



# 2280 DUNDAS STREET WEST ISSUED FOR ZONING - 2022

CLIENT:

**CHOICE PROPERTIES REIT**  
22 St Clair Ave East  
Toronto, ON M4T 2S5

ARCHITECT:

**Hariri Pontarini Architects**  
235 Carlaw Avenue, Suite 301  
Toronto, ON M4M 2S1

URBAN PLANNING :

**Urban Strategies**  
197 Spadina Avenue  
Toronto, ON M5T 2C8

LANDSCAPE ARCHITECT:

**PFS**  
1777 West 3rd Avenue  
Vancouver, BC V6J 1K7

TRANSPORTATION CONSULTANT:

**BA Group**  
300-45 St. Clair Avenue West  
Toronto, ON M4V 1K9

**General Notes:**

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. All work shown on the Contract Documents shall be done in accordance with the written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review the drawings submitted by the Contractor for design confirmation only.
2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and all dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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01	Issued for Retaining	June 30th 2022
Rex	Issue/Description	Date

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2280 Dundas Street West, Toronto

ADDRESS

Project No.:	2206
Scale:	
Date:	
Drawn by:	HPA

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Drawing No. :



"2206 DUNDAS STREET" - GFA BREAKDOWN			
Zoning Bylaw 569-2013			
DESCRIPTION	Mixed Use Development		
PROPOSING ADDRESS	2206 Dundas Street East, Toronto, ON M8B 1X4		
SITE AREA	45,944.22 sq.m	473,511.65 sq.ft.	
DEVELOPMENT AREA	28,752.10 sq.m	309,484.09 sq.ft.	
TOTAL AREA, NEW STREET ROW	13,545.95 sq.m	144,138.88 sq.ft.	
TOTAL AREA, ROW WIDENINGS	554.89 sq.m	5,973.87 sq.ft.	
PAVE & POP SPACE (% OF SITE)		18.73%	

GFA				
Residential/Apartments GFA	131,791.49 sq.m	1,417,945.32 sq.ft.	36.7%	
Residential/Townhouse GFA	1,512.54 sq.m	16,311.63 sq.ft.	2.3%	
Provided Indoor Amenity Space	3,846.00 sq.m	41,396.00 sq.ft.	2.5%	
Provided Outdoor Amenity Space	5,422.12 sq.m	58,363.20 sq.ft.	3.0%	
Hotel GFA	9,825.11 sq.m	97,164.09 sq.ft.	5.0%	
Office GFA	7,526.16 sq.m	81,162.27 sq.ft.	5.0%	
Total Residential GFA	135,274.03 sq.m	1,448,077.55 sq.ft.		
Total Non Residential GFA	16,825.46 sq.m	178,511.39 sq.ft.		
Total Development GFA (incl. Indoor Amenities)	151,895.50 sq.m	1,626,588.95 sq.ft.		
Total Development GFA (incl. Indoor Amenities)	157,643.09 sq.m	1,696,855.12 sq.ft.		

RESIDENTIAL UNIT COUNT		AVERAGE UNIT SIZE	
BUILDING	Townhouse Units	Studio Units	2BR Unit
Building 01 (Condo Units)	0	10	200
Building 02 (Condo Units)	0	0	281
Building 03 (Rental Units)	0	2	120
Building 04 (Rental Units)	40	40	126
Building 05 (Rental Units)	0	31	77
Building 06 (Condo Units)	4	0	15
Building 07 (Condo Units)	11	0	81
Hotel/Residential Units		730	38
Hotel Condo Units		1,108	
Hotel Town House Units		30	
Total Residential Units (including Townhouses)		1,693	

TOWNHOUSE BEDROOM COUNT		AVERAGE UNIT SIZE	
BUILDING	Townhouse Units	2BR Unit	3BR Unit
2BR Townhouse		20	60%
3BR Townhouse		5	17%

TOTAL RESIDENTIAL UNITS (NOT TOWNHOUSES)		AVERAGE UNIT SIZE	
Building	Units	Size (sq.m)	Size (sq.ft.)
Studio Units	75	4%	382.23 sq.ft.
1BR Unit	1,085	57%	382.49 sq.ft.
2BR Unit	440	26%	792.21 sq.ft.
3BR Unit	280	15%	1,110.15 sq.ft.
Total Residential Units	1,880		735.04 sq.ft.

