

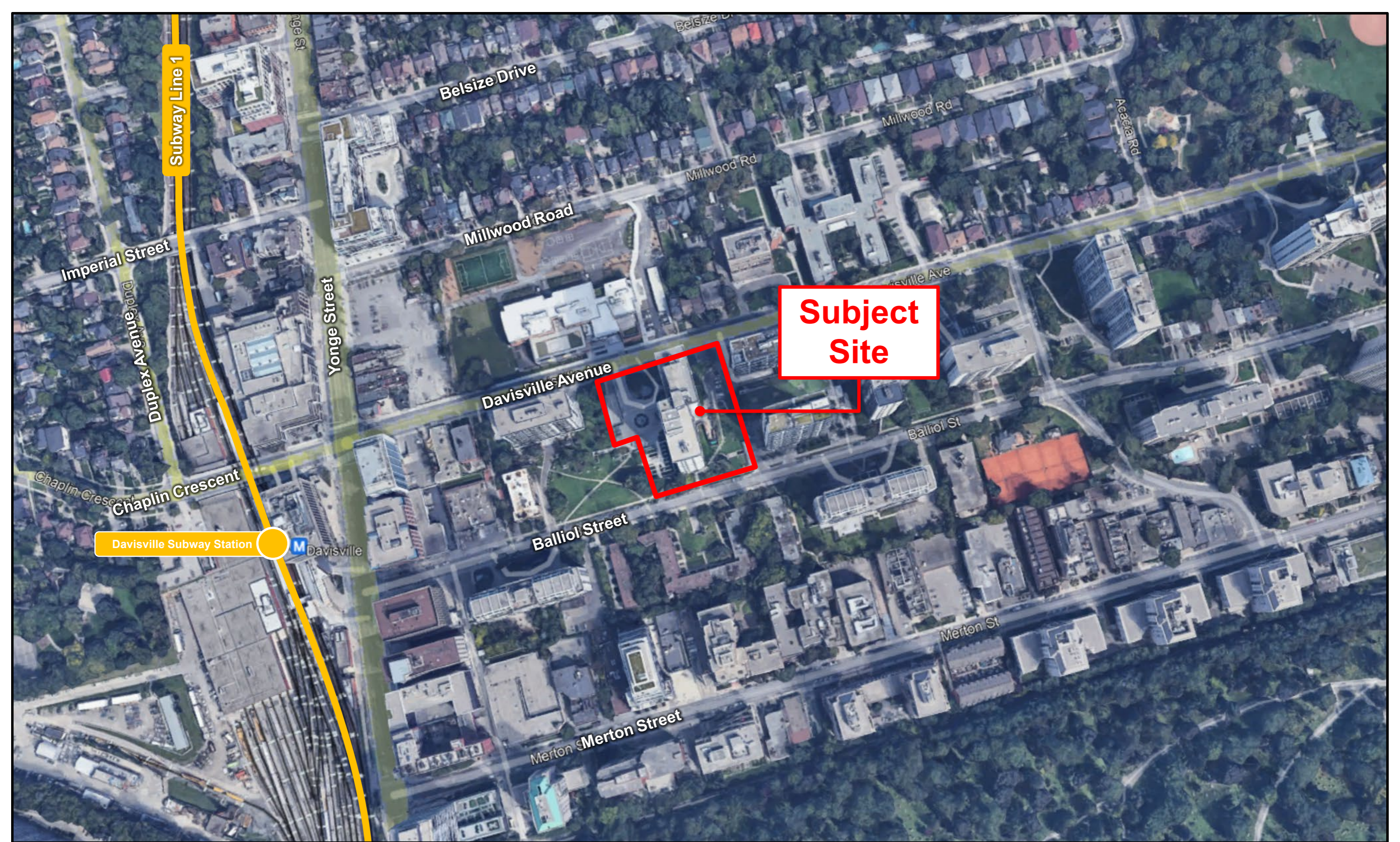


**G O L D B E R G
G R O U P**

77 DAVISVILLE AVENUE

25 199458 STE 12 OZ

April 1, 2026



Subway Line 1

Imperial Street

Duplex Avenue

Yonge Street

Belsize Drive

Millwood Road

Millwood Rd

Millwood Rd

Acacia Rd

Subject Site

Davisville Avenue

