

783 Bathurst Street

B.streets Condos

Developer: Lindvest Properties
 Architect: Hariri Pontarini Architects

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓		✓									
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Bathurst Street

Photo Credit: City of Toronto



Rear Transition

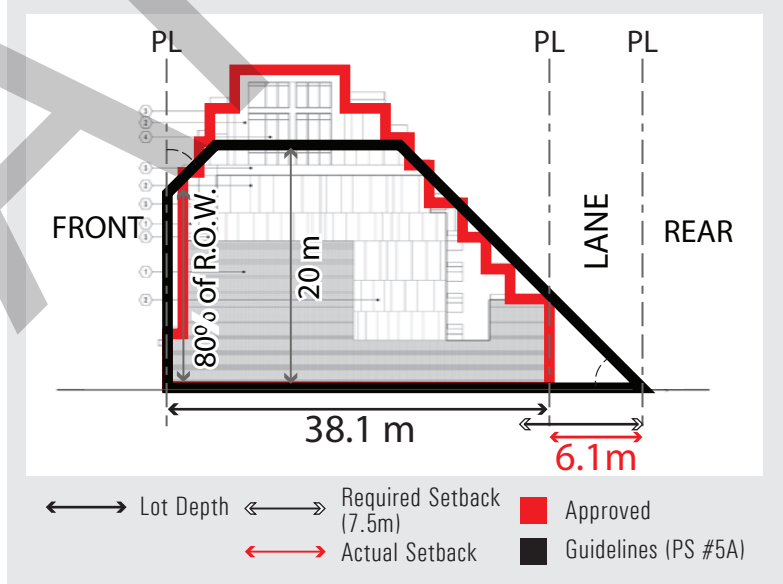
Photo Credit: City of Toronto

APPROVAL INFORMATION

Location: Avenue
 Number of Units: 195
 Total Density: 4.82 FSI
 Parking: 124 spaces
 Use at-grade: Retail

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 29.4 m Ratio of Height and ROW: 1.47:1 Storeys: 9
FRONT	Front Angular Plane Achieved: No 5 Hours of Sunlight Achievable: No 5hr Reference in Study Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes (on 2nd storey)
REAR	Lot Depth: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: No Rear Setback: Varies (min 6.1 and max 17.77m)



Rear Transition

Photo Credit: City of Toronto

DATE OF APPROVAL: 03/22/2012

41 Ossington Avenue

Motif Lofts + Townhomes

Developer: Reserve Properties
Architect: RAW Design

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓	✓										
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Ossington Avenue

Photo Credit: City of Toronto



Facade along Rebecca Street

Photo Credit: City of Toronto

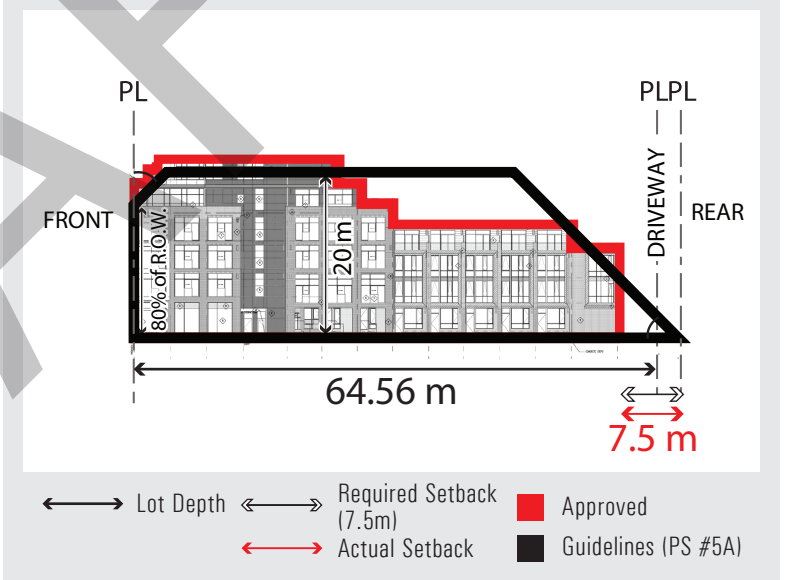
APPROVAL INFORMATION

Location: Not on an Avenue
Number of Units: 28
Total Density: 2.79 FSI
Parking: 21 spaces
Ground floor height: 4.5m
In Retail Priority Area: Yes

