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1	REZONING	30.11.2018
2	REISSUED FOR REZONING	18.12.2018
3	REISSUED FOR REZONING	06.03.2019
4	REISSUED FOR REZONING	19.05.2021
5	REISSUED FOR REZONING	26.11.2021
6	REISSUED FOR REZONING	22.02.2022
7	REISSUED FOR REZONING	17.06.2022



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**474 - 488
 Wellington Street West**

**HULLMARK + DOUBLEDOWN
 HOLDINGS**

474 - 488 WELLINGTON STREET WEST

**REZONING
 APPLICATION**

2022-06-17

A.0.1

COVER
21807
2022-06-17

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SOUTH ELEVATION

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ELEVATION PERSPECTIVE

21807

2022-06-17

A.0.2

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ALLEY VIEW LOOKING SOUTH

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ALLEY PERSPECTIVE

21807

2022-06-17

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LOBBY PERSPECTIVE

21807

2022-06-17

A.0.4

LOBBY VIEW LOOKING SOUTH

Statistics Template - Toronto Green Standard Version 3.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 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/greendevdevelopment

General Project Description	Proposed
Total Gross Floor Area	23,764
Breakdown of project components (m ²)	-
Residential	-
Retail	1,008
Commercial	-
Industrial	-
Institutional/Other	22,756
Total number of residential units	-

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	81	52	64.2 %
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	11	11	100 %

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)			
Number of long-term bicycle parking spaces (all other uses)	47	87	185.10 %
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground	47	87	185.10 %
d) second level below-ground			
e) other levels below-ground			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)			
Number of short-term bicycle parking spaces (all other uses)	54	68	125.92 %
Number of male shower and change facilities (non-residential)	1	2	200 %
Number of female shower and change facilities (non-residential)	1	2	200 %

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)		TBD	

TGS STATISTICS



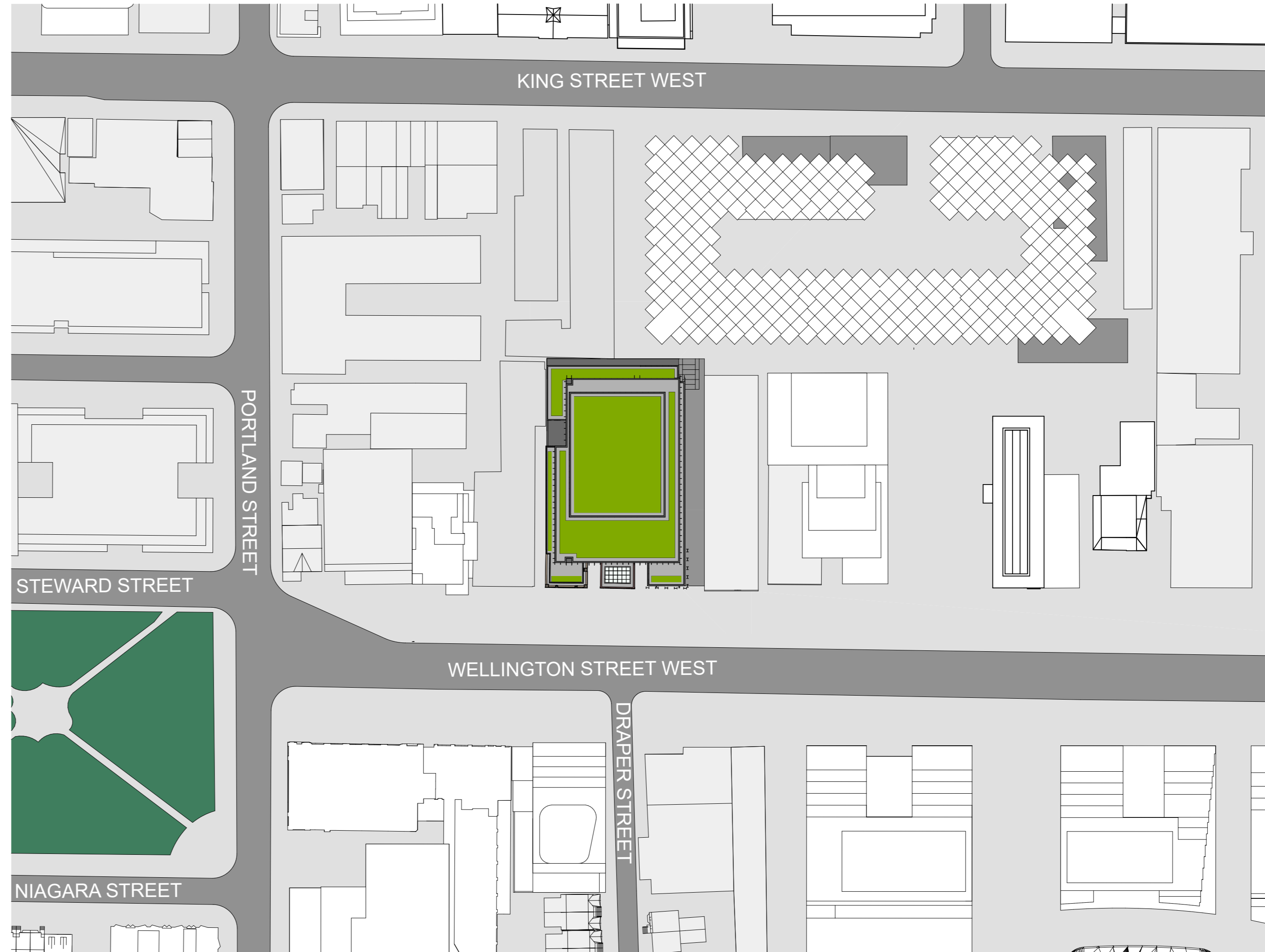
Green Roof Statistics

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 4.92.1 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

Green Roof Statistics

	Required	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		23,764.00
Total Roof Area (m ²)		2400.34
Area of Residential Private Terraces (m ²)		-
Rooftop Outdoor Amenity Space, if in a Residential Building (m ²)		-
Area of Renewable Energy Devices (m ²)		-
Tower (s) Roof Area with floor plate less than 750 m ²		-
Total Available Roof Space (m ²)		2218.34
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m ²)	1440.20	1440.96
Coverage of Available Roof Space (%)	60	60

GREEN ROOF STATISTICS



CONTEXT PLAN

1:1000

WASTE COLLECTION AND LOADING NOTES:

- FOR COLLECTION VEHICLES TRUCK PATH, TURNING RADII AND LOADING REFER TO LOADING REVIEW/MANOEUVRING DIAGRAMS BY TRAFFIC CONSULTANT.
- FOR DETAILS ON VEHICULAR WARNING SYSTEM REFER TO DIAGRAM BY TRAFFIC CONSULTANT. LOADING AREA TO BE DESIGNED IN ACCORDANCE WITH OBC WITH A DESIGN LOAD SUPPORTING CITY BULK LIFT VEHICLES.
- FOR VEHICULAR SIGNAGE REFER TO TRAFFIC CONSULTANT REPORT
- PRIOR TO SOLID WASTE COLLECTION SERVICES ARE TO BEGIN, THE CITY WILL NEED TO BE PROVIDED WITH A LETTER CERTIFIED BY A PROFESSIONAL ENGINEER THAT IN ALL CASES WHERE A COLLECTION VEHICLE IS REQUIRED TO DRIVE ONTO OR OVER A SUPPORTING STRUCTURE, THE STRUCTURE CAN SAFELY SUPPORT A FULLY LOADED COLLECTION VEHICLE (35,000 KILOGRAMS) AND CONFORM TO THE FOLLOWING:
 - DESIGN CODE - ONTARIO BUILDING CODE
 - DESIGN LOAD - CITY BULK LIFT VEHICLE IN ADDITION TO BUILDING CODE REQUIREMENTS
 - IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEEDS TO 15 km/h AND 30% FOR HIGHER SPEEDS.
- THE COMMERCIAL COMPONENT OF THIS DEVELOPMENT BEING INELIGIBLE FOR CITY OF TORONTO COLLECTION MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR COLLECTION OF ALL MATERIALS. COLLECTION OF WASTE WILL BE IN ACCORDANCE WITH CHAPTER 8.41, SOLID WASTE OF THE MUNICIPAL CODE. SEPARATE WASTE AND RECYCLING CONTAINERS ARE TO BE UTILIZED.
- ACCESS TO THE LOADING SPACES AND ACCESS RAMP TO BE DESIGNED AND CONSTRUCTED TO CITY OF TORONTO STANDARD T-310.050-01 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
- ALL ACCESS DRIVEWAYS AND RAMPS FOR LOADING AND PARKING WILL BE MAX +/-15%. REFER TO TRAFFIC CONSULTANT REPORT.

474 - 488 Wellington St. W.
 2022-04-21 **New By-Law 569-2013**

Level	Ht. / ft	OCC (vehicles/m)	GFA Deductions				Office GFA	Retail GFA	Total GFA
			Elevators, Mech, Shafts	Loading, Ingress, Parking					
P1	-3.700	2,470	0	0	0	0	0	0	
Subtotal Below Grade	-3.700	2,470	0	0	0	0	0	0	
Ground	4.880	2,235	51	218	958	1,008	1,968		
Level 2	3.650	1,802	56	0	1,747	0	1,747		
Level 3	3.650	2,084	56	0	2,029	0	2,029		
Level 4	3.650	2,084	56	0	2,029	0	2,029		
Level 5	4.050	2,084	56	0	2,029	0	2,029		
Level 6	4.100	1,800	56	0	1,744	0	1,744		
Level 7	3.667	1,801	56	0	1,746	0	1,746		
Level 8	3.667	1,801	56	0	1,746	0	1,746		
Level 9	3.667	1,801	56	0	1,746	0	1,746		
Level 10	3.667	1,801	56	0	1,746	0	1,746		
Level 11	3.967	1,801	56	0	1,746	0	1,746		
Level 12	3.667	1,801	56	0	1,746	0	1,746		
Level 13	3.667	1,801	56	0	1,746	0	1,746		
Mech Penthouse	5.000	979	979	0	0	0	0		
Subtotal Above Grade	54.95	25,678	1,696	218	22,756	1,008	23,764		
Project Totals	55	28,148	1,696	218	22,756	1,008	23,764		

Floor Area Summary	
Provided	
Site Area - sq m	2,993
Office GFA Above Grade	22,756
Retail GFA Above Grade	1,008
Total GFA Above Grade	23,764
FSI (GFA)	7.94

Bldg Height Summary	
Provided	
Main Roof Height	49.949
Mech P.H. Height	5.000

Parking						
Long Term Vehicle Parking	Short Term Vehicle Parking	Car-Share Vehicle Parking	Short Term Bike Parking (OFFICE)	Long Term Bike Parking (OFFICE)	Short Term Bike Parking (RETAIL)	Long Term Bike Parking (RETAIL)
52	0	0	0	84	0	3
52	0	0	0	84	0	3
0	0	0	61	0	7	0
0	0	0	61	0	7	0
52	0	0	61	84	7	3

Vehicular Parking Summary		
Vehicular Parking	Provided	Required
Visitor Vehicle Parking	0	0
Comm / Retail Parking	52	81
Service Vehicle Parking, 4 x Type "B/C" Load		
Totals	52	81

Bike Parking Summary		
Bike Parking	Provided	Required
Long Term OFFICE	84	44
Short Term OFFICE	61	47
Long Term RETAIL	3	3
Short Term RETAIL	7	7
Totals	155	101

STATISTICS

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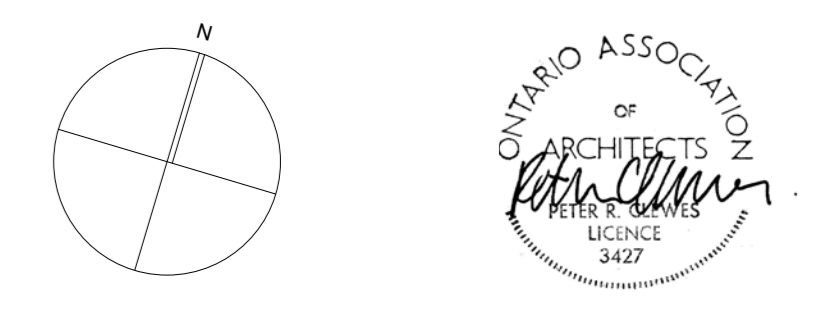
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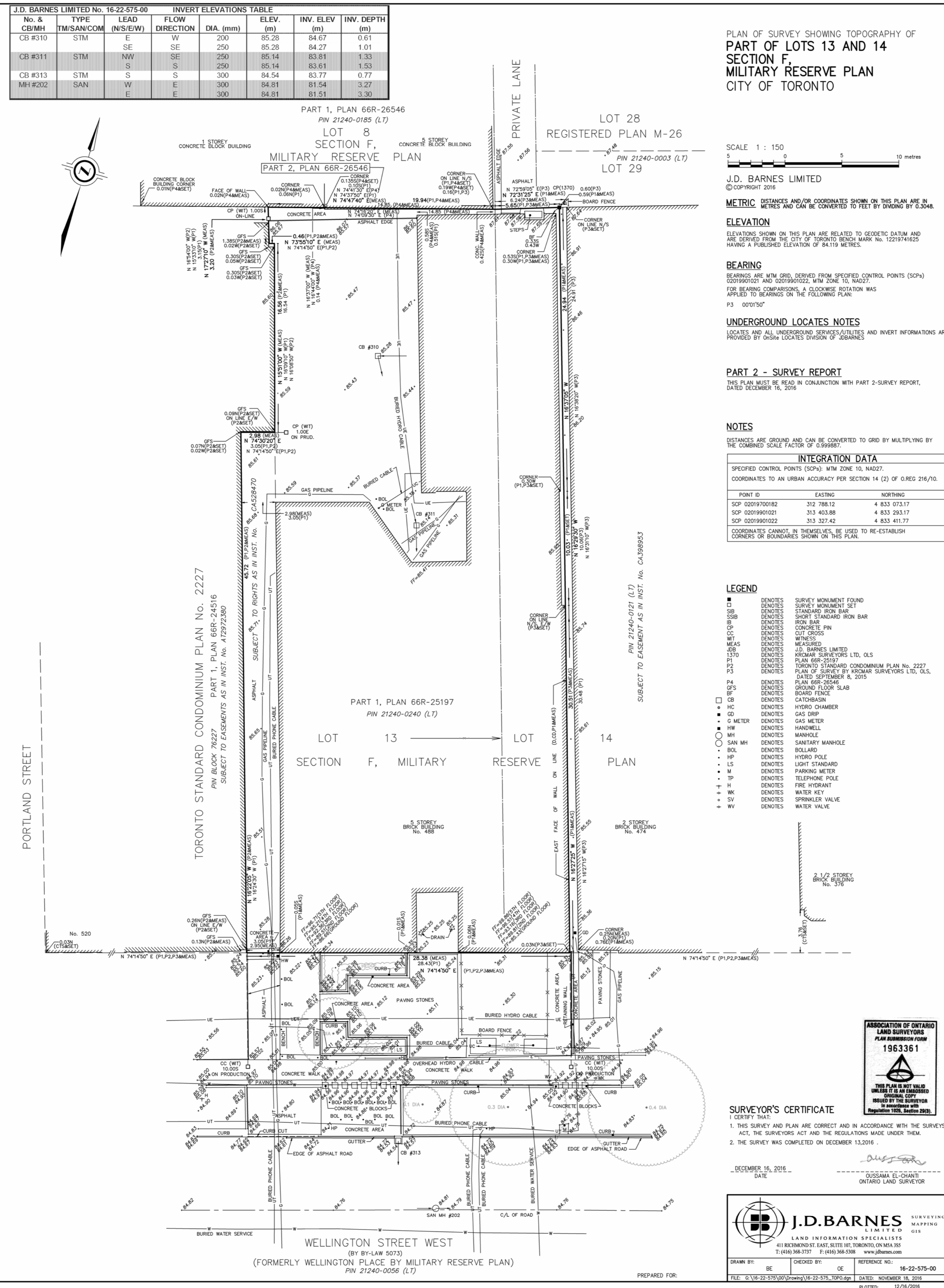
**HULLMARK + DOUBLEDOWN
 HOLDINGS**

STATS / CONTEXT

21807

2022-06-17

A.0.5



J.D. BARNES LIMITED No. 16-22-575-00

INVERT ELEVATIONS TABLE							
No. & CB/MH	TYPE	LEAD (N/S/E/W)	FLOW DIRECTION	DIA. (mm)	ELEV. (m)	INV. ELEV. (m)	INV. DEPTH (m)
CB #310	STM	E	W	200	85.28	84.67	0.61
CB #311	STM	SE	SE	250	85.28	84.27	1.01
CB #312	STM	NW	SE	250	85.14	83.81	1.33
CB #313	STM	S	S	300	84.54	83.77	0.77
MH #202	SAN	W	E	300	84.81	81.54	3.27
		E	E	300	84.81	81.51	3.30

PLAN OF SURVEY SHOWING TOPOGRAPHY OF
PART OF LOTS 13 AND 14
SECTION F,
MILITARY RESERVE PLAN
CITY OF TORONTO

SCALE 1 : 150

J.D. BARNES LIMITED
 © COPYRIGHT 2016

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK NO. 12219/41625 HAVING A PUBLISHED ELEVATION OF 84.119 METRES.

BEARING
 BEARINGS ARE METRIC DERIVED FROM SPECIFIED CONTROL POINTS (SCP) 02019901021 AND 02019901022, WTM ZONE 10, NAD27. FOR BEARING COMPARISONS, A CLOCKWISE ROTATION WAS APPLIED TO BEARINGS ON THE FOLLOWING PLAN: P3 0070150°

UNDERGROUND LOCATES NOTES
 LOCATES AND ALL UNDERGROUND SERVICES/UTILITIES AND INVERT INFORMATION ARE PROVIDED BY CH2M LOCATES DIVISION OF JGBARNES.

PART 2 - SURVEY REPORT
 THIS PLAN MUST BE READ IN CONJUNCTION WITH PART 2-SURVEY REPORT, DATED DECEMBER 16, 2016

NOTES
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999801.

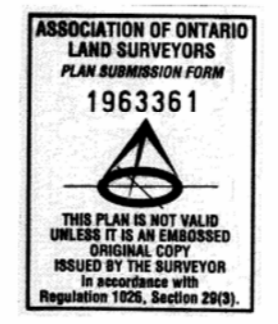
INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP): WTM ZONE 10, NAD27.
 COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF REG 216/10.

POINT ID	EASTING	NORTHING
SCP 02019901021	312 788.12	4 833 023.17
SCP 02019901022	313 403.88	4 833 283.17
SCP 02019901023	313 327.42	4 833 411.77

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SMB DENOTES STANDARD IRON BAR
 - SMB DENOTES SHORT STANDARD IRON BAR
 - BP DENOTES BROW BAR
 - CP DENOTES CONCRETE PIN
 - WT DENOTES WITNESS
 - MEAS DENOTES MEASURED
 - JGB DENOTES J.D. BARNES LIMITED
 - LS170 DENOTES L.S. 170
 - P1 DENOTES PLAN 66R-25197
 - P2 DENOTES TORONTO STANDARD CONDOMINIUM PLAN NO. 2227
 - P3 DENOTES PLAN OF SURVEY BY ARDMAR SURVEYORS LTD., OLS, DATED FEBRUARY 8, 2015
 - P4 DENOTES PLAN 66R-26546
 - GF DENOTES GROUND FLOOR SLAB
 - BF DENOTES BOARD FENCE
 - CB DENOTES CATCHBASIN
 - HC DENOTES HYDRO CHAMBER
 - CD DENOTES GAS DRIP
 - G DENOTES GAS METER
 - HW DENOTES HANDWELL
 - MH DENOTES MANHOLE
 - SAN MH DENOTES SANITARY MANHOLE
 - BOL DENOTES BOLLARD
 - HP DENOTES HYDRO POLE
 - LS DENOTES LIGHT STANDARD
 - M DENOTES PARKING METER
 - TP DENOTES TELEPHONE POLE
 - H DENOTES FIRE HYDRANT
 - WK DENOTES WATER KEY
 - SV DENOTES SPRINKLER VALVE
 - WV DENOTES WATER VALVE



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON DECEMBER 13, 2016.

DECEMBER 16, 2016
 DATE

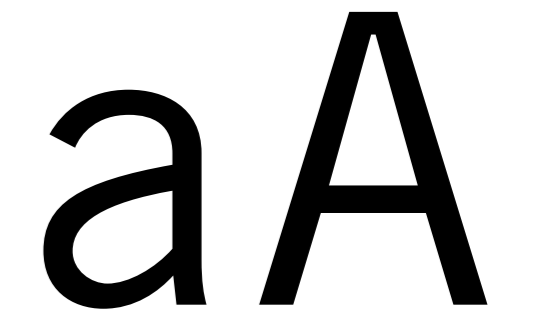
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 ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED GIS
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 T: (416) 568-3737 F: (416) 568-5308 www.jdbarnes.com

DRAWN BY: BE CHECKED BY: CE REFERENCE NO: 16-22-575-00
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 PLOTTED: 12/16/2016

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5	REISSUED FOR REZONING	26.11.2021
6	REISSUED FOR REZONING	22.02.2022
7	REISSUED FOR REZONING	17.06.2022



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474 - 488
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HULLMARK + DOUBLEDOWN
HOLDINGS

Survey - Lot 488

21807

2022-06-17

A.0.6

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**BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF LOT 14, SECTION F
MILITARY RESERVE PLAN
CITY OF TORONTO**

SCALE 1:150
KRCMAR SURVEYORS LTD. 2015

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF WELLINGTON STREET WEST AS SHOWN ON PLAN 688-18025 HAVING A BEARING OF N74°13'00"E.

