

Dundas & Glenlake

2461-2475 Dundas Street West
Toronto, Ontario

Mediation Settlement Massing

3 March 2026

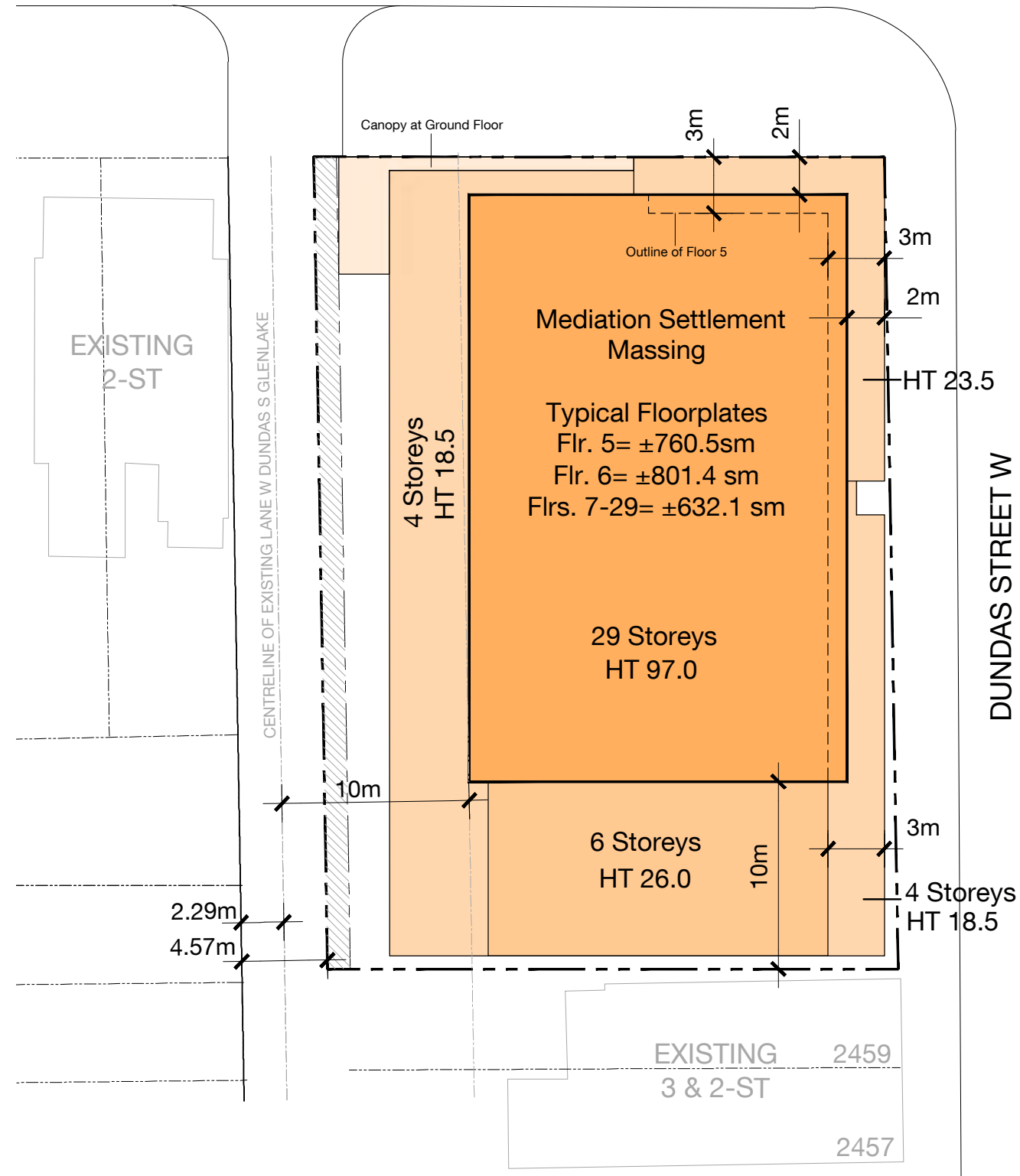
WITHOUT PREJUDICE

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Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100
Toronto, ON M5V 0S8