FSI (SITE AREA)	3.46
FSI (DEVELOPMENT AREA)	5.28

### BUILDING 03 - TOWER 03-A (24 STOREYS) RENTAL UNITS

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Office(sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium	Podium	Tower A
Level 24	690		
Level 23	681		
Level 22	681		
Level 21	681		
Level 20	681		
Level 19	681		
Level 18	681		
Level 17	689		
Level 16	689		
Level 15	689		
Level 14	689		
Level 13	689		
Level 12	689		
Level 11	689		
Level 10	689		
Level 09	687		
Level 08	497		210
Level 07	1,109		
Level 06	1,109		
Level 05	1,174		
Level 04	1,174		
Level 03	860		
Level 02		2,845	
Level 01: Ground	375	306	229
P1	25	25	25
Total	17,802	5,814	7,596

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Townhouses (sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium CRU	Podium	Tower A
Level 06	730		
Level 05	730		
Level 04	935		
Level 03	915		
Level 02	781		
Level 01: Mezz	126		440
Level 01: Ground	307		440
P1	25		171
Total	4,604		880

TOTAL GFA (sq.m)	5,484.02 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	160.00 sq.m
Provided Indoor Amenity Space (sq.m)	160.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	160.00 sq.m
Provided Outdoor Amenity Space (sq.m)	16.59 sq.m
BUILDING 06 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	5,468.43 sq.m
BUILDING 06 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	5,485.35 sq.m

### BUILDING 05 (RENTAL UNITS)

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Office(sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium CRU	Podium	Tower A
Level 10	757		
Level 09	845		
Level 08	1,111		
Level 07	1,010		204
Level 06	1,387		243
Level 05	1,406		
Level 04	1,410		
Level 03	1,406		
Level 02	1,665		
Level 01: Ground	308	1,263	
P1	25		
Total	11,931	1,263	447

TOTAL GFA (sq.m)	13,193.76 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	354.00 sq.m
Provided Indoor Amenity Space (sq.m)	354.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	354.00 sq.m
Provided Outdoor Amenity Space (sq.m)	411.73 sq.m
BUILDING 05 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	13,193.76 sq.m
BUILDING 05 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	13,641.06 sq.m

### BUILDING 01 - TOWER 01-A (22 STOREYS), TOWER 01-B (32 STOREYS) CONDO UNITS

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Office(sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Tower B	Tower A	Tower B
Level 32	566		
Level 31	609		
Level 30	636		
Level 29	640		
Level 28	651		
Level 27	653		
Level 26	653		
Level 25	653		
Level 24	653		
Level 23	653		
Level 22	647		
Level 21	684		
Level 20	686		
Level 19	686		
Level 18	686		
Level 17	686		
Level 16	686		
Level 15	686		
Level 14	686		
Level 13	686		
Level 12	675		
Level 11	669		
Level 10	664		
Level 09			
Level 08	2,206		
Level 07	2,043		
Level 06	2,336		
Level 05	2,372		
Level 04	2,272		
Level 03	2,272		
Level 02			
Level 01: Ground	381	1,948	
P1	50		
Total	39,468	1,948	1,202

TOTAL GFA (sq.m)	41,416.48 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	1,114.00 sq.m
Provided Indoor Amenity Space (sq.m)	1,114.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	1,114.00 sq.m
Provided Outdoor Amenity Space (sq.m)	1,027.45 sq.m
BUILDING 01 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	41,416.48 sq.m
BUILDING 01 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	42,617.99 sq.m

0%	50%	38%	10%
100%			
Building 01 - Total Town House		0	
Building 01 - Total Residential Units		557	

