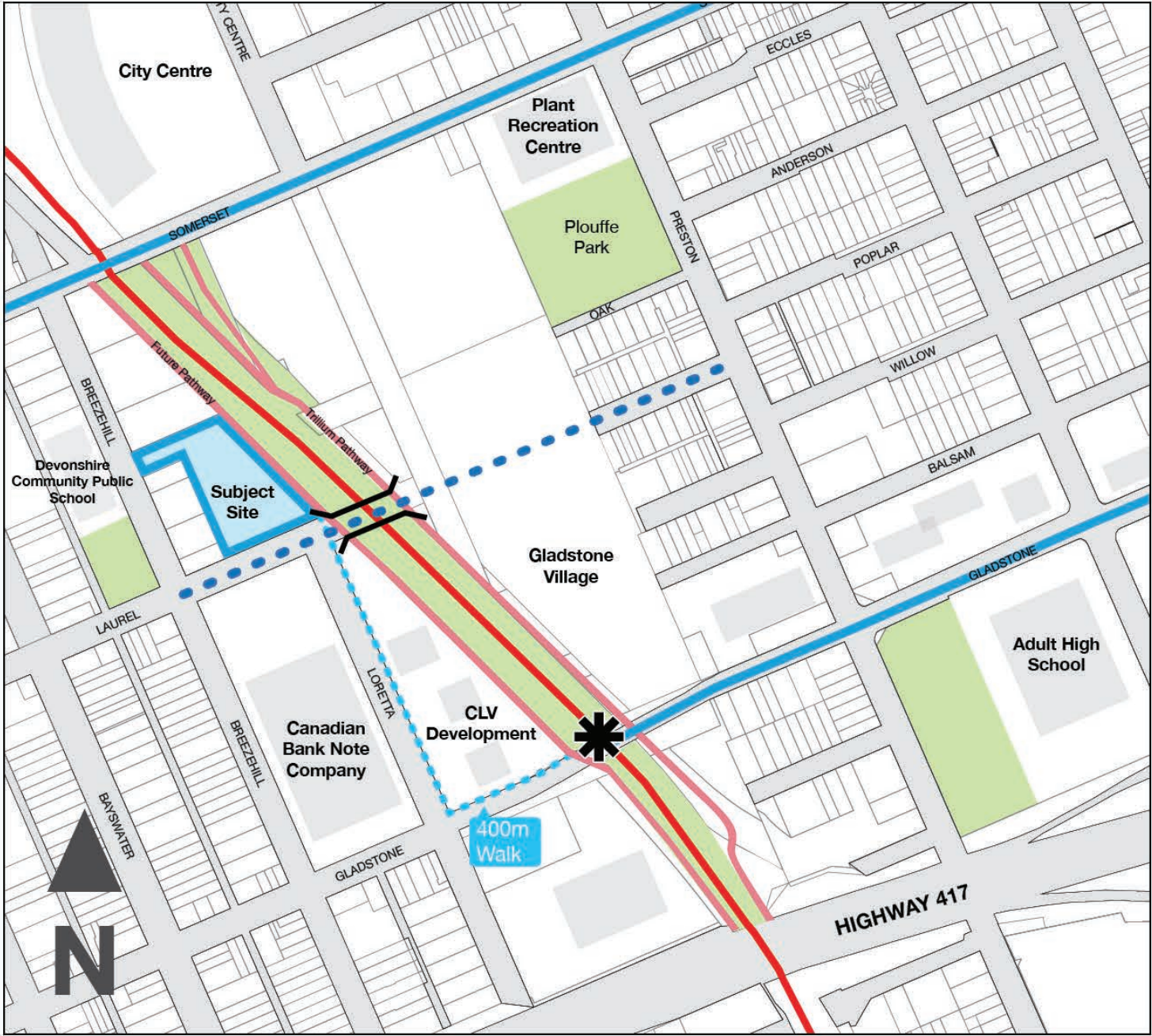




75 Breezehill/35 Laurel      Design Report      JUNE 03, 2026



# 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



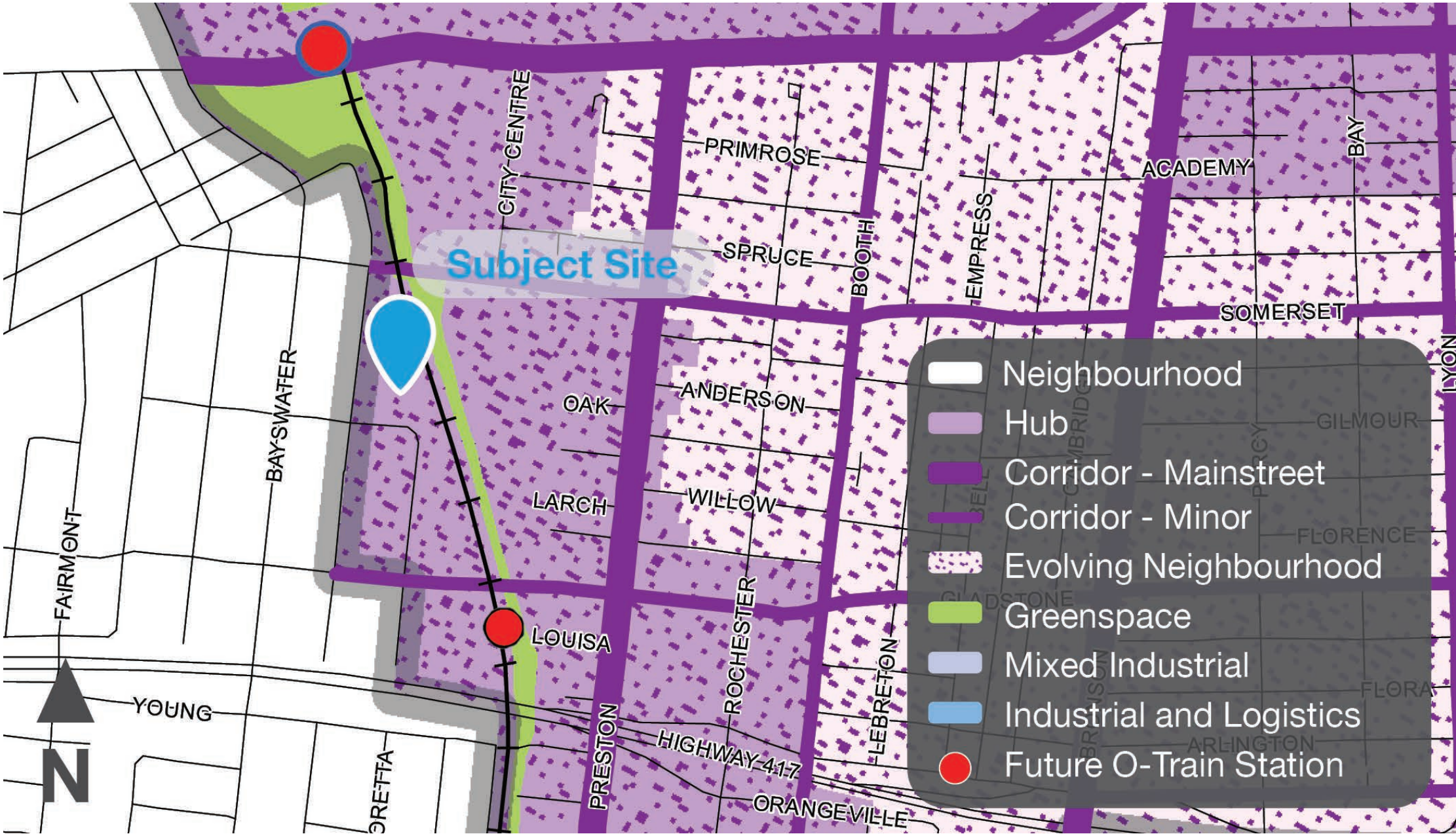
