

778 KING STREET WEST  
RE-ISSUED FOR REZONING

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NO	ISSUANCE	DATE
1	REZONING	02.11.2021
2	RE-ISSUED REZONING	01.02.2023
3	RE-ISSUED REZONING	12.21.2023
4	RE-ISSUED REZONING	05.08.2024
5	-	-

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KING STREET WEST  
Lamb Development Corp.

778 King Sreet West

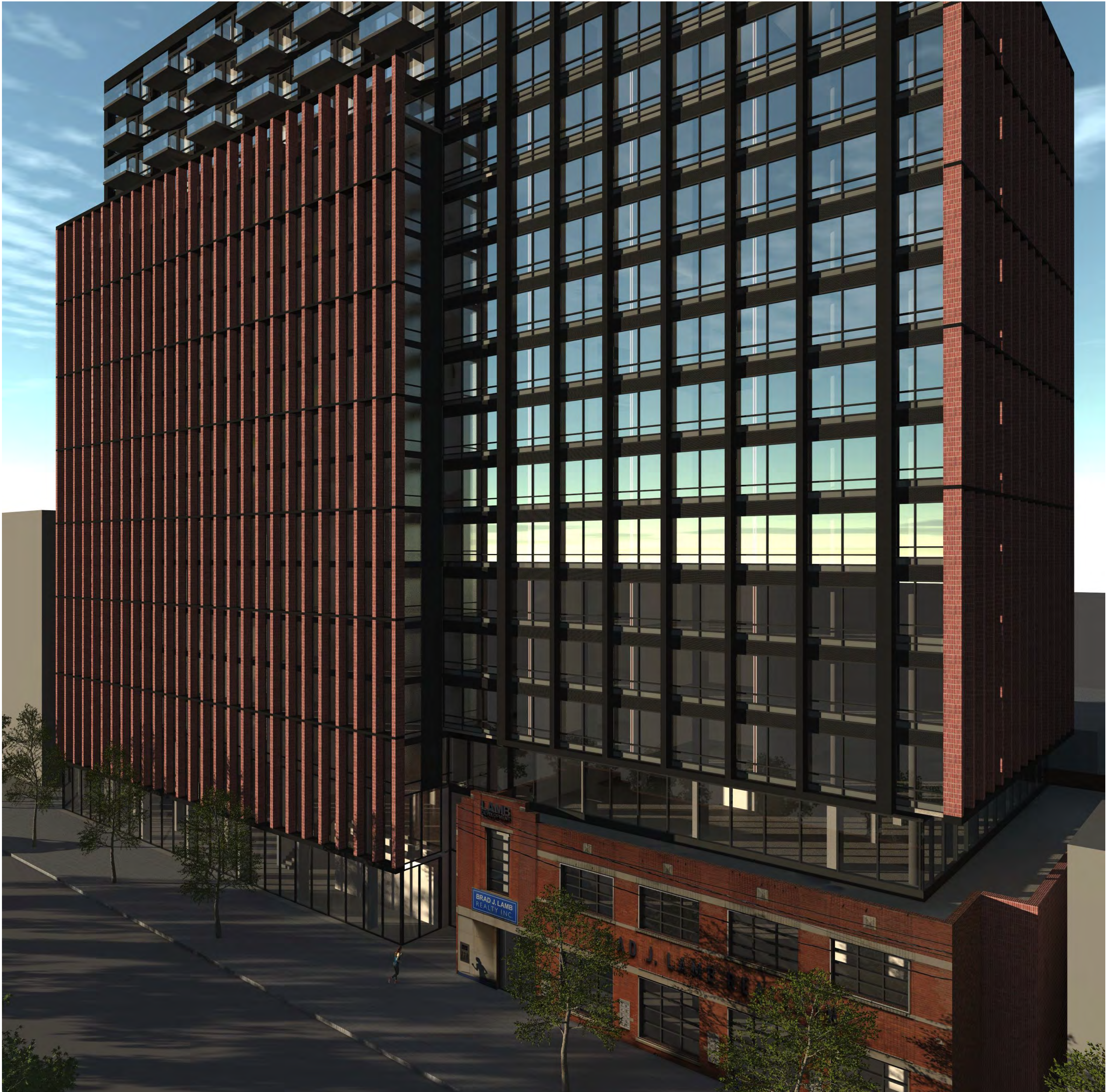
Cover

Project No. 22104

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A.1





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KING STREET WEST  
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Renderings

Project No. 22104

1:2.03

A.2





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Renderings

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Statistics

Project No. 22104

A.4

Floor Area													Parking					Residential Units										Combinable Units									
Level	Total Levels	Ht / Flr	Total Ht	Total Ht With MPH	GCA / Level	Total Floor Area	Interior Residential Amenity	Exterior Residential Amenity	GFA Deductions	Total Residential GFA	RETAIL GFA	Total GFA	Resident Vehicle Parking	Vistor Parking	10 Additional Short Term Bike Spaces	Short term Bike Parking	Long Term Bike Parking	S per level	S total	1b per level	1b total	2b per level	2b total	3b per level	3b total	Total Units	2b										
P3	1	2.75	2.75	7.56	2,003	2,003			1,968	34		34	41	0																							
P2	1	2.75	2.75	7.56	2,003	2,003			1,968	34		34	31	0			317																				
P1	1	4.50	4.50	20.25	2,003	2,003	39		1,968	34		34	30	0			116																				
Subtotal Below Grade						6,008	39		5,905	102		102	102	0			433																				
Ground	1	4.30	4.30	4.30	1,918	1,918			188	869	862	1,730			10	48																					
Level 2	1	3.70	3.70	3.70	1,265	1,265	404		456	714	95	809																9	9	0	0	1	1	1	1	11	0
Level 3	1	3.30	3.30	3.30	1,723	1,723	258	164	295	1,428	0	1,428																22	22	3	3	1	1	2	2	28	4
Levels 4	1	3.00	3.00	3.00	1,760	1,760			37	1,723	0	1,723																23	23	3	3	5	5	2	2	33	4
Levels 5	1	3.30	3.30	3.30	1,760	1,760			37	1,723	0	1,723																23	23	3	3	5	5	2	2	33	4
Levels 6-13	8	3.00	24.00	24.00	1,655	13,240			299	12,941	0	12,941																19	152	4	32	5	40	3	24	248	32
Levels 14	1	3.30	3.30	3.30	1,655	1,655			37	1,618	0	1,618																19	19	4	4	5	5	3	3	31	4
Levels 15-18	4	3.00	12.00	12.00	1,282	5,128			150	4,978	0	4,978																1	4	12	48	4	16	3	12	80	0
Levels 19	1	3.60	3.60	3.60	1,282	1,282			37	1,244	0	1,244	1	1	12	12	4	4	3	3	20	0															
Level 20- Mechanical	1	4.70		4.70	796	796	269	309	726	70	0	70																									
Subtotal Above Grade	20		60.50	65.20		30,528	931	473	2,263	27,308	957	28,265	0	0	10	48	0	253		105		77		49		484	48										

Totals	20		60.50	65.20		36,536	970	473	8,169	27,410	957	28,367	102	0	10	48	433		253		105		77		49	484	48
													305,230	f12					52%	22%		16%		10%		10%	

Floor Area Summary		
	Provided	Req Per.
Site Area	2,127	
Total Residential Units	484	
Res GFA	27,410	
Commercial GFA	957	
Total GFA	28,367	
Interior Residential Amenity	970	968
Exterior Residential Amenity	473	968
FSI	13.34	

All areas in square metres





Mid to High Rise Residential and  
all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.  
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.  
For further information, please visit [www.toronto.ca/greendevlopment](http://www.toronto.ca/greendevlopment)

General Project Description	Proposed
Total Gross Floor Area	28367
Breakdown of project components (m²):	
Residential	27410
Retail	957
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	484

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		102	
Number of parking spaces with EVSE (residential)	102	102	100
Number of parking spaces with EVSE (non-residential)	0	0	

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	431	433	100
Number of long-term bicycle parking located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground		116	
d) second level below-ground		317	
e) other levels below-ground		0	



Mid to High Rise Residential and  
all New Non-Residential Development

Landscaping & Biodiversity	Required	Proposed	Proposed %
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of Lot Area as Soft Landscaping (non-residential only)			
Total number of plants		8	
Total number of native plants and % of total plants		8	100
Available Roof Space (m²)		706	
Available Roof Space provided as Green Roof (m²)	423	423	60
Available Roof Space provided as Cool Roof (m²)			
Available Roof Space provided as Solar Panels (m²)			

Bird Collision Deterrence	Required	Proposed	Proposed %
Total area of glazing of all elevations within 16m above grade		2381.86	
Total area of treated glazing (minimum 85% of total area of glazing within 16m above grade) (m²)		2381.86	100
Percentage of glazing within 16m above grade treated with:			
a) Visual markers		2381.86	100
b) non-reflective glass			
c) Building integrated structures			



Mid to High Rise Residential and  
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Lamb Development Corp.

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Statistics

Project No. 22104

A.5



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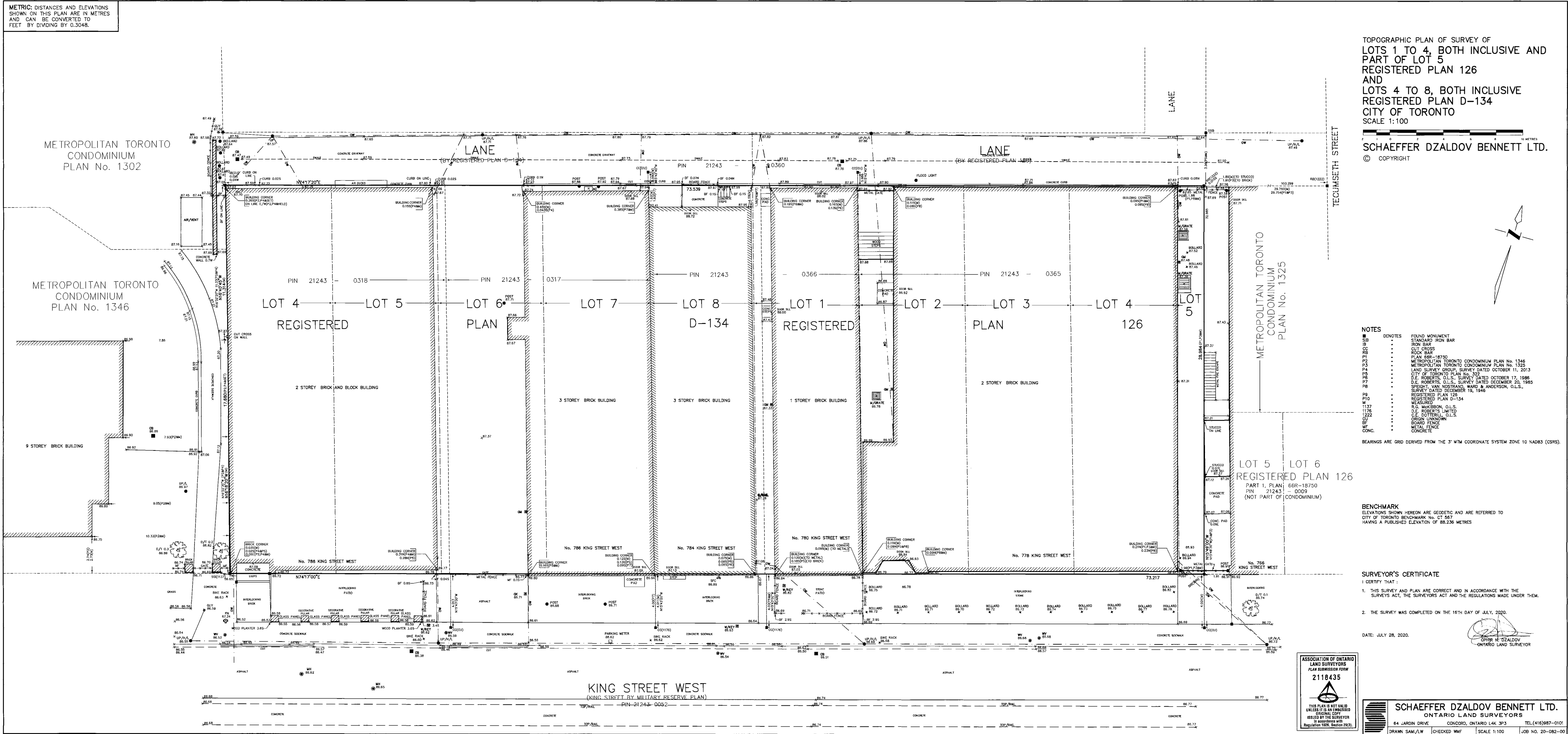
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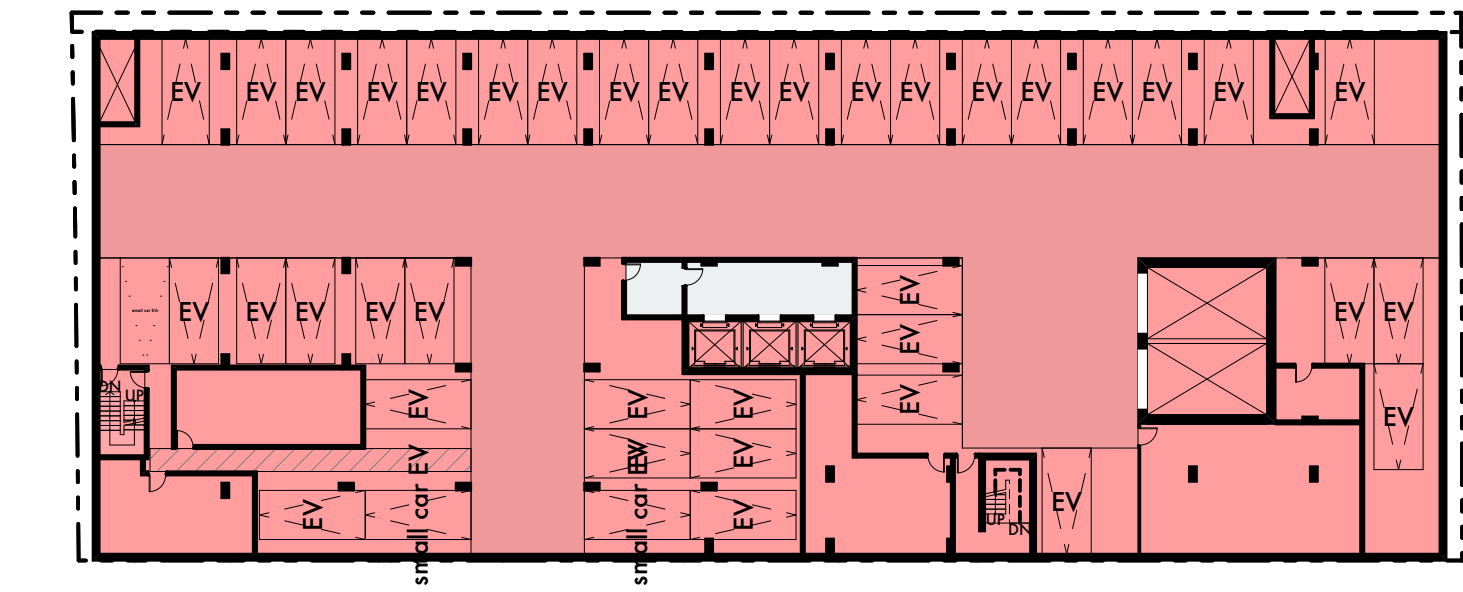
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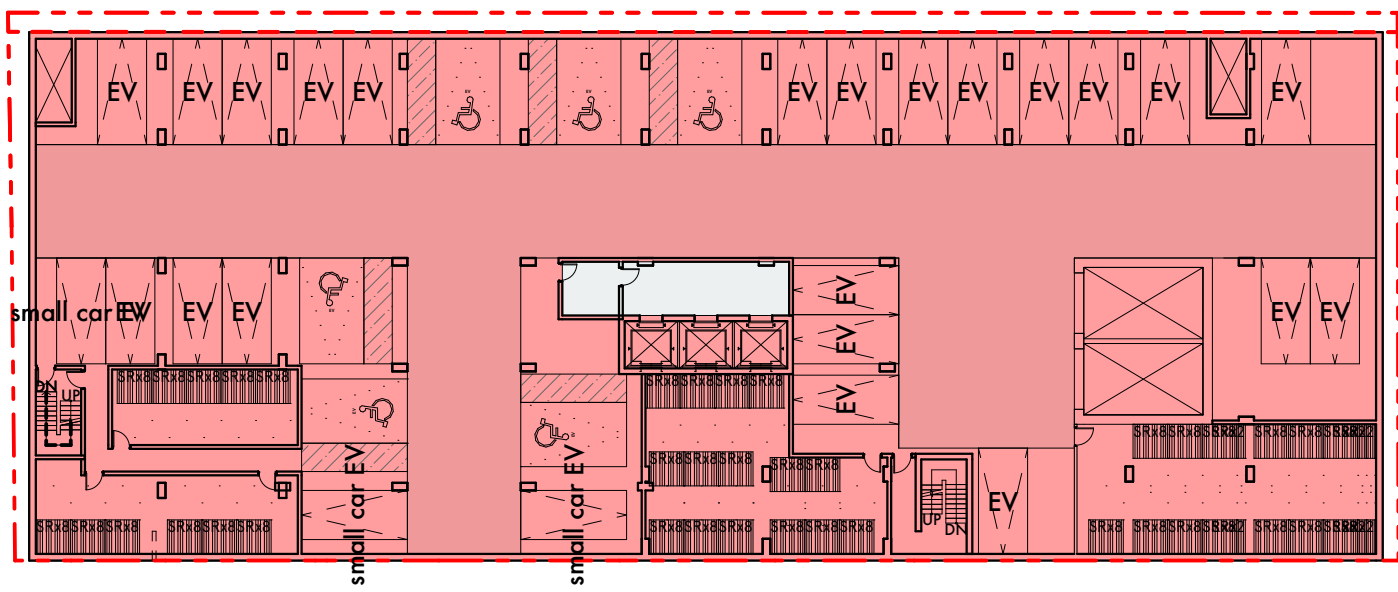
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**Project No. 22104**

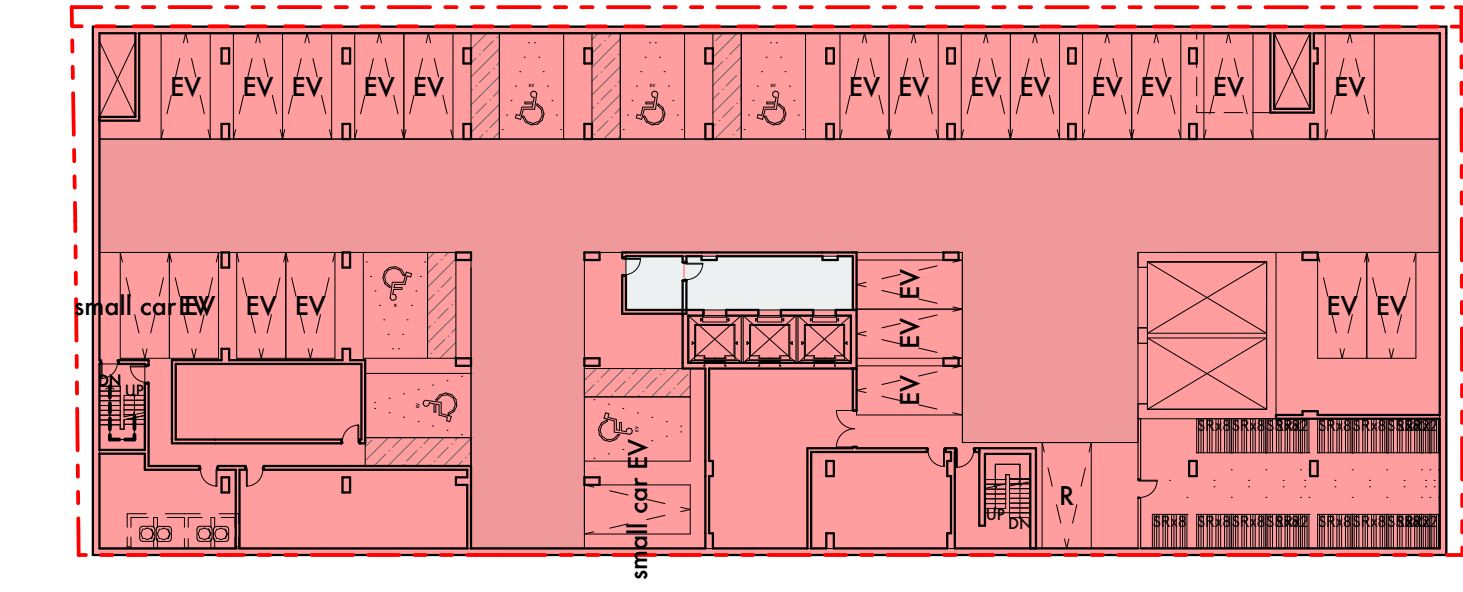
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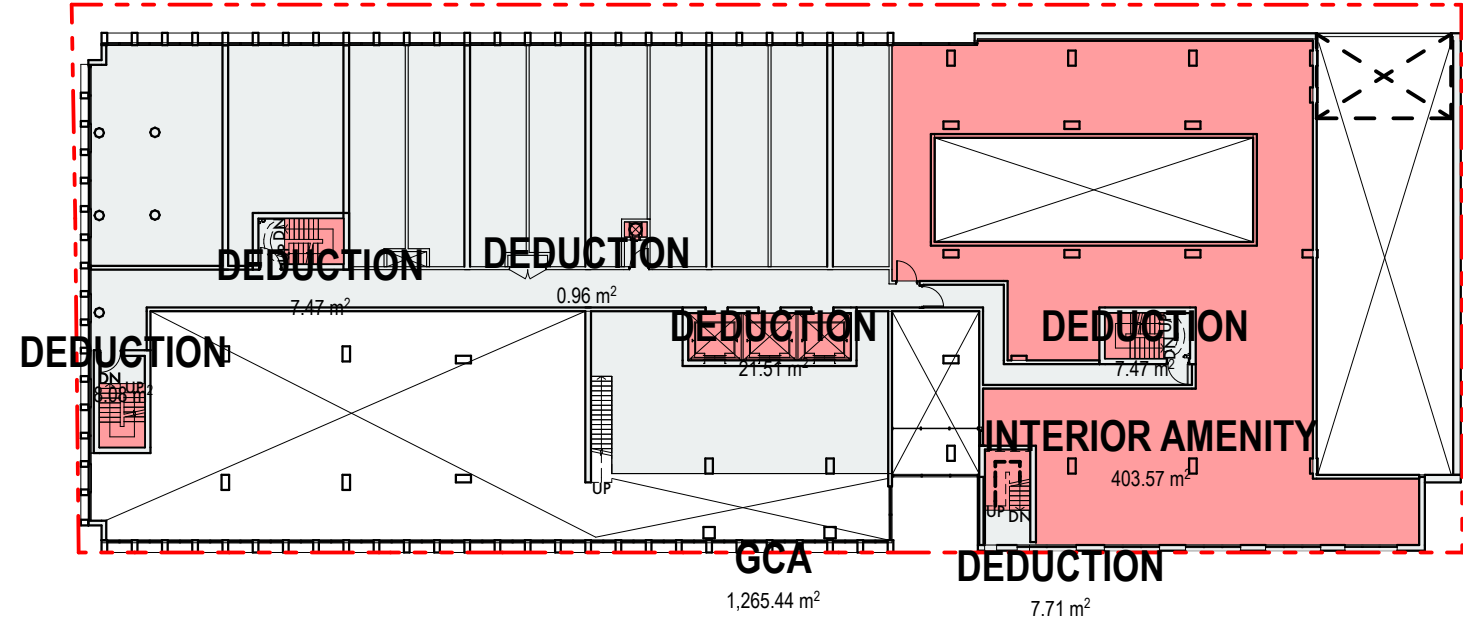
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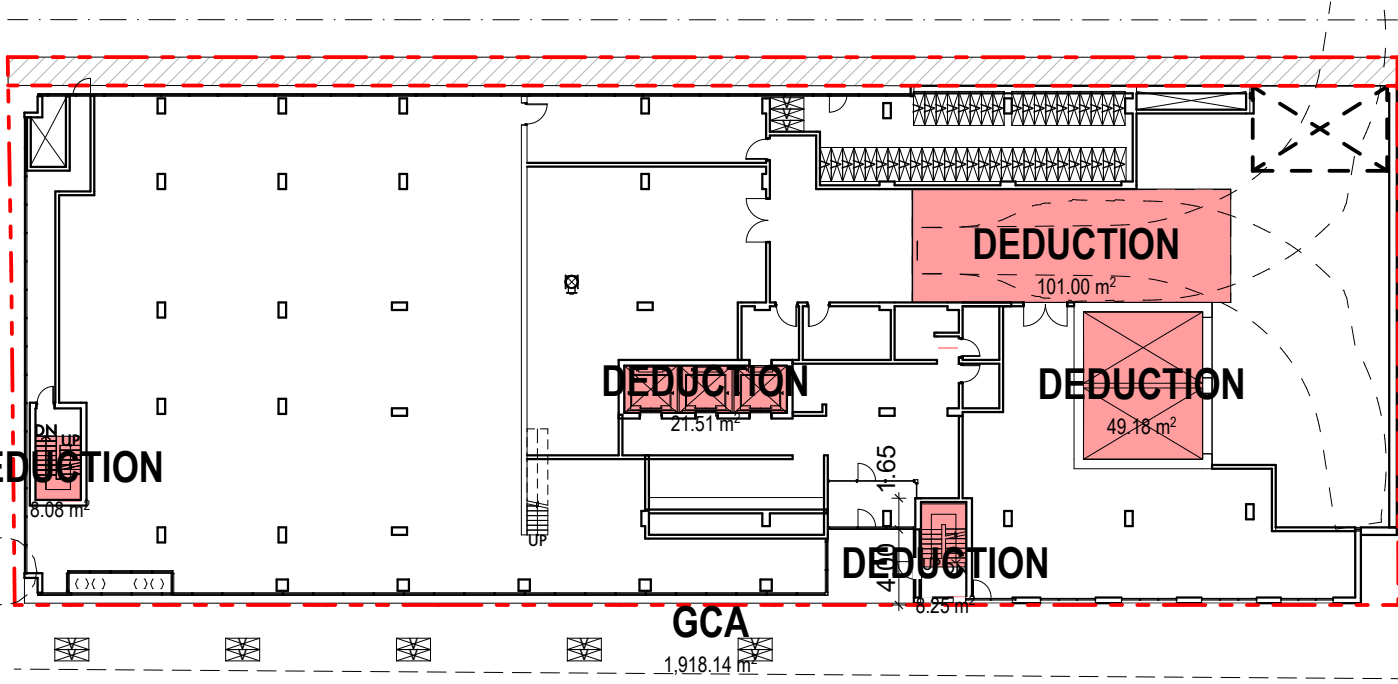
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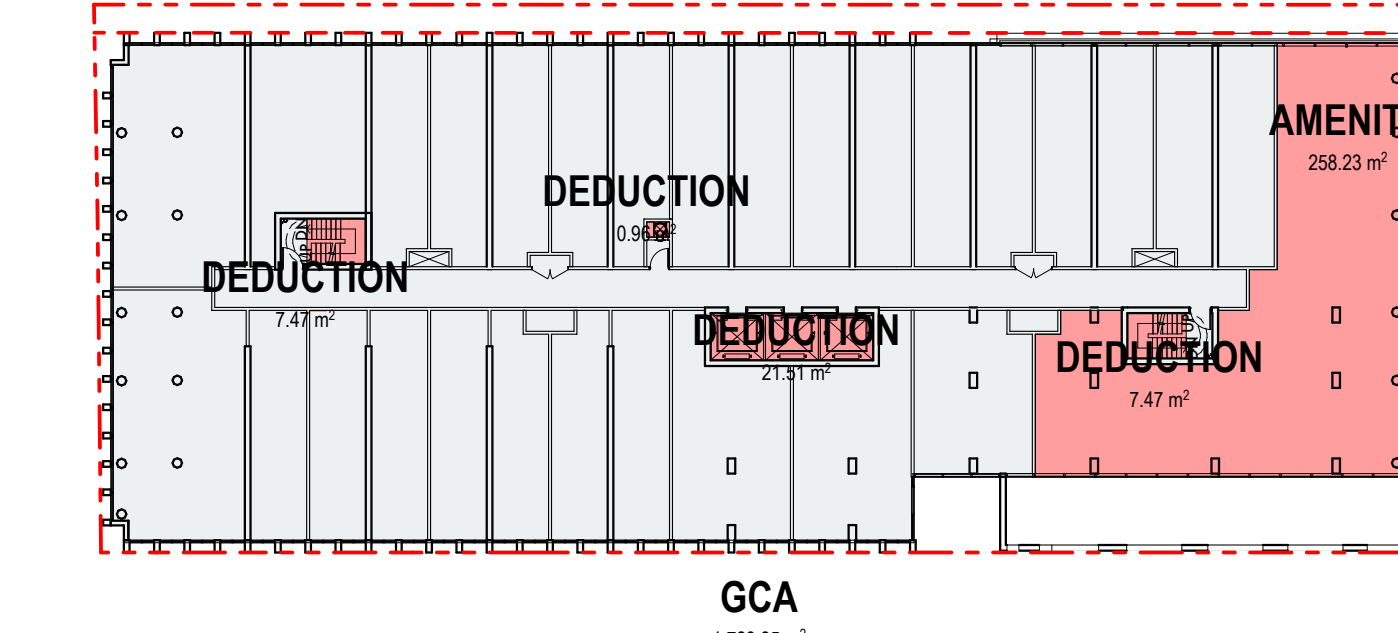
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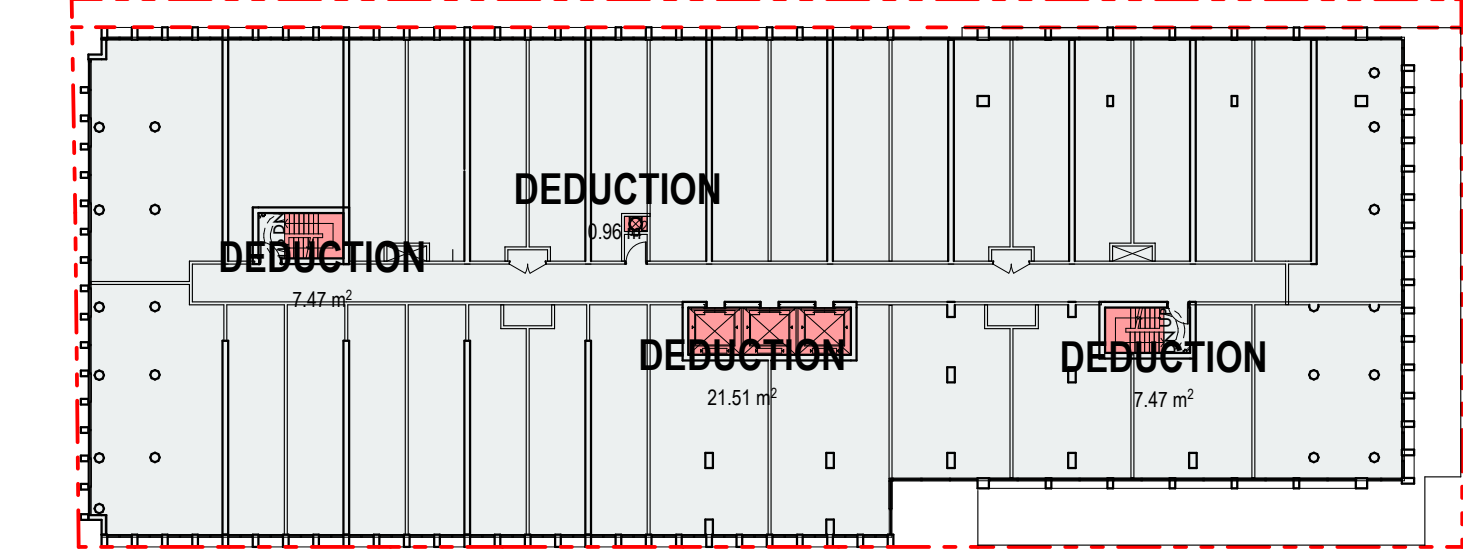
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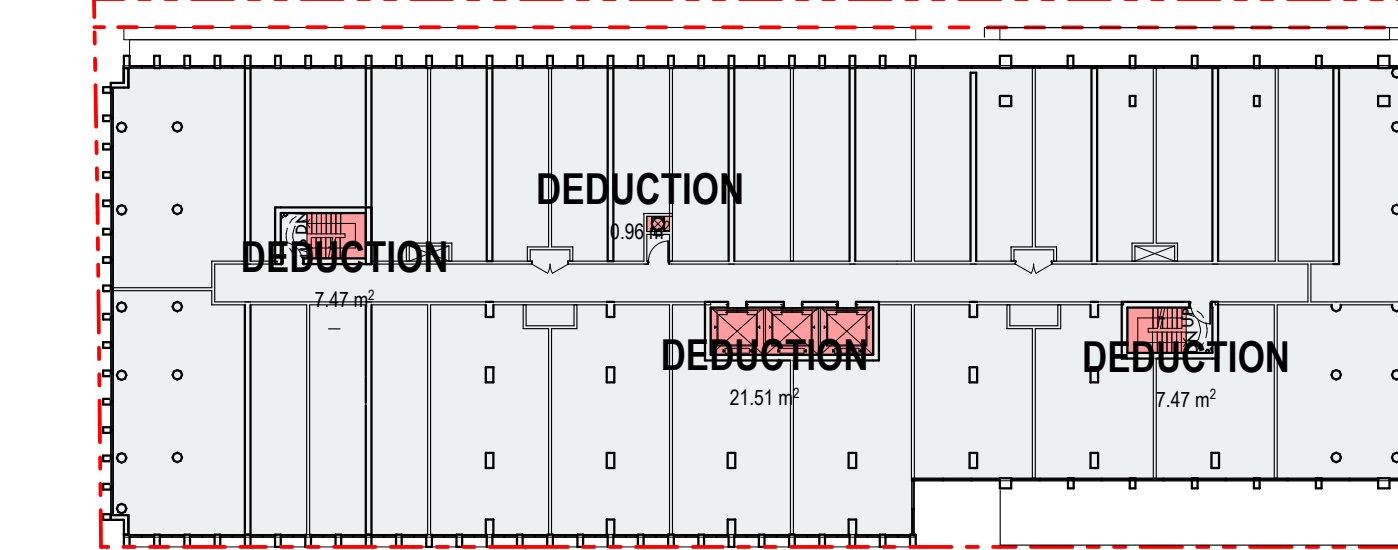
Ground Floor



