CC7.11 - Confidential Attachment 3 - made public on May 22, 2019

1200 Dundas St West Analysis

Thursday, May 2, 2019

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 BOH excluded	Retail GFA		455 sm	4,899 sf	
	Total GFA		6,390 sm	68,782 sf	
FLOOR SPACE INDEX*	Residential FSI		4.39		
*Total FSI includes lane widening area	Retail FSI		0.34		
	Total FSI		4.55		_
					T
		unit count	% of total		6 Ti 4 ir
UNIT COUNT	Studio	19	19%		ir
	1BD	56	57%		
	2BD	17	17%		N
	3BD	7	7%		a A d
	Total Unit Count	99			a
					q
		required	provided		fi
AMENITY SPACE	Indoor (1.5 sm/unit)	149 sm	149 sm		jo 1
AMENITI SPACE		SIII	110 511		I

AMENITY SPACE	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*	U	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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No.	Date	Revision						
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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	checked by
JC	PJ
issue date	

Thursday, May 2, 2019

scale

job number **1603**

A0.1

1200 Dundas Street West _V84.4

GFA B	reakdown			gross construction area	gross floor area			residential area		parking provided	units			
		floor to floor ht.	floor level (t/o slab)	total GCA	deductions as per 569-2013	retail zoning GFA	res zoning GFA	lobby area	residential saleable area		studio	1bd	1bd+D	2
no.	storey	т	т 30.10	sf	Sf		sf	sf	sf					
9	mechanical	5.10	25.00	3,201.0	2,633.0		568.0		0.0					
8	residential	2.95	22.05	4,900.0	405.0		4,495.0		3,973.0		2	1		
7	residential	2.95	19.10	6,124.0	482.0		5,642.0		5,181.0		2	3	1	
6	residential	2.95	16.15	7,481.0	471.0		7,010.0		6,517.0		2	5	0	
5	residential	2.95	13.20	10,267.0	428.0		9,839.0		9,142.0		2	5	6	
4	residential	2.95	10.25	11,230.0	428.0		10,802.0		9,943.0		5	5	6	
3	residential	2.95	7.30	11,801.0	428.0		11,373.0		10,514.0		2	8	6	
2	residential	2.95	4.35	11,769.0	428.0		11,341.0		10,481.0		4	6	4	
1	lobby/retail	4.35	0.00	10,402.0	2,690.0	4,899.0	2,813.0	784.0	0.0		 			
-1	parking	-3.00	-3.00	14,204.0	14,204.0		0.0			28				
	TOTAL			91,379.0	22,597.0	4,899.0	63,883	784.0	55,751.0	28	19	33	23	-
											19%	33%	23%	13
			above	e grade GCA 77,175.0		TOTAL GFA	68,782.0	TOTAL SALEABLE	55,751.0					
			belov	v grade GCA 14,204.0	ESTIMATE	ED SITE AREA**	14,563	average unit size	563 sf					
				total GCA 91,379.0		FSI**	4.72	х						

** site area does not include 543 sf of lane widening

GFA Deduction Breakdown

			residential		retail		allowable deductions								Ameni
			lobby GFA	storage / mech GFA	retail BOH GFA	retail GFA	indoor amenity GFA	elevator	exit stairs	garbage bike parking chute above grade	parking ramp	loading space	mechanical penthouse	TOTAL GFA deductions per floor	
	no. sto	orey	sf				sf			, i i i i i i i i i i i i i i i i i i i				sf	required
															provideo
	1	ground floor	784.0	213.0	648.0	4,899.0	1,106.0	138.0	331.0			1,115.0		2690.0	
	2	second floor						138.0	254.0	36.0				428.0	surplus (
3-	·5F	typical floors						138.0	254.0	36.0				428.0	
	6	sixth floor						138.0	297.0	36.0				471.0	
	7	seventh floor						138.0	308.0	36.0				482.0	
	8	eighth floor						138.0	231.0	36.0			0.0	405.0	
	9	mech					493.0	138.0	308.0				727.0	1666.0	
	m	ech mezzanine							152.0				815.0	967.0	



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 No.
 Date

 01
 2017/03/23

 ZBA Submission

Date Revision
2017/03/23 ZBA Submiss

2bd	2bd+D	3bd	TOTAL
			0
1		2	6
2	0	1	9
1		3	11
1	1	1	16
3	0	0	19
1	2	0	19
4	1	0	19
			0
13	4	7	99
13%	4%	7%	100%
	ΤΟΤΑ	L UNITS	99

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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 Site Statistics

drawn by	checked by
JC	PJ

Thursday, May 2, 2019

scale

job number **1603**

Amenity Calculation

	indoor	outdoor
	sf	sf
quired	1,598	1,066
ovided	1,599	1,066
rplus (res gfa)	1	0





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job title 1200 Dundas St West

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sheet title P1

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issue date	

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scale 1:250

job number

1603











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job title 1200 Dundas St West

client

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sheet title 2F

drawn by checked by JC PJ issue date

Thursday, May 2, 2019

scale

job number 1603



ROOM NO. TYPE

3F	noom no.			7111277(01)
	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

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sheet title 3F

drawn by checked by JC PJ issue date

Thursday, May 2, 2019

scale

iob number 1603



ROOM NO. TYPE

	ROOM NO.	TYPE		AREA (sf)
4F				
	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

sheet title 4F

drawn by checked by JC РĴ issue date

Thursday, May 2, 2019

scale

iob number 1603



ROOM NO. TYPE AREA (sf)

55	

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	487
12	1BD	1	559
13	2BD+D	1	695
14	3BD	1	875
15	1BD+D	1	594
16	1BD	1	476
		16	9,142 sq ft





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job title 1200 Dundas St West

client

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sheet title 5F

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Thursday, May 2, 2019

scale

job number **1603**



ROOM NO. TYPE

6F				
	01	STUDIO	1	393
	02	3BD	1	926
	03	1BD	1	506
	04	STUDIO	1	372
	05	3BD	1	979
	06	1BD	1	481
	07	1BD	1	481
	08	1BD	1	443
	09	2BD	1	613
	10	3BD	1	848
	11	1BD	1	475
			11	6,517 sq ft





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sheet title 6F

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job number 1603







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job title 1200 Dundas St West

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sheet title **7F**

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scale





1,045

3,973 sq ft

678

05

06

3BD

2BD

1

1

6





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sheet title 8F

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scale

job number **1603**





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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 Roof / MPH

drawn by	checked by
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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

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sheet title MPH Mezzanine

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file: 1200 Dundas St W v84.4.pln

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client

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sheet title Section B

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Angular Plane





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file: 1200 Dundas St W v84.4.pln

job title 1200 Dundas St West

client

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(4)

(3)

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sheet title Section C

drawn by	checked by
JC	PJ
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scale







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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 Section C3

drawn by	checked by
JC	PJ
issue date	

Thursday, May 2, 2019

scale







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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 Section H

drawn by	checked by
JC	PJ
issue date	

Thursday, May 2, 2019

scale 1:300

1.300

