



Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

23-012

2024-11-11

SITE CONTEXT



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Building Stats - Tower - 1									
Floor Level	Retail (sqft)	Amenity (Sqft)	Amenity Terrace (Sqft)	Floor Area (Sqft)	Floor Area (Sqm)	Total Units	Unit Types		
							Studio	1 Bed	2 Bed

18		365	1181	8396	780	8	1	4	3
17		0	0	9578	890	10	1	5	4
16				9578	890	10	1	5	4
15				9578	890	10	1	5	4
14				9578	890	10	1	5	4
13				9578	890	10	1	5	4
12				9578	890	10	1	5	4
11				9578	890	10	1	5	4
10				9578	890	10	1	5	4
9				9578	890	10	1	5	4
8				9578	890	10	1	5	4
7				9578	890	10	1	5	4
6				9578	890	10	1	5	4
5				9578	890	10	1	5	4
4				9578	890	10	1	5	4
3				9578	890	10	1	5	4
2		818		8710	809	7	1	4	2
1	1115	1773		11173	1038	5	1	3	1
-1									

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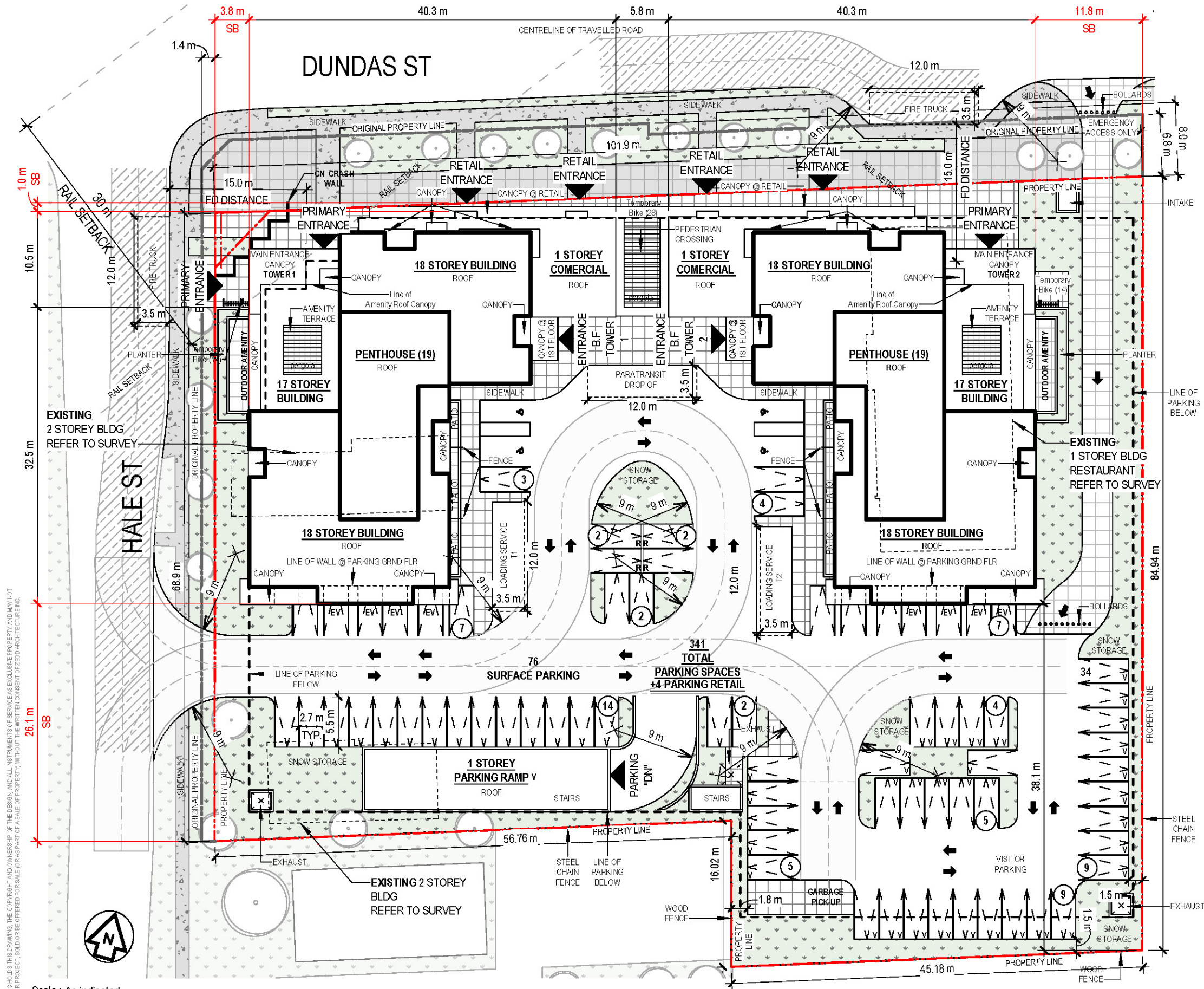
General & Parking Stats					
Item	Area (Sqft)	Residential Parking	Retail Parking REQ. (Incl. Total)	B.F Parking REQ.* (Incl. Total)	Visitor Parking REQ. (Incl. Total)
Grade -(Proposed)	0	34	4	4	34
P1 (Proposed)	72484	161		6	
P2 (Proposed)	35800	98		4	

Total10828429341434

*Barrier-free Parking Types:
(Type A): 3.4m x 5.6m and 1.5m wide access aisle provided
(Type B): 2.75m x 5.6m

PARKING:
345 TOTAL PARKING
341 TOTAL RESIDENTIAL PARKING

Scale :



Scale : As indicated

23-012

Dundas - Hale Schematic Design

1447, 1449 Dundas - 690,684 Hale

Site Plan

2025-06-05

SD1.1

Site Development Stats

1447, 1449 Dundas - 690,684 Hale

	ITEM	REQUIRED	PROPOSED
1	PERMITTED USES	BDC	BDC
2	LOT AREA (MINIMUM)	N/A	8603 m ²
3	LOT FRONTAGE (MINIMUM)	8.0	70.1m
4	LOT DEPTH (M) MINIMUM	N/A	103.7m
5	FRONT YARD DEPTH (M)	Max. 3.0m - Min. 0.0m	3.8m *
6	REAR YARD DEPTH (ABUTTING RESIDENTIAL) (M) MIN	25.9m	11.8m *
7	EXTERIOR SIDE YARD (M) MIN NORTH	0.0m	1.0m
8	INTERIOR SIDE YARD (M) MAX SOUTH	25.9m	26.1m
9	LANDSCAPE OPEN SPACE (%) MIN	N/A	22% (1911 m ²)
10	LOT COVERAGE (%) MAX	70%	29% (2500 m ²)
11	HEIGHT (M) MAX	ESTABLISHED VIA ZBA	60.2 m
12	DENSITY (UNITS/HA) OF APT BLD	ESTABLISHED VIA ZBA	395 UPH (340 UNITS)
13	COMMERCIAL PARKING	1 PER 20m ² = 20 SPACES	4 SPACES *
14	- COMMERCIAL B.F PARKING	4% OF TOTAL = 1 SPACE	1 SPACE
15	- COMMERCIAL BIKE PARKING	5 ST SPACES	14 ST SPACES
16	RESIDENTIAL PARKING	0.5 SPACES PER UNIT= 170 SPACES	309 SPACES (RATIO 1:0.91)
17	- RESIDENTIAL B.F PARKING	1+3%= 9 SPACES	10 SPACES
18	- RESIDENTIAL BIKE PARKING	306 LT SPACES, 34 ST SPACES	310 LT SPACES, 42 ST SPACES
19	ELECTRICAL VEHICLE PARKING	5% (17 PARKING SPACE)	GROUND - 8 PARKING P1 - 10 PARKING

*DENOTES SPECIAL REGULATION

Annotation Legend	
Symbol	Description
	SITE PROPERTY LYNE
V	VISITOR PARKING
R	RETAIL PARKING
EV	ELECTRIC VEHICLE PARKING

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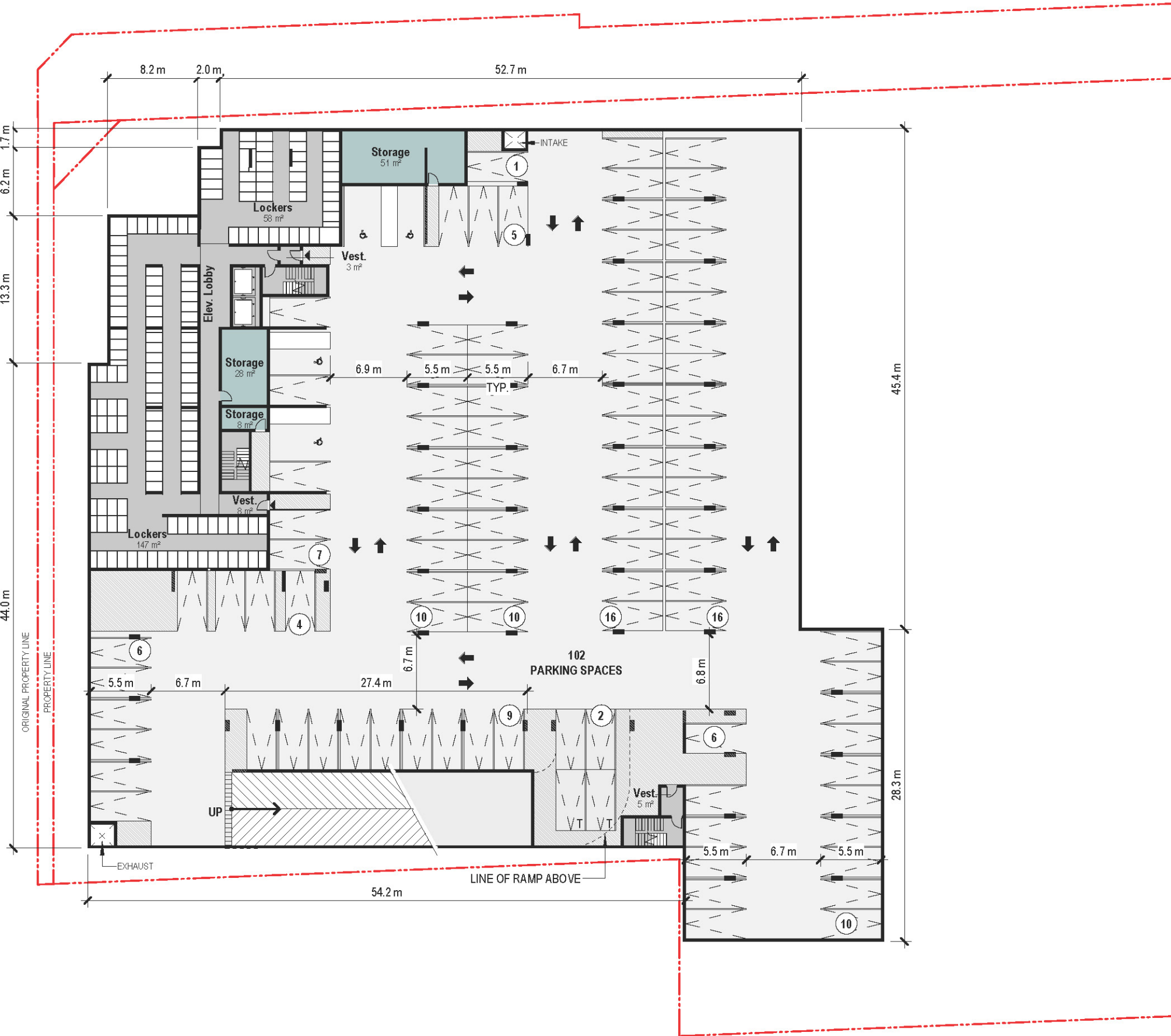
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1447,1449 Dundas - 690,684 Hale

P2 Floor Plan

2024-11-11

SD2.0



AREA
35,800 ft²
3,326 m²

Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE

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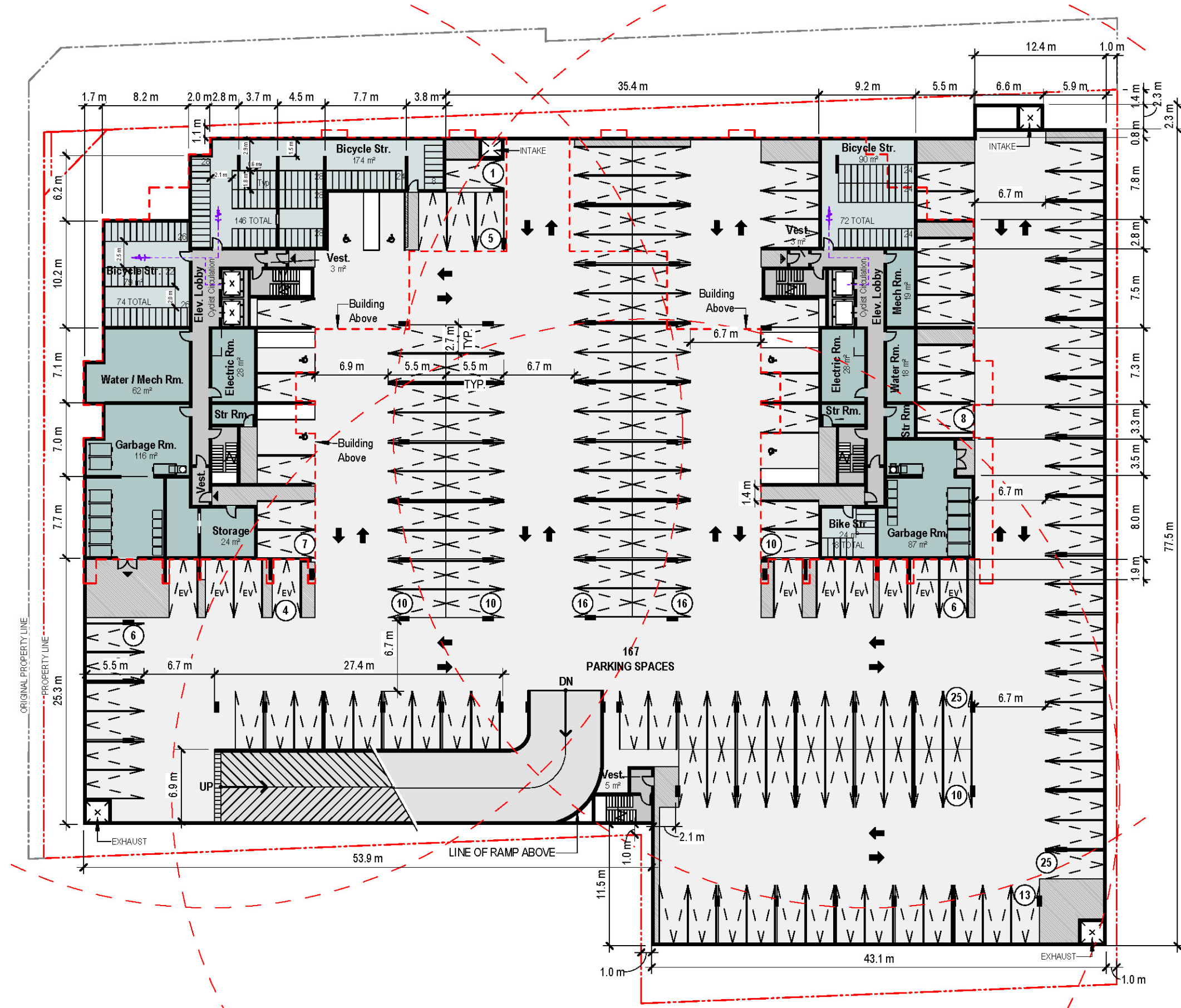
Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

P1 Floor Plan

2025-06-05

SD2.2



AREA
22,346 ft²
2,077 m²

Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERICAL
	OFFICE

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Dundas - Hale Schematic Design

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First Floor Plan

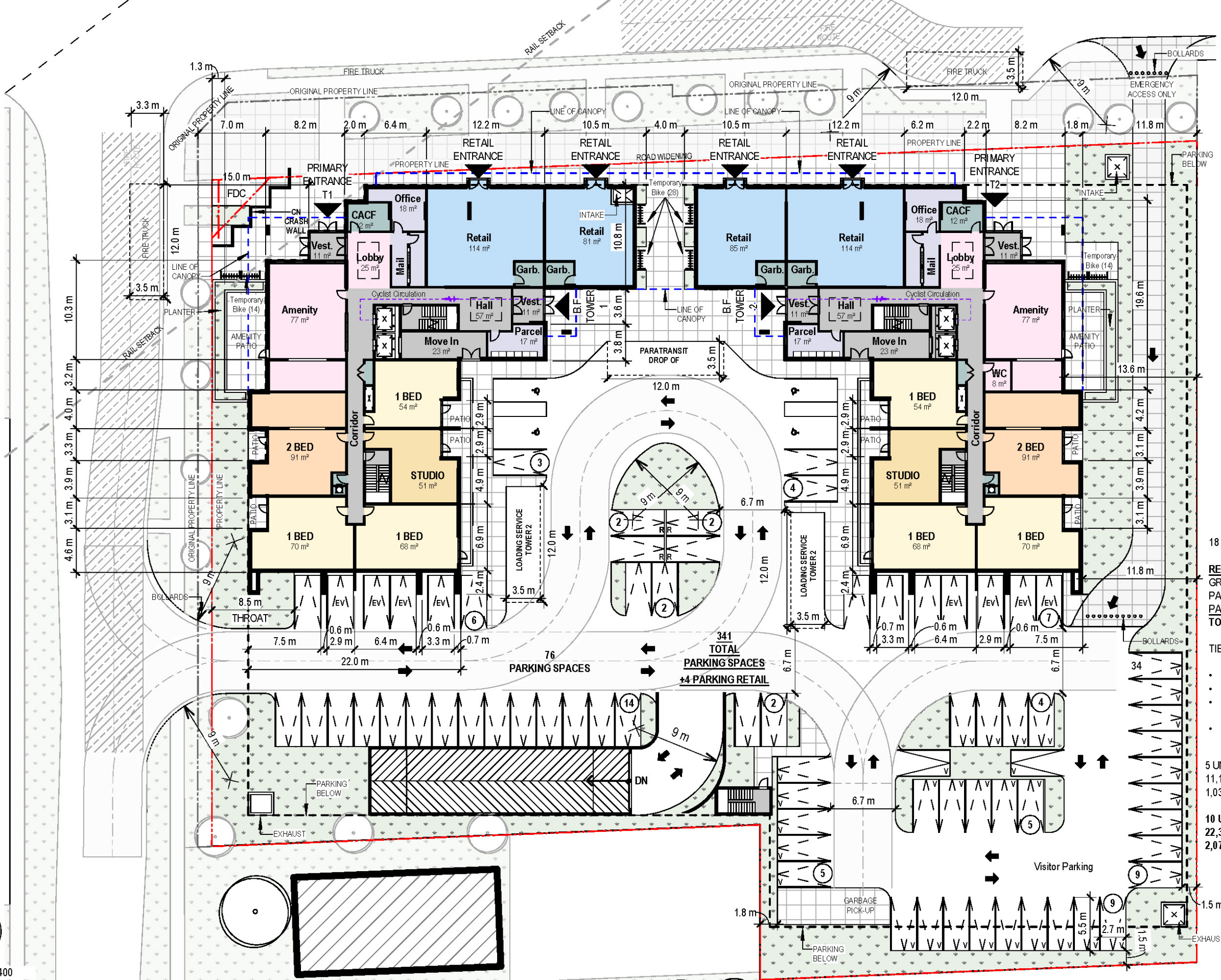
2025-06-05

SD2.3

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Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE

18 & 18 FLOORS - 170 UNITS PER TOWER - 340 TOTAL UNITS

RESIDENTIAL PARKING	
GROUND FLOOR PARKING	- 72 SPACES
PARKING 1	- 167 SPACES
PARKING 2	- 102 SPACES
TOTAL PARKING	- 341 SPACES

TIER 3 RETAIL AREA TOTAL 398 m² - 4 PARKING REQUIRED

- 340 UNITS - 309 BUILDING PARKING - PARKING RATIO - 1 : 1
- 10% VISITOR PARKING - 34 PARKING SPACES
- 3% BARRIER FREE PARKING - 7.4 + 1 EXTRA - 9 BF PARKING REQUIRED
- 5% ELECTRICAL VEHICLE PARKING - 17 PARKING REQUIRED

5 UNITS
11,173 ft²
1,038 m²

10 UNITS
22,346 ft²
2,077 m²

PER TOWER
PER TOWER
PER TOWER

TOTAL
TOTAL
TOTAL

Annotation Legend	
Symbol	Description
	SITE PROPERTY LYNE
	VISITOR PARKING
	RETAIL PARKING
	ELECTRIC VEHICLE PARKING

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Second Floor Plan

2024-11-11

SD2.3

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Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE

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Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Floor Plan 3th to 14th

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SD2.4

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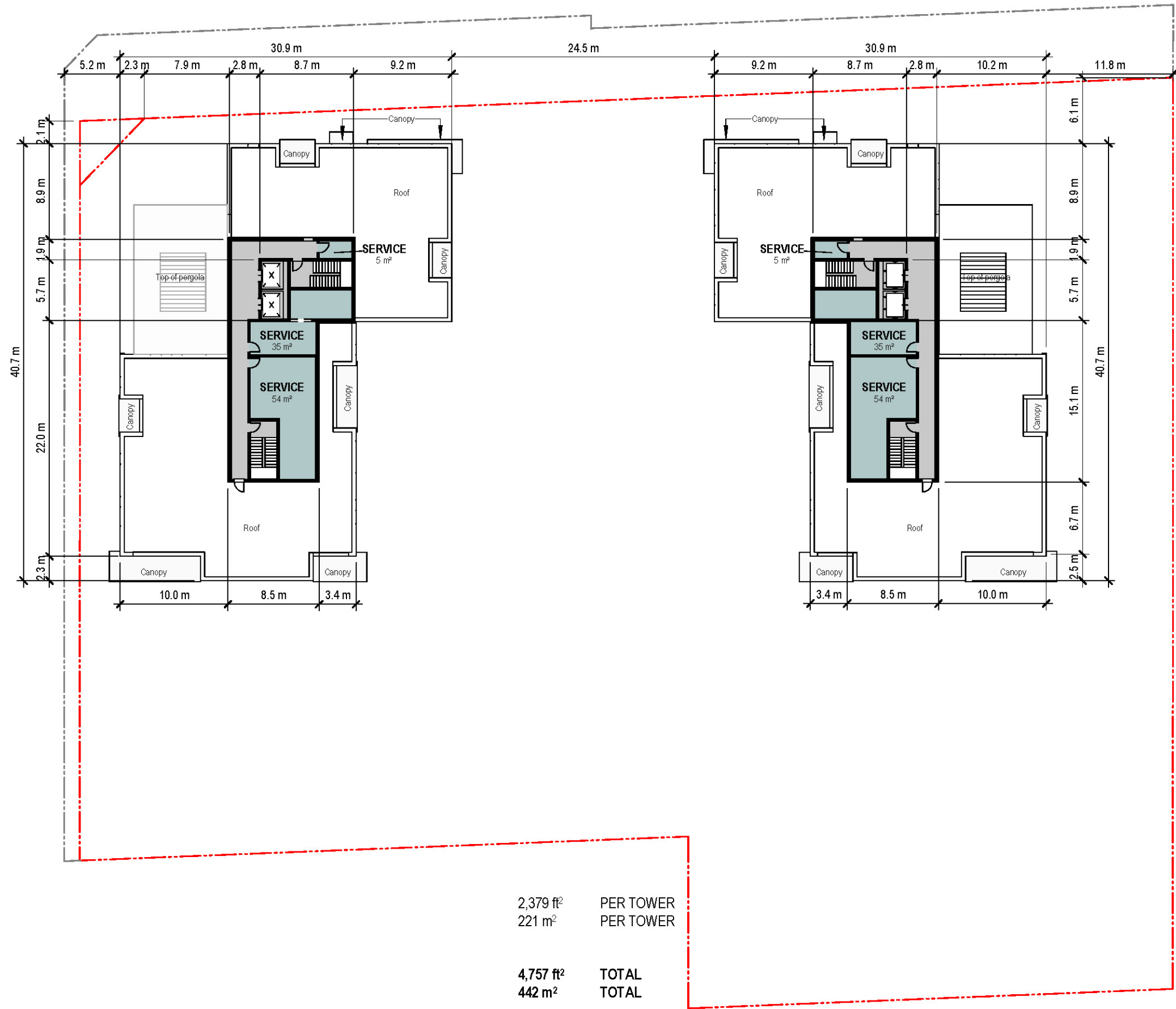
Floor Plan 15th

2024-11-11

SD2.5

Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE





Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE

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Scale : 1:250

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Mechanical Pent House

2024-11-11

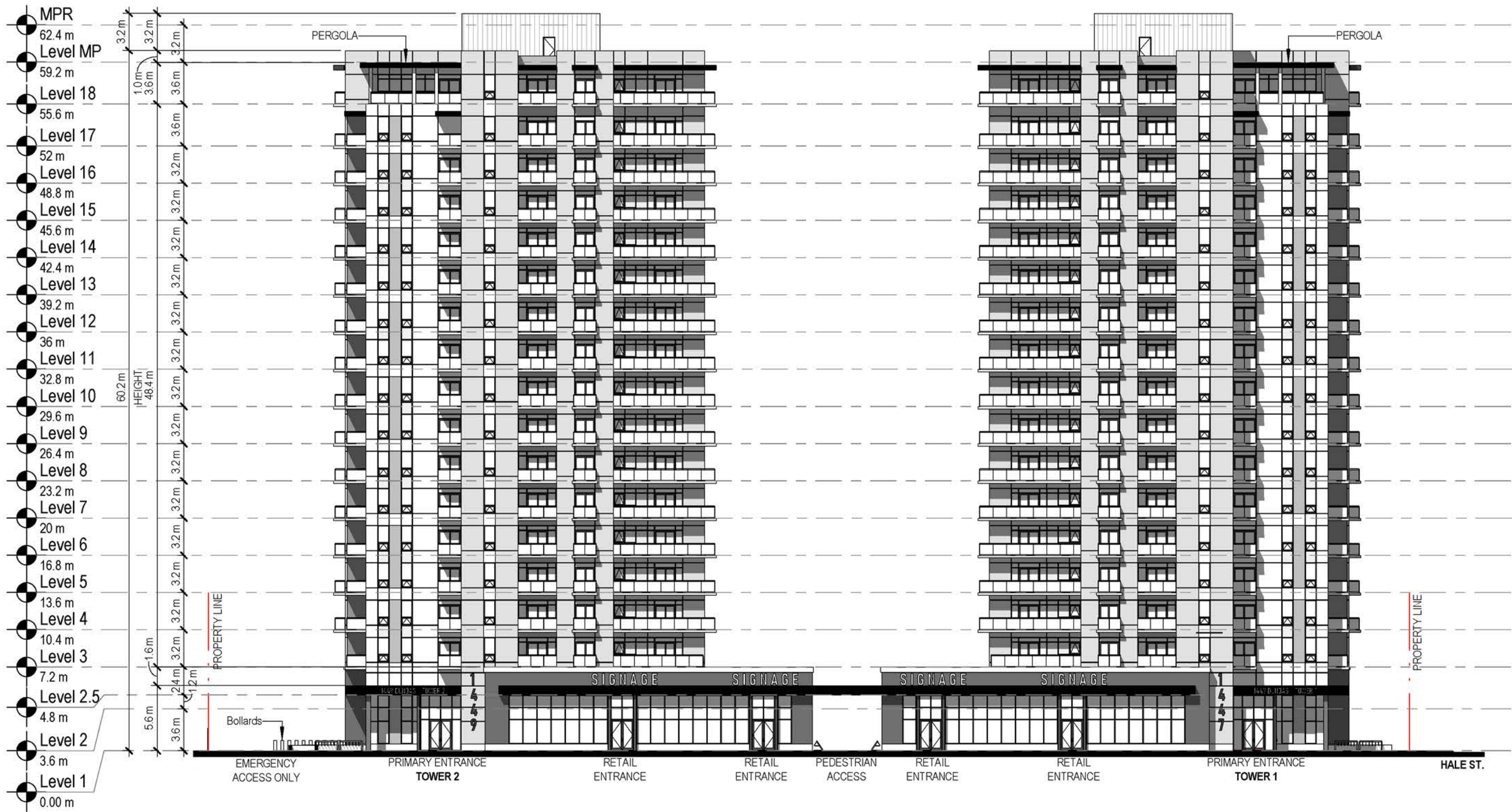
SD2.6

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23-012 Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Front Elevation - North (Black & White)

2024-11-11

SD3.1

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Scale : 1 : 350

23-012

Dundas - Hale Schematic Design

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Side Elevation - West (Black & White)

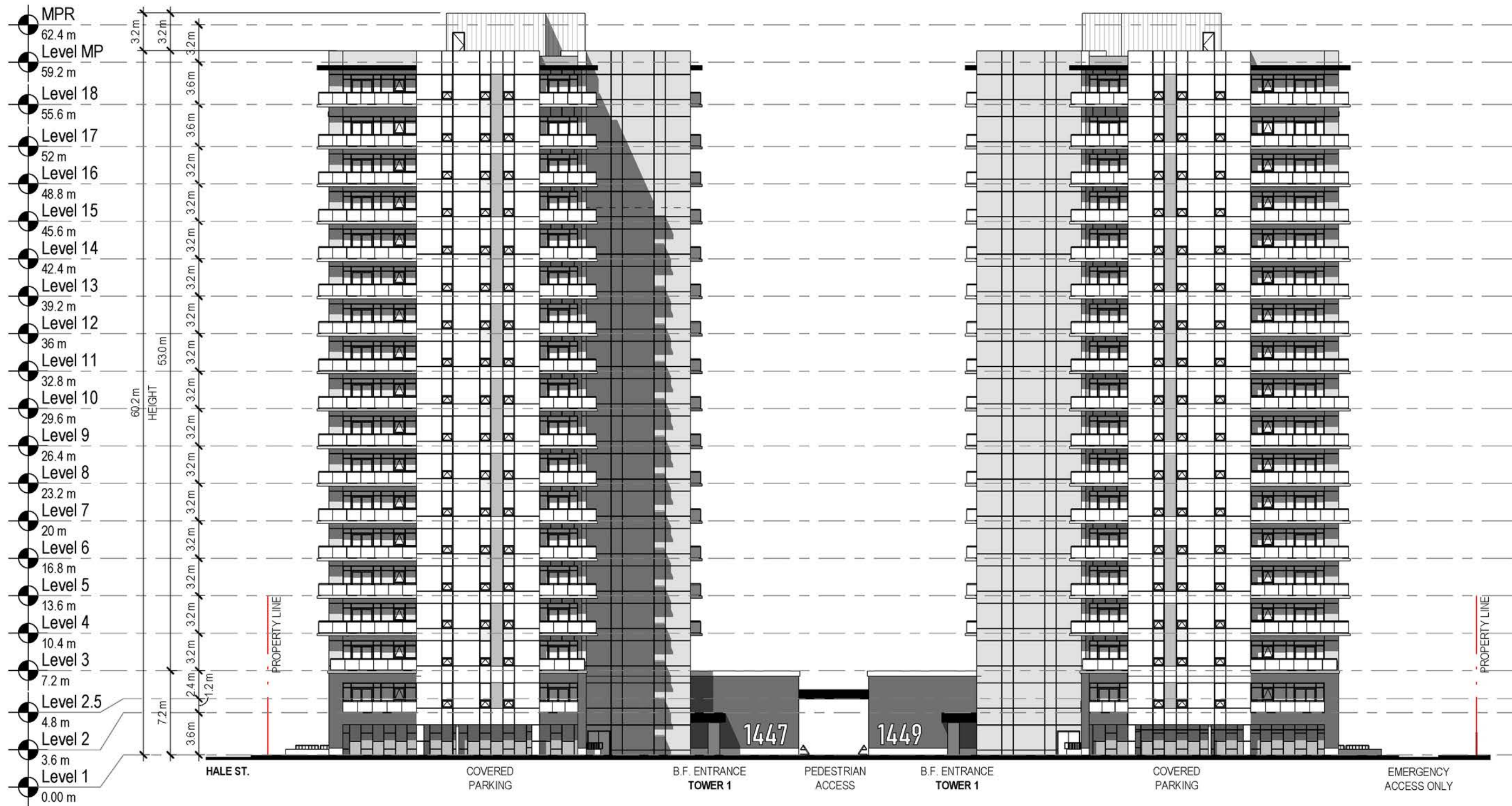
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SD3.2

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Dundas - Hale Schematic Design

1447, 1449 Dundas - 690, 684 Hale

Rear Elevation - South (Black & White)

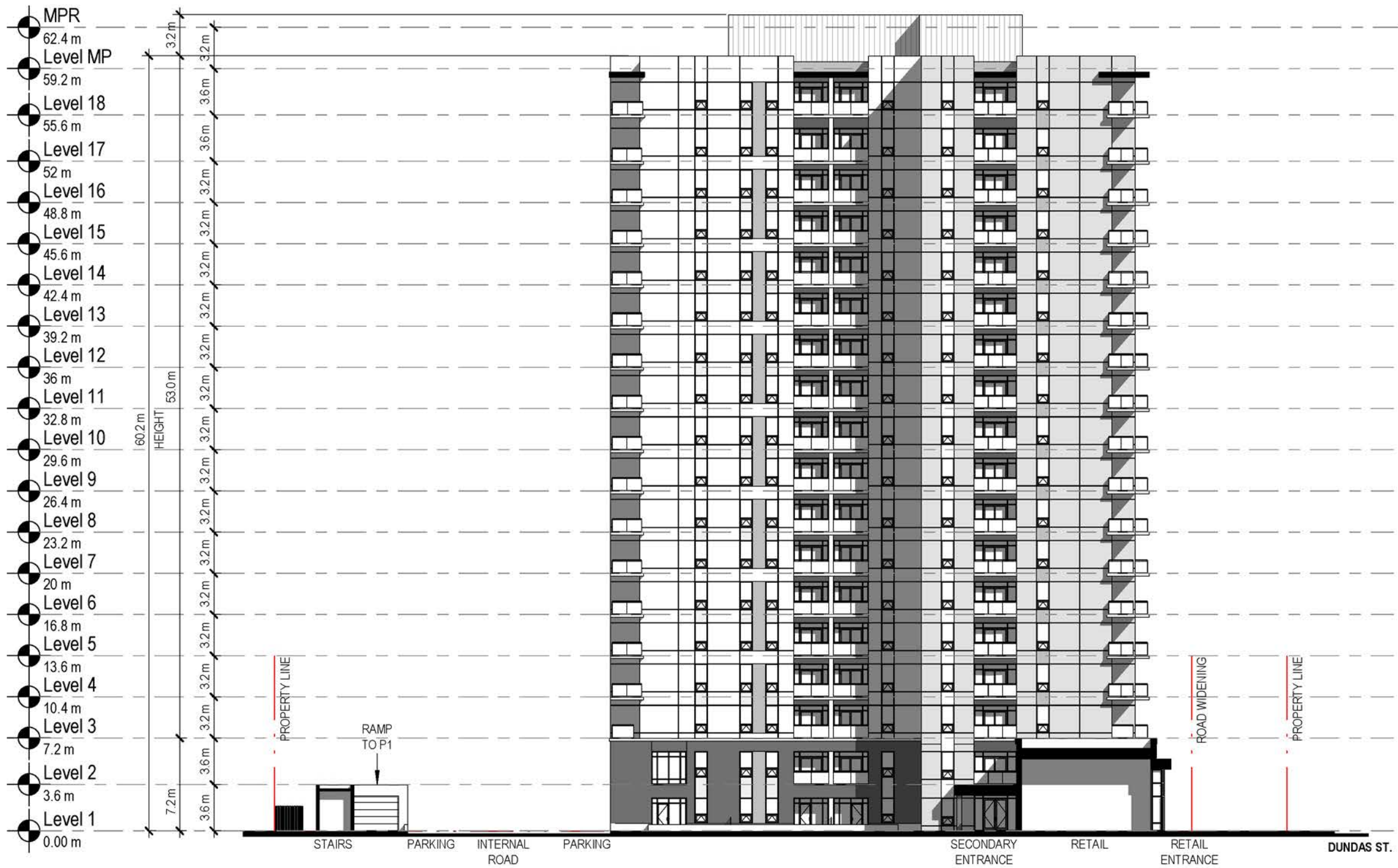
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SD3.3

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1447,1449 Dundas - 690,684 Hale

Side Elevation - East (Black & White)

2024-11-11

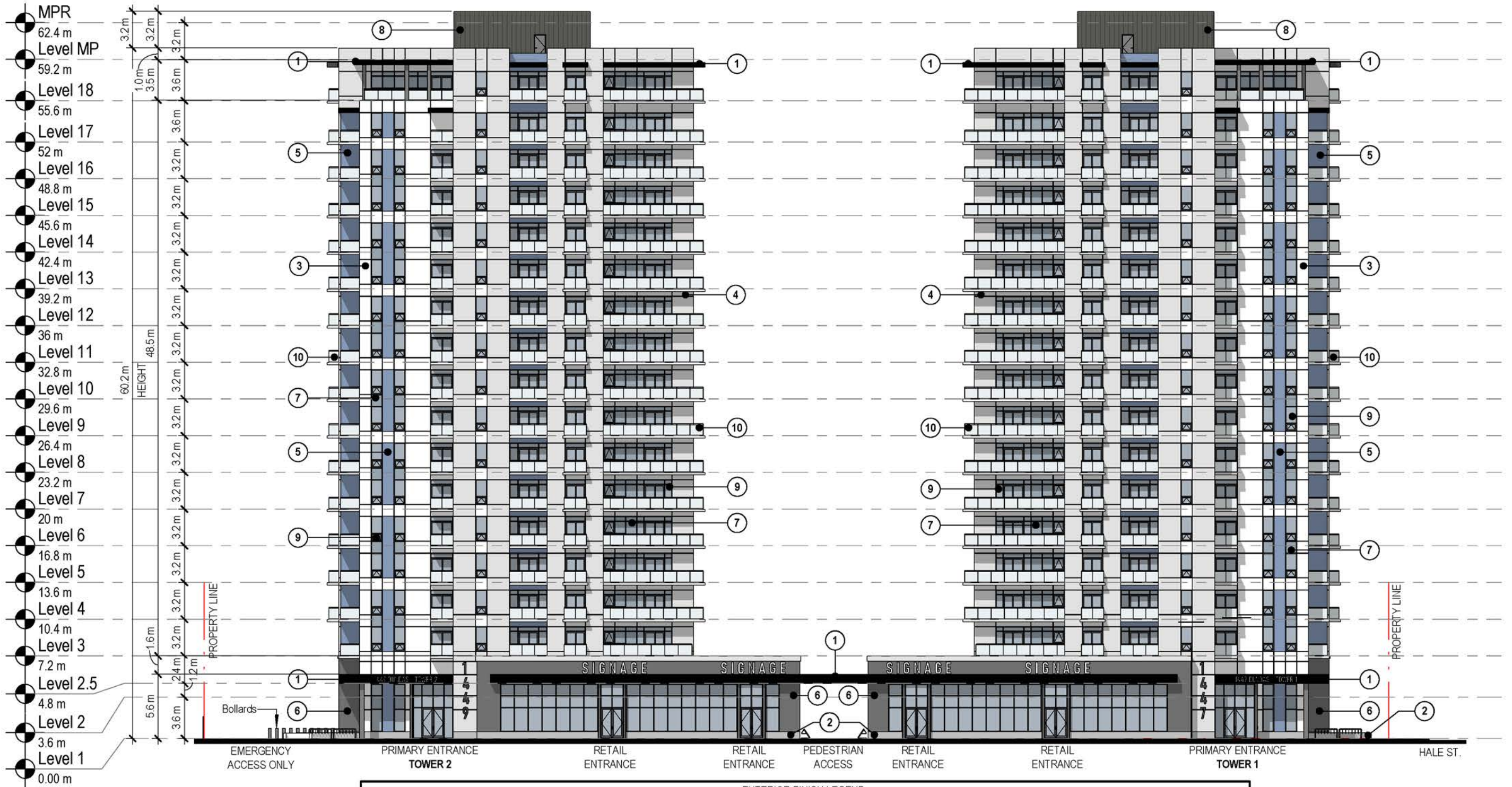
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23-012 Dundas - Hale Schematic Design

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Front Elevation - North

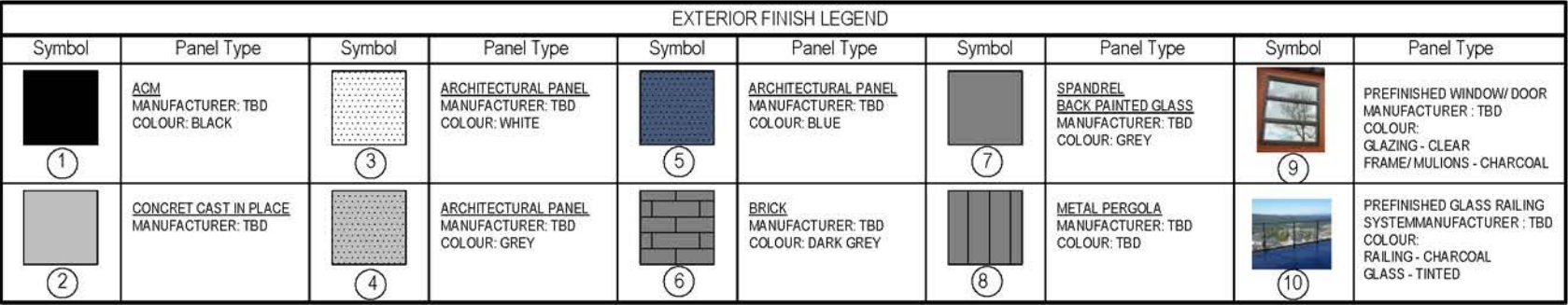
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SD3.5

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EXTERIOR FINISH LEGEND									
Symbol	Panel Type	Symbol	Panel Type	Symbol	Panel Type	Symbol	Panel Type	Symbol	Panel Type
	ACM MANUFACTURER: TBD COLOUR: BLACK		ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: WHITE		ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: BLUE		SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY		PREFINISHED WINDOW/ DOOR MANUFACTURER: TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
	CONCRETE CAST IN PLACE MANUFACTURER: TBD		ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: GREY		BRICK MANUFACTURER: TBD COLOUR: DARK GREY		METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD		PREFINISHED GLASS RAILING SYSTEM MANUFACTURER: TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

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23-012 Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Rear Elevation - South

2024-11-11

SD3.7

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Side Elevation - East

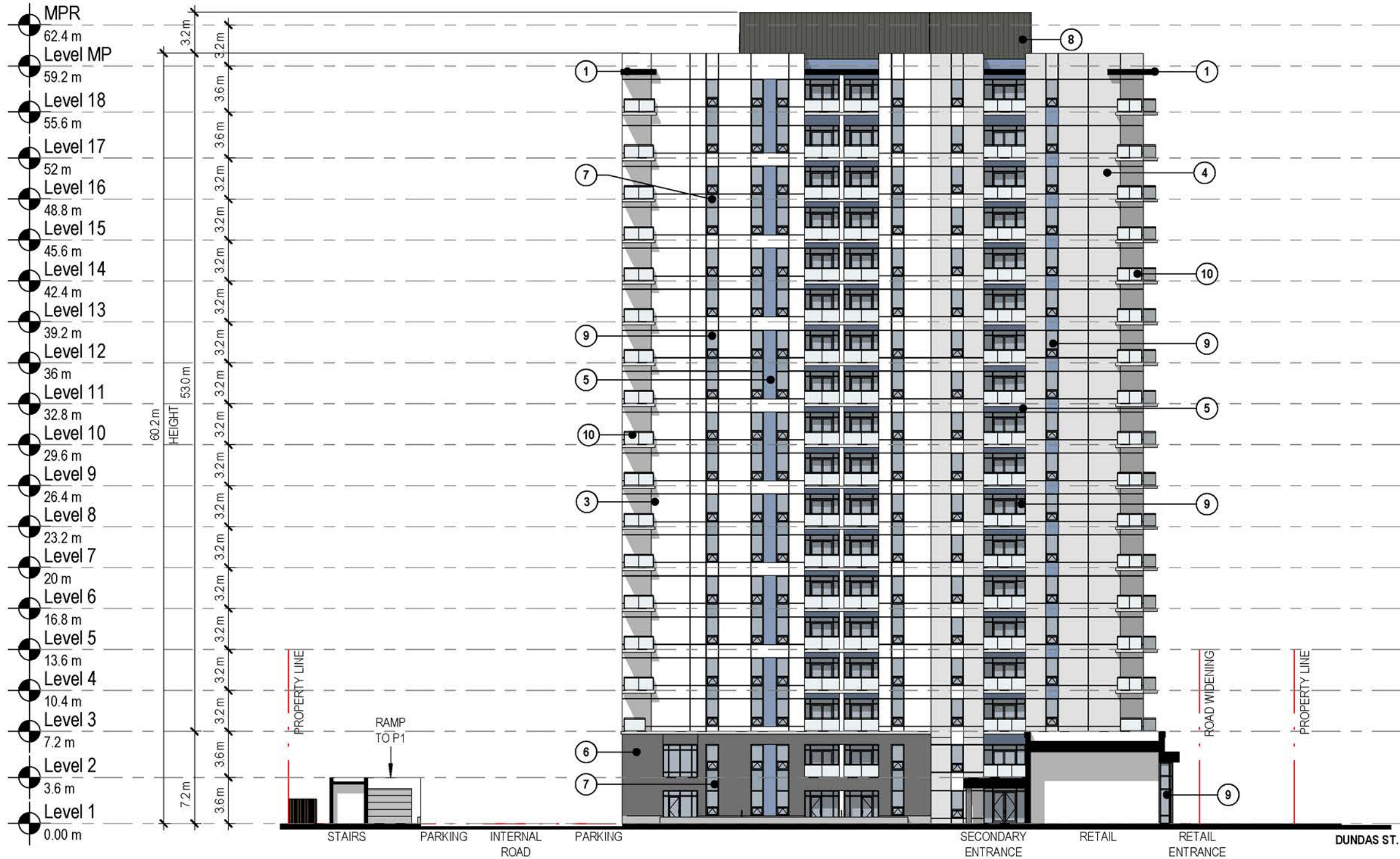
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SD3.8

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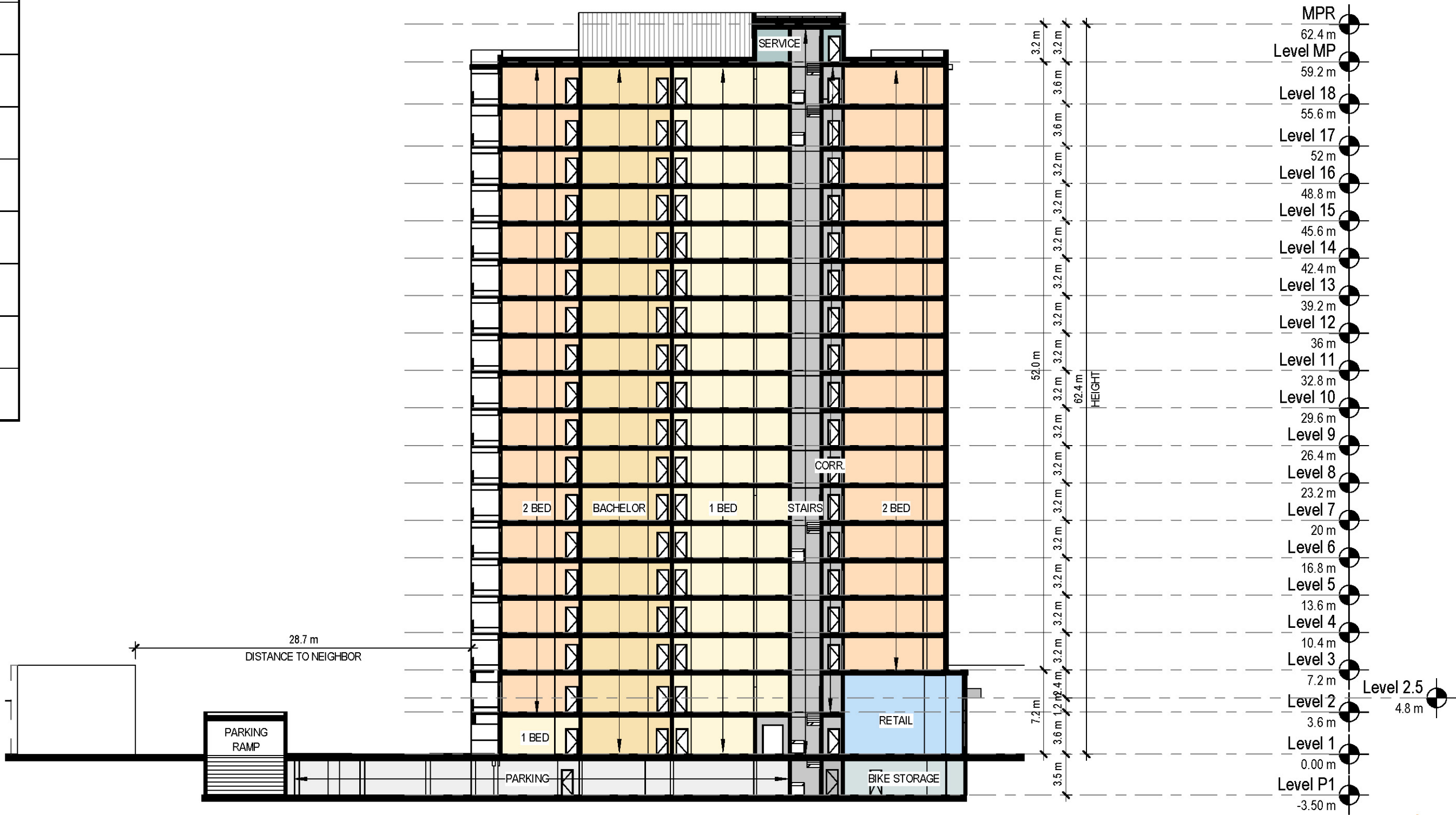
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EXTERIOR FINISH LEGEND									
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①	ACM MANUFACTURER: TBD COLOUR: BLACK	③	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: WHITE	⑤	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: BLUE	⑦	SPANDREL BACK PAINTED GLASS MANUFACTURER: TBD COLOUR: GREY	⑨	PREFINISHED WINDOW/ DOOR MANUFACTURER : TBD COLOUR: GLAZING - CLEAR FRAME/MULIONS - CHARCOAL
②	CONCRET CAST IN PLACE MANUFACTURER: TBD	④	ARCHITECTURAL PANEL MANUFACTURER: TBD COLOUR: GREY	⑥	BRICK MANUFACTURER: TBD COLOUR: DARK GREY	⑧	METAL PERGOLA MANUFACTURER: TBD COLOUR: TBD	⑩	PREFINISHED GLASS RAILING SYSTEMMANUFACTURER : TBD COLOUR: RAILING - CHARCOAL GLASS - TINTED

Room Legend	
Symbol	Area Type
	SERVICE, MEP AND BIKE STORAGE, GARBAGE
	PARKING
	CIRCULATION
	BACHELOR / STUDIO
	1 BEDROOM
	2 BEDROOM
	AMENITY
	COMERCIAL
	OFFICE



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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Sections

2024-11-11

SD4.1

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3d - Axo

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SD4.3

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

3d - Axo

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SD4.4

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Scale :

23-012

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1447,1449 Dundas - 690,684 Hale

3d - Axo

2024-11-11

SD4.5

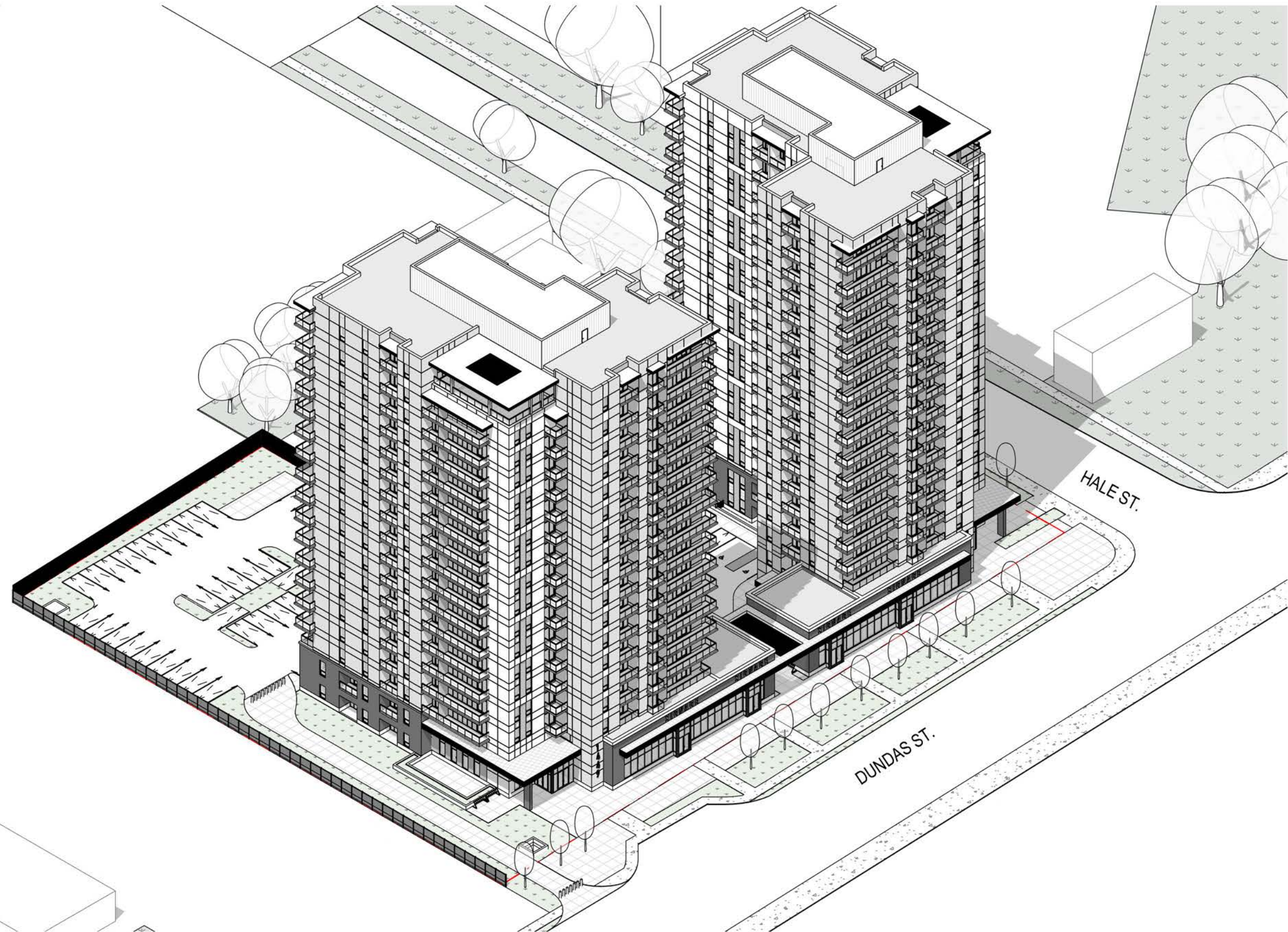
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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

3d - Axo

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Scale :

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Dundas - Hale Schematic Design

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Dundas - Hale Schematic Design

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Scale :

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

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Dundas - Hale Schematic Design

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

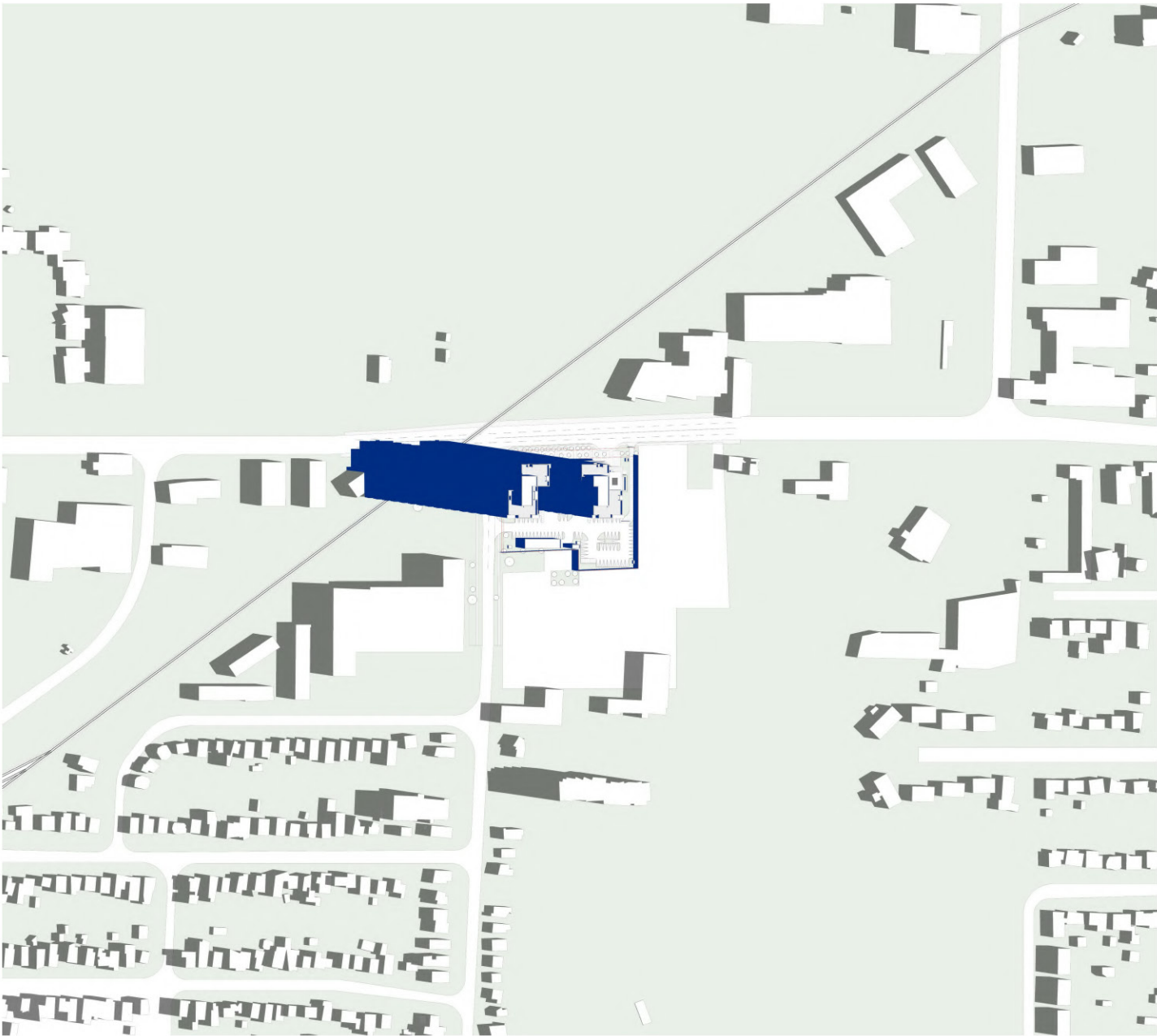
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SD6.1

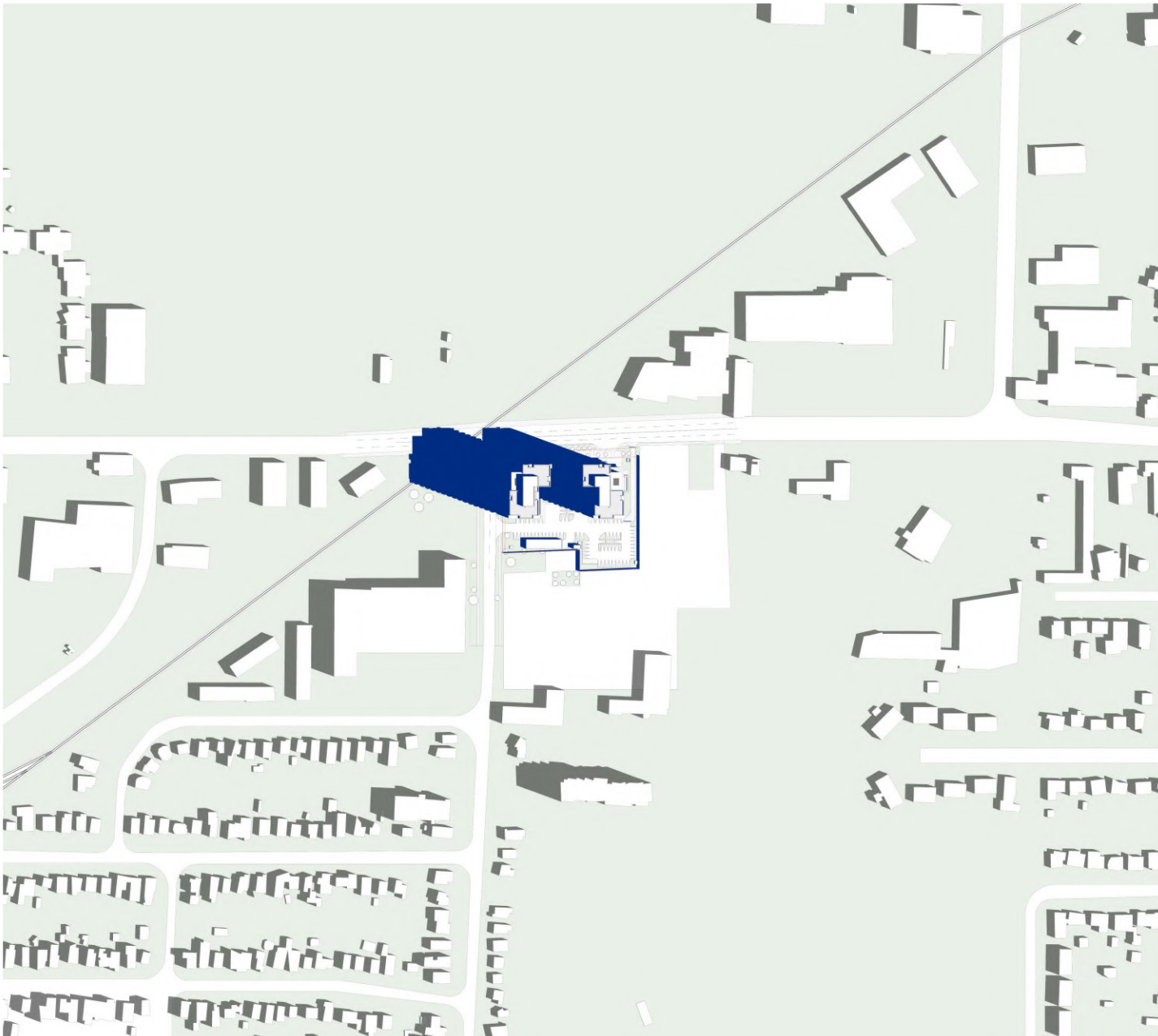
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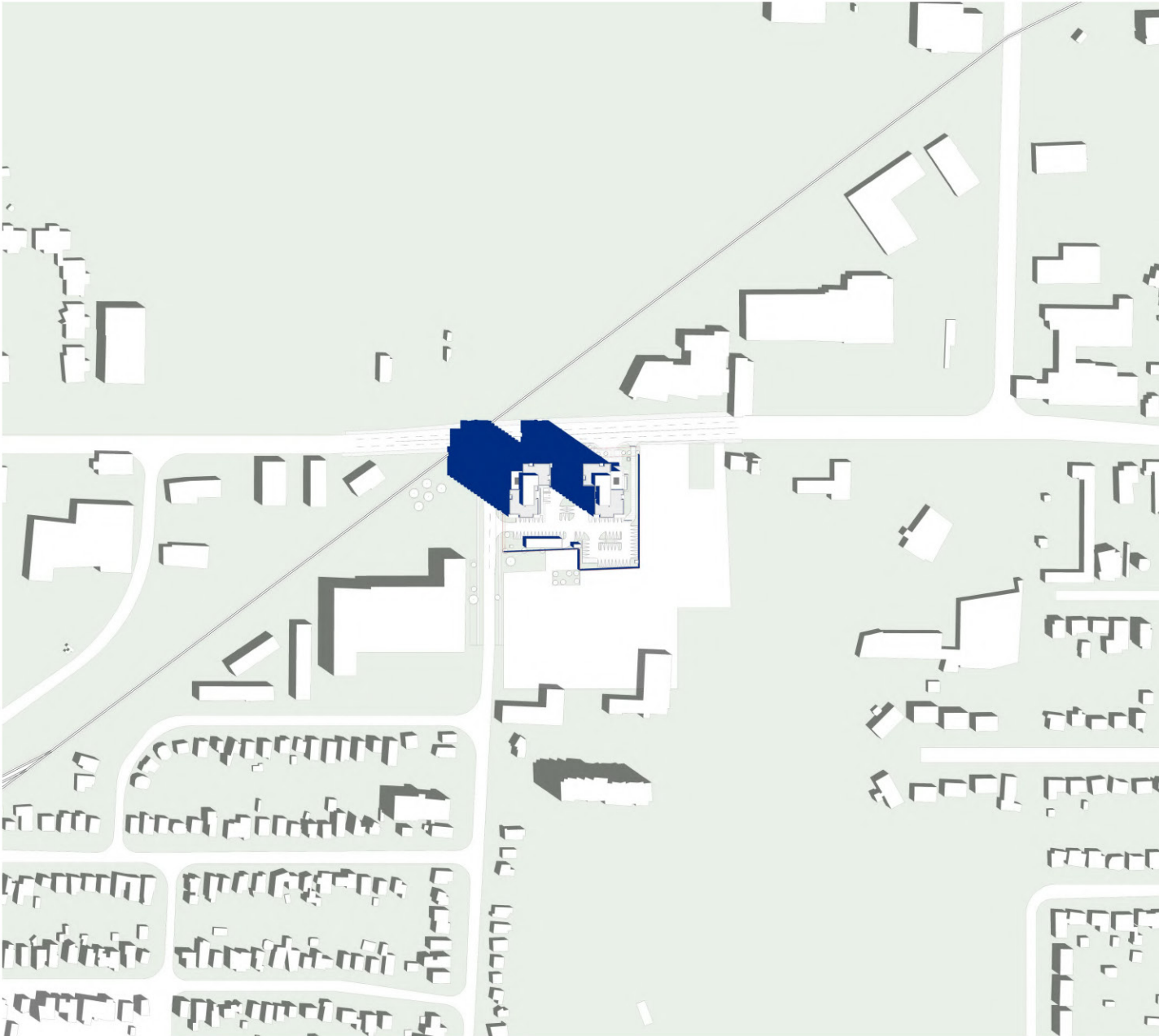


April 21 - 08:02

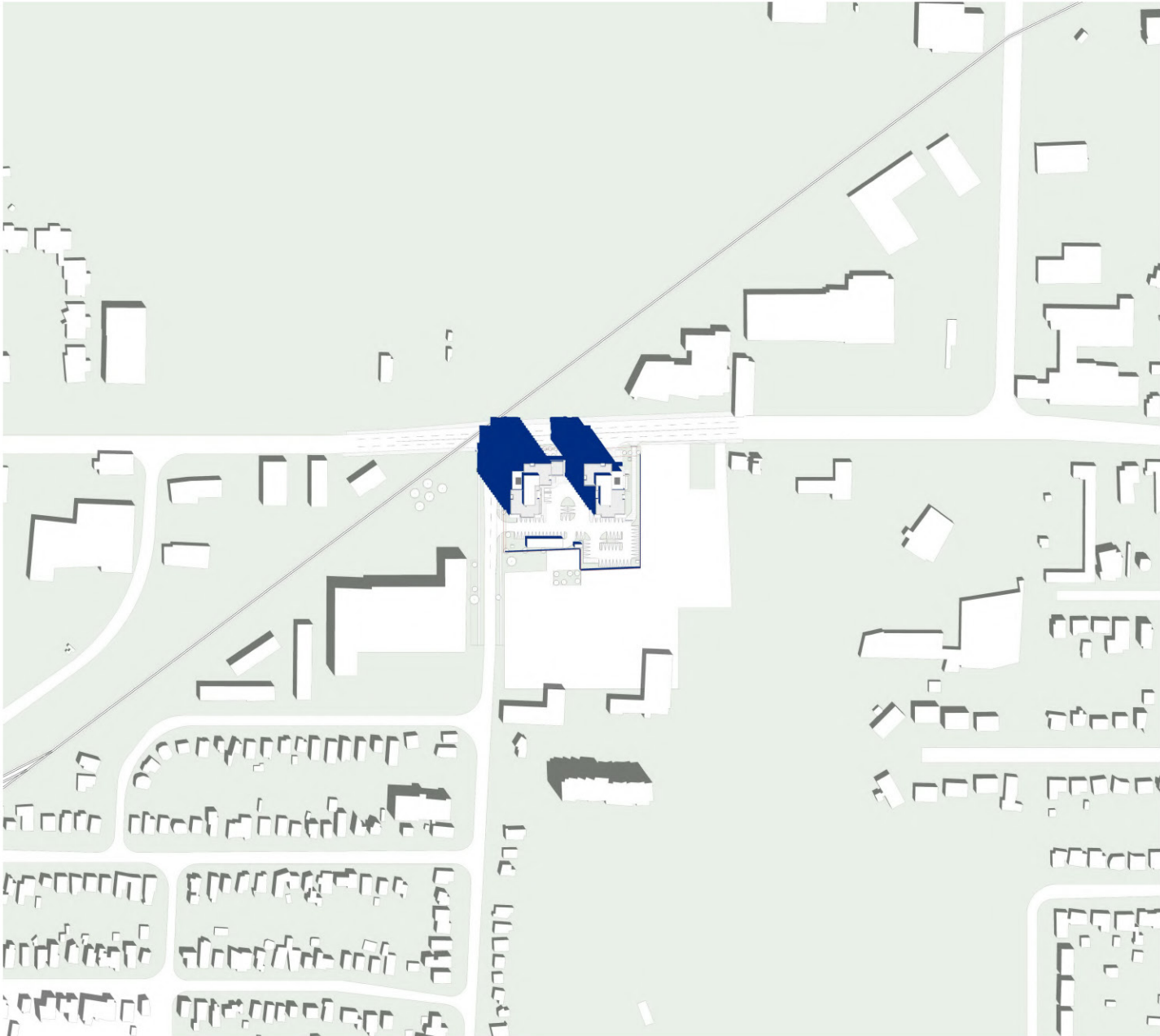


April 21 - 09:02

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April 21 - 10:02



April 21 - 11:02



Scale :

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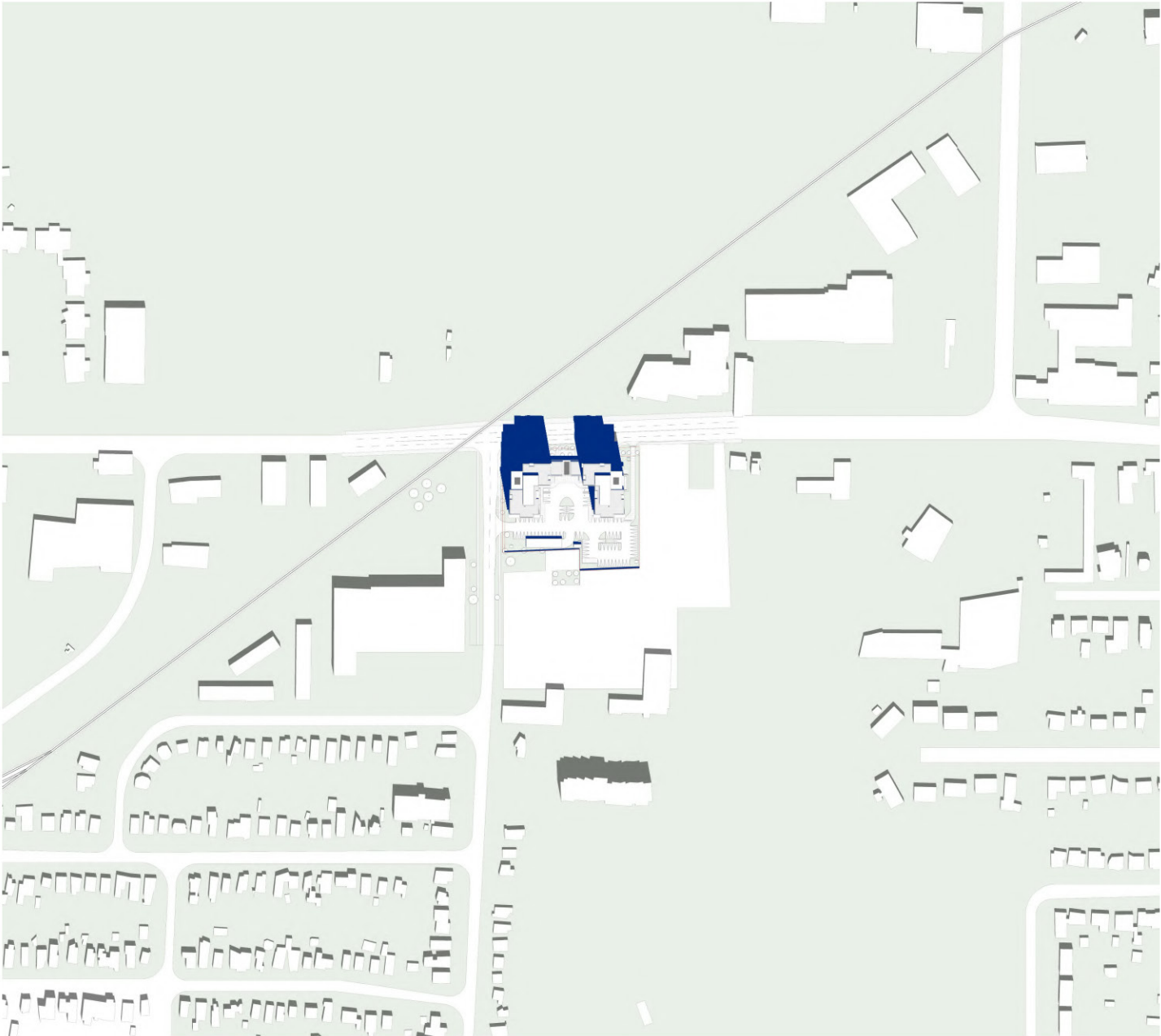
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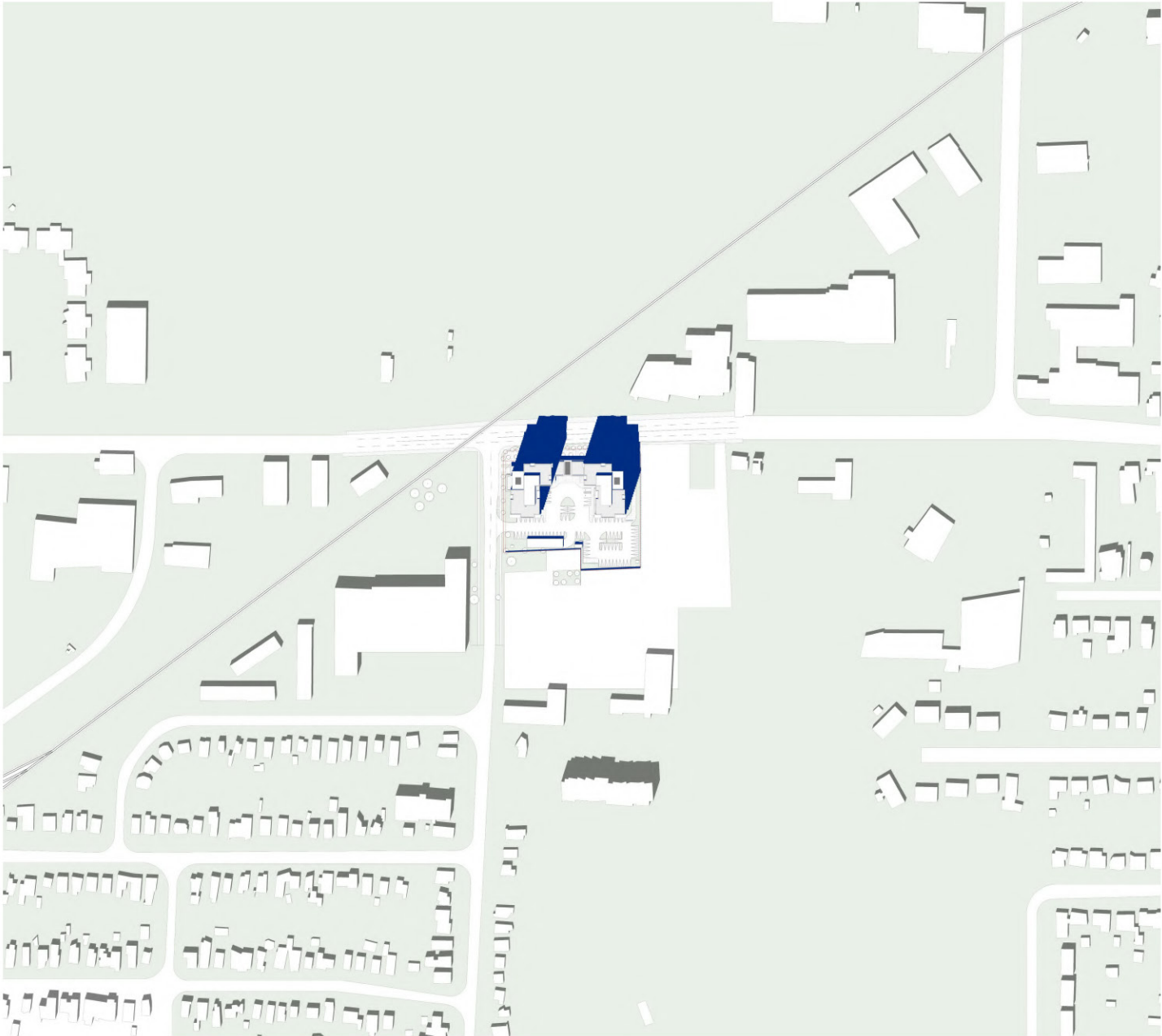
Shadow Study

2024-11-11 SD6.3

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April 21 - 12:02



April 21 - 13:02

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

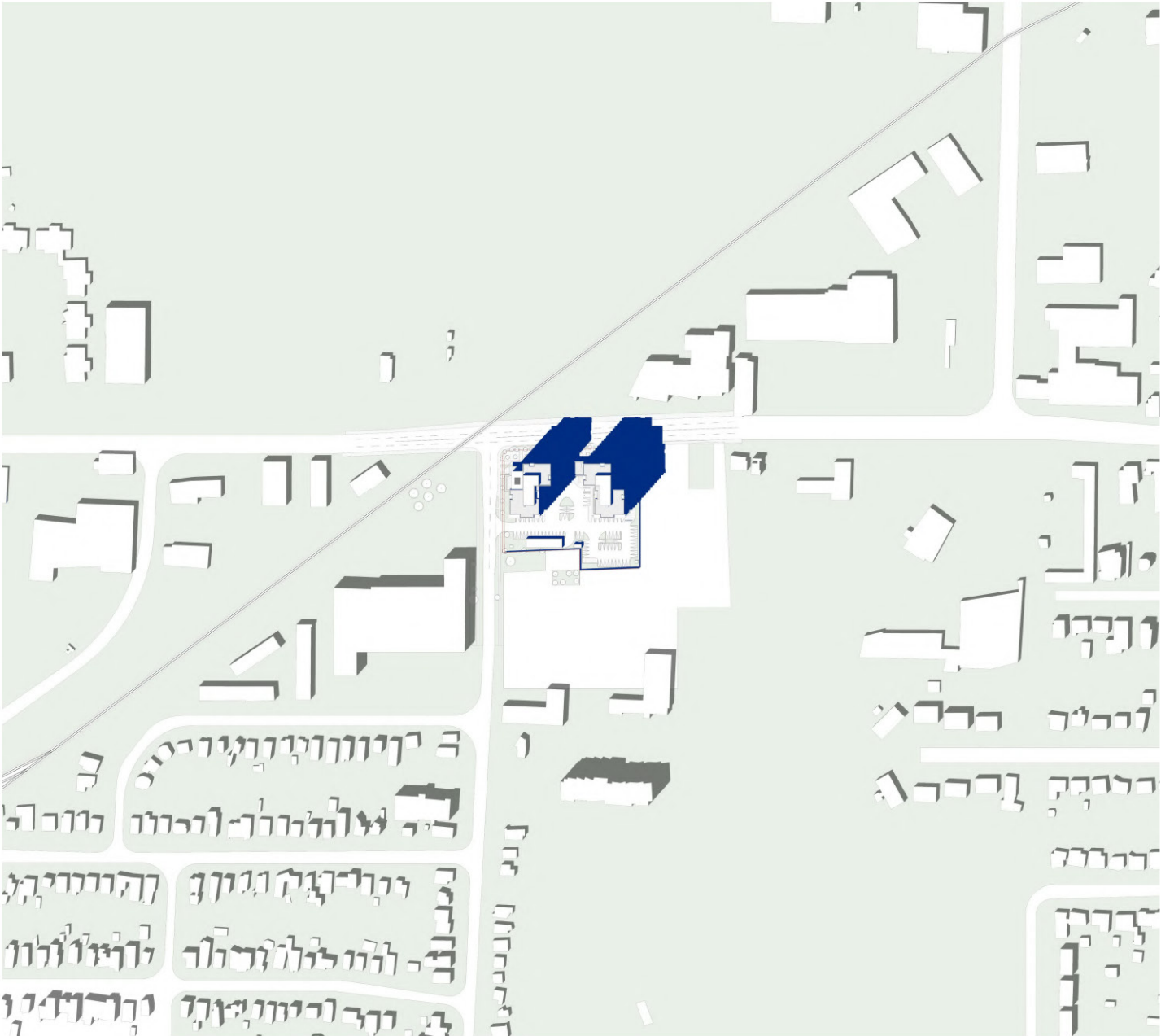
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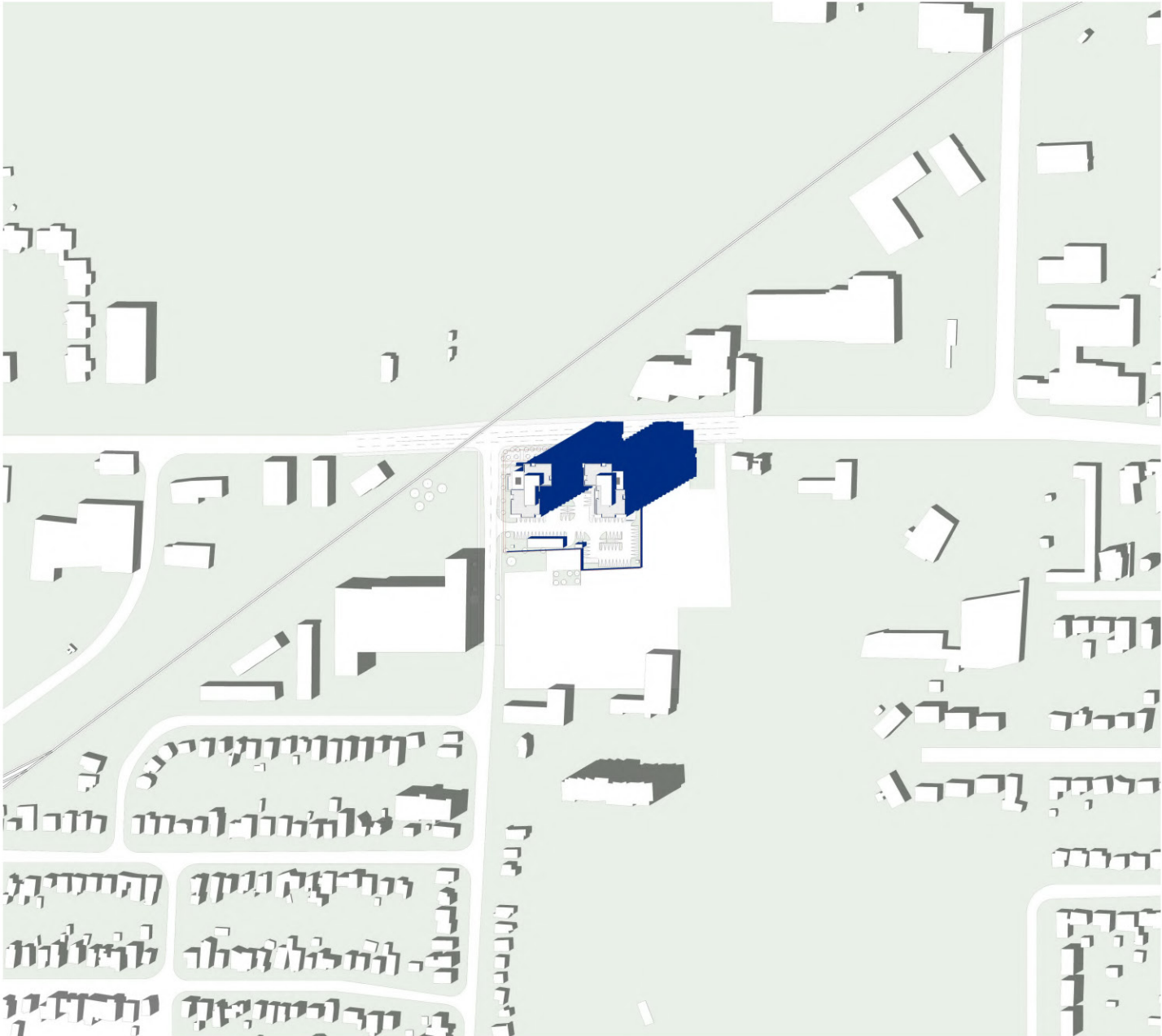
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April 21 - 14:02



April 21 - 15:02

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Scale :

23-012

Dundas - Hale Schematic Design

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Shadow Study

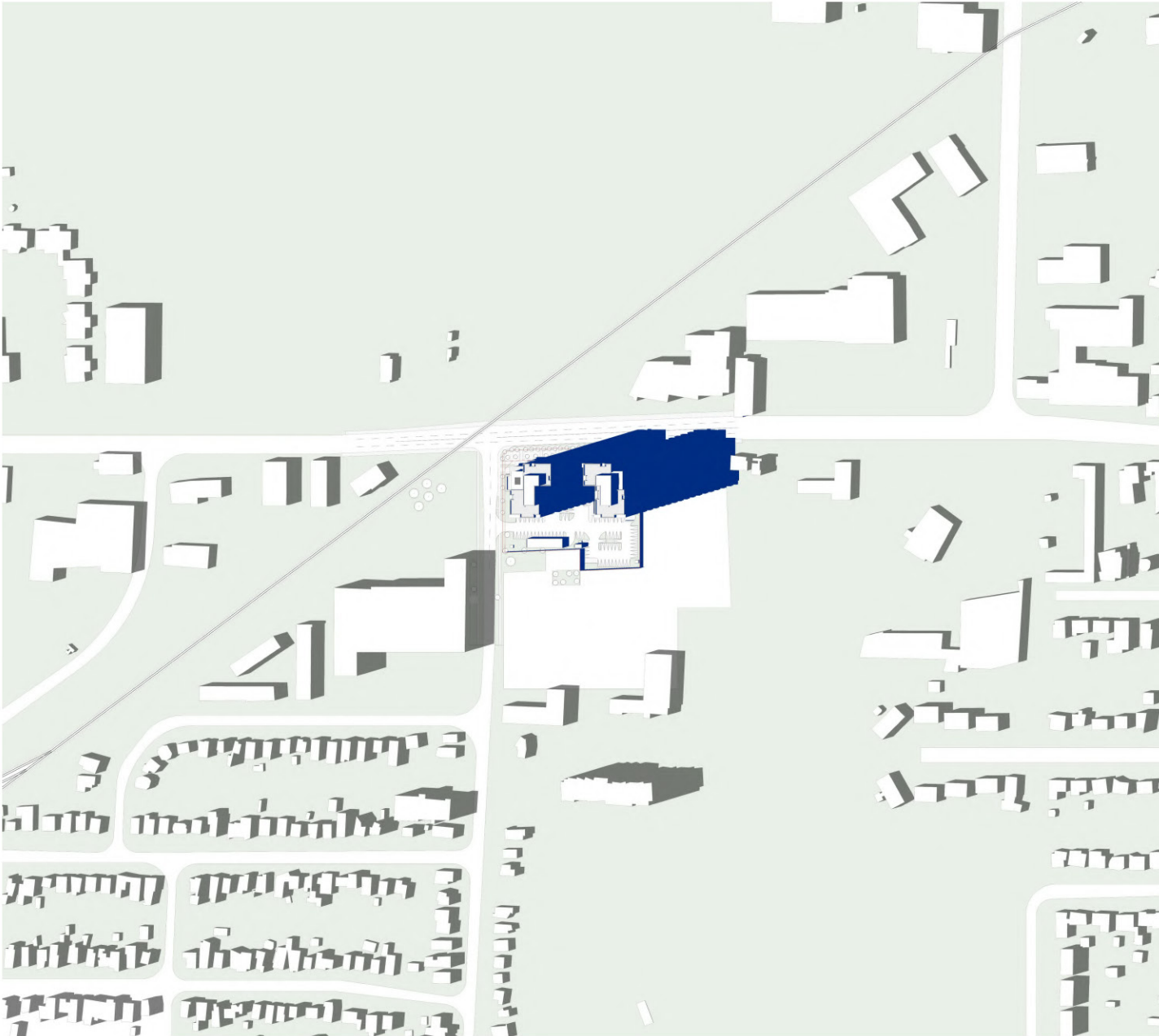
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SD6.5

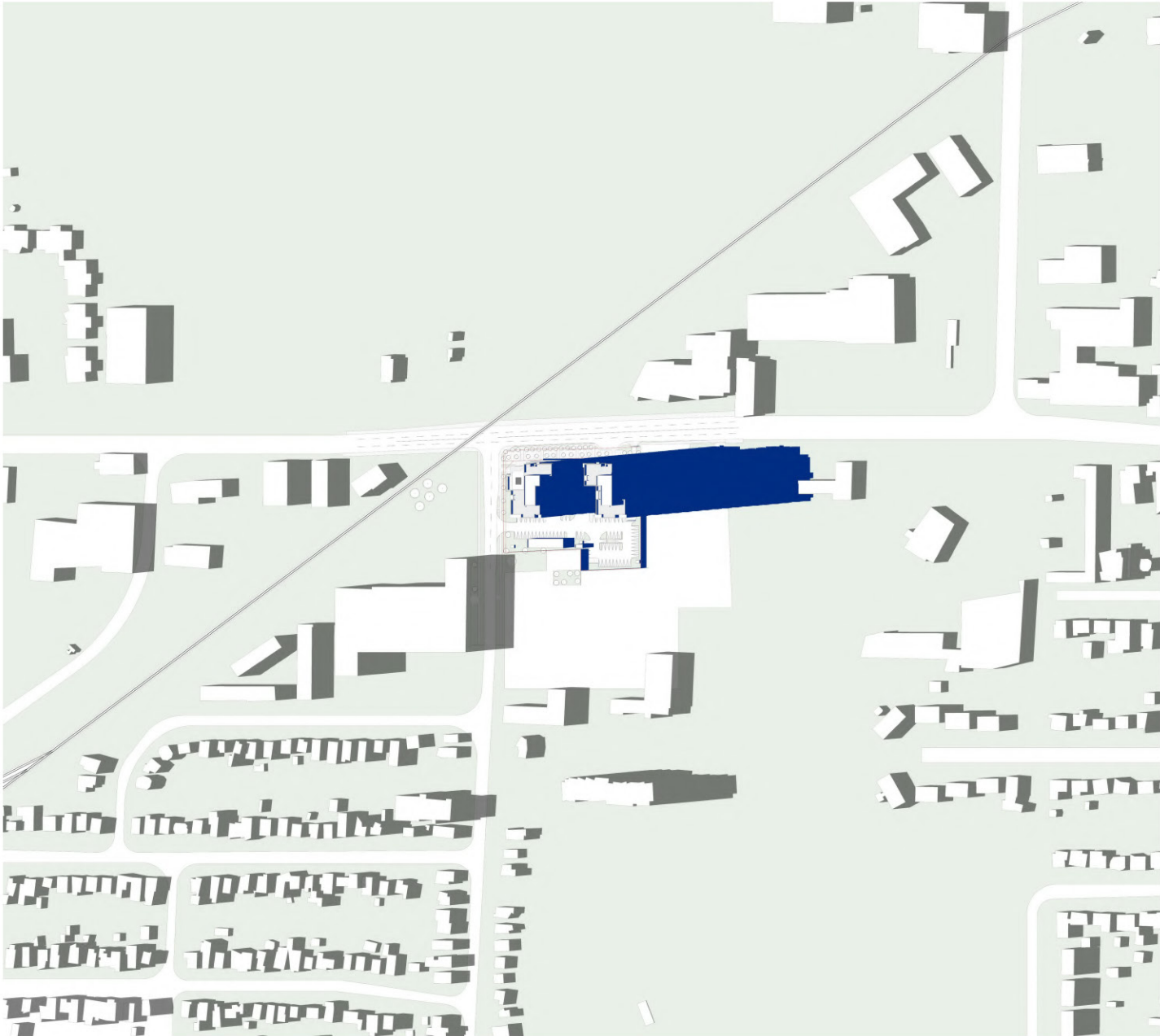
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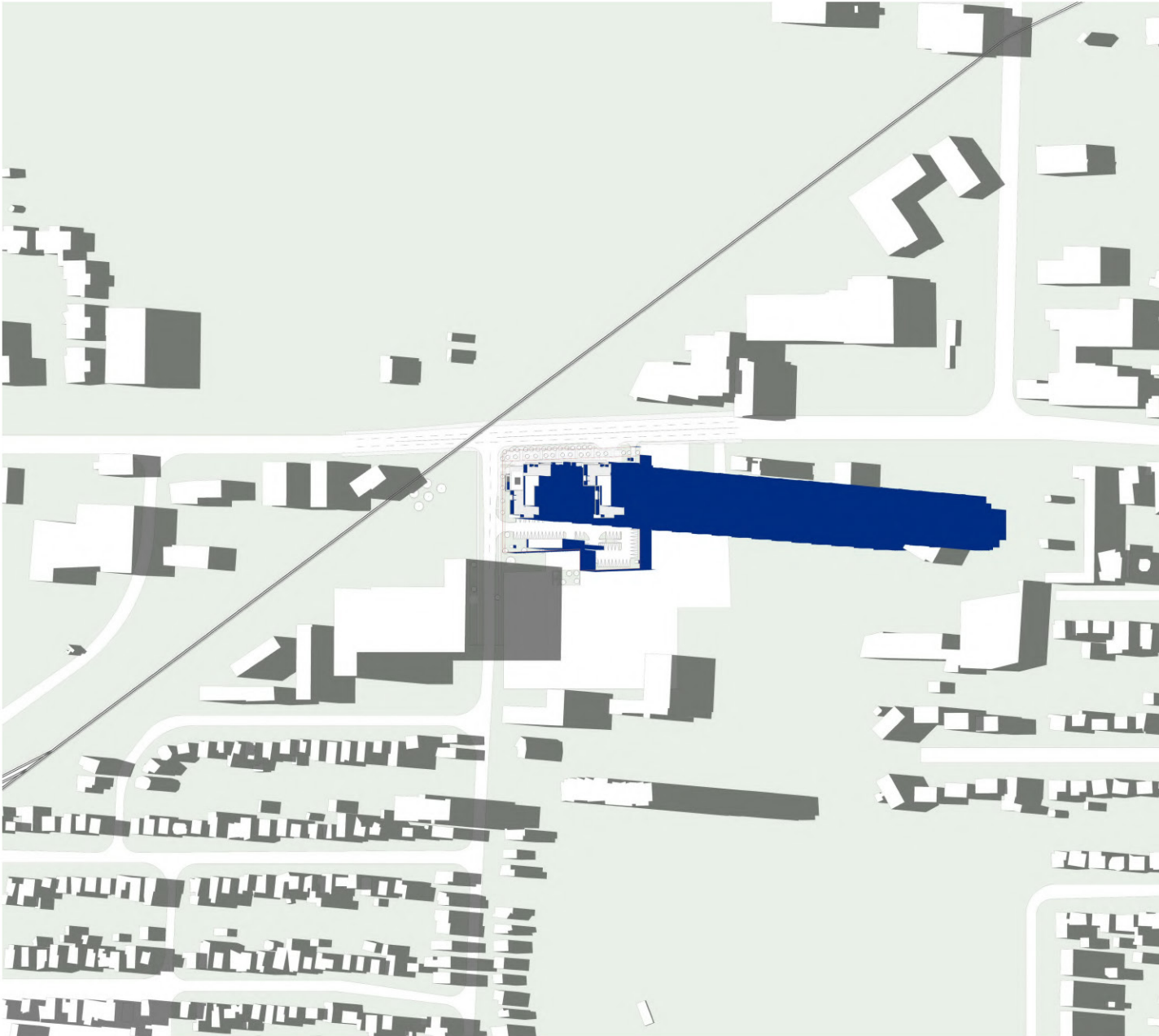


April 21 - 16:02



April 21 - 17:02

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April 21 - 18:02



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Dundas - Hale Schematic Design

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

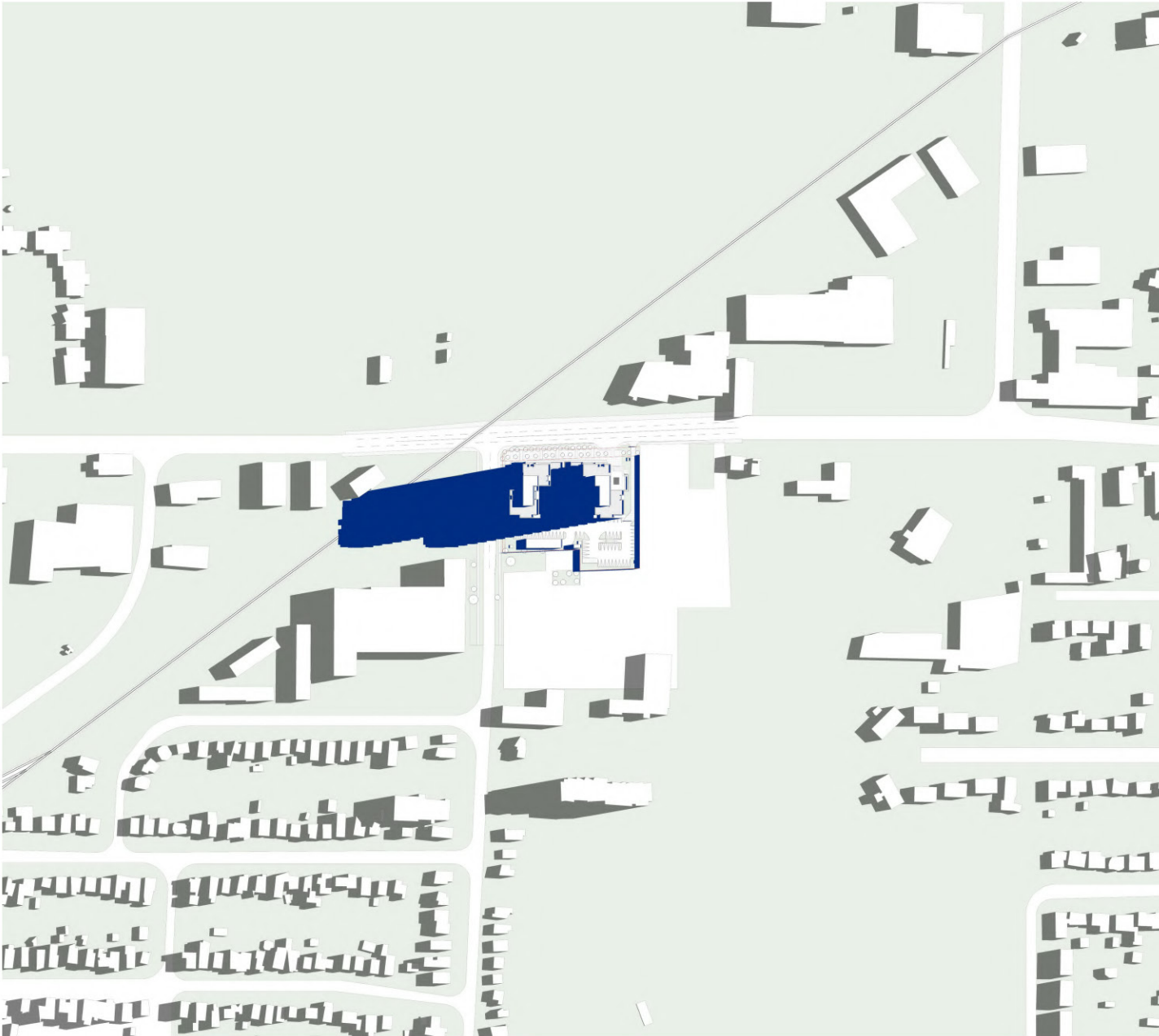
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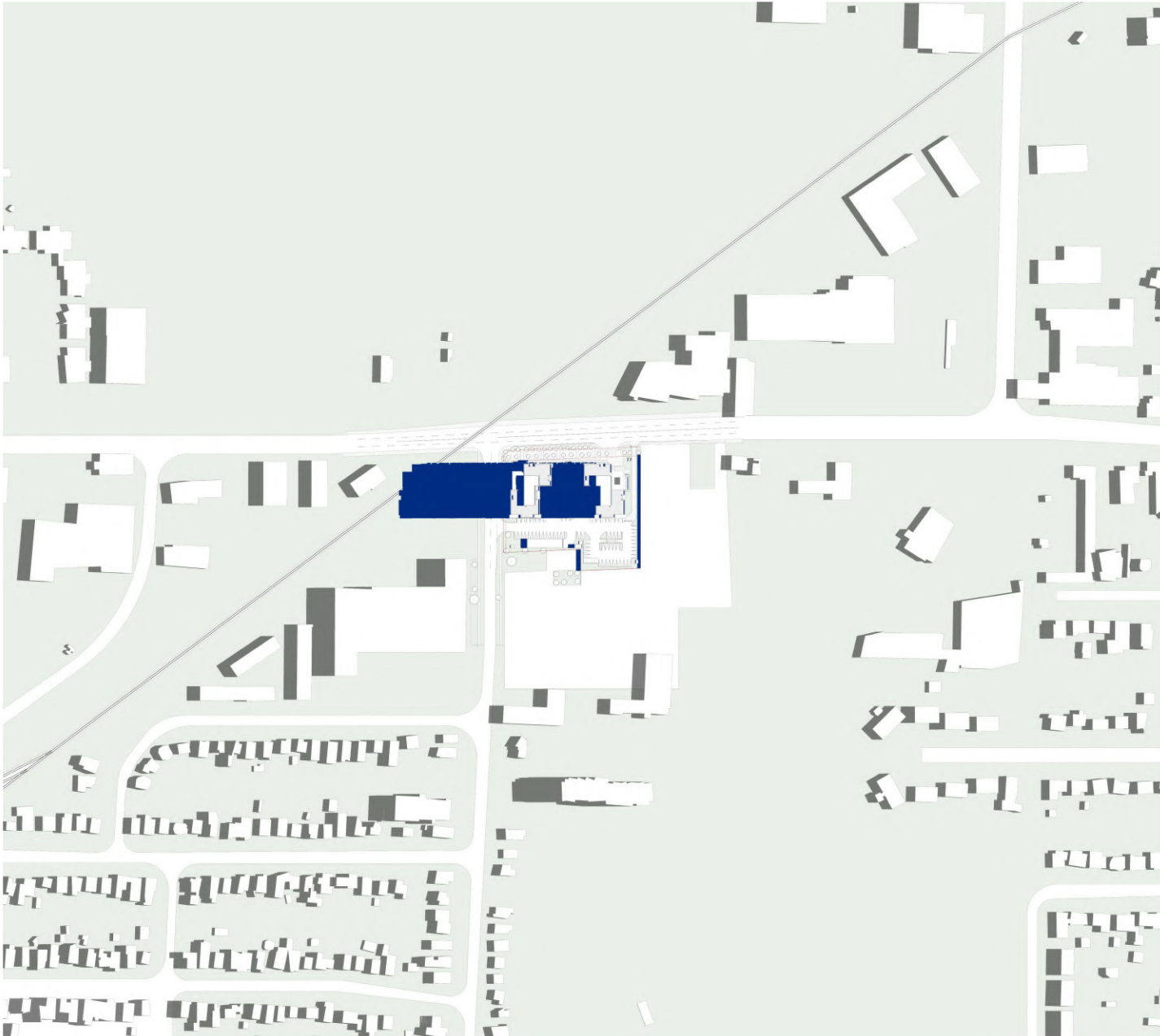
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June 21 - 07:16



June 21 - 08:16

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Scale :

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

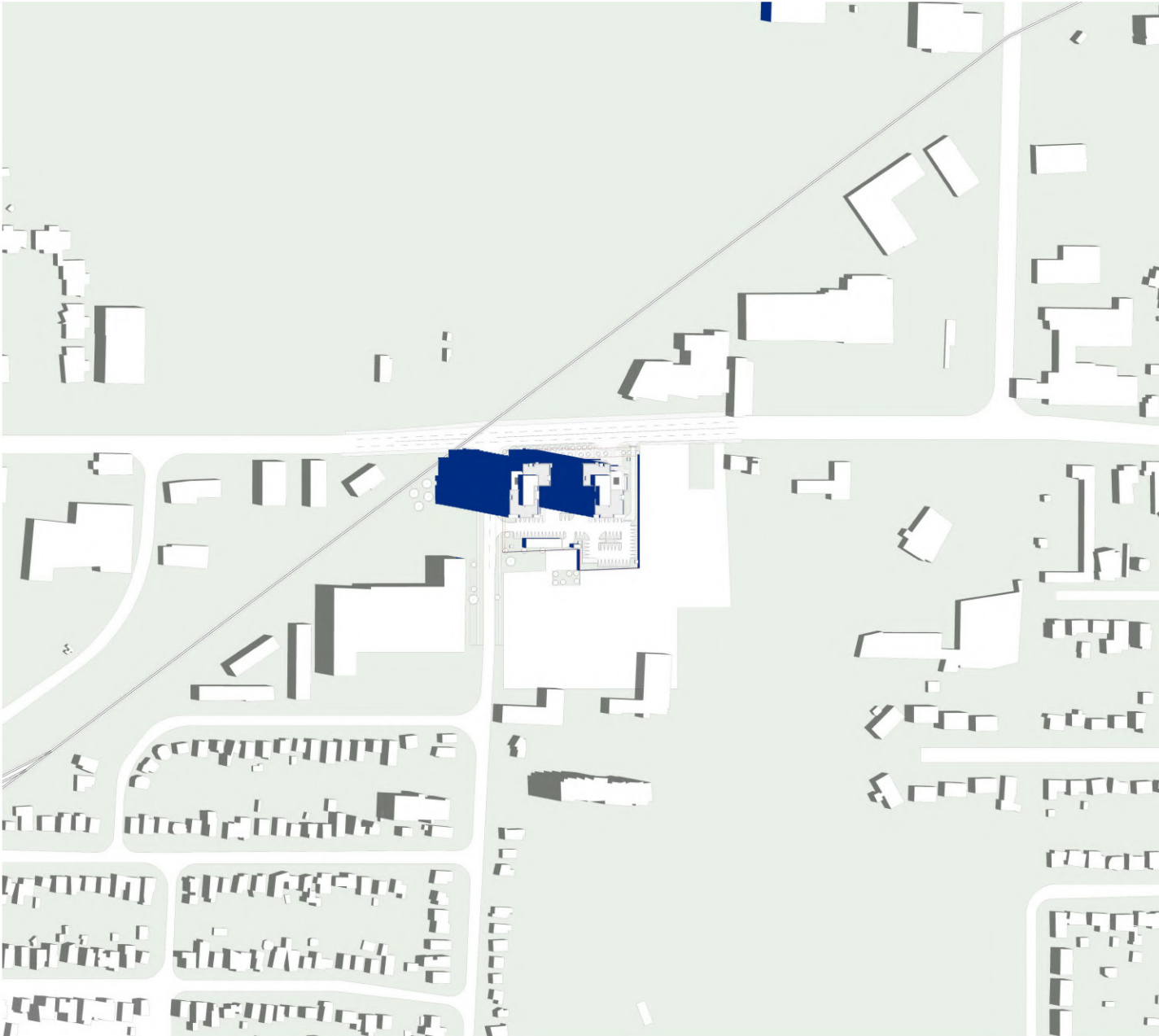
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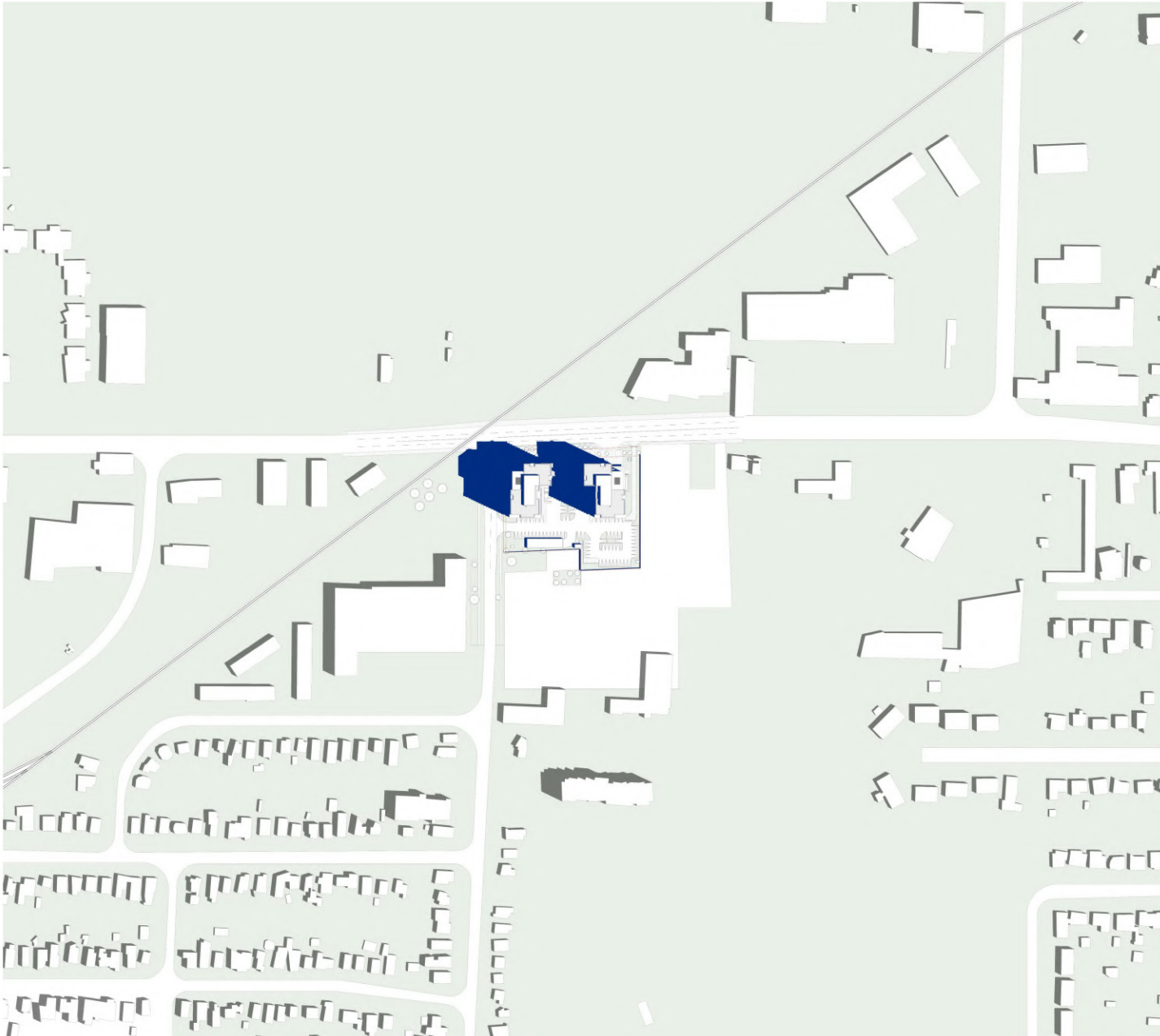
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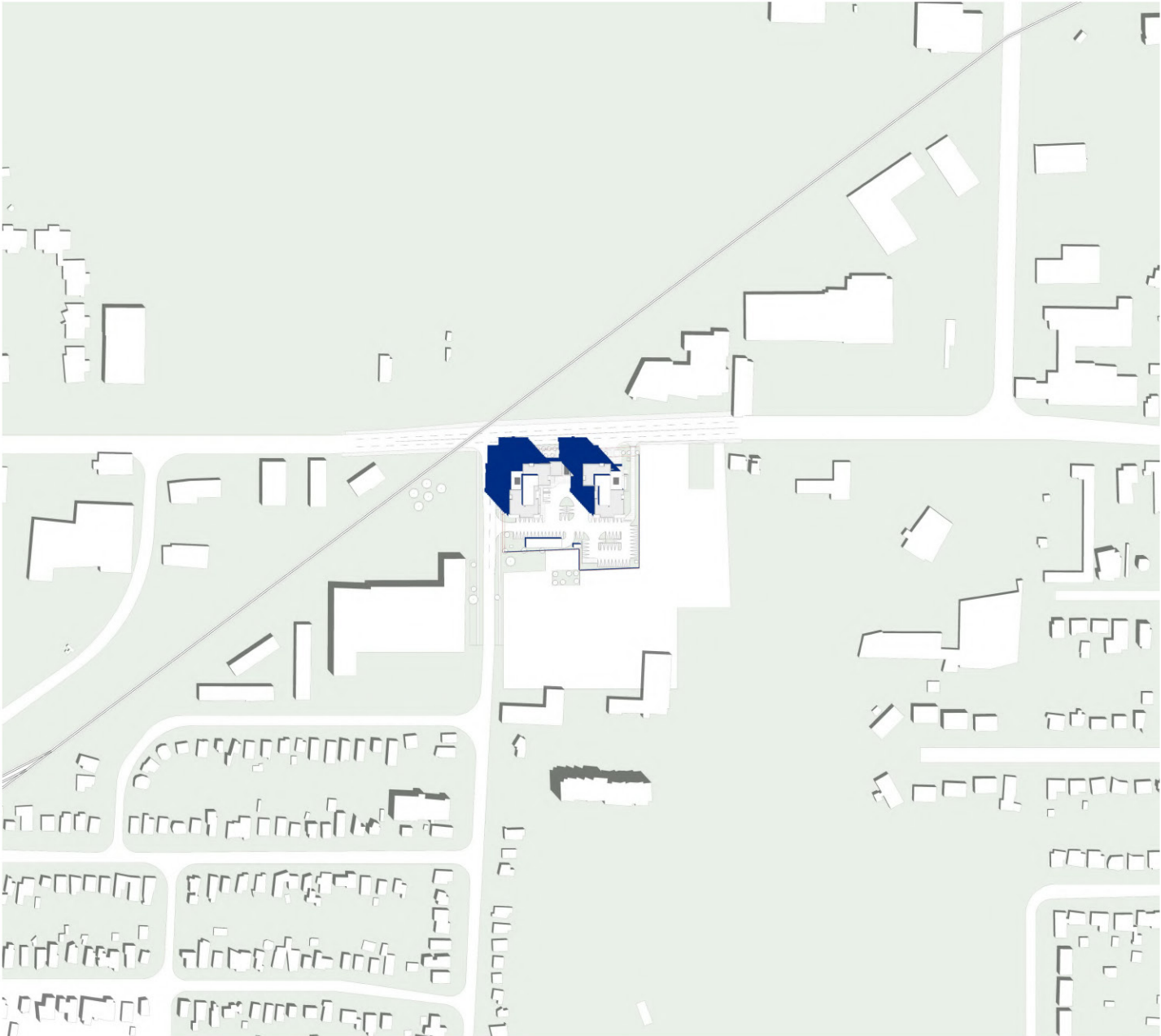


June 21 - 09:16

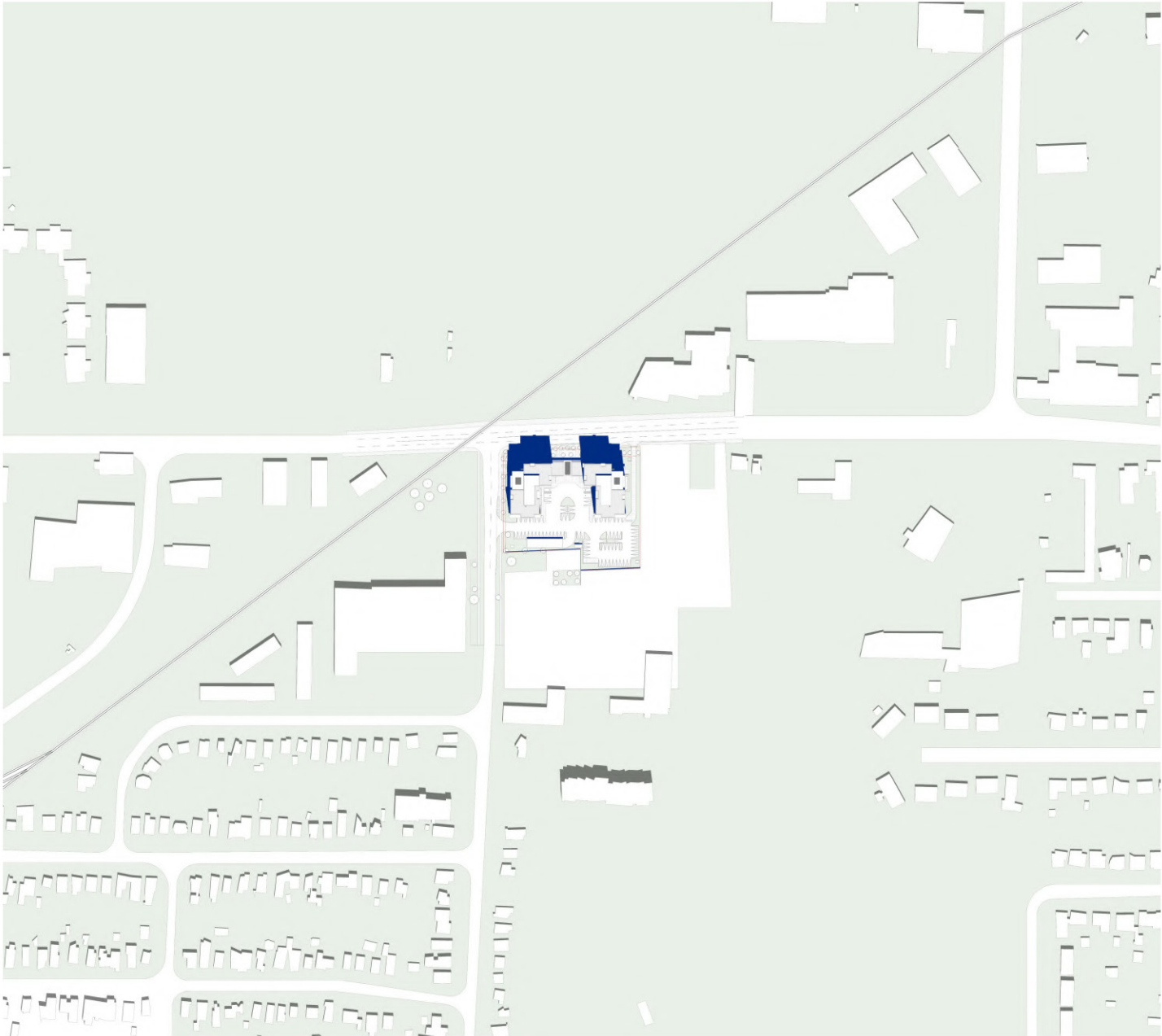


June 21 - 10:16

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June 21 - 11:16



June 21 - 12:16



Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

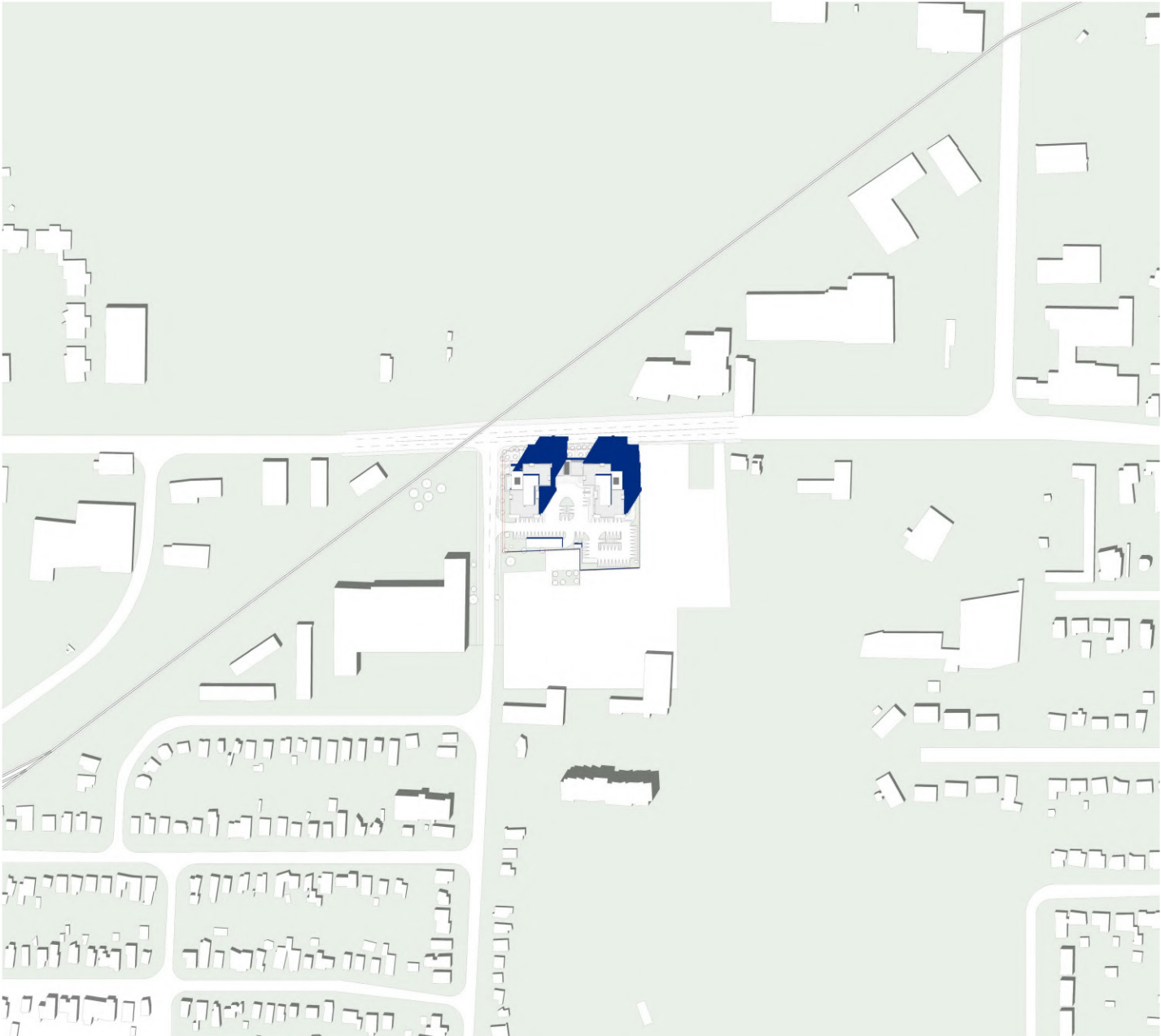
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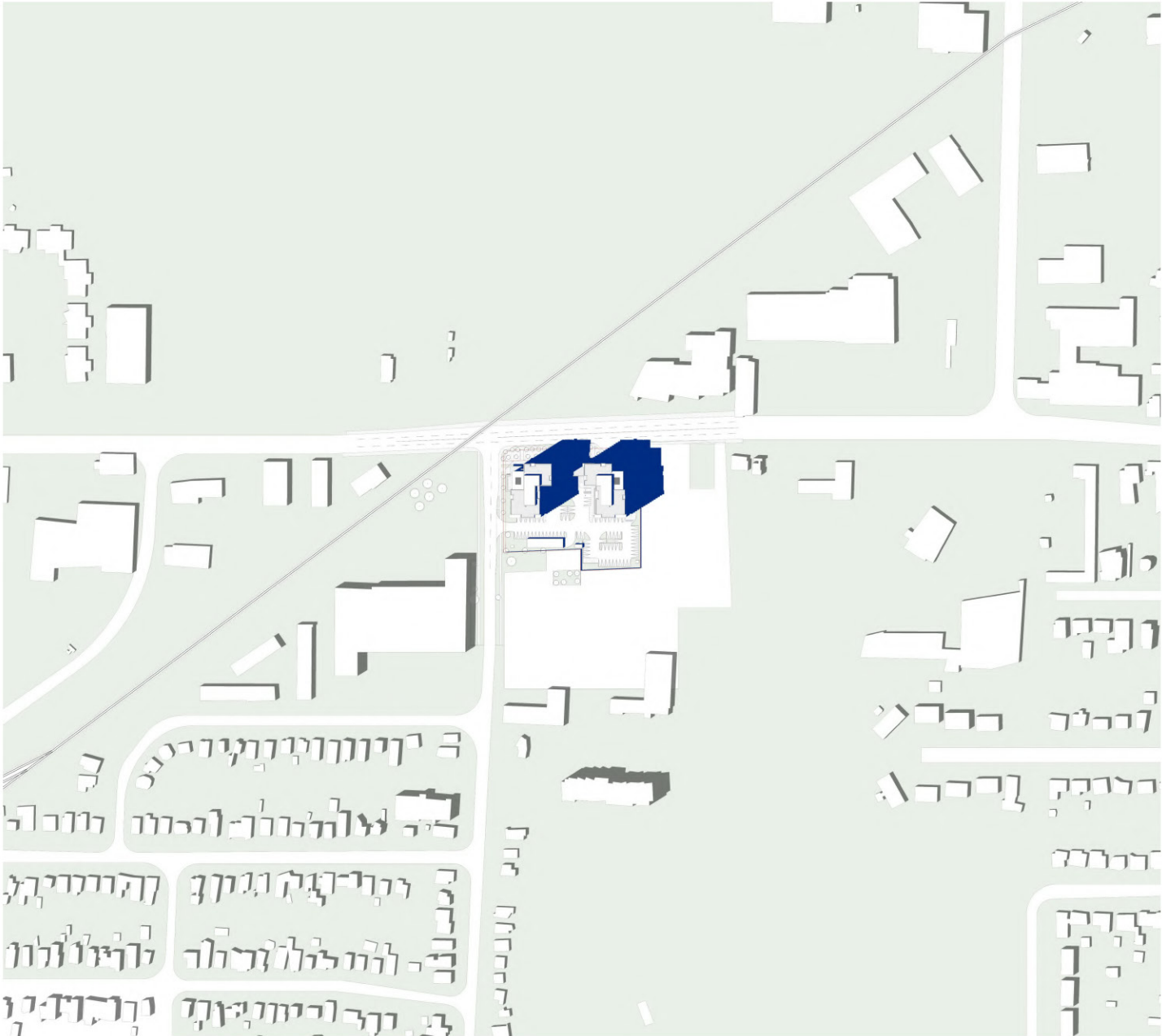
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June 21 - 13:16



June 21 - 14:16



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Dundas - Hale Schematic Design

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

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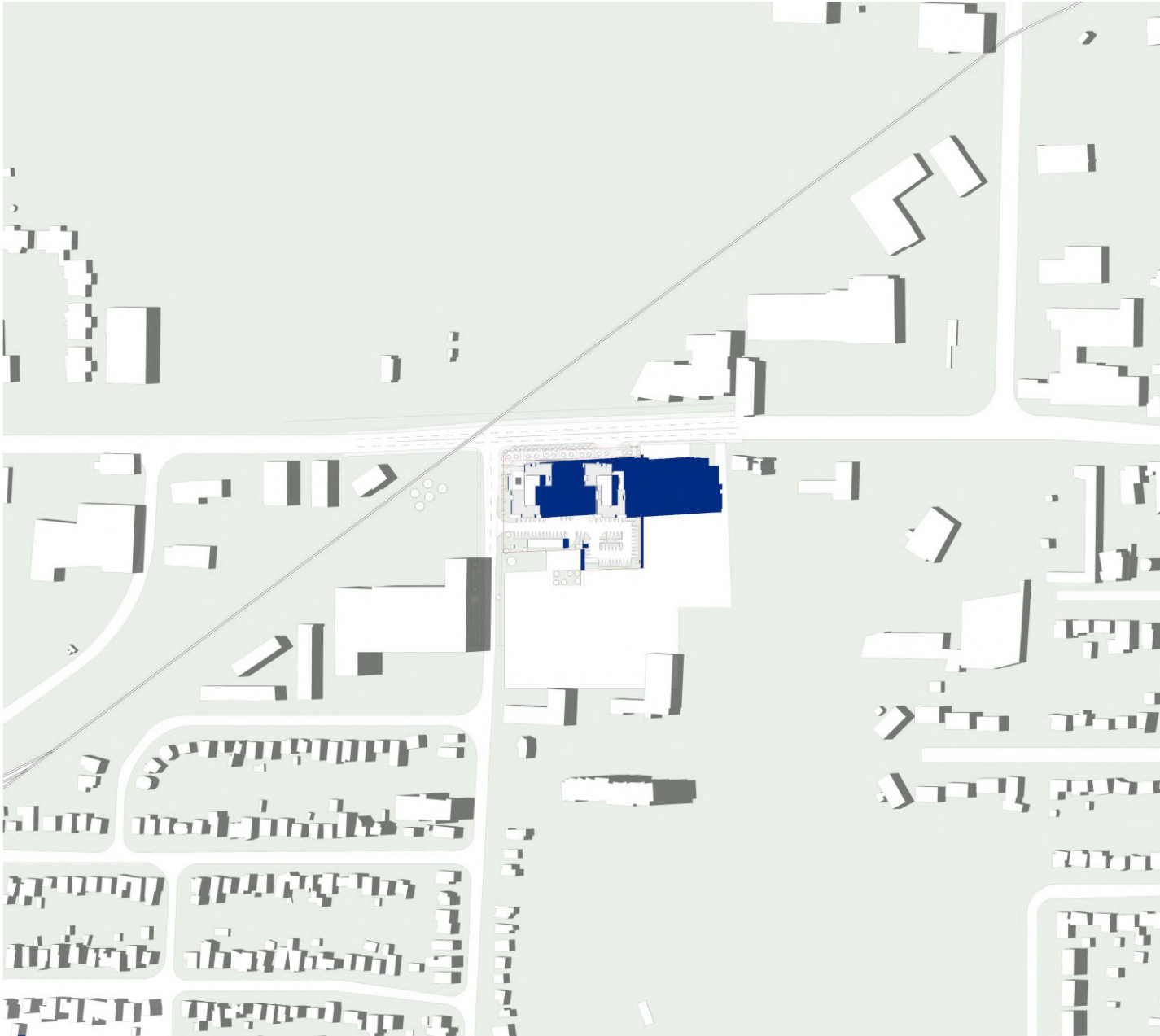
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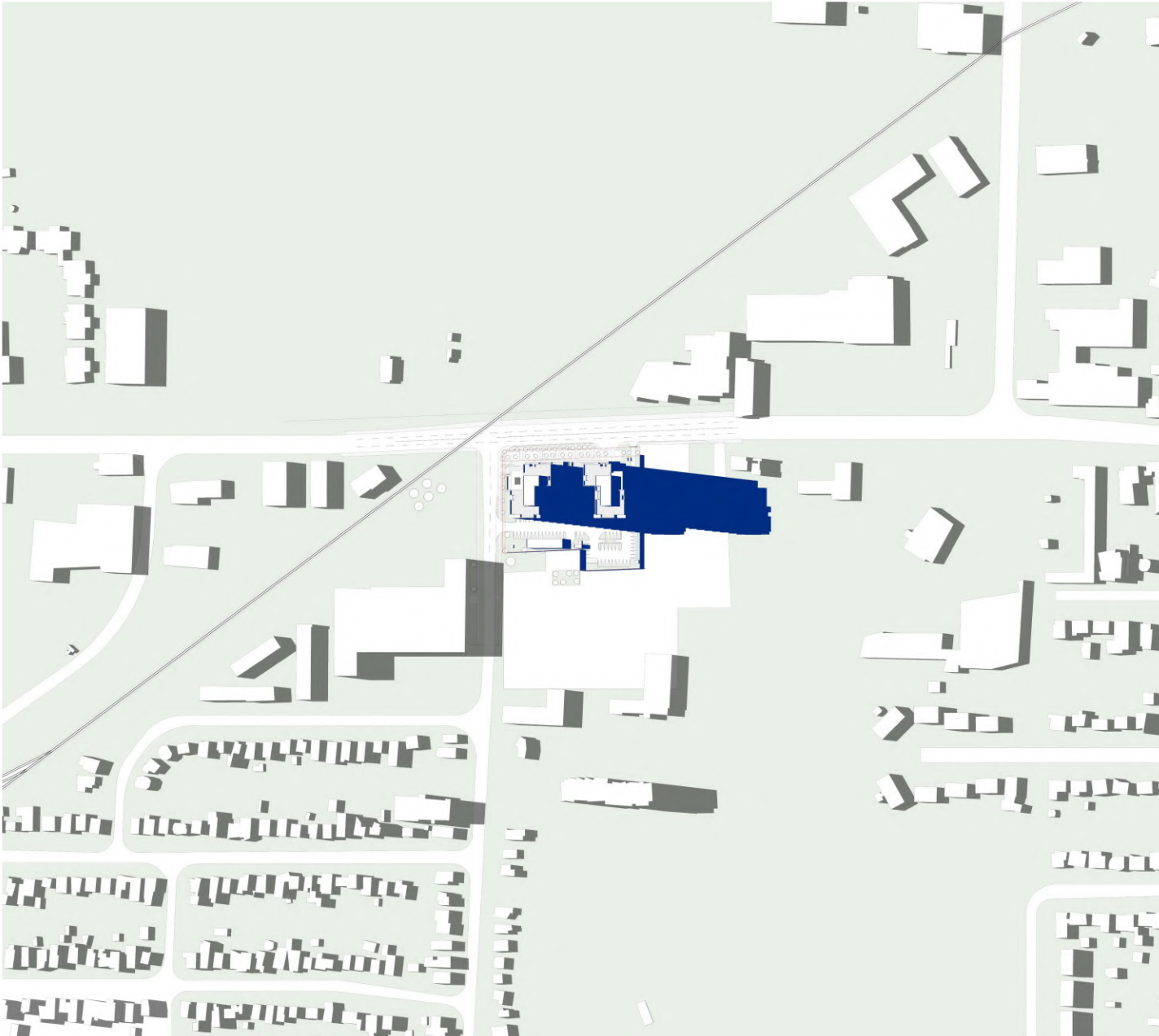


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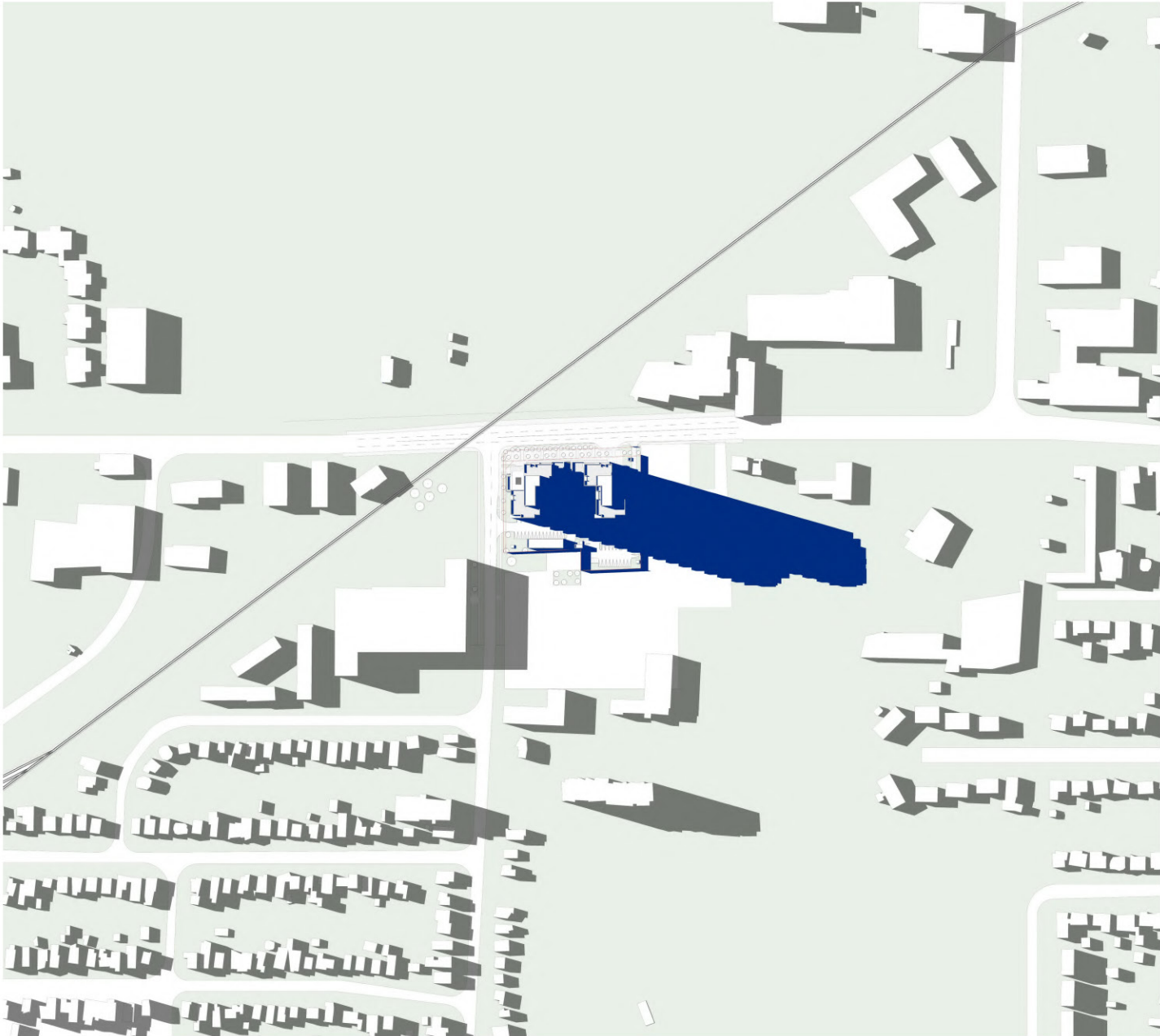


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June 21 - 17:16



June 21 - 18:16



Scale :

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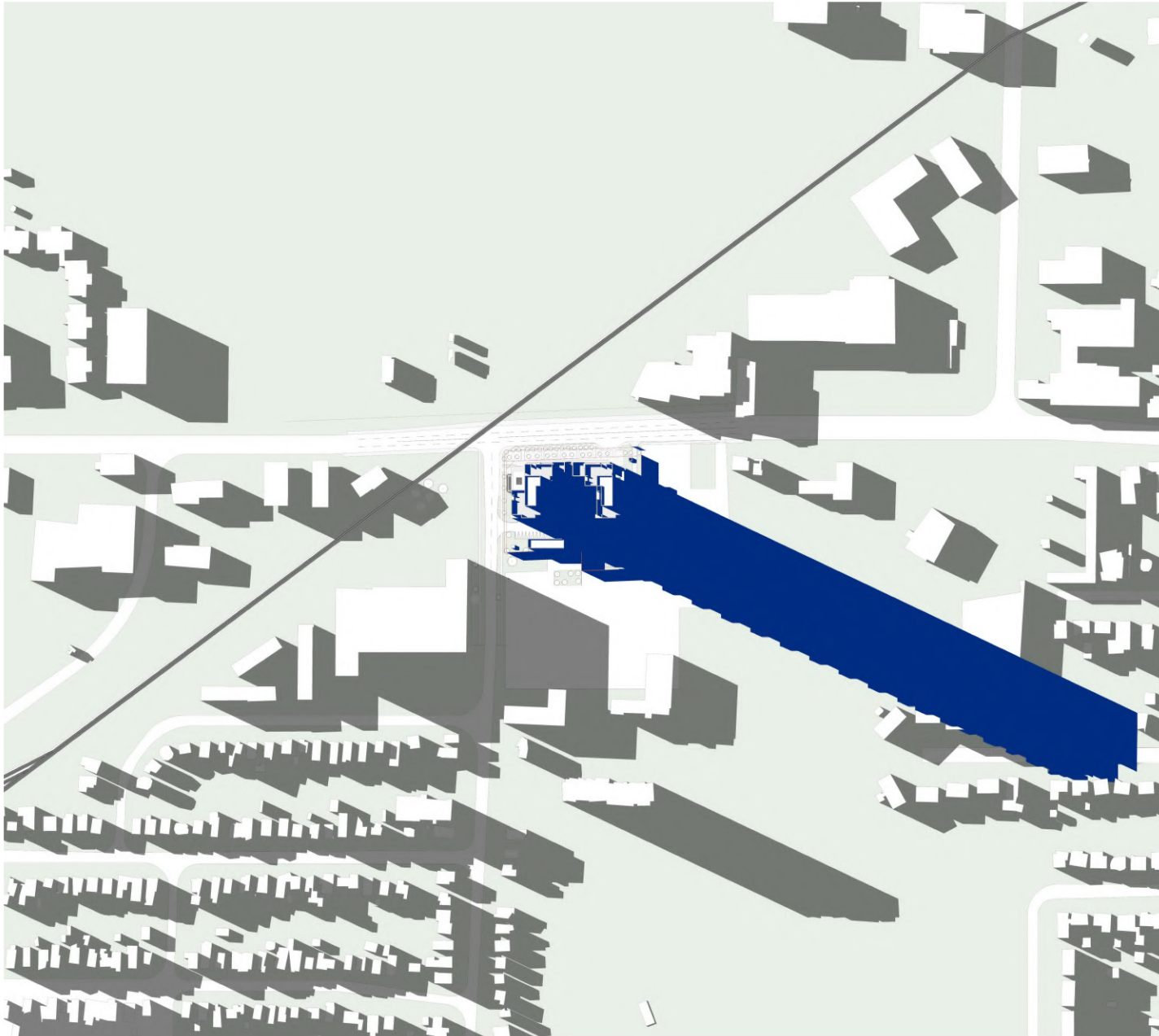
Dundas - Hale Schematic Design

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Shadow Study

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June 21 - 19:16



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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

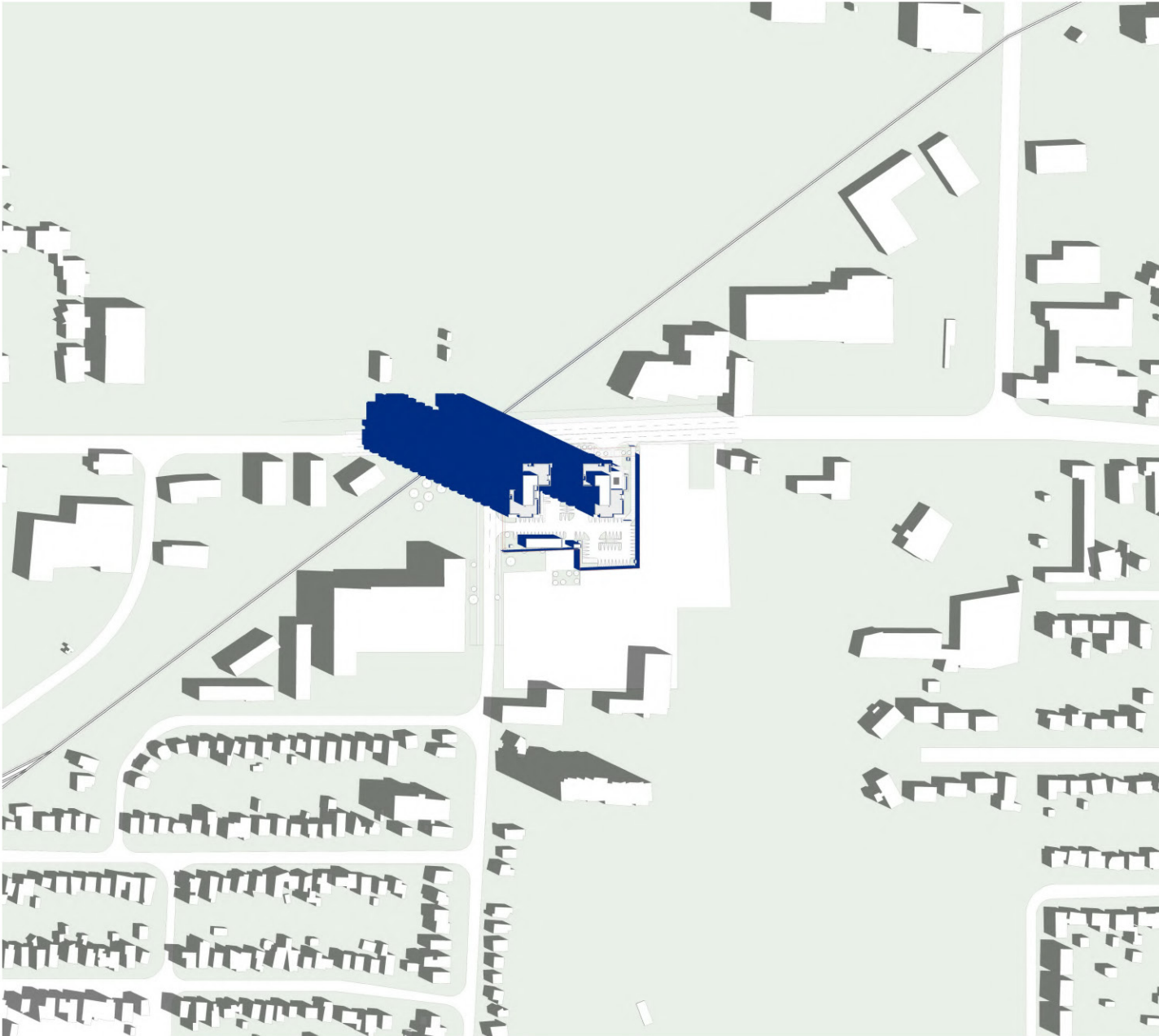
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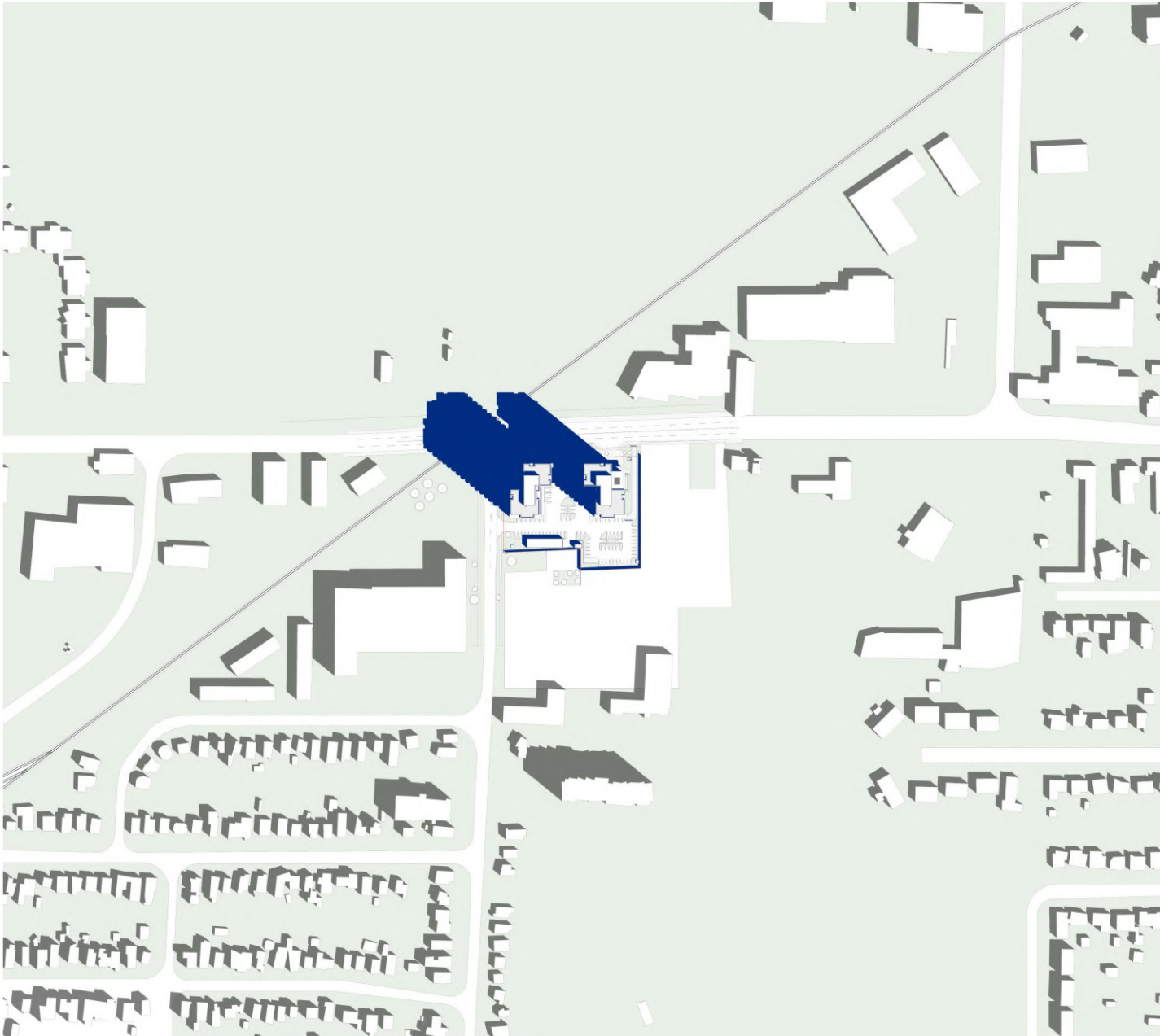
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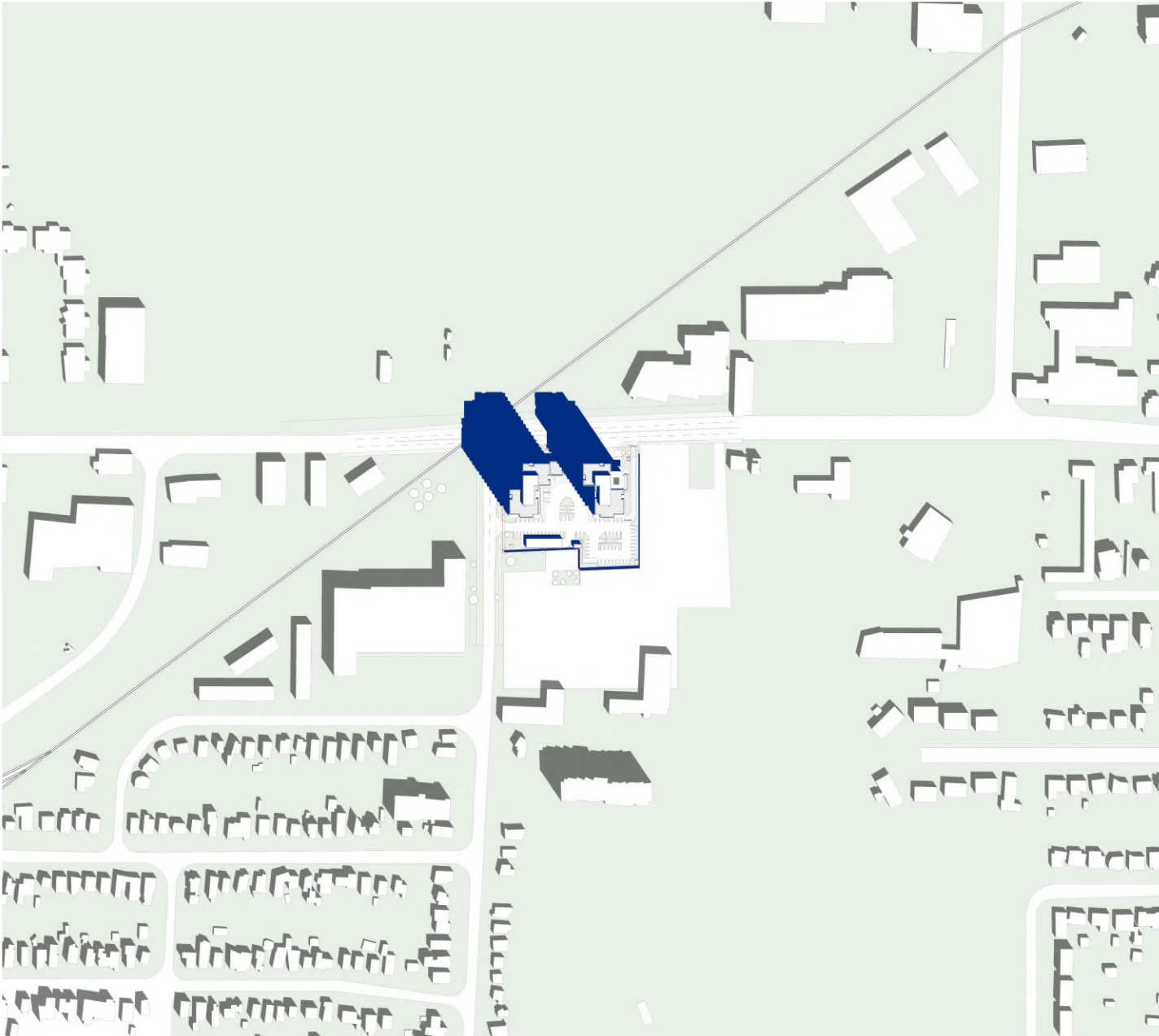


September 21 - 08:41



September 21 - 09:41

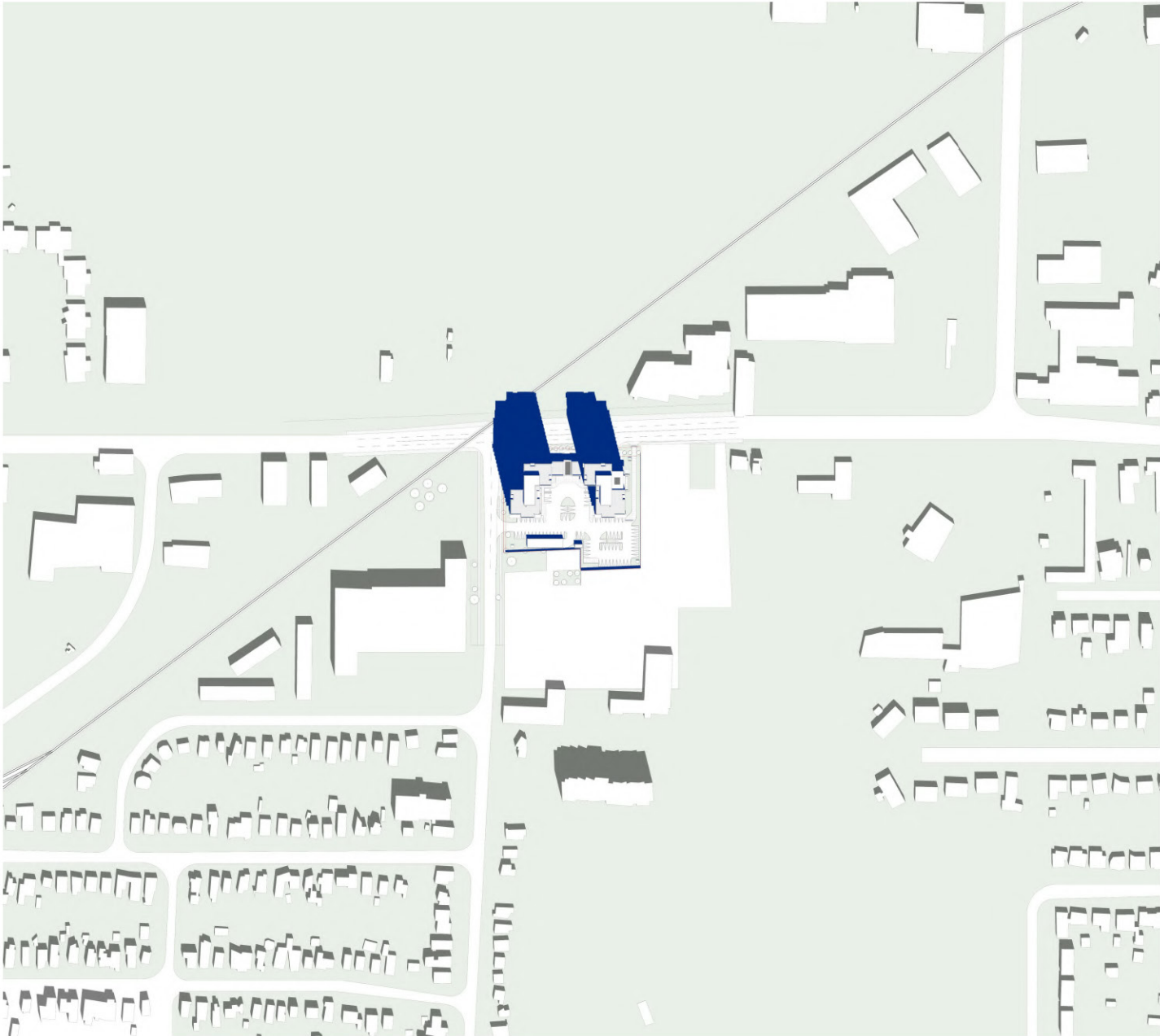
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September 21 - 10:41



Scale :



September 21 - 11:41

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Scale :

23-012

Dundas - Hale Schematic Design

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Shadow Study

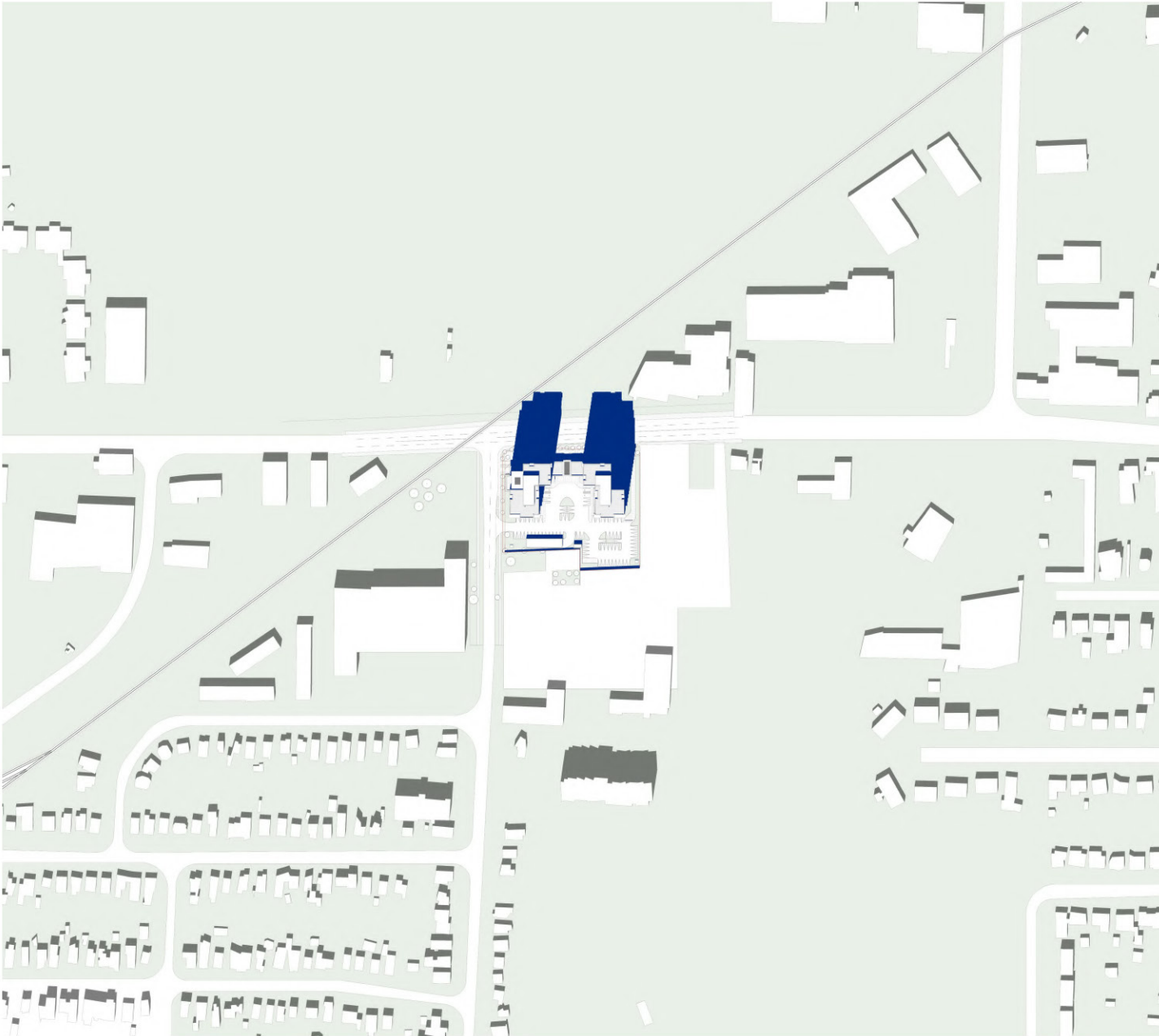
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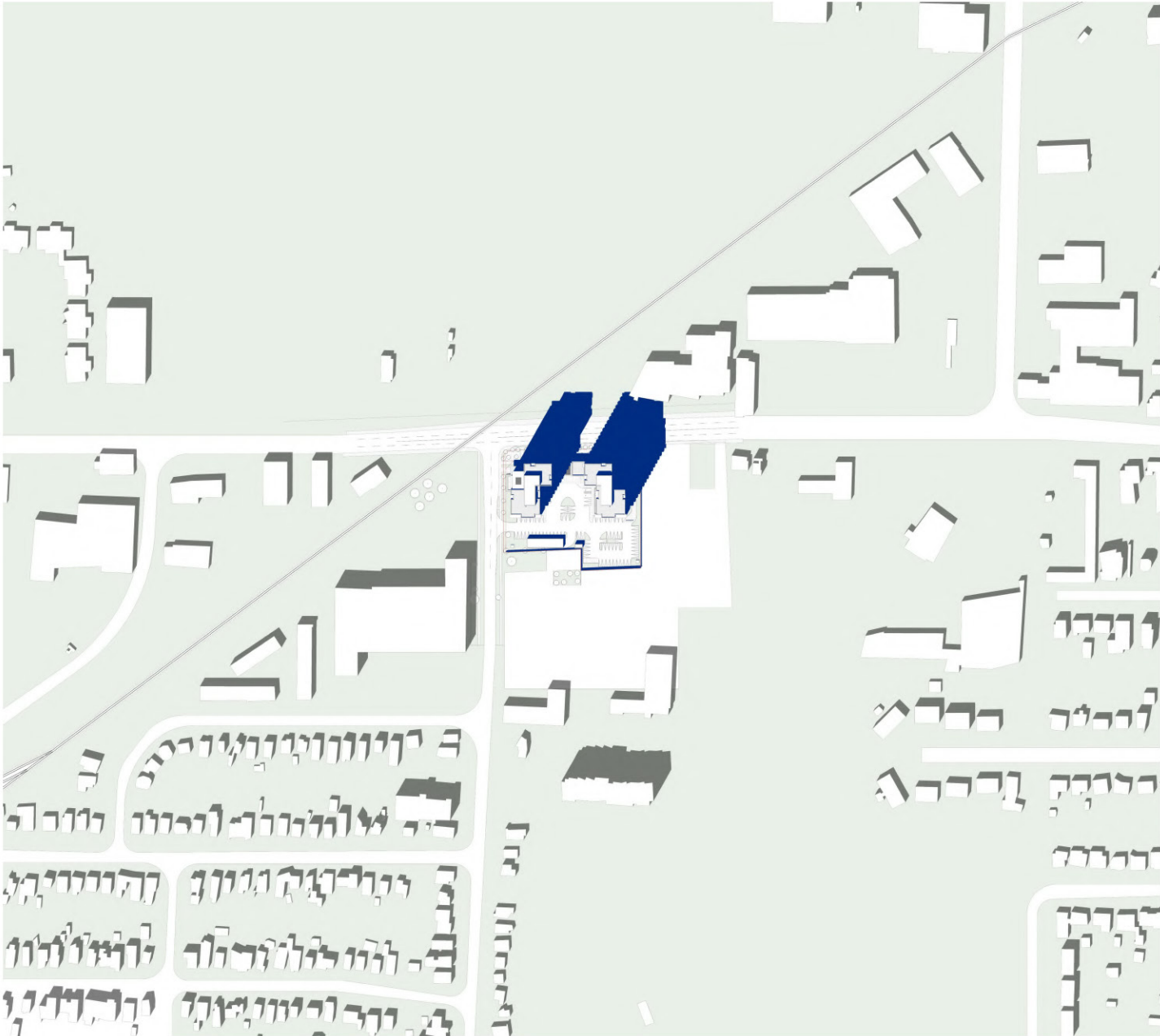
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September 21 - 12:41



September 21 - 13:41

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

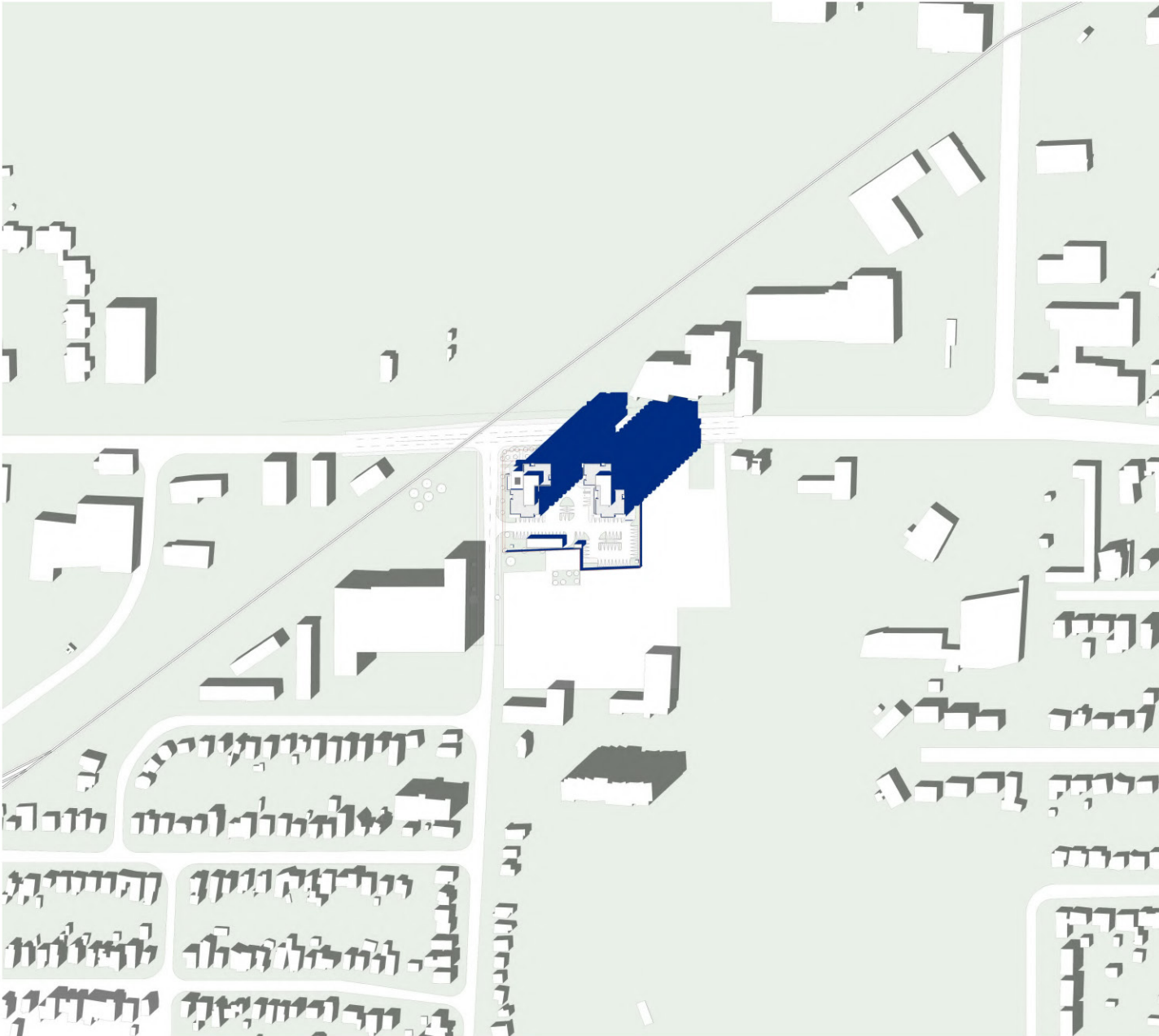
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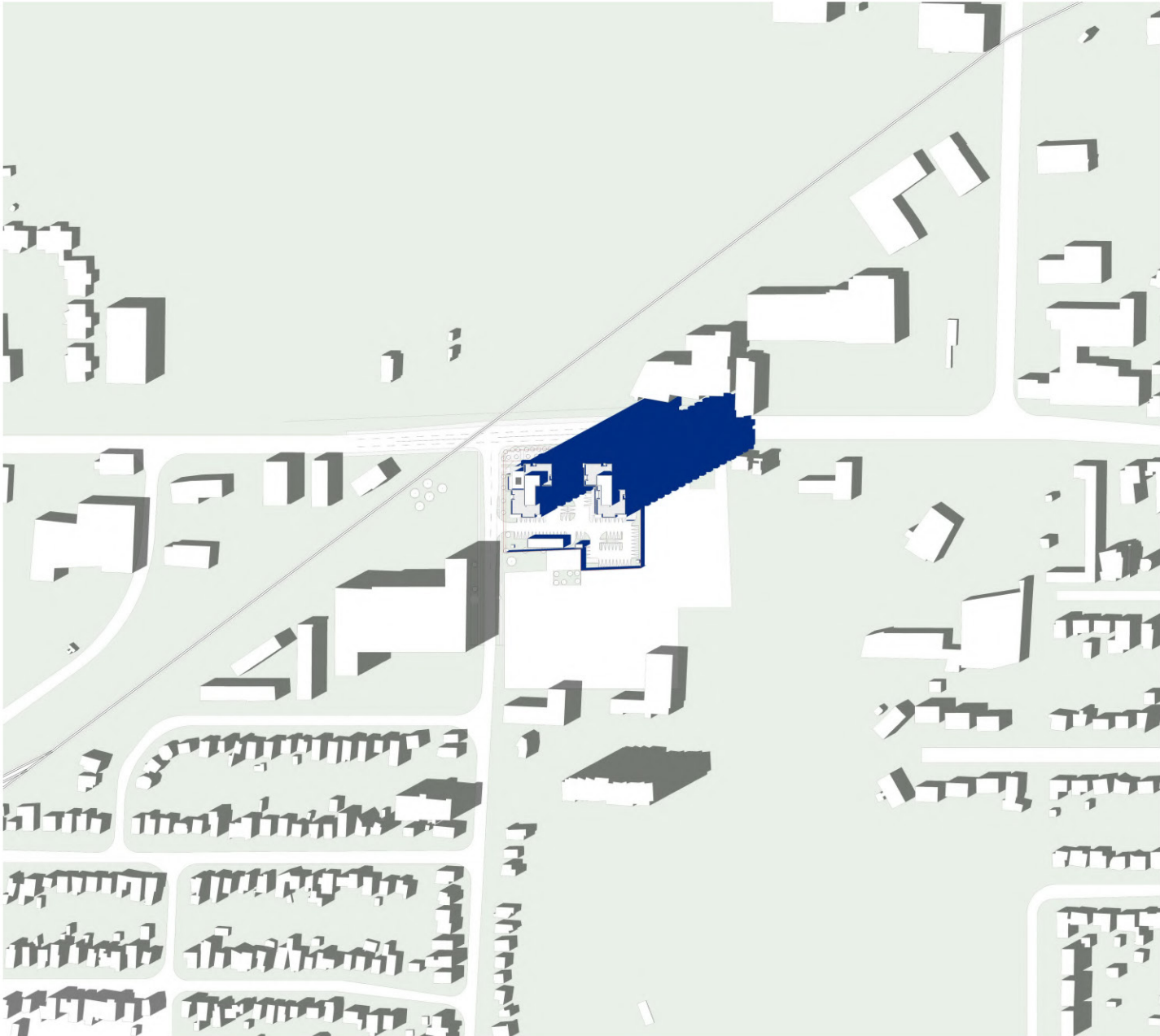
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September 21 - 14:41



September 21 - 15:41

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Scale :