Mediation Settlement Massing

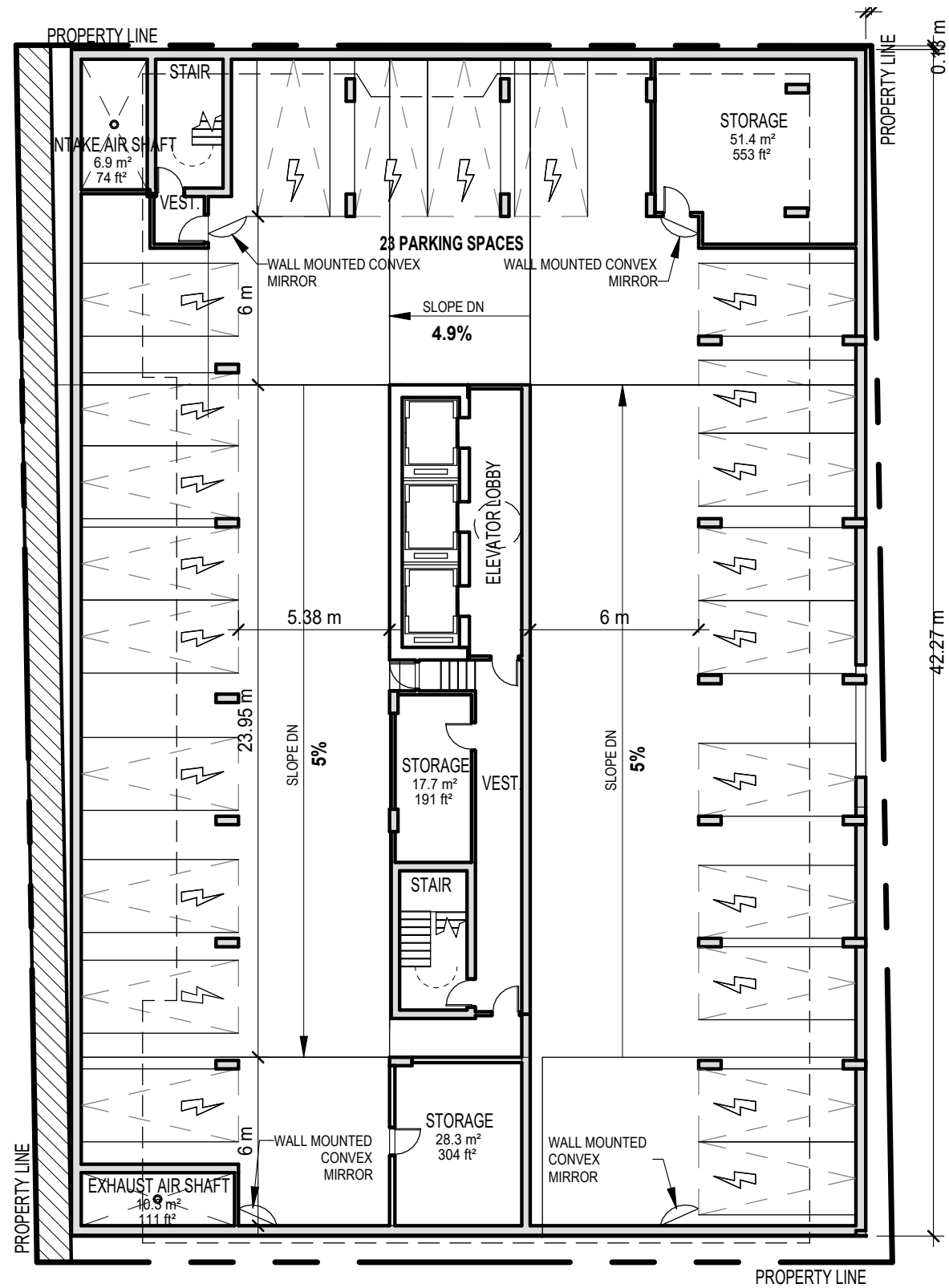
GLENLAKE AVE



Site Plan



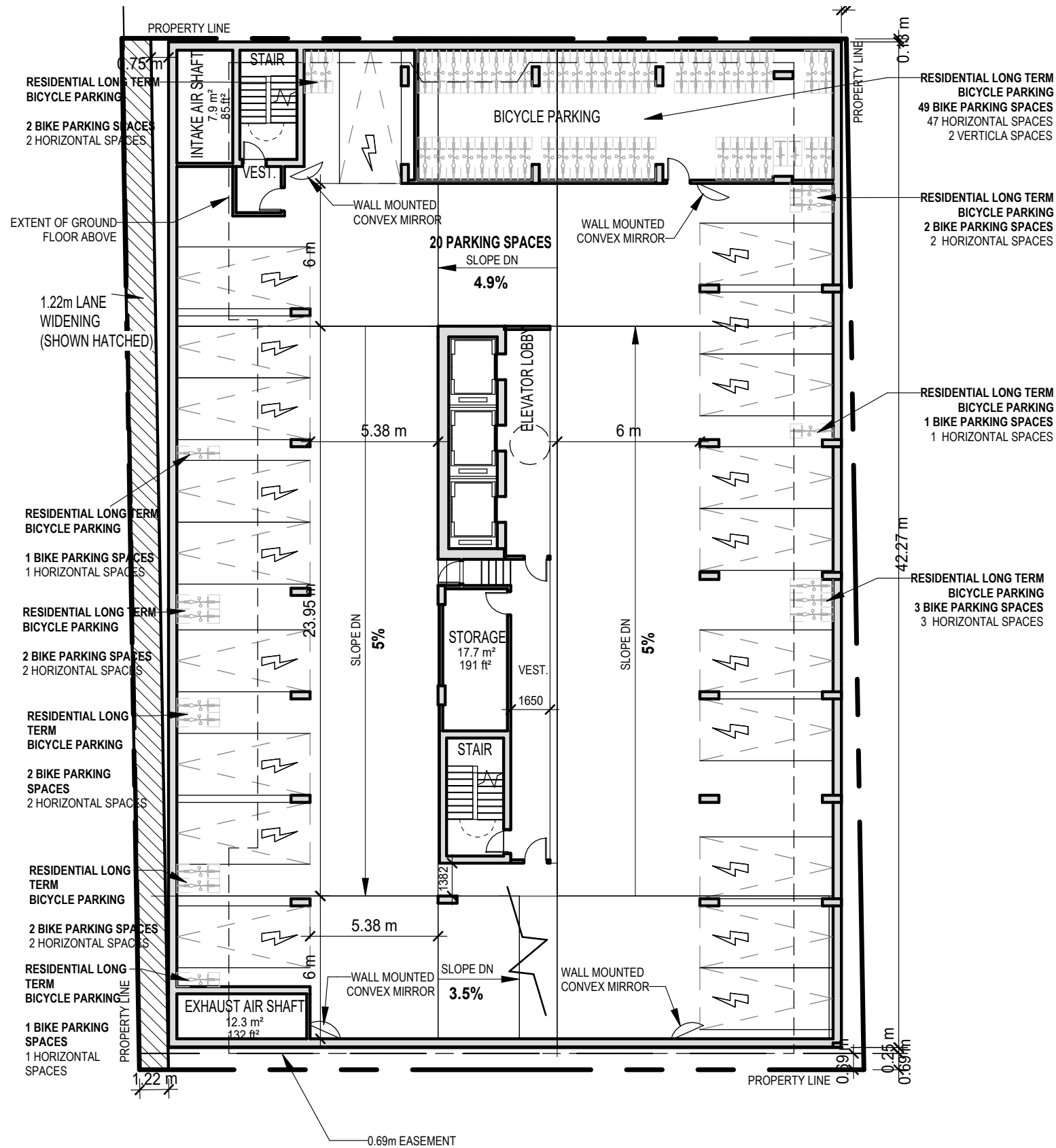
Level P3



Note: No change to this floor plan



Level P2

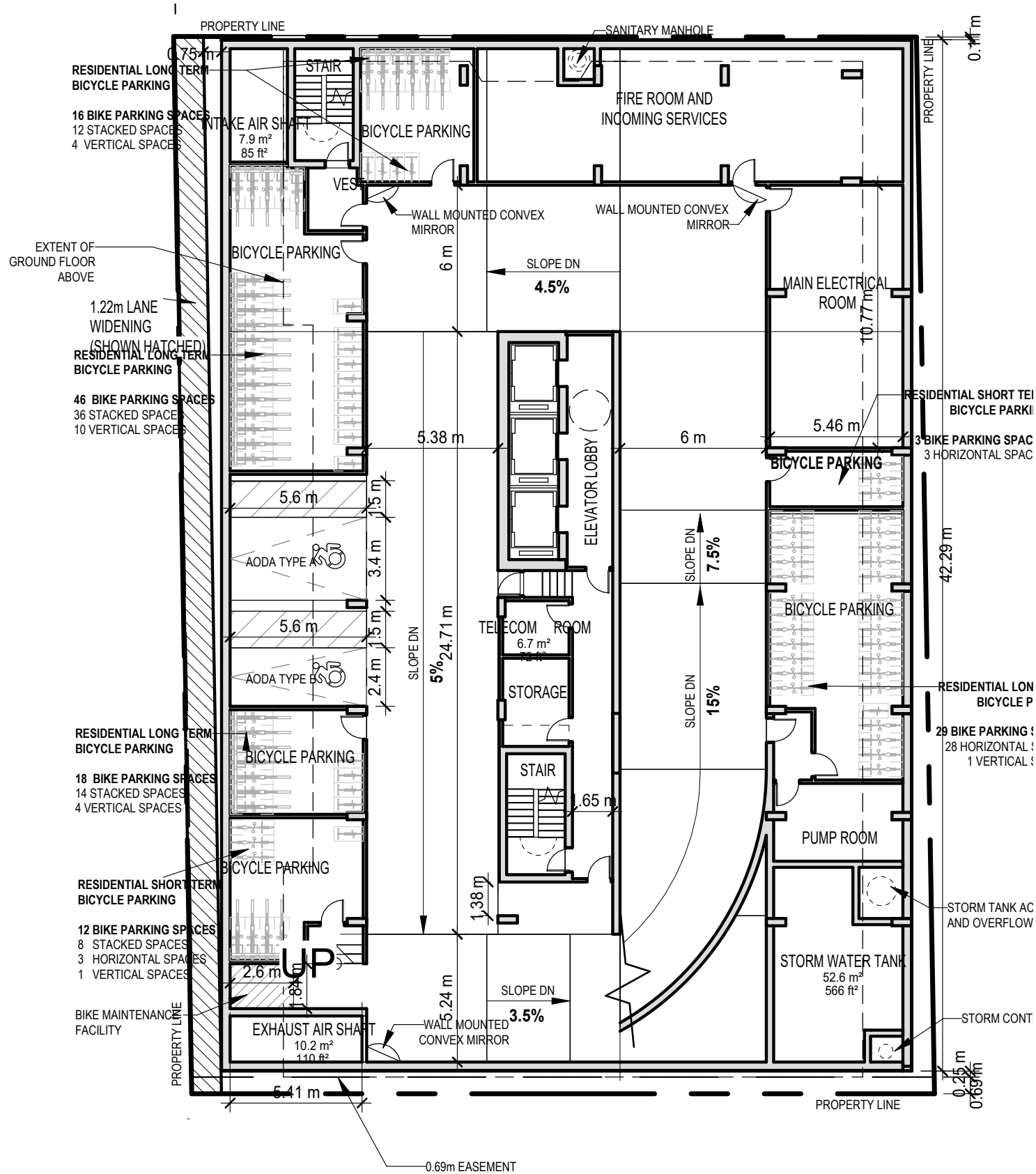


Note: No change to this floor plan

