

**5500** DUNDAS  
WEST

May 26, 2026

# Etobicoke York Community Council

5500 Dundas Street West  
City of Toronto






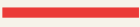


[5500dundaswest.ca](https://5500dundaswest.ca)

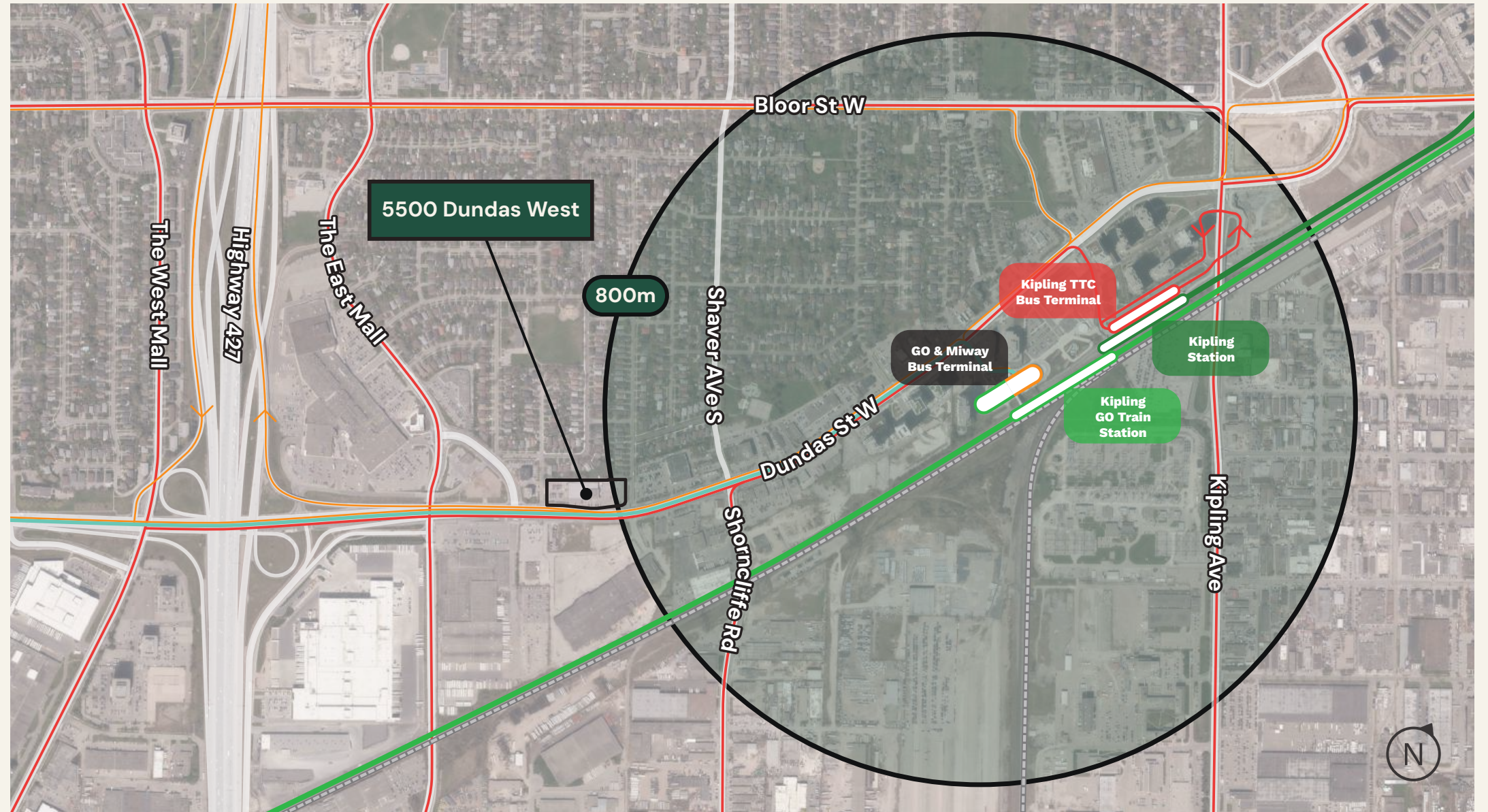


[info@5500dundaswest.ca](mailto:info@5500dundaswest.ca)

