PROPOSED NEW RESIDENTIAL MID-RISE BUILDING

ARCHITECTURAL DESIGN

DUNPAR DEVELOPMENT
106 SIX POINT ROAD,
ETOBICOKE, ON., M8Z 2X3
T:416.236.9800 EXT. 246

ARCHITECT ON RECORD

TBD

CIVIL ENGINEER

IBI GROUP
70 VALLEYWOOD DR.,
MARKHAM, ON, L3R 4T5
T: 905.754.8060 EXT. 315

LANDSCAPE ARCHITECT

STRYBOS BARRON KING LTD.
5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ON, L5R 3G5

PLANNER

MHBC PLANNING, URBAN DESIGN &
LANDSCAPE ARCHITECTURE
7050 WESTON ROAD, SUITE 230
WOODBRIDGE ON L4L 8G7

TRANSPORTATION ANALYST

LEA LTD.
625 CONCHRANE DRIVE, 9TH FLOOR,
MARKHAM, ON, L3R 9R9
T: 905.474.0015 EXT. 310

ARCHITECTURAL DRAWINGS

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No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE

DRAWING TITLE

COVER SHEET

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.	RZ000
CHECKED BY	HM		
DATE	March 04, 2021		

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PROJECT STATISTICS - 4174 DUNDAS STREET WEST

Proposed Residential Development
Etobicoke, Ontario

New 14 Storey Mid Rise
2023/12/05

1.0 Site Area

	acres	sq.m.	sq.ft.
Total = 2,087.2 sq.m. - 28.9 sq.m.(AREA DEDUCTED BEYOND TOP OF BANK)	0.51	2,058.30	22,155.36

2.0 GFA

2.1 Proposed Residential GFA Above Grade (Sq.m) — **Total GFA**

	Floor area	Deductions	Levels	sq.m.	sq.ft.
Level 1	697.30	418 = 279.30	1 x	279.30	3,006.36
Level 2	979.70	344.5 = 635.20	1 x	635.20	6,837.24
Level 3	1132.30	39.8 = 1092.50	1 x	1,092.50	11,759.57
Level 4-6	1114.50	39.8 = 1074.70	3 x	3,224.10	34,703.92
Level 7-12	946.70	39.8 = 906.90	6 x	5,441.40	58,570.74
Level 13	873.80	39.8 = 834.00	1 x	834.00	8,977.10
Level 14	819.00	39.8 = 779.20	1 x	779.20	8,387.24
Roof Top Amenity	150.70	41.6 = 109.10	1 x	109.10	1,174.34
Total			**15**	**12,394.80**	**133,416.52**

2.2
Proposed Residential GFA Below Grade sq.m) (deductions per floor) — **Total GFA**

	Floor area	Deductions	Levels	sq.m.	sq.ft.
Level P5	1341.40	1321.30	1x	20.10	216.35
Level P4	1341.40	1321.30	1x	20.10	216.35
Level P3	1341.40	1321.30	1x	20.10	216.35
Level P2	1341.40	1321.30	1x	20.10	216.35
Level P1	1341.40	1321.30	1x	20.10	216.35
Total			5	100.50	1081.77

2.3
Proposed Total GFA

	sq.m.	sq.ft.
Total Residential GFA	12,495.30	134,498.29

2.4
Propsed Floor Space Index (FSI) (Per By-Law No. 717-2006 Max. Permitted 2.5)

Total
6.02

3.0
Proposed Unit Count (Required min 10% of over 2BR suite)

	Levels	1BR	1BR+D	2BR.	2BR+D	3B	3B+D	4B	4BR+D	Units/Level	**Total**
Ground Level	1 x	0	0	0	0	0	0	0	0	0	0
Level 2	1 x	0	0	0	0	0	0	0	0	0	0
Level 3	1 x	3	0	3	1	4	0	0	0	11	11
Level 4	1 x	3	0	3	5	0	0	0	0	11	11
Level 5-6	2 x	3	0	3	5	0	0	0	0	11	22
Level 7	1 x	1	0	2	6	0	0	0	0	9	9
Level 8 to 12	5 x	1	0	2	6	0	0	0	0	9	45
Level 13 PH	1 x	0	1	1	0	0	4	2	1	9	9
Level 14 PH	1 x	0	0	0	0	0	0	0	0	0	0
ROOF TOP	0 x	0	0	0	0	0	0	0	0	0	0
Total	14 x	18 x	1	25 x	52	4	4	2	1		**107**
		17%	1%	23%	49%	4%	4%	2%	1%		100%

3.1
Unit Breakdown

		Barrier Free	Units
Studio		0	0
1 Bedroom (Required 15% Barrier Free)	18 x	3	18
1 Bedroom + Den	1	0	1
2 Bedroom (Required 15% Barrier Free)	25 x	4	25
2 Bedroom + Den	52	8	52
3 Bedroom	4	1	4
3 Bedroom + Den	4	1	4
4 Bedroom	2	0	2
4 Bedroom + Den	1	0	1
Total		18	**107**

4.0
Parking

4.1
Vehicular Parking Calculation (Per By-Law No. 717-2006)

		Parking Ratio	Parking Spaces
Residents (*Required 1.25 spaces per unit for 1 Bedrooms*)	19 x	**0.9**	17
Residents (*Required 1.40 spaces per unit for 2 Bedrooms*)	77 x	**1**	77
Residents (*Required 1.55 spaces per unit for 3 Bedrooms*)	11 x	**1.2**	13
Visitors (*Required min. 0.2 spaces per unit*)	107 x	**0.2**	23
Total			**131**

4.2
Required Vehicular Parking

	Parking Spaces
Residents	107
Visitors	23
Total	**131**

4.3
Provided Vehicular Parking

	Levels	Residents	Visitors		Parking Spaces
Ground	1 x	0	0		0
Level P1	1 x	0	15		15
Level P2	1 x	33	0	(5 EV Spaces)	33
Level P3	1 x	33	0	(5 EV Spaces)	33
Level P4	1 x	33	0	(5 EV Spaces)	33
Level P5	1 x	33	0	(5 EV Spaces)	33
Total		132	15		**147**

(1 Barrier Free Space per level from level P1 to Level P5 = Total of 5 spaces)
***1 handicap parking space is required per 100-units and 1 -handicap parking space thereafter for every 30-additional units or part thereof.**

(20% of EV Parking Space total = 20 spaces)

5.0
Bicycle Parking

5.1
Required Bicycle Parking (Per By-Law No. 717-2006 0.75 spaces per unit.)= 80 spaces

		Parking Spaces
Residents	(80% of total required spaces)	64
Visitors	(20% of total required spaces)	16
Total		**80**

5.2
Proposed Bicycle Parking

	Levels	Residents	Vistors	Bicycle Parking Spaces
Ground Floor	1 x	70	18	88
Level P1	1 x	0	0	0
Level P2	1 x	0	0	0
Level P3	1 x	0	0	0
Level P4	1 x	0	0	0
Level P5	1 x	0	0	0
Total		70	18	**88**

6.0
6.1 Amenity Area
Provided Indoor Amenity (Pre By-Law No. 717-2006 required 2.0 sq.m. X 107units = 214 sq.m.)

	sq.m.	sq.f.
Ground Level	227.90	2453.10
Level 2	273.70	2946.08
Roof Top Amenity Level	0.00	0.00
Total	501.60	5399.18

6.2
Provided Outdoor Amenity (Pre By-Law No. 717-2006 required 2.0 sq.m. X 107units = 214 sq.m.)

	sq.m.	sq.f.
Roof Top Amenity Level	279.20	3005.28
Total	279.20	3005.28

6.3
Provided Total Amenity Area

	sq.m.	sq.f.
Indoor	501.60	5399.18
Outdoor	279.20	3005.28
Total	780.80	8404.46

No.	DESCRIPTION	DATE
	REVISION RECORD	

	DESCRIPTION	DATE
ISSUED FOR REZONING		SEP 07,2023
	ISSUED RECORD	

D U N P A R
BETTER BY DESIGN

4174 Dundas St. W
4174 Dundas Street West
Etobicoke, Ontario

SCALE
NORTH

DRAWING TITLE
PROJECT STATISTICS

CLIENT
1386072 ONTARIO INC.
105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	Author	PAGE NO.
CHECKED BY	Checker	RZ001
DATE	06/26/20	

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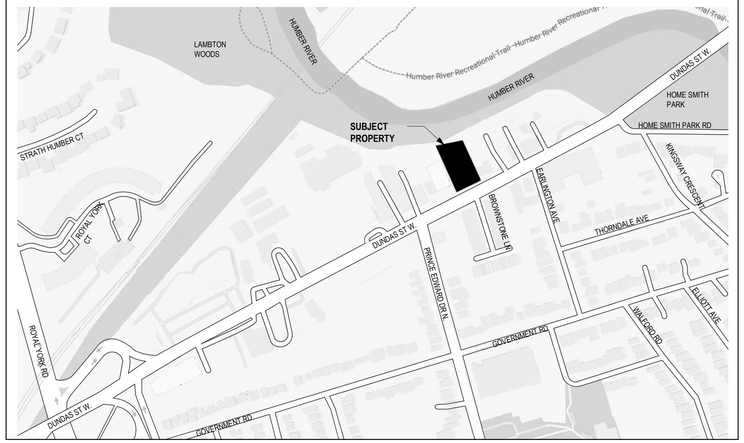
KEY PLAN



SURVEY NOTES AND LEGENDS

SURVEYOR'S REAL PROPERTY REPORT
PLAN AND TOPOGRAPHY OF

PART OF LOT 10
CONCESSION C

(GEOGRAPHIC TOWNSHIP OF ETOBICOKE)

SCALE = 1 : 200

0 5 10 15 metres

FRONTING THE HUMBER
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

METRIC
DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
ALL ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE RELATED TO CITY OF TORONTO BENCH MARK N° E-506 HAVING A PUBLISHED ELEVATION OF 113.546 METRES.

BEARING NOTE
BEARINGS ARE GRID BEARINGS AND ARE REFERRED TO THE NORTHERLY LIMIT OF DUNDAS STREET WEST HAVING A BEARING OF N 62° 24' 00" E AS SHOWN ON PLAN RS-1173.

LEGEND

	DENOTES	
☐		MONUMENT PLANTED
■		MONUMENT FOUND
WIT		WITNESS
CC		CUT CROSS
IB		IRON BAR
MTR		METRO TRANSPORTATION DEPARTMENT
P1		PLAN R-2403
P2		PLAN 66R-26472
P3		PLAN 66R-27060
P4		PLAN 66R-11520
IMP		PLAN OF SURVEY BY I.M. PASTUSHAK O.L.S., DATED AUGUST 28TH, 2014
P.I.N.		PROPERTY IDENTIFIER NUMBER
O.H.U.C.		OVERHEAD UTILITY CABLES
MH		MAINTENANCE HOLE
CB		CATCH BASIN
FH		FIRE HYDRANT
WK		WATER KEY
GM		GAS METER
HM		HYDRO METER
TC/BC		TOP/BOTTOM OF CURB
DS		DOOR SILL ELEVATIONS
TW		TOP OF WALL
WW		WINDOW WELL
Col.		COLUMN
⌀		DIAMETER
DR		AREA DRAIN

LSG LAND SURVEY GROUP
ONTARIO LAND SURVEYORS
777 THE QUEENSWAY, UNIT 1, TORONTO, ONTARIO, M8Z 1N4
Tel: 416-252-2511 416-467-8023 Fax: 416-252-1501

DRAWN :	CHECKED BY :	PLAN N° : LSG-3079

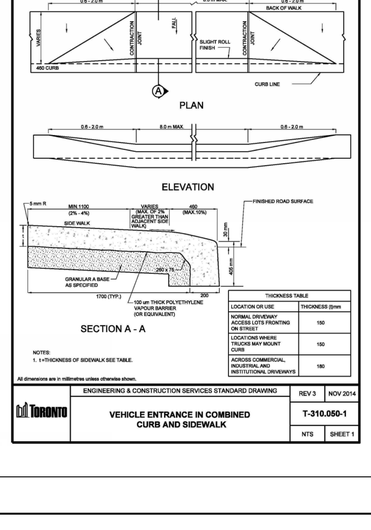
GENERAL NOTES AND LEGENDS

SOILD WASTE MANAGEMENT NOTES:

