



75 Breezehill Avenue and 35 Laurel Street

UDRP Report
Official Plan and Zoning By-law Amendment
June 12, 2025

75 Breezehill and 35 Laurel
Response to UDRP Comments
Official Plan Amendment (D01-01-24-0027) and Zoning By-law Amendment (D02-02-24-0088)

No.	Comment	Responsibility	
	Key Recommendations		
1	The Panel has concerns with the proposed density on the site being much more than what is considered by the Secondary Plan.		The proposed heights are reflective of a paradigm shift in Ottawa, and Ontario at-large since the writing of the Secondary Plan. The Official Plan allows up to 40-storeys in Hubs which are in close proximity to LRT Stations. Further, the Official Plan is aiming to accomodate up to 60% of growth within the green-belt, and specifically within the Hub Designation of the Downtown Core Transect. These reasons strongly support the current plans as they stand. Further, the buildings are sensitively designed to ensure compatabile heighths and massing. The towers and setback a significant distance from the nearby residential community aside from one adjacent property. This setback distance will further ameliorate adverse impacts.
2	The Panel recommends further investigating how this project is going to integrate into the historic neighbourhood and the new one developing across the transit corridor.		The project integrates with both the historic neighbourhood in the immediate vicinity while at the same time being compatible with potential future developments of this area through thoughtful design of the two towers and associated podiums. The project's scaling and materiality is also compatible with the new neighbourhood developing across the transit corridor.
3	The Panel questions whether the public space offered is enough to justify the added height or the two-tower approach; especially given how tight the two podiums are on the site.		The provision of parkland, a plaza and two publicly accessible plazas on the site provide ample recreational and amenity space to future residents of the site and visitors to the development. The generous provision of these spaces should be sufficient to justify the added heights proposed by this development.
4	The Panel recommends giving more attention to the design and massing of the podiums, especially regarding their footprint on the site and the tight relationship to one another.		Noted
5	The Panel appreciates and supports the masonry architecture of the podiums.		Noted
6	The Panel recommends undertaking a comprehensive study of the landscaping and public realm.		Noted
6.a)	The Panel has particular concerns with the tightness of the MUP, and the usability of the public spaces provided.		The design of the proposed development provides ample setback for the anticipated MUP while at the same time integrating the MUP with the site through the thoughtful use of walkways and a POPS in the southeast corner of the site.
	Site Design & Public Realm		
7	The Panel has concerns with the amount of density proposed on the site.		The density proposed for the site is appropriate given the relative size and orientation of the site and its proximity to a rapid transit station.
8	The Panel strongly recommends relocating the park adjacent to the MUP.		Relocating the park adjacent to the MUP would detract from the current design and layout which optimises the use of the site while providing a generously sized park in a dedicated section of the site. One of the plazas is already located adjacent to the MUP in the southeast corner.
8.a)	The Panel suggests further study is required to justify the current proposed location of the park.		Noted. The park location is optimal for the site as it makes use of a section of the site that would otherwise be challenging to put to good use.
8.b)	Consider the park as an integrated component within the proposal and not an arm off the end of the property.		The park as proposed is an integral component of the site and, although located on the edge of the property. Planned pathways provide connectivity between this park and the site and this park serves as a vital component of the overall amenities provided through the proposed development.
9	The Panel recommends considering patios and accessible pedestrian spaces instead of extensive garden beds in the landscaping.		Noted

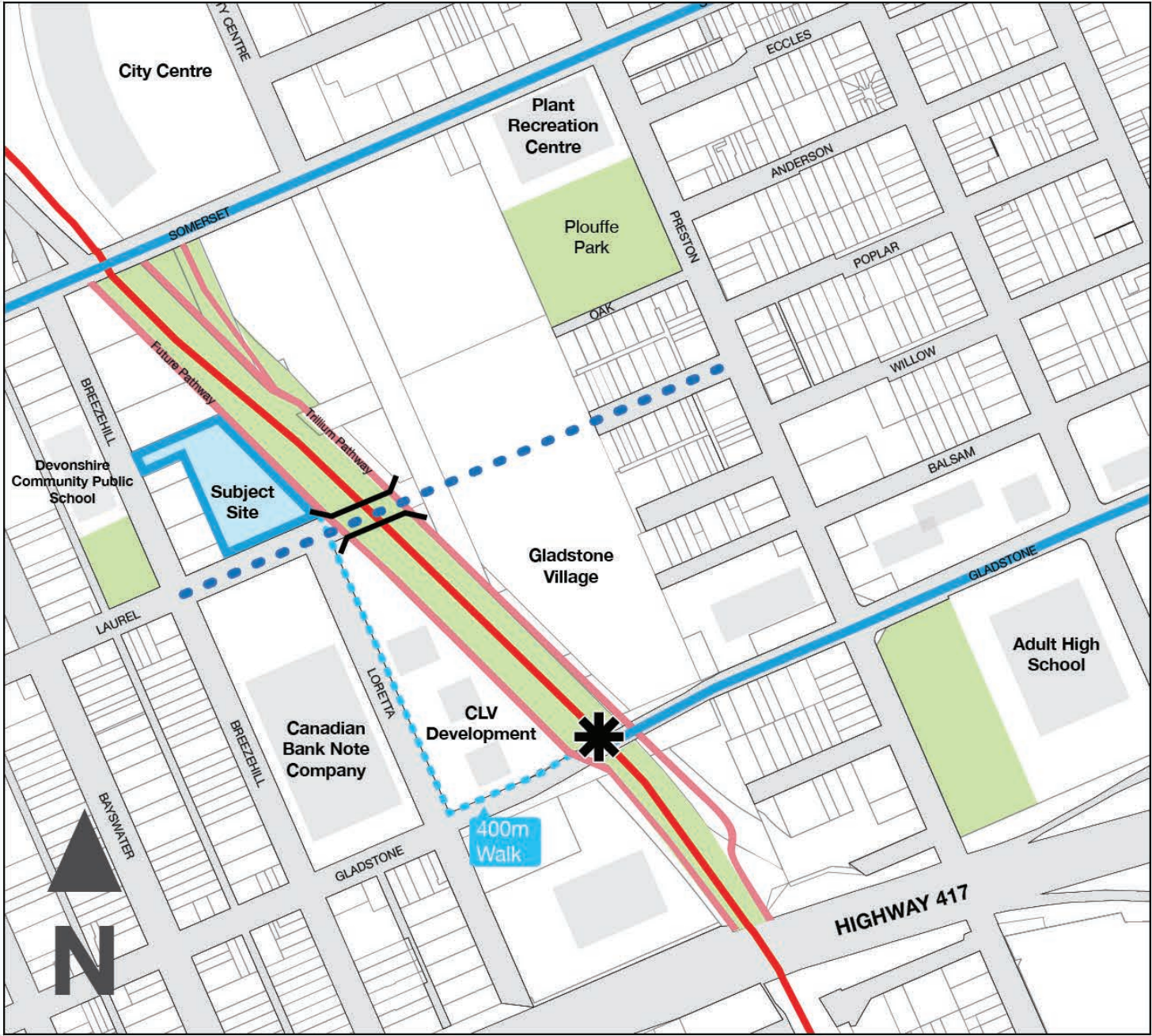
No.	Comment	Responsibility	
9.a)	Consider how to best animate the spaces at-grade.		Noted
10	The Panel appreciates that site porosity is being encouraged in the site plan.		Noted
10.a)	Consider refining some elements to further support connectivity.		The pathways and open spaces provided onsite have been reviewed and refined to further support connectivity.
11	The Panel has concerns with the landscaped area in the middle of the site being designed as a series of walkways that are very utilitarian.		The landscape plan will be further refined at site plan contro land will take this comment into consideration at that time.
11.a)	The Panel recommends that the central landscaped area should be a gathering space or plaza; an area that encourages staying and relaxing.		The central landscaped area has been designed as a plaza which is intended to serve as a gathering place for the public that encourages both staying and relaxing.
12	The Panel recommends designing a large functioning space at the south-east corner of the site where the ROW and MUP intersect near the future pedestrian bridge.		at-grade retail will animate this space while an at-grace publicly accessible plaza will further contrinute to the vibrancy here.
12.a)	The Panel recommends sharing some of the property with the public realm in that location to integrate a POPS and allow for a significant gathering space there.		The site plan was not altered to include this as it would detract from the overall site layout which represents an efficient use of the space. A publicly accessible plaza is already located in the area discussed. The plaza planned in this location contributes to the public realm and creates a gathering space.
Sustainability			
13	The Panel recommends further consideration be given to how this site and proposal can provide more valuable environmental and social sustainability to the community.		The project as designed contributes positively to both environmental and social sustainability by providing 479 residential units in close proximity to a transit station. These residents will be supported by 678 bicycle parking spaces which will encourage active transit.
Built Form & Architecture			
14	The Panel has concerns with the overall additional density request. Going from 18-storeys as per the Secondary Plan to effectively requesting 45-storeys on the site is a big change in density for the site.		To reiterate the response to comment 1, the city and province are heavily prioritizing residential growth in existing neighbourhoods in close proximityi to LRT. The proposed density is reflective of a paradigm shift in Ottawa, and Ontario at-large since the writing of the Secondary Plan. The Official Plan allows up to 40-storeys in Hubs which are in close proximity to LRT Stations. Further, the Official Plan is aiming to accomodate up to 60% of growth within the green-belt, and specifically within the Hub Designation of the Downtown Core Transect. The increase in density for the site is justified and important to assist the City of Ottawa in providing intensification and creating housing inventory for a growing population.
15	The Panel has concerns with the relationship between the two podiums being too tight and narrow.		The site plan allows for ample separation between the two podiums. This space features a pedestrian walkway and plantings.
15.a)	Consider alternative massing that alleviates that condition.		Noted.
15.b)	Explore a variety of options for a single-tower site with a strong podium.		A single tower does not efficiently program the space provided by the site and would represent and under-provision of much needed residential housing density in an identified strategic growth area near services, amenities, and rapid transit. In order to respond to the ongoing housing crisis, it is important to optimize the provision of residential density on this site.
16	The Panel is not supportive of the proposed two-tower approach.		Noted.
16.a)	Consider a single tower approach with an improved podium form that relates to the surrounding neighbourhood context. Laurel is a small-scale residential street.		See comment 15.b)
17	The Panel strongly recommends pursuing a single tower approach for the site.		See comment 15.b)
17.a)	The Panel has concerns with the overall conditions on the site as proposed.		Noted.
17.b)	The Panel recommends opening up the site and reducing the density proposed.		Noted.
17.c)	The Panel recommends staggering the tower heights more significantly if continuing with a two-tower approach.		Staggering the tower heights would reduce the environmental efficiency of the building by creating more thermal breaks and surface area causing heat loss.
17.d)	The Panel recommends sculpting the podiums to provide greater relief between the buildings if pursuing a two-tower approach.		The podium designs seek to maximize efficiency and the provision of residential units. Sculpting the podium would reduce the provision of units.

No.	Comment	Responsibility	
18	The Panel appreciates the changes in materiality and the nuances of how the architecture can develop. The verticality in the brick clad podium is very promising.		Noted.
19	The Panel recommends further investigating the urban form taking shape across the transit corridor between Somerset and Gladstone (especially 933 Gladstone Phase 1 directly across) and responding in a similar fashion on this site.		Noted. Attention has been paid to this development. With the significant buffer provided by the rail corridor, the applicant team believes the massing, tower location, and overall design is complementary and compatable with the existing and future developement to the east.
20	The Panel recommends giving greater consideration to the role of this site in the Secondary Plan as a “valley aspect” between the peaks at Bayview and Gladstone Stations.		Noted.
21	The Panel has concerns with a 6-storey podium on this site.		Noted.
21.a)	Consider a 4-storey podium to better address the scale of the neighbourhood that the site is embedded within.		See response to 17.d)
22	The Panel appreciates the efforts to provide studies of massing options and various shadow impacts.		Noted.
23	The Panel recommends adding more textural elements at the podium base and increasing the amount of brick on the podium.		The current designs as they stand seek to maximize daylight admitted to the building in common areas and residential units. Increasing the amount of brick on the podium would reduce views and the admittance of light to the podium base.
24	The Panel encourages the applicant to reconsider the use of curtain-wall elements as they are akin to an office building, especially on the podium base.		
25	The Panel recommends reducing the height of the podium to better relate to the neighbourhood context to the west and the development of Gladstone Village (933 Gladstone Phase 1).		See response to 17.d)
25.a)	Explore design solutions to make the podium appear less heavy.		The podium design features covered balconies and abundant glass surfaces to provide articulation and reduce the "heaviness" of the podiums.
26	The Panel recommends proceeding with an 18-storey tower as allowed by the Secondary Plan and developing a strong community and public offering to negotiate with.		See response to 1
26.a)	The Panel warns that these proposed heights in this area will be precedent setting; consider working with the City to create an exceptional project as a basis to possibly increase the height beyond the allowed single 18-storey tower in the Secondary Plan.		See response to 1
26.b)	Consider reducing the building footprint on the site and providing valuable POPS.		The site as designed provides two plaza and a park. The current designs optimize the provision of residential units and commercial space while providing ample amenities such as the spaces mentioned.



75 Breezehill Design Report December 03, 2024

Transportation Context



Subject Site and Surrounding Context

-  Subject Site
-  Trillium Multi-Use Pathway
-  O-Train Trillium Line
-  Transit Priority Corridor
-  O-Train Station
-  Walking Distance to Transit
-  Proposed Active Transportation Bridge
-  Future Laurel Street Active Transportation Corridor

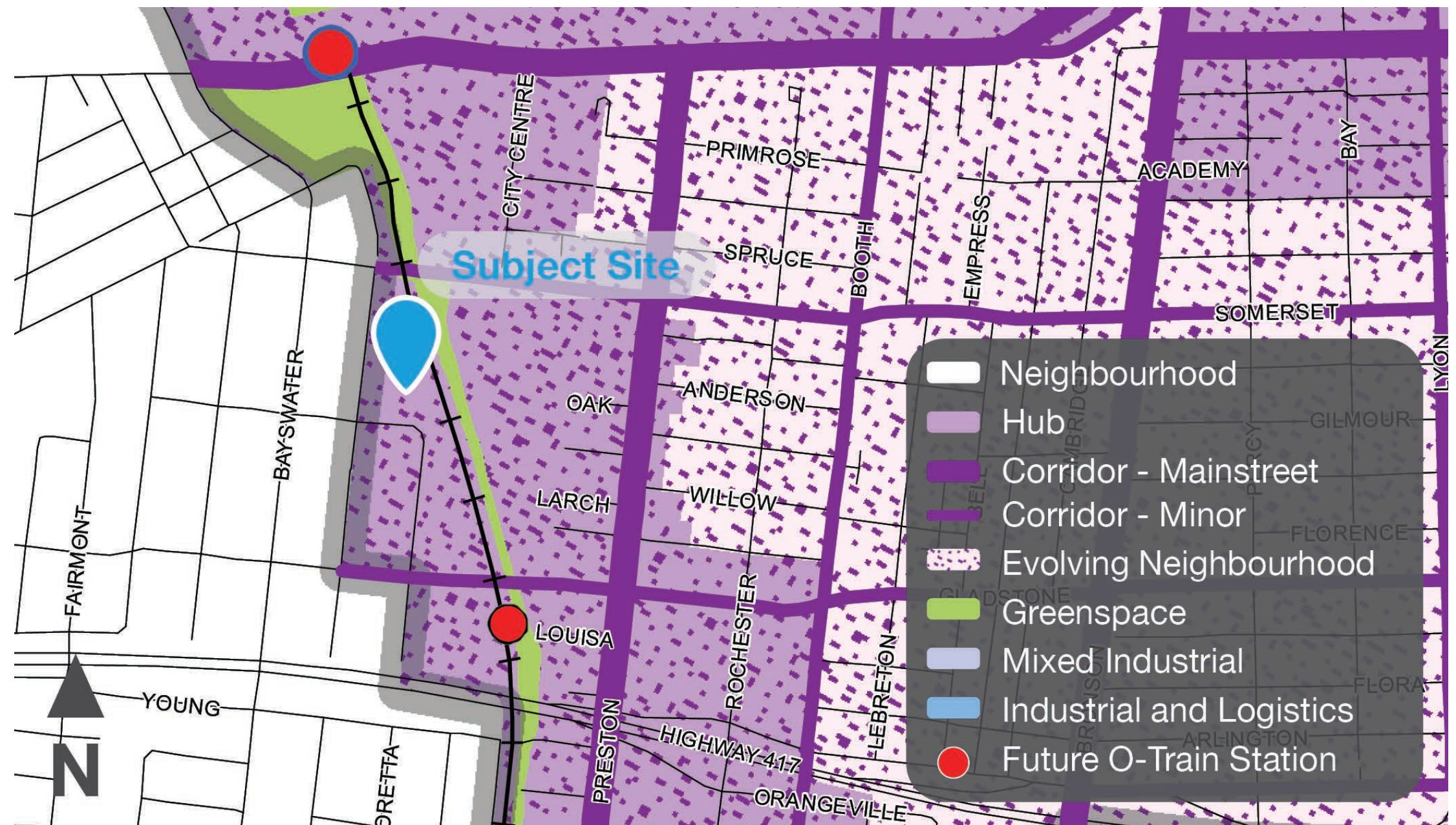
City of Ottawa Official Plan

Downtown Core Transect

- / The tallest buildings and greatest densities are intended for the Downtown Core Transect

Hub Designation

- / High-rise buildings (10-40 storeys) are permitted in Hubs, subject to appropriate height transition



KEY PLAN SITE LOCATION & ADJACENT NEIGHBOURHOODS



The 75 Breezehill site (light blue at left) is a centrally located site in the City of Ottawa, with Dow's Lake/ Little Italy to the southeast, Hintonburg/ Mechanicsville to the northwest, the central City core to the northeast and the Ottawa River/Lebreton Flats directly north.

The site is within walking distance of the Corso Italia LRT station and is steps from the amazing shops and attractions of Preston and Somerset.

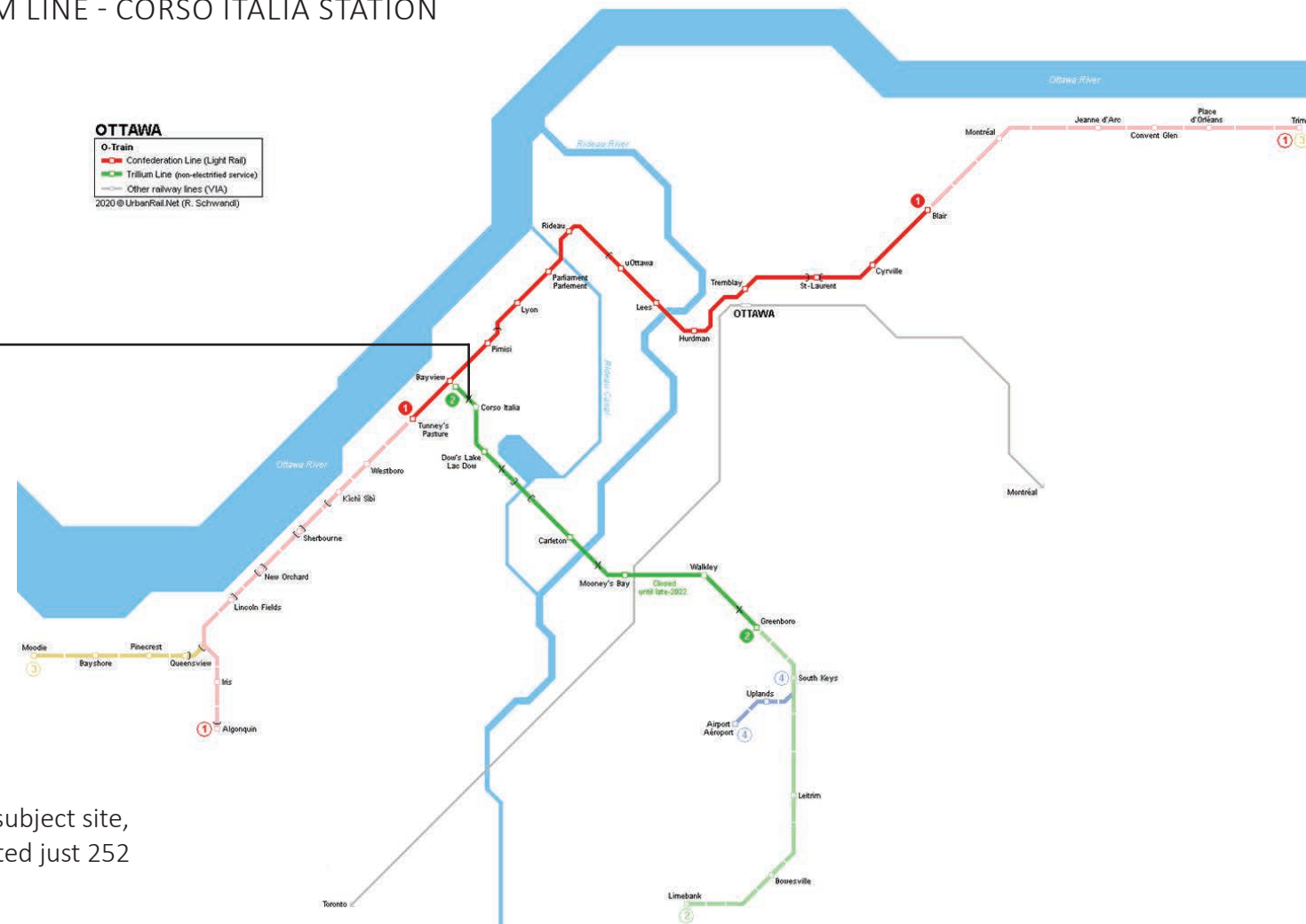
It is also well located in relationship to the established single family homes to the south west, which as a result does not produce any shadow for this neighbourhood (see shadow study on last page of initial design report and comparative shadow study in supplemental pages).

The Official Plan indicates that developments within 300m radius (or 400m walking distance) of major transit stations are identified as Hubs. 75 Breezehill is within a Protected Major Transit Station Area (PMTSA) as per Schedule C1 of the Official Plan, which encourages mid- and high-density housing and a minimum of 70% lot coverage.

- 1040 & 1050 Somerset W
- 75 Breezehill (subject site)**
- Corso Italia site- CLV Development
- Gladstone Village- Ottawa Community Housing

TRANSPORTATION HUB LRT TRILLIUM LINE - CORSO ITALIA STATION

Corso Italia station/
75 Breezehill site



The non-electrified Trillium line of the LRT will serve the subject site, with the Corso Italia station (pictured at lower right) located just 252 meters (measured radially) to the south east.



EXISTING CONTEXT RE-PURPOSED POST LIGHT INDUSTRIAL BUILDINGS

at right: The existing EBA (Enriched Bread Artists) collective building- Corso Italia site



at left: The Happy Goat coffee shop, current tenant at the subject site- 175 Breezehill.

CONTEXT NCC MULTI-USE PATHWAYS/ LINKAGES THROUGH ALTERNATIVE FORMS OF TRANSPORTATION



The Breezehill site has direct access to the future expanded Multi-use pathway system proposed for both sides of the LRT rail-cut, which will provide safe and convenient linkages to the Dow's Lake/ Little Italy sector to the south and the City Centre and Ottawa River district to the north.





The Breezehill Avenue block that lies directly west of the site does not have a residential component, but has a collection of small business offices on the east side of the street (as seen in the image at right), and most notably Devonshire Public School on the west side of the street (seen at left). The brownish red clay brick of the school is an important material indicator for the podium of the 75 Breezehill site.

SITE PLAN



DRAWING NOTES

- PROPERTY LINE
- EXISTING BUILDING SETBACKS
- PAVING SURFACE FINISH, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
- GROUND COVER IN CONCRETE PLANTERS
- RESERVED
- BICYCLE PARKING SPACES
- SIAMSESE CONNECTION @ GROUND FLOOR
- RESERVED
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING TREE TO BE REMOVED
- RESERVED
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- RESERVED
- RESERVED
- EXTENT OF GROUND FLOOR
- ENTRY DRIVEWAY TO UIC PARKING GARAGE
- EXISTING UTILITY POLE
- EXISTING 2 STOREY BUILDING TO BE REMOVED
- SPLASH PAD
- P.O.P.S. AREA - 150 SQ METERS/ 1,315 SQ FT

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- NCC MULTI-USE PATHWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN/COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROPERTY OWNER
FRED UNSWORTH
Ottawa, ON
E-Mail: fg_unsworth@rogers.com

LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
LOT D (BLOCK B),
PARTS OF LOTS 10, 11, 12, 13 & 14
AND ALL OF LOTS D, E, AND 9
(BLOCK J)
AND LORETTA AVE
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Stattec Geomatics Ltd.

SURVEYOR
Stattec Geomatics Ltd.
Ontario Land Surveyors
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (613) 722-4420
E-Mail: brian.webster@stattec.com

URBAN PLANNER
FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
E-Mail: beed@fotenn.com

LANDSCAPE ARCHITECT

CIVIL ENGINEER
Stattec Civil Ltd.
Civil Engineering
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (780) 917-8567
E-Mail: Alyssa.Gladish@stattec.com

PROJECT INFORMATION

EXISTING ZONING IG1 H(1)
PROPOSED ZONING MC
Zoning By-Law 2006-250

SITE AREA 6172 sq. m.
(66,433) sq. ft.

OPEN AREA 41.3%

BUILDING HEIGHT - VARIES 85M, 91M

PROJECT STATISTICS

BUILDING HEIGHT	BLDG. A	27 STOREY - 85 M
	BLDG. B	29 STOREY - 91 M
AMENITY AREA	6 m² PER UNIT (479 UNITS)	2,874 sq. m.

GROSS BUILDING - AREAS (27 STOREY BLDG.)
(CITY OF OTTAWA DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	367 sq. m. (3,950) sq. ft.
L2 FLOOR	1,138 sq. m. (12,249) sq. ft.
L3-6 FLOOR	4 x 1,086 sq. m. 4 x (11,679) sq. ft.
L7 FLOOR	277 sq. m. (2,982) sq. ft.
L8-27 FLOOR	29 x 562 sq. m. 29 x (6,046) sq. ft.
TOTAL AREA	17,362 sq. m. (186,877) sq. ft.

GROSS BUILDING - AREAS (29 STOREY BLDG.)
(CITY OF OTTAWA DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	N/A
L2-6 FLOOR	5 x 1,070 sq. m. 5 x (11,517) sq. ft.
L7 FLOOR	320 sq. m. (3,444) sq. ft.
L8-29 FLOOR	22 x 546 sq. m. 22 x (5,877) sq. ft.
MECHANICAL FLOORS	N/A
TOTAL AREA	17,682 sq. m. (190,323) sq. ft.

UNIT STATISTICS

STUDIO UNIT	48	10.0%
1 BEDROOM UNIT	131	27.3%
1 BEDROOM + STUDY UNIT	77	16.1%
2 BEDROOM UNIT	193	40.3%
3 BEDROOM UNIT	30	6.3%
TOTAL	479	

COMMERCIAL RETAIL Bldg A - 27 storey
0 sq. m.
(0) sq. ft.

COMMERCIAL RETAIL Bldg B - 29 storey
429 sq. m.
(4,615) sq. ft.

TOTAL AREA
429 sq. m.
(4,615) sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER UNIT (479 UNITS)	234
VISITOR	(AFTER 12 UNITS, 10M FOR UG)	
	-0.1 PER DWELLING UNIT	30
	(AFTER 12 UNITS - MAX 30)	
COMMERCIAL RETAIL	-0 UNDER 500 sq.m PER UNIT	0
TOTAL		264

PROVIDED

2 LEVEL UNDER GROUND PARKING	124
SURFACE	0
TOTAL	124

BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (479 UNITS)	240
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A.	2
TOTAL		242

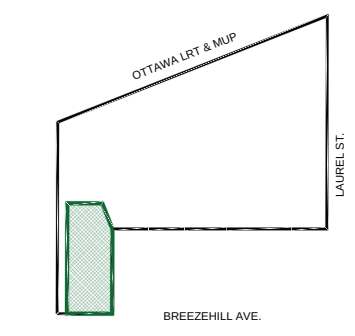
PROVIDED

EXTERIOR	7
INDOOR ON GROUND FLOOR	132
INDOOR ON P1 & P2 PARKING LEVELS	539
TOTAL	678

AMENITY AREA

PRIVATE AT GRADE	96 sq. m.
EXTERIOR COMMUNAL AT GRADE	2205 sq. m.
1st FLOOR LOBBIES	189 sq. m.
1st FLOOR COMMUNAL AMENITY	366 sq. m.
7th FLOOR COMMUNAL AMENITY	1385 sq. m.
PRIVATE BALCONIES	4312 sq. m.
TOTAL =	8553 sq. m.
TOTAL COMMUNAL =	4145 sq. m.
REQUIRED - 6.0M² PER UNIT (479) =	2,874 sq. m.
REQUIRED COMMUNAL @ 50% =	1,437 sq. m.

SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 1



FACILITY FIT PLAN KEY



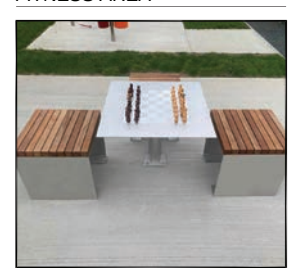
ACCESSIBLE SEATING



OUTDOOR GAMES AREA



FITNESS AREA



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

- ASPHALT PAVING
- CONCRETE PAVING
- INTERLOCK PAVING
- LOW IMPACT SURFACE
- GRASS SOD

VEGETATION

- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS

MISC.

- PROPERTY LINE
- FENCE LINE
- BERM OUTLINE
- WHEELCHAIR USER (1220 X 760)
- PARK SIGN
- ACC. PICNIC TABLE
- ACC.GAMES TABLE
- PARK BENCH
- PING PONG TABLE

SITE PLAN PARKLAND - ENLARGED FACILITY FIT PLAN OPTION 1



ACCESSIBLE SEATING



OUTDOOR GAMES AREA



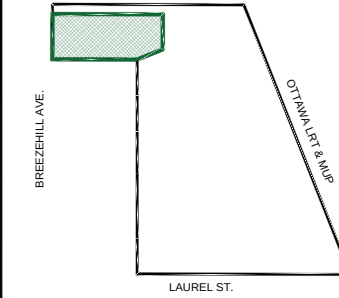
FITNESS AREA



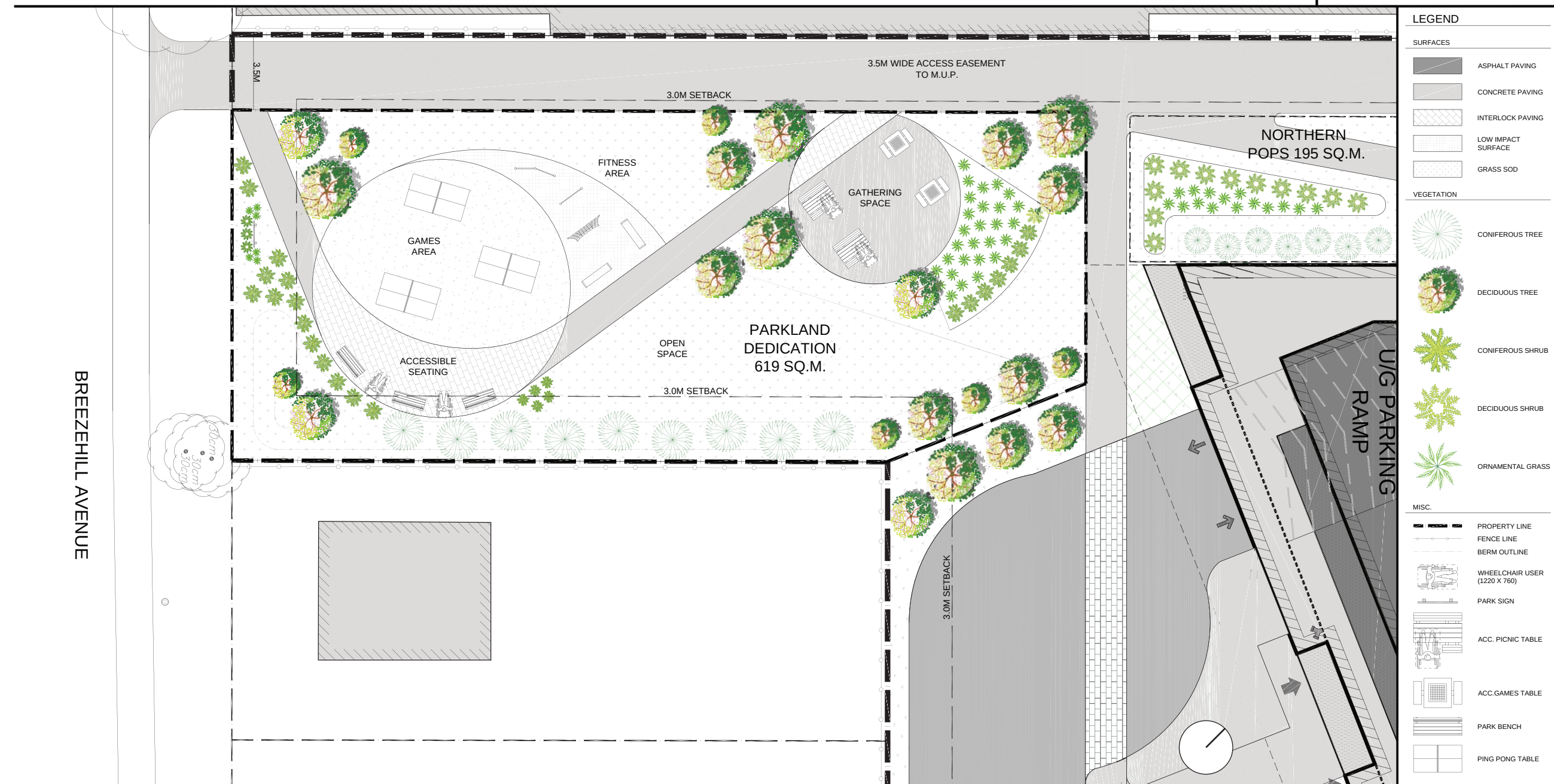
GATHERING SPACE



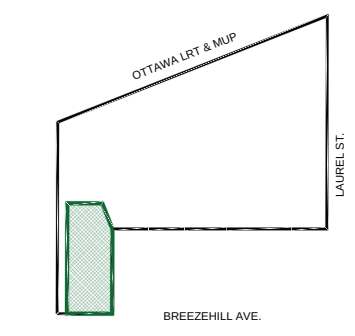
INTERSECTING LANDSCAPES



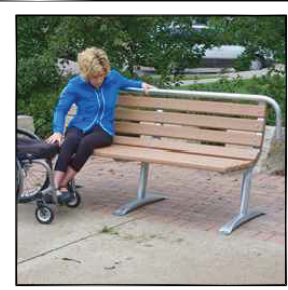
FACILITY FIT PLAN KEY



SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 2



FACILITY FIT PLAN KEY



ACCESSIBLE SEATING



HALF COURT BASKETBALL



TREE & BERM LINE



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

- ASPHALT PAVING
- CONCRETE PAVING
- INTERLOCK PAVING
- LOW IMPACT SURFACE
- GRASS SOD

VEGETATION

- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS

MISC.

- PROPERTY LINE
- FENCE LINE
- BERM OUTLINE
- WHEELCHAIR USER (1220 X 760)
- PARK SIGN
- ACC. PICNIC TABLE
- ACC.GAMES TABLE
- PARK BENCH
- PING PONG TABLE

SITE PLAN PARKLAND- ENLARGED FACILITY FIT PLAN OPTION 2



ACCESSIBLE SEATING



HALF COURT BASKETBALL



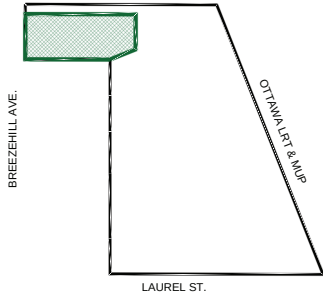
TREE & BERM LINE



GATHERING SPACE



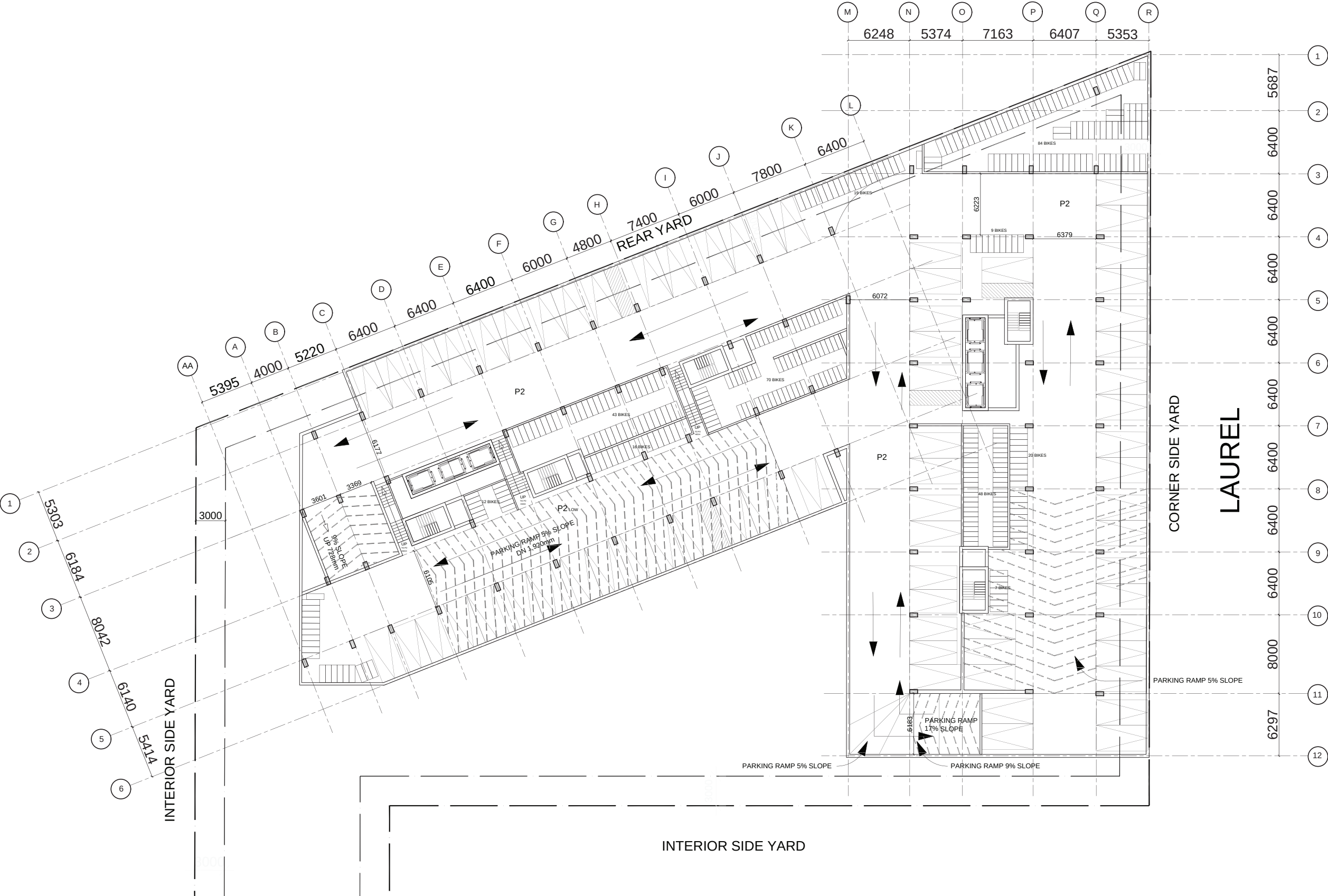
INTERSECTING LANDSCAPES



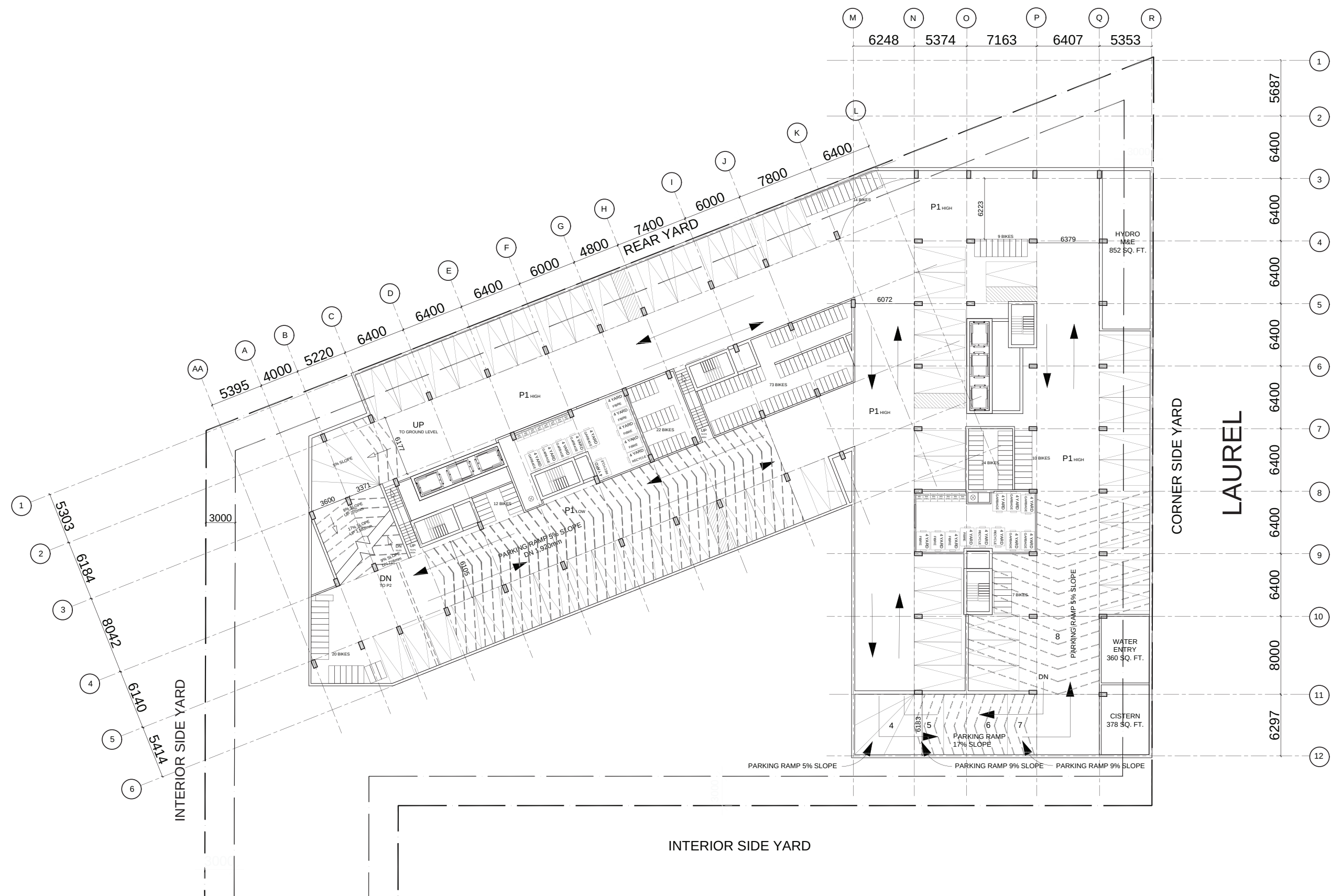
FACILITY FIT PLAN KEY



PLAN P2 PARKING



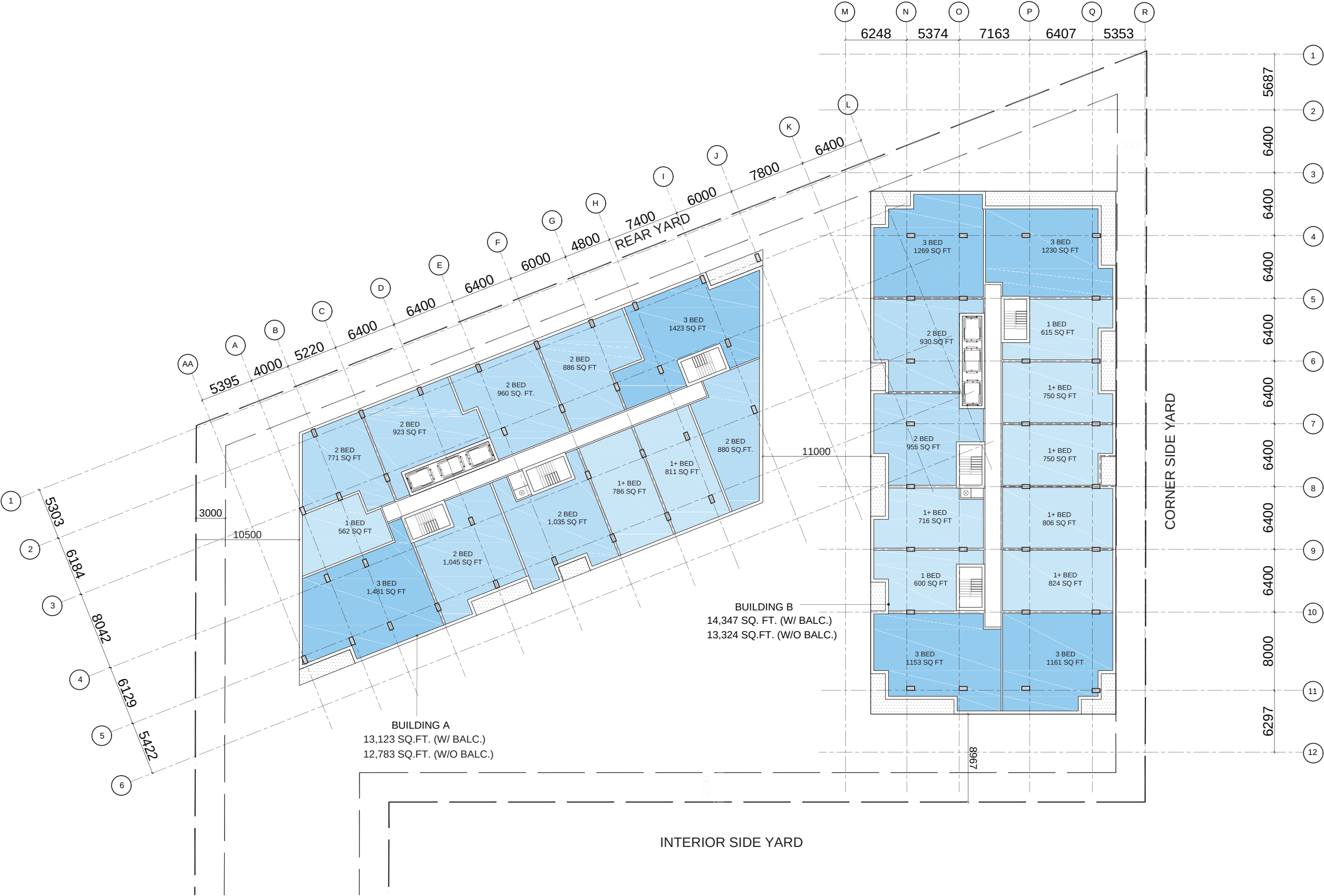
PLAN P1 PARKING



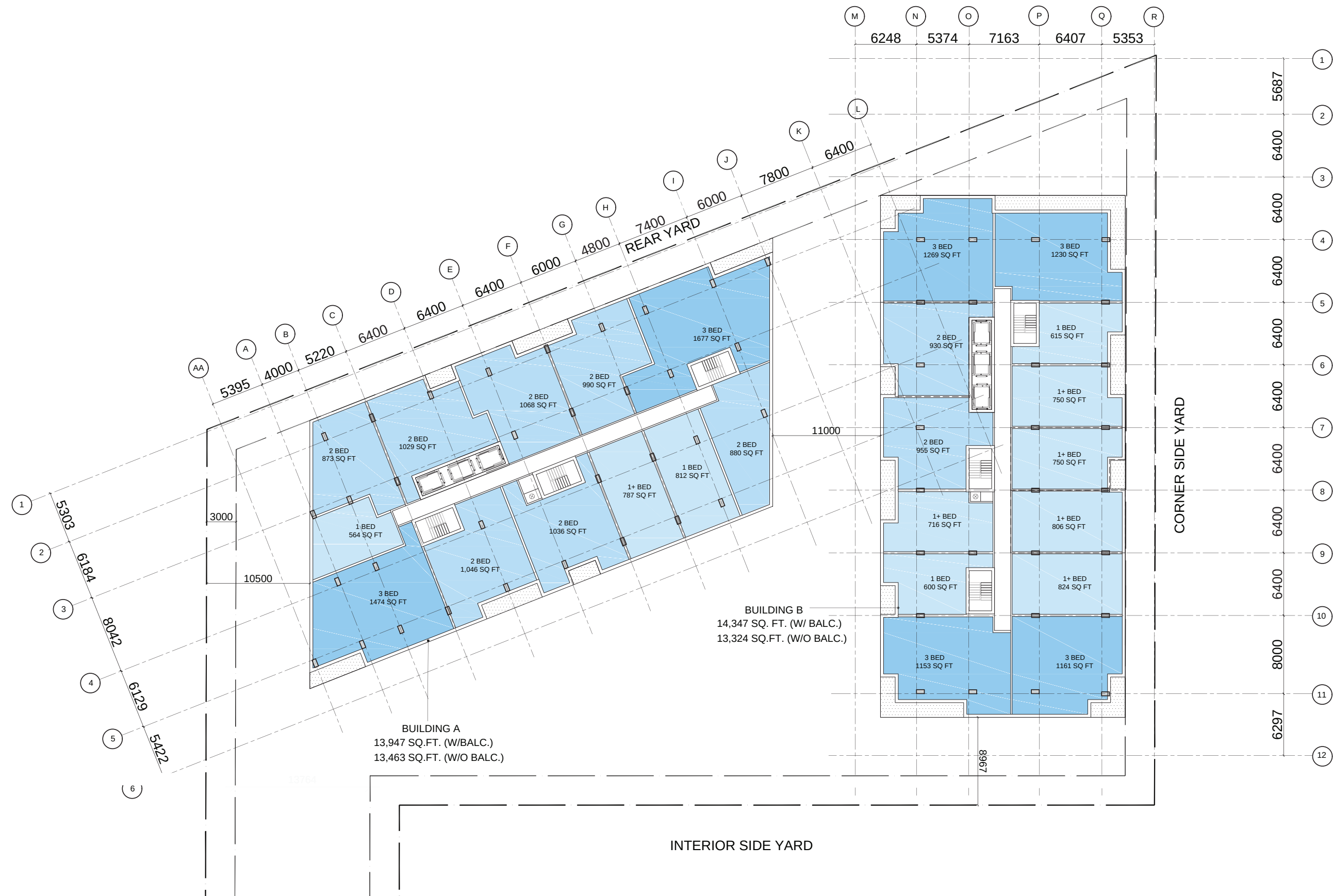
PLAN GROUND FLOOR



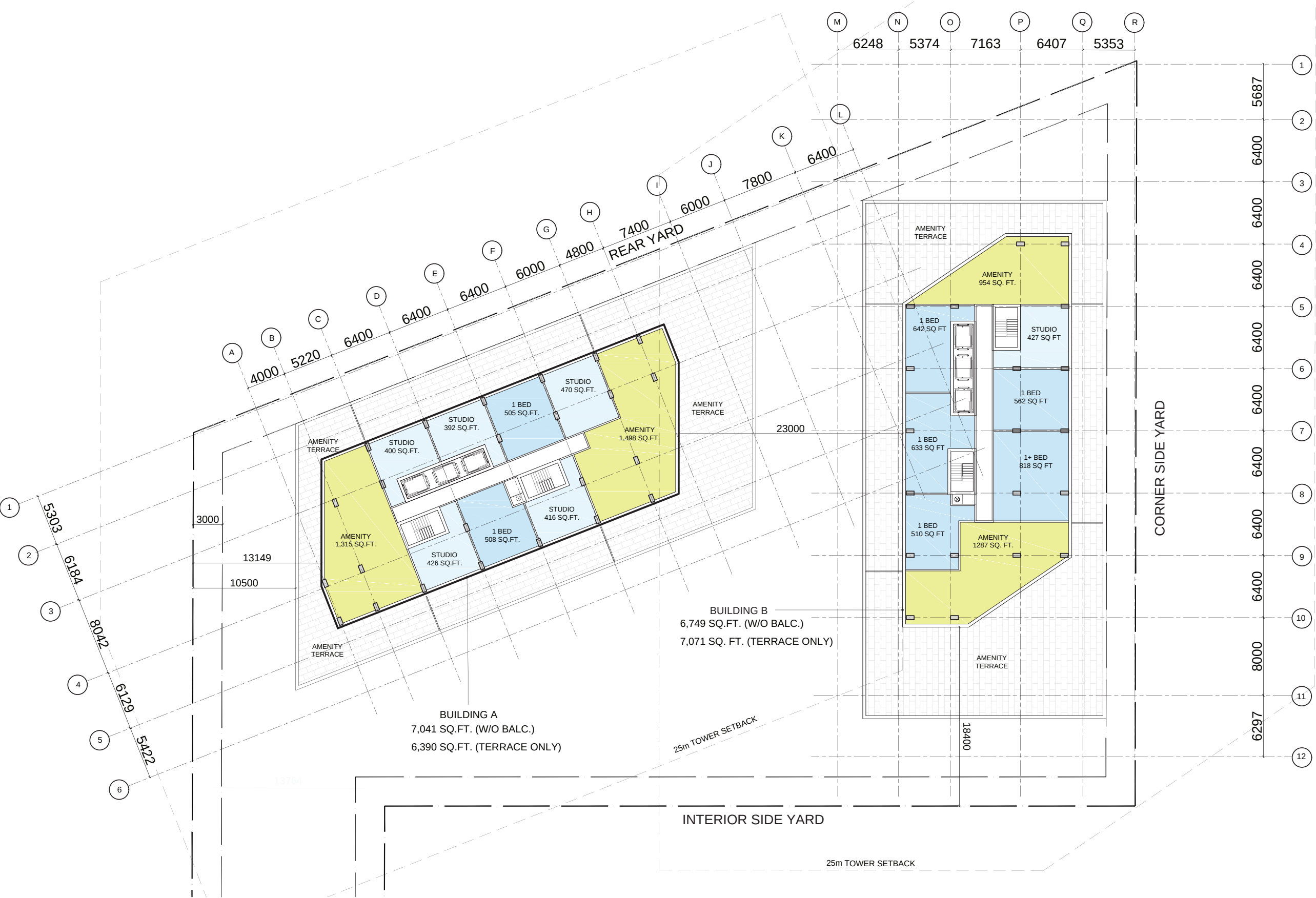
PLAN LEVEL 2



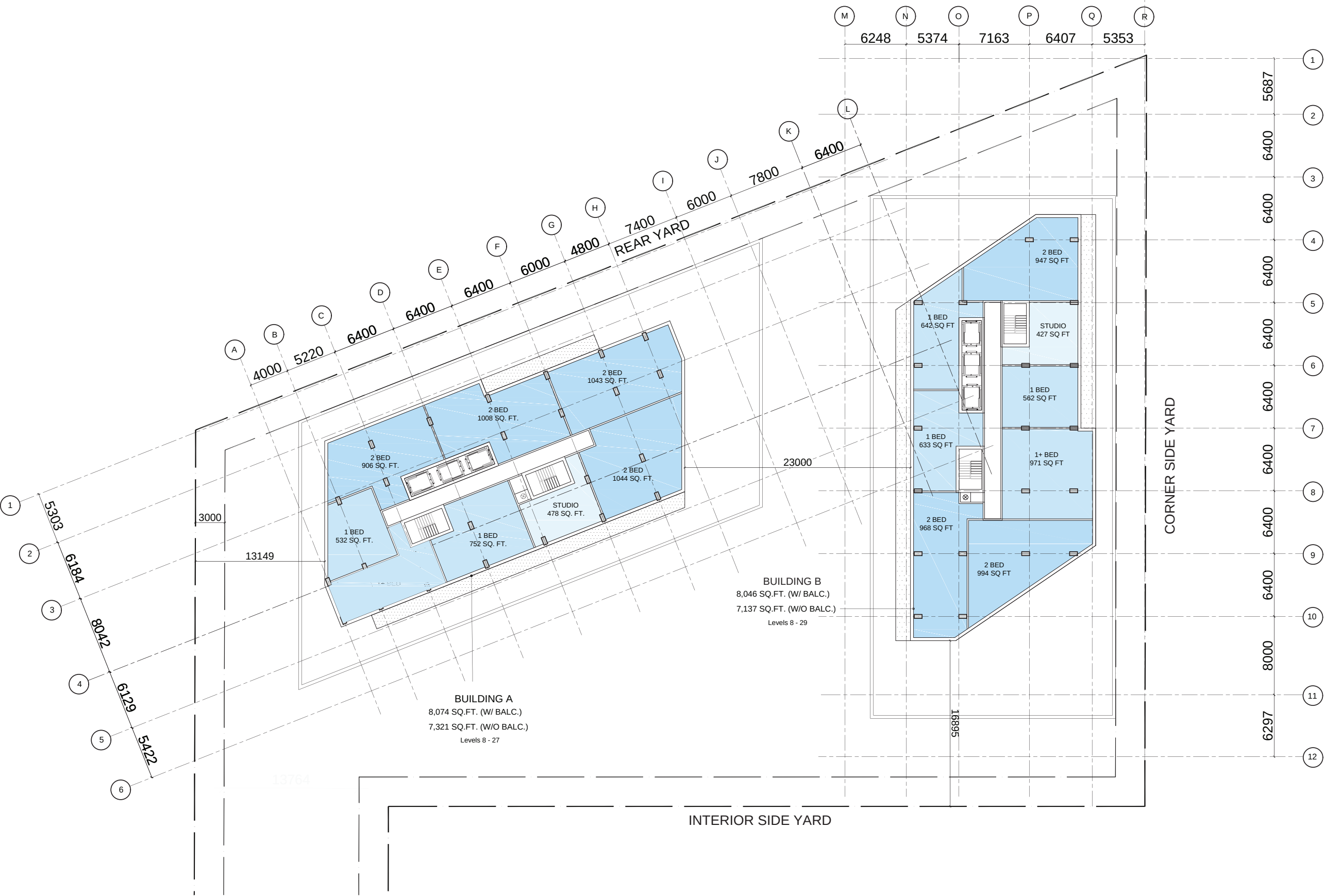
PLAN LEVELS 3- 6 (TYPICAL)