23-012

Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

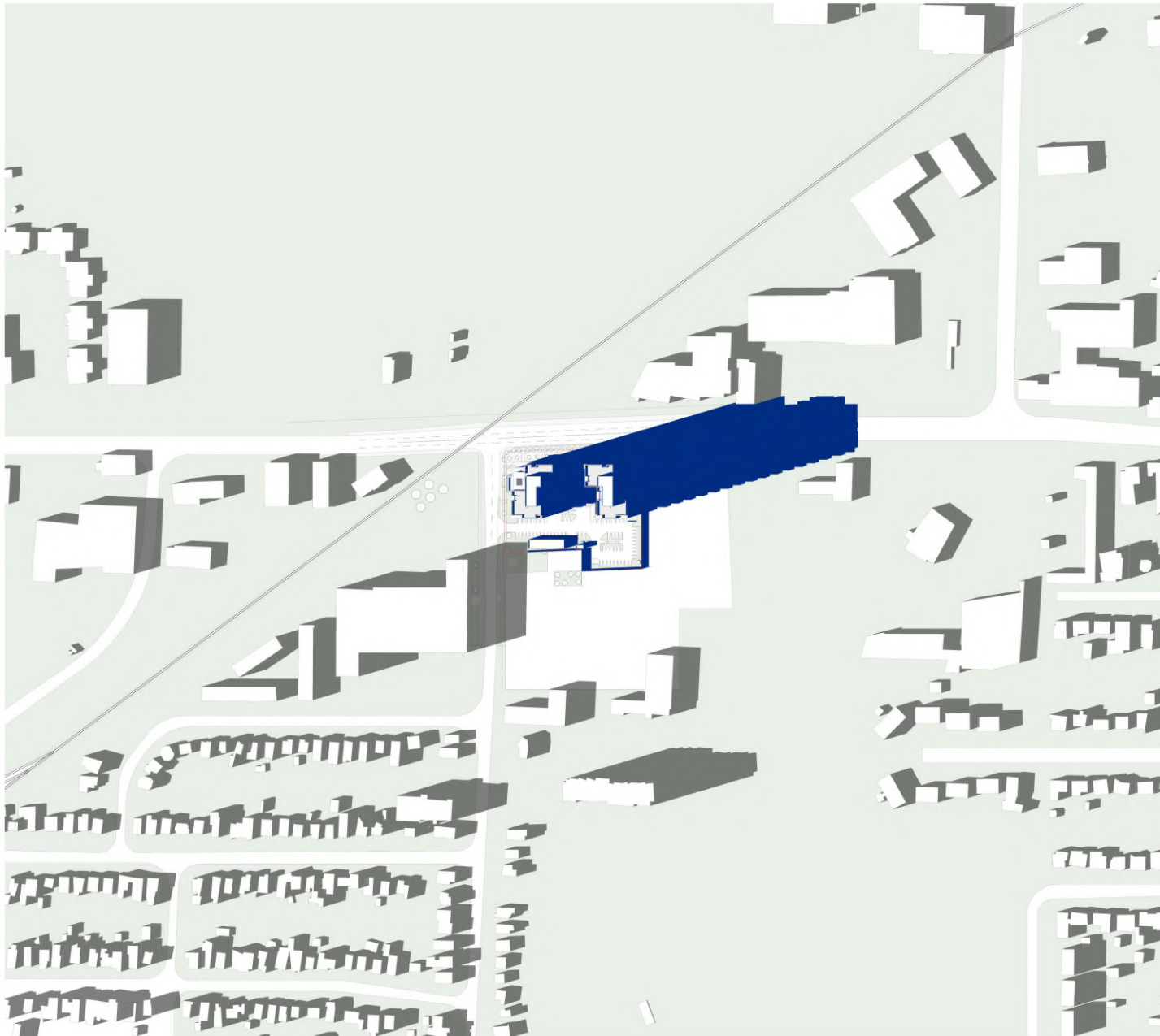
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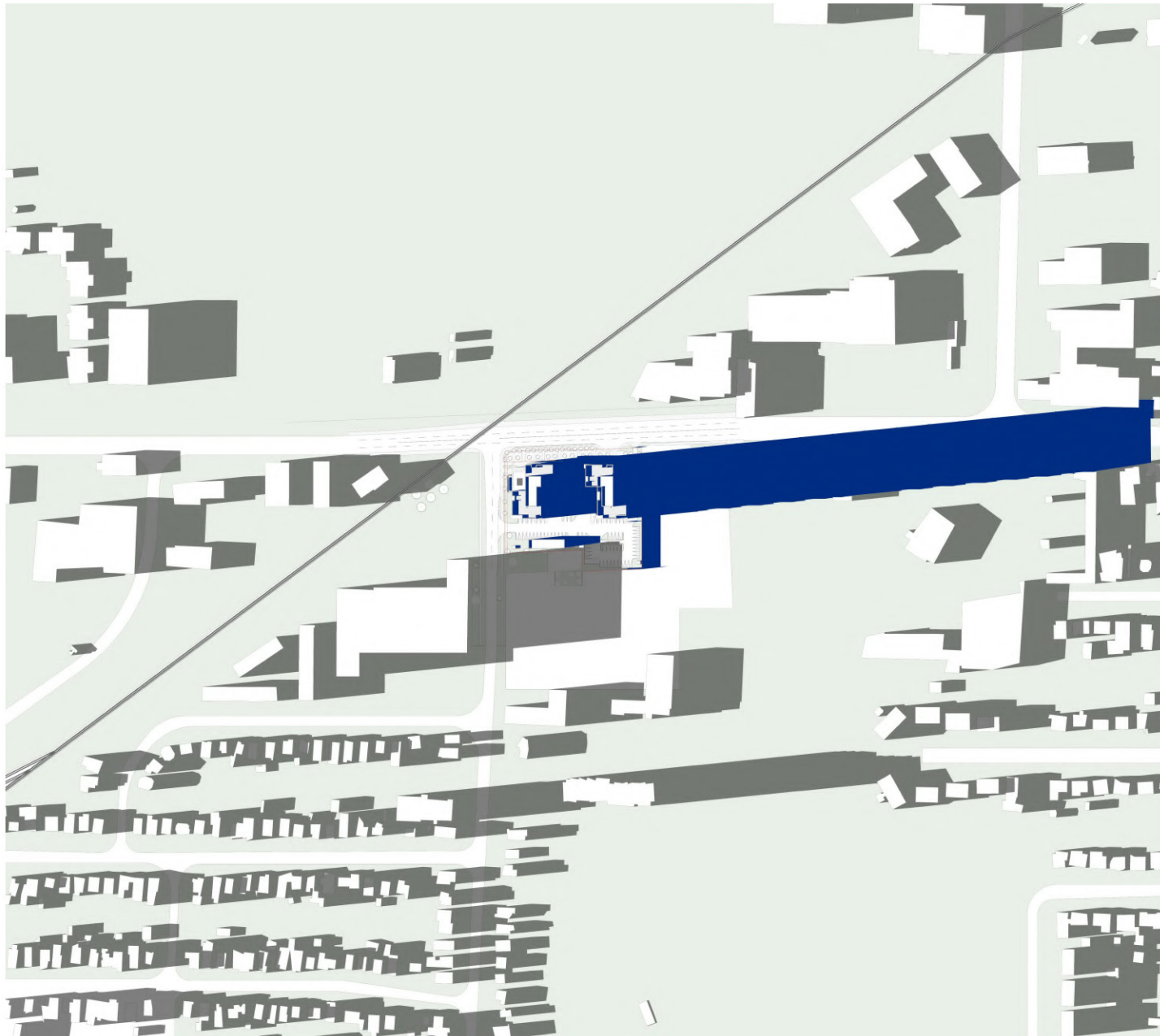
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September 21 - 16:41



September 21 - 17:41

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Scale :

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Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

Shadow Study

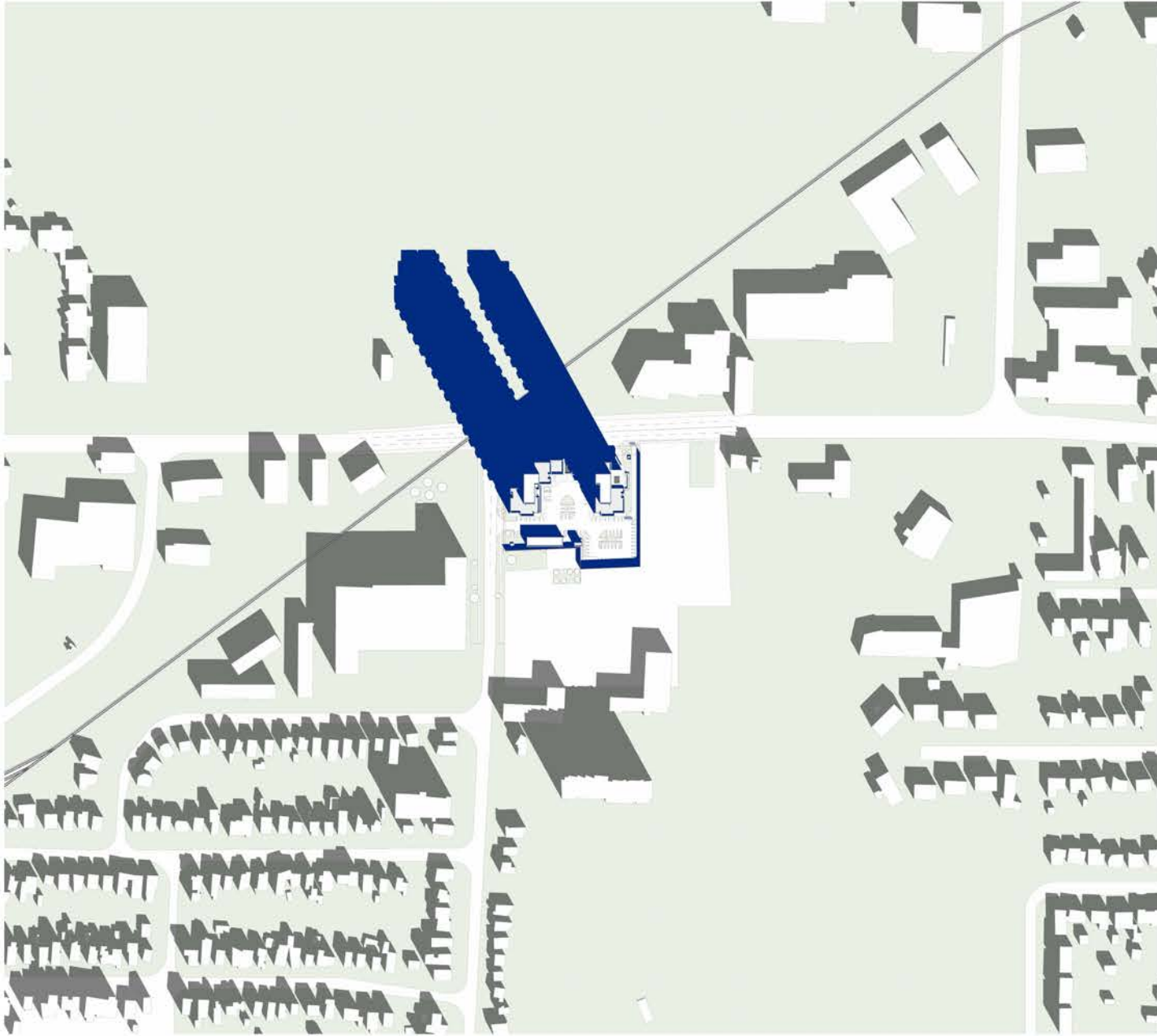
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December 21 - 09:23



December 21 - 10:23

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Scale :

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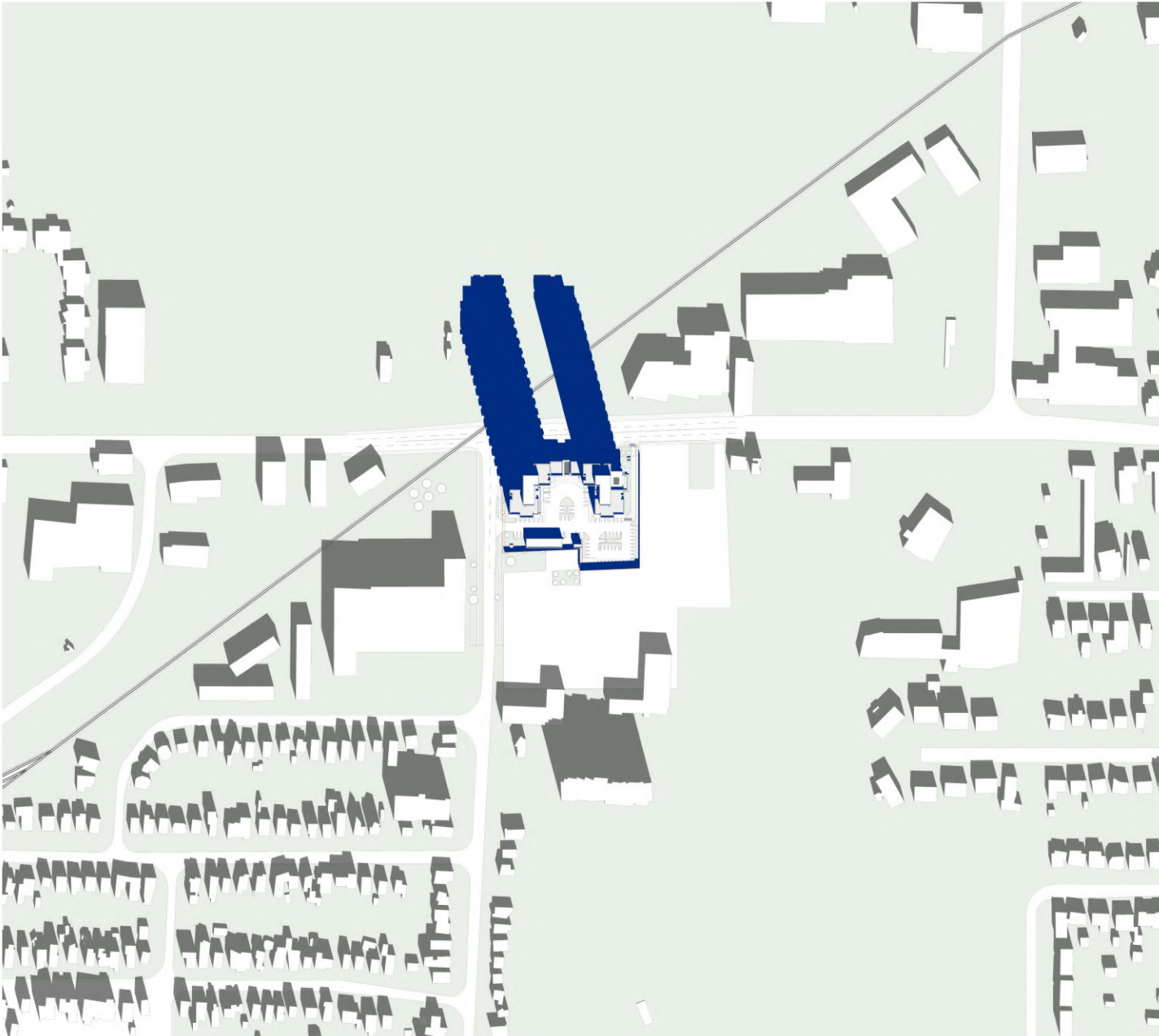
Dundas - Hale Schematic Design

1447,1449 Dundas - 690,684 Hale

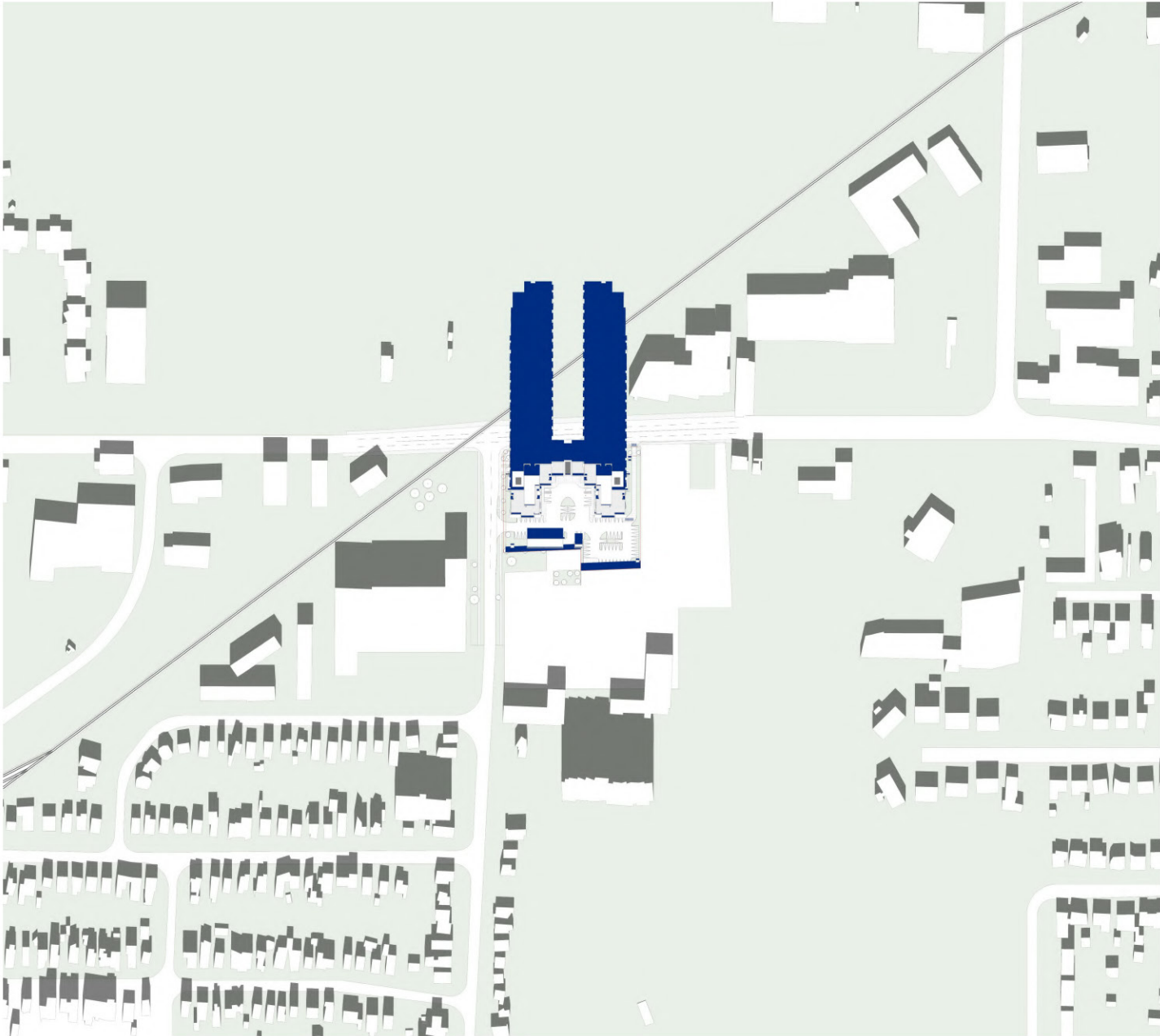
Shadow Study

2024-11-11 SD6.20

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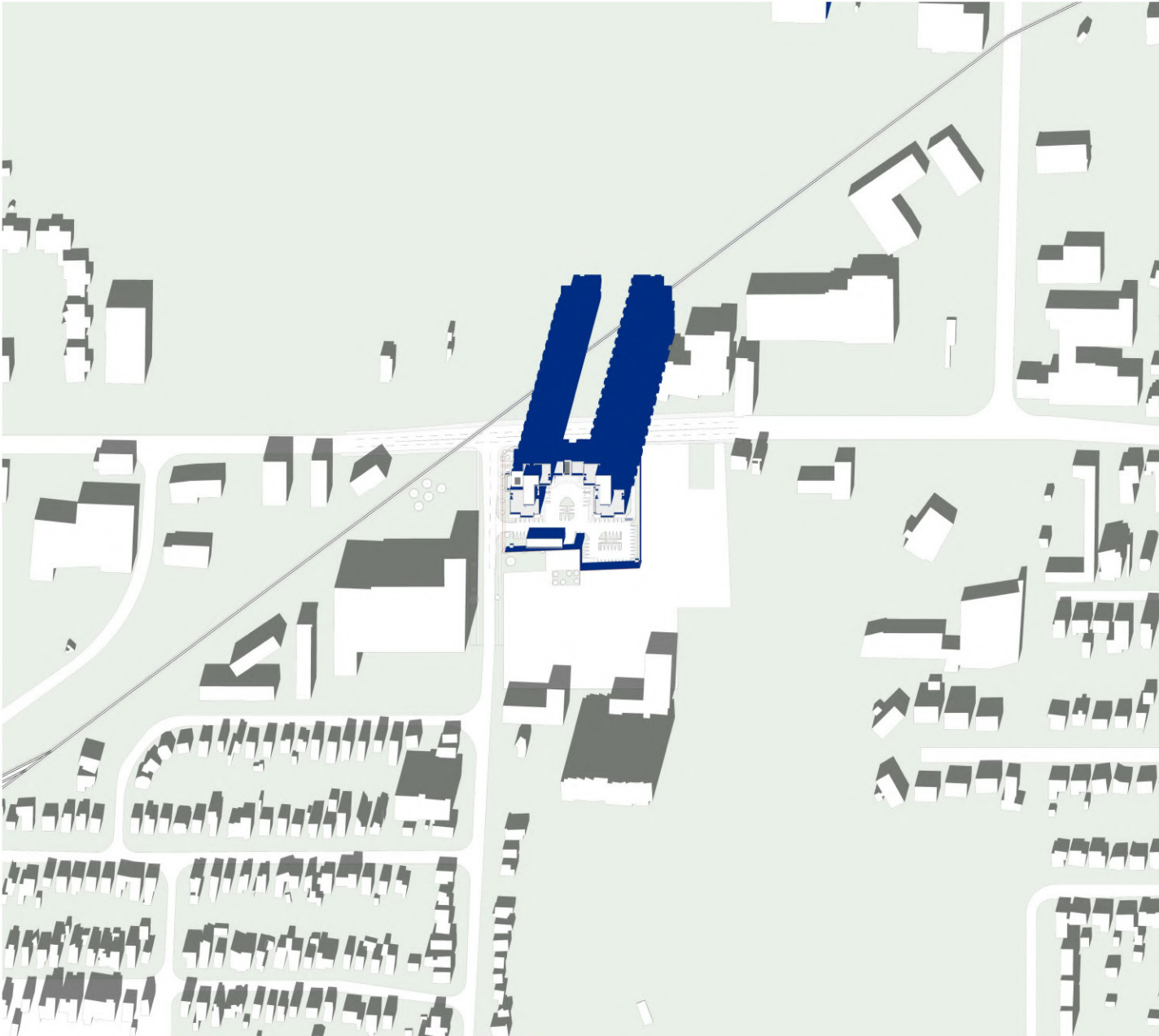


December 21 - 11:23



December 21 - 12:23

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December 21 - 13:23



December 21 - 14:23



Scale :

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Dundas - Hale Schematic Design

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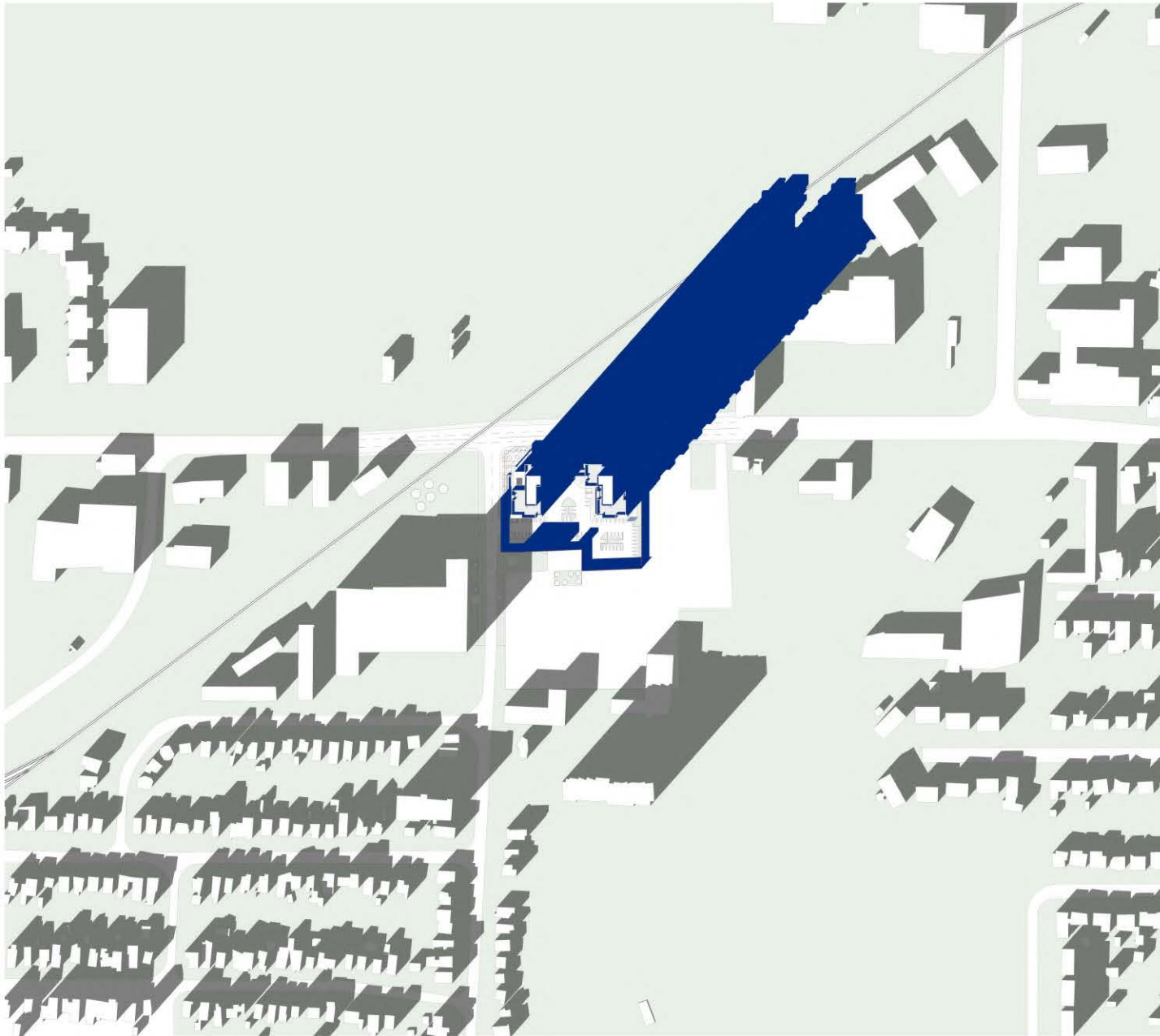
Shadow Study

2024-11-11 SD6.21

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December 21 - 15:23



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