Midtown Redevelopment Site

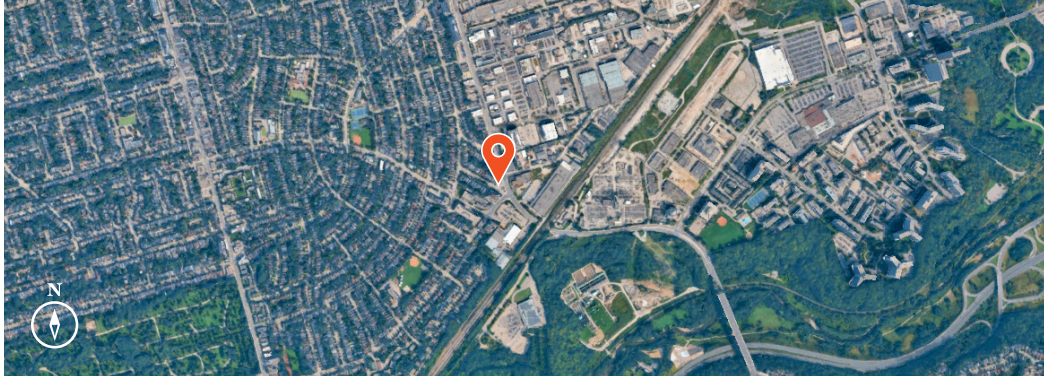
30 Laird Drive



For Sale: Residential/Retail Development Opportunity

Lennard:

Property Summary



30 Laird Drive

Legal Description
LT 860 PL 2120 TWP OF YORK; TORONTO, CITY OF TORONTO

Site Area
12,421 SF

Zoning
CR (Commercial Residential)
CR 2.0 (c2.0; r1.3) SS3 (x1163)

