

ARCHITECTURAL DRAWING LIST

COVER SHEET

SITE STATISTICS + TORONTO GREEN STANDARDS A-101 **CONTEXT PLAN** CONTEXT SITE SECITON A-101B BLOCK CONTEXT PLAN **EXISTING SITE PLAN**

A-104 SITE PLAN

PARKING LEVEL P2 PARKING LEVEL P1 GROUND FLOOR PLAN

MEZZANINE, 2ND, 3RD + 4TH FLOOR PLANS 5TH, 6TH, 7TH, 8TH TO 15TH FLOOR PLANS A-205 A-206 16THM,17TH, 18TH, 19TH + 20THFLOOR PLANS 21ST, 22ND, MECH. PENT. + ROOF PLANS

A-400 **BUILDING ELEVATIONS** A-401 **BUILDING ELEVATIONS** A-403 **BUILDING SECTIONS**

BUILDING SECTIONS

ANGULAR PLANES A-406A-C 3D VIEWS

CONSULTANT LIST

OWNER FCHT Holdings (Ontario) Corporation ARCHITECT WZMH ARCHITECTS **PLANNERS** BOUSFIELDS INC. BOUSFIELDS INC. SHADOW STUDY HERITAGE ARCHITECT **ERA ARCHITECTS** NAK design strategies LANDSCAPE ARCHITECT TRANSPORTATION ENGINEERS BA GROUP **RJ BURNSIDE** CIVIL ENGINEER

GEOTECHNICAL + HYDROLOGICAL GOLDER ASSOCIATES WIND STUDY RWDI NOISE + VIBRATION STUDY RWDI RWDI TORONTO GREEN CHECKLIST

895 LAWRENCE AVENUE EAST

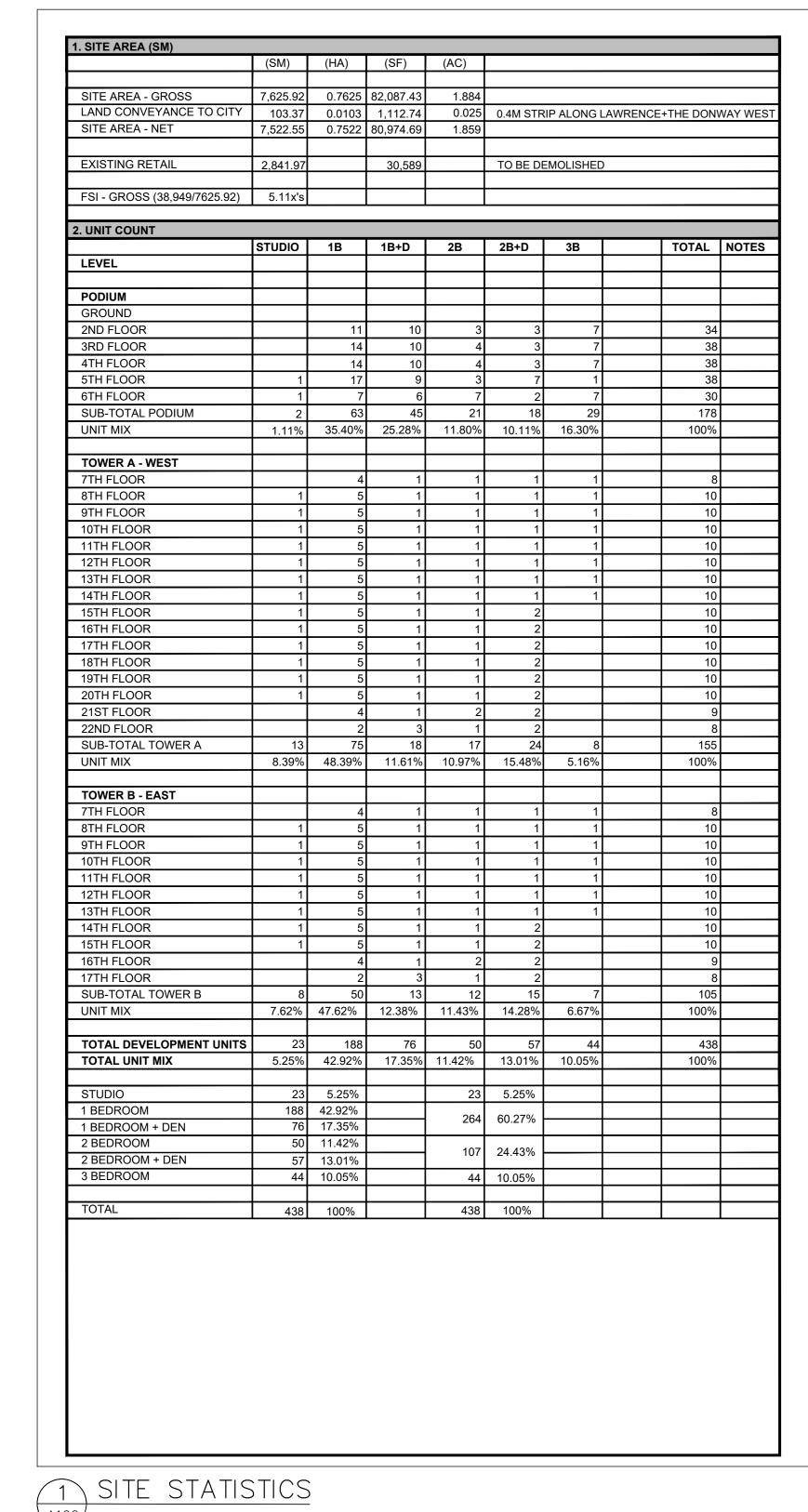
MIXED USE DEVELOPMENT

895 LAWRENCE AVENUE EAST NORTH YORK, ONTARIO

RE-ISSUED FOR ZONING BY-LAW AMENDMENT 23.06.30

PROJECT NUMBER: 7611.4





LEVEL	GBA	GFA DEDUCTION	RGFA	NRGFA	UNITS	INDOOR AMENITIES	OUTDOOR AMENITIES	STALLS	BICYCLES	NOTES
		(SM)	(SM)	(SM)		(SM)	(SM)			
BELOW GRADE										
PARKING LEVEL P1	7,087	6,983	104						RES LT 394	
PARKING LEVEL P2	6,767	6,663	104							
SUB-TOTAL	13,854	13,646	208							
ABOVE GRADE									<u> </u>	
PODIUM										
GROUND	3,962	385	1,562	1,472		543			RES ST 44	VISITOR BICYCLES
MEZZANINE	892	297	497	1,172		98			1,200	
2ND FLOOR	3,552	82			34		89			
3RD FLOOR	3,552	82			38					
4TH FLOOR	3,552	82			38					
5TH FLOOR	3,378	82			38				-	
6TH FLOOR	3,040	82 1,092			30 178		00			
SUB-TOTAL	21,928	1,092	18,342	1,472	1/8	1,022	89			
TOWER A - WEST										
7TH FLOOR	750	38	651		8	61	787			
8TH FLOOR	750	38			10	 				
9TH FLOOR	750	38			10					
10TH FLOOR	750	38			10					
11TH FLOOR	750	38			10	 			ļ	
12TH FLOOR	750 750	38			10				1	
13TH FLOOR 14TH FLOOR	750 750	38 38			10	 				
15TH FLOOR	750 750	38			10	 				
16TH FLOOR	750 750	38			10				<u> </u>	
17TH FLOOR	750	38			10					
18TH FLOOR	750	38	712		10					
19TH FLOOR	750	38			10					
20TH FLOOR	750	38			10					
21ST FLOOR	710	38			9					
22ND FLOOR SUB-TOTAL	670 11,880	38			8	64	787			
SUB-TOTAL	11,880	608	11,211		155	61	181			
MECH. PENT.	630	630	0						 	
<u>-</u>			Ť							
SUB-TOTAL	12,510	1,238	11,211		155	61				
TOWER B - EAST	750	20	050							
7TH FLOOR 8TH FLOOR	750 750	32 32			10	62			 	
9TH FLOOR	750 750	32			10					
10TH FLOOR	750	32			10					
11TH FLOOR	750	32			10					
12TH FLOOR	750	32	718		10					
13TH FLOOR	750	32			10					
14TH FLOOR	750	32			10					
15TH FLOOR	750	32			10					
16TH FLOOR 17TH FLOOR	710 670	32 32			9				 	
SUB-TOTAL	8,130	352		-	105	62			 	
	5,100	002	.,,,,,	İ	1	1				
MECH. PENT.	630	630	0							
SUB-TOTAL	8,760	982	7,716		105	62				
TOTAL ABOVE AND BELOW GRADE	57,052	16,958	37,477	1,472	438	1,145	876			
The state of the s	01,002	10,000	J., 111	1, 112	.00	.,	3,0			
TOTAL GFA (RGFA + NRGFA)				38,949						
4 DINI DINO LIFICUT										
4. BUILDING HEIGHT			ı		DEFINTION	ONS:				
PERMITTED		(M)		STOREYS	I DELINII(JINJ.				
CITY OF TORONTO (BY-LAW 569-201	3)	161.54M ABOVE SE	A LEVEL	8			TO ZONING BY-LAW 40.5			
FORMER CITY OF NORTH YORK (BY	,		9.5	3		SS FLOOR AREA CALCU E CATEGORY.	JLATIONS FOR A MIXED	USE BUILDING	IN THE COMMER	ICAL RESIDENTIAL
·							ITIAL ZONE OATEGET	THE OBOSS =:	000 4554 65	MIVED LIGE BUILDING:
PROPOSED							ITIAL ZONE CATEGORY T E BUILDING USED FOR:	THE GROSS FL	OOR AREA OF A N	MIXED USE BUILDING IS
TOWER A WEST				00	(<i>A</i>	A) PARKING, LOADING A	ND BICYCLE BELOW GR			
TOWER A - WEST TOP OF ROOF			74.4 ⁽¹⁾	22		S) REQUIRED LOADING			REQUIRED BICYC	LE PARKING SPACES AT OI
TOP OF ROOF TOP OF MECHANICAL PENTHOL			ır	ABOVE-GROUND; C) STORAGE ROOMS, W	ASHROOMS ELECTRICA	ΔΙ [ITII]ΙΤ∨ Μα	-CHANICAL AND V	ENTILATION ROOMS IN THI		
TOP OF MECHANICAL PENTHOUSE ROOF 81.4 (1)						BASEMENT;				
TOWER B - EAST			- 	17	([O) SHOWER AND CHANG				REQUIRED BY THIS BY-LAV
TOP OF ROOF 59.0 (1)							CLE PARKING SPACES;		2022)	
TOP OF MECHANICAL PENTHOL	JSE ROOF		66.0 ⁽¹⁾			E) AMENITY SPACE REQ F) ELEVATOR SHAFTS;	UIRED BY THIS BY-LAW	•		
					(0	G) GARBAGE SHAFTS;				
			24.5 ⁽¹⁾	6	6 (H) MECHANICAL PENTHOUSE; AND					
ODIUM			24.5 1	0) EXIT STAIRWELLS IN				

