

1200 Dundas St West Analysis
Thursday, May 2, 2019

Revision:		
No.	Date	Revision
01	2017/03/23	ZBA Submission

WITHOUT PREJUDICE

		Municipal Address	1200 Dundas Street West	
SITE	Site Area	1,352.9 sm	14,563 sf	
	Lane Widening	50.4 sm	543 sf	
	Dundas St Frontage	31.9 m	104.5 f	
	Lakeview Ave Frontage	40.0 m	131.2 f	
BUILDING HEIGHT	Established Grade	101.12		
	Height	25.00 m		
GROSS FLOOR AREA	Residential GFA	5,935 sm	63,883 sf	
	Retail GFA*	455 sm	4,899 sf	
	Total GFA	6,390 sm	68,782 sf	
FLOOR SPACE INDEX*	Residential FSI	4.39		
	Retail FSI	0.34		
	Total FSI	4.55		
UNIT COUNT		unit count	% of total	
	Studio	19	19%	
	1BD	56	57%	
	2BD	17	17%	
	3BD	7	7%	
	Total Unit Count	99		
AMENITY SPACE		required	provided	
	Indoor (1.5 sm/unit)	149 sm	149 sm	
	Outdoor (1.0 sm/unit)	99 sm	99 sm	
	Total Amenity Space	248 sm	248 sm	
PARKING COUNT	Resident Stalls	65	25	
	Visitor Stalls	11	3	
	Total Parking Count	76	28	
	Barrier-free spaces*	3	1	
	Small car spaces*		1	
		*included in total		
BICYCLE PARKING	Long-Term Residential Bicycle Spaces	90	0	
	Short-Term Residential Bicycle Spaces	10	28	
	Total Residential Bicycle Spaces	100	28	

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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
Statistics Summary

drawn by
JC

checked by
PJ

issue date
Thursday, May 2, 2019

scale

job number
1603

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job title
1200 Dundas St West

client
**Dundas Ossington
Developments Limited**

sheet title

Site Statistics

drawn by **JC** checked by **PJ**

issue date
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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
**Dundas Ossington
Developments Limited**

