

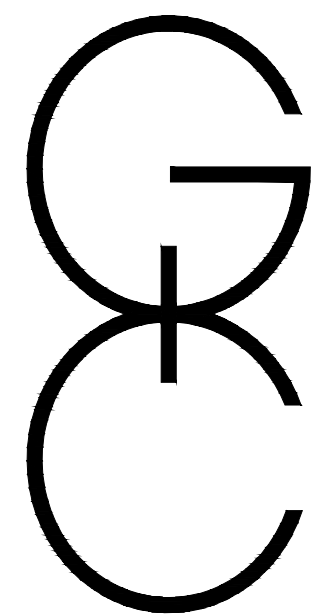


PROPOSED RESIDENTIAL DEVELOPMENT  
**30 + 44 Zorra Street**  
Marlin Spring Investments Ltd.

TORONTO

ONTARIO

WITHOUT PREJUDICE  
ISSUED FOR Z.B.A. - FEB.26.2018



**GRAZIANI  
+  
CORAZZA  
ARCHITECTS INC.**

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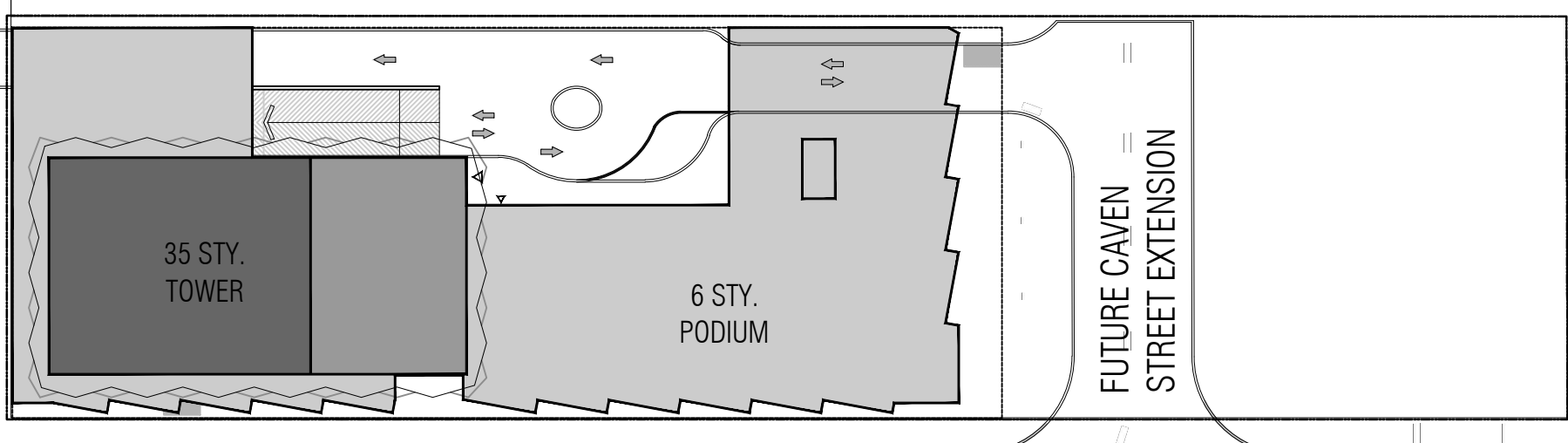
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JEREMY BOBRO



GARDINER EXPRESSWAY

PUBLIC LANEWAY



ZORRA STREET

THE QUEENSWAY

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01. FEB.26.2018 issued for rezoning EC

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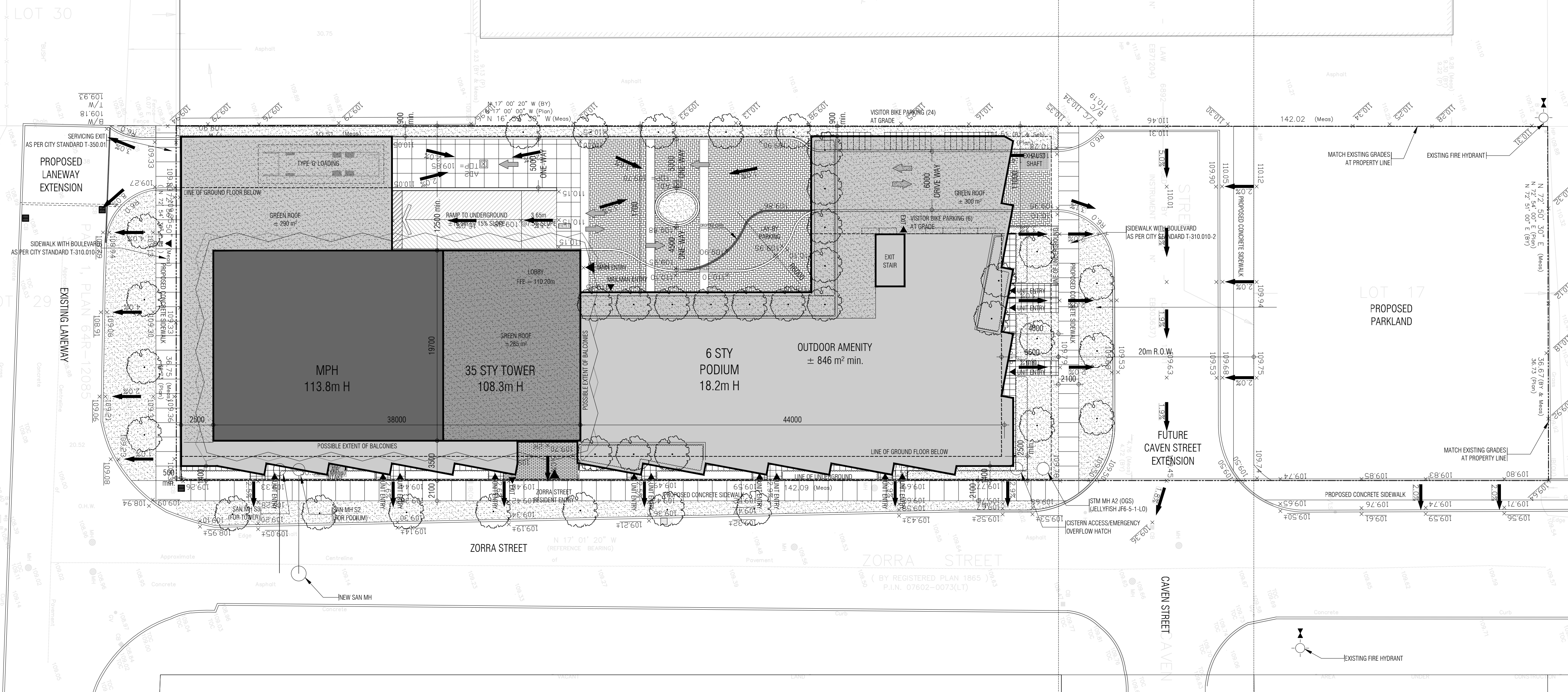
RESIDENTIAL	
<b>30+44 Zorra</b>	
Marlin Spring Investments Ltd. ONTARIO	
Project Architect:	E. CORAZZA
Assistant Designer:	C. KOTVA
Drawn By:	C. KOTVA
Checked By:	D. BIASE
Plot Date:	Feb 26, 2018
Job #	1540.17