REQUIRED		STALLS	STALLS	STALLS	STALLS	TOTAL	NOTES
DETAIL (4 E/400CM)	(4.5 v. 4.470cm/400cm)					22	<u> </u>
RETAIL (1.5/100SM) VISITORS (0.1/UNIT)	(1.5 x 1,472sm/100sm) (0.1 x 438 UNITS)	 		 	 	22 44	
RESIDENTS	(0.1 \ 400 011110)	-		-		RATIO BELOW	
PROVIDED							
LEVEL	<u> </u>	RETAIL	VISITORS	RESIDENTS	CAR SHARE	 '	
GROUND	 	0	0	0	0	0	
PARKING LEVEL P1		21				155	
PARKING LEVEL P2				179			
TOTAL PARKING PROVIDED		21	44	268	1	334	
RESIDENTS PARKING RATIO	PROVIDED (268 STALLS	/438 LINITS) =	0 61 STALL/L	INIT	 	 	
REGIDENTOTALLE		1400 02,	0.01 0	1	 	 	
ELECTRIC VEHICLES							
Tier 1		= : 5:40.16			= ====		
100% EV READY WITH LOAD		ΓΙΑL PARKING	268 STALLS	(ENERGIZED (OUTLETS)		
EVEMS MONITOR AND CONT	ROL EV LUADS	T				_	Γ
REQUIRED VISITORS EV PAR	KING (44 STALLS x .25)	11				 	INCL IN TOTALS
REQUIRED RETAIL EV PARKII	NG (22 STALLS x .25)	6					INCL IN TOTALS
BARRIER FREE PARKING (BY	LAW 579-2017)						
					<u>[</u>	10	<u> </u>
REQUIRED (5/FIRST 100 + 1/E	VERY ADDITIONAL 50 Pr	ROVIDED) RETAIL	VISITORS	RESIDENTS	 '	10	
PROVIDED	<u> </u>	KEIAIL	VISITORS	KESIDERIG	 	 	
11(01)22		<u> </u>			<u> </u>	<u></u> '	<u> </u>
GROUND		0	0	0		0	
PARKING LEVEL P1		1	2	·		7	
PARKING LEVEL P2		<u> </u>	<u> </u>	6	<u> </u>	6	
TOTAL BARRIER FREE PARKI	ING PROVIDED	1	2	10	 	13	
TOTAL DANNER TREE FAIR	NG FROVIDED	 	_		 	·~,	
6. BICYCLE PARKING (BY LA	W 569-2013)						
REQUIRED (ZONE 1)							
DETAIL LONG TEDM /LT\ 0.2/	COOM DETAIL ELOOP AE	<u></u>	 	 '	 '		
RETAIL LONG TERM (LT) 0.2/1 RETAIL SHORT TERM (ST) 3 +					 	8	
TOTAL RETAIL REQUIRED	U.3/1000W RETAIL 1 200	N AINEA				11	
RESIDENTS (LT)	0.9/UNIT					394	
RESIDENTS (ST)	0.1/UNIT			<u> </u>	<u> </u> '	44	-
TOTAL RESIDENTS REQUIRE	.D T	 		 	 '	438	
PROVIDED	 	RETAIL (ST)	RETAIL (LT)	RESIDENTS	ST) RESIDE	TS (LT)	
TROTISES		11217 112 ()	11217112 (,	TALOIS E	01, 1	110 (21,	
GROUND		8		44			
PARKING LEVEL P1			3			394	
						<u></u> '	<u> </u>
TOTAL RETAIL PROVIDED		<u> </u> '	 	 '	 '	11	
TOTAL RESIDENTS PROVIDE	T ,	 		 	 '	438	
TOTAL RETAIL LT ELECTRIC	BICYCLE SPACES (3 x .1!	5)				1	INCL IN ABOVE TO
TOTAL RESIDENTIAL LT ELEC	CTRIC BICYCLE SPACES	(394 x .15)					INCL IN ABOVE T
TOTAL RESIDENTIAL ST ELEC	CTRIC BICYCLE SPACES	(44 x .15)				7	INCL IN ABOVE T
						<u> </u>	
7. LOADING SPACES (ZONING	G BY LAW 569-2013)			1	1		
REQUIRED	COMPACTOR	TYPE C	TYPE B	TYPE G	 '	TOTAL	
REQUIRED	CONFACION	TIFES	ITED	IIFEG	 	IOIAL	
RETAIL			1			1	<u></u>
RESIDENTIAL		1		1		2	
TOTAL REQUIRED LOADING	<u> </u>	1	1	1		3	
200//DED	!	<u> </u>	-	<u> </u>	 '	 '	
PROVIDED	'	 		 	 	 	
RETAIL	1	 		 	 	1	
RESIDENTIAL		1		SHARED G/B	<u> </u>	2	<u> </u>
TOTAL PROVIDED LOADING						3	

Checklist - Toronto Green Standard Version 4.0 2022

all New Non-Residential Development

Plan Numbers:

Plan Numbers:

Plan Numbers:

A-203

Tier 1: Ecology and Biodiversity

TGS Version 4.0 Checklist: Mid to High Rise Residential and

✓ Notations on Plans and Details

☐ Lighting Plan

Building Energy Design the building to achieve the TEUI Energy (Modelling) Report and Energy Plan Numbers:

8. AMENITY SPACE ZONING B	-LAN 24302.00/					
		(SM)		NOTES)	
TOWERS A+B (INDOOR AMEN	ITY)	(SIVI)		NOTES	•	
REQUIRED	2sm x 438	876				
PROVIDED		1,084				
TOWERS A+B (OUTDOOR AME						
REQUIRED	2sm x 438	876				
PROVIDED		915				
TOTAL INDOOR : OUTDOOR A	MENITY CDACE					
TOTAL INDOOR + OUTDOOR A REQUIRED	I SPACE	1,805				
PROVIDED		1,005				
TROVIDED						
9. INDOOR + OUTDOOR AMEN	ITY AREAS					
INDOOR AMENITY						
LEVEL	PODIUM	TOWER A				
ODOLING.	(SM)	(SM)	(SM)	-		
GROUND		1	4	+		
DOG/STROLLER WASH GROUND AMENITIES	-	23		4		
MEZZANINE		5		_		
2ND	381		+	* 		
7TH FLOOR			6	2		
		1	1	1		
SUB-TOTAL	381	38	3 38	1		
TOTAL INDOOR AMENITY	1,145					
OUTDOOR AMENITY AREA		1		4—		
ODOLING	0.0					
GROUND DOG PLAY AREA	39			+		
GROUND DOG PLAY AREA GROUND DOG RELIEF AREA	10		+	+-		
2ND FLOOR	89			+		
7TH FLOOR		737		+		
SUB-TOTAL	182					
TOTAL OUTDOOR AMENITY						
PET FRIENDLY AMENITY		T		T		
REQUIRED		1	(SM)	+		
NEWOINED		1	(OW)			
INDOOR PET WASH STATION		1		6		
INDOOR PET RELIEF AREA				5		
	5% OF OUTDOOR A	MENITY	4	4		
OUTDOOR PET RELIEF AREA				5		
TOTAL			6	0		
PROVIDED				+		
GROUND INDOOR PET/STROL	I ER WASH STATION	1	2	4		
INDOOR PET RELIEF AREA	LER WASH STATION	1	1			
			<u> </u>	1		
OUTDOOR OFF LEASE AREA		<u> </u>	4			
OUTDOOR PET RELIEF AREA			1	0		
TOTAL		1	8	8		
10. GREEN ROOF STATISTICS (TORONTO MUNICIPA	AL CODE. CH	IAPTER 492)			
SILLEN ROOF OF A HOTIOS	2.13.1.10 mornoir		1211 121			
					(SM)	NOTES
GROSS FLOOR AREA					45,280	AS DEFINIED BY GREEN ROOF BY LA
TOTAL POOE AREA					2.050	PER ROOF DEFINITION
TOTAL ROOF AREA					3,952	FEN NOOF DEFINITION
AREA OF RESIDENTIAL PRIVAT	E ROOF TERRACES	(AT ROOF LE	EVEL)		735	
ROOF TOP OUTDOOR AMENITY		,	-,		, , , ,	
2ND FLOOR					89	
7TH FLOOR					791	
AREA OF RENEWABLE ENERGY					0	
TOWER ROOF AREAS WITH FLO		HAN 750SM			1,256	
SUB-TOTAL ROOF DEDUCTION	S				2,871	
TOTAL AVAILABLE ROOF AREA					1,081	
TO TAL AVAILABLE ROUF AREA	·				1,081	
GREEN ROOF			REQL	JIRED	PROVIDED	
	DE SDACE (SM)			649		
COVERAGE OF AVAILABLE ROO	· ,			60%	75%	
COVERAGE OF AVAILABLE ROO COVERAGE OF AVAILABLE ROO	· ,			00 70		
	· ,			0070		
	· ,			0070		
	· ,			00 70		

Checklist - Toronto Green Standard Version 4.0 2022

all New Non-Residential Development

Plan Numbers:

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TGS Version 4.0 Checklist: Mid to High Rise Residential and

and area) species and quantity for each L0, L1

☑ Soil Volume Template

planting area

✓ Soil Volume Plan

planting area

✓ Public Utilities Plan

Trees Along Trees planted along street frontages with 2 Notations indicate soil volume (soil depth Plan Numbers:

Parking Lots 1 shade tree planted parking lots area Notations indicate soil volume (depth and Plan Numbers:

☑ Notations indicate soil volume (depth and)

area), species and quantity on the Planting

watering program methods and watering

Plan/Soil Volume Plan for parking areas

■ Notations on the Planting Plan include

☐ Materials list includes SRI of high albedo

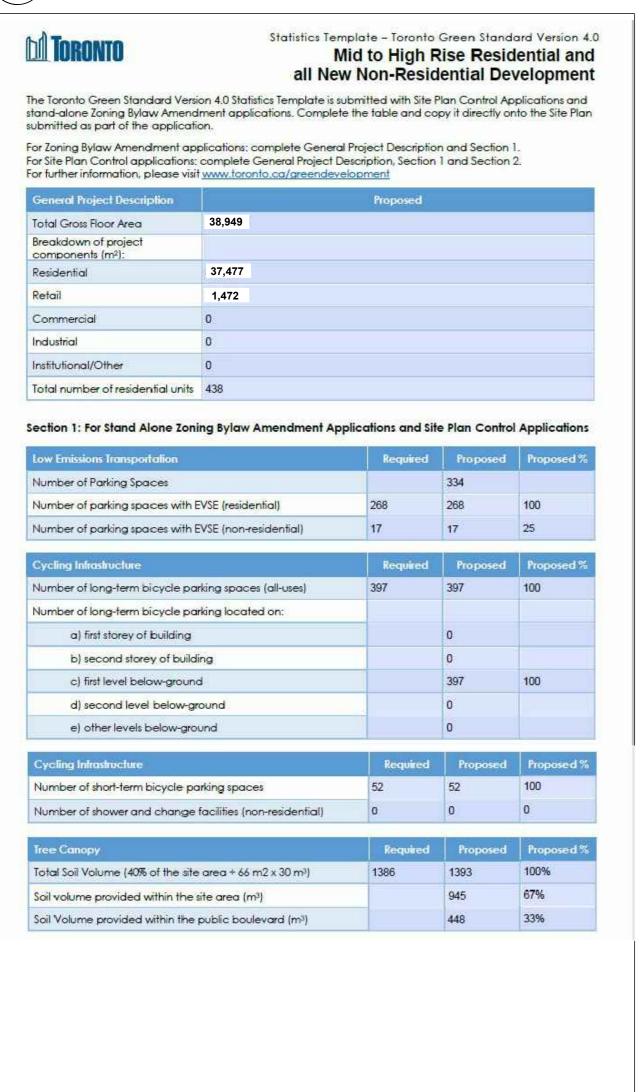
■ Notations indicate location of treated