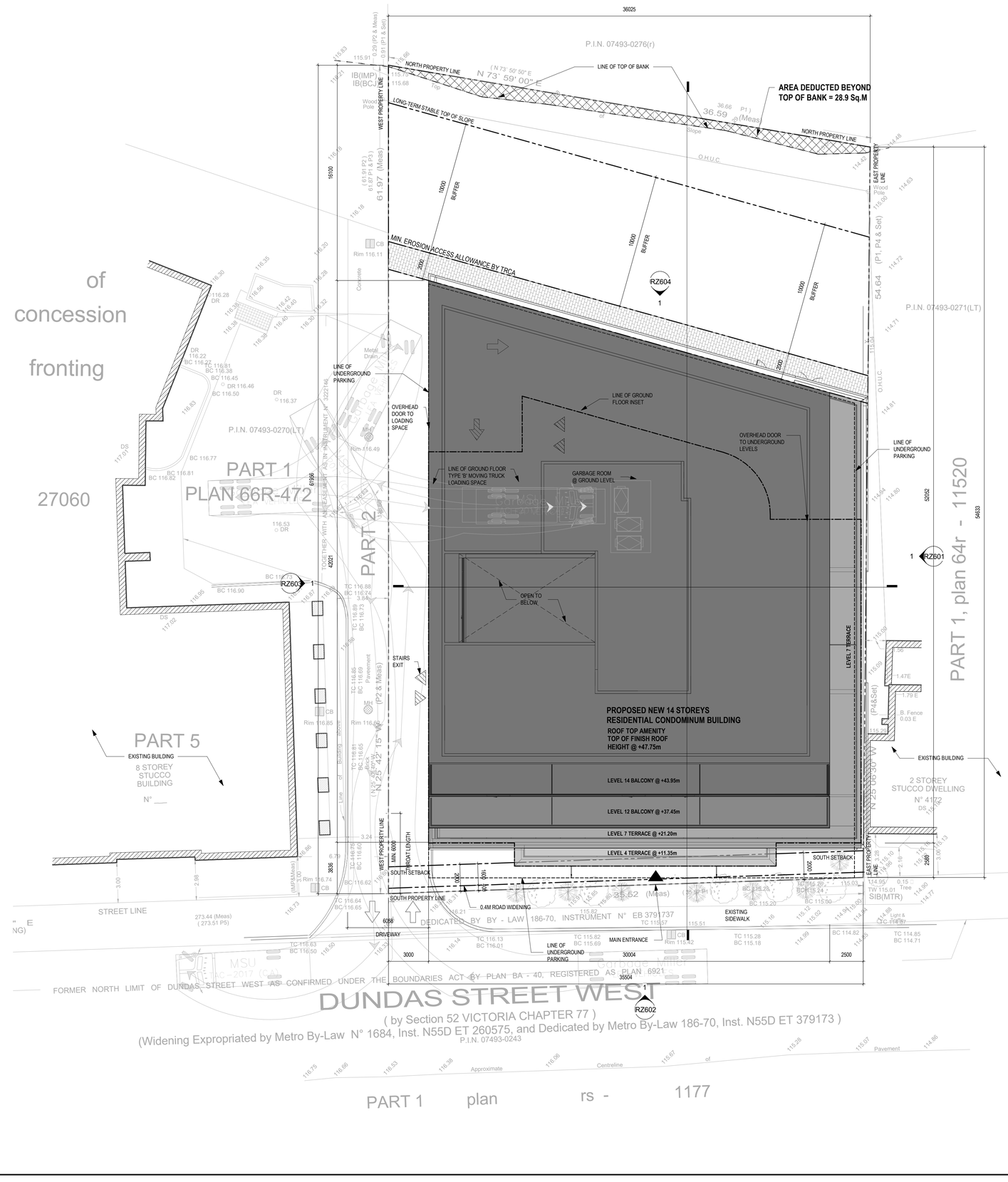
1. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF MEMBER IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVE AT THE SITE. THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

2. PRIOR TO SOILD WASTE COLLECTION SERVICES ARE TO COMMENCE. THE CITY MUST BE PROVIDE WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTED STRUCTURE (SUCH AS AN UNDERGROUND PARKING GARAGE) THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (36,300 KILOGRAMS) AND CONFORMS TO THE FOLLOWING:
A) DESIGN CODE: THE ONTARIOR BUILDING CODE.
B) DESIGN LOAD: CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS:
C) IMPACT FACTOR: 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15km/h AND 30% FOR HIGHER SPEEDS.

3) FOR THE STORMWATER HOLDING TANK. THE CITY MUST BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER DESIGNING THE BUILDING THAT THE FLOOR SLABS AND SIDEWALLS HOUSING THE STORMWATER HOLDING TANK WILL BE DESIGNED TO TAKE THE FULL WEIGHT OF THE TANK. THE MAXIMUM VOLUMNE OF STORMWATER IN THE TANK AND IT MOST CRITICAL LOADING.



RESIDENT'S CONDOMINUM MAIN ENTRANCE
RESIDENT'S CONDOMINUM SECONDARY ENTRANCE
BUILDING EXIT
PRIVATE DRIVEWAY
RAMP TO UNDERGROUND PARKING LEVELS
OVERHEAD DOOR
EXISTING BUILDING
+000.00 EXISTING GRADING
+000.00 PROPOSED NEW GRADING
TOFR TOP OF FINISH ROOF



No.	DESCRIPTION	DATE

REVISION RECORD

RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

DESCRIPTION	DATE

ISSUED RECORD

D
DUNPAR
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4174 Dundas St. W
4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150
NORTH

DRAWING TITLE
SITE PLAN

CLIENT
1386072 ONTARIO INC.
105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	HM	RZ100
DATE March 04, 2021		

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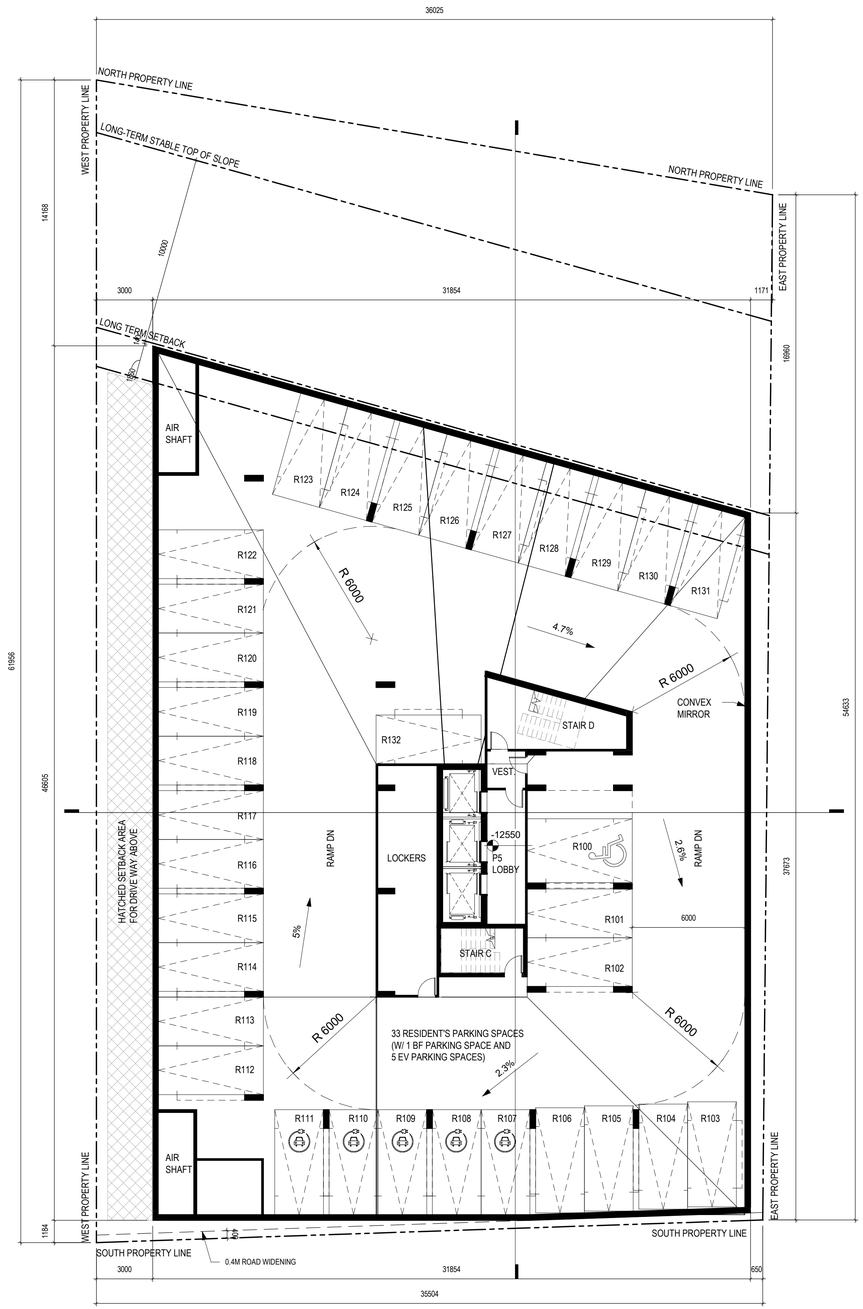

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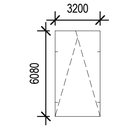
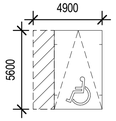
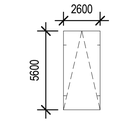


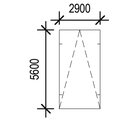
TYPICAL PARKING SPACE
TWO-SIDE OBSTRUCTION



TYPICAL PARKING SPACE
BARRIER FREE



TYPICAL PARKING SPACE
NO OBSTRUCTIONS



TYPICAL PARKING SPACE
ONE-SIDE OBSTRUCTION

R — RESIDENT PARKING SPACE

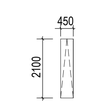
V — VISITOR PARKING SPACE

EVSE PARKING SPACE

GENERAL NOTE:
EV CHARGER ELECTRICAL OUTLET WILL TO BE PROVIDED TO ALL PARKING SPACES

TYPICAL BICYCLE SPACE
HORIZONTAL POSITION

TYPICAL BICYCLE SPACE
VERTICAL POSITION



TYPICAL BICYCLE SPACE
STACKABLE POSITION

TYPICAL STORAGE LOCKER

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL P5 PARKING PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC
CHECKED BY HM
DATE March 04, 2021

PAGE NO. RZ101

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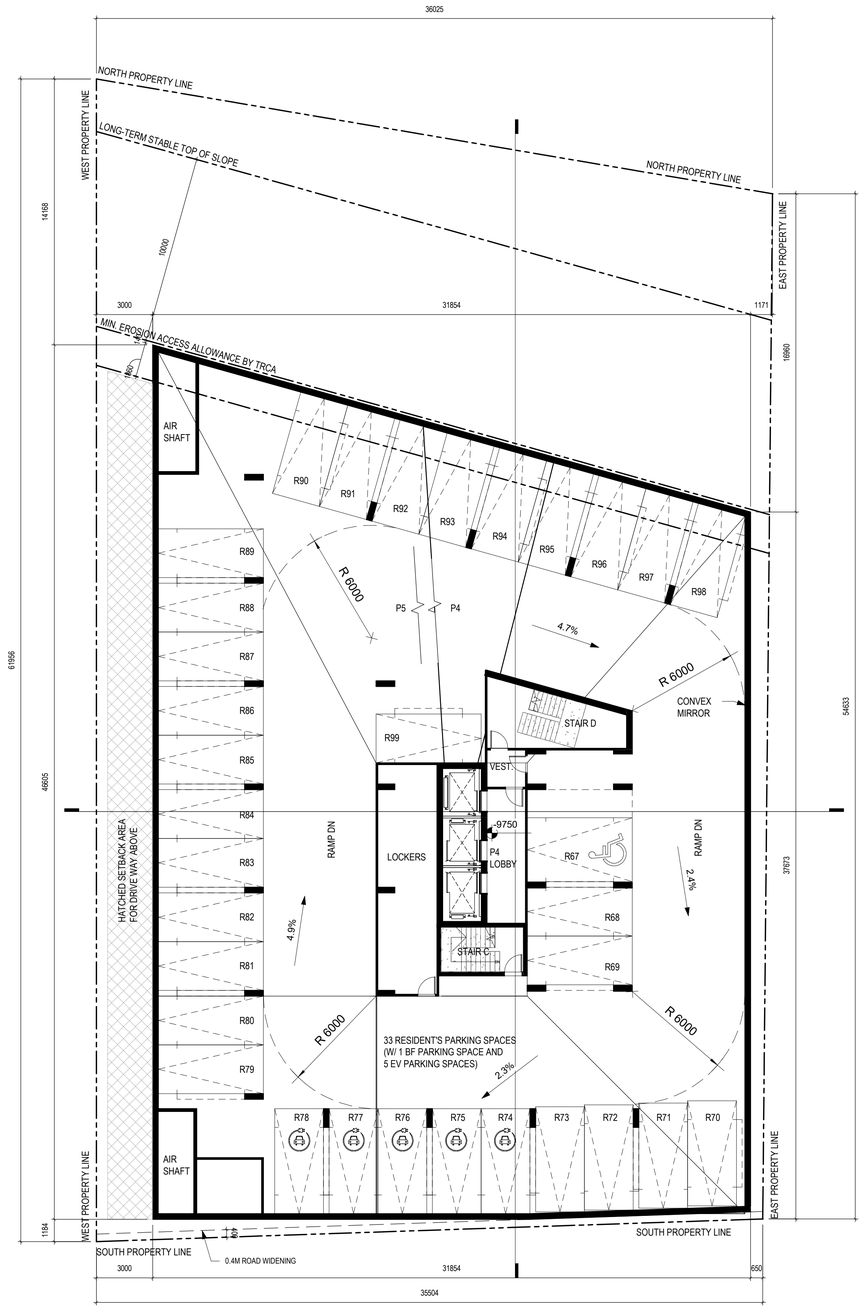

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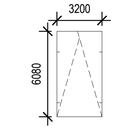
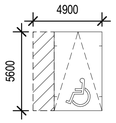
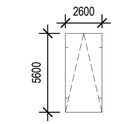


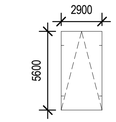
TYPICAL PARKING SPACE
TWO-SIDE OBSTRUCTION



TYPICAL PARKING SPACE
BARRIER FREE



TYPICAL PARKING SPACE
NO OBSTRUCTIONS



TYPICAL PARKING SPACE
ONE-SIDE OBSTRUCTION

R — RESIDENT PARKING SPACE

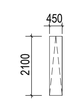
V — VISITOR PARKING SPACE

EVSE PARKING SPACE

GENERAL NOTE:
EV CHARGER ELECTRICAL OUTLET WILL TO BE PROVIDED TO ALL PARKING SPACES

TYPICAL BICYCLE SPACE
HORIZONTAL POSITION

TYPICAL BICYCLE SPACE
VERTICAL POSITION



TYPICAL BICYCLE SPACE
STACKABLE POSITION

TYPICAL STORAGE LOCKER

No.	DESCRIPTION	DATE

REVISION RECORD

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RE-ISSUED FOR REZONING	DEC 05,2023
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ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL P4 PARKING PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
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DATE	March 04, 2021	

