



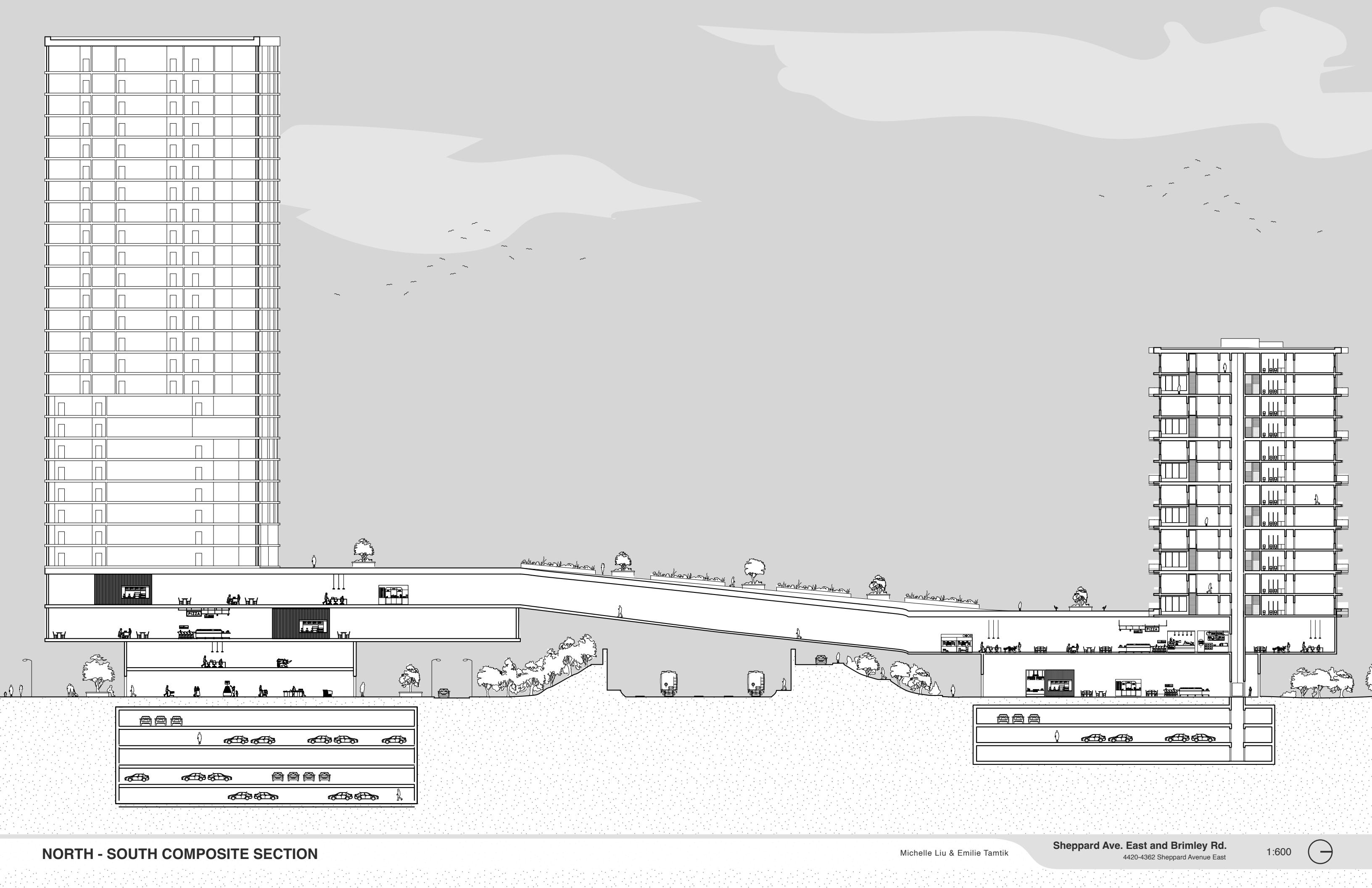
FIGURE GROUND

Michelle Liu & Emilie Tamlik

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

1:4000





NORTH - SOUTH COMPOSITE SECTION

Michelle Liu & Emilie Tamlik

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

1:600



June

September

December

9AM



1PM



5PM





PROGRAM DISTRIBUTION - GROUND FLOOR

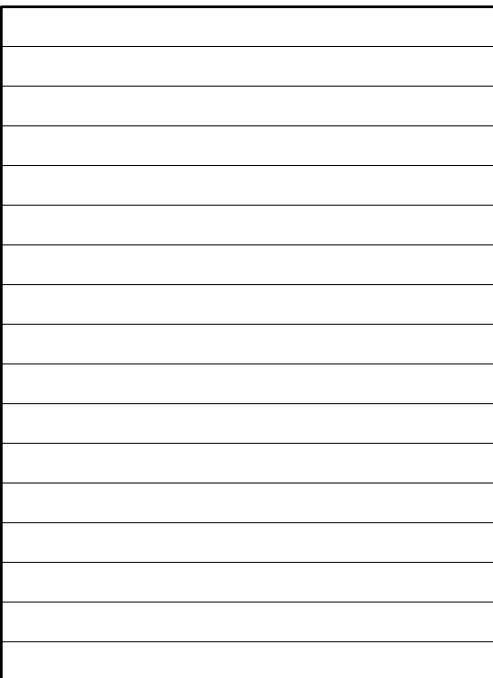
Michelle Liu & Emilie Tamlik

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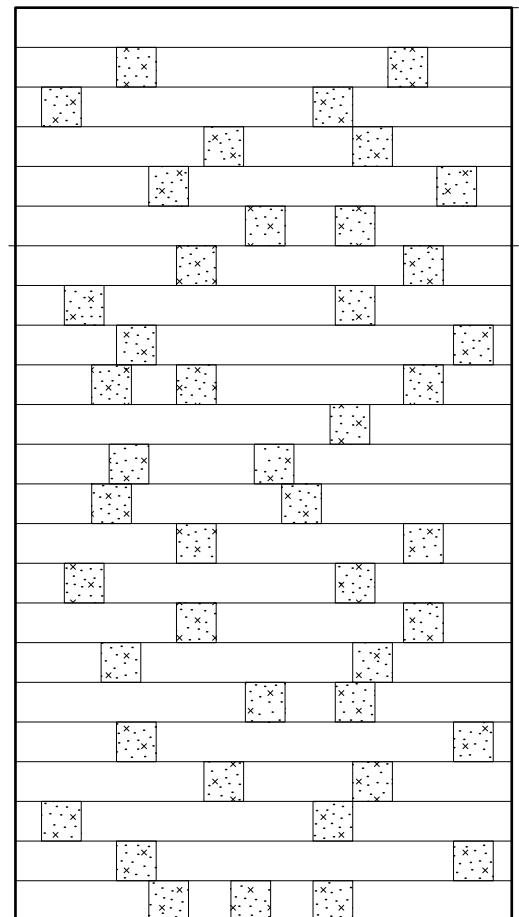


