

5500 DUNDAS
WEST



5500dundaswest.ca



info@5500dundaswest.ca

February 26, 2026

Community Consultation Meeting

5500 Dundas Street West
City of Toronto

Project Team



Owner &
Property Manager

superkⁱⁱ

Architecture



Planning, Urban Design
& Community Engagement



Transportation

Janet
Rosenberg
& Studio

Landscape
Architecture



Civil Engineering

Who We Are



First Capital is a leading owner, operator, and developer of grocery-anchored and mixed-use real estate across Canada. Our focus is on creating thriving urban neighbourhoods to generate value for the residents and communities in which we operate.

Community Consultation Meeting
5500 Dundas Street West

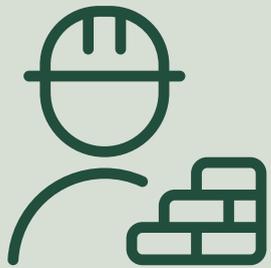


Edenbridge, Etobicoke

Project Timing



A planning application is being submitted now to be prudent about the long-term future of the site



Tesla holds a long-term lease on the property; it will be some time before redevelopment occurs

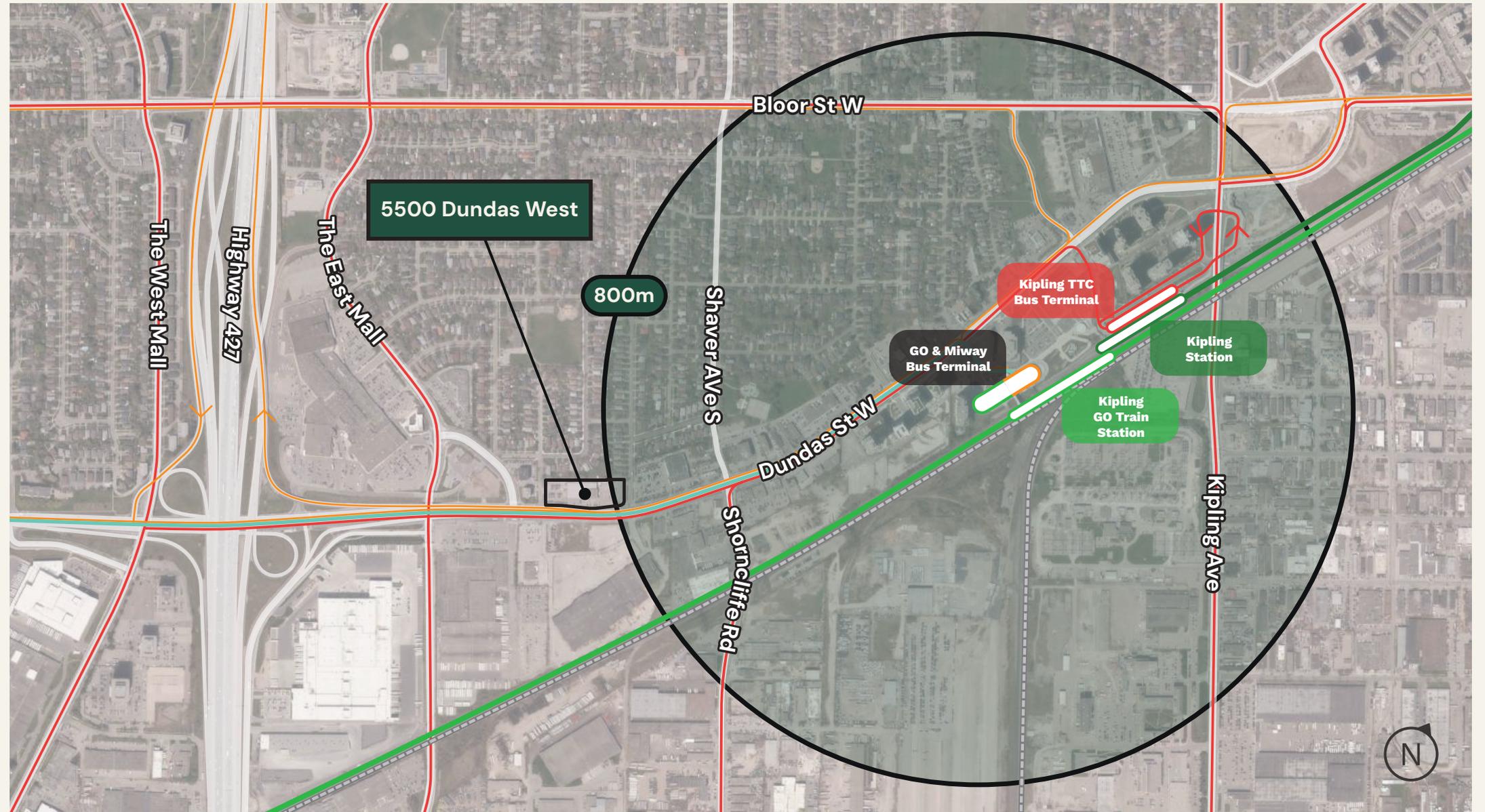


As a long-time owner and operator of retail space, First Capital is committed to providing shops and services that best serve the needs of the community

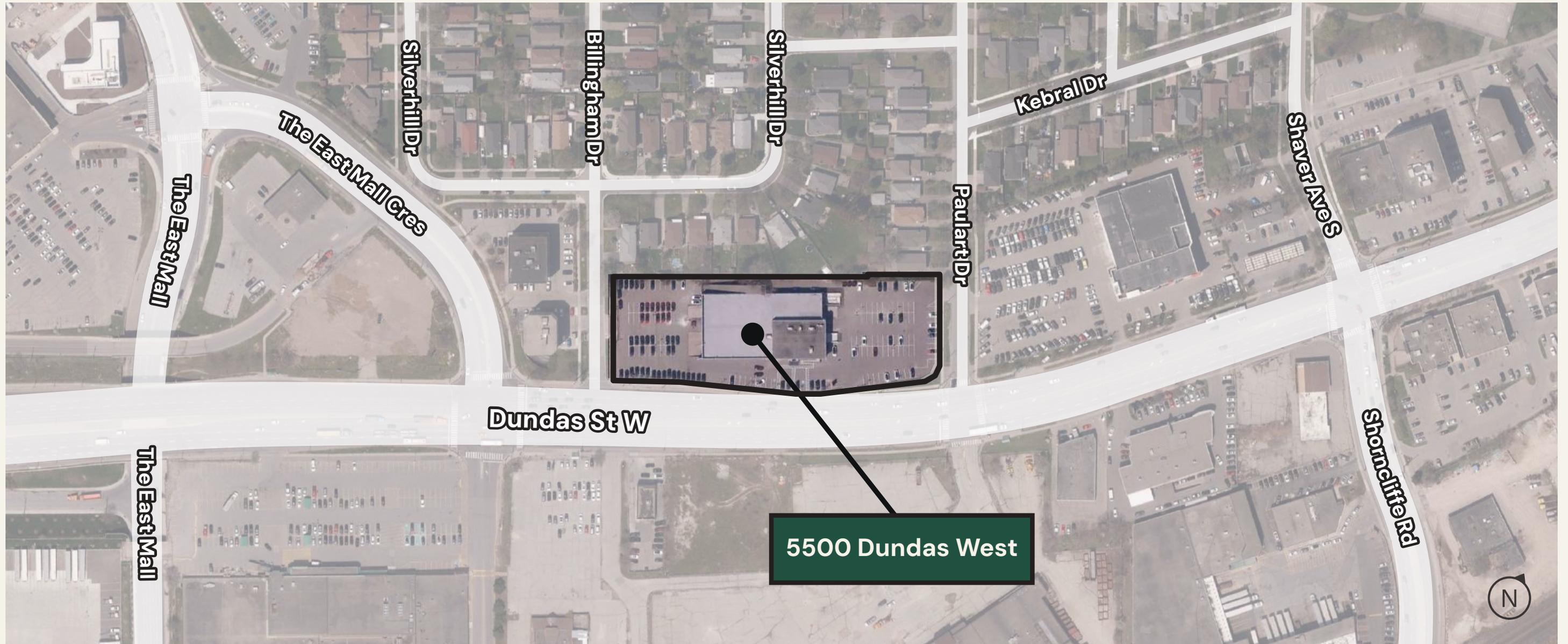
Site Context

Legend

-  Subway Line 2 (Bloor/Danforth)
-  GO Transit Line
-  Planned Dundas BRT
-  TTC Bus Route
-  MiWay Bus Route
-  Rail Corridor



Subject Site



Existing Site Conditions



Looking east from Billingham Road



Looking west from Paulart Drive



Looking north from Dundas Street West



Existing site frontage facing west

Site History

2012

- An application was submitted to permit a 2-storey retail centre (which included retail and office space)

2013

- The application was approved by City Council on the condition of a Site Plan Agreement
- Did not proceed at the time due to lack of market interest; rezoning was never formally enacted