# City of Ottawa Official Plan

## 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).

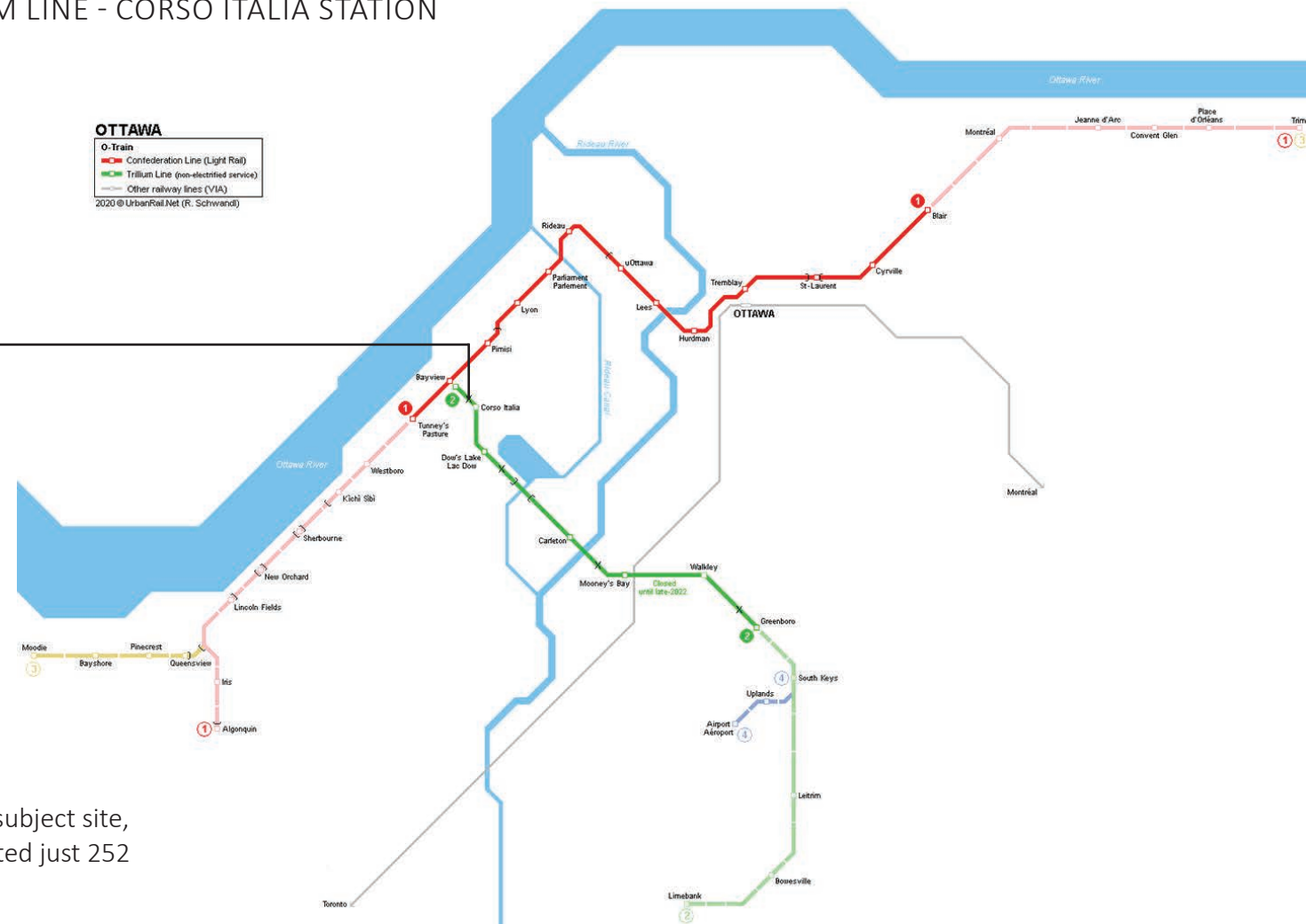
***The Official Plan indicates that developments within 300m radius (or 400m walking distance) of major transit stations are identified as Hubs. 75 Breezehill is within a Protected Major Transit Station Area (PMTSA) as per Schedule C1 of the Official Plan, which encourages mid- and high-density housing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

