



Site Plan

• Marlin Spring • 1049 + 1045 The Queensway • 1493.17 • Apr.29.2022

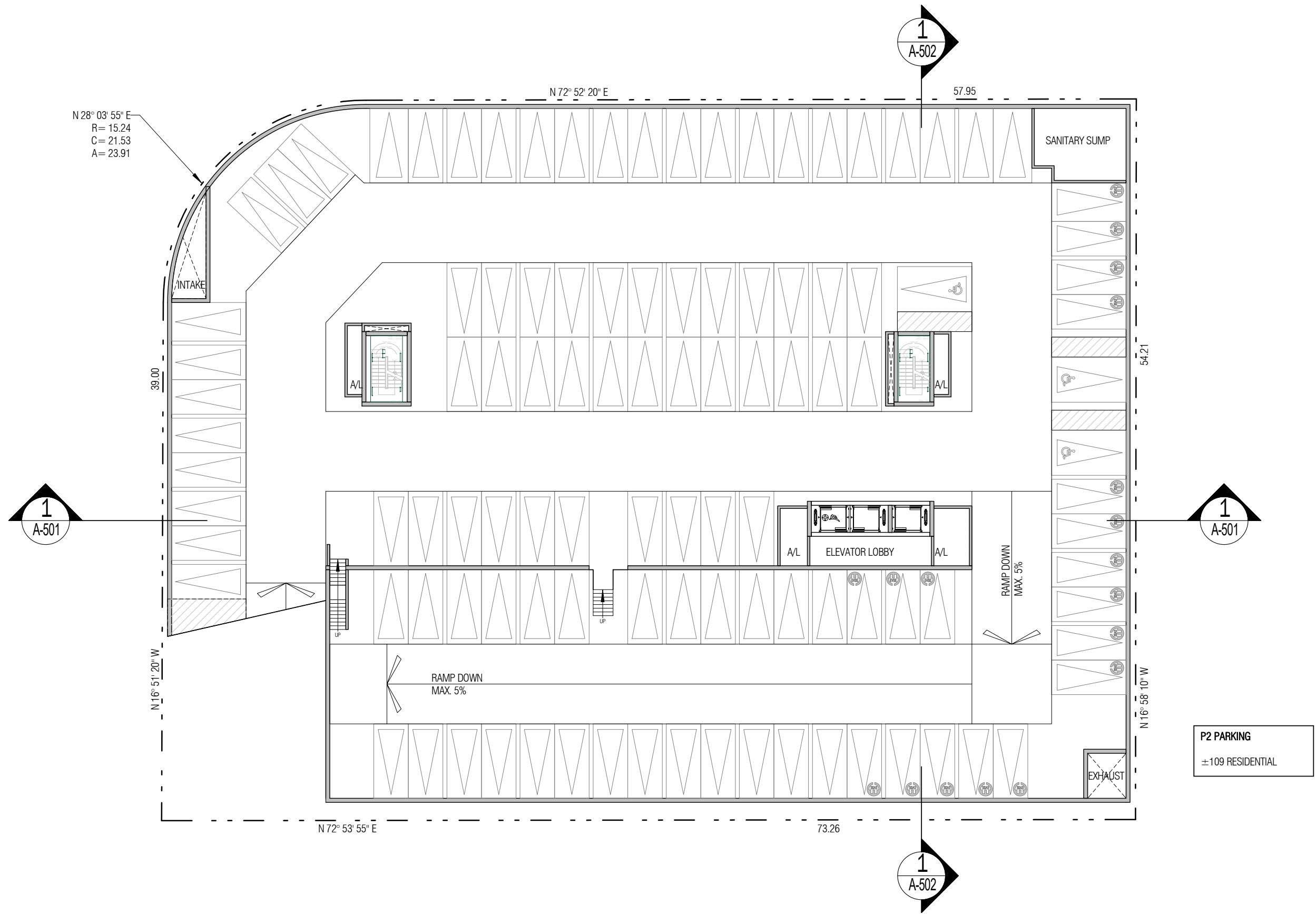
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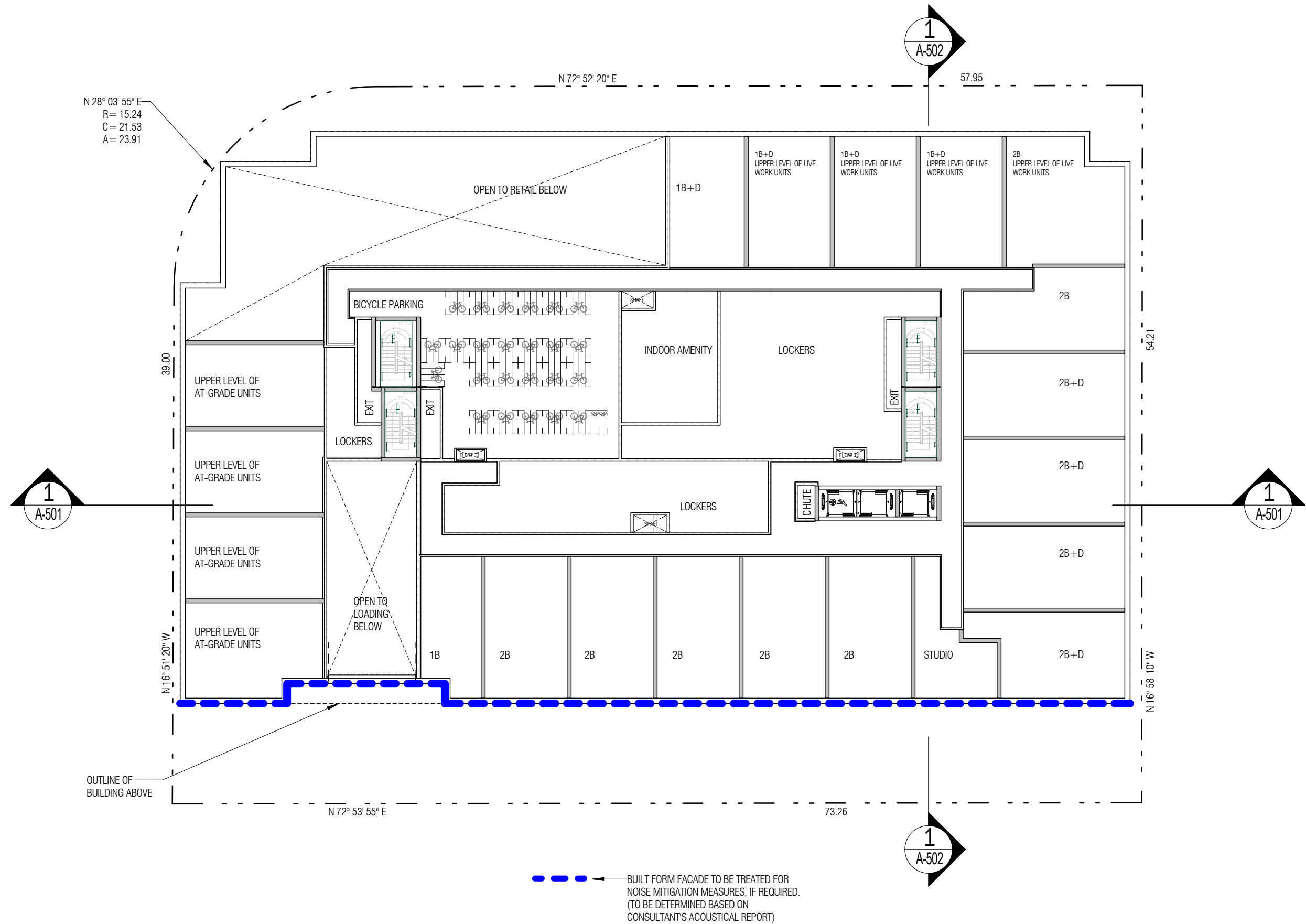


