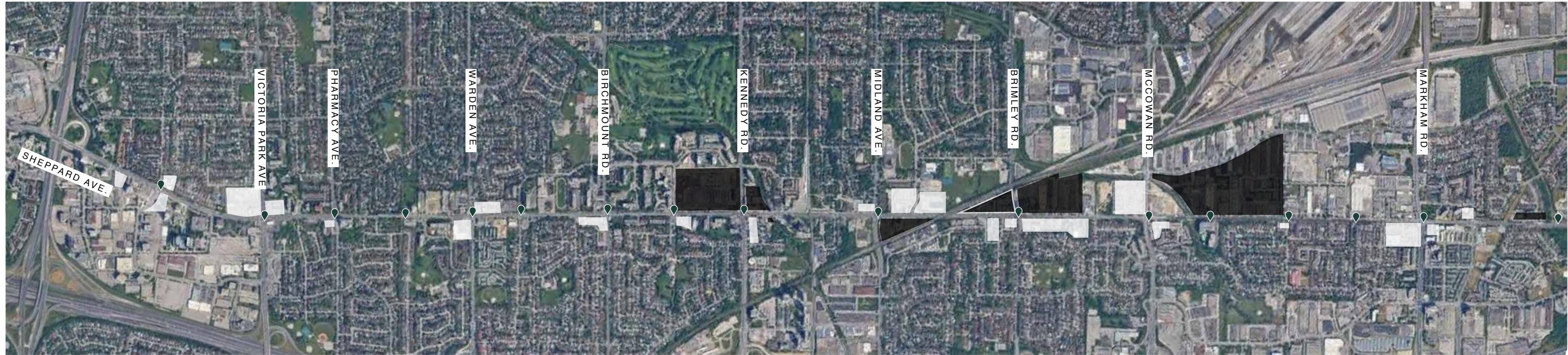


Site Birds Eye View

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East





plot shape analysis, dictated by CPR and creeks

● proposed LRT stop ■ exceptional □ typical



commercial & employment zones

● proposed LRT stop ■ commercial ■ employment





Mandarin Shopping Centre (looking North)



Causeway Bay Square (left) and Part Source (right)



Causeway Bay Square



Causeway Bay Square, signage



Part Source shop at Brimley/Sheppard intersection



Mandarin Shopping Centre, unoccupied unit



Mandarin Shopping Centre, interior atrium



Perfect Chinese Restaurant entrance



Railway crossing over Sheppard Ave E. (looking North)



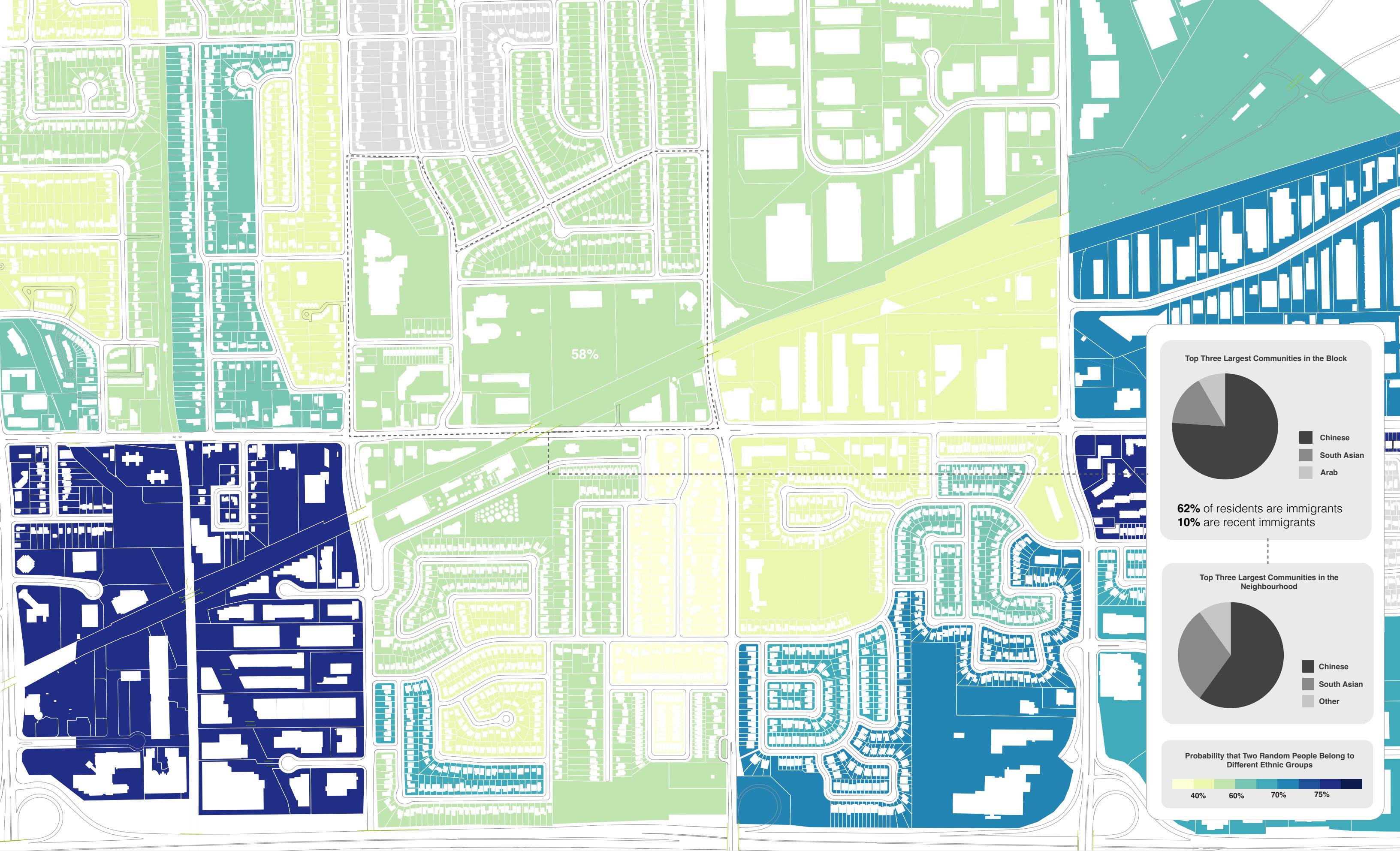
Railway crossing over Brimley Road (looking North)



Under railway on Sheppard Ave E. (looking East)



Under railway on Brimley Road (looking South)