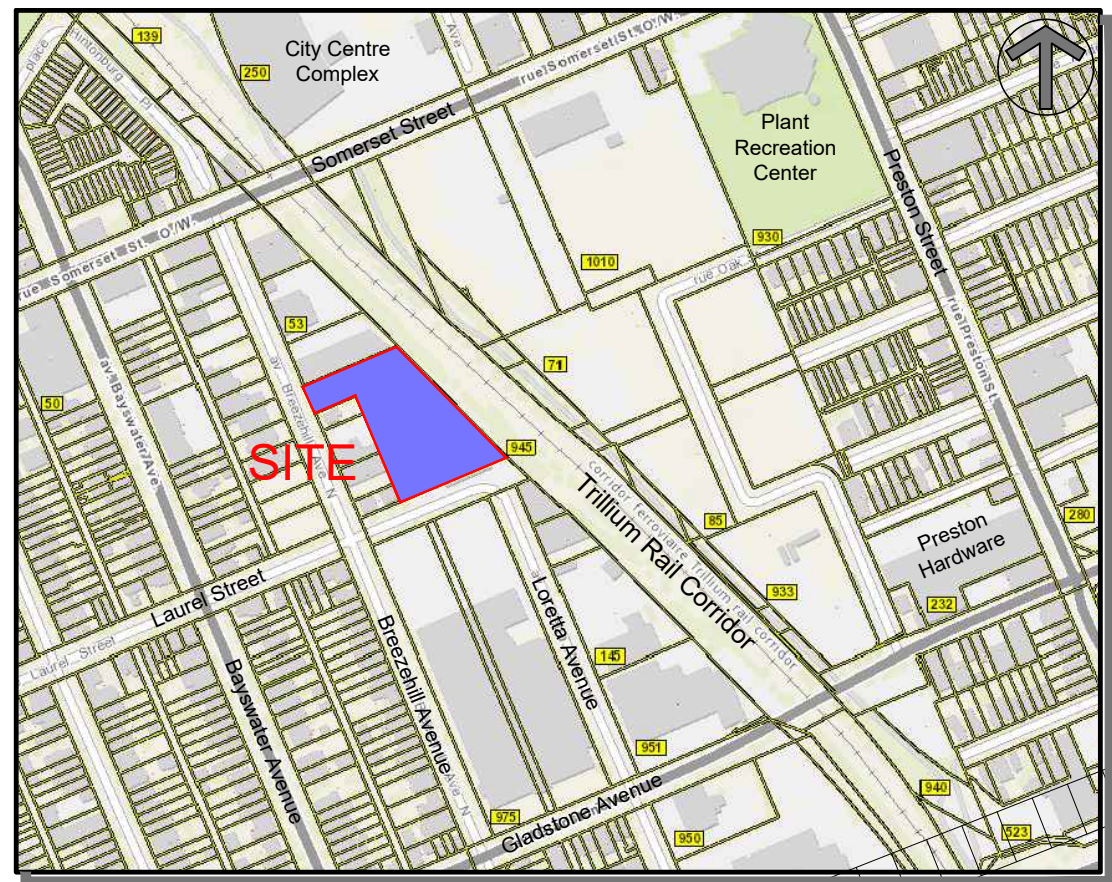






The Breezehill Avenue block that lies directly west of the site does not have a residential component, but has a collection of small business offices on the east side of the street (as seen in the image at right), and most notably Devonshire Public School on the west side of the street (seen at left).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





KEY PLAN



DRAWING NOTES

- PROPERTY LINE
- EXISTING BUILDING SETBACKS
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- GROUND COVER IN CONCRETE PLANTERS
- RESERVED
- BICYCLE PARKING SPACES
- SIAMSESE CONNECTION @ GROUND FLOOR
- AREA RESERVED FOR SNOW STORAGE
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING TREE TO BE REMOVED
- 2 MINUTE TEMP PARKING MOVE-IN / MOVE-OUT
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- RESERVED
- RESERVED
- EXTENT OF GROUND FLOOR
- ENTRY DRIVEWAY TO U/G PARKING GARAGE
- EXISTING UTILITY POLE
- EXISTING 2 STOREY BUILDING TO BE REMOVED
- SPLASH PAD
- SOUTH P.O.P.S. AREA - 109 SQ METERS / 1,172 sq. ft. (PRIVATELY OWNED)
- NORTH P.O.P.S. AREA - 182 SQ METERS / 1,962 sq. ft. (CITY OWNED) LAND TO BE CONVEYED TO CITY
- 3.5m WIDE M.U.P. ALONG INTERIOR NORTH PROPERTY LINE TO BE CONVEYED TO CITY
- 3.5m WIDE M.U.P. ALONG RAILWAY CORRIDOR TO BE PRIVATELY OWNED
- BOLLARDS AT ENTRY OF MUP

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- MUP: MULTI-USE PATHWAY (ASPHALT)
- SOFT LANDSCAPING
- BIKE RACK & BICYCLE PARKING SPACE (0.6 x 1.8m)
- 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 Stantec Geomatics Ltd.