## CONTEXT PLAN

1:600 **A100**

TITLEBLOCK SIZE: 610 x 900





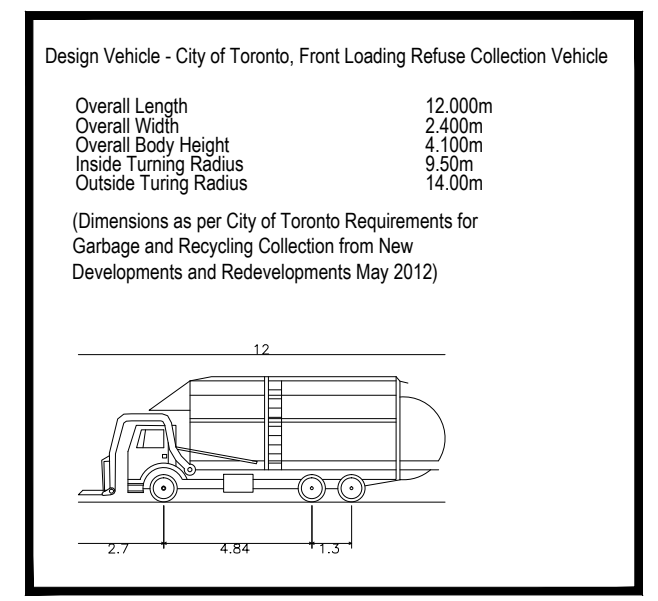
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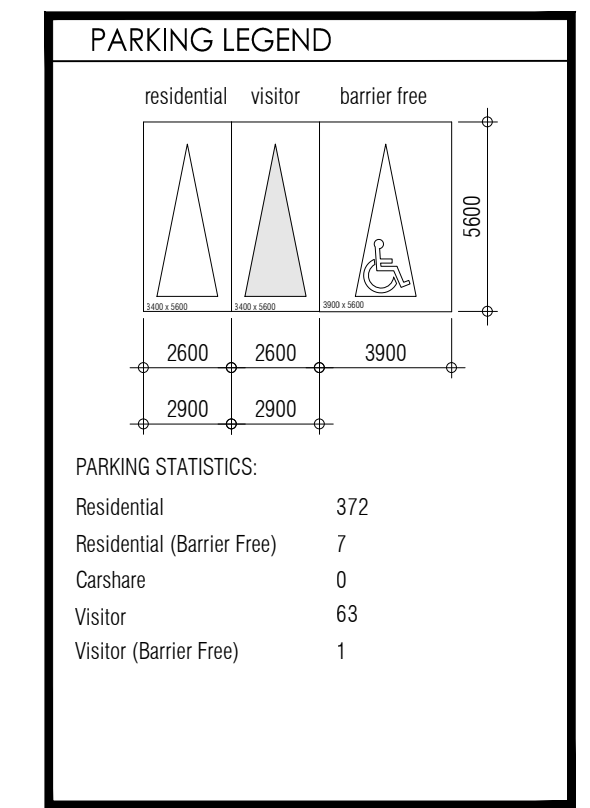
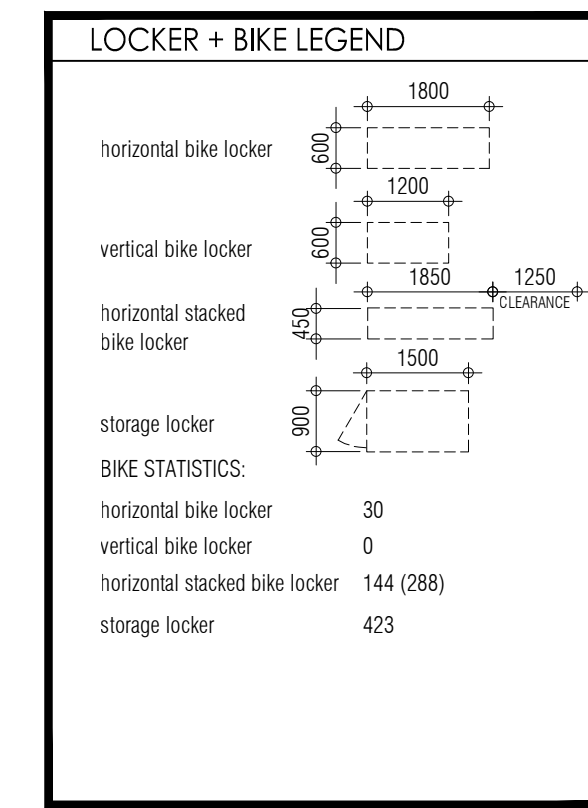
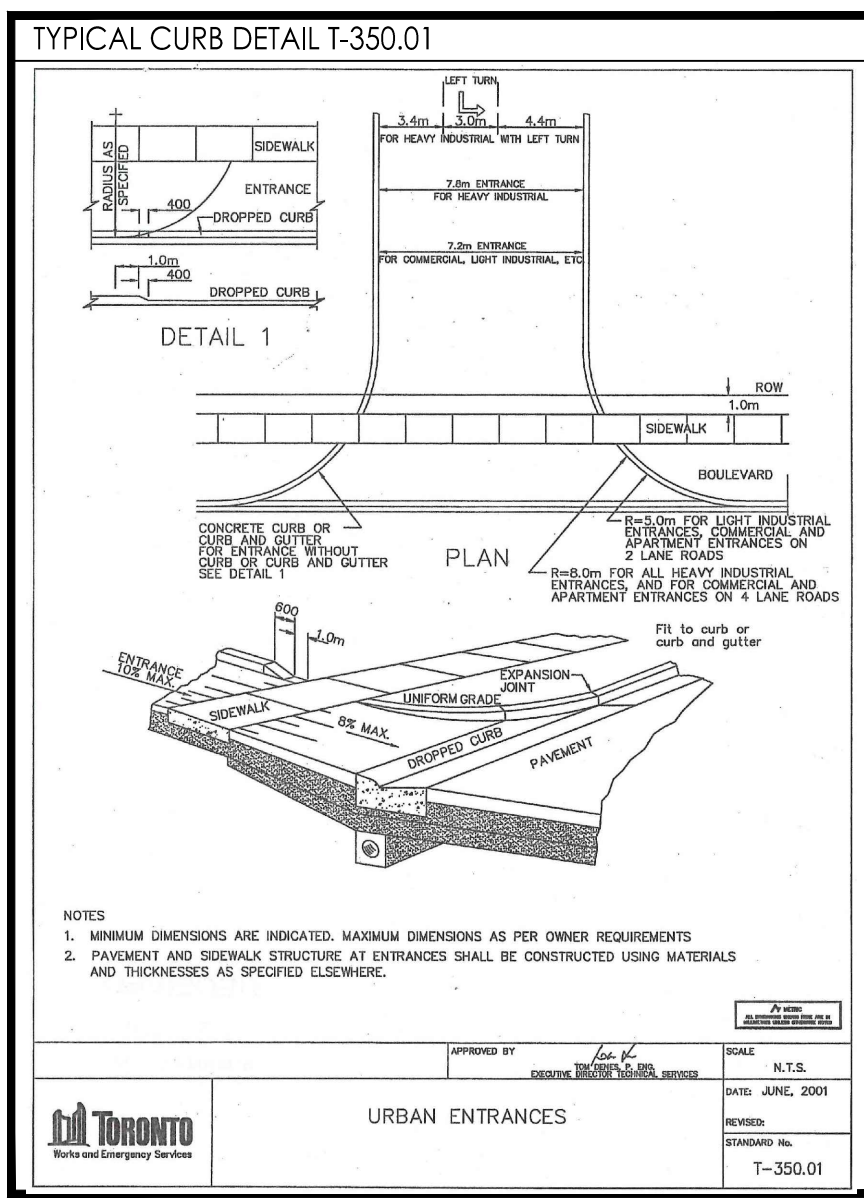
### LIST OF DRAWINGS

A.100 - Context Plan	1:600
A.101 - Site Plan & Statistics	1:250
A.201 - Partial P5 Underground Level	1:250
A.201 - P4 Underground Level	1:250
A.201 - P3 Underground Level	1:250
A.202 - P2 Underground Level	1:250
A.202 - P1 Underground Level	1:250
A.301 - Ground Floor Plan	1:250
A.301 - 2nd Floor Plan	1:250
A.302 - 3rd Floor Plan	1:250
A.302 - 4th-6th Floor Plan	1:250
A.302 - 7th Floor Plan	1:250
A.303 - Typical Tower Floor Plan	1:250
A.303 - Mechanical Penthouse Plan	1:250
A.303 - Roof Plan	1:250
A.401 - East & South Facing Elevations	1:300
A.402 - West & North Facing Elevations	1:300
A.501 - Section A-A	1:300
A.501 - Section B-B	1:300



### GENERAL NOTES

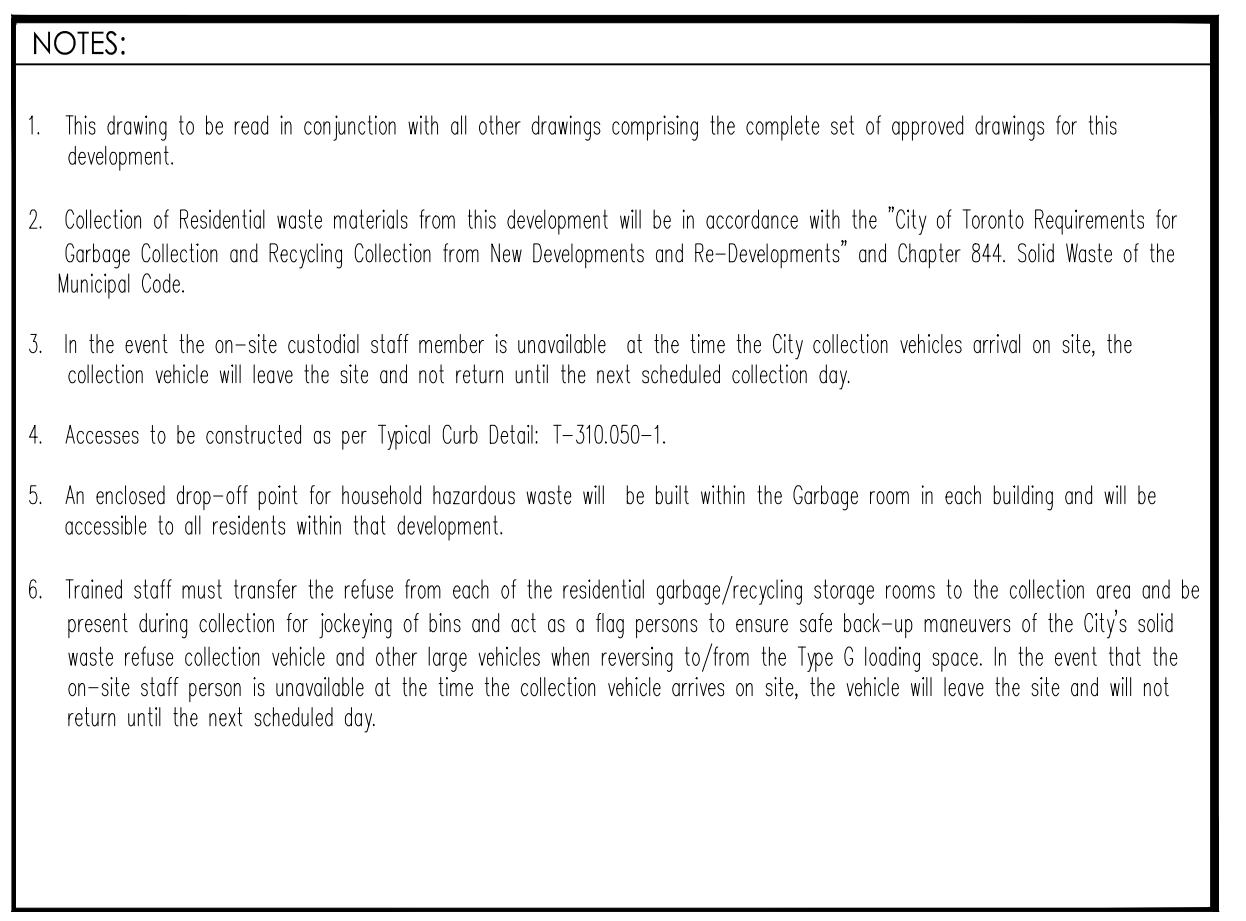
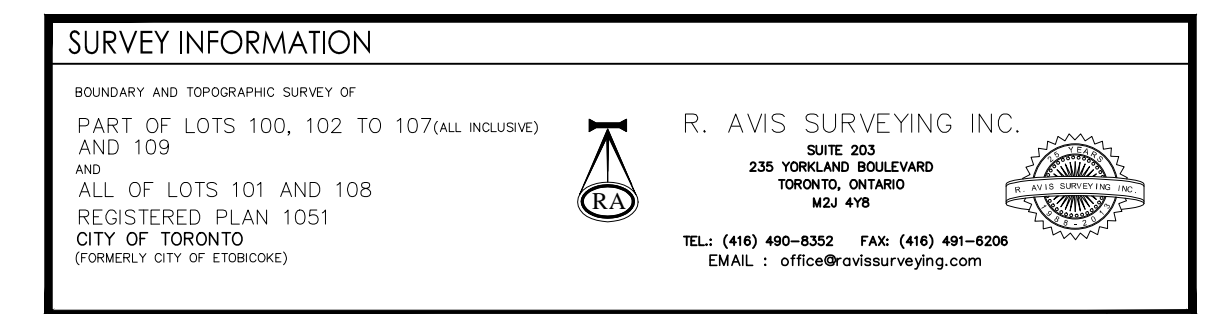
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).



### TORONTO GREEN ROOF STATISTICS

Green Roof Statistics

Available Roof Space Calculation	
Gross Floor Area, as defined in Green Roof Bylaw (m²)	32236
Total Roof Area (m²)	2316
Area of Residential Private Terraces (m²)	11
Roof-top Outdoor Amenity Space, if in a Residential Building (m²)	846
Area of Renewable Energy Devices (m²)	0
Tower (if Roof Area with floor plate less than 750 m²)	0
Total Available Roof Space (m²)	1469
Green Roof Coverage	
Coverage of Available Roof Space (m²)	875
Coverage of Available Roof Space (%)	60



### TORONTO GREEN STANDARDS STATISTICS

#### Toronto Green Standard Version 2.0 Statistics Template

City Planning Division For Mid to High-Rise Residential and All Non-Residential Development

The Toronto Green Standard Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy directly onto the Site Plan submitted as part of the application. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development (Version 2.0) for the complete set of standards and detailed specifications: [www.toronto.ca/greendevelopment](http://www.toronto.ca/greendevelopment)  
 For Zoning Bylaw Amendment applications: complete General Project Description and Section 1  
 For Site Plan Control applications: complete General Project Description, Section 1 and Section 2

Toronto Green Standard Statistics			
General Project Description	Required	Proposed	
Total Gross Floor Area		32236	
Residential		32236	
Retail			
Commercial			
Industrial			
Institutional/other			
Total number residential units (residential only)		423	
Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
Automobile Infrastructure	Required	Proposed	Proposed (%)
Number of parking spaces	435	435	100
Number of parking spaces with physical provision for future EV charging (residential)			
Number of parking spaces dedicated for priority parking, LEV, car pooling, car sharing (residential/commercial)			
Cycling Infrastructure	Required	Proposed	Proposed (%)
Number of long-term bicycle parking spaces (residential)	288	288	100
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building	84	29	
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)		204 (46%)	71
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)			
e) all other levels below-ground (also indicate % of net area of level occupied by bicycle parking)			
Number of short-term bicycle parking spaces (residential only)	30	30	100
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential only)			
Number of female shower and change facilities (non-residential only)			
Storage and Collection of Recycling and Organic Waste	Required	Proposed	Proposed (%)
Waste storage room area (residential only) (m²)	122	122	100

NOTE: G.F.A. used for TGS statistics template and Green Roof statistics reflects By-Low 514-2003 definition.

