

# 2237, 2255, 2283 ST. CLAIR AVE W MIXED-USE DEVELOPMENT

CC5.27 - CONFIDENTIAL APPENDIX "C" - made public on April 20, 2023

## MARLIN SPRING

Project: 21010  
Date: 2023-01-09  
Issued for: SETTLEMENT

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000	COVER
A005	SITE STATS + CONTEXT PLAN
A100	SITE PLAN
A100B	2231 + 2255 SITE PLAN
A101	P2 FLOOR PLAN
A102	P1 FLOOR PLAN
A201	GROUND FLOOR PLAN
A202	2ND FLOOR PLAN
A203	3RD FLOOR PLAN
A204	4TH FLOOR PLAN
A205	5TH FLOOR PLAN
A206	6TH FLOOR PLAN
A207	7TH FLOOR PLAN
A208	8TH FLOOR PLAN
A209	9TH FLOOR PLAN
A210	10TH FLOOR PLAN
A211	11TH FLOOR PLAN
A212	PENTHOUSE FLOOR PLAN
A213	ROOF PLAN
A401	NORTH + SOUTH BUILDING ELEVATION
A402	EAST + WEST BUILDING ELEVATION
A403	BIRD-FRIENDLY ELEVATIONS
A501	EAST-WEST BUILDING SECTION
A502	NORTH-SOUTH BUILDING SECTIONS

### PROJECT CONSULTANTS

#### ARCHITECTURAL

RAW DESIGN INC.  
405-317 ADELAIDE STREET WEST  
TORONTO, ON M5V 1P9  
T: 416 599 9729

#### MECHANICAL + ELECTRICAL

MCW CONSULTANTS LTD.  
615-207 QUEEN'S QUAY W  
TORONTO, ON M5J 1A7  
T: 416 598 2920

#### STRUCTURAL

JABLONSKY, AST AND PARTNERS  
1129 LESLIE STREET  
NORTH YORK, ON M3C 2K5  
T: 416 447 7405

#### TRAFFIC

BA CONSULTING GROUP LTD.  
45 ST. CLAIR AVENUE WEST  
TORONTO, ON M4V 1K9  
T: 416 961 7110

#### LANDSCAPE

FERRIS + ASSOCIATES INC.  
11 CHURCH STREET  
TORONTO, ON M5E 1W1  
T: 416 366 6800

#### PLANNING

BOUSFIELDS INC.  
3 CHURCH STREET  
TORONTO, ON M5E 1M2  
T: 416 947 9744

#### CIVIL

COUNTERPOINT ENGINEERING INC.  
100-8395 JANE ST  
VAUGHAN, ON L4K 5Y2  
T: 905 326 1404

#### SUSTAINABILITY

PRATUS GROUP INC.  
210-213 STERLING ROAD  
TORONTO, ON M6R 2B2  
T: 416 588 3060

#### GEOTECHNICAL

BIG CONSULTING INC.  
12-5500 TOMKEN RD  
MISSISSAUGA, ON L4W 2Z4  
T: 416 878 0219

#### NOISE/WIND/ODOR

GRADIENT WIND ENGINEERING INC.  
127 WALGREEN RD  
CARP, ON K0A 1L0  
T: 613 836 0934

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21010

2237, 2255, 2283  
ST. CLAIR AVE W

MARLIN SPRING

COVER

SCALE: NTS

A000

**SITE STATISTICS**  
23 January 2023

Official Plan	Mixed Use	SITE AREA	7,569.28 sq.m.	81,478 sq.ft.
Avenue Width	30	ROAD WIDENING	730.58 sq.m.	7,864 sq.ft.
Character Area		NET AREA	6,838.70 sq.m.	73,614 sq.ft.
Policy Area				
Established District				
Current Zoning				

**AREA CALCULATIONS**

FLOOR	HEIGHT (m)	UNITS						TOTAL		
		L/W	STUDIO	1B	1B+D	2B	2B+D			
P2	2.7									
P1	4.2									
1	4.5		3	2	11		1	17		
2	3.25		1	7	24	23	3	58		
3	2.95			7	25	26	2	60		
4	3.25			7	25	26	2	60		
5	2.95			13	31	6	5	55		
6	3.25			13	32	5	5	55		
7	2.95			15	31	1	5	52		
8	2.95			15	31	1	5	52		
9	3.25			15	31	1	5	52		
10	2.95			1	4	19	4	38		
11	3.6			1	4	19	4	38		
PH	6									
<b>TOTAL</b>			<b>0</b>	<b>3</b>	<b>103</b>	<b>270</b>	<b>108</b>	<b>0</b>	<b>53</b>	<b>537</b>

GFA (as per Zoning By-law 569-2013)						
EXCLUSIONS	RETAIL		RESIDENTIAL		TOTAL	
	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
6,313					-	0
6,313					-	0
					<b>TOTAL BELOW</b>	<b>0</b>
1,067	942	10,140	2,000	21,529	2,942	31,668
95			3,601	38,762	3,601	38,762
95			3,714	39,978	3,714	39,978
95			3,714	39,978	3,714	39,978
95			3,345	36,006	3,345	36,006
95			3,340	35,953	3,340	35,953
95			3,136	33,757	3,136	33,757
95			3,136	33,757	3,136	33,757
95			3,136	33,757	3,136	33,757
95			2,524	27,169	2,524	27,169
95			2,524	27,169	2,524	27,169
1,252						0
					<b>35,112</b>	<b>377,955</b>
					<b>TOTAL ABOVE</b>	<b>0</b>
	<b>942</b>	<b>10,140</b>	<b>34,170</b>	<b>367,815</b>	<b>35,112</b>	<b>377,955</b>
					<b>TOTAL</b>	<b>0</b>

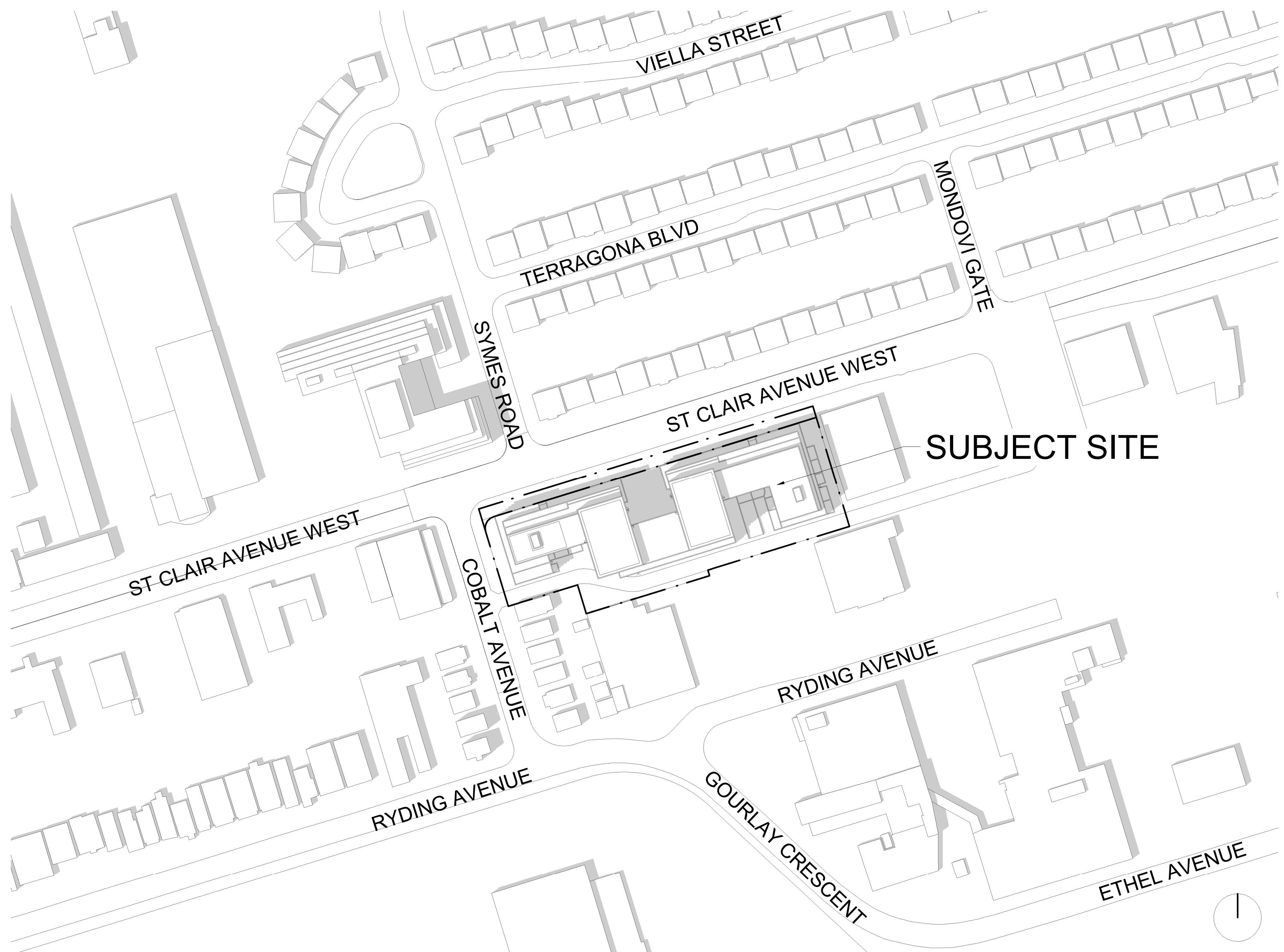
FSI (GFA/SITE)	TOTAL	4.64	5.33
RES	4.51	5.00	
RETAIL	0.12	0.14	

<b>INDOOR AMENITY</b>	
REQUIRED	1,074 sq.m. 11,561 sq.ft.
PROVIDED	1,074 sq.m. 11,561 sq.ft.
<b>OUTDOOR AMENITY</b>	
REQUIRED	1,074 sq.m. 11,561 sq.ft.
PROVIDED	1,074 sq.m. 11,561 sq.ft.
<b>TOTAL PROVIDED</b>	<b>2,148 sq.m. 23,122 sq.ft.</b>