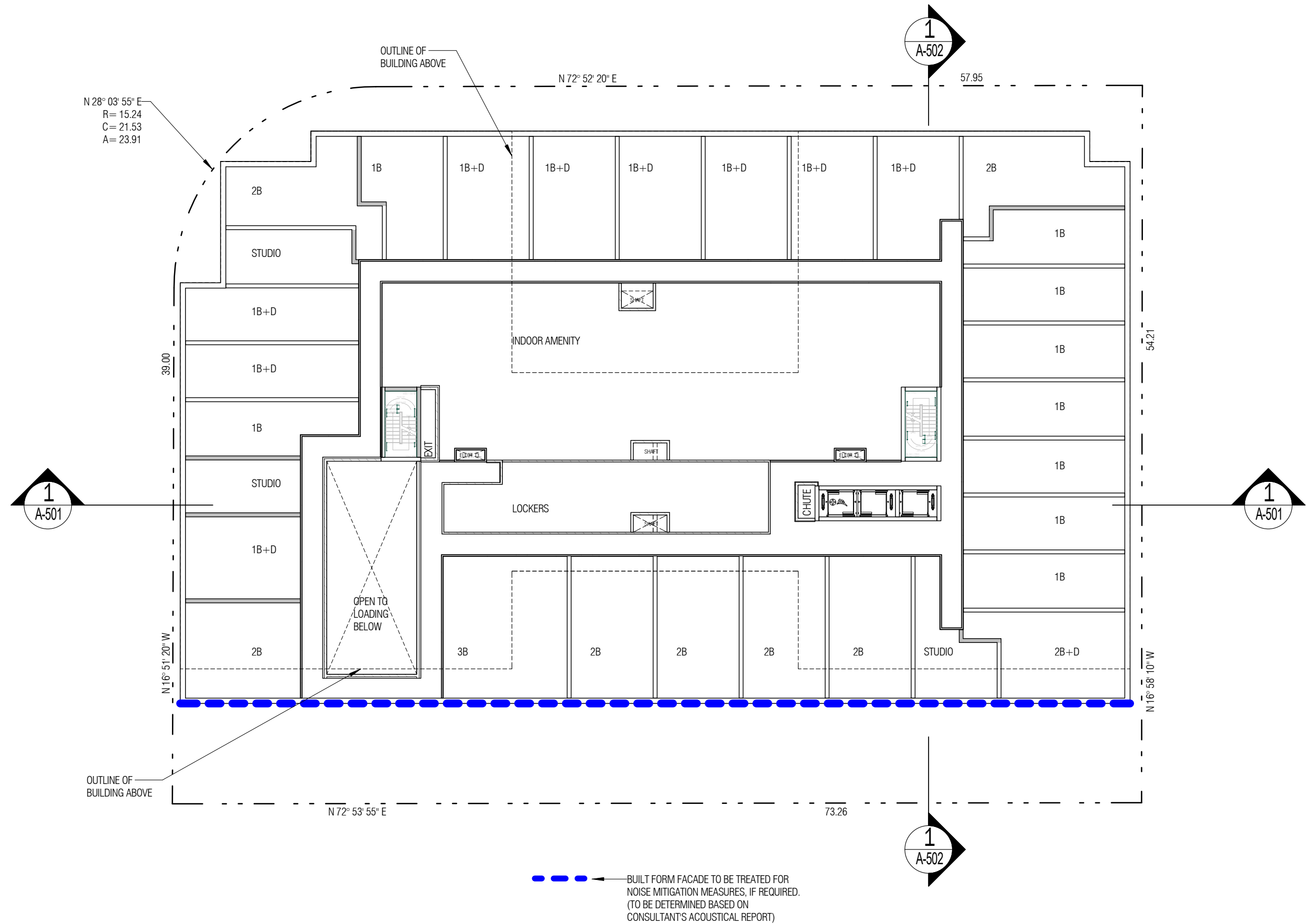
PROJECT STATISTICS			Apr.29.2022
	Permitted / Required	Proposed	
01. Site Area			
		3,918 m2	0.39 ha
		42,172 ft2	0.97 ac
02. G.F.A.		as per by-law XXX-XXXX	
Residential			
Above Grade			
1st		± 1,395 m2	± 15,020 ft2
2nd		± 1,904 m2	± 20,495 ft2
3rd		± 2,275 m2	± 24,490 ft2
4th-6th		± 6,679 m2	± 71,896 ft2
7th-9th		± 5,219 m2	± 56,182 ft2
10th-11th		± 3,265 m2	± 35,141 ft2
12th		± 1,305 m2	± 14,046 ft2
MPH / Amenity Lobby		± 234 m2	± 2,522 ft2
Subtotal		± 22,277 m2	± 239,793 ft2
Total Residential		± 22,277 m2	± 239,793 ft2
Retail*			
1st		± 707 m2	± 7,611 ft2
Total Retail		± 707 m2	± 7,611 ft2
Total		± 22,985 m2	± 247,404 ft2
03. F.S.I		as per by-law XXX-XXXX	
Total (G.F.A./Site Area)		± 5.87	
04. Setbacks**		as per by-law XXX-XXXX	
North (Lot Line, Front)		min. 3.00 m setback	
East (Lot Line, Side)		min. 0.50 m setback	
South (Lot Line, Rear)		min. 8.50 m setback on ground floor	
		min. 7.50 m setback from 2nd-3rd storeys	
		min. 10.00 m setback at 4 storeys	
West (Lot Line, Side)		min. 0.40 m setback	
05. Building Height			
		12 storeys + MPH / amenity lobby (37.6m + 5.0m mech. from established grade)	
* Includes the following areas: retail, work portion of live/work on the ground floor, and commercial waste and storage room			
** Refer to Site Plan for detailed proposed setbacks			

