

● Ray Rezapoor

INVESTMENT OPPORTUNITY

3459-3461 Dundas Street W.

7-Storey Mixed-Use
Development | Toronto, ON

POTENTIAL
MURAL AREA



Executive Summary

This premium development site is located in a high-growth corridor of Toronto. The project features a refined and optimized submission designed for maximum efficiency and architectural distinction.

Project Status:

Site Plan Approval (SPA) is currently approved.

Permit Timeline:

Building permits are anticipated to be ready within 6 months.

Financing:

The project is designed to be fully eligible for CMHC MLI Select financing, providing favorable terms for projects including affordable housing components.



Project Statistics & Development Data

The revised submission maximizes the potential of the \$629.92~m² site.

Category	Details (Revised Submission)
Total GFA	\$2,518.9~m ² (+/- 27,113 sq. ft.)
Residential Units	45 Units total
Commercial Space	\$147.5~m ² (Retail & Live-Work)
Height	7-Storeys (23.11m plus Mechanical Penthouse)
Density (FSI)	3.99

Modern Architectural Design

The building utilizes high-class sandwich panel cladding with a custom mix of white, grey, black, and blue tones to create a striking visual identity.

Public Realm:

The ground floor includes a 2.1m pedestrian clearway, bicycle parking, and a dedicated WheelTrans pickup area.

Outdoor Amenities:

Features an expansive 274~m^2 Green Roof and dedicated terrace spaces on the 6th and 7th floors.

Residential Comfort:

Includes a pet amenity area and 158.8~m^2 of total common amenity space.

Unit Mix & Lifestyle

The unit distribution is tailored to meet modern urban demand:

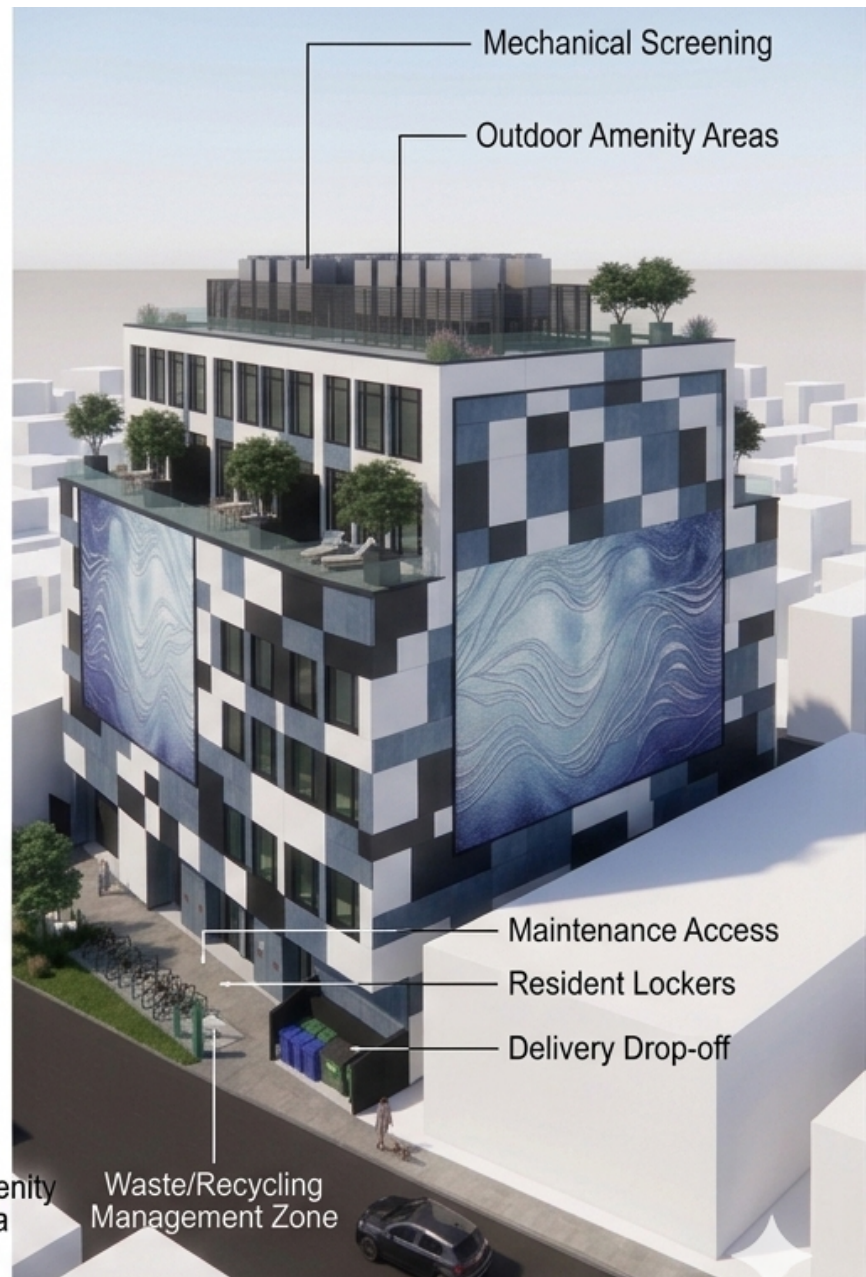
Bachelor: 13 Units (12.2%)

