#### PUBLIC ATTACHMENT 2

## 40 - 60 ST. LAWRENCE AVENUE

ISSUED FOR: REVISED WITH PREJUDICE PLANS FOR SETTLEMENT JANUARY 17, 2025

CLIENT:

MARLIN SPRING

ARCHITECT:

**WALLMAN ARCHITECTS** 

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report and discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finishes for mechanical or electrical devised, fitting and fixtures are indicated on architectural drawings. The location shown on the architectural drawing govern over the mechanical and electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issued for Construction".

6. All work is to be carried out in conformance with the Code and Bylaws of the Authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

No	Issued For	Date
1	ISSUED FOR ZBA #1	30/09/14
2	ISSUED FOR ZBA #2	31/05/23
3	ISSUED FOR SPA #1	06/10/23
4	ISSUED FOR SPA #2	17/04/24
5	ISSUED FOR OLT	20/12/24
6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

#### WALLMANARCHITECTS

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40-60 ST.LAWRENCE AVE.

TORONTO

MARLIN SPRING

Drawing Title

**COVER PAGE** 

Drawn by Checked by Project No. 22-11 04/20/22

## 40-60 St. Lawrence Ave - Revised Plans for OLT Project Statistics

January 17, 2025

ZONING SUMMARY (COMBINED PHA	SES)	
Gross Site Area	8,209	m²
Total GFA	74,980	m <sup>2</sup>
FSI	9	
Net site area (after conveyance)	7,027	m <sup>2</sup>
GFA - Total Residential	74,499	m <sup>2</sup>
GFA - Total Community Space	481	m²
GFA - TOTAL	74,980	m²
Total Unit Count	4 222	

PHASE 1	
Unit Count Area Summary  Levels Studie 18 18+0 18+(FLEX) 28* 38 Townstross Units fold/GCA	Deductions  Deductions  Meth'Elec Rin Elevator Exit Starvestis Service Shish Chica Amenity Storage room Loading Paning Discour major Bis. Park TOTAL Total GFA (Residential ) Community   Received and Community   Received a
PHASE 1: BELOW GRADE	(m') (m') (m') (m') (m') (m') (m') (m')
P3 2.438 36.496 P2 2.445 20.478	Z 400 0 46 0 0 46 0 0 246 45 495
P1 2,455 28488  Total Below Grade Phase 1 7,365 79,278	2.27(2.9) 183.0 (3.9) 183.0 1,876 1,690 215 275.0 2,465
Unit Count Area Summary	Deductions AMENTY
Levels Studio 18 18+0 19+0 (FLEX) 28 28 28 Topinious   Total DCA   Units   U	Mechibles film Elevator Exit Starvetts Service Study Chies Aminity Storage Loading Parking Diable Height Vet Size Park TOTAL Total GFA (Residential ) (Community Spice)
PHASE 1: TOWER A (EAST)	$(m^2)$
	96.5 56.6 5.3 146.5 120.6 120.6 150.0 066.0 998.0 157.43 177.6 15.4 15.0 15.0 15.0 15.0 15.4 15.4 177.6 15.4 15.4 177.6 177.6 1
Sammary   Free   2	20 5   26 6   0.3   190.6   120.6   120.6   130.0   190.0
7 9 4 4 3 1 12 7580 8975 8 0 4 4 3 1 0 12 7580 8075 0 0 4 4 3 1 0 12 7500 8075	30.5 24.0 0.3 0.0 54.8 00.2 0.0 6952 7,463 30.5 24.0 0.5 3.3 0.0 54.8 00.2 0.0 6952 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.0 55.2 7,463 30.5 24.0 0.5 0.5 24.0
10 0 4 4 3 1 0 12 2500 8,073 11 0 4 4 3 1 0 12 7500 8,073 12 9 4 4 2 1 0 12 7500 8,075	30.5 24.0 0.3 0.0 54.8 165.2 0.0 95.2 7.485 30.5 24.0 0.3 0.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.3 0.0 54.8 165.2 0.0 165.2 7.485 30.5 24.0 0.0 165.2 7.485 30.0 165.2 7.485 30.5 24.0 0.0 165.2 7.485 30.5 24.0 0.0 16
15         0         4         4         3         1         0         12         7800         8,073           74         0         4         4         8         1         0         42         7800         8,073           75         0         4         4         3         7         0         12         7800         8,073           75         0         4         4         3         7         0         12         7800         8,073	305 240 93 00 548 8052 00 6952 7,483 305 240 93 03 00 548 8052 00 6952 7,483 305 240 93 05 05 05 05 05 05 05 05 05 05 05 05 05
16 0 4 4 2 1 0 12 7250 8,073 17 9 4 9 2 1 0 12 7250 8,073 18 0 4 9 3 1 0 12 7250 8,073 19 0 4 4 5 3 1 0 12 7250 8,073	305 246 0.5 Q.0 548 095.2 7.485 305 240 0.5 UU 554 005 00 552 7.485 305 240 0.5 UU 554 005.2 Q.0 6552 7.485 305 240 0.5 Q.0 554 00 554 00 555 0.6 6552 7.485
79	305 240 05 00 546 062 740 05 06 548 062 0 0 652 740 305 305 240 05 0 0 548 062 0 0 652 740 305 340 05 0 548 062 0 0 652 740 305 340 05 0 548 062 0 0 652 740 305 305 340 05 0 548 062 0 0 652 740 305 305 340 05 0 548 062 0 0 652 740 305 305 340 05 0 548
721 0 4 4 3 1 0 12 7580 8,073 34 0 4 4 5 1 0 12 7500 8,073 25 0 4 4 5 7 0 12 7500 8,073	30.5 24.0 0.3 0.0 54.8 80.2 0.0 655.2 7,443 30.5 24.0 0.5
28         0         4         4         3         1         0         12         7500         8073           37         9         4         4         3         1         0         12         7500         8075           20         11         4         4         3         1         -0         12         7500         8073           20         12         7500         8073	305 240 03 00 548 865 06 8952 7,463 30.5 240 03 00 558 865 00 8952 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 7,463 30.5 240 03 00 548 8652 00 8652 0
29 0 4 4 5 1 0 12 1500 8075 30 0 4 4 5 1 0 12 7500 8075 31 0 4 4 3 1 0 12 7500 8075 32 0 4 4 3 1 0 12 7500 8075 32 0 4 4 3 1 0 12 7500 8075	30.5 24.0 0.3 0.0 54.6 885.2 0.0 695.2 7,465 805.5 24.0 695.2 7,465 805.5 24.0 0.5 0.0 54.6 805.2 0.0 695.2 7,465 805.2 0.0 695.
33 D 4 A 3 T C 12 750 AB73 34 D 4 4 3 T O 12 750 AB73 55 D 4 4 5 T O 12 750 C 8673	30.5 24.0 9.3 QE 54.8 865.2 QE 655.2 7,48.3 30.5 24.0 0.5 QO 54.6 865.2 QO 655.2 7,48.3 80.5 24.0 0.5 QO 55.4 865.2 QO 655.2 7,48.3
36 0 4 4 3 1 0 12 7260 8,073 27 U 4 4 3 1 0 12 7500 8,073 38 D 4 8 D 0 3 1 0 12 7500 8,073	305 240 03 00 548 0952 0 952 7,465 305 240 03 00 548 0952 0 052 7,465 00 305 240 0 0 3 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0
39 0 4 4 0 0 1 1 0 12 1500 8,073 40 0 4 4 0 0 1 1 0 12 1500 8,073 41 6 4 4 0 0 3 1 0 12 1500 8,073	80 305 240 00 03 30 00 00 00 00 30 345 msc 30 952 7,469 00 30 30 545 msc 30 952 7,469
42 5 4 8 3 1 0 12 7550 8,073 4.4 3 3 1 0 12 7550 8,073 4.4 3 1 0 12 7550 8,073 10 4.2 7560 8,073 10 10 12 7560 8,073 10 10 10 10 10 10 10 10 10 10 10 10 10	305   240   23   04   558   1002   01   6952   7.482   1005   240   305   240   03   00   00   00   00   00   00
TOTAL TOWER A 1 169 167 0 0 119 41 9 590 34.727 373,008 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	4,048 30,640 8 30,649 329,903 1,036 1,085
Total Above and Below Grade (PHASE 1) 42,092 .453,086	11,178 30,915 30,915 332,266 1,036 1,085
PHASE 2  Unit Count Area Summary	Deductions
Levels   Soution   18   18+10   18+1(FLEX)   25°   28   28   Terminus   Total GCA   (Institute	MochiElec Rim Elevator Exit Starmetib Service Shaft Clotal Amenity Clotal Parking Under Health Service Shaft Clotal Amenity Clotal Spaces Clotal Amenity Clotal Control Contro
PHASE 2: BELOW GRADE	[m1] [m2] [m2] [m2] [m3] [m3] [m3] [m3] [m3] [m3] [m4] [m4] [m5] [m5] [m5] [m5] [m5] [m5]
PG 15,035 17,586 P2 1,035 17,186	1.604.0 31.0 08 31.0 0 1.604.0 31.0 0B 31.0 334
P1 1,635 17.999  Total Below Grade Phase 2 4,909 52,797	1,654.0 101.0 0.6 181.0 1,546 4.519 041 243.0 2,267
Unit Count Area Summary	Deductions: AMENITY
Levele Studio 16 16+O 15+O (FLEX) 26 25 36 Townhouse Total Total OCA (the Active)	Mechible Rim Einstor Exit Stainwells Service Shall Contings Indicot Storage room Loading Pasking Disable Helpful (Void 1964 Park TOTAL Total GFA (Residential) (Community Tetal GFA MODOR DUTDOOR Secret
PHASE 2: TOWER B (CENTRAL)	[m <sup>2</sup> ] (m <sup>3</sup> )
LEGo/Amenity/Res         Grands         T         T         \$         MEIO         10,334           All mining/Res         J         T         2         105,50         10,927           Res         J         T         2         15         500,20         10,032           Res         J         T         2         4         1         3         15         500,20         10,032	30.0 (44.7 2.3 2/4.7 198.4 516.9 442.7 2.8 443.7 4.776 2/14.7 580.7 80.0 2.4 43.7 4.776 2/14.7 580.7 80.0 2.4 0 0.5 367.5 183.5 576.1 545.9 0.0 345.9 3.722 50.5 52.4 0 0.0 24.0 0.0 34
Rea         4         1         7         4         1         2         15         M201         10,020           in monthly/flat         5         1         8         2         5,565         5,566           in         4         4         3         9         12         1500         8,673           in         4         4         3         9         12         1500         8,673	39.0   24.0   62   64.2   677.1   9.6   877.7   3.445
T         4         4         3         7         12         750.0         8.073           B         4         4         8         7         12         750.0         8.073           B         4         4         2         7         12         750.0         8.073           B         4         4         2         7         12         750.0         8.073           B         4         4         2         7         12         750.0         8.073           B         6         7         7         750.0         8.073         7         8.073         8.073	100
TY 4 4 3 1 12 1550 6,073 12 4 4 2 1 12 7500 8,073 13 4 4 3 1 12 7500 8,073	300   240   21   343   1607   0.0   595.7   7.489   1000   224.0   0.3   54.3   1605.7   0.0   695.7   7.489   1000   224.0   0.3   54.3   1605.7   0.0   695.7   7.489   1000   224.0   0.3
14 4 4 2 1 12 7500 8,073 15 4 4 2 1 12 7500 8,073 16 4 4 3 1 12 7500 8,073	30
17 4 4 2 7 1 12 1500 8,073 18 4 4 5 1 12 1500 8,073 16 16 4 4 5 1 12 1500 8,073 16 16 4 4 5 1 12 1500 8,075 16 17 17 17 17 17 17 17 17 17 17 17 17 17	100   240   0.5   54.3   105.7   0.0   695.7   7,409   100.0   24.0   0.5   0.5   0.0   0.5   0.0   0.5   0.0   0.5
23	20.0   24.0   0.5   0.5   0.5   0.0   0.5   0.0   0.0   0.5   0.0   0.
26 4 4 3 1 1 12 1500 8,673 25 4 4 3 1 12 2500 8,673 26 4 4 3 1 12 2500 8,673	300 240 01 642 001 08 99.7 7,489 300 240 03 543 695.7 00 695.7 7,499 300 240 03 543 695.7 00 695.7 7,499
ZT         A         4         5         1         12         750.0         8.073.           28         4         4         3         1         12         750.0         8.073.           24         4         4         2         1         12         250.0         8.073.	30.0 24.0 03 54.3 66.7 0.0 695.7 7.469 30.0 24.0 03 64.3 66.7 0.0 695.7 7.469 30.0 74.0 03 64.3 66.7 0.0 65.7 7.469 30.0 74.0 03 64.2 66.7 0.6 66.7 7.469
20         4         4         5         1         12         7800         8,073           31         4         4         5         1         12         1800         8,673           32         4         4         5         1         12         1900         8,073           37         4         4         5         1         12         1900         8,073	30.0 24.0 0.0 0.5 54.3 00.5 0.0 695.7 7,499 30.0 24.0 0.0 0.3 54.3 00.5 0.0 695.7 7,499 30.0 24.0 0.0 0.3 54.3 00.5 0.0 695.7 7,499 30.0 24.0 0.0 0.3 54.3 00.5 0.0 695.7 7,499 30.0 24.0 0.0 0.3 54.3 00.5 0.0 695.7 7,499 30.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.
133   4   4   3   1   12   7566   8,075   54   4   4   5   1   12   1500   8,073   54   54   54   54   54   54   54   5	100   240   00   03   143   1005   01   105.7   7,449   1005   30   34.6   30   34.6   30   34.6   30   34.6   30   34.6   30   34.6
Perrogue Sates 39	30.0 74.0 0.6 0.5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
67% 34.0% 12.2% 0.0% 0.0% 22.9% 9.5% 0.7% 9.7%	
Total Above and Below Grade (PHASE 2) 33,635 362,044	8,242 25,243 25,243 271,394 874 848
PHASE 3	
Unit Count Area Summary  Levels 20ums 18 18-10 184(ELEX) 28' 25 36 Townsours Total Total CCA	Deductions  Deductions  Deductions  Deductions  Deductions  Total GFA  Total
Define alliano 10 (astr. matrices) 80 30 30 (aminosom) (being feet)	
PHASE 3: BELOW GRADE  Pa 23-68 27 598 2	2,5,20,0 34,0 0,0 34,6 0
P\$ 2.500 27.500 Pt	2.422 340 00 340 365 2.4272 340 0.0 146.8 1518 1,000 340 00 340 366
Total Below Grade Phase 3 4.331 94.194	4581 241 2430 224
Unit Count Area Summary	Deductions AMERITY Total GFA
Livelis Studios 16 18+0 18+0 (FLEX) 26* 28 Tolentinous Units (tolo 46/asy). (tol. 46/asy) (tol. 46/asy).	Machibles (Rm Elevator Exit Starneys): Service Shall Chiefe Amenity Storage room Loading Parking United Hallon (Fig. Park TOTAL Total DFA (Residential) Community Total DFA (Residential) Spicial)  [m²] [m²] [m²] [m²] [m²] [m²] [m²] [m²]
PHASE 3: TOWER C (WEST)	23.6 45.7 0.5 167.5 226.5 63.6.5 240.0 <b>876.8 9,438</b> 167.9 220.1
Consumpty Amounty   2   1,112.3   11,964	27.6         45.7         0.5         697.9         200.5         698.6         240.0         676.8         4,848         107.9         200.1           22.6         105.1         0.5         223.1         50.0         445.1         4163         240.7         567.0         7,107.2         202.5           22.6         74.5         0.5         0.5         10.0         677.0         0.0         677.0         7,267         120.6         274.1           22.6         26.5         0.3         0.6         44.8         827.6         0.6         877.6         1,508.1
5         4         5         7         4         1         12         077.0         9.460           R         5         3         1         3         1         42         7250         A.073           T         5         3         1         2         1         142         7250         8.072           T         5         3         1         2         1         142         7250         8.072	225         265         03         0.0         49.4         227.6         0.0         827.6         8.90\$           228         78.5         0.3         0.0         49.4         700.6         0.0         700.6         7.541           228         78.5         0.5         0.0         48.4         700.6         0.0         700.6         7,541
8	22.8   20.5   0.3   0.0   684   700.6   0.0   720.6   7.541     22.6   26.5   0.3   0.6   0.5
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	22.8         70.5         0.9         49.8         700.0         7.541           22.0         72.6         72.0         72.0         72.0         72.0         72.0         72.541           23.0         72.0         72.0         72.0         72.0         72.641         72.0
15 2 3 7 2 7 12 7500 5075 16 5 3 7 2 7 12 7500 5075 17 5 5 1 2 1 12 7500 6075 17 5 5 1 2 1 12 7500 6075	225 285 0.5 0.0 0.0 494 70.6 0.0 70.6 1.541 226 785 0.5 0.0 494 70.6 0.0 70.6 7.541 70.6 0.0 70.6 7.541
18 3 5 1 2 1 12 7500 8,073 18 5 9 1 2 0 12 7500 8,073 20 5 2 7 2 7 12 7500 8,073	22.6   26.5   0.3   0.0   69.4   700.6   0.0   770.6   7.541
23 5 3 1 3 1 12 150.0 8,673 22 5 3 1 2 1 12 750.0 8,673 23 5 3 1 2 1 12 750.0 8,673 24 5 3 1 2 5 12 750.0 8,673	22.8         76.5         0.5         0.0         40.8         70.0         0.0         75.41           22.6         24.5         0.3         0.0         40.4         100.6         0.0         700.8         7.541           23.6         78.6         0.5         0.0         49.4         100.6         0.0         700.8         7.541           24.6         78.6         0.0         700.8         7.541         7.541         7.541
24 5 3 1 2 1 12 7500 8,073 25 5 3 7 2 7 72 7250 8,073 76 5 3 1 2 1 12 1500 8,073 86ccc 0 4250 4,466	22.0   26.5   2.1   2.0   49.4   70.6   0.6   750.4   750.4
OTAL TOWER C 0 115 71 0 23 52 74 6 274 21,000 226,664 00% 00% 00% 00% 00% 00% 00% 00% 00% 00	24 10 00 00 00 00 00 00 00 00 00 00 00 00
otal Above and Below Grade (PHASE 3) 29,991 322,822	11,062 18,341 481 18,822 202,222 642 595
TOTAL ALL PHASES	
TOTAL ALL PHASES  Unit Count Area Summary	RESIDENTIAL OF A Spars OF A TOTAL GFA TOTAL AMENITY
Studio   18   1840   1840 (PLES)   78"   28   18   38 (TH)   Total   Total (ECA   total )   (MT)	
one ALL PRASES 4 479 374 0 25 260 100 10 1,223 64,517 909,741 0,35 0 00 00 00 20 20 20 10 15 12 12 12 12 12 12 12 12 12 12 12 12 12	73,738 481 74,219 796,889 2,552 2,528
otal Above and Below Grade 105,718 1,137,952	74,499 481 74,980 805,884 2,552 2,528
Buildings ( A.B&C)	
	Parking Required Parking Provided
COA + Great Construction Anna FA = Strone Floor Anna externals 40% of GCA	Ratio Units Total Car-share Resident Visitor VisEV Total
FA = Corpus Floor Altra exchange 1971, of GCA SA = Rescontine Sustaces Asse  Buildings A,B&C  onling Summery CR 2.0 (c3.2; r0.0) SS3  Indoor Amenity	Ratio   Units   Total     Car-share   Resident   Visitor   VisEV   Total
FA = Consus Floor Ages extormate 1971; of GCA  Suildings A,B&C  Buildings A,B&C  Buildings A,B&C  Indoor Amenity  Irea 581 e Area	Ratio Units Total   Car-share Resident Visitor VisEV (25%)   Total
### CR 2.9 (c3.2; r0.0) \$\$3    Buildings A,B&C	Ratio Units Total
### CROUNT Floor After materials #### Buildings A,B&C    Buildings A,B&C	Ratio Units   Total
### CROUNT Floor After materials #### Buildings A,B&C    Buildings A,B&C	Ratio Units Total
## CR 2.0 (c3.2; 10.0) \$\$3    CR 2.0 (c3.2; 10.0) \$\$3    Indoor Amenity   CR 2.0 (c3.2; 10.0) \$\$3    Indoor Am	Car-share   Resident   Visitor   V
### CROUNT Floor Angle externals 190% of GCA  ### CR 2.0 (c3.2; r0.0) \$\$3    Indicor Amenity   Indicor Indicor Indicor   Indicor Indicor   Indicor Indicor   Indicor Indicor   Indic	Ratio Units Total

