

321-355 Symington Avenue and 350 Campbell Avenue - Official Plan and Zoning Amendment Application – Appeal Report

Date: May 21, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: Ward 9 - Davenport

Planning Application Number: 22 232811 STE 09 OZ and 23 104503 STE 09 OZ

SUMMARY

On January 13, 2023, a Zoning By-law Amendment application was received seeking permission for two towers being 36 and 39 storeys in height on a 6 storey shared podium, containing 817 dwelling units and 680 square metres of ground floor retail. On February 27, 2023, an Official Plan Amendment application was received for 350 Campbell Avenue to redesignate the lands from Core Employment Areas to Mixed Use Areas. The applicant appealed the applications to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame prescribed in the Planning Act.

This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the applications in their current form and continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the appeals of the Official Plan Amendment and Zoning By-law Amendment applications in their current forms for the lands at 321-355 Symington Avenue and 350 Campbell Avenue and authorize the City Solicitor and appropriate City staff to continue discussions with the applicant team in attempt to resolve the outstanding matters.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council direct the City Solicitor to request that the Ontario Land Tribunal withhold issuance of its final Orders until such time as the City Solicitor advises that:

a. the final form and content of the draft Official Plan Amendment is to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, and

b. The final form and content of the draft Zoning By-law is to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, and

c. the owner has at its sole cost and expense:

i. submitted a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water

ii. secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements or upgrades are required to support the development; and

iii. ensured the implementation of the accepted Engineering Reports does not require changes to the proposed amending By-laws or any such required changes have been made to the proposed amending By-laws, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.

iv. The owner has submitted a revised Environmental Noise and Vibration Assessment, such report to be peer reviewed by a third-party consultant on behalf of the City and at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning. The Report shall determine the appropriate Area Class per Section B9 of NPC-300.

v. necessary studies, including those related to pedestrian level wind impacts, sun shadow, rail safety and compatibility have been completed and their recommendations addressed to the satisfaction of the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 19, 2023, City Council approved OPA 653 which amended the Official Plan on 70 Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policies as part of the Municipal Comprehensive Review of the Toronto Official Plan. 350 Campbell Avenue was evaluated and determined that it should remain under the Core Employment Areas designation. City Council approved SASP 839 for 350 Campbell Avenue which permits parking for residential uses on site and requires a minimum of 1,000 square metres of non-residential gross floor area, excluding retail uses. The Ministry of Municipal Affairs and Housing must make a decision on OPA 653 in order for SASP 839 to come into full force and effect. The Ministry has yet to make a decision. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.3>

THE SITE

Description: the site is generally L-shaped with 120 metres of frontage on Symington Avenue and 20 metres of frontage on Campbell Avenue, and a lot area of 4,230 square metres. The property is located directly south of the Canadian Pacific Railway. As a result, Symington Avenue slopes downwards to allow vehicular traffic to pass under the railway. A retaining wall along this frontage is subject to an easement in favour of the City for access and maintenance purposes.

Existing Use: 321-355 Symington Avenue is occupied by a two storey commercial plaza containing retail storefront, a bakery and office space. 350 Campbell Avenue is occupied by a surface parking lot with its own access from Campbell Avenue.

PROPOSAL

Description: two mixed use buildings being 36 and 39 storeys in height on a shared, 6 storey podium. A four storey parking garage is proposed at the north end of the property, accessed from Campbell Avenue.

Density: 9.92 times the area of the lot.

Dwelling Units: a total of 817 dwelling units are proposed, comprised of 623 (74%) 1 bedroom, 138 (16%) two bedroom, and 86 (10%) three bedroom units.

Access, Parking and Loading: Pedestrian access to the site is located at the south end of the property from Symington Avenue. Loading access and pick-up/drop-off is from the laneway, accessed from Dupont Street and Campbell Avenue. Access to the parking garage is located from Campbell Avenue for 767 bike parking and 193 vehicle parking spaces. A total of 177 short term bike parking spaces are distributed throughout the site, at grade.

Additional Information: See Attachments 1 to 8 of this report for the Application Data Sheet, three dimensional representation of the project in context, a site plan, elevations and other relevant drawings of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre (AIC) at: toronto.ca/323SymingtonAve.

Reasons for Application

The applications seek to redesignate 350 Campbell Avenue from Core Employment Areas to Mixed Use Areas and to amend the Zoning By-law as it relates to non-residential uses, height, and setbacks.

Agency Circulation Outcomes

The applications together with the applicable reports have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies 350 Campbell Avenue as Employment Areas. The land use designation for the site is Mixed Use Areas on 321-355 Symington Avenue and Core Employment Areas on 350 Campbell Avenue. See Attachment 2 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 839

SASP 839 applies to 350 Campbell Avenue only and requires a minimum 1000 square metres of non-residential gross floor area to be provided on site, which must be supported by a Compatibility Study. Parking, loading and mechanical facilities for a mixed use development are also permitted in the SASP. The Minister of Municipal Affairs and Housing has yet to make a decision on the SASP and is therefore not in full force and effect. Refer to Attachment 5 of this Report.

Zoning

The land at 321-355 Symington Avenue is zoned CR 2.5 (c1.0; r2.0) SS2 (x696) under Zoning By-law 569-2013. The CR zoning category permits a range of non-residential and residential uses. The land at 350 Campbell Avenue is zoned I3 D2 under Zoning By-law 438-86. The I3 zone prohibits residential uses and permits a range of non-residential uses including public parks, community health centre, financial institutions, dry-cleaning and other service shops and industrial studios. See Attachment 3 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The proposal is subject to Site Plan Control. An application will be required in the future should the proposal be approved.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). The proposal is not consistent with the PPS and provincial plans as it relates to built form and provision of employment uses on site.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report as well as the policies of the Official Plan as a whole. The proposal has not demonstrated that employment uses have been proposed through the draft Zoning By-law which only seeks to restrict retail uses on site using the CR Zone, intended for the Mixed Use Areas designation. No additional employment uses have been proposed from the Employment zones. Further, applicant has not provided the required studies per SASP 839 to ensure that any proposed employment uses are appropriate. The four-storey parking garage located at 350 Campbell Avenue does not make efficient use of the lands and does not meet the intent of policy 4.6.1 of the Official Plan in terms of employment uses being provided on site. The Minister of Municipal Affairs and Housing must also approve SASP 839 in order for parking relating to the residential use can proceed.

Given the proximity to the CPR rail line, non-sensitive employment land uses should be explored at 350 Campbell Avenue to make efficient use of the lands and meet the intent of the respective land use designations.

The site organization currently proposes loading, pick-up/drop-off and waste storage along the laneway network which interfaces with live-work units proposed at 316 Campbell Avenue. Staff request that similar uses be provided on the laneway to enhance this interface.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. The City has identified lands generally at the Bloor Street and Lansdowne Avenue Major Transit Station Area (MTSA) as appropriate for the highest density in the area, in accordance with Provincial and City policies. This site is located outside of an MTSA. The proposed height of 36 and 39 storeys exceeds the height and density anticipated for the area. The lands directly east of the site were recently approved for a tower having a maximum height of 26 storeys.