### ESTABLISHED GRADE

Established grade calculated by avg. of grades on site along Zorra Street  
 109.62 (North East corner) + 109.16 (South-East corner) / 2 = 109.40

### PROJECT STATISTICS

PROJECT STATISTICS  
 JOB No. 1540.17  
 DATE: Feb 22 2018

PROJ.	UNIT	PROJ.	UNIT	
01. SITE AREA	5214.3	0.52	56152.66	1.29
G.F.A. (m²)		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
1ST	1654			
2ND	1694			
3RD	2137			
4TH	2252			
5TH	2252			
6TH	2252			
7TH	170			
8TH-9TH	2605			
TOWER FLOORPLATE	7115		750	
RESIDENTIAL TOTAL	32236		28765	
G.F.S.I.		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
	6.18		5.52	
SETBACKS *		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
GROUND				
NORTH**	3.50	5.00	5.00	
EAST	2.50	2.40		
SOUTH	0.50	0.50		
WEST	0.90	0.90		
PODIUM				
NORTH**	4.00	3.40		
EAST	1.40	1.40		
SOUTH	0.50	0.50		
WEST	1.90	0.90		
TOWER				
NORTH**	49.60	47.00		
EAST	3.50	3.40		
SOUTH	3.00	5.00		
WEST	12.50	12.50		

\* setbacks to main building face  
 \*\* NORTH setback taken from Caven street extension

RESIDENTIAL		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
1 Bedroom	181	0%	45	11%
2 Bedroom	189	43%	217	53%
3 Bedroom	43	10%	132	34%
4 Bedroom	0	0%	0	0%
TOTAL # of UNITS	423		394	

Bicycle Parking		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
Ratio	0.7	0.7	31.5	
1 Bedroom	0.0	144.8	0.0	117.6
2 Bedroom	0.9	179.1	0.9	118.8
3 Bedroom	1.1	47.3	1.1	0.0
Visitor	0.15	63.65	0.15	59.1
TOTAL # of SPACES		435	303	

Bike Parking		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
Ratio	0.06	267.64	0.08	267.92
RESIDENTIAL		29.61	0.07	27.58
NON-RESIDENTIAL		317.25		285.5
TOTAL # of BIKES				

Storage Lockers		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
Ratio	1	423		
RESIDENTIAL				
PROVIDED # of LOCKERS		423		

Building Height (m)		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
PODIUM	18.2	6.5 STY	17.8	5.5 STY
TOWER	95.1	29.5 STY	88.8	30.5 STY
TOTAL	113.3	36 STY	106.7	36 STY

Amenity		CURRENTLY PROPOSED	PREVIOUSLY PROPOSED	
Ratio	2nd/unit	846	2nd/unit	788
INDOOR				
OUTDOOR	2nd/unit	846	2nd/unit	788
TOTAL PROVIDED		1692		1576

\* all previously proposed statistics were taken from the project data sheet and drawings dated January 2017

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RESIDENTIAL

## 30+44 Zorra

Marlin Spring Investments Ltd.

TORONTO ONTARIO

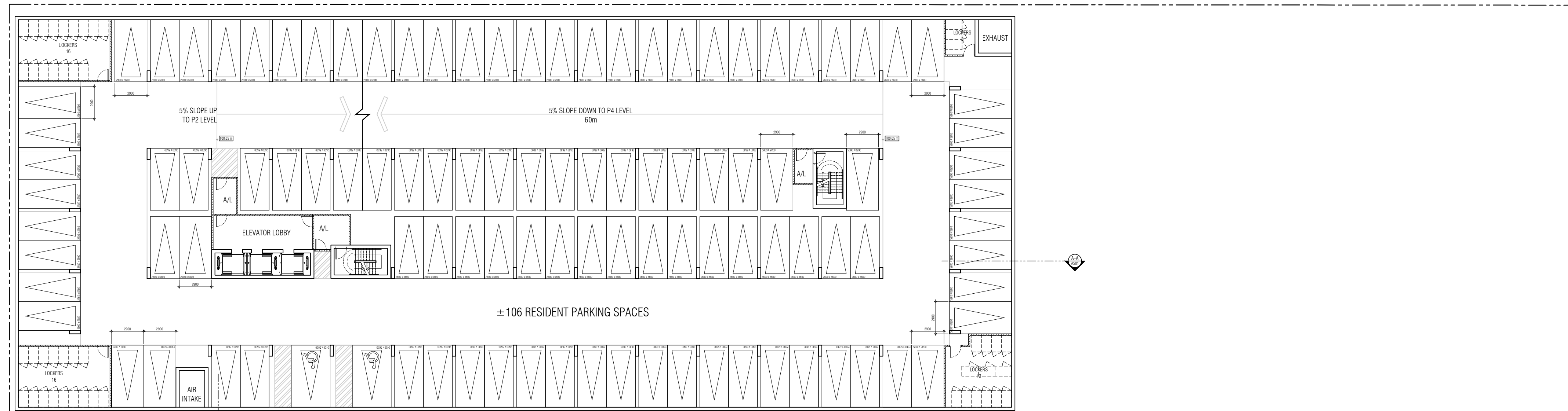
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 Assistant Designer: C. KOTVA  
 Drawn By: C. KOTVA  
 Checked By: D. BIASE  
 Plot Date: Feb 26, 2018  
 Job #: 1540.17

**SITE PLAN**

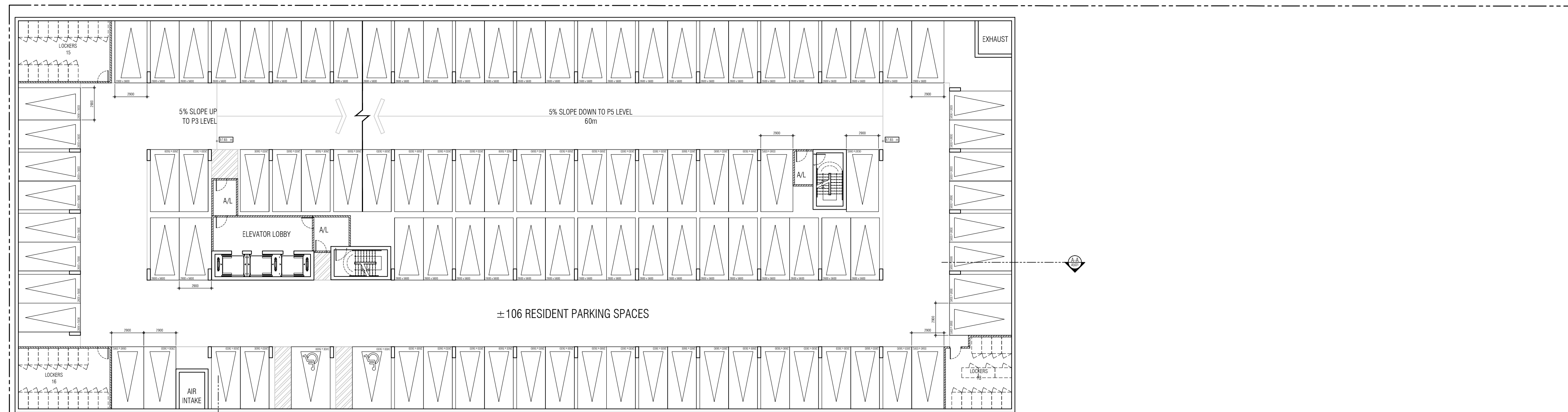
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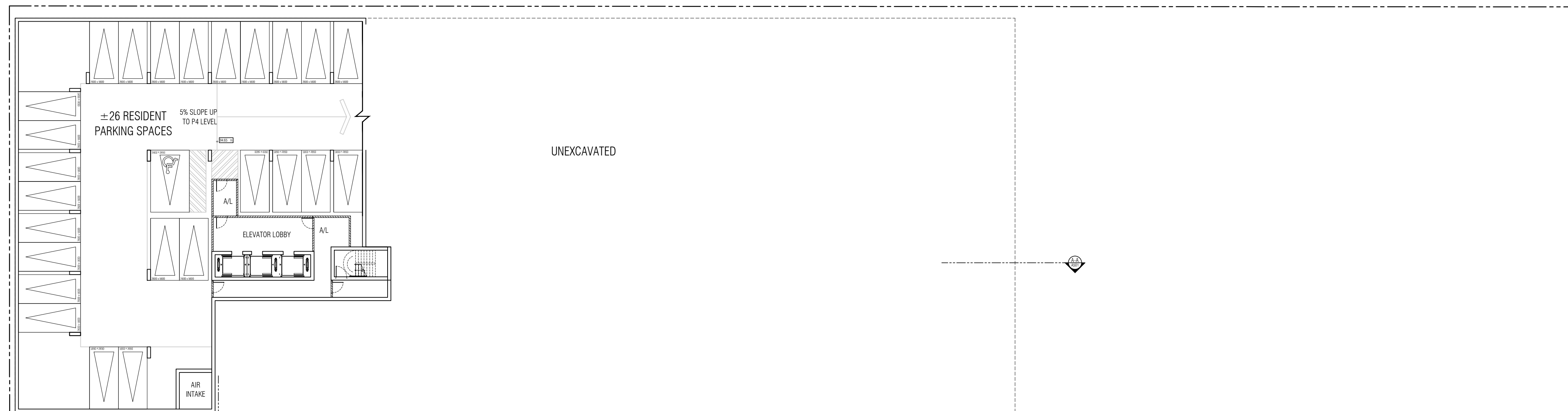




**PARKING LEVEL 3**



**PARKING LEVEL 4**



**PARTIAL PARKING LEVEL 5**

**LOCKER + BIKE LEGEND**

horizontal bike locker	1800
vertical bike locker	1200
horizontal stacked bike locker	1850
vertical stacked bike locker	1250
storage locker	1500

BIKE STATISTICS:

horizontal bike locker	30
vertical bike locker	0
horizontal stacked bike locker	144 (288)
storage locker	423

**PARKING LEGEND**

residential	visitor	barrier free
2600	2600	3900
2900	2900	

PARKING STATISTICS:

