2 Laird Drive
Upper House Condos

Developer: Knightstone Capital Management Inc.
Architect: Unknown

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**

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

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

**FRONT**

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

*No data available for the shaded areas.*
2359 Danforth Avenue
On The Danforth
Developer: Diam Developments
Architect: Onespace Unlimited Inc.

**APPROVAL INFORMATION**

**On The Danforth**

**Developer:** Diam Developments

**Architect:** Onespace Unlimited Inc.

**DATE OF APPROVAL:** 07/11/2014

**2359 Danforth Avenue**

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*

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**Location:** Avenue

**Number of Units:** 136

**Total Density:** 5.10 FSI

**Parking:** 85 spaces

**Appropriate Step Backs at Upper Storeys Achieved:** Yes

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**MID-RISE BUILDING PERFORMANCE STANDARDS**

**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

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**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

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**Site Plan**
EAST ELEVATION

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

Planned ROW: 30 m
Approved Height: 29.9 m
Ratio of Height and ROW: 1:1
# of Storeys: 8

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

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

DATE OF APPROVAL: 08/11/2014
547-555 College Street
Developer: RioCan Management Inc., Allied REIT
Architect: Turner Fleischer Architects

*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.

Front Transition (Rendering)    Photo Credit: Rio Can Management Inc.

Front

PL

37.99 m

30 m

9.56 m

Lot Depth

Required Setback (7.5m)

Actual Setback

Approved

Guidelines (PS #5B)