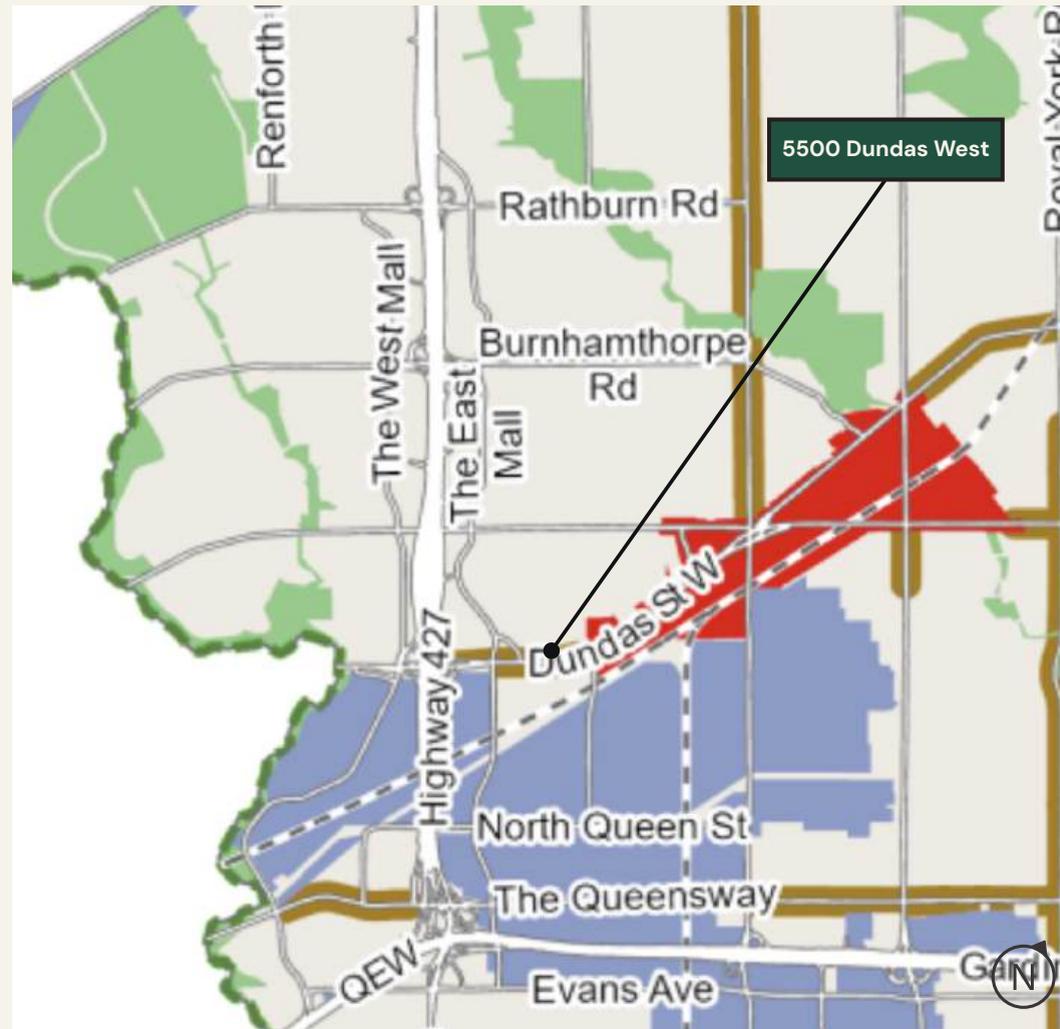
December 2025

- A new Zoning By-law Amendment application was submitted as First Capital re-evaluates the long-term future of the site

Policy Context | City of Toronto Official Plan

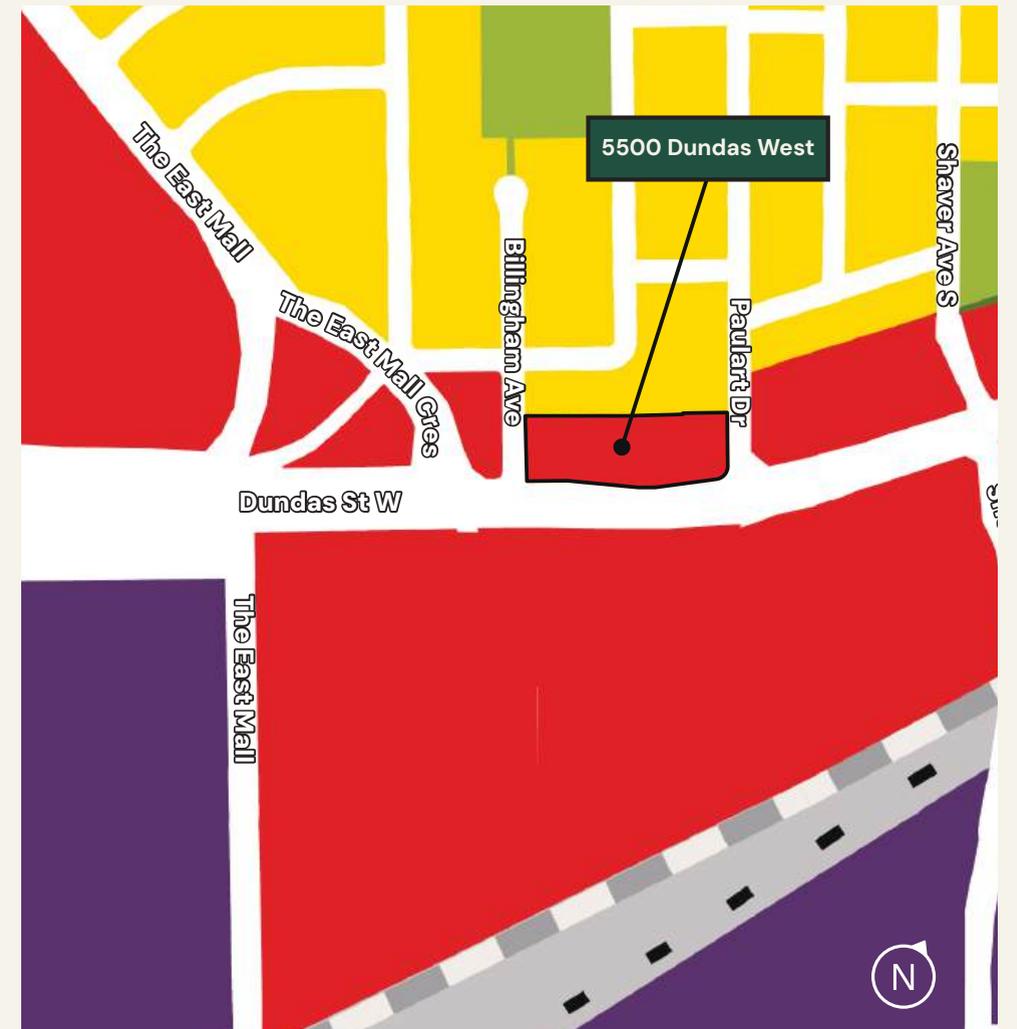
Map 2 – Urban Structure (Avenues)

- Avenues
- Centres
- Employment Areas
- Green Space System



Map 15 – Land Use (Mixed Use Areas)

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Core Employment Areas
- Utility Corridors
- Hydro Corridors
- Railway Lines



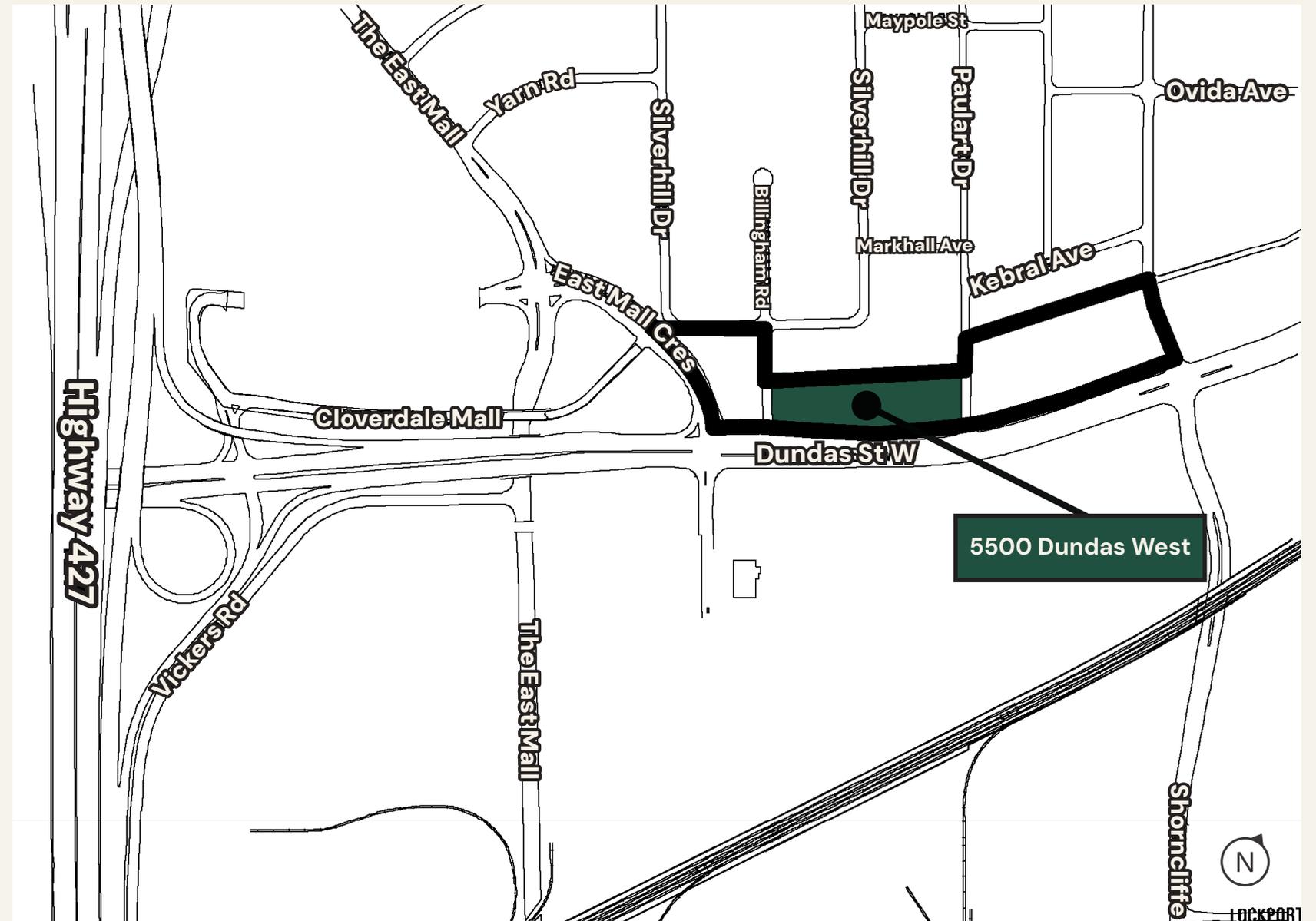
Policy Context

Highway 427/Dundas Street West Planning

SASP 368 area

Legend

-  Site and Area Specific Policy 368 Boundary



Policy Context | Mid-rise Building Design Guidelines (2024)