Residential	372
Residential (Barrier Free)	7
Carshare	0
Visitor	63
Visitor (Barrier Free)	1

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ONTARIO ASSOCIATION OF ARCHITECTS  
ENZO M. CORAZZA LICENCE 4702

**RESIDENTIAL**

**30+44 Zorra**

Marlin Spring Investments Ltd. ONTARIO

TORONTO

Project Architect: E. CORAZZA  
Assistant Designer: C. KOTVA  
Drawn By: C. KOTVA  
Checked By: D. BIASE  
Plot Date: Feb 26, 2018  
Job #: 1540.17

**PARKING LEVEL 3 & 4**  
**PARTIAL PARKING LEVEL 5**

1:250 **A201**

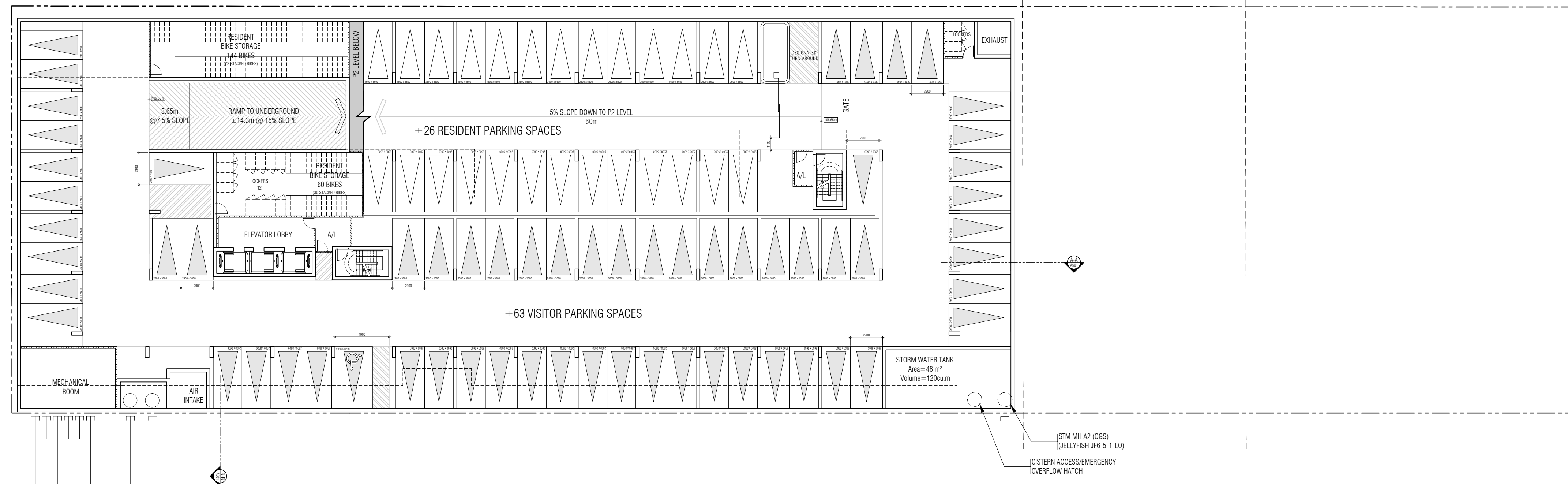
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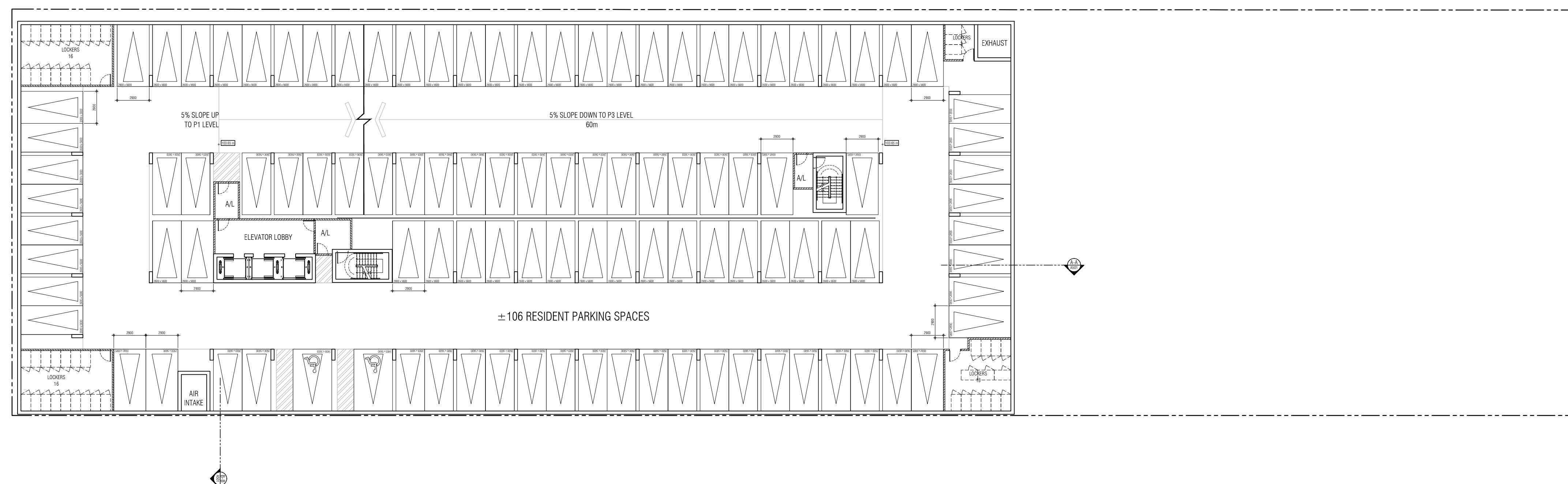
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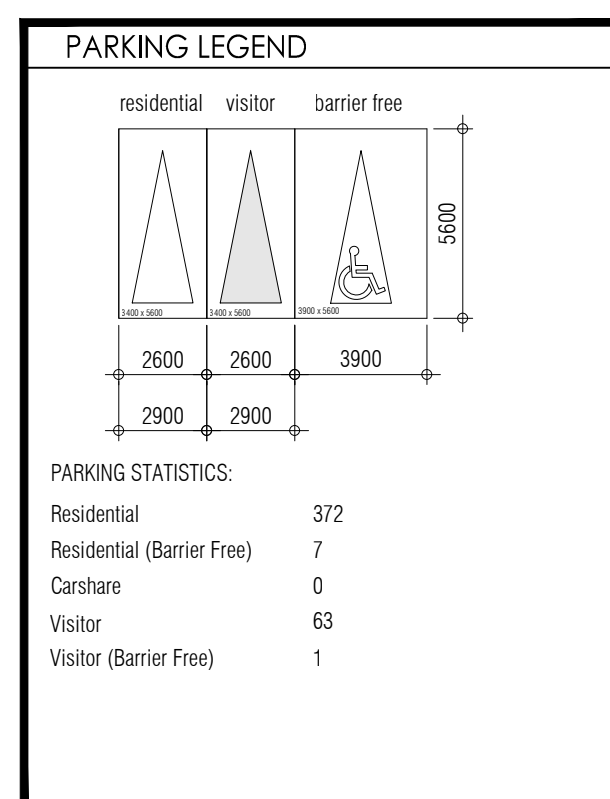
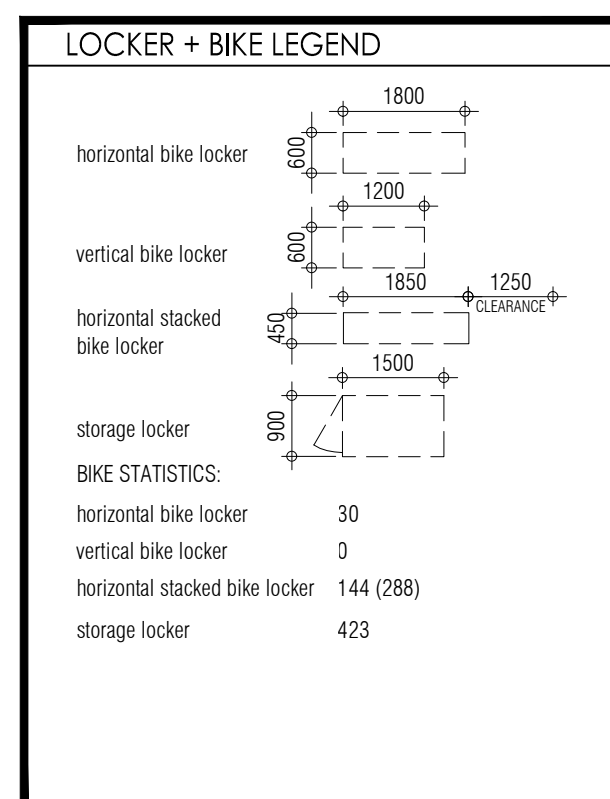
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PARKING LEVEL 1



PARKING LEVEL 2



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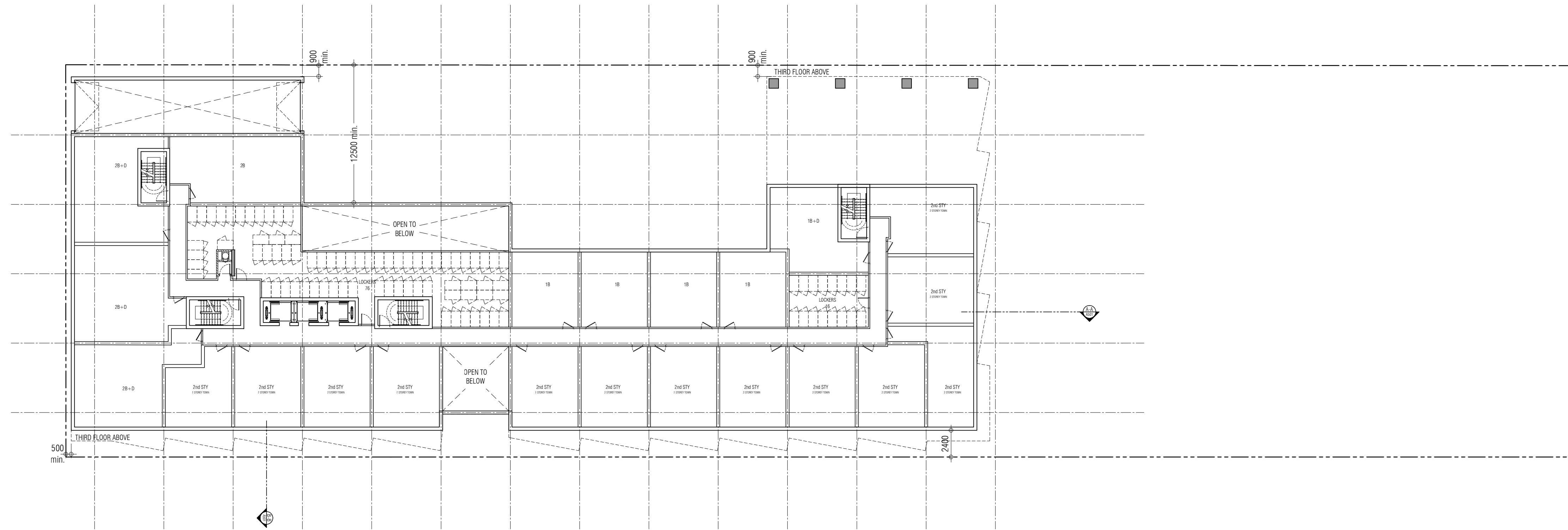
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**PARKING LEVEL 1**  
**PARKING LEVEL 2**

