

5238 DUNDAS STREET WEST

DRAWING LIST:

A0	DRAWING LIST
A1	CONTEXT PLAN AND STATISTICS
A2	BOUNDARY SURVEY
A3	SITE PLAN
A4	PARKING LEVEL - P4 PLAN
A5	PARKING LEVEL - P2-P3 PLAN
A6	PARKING LEVEL - P1
A7	GROUND FLOOR PLAN
A8	MEZZANINE FLOOR PLAN
A9	FLOOR PLAN 2
A10	FLOOR PLAN 3 - 4
A11	FLOOR PLAN 5 - 6
A12	FLOOR PLAN 7
A13	TYPICAL TOWER PLAN 8-41
A14	MPH
A15	ROOF PLAN
A20	ANGULAR PLANE SECTION
A21	BUILDING SECTION
A30	NORTH AND EAST ELEVATION
A31	SOUTH AND WEST ELEVATION
A32	1 : 50 ELEVATION
A33	1 : 50 ELEVATION
A34	1 : 50 ELEVATION
A35	1 : 50 ELEVATION



ISSUE		
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1	01 SEPT 2021	ISSUE FOR REZONING
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PROJECT TITLE
PROPOSED
41 STOREY TOWER
5238 DUNDAS STREET WEST

SHEET TITLE
COVER PAGE

DATE:
JAN 24 2023

SCALE:
1:

PROJECT No:
134831

DWG No:
A0

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CURRENT STATS (DECEMBER 2022)

FSI	
SITE AREA	FSI
Site Area	13.4

Area Summary	GCA		GFA	
	m ²	ft ²	m ²	ft ²
P4	560	5,920	21	226
P3-P2	4,556	6,340	42	452
P1	2,278	24,520	21	226
Ground Floor-Retail			380	4,090
Ground Floor-Residential	1,455	15,661	556	5,900
Mezzanine	537	5,760	161	1,737
Level 2	1,676	18,040	1,012	10,883
Level 3-4	3,352	36,081	3,120	33,588
Level 5-6	2,556	2,428	2,428	26,135
Level 7	780	8,396	507	5,457
Level 8-41	26,520	285,459	24,625	265,065
MPH	589	6,340	0	0
Total	44,849	482,751	32,874	353,849

GCA (Excluding Parking)	37,465
GFA - Residential Use - (569-2013)	32,410
GFA - Retail Use - (569-2013)	380
Total GFA	32,790

Use	TOTAL	%
Office	46	9%
Office + Den	113	23%
Office + Den	156	31%
Office	132	27%
Office + Den	0	0%
Office	50	10%
Total	497	100%

Amenity Area (m ²)	Provided	Rate Provided
7	216.0	
4	103.0	
3	103.0	
2	487.0	
Ground Floor	85.0	
Sub-Total	994.0	2. sm/unit
Outdoor Amenity	Provided	
Level 41	186.0	
Level 07	246.0	
Ground Floor	562.0	
Sub-Total	994.0	2. sm/unit
TOTAL	1,988.0	4. sm/unit

VEHICULAR PARKING REQUIRED:		
Floor	Rate	Parking Required
STUDIO (<45m ²)	0.8	37
1B	0.9	242
2B	1	132
3B	1.2	60
Retail	1.5 car/100 m ²	6
Visitor	0.2	99
Total		576

VEHICULAR PARKING PROVIDED:		
Floor	Rate	Parking Provided
Level P4		11
Level P3		59
Level P2		59
Level P1		48
Total		177
EV spaces (20%)		35

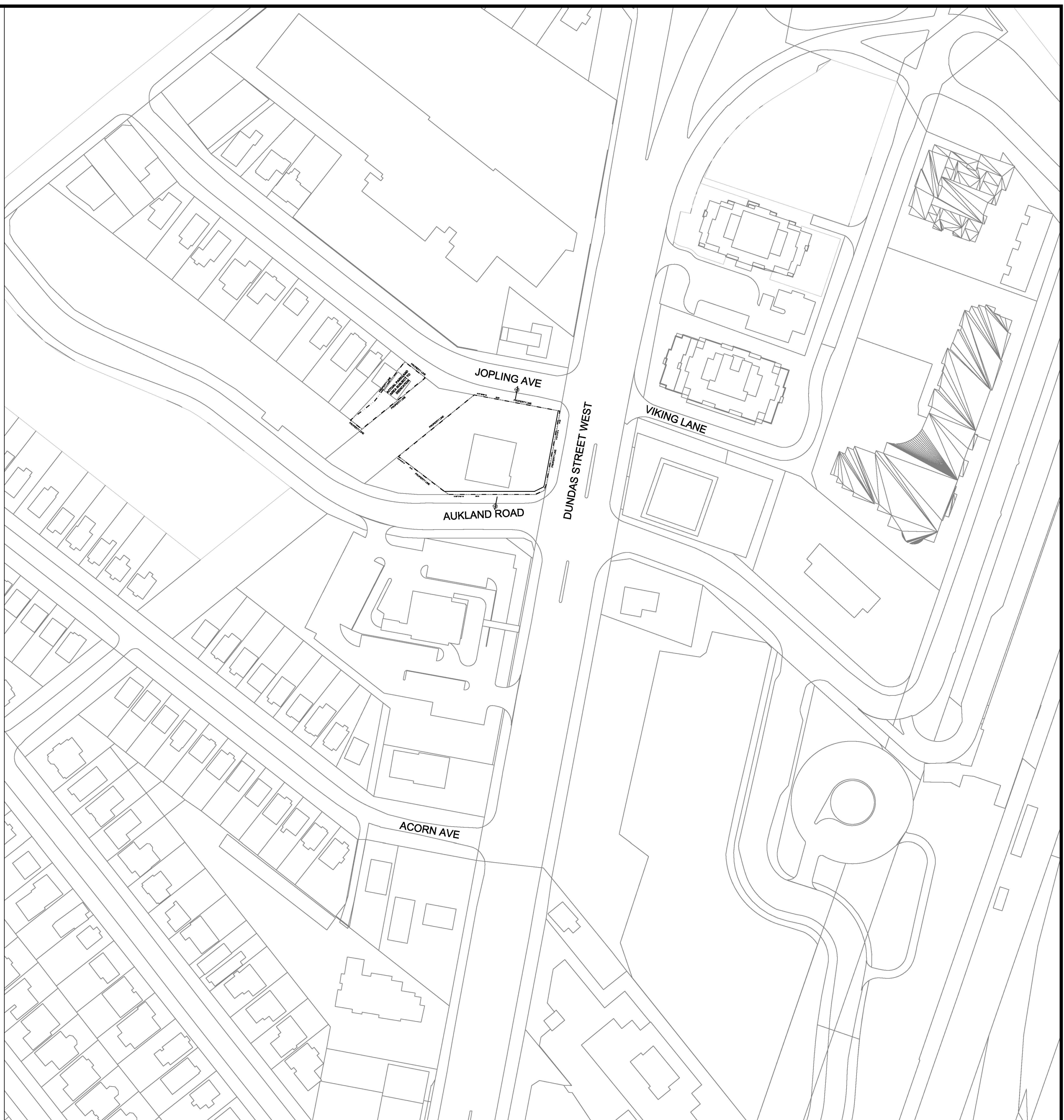
Floor	Residential		Retail	
	Long Term	Short Term	Long Term	Short Term
Mezzanine	325			
Ground Floor		60	1	4
Total Spaces Provided	325	60	1	4
Total Spaces Required	338	35	1	4
Rate Required	0.68	0.07	0.13/100m²	3 + (0.25/100m²)

GREEN ROOF AREA (m²)	328
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BUILDING HEIGHT (m)	
Number of Storeys	Proposed
Building Height	41
	135.90

*Note: Building height measured from Existing Grade.