#### 40-60 St. Lawrence Ave

Avg Unit Size Summary Friday, January 17, 2025

	сом	BINED PHASES				PHASE 1: TOW	ER A			PHASE 2: TOWE	R B			PHASE 3: TOWE	ER C
	Count	Avg (sm)	Avg (sf)		Count	Avg (sm)	Avg (sf)		Count	Avg (sm)	Avg (sf)		Count	Avg (sm)	Avg (sf)
Studio	4	36.3	391	Studio	1	36.2	390	Studio	3	35.3	380	Studio	0	N/A	N/A
1BD	428	45.0	484	1BD	169	44.1	475	1BD	144	43.8	471	1BD	115	47.9	516
1BD+D	374	51.7	556	1BD+D	167	51.1	550	1BD+D	136	50.8	547	1BD+D	71	55	592
2BD	294	62.4	672	2BD	119	63	678	2BD	97	61.2	659	2BD	78	63	678
3BD	105	77.1	830	3BD	41	78.2	842	3BD	40	77.2	831	3BD	24	75	807
2-St Townhouse	18	110.4	1,188	2-St Townhouse	9	103.7	1,116	2-St Townhouse	3	105.6	1,137	2-St Townhouse	6	122.8	1,322
TOTAL	1,223	54.9	591	Total	506	54.7	589	Total	423	53.6	577	Total	294	57.4	618

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No	Issued For	Date
1	ISSUED FOR OLT	20/12/24
2	REVISED WITH PREJUDICE PLANS	17/01/25
	FOR SETTLEMENT	

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40-60 ST.LAWRENCE AVE.

TORONTO

MARLIN SPRING

Drawing Title

### PROJECT STATISTICS

Drawn by Checked by Project No. 22-11 04/20/22 Drawing No.

TOWER 24 ST. PHASE 3 PHASE 2 PHASE 1 23.50 m 17.53 m 2 ST. 28.00 m 19.00 m 19.00 m TOWER SEPARATION TOWER SEPARATION TOWER C **TOWER A** 2 ST. TOWER B 26 ST. 43 ST. 37 ST. 17.53 m 7.46 m FLOOR PLATE AREA: 750 sm FLOOR PLATE AREA: 750 sm FLOOR PLATE AREA: 750 sm **PUBLIC** PARK 1 ST. 1 ST. 5 ST. 2 ST. 4 ST. 4 ST. 4 ST. 4 ST. PROPOSED STREET LAND TO BE CONVEYED TO THE CITY PROPERTY LINE BEFORE CONVEYANCE PROPOSED LANDSCAPED AMENITY TOWER 18 ST. PROPOSED TOWER 19 ST.

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	4	ISSUED FOR SPA #2	17/04/24
	5	ISSUED FOR OLT	20/12/24
	6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

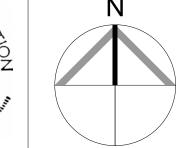
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RUDY P. WALLMAN
LICENCE
3432
3432



Proj

40-60 ST.LAWRENCE AVE.

TORONTO

MARLIN SPRING

Drawing Title

SITE PLAN - ROOF PLAN

1:300

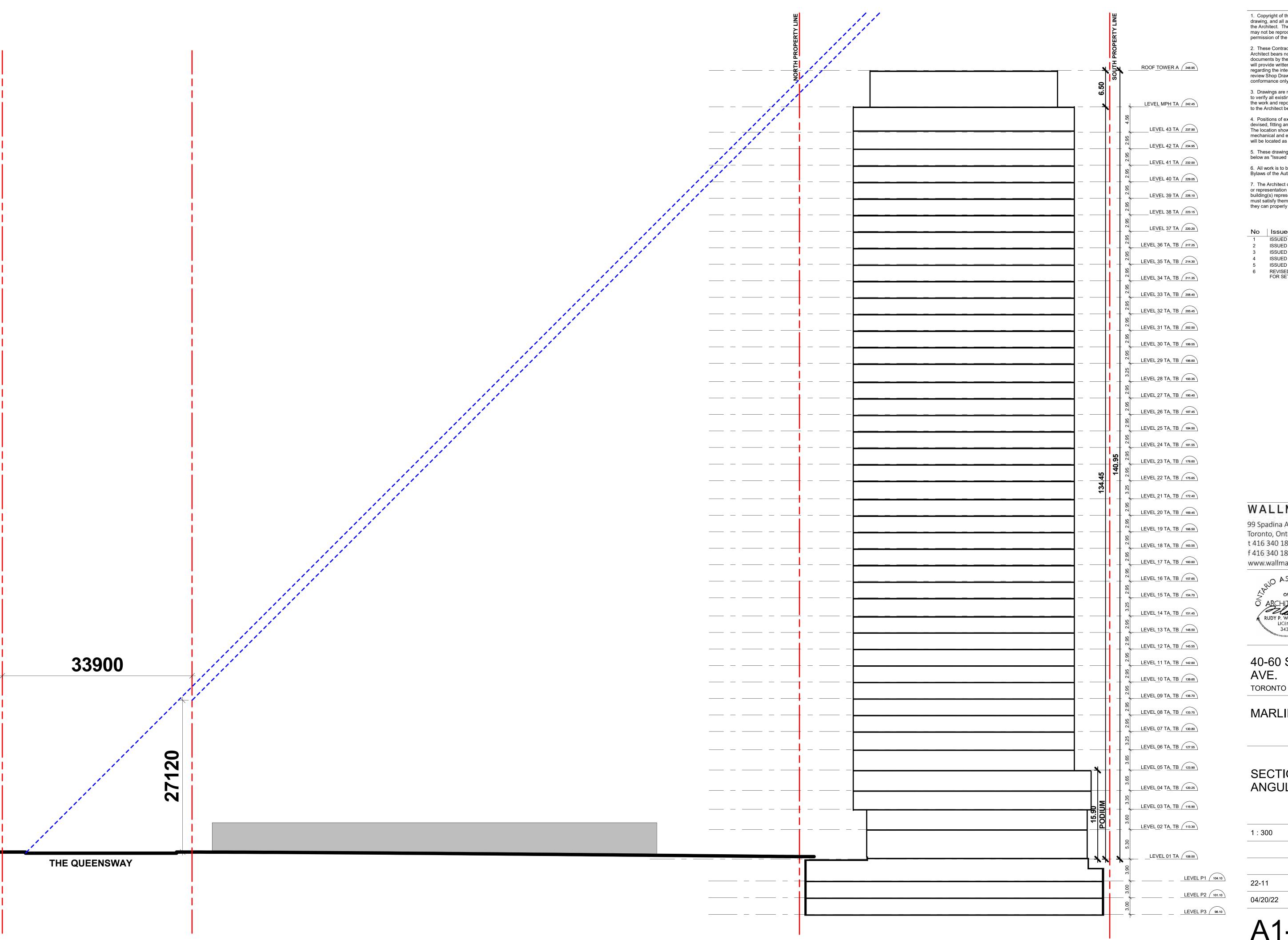
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40-60 ST.LAWRENCE AVE.

MARLIN SPRING

Drawing Title

## SECTION TOWER A ANGULAR PLANE

1:300

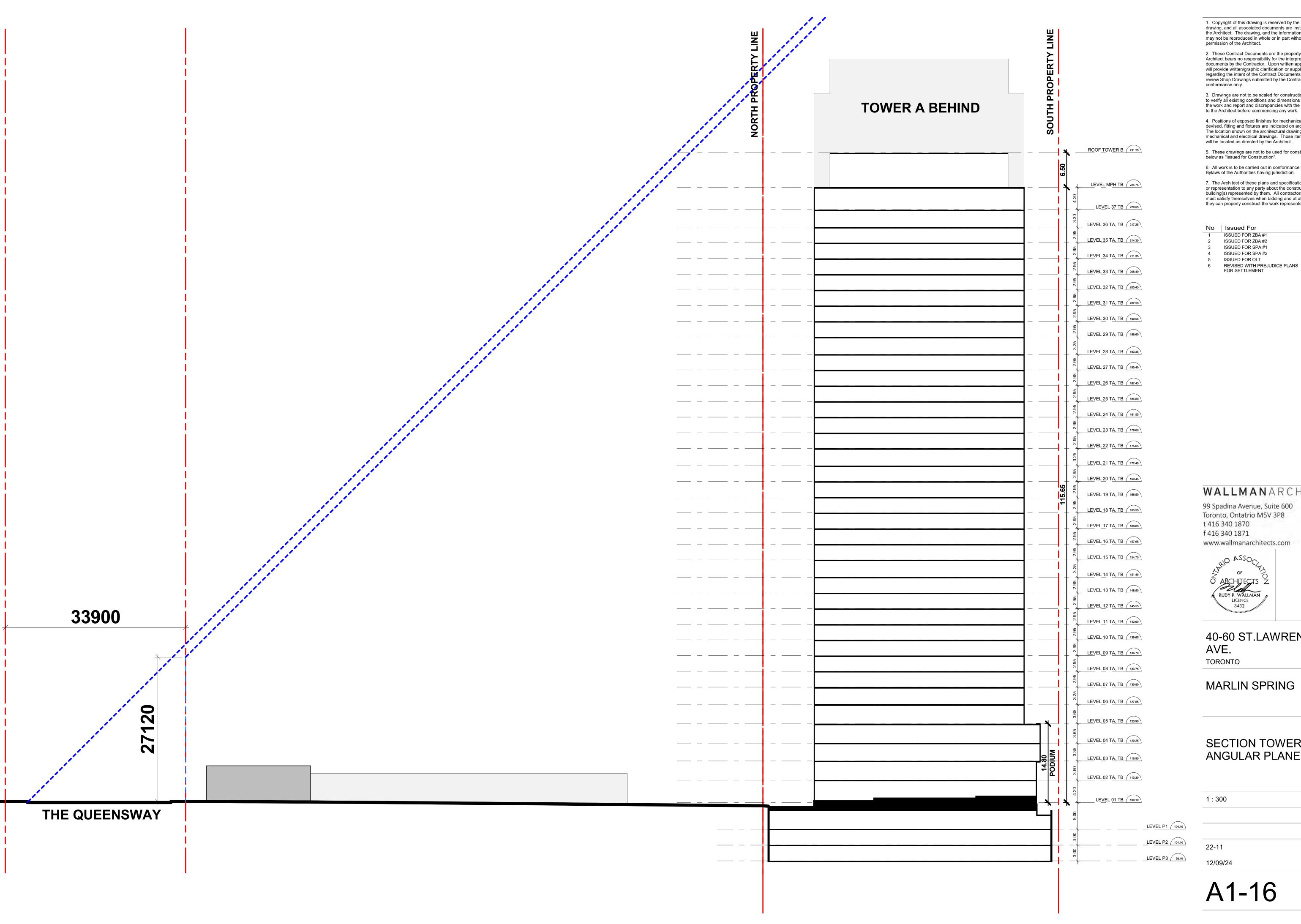
Drawn by

Checked by

22-11

04/20/22

Drawing No.



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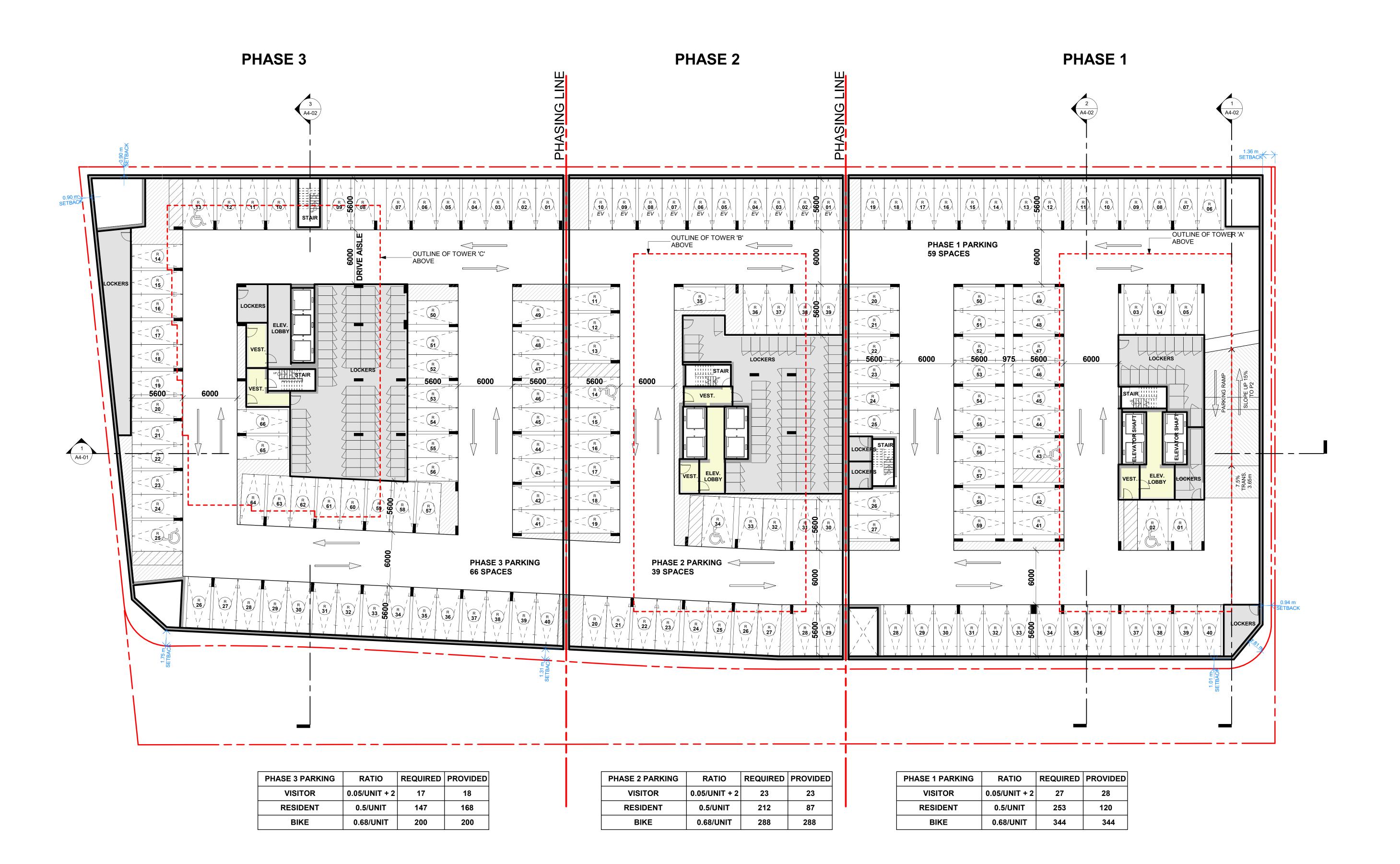


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Drawing Title

SECTION TOWER B ANGULAR PLANE

Drawn by Checked by Project No. Drawing No.