VEHICLE PARKING										
	L/W	STUDIO	BED	BED+D	2 BED	2 BED+D	4 BED		TOTAL	
RESIDENT (0.6/UNIT)									322.2	PROVIDED
VISITOR (0.06/UNIT)									32.2	GF
<b>TOTAL</b>									<b>354.4</b>	P1
										P2
										<b>Total</b>
										317
										32
										<b>349</b>

BICYCLE PARKING									
	TOTAL	ROUNDED	PROVIDED	GF	P1	P2	TOTAL		
RESIDENT 0.9/UNIT	483.3	484	26	458			484		
RETAIL	0	0					0		
VISITOR 0.1/UNIT	53.7	54	54				54		
<b>TOTAL</b>	<b>537</b>	<b>538</b>	<b>80</b>	<b>458</b>			<b>538</b>		

2 SITE STATS  
A005 T1000

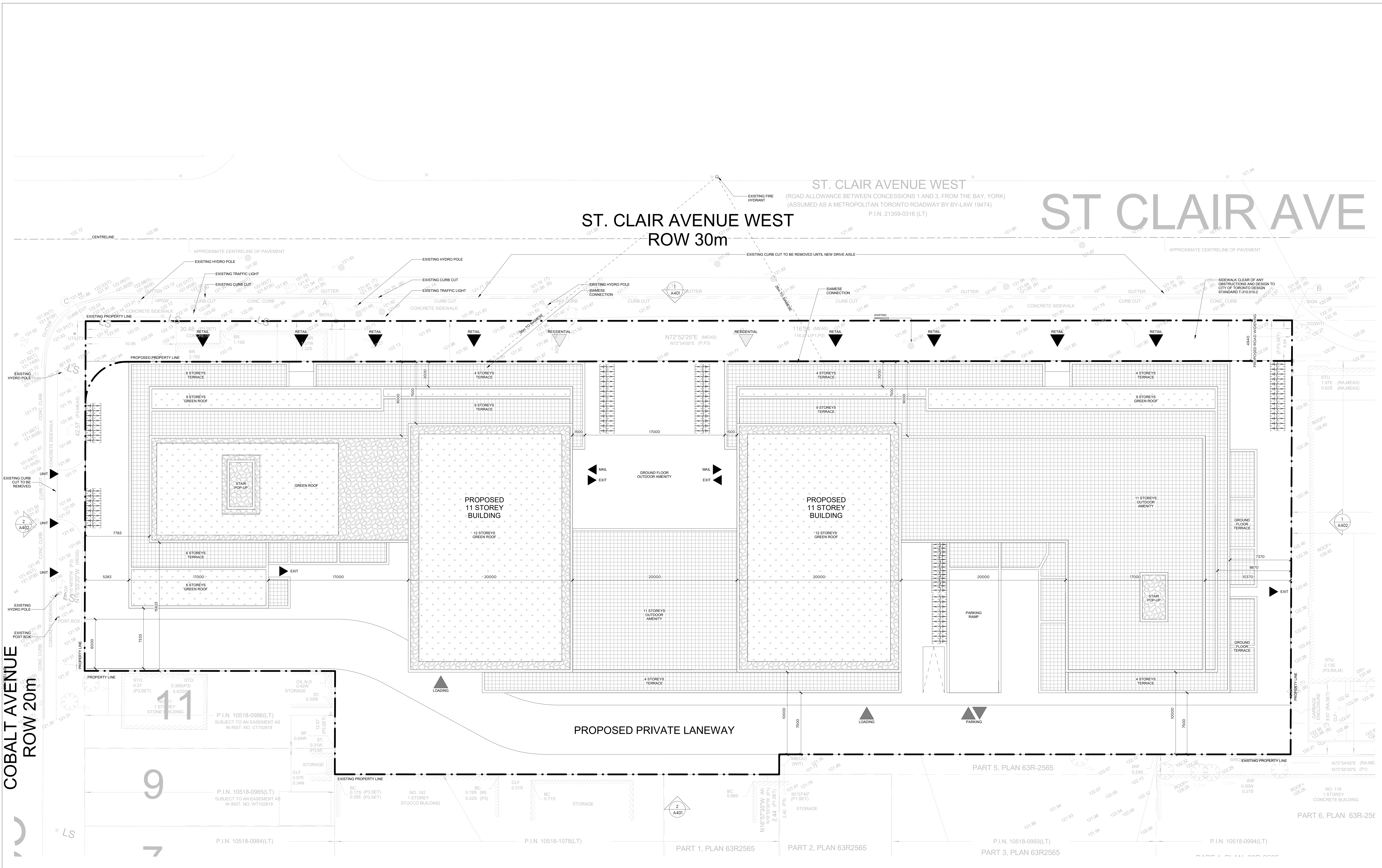


1 CONTEXT PLAN  
A005 T1000

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# ST CLAIR AVE

ST. CLAIR AVENUE WEST  
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 3, FROM THE BAY, YORK)  
 (ASSUMED AS A METROPOLITAN TORONTO ROADWAY BY BY-LAW 19474)  
 P.I.N. 21359-0316 (LT)  
 ROW 30m

COBALT AVENUE  
 ROW 20m

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- ### SITE PLAN NOTES
- THE BUILDING IS TO BE SPRINKLERED.
  - THE SOLID WASTE ROOMS IS 151.62 SM AND WILL ACCOMMODATE GARBAGE VIA USE OF 2 CHUTES. GARBAGE CHUTE ACCESS OCCURS ON FLOORS 2-11. ADDITIONAL BULK STORAGE IS PROVIDED AT A MINIMUM OF 165M<sup>2</sup> ON THE GROUND FLOOR.
  - REFER TO SITE SERVING PLAN FOR SEWER AND WATER SERVICE INFORMATION.
  - REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING.
  - COLLECTION OF WASTE MATERIALS FOR THE DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIONS TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DATE.
  - SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USE. ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
  - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
  - ALL EXISTING ACCESSORIES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
  - PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH MUNICIPAL STANDARDS FOR COMBINED CURBS AND SIDEWALK VEHICULAR ENTRANCES.
  - NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVE ASLE OR DESIGNATED FIRE ROUTE.
  - ALL ITEMS NEW CONSTRUCTION, UNLESS NOTED OTHERWISE.

### SITE PLAN LEGEND

000.000	EXISTING ELEVATION	—	SIAMISE CONNECTION
000.000 TOS	TOP OF SLAB	—	FIRE HYDRANT
000.000 TOR	TOP OF ROOF	—	MANHOLE
---	OUTLINE OF BUILDING AT GRADE	—	CATCH BASIN
---	OUTLINE OF BELOW GRADE STRUCTURE	—	SITE PLAN INFORMATION TAKEN FROM:
▲	PRINCIPAL RES ENTRANCE	—	TOPOGRAPHIC PLAN SURVEY OF PART OF BLOCK A REGISTERED PLAN D-1432 CITY OF TORONTO PREPARED BY R. AVIS SURVEYING INC. JULY 23, 2021
▲	PEDESTRIAN EXIT ENTRANCE	—	121.80m = ESTABLISHED GRADE
▲	VEHICULAR EXIT ENTRANCE	—	122.40m = TOS GROUND FLOOR AVERAGE

### SITE PLAN ABBREVIATIONS

AD	AREA DRAIN	HB	HOSE BIB
CACF	CENTRAL ALARM CONTROL FACILITY	HLP	HYDRO LIGHT POLE
CB	CATCH BASIN	MI	MANHOLE
FD	FLOOR DRAIN	TLS	TRAFFIC LIGHT STANDARD

NORTH

**RAW**

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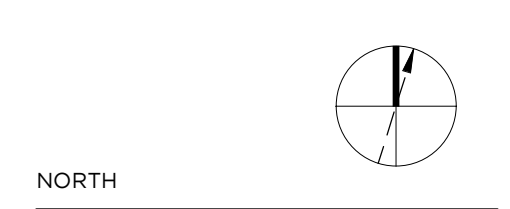
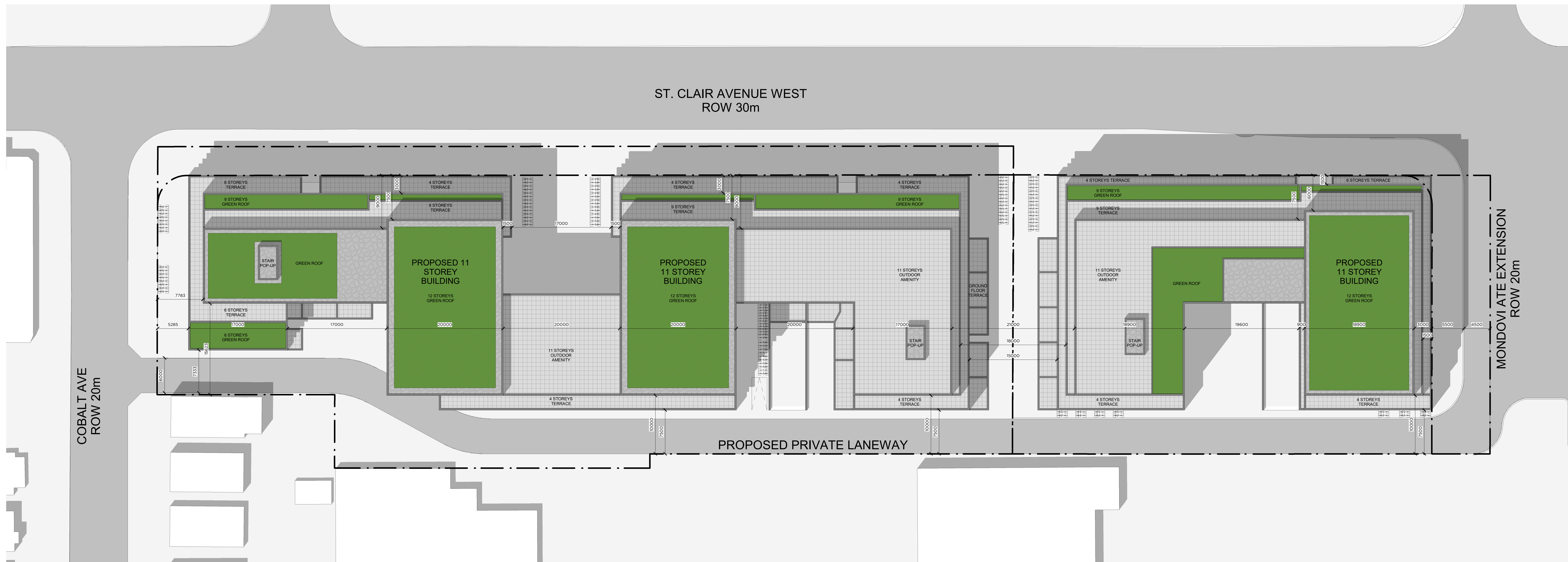
21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