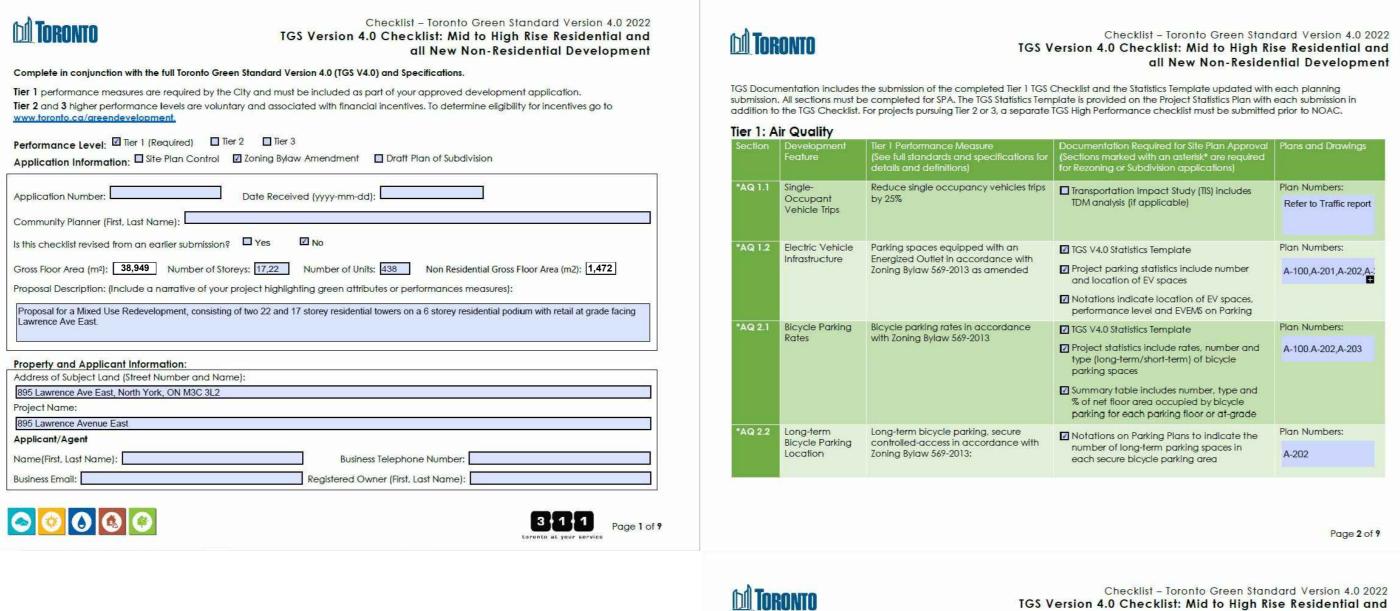
☐ TGS V4.0 Statistics Template

paving

area,) species and quantity for each

☑ Planting details, Soil Volume Plan







Page 3 of 9



Greenhouse Gas Demonstrate an annual Greenhouse Emissions Limits Demonstrate an annual Greenhouse Gas Intensity (GHGI) that meets the Workbook prior to NOAC

Performance and TEDI targets by building type OR Workbook prior to NOAC

25% improvement above OBC, SB-10,

Pedestrian-scale lighting

TGS performance limits

Division 3 (2017)

Tier 1: Buildings Energy, Emissions and Resilience



Tree Planting Total volume of soil for tree planting IGS V4.0 Statistics Template

Areas and Soil areas = 40% of the site area divided by

Street Frontages access to 30 m³ of soil/tree

Each tree planting area has access to

for every 5 parking spaces

Watering Four-year Watering program for private Program trees

Green & Cool Treat 75% of non-roof hardscape to

Paving reduce the urban heat island



Checklist - Toronto Green Standard Version 4.0 2022

all New Non-Residential Development

TGS Version 4.0 Checklist: Mid to High Rise Residential and

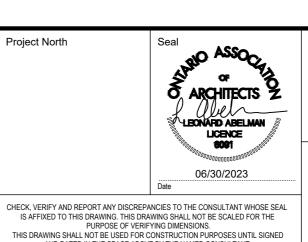
SW 1.3 Bulk	ky Waste	for details and definitions)	(Sections marked with an asterisk* are requi for Rezoning or Subdivision applications)
		Provide 10m2 for bulky and special collection items (Residential)	✓ Notations on Plans indicate area and location for bulky items collection
SW 1.4 Cor	mpaction	Waste storage room with space for containers and the compactor unit (Residential)	Notations on Plans indicate area and location of waste storage rooms and compactor unit
Was	nstruction ste nagement	Manage construction and demolition waste in accordance with O. Reg. 103/94	□ Documentation in accordance with O. Reg. 103/94

TGS (VERSION 4.0) - STATISTICS TEMPLATE

(3) TGS (VERSION 4.0) - CHECKLIST

(A100)

ISSUES/REVISIONS ISSUES/REVISIONS ISSUED FOR ZONING BY-LAW AMENDMENT #2 RE-ISSUED FOR ZONING BY-LAW AMENDMENT 23.06.30



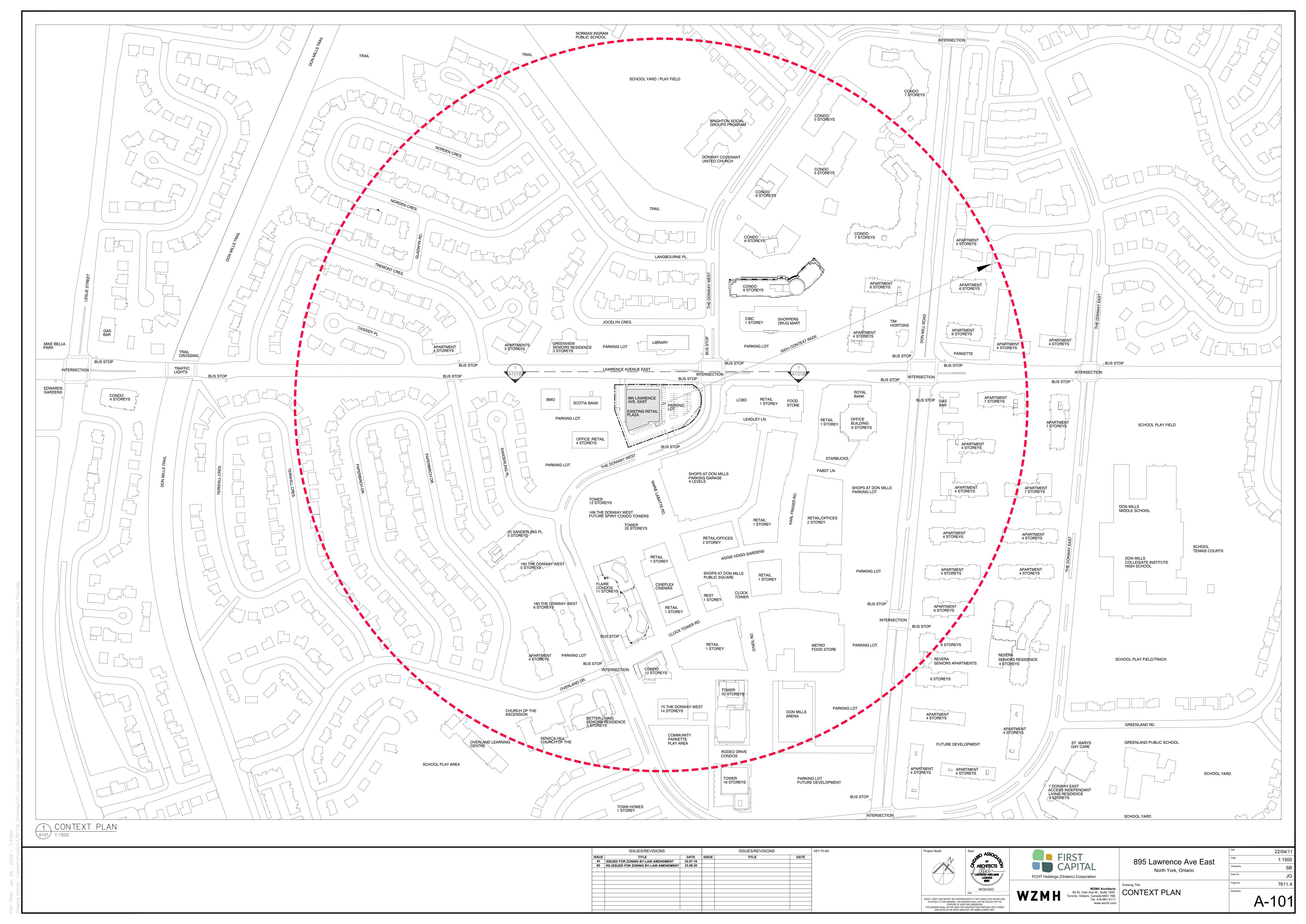
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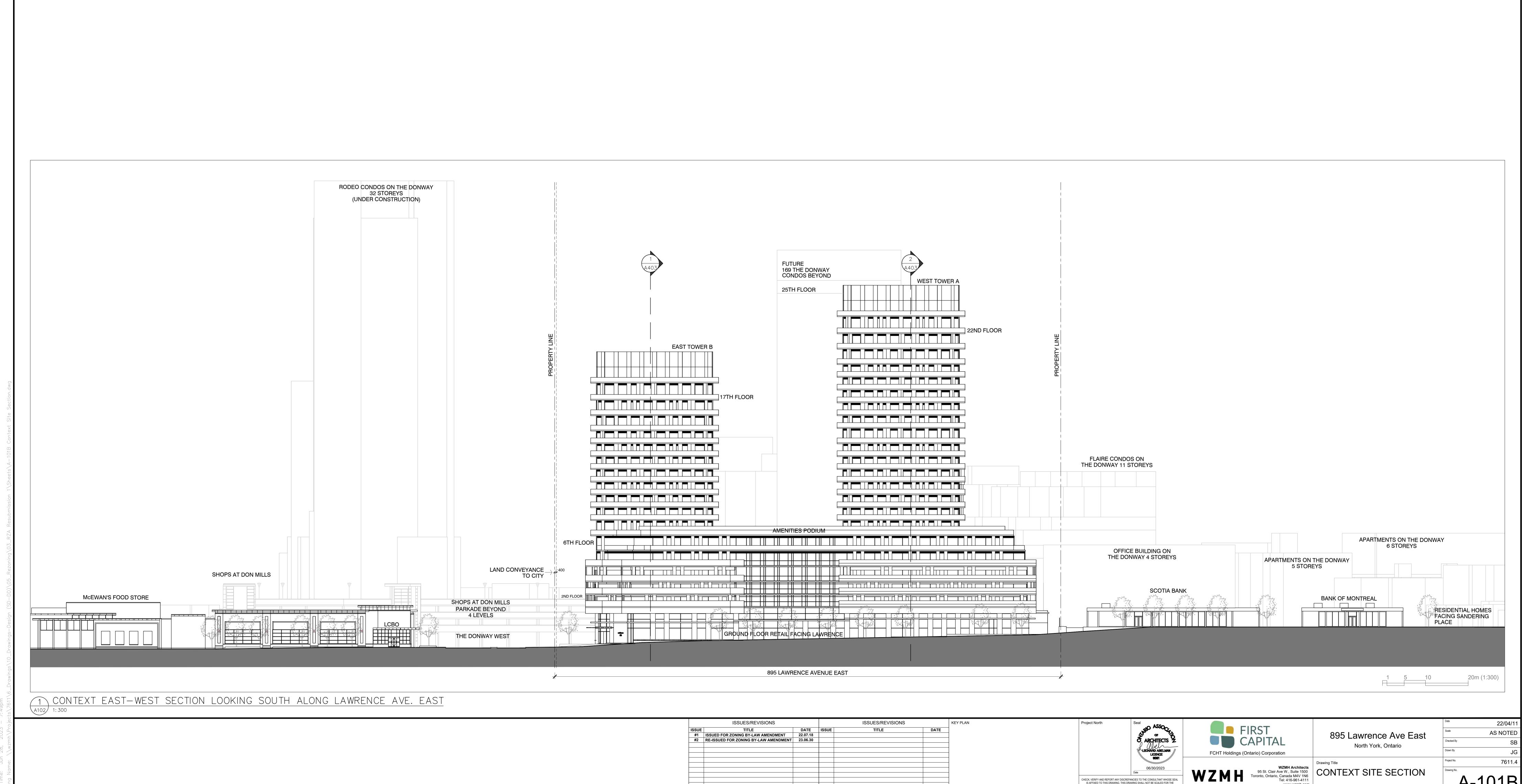