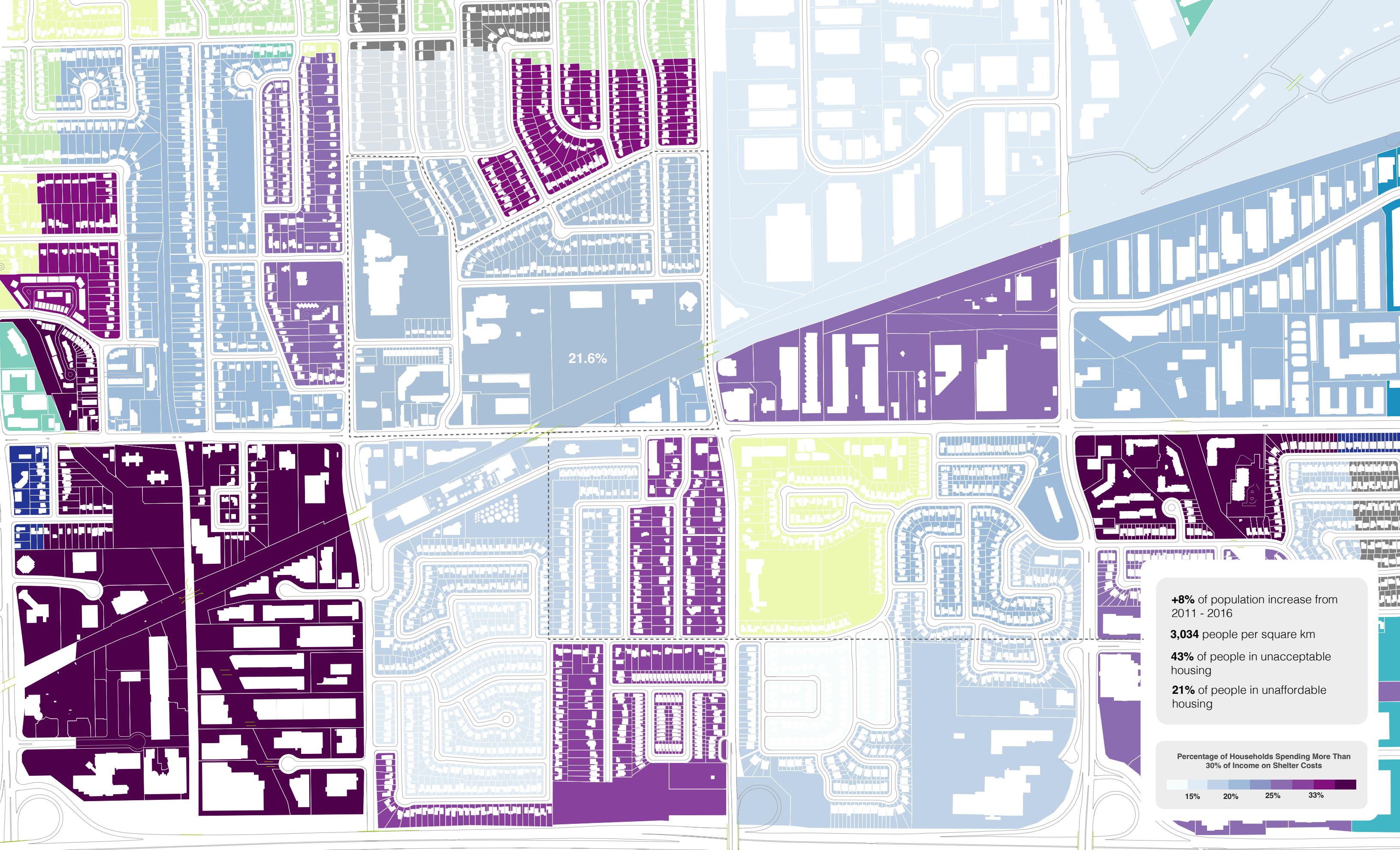
DEMOGRAPHICS DIVERSITY MAP

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East

1:7500





HIGH SHELTER COST MAP

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East

1:7500

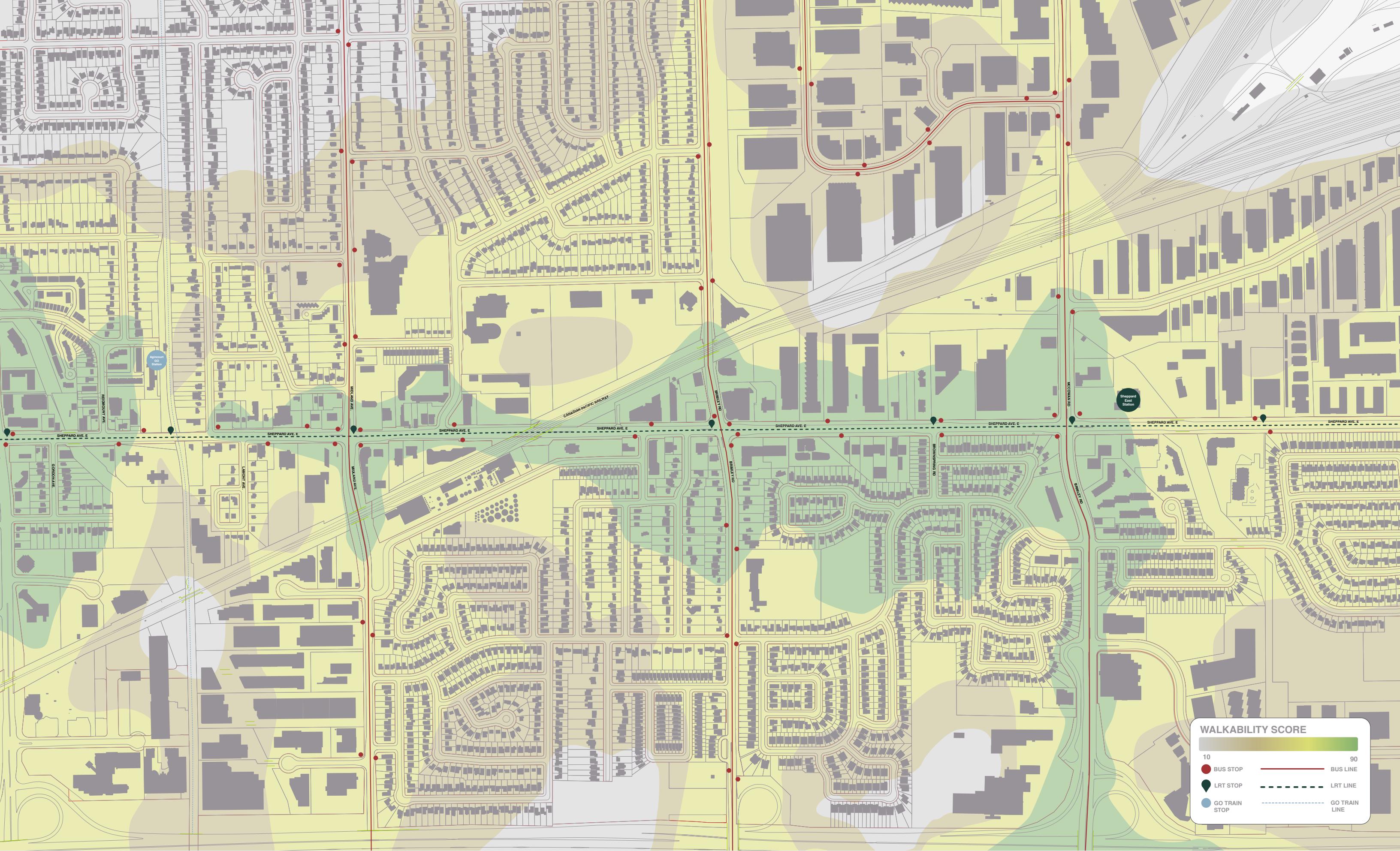


Neighbourhood Resources and Services

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East

1:10,000



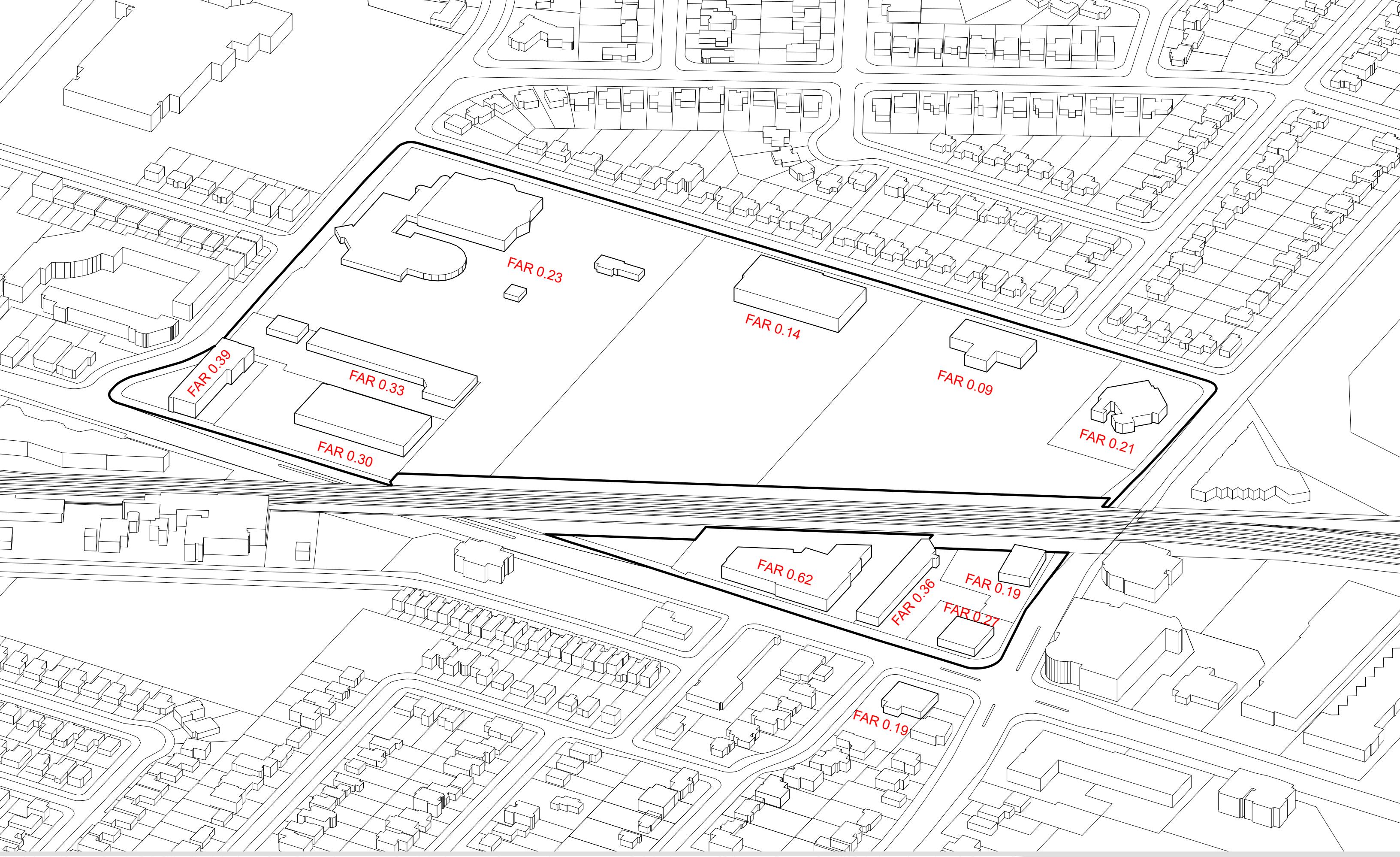
TRANSIT AND WALKABILITY MAP

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East

1:7500