SITE PLAN  
 SCALE: As indicated  
**A100**

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21010  
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 ST. CLAIR AVE W  
 MARLIN SPRING

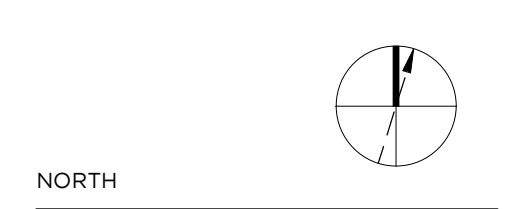
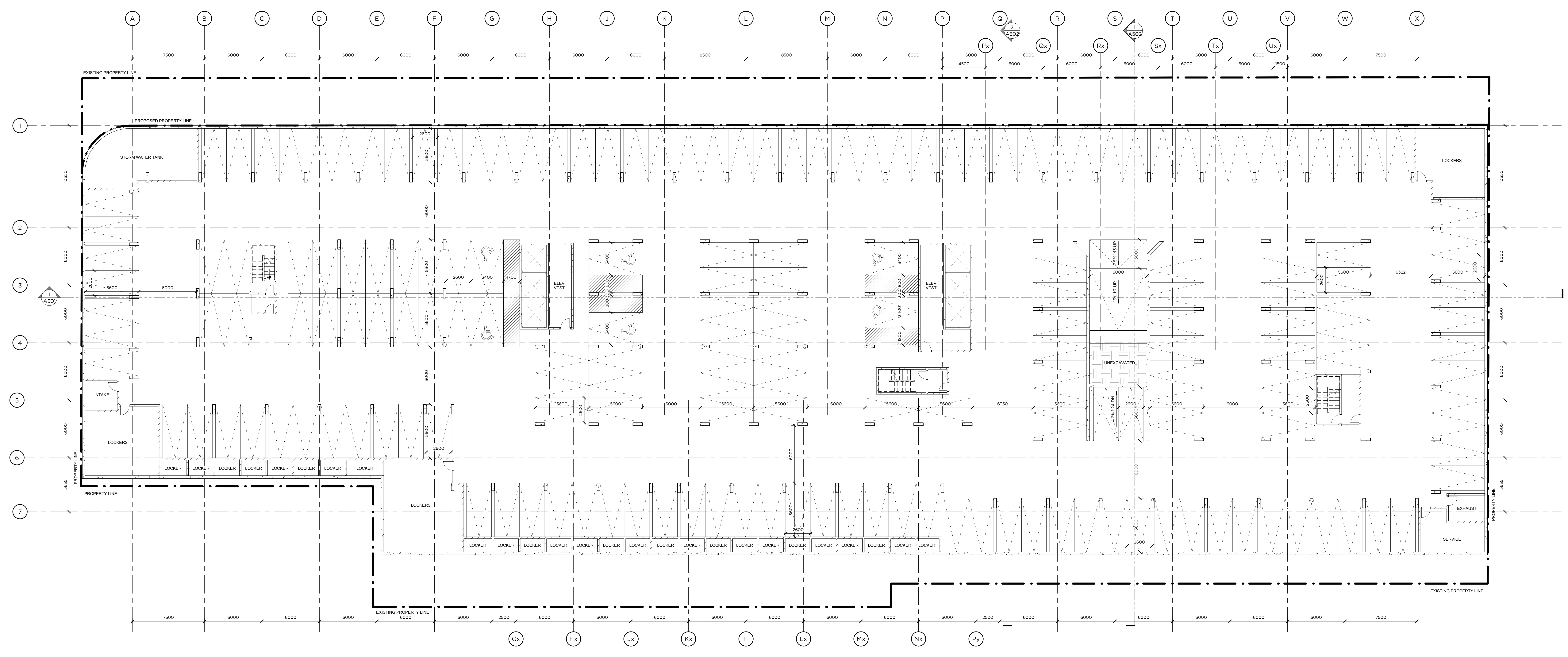
2231 + 2255 SITE  
 PLAN

SCALE: 1 : 250  
**A100B**

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NORTH  
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21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