sheet title
P1

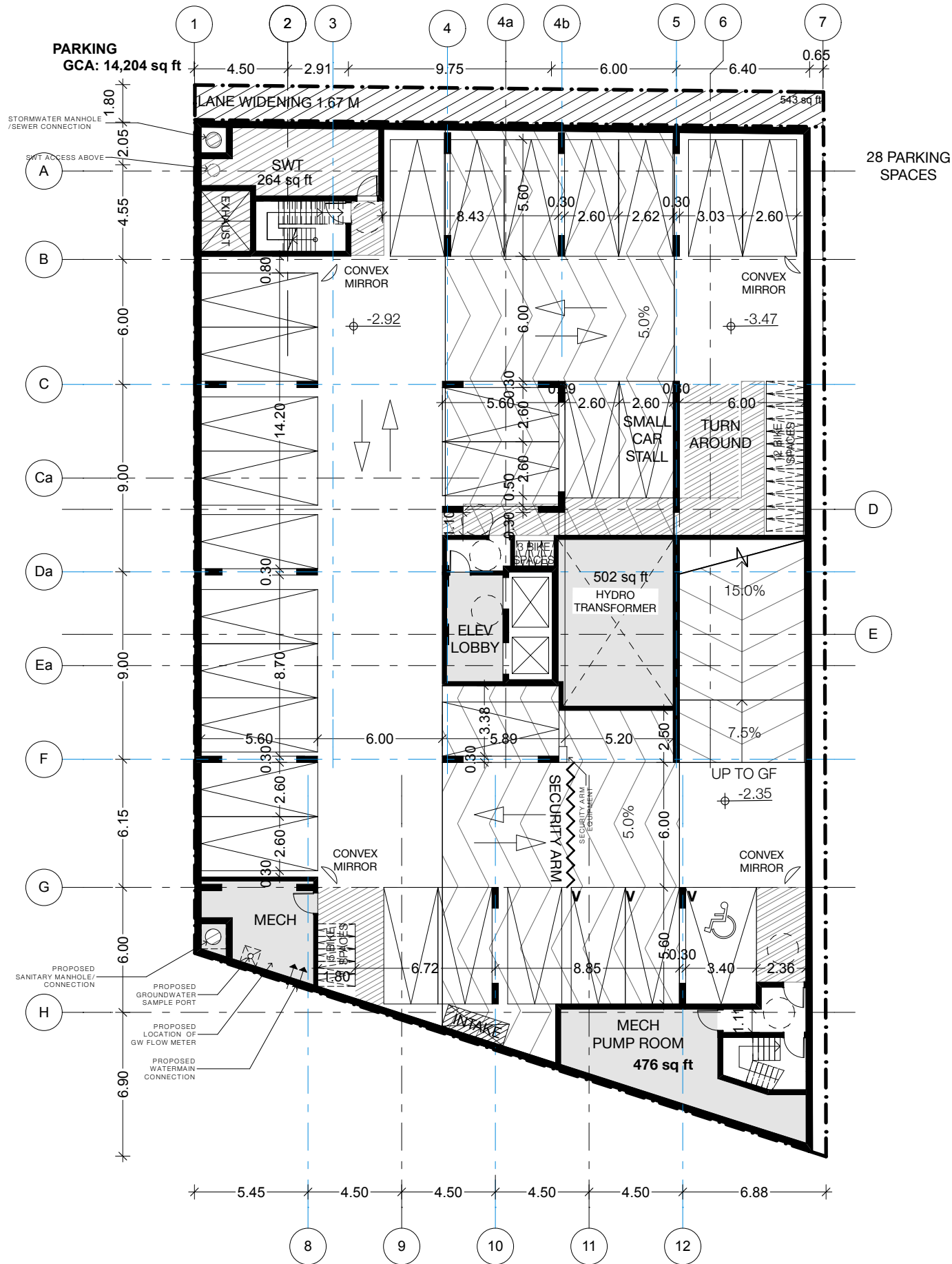
drawn by
JC

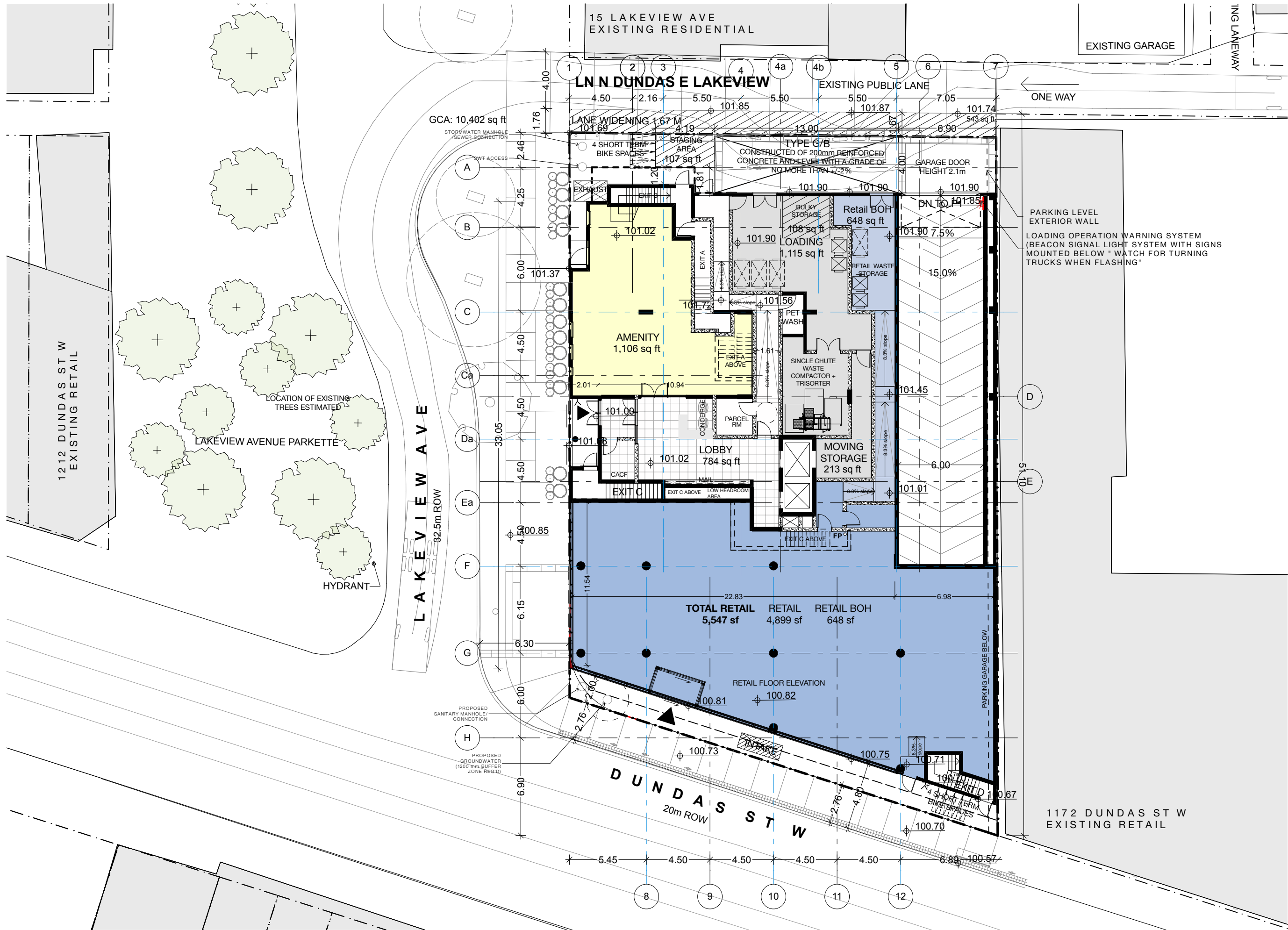
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issue date
Thursday, May 2, 2019

scale
1:250

job number
1603





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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
Ground Floor Plan

drawn by
JC

checked by
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issue date
Thursday, May 2, 2019

scale
1:250

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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
**Dundas Ossington
Developments Limited**

sheet title
2F

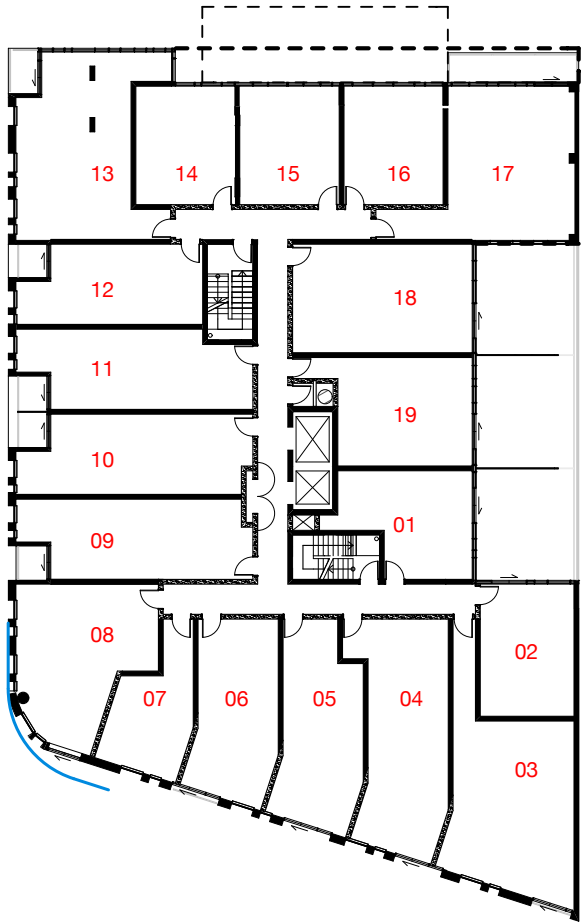
drawn by
JC

checked by
PJ

issue date
Thursday, May 2, 2019

scale

job number
1603



2F				
ROOM NO.	TYPE		AREA (sf)	
01	1BD	1	445	
02	1BD	1	423	
03	2BD	1	809	
04	1BD+D	1	682	
05	1BD	1	539	
06	1BD	1	505	
07	STUDIO	1	344	
08	2BD	1	639	
09	1BD+D	1	595	
10	1BD+D	1	588	
11	1BD+D	1	577	
12	1BD	1	471	
13	2BD+D	1	787	
14	STUDIO	1	385	
15	STUDIO	1	398	
16	STUDIO	1	394	
17	2BD	1	725	
18	2BD	1	646	
19	1BD	1	529	
19			10,481 sq ft	



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job title
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client
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Developments Limited

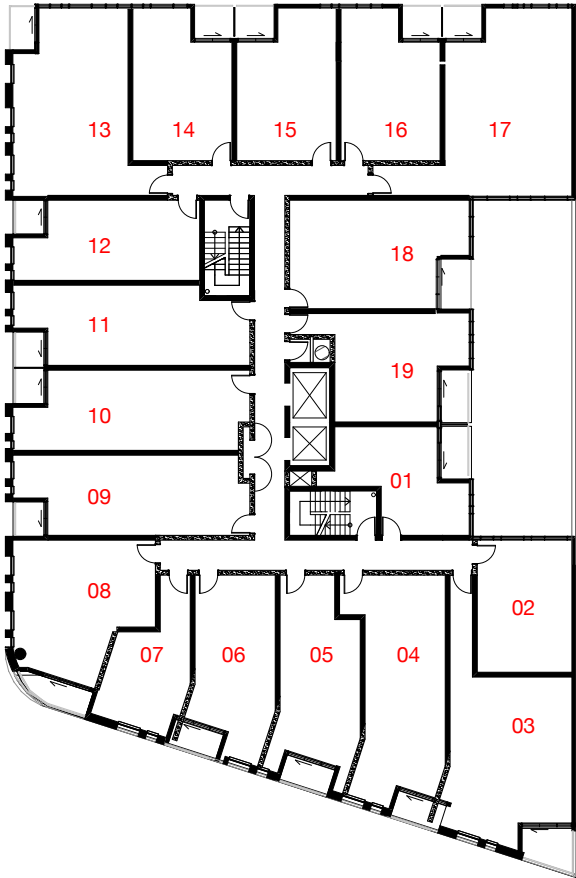
sheet title
3F

drawn by checked by
JC PJ

issue date
Thursday, May 2, 2019

scale

job number
1603



3F			
ROOM NO.	TYPE		AREA (sf)
01	STUDIO	1	393
02	1BD	1	423
03	2BD	1	809
04	1BD+D	1	682
05	1BD	1	539
06	1BD	1	505
07	STUDIO	1	344
08	1BD+D	1	578
09	1BD+D	1	595
10	1BD+D	1	588
11	1BD+D	1	577
12	1BD	1	470
13	2BD+D	1	738
14	1BD	1	461
15	1BD	1	464
16	1BD	1	459
17	2BD+D	1	818
18	1BD+D	1	595
19	1BD	1	476
19			10,514 sq ft