ELEVATION
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK NO. C7564 HAVING AN ELEVATION OF 87.308 METRES.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES STANDARD IRON BAR
 - DENOTES IRON BAR
 - DENOTES SUT CROSS
 - (M) DENOTES MEASURED
 - (U) DENOTES UNSET
 - (QU) DENOTES QUANTITY UNKNOWN
 - (WT) DENOTES WITNESS
 - (P1) DENOTES PLAN OF SURVEY BY C. E. DOTTERELL LTD. O.L.S. DATED NOVEMBER 22, 1924
 - (P2) DENOTES PLAN OF SURVEY BY C. E. DOTTERELL LTD. O.L.S. DATED NOVEMBER 7, 1925
 - (P3) DENOTES PLAN OF SURVEY BY C. E. DOTTERELL LTD. O.L.S. DATED JUNE 17, 1927
 - (P4) DENOTES PLAN OF SURVEY BY C. E. DOTTERELL LTD. O.L.S. DATED FEBRUARY 24, 1928
 - (P5) DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 1415
 - (P6) DENOTES PLAN 688-25197
 - (L370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.
 - (L222) DENOTES C. E. DOTTERELL LTD. O.L.S.
 - BR DENOTES BRICK
 - CON DENOTES CONCRETE
 - ST DENOTES STEEL
 - CM DENOTES CONCRETE MASONRY
 - PC DENOTES PORTLAND CEMENT
 - PT DENOTES PORTLAND CEMENT
 - FB DENOTES FIRE BRICK
 - HT DENOTES HYDRO TANK
 - (L) DENOTES TOP OF CURB
 - (B) DENOTES BOTTOM OF CURB
 - PRO DENOTES PRODUCTION
 - DENOTES EXISTING GRADE ELEVATION
 - DENOTES BOREHOLE
 - DENOTES AIR CONDITION
 - DENOTES CATCH BASIN
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES DOWN GUY ANCHOR
 - DENOTES FIRE HYDRANT
 - DENOTES GAS METER
 - DENOTES HYDRO POLE
 - DENOTES LAMP POST (PRIVATE)
 - DENOTES LAMP STANDARD
 - DENOTES MARKER
 - DENOTES PARKING METER
 - DENOTES PIPE
 - DENOTES POST
 - DENOTES SMOKE CONNECTION
 - DENOTES SIGN
 - DENOTES WATER VALVE

TOTAL SITE AREA = 1199.8 m²

PART 2 - SURVEY REPORT

- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PROSE SURVEYS FOUND DURING THE COURSE OF PERFORMING THE SUBJECT SURVEY.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC. ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
- COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
- THE LANDS COMPRISE ALL OF PIN 21240 - 0121 (LT), SUBJECT TO RIGHT-OF-WAY OVER PART 5 ON PLAN 688-18025 AS IN INSTRUMENT C439953 AND INSTRUMENT C439953 TOGETHER WITH RIGHT-OF-WAY OVER PARTS 2, 3, 4, 5, 6 AND 7 ON PLAN 688-18025 AS IN INSTRUMENT C439953.

MUNICIPAL ADDRESS
No. 474 WELLINGTON STREET WEST, TORONTO

SURVEYOR'S CERTIFICATE

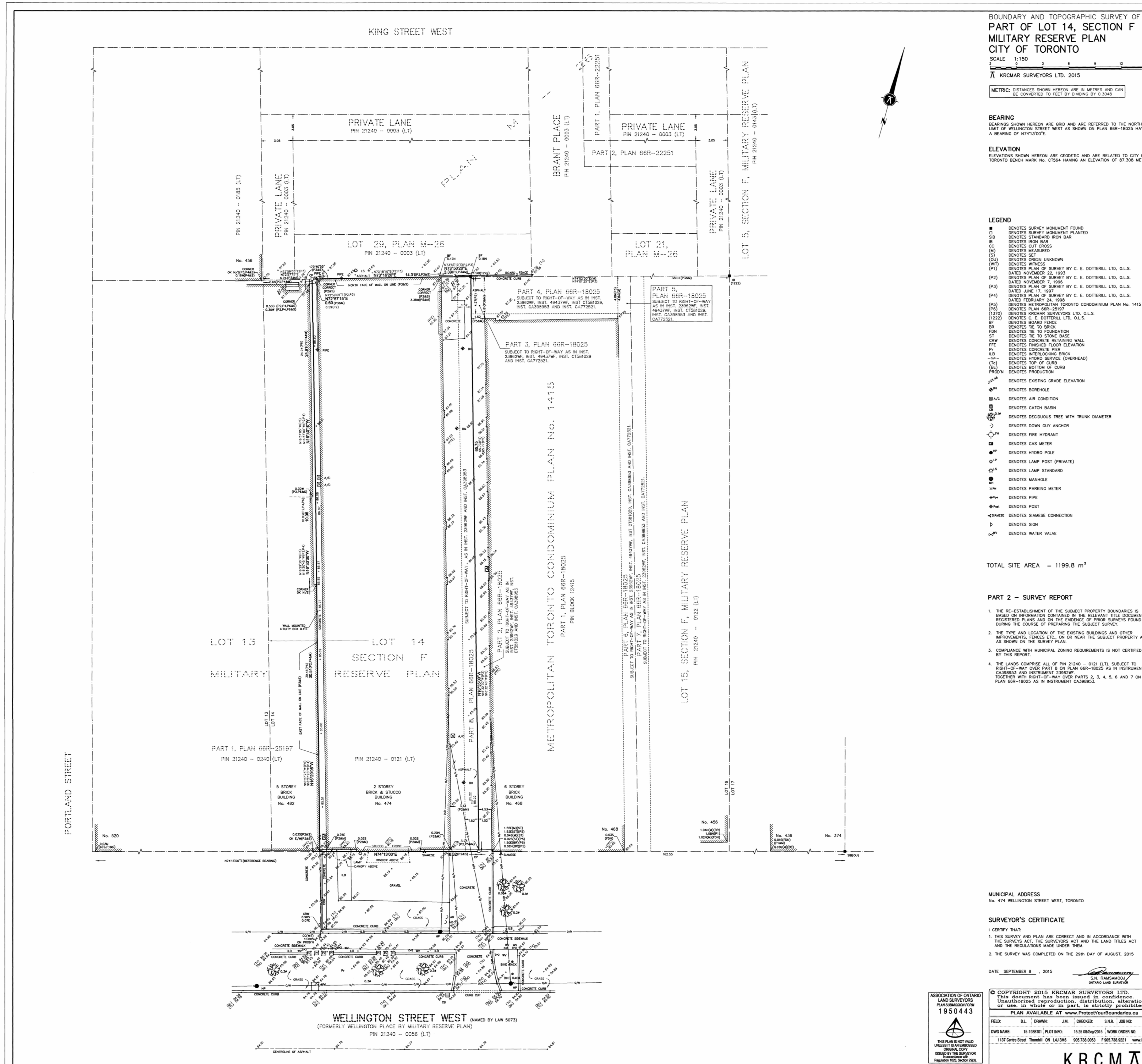
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 29th DAY OF AUGUST, 2015

DATE: SEPTEMBER 8, 2015

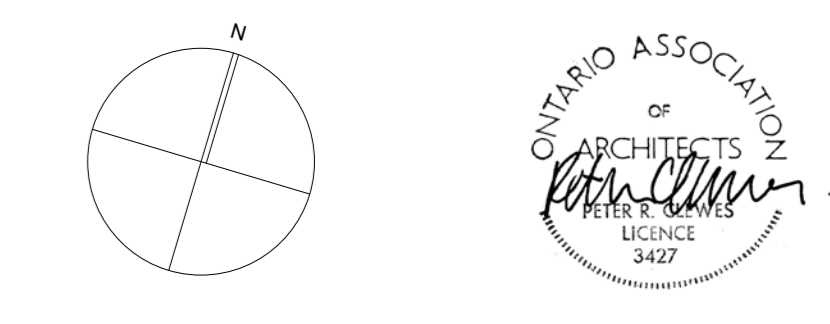
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PLAN AVAILABLE AT: www.ProtectYourBoundaries.ca

FIELD: D.L. DRAWN: J.M. CHECKED: S.A.R. JOB NO: 15-193
DWG NAME: 15-193R111.PLOT INFO: 15.25.08/Sep/2015 WORK ORDER NO: 17803
1127 Centre Street, Thornhill, ON L4J 3M6 905.738.0063 F 905.738.9221 www.krcmar.ca

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Wellington Street West**

**HULLMARK + DOUBLEDOWN
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Survey - Lot 474

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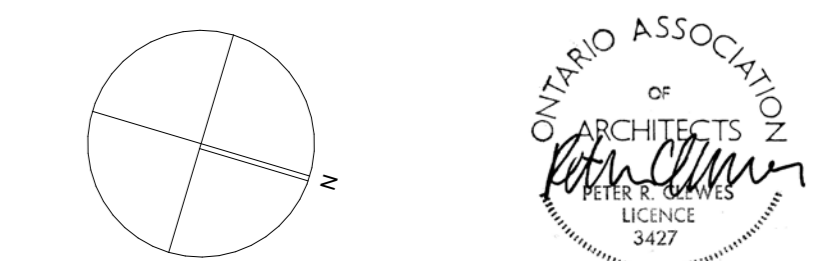
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Site Plan

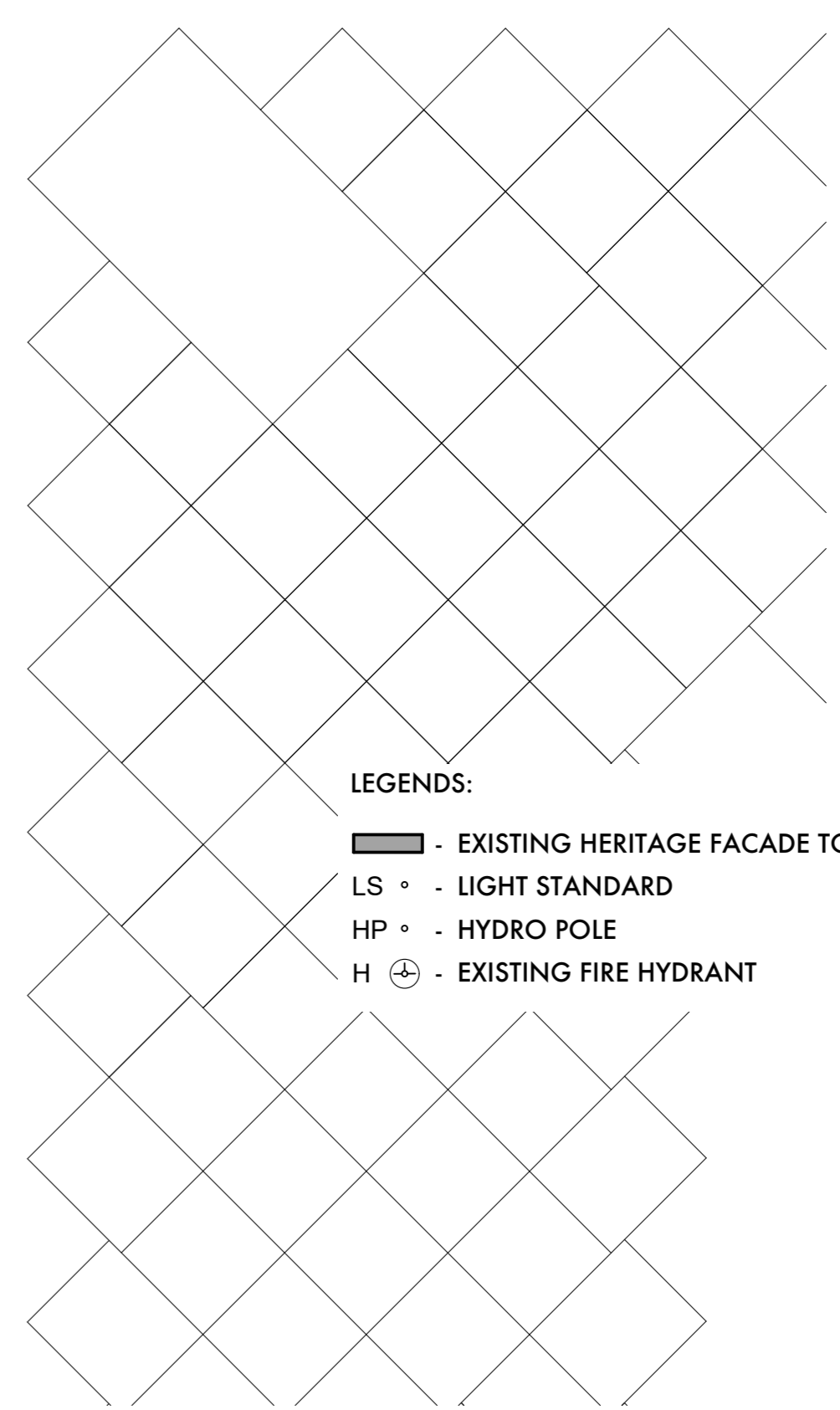
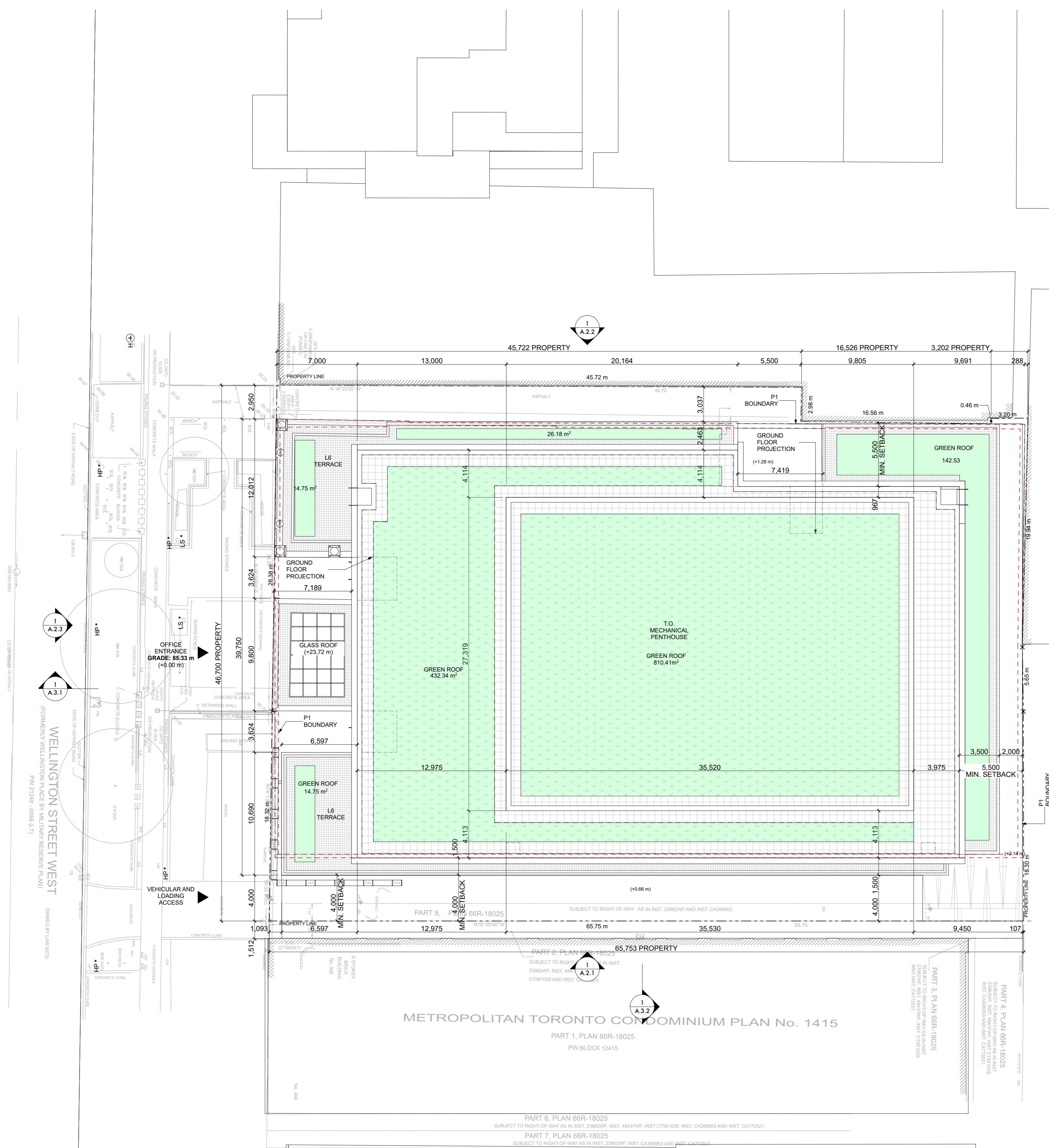
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A.1.1

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- LEGENDS:**
- EXISTING HERITAGE FACADE TO REMAIN
 - LS • - LIGHT STANDARD
 - HP • - HYDRO POLE
 - H ⊕ - EXISTING FIRE HYDRANT

METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1415
 PART 1, PLAN 66R-18025
 PIN BLOCK 12415

PART 6, PLAN 66R-18025
 SUBJECT TO RIGHT-OF-WAY AS IN INST. 23920WF, INST. 48437WF, INST. CT58102B, INST. CA3989G3 AND INST. CA72521

PART 7, PLAN 66R-18025
 SUBJECT TO RIGHT-OF-WAY AS IN INST. 23920WF, INST. CA3989G3 AND INST. CA72521

PART 3, PLAN 66R-18025
 SUBJECT TO RIGHT-OF-WAY AS IN INST. 23920WF, INST. 48437WF, INST. CT58102B, INST. CA3989G3 AND INST. CA72521