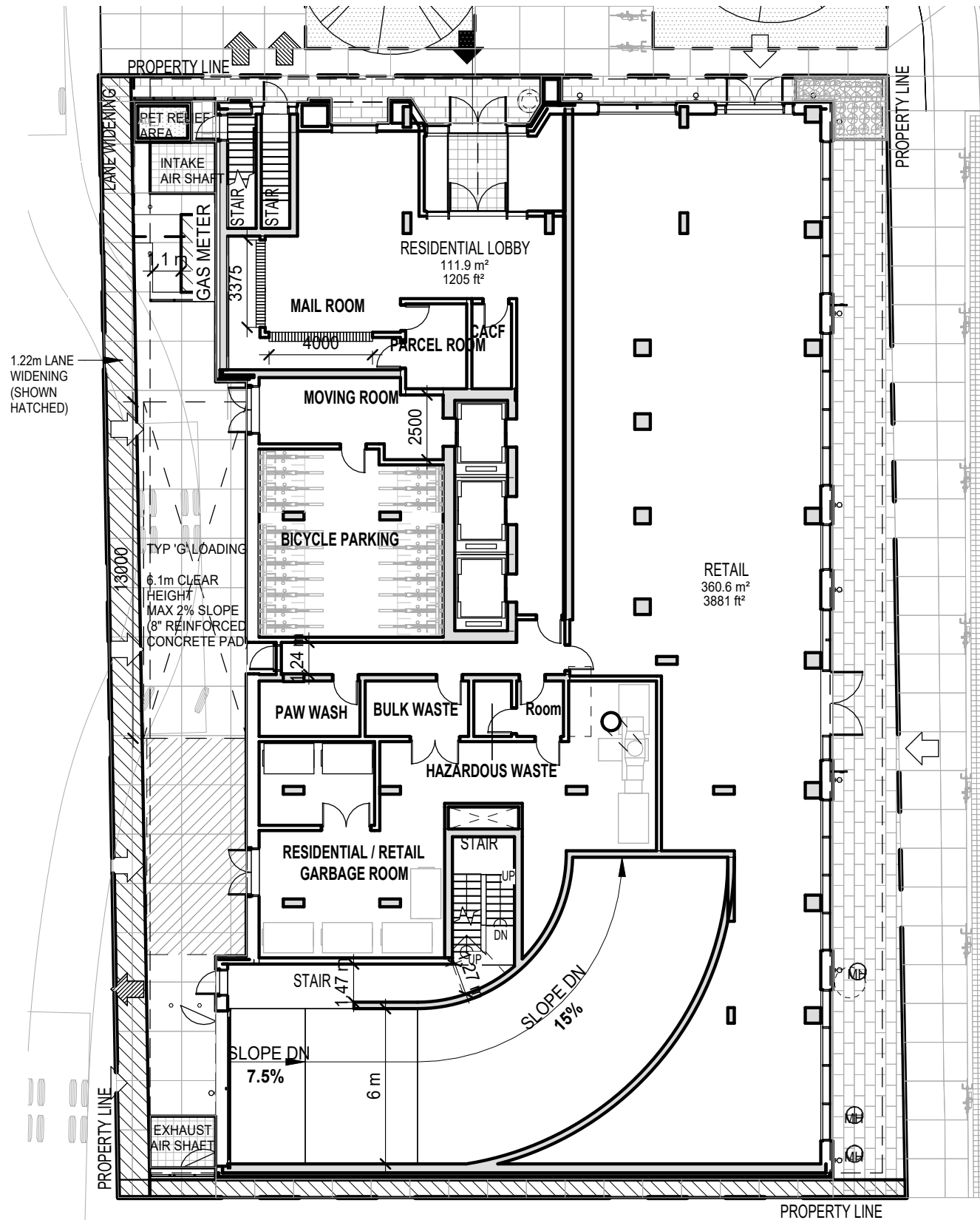


Level P1

Note: No change to this floor plan



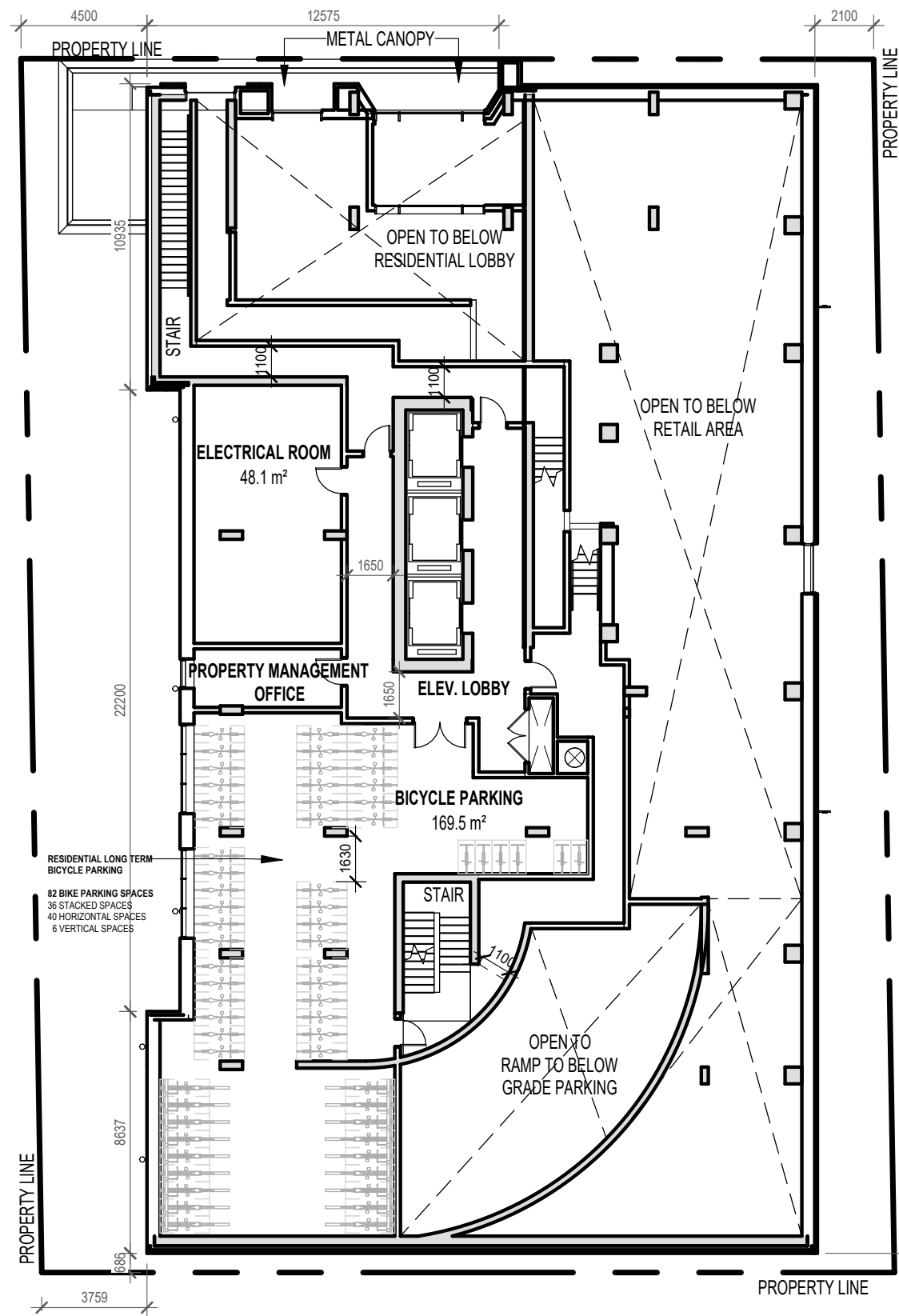
Ground Level



Note: No change to this floor plan



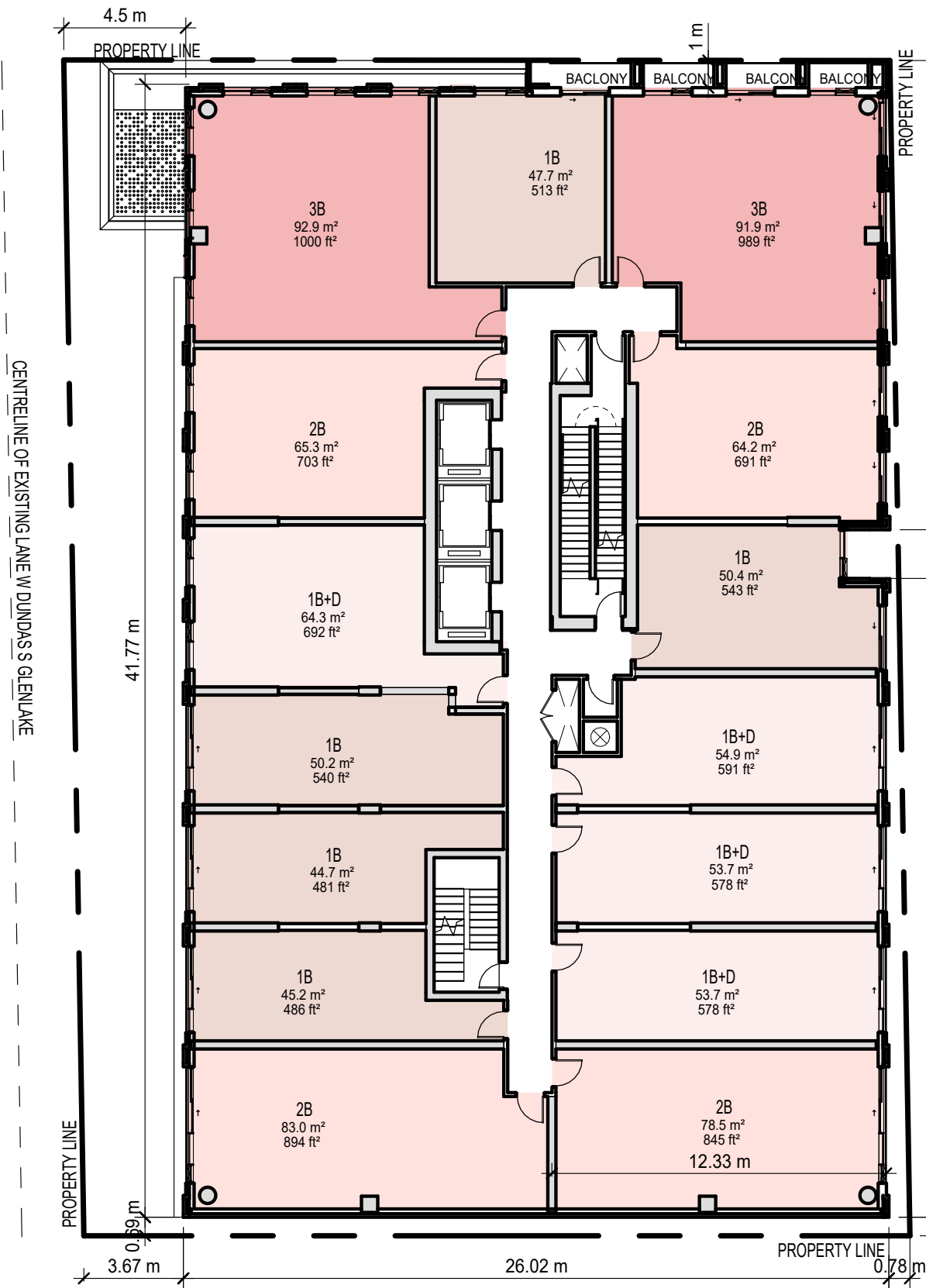
Mezzanine Level



Note: No change to this floor plan