P2 FLOOR PLAN

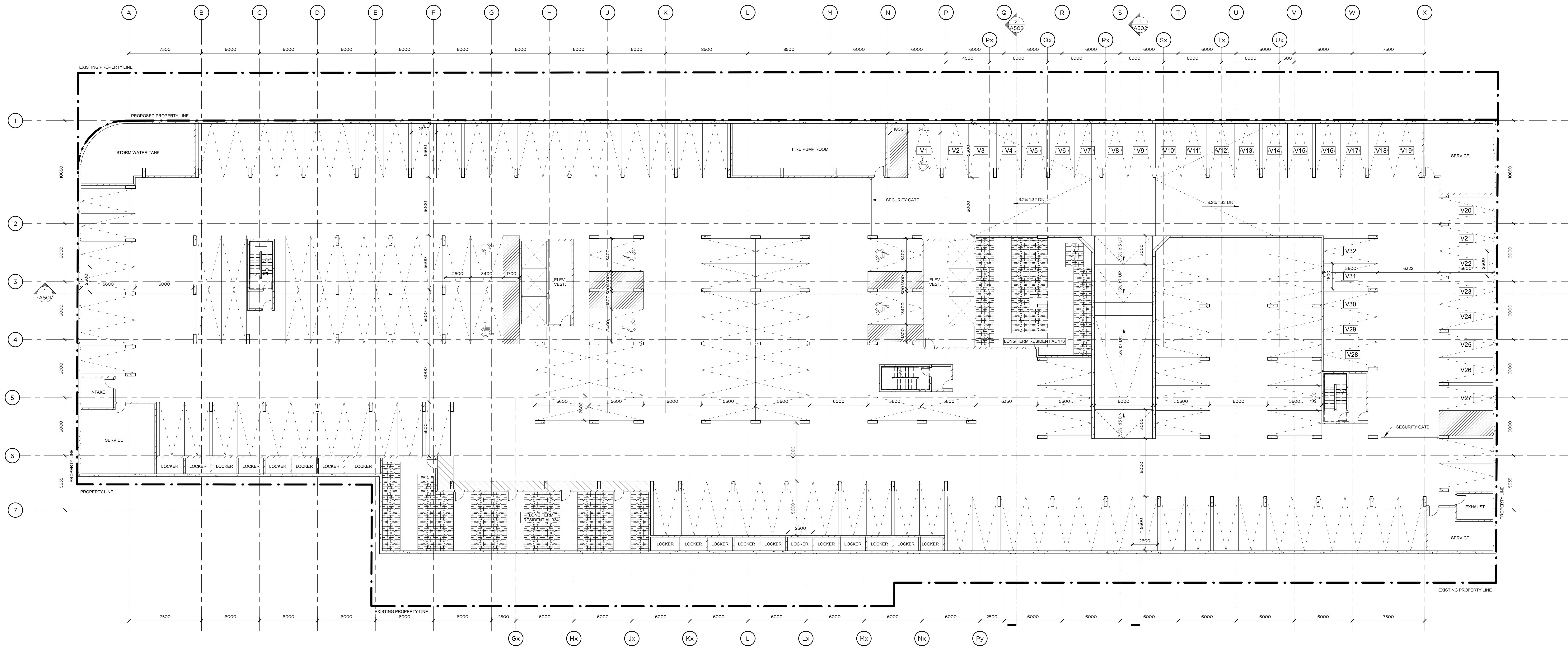
SCALE: 1 : 150

A101

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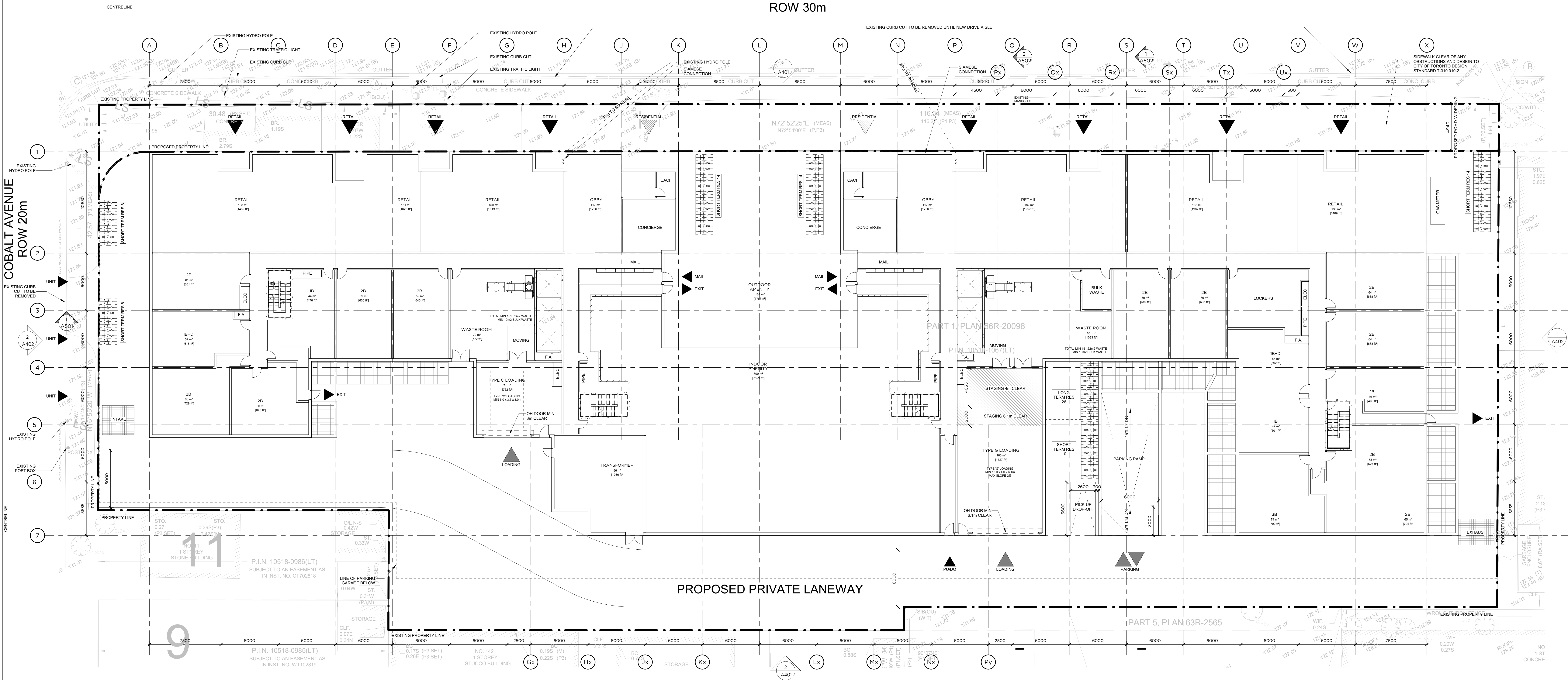
NORTH  
  
**RAW**  
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21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

P1 FLOOR PLAN

SCALE: 1 : 150  
**A102**

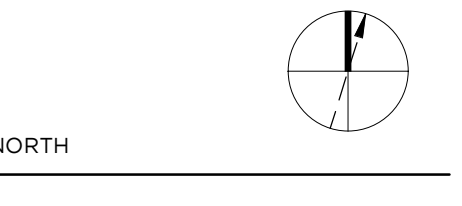
ST. CLAIR AVENUE WEST  
ROW 30m



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ST. CLAIR AVE W  
MARLIN SPRING

GROUND FLOOR PLAN

SCALE: 1:150  
**A201**

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2ND FLOOR PLAN

SCALE: 1 : 150  
**A202**



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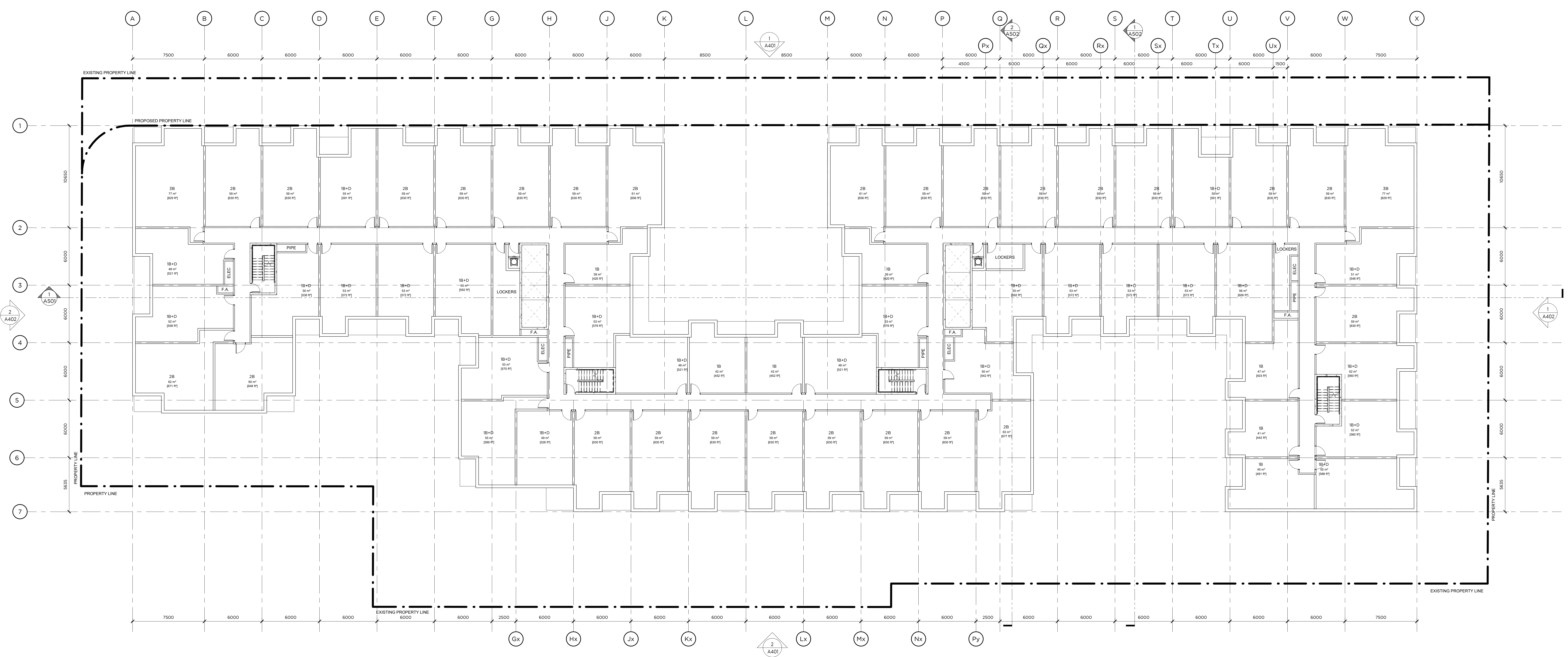
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 MARLIN SPRING

3RD FLOOR PLAN  
 SCALE: 1 : 150  
 A203

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 ST. CLAIR AVE W  
 MARLIN SPRING

4TH FLOOR PLAN

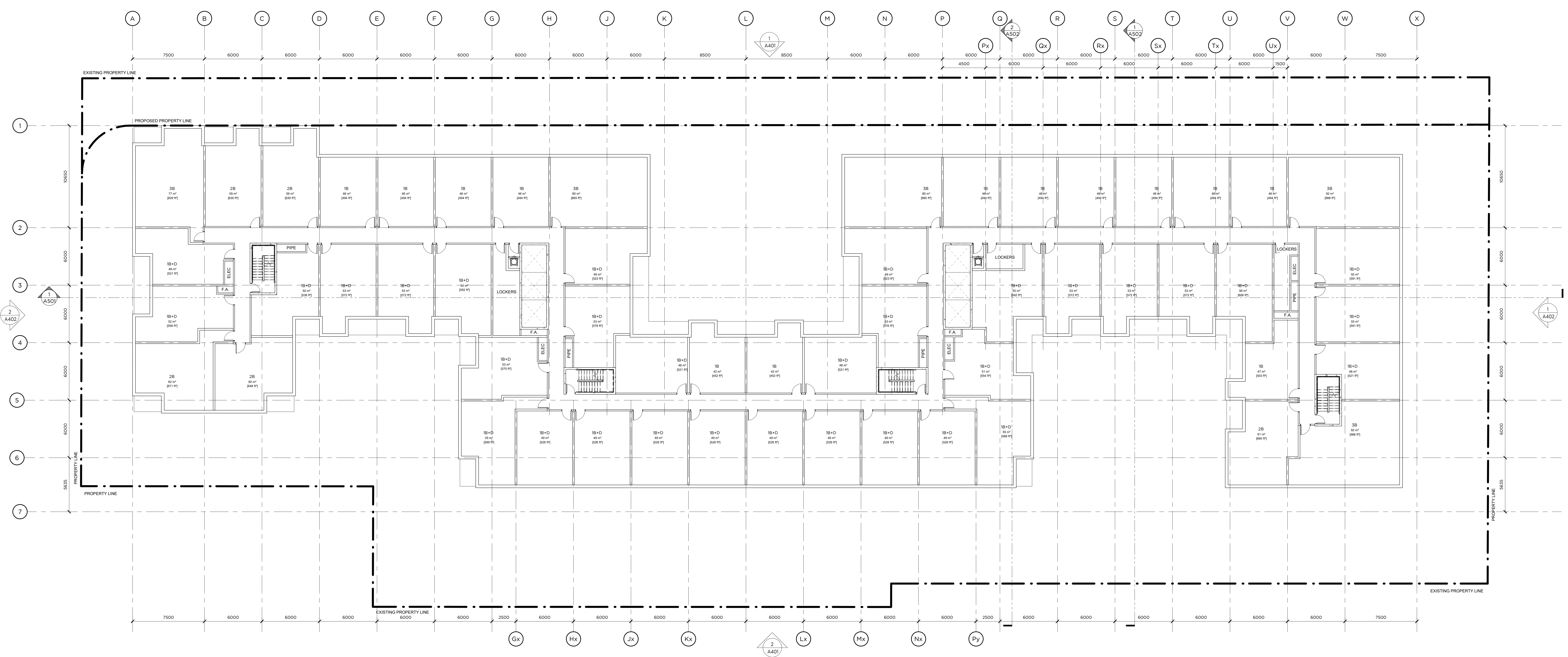
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**A204**



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NORTH  
  
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21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

