

MARLIN
SPRING

THE DAWES.COM

The
DAWES
CONDOMINIUMS
EAST *of* MAIN



East of Main



TABLE OF CONTENTS

Project
P.4

Life East of Main
P.6

Neighbourhood & Maps
P.8

Architecture
P.10

Amenities
P.22

Suites
P.37

Team
P.44



This is your new frontier.
The place to call home that
feels like the perfect fit.

Marlin Spring is transforming Danforth Village with a modern residential opportunity. Be among the first to call this evolving neighbourhood home, close to some of the best transit in the city, with the TTC Subway & GO Station both steps from your front door. Everything you need for great days and nights is a short walk away. You can shop, dine, and enjoy a busy social life - close to home.





With The Beaches to the south and Taylor Creek Park to the north, Danforth Village is a neighbourhood close to it all: green space, the waterfront, excellent schools, and the hallmarks of a modern community.

Walk to any store you'll need to visit on Danforth Avenue or take the subway west towards Yonge Street. The diversity of The Danforth shines through in the variety of restaurants and retail options residents will enjoy every day. The Dawes rises in a neighbourhood where opportunity awaits.



OPPORTUNITY IN EVERY

direction
DIRECTION

AREA MAP



Transit Score
95



Walk Score
96



Bike Score
91

TRANSIT

1. Main St. TTC Subway Station
2. Victoria Park TTC Subway Station
3. Danforth GO Station

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. Courcellette Public School

PARKS

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

RESTAURANTS & CAFÉS

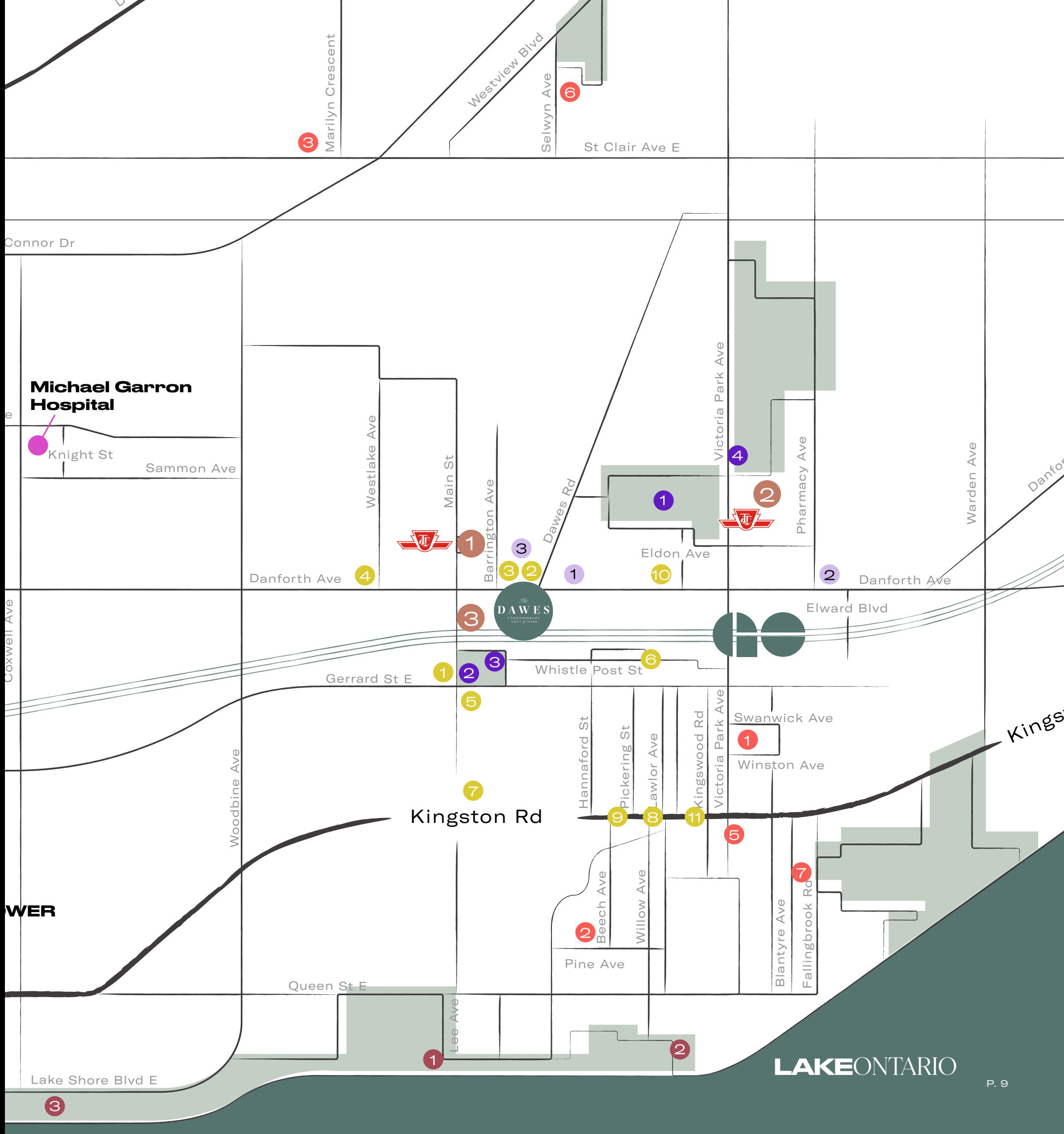
1. Beach Hill Smokehouse
2. Camino Bistro
3. Len Duckworth's Fish & Chips
4. Golden Pizza
5. Red Tape Brewery
6. Nom Nom Nom Cupcakery
7. The Grover Pub
8. Kibo Sushi House - Upper Beach
9. Fearless Meat
10. Nishita Farm Fresh
11. The Porch Light

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





“

The Dawes represents a unique opportunity to create a transit-oriented condominium where people can live, work, and play within a short walk or bike from shopping, similar to a European lifestyle where residents are less dependent on a car.

- Gianni Ria, IBI Group





The Dawes is bringing a new era of urban living to Danforth Village.

Make The Dawes your home and be the first to catch a glimpse of views from new heights in the area. With the Main St. TTC Subway Station and Danforth GO Station minutes from your front door, experience the freedom of exploring the area with convenience.



City of Main

Enjoy living close to shopping, restaurants, and all of the conveniences you will love about Danforth Village. The Dawes combines sophisticated interiors with the benefits of on-site retail and unmatched amenities.

BEPresent



Early mornings. Late nights. There's so much to experience in Toronto's East End.

What hidden gems will you discover?





BAYVIEW



You'll have so much to explore around The Dawes and across Danforth Avenue.

DEFINE YOUR SPACE THE DAWES

THE DAWES CONDOMINIUMS

Let your happiness flow

Express Yourself

Try something new

VALU T WILL

PL EXPR FY

THE DAWES CONDOMINIUMS



BYO



Life at The Dawes is how you define it.

This is your East End.



WAKE UP AND DISCOVER

The amenities at The Dawes are designed to fit your lifestyle and let you live a life beyond your suite.

The Dawes is a space you can be social, active, and productive. And there's space for children to have fun in thoughtfully-designed spaces for parents and kids alike.



The welcome
is warm.

The Dawes is an address
that defines modernity with
thoughtfully-designed finishes
that create a building of energy
and artistry.





WAKE UP EARLY.



The Dawes - Fitness 3rd Floor

DEFINE YOURSELF.

The two-storey Fitness Centre features modern strength and cardio equipment and a private yoga room.

DREAMBIG



The Dawes - Fitness 4th Floor





The goal in designing the interiors of The Dawes was to create spaces that provide flexibility, adaptability, and a memorable experience for residents.

– Kelly Cray, U31



Your private suite at The Dawes is your home - a personal space that makes you feel safe and rested.



THE DETAILS MATTER.



Marlin Spring has taken the utmost care in building all suites at The Dawes.

Layouts are designed to maximize space using modern, high-quality craftsmanship. Residents will enjoy a variety of thoughtfully-selected features and finishes throughout their suites. Award-winning Interior Design firm U31 has meticulously crafted each component to exceed standards and expectations.

GENERAL SUITE FEATURES

- Ceiling height +/-9' with smooth finish except where dropped ceilings occur and/or structural beams or mechanicals exist and excluding bathroom areas *
- Laminate flooring in living, dining and sleeping spaces (washroom and laundry areas to be tiled) +
- Approximately 4" baseboards with coordinating 2" door casings
- Solid core entry door with security view hole and suite entry surround
- Sliding door(s) and/or swing door(s) throughout **
- Chrome hardware on swing door(s) +
- Wire closet shelf and/or rod in all closets
- Flat white paint finish for walls and ceilings throughout; white semi-gloss paint in bathrooms and for all trim and doors
- Balconies, terraces and patios with sliding and/or swing doors **

BUILDING FEATURES

- 24 hour Concierge service ***
- Mail area along with smart parcel storage area
- Key FOB controlled access system at entry points and garage
- Elevators accessible from parking garage, ground and residential floors
- Resident bike parking available in building
- Pet wash area and pet-friendly outdoor amenity space
- Professionally designed lobby and entrance area
- Multi-purpose common areas and lounge spaces including games room, screening room and co-working lounge
- Wellness centre with exercise, cardio and weight training spaces
- Professionally designed outdoor terrace to include outdoor BBQ and dining areas

KITCHEN

- Custom designed kitchen with 12" uppers and slab cabinetry in one of 3 colour palettes +
- Designer curated quartz countertop +
- Stacked washer and dryer
- Contemporary kitchen backsplash +
- Single basin stainless steel undermount sink with
- Single-lever pull-down spray faucet in Chrome finish +
- 24" stainless steel appliances including counter depth fridge, 24" freestanding range, 24" panel-ready dishwasher and 30" OTR microwave

BATHROOM

- Bathroom vanity with quartz countertop and undermount sink +
- Contemporary single lever Chrome faucet +
- Frameless mirror with valance light +
- Full height ceramic wall tile in tub surround and in separate shower stall +
- Chrome Faucet in tub or in separate shower ** +
- Clear glass shower partition or chrome framed shower enclosure with door (as per plan) with recessed shower
- pot light where separate shower stall is shown **
- Pressure balanced valve(s) for tub and/or shower
- 12 x 24 Porcelain floor tile in bathroom(s)
- Contemporary white acrylic soaker tub **
- Tiled shower stall floor **+
- Privacy lock on bathroom door(s)

VALET VALET VALET

Ivalet is a mobile application for your every day at The Dawes. It will streamline your life, allowing you to book amenities, see who's at the front door, and more.



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.

THE DEVELOPER

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs, and repositions assets throughout North America with a mission to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values.

The award-winning company brings a fresh, innovative, and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, Marlin Spring produces inspiring, forward-thinking, and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise, and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the region, Marlin Spring has products to suit everyone's needs.

Their current portfolio includes sought-after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.



Ranked No. 1

Fastest Growing Company in
Canada by Canadian Business

45

Projects

8000

Development Units

\$7 Billion

Project Completion Value

13 Million

Sq. Ft. of GFA

THE TEAM

ARCHITECT



is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, IBI has designed many of Toronto's exclusive condominium developments. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

INTERIOR DESIGN



is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients needs and rise above expectations.

SALES TEAM



has specialized in the sales and marketing of new home master-planned communities, including condominiums, townhomes, and single-family homes, as well as hotel condominiums and resort properties, operating in all four corners of the globe. Baker Real Estate has worked with extraordinary clients and visionary teams to create lasting value. We bring innovation, expertise, and unparalleled experience to every new challenge. From our record-breaking sell-outs to our innovative technologies and unmatched expertise, Baker has always taken the lead role.

THIS IS



CONNECTED



TED

EAST END

LIVING



The
DAWES
CONDOMINIUMS
EAST *of* MAIN



MARLIN
SPRING

Illustrations are Artist's concept. E. & O. E.

The DAWES

CONDOMINIUMS
EAST of MAIN

LOCATION

10 and 30 Dawes Rd

STOREYS

South Tower – 38 storeys, North Tower – 24 storeys; Connected by a 6-storey Podium

UNITS

631

AMENITY SPACE

27,000 of Indoor & Outdoor Amenity Space over 5 floors

17,000+ sq. Ft. Retail and Office Commercial Space

11,000 sq. Ft. Indoor and Outdoor Daycare in the Heritage Building

MARLIN
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Danforth Village

2

Main St. TTC
Subway Station

7

Danforth Go Station

6



Dentonia Park

2

Taylor Creek Park

3

The Beaches

12



Greek Town

10

Future Ontario
Subway Line

12

Toronto Eaton Center

30

University of Toronto
St. George Campus
from Main Station

16

Ryerson University
from Main Station

19



Shoppers World
(Metro, Lowes, Staples, Shoppers
Drug Mart)

2

Greek Town

7

The Beaches

8

DVP

13

HWY 401

16

University of Toronto
St. George Campus

16

Ontario Science Centre

17

Ryerson University

19

AMENITIES

1st Floor:

- Parcel rooms
- Pet Wash
- Residents Lobby with 24 hr Concierge
- Kids' Area: indoor and outdoor

3rd Floor:

- 2-storey Fitness Studio: weights, machines, spin, yoga, boxing

4th Floor:

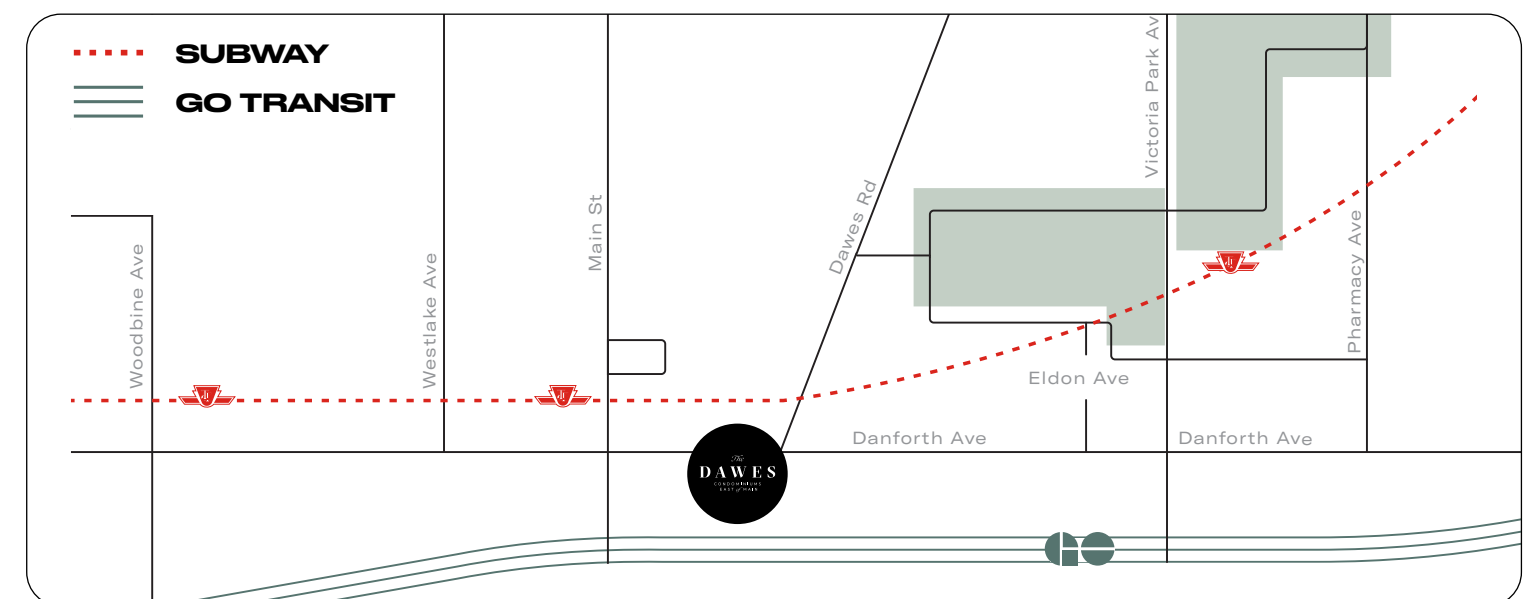
- 2-storey Fitness Studio: weights, machines, spin, yoga, boxing

5th Floor:

- Games room
- Social Lounge
- Art/Maker Studio
- Indoor Dining
- Co-work

7th Floor:

- Outdoor Dining
- Outdoor BBQ
- Outdoor Lounge
- Library Lounge
- Meeting Room
- Screening Room



- The Dawes is 600 m away from Subway Station.
- The Average price p.s.f of 9 Toronto projects within 600 m from the 2 Subway lines is approx. \$1600

The
DAWES
CONDOMINIUMS
EAST of MAIN

FUTURE ONTARIO LINE

- \$11 billion Project¹
- 15.6-kilometre line²
- 15 station stops including Danforth and Pape

FUTURE NEIGHBOURHOOD

- The Dawes is the first high-rise residential project among the 5600 new residential units coming to Danforth Village
- Dawes Road Branch will be redeveloped into a 20,000 sq. ft. Library plus 5,500 Community Hub
- 20 million projects

SCHOOLS

University of Toronto

- Total Enrollment 95,055 (2020-21)³
- Total international Students 20,357 (2020-21)³

Ryerson University

- Total Enrolment 36,365 (2020-21)⁴
- Total international Students 3,036 (2020-21)⁴

- 1 million international students coming in 2022⁵
- 490,000 projected students will be needing rental accommodation in 2022⁵

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East of Main



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Sources: 1. <https://torontolife.com/city/ontario-line-toronto-ttc-11-billion-subway-war/>
4. <https://www.ryerson.ca/university-planning/data-statistics/key-statistics/>

2. <https://www.metrolinx.com/en/greaterregion/projects/ontario-line.aspx>
5. <https://storeys.com/canada-most-desirable-country-international-students-rent-hikes/>
3. <https://www.utoronto.ca/about-u-of-t/quick-facts>

T H E D A W E S . C O M

FEATURES & FINISHES

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- Wellness centre with exercise, cardio and weight training spaces
- Professionally designed outdoor terrace to include outdoor BBQ and dining areas

SMART COMMUNITY HIGHLIGHTS

- 1VALET Resident App (iOS & Android)
- Digital key access into building, common areas, and suites
- Community messaging (Staff to Residents)
- Amenity booking
- Package delivery notifications (Parcel Room integration)
- Video-calling from Entry System
- Virtual SMS text keys for guest access
- Document library (DocBox)
- Service maintenance ticketing

KITCHEN

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- Stacked washer and dryer
- Contemporary kitchen backsplash +
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- Chrome Faucet in tub or in separate shower ** +
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- Contemporary white acrylic soaker tub **
- Tiled shower stall floor ***
- Privacy lock on bathroom door(s)

MECHANICAL / ELECTRICAL

- Individual in-suite controlled all season heating and cooling system.
- Individual suite electricity meter(s), and water meter(s)
- Fibre cable to each suite
- Switch controlled receptacle in living area **
- Designer selected ceiling mounted light fixture(s) in den and entry corridor **
- Track lighting in kitchen
- In-suite smoke and CO detector
- One capped ceiling outlet in dining area or living/ dining area if combined (as determined by vendor) **

** Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

*** As per plan

*** See disclosure documents for further details

+ As per Vendor's preselected standard finish packages. Must be selected at time of purchase or Vendor reserves the right to select.