SURVEYOR

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

URBAN PLANNER

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

CIVIL ENGINEER

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

PROJECT INFORMATION

EXISTING ZONING: Zoning By-Law 2008-250 IG1 H(11)  
PROPOSED ZONING MC  
SITE AREA 6,172 sq. m.  
(66,433 sq. ft.)

PROJECT STATISTICS

GROSS BUILDING - AREAS (31 STOREY BLDG. 'A')  
(CITY OF OTTAWA DEFINITION)

| PARKING LEVELS (2 LEVELS U/G) |                                        |
|-------------------------------|----------------------------------------|
| GROUND FLOOR                  | 306.2 sq. m.<br>(3,290 sq. ft.)        |
| L2 FLOOR                      | 1,024.4 sq. m.<br>(11,027 sq. ft.)     |
| L3-6 FLOOR                    | 4 x 1,093.5 sq. m.<br>(46,650 sq. ft.) |
| L7 FLOOR                      | 269.0 sq. m.<br>(2,895 sq. ft.)        |
| L8-31 FLOOR                   | 24 x 254.91 sq. m.<br>(4,370 sq. ft.)  |
| TOTAL AREA                    | 16,837.4 sq. m.<br>(181,236 sq. ft.)   |

GROSS BUILDING - AREAS (33 STOREY BLDG. 'B')

| PARKING LEVELS (2 LEVELS U/G) |                                        |
|-------------------------------|----------------------------------------|
| GROUND FLOOR                  | 402.2 sq. m.<br>(4,329 sq. ft.)        |
| L2 FLOOR                      | 1,060.4 sq. m.<br>(11,414 sq. ft.)     |
| L3-6 FLOOR                    | 4 x 1,090.2 sq. m.<br>(45,640 sq. ft.) |
| L7 FLOOR                      | 310.5 sq. m.<br>(3,342 sq. ft.)        |
| L8-33 FLOOR                   | 26 x 236.42 sq. m.<br>(4,370 sq. ft.)  |
| TOTAL AREA                    | 17,438.0 sq. m.<br>(187,702 sq. ft.)   |

| UNIT STATISTICS      | BLDG. 'A' | BLDG. 'B' | TOTAL |       |
|----------------------|-----------|-----------|-------|-------|
| STUDIO UNIT          | 29        | 27        | 56    | 10.3% |
| 1 BEDROOM UNIT       | 59        | 52        | 111   | 27.8% |
| 1 BEDROOM + DEN UNIT | 33        | 52        | 85    | 15.7% |
| 2 BEDROOM UNIT       | 133       | 86        | 219   | 40.7% |
| 3 BEDROOM UNIT       | 10        | 20        | 30    | 5.5%  |
| TOTAL                | 264       | 279       | 543   | 100%  |

|                                      |                                 |
|--------------------------------------|---------------------------------|
| COMMERCIAL RETAIL Bldg A - 31 storey | 0.0 sq. m.<br>(0.00 sq. ft.)    |
| COMMERCIAL RETAIL Bldg B - 33 storey | 424.5 sq. m.<br>(4,569 sq. ft.) |
| TOTAL AREA                           | 424.5 sq. m.<br>(4,569 sq. ft.) |

CAR PARKING

REQUIRED BY ZONING BY-LAW

|                    |                                                    |    |
|--------------------|----------------------------------------------------|----|
| RESIDENCE          | - AREA 'Z'; NOT REQUIRED                           | 0  |
| VISITOR: TOWER 'A' | - 0.1 PER DWELLING UNIT<br>(AFTER 12 UNITS MAX 30) | 25 |
| VISITOR: TOWER 'B' | - 0.1 PER DWELLING UNIT<br>(AFTER 12 UNITS MAX 30) | 27 |
| COMMERCIAL RETAIL  | - AREA 'Z'; NOT REQUIRED                           | 0  |
| TOTAL              |                                                    | 52 |

PROVIDED

|                              |     |
|------------------------------|-----|
| 2 LEVEL UNDER GROUND PARKING | 124 |
| SURFACE                      | 0   |
| TOTAL                        | 124 |

