

Authority: Ontario Land Tribunal Decision and Order issued on August 10, 2022, effective July 25, 2022 in File OLT-22-002466 (Legacy File PL210053)

## **CITY OF TORONTO**

### **BY-LAW 1188-2022(OLT)**

**To amend Chapters 304, 320 and 324 of the former City of Etobicoke Zoning Code, as amended, and By-law 514 -2003 with respect to the lands municipally known in the year 2021 as 1045 and 1049 The Queensway.**

Whereas the Ontario Land Tribunal pursuant to its Decision and Order issued on August 10, 2022, effective July 25, 2022, in File OLT-22-002466 (Legacy File PL210053), in hearing an appeal under Section 34(11) of the Planning Act R.S.O. 1990, c. P.13, as amended, ordered the amendment of the Etobicoke Zoning Code, as amended, with respect to lands municipally known as in the year 2021 as 1045 and 1049 The Queensway; and

Whereas pursuant to Section 36 of the Planning Act, Council may, in a by-law passed under Section 34 of the Planning Act, by the use of a holding symbol "(H)" in conjunction with a use designation, set out the use to which lands, buildings or structures may be put prior to and following the removal of the holding symbol "(H)" through an amendment to this by-law when Council is satisfied that the conditions relating to the holding symbol "(H)" are fulfilled; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the Council of a Municipality may, in a By-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the By-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas Section 37.1 of the Planning Act provides that Subsections 37(1) to (4) of the Planning Act as it read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force shall continue to apply to a by-law passed pursuant to the repealed Section 37(1) prior to the date that a municipality passes a community benefits charge by-law and this by-law was passed prior to that date; and

Whereas pursuant to Section 37 of the Planning Act, a By-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the By-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the By-law; and

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out in Schedule 1 of this By-law in return for the increase in height and density permitted on the aforesaid lands by the Etobicoke Zoning Code, as amended; and

Whereas Schedule 1 of this By-law requires the owner of the aforesaid lands to provide certain facilities, services or matters and enter into an agreement or agreements between the owner of the land and the City of Toronto prior to the issuance of a building permit;

The Ontario Land Tribunal Orders:

1. Notwithstanding the provisions of the Etobicoke Zoning Code, as amended by By-law 514-2003, the following development standards shall apply to the lands delineated by a heavy black lines on Schedule A attached hereto.
2. Where the provisions of this By-law conflict with the provisions the Etobicoke Zoning Code, as amended by By-law 514-2003, the provisions of this By-law shall prevail, otherwise the provisions of the Etobicoke Zoning Code, as amended, shall continue to apply.
3. For the purposes of this By-law, the following definitions will apply:
  - A. **'amenity space'** means a common area which are provided for the use of residents of the building, and their guests, for recreational or social purposes;
  - B. **'bicycle parking space'** shall mean an area used for the parking or storing of a bicycle;
  - C. **'building envelope'** means the building area permitted within the setbacks established in this By-law, as shown on Schedule B attached hereto;
  - D. **'car share'** shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - E. **'car share parking space'** shall mean a parking space that is reserved and actively used for car-sharing, including by non-residents;
  - F. **'grade'** shall mean 108.8 metres Canadian Geodetic Datum;
  - G. **'gross floor area'** shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, except for:
    - (i) any space at or above grade used exclusively for bicycle parking, lockers or storage rooms;

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- (ii) parking, loading and bicycle parking below-ground;
  - (iii) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
  - (iv) storage rooms, washrooms, electrical, utility, garbage/waste rooms, mechanical and ventilation rooms in the basement;
  - (v) shower and change facilities required by this By-law for required bicycle parking spaces;
  - (vi) amenity space required by this By-law;
  - (vii) elevator shafts;
  - (viii) garbage shafts;
  - (ix) mechanical penthouse;
  - (x) exit stairwells and corridors leading to exit stairwells in the building; and
  - (xi) elevator lobby and vestibules in the basement;
- H. **'height'** shall mean the vertical distance between grade and the highest point of the roof surface of the building;
- I. **'lands'** shall mean the lands identified as (AV) on Schedule A, attached hereto;
- J. **'live-work unit'** shall mean a dwelling unit that is also used for work purposes by any number of persons, including those who are not the residents of the dwelling unit;
- K. **'mechanical penthouse'** shall mean equipment used for the functional operation of a building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, water supply facilities, safety elements, chimneys, pipes, vents, shafts, elevators, elevator machine rooms, cooling equipment, fluid cooler/generator, solar panels, parapets and a green roof on top of the mechanical penthouse enclosure, related structural, mechanical, enclosure and screening elements and shall include the adjacent washroom, hallway and indoor amenity lobby areas. For the purposes of this By-law, a mechanical penthouse shall not constitute a storey;
- L. **'minor projections'** shall mean minor building elements which may project from the main walls or roof of the building into the required heights or setbacks illustrated on Schedule B, including but not limited to roof eaves, windowsills, railings, cornices, guard rails, balustrades, balconies, bay windows, terrace walls, roof and floor assemblies, canopies, awnings, chimney breasts, elevator overrun, exterior stairs, ramps and ladders, landscaping features, planters, lighting fixtures, elements of a green roof, parapets, ornamental and architectural features,

architectural cladding, public art features, fences, screens, pergolas, trellis, wheelchair ramps as well as wind and noise mitigation features;

- M. **'stacked bicycle parking space'** shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space; and
- N. **'storey'** shall mean any full floor above grade, excluding a mezzanine or mechanical penthouse.
4. The following development standards shall now be applicable to the (AV) lands described in Schedules A and B attached hereto:
- A. Permitted Uses
- (i) None of the provisions of this By-law, or the Etobicoke Zoning Code, as amended, shall apply to prevent the erection and use of a temporary sales or leasing office for the purpose of the marketing, sale, or lease of dwelling units, for a period of not more than 3 years from the date this By-law comes into full force and effect.
- B. Building Heights
- (i) For the purposes of this By-law, the maximum building heights in metres and storeys permitted on the lands shall be as shown following the letters H and ST respectively on Schedule B of this By-law;
- (ii) For the purposes of this By-law, the height of the building in metres including the mechanical penthouse may have a maximum permitted height of 42.6 metres, as shown following the letters MPH on Schedule B of this By-law;
- (iii) Notwithstanding Section 4.B.(i) of this By-law, minor projections may project above the building heights identified on Schedule B to a maximum of 2.5 metres;
- (iv) Notwithstanding Section 4.B.(i) and 4.B.(ii) of this By-law, elevator overrun, parapets, green roof elements and roof access facilities may project above the building heights identified on Schedule B to a maximum of 2.5 metres; and
- (v) Notwithstanding Section 3.B.(3) of By-law 514-2003, a mechanical penthouse may have a maximum size of 235 square metres gross floor area.
- C. Angular Plane
- (i) No building or element of a building described in 4.B.(i) of this By-law on the lands may penetrate into a 45 degree front angular plane from The Queensway, measured from a height of 80 percent of the right-of- way

width of The Queensway (36 metres) as identified in the City of Toronto Official Plan.

D. Building Setbacks

- (i) For the purposes of this By-law, no building or structure on the lands shall be located other than within the building envelope shown on Schedule B of this By-law;
- (ii) The minimum building setbacks for any building or structure within the building envelope shall be as specified on Schedule B;
- (iii) Notwithstanding Section 4.D.(ii) of this By-law, minor projections shall be permitted to encroach into the required building setbacks identified on Schedule B to a maximum of 2.0 metres, with the exception of divider screens located on the 4th, 7th, 10th and 12th floor terraces which may project to a maximum of 5.0 metres and balconies which may project to a maximum of 1.5 metres; and
- (iv) Notwithstanding Section 4.D.(ii) of this By-law, all below grade structures and ramps shall be exempt from required building setbacks shown on Schedule B.

E. Density

- (i) The maximum gross floor area permitted on the lands shall be 23,305 square metres, comprised of the following:
  - (a) the total residential gross floor area on the lands shall not exceed 22,598 square metres; and
  - (b) the minimum required non-residential gross floor area on the lands shall be 707 square metres, of which a maximum of 357 square metres may be provided as the non-residential use portion of a live-work unit.

F. Dwelling Units

- (i) No residential dwelling units are permitted above the 12th floor;
- (ii) A minimum of 20 percent of the total number of dwelling units must have two bedrooms;
- (iii) A minimum of 10 percent of the total number of dwelling units must have three or more bedrooms; and
- (iv) A maximum of 4 live-work units are permitted on the lands, subject to the following:

- (a) residential use portions of a live-work unit must be limited to the second storey; and
- (b) non-residential use portions of a live-work unit must be limited to the ground floor.

#### G. Amenity Space

- (i) Notwithstanding the requirements of the Etobicoke Zoning Code, as amended, the following area requirements for amenity space shall apply to the lands:
  - (a) a minimum of 2.0 square metres per dwelling unit of indoor amenity space must be provided;
  - (b) a minimum of 2.0 square metres per dwelling unit of outdoor amenity space must be provided; and
  - (c) at least 40.0 square metres of outdoor amenity space is in a location adjoining or directly accessible to indoor amenity space.

#### H. Parking

- (i) The following parking requirements will apply to the lands:
  - (a) a minimum of 0.5 parking spaces per residential dwelling unit must be provided for residential occupants;
  - (b) a minimum of 0.15 parking spaces per residential dwelling unit shall be provided for residential visitors;
  - (c) a minimum of 1.0 parking space shall be provided per 100 square metres of non-residential GFA; and
  - (d) if the calculation of the number of required parking spaces results in a number with a fraction, the number is rounded down to the nearest whole number.
- (ii) Each parking space must have the following minimum dimensions:
  - (a) length of 5.6 metres;
  - (b) width of 2.6 metres;
  - (c) vertical clearance of 2.0 metres; and
  - (d) the minimum width of a parking space must be increased by 0.3 metres for each side of the parking space that is obstructed.

- (iii) Notwithstanding Section 4.H.(ii) of this By-law, a maximum of five (5) percent of the total parking spaces provided on the lands may have a minimum width of 2.6 metres, despite being obstructed on one side;
- (iv) Notwithstanding Sections 4.H.(ii) and 4.H.(iii) of this By-law, Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a parking space; and
- (v) Notwithstanding Section 4.H.(i) of this By-law, for each car share parking space provided, up to a maximum of 5 car share parking spaces in total, the minimum number of residential occupant parking spaces may be reduced by a rate of 4 parking spaces for each provided car-share parking space.

#### I. Accessible Parking

- (i) A minimum of six (6) residential parking spaces, one (1) non-residential parking space, plus one (1) visitor parking space must comply with the minimum dimensions for an accessible parking space; and
- (ii) The minimum dimensions for each accessible parking space are:
  - (a) length of 5.6 metres;
  - (b) width of 3.4 metres;
  - (c) the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle; and
  - (d) vertical clearance of 2.1 metres.

#### J. Bicycle Parking

- (i) Bicycle parking spaces must be provided and maintained on the lands in accordance with the following ratios and dimensions:
  - (a) 0.68 bicycle long-term bicycle parking spaces per dwelling unit for residents; and
  - (b) 0.07 bicycle short-term bicycle parking spaces per dwelling unit for visitors.
- (ii) The minimum dimensions of each bicycle parking space are:
  - (a) minimum length of 1.8 metres;
  - (b) minimum width of 0.6 metres; and
  - (c) minimum vertical clearance from the ground of 1.9 metres.

- (iii) The minimum dimensions of each bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are:
  - (a) minimum vertical clearance of 1.9 metres;
  - (b) minimum width of 0.6 metres; and
  - (c) minimum horizontal clearance from the wall of 1.2 metres.
- (iv) The minimum dimensions of each bicycle parking space if placed in a stacked configuration are:
  - (a) minimum length of 1.8 metres;
  - (b) minimum width of 0.46 metres; and
  - (c) minimum vertical clearance from the ground of 1.2 metres for each bicycle parking space.

K. Loading

- (i) A minimum of one (1) loading space with dimensions of at least 13.0 metres in length, 4.0 metres in width, and a vertical clearance of 6.1 metres shall be provided on the lands.

5. Despite the definition of **'lot'** in Section 304-3 of the Etobicoke Zoning Code, as amended, the standards of this By-law shall apply collectively to the lands identified in Schedules A and B attached hereto in their entirety and nothing in this By-law shall preclude the lands from being divided into individual lots within the meaning of the Planning Act. The provisions of this By-law shall apply to the entire lands as shown on Schedule A despite any future consent, severance, partition, or division of the lands.

6. Holding Provision

- A. Prior to the lifting of the '(H)' holding symbol, in whole or in part of the lands subject to this By-law, the following applies:
  - (i) the lands zoned with the '(H)' symbol, pursuant to Section 36 of the Planning Act, delineated by heavy black lines on Schedule A, shall not be used for any purpose other than those uses and buildings as existing on the lands as of the date of the passing of this By-law until the '(H)' symbol has been removed;
  - (ii) an amending By-law to remove the '(H)' symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Chief Engineer and Executive Director, Engineering and Construction Services and Council:

- (a) the owner has provided a revised Functional Servicing Report, including confirmation of water and fire flow, sanitary, and storm water capacity, and Storm Water Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
- (b) the owner has submitted a revised Transportation Impact Study and Parking Utilization Justification Study to the satisfaction of the General Manager, Transportation Services;
- (c) the owner has made satisfactory arrangements with the City and has entered into the appropriate agreements for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development, according to the accepted Functional Servicing Report, Storm Water Management Report, Transportation Impact Study and Parking Utilization Justification Study accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water and the General Manager, Transportation Services;
- (d) the owner has provided space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers Chapter 681-10 of the Municipal Code, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- (e) the owner has submitted a revised Landscape Concept Plan, Soil Volume Plan and Tree Preservation Plan, and all tree preservation matters are resolved, all to the satisfaction of the General Manager, Parks, Forestry, and Recreation;
- (f) both the submitted Environmental Noise Assessment and the Odour Review – Letter of Opinion have been peer reviewed by third-party consultants retained by the City of Toronto at the owner's expense and the owner has secured any mitigation measures and recommendations of the peer review, including obtaining City Council's approval to identify the Subject Site as a Class 4 Property, and with the design of any required mitigation measures to be secured through the site plan application review process, all to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- (g) the owner has submitted updated Wind Studies, including a wind tunnel test complete with a statistical wind analysis to determine

the impacts and efficacy of the recommended wind mitigation measures, with the design and construction of any required mitigation measures to be secured through the site plan application review process, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

#### SECTION 37 AGREEMENT

7. Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Schedule A in return for the provision by the owner, at the owner's expense, of the facilities, services and matters and such other matters required to support the development as set out in Schedule 1 hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
8. Where Schedule 1 of this By-law requires the owner to provide certain facilities, services or matters and enter into an agreement or agreements prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
9. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule 1 are satisfied.
10. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER AND ENACTMENT DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
1188-2022(OLT) July 25, 2022	Lands municipally known in the year 2022 as 1045 and 1049 The Queensway	To amend certain Limited Commercial – Avenues (AV) zoning standards to permit a 12-storey mixed-use building on the lands, subject to an '(H)' holding symbol.

Ontario Land Tribunal Decision and Order issued on August 10, 2022, effective July 25, 2022 in File OLT-22-002466 (Legacy File PL210053).

**SCHEDULE 1**  
**Section 37 Requirements**

The facilities, services and matters set out below are required to be provided to the City at the Owner's expense irrespective of the increase in height and density of the proposed development on the lands shown on Schedule 1 of this By-law, subject to and as secured in a registered agreement or agreements under Section 37(3) of the Planning Act, whereby the Owner agrees as follows:

1. Prior to the issuance of any Building Permit, the owner shall enter into an agreement or agreements to the satisfaction of the City Solicitor pursuant to Section 37 of the Planning Act as it read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force to secure the facilities, services or matters set out below.

Community Benefits

2. Prior to issuance of the first above-grade permit the owner shall make a cash contribution to the City in the amount of one million, two hundred thousand dollars (\$1,200,000.00) (the "Cash Contribution") be allocated towards the following capital community services and facilities to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor:
  - A. streetscape improvements along The Queensway through the Shop The Queensway Business Improvement Area;
  - B. traffic control and street improvement measures for The Queensway, including but not limited to road safety and local traffic calming and future bicycle lanes;
  - C. improvements to local parks and trails located in the local Ward, including but not limited to The Queensway Park and Mimico Park Trail; and
  - D. affordable housing units.
3. The Cash Contribution set out in Clause 2 shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18- 10-0135-01, or its successor, calculated from the date the by-law comes into force to the date of payment of the Cash Contribution by the owner to the City.
4. In the event the Cash Contribution in Clause 2 has not been used for the intended purpose within three (3) years of the By-law coming into full force and effect, the Cash Contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Official Plan and will benefit the community in the vicinity.

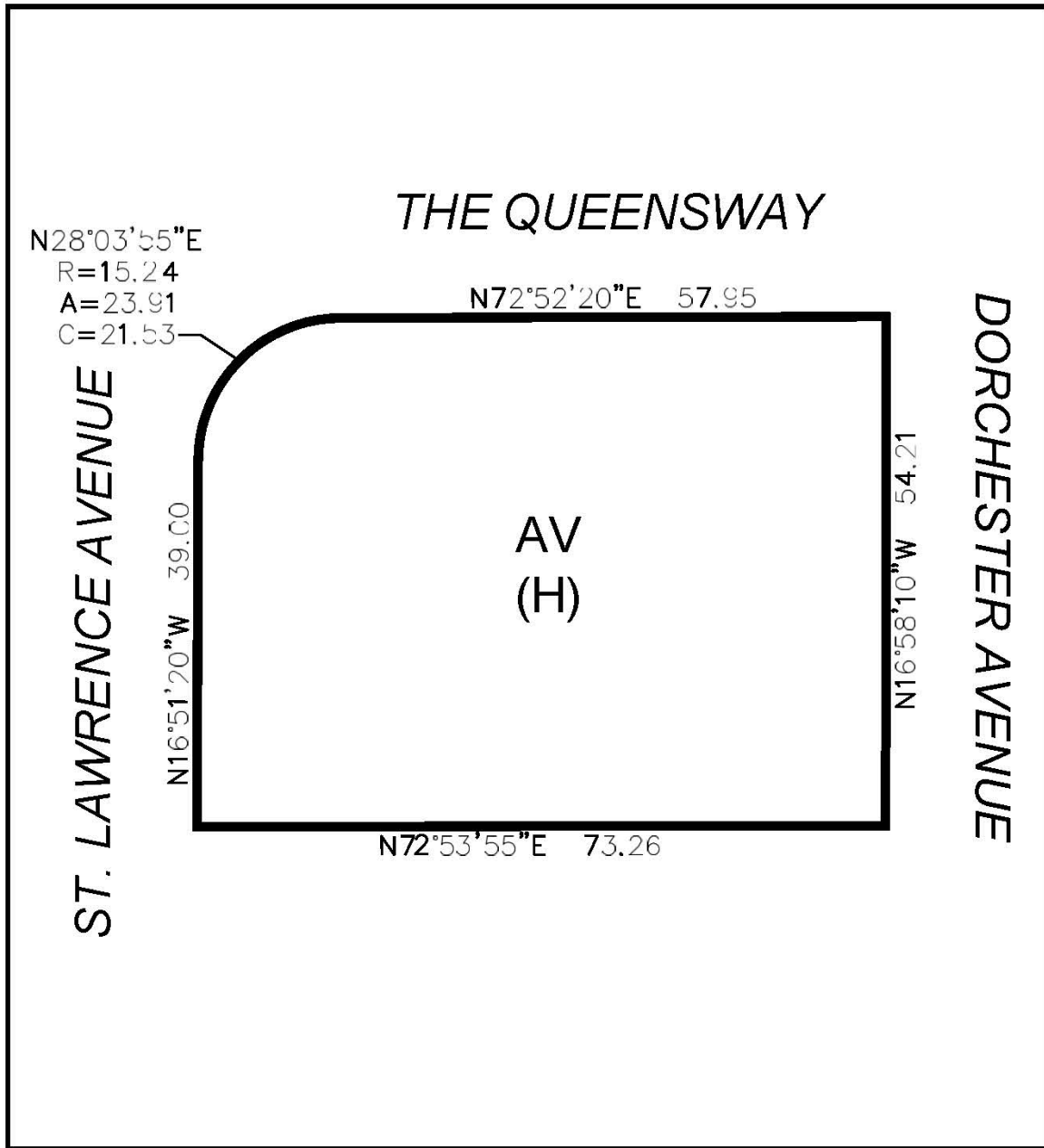
Matters of Legal Convenience

The owner shall provide the following to support the development of the lands:

5. The owner shall made satisfactory arrangements with the City and enter into the appropriate agreements for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development, according to the accepted Functional Servicing Report, Storm Water Management Report, Transportation Impact Study and Parking Utilization Justification Study accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water and the General Manager, Transportation Services.
6. The owner shall provide a revised Functional Servicing Report, including confirmation of water and fire flow, sanitary, and storm water capacity, and Storm Water Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water.
7. The owner shall provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with Section 681-10 of City of Toronto Municipal Code Chapter 681, Sewers, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
8. The owner shall submit a revised Landscape Concept Plan, Soil Volume Plan and Tree Preservation Plan, and shall resolve all tree preservation matters, all to the satisfaction of the General Manager, Parks, Forestry, and Recreation.
9. The owner shall submit the Environmental Noise Assessment and the Odour Review – Letter of Opinion for peer reviewed by third-party consultants retained by the City of Toronto at the owner's expense. The owner shall secure any required noise mitigation measures identified in the peer review of the Environmental Noise Assessment and Odour Review – Letter of Opinion, including obtaining City Council's approval to identify the Subject Site as a Class 4 Property, and the owner shall construct and maintain any such required noise mitigation measures, with such design to be secured through the Site Plan Application review process, all to the satisfaction of the Chief Planner and Executive Director, City Planning.
10. The owner shall submit updated Wind Studies, including a wind tunnel test complete with a statistical wind analysis to determine the impacts and efficacy of the recommended wind mitigation measures. The owner shall secure any required wind mitigation measures identified in the peer review of the wind tunnel test and statistical wind analysis and the owner shall construct and maintain any such required wind mitigation measures, with such design to be secured through the Site Plan Application review process, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

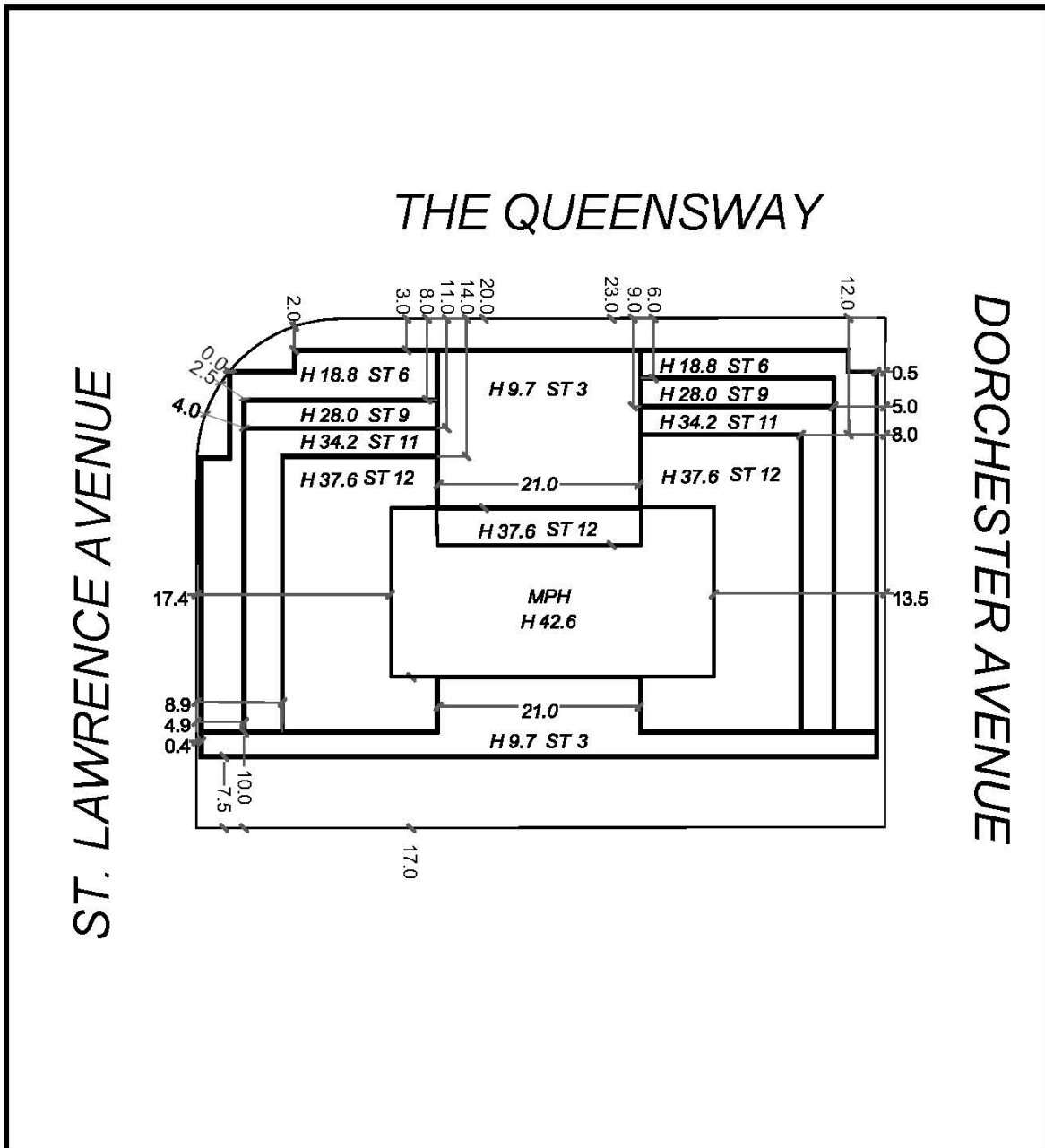
11. The owner shall construct and maintain the development of the Lands in accordance with Tier 1, Toronto Green Standard (Version 3), and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where applicable, consistent with the performance standards of Toronto Green Standards applicable at the time of the Site Plan application for the building on the Lands.
12. The owner shall satisfy the requirements of the Toronto District School Board regarding warning clauses and signage with respect to school accommodation issues.
13. A minimum of 10 percent of the dwelling units on the lands must be three-bedroom units and a minimum of 20 percent of the dwelling units on the lands must be two-bedroom units.
14. The owner shall convey to the City for nominal cost, and at no cost to the City, a road widening of 0.4 metres along the St. Lawrence Avenue frontage of the Subject Site.
15. The residential use of the four (4) live/work units shall be restricted to the second storey of the live/work units and the work portion with the commercial/retail use shall be located in the ground floor of the live/work unit fronting The Queensway.
16. The owner shall implement any required mitigation and/or restrictions on the proposed built form to address the accepted and peer reviewed Environmental Noise Assessment and Odour Review – Letter of Opinion, wind tunnel test, and statistical wind analysis, all to the satisfaction of the Chief Planner and Executive Director, City Planning.


Schedule A



<b>LOT 101 &amp; PART OF LOTS 100, 102, 103, 104, 105, 108 &amp; 109</b>			
<b>REGISTERED PLAN 1051</b>			
<b>CITY OF TORONTO (FORMER CITY OF ETOBICOKE)</b>			
Applicant's Name :		10	25m
Assessment Map :	Zoning Code Map		
File No.	Drawing No.		

Schedule B



<b>LOT 101 &amp; PART OF LOTS 100, 102, 103, 104, 105, 108 &amp; 109</b>		
<b>REGISTERED PLAN 1051</b>		
<b>CITY OF TORONTO (FORMER CITY OF ETOBICOKE)</b>		
Applicant's Name :		0 10 25m
Assessment Map :	Zoning Code Map	
File No.	Drawing No.	