6TH FLOOR PLAN

SCALE: 1 : 150  
**A206**

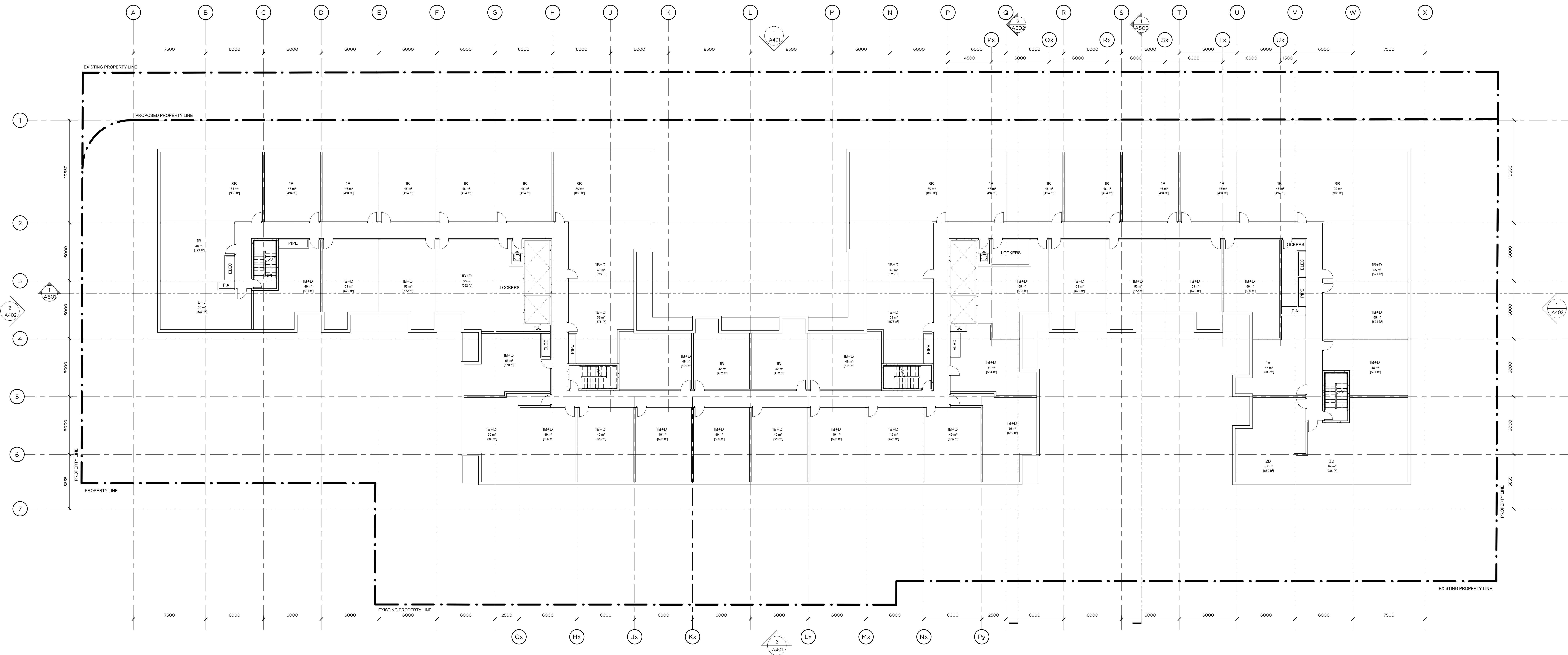




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NORTH  
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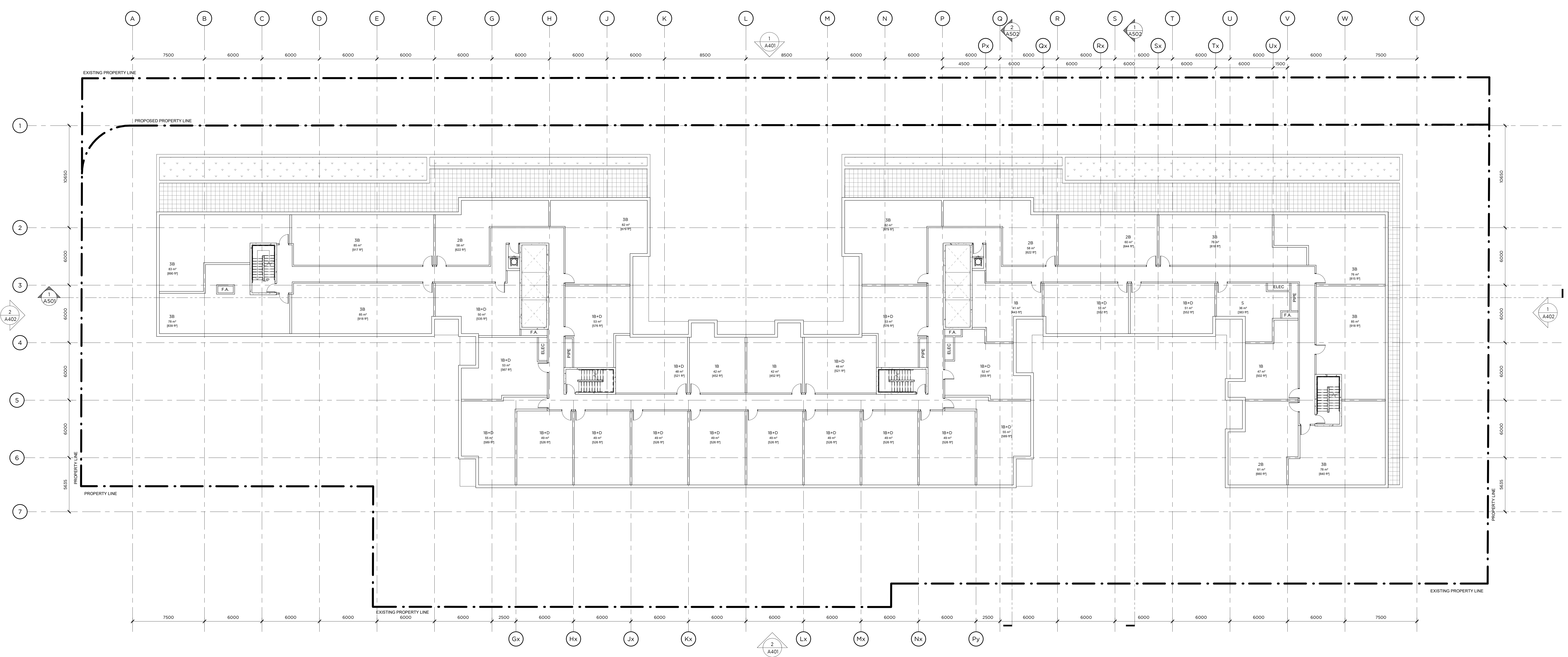
9TH FLOOR PLAN

SCALE: 1 : 150  
**A209**

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10TH FLOOR PLAN  
 SCALE: 1 : 150  
**A210**



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NORTH  
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21010  
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 MARLIN SPRING

11TH FLOOR PLAN

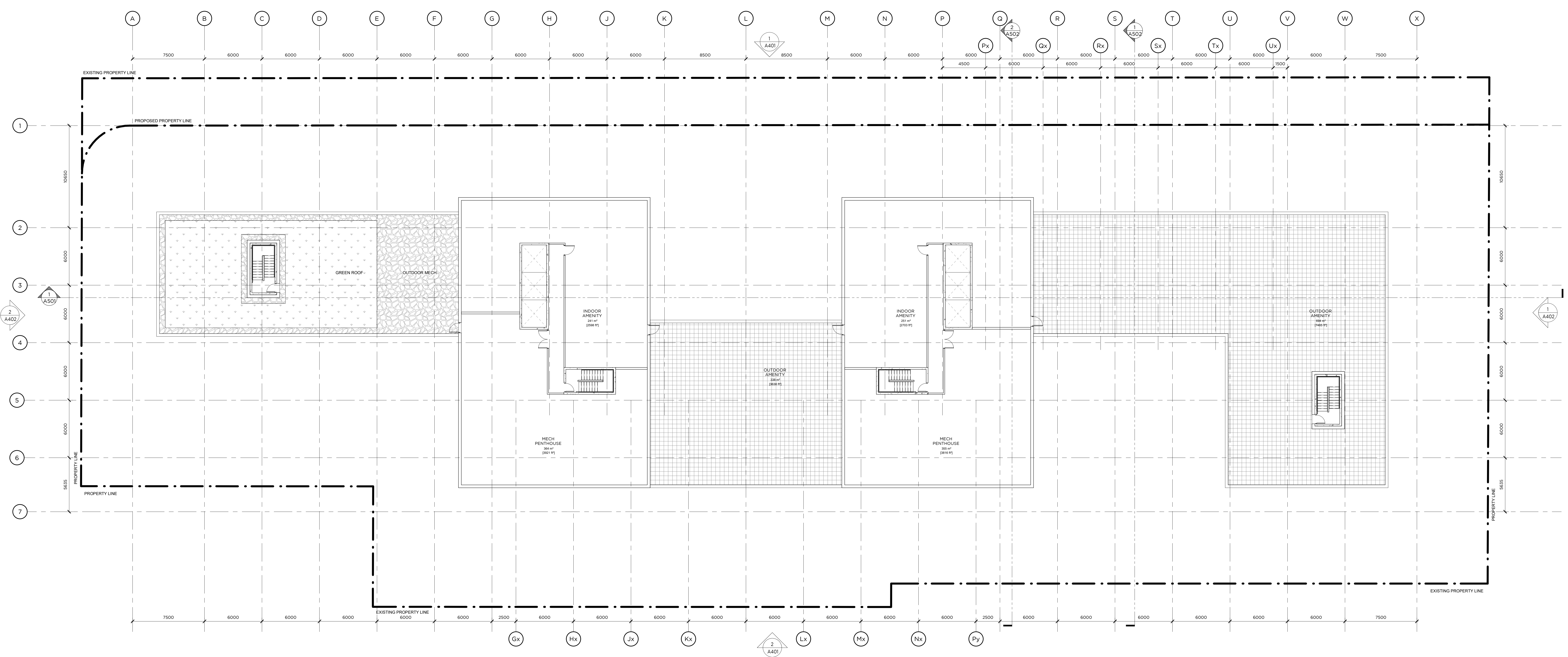
SCALE: 1 : 150

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NORTH  
  
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 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