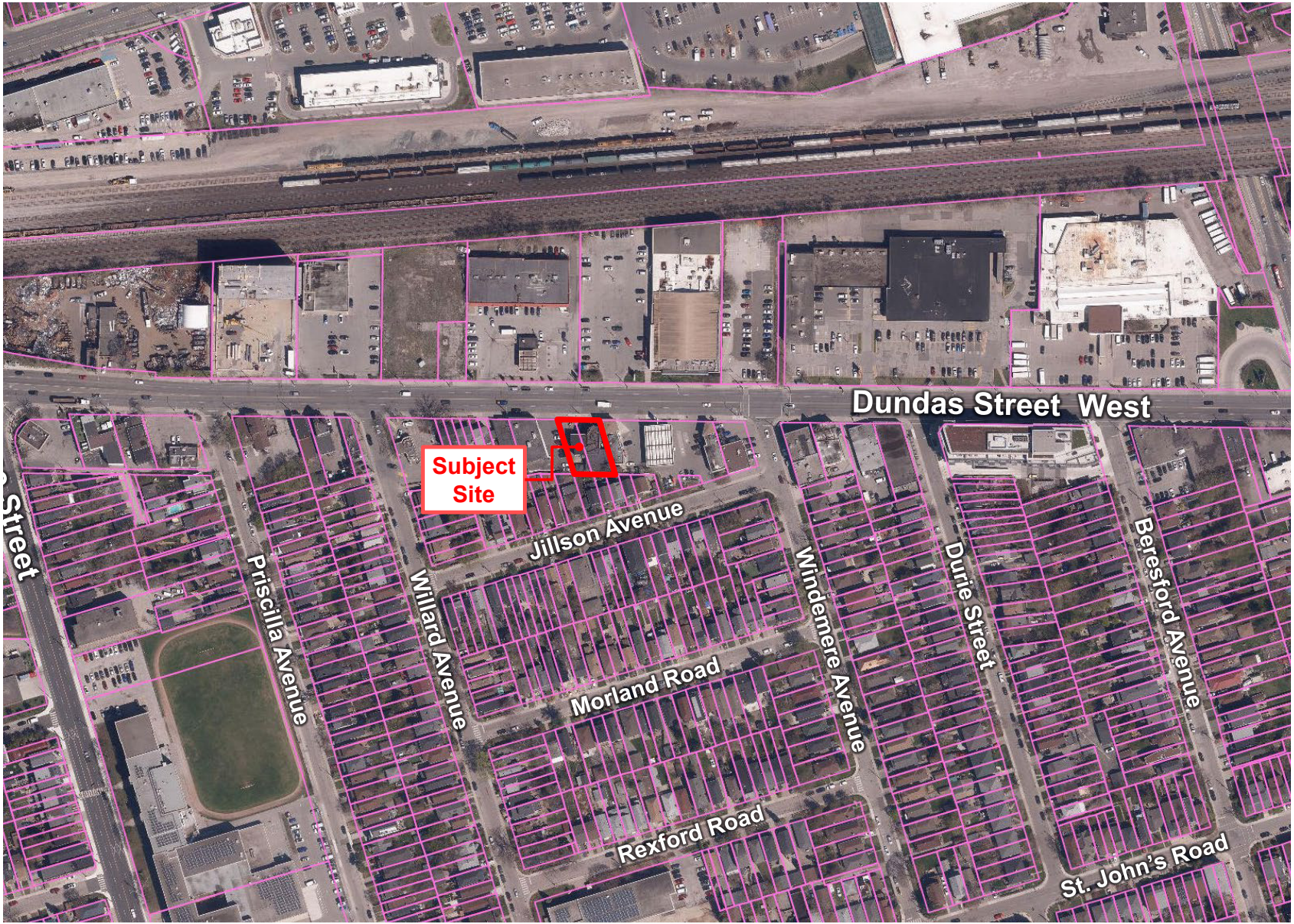
1 Bedroom / 1+Den: 22 Units (53.7%)