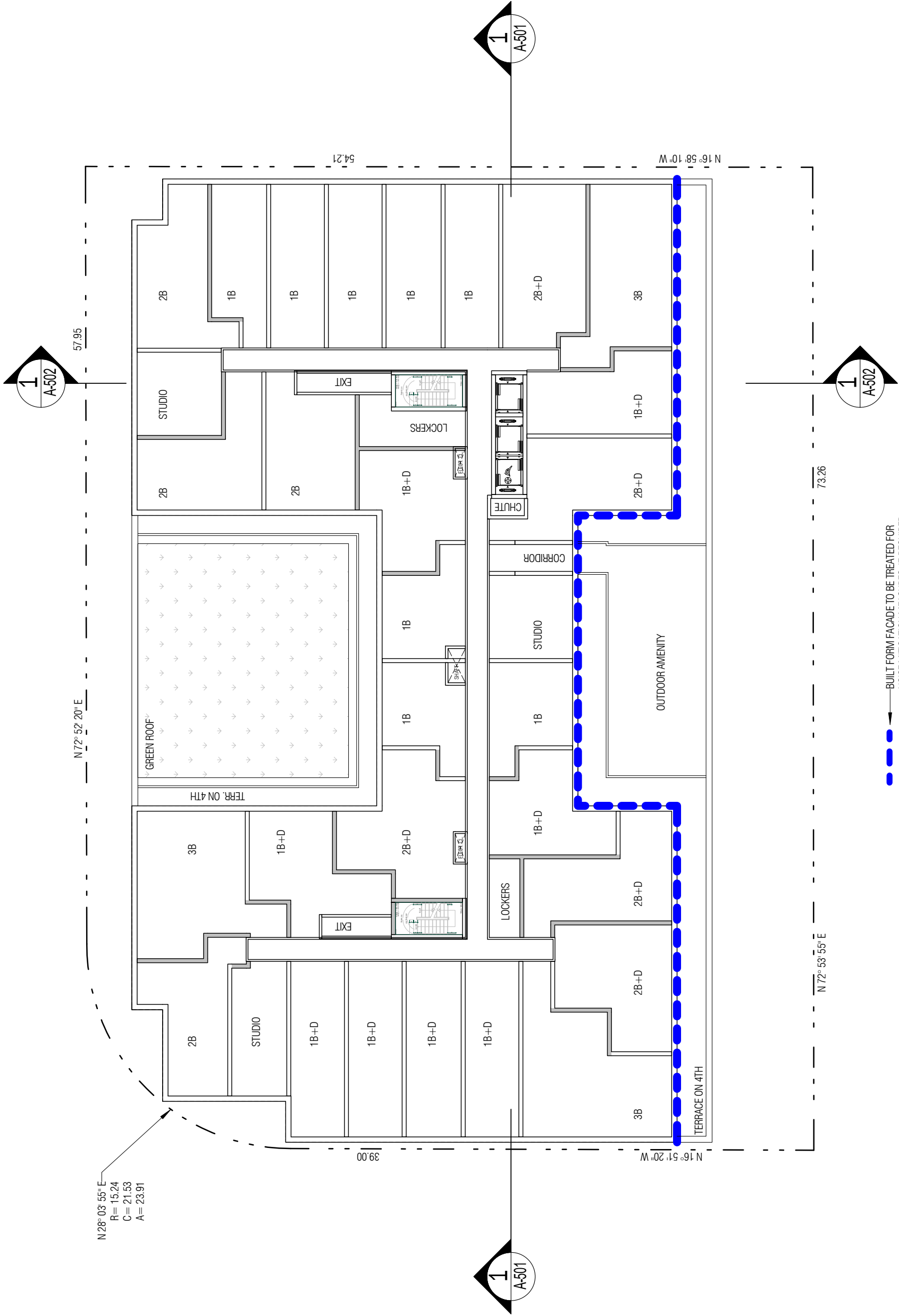


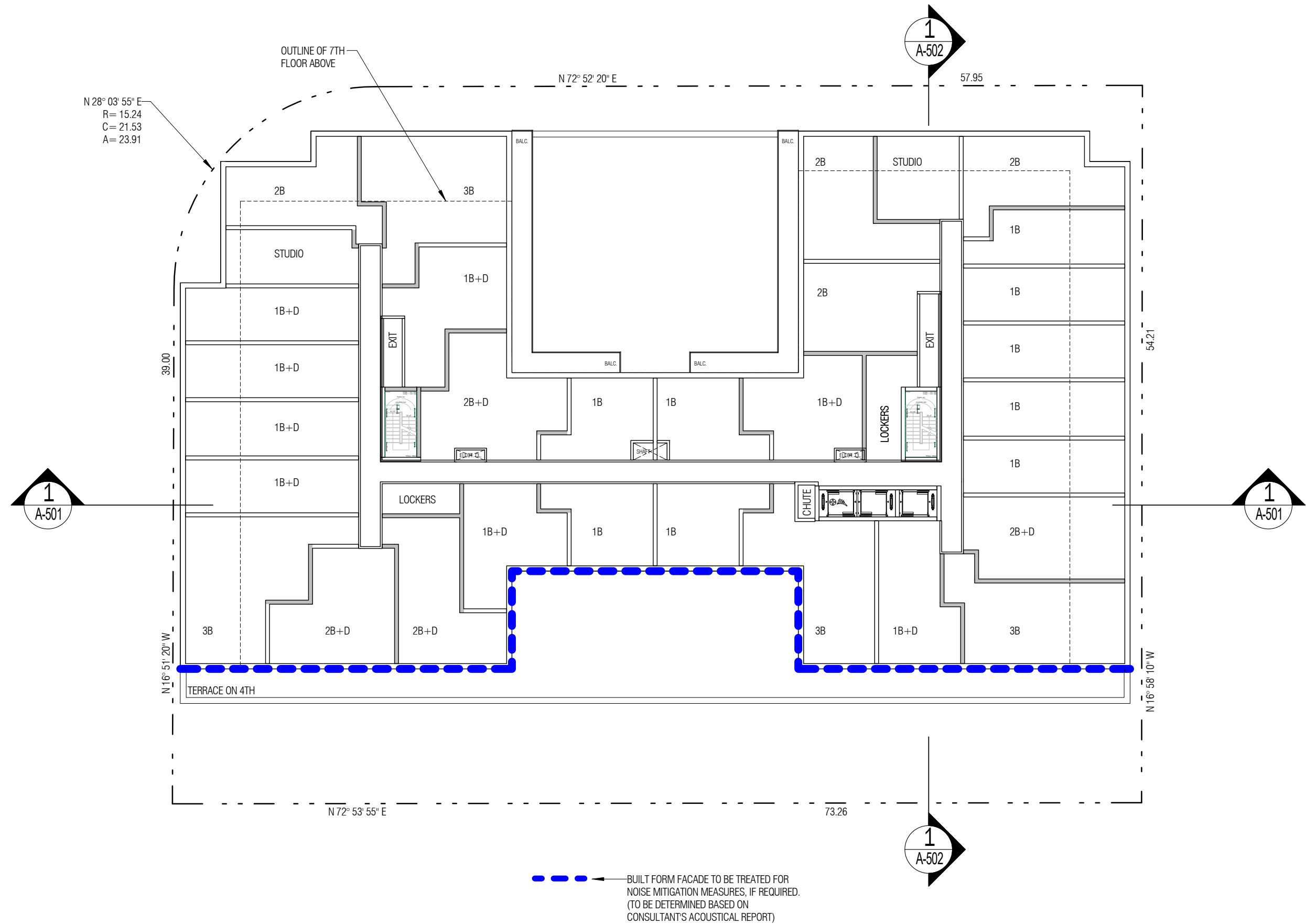


**GRAZIANI
+
CORAZZA**
ARCHITECTS









5th-6th Floors