Balliol St

Chaplin Crescent

Davisville Subway Station

M Davisville

Balliol Street

Merton St

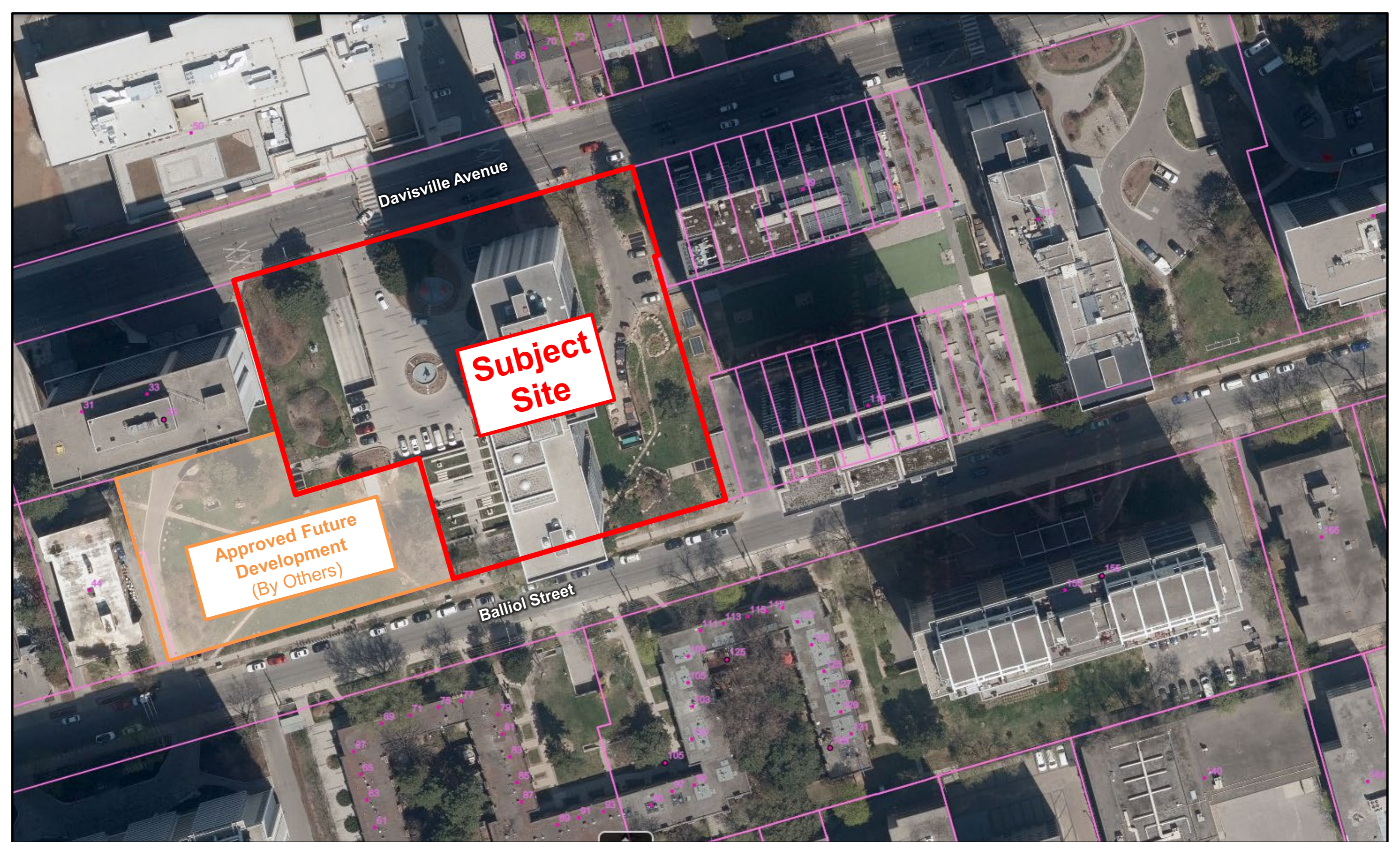
Merton Street

SITE CONTEXT



GOLDBERG GROUP

Source: Google Maps



Davisville Avenue

Subject Site

Approved Future Development (By Others)