Official Plan
Mixed Use Area

75 Transit Score: Excellent Transit
Transit is convenient for most trips

80 Walk Score: Very Walkable
Most errands can be accomplished on foot

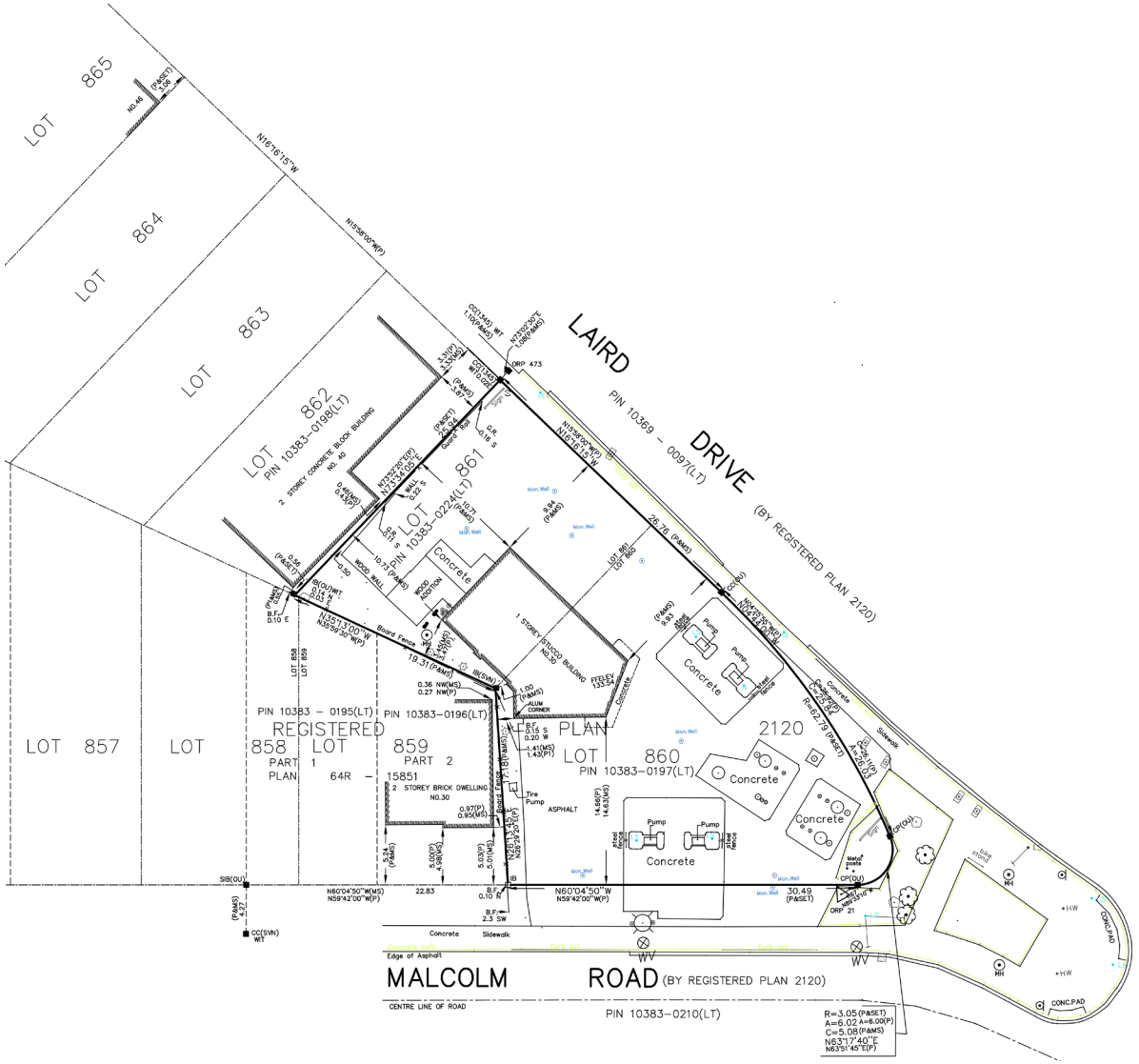




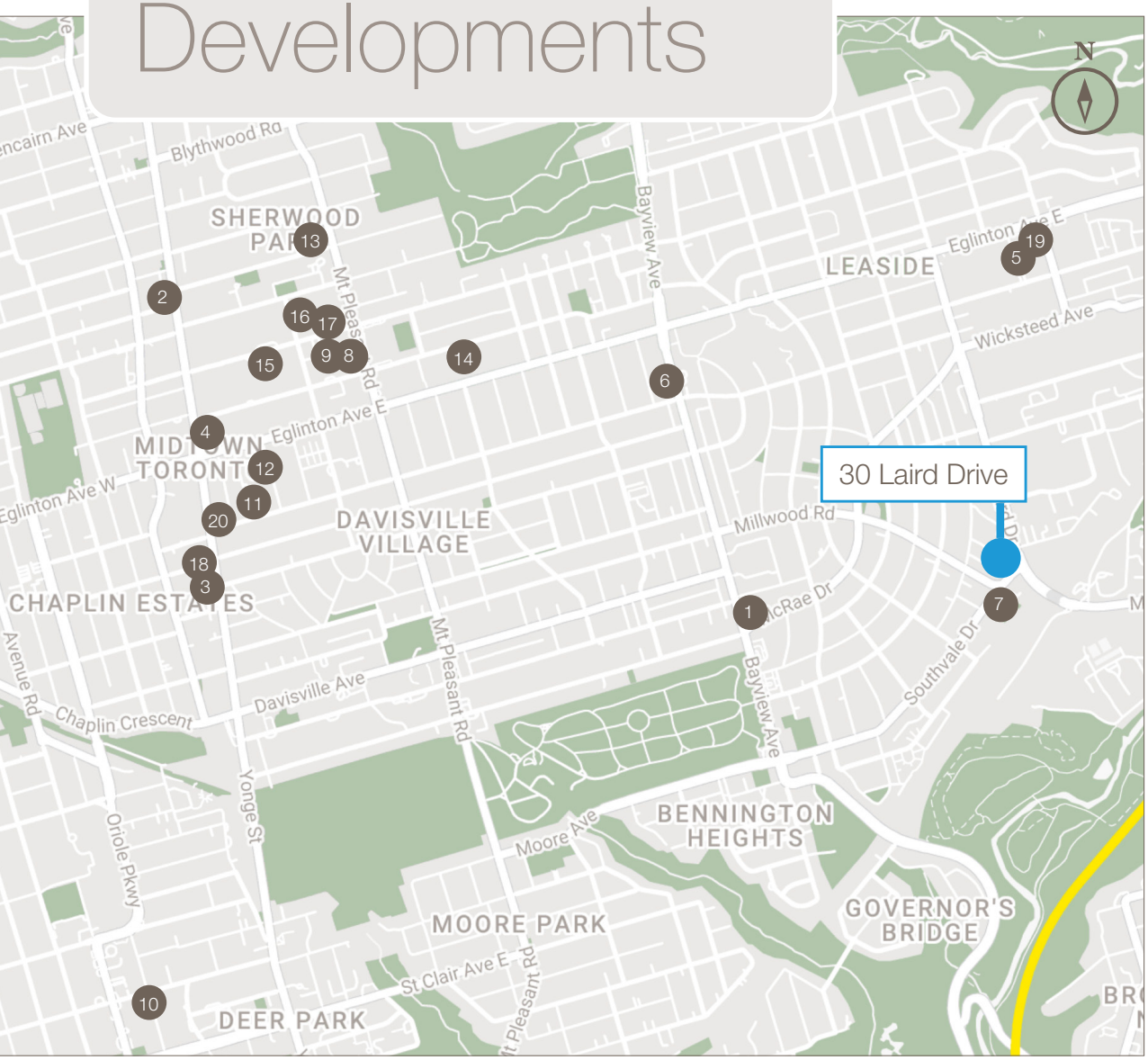
30 Laird Drive is surrounded by a variety of amenities including retail, pubs and restaurants. Major retailers are Longo's, Costco, Loblaws, Best Buy, Canadian Tire, Starbucks, Tim Hortons, Five Guys, Amsterdam Barrel House, Leaside Shopping Mall and more.

