

Wednesday, May 24, 2023



Presentation to Toronto East York Community Council

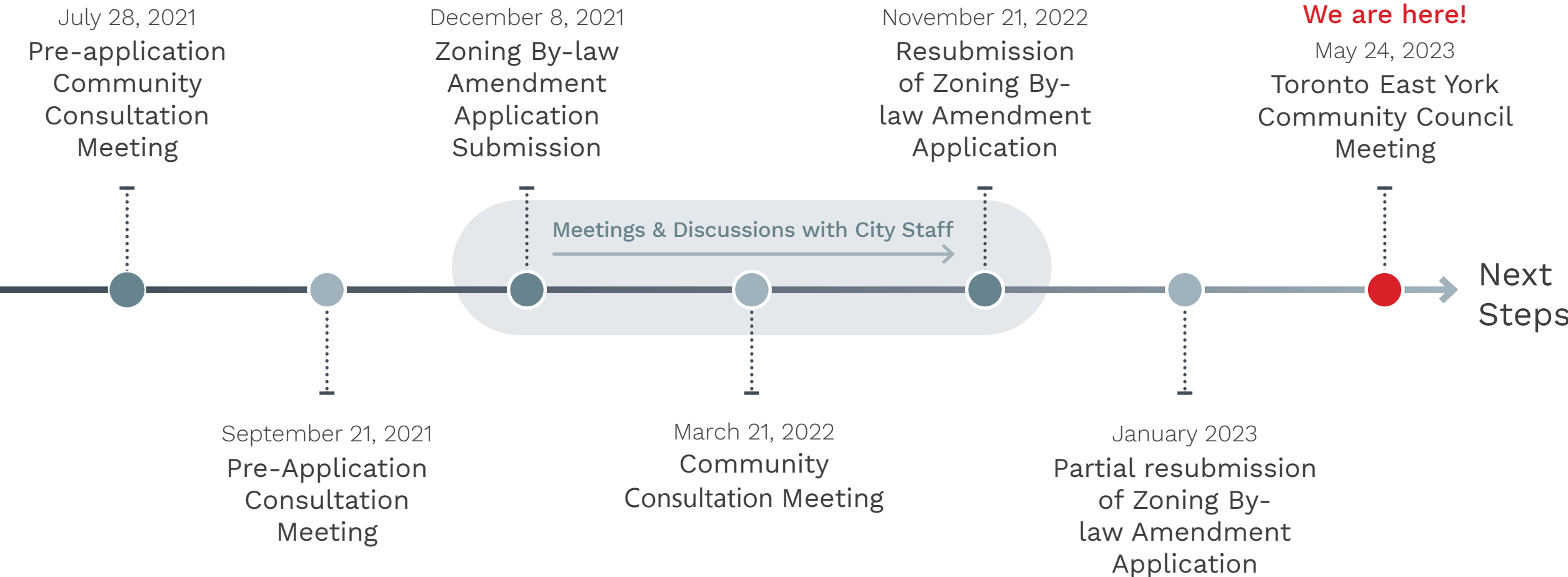
3239-3251 Dundas Street West

City of Toronto

www.toronto.ca/3239DundasStW

 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Project Timeline



Subject Site

Street View from Dundas Street West



3239-3241

3243-3245

3247-3249

3251

**SUBJECT
SITE**



SUBJECT SITE

Runnymede Rd

Maria St

Dundas St W

Malta Park

St Johns Rd

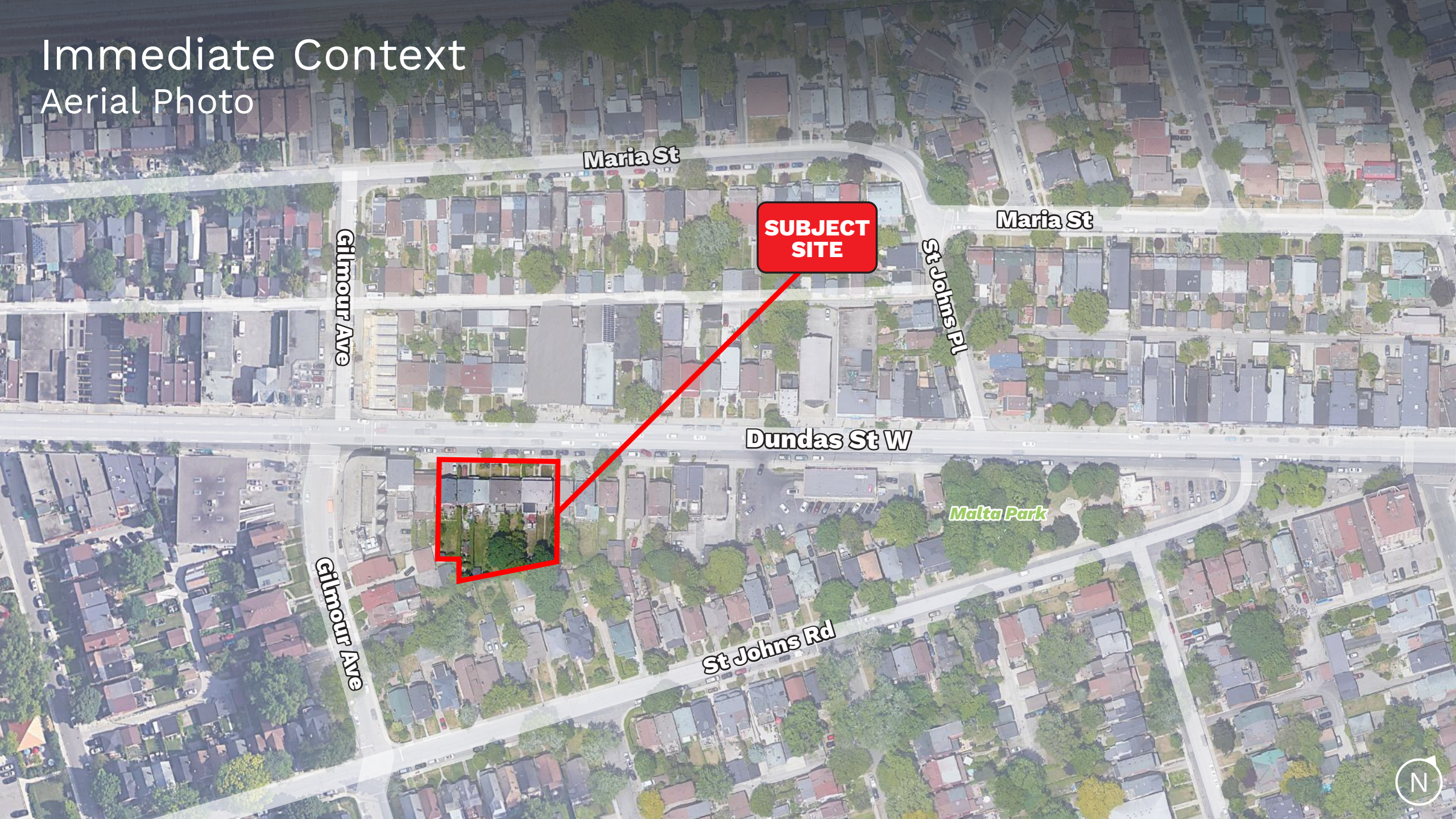
Clegharan Ave

Annette St



Immediate Context

Aerial Photo



Maria St

SUBJECT SITE

Maria St

Gilmour Ave