LOADING	
Provided	Type "G" (L13m, W4m, H6.1m)



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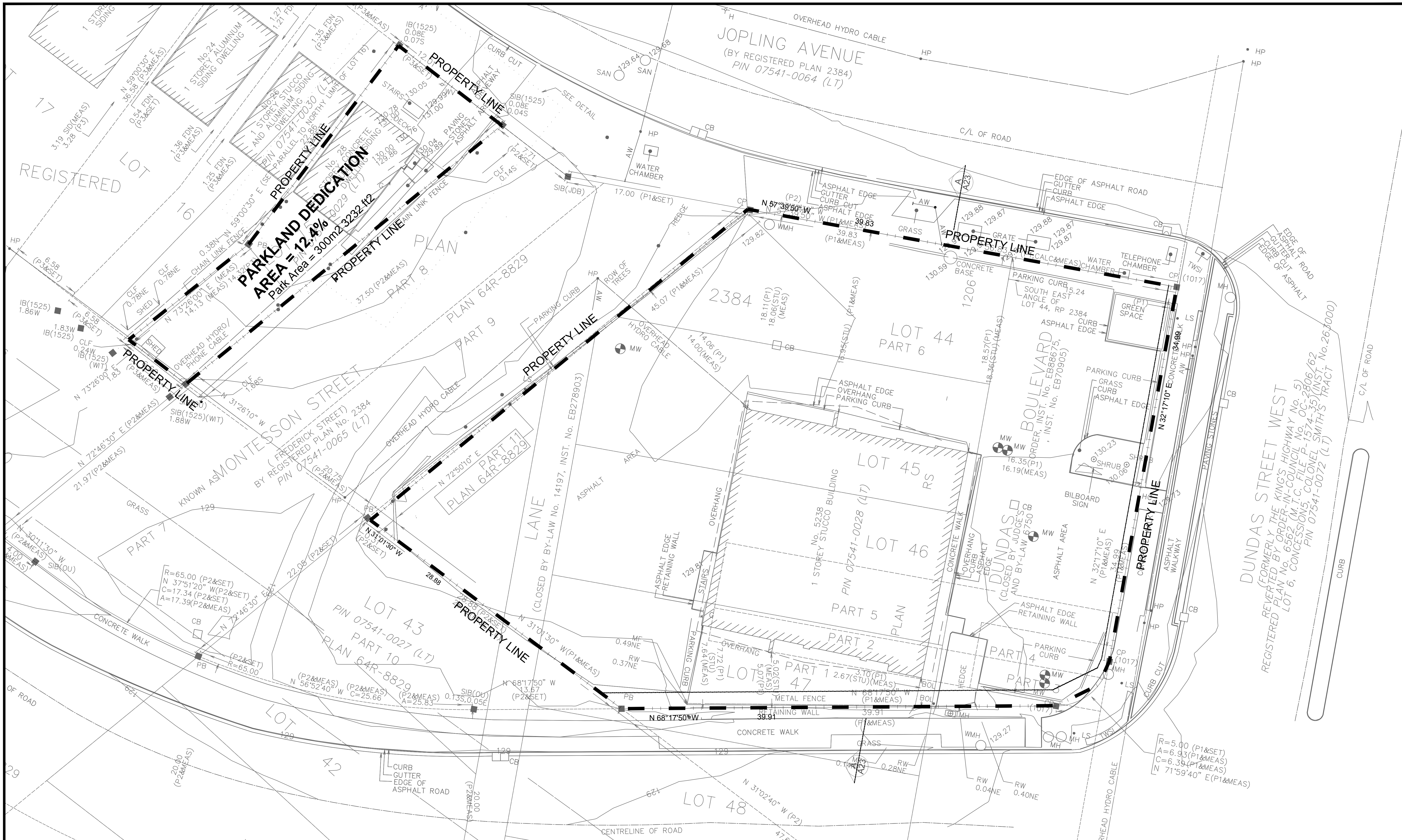
SHEET TITLE
CONTEXT PLAN & STATISTICS

DATE:
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PROJECT No:
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DWG No:
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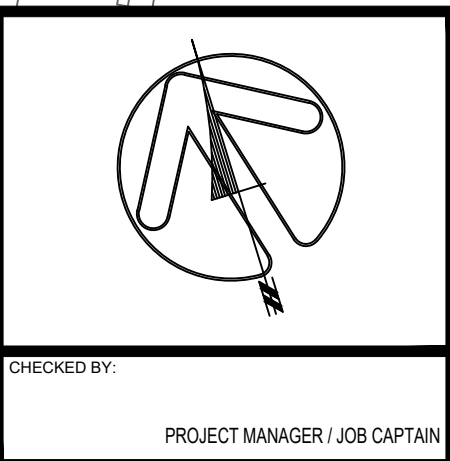
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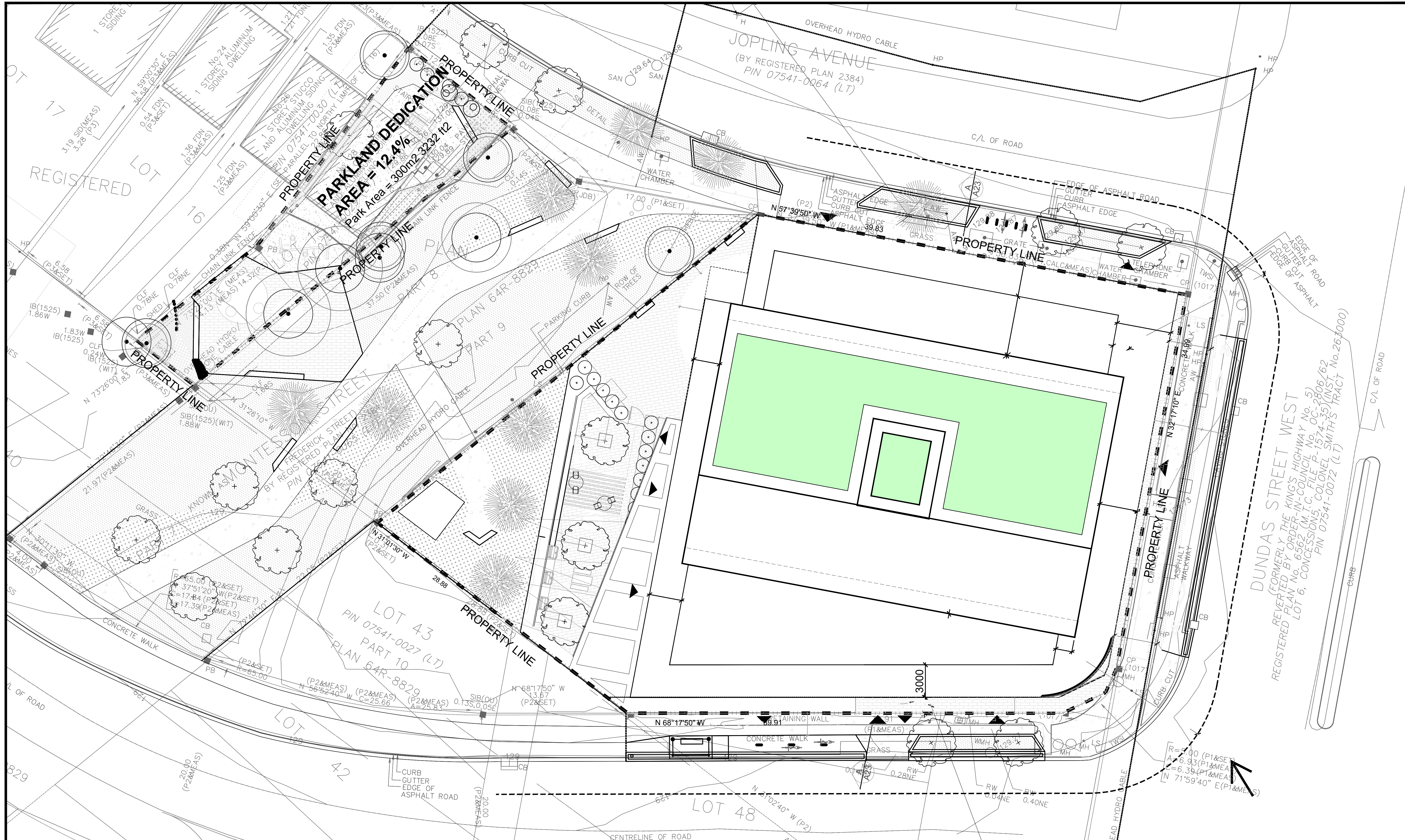
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41 STOREY TOWER
5238 DUNDAS STREET WEST

