

The

M A I N

TOWER II
AT THE DAWES

M A R L I N
S P R I N G

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.





THE MAIN — TOWER II AT THE DAWES

THE DAWES.COM

BROKER PACKAGE



6 Projects Completed

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



THE MAIN — TOWER II AT THE DAWES

THEDAWES.COM

BROKER PACKAGE



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

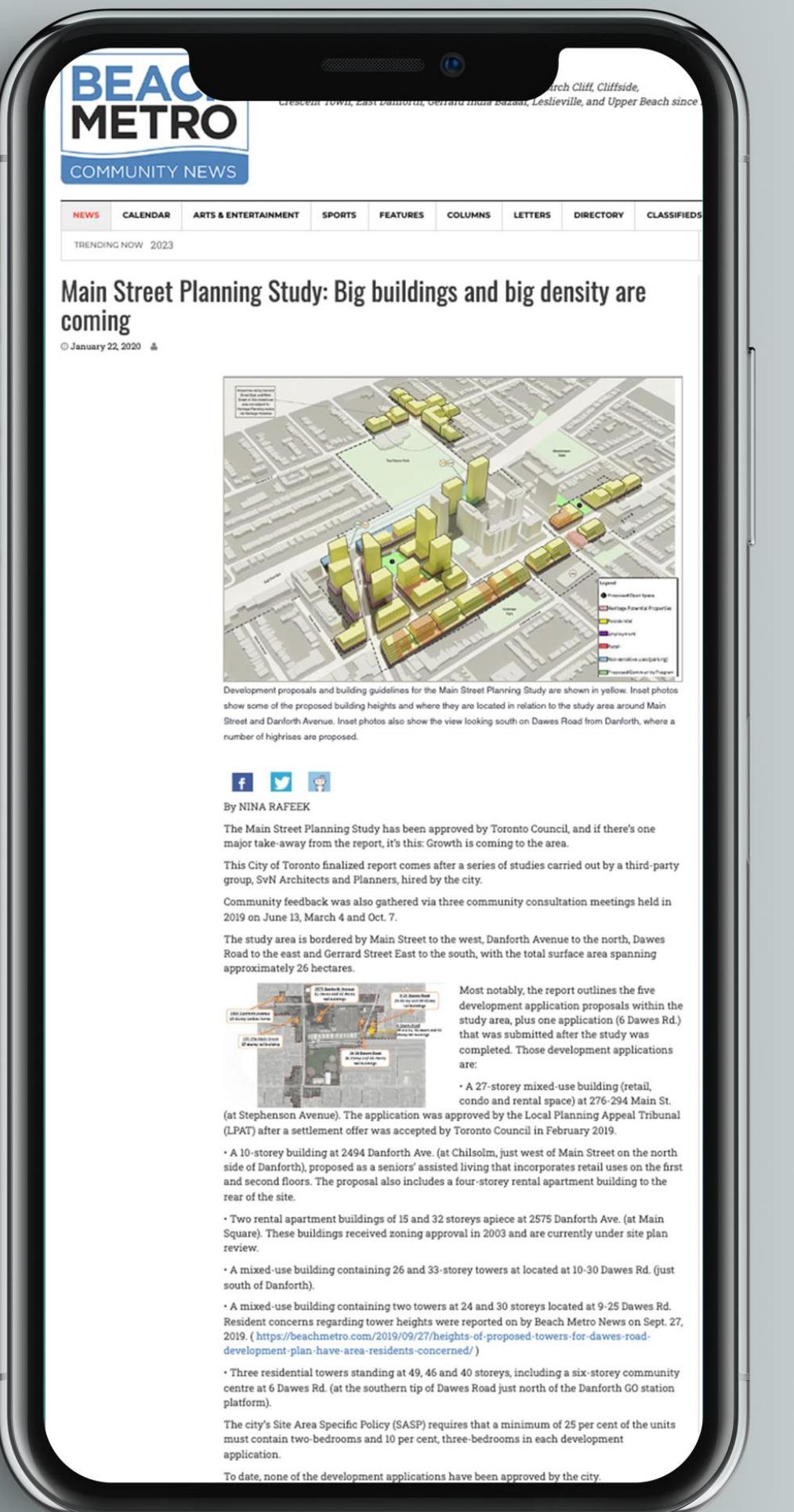
Why Marlin Spring loves The Main – Tower II at The Dawes

CONNECTIVITY

GROWTH

OPPORTUNITY

M A R L I N
S P R I N G

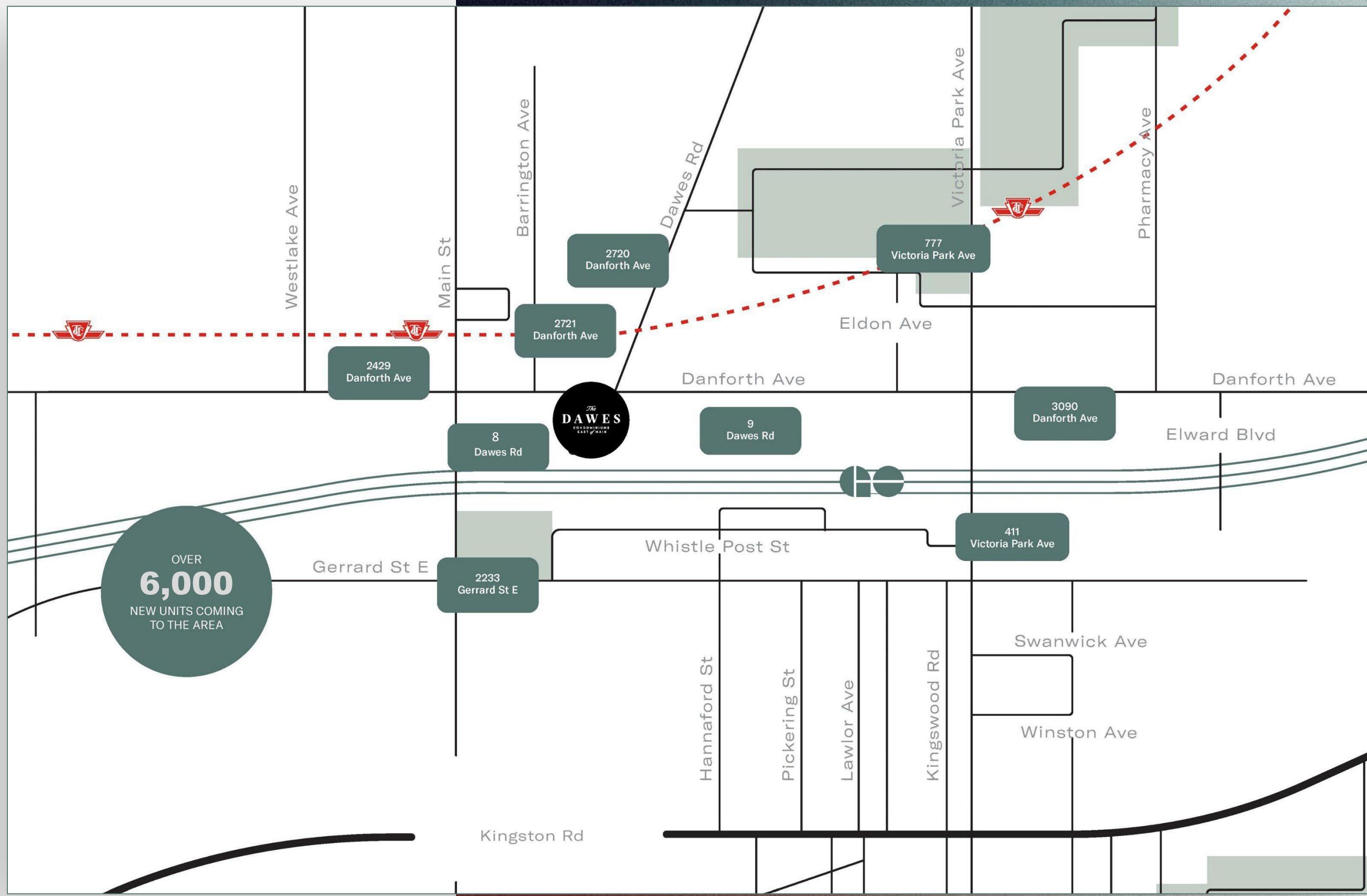


WHY INVEST IN THE EAST END

In 2020, The East York Community Counsels 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

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 11,619m² 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

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.



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.



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.

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 facade, 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



The city of Toronto might be getting more community space thanks to two developers who are 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 | [Comment](#) | [Email](#) | [Print](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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.

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 RENX 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 [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 RENX 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.

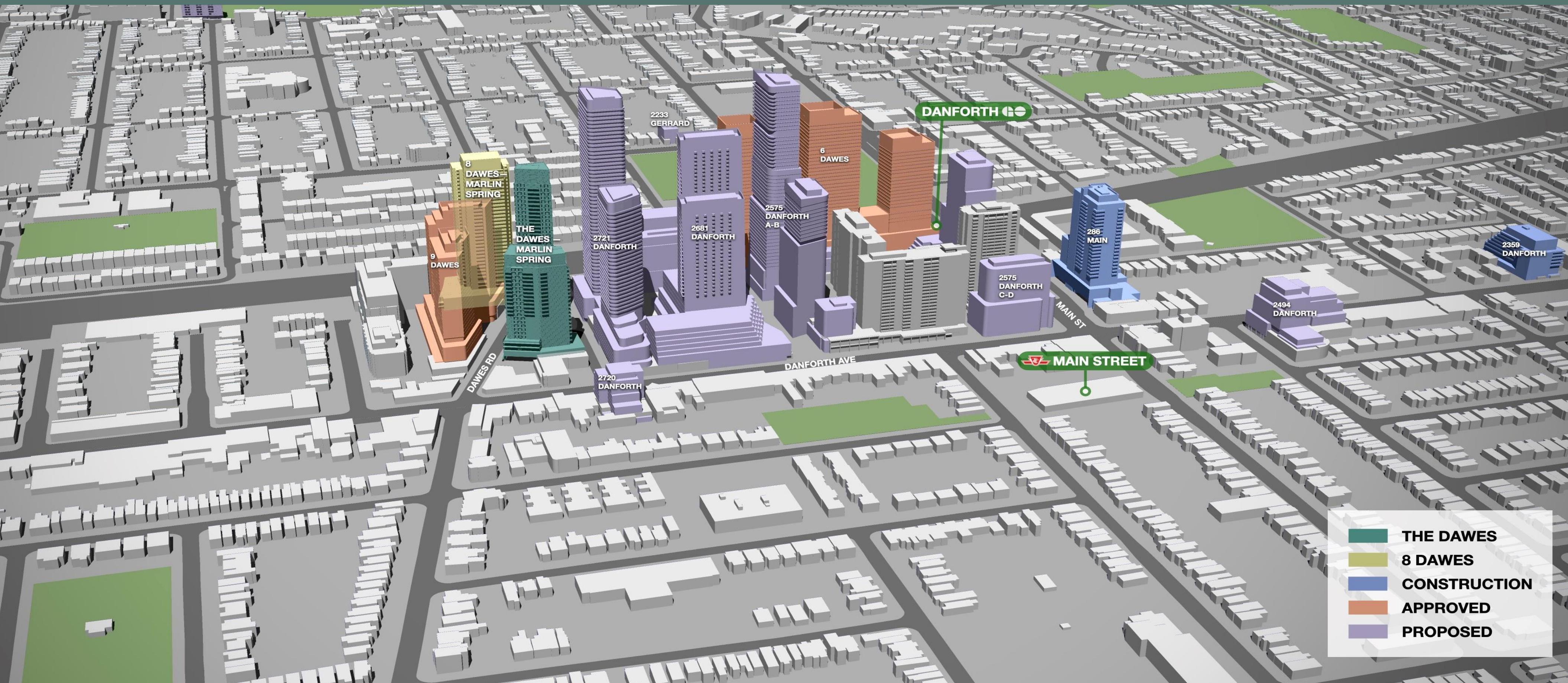


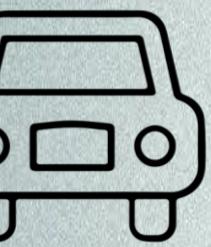
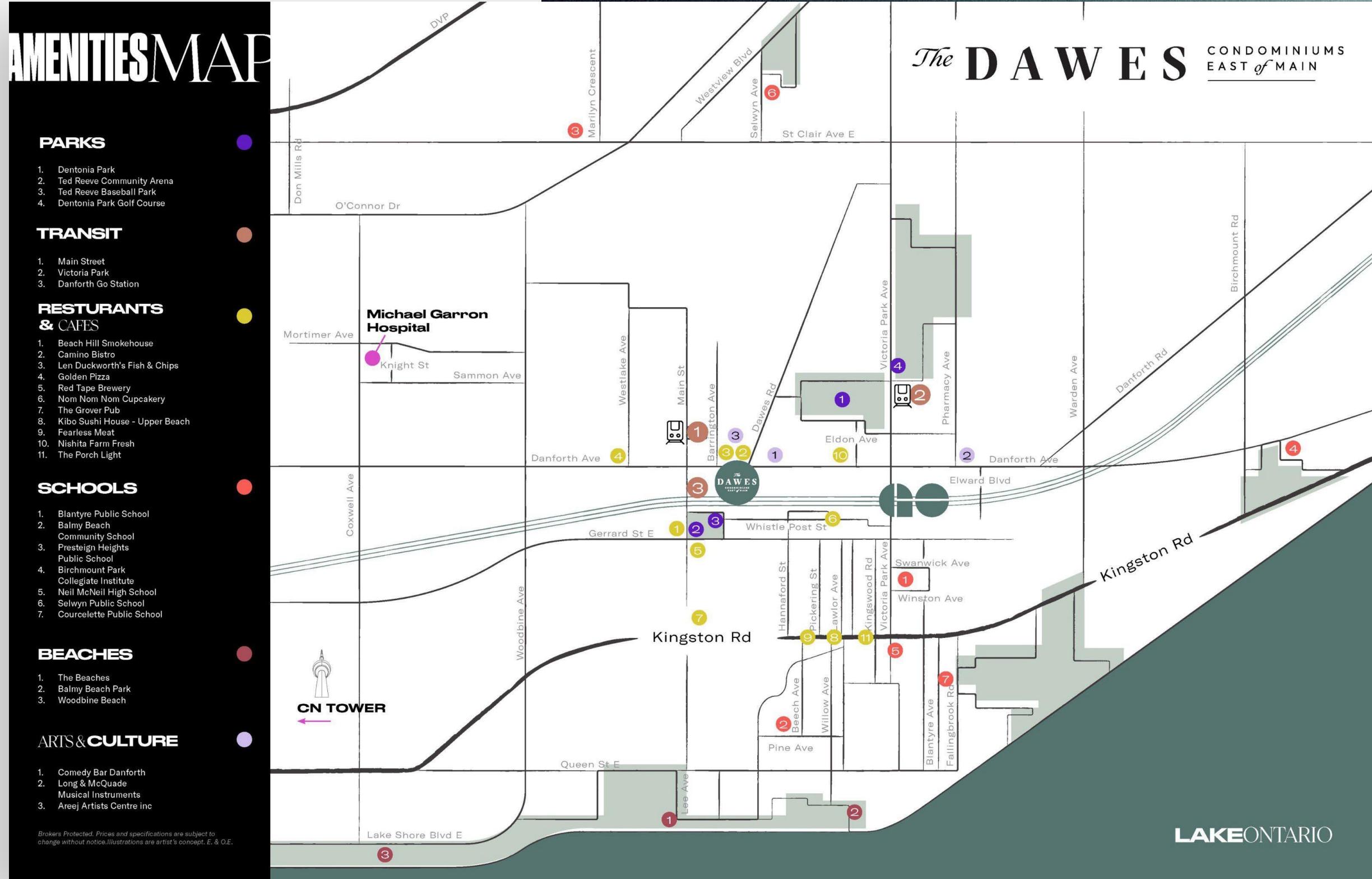
Marlin Spring plans a 38-storey residential tower at 8 Dawes Ave. in Toronto, a site just acquired from Metrolinx. (Courtesy Marlin Spring)

MAIN

TOWER II
AT THE DAWES

The Future of Main and Danforth





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



THE MAIN – TOWER II AT THE DAWES

95
Transit
Score

96
Walk
Score

91
Walk
Score

600m from Main St. TTC Subway station

7 min walk to Main St. TTC Subway station

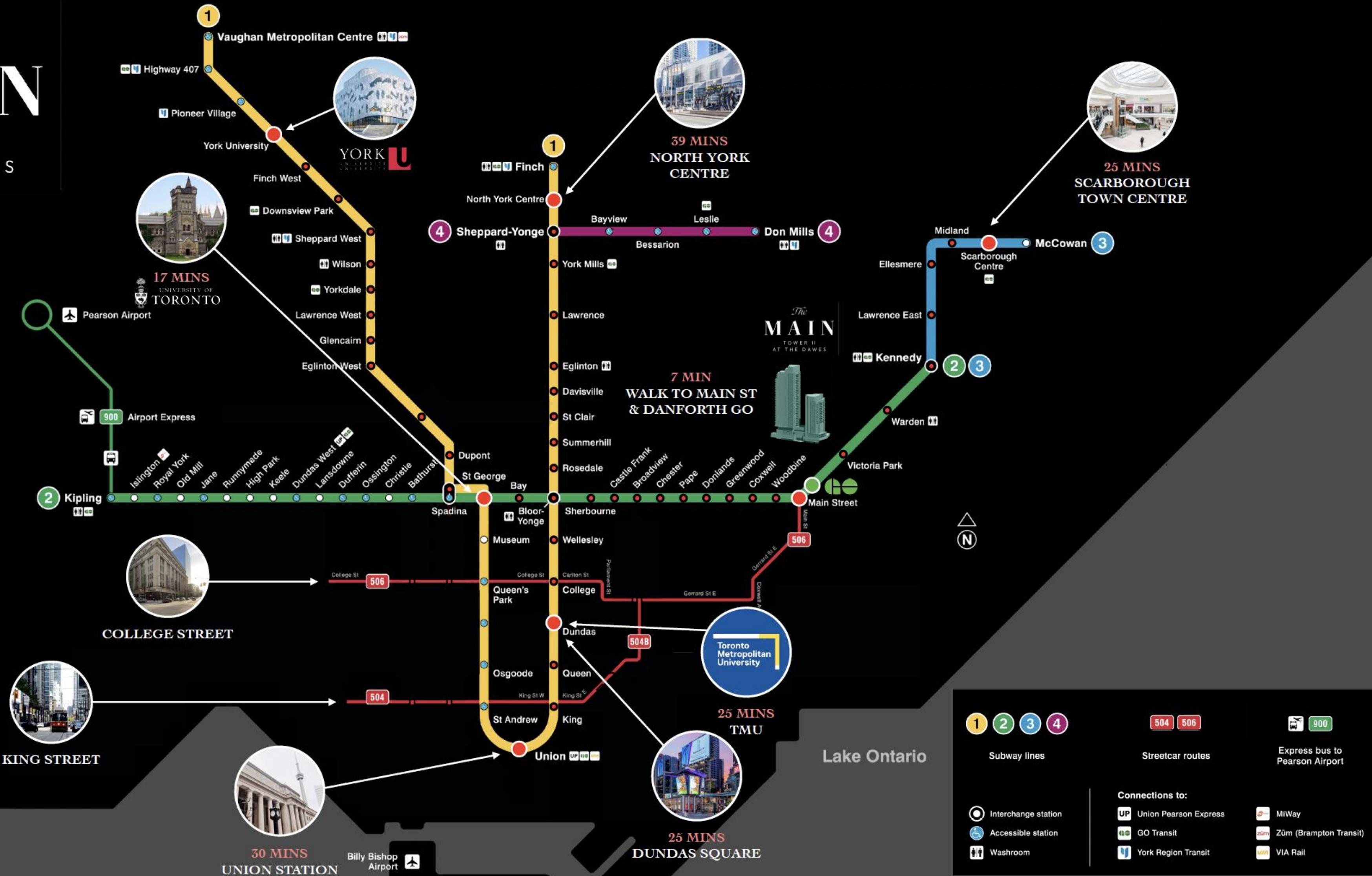
7 min walk to Danforth GO Station

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



DREAM BIG
SMILE
WIDE.
HUG
TIGHT.

WIDE MAIN EAST OF MAIN
HUG MAIN EAST OF MAIN
TIGHT MAIN EAST OF MAIN

EAST OF EAST OF **MAIN MAIN** EAST OF EAST OF **MAIN MAIN**

THE DAWES INDOMINUMS CONNECTED

The diagram is a circular flow chart. At the top, the text '2022' is written. From the top, a curved arrow points down to the text 'THE DAMES S'IMPORTE QUI'. From the bottom of this text, a curved arrow points left to the text 'THE DAMES S'IMPORTE QUI'. From the left side of this text, a curved arrow points up to the text '2002'. From the top of this text, a curved arrow points right to the text 'THE DAMES S'IMPORTE QUI'. From the right side of this text, a curved arrow points down to the text '2002'. This cycle repeats three times, creating a circular pattern of text and arrows.

DAVE DAWES THE DAWES

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.

A collage of travel-related images including a map of the world, a globe, a suitcase, and a flight map.

The image is a collage of several graphic elements. On the left, there are four variations of the 'The Dunes' logo, each featuring a stylized 'D' inside a circle, with the word 'The Dunes' written in a cursive script to the right. The variations differ in the placement of the 'D' and the word 'The'. On the right, there is a graphic for 'THE DAWES CO. EXPLORE FLORIDA'. It features a large, stylized 'G' logo, the text 'THE DAWES CO.' above 'EXPLORE FLORIDA', and the word 'THE' at the bottom. The 'EXPLORE FLORIDA' text is overlaid on a circular graphic that includes the text 'CONNOISSEURS', 'MS 2022', 'THE DAWES CO.', 'MS 2022', and 'DAWES'.

A woman with long brown hair, wearing a grey and white horizontally striped sweater, is sitting at a table. She is looking down at her hands, which are clasped together. In the background, there is a white wall with large, faint, blocky text that appears to read 'JUNIOR', 'OBSESSION', and 'GIRL'. A large, solid black circle with a white right-pointing triangle play button icon is overlaid in the center of the image.

THE EDWARDIAN ERA DEFINING YOUR SPACE

NEVER STOP GROWING

The logo for The Dunes is a stylized graphic. It features a large, bold 'D' with a diagonal line through it, partially obscured by a dark, curved shape resembling a stylized 'W' or a wave. Below this, the word 'The Dunes' is written in a flowing, cursive script font. The entire logo is set against a light background with a dark border around the text area.

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

A large, bold, white-outlined font is used to create the letters 'N', 'E', 'S', and 'A' on a solid black background. The letters are positioned in a staggered, overlapping arrangement. Inside the letters, white text provides a list of 12 positive actions: '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.', and 'Make some art.'.

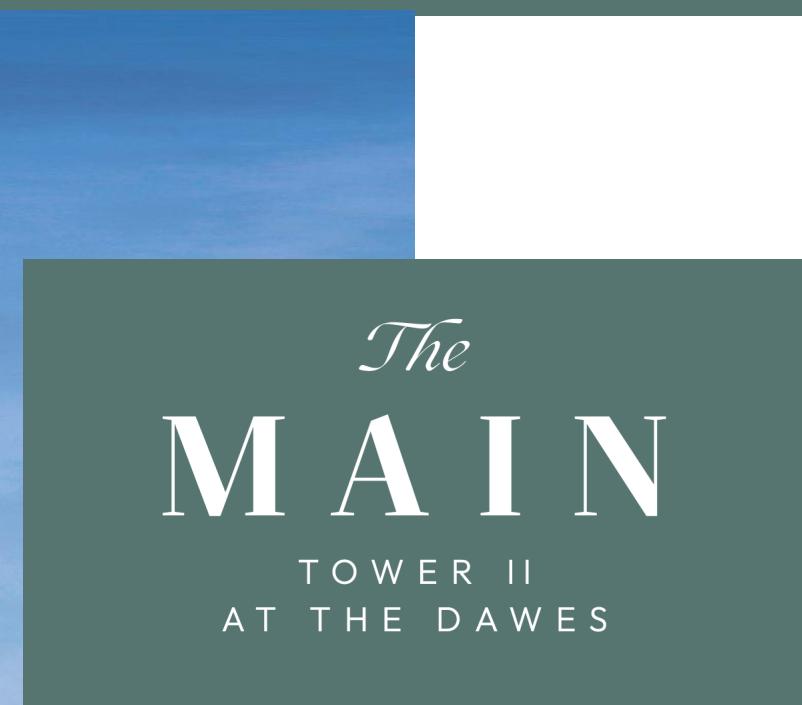
Turn off
your phone
go make
some art.



**FIRST
RELEASE
SOLD
OUT!**



East of Main



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

A large, handwritten signature in black ink that reads "East of Main". The signature is fluid and cursive, with a large, sweeping "E" at the beginning and "Main" written in a flowing script across the rest of the word.

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)





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.

EAT Main

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.

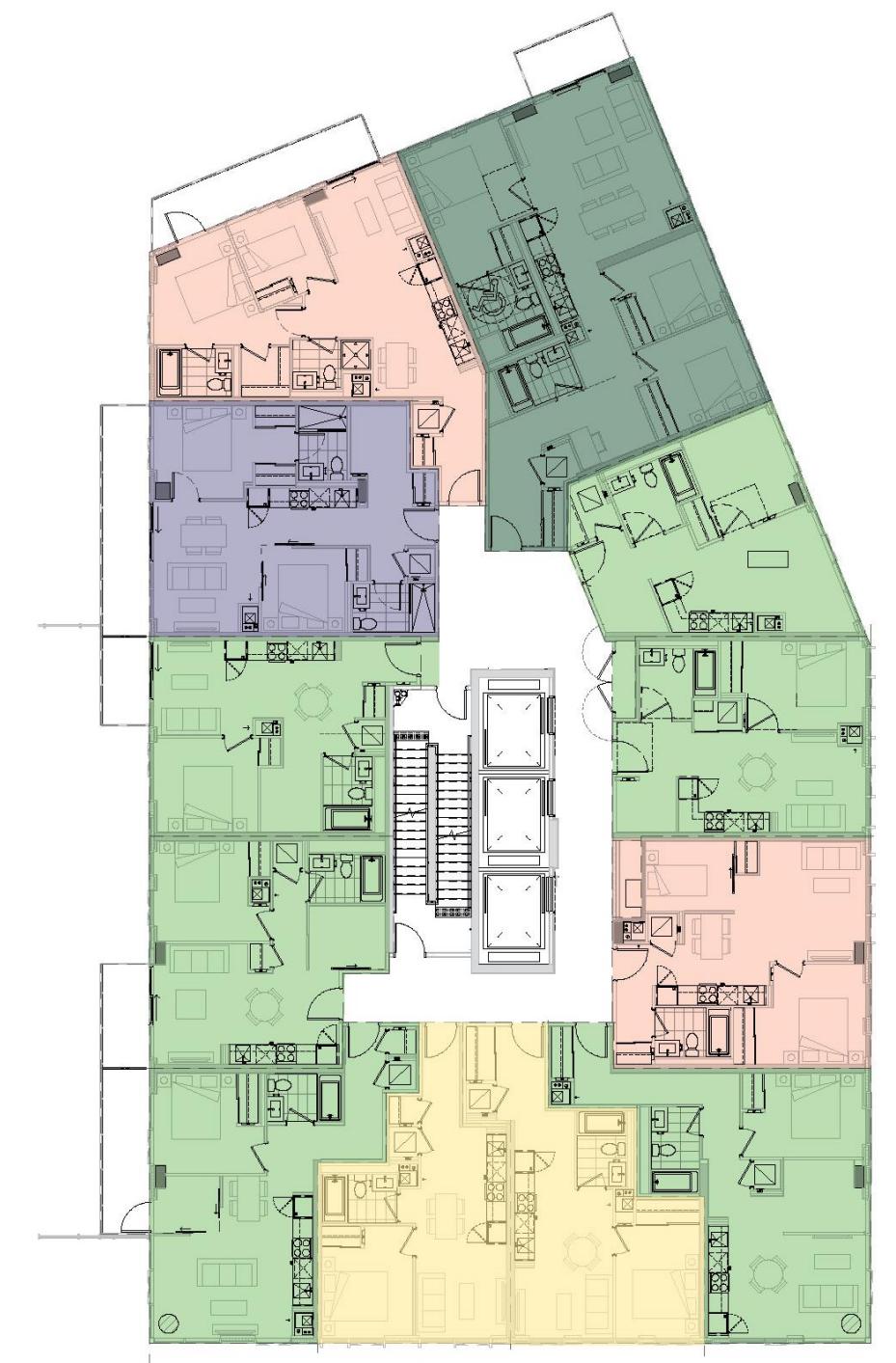
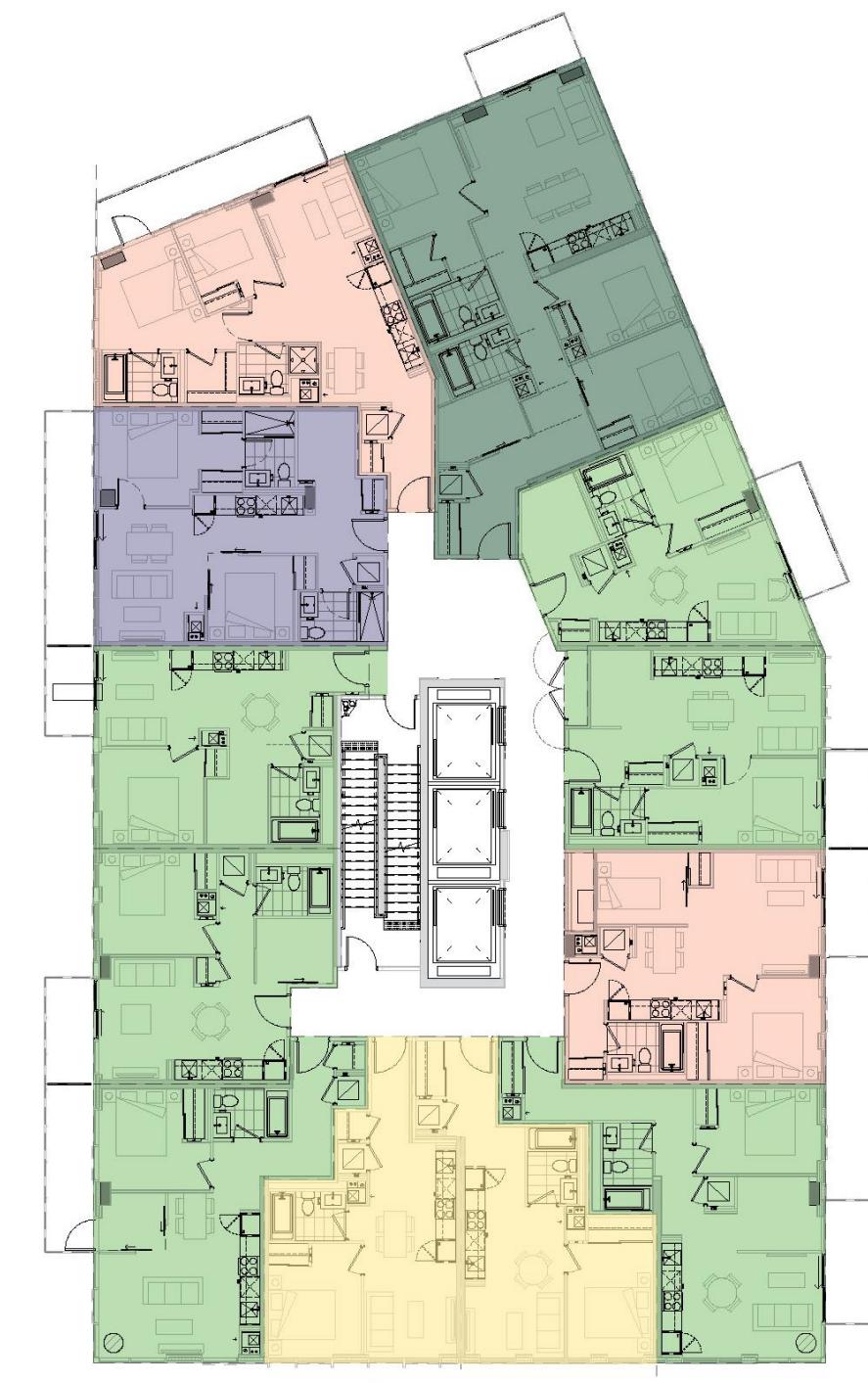
VIRTUAL KEYS
Grant secure guest access by sending virtual text keys.

COMMUNITY MESSAGING
Receive important building news directly to your phone.

THERMOSTAT CONTROL
Remotely set your thermostat from anywhere.

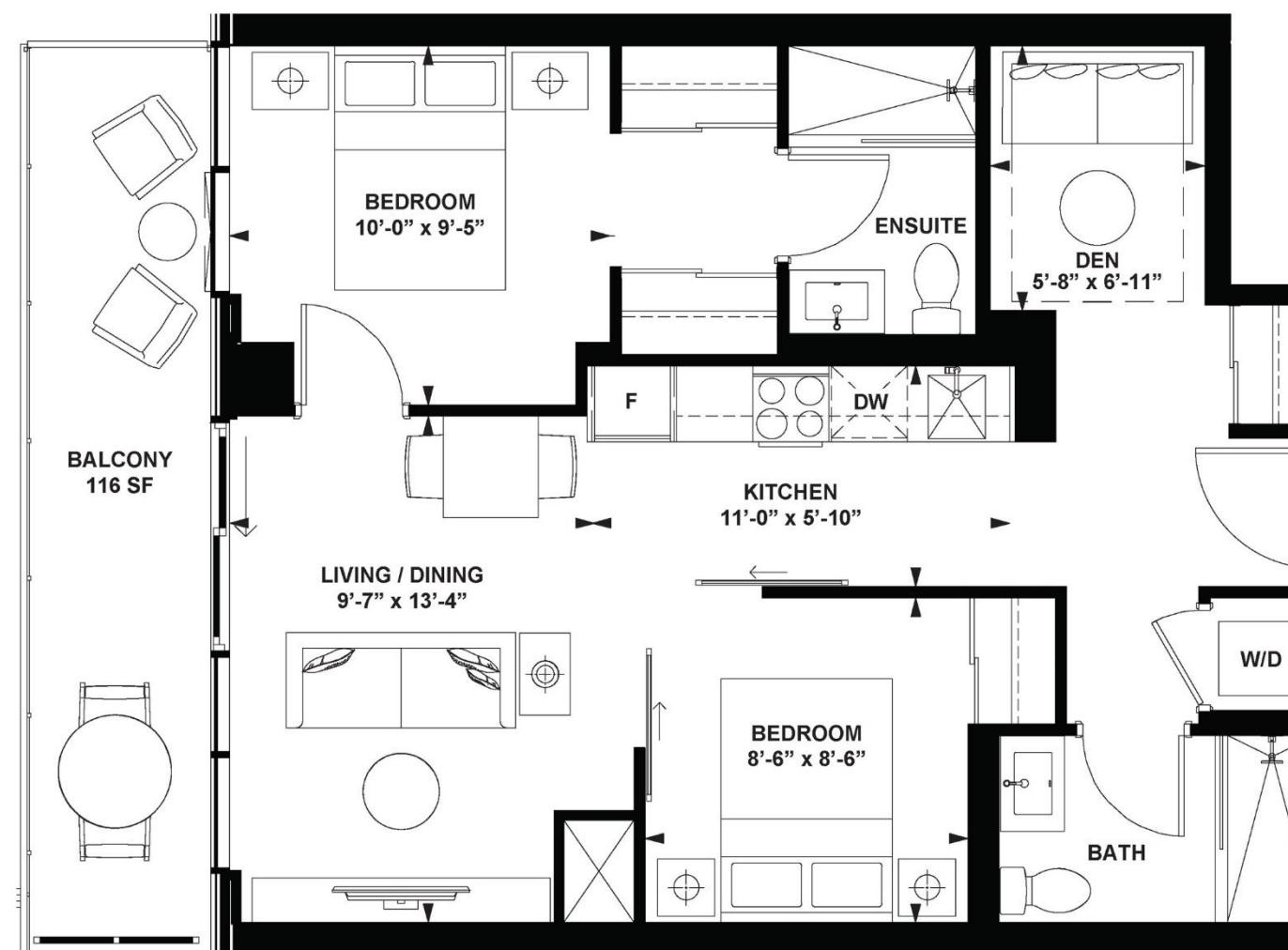
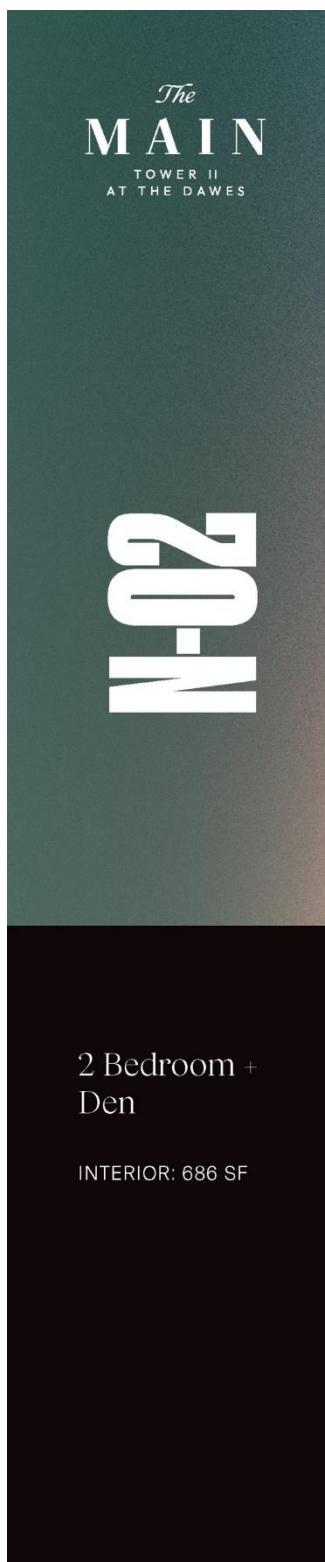
MARLIN SPRING

SAMPLE KEYPLATE

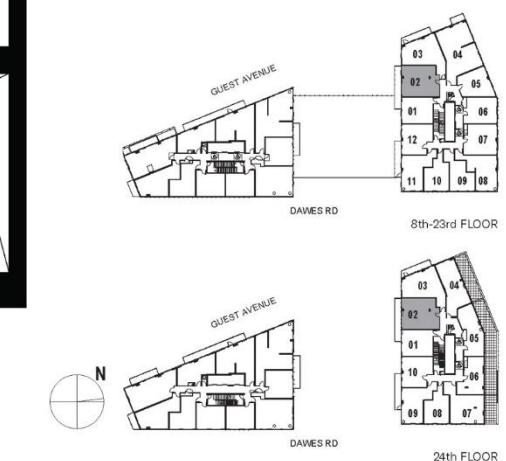
7th / 11th Floor12th / 18th Floor

- 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

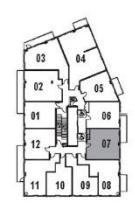
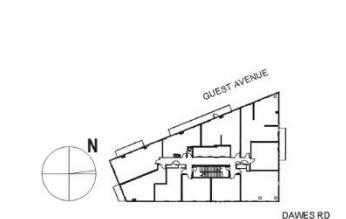
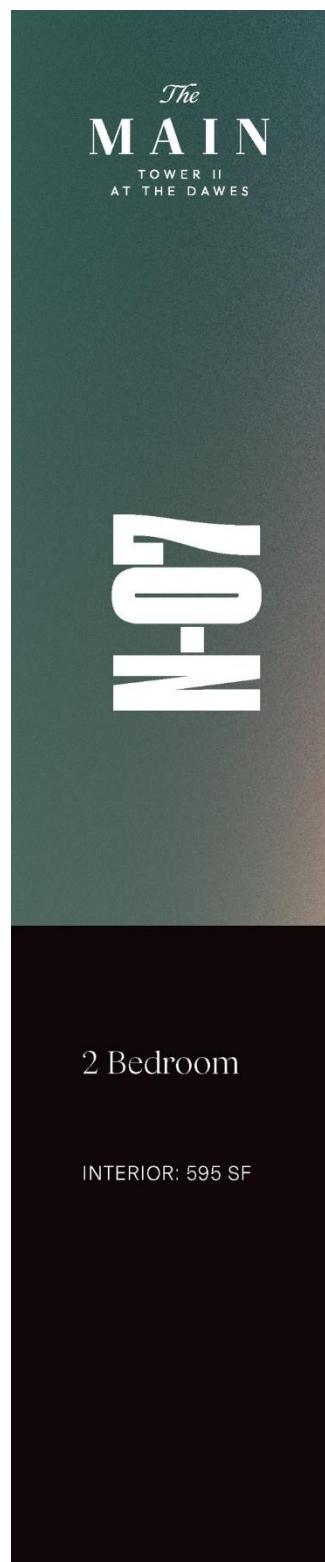


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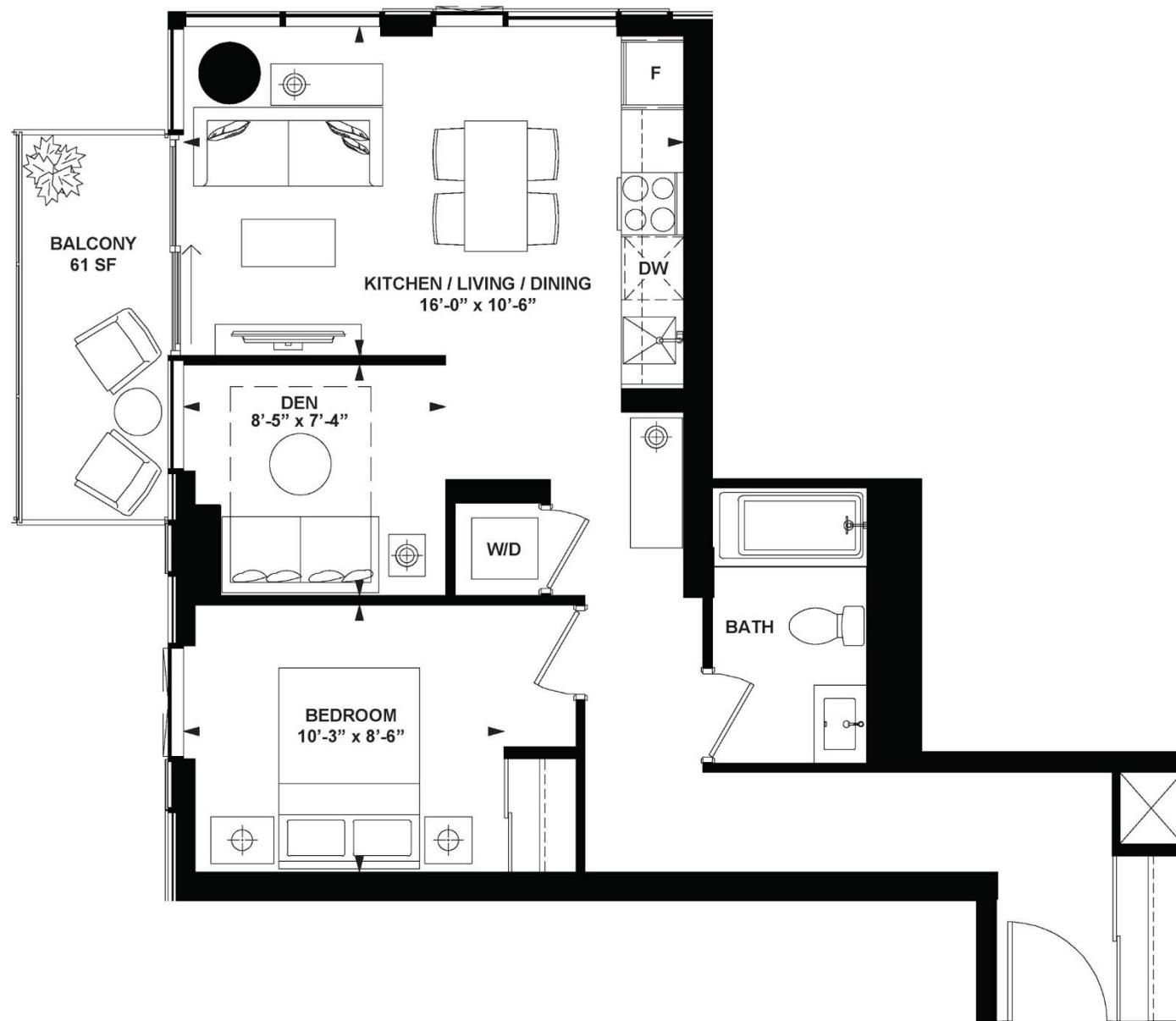
MARLIN
SPRING

SAMPLE FLOORPLANS

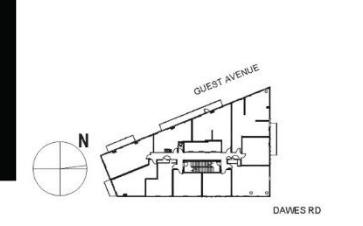


MARLIN
SPRING

SAMPLE FLOORPLANS

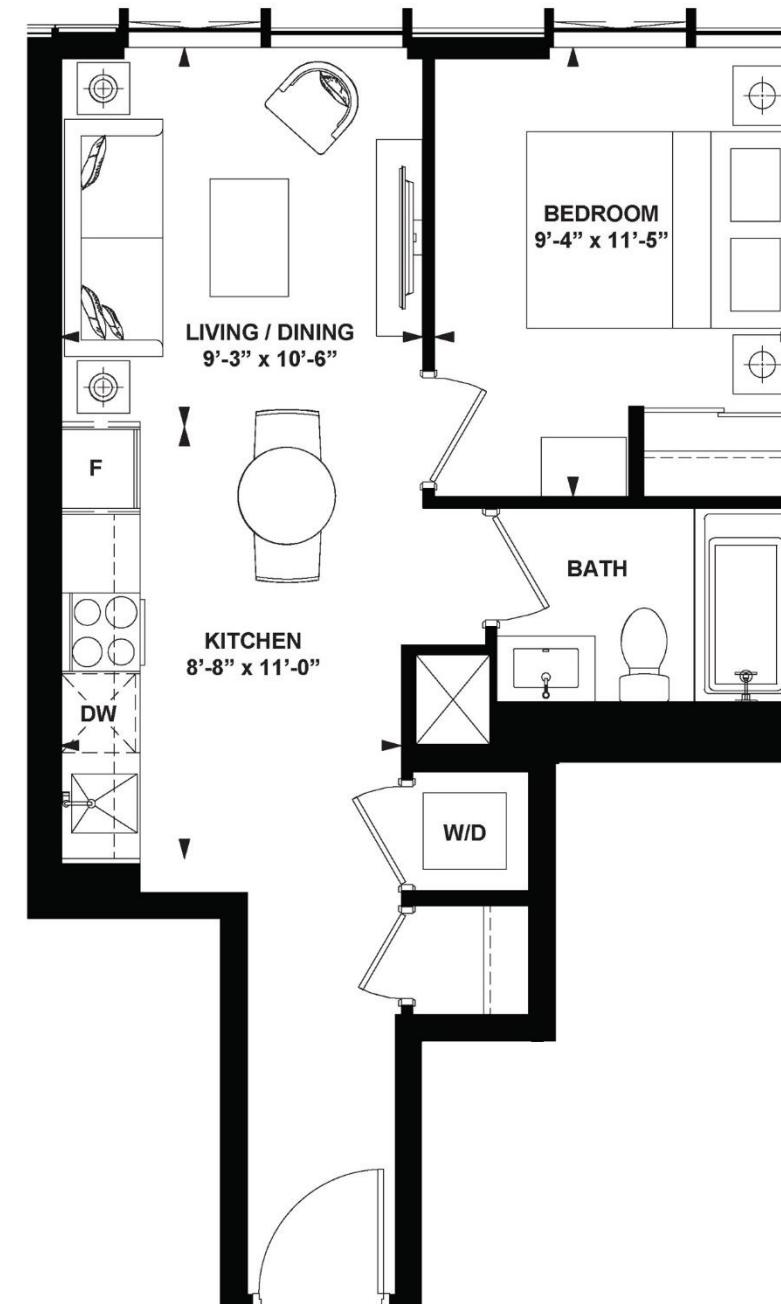
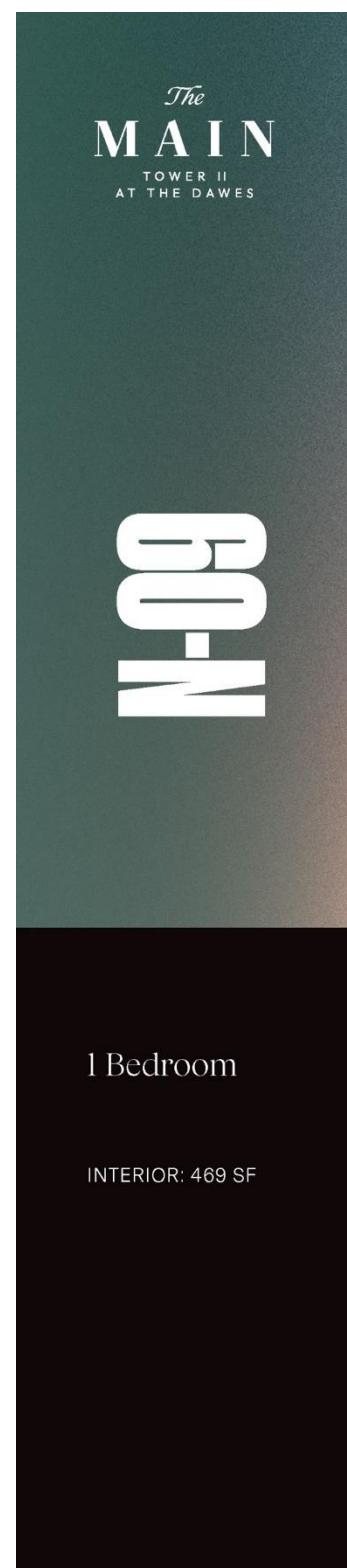


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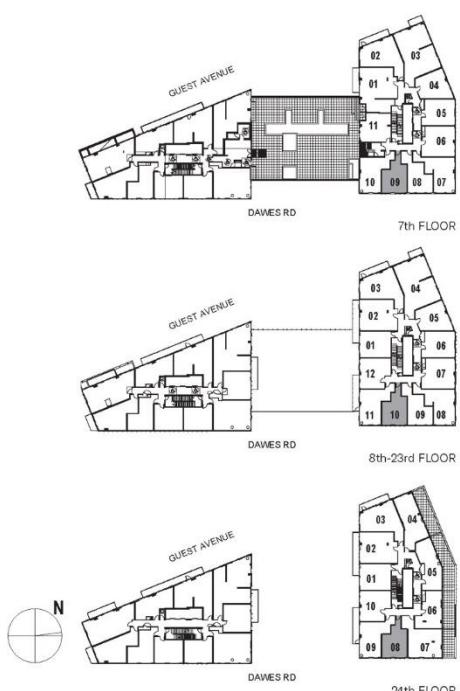


MARLIN
SPRING

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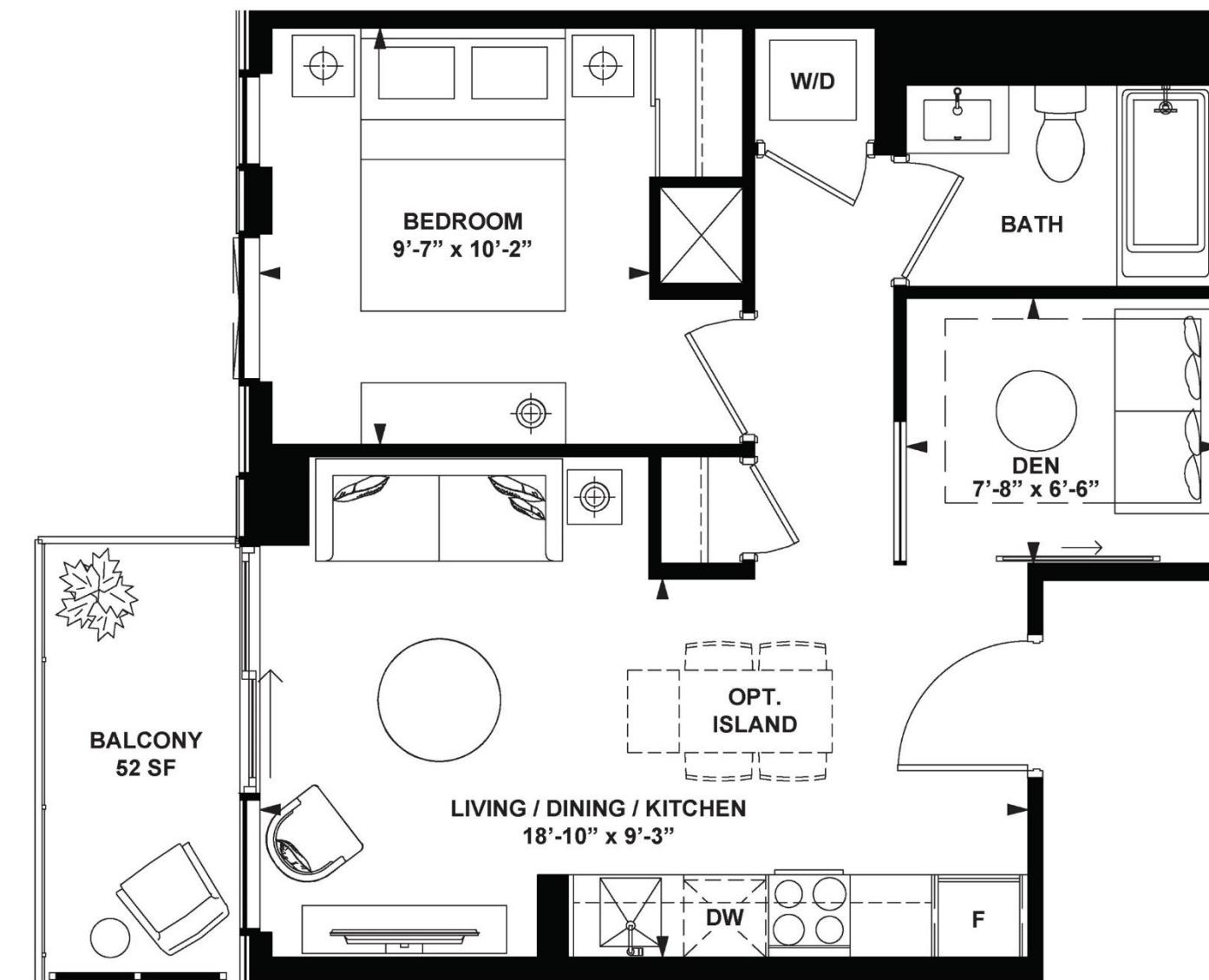
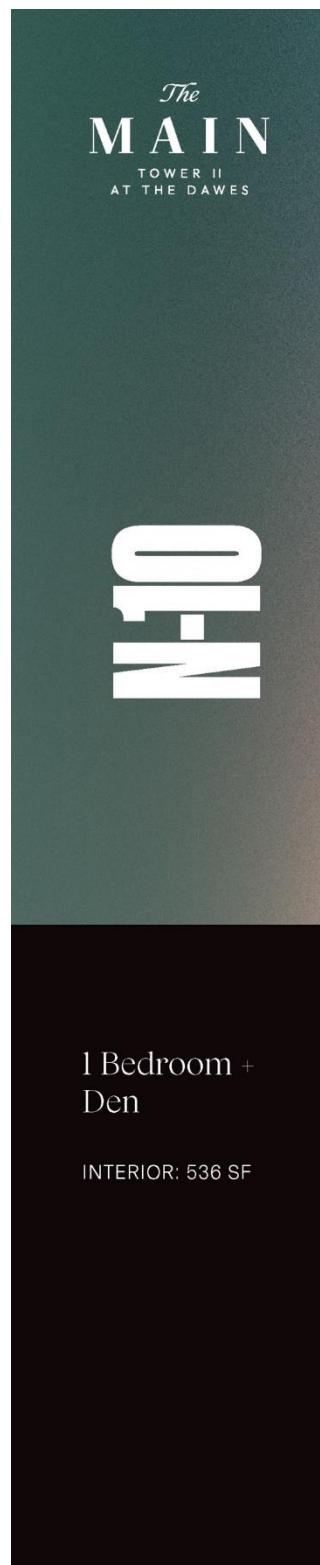


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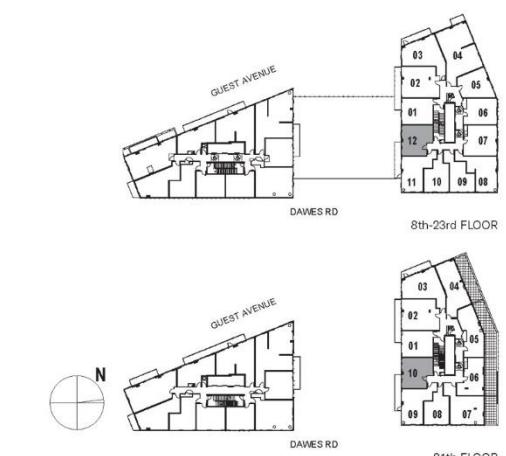


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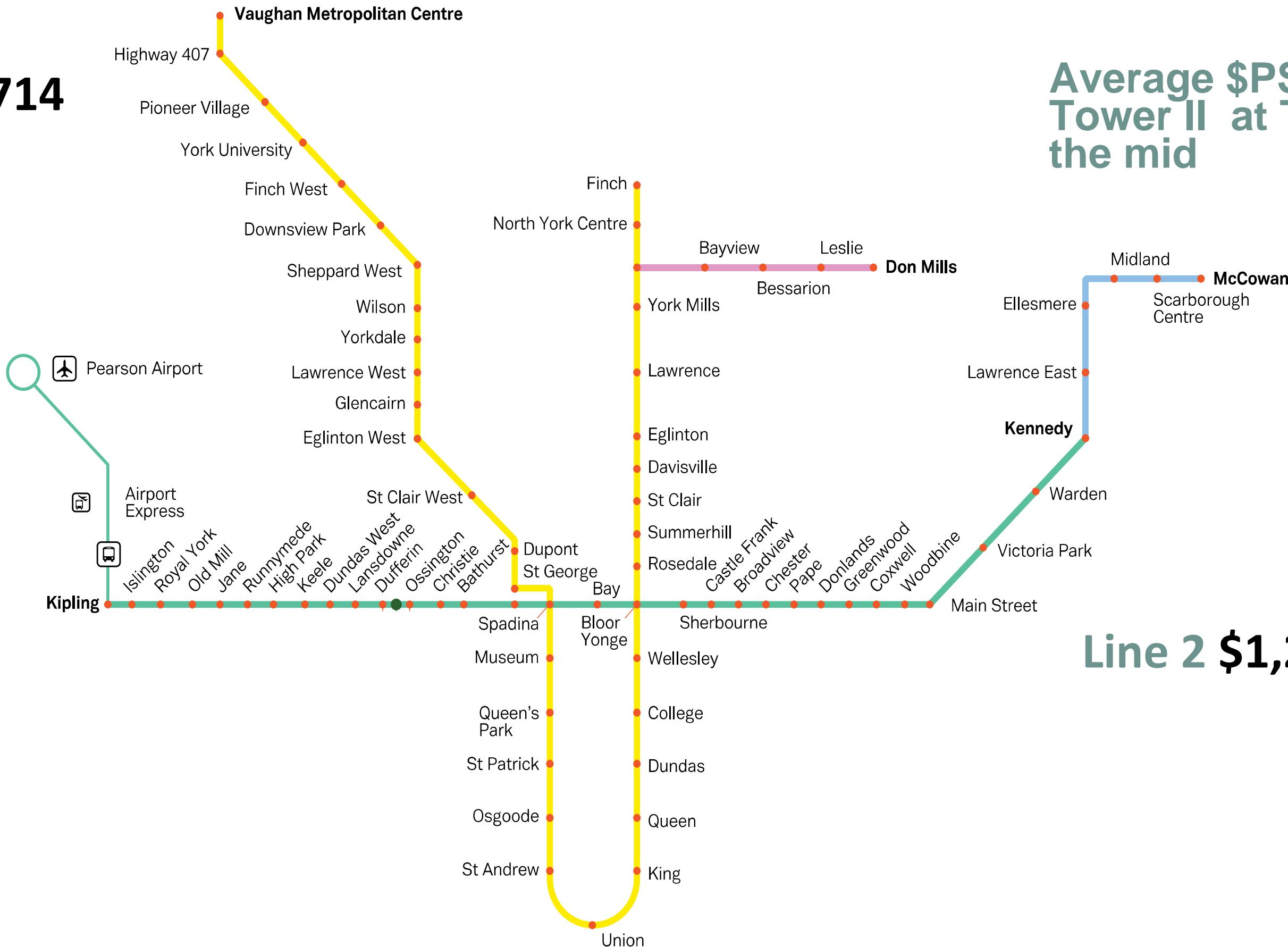
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MARLIN
SPRING

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



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

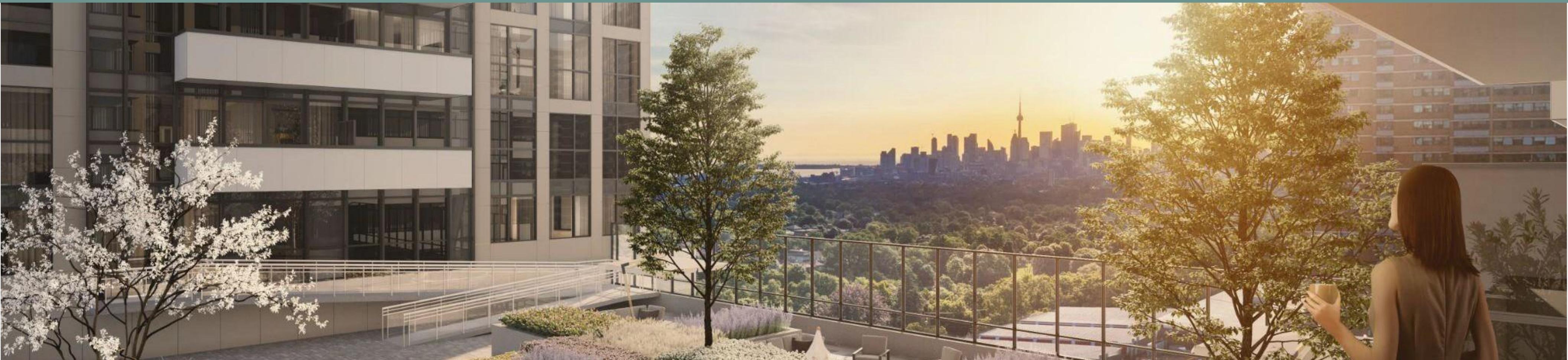
BRAND NEW EXTENDED DEPOSIT STRUCTURE



The
MAIN
TOWER II
AT THE DAWES

* Some restrictions may apply. Please speak to a without notice E.& O.E. December 8, 2022. * All conditions set out on the broker's referral form must be met. Please speak to Sales Representatives for details. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

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)



AGENT COMMISSION

4%

COMMISSION on The Main,
Tower II at the Dawes.*

IMPORTANT DATES/PROCESS

June 6th at 1pm

OFFICIAL LAUNCH DATE.

You may begin to bring in clients to our sales office
starting Saturday, May 20th

To book exclusive broker presentations, please contact our sales representatives.

MEET THE SALES TEAM



Kimberley Crescini
Director of Sales
Kimberley.crescini@baker-re.com



Jhas Cativo
Project Manager
Jhasmin@baker-re.com



Brittany Tsirlis
Sales Representative
647.308.4228
brittanytsirlis@bakersales.info



Garlin Louie
Sales Representative
416.830.2668
garlinlouie@bakersales.info



Patrick Nguyen
Assist. Project
Manager
Patrick@baker-re.com

Marlin Spring Broker Portal
Password: dawesVip

Baker Portal
<https://mybaker.baker-re.com/projects/thedawes>

The
MAIN
TOWER II
AT THE DAWES



SALES CENTRE

Sales Office:
**2135 Danforth Avenue
Toronto, ON M4K 1K2**

Office hours:
• **Mon - Thurs 12 to 6pm**
• **Sat & Sun 12 to 5pm**

P: 647-368-7331
E: sales@thedawes.com



The

M A I N

TOWER II
AT THE DAWES

M A R L I N
S P R I N G