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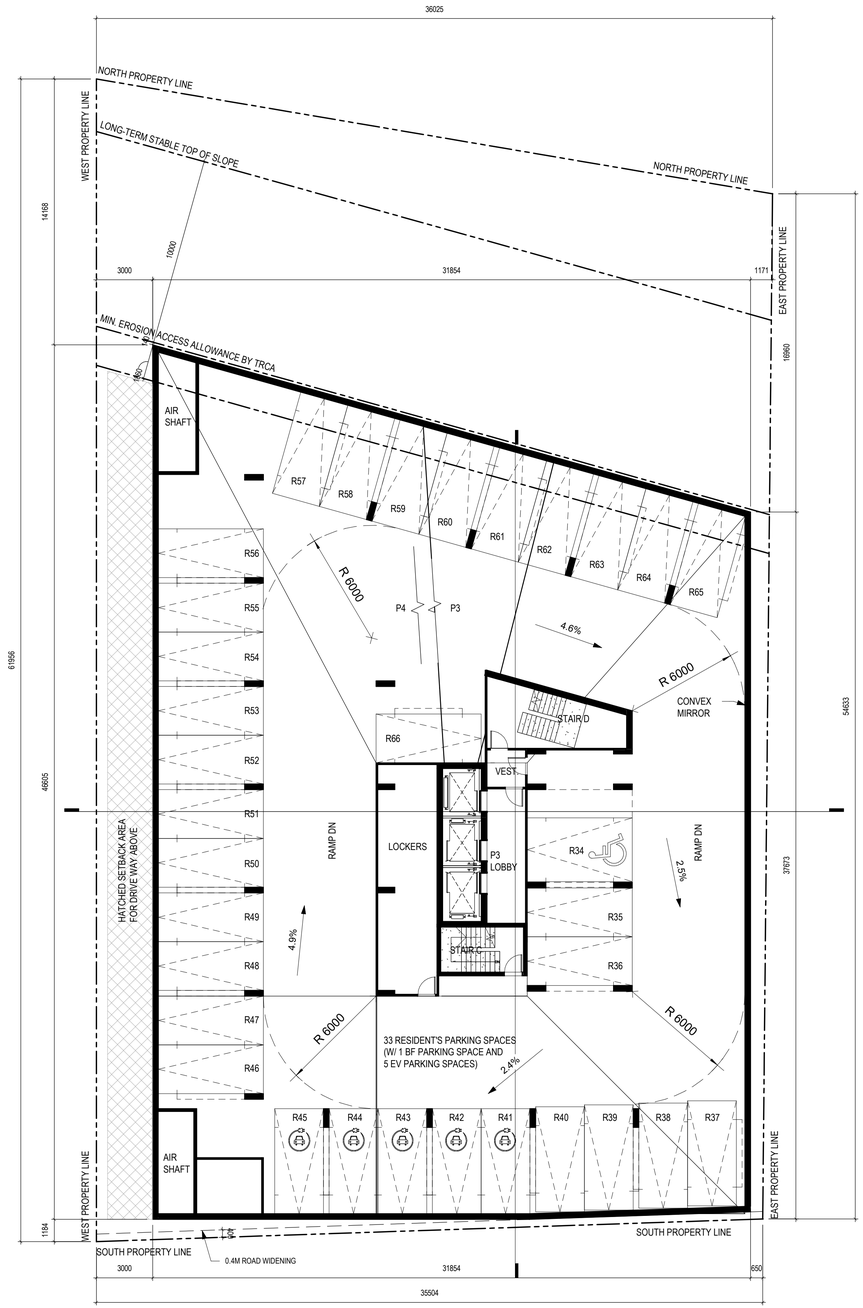
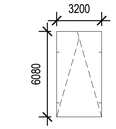
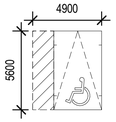


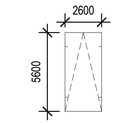
PARKING LEGEND



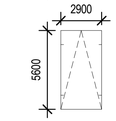
TYPICAL PARKING SPACE
TWO-SIDE OBSTRUCTION



TYPICAL PARKING SPACE
BARRIER FREE



TYPICAL PARKING SPACE
NO OBSTRUCTIONS



TYPICAL PARKING SPACE
ONE-SIDE OBSTRUCTION

R — RESIDENT PARKING SPACE

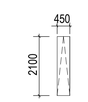
V — VISITOR PARKING SPACE

EVSE PARKING SPACE

GENERAL NOTE:
EV CHARGER ELECTRICAL OUTLET WILL TO BE PROVIDED TO ALL PARKING SPACES

TYPICAL BICYCLE SPACE
HORIZONTAL POSITION

TYPICAL BICYCLE SPACE
VERTICAL POSITION



TYPICAL BICYCLE SPACE
STACKABLE POSITION

TYPICAL STORAGE LOCKER

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL P3 PARKING PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC
CHECKED BY WM
DATE March 04, 2021

PAGE NO. RZ103

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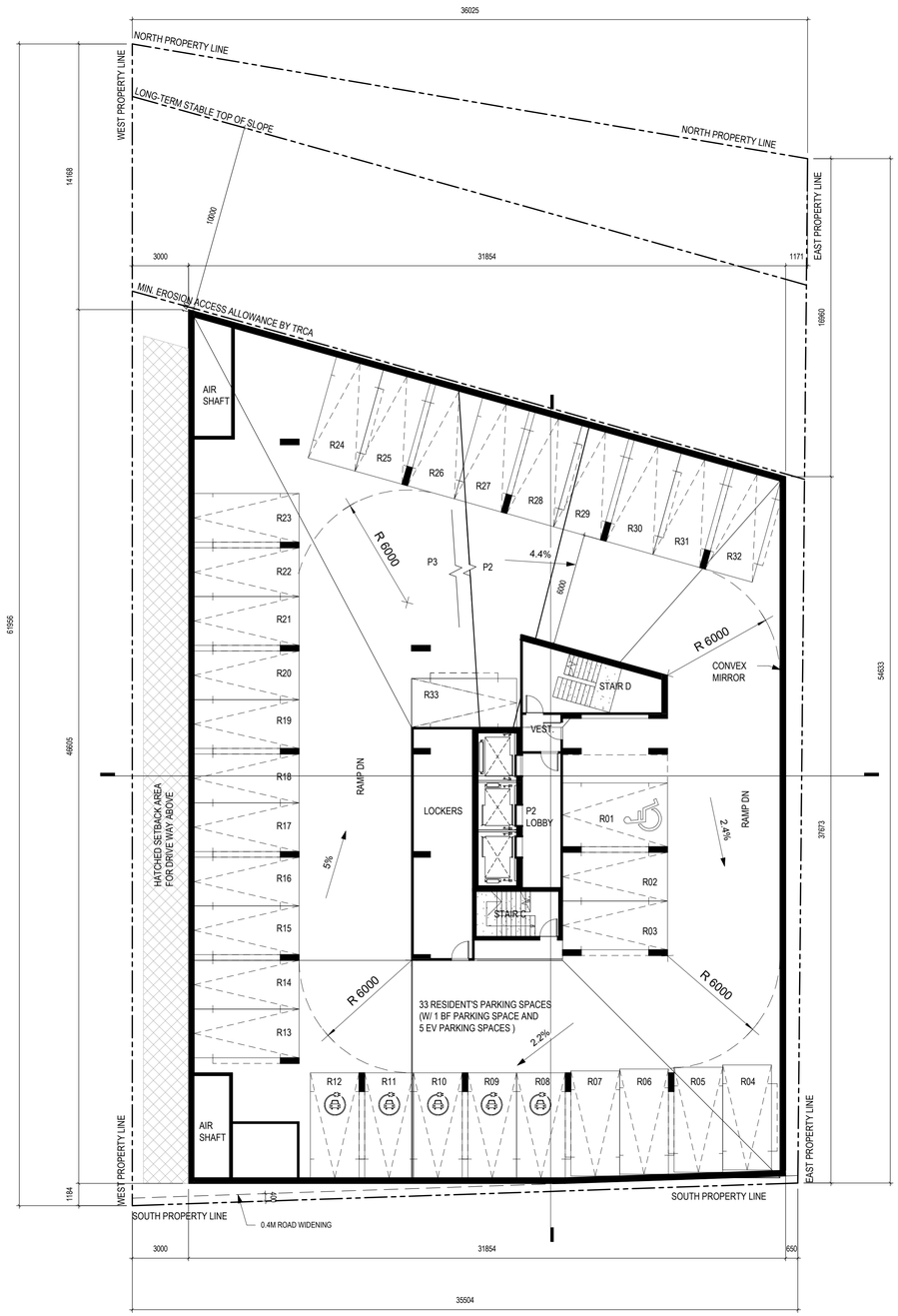
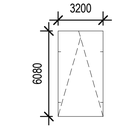
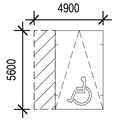


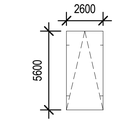
PARKING LEGEND



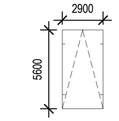
TYPICAL PARKING SPACE
TWO-SIDE OBSTRUCTION



TYPICAL PARKING SPACE
BARRIER FREE



TYPICAL PARKING SPACE
NO OBSTRUCTIONS



TYPICAL PARKING SPACE
ONE-SIDE OBSTRUCTION

R — RESIDENT PARKING SPACE

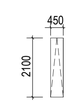
V — VISITOR PARKING SPACE

EVSE PARKING SPACE

GENERAL NOTE:
EV CHARGER ELECTRICAL OUTLET WILL TO BE PROVIDED TO ALL PARKING SPACES

TYPICAL BICYCLE SPACE
HORIZONTAL POSITION

TYPICAL BICYCLE SPACE
VERTICAL POSITION



TYPICAL BICYCLE SPACE
STACKABLE POSITION

TYPICAL STORAGE LOCKER

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D
DUNPAR
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL P2 PARKING PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	WM	RZ104
DATE	March 04, 2021	

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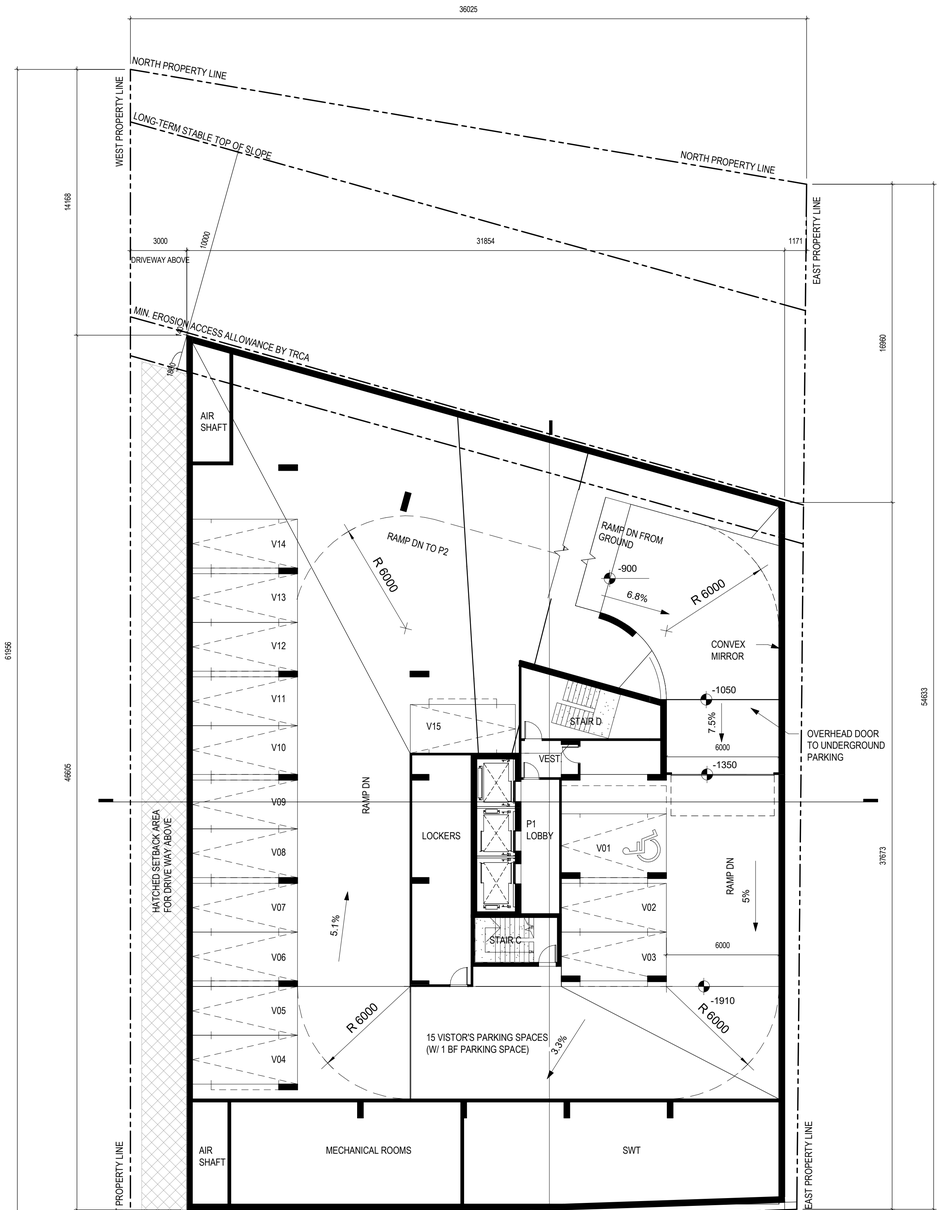
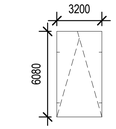
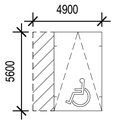