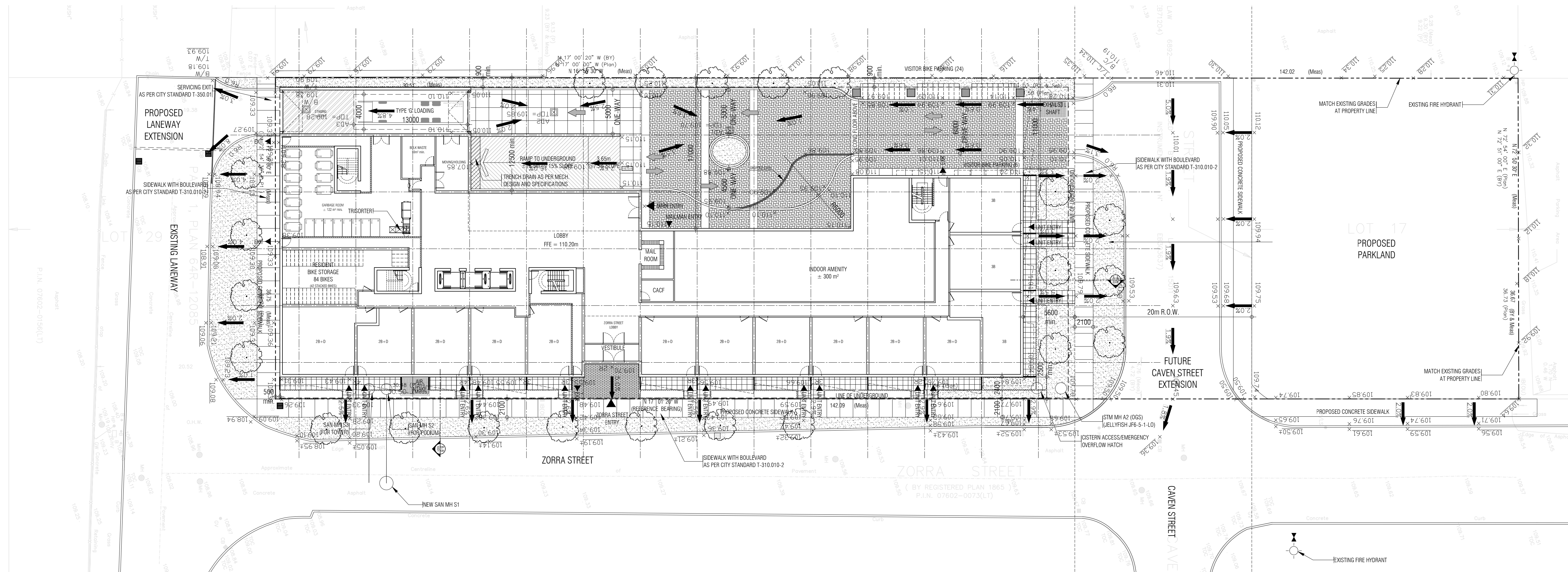
1:250 **A202**

LOCKER + BIKE LEGEND	
horizontal bike locker	
vertical bike locker	
horizontal stacked bike locker	
storage locker	
BIKE STATISTICS:	
horizontal bike locker	30
vertical bike locker	0
horizontal stacked bike locker	144 (288)
storage locker	423

PARKING LEGEND	
residential	
visitor	
barrier free	
PARKING STATISTICS:	
Residential	372
Residential (Barrier Free)	7
Carshare	0
Visitor	63
Visitor (Barrier Free)	1



SECOND FLOOR PLAN



GROUND FLOOR PLAN

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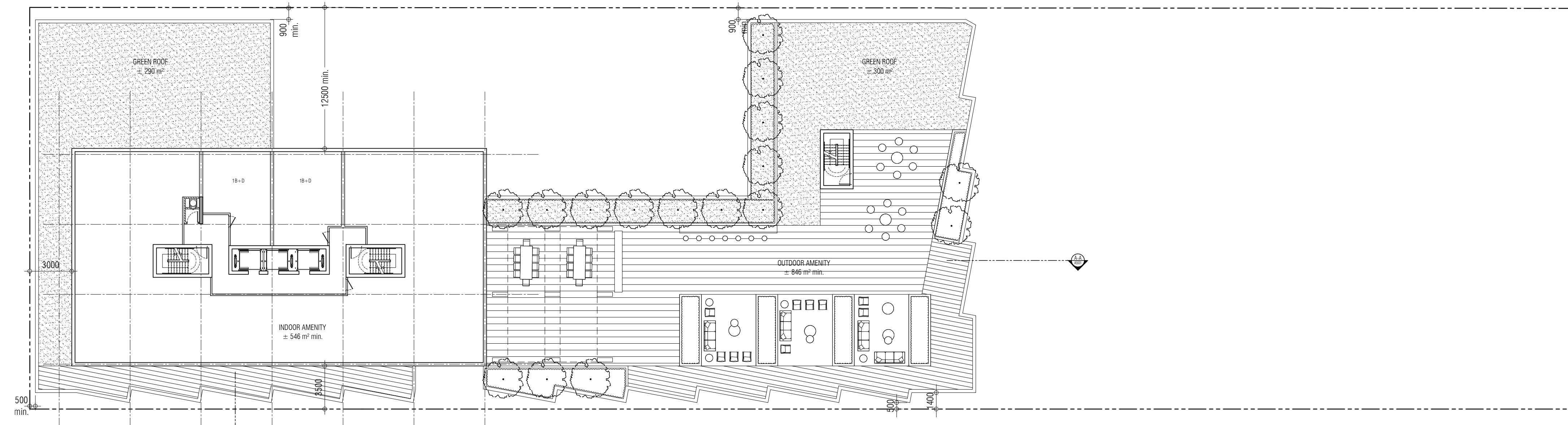
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SECOND FLOOR PLAN  
 GROUND FLOOR PLAN

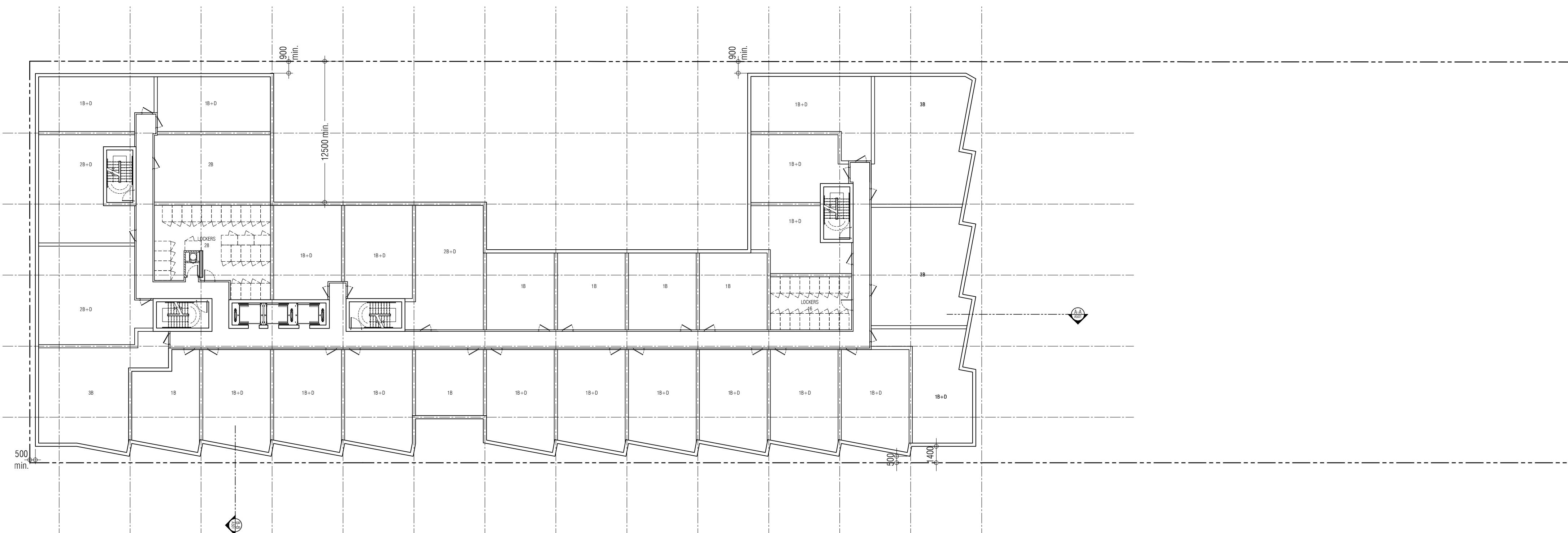
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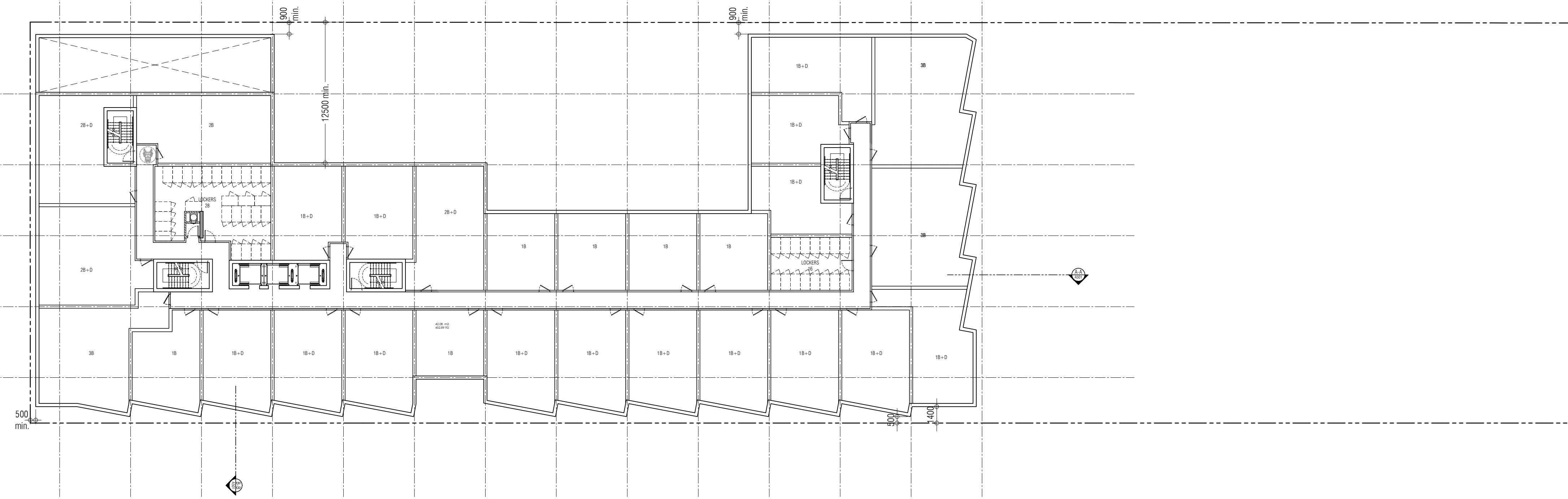
7TH FLOOR PLAN