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4	ISSUED FOR SPA #2	17/04/2
5	ISSUED FOR OLT	20/12/2
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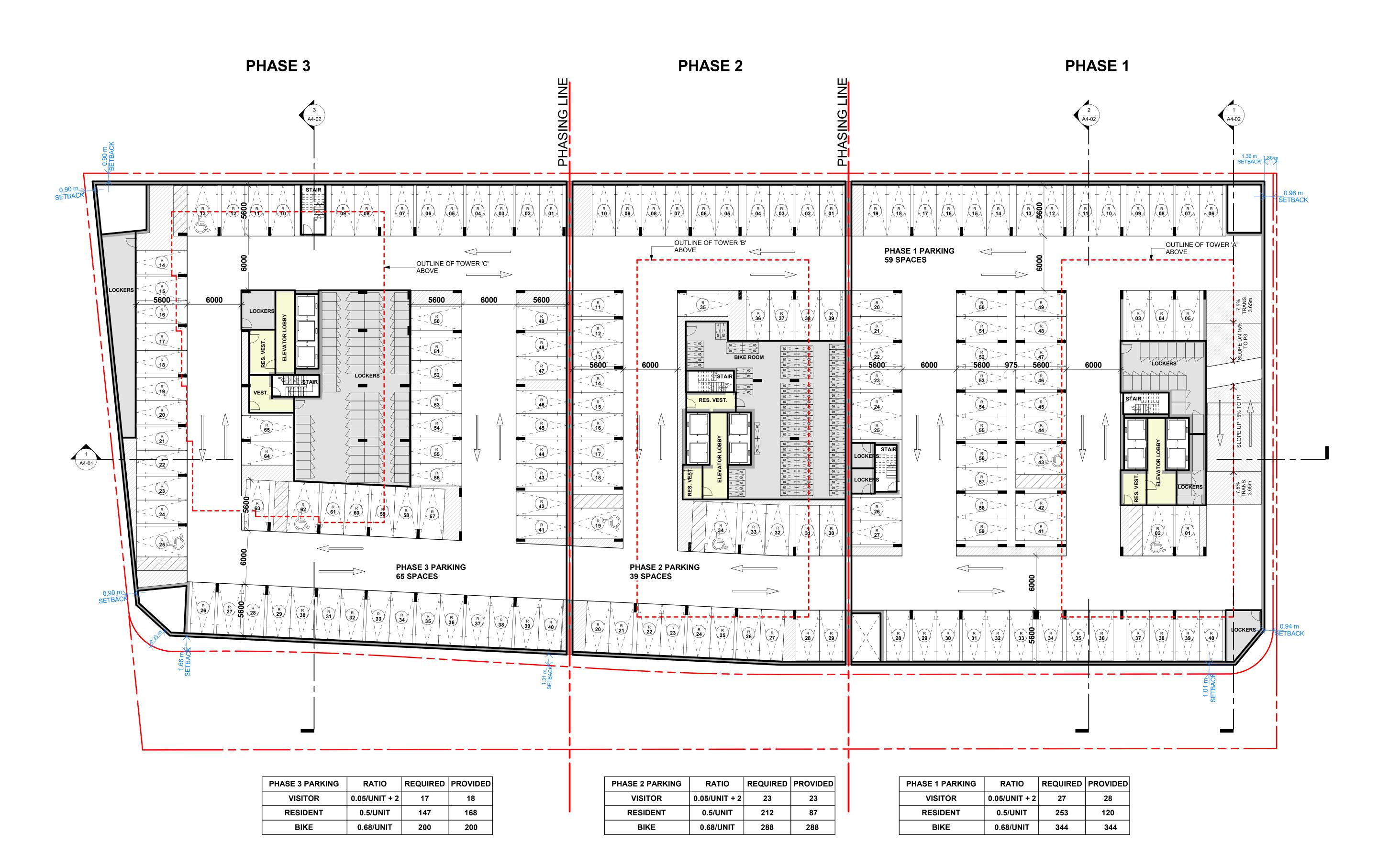
AVE. TORONTO

#### MARLIN SPRING

Drawing Title

#### PARKING LEVEL P3

1:200	Scale
	Drawn by
	Checked by
22-11	Project No.
04/20/22	Date
	Drawing No.



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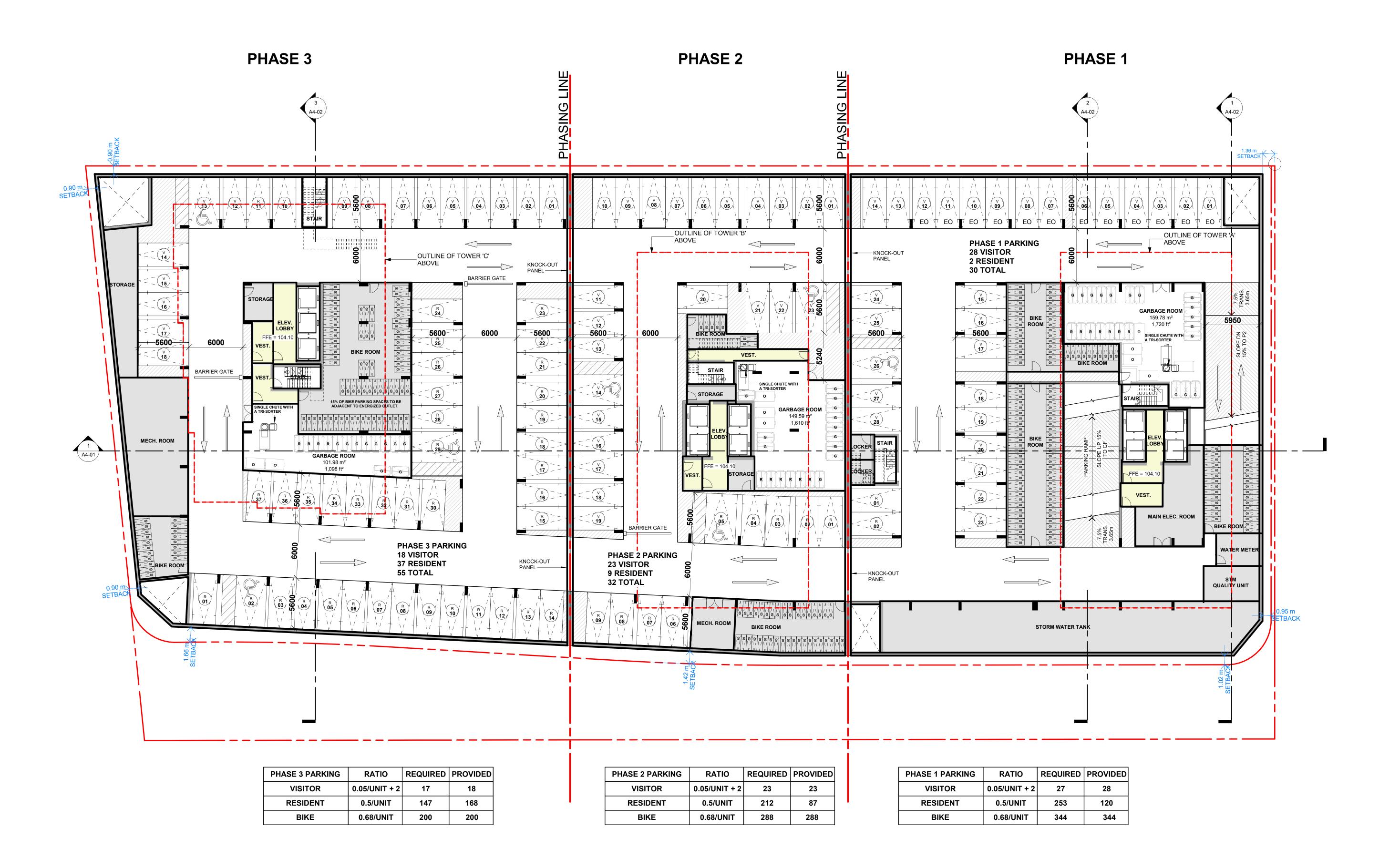
AVE. TORONTO

MARLIN SPRING

Drawing Title

#### PARKING LEVEL P2

1 : 200	Scale
	Drawn by
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04/20/22	Date
	Drawing No.



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5	ISSUED FOR OLT	20/12/24
6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25



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40-60 ST.LAWRENCE AVE.

MARLIN SPRING

TORONTO

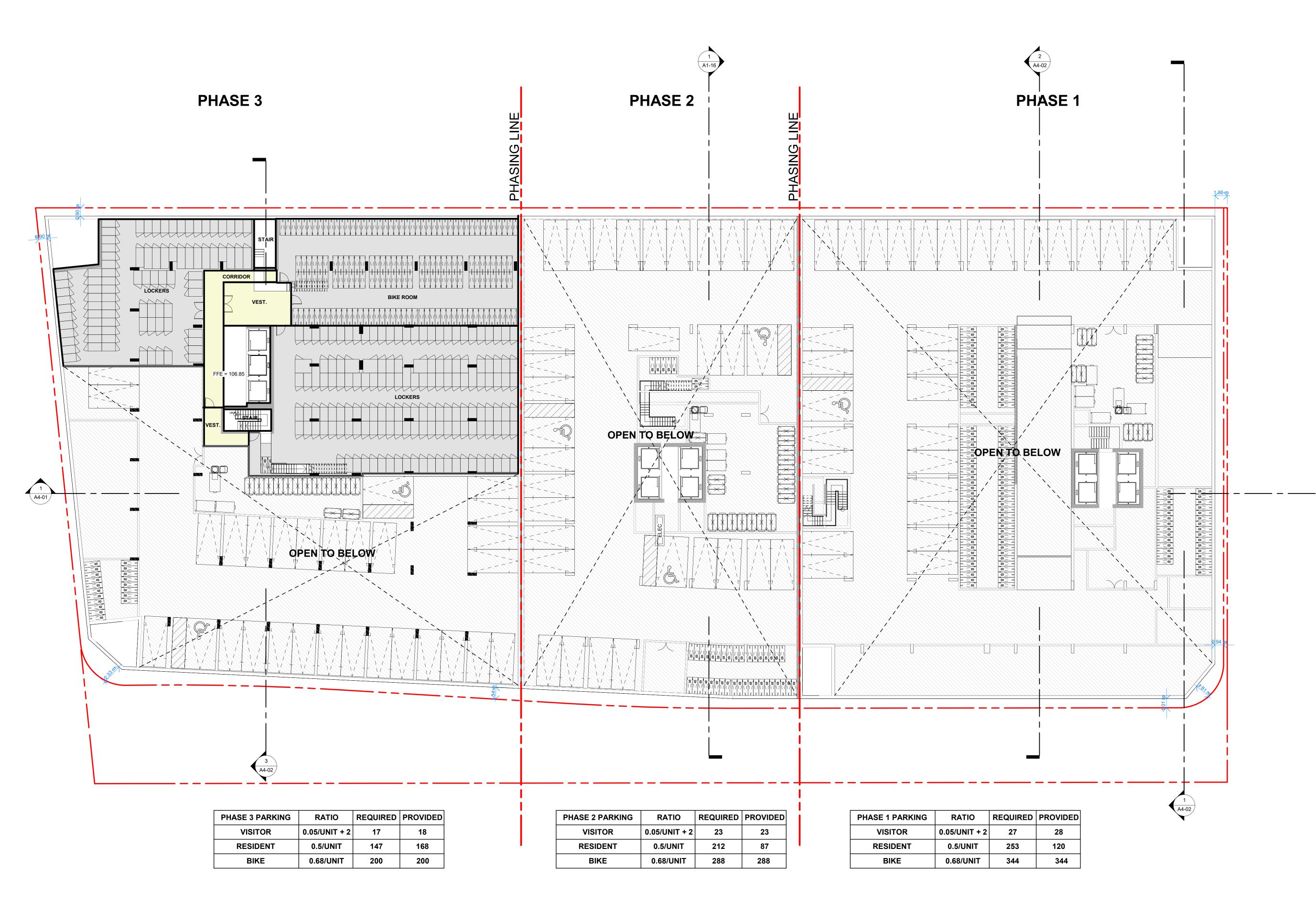
Drawing Title

Drawing No.

Client

PARKING LEVEL P1

Scale 1:200 Drawn by Checked by Project No. 22-11 04/20/22



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PARKING LEVEL P1 MEZZ

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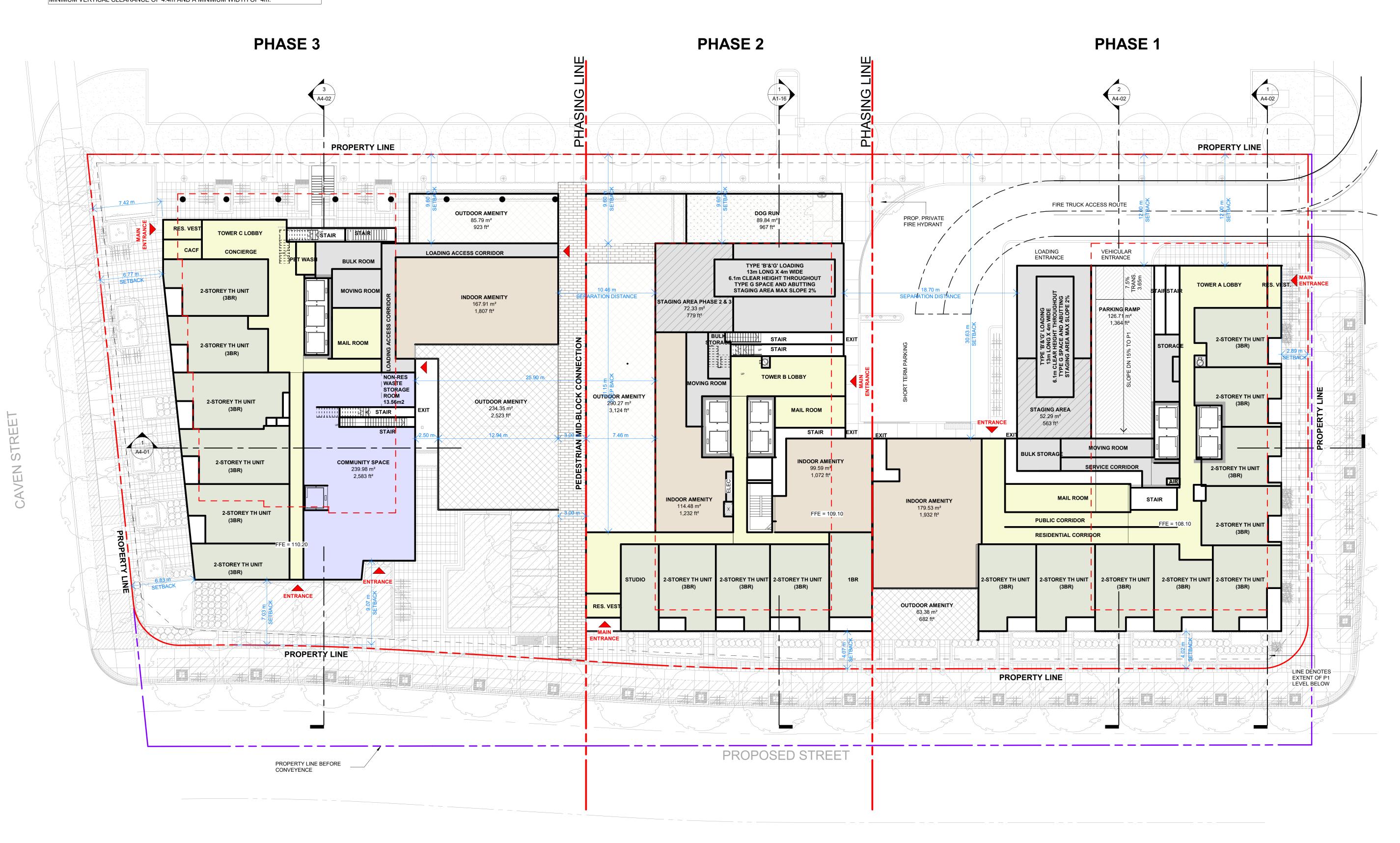
**SOLID WASTE NOTES:** 

1. TYPE G LOADING SPACES, STAGING AREAS AND GARBAGE STORAGE ROOMS TO COMPLY WITH THE "CITY OF TORONTO REQUIREMENTS FOR GARBAGE, RECYCLING AND ORGANICS COLLECTION SERVICES FOR NEW DEVELOPMENTS AND REDEVOLPMENTS - LAST REVISED APRIL 2024."

2. CLEARANCE: ALL ACCESS DRIVEWAYS PROVIDING ACCESS TO THE TYPE G LOADING SPACE TO HAVE MINIMUM VERTICAL CLEARANCE OF 4.4m THROUGHOUT, A MINIMUM WIDTH OF 4.5m THROUGHOUT AND 6m WIDTH AT POINTS OF INGRESS AND EGRESS.

3. GRADING: TYPE G LOADING SPACE AND STAGING AREA TO BE CONSTRUCTED OF MINIMUM 200MM REINFORCED CONCRETE WITH A MAXIMUM GRADE OF 2% SLOPE. ANY AND ALL DRIVEWAY ACCESS ROUTES USED BY COLLECTION VEHICLES SHALL NOT EXCEED 8% SLOPE.

4. OVERHEAD DOORS: ALL OVERHEAD DOORS TO TYPE G LOADING SPACES TO HAVE A MINIMUM VERTICAL CLEARANCE OF 4.4m AND A MINIMUM WIDTH OF 4m.



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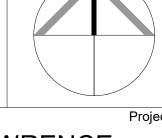
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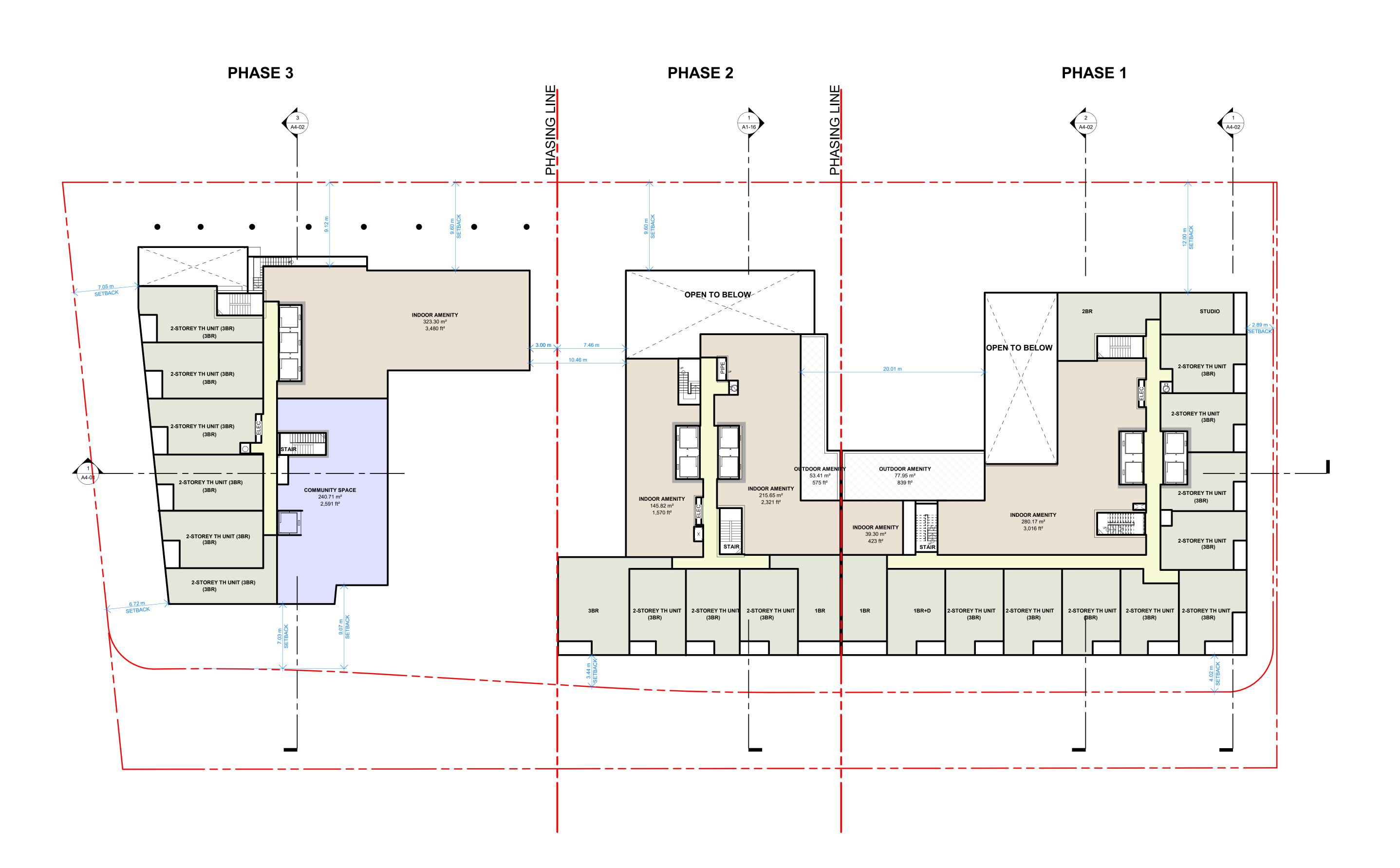
TORONTO

MARLIN SPRING

Drawing Title

#### LEVEL 1 FLOOR PLAN

1 : 200	Scale
	Drawn by
	Checked by
22-11	Project No.
04/20/22	Date
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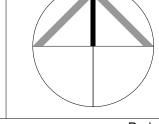
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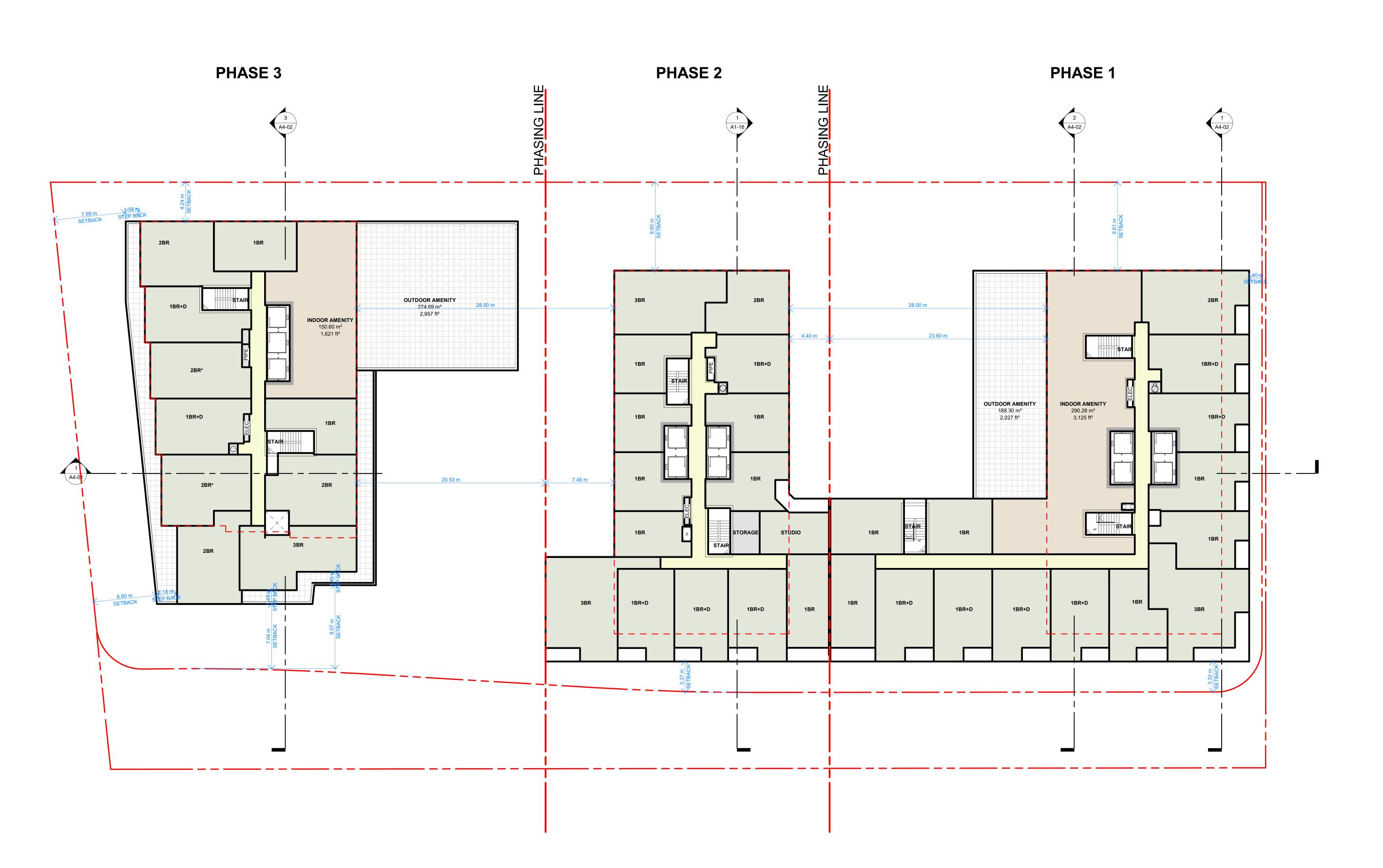
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Drawing Title

### LEVEL 2 FLOOR PLAN

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04/20/22	Date
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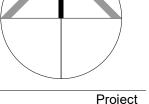
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## MARLIN SPRING

Drawing Title

#### LEVEL 3 FLOOR PLAN

1: 200

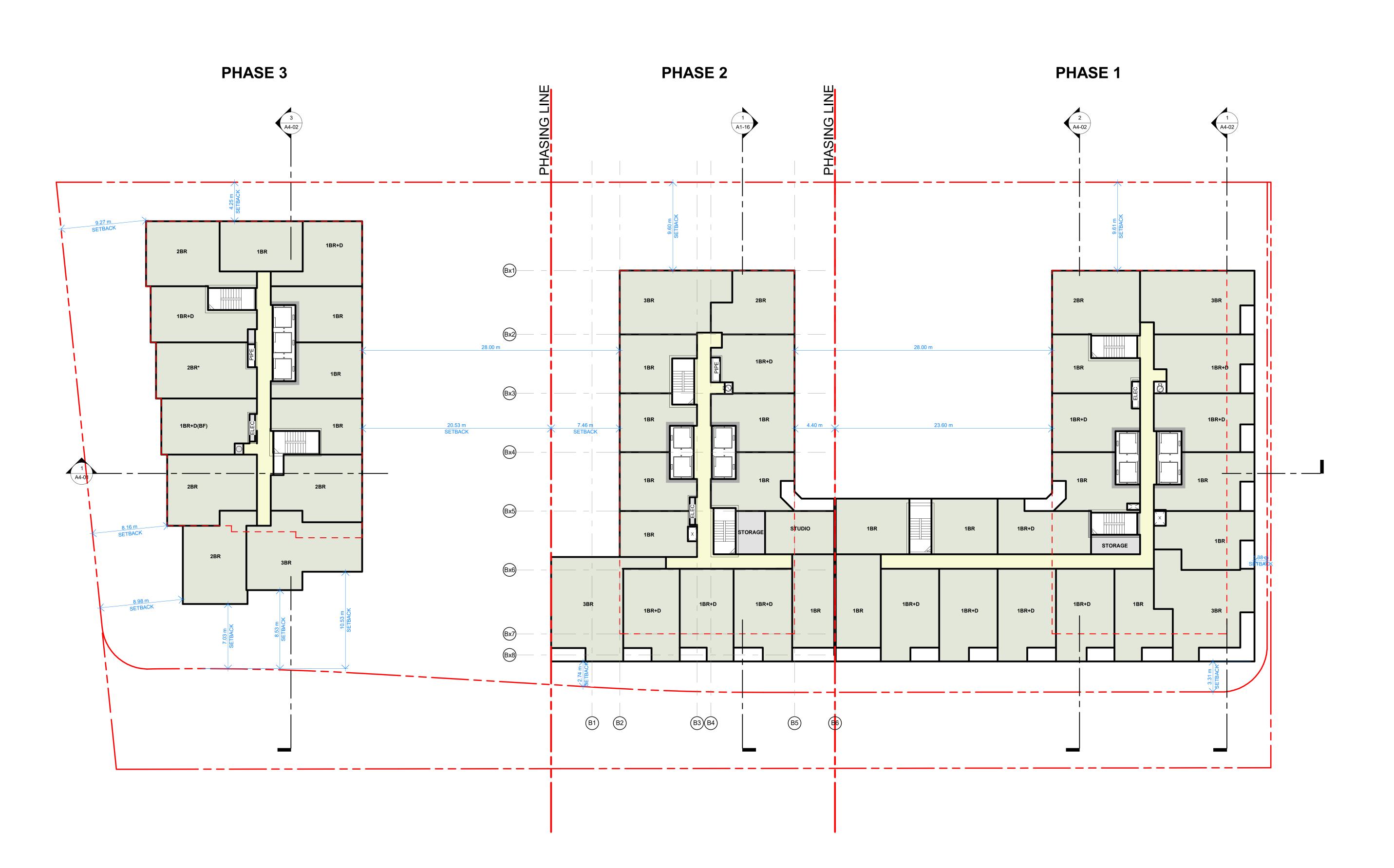
Drawn by

Checked by

22-11

04/20/22

Drawing No.



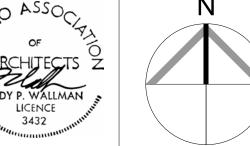
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3	ISSUED FOR SPA #1	06/10/23
4	ISSUED FOR SPA #2	17/04/24
5	ISSUED FOR OLT	20/12/24
6	REVISED WITH PREJUDICE PLANS FOR SETTLEMENT	17/01/25

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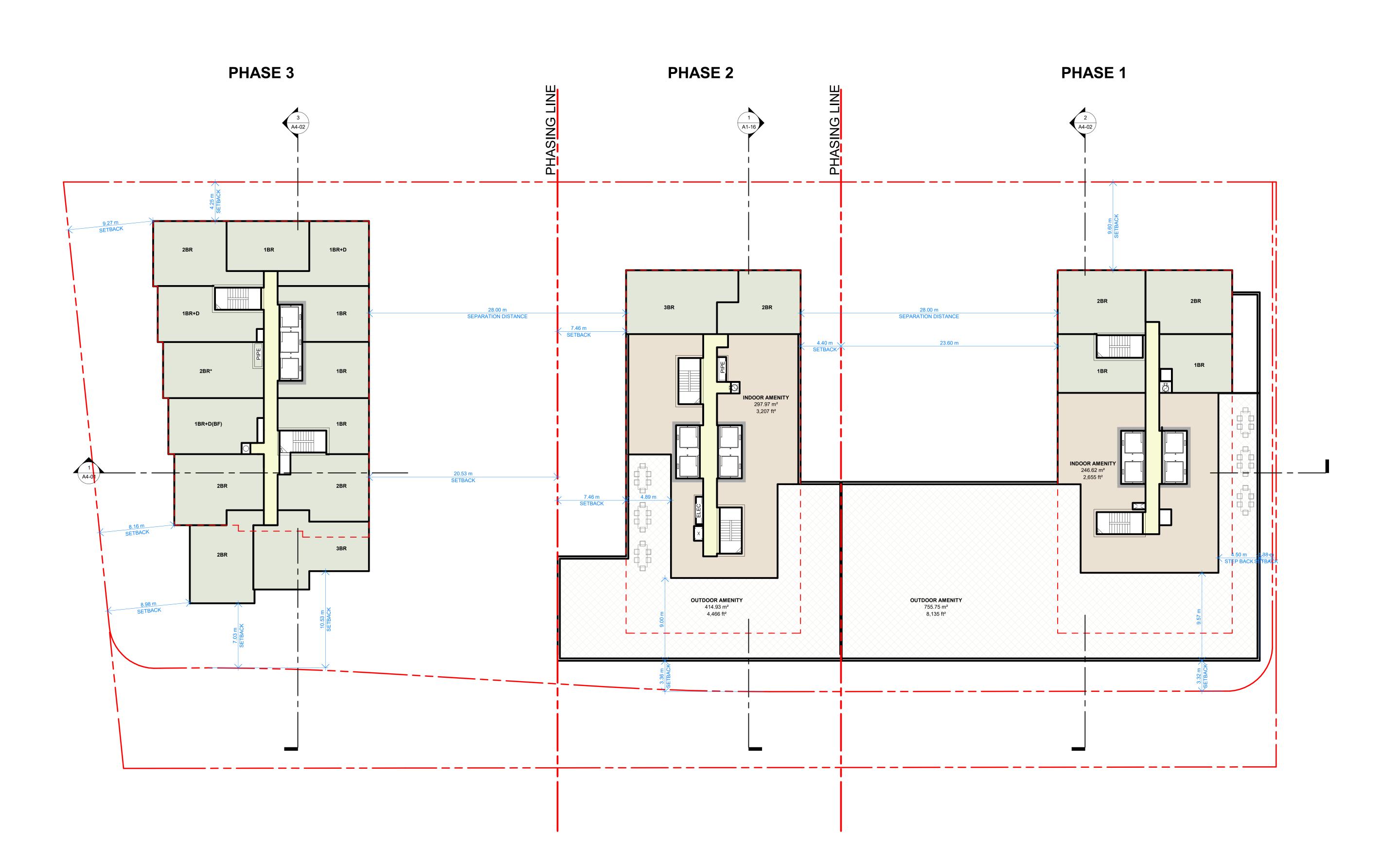
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MARLIN SPRING

Drawing Title

### LEVEL 4 FLOOR PLAN

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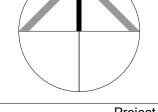
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## MARLIN SPRING

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#### LEVEL 5 FLOOR PLAN

1:200

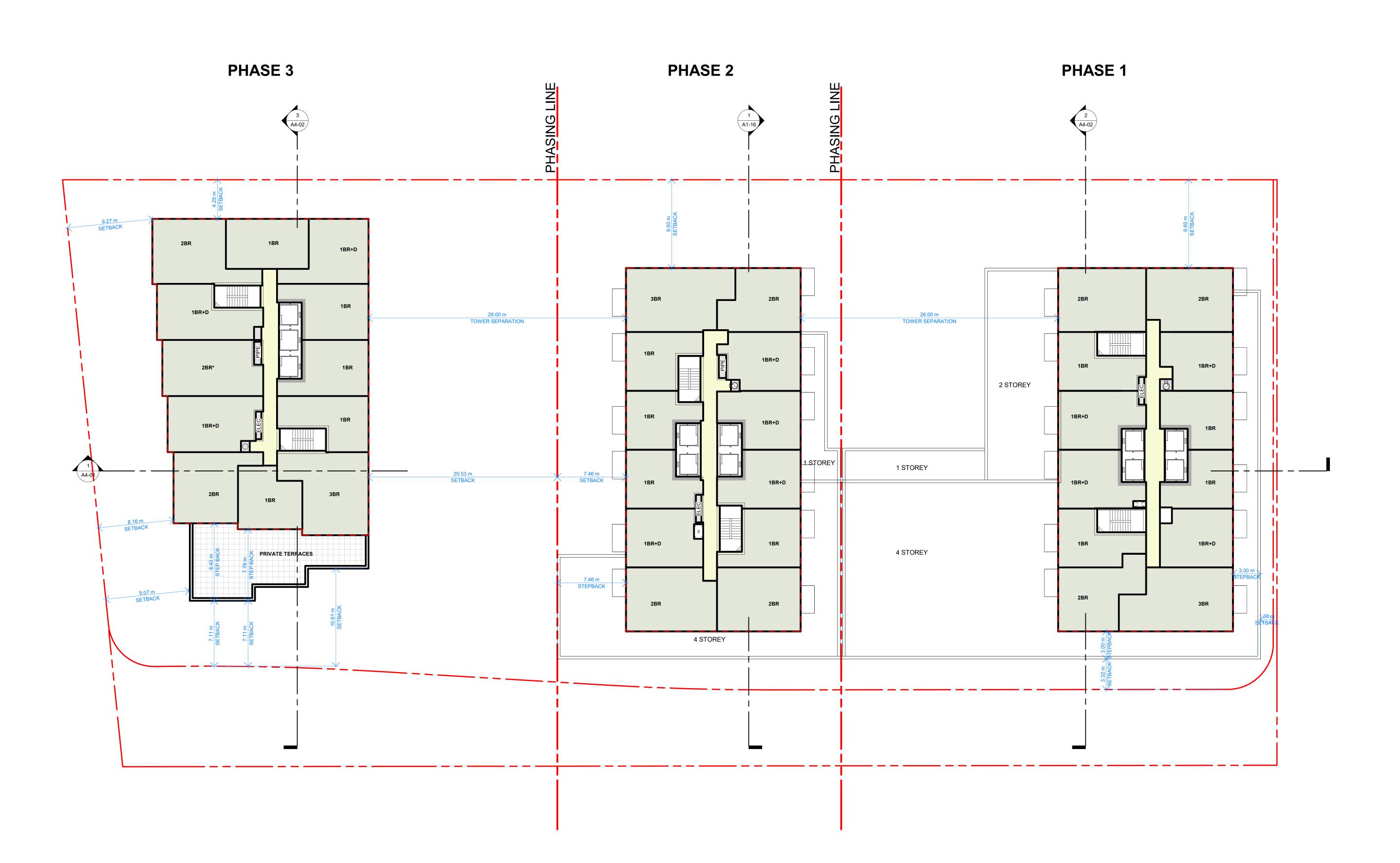
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#### LEVEL 6 FLOOR PLAN

1: 200

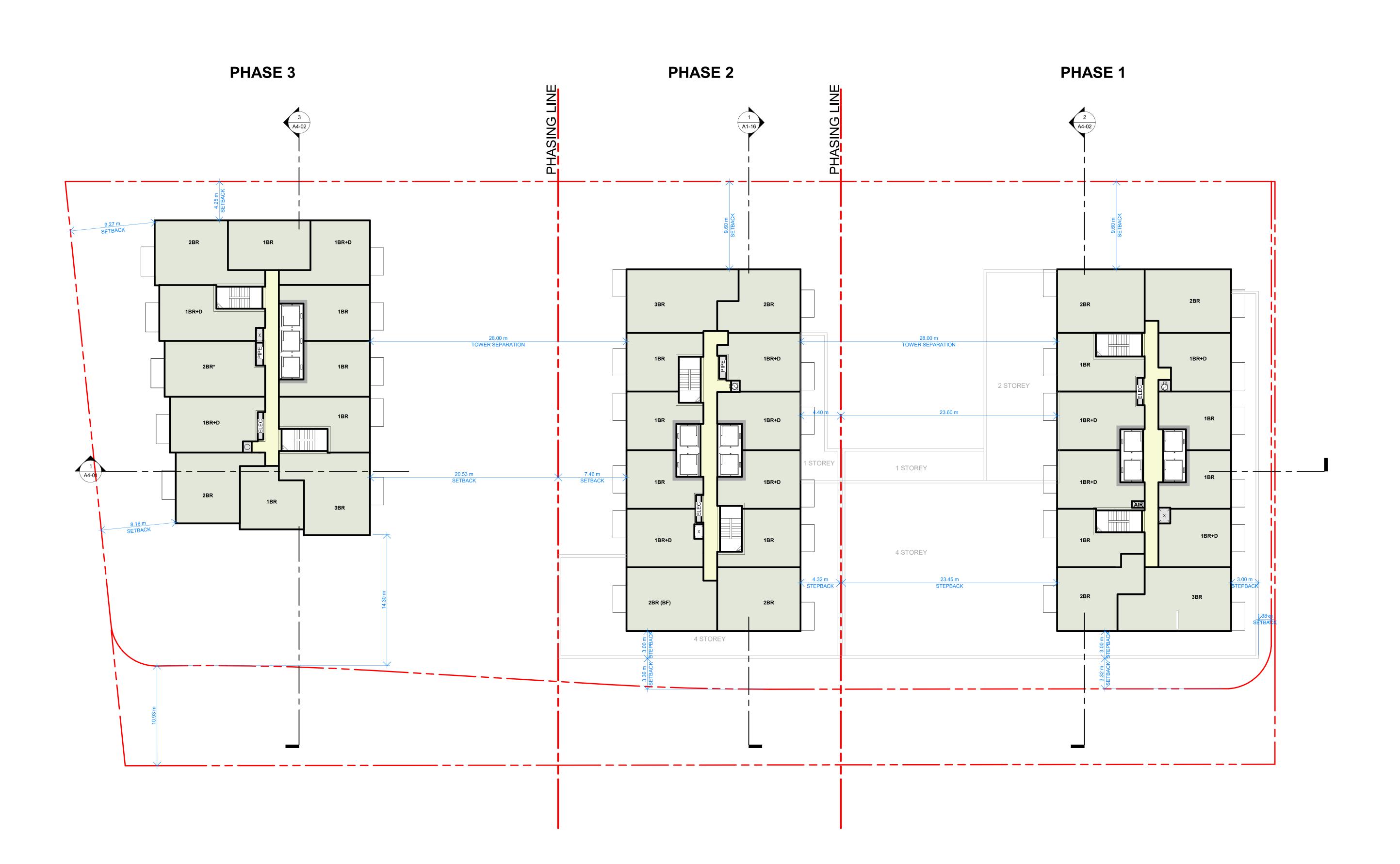
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# TYPICAL TOWER FLOOR PLAN

1:200

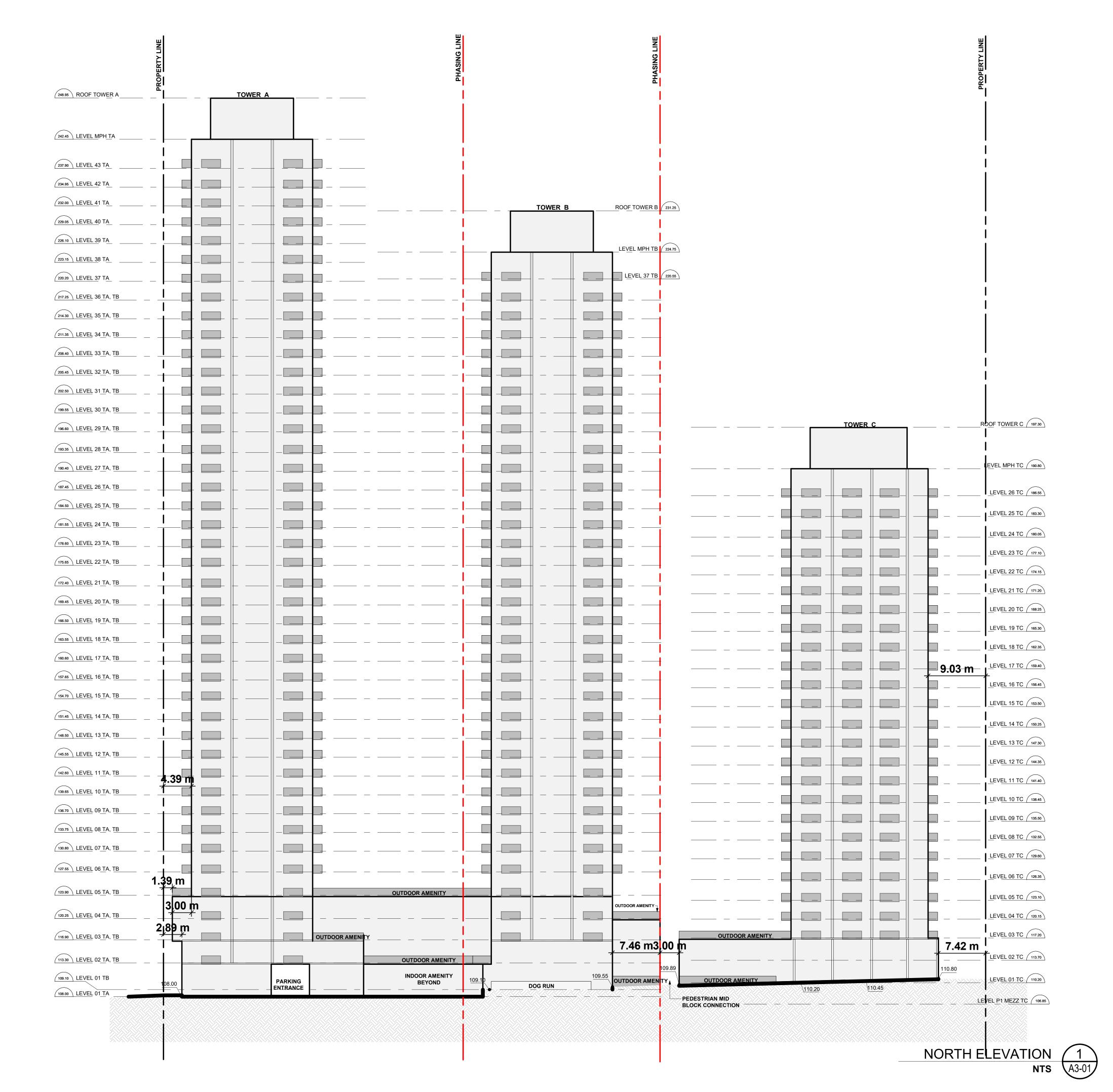
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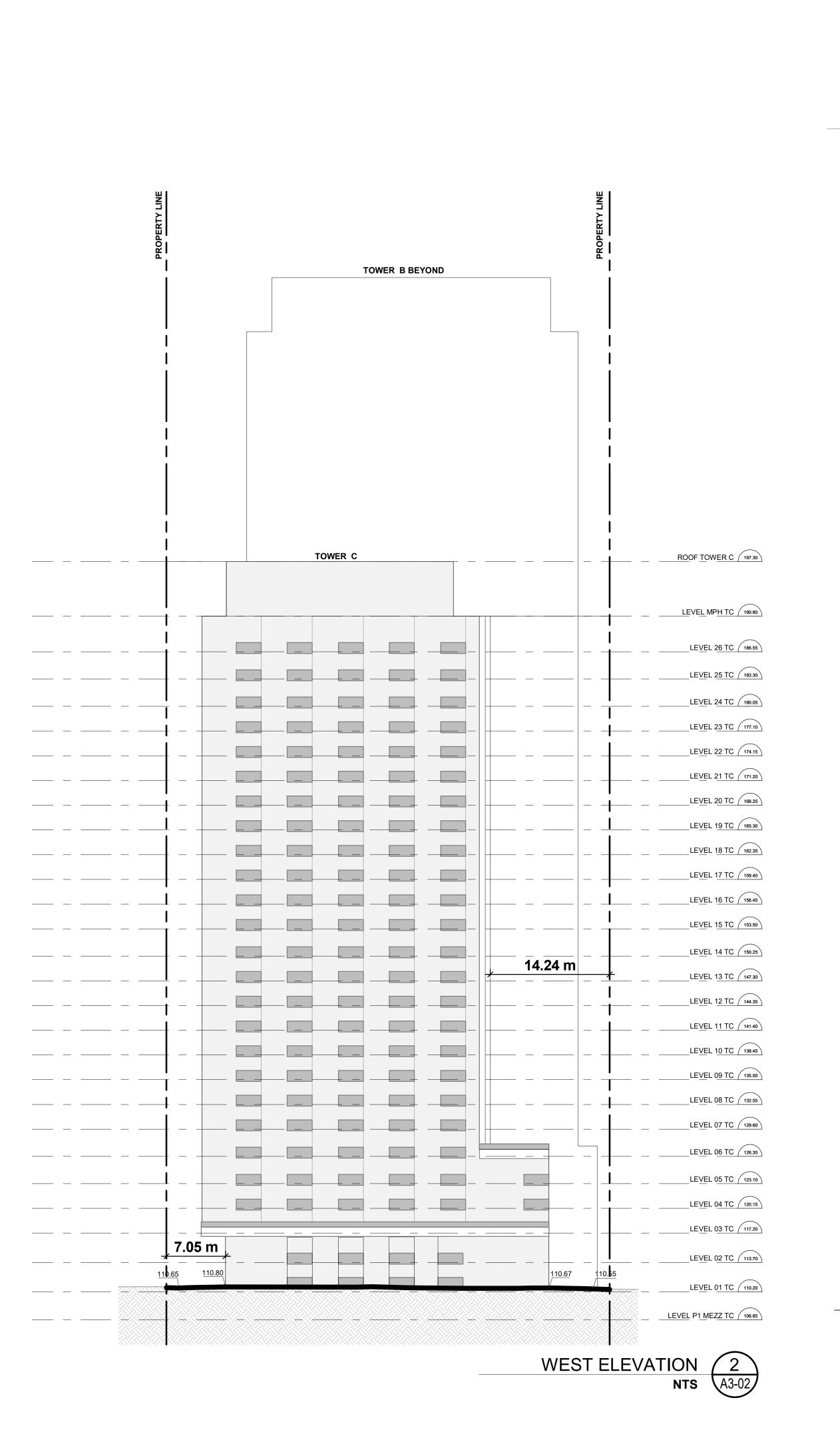
MARLIN SPRING

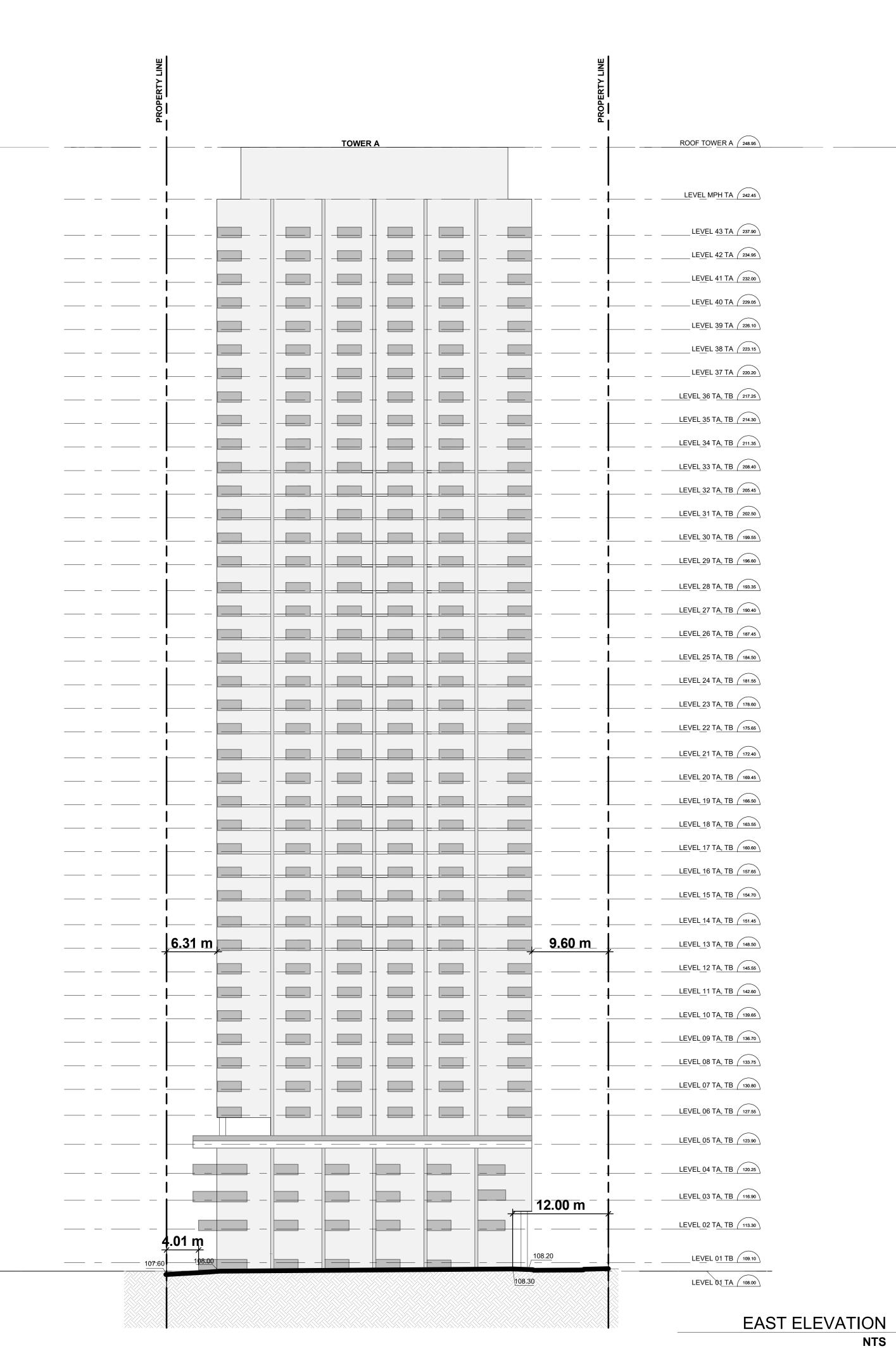
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#### NORTH ELEVATION

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## EAST AND WEST ELEVATIONS

1:300

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04/20/22

Drawing No.

A3-02

TOWER A ROOF TOWER A 248.95 LEVEL MPH TA 242.45 LEVEL 43 TA 237.90 LEVEL 42 TA 234.95 LEVEL 41 TA 232.00 TOWER B ROOF TOWER B LEVEL 40 TA 229.05 LEVEL 39 TA 226.10 LEVEL MPH TE LEVEL 38 TA 223.15 LEVEL 37 TA 220.20 \_ LEVEL 36 TA, TB 217.25 \_ LEVEL 35 TA, TB (214.30) \_ LEVEL 34 TA, TB (211.35) \_ LEVEL 33 TA, TB 208.40 \_ LEVEL 32 TA, TB 205.45 \_ LEVEL 31 TA, TB 202.50 \_\_ LEVEL 30 TA, TB 199.55 197.30 ROOF TOWER C TOWER C LEVEL 29 TA, TB (196.60) \_ LEVEL 28 TA, TB 193.35 190.80 LEVEL MPH \_ LEVEL 27 TA, TB 190.40 LEVEL 26 TA, TB 187.45 186.55 LEVEL 26 TC LEVEL 25 TA, TB (184.50) 183.30 LEVEL 25 TC \_\_ LEVEL 24 TA, TB 181.55 180.05 LEVEL 24 T \_\_ LEVEL 23 TA, TB 178.60 177.10 LEVEL 23 TO \_ LEVEL 22 TA, TB (175.65) 174.15 LEVEL 22 TC LEVEL 21 TA, TB 172.40 171.20 LEVEL 21 TO LEVEL 20 TA, TB (169.45) 168.25 LEVEL 20 T \_ LEVEL 19 TA, TB (166.50) 165.30 LEVEL 19 TC LEVEL 18 TA, TB 163.55 162.35 LEVEL 18 TC LE<u>V</u>EL <u>17 TA, TB</u> 160.60 159.40 LEVEL 17 TC LEVEL 16 TA, TB 157.65 156.45 LEVEL 16 TC LEVEL 15 TA, TB 154.70 153.50 LEVEL 15 TO LEVEL 14 TA, TB 151.45 150.25 LEVEL 14 TC LEVEL 13 TA, TB 148.50 147.30 LEVEL 13 TC LEVEL 12 TA, TB (145.55) 144.35 LEVEL 12 TC LEVEL 11 TA, TB (142.60) 141.40 LEVEL 11 TC LE<u>V</u>EL <u>10 TA, TB</u> 139.65 138.45 LEVEL 10 TC LEVEL 09 TA, TB 136.70 135.50 LEVEL 09 T \_ LEVEL <u>08 TA, TB</u> 133.75 132.55 LEVEL 08 TC LEVEL 07 TA, TB 130.80 129.60 LEVEL 07 TC LEVEL 06 TA, TB 127.55 126.35 LEVEL 06 TC **OUTDOOR AMENITY** LEVEL 05 TA, TB 123.90 123.10 LEVEL 05 TC 120.15 LEVEL 04 TC LEVEL 04 TA, TB 120.25 OUTDOOR AMENITY
BEYOND 117.20 LEVEL 03 TC LEVEL 03 TA, TB 116.90 6.83 m **∤2.89 m** INDOOR AMENITY 113.70 LEVEL 02 TC BEYOND LEVEL 02 TA, TB 113.30 INDOOR AMENITY 110.20 LEVEL 01 T BEYOND LEVEL 01 TB 109.10 UTDOOR AMENITY LEVEL 01 TA (108.00) 106.85 LEVEL P1 MEZZ TC PEDESTRIAN MID BLOCK 108.30 SOUTH ELEVATION 1 NTS A3-03

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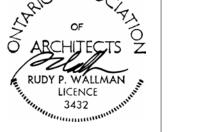
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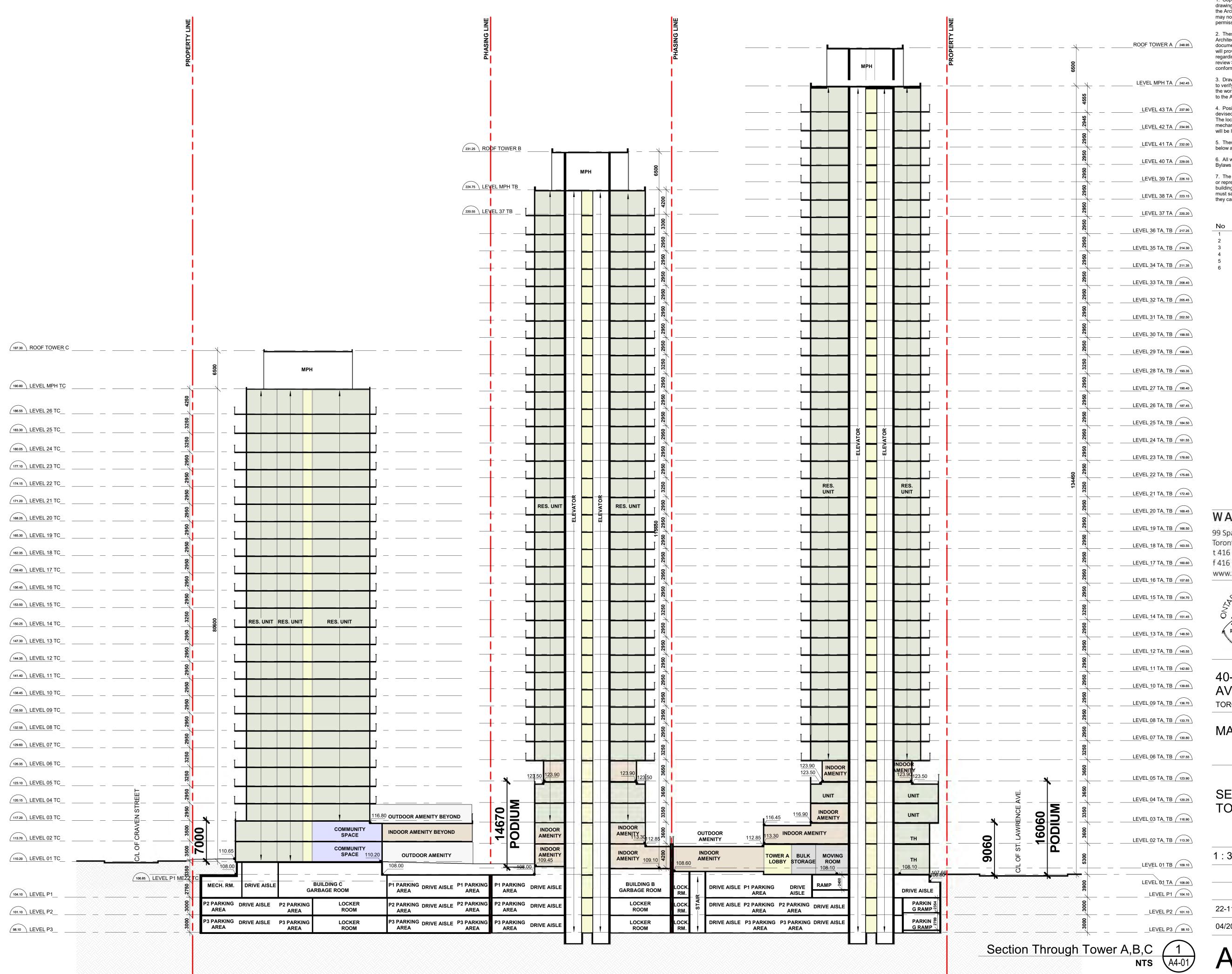
MARLIN SPRING

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Drawing Title

#### SOUTH ELEVATION

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#### SECTION THROUGH TOWER A,B,C

1:300

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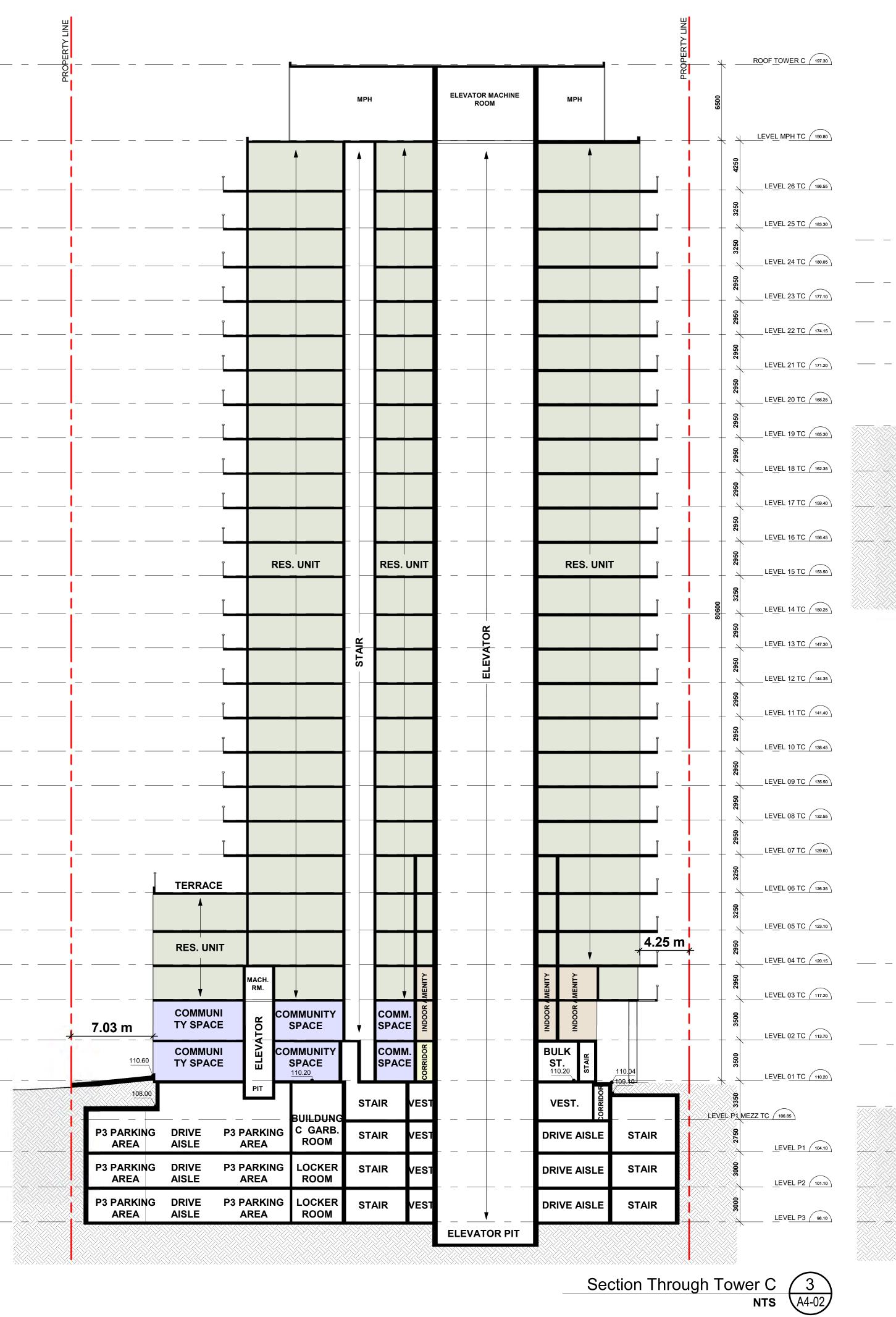
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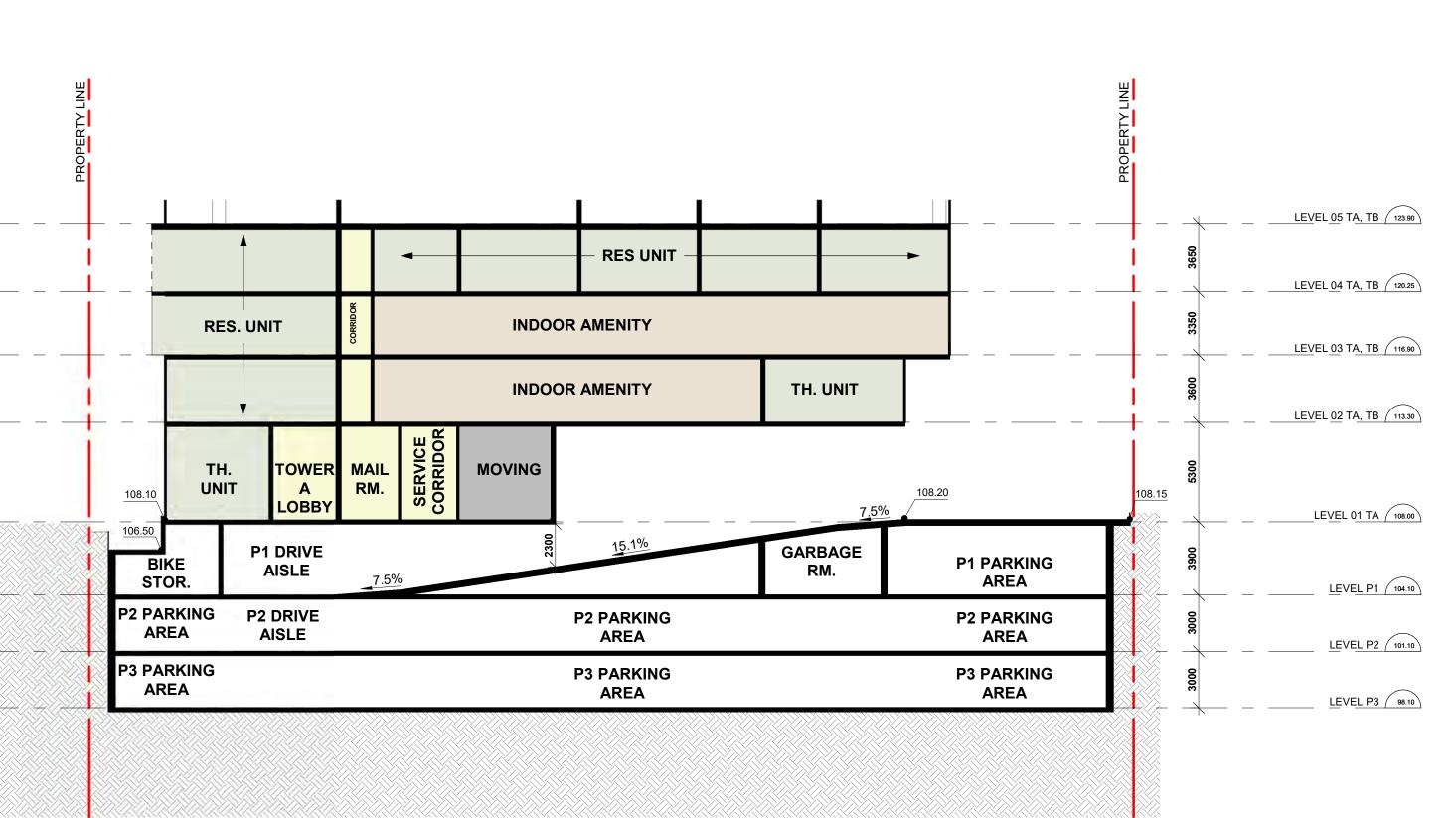
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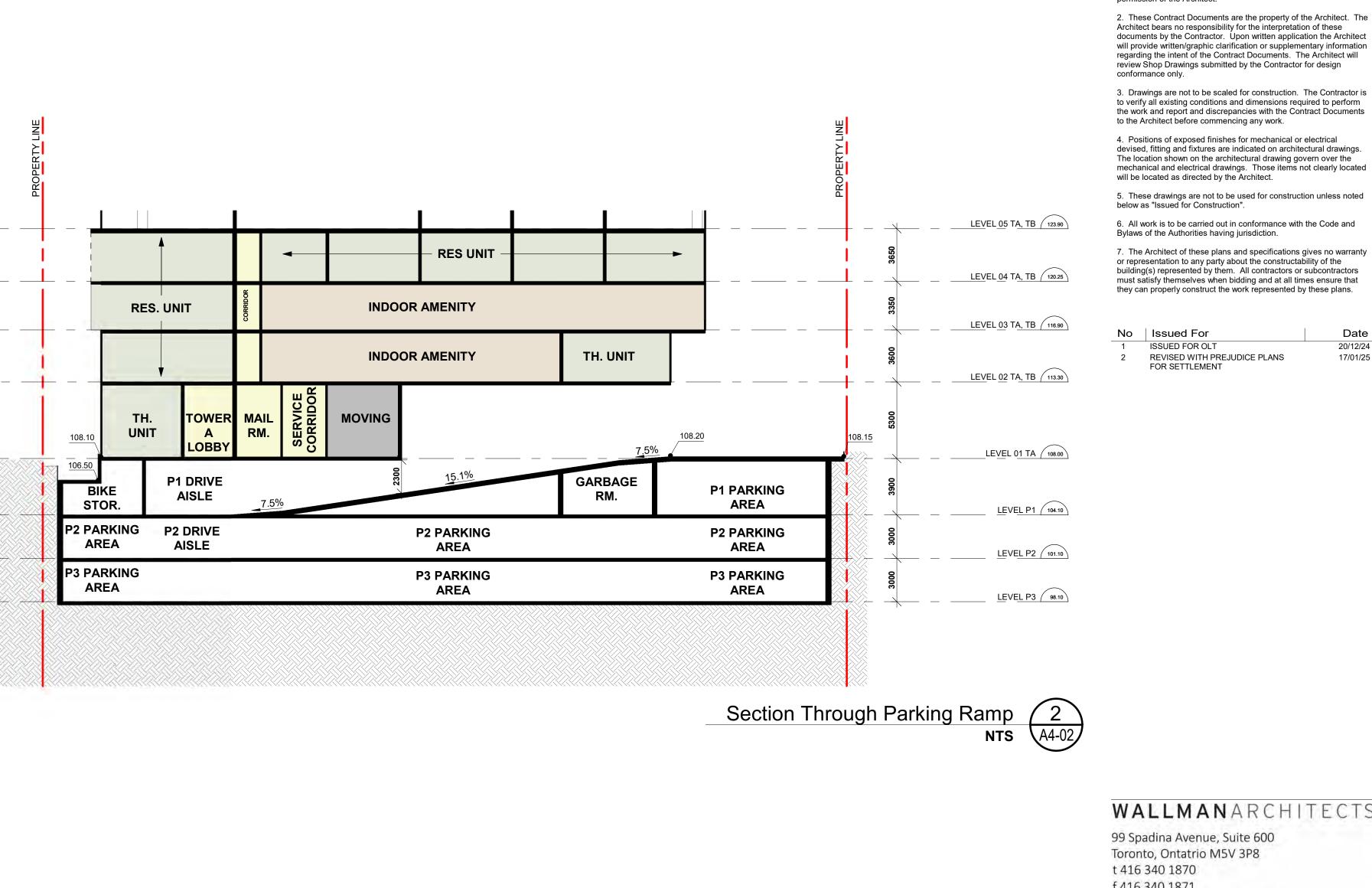
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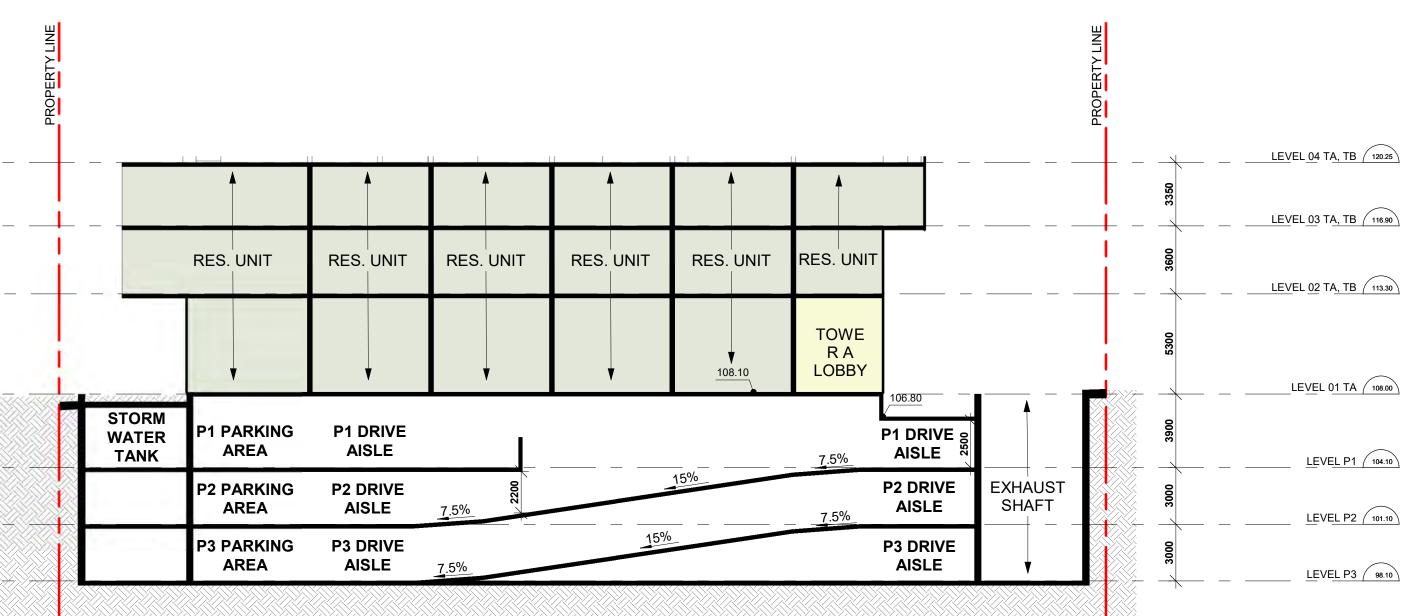
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### PARKING RAMPS & **BUIDING C BELOW** GRADE

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Section Through East Parking Ramp (1)
NTS (A4-02)