Survey

30 Laird Drive

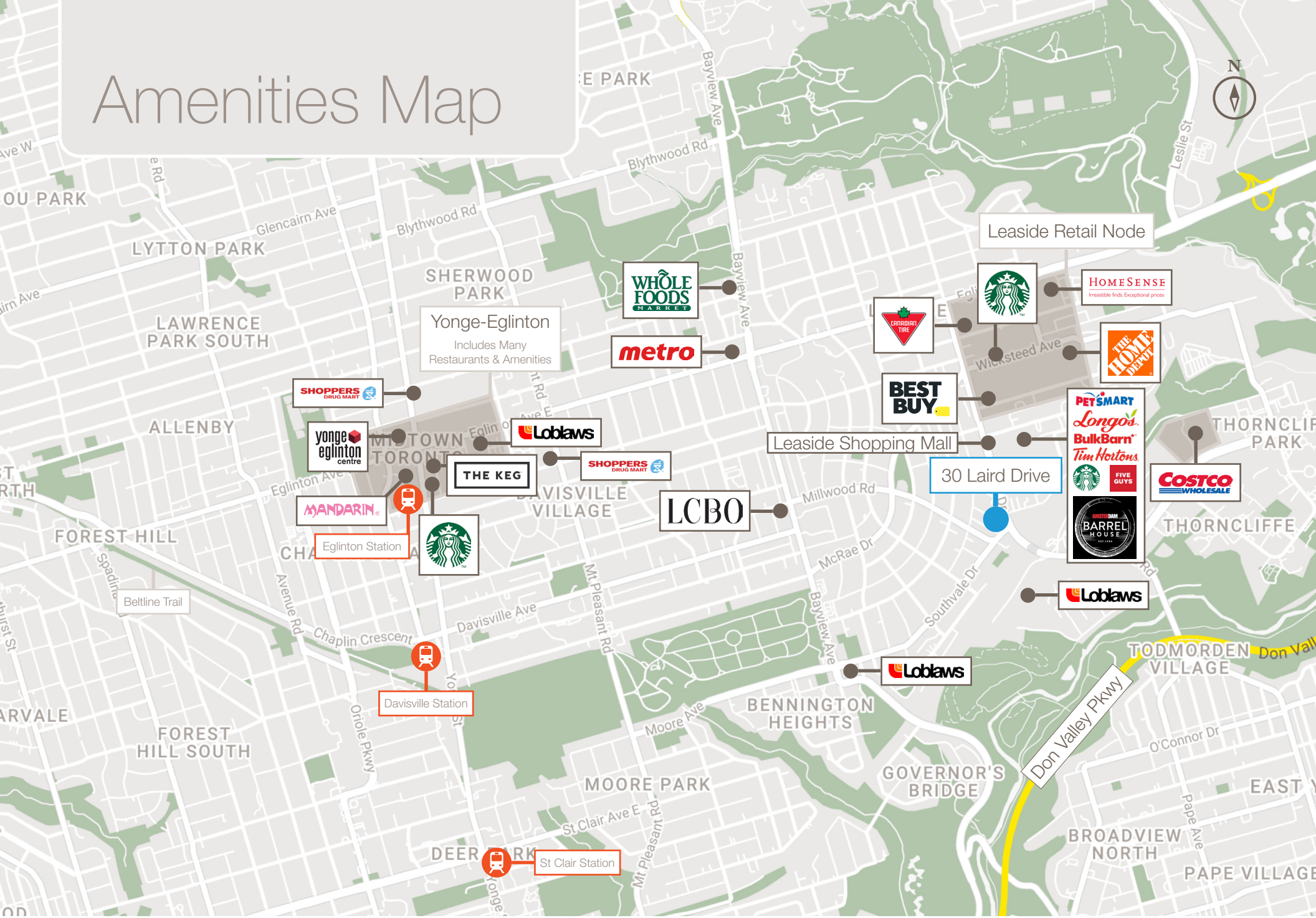


Neighbouring Developments



	Building Name	Developer	Units
1	1414 Bayview	Gairloch	44
2	Capitol	Madison Group & Westdale Properties	153
3	Davisville Condos	Rockport Group	79
4	E2 Condos	Metropia & Capital Developments	440
5	Frederick Condominiums	Camrost Felcorp	301
6	Leaside Common	Gairloch & Harlo Capital	198
7	Leaside Manor	Shane Bashai Developments	38
8	Line 5 Condos - North Tower	Reserve Properties & Westdale Properties	485
9	Line 5 Condos - South Tower	Reserve Properties & Westdale Properties	423
10	One Delisle	Slate Asset Management	385
11	Plaza Midtown - 25 Holly Street	Plaza	236
12	Plaza Midtown - 50 Dunfield Avenue	Plaza	309
13	Residences on Keewatin Park	Freed Developments Ltd.	36
14	Savile on the Roe	Tiffany Park Homes & Block Developments	28
15	Sixty Five Broadway	Times Group Corporation	389
16	Untitled Toronto - North Tower	Reserve Properties & Westdale Properties	295
17	Untitled Toronto - South Tower	Reserve Properties & Westdale Properties	457
18	Uovo Boutique Residences at Yonge and Davisville	2114 Yonge Inc.	58
19	Upper East Village	Camrost Felcorp & Diamond Corp	296
20	Y&S - Yonge & Soudan	Tribute Communities & TENBlock Developments	304

