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WITHOUT PREJUDICE

June 20, 2025

VIA EMAIL

Mr. Ray Kallio
Solicitor, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
Metro Hall, 55 John Street, 26th Floor
Toronto, ON, M5V 3C6

Dear Mr. Kallio

**RE: 2801 Keele Street & 6 Paxtonia Boulevard (City of Toronto)
Ontario Land Tribunal Lead Case Nos. 24-000898 & 24-000899
Official Plan Amendment and Zoning By-law Amendment
City File Nos. 23 129052 NNY 06 OZ
Without Prejudice Settlement Offer**

We are the lawyers for Armfield Estates Inc. (the "**Owner**"), being the owners of the lands municipally known as 2801 Keele Street and 6 Paxtonia Boulevard (the "**Site**").

This letter constitutes our client's offer to settle the above noted appeals before the Ontario Land Tribunal (the "**Tribunal**") in respect of its applications for an official plan amendment and zoning by-law amendment (OLT Case Nos. OLT-24-000898 and OLT-24-000899) the "**Appeals**"). This offer to settle is being submitted on a without prejudice basis (the "**Offer**").

Background Information

The Site is rectangular in shape and located at the northeast corner of Keele Street and Paxtonia Boulevard with frontages of approximately 60.3 metres and 55.8 metres, respectively. The Site is approximately 0.34 acres in size and currently improved with a 2- storey commercial building (the "**Commercial Building**"). The Commercial Building is located entirely on the lands known as 2801 Keele Street with a single driveway access on Keele Street. The Site also includes the property municipally known as 6 Paxtonia Boulevard (formerly a residential lot), which is currently vacant.

The Site has access to public transit including numerous TTC bus routes such as 41 Keele, 941 Keele, 120 Calvington, 96 Wilson, and 165 Weston Road North. The Site is located approximately 2.7 kilometers west of the Wilson subway station which provides service on the Yonge-University

subway line (Line 1), along with bus platforms with connections to TTC Bus routes that operate within the surrounding area. The Site is also located approximately 2.8 kilometres from the Sheppard Avenue West subway station and approximately 2.7 kilometres from the Downsview Park subway station and Go Transit station to the north.

The Applications and Ontario Land Tribunal Appeals

The applications for official plan amendment (the “**OPA Application**”) and zoning by-law amendment (the “**ZBA Application**”) (collectively, the “**Applications**”) were filed and deemed complete on March 31, 2023. As filed, the Applications sought to permit an 11-storey mixed-use development with at-grade commercial uses along Keele Street and inset townhouses along Paxtonia Boulevard (the “**Original Proposal**”). By way of background, the Applications were accompanied by a related application for Site Plan Approval (City File No. 23 129057 NNY 06 SA).

The Original Proposal was considered at a community consultation meeting held on June 20, 2023. Various comments were received from City Staff, external agencies and members of the public which prompted the Owner to make significant revisions to the Original Proposal which improved the public realm and the building’s relationship to the surrounding area. The revisions were presented at a second community consultation meeting held on October 23, 2023 and were incorporated into a 2nd submission made to the City on June 4, 2024.

Of note, the revisions included the consolidation of two driveways, one along Keele Street and the other along Paxtonia Boulevard, into a single access from Keele Street in keeping with the existing condition. As advised, this change was made in direct response to concerns raised by area residents at the first community consultation meeting about anticipated traffic infiltration into the neighbourhood. In lieu of the second driveway originally proposed on Paxtonia Boulevard, a 324 square metre privately owned publicly accessible space (“**POPS**”) was introduced. Additionally, the building was reconfigured from its original “wedding cake” deployment of massing, to a built form which responded to the (then) emerging changes to the City Mid-Rise Guidelines, which have now come into force (collectively, the “**Revised Proposal**”).

The Revised Proposal, as submitted to the City in June 2024 maintained the height of 11 storeys and contemplated a total of 186 dwelling units, 169 parking spaces, and a total gross floor area of 14,926 square metres comprised of 14,310 square metres of residential GFA and 615 square metres of retail GFA with a resultant density of 4.36 times the area of the Site.

On August 22, 2024, the Applications were appealed to the Tribunal on the basis of City Council’s refusal or neglect to make a decision within the statutory timeframe set out in the *Planning Act* R.S.O. 1990, c. P.13, as amended. On December 4, 2024, the Tribunal held the first Case Management Conference (“**CMC**”) for the Appeals which were formally consolidated at that time. No additional persons sought party or participant status at the CMC. On January 30, 2025, the Tribunal held a second CMC where a 10 day hearing was scheduled to commence on November

24, 2025. A third CMC was originally scheduled for June 4, 2025, but on consent of the Applicant and the City the Tribunal has adjourned the CMC to September 2, 2025 to allow discussions between the Applicant and the City to continue.

Settlement Proposal

Between February and May 2025, the Applicant and the City engaged in an iterative mediation process in an attempt to resolve issues raised by the City in respect of the Revised Proposal. We note that certain built-form revisions were requested by City Staff, along with additional technical studies to assess the proposed single vehicular access along Keele Street.

As a result of this process, the Owner is offering to settle the Appeals based on further revisions to the proposal as illustrated in the architectural plans and drawings prepared by Graziani & Corazza Architects Inc., dated June 19, 2025, a copy of which is attached as Schedule A (the “**Settlement Proposal**”). It is our understanding that City Staff are supportive of the Settlement Proposal. A summary of the key elements of the Settlement Proposal are summarized below:

1. **Proposed Vehicular Access.** The Settlement Proposal maintains a single full movement driveway access from Keele Street, in keeping with the existing condition and modifications requested by area residents at the community consultation meeting.
2. **Gross Floor Area.** A total gross floor area of approximately 14,884 square metres is proposed, inclusive of approximately 570 square metres of retail space at grade.
3. **Unit Breakdown.** The Settlement will provide a minimum of 15% 2 bedroom units and a minimum of 10% will be 3 bedroom units.
4. **Proposed Building Setbacks.** The building footprint has been reconfigured to account for the following:
 - a. 5.5m setback to the north building façade where the building depth is less than 25m and there are primary windows; and,
 - b. 7.5 m setback to the north building façade where the building depth is greater than 25m and there are primary windows.
 - c. A blank wall condition will be provided on the north façade of the building from levels 1-6 where the building is setback 0.3m from the side property line.
5. **Building Height.** The Settlement Proposal maintains the original height of 11 storeys (excluding the mechanical penthouse). As shown on the architectural plans and drawings, the mechanical penthouse has been shifted east to minimize the visual impact on the public realm.
6. **Ground Floor Height.** The Ground Floor will have a height of 6m, which exceeds the minimum recommended standard in the Midrise Guidelines.
7. **Residential Amenity.** The Settlement Proposal includes an indoor amenity ratio of 2 square metres per unit (approximately 395 square metres) and an outdoor amenity ratio of 2 square metres per unit (approximately 477 square metres), exclusive of the 324 square metres POPS (as further described below).

8. Surface Parking. The number of surface visitor parking spaces has been reduced from 11 to 9 spaces, inclusive of two accessible spaces. Two PUDO spaces have also been accommodated at grade.
9. POPS. The Settlement Proposal maintains a POPS area of approximately 324 square metres as originally proposed at the southeast corner of the Site.
10. Non-residential Uses. The Settlement Proposal continues to provide approximately 570 square metres of commercial gross floor area on the Ground Floor. The retail space wraps the corner of Keele Street and Paxtonia Boulevard leading to the POPs.
11. TDM Measures. As part of the Settlement Proposal, the Owner agrees to provide an additional TDM cash contribution of \$50,000 to assist in funding cycle infrastructure in the vicinity of the Site.

Matters of Implementation

Should this offer to settle be accepted by City Council, the Owner and the City will jointly advise the Tribunal that all of the City's issues in respect of the Applications have been resolved and that the City has no objection to the Settlement Proposal. To this end, the Owner and the City will jointly request that the CMC scheduled on September 2, 2025 be converted to a settlement hearing, and the Owner will be responsible for leading planning evidence in support of the Settlement Proposal, including filing any sworn affidavit evidence with the Tribunal.

This Offer is being submitted for consideration by City Council at its meeting that is scheduled to commence on July 23, 2025, following which it will be null and void if not accepted. If City Council accepts the Settlement Offer, our client consents to the release of this Settlement Offer, including all enclosures.

Yours truly,

Overland LLP



Per: Daniel Artenosi
Partner

Schedule A

Architectural Plans prepared by Grazziani & Corazza, dated June 19, 2025

PROPOSED MIXED USED DEVELOPMENT

ARMFIELD ESTATES INC.

TRINITY POINT DEVELOPMENTS
2801 KEELE STREET & PAXTONIA BLVD

TORONTO

ONTARIO



GRAZIANI
+
CORAZZA
ARCHITECTS INC.

8400 JANE STREET, BUILDING D - SUITE 300 CONCORD, ON L4K 4L8
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

<p>CLIENT TRINITY POINT 8700 Dufferin Street Vaughan, Ontario L4K4S6 T: 905.660.0141 .Ext.512 F: 905.669.6902 E: jpica@trinitypoint.com</p> <p>Contact: Justin Pica</p>	<p>PLANNER BOUSFIELDS INC. 3 Church Street, Suite 200 Toronto, Ontario M5E1M2 T: 416.947.9744 .Ext.273 F: 416.947.0781 E: drende@bousfields.ca</p> <p>Contact: Daniel Rende</p>	<p>STRUCTURAL ENGINEER STEPHENSON ENGINEERING 2550 Victoria Park Avenue, Suite 602 Toronto, Ontario M2J5A9 T: 416.635.9970 .Ext.116 C: 647.960.2361 E: james.cranford@salasobrien.com</p> <p>Contact: James Cranford</p>	<p>LANDSCAPE ARCHITECT LAND ART DESIGN LANDSCAPE ARCHITECTS INC. 52 Mimico Avenue, Studio B Toronto, Ontario M8V1R1 T: 416.840.0039 C: 647.354.8075 E: sahitya@ladesign.ca</p> <p>Contact: Sahitya VS</p>	<p>SERVICING ENGINEER SCS CONSULTING GROUP LTD 30 Centurian Drive, Suite 100 Markham, Ontario L3R8B8 T: 905.475.1900 .Ext.2523 F: 905.475.8335 E: klui@scsconsultinggroup.com</p> <p>Contact: Kelvin Lui</p>	<p>SURVEYOR RADY-PENTEK & EDWARD SURVEYING LTD 643 Chrislea Road, Suite 7 Woodbridge, Ontario L4L8A3 T: 416.635.5000 .Ext.222 F: 416.635.5001 E: shan@r-pe.ca</p> <p>Contact: Shan Goonewardena</p>	<p>GEOTECHNICAL ENGINEER MCCLYMONT & RAK ENGINEERS INC. 111 Zenway BLVD, Unit 4 Vaughan, Ontario L4H3H9 T: 416.675.0160 F: 905.851.1722 E: office@mccrak.com</p>	<p>MECHANICAL ENGINEER RDZ ENGINEERS LIMITED 17A-30 Pennsylvania Avenue Vaughan, Ontario L4K4A5 T: 647.273.9476</p> <p>E: michael@rdzeng.ca</p> <p>Contact: Michael Di Zio</p>	<p>ELECTRICAL ENGINEER NEMETZ (S/A) & ASSOCIATES LTD. 214 King Street West, Suite 214 Toronto, Ontario M5H3S6 T: 647.253.0086 F: 647.253.2085 E: engineers@nemetz.com</p>	<p>TRANSPORTATION LEA CONSULTING LTD. 625 Cochrane Drive, 9th Floor Markham, Ontario L3R9R9 T: 905.470.0015 .Ext.354 C: 437.238.6306 E: ZGeorgis@lea.ca</p> <p>Contact: Zara Georgis</p>
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PROJECT STATISTICS
JOB No: 1234.14
DATE: JUN.19.2025

