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

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

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

Appropriate Angular Plane Achieved: Substantially
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): No

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

Note: No Rear Angular Plane

Lot Depth
Required Setback (7.5m)
Actual Setback
Approved
Guidelines (PS #5A)
892 The Queensway
The Hive
Developer: Symmetry Developments
Architect: Teeple Architects

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

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

PEDSTRIAN PERCEPTION STEPBACK
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

Photo Credit: City of Toronto
**18 Rean Drive**

**NY2 Condos**

Developer: The Daniels Corporation
Architect: Core Architects

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**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

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**MID-RISE BUILDING PERFORMANCE STANDARDS**

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

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**HEIGHT**

- **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

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**FRONT**

**REAR**

- **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

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*No data available for the shaded areas.*