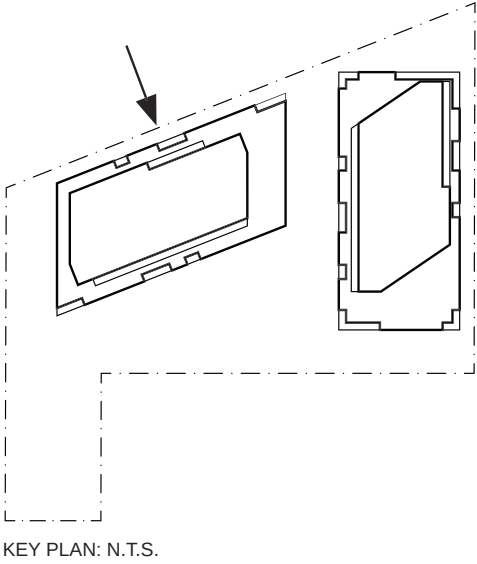
PLAN LEVEL 7



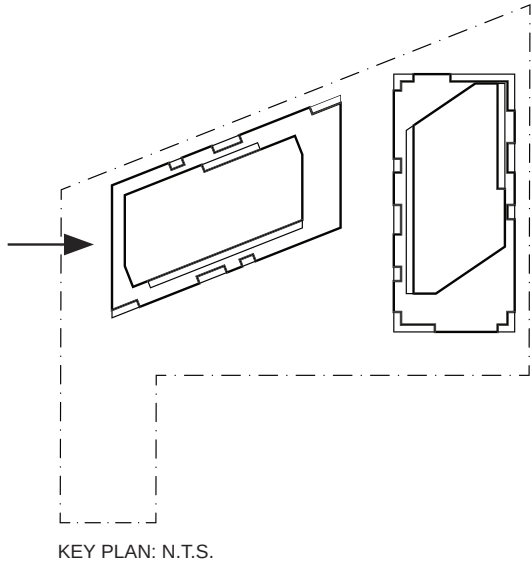
PLAN TOWER FLOOR (TYPICAL)



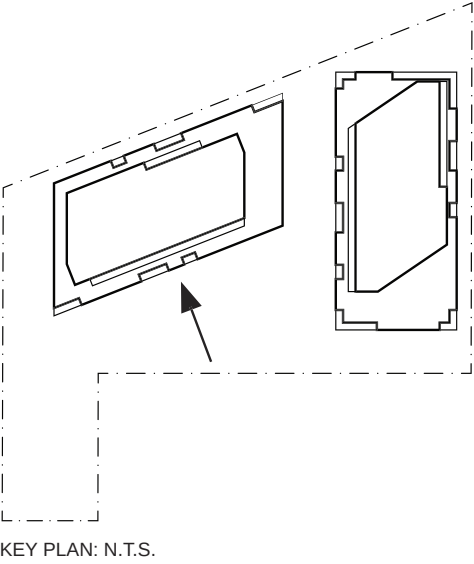
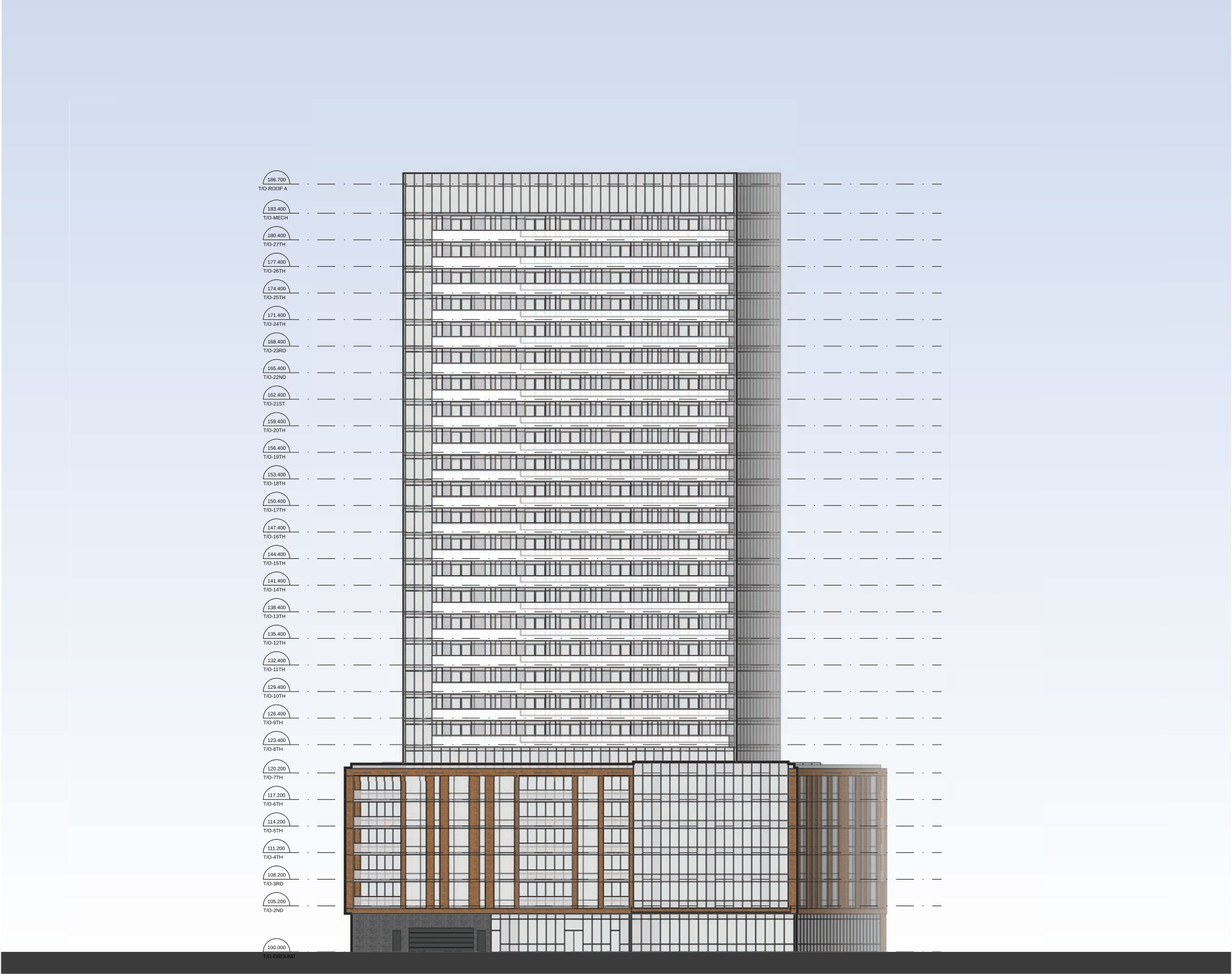
ELEVATION EAST ELEVATION OF BUILDING B



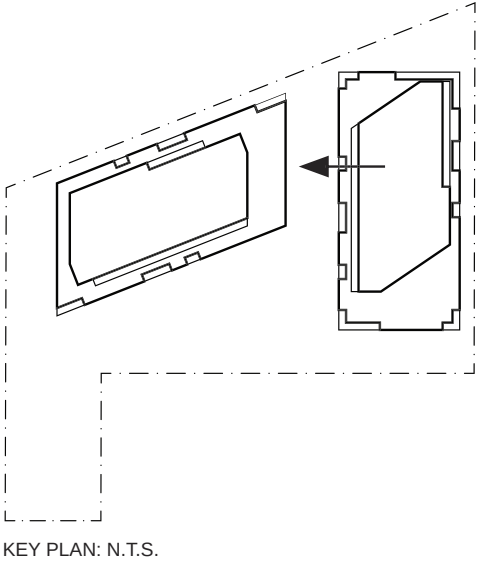
ELEVATION EAST ELEVATION OF BUILDING B



ELEVATION EAST ELEVATION OF BUILDING B

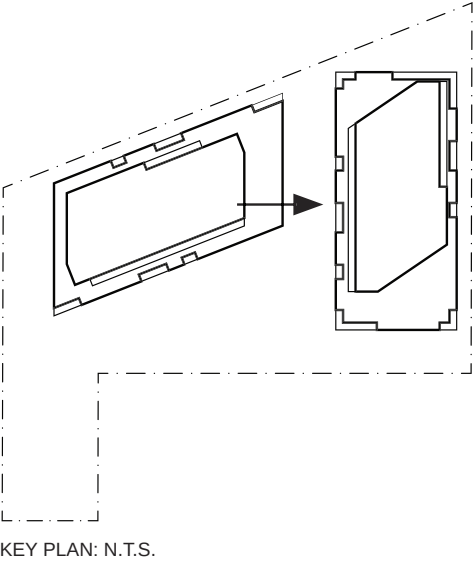
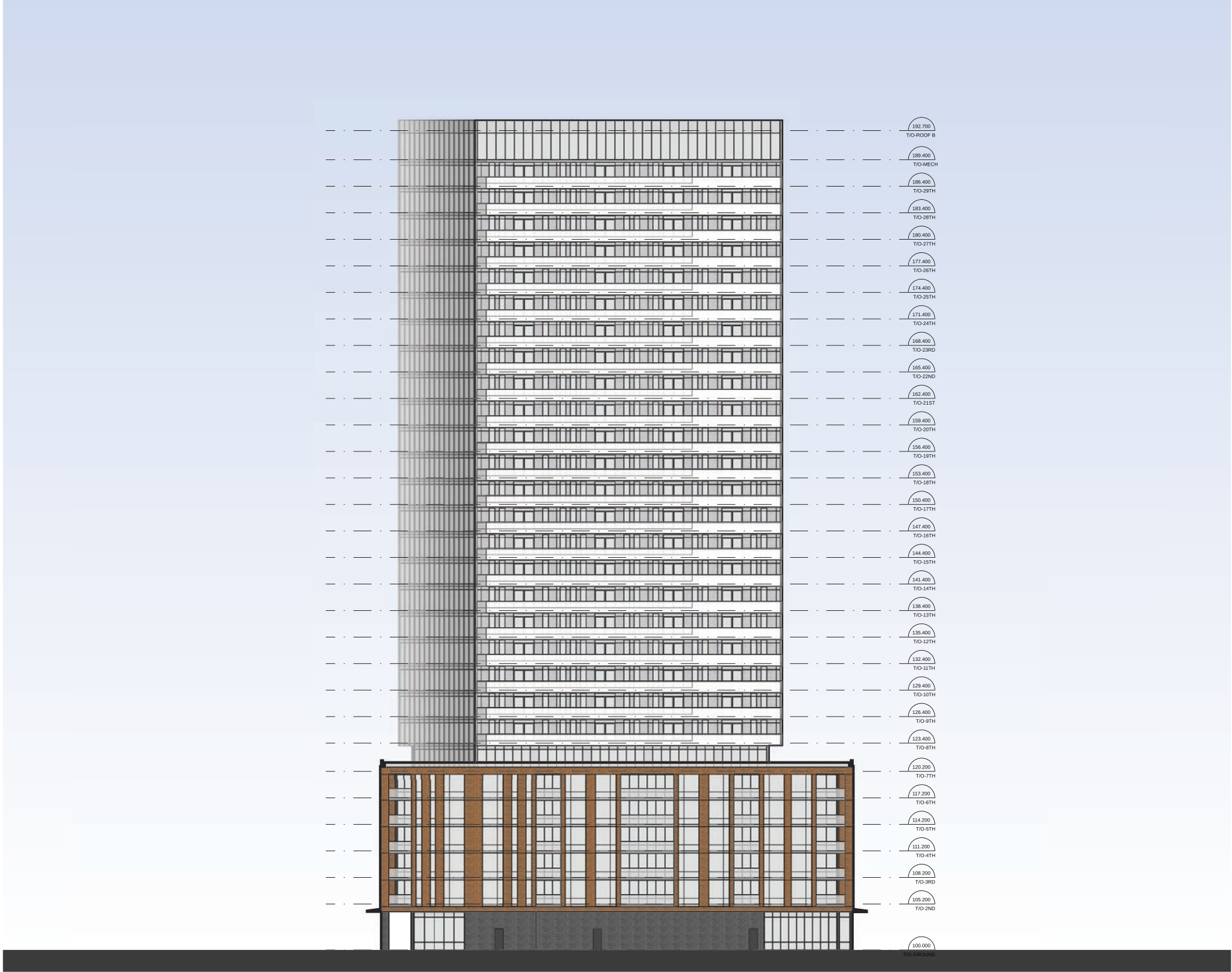


ELEVATION EAST ELEVATION OF BUILDING B



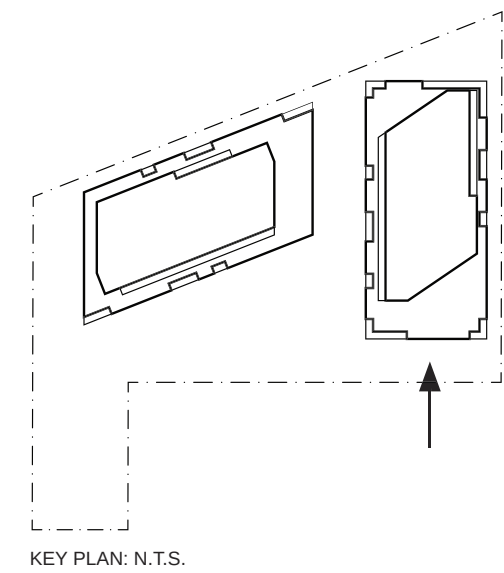
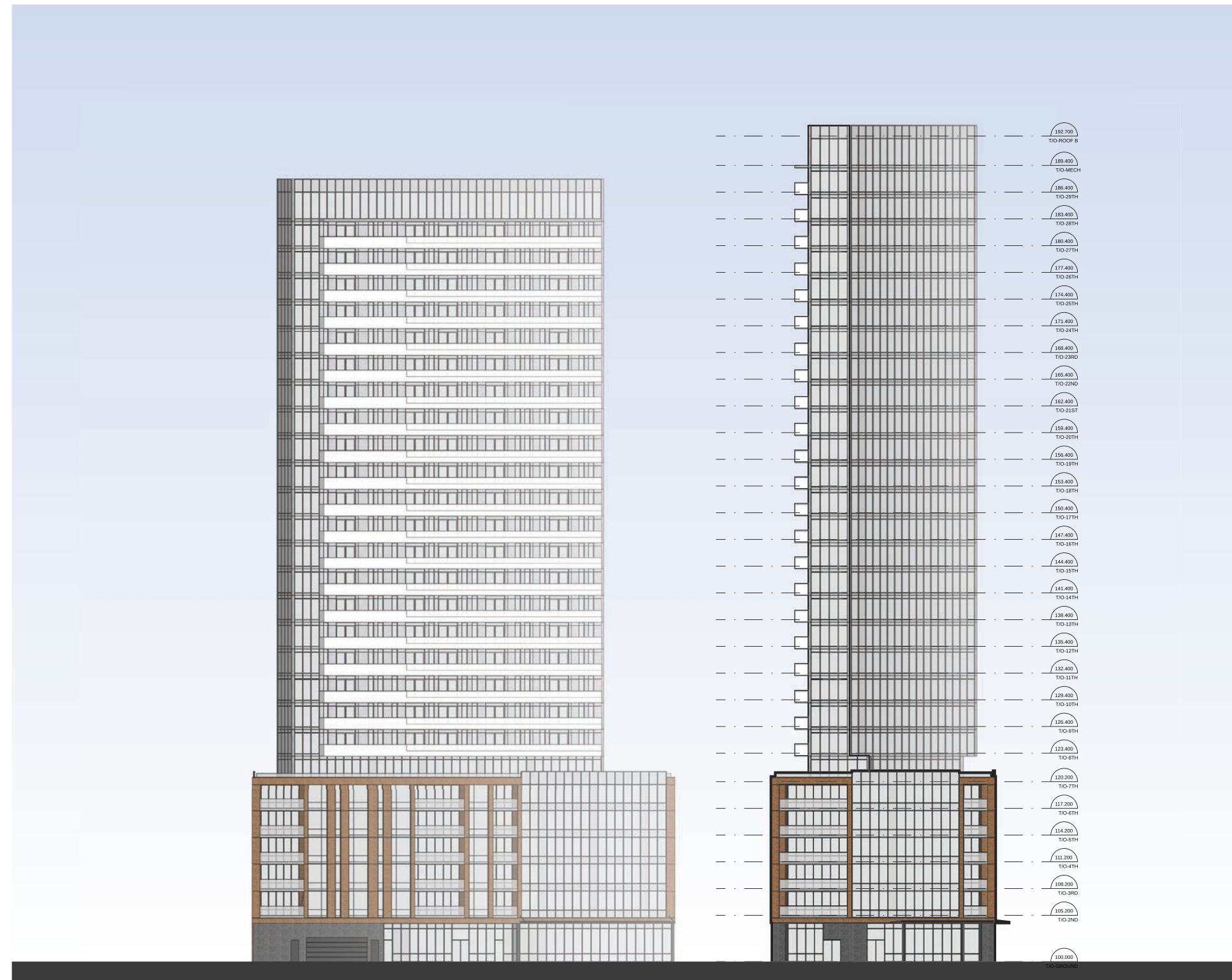
KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B

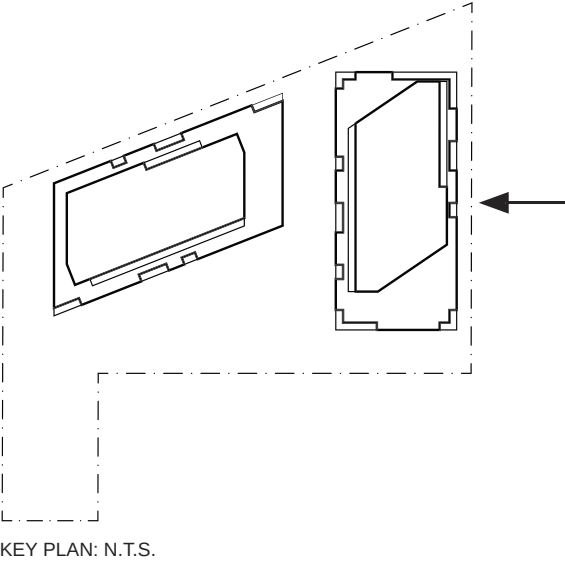
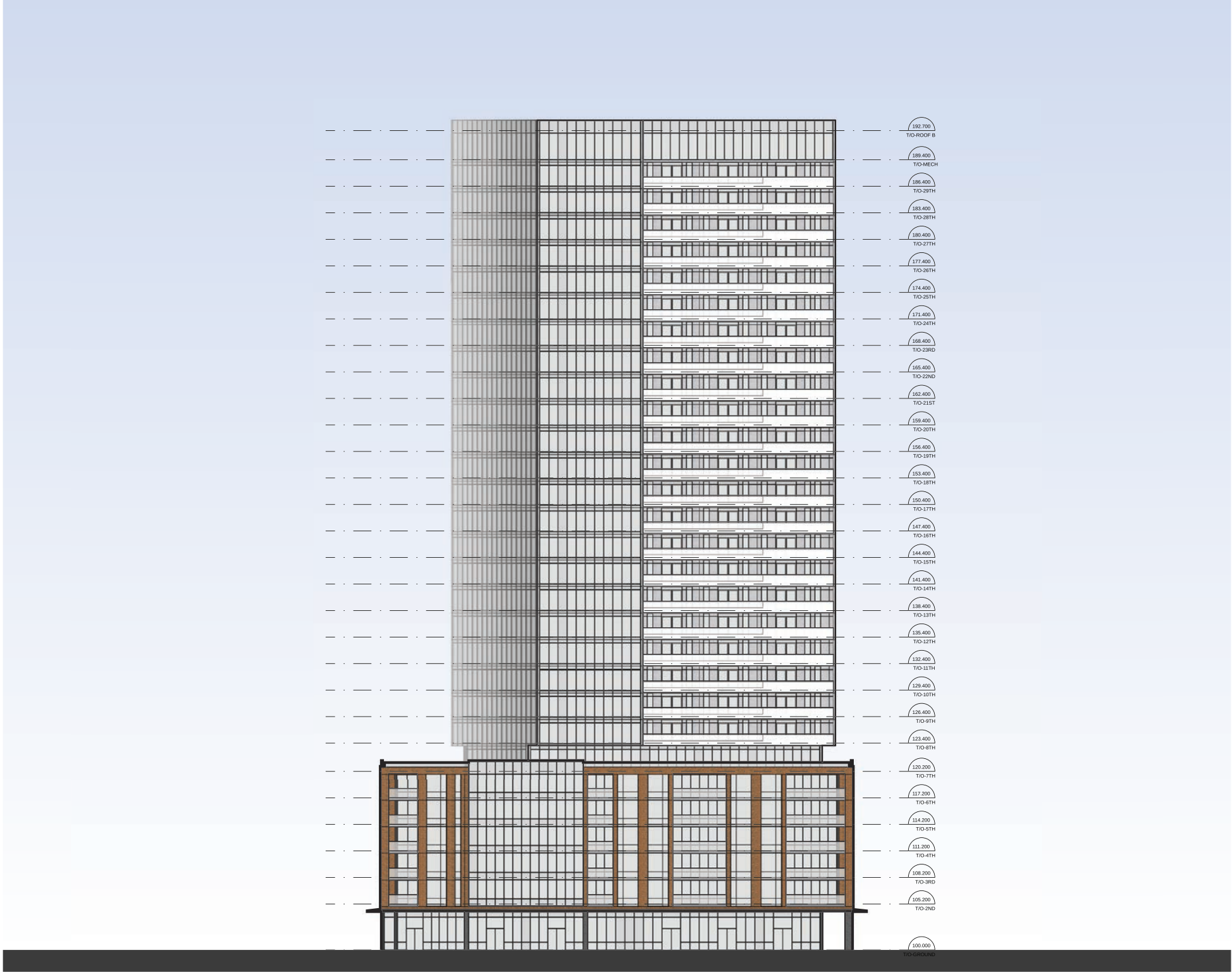


KEY PLAN: N.T.S.

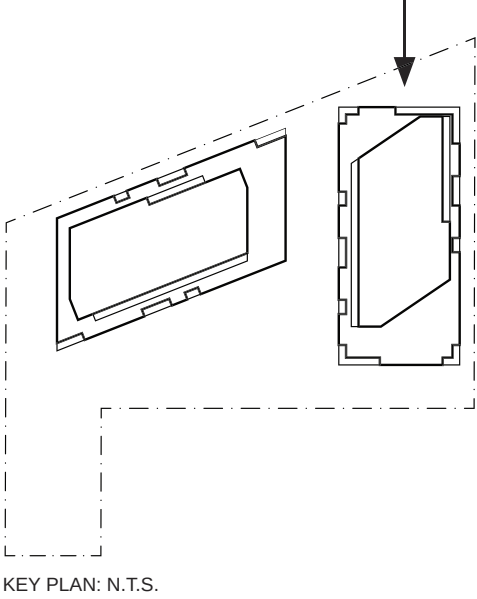
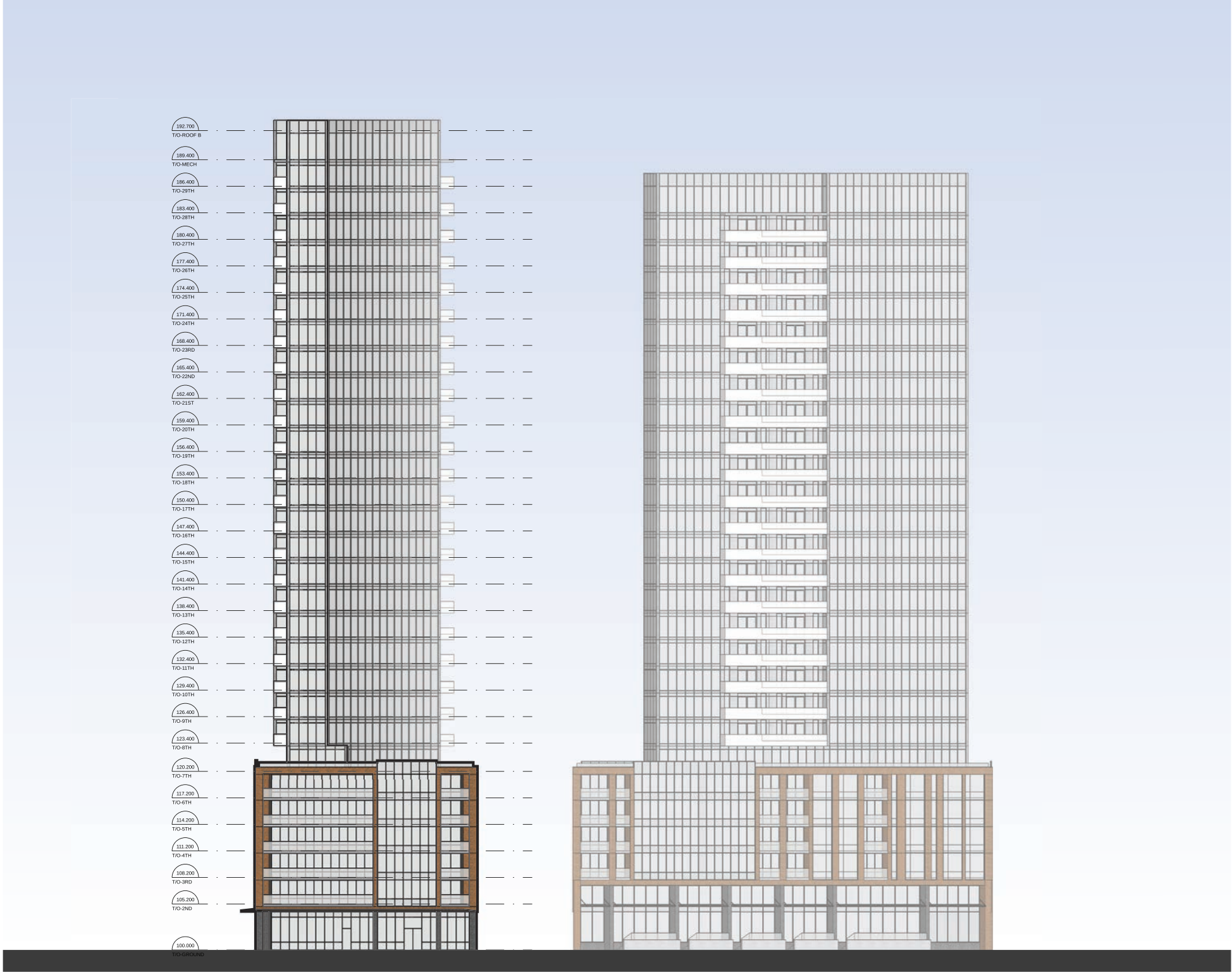
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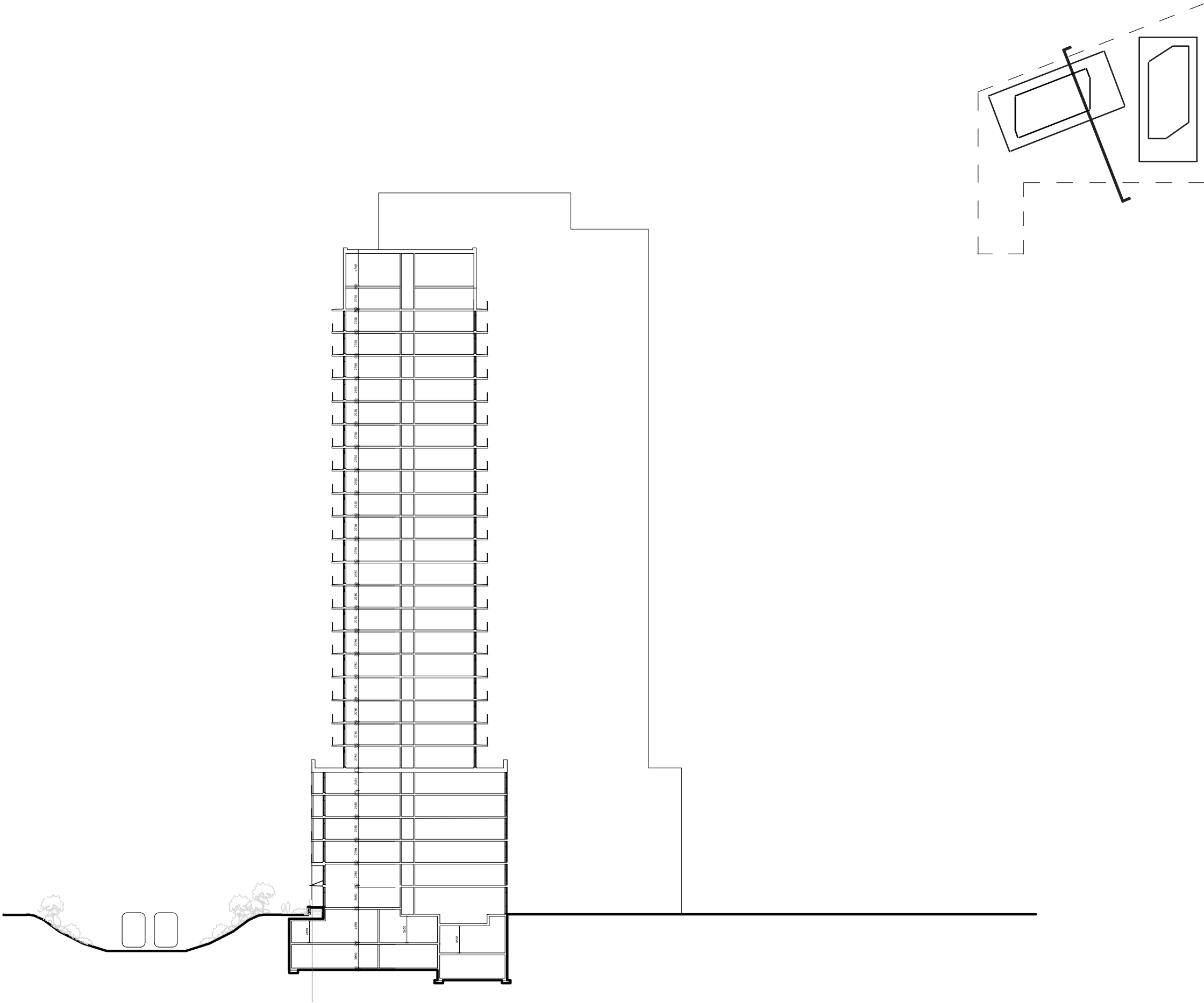
ELEVATION EAST ELEVATION OF BUILDING B



ELEVATION EAST ELEVATION OF BUILDING B



SECTION SECTION THROUGH BUILDING A



MASSING STUDY 25+30 STOREY TOWERS - AERIAL VIEW LOOKING TOWARDS EAST



MASSING STUDY 25+30 STOREY TOWERS - AERIAL VIEW LOOKING TOWARDS NORTH-WEST



RENDERING VIEW FROM MUP TOWARDS LAUREL COMMERCIAL FRONTAGE & CORNER CAFE



RENDERING VIEW FROM RAIL CUT TOWARDS WALK-UP RESIDENTIAL UNITS ON M.U.P.

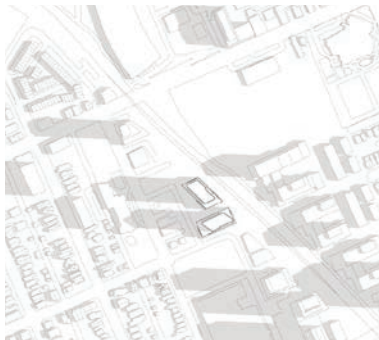


RENDERING VIEW TOWARDS COMMUNAL COURTYARD



27 + 29 Storey Massing

JUNE 21st



8 am



9 am



10 am



11 am



12 pm



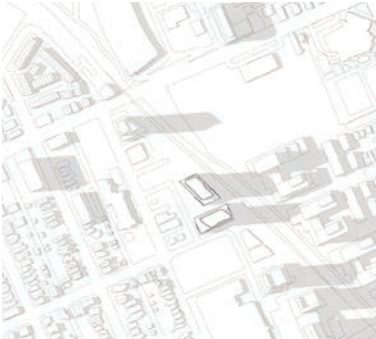
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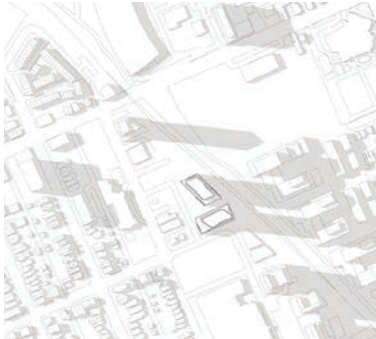
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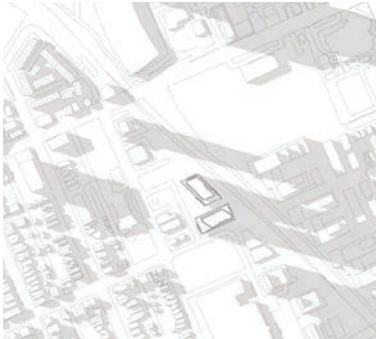
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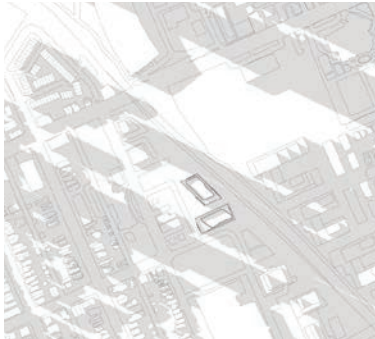
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5 pm



6 pm

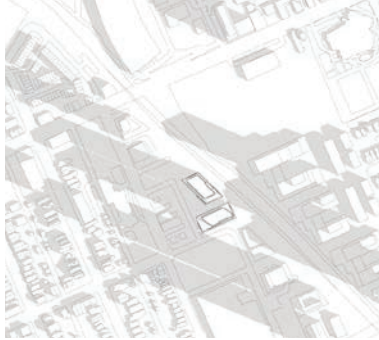


7 pm



8 pm

SEPTEMBER 21st



8 am



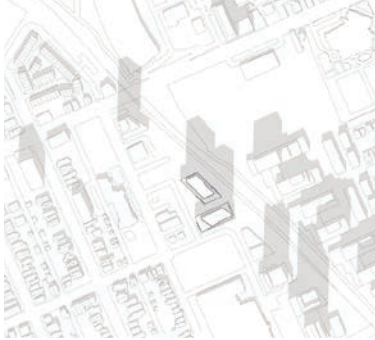
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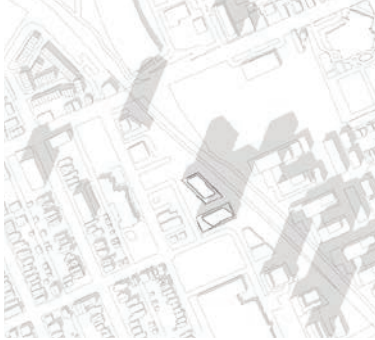
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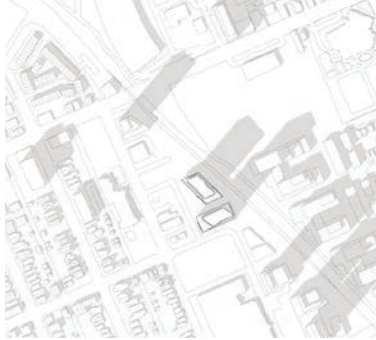
11 am



12 pm



1 pm



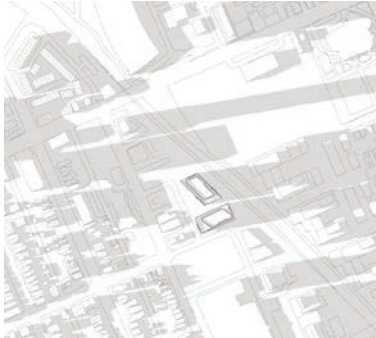
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3 pm



4 pm



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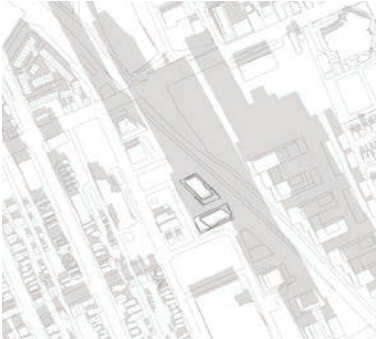


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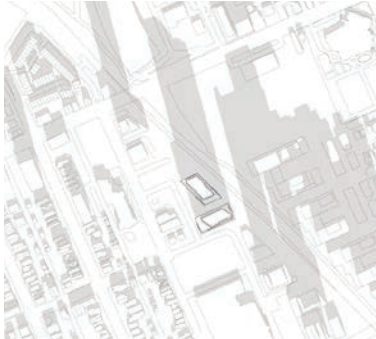
DECEMBER 21st



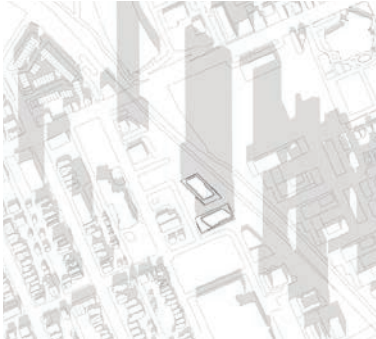
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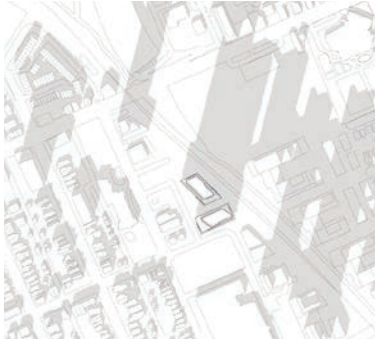
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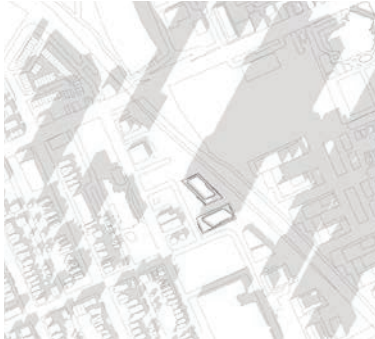
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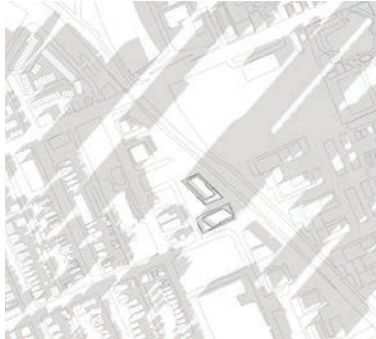
12 pm



1 pm



2 pm



3 pm

JUNE 21st



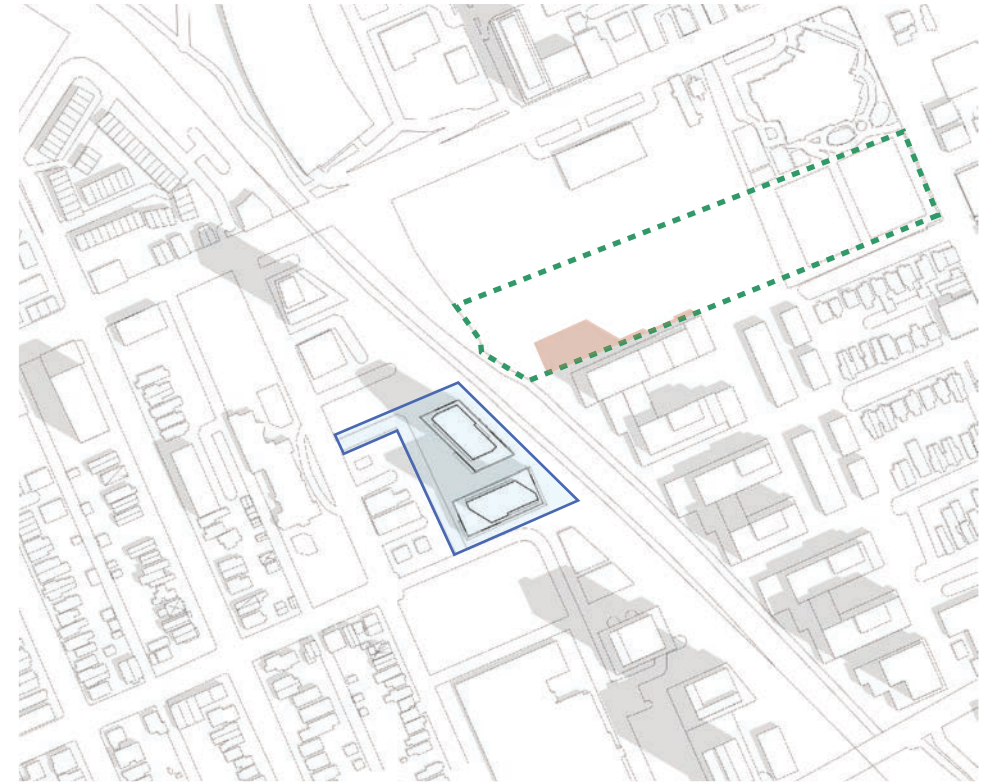
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

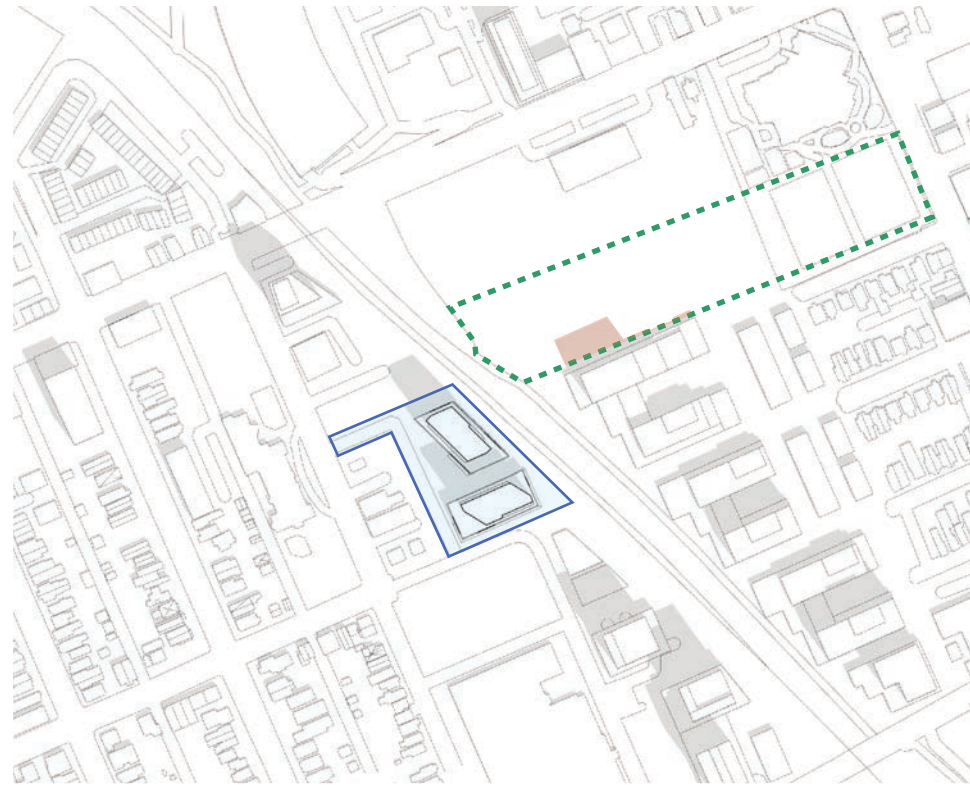
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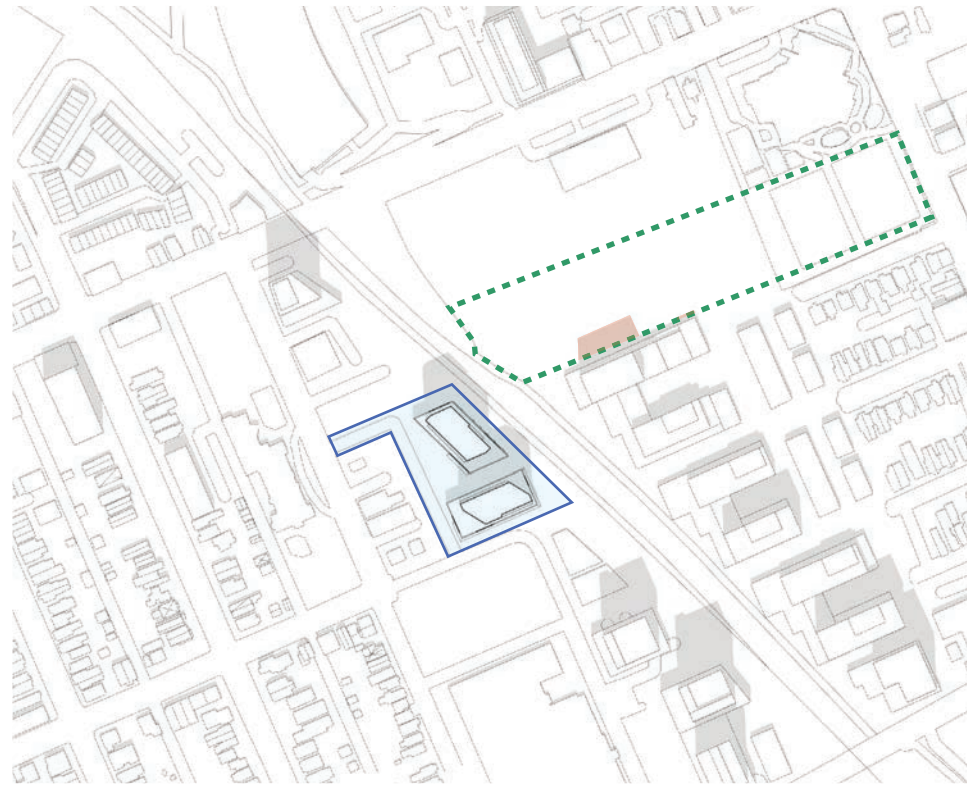
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