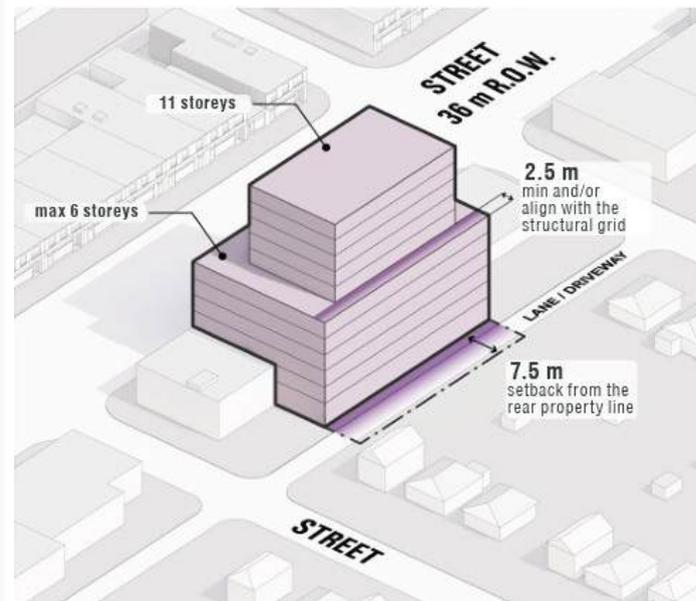
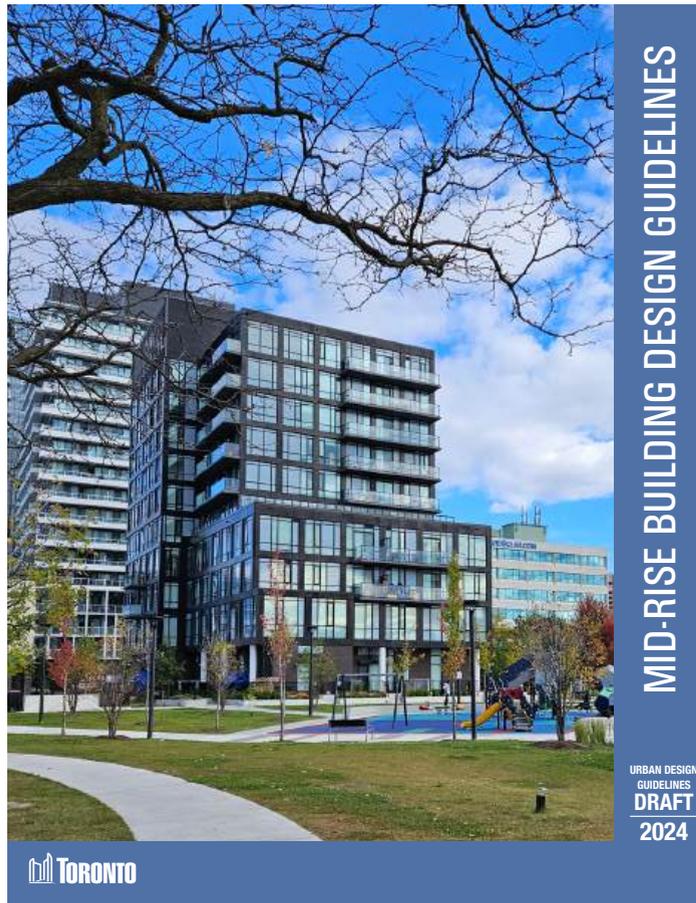


Figure 3.3.2

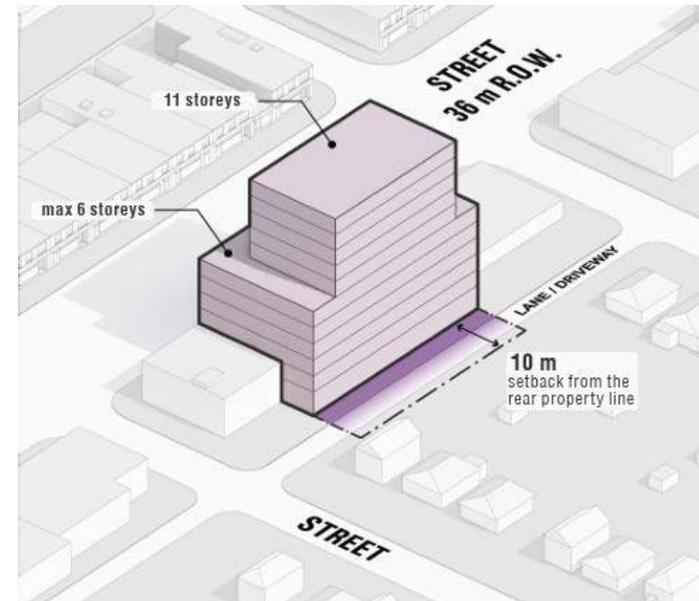


Figure 3.3.3

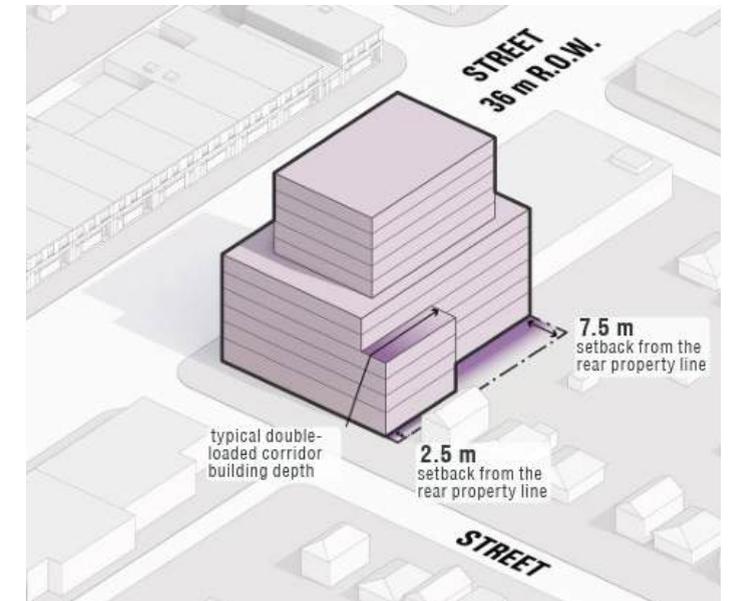


Figure 3.3.4

Surrounding Development Context

Legend

- # Height in storeys
- (#) Height in metres incl. MPH
- * Under Construction
- ** Approved/Not yet built
- *** Proposed
- 1 - 4 storeys
- 5 - 14 storeys
- 15 - 30 storeys
- 31 - 50 storeys
- Approved Height
(As per Site-specific Zoning-By-law 1166-2022)
- Open Space
- Parks
- Subject Site



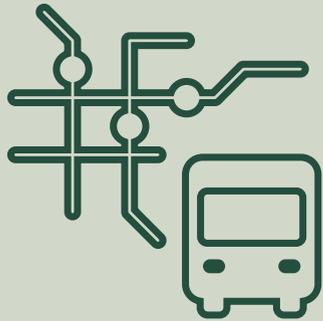
Vision



Pedestrian-oriented retail



New publicly accessible open space and pedestrian walkway



Transit-supportive housing options



Family-friendly unit types and sizes

Proposal Overview



14 & 16-storey
Mixed-Use Buildings



998 m²
Ground-Floor Retail



305
Bicycle Parking Spaces



560 Total
Residential Units
40% 2-3 Bedroom Units



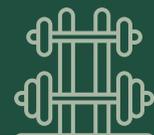
Mews
New Pedestrian
Walkway



430
Bicycle Parking Spaces



313 m²
Publicly Accessible
Open Space (POPS)



2,362 m²
Indoor & Outdoor
Amenity Space

Design Principles

01

Creating a vibrant Dundas streetfront

02

A building in the round and activating site edges

03

Diversity of unit sizes

04

Enduring design

Creating a Vibrant Dundas Streetfront



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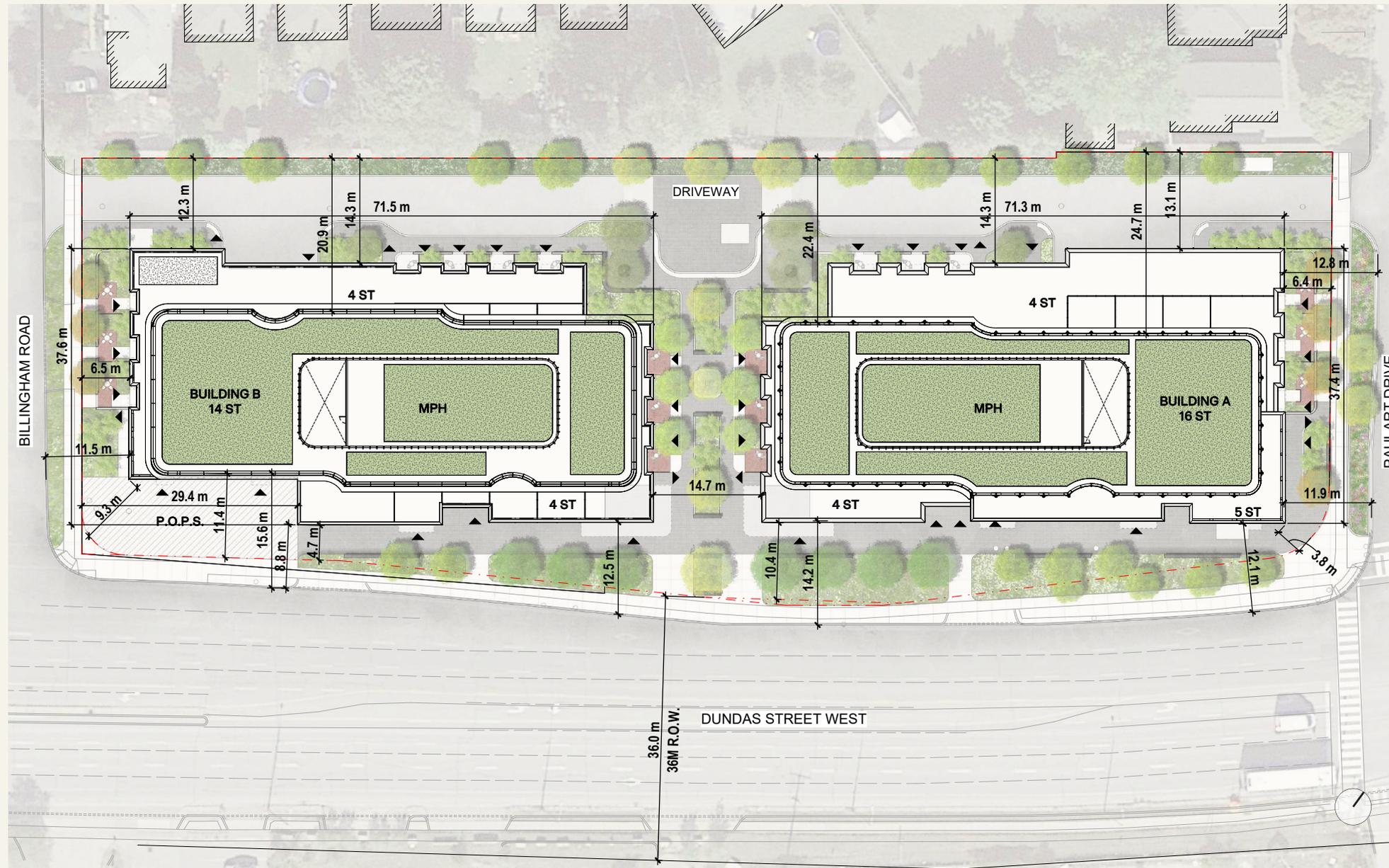
A Building in the Round and Activating Site Edges