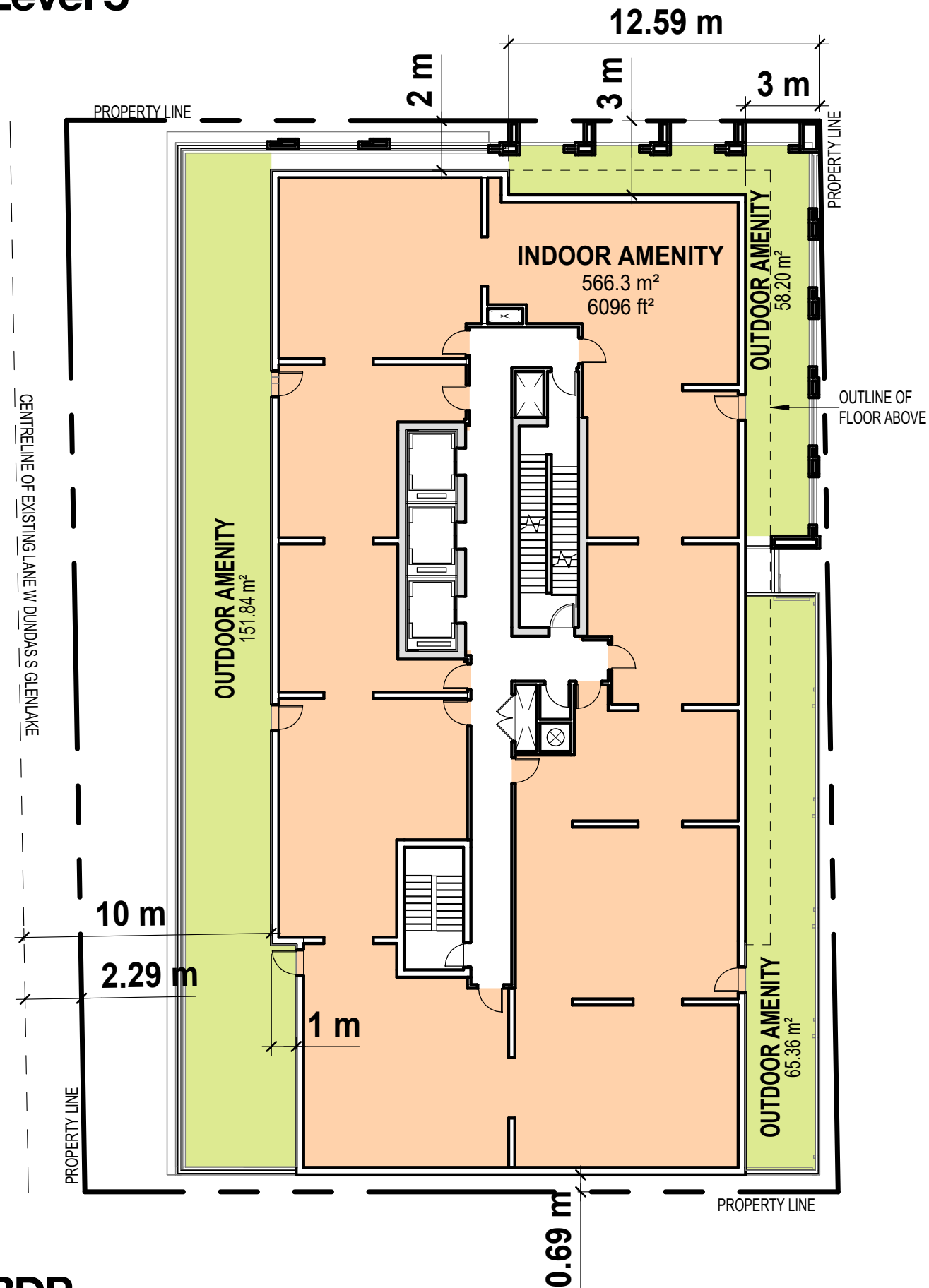
Levels 2-4



Note: No change to this floor plan other than the removal of the amenity from level 4



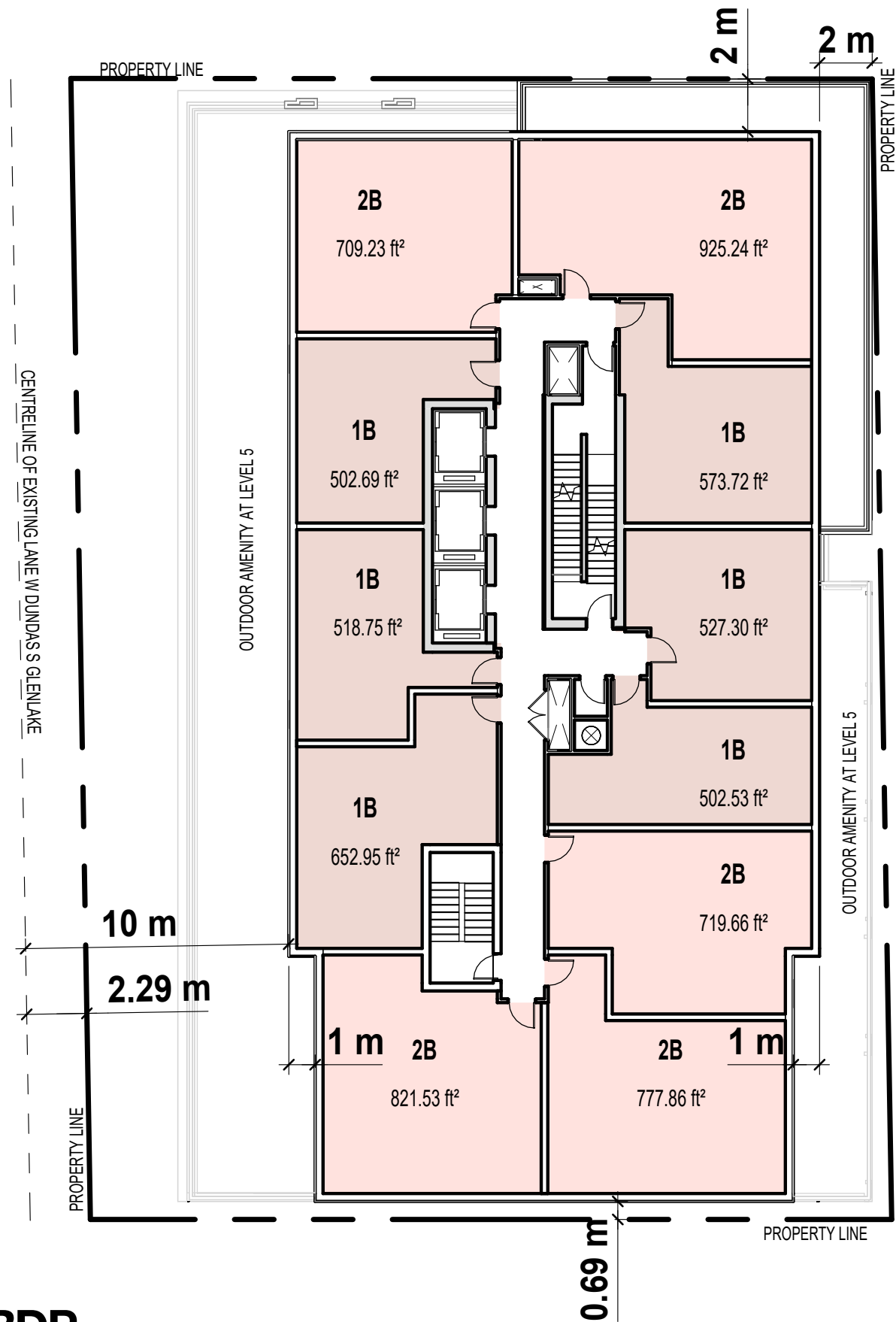
Level 5



Statistics

GBA:	760.5	m ²
GFA:	705.9	m ²
Indoor Amenity:	566.3	m ²
Outdoor Amenity:	275.4	m ²

