

FOR AN INDEPENDENT CAFE OR RESTAURANT OPERATOR

Ossington Ave & Dundas St W

43.650345, -79.420530 · Trinity-Bellwoods

HOODLY COMPOSITE

44.8 /100

WEAK SITE

Signals are mixed. The cost of being wrong on this corner is high; pursue only with a destination concept that does not rely on the corner doing the work.

SCORE BREAKDOWN — SIX AXES, WEIGHTED

AXIS	WHAT IT MEASURES	SCORE	READ
Foot traffic	848 peds/hr peak count within 500 m · Dundas St W / Ossington Ave	100	TOP DECILE CITYWIDE
Transit access	1.4 km to Ossington subway	30	OUTSIDE WALKSHED
Market demand	261 residents per cafe in nbhd · Toronto ref ~900	17	OVER-SUPPLIED
Headroom	0 cafes · 35 restos existing food & bev within 200 m	0	MAXED
Momentum	0 approved · 11 proposed development applications within 500 m	55	SOME PIPELINE
Stability	38% closures food & bev · nearest 400 m cell · 24 mo	31	HIGH CHURN

WEIGHTS · flow 25% · transit 15% · demand 18% · headroom 12% · momentum 12% · stability 18% · bonuses for cafe-eligible zoning (+5) and BIA (+3). Bonuses applied here: none.

WHERE THIS CORNER SITS

Trinity-Bellwoods

RESIDENT POPULATION 15,415	MEDIAN HOUSEHOLD INCOME \$92,000	ADULTS WITH DEGREE 45.1 %
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The corner sits in *Trinity-Bellwoods*, **outside any active BIA**, on a parcel not in a confirmed cafe-eligible zone — verify against By-law 569-2013. Ossington subway sits 1.4 km away.

MARKET DEPTH — VS TORONTO REFERENCE

INDICATOR	THIS NBHD	VS TORONTO
Residents per cafe	261	-71% vs Toronto (900) — over-supplied
Residents per indie cafe	296	-77% vs Toronto (1,300)
Total cafes	59 (52 indie · 7 chain)	Indie-dominant strip
Total restaurants	260	Dense restaurant scene
Median household income	\$92,000	+8% vs Toronto (85,000)

FOOT TRAFFIC, VEHICLES, BIKES

STATION	PEDS /HR	VEHICLES /HR	BIKES /HR	VS TORONTO MEDIAN
Dundas St W / Ossington Ave AT THIS INTERSECTION	848	1,339	144	1919% vs median — count station at the subject corner
Ossington Ave / Harrison St CLOSEST	70	385	12	67% vs median (city median 42/hr)

Source: City of Toronto pedestrian count program. "Per hour" computed across the full count window. The "at this intersection" row is the count taken at the subject corner itself.



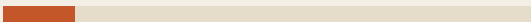

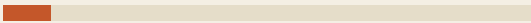

CLOSEST CAFES

#	NAME	DISTANCE	ADDRESS	GOOGLE RATING	
1	Morning Parade Coffee Bar	247 m	256 Crawford Street	4.5 ★ (164)	INDIE
2	I Deal Coffee	272 m	162 Ossington Avenue	4.3 ★ (598)	INDIE
3	Tim Hortons	297 m	1256 Dundas Street W	4.4 ★ (227)	CHAIN
4	Sam James	323 m	141 Ossington Avenue	4.5 ★ (116)	INDIE
5	Pilot Coffee Roasters	352 m	117 Ossington Avenue	4.3 ★ (625)	INDIE

CLOSEST RESTAURANTS

#	NAME	CUISINE	DISTANCE	ADDRESS
1	Casablanca	Lounge	28 m	1108 Dundas Street W
2	Roxton Public House	Pub	37 m	1112 Dundas Street W
3	First Choice Restaurant	Portuguese	54 m	1116 Dundas Street W
4	Delta Sports Bar	Sports Bar	66 m	247 Ossington Avenue
5	DELTA SPORTS BAR	—	72 m	247 Ossington Ave Unit-1 M6J 3A1

CUISINE MIX · WITHIN 400 M

Other		22
Chinese		18
Portuguese		3
Vietnamese		3
French		2
Japanese		2

DEVELOPMENT PIPELINE · WITHIN 500 M

0 approved · 11 proposed applications within walking distance. Approved (Council / OMB / NOAC) signals near-term construction; proposed indicates speculative demand.

DISTANCE	ADDRESS	TYPE	STATUS	DESCRIPTION
126 m	1117–1125 DUNDAS ST	Site plan	Under Review	Site Plan Approval for a 10 storey residential building with 74 ...
128 m	1113 DUNDAS ST	Site plan	Under Review	Site Plan Approval for a 10 storey residential building with 74 ...
139 m	1117 DUNDAS ST	Site plan	Under Review	Site Plan Approval for a 10 storey residential building with 74 ...
161 m	108 HARRISON ST	Site plan	Under Review	Site Plan Approval for renovations to the existing building at 1...
371 m	150 HARRISON ST	Site plan	NOAC Issued	Site Plan Approval application to facilitate the development of ...
373 m	321 DOVERCOURT RD	Site plan	NOAC Issued	Site Plan Approval application to facilitate the development of ...
463 m	219 ROXTON RD	Rezoning	Appeal Received	Official Plan and Zoning By-law Amendment application for an 8-s...

BUSINESS CHURN · NEAREST 400 M CELL

CLOSURE RATE · 24 MO

38.1 %

CLOSURES · 24 MO

26

ACTIVE FOOD & BEV

62

A closure rate above 30% over a two-year window signals a churn-heavy strip. Even successful concepts replace themselves here — leases are short, foot traffic forgives only the differentiated.

WHAT THE SIGNALS SAY

Ossington × Dundas sits in *Trinity-Bellwoods*, a strip whose food & beverage market matured years ago. The dominant signal is **over-supply**: 59 cafes and 260 restaurants serve 15,415 residents — 261 residents per cafe against a Toronto reference near 900. Demand exists; the question is how much remains uncaptured.

Pedestrian flow at the busiest corner within 500 m runs **1919%** above the Toronto median — but Ossington subway is 1.4 km away, at the edge of the typical walkshed. No approved developments within 500 m yet; 11 are under review. The corner falls outside any active BIA polygon — no marketing exposure or façade subsidies on this stretch.

Bottom line. *WEAK SITE at 44.8/100. Signals are mixed. The cost of being wrong on this corner is high; pursue only with a destination concept that does not rely on the corner doing the work.*

CONCEPT FIT · WHAT WORKS HERE

Hyper-differentiated specialty only

GO

- ✓ Matcha bar
- ✓ Single-origin filter / ceremonial tea
- ✓ Day-to-night cafe-bar hybrid
- ✓ Destination-only concept

AVOID

- × Generic third-wave coffee
- × Conventional brunch
- × Anything with 3+ direct competitors inside 5 min walk

METHODOLOGY & SOURCES · Composite is a weighted blend across six axes. Sources: Crumbpal (recs-mcp) for venue enrichment (Google ratings, reviews, addresses), City of Toronto Open Data (pedestrian counts 2023, development applications, business licences, BIA boundaries, by-law 569-2013), StatsCan 2021 Census. Distances computed via PostGIS / haversine.

Decision support, not a recommendation. Hoodly does not warrant the suitability of any location for any business. Commission independent legal, zoning, and financial review before signing a lease.

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