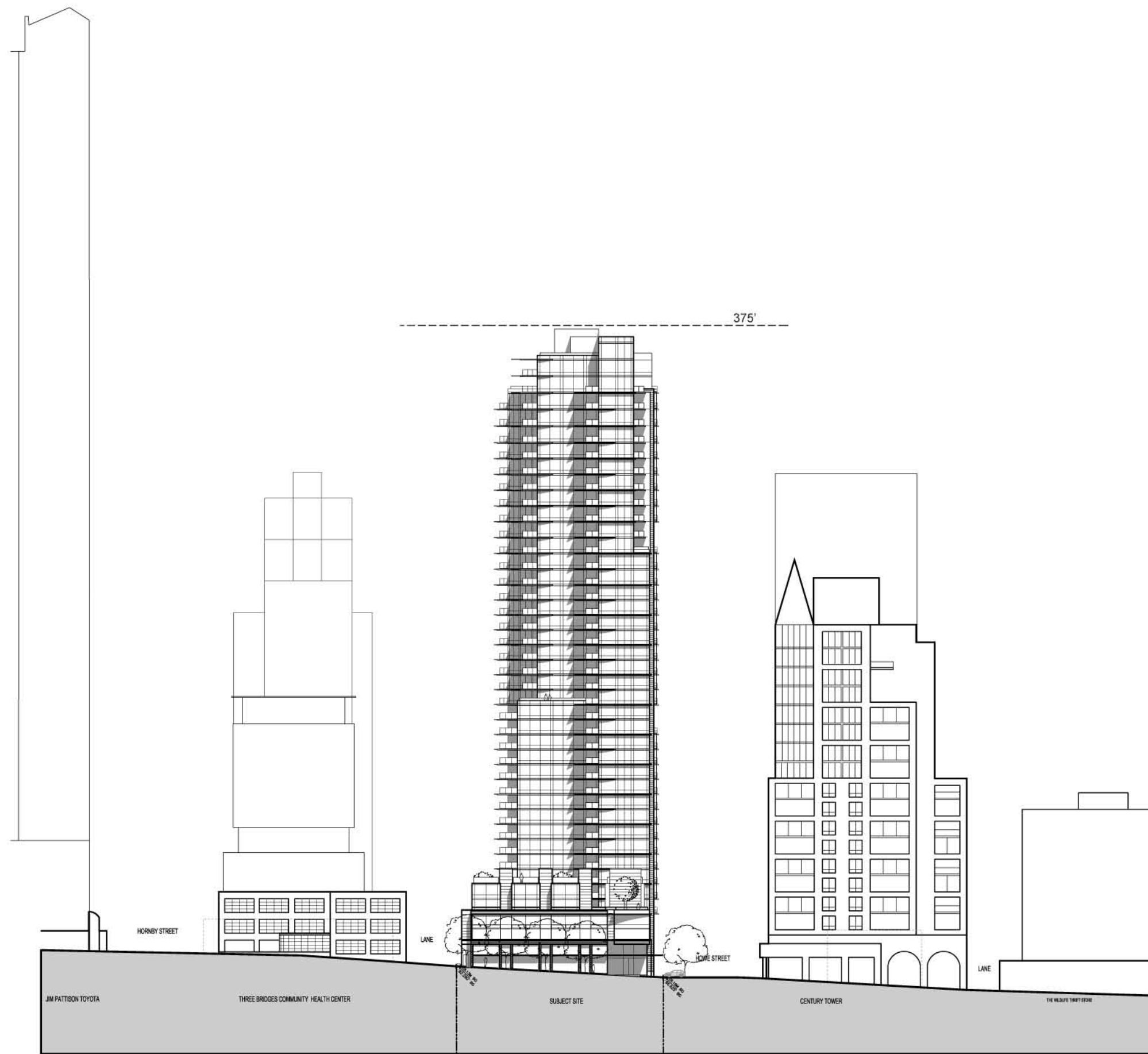


1265 Howe Street for Howe Street Developments Limited Partnership

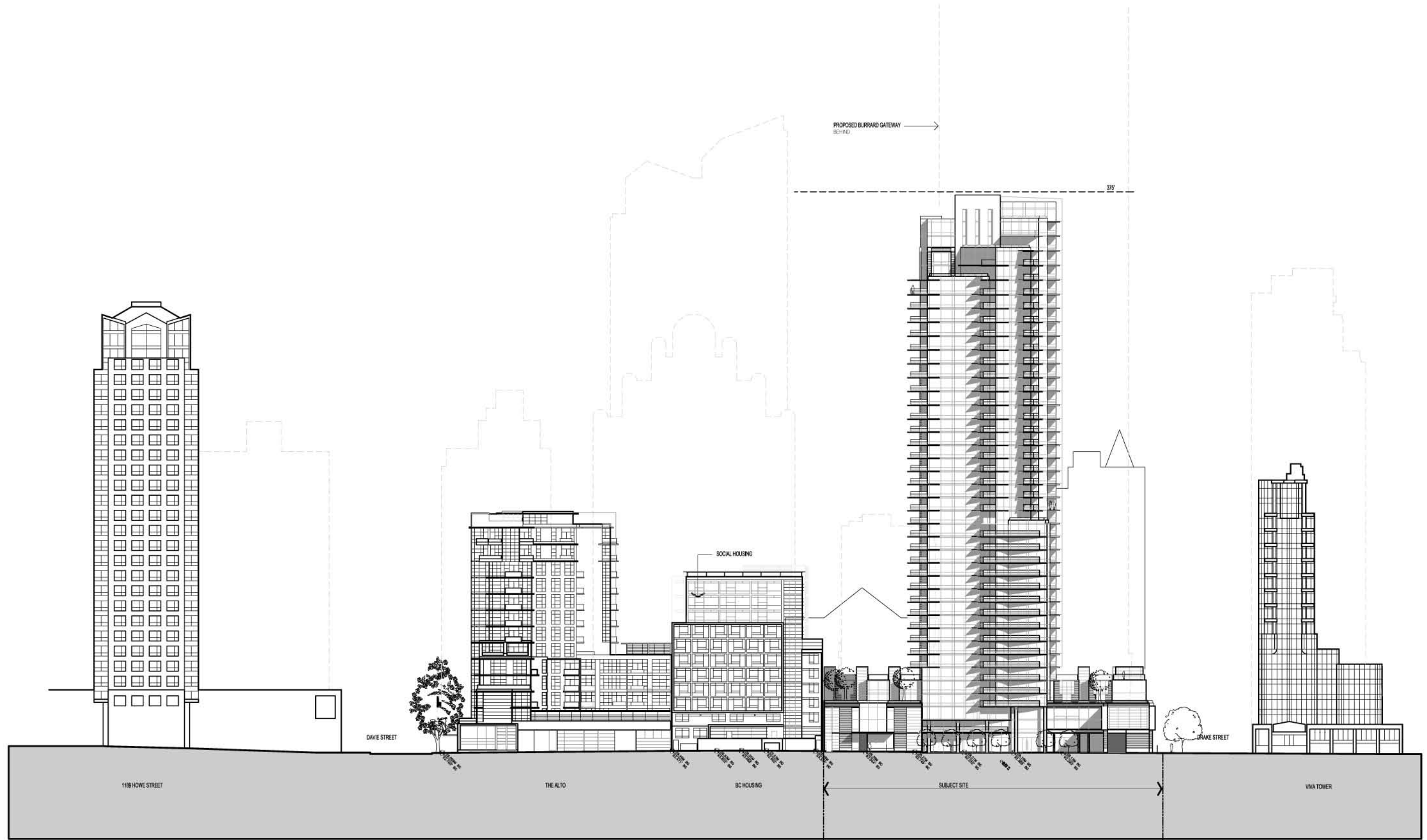
East Elevation: Howe St. Context