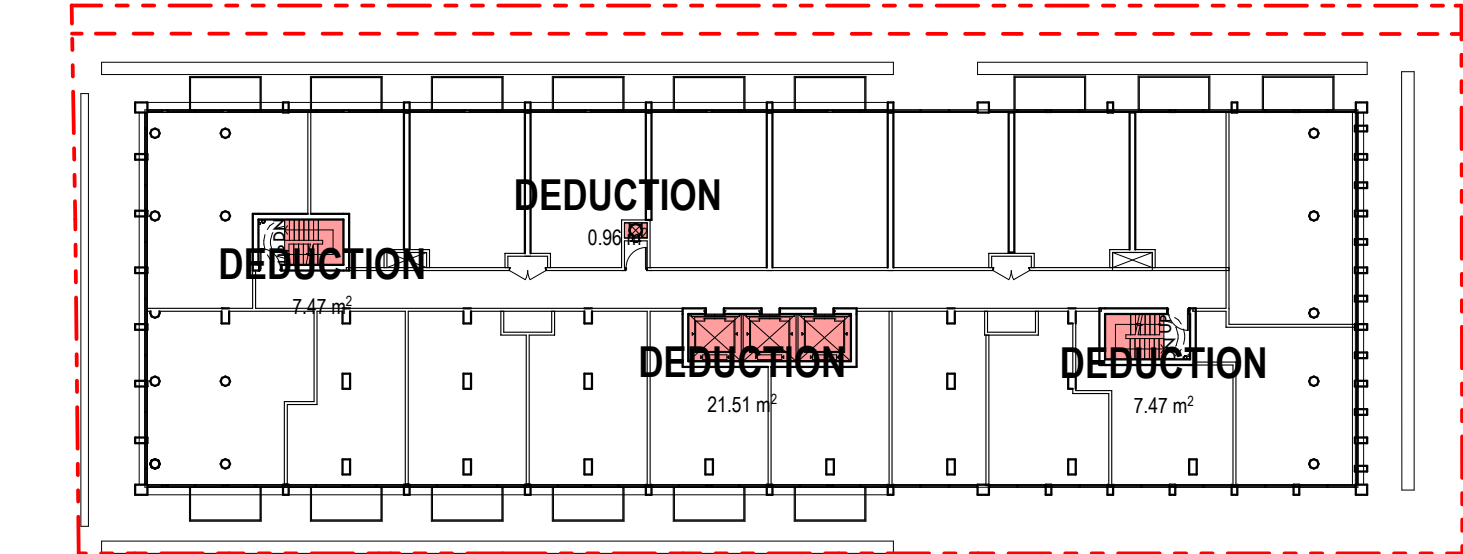
LEVEL 3



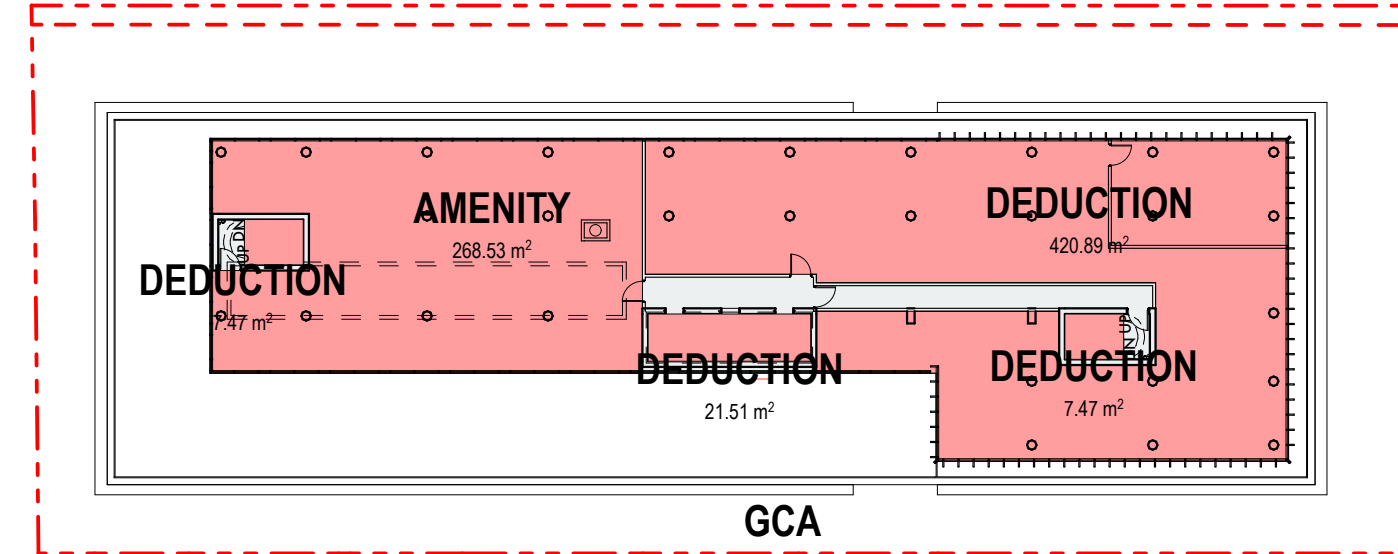
Level 4-5



LEVEL 6-14



LEVEL 15-19



LEVEL 20

GFA Deduction – Below Grade	
STOREY	GFA DEDUCTIONS
P3	1,968.41
P2	1,968.41
P1	1,968.41
	5,905.23 m²

GFA Deduction – Above Grade	
STOREY	GFA DEDUCTIONS
Ground Floor	188.02
LEVEL 2	456.77
LEVEL 3	295.64
LEVEL 4	37.41
LEVEL 5	37.41
LEVEL 6	37.41
LEVEL 7	37.41
LEVEL 8	37.41
LEVEL 9	37.41
LEVEL 10	37.41
LEVEL 11	37.41
LEVEL 12	37.41
LEVEL 13	37.41
LEVEL 14	37.41
LEVEL 15	37.41
LEVEL 16	37.41
LEVEL 17	37.41
LEVEL 18	37.41
LEVEL 19	37.41
LEVEL 20	725.87
	2,264.86 m²

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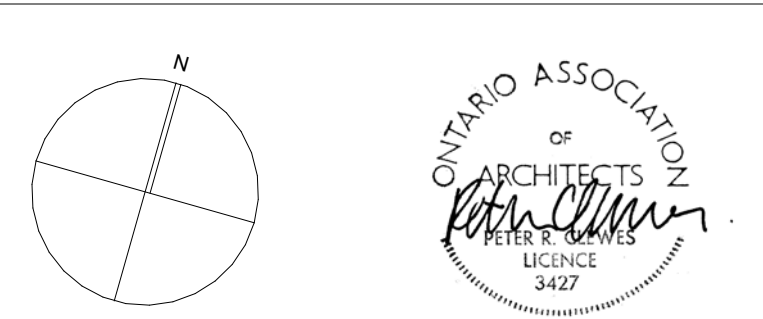
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GFA DIAGRAM

Project No. 22104

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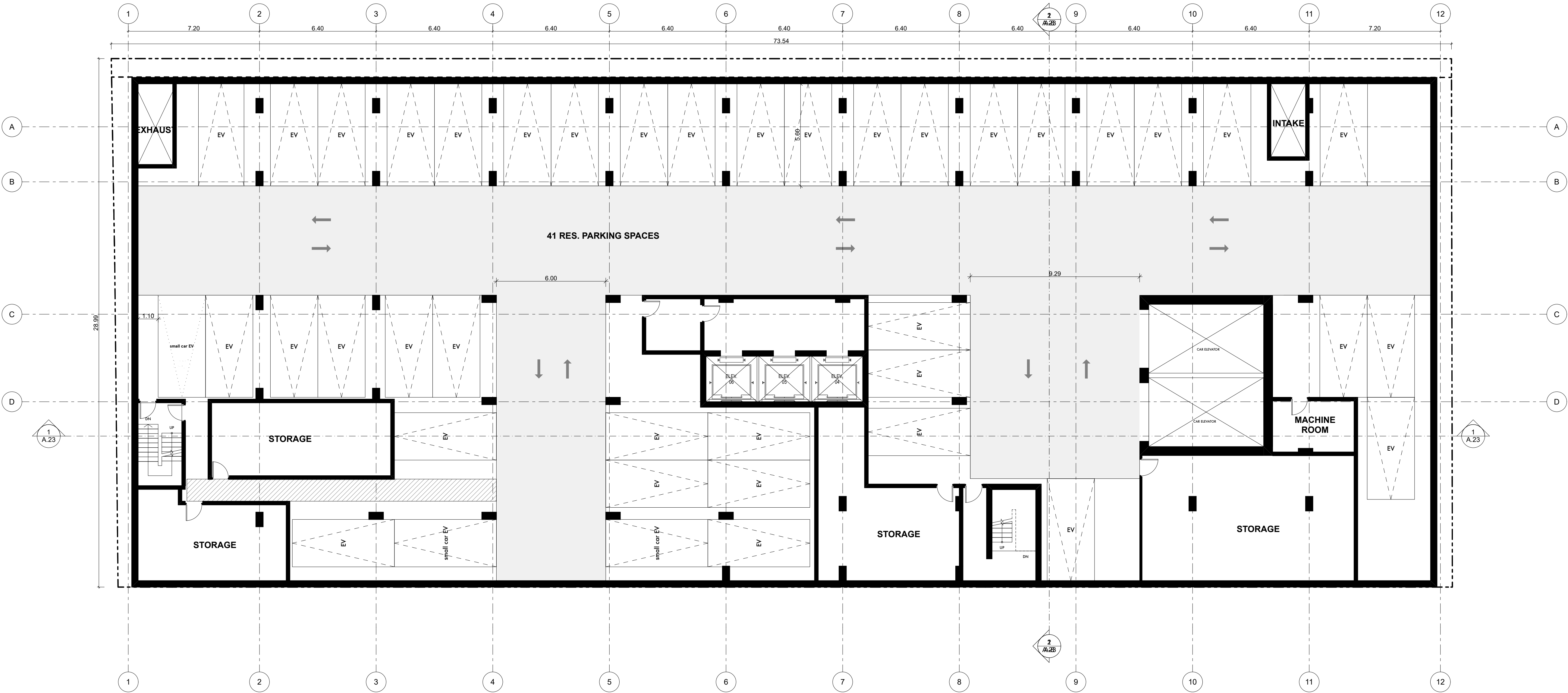
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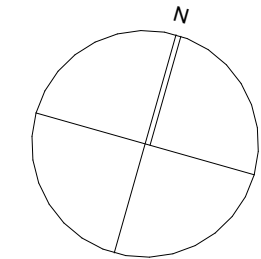


GCA  
2,002.54 m²

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**778 King Sreet West**

P3

Project No. 22104

1:125

**A.9**



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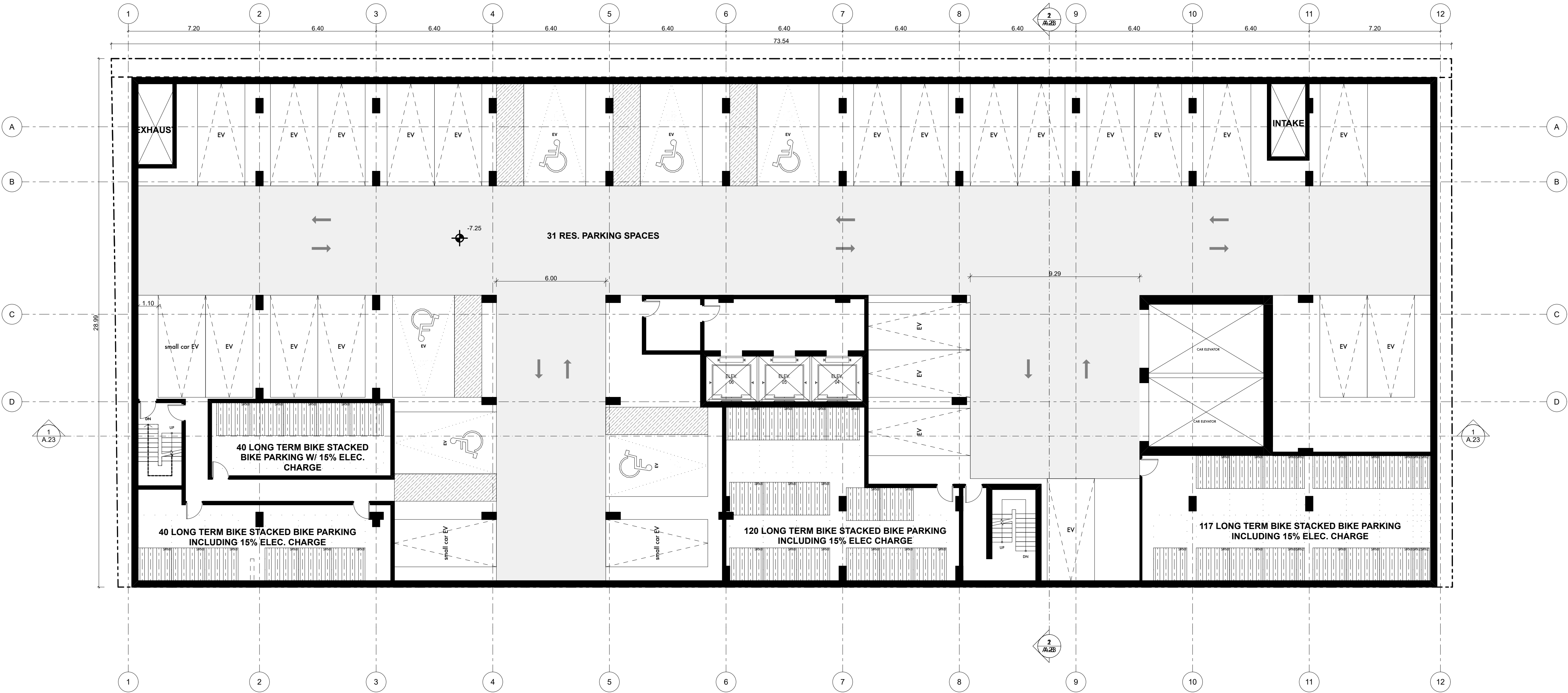
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1	REZONING	02.11.2021
2	RE-ISSUED REZONING	01.02.2023
3	RE-ISSUED REZONING	12.21.2023
4	RE-ISSUED REZONING	05.08.2024
5	-	-

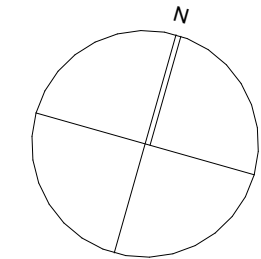


GCA  
2,002.54 m<sup>2</sup>

aA

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KING STREET WEST  
Lamb Development Corp.

778 King Sreet West

P2

Project No. 22104

1:125

A.10



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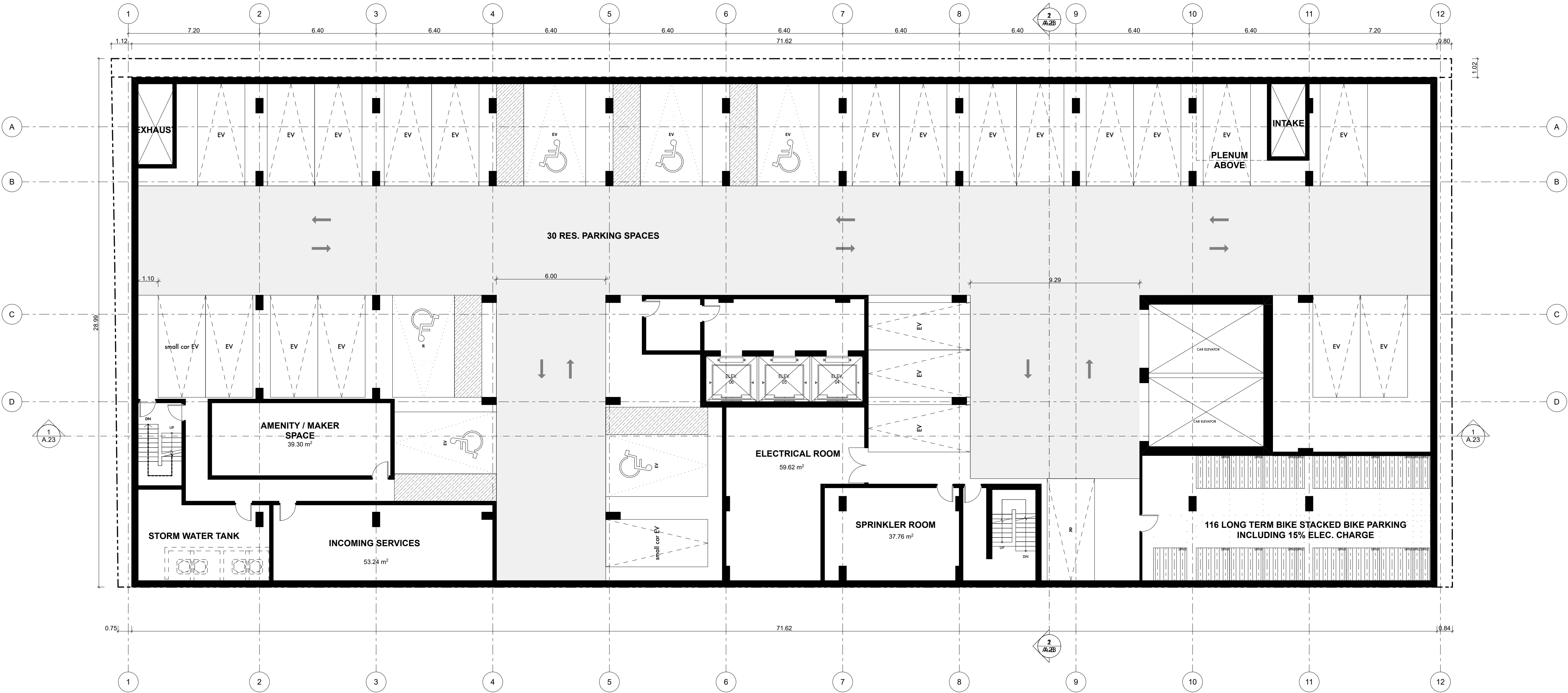
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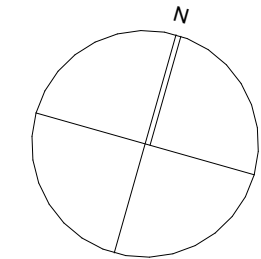


GCA  
2,002.54 m²

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KING STREET WEST  
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P1

Project No. 22104

1:125

A.11



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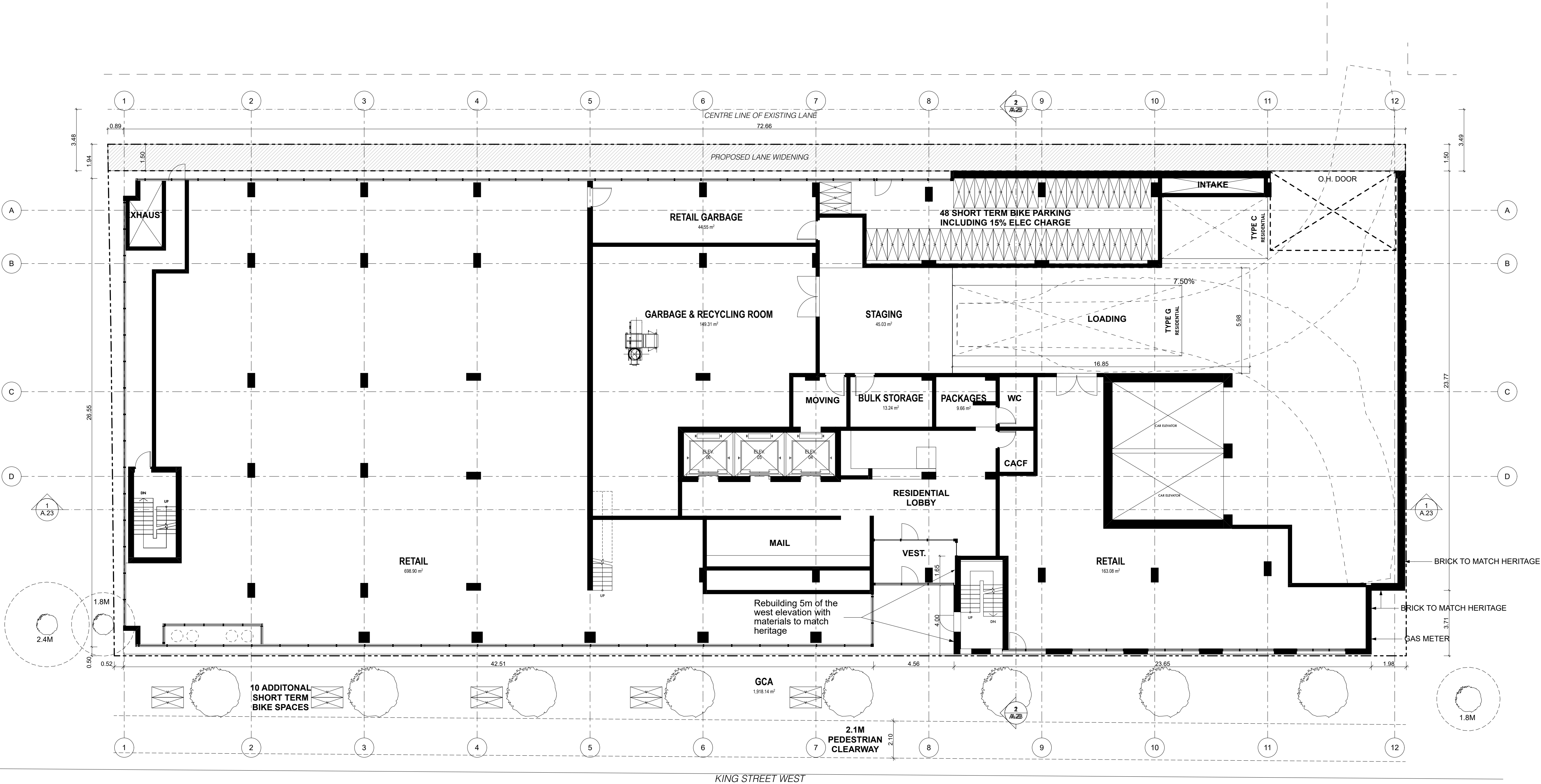
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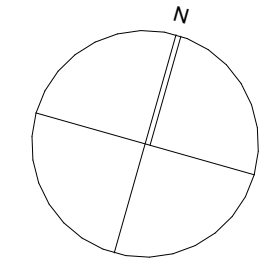
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KING STREET WEST  
Lamb Development Corp.