FAR 2.0
0% affordable housing



typical residential tower

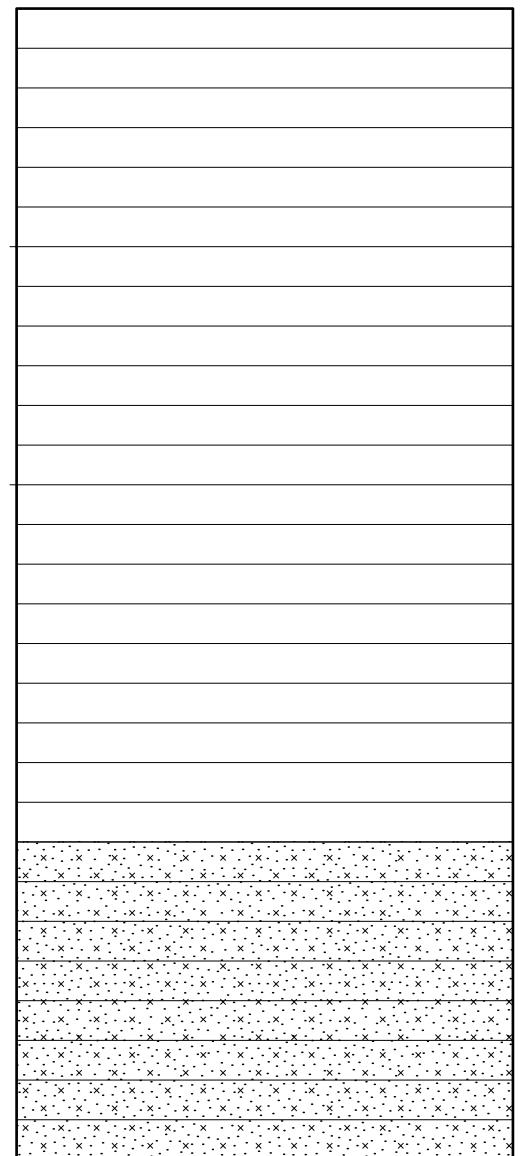
FAR 4.0
10-20% affordable housing



inclusionary zoning

affordable units scattered

