



**G O L D B E R G
G R O U P**

3459-3561 Dundas Street West

File: 25 124531 STE 04 OZ

Related File: 25 125909 STE 04 SA

April 1, 2026



Subject Site

Dundas Street West

Jane Street

Priscilla Avenue

Willard Avenue

Jillson Avenue

Morland Road

Windemere Avenue

Durie Street

Beresford Avenue

Runnymede Road

St. John's Road

SUBJECT SITE | AERIAL PHOTOGRAPH



GOLDBERG GROUP

Source: Toronto Maps, 2025

	Original Submission	Revised Submission
Site Area	629.92 m² (+/-0.15 acres)	
Height	23.11 m (plus MPH) 7-storeys	
Unit Mix <i>Bachelor</i> <i>1 Bedroom/1 Bedroom + Den</i> <i>2 Bedroom/2 Bedroom + Den</i> <i>3 Bedroom</i>	34 Units (100%) 3 (8.8%) 12 (35.3%) 15 (44.1%) 4 (11.8%)	45 Units (100%) 13 (12.2%) 22 (53.7%) 4 (19.5%) 6 (14.6%)
Amenity Area <i>Indoor</i> <i>Outdoor</i>	139.5 m² – 4.1 m²/unit <i>68 m² – 2 m²/unit</i> <i>71.5 m² – 2.1 m²/unit</i>	158.8 m²* – 3.53 m²/unit <i>79.5 m²* – 1.76 m²/unit</i> <i>79.3 m²* – 1.76 m²/unit</i> <i>*Based on net floor area</i>
Gross Floor Area <i>Residential</i> <i>Non-Residential</i>	2,402.3 m² (+/-25,858 ft²) <i>2,402.3 m²</i> <i>89.9 m² (live-work)</i>	2,518.9 m² (+/- 27,113 ft²) <i>2,402.3 m²</i> <i>147.5 m² (retail & live-work)</i>
Density	3.81 FSI	3.99 FSI
Vehicular Parking	Nil	
Bicycle Parking <i>Long-Term</i> <i>Short-Term</i>	38 spaces <i>31 spaces</i> <i>7 spaces</i>	50 spaces <i>4 spaces</i> <i>9 spaces</i>

STATISTICS





Improved Public Realm

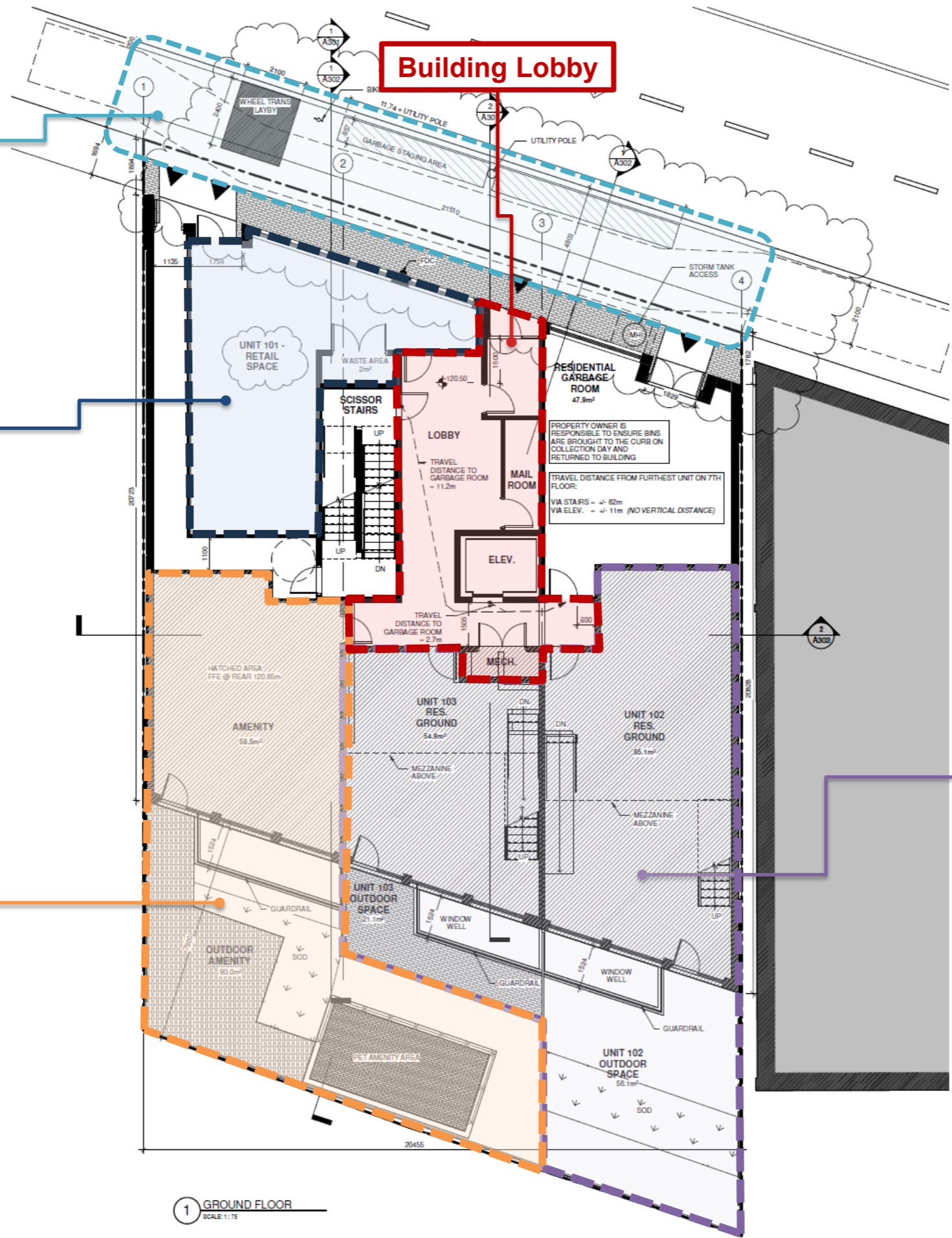
- Bicycle Parking
- 2.1m Pedestrian Clearway
- WheelTrans Pickup Area