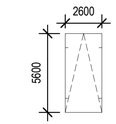
PARKING LEGEND



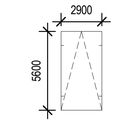
TYPICAL PARKING SPACE
TWO-SIDE OBSTRUCTION



TYPICAL PARKING SPACE
BARRIER FREE



TYPICAL PARKING SPACE
NO OBSTRUCTIONS



TYPICAL PARKING SPACE
ONE-SIDE OBSTRUCTION

R — RESIDENT PARKING SPACE

V — VISITOR PARKING SPACE

EVSE PARKING SPACE

GENERAL NOTE:
EV CHARGER ELECTRICAL OUTLET WILL TO BE PROVIDED TO ALL PARKING SPACES

TYPICAL BICYCLE SPACE
HORIZONTAL POSITION

TYPICAL BICYCLE SPACE
VERTICAL POSITION

TYPICAL BICYCLE SPACE
STACKABLE POSITION

TYPICAL STORAGE LOCKER

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D
D U N P A R
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL P1 PARKING PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC
CHECKED BY HM
DATE March 04, 2021
PAGE NO. RZ105

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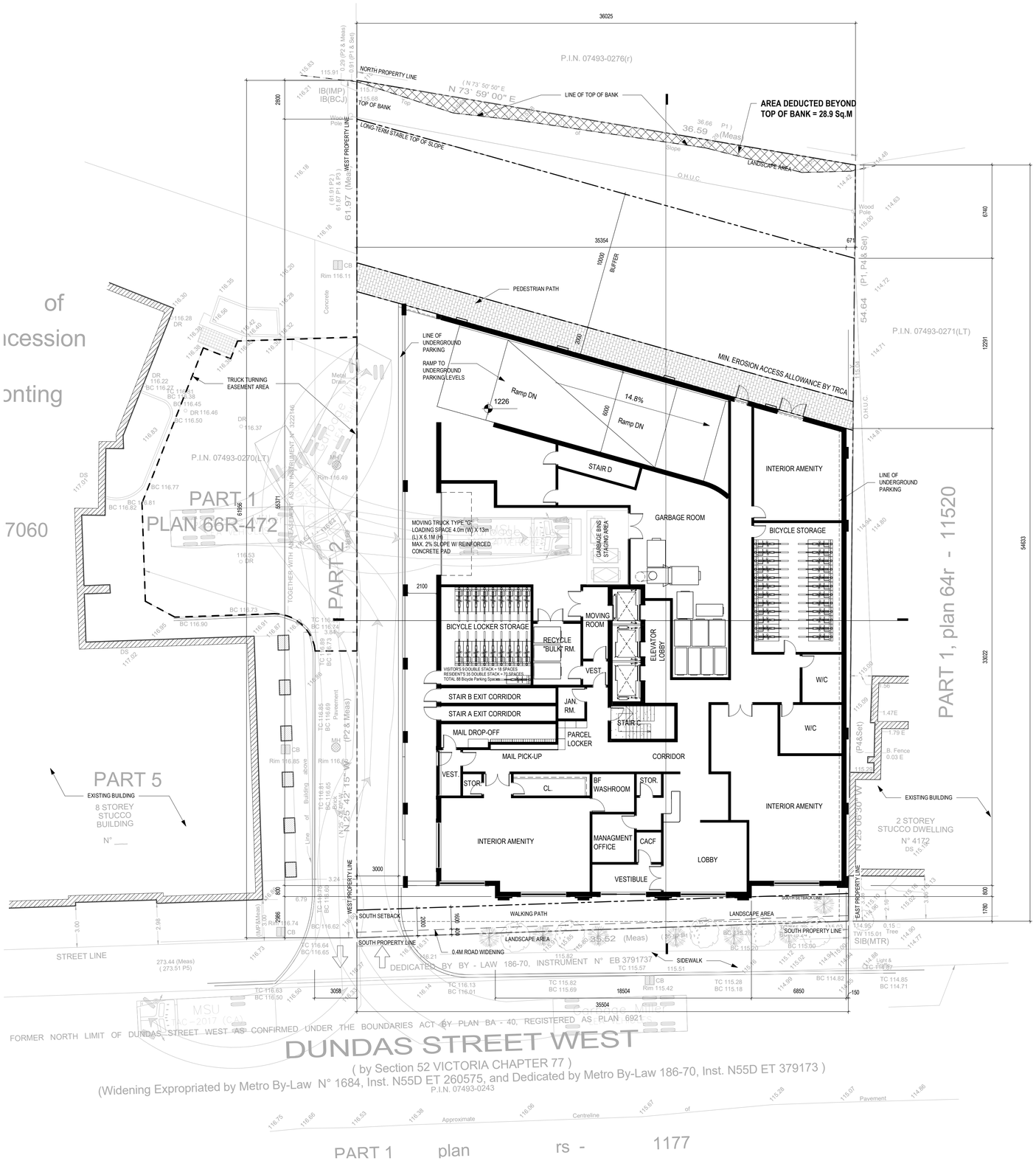

No.	DESCRIPTION	DATE

REVISION RECORD

FOR COORDINATION ONLY

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

DUNPAR

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

GROUND FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

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CHECKED BY HM

DATE March 04, 2021

PAGE NO. RZ201

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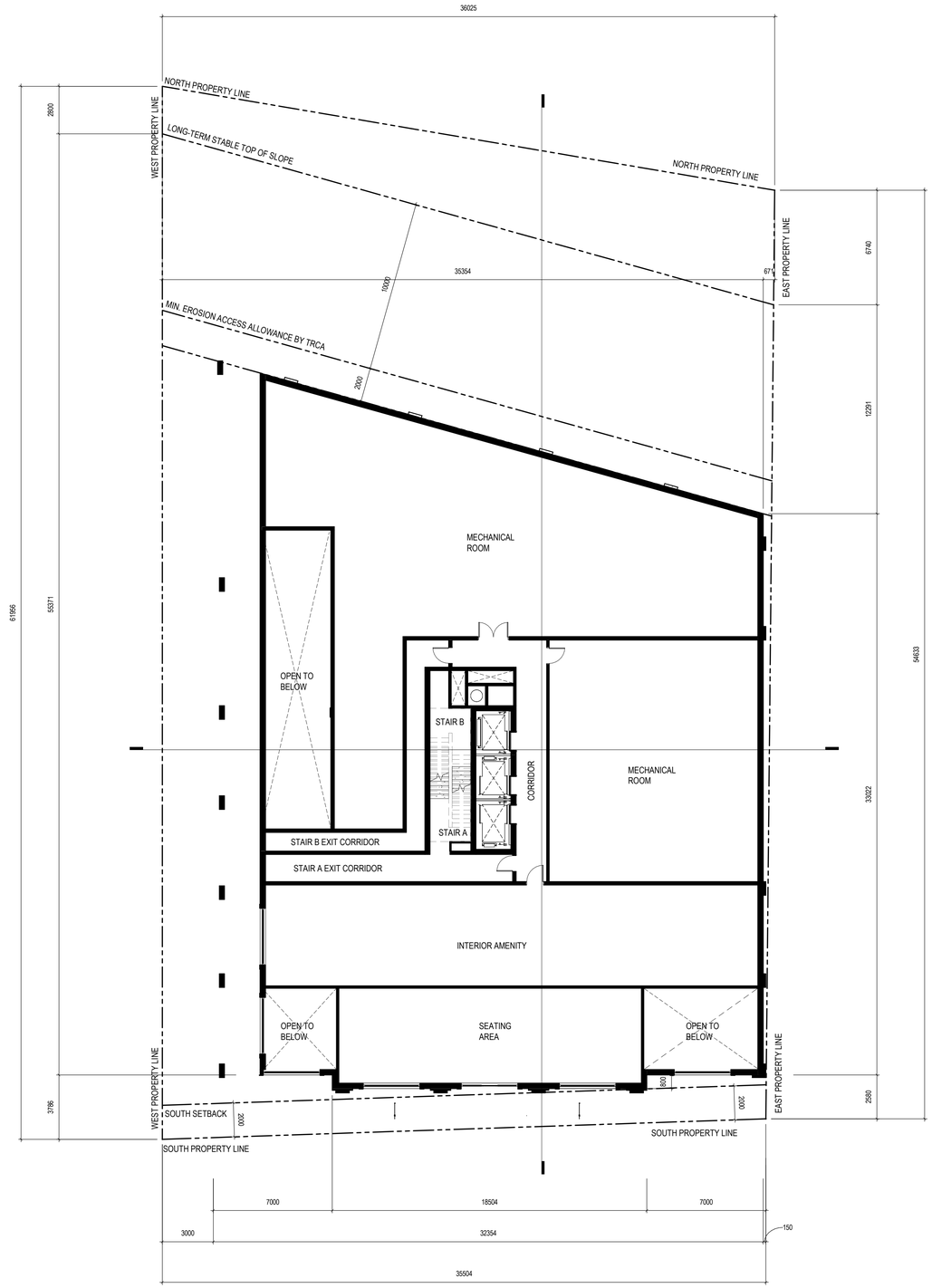

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D U N P A R
BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

2nd FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC

CHECKED BY WM

DATE March 04, 2021

PAGE NO. RZ202

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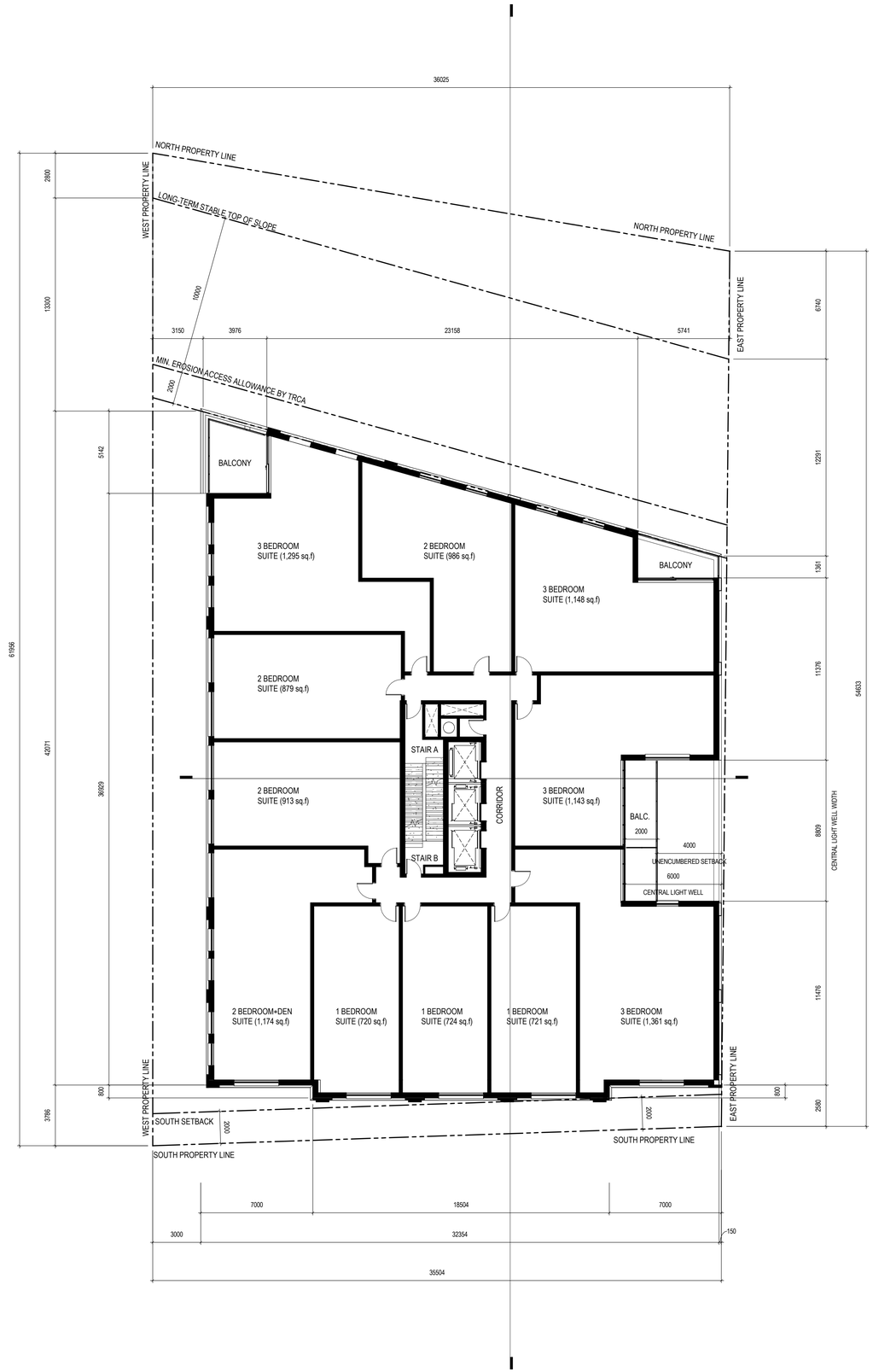

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

3rd FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.	
CHECKED BY	WM		RZ203
DATE	March 04, 2021		

