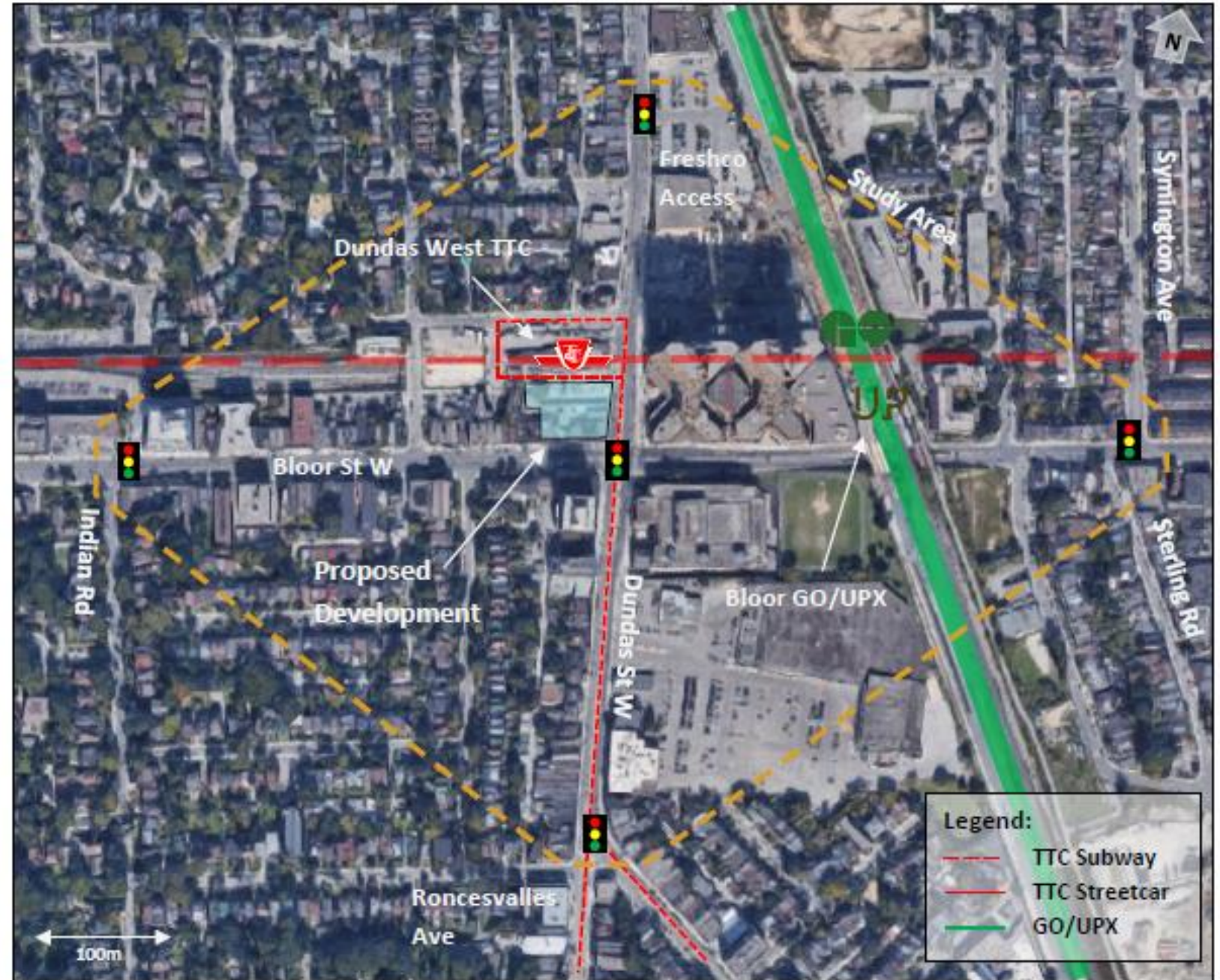


Figure 2: Study Area (Image: Google Maps)

December 2019 Study Area

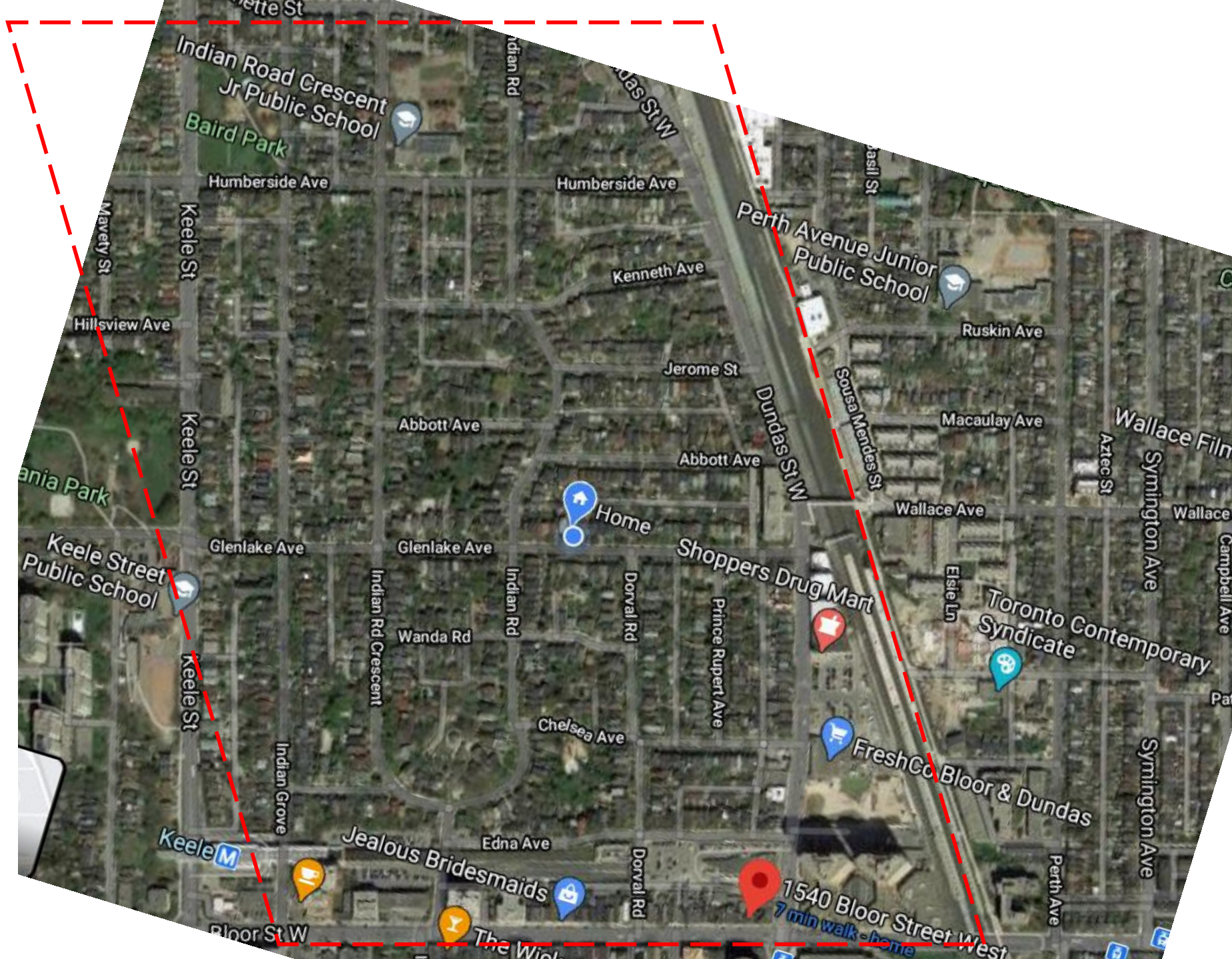
LEA Consulting's misplaced study area only considers 2 small streets, not the larger thoroughfares (Glenlake Ave, Humberside Ave) to the north of the Subject Site → The larger streets are the ones that connect Keele St and Dundas St W, and will be the ones that vehicular traffic will use in order to travel south down Dundas to access the Giraffe's car parking entry point (which is right-hand turn accessible only according to the Developer's proposal).

Note that traffic heading north on Dundas St so that area is irrelevant. Similarly, eastbound traffic along Bloor cannot access The Giraffe's parking entry point. Traffic at the Symington-Bloor intersection is largely irrelevant as it is nowhere near the access point.



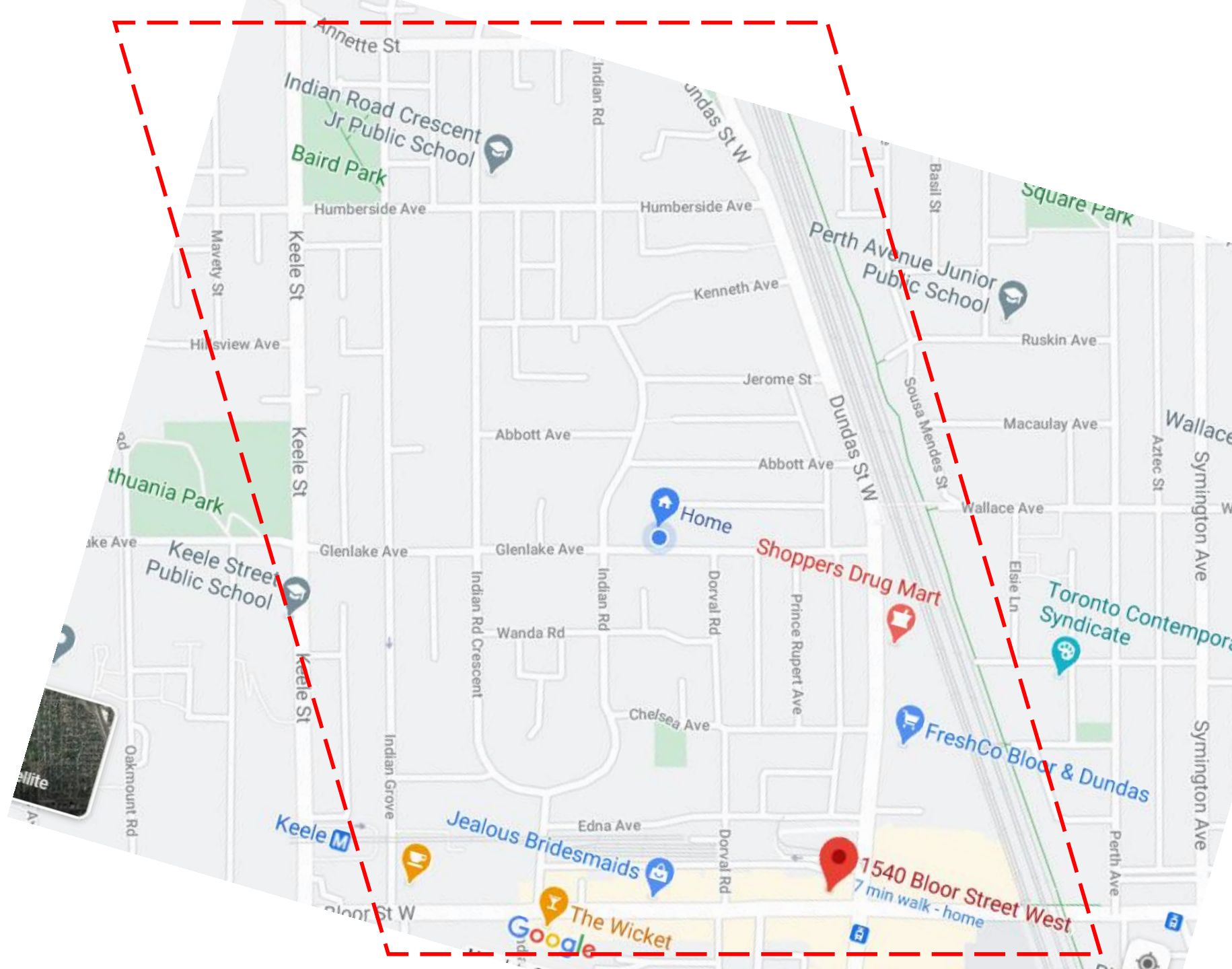
Revised Study Area

This study area the larger thoroughfares (east-west: Glenlake Ave, Humberside Ave, north-south: Indian Road, Indian Road Cres, Indian Grove) to the north and west of the Subject Site → These larger streets are the ones that connect Keele St and Dundas St W, and Annette and Bloor → They will be the ones that vehicular traffic will use in order to travel south down Dundas to access the Giraffe's car parking entry point (which is right-hand turn accessible only according to the Developer's proposal).



Revised Study Area

This study area the larger thoroughfares (east-west: Glenlake Ave, Humberside Ave, north-south: Indian Road, Indian Road Cres, Indian Grove) to the north and west of the Subject Site → These larger streets are the ones that connect Keele St and Dundas St W, and Annette and Bloor → They will be the ones that vehicular traffic will use in order to travel south down Dundas to access the Giraffe's car parking entry point (which is right-hand turn accessible only according to the Developer's proposal).



Proposal Prepared by Aubrey Frienser

Please contact Aubrey for further details and clarification

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- Refer to <https://bit.ly/3muQqER> for the LEA Traffic Impact Study report
- Refer to <http://bit.ly/3gUbzVD> for Developer's Proposal Application process documents