Page 7 of 9

		Date	22/04/11
	895 Lawrence Ave East	Scale	
L	North York, Ontario	Checked By	SB
tion	Tronur Pont, Ornano	Drawn By	JG
14/78411 A	Drawing Title	Project No.	7611.4
WZMH Architects Ave W., Suite 1500 , Canada M4V 1N6 Tel: 416-961-4111 www.wzmh.com	SITE STATISTICS + TORONTO GREEN STANDARDS (V 4.0)	Drawing No.	A-100

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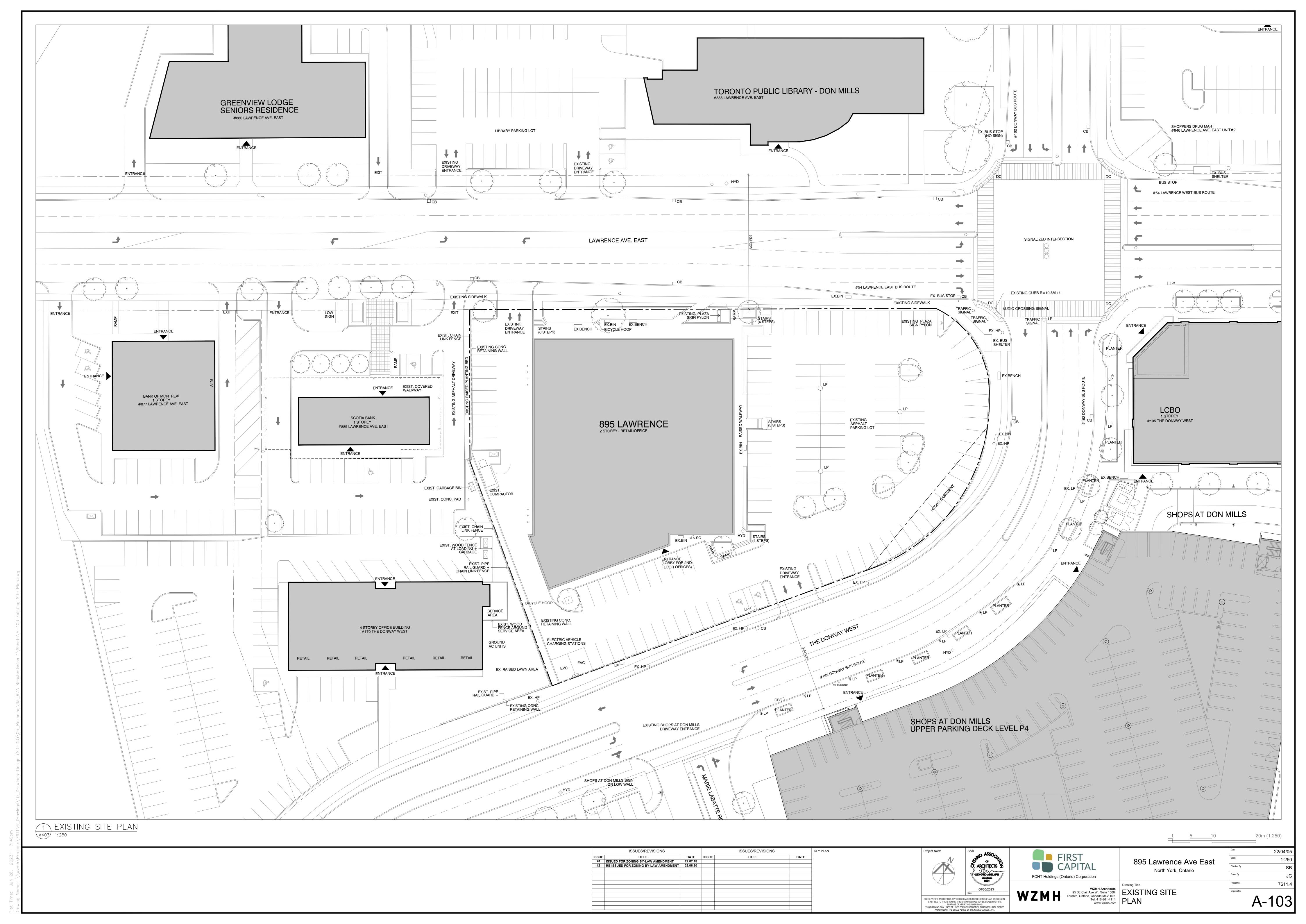
06/30/2023

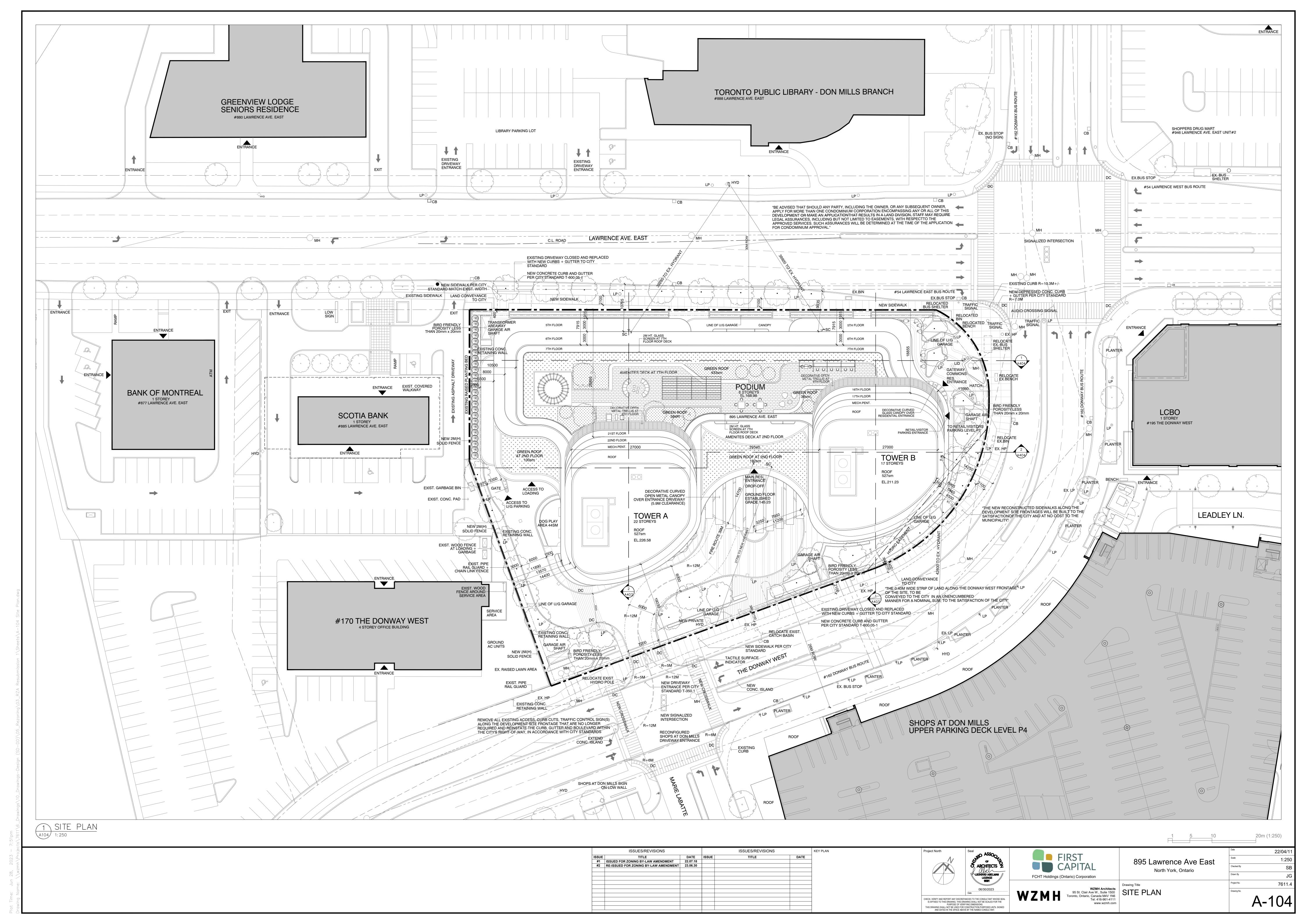
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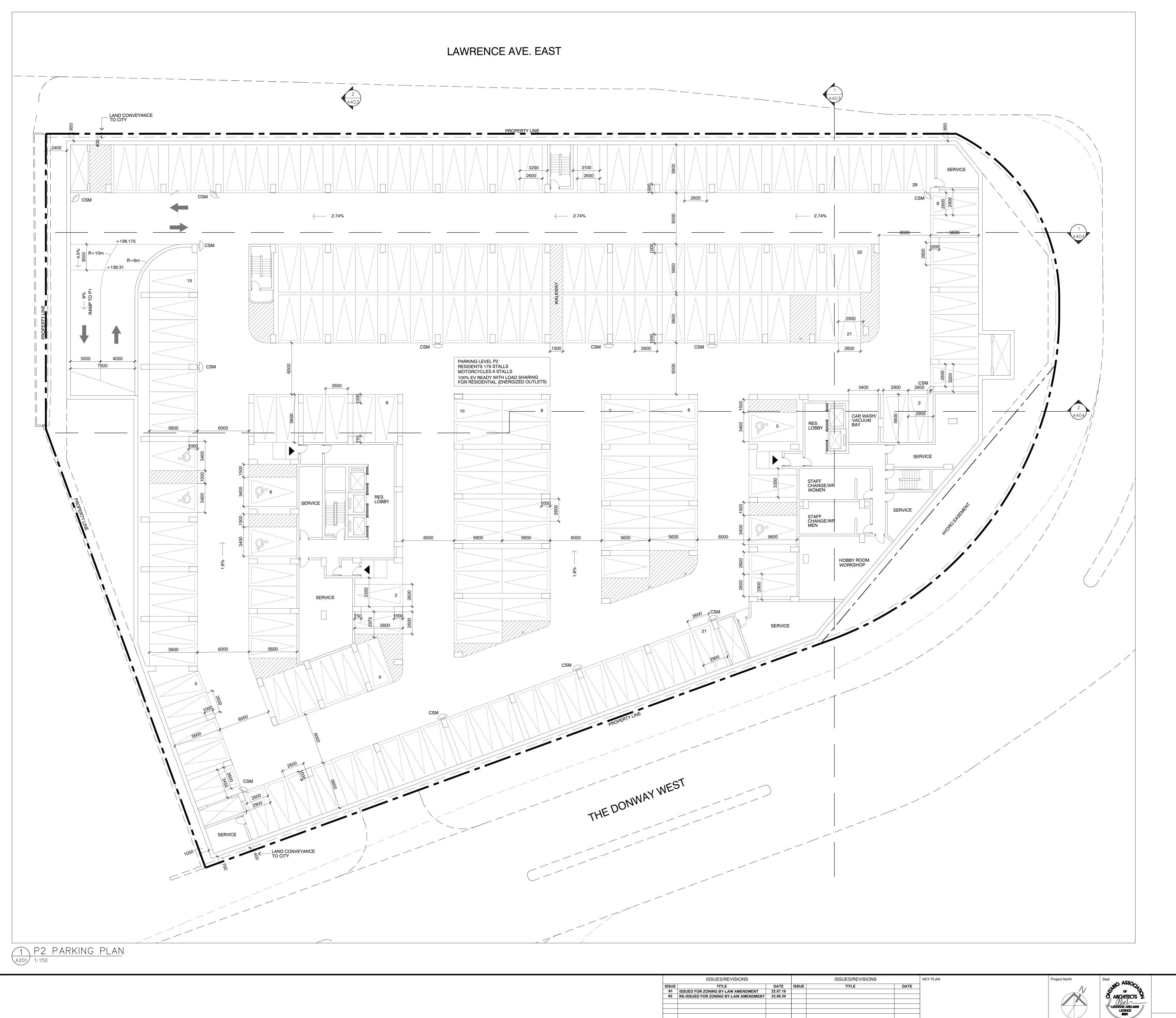
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A-101B