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Site Plan



A Building in the Round and Activating Site Edges

Street View



A Building in the Round and Activating Site Edges

Street View



A Building in the Round and Activating Site Edges

Street View



A Building in the Round and Activating Site Edges

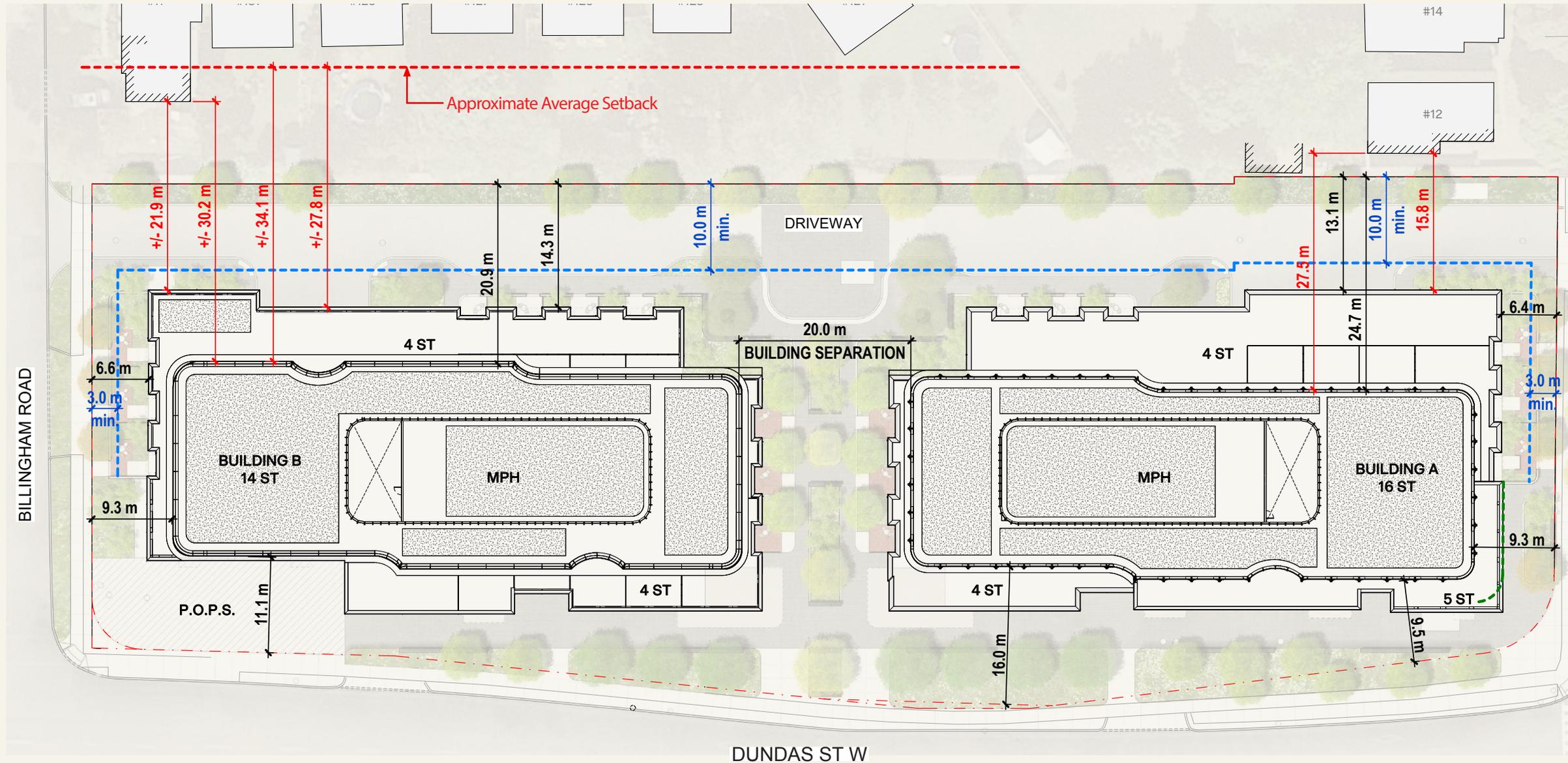
View Along Driveway



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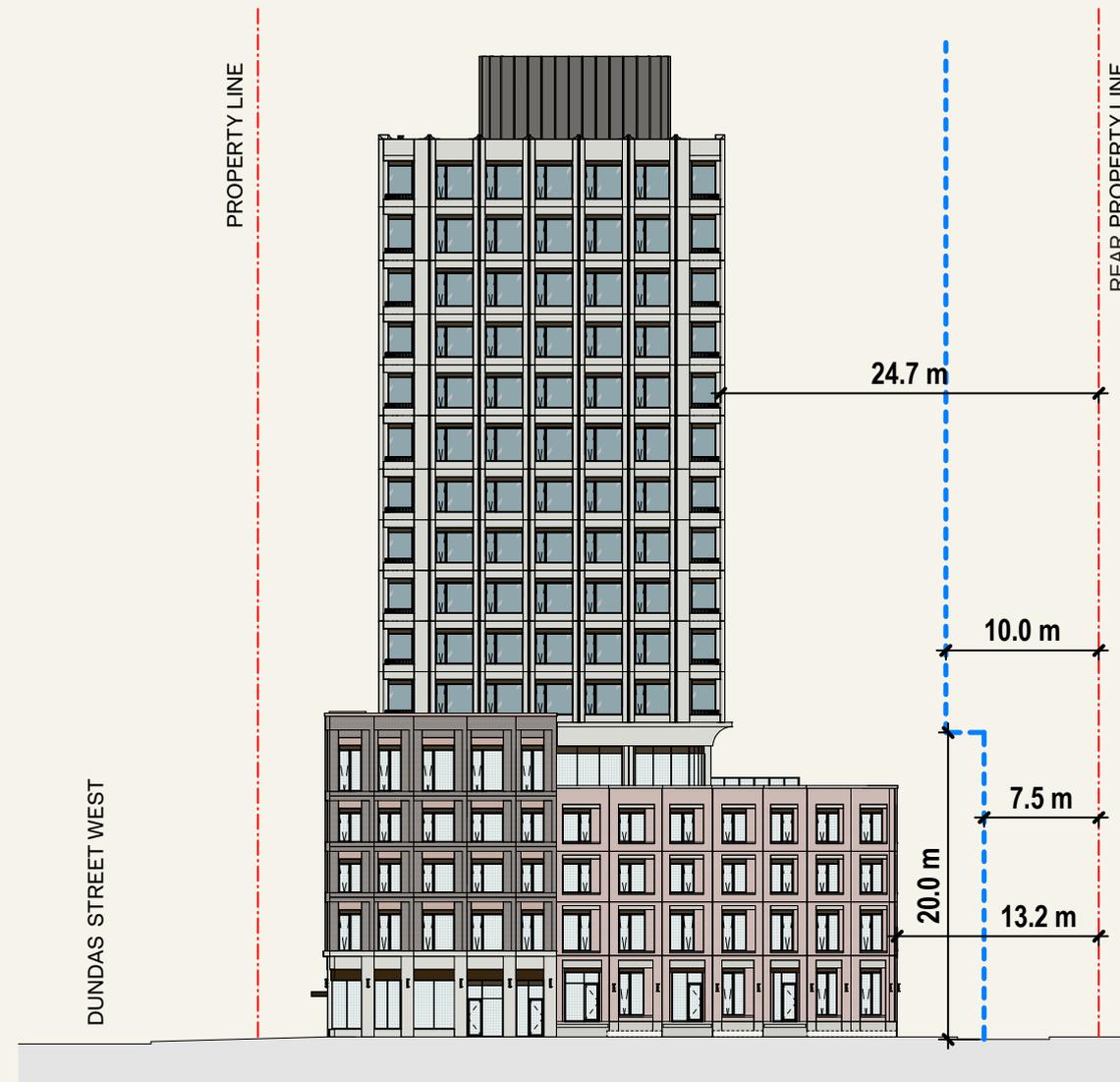
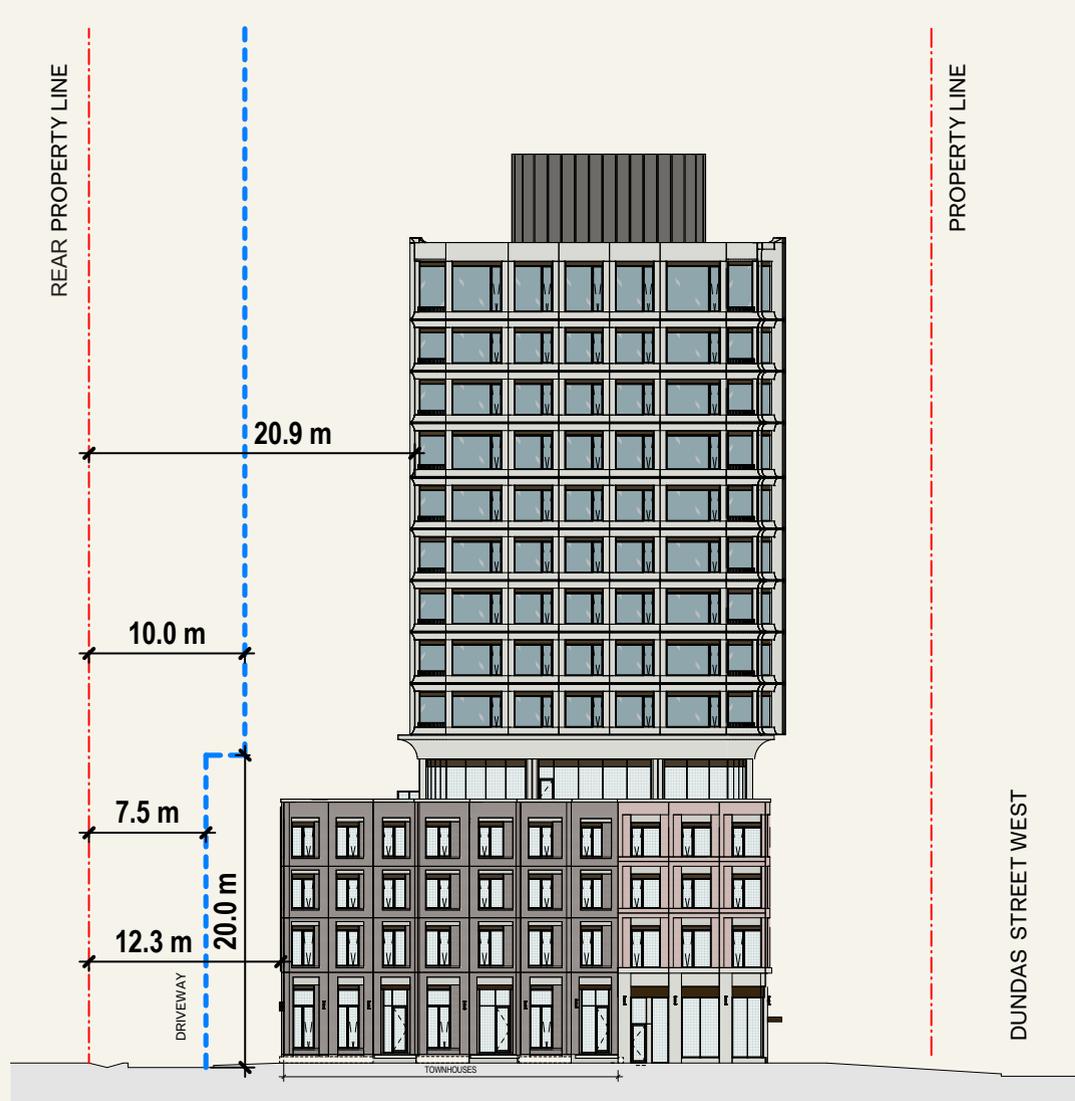
Setback and Midrise Guidelines