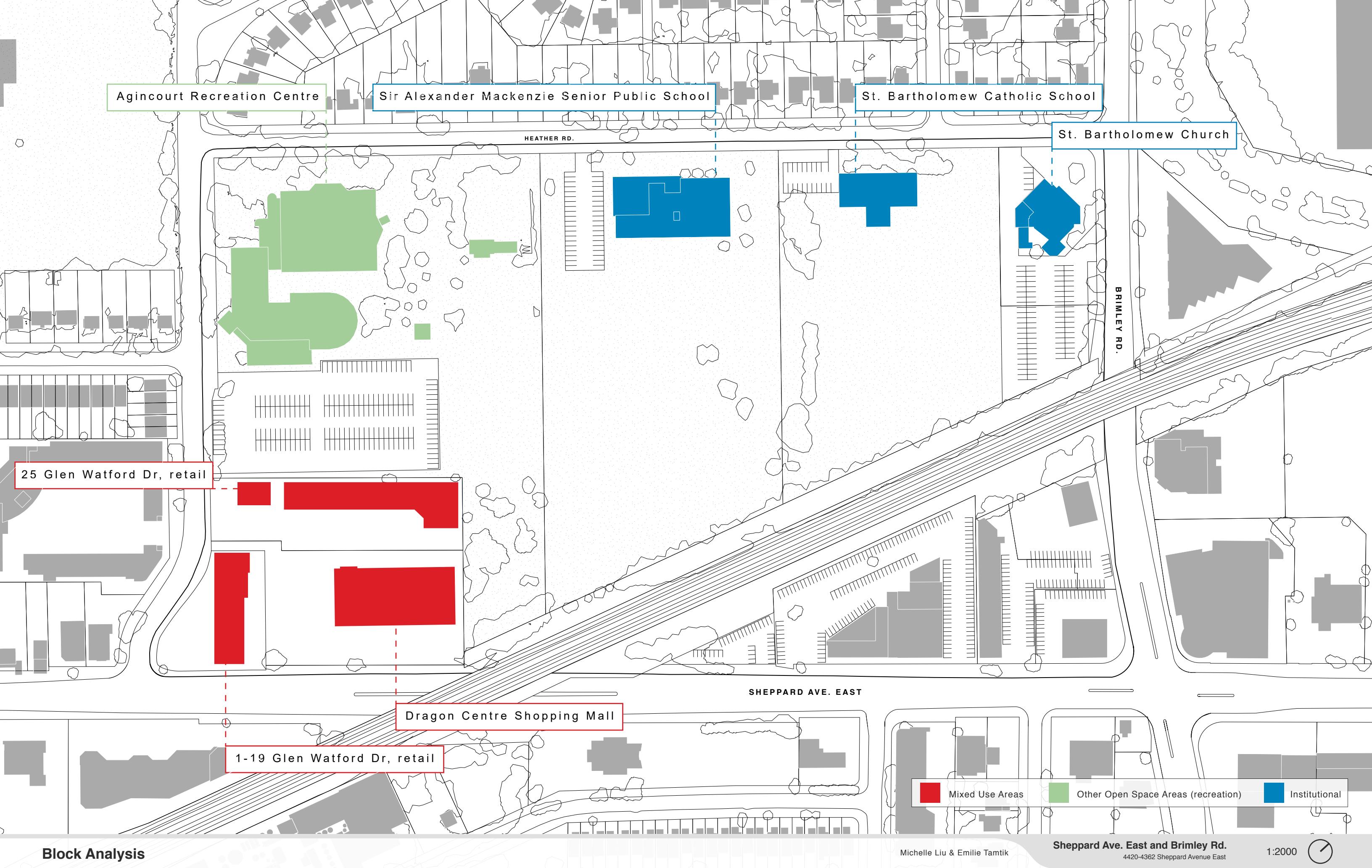
Existing Block Condition

Michelle Liu & Emilie Tamlik

Sheppard Ave. East and Brimley Rd.
4420-4362 Sheppard Avenue East

1:2000





restaurant

retail

health

retail

bank

service shop

TD Canada Trust Branch

bank

Mandarin Shopping Centre

cantonese
restaurant

private school dentist

currency exchange
hair salon
spa
optical store
dentist
hair salon
chinese restaurant
herb shop
cantonese bbq
bakery
tea shop
cantonese restaurant
shipping
cantonese restaurant
beauty shop
cpu shop