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 21.5 m Ratio of Height and ROW: 1.08:1 # of Storeys: 5
FRONT	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes Pedestrian Perception Stepback Required: No Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): No
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: No rear lane Appropriate Rear Angular Plane Achieved: No Rear Setback (Including Lane or Driveway): 7.5 m

SOUTH ELEVATION



Rear Transition

Photo Credit: City of Toronto

DATE OF APPROVAL: 04/05/2012 (ZBA)

4180 Dundas Street W.

Delmanor Prince Edward

Developer: Tridel

Architect: Burka Architects

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓	✓	✓							✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Dundas Street West

Photo Credit: City of Toronto



Rear Transition

Photo Credit: City of Toronto

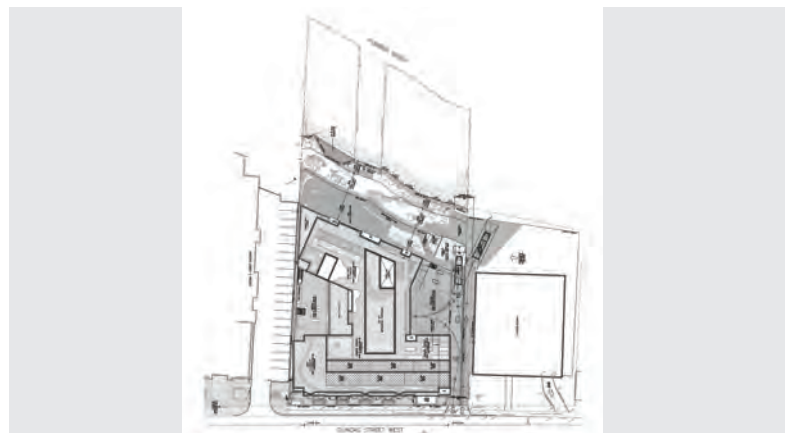
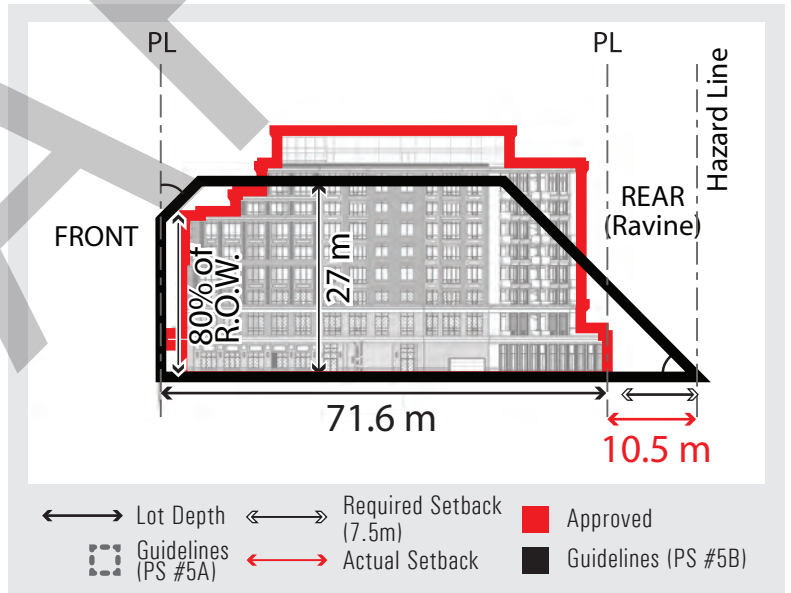
APPROVAL INFORMATION

Location: *Avenue*
 Number of Units: 145
 Total Density: 3.96 FSI
 Parking: 51 spaces
 Appropriate Upper Storey Side Stepbacks Achieved: Yes

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	FRONT	REAR
Planned ROW: 27 m Approved Height: 28.45 m Ratio of Height and ROW: 1.05:1 # of Storeys: 8	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Shadow study was provided, but no 5hr reference Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes	Shallow or Deep Lot: Deep Rear Lane Public or Private: N/A (Ravine at rear) Appropriate Rear Angular Plane Achieved: No Rear Setback (Including Lane or Driveway): 10.5 m