The proposed six storey podium is located facing Symington Avenue which slopes downwards to an underpass for the CPR rail line creates a massing that overwhelms the streetscape. A lower podium should be provided to maintain a pedestrian scale of massing at the street level.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan and design guidelines described in the Policy and Regulation Considerations Section of the report.

The site is located east of the Symington Avenue Playground which is a city-owned park that includes a community garden at the northeast corner of the park. The proposed buildings cast considerable shadows on the park, including the community garden, which may impact the programming and functionality of the space.

The proposed massing also only allows for approximately 3 hours of sunlight access to the public laneway east of the site throughout the year. The development site at 316 Campbell Avenue includes grade-related, live-work units fronting onto the laneway. The lack of access to sunlight will not provide for a comfortable streetscape for these units.

The Pedestrian Level Wind Study notes that there are uncomfortable wind conditions abutting the proposed parkland dedication. Wind mitigation measures are proposed on and adjacent to the parkland dedication which is not acceptable. Staff cannot support the proposed massing and site layout without ensuring that all wind mitigation can be provided on private lands.

Traffic Impact, Access, Parking

Vehicular access to the parking area is proposed from Campbell Avenue with loading and a pick-up-/drop-off area from the rear laneway, accessed from either Dupont Street or Campbell Avenue. Staff have no concerns with the amount of vehicle or bike parking proposed on site. Further, the two proposed type 'G' loading spaces are also acceptable to staff.

Land dedications are required to facilitate the redevelopment and improve sightlines in the road network. At Ln E Symington N Dupont, a dedication of 1.48 metres and at Ln N Dupont W Campbell, a dedication of 0.56 metres is required. Both of these dedications will facilitate the widening of the abutting laneway network to 6.0 metres.

Further Traffic Control Warrants Review is required to ensure that the existing traffic control signal at Dupont Street and Campbell Avenue is operating appropriately.

Streetscape

Due to the severe grade change and existing retaining wall, the majority of the lot frontage on Symington Avenue is separated from the pedestrian sidewalk. A significant amount of the at-grade open space facing Symington Avenue is comprised of short-term bike parking areas. While the short-term bike parking is easily accessible, the volume of the parking facilities further divides the site from the subject lands. A setback from the building face to property line of 6.02 metres is proposed on private lands facing Symington Avenue, in addition to the existing public sidewalk of approximately 1.5 metres which is a positive aspect of the proposal that should be developed further

An increased setback from the laneway is also required to improve the streetscape facing 316 Campbell Avenue.

Servicing

A joint Functional Servicing and Stormwater Management Report has been submitted in support of the proposal. Revisions are required to the report to ensure that City design standards are met with respect to stormwater management. There appears to be sufficient sanitary and watermain capacity for the proposal. Long-term dewatering is proposed which is not acceptable.

Economic Impact

In accordance with SASP 839, the applicant must demonstrate a minimum of 1000 square metres of employment uses are provided on site. Additional non-residential GFA beyond this minimum requirement may be devoted to retail uses.

Housing Issues

The 843 dwelling units are proposed to be provided at market-rate, condominium tenure. As the lands are located outside of an MTSA, no affordable housing is required. Should the applicant team pursue in-kind community benefits contributions instead of a CBC cash payment, affordable units should be considered.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 12 to 28 square metres of local parkland per person, which is comparable to the City-wide average provision of 28 square metres of parkland per person (2022).

The owner is required to provide on-site parkland dedication of 533 square metres per Section 42(3) of the Planning Act. The location and configuration of the parkland dedication must meet Policy 3.2.3.8 of the Official Plan. The applicant has proposed a flag-shaped parkland dedication, located at the south end of the site and having direct access to Symington Avenue and the rear laneway. The existing easement along Symington Avenue for access and maintenance to the retaining wall impedes the parkland configuration from being rectangular in shape. Additional work is required to determine the ultimate configuration of the parkland space.

The building massing currently proposes a minimum 3.0 metre setback from balconies to the parkland. This is not acceptable to staff as a greater setback is required. The Pedestrian Level Wind Study also indicates that uncomfortable wind speeds will be experienced in the spring and winter months, including unsafe wind conditions in the winter months. This is not acceptable to staff and must be addressed. The plans also include a label on the parkland dedication stating "potential community garden" which must be removed. Programming for the future park cannot be determined until public consultation on the community needs has taken place.

The proposed towers cast 3 hours of new net shadows on the Symington Ave Playground which is a municipally owned park. The tower height and locations need to be revised to limit new shadows on the parkland and move away quickly, maintaining comfortable conditions on the public open space.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant proposes to remove 14 trees on or within six metres of the property, four of which are regulated under Toronto Municipal Code Chapter 813. Two City owned trees identified for removal are noted to be healthy and significant trees. Every effort should be made to retain these trees on site. Additionally, several trees located on lands owned by CPR are noted for removal. Permission from CPR is required to allow these trees to be removed.

Based on the foregoing, staff are not supportive of the tree preservation plan in its current form.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through a combination of zoning by-law implementation and site design through the Site Plan Control process.

The proposal includes 459 cubic metres of soil volume whereas a minimum of 1,009 cubic metres of soil volume is required. The applicant has not demonstrated that Tier 1 of the TGS has been achieved.

Rail Safety

The site directly abuts the Canadian Pacific Rail corridor located north of the site. A minimum 30m separation is required between the property limits of the rail corridor and sensitive land uses. A crash wall is proposed, integrated into the proposed above-grade parking structure and the 30m separation is provided by using the parking structure.

To comply with the intent of the Core Employment Areas designation at 350 Campbell Avenue, a non-sensitive employment use should be explored instead of an above grade parking structure.

Noise Mitigation

Due to the proximity to the rail corridor, noise mitigation is required. Due to the sound levels from the CPR corridor, the applicant is assuming the lands will subject to Class 4 noise limits. Class 4 designation can only occur by approval from the municipal land approval authority. Every effort should be made to provide sound limits for Class 1 designation before seeking a Class 4 designation and in effect raising sound levels for residents. No evidence has been provided to indicate that this has been explored or that Class 1 sound levels are not feasible. Additional noise mitigation may also be required upon further review.

Community Consultation

A virtual Community Consultation Meeting was hosted by City staff on April 25, 2023. Approximately 40 participants attended the meeting, which was also attended by the Ward Councillor and the applicant's team. The Ward Councillor, City staff, and the applicant's team gave presentations and answered questions from the participants. The following comments were provided at the meeting and received via email:

- Concerns with the scale and overall height of the development given surrounding context
- Concern with the shadow impacts on the community garden, which operates throughout the whole year
- Concerns with traffic conflicts with the employment area on the east side of Campbell Avenue
- Concerns with traffic conflicts in the surrounding area
- Concerns with available school capacity and child care spaces in the area
- Concern of lack of affordable units being provided
- Concern with loss of employment uses on site

The issues and comments raised through community consultation have been considered through the review of the application.