SHEET TITLE
SURVEY

DATE: JAN 24 2023
SCALE: NTS
PROJECT No: 134831
DWG No: A2



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SHEET TITLE
 SITE PLAN

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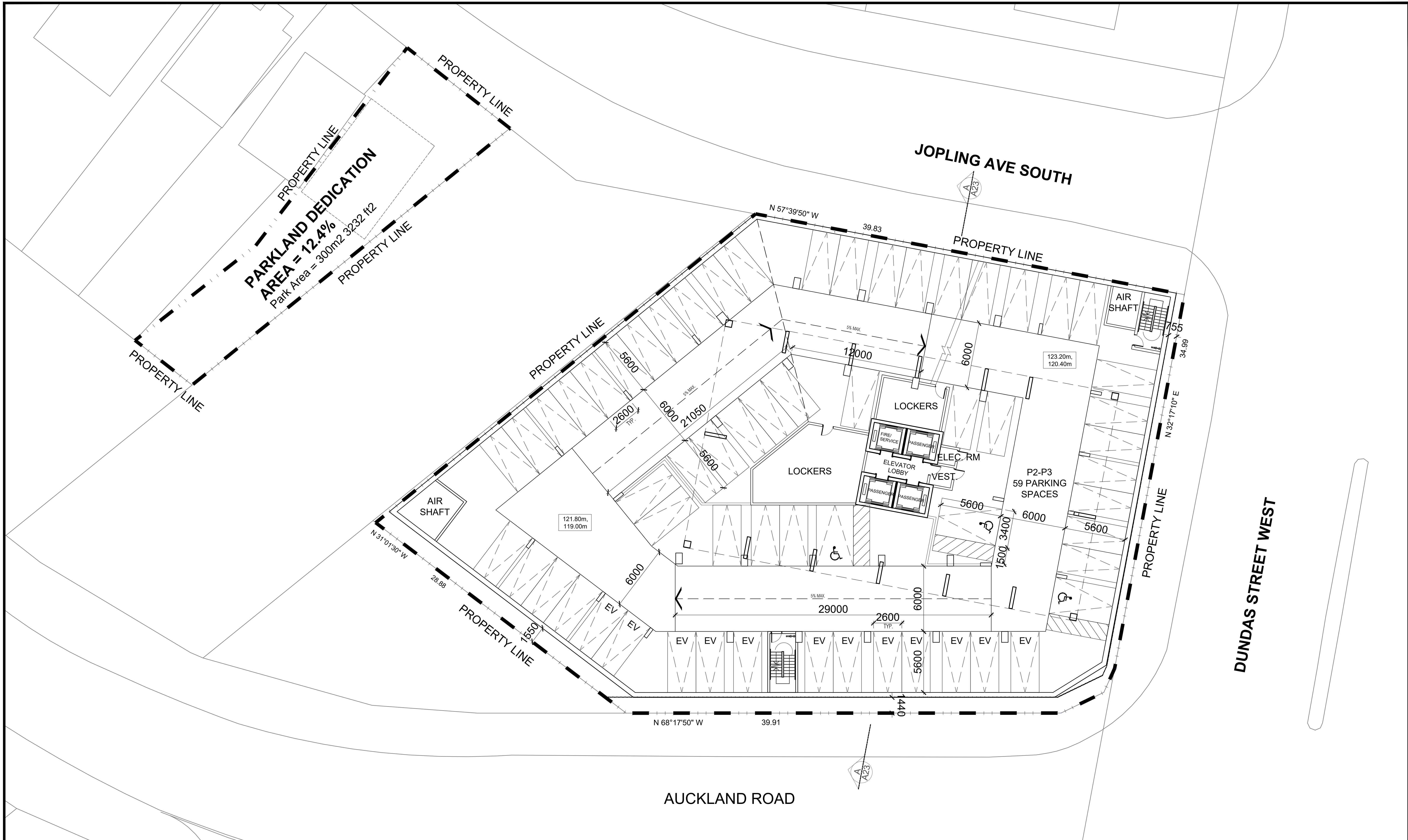
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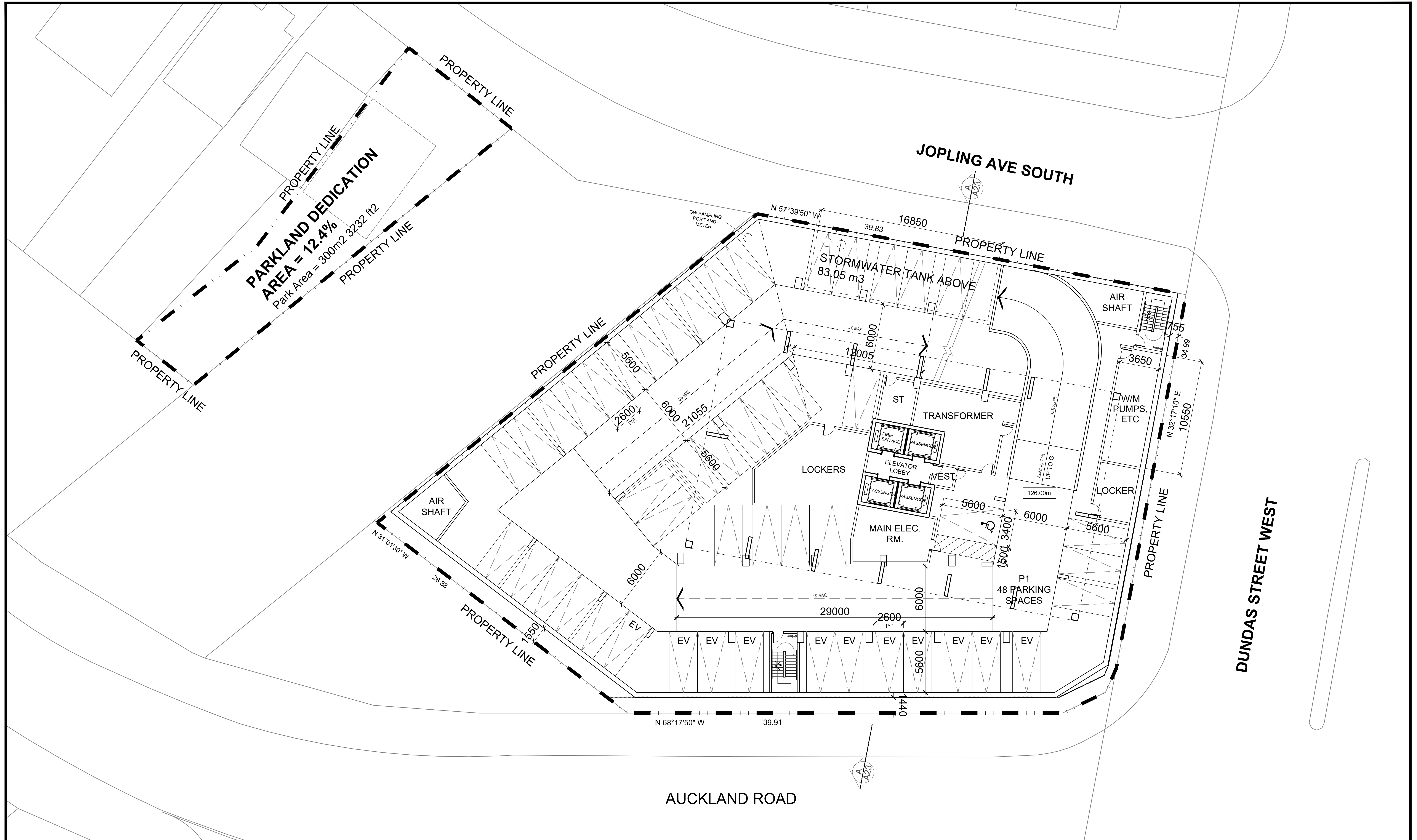
