

MID-RISE BUILDING MONITORING

VISUAL INVENTORY



Visual Inventory is comprised of 23 mid-rise buildings that have been built or approved since July 2010. It is organized by date of application approval in chronological order from oldest to most recent.

8 Gladstone Avenue

8G

Developer: Streetcar Developments
 Architect: TACT Architecture

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 Gladstone Avenue (Rendering) *Photo Credit: Streetcar Developments*



Facade along Gladstone Avenue *Photo Credit: City of Toronto*

Location: Mixed Use Area: Not on an Avenue
 Number of Units: 89
 Total Density: 4.29 FSI
 Parking: 76 spaces

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT
 Planned ROW: 20 m
 Approved Height: 27.1 m
 Ratio of Height and ROW: 1.36:1
 # of Storeys: 8

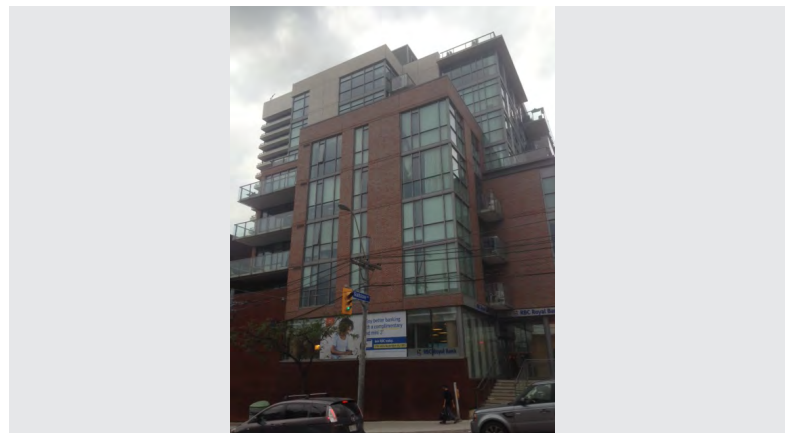
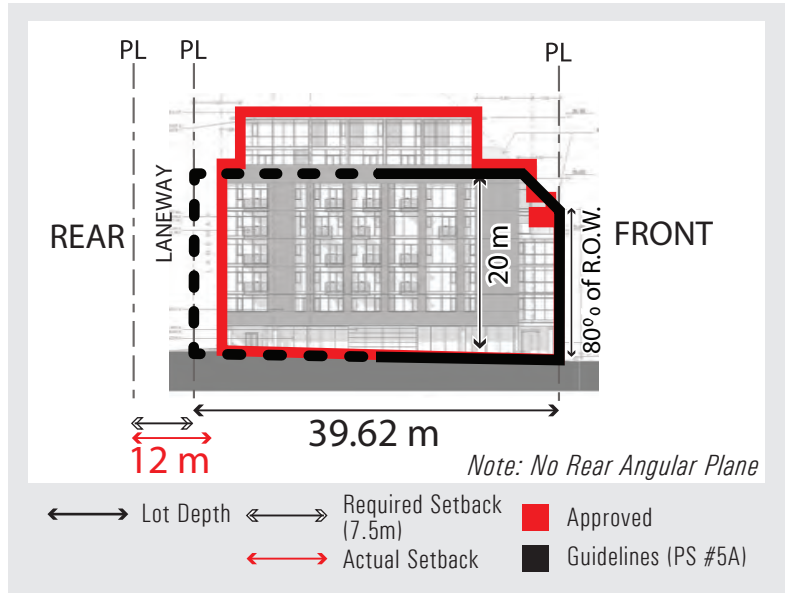
FRONT
 Appropriate Angular Plane Achieved: Substantially
 5 Hours of Sunlight Achievable: Yes

FRONT
 Pedestrian Perception Stepback Required: Yes
 Appropriate Pedestrian Perception Stepback Achieved: Yes

FRONT
 Optimal Sidewalk Zone Achieved (4.8m or 6.0m): No

REAR
 Shallow or Deep Lot: Deep
 Rear Lane Public or Private: Public, new laneway
 Appropriate Rear Angular Plane Achieved:
 N/A (Mixed Use at Rear)
 Rear Setback (Including Lane or Driveway): 12m