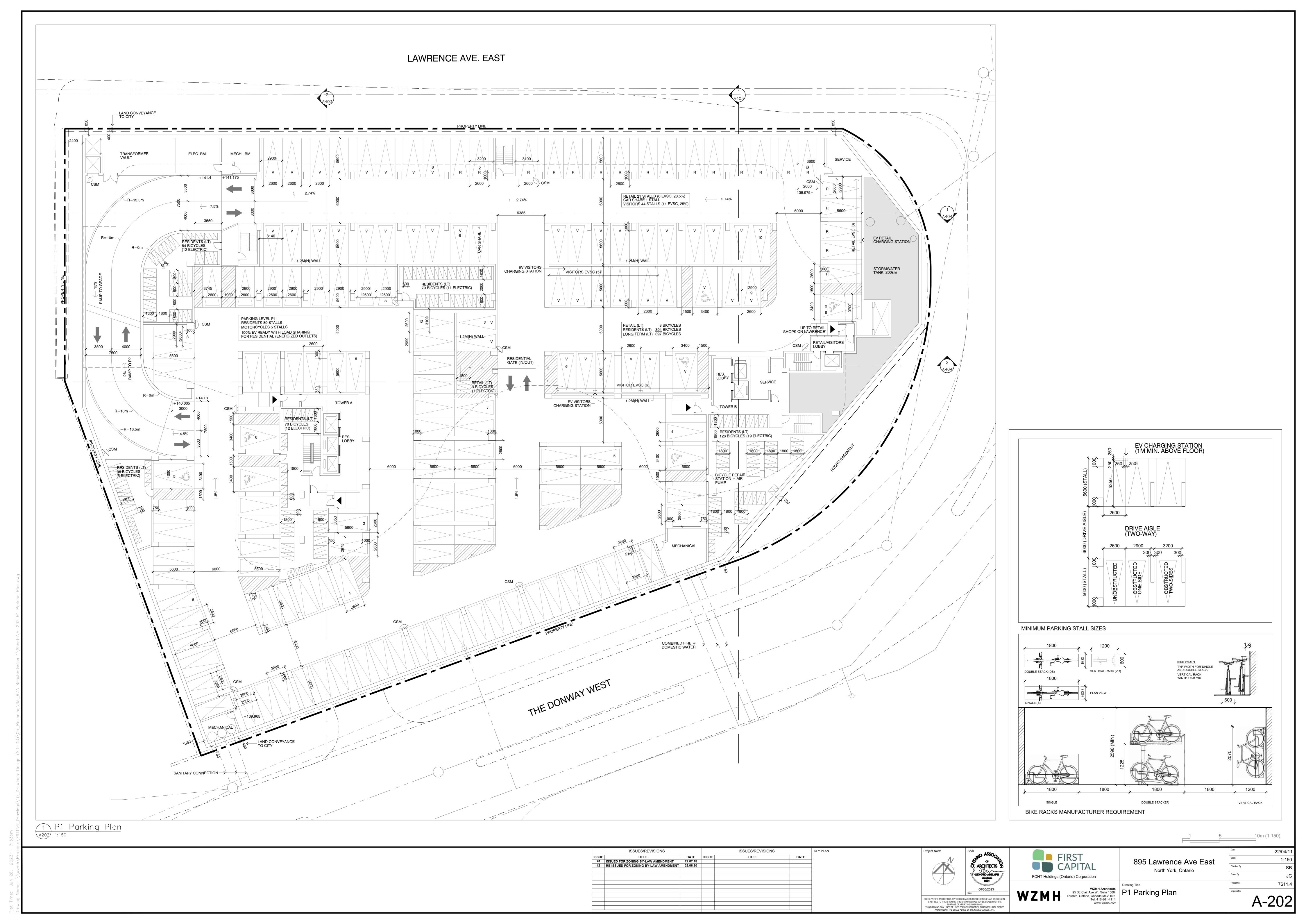


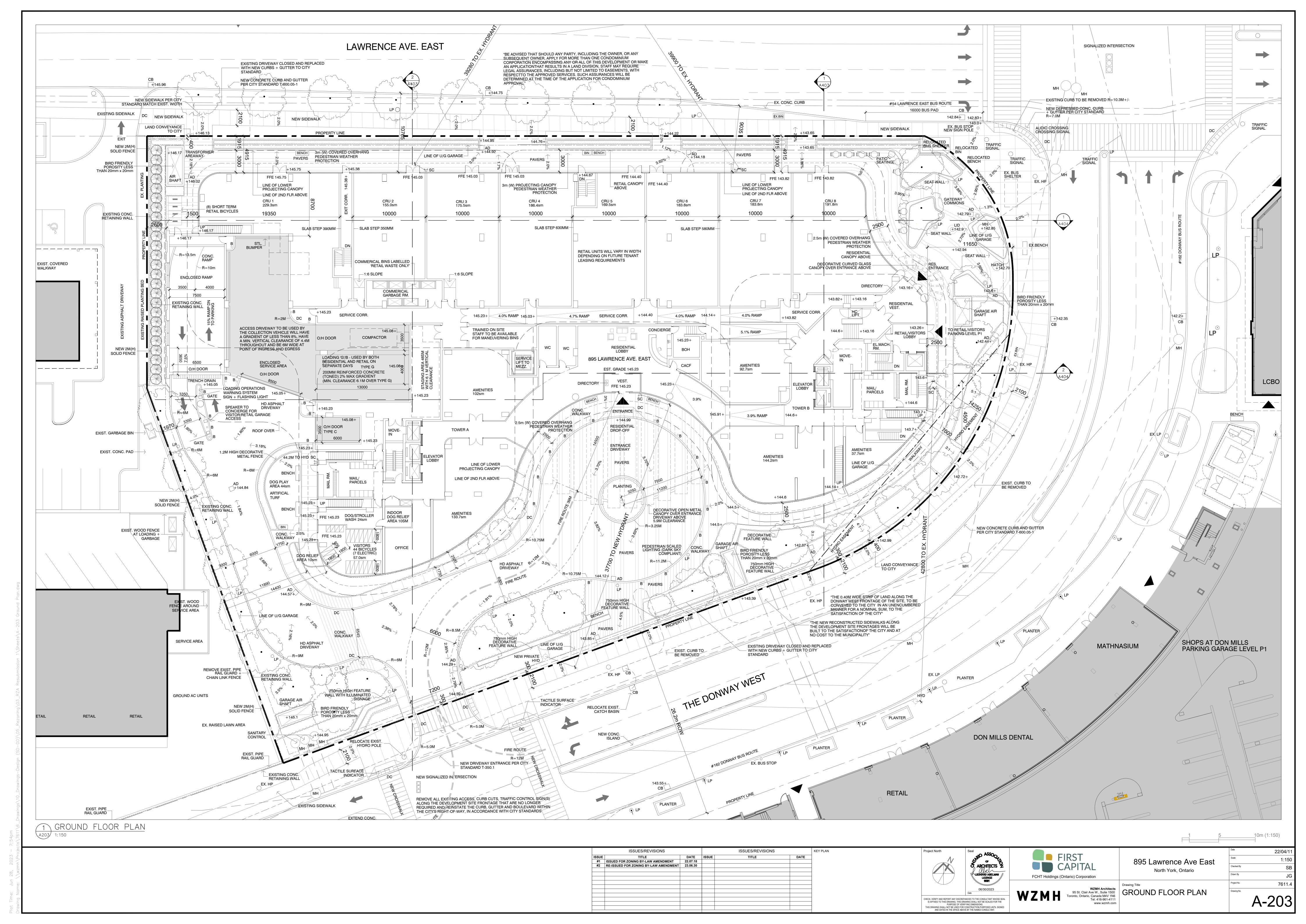
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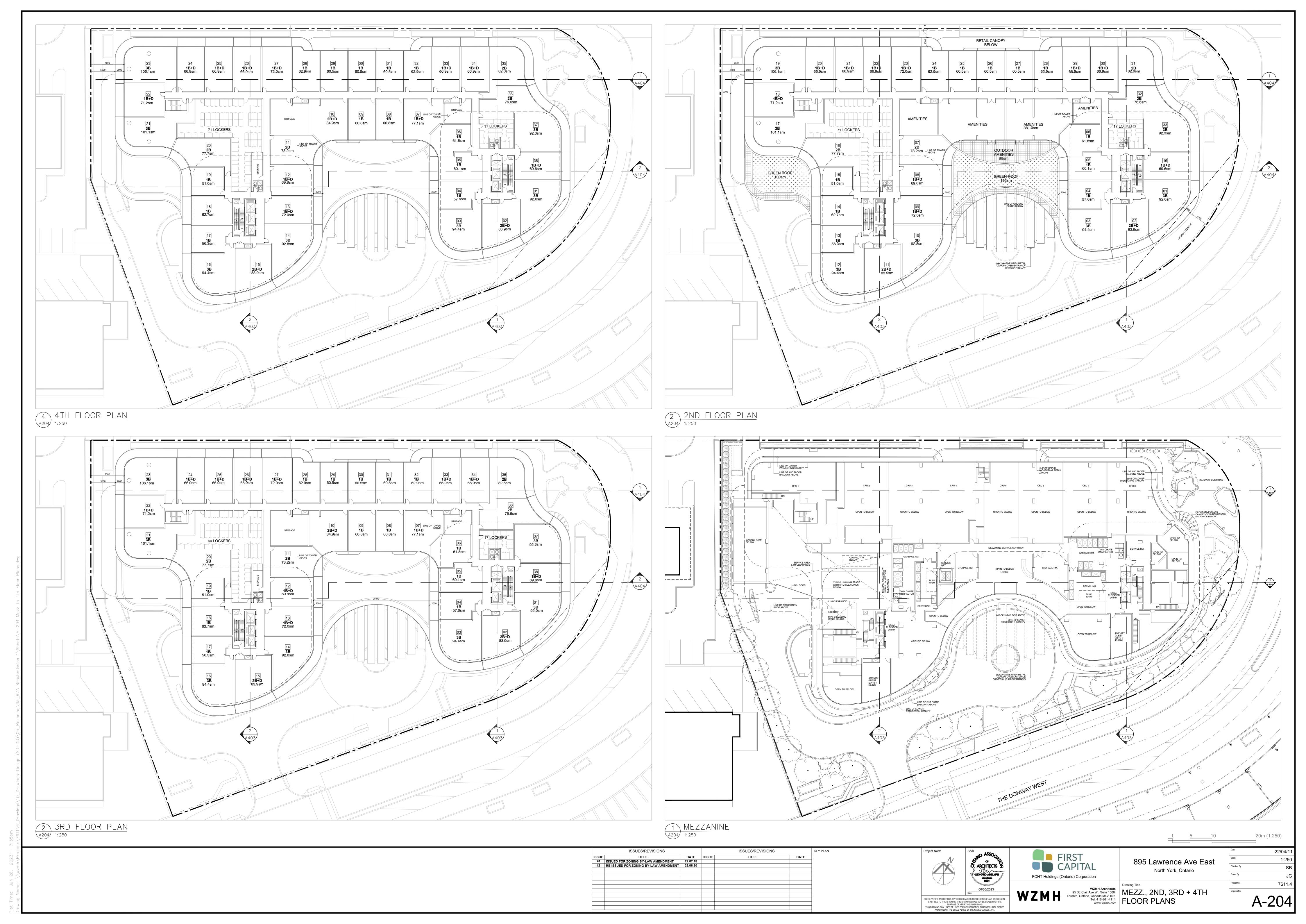
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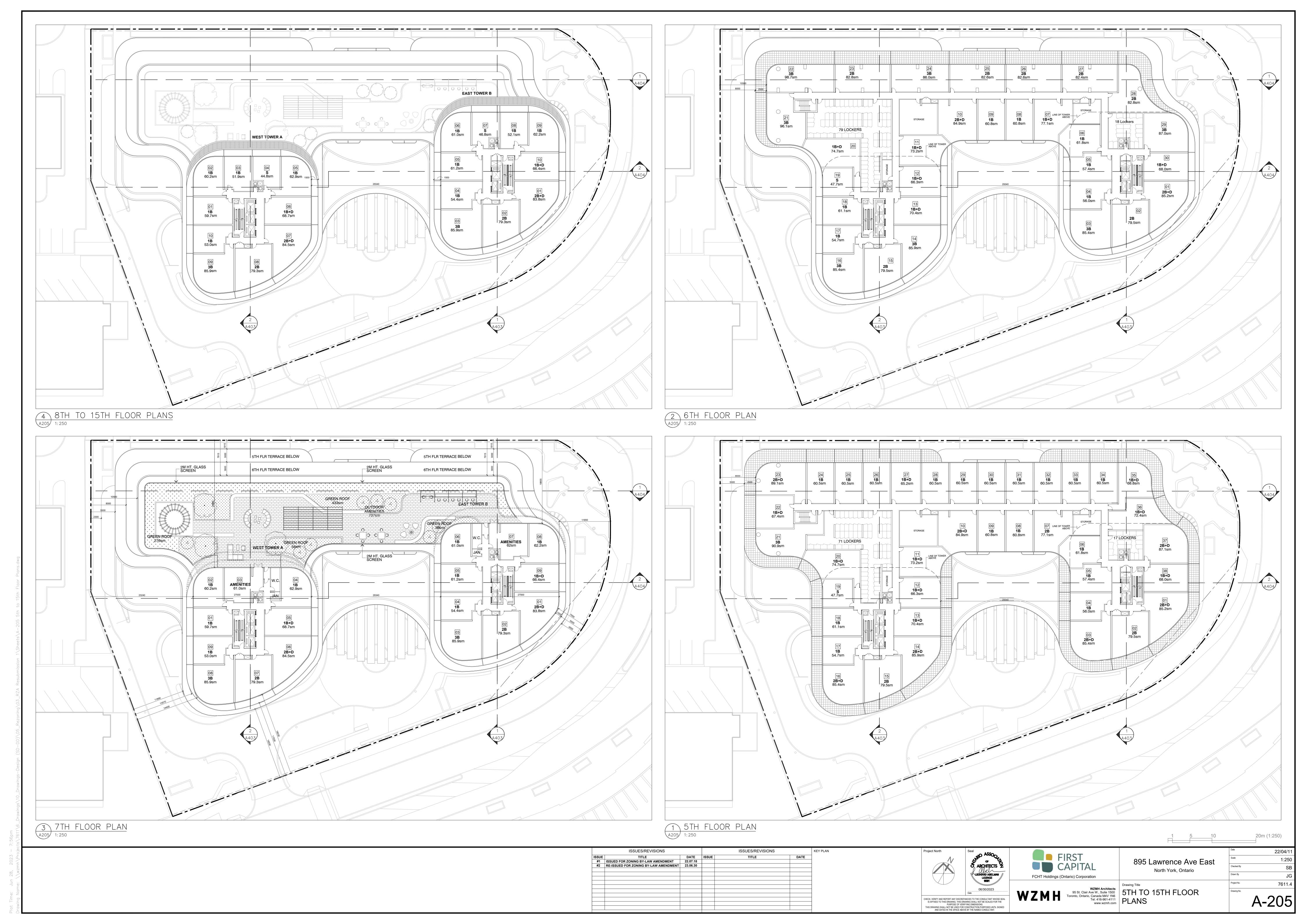