569-2013 Bylaw: City of Toronto			
01. SITE	m2	3,427	
	ha	0.34	
	ft2	36,891	
	ac	0.85	

03. G.F.A (m2) Below Grade		
Residential		74
commercial		0
Sub-Total		74

04. G.F.A (m2) Above Grade		
Residential		14,311
commercial		573
Sub-Total		14,884
Total		14,884

05. FSI		
		4.34

06. UNIT BREAKDOWN**				
Residential Units				
		1 Bed	87	45.3%
		2 Bed	76	39.6%
		3 Bed	29	15.1%
Total			192	100%

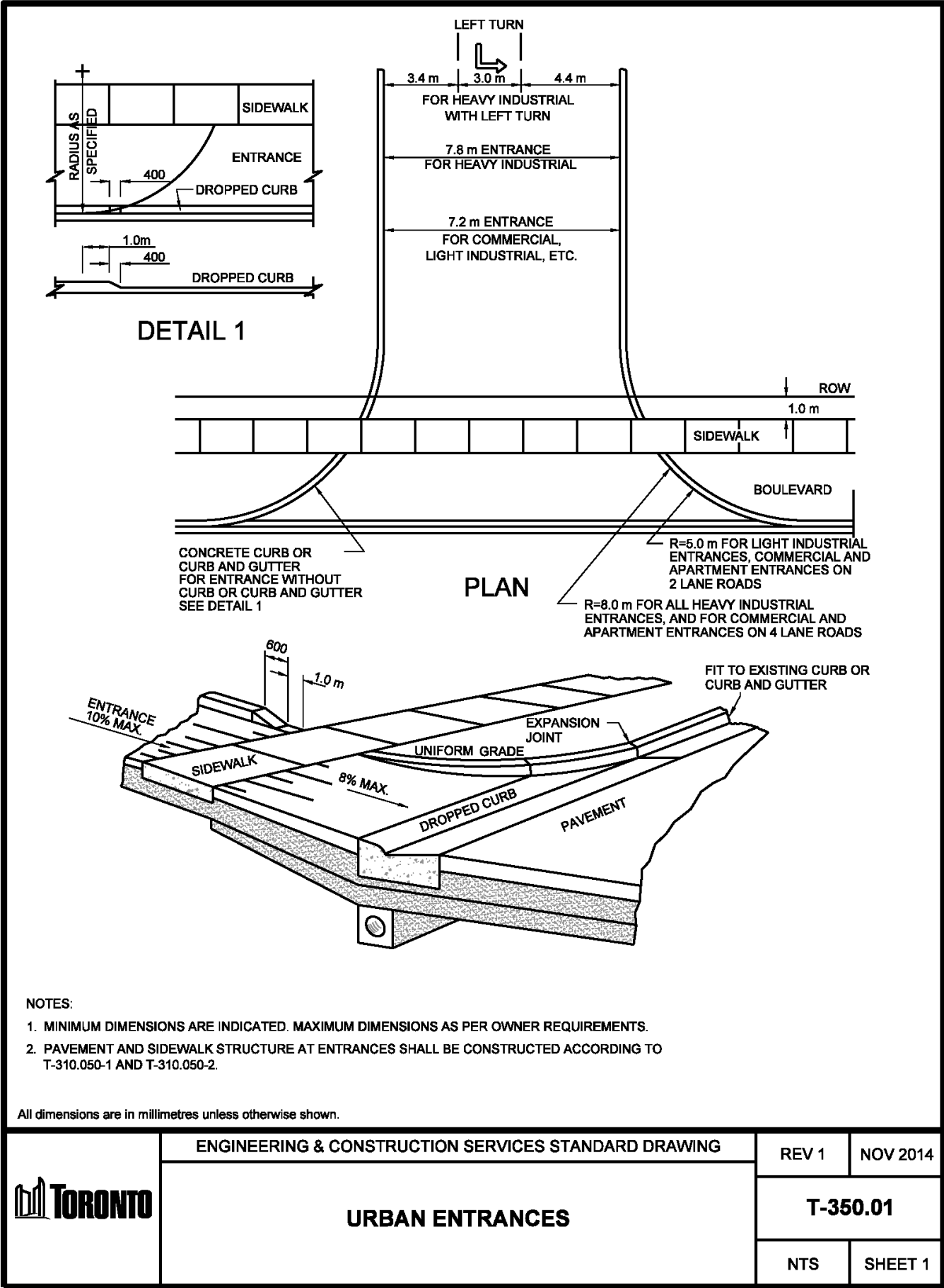
07. PARKING		max rate	min required	max. allowed	Level	Proposed
Residential	1 Bedroom	0.8/unit=	0.8 x 87=	70	P2	89
	2 Bedroom	0.9/unit=	0.9 x 76=	68	P1	81
	3 Bedroom	1.1/unit=	1.1 x 29=	32	Subtotal	170
		max. res. subtotal =		170	170 of which are E.V. ready	
					10 of which are accessible	
Visitors		min rate			P1	0
		2 + 0.05/unit=	2 + 0.05 x 192=	11	GND	9
		min. visitor subtotal =	11		*Subtotal	9
					3 of which are E.V. ready	
Retail		max rate				
		4 spaces/100 m2=	(573*4)/100=	23	Retail To be shared with Visitors parking	
		max. retail subtotal =		23	2 of which are accessible	
Drop off area					GND	2
Total			11	193	173 of which are E.V. ready	181
					12 of which are accessible	

08. AMENITY (m2)		Ratio	# of Units	Req. (m2)	Proposed Area (m2)
Indoor		2.0 m2 / unit	192	384	395
		2.0 m2 / unit	192	384	477
Outdoor					768
Total					872

09. BIKE PARKING		Ratio	Required bicycle parking	Proposed bicycle parking
Long Term		0.68	131	132
				20 of which have access to an Energized Outlet
Short Term		0.07	14	16
Total			145	148

10. BUILDING HEIGHT		Measured from established grade - 184.99m	
Top of Roof		39,265 m	11 sty
	Mechanical Penthouse	5 m	1 sty
Total		44,265 m	

Notes:
* setbacks to main building face
** actual unit count may vary depending on market demand



(3) Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category.

In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:

- (A) parking, loading and bicycle parking below-ground;
- (B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (D) shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces; [By-law: 839-2022]
- (E) amenity space required by this By-law;
- (F) elevator shafts;
- (G) garbage shafts;
- (H) mechanical penthouse; and
- (I) exit stairwells in the building.

GENERAL NOTES

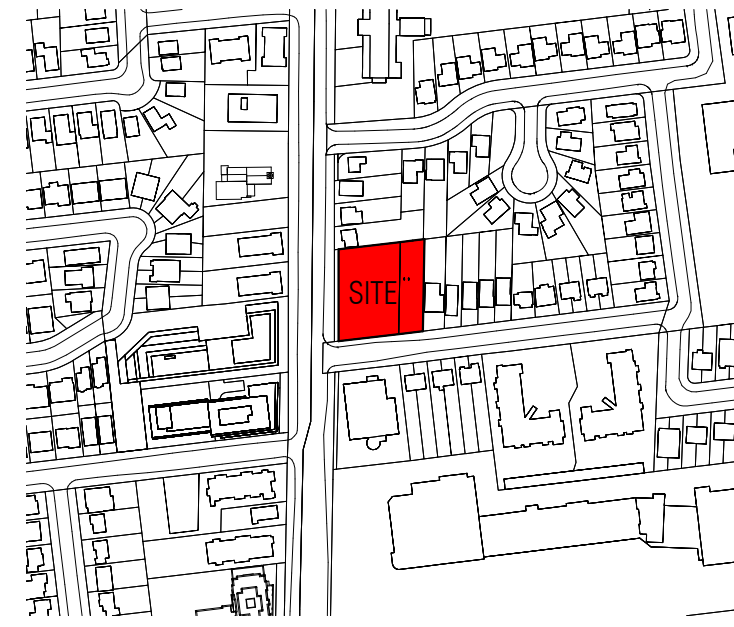
- This drawing is to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- Collection of Residential waste materials from this Development will be in accordance with the "City of Toronto Requirements for Garbage Collection and Recycling from New Developments and Re-Developments" and Chapter 844. Solid Waste of the Municipal Code.
- In the event the on-site custodial staff member is unavailable at the time the City Collection vehicle's arrival on site, the collection vehicle will leave the site and not return until the next scheduled collection day.
- Entrance driveway to be constructed as per City of Toronto Standard Drawing No. T-310.050-1.
- All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.
- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to grading drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- Building permit issuance shall be subject to the building permit drawings not being in contravention with these approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials

SURVEY INFORMATION

PLAN OF SURVEY AND TOPOGRAPHY
OF PART OF LOTS 1, 2, 3 AND 4
REGISTERED PLAN 37/13 AND
PART OF LOT 11, CONCESSION 3,
WEST OF YONGE STREET
(FORMERLY CITY OF NORTH YORK)
CITY OF TORONTO

R-PE SURVEYING LTD.
SUITE 7
643 CHRISLEA ROAD
WOODBRIIDGE, ONTARIO
L4L 8A3
(416)635-5000

KEYPLAN



SCALE: 1 : 5000

SHEET LIST

A.101	STATISTICS AND GENERAL NOTES	1:5000
A.102	CONTEXT PLAN	1:500
A.103	SITE PLAN	1:200
A.201	P1-P2 UNDERGROUND FLOOR PLAN	1:200
A.301	GROUND (1ST) FLOOR	1:200
A.302	2ND-3RD FLOOR PLANS	1:200
A.303	4TH-5TH FLOOR PLANS	1:200
A.304	6TH-7TH FLOOR PLANS	1:200
A.305	8TH-9TH FLOOR PLANS	1:200
A.306	10TH-11TH FLOOR PLANS	1:200
A.307	MECH PH AND ROOF PLAN	1:200
A.401	NORTH AND EAST ELEVATION	1:200
A.402	SOUTH AND WEST ELEVATION	1:200
A.411	WEST COLOURED ELEVATION	1:50
A.412	SOUTH COLOURED ELEVATION	1:50
A.501	BUILDING SECTIONS	1:200
A.502	BUILDING SECTIONS	1:200

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ISSUES

No.	Date	Description	Issued by
01.	MAR 10 2023	ISSUED FOR SPA SUBMISSION	EC.
02.	MAY 10 2024	RESUBMITTED FOR SPA SUBMISSION	EC.
03.	JUN 20 2025	ISSUED FOR SETTLEMENT SUBMISSION	EC.

No.	Date	Description	Issued by
Issued for revisions			
		+	+
		+	+
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			

PROPOSED MIXED USE DEVELOPMENT

ARMFIELD

TORONTO		ONTARIO	
Project Architect :	E.CORAZZA		
Assistant Designer :	L.WONG		
Drawn By :	S.SAMAREH		
Checked By :	D.BIASE		
Plot Date :	JUN.19. 2025		
Job #	1234.14		

STATISTICS

1 : 5000 A.101



KEELE STREET

TILBURY DR

PICTON CRESCENT

EXISTING RESIDENTIAL

PAXTONIA BOULEVARD

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING TPL-DOWNSVIEW BRANCH

DOWNSVIEW PLAZA

VICTORY DR.

