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Rezoning and Development Permit with Variances Application for 110 Menzies Street, 111 Croft Street & 450-458 Niagara Street



1

Aerial View

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2

Site Photos

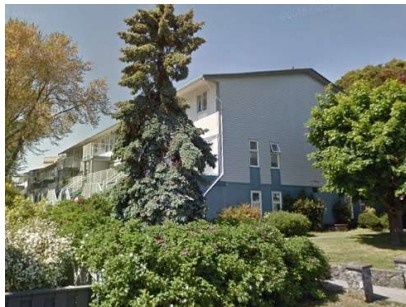
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Neighbouring Properties

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Official Community Plan

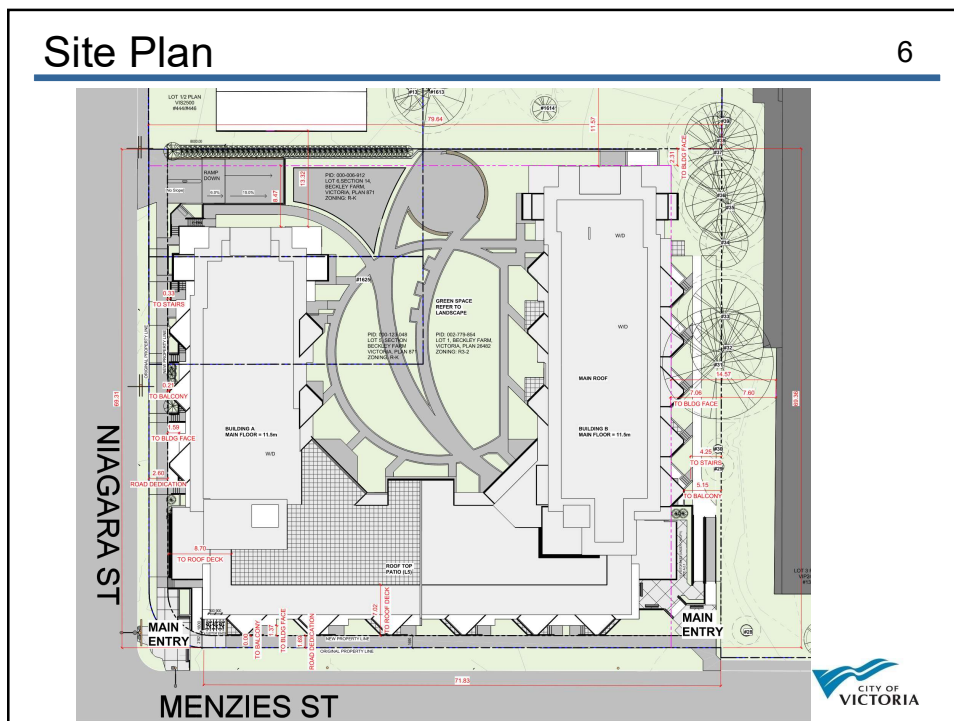
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Site Plan

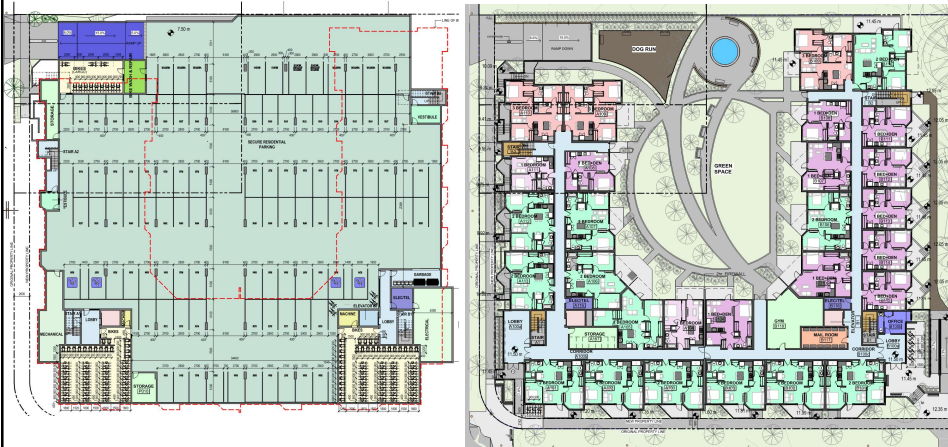
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Floor Plans – Parkade & L1