### BUILDING 04 - TOWER 04A (28 STOREYS) RENTAL UNITS

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Townhouses (sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium	Podium	Tower A
Level 28	750		
Level 27	750		
Level 26	750		
Level 25	750		
Level 24	750		
Level 23	750		
Level 22	750		
Level 21	750		
Level 20	750		
Level 19	750		
Level 18	750		
Level 17	750		
Level 16	750		
Level 15	750		
Level 14	750		
Level 13	750		
Level 12	750		
Level 11	750		
Level 10	750		
Level 09	750		
Level 08	750		
Level 07			685
Level 06	1,123		
Level 05	1,123		
Level 04	1,123		
Level 03	1,123		
Level 02	1,123		
Level 01: Mezz			237
Level 01: Ground	440		237
P1	25		217
Total	21,822		474

GFA (sq.m)	22,295.97 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	676.00 sq.m
Provided Indoor Amenity Space (sq.m)	676.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	676.00 sq.m
Provided Outdoor Amenity Space (sq.m)	469.47 sq.m
BUILDING 04 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	22,295.97 sq.m
BUILDING 04 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	23,197.76 sq.m

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Townhouses (sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium CRU	Podium	Tower A
Level 08	1,096		
Level 07	1,096		
Level 06	1,401		
Level 05	1,401		
Level 04	1,401		
Level 03	1,401		
Level 02	1,398		
Level 01: Mezz			750
Level 01: Ground	213		750
P1	25		943
Total	9,268		1,400

TOTAL GFA (sq.m)	10,667.21 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	262.00 sq.m
Provided Indoor Amenity Space (sq.m)	262.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	262.00 sq.m
Provided Outdoor Amenity Space (sq.m)	467.00 sq.m
BUILDING 07 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	10,667.21 sq.m
BUILDING 07 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	11,793.56 sq.m

0%	62%	29%	8%
100%			
Building 07 - Total Town House		11	
Building 07 - Total Apartment Units		130	

0%	62%	29%	8%
100%			
Building 07 - Total Residential Units		141	

### BUILDING 02 - TOWER 02-A (38 STOREYS) CONDO UNITS

Gross Floor Area Summary - By-Law 569-2013		Unit Mix	
By-Law	Residential(sq.m)	Retail(sq.m)	Townhouses (sq.m)
569-2013	569-2013	569-2013	569-2013
Tower A	Podium	Podium	Tower A
Level 38	631		
Level 37	631		
Level 36	634		
Level 35	683		
Level 34	684		
Level 33	684		
Level 32	684		
Level 31	684		
Level 30	684		
Level 29	684		
Level 28	684		
Level 27	684		
Level 26	684		
Level 25	684		
Level 24	684		
Level 23	684		
Level 22	684		
Level 21	684		
Level 20	684		
Level 19	684		
Level 18	684		
Level 17	680		
Level 16	670		
Level 15	670		
Level 14	670		
Level 13	667		
Level 12	663		
Level 11	660		
Level 10	657		
Level 09	653		
Level 08	650		
Level 07			644
Level 06	1,139		
Level 05	1,197		
Level 04	1,142		
Level 03	1,142		
Level 02	1,142		
Level 01: Mezz			194
Level 01: Ground	312		314
P1	25		814
Total	27,337		788

GFA (sq.m)	28,125.10 sq.m
Required Indoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	820.00 sq.m
Provided Indoor Amenity Space (sq.m)	820.00 sq.m
Required Outdoor Amenity Space (sq.m) 2 m <sup>2</sup> / Unit	820.00 sq.m
Provided Outdoor Amenity Space (sq.m)	861.20 sq.m
BUILDING 02 - TOTAL PROPOSED GFA (sq.m) - excl. Indoor Amenity	28,125.10 sq.m
BUILDING 02 - TOTAL PROPOSED GFA (sq.m) - incl. Indoor Amenity	29,582.85 sq.m