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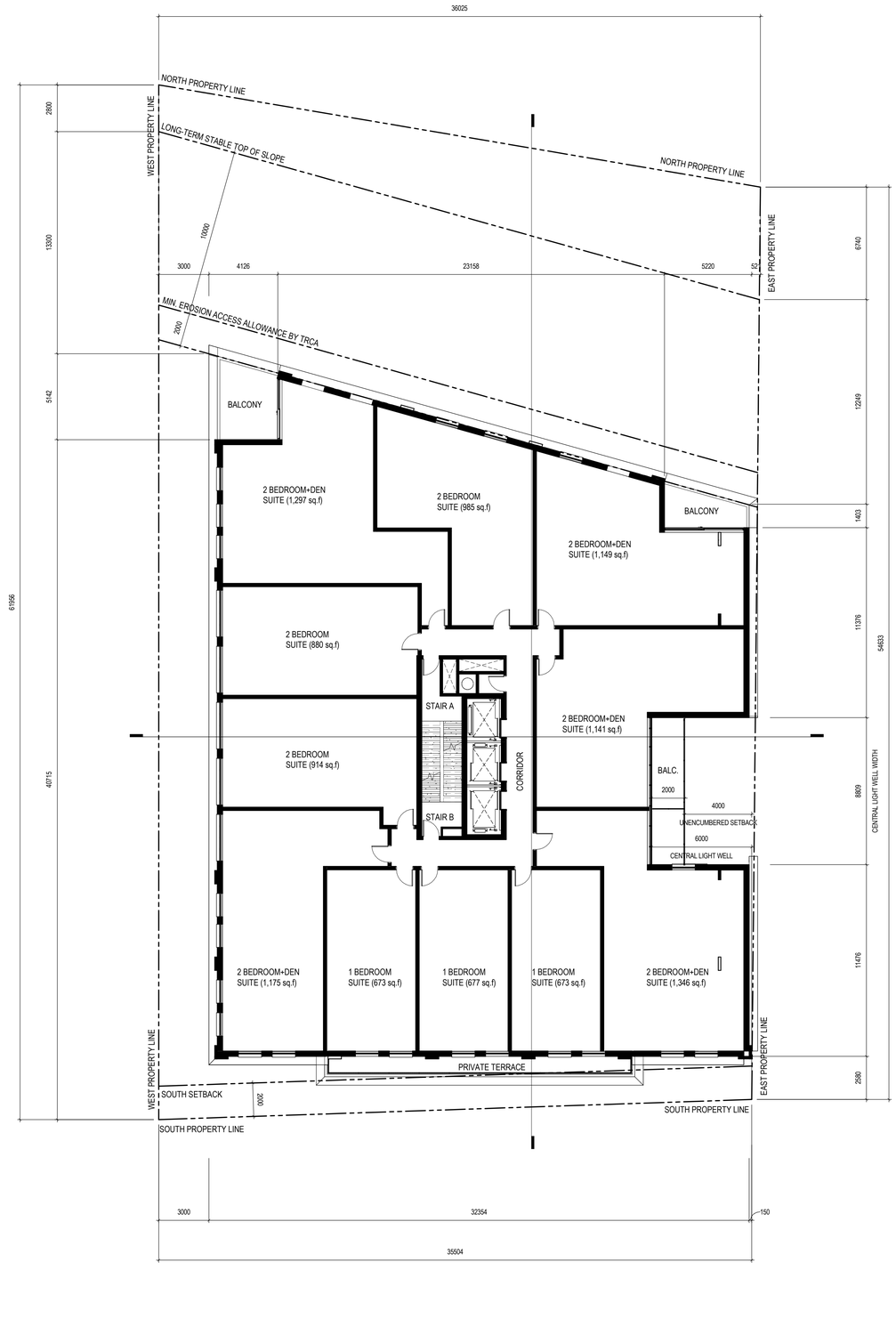

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

4th FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	WM	RZ204
DATE	March 04, 2021	

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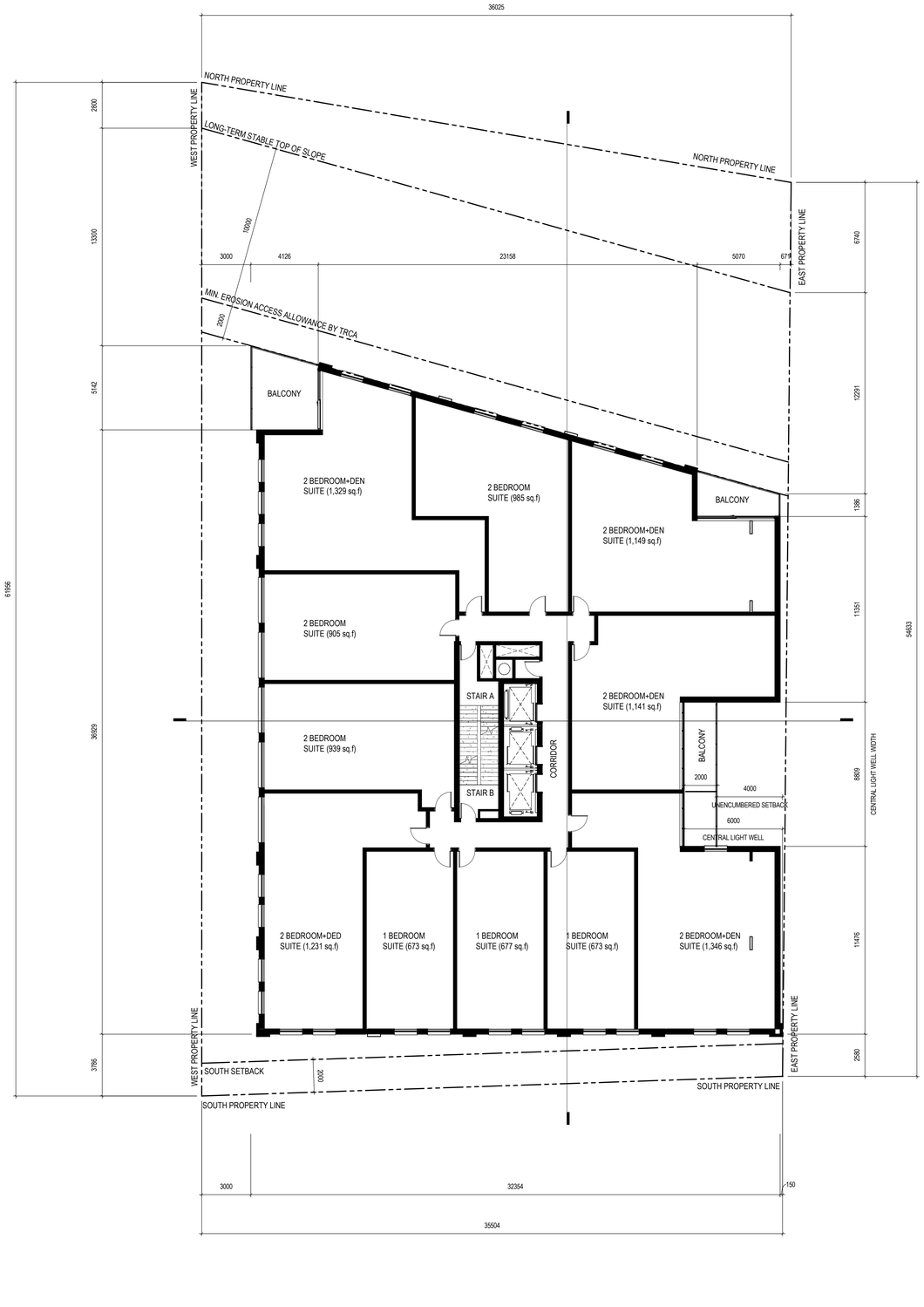

No.	DESCRIPTION	DATE

REVISION RECORD

RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

DESCRIPTION	DATE

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVELS 5th to 6th FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	WM	RZ205
DATE	March 04, 2021	

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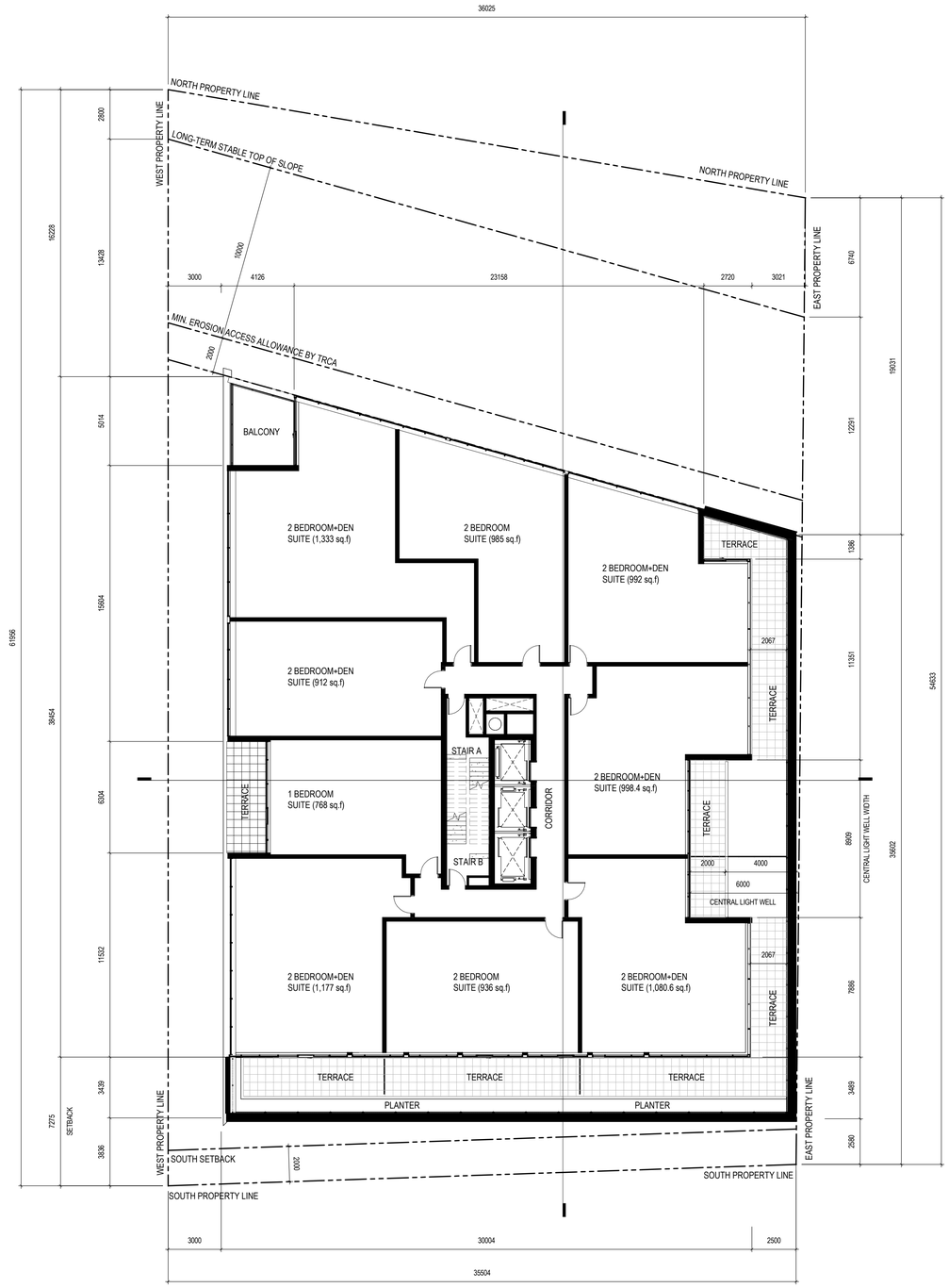

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL 7th FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC

CHECKED BY WM

DATE March 04, 2021

PAGE NO. RZ206

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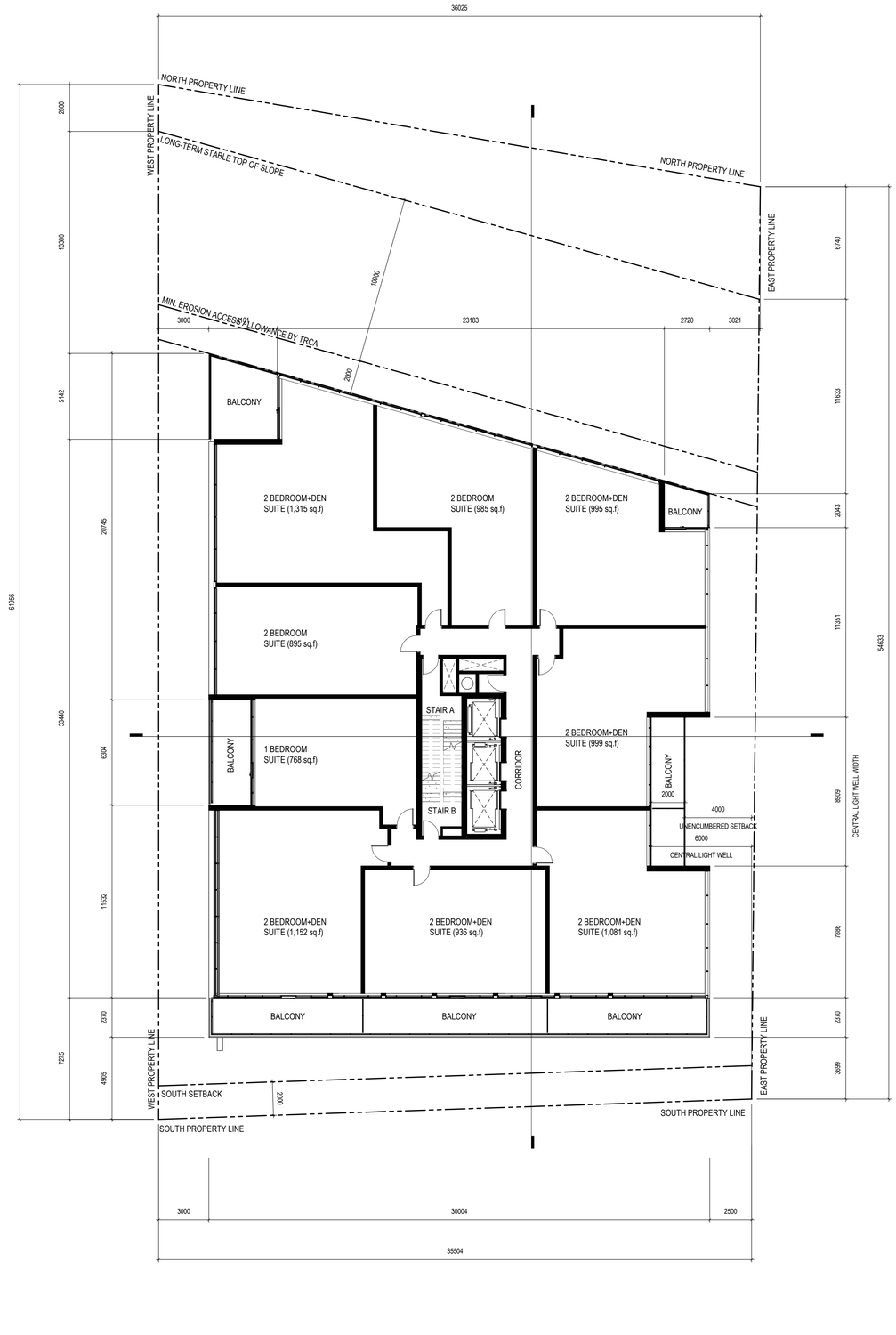