BICYCLE PARKING

REQUIRED

|                   |                                       |     |
|-------------------|---------------------------------------|-----|
| RESIDENCE         | - 0.5 PER UNIT (543 UNITS)            | 272 |
| COMMERCIAL RETAIL | - 1.0 PER 250m <sup>2</sup> OF G.F.A. | 2   |
| TOTAL             |                                       | 274 |

PROVIDED

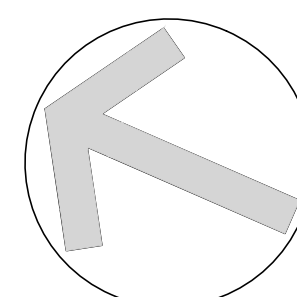
|                                  |     |
|----------------------------------|-----|
| EXTERIOR                         | 10  |
| INDOOR ON GROUND FLOOR           | 132 |
| INDOOR ON P1 & P2 PARKING LEVELS | 539 |
| TOTAL                            | 681 |

| AMENITY AREA               | BLDG. 'A'            | BLDG. 'B'            | TOTAL                |
|----------------------------|----------------------|----------------------|----------------------|
| PRIVATE AT GRADE           | 75 m <sup>2</sup>    | 0 m <sup>2</sup>     | 75 m <sup>2</sup>    |
| COMMUNAL AT GRADE          | 700 m <sup>2</sup>   | 700 m <sup>2</sup>   | 1,400 m <sup>2</sup> |
| 1st FLOOR LOBBIES          | 60 m <sup>2</sup>    | 60 m <sup>2</sup>    | 120 m <sup>2</sup>   |
| 7th FLOOR COMMUNAL AMENITY | 210 m <sup>2</sup>   | 95 m <sup>2</sup>    | 305 m <sup>2</sup>   |
| 7th FLOOR COMMUNAL AMENITY | 675 m <sup>2</sup>   | 690 m <sup>2</sup>   | 1,365 m <sup>2</sup> |
| PRIVATE BALCONIES          | 1,611 m <sup>2</sup> | 2,324 m <sup>2</sup> | 3,935 m <sup>2</sup> |
| ROOFTOP COMMUNAL AMENITY   | 310 m <sup>2</sup>   | 318 m <sup>2</sup>   | 628 m <sup>2</sup>   |
| TOTAL                      | 3,641 m <sup>2</sup> | 4,187 m <sup>2</sup> | 7,828 m <sup>2</sup> |
| TOTAL COMMUNAL:            |                      |                      | 3,818 m <sup>2</sup> |

|                                               |              |
|-----------------------------------------------|--------------|
| REQUIRED - 6.0m <sup>2</sup> PER UNIT (543) = | 3,258 sq. m. |
| REQUIRED COMMUNAL @ 50% =                     | 1,629 sq. m. |

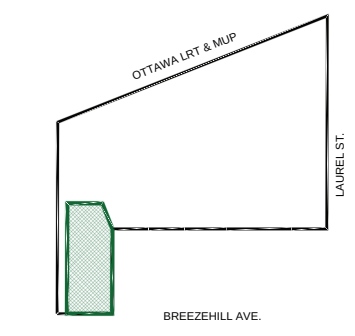
LOT COVERAGE

|                        |                        |        |
|------------------------|------------------------|--------|
| PAVED SURFACE =        | 717.7 m <sup>2</sup>   | 4.90%  |
| TOWER 'A' FOOTPRINT =  | 1,129.6 m <sup>2</sup> | 18.30% |
| TOWER 'B' FOOTPRINT =  | 1,095.3 m <sup>2</sup> | 17.75% |
| LANDSCAPE OPEN SPACE = | 3,229.2 m <sup>2</sup> | 52.32% |
| TOTAL =                | 6,171.8 m <sup>2</sup> | 100.0% |
| 10% PARKLAND =         | 617.2 m <sup>2</sup>   | 10.11% |
| SOUTH POP =            | 108.9 m <sup>2</sup>   | 3.37%  |
| NORTH POP =            | 176.5 m <sup>2</sup>   | 5.47%  |
| PRIVATELY OWNED MUP =  | 364.5 m <sup>2</sup>   | 11.29% |
| CITY OWNED MUP =       