PENTHOUSE  
 FLOOR PLAN

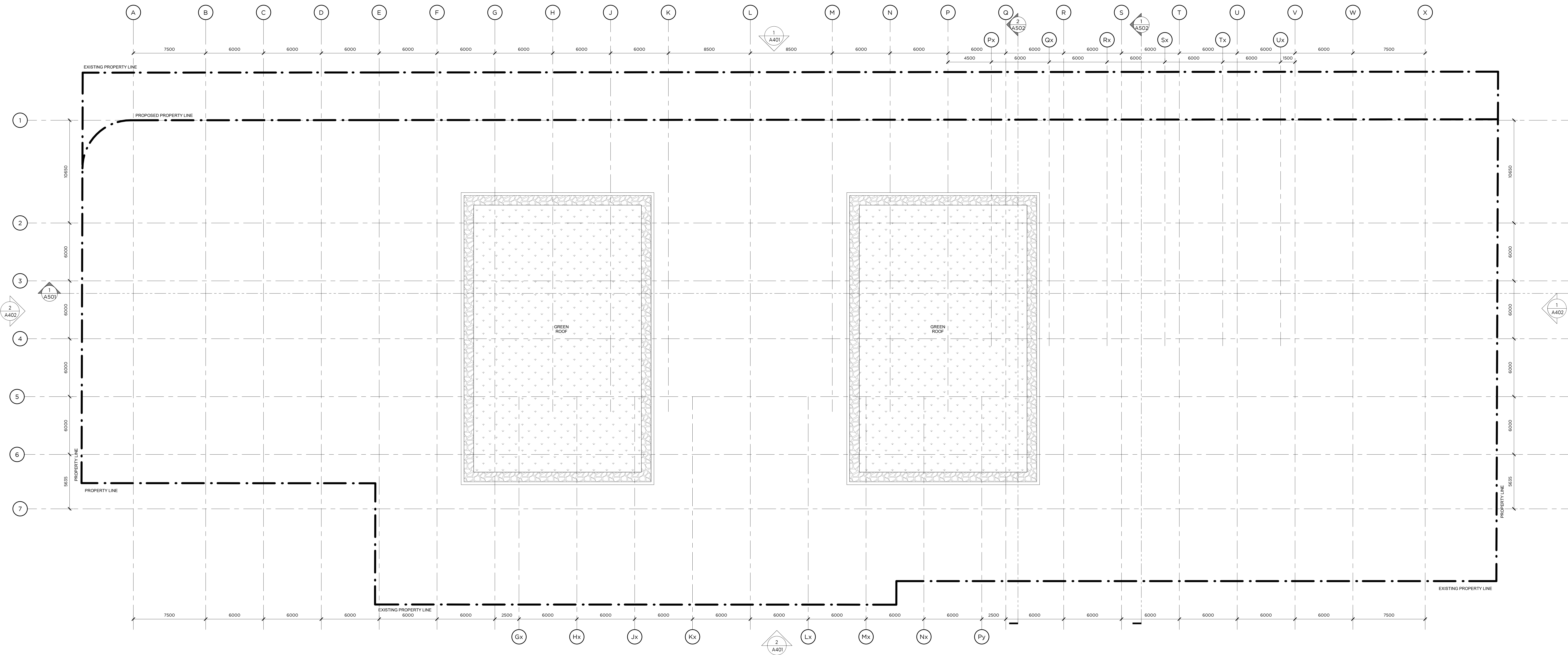
SCALE: 1 : 150

**A212**

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ISSUED RECORD  
 2022.04.01 ISSUED FOR REDLINING  
 2022.04.18 ISSUED FOR SPA  
 2023.01.09 ISSUED FOR SETTLEMENT

REVISION RECORD  
 NO Date Description

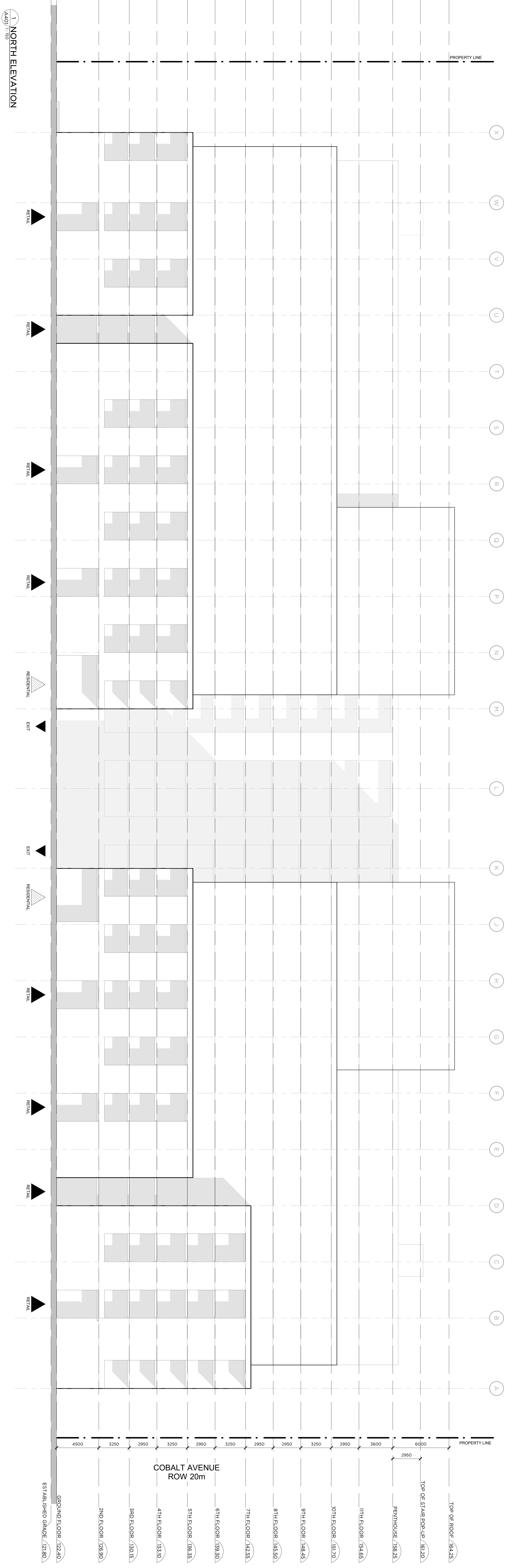


NORTH  
  
**RAW**  
 405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
 416-595-9723  
 WWW.RAWDESIGN.CA

21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

ROOF PLAN

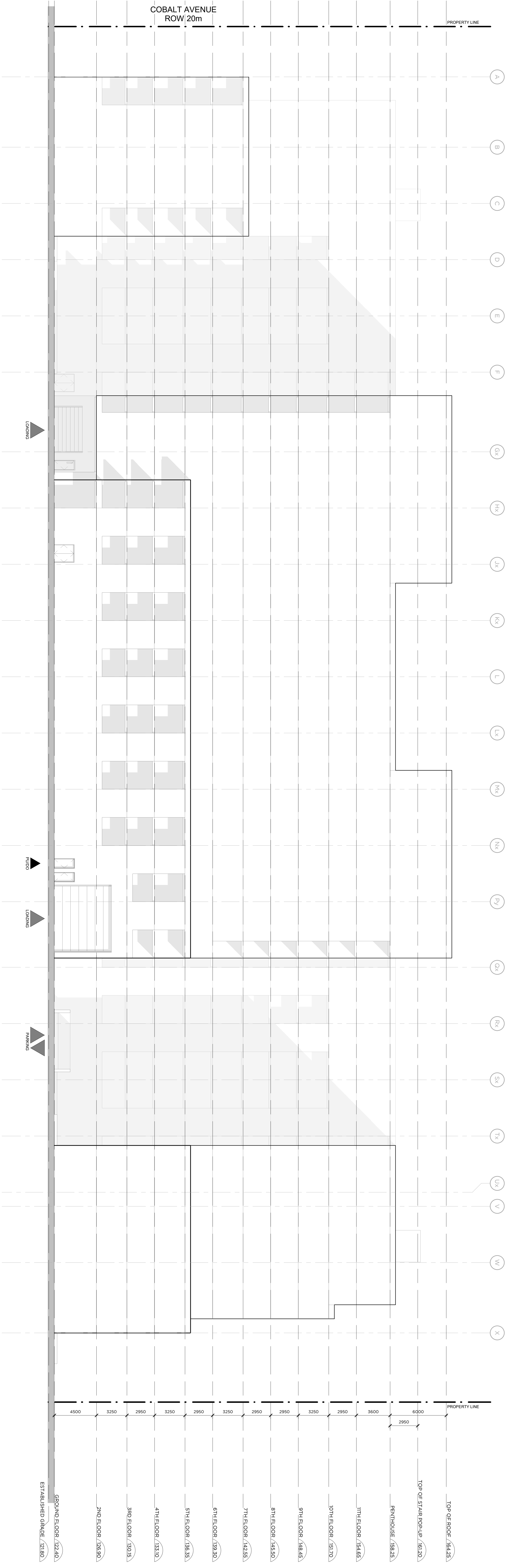
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**A213**



REVISION RECORD  
 NO. DATE DESCRIPTION

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SEAL RECORD  
 20220214 14 051807 04 5854  
 20220214 14 051807 04 5854  
 20220214 14 051807 04 5854