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVELS 8th to 12th FLOOR PLAN

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	HM	RZ207
DATE	March 04, 2021	

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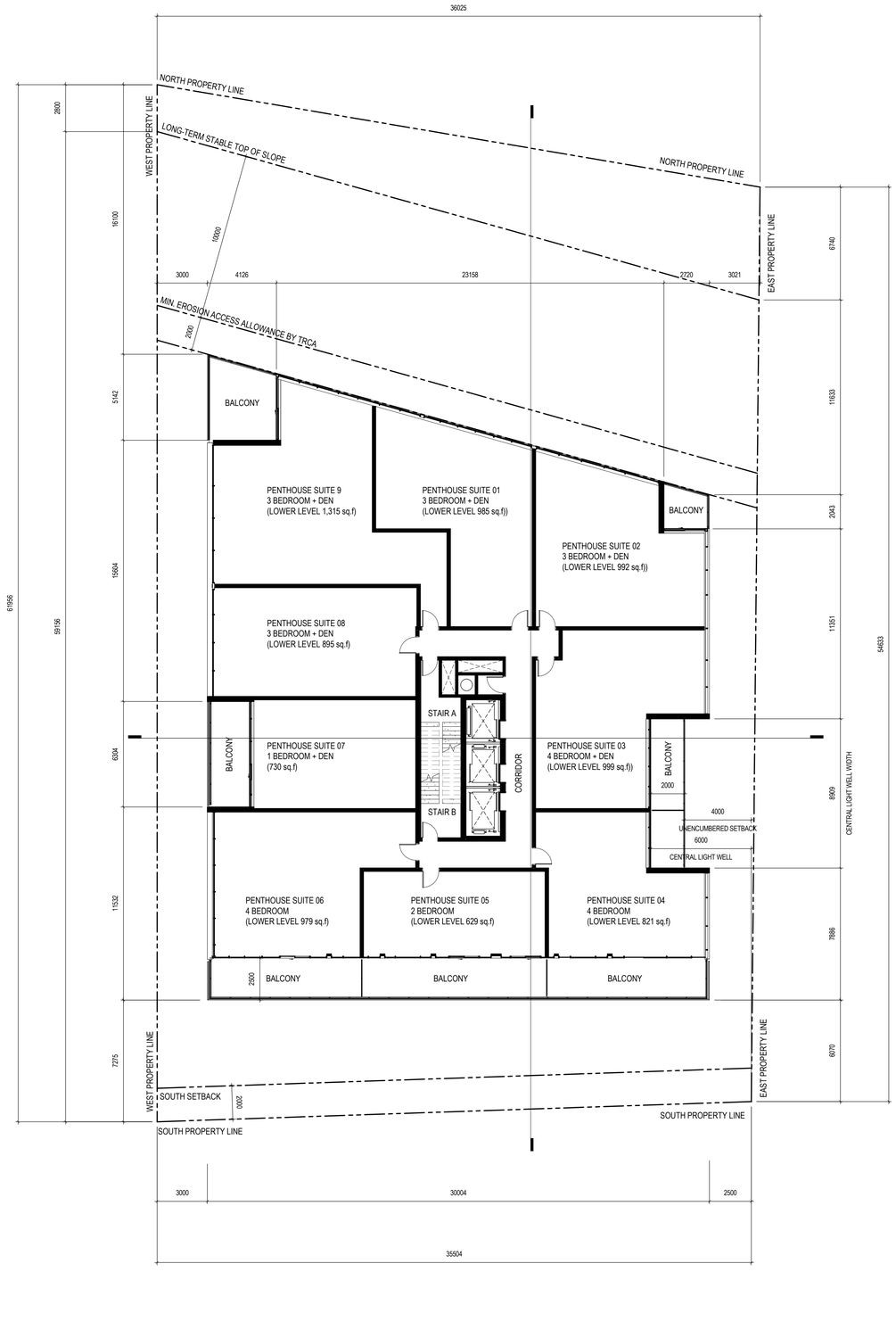


No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL 13th FLOOR PLAN

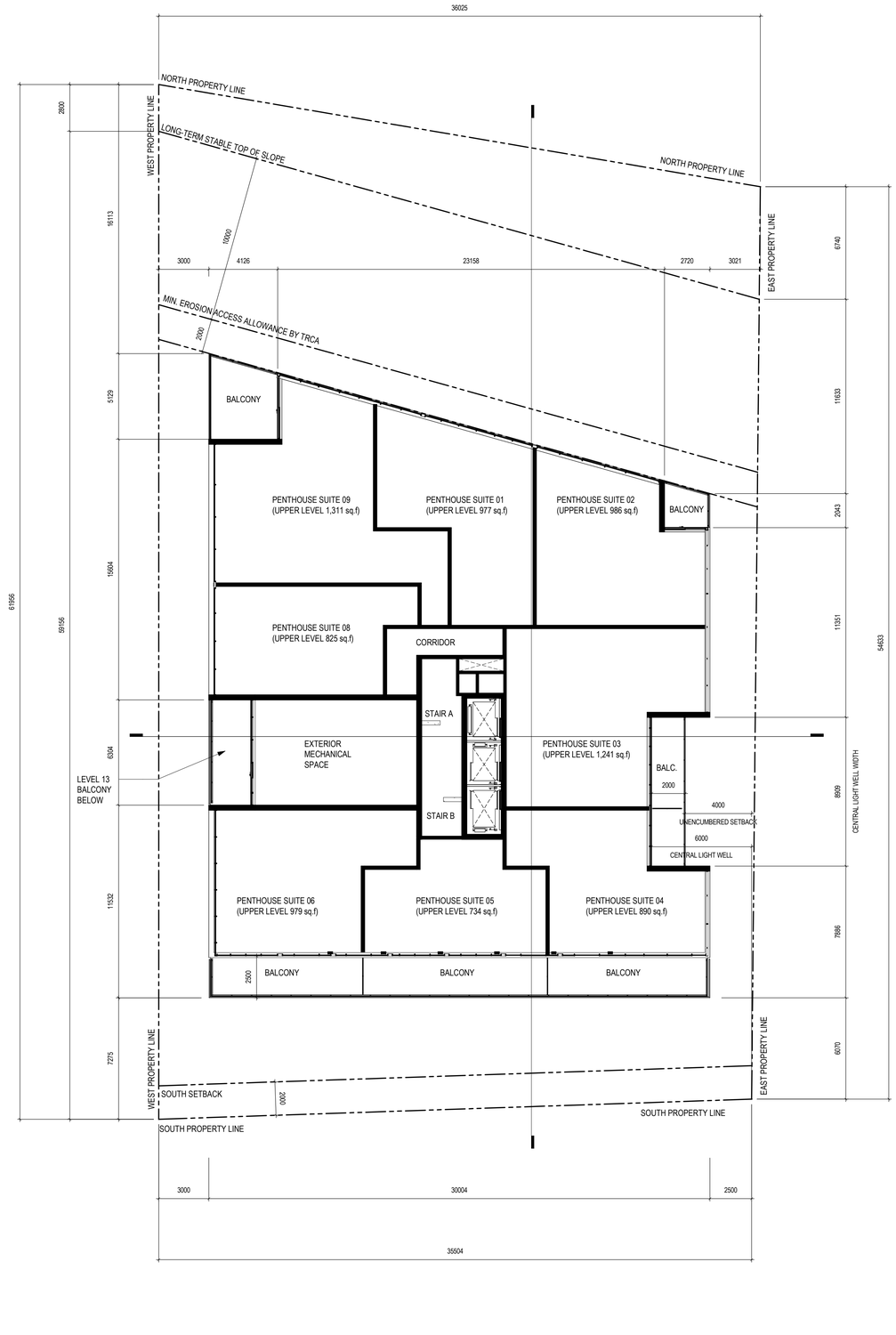
CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	HM	RZ208
DATE	March 04, 2021	

12/8/2023 1:52:06 PM



No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

LEVEL 14th FLOOR PLAN

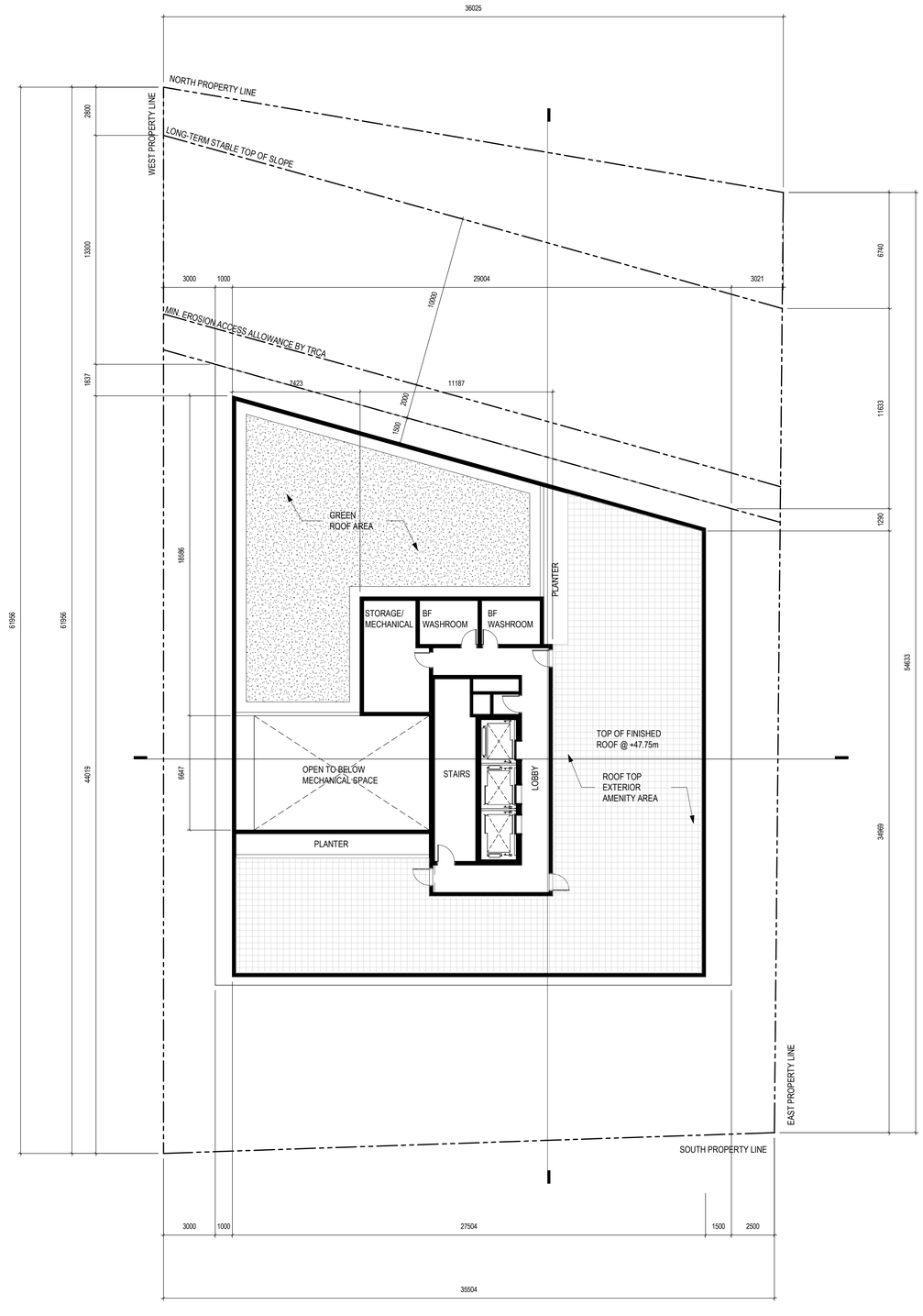
CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	HM	RZ209
DATE	March 04, 2021	

12/8/2023 1:52:06 PM



No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05.2023
ISSUED FOR REZONING	SEP 07.2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