MERRICK ARCHITECTURE ■  
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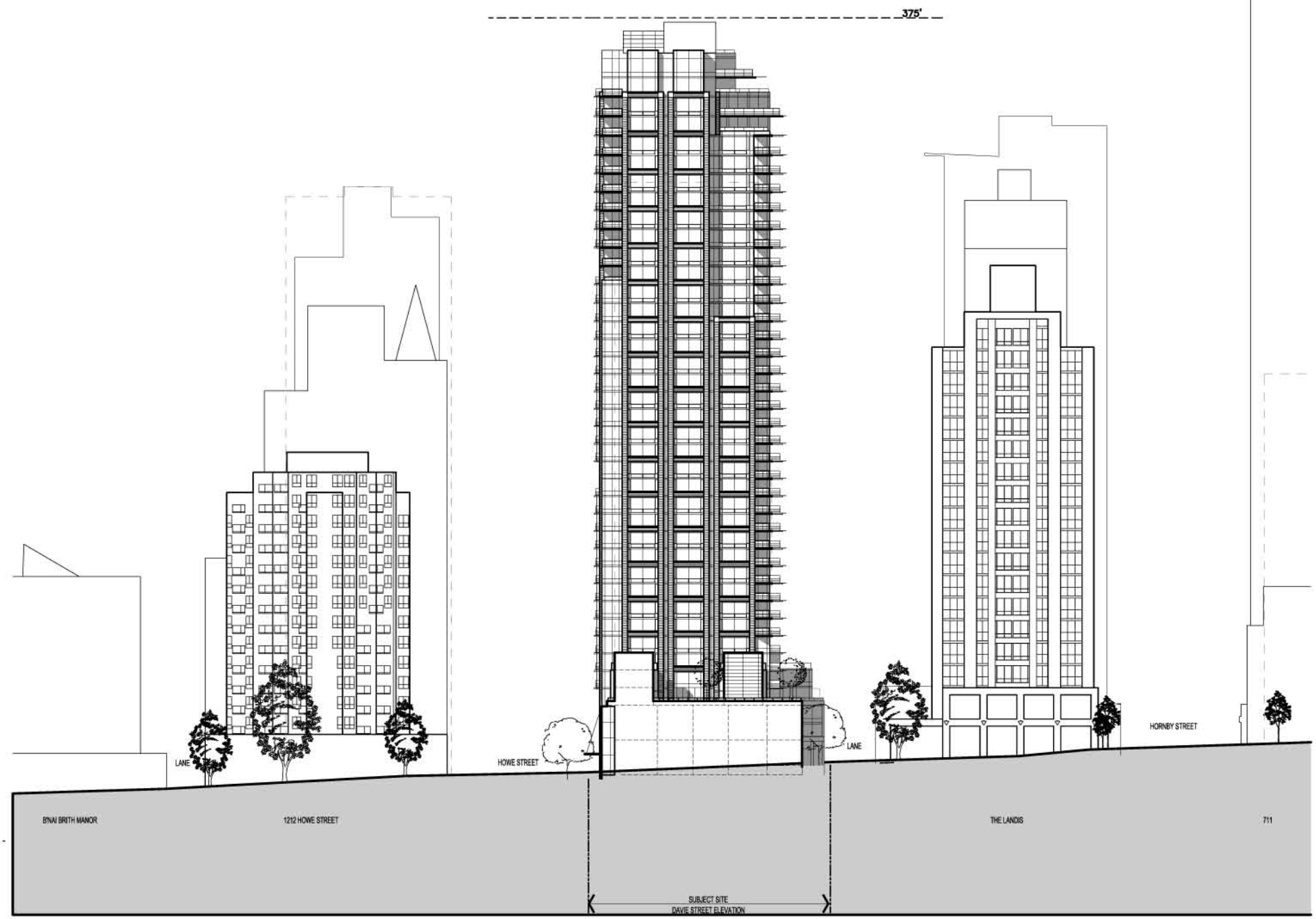
South Elevation: Drake St. Context



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West Elevation: Lane Context

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North Elevation: Davie St. Context