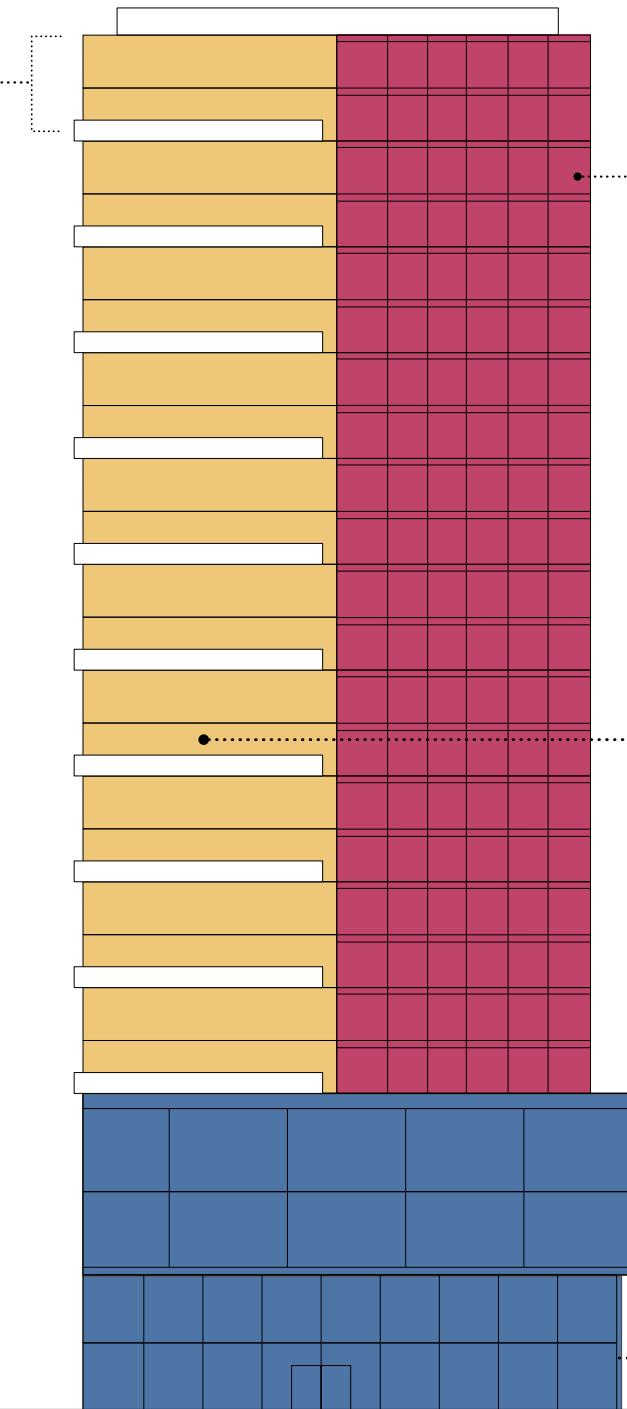
FAR 6.0
30% affordable housing



inclusionary zoning -
proposed massings

affordable units consolidated

one unit



MASSING UNIT TYPES

RECREATION / INSTITUTIONAL