Legend

- - - Property Line
- - - Average Setback (Approx.)
- - - Midrise guideline setbacks

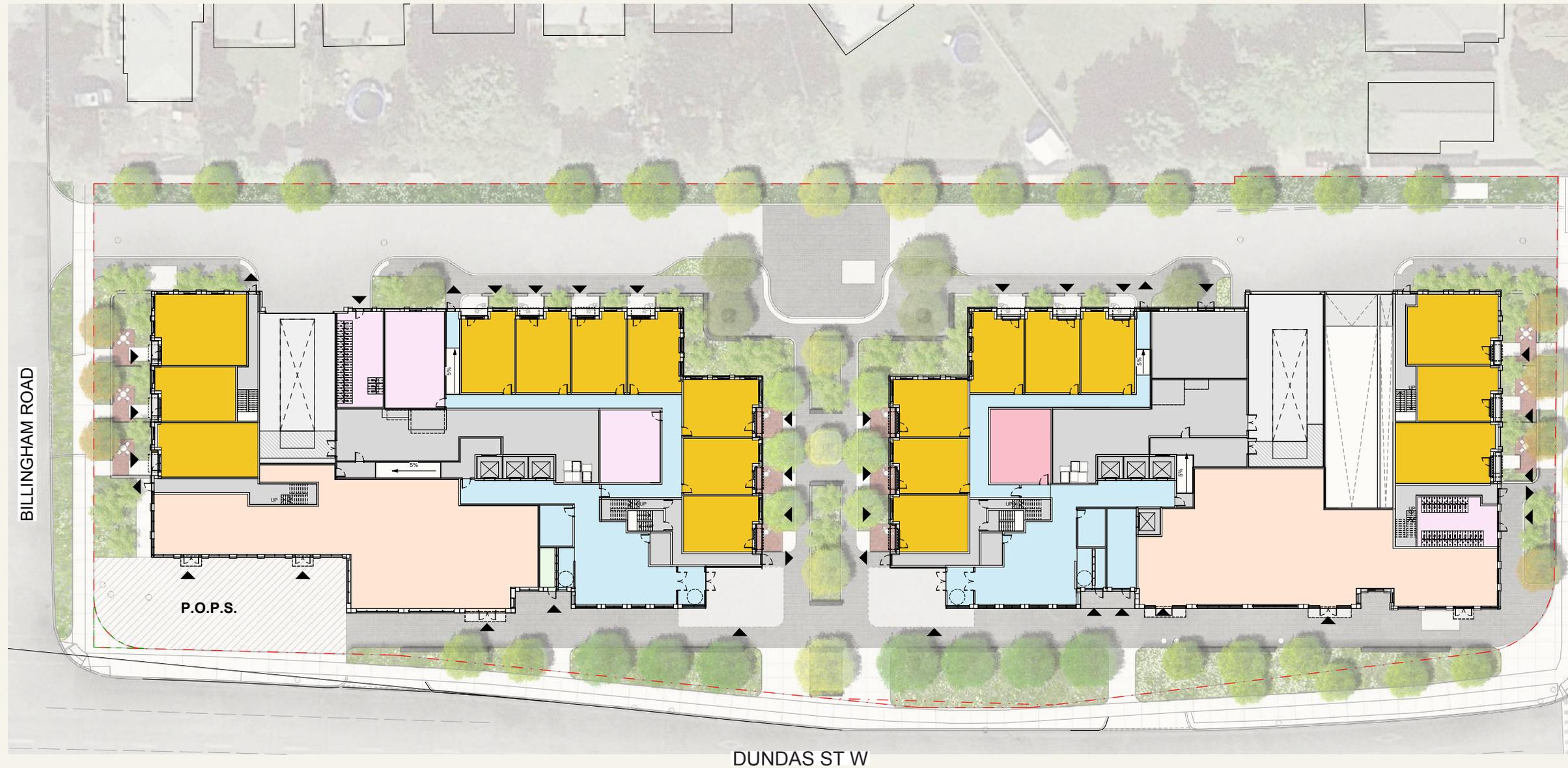
Setback and Midrise Guidelines



Legend

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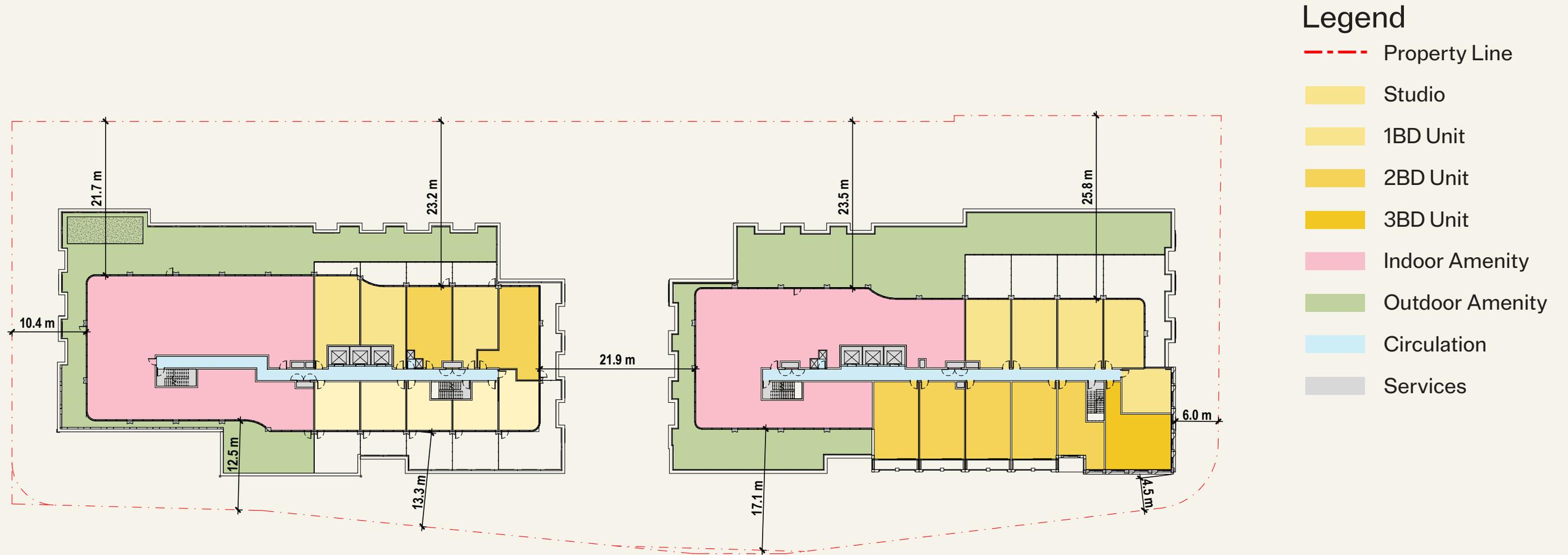
L1 Ground Floor Plan



Legend

- Property Line
- 3BD/Townhouses
- Retail
- Lockers
- Indoor Amenity
- Canada Post
- Circulation/Lobby
- Parking/Services
- Loading
- Entrance

