



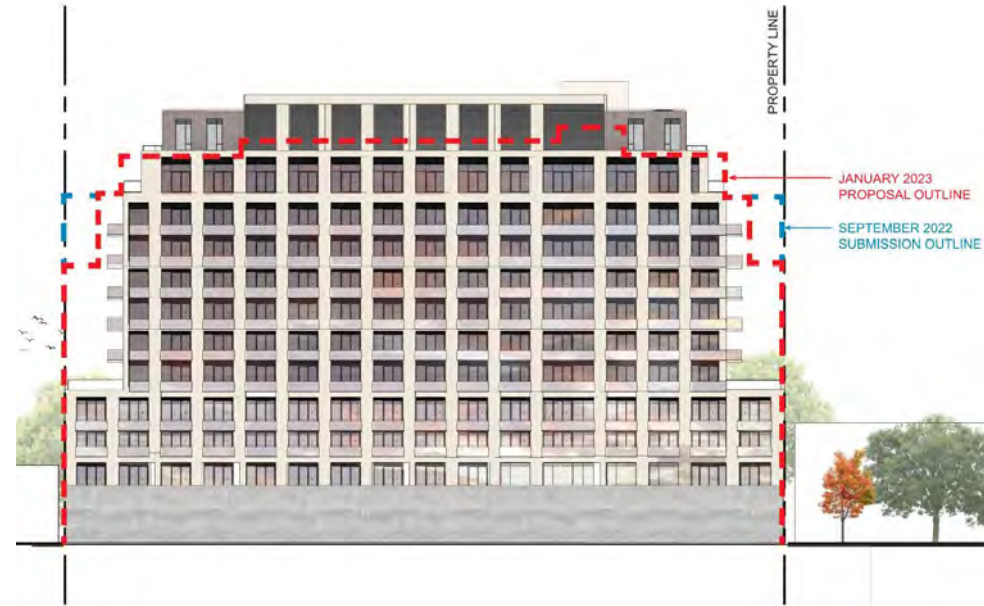
374-390 Dupont Street

Community Council Meeting
24 May



Summary of Community Consultations

- **First Rezoning Submission – December 2020**
- **Community Consultation Meeting – March 2021**
- **Meeting with ARA – July 2021**
- **First SPA submission – October 2021**
- **RZA/SPA Resubmission – September 2022**
- **Meeting with ARA – November 2022**
- **Meeting with ARA – January 2023**
- **Current Proposal – Re-issued for Rezoning – March 2023**
- **Meetings with neighbour to the west – 2021, 2022, 2023**



Summary

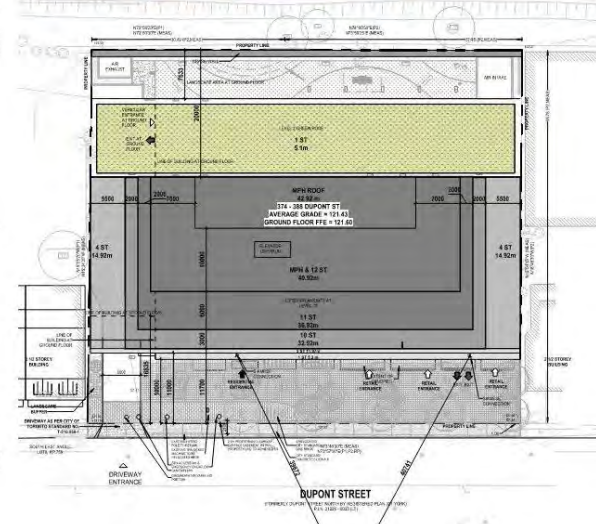
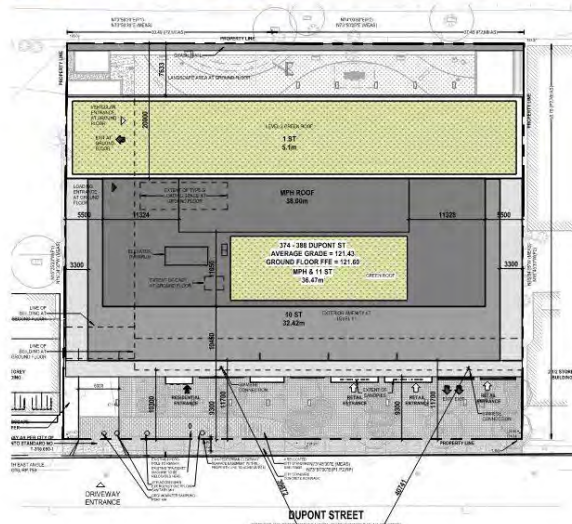
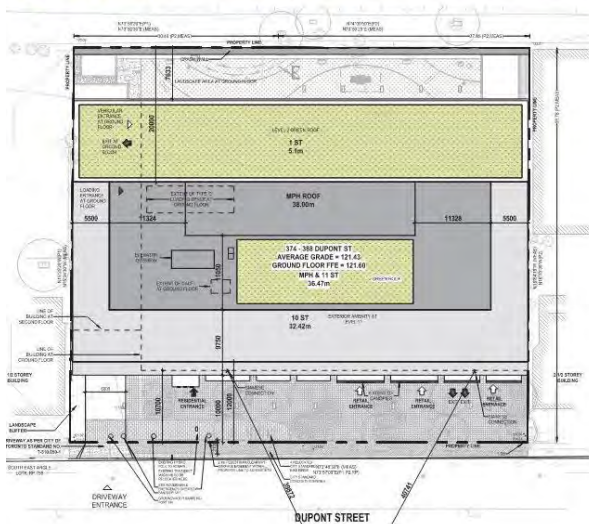
September 2022 submission



January 2023 proposal



Current Proposal



Ground Floor



Key Statistics

TOTAL GFA =
± 17,709 sqm

RES GFA =
± 16,687 sqm

RETAIL GFA =
± 1022 sqm

FSI = 4.4

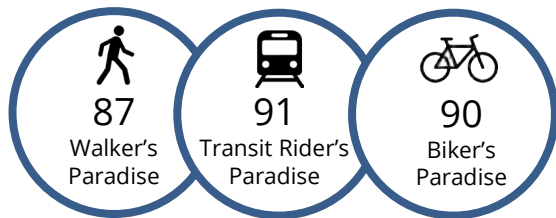
256 residential
units
10% three-bed
19% two-bed

94 parking spaces
0.36 ratio

Height = 12
storeys
41.37 m

Sustainability

Sustainability measures exceeding the requirement of TGS V3 Tier 1



Connectivity

Multi-Mode Transportation



Public Transit

Providing pre-loaded Presto cards and bikeshare memberships for residents.



Energy Efficiency

Motion sensor lighting in all condo areas



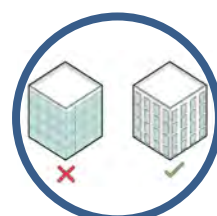
Reduced Parking Ratio

Encouraging alternative transportation methods.
Providing bicycle repair station on site and bicycle parking spaces.
Bike share membership.
EV charging, electric bike infrastructure



Low Temperature Heating Distribution

Water Source Heat Pumps
Upgrading HRV to ERV
No Gas appliances



Building Envelope

Low window-to-wall ratio.
Solid wall (not spandrel)
Reduce thermal bridging – Juliet balconies on the north facade



Thank you!