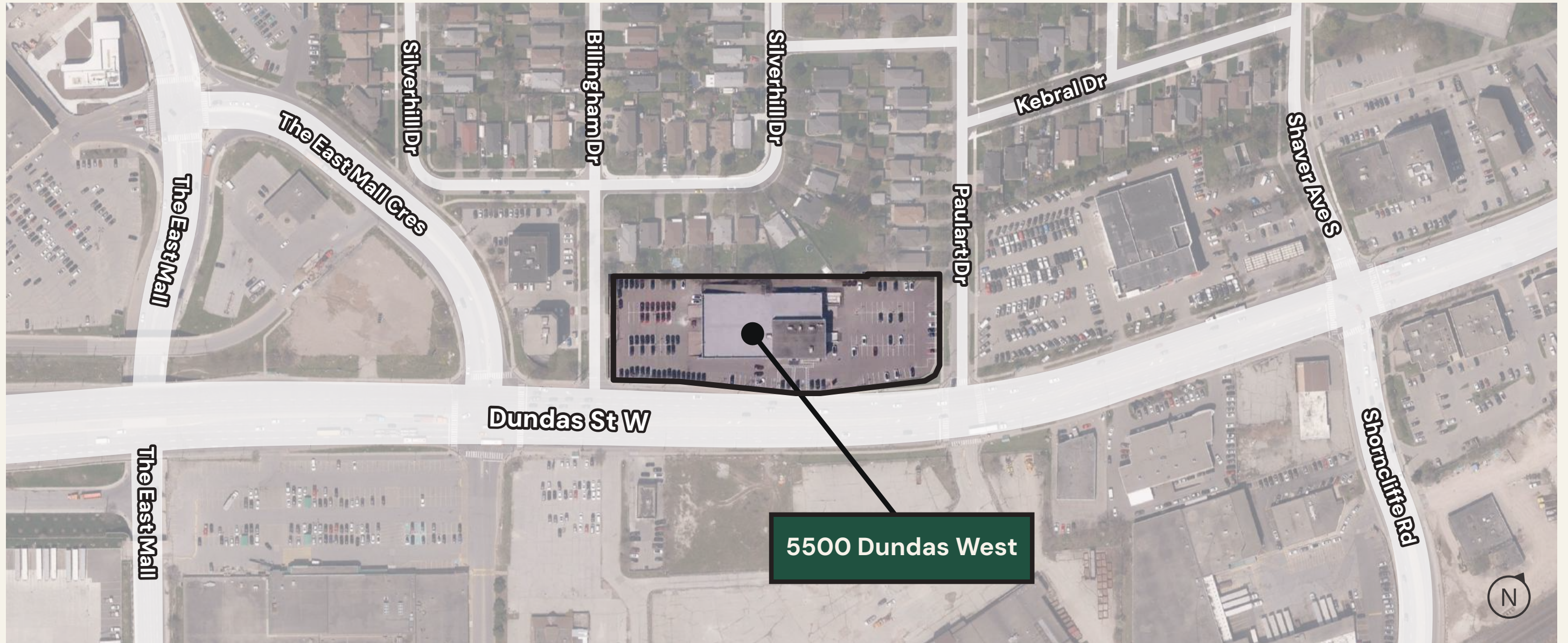
# Site Context

## Legend

-  Subway Line 2 (Bloor/Danforth)
-  GO Transit Line
-  Planned Dundas BRT
-  TTC Bus Route
-  MiWay Bus Route
-  Rail Corridor