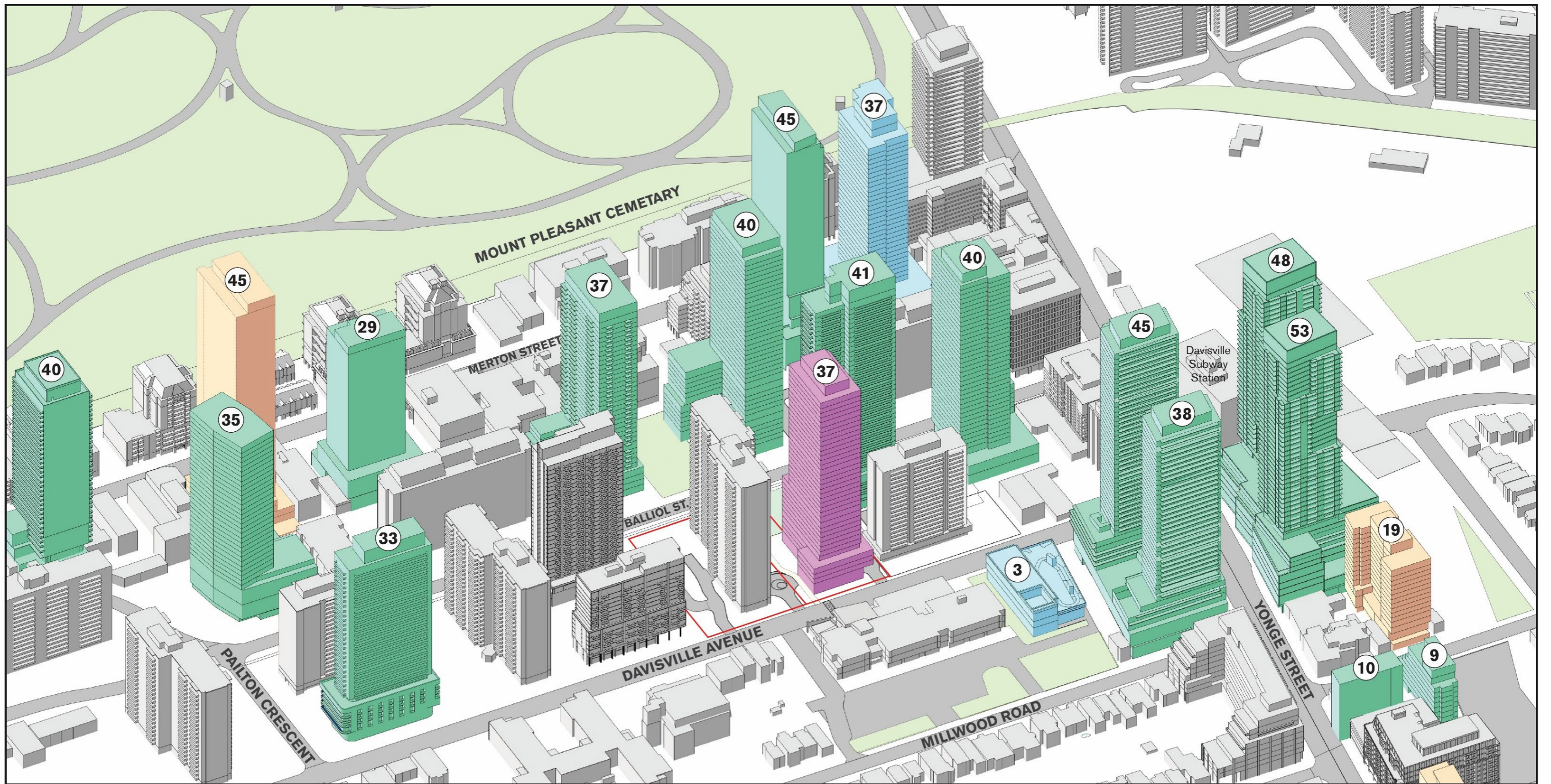
Balliol Street

AERIAL PHOTOGRAPH



GOLDBERG GROUP

Source: TorontoMaps



LEGEND

- EXISTING
- PROPOSED
- SUBJECT SITE
- UNDER CONSTRUCTION
- APPLICANT PROPOSAL
- NUMBER OF STOREYS
- APPROVED

Davisville Avenue





Balliol Street



LEGEND

1. Drive Court & Drop-off Area
2. 3.0m Wide Walkway (POPS Mid-block Connection)
3. Precast Concrete Bench Seating
4. Outdoor Amenity Space
5. Ornamental Planting Area
6. Existing Trees to Remain
7. Proposed Parkland