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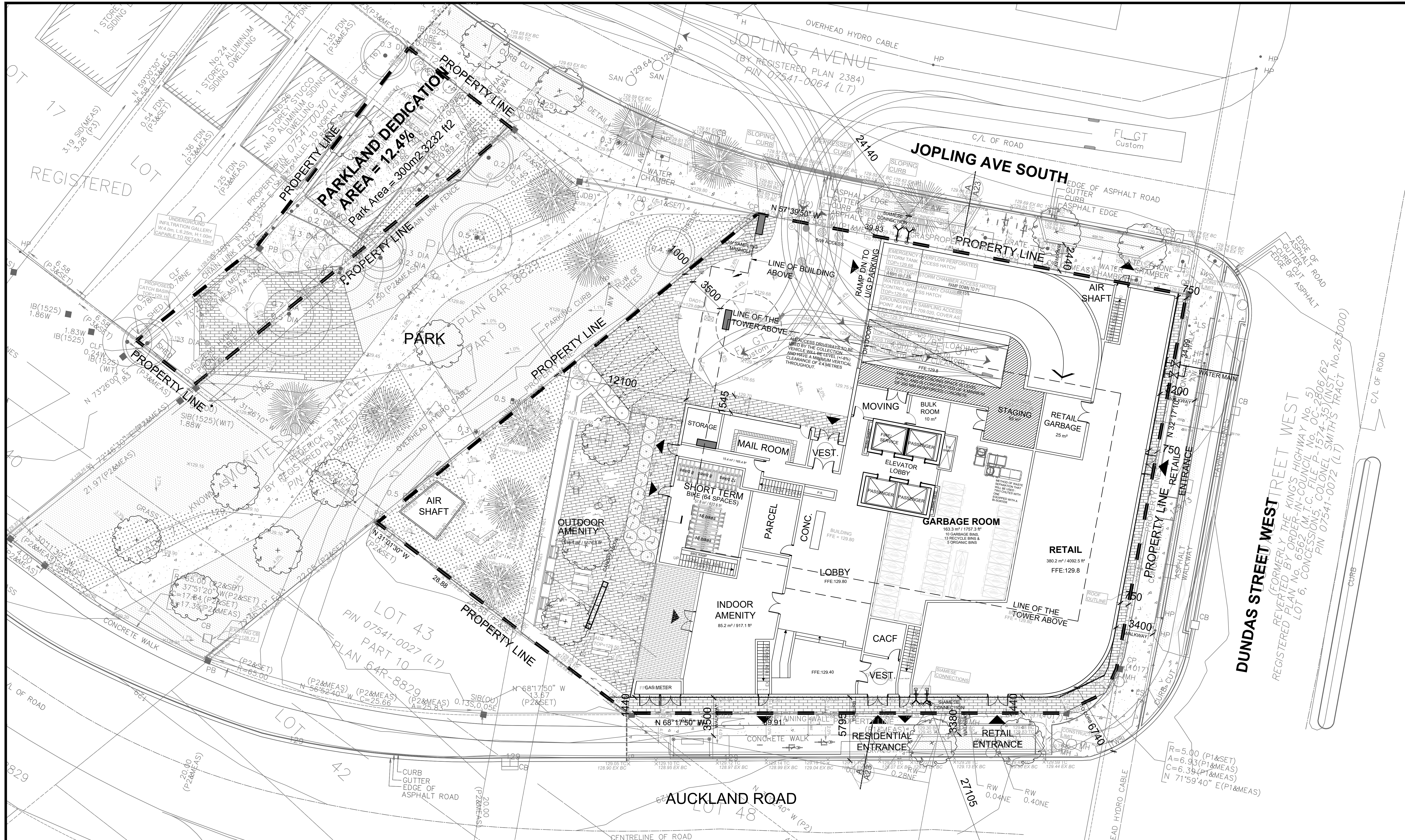
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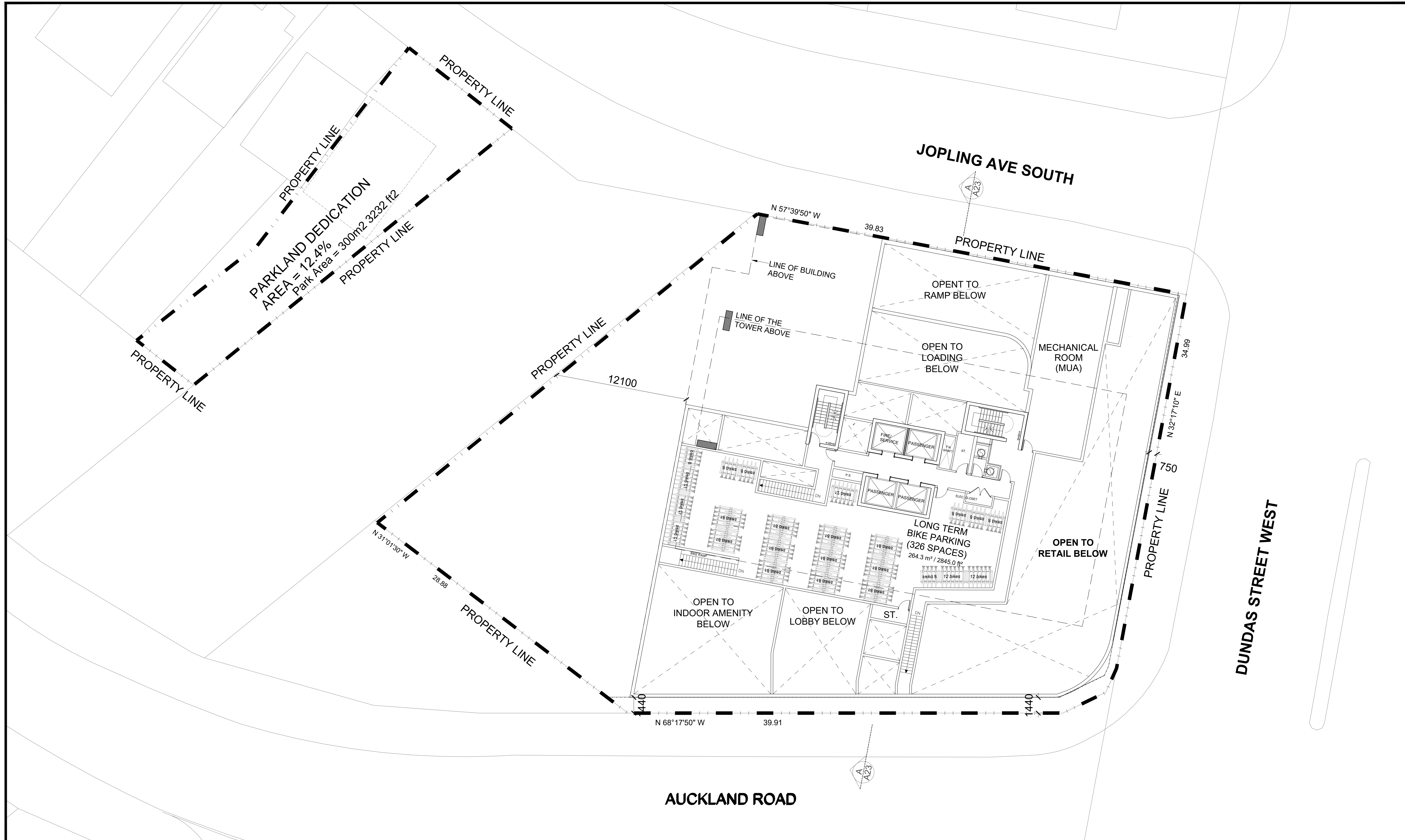
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SHEET TITLE
GROUND FLOOR PLAN