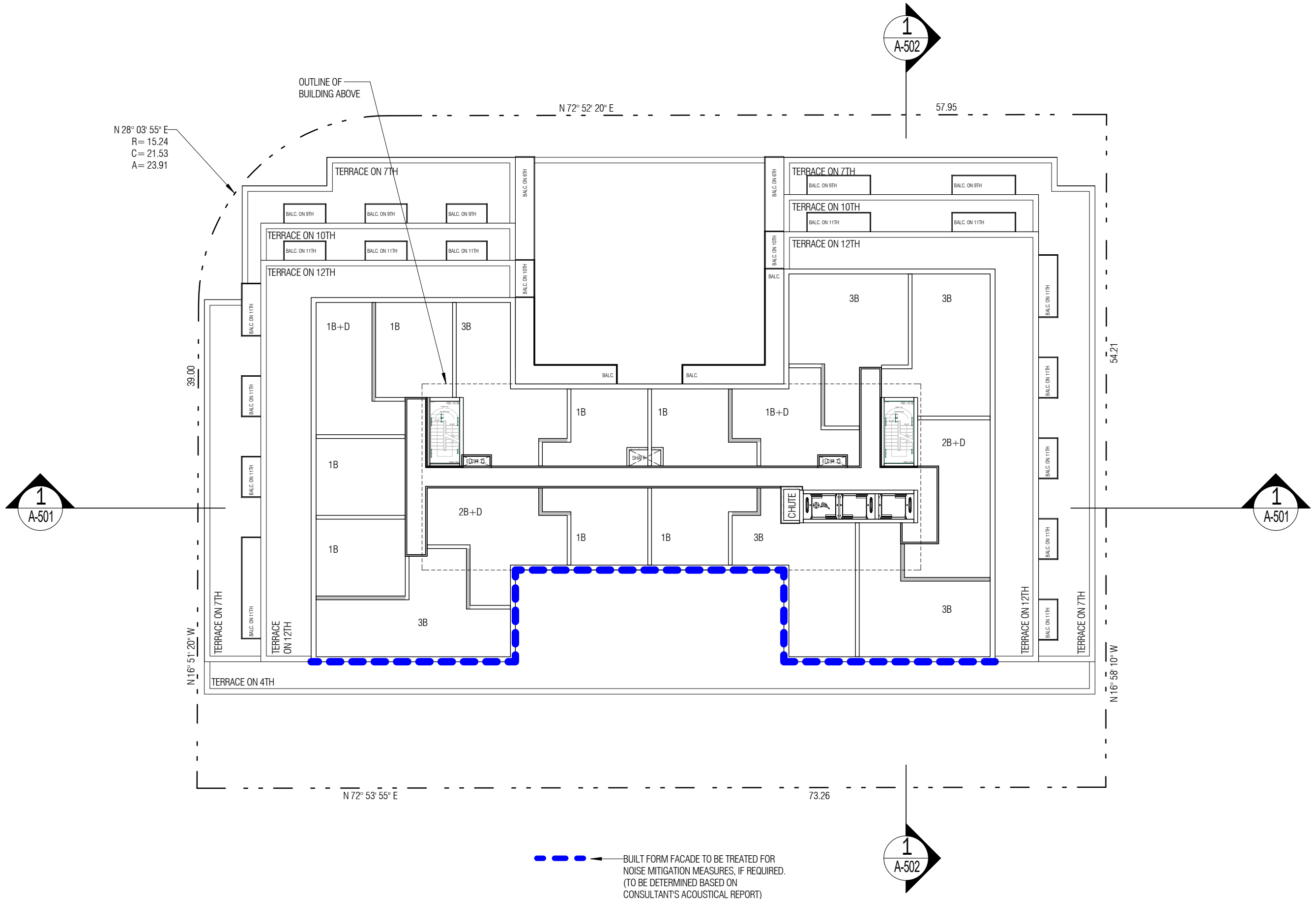
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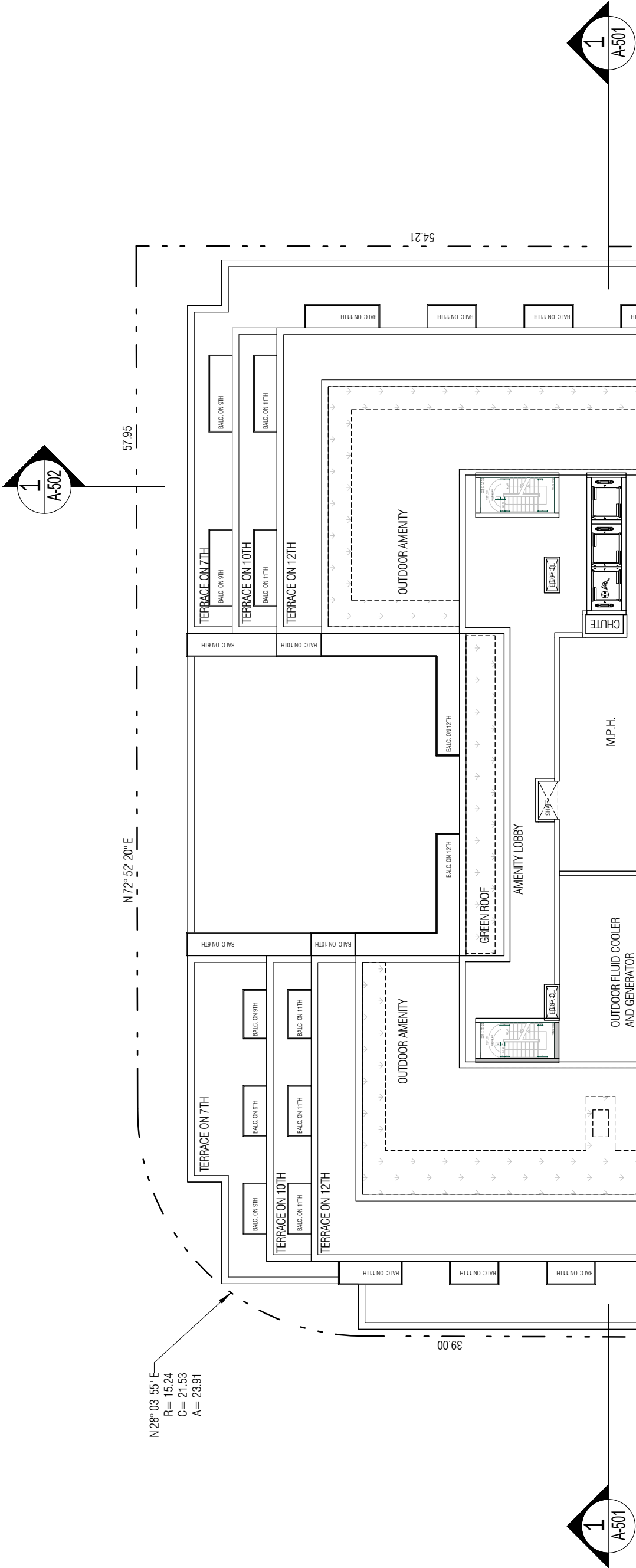
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