Level 6



Statistics

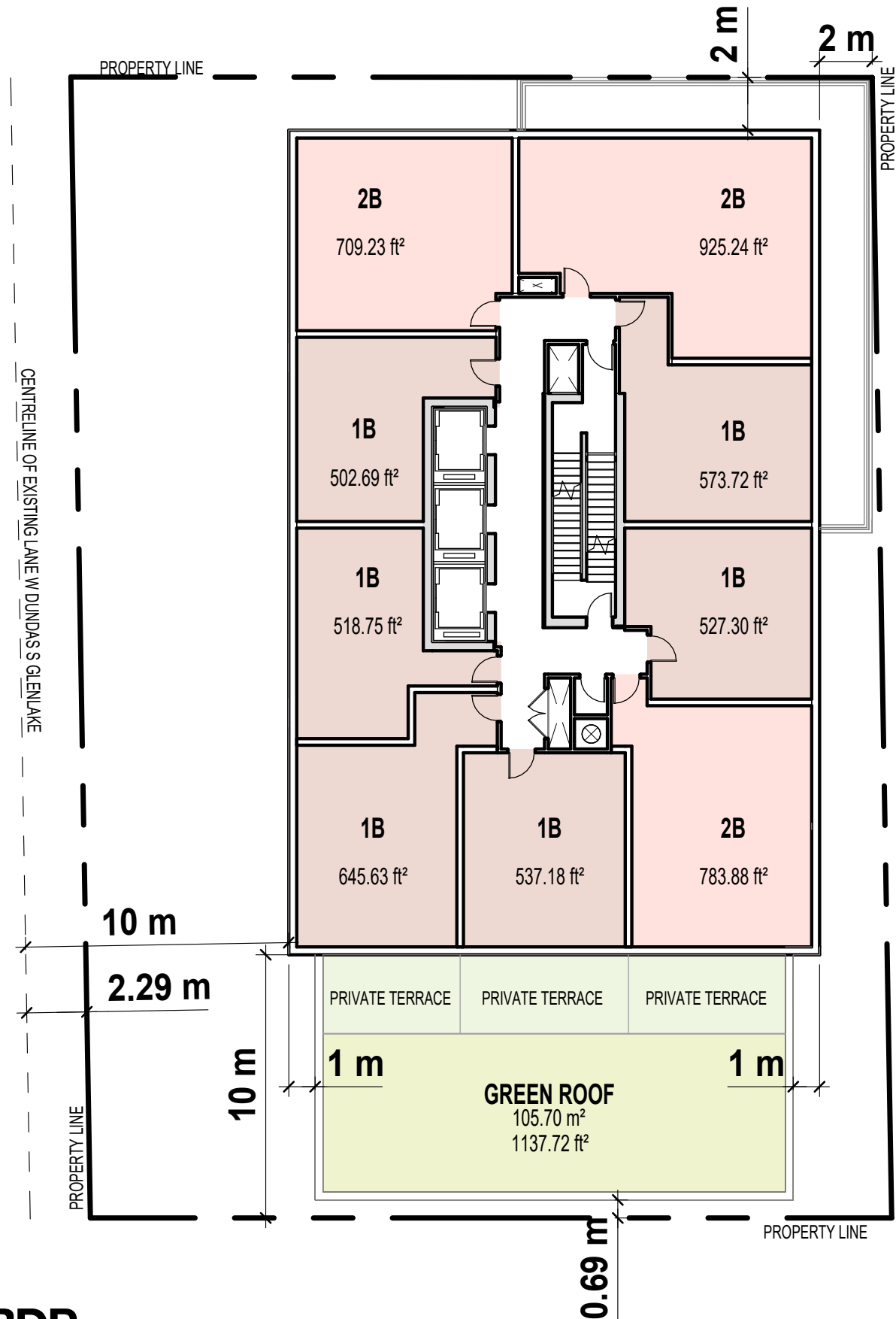
GBA:	801.4	m ²
GFA:	746.8	m ²
Saleable Area:	671.8	m ²