PART 4, PLAN 66R-18025
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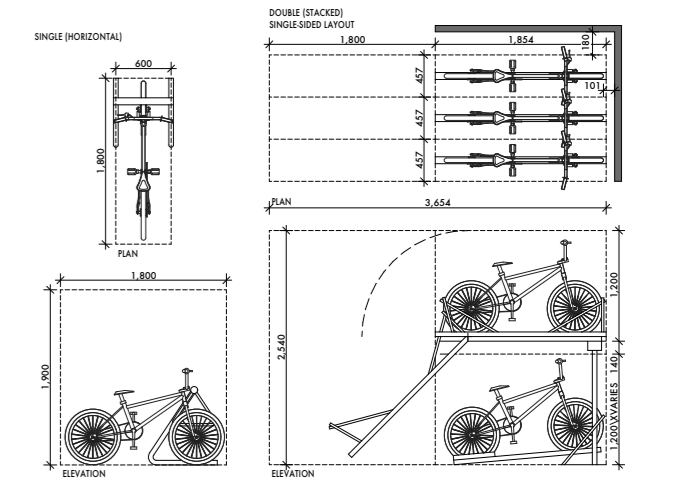
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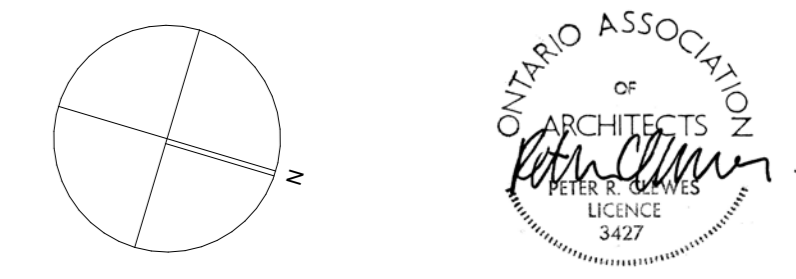
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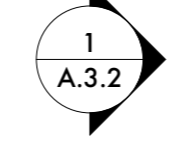
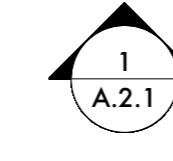
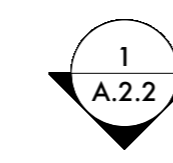
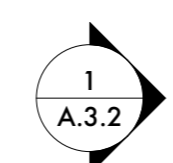
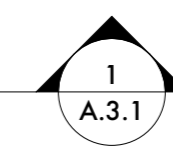
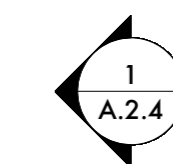
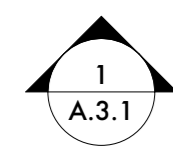
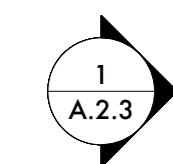
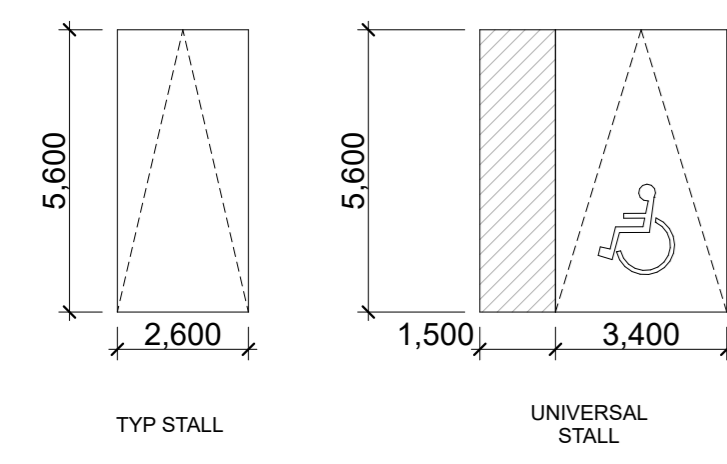
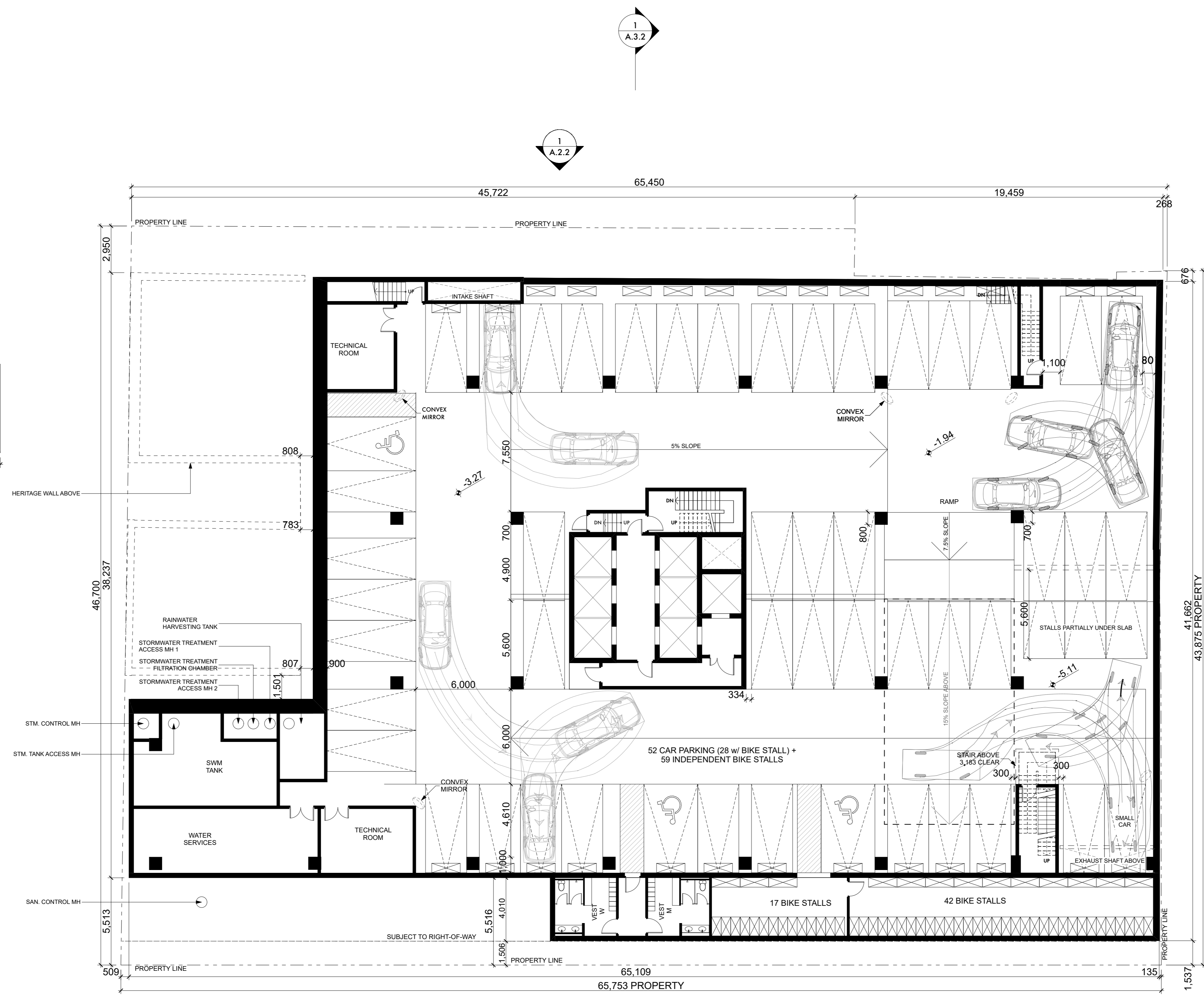
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HOLDINGS

P1

21807

2022-06-17

A.1.2



LEGENDS:

█ - EXISTING HERITAGE FACADE TO REMAIN

Electric Vehicle Infrastructure
 Install EVSE for 20% of the parking spaces.
 Roughed-in conduits to be provided for the remaining spaces.

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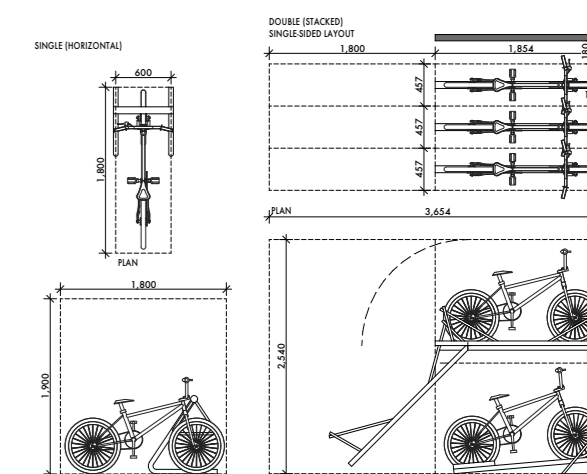
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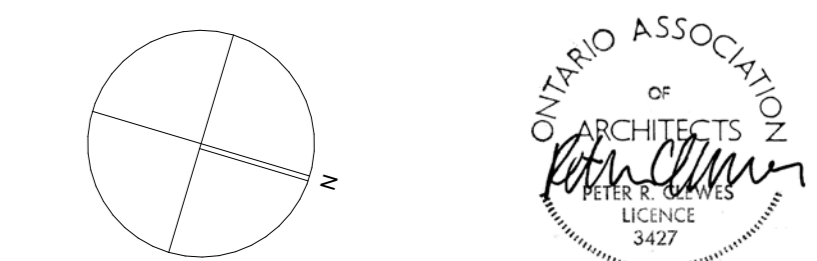
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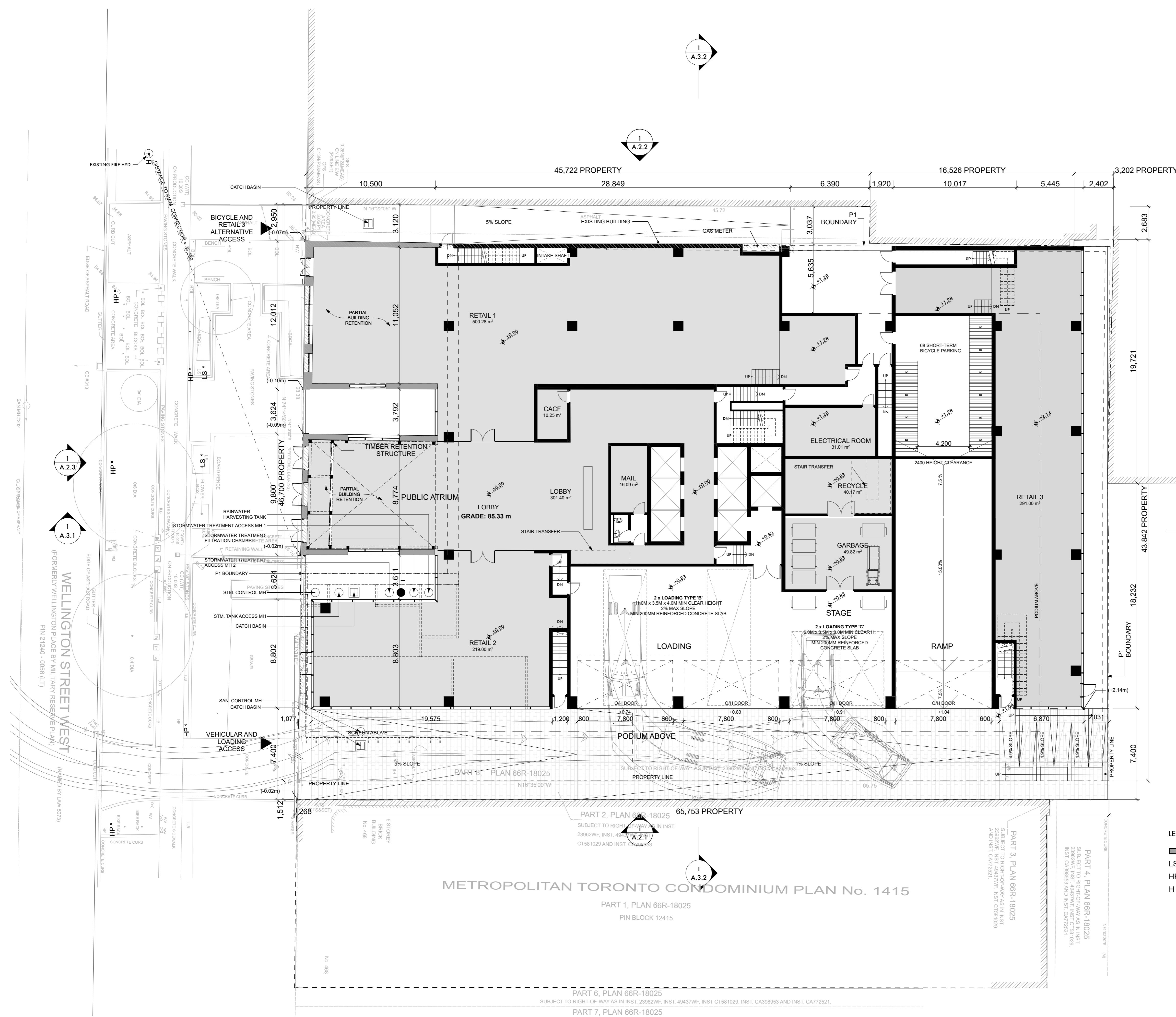
HULLMARK + DOUBLEDOWN
HOLDINGS

Ground

21807

2022-06-17

A.1.3



LEGENDS:

- EXISTING HERITAGE FACADE TO REMAIN
- LS • - LIGHT STANDARD
- HP • - HYDRO POLE
- H ⊕ - EXISTING FIRE HYDRANT

METROPOLITAN TORONTO CONDOMINIUM PLAN No. 1415

PART 1, PLAN 66R-18025
PIN BLOCK 12415

PART 6, PLAN 66R-18025
SUBJECT TO RIGHT-OF-WAY AS IN INST. 23962WF, INST. 49437WF, INST CT581029, INST. CA398953 AND INST. CA77251.
PART 7, PLAN 66R-18025

PART 4, PLAN 66R-18025
SUBJECT TO RIGHT-OF-WAY AS IN INST. 23962WF, INST. 49437WF, INST. CT581029, INST. CA398953 AND INST. CA77251.

PART 3, PLAN 66R-18025
SUBJECT TO RIGHT-OF-WAY AS IN INST. 23962WF, INST. 49437WF, INST. CT581029 AND INST. CA77251.

PART 2, PLAN 66R-18025
SUBJECT TO RIGHT-OF-WAY AS IN INST. 23962WF, INST. 49437WF, INST. CT581029 AND INST. CA77251.

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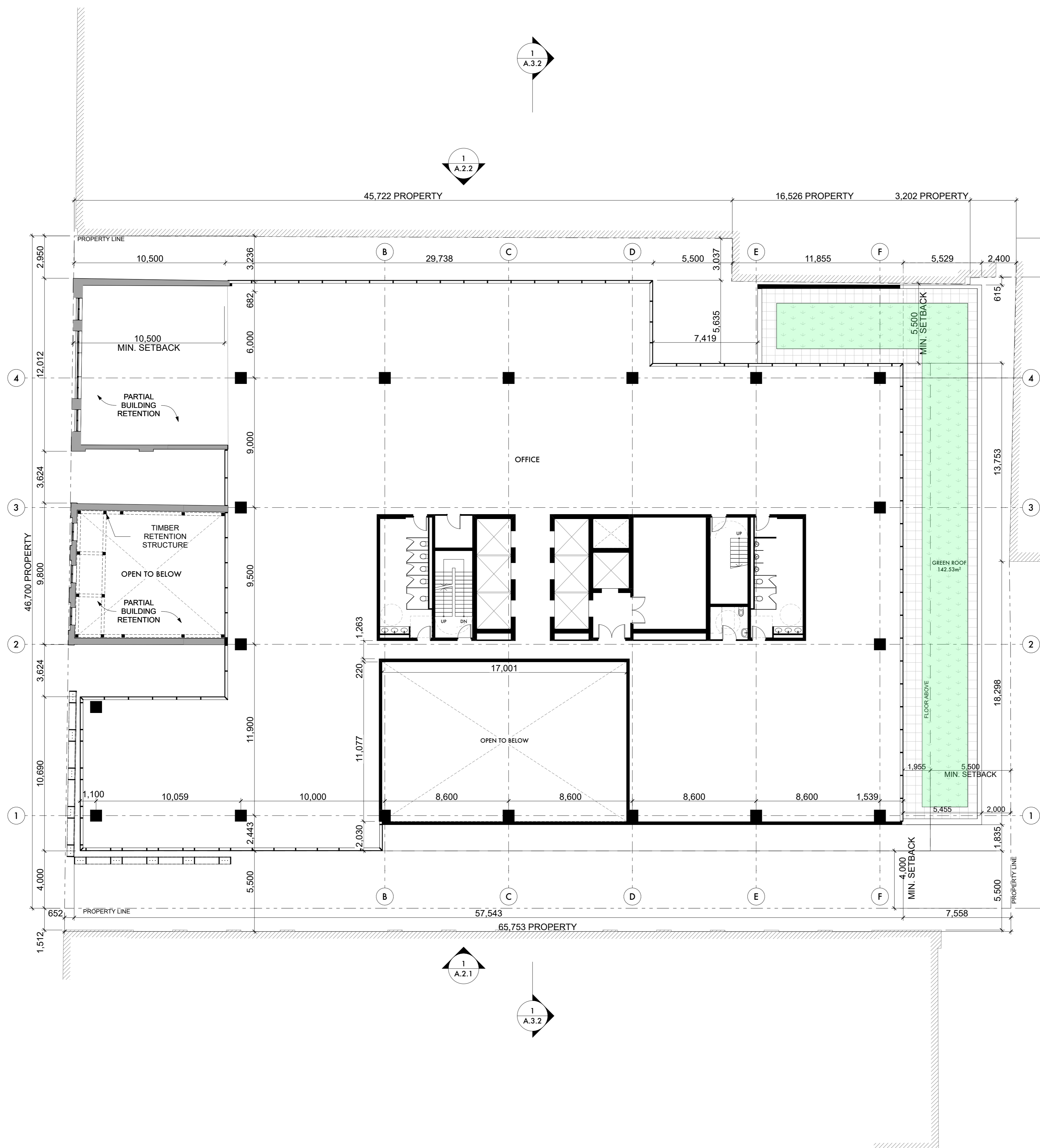
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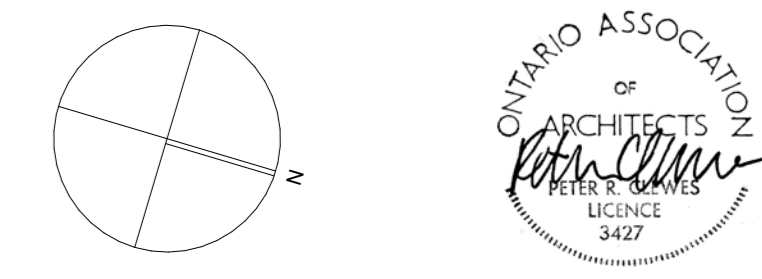


LEGENDS:
 ■ EXISTING HERITAGE FACADE TO REMAIN



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Level 2

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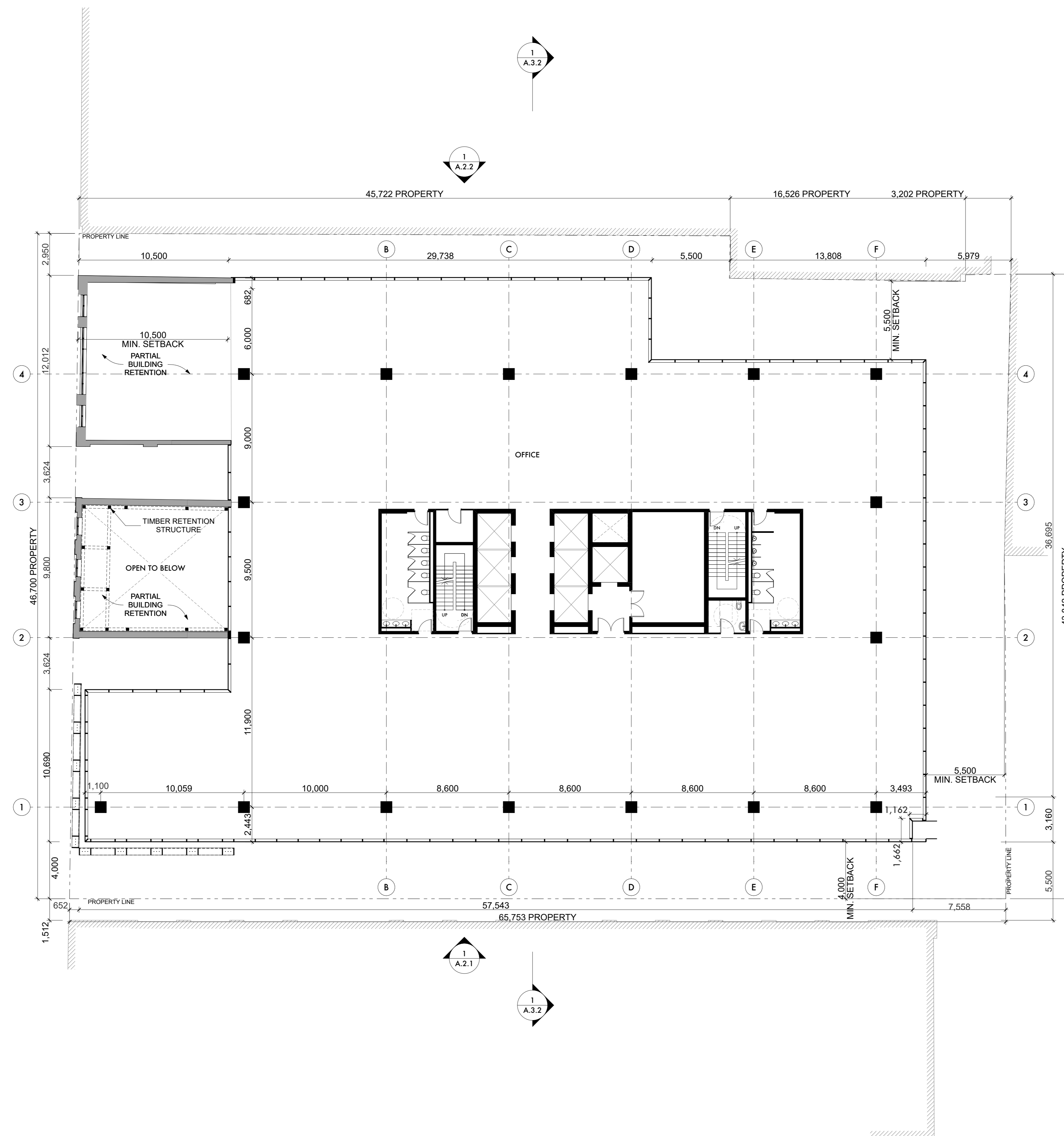
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5	REISSUED FOR REZONING	26.11.2021
6	REISSUED FOR REZONING	22.02.2022
7	REISSUED FOR REZONING	17.06.2022

