

809 DUNDAS STREET PROPOSED MIXED-USE DEVELOPMENT

NICHOLSON
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ARCHITECTS
INC.

Paramount Development Inc.



The Developer – Paramount Developments (London) Inc.

- Developer is London based with significant ties to the Community, and has a strong interest in the revitalization of Old East Village
- Comprised of a group of individuals with diverse backgrounds in land holdings, development, and business operations.
- Very active participant in ongoing discussions with City Staff, Old East Village BIA, and the public

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City Staff/Public Consultation

- Extensive meetings with City Staff and Old East Village BIA over a period of 12 months to discuss proposal and design of building prior to formal submission in January 2018
- Public Open Houses held on March 23, 2017 (pre-application submission) and March 29, 2018 (post-application submission)
- Current submission is a product of ongoing discussions with City Staff, Old East Village BIA, and members of the public.

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Proposed Development

Mixed Use development consists of:

- Two, 24-storey residential towers on a 3-storey podium
- 480 residential units comprised of a mix of 1 and 2 bedroom units, and penthouse units
- 1,845 m2 (20,000 ft2) of commercial space on ground floor of podium
- 332 parking spaces provided in one underground and two above ground parking levels
- Direct access provided from rear shared access lane that extends between Rectory and Ontario Streets

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STREET VIEW (DUNDAS STREET)

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STREET VIEW (DUNDAS STREET & LYLE STREET)

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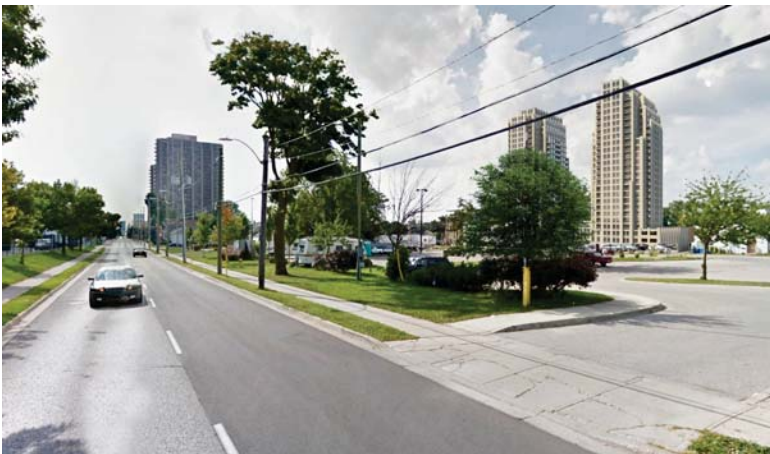
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STREET VIEW (RECTORY STREET)

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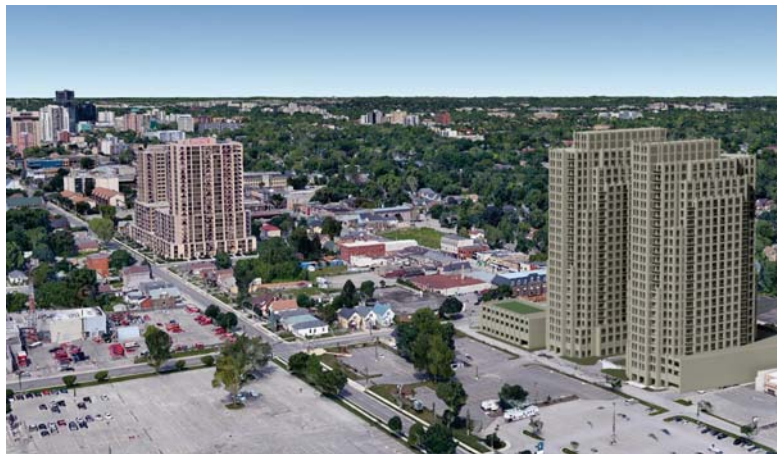
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STREET VIEW (KING STREET)

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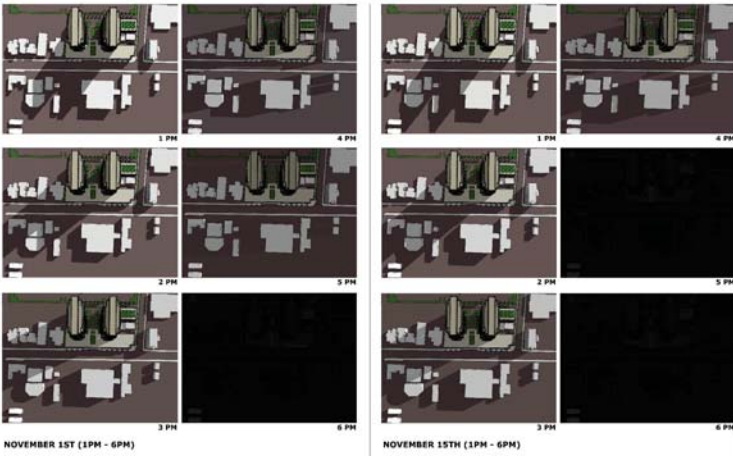


3D VIEW (KING STREET)

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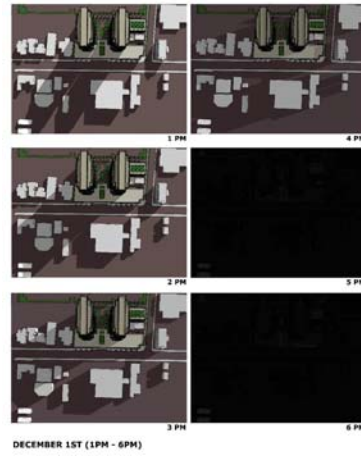