DATE	SCALE	PROJECT No.	DWG No.
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PROJECT TITLE
 PROPOSED
 41 STOREY TOWER
 5238 DUNDAS STREET WEST

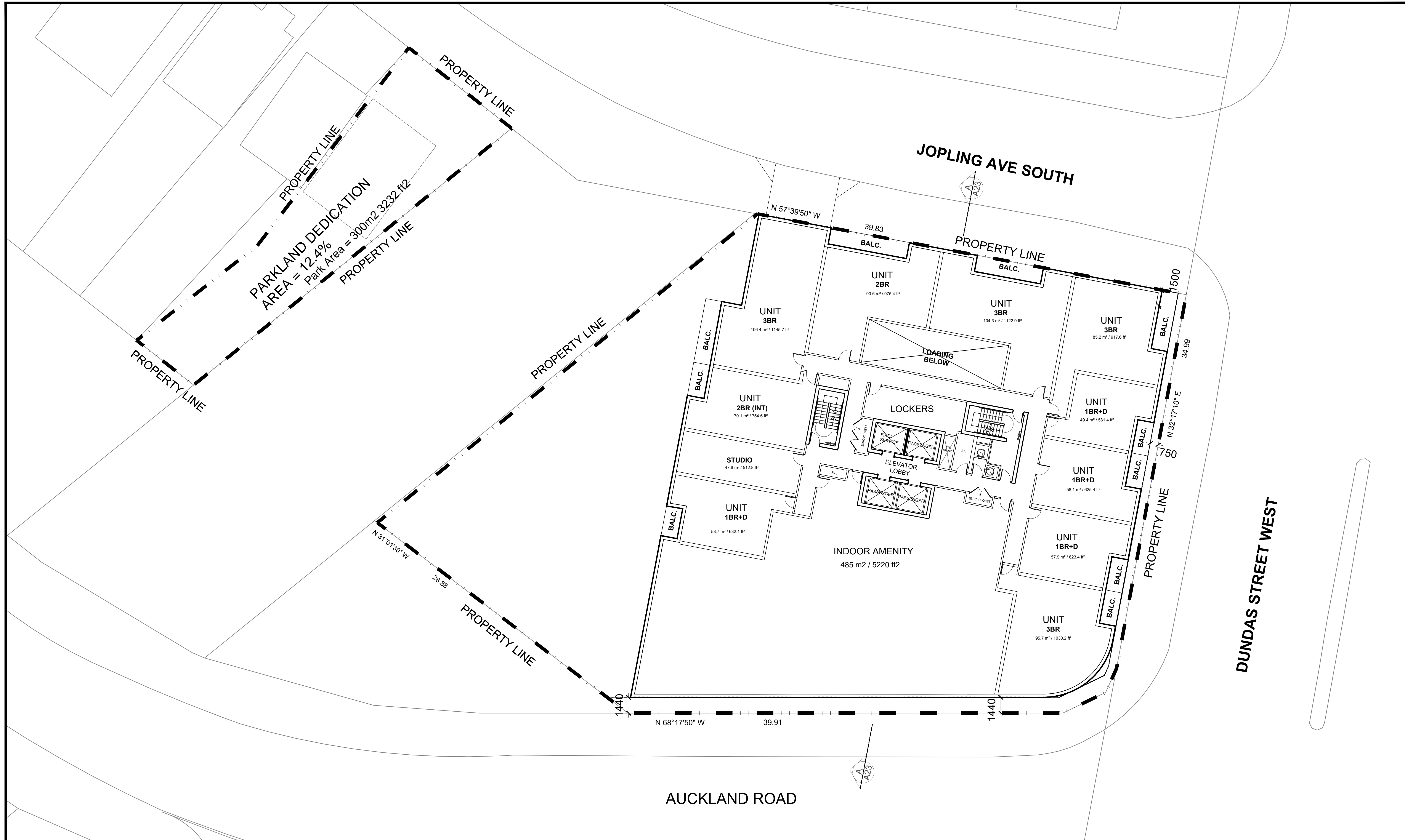
SHEET TITLE
 MEZZANINE FLOOR PLAN

DATE:
 JAN 24 2023

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A8



No	DATE	DESCRIPTION
1	01 SEPT 2021	ISSUE FOR REZONING
2	08 OCT 2021	ISSUE FOR SPA
3	24 JAN 2023	RE-ISSUE FOR ZBA

GENERAL NOTES:

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SHEET TITLE
 LEVEL 02

DATE:
 JAN 24 2023

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A09



No	DATE	DESCRIPTION
1	01 SEPT 2021	ISSUE FOR REZONING
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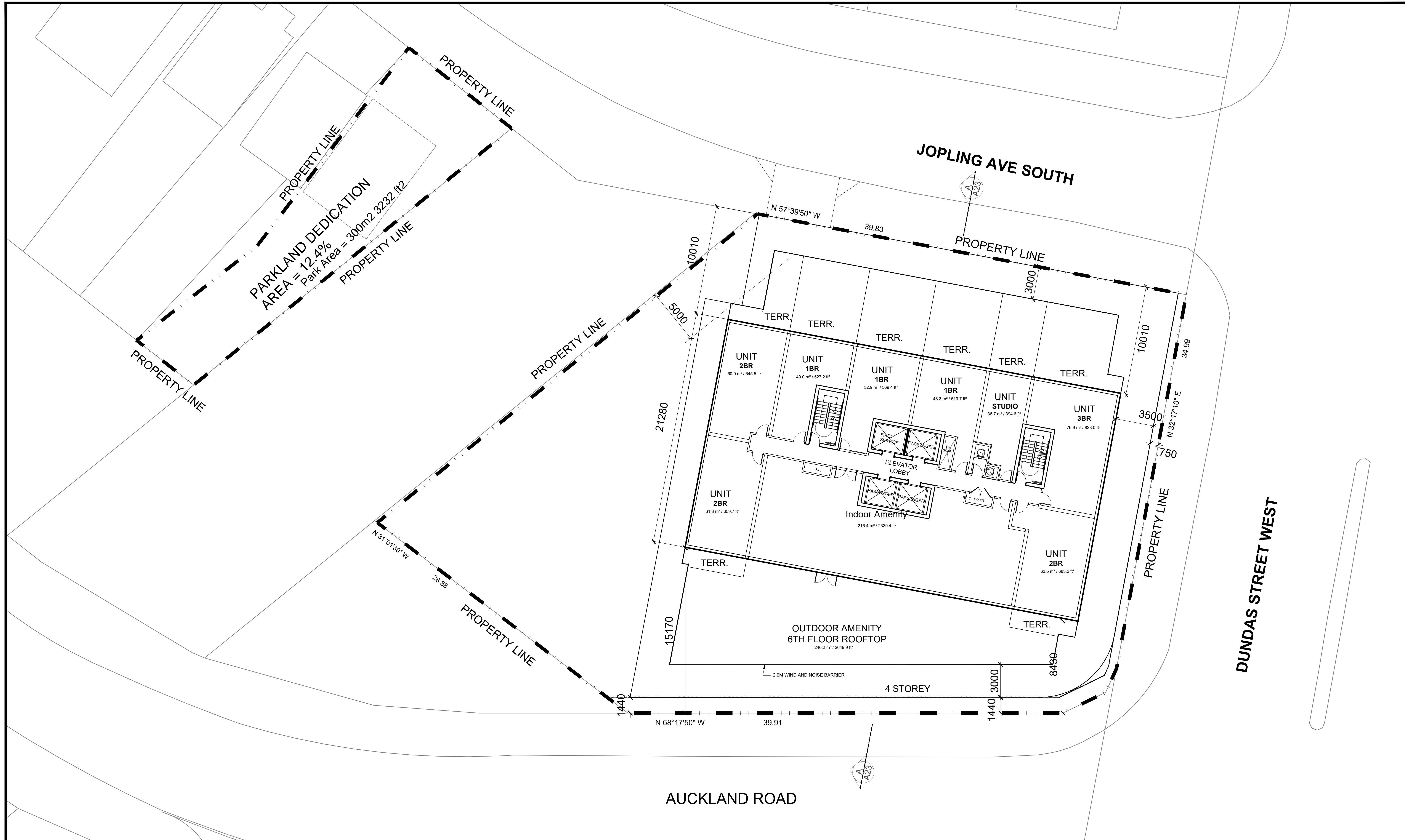
SHEET TITLE
 LEVEL 03-04

DATE:
 JAN 24 2023

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A10



ISSUE		
No	DATE	DESCRIPTION
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2	08 OCT 2021	ISSUE FOR SPA
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 5238 DUNDAS STREET WEST