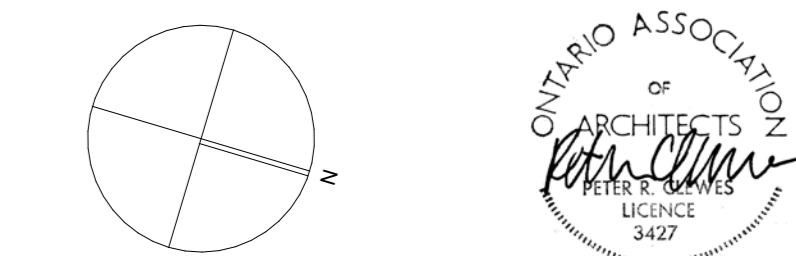


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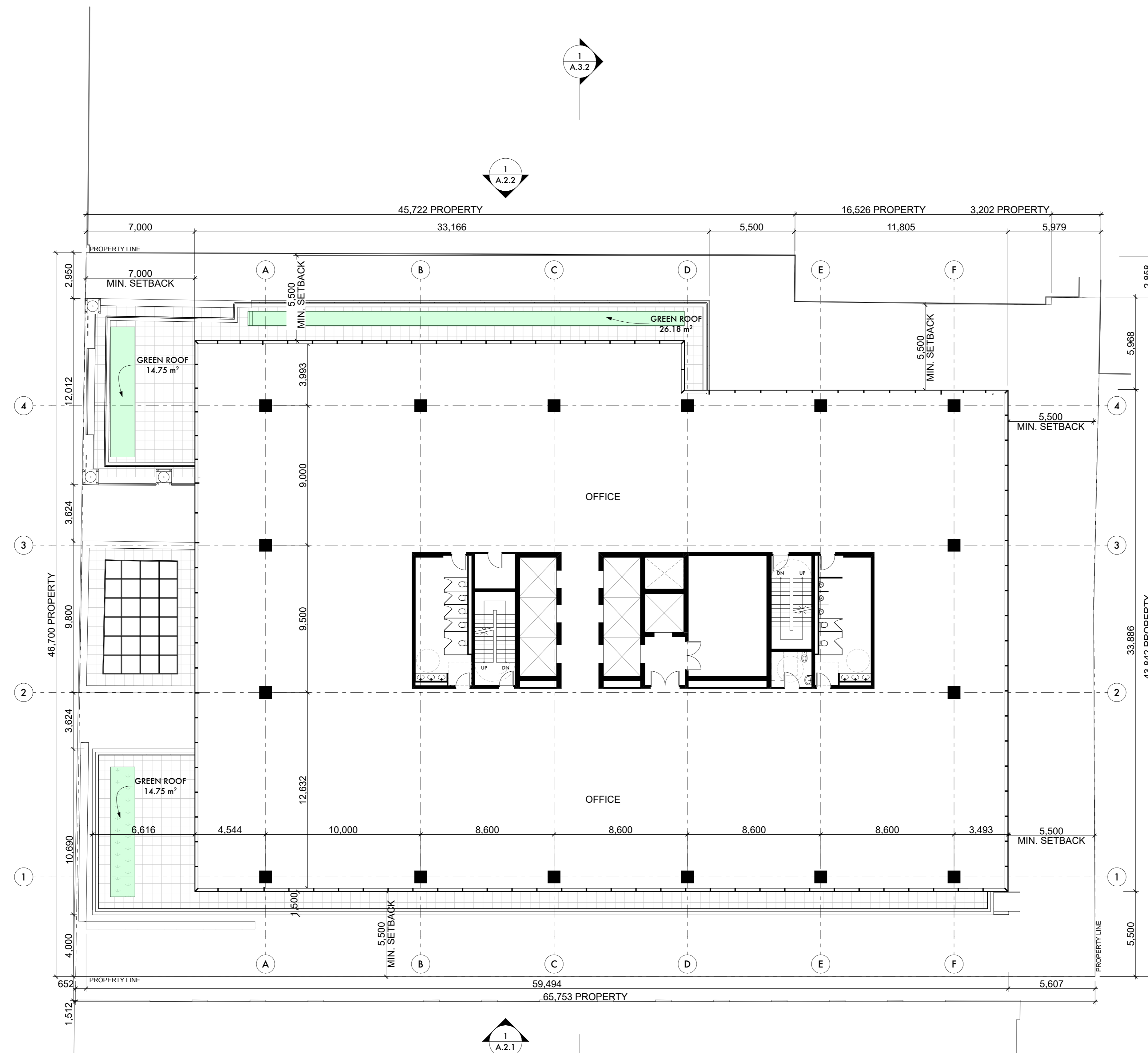
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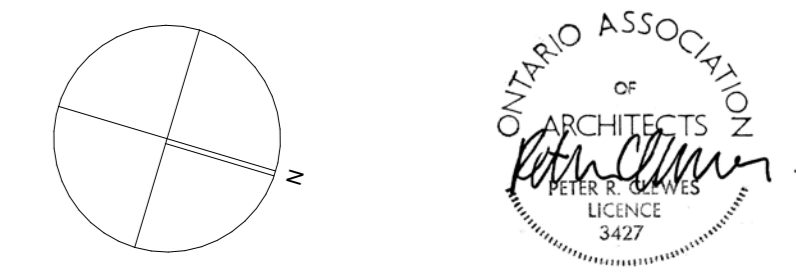
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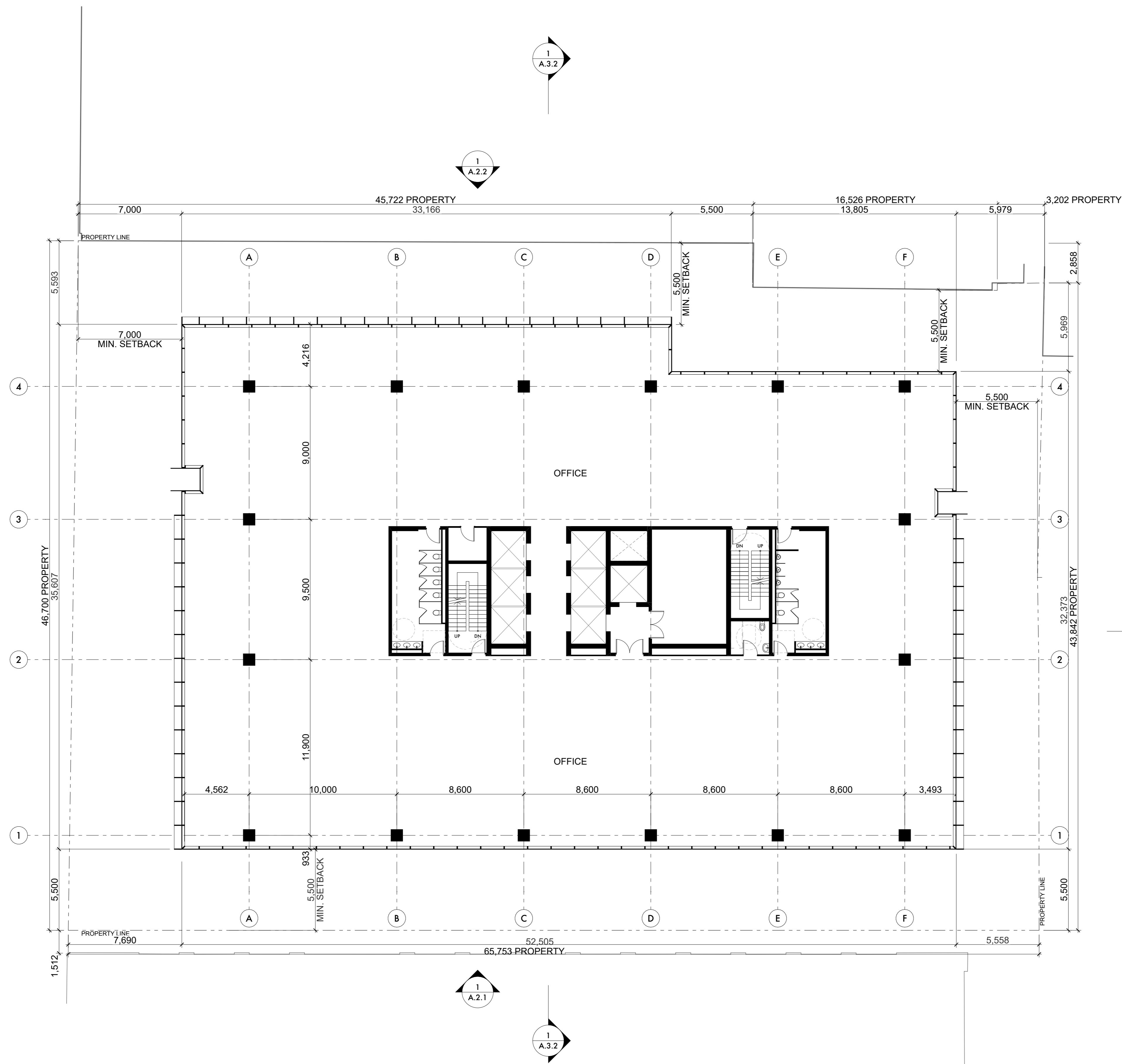
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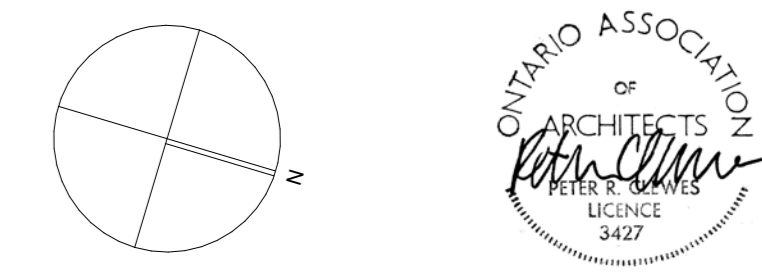
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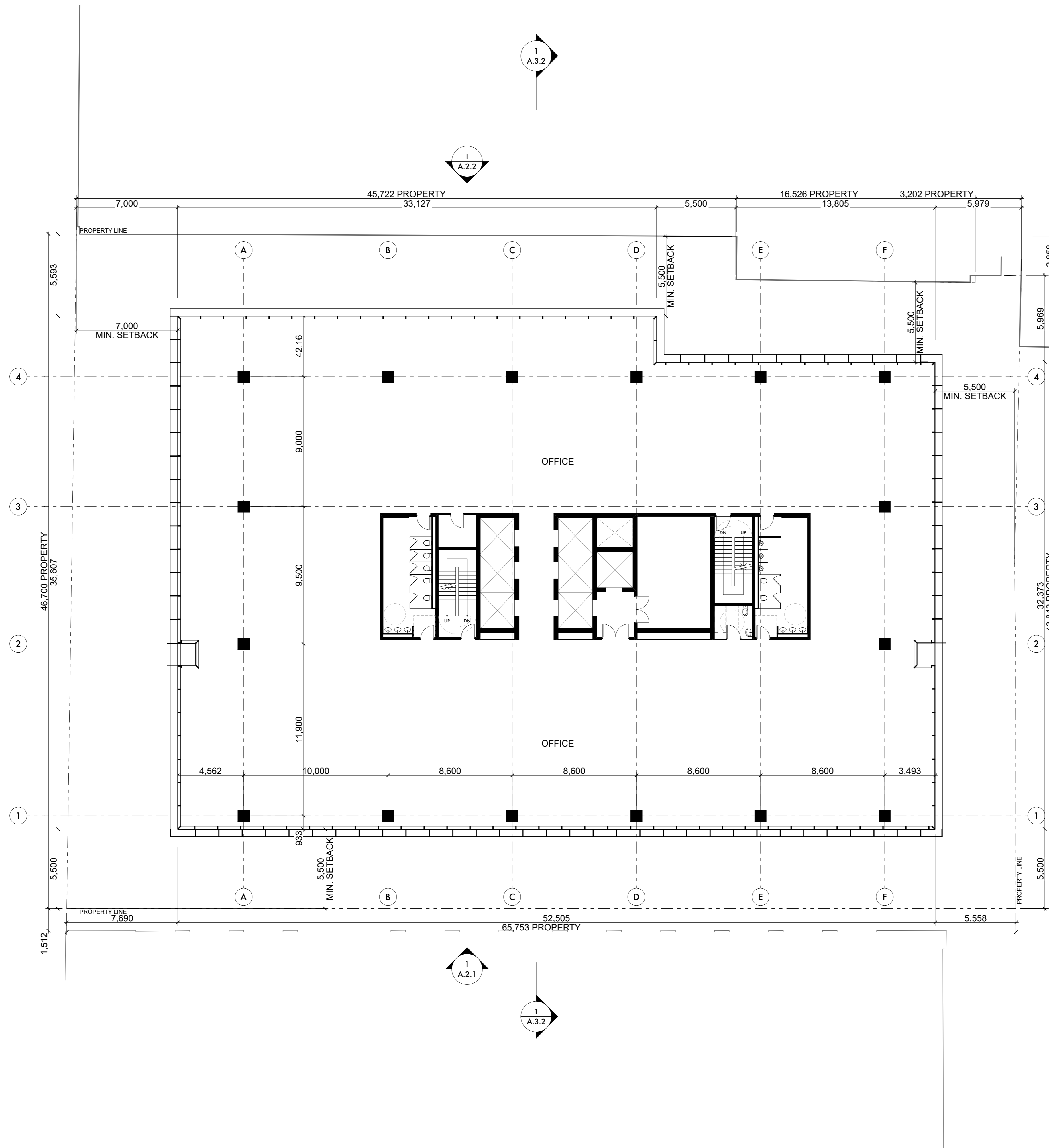
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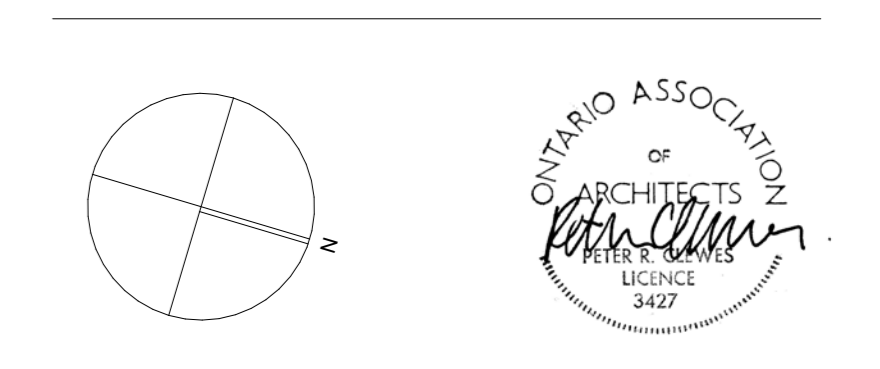
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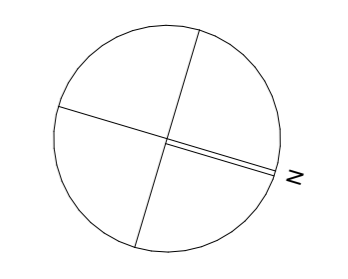
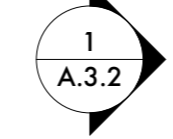
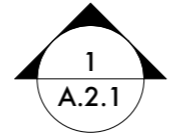
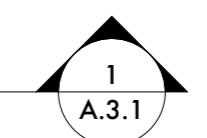
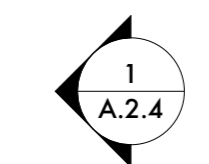
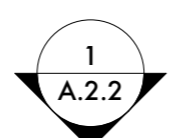
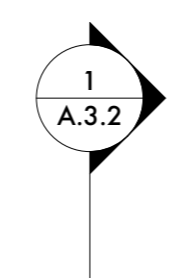
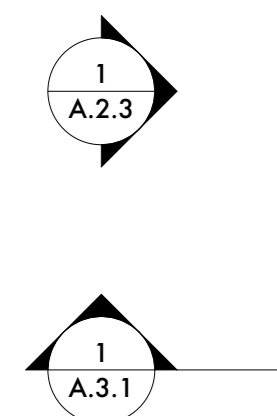
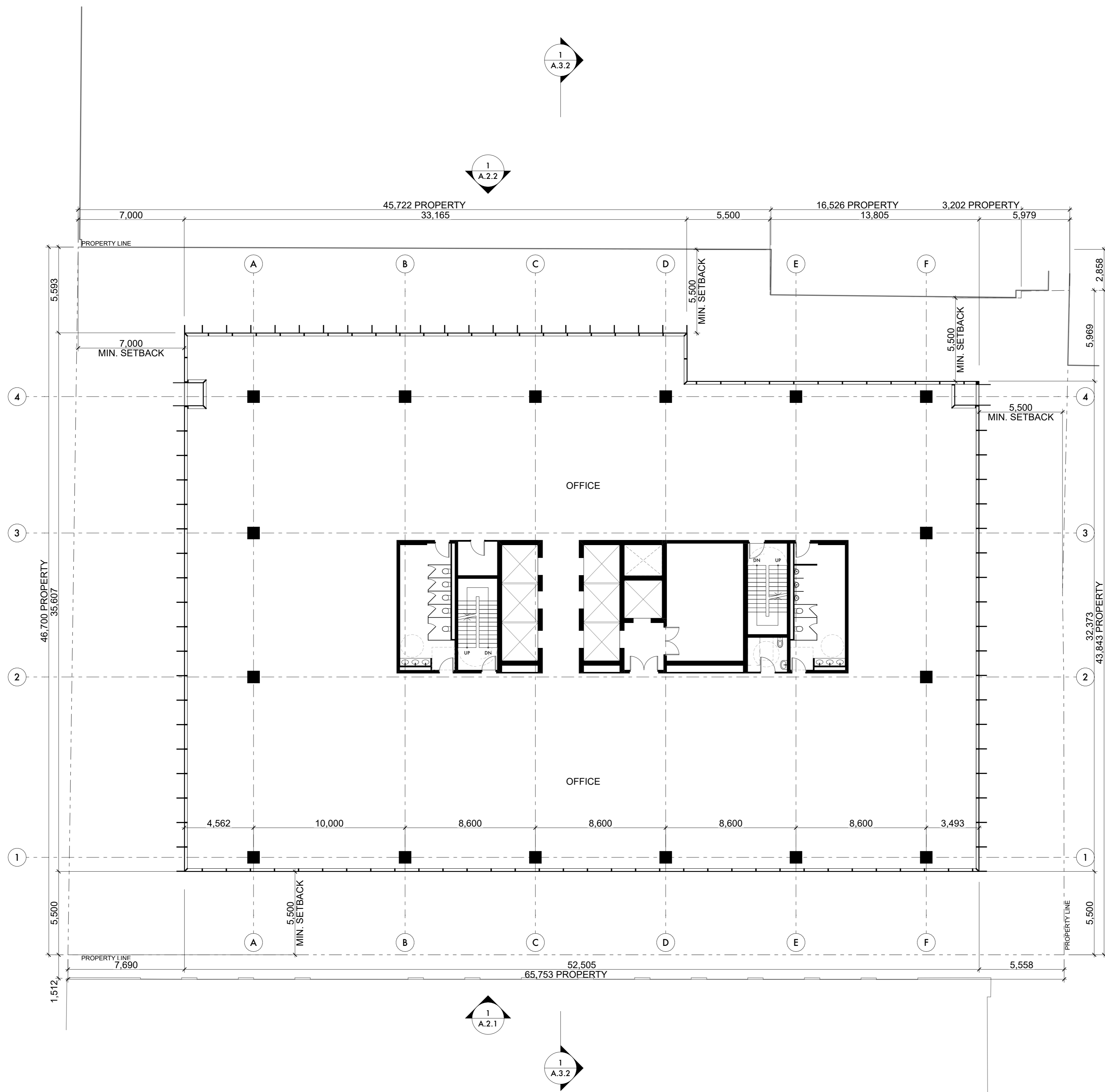
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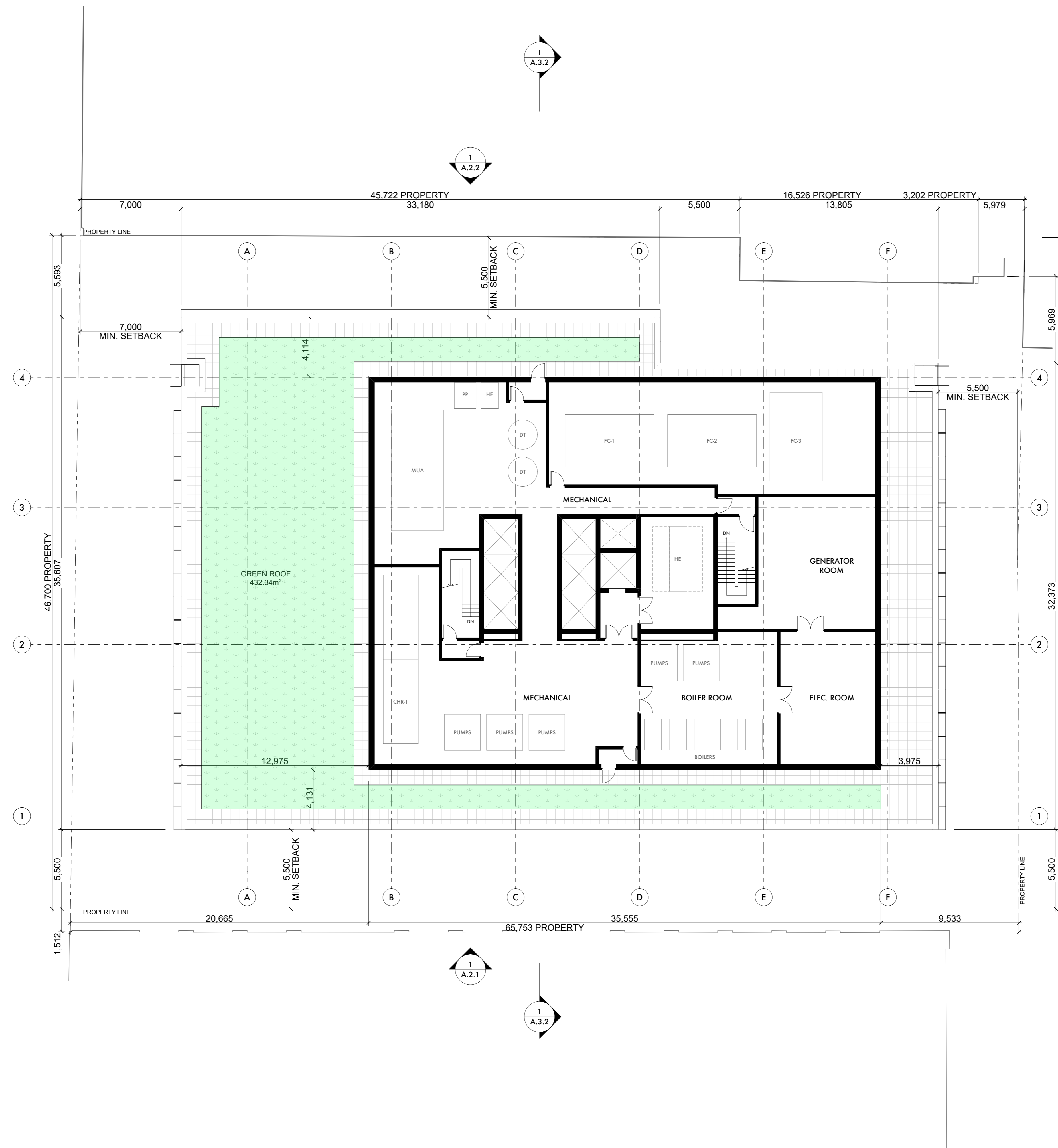
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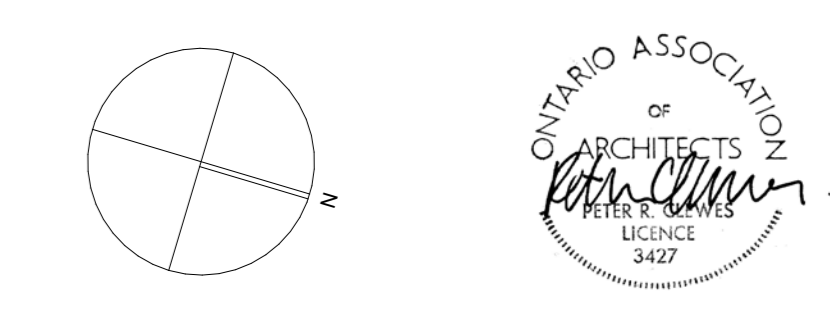
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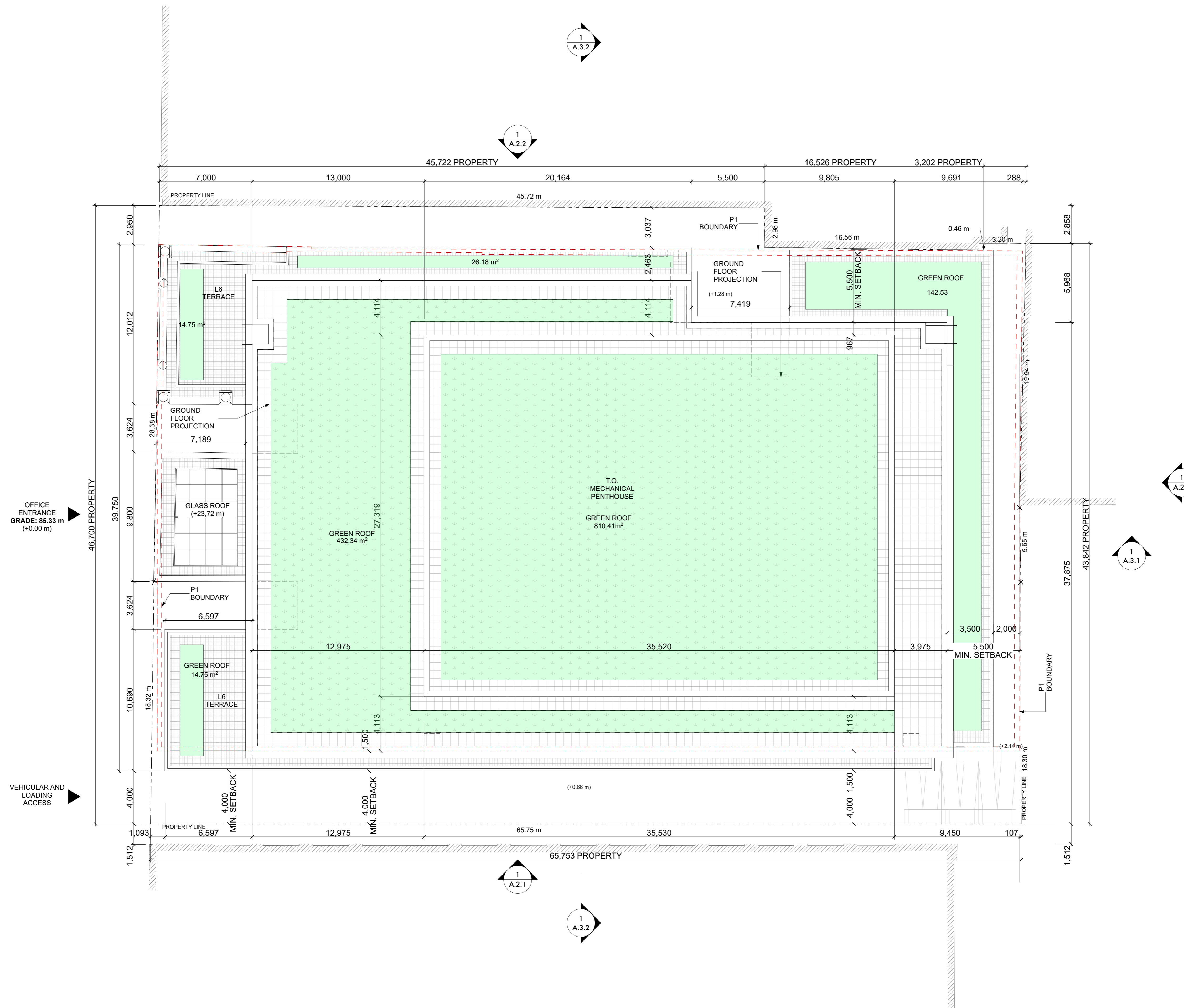
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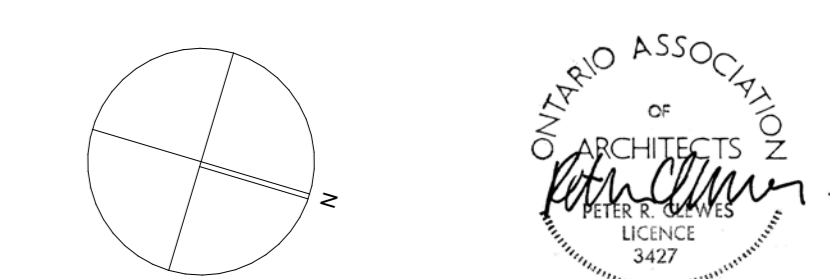
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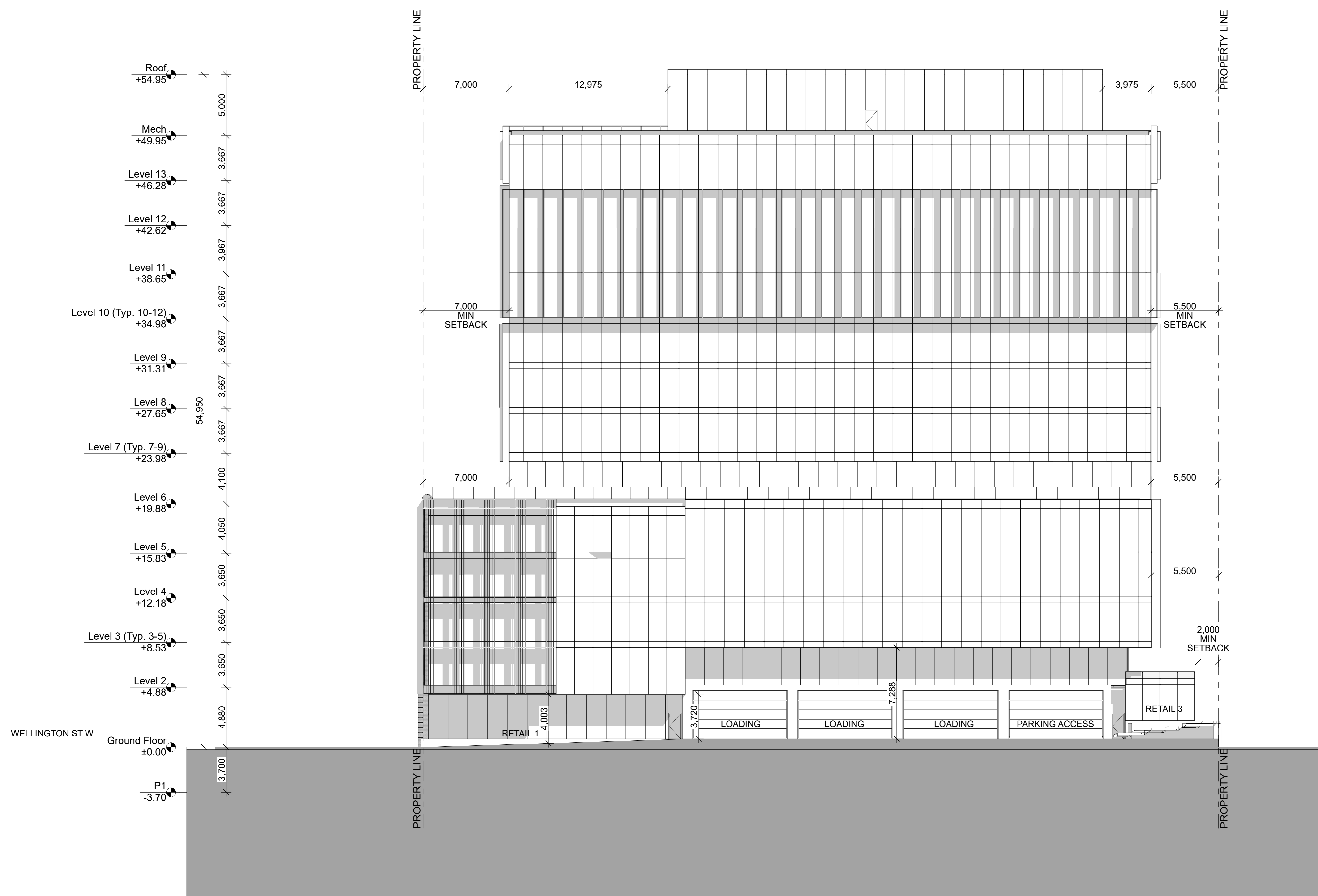
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East Elevation