ROOF TOP AMENTY LEVEL PLAN

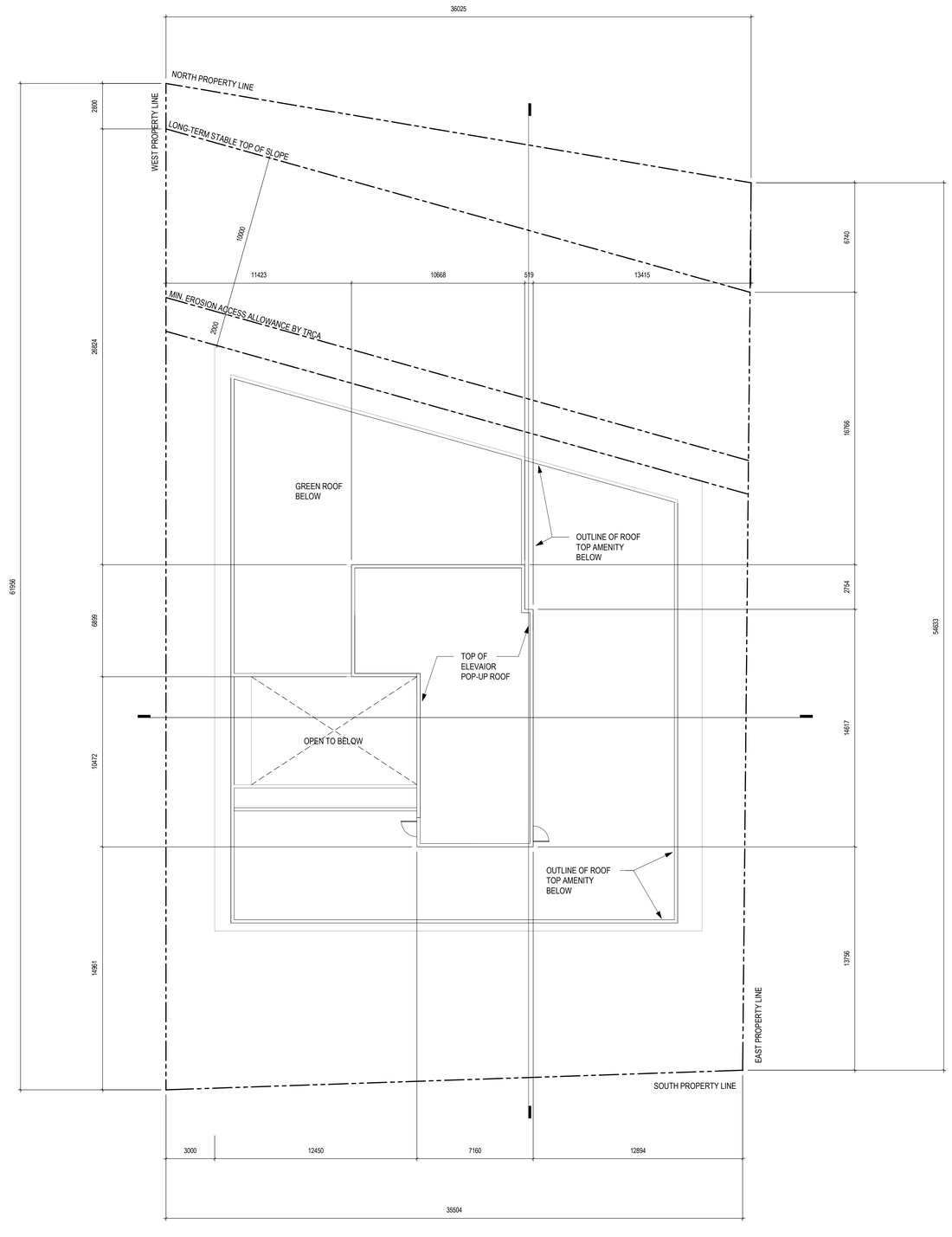
CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.
CHECKED BY	WM	RZ210
DATE	March 04, 2021	

12/8/2023 1:52:07 PM



No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

DUNPAR

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

NORTH

DRAWING TITLE

ROOF PLAN

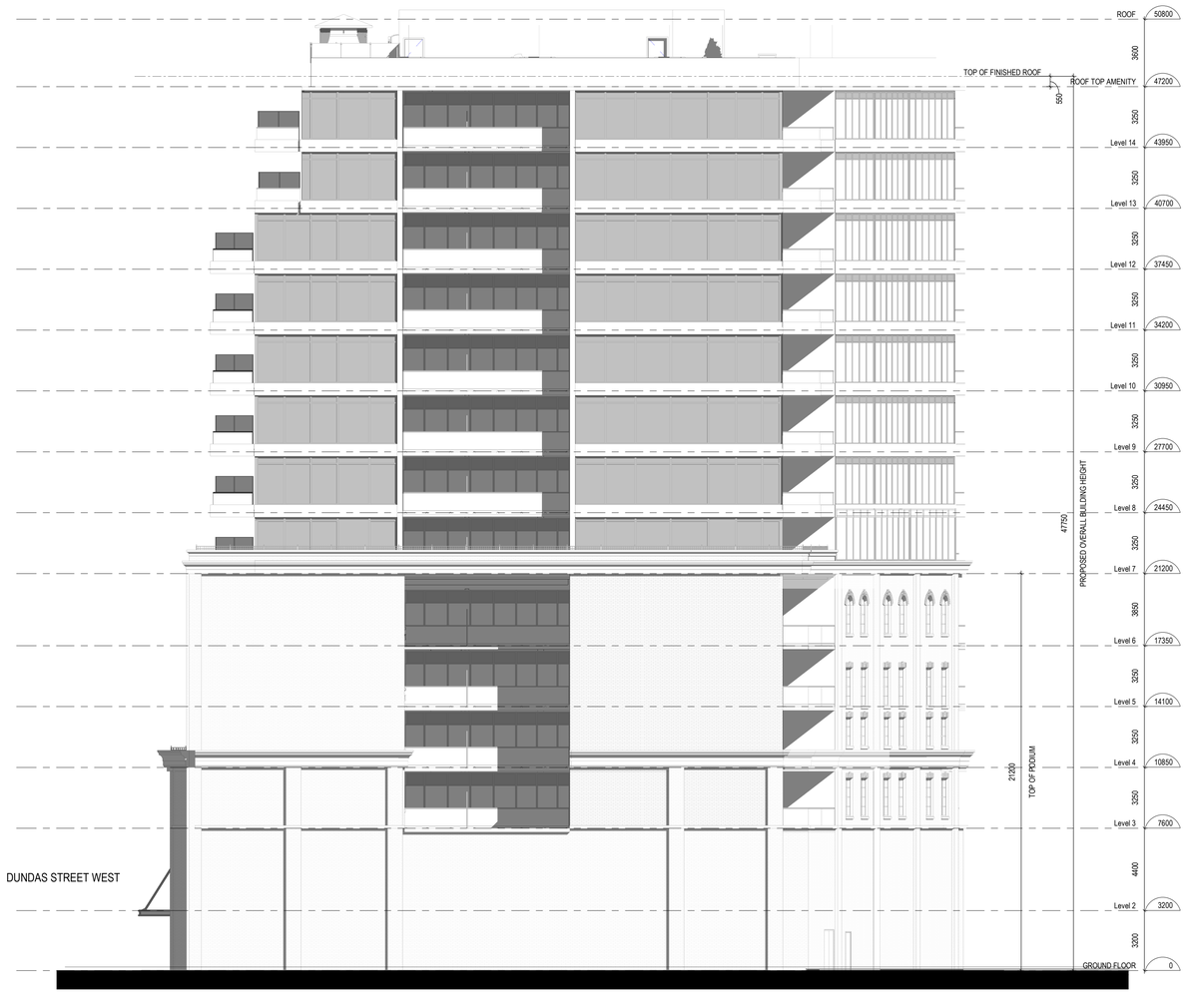
CLIENT

1386072 ONTARIO INC.

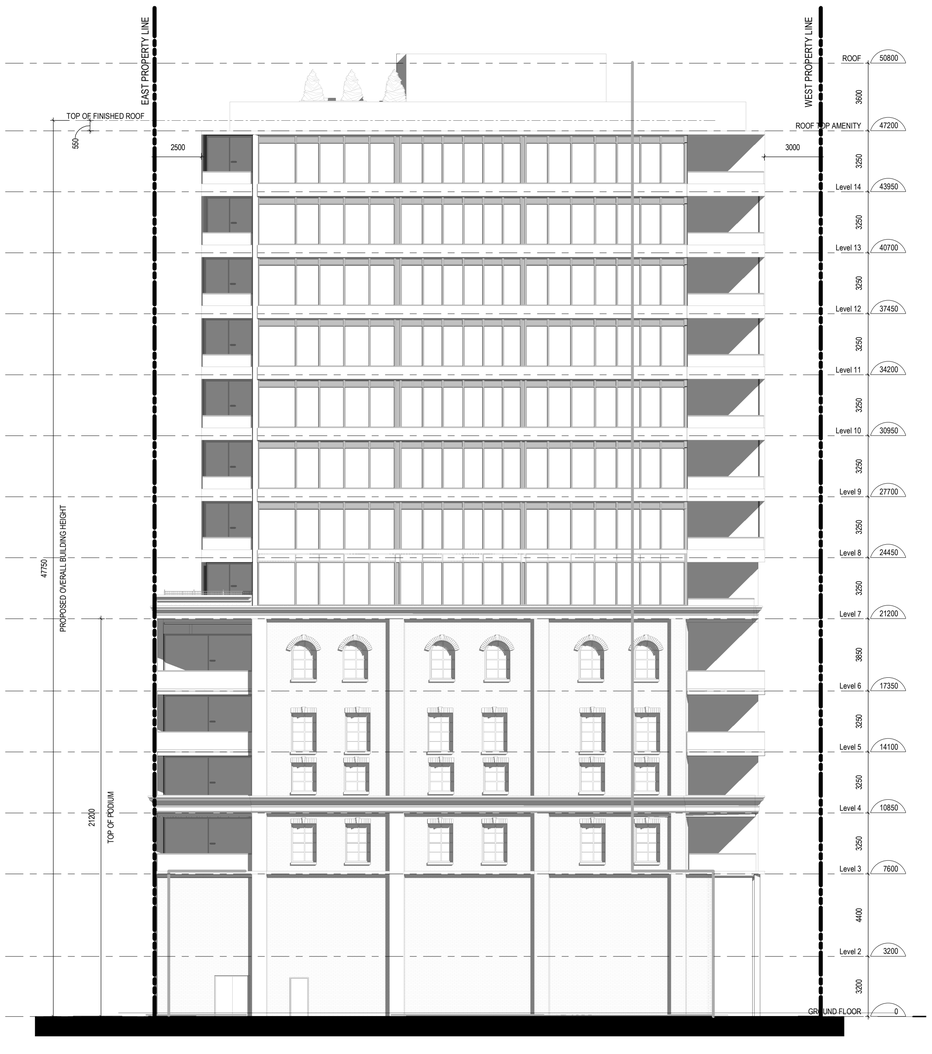
105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.	RZ211
CHECKED BY	HM		
DATE	March 04, 2021		

12/8/2023 1:52:07 PM



EAST ELEVATION



NORTH ELEVATION

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

DUNPAR

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 150

DRAWING TITLE

NORTH & EAST BUILDING ELEVATIONS

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	KC	PAGE NO.	RZ401
CHECKED BY	HM		
DATE	March 04, 2021		

