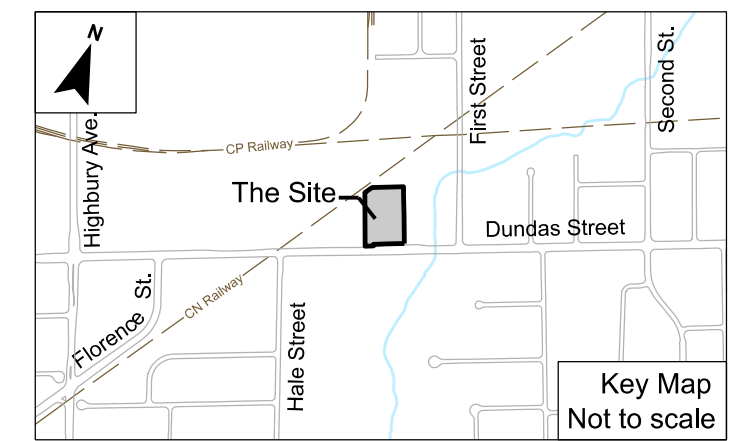
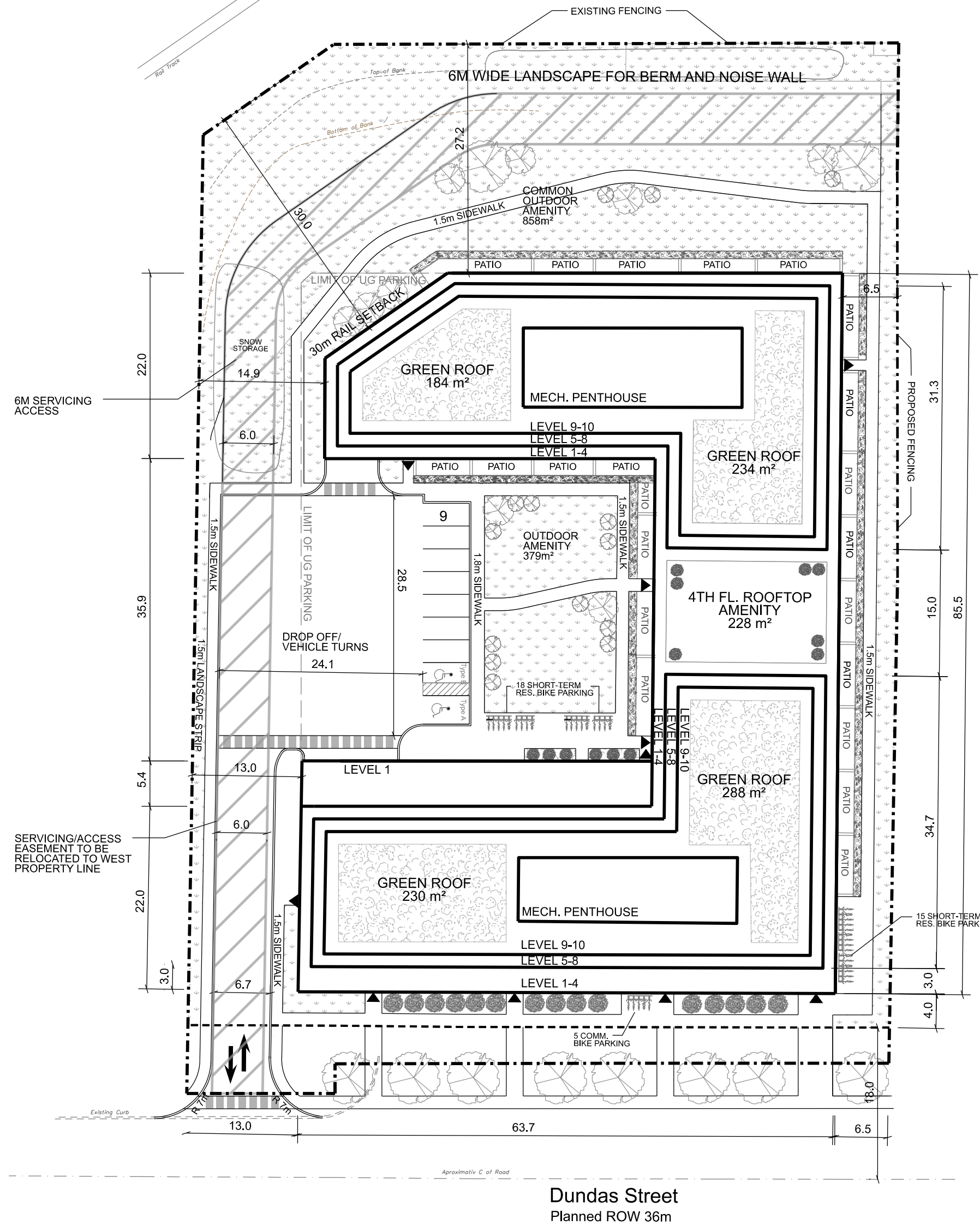