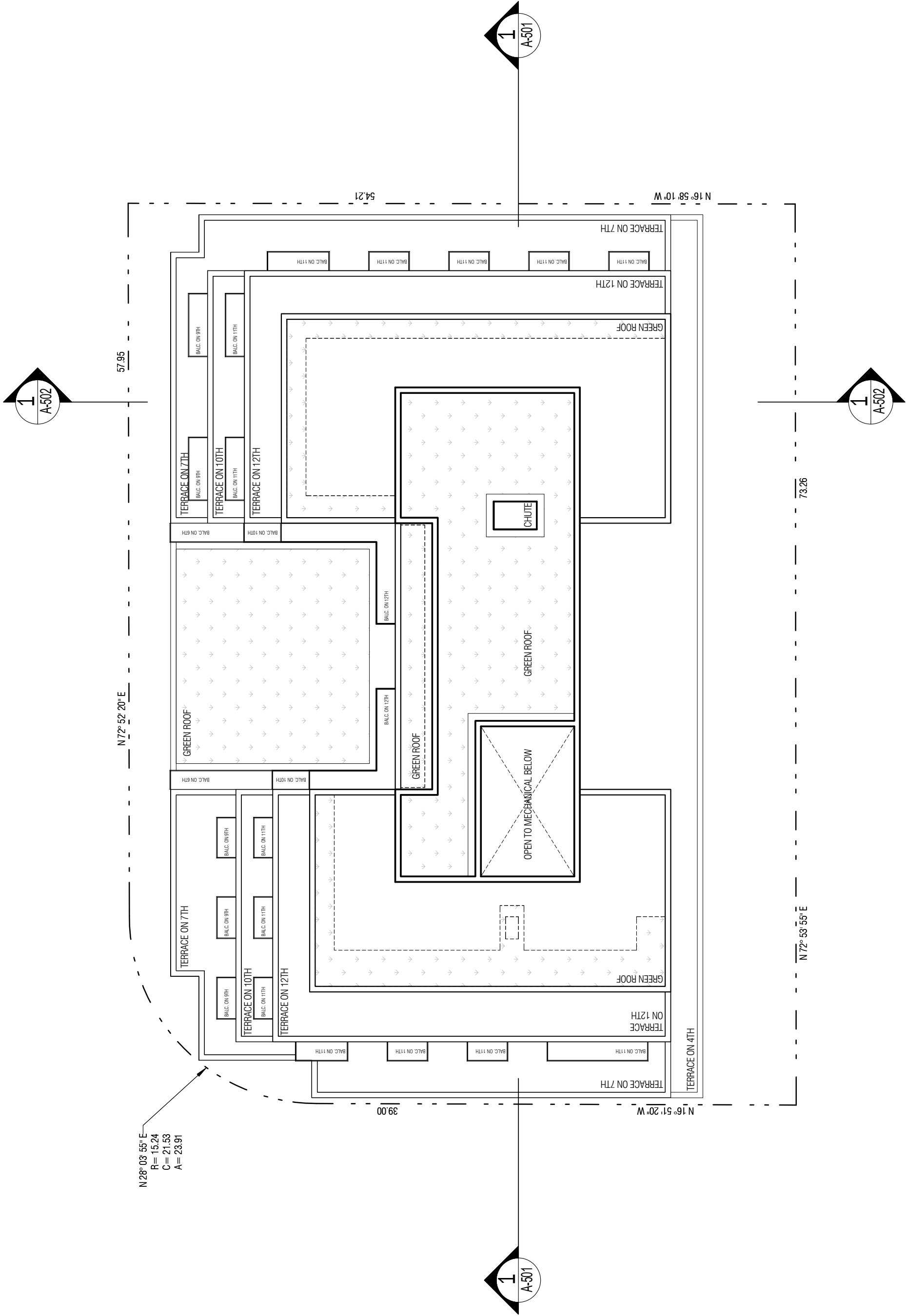


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N 28° 03' 55" E
R = 15.24
C = 21.53
A = 23.91