EXISTING COMMERCIAL

KEELE MEDICAL PLACE

EXISTING INSTITUTIONAL

EXISTING COMMERCIAL

EXISTING RESIDENTIAL

HALLSPORT CRESCENT

PROPOSED DEVELOPMENT

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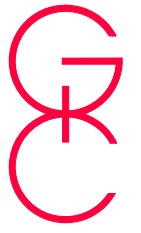
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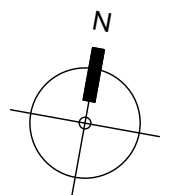
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GRAZIANI CORAZZA ARCHITECTS			
8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8 PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM			
		+	+

PROPOSED MIXED USE DEVELOPMENT	
ARMFIELD	
	
TORONTO ONTARIO	
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CONTEXT PLAN



1 : 500 A.102


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ARMFIELD

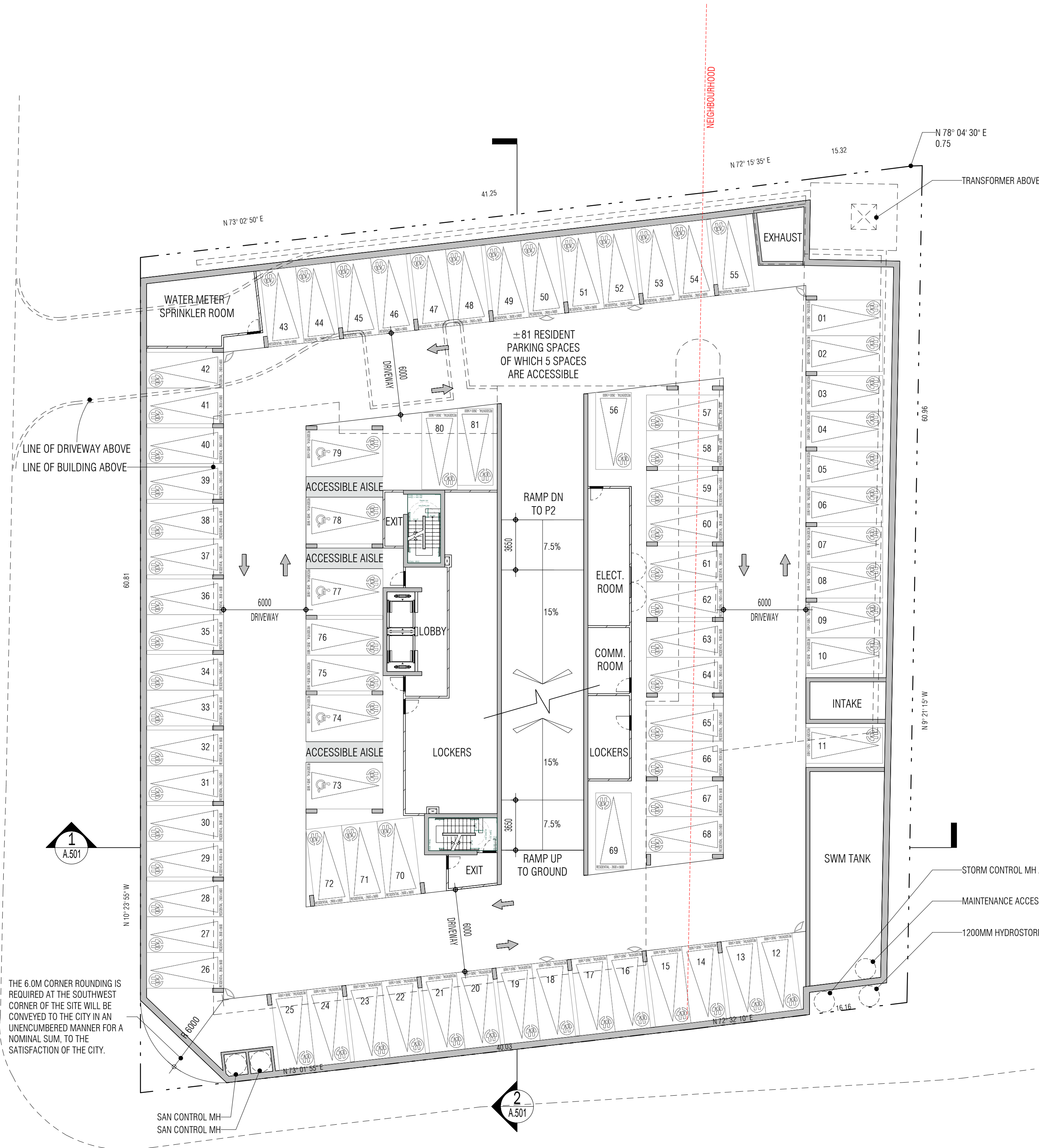
ARMFIELD

KEY POINT

TORONTO		ONTARIO	
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Assistant Designer :	L.WONG		
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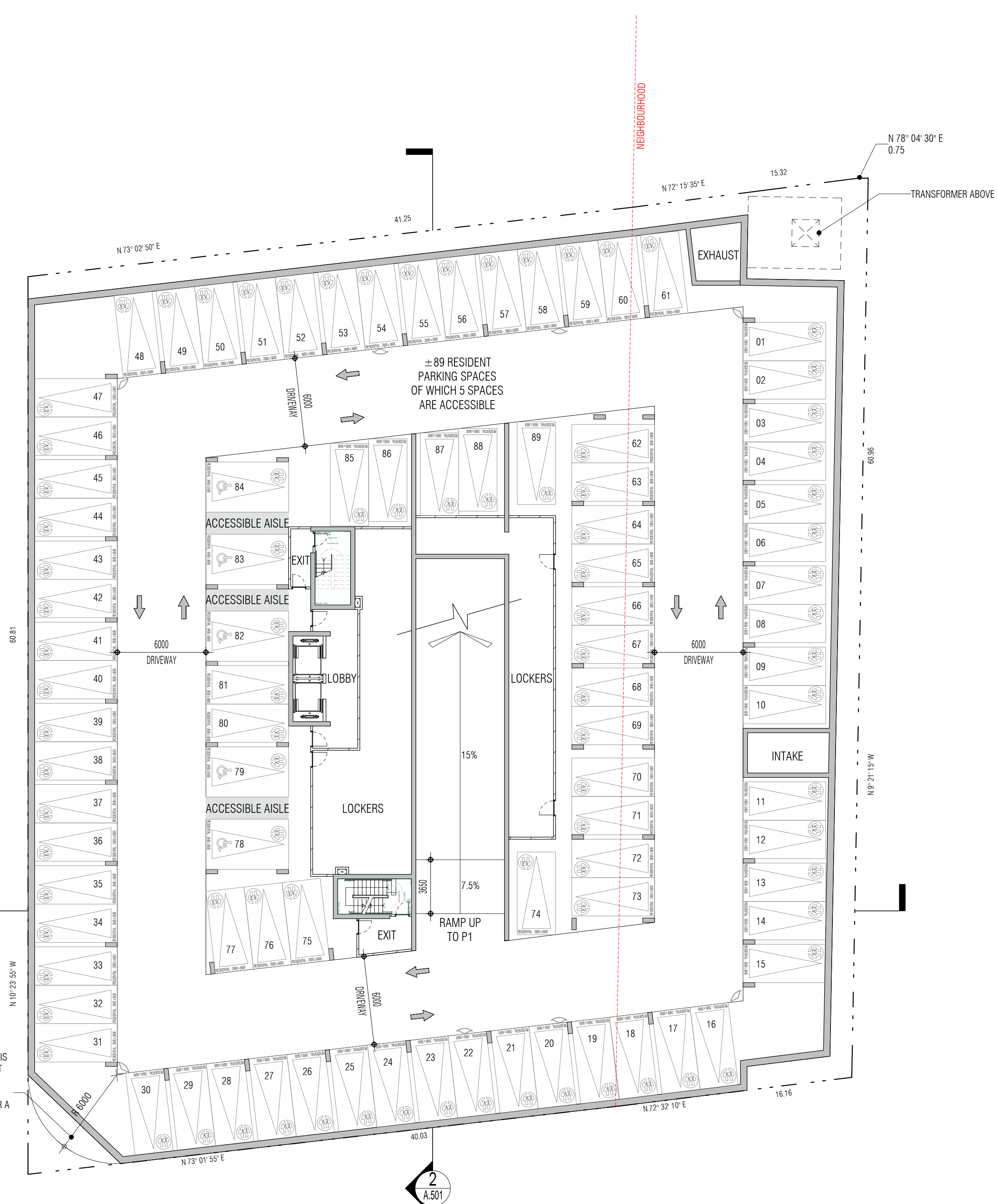
A.103

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P1
SCALE - 1:200
1
A.501

P2
SCALE - 1:200
2
A.201



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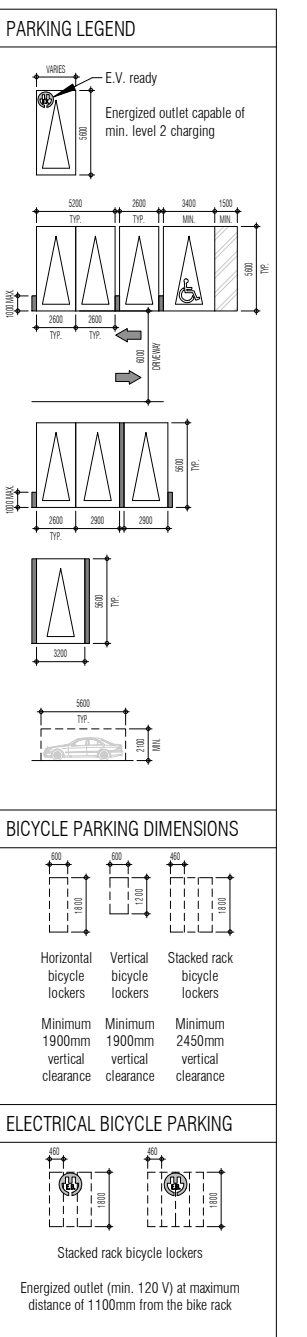
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02.	MAY.10.2024	RESUBMITTED FOR SPA SUBMISSION EC.
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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD TRINITY POINT

TORONTO ONTARIO

Project Architect: E.CORAZZA
Assistant Designer: L.WONG
Drawn By: S.SAMAREH
Checked By: D.BIASE
Plot Date: JUN.19.2025
Job #: 1234.14

P1-P2 UNDERGROUND

1:200 A.201

N

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PARKING LEGEND

The image shows the top section of a document. At the top, the text "PROPOSED MIKEE USE DEVELOPMENT" is centered in a small, black, sans-serif font. Below this, the word "ARMFIELD" is centered in a large, black, serif font. Underneath "ARMFIELD" is the "TRINITY POINT" logo, which consists of a stylized green and blue mountain-like graphic to the left of the words "TRINITY POINT" in a large, red, serif font. Below the logo, the word "TORONTO" is on the left and "ONTARIO" is on the right, both in a black, sans-serif font. A thick black horizontal line separates this header from the project details below.