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
4F

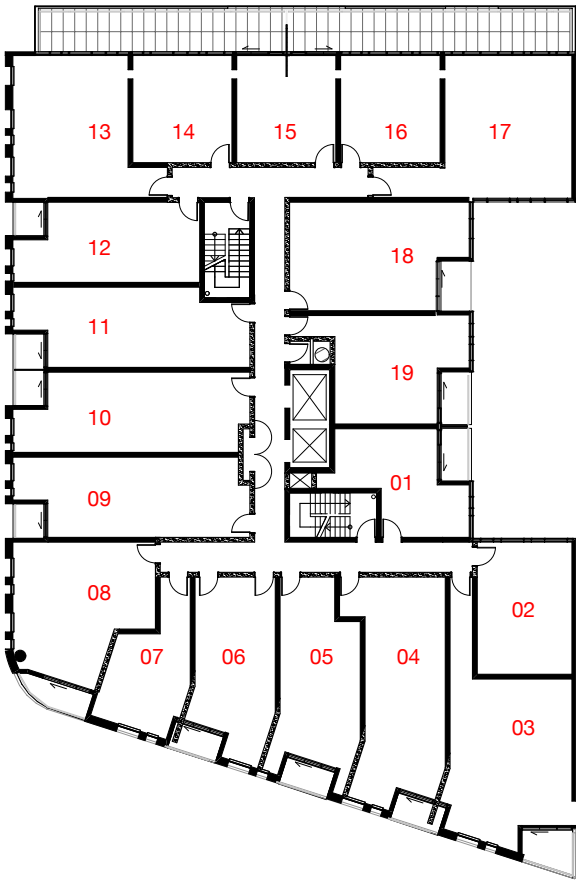
drawn by
JC

checked by
PJ

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Thursday, May 2, 2019

scale

job number
1603



4F				
ROOM NO.	TYPE		AREA (sf)	
01	STUDIO	1	393	
02	1BD	1	423	
03	2BD	1	809	
04	1BD+D	1	682	
05	1BD	1	539	
06	1BD	1	505	
07	STUDIO	1	344	
08	1BD+D	1	578	
09	1BD+D	1	595	
10	1BD+D	1	588	
11	1BD+D	1	577	
12	1BD	1	470	
13	2BD	1	612	
14	STUDIO	1	352	
15	STUDIO	1	362	
16	STUDIO	1	359	
17	2BD	1	680	
18	1BD+D	1	599	
19	1BD	1	476	
19			9,943 sq ft	



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job title
1200 Dundas St West

client
Dundas Ossington Developments Limited

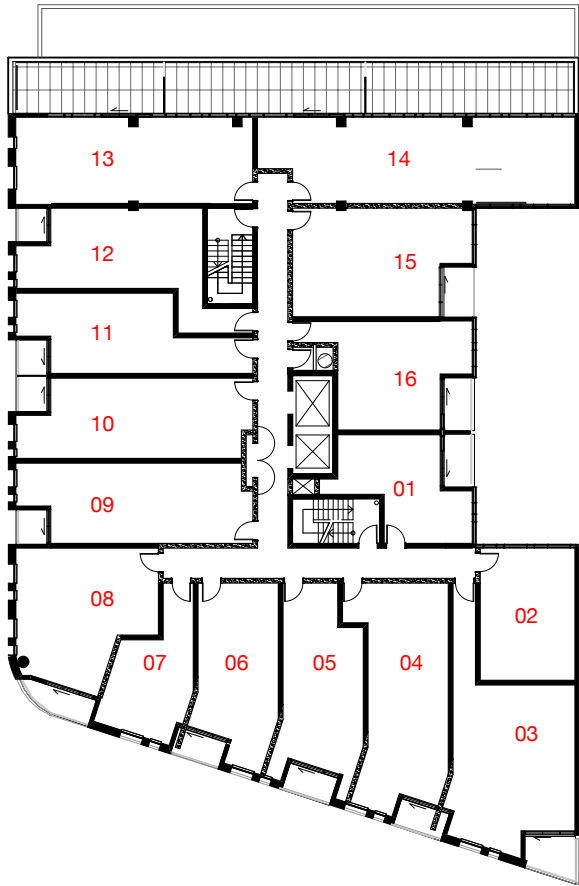
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5F

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JC checked by
PJ

issue date
Thursday, May 2, 2019

scale

job number
1603



ROOM NO.	TYPE	AREA (sq ft)
01	STUDIO	393
02	1BD	423
03	2BD	809
04	1BD+D	682
05	1BD	539
06	1BD	505
07	STUDIO	344
08	1BD+D	578
09	1BD+D	595
10	1BD+D	588
11	1BD+D	487
12	1BD	559
13	2BD+D	695
14	3BD	875
15	1BD+D	594
16	1BD	476
16		9,142 sq ft



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
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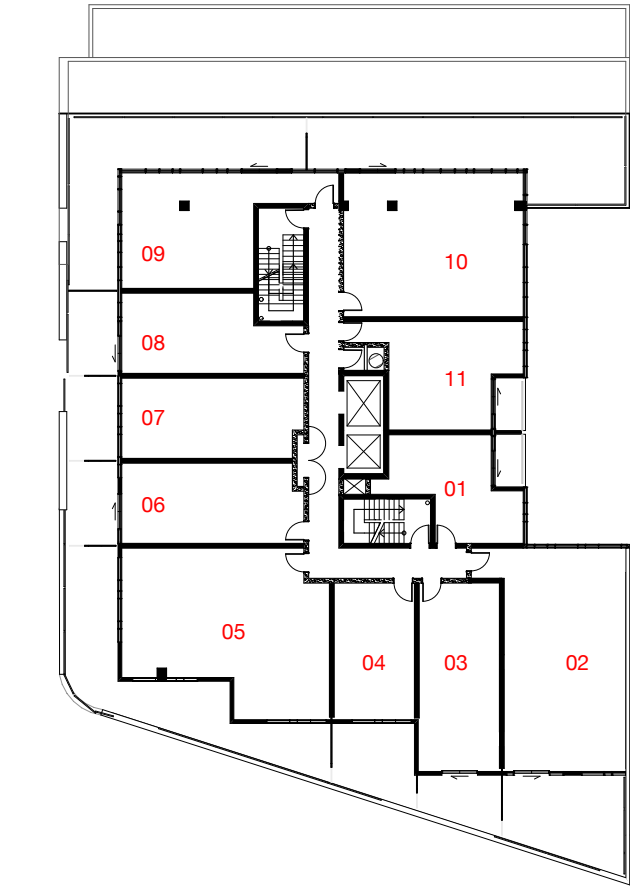
sheet title
6F

drawn by checked by
JC PJ

issue date
Thursday, May 2, 2019

scale

job number
1603



ROOM NO.	TYPE	AREA (sf)
01	STUDIO	393
02	3BD	926
03	1BD	506
04	STUDIO	372
05	3BD	979
06	1BD	481
07	1BD	481
08	1BD	443
09	2BD	613
10	3BD	848
11	1BD	475
11		6,517 sq ft



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job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
7F