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95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111
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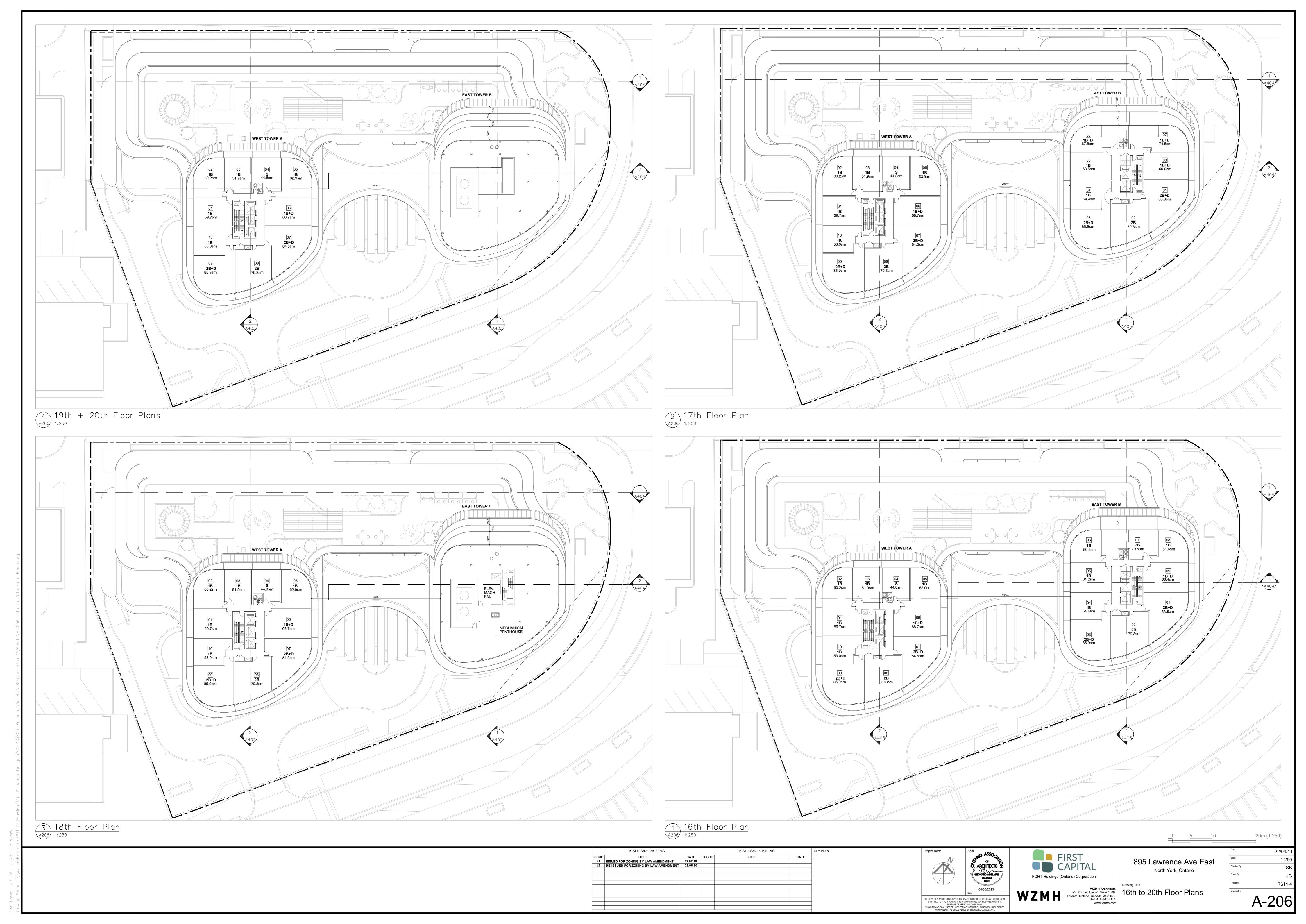
895 Lawrence Ave East North York, Ontario 7611.4 A-201