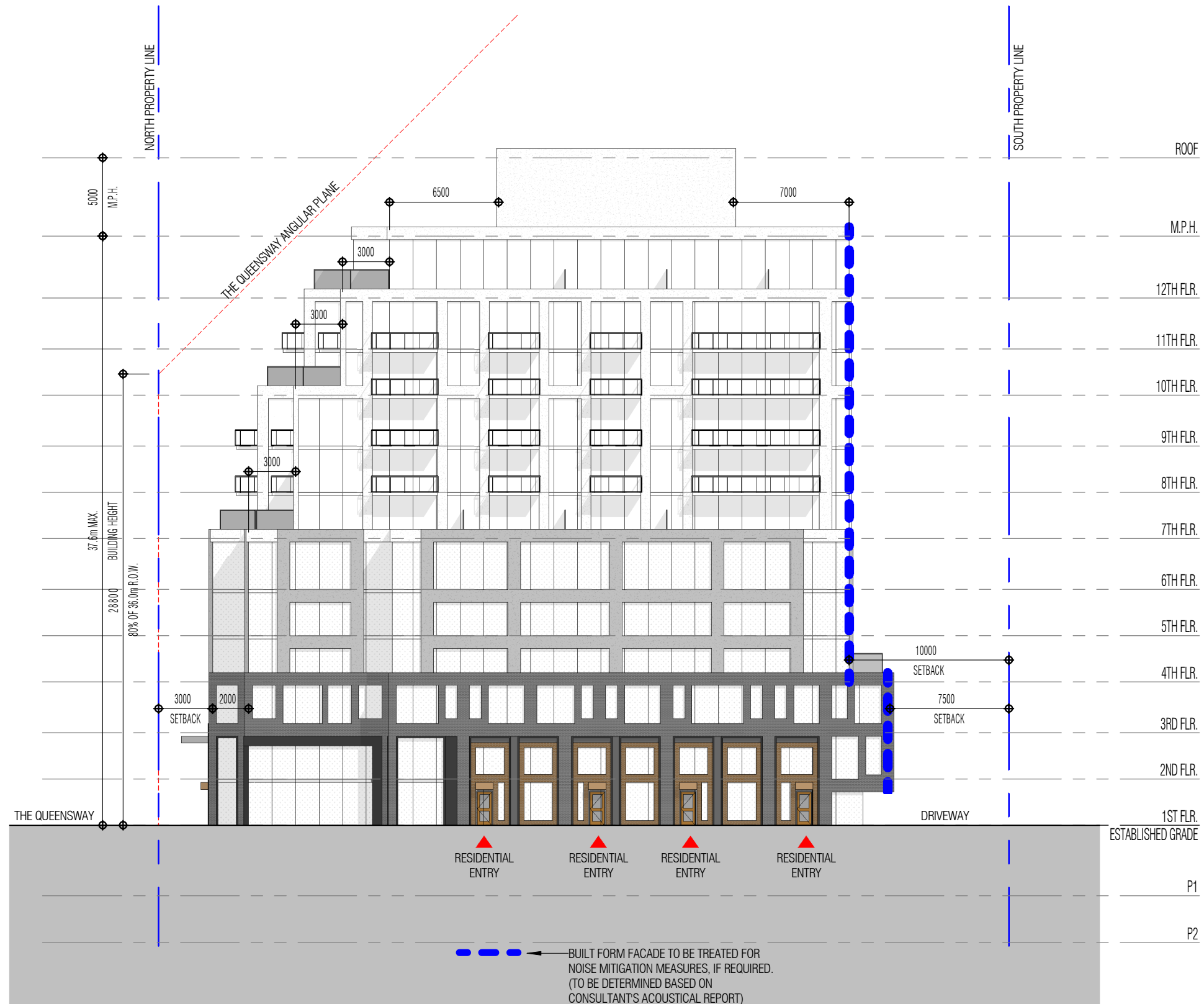


North Elevation

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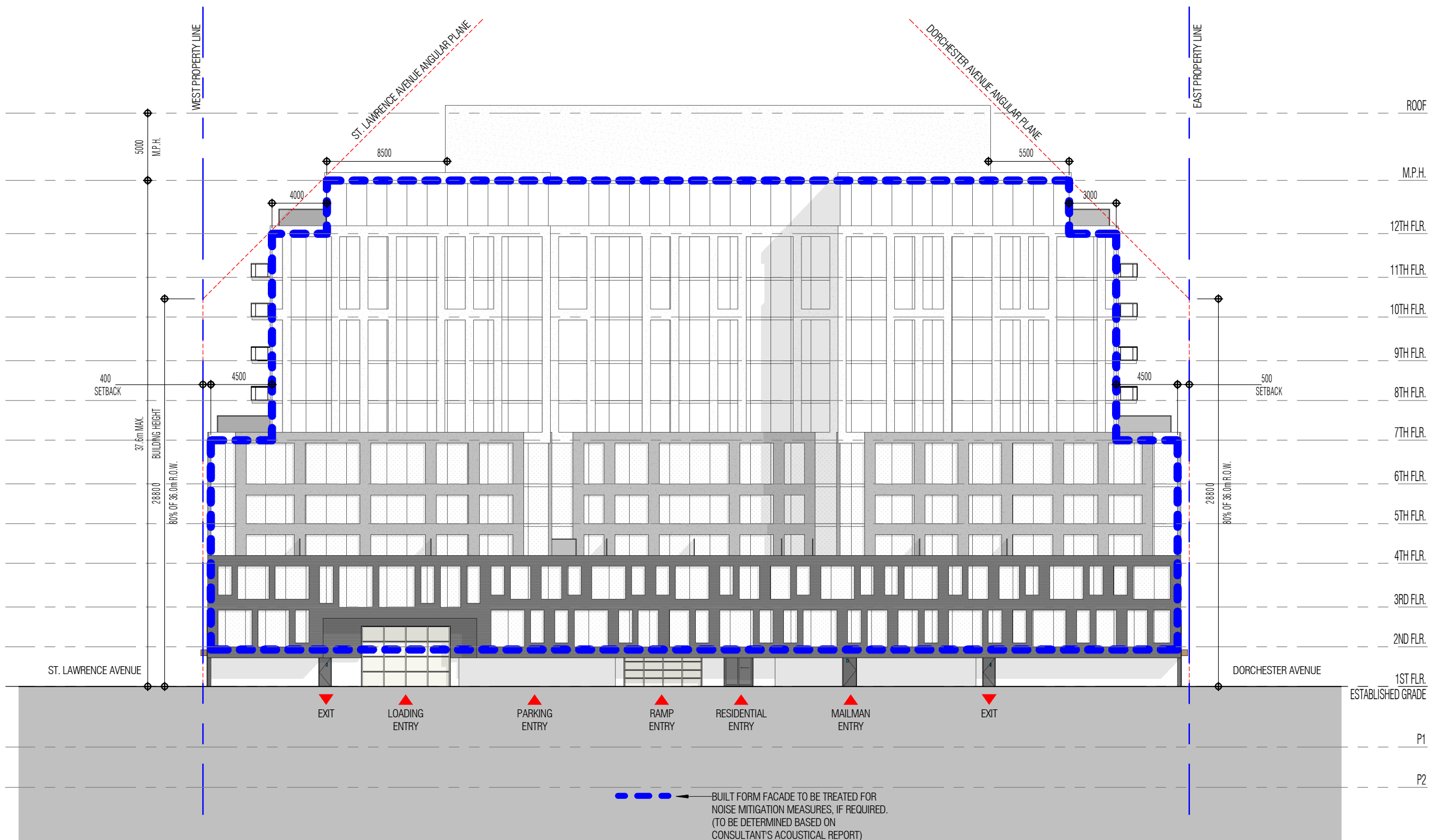
West Elevation