EAST ELEVATION



Site Plan

Photo Credit: City of Toronto

350 Sheppard Avenue E.

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓		✓								✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓							✓			✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded

Developer: Unknown

Architect: Makrimichaels Cugini Architects



Facade along Wilfred Avenue

Photo Credit: City of Toronto



Facade along Sheppard Avenue East

Photo Credit: City of Toronto

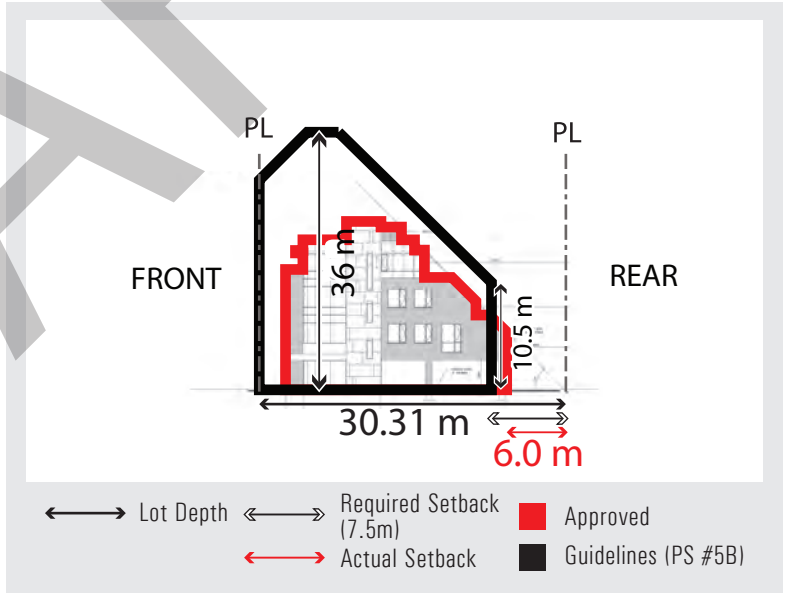
APPROVAL INFORMATION

Location: Avenue
 Retail GFA: 136 sq.m
 Office GFA: 878.84 sq.m
 Total Density: 1.90 FSI
 Parking: 9 spaces

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 36 m Approved Height: 14.3 m Ratio of Height and ROW: 0.40:1 # of Storeys: 4
	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes
FRONT	Pedestrian Perception Stepback Required: No Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Shallow Rear Lane Public or Private: No rear lane Appropriate Rear Angular Plane Achieved: Substantially Rear Setback (Including Lane or Driveway): 6.0 m

EAST ELEVATION



Rear Transition

Photo Credit: City of Toronto

1960 Queen Street East Lakehouse Beach Residences

Developer: Reserve Properties
Architect: RAW Design

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓		✓				✓						
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



South / West Corner (Rendering)

Photo Credit: Reserve Properties



Facade along Kenilworth Avenue (Rendering)

Photo Credit: Reserve Properties

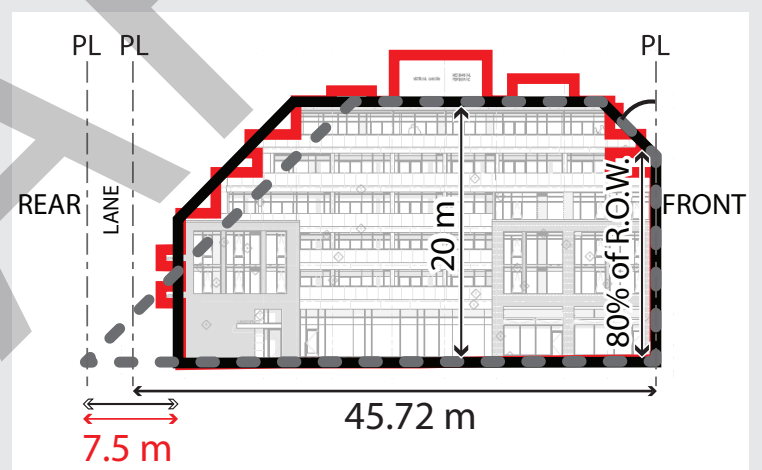
APPROVAL INFORMATION

Location: Avenue
 Number of Units: 29
 Total Density: 3.82 FSI
 Parking: 27 spaces
 In Retail Priority Area: Yes At-Grade Use: Retail