REVISION RECORD  
 NO. DATE DESCRIPTION

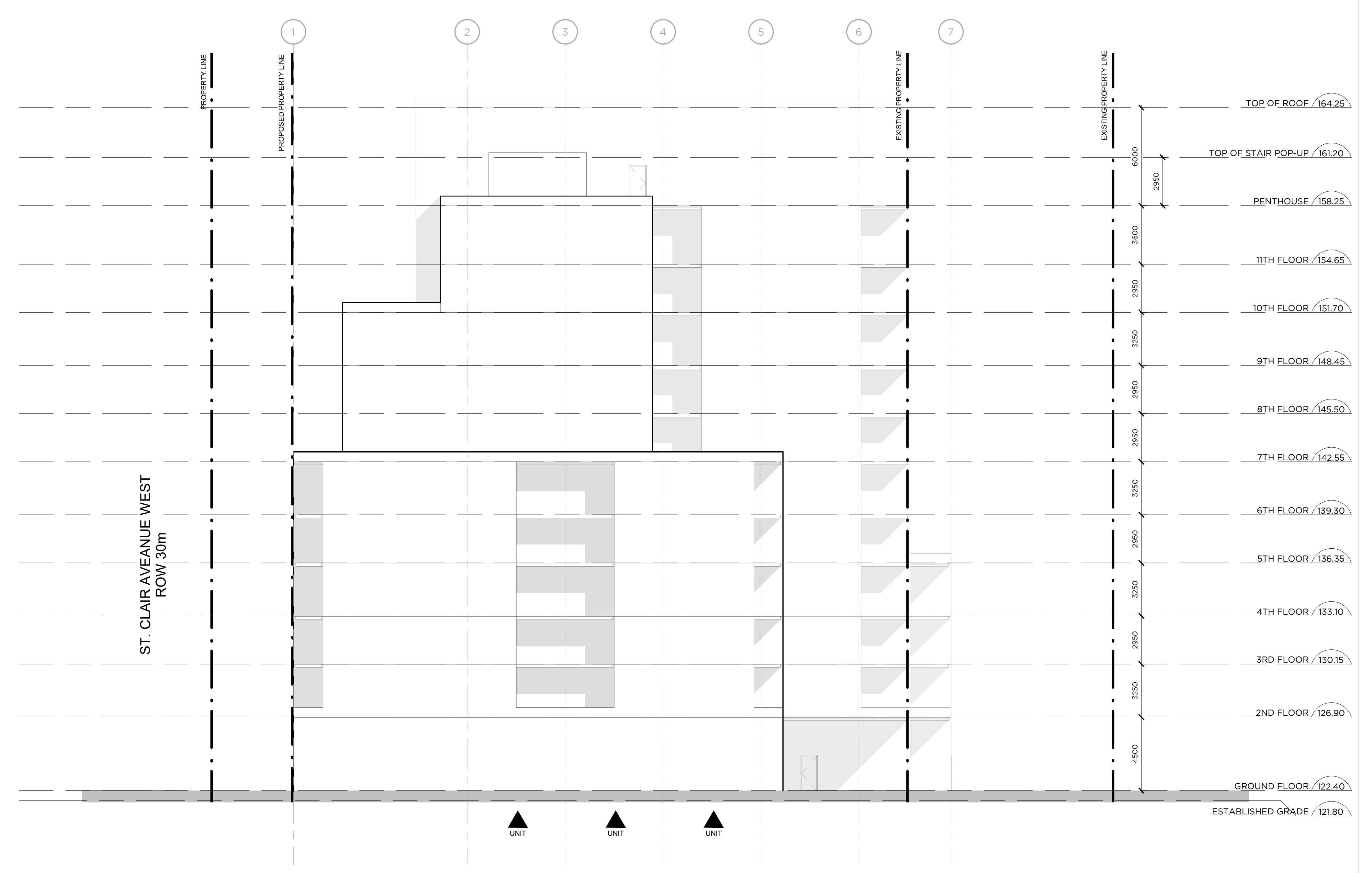
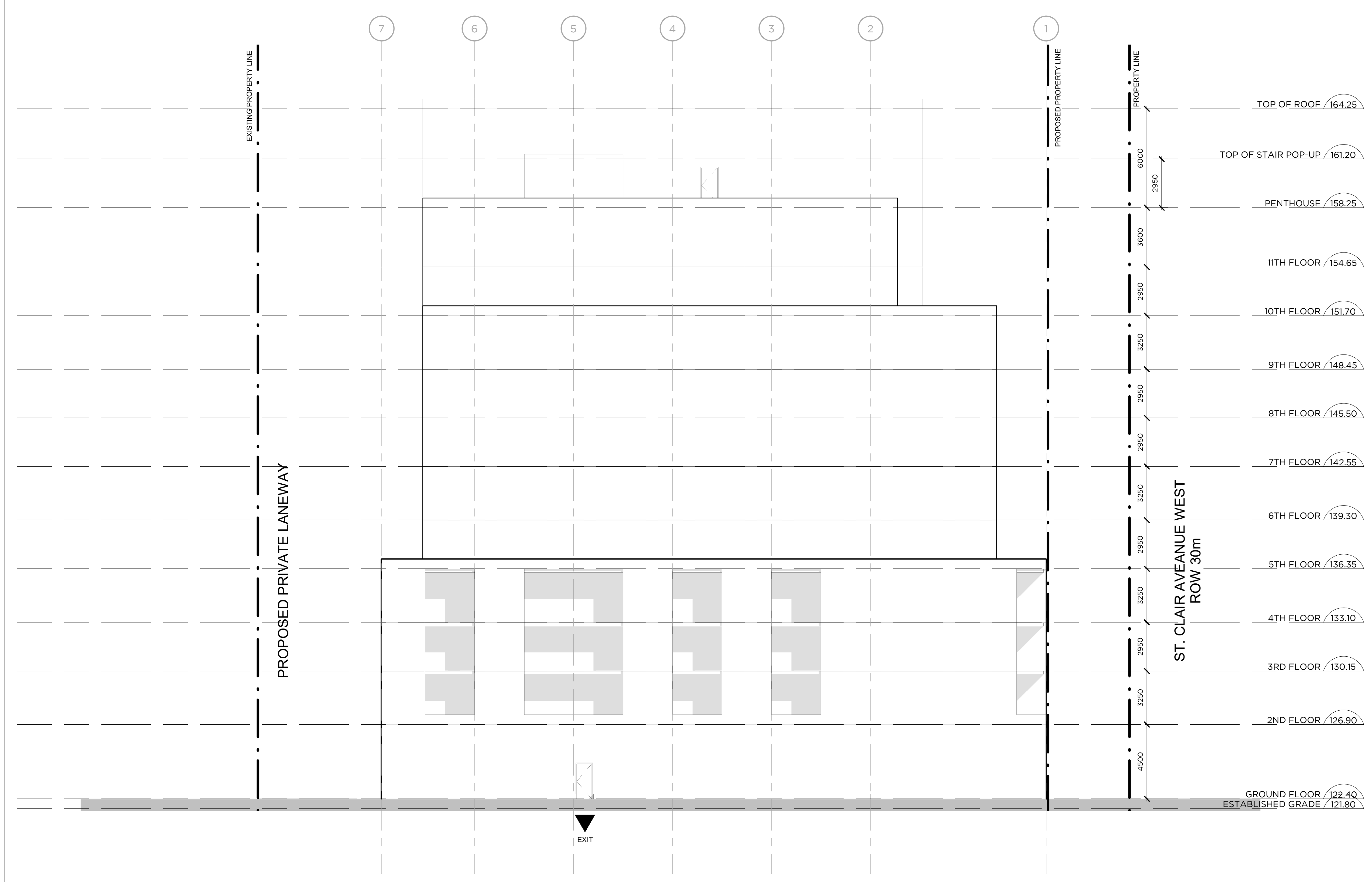
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SEAL RECORD  
 20220214 14 051807 04 5854  
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ISSUED RECORD  
 2022-04-01 ISSUED FOR REDLINING  
 2022-04-18 ISSUED FOR SPA  
 2023-01-09 ISSUED FOR SETTLEMENT

REVISION RECORD  
 NO Date Description



405-317 ADELAIDE STREET WEST  
 TORONTO CANADA M5V 1P9  
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21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

EAST + WEST  
 BUILDING  
 ELEVATION

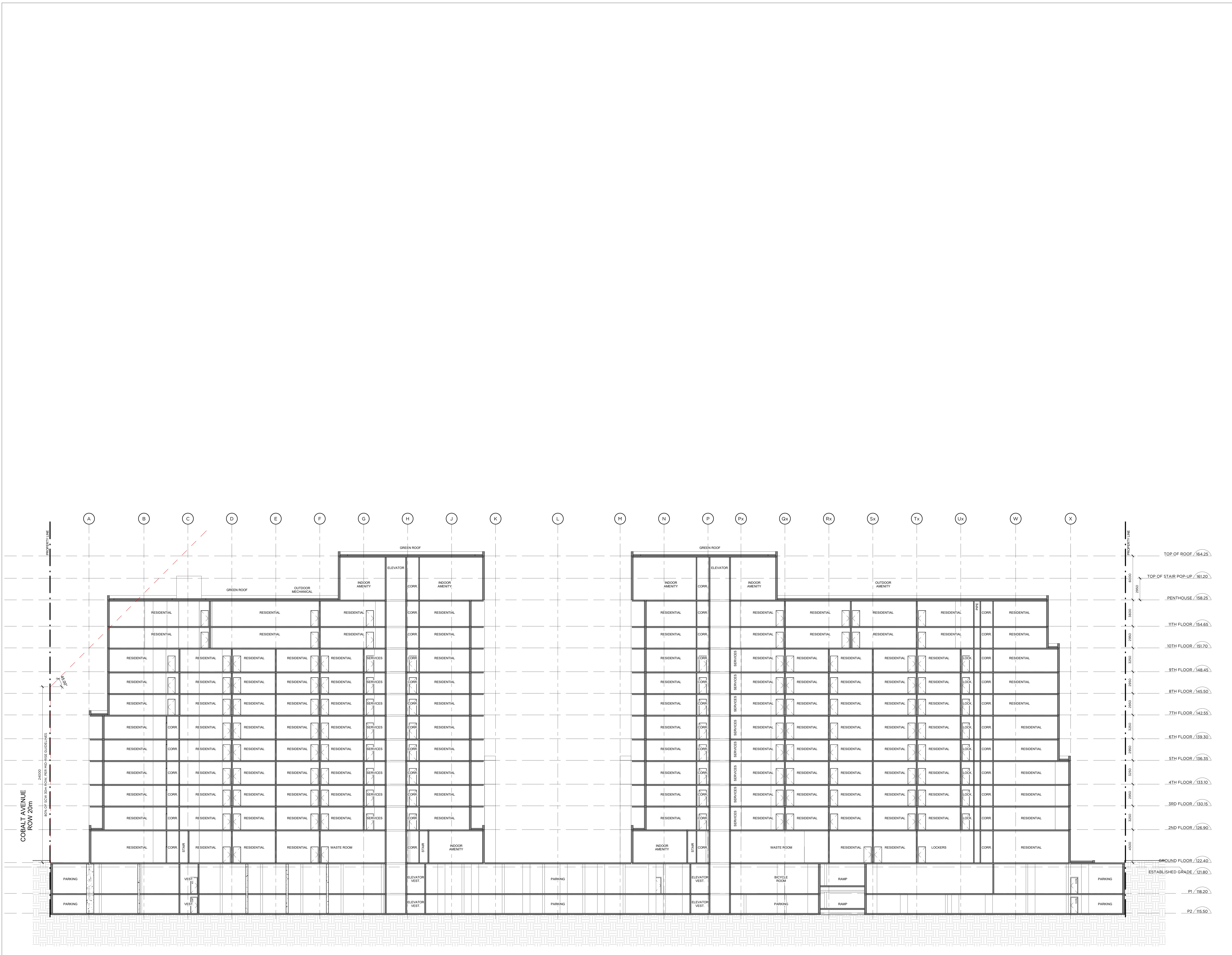
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A402