St Johns Pl

Dundas St W

Malta Park

Gilmour Ave

St Johns Rd



Development Context

Aerial Photo

St Clair Ave W



2. 3258-3260 Dundas St W
4-storays
(Built)

2



3. 3194-3206 Dundas St W
8-storays
(Approved)

3



4. 2978-2988 Dundas St W
8-storays
(Approved, Unbuilt)

4



5. 2946-2968 Dundas St W
8-storays
(Approved)

5



7. 2720-2730 Dundas St W
9-storays
(Under Construction)

7

Dundas St W

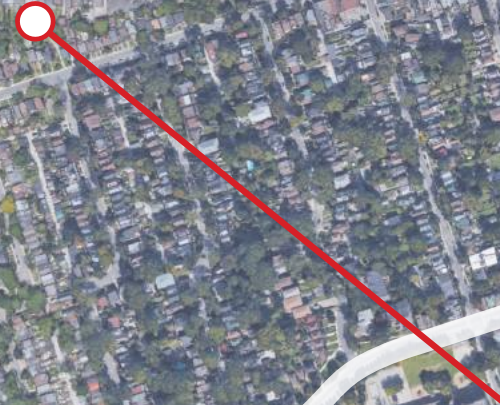
6

1



1. 3385 Dundas St W
7-storays
(Under Construction)

Runnymede Rd



SUBJECT SITE

Annette St

High Park Ave



6. 2789-2803 Dundas St W
7-storays
(Built)