Further Issues

Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

CONTACT

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SIGNATURE



Carly Bowman, MSc.Pl., MCIP, RPP, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: SASP 839

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Elevations
Attachment 8: 3D Views

Attachment 1: Application Data Sheet

Municipal Address: 321-355 SYMINGTON AVE,
350 CAMPBELL AVE Date Received: November 24, 2022

Application Number: 22 232811 STE 09 OZ and 23 104503 STE 09 OZ

Application Type: OPA / Rezoning

Project Description: Zoning By-law Amendment Application for two towers of 39- and 36-storeys, including a 6-storey podium with commercial uses at grade. The proposal will have approximately 52,599 square metres of gross floor area, comprised of approximately 1,006 square metres of non-residential space at and approximately 51,593 square metres of residential gross floor area, with 873 residential units. 350 Campbell Avenue is designated Core Employment Areas in the Toronto Official Plan which is awaiting ministerial approval to permit residential parking through OPA 653 (SASP 839).

Applicant	Agent	Architect	Owner
BOUSFIELDS		TACT	EUROPEAN BAKERY SUPPLY INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Core Employment Areas CR 2.5 (c1.0, r2.0) SS2 (x1579) and I3, D2	Site Specific Provision:	SASP 839
Zoning:		Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 5,551 Frontage (m): 120 Depth (m): 24

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,756		4,230	4,230
Residential GFA (sq m):			51,593	51,593
Non-Residential GFA (sq m):	4,439		1,006	1,006
Total GFA (sq m):	4,439		52,599	52,599

Height - Storeys:	2	39	39
Height - Metres:	7	123	123

Lot Coverage Ratio (%)	76.21	Floor Space Index:	9.48
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	51,593	
Retail GFA:	1,006	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			847	847
Other:				
Total Units:			847	847

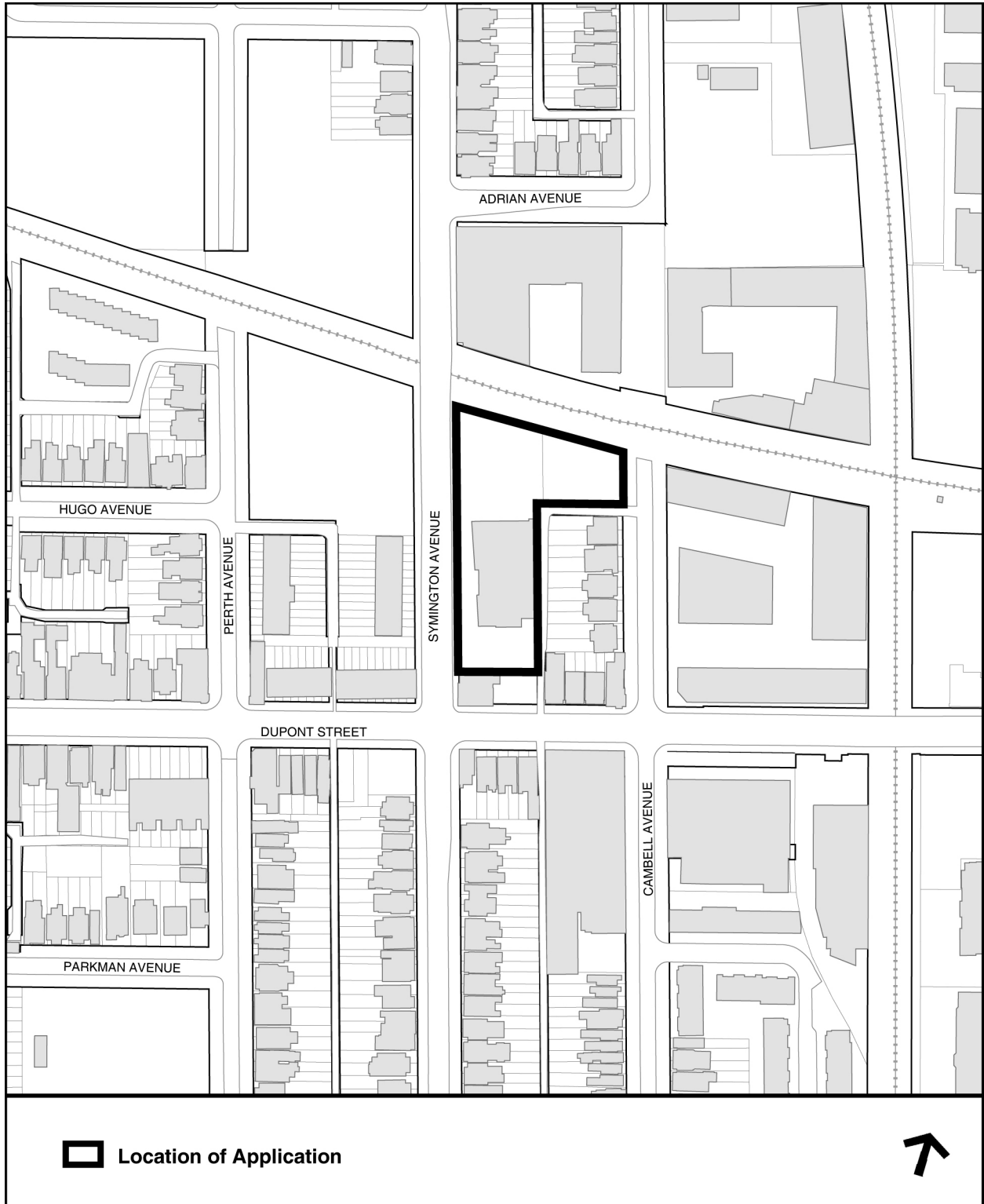
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			623	138	86
Total Units:			623	138	86