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 2020.04.01 ISSUED FOR PERMITS  
 2022.04.18 ISSUED FOR SPA  
 2023.01.09 ISSUED FOR SETTLEMENT

REVISION RECORD  
 NO Date Description



21010  
 2237, 2255, 2283  
 ST. CLAIR AVE W  
 MARLIN SPRING

EAST-WEST  
 BUILDING SECTION

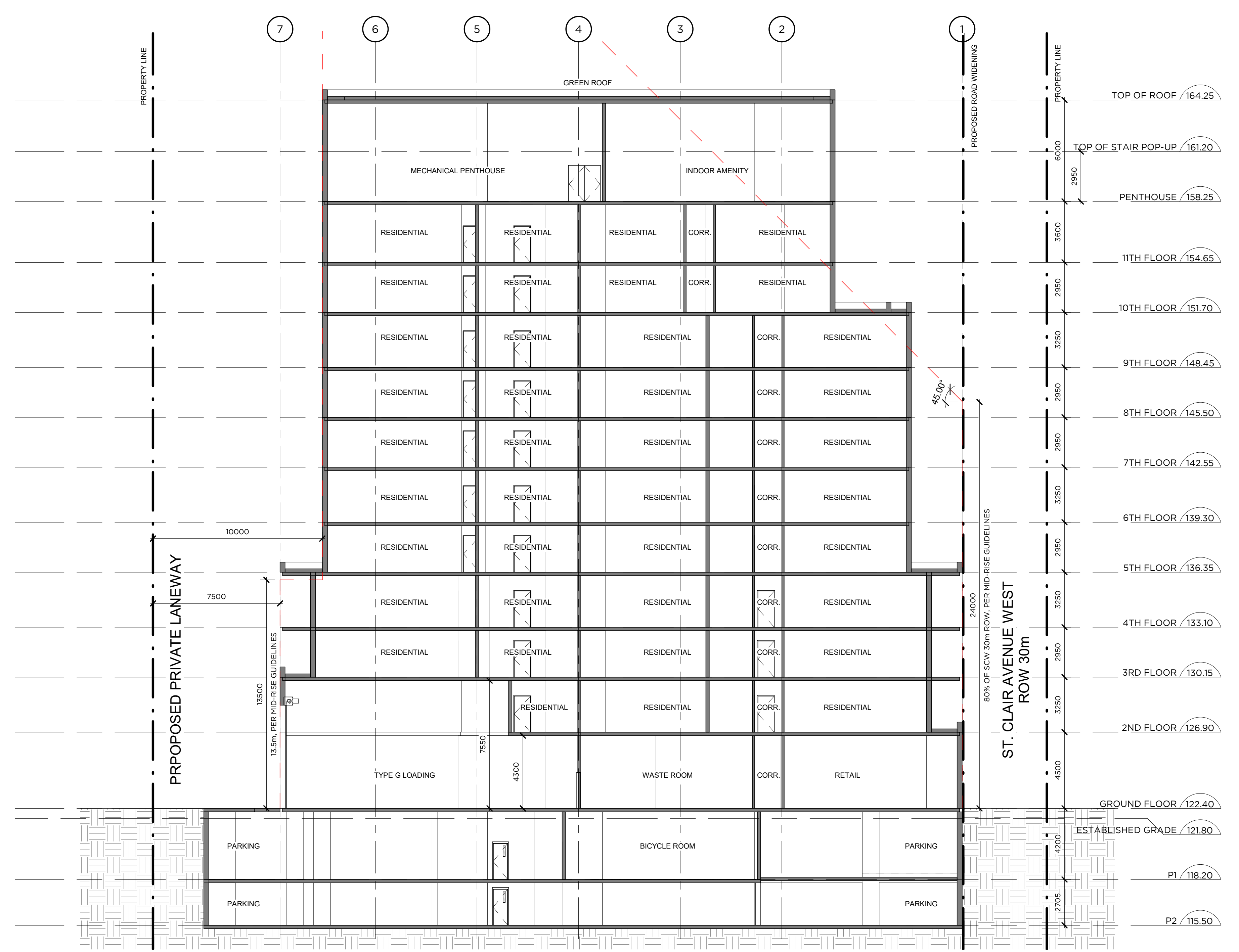
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A501

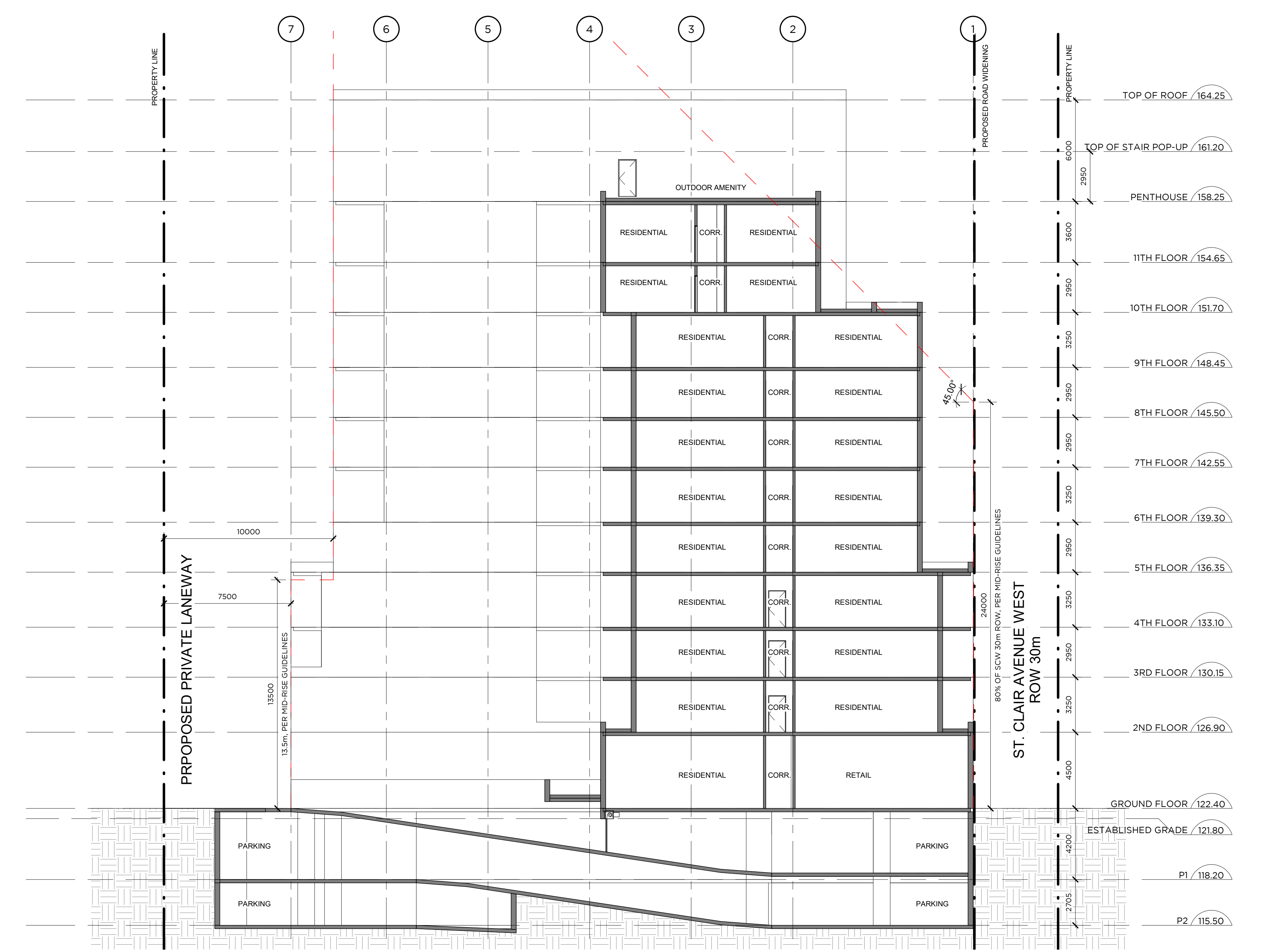
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ISSUED RECORD  
 2022.04.01 ISSUED FOR PERMITS  
 2022.04.18 ISSUED FOR SPA  
 2023.01.09 ISSUED FOR SETTLEMENT

REVISION RECORD  
 NO Date Description



2 NORTH SOUTH BUILDING SECTION - LOADING  
 A502 1:100



1 NORTH SOUTH BUILDING SECTION - PARKING RAMP  
 A502 1:100



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21010  
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 MARLIN SPRING

NORTH-SOUTH  
 BUILDING  
 SECTIONS

SCALE: 1:150

A502