Retail Unit
+/-64 m² (+/- 689 ft²)

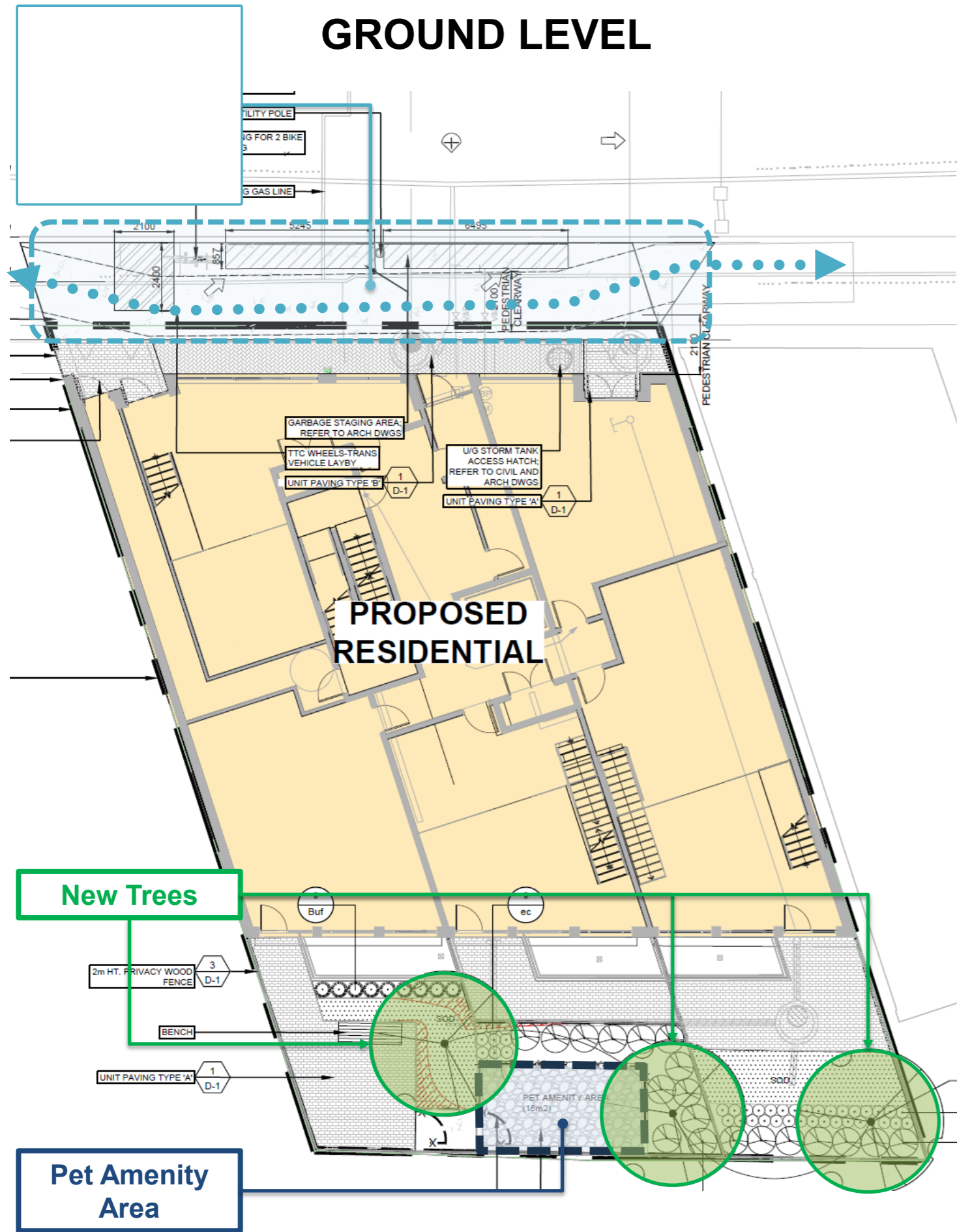
Common Amenity Area
Indoor/Outdoor

Live-Work Units

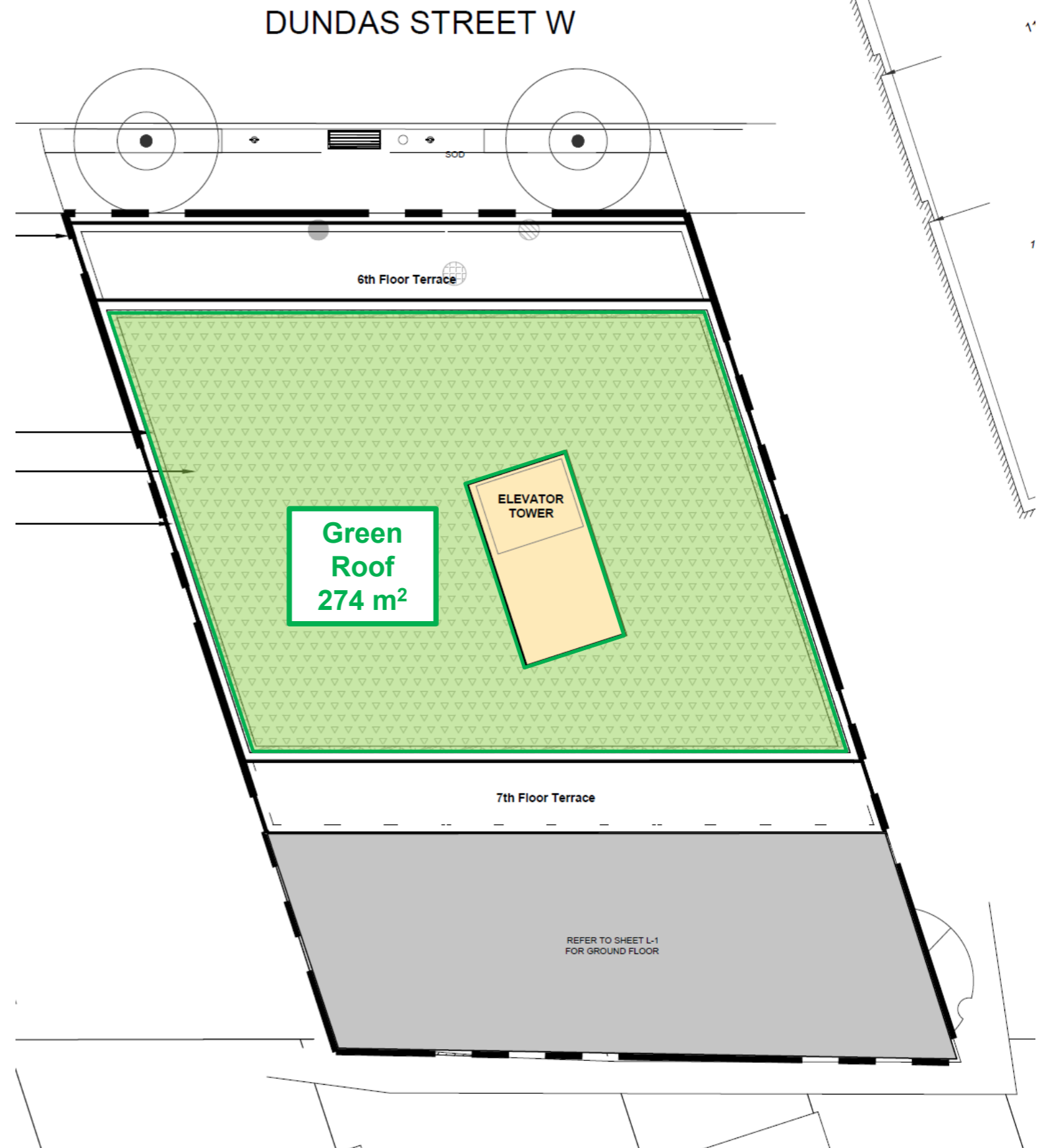
Building Lobby



GROUND LEVEL



ROOF LEVEL

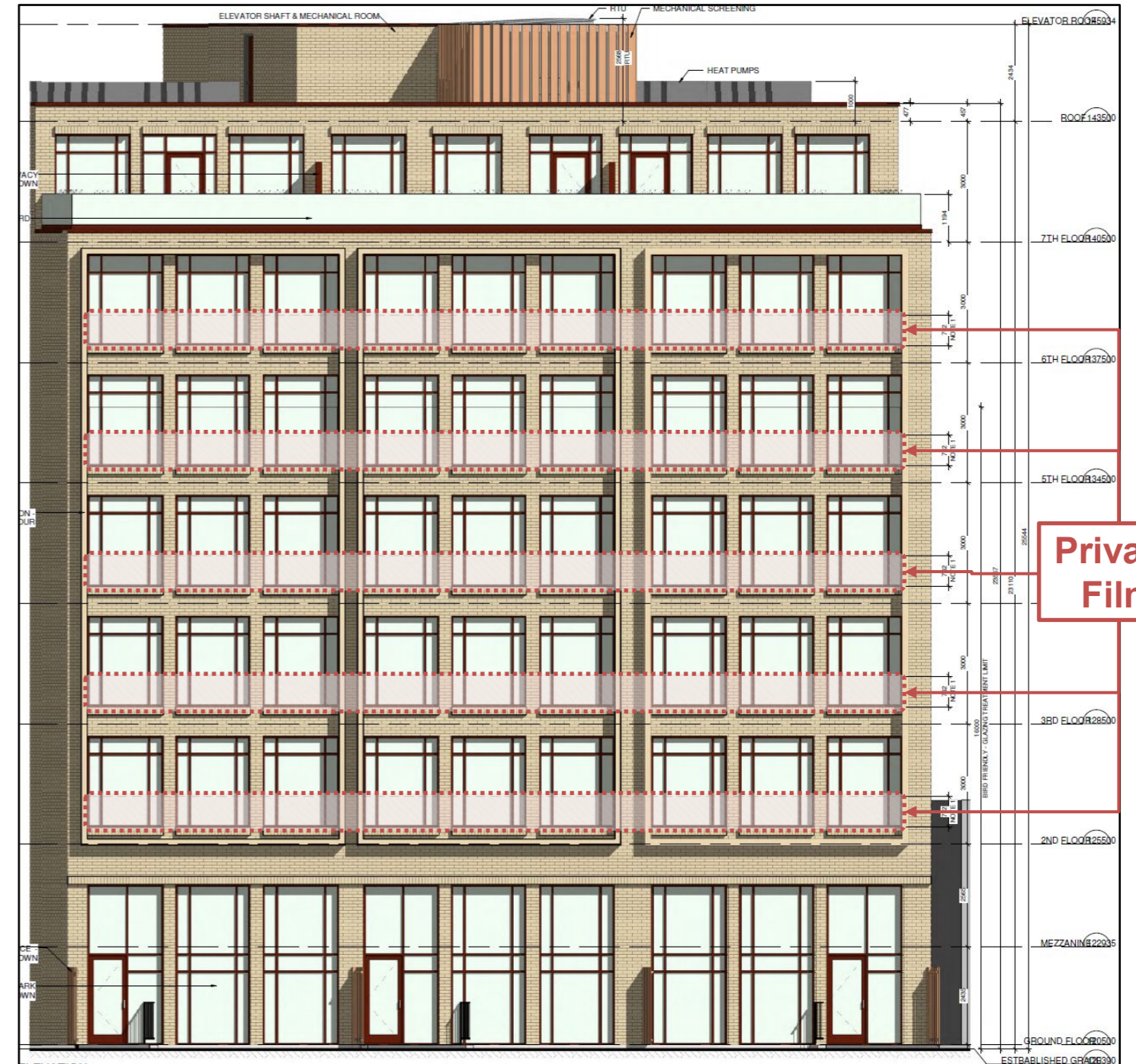


LANDSCAPE PLANS

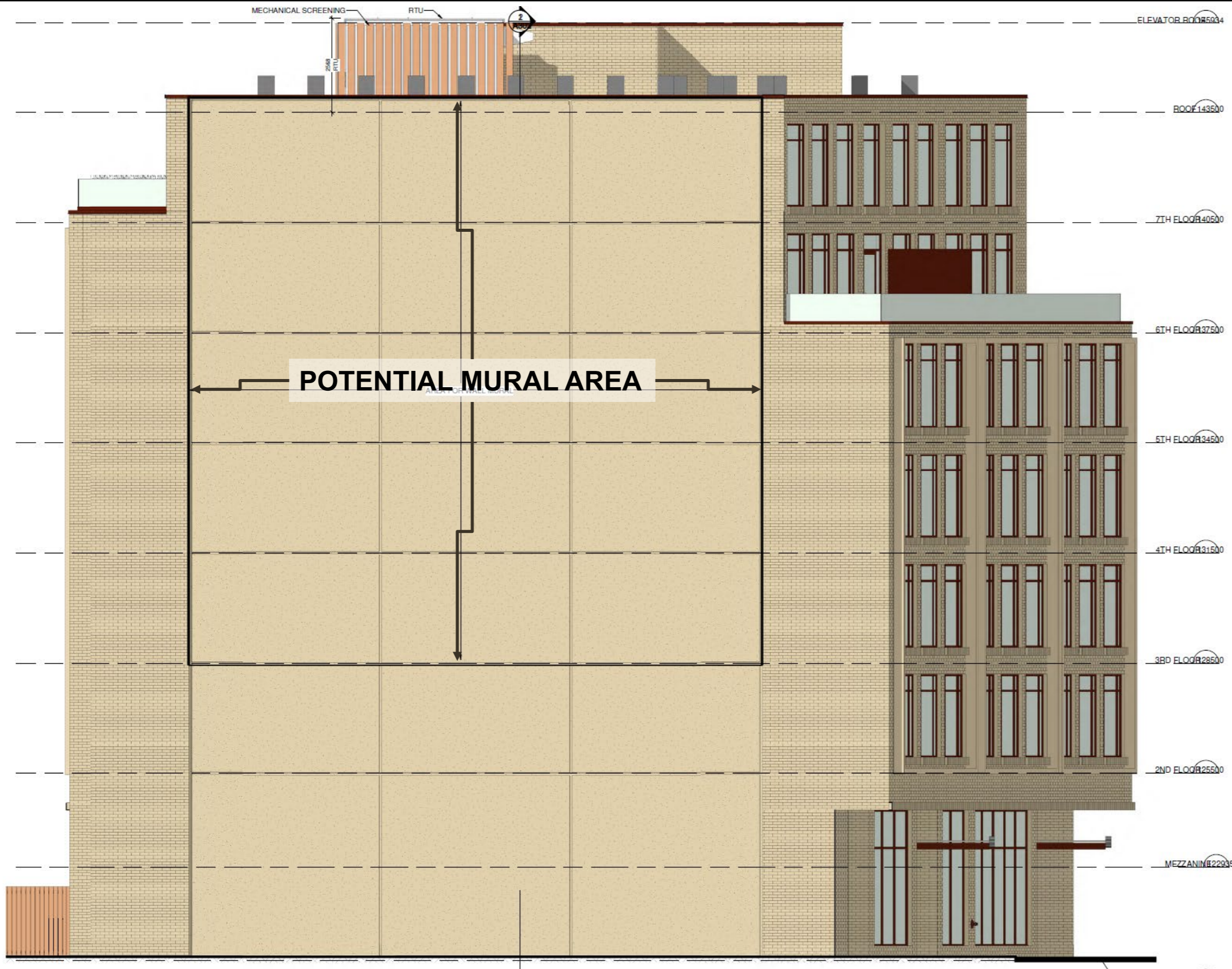
NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



Privacy Film



MATERIALS

-  GLAZING - BIRD PROTECTION
-  EIFS - SAND COLOR
-  BRICK - SAND COLOR
-  BRICK - DETAIL - SOLDIER COURSE
-  METAL - DARK BROWN

MATERIAL TONE IMAGE



BRICK COLOUR SAMPLE



GLASS RAILING SAMPLE



ALUMINUM PRIVACY SCREEN SAMPLE PAINTED

MURAL WALL SAMPLE



MURAL WALL SAMPLE

POTENTIAL MURAL AREA







THANK YOU | QUESTIONS?