auto parts shop

Causeway Bay Square

PartSource

SHEPPARD AVE. EAST

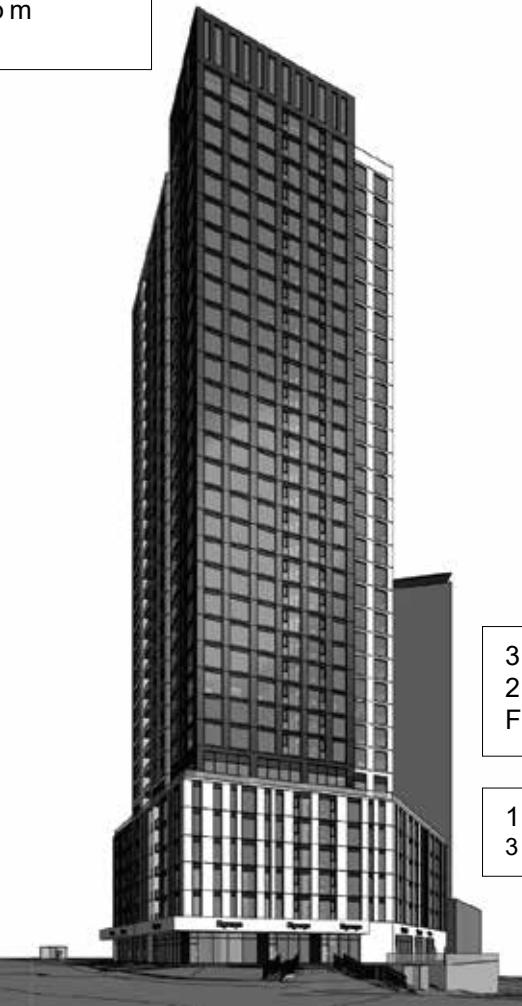
25 Glen Watford Drive
10 storey retirement home



249 units total
36 bachelor
74 1-bedroom
139 bedsitting rooms

6,981 m² lot
20,000 m² GFA
FAR 2.86

385 rental units total
247 1-bedroom
119 2-bedroom
19 3-bedroom



3,535 m² lot
26,833 m² GFA
FAR 7.59

1 to 19 Glen Watford Drive
33 storey mixed-use building

23 Glen Watford Drive
31 and 34 storey apartment towers



640 units total
11 studio
248 1-bedroom
381 2-bedroom
0 3+ bedroom

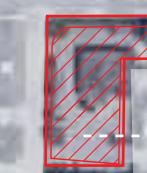


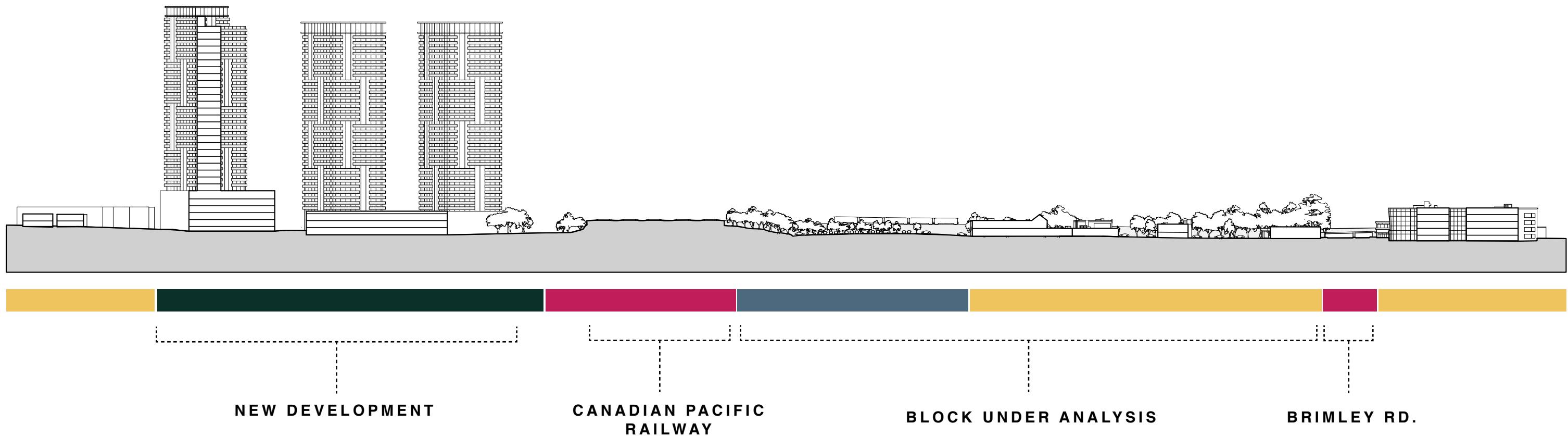
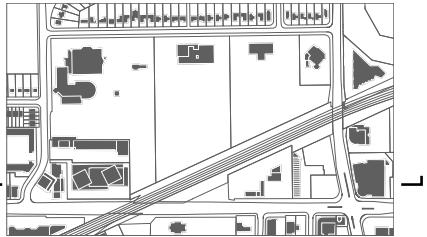
4415 to 4419 and 4421 Sheppard Ave. East
11 storey mixed-use development