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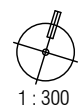
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South Elevation

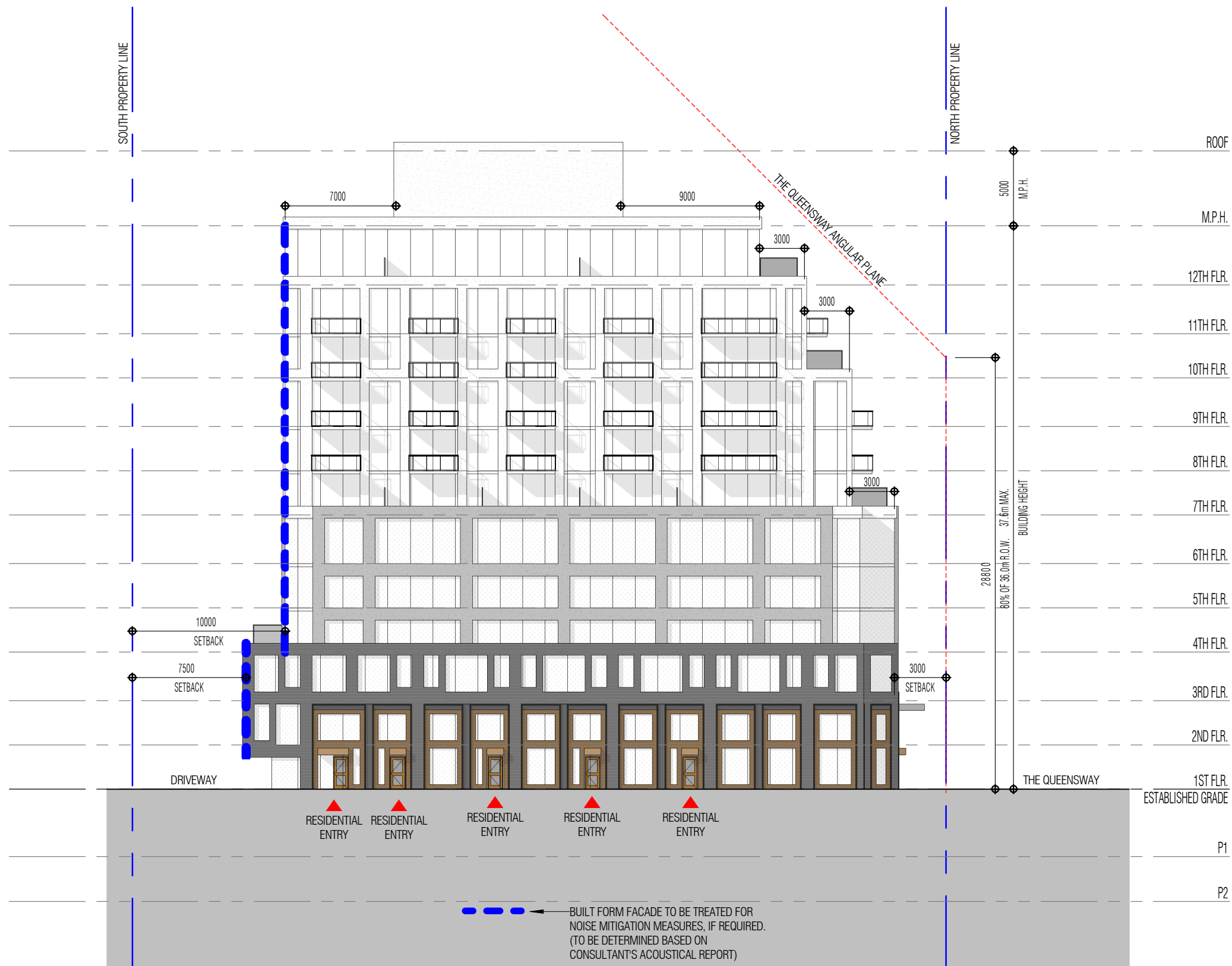
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East Elevation