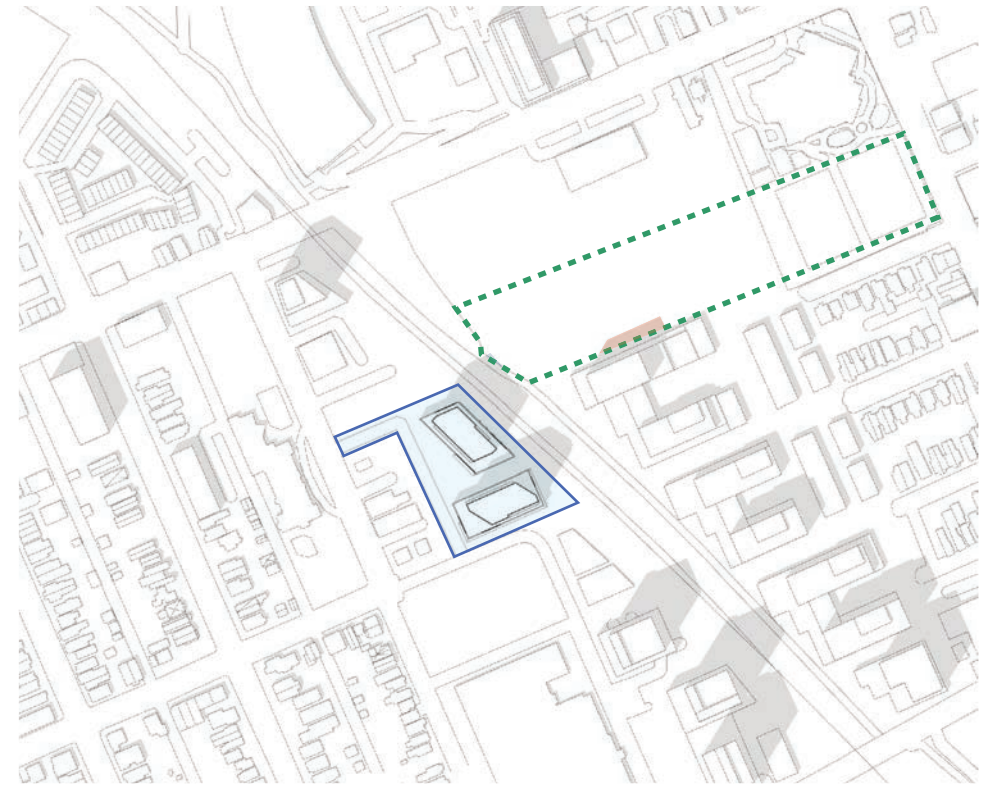
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

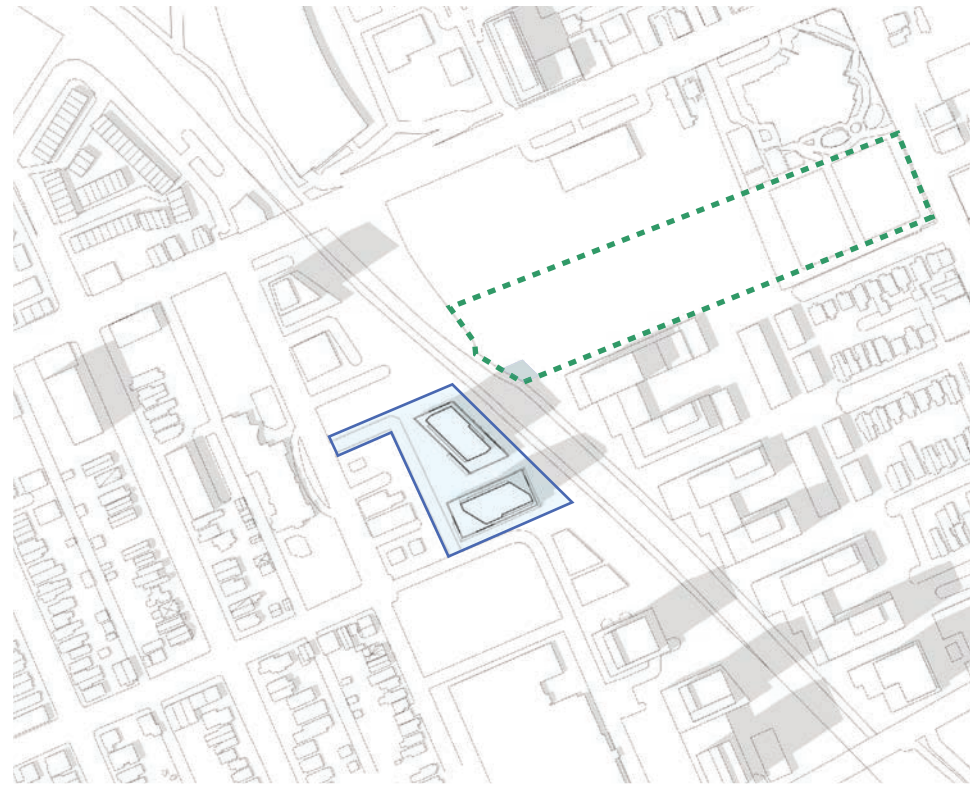
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

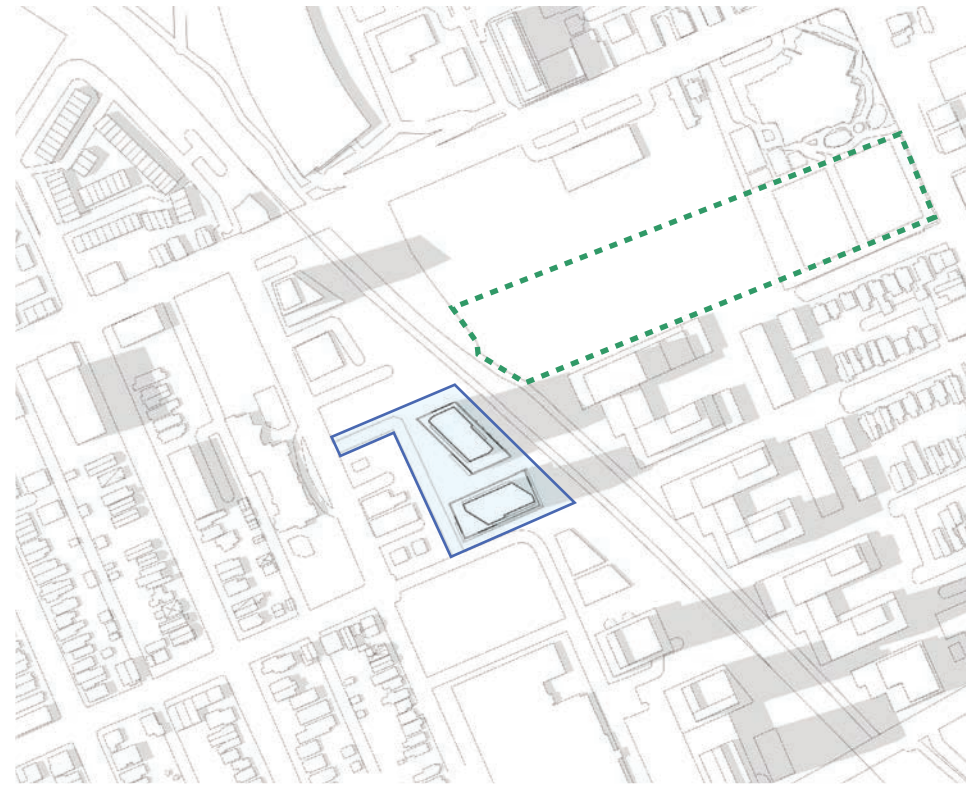
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

JUNE 21st

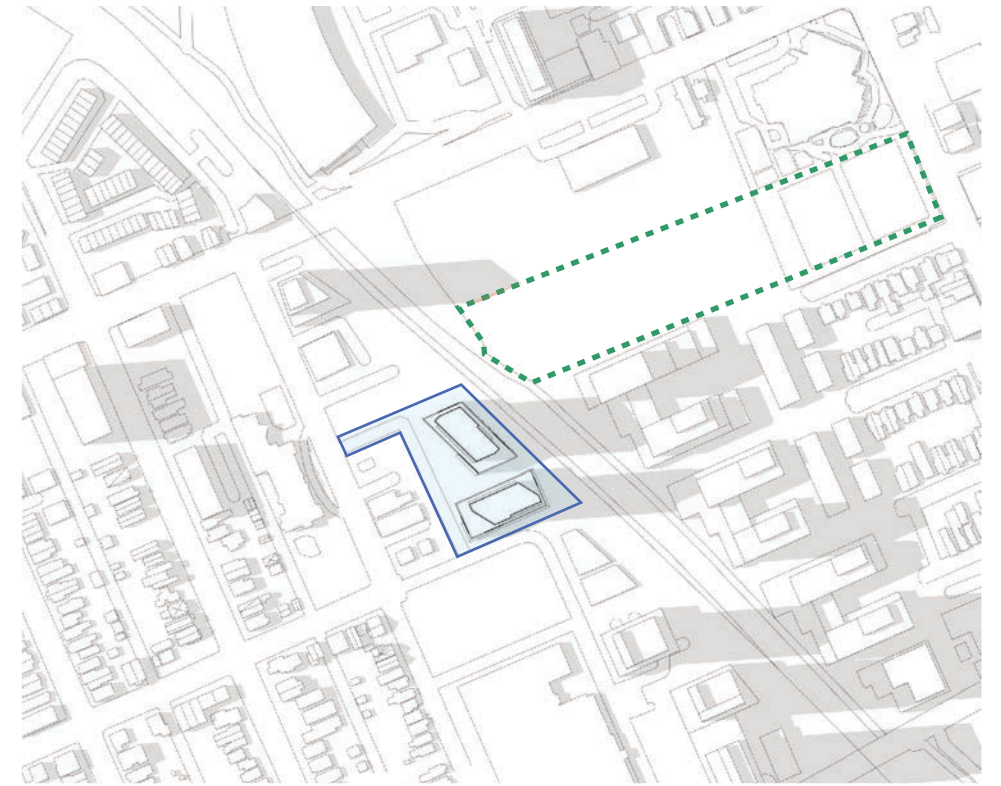


2 pm

PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



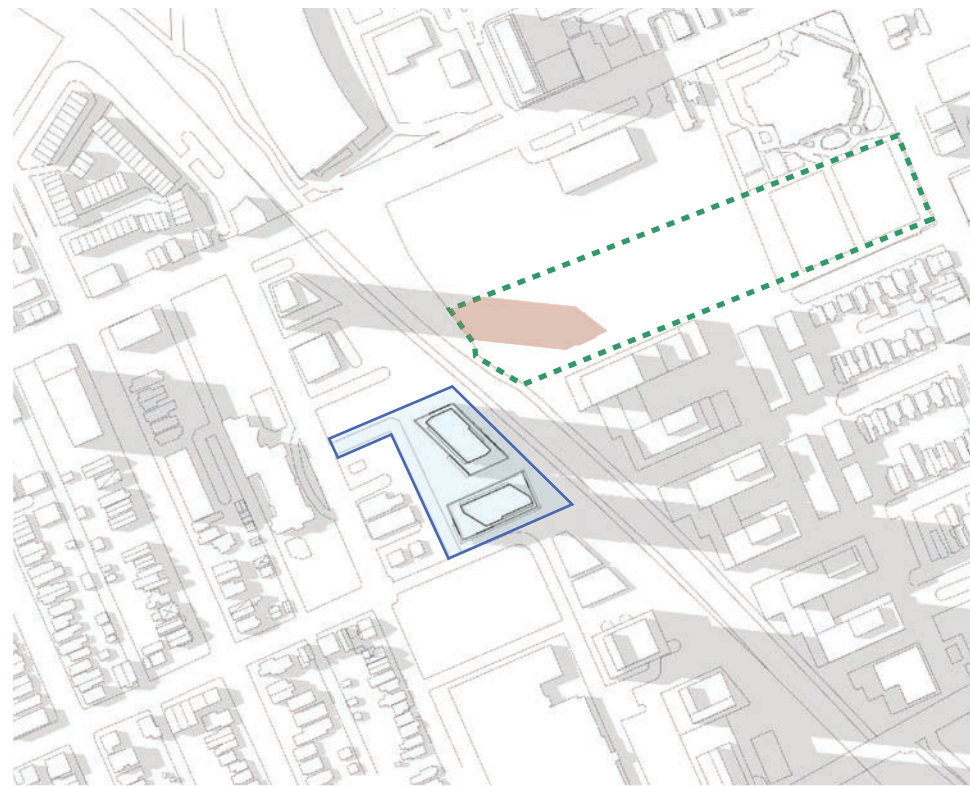
3 pm



4 pm

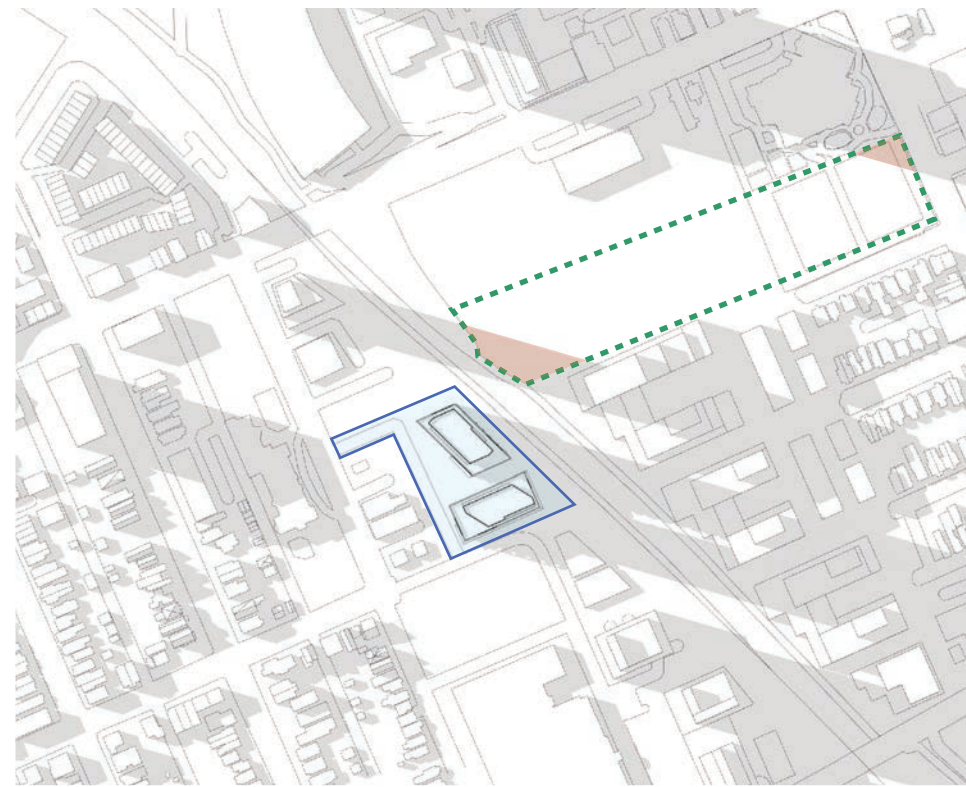
APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



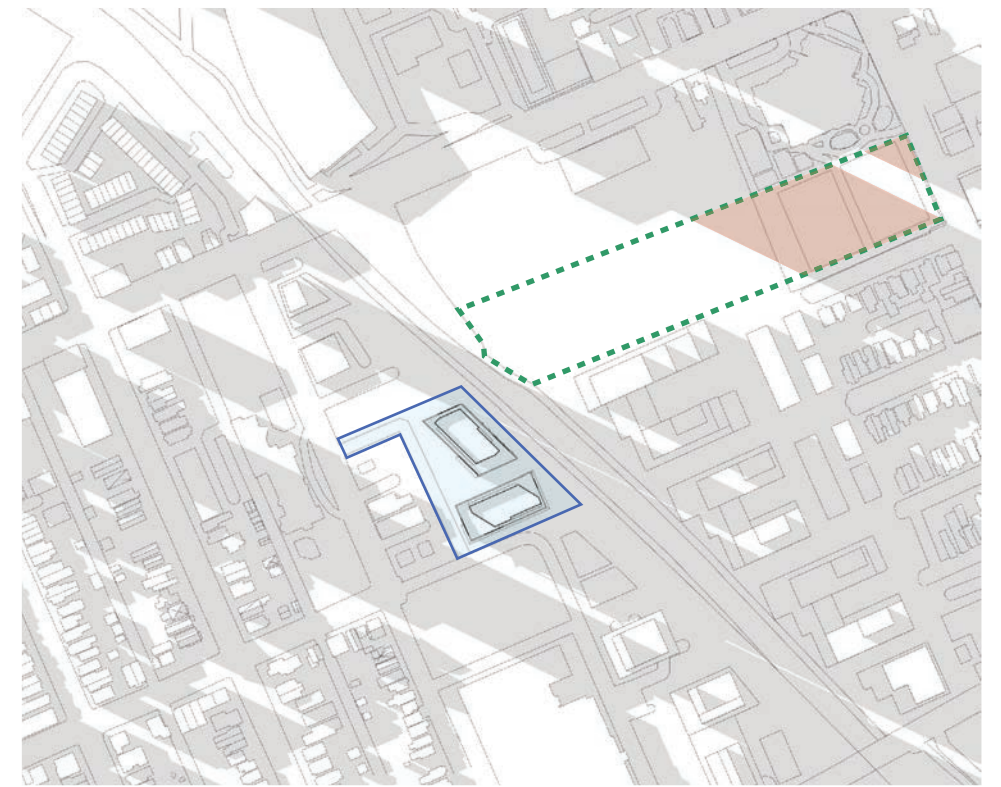
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APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



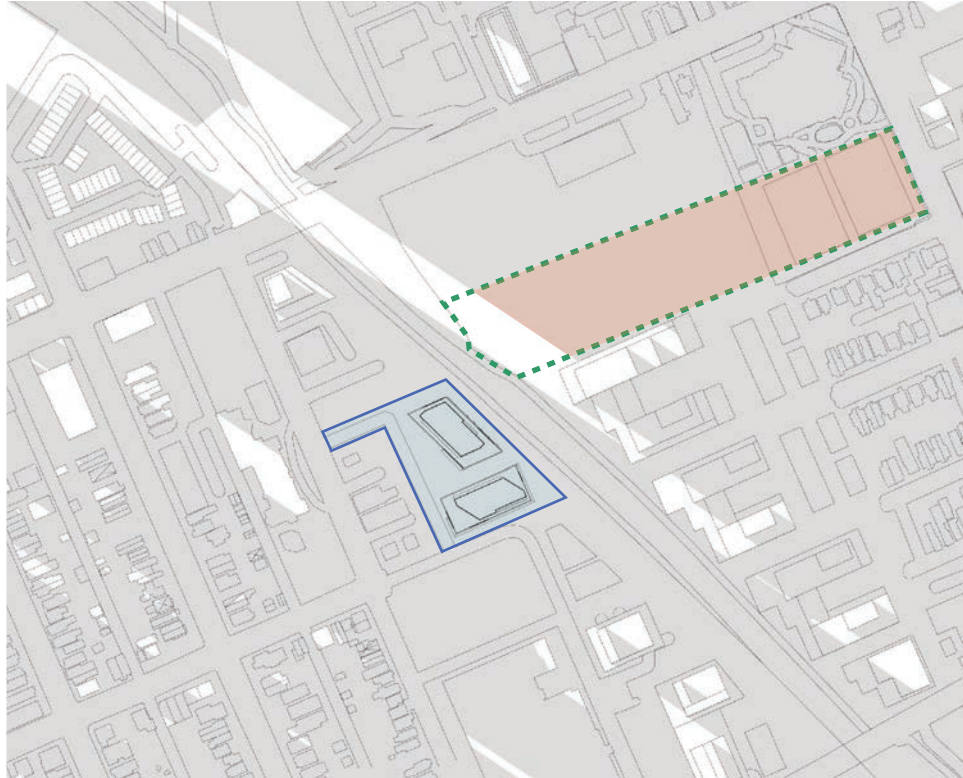
6 pm

APPROVED 1040 SOMERSET WEST AND TRINITY CITY CENTRE PROJECTS SHADOW PLOUFFE PARK



7 pm

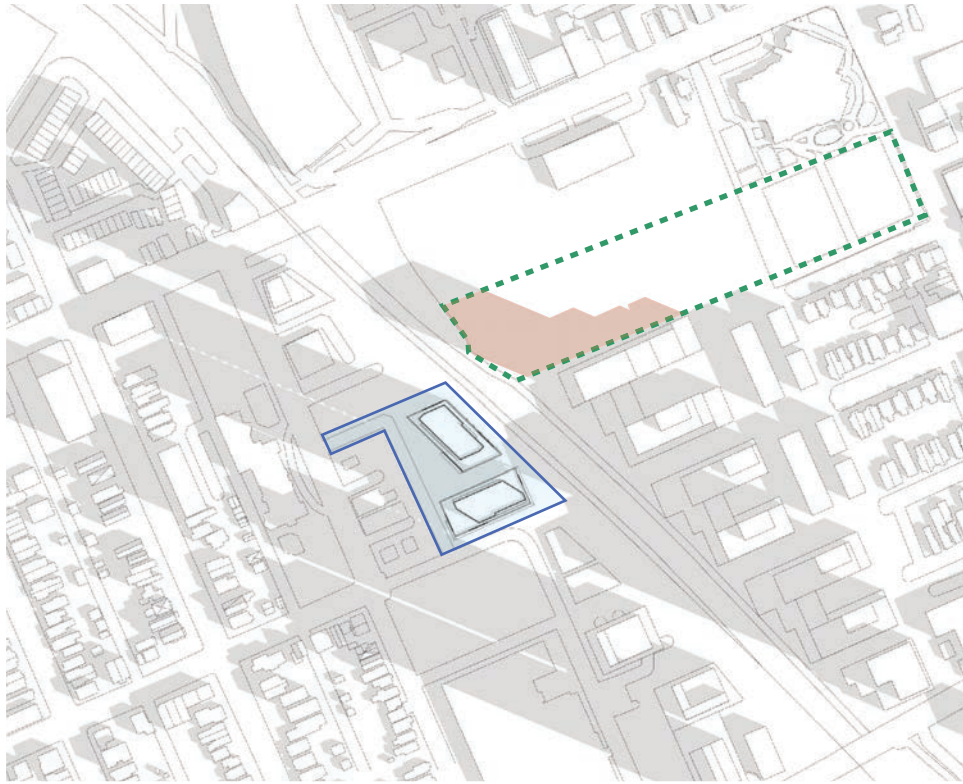
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

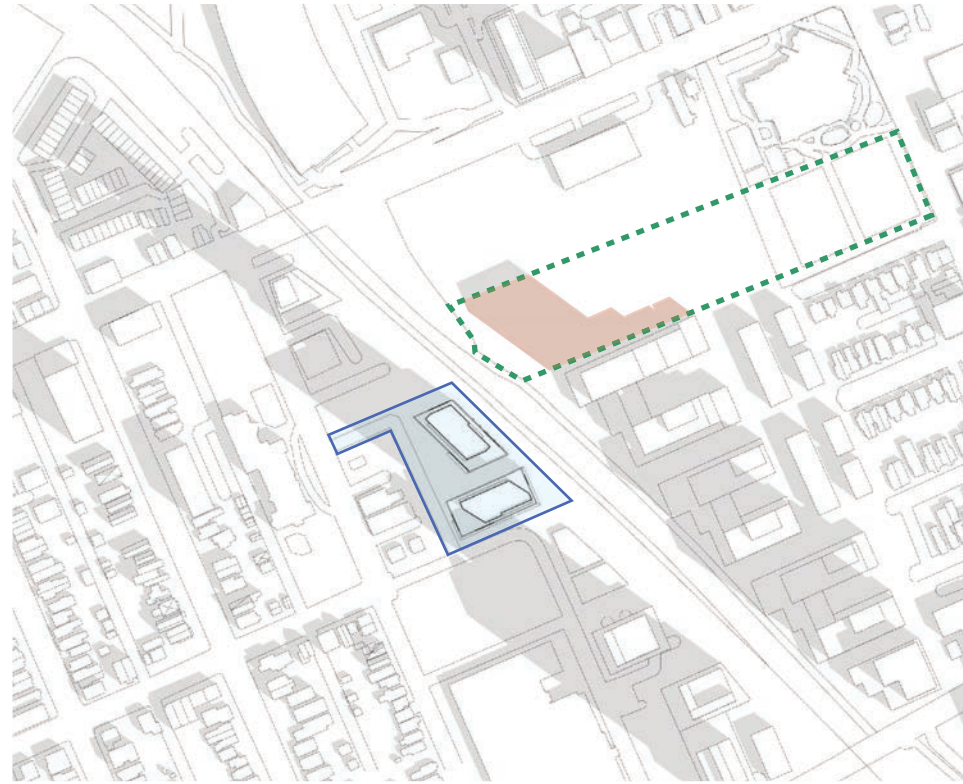
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



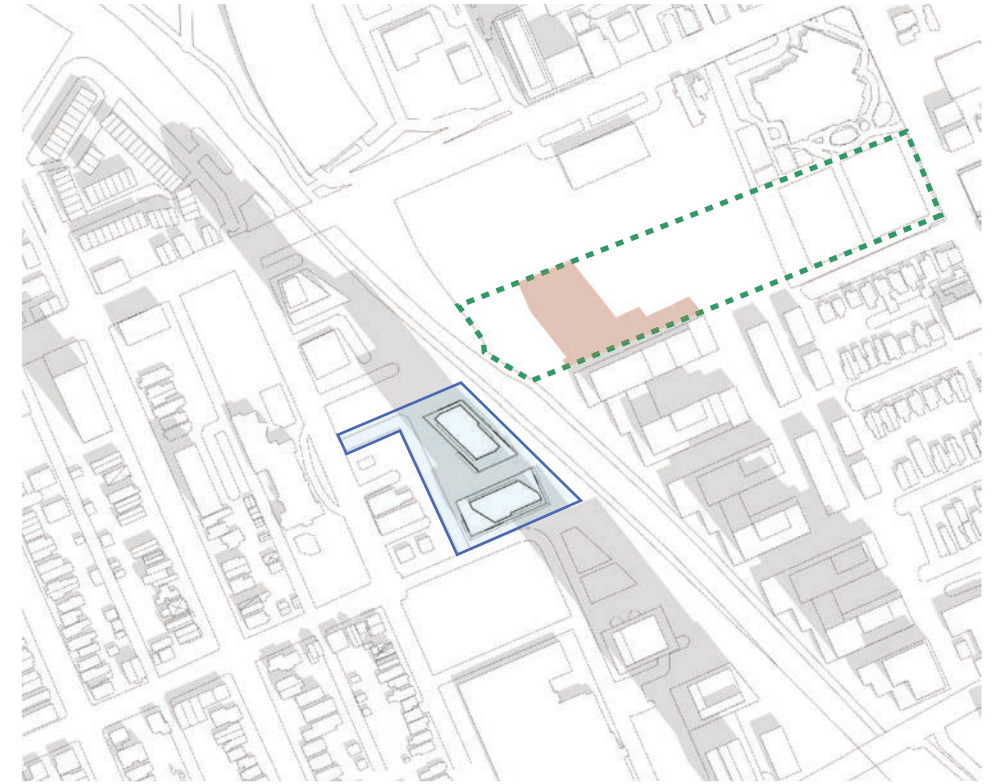
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

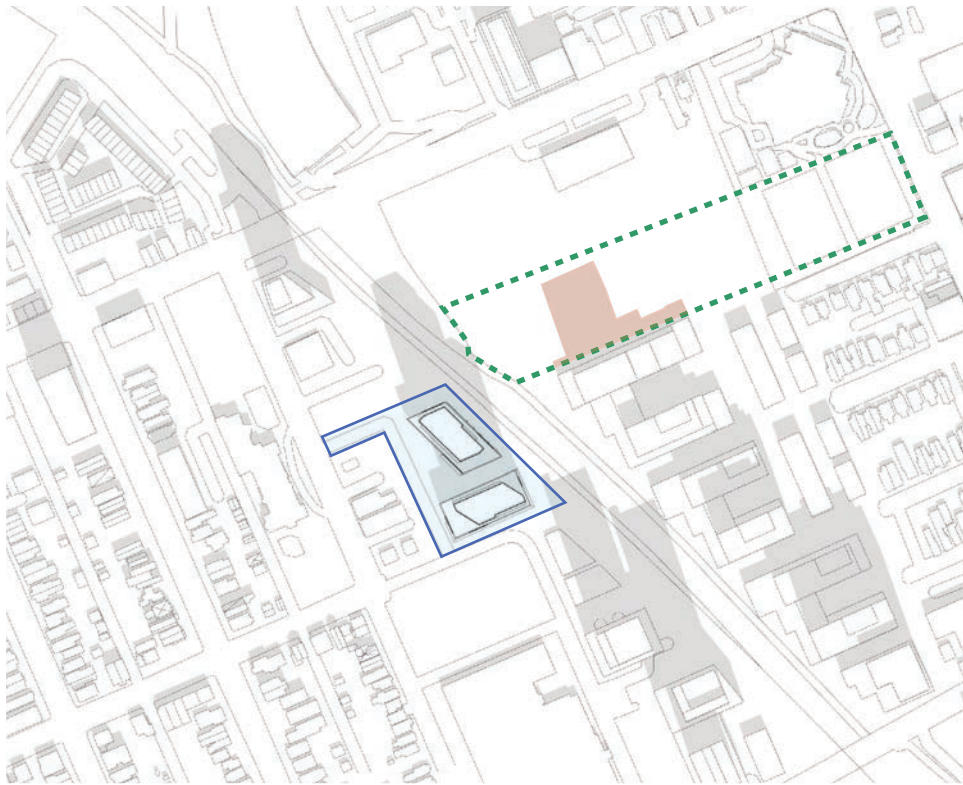
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

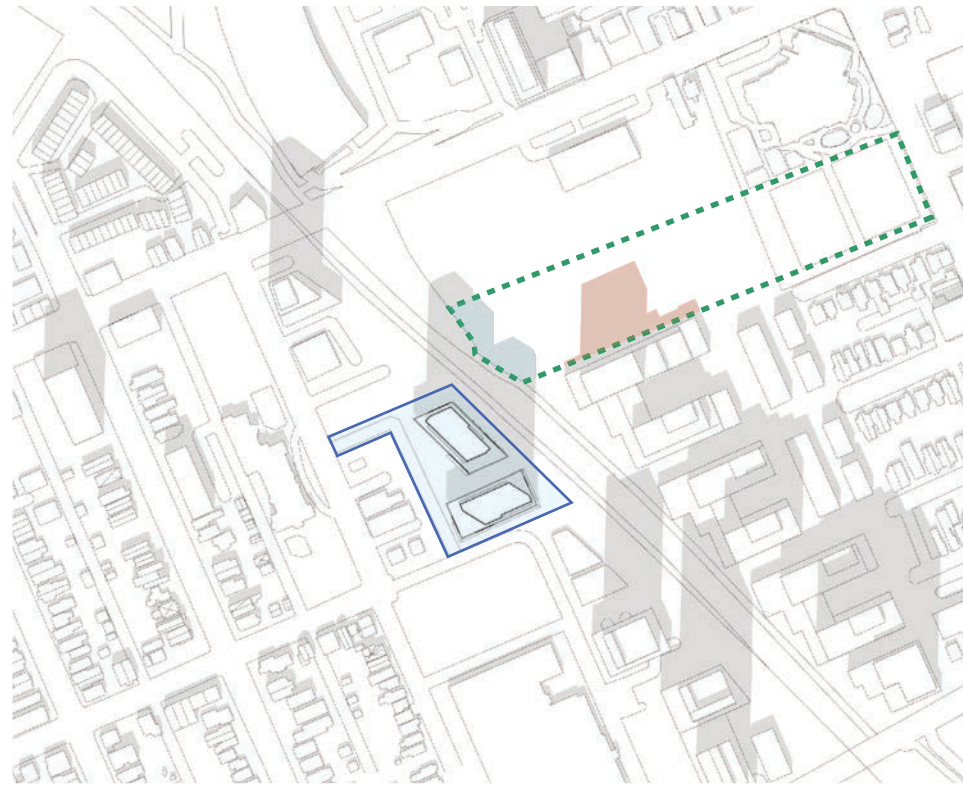
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



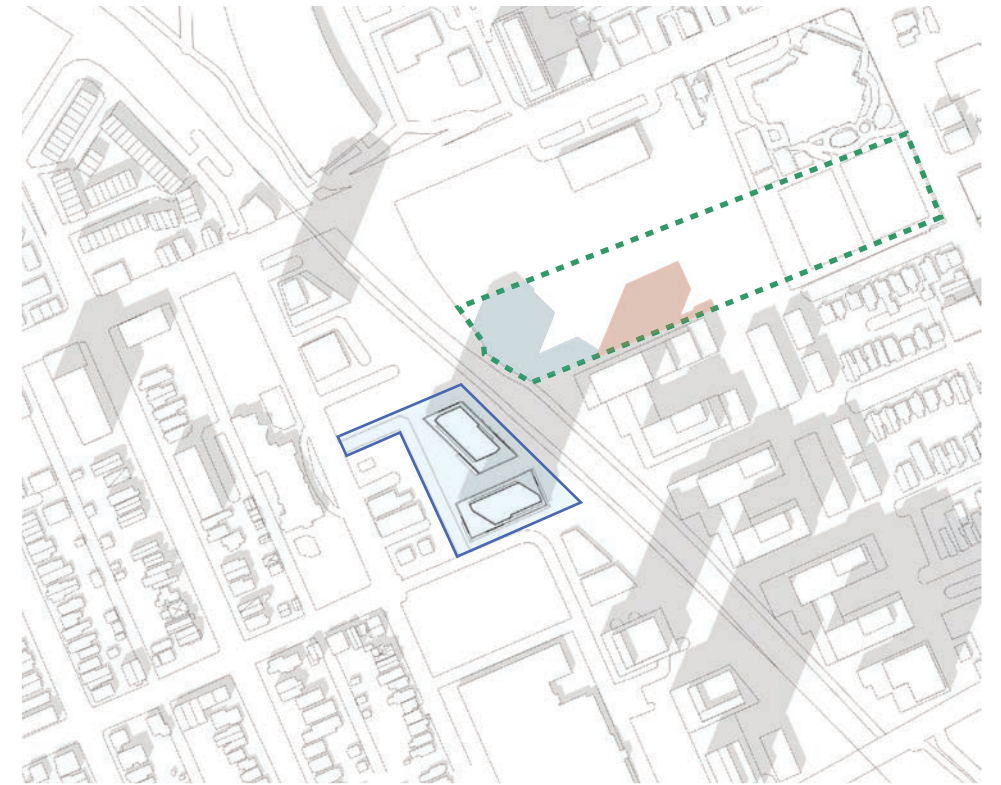
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

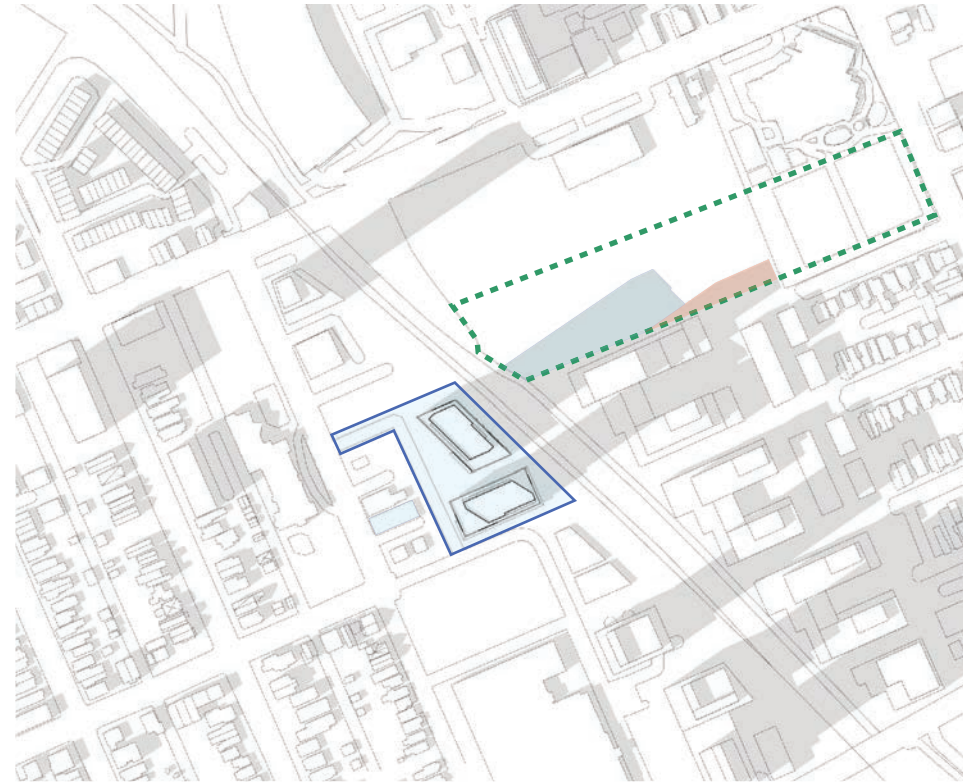
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



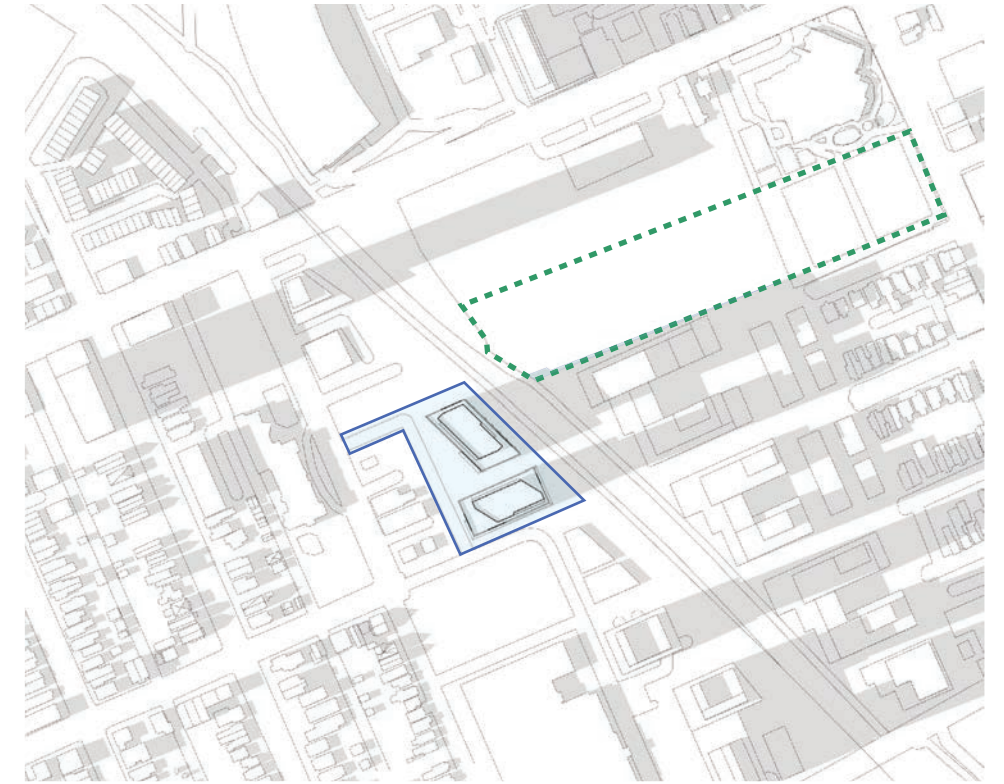
2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



5 pm

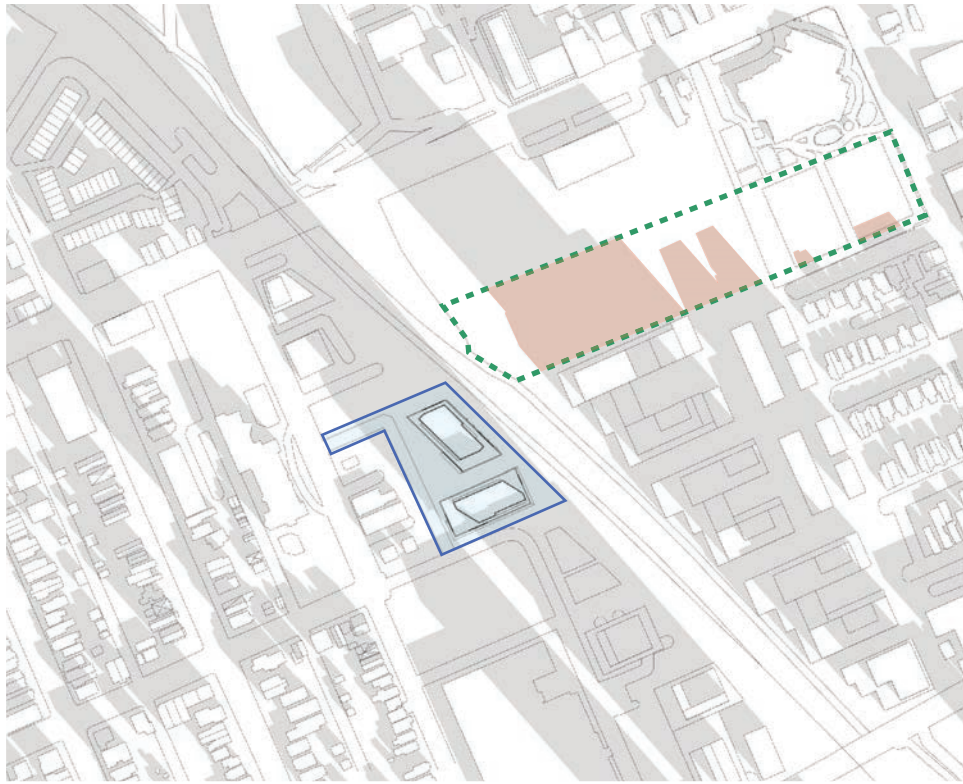
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

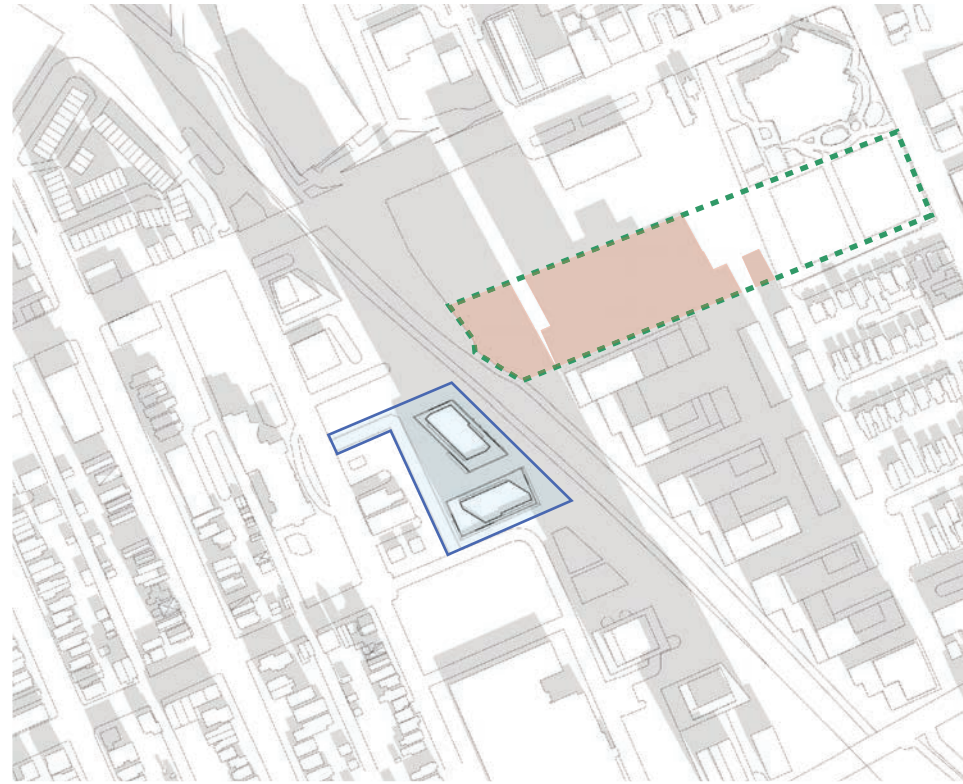
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



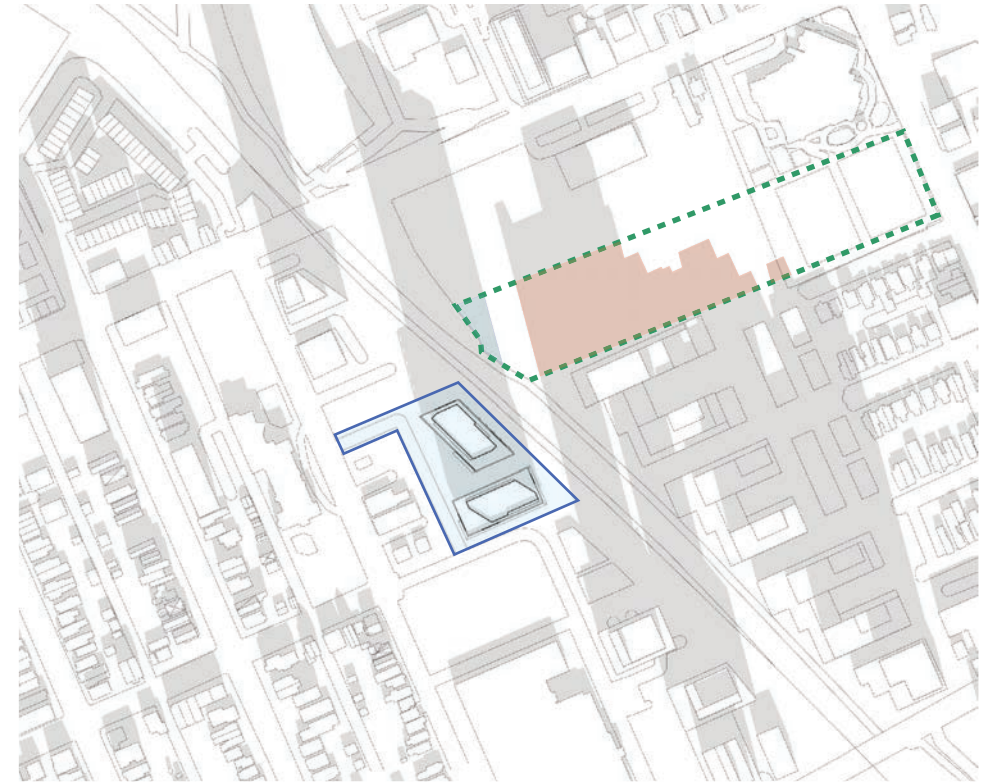
9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

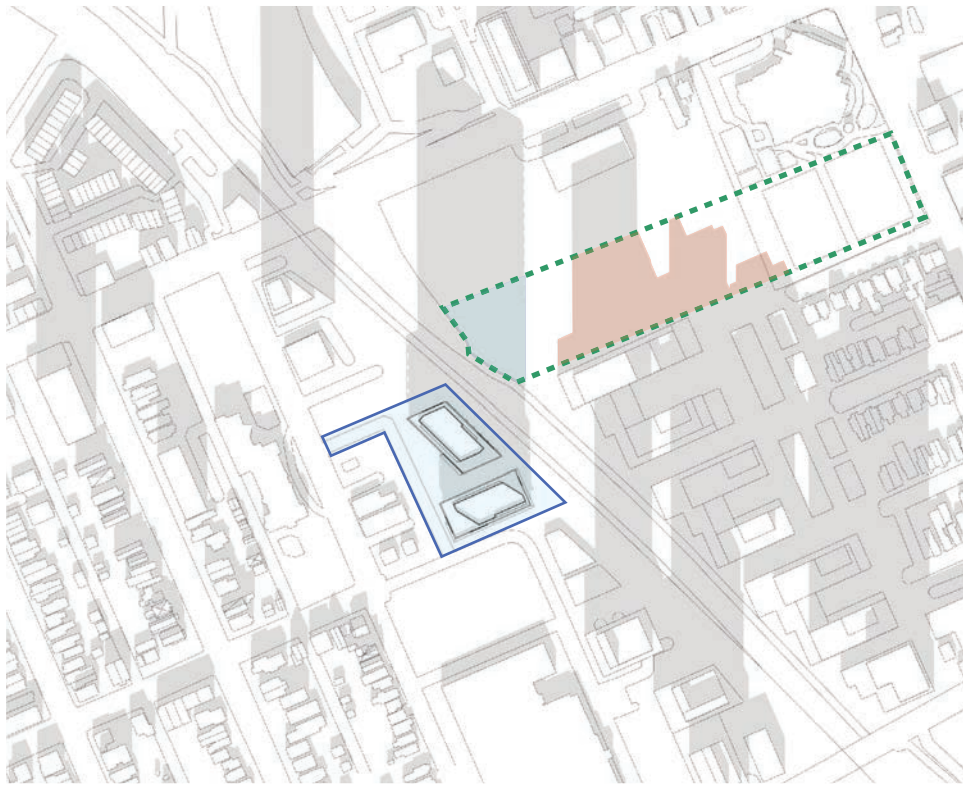
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



11 am

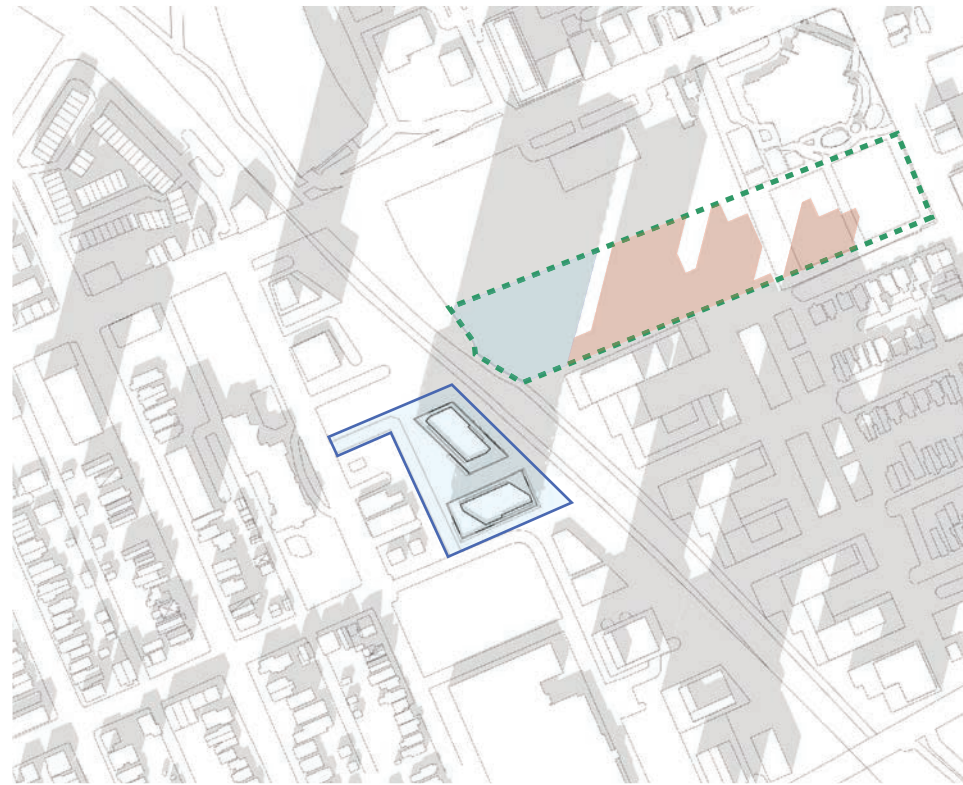
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