NOVEMBER 1ST (1PM - 6PM)

NOVEMBER 15TH (1PM - 6PM)

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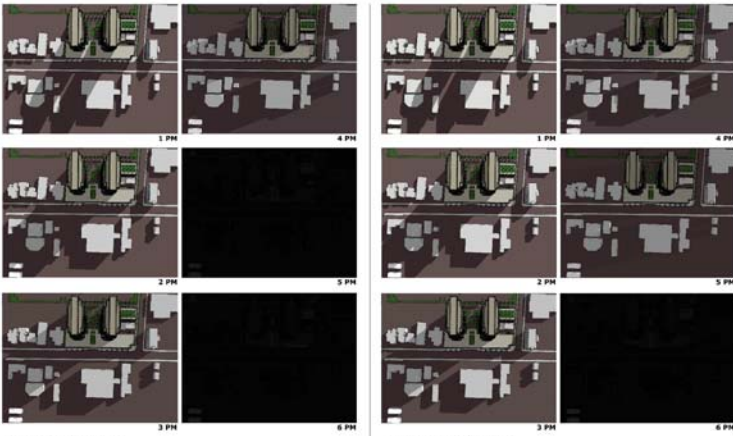


DECEMBER 1ST (1PM - 6PM)

DECEMBER 15TH (1PM - 6PM)

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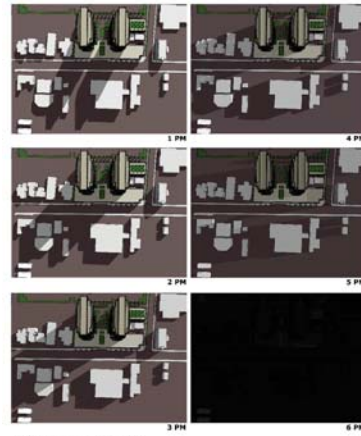


JANUARY 1ST (1PM - 6PM)

JANUARY 15TH (1PM - 6PM)

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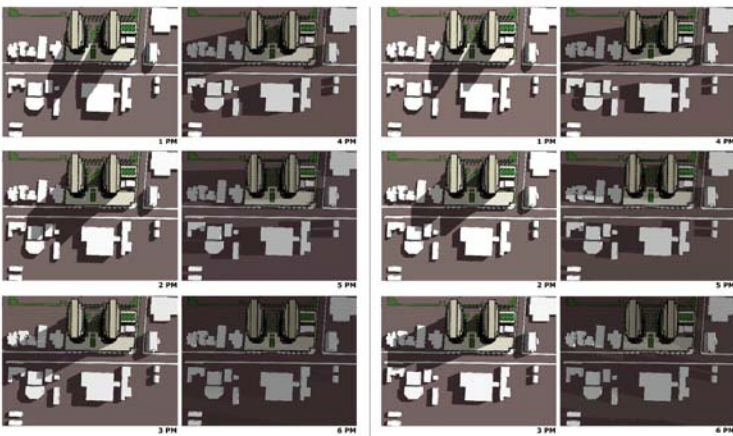


FEBRUARY 1ST (1PM - 6PM)

FEBRUARY 15TH (1PM - 6PM)

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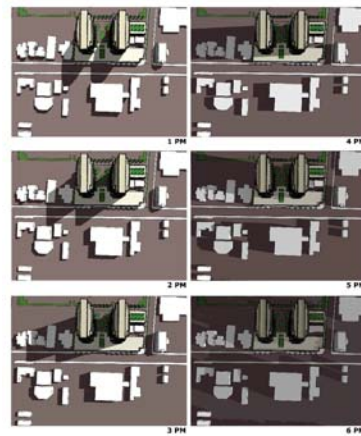


MARCH 1ST (1PM - 6PM)

MARCH 15TH (1PM - 6PM)

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APRIL 1ST (1PM - 6PM)

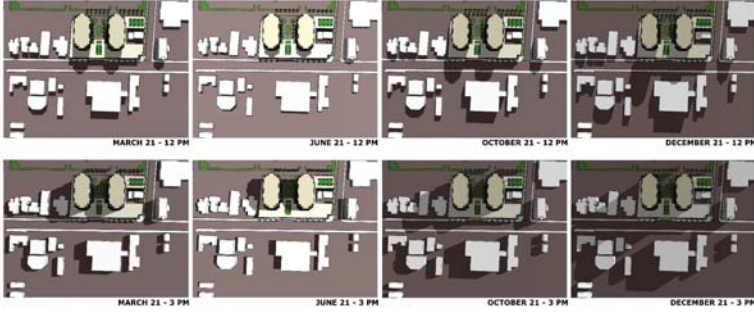
APRIL 15TH (1PM - 6PM)

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12 STOREY SHADOW STUDY



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Benefits of Proposed Development

- The proposed development represents a significant revitalization project within the Old East Village; potential to be a catalyst for additional development and revitalization of the Old East Village Community.
- Provides a desired and preferred form of housing with modern facilities designed to high architectural standards that will contain a range of amenities and commercial uses typical of contemporary mixed-use buildings.
- All parking facilities are contained within underground / structured parking; carefully designed to be out of view from the public realm.
- The proposed development is located proximate to a wide range of services, amenities, commercial establishments, and will make extensive use of existing and planned public transit, including the future planned BRT line.

Benefits of Proposed Development (continue)

- Proposed design has had regard for, and respects, the character of existing buildings of importance (i.e. Aeolian Hall) in the area.
- The scale and built form of the proposed development is in keeping with other recently approved and constructed high-density residential apartment buildings in the area. However, the proposed development also includes a significant amount of commercial floor area.
- Bonusable features attributable to the proposed development will provide an overall benefit to the Community.

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