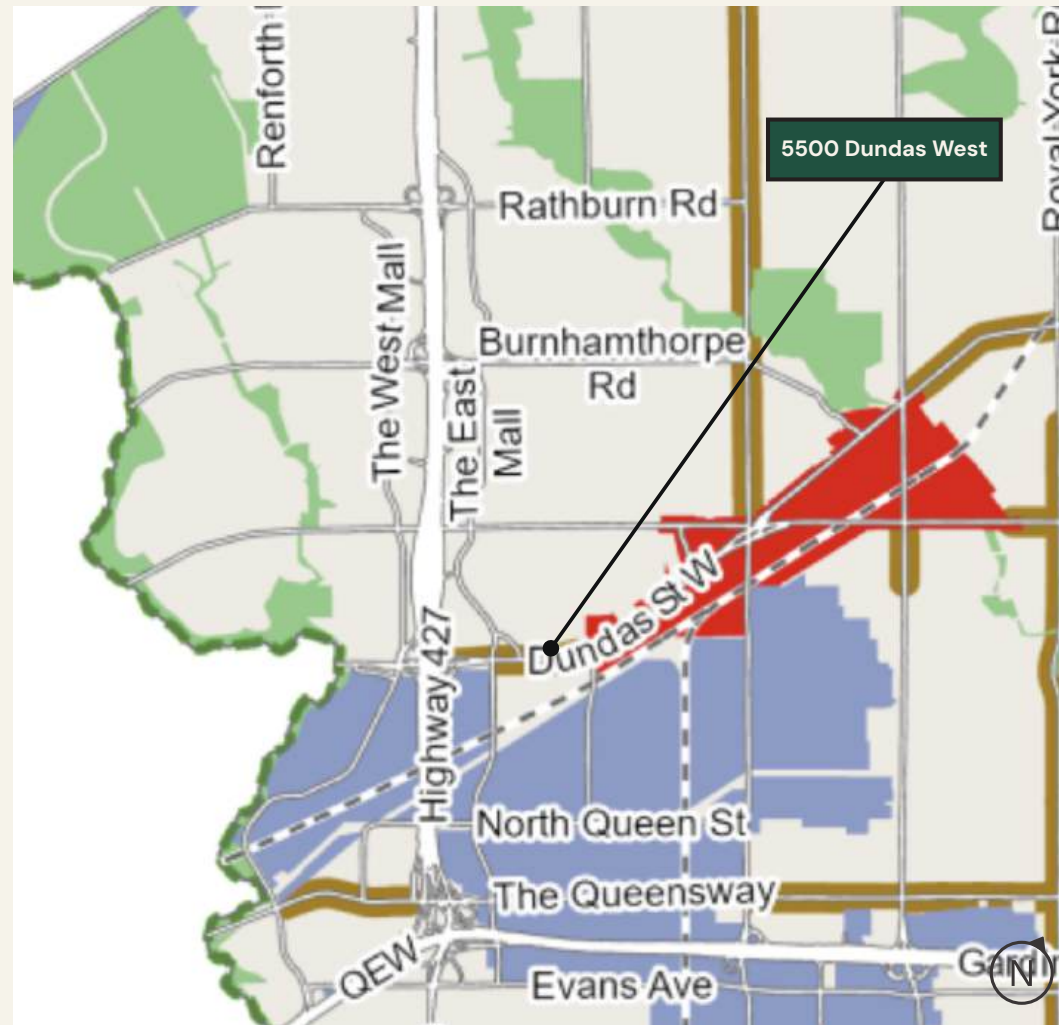
# Subject Site



# Policy Context | City of Toronto Official Plan

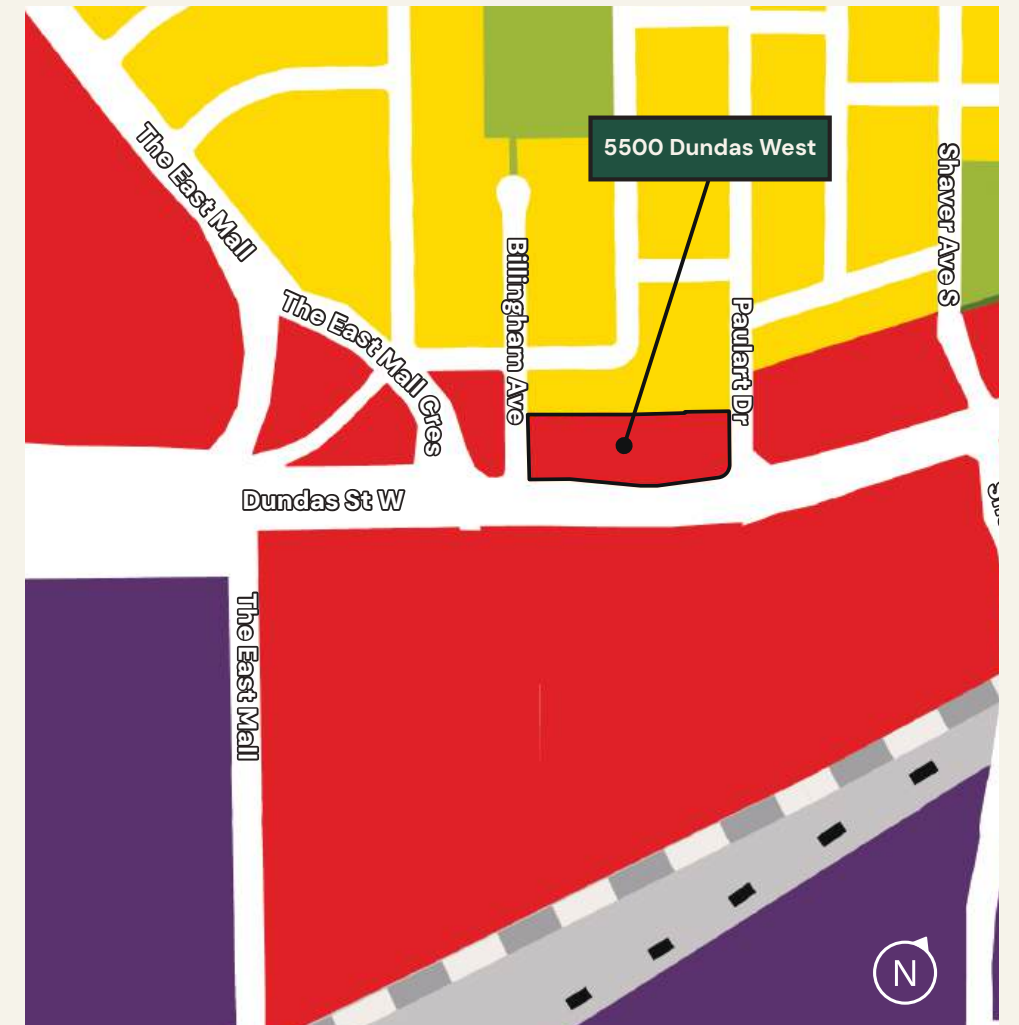
## Map 2 – Urban Structure (Avenues)