COMMERCIAL / OFFICE

MARKET RATE RENTAL

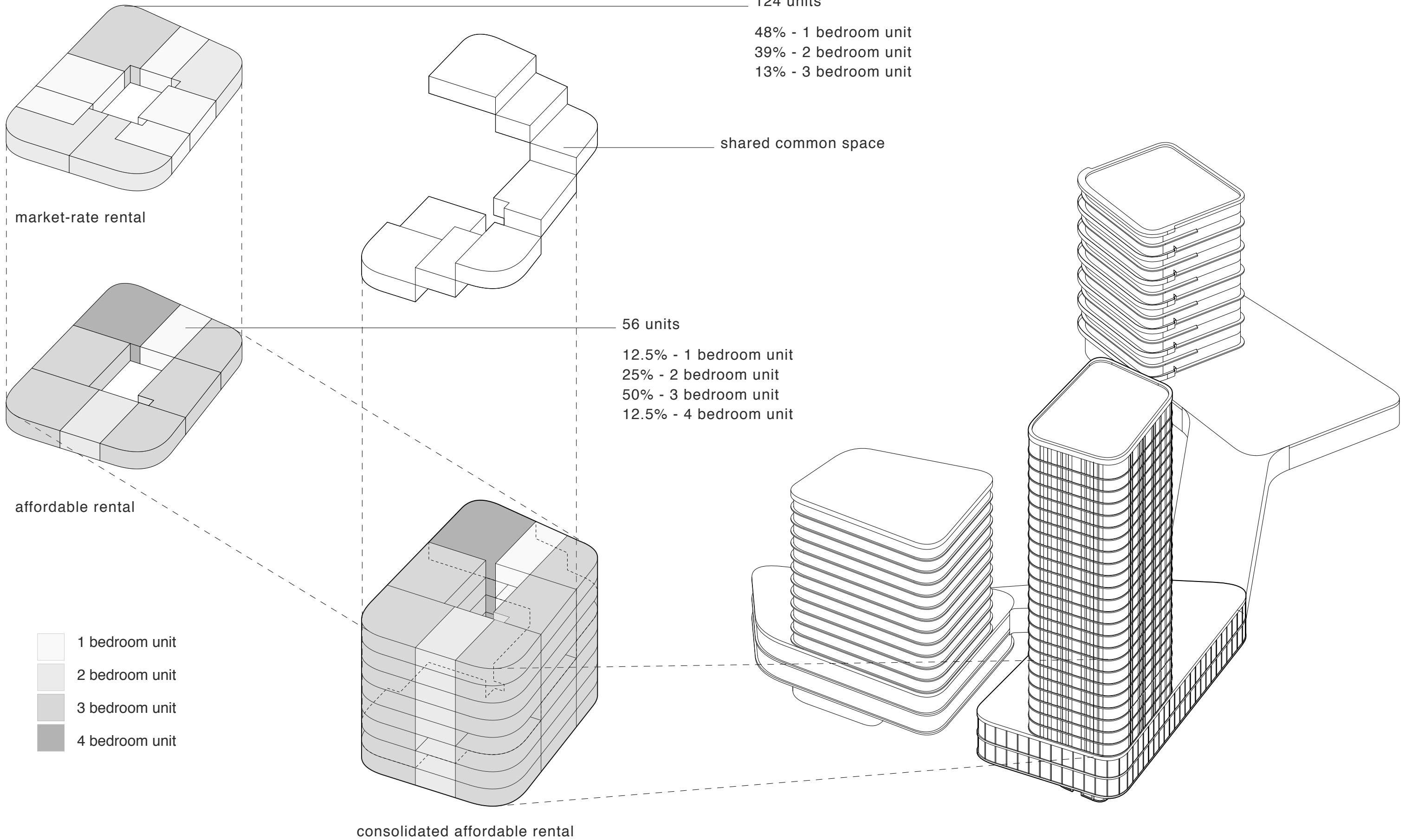
16F, 124 units

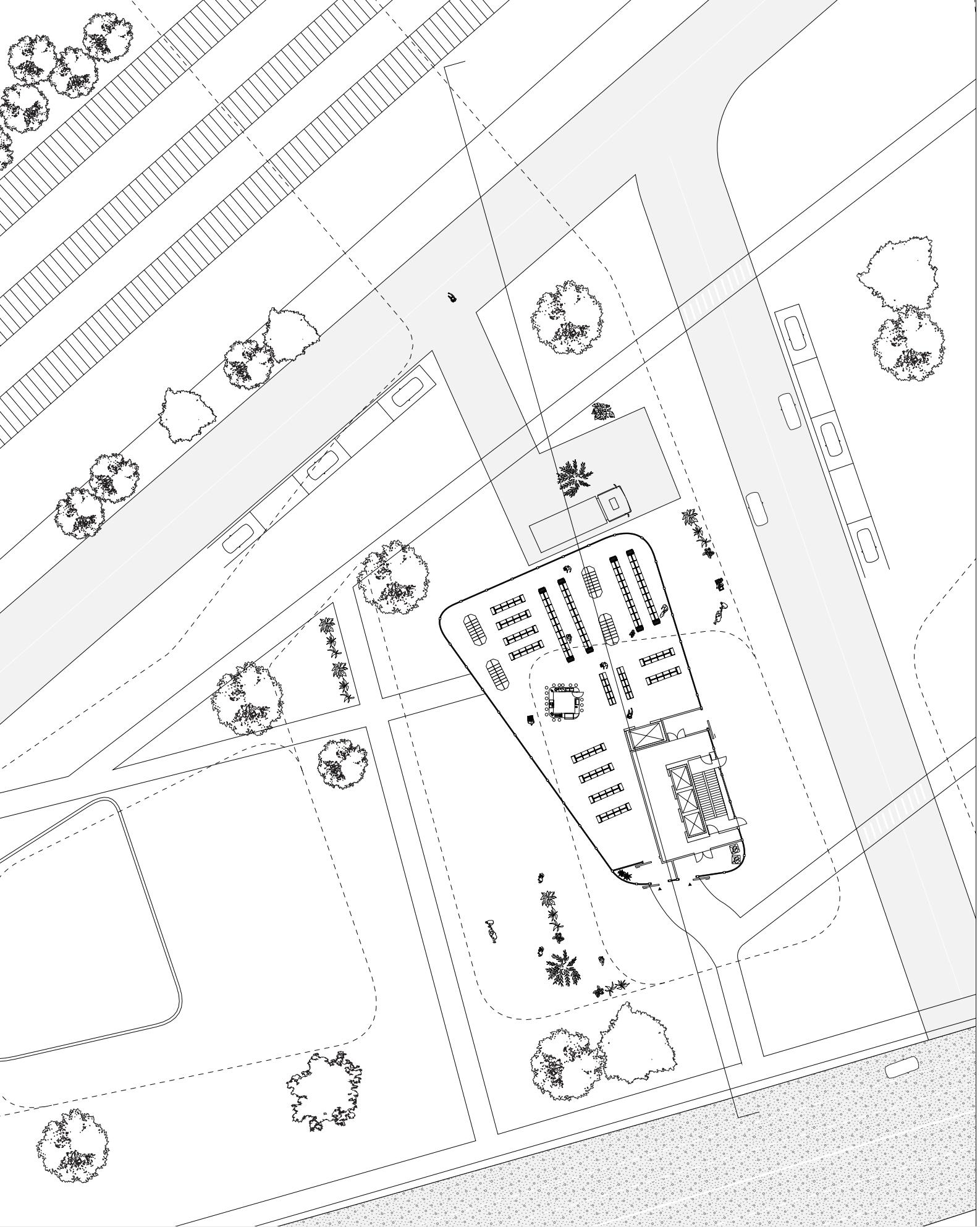
- 60 - 1 bedroom unit
- 48 - 2 bedroom unit
- 16 - 3 bedroom unit