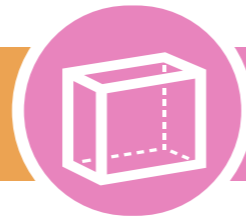
-  Existing Entrance
-  Proposed Entrance



Unit Breakdown

49 (12%)	studio
154 (39%)	1-bedroom
59 (15%)	1-bedroom + den
74 (19%)	2-bedroom
25 (6%)	2-bedroom + den
39 (10%)	3-bedroom

400 units total (rental)



GFA

29,298.3 m²



Height & Storeys

127.5 m *(including MPH)*
37 storeys



Vehicular Parking

384 spaces (existing)
53 resident
6 visitor
2 PUDO

383 spaces total



Bike Parking

360 long term
80 short term

440 spaces total



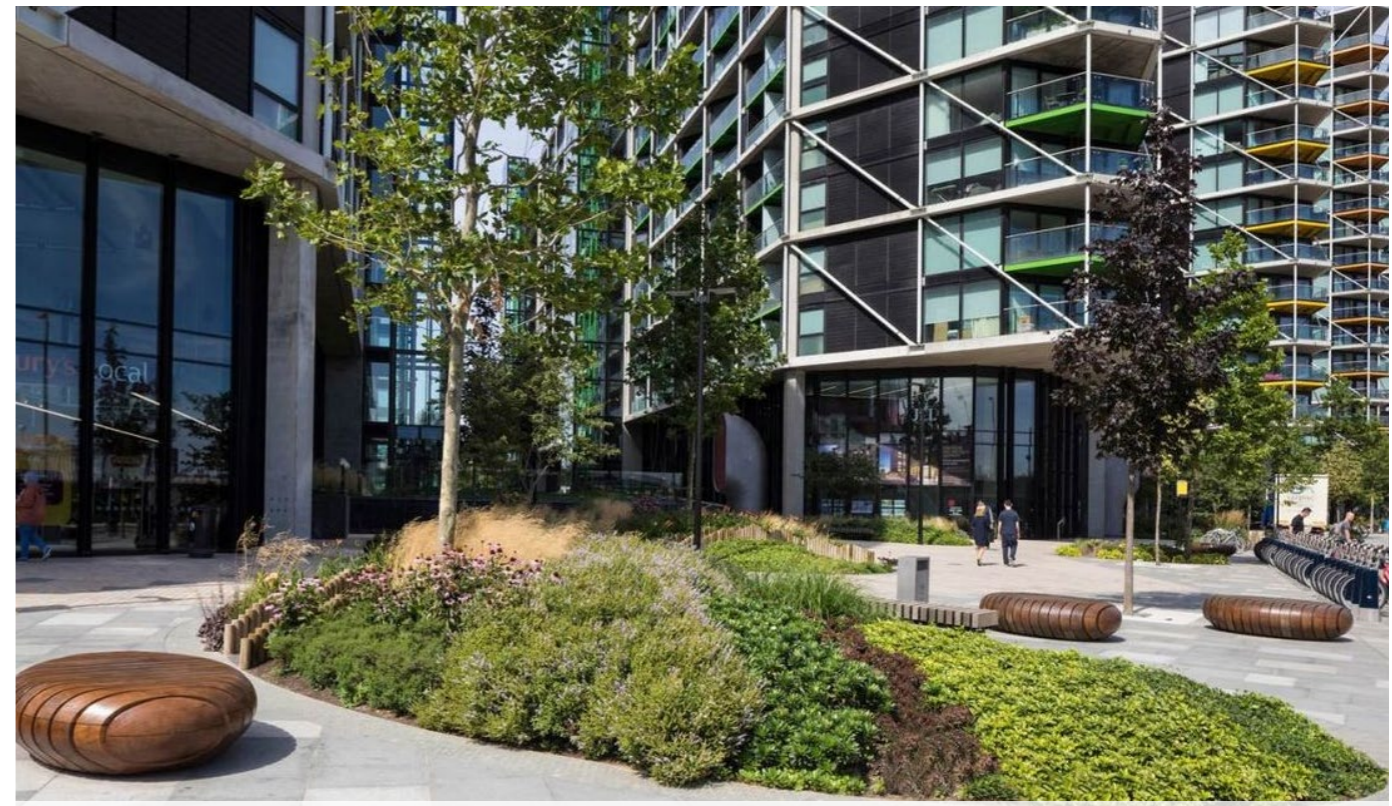
Amenity Area

747.0 m ²	indoor
733.2 m ²	outdoor
405.8 m ²	parkland

1,913.0 m² total



Amenity Space



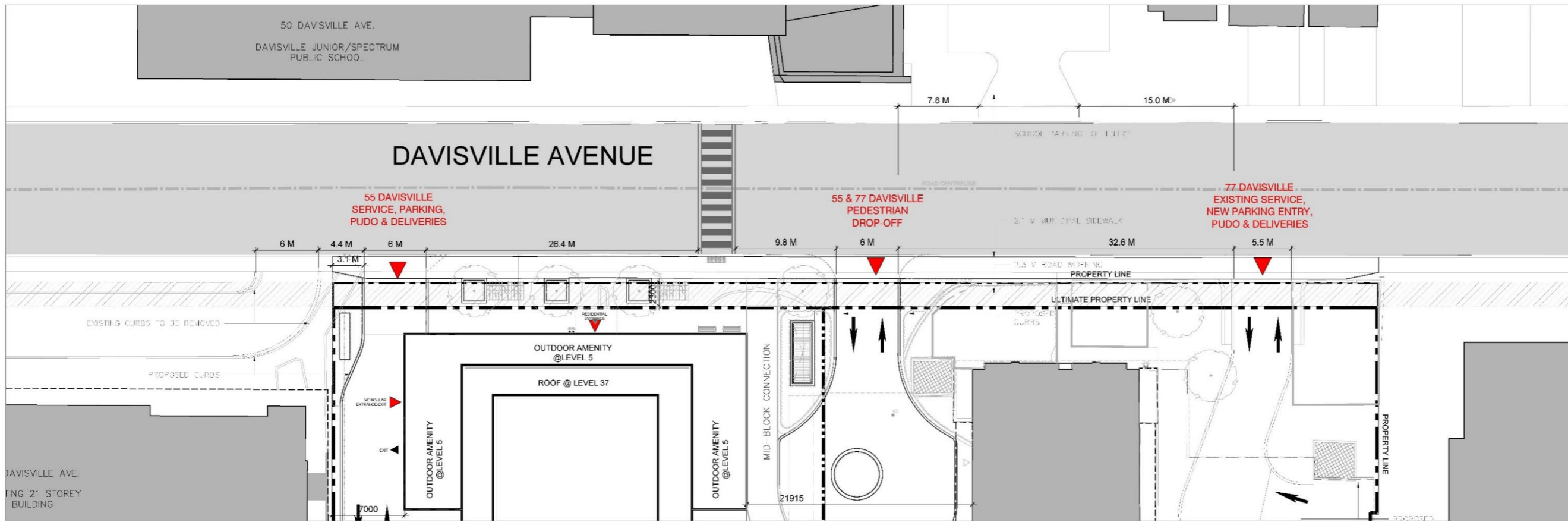