- Avenues
- Centres
- Employment Areas
- Green Space System

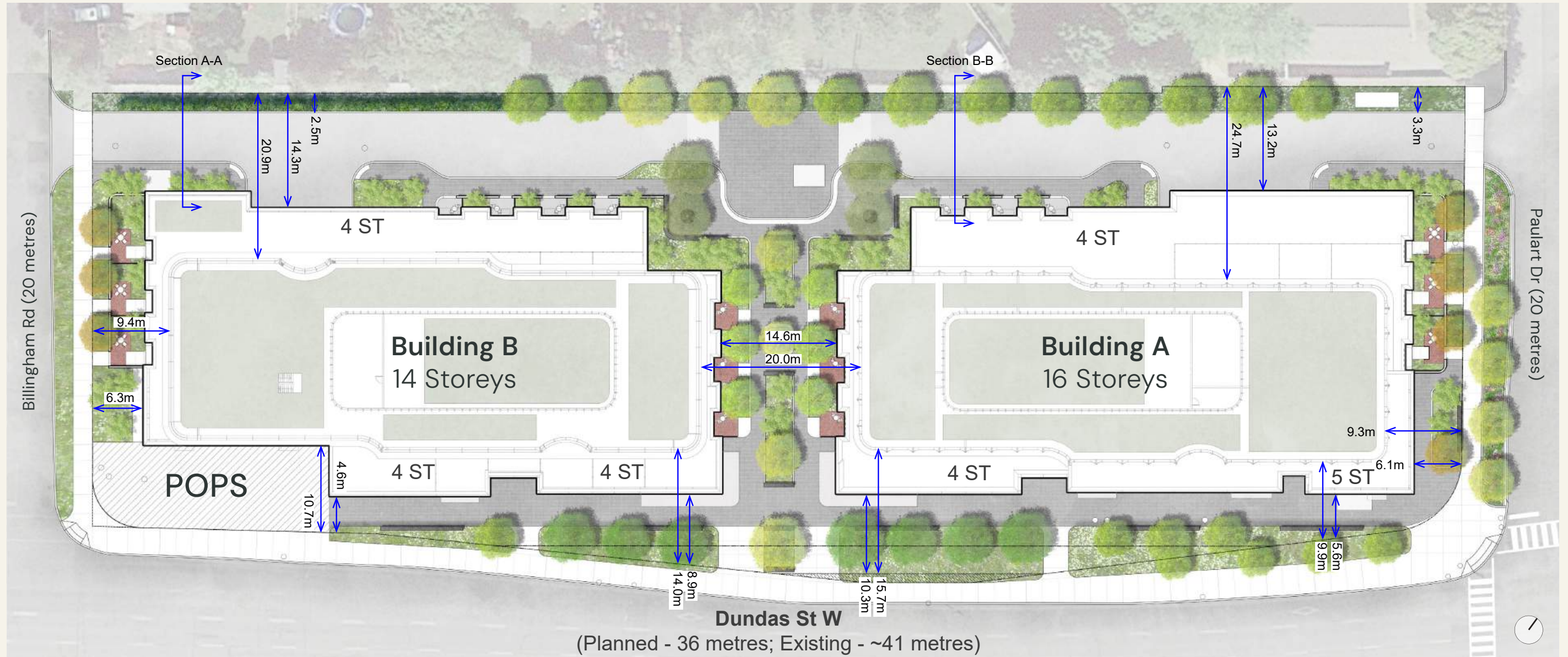


## Map 15 – Land Use (Mixed Use Areas)

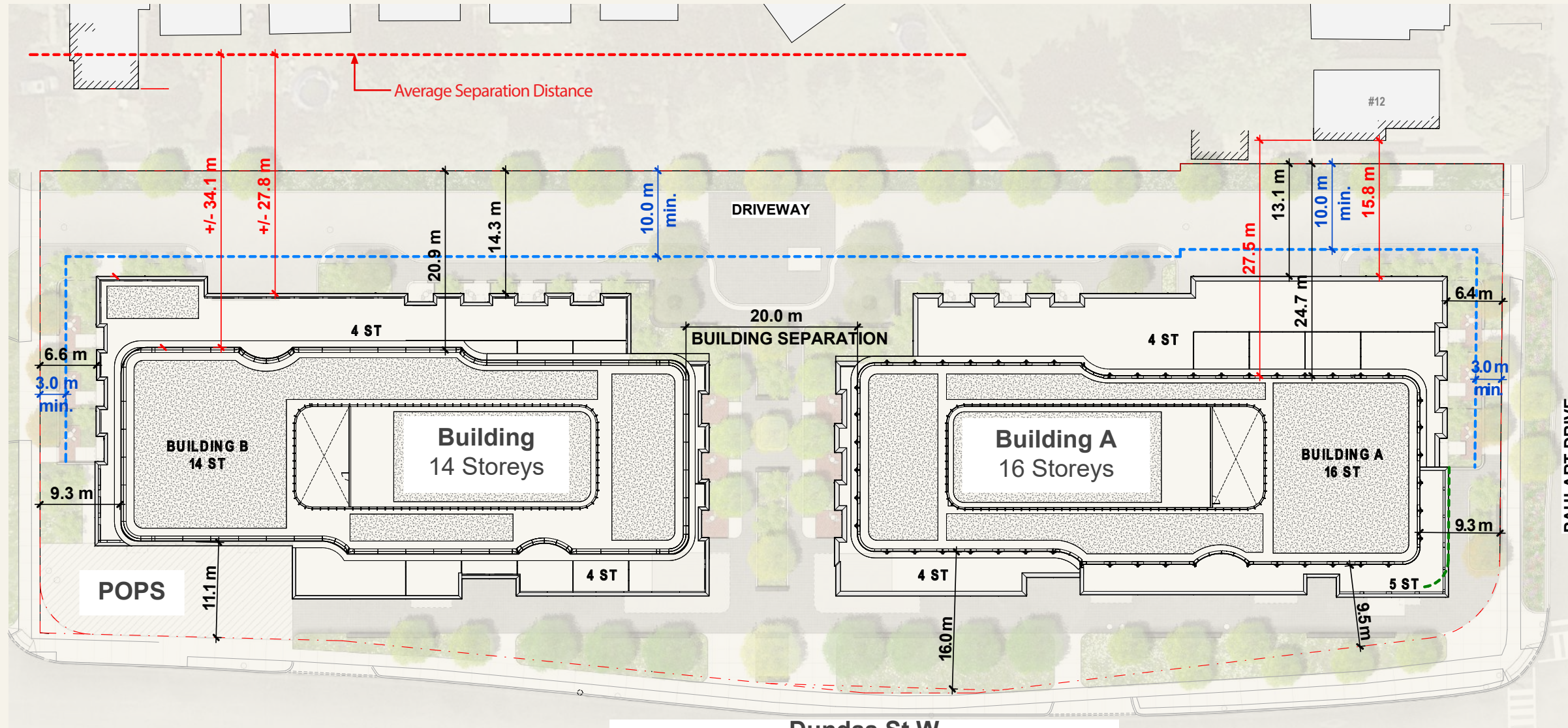
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Core Employment Areas
- Utility Corridors
- Hydro Corridors
- Railway Lines



# Site Plan



# Setbacks and Midrise Guidelines



- Legend**
- Property Line
  - Separation Distance (Approx.)
  - Midrise guideline setbacks

**Dundas St W**  
(Planned - 36 metres; Existing - ~41 metres)

# Setbacks and Midrise Guidelines



# Rear Yard Section

View from Billingham Road



Option A

Etobicoke York Community Council  
5500 Dundas Street West



Option B

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# Rear Yard Section

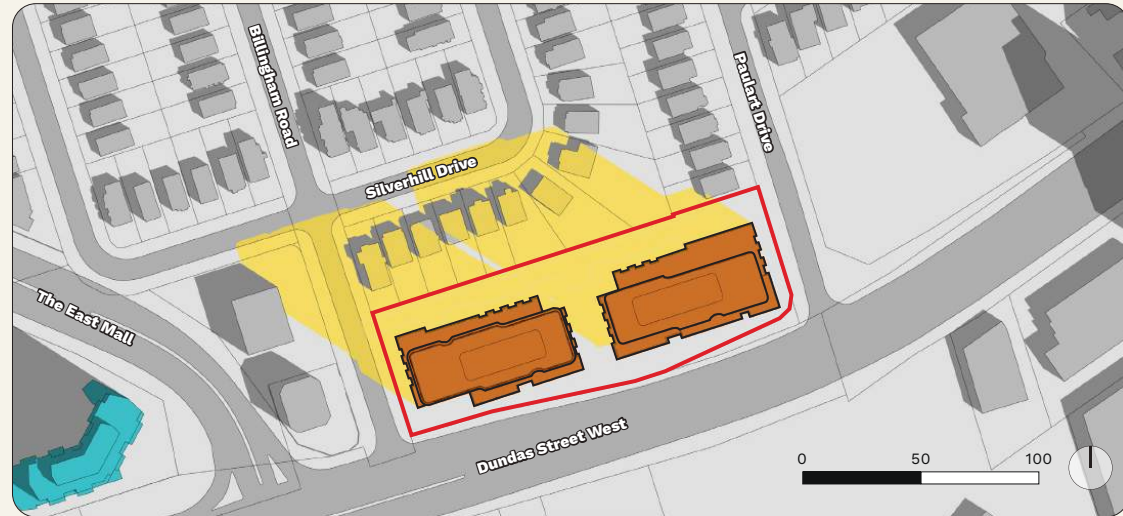
View facing Paulart Drive



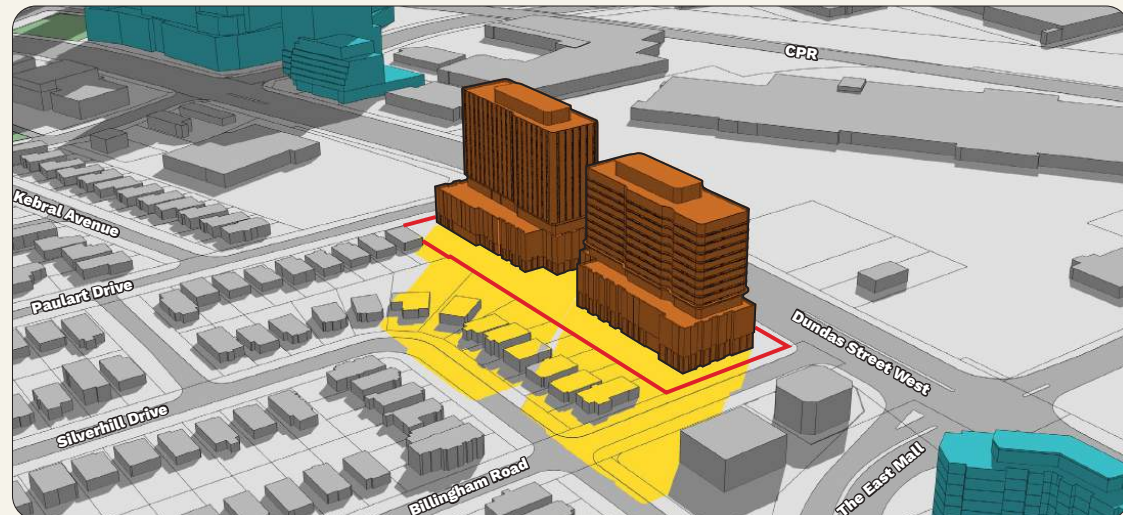
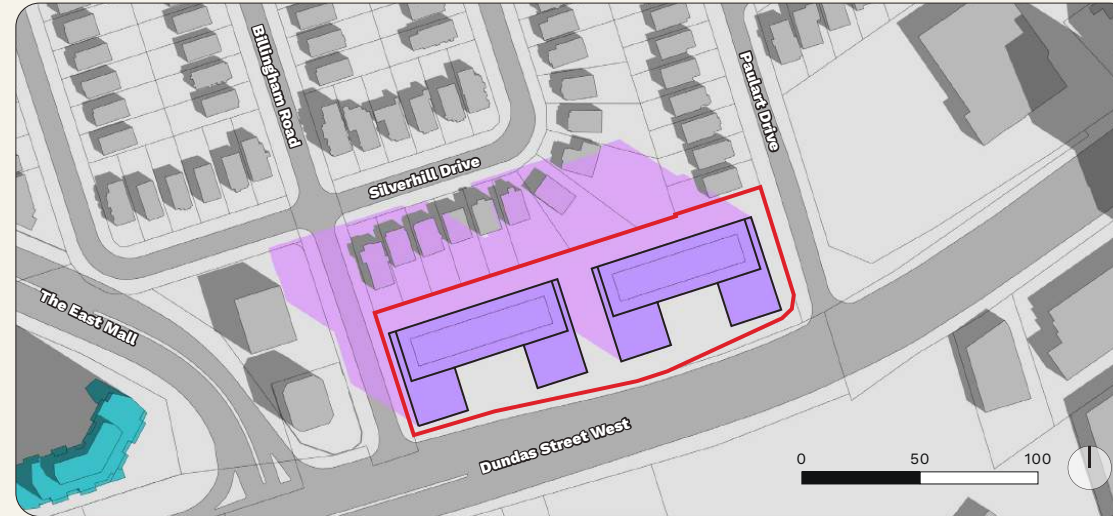
# Shadow Study

March / September 21<sup>st</sup> 10:18am

Development Proposal



Mid-Rise Building Guidelines Compliant Massing



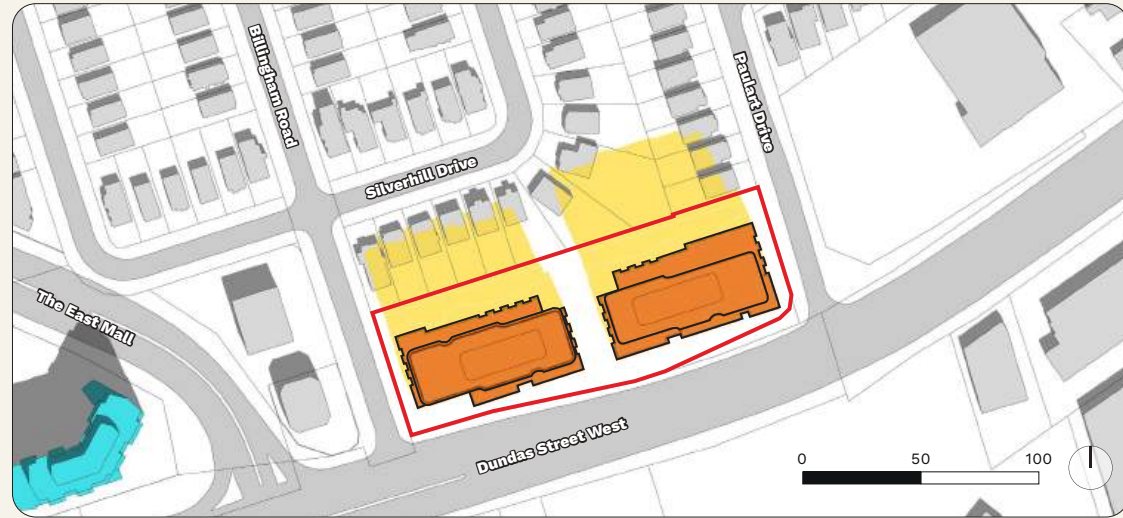
## Legend

-  Subject Site
-  Development Proposal
-  Shadow Cast by Development Proposal
-  Mid-Rise Building Guidelines Compliant Massing
-  Shadow Cast by Mid-Rise Building Guidelines Compliant Massing
-  Existing Building
-  Approved Development
-  Shadow Cast by Existing and Approved Building / Development

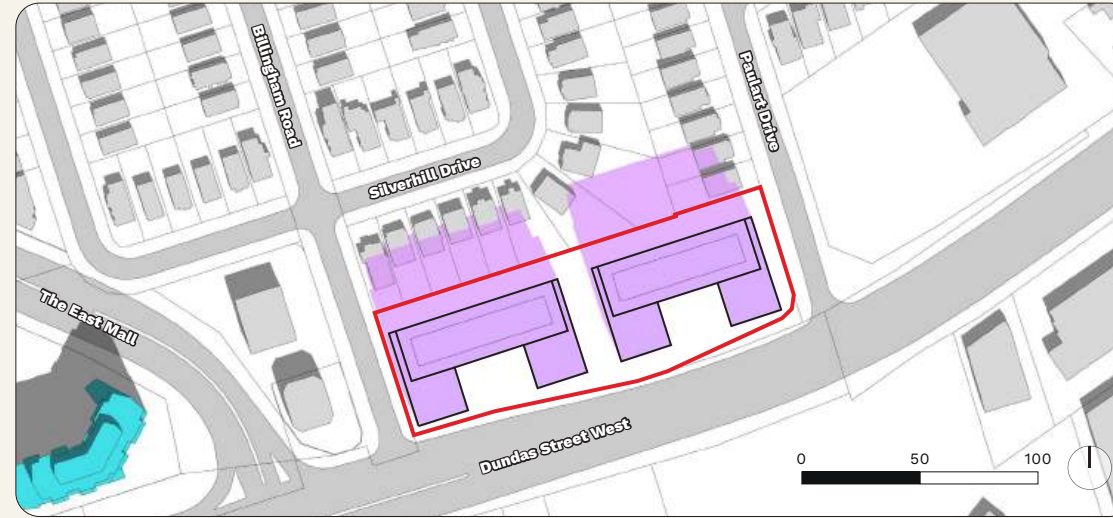
# Shadow Study

March / September 21<sup>st</sup> 12:18pm

Development Proposal

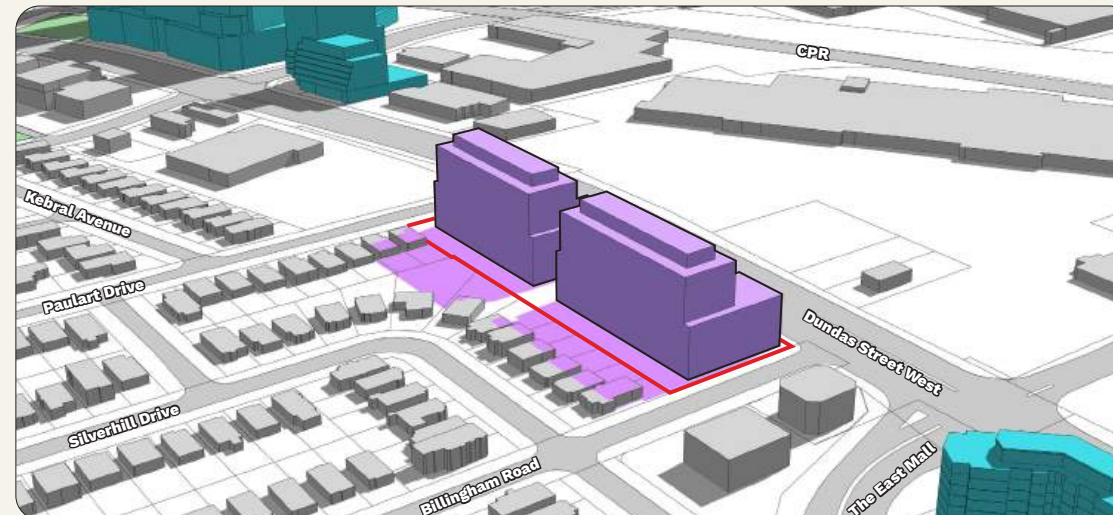
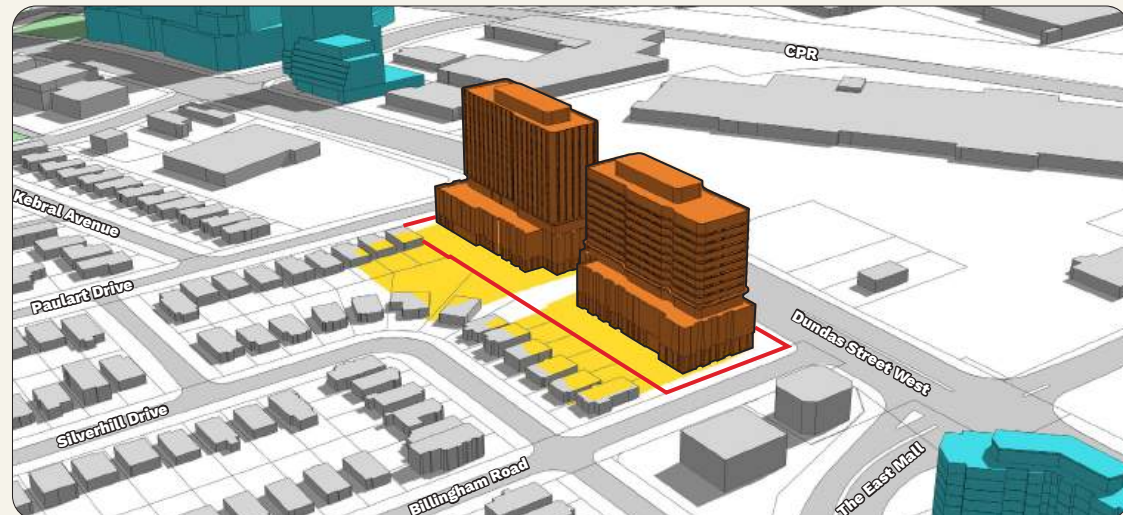


Mid-Rise Building Guidelines Compliant Massing



## Legend

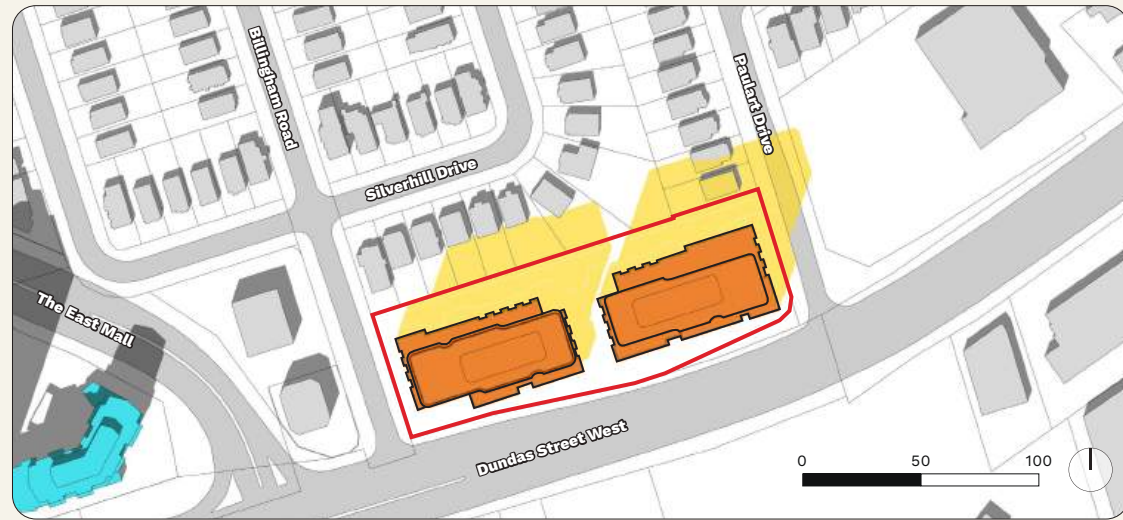
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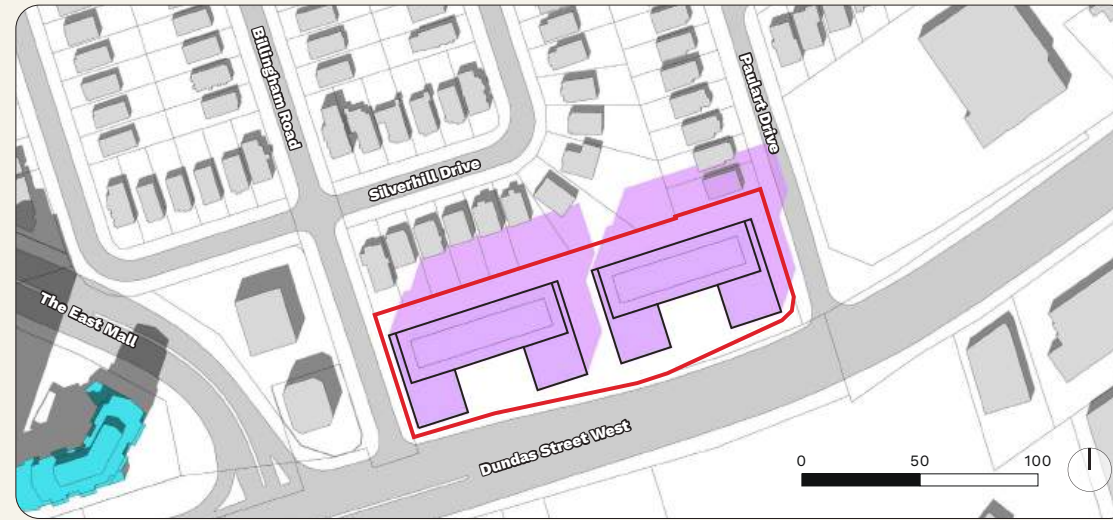
# Shadow Study

March / September 21<sup>st</sup> 2:18pm

Development Proposal

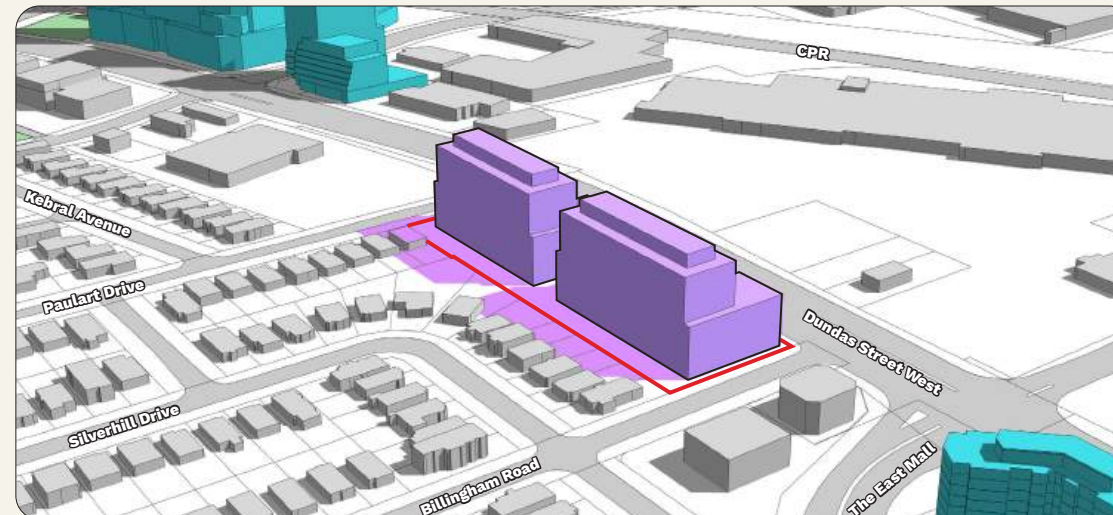
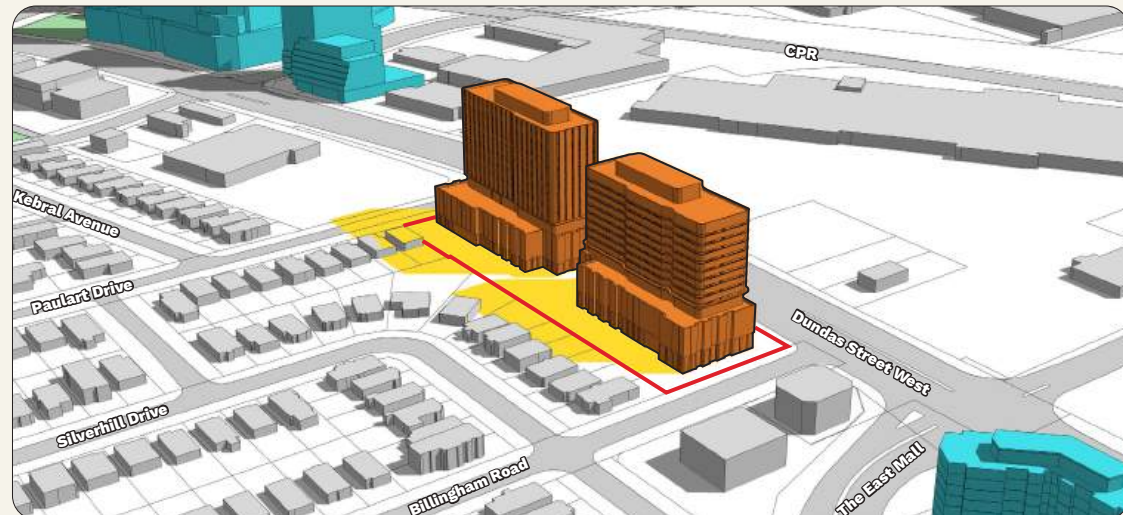


Mid-Rise Building Guidelines Compliant Massing



## Legend

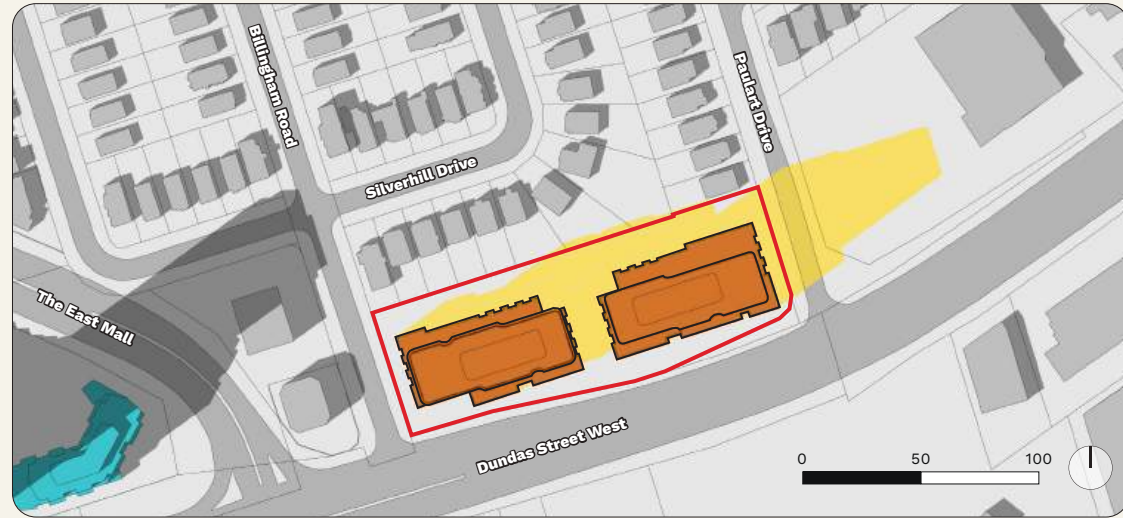
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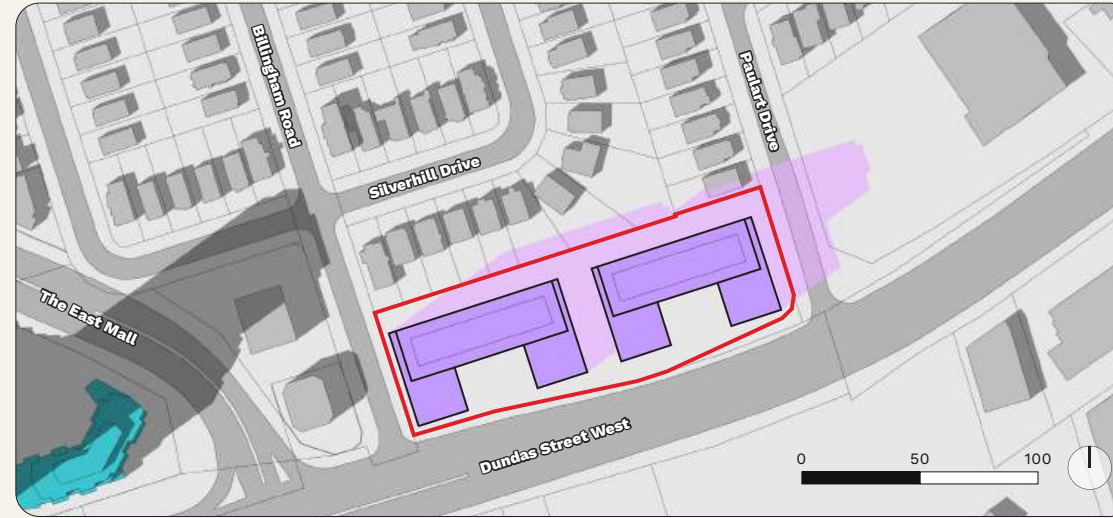
# Shadow Study

March / September 21<sup>st</sup> 4:18pm

Development Proposal

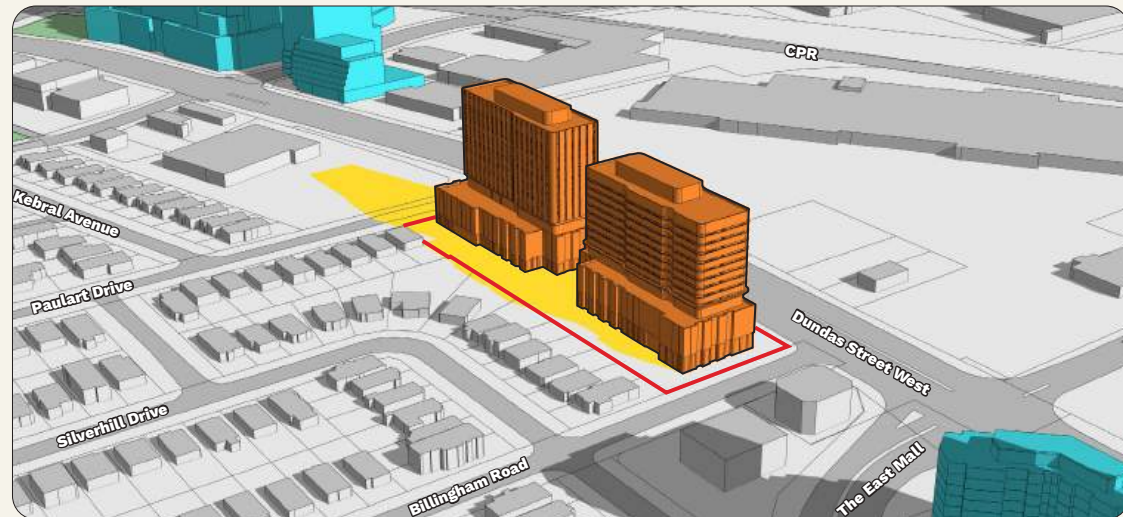


Mid-Rise Building Guidelines Compliant Massing



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