AFFORDABLE RENTAL

8F, 56 units

- 7 - 1 bedroom unit
- 14 - 2 bedroom unit
- 28 - 3 bedroom unit
- 7 - 4 bedroom unit





Ground Floor Plan



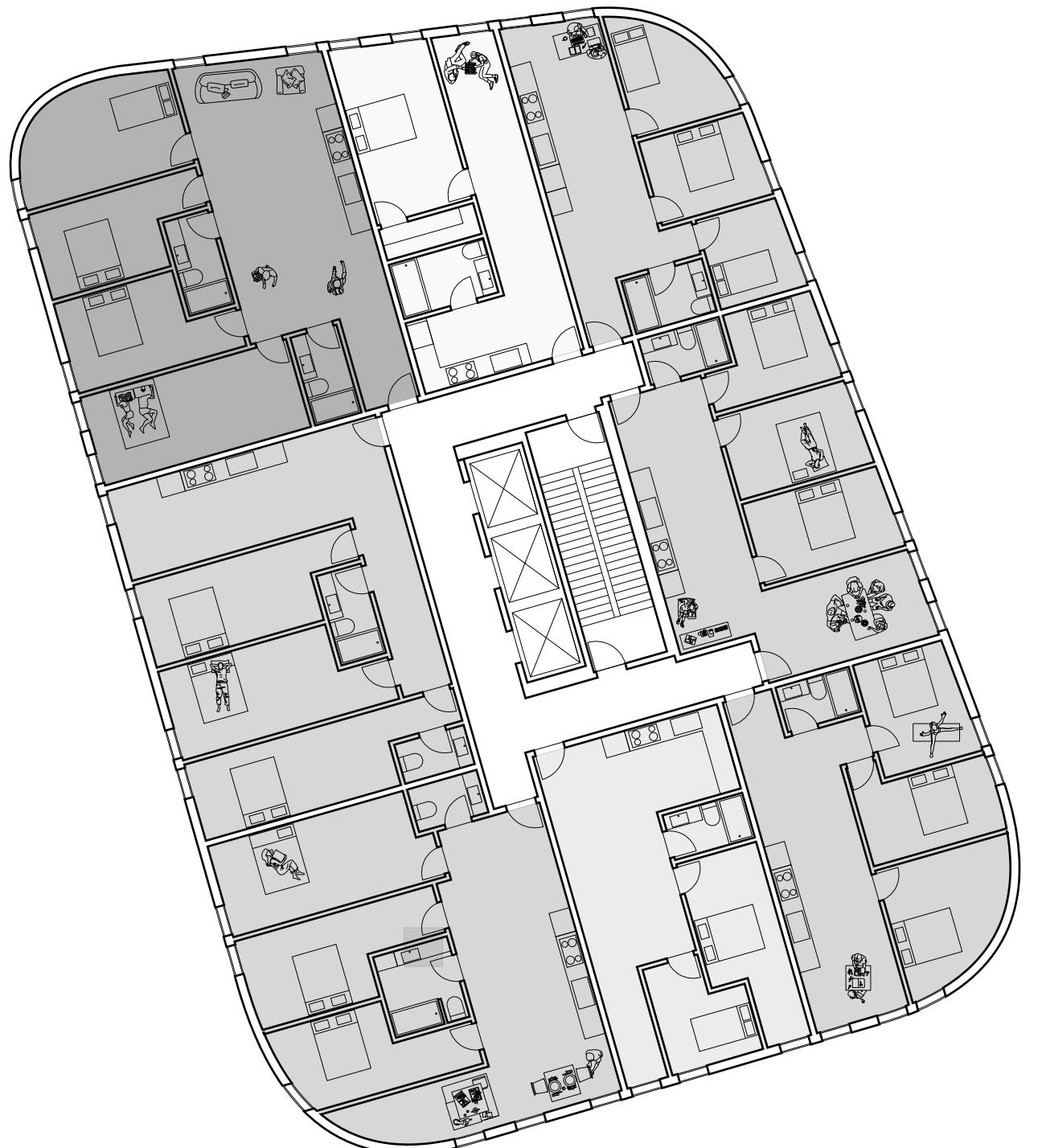
Michelle Liu & Emilie Tamlik

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

1:500



- 1 bedroom unit
- 2 bedroom unit
