



405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729 WWW.RAWDESIGN.CA

1995 Dundas - DESIGN DEVELOPMENT
22072
Site Stats
2024 12 15

Gross Site Area	11,779 m2	126,788 ft2
Road Dedication	943 m2	10,150 ft2
Part 6 Easement	1,655 m2	17,814 ft2
TRCA Set Back	466 m2	5,016 ft2
Net Site Area	8,715 m2	93,607 ft2

OVER ALL BUILDING STATS																			
						GCA						GFA						RES. NSA	
Units						Res.		Parking		Retail		Total		Res.		Retail		Total	
						m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
P1	TH	1B	2B	3B	Total	2477	26,662	4199	45,198			6676	71,860						
GF	15				15	2708	29,149	3647	39,256	687	7,395	7042	75,800	1430	15,393	2117	22,787	694	7,470
MEZZ	0	0	0	0	0	1693	18,223	2806	30,204			4499	48,427	929	10,000	929	10,000	815	8,773
2		29	13	2	44	4039	43,476	2803	30,171			6842	73,647	2898	31,194	2898	31,194	2384	25,661
3		28	26	2	56	5210	56,080					5210	56,080	3669	39,493	3669	39,493	3184	34,273
4		36	33	3	72	5210	56,080					5210	56,080	4777	51,420	4777	51,420	4198	45,187
5		25	21	3	49	3426	36,877					3426	36,877	3194	34,380	3194	34,380	2861	30,796
6		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
7		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
8		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
9		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
10		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
11		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
12		29	21	3	53	3429	36,910					3429	36,910	3317	35,704	3317	35,704	3019	32,497
13		14	14	3	31	2272	24,456					2272	24,456	1986	21,377	1986	21,377	1776	19,117
14		17	15	3	35	2272	24,456					2272	24,456	2172	23,379	2172	23,379	1977	21,280
15		17	15	3	35	2272	24,456					2272	24,456	2172	23,379	2172	23,379	1977	21,280
16		17	15	3	35	2272	24,456					2272	24,456	2172	23,379	2172	23,379	1977	21,280
17		11	5	2	18	1514	16,297					1514	16,297	1079	11,614	1079	11,614	973	10,473
18		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
19		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
20		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
21		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
22		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
23		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
24		13	9	2	24	1514	16,297					1514	16,297	1425	15,339	1425	15,339	1323	14,241
25		7	4	1	12	757	8,148					757	8,148	710	7,642	710	7,642	661	7,115
MPH	15	495	371	60	941	68,246	734,600	9,256	99,632	687	7,395	78,189	841,626	60,382	649,952	687	7,395	61,069	657,347
Totals	1.6%	52.6%	39.4%	6.4%		*Totals above grade		*Totals above grade				1.146	*Totals above grade					78.9%	

Amenity			
	Req.	sqm	Proposed sqm
Indoor	1882		1882
Outdoor	1882		4849

PROP. PARKING	RATIO	BF SPOTS	RATIO
P1	115	8	
(VIS) GF	78	6	0.08
MEZZ	76	2	
2	82	5	
TOTAL	351	21	0.06

Bike Parking Requirements				
Residential Spaces	Ratio	Required	Provided	
	1.0	941		
			327 GF	
			614 Mezz	
			941 total	
Visitor Spaces				
	0.2	188		
			144 GF Indoor	
			44 GF Outdoor	
			188 total	
Total	1.2	1129	1129	1.2

GFA Exclusions
Mechanical floor area
stair wells
elevators
bike parking
storage lockers
below grade storage
waste, garbage chute
common facilities
amenity