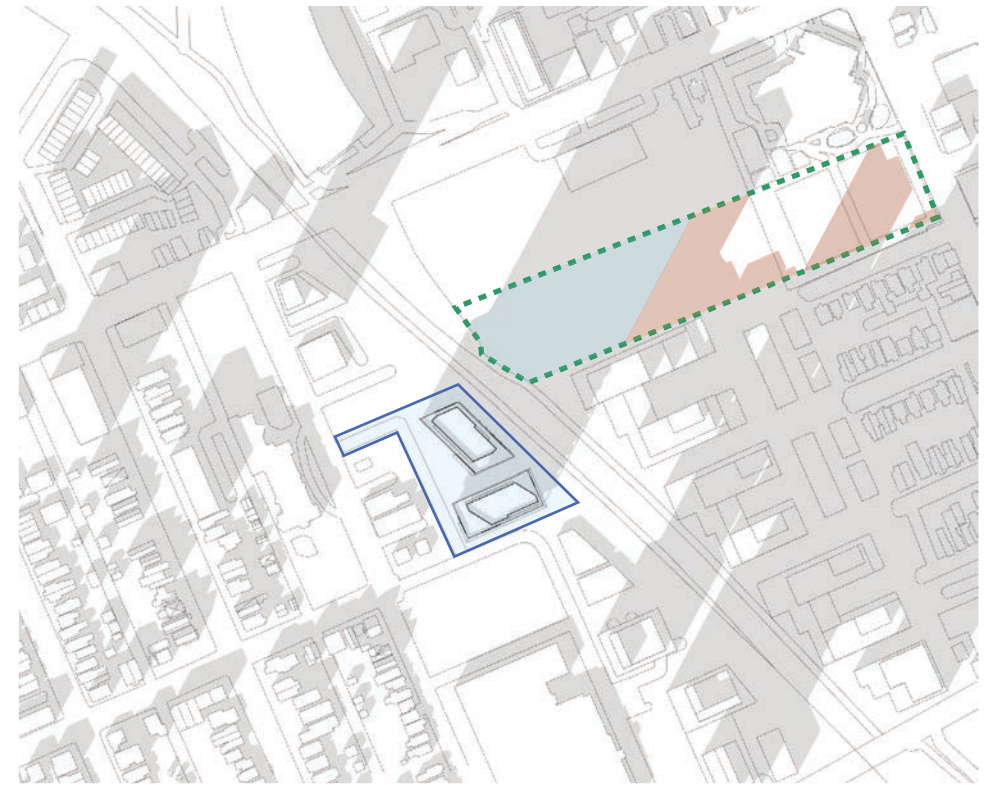
12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



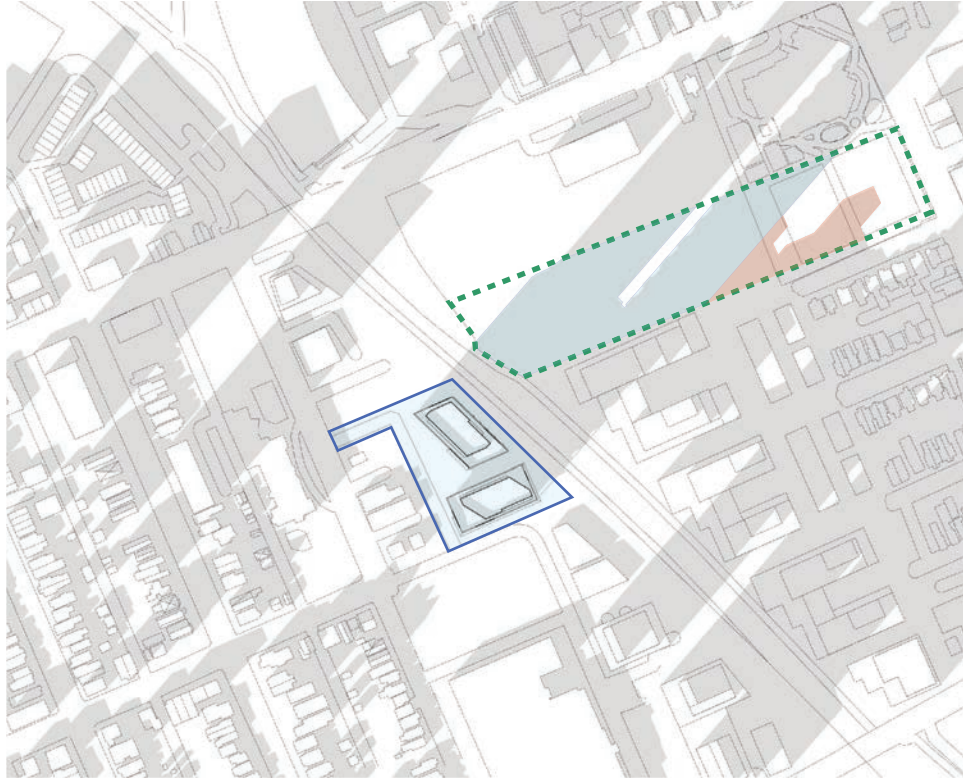
1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

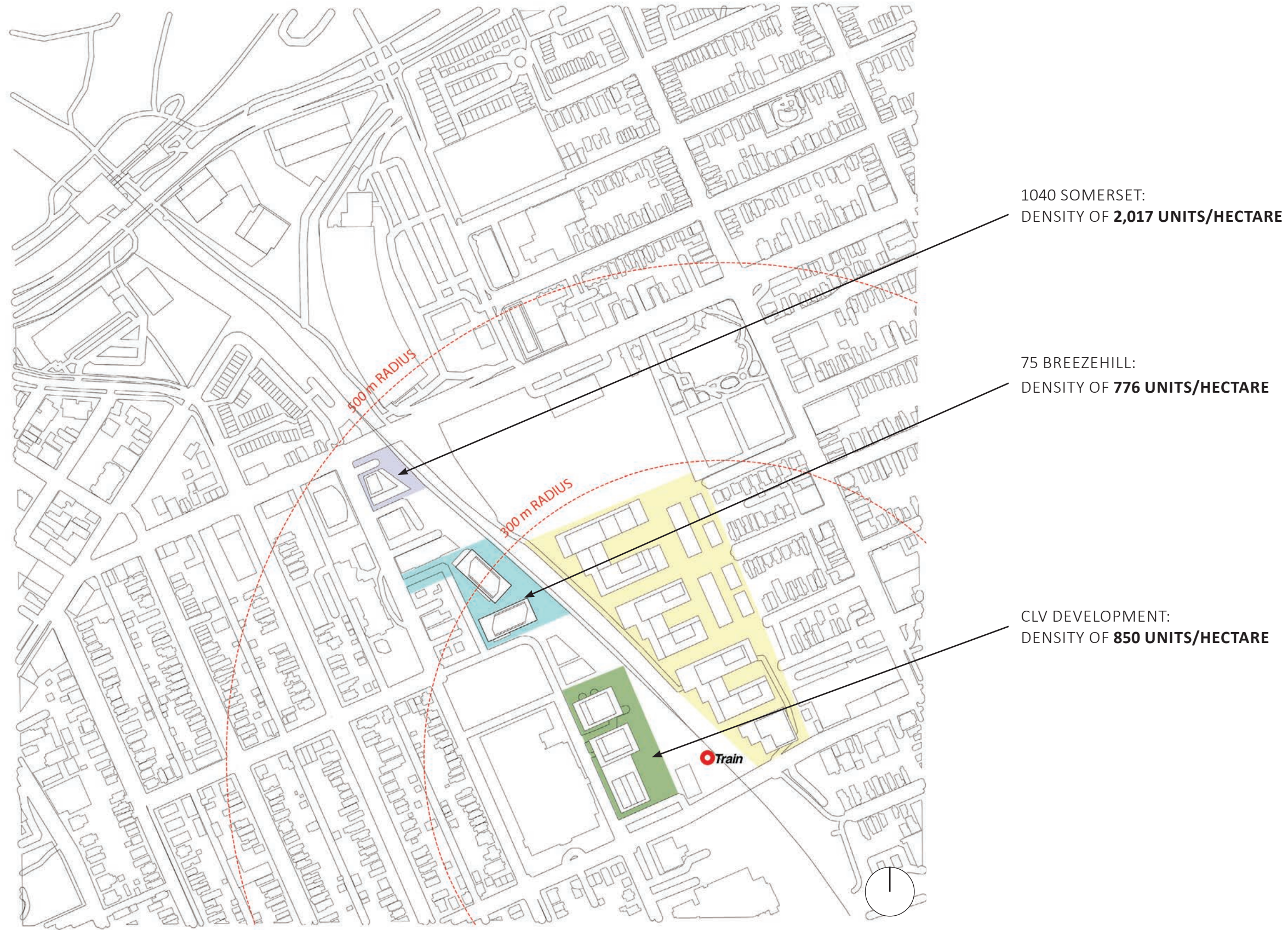
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



75 Breezehill Additional Studies December 03, 2024

ADDITIONAL STUDIES

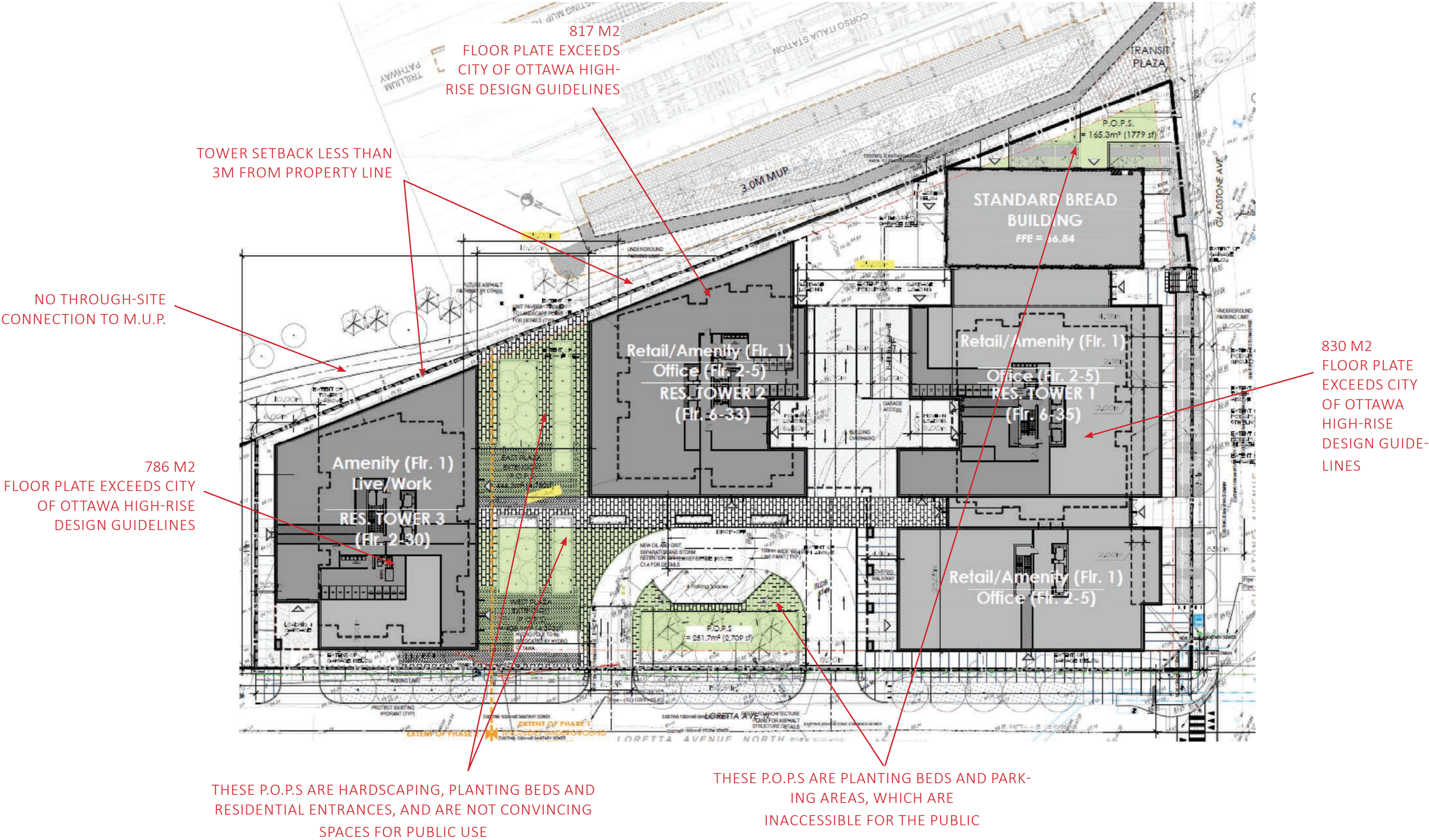
EXISTING CONTEXT COMPARATIVE DENSITY STUDY



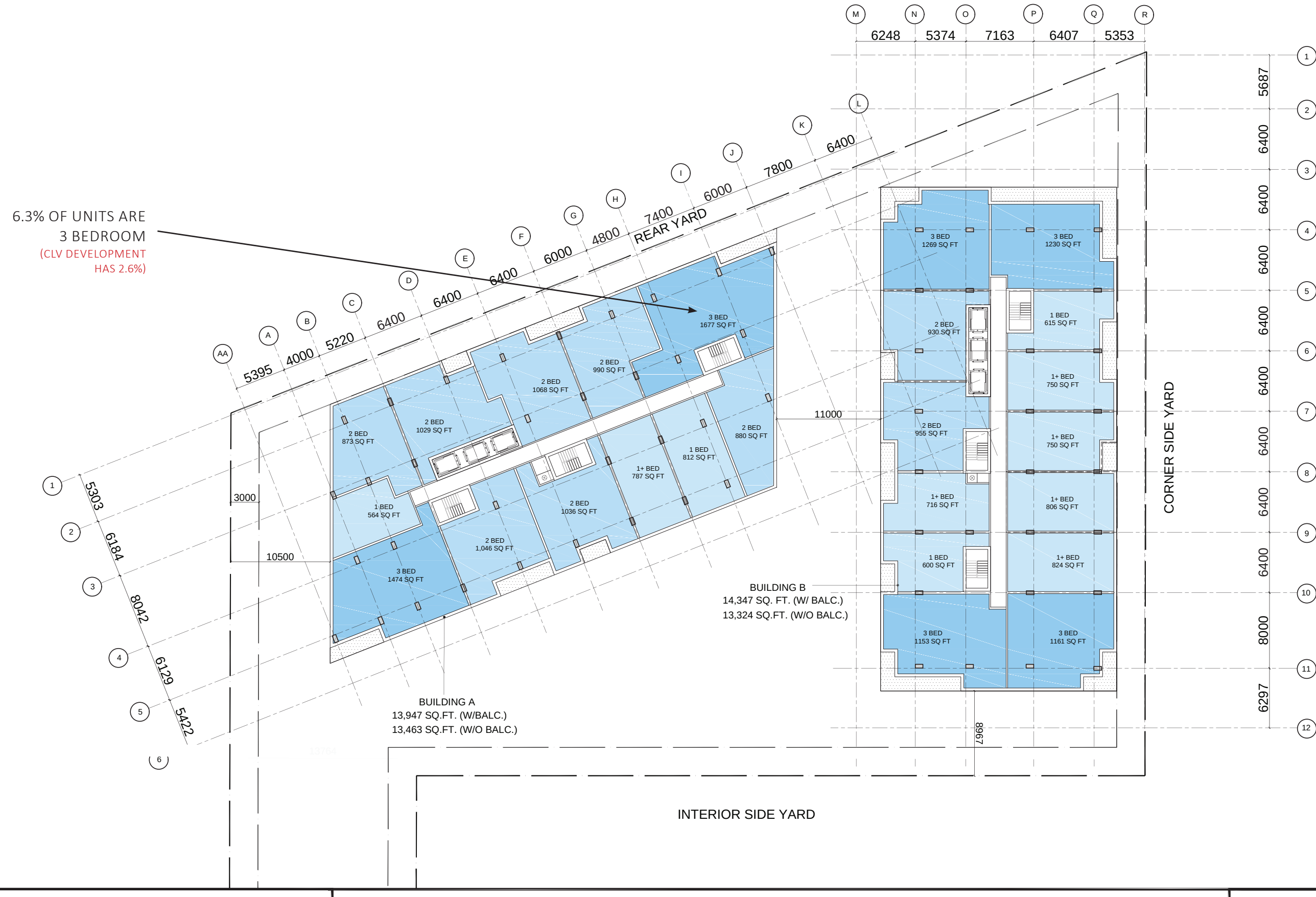
75 BREEZEHILL SITE PLAN Comparative Metrics & Attributes



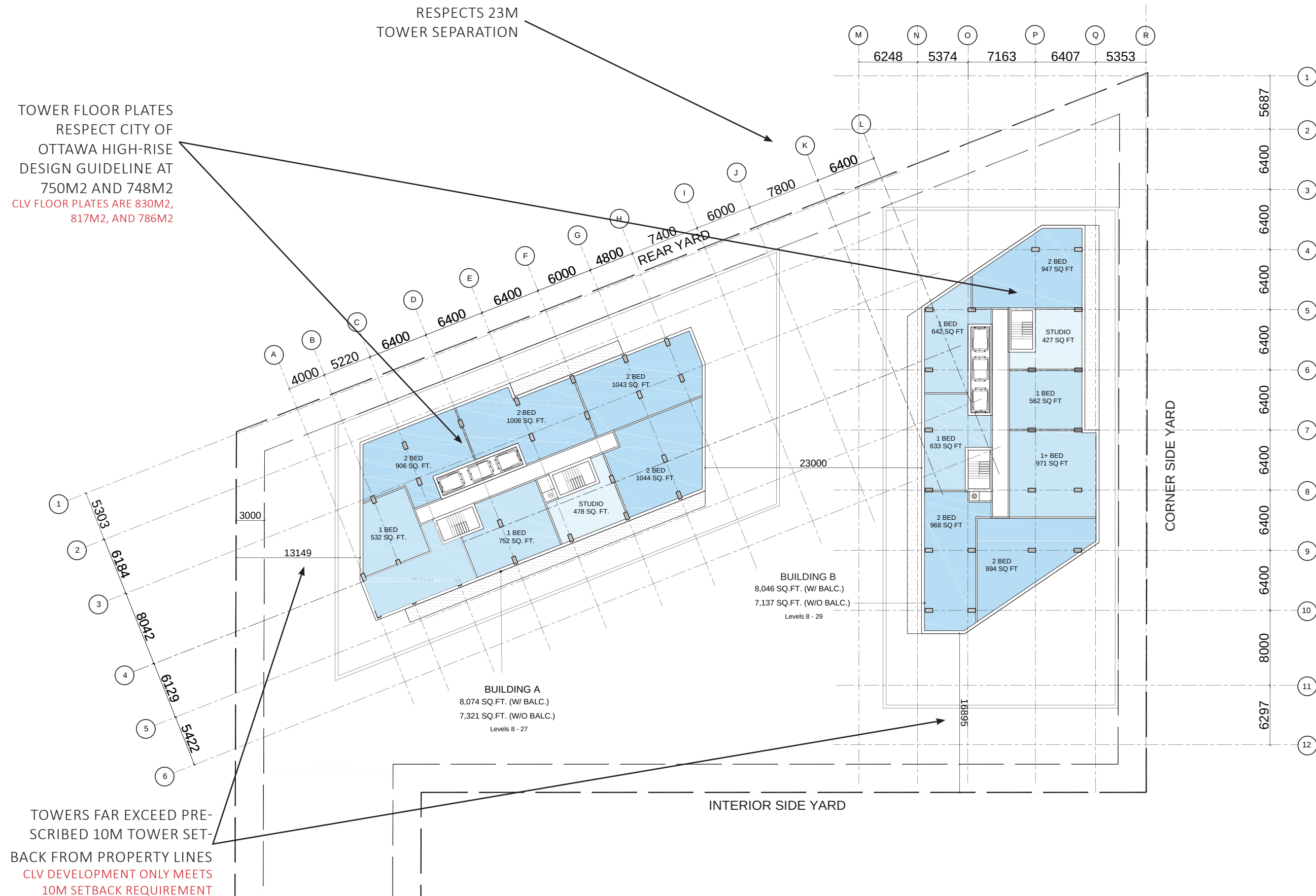
CLV/ CORSO ITALIA SITE PLAN Comparative Metrics & Attributes



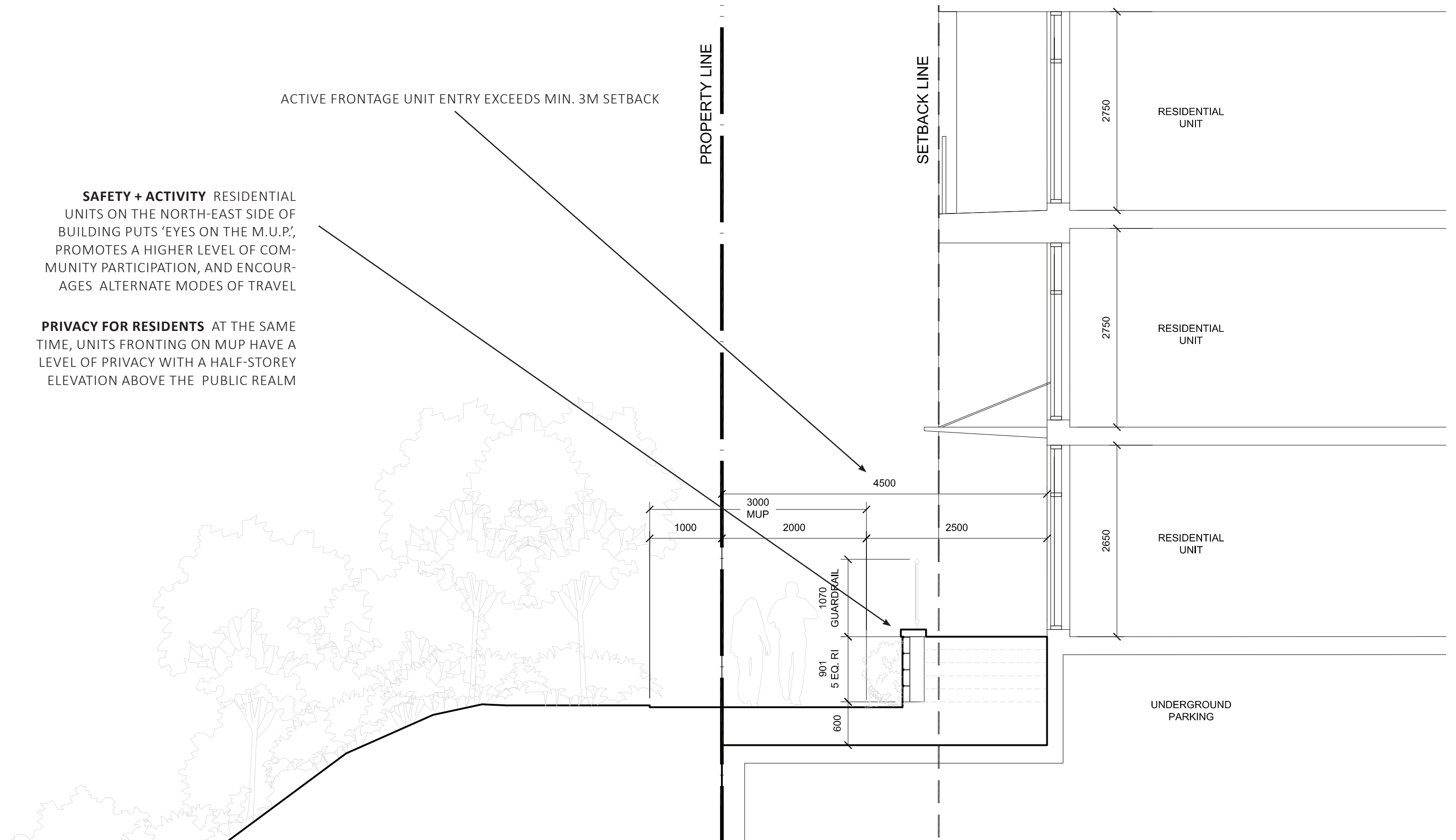
75 BREEZEHILL PLAN LARGE 3 BEDROOM UNITS (TYPICAL LEVELS 3-6 FLOOR PLATE SHOWN)



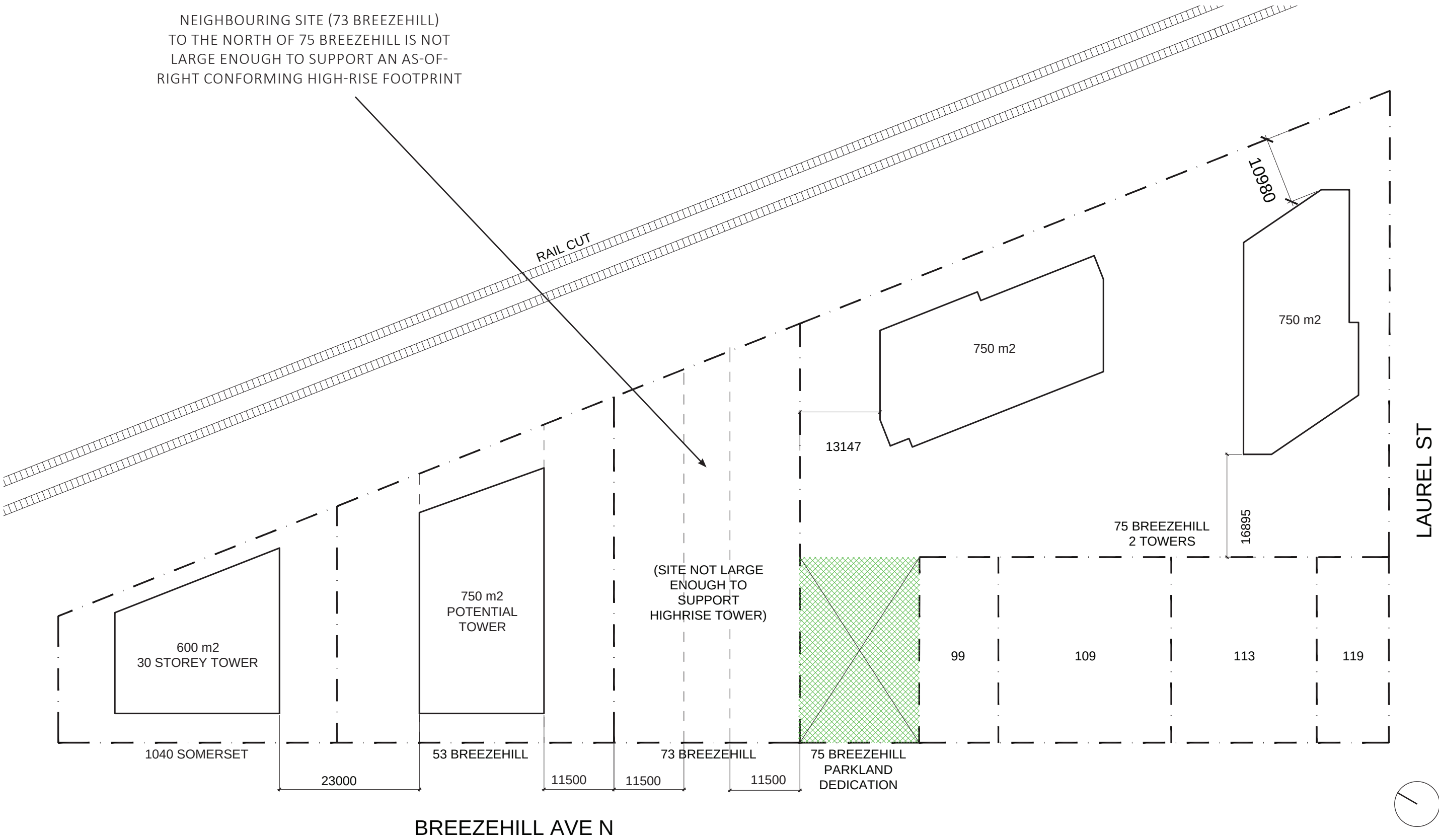
75 BREEZEHILL PLAN LEVEL 8-27/29



SECTION SECTION THROUGH BUILDING A PODIUM TERRACE UNITS

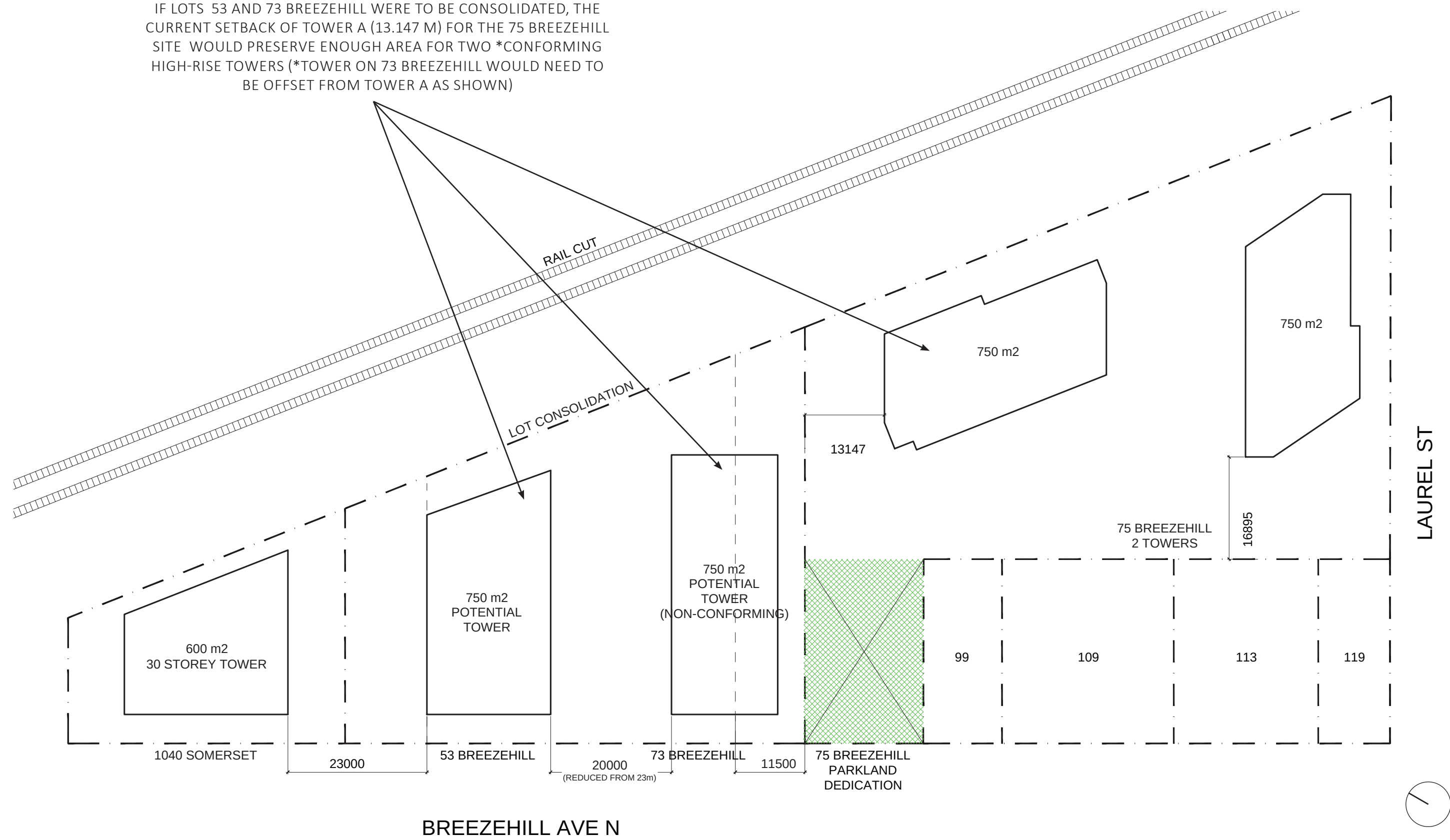


CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- NON-CONSOLIDATED LOTS

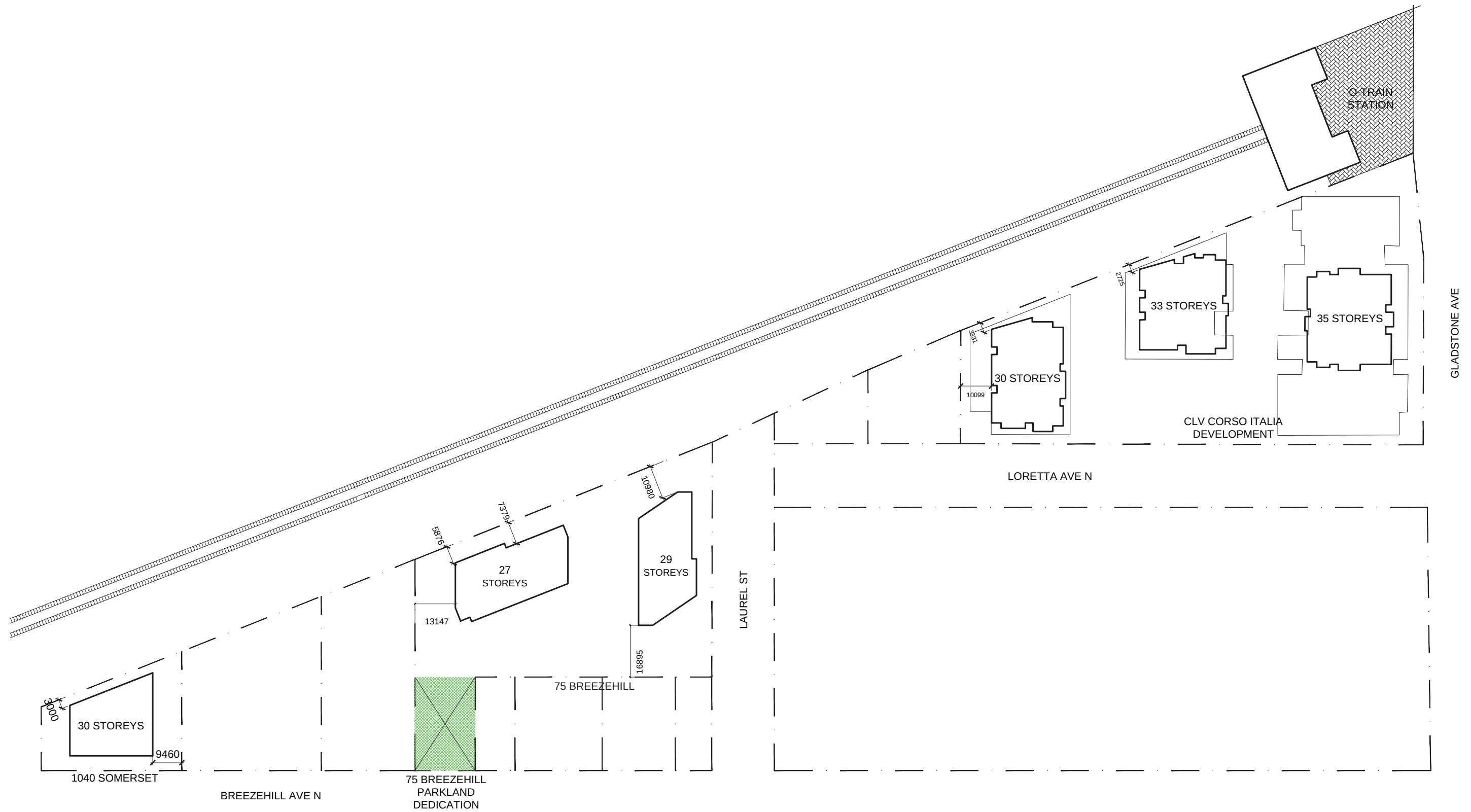


CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- CONSOLIDATED LOTS

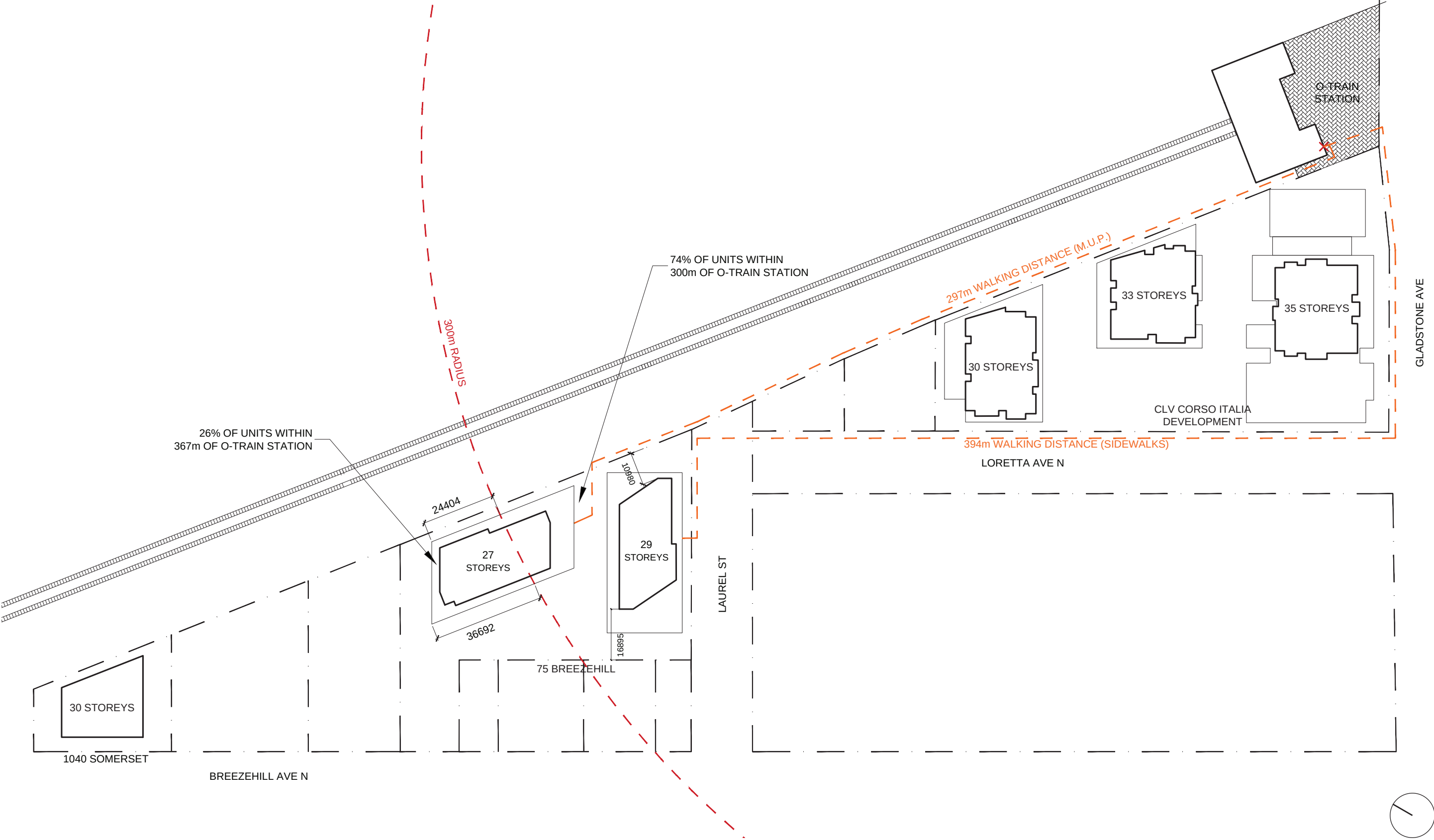
IF LOTS 53 AND 73 BREEZEHILL WERE TO BE CONSOLIDATED, THE CURRENT SETBACK OF TOWER A (13.147 M) FOR THE 75 BREEZEHILL SITE WOULD PRESERVE ENOUGH AREA FOR TWO *CONFORMING HIGH-RISE TOWERS (*TOWER ON 73 BREEZEHILL WOULD NEED TO BE OFFSET FROM TOWER A AS SHOWN)



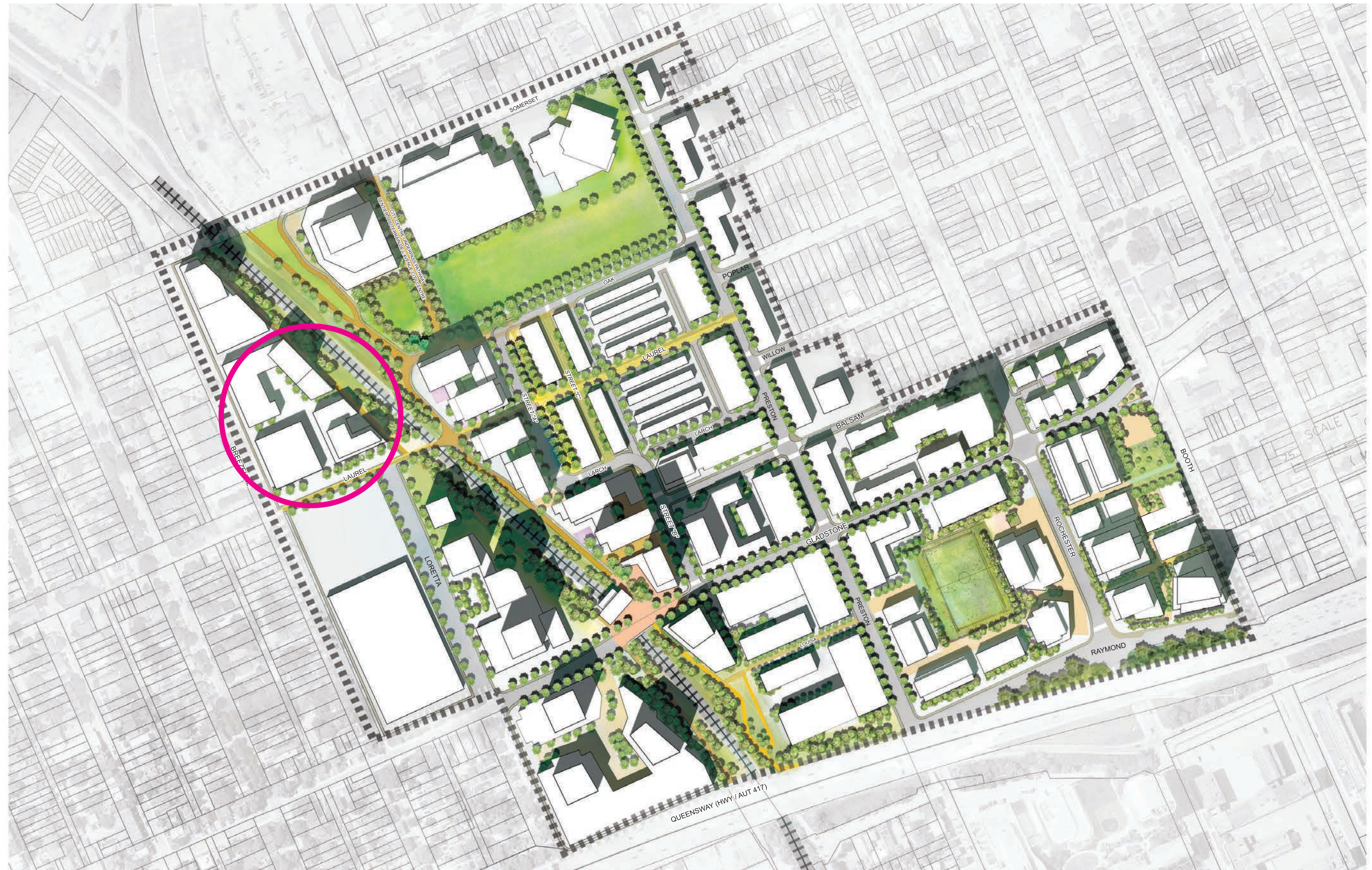
CONTEXT TOWER SEPARATION FROM RAILCUT IN COMPARISON TO CONTEXT DEVELOPMENTS



CONTEXT RADIAL & WALKING DISTANCE FROM CORSO ITALIA O-TRAIN STATION TO 75 BREEZEHILL



CORSO ITALIA SECONDARY PLAN DEMONSTRATION CONCEPT



CORSO ITALIA SECONDARY PLAN DEMONSTRATION CONCEPT WITH PROPERTY LINE OVERLAY

THE SECONDARY PLAN
DEMONSTRATES A MASSING
CONCEPT THAT DOES NOT
ACCURATELY REFLECT EXISTING
PROPERTY BOUNDARIES

RED AREA INDICATES 75
BREEZEHILL PROPERTY PARCEL

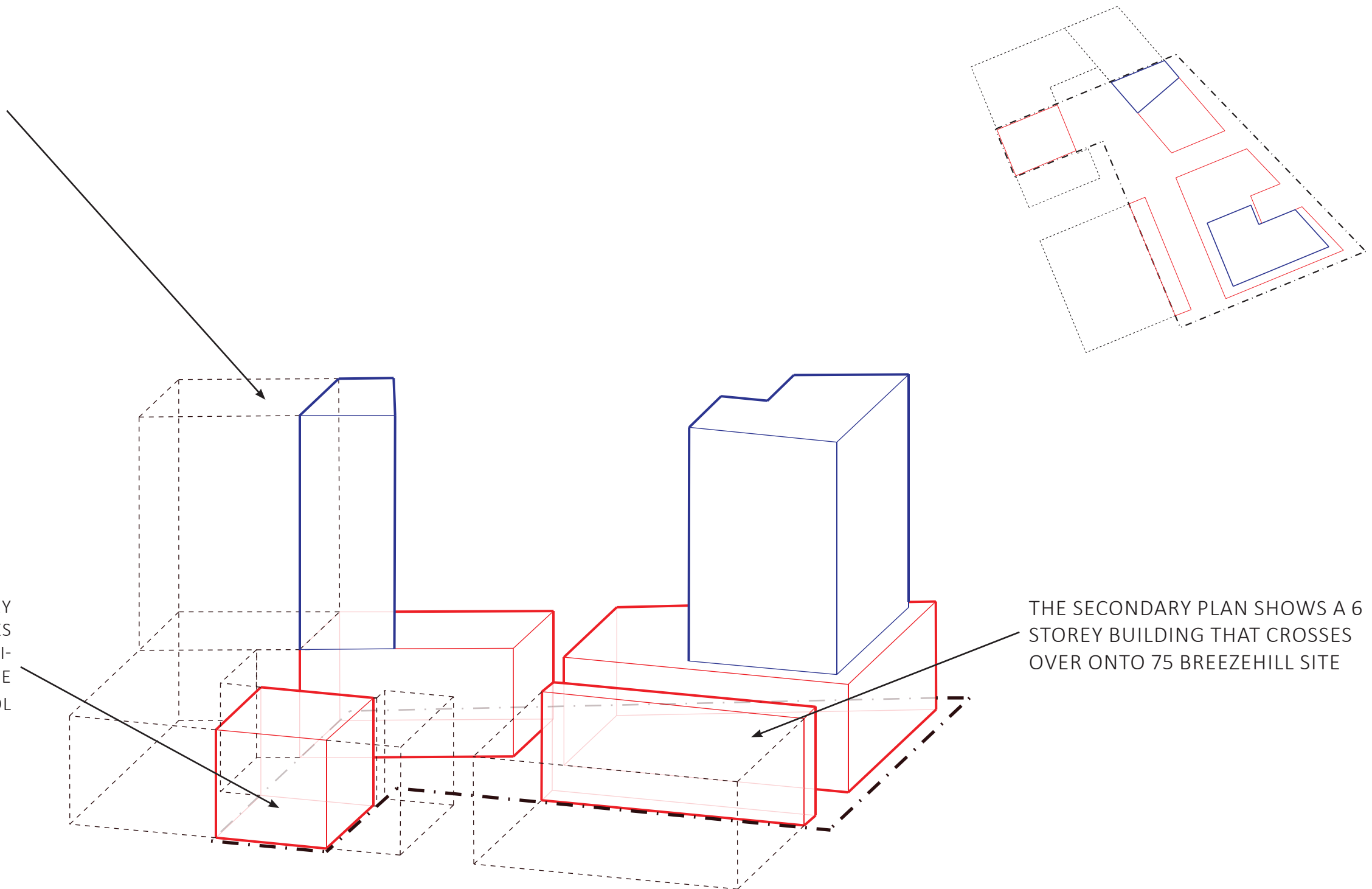


SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

WHEN ACCURATELY MODELLED, THE SECONDARY PLAN SHOWS MORE THAN 1 TOWER FORM ON THE 75 BREEZEHILL SITE

THE SECONDARY PLAN SHOWS 6 STOREY BUILDING WHERE 75 BREEZEHILL PROPOSES THE ADDITION OF A 620 M2 PARKLAND DEDICATION - DIRECTLY ACROSS FROM THE DEVONSHIRE SCHOOL

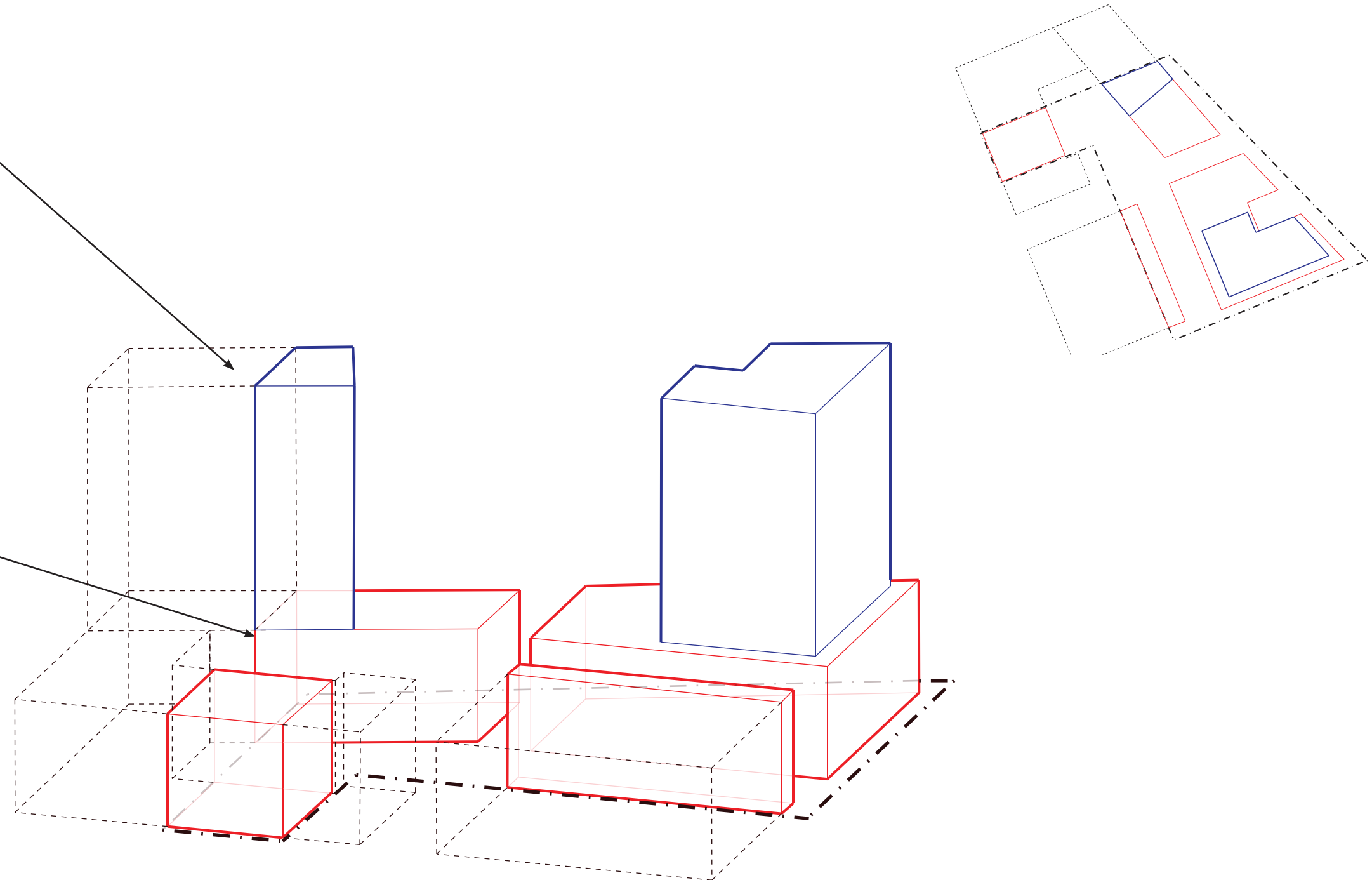
THE SECONDARY PLAN SHOWS A 6 STOREY BUILDING THAT CROSSES OVER ONTO 75 BREEZEHILL SITE