- 3 bedroom unit
- 4 bedroom unit

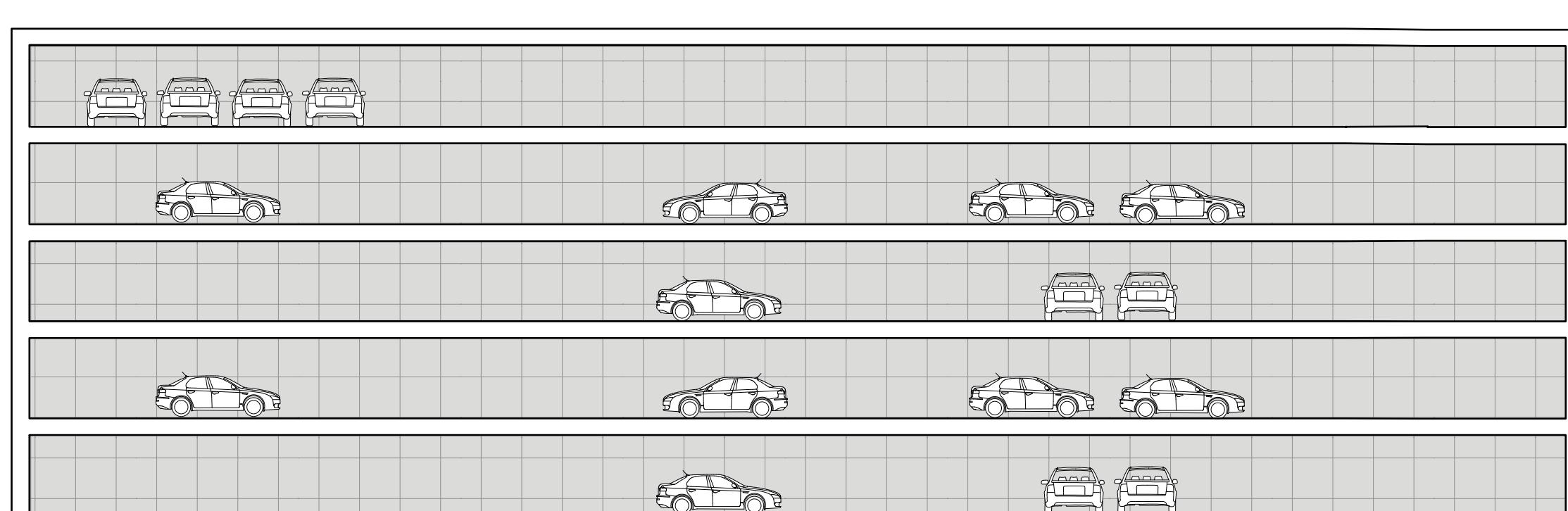
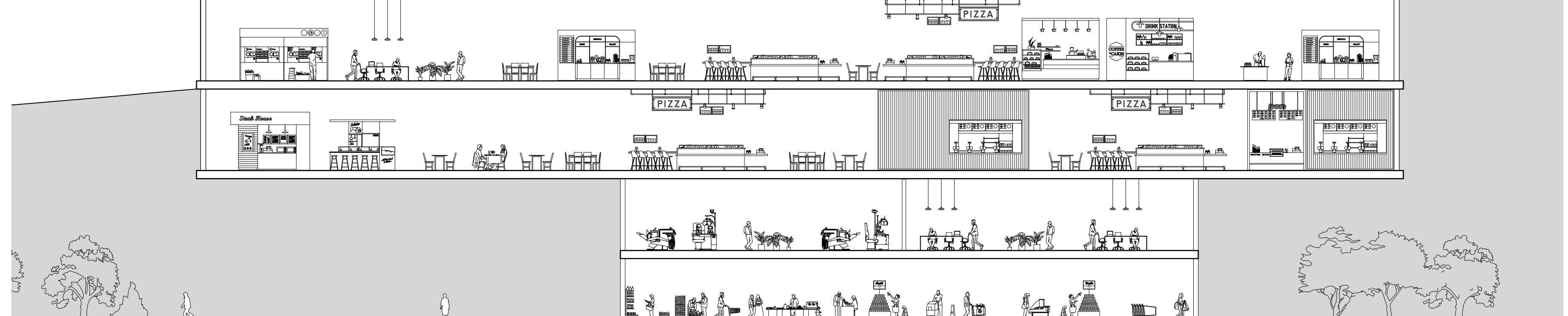
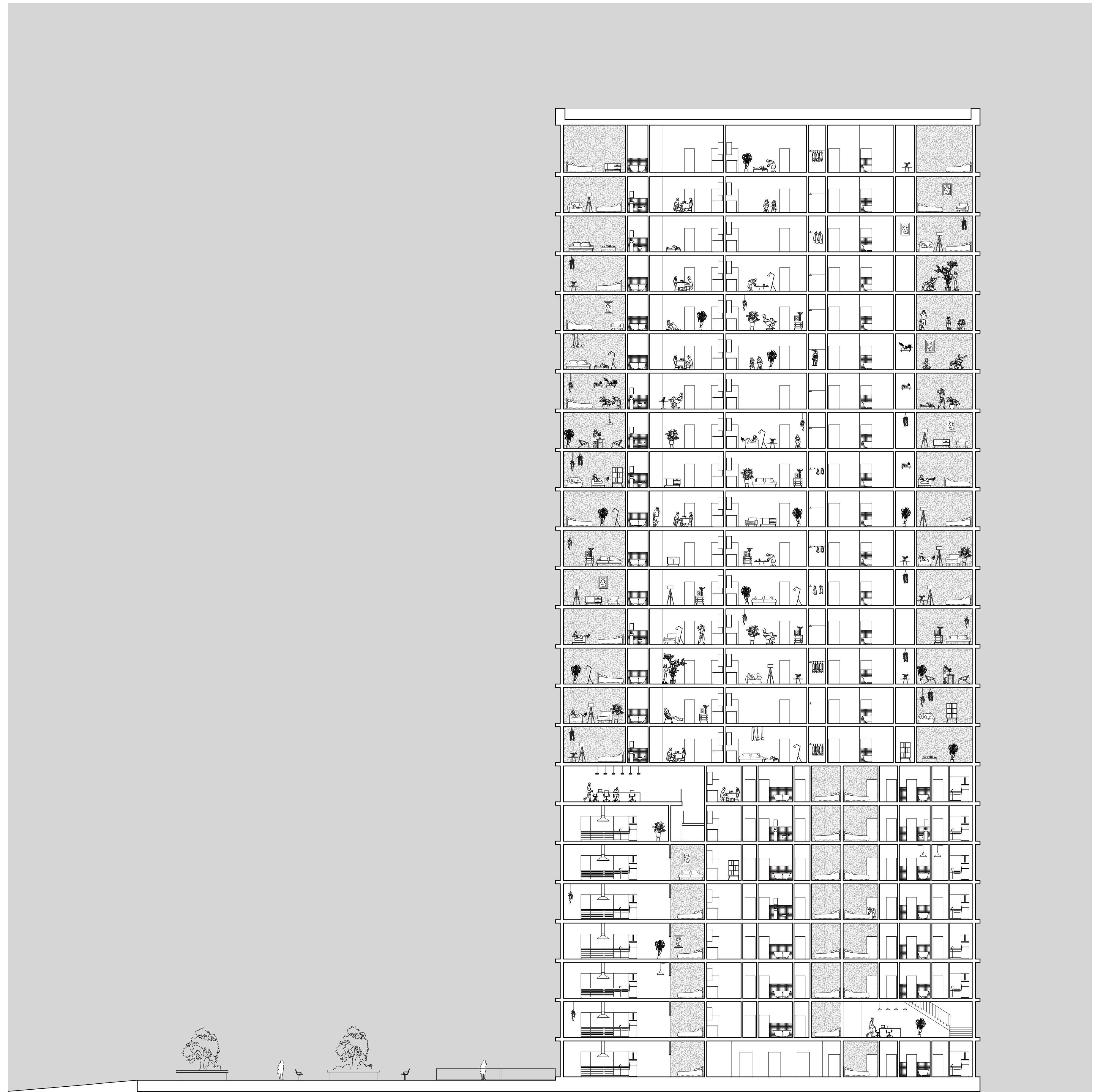