Unit Mix

1B:	6
2B:	5
TOTAL:	11



Level 7



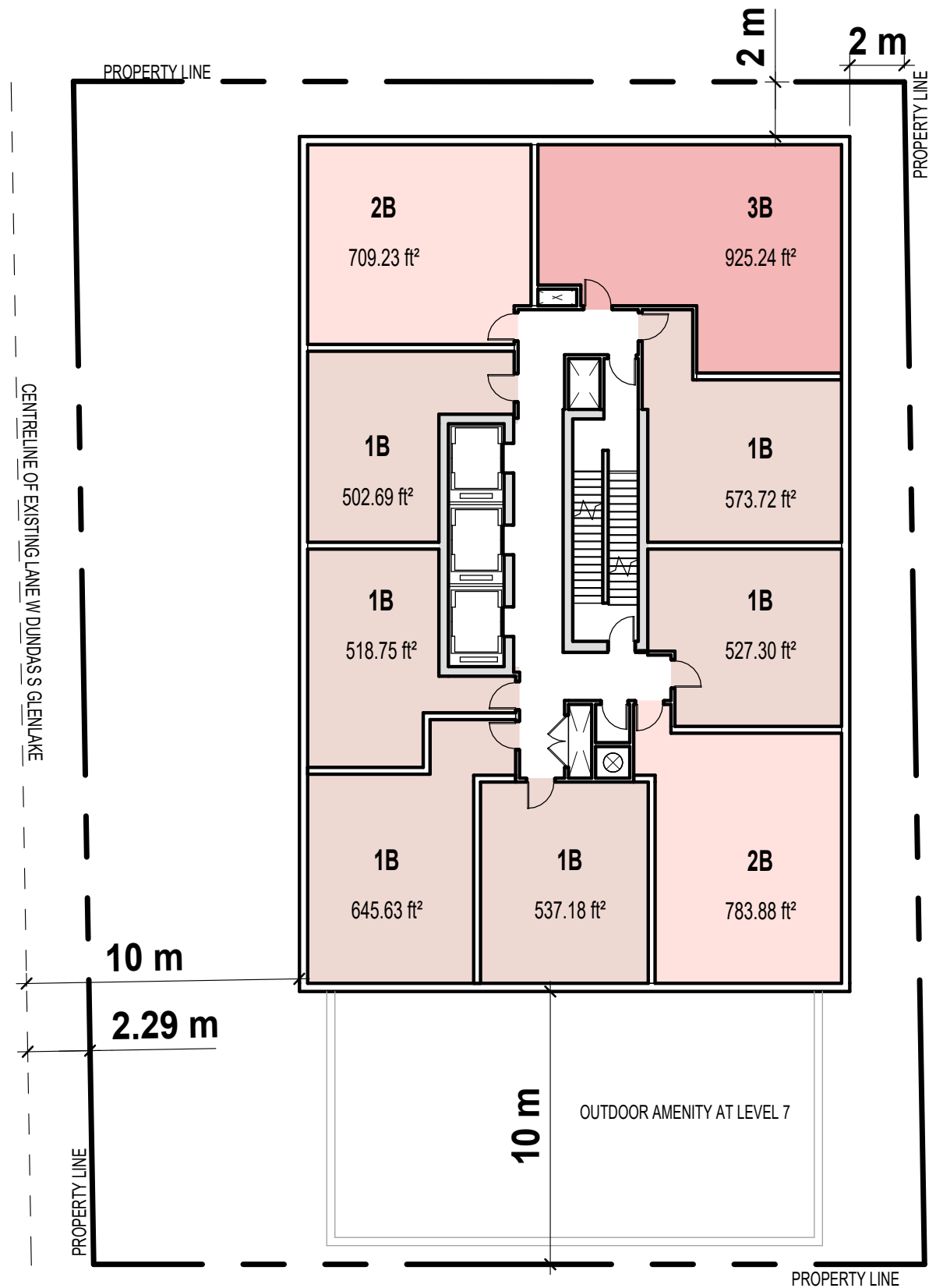
Statistics

GBA:	632.1	m ²
GFA:	589.4	m ²
Saleable Area:	531.7	m ²

Unit Mix

1B:	6
2B:	3
TOTAL:	9

Levels 8-29



Statistics

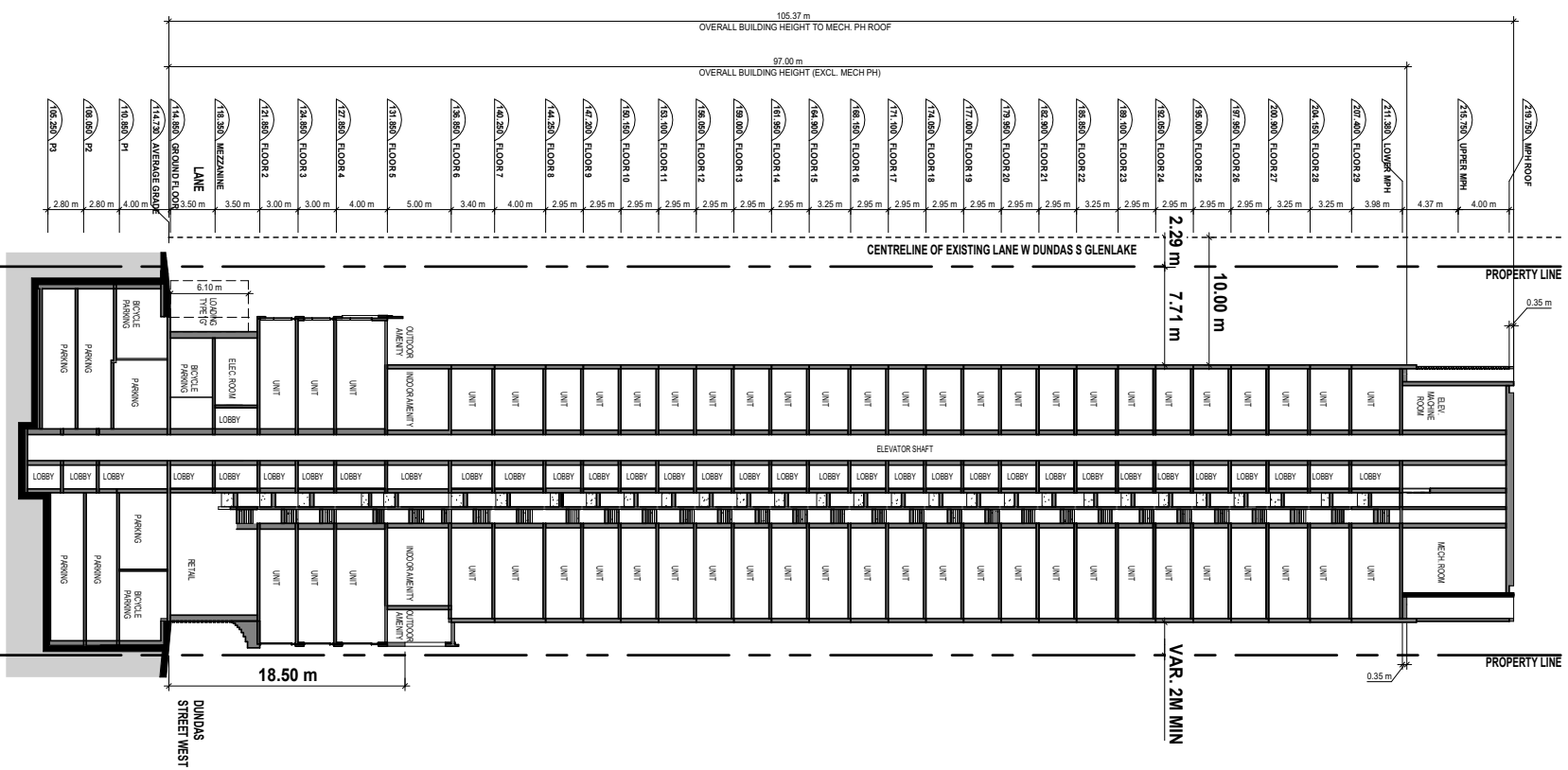
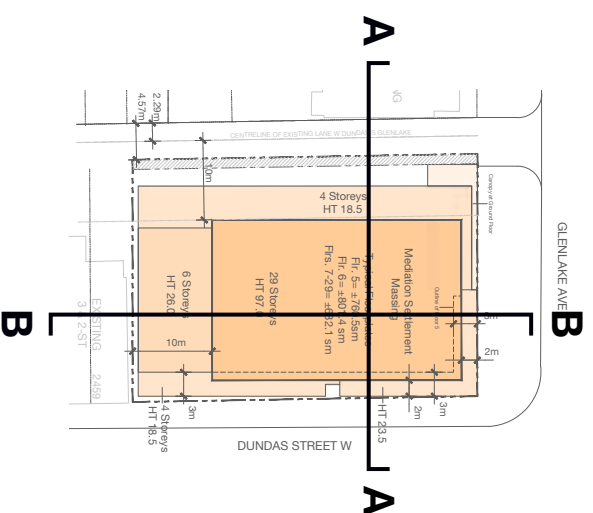
GBA:	632.1	m ²
GFA:	589.4	m ²
Saleable Area:	531.7	m ²

Unit Mix

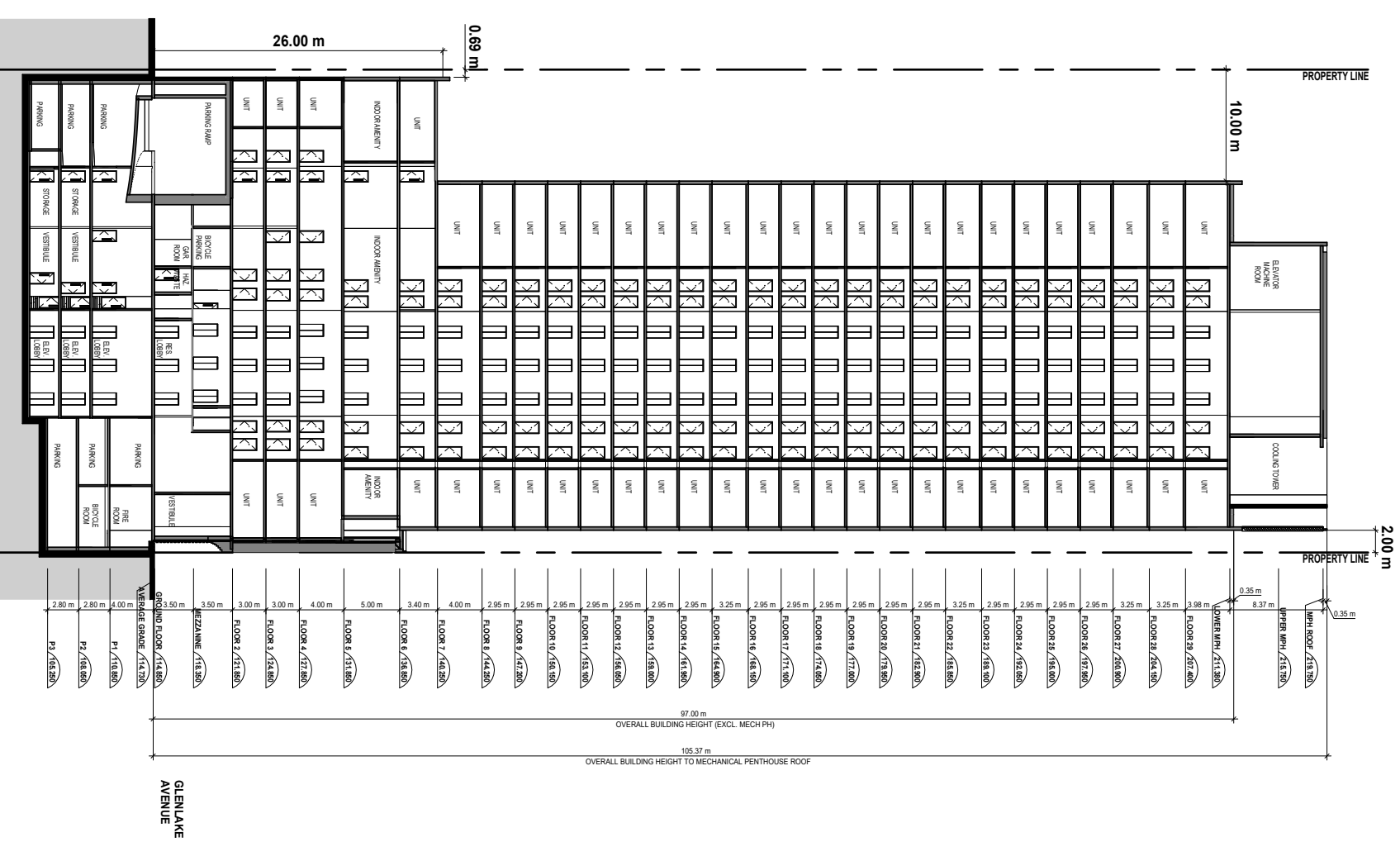
1B:	6
2B:	2
3B:	1
TOTAL:	9



Building Sections



Section A-A
North-South



Section B-B
East-West

Plans, dimensions, and calculations are preliminary and approximate. Conceptual design as shown is subject to municipal approvals