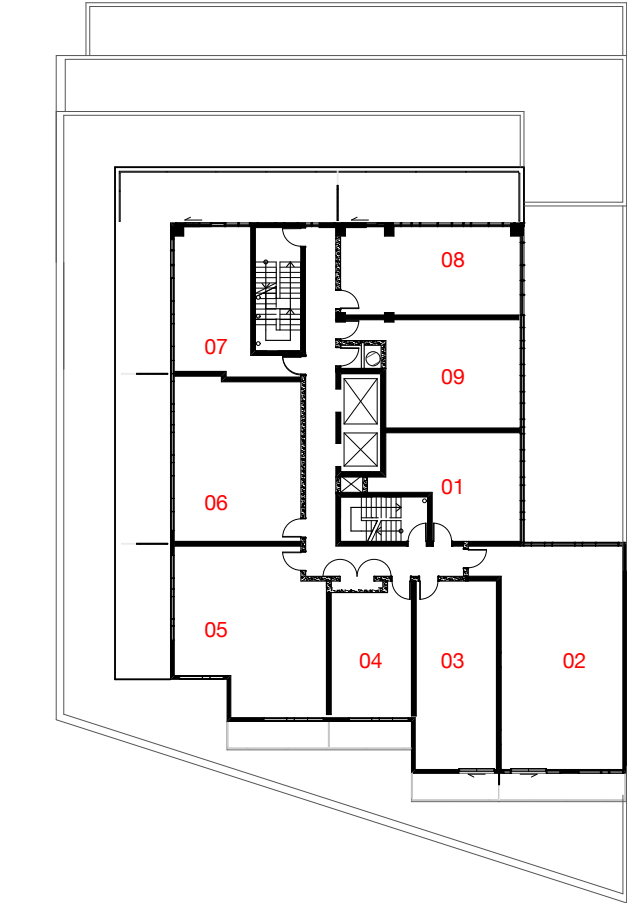
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JC

checked by
PJ

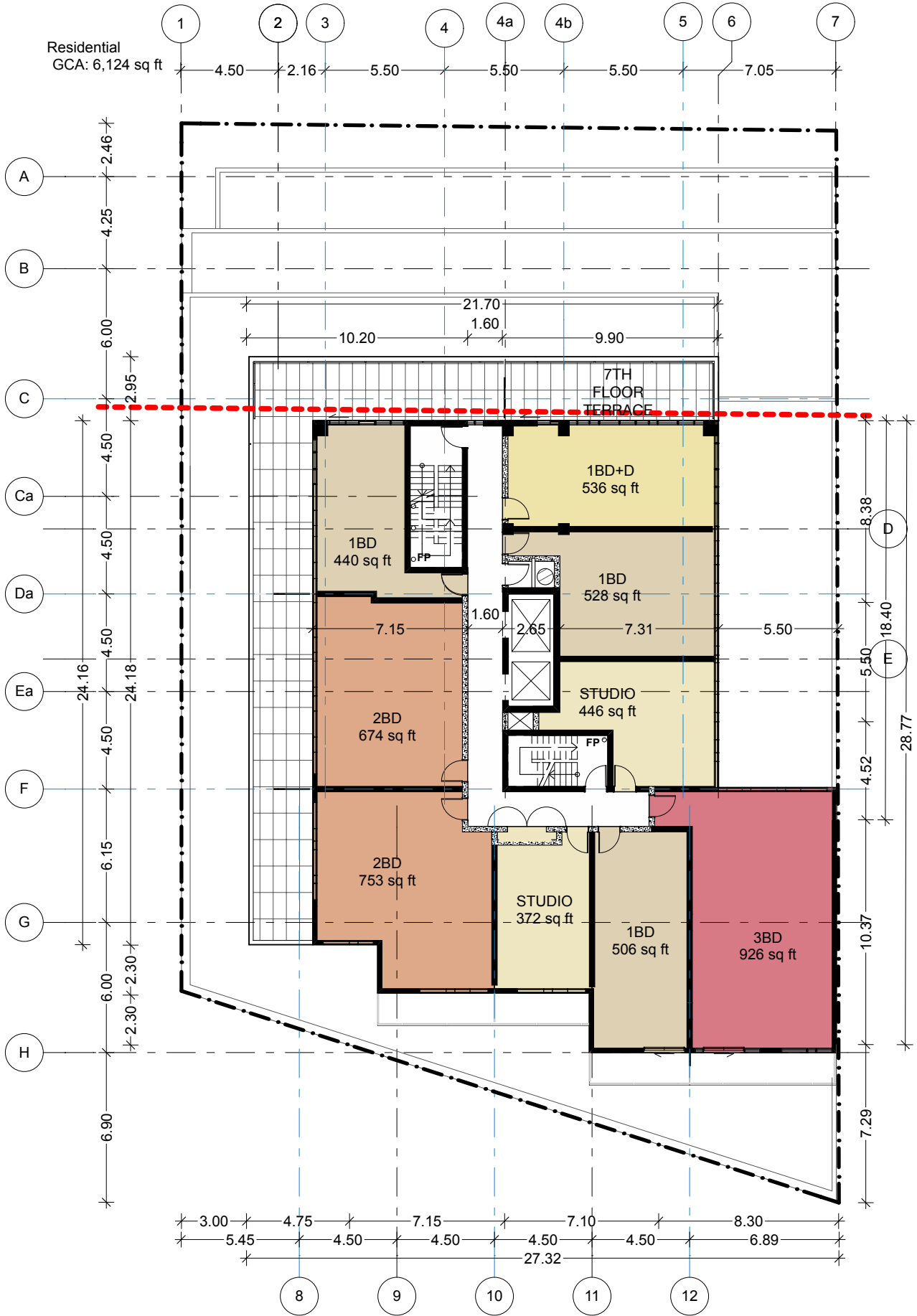
issue date
Thursday, May 2, 2019

scale

job number
1603



7F				
ROOM NO.	TYPE		AREA (sf)	
01	STUDIO	1	446	
02	3BD	1	926	
03	1BD	1	506	
04	STUDIO	1	372	
05	2BD	1	753	
06	2BD	1	674	
07	1BD	1	440	
08	1BD+D	1	536	
09	1BD	1	528	
			9	5,181 sq ft



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
**Dundas Ossington
Developments Limited**

sheet title
8F

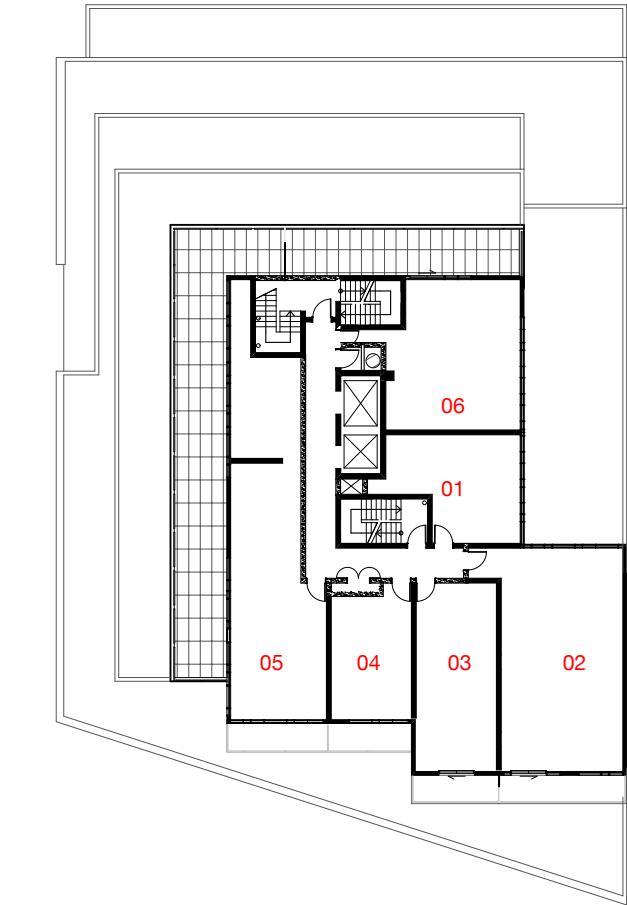
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JC