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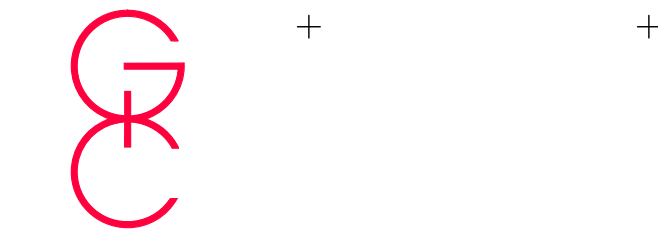
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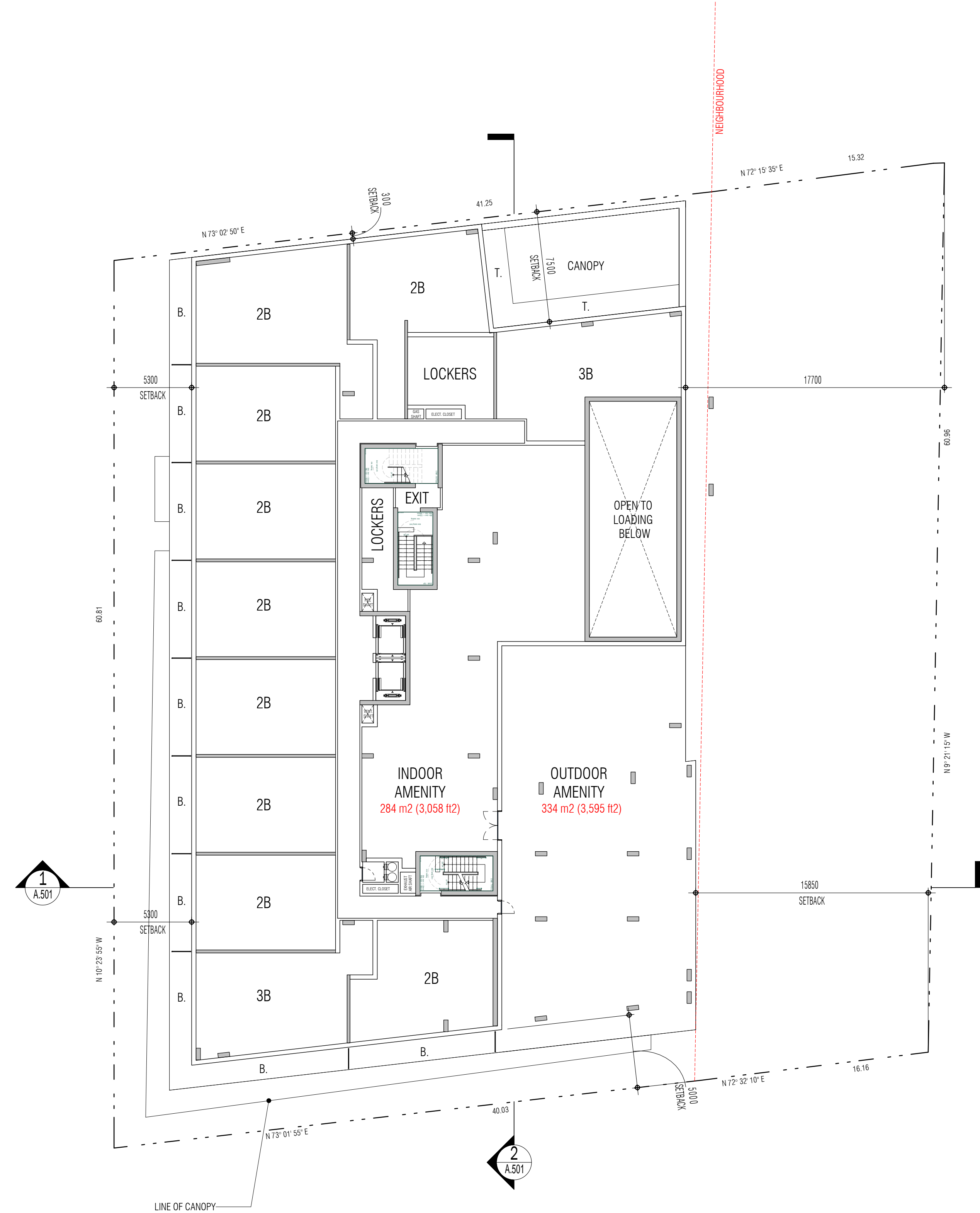
ARMFIELD



TORONTO ONTARIO

Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	S.SAMAREH
Checked By:	D.BIASE
Plot Date:	JUN.19.2025
Job #	1234.14

2ND & 3RD FLOOR PLAN



LV.2
SCALE - 1:200

1
A.302

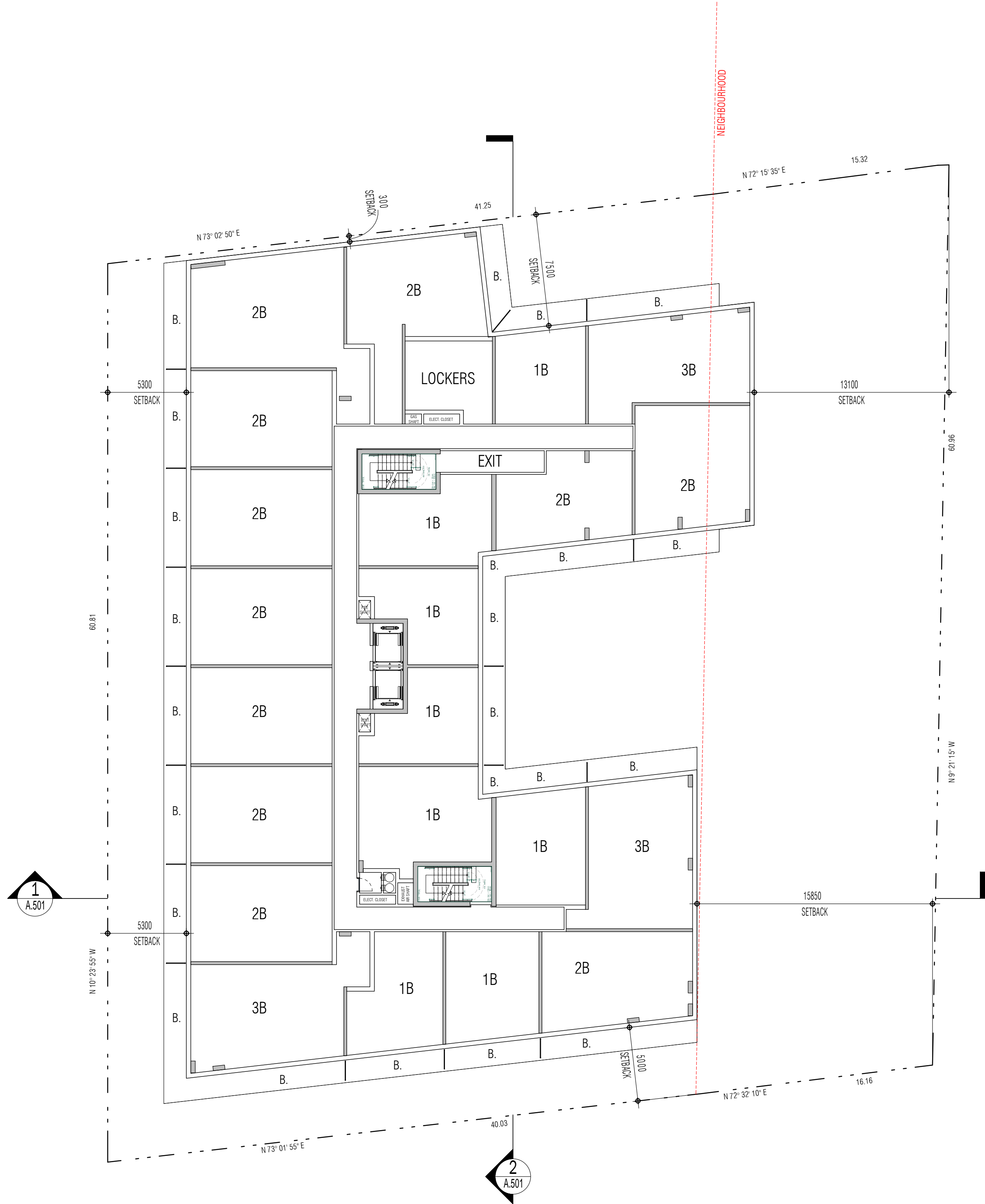


LV.3
SCALE - 1:200

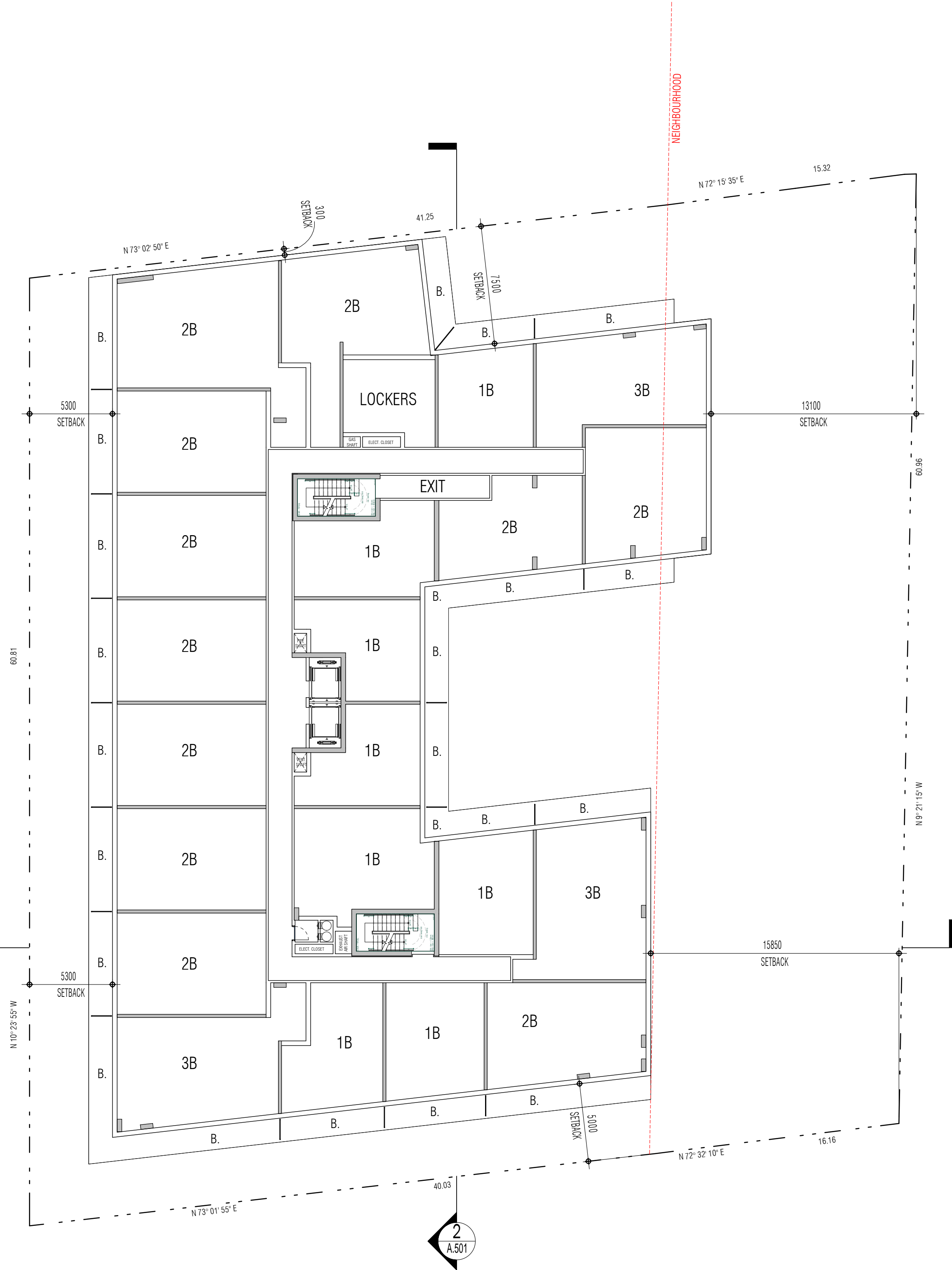
2
A.302

WITHOUT PREJUDICE

LV.4
SCALE - 1:200
1
A.303



LV.5
SCALE - 1:200
2
A.303



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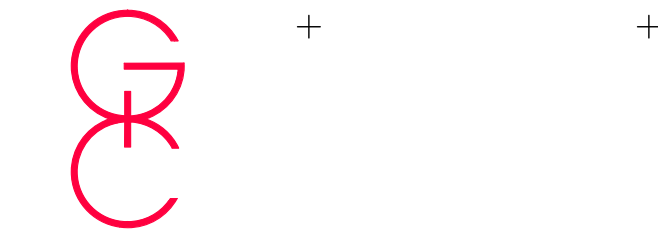
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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD

TRINITY POINT

TORONTO ONTARIO

Project Architect: E.CORAZZA
Assistant Designer: L.WONG
Drawn By: S.SAMAREH
Checked By: D.BIASE
Plot Date: JUN.19.2025
Job #: 1234.14

4TH & 5TH FLOOR PLAN



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PROPOSED MIXED USE DEVELOPMENT



TRINITY POINT

TORONTO ONTARIO

Project Architect : E.CORAZZA

Assistant Designer : L.WONG

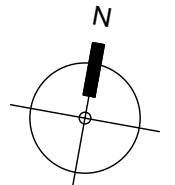
Drawn By : S.SAMAREH

Checked By : D.BIASE

Plot Date : JUN.19. 2025

Job # : 1234.14

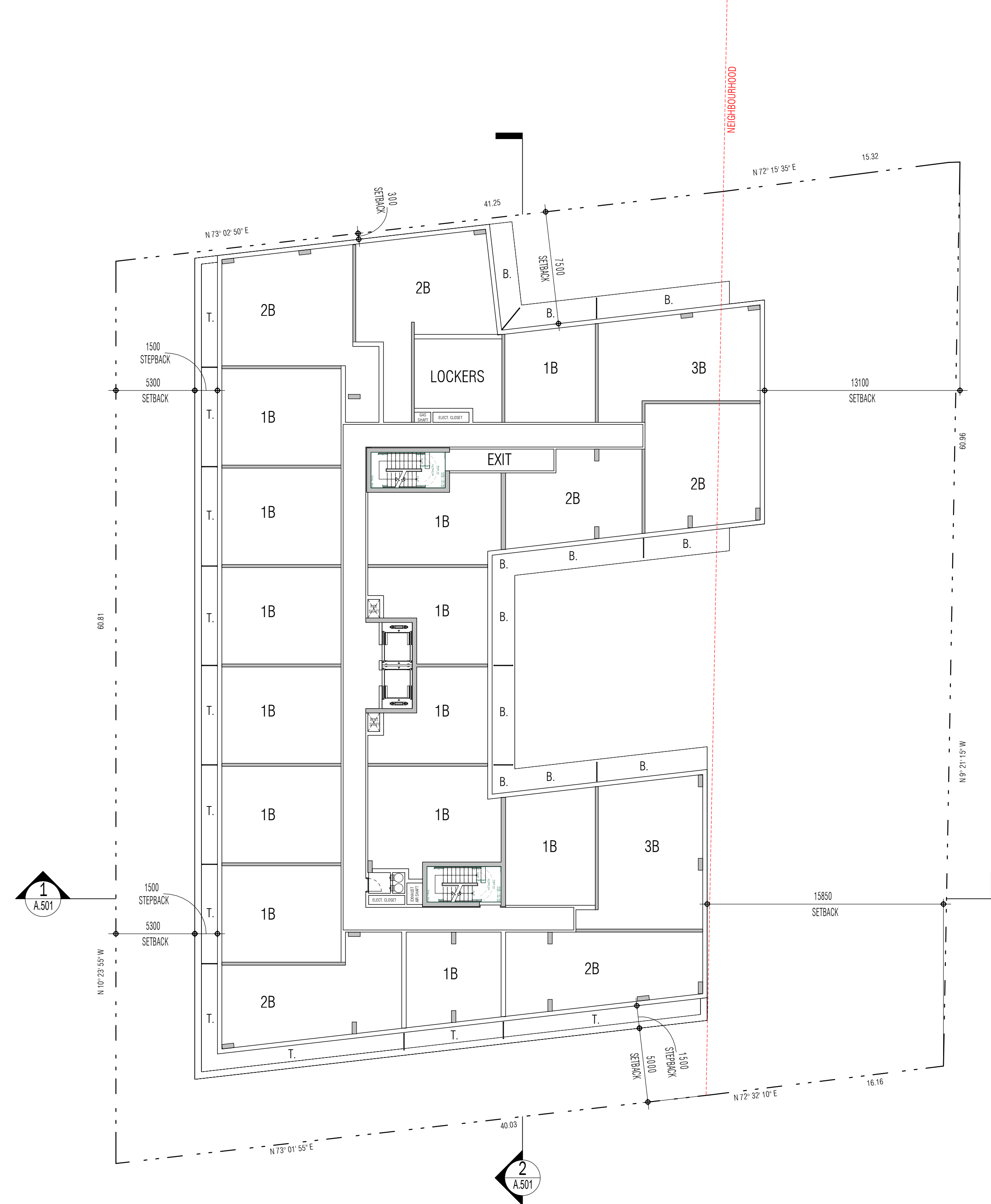
6TH & 7TH FLOOR PLAN



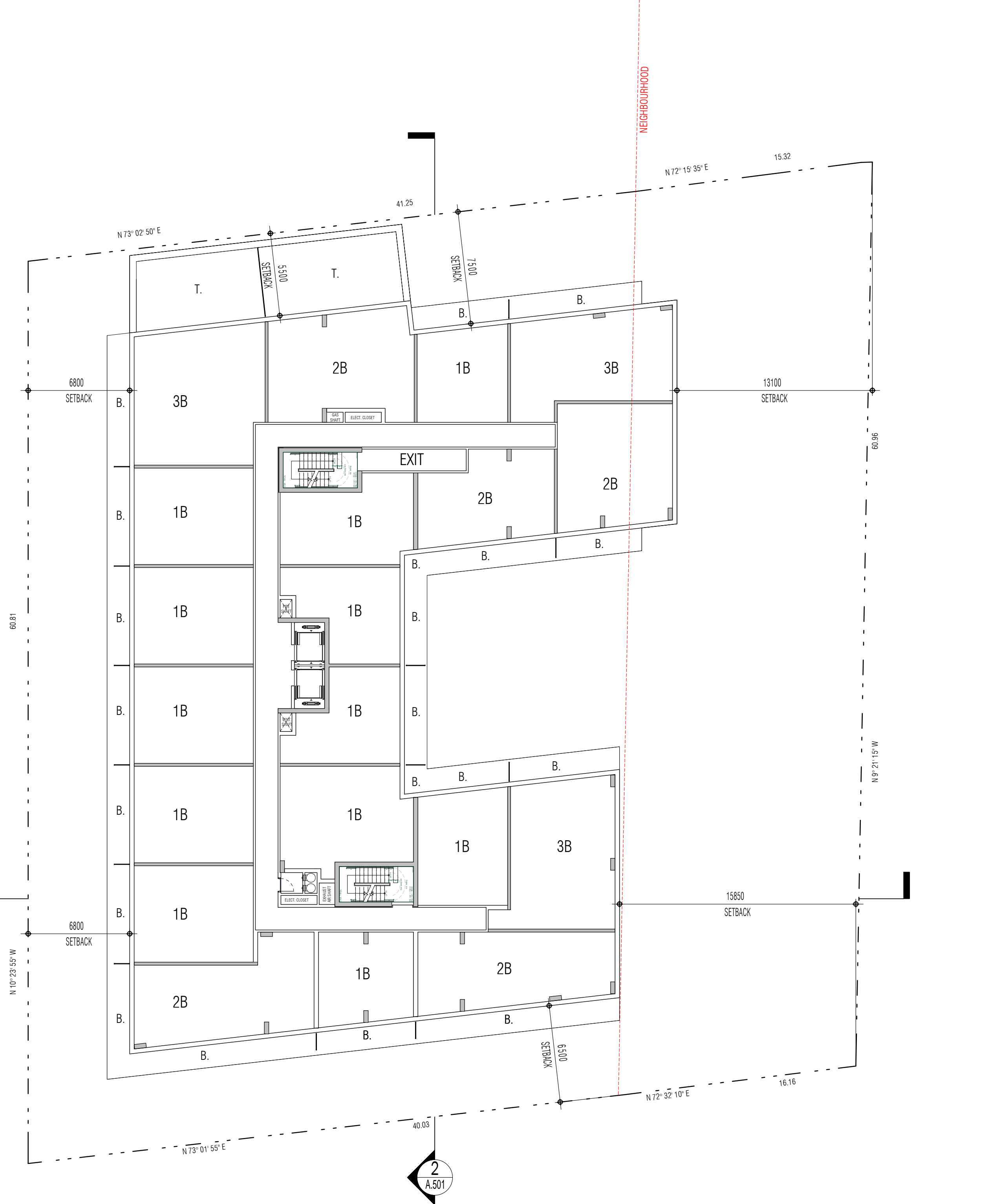
N

1:200

A.304



LV.6
SCALE - 1:200
1
A.304



LV.7
SCALE - 1:200
2
A.304

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+

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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD



TORONTO		ONTARIO
Project Architect :	E.CORAZZA	
Assistant Designer :	L.WONG	
Drawn By :	S.SAMAREH	
Checked By :	D.BIASE	
Plot Date :	JUN.19. 2025	
Job #	1234.14	