Statistics

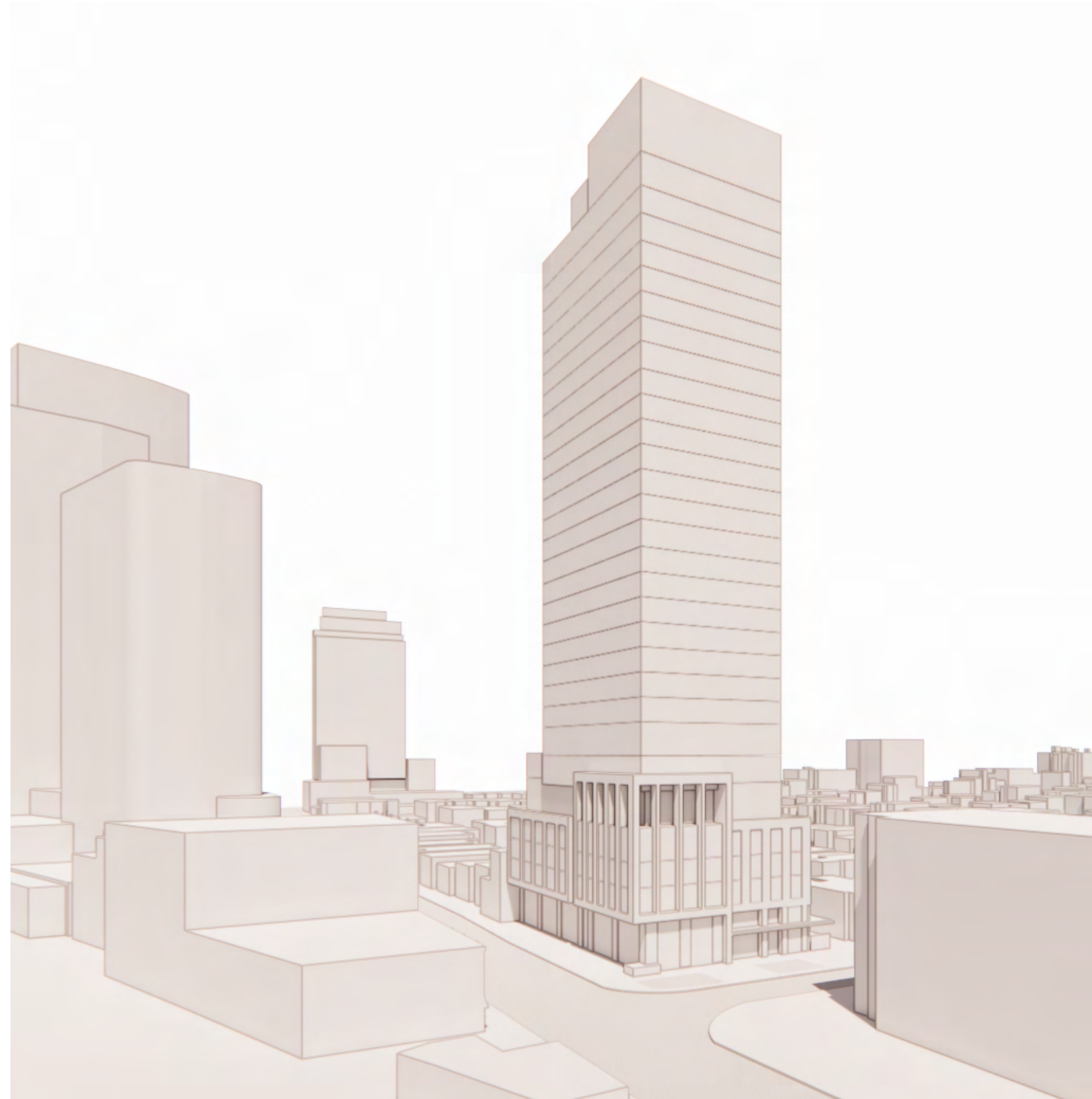
	Floor	GBA Gross Building Area (no exclusions)	GFA Exclusions* (sm)	City-Wide By-Law 569-2013		Saleable (Res)	Unit Breakdown				Notes:
				GFA (Res)	GFA (Non-Res)		1B	2B	3B	Total Units	
ABOVE GRADE	MPH Upper	72.6	72.6	0.0		0.0	0	0	0	0	
	MPH Lower	401.8	401.8	0.0		0.0	0	0	0	0	
	29	632.1	42.8	589.4		531.7	6	2	1	9	
	28	632.1	42.8	589.4		531.7	6	2	1	9	
	27	632.1	42.8	589.4		531.7	6	2	1	9	
	26	632.1	42.8	589.4		531.7	6	2	1	9	
	25	632.1	42.8	589.4		531.7	6	2	1	9	
	24	632.1	42.8	589.4		531.7	6	2	1	9	
	23	632.1	42.8	589.4		531.7	6	2	1	9	
	22	632.1	42.8	589.4		531.7	6	2	1	9	
	21	632.1	42.8	589.4		531.7	6	2	1	9	
	20	632.1	42.8	589.4		531.7	6	2	1	9	
	19	632.1	42.8	589.4		531.7	6	2	1	9	
	18	632.1	42.8	589.4		531.7	6	2	1	9	
	17	632.1	42.8	589.4		531.7	6	2	1	9	
	16	632.1	42.8	589.4		531.7	6	2	1	9	
	15	632.1	42.8	589.4		531.7	6	2	1	9	
	14	632.1	42.8	589.4		531.7	6	2	1	9	
	13	632.1	42.8	589.4		531.7	6	2	1	9	
	12	632.1	42.8	589.4		531.7	6	2	1	9	
11	632.1	42.8	589.4		531.7	6	2	1	9		
10	632.1	42.8	589.4		531.7	6	2	1	9		
9	632.1	42.8	589.4		531.7	6	2	1	9		
8	632.1	42.8	589.4		531.7	6	2	1	9		
7	632.1	42.8	589.4		531.7	6	3	0	9		
6	801.4	54.7	746.8		671.8	6	5	0	11		
5	760.5	54.7	705.9		0.0	0	0	0	0		
4	1,077.0	54.7	1,022.4		940.6	9	4	2	15		
3	1,077.0	54.7	1,022.4		940.6	9	4	2	15		
2	1,077.0	54.7	1,022.4		940.6	9	4	2	15		
MEZZ	449.4	297.2	152.3		0.0	0	0	0	0	Open to below area is excluded from GFA and GBA	
Ground	962.1	250.9	350.7	360.6	0.0	0	0	0	0		
BELOW GRADE	P1	1,197.3	1,136.7	60.6		0.0					
	P2	1,197.3	1,137.8	59.5		0.0					
	P3	1,197.3	1,137.8	59.5		0.0					
TOTALS				18,757.2	360.6						
				Indoor Amenity Deduction	526.0						
		Above Grade GBA (Excluding below grade and MPH)	20,742.7 sm	18,231.2 sm	360.6 sm	15,722.7 sm	171	64	28	263	
			223,274.4 sf	196,240.6 sf	3,881.5 sf		65.0%	24.3%	10.6%	100%	% of Unit Type
GFA USE Breakdown				TOTAL Residential GFA	18,231.2 sm						
				TOTAL Non-Residential GFA (Retail)	360.6 sm						
				TOTAL Combined Gross Floor Area	18,591.8 sm						
Site Area Totals & FSI				Gross Site Area	1,320.3 sm						Rental Replacement
				New Lane Widening	52.9 sm						Please refer to Housing Issues Report prepared by Bousfields for the proposed rental replacement strategy
				Net Site Area	1,267.4 sm						
				Gross FSI (Total GFA/Gross Site Area)	14.1						
			Net FSI (Total GFA/Net Site Area)	14.7							

AMENITY AREA	
Residential	Provided
TOTAL Residential Amenity	841.7 sm
Indoor Amenity min. 2sm/dwelling unit	566.3 sm
Outdoor Amenity min. 40sm adj. to Indoor Amenity	275.4 sm
Indoor Amenity provided	
Level 5	566.3 sm
Outdoor Amenity provided	
Level 5	275.4 sm

GBA: Aggregate area of each floor measured from the exterior side of the exterior walls. Includes all shafts, stairs, loading areas, below grade areas and mechanical penthouse.