Amenities Map



Demographics

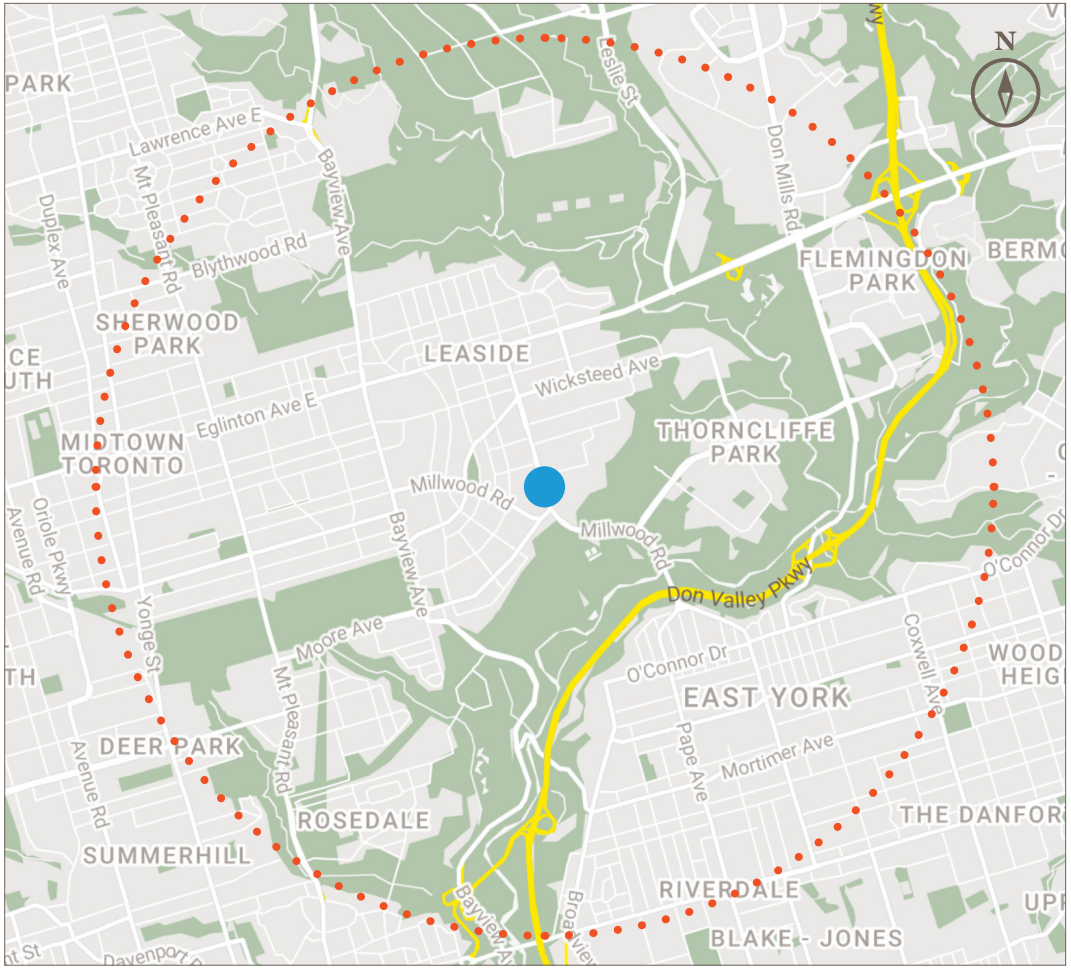
30 Laird Drive

Within Trade Area (3km Radius)

40.7
Average Age

$88,338
Median Household income

61%
Employment Rate



• • • 3km Radius

Criteria	Aggregation	1km Radius	Trade Area 3km Radius	5 km Radius
Total Population	Sum	10,316.1	159,490.2	491,829.1
Median Age	Average	44.8	40.3	41.7
Average household income	Average	$188,730.50	$143,732.60	$150,965.60
Total Households	Sum	4,320.4	69,855.7	229,246.9
Average Household Size	Sum	2.1	2.1	2.1

Design Concepts

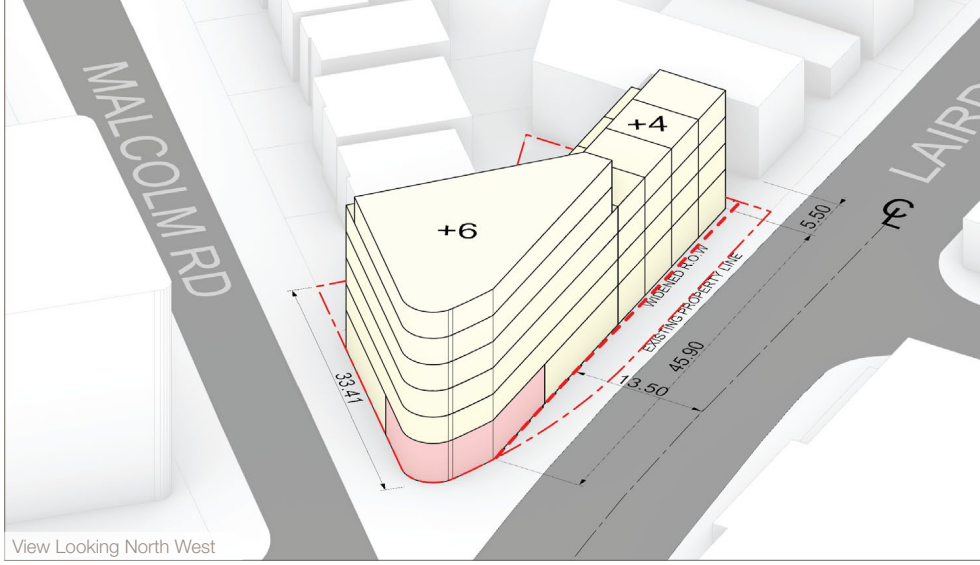
30 Laird Drive

30 Laird Drive (“the site”) is located in Toronto’s Leaside Area at the corner of Laird Drive and Millwood Road.

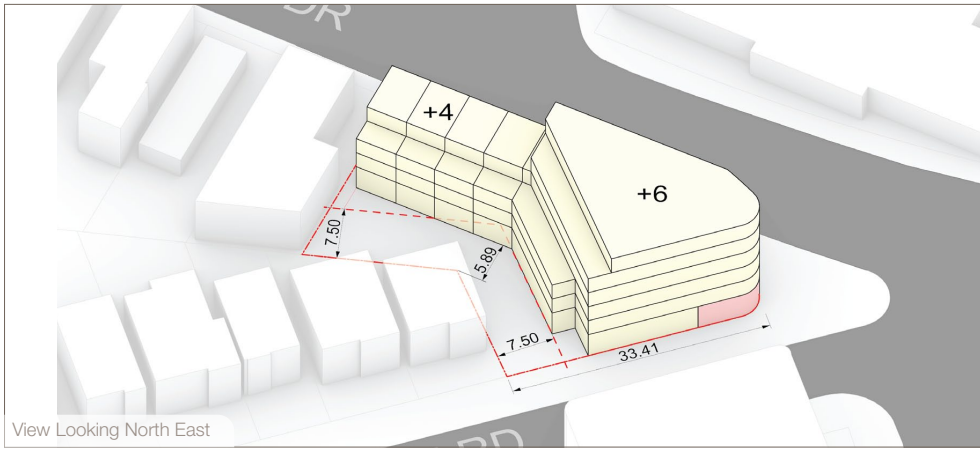
It is triangular in shape approximately 1,154 square metres in size on the southwest corner of Laird Drive and Millwood Road, with a 34.5 metre frontage on Laird Drive and a 30.34 metre frontage on Millwood Road. The site is designated as Mixed Use Area in the City of Toronto Official Plan and zoned CR 2.0 (c2.0; r1.3) SS3 (x1163) under the City of Toronto Zoning By-law 569-2013.

Permitted Uses:

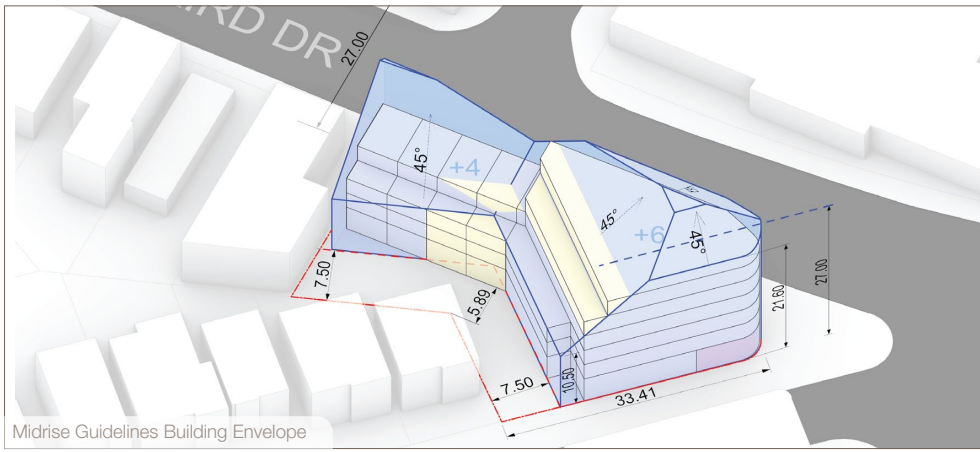
The site is zoned Commercial Residential CR 2.0 (c2.0; r1.3) SS3 (x1163) under the City of Toronto Zoning By-law 569-2013. The as-of-right zoning permits low density residential buildings and accessory uses. The maximum permitted height is 10 metres and the maximum permitted density is 1 FSI.
A rezoning or minor variance application is required to facilitate a development that exceeds the height, density and setback permissions. See conceptual massing study within as prepared and advised by SvN.



View Looking North West



View Looking North East



Midrise Guidelines Building Envelope

Lennard:

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2024.