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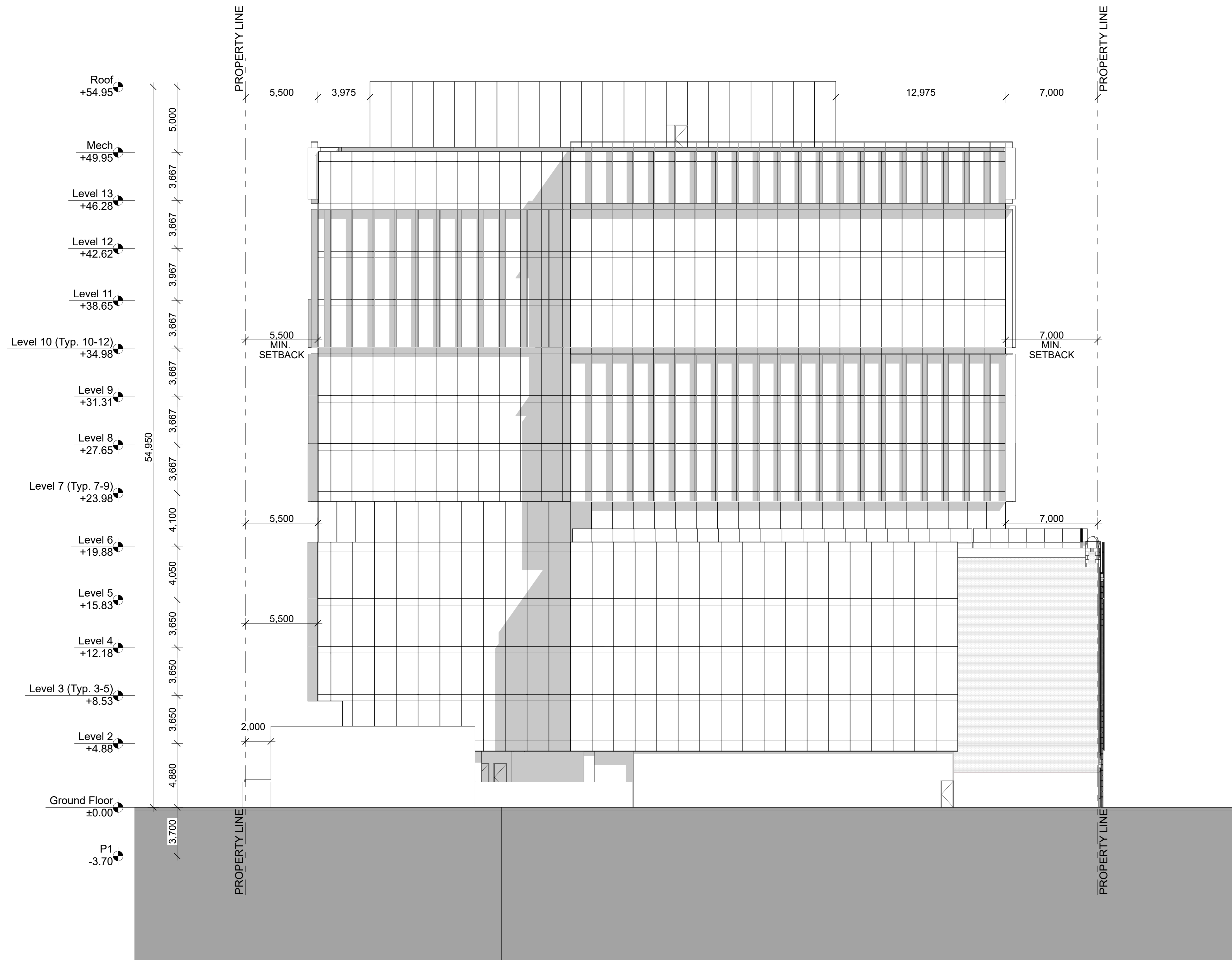
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West Elevation

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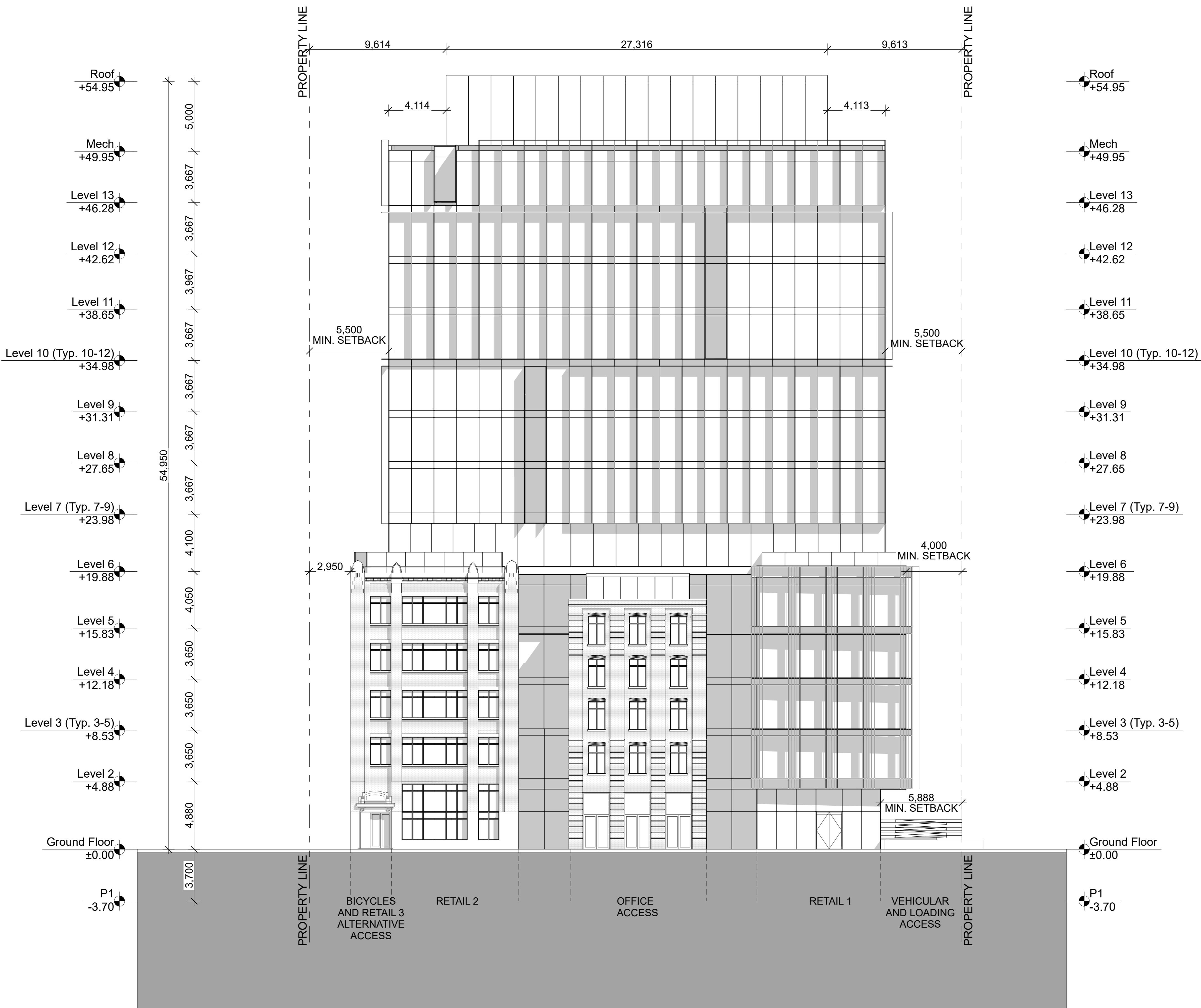
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5	REISSUED FOR REZONING	26.11.2021
6	REISSUED FOR REZONING	22.02.2022
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South Elevation

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A.2.3

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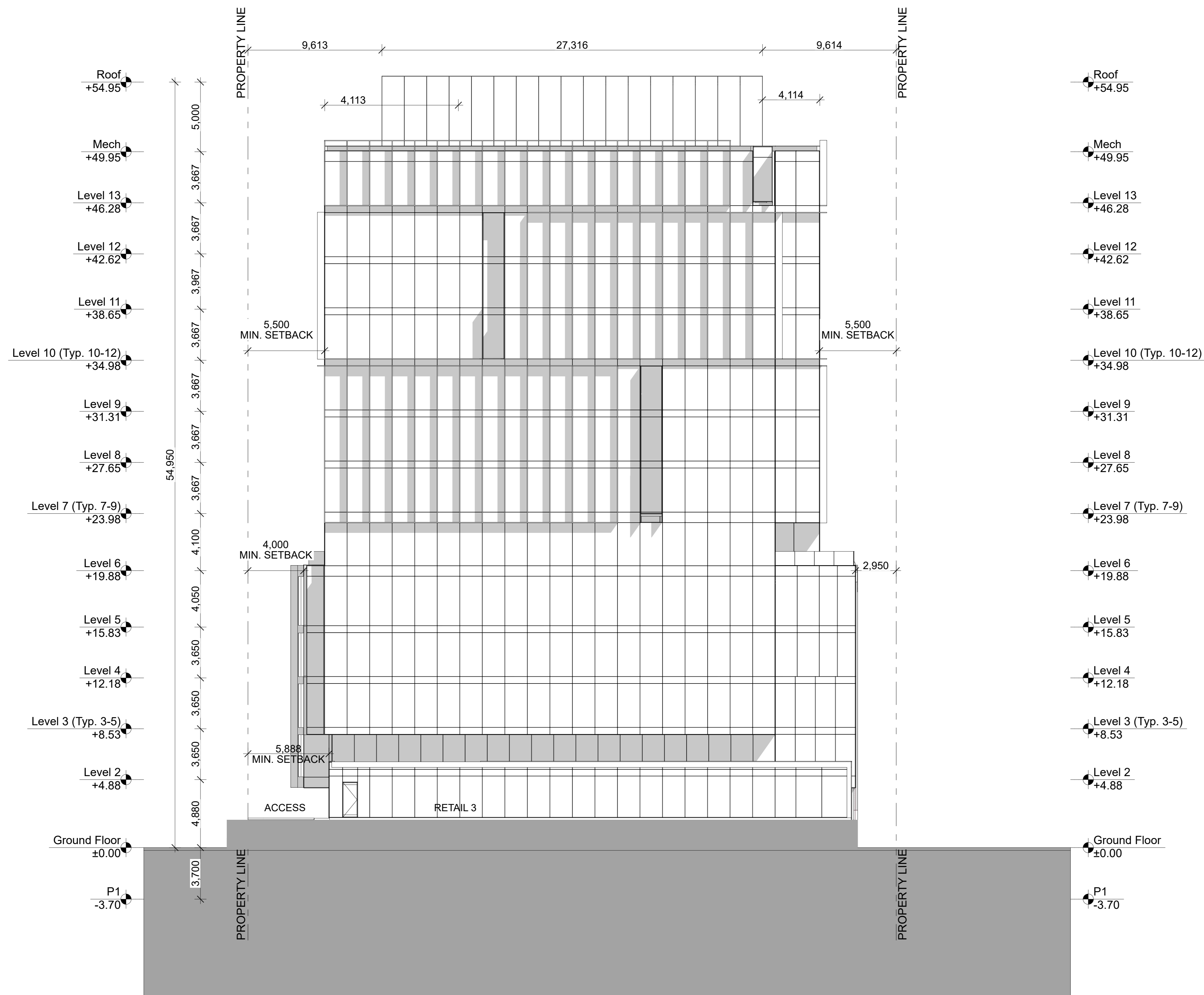
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North Elevation

