2803 Dundas St. W.
Duke
Developer: TAS
Architect: Quadrangle Architects

Photo Credit: TAS Design Build

*No data available for the shaded

DATE OF APPROVAL: 05/10/2013

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

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

Photo Credit: TAS Design Build

At-grade Retail (Rendering)

Photo Credit: TAS Design Build
281 Avenue Road
The Davies
Developer: Brandylane Homes
Architect: Rafael + Bigauskas Architects

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

MID-RISE BUILDING PERFORMANCE STANDARDS

Planned ROW: 23 m
Approved Height: 29 m
Ratio of Height and ROW: 1.26:1
# of Storeys: 9

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

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

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