



**Cawthra Character Area:** From Seneca Avenue to East Avenue

- Strongest double sided retail commercial area in district
- Includes low, medium and high density residential
- Opportunity for Gateway near Seneca Avenue
- Opportunity to intensify at Cawthra Road intersection
- Cooksville Creek corridor

What should the priorities be for this area?

**Industrial Lands Character Area:** From East Avenue to Fergus Avenue

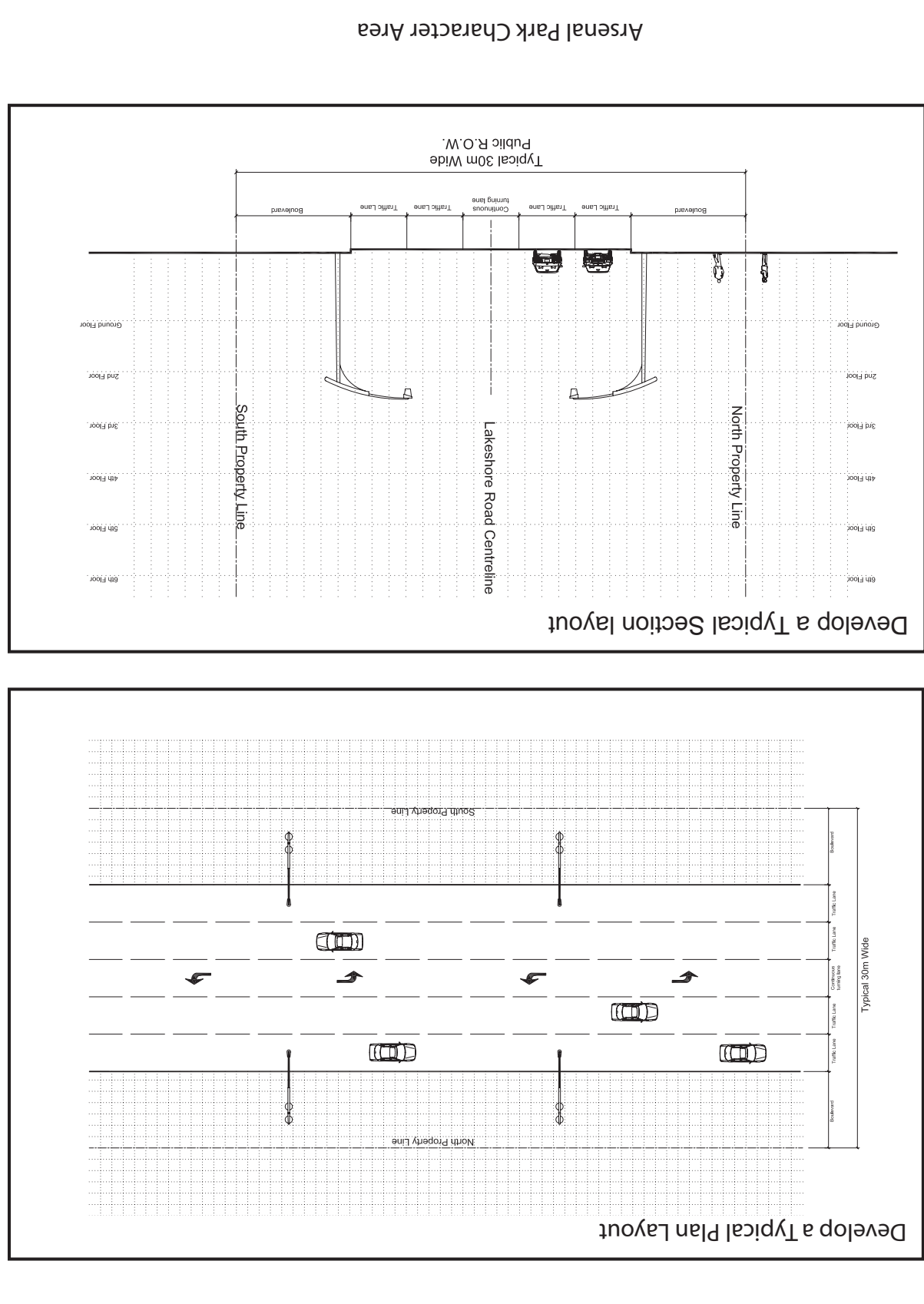
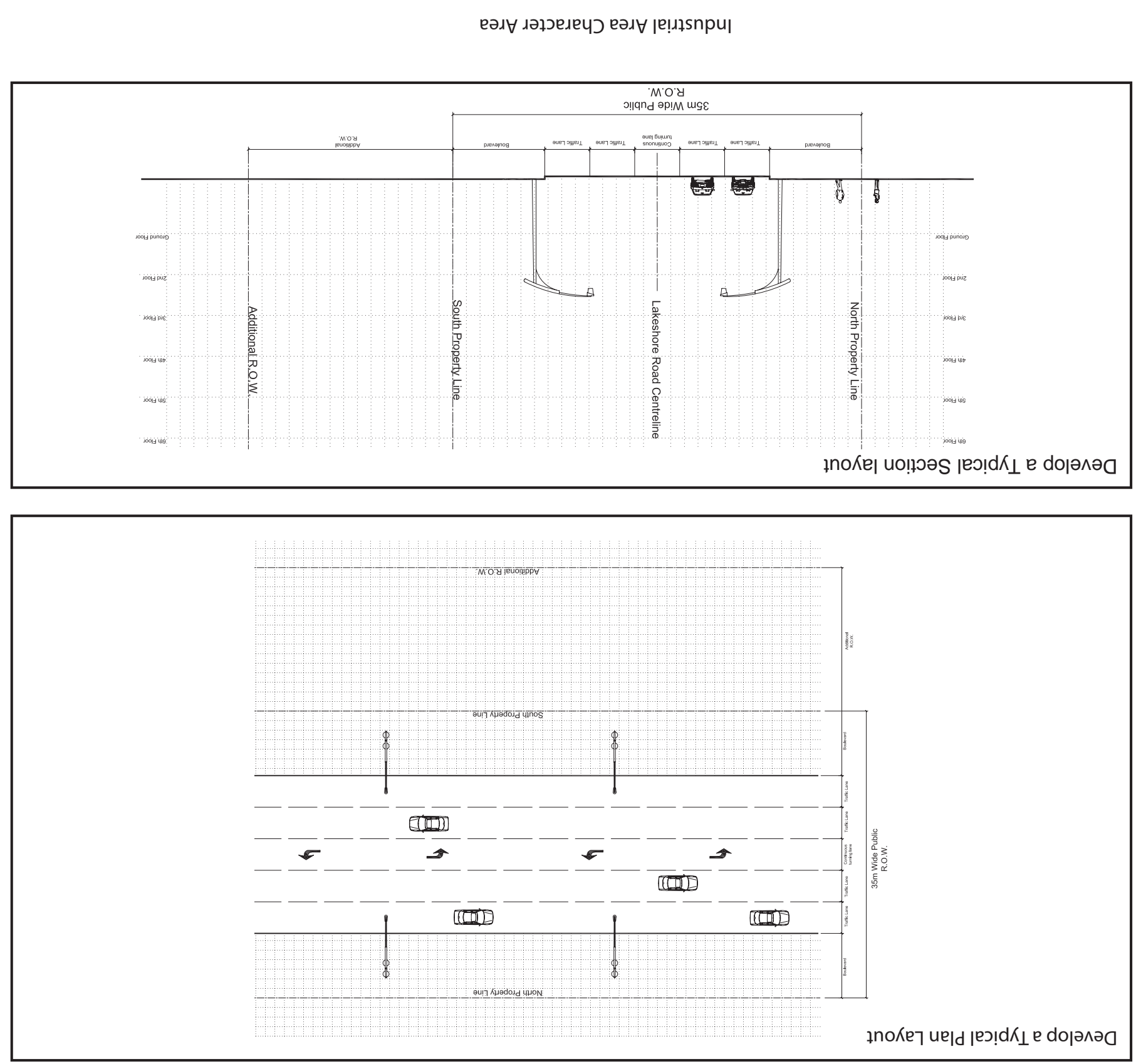
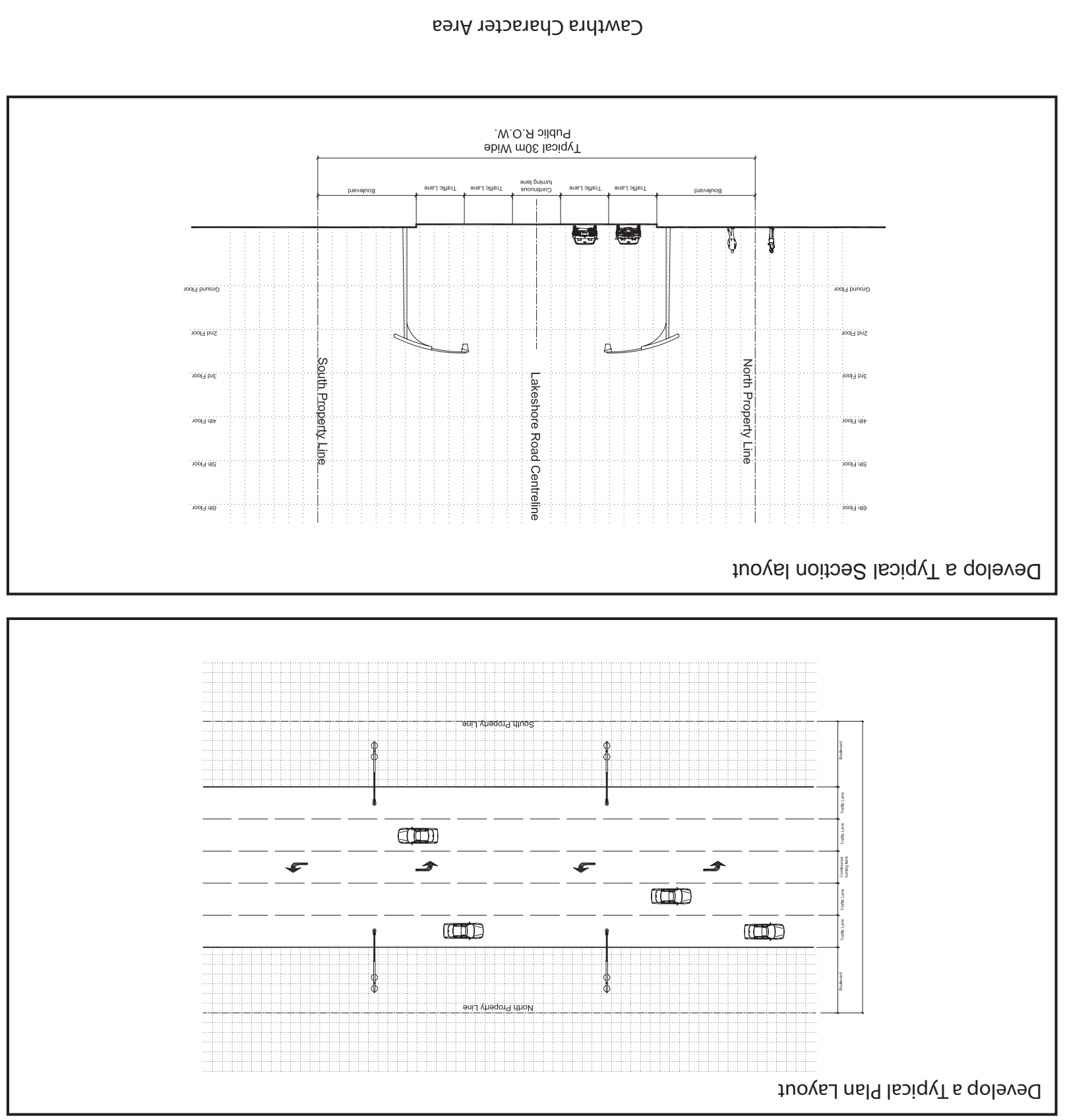
- Routes to access Lake Ontario both for vehicles and pedestrians not well advertised
- Straggling main street commercial on north side
- Several under-utilized sites on the north side - single storey or vacant
- Eclectic building styles, types and heights with several gaps on north side
- Large boulevard on north side paved, used for parking
- Single storey large scale industrial buildings on south side
- Large boulevard on the south side with mature trees and trails in some locations
- Unconsolidated driveways and front yard parking areas

What should the priorities be for this area?

**Arsenal Park Character Area:** From Fergus Avenue to the Etobicoke Creek

- High density residential on north side, major park space on the south side
- Close to the Long Branch GO Station
- Existing built form set back from streetline, cross section feels wide and open
- Only one crosswalk at Dixie Road
- Minimal or no sidewalk on south side of Lakeshore Road
- Several under-utilized sites on the north side - single storey or vacant

What should the priorities be for this area?



**Common Elements for Lakeshore Road**  
What are the features that can be similar all along Lakeshore Road? Please consider the following:

- A) Street Features: (for example: parking, crosswalks, driveways, signage, bike routes etc.)
- B) Boulevards: (for example: landscaping and trees, furnishings, lighting etc)
- C) Built Form: (for example: building relationship to the street, heights, setbacks, awnings, signs etc.)
- D) Open Spaces: (for example: gardens, forecourts, public parks and trails, plazas, public art etc.)