4TH - 6TH FLOOR PLAN



3RD FLOOR PLAN



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ONTARIO ASSOCIATION OF ARCHITECTS  
ENZO M. CORAZZA LICENCE 4702

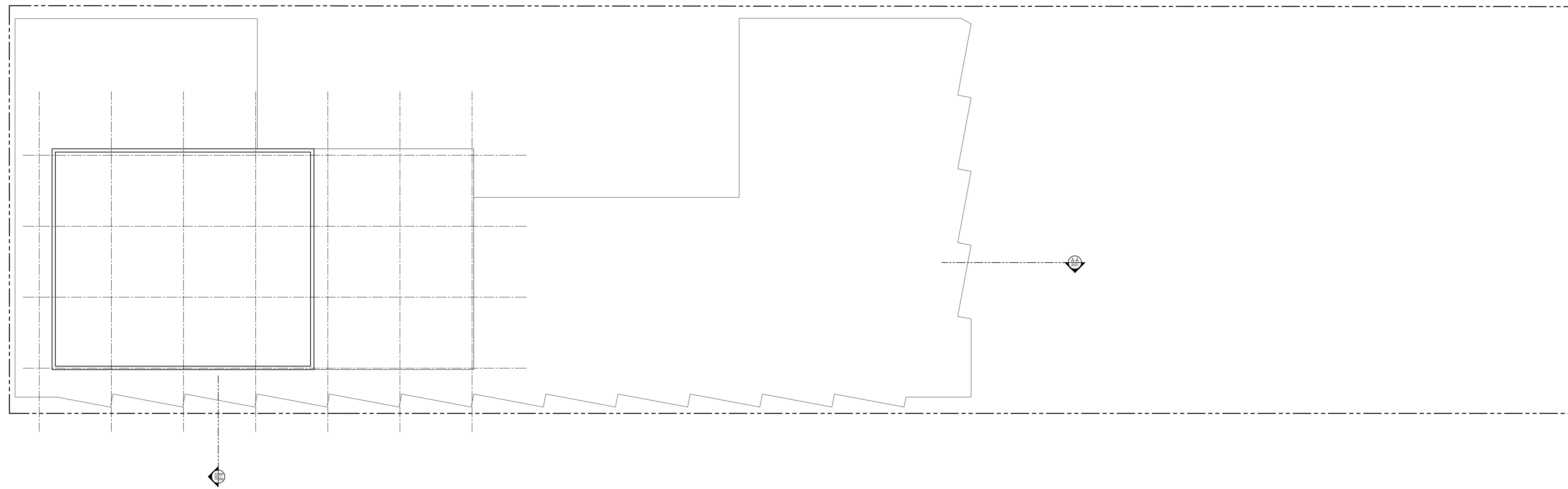
RESIDENTIAL	
<b>30+44 Zorra</b>	
Marlin Spring Investments Ltd. ONTARIO	
Project Architect:	E. CORAZZA
Assistant Designer:	C. KOTVA
Drawn By:	C. KOTVA
Checked By:	D. BIASE
Plot Date:	Feb 26, 2018
Job #:	1540.17

3RD, 4TH-6TH & 7TH FLOOR PLAN

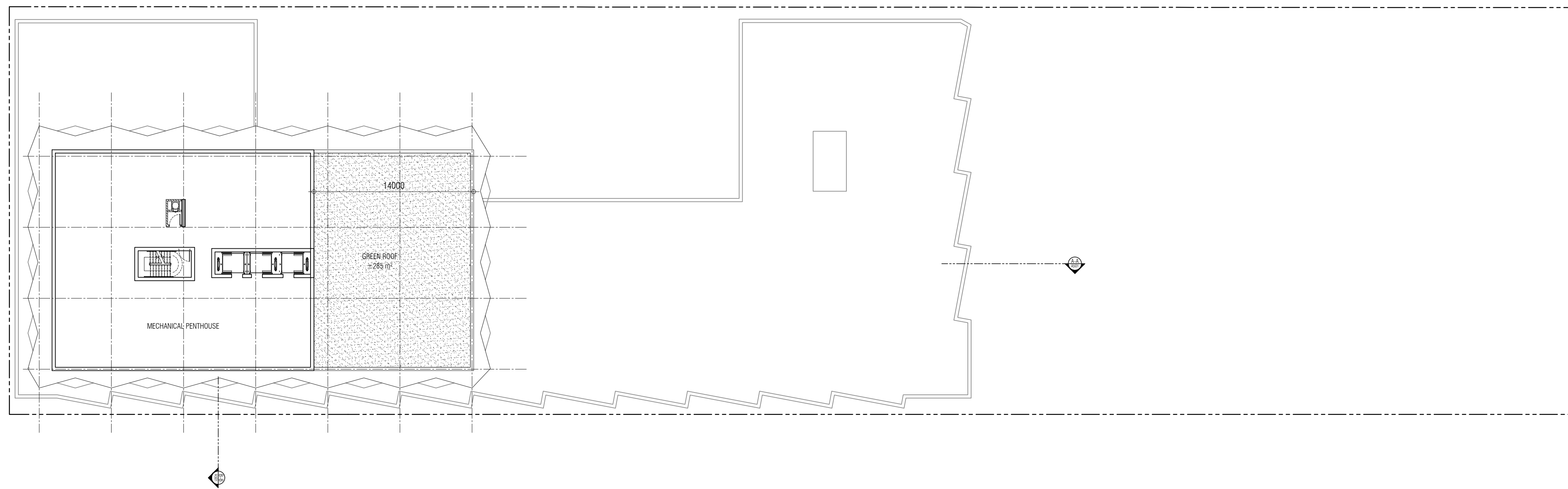
1:250 A302



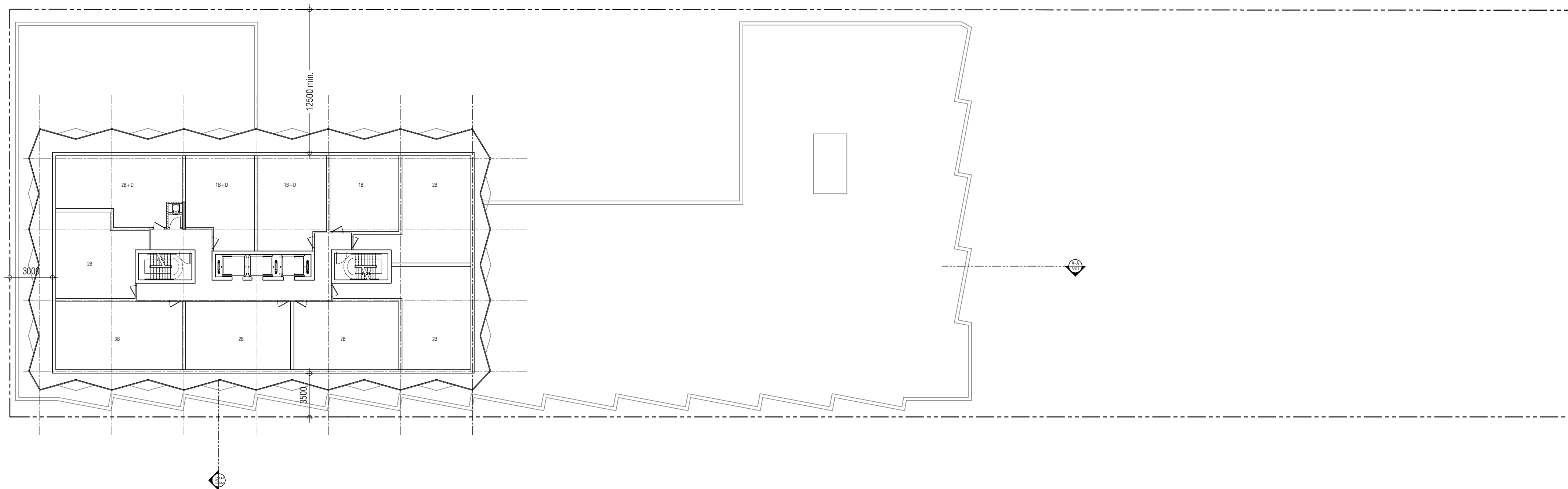
ROOF PLAN



MECHANICAL PENTHOUSE



TYPICAL TOWER FLOOR PLAN  
8TH - 35TH



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**30+44 Zorra**

Marlin Spring Investments Ltd. ONTARIO

TORONTO

Project Architect: E. CORAZZA  
 Assistant Designer: C. KOTVA  
 Drawn By: C. KOTVA  
 Checked By: D. BIASE  
 Plot Date: Feb 26, 2018  
 Job #: 1540.17