PROVIDED VEHICULAR PARKING								
LEVEL	BLDG. 01 & 02							
	RETAIL/OFFICE PARKING		RES. VISITOR PARKING		RESIDENTIAL PARKING		ACCESSIBLE PARKING	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
P1	19	47	145	19	836		19	9
P2						106		10
Overall	19	47	145	19	836	106	19	19



North



01	Issued for Rezoning	June 30th
<i>Ree.</i>	Issue/Description	Date

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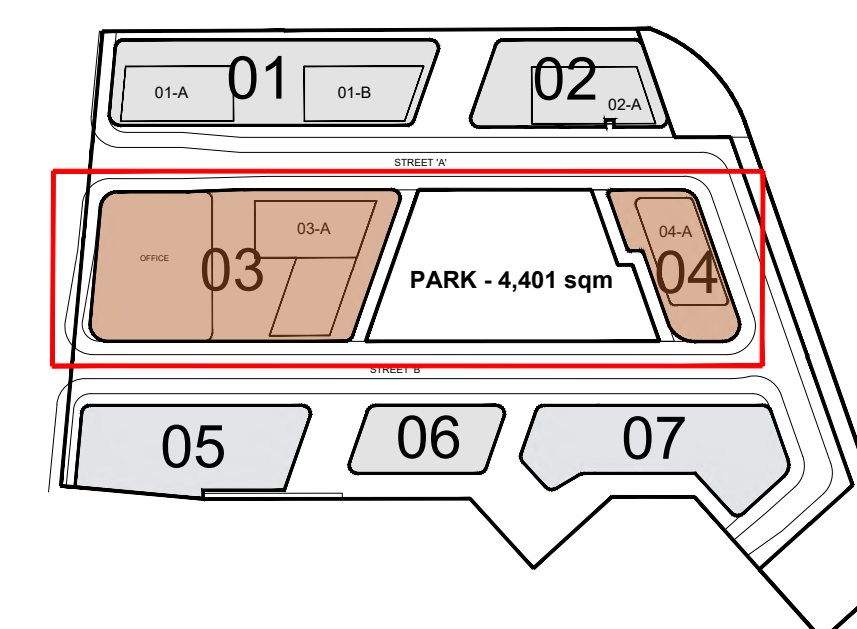
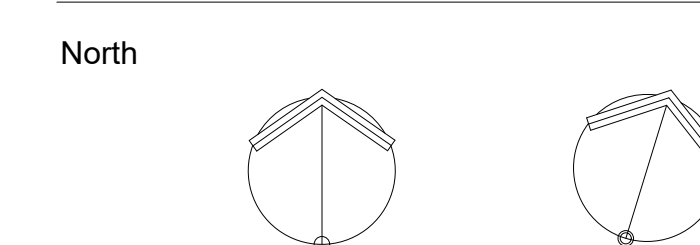
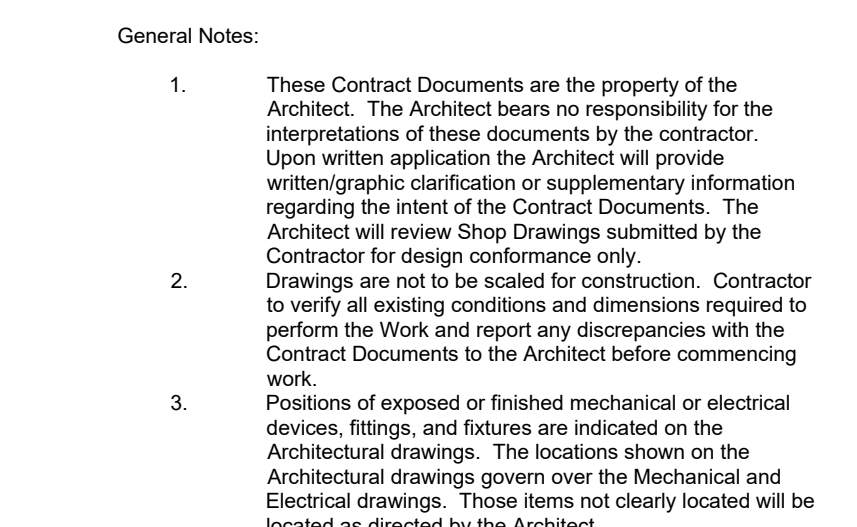
ADDRESS