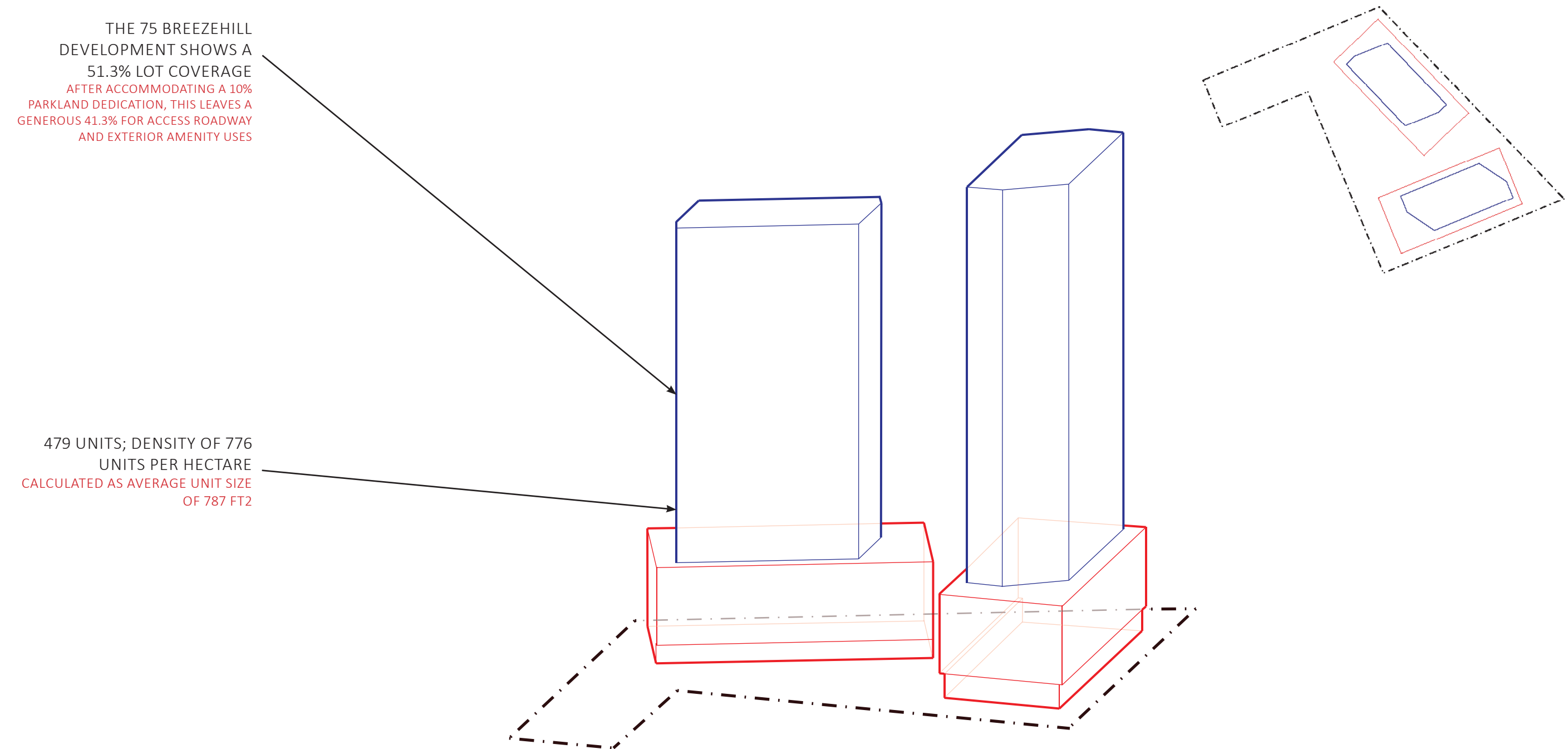
SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

THE SECONDARY PLAN DEVELOPMENTS SHOW A 58% LOT COVERAGE
AFTER ACCOMMODATING A 10% PARK- LAND DEDICATION, THIS ONLY LEAVES 32% FOR ACCESS ROADWAY AND EXTERIOR AMENITY

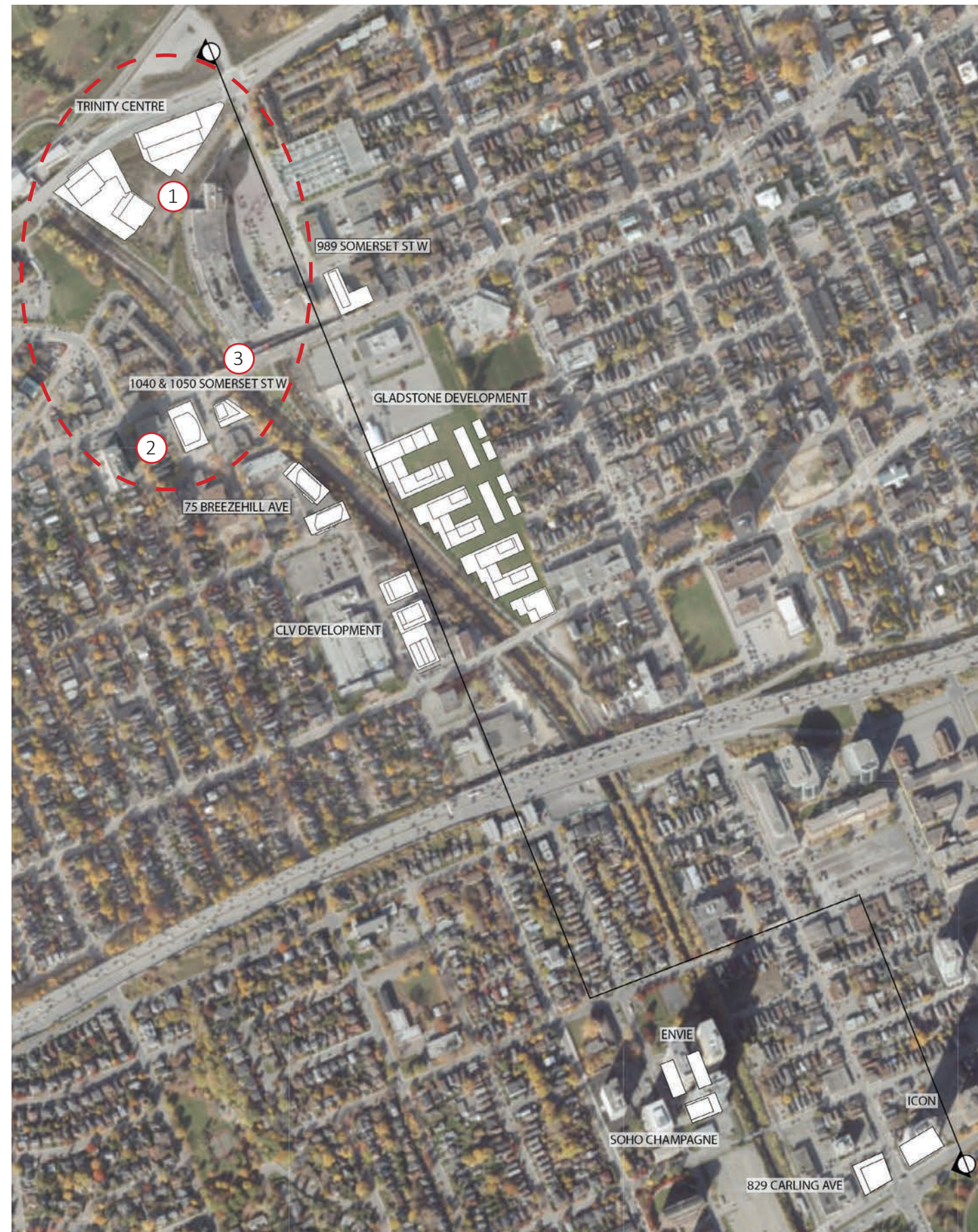
WHEN ACCUARTELY MODELLED, THE SECONDARY PLAN ESTABLISHES A DENSITY OF 661 UNITS PER HECTARE
CALCULATED AS AVERAGE UNIT SIZE OF 763 FT² WITH A FLOORPLATE EFFICIENCY OF 85% (AVERAGE AREA USED IN CLV DEVELOPMENT)



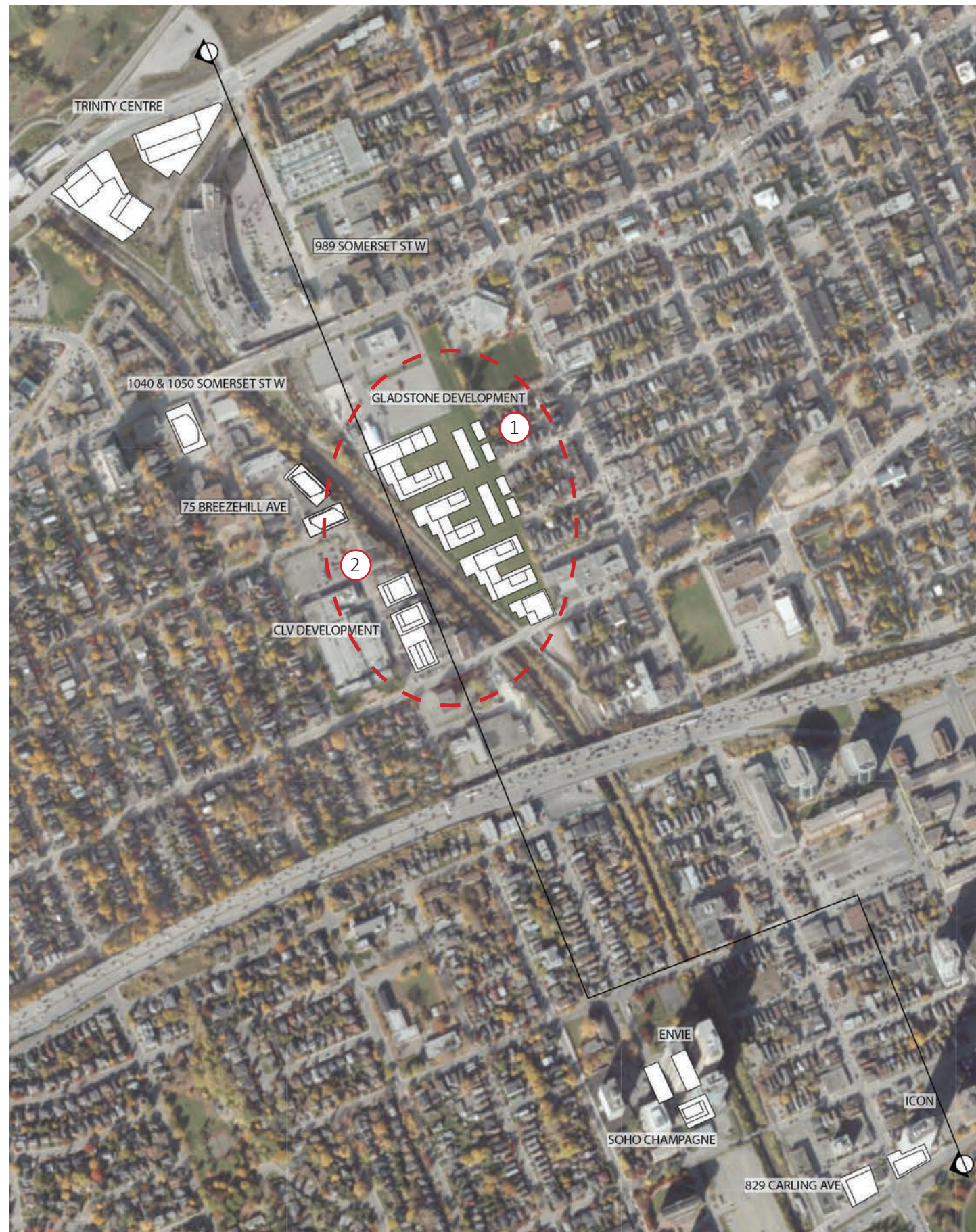
75 BREEZEHILL PROPOSED DEVELOPMENT ILLUSTRATION



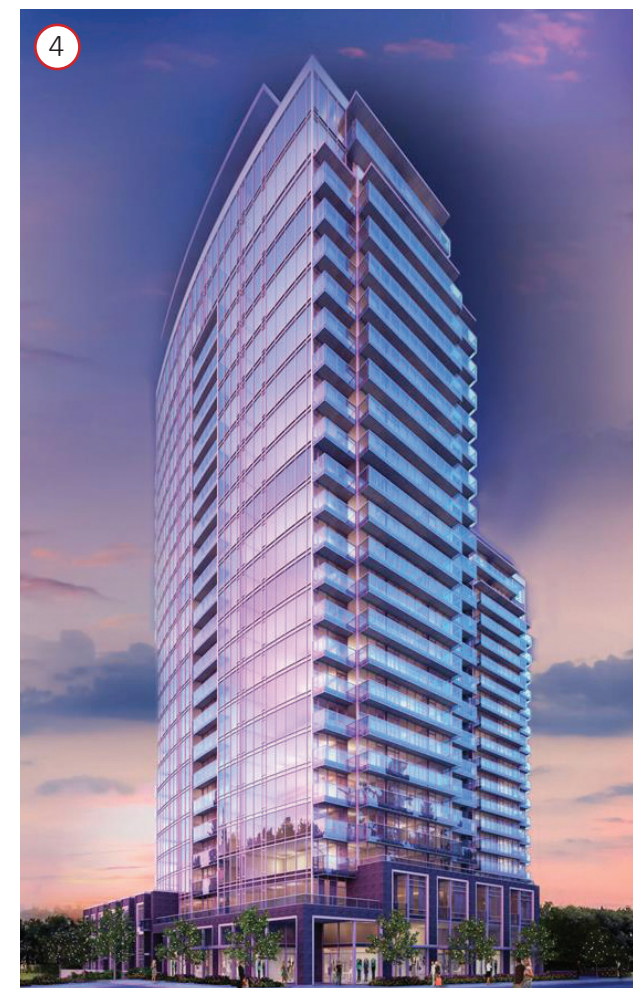
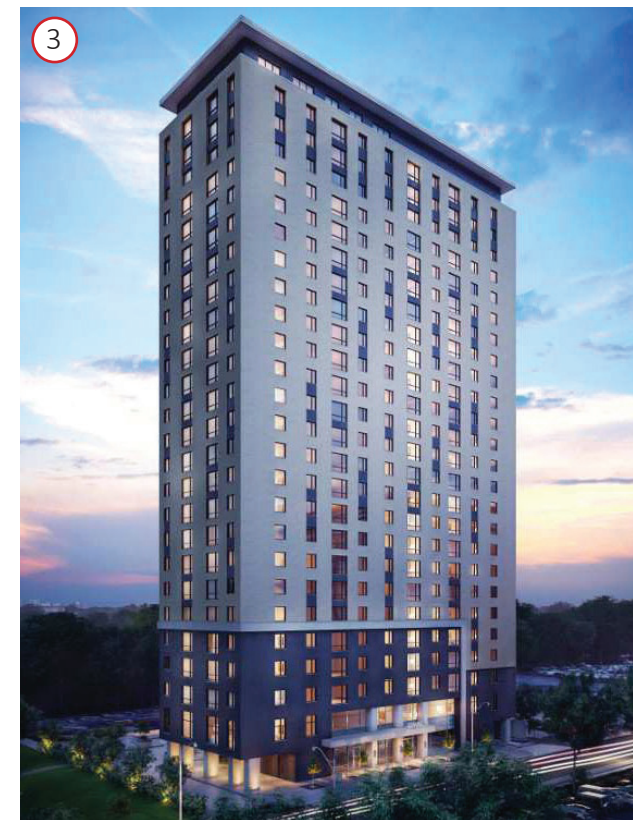
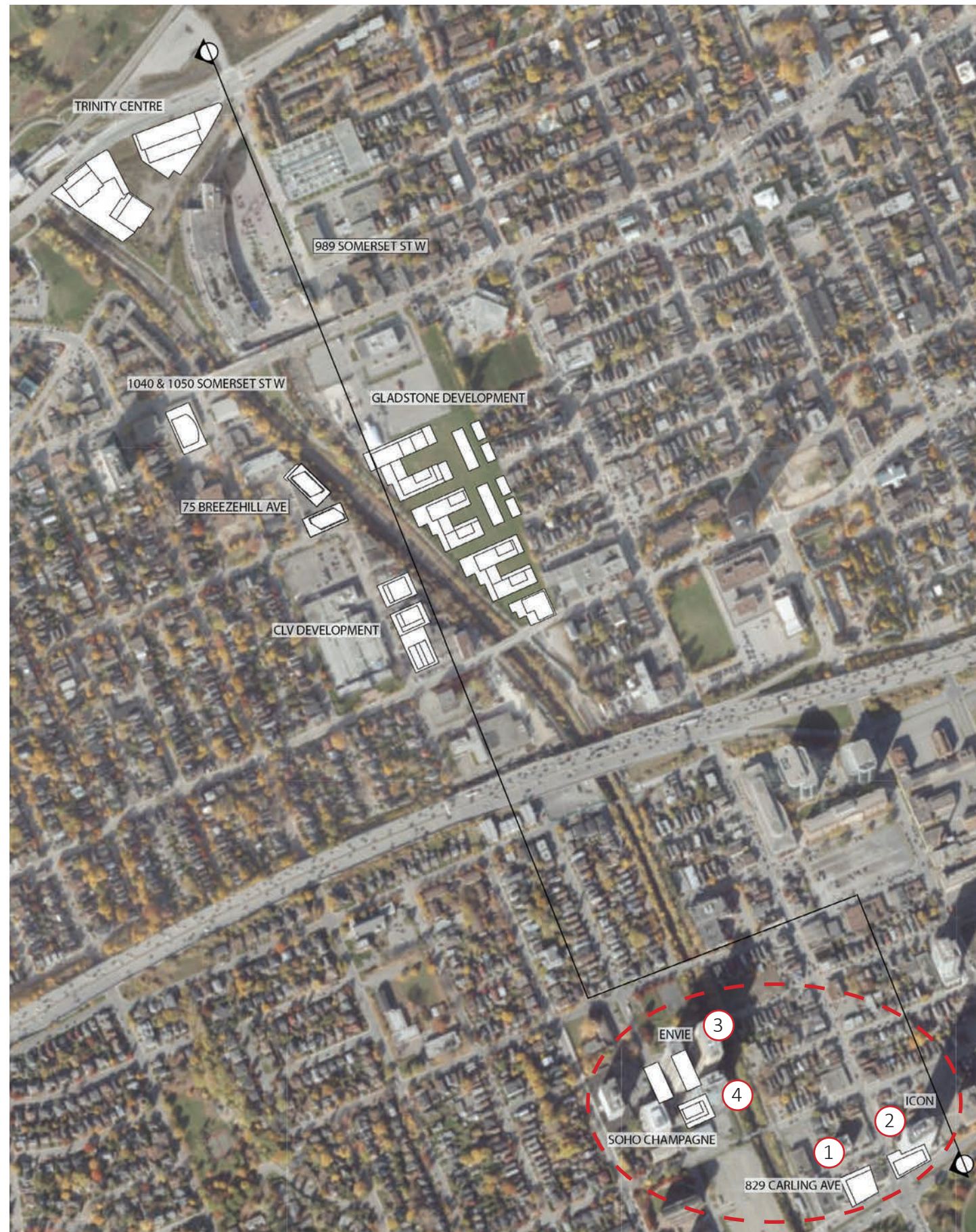
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) TRINITY/ CITY CENTRE 2) 1040 & 1050 SOMERSET



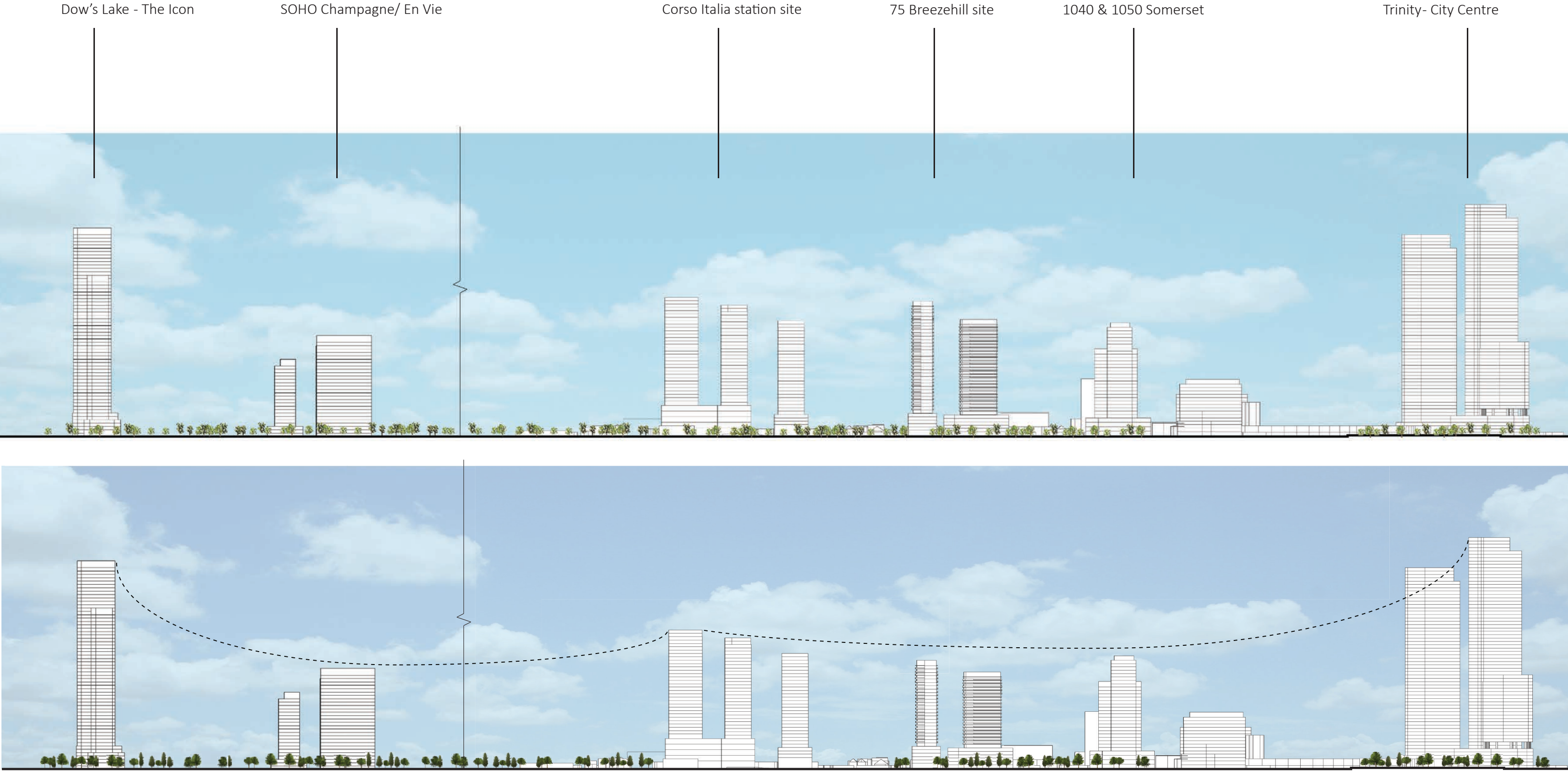
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) GLADSTONE VILLAGE/ OCH 2) CORSO ITALIA/ CLV DEVELOPMENT



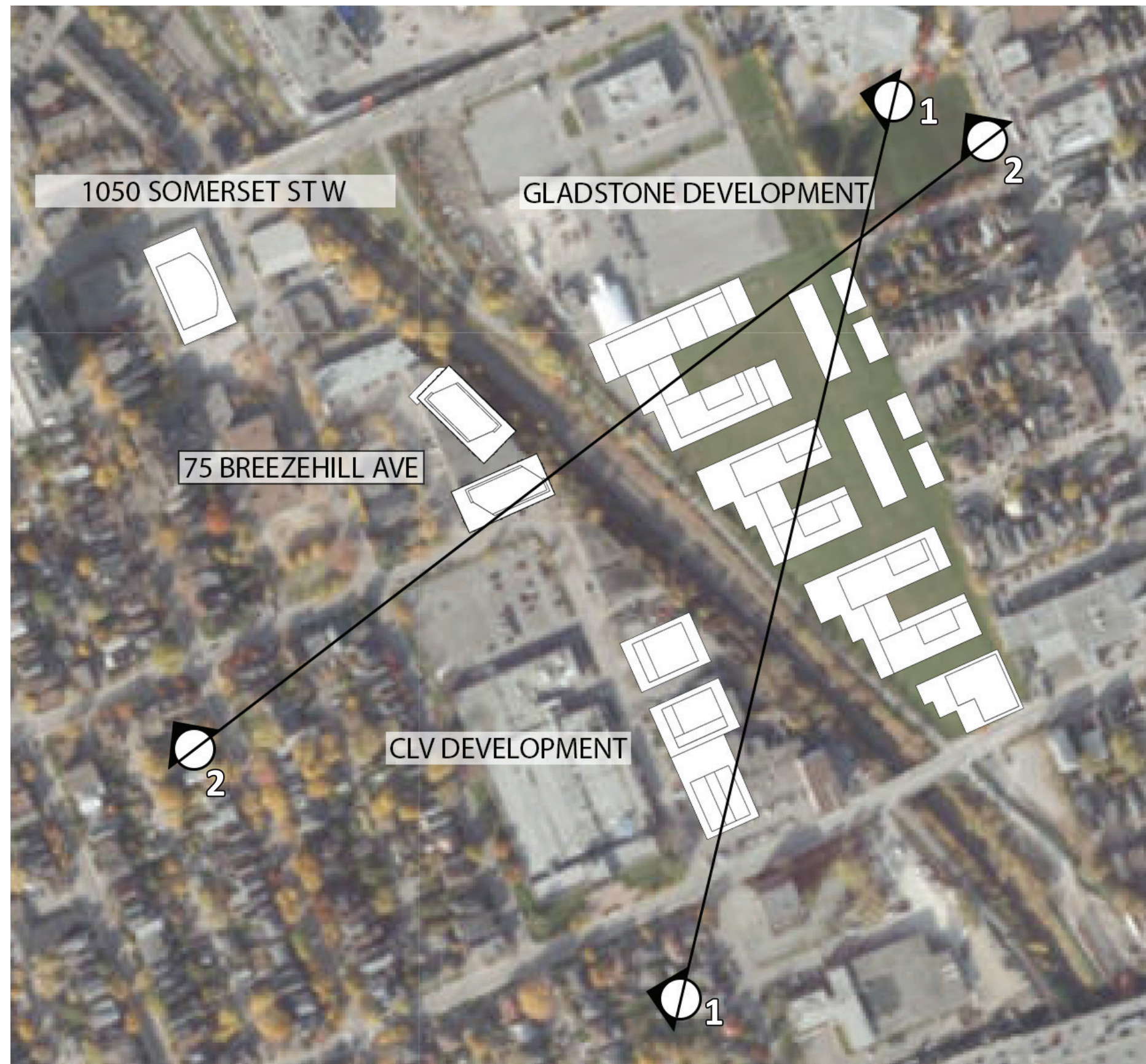
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) 845 CARLING 2) THE ICON 3) EN VIE 4) SOHO CHAMPAGNE



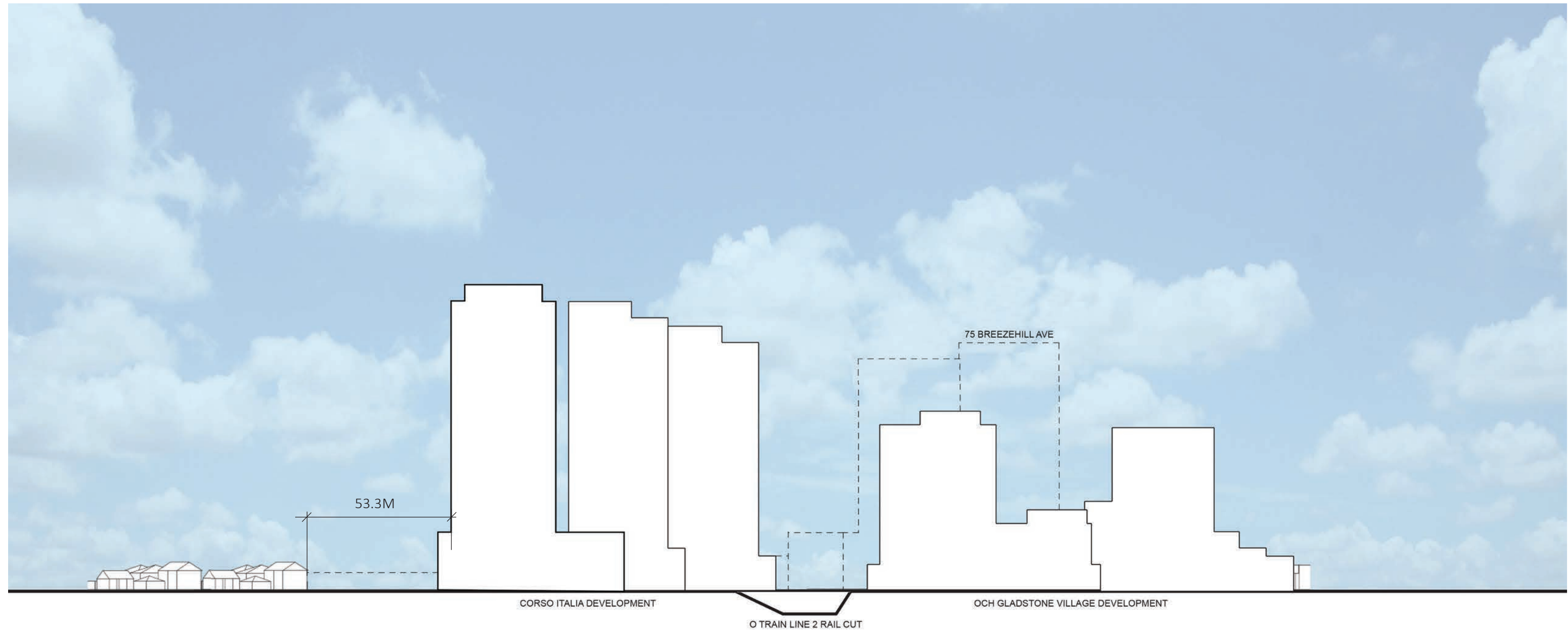
CONTEXT ELEVATION STUDY ALONG LRT WITH EXISTING & FUTURE DEVELOPMENTS. UPDATED ELEVATION WITH ADJUSTED HEIGHTS (at bottom) SHOW THAT HEIGHT IS LOWERED AT MIDSTATION LOCATION



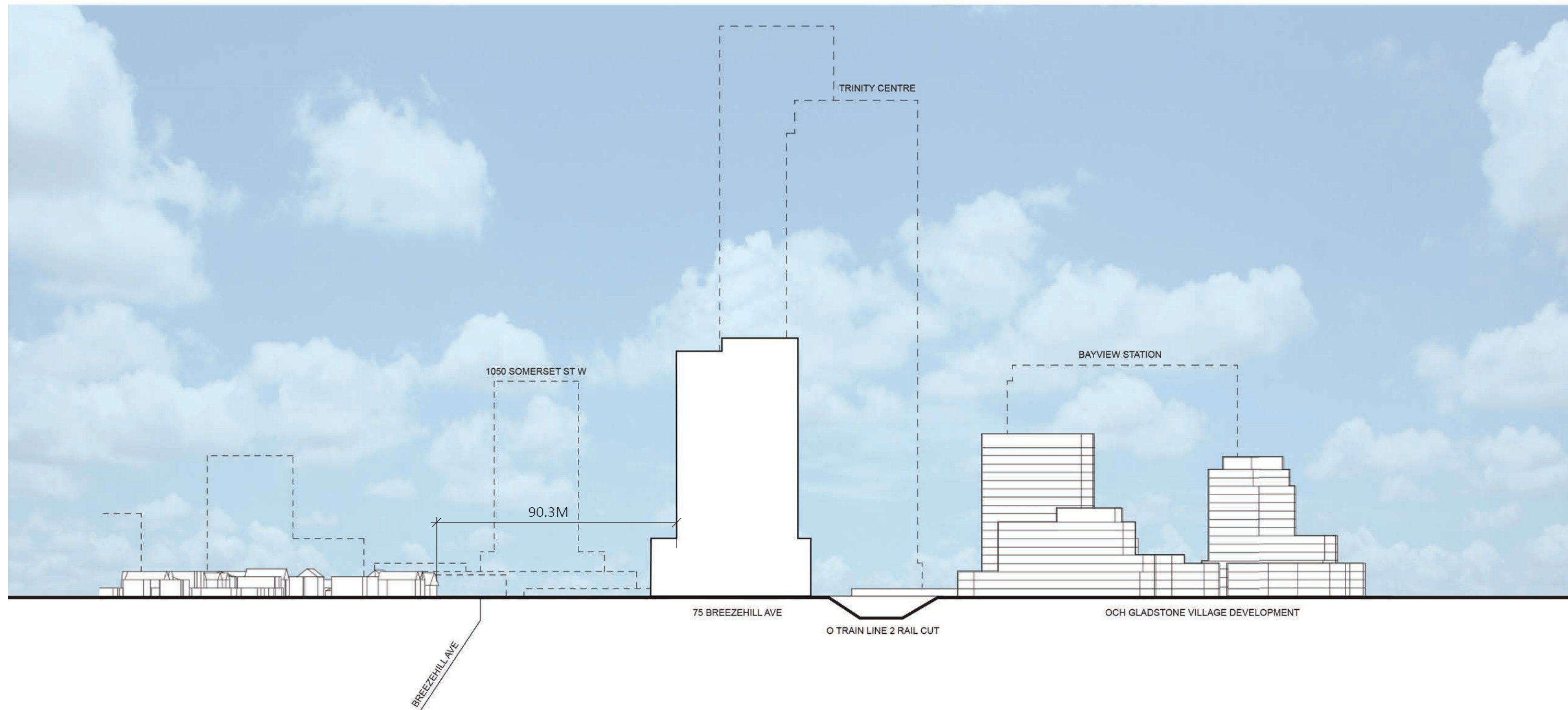
CONTEXT MAP WITH COMPARATIVE SECTION CUTS THROUGH CORSO ITALIA (CLV) SITE (1) AND PROPOSED BREEZEHILL SITE (2)



CONTEXT SECTION 1 - THROUGH CLV DEVELOPMENT, HIGH-RISE TOWER NEAREST TO EXISTING 2-1/2 STOREY SINGLE FAMILY HOMES (53.3M)



CONTEXT SECTION 2 THROUGH 75 BREEZEHILL PROPOSED DEVELOPMENT, HIGH-RISE TOWER NEAREST TO EXISTING 2- 1/2 STOREY SINGLE FAMILY HOMES (90.3M)



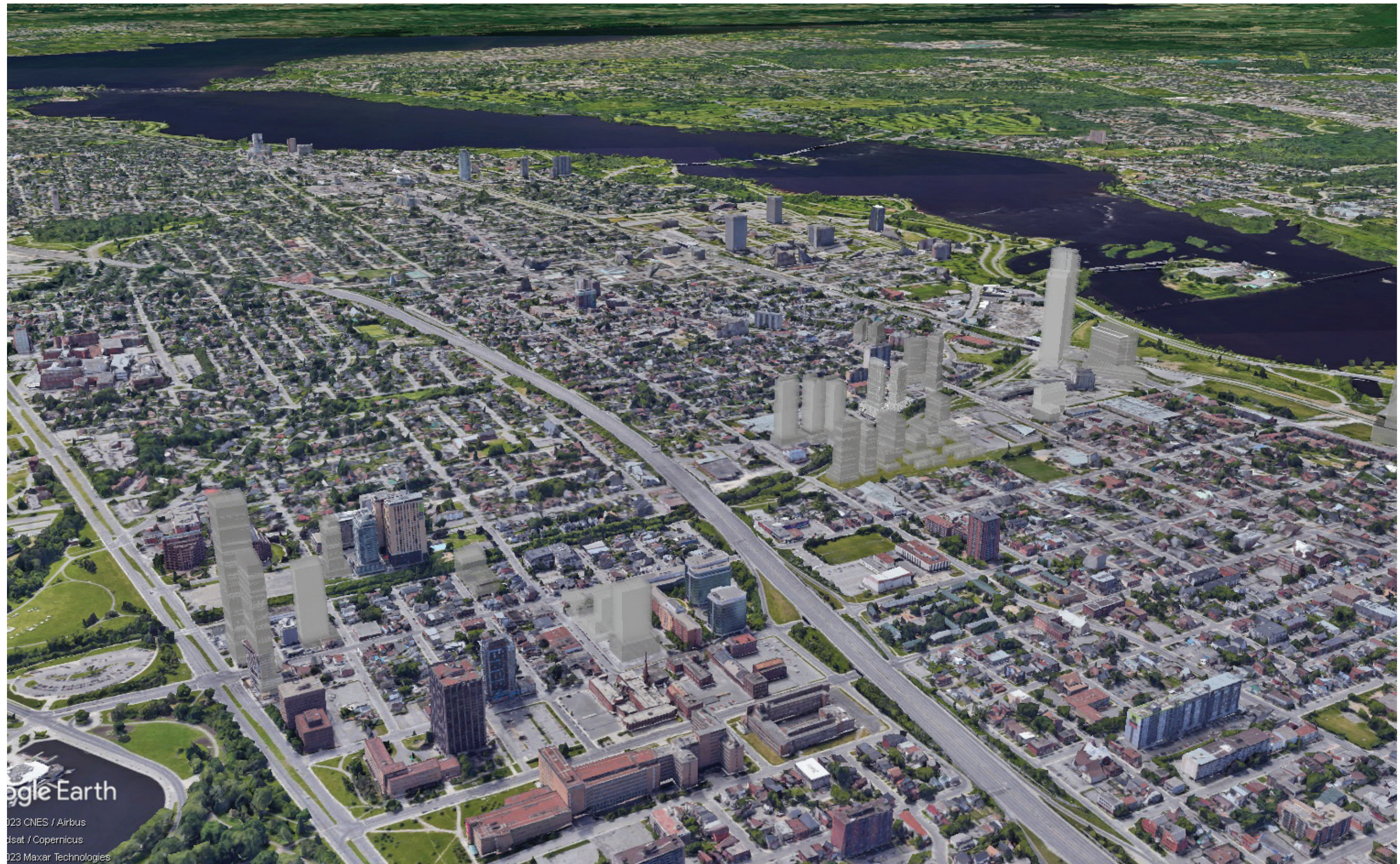
CONTEXT VIEW FROM SOUTH-EAST, 29 + 27 STOREY PROPOSED SHOWN WITH UNDER CONSTRUCTION & UPCOMING DEVELOPMENTS



Google Earth

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CONTEXT VIEW FROM SOUTH-EAST, 29 + 27 STOREY PROPOSED SHOWN WITH UNDER CONSTRUCTION & UPCOMING DEVELOPMENTS



Google Earth

© 2023 CNES / Airbus
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© 2023 Maxar Technologies

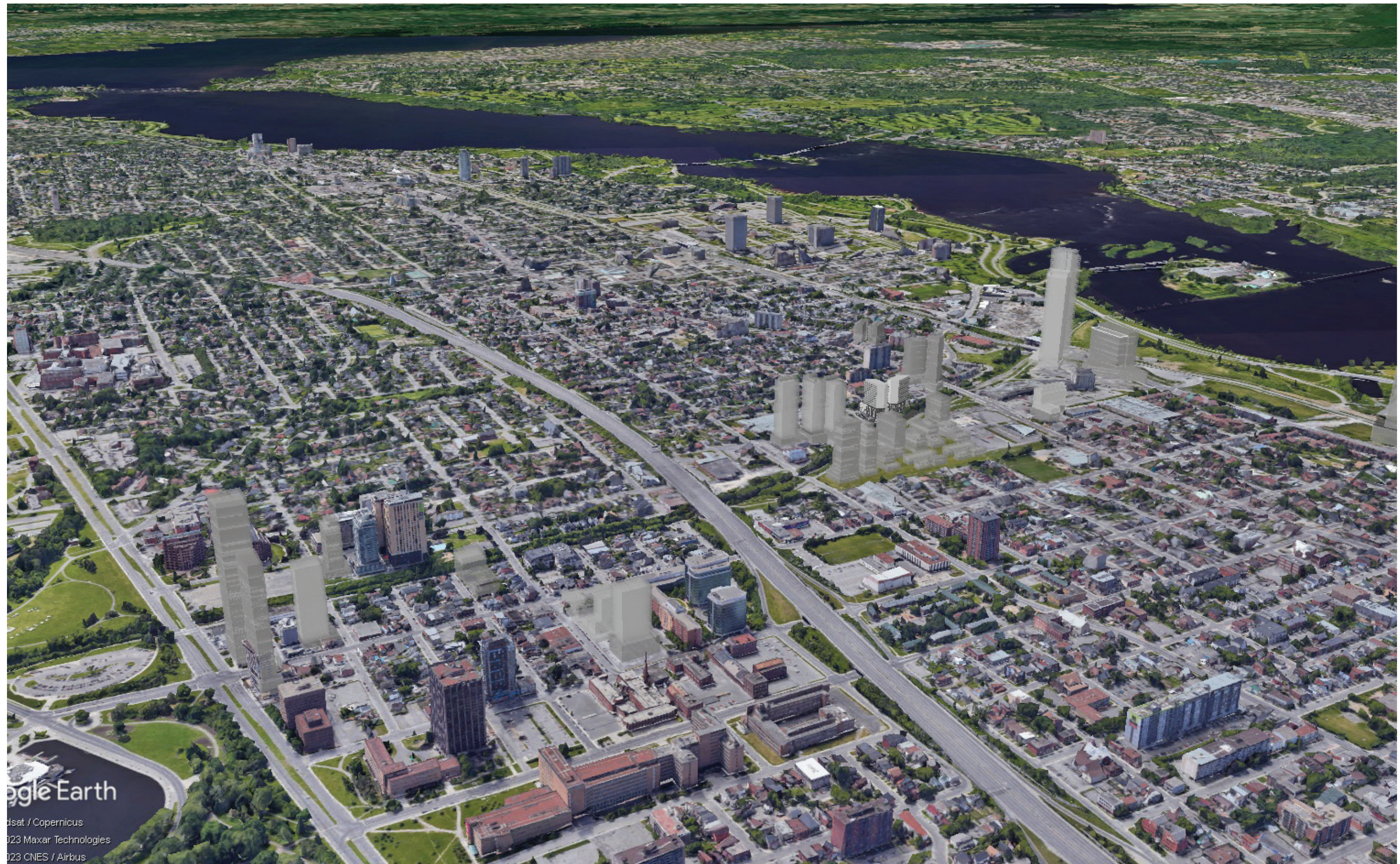
CONTEXT VIEW FROM SOUTH-WEST, 29 + 27 STOREY PROPOSED SHOWN WITH UNDER CONSTRUCTION & UPCOMING DEVELOPMENTS



CONTEXT VIEW FROM SOUTH-EAST, 18+18 STOREY MODEL SHOWN WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS



CONTEXT VIEW FROM SOUTH-EAST, 18+18 STOREY MODEL SHOWN WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS

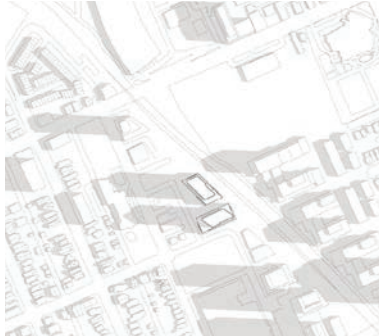


CONTEXT VIEW FROM SOUTH-WEST, 18+18 STOREY MODEL SHOWN WITH UNDER CONSTRUCTION/UPCOMING DEVELOPMENTS



29 + 27 Storey Massing

JUNE 21st



8 am



9 am



10 am



11 am



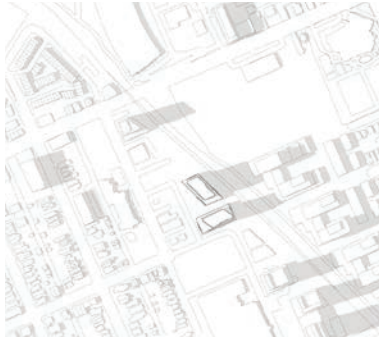
12 pm



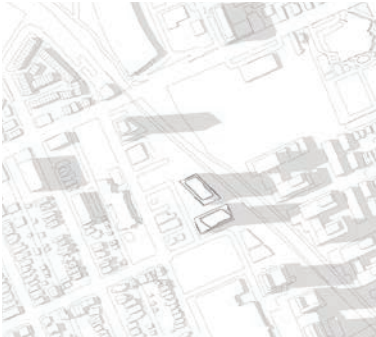
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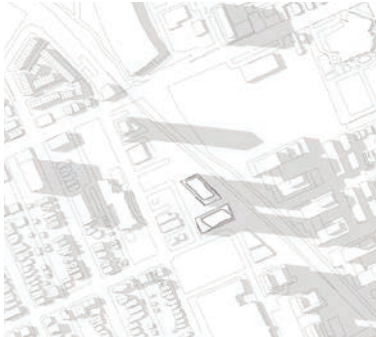
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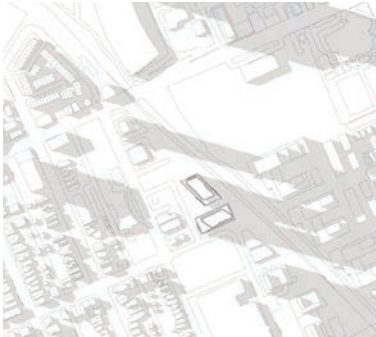
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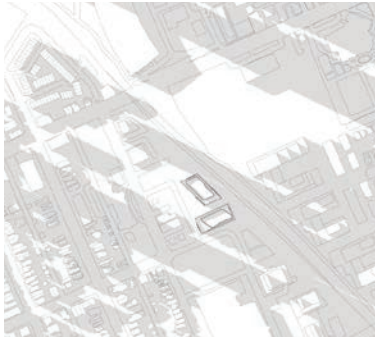
4 pm



5 pm



6 pm



7 pm



8 pm

SEPTEMBER 21st



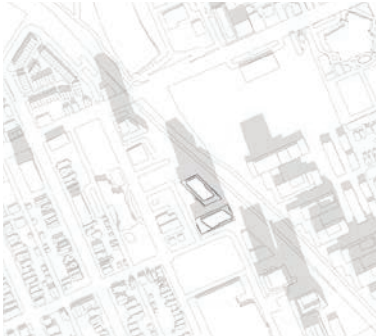
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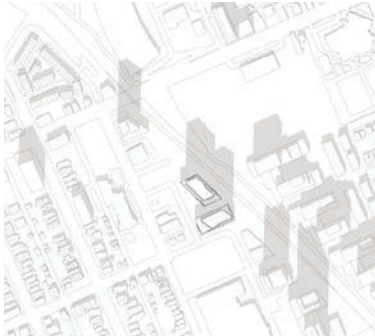
9 am



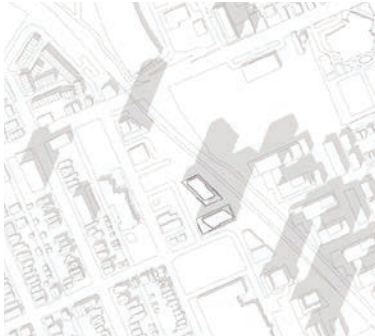
10 am



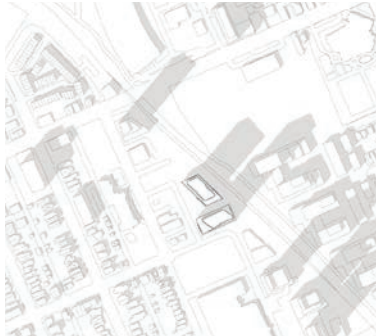
11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm

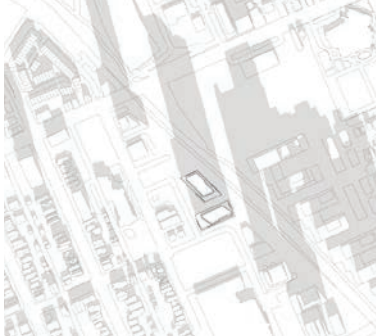
DECEMBER 21st



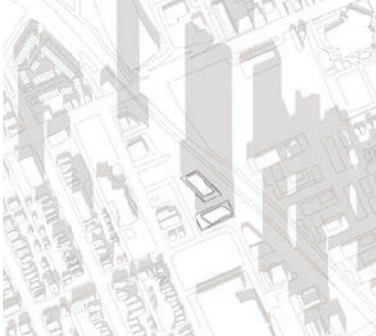
9 am



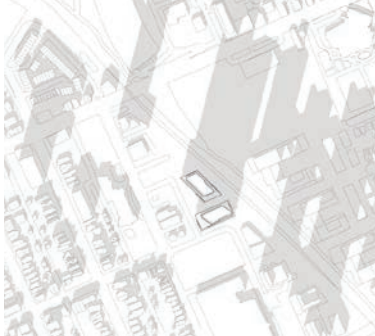
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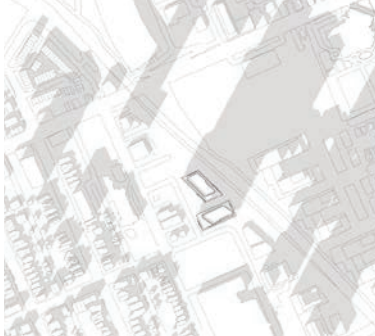
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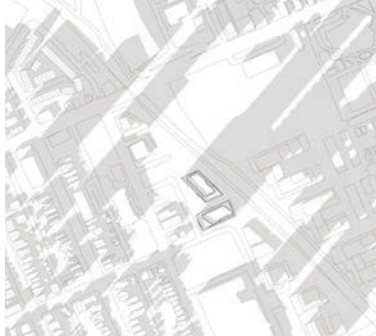
12 pm