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PJ

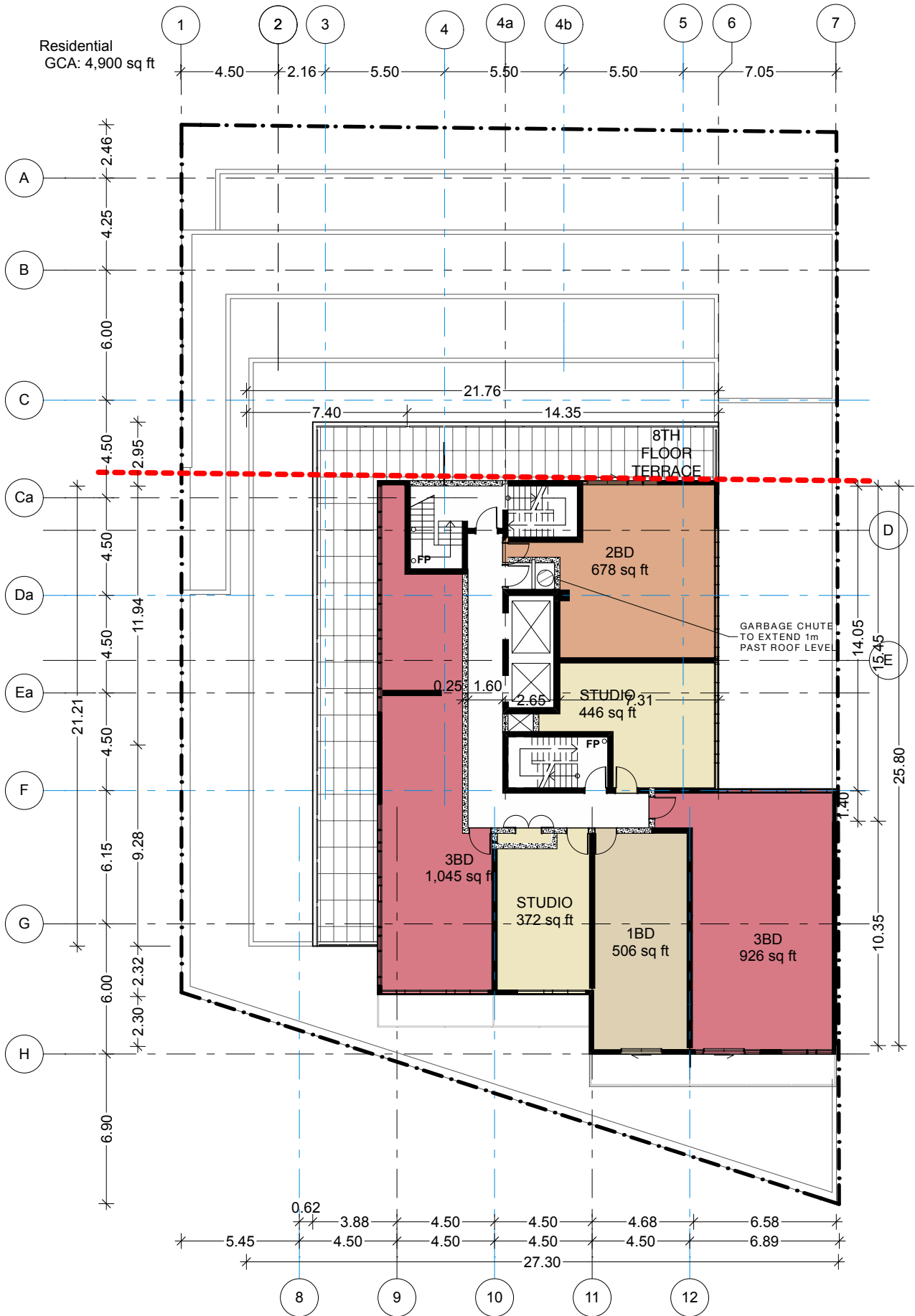
issue date
Thursday, May 2, 2019

scale

job number
1603



ROOM NO.	TYPE	AREA (sq ft)
01	STUDIO	446
02	3BD	926
03	1BD	506
04	STUDIO	372
05	3BD	1,045
06	2BD	678
6		3,973 sq ft



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
Roof / MPH

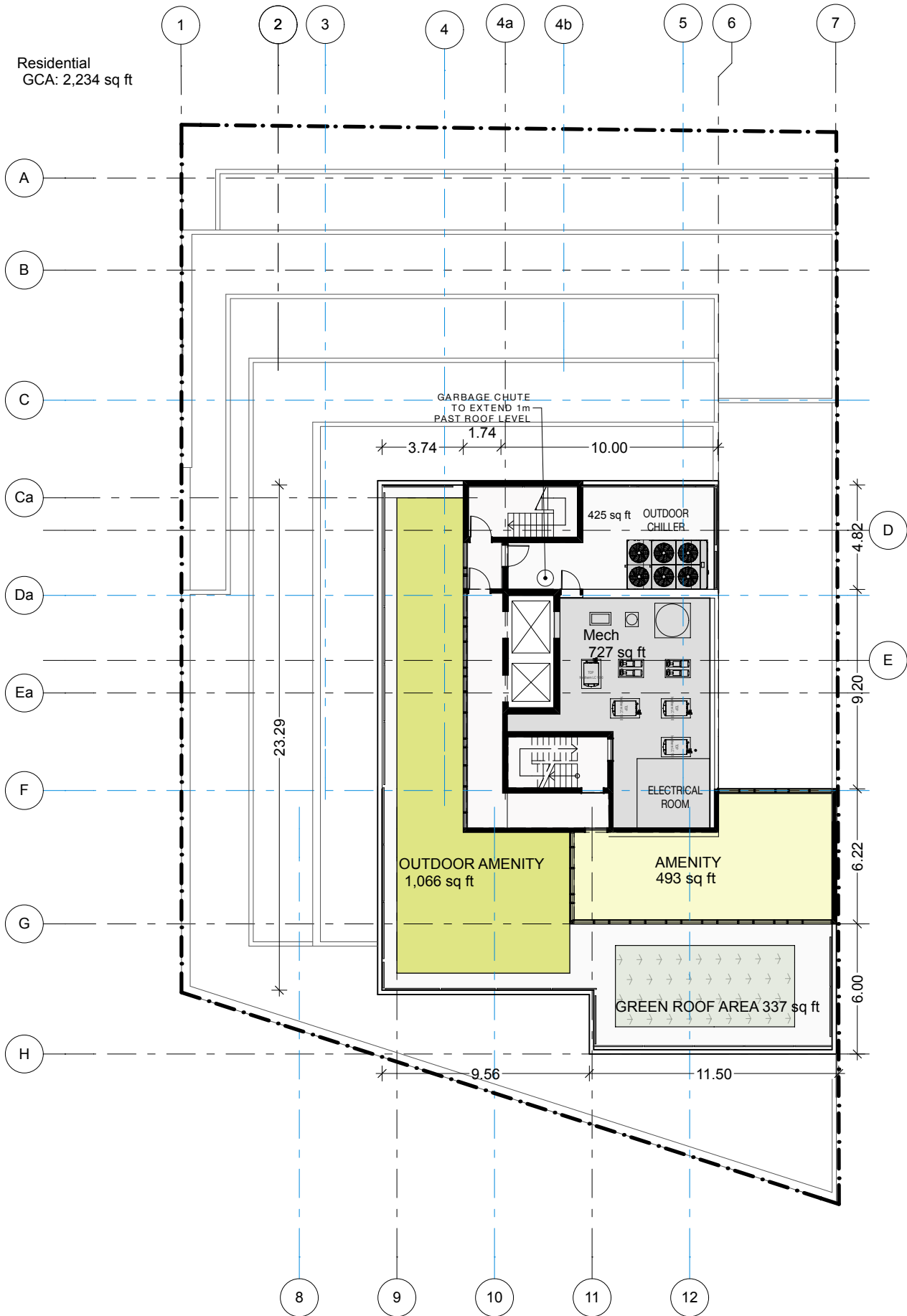
drawn by
JC

checked by
PJ

issue date
Thursday, May 2, 2019

scale
1:250

job number