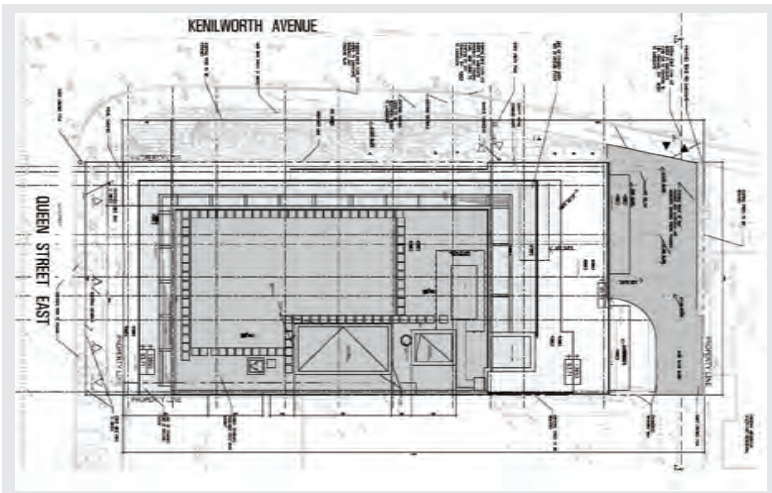
MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 20 m Ratio of Height and ROW: 1:1 # of Storeys: 6
FRONT	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes Pedestrian Perception Stepback Required: No Appropriate Pedestrian Perception Stepback Achieved: N/A Optimal Sidewalk Zone Achieved (4.8m or 6.0m): No
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: No Rear Lane Appropriate Rear Angular Plane Achieved: Yes (But used shallow lot transition) Rear Setback (Including Lane or Driveway): 7.5 m

EAST ELEVATION



← Lot Depth ← Required Setback (7.5m) ■ Approved
 Guidelines (PS #5A) ← Actual Setback Guidelines (PS #5B)



Site Plan

2270 Eglinton Avenue W.

Castlefield Design District

Developer: Oben Flats
 Architect: superkül

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓	✓	✓	✓			✓				✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓							✓			✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Eglinton Avenue West (Rendering)

Photo Credit: Norm Li AG+I/ Superkül



South / East Corner (Rendering)

Photo Credit: Norm Li AG+I/ Superkül

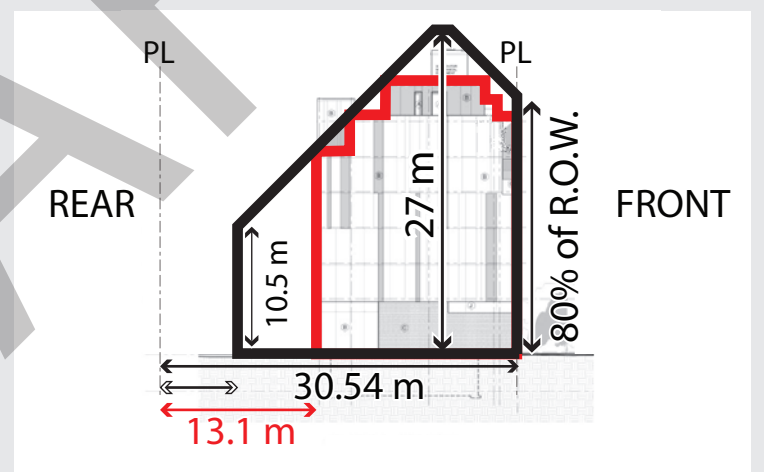
APPROVAL INFORMATION

Location: Avenue
 Number of Units: 29
 Total Density: 3.00 FSI
 Parking: 14 spaces
 Appropriate Upper Storey side step-backs Achieved: Yes