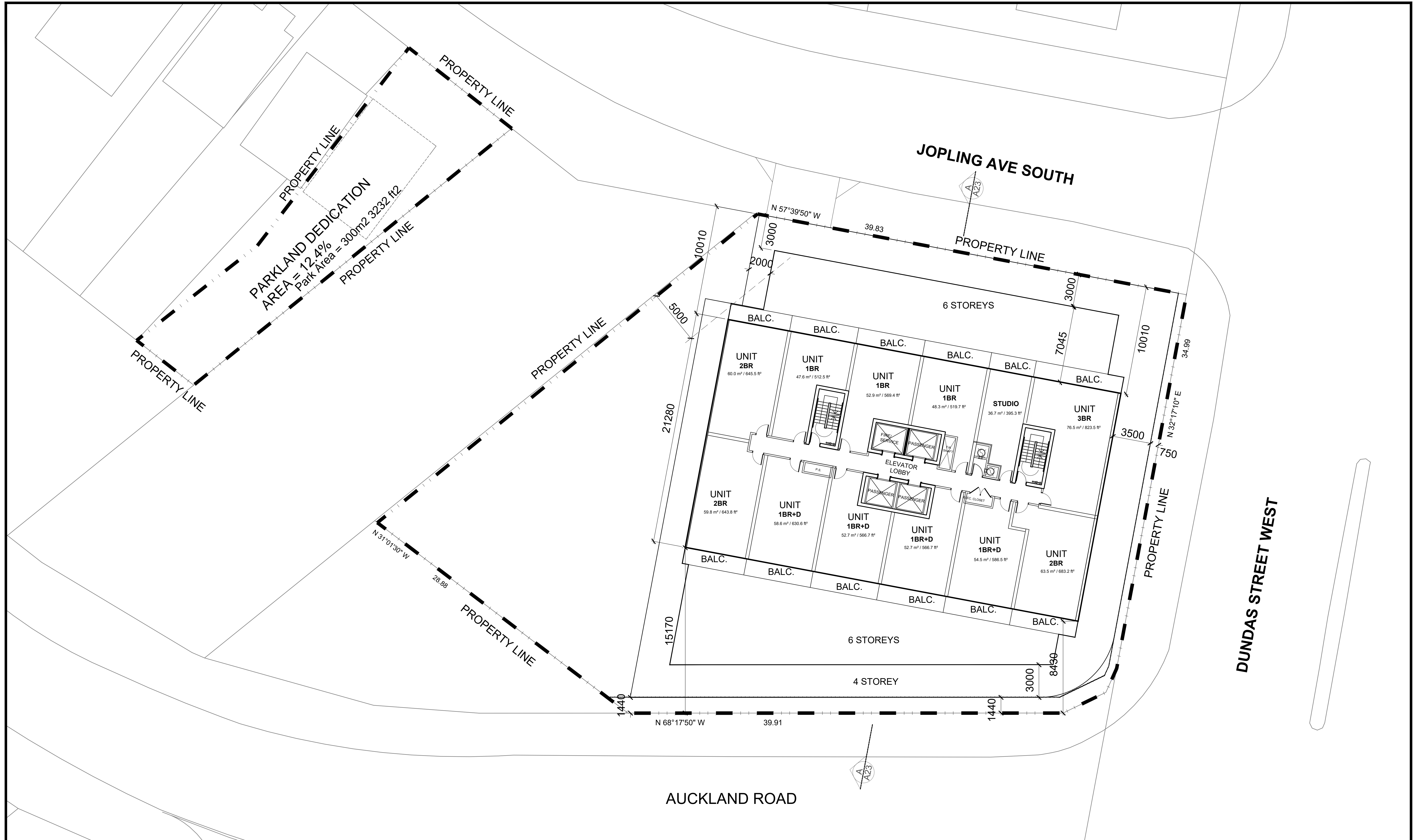
SHEET TITLE
 LEVEL 7

DATE:
 JAN 24 2023

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A12



No	DATE	DESCRIPTION
1	01 SEPT 2021	ISSUE FOR REZONING
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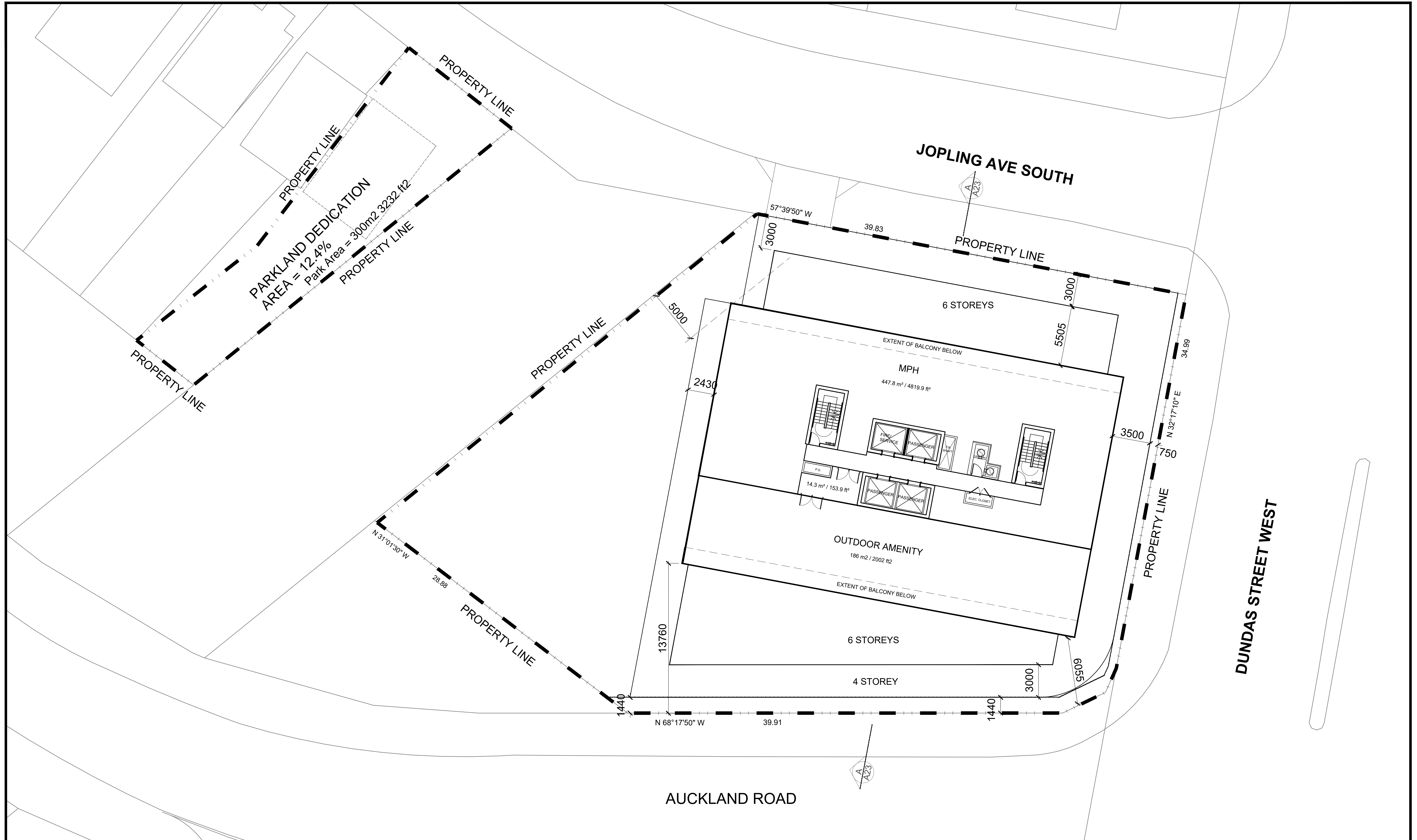
SHEET TITLE
 LEVEL 8-41

DATE:
 JAN 24 2023

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A13



No	DATE	DESCRIPTION
1	01 SEPT 2021	ISSUE FOR REZONING
2	08 OCT 2021	ISSUE FOR SPA
		PROGRESS DRAWINGS

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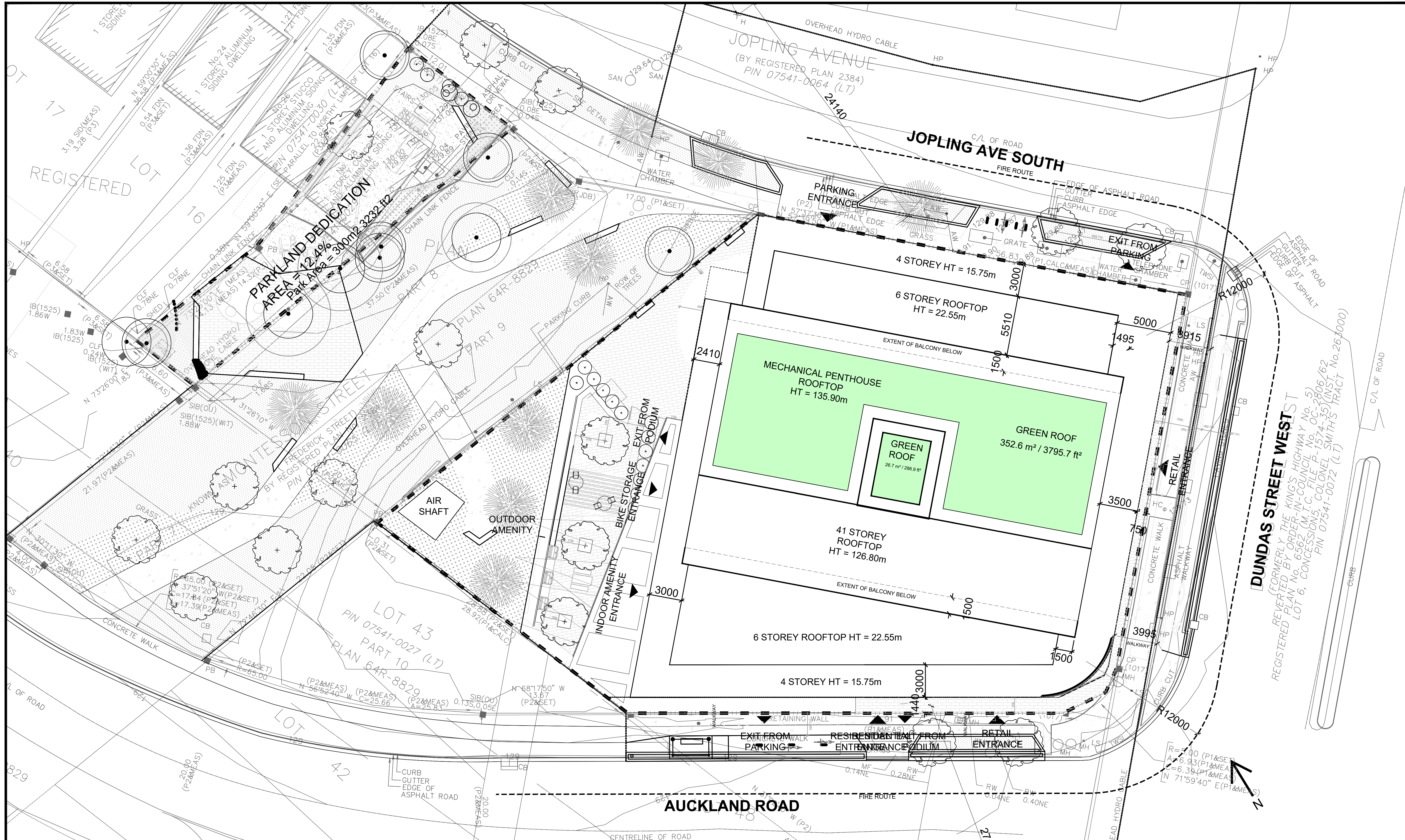
SHEET TITLE
 MPH

