**Location:** Avenue  
**Number of Units:** 87  
**Total Density:** 3.97 FSI  
**Parking:** 70 spaces  
**Appropriate side step-backs at upper storeys achieved:** Yes

### APPROVAL INFORMATION

### MID-RISE BUILDING PERFORMANCE STANDARDS

**Planned ROW:** 20 m  
**Approved Height:** 25.4 m  
**Ratio of Height and ROW:** 1.27:1  
**# of Storeys:** 7

**Appropriate Angular Plane Achieved:** Substantially  
**5 Hours of Sunlight Achievable:** 5 hours is substantially achieved

**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:** Public  
**Appropriate Rear Angular Plane Achieved:** Substantially (But used Shallow lot transition)  
**Rear Setback (Including Lane or Driveway):** 6.37 m
282 St Clair Avenue W.
The Code Condos
Developer: BLVD Developments, Lifetime Developments
Architect: Hariri Pontarini Architects

Facade along St Clair Avenue West (Rendering)

Location: Not on an Avenue
Number of Units: 116
Total Density: 4.51 FSI
Parking: 111 spaces
Height of Ground Floor: 4.8 m

MID-RISE BUILDING PERFORMANCE STANDARDS

HEALTH
Planned ROW: 30 m
Approved Height: 30.475 m (not including Penthouse)
Ratio of Height and ROW: 1.03:1
# 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: Deep
Rear Lane Public or Private: Private
Appropriate Rear Angular Plane Achieved: No
Rear Setback (Including Lane or Driveway): 7.6 m

Photo Credit: Hariri Pontarini Architects
1880 Queen Street East
Two Hundred
Developer: The Riedel Group
Architect: Richard Ziegler Architect

South Elevation

Location: Avenue
Number of Units: 29
Total Density: 4.20 FSI
Parking: 39 spaces

MID-RISE BUILDING PERFORMANCE STANDARDS

**HEIGHT**
- Planned ROW: 20 m
- Approved Height: 19.5 m
- Ratio of Height and ROW: 0.98:1
- # 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: Public
- Appropriate Rear Angular Plane Achieved: Yes
  - (But used Shallow lot transition)
- Rear Setback (Including Lane or Driveway): 7.5 m