1 pm



2 pm



3 pm

JUNE 21st



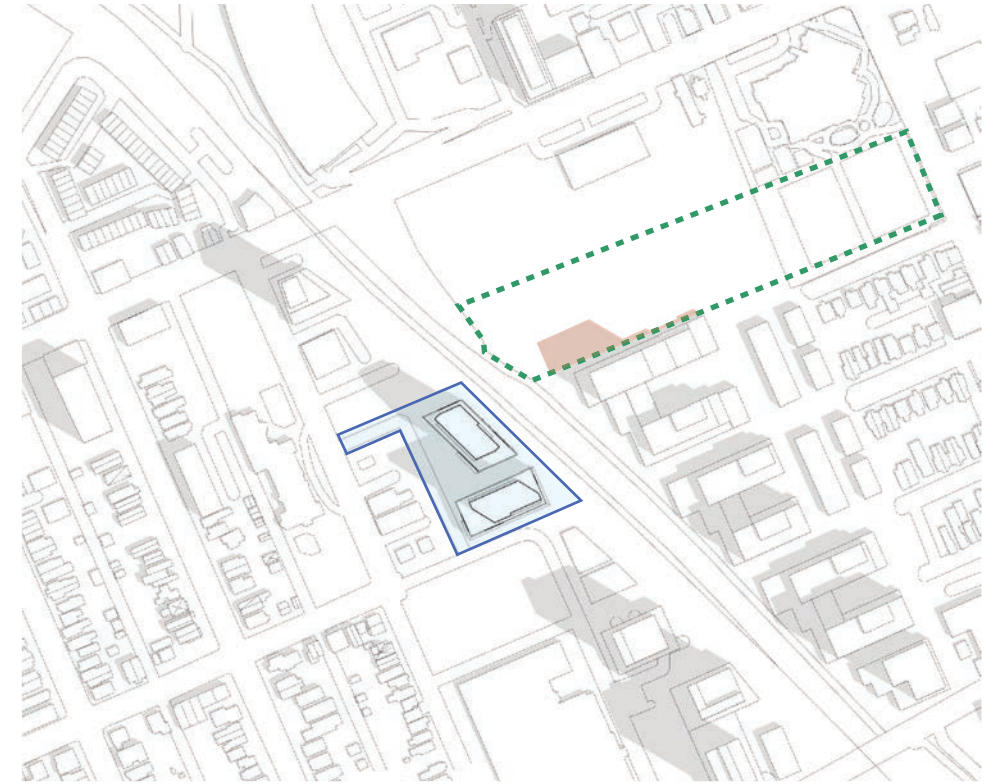
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

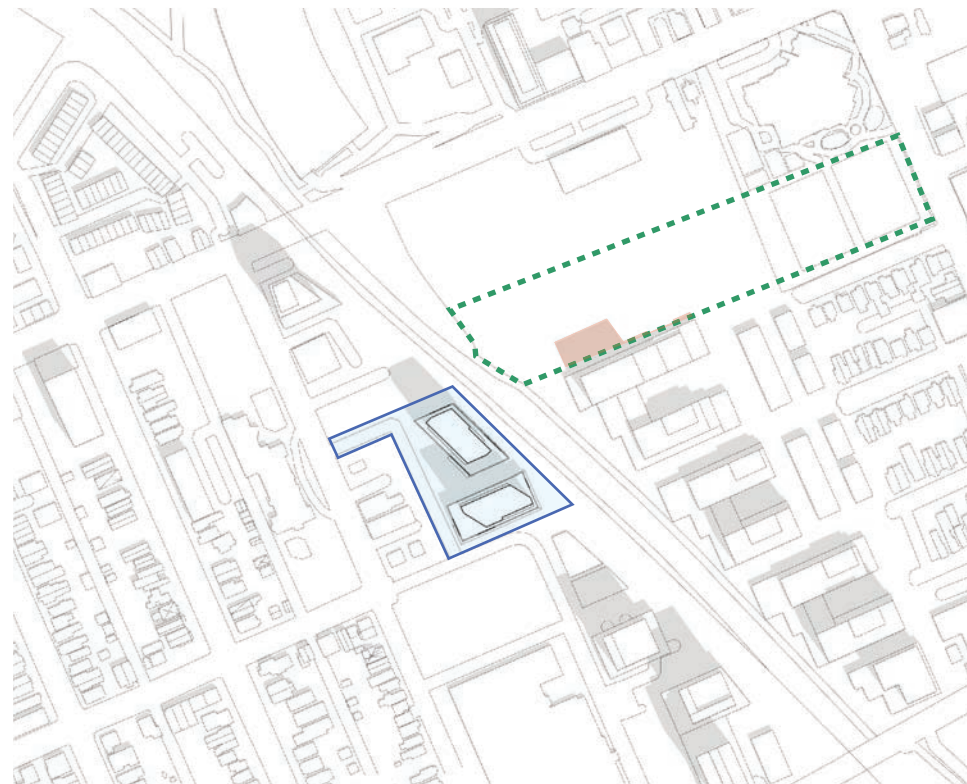
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

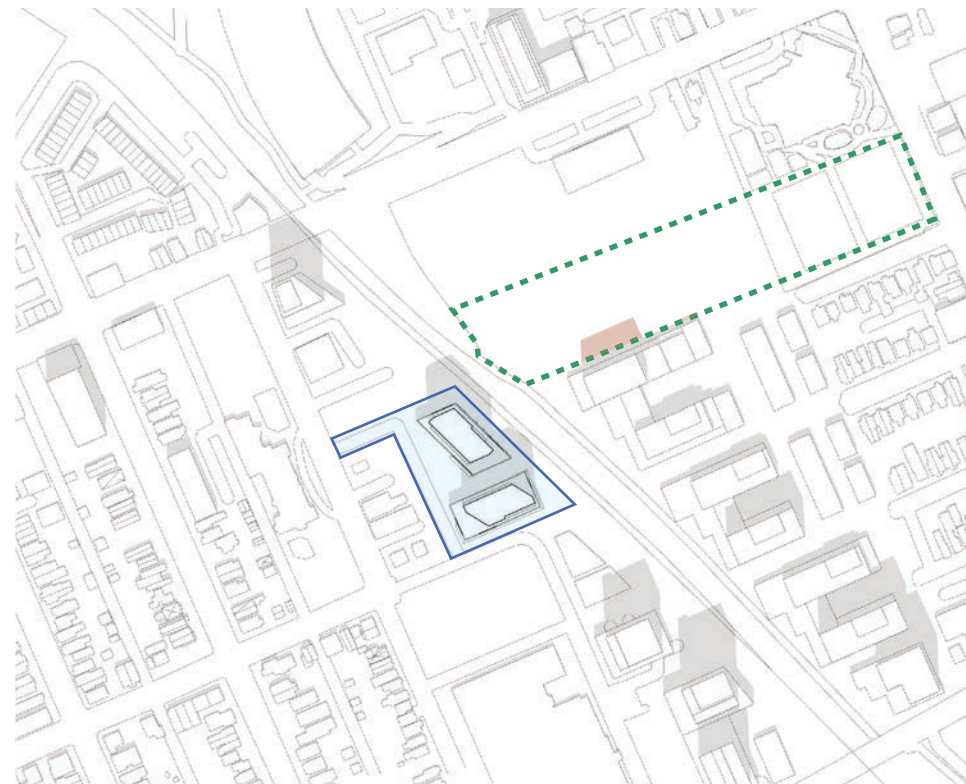
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



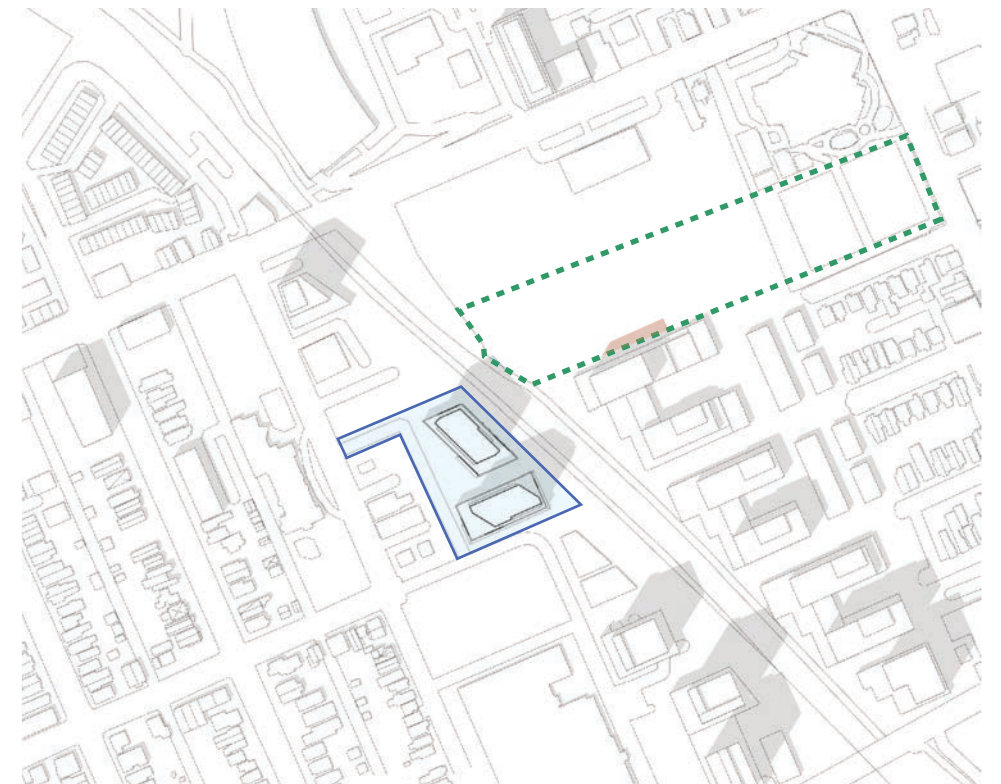
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

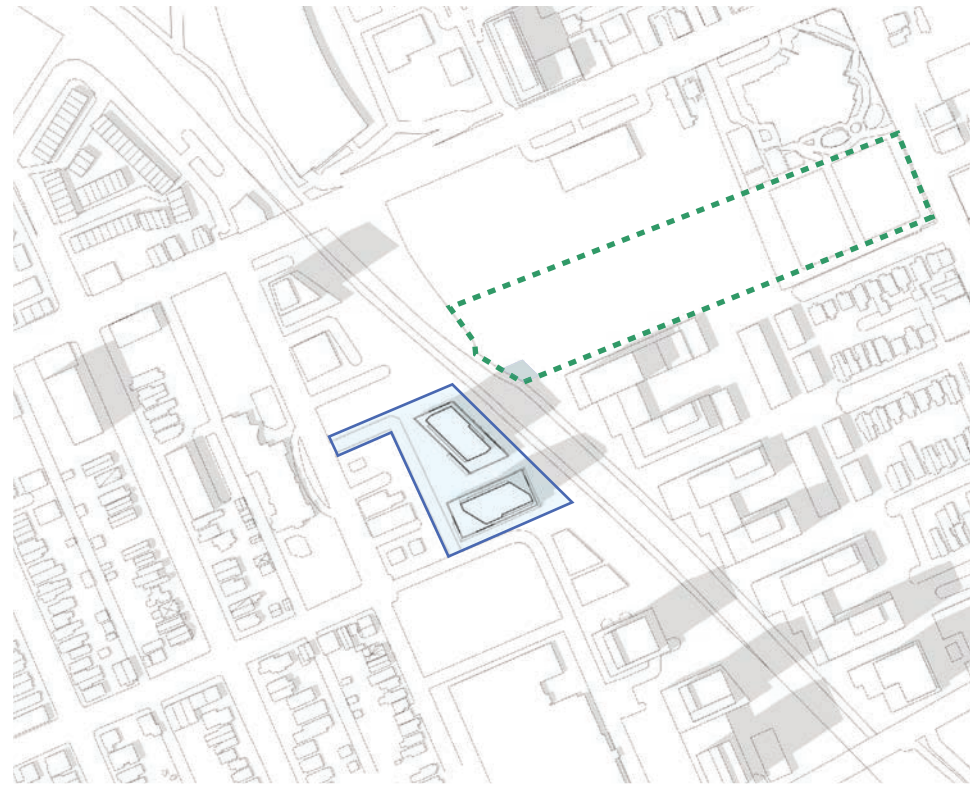
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

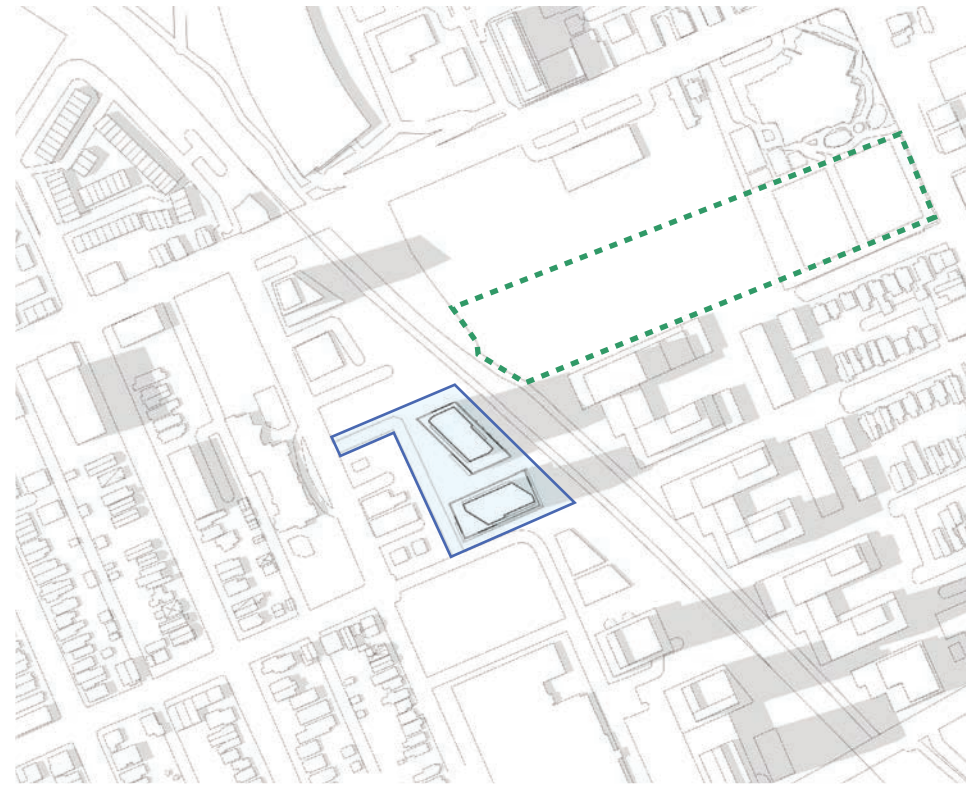
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

JUNE 21st

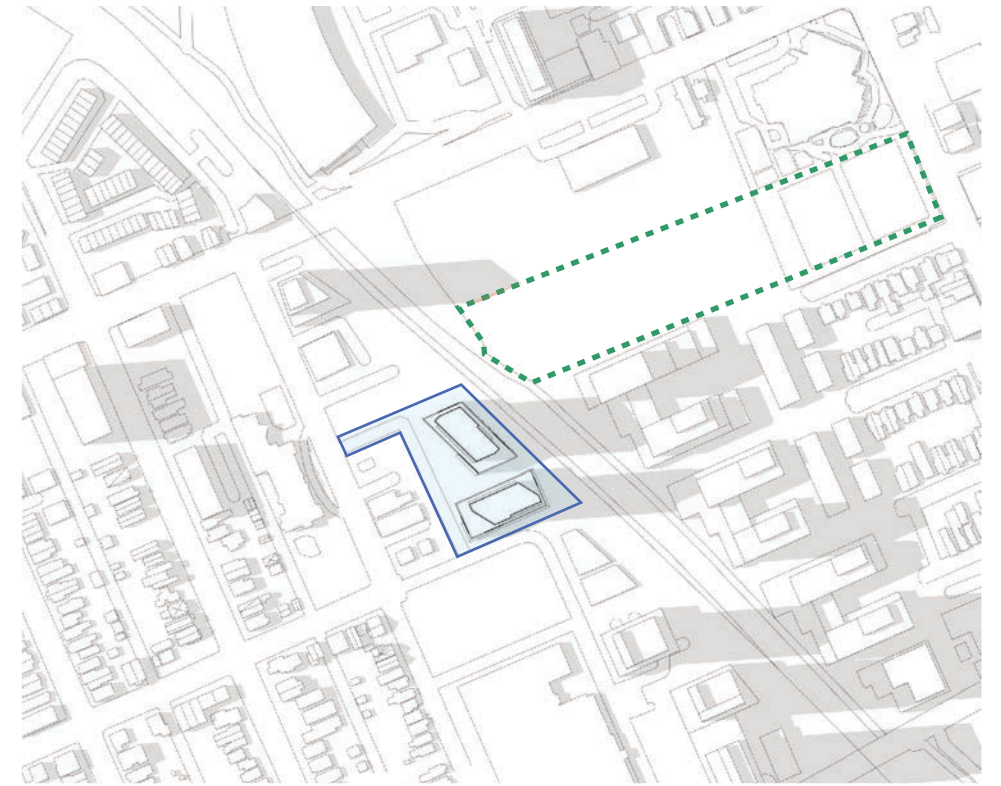


2 pm

PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



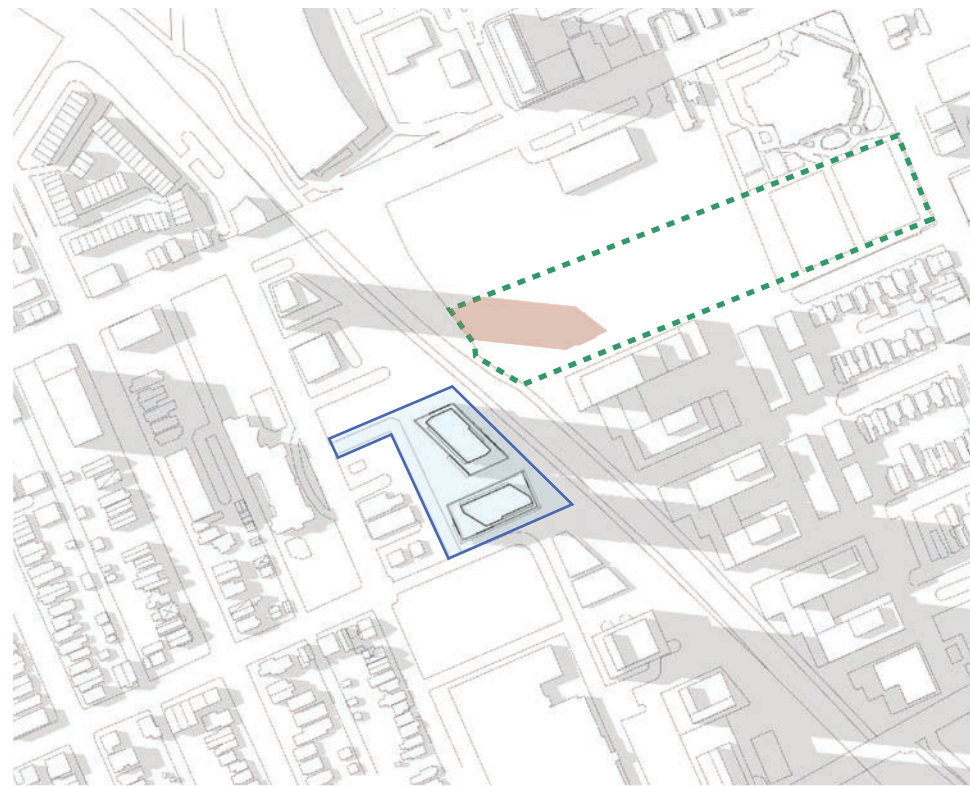
3 pm



4 pm

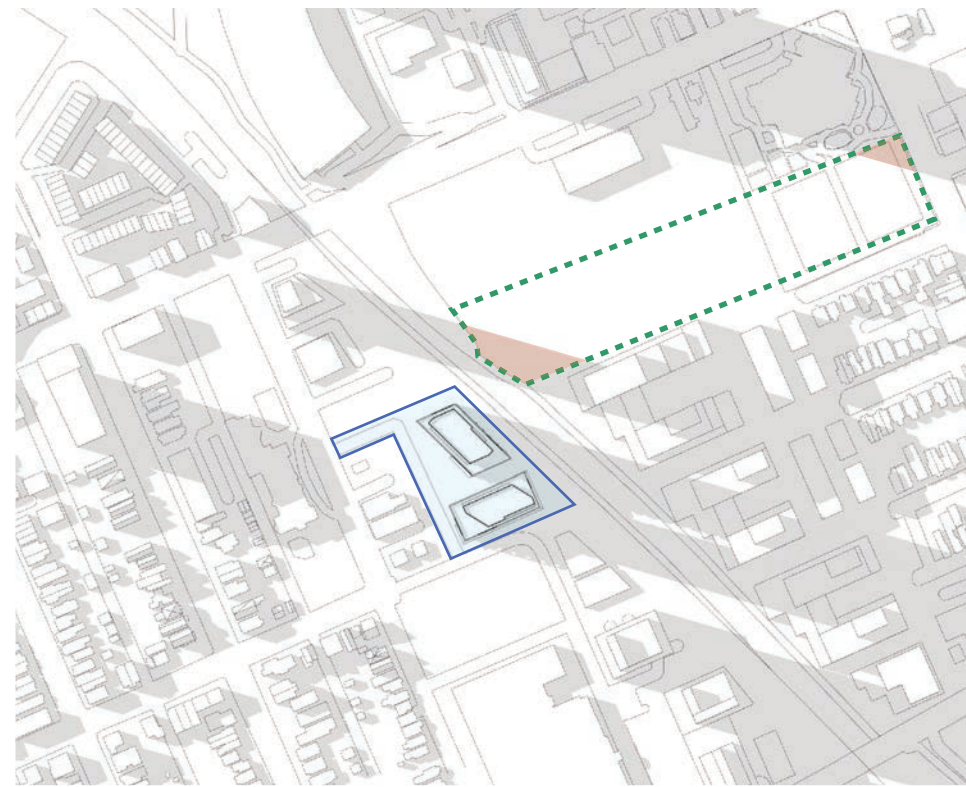
APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



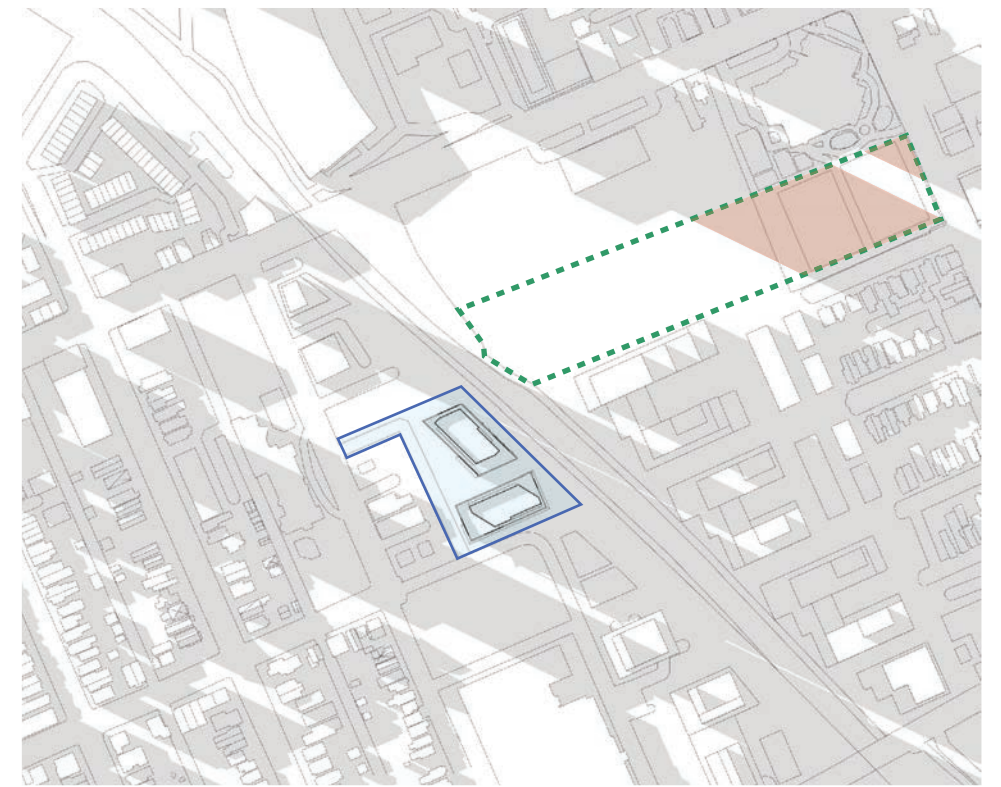
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APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



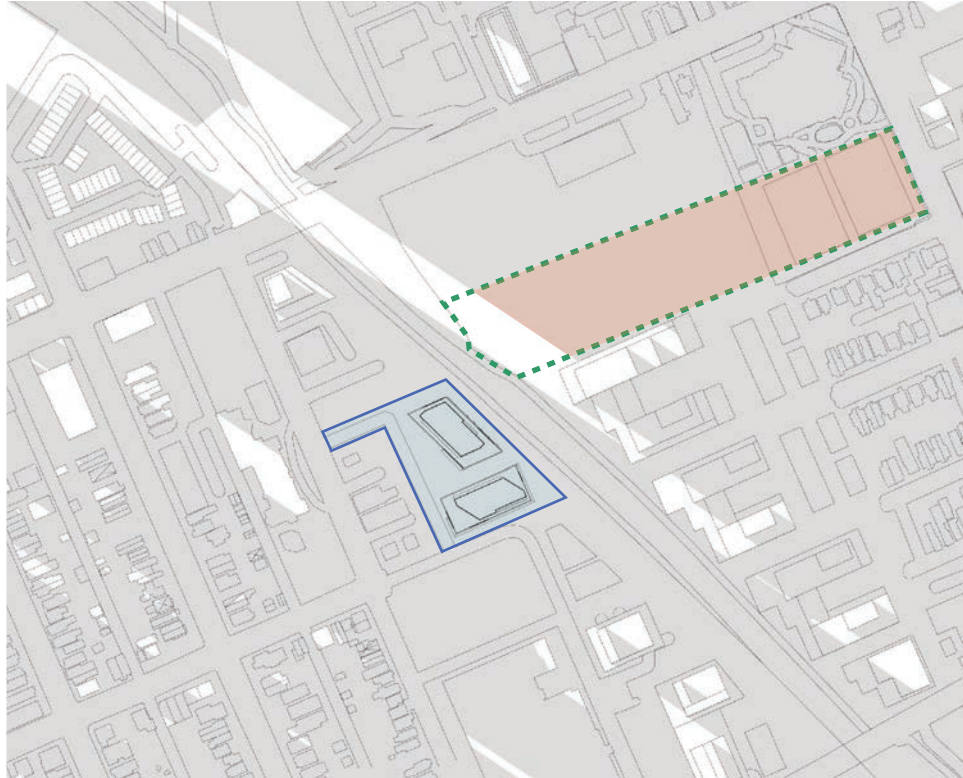
6 pm

APPROVED 1040 SOMERSET WEST AND TRINITY CITY CENTRE PROJECTS SHADOW PLOUFFE PARK



7 pm

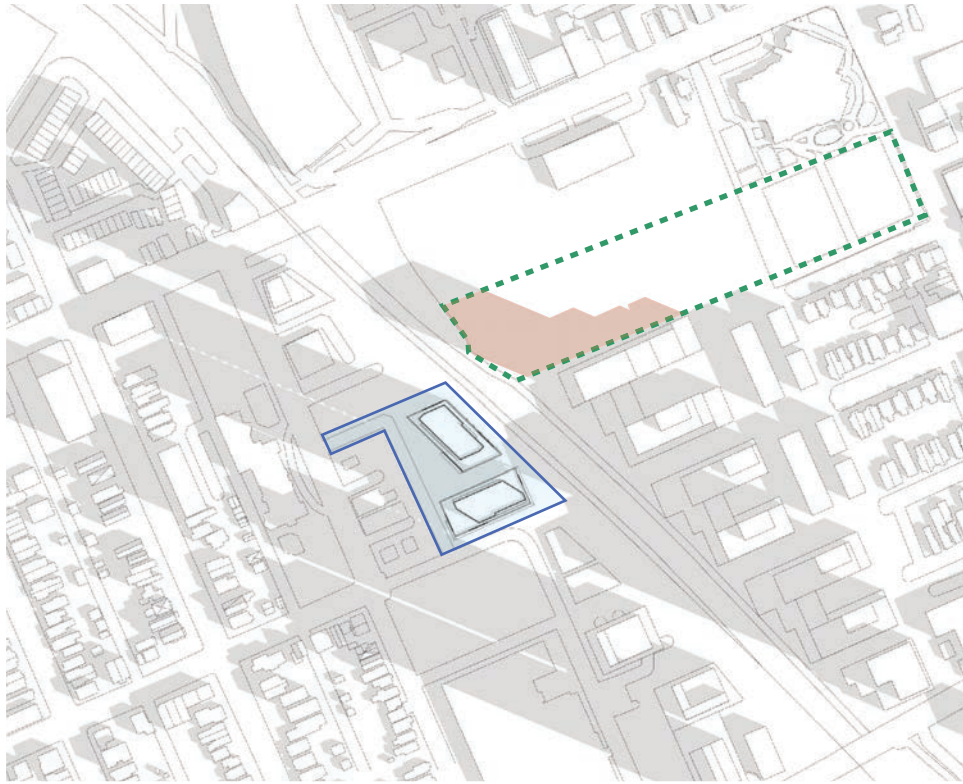
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

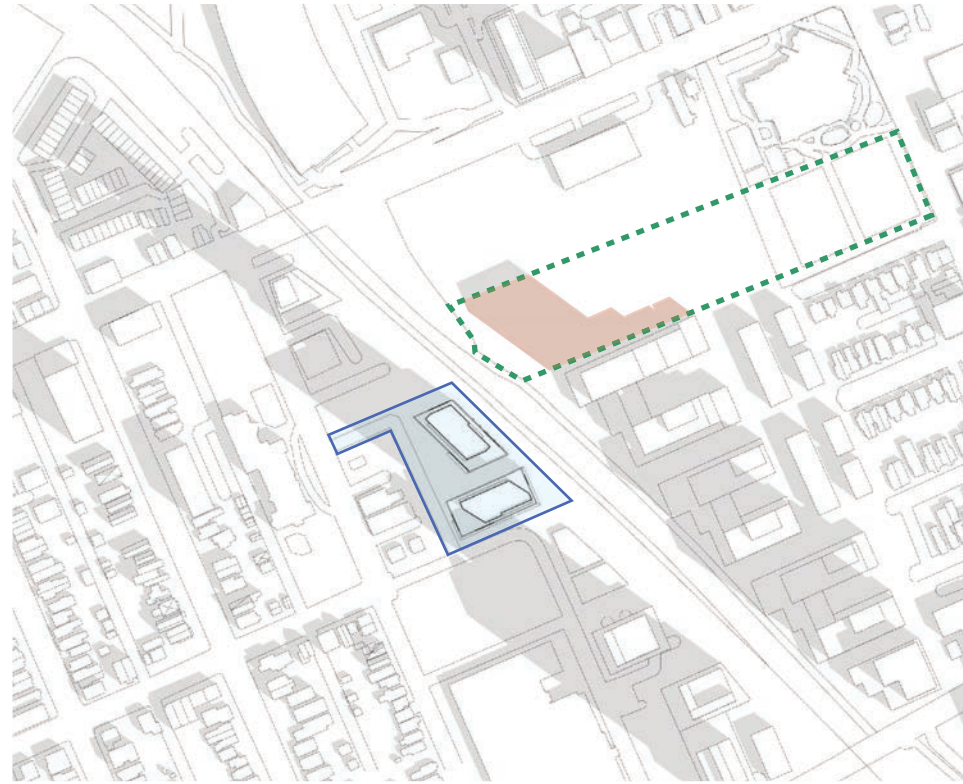
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



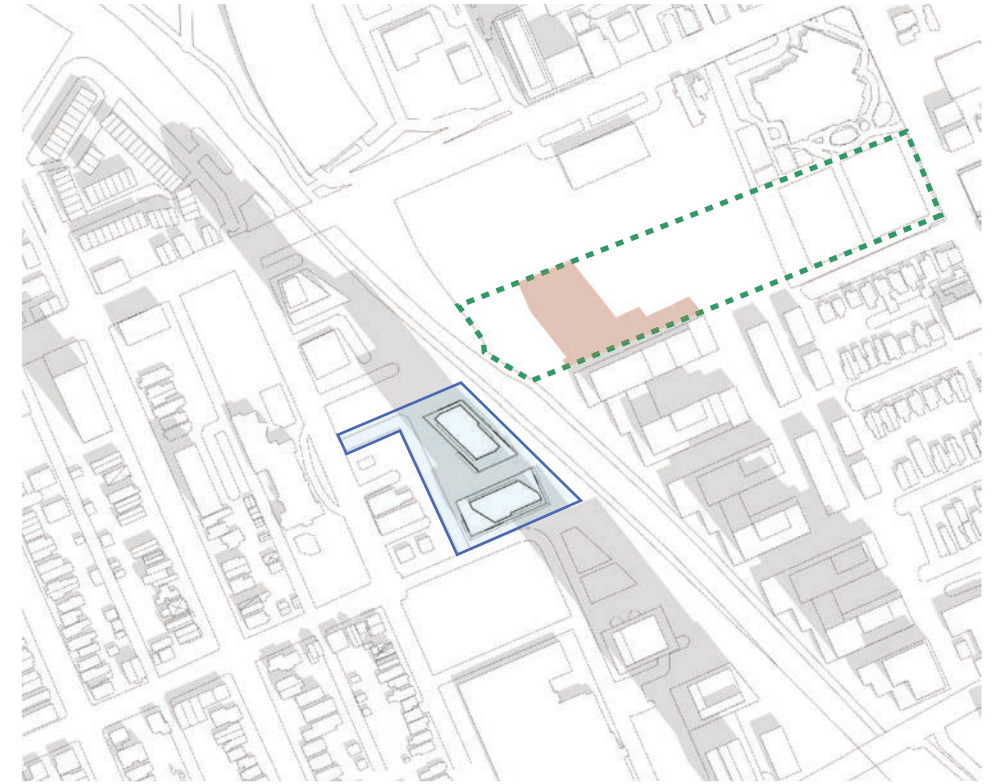
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

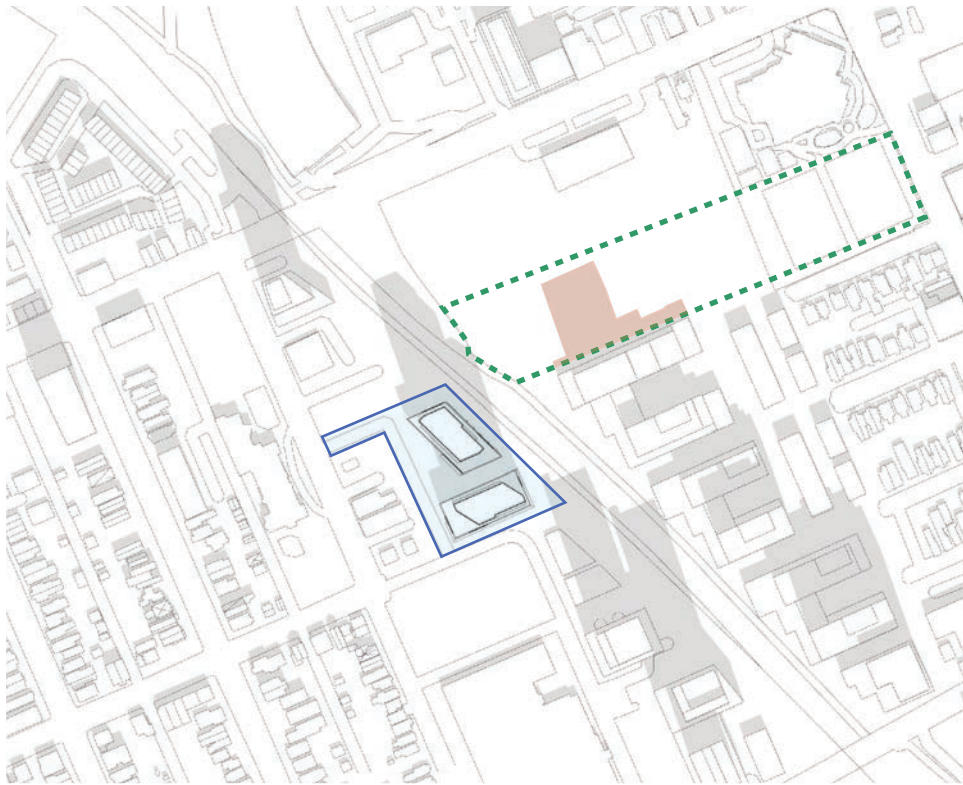
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

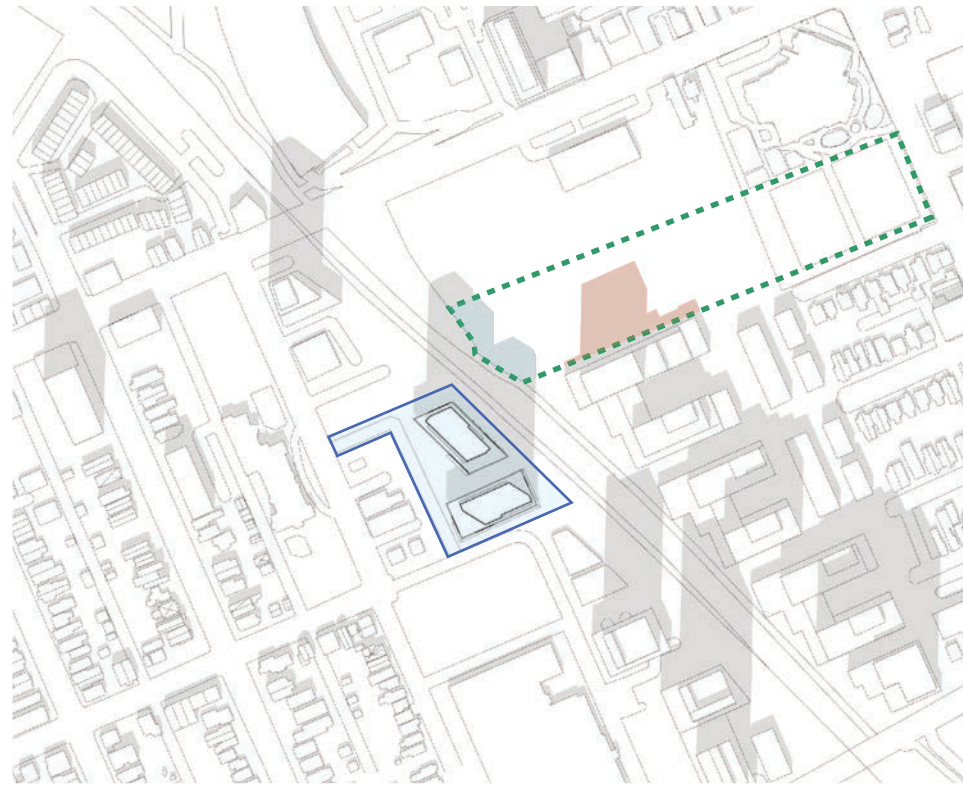
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



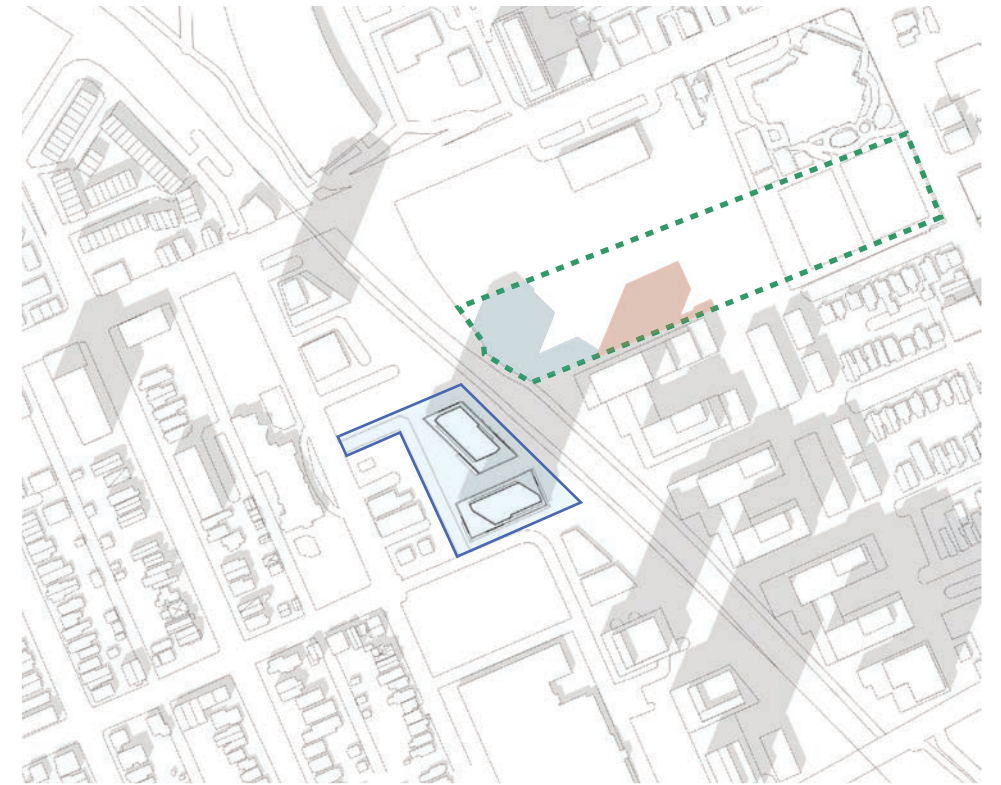
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

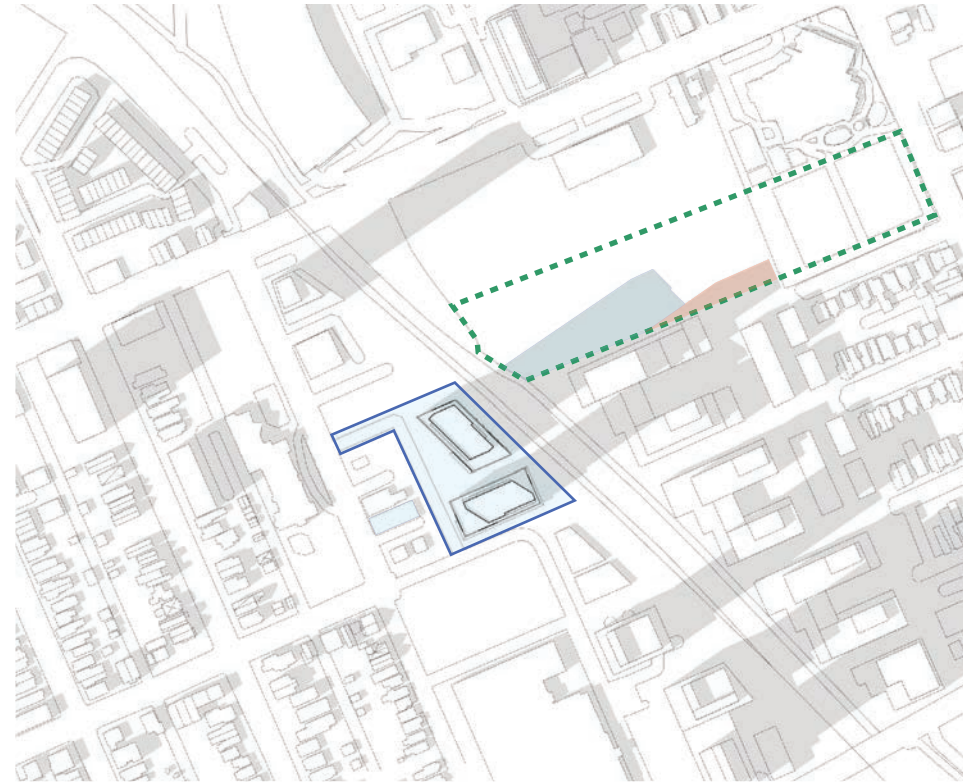
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



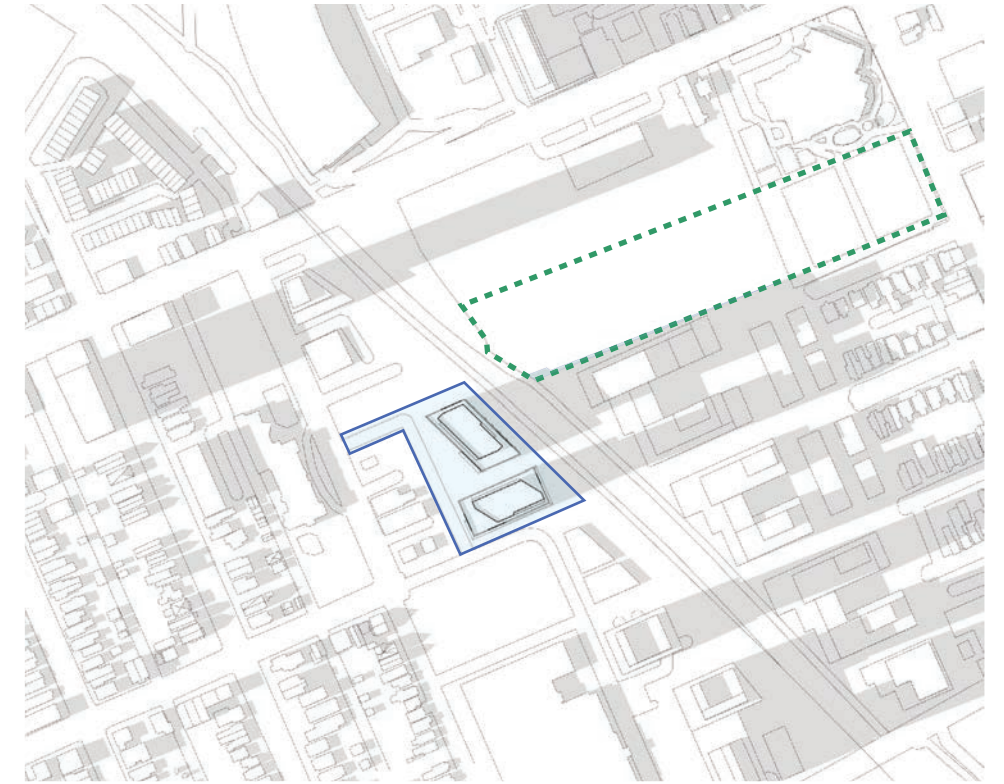
2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



5 pm

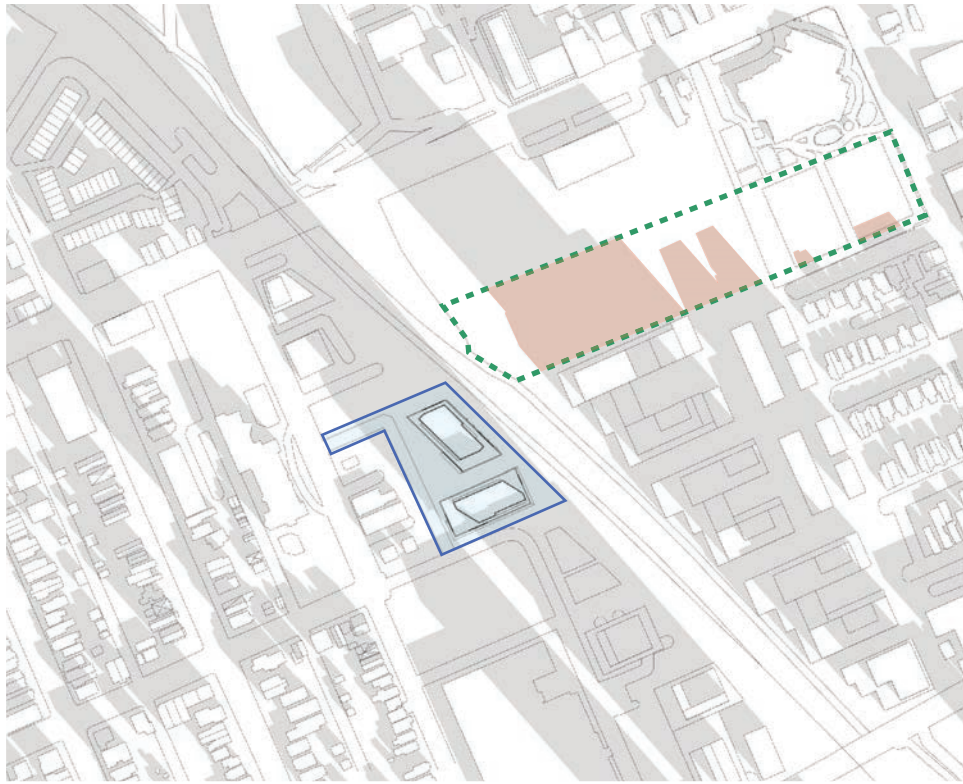
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

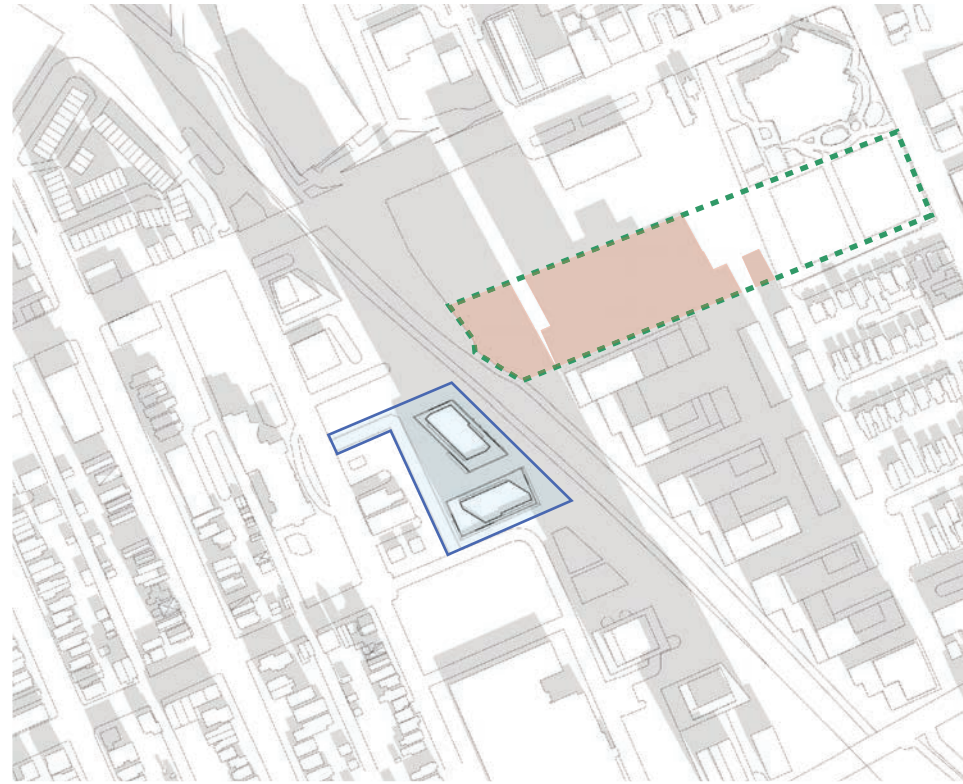
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



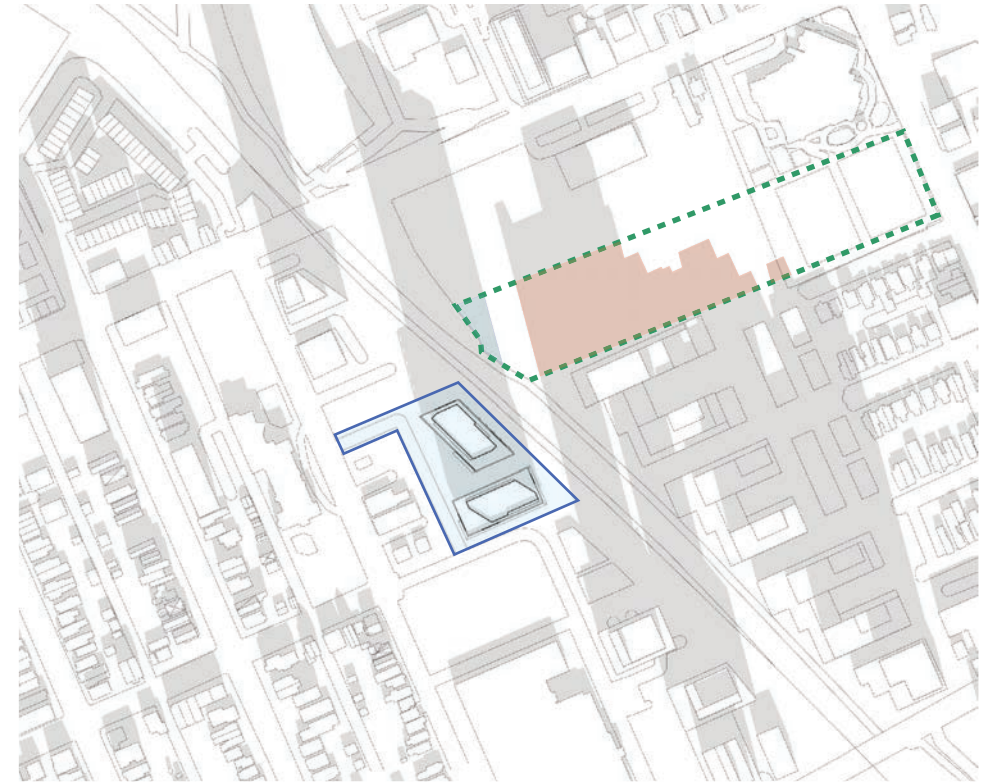
9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