Site Statistics:		
Gross Site Area:	10,016.56 m <sup>2</sup>	1.00 ha
Estimated Road Widening:	425.14 m <sup>2</sup>	0.04 ha
Estimated Net Site Area:	9,591.42 m <sup>2</sup>	0.96 ha
Lot Frontage:	83.2 m	

Development Statistics:		
<b>Estimated Number of Apartment Units:</b>	<b>334</b>	
@ 70m <sup>2</sup> /unit:		
<b>Building Height:</b>	<b>10-Storeys 31.5m</b>	
<b>Density:</b>	<b>347.9 units/net ha</b>	
<b>Building Area:</b>	<b>3,812 m<sup>2</sup></b>	
<b>Building Coverage:</b>	<b>(3,812 m<sup>2</sup>) 39.7%</b>	
<b>Landscaped Open Space:</b>	<b>5,023 m<sup>2</sup></b>	<b>52.4%</b>
* Landscaped area calculation includes walkways, patios, raised planters, emergency access with pavers, and sodded areas.		
<b>Common Outdoor Amenity:</b>	<b>1,465 m<sup>2</sup></b>	<b>15.3%</b>
<b>Total Estimated GCA:</b>	<b>29,565 m<sup>2</sup></b>	
Office/Commercial (FI 1):	588 m <sup>2</sup>	
Residential FI (1-10):	28,977 m <sup>2</sup>	
<b>Total Estimated GFA (95% GCA):</b>	<b>28,087 m<sup>2</sup></b>	
Office/Commercial (FI 1):	559 m <sup>2</sup>	
Residential FI (1-10):	27,528 m <sup>2</sup>	
<b>Floor Space Index (FSI):</b>		
Gross FSI:	2.80	
Net FSI:	2.93	
<b>Parking Rates Used:</b>	<b>178 sp</b>	
Office/Commercial @ 1 sp/50m <sup>2</sup> GFA:	11 sp	
Residential @ 0.5 sp/unit (includes visitor pk):	167 sp	
<b>Parking Spaces Provided:</b>	<b>178 sp</b>	
Surface:	9 sp	
Underground (Estimated 1.3 levels):**	169 sp	
**Based on an area of 5,448 m <sup>2</sup> (1.35 acres) and a rate of 100 sp/acre.		
<b>Barrier-free Parking:</b>		
Required @ 1 sp+3% of spaces between 101-200 sp	<b>7 sp</b>	
<b>Barrier-free Parking Provided:</b>	<b>7 sp</b>	
At grade:	2 sp	
Underground:	5 sp	
<b>Bike Parking Required:</b>	<b>339 sp</b>	
Residential Short-Term @ 0.1 sp/unit:	33 sp	
Residential Long-Term @ 0.9 sp/unit:	301 sp	
Commercial/Office @ 3 sp+0.3 sp/100m <sup>2</sup> of GFA:	5 sp	
<b>Bike Parking Provided:</b>	<b>339 sp</b>	
Outdoor Commercial:	5 sp	
Outdoor Residential (Short-term):	33 sp	
Indoor and Underground Residential (Long-term):	301 sp	
<b>Proposed Green Roof:</b>	<b>936 m<sup>2</sup></b>	



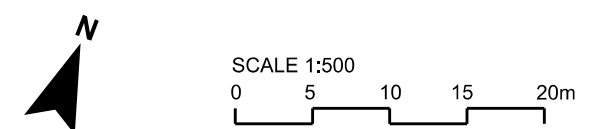
LEGEND	
	Site Boundary
	Future Street Line
	Relocated Access/Service Easements
	Landscaped Area
	Building Area
	Green Roof
	Planter
	Proposed Conceptual Trees
	Proposed Conceptual Shrubs
	Building Entrance/Exit

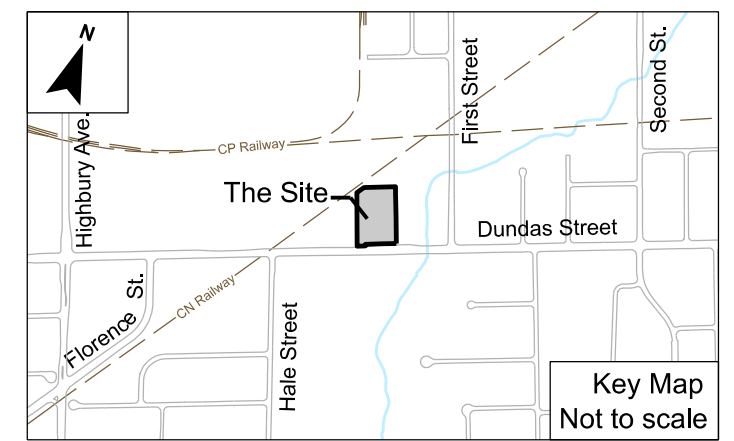
- Notes:
- Property Boundary based on survey prepared by Young & Young Surveying Inc. dated December 2021.
  - Not based on engineering, floodplain or grading analysis.
  - Road widening estimated and subject to review.
  - Assuming relocation of access and servicing easements on site.
  - Areas and dimensions are approximate.
  - GFA and unit counts are estimated and subject to change based on detailed design.
  - Underground parking subject to change based on detailed design.
  - Typical parking space dimension 2.7m x 5.5m, and drive aisle 6.7m

DRAWN / REVISED	
31 JAN 2024	Minor revisions to landscaped areas
08 NOV 2023	Revised as per discussion w/ client
15 JUN 2023	Revised bike + parking rates+minor site plan modifications
01 JUN 2023	Revised parking rates
03 NOV 2022	Adjusted with revised loading
30 AUG 2022	Issued for Coordination
07 FEB 2022	Issued for PAC
07 JAN 2022	First Draft