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North-South Section
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A.3.1

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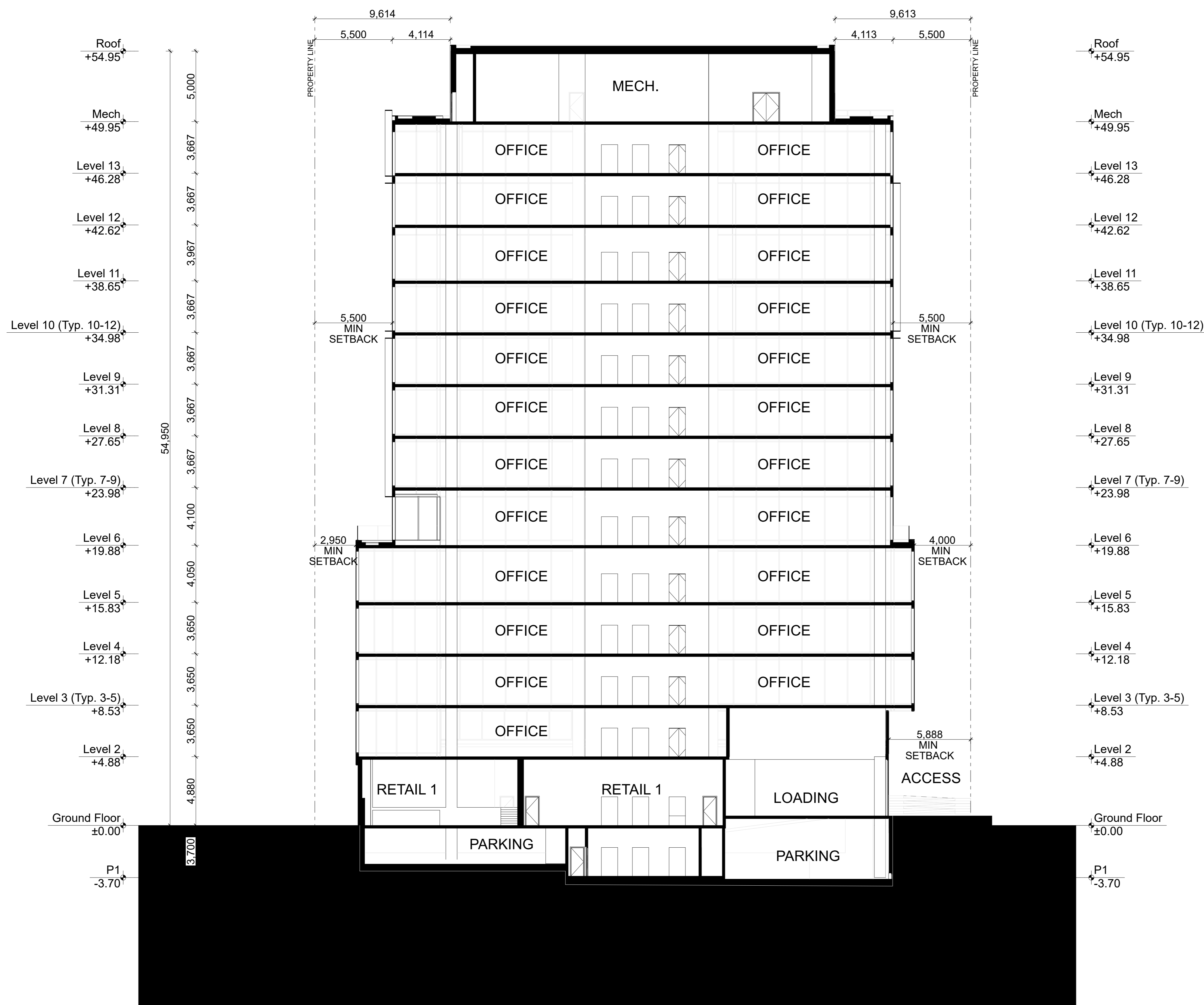
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East-West Section

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A.3.2





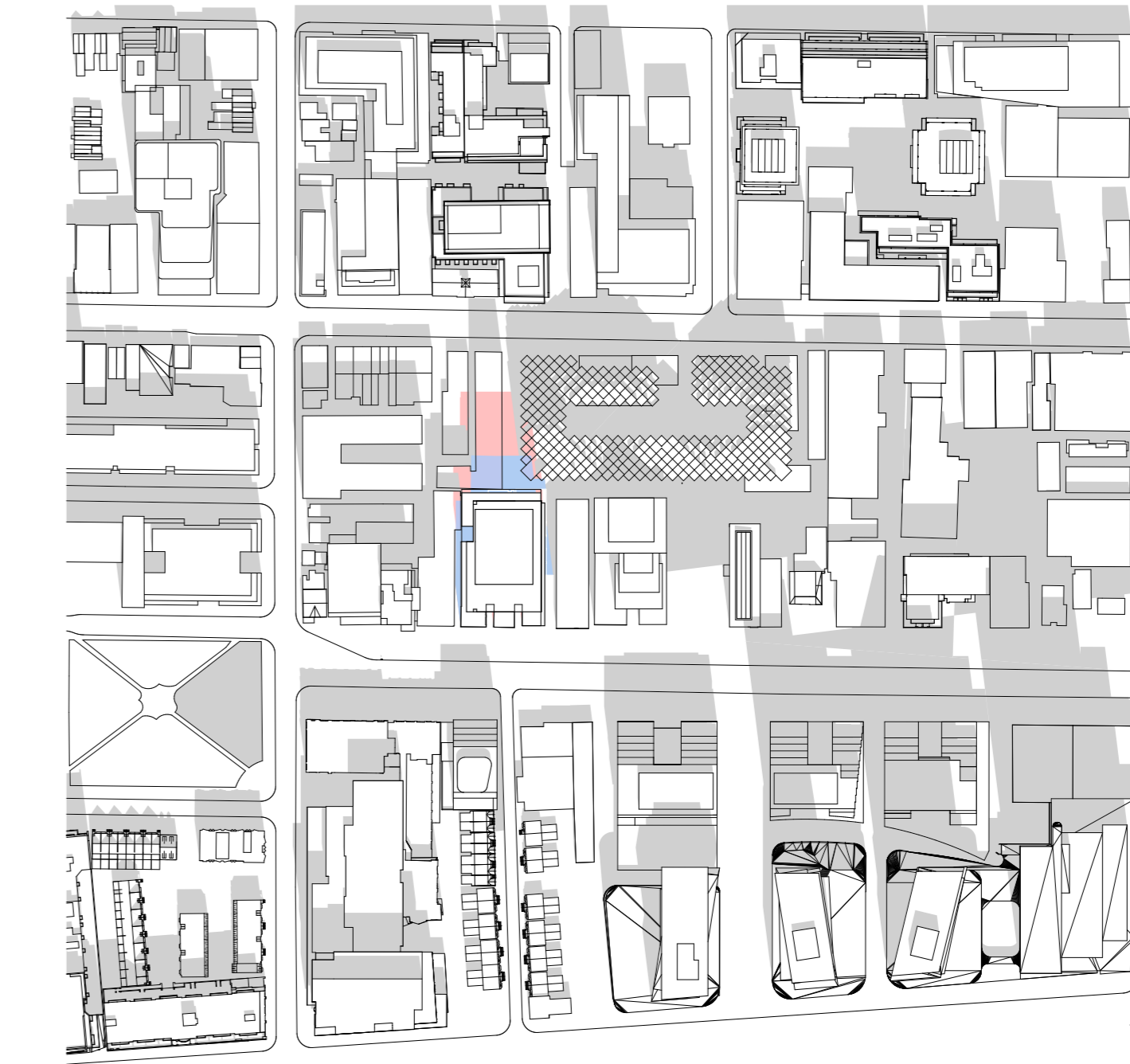
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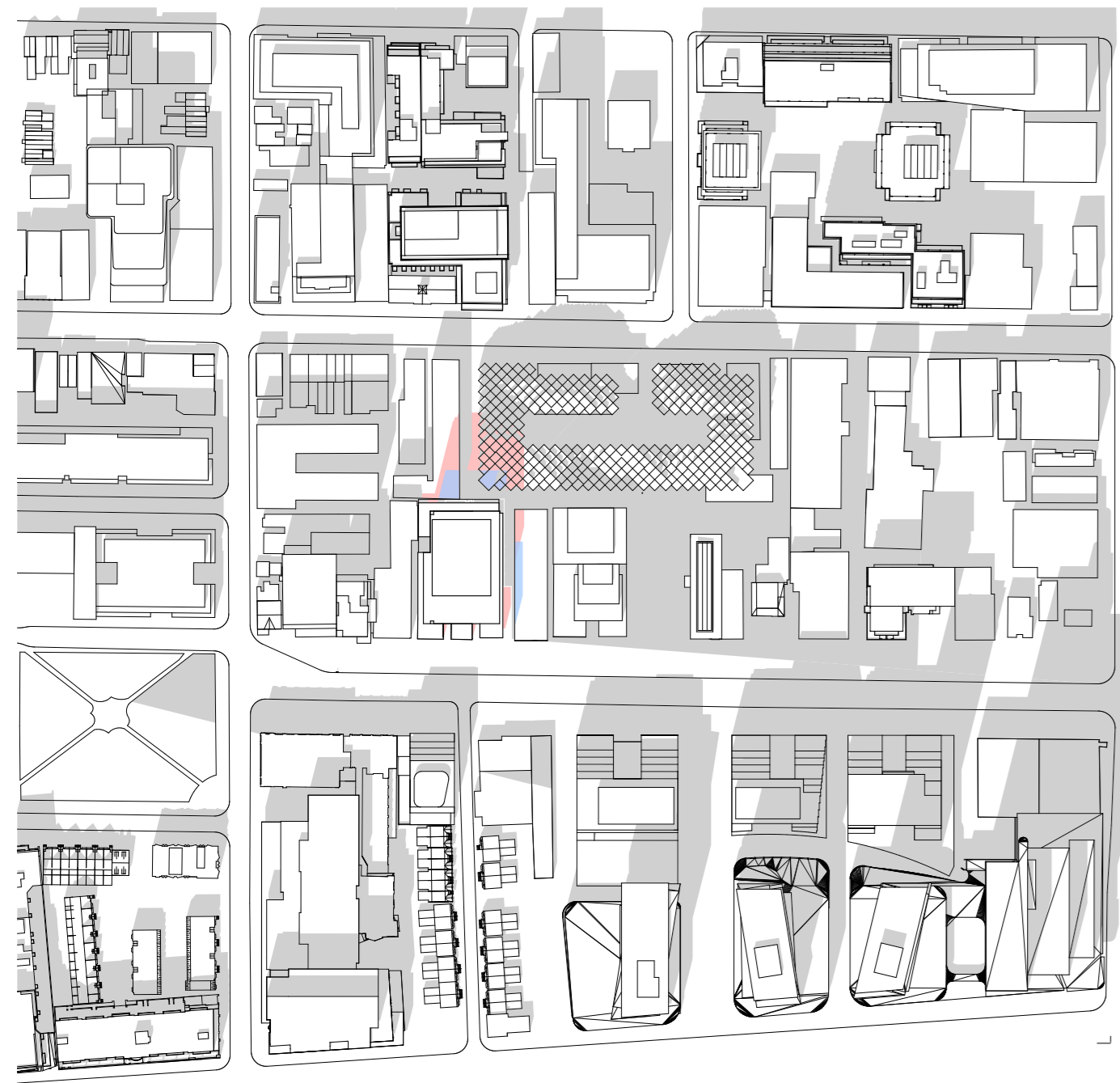
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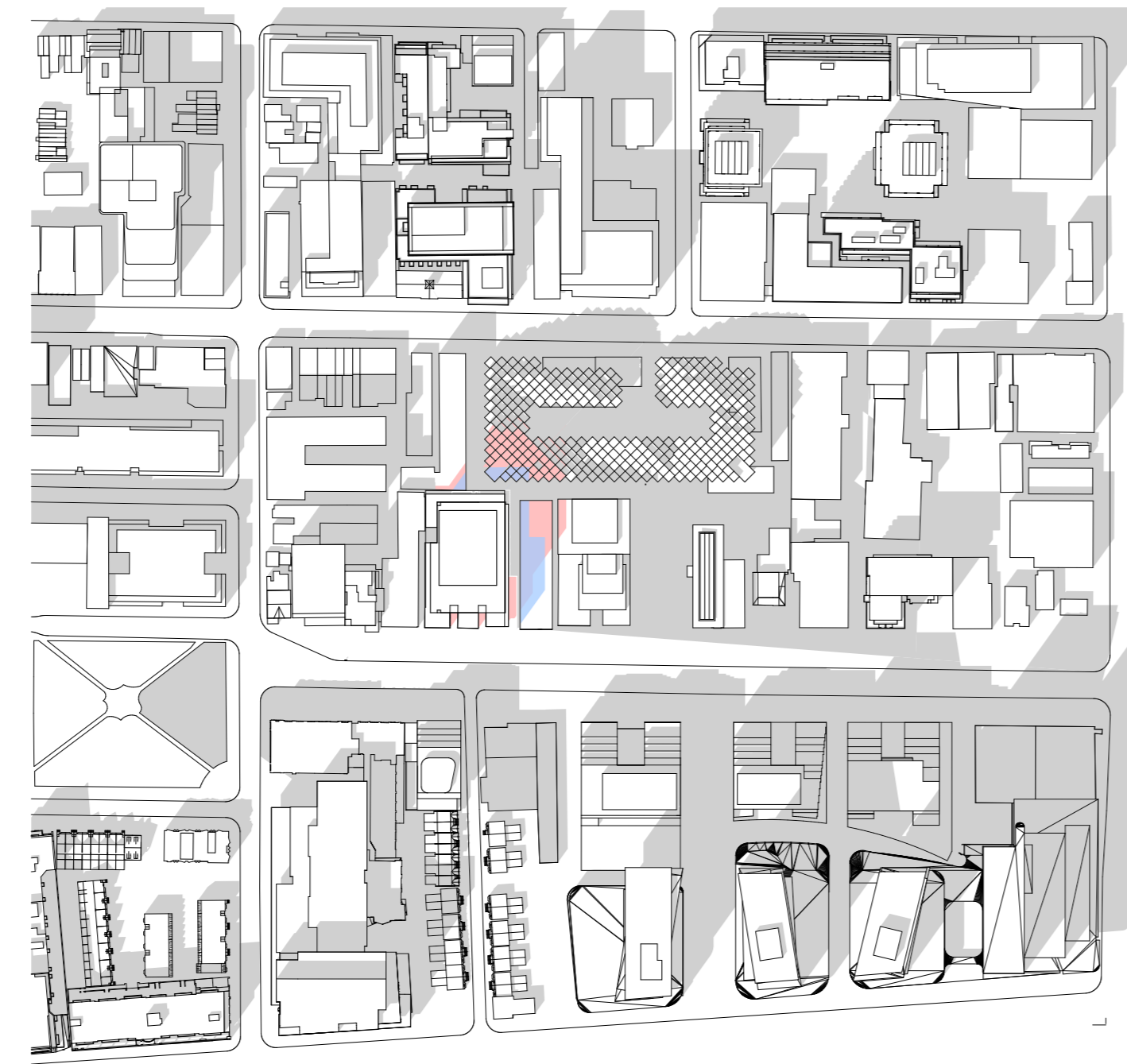
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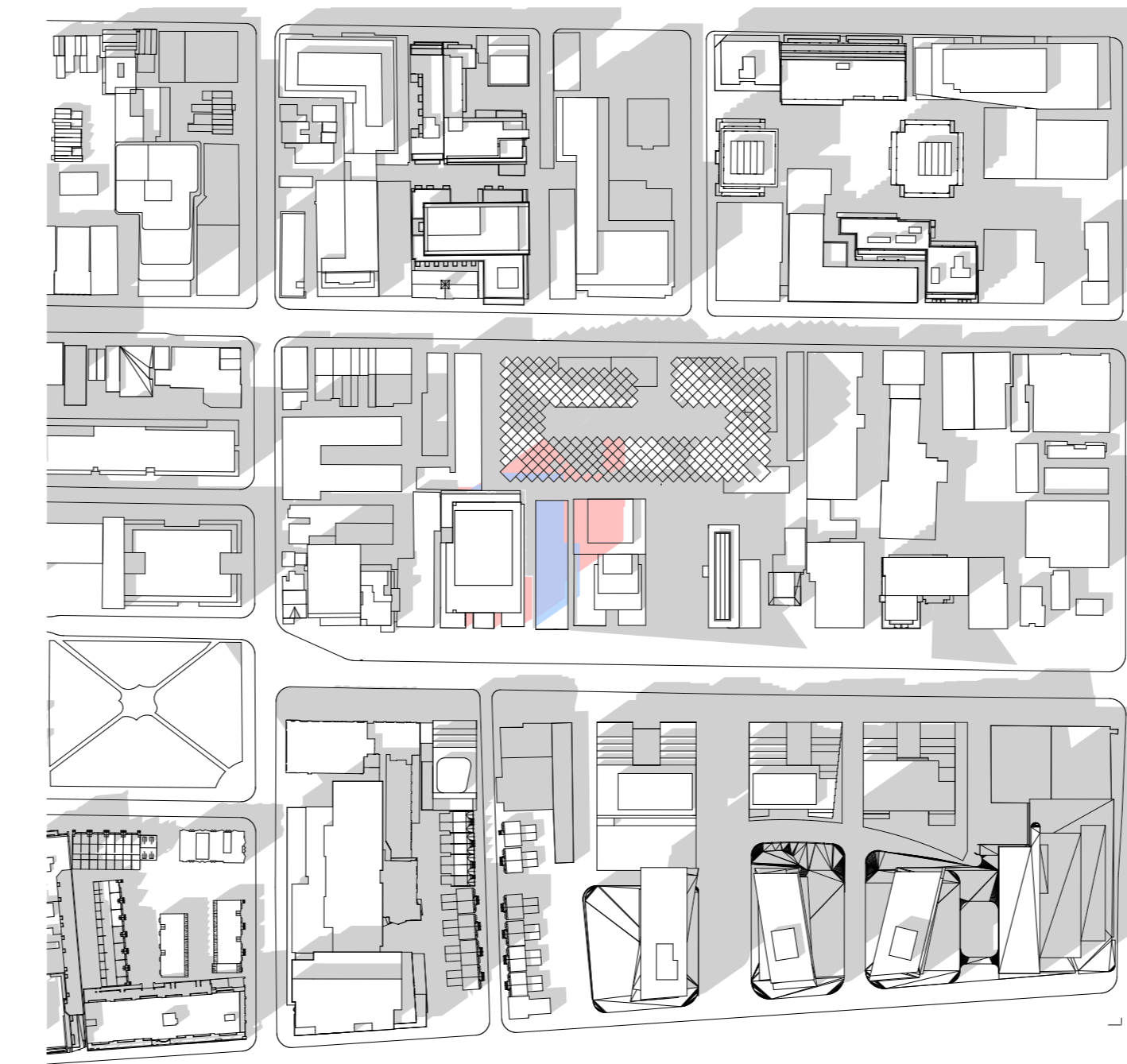
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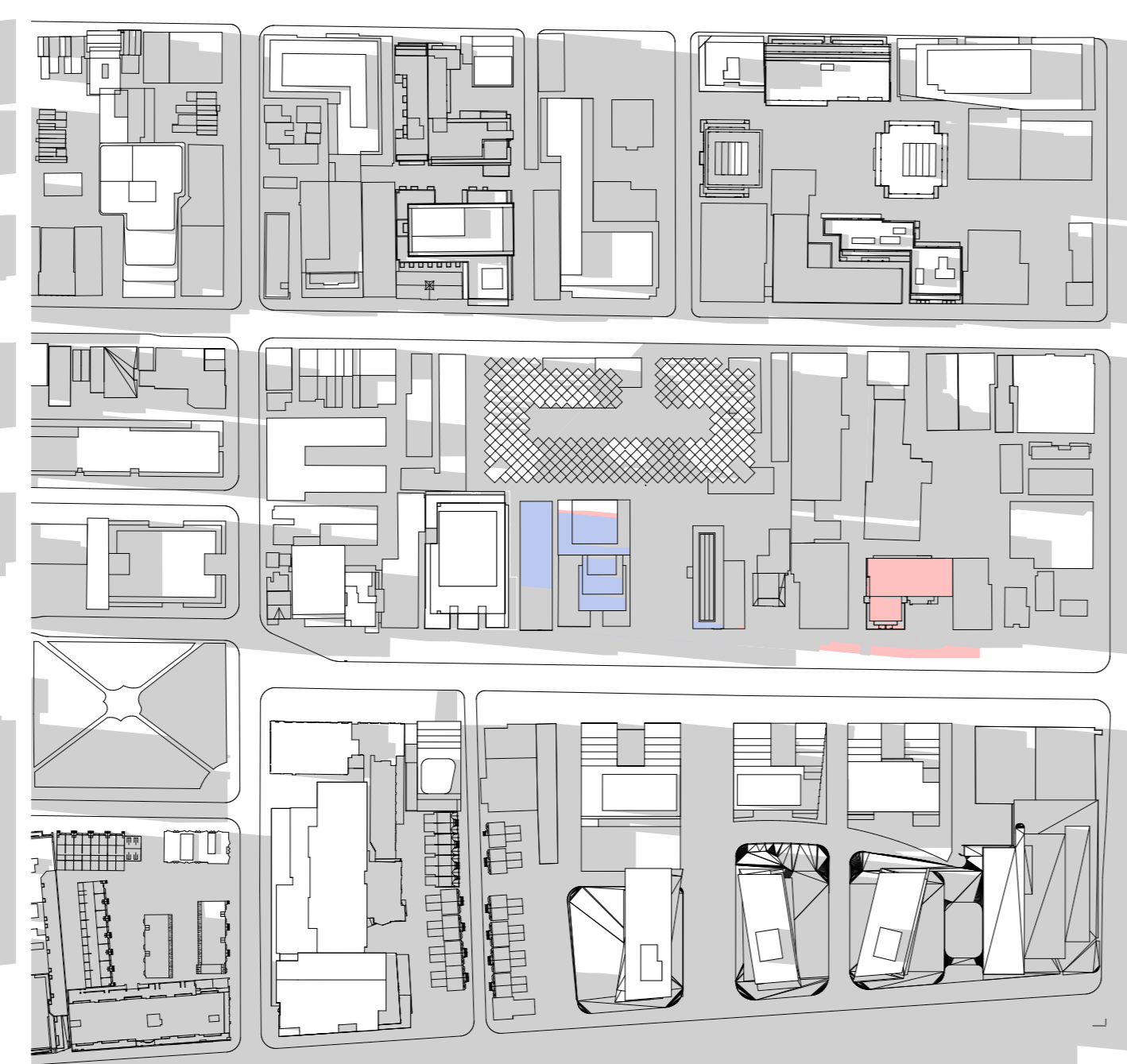
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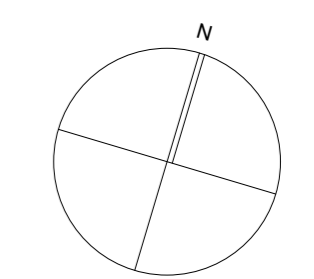
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- PROPOSED NEW BUILDING SHADOW
- "AS-OF-RIGHT" SHADOW