Affordable Rental Plan

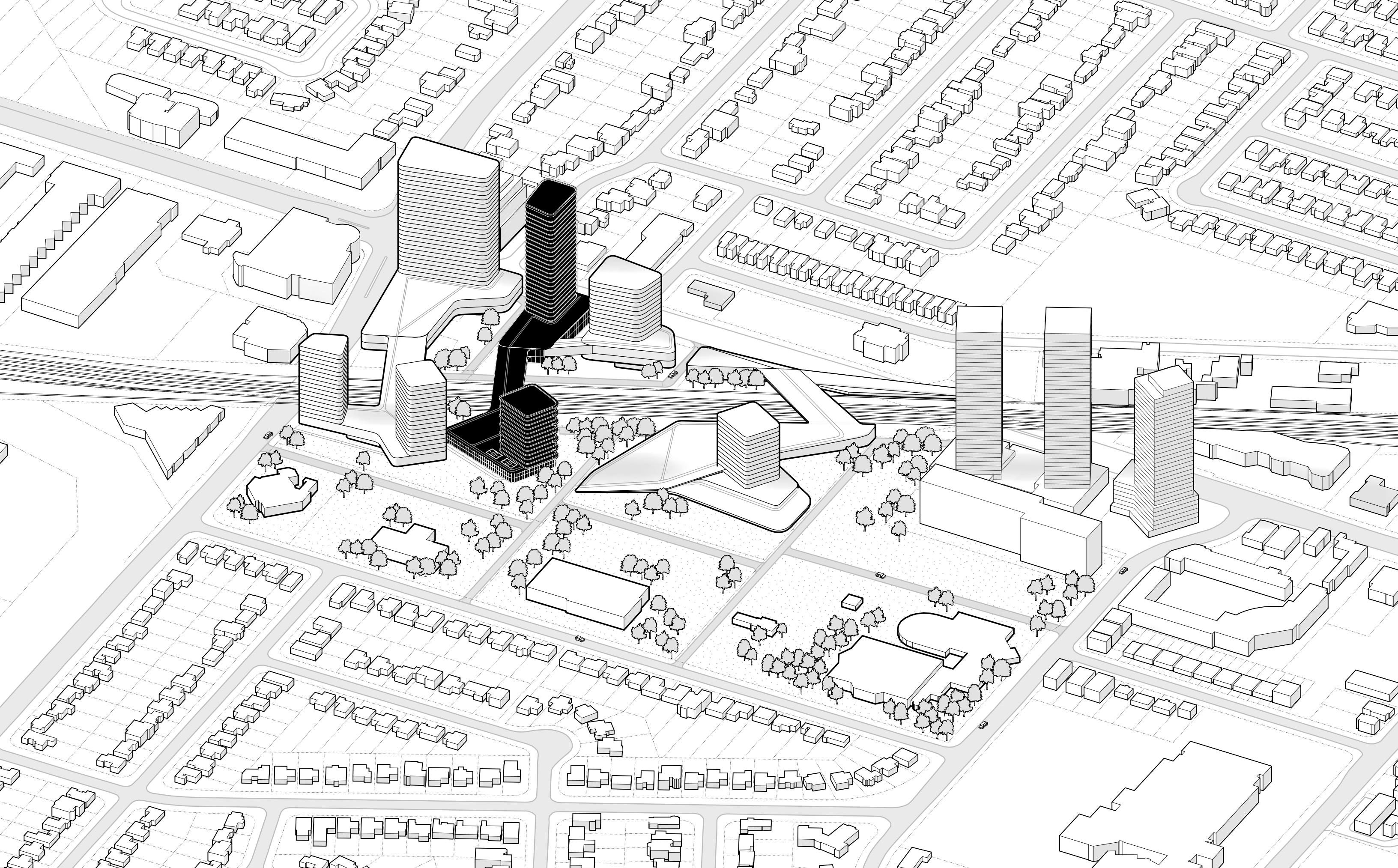


Market Rate Rental Plan









SITE ISOMETRIC

Michelle Liu & Emilie Tamlik

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4420-4362 Sheppard Avenue East

1:2000