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Floor Plans – L2 & L3

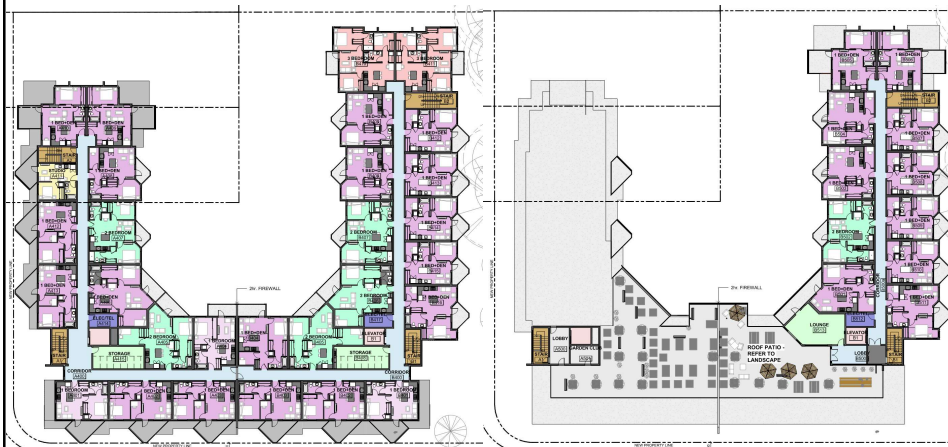
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Floor Plans – L4 & L5

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Floor Plans – L6 & Roof

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Elevations

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Elevations

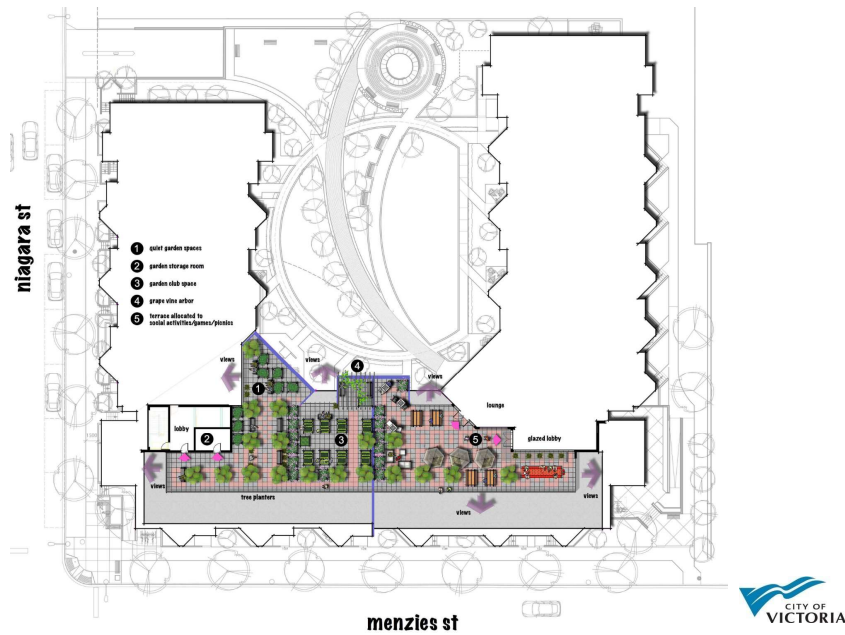
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Landscape Plan - Rooftop

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Perspectives

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1 | 3D BIRD'S EYE - SOUTH



2 | 3D BIRD'S EYE - WEST



3 | 3D BIRD'S EYE - NORTH



4 | 3D BIRD'S EYE - EAST



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Street Renderings

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1 | 3D STREET - SOUTH



2 | 3D STREET - WEST



3 | 3D STREET - COURTYARD



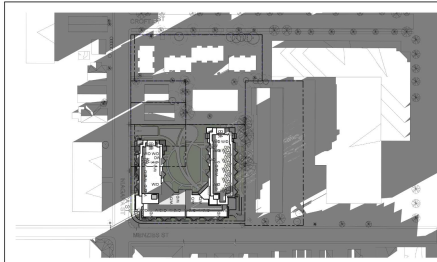
4 | 3D STREET - EAST



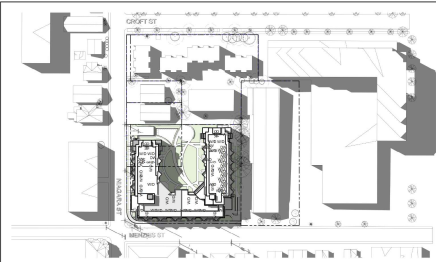
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Extra Slides – Shadow Studies

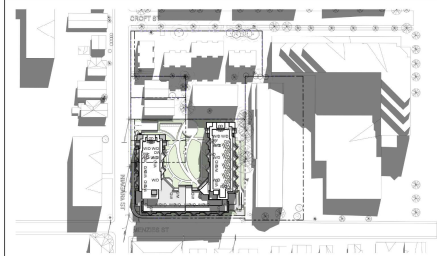
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1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am