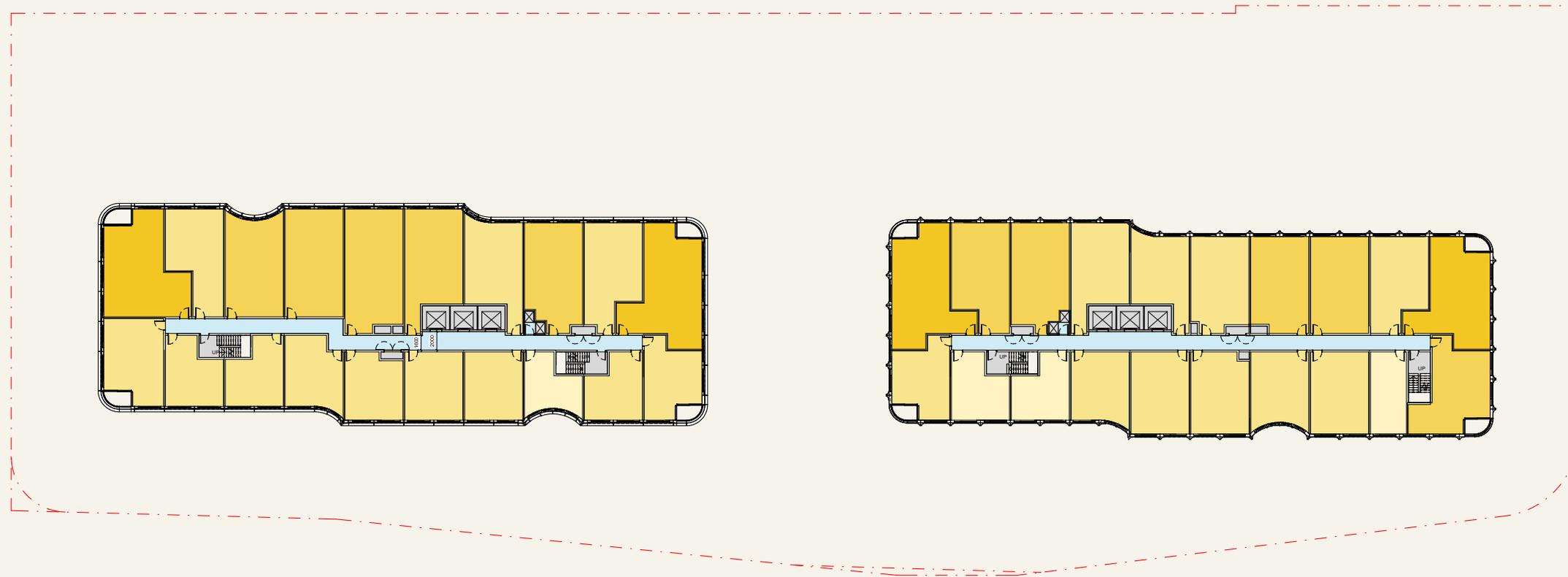
Amenity Space | L5 Floor Plan



Diversity of Unit Sizes | L6-14 Typical Building Plan

Legend

- Property Line
- Studio
- 1BD Unit
- 2BD Unit
- 3BD Unit
- Circulation
- Services



Paulart Drive Street View



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Community Engagement

January 2026

- Project website and email launched
- Letters to surrounding neighbours
- Communication with community group

we are here

February 2026

- Community Consultation Meeting

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Thank You!



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Appendix

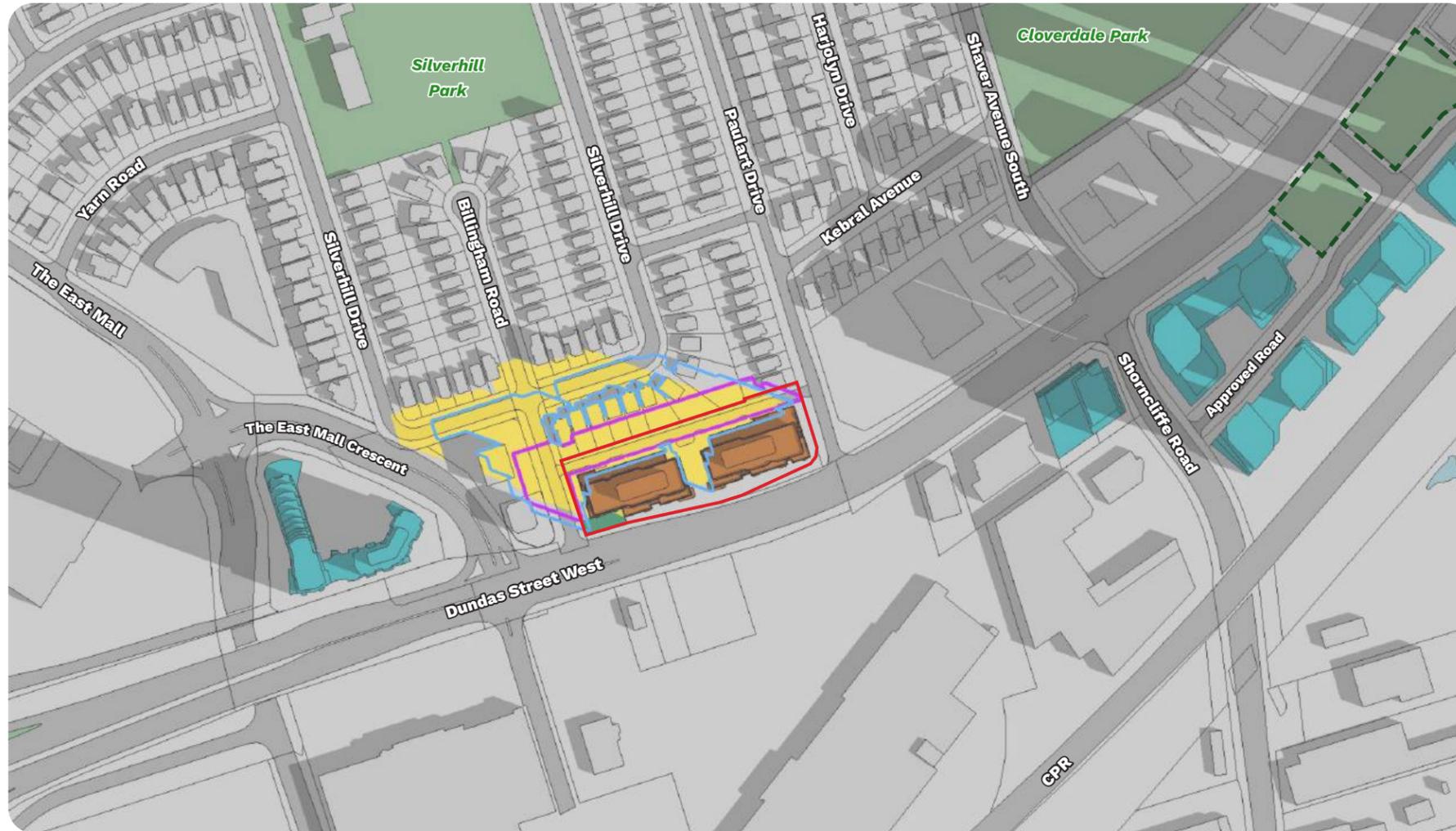
The background of the image is a semi-transparent red overlay on a grayscale aerial photograph of a city street grid. The text 'March 21st' is printed in a clean, white, sans-serif font in the upper right quadrant.

March 21st

March 21st

9:18am

Proposed Condition



Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

- Shadow Cast by As-Of-Right Massing
- Shadow Cast by Conceptual 36.0-metre-tall Mid-rise Massing with 5.0-metre MPH, set back 10.0 metres from north lot line

- Approved Building
- Existing Building
- Existing Park

- Approved Park
- Proposed POPS
- Shadow Cast by Existing and Approved Building

March 21st

10:18am

Proposed Condition



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March 21st

11:18am

Proposed Condition



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March 21st

12:18pm

Proposed Condition



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March 21st

1:18pm

Proposed Condition



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March 21st

2:18pm

Proposed Condition



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March 21st

3:18pm

Proposed Condition



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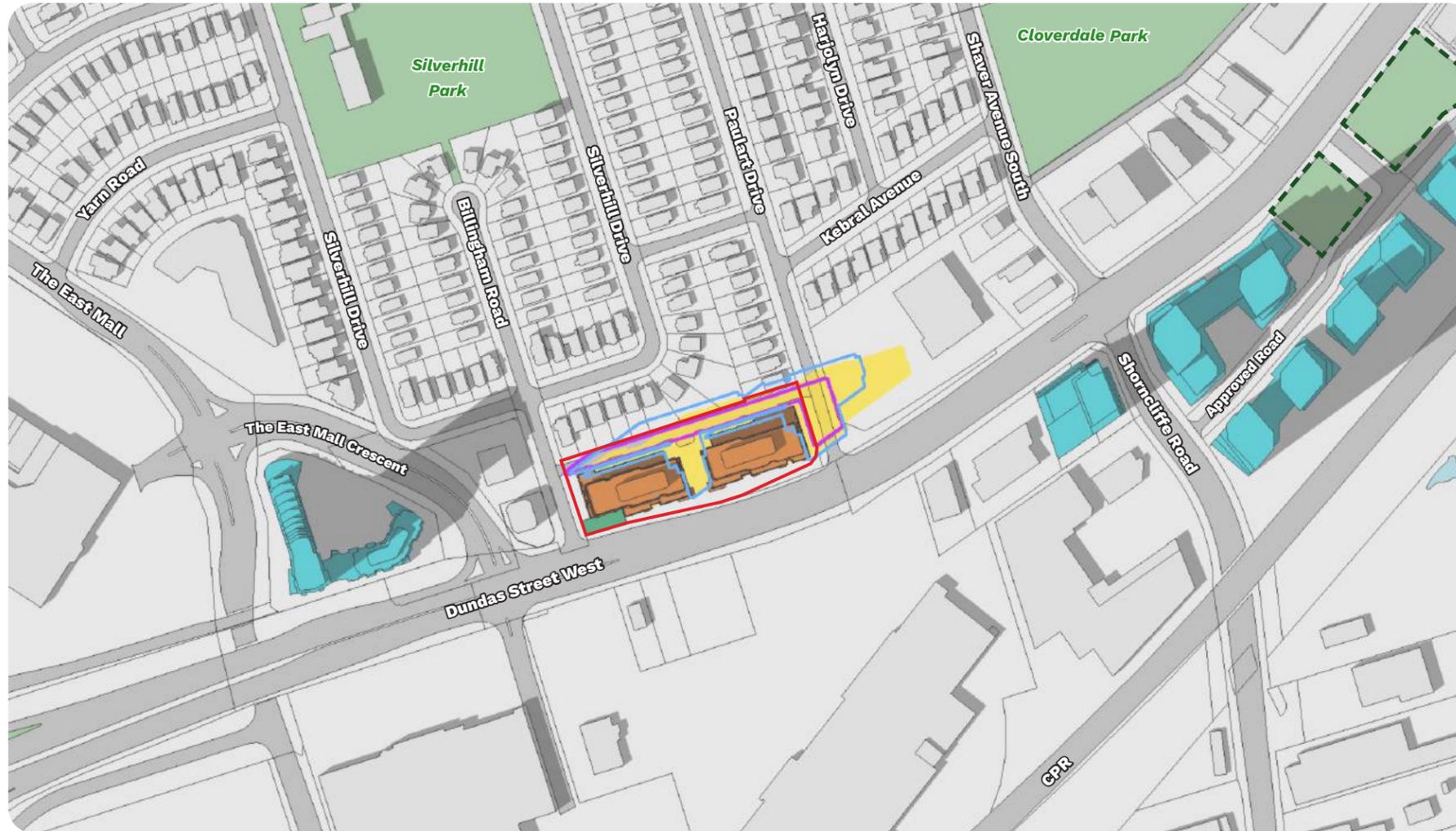
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March 21st