SOUTH ELEVATION



Facade along Queen Street West *Photo Credit: City of Toronto*

892 The Queensway

The Hive

Developer: Symmetry Developments
 Architect: Teeple 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 The Queensway

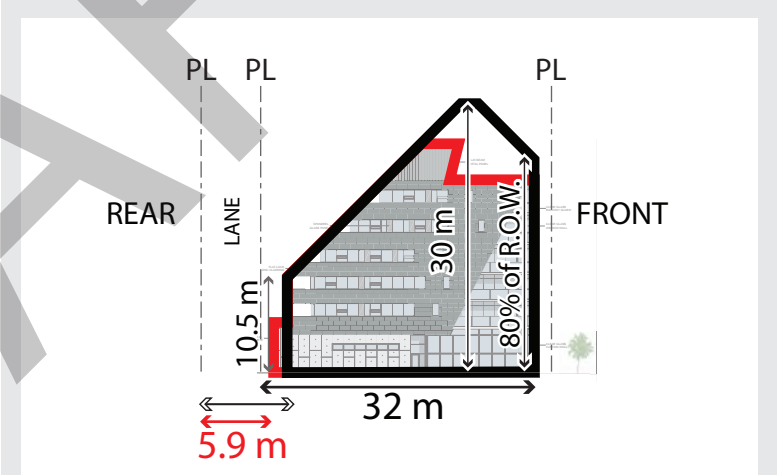
Photo Credit: City of Toronto



Facade along The Queensway

Photo Credit: City of Toronto

EAST ELEVATION



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

Location: Avenue
 Number of Units: 18
 Total Density: 3.75 FSI
 Parking: 18 spaces
 Ground Floor Height: 5.175 m

MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT	Planned ROW: 30 m Approved Height: 21 m Ratio of Height and ROW: 0.7:1 # of Storeys: 6
FRONT	Appropriate Angular Plane Achieved: Yes 5 Hours of Sunlight Achievable: Yes Pedestrian Perception Stepback Required: No Appropriate Pedestrian Perception Stepback Achieved: NA (< 23m height) 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: Substantially Rear Setback (Including Lane or Driveway): 5.9 m



Rear Transition

Photo Credit: City of Toronto

18 Rean Drive

NY2 Condos

Developer: The Daniels Corporation

Architect: Core 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 Sheppard Avenue East

Photo Credit: City of Toronto



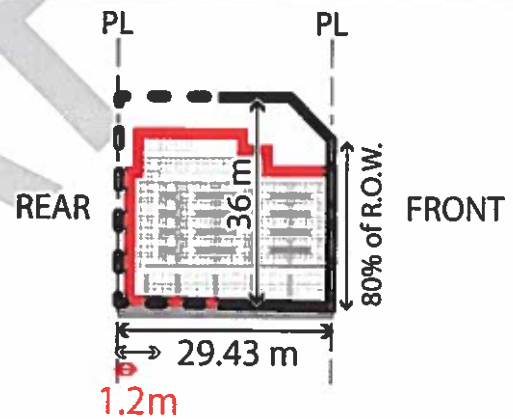
Facade along Rean Drive

Photo Credit: City of Toronto

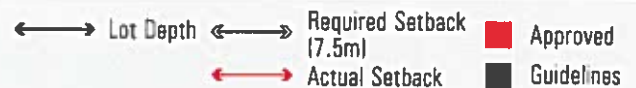
APPROVAL INFORMATION

- Location: Avenue
- Number of Units: 140
- Total Density: 3.75 FSI
- Parking: 119 spaces
- In Retail Priority Area: Yes
- At-grade use: Retail

NORTH ELEVATION



Note: No Rear Angular Plane



MID-RISE BUILDING PERFORMANCE STANDARDS

HEIGHT

- Planned ROW: 36 m
- Approved Height: 24.85 m
- Ratio of Height and ROW: 0.69:1
- # of Storeys: 7

FRONT

- Appropriate Angular Plane Achieved: Yes
- 5 Hours of Sunlight Achievable: Yes

REAR

- 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: No rear lane
- Appropriate Rear Angular Plane Achieved: N/A (Mixed Use at Rear)
- Rear Setback (Including Lane or Driveway): 1.2 m



Rear Transition

Photo Credit: City of Toronto