2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON



3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm



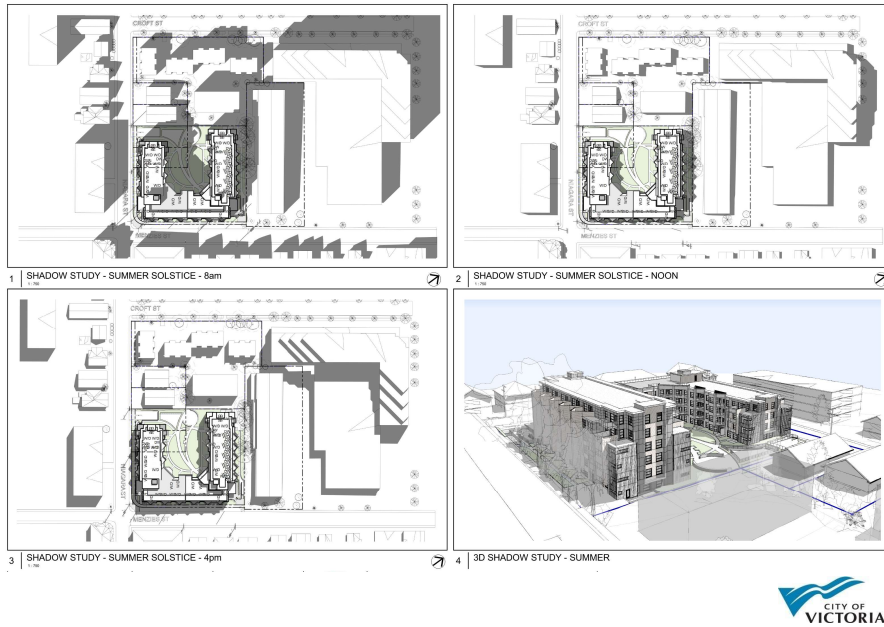
4 | 3D SHADOW STUDY - SPRING/AUTUMN



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Extra Slides – Shadow Studies

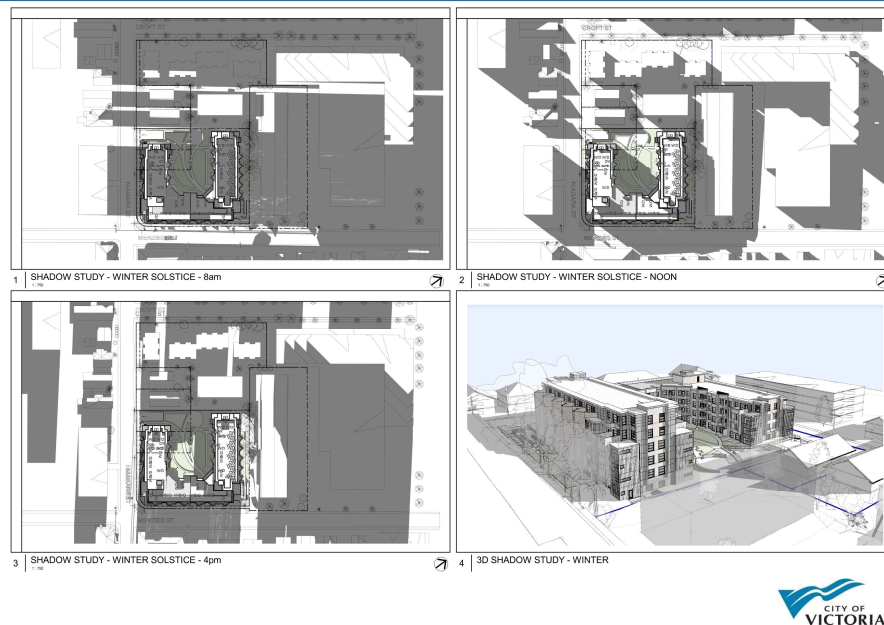
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Extra Slides – Shadow Studies

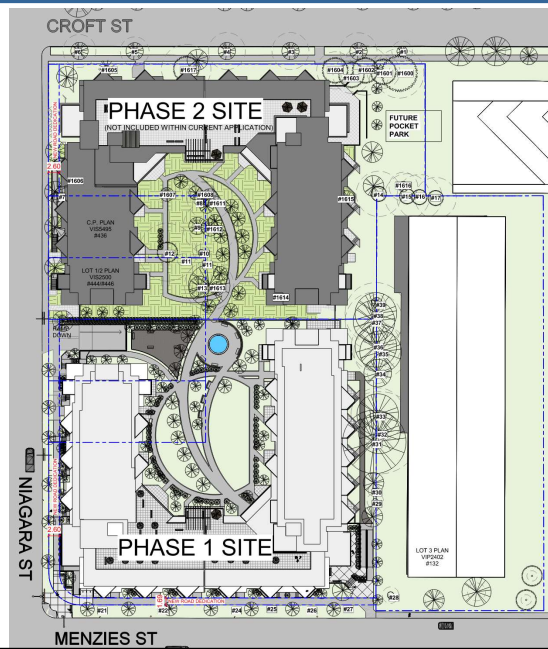
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Extra Slides – Potential Phase 2

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