

Avenue Road Study - Possible Development Sites

The ten larger and deeper development sites with a proposed height limit of 7 storeys or 22.5 metres:
40 metre depth Density between 2.4 and 3.75

1. The Beer Store, SW corner of Bedford Park Avenue

Frontage: 37 metres Depth: 58 metres

2. KFC/Ex Toggery, SW corner Cranbrooke Avenue

Frontage: 29 metres. Depth: 41 metres (variable)

3. 1648-1660 Avenue Road., NW corner Cranbrooke Avenue

Frontage: 33 metres Depth: 46 metres

4. 1678-1688 Avenue Road., 412 Brookdale Avenue, NW corner Brookdale

Frontage: 47 metres Depth: Approx. 46 metres

5. McDonalds, NW corner Roe Avenue

Frontage: 30 metres Depth: 66 metres (variable)

6. Bruno's/Drug Store, Between Dunblaine Avenue and Joicey Boulevard Avenue Rd.

Frontage: 76 metres Depth: 40-44 metres (variable)

7. No Frills & Adjacent Retail, Between St. Germain Avenue and Melrose Avenue on ES Avenue Rd

Frontage: 101 metres Depth: 51-73 metres (variable)

8. TD Bank Site, NE corner Brookdale Avenue

Frontage: 34 metres Depth: 44 metres

9. Nissan Dealership, Between Cranbrooke and Brookdale Avenues, ES Avenue Road

Frontage: 67 metres Depth: 44 metres

10. RBC/former Shoppers Drug Mart, Between Woburn and Cranbrooke Avenues, on ES Avenue Road

Frontage: 33-37 metres (variable) Depth: 40-44 metres (variable)

These are two separate sites divided by a public laneway, but can be developed independently and have been modelled as two separate developments.