

## Online Information Meeting:

### Updates to Development of 3239-3251 Dundas Street West

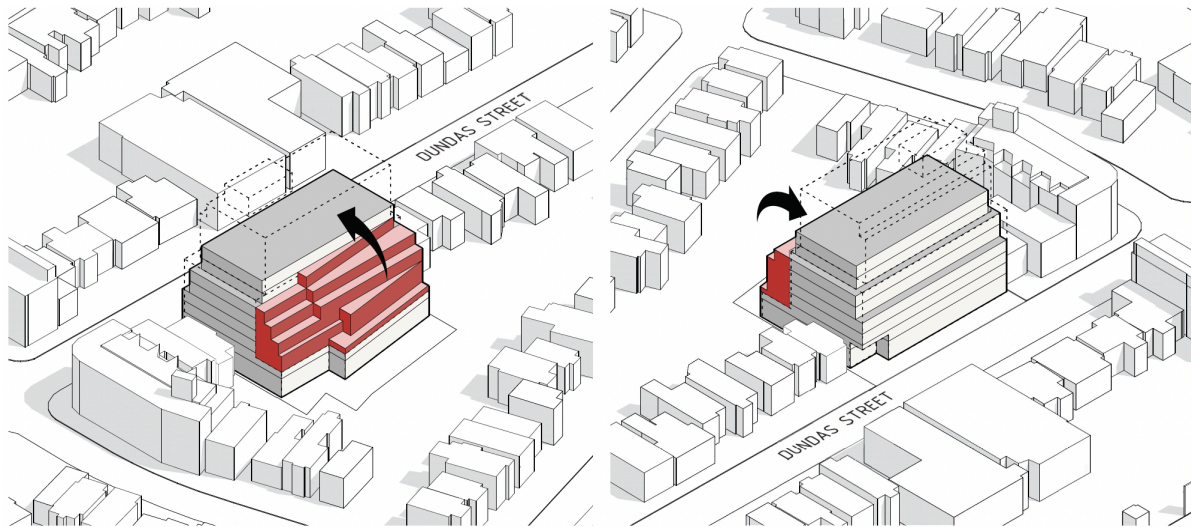
**DATE:** Thursday, January 30, 2025  
**TIME:** 7:00PM to 8:30PM  
**ZOOM LINK** <https://us06web.zoom.us/j/83135481885>  
(Or use the QR Code on the right)



Dear Neighbour,

We are the planning consultants for the owner of 3239-3251 Dundas Street West and we are hosting an online information meeting to speak with you about proposed changes to the previously approved development on this property. In May 2023, a 9-storey condominium building was approved to be built on this property. The owner is now proposing to revise the design of the building and has applied to Toronto's Committee of Adjustment. The changes to the previously approved building are intended to:

- facilitate the conversion of the project from condominium to rental;
- align with new City of Toronto design guidelines;
- improve sustainability and energy performance of the building; and,
- significantly increase the separation distance between the development and the neighbourhood to the south.



The primary changes to the building (illustrated above) involve removing a significant portion of the rear of the building, which moves the building away from the rear yards of the adjacent

houses, and adding 2 storeys to the top of the previously approved building – increasing the height from 9 storeys to 11 storeys.

The redesigned building will result in less impact on adjacent neighbours and create better, more sunlit units in the new building.

Changes to the number of parking spaces and the overall floor area within the building are also proposed.



The exterior design of the building is also proposed to change to a brick exterior as shown in the image to the right.

Please join us for an online meeting at 7:00 PM on Thursday, January 30, 2025, where we will discuss the changes to the proposed development in more detail. Representatives from Batory Planning + Management and Gairloch Developments will be in attendance and look forward to your questions and comments. We have invited City Planning staff and Councillor Perk's office to attend the meeting as well.

If you have any questions or comments about the project or the variances, I invite you to email me at [guens@batory.ca](mailto:guens@batory.ca) at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to read 'Graig Uens'. The signature is fluid and stylized, with a large loop at the end.

**Graig Uens, MCIP, RPP**  
Director of Planning, Batory Planning + Management

*Note: In addition to this letter, you may also receive a notice from the City of Toronto detailing the Minor Variance application and the date of a Committee of Adjustment hearing.*