

# 2803 Dundas St. W.

## Duke

Developer: TAS  
 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 (Rendering)

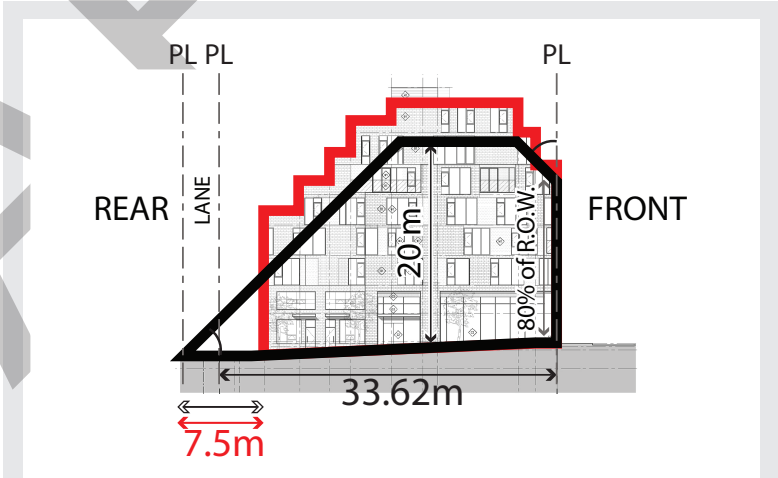
Photo Credit: TAS Design Build



East Elevation (Rendering)

Photo Credit: TAS Design Build

### EAST ELEVATION



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

Location: Avenue  
 Number of Units: 109  
 Total Density: 5.00 FSI  
 Parking: 74 spaces (65 + 9 visitor)  
 Ground Floor Height: 5.52 m

### MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 20 m Approved Height: 24.6 m Ratio of Height and ROW: 1.23:1 # of Storeys: 7
FRONT	Appropriate Angular Plane Achieved: No 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: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: No Rear Setback (Including Lane or Driveway): 7.5 m



At-grade Retail (Rendering)

Photo Credit: TAS Design Build

# 281 Avenue Road

## The Davies

Developer: Brandylane Homes

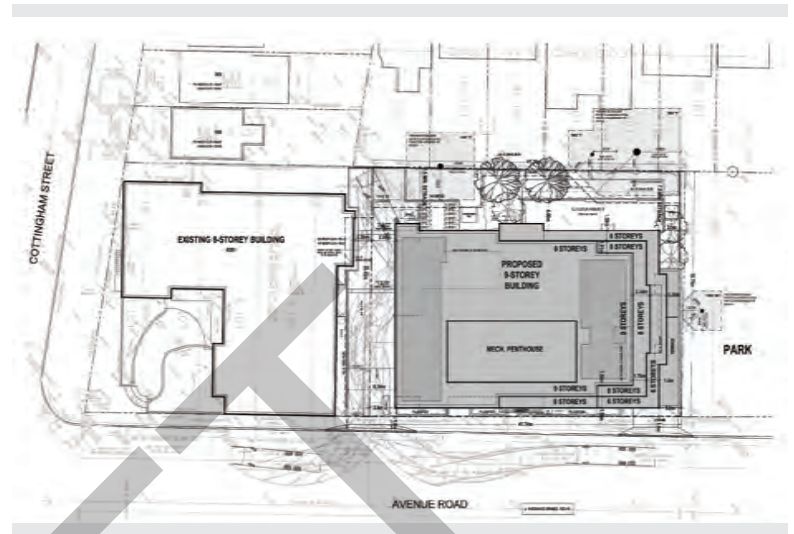
Architect: Rafael + Bigauskas Architects

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



West Elevation



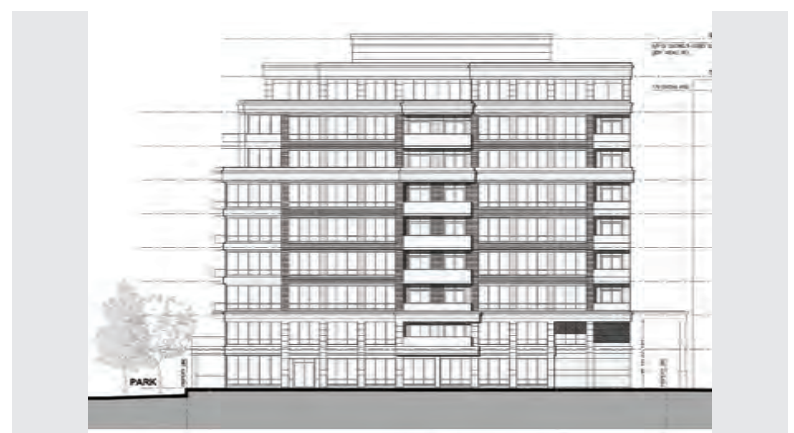
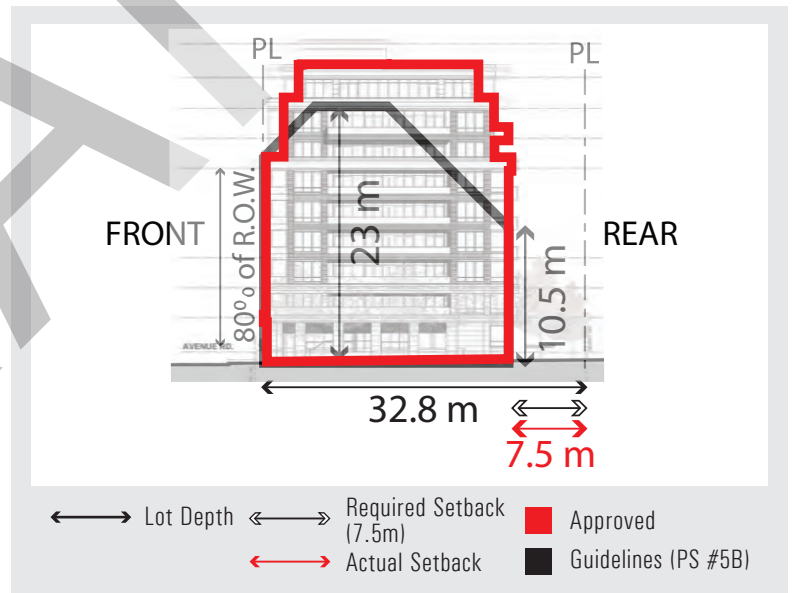
Site Plan

Location: Not on an Avenue  
 Number of Units: 62  
 Total Density: 4.90 FSI  
 Parking: 74 spaces

### MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 23 m Approved Height: 29 m Ratio of Height and ROW: 1.26:1 # of Storeys: 9
FRONT	Appropriate Angular Plane Achieved: No 5 Hours of Sunlight Achievable: Yes  Pedestrian Perception Stepback Required: Yes Appropriate Pedestrian Perception Stepback Achieved: No  Optimal Sidewalk Zone Achieved (4.8m or 6.0m): No
REAR	Shallow or Deep Lot: Shallow Rear Lane Public or Private: N/A Appropriate Rear Angular Plane Achieved: No Rear Setback (Including Lane or Driveway): 7.5m

### SOUTH ELEVATION



East Elevation