2 Bedroom / 2+Den: 4 Units (19.5%)

3 Bedroom: 6 Units (14.6%)







Subject Site

Dundas Street West

Jillson Avenue

Morland Road

Rexford Road

Willard Avenue

Priscilla Avenue

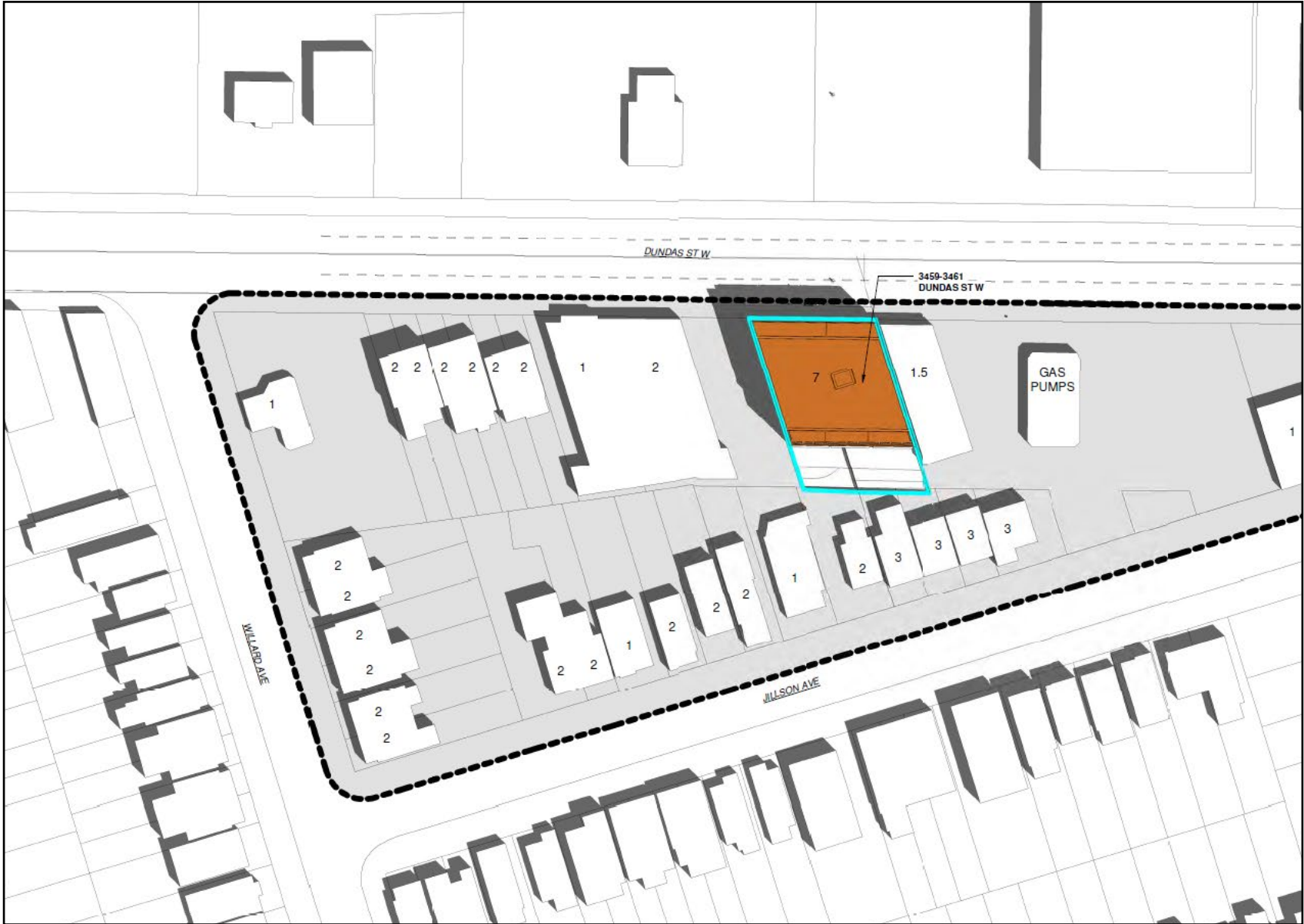