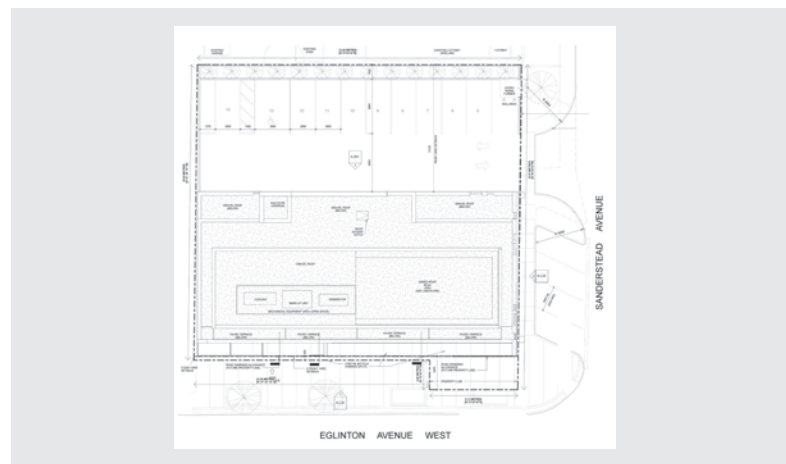
MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 27 m Approved Height: 23.3 m Ratio of Height and ROW: 0.86:1 # of Storeys: 7
FRONT	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Shallow Rear Lane Public or Private: No Rear Lane Appropriate Rear Angular Plane Achieved: Yes Rear Setback (Including Lane or Driveway): 13.1 m

WEST ELEVATION



← Lot Depth ← Required Setback (7.5m) ■ Approved
 ← Actual Setback ■ Guidelines (PS #5B)



Site Plan

1243-1245 Dundas St. W.

Abacus Lofts

Developer: DAZ Developments
 Architect: Quadrangle Architects

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓	✓										
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Dundas Street West

Photo Credit: City of Toronto



Facade along Dundas Street West

Photo Credit: City of Toronto

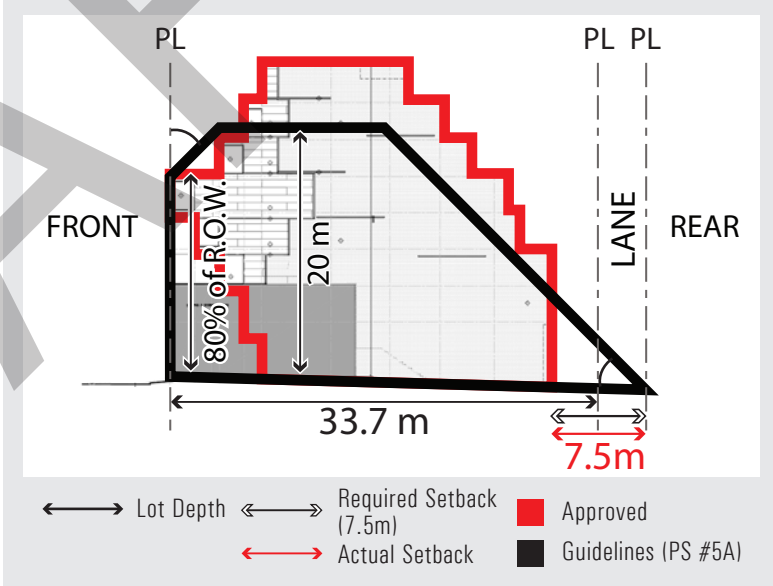
APPROVAL INFORMATION

Location: Avenue
 Number of Units: 39
 Total Density: 4.86 FSI
 Parking: 30 spaces
 In Retail Priority Area: Yes
 At-grade use: Retail

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 25.15 m Ratio of Height and ROW: 1.26:1 # of Storeys: 8
FRONT	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Shadow study was provided, but no 5 hour reference Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: No Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: No Rear Setback (Including Lane or Driveway): 7.5 m

WEST ELEVATION



West Elevation

Photo Credit: City of Toronto

998 College Street iT Lofts

Developer: Worsley Urban Partners
Architect: RAW Design

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓			✓							✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Photo Credit: RAW Design

Corner of College Street & Rusholme Road (Rendering)



Photo Credit: RAW Design

Facade along College Street (Rendering)

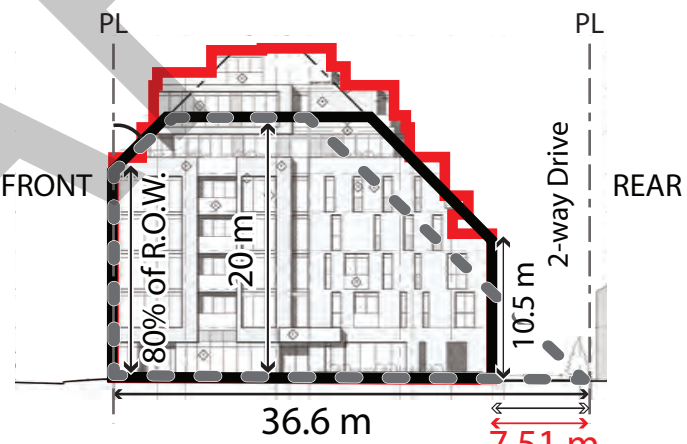
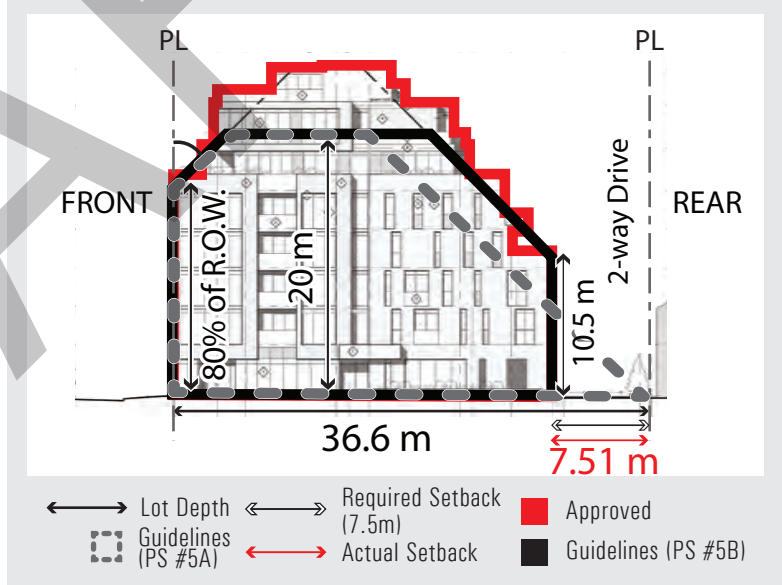
APPROVAL INFORMATION

Location: Avenue
Number of Units: 54
Total Density: 4.20 FSI
Parking: 35 spaces
Appropriate Side Step Backs At Upper Storeys Achieved: Substantially

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 25 m Ratio of Height and ROW: 1.25:1 # of Storeys: 7
FRONT	Appropriate Angular Plane Achieved: Substantially 5 Hours of Sunlight Achievable: Shadow study was provided, but no 5 hour reference Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes on primary frontage (No on secondary frontage)
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: Private Appropriate Rear Angular Plane Achieved: Substantially (but used the shallow lot transition) Rear Setback (Including Lane or Driveway): 7.5 m

EAST ELEVATION



← Lot Depth ← Required Setback (7.5m) ■ Approved
 Guidelines (PS #5A) ← Actual Setback Guidelines (PS #5B)



Photo Credit: RAW Design

Facade along Rusholme Road

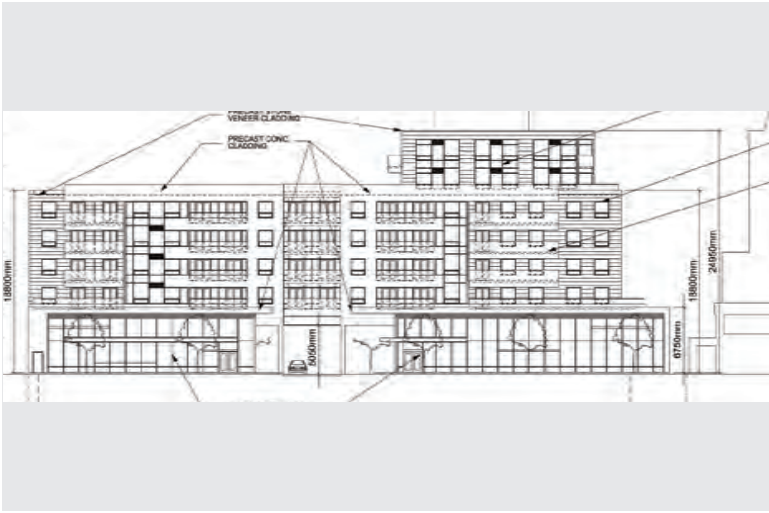
DATE OF APPROVAL: 11/27/2012

2 Cusack Court Vida Condos

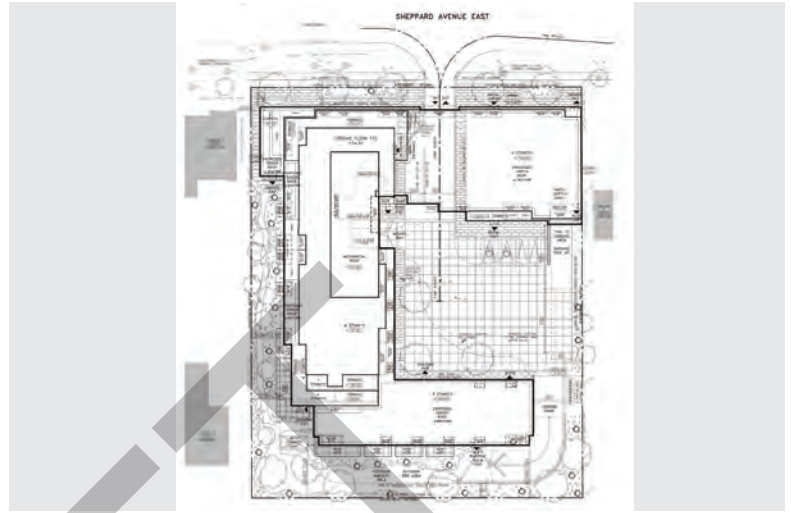
Developer: Castle Group Developments
Architect: HCA Architecture

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓		✓	✓		✓					✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
	✓							✓			✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



North Elevation



Site Plan

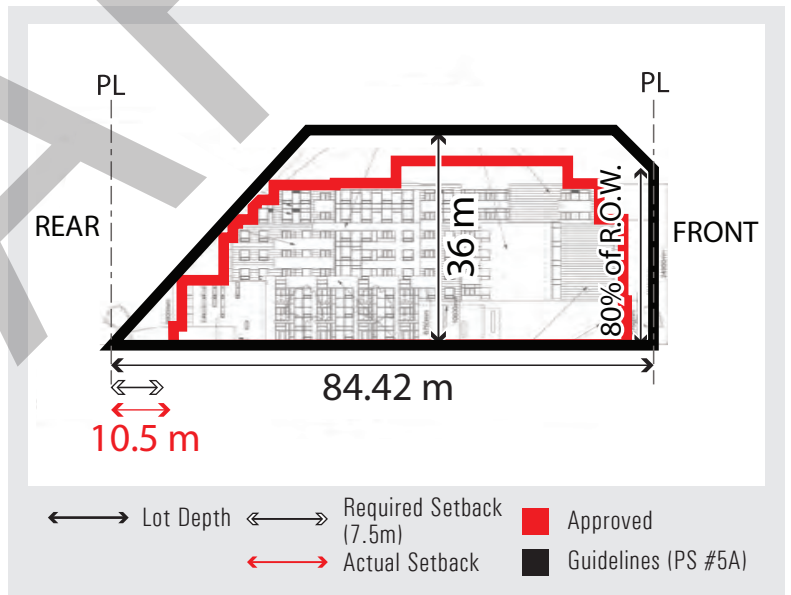
APPROVAL INFORMATION

Location: Avenue
Number of Units: 163
Total Density: 2.66 FSI
Parking: 193 spaces
Use at-grade: Retail

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	<p>Planned ROW: 36 m Approved Height: 24.55 m Ratio of Height and ROW: 0.68:1 # of Storeys: 8</p>
FRONT	<p>Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes</p> <p>Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: Yes</p> <p>Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes</p>
REAR	<p>Shallow or Deep Lot: Deep Rear Lane Public or Private: No Rear Lane Appropriate Rear Angular Plane Achieved: Yes Rear Setback (Including Lane or Driveway): 10.5 m</p>

EAST ELEVATION



West Elevation