DATE:
 DEC 14 2022

SCALE:
 1:150

PROJECT No:
 134831

DWG No:
 A14



ISSUE	No	DATE	DESCRIPTION
1	01 SEPT 2021	ISSUE FOR REZONING	
2	08 OCT 2021	ISSUE FOR SPA	
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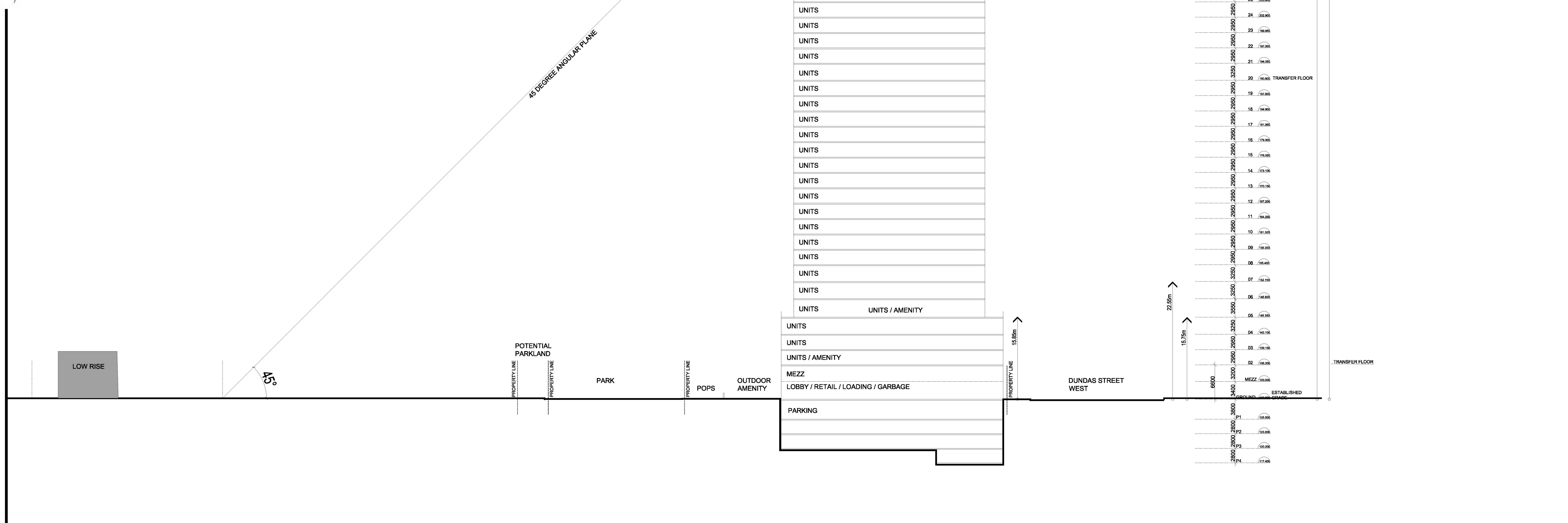
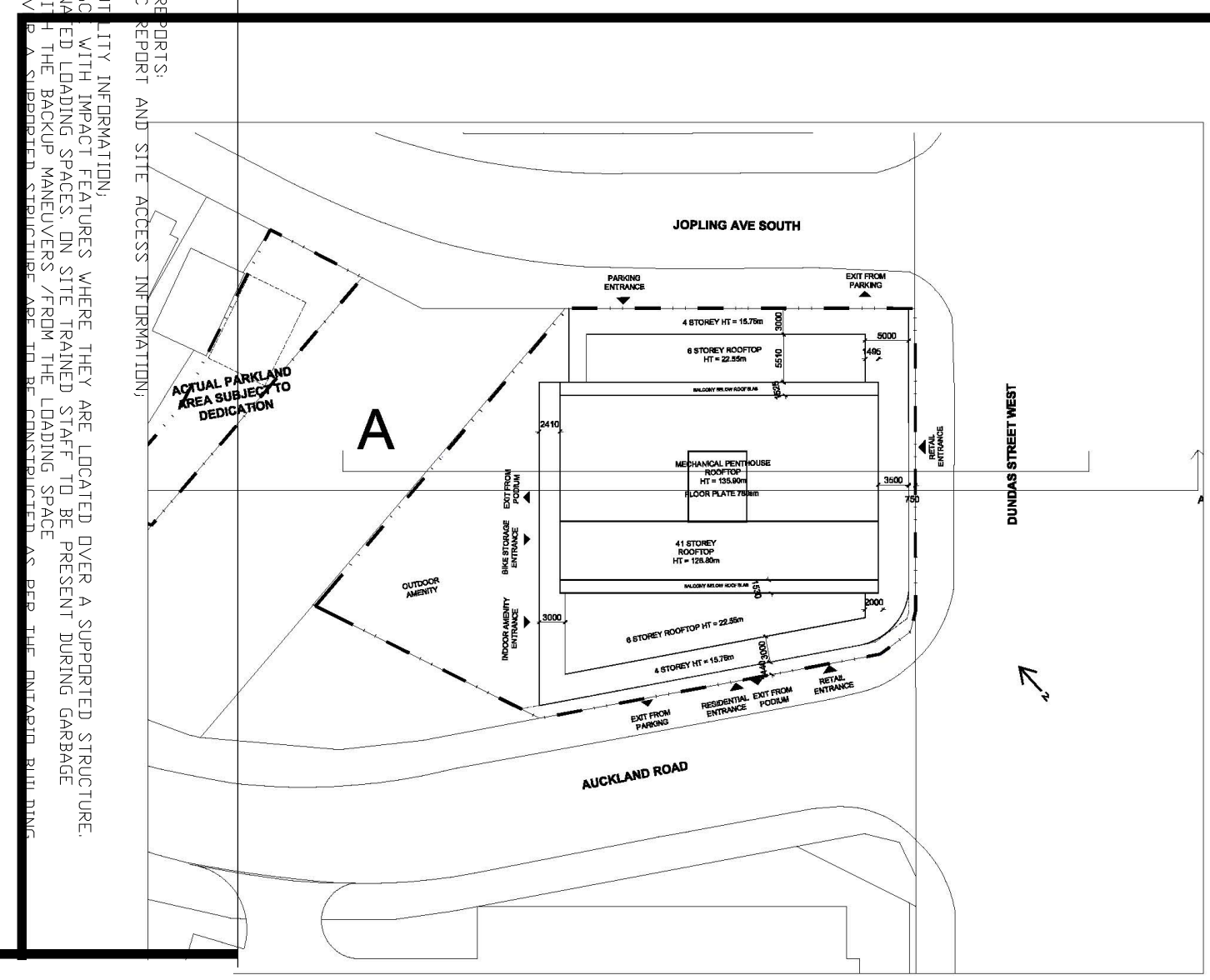
SHEET TITLE
 ROOF PLAN