A.4.1

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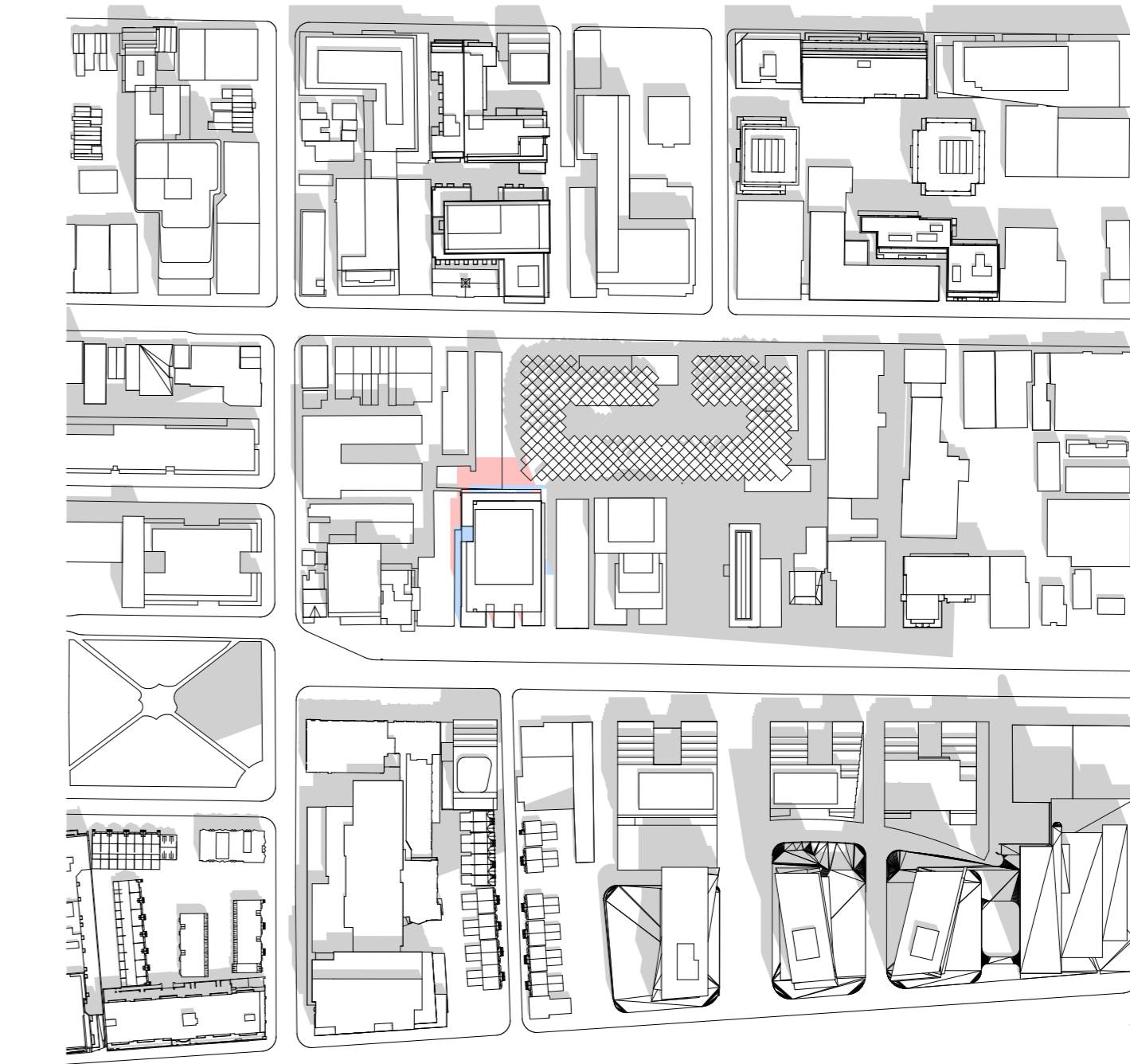
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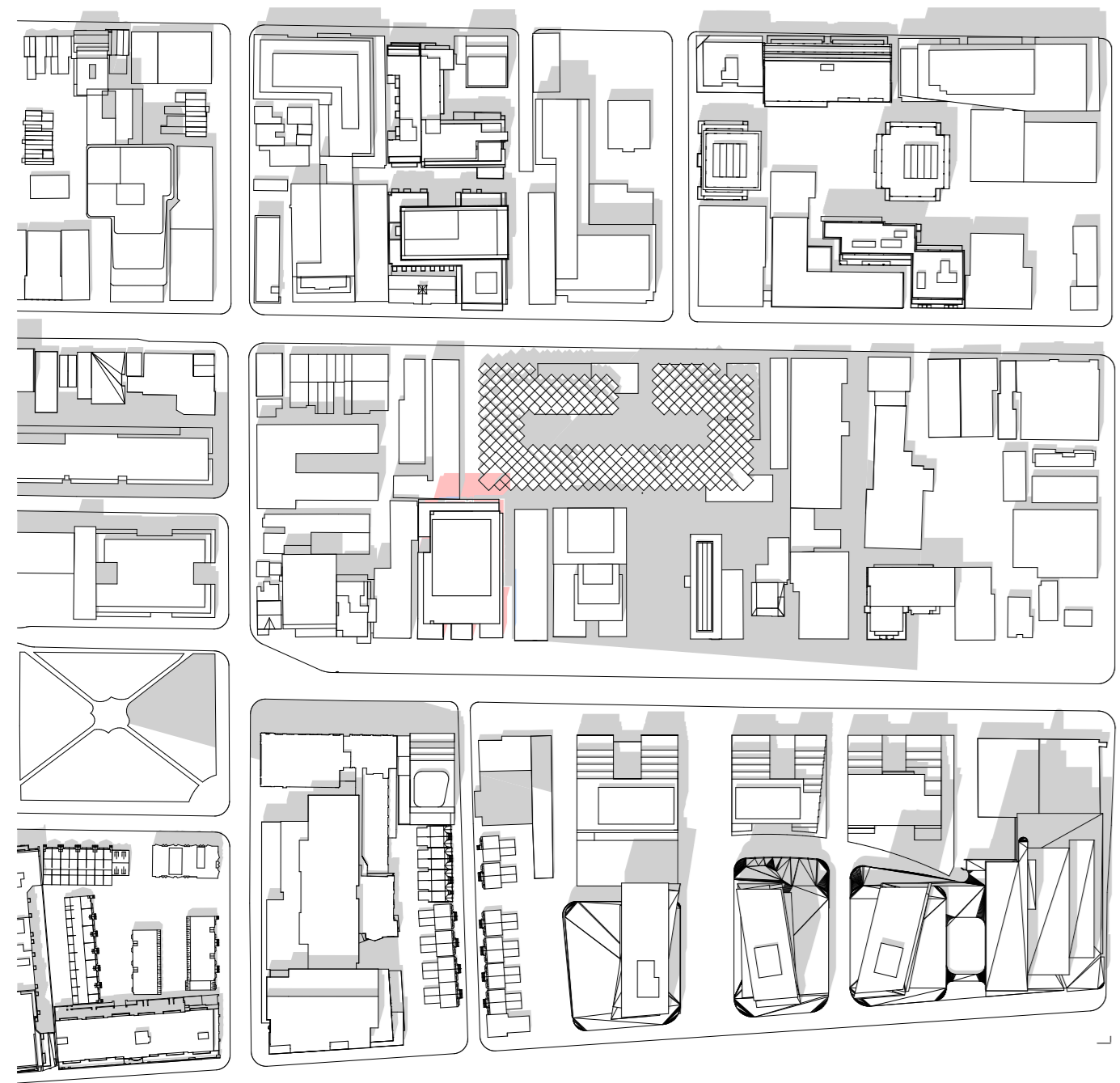
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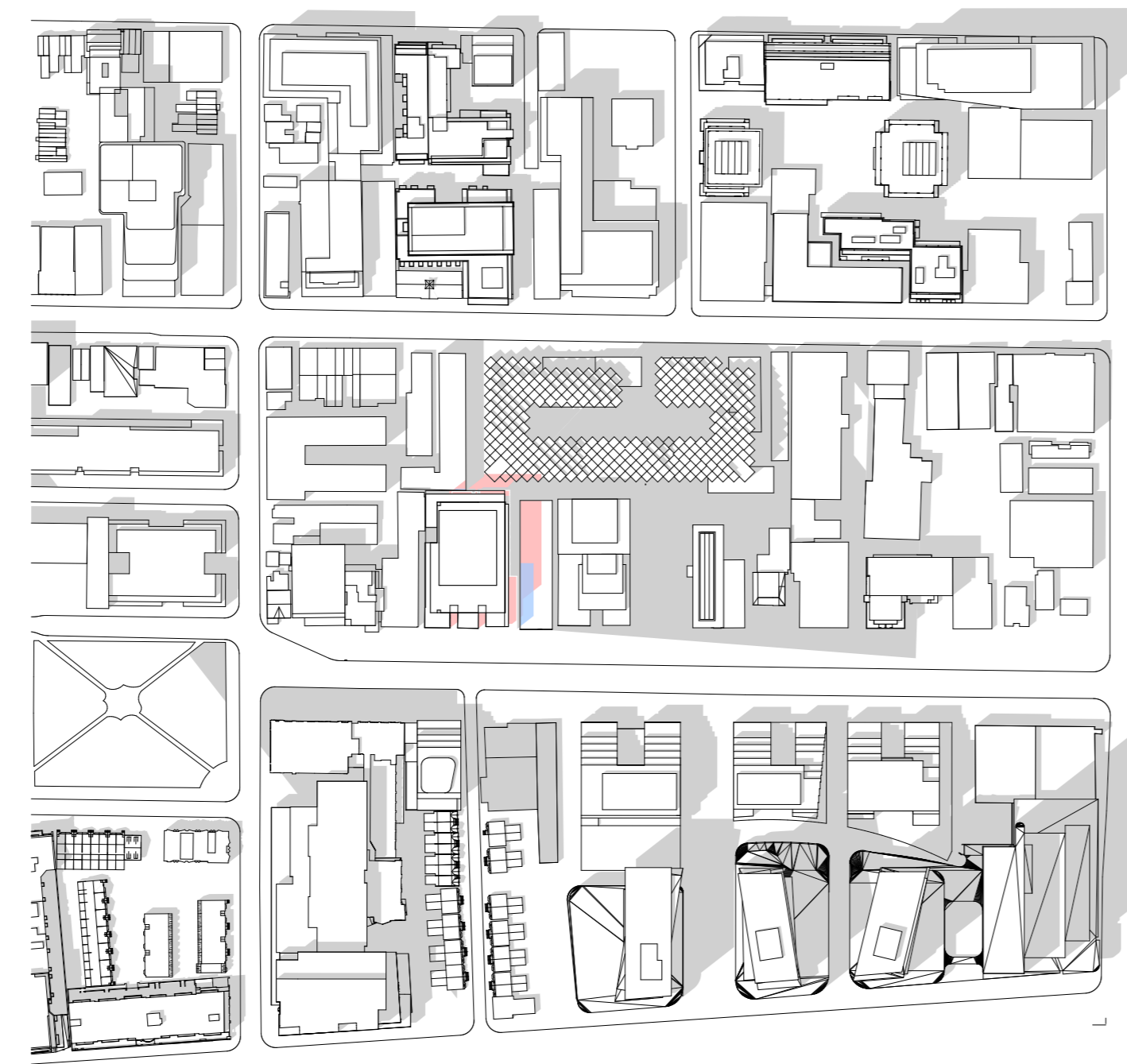
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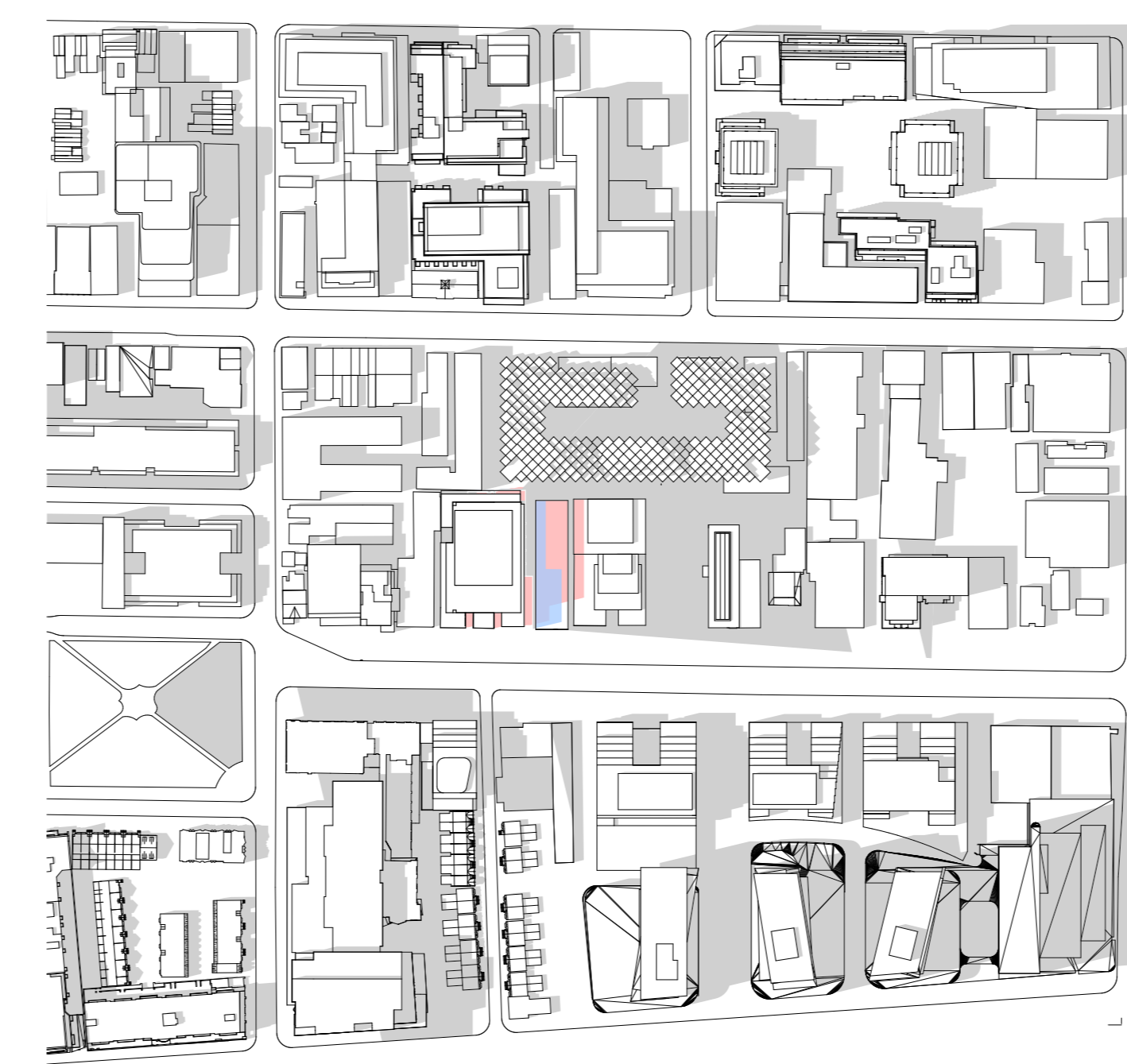
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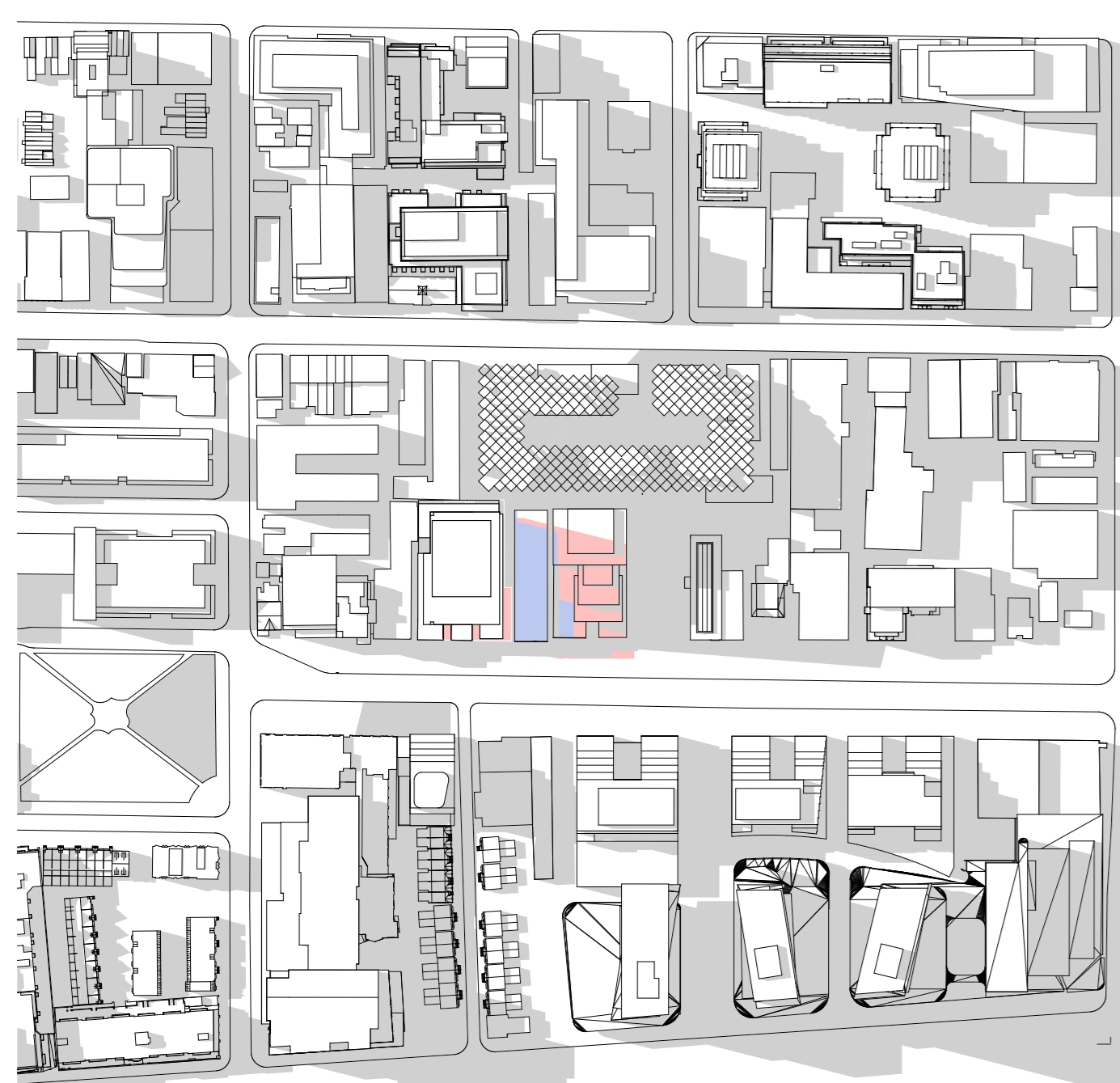
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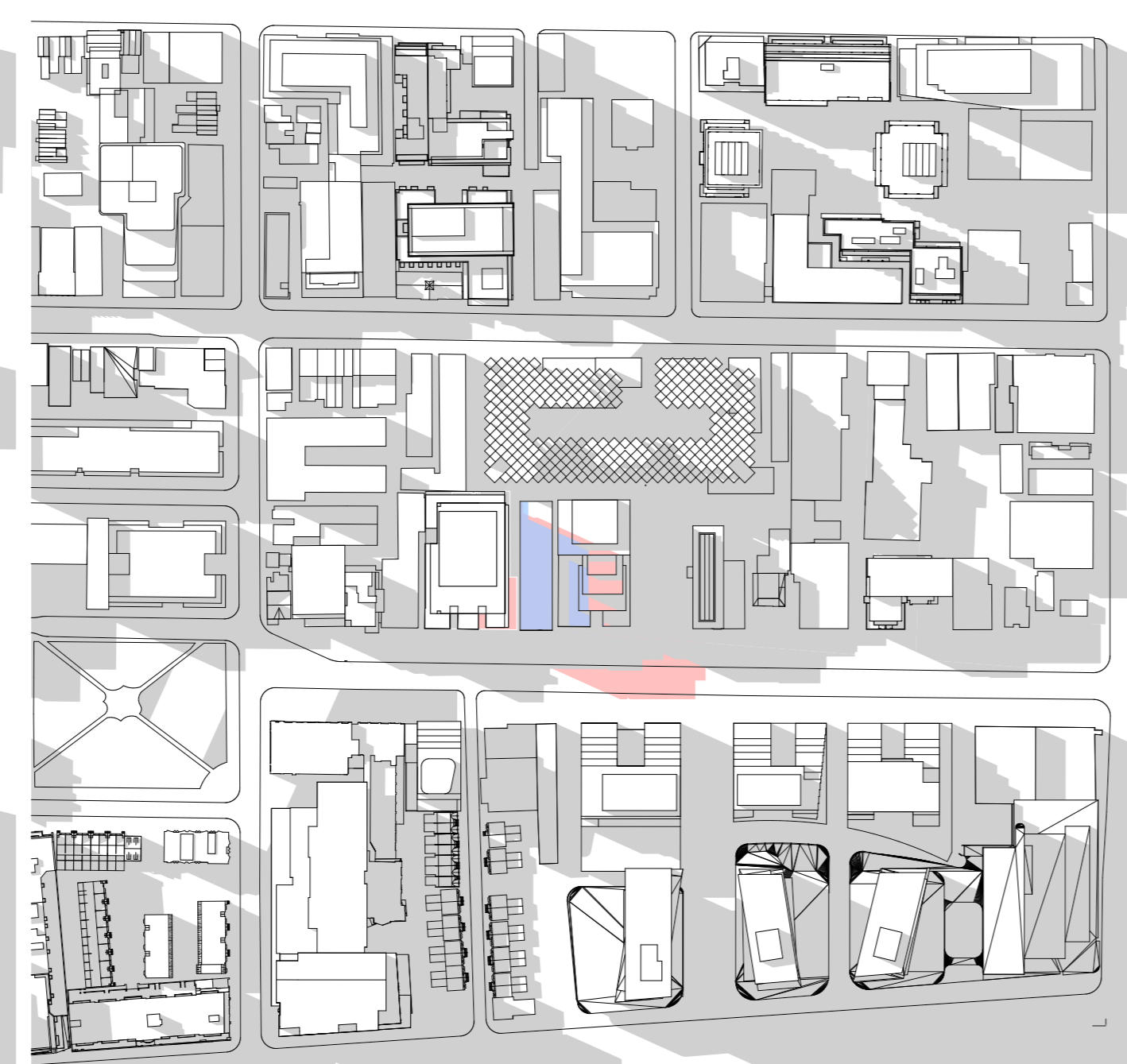
