

2 Laird Drive Upper House Condos

Developer: Knightstone Capital management Inc.
Architect: Unknown

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓		✓				✓				✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along Malcolm Road (Rendering)

Photo Credit: Knightstone Capital Management Inc.



Facade along Krawchuk Lane (Rendering)

Photo Credit: Knightstone Capital Management Inc.

Location: Not on an Avenue
Number of Units: 74
Total Density: 3.40 FSI
Parking: 94 spaces
At-grade use: Residential

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT

Planned ROW: 27 m
Approved Height: 22.38 m
Ratio of Height and ROW: 0.83:1
of Storeys: 7

FRONT

Appropriate Angular Plane Achieved: Yes
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): Yes

REAR

Shallow or Deep Lot: Shallow
Rear Lane Public or Private: No Rear Lane
Appropriate Rear Angular Plane Achieved: Yes
Rear Setback (Including Lane or Driveway): 8.5m

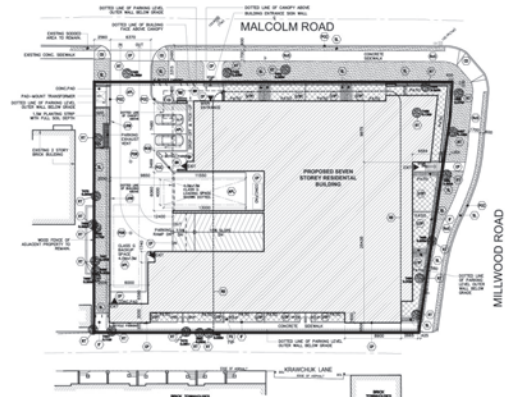
NORTH ELEVATION



North Elevation

8.5 m

← Lot Depth → Required Setback (7.5m) ■ Approved
↔ Actual Setback ■ Guidelines (PS #5B)



Site Plan

2359 Danforth Avenue

On The Danforth

Developer: Diam Developments
 Architect: Onespace Unlimited Inc.

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
	✓	✓		✓							✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
											✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Rear Transition

