303 Kingston Road
Beach Club Lofts
Developer: Zen Homes
Architect: Quadrangle Architects

Facade along Kingston Road (Rendering)

East / South Corner (Rendering)

East / North Corner (Rendering)

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

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

Pedestrian Perception Stepback Required:
No (< 23m in height)
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 (But for Shallow lot)
Rear Setback (Including Lane or Driveway): 7.5 m
**760 The Queensway**
Qube Condos
Developer: First Avenue Properties
Architect: Romanov Romanov

**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
- Ratio of Height and ROW: 0.85:1
- # 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: Shallow
Rear Lane Public or Private: N/A
Appropriate Rear Angular Plane Achieved: Substantially
Rear Setback (Including Lane or Driveway): 15m