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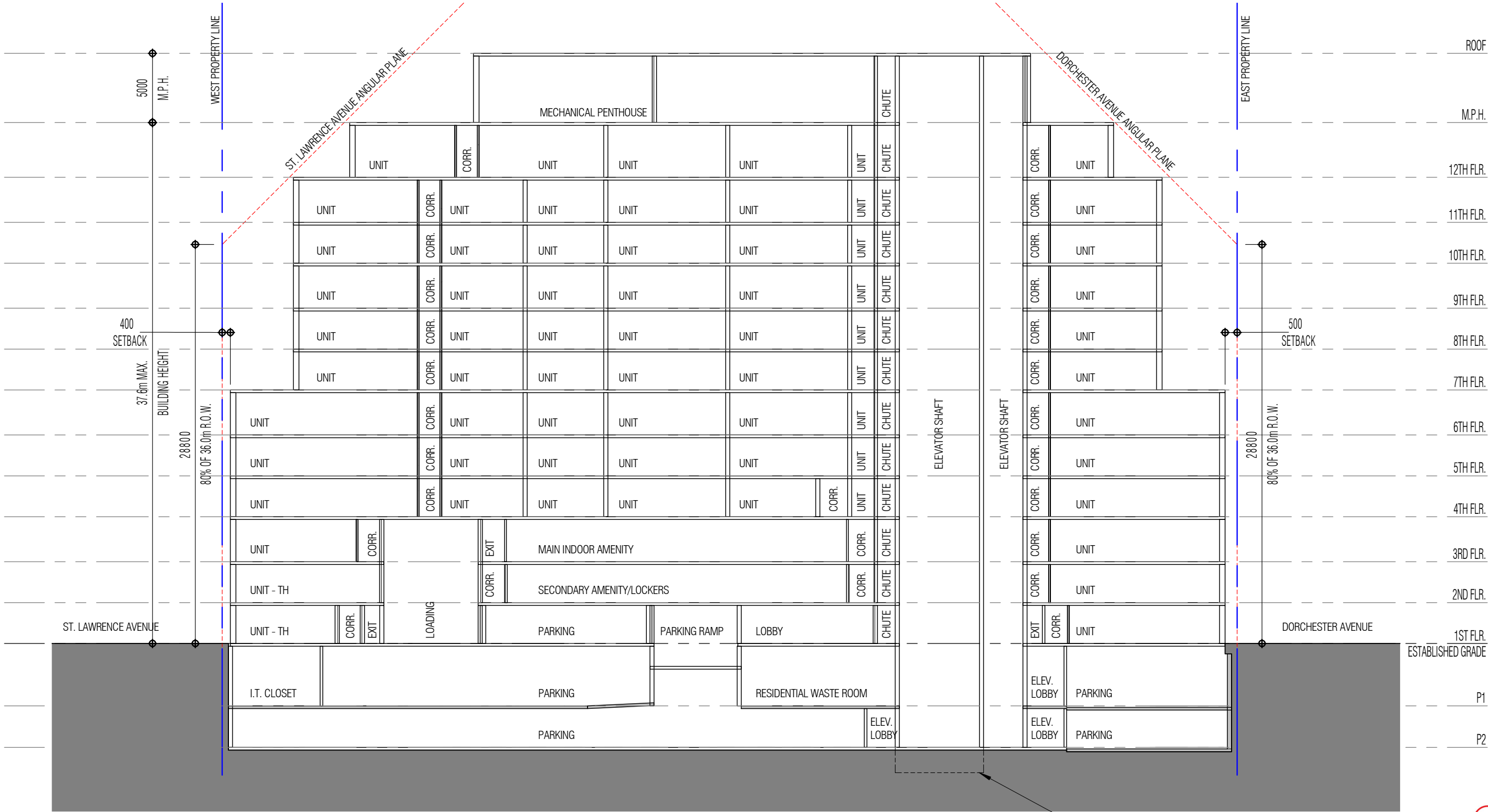
West-East Section

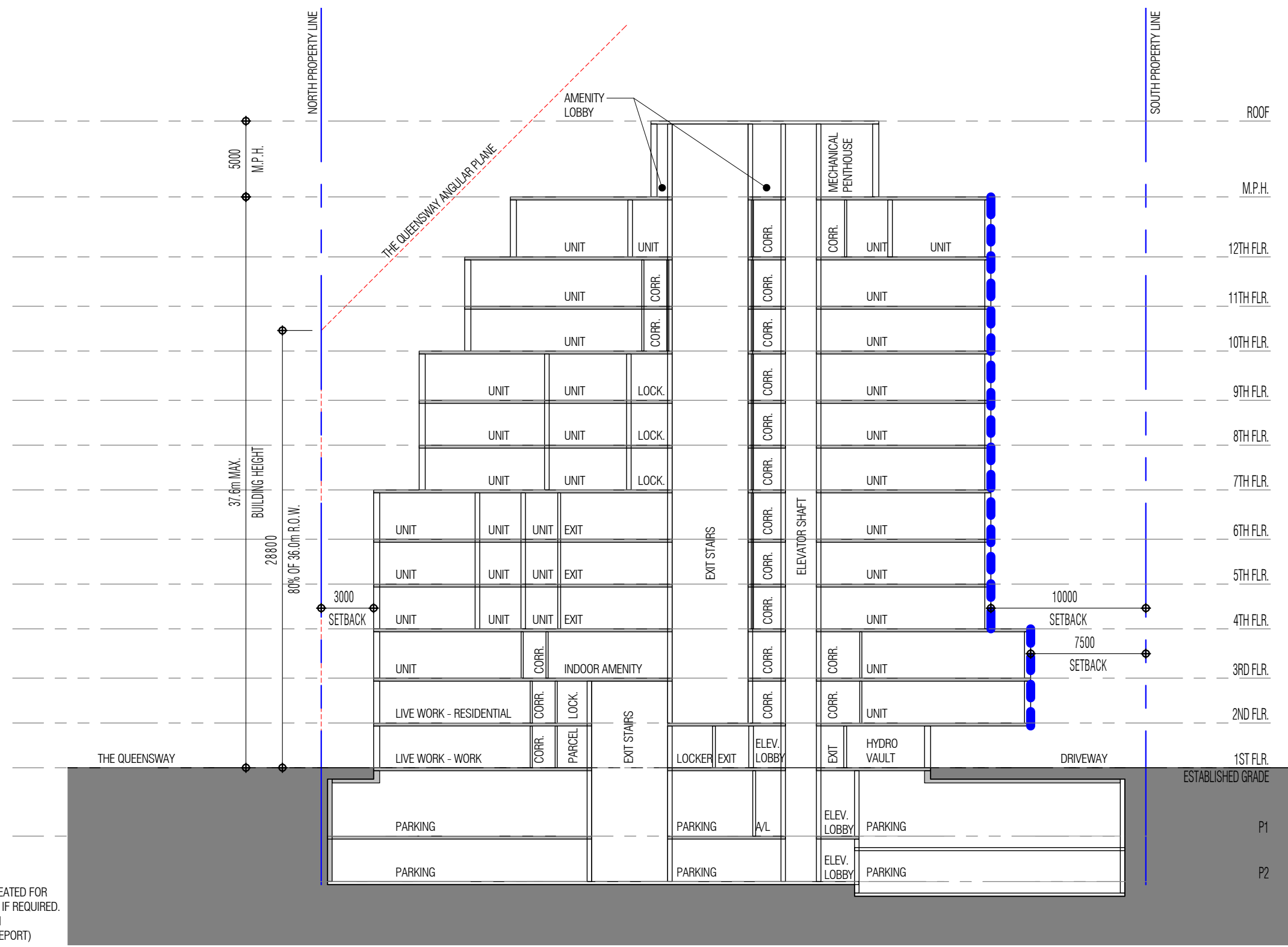
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——— BUILT FORM FACADE TO BE TREATED FOR
 NOISE MITIGATION MEASURES, IF REQUIRED.
 (TO BE DETERMINED BASED ON
 CONSULTANT'S ACOUSTICAL REPORT)

North-South Section

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