## SITE CONCEPT PLAN

1472 DUNDAS STREET  
CITY OF LONDON





**LEGEND**

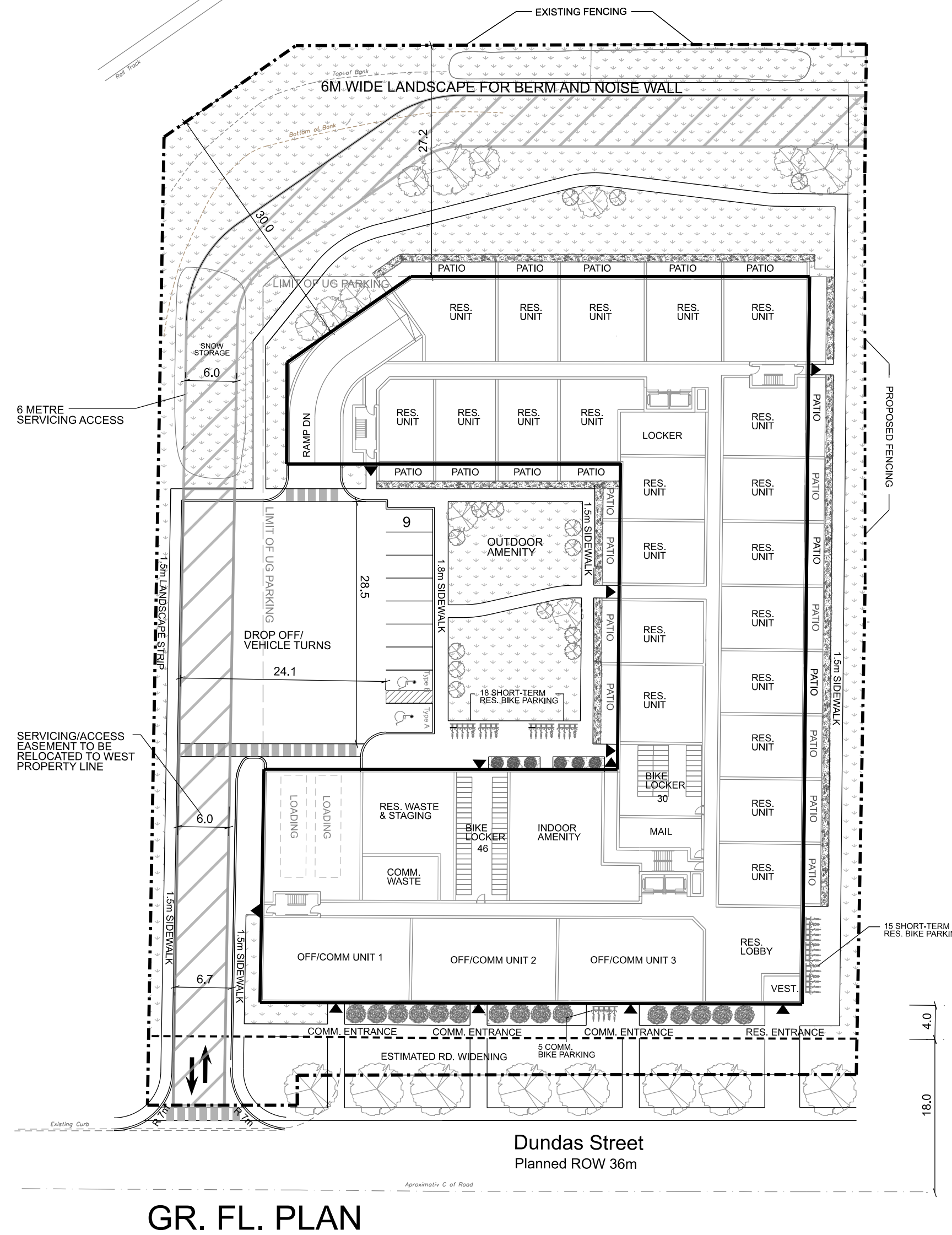
- Site Boundary
- Future Street Line
- Relocated Access/Service Easements
- Landscaped Area
- Building Area
- Green Roof
- Planter
- Proposed Conceptual Trees
- Proposed Conceptual Shrubs
- Building Entrance/Exit

**Notes:**

- Property Boundary based on survey prepared by Young & Young Surveying Inc. dated December 2021.
- Not based on engineering, floodplain or grading analysis.
- Road widening estimated and subject to review.
- Assuming relocation of access and servicing easements on site.
- Areas and dimensions are approximate.
- GFA and unit counts are estimated and subject to change based on detailed design.
- Underground parking subject to change based on detailed design.
- Typical parking space dimension 2.7m x 5.5m, and drive aisle 6.7m

**DRAWN / REVISED**

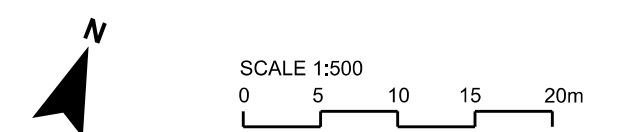
31 JAN 2024	Minor revisions to landscaped areas
08 NOV 2023	Revised as per discussion w/ client
27 SEP 2023	Marked-up for discussion
15 JUN 2023	Adjusted with revised Site Plan
03 NOV 2022	Adjusted with revised loading
30 AUG 2022	Issued for Coordination
07 FEB 2022	Issued for PAC
07 JAN 2022	First Draft