3,437 m² lot
17,991 m² GFA
FAR 5.2

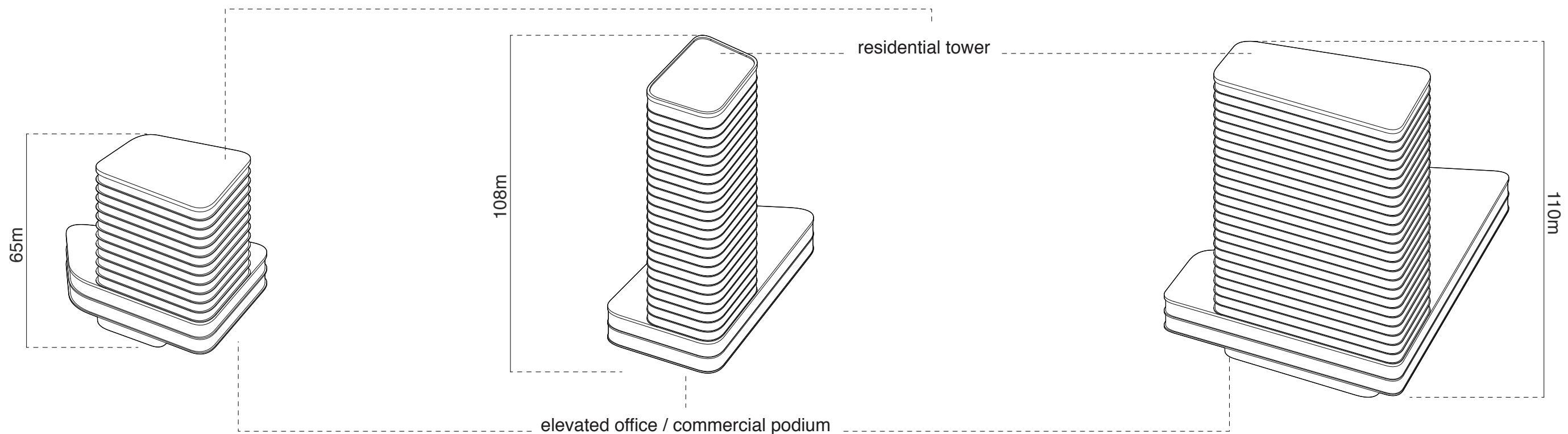
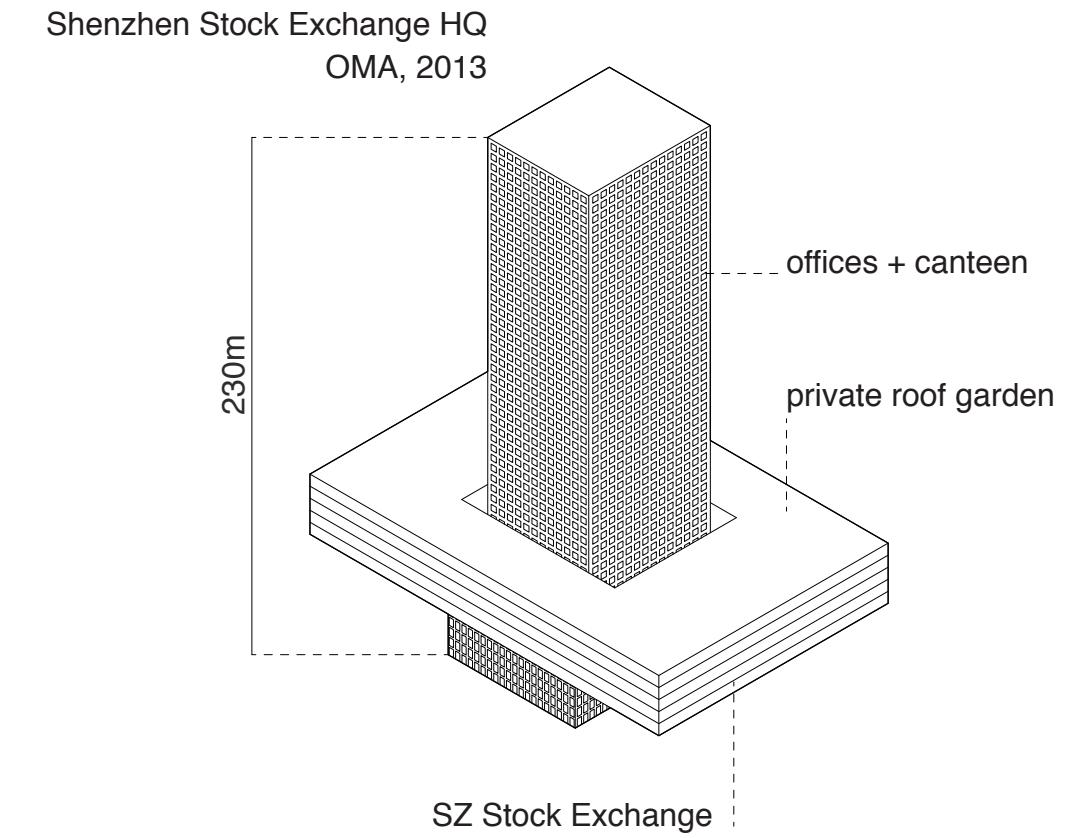
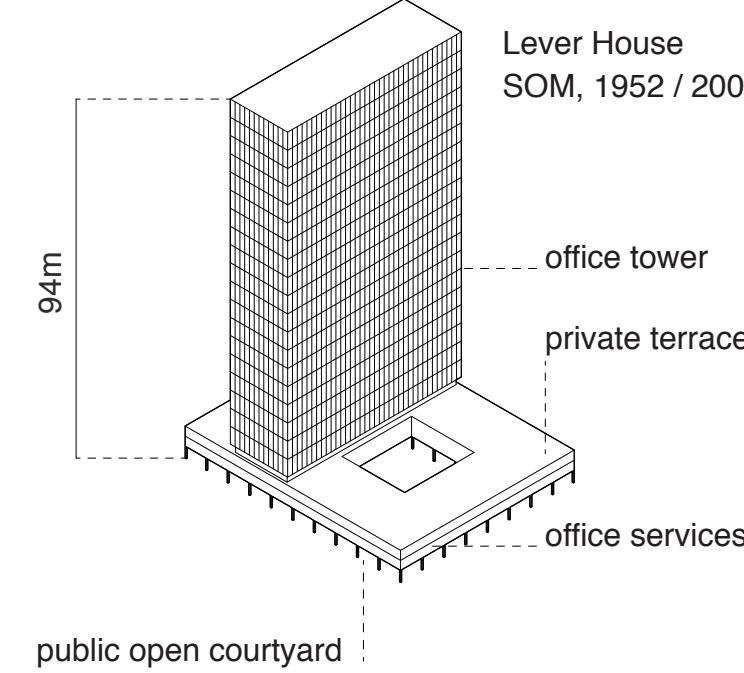
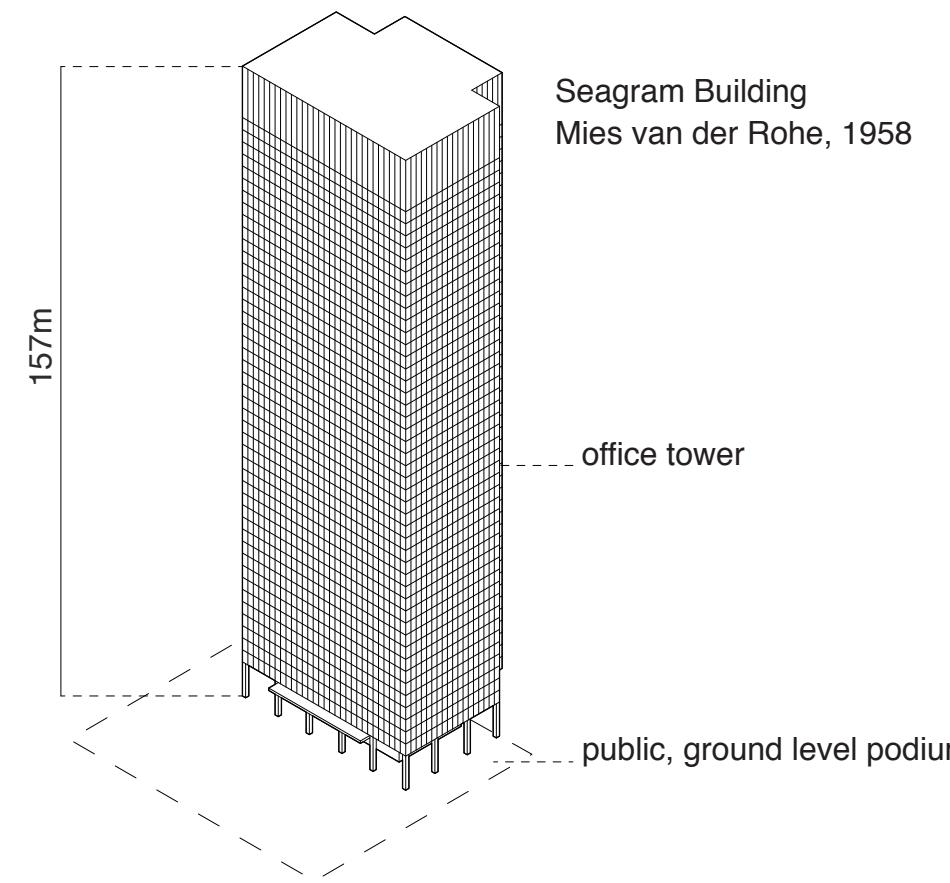
239 units total
192 1-bedroom
45 2-bedroom
2 3-bedroom
6 grade level townhouses





- Retail
- Residential
- Circulation
- Service/Auto





Proposed Sheppard Towers

PEOPLE

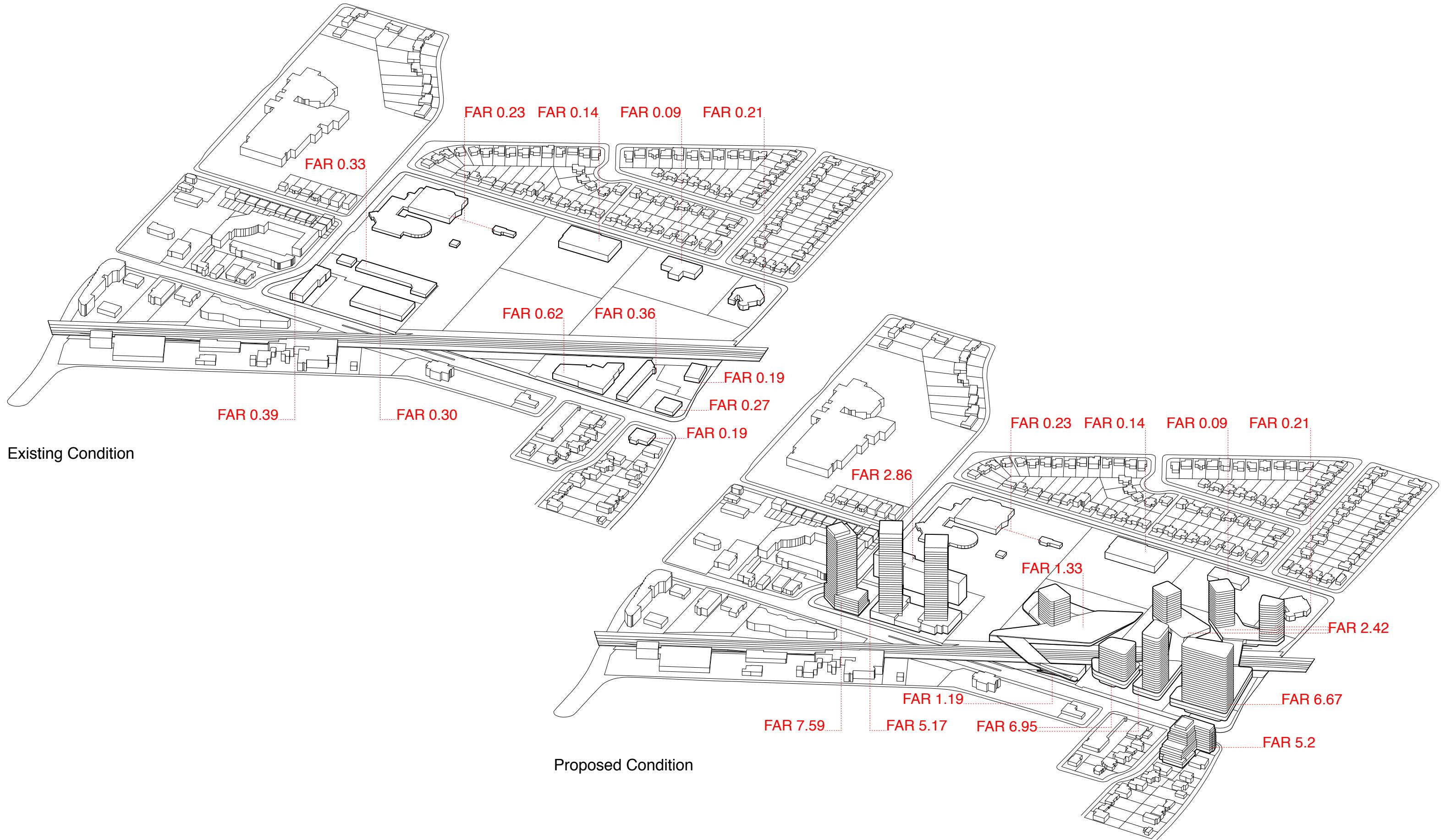
How do we build community oriented program for changing demographics?

MORPHOLOGICAL

How do we increase permeability and reconcile the slashed block?

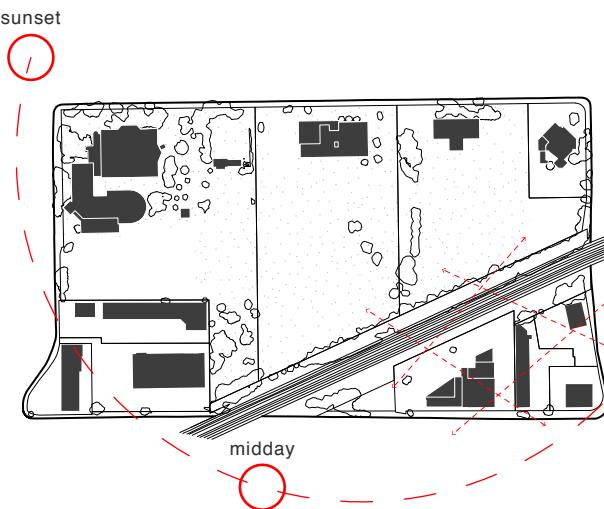
TYPOLOGICAL

How can we adjust the tower + podium typology to meet the affordability and density needs of the block?

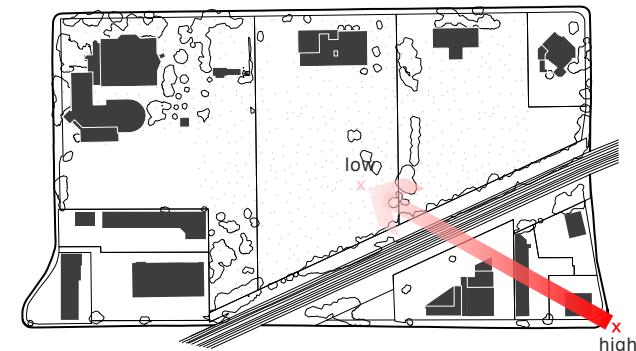




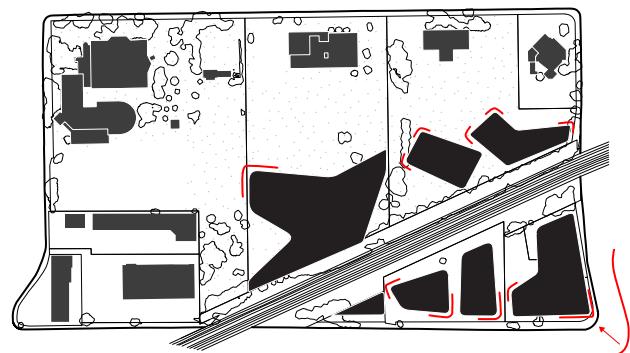
1. existing site conditions



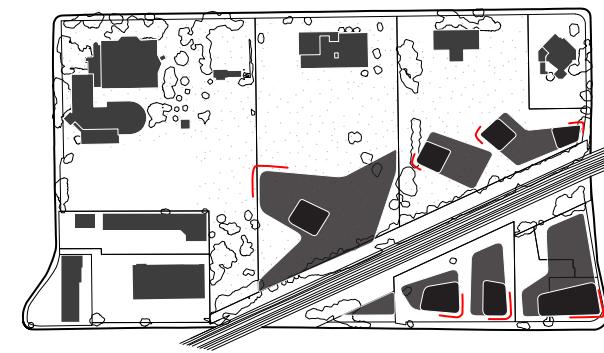
2. site shadow considerations



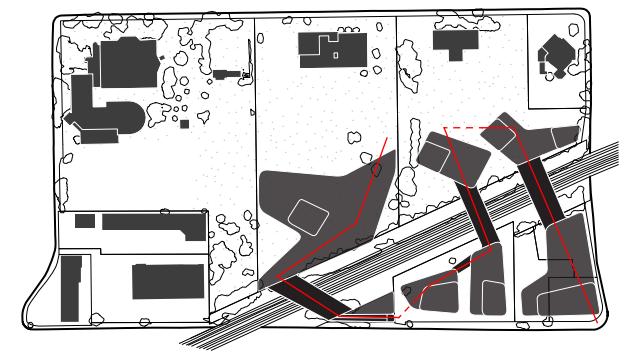
3. massing proposal height considerations



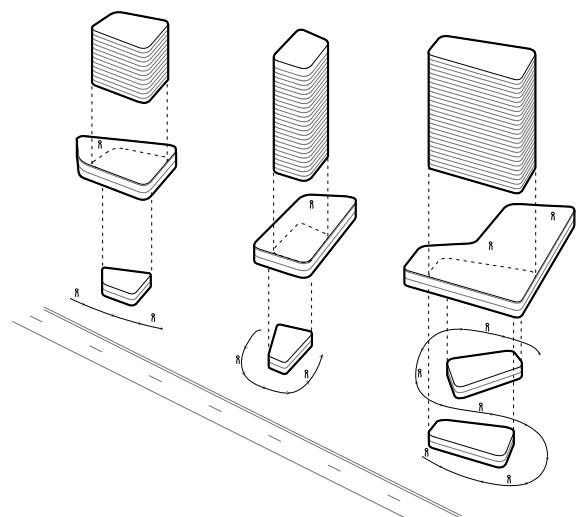
4. podium



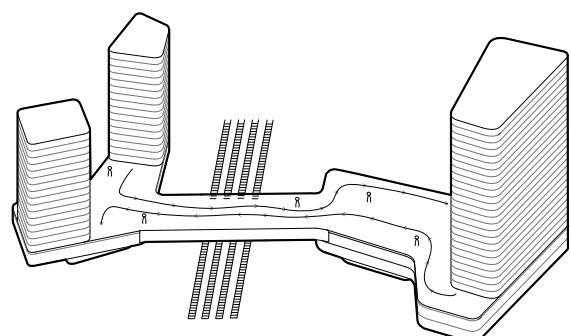
5. residential towers



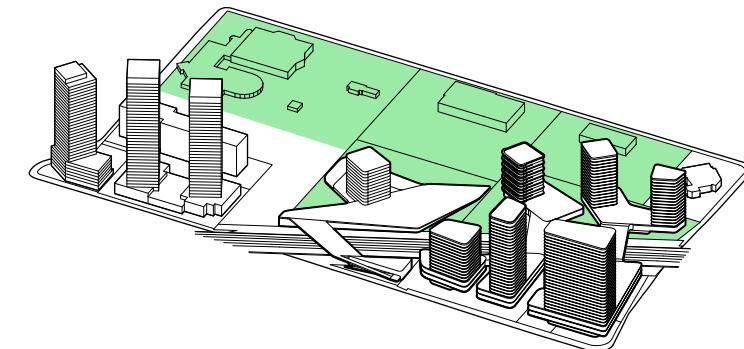
6. weaving circulation



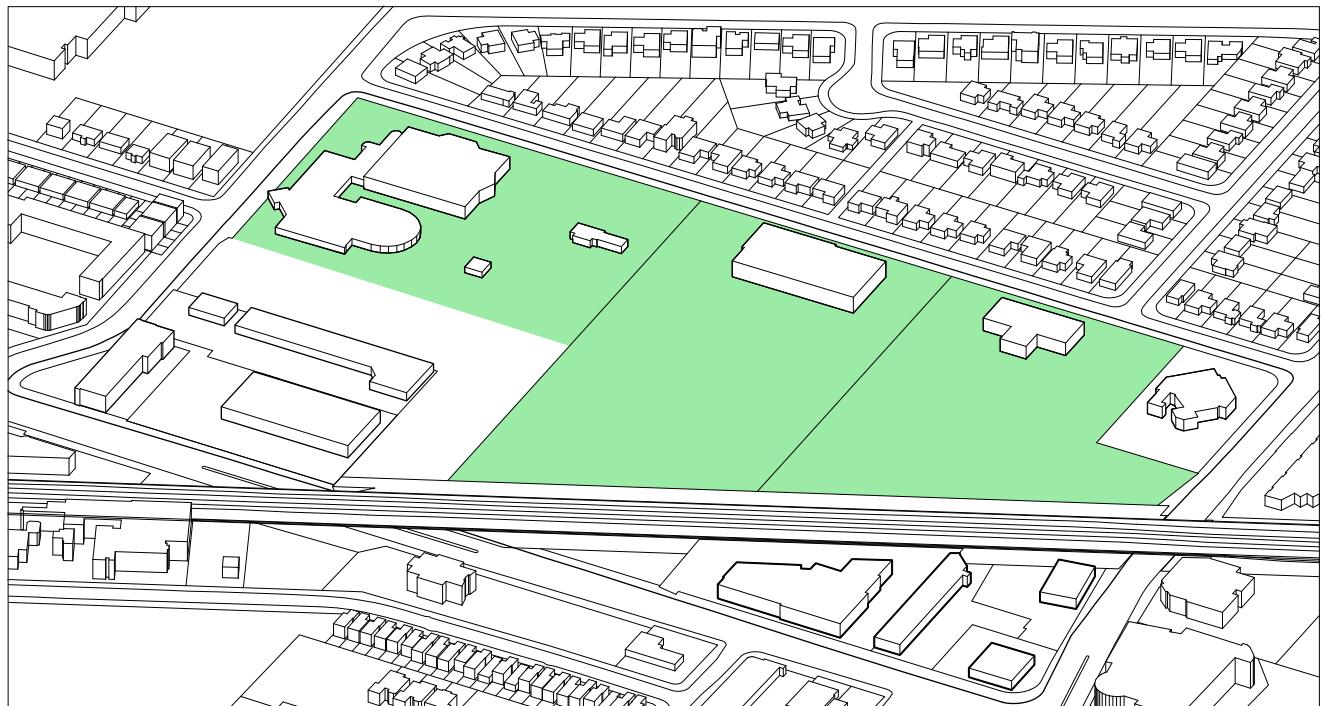
7. walkable ground condition