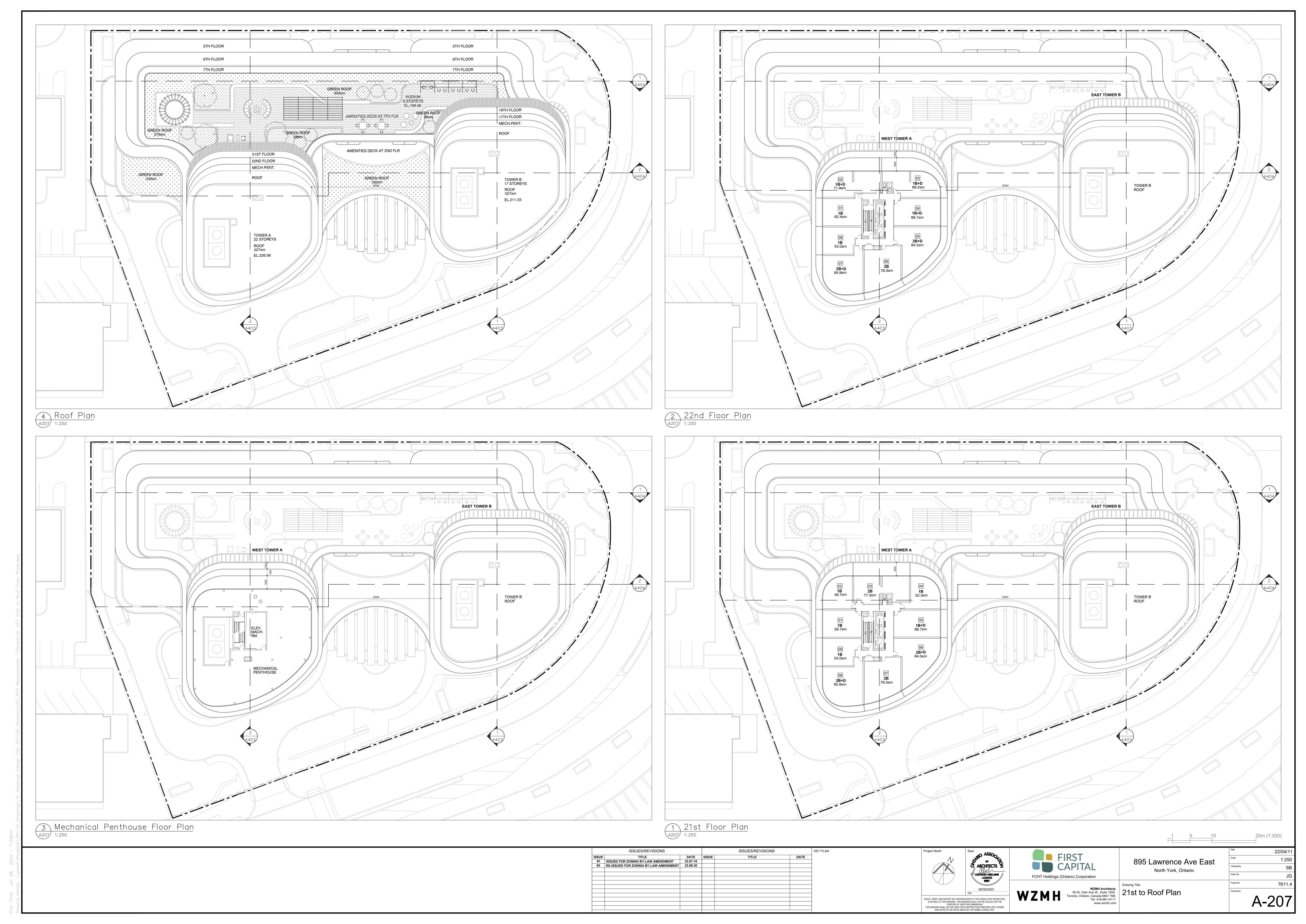














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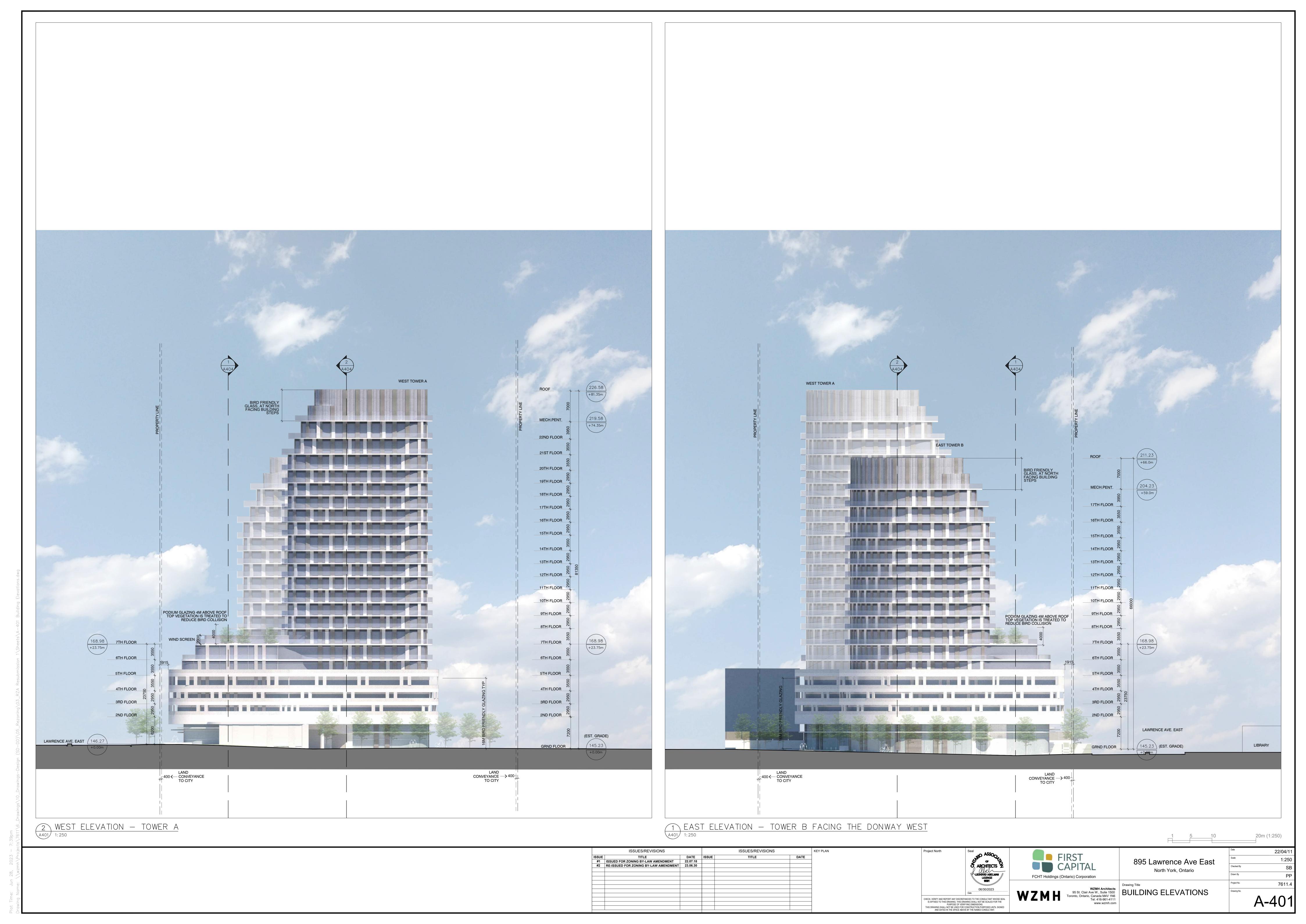
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WZMH Architects
95 St. Clair Ave W., Suite 1500
Toronto, Ontario, Canada M4V 1N6
Tel: 416-961-4111