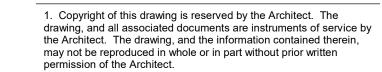












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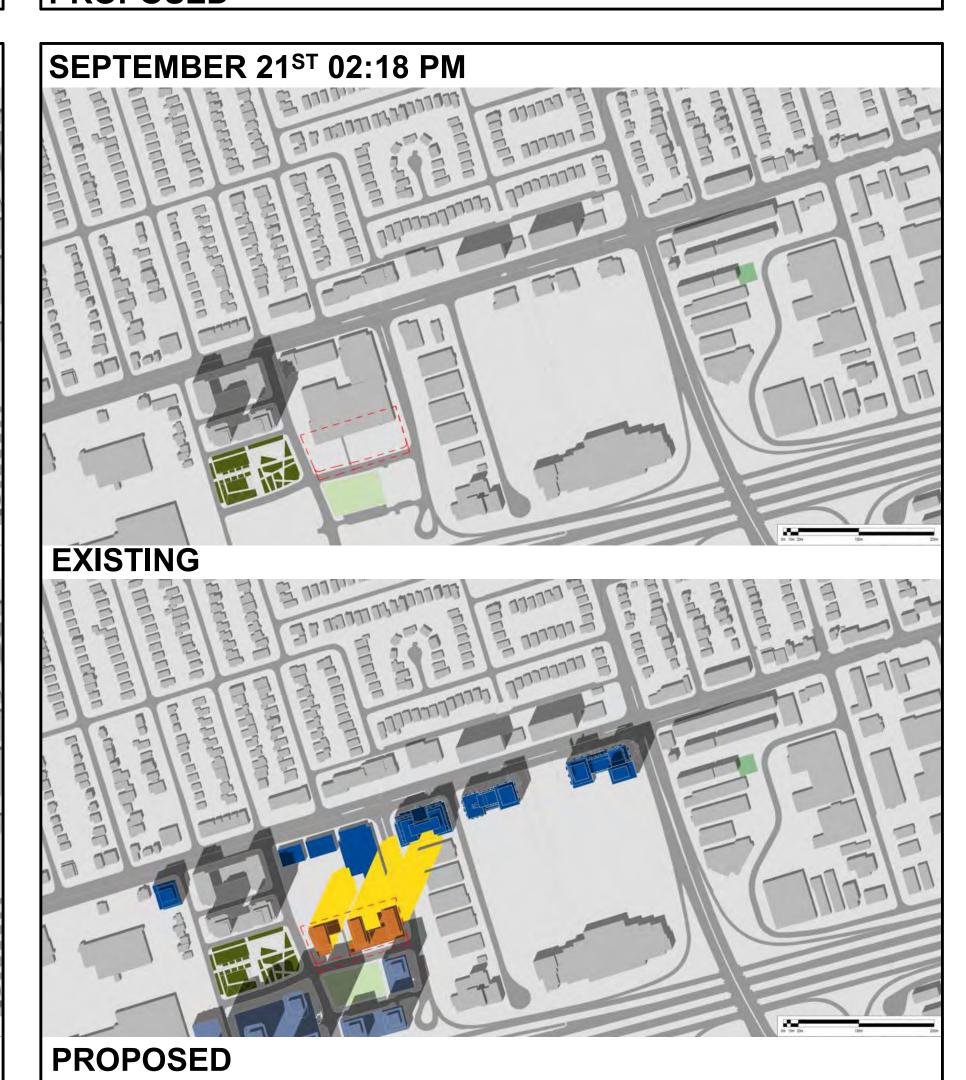
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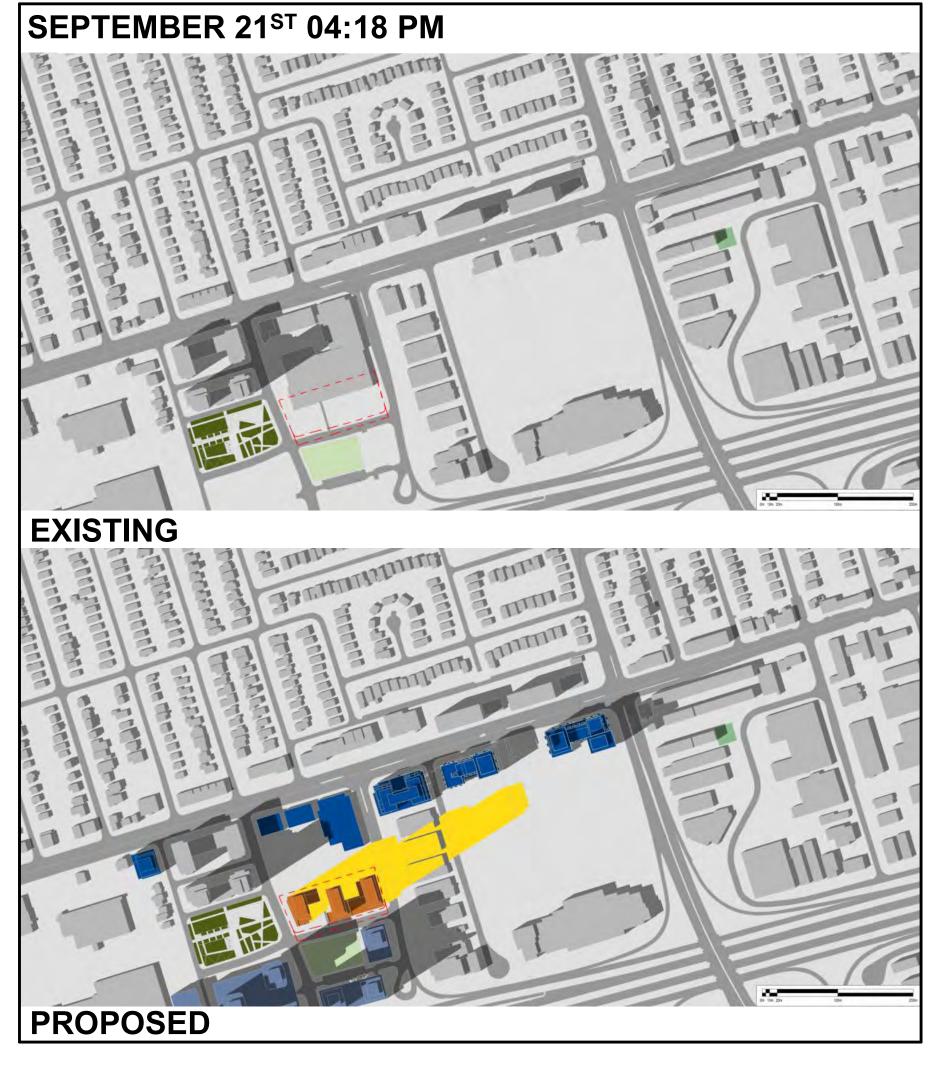
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SHADOW STUDIES -SEPTEMBER

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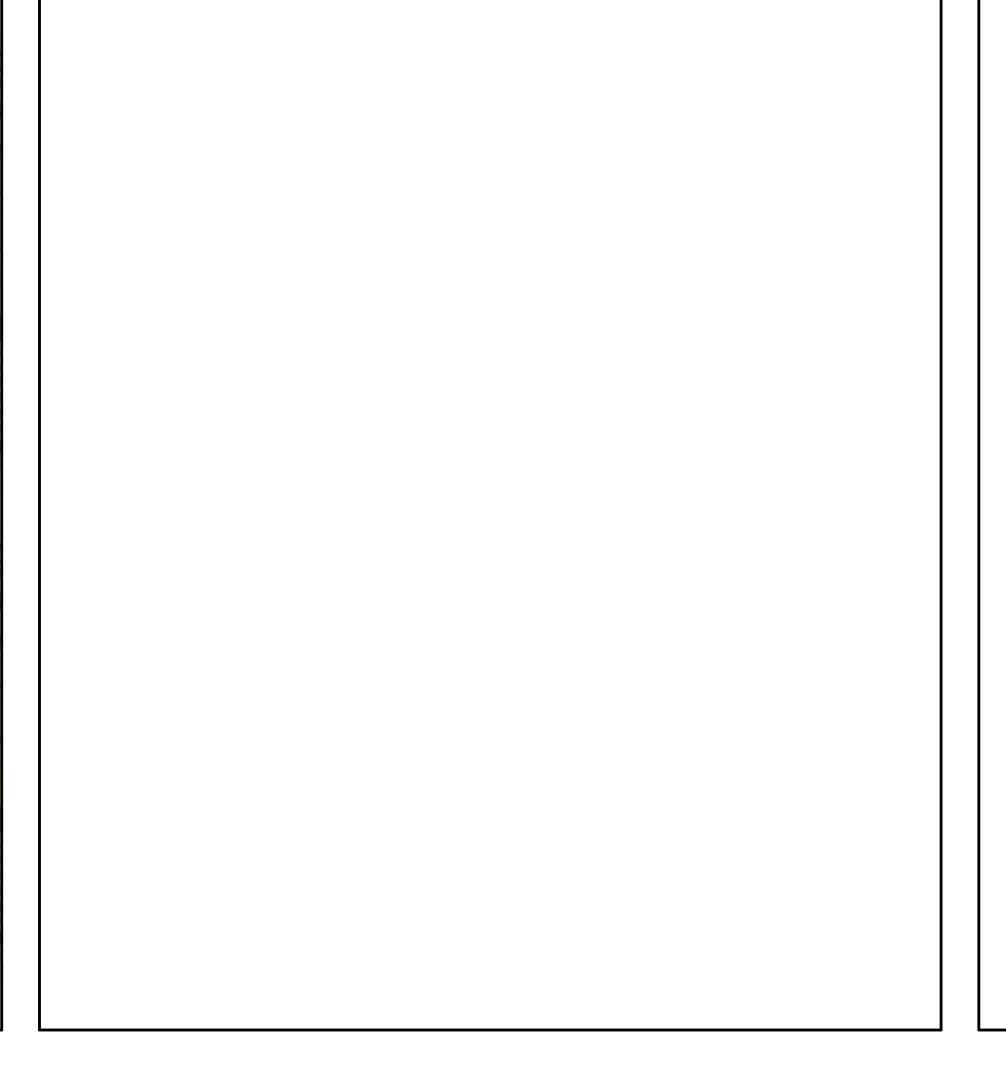
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## WALLMANARCHITECTS

99 Spadina Avenue, Suite 600 Toronto, Ontatrio M5V 3P8

t 416 340 1870 f 416 340 1871

www.wallmanarchitects.com



40-60 ST.LAWRENCE

AVE. TORONTO

MARLIN SPRING

Drawing Title

SHADOW STUDIES -MARCH

Drawn by Checked by Project No. 22-11 2025-01-14 Drawing No.







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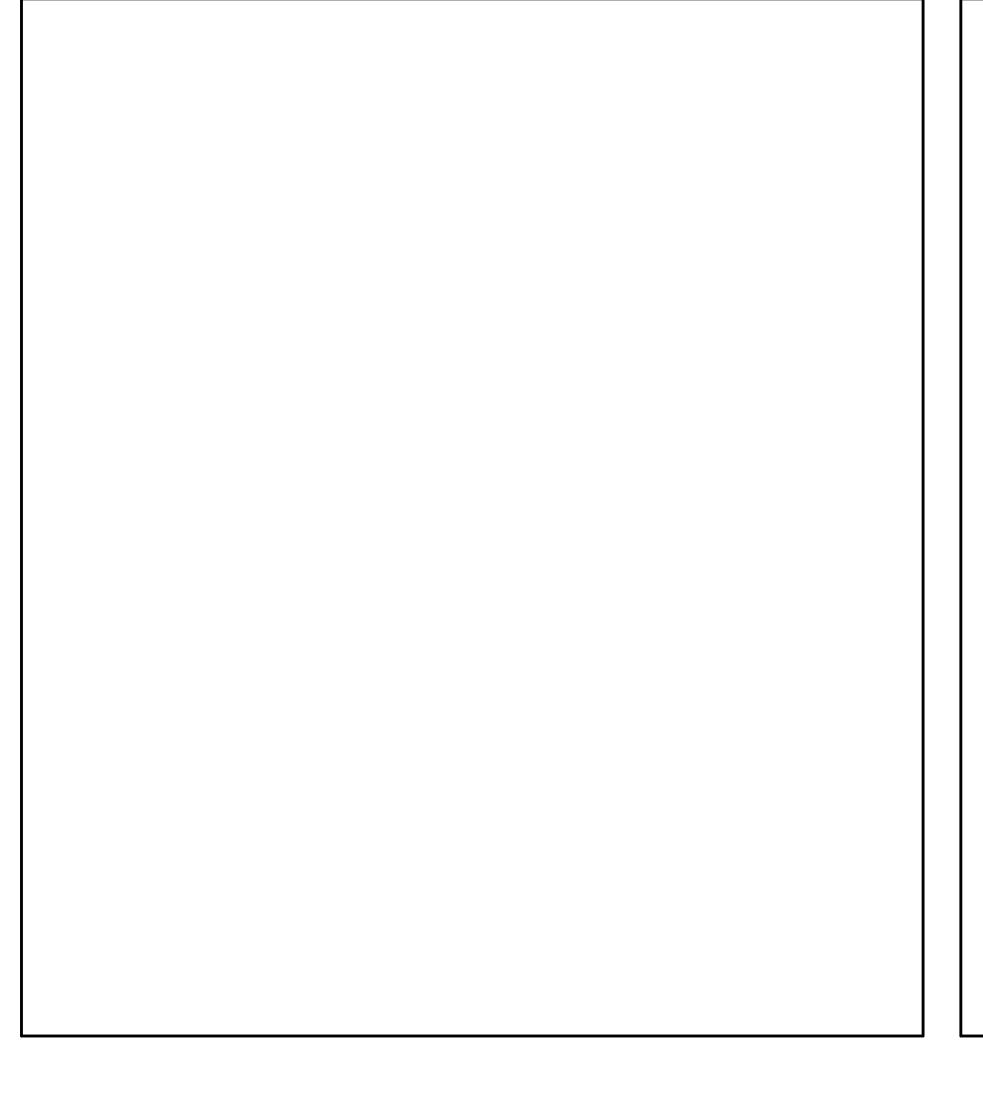
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No Issued For Date

1 REVISED WITH PREJUDICE PLANS 17/01/25 FOR SETTLEMENT







# WALLMANARCHITECTS 99 Spadina Avenue, Suite 600

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AVE.
TORONTO

MARLIN SPRING

Drawing Title

SHADOW STUDIES -JUNE

Drawn by

Checked by

22-11

Project No.

Date

Drawing No.







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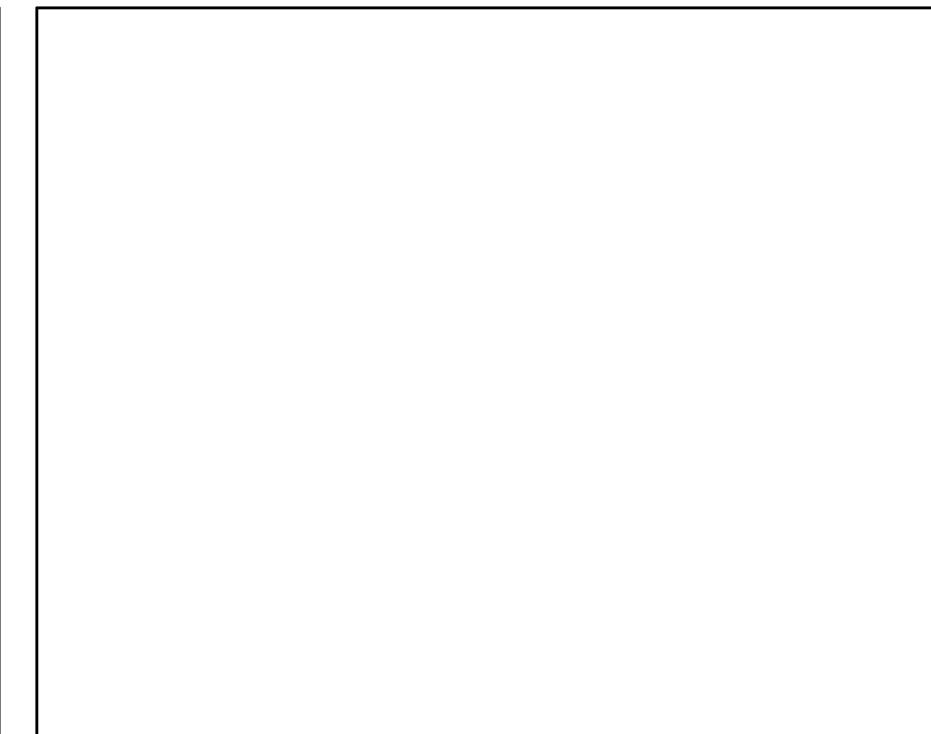
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40-60 ST.LAWRENCE AVE.