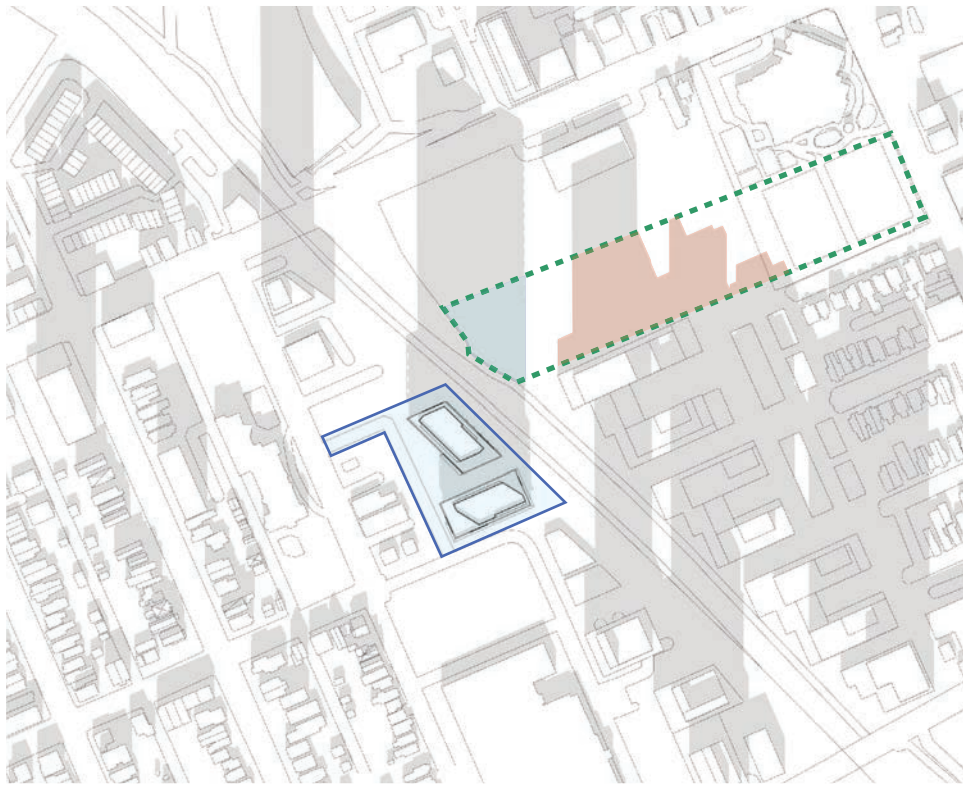
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



11 am

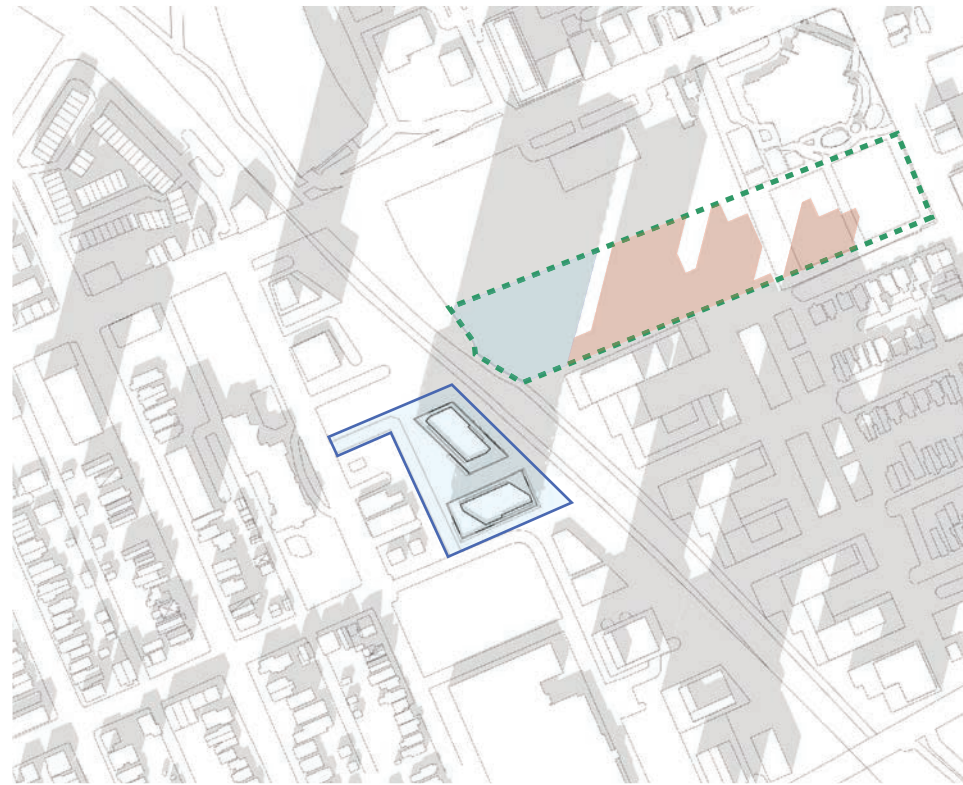
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



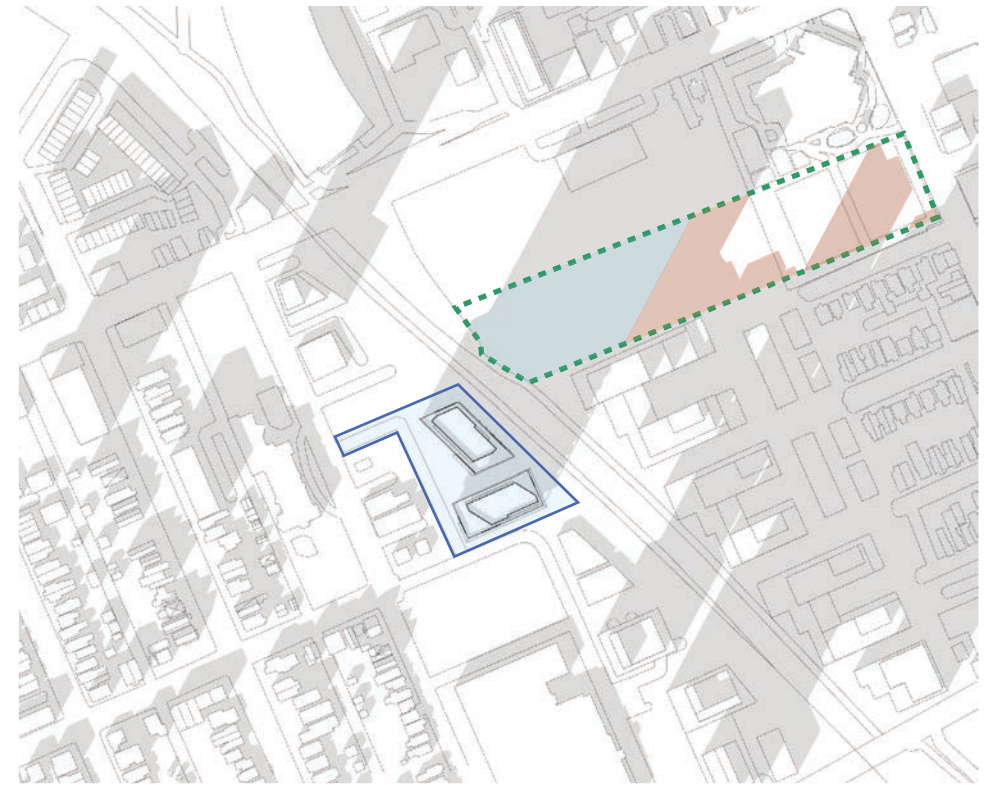
12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



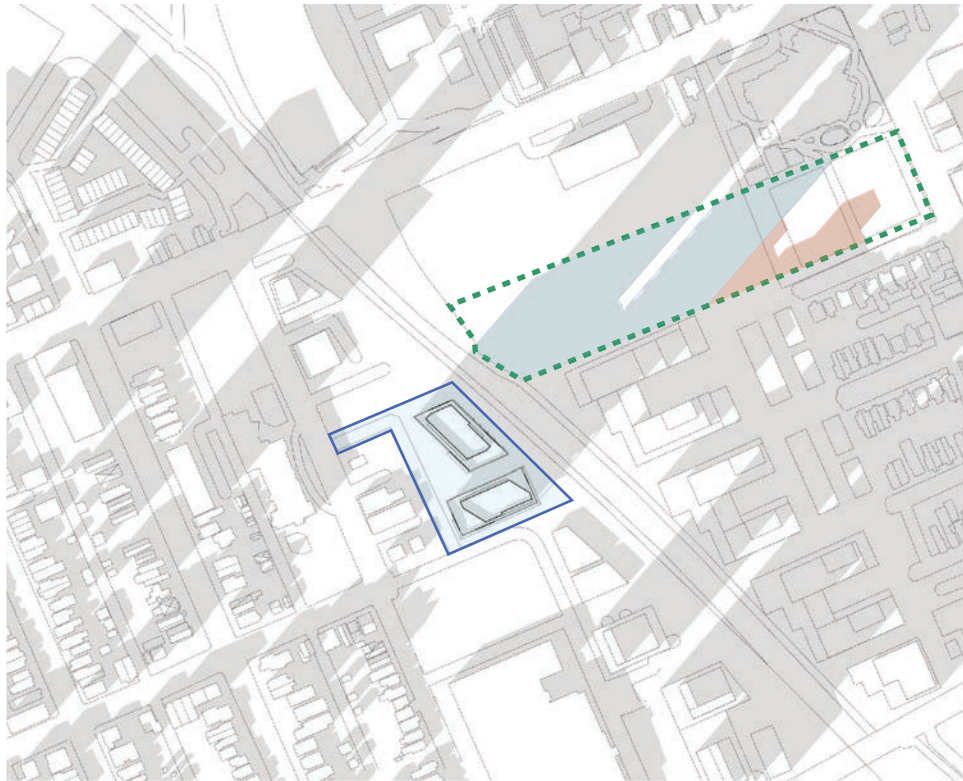
1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

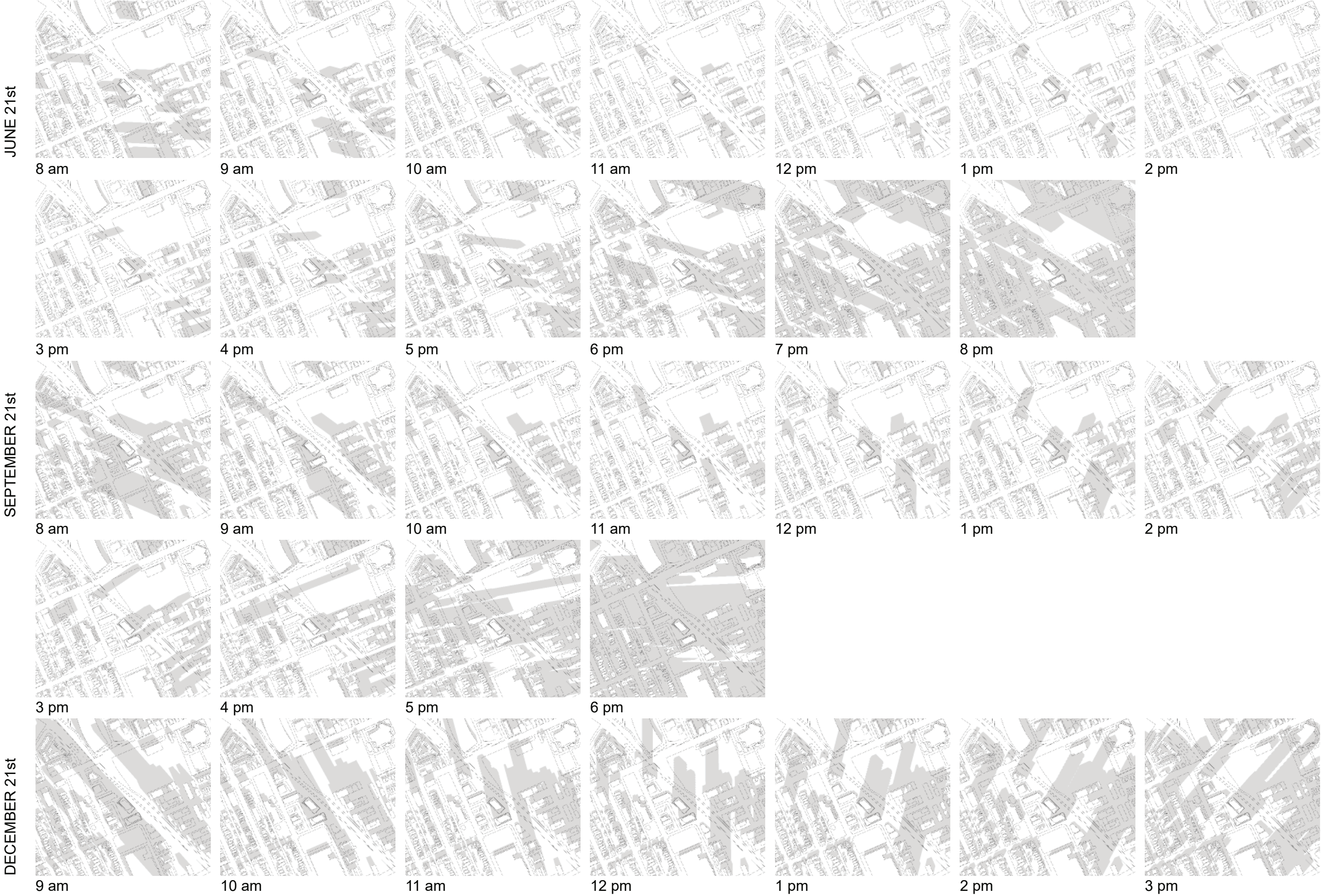
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



JUNE 21st



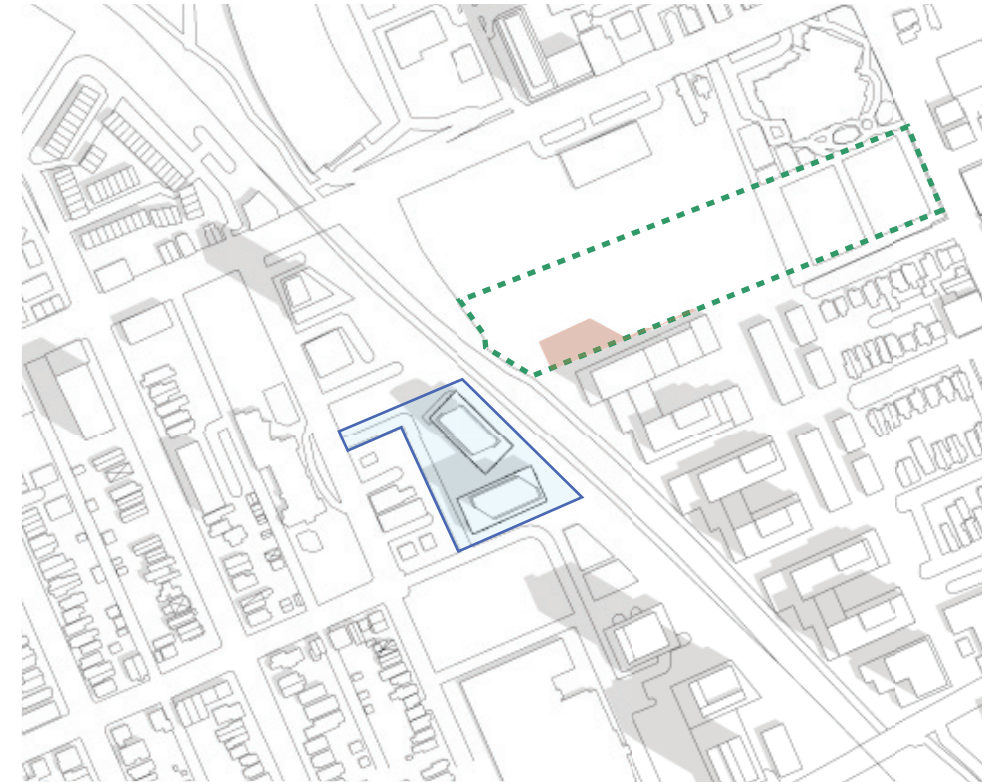
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

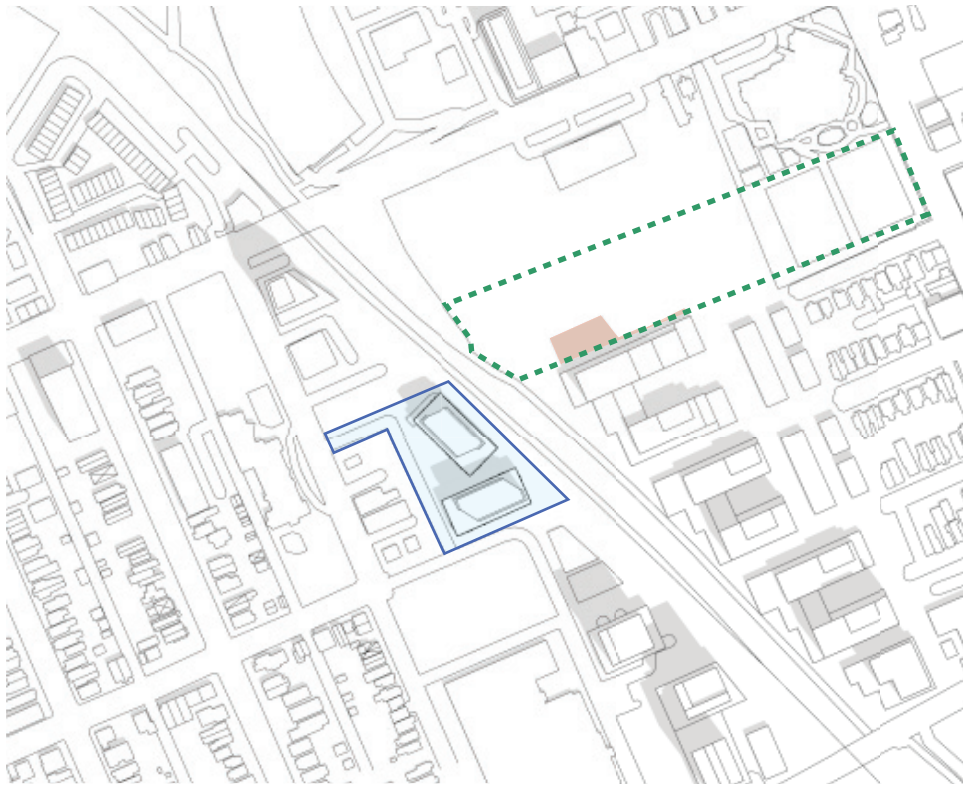
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

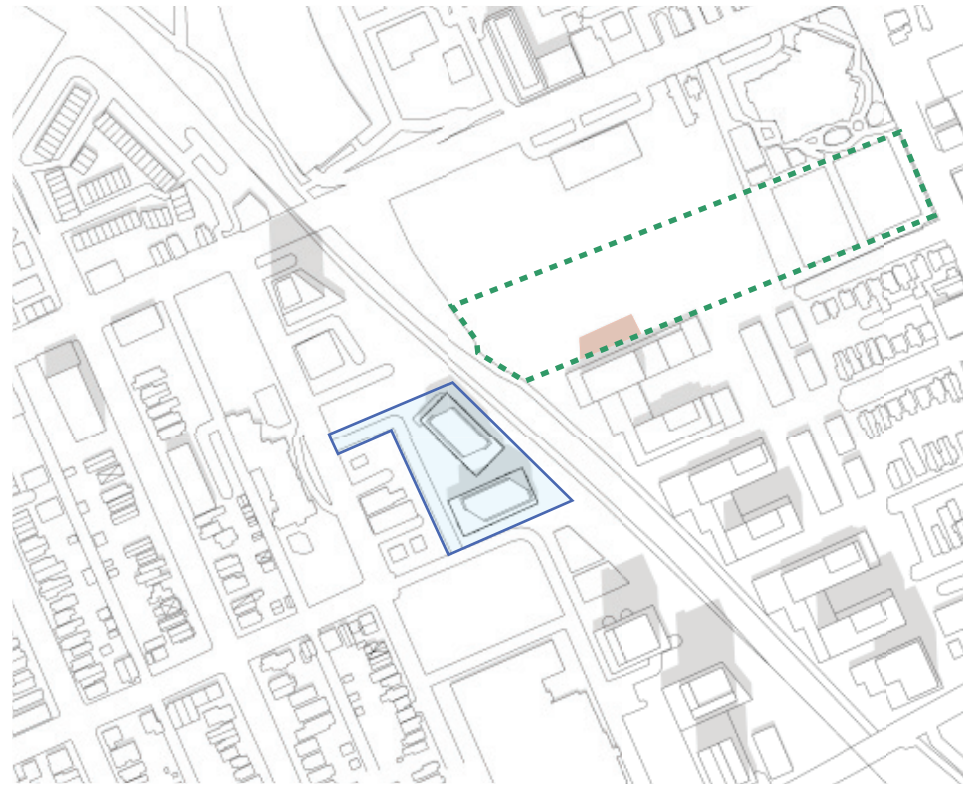
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



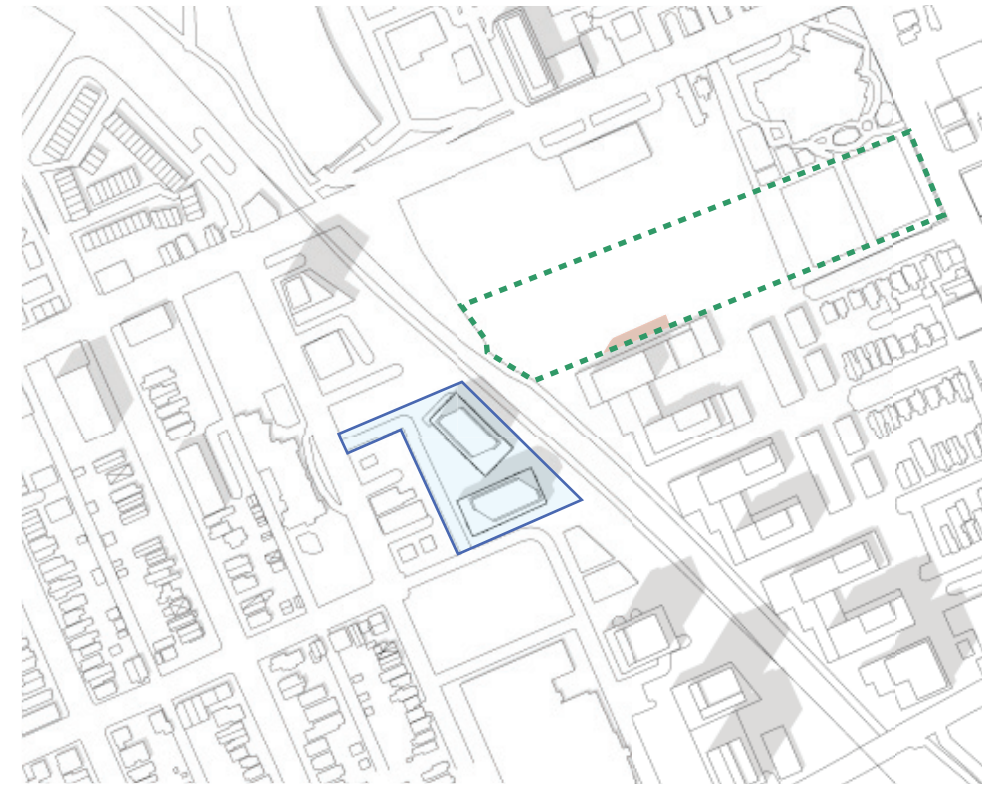
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

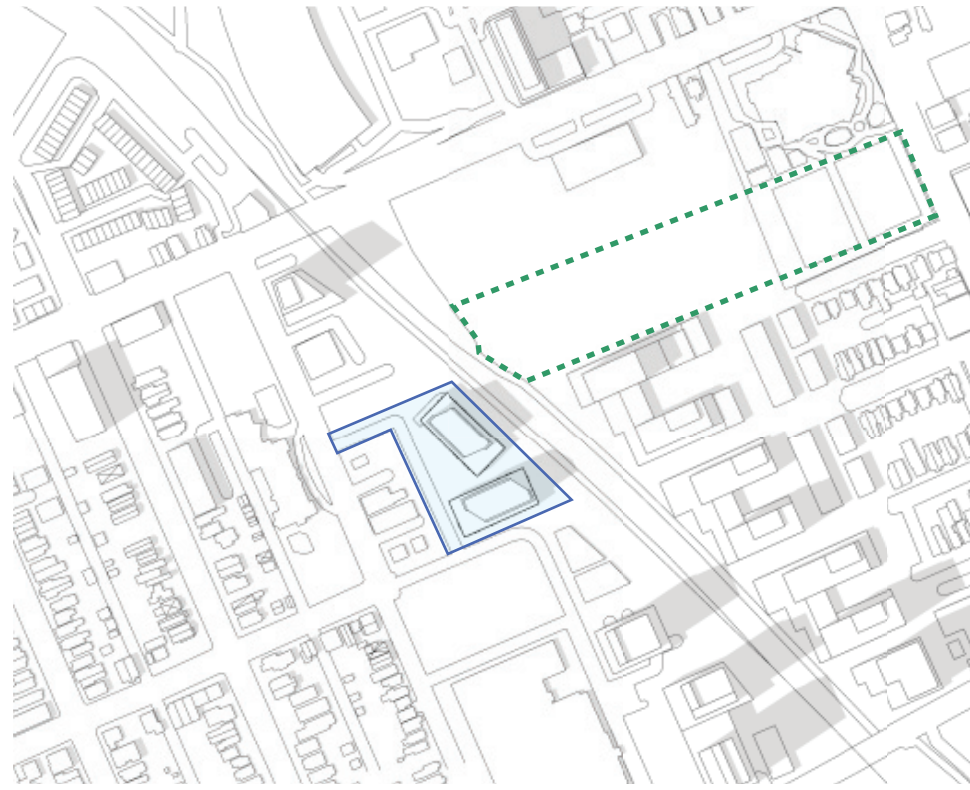
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



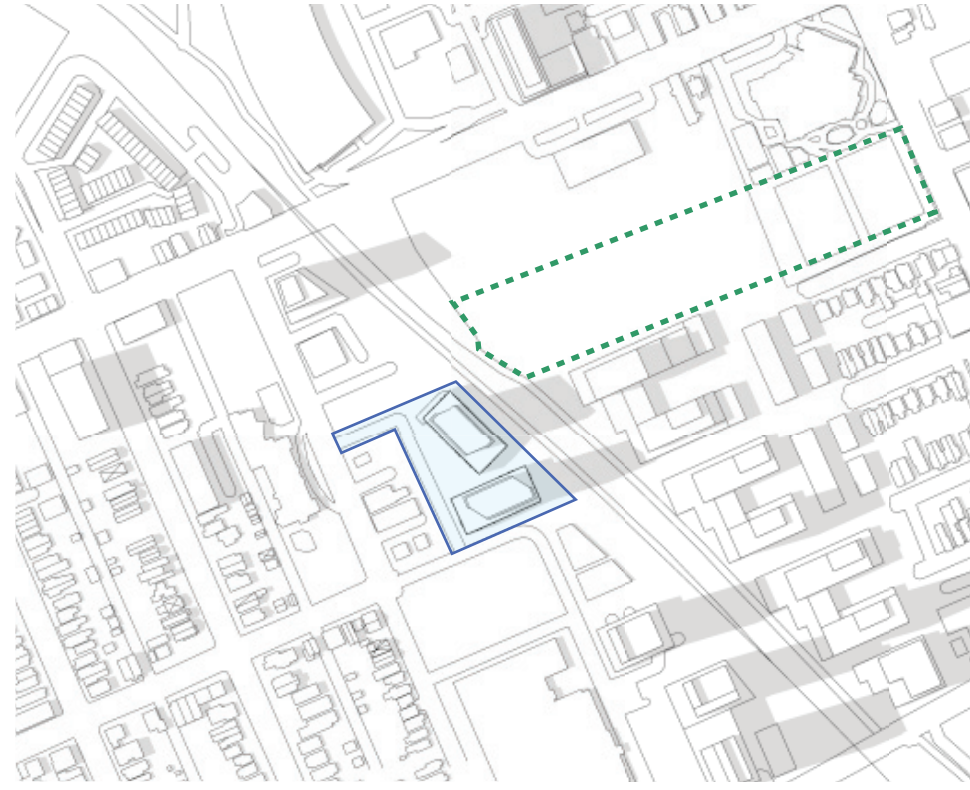
1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

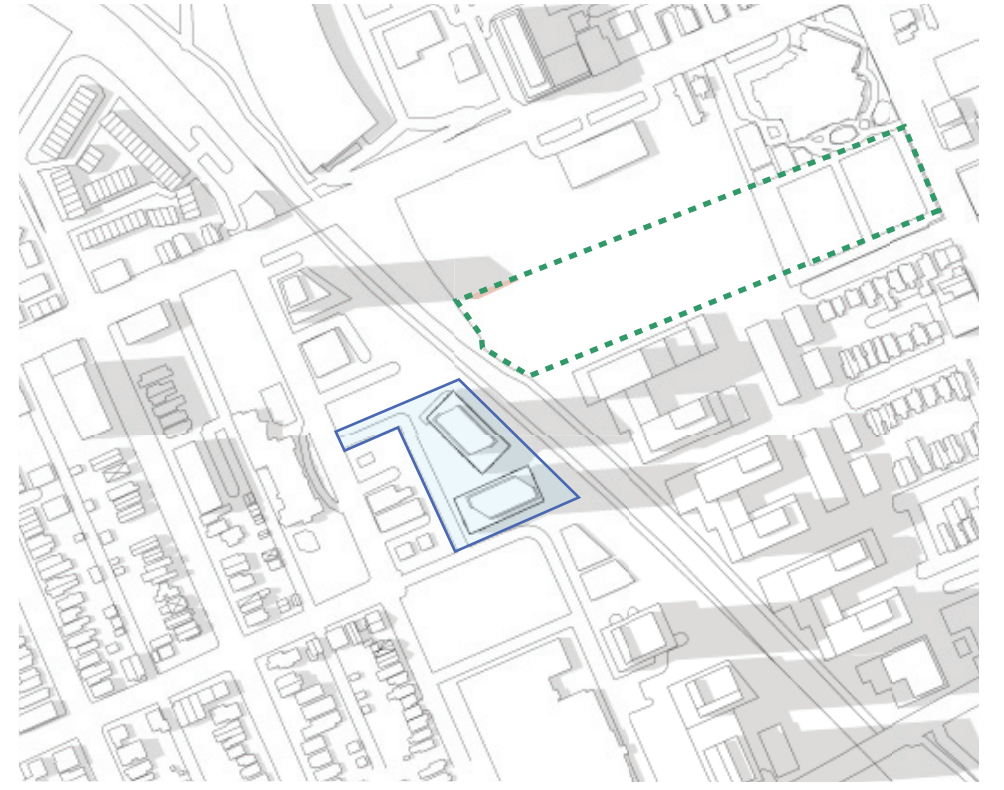
JUNE 21st



2 pm



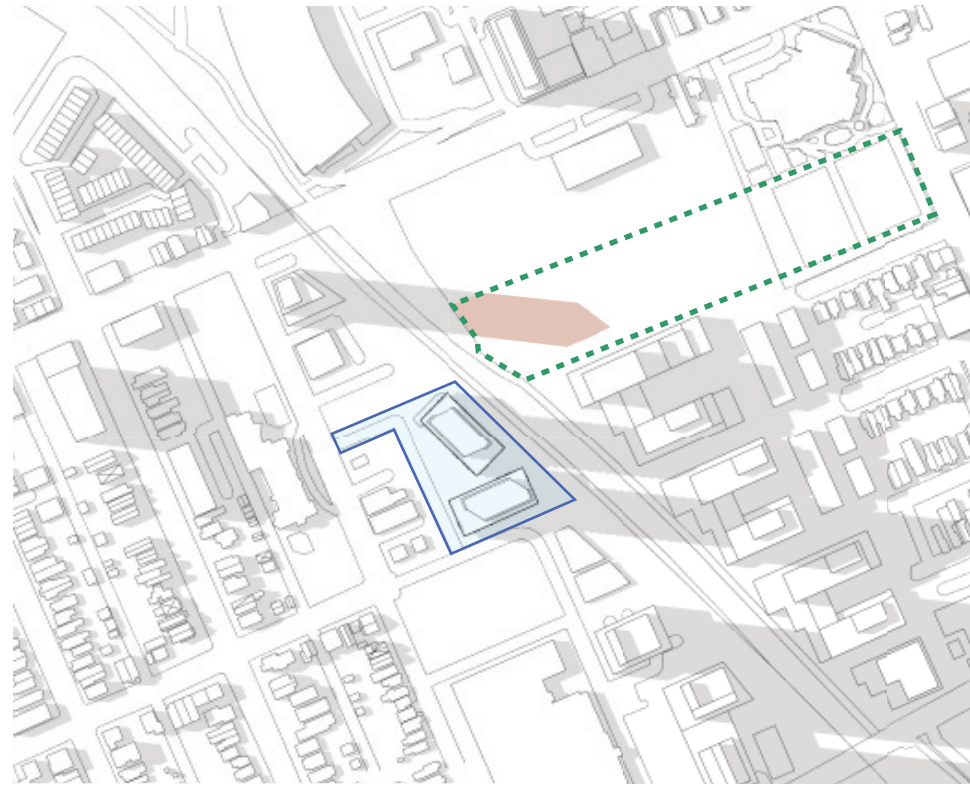
3 pm



4 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST AND TRINITY CITY CENTRE PROJECTS SHADOW PLOUFFE PARK



7 pm

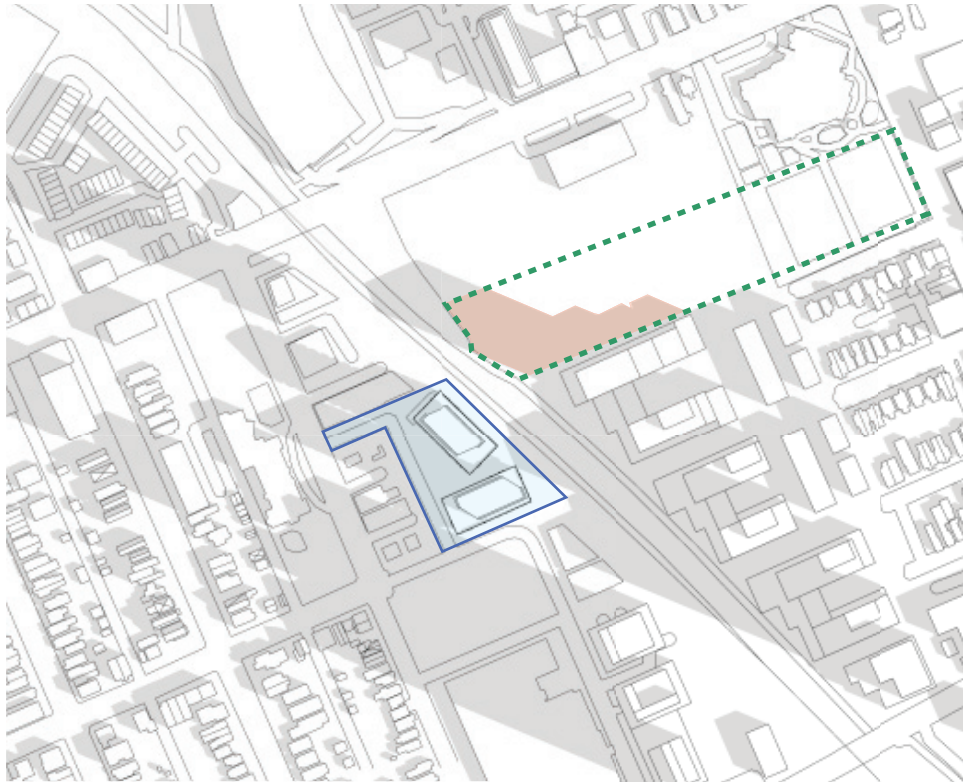
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



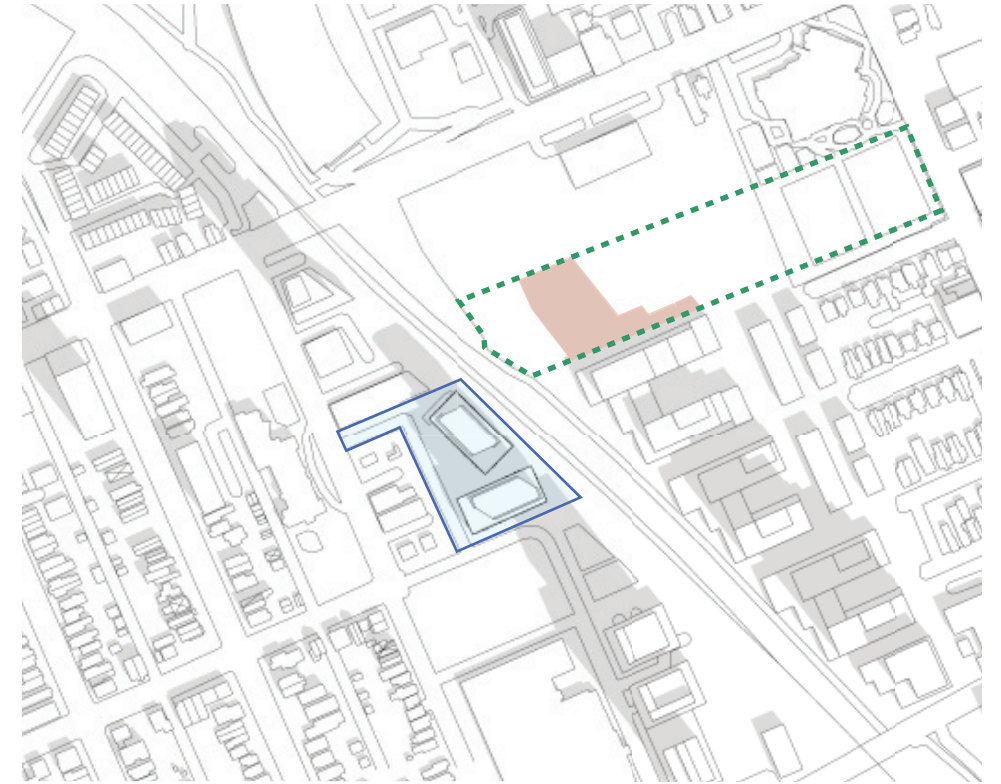
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

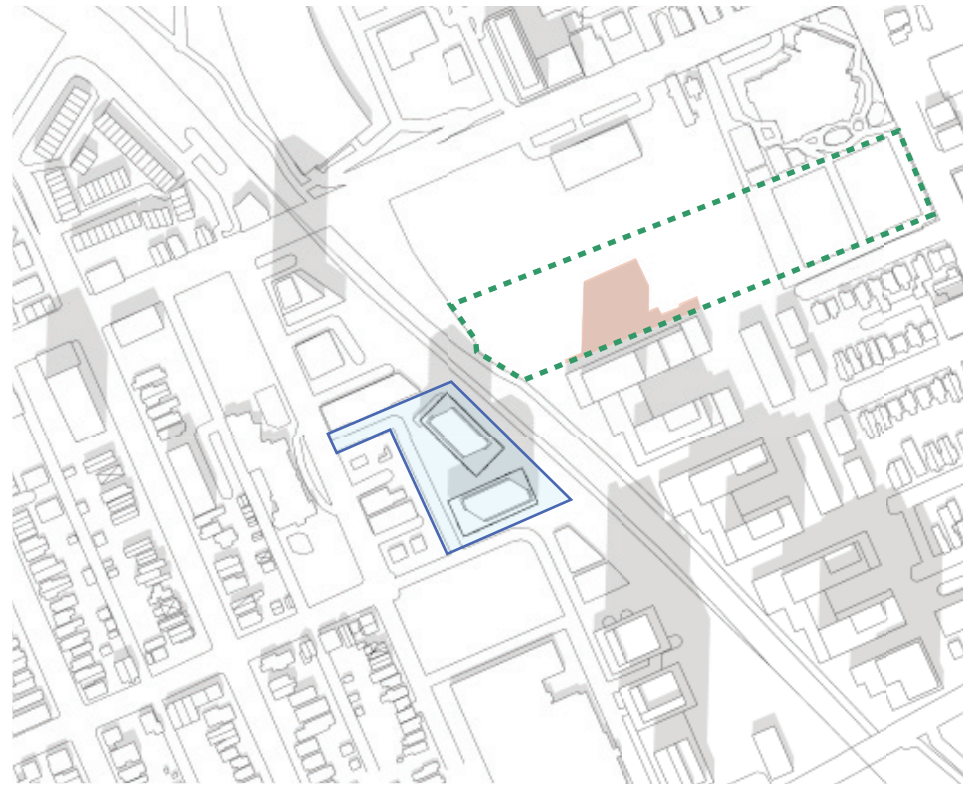
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



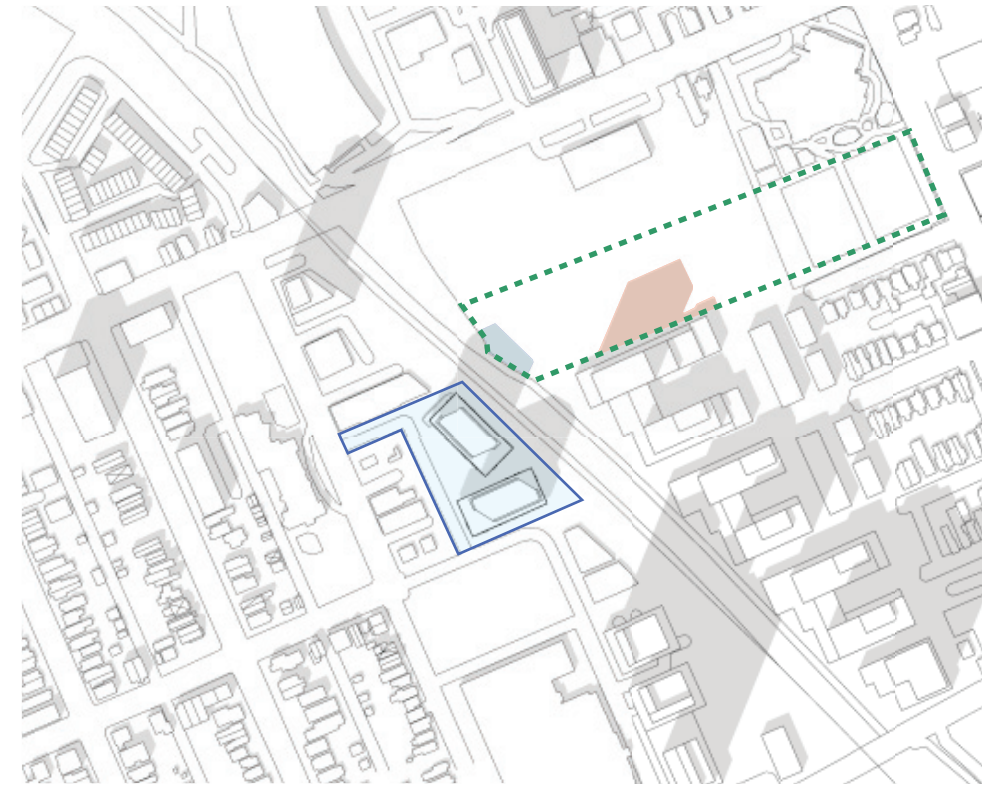
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



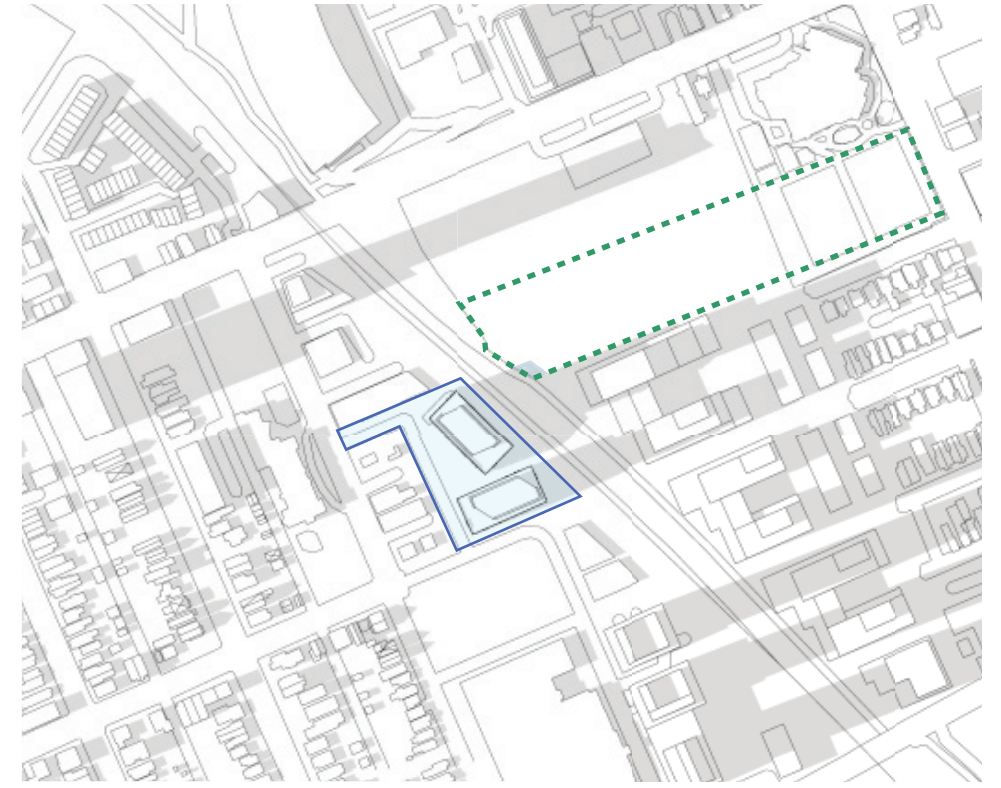
2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



5 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

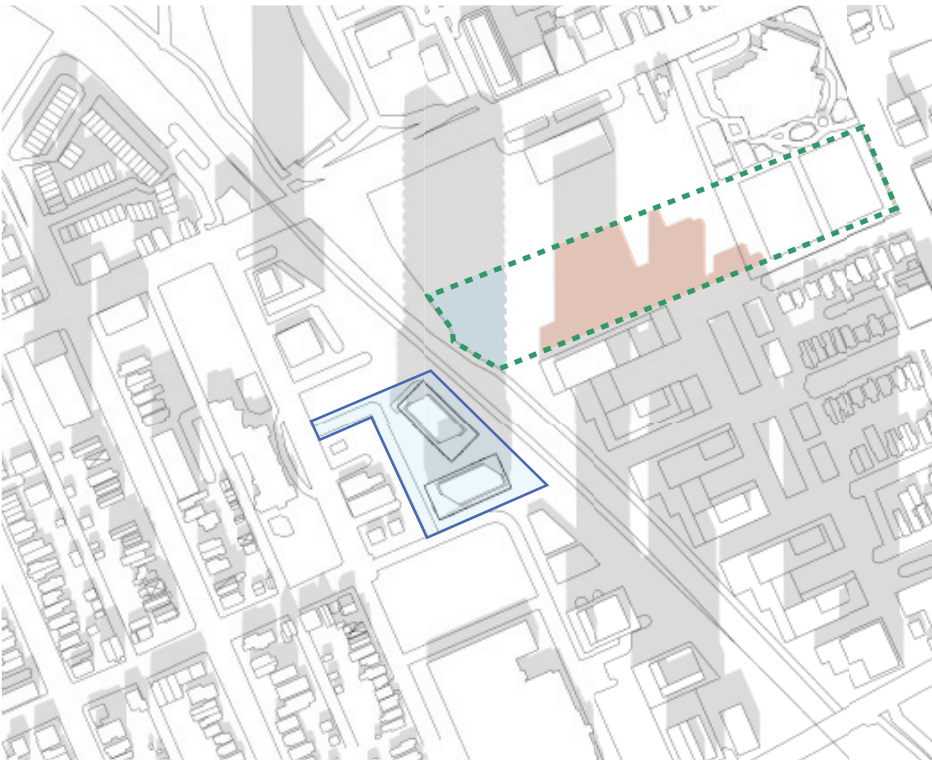
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

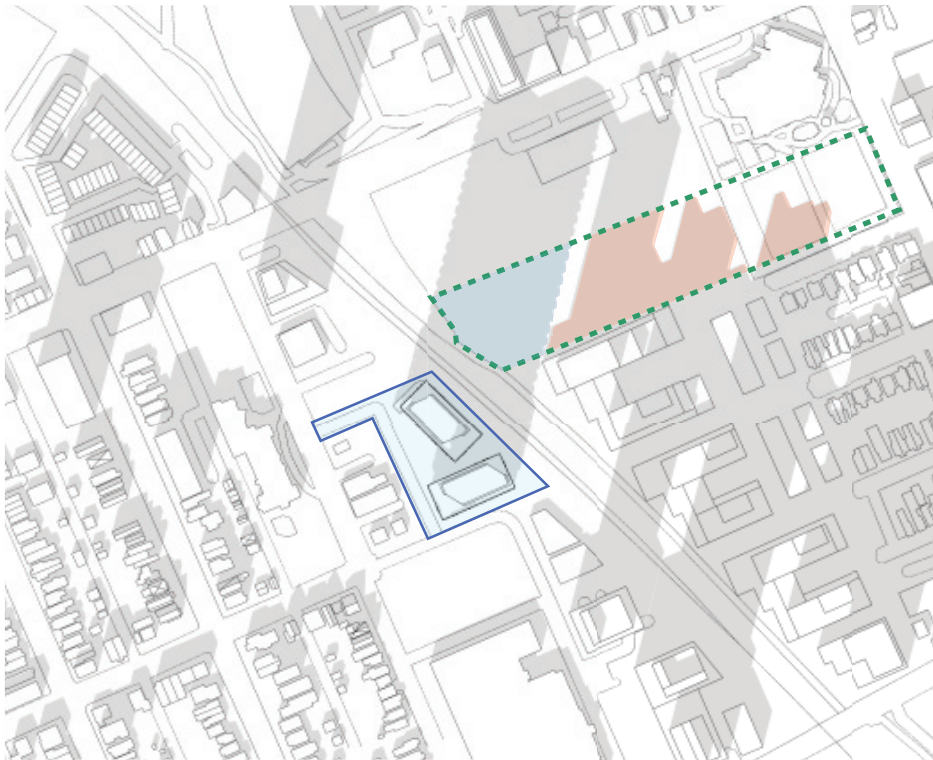
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