Windemere Avenue

Durie Street

Beresford Avenue

St. John's Road

Street



Improved Public Realm

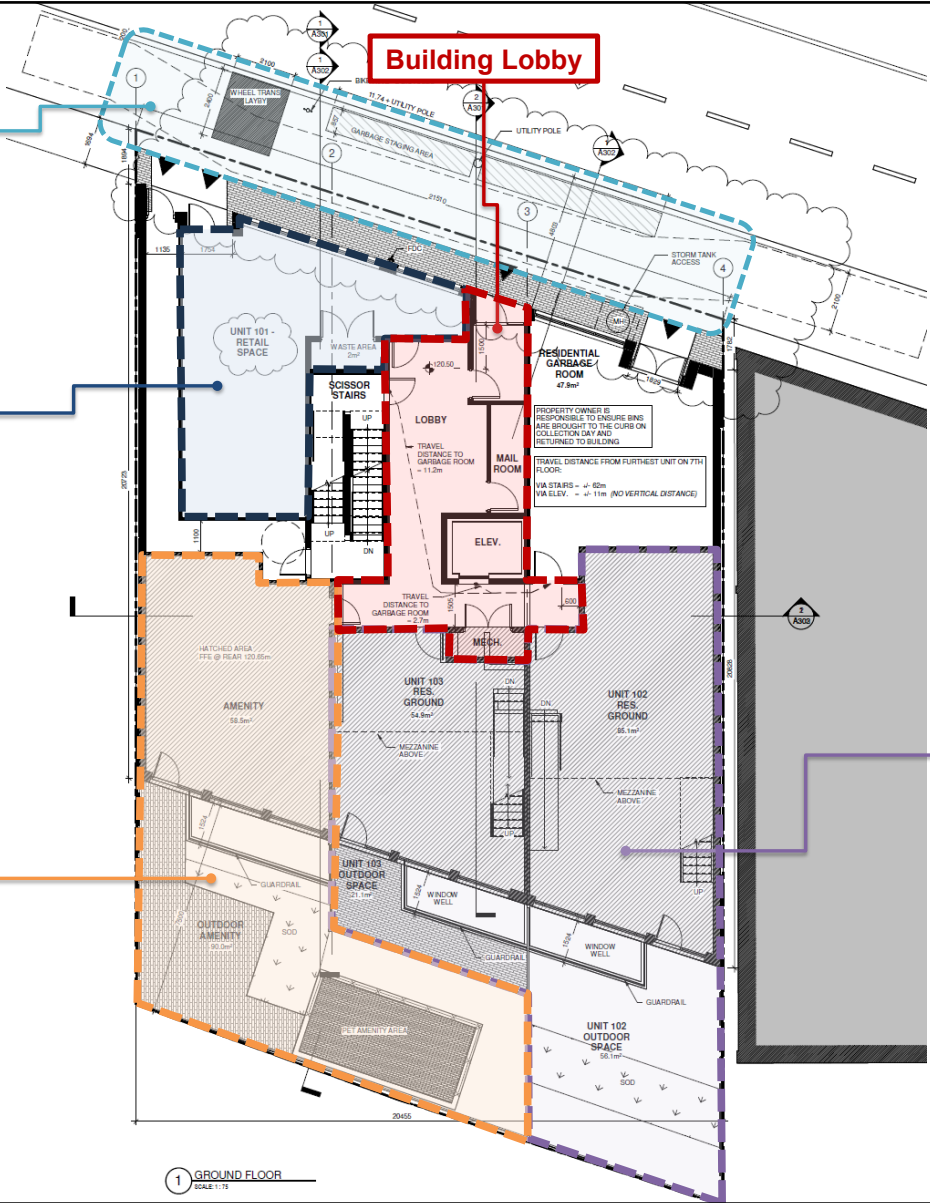
- Bicycle Parking
- 2.1m Pedestrian Clearway
- WheelTrans Pickup Area