TORONTO

MARLIN SPRING

Drawing Title

Drawn by

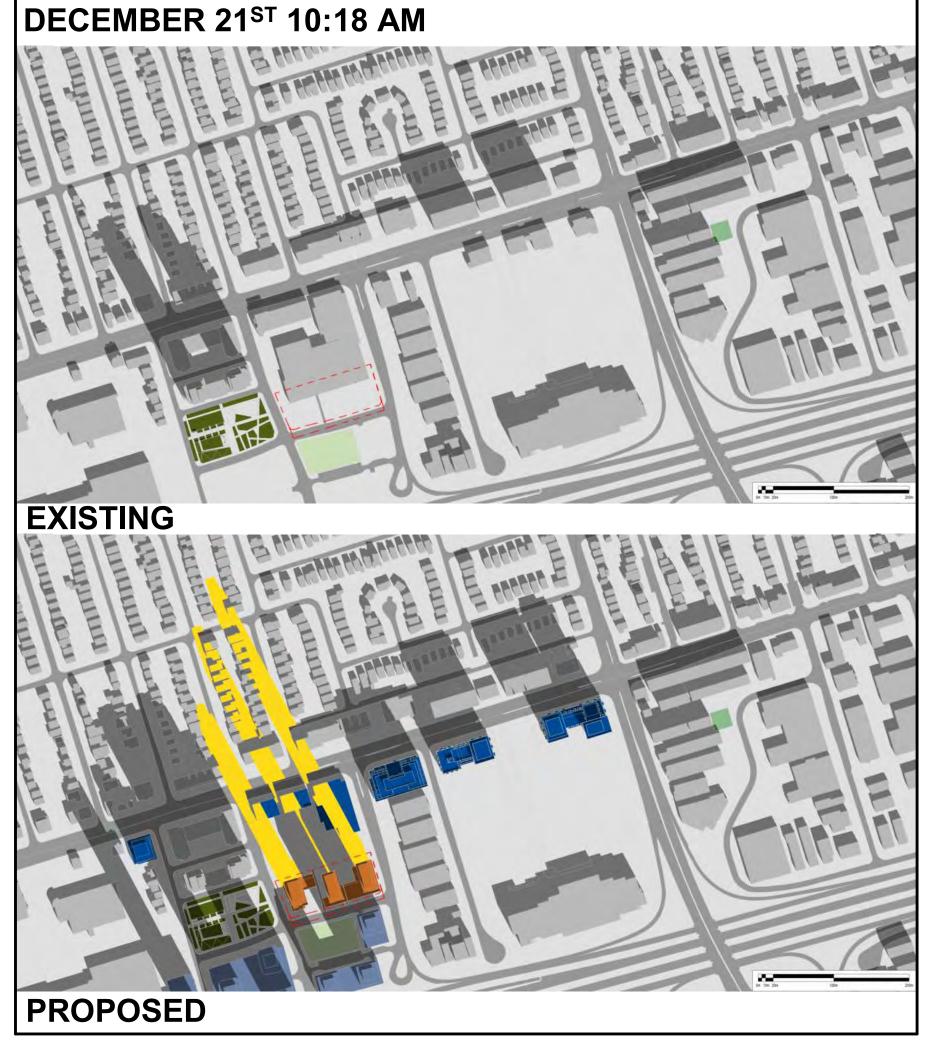
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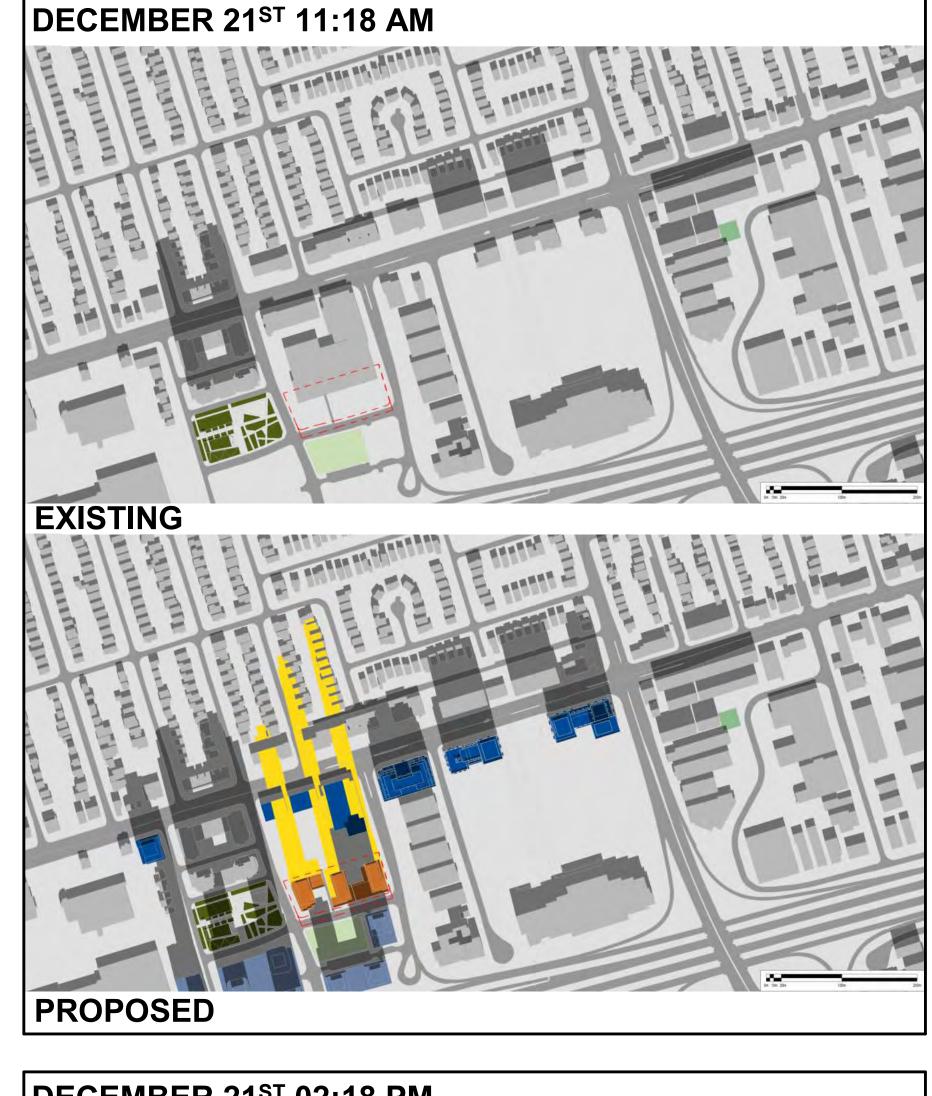
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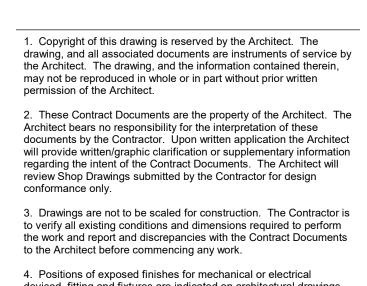
Project No. 22-11

2025-01-14 Drawing No.









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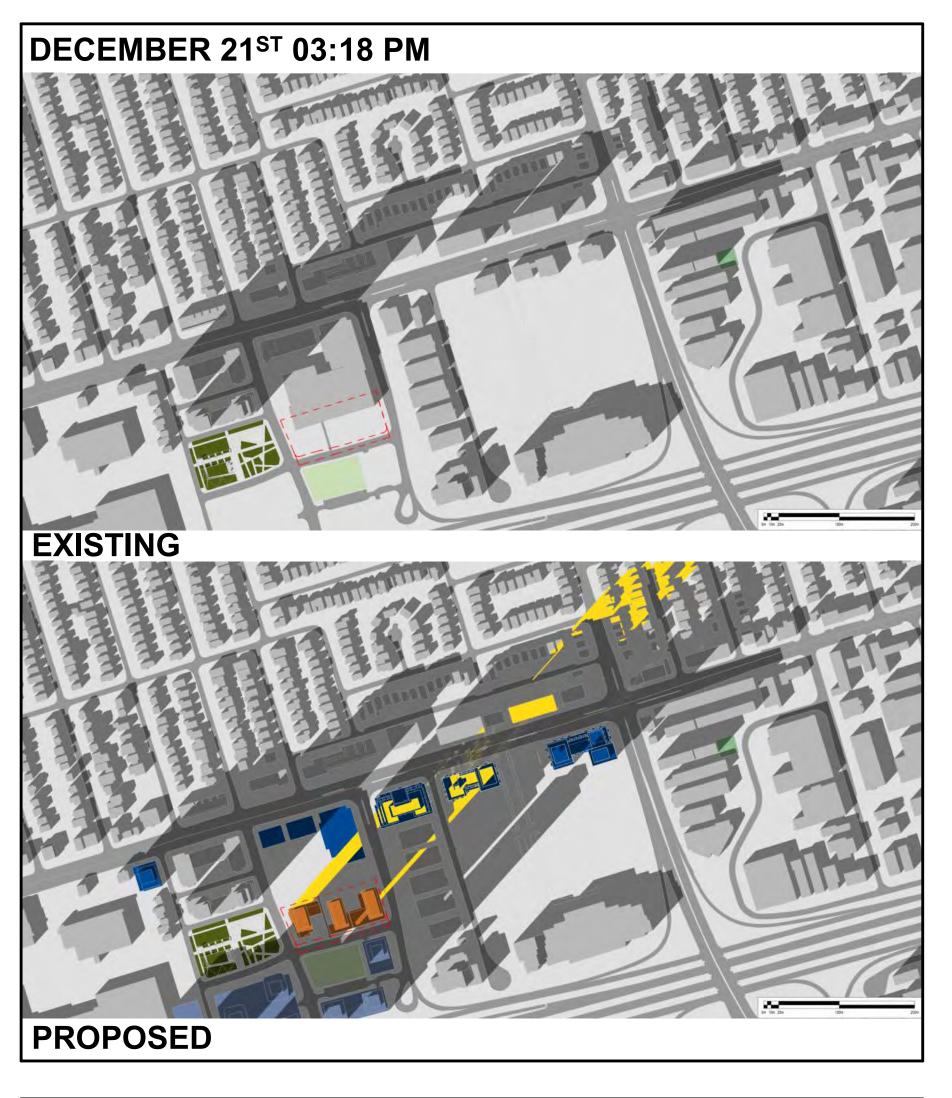
AVE. TORONTO

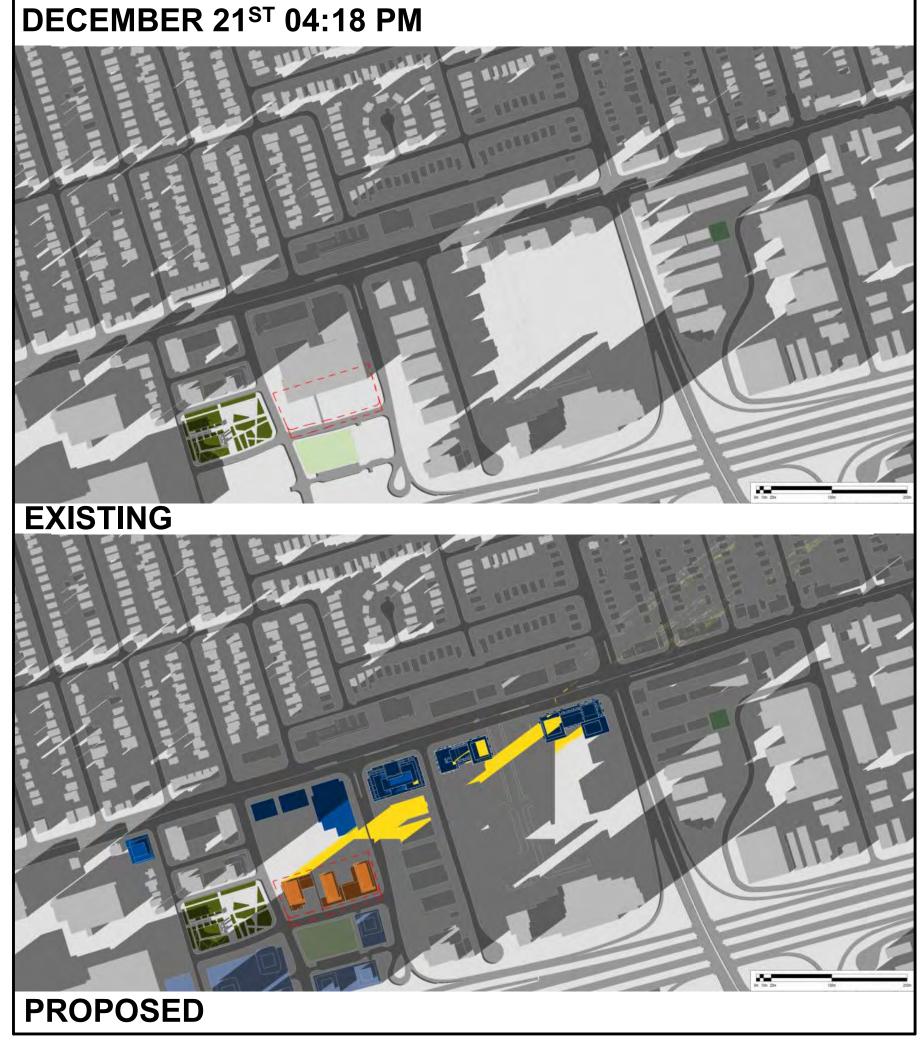
MARLIN SPRING

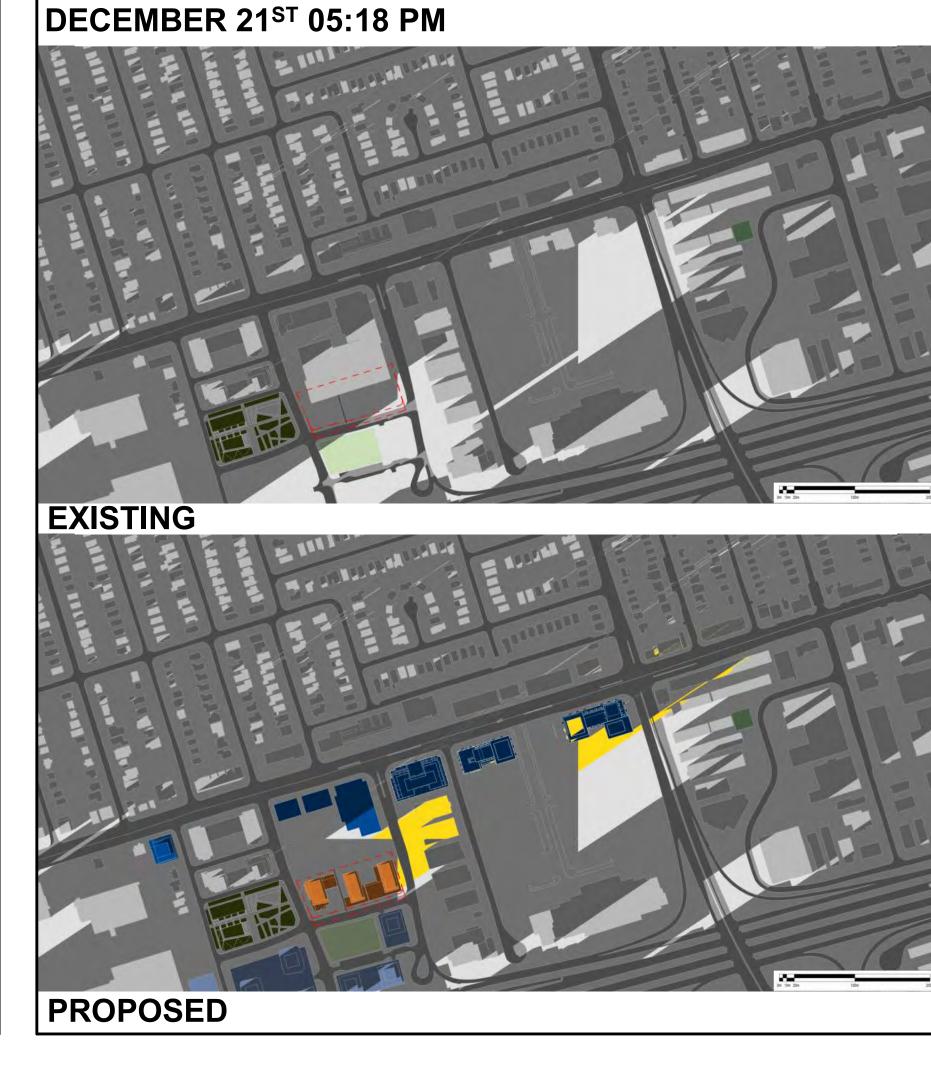
Drawing Title

SHADOW STUDIES -DECEMBER

Drawn by Checked by Project No. 22-11 2025-01-14 Drawing No.







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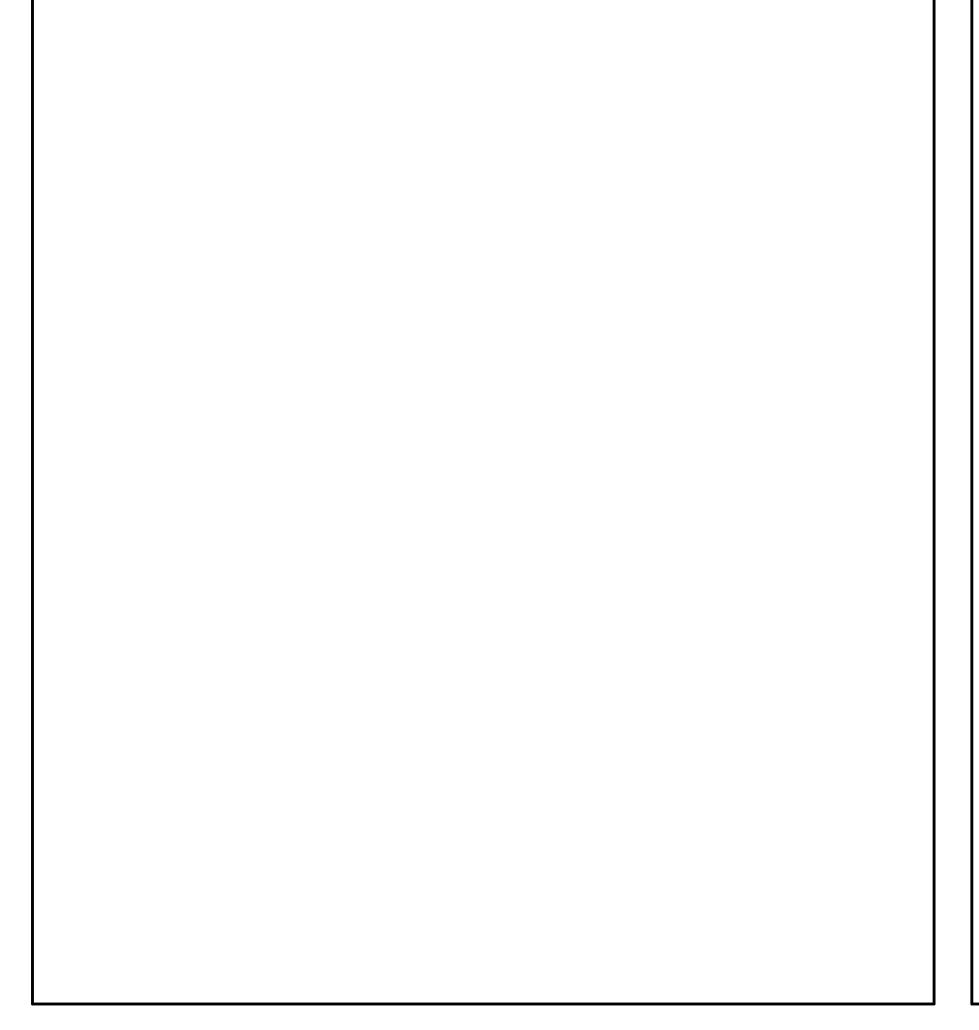
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1 REVISED WITH PREJUDICE PLANS 17/01/2 FOR SETTLEMENT



PROPOSED





ARCHITECTS Z

RUDY P. WALLMAN

LICENCE

3432

Projec

40-60 ST.LAWRENCE AVE.

TORONTO

MARLIN SPRING

Drawing Title

Drawing No.

SHADOW STUDIES -DECEMBER

Drawn by

Checked by

22-11

2025-01-14

Date