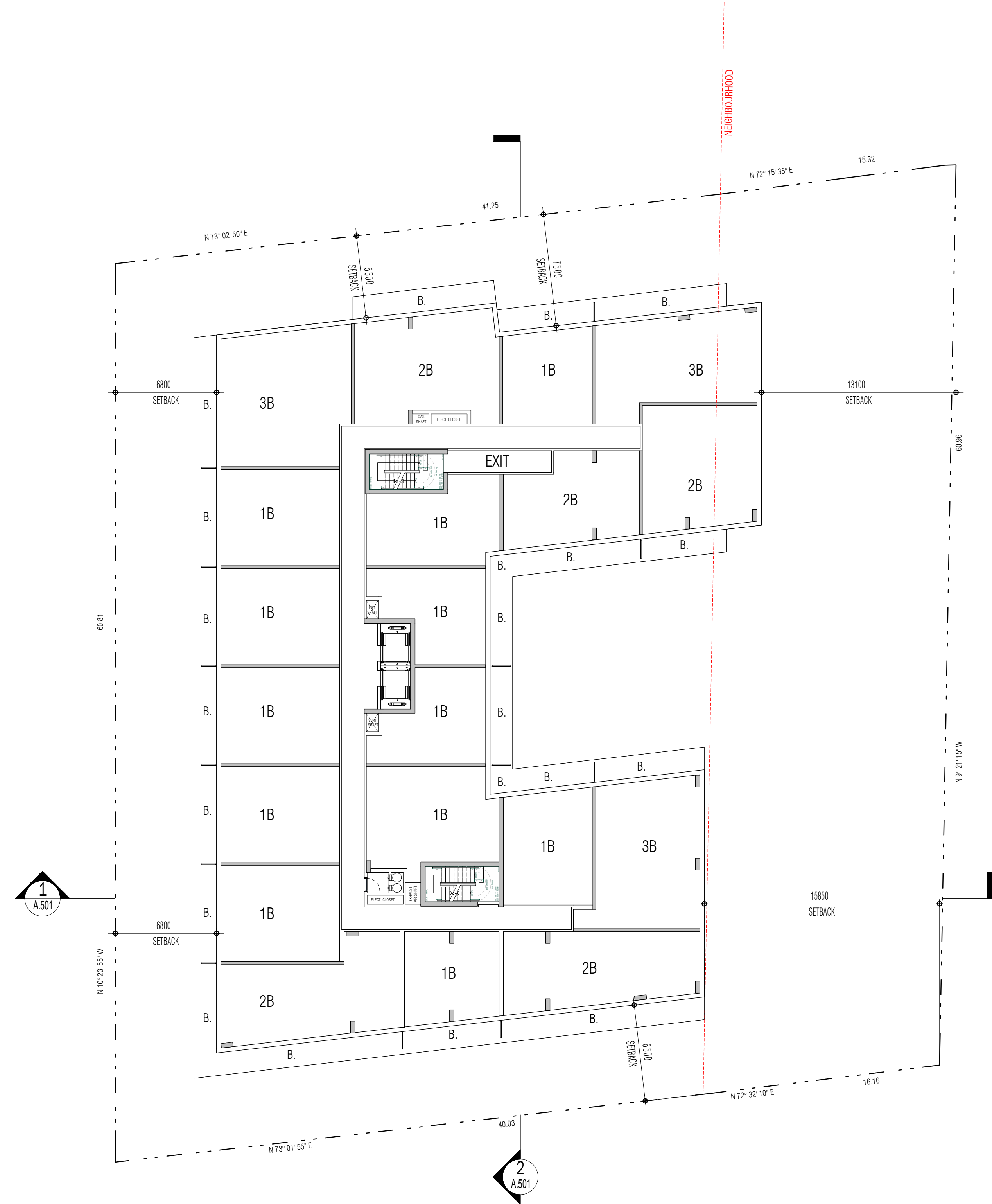
8TH & 9TH FLOOR PLAN



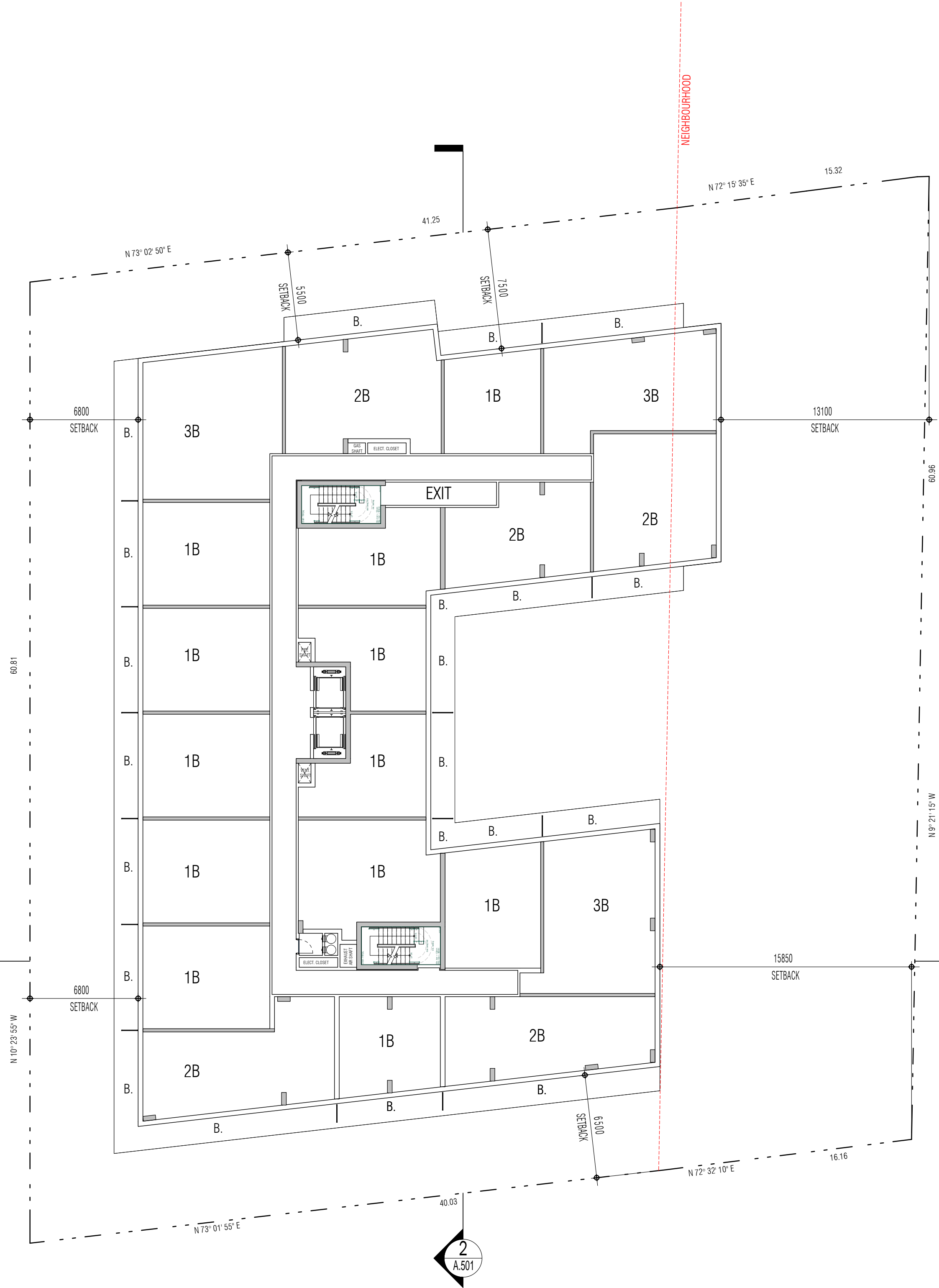
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1 : 200

A.305



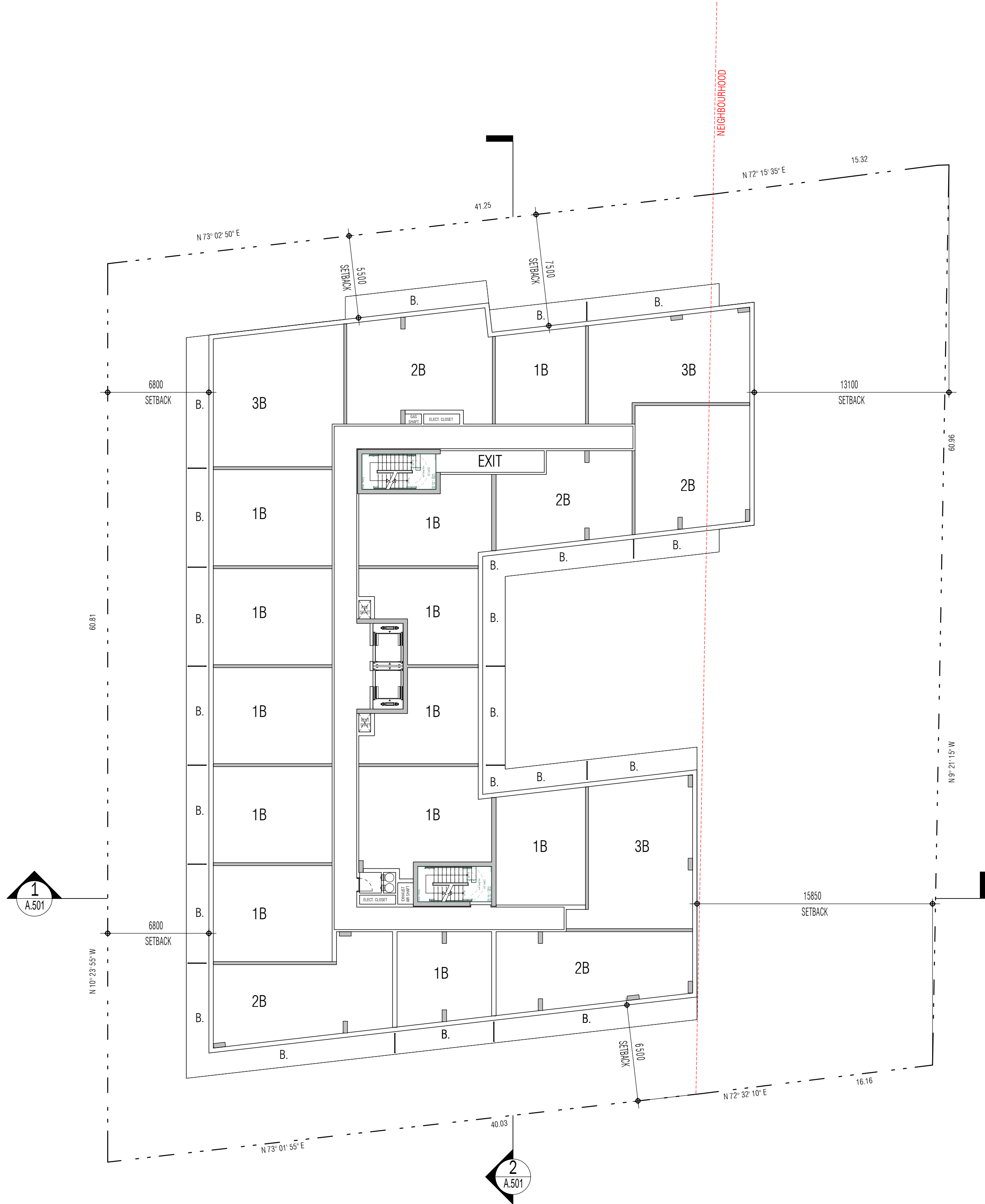
LV.9
SCALE - 1:200
A.305



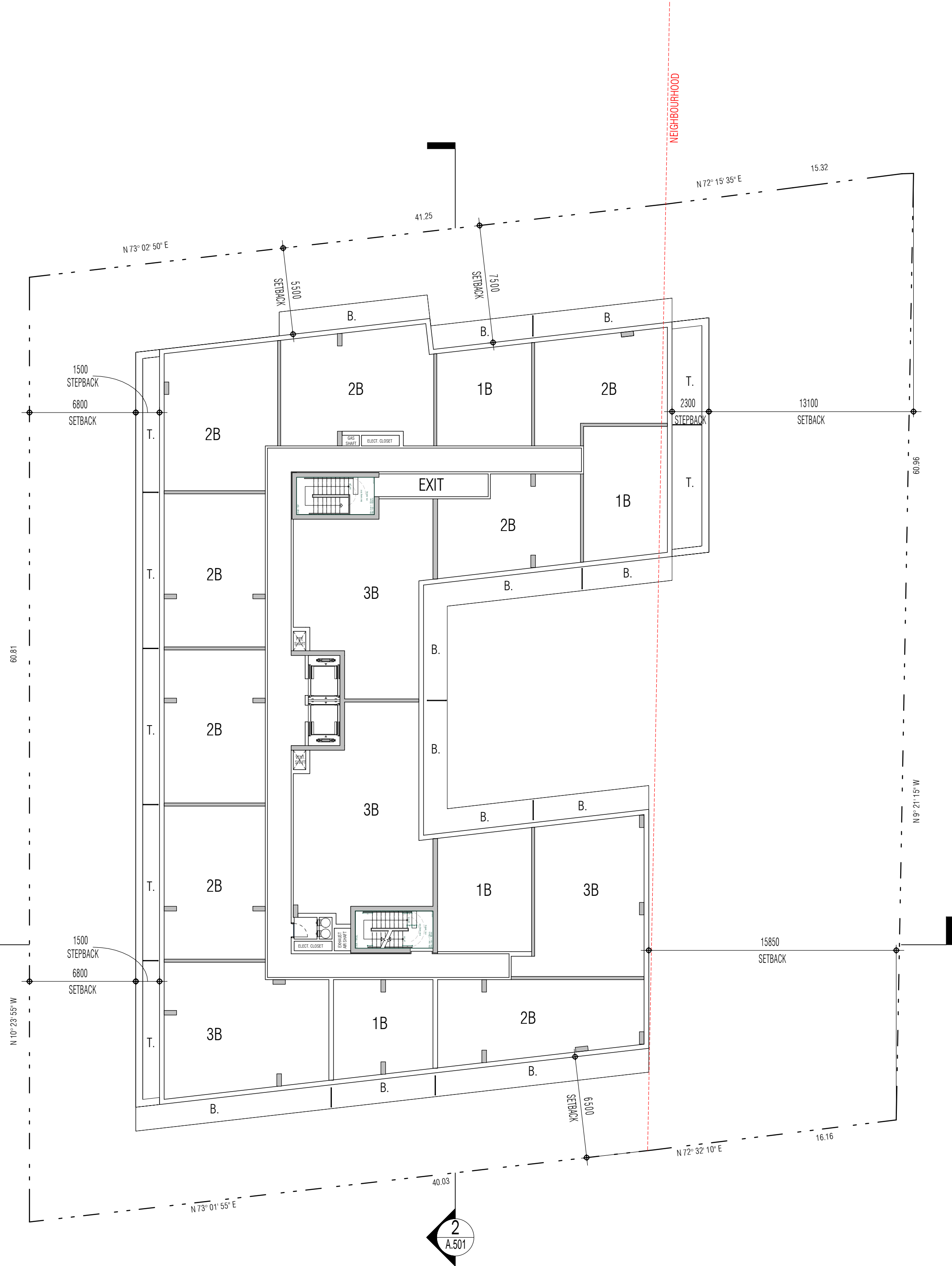
LV.9
SCALE - 1:200
A.305

WITHOUT PREJUDICE

LV.10
SCALE - 1:200
1
A.306



LV.11
SCALE - 1:200
2
A.306



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PROPOSED MIXED USE DEVELOPMENT			