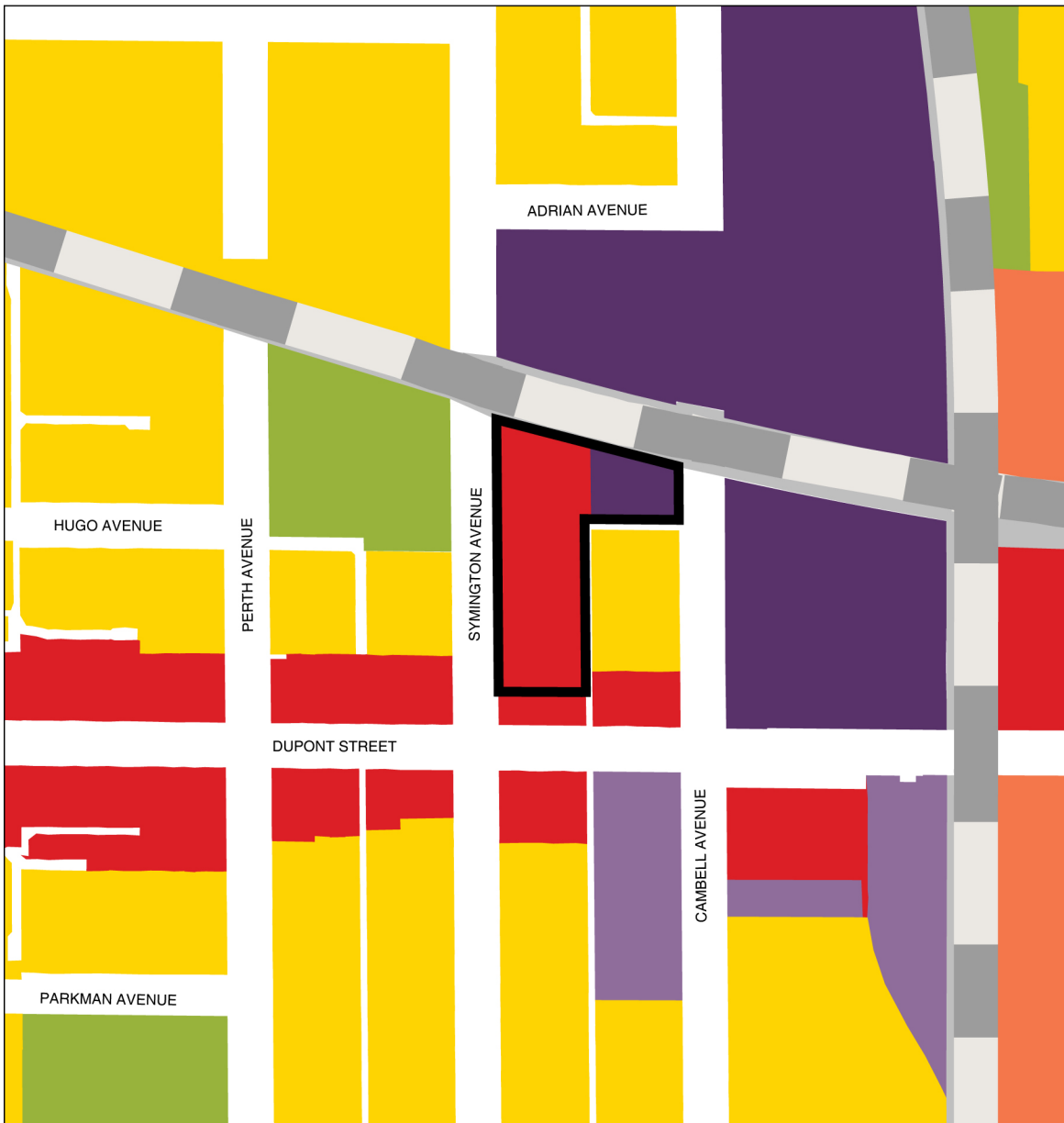
Parking and Loading

Parking Spaces:	193	Bicycle Parking Spaces:	944	Loading Docks:	2
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

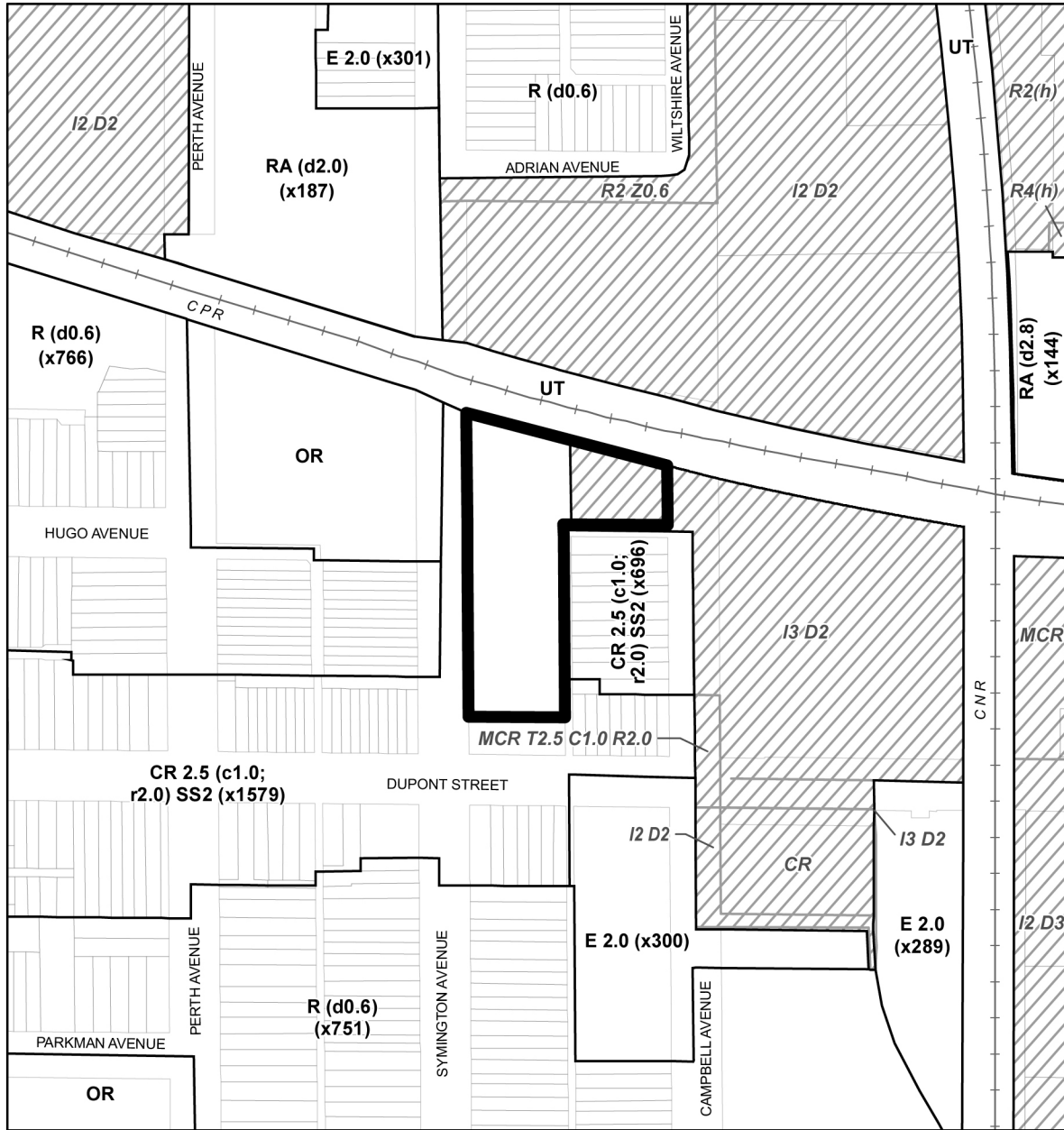
323 Symington Avenue and
350 Campbell Avenue

File # 22 232811 STE 09 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors
-  General Employment Areas
-  Core Employment Areas


Not to Scale
Extracted: 03/22/2023

Attachment 4: Existing Zoning By-law Map



323 Symington Avenue and 350 Campbell Avenue

Zoning By-law 569-2013

File # 22 232811 STE 09 0Z

Location of Application

See Former City of Toronto By-law No. 438-86

- R Residential
- RA Residential Apartment
- CR Commercial Residential
- E Employment Industrial
- OR Open Space Recreation
- UT Utility and Transportation

- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- I2 Industrial District
- I3 Industrial District



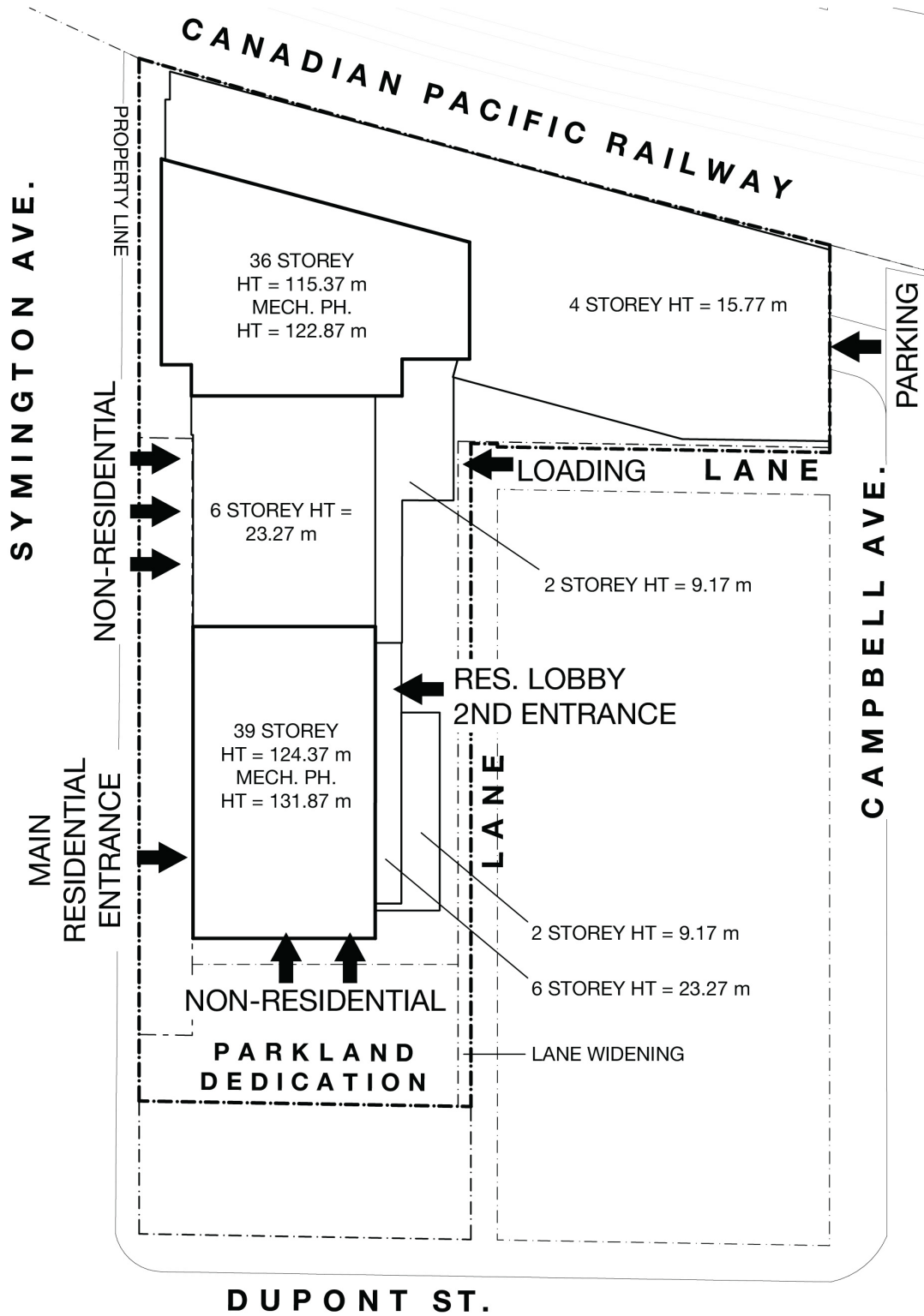
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Extracted: 03/23/2023

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 839, and the associated map below, for the lands known municipally in 2022 as 350 Campbell Avenue, as follows:

'839. 350 Campbell Avenue

- a) A minimum of 1,000 square metres of employment gross floor area (excluding retail uses) will be incorporated into the redevelopment of the lands at 350 Campbell Avenue. The appropriate type of employment use will be determined through a Rail Safety and Rail Mitigation Report that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction, and reviewed by the applicable rail operator.
- b) The minimum employment gross floor area required in Policy a) may be located on the adjacent lands at 321-355 Symington Avenue provided that the required employment gross floor area is constructed on the lands prior to or concurrent with any residential gross floor area on the *Mixed Use Areas* lands at 321-355 Symington Avenue. The employment uses will be compatible with the surrounding uses determined by a Compatibility/Mitigation Study that is peer reviewed and implemented, at the applicant's expense, to the City's satisfaction.
- c) The lands at 350 Campbell Avenue may be used for parking, loading, service, access and/or mechanical facilities to serve the mixed-use development at 321-355 Symington Avenue. No residential uses are permitted on 350 Campbell Avenue.'

