783 Bathurst Street
B.streets Condos
Developer: Lindvest Properties
Architect: Hariri Pontarini Architects

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

<table>
<thead>
<tr>
<th>HEIGHT</th>
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</thead>
</table>
| Front  | Planned ROW: 20 m
|        | Approved Height: 29.4 m
|        | Ratio of Height and ROW: 1.47:1
|        | Storeys: 9
| Rear   | Lot Depth: Deep
|        | Rear Lane Public or Private: Public
|        | Lot Depth: Deep
|        | Rear Setback: Varies (min 6.1 and max 17.77m)

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)

Appropriate Rear Angular Plane Achieved: No
Rear Setback: Varies (min 6.1 and max 17.77m)

*No data available for the shaded

Photo Credit: City of Toronto
**DATE OF APPROVAL: 03/22/2012**

**41 Ossington Avenue**  
Motif Lofts + Townhomes

**Developer:** Reserve Properties  
**Architect:** RAW Design

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**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**

- **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

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*No data available for the shaded*
4180 Dundas Street W.
Delmanor Prince Edward
Developer: Tridel
Architect: Burka Architects

DATE OF APPROVAL: 04/30/2014 (OMB Order)

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
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

REAR
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

*No data available for the shaded

Facade along Dundas Street West
Photo Credit: City of Toronto

Rear Transition
Photo Credit: City of Toronto

EAST ELEVATION

Site Plan
Photo Credit: City of Toronto
DATE OF APPROVAL: 05/09/2012

350 Sheppard Avenue E.

Developer: Unknown
Architect: Makrimichaels Cugini Architects

**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**

- Planned ROW: 36 m
- Approved Height: 14.3 m
- Ratio of Height and ROW: 0.40:1
- # of Storeys: 4

**HEIGHT**

- 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

Photo Credit: City of Toronto
1960 Queen Street East
Lakehouse Beach Residences

Developer: Reserve Properties
Architect: RAW Design

**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

- **Appropriate Angular Plane Achieved:** Yes
- **5 Hours of Sunlight Achievable:** Yes

**FRONT**

- **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

**SITE PLAN**

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

*No data available for the shaded areas.*
DATE OF APPROVAL: 08/21/2012

2270 Eglinton Avenue W.
Castlefield Design District
Developer: Oben Flats
Architect: 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

Planned ROW: 27 m
Approved Height: 23.3 m
Ratio of Height and ROW: 0.86:1
# of Storeys: 7

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

Site Plan
1243-1245 Dundas St. W.
Abacus Lofts

DATE OF APPROVAL: 09/29/2012

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

Planned ROW: 20 m
Approved Height: 25.15 m
Ratio of Height and ROW: 1.26:1
# of Storeys: 8

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

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
998 College Street

**iT Lofts**

Developer: Worsley Urban Partners
Architect: RAW Design

**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

*No data available for the shaded Facade along Rusholme Road

**Photo Credit:** RAW Design

**EAST ELEVATION**

**PL 80% of ROW**

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**Approved Height:** 25 m

**Guidelines (PS #5B):**

- **Required Setback (7.5m):**
- **Actual Setback:**

**Lot Depth Guidelines (PS #5A):**

- **2-way Drive:**

**Front Rear**

**Photo Credit:** RAW Design
DATE OF APPROVAL: 11/27/2012

2 Cusack Court
Vida Condos
Developer: Castle Group Developments
Architect: HCA Architecture

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

Planned ROW: 36 m
Approved Height: 24.55 m
Ratio of Height and ROW: 0.68:1
# of Storeys: 8

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

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

*No data available for the shaded areas*