Drop-off Area & Mid-block Connection



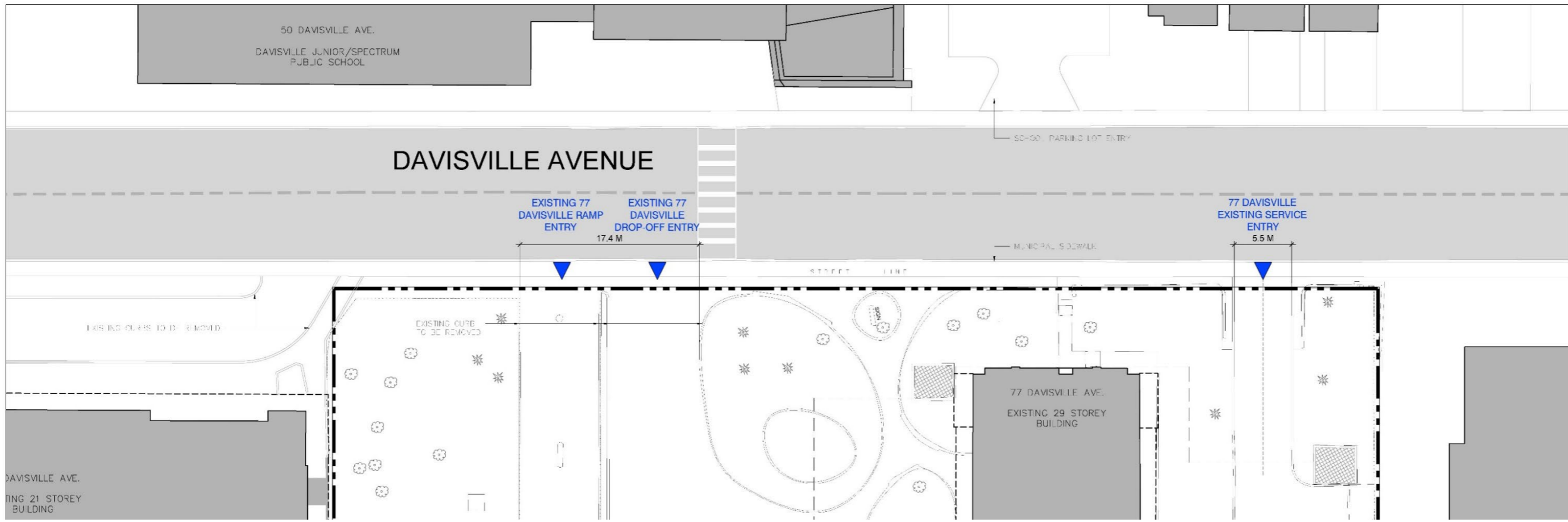
Amenity Space



Precast Concrete Bench Seating



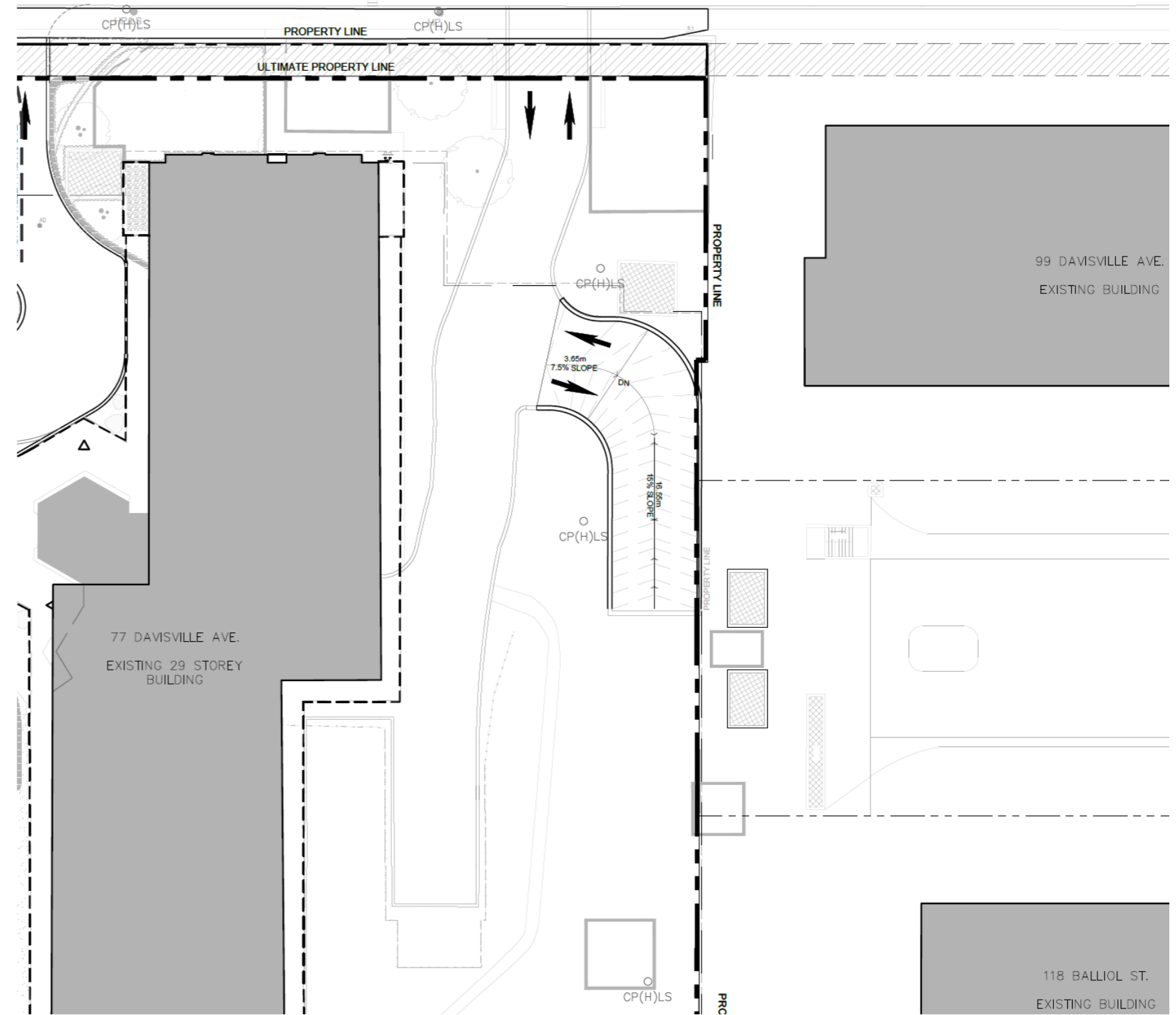
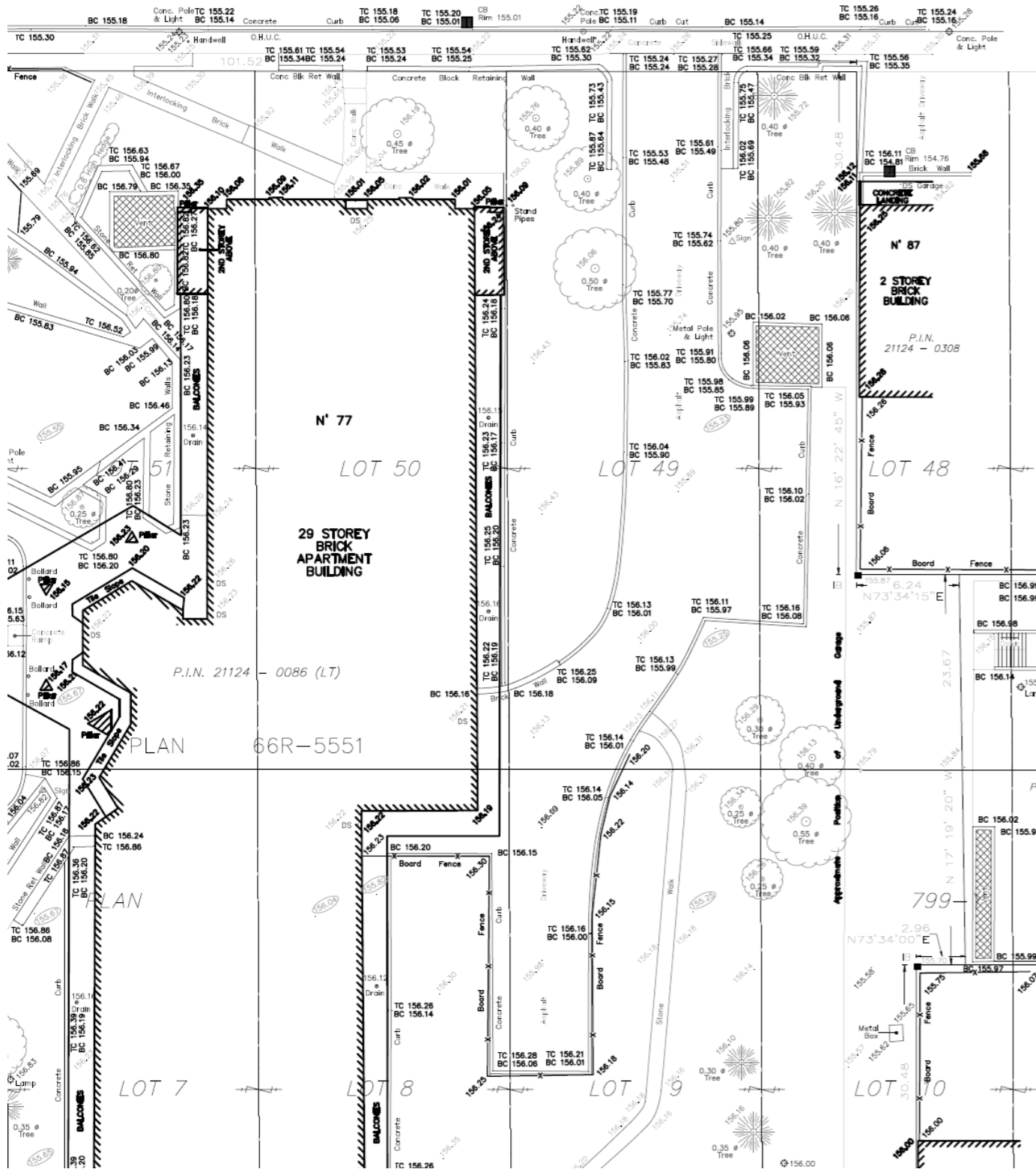
1 PROPOSED CURB CUT LOCATIONS
A109