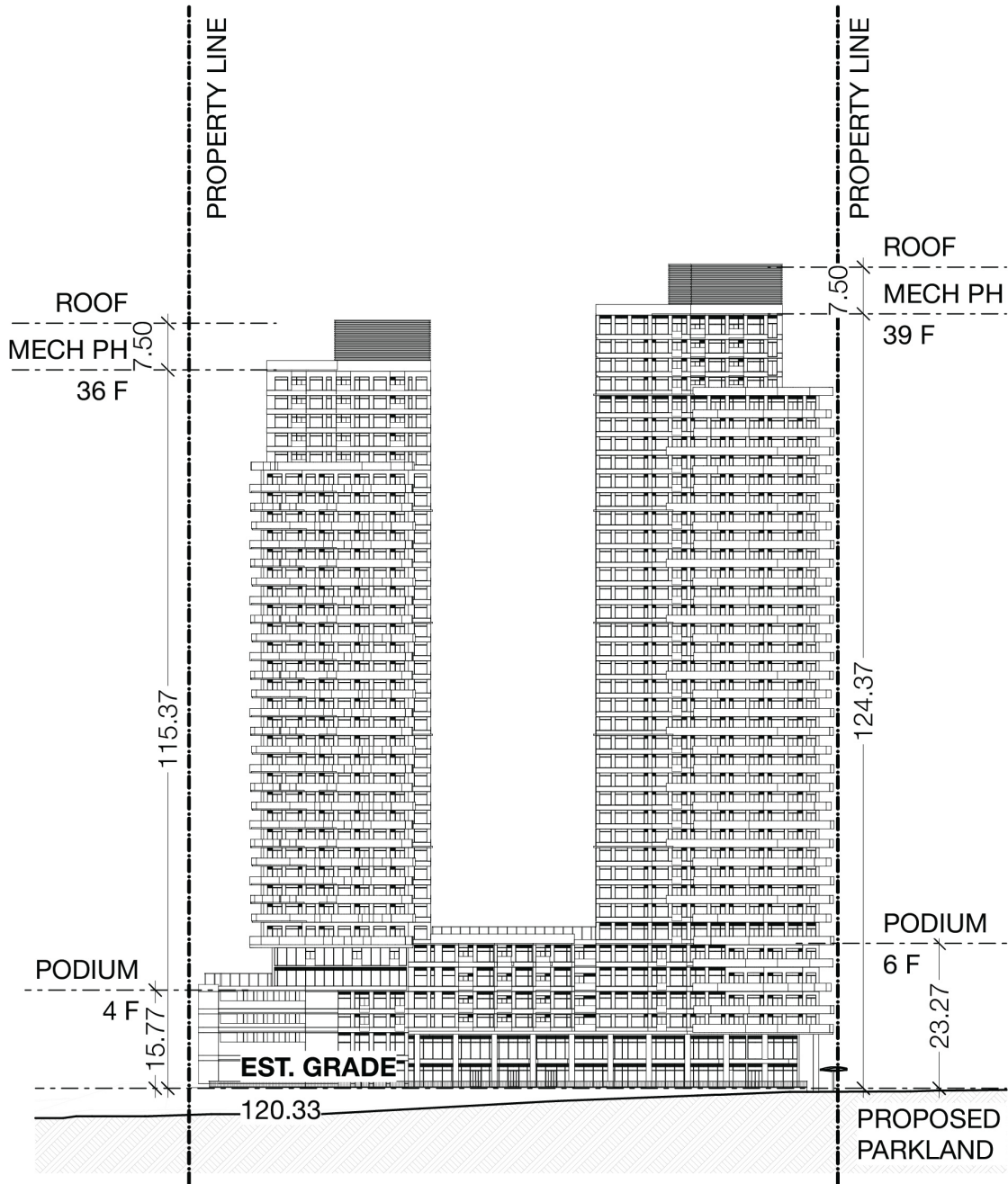




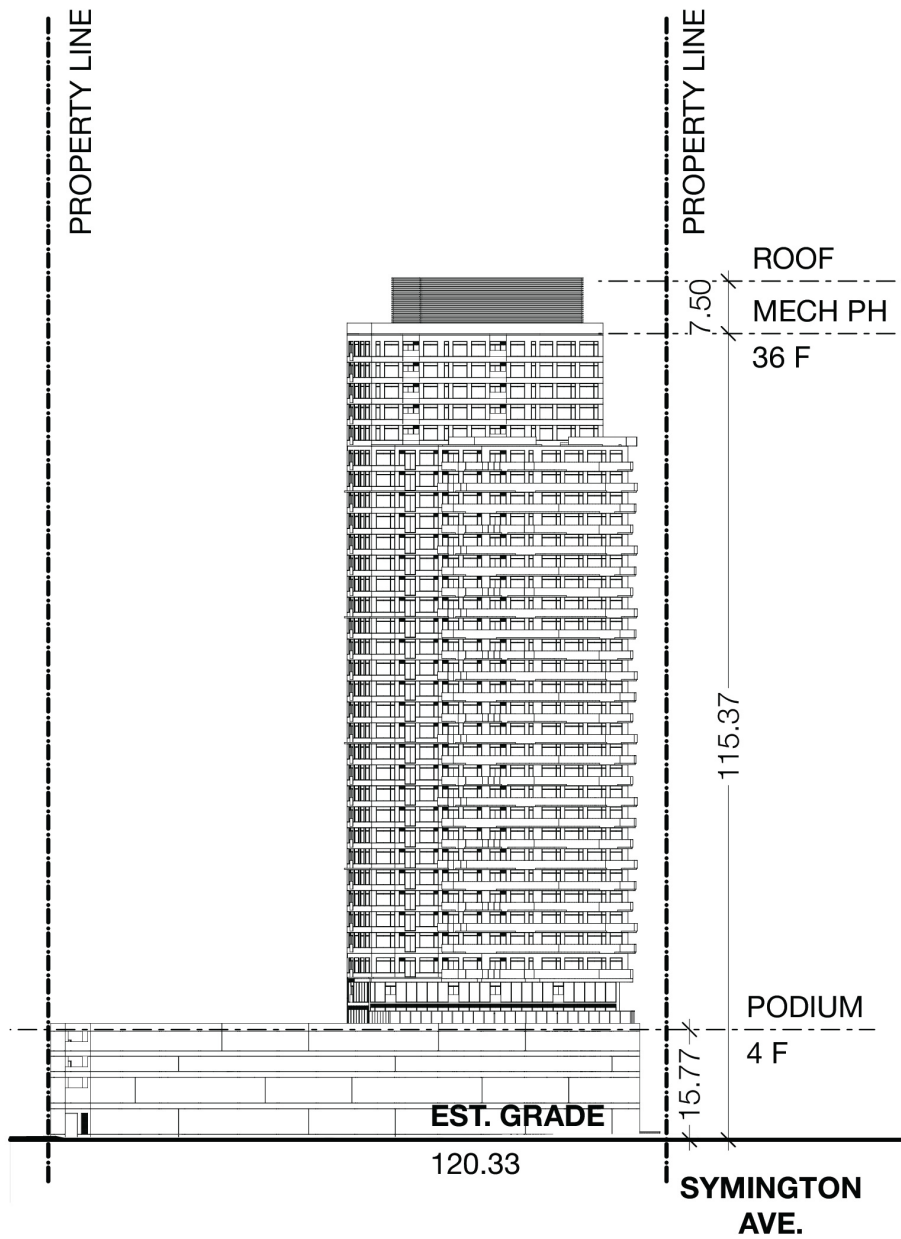
Site Plan



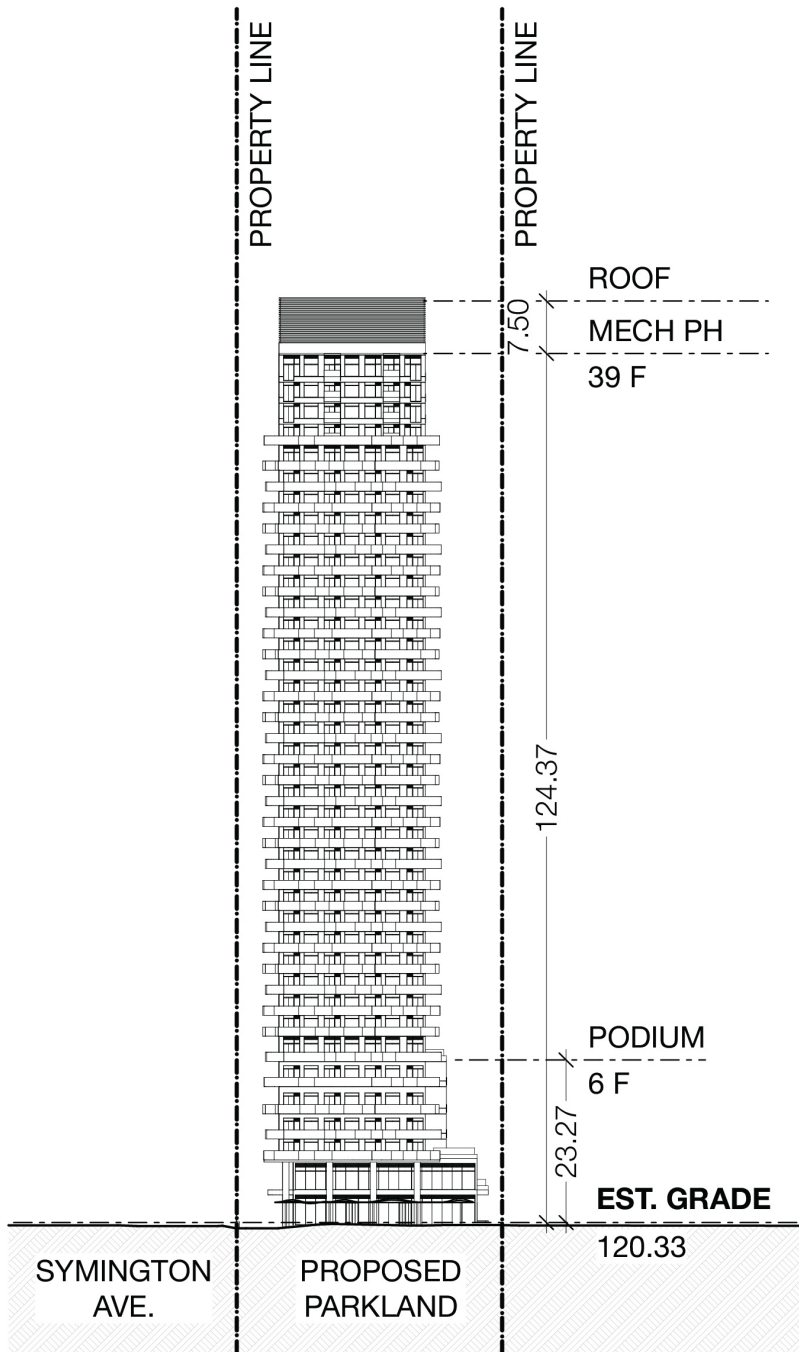
Attachment 7: Elevations