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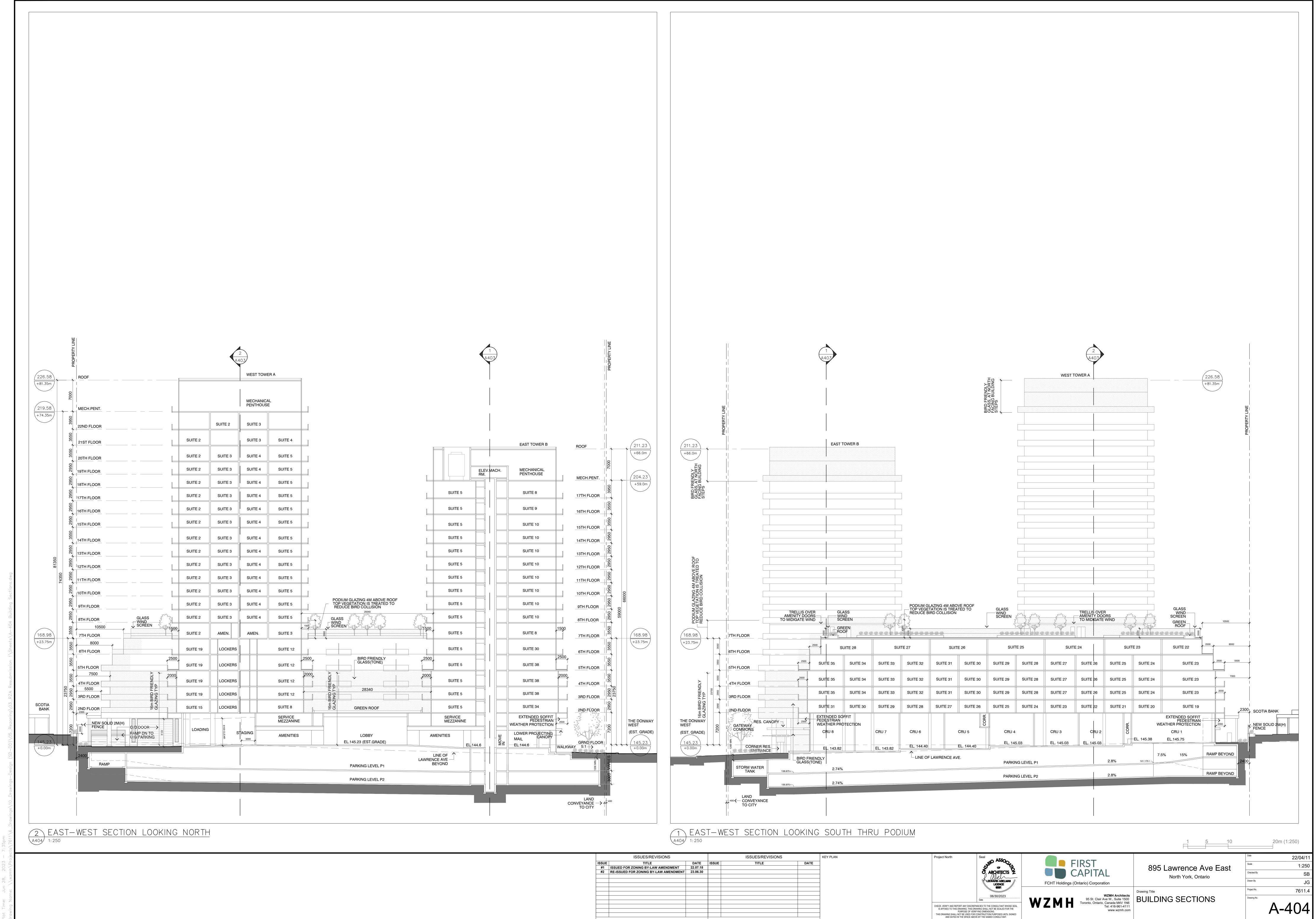
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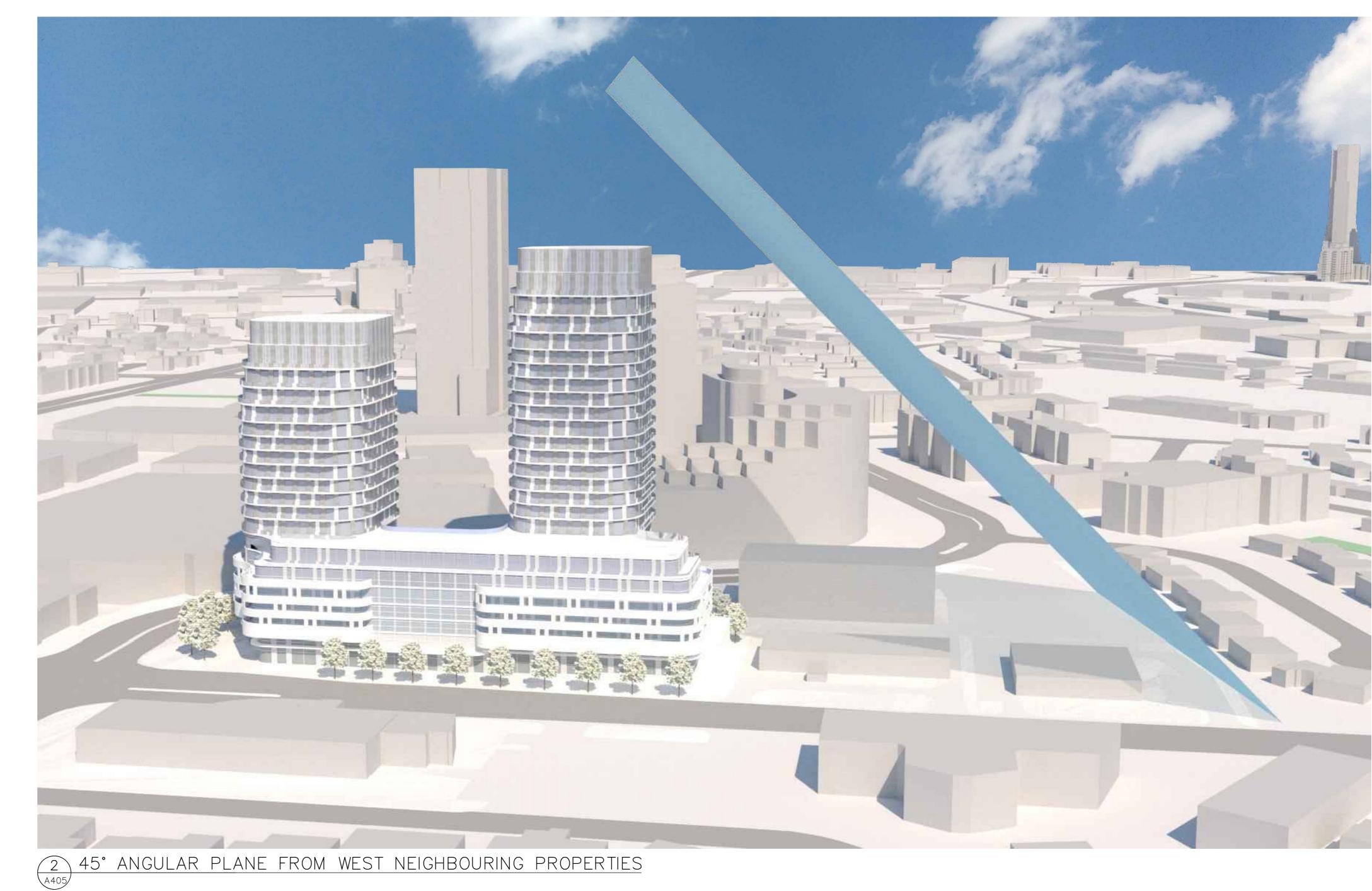
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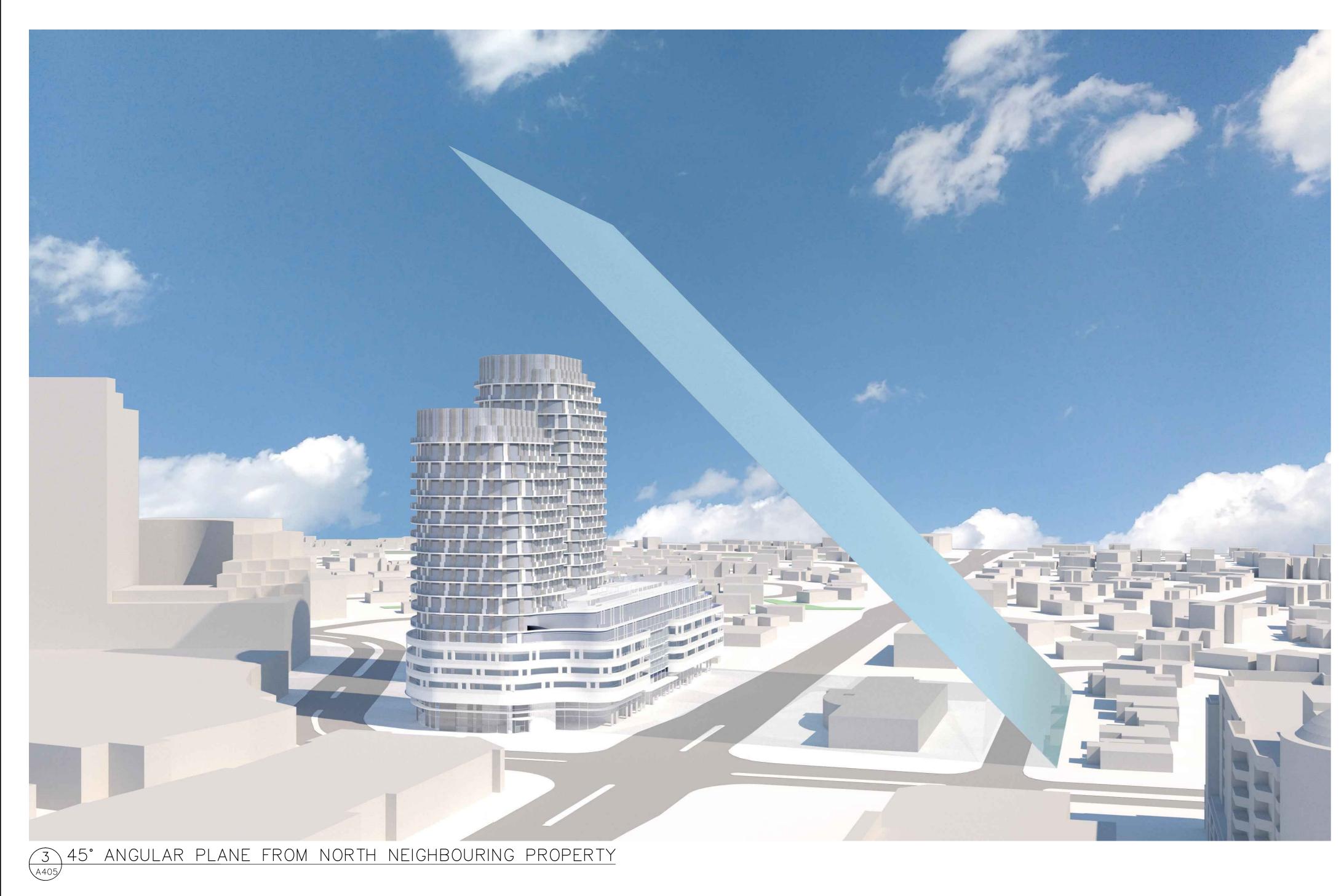


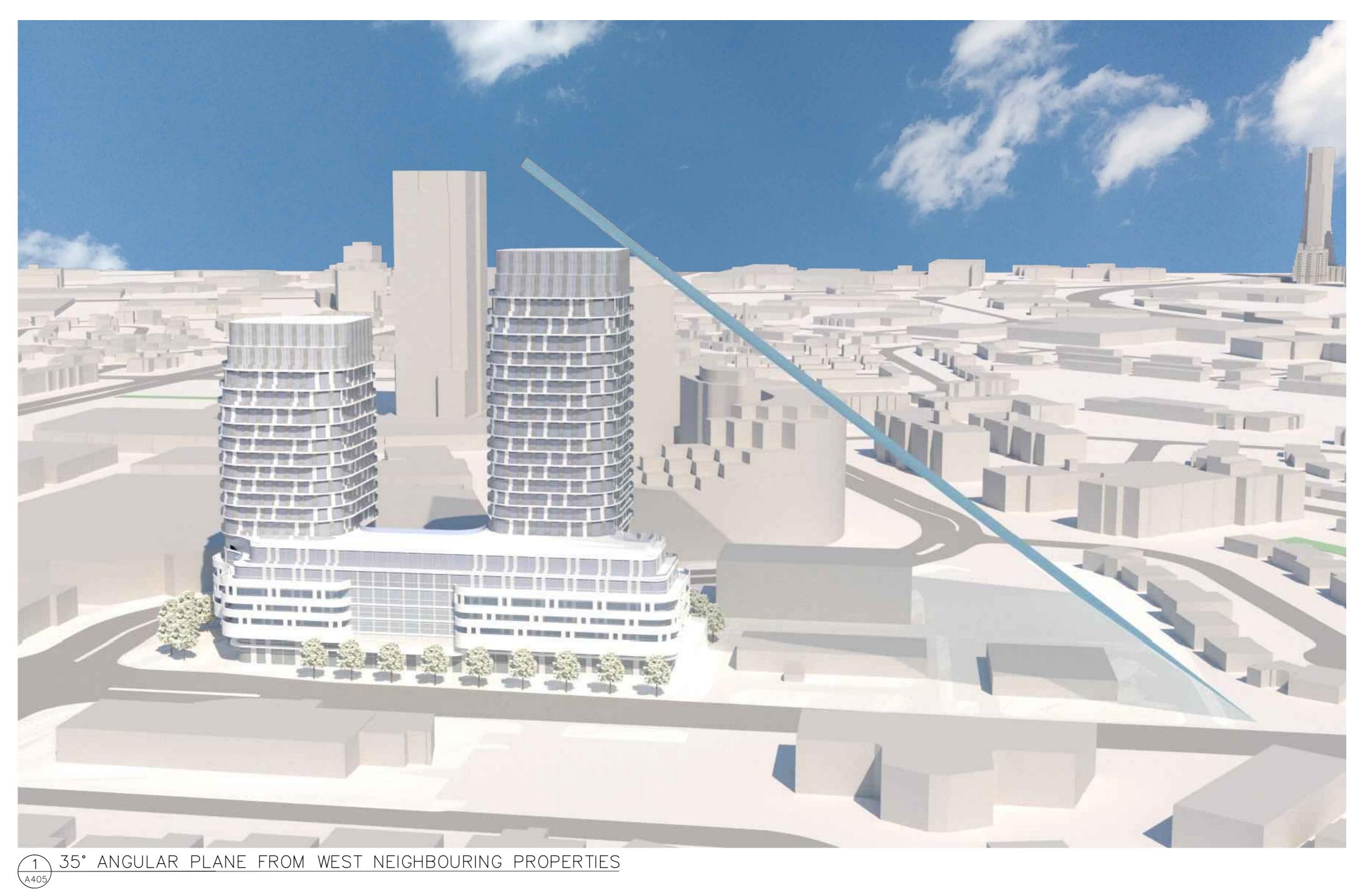


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ISSUES/REVISIONS ISSUES/REVISIONS ISSUE TITLE DATE
#1 ISSUED FOR ZONING BY-LAW AMENDMENT 22.07.18
#2 RE-ISSUED FOR ZONING BY-LAW AMENDMENT 23.06.30 TITLE

06/30/2023 CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.

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FIRST CAPITAL FCHT Holdings (Ontario) Corporation

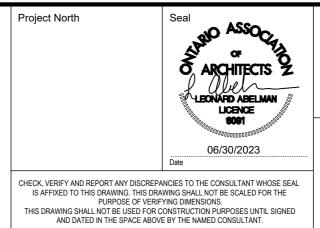
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3D VIEWS + ANGULAR
PLANES

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ISSUE TITLE DATE ISSUE
#1 ISSUED FOR ZONING BY-LAW AMENDMENT 22.07.18
#2 RE-ISSUED FOR ZONING BY-LAW AMENDMENT 23.06.30





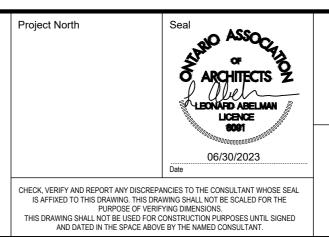
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1 GATEWAY COMMONS AT THE DONWAY WEST + LAWRENCE AVE EAST

	ISSUES/REVISIONS			KEY PLAN		
ISSUE	TITLE	DATE	ISSUE	TITLE	DATE	1
#1	ISSUED FOR ZONING BY-LAW AMENDMENT	22.07.18				
#2	RE-ISSUED FOR ZONING BY-LAW AMENDMENT	23.06.30				
						1





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ISSUES/REVISIONS

ISSUES/REVISIONS

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE ABOVE BY THE NAMED CONSULTANT.

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