6

8

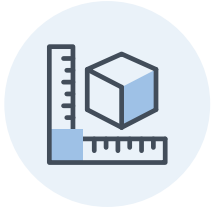


8. 2639 Dundas St W
8-storays
(Under Construction)

Keele St



Project Statistics



4.18

Floor Space
Index



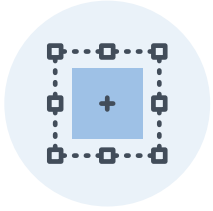
8 Storeys

Height (26.5 m
top of roof)



59 Car Parking

54 Residential
5 Visitor



1,959 m²

Site
Area



88

Residential
Units



89 Bike Spaces

80 Residential
9 Visitor



7,949 m²

Residential
GFA



207 m²

Indoor Amenity Space
(2.35 m²/unit)



1 Type "G"

Loading
Space



230 m²

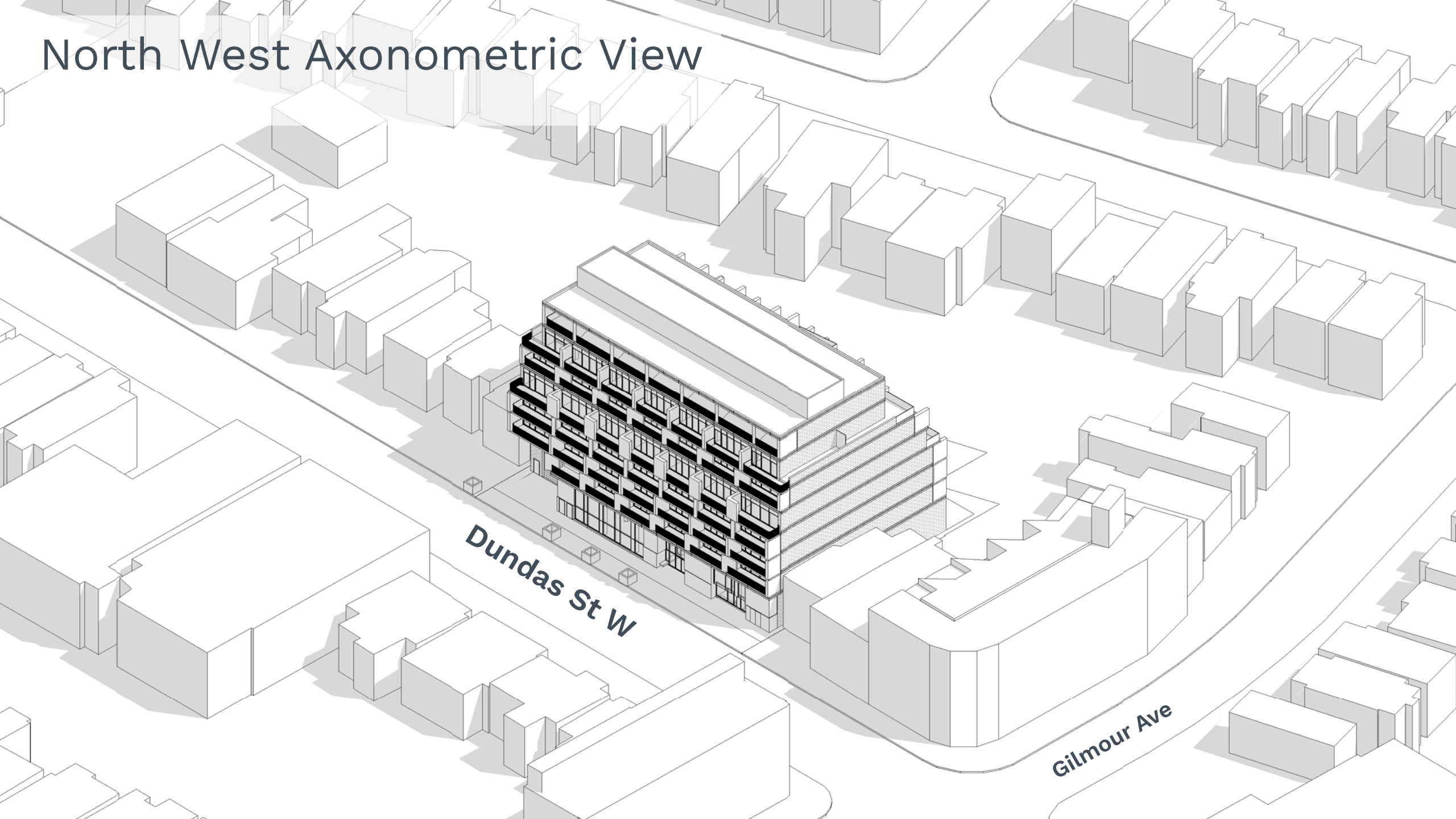
Retail
GFA



169 m²

Indoor Amenity Space
(1.9 m²/unit)