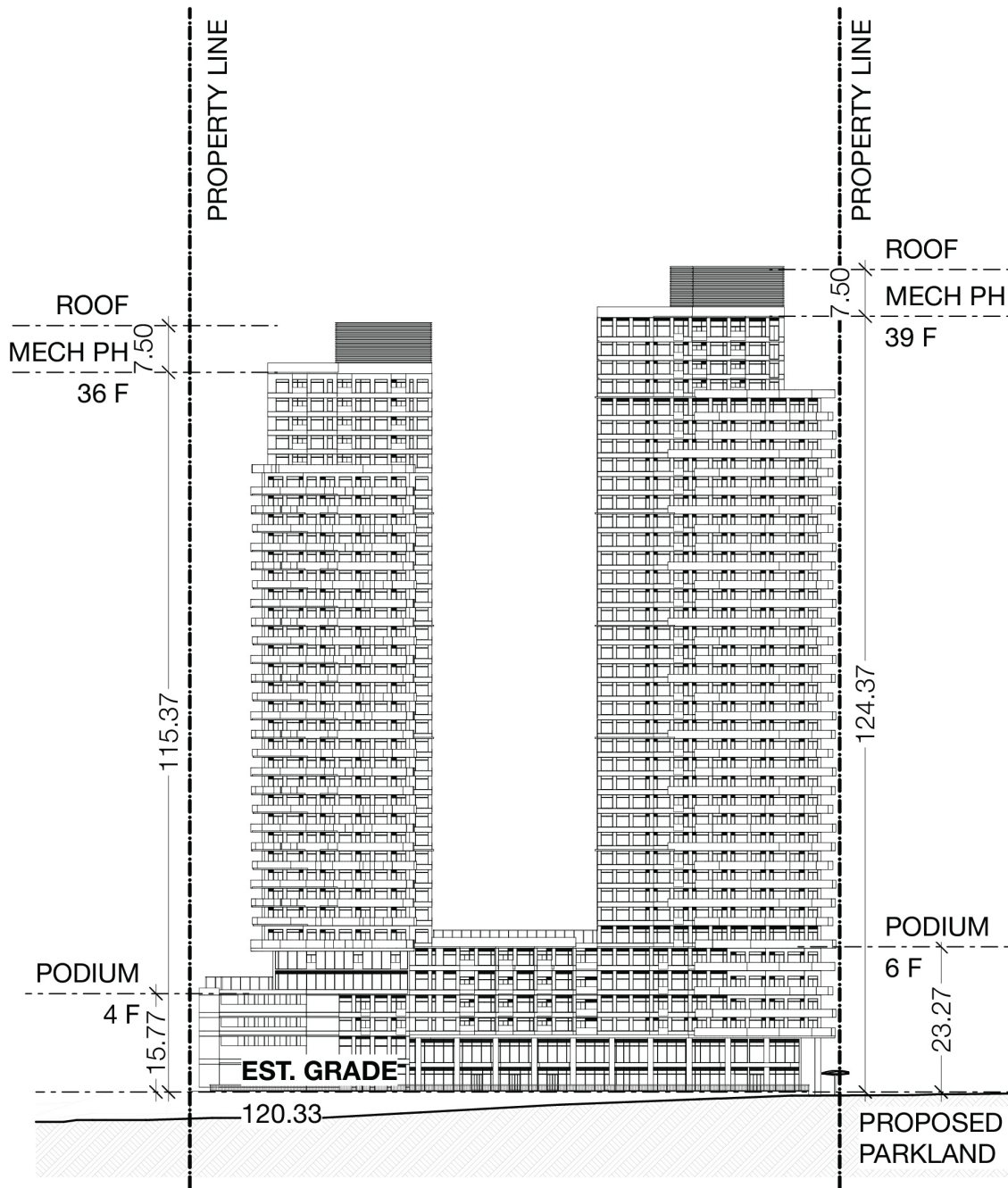
West Elevation



North Elevation

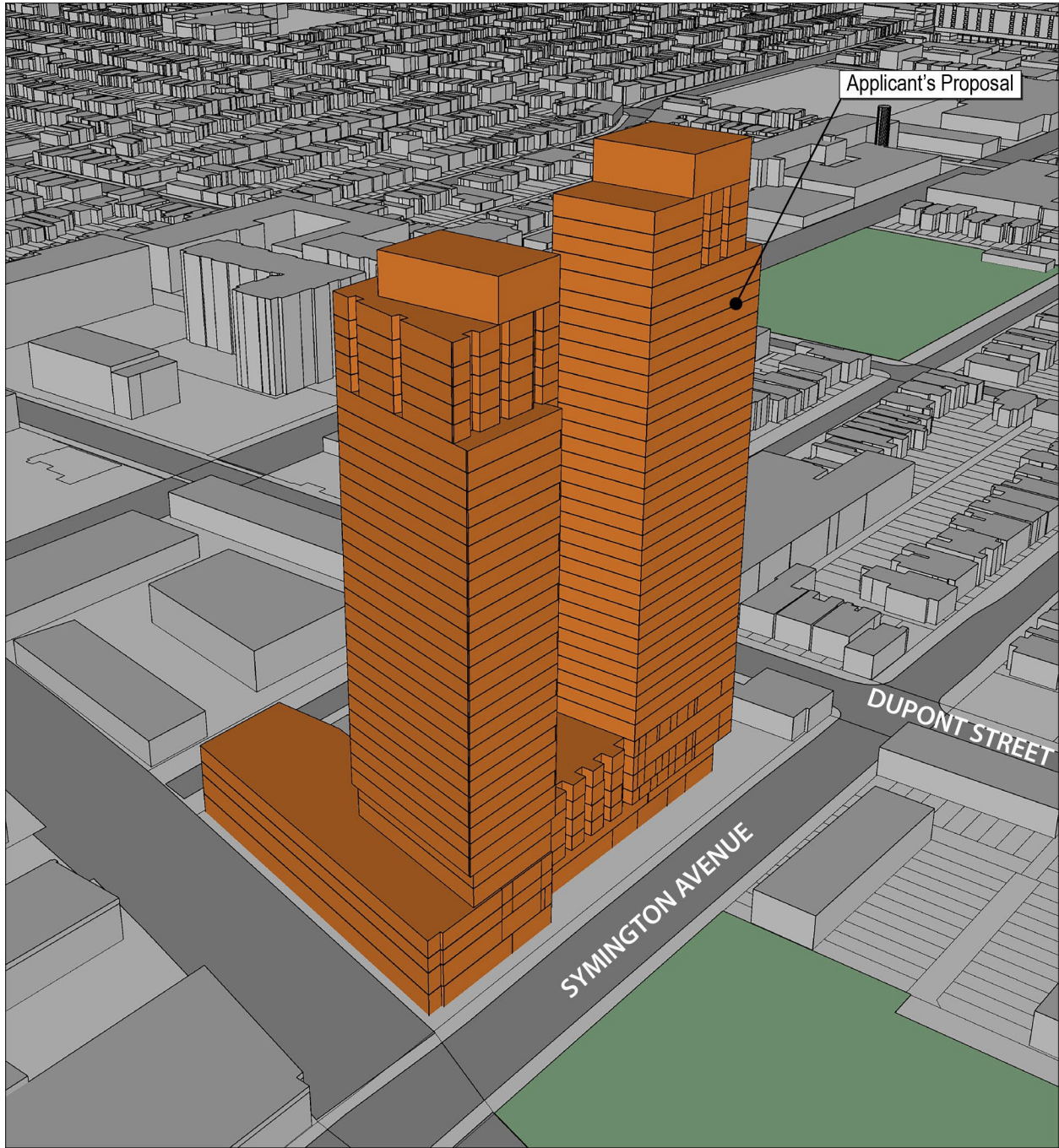


South Elevation



West Elevation