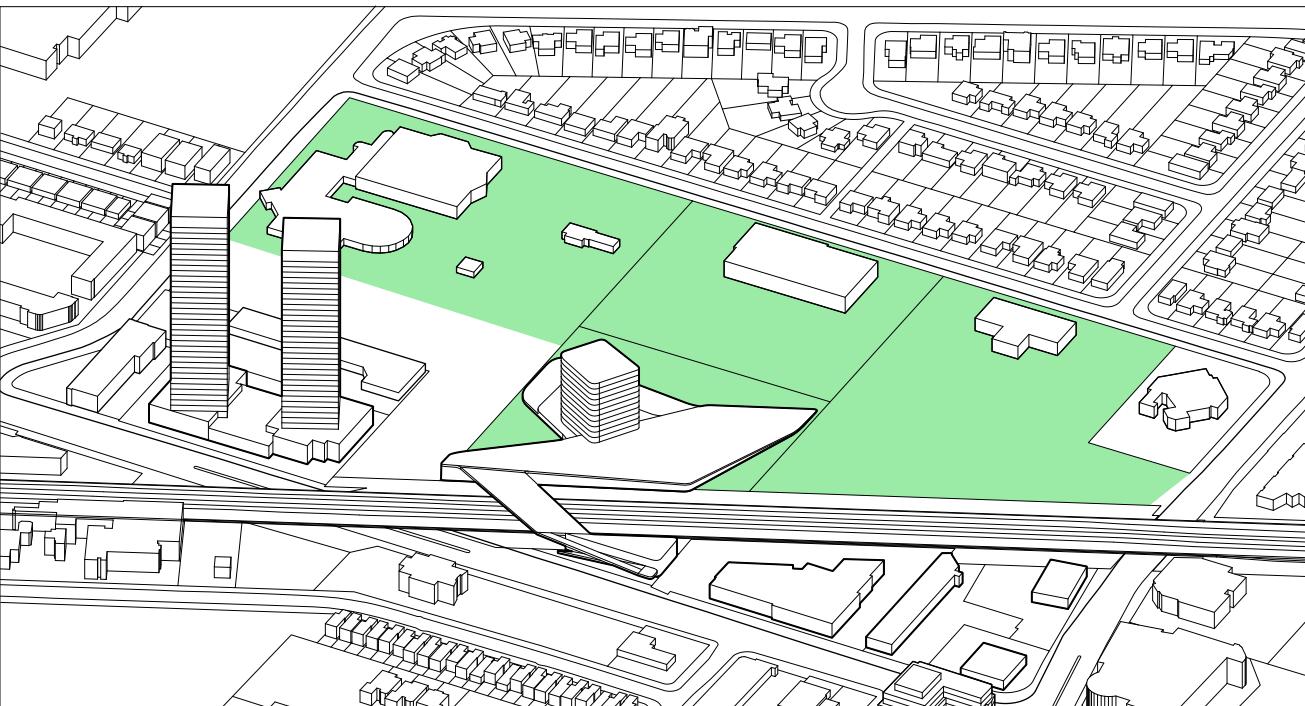
8. elevated podiums as bridges



9. proposed massings

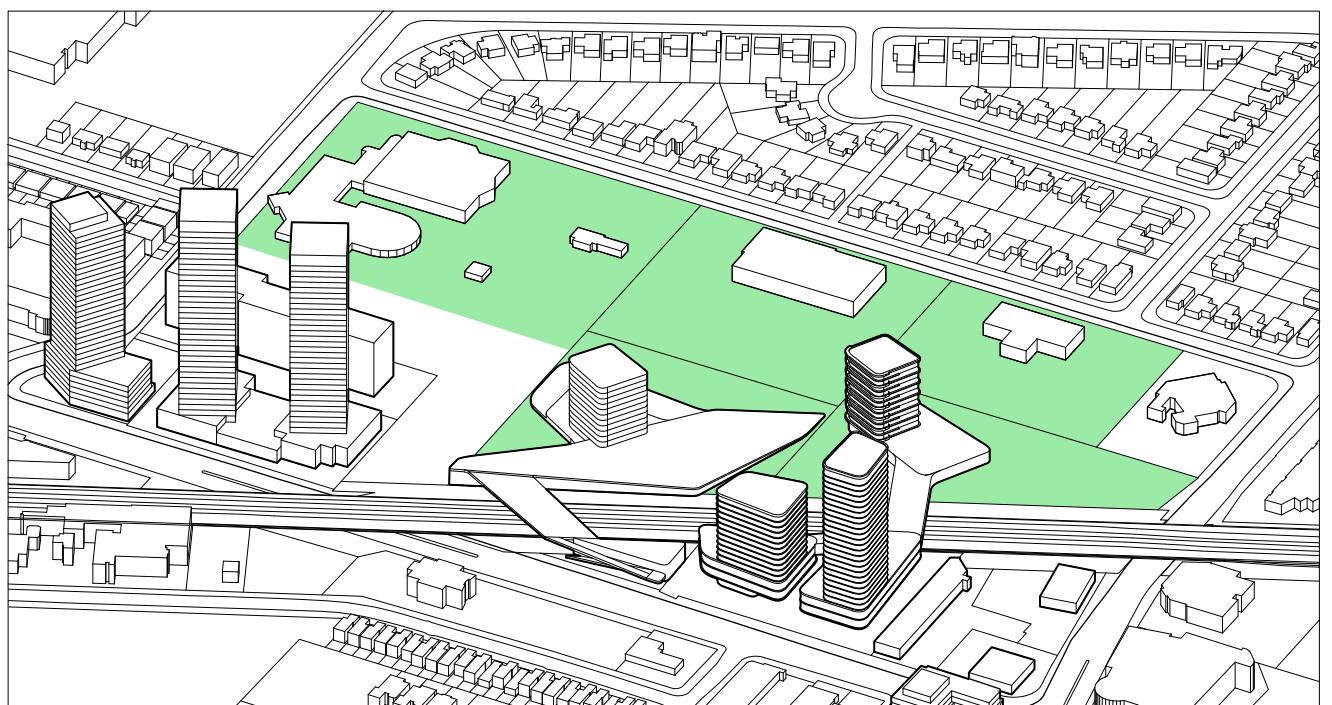


phase 0



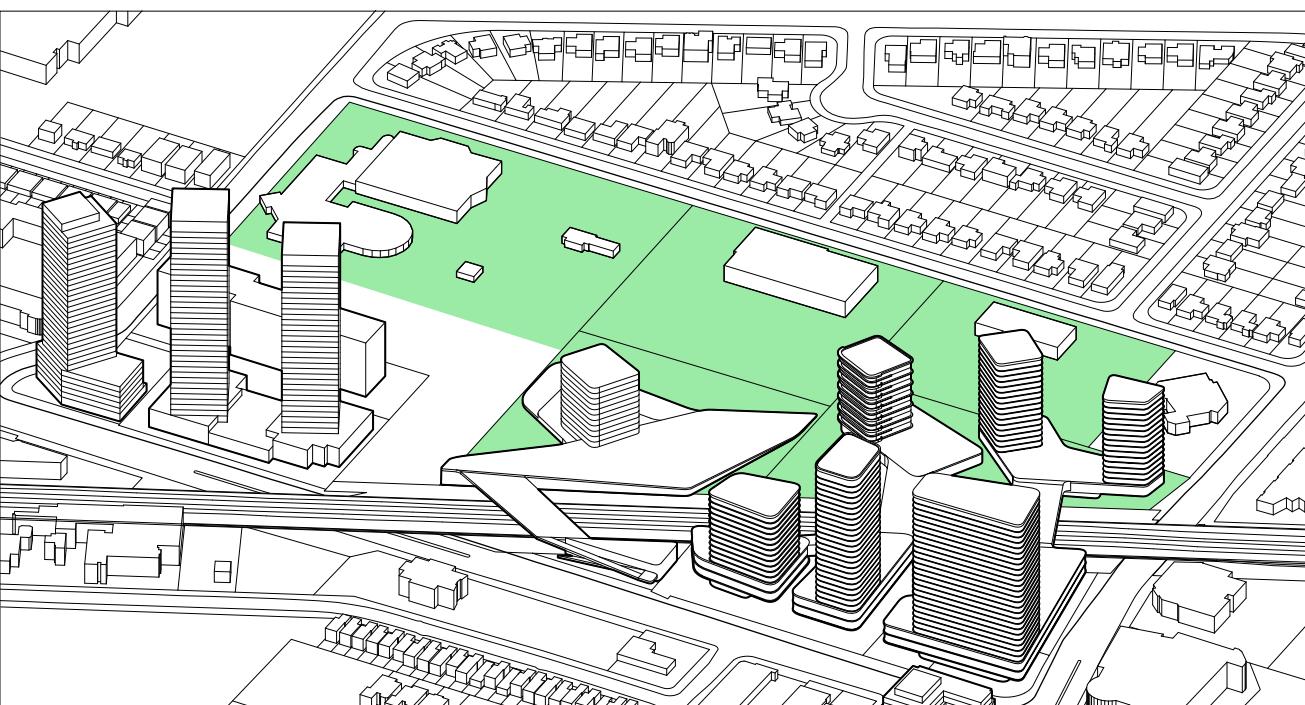
phase 1

year 0-3



phase 2

year 4-7



phase 3

year 7-10

