

*The*

**MAIN**

TOWER II  
AT THE DAWES

MARLIN  
SPRING

# MARLIN SPRING



**13 Million**  
Sq. Ft. of GFA

**7 Billion**  
**project**  
completion value

**8,000 +**  
development units

Dedicated in house product design construction  
and customer experience divisions.



## 6 Projects Completed

- Stockyards District Residences
- Canvas
- Mack
- Symphony Towns
- Westbeach
- The Tailor





THE MAIN — TOWER II AT THE DAWES



## 8 Projects Under Construction

- House of Assembly
- Archetto
- Townhomes
- Ivylea 1
- Ivylea 2
- Ivylea 3
- Curio
- 316 Junction Condos
- Above Condos

## 12 Projects in Planning

- 2189 Lake Shore Blvd W.
- 1045 The Queensway
- 2231 St. Clair Ave. W.
- Corsetti
- 5 Cosburn Ave.
- 8 Dawes Rd.
- 1828 Nash Rd.
- Don Mills
- 2002 Lakeshore Rd.
- 25 Mabelle
- 60 St. Lawrence
- Ivylea 4

# Why Marlin Spring loves The Main – Tower II at The Dawes

**CONNECTIVITY**

**GROWTH**

**OPPORTUNITY**

**MARLIN  
SPRING**

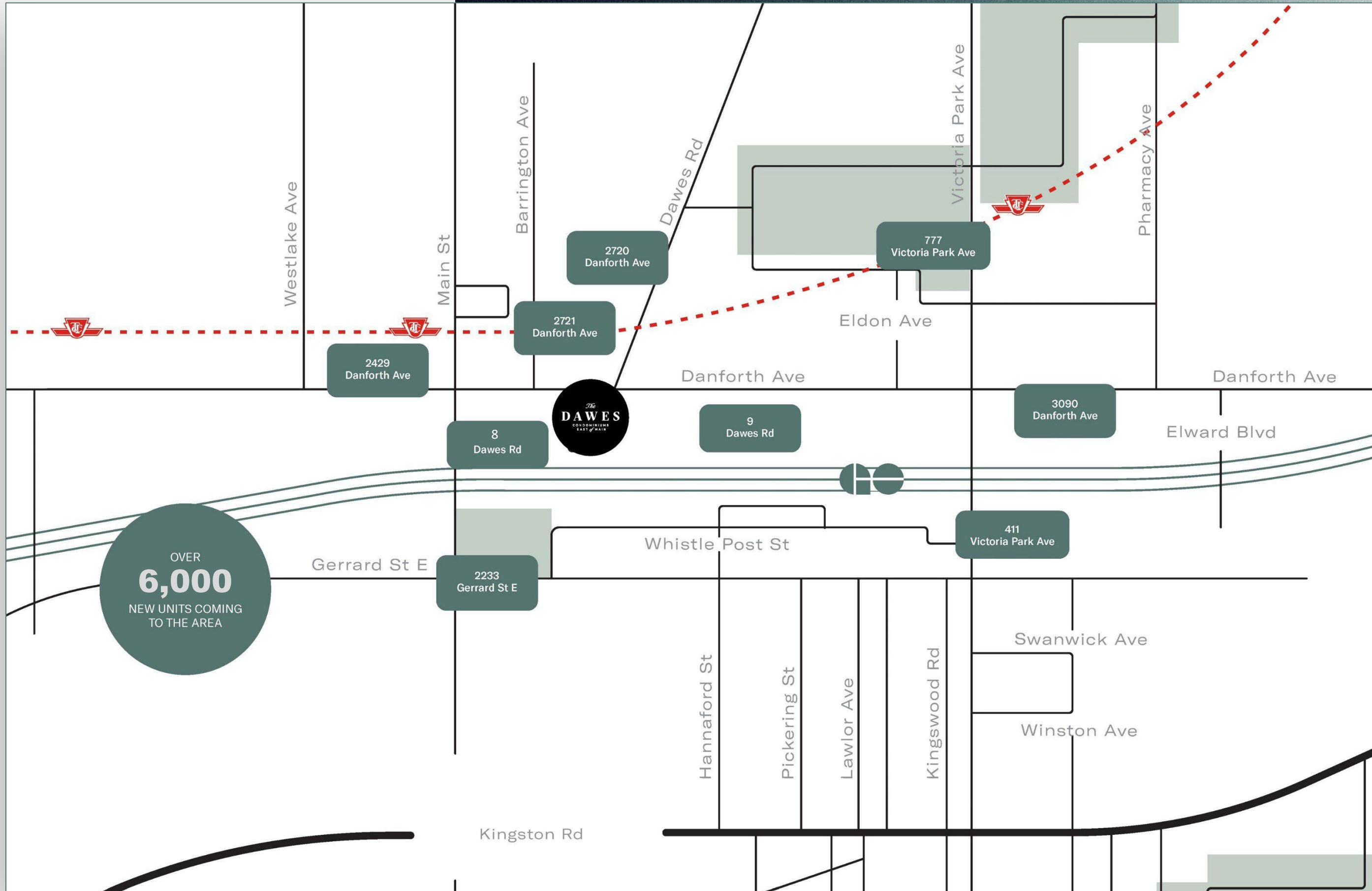


# WHY INVEST IN THE EAST END

In 2020, The East York Community Councils launched The Main Street Planning Study and it has been approved by Toronto Council.

## Objectives:

1. Create more city infrastructure
2. Establish a public realm structure of streets, parks, and open spaces
3. Establish a complete, mixed-use, community with an appropriate land use mix that includes a full range of housing, employment uses, community service facilities, and parks and open spaces
4. Create employment opportunities that support a vibrant local economy



Over 6,000 new condo units coming to the neighborhood by some of the GTA's top developers.





Towers, New Store Proposed for Canadian Tire Site Near Main and Danforth

share tweet share comment 6

The Canadian Tire store by the TTC's Main Street subway station has a unique ownership situation, with only a portion owned by Canadian Tire Real Estate Ltd. Now, WND Associates Ltd has submitted Official Plan and Zoning By-law Amendments to the City of Toronto on behalf of that land owner. The proposal would transform 2681 Danforth Avenue. The resulting two mixed-use buildings east of Main Street on the south side of Danforth Avenue would lead to mixed-use intensification of the site.



Looking east to 2681 Danforth Avenue, designed by Turner Fleischer Architects for CT REIT.

As of this writing, the site is home to a portion of the two-storey Canadian Tire building, a garden centre, and surface parking. The owner's portion is a northwest section of the area, with frontage along Danforth Avenue. It is about 11,619m<sup>2</sup> in area and is just east of the four apartments that make up the Main Square complex.

The proposed design by Turner Fleischer Architects for developer CT REIT entails two buildings standing at 115.35m with 33 storeys (Tower A) and 148.25m with 44 storeys (Tower B) containing 905 residential units. They would share a podium of eight to nine storeys. With the existing structures being demolished, the design would result in a new Canadian Tire store, automobile service centre, public park, and new public street running north-south.



An aerial view of the subject site and the area owned by Canadian Tire Real Estate Ltd, image retrieved from submission to City of Toronto

The podium would step down to a 3-storey element that would contain the Canadian Tire store and act as the Danforth Avenue frontage. The element's step-backs from Danforth Avenue on floors three to nine lead to Tower A in the centre of the site, with Tower B to the south. Residential units would be found on all levels except the ground floor, with the entrance to Canadian Tire in the northwest corner at Danforth Avenue.

STOREYS Real Estate News



TORONTO

REAL ESTATE NEWS

Five Towers Reaching Up To 55 Storeys Planned Near Danforth GO

PUBLISHED: 2:44 PM SEP 19, 2022

The area around the Danforth GO station may soon look very different as a developer seeks to build five new towers reaching up to 55 storeys in height.

An application filed with the City of Toronto calls for the construction of five towers on a site at the southeast corner of Danforth Avenue and Main Street. But the new towers won't be the only thing on the property. The site is currently home to four residential apartment buildings which will largely be kept as they are, with just the east portion of the two-storey podium at 2575 Danforth Avenue being demolished.

The property is also currently home to the Main Square Community Centre but, according to the filings, the City recently indicated to the property's owner that it plans to relocate the community centre to another location, which is good timing because the developer plans to demolish it entirely. The Main Square child care facility, however, will be relocated to the existing building at 2757 Danforth Avenue.



INFRASTRUCTURE

Dawes Road Library celebrates Indigenous placemaking and sustainability

Angela Gismondi January 10, 2023



PERKINS&WILL - The Dawes Road Branch of the Toronto Public Library is undergoing a redevelopment. Smoke Architecture and Perkins&Will designed the new three-storey building's façade, which is inspired by the star blanket, wrapping around the building. The blanket represents respect, protection and a safe place to gather, share and promote knowledge in the community.

Designed with Indigenous principles in mind, the new Dawes Road Library and Community Hub will promote knowledge sharing, create a sense of place in the community and incorporate sustainable elements.

Architects Perkins&Will and Smoke Architecture designed the three-storey, 26,300-square-foot building which will replace the existing library on Dawes Road in Toronto.

The client, the Toronto Public Library, is redeveloping the facility with the goal of incorporating enhanced library services and a new community hub operated by the City of Toronto's Social Development, Finance and Administration Division. The project is expected to be completed in 2025.

"In the call for proposals, they were looking to up two things: to really specifically address their commitment to the Truth and Reconciliation Commission's recommendations and then to climate action with a proposal for a net-zero carbon building," Andrew Frontini, design principal and design director with Perkins&Will, told the Daily Commercial News.

The firm and Smoke Architecture worked collaboratively throughout the entire process to come up with the unique design.

blogTO

Real Estate Olivia Levesque Posted on December 03, 2019 Report Inaccuracy

Toronto's newest community centre will also be a GO station



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The city of Toronto might be getting more community space thanks to two developers who looking to the city to rezone a piece of property on Danforth East as a mixed-use complex.

According to Urban Toronto, Carlyle Communities and Slate Asset Management have submitted an application to rezone 6 Dawes Road, at the intersection of Main and Danforth, to allow for three residential towers.

The proposals for the towers range from 40 to 49 storeys, and would include a city run community centre. The development would replace an existing self-storage facility on a linear strip of land next to the GO rail corridor.



The proposed residential building would have a total of 1,033 condo units and 392 rental units, spread across the three residential towers. The remaining space would be used for the six storey community centre at the east end of the site.

Marlin Spring buys T.O.'s 8 Dawes site, adds to dev. pipeline

Residential Development Toronto/GTA Apr. 11 2023

Steve McLean Business Writer

Marlin Spring's recent acquisition of a vacant piece of Toronto development land at 8 Dawes Rd. from Metrolinx adds to its cluster in the area and an already very active development pipeline.



Marlin Spring plans a 38-storey residential tower at 8 Dawes Ave. in Toronto, a site is just acquired from Metrolinx. (Courtesy Marlin Spring)

The Toronto-based company used its Marlin Spring Development Fund II to acquire the approximately 30,000-square-foot high-rise, transit-oriented, mixed-use development site in the Danforth Village neighbourhood for an undisclosed price.

Marlin Spring Developments vice-president of land development and acquisitions John Josephson told REXN it was a competitive process with interest from several bidders.

"It's a vacant property that Metrolinx was using for construction staging," Josephson said.

Plans for 8 Dawes Rd.

The plan is to build a 38-storey condominium with 399 units, indoor and outdoor amenities, parking for 126 cars and 450 bicycles, a minor retail component and a small park. Marlin Spring is in the middle of the approvals process for the project, which may also include an affordable rental housing component.

"We'll do what we can do to make it a complete community," said Pedro Lopes, who was recently promoted to Marlin Spring Developments' chief executive officer after spending the past 39 months as senior vice-president of development.

"We think that this is the perfect location to intensify."

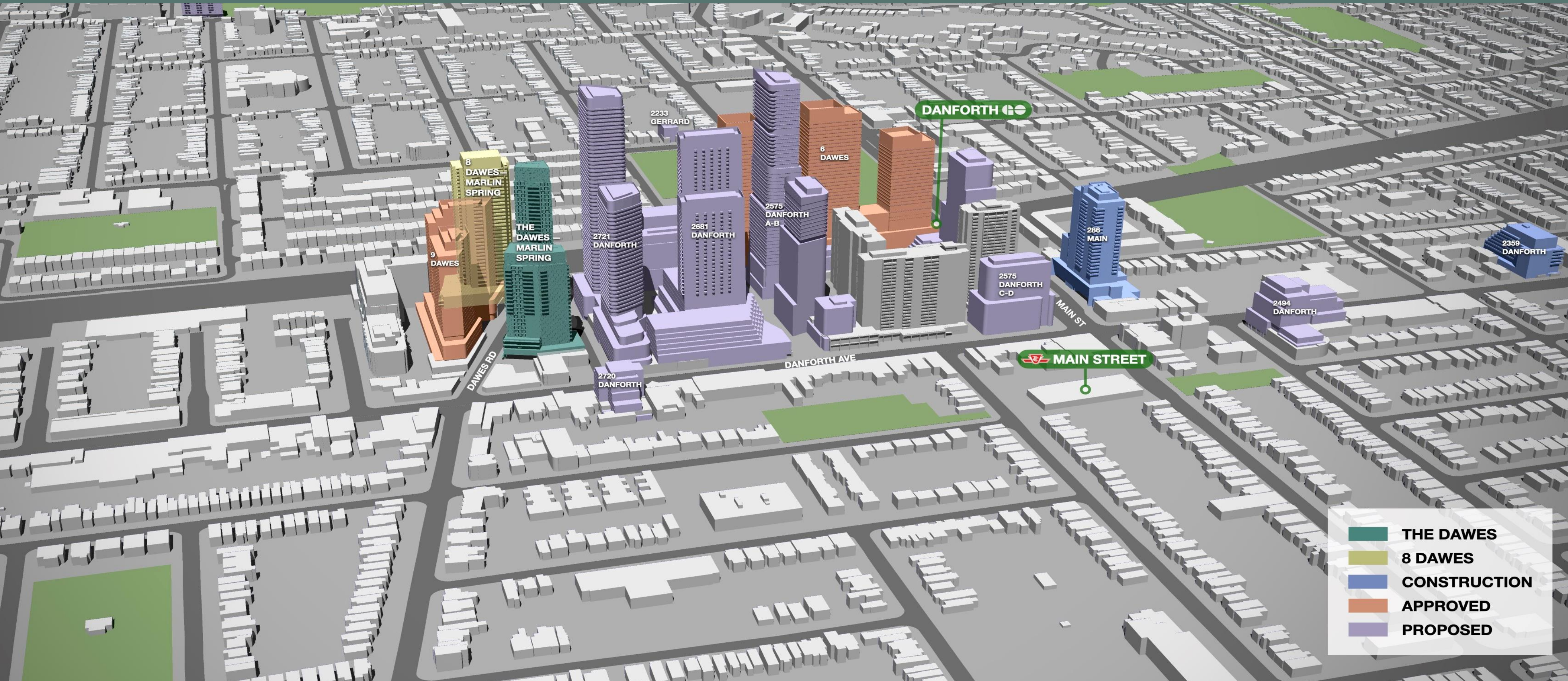
The property is a few minutes walk from the Main Street subway station, Danforth GO Transit station and the TTC's 506 streetcar route. Schools, parks, Ted Reeve Community Arena, restaurants, major grocery stores and other local and national retailers are also within walking distance.

Lopes told REXN he would like to have all approvals for 8 Dawes in place by the end of the year and then begin sales and construction as soon as market conditions dictate.

*The*  
**MAIN**

TOWER II  
AT THE DAWES

# The Future of Main and Danforth



- THE DAWES**
- 8 DAWES**
- CONSTRUCTION**
- APPROVED**
- PROPOSED**

# AMENITIES MAP

## PARKS

1. Dentonia Park
2. Ted Reeve Community Arena
3. Ted Reeve Baseball Park
4. Dentonia Park Golf Course

## TRANSIT

1. Main Street
2. Victoria Park
3. Danforth Go Station

## RESTURANTS & CAFES

1. Beach Hill Smokehouse
2. Camino Bistro
3. Len Duckworth's Fish & Chips
4. Golden Pizza
5. Red Tape Brewery
6. Nom Nom Nom Cupcakery
7. The Grover Pub
8. Kibo Sushi House - Upper Beach
9. Fearless Meat
10. Nishita Farm Fresh
11. The Porch Light

## SCHOOLS

1. Blantyre Public School
2. Balmy Beach Community School
3. Presteign Heights Public School
4. Birchmount Park Collegiate Institute
5. Neil McNeil High School
6. Selwyn Public School
7. Courcelette Public School

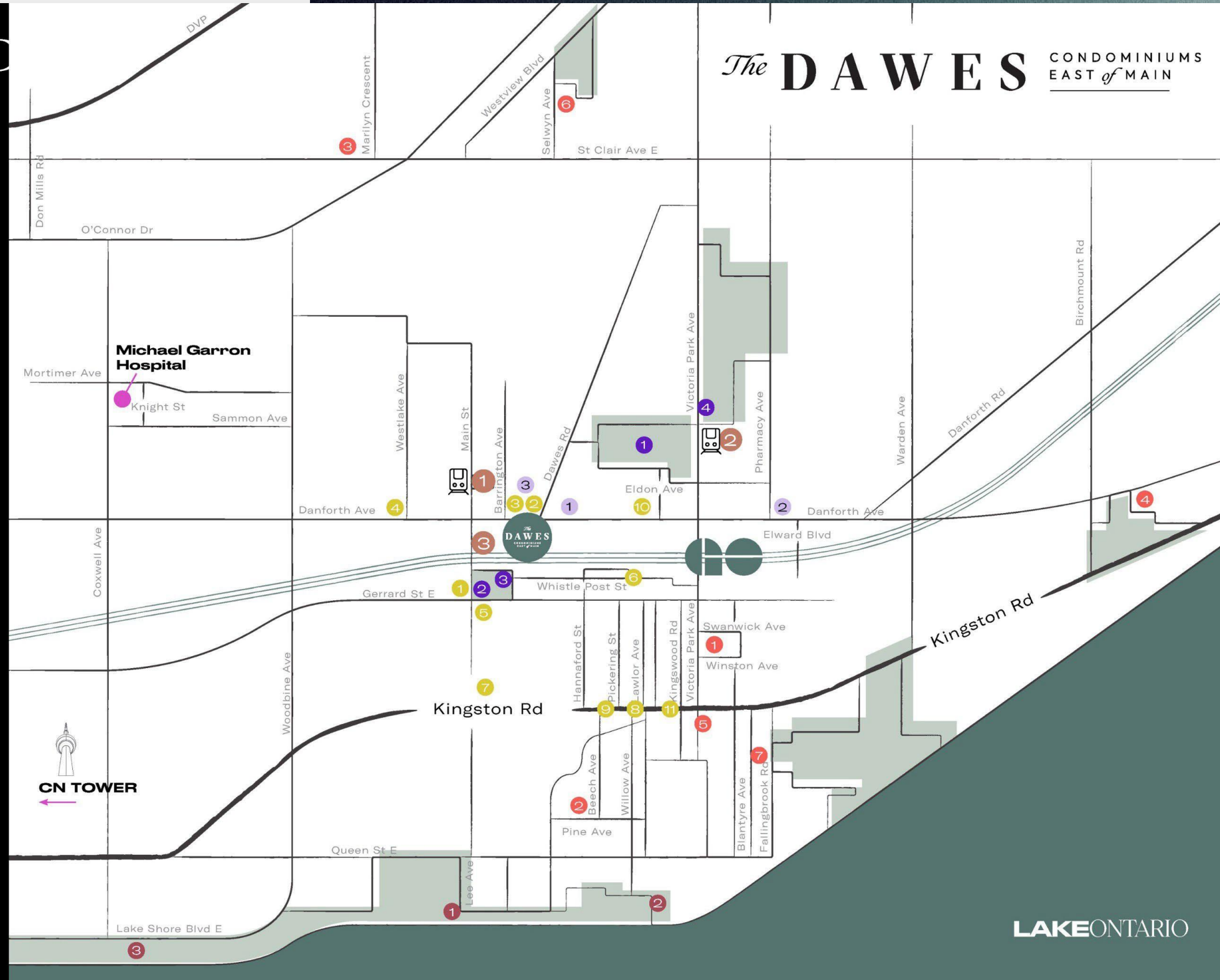
## BEACHES

1. The Beaches
2. Balmy Beach Park
3. Woodbine Beach

## ARTS & CULTURE

1. Comedy Bar Danforth
2. Long & McQuade Musical Instruments
3. Areej Artists Centre Inc

Brokers Protected. Prices and specifications are subject to change without notice. Illustrations are artist's concept. E. & O.E.



7 min Greek Town  
 8 min The Beaches  
 30 min Toronto Eaton Centre



2 min Danforth Village  
 9 min Shoppers  
 <10 min to 5 area parks  
 7 min Dentonia Park  
 9 min Taylor Creek Park  
 5 min Maryland Park  
 9 min Goodwood Park  
 5 min Coleman Park



**95**  
Transit  
Score

**96**  
Walk  
Score

**91**  
Bike  
Score

600m from Main St. TTC Subway station

7 min walk to Main St. TTC Subway station

7 min walk to Danforth GO Station

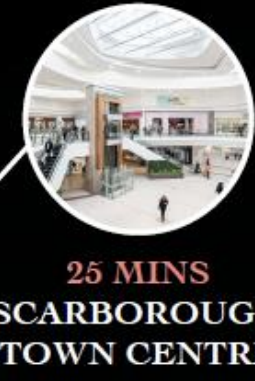
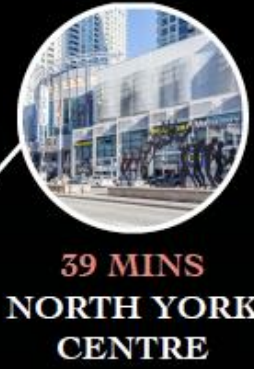
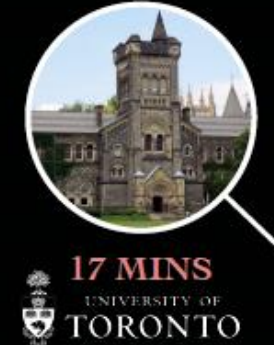
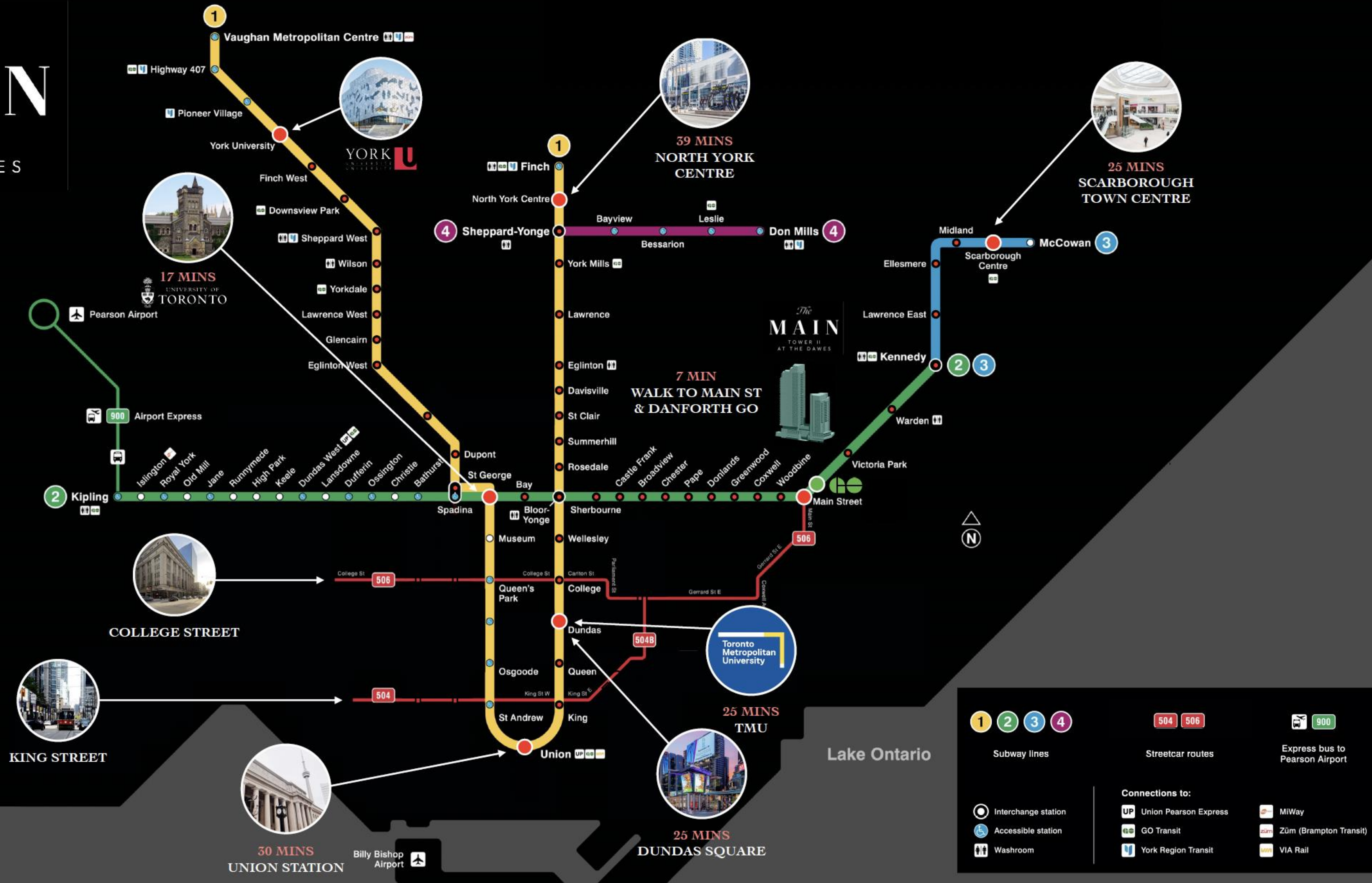
13 min drive to the DVP

16 min drive to HWY 401

5 stops to the Future Danforth & Pape Ontario Subway Line

# The MAIN

TOWER II AT THE DAWES



**1 2 3 4** Subway lines

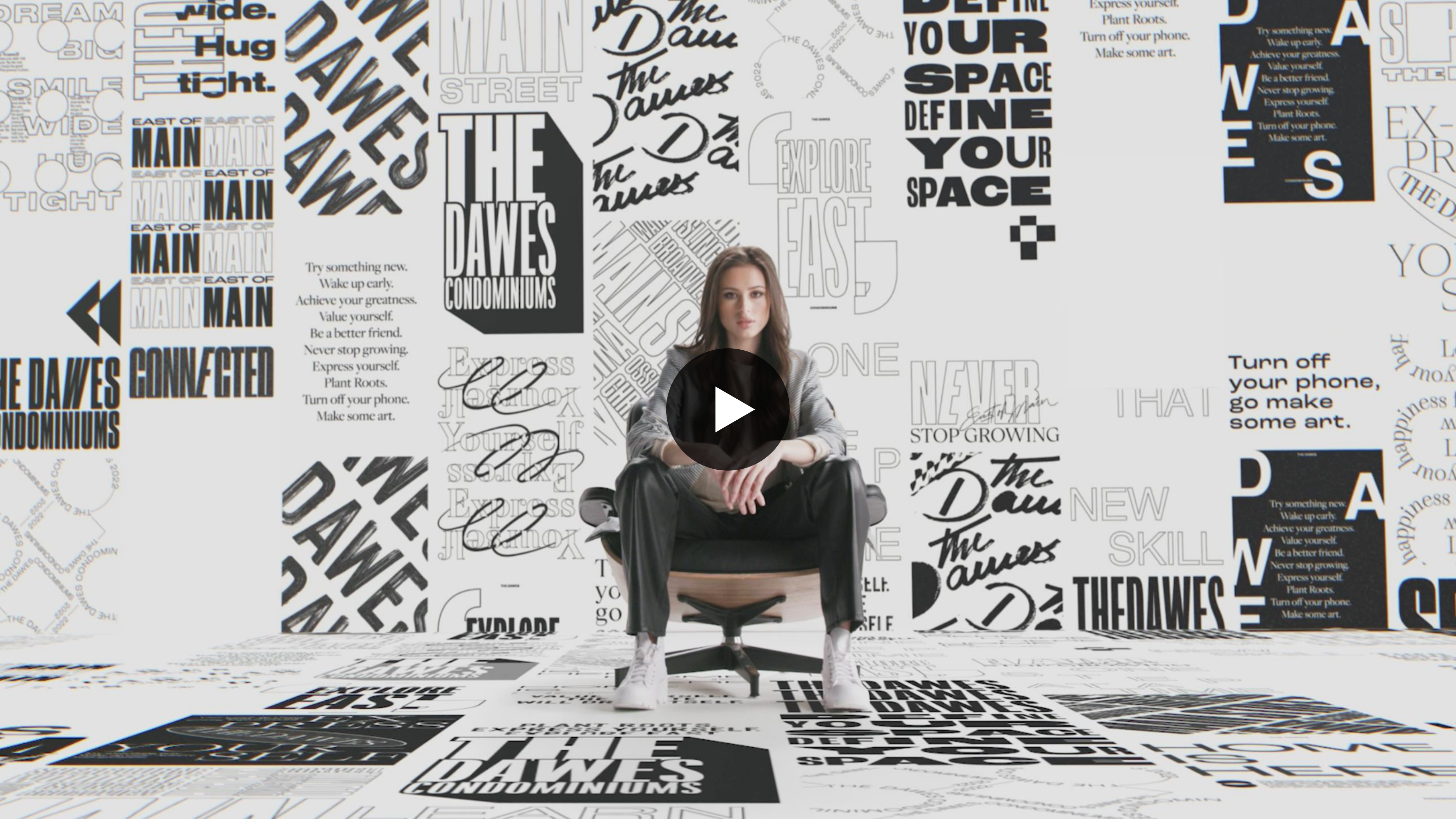
**504 506** Streetcar routes

**900** Express bus to Pearson Airport

**Connections to:**

- UP** Union Pearson Express
- GO** GO Transit
- YRT** York Region Transit
- MiWay**
- Züm** Züm (Brampton Transit)
- VIA** VIA Rail

Interchange station  
 Accessible station  
 Washroom



wide.  
Hug  
tight.

EAST OF EAST OF  
MAIN MAIN  
EAST OF EAST OF  
MAIN MAIN  
EAST OF EAST OF  
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EAST OF EAST OF  
MAIN MAIN

THE DAWES  
CONDOMINIUMS

MAIN  
STREET

THE  
DAWES  
CONDOMINIUMS

The Dawes  
The Dawes  
The Dawes

EXPLORE  
EAST

DEFINE  
YOUR  
SPACE  
DEFINE  
YOUR  
SPACE

Express yourself.  
Plant Roots.  
Turn off your phone.  
Make some art.

Try something new.  
Wake up early.  
Achieve your greatness.  
Value yourself.  
Be a better friend.  
Never stop growing.  
Express yourself.  
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Turn off your phone.  
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Never stop growing.  
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Turn off your phone.  
Make some art.

Express  
Yourself  
Express  
Yourself

NEVER  
STOP GROWING

THE DAWES  
CONDOMINIUMS

NEW  
SKILL  
THE DAWES

Turn off  
your phone,  
go make  
some art.

Try something new.  
Wake up early.  
Achieve your greatness.  
Value yourself.  
Be a better friend.  
Never stop growing.  
Express yourself.  
Plant Roots.  
Turn off your phone.  
Make some art.

DREAM  
BIG  
SMILE  
WIDE  
HUG  
TIGHT  
THE DAWES  
CONDOMINIUMS

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**FIRST  
RELEASE  
SOLD  
OUT!**



*Cat of Main*





*The*  
**MAIN**  
TOWER II  
AT THE DAWES

Located at **30 Dawes Road** in Danforth Village this community consists 253 residential units in a 24-storey tower.

- North Tower at 24 Storeys with 253 units
- Over 17,000 sq.ft. of Retail and Office Commercial Space
- Over 11,000 sq.ft. of Daycare in the adjacent Heritage Building

*Part of Main*

Over **27,000** Sq. Ft. of indoor and outdoor amenity space located on floors 1,3,4,5 and 7.

- Residents Lobby with 24 HR Concierge
- Parcel Rooms
- 2-Storey Fitness Studio: weights, machines, spin, yoga, boxing
- Kids' Area: Indoor + Outdoor
- Indoor Dining
- Screening Room
- Social Lounge
- Co-work
- Games room
- Art/Maker Studio
- Meeting Room
- Library Lounge
- Pet Wash
- Outdoor Dining
- Outdoor BBQ
- Outdoor Lounge

*East of Main*



# STREET SCAPE







# SOCIAL LOUNGE



# GAMES ROOM



# KITCHEN / LIVING

- Approximate ceiling height +/-9' with smooth finish
- Custom designed kitchen with designer curated quartz countertop
- Contemporary Kitchen backsplash with stainless steel undermount sink
- Stainless Steel Appliances which include 24" fridge, 24" freestanding range and 30" OTR microwave; 24" panel-ready dishwasher
- Bathroom vanity with quartz countertop and undermount sink
- Frameless clear glass shower partition or door (as per plan)







The  
**MAIN**  
TOWER II  
AT THE DAWES

# CONNECTED EAST END LIVING



## STREAMLINING LIFE

- Digital building and door access
- A mobile application for your every day.
- Easily book amenities
- Maintenance ticketing system
- Document sharing
- Apple Watch integration
- Answer guest calls with 1-way video calling from the Entry System
- Video Calling
- Now you can see who's at the door, before letting them in.



**VIDEO CALLING**  
Now you can see who's at the door, before letting them in.



**PACKAGE NOTIFICATIONS**  
Be directly notified whenever before your packages have arrived.



**DIGITAL ENTRY**  
Enter your building or suite using digital keys on your phone.



**VIRTUAL KEYS**  
Grant secure guest access by sending virtual text keys.

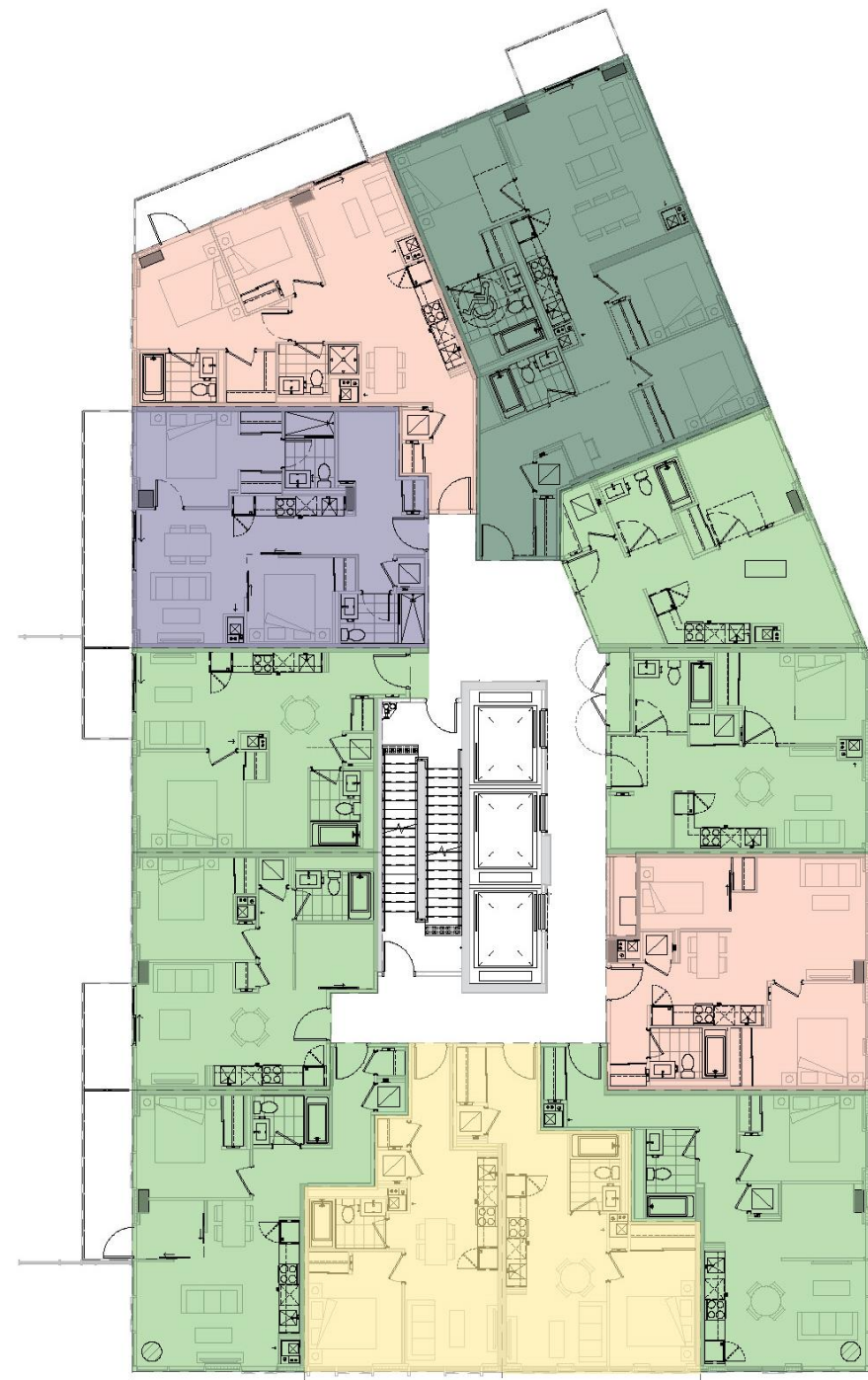


**COMMUNITY MESSAGING**  
Receive important building news directly to your phone.

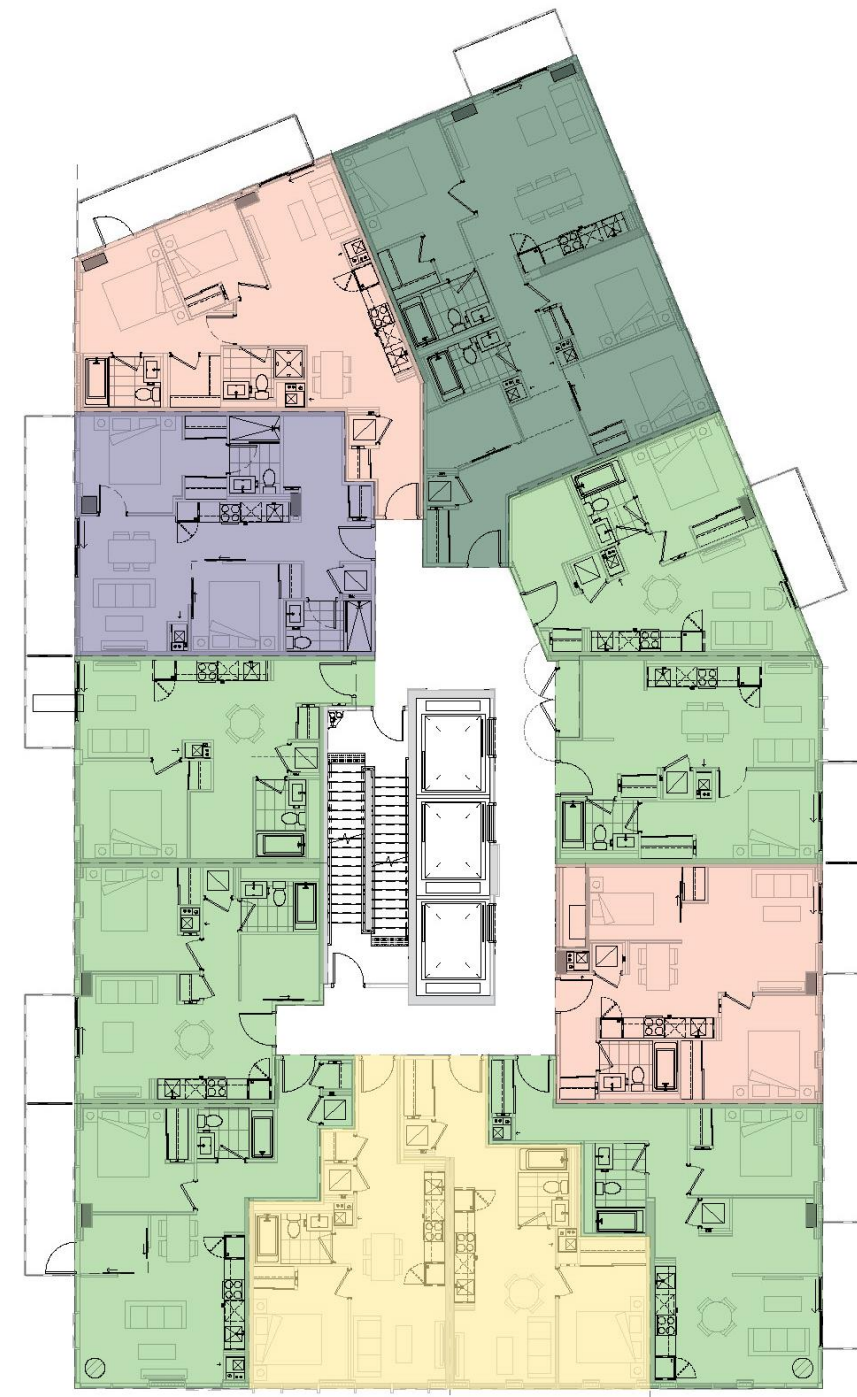


**THERMOSTAT CONTROL**  
Remotely set your thermostat from anywhere.

# SAMPLE KEYPLATE



7<sup>th</sup> / 11<sup>th</sup> Floor



12<sup>th</sup> / 18<sup>th</sup> Floor

-  1B  
469-493 sq.ft.
-  1B + D  
515-630 sq.ft.
-  2B  
688 sq.ft.
-  2B + D  
595-710 sq.ft.
-  3B + D  
1055 sq.ft.

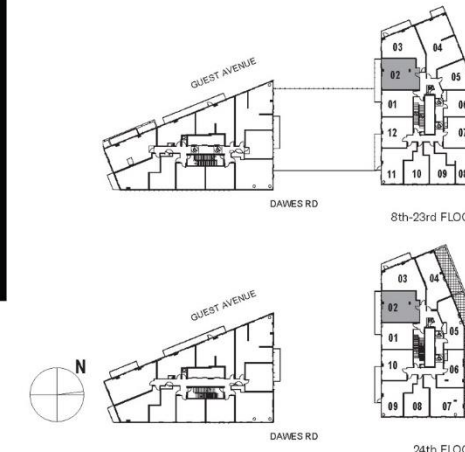
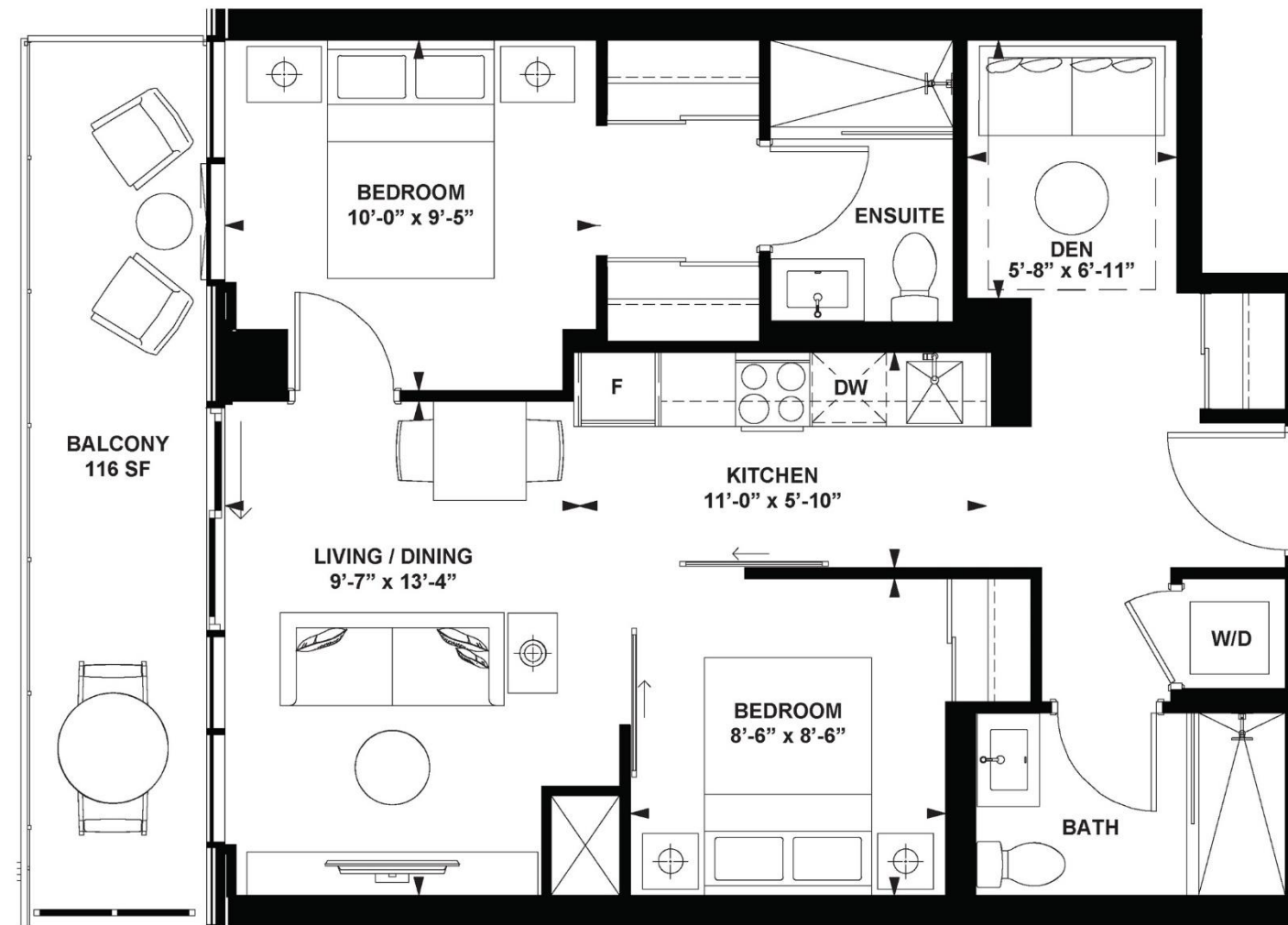
# SAMPLE FLOORPLANS

The  
**MAIN**  
TOWER II  
AT THE DAWES

**N-02**

2 Bedroom +  
Den

INTERIOR: 686 SF



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SPRING**

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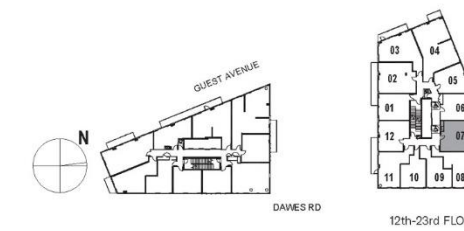
# SAMPLE FLOORPLANS

The  
**MAIN**  
TOWER II  
AT THE DAWES

**N-07**

2 Bedroom

INTERIOR: 595 SF



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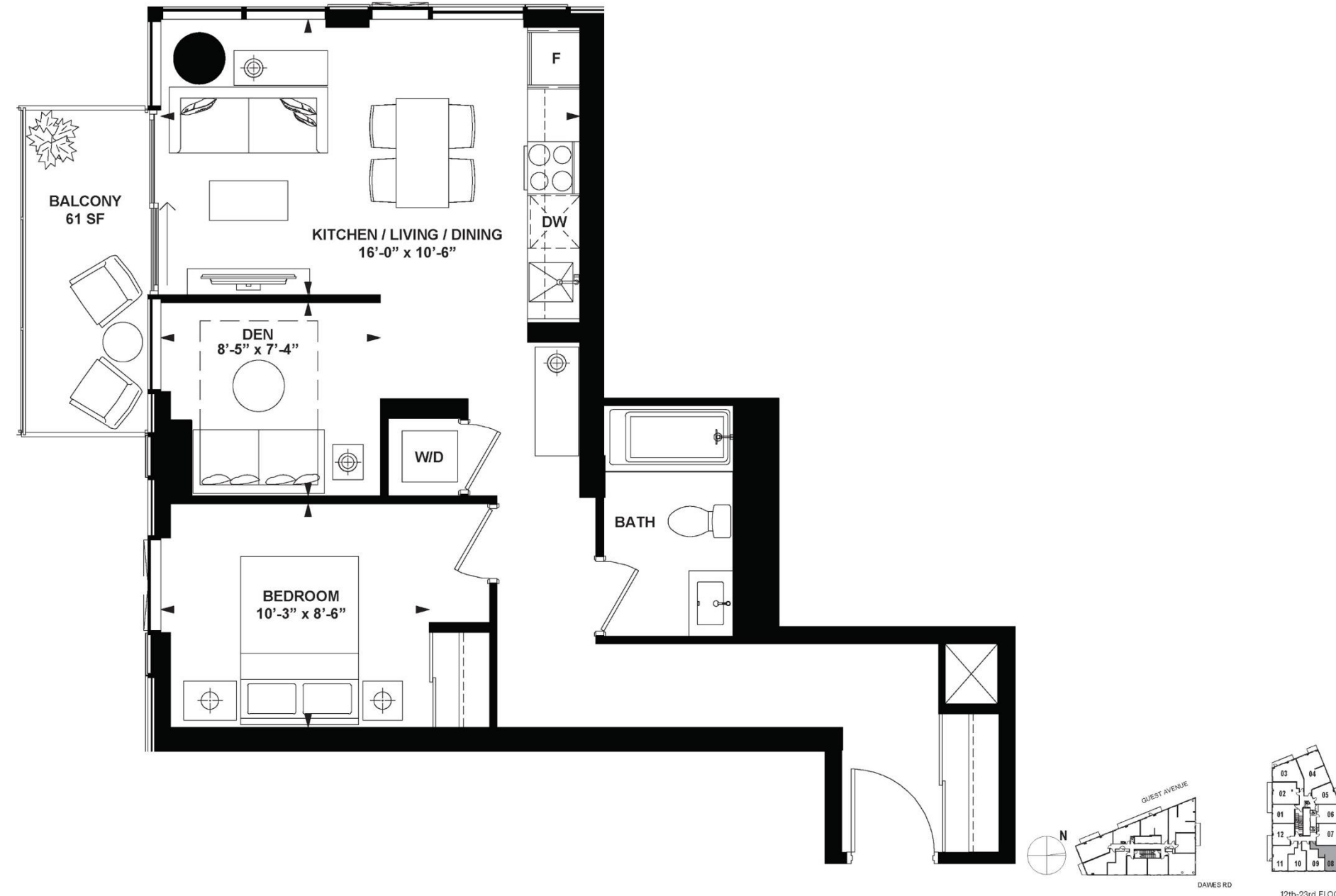
# SAMPLE FLOORPLANS

The  
**MAIN**  
TOWER II  
AT THE DAWES

**80-N**

1 Bedroom +  
Den

INTERIOR: 630 SF



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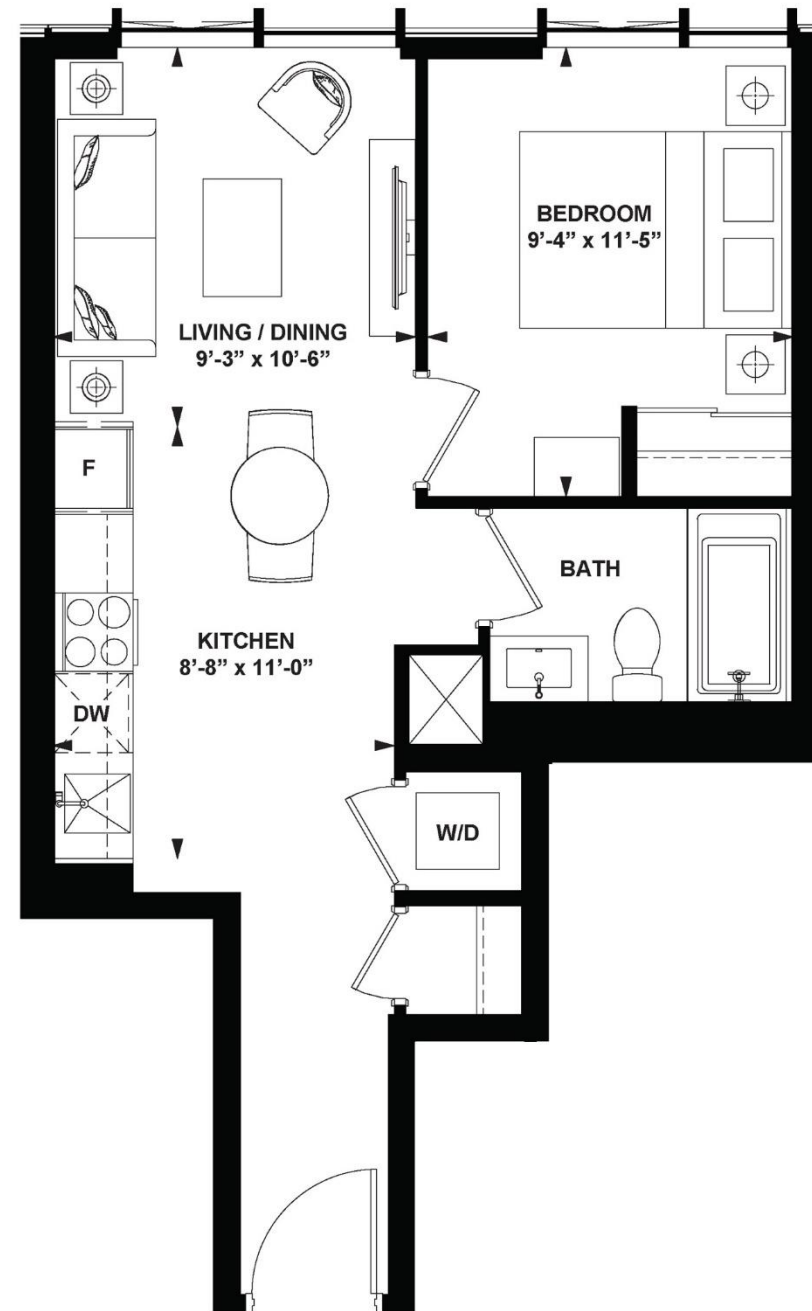
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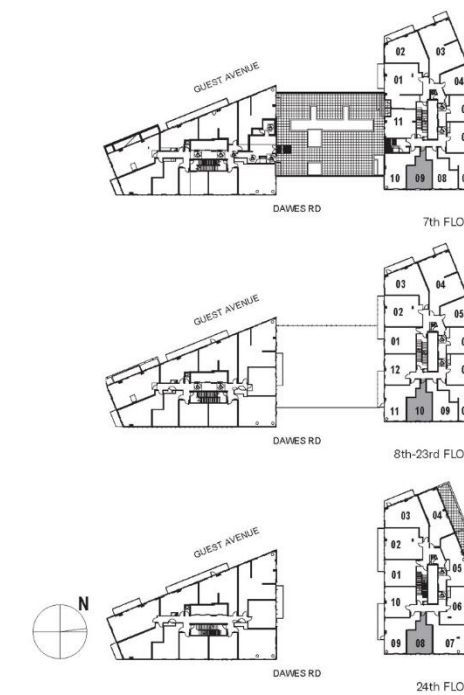
**60-M**

1 Bedroom

INTERIOR: 469 SF



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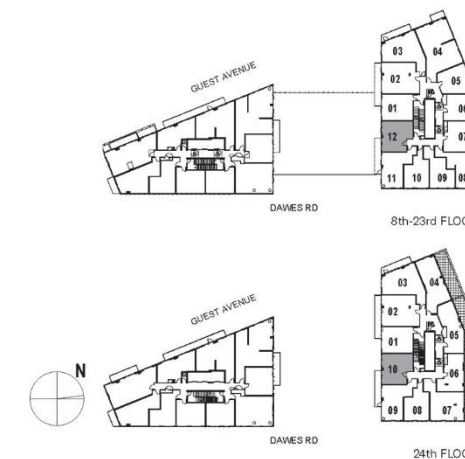
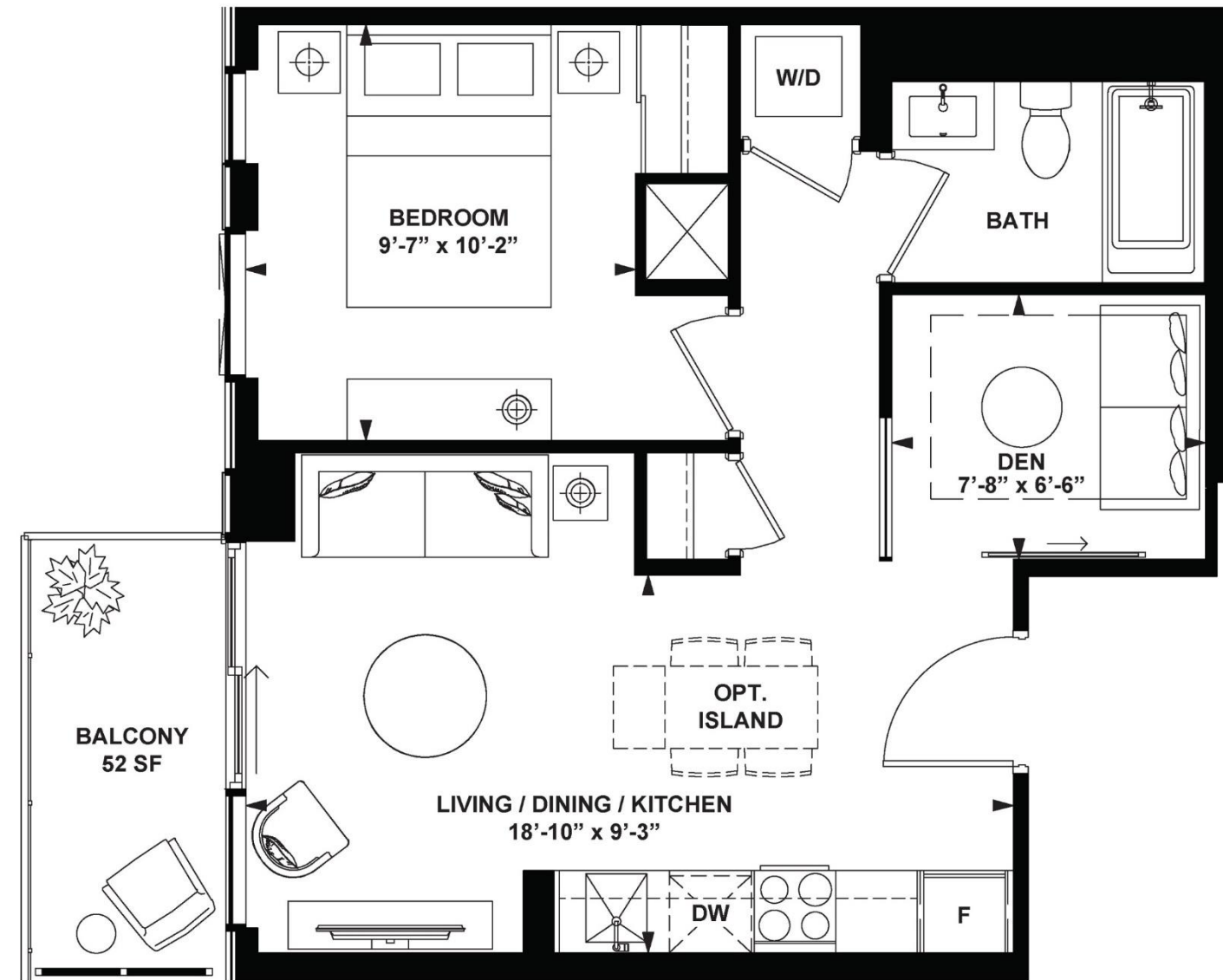
# SAMPLE FLOORPLANS

The  
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AT THE DAWES

**N-10**

1 Bedroom +  
Den

INTERIOR: 536 SF

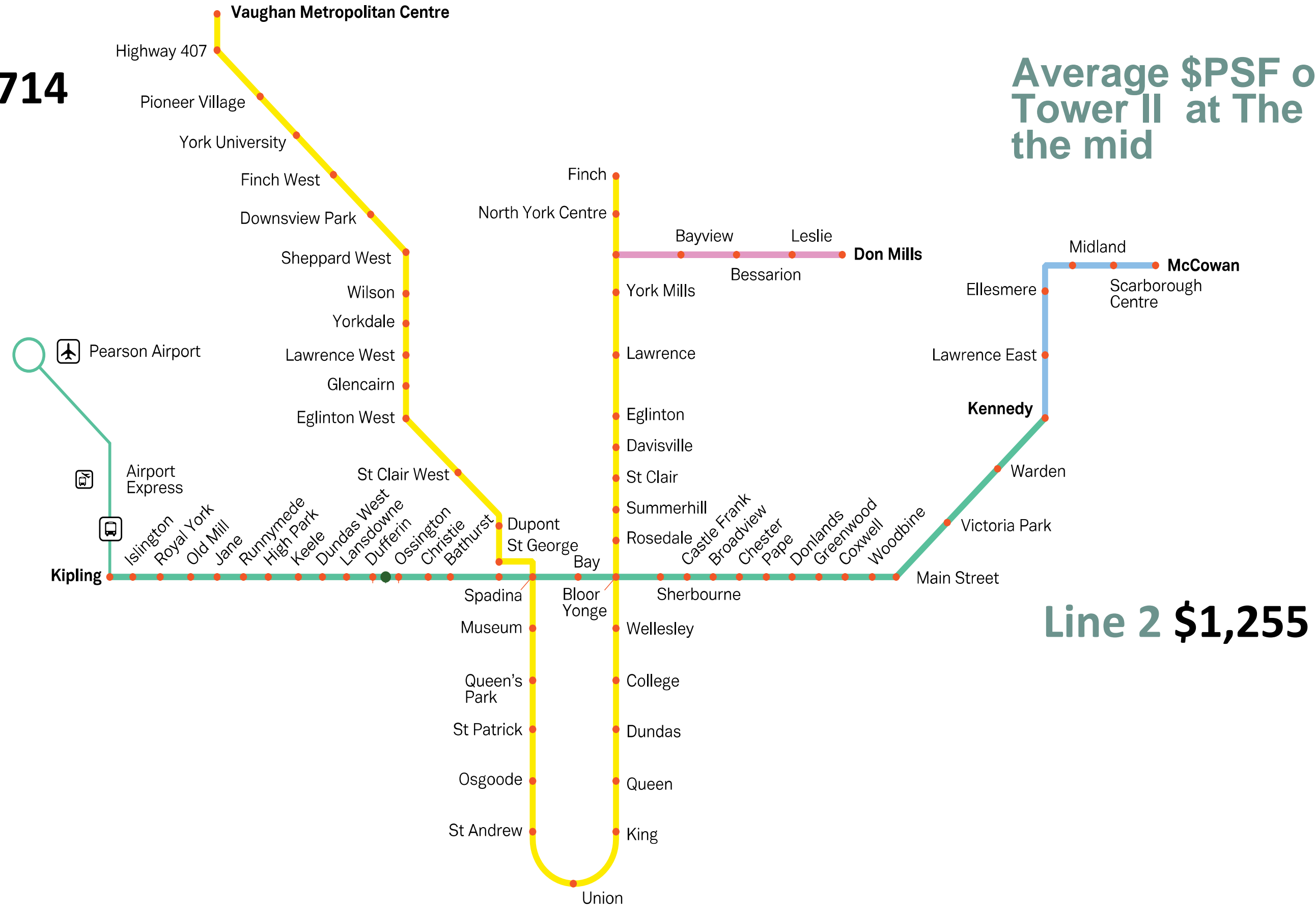


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Overall Average \$PSF of projects launched in the past 12 months within 600m from the subway line is approx. \$1,573 psf

Line 1 \$1,714



Average \$PSF of the Main Tower II at The Dawes is in the mid

Line 2 \$1,255



## The Main – Tower II at The Dawes

### STARTING PRICES

NORTH TOWER		
BED	SIZE RANGE	PRICE RANGE
1B	469sf - 563sf	From the \$500's
1B+D / 1B+OPT.D	515sf - 630sf	From the \$600's
2B & 2B+D	595sf - 710sf	From the \$700's
3B	931sf - 1,055sf	From the low \$1,000,000's

## BRAND NEW EXTENDED DEPOSIT STRUCTURE

# 5.0%

IN 30  
|  
IN 365  
|  
IN 720  
|  
ON  
OCCUPANCY

MARLIN  
SPRING

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## CLIENT INCENTIVES



### FREE ASSIGNMENT

Legal Fees & HST\* applies  
(Value of \$5,000)

### REDUCED DEVELOPMENT CHARGES AND LEVIES

1B+D and Smaller - ~~\$18,000~~ \$15,500  
2B and Larger - ~~\$21,000~~ \$18,500

### RIGHT TO LEASE DURING INTERIM OCCUPANCY

(\$1,500 Legal Fees & HST\* applies)