TYPICAL TOWER,  
MPH & ROOF FLOOR PLAN

1:250 A303



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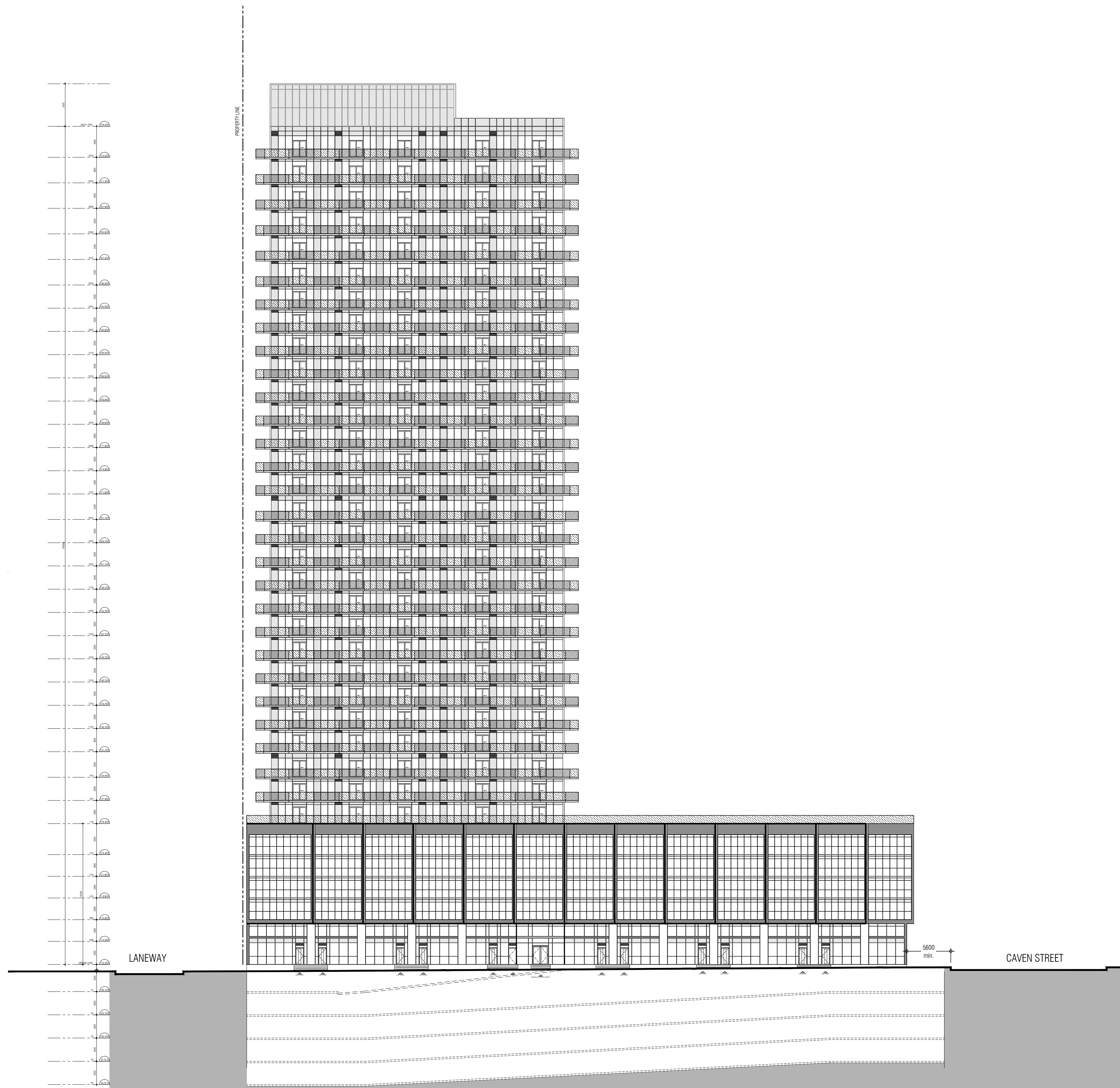
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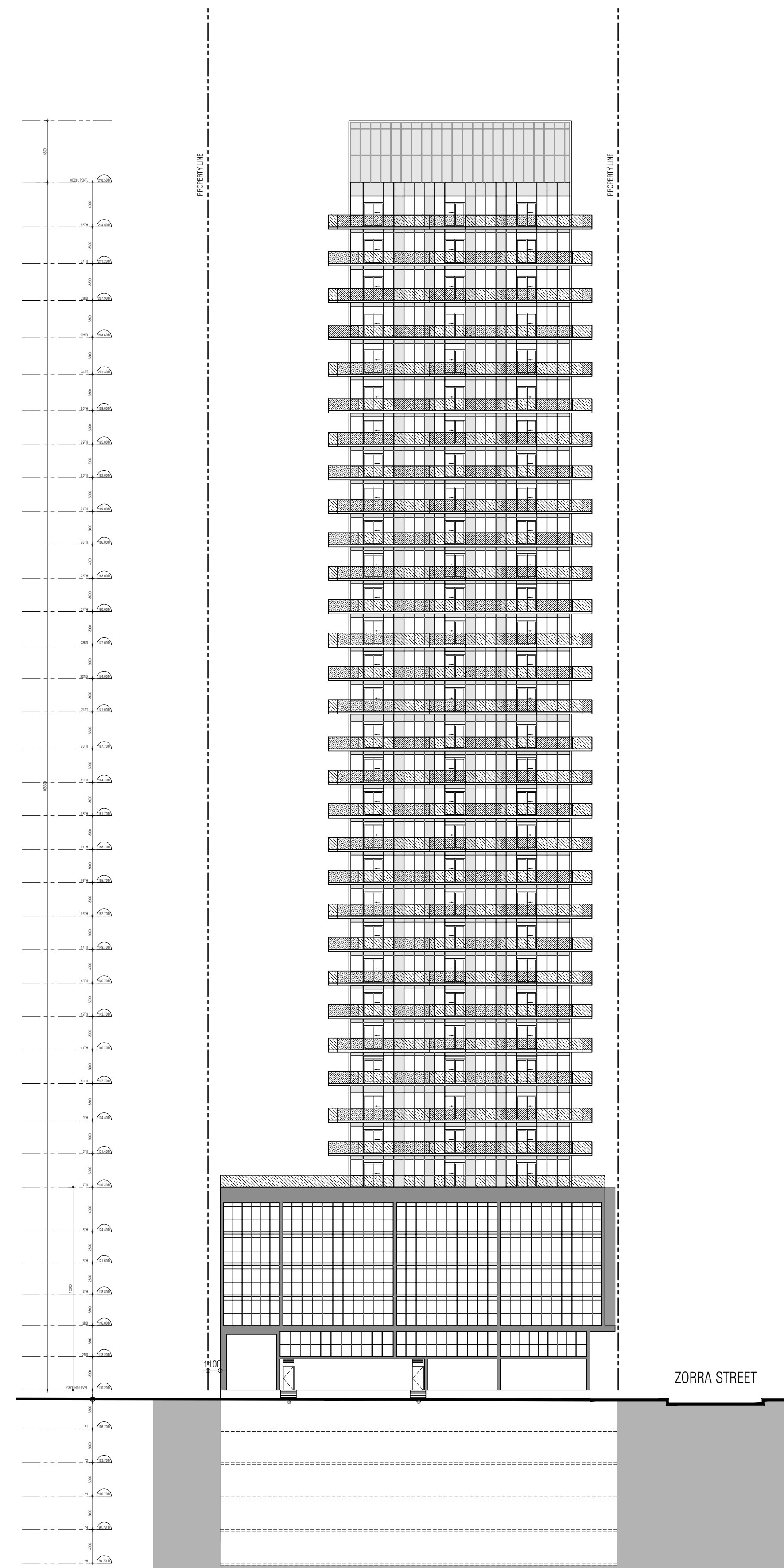
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EAST ELEVATION



SOUTH ELEVATION

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30+44 Zorra

Marlin Spring Investments Ltd.

Project Architect:	E. CORAZZA
Assistant Designer:	C. KOTVA
Drawn By:	C. KOTVA
Checked By:	D. BIASE
Plot Date:	Feb 26, 2018
Job #:	1540.17

EAST ELEVATION  
SOUTH ELEVATION

1:300

A401

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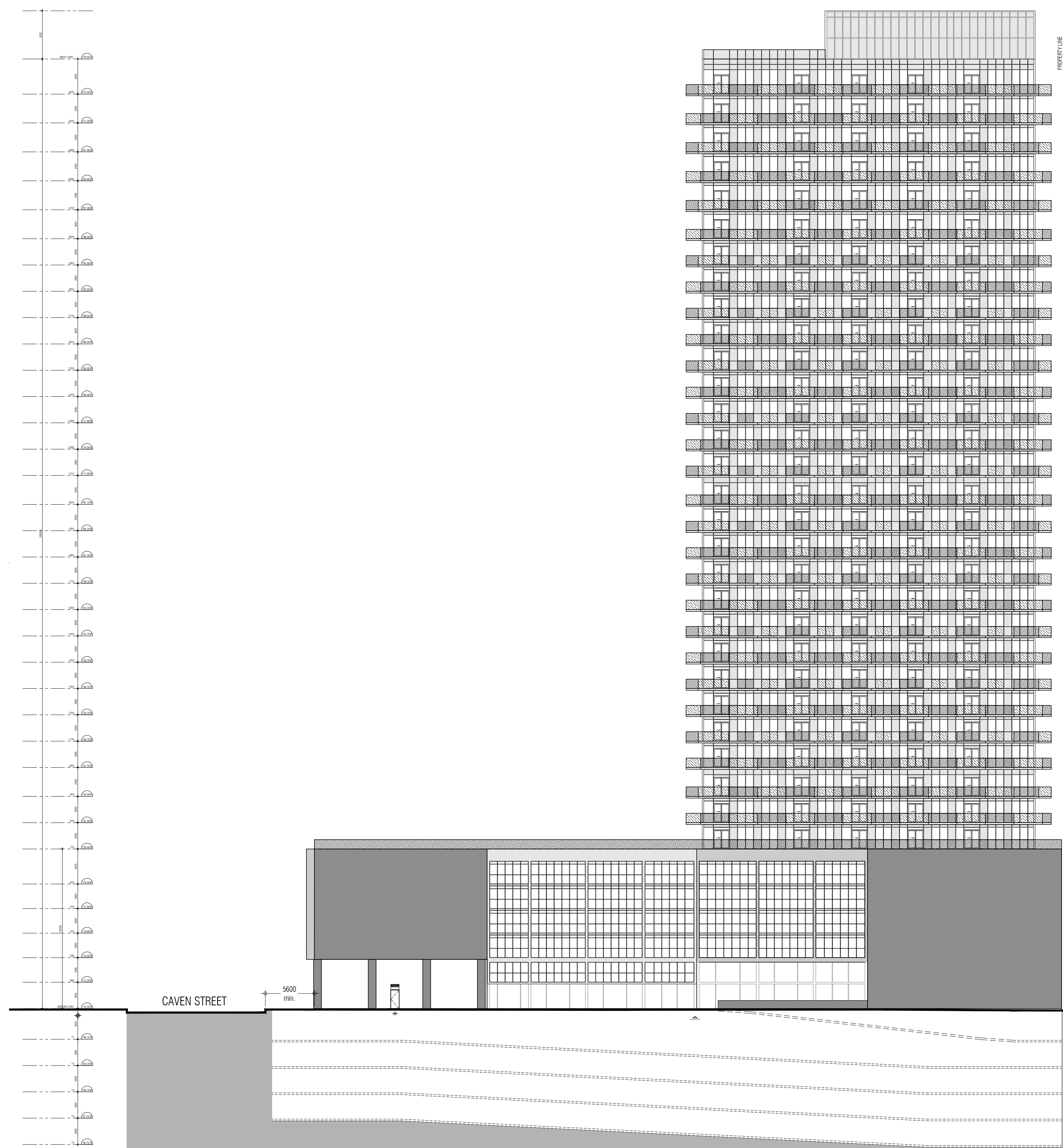
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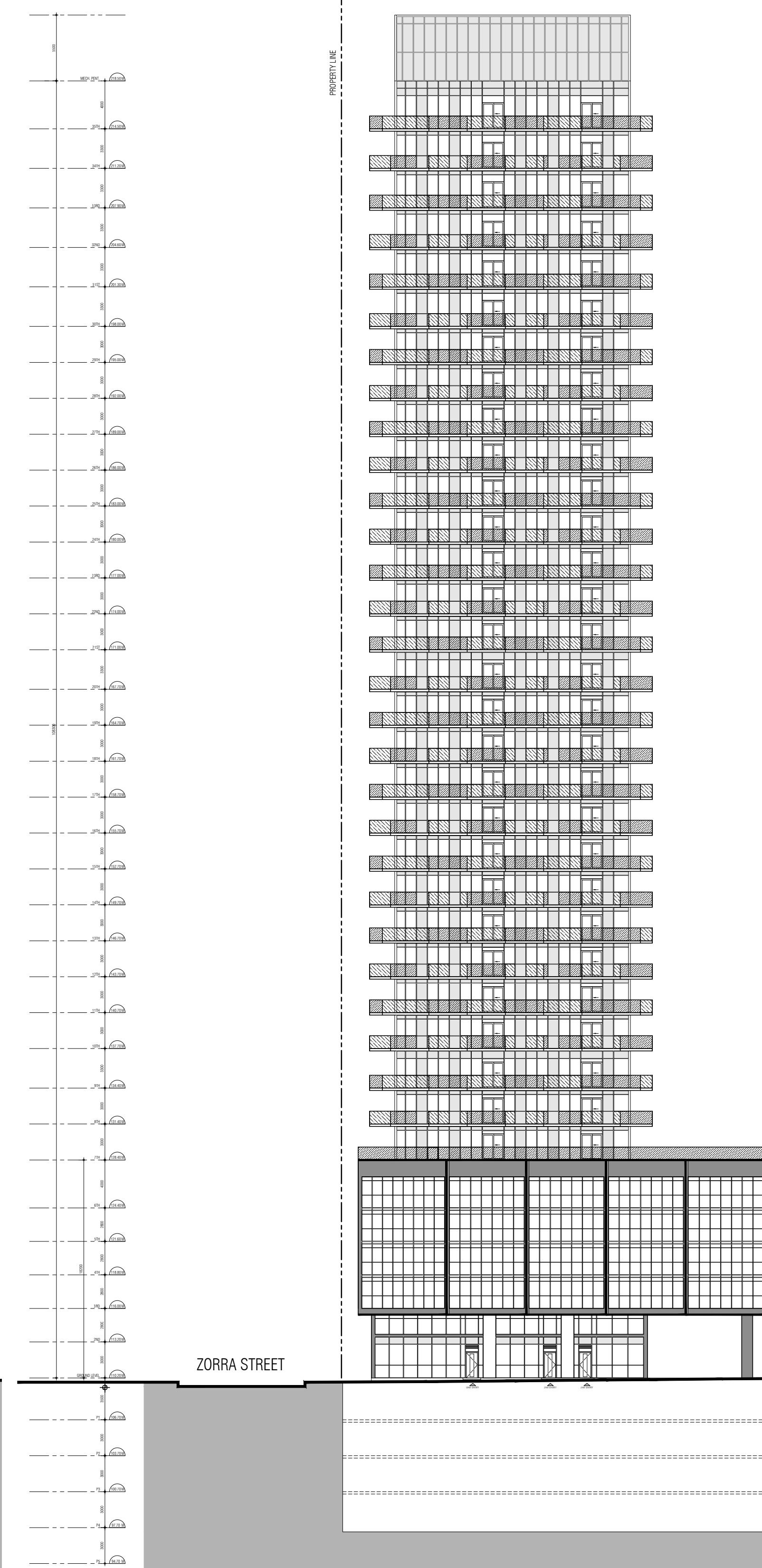
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WEST ELEVATION



