**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: No
- 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:
  No (Used shallow lot transition)
- Rear Setback (Including Lane or Driveway): 7.5 m

*No data available for the shaded box.*

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**Location:** Avenue
- Number of Units: 67
- Total Density: 4.22 FSI
- Parking: 65 spaces
- In Retail Priority Area: Yes
- At-grade Use: Retail

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**Corner of Queen Street East & Woodbine Avenue (Rendering)**

**Facade along Queen Street East (Rendering)**