**GR. FL. PLAN**

**GROUND FLOOR PLAN**

1472 DUNDAS STREET  
CITY OF LONDON

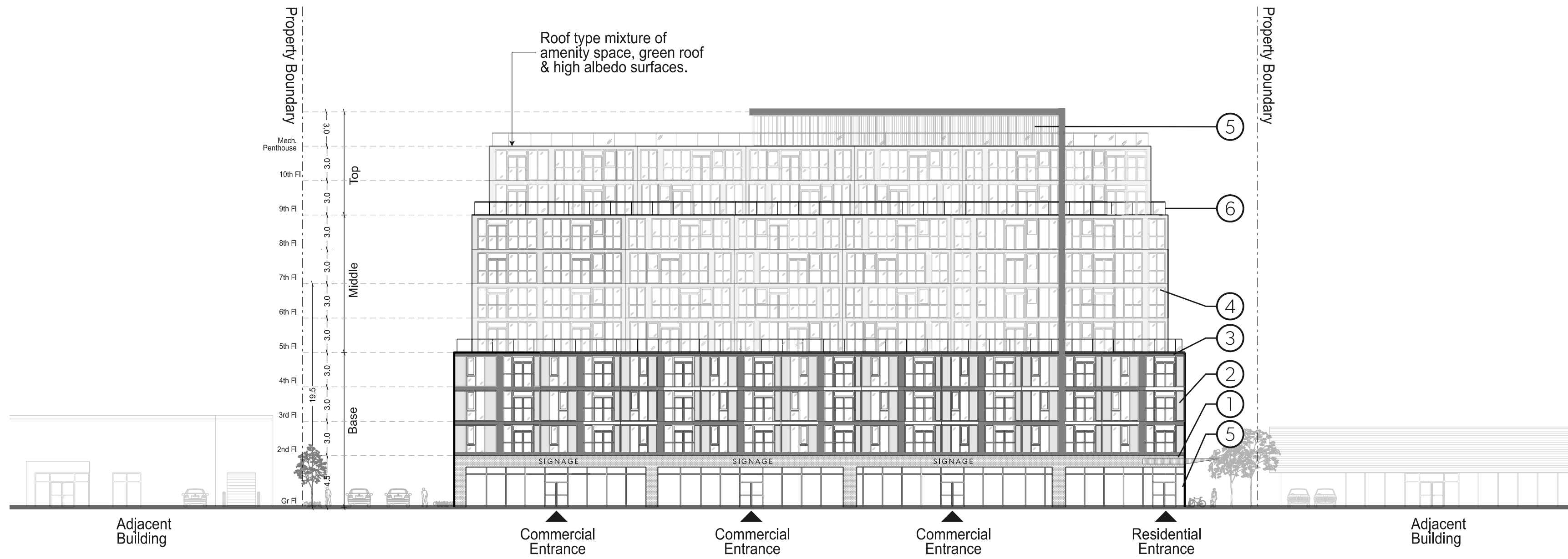
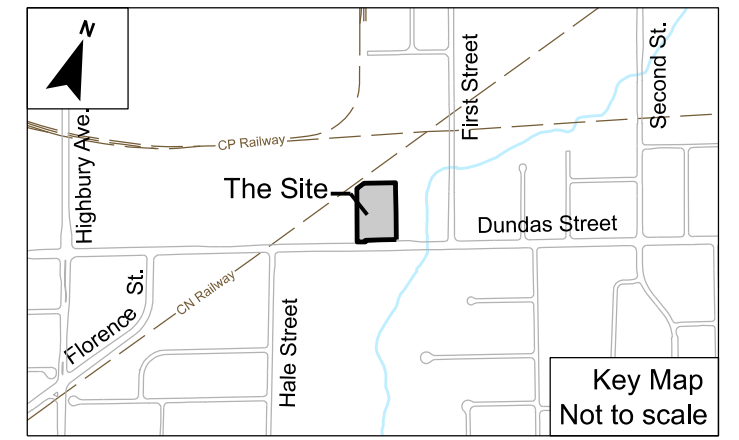


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Date: 2024-01-31  
Drawn By: MH  
Planner: SP  
CAD: 10342/ZBA Sub./2024-01-31.dgn

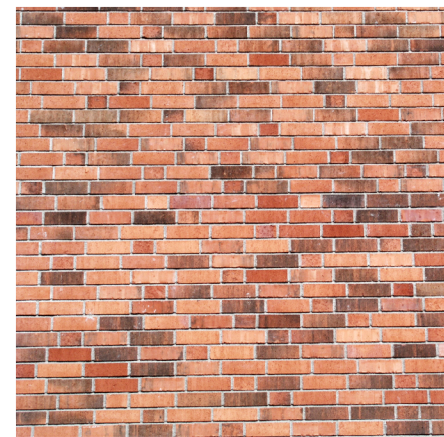
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MATERIAL PALETTE



