

303 Kingston Road

Beach Club Lofts

Developer: Zen Homes

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

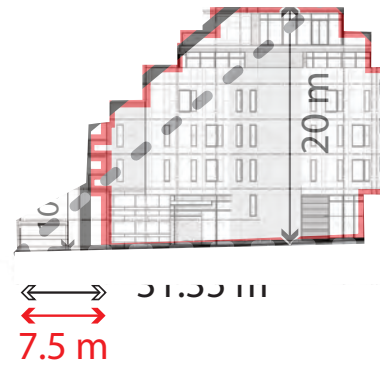


Facade along Kingston Road (Rendering)



East / South Corner (Rendering)

EAST ELEVATION



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

Location: Not on an Avenue
 Number of Units: 47
 Total Density: 3.80 FSI
 Parking: 34 spaces
 Use at-grade: Live/Work Units
 Proposed Height of Ground Floor: 4.5 m

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 (< 23m in height) Appropriate Pedestrian Perception Stepback Achieved: Yes Optimal Sidewalk Zone Achieved (4.8m or 6.0m): Yes
REAR	Shallow or Deep Lot: Deep Rear Lane Public or Private: No Rear Lane Appropriate Rear Angular Plane Achieved: Yes (But for Shallow lot) Rear Setback (Including Lane or Driveway): 7.5m



East / North Corner (Rendering)

760 The Queensway

Qube Condos

Developer: First Avenue Properties
 Architect: Romanov Romanov

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 The Queensway

Photo Credit: City of Toronto



Rear Transition

Photo Credit: City of Toronto

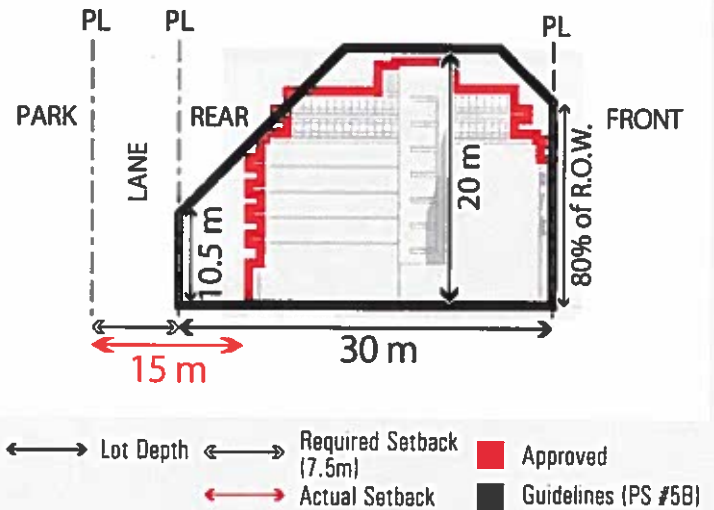
APPROVAL INFORMATION

Location: Avenue
 Number of Units: 74
 Total Density: 5.65 FSI
 Parking: 78 interior spaces, 11 visitor/retail spaces

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 30 m
	Approved Height: 25.5 m
FRONT	Ratio of Height and ROW: 0.85:1
	# of Storeys: 8
	Appropriate Angular Plane Achieved: Yes
REAR	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
	Shallow or Deep Lot: Shallow
	Rear Lane Public or Private: N/A
	Appropriate Rear Angular Plane Achieved: Substantially
	Rear Setback (Including Lane or Driveway): 15m

WEST ELEVATION



West Elevation

Photo Credit: City of Toronto