1603



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington
Developments Limited

sheet title
MPH Mezzanine

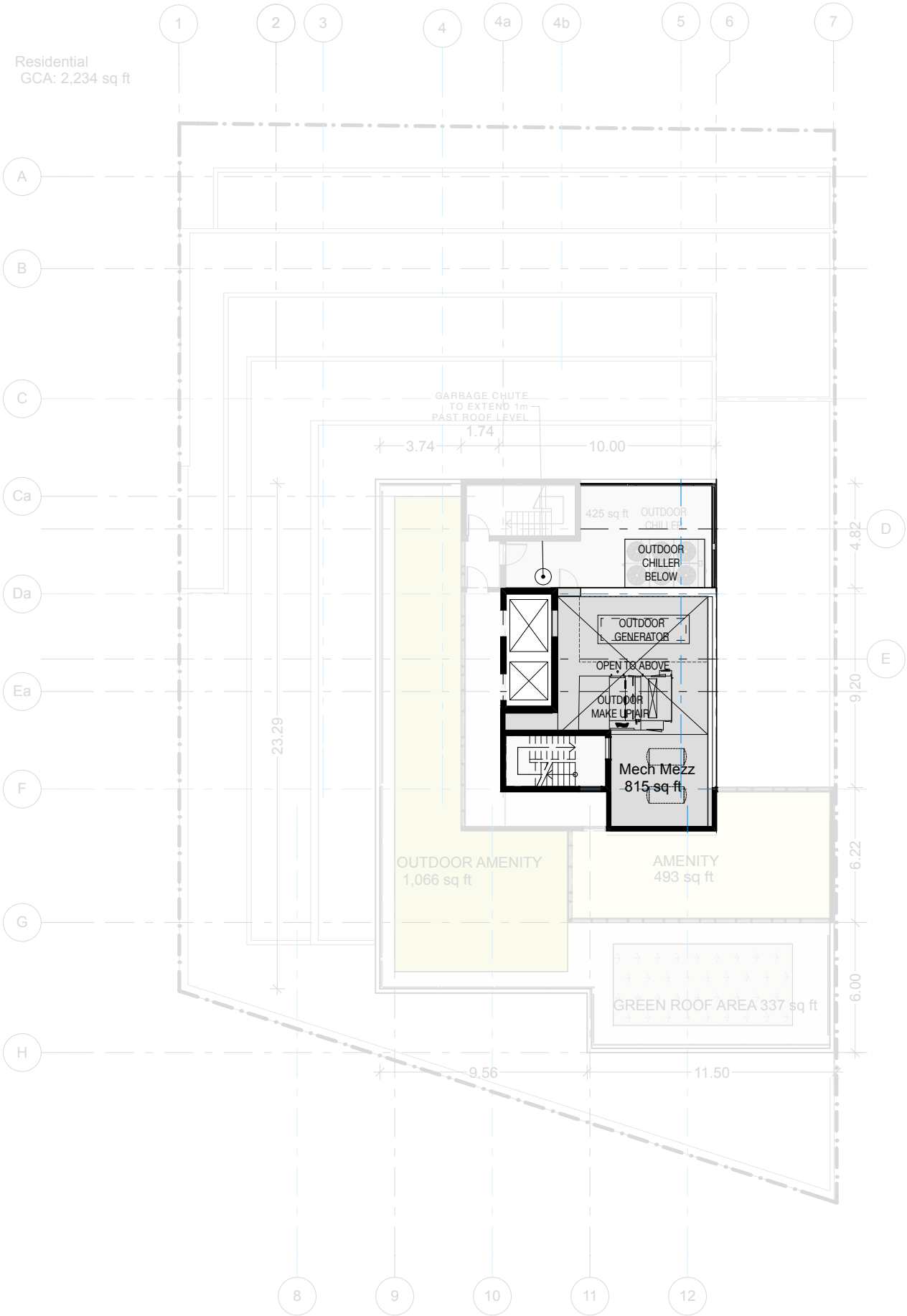
drawn by
JC

checked by
PJ

issue date
Thursday, May 2, 2019

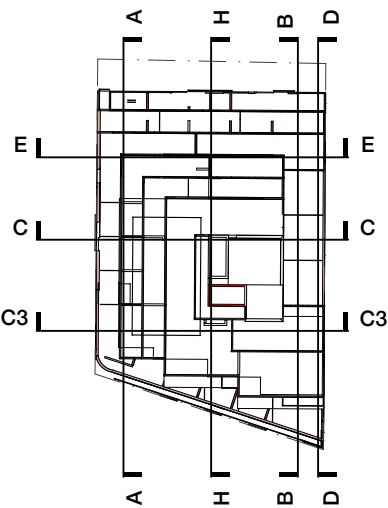
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job number
1603

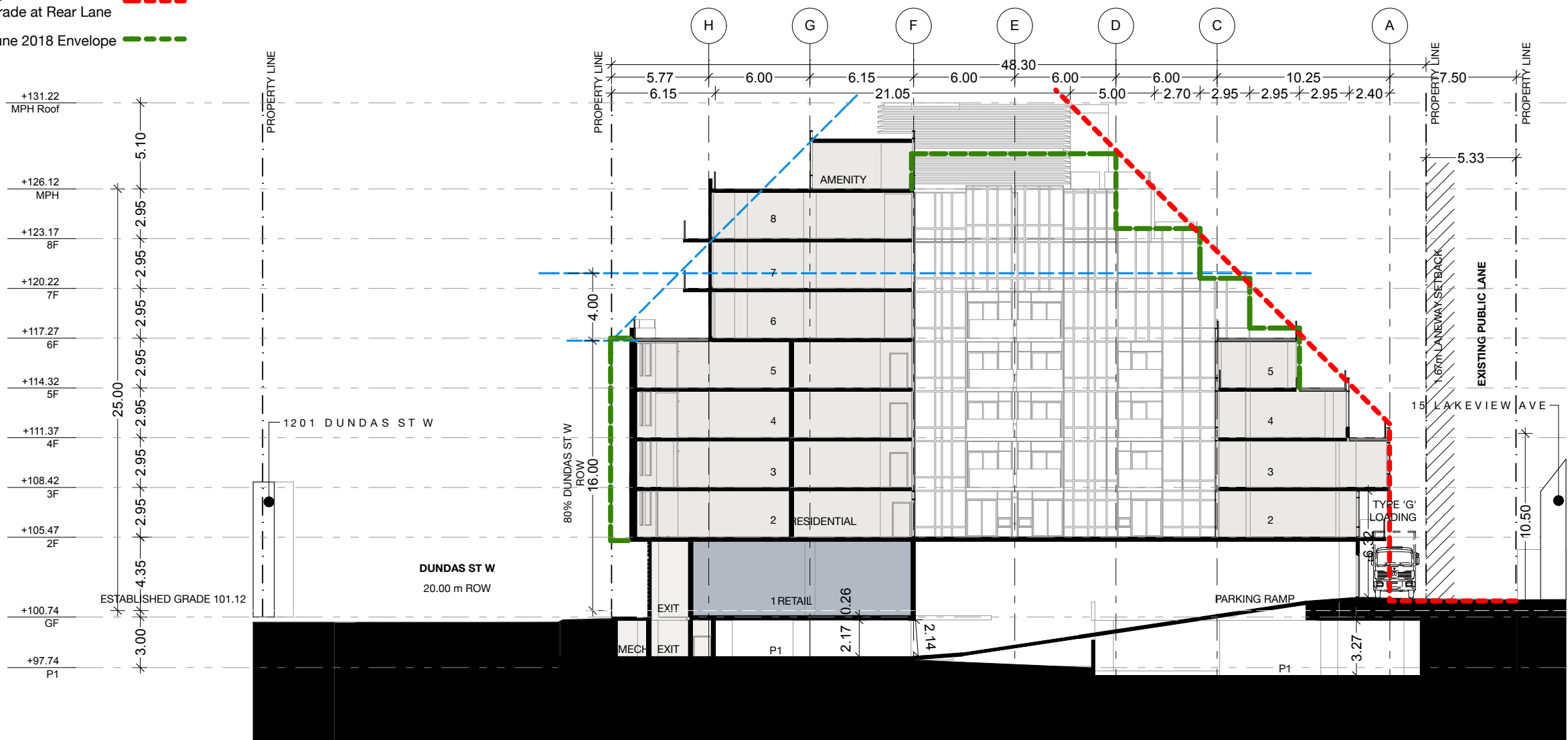


Revision:		
No.	Date	Revision
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WITHOUT PREJUDICE