ARMFIELD	
	
TORONTO ONTARIO	
Project Architect:	E.CORAZZA
Assistant Designer:	L.WONG
Drawn By:	S.SAMAREH
Checked By:	D.BIASE
Plot Date:	JUN.19.2025
Job #	1234.14

10TH & 11TH FLOOR PLAN

 1:200 A.306

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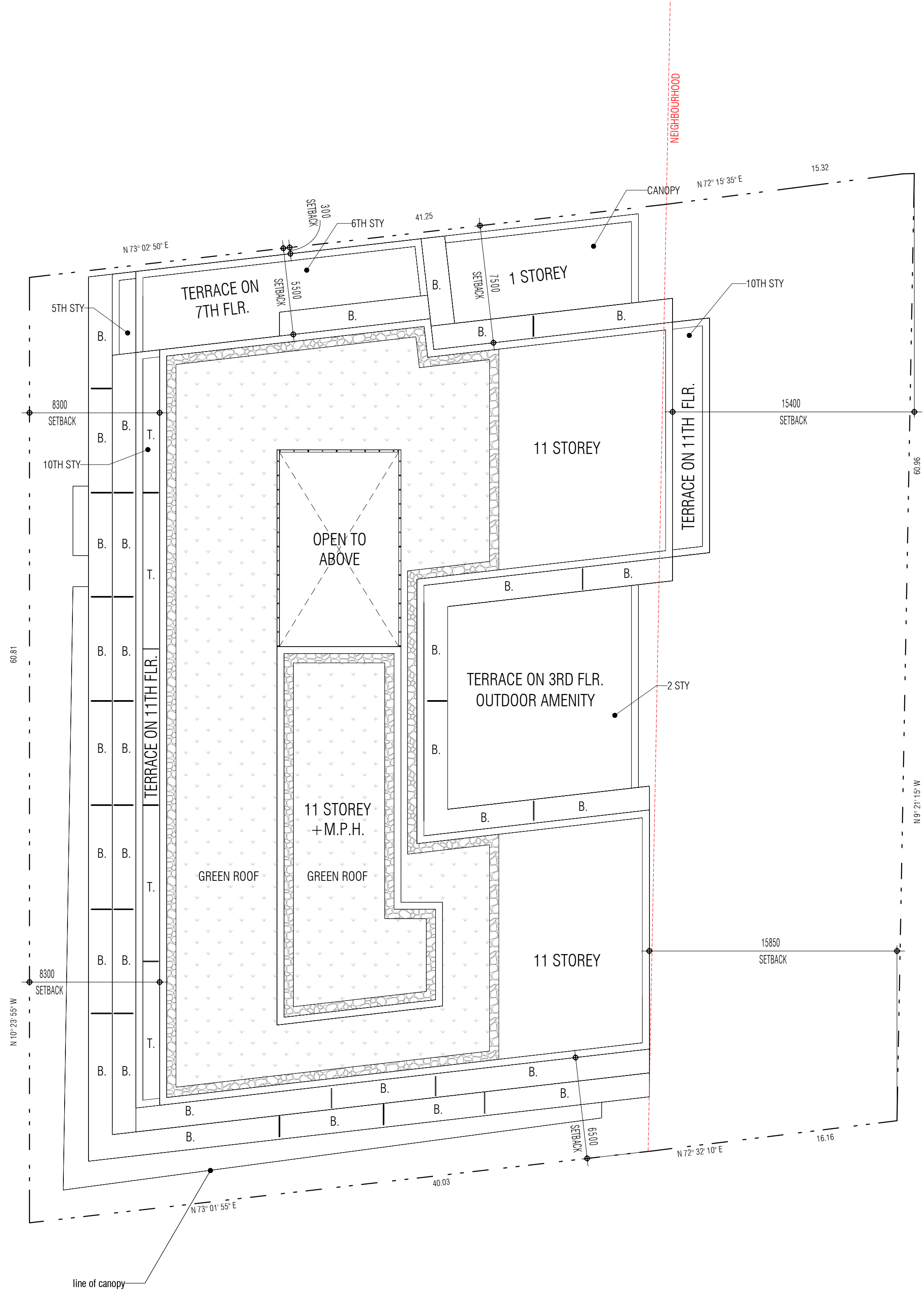
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M.P.H & ROOF FLOOR PLAN

N

1 : 200

A.307



ROOF
SCALE - 1:200



WITHOUT PREJUDICE



NORTH ELEVATION
SCALE - 1:200
1
A.401

EAST ELEVATION
SCALE - 1:200
2
A.401

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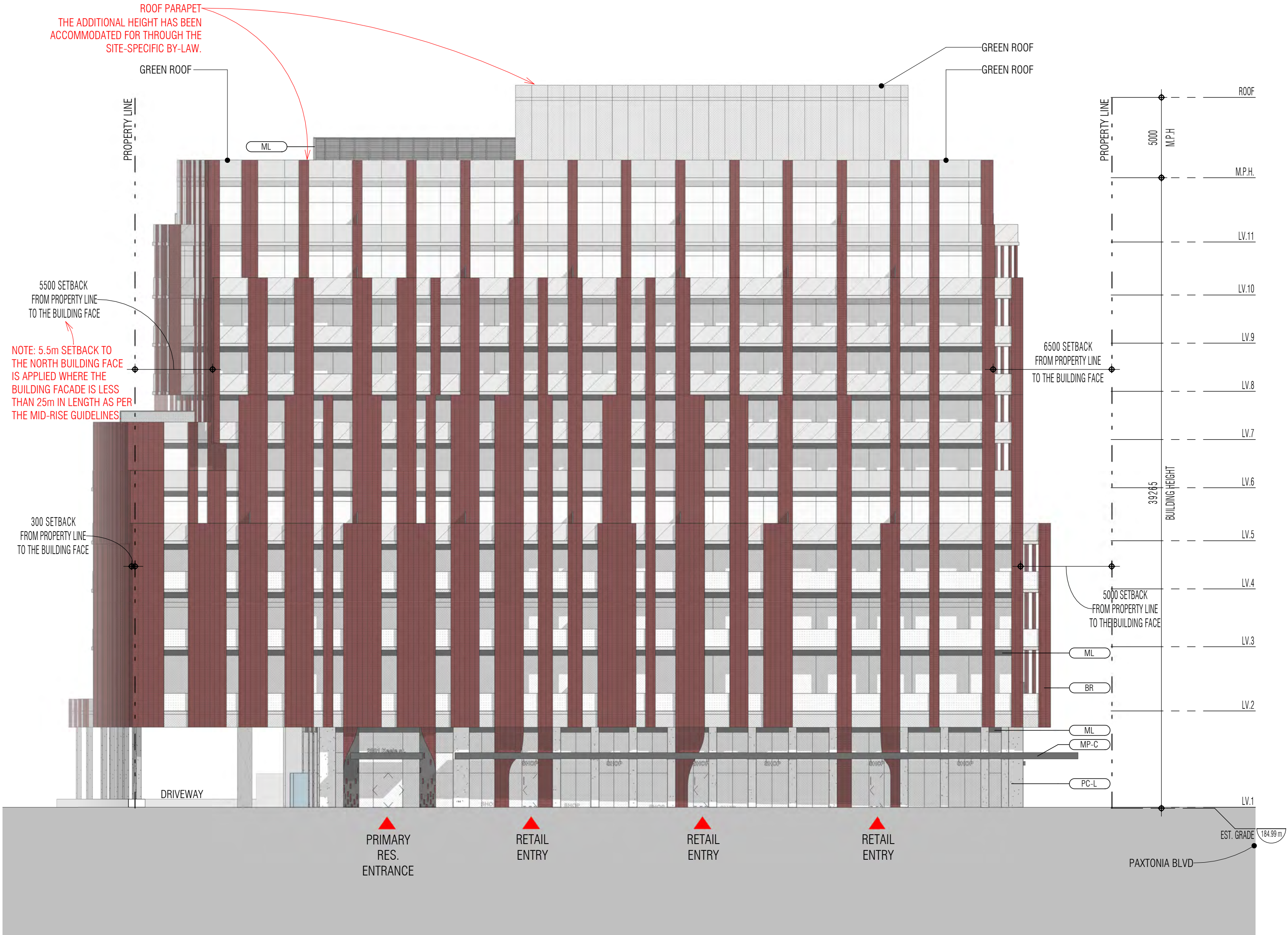
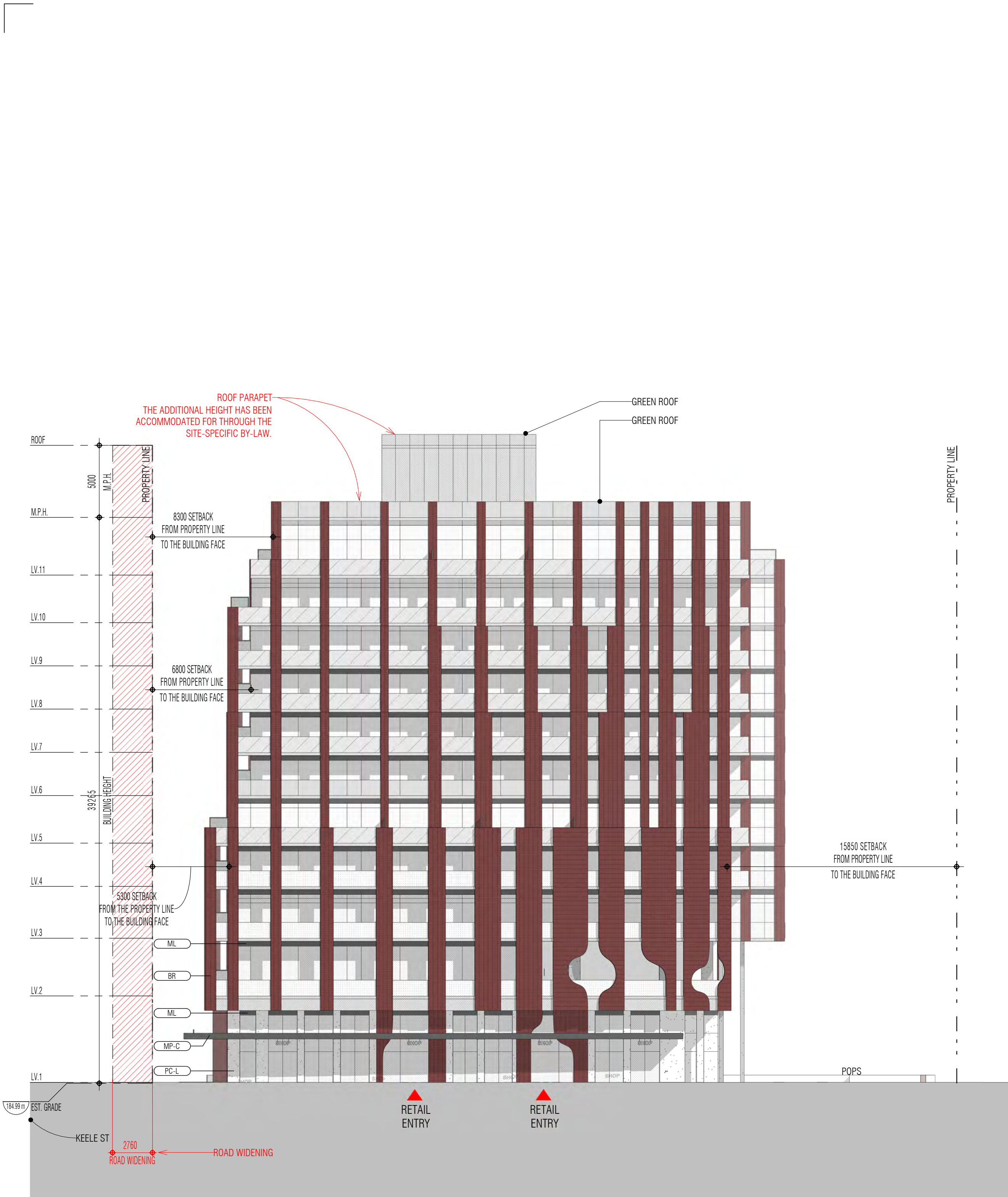