① MIXED-TONE BRICK PODIUM



② ALUMINIUM PANELS FLOORS 2 - 10



③ GREY BRICK FLOORS 2 - 4



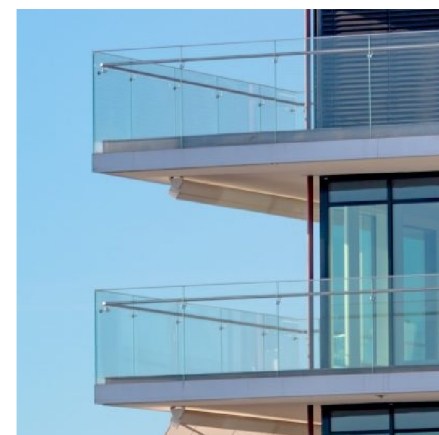
④ CLADDING FLOORS 5 - 10



⑤ STOREFRONT WINDOWS GROUND FLOOR COMMERCIAL



⑤ FACADE OF MECHANICAL PENTHOUSE



⑥ GLASS RAILING

NOTES:  
 - Elevation is conceptual for discussion purposes.  
 - Materials are preliminary suggestions and subject to change based on detailed design.

DRAWN / REVISED	
31 JAN 2023	Revised as per City's comments
11 OCT 2022	Issued for ZBA
23 MAR 2022	Issued for PAC

CONCEPTUAL SOUTH ELEVATION  
 1472 DUNDAS STREET  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

SCALE 1:300  
 0 2 5 10m



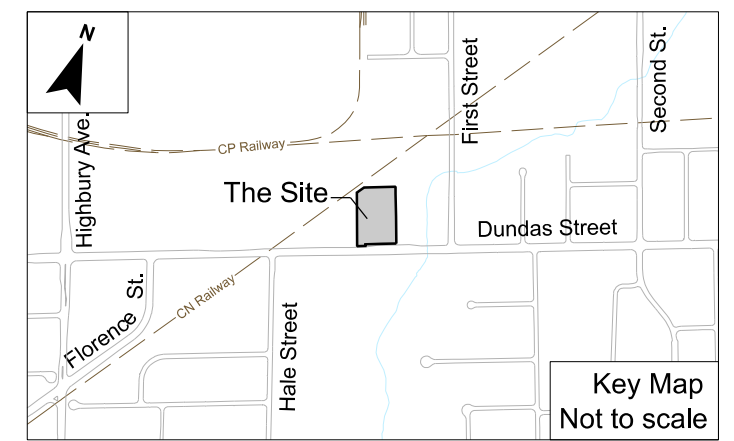
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 Date: 2024-01-31  
 Drawn By: MH  
 Planner: DW  
 CAD: 10342/ZBA Submission/Elevations /\_Dundas Elevation\_2024-01-31.dgn

Drawing

A1.4







**LEGEND**

- Site Boundary
- Future Street Line
- Relocated Access/Service Easements
- Landscaped Area
- Building Area
- Green Roof
- Planter
- Proposed Conceptual Trees
- Proposed Conceptual Shrubs
- Building Entrance/Exit
- Walkway
- Paved Area
- Rooftop Amenity
- Patio
- Street Trees

**Notes:**

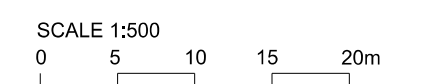
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- Not based on engineering, floodplain or grading analysis.
- Road widening estimated and subject to review.
- Areas and dimensions are approximate.

DRAWN / REVISED


31 JAN 2024 Issued for Revision

**LANDSCAPE PLAN**

1472 DUNDAS STREET  
CITY OF LONDON  
COUNTY OF MIDDLESEX



File Number: 10342  
Date: 2024-01-31  
Drawn By: MD  
Planner: SP  
CAD: 10342/Landscape Concept\_2024-01-31.dgn

Drawing  
**A1.6**