778 King Sreet West

Ground

Project No. 22104

1:125

A.12



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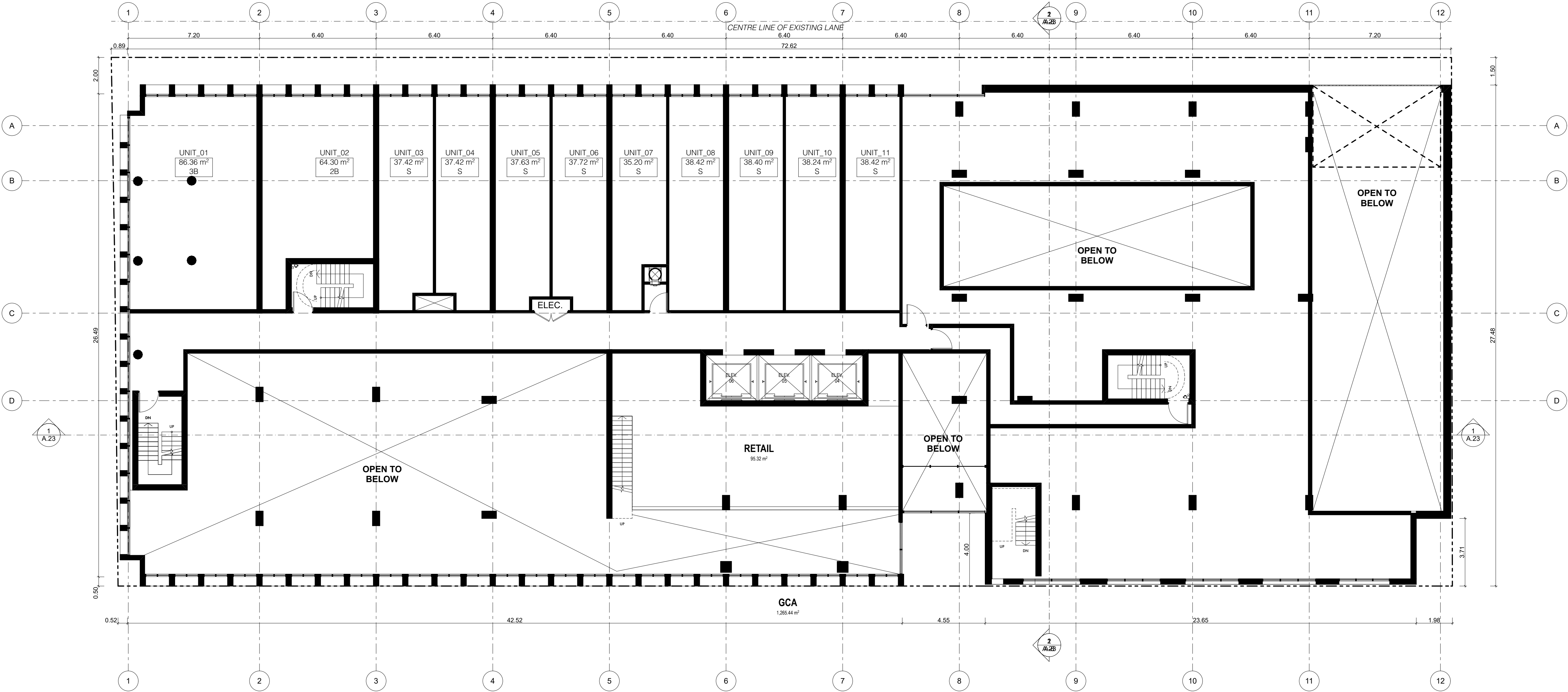
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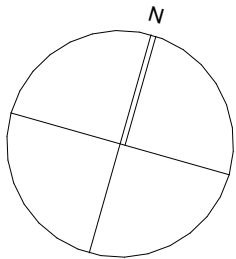


NSA  
490.31 m²

aA

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KING STREET WEST  
Lamb Development Corp.

778 King Sreet West

Level 2

Project No. 22104

1:125

A.13



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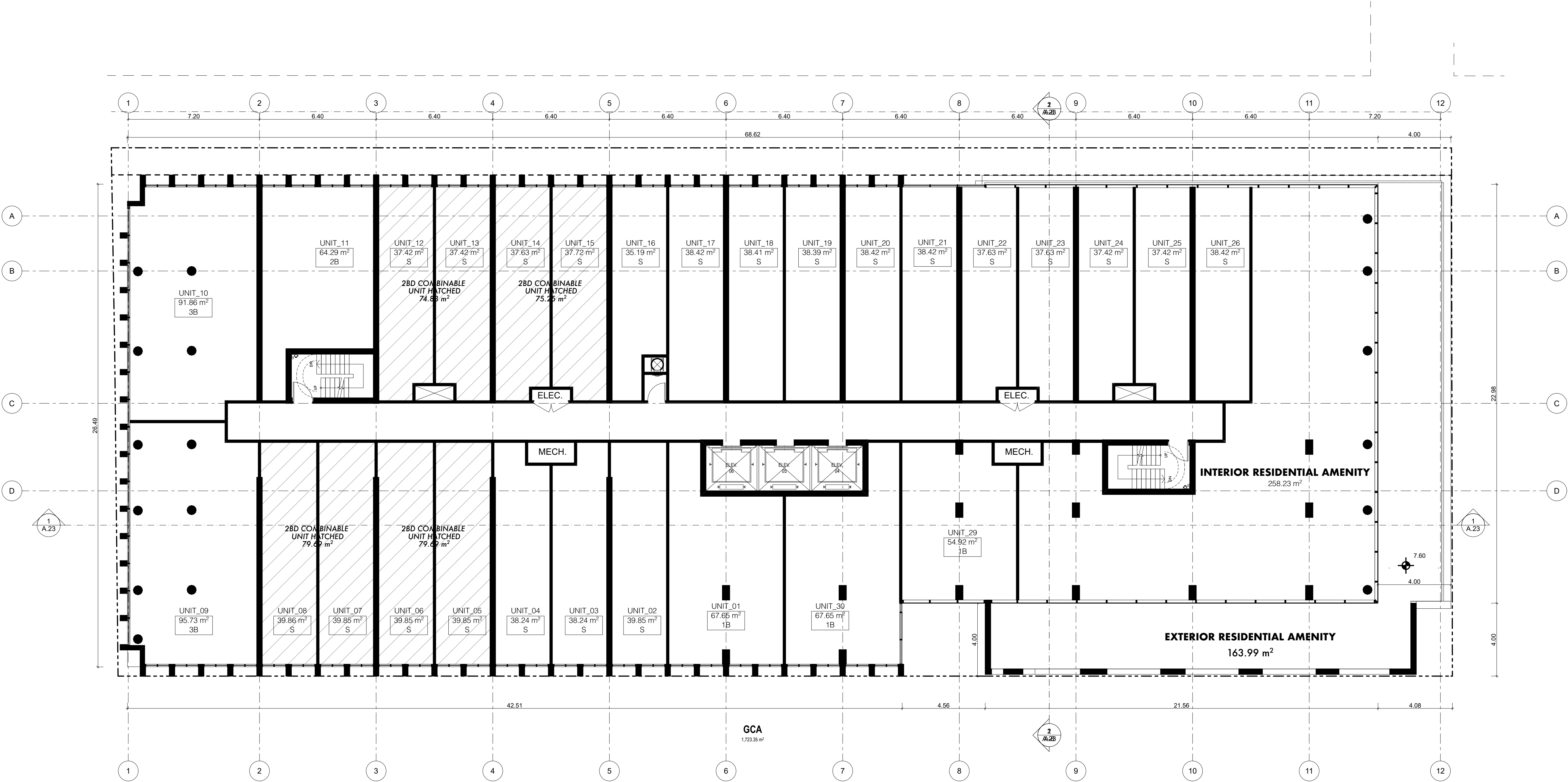
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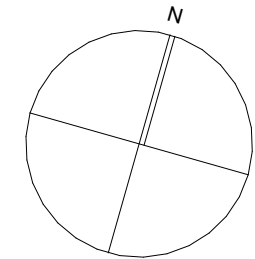
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KING STREET WEST  
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Level 3

Project No. 22104

1:125

A.14



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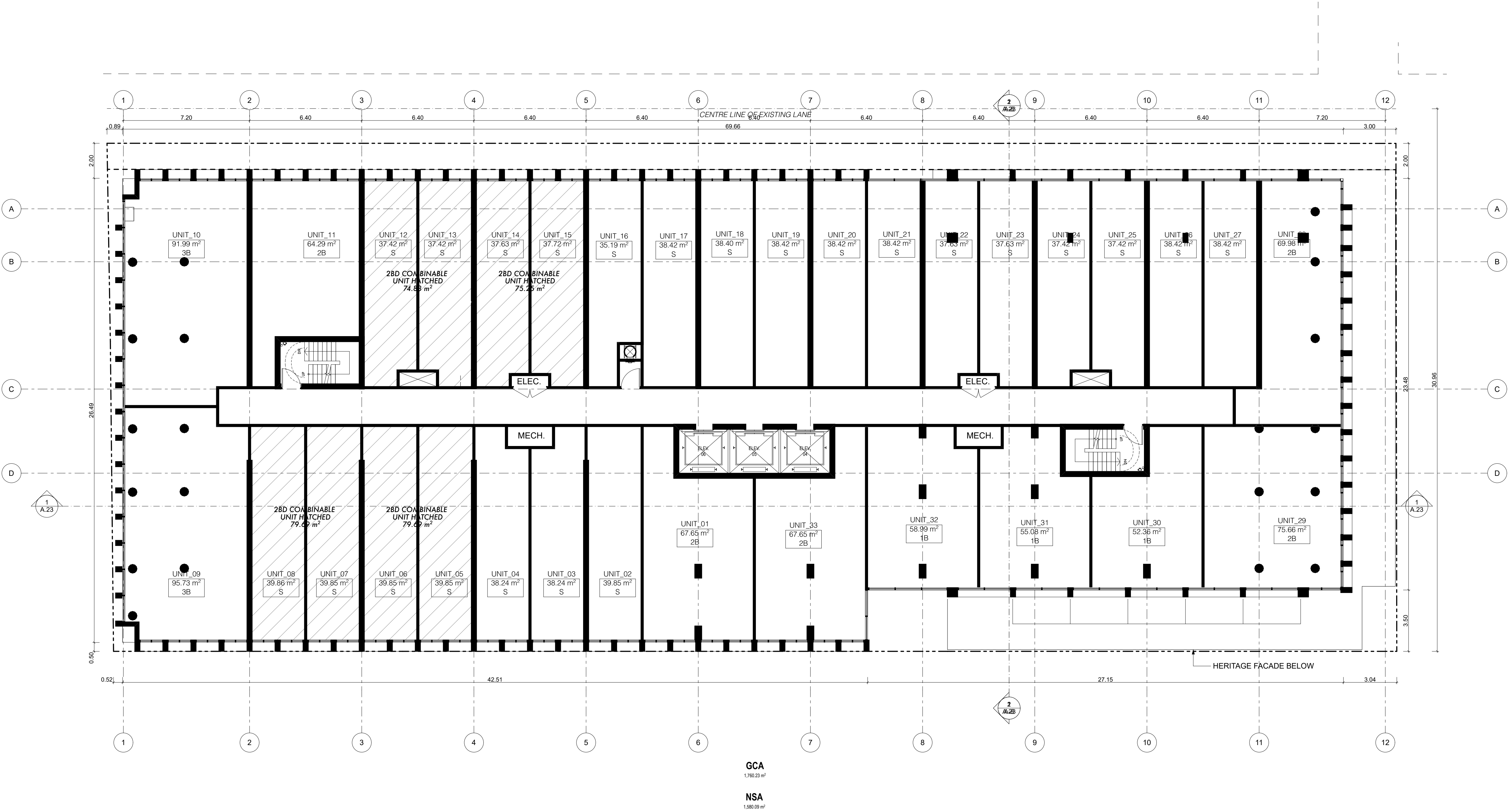
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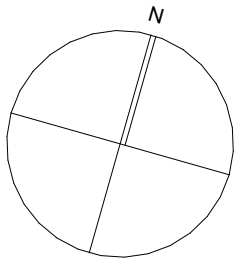
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**KING STREET WEST**  
**Lamb Development Corp.**

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Levels 4-5

Project No. 22104

1:125

**A.15**



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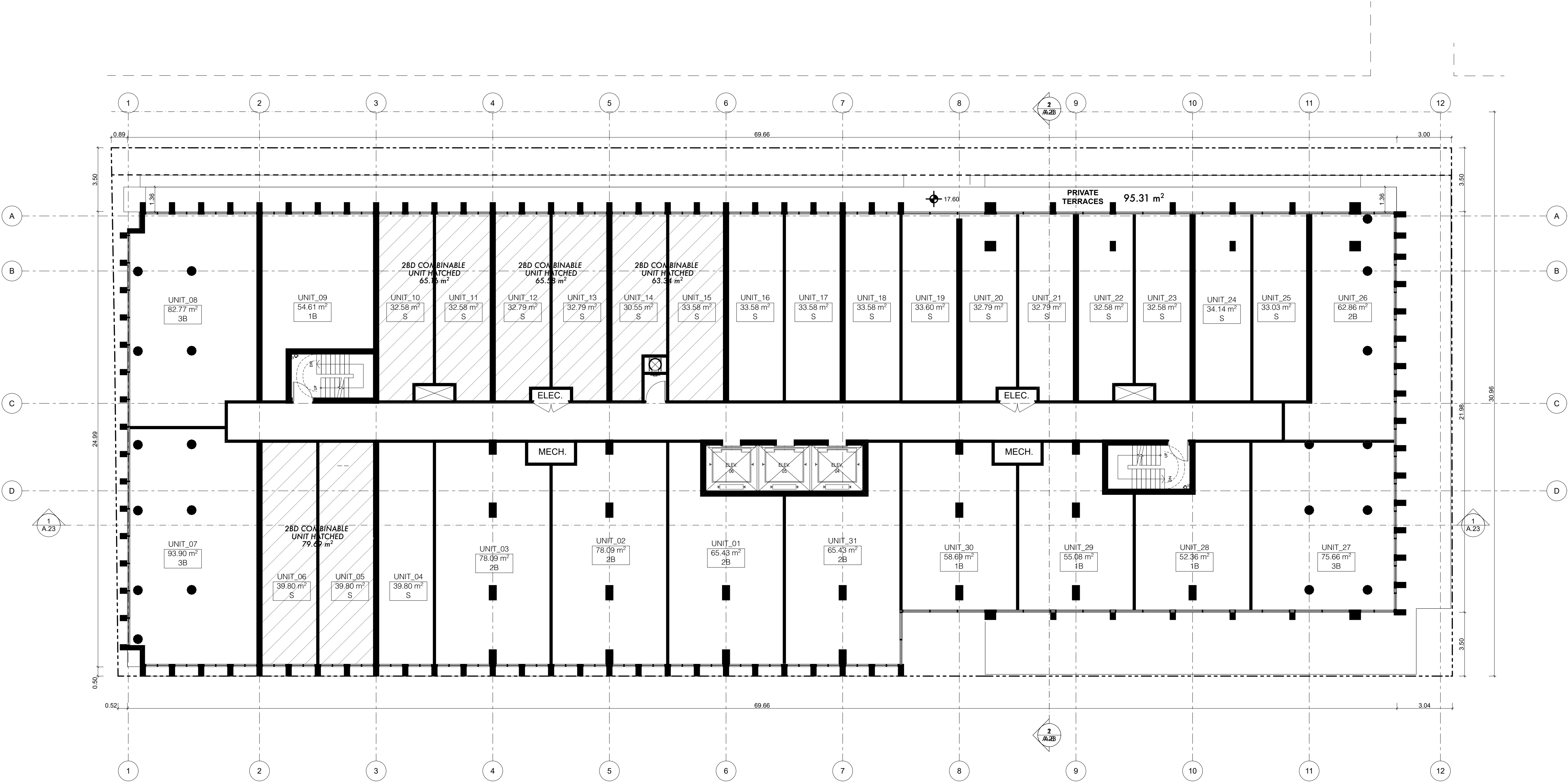
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GCA  
1,655.04 m<sup>2</sup>

NSA  
1,474.80 m<sup>2</sup>

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**Lamb Development Corp.**

**778 King Sreet West**

Level 6-14
Project No. 22104
1:125



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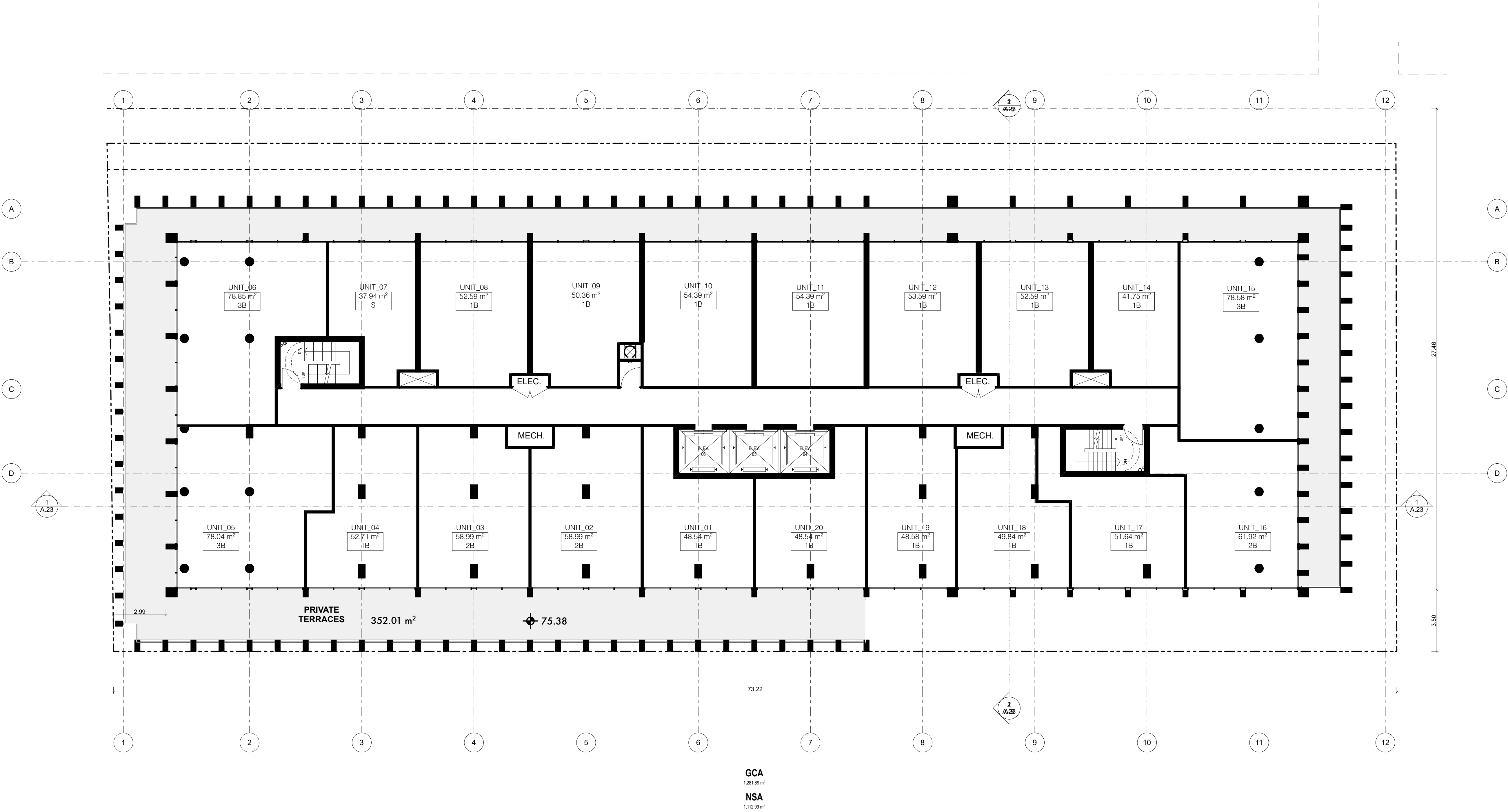
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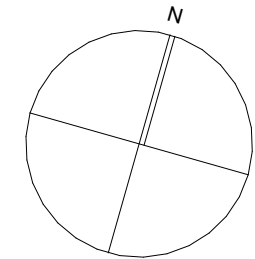
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KING STREET WEST  
Lamb Development Corp.

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Level 15

Project No. 22104

1:125

A.14



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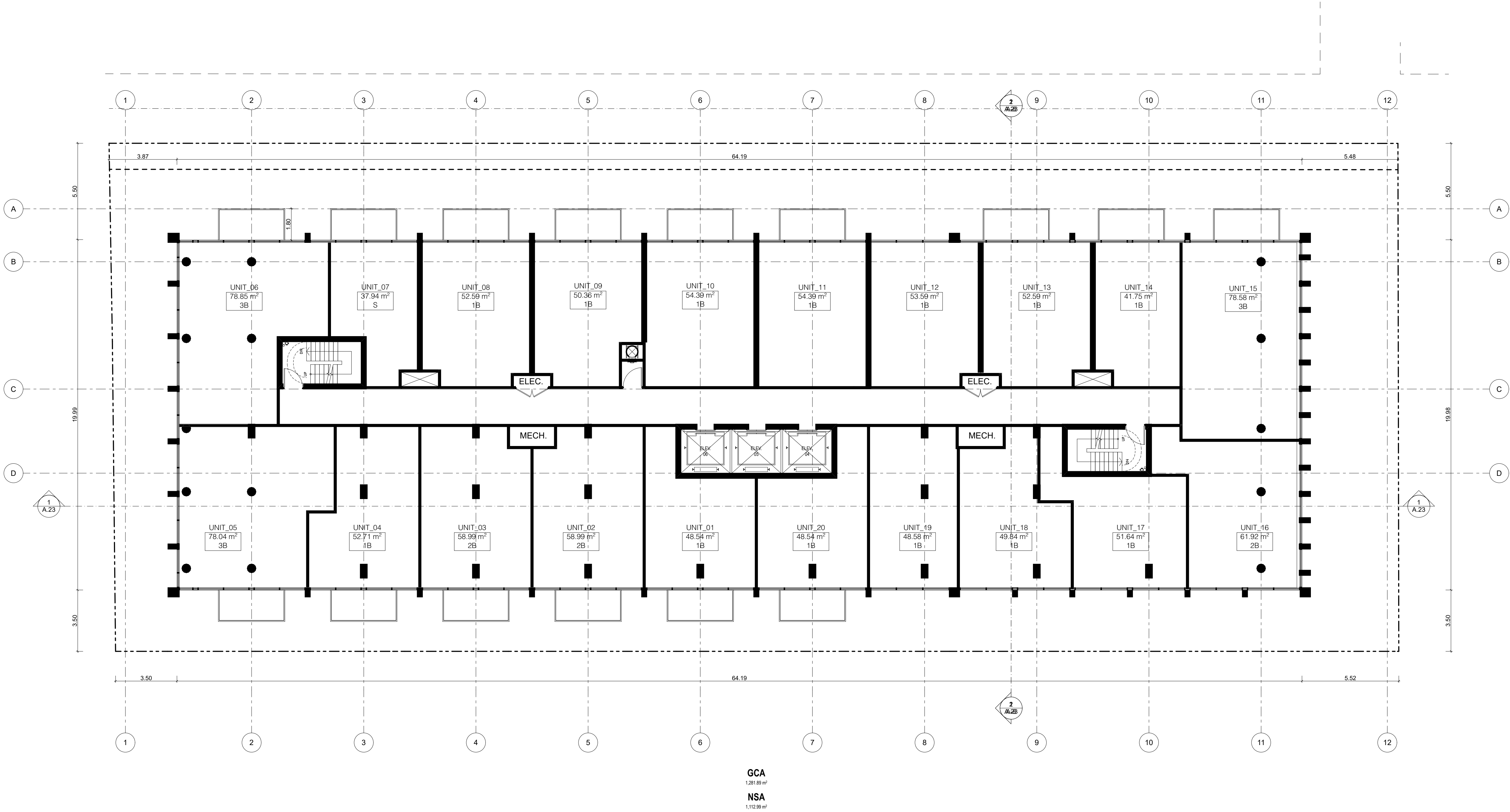
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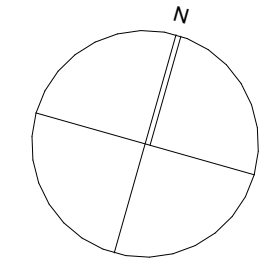
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Levels 16-19

Project No. 22104

1:125

A.17



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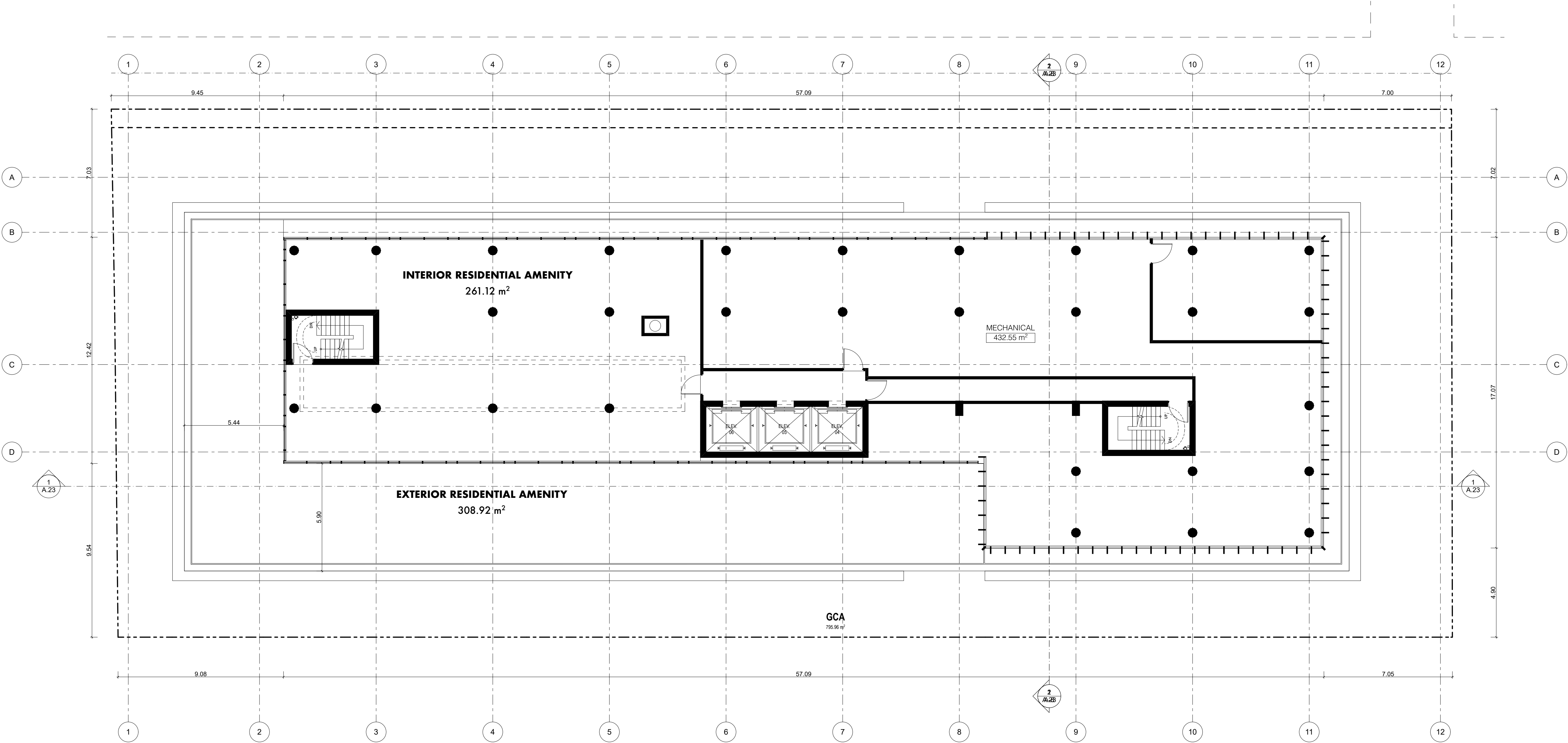
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**KING STREET WEST**  
**Lamb Development Corp.**

**778 King Sreet West**

Mechanical
Project No. 22104
1:125



The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 492, Green Roofs. Complete the table below and **copy it directly onto the Roof Plan** submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section § 492-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 492, Green Roofs can be found online at: [http://www.toronto.ca/legdocs/municode/1184\\_492.pdf](http://www.toronto.ca/legdocs/municode/1184_492.pdf)

Green Roof Statistics

	Proposed	
Gross Floor Area, <i>as defined in Green Roof Bylaw</i> (m <sup>2</sup> )	29367	
Total Roof Area (m <sup>2</sup> )	1718	
Area of Residential Private Terraces (m <sup>2</sup> )	497	
Rooftop Outdoor Amenity Space, <i>if in a Residential Building</i> (m <sup>2</sup> )	480	
Area of Renewable Energy Devices (m <sup>2</sup> )	0.0	
Tower (s)Roof Area with floor plate less than 750 m <sup>2</sup>	0.0	
Total Available Roof Space (m <sup>2</sup> )	708	
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m <sup>2</sup> )	423	423
Coverage of Available Roof Space (%)	60%	60%

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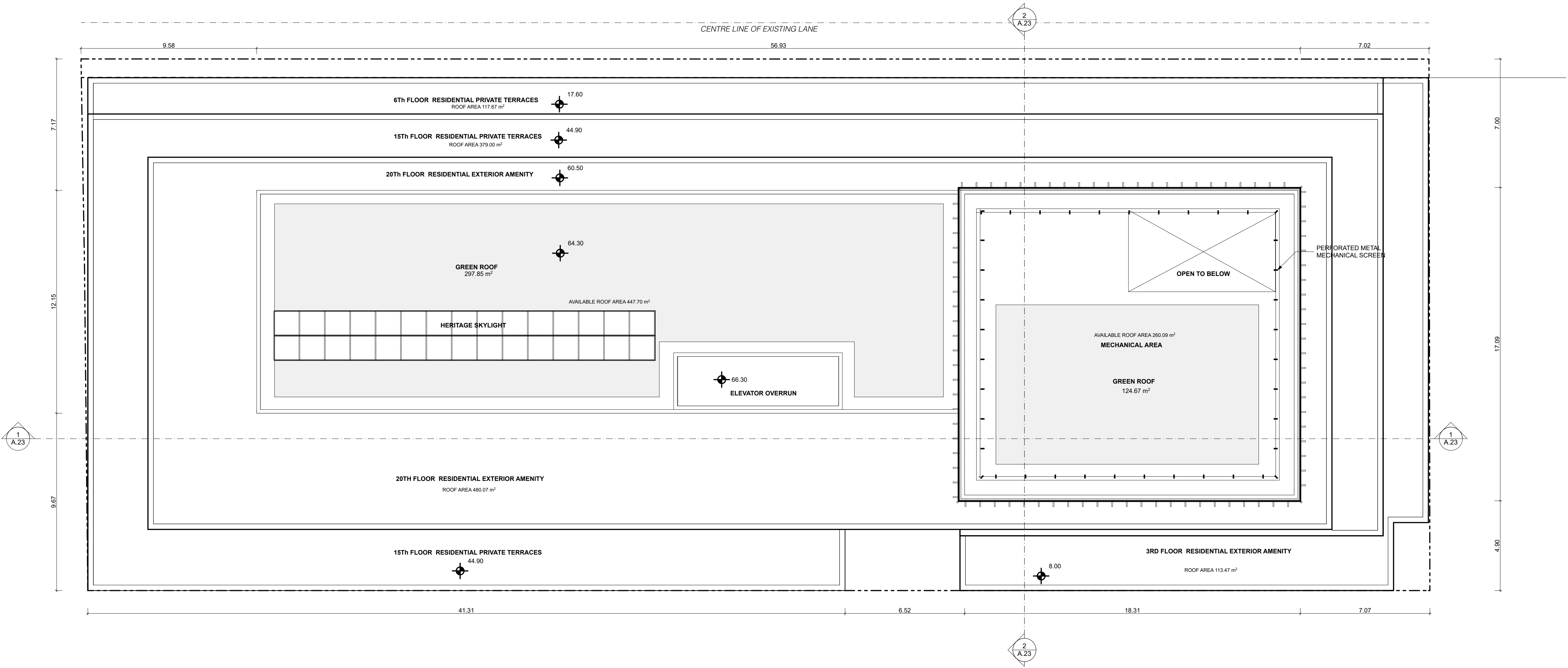
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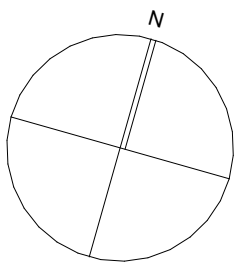
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KING STREET WEST  
Lamb Development Corp.

778 King Sreet West

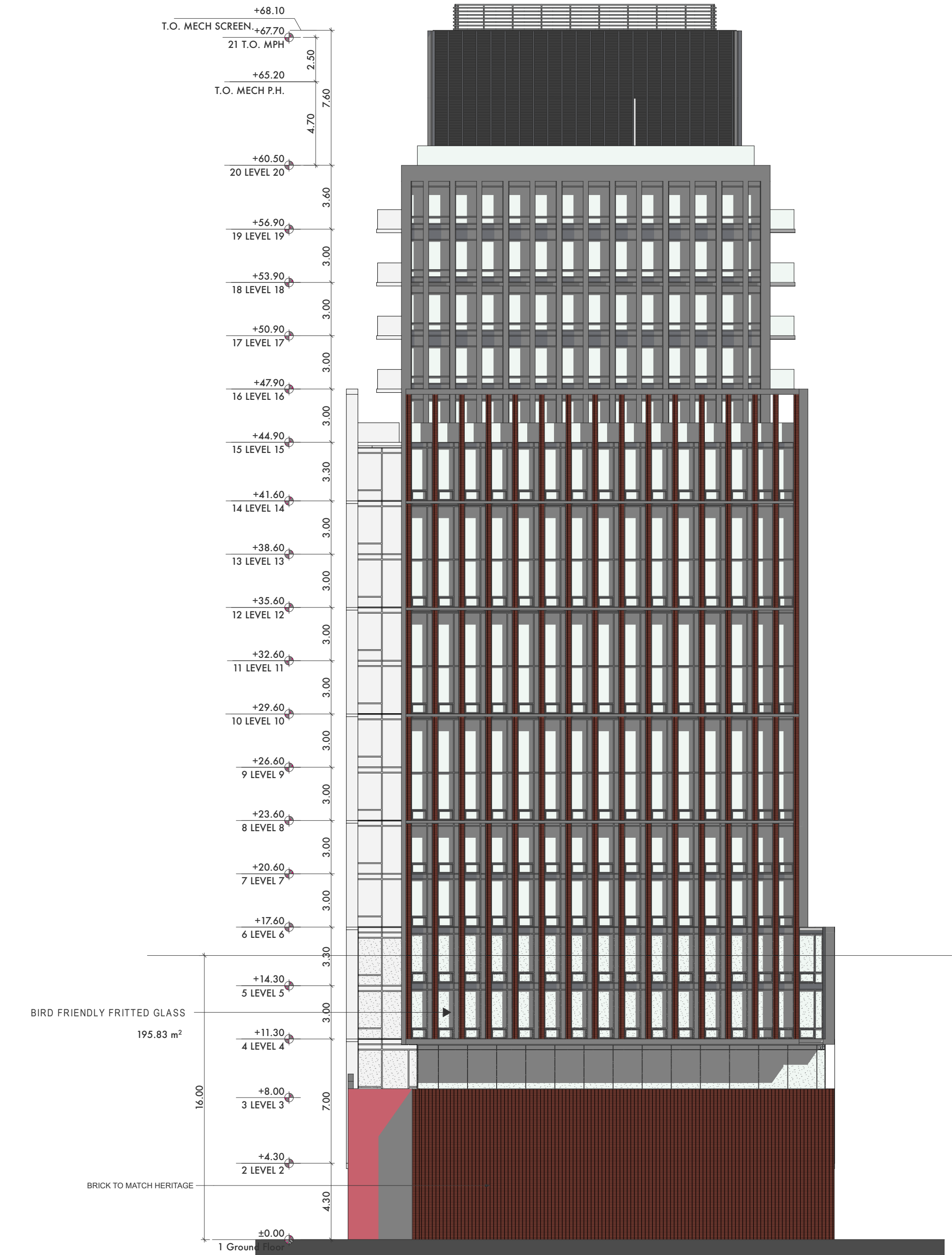
Roof Plan

Project No. 22104

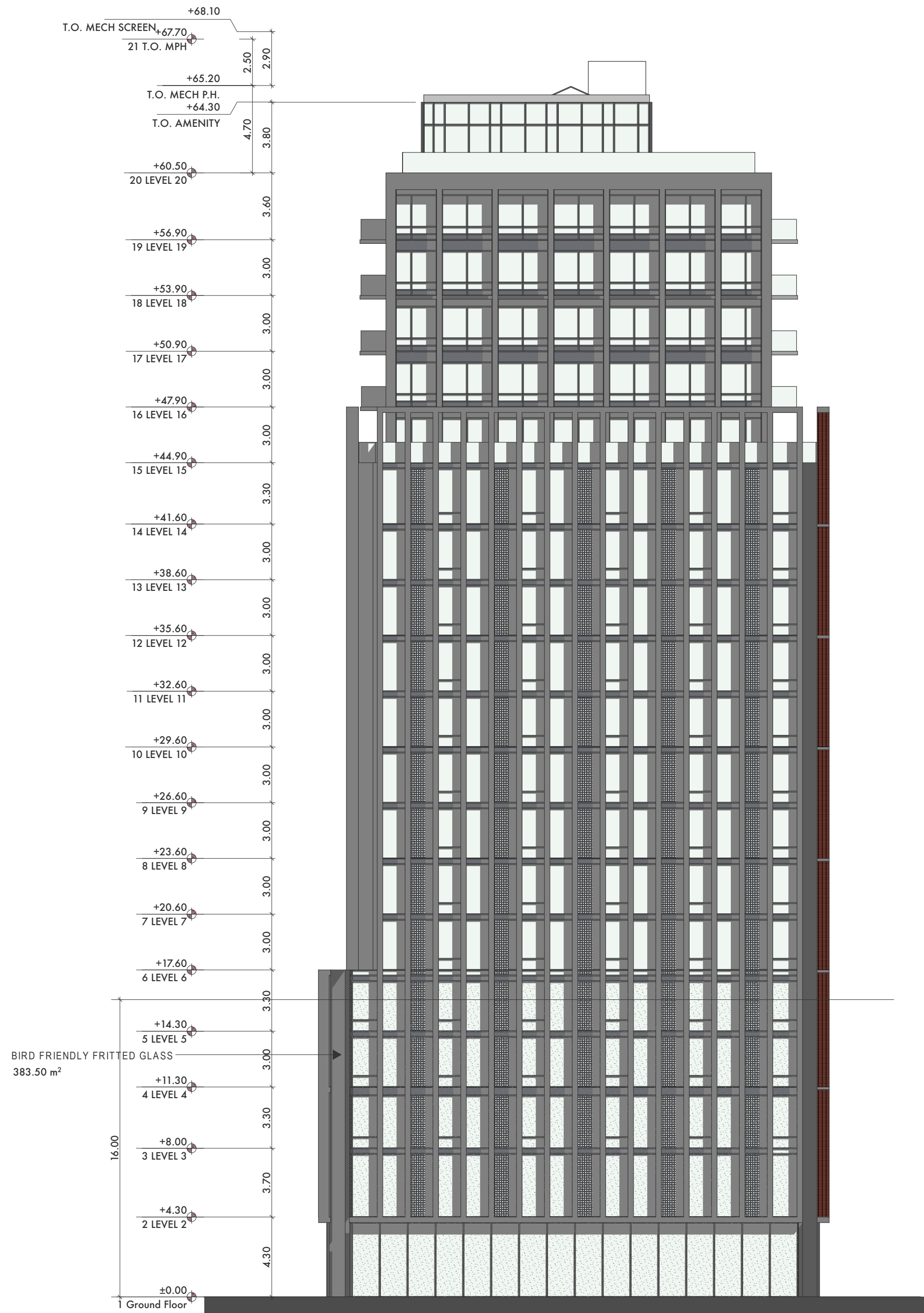
1:125

A.19





1 East Elevation 1:200



2 West Elevation 1:200

Bird-Friendly Design Statistics



	Elevation First 15m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m²)	531.76	708.77	90.93	136.90	1468.42	100%
Untreated Area (m²)					0	
Treated Area (m²)	531.76	708.77	90.93	136.90	1468.42	100%
Low-Reflectance Opaque Glass (m²)					0	
Visual Markers (m²)	531.76	708.77	90.93	136.90	1468.42	100%
Shaded (m²)					0	
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)	Total (m2)	Total (%)
Glazing Area (m²)					0	
Untreated Area (m²)					0	
Treated Area (m²)					0	
Low-Reflectance Opaque Glass (m²)					0	
Visual Markers (m²)					0	
Shaded (m²)					0	
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio						

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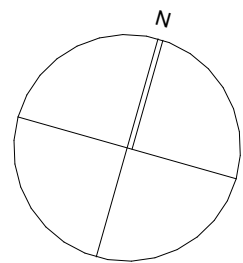
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NO	ISSUANCE	DATE
1	REZONING	02.11.2021
2	RE-ISSUED REZONING	01.02.2023
3	RE-ISSUED REZONING	12.21.2023
4	RE-ISSUED REZONING	05.08.2024
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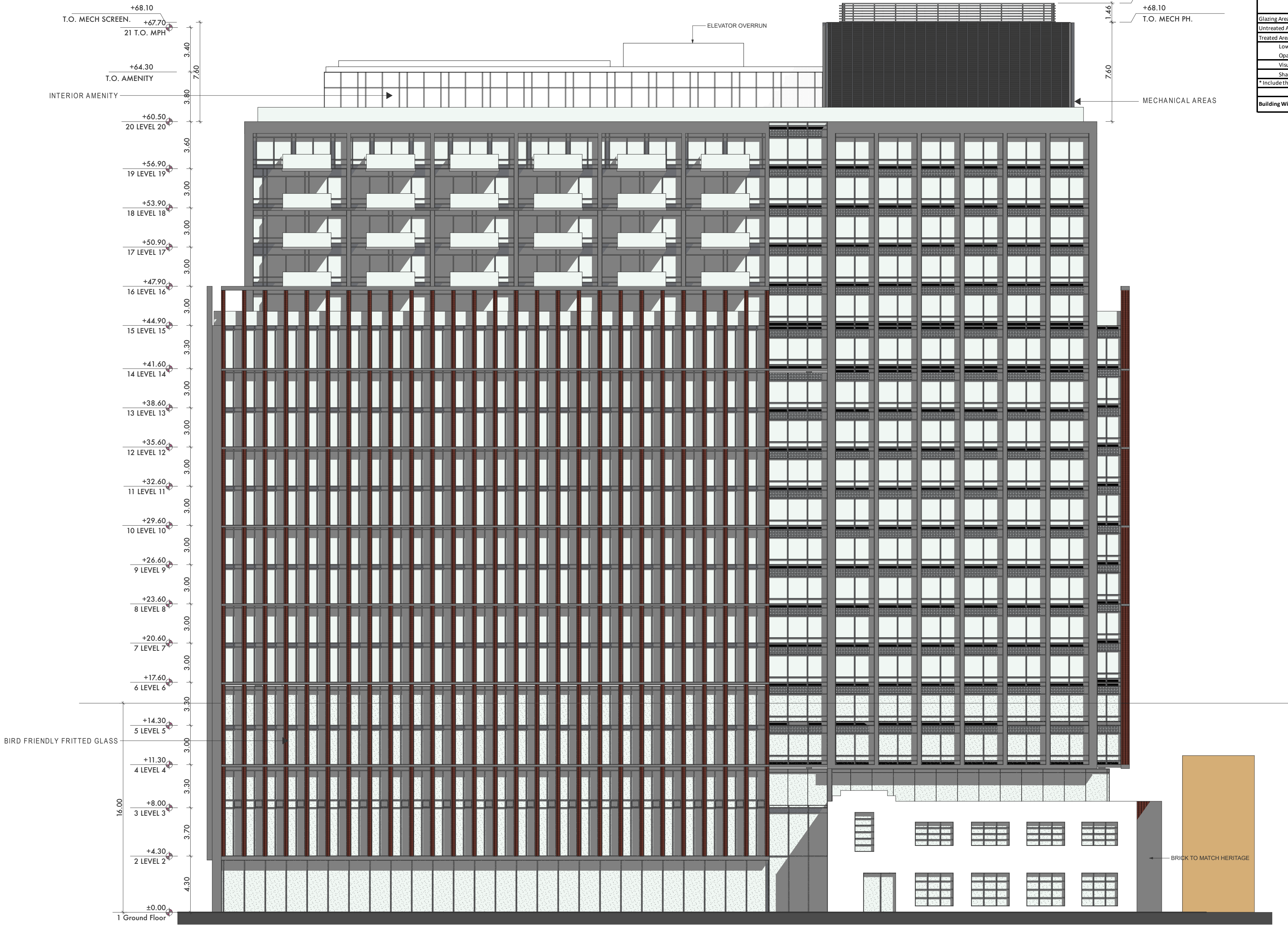
East & West Elevations

Project No. 22104

1:200

A.20





1

South Elevation

1:200

Bird-Friendly Design Statistics



	Elevation First 16m* Above Grade					Total (m2)	Total (%)
	North	South	East	West			
Glazing Area (m <sup>2</sup> )	531.76	708.77	90.93	136.96	1468.42	100%	
Untreated Area (m <sup>2</sup> )					0		
Treated Area (m <sup>2</sup> )	531.76	708.77	90.93	136.96	1468.42	100%	
Low-Reflectance					0		
Opaque Glass (m <sup>2</sup> )					0		
Visual Markers (m <sup>2</sup> )	531.76	708.77	90.93	136.96	1468.42	100%	
Shaded (m <sup>2</sup> )					0		
*For Site Plan Approval applications received before January 1, 2020, treat the first 12m above grade							
	Elevation First 4m Above Rooftop Vegetation*					Total (m2)	Total (%)
	North (Floor #s)	South (Floor #s)	East (Floor #s)	West (Floor #s)			
Glazing Area (m <sup>2</sup> )					0		
Untreated Area (m <sup>2</sup> )					0		
Treated Area (m <sup>2</sup> )					0		
Low-Reflectance					0		
Opaque Glass (m <sup>2</sup> )					0		
Visual Markers (m <sup>2</sup> )					0		
Shaded (m <sup>2</sup> )					0		
* Include this section only when applicable and provide relevant floor numbers for reference							
Building Window : Wall Ratio							

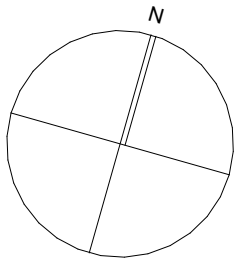
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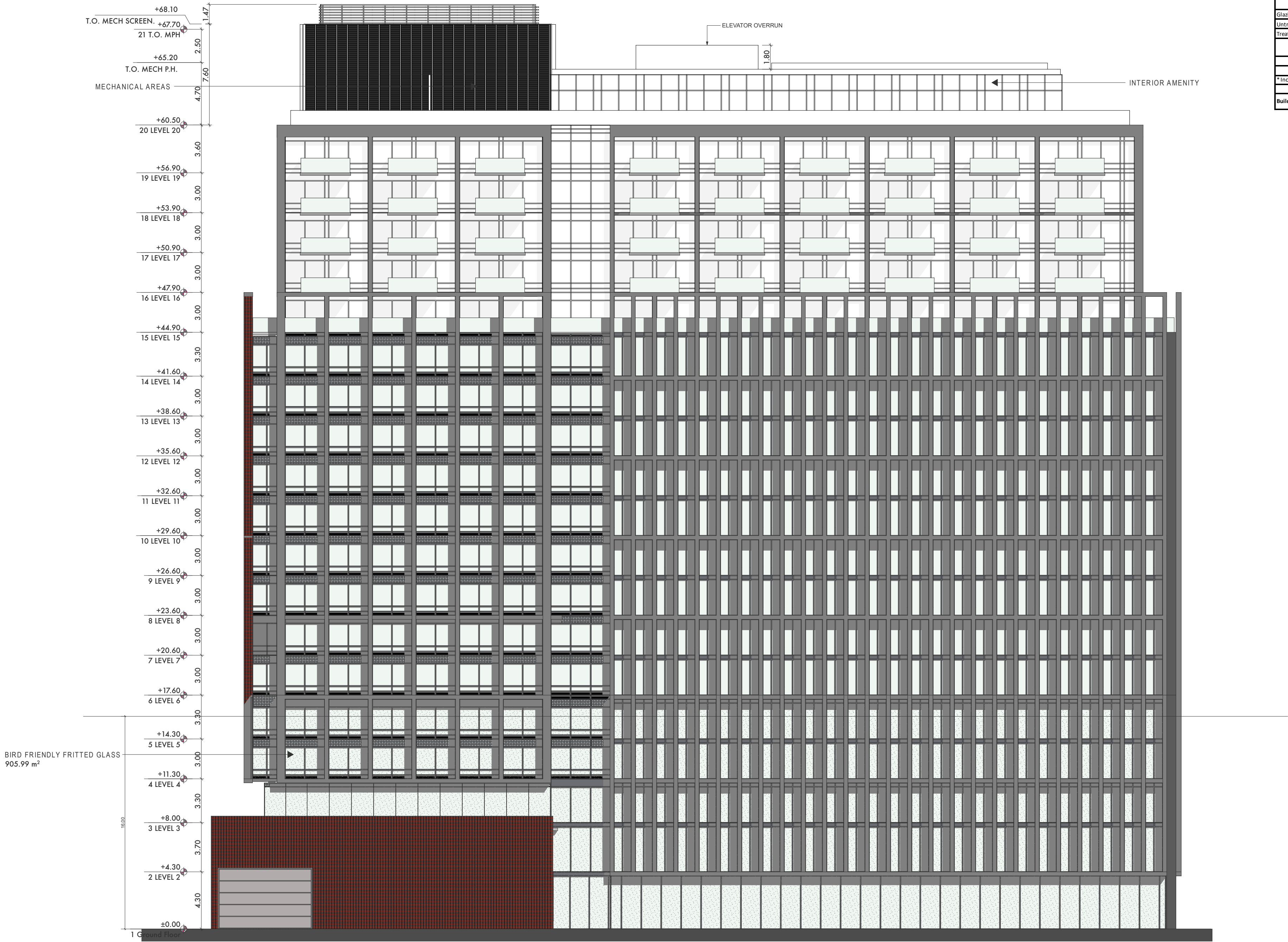
South Elevation

Project No. 22104

1:200

A.21





1

North Elevation

1:200

Bird-Friendly Design Statistics



	Elevation First 16m* Above Grade					
	North	South	East	West	Total (m2)	Total (%)
Glazing Area (m²)	531.76	708.77	90.90	136.96	1468.42	100%
Untreated Area (m²)					0	
Treated Area (m²)	531.76	708.77	90.93	136.96	1468.42	100%
Low-Reflectance Opaque Glass (m²)					0	
Visual Markers (m²)	531.76	708.77	90.90	136.96	1468.42	100%
Shaded (m²)					0	
*For Site/Plan Approval applications received before January 1, 2020, treat the first 12m above grade.						
	Elevation First 4m Above Rooftop Vegetation*					
	North (Floor Rs)	South (Floor Rs)	East (Floor Rs)	West (Floor Rs)	Total (m2)	Total (%)
Glazing Area (m²)					0	
Untreated Area (m²)					0	
Treated Area (m²)					0	
Low-Reflectance Opaque Glass (m²)					0	
Visual Markers (m²)					0	
Shaded (m²)					0	
* Include this section only when applicable and provide relevant floor numbers for reference						
Building Window : Wall Ratio						

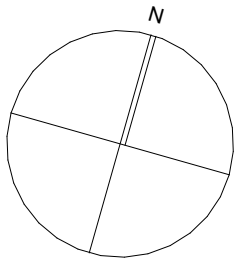
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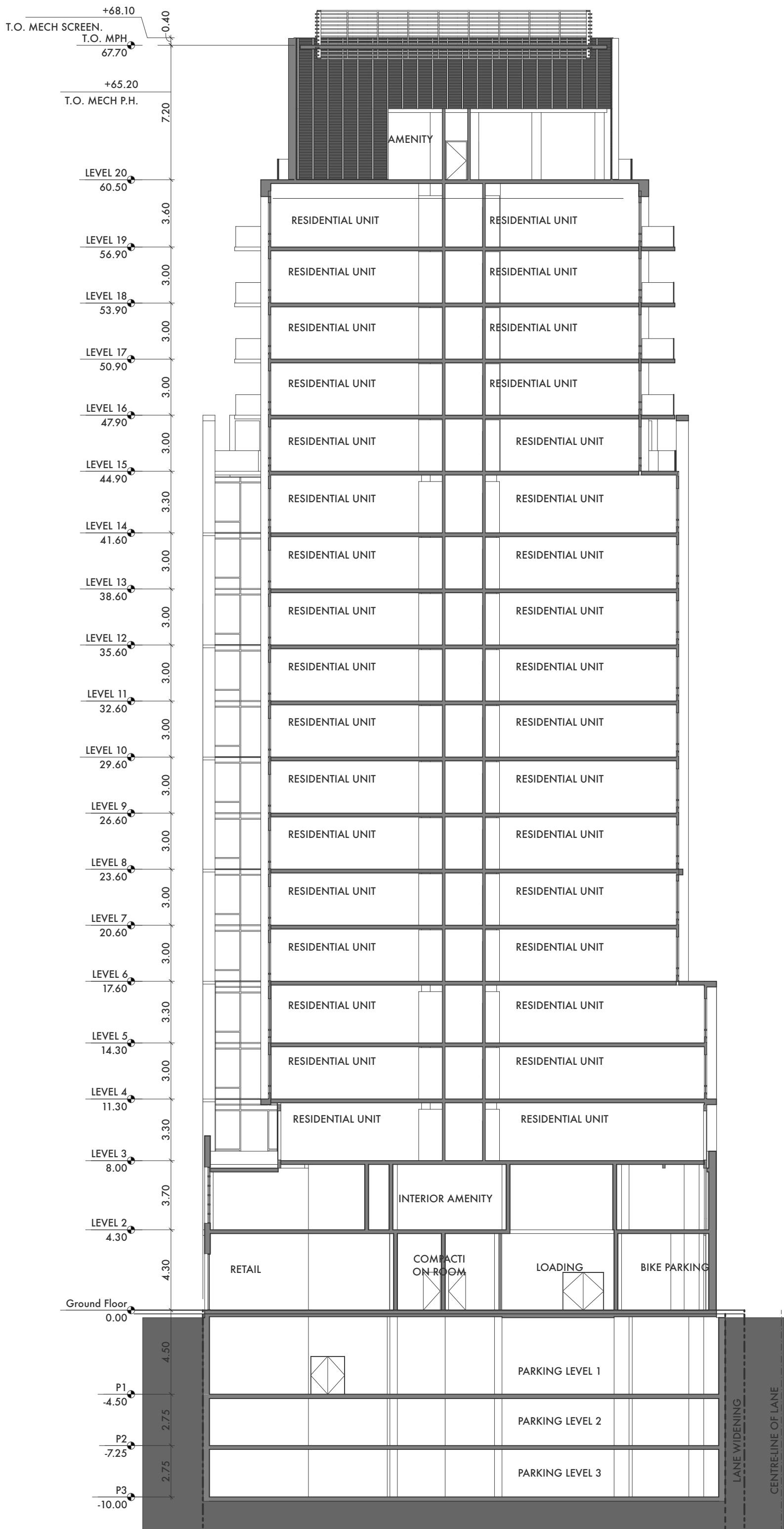
North Elevation

Project No. 22104

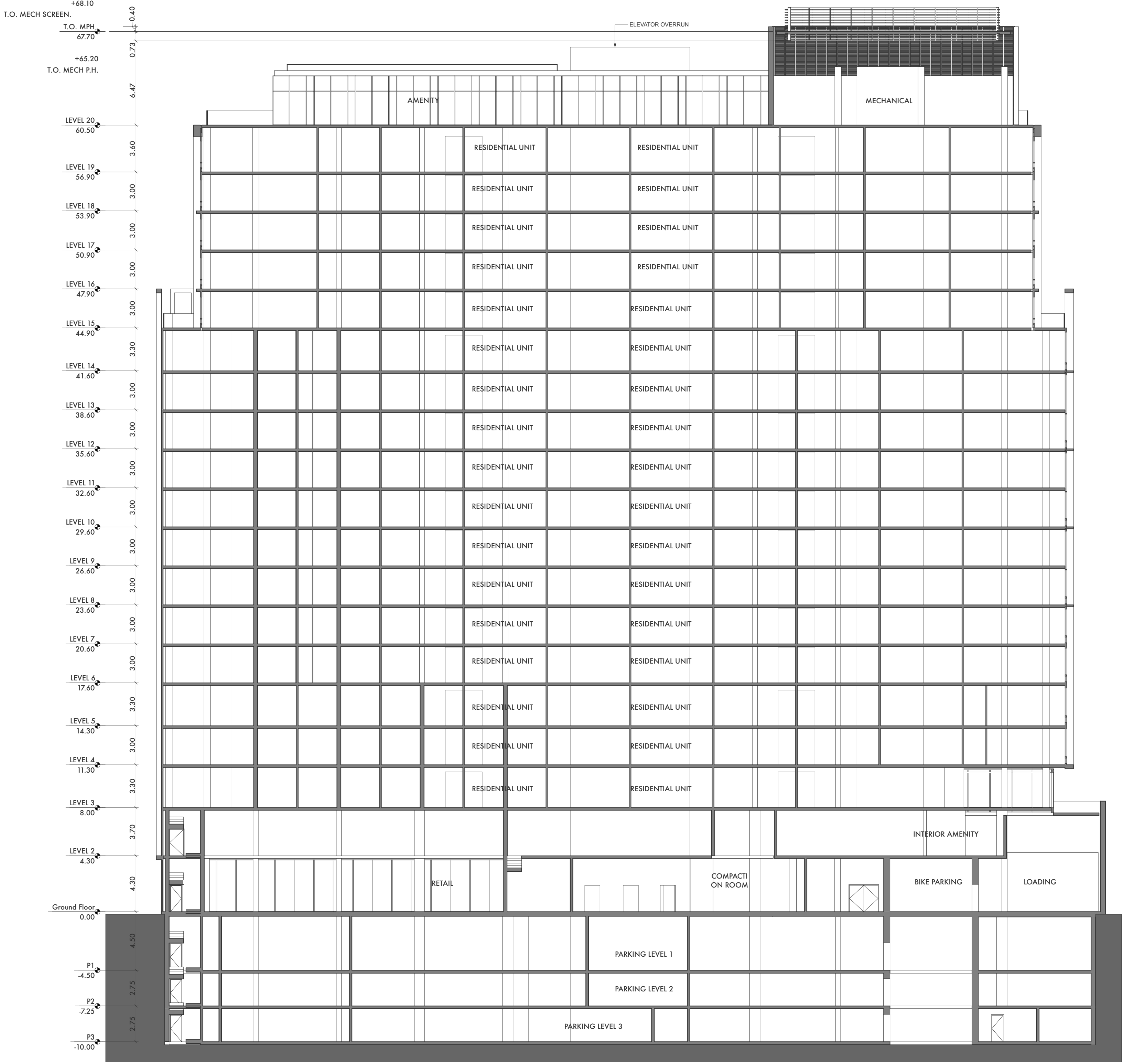
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A.22





2 SECTION 1 1:200



1 SECTION 2 1:200

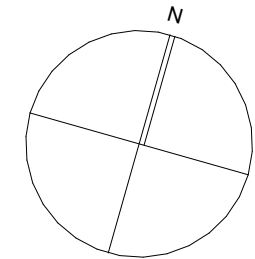
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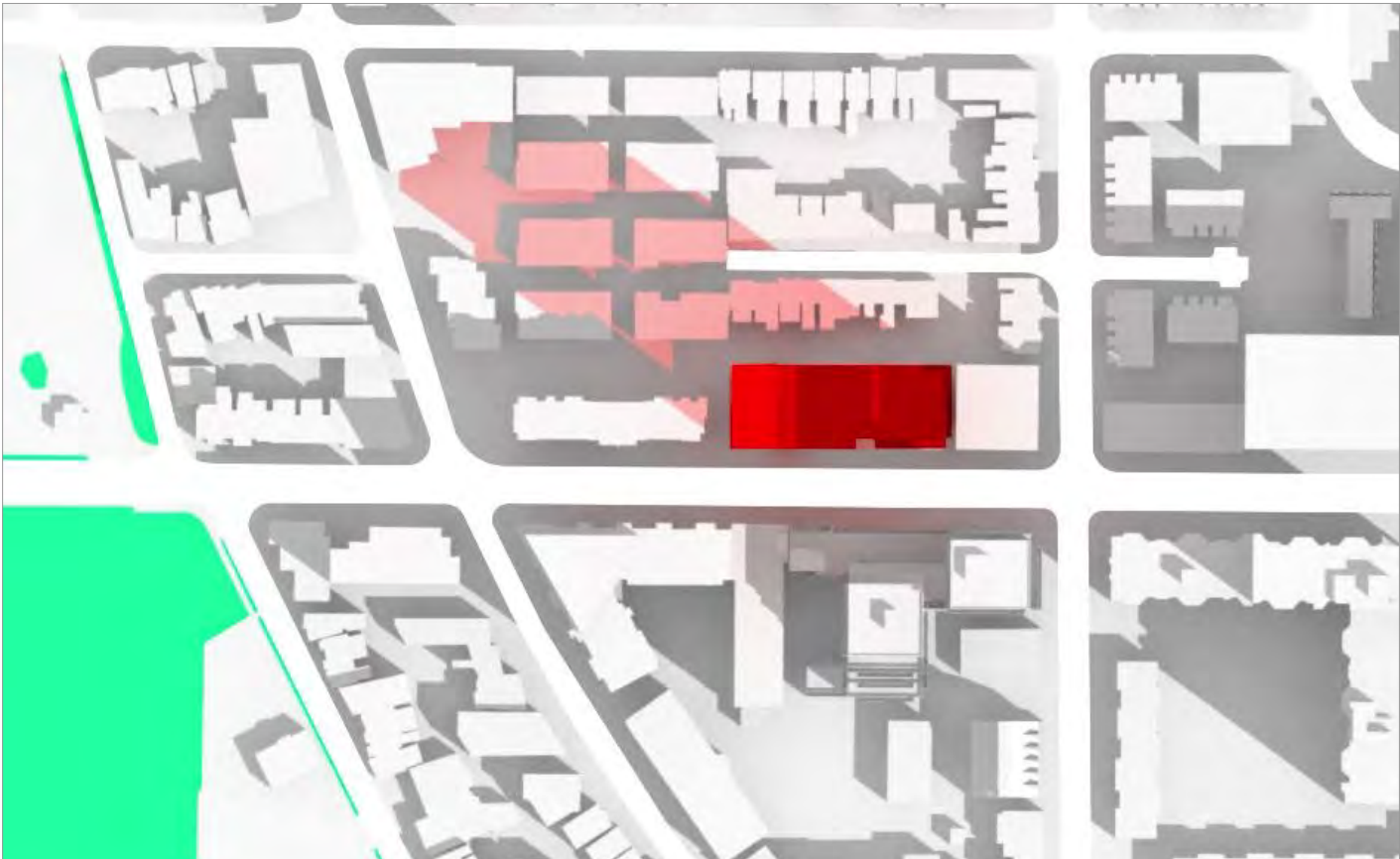
Section 1 & 2

Project No. 22104

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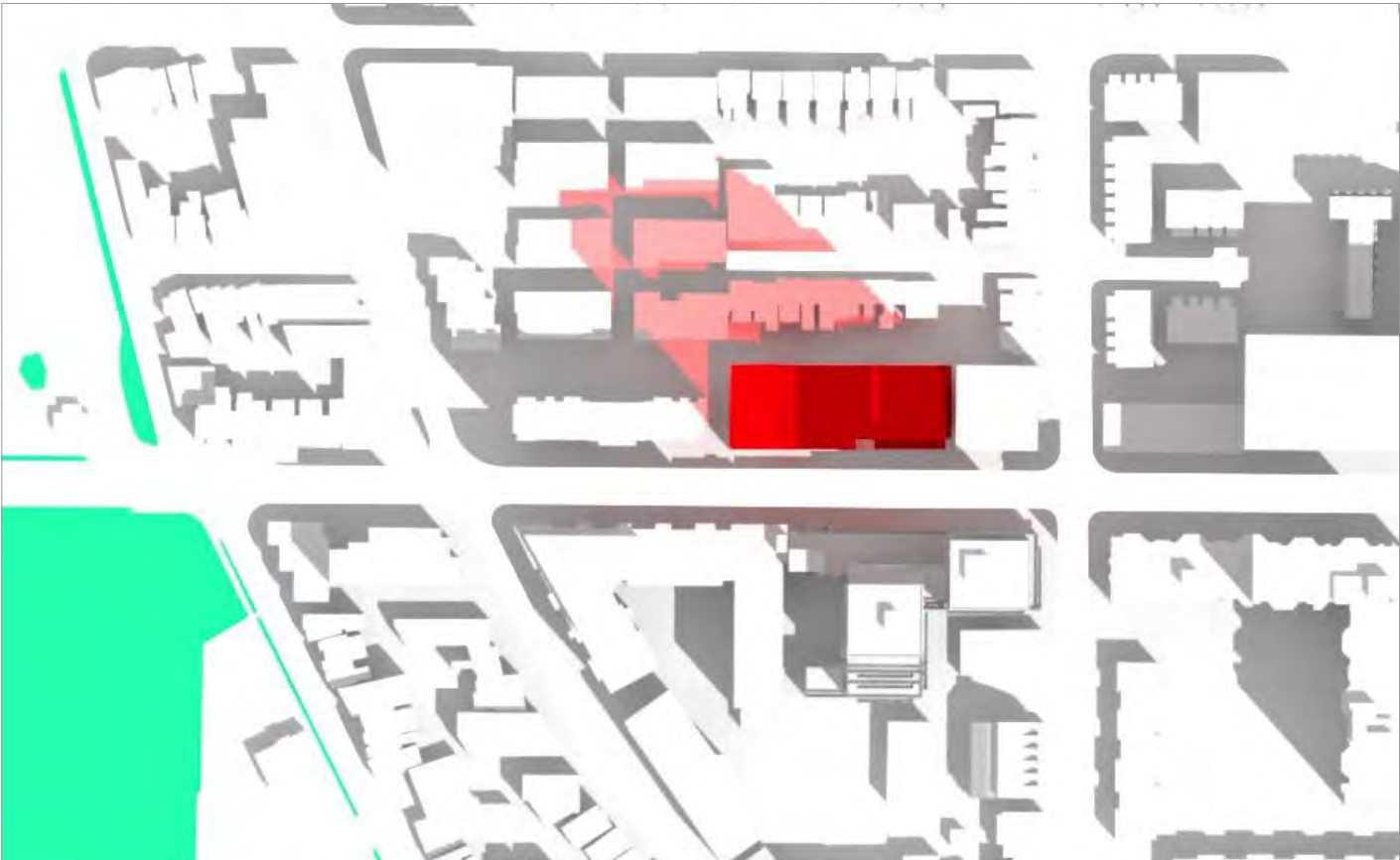
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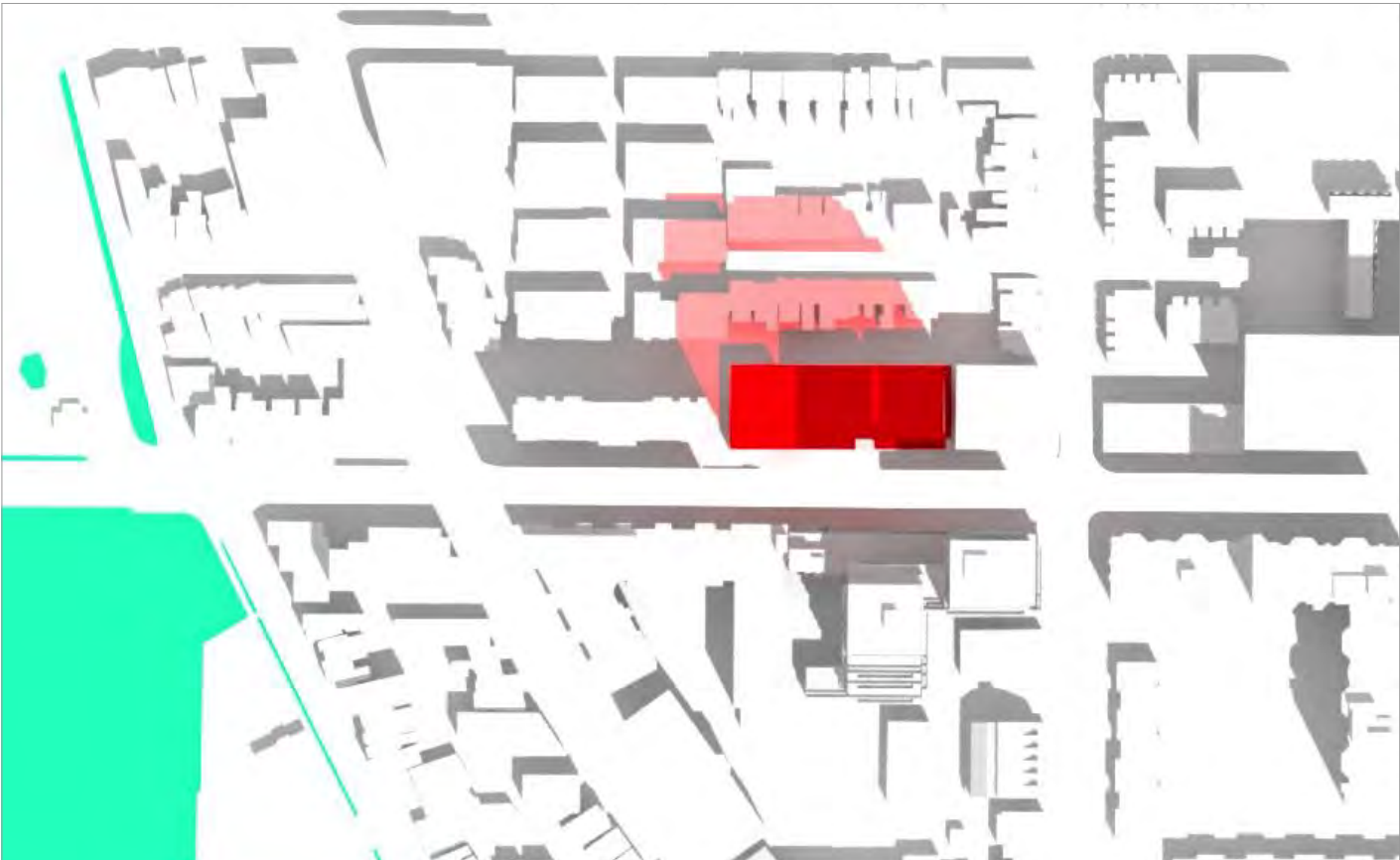
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March 21



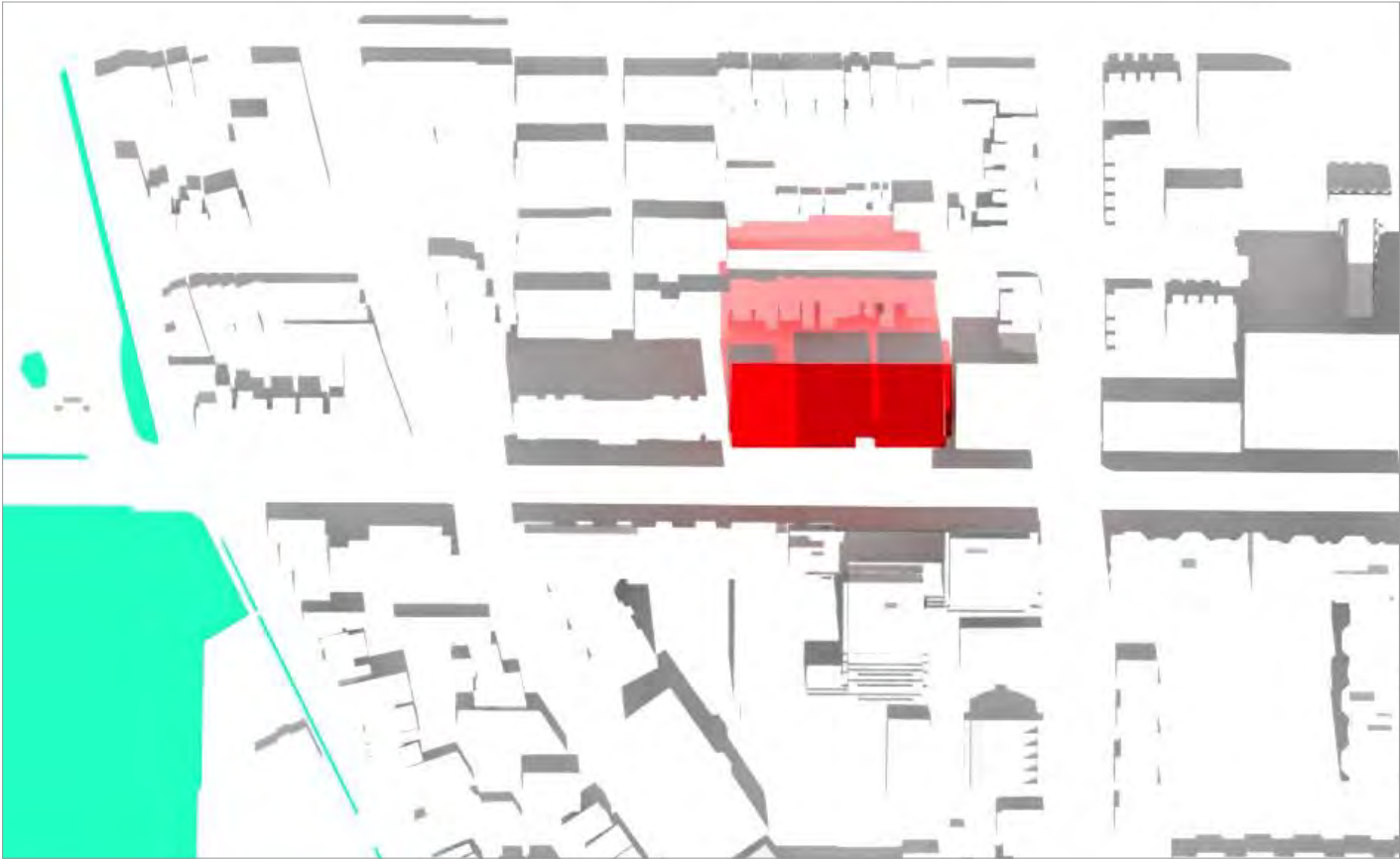
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March 21



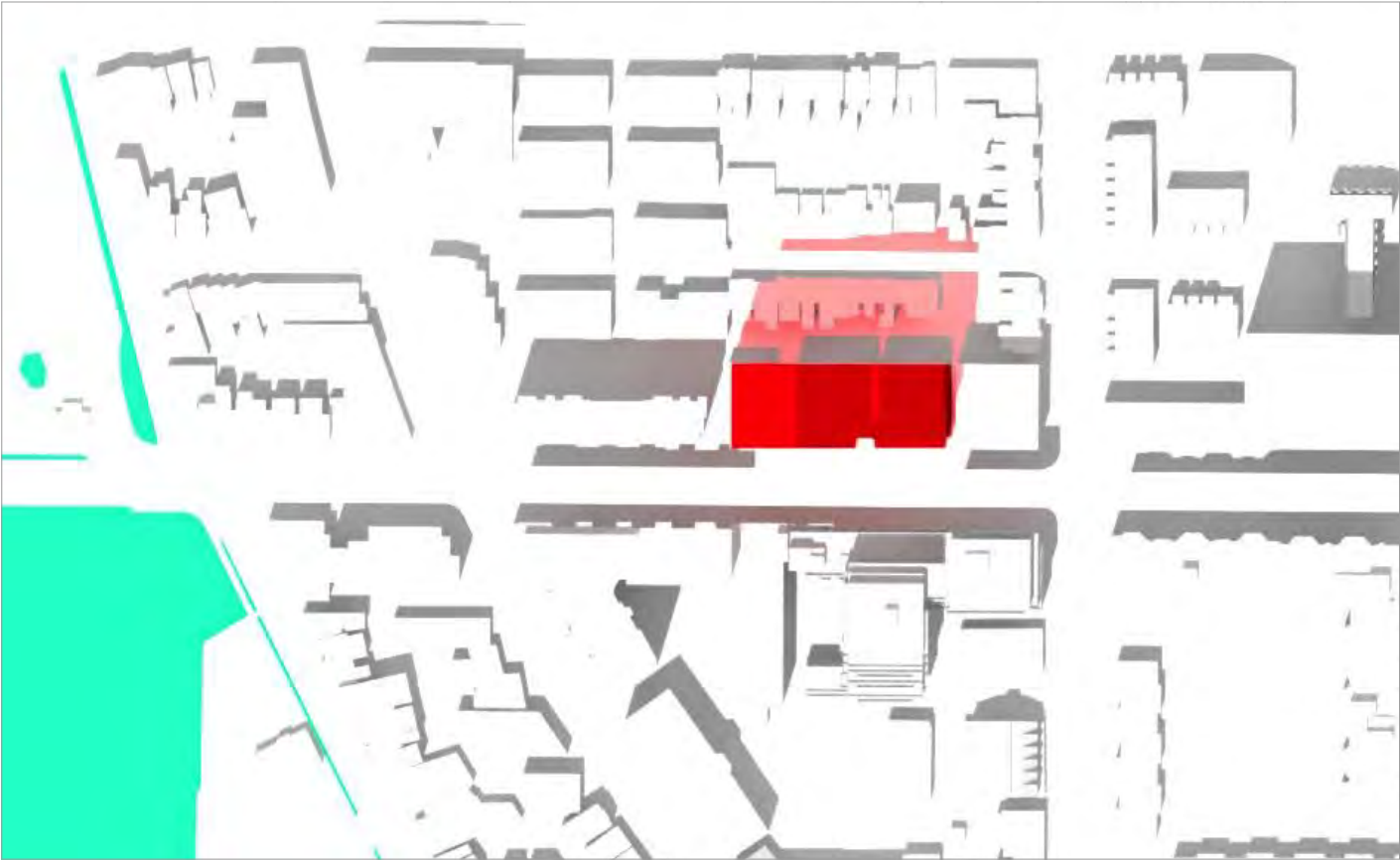
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March 21



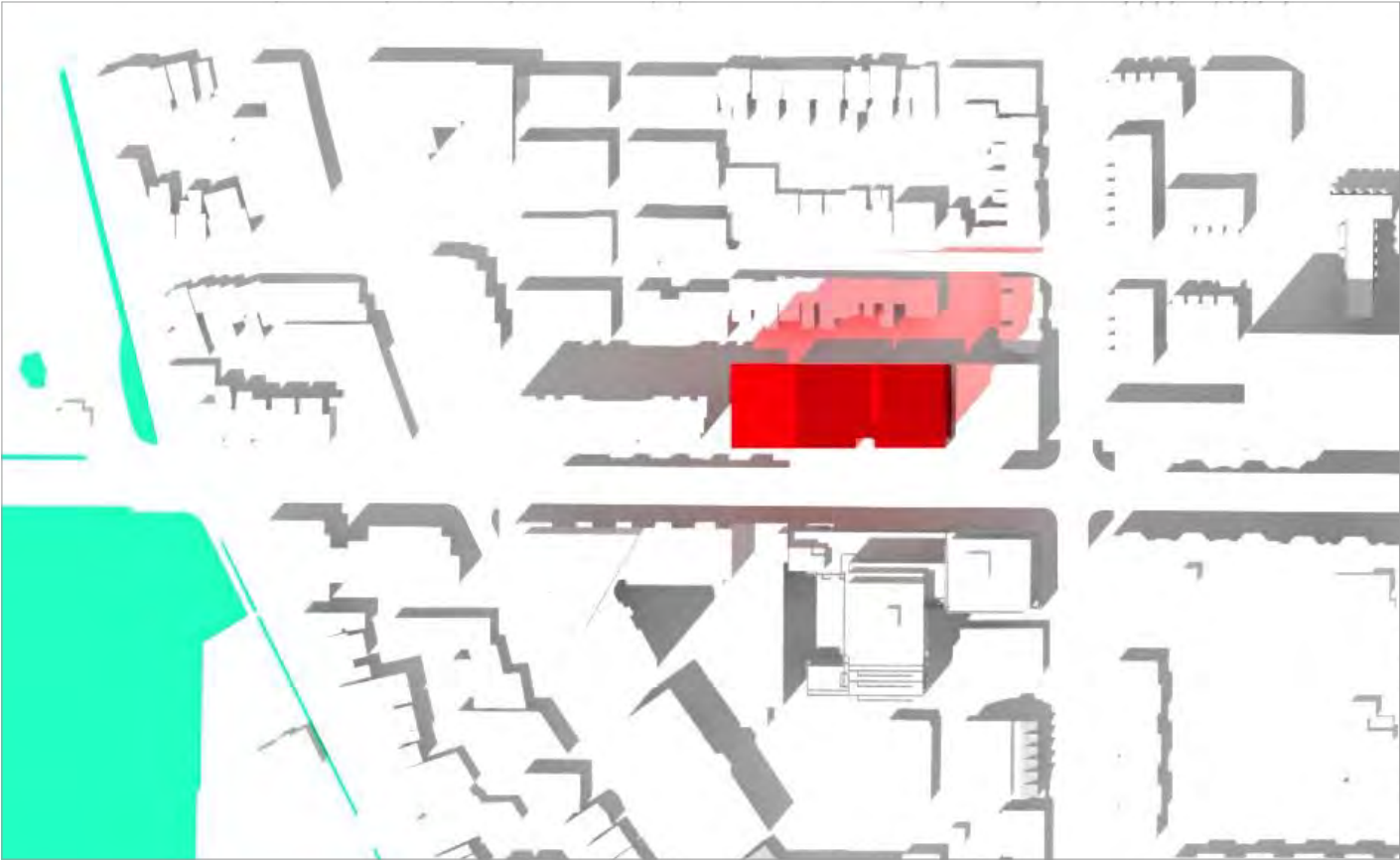
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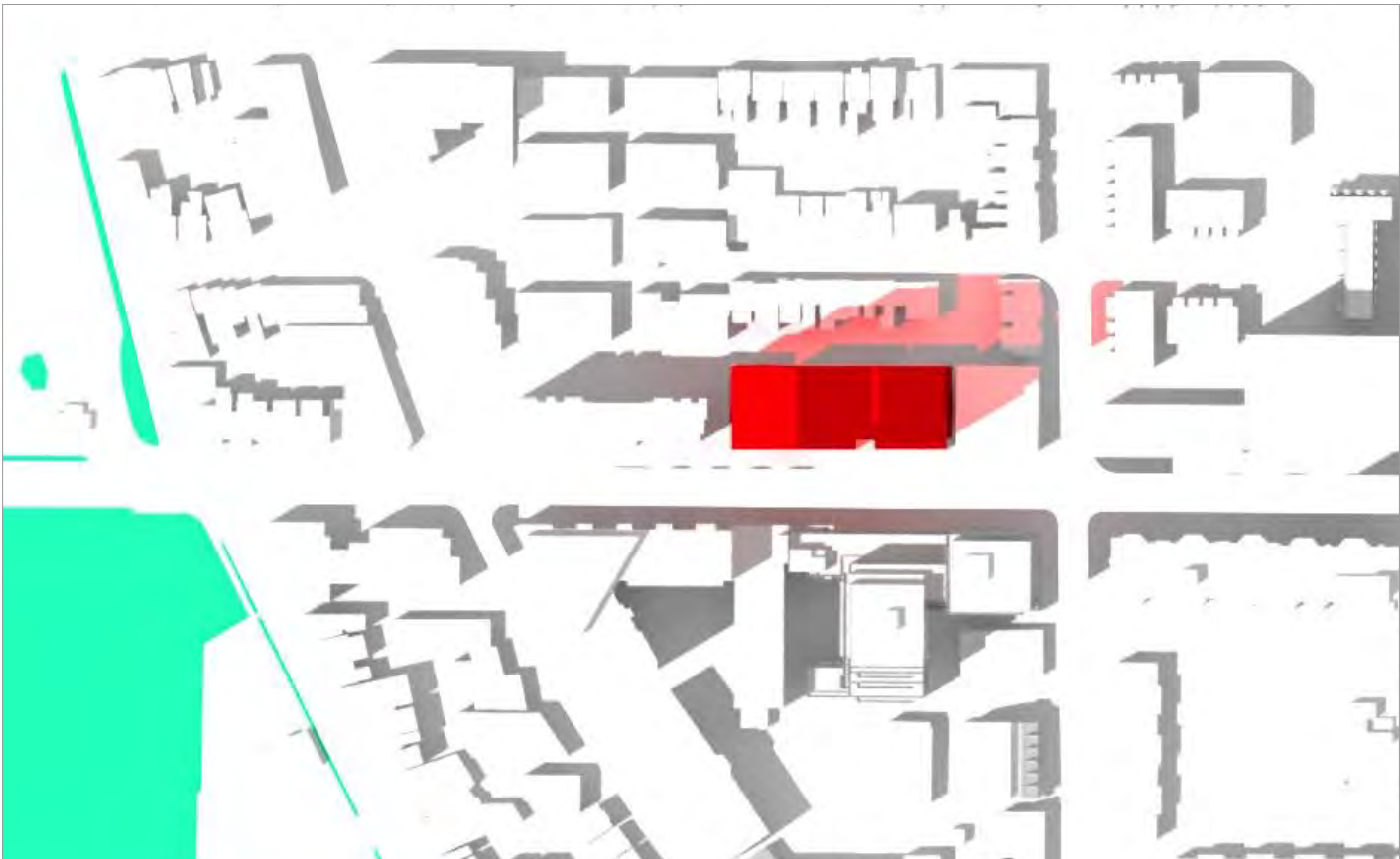
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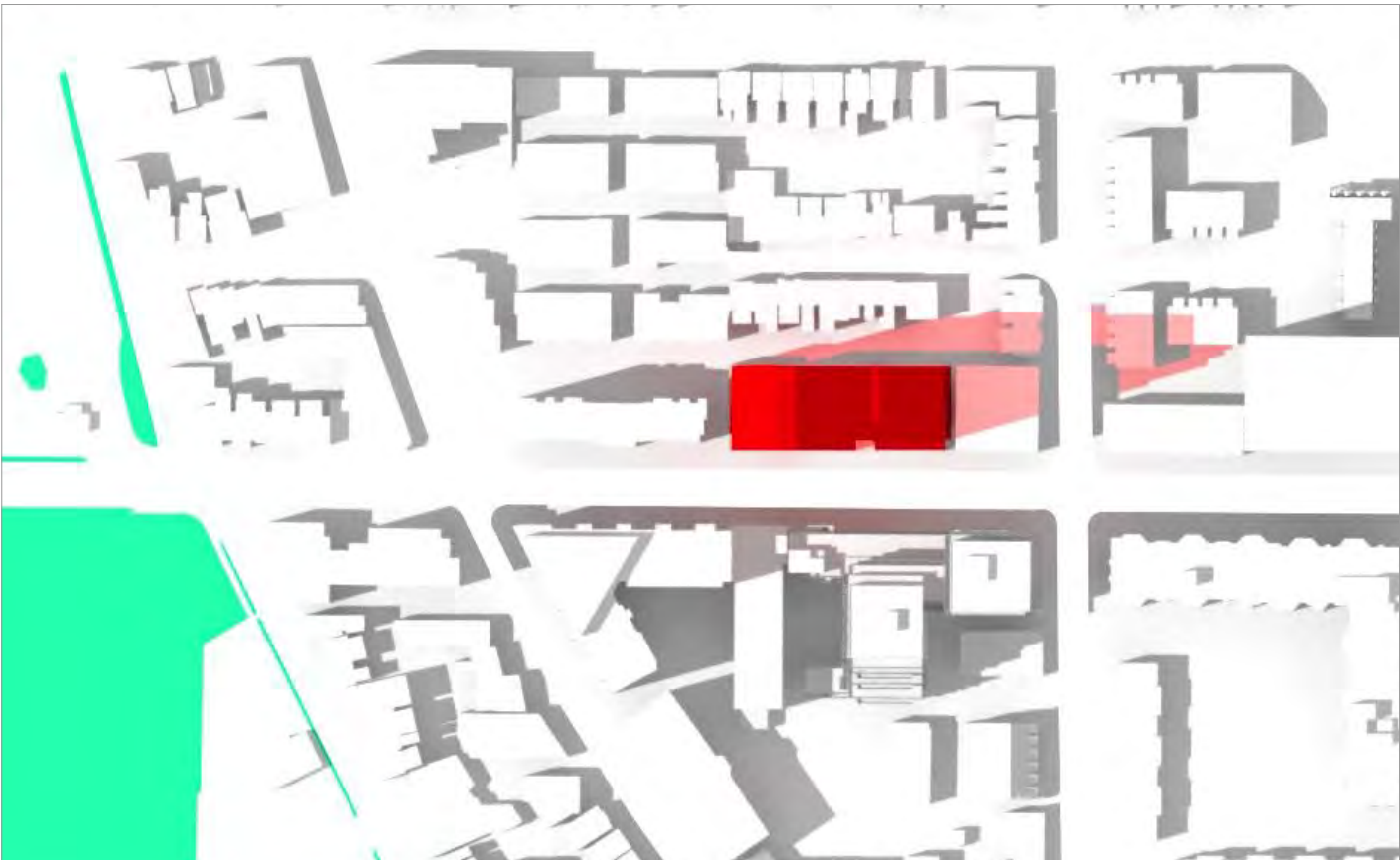
2:18 P:M

March 21



3:18 P:M

March 21



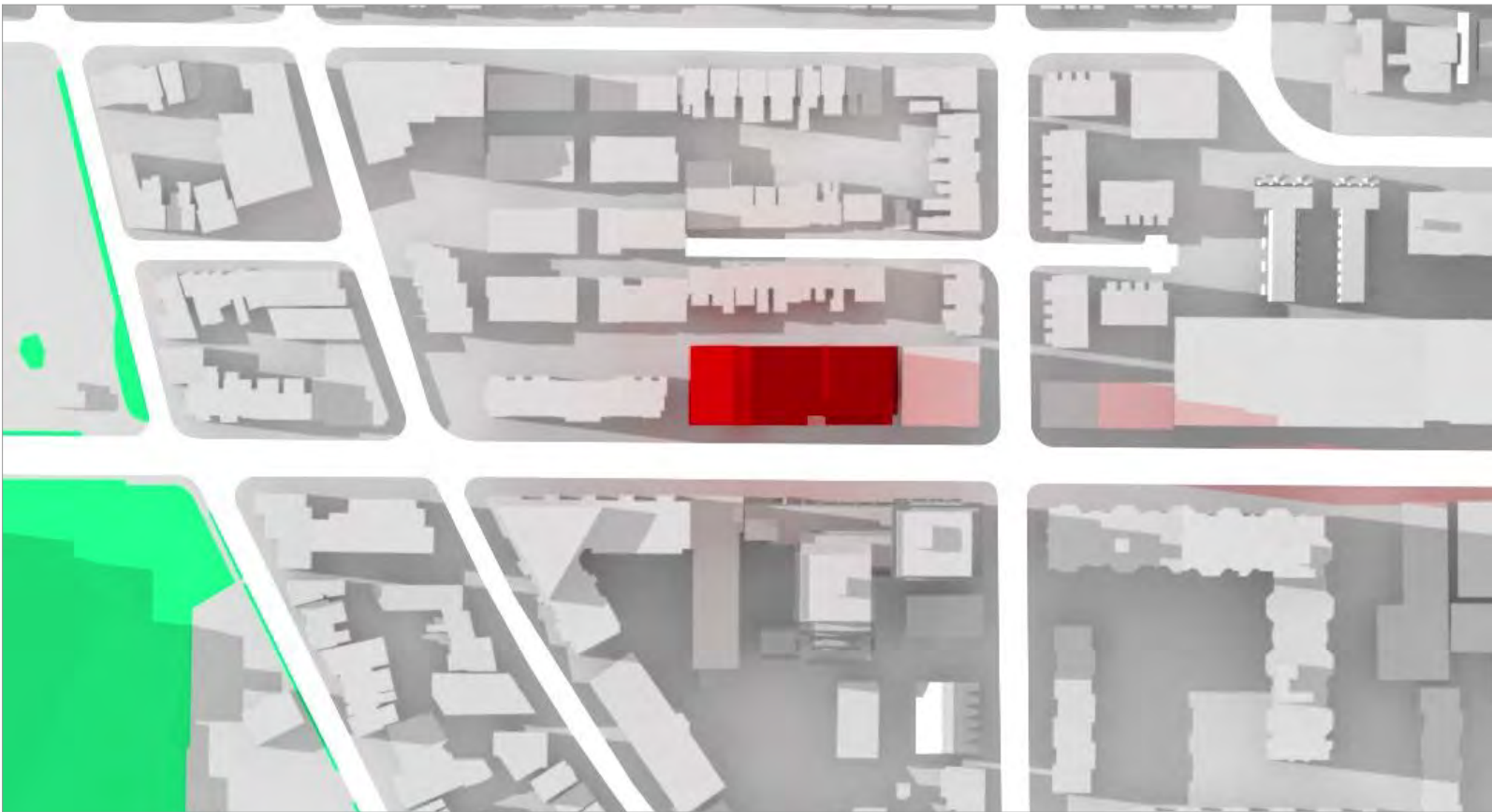
4:18 P:M

March 21



5:18 P:M

March 21



6:18 P:M

March 21

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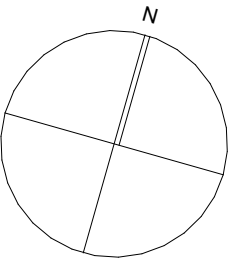
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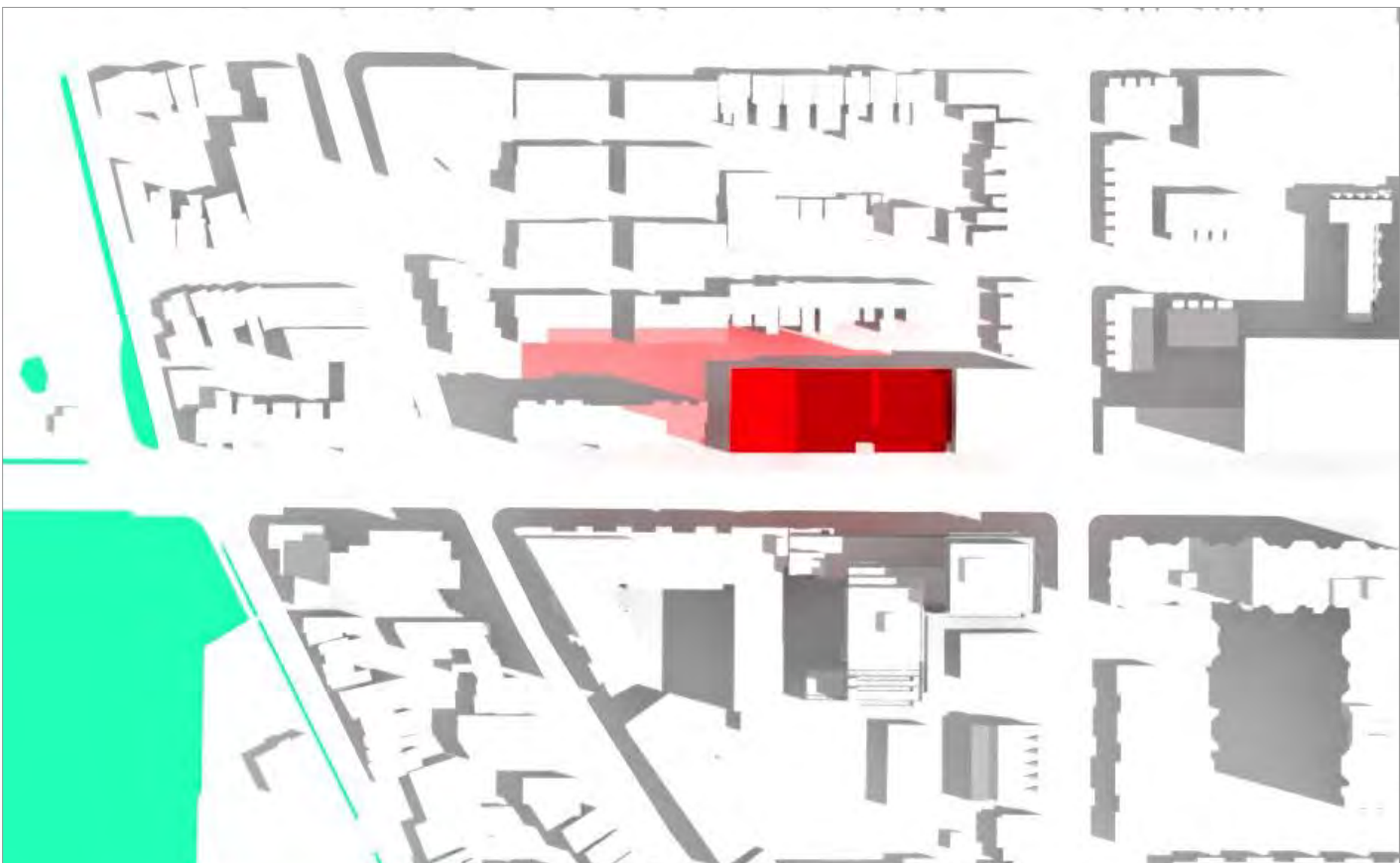
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SHADOW STUDIES

Project No. 22104

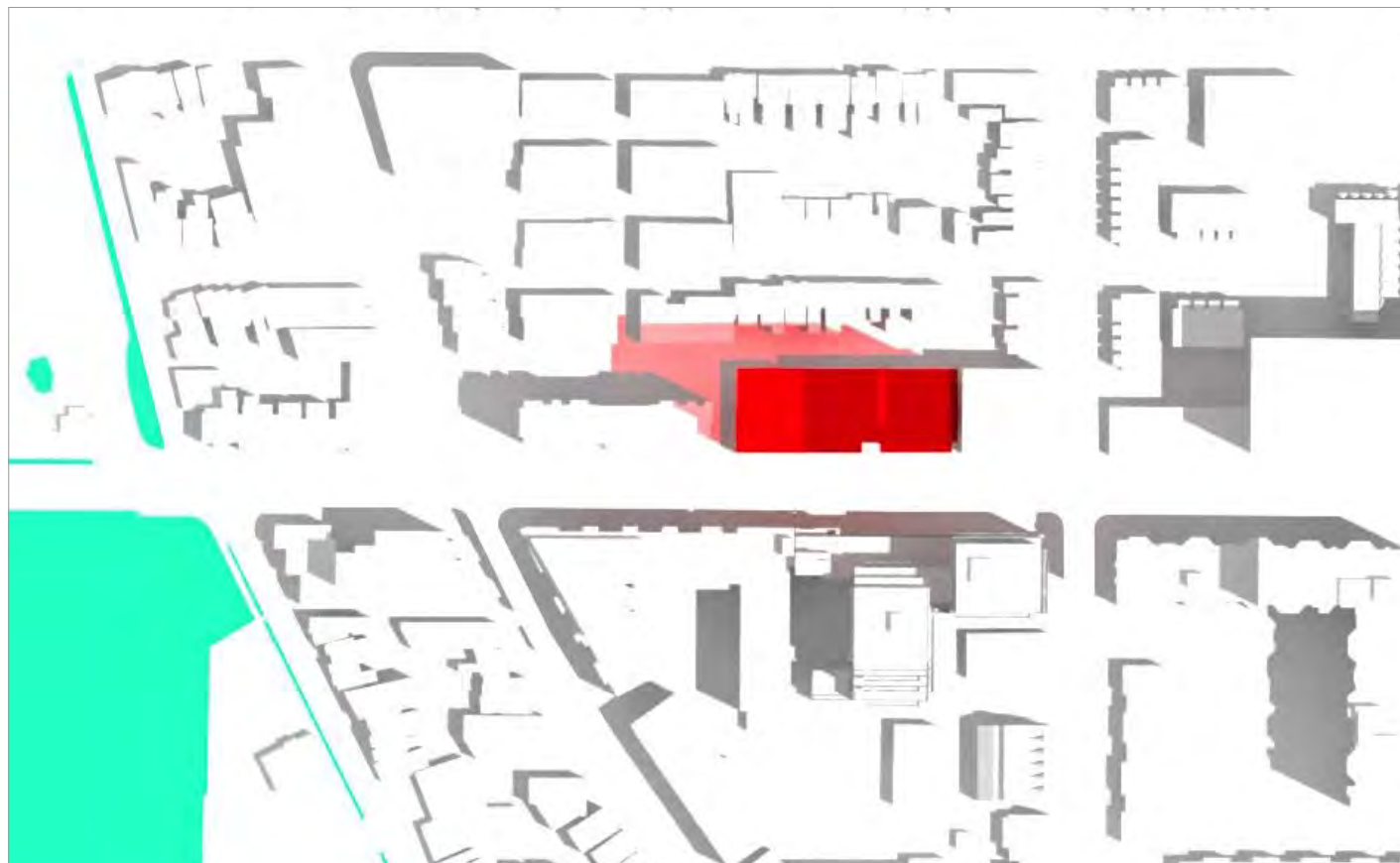
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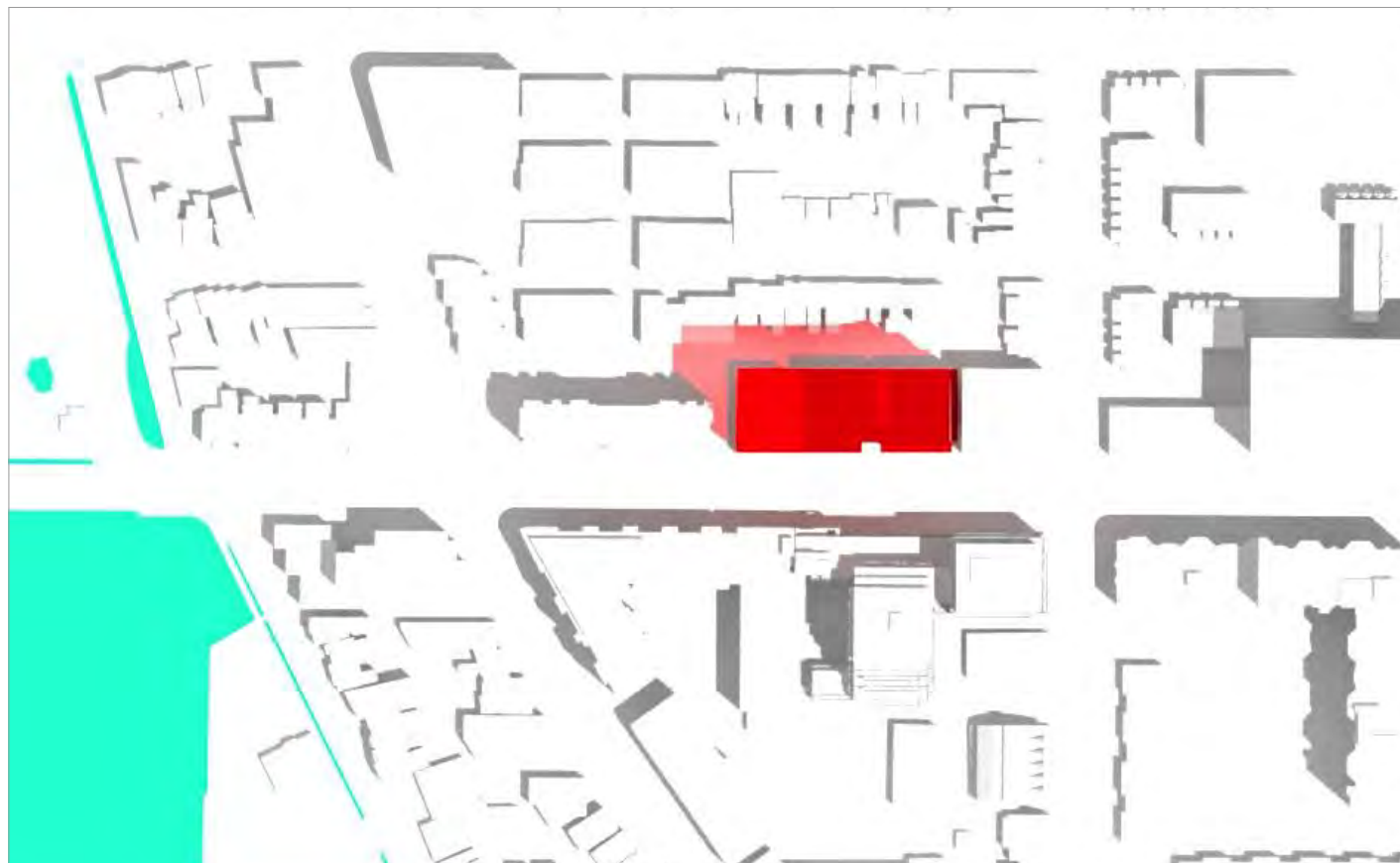
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June 21



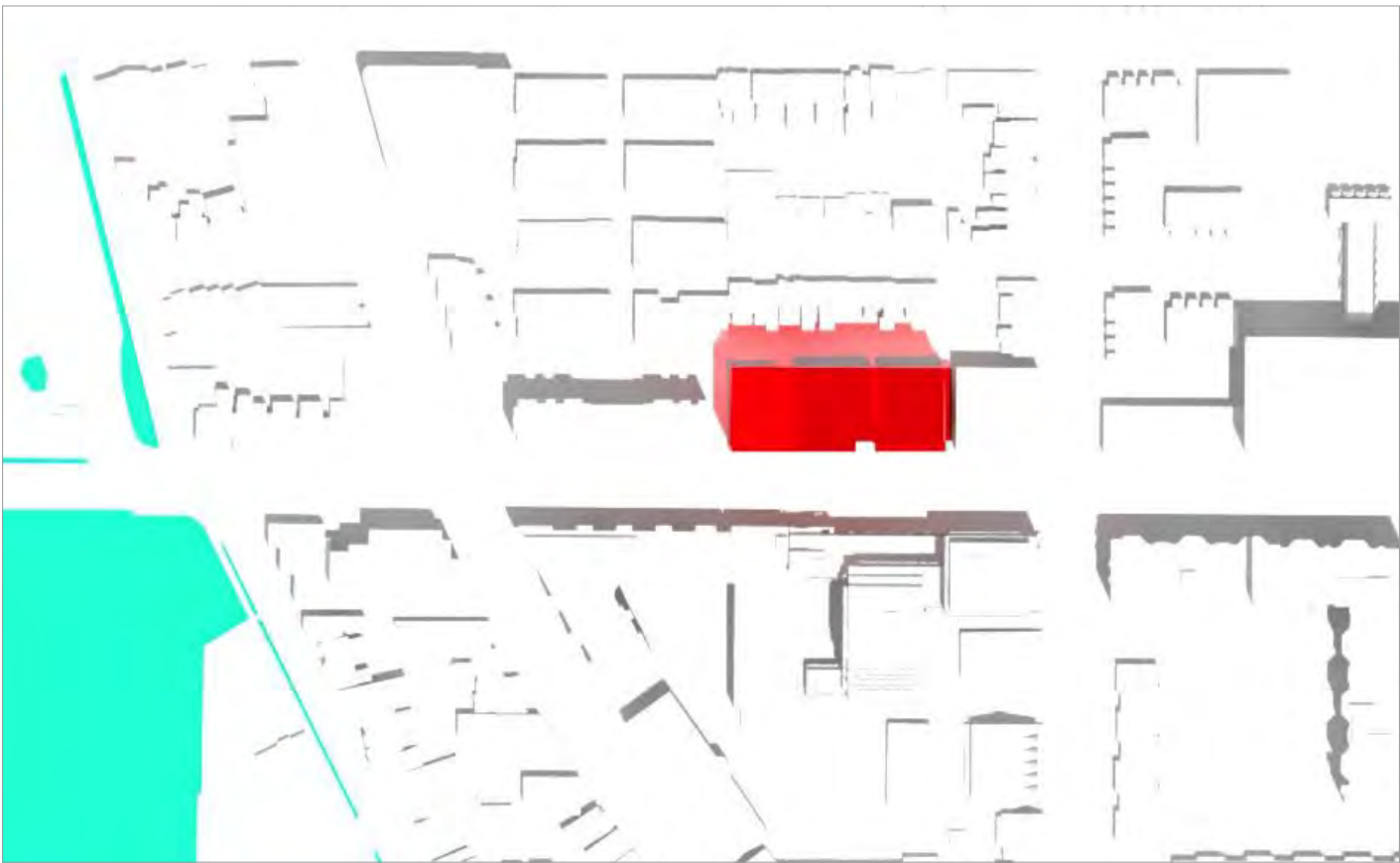
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June 21



11:18 A:M

June 21



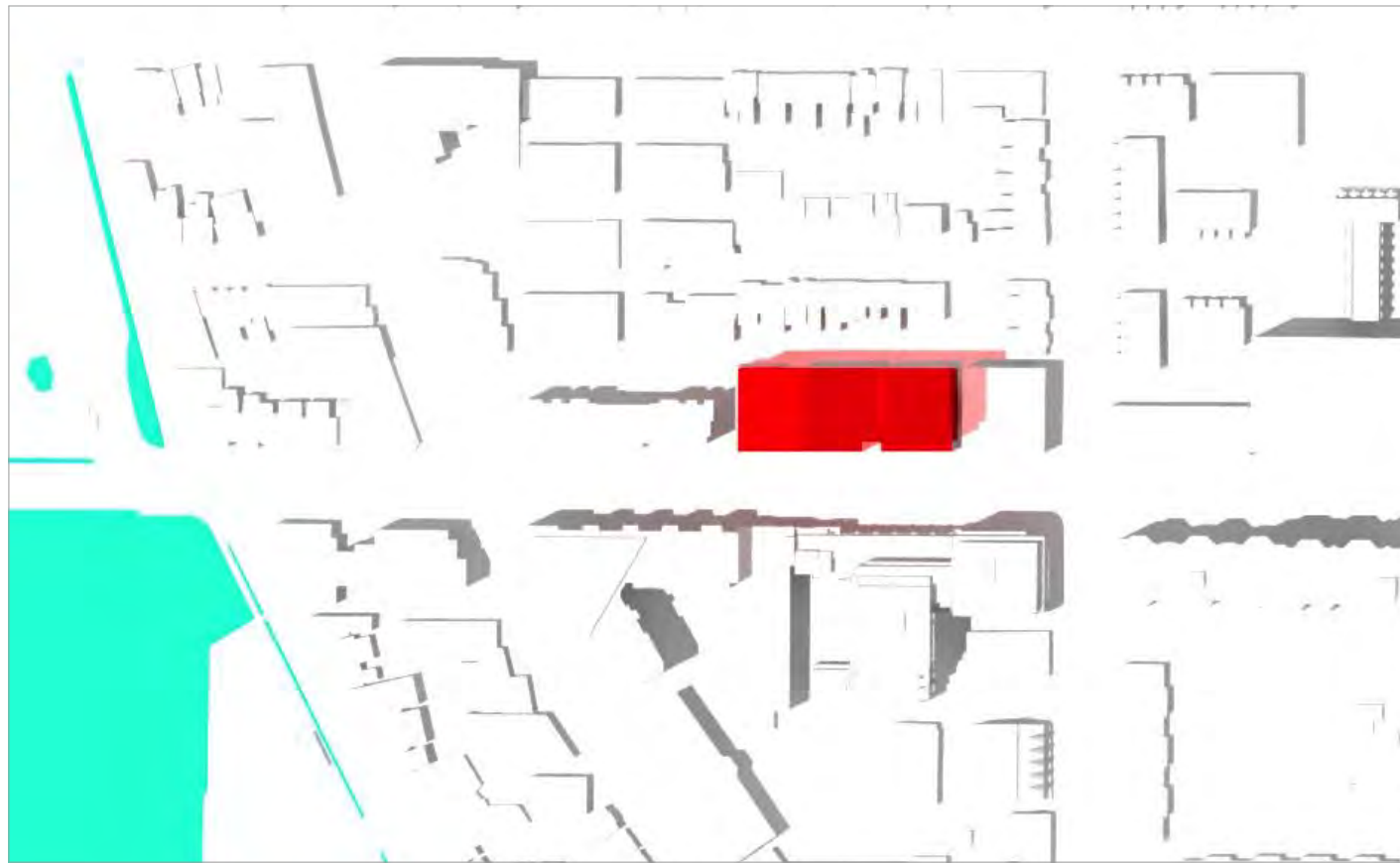
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June 21



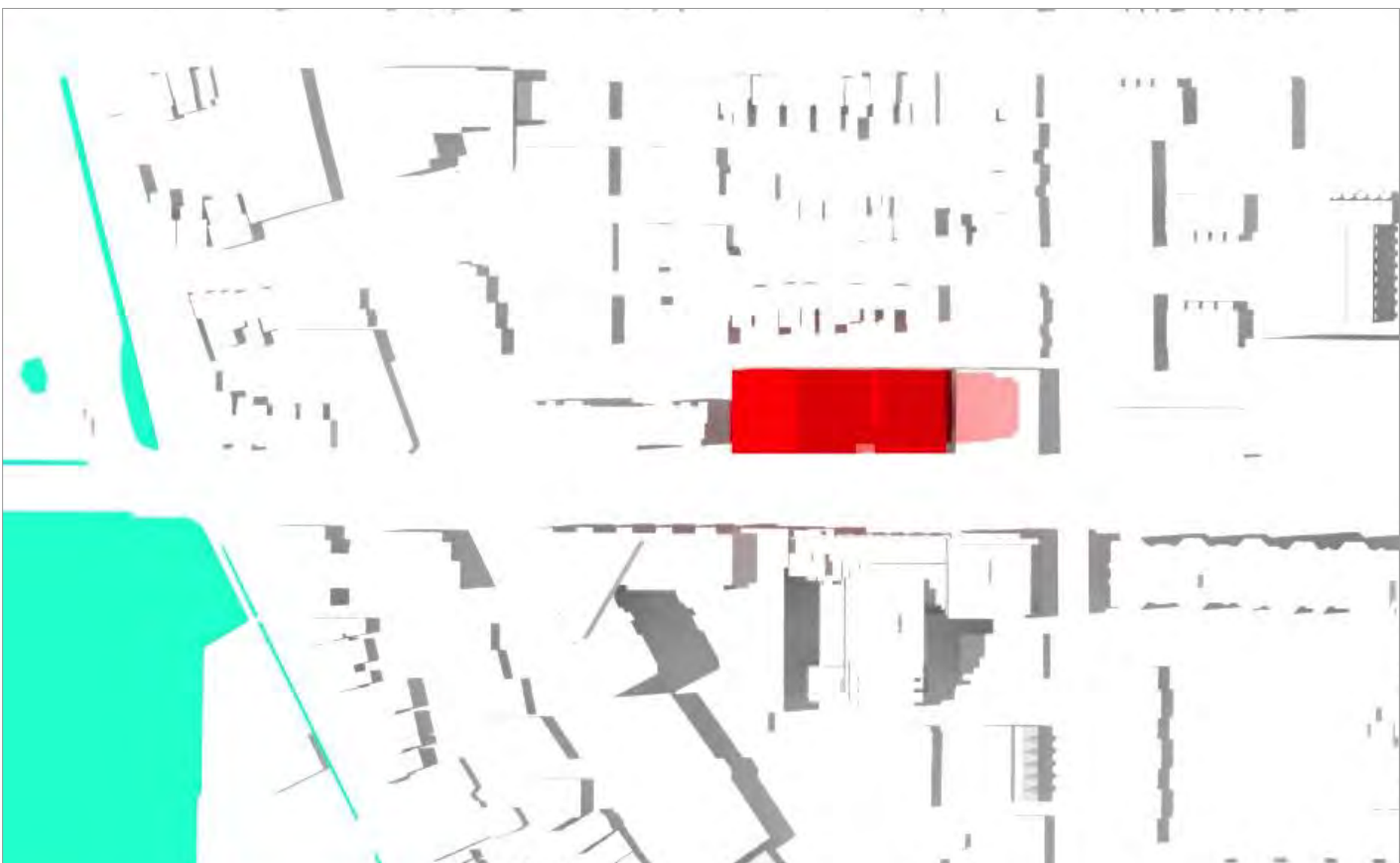
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June 21



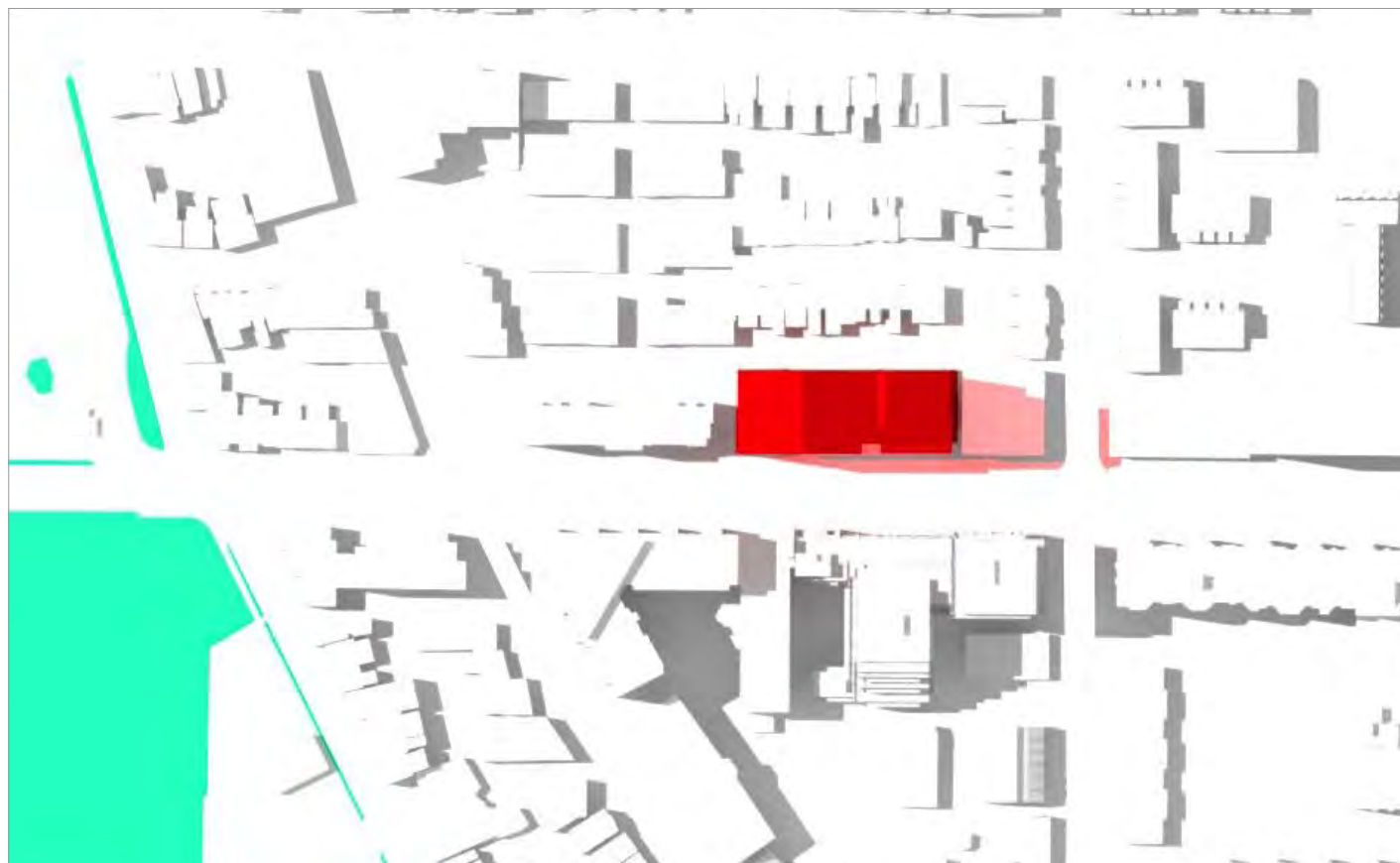
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June 21



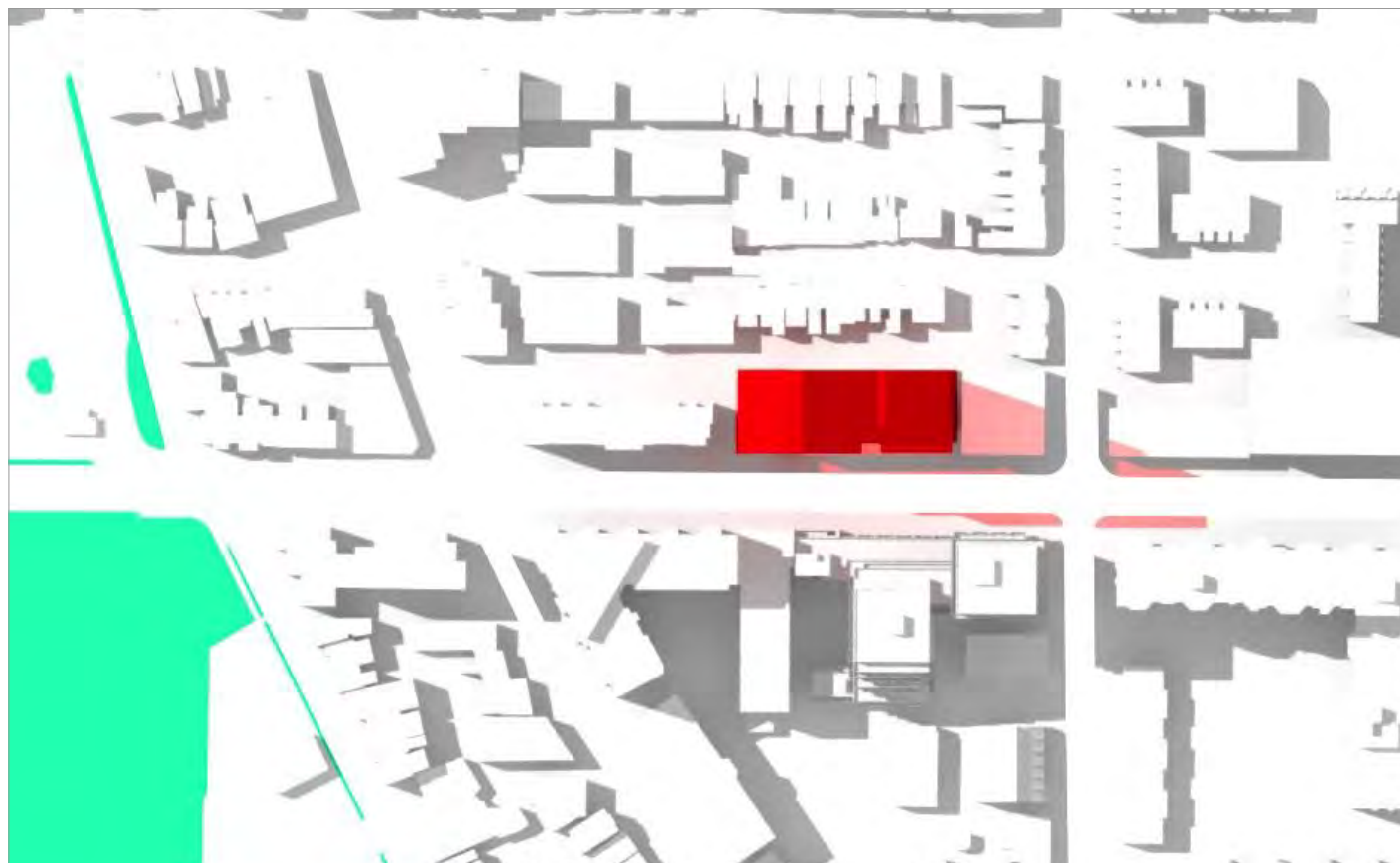
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June 21



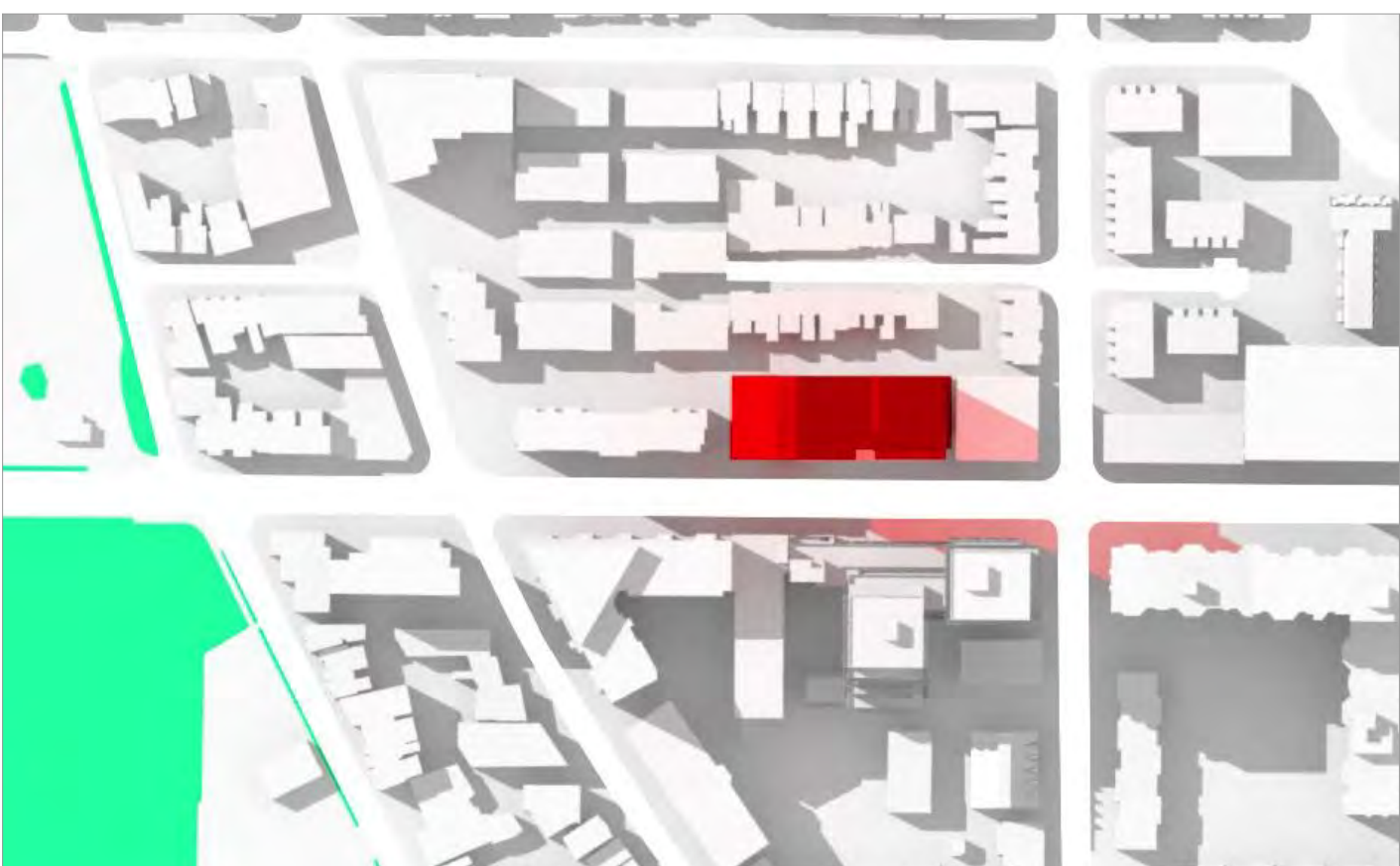
4:18 P:M

June 21



5:18 P:M

June 21



6:18 P:M

June 21

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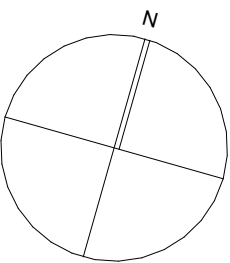
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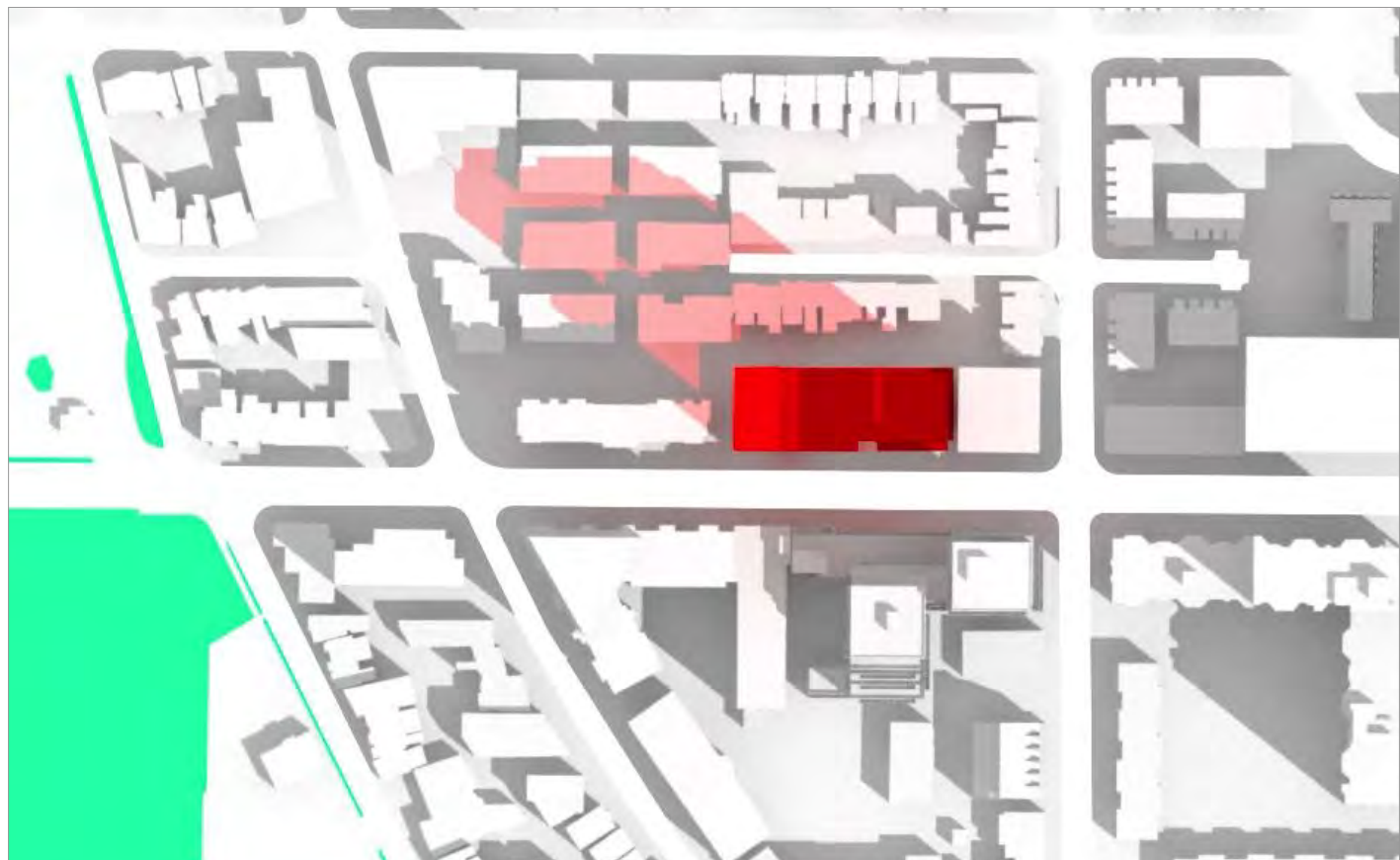
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SHADOW STUDIES

