

Mixed Use Development

114-120 Cary St Ave Toronto

DEVELOPMENT APPLICATION

MARCH 2022

A3 DRAWINGS

- 1588A - 0-01/AA
- 1588A - 0-02/AA
- 1588A - 0-03/AA
- 1588A - 0-04 /AA
- 1588A - 0-05/AA
- 1588A - 0-06/AA
- 1588A - 7-01/AA
- 1588A - 7-02/AA
- 1588A - 7-03/AA
- 1588A - 7-04/AA
- 1588A - 7-05/AA
- 1588A - 7-06/AA
- 1588A - 7-07/AA
- 1588A - 7-08/AA
- 1588A - 7-09/AA
- 1588A - 7-13/AA
- 1588A - 7-14/AA
- 1588A - 7-15/AA
- 1588/A - 7-16/AA
- 1588A - 7-17/AA
- 1588A - 7-18/AA
- 1588A - 7-19/AA
- 1588A - 7-20/AA
- 1588A - 7-21/AA
- 1588A - 7-22/AA
- 1588A - 7-23/AA

- CONTEXT MAP
- 1:1000 SITE PLAN
- SITE ANALYSIS
- SITE PHOTOS
- SITE PHOTOS
- CONTEXT SECTIONS
- PERSPECTIVE MAP
- 3D CONTEXT VIEW - 500m SOUTH OF THE SITE
- 3D CONTEXT VIEW - WEST VIEW
- 3D CONTEXT VIEW - CARY ST AND VICTORY PDE
- 3D CONTEXT VIEW - 100M NORTH OF SITE
- 3D CONTEXT VIEW - VICTORY PDE
- 3D CONTEXT VIEW - NORTH EAST VIEW
- 3D CONTEXT VIEW - MARINA VIEW
- 3D CONTEXT VIEW - VIEW FROM BOLTON POINT PARK
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- OTHER BUILDINGS IN LMCC
- OTHER BUILDINGS IN LMCC
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- ADAPTABLE UNIT PLAN
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- LEP HEIGHT LIMIT DIAGRAM - VIEW 2
- SUN STUDY INTERNAL
- SUN STUDY INTERNAL
- SUN STUDY COURTYARD
- SUN STUDY COURTYARD

A2 DRAWINGS

- 1588A - 1-01/AA
- 1588A - 1-02/AA
- 1588A - 1-03/AA
- 1588/A - 1-04/AA
- 1588/A - 1-05/AA
- 1588/A - 1-06/AA
- 1588/A - 1-07/AA
- 1588/A - 1-08/AA
- 1588/A - 1-09/AA
- 1588/A - 2-01/AA
- 1588/A - 2-02/AA
- 1588/A - 3-01/AA
- 1588/A - 3-02/AA
- 1588/A - 7-10/AA
- 1588/A - 7-11/AA
- 1588/A - 7-12/AA

- SITE PLAN - LEVEL 01 (GROUND)
- BASEMENT 2 PLAN/-02
- BASEMENT 1 PLAN/-01
- GROUND PLAN - LEVEL 01
- LEVEL 02 PLAN
- LEVEL 03 PLAN
- LEVEL 04 PLAN
- LEVEL 05 PLAN
- ROOF GARDENS
- ELEVATIONS
- ELEVATIONS
- SECTIONS
- SECTIONS
- SHADOW DIAGRAMS - AUTUMN
- SHADOW DIAGRAMS - WINTER
- SHADOW DIAGRAMS - SUMMER

118 CARY STREET - TORONTO

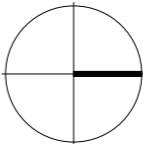


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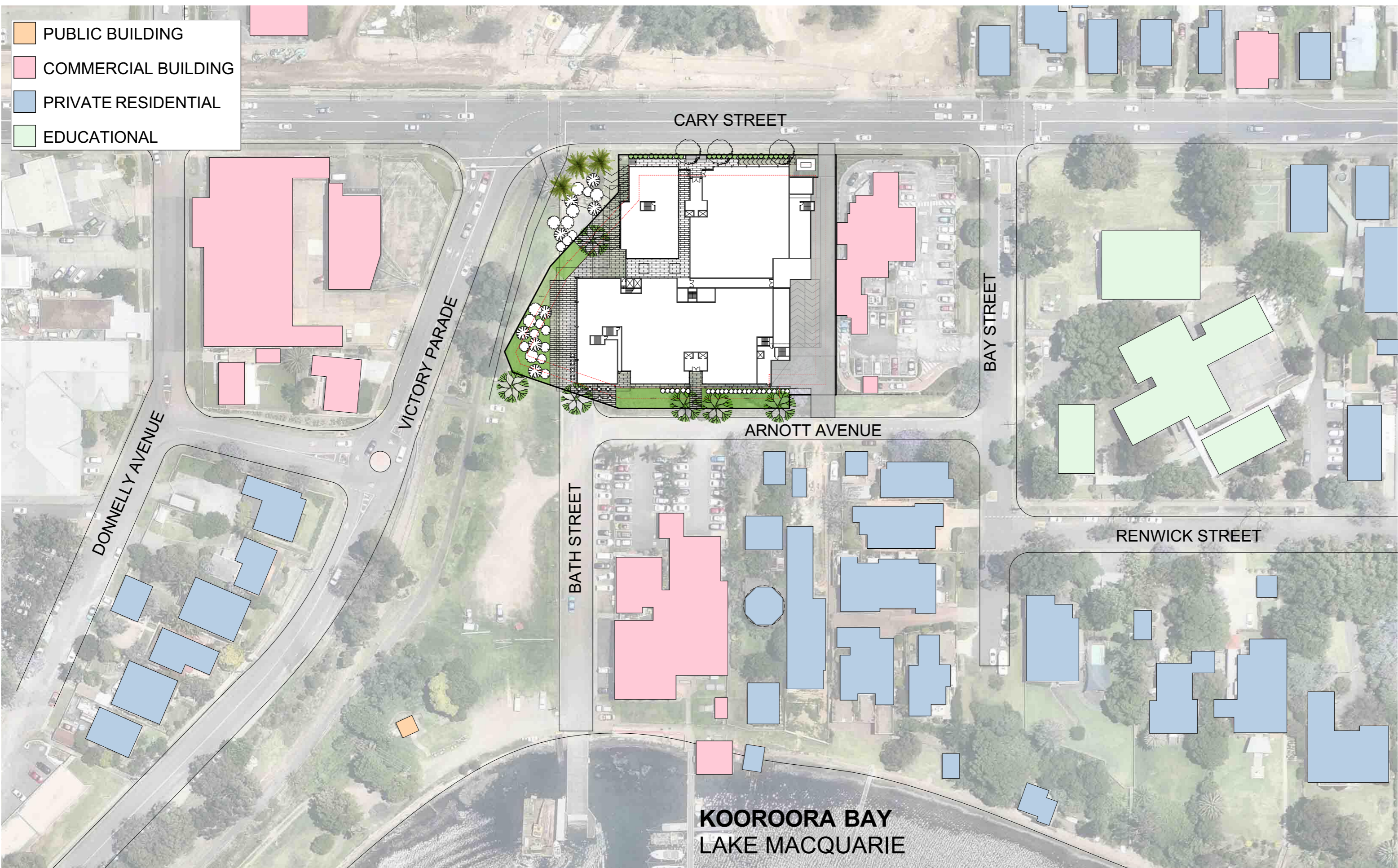
DIRECTOR + NOMINATED ARCHITECT: MARK LAWLER (4766)
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PROJECT: TORONTO MIXED USE
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: CONTEXT MAP
SCALE: @A3
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 0-01
ISSUE: AA
DRAWN: SC & ML & CG

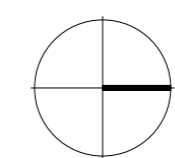


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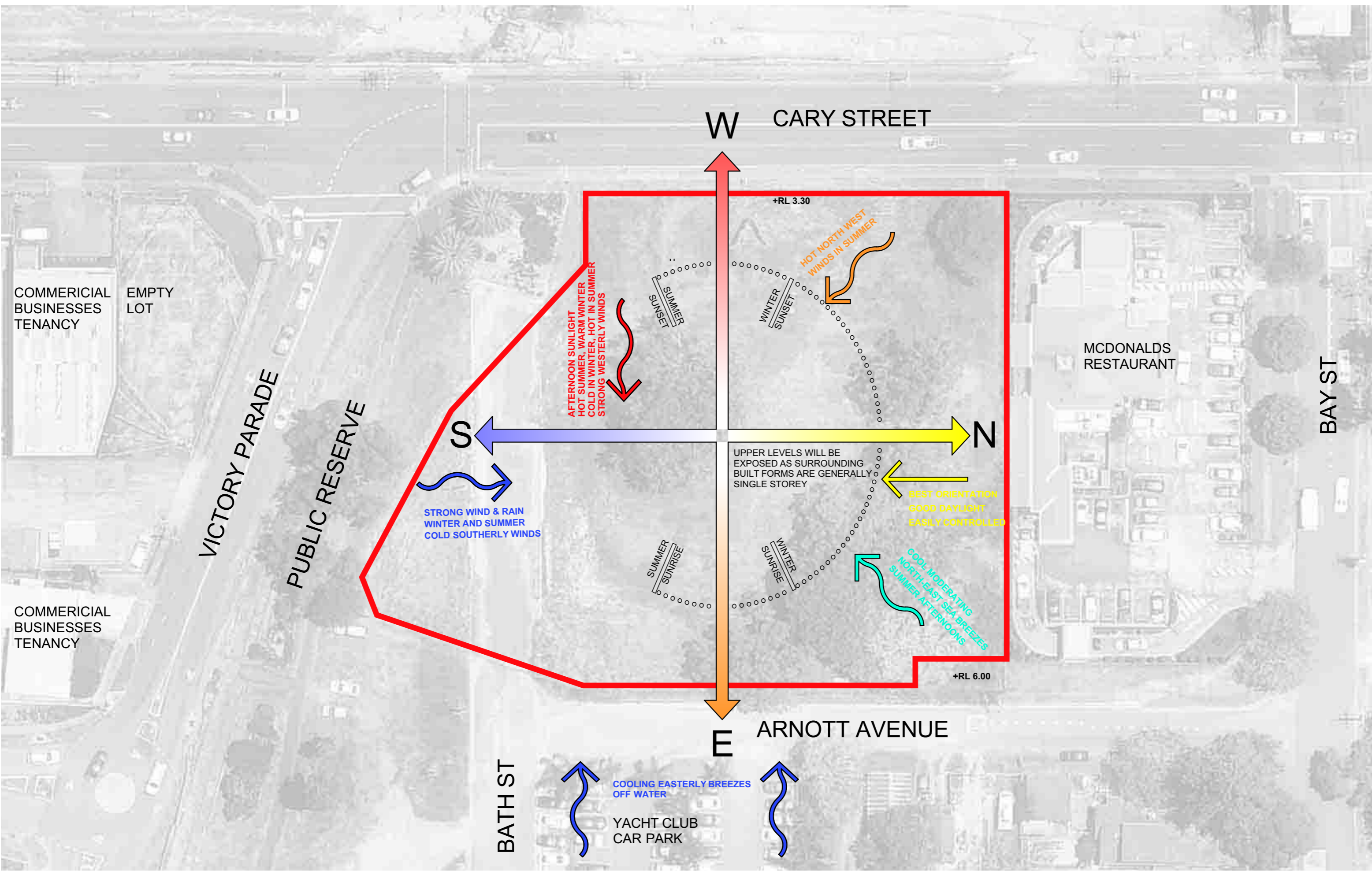
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PROJECT:	TORONTO MIXED USE	LOCATION:	114-120 CARY STREET TORONTO
CLIENT:	TORONTO INVESTMENTS NO.1 PTY LTD		
DRAWING:	1:1000 SITE PLAN	DWG No:	1588A - 0-02
SCALE:	1:1000 @A3	ISSUE:	AA
DATE:	16/03/2022	DRAWN	SC & ML & CG

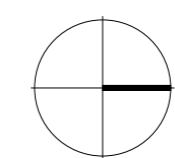


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CLIENT:	TORONTO INVESTMENTS NO.1 PTY LTD		
DRAWING:	SITE ANALYSIS	DWG No:	1588A - 0-03
SCALE:	1:500 @A3	ISSUE:	AA
DATE:	16/03/2022	DRAWN	SC & ML & CG



VIEW TO SITE ALONG ARNOTT ST FROM BAY ST



VIEW TO SITE FROM ACROSS CARY ST/ VICTORY PDE INTERSECTION

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PROJECT: TORONTO MIXED USE
 CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
 DRAWING: PHOTOS
 SCALE:
 DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
 TORONTO
 DWG No: 1588A - 0-04
 ISSUE: AA
 DRAWN: SC & CP & AD



VIEW TO NORTH ALONG CARY STREET



VIEW TO SOUTH ALONG CARY STREET



VIEW TO SOUTH ALONG CARY STREET APPROACH



VIEW TO NORTH ALONG CARY STREET APPROACH

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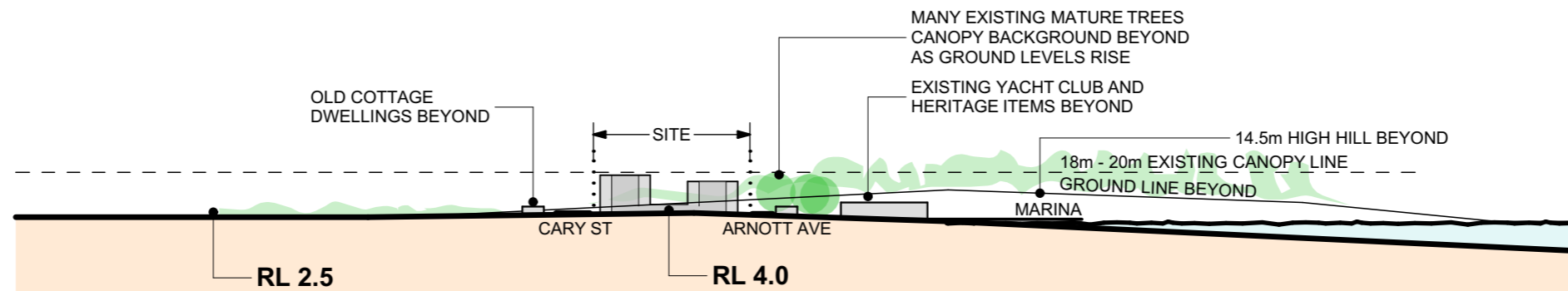
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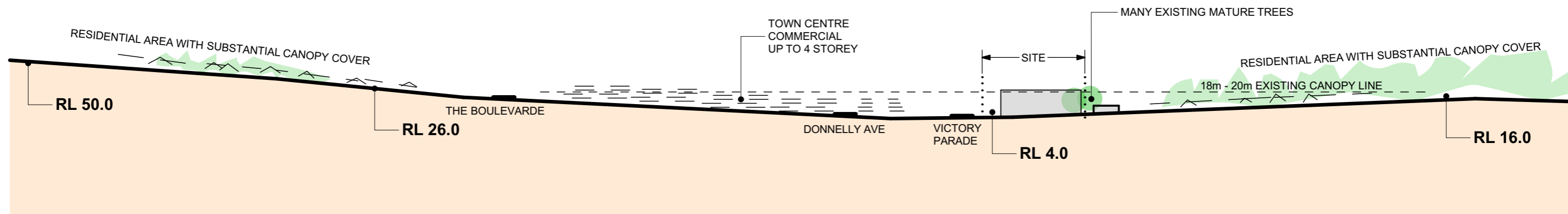
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PROJECT: TORONTO MIXED USE
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: PHOTOS
SCALE:
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 0-05
ISSUE: AA
DRAWN SC & CP & AD



SITE SECTION: EAST-WEST 1:3000



SITE SECTION: NORTH-SOUTH 1:3000

COMMENT :
THE SITE IS BORDERED BY THE HIGHER LAND AND VEGETATION TO THE NORTH, SOUTH AND SOUTH EAST.

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PROJECT: TORONTO MIXED USE

CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD

DRAWING: CONTEXT SECTIONS

SCALE: 1:3000

DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO

DWG No: 1588A - 0-06

ISSUE: AA

DRAWN SC & CP & AD

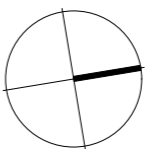


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PROJECT: TORONTO MIXED USE
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: PERSPECTIVE MAP
SCALE: @A3
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 7-01
ISSUE: AA
DRAWN: SC & ML & CG



VIEW 1 - STREET VIEW - 500m SOUTH OF THE SITE

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TORONTO MIXED USE DEVELOPMENT
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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-02
ISSUE: AA
DATE: 16/03/2022



VIEW 2 - CAREY STREET - WEST PERSPECTIVE

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-03
ISSUE: AA
DATE: 16/03/2022



VIEW 3 - CAREY STREET AND VICTORY PARADE INTERSECTION

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-04
ISSUE: AA
DATE: 16/03/2022



VIEW 4 - STREET VIEW FROM 100m NORTH OF SITE

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-05
ISSUE: AA
DATE: 16/03/2022



VIEW 5 - PERSPECTIVE VIEW FROM VICTORY PARADE

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-06
ISSUE: AA
DATE: 16/03/2022



VIEW 6 - NORTH EAST PERSPECTIVE

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-07
ISSUE: AA
DATE: 16/03/2022

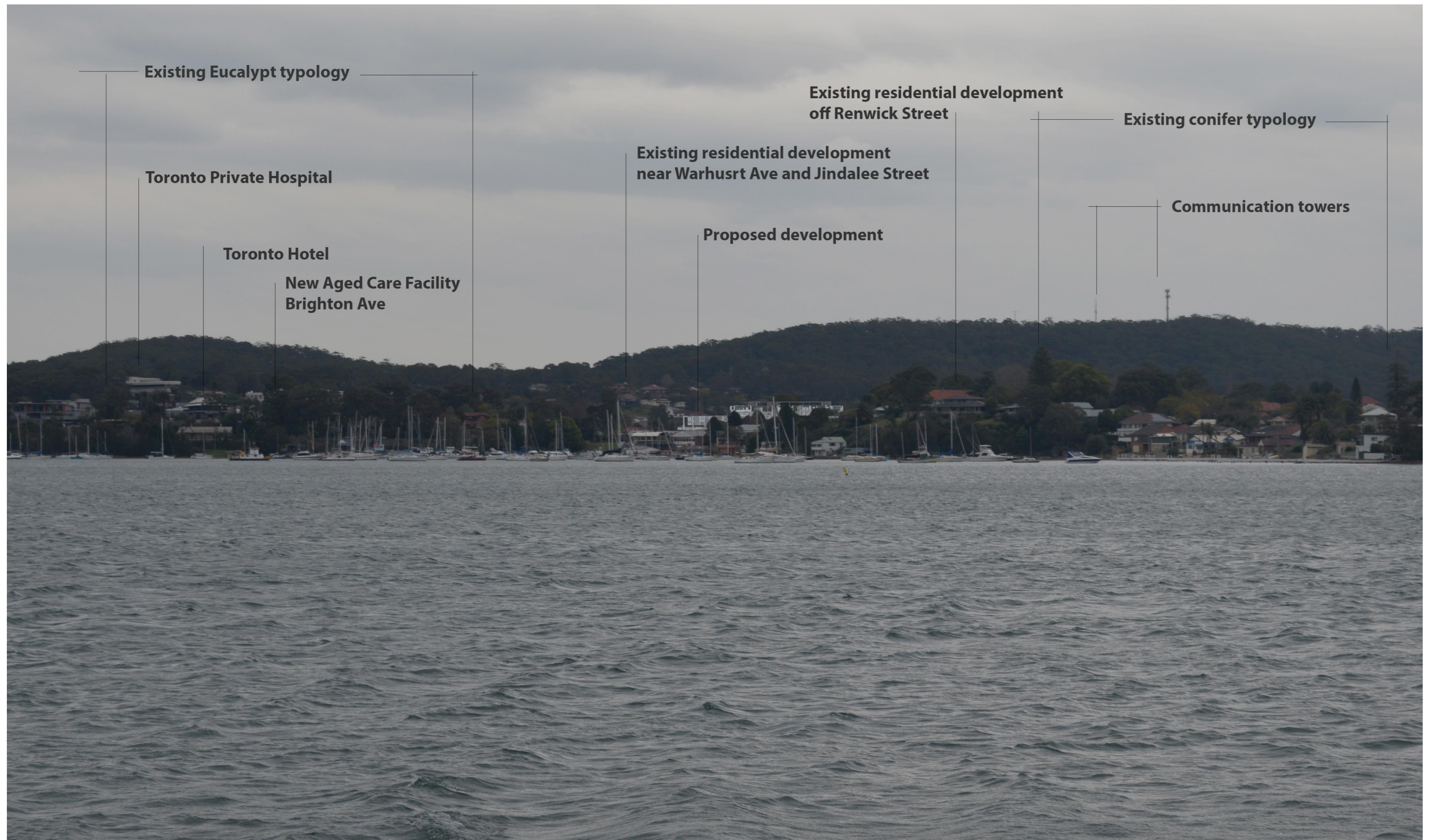


VIEW 7 - VIEW OF SITE FROM MARINA

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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-08
ISSUE: AA
DATE: 16/03/2022



VIEW 8 - VIEW FROM BOLTON POINT PARK

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TORONTO MIXED USE DEVELOPMENT
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LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A DD - 7-09
ISSUE: AA
DATE: 16/03/2022



STIRLING BEACHSIDE | CAVES BEACH



DECK APARTMENTS | BELMONT



SHEARWATER | WARNERS BAY



BELLE APARTMENTS | BELMONT

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PROJECT: TORONTO MIXED USE
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: OTHER BUILDINGS IN LMCC
SCALE:
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 7-13
ISSUE: AA
DRAWN SC & CP & AD



WATERS EDGE THE ESPLANADE | WARNERS BAY



APARTMENTS | BELMONT



BRIGHTON AVENUE | TORONTO DA



APARTMENTS | BELMONT

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PROJECT: TORONTO MIXED USE
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: OTHER BUILDINGS IN LMCC
SCALE:
DATE: 16/03/2022
LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 7-14
ISSUE: AA
DRAWN SC & CP & AD



APARTMENTS | TORONTO



APARTMENTS | TORONTO



Mark Lawler Architects.  MANSFIELD URBAN

APARTMENTS | TORONTO



APARTMENTS | TORONTO

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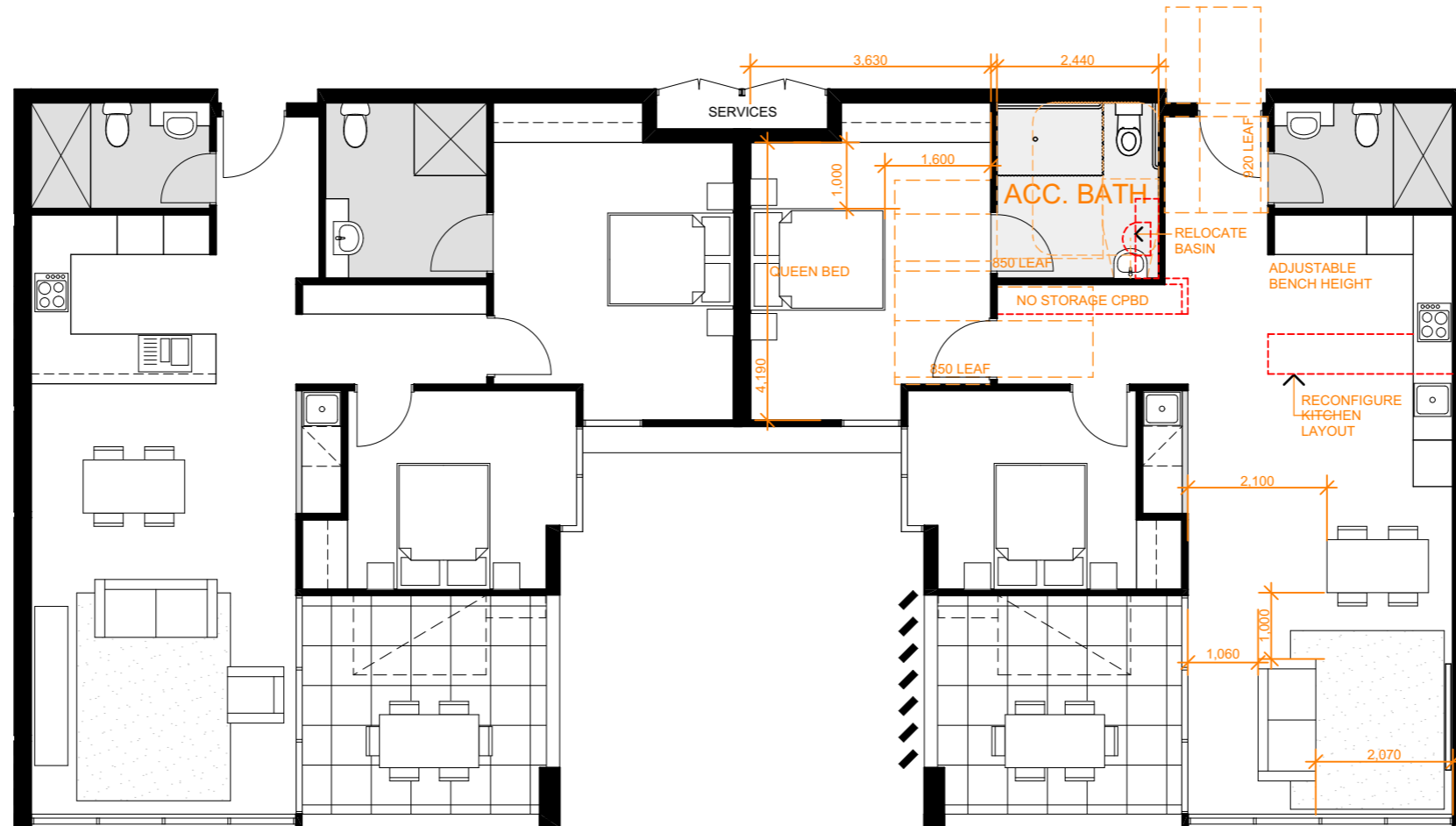
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CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD
DRAWING: OTHER BUILDINGS IN LMCC
SCALE: 1:6.25
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO
DWG No: 1588A - 7-15
ISSUE: AA
DRAWN SC & CP & AD

An aerial view of a modern building's rooftop garden. The garden features several rectangular planters with brick borders, filled with green grass and various shrubs. A central walkway made of light-colored paving stones leads through the garden. The building's exterior is visible on the right, showing a white wall and a dark railing.



PROJECT:	TORONTO MIXED USE
CLIENT:	TORONTO INVESTMENTS NO.1 PTY LTD
LOCATION:	114-120 CARY STREET TORONTO
DRAWING:	PRECEDENTS
SCALE:	@ A2
DATE:	16/03/2022
DWG No:	1588A - 7-16
ISSUE:	L
DRAWN	SC & CP & AD



STANDARD UNIT

ADAPTABLE UNIT

12 UNITS:
A010, A011, A111, A112, A212, A213
C110, C111, C210, C211, C310, C311

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PROJECT: TORONTO MIXED USE

CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD

DRAWING: ADAPTABLE UNIT

SCALE: 1:100 @A3

DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO

DWG No: 1588A - 7-17

ISSUE: AA

DRAWN SC & ML & CG



LEP HEIGHT LIMIT DIAGRAM - VIEW 1

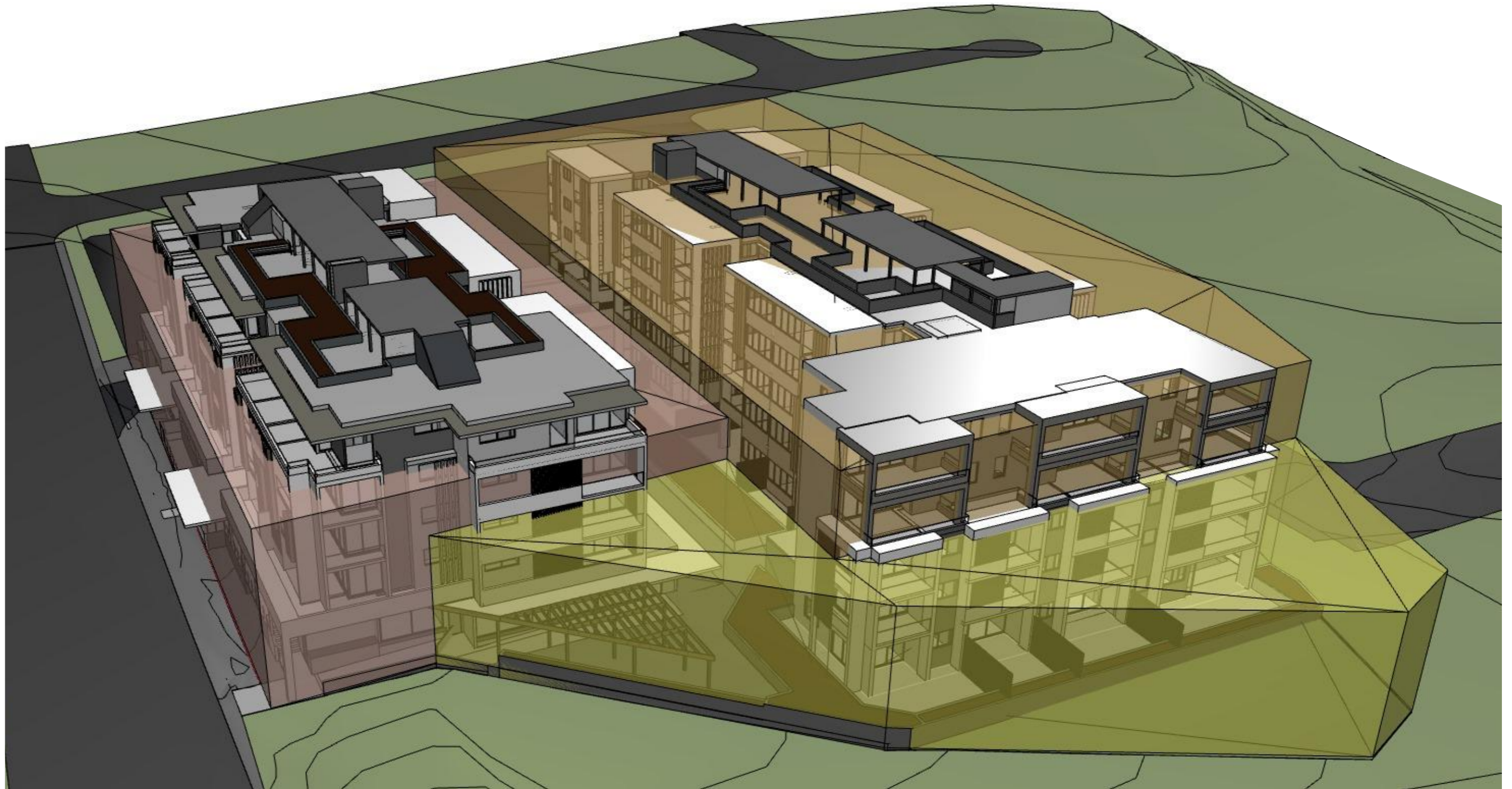
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PROJECT:	TORONTO MIXED USE	LOCATION:	114-120 CARY STREET TORONTO
CLIENT:	TORONTO INVESTMENTS NO.1 PTY LTD		
DRAWING:	LEP HEIGHT LIMIT DIAGRAM - VIEW 1	DWG No:	1588A - 7-18
SCALE:		ISSUE:	AA
DATE:	16/03/2022	DRAWN	SC & CP & AD



LEP HEIGHT LIMIT DIAGRAM - VIEW 2

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PROJECT: TORONTO MIXED USE

CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD

DRAWING: LEP HEIGHT LIMIT DIAGRAM - VIEW 2

SCALE:

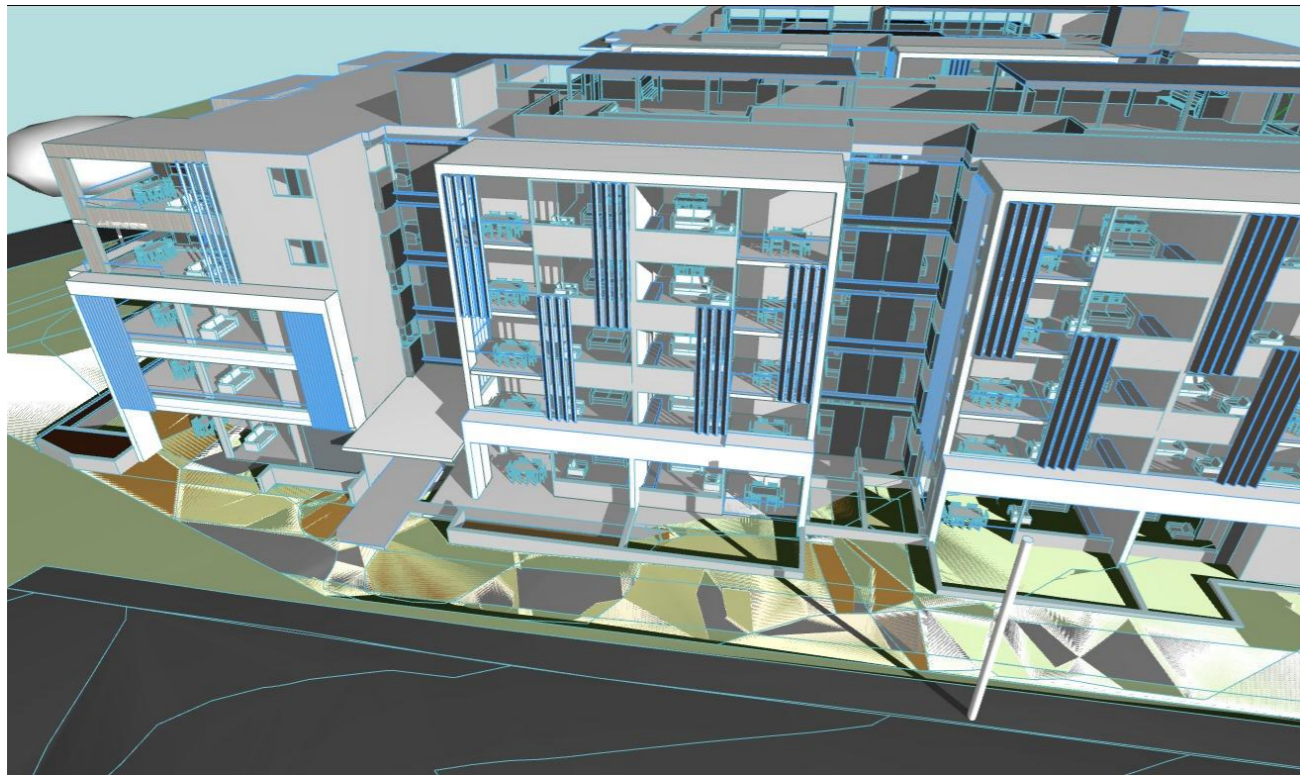
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO

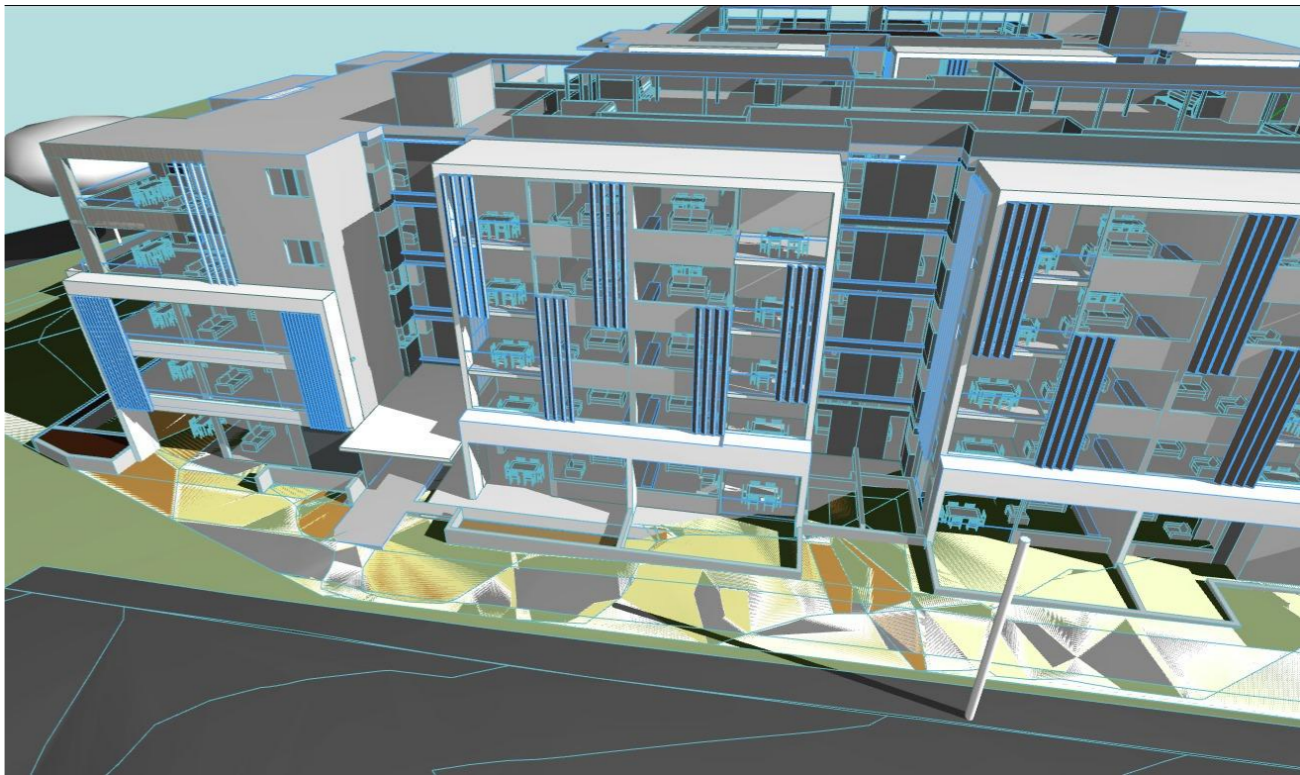
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ISSUE: AA

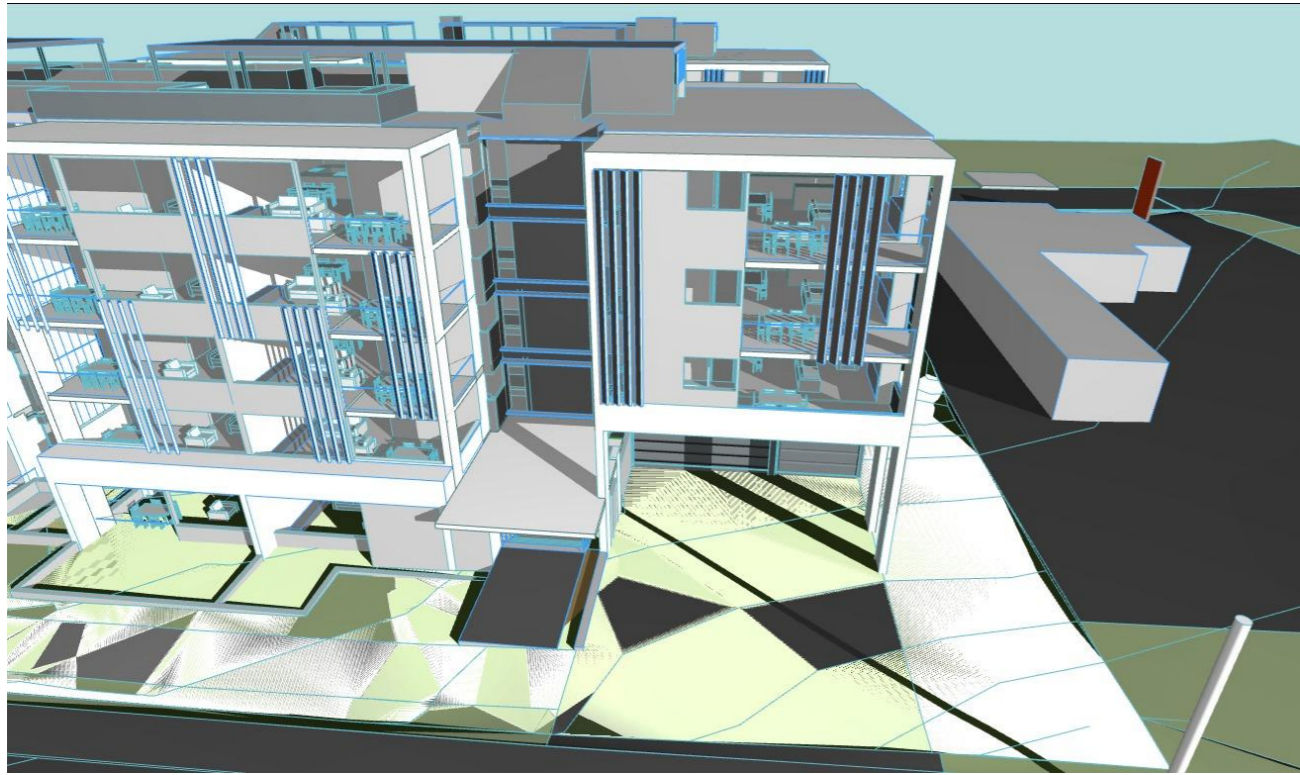
DRAWN SC & CP & AD



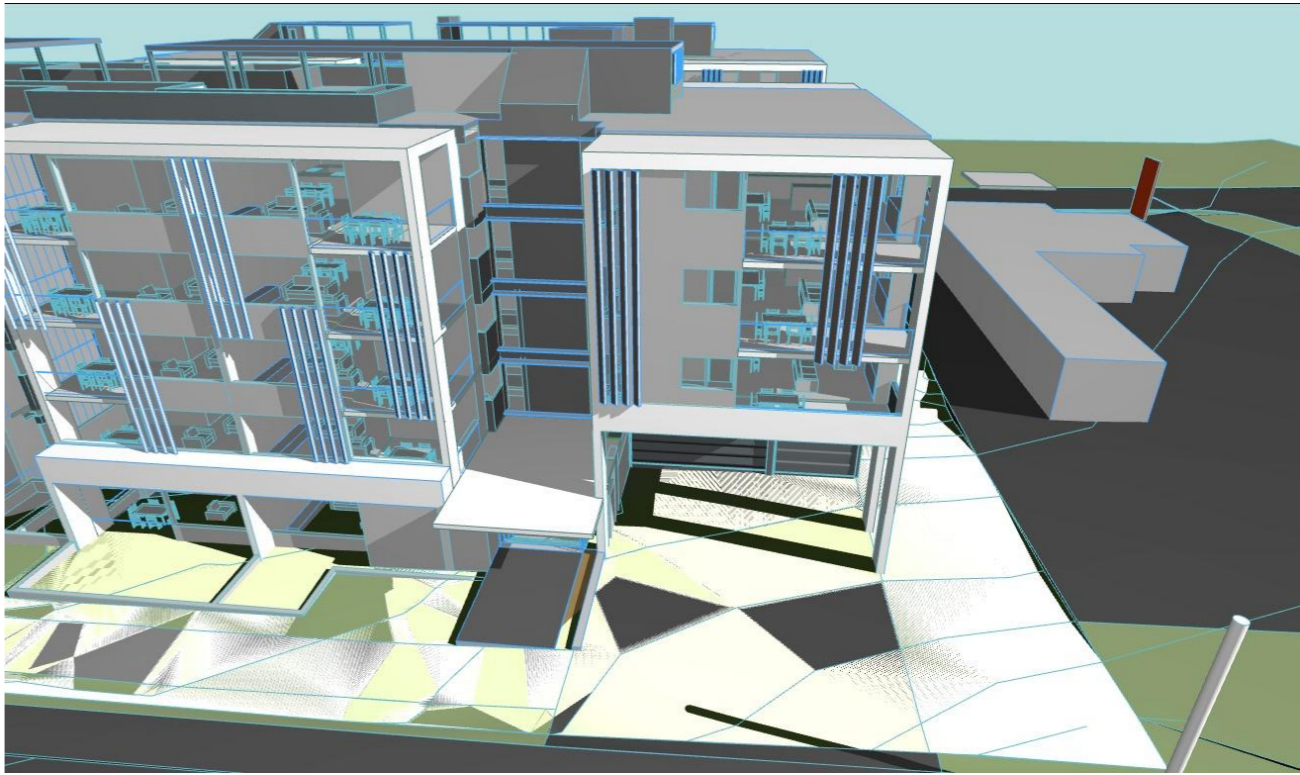
9AM AERIAL VIEW EASTERN SIDE



11AM AERIAL VIEW EASTERN SIDE



9AM AERIAL VIEW EASTERN SIDE



9AM AERIAL VIEW EASTERN SIDE

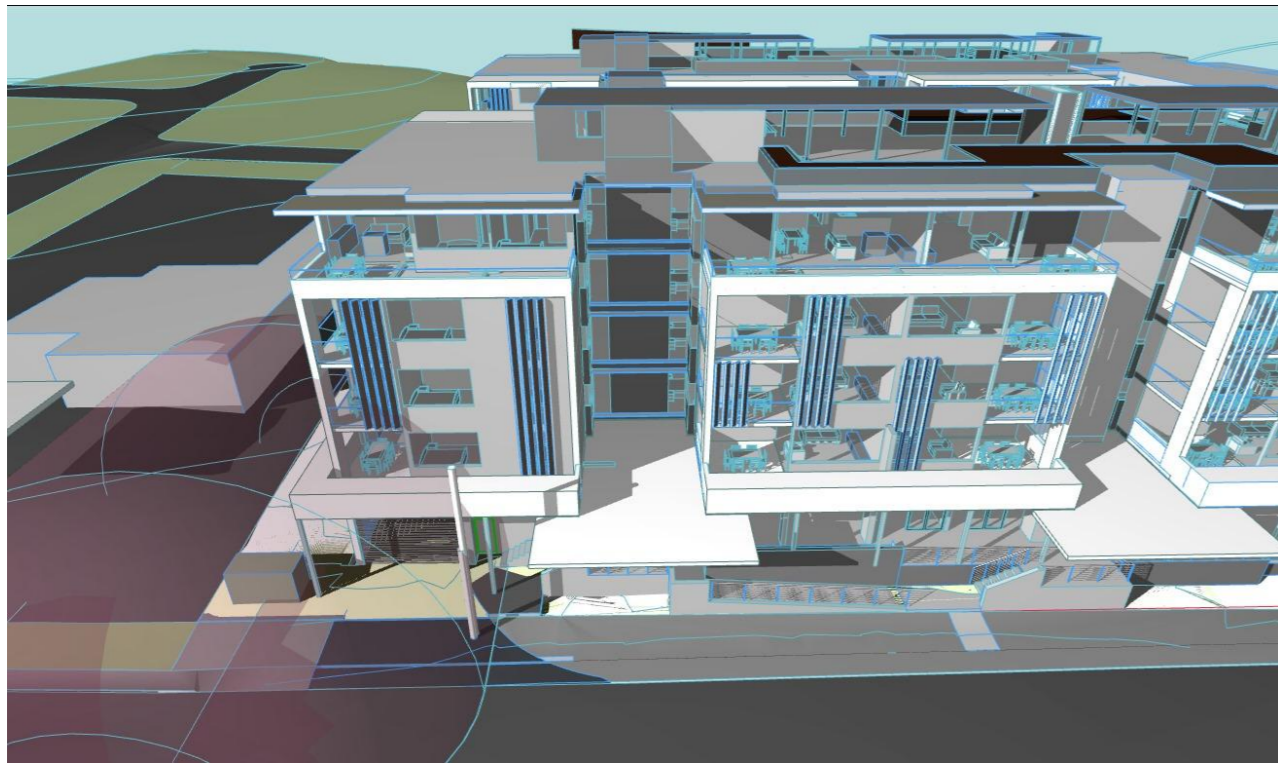
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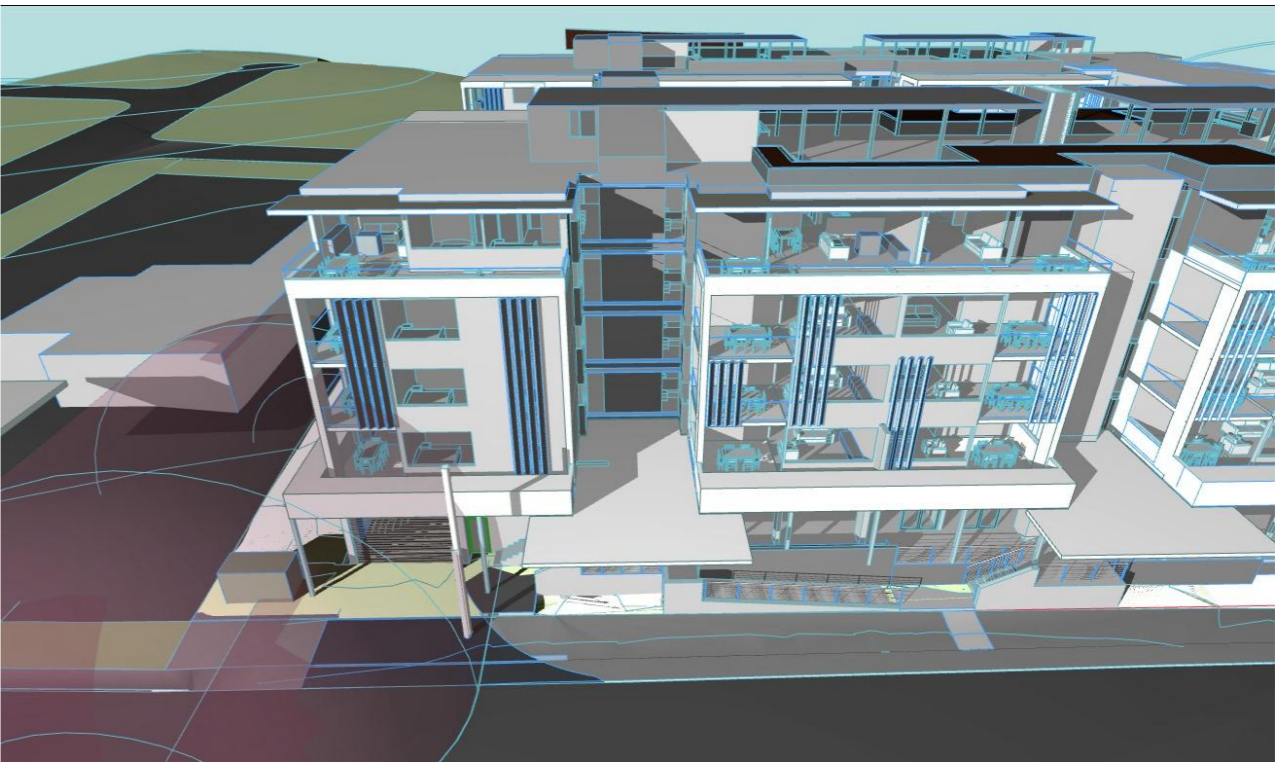
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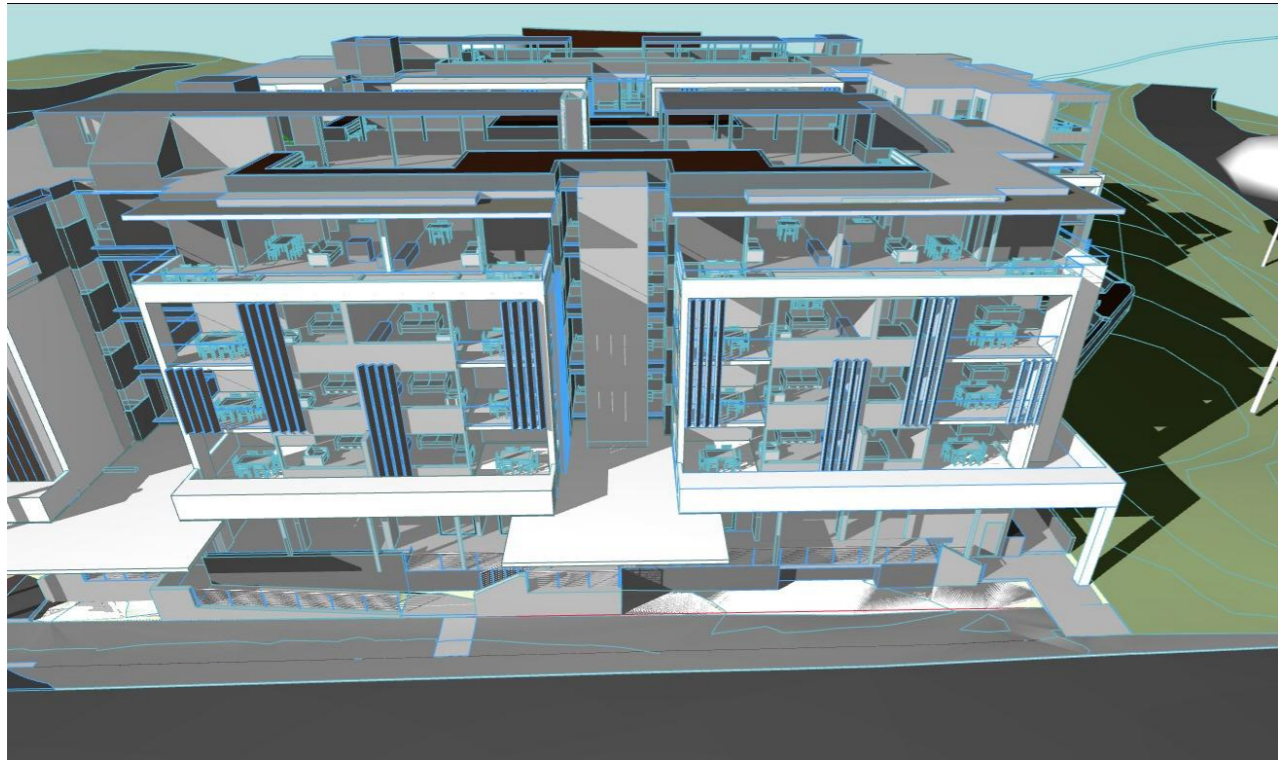
PROJECT: TORONTO MIXED USE	LOCATION: 114-120 CARY STREET TORONTO
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD	
DRAWING: SUN STUDY INTERNAL	DWG No: 1588A - 7-20
SCALE: 1:269.85	ISSUE: AA
DATE: 16/03/2022	DRAWN SC & CP & AD



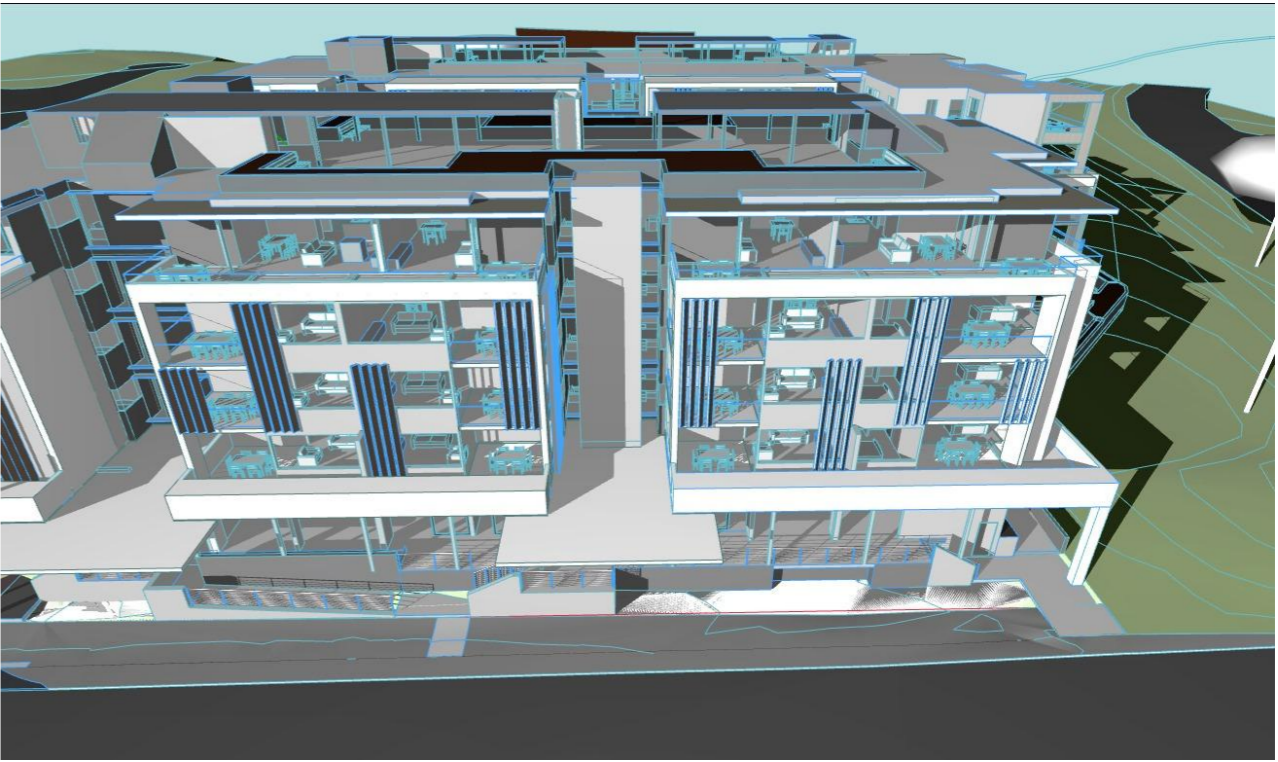
2PM AERIAL VIEW WESTERN SIDE



3PM AERIAL VIEW WESTERN SIDE



2PM AERIAL VIEW WESTERN SIDE



3PM AERIAL VIEW WESTERN SIDE

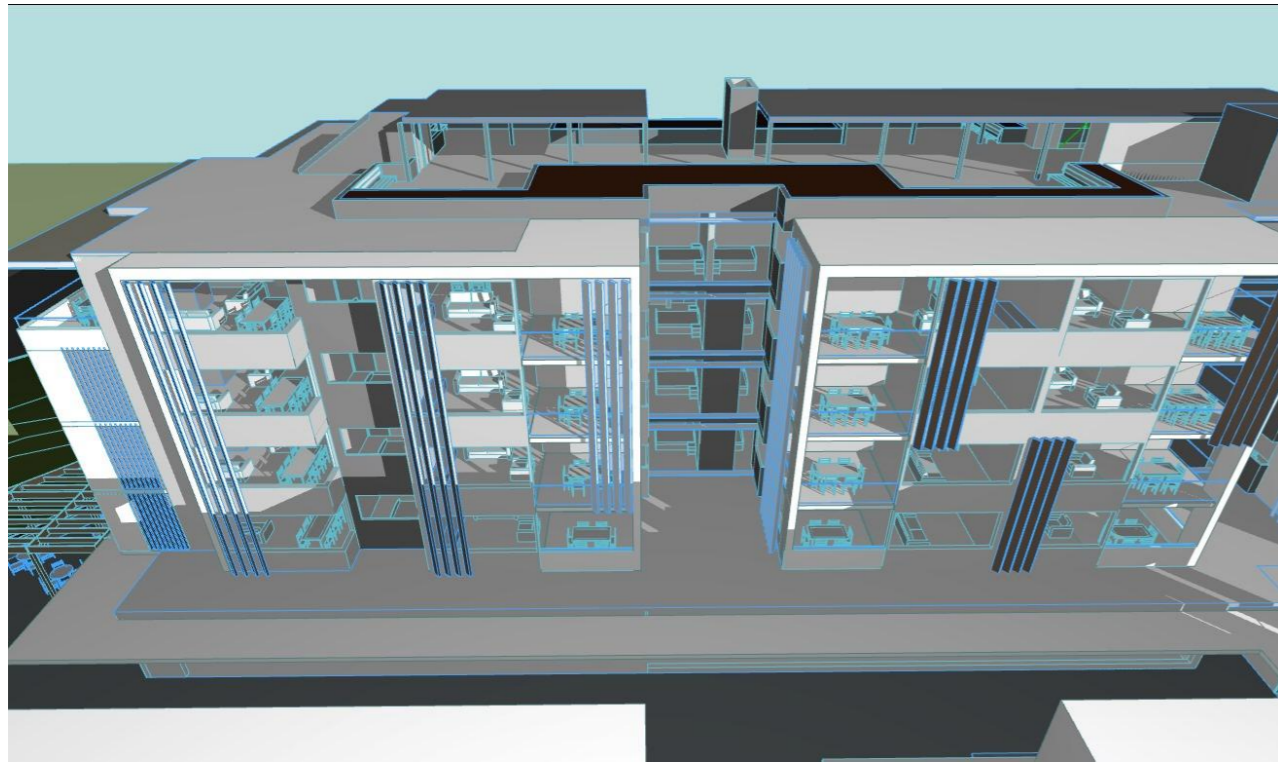
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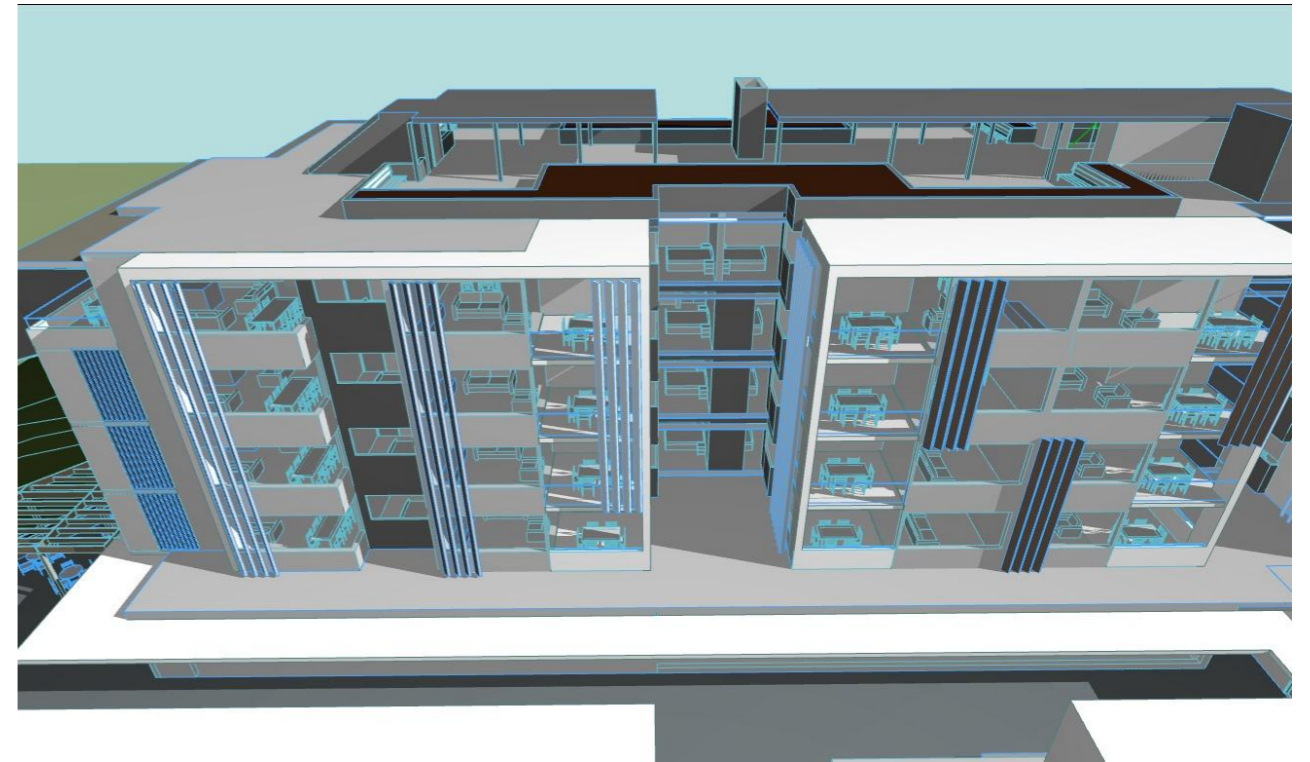
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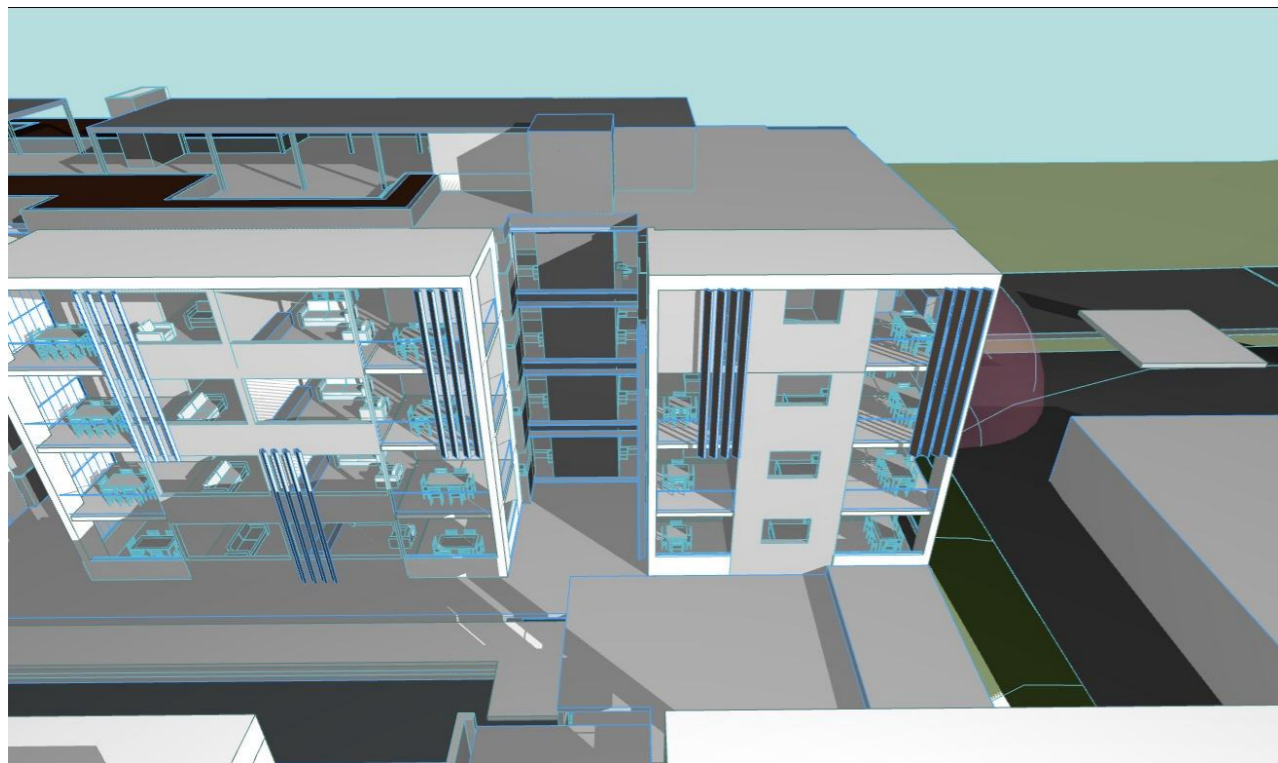
PROJECT: TORONTO MIXED USE	LOCATION: 114-120 CARY STREET TORONTO
CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD	
DRAWING: SUN STUDY INTERNAL	DWG No: 1588A - 7-21
SCALE: 1:274.43	ISSUE: AA
DATE: 16/03/2022	DRAWN SC & CP & AD



9AM AERIAL VIEW EASTERN SIDE



11AM AERIAL VIEW EASTERN SIDE



9AM AERIAL VIEW EASTERN SIDE



11AM AERIAL VIEW EASTERN SIDE

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PROJECT: TORONTO MIXED USE

CLIENT: TORONTO INVESTMENTS NO.1 PTY LTD

DRAWING: SUN STUDY COURTYARD VIEW

SCALE: 1:274.43

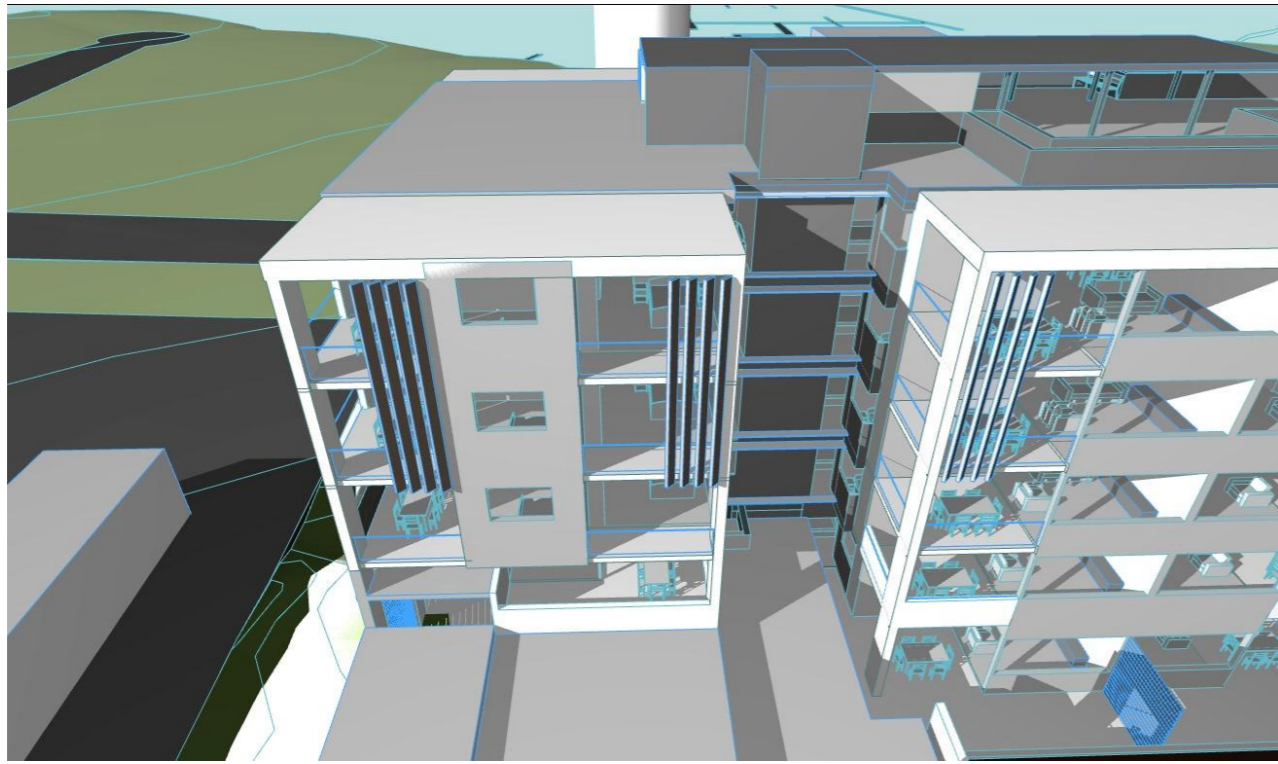
DATE: 16/03/2022

LOCATION: 114-120 CARY STREET
TORONTO

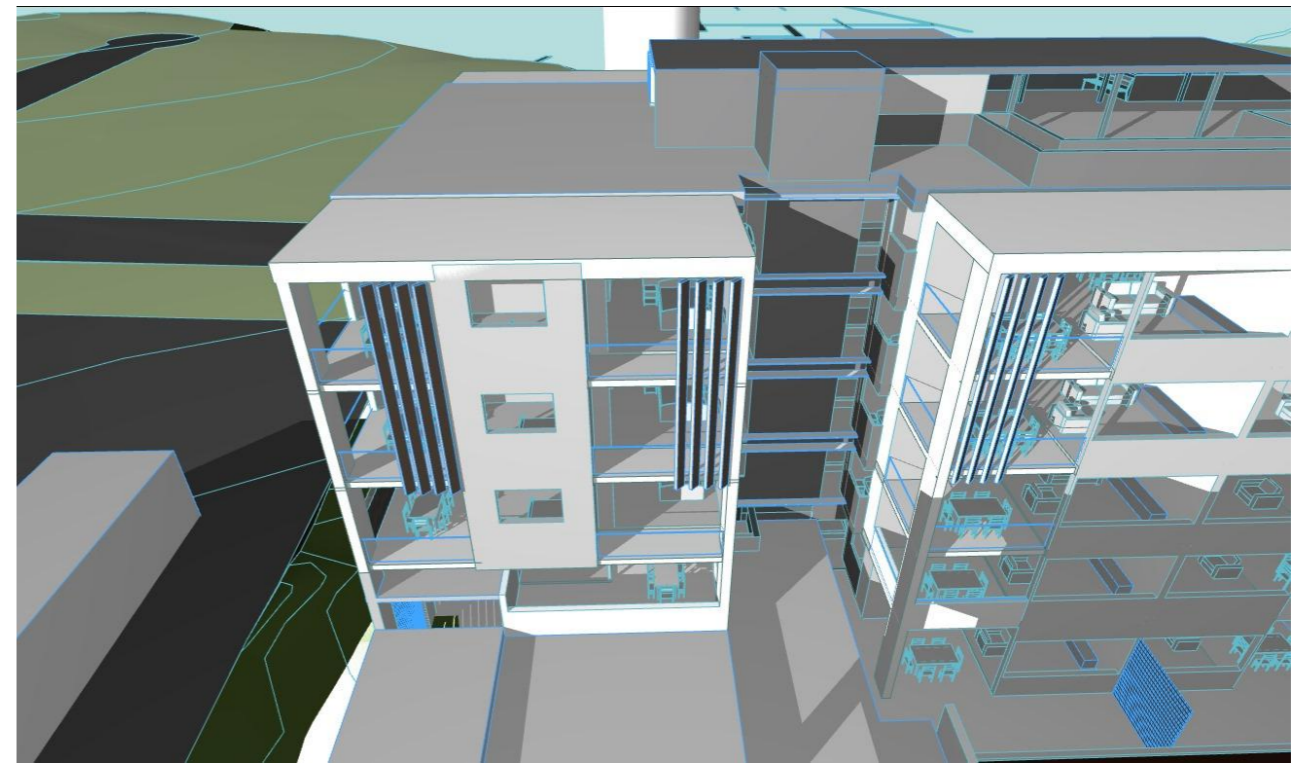
DWG No: 1588A - 7-22

ISSUE: AA

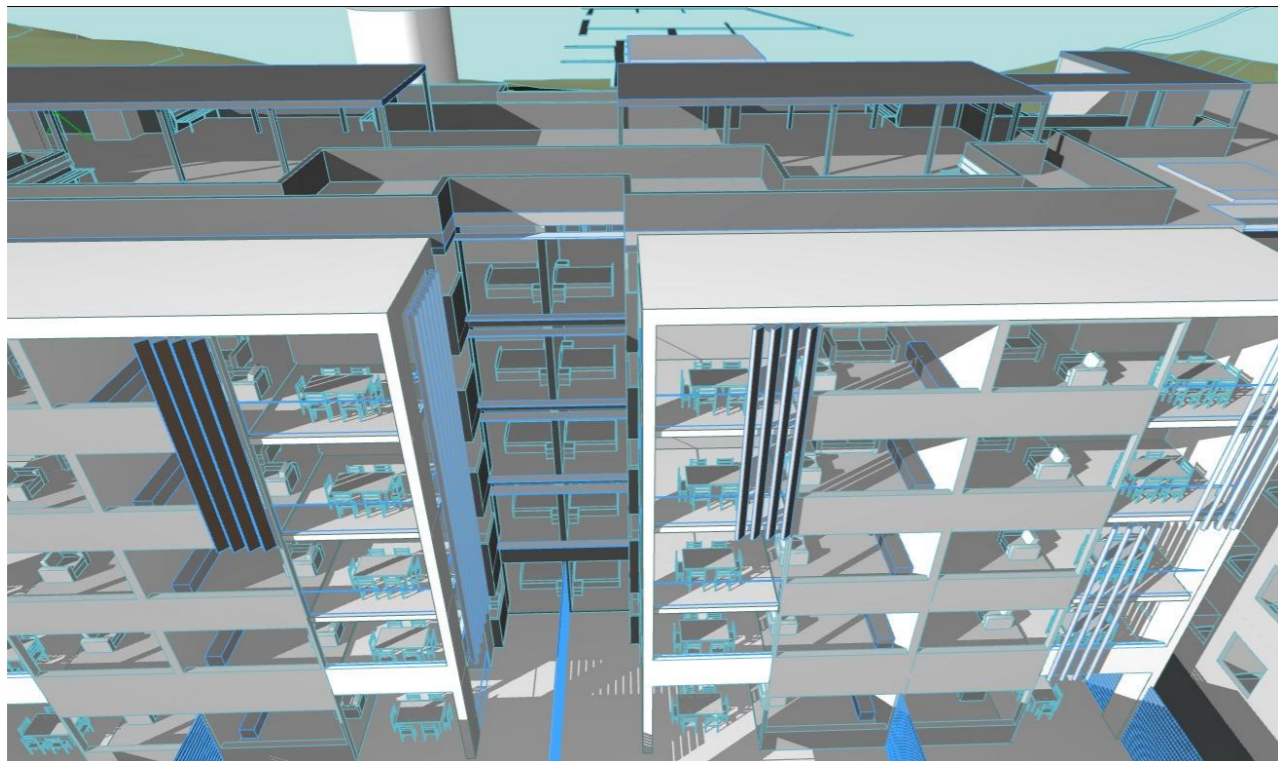
DRAWN SC & CP & AD



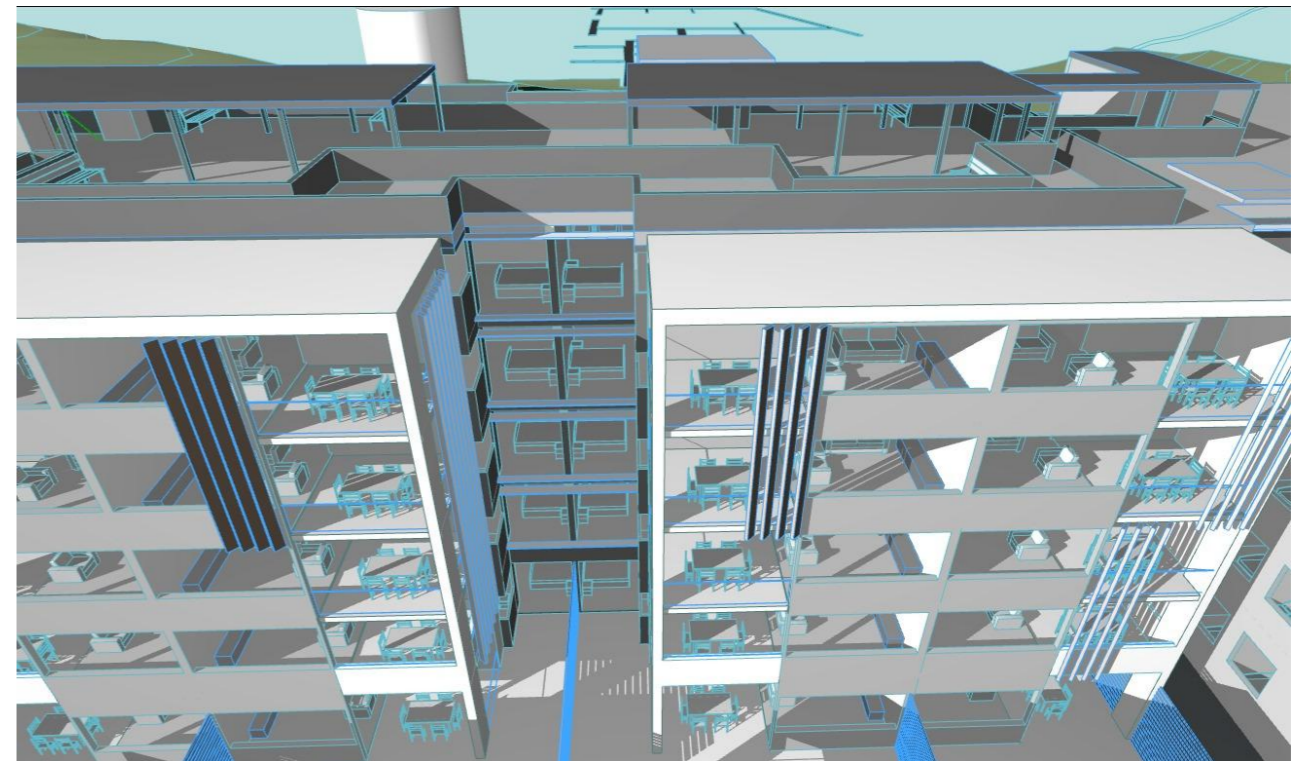
2PM AERIAL VIEW WESTERN SIDE



3PM AERIAL VIEW WESTERN SIDE



2PM AERIAL VIEW WESTERN SIDE



3PM AERIAL VIEW WESTERN SIDE

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

Mark Lawler Architects

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