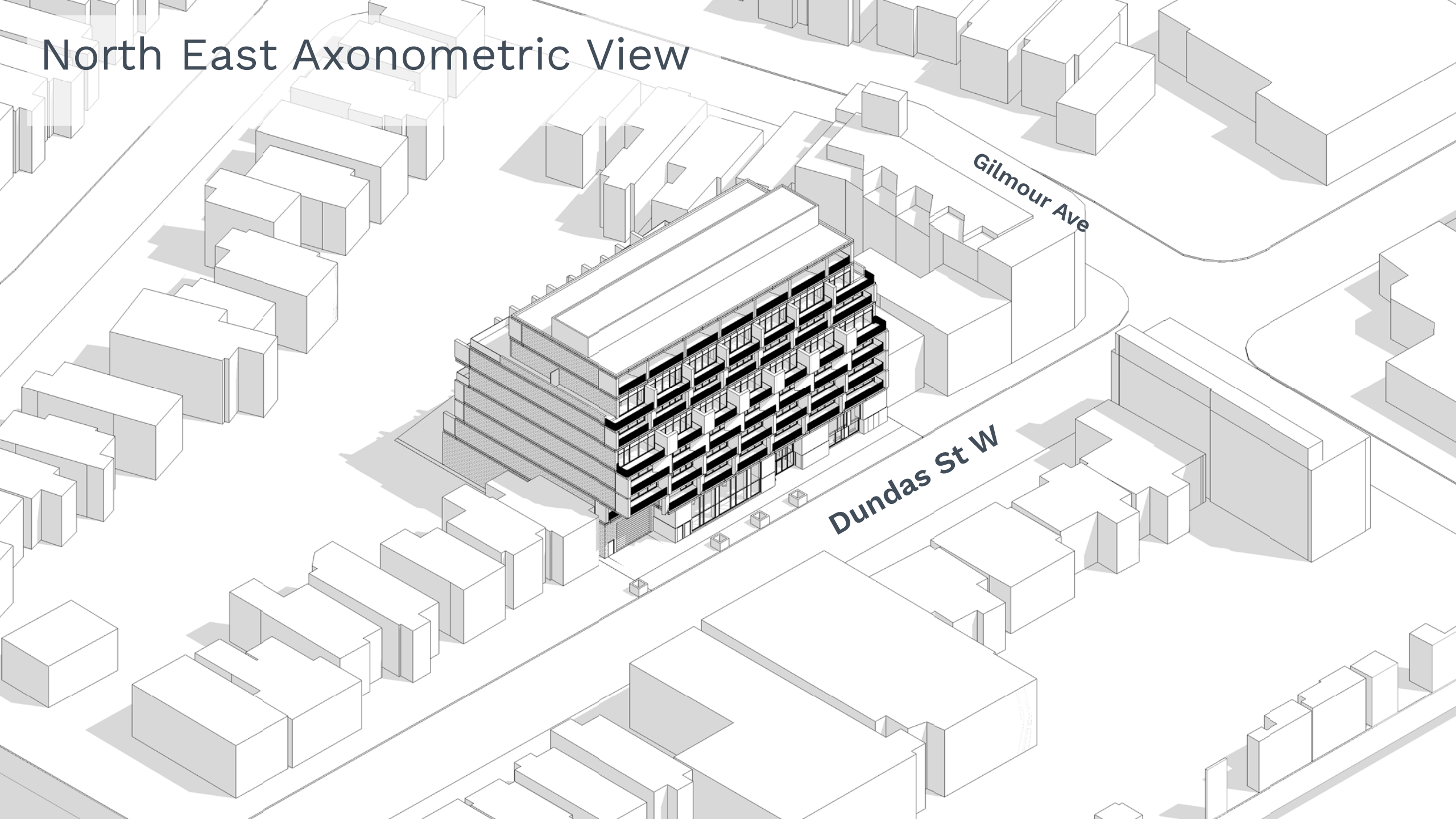
North West Axonometric View



Dundas St W

Gilmour Ave

North East Axonometric View





Question & Answers

Thank you

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