Project No. 22104

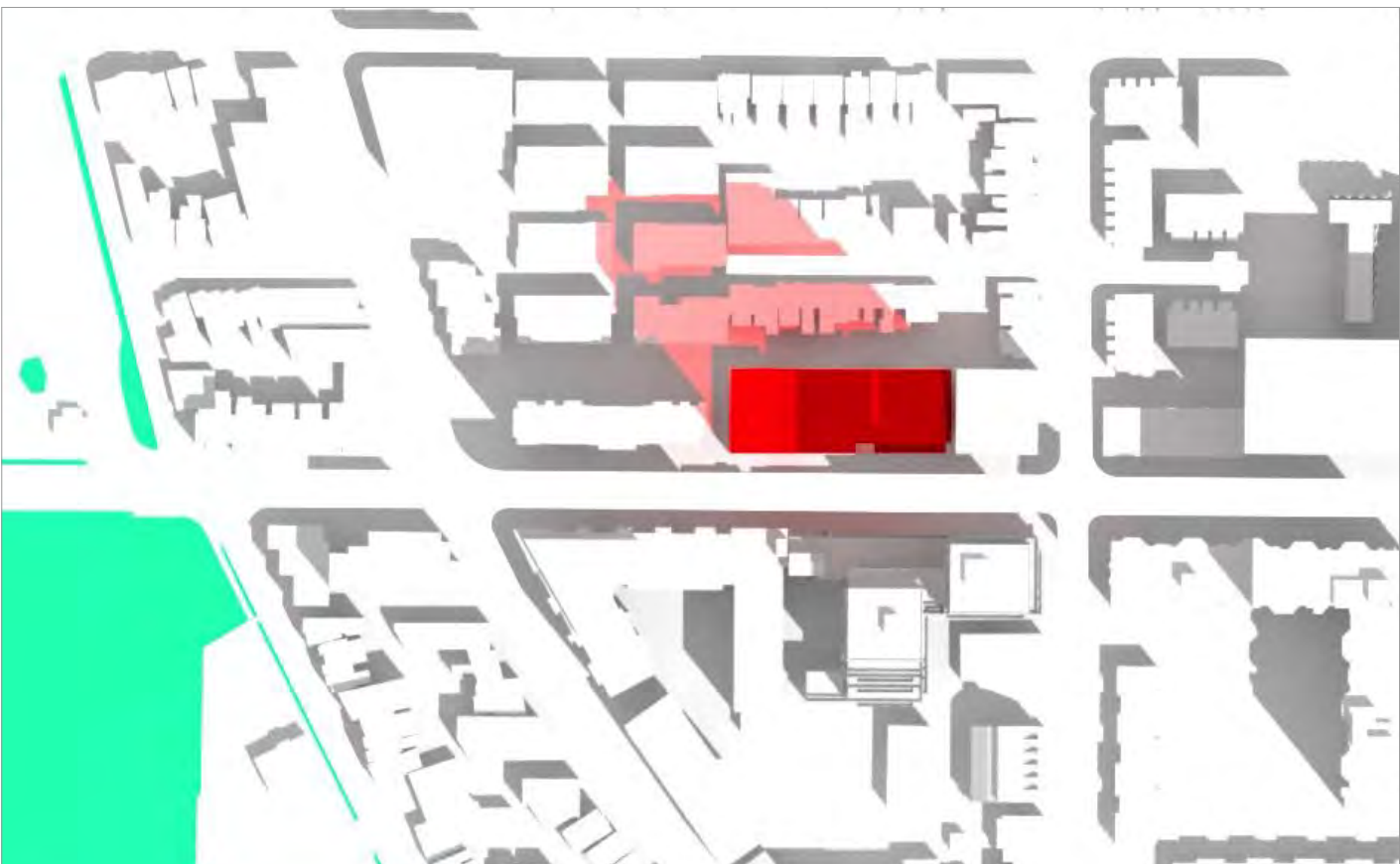
A.25





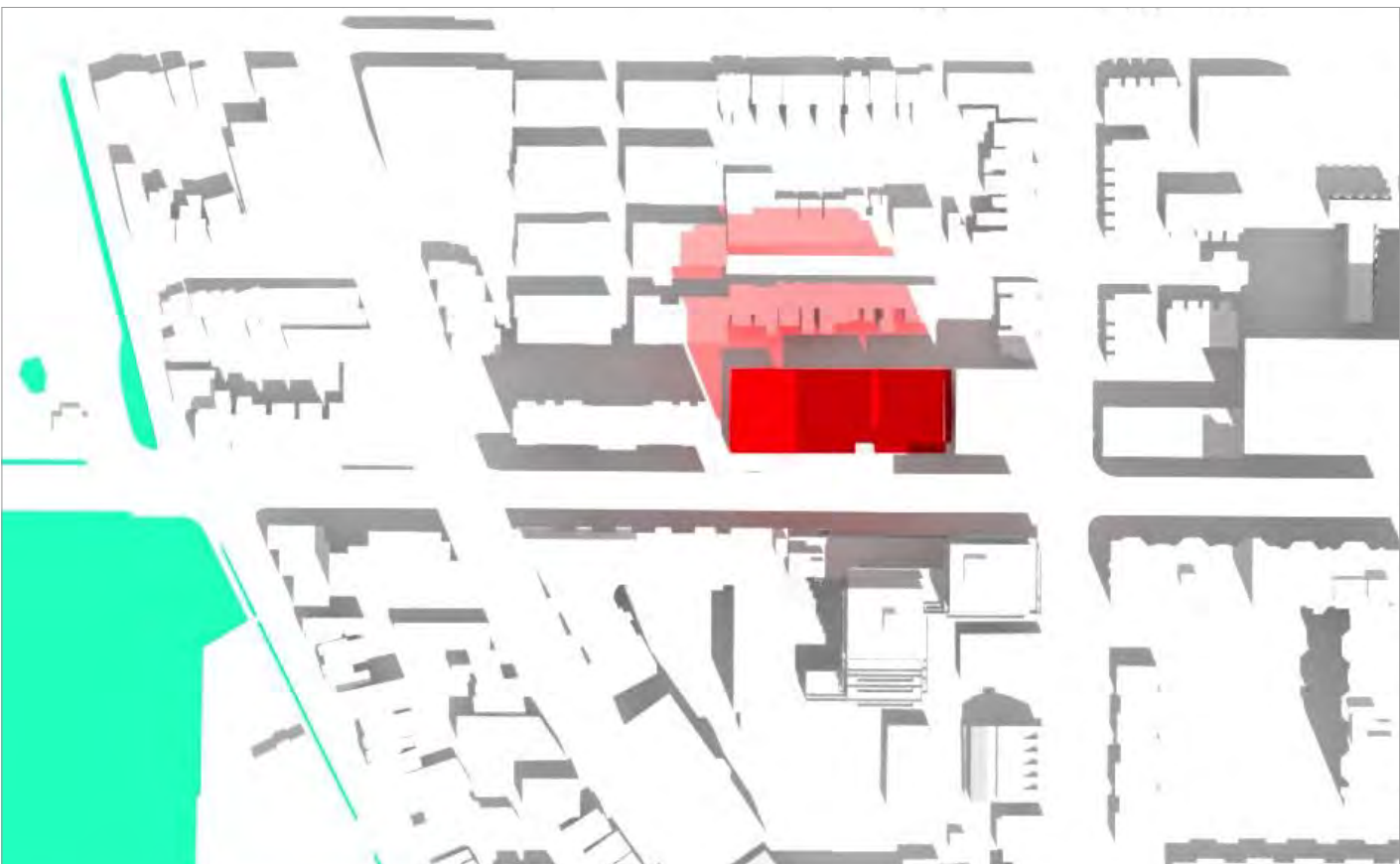
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September 21



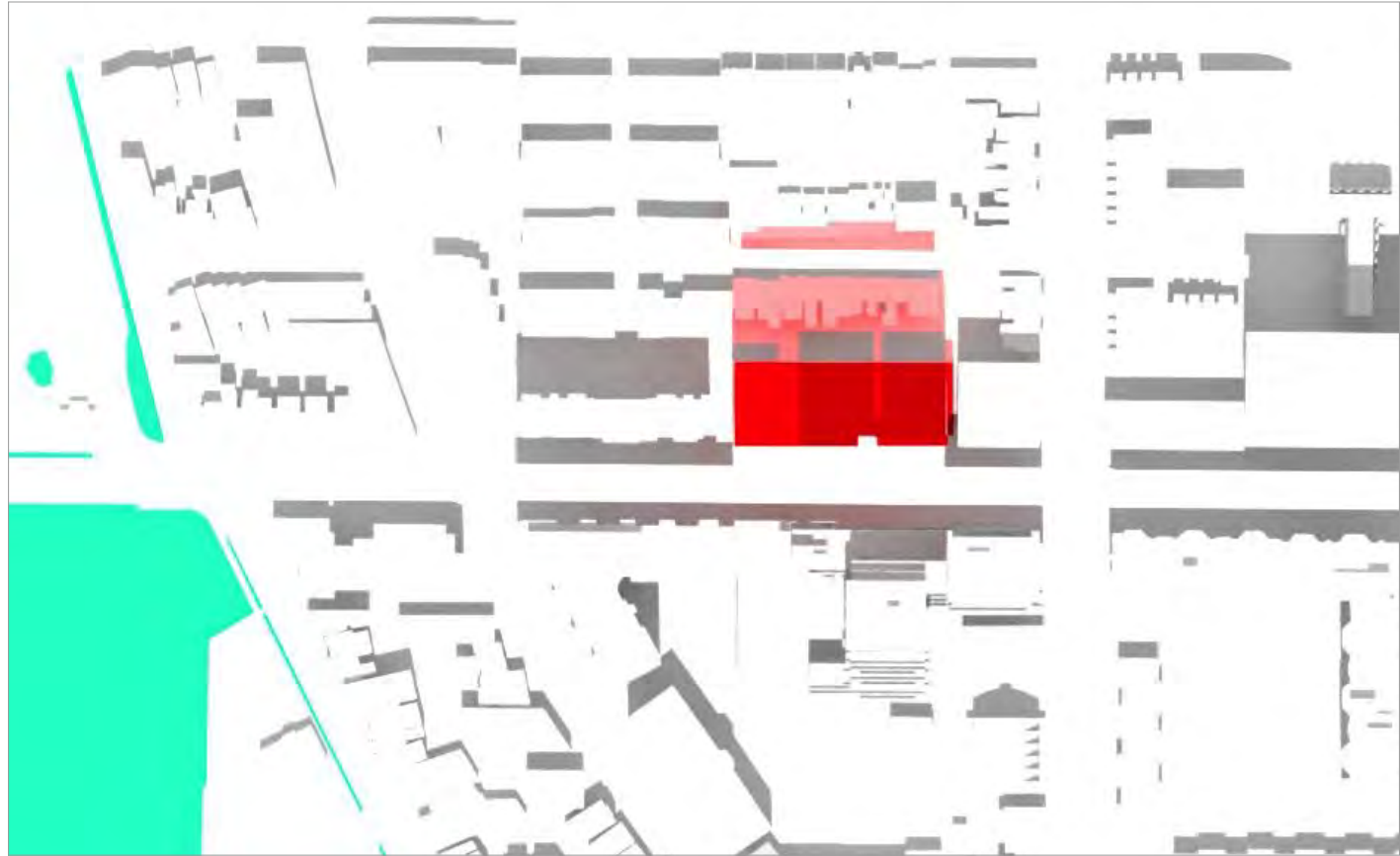
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September 21



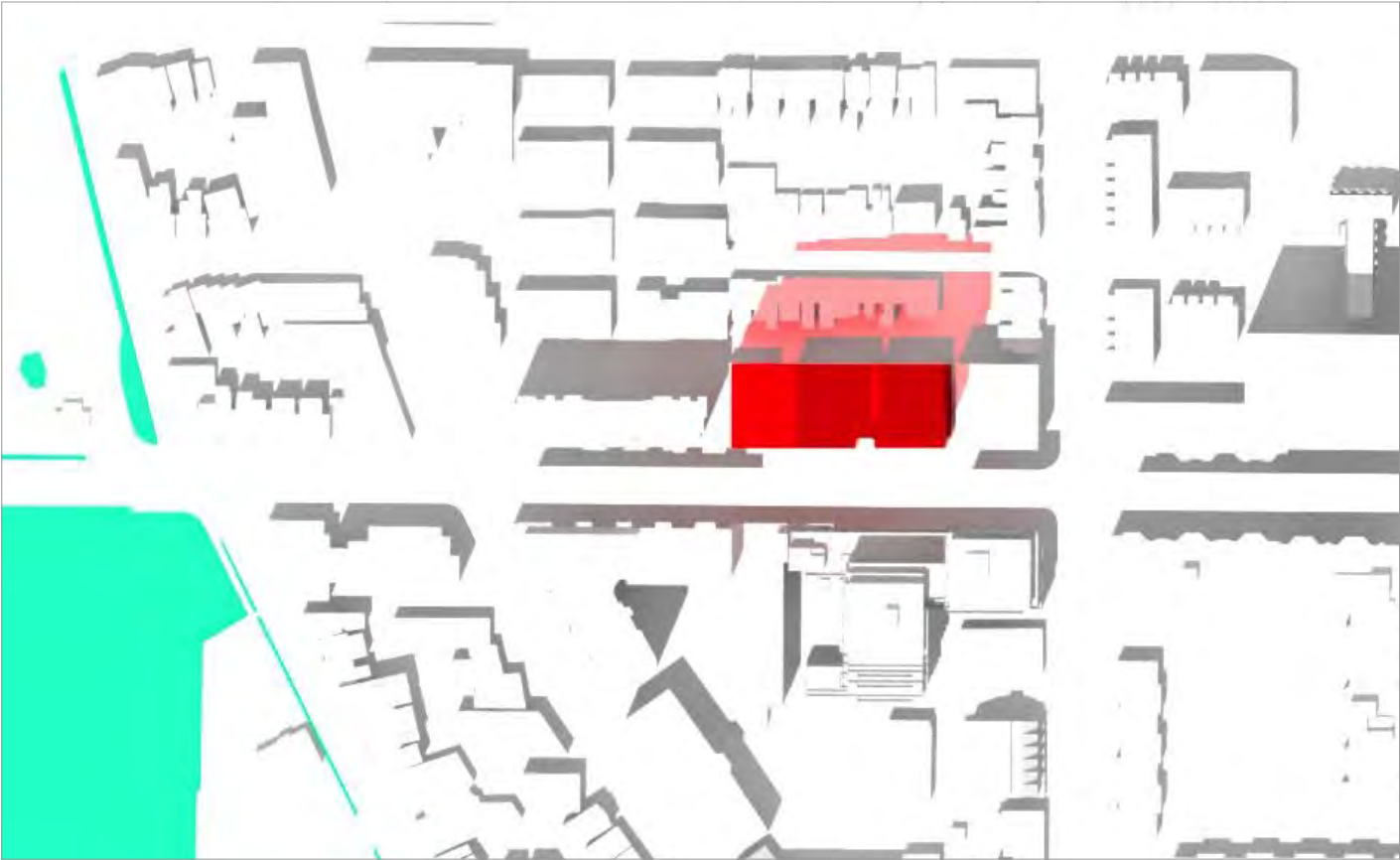
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September 21



12:18 P:M

September 21



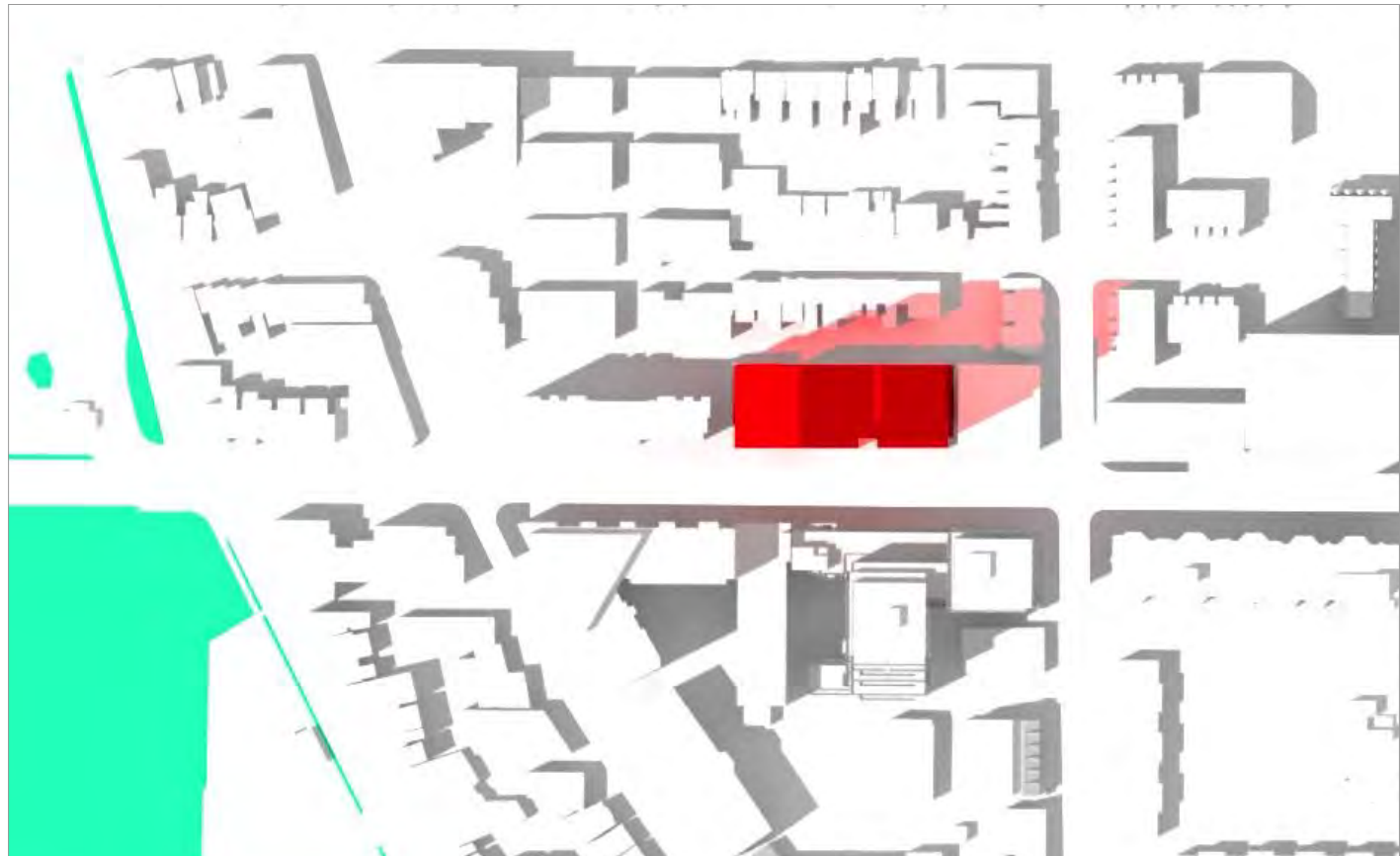
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September 21



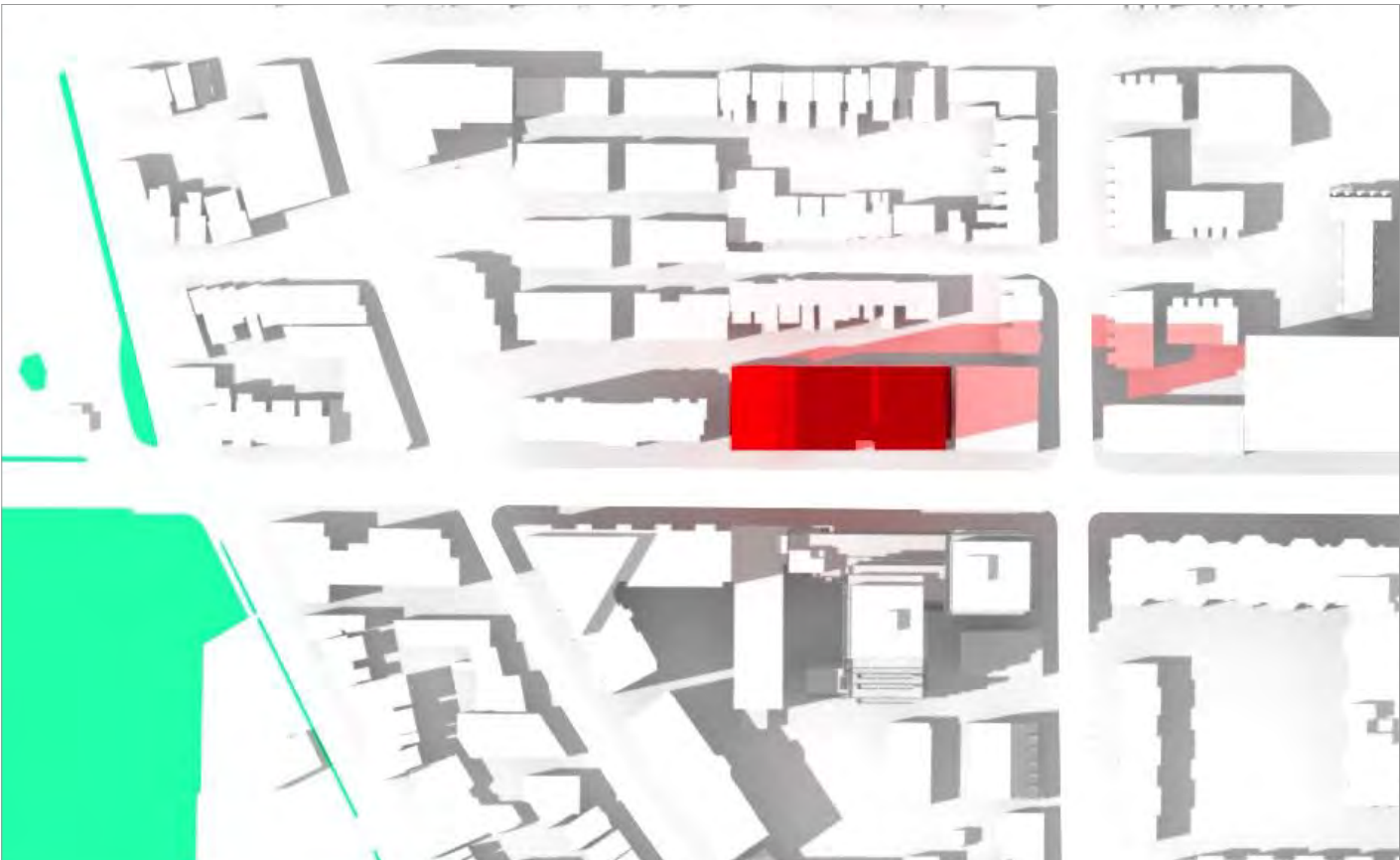
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September 21



4:18 P:M

September 21



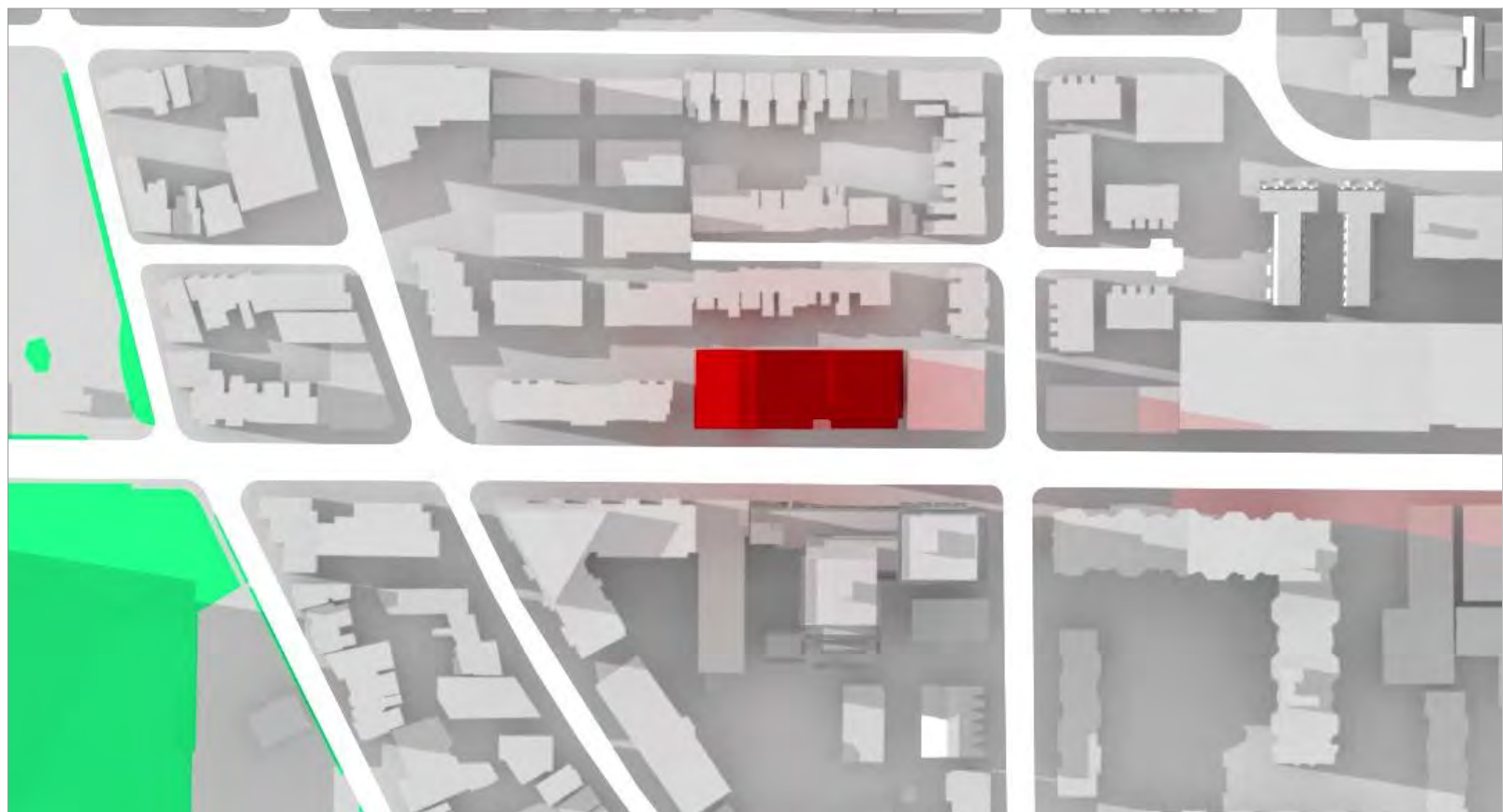
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September 21



5:18 P:M

September 21



6:18 P:M

September 21

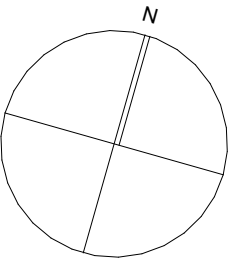
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NO	ISSUANCE	DATE
1	REZONING	02.11.2021
2	RE-ISSUED REZONING	01.02.2023
3	RE-ISSUED REZONING	12.21.2023
4	RE-ISSUED REZONING	05.08.2024
5		

aA

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SHADOW STUDIES

Project No. 22104

A.26