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CORAZZA
ARCHITECTS**

8400 JANE STREET, BUILDING D SUITE 300, CONCORD, ONTARIO L4K 4L8
PHONE: 905.795.2801 FAX: 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPOSED MIXED USE DEVELOPMENT	
ARMFIELD	
	
TORONTO	ONTARIO
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH
Checked By :	D.BIASE
Plot Date :	JUN.19. 2025
Job #	1234.14

NORTH & EAST ELEVATIONS

WITHOUT PREJUDICE



SOUTH ELEVATION
SCALE - 1:200

1
A.402

WEST ELEVATION
SCALE - 1:200

2
A.402

WITHOUT PREJUDICE

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Revisions		
01.	MAR 10 2023	ISSUED FOR SPA SUBMISSION
02.	MAY 10 2024	RESUBMITTED FOR SPA SUBMISSION
03.	JUN 20 2025	ISSUED FOR SETTLEMENT SUBMISSION

No.	Date	Description	Issued by
Issued for revisions			
		+	+
GRAZIANI + CORAZZA ARCHITECTS			
		+	+
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PROPOSED MIXED USE DEVELOPMENT	
ARMFIELD	
TRINITY POINT	
TORONTO ONTARIO	
Project Architect :	E.CORAZZA
Assistant Designer :	L.WONG
Drawn By :	S.SAMAREH
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SOUTH & WEST ELEVATIONS

1:200 A.402

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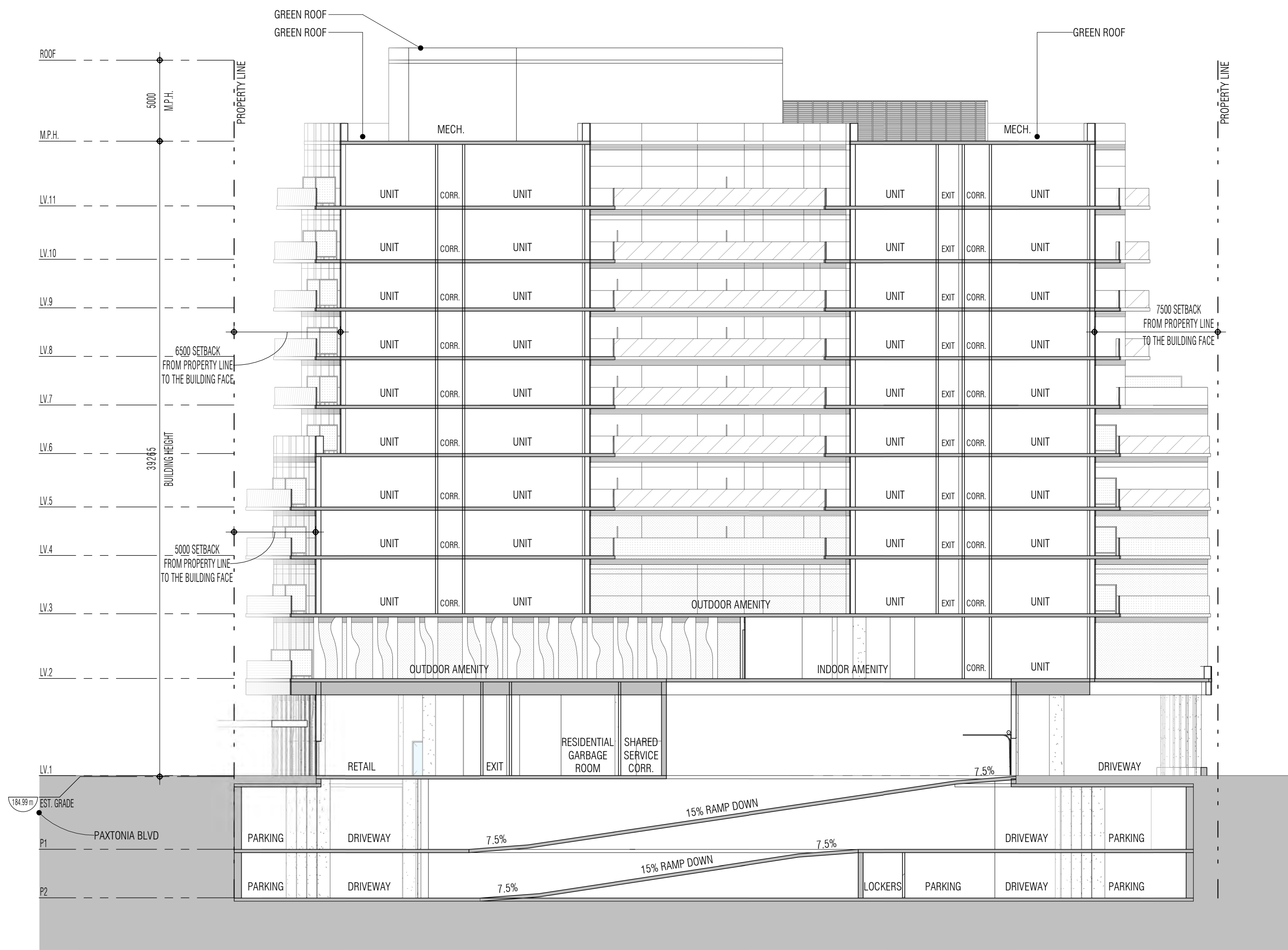
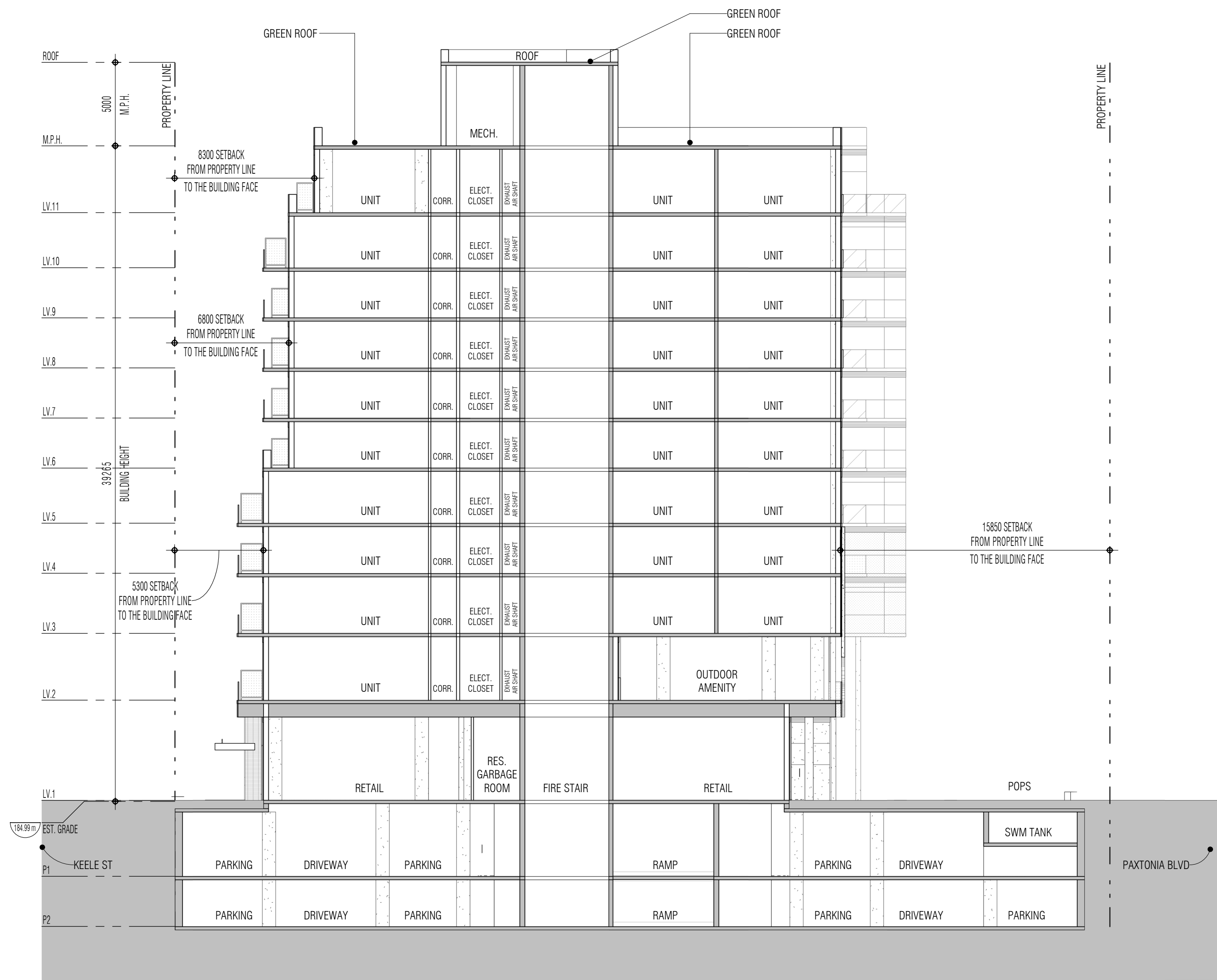
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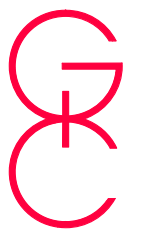
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PROPOSED MIXED USE DEVELOPMENT

ARMFIELD



TORONTO	ONTARIO
Project Architect:	E.CORAZZA
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Checked By:	D.BIASE
Plot Date:	JUN.19.2025
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E-W & N-S BUILDING SECTIONS

WITHOUT PREJUDICE

1:200 A.501