4:18pm

Proposed Condition



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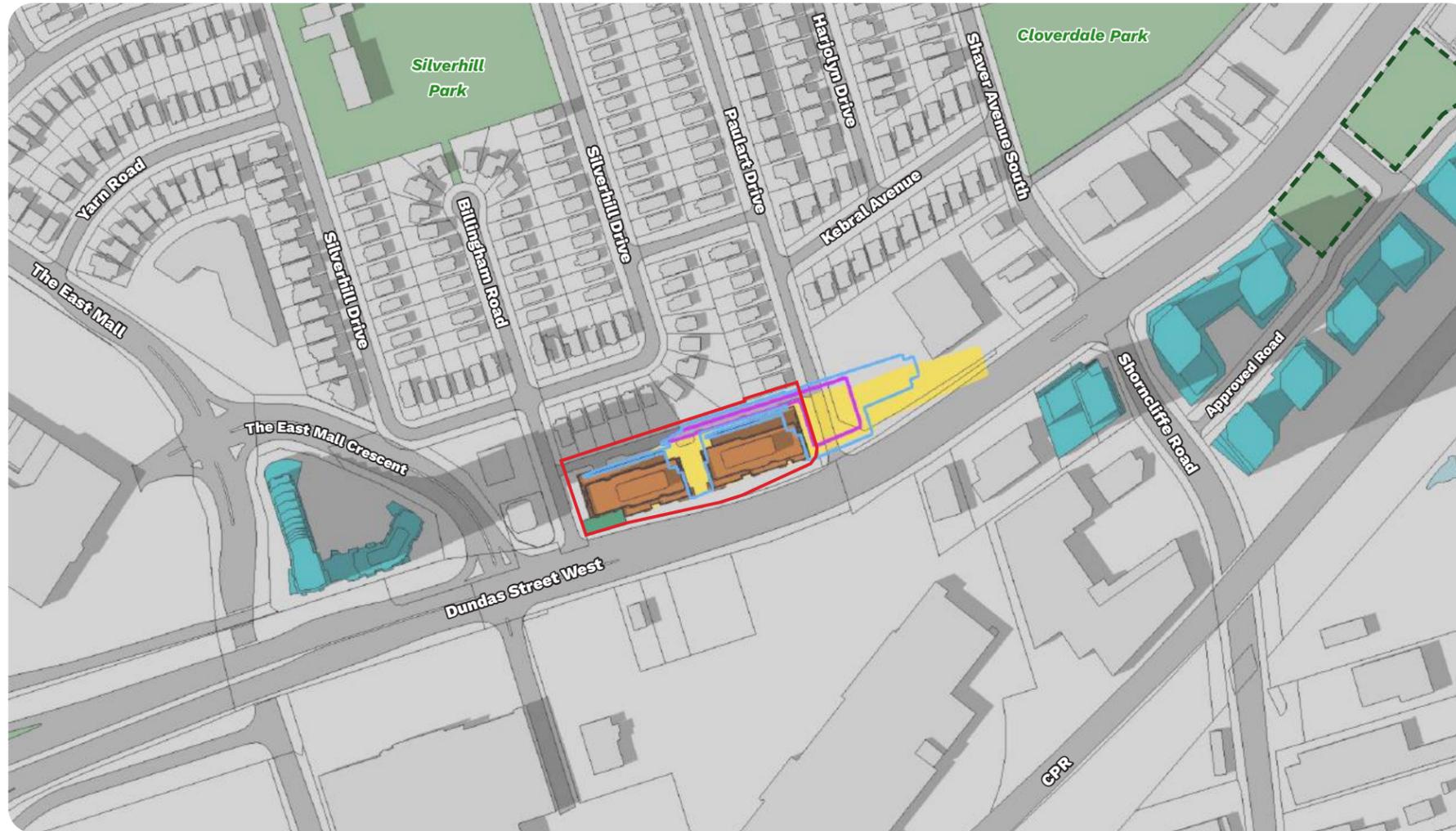
- Approved Building
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March 21st

5:18pm

Proposed Condition



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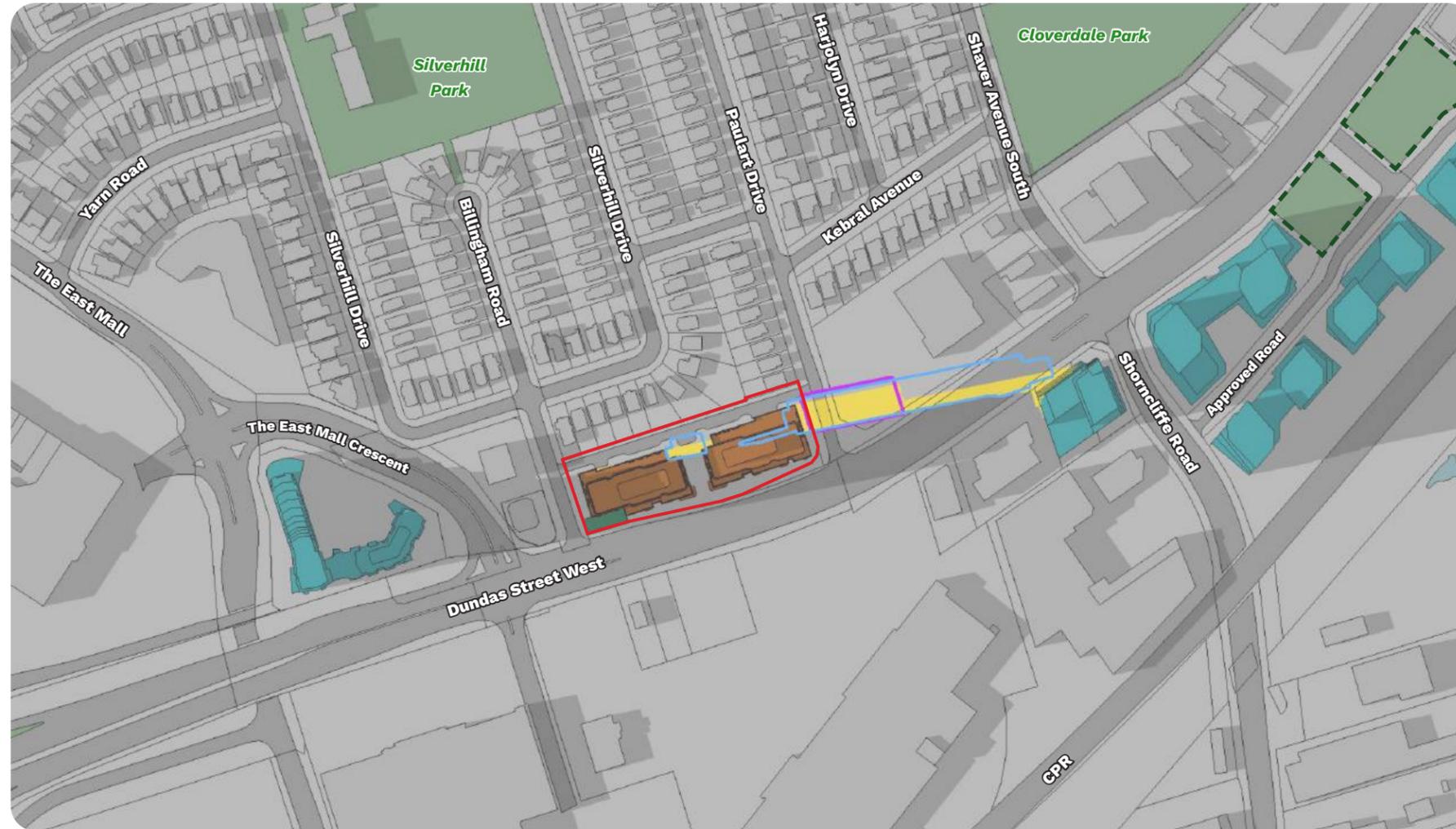
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March 21st

6:18pm

Proposed Condition



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The background of the image is a semi-transparent red overlay on a grayscale aerial photograph of a city street grid. The grid consists of numerous rectangular blocks and streets, with some larger, irregular shapes that could be parks or public buildings. The text is positioned in the upper right quadrant of the image.

September 21st

September 21st

9:18am

Proposed Condition



Legend

- | | | | |
|--|---|---|---|
|  Subject Site |  Shadow Cast by As-Of-Right Massing |  Approved Building |  Approved Park |
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September 21st