Retail Unit
+/- 64 m² (+/- 689 ft²)

Common Amenity Area
Indoor/Outdoor

Live-Work Units

Building Lobby

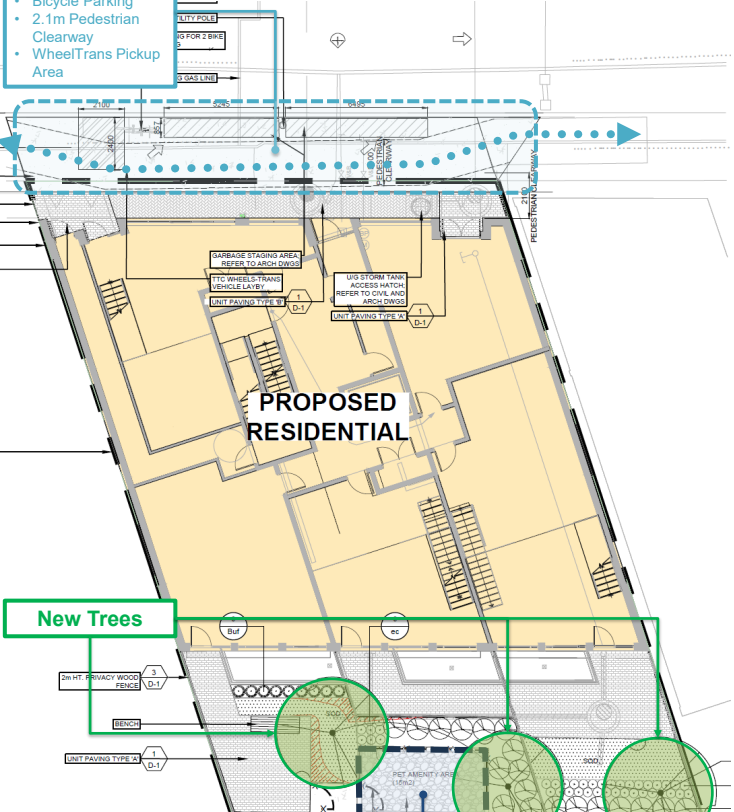


1 GROUND FLOOR
SCALE 1:75

Improved Public Realm

- Bicycle Parking
- 2.1m Pedestrian Clearway
- WheelTrans Pickup Area

GROUND LEVEL

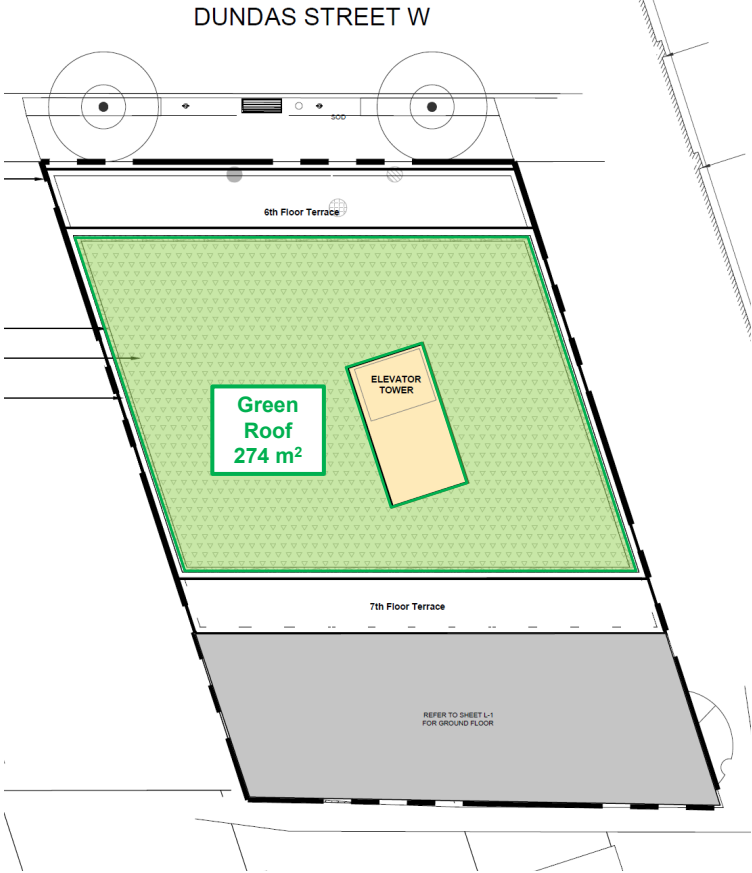