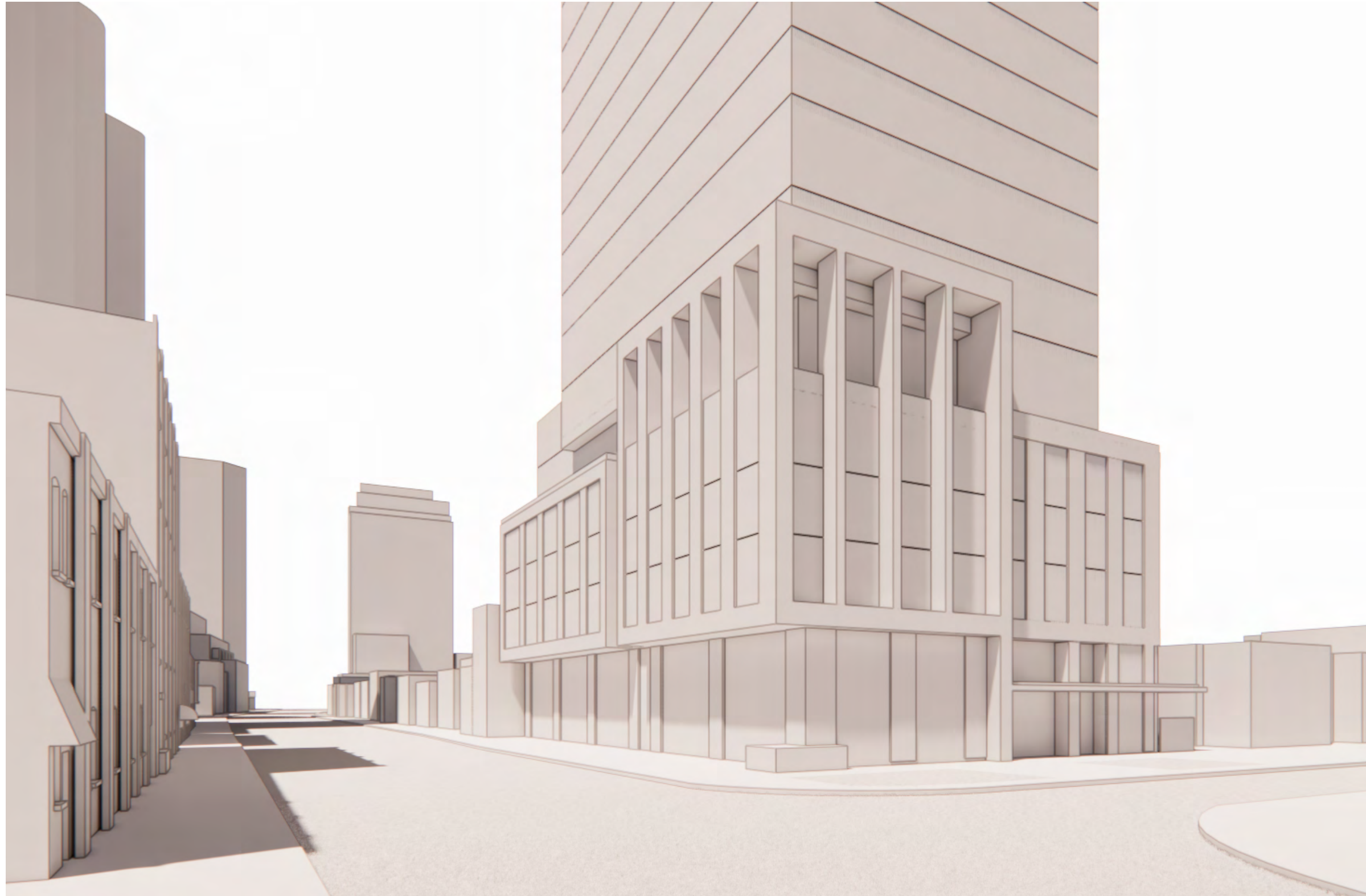
GFA: *As per By-law 569-2103, Gross Floor Area (GFA) is reduced by the area in the building used for: parking, loading and bicycle parking below-ground; required loading spaces at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities required by this By-law for required bicycle parking spaces; amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.

Massing Views



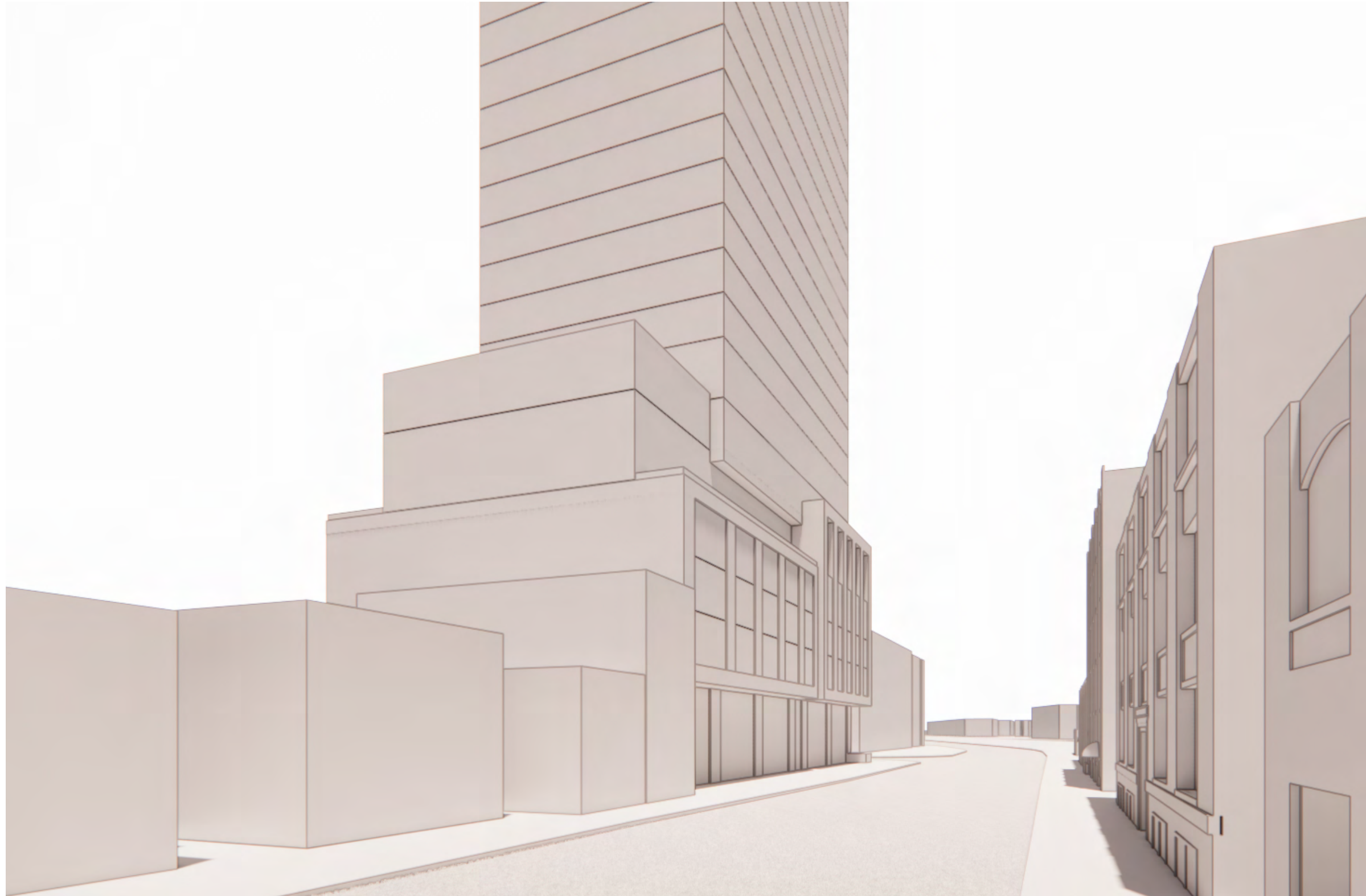
Bird's eye view looking south from Dundas St W

Massing Views



Looking South on Dundas St W

Massing Views



Looking north on Dundas St W