- Dundas St W 20m ROW Angular Plane
- Rear Angular Plane from Existing Grade at Rear Lane
- Previous June 2018 Envelope



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington Developments Limited

sheet title
Section B

drawn by
JC

checked by
PJ

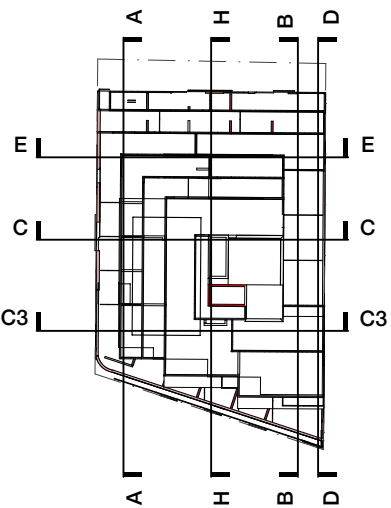
issue date
Thursday, May 2, 2019

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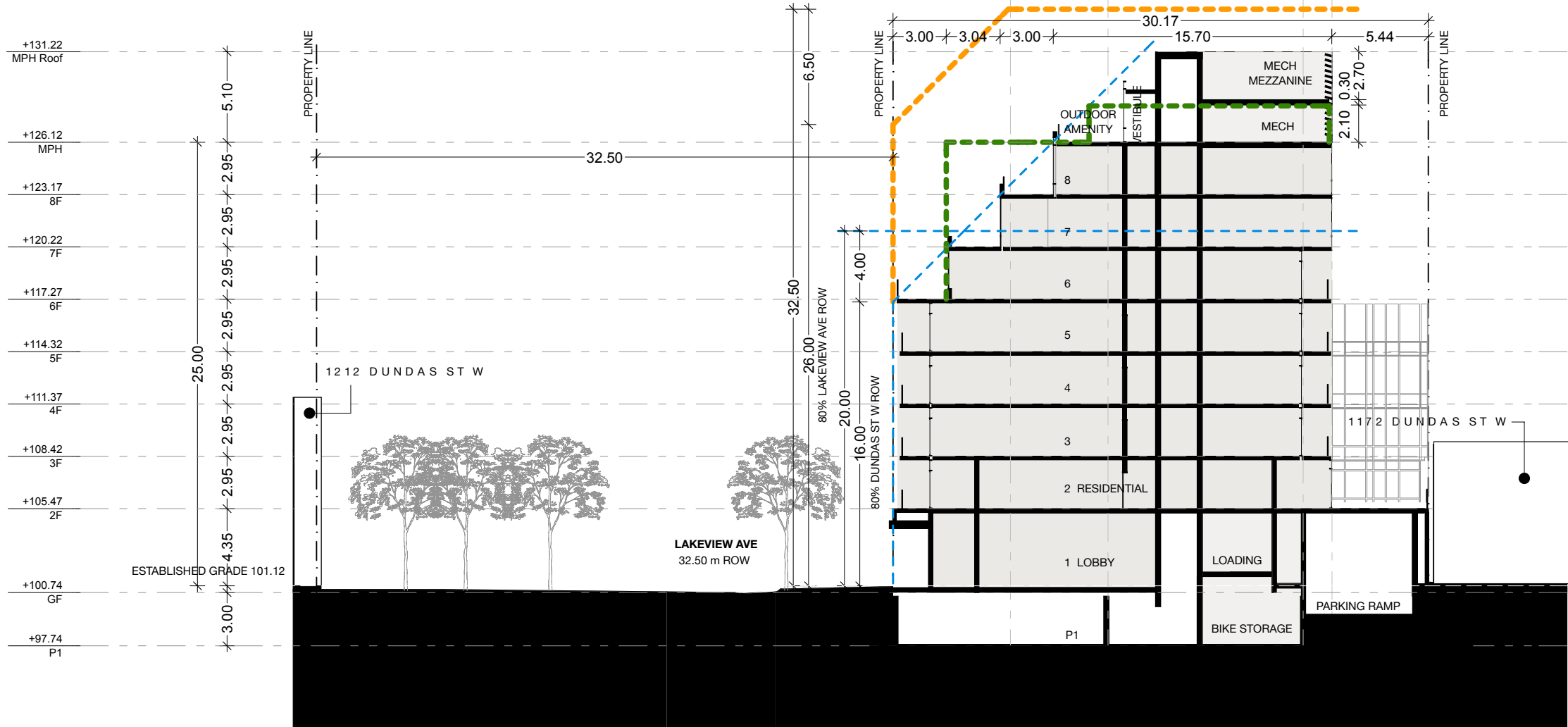
job number
1603

Revision:		
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- Dundas St W 20m ROW Angular Plane
- Lakeview Ave 32.5m ROW Angular Plane
- Previous June 2018 Envelope