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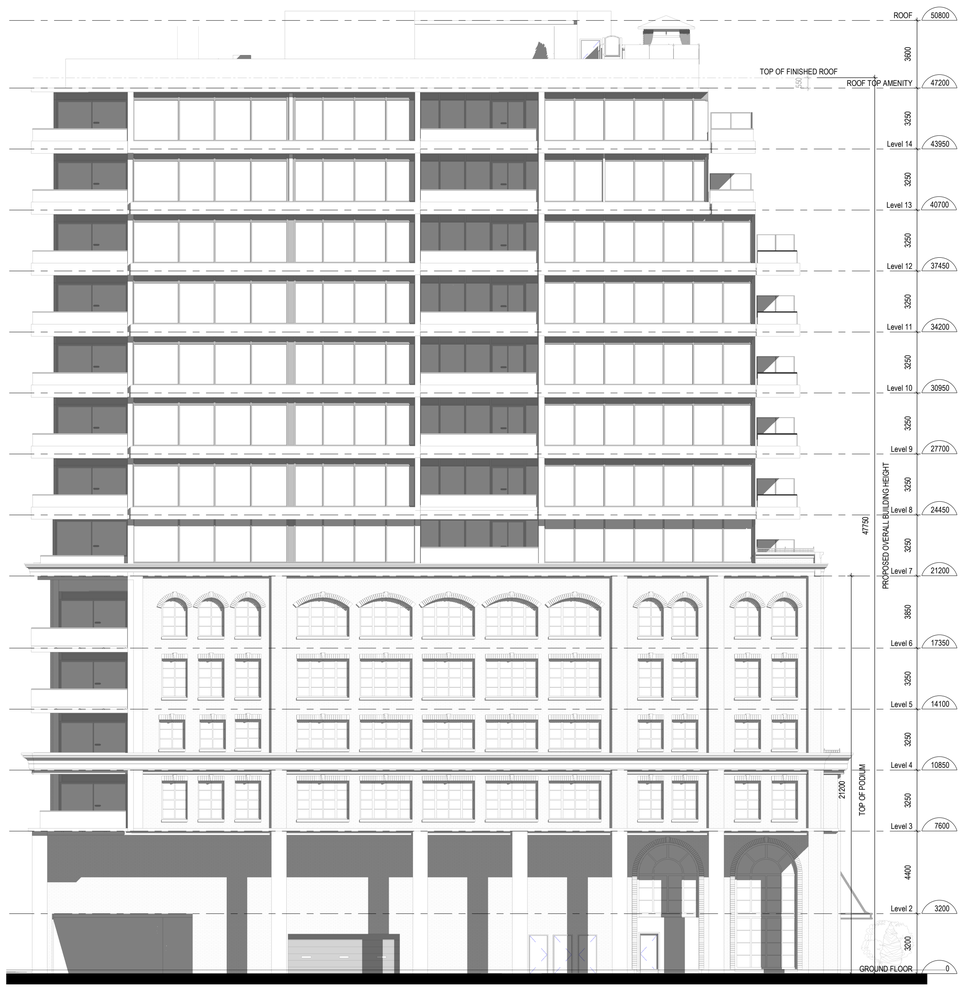
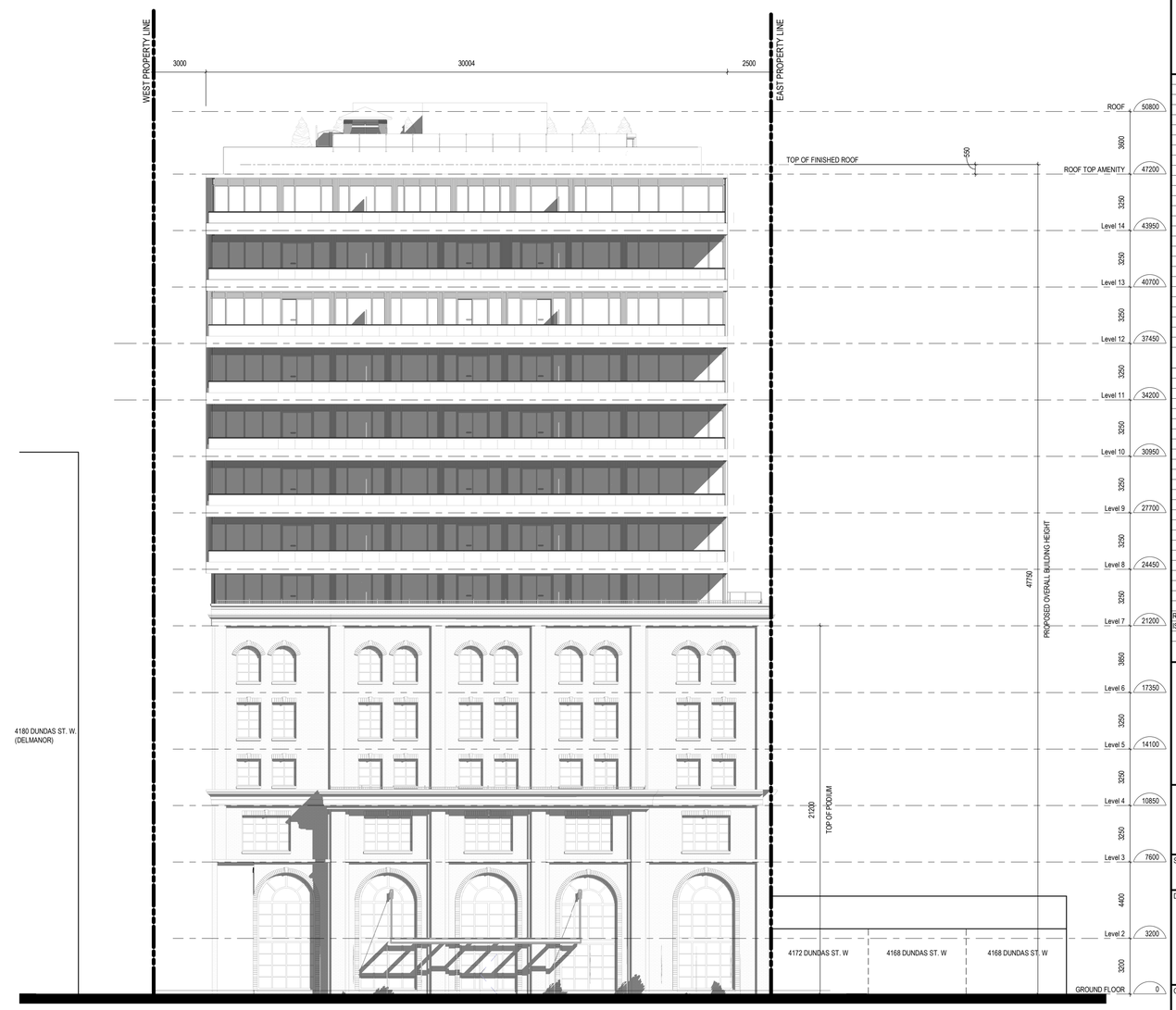


WEST ELEVATION



SOUTH ELEVATION

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE

1 : 150

DRAWING TITLE

SOUTH & WEST BUILDING ELEVATIONS

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY	Author	PAGE NO.	RZ402
CHECKED BY	Checker		
DATE	06/26/20		

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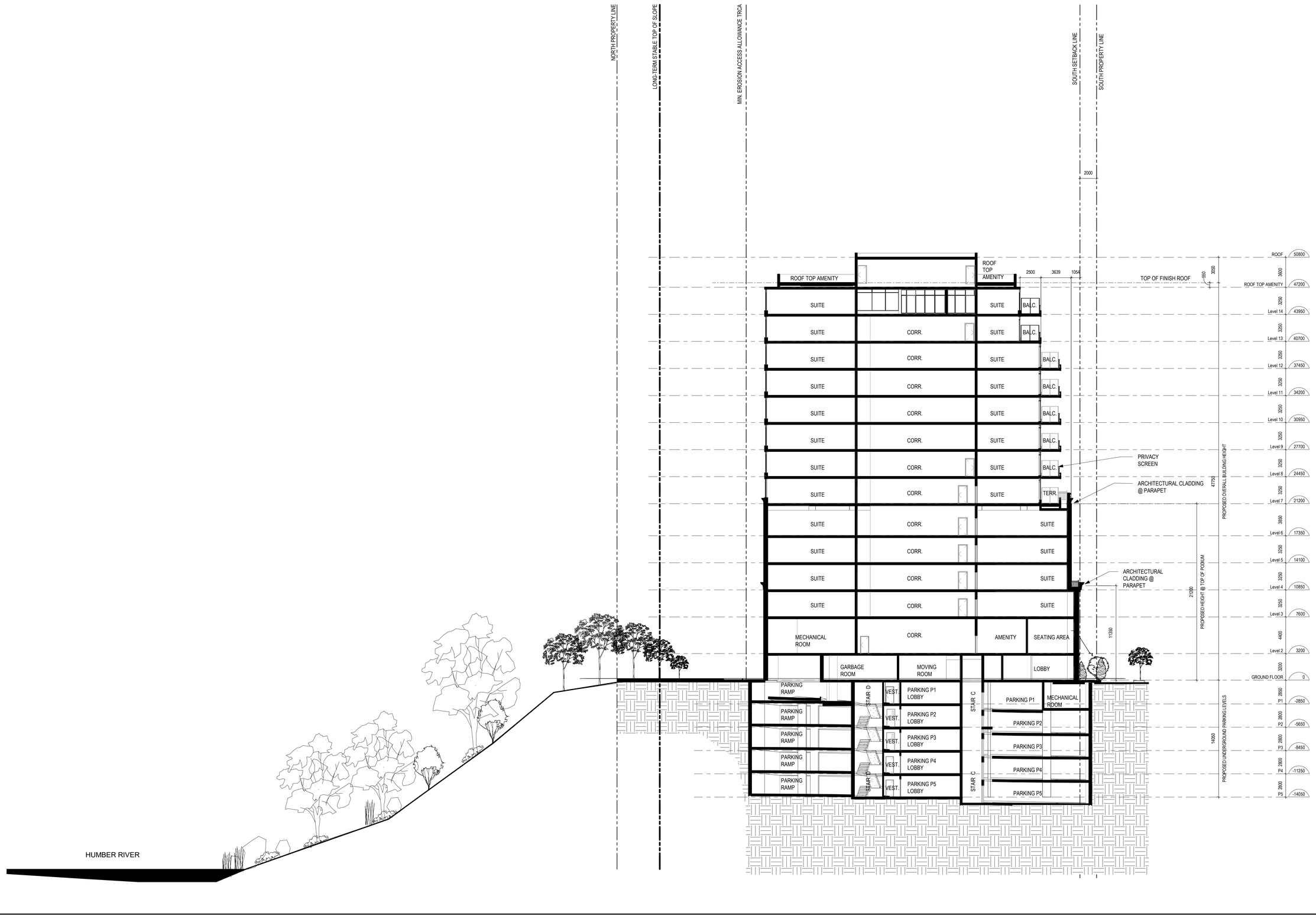

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

DUNPAR

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 200

NORTH

DRAWING TITLE

NORTH SOUTH BUILDING SECTION W/ LONG TERM SETBACK

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

DRAWN BY KC

CHECKED BY HM

DATE March 04, 2021

PAGE NO. RZ501

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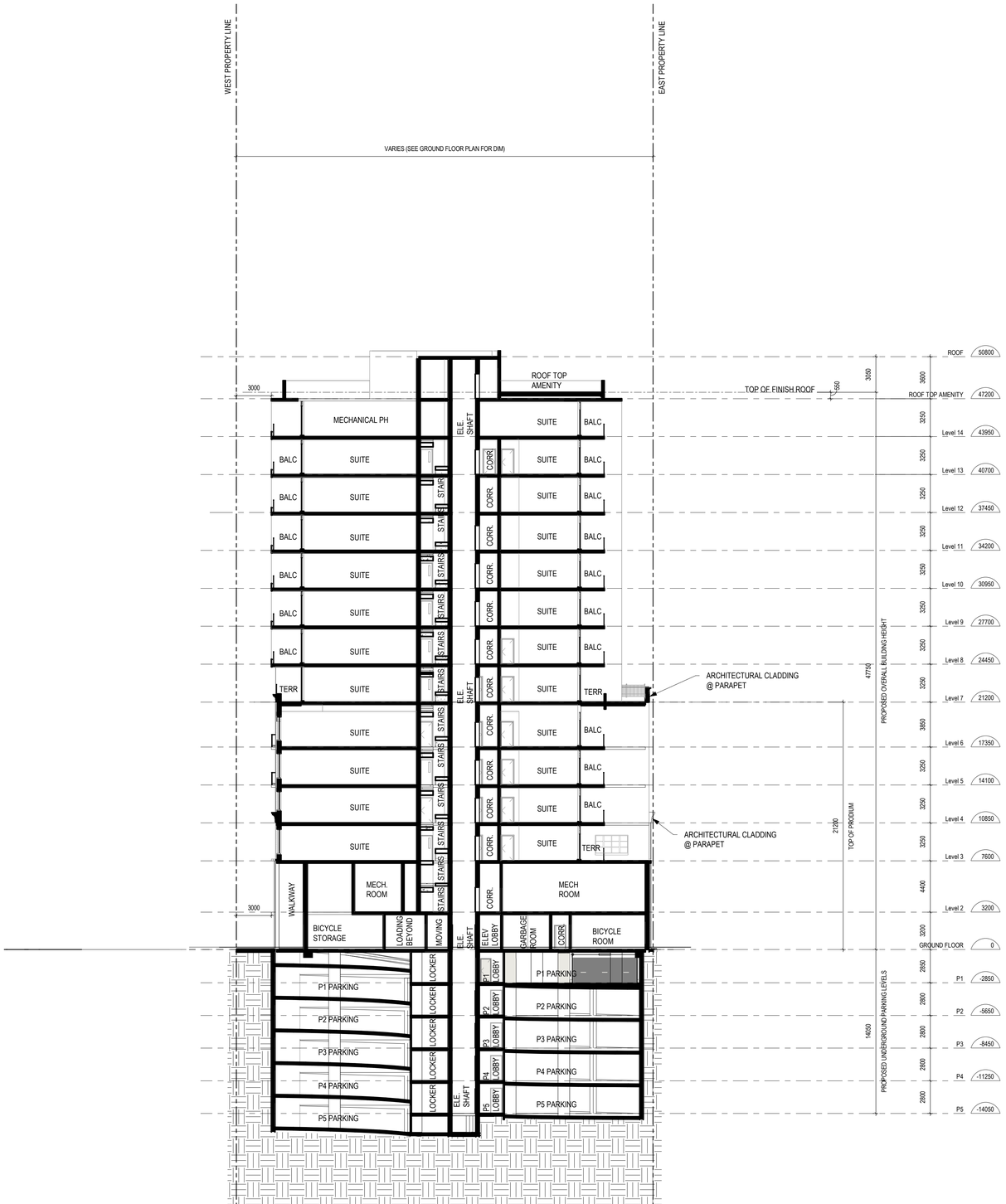

No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE 1 : 200

NORTH

DRAWING TITLE

EAST WEST BUILDING SECTION

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

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DATE	March 04, 2021	

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No.	DESCRIPTION	DATE

REVISION RECORD

DESCRIPTION	DATE
RE-ISSUED FOR REZONING	DEC 05,2023
ISSUED FOR REZONING	SEP 07,2023

ISSUED RECORD

D

D U N P A R

BETTER BY DESIGN

4174 Dundas St. W

4174 Dundas Street West
Etobicoke, Ontario

SCALE

NORTH

DRAWING TITLE

BUILDING MASSING

CLIENT

1386072 ONTARIO INC.

105 SIX POINT ROAD ETOBICOKE, ON M8Z 2X3
TEL: 416.236.9800 FAX: 416.236.9080

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DATE	03/09/21		

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