

BDP. Quadrangle

Quadrangle Architects Limited
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505 UNIVERSITY AVENUE

OPTION 1: Non-Residential Programming on L3-4

for
Cartareal Corporation N.V.

Project No. 22022
Date 12 JUNE 2025
Issued for MEDIATION / HERITAGE IMPACT ASSESSMENT REVIEW

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LEGAL CONSULTANT

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PLANNING CONSULTANT

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WIND CONSULTANT

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STRUCTURAL ENGINEER

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North York, ON, M3H 2Z1
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NOISE & VIBRATION CONSULTANT

Valcoustics Canada Ltd.
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Richmond Hill, ON L4B 1B9
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ENERGY MODELER

EQ Building Performance
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PHOTOMETRIC CONSULTANT

RTG Systems
3518 Mainway, #201
Burlington, ON, L7M 1A8
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Floor		GBA Gross Building Area / Floor		No. Typ Floors	GBA Gross Building Area (no exclusions)		GFA Gross Floor Area (By-Law 569-2013)		Non-Res Leasable	Residential Saleable	UNIT COUNTS								
		sm	sf		sm	sf	sm	sf			sf	sf	B	1B	1B+D	2B	2B+D	3B	Total Suites
	MPH	570	6,135	1	570	6,135	0	0											
	Level 52-63 (Res)	950	10,226	12	11,400	122,708	10,488	112,892		103,056	24	24	60	24	12	24	168		
	Level 25-51 (Res)	950	10,226	27	25,650	276,094	23,598	254,007		231,903	27	54	162	81	27	27	378		
	Level 24 (Res)	950	10,226	1	950	10,226	857	9,225		8,251	1	2	5	2	1	2	13		
	Level 23 (Res)	950	10,226	1	950	10,226	843	9,074		8,071	2	2	4	1	2	2	13		
	Level 22 (Amenity)	1,060	11,410	1	1,060	11,410	970	10,441											
	Level 21 (Res)	1,220	13,132	1	1,220	13,132	1,130	12,163		8,974	2	2	4	4	0	2	14		
	Level 14-20 (Res)	1,400	15,069	7	9,800	105,486	8,456	91,020		76,083	7	35	42	28	0	14	126		
	Level 13 (Amenity)	1,125	12,109	1	1,125	12,109	1,035	11,141											
	Level 5-12 (Res)	1,400	15,069	8	11,200	120,556	9,664	104,022		86,952	8	40	48	32	0	16	144		
	Level 3-4 (Non-Res)*	1,600	17,222	2	3,200	34,444	2,816	30,311	29,596										
	Level 2 (Amenity & Non-Res)	1,710	18,406	1	1,710	18,406	947	10,193	3,452										
Ground Floor		2,180	23,465	1	2,180	23,465	1,483	15,963	5,728										
Total Above Grade				63	71,015	764,398	62,287	670,451											
	Parking Level P1	2,770	29,816	1	2,770	29,816	242	2,605			UNIT SIZES (sf)								
	Parking Level P2	2,770	29,816	1	2,770	29,816	224	2,411			368	488	527	655	765	869	(Low-end)		
											455	523	628	748	770	935	(High-end)		
											423	509	558	704	765	892	Average		
Total Below Grade					5,540	59,632	466	5,016	Total Leasable		UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN								
TOTAL					76,555	824,030	62,753	675,467	38,776	523,290	71	159	325	172	42	87	856		
NOTES:										Total Unit Count %		8.3%	56.5%		25.0%		10.2%		
Levels 3-4 are intended to be used as non-residential programming with a larger footprint and GFA per floor than above levels. TBD.										Required Barrier- Free Unit Count		11	73		33		14		131
Should Levels 3-4 be residential units, the GFA will match Levels 5-12 at 1,208 sm (13,003sf) per floor for optimal layouts.										ALTERNATIVE UNIT MIX - COMPLIANT WITH DOWNTOWN PLAN									
										Note: Adaptable design measures, such as knock-out panels, can be utilized to achieve 40% of the total units as 2- or 3-bedrooms, including a minimum 10% as 3-bedroom units. Knock-out panels are indicated on plans.									
										Unit Type		B	1B	1B+D	2B	2B+D	3B	Total	
										Total Unit Count		32	159	286	172	42	126	817	
										Total Unit Count %		3.9%	54.5%		26.2%		15.4%		
Replacement Non-Res GFA= 22,115 sm																			
Proposed Non-Res replacement GFA = 3,602 sm = 16.3% of replacement Non-Res GFA																			
Site Area 3,328 sm										Approx. Leasable/Saleable Areas		Average Unit Size (sf) = 611.3 Number of Unit Types = 43							
Combined RES & NON-RES Gross Floor Area Totals 62,753 sm										Non-Res. 38,776 sf		GBA = Total Floor Area calculated to the exterior face of exterior walls							
Required Indoor Amenity = 2sm/unit = 1,712 sm										Residential 523,290 sf		GFA = GBA minus exemptions allowable by By-Law							
Total GFA - required Amenity 61,041 sm												Exemptions according to By-Law 569-2013 includes: elevator shafts, stair shafts, required bicycle parking above & below grade, loading, parking, ramp, storage rooms, below grade mechanical/electrical rooms and mechanical penthouse							
Combined Floor Space Index (FSI) 18.34										Total 562,066 sf									
AMENITY REQUIREMENT(By-Law 569-2013)					PARKING PROVIDED					BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW									
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)					P1 Vis.= 15					Residential 86 short term 771 long term									
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW					P1 Res.= 37					Non-Residential 14 short term 8 long term									
Indoor (sm) = 2,707 Ratio: 3.16 sm/unit					P2= 28					Sub Totals 100 short term 779 long term									
Outdoor (sm) = 896 Ratio: 1.05 sm/unit										Totals 879 bicycles									
Total (sm) = 3,603 Ratio: 4.21 sm/unit					Total = 80					*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission									
					Total Parking-Space:Unit Ratio: 0.093														

Site Area	3,328 sm
Combined RES & NON-RES Gross Floor Area Totals	62,753 sm
Required Indoor Amenity = 2sm/unit =	1,712 sm
Total GFA - required Amenity	61,041 sm
Combined Floor Space Index (FSI)	18.34

AMENITY REQUIREMENT(By-Law 569-2013)			
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)			
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW			
Indoor (sm) =	2,707	Ratio: 3.16	sm/unit
Outdoor (sm) =	896	Ratio: 1.05	sm/unit
Total (sm) =	3,603	Ratio: 4.21	sm/unit

PARKING PROVIDED			
P1 Vis.=	15		
P1 Res.=	37	*Final Visitor/Residential ratios TBD	
P2=	28	Combined Non-Res/Visitor Ratio: 0.018	
		Resident Parking-Space:Unit Ratio: 0.076	
Total =	80	Total Parking-Space:Unit Ratio: 0.093	

Indoor (sm) =	2,707	Ratio: 3.16	sm/unit
Outdoor (sm) =	896	Ratio: 1.05	sm/unit

Total (sm) =	3,603	Ratio: 4.21	sm/unit
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		Resident Parking-Space:Unit Ratio: 0.076	
Total =	80	Total Parking-Space:Unit Ratio: 0.093	

AMENITY REQUIREMENT(By-Law 569-2013)			
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)			
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW			
Indoor (sm) =	2,707	Ratio: 3.16	sm/unit
Outdoor (sm) =	896	Ratio: 1.05	sm/unit
Total (sm) =	3,603	Ratio: 4.21	sm/unit

PARKING PROVIDED			
P1 Vis.=	15		
P1 Res.=	37	*Final Visitor/Residential ratios TBD	
P2=	28	Combined Non-Res/Visitor Ratio: 0.018	
		Resident Parking-Space:Unit Ratio: 0.076	
Total =	80	Total Parking-Space:Unit Ratio: 0.093	

BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW			
Residential	86 short term	771 long term	
Non-Residential	14 short term	8 long term	
Sub Totals	100 short term	779 long term	
Totals	879 bicycles		
*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission			

Indoor (sm) =	2,707	Ratio: 3.16	sm/unit
Outdoor (sm) =	896	Ratio: 1.05	sm/unit

Total (sm) =	3,603	Ratio: 4.21	sm/unit
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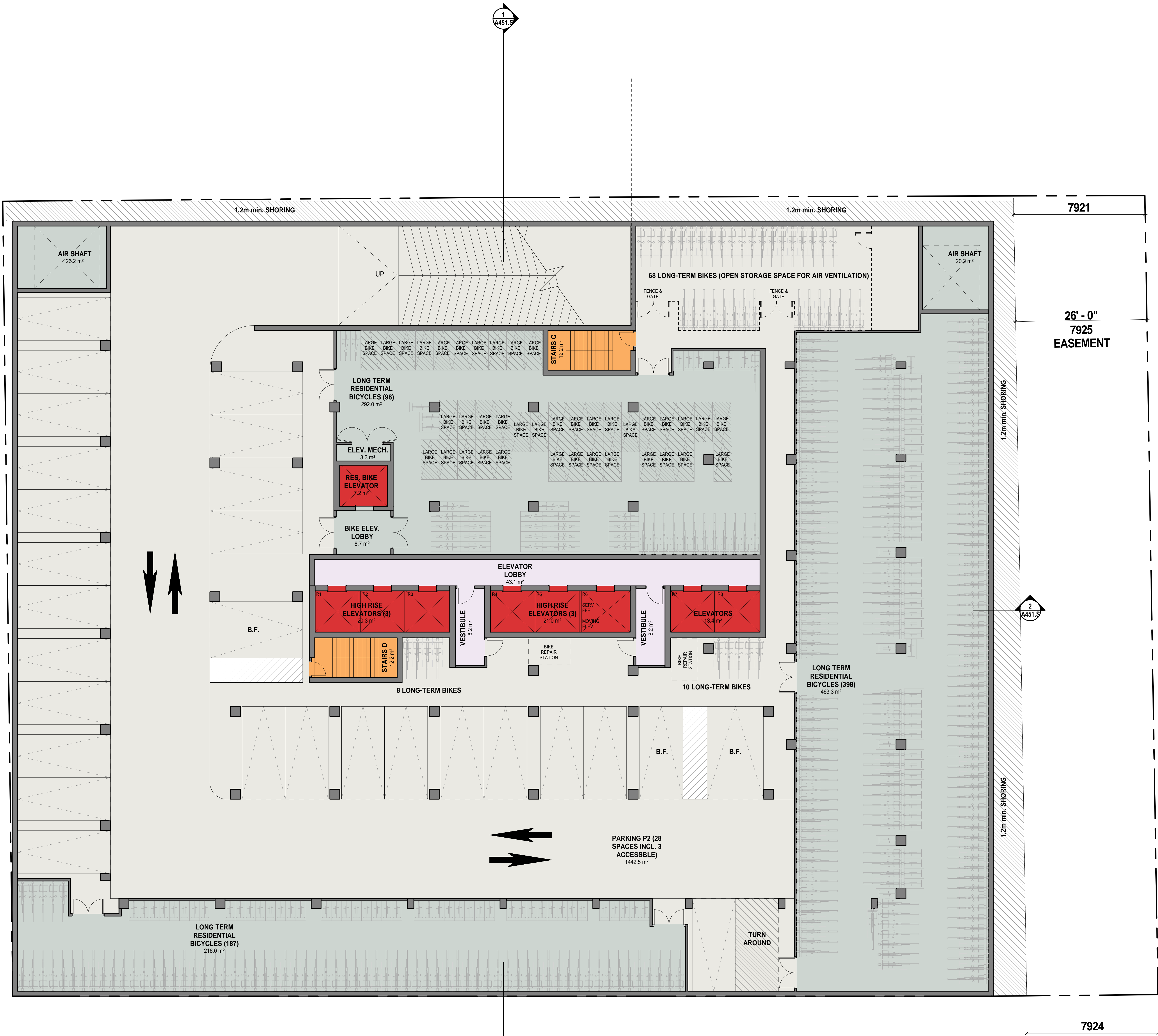
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AMENITY REQUIREMENT(By-Law 569-2013)					PARKING PROVIDED			BICYCLE PARKING PROVISION - COMPLIANT WITH CITY BY-LAW				
Required = 4sm/unit overall (min. 2sm/unit indoor, min. 40sm outdoor)					P1 Vis.=	15			Residential	86 short term	771 long term	
AMENITY PROVIDED - COMPLIANT WITH CITY BY-LAW					P1 Res.=	37	<i>*Final Visitor/Residential ratios TBD</i>			Non-Residential	14 short term	8 long term
Indoor (sm) =	2,707	Ratio:	3.16	sm/unit	P2=	28	Combined Non-Res/Visitor Ratio: 0.018			Sub Totals	100 short term	779 long term
Outdoor (sm) =	896	Ratio:	1.05	sm/unit			Resident Parking-Space:Unit Ratio: 0.076			Totals	879 bicycles	
Total (sm) =	3,603	Ratio:	4.21	sm/unit	Total =	80	Total Parking-Space:Unit Ratio: 0.093			*Additional uncounted spaces on private property at grade for public use may be provided by Landscape Architects in a future submission		



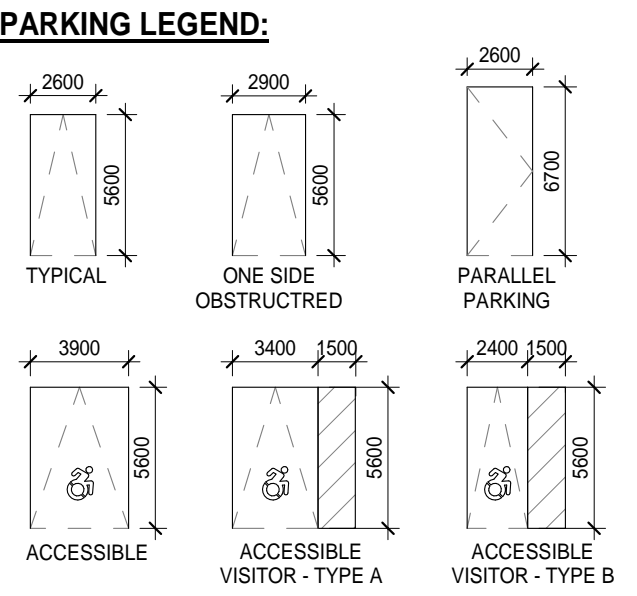
PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):

- 2600mm WIDE X 5000mm LONG (NO SIDES OBSTRUCTED)
- 2600mm WIDE X 5000mm LONG (ONE SIDE OBSTRUCTED)
- 3000mm WIDE X 5000mm LONG (TWO SIDES OBSTRUCTED)

2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 8000mm UNLESS OTHERWISE NOTED.

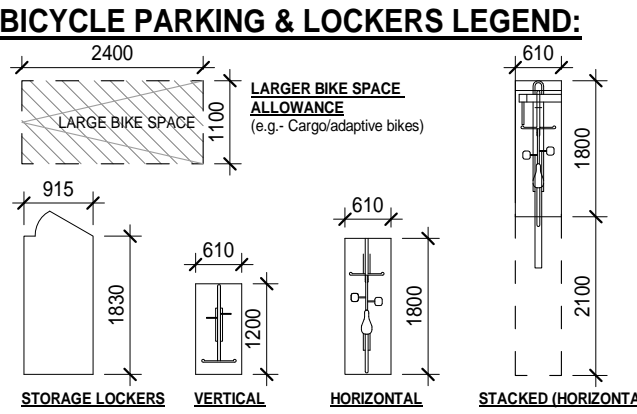
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



VEHICULAR PARKING:

	RESIDENTIAL	VISITOR/COMMERCIAL
P1	35 (2 BARRIER FREE)	15 (2 BARRIER FREE)
P2	28 (3 BARRIER FREE)	0
TOTAL	63 (5 BARRIER FREE)	15 (2 BARRIER FREE)
	Total Parking Ratio = 0.087	

All parking spaces are to be filled with EV charging stations (100%).
Final space/Residential count and ratio TBD in consultation with Traffic Consultant



BICYCLE/LOCKER COUNT & LOCATION:					
LEVEL	RESIDENTIAL BIKES		NON-RESIDENTIAL BIKES		LOCKERS
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
L21	0	0	0	0	30
L14-20	0	0	0	0	210
L3-12	0	0	0	0	240
GROUND	0	86	8	14	0
P2	771	0	0	0	0
TOTALS	771	86	8	14	480
RATIOS	3.8 bikes/sqft	0.1 bikes/sqft	3+0.3/900sqft	0.2/200sqft	0.96

- All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in field.
- 5% of residential long-term bicycle parking spaces (50 spaces) are sized at 1 m x 2.4m to accommodate larger e-bikes/motorcycles.
- 15% of long-term residential (116 bikes on P2) and long-term non-residential (2 bikes on Ground) are to be filled with an E-bike/Cycle at 1200.
- Total vertical spaces = 112 spaces (12.4% of total).

REVISION RECORD

Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-16	ZBA/SPA Application	

ISSUE RECORD

No.	Description
1	Issue



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505 UNIVERSITY AVENUE

for
Cartareal Corporation N.V.

22022 1:100 PROJECT SCALE
YA LK
DRAWN REVIEWED

Parking Level P2

A152.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain verification prior to commencing work.



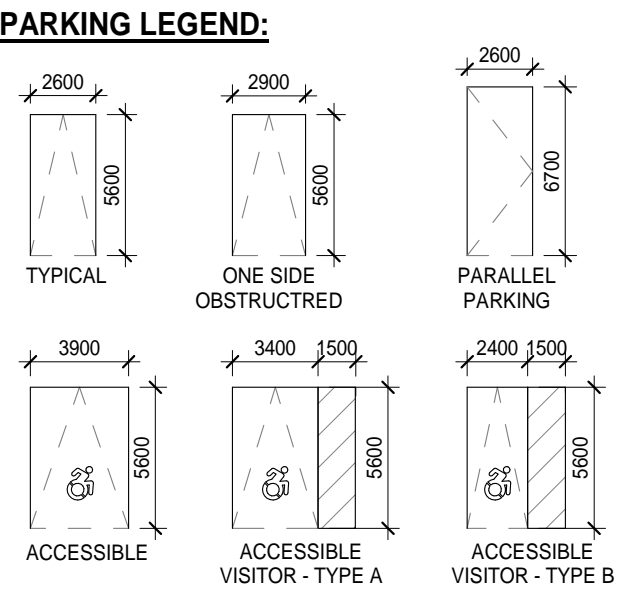
PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):

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- 2600mm WIDE X 5600mm LONG (ONE SIDE OBSTRUCTED)
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2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 8000mm UNLESS OTHERWISE NOTED.

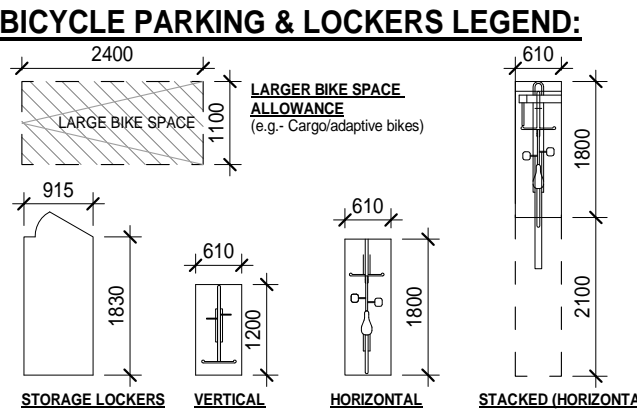
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



VEHICULAR PARKING:

	RESIDENTIAL	VISITOR/COMMERCIAL
P1	35 (2 BARRIER FREE)	15 (2 BARRIER FREE)
P2	23 (3 BARRIER FREE)	0
	63 (5 BARRIER FREE)	15 (2 BARRIER FREE)
TOTAL	78 (7 BARRIER FREE)	
	Total Parking Ratio = 0.067	

All parking spaces are to be filled with EV charging stations (100%).
Final (visitor/residential) count and rates TBD in consultation with Traffic Consultant.



BICYCLE/LOCKER COUNT & LOCATION:

LEVEL	RESIDENTIAL BIKES		NON-RESIDENTIAL BIKES		LOCKERS
	LONG-TERM	SHORT-TERM	LONG-TERM	SHORT-TERM	
L21	0	0	0	0	30
L14-20	0	0	0	0	210
L3-12	0	0	0	0	240
(GROUND)	0	86	0	14	0
P2	771	0	0	0	0
TOTALS	771	86	0	14	480
RATIOS	0.3 bikes/unit	0.1 bikes/unit	3-6.3/100sqm	0.2/100sqm	0.50

All dimensions shown are TYPICAL. Exact dimensions to be confirmed by field in final.
- 25% of residential long-term bicycle parking spaces (25 spaces) are sized at 1.1m x 2.4m to accommodate larger adaptive/cargo bicycles.
- 15% of long-term residential (115 bikes) are P2 and long-term non-residential (2 bikes on Ground) are to be filled with an EV charging station at 100%.
- Total vertical spaces = 172 spaces (125 of total).

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Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-16	ZBA/SPA Application	

ISSUE RECORD

Date	No.	Description
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ISSUE RECORD

Date	No.	Description
2025-02-10	Mediation	
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2022-08-16	ZBA/SPA Application	

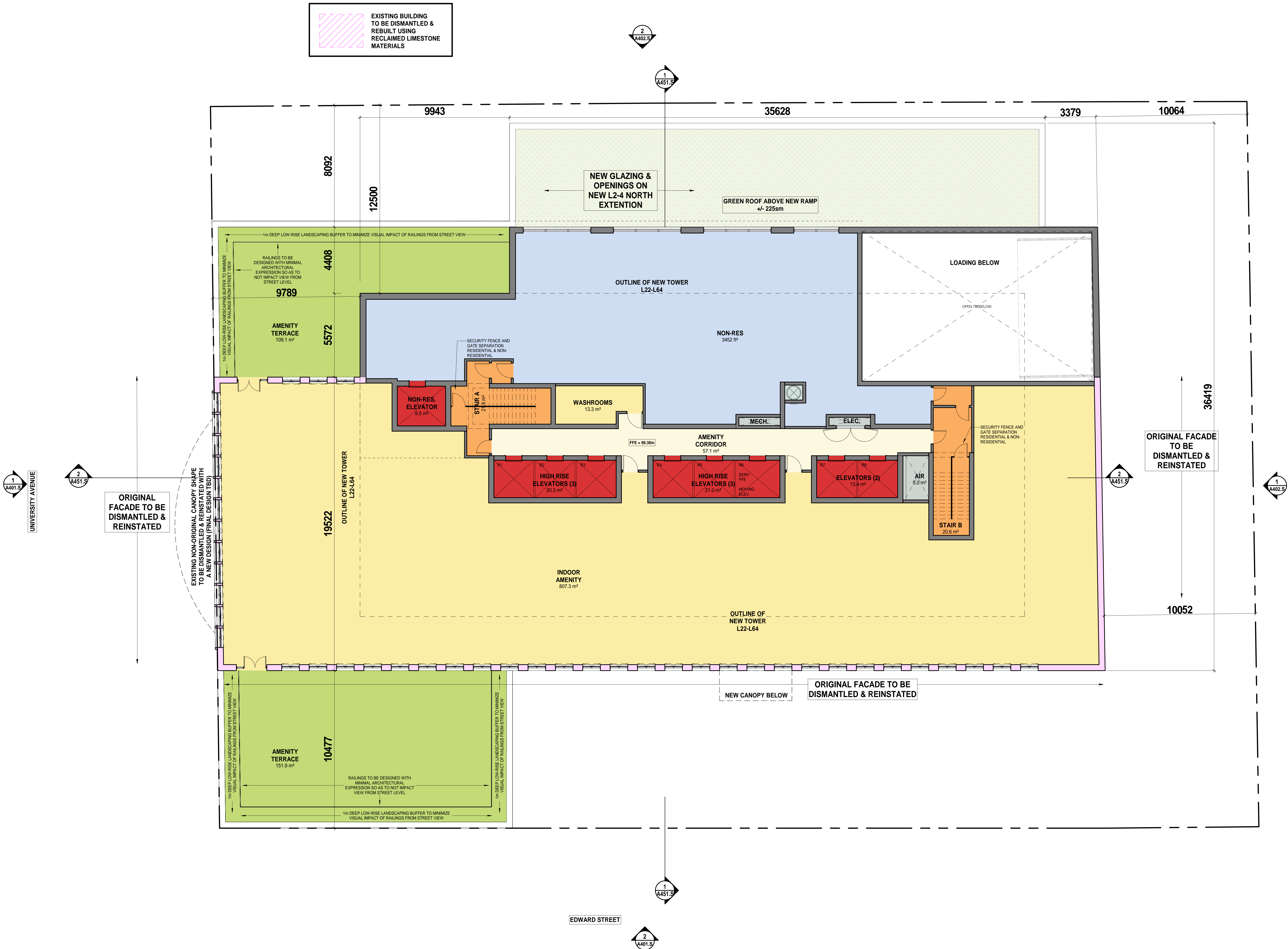
ISSUE RECORD

Date	No.	Description
2025-02-10	Mediation	
2024-11-01	Mediation	
2022-08-16	ZBA/SPA Application	

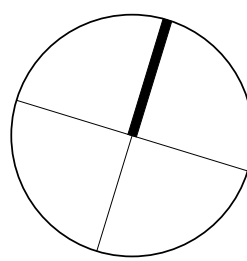
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Date	No.	Description
REVISION RECORD		
2025-02-10		Mediation
2024-11-01		Mediation
2022-08-16		ZBA/SPA Application
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for
Cartareal Corporation N.V.

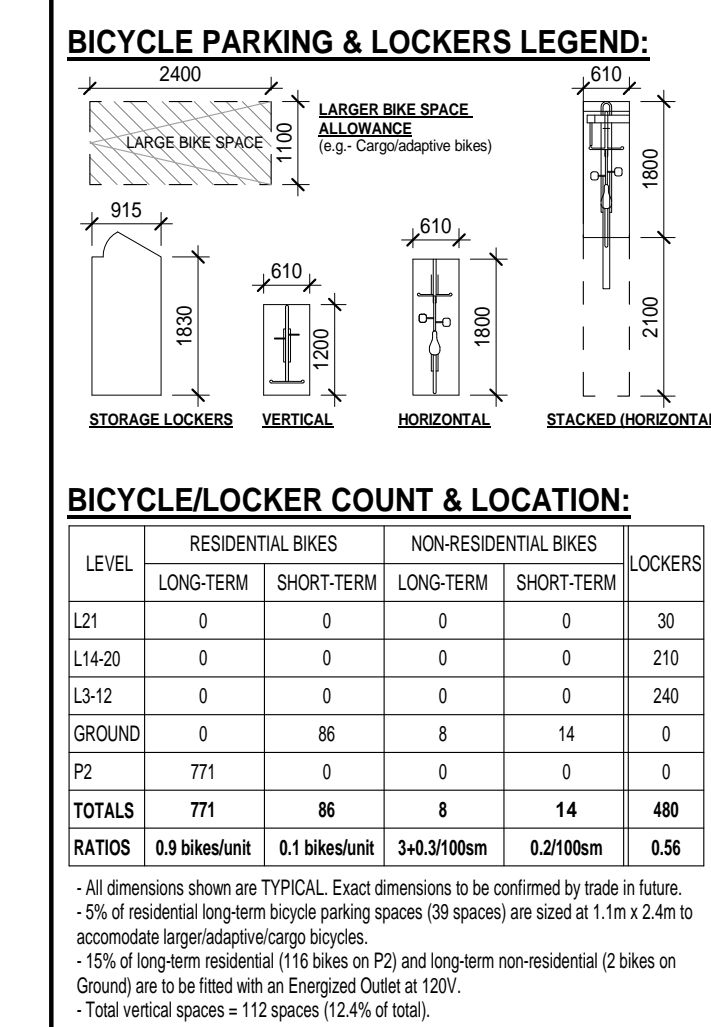
22022 1:100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 2 (Amenity & Non-Res.)

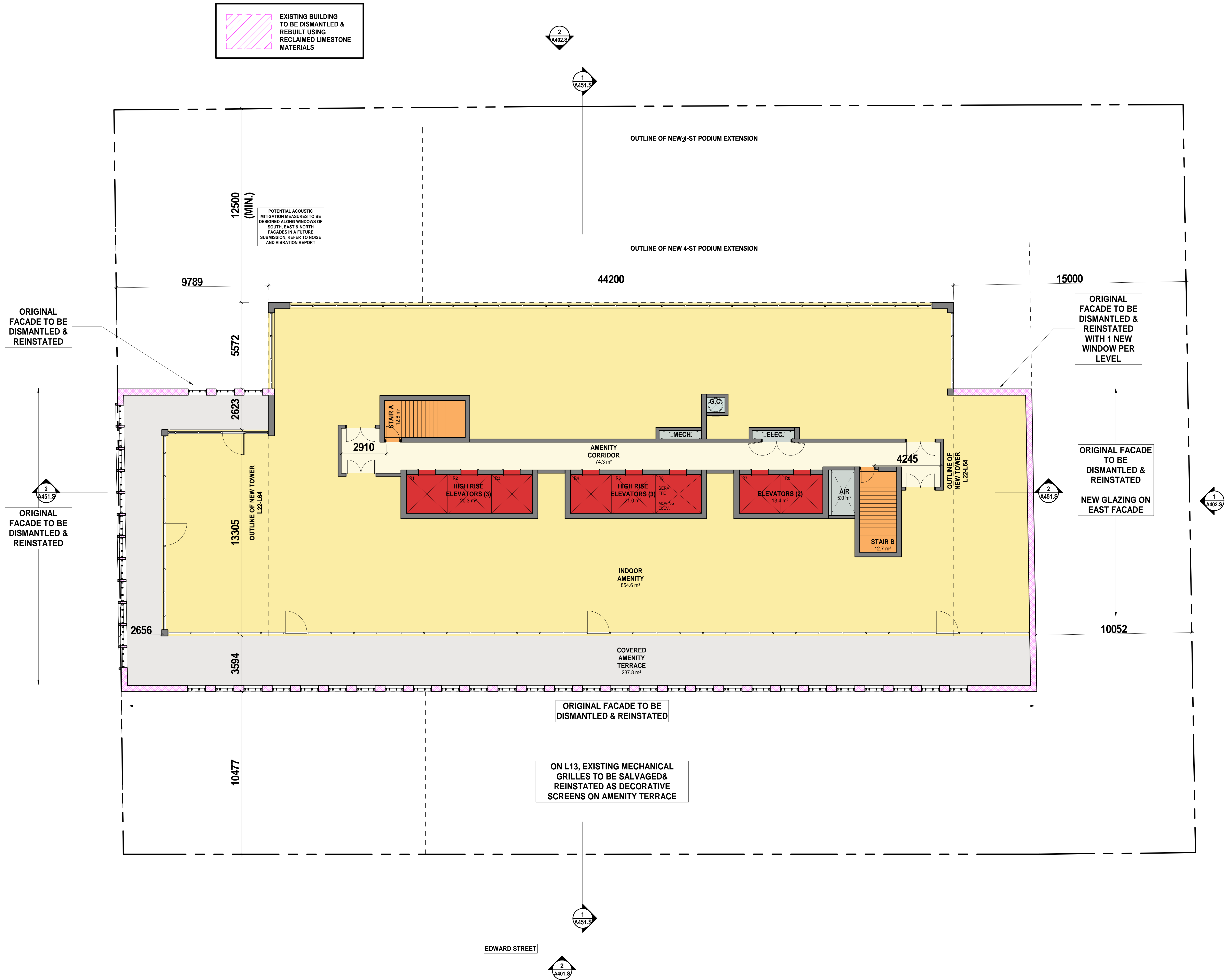
A202.S

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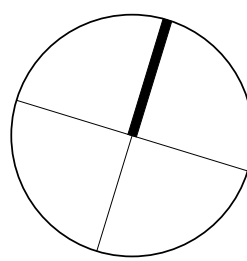


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Date	No.	Description
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2024-11-01		Mediation
2022-08-16		ZBA/SPA Application
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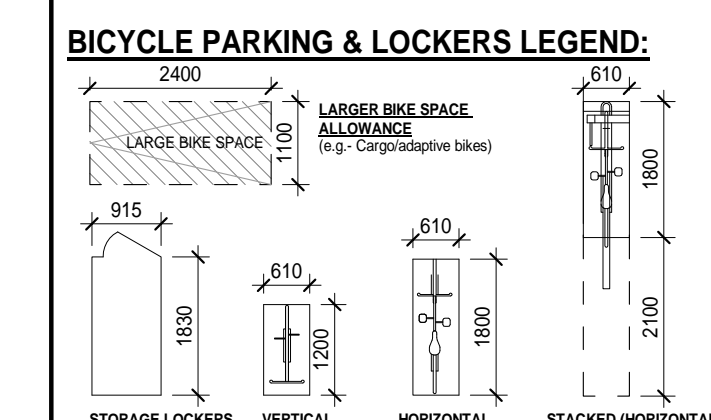
for
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 13

A204.S

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- All dimensions shown are TYPICAL. Exact dimensions to be confirmed by trade in future.
- 5% of residential long-term bicycle parking spaces (39 spaces) are sized at 1.1m x 2.4m to accommodate larger/delivery/cargo bicycles.
- 15% of long-term residential (116 bikes on P2) and long-term non-residential (2 bikes on Ground) are to be fitted with an Energized Outlet at 120V.
- Total vertical spaces = 112 spaces (12.4% of total).

2025-02-10	Mediation
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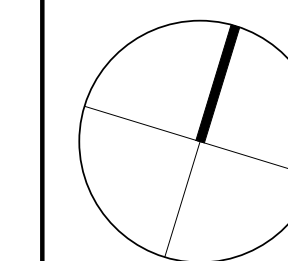
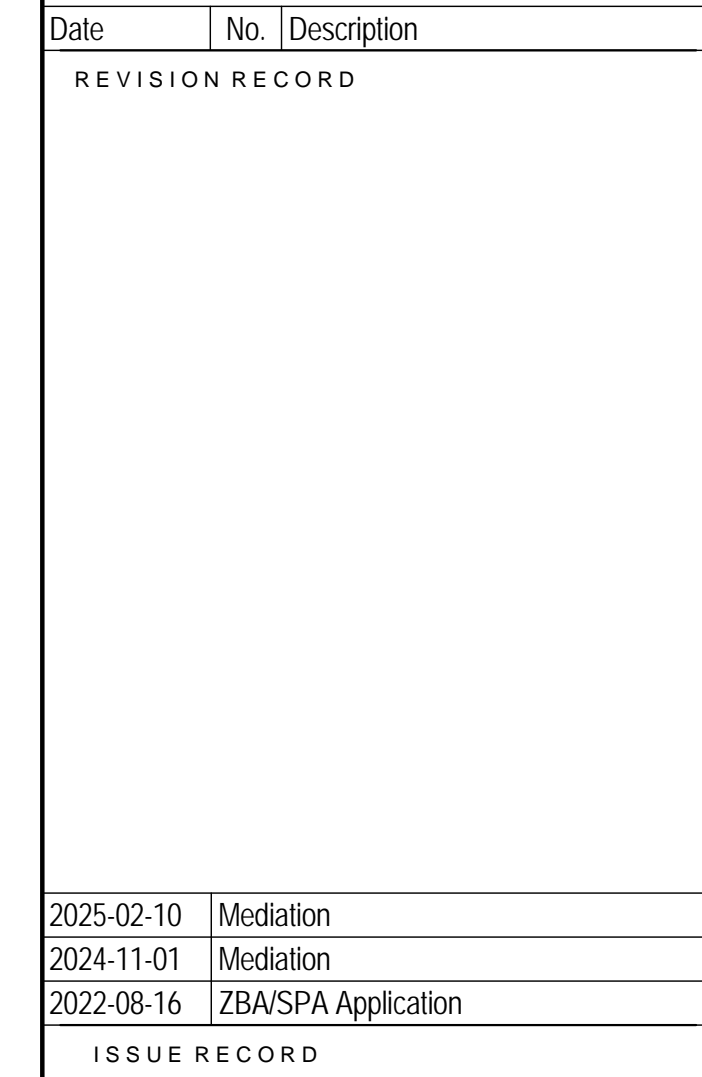
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Level 21

A205.S

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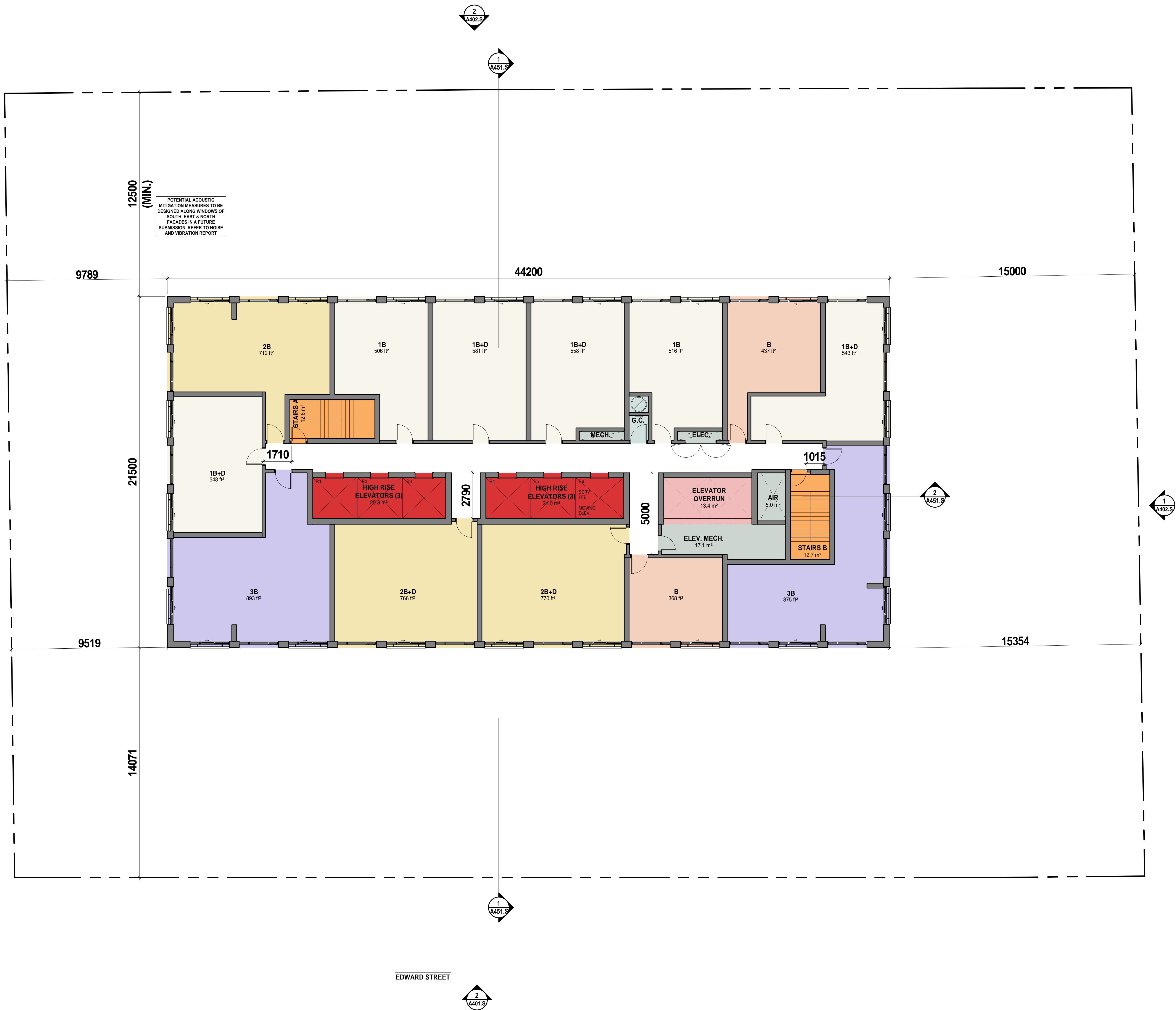
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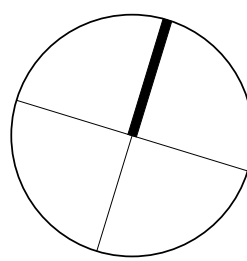
Level 22 (Amenity)

A206.S

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Date	No.	Description
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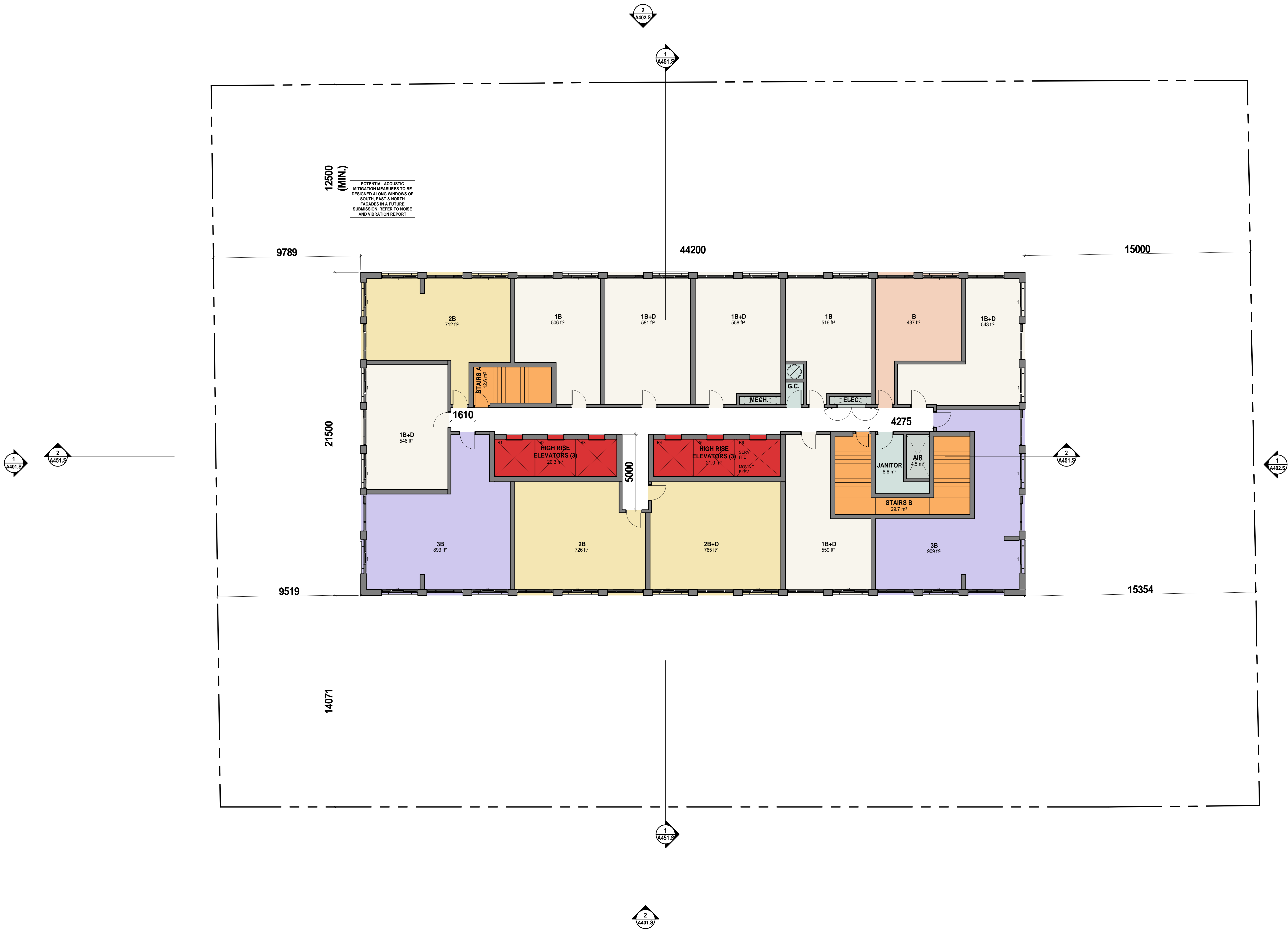
for
Cartareal Corporation N.V.

22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

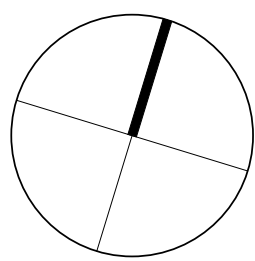
Level 23

A207.S

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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

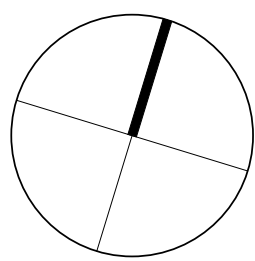
Level 24

A208.S

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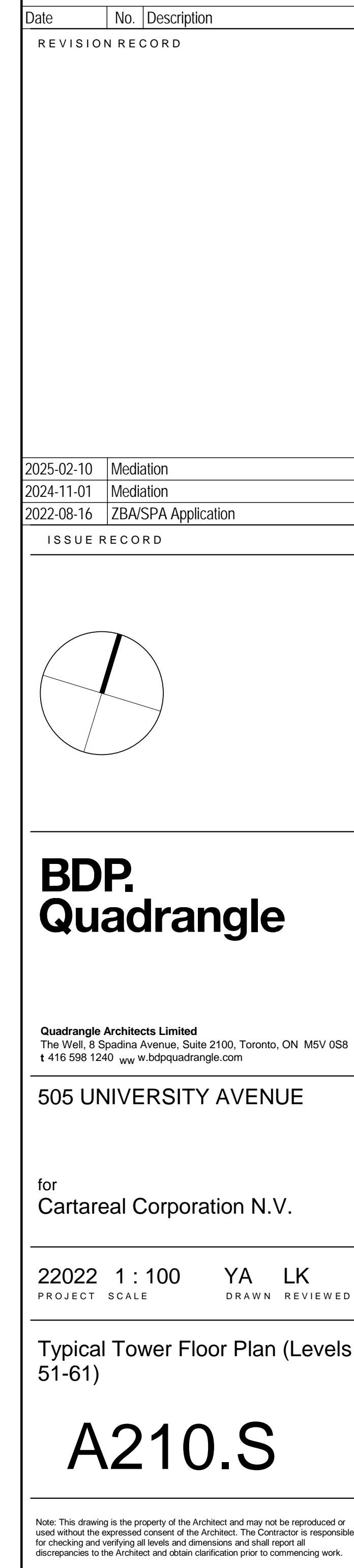
for
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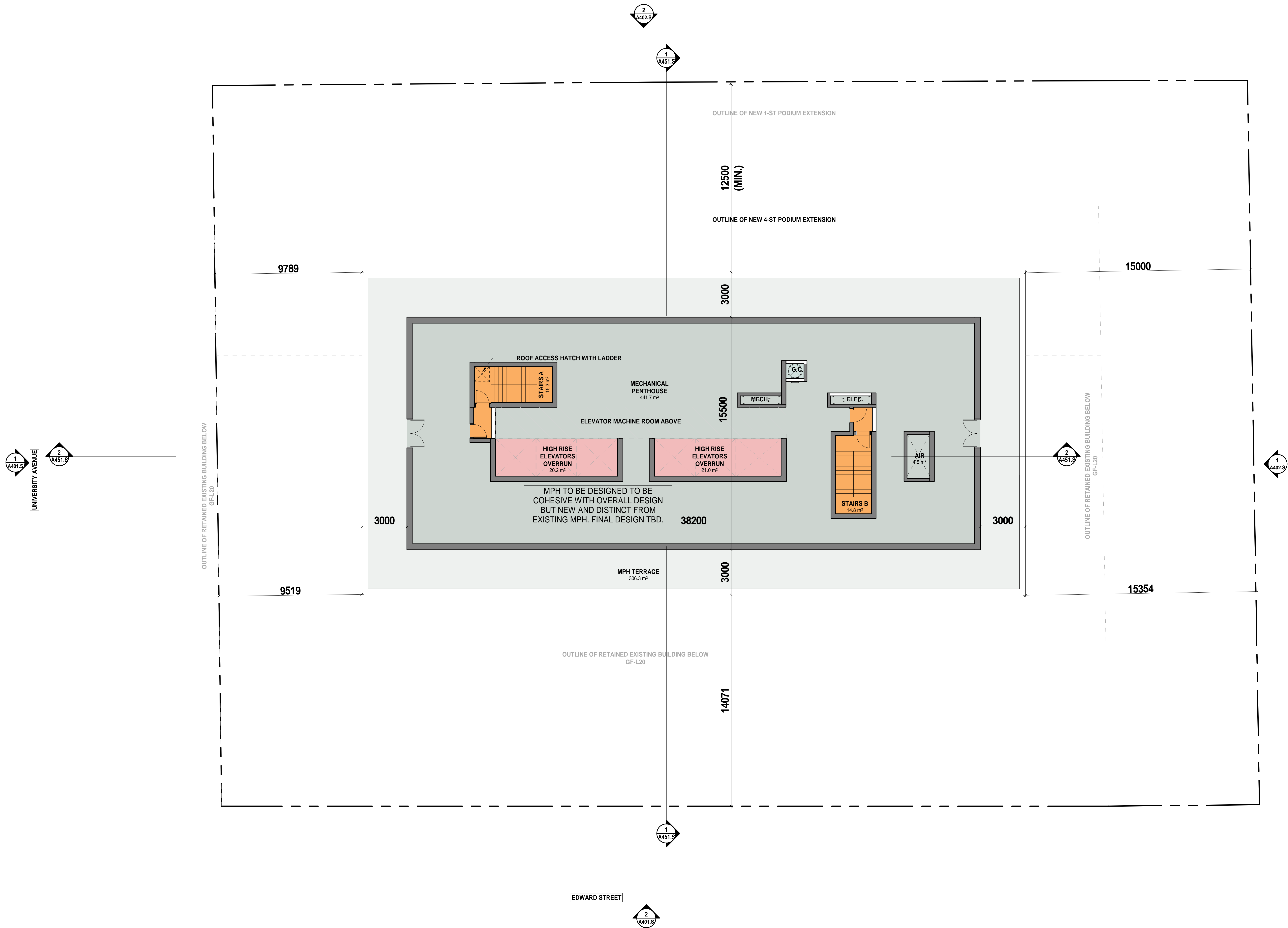
22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

Typical Tower Floor Plan (Levels
25-51)

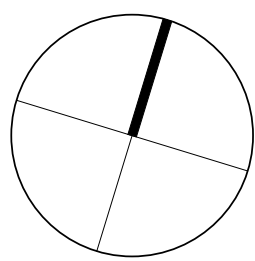
A209.S

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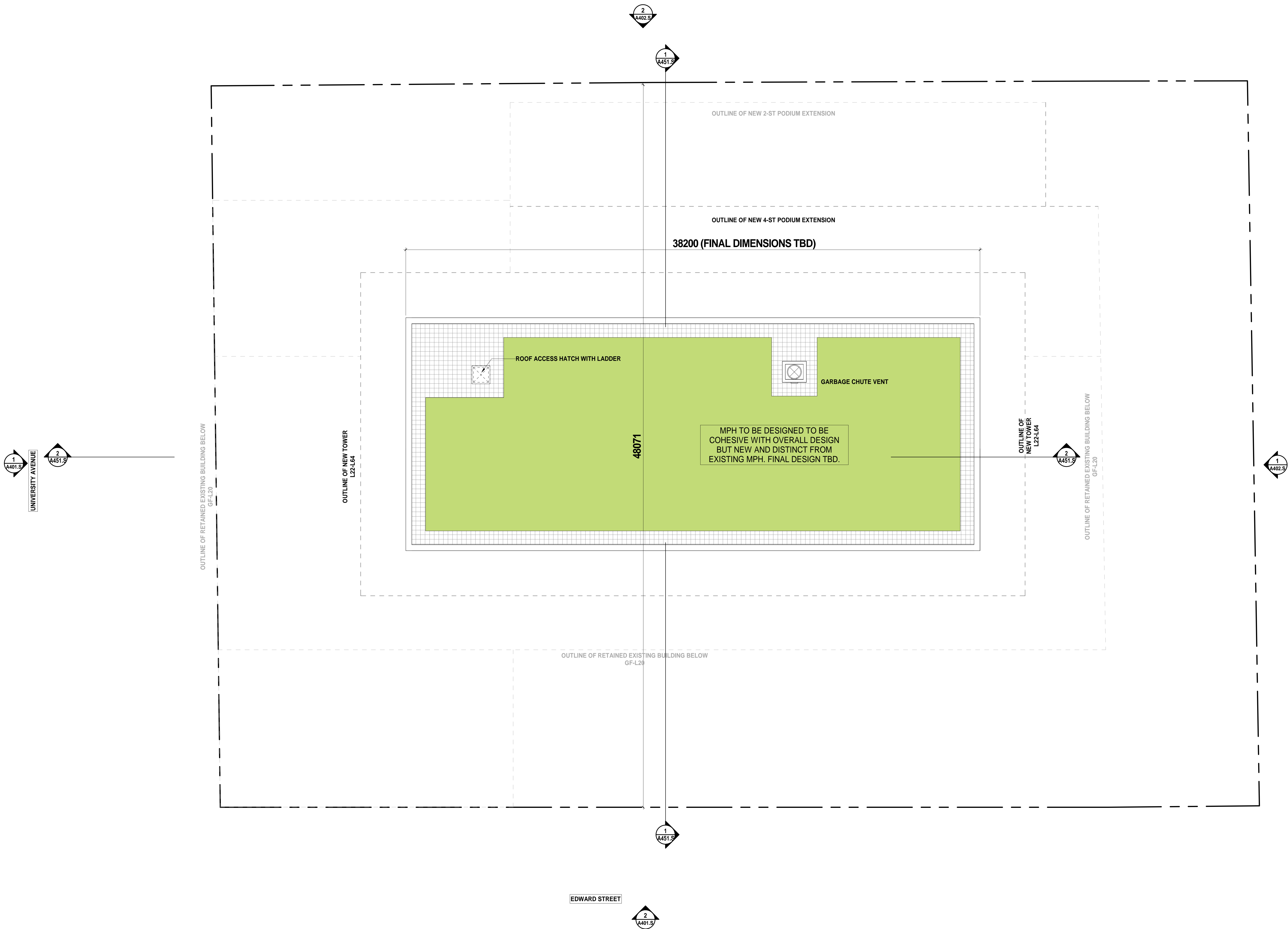
for
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

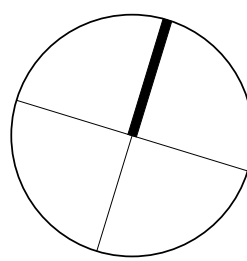
Mechanical Penthouse Level

A211.S

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Date	No.	Description
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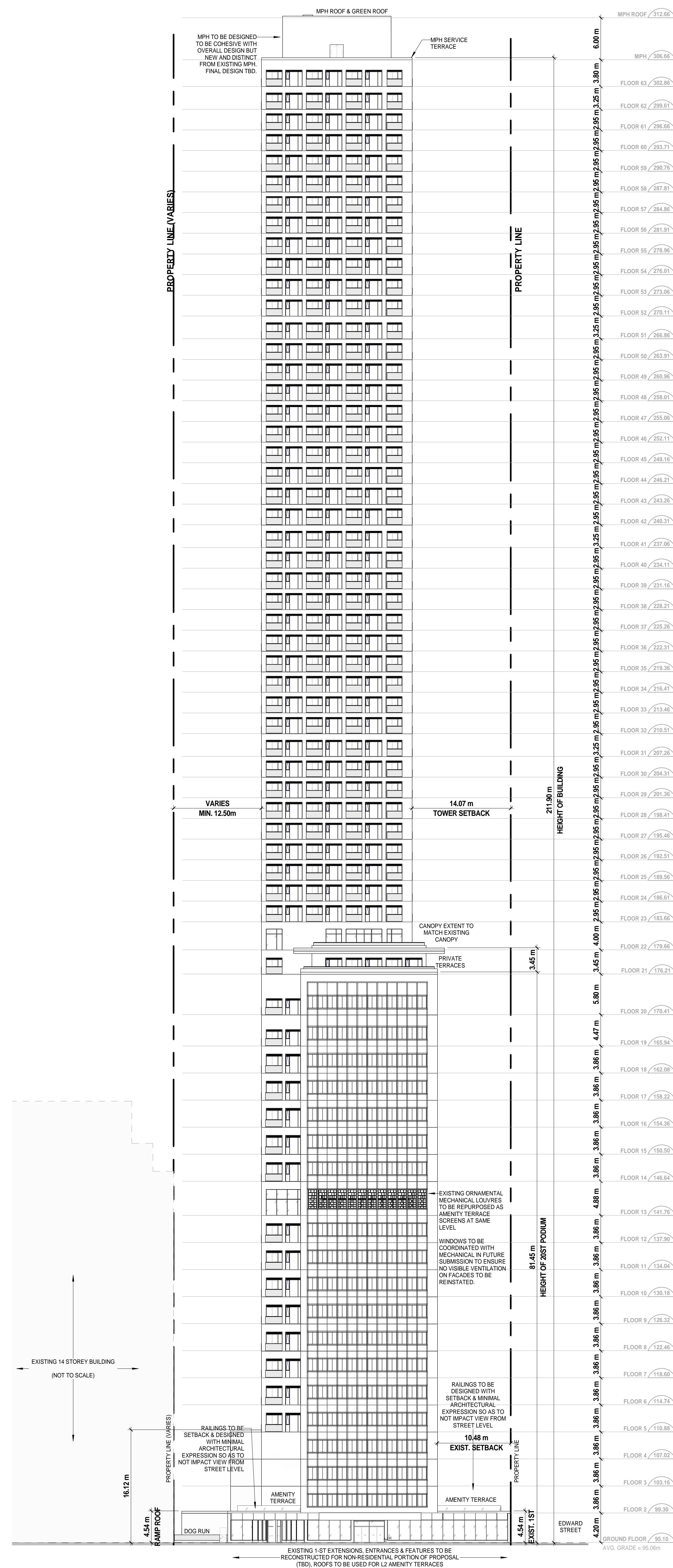
for
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22022 1 : 100 YA LK
PROJECT SCALE DRAWN REVIEWED

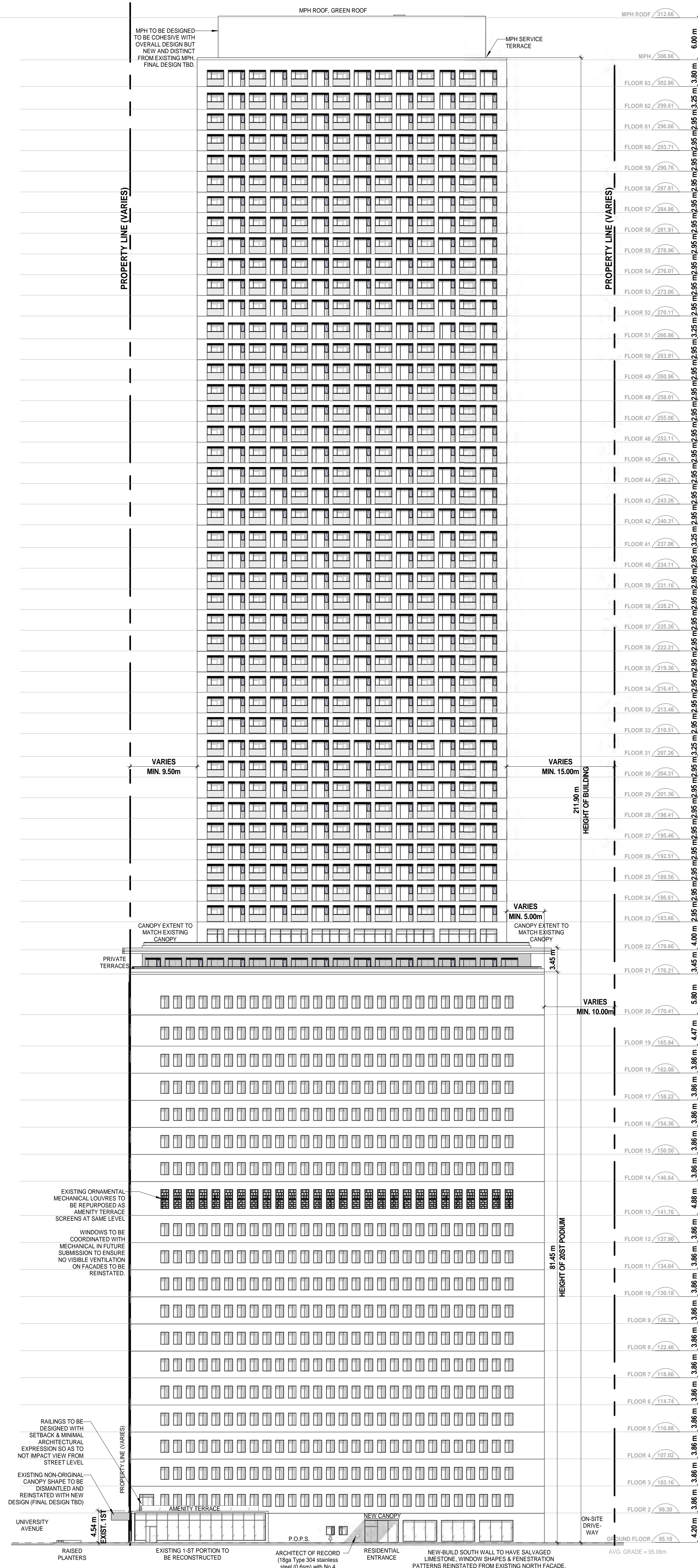
Mechanical Penthouse Roof

A212.S

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1 West Elevation (University Avenue)



2 South Elevation (Edward Street)

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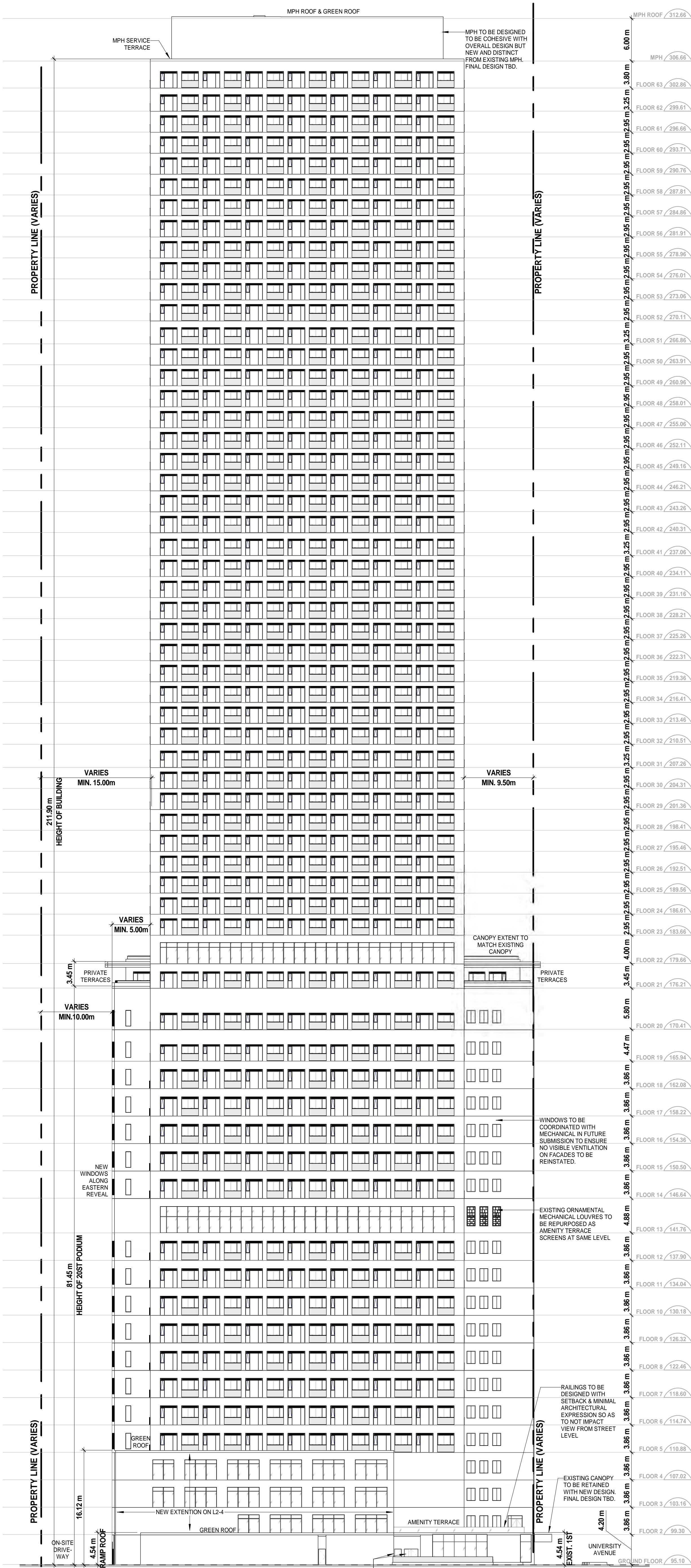
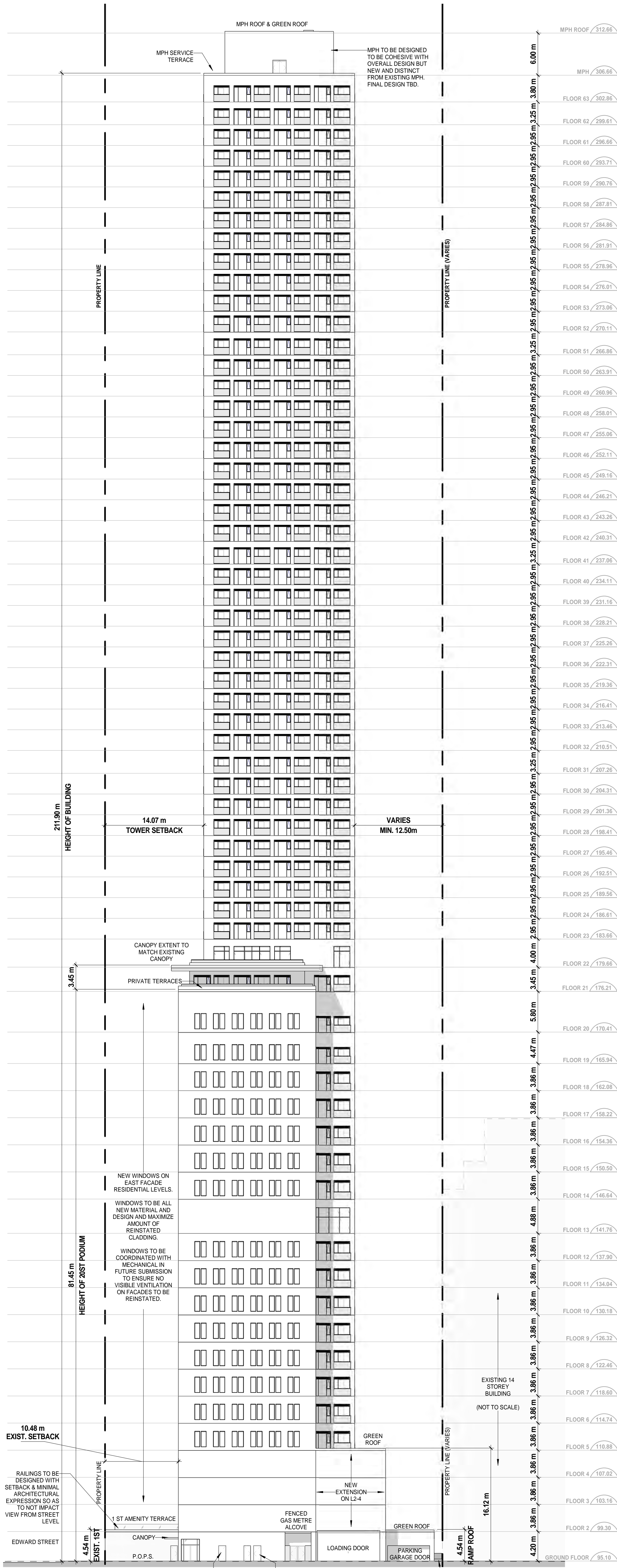
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PROJECT SCALE DRAWN REVIEWED

West & South Elevations

A401.S

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Date	No.	Description
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Issue	Description
1	Initial Submission
2	Revised Submission
3	Final Submission

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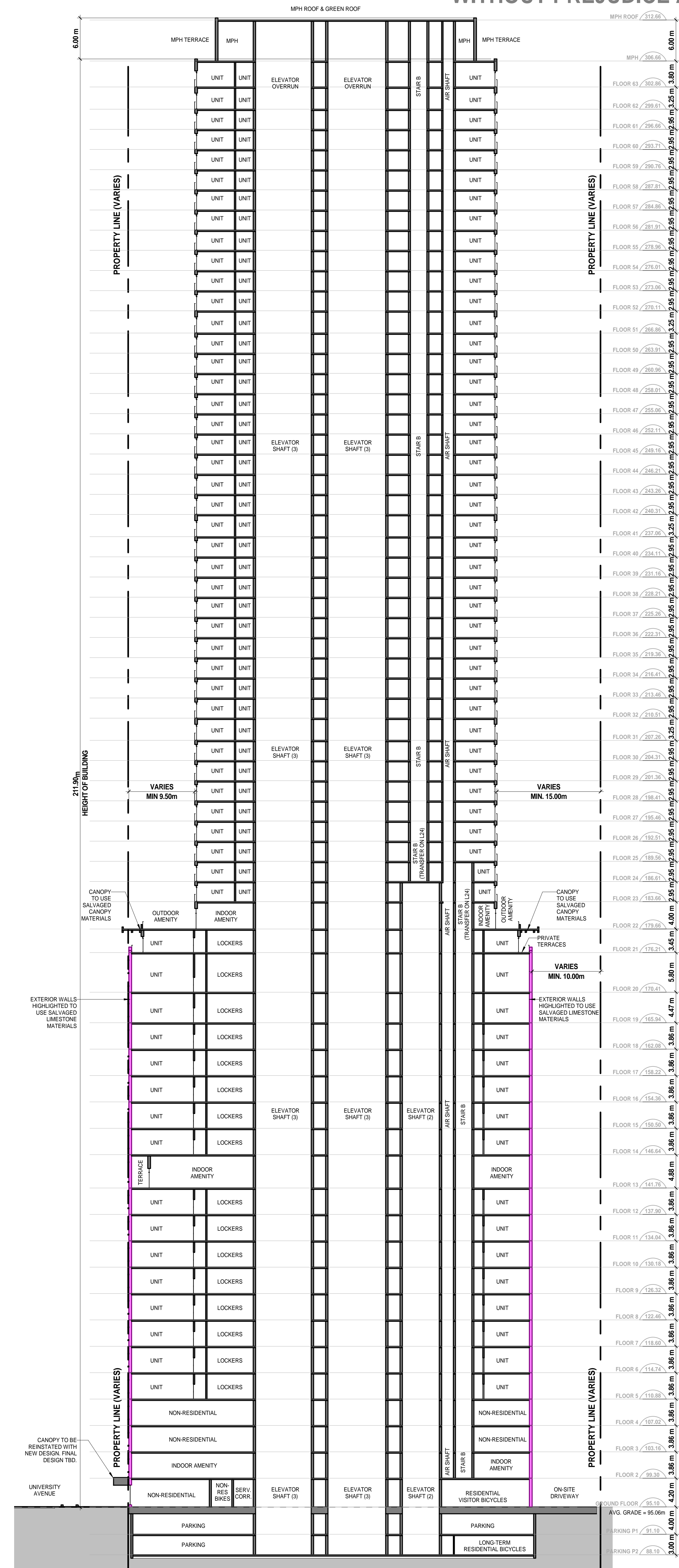
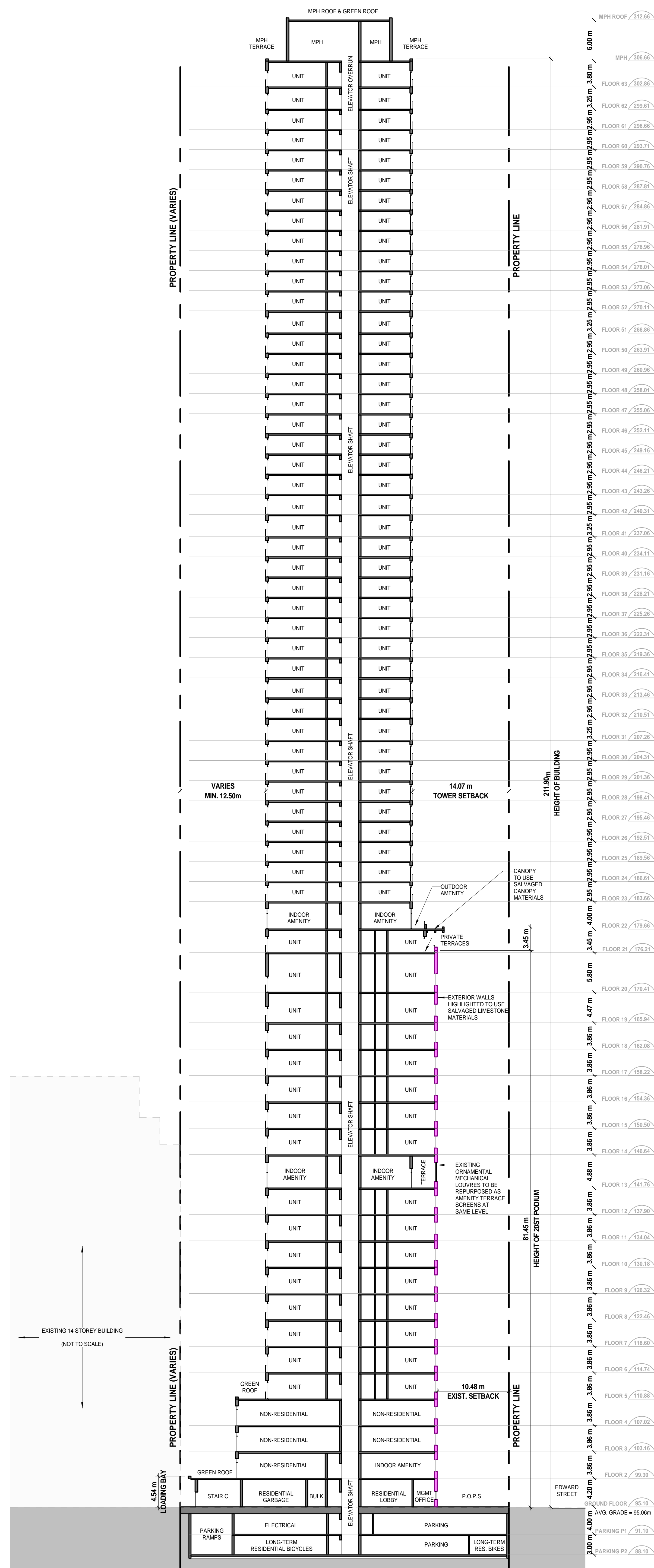
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PROJECT SCALE DRAWN REVIEWED

East & North Elevations

A402.S

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Date	No.	Description
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2025-02-10	Mediation
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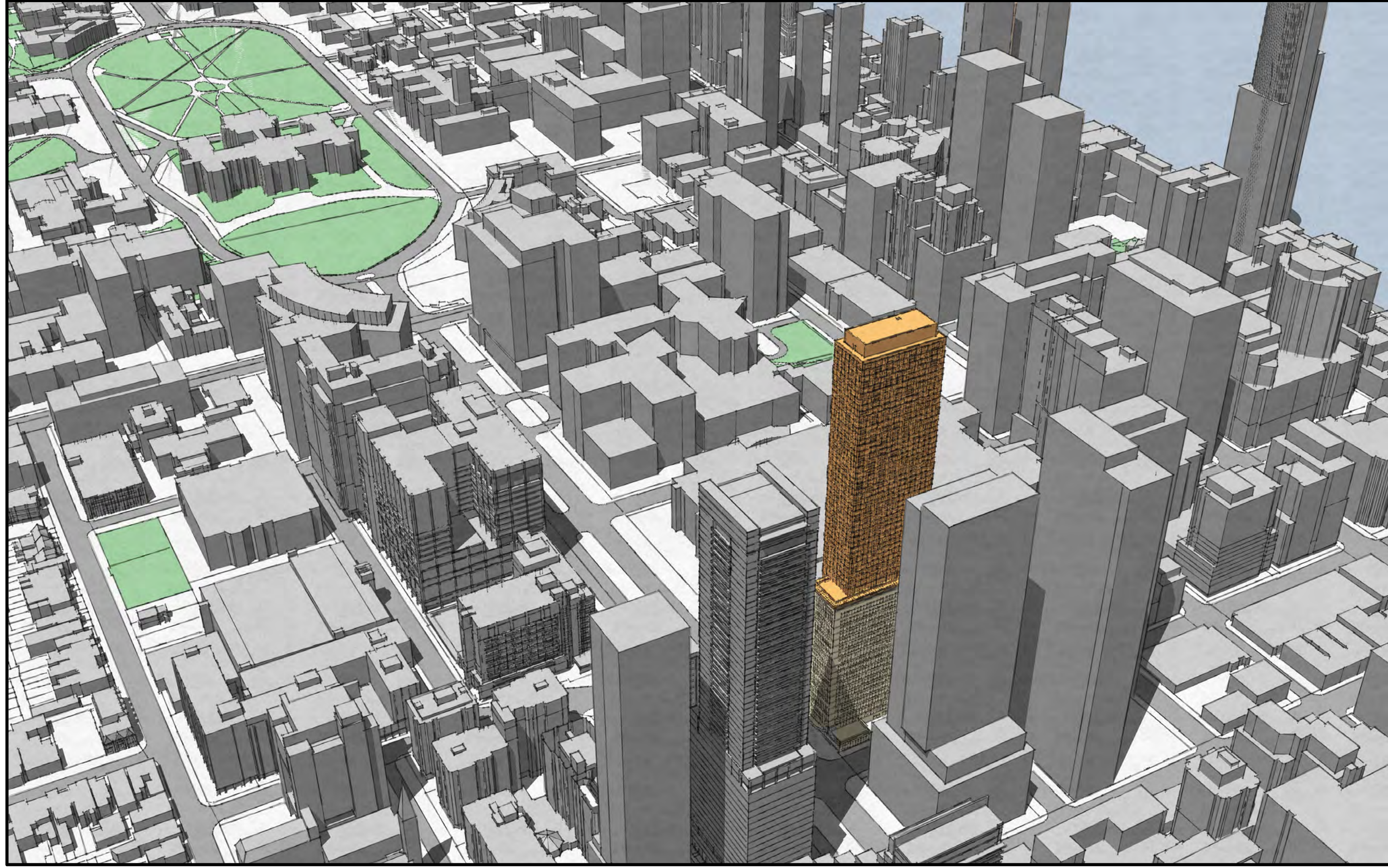
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22022 1 : 300 YA LK
PROJECT SCALE DRAWN REVIEWED

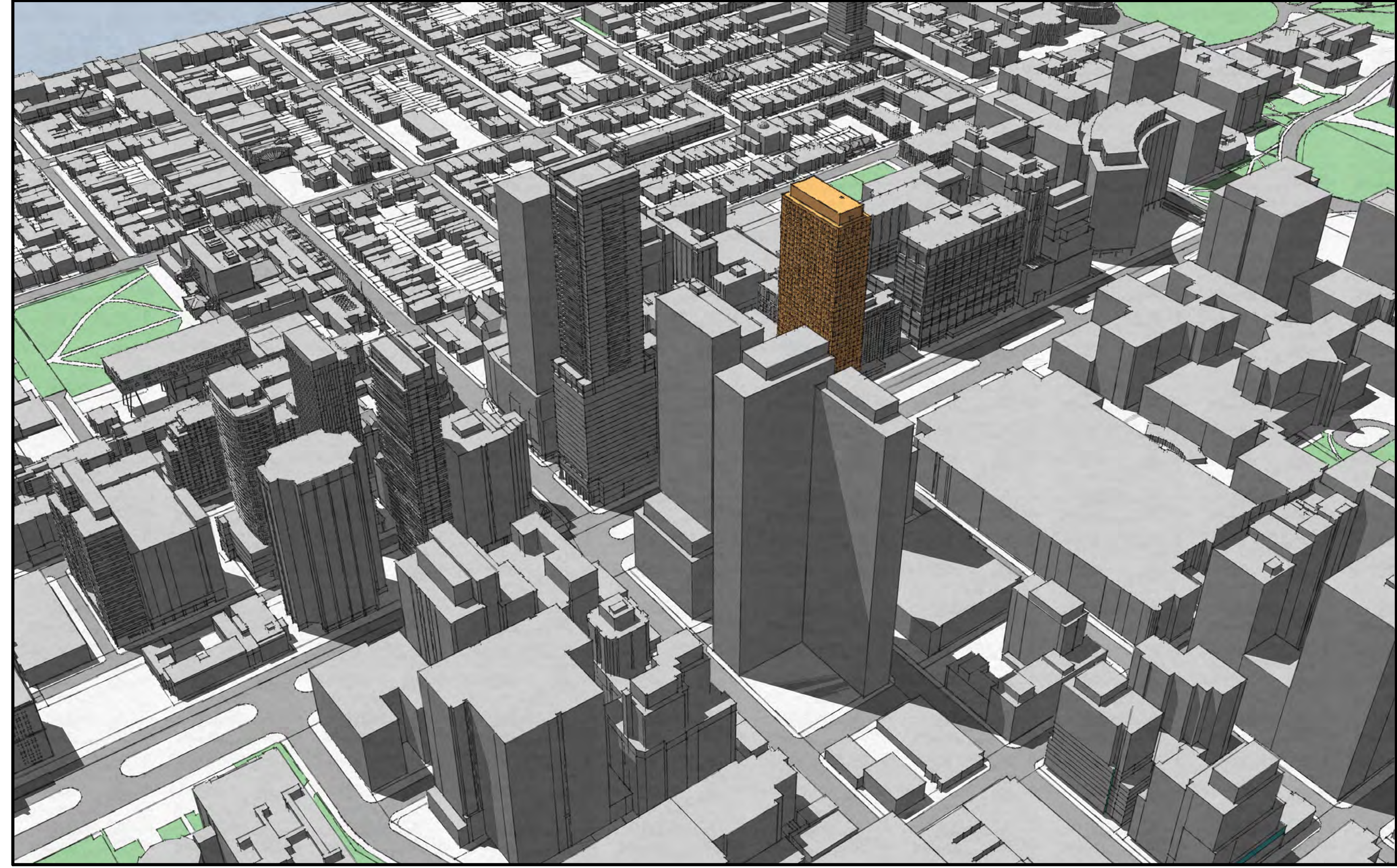
Sections

A451.S

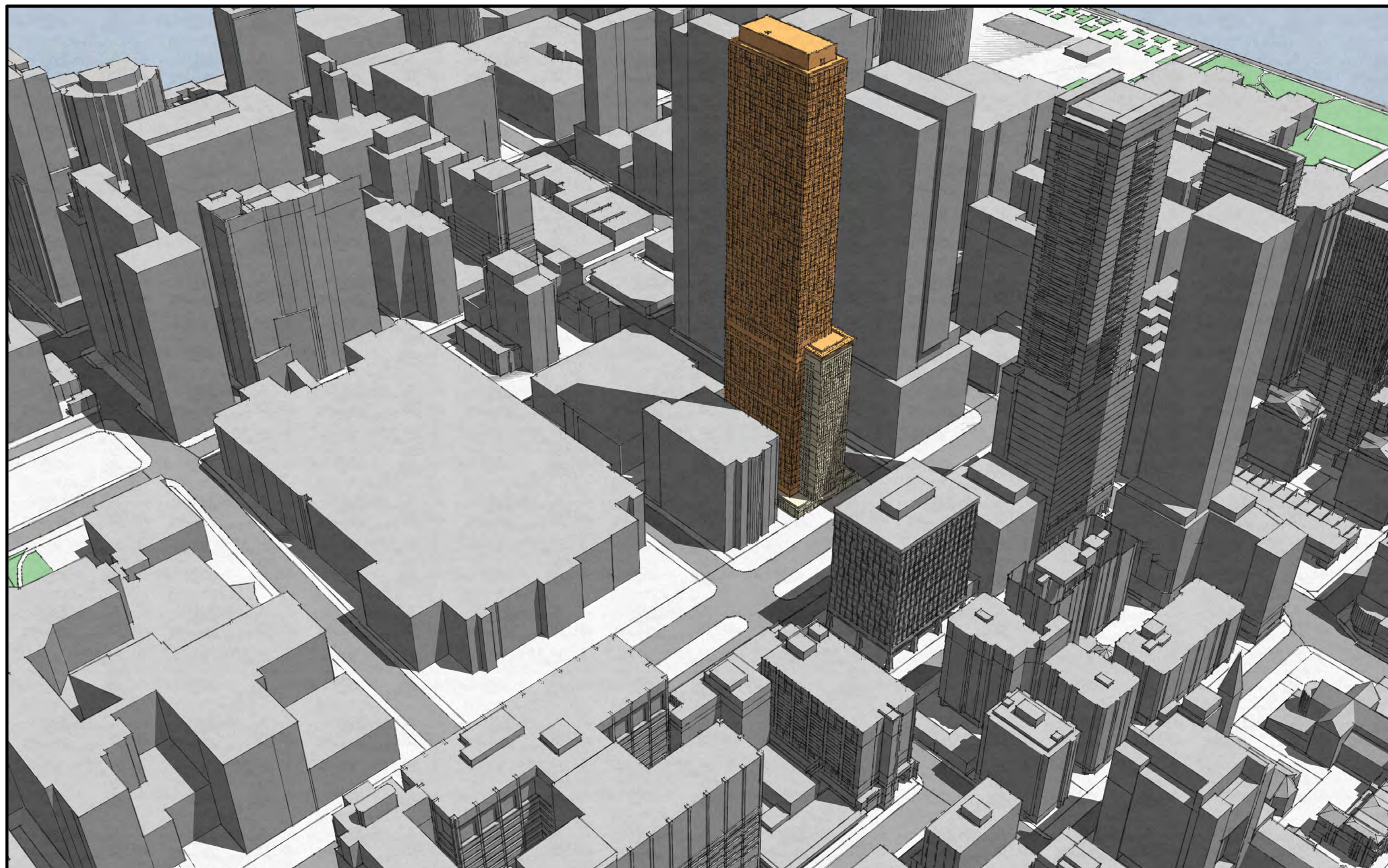
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AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTHWEST

Date	No.	Description
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Aerial Massings

A501.S

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A502.S

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YA LK DRAWN REVIEWED

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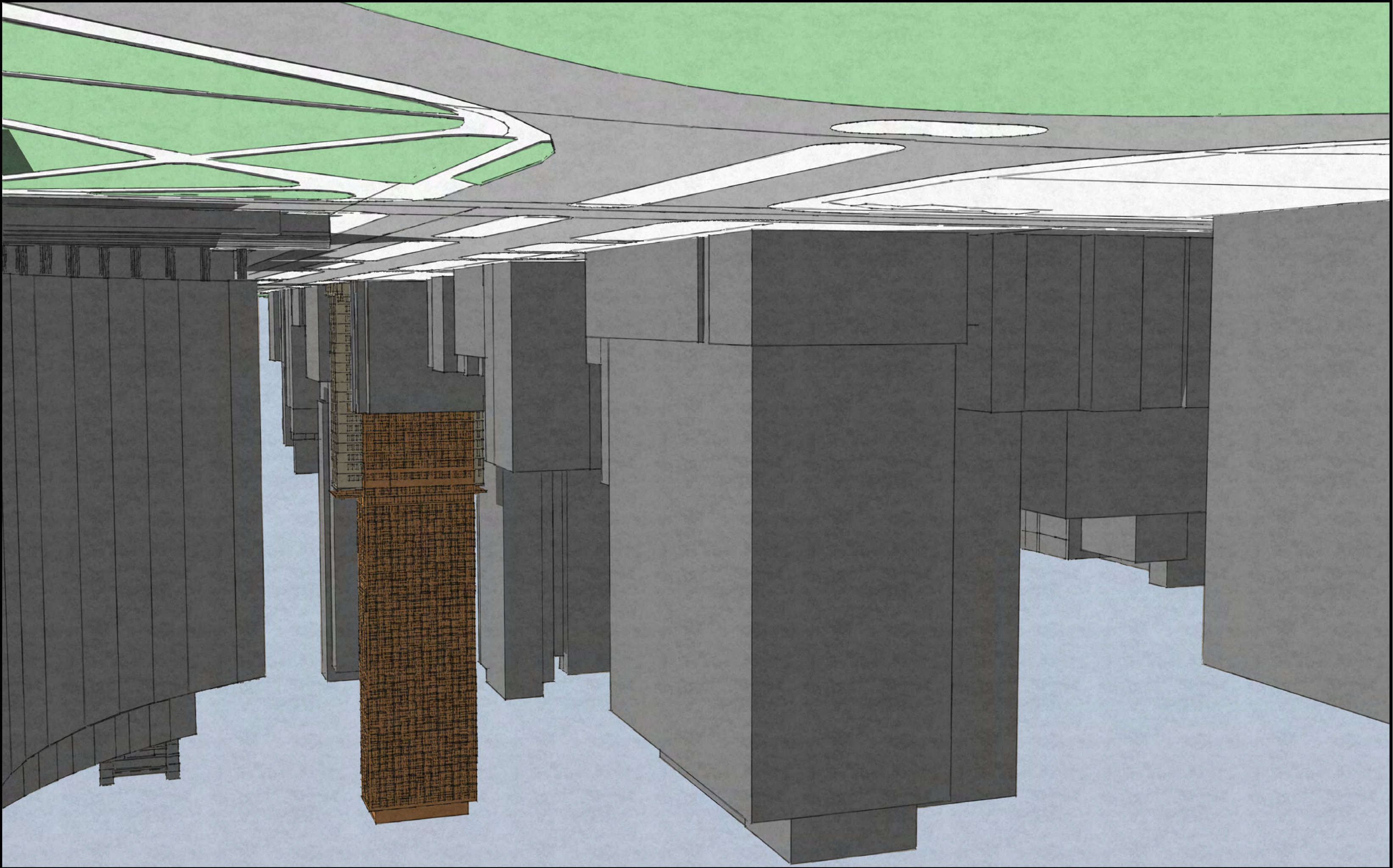
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025-02-10	Mediation
024-11-01	Mediation
022-08-16	ZBA/SPA Application

Date	No.	Description
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STREET VIEW FROM QUEEN'S PARK LOOKING SOUTH



STREET VIEW FROM UNIVERSITY AVENUE LOOKING EAST