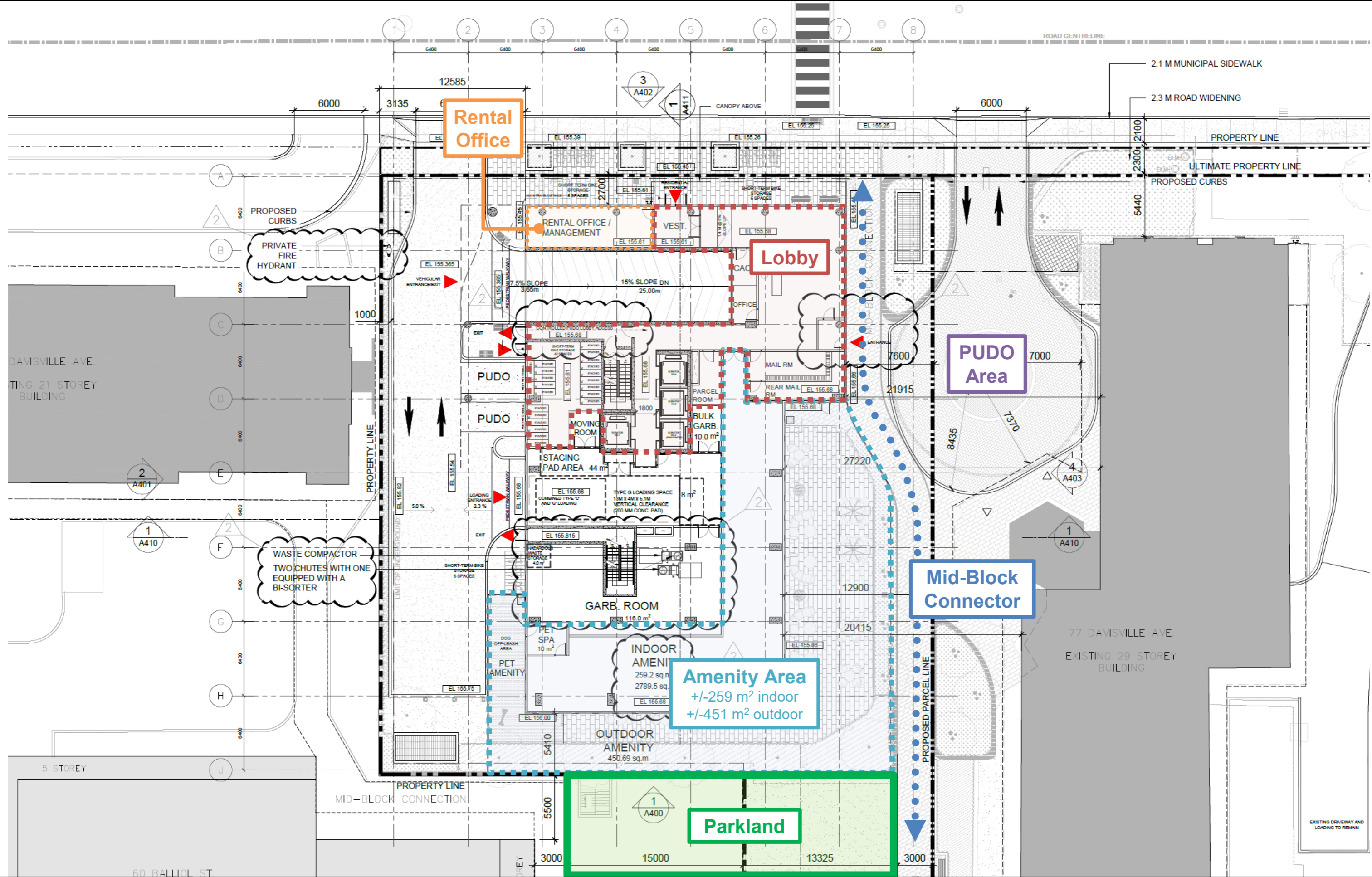


Existing Condition

Proposed Condition

Davisville Avenue













THANK YOU | QUESTIONS?