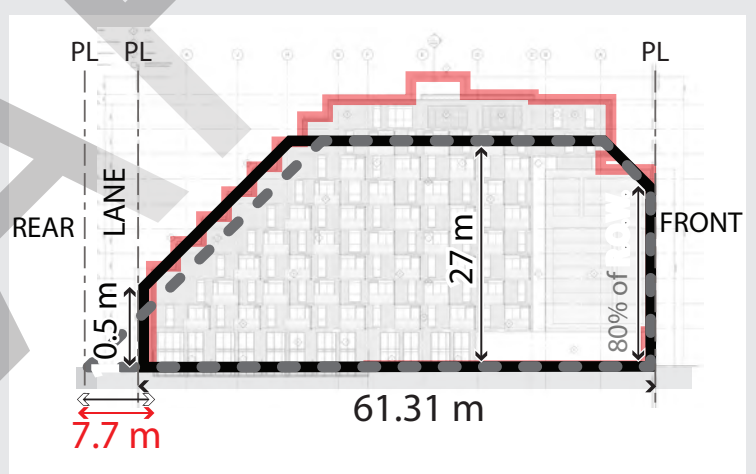
Photo Credit: Tim Ng/ADhoc Studio



Facade along Danforth Avenue

Photo Credit: Tim Ng/ADhoc Studio

EAST ELEVATION

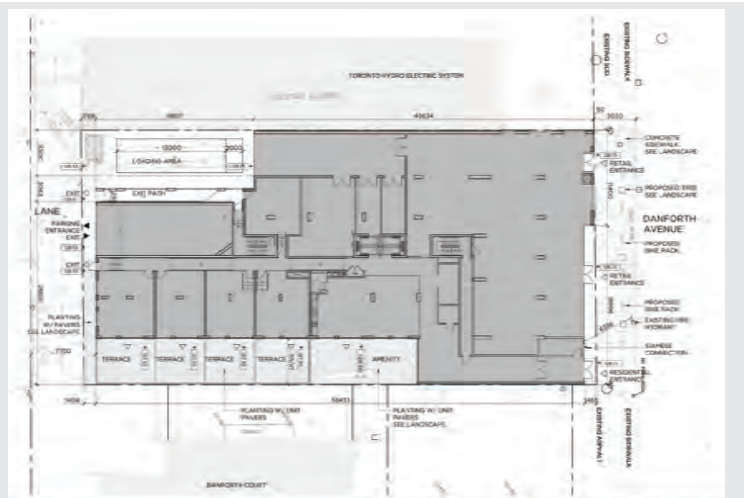


← Lot Depth ← Required Setback (7.5m) ■ Approved
 ■ Guidelines (PS #5A) ← Actual Setback ■ Guidelines (PS #5B)

Location: Avenue
 Number of Units: 136
 Total Density: 5.10 FSI
 Parking: 85 spaces
 Appropriate Step Backs at Upper Storeys Achieved: Yes

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	FRONT	REAR
Planned ROW: 27 m Approved Height: 32.2 m Ratio of Height and ROW: 1.19:1 # of Storeys: 10	Appropriate Angular Plane Achieved: No 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: Deep Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: Substantially (But used Shallow lot transition) ← Rear Setback (Including Lane or Driveway): 7.7 m



Site Plan

547-555 College Street

Developer: RioCan Management Inc., Allied REIT
 Architect: Turner Fleischer Architects

1	2	3	4A	4B	4C	5A	5B	5C	5D	6	7A	7B	8A
✓	✓	✓	✓	✓			✓				✓		
8B	8C	8D	8E	9	10	11	12	13	14	15	16A	16B	17
								✓			✓		
18	19A	19B	19C	19D	19E	19F	19G						

*No data available for the shaded



Facade along College Street (Rendering)

Photo Credit: Rio Can Management Inc.



At-grade Retail (Rendering)

Photo Credit: Rio Can Management Inc.

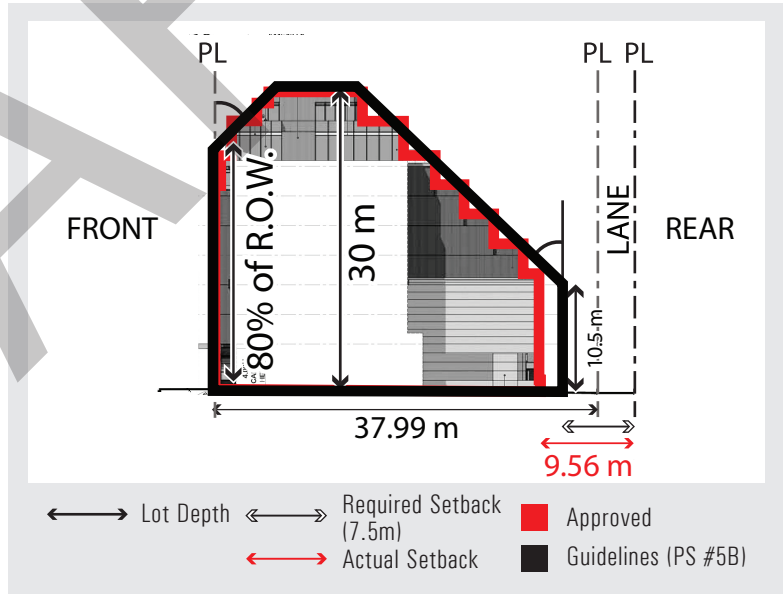
APPROVAL INFORMATION

Location: Avenue
 Number of Units: 54
 Total Density: 4.20 FSI
 Parking: 35 spaces
 At-grade Uses: Retail
 Ground Floor Height: 4.5m

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 30 m Approved Height: 29.9 m Ratio of Height and ROW: 1:1 # of Storeys: 8
FRONT	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
REAR	Shallow or Deep Lot: Shallow Rear Lane Public or Private: Public Appropriate Rear Angular Plane Achieved: Yes Rear Setback (Including Lane or Driveway): 9.56 m

EAST ELEVATION



Rear Transition (Rendering)

Photo Credit: Rio Can Management Inc.