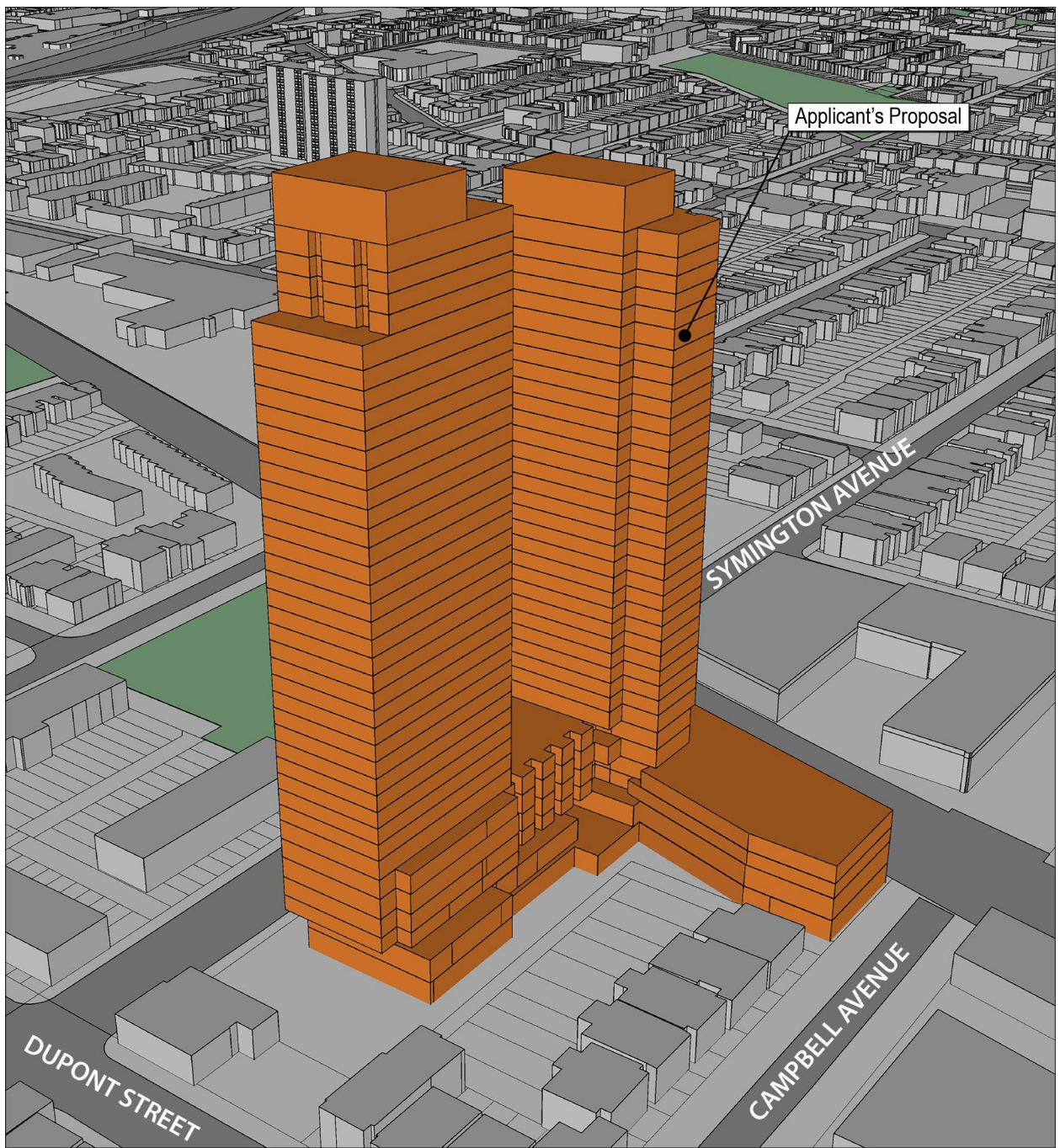
Attachment 8: 3D Views



View of Applicant's Proposal Looking Southeast



05/07/2024



View of Applicant's Proposal Looking Northwest


05/07/2024