NORTH ELEVATION

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Marlin Spring Investments Ltd.

TORONTO ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: C. KOTVA

Drawn By: C. KOTVA

Checked By: D. BIASE

Plot Date: Feb 26, 2018

Job #: 1540.17

WEST ELEVATION

NORTH ELEVATION

1:300

A402

TITLEBLOCK SIZE: 610 x 900



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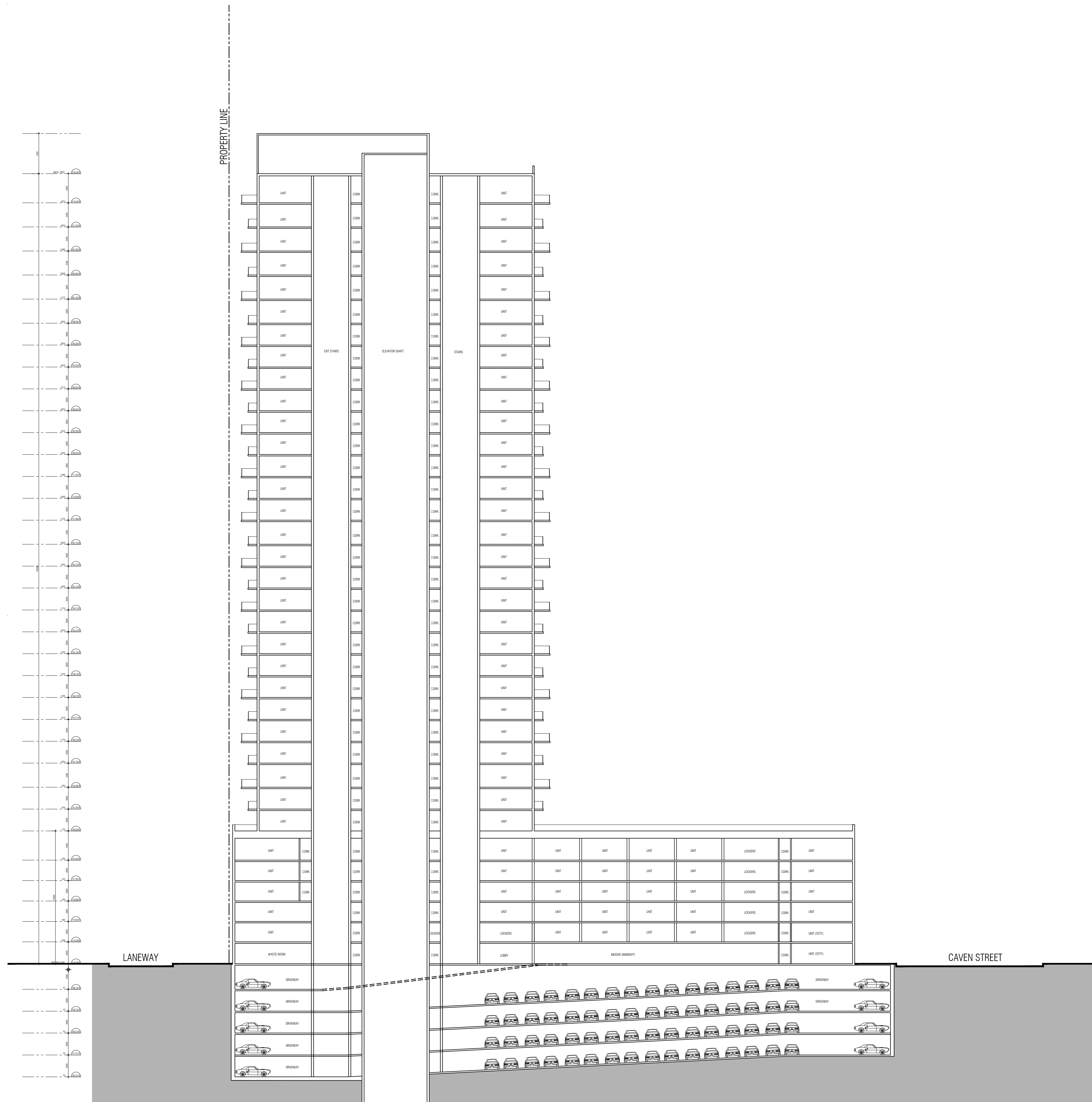
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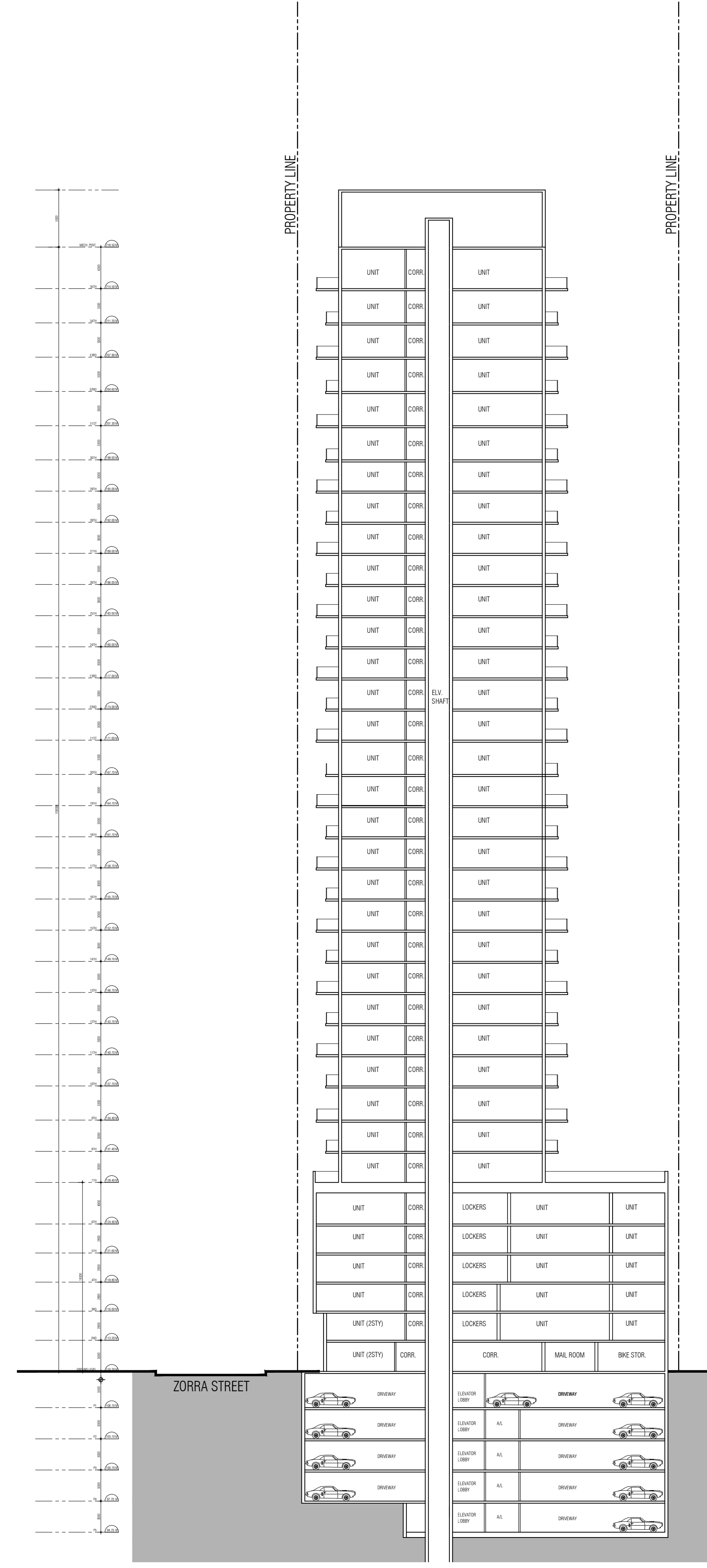
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SECTION A-A



SECTION B-B

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 ONTARIO ASSOCIATION OF ARCHITECTS
   
*Who Work*
  
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30+ 44 Zorra

Marlin Spring Investments Ltd. ONTARIO

Project Architect: E. CORAZZA
   
 Assistant Designer: C. KOTVA
   
 Drawn By: C. KOTVA
   
 Checked By: D. BIASE
   
 Plot Date: Feb 26, 2018
   
 Job #: 1540.17

SECTION A-A  
SECTION B-B

1:300

A501

TITLEBLOCK SIZE: 610 x 900