10:18am

Proposed Condition



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September 21st

11:18am

Proposed Condition



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September 21st

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Proposed Condition



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September 21st

1:18pm

Proposed Condition



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September 21st

2:18pm

Proposed Condition



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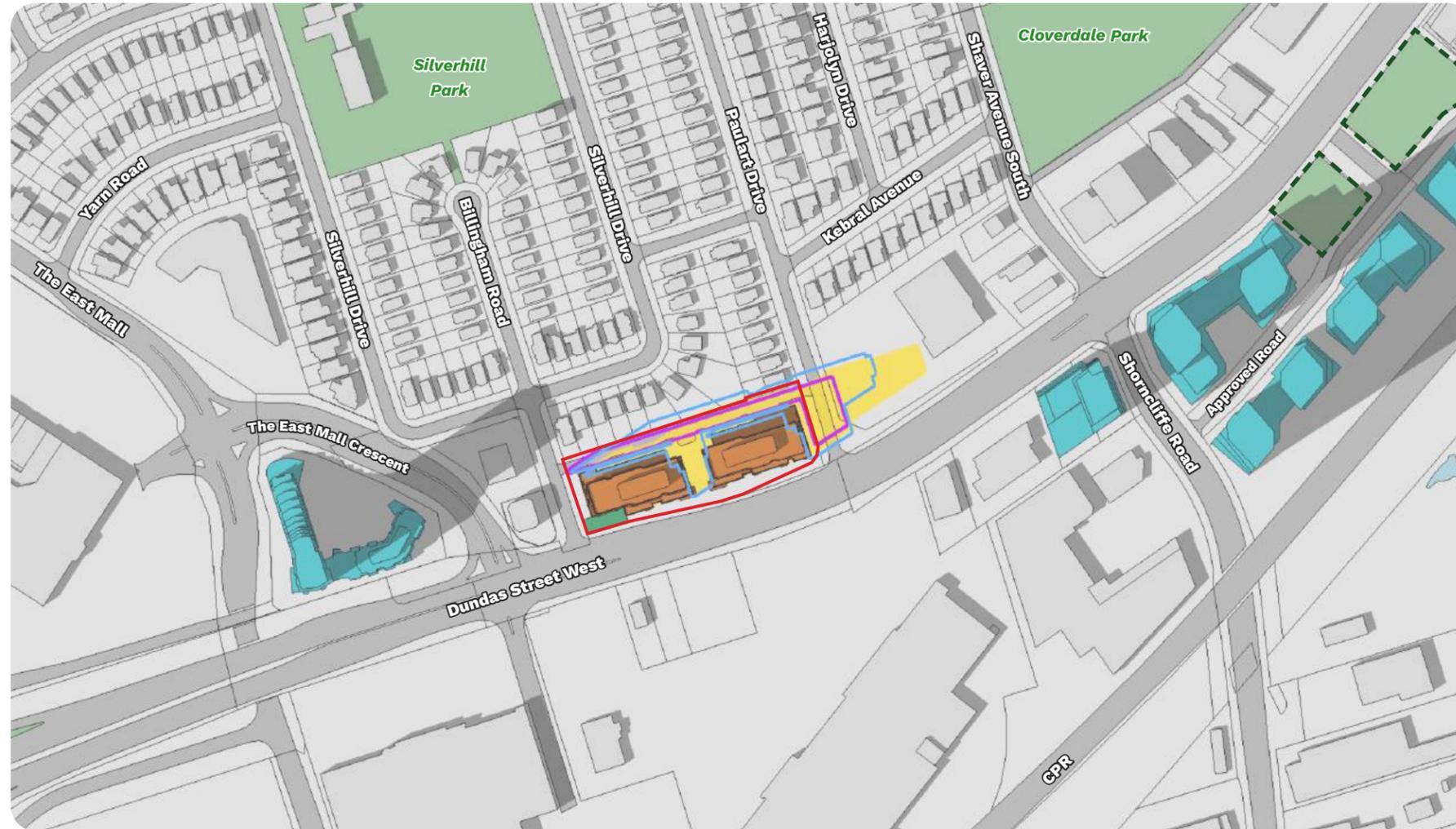
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September 21st

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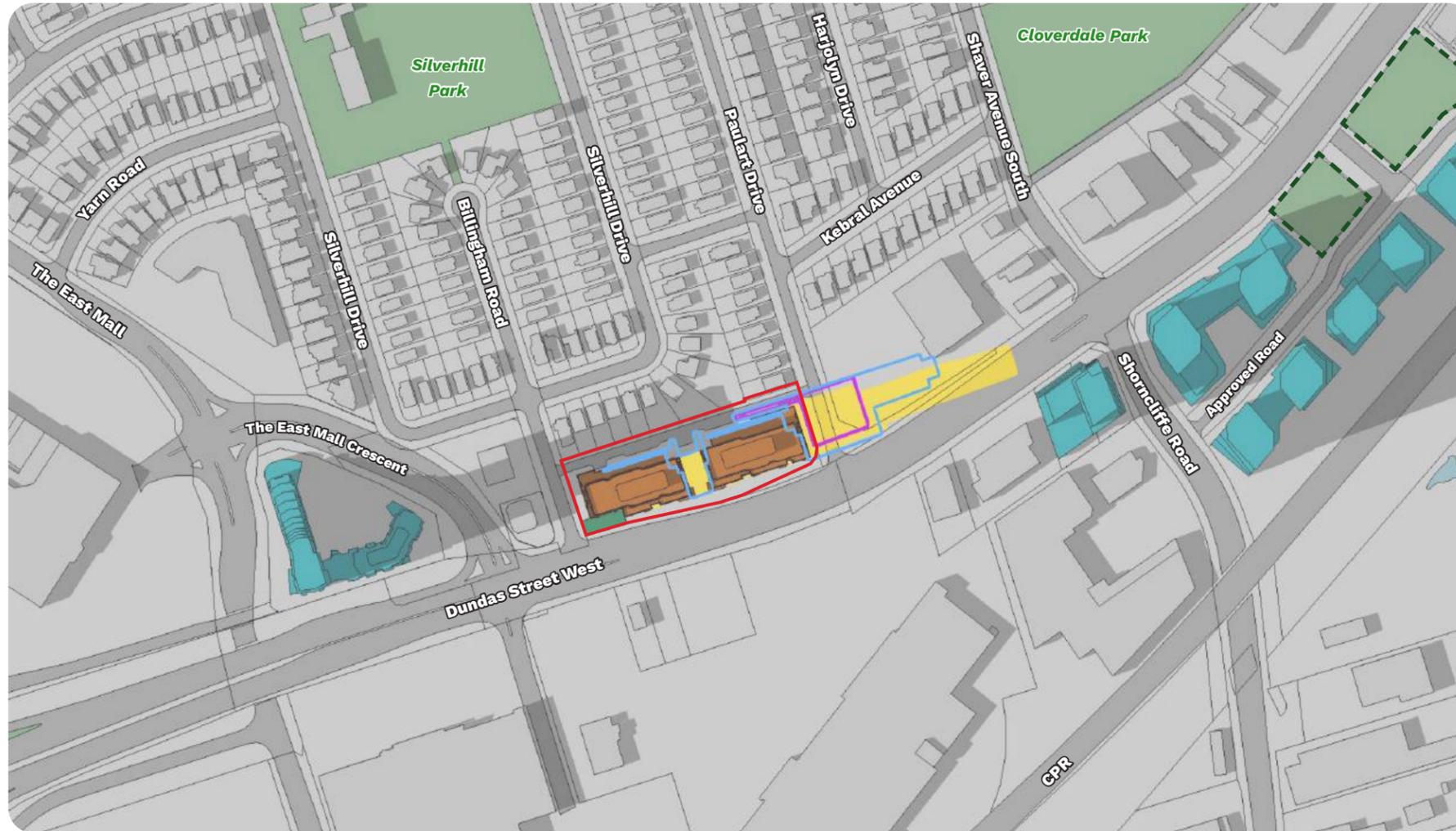
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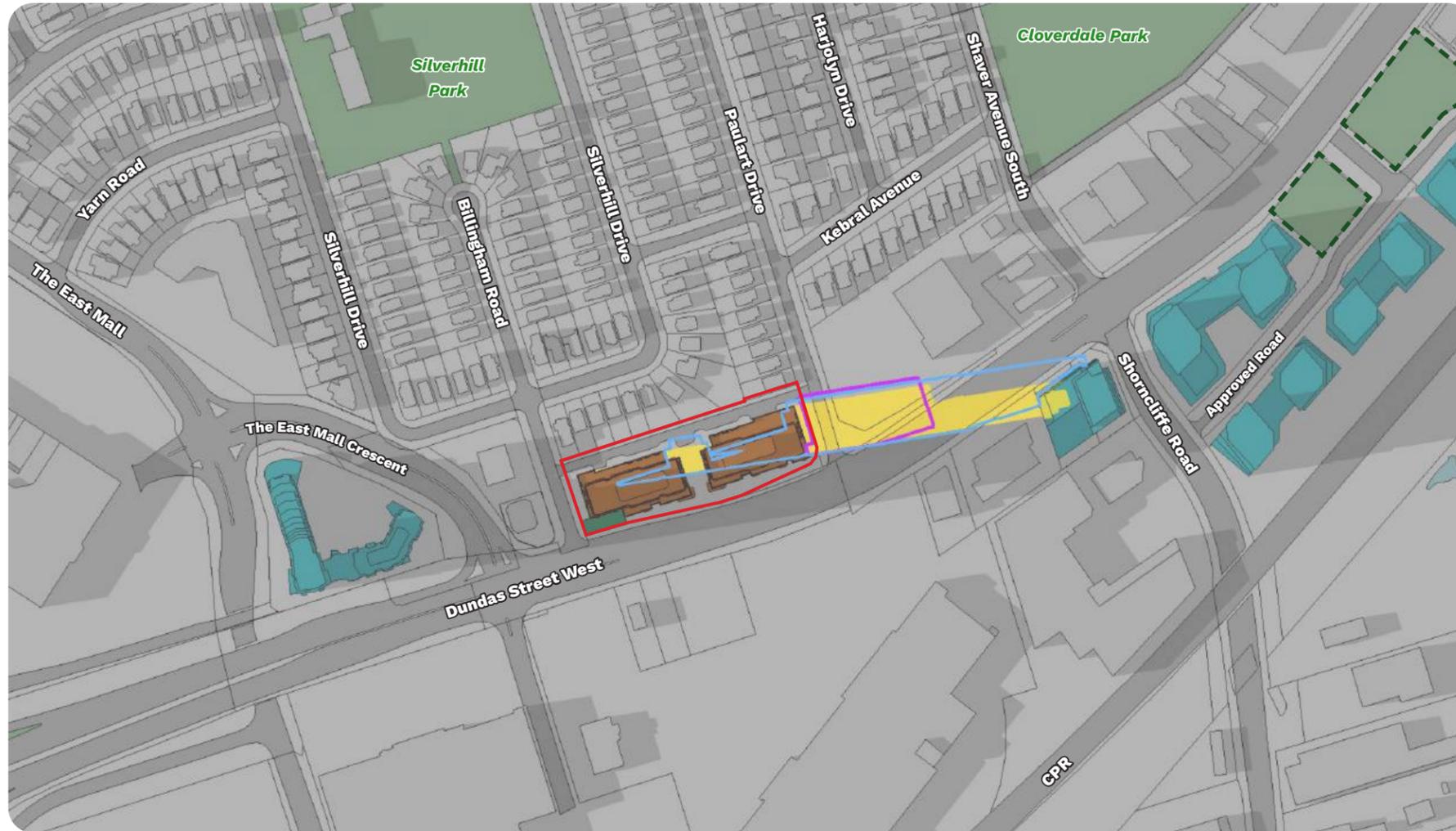
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