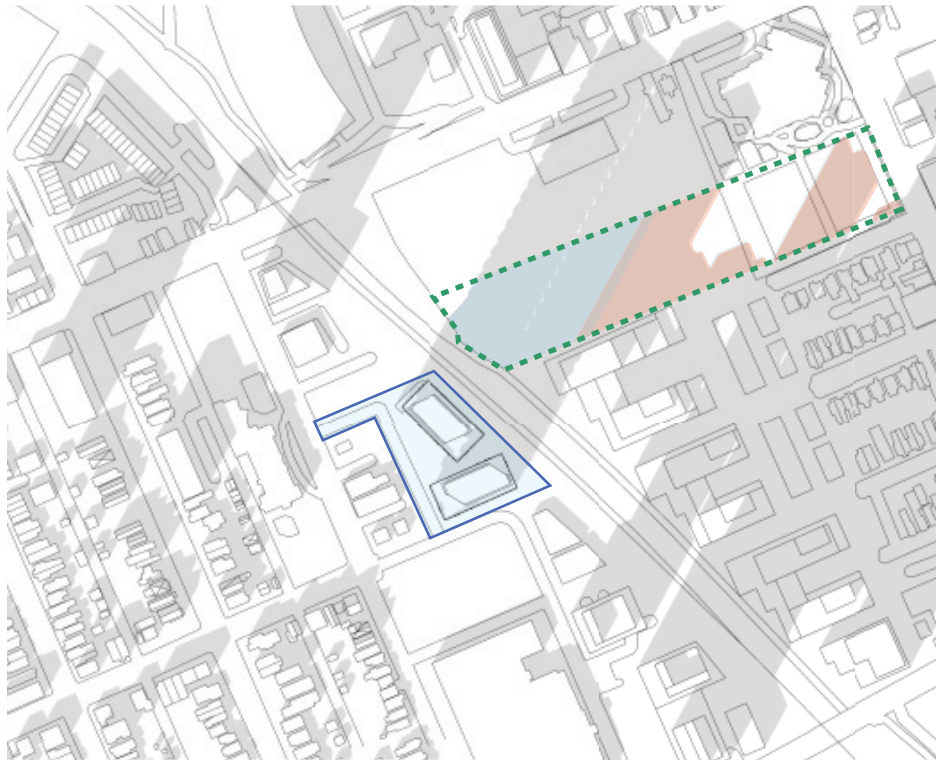
12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

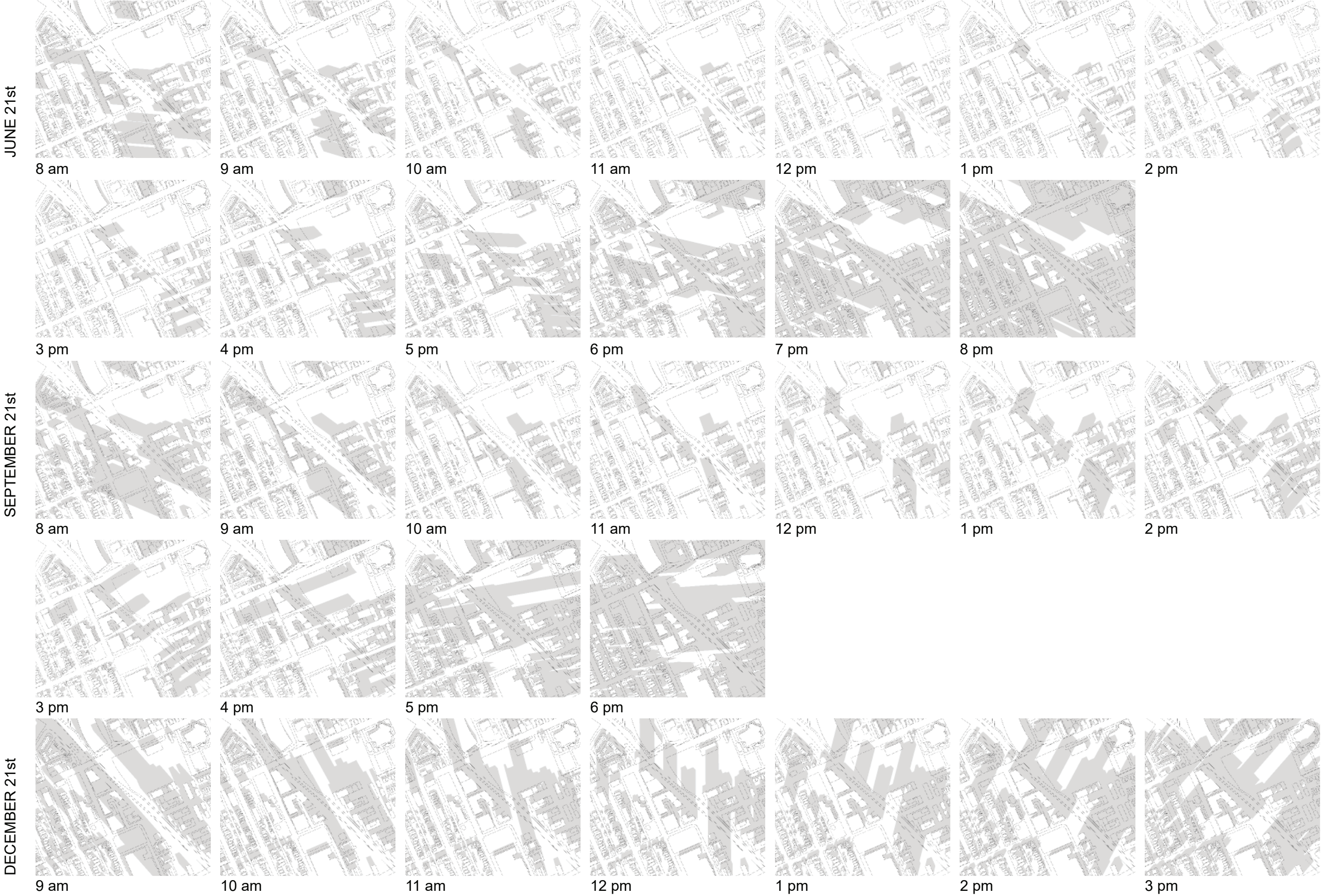
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



JUNE 21st



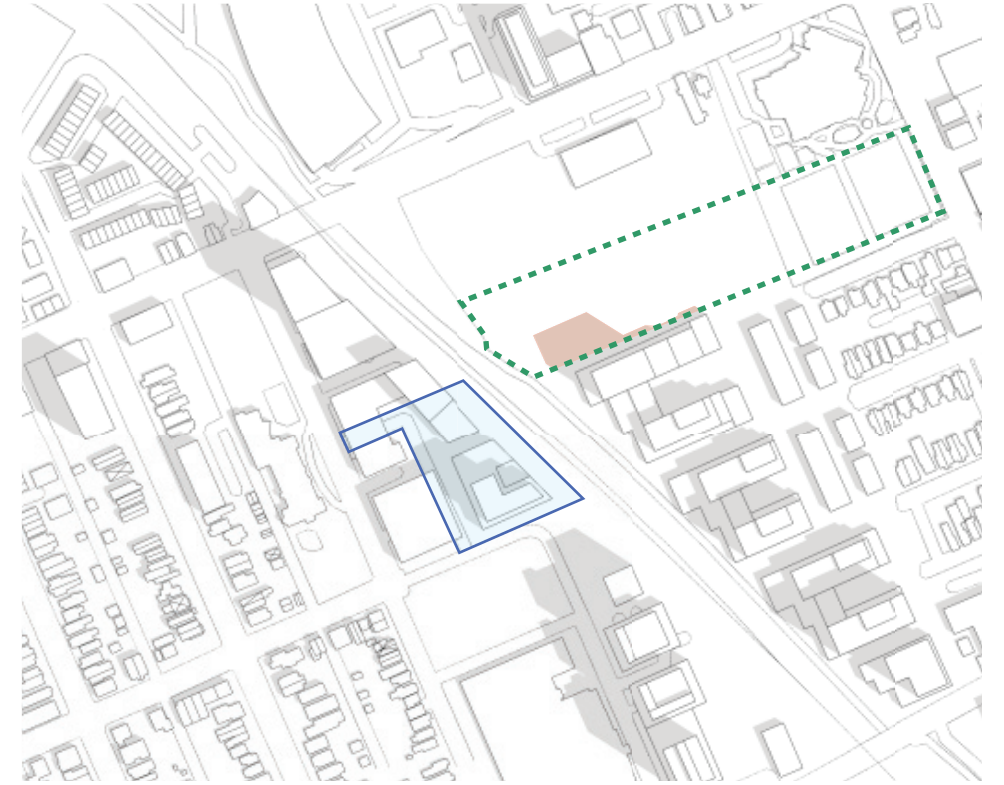
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

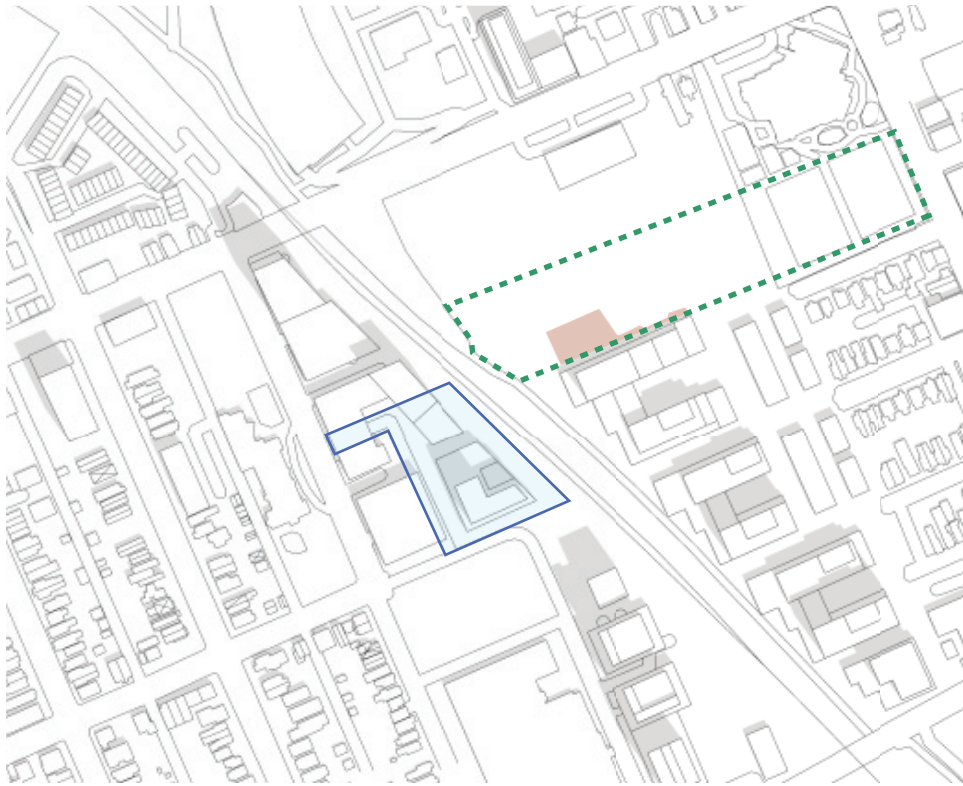
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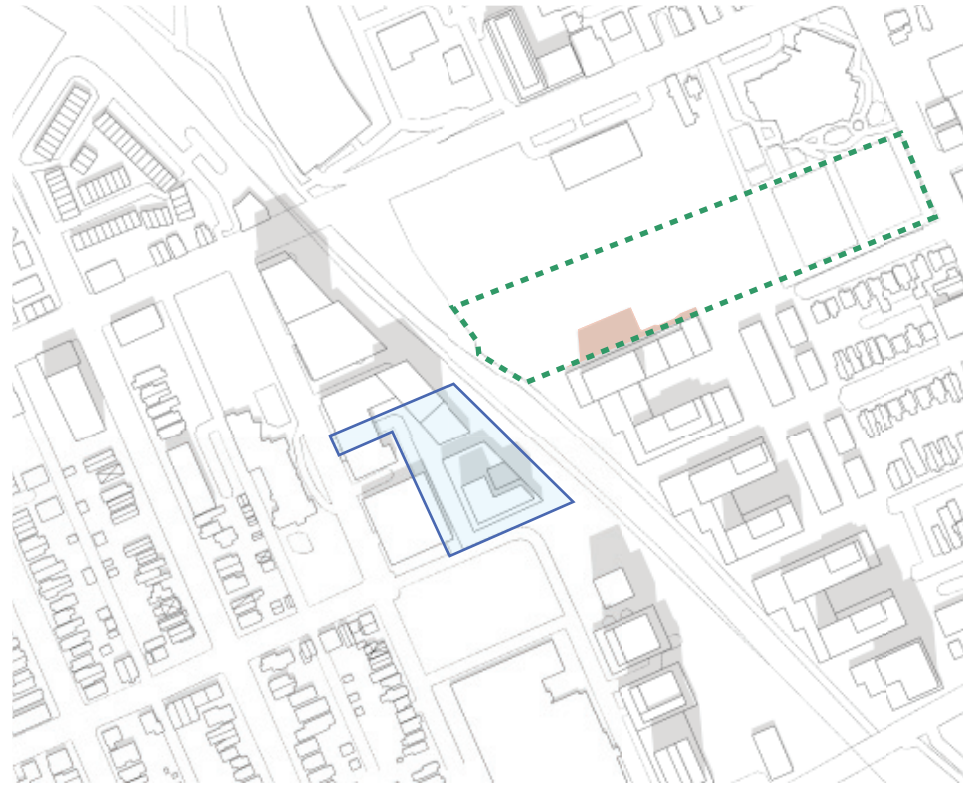
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Secondary Planning Massing



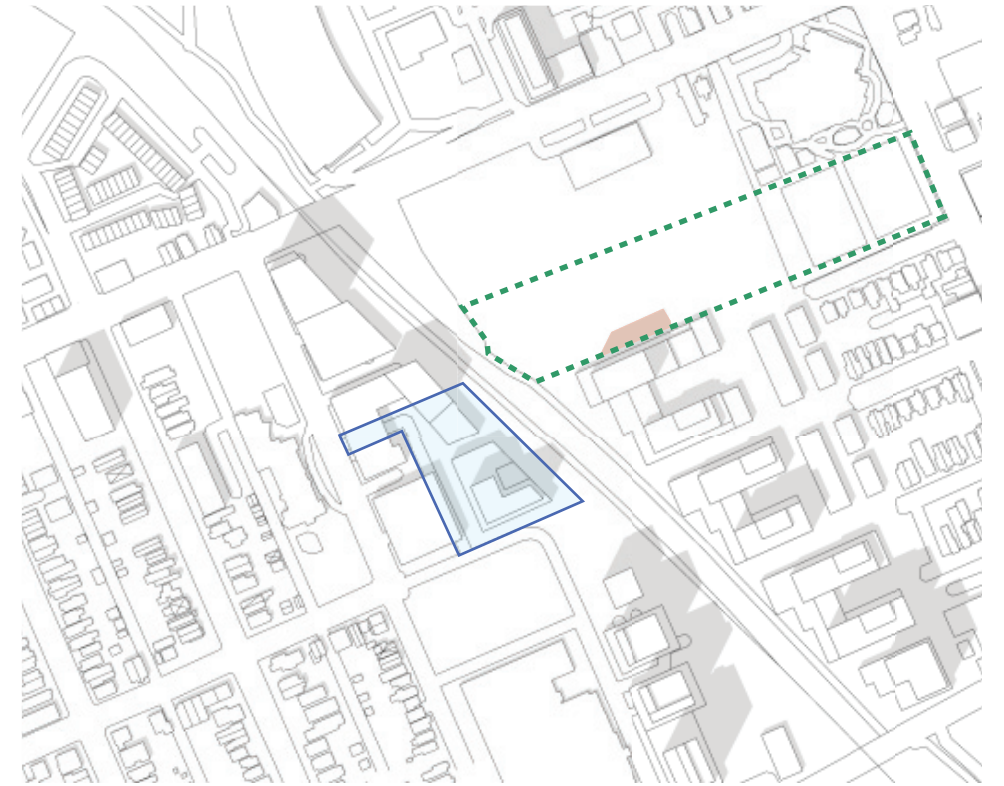
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

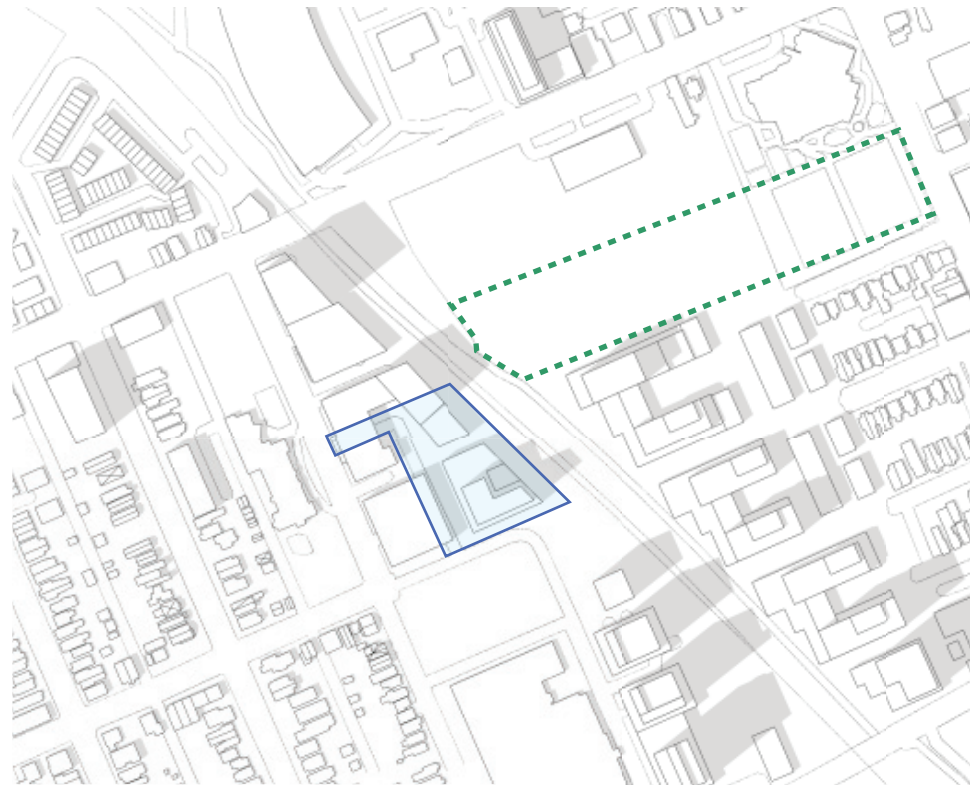
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

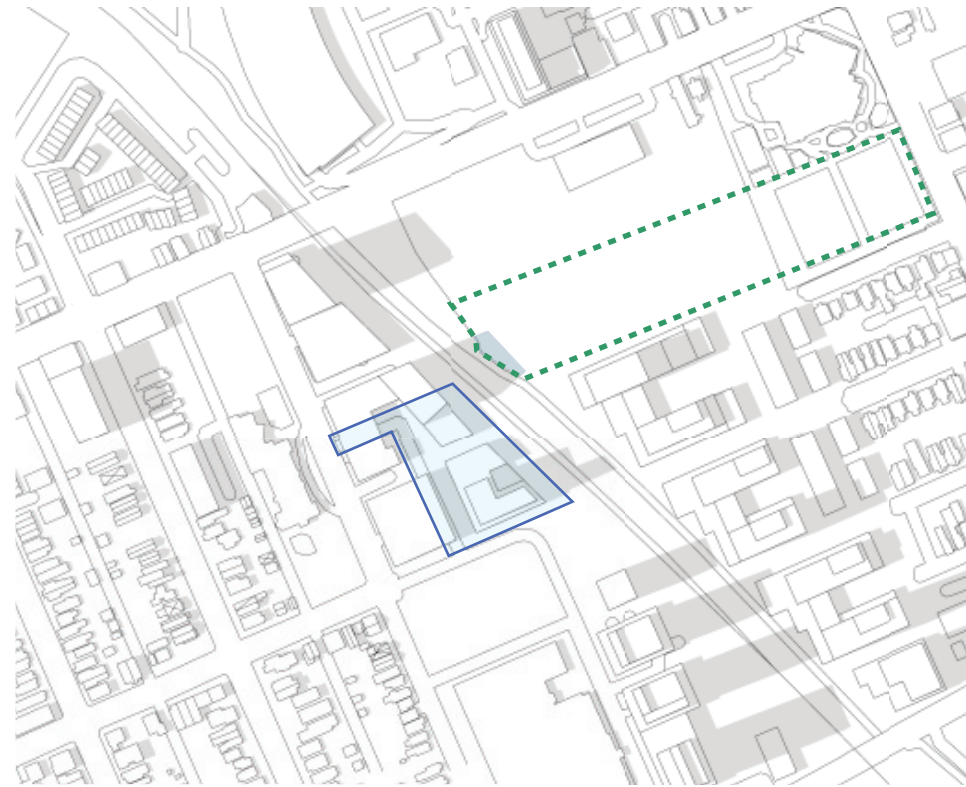
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st



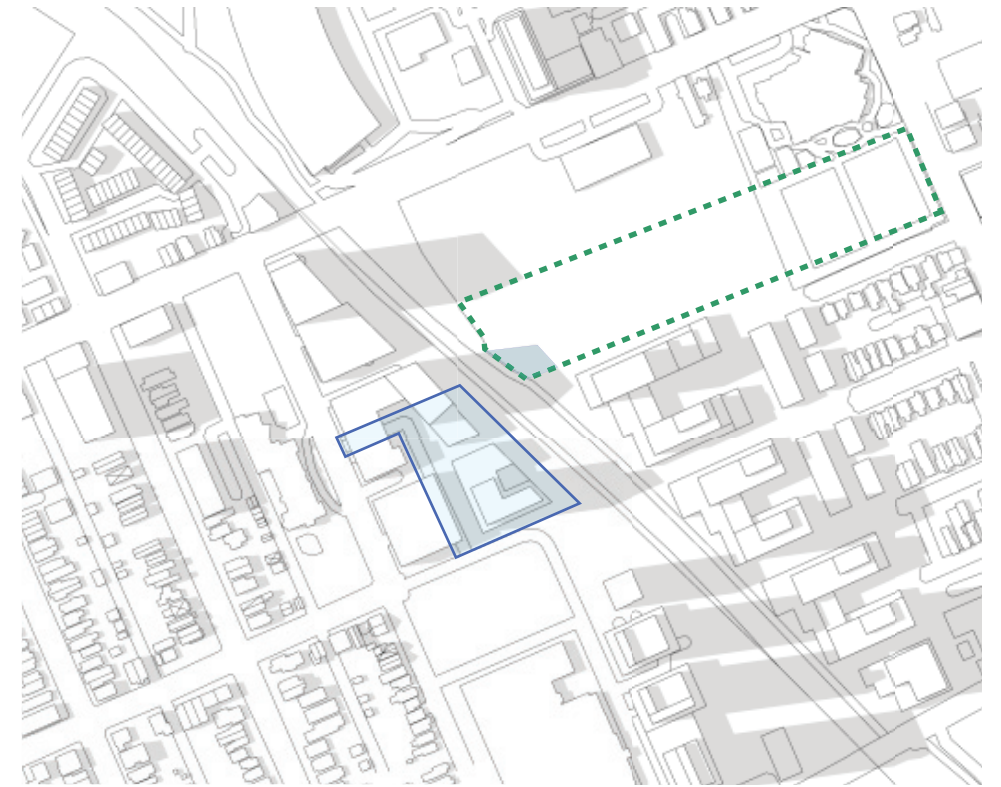
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SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

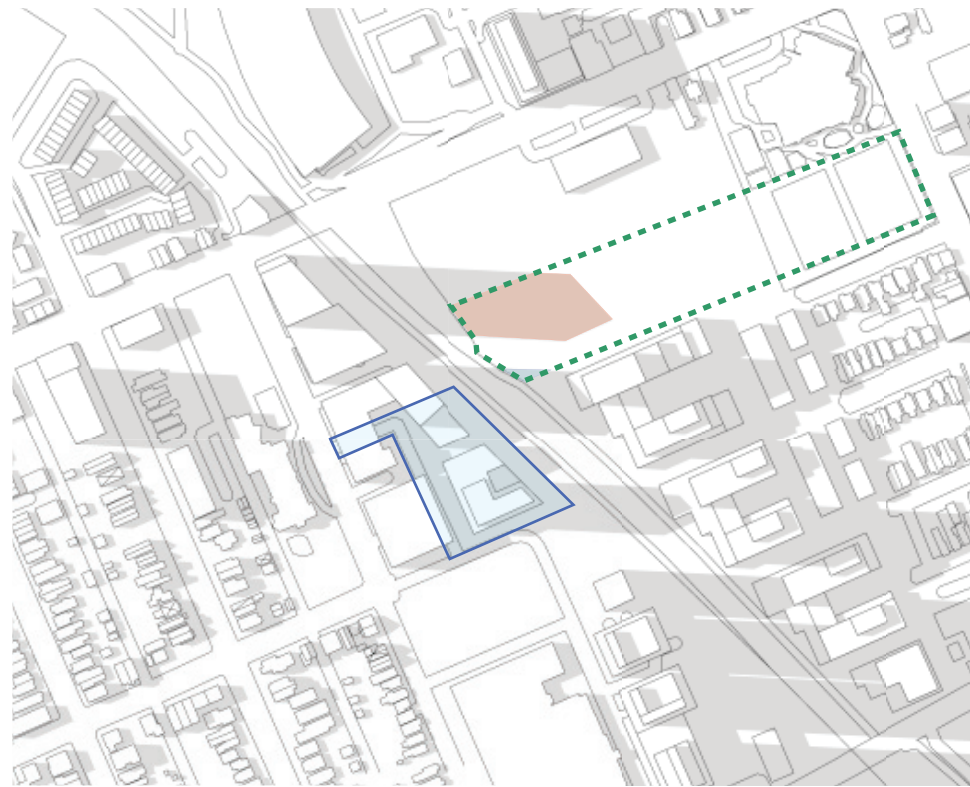
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOW PLOUFFE PARK



7 pm

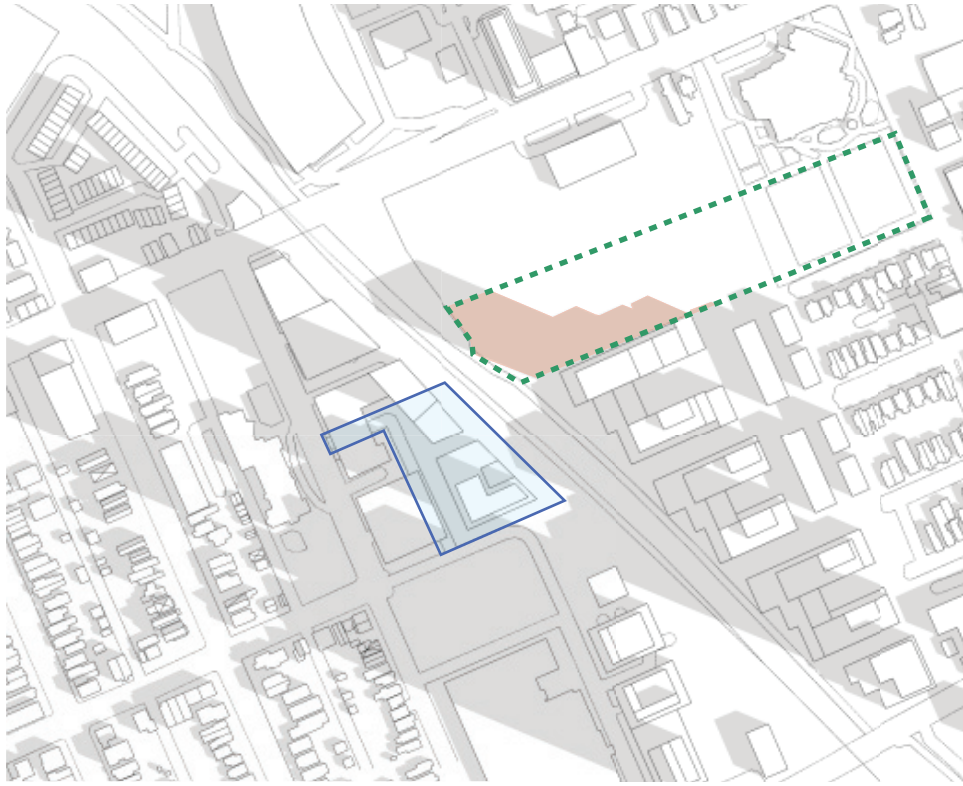
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

APPROVED TRINITY CITY CENTRE PROJECT & EXISTING BUILDINGS SHADOW PLOUFFE PARK

SEPTEMBER 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

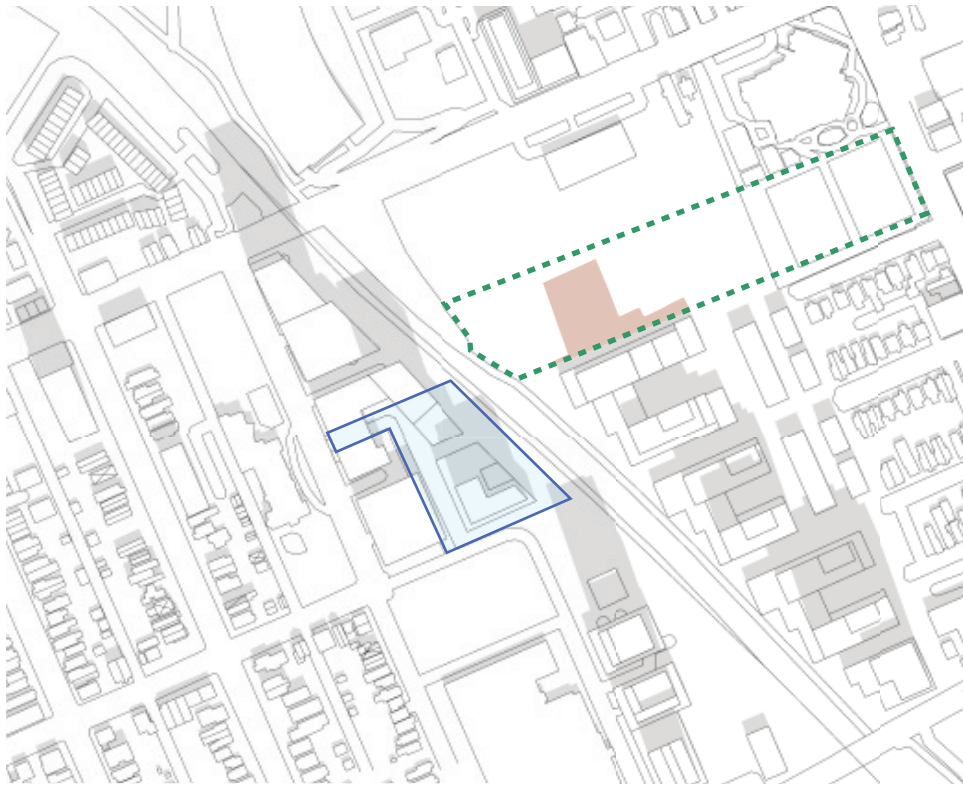
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10 am

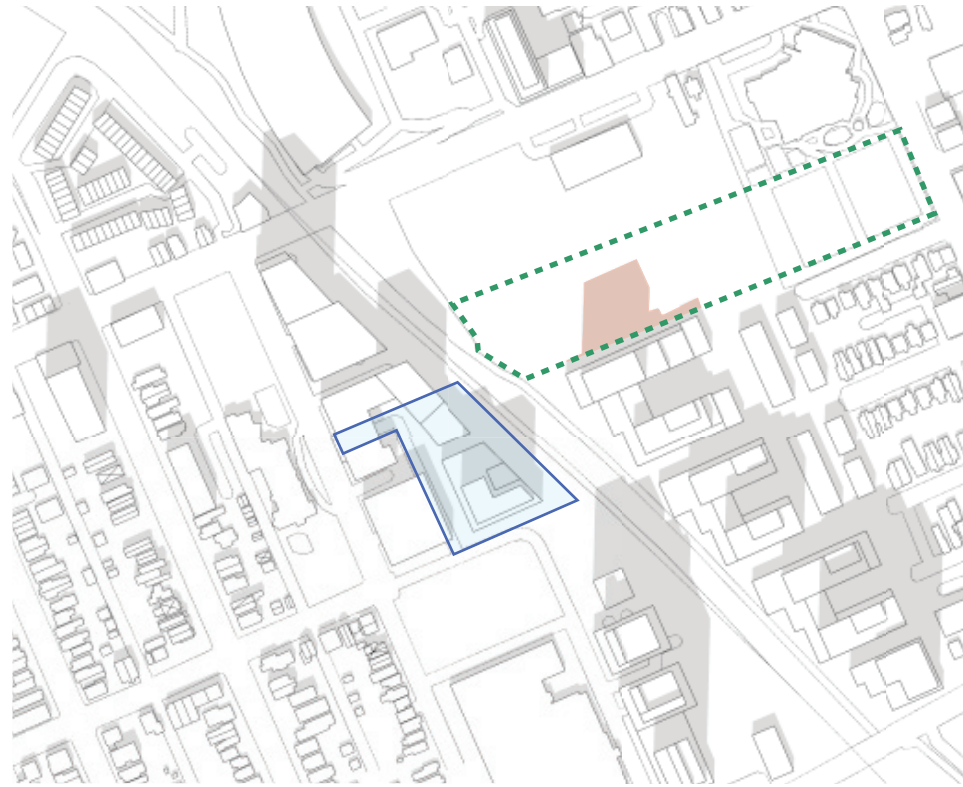
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

Secondary Planning Massing



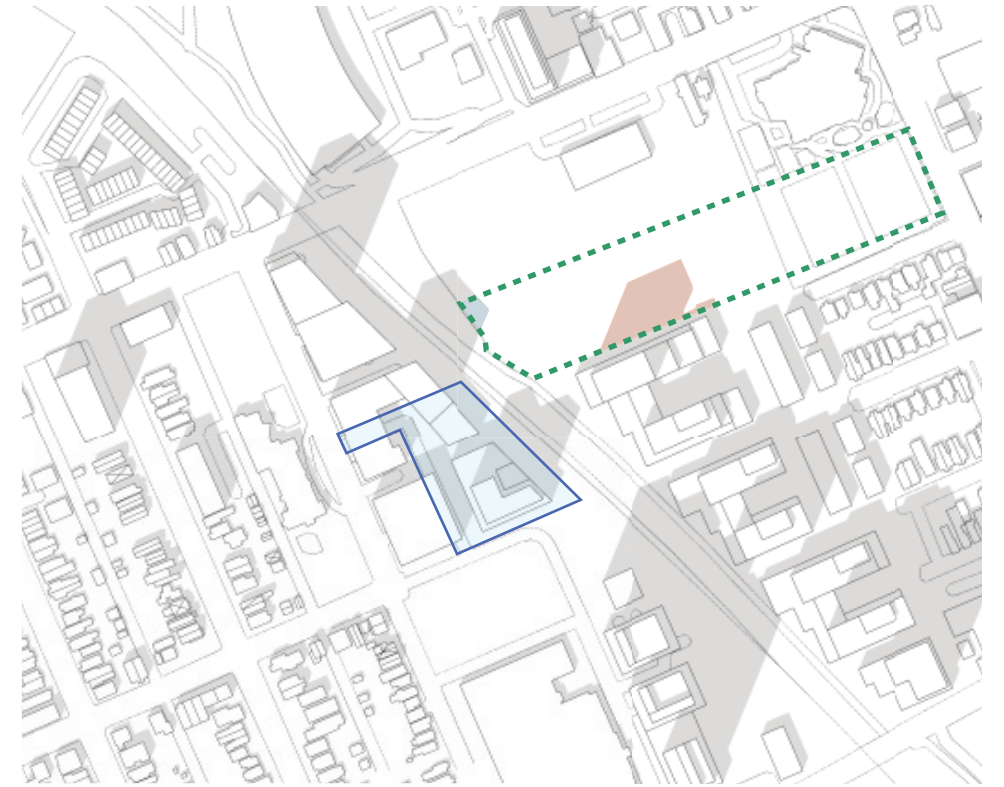
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



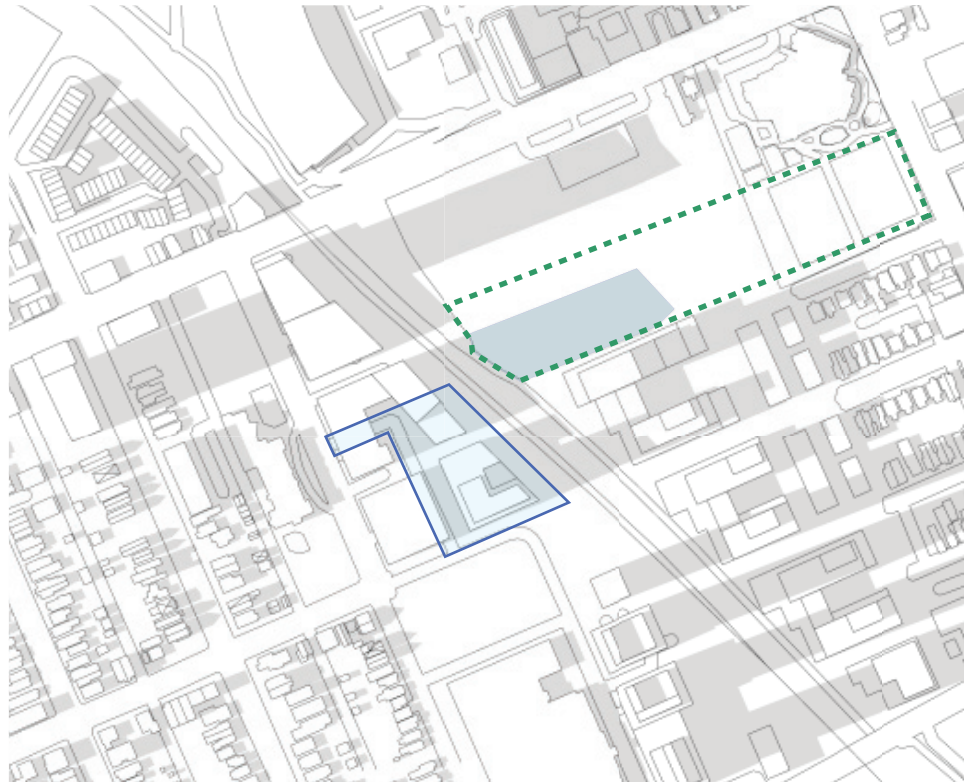
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

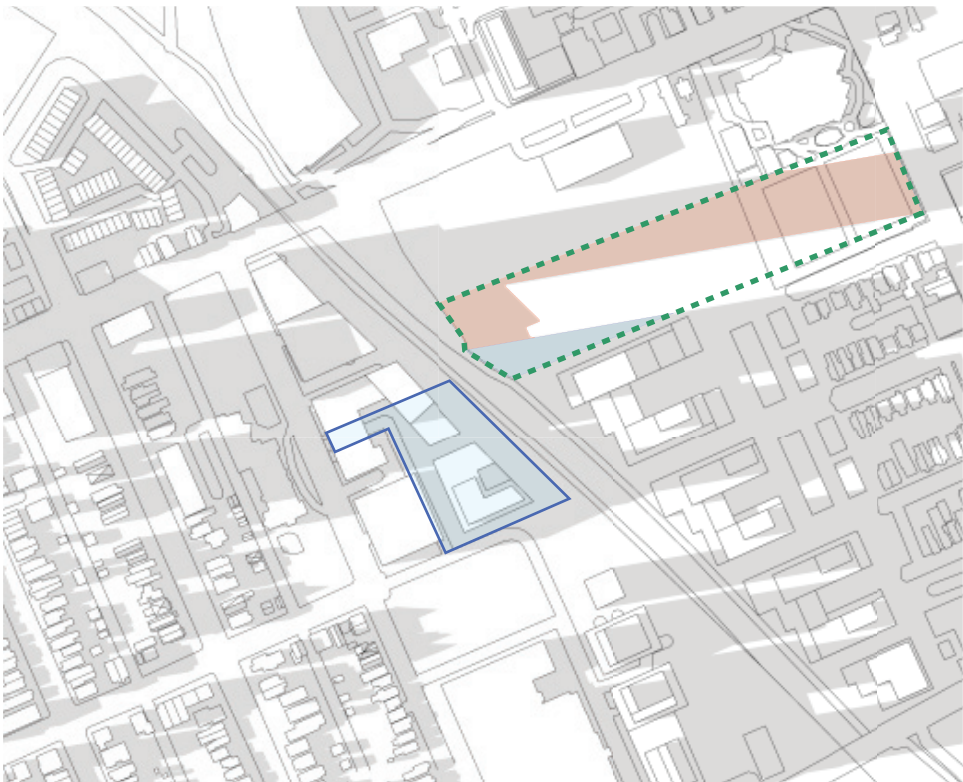
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



5 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

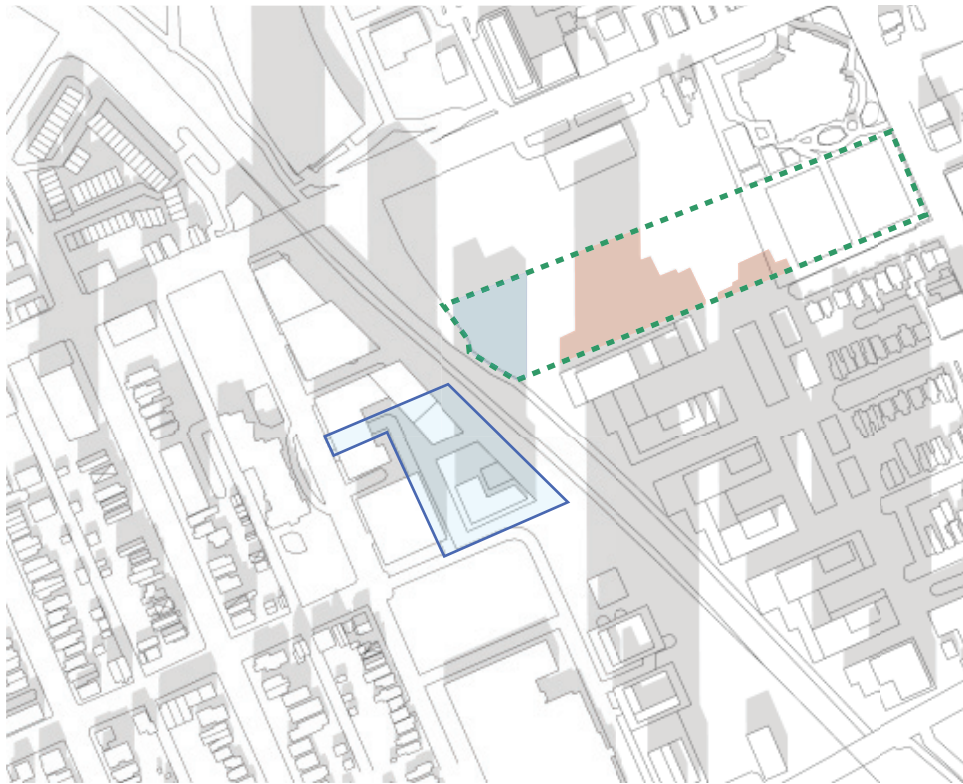
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

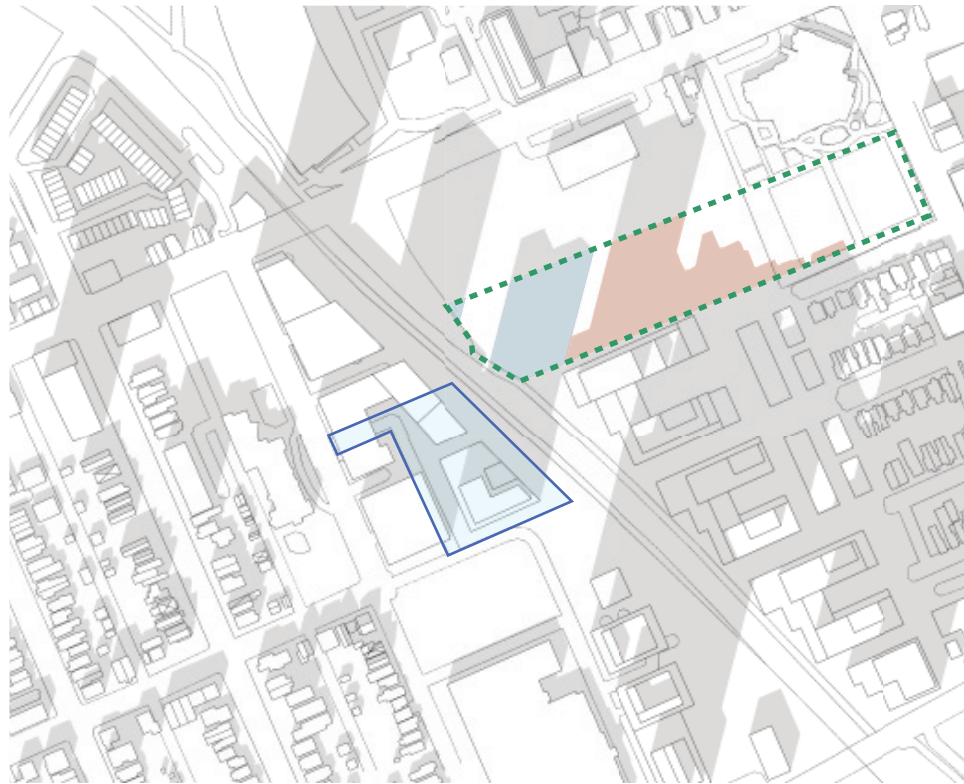
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



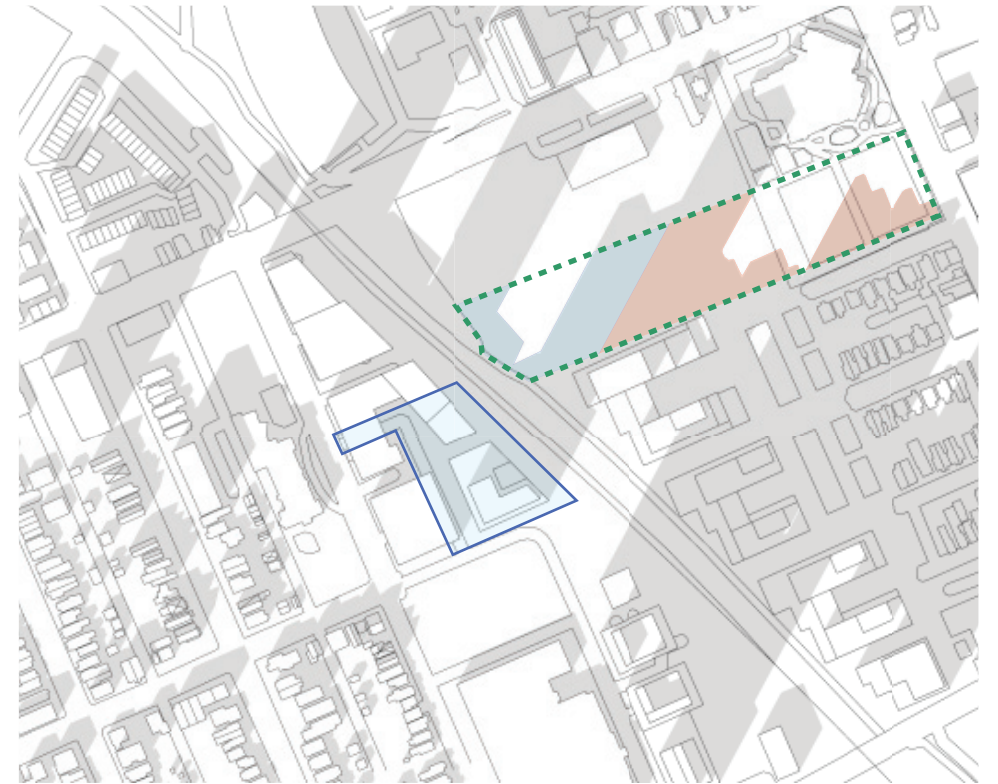
12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

75 Breezehill Avenue N. | Informal Pre-Consultation | Official Plan Amendment & Zoning By-law Amendment Application | Fred Unsworth (Owner), Fotenn Planning + Design, Roderick Lahey Architects Inc.



Key Recommendations

- The Panel has concerns with the proposed density on the site being much more than what is considered by the Secondary Plan.
- The Panel recommends further investigating how this project is going to integrate into the historic neighbourhood and the new one developing across the transit corridor.
- The Panel questions whether the public space offered is enough to justify the added height or the two-tower approach; especially given how tight the two podiums are on the site.
- The Panel recommends giving more attention to the design and massing of the podiums, especially regarding their footprint on the site and the tight relationship to one another.
- The Panel appreciates and supports the masonry architecture of the podiums.

- The Panel recommends undertaking a comprehensive study of the landscaping and public realm.
 - The Panel has particular concerns with the tightness of the MUP, and the usability of the public spaces provided.

Site Design & Public Realm

- The Panel has concerns with the amount of density proposed on the site.
- The Panel strongly recommends relocating the park adjacent to the MUP.
 - The Panel suggests further study is required to justify the current proposed location of the park.
 - Consider the park as an integrated component within the proposal and not an arm off the end of the property.
- The Panel recommends considering patios and accessible pedestrian spaces instead of extensive garden beds in the landscaping.
 - Consider how to best animate the spaces at-grade.
- The Panel appreciates that site porosity is being encouraged in the site plan.
 - Consider refining some elements to further support connectivity.
- The Panel has concerns with the landscaped area in the middle of the site being designed as a series of walkways that are very utilitarian.
 - The Panel recommends that the central landscaped area should be a gathering space or plaza; an area that encourages staying and relaxing.
- The Panel recommends designing a large functioning space at the south-east corner of the site where the ROW and MUP intersect near the future pedestrian bridge.
 - The Panel recommends sharing some of the property with the public realm in that location to integrate a POPS and allow for a significant gathering space there.

Sustainability

- The Panel recommends further consideration be given to how this site and proposal can provide more valuable environmental and social sustainability to the community.

Built Form & Architecture

- The Panel has concerns with the overall additional density request. Going from 18-storeys as per the Secondary Plan to effectively requesting 45-storeys on the site is a big change in density for the site.
- The Panel has concerns with the relationship between the two podiums being too tight and narrow.
 - Consider alternative massing that alleviates that condition.
 - Explore a variety of options for a single-tower site with a strong podium.
- The Panel is not supportive of the proposed two-tower approach.
 - Consider a single tower approach with an improved podium form that relates to the surrounding neighbourhood context. Laurel is a small-scale residential street.
- The Panel strongly recommends pursuing a single tower approach for the site.
 - The Panel has concerns with the overall conditions on the site as proposed.
 - The Panel recommends opening up the site and reducing the density proposed.
 - The Panel recommends staggering the tower heights more significantly if continuing with a two-tower approach.
 - The Panel recommends sculpting the podiums to provide greater relief between the buildings if pursuing a two-tower approach.
- The Panel appreciates the changes in materiality and the nuances of how the architecture can develop. The verticality in the brick clad podium is very promising.
- The Panel recommends further investigating the urban form taking shape across the transit corridor between Somerset and Gladstone (especially 933 Gladstone Phase 1 directly across) and responding in a similar fashion on this site.
- The Panel recommends giving greater consideration to the role of this site in the Secondary Plan as a “valley aspect” between the peaks at Bayview and Gladstone Stations.
- The Panel has concerns with a 6-storey podium on this site.
 - Consider a 4-storey podium to better address the scale of the neighbourhood that the site is embedded within.
- The Panel appreciates the efforts to provide studies of massing options and various shadow impacts.
- The Panel recommends adding more textural elements at the podium base and increasing the amount of brick on the podium.
- The Panel encourages the applicant to reconsider the use of curtain-wall elements as they are akin to an office building, especially on the podium base.

- The Panel recommends reducing the height of the podium to better relate to the neighbourhood context to the west and the development of Gladstone Village (933 Gladstone Phase 1).
 - Explore design solutions to make the podium appear less heavy.
- The Panel recommends proceeding with an 18-storey tower as allowed by the Secondary Plan and developing a strong community and public offering to negotiate with.
 - The Panel warns that these proposed heights in this area will be precedent setting; consider working with the City to create an exceptional project as a basis to possibly increase the height beyond the allowed single 18-storey tower in the Secondary Plan.
 - Consider reducing the building footprint on the site and providing valuable POPS.