DATE:
 DEC 14 2022

SCALE:
 1:150

PROJECT No:
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DWG No:
 A15

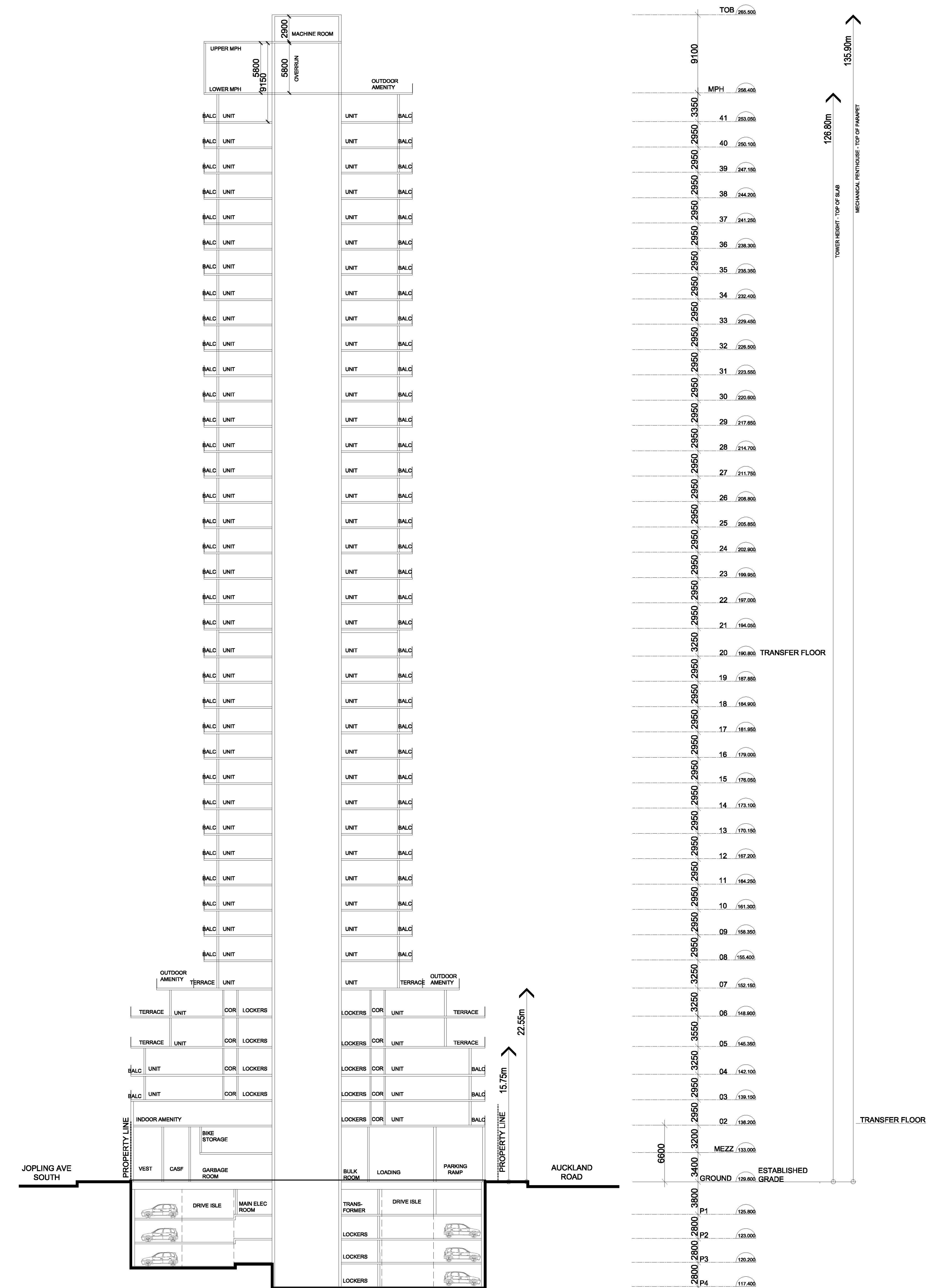
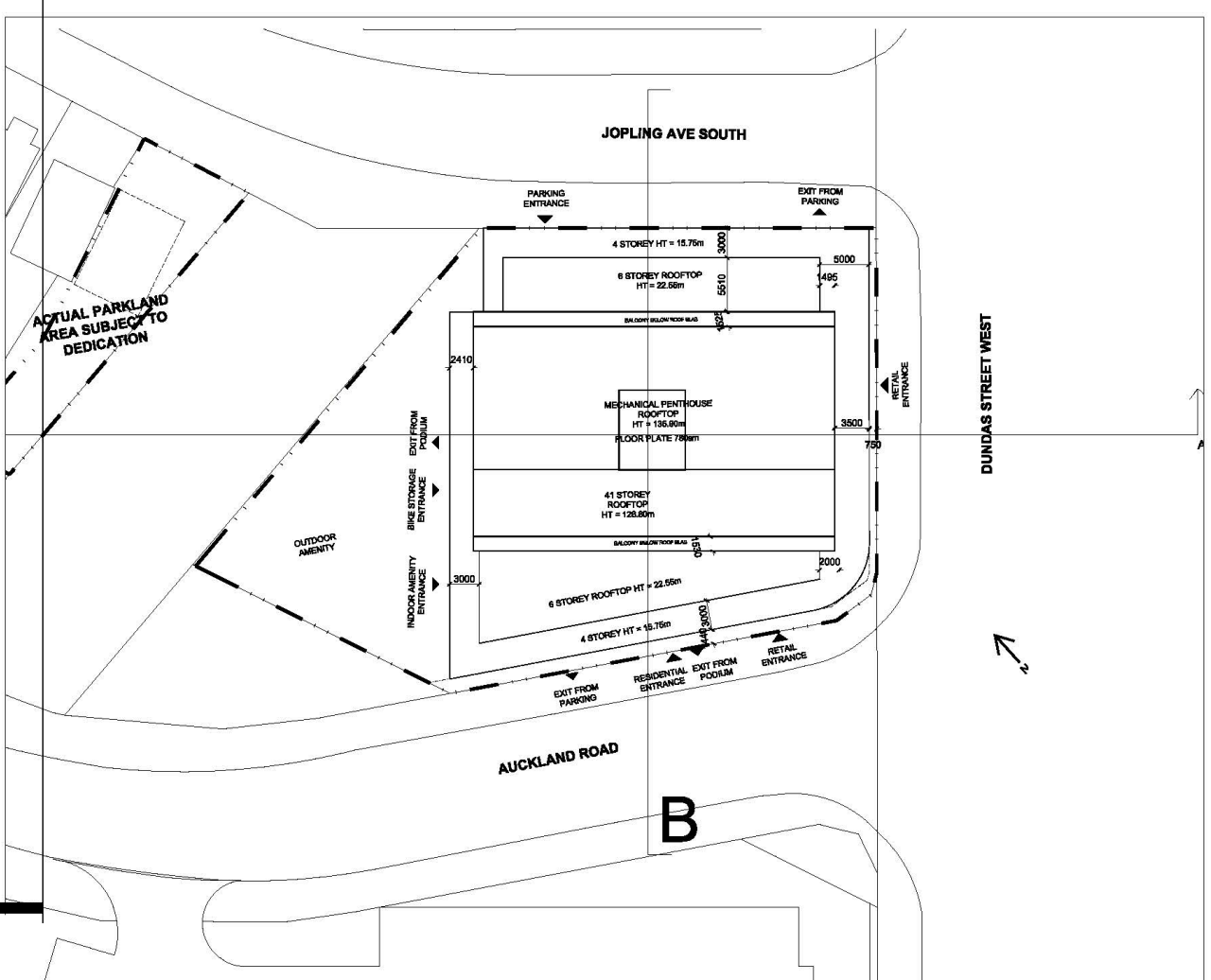


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MEZZ	173.00
ESTABLISHED GRADE	170.00
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P2	164.00
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ISSUE	No	DATE	DESCRIPTION
	1	01 SEPT 2021	ISSUE FOR REZONING
	2	08 OCT 2021	ISSUE FOR SPA
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 2. REFER TO THE REVISIONS SHEET FOR ALL REVISIONS.
 3. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ANALYSIS AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACT MAY OCCUR.
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SHEET TITLE
SECTION-BB

DATE: DEC 14 2022
 SCALE: 1:350
 PROJECT No: 134831
 DWG No: A21