PROPOSED RESIDENTIAL

New Trees

Pet Amenity Area

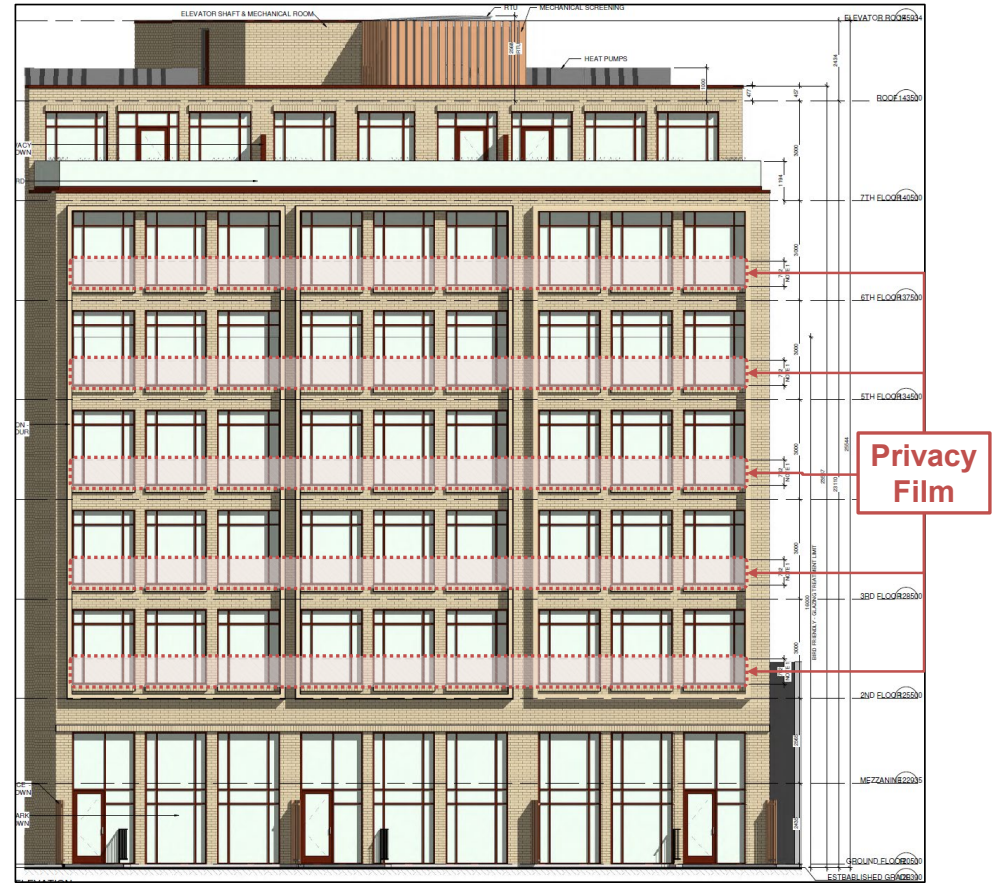
ROOF LEVEL



NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



THANK YOU

Contact Information
For detailed investment
inquiries, pro-forma
data, or project
timelines, please
contact:

Ray Rezapoor
rayrezapoor@gmail.com
416-858-0505