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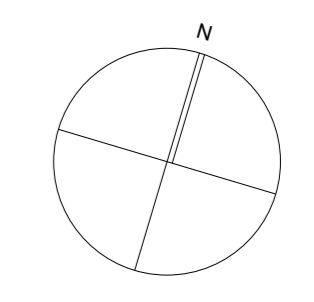
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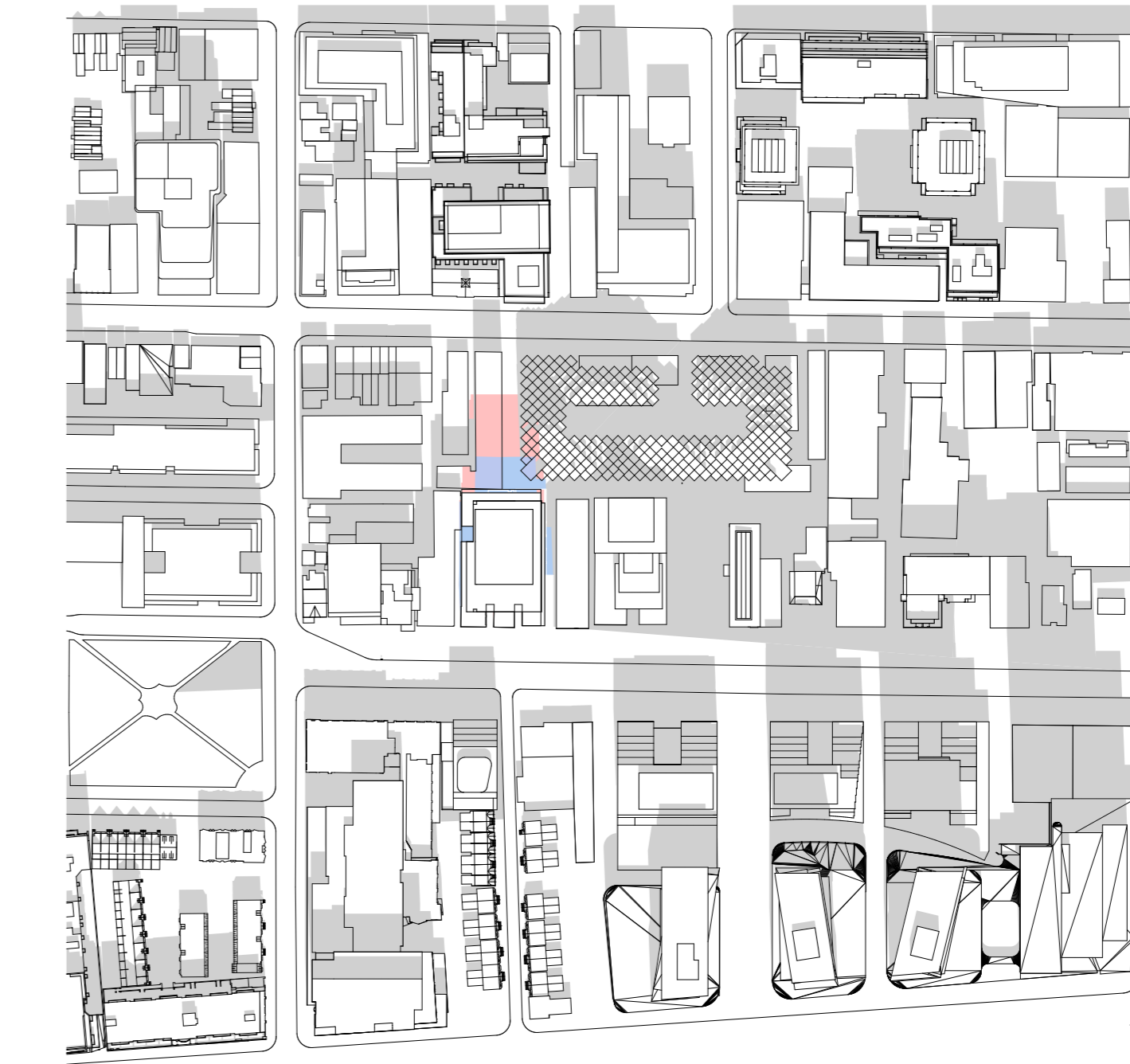
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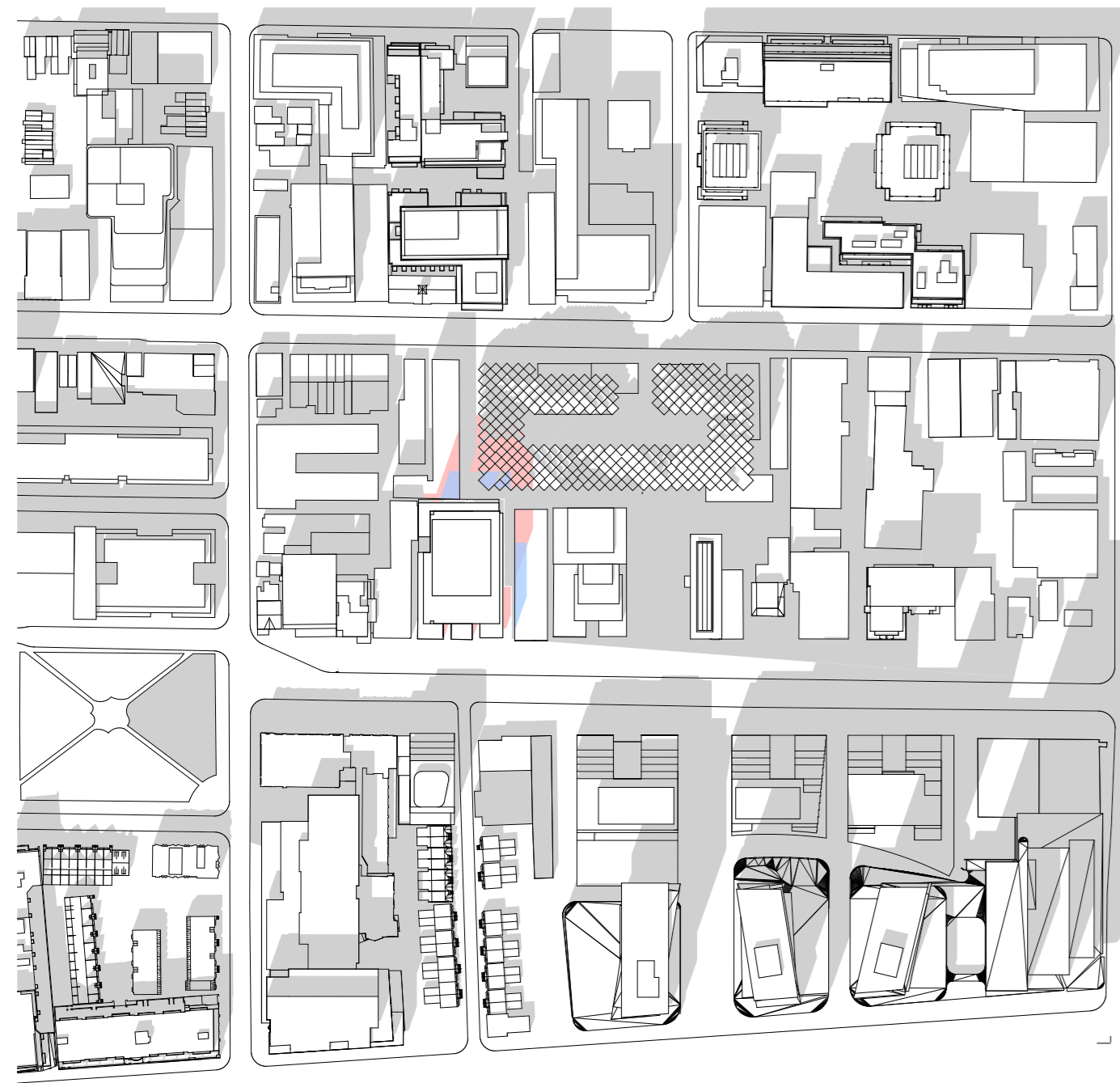
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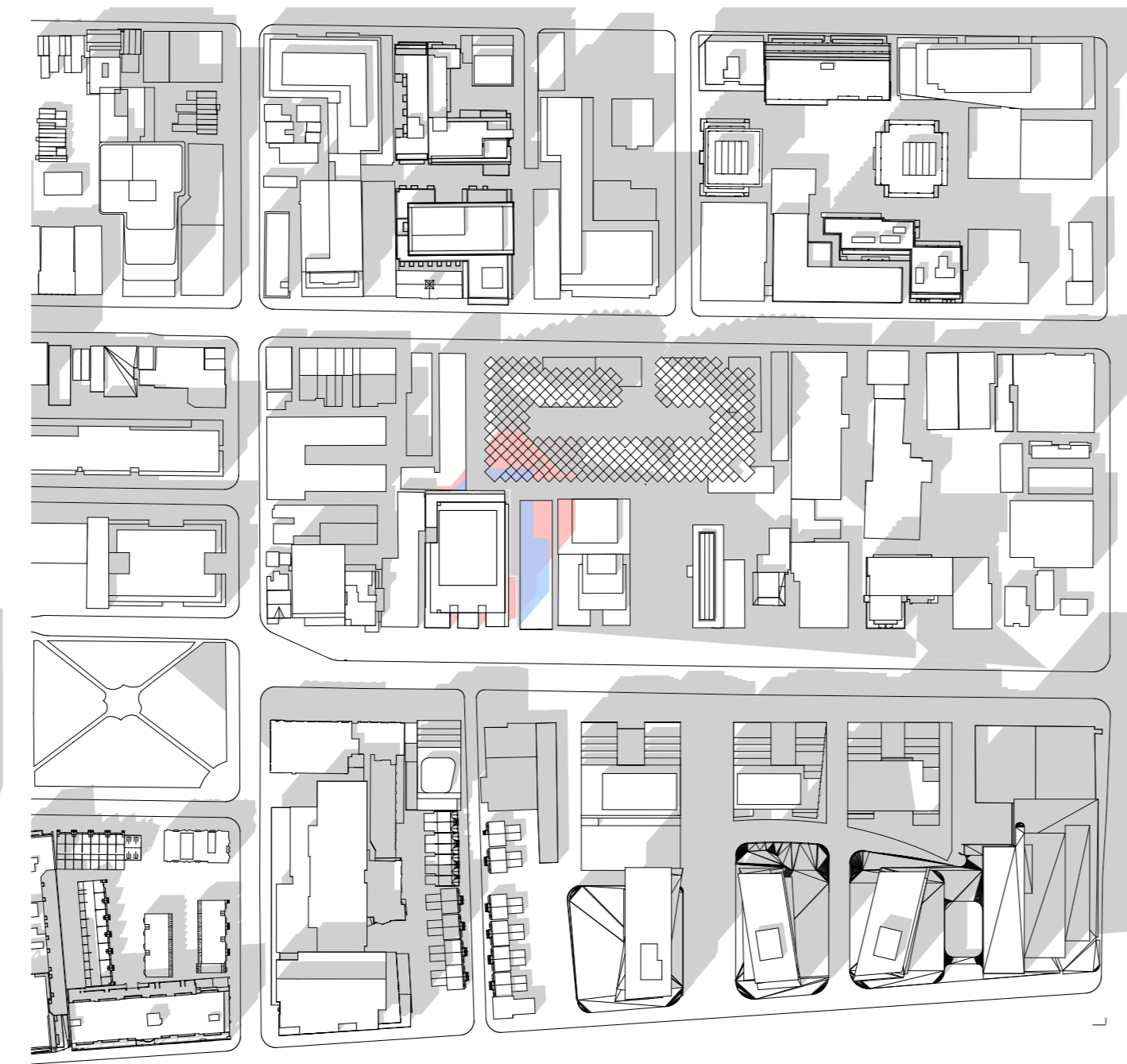
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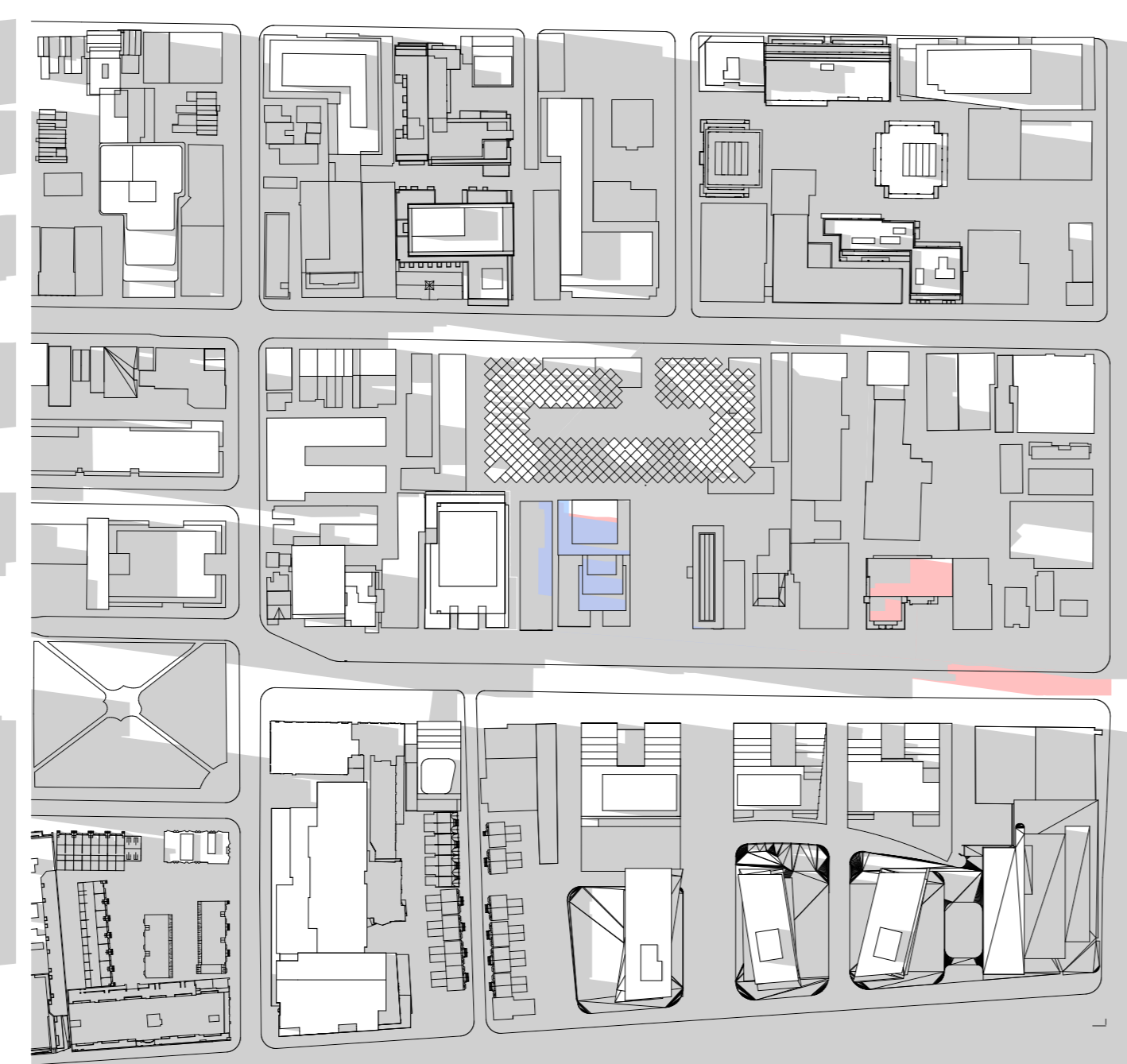
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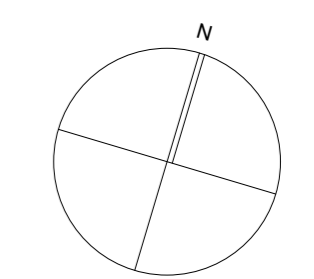
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