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington Developments Limited

sheet title
Section C

drawn by
JC

checked by
PJ

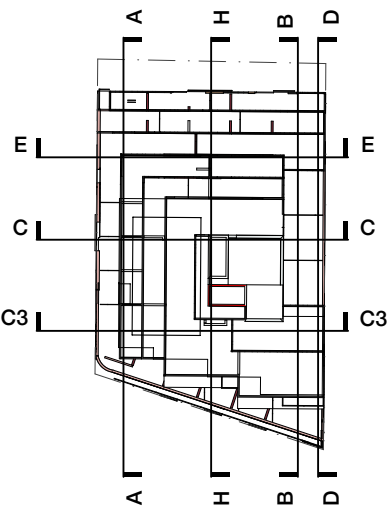
issue date
Thursday, May 2, 2019

scale

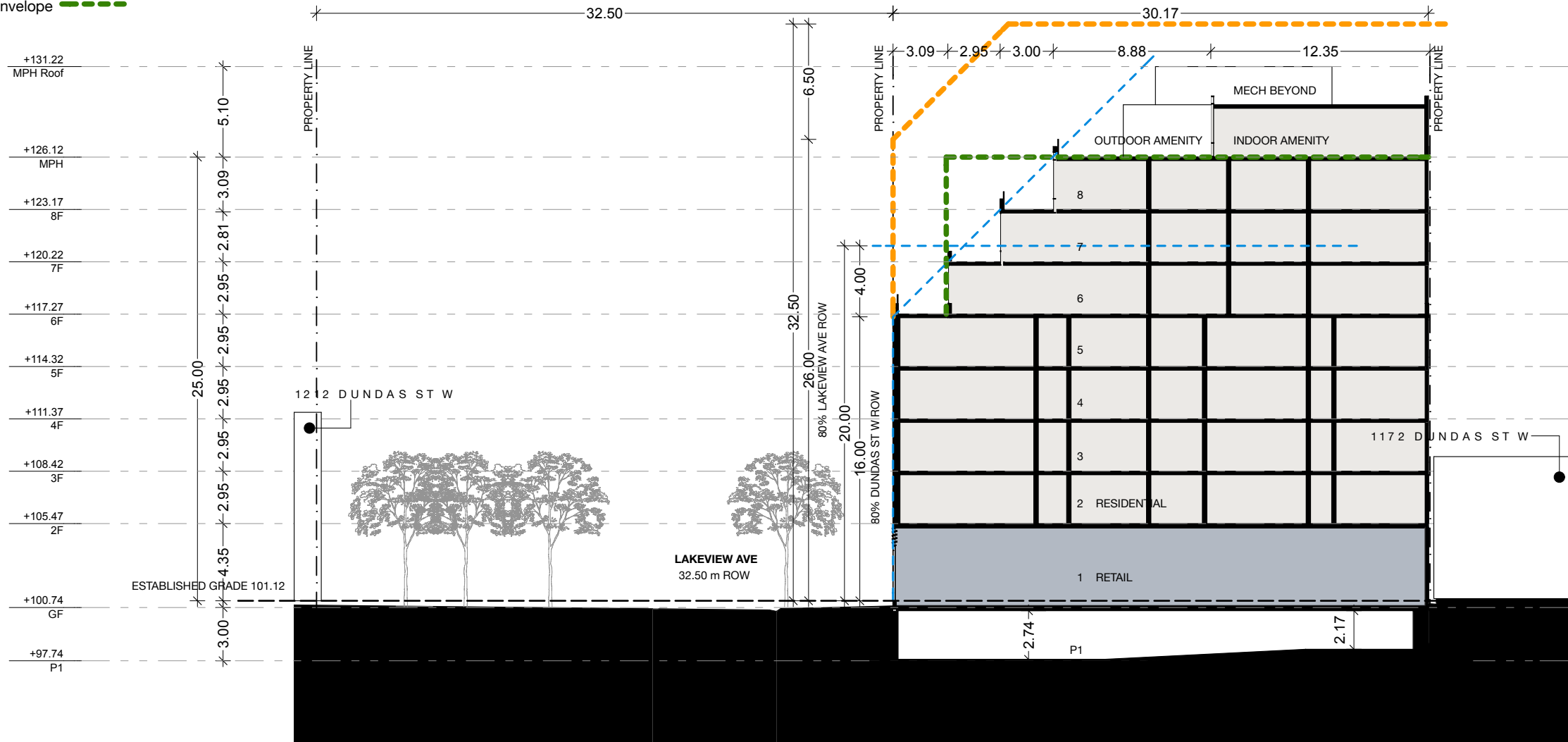
job number
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Dundas St W 20m ROW Angular Plane
Lakeview Ave 32.5m ROW Angular Plane
Previous June 2018 Envelope



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
Dundas Ossington Developments Limited

sheet title
Section C3

drawn by
JC

checked by
PJ

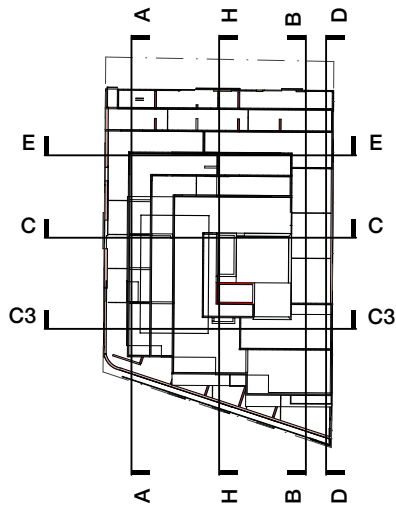
issue date
Thursday, May 2, 2019

scale

job number
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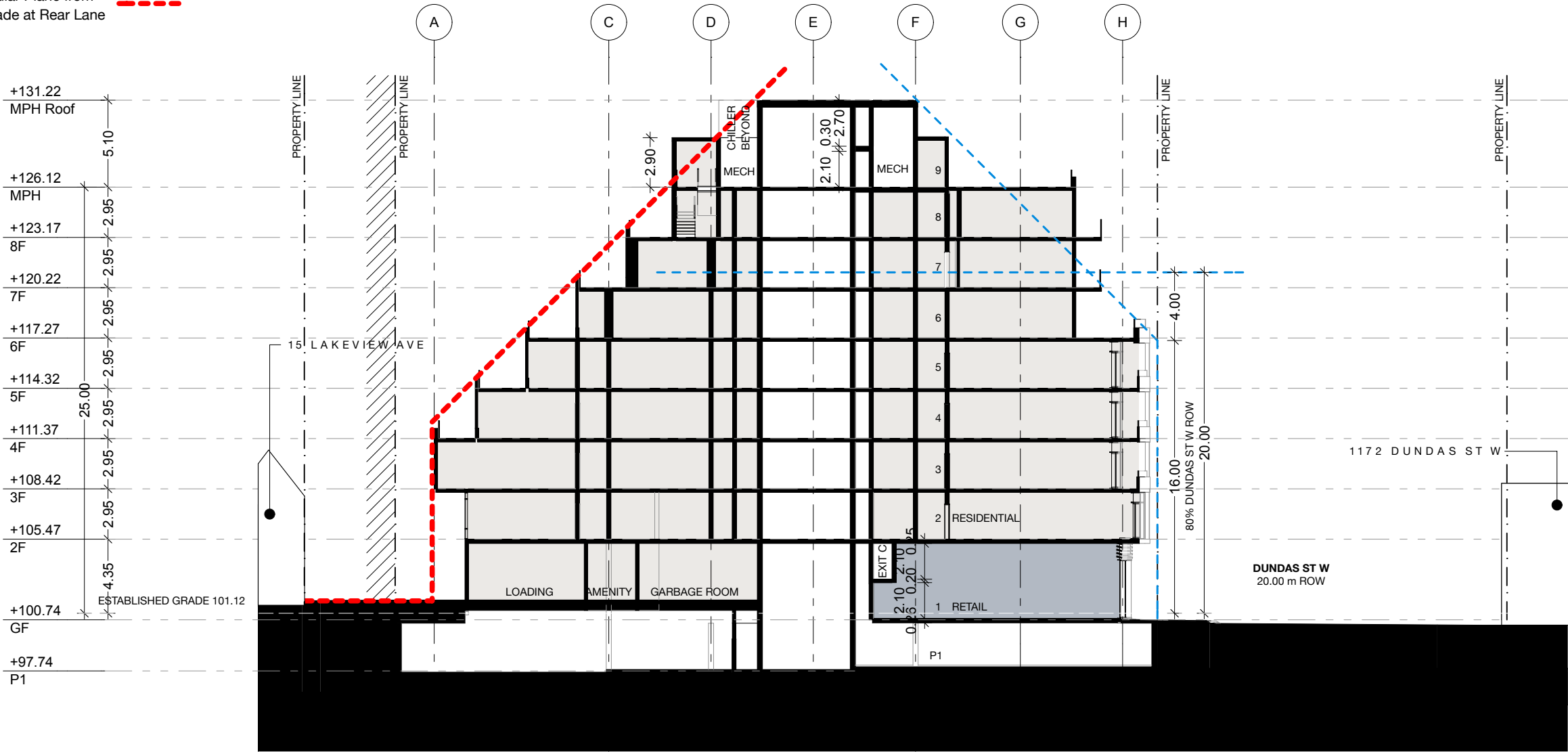
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Dundas St W 20m ROW
Angular Plane

Rear Angular Plane from
Existing Grade at Rear Lane



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file: 1200 Dundas St W v84.4.pln

job title
1200 Dundas St West

client
**Dundas Ossington
Developments Limited**

sheet title
Section H

drawn by
JC

checked by
PJ

issue date
Thursday, May 2, 2019

scale
1:300

job number
1603