Project No.:	2206
Scale:	N.T.S
Date:	04 JULY 2022
Drawn by:	HPA

Drawing No. :

A002





Key Plan: N.T.S

**BUILDING 03 & 04 - LOOKING NORTH WEST**



01	Issued for Rezoning	June 30th 202
Rev.	Issue/Description	Date

**HARIRI PONTARINI**  
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2280 Dundas Street West, Toronto

ADDRESS

### 3D BUILDING VIEWS CENTRAL PRECINCT

Project No.:	2206
Scale:	N.T.S.
Date:	04 JULY 2022
Drawn by:	HPA

Drawing No.

**BUILDING 03 & 04 - LOOKING SOUTH EAST**

A003



North

Key Plan: N.T.S.



01	Issued for Rezoning	June 30th
<i>Ree.</i>	Issue/Description	Date

2280 Dundas Street West, Toronto

Project No.: 2206  
Scale: N.T.S.  
Date: 04 JULY 22  
Drawn by: HPA

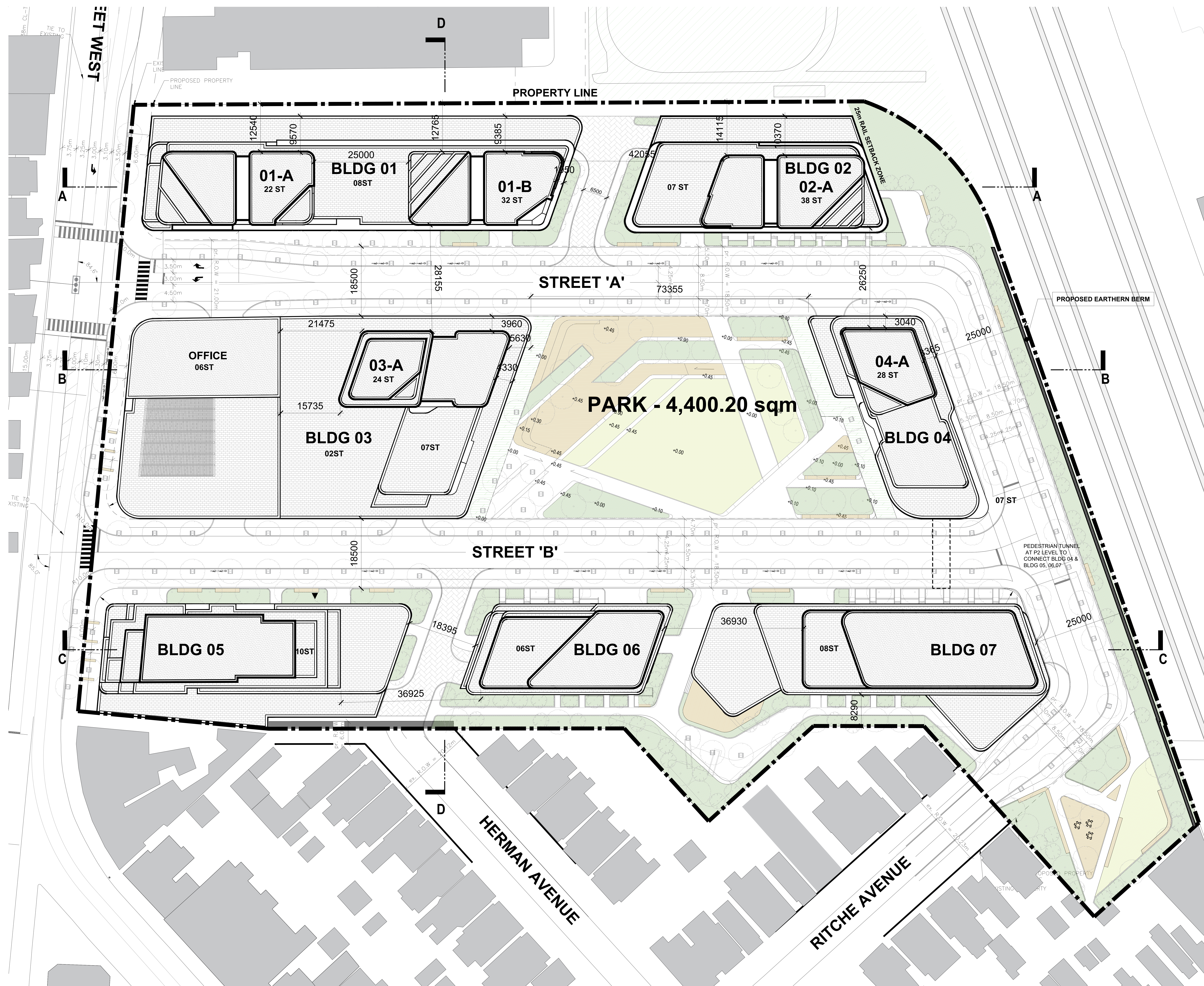
Drawing 1

A004

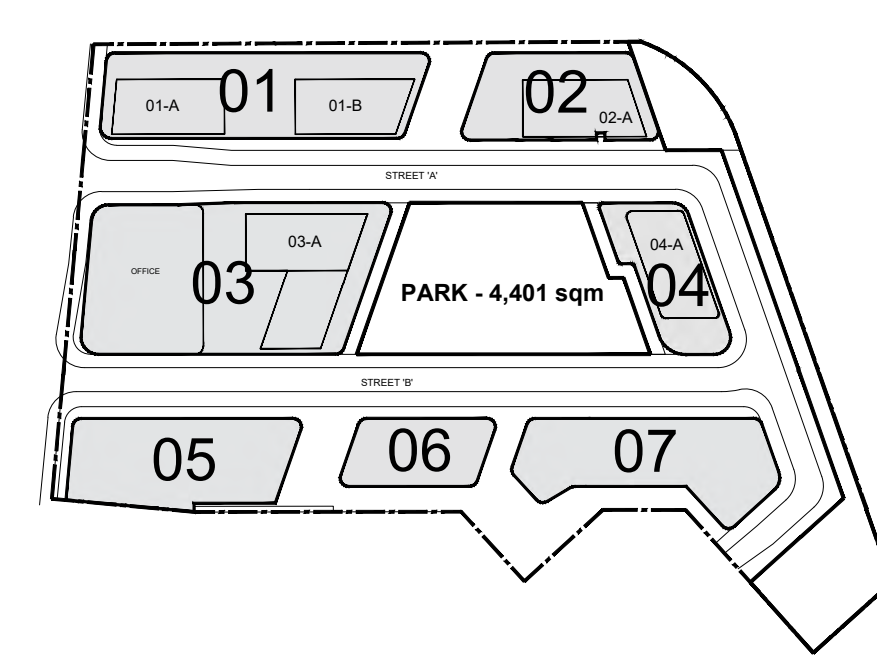
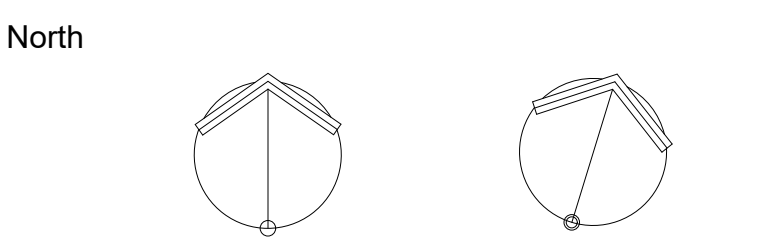








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2280 Dundas Street West, Toronto

ADDRESS

SITE PLAN

Project No.: 2206  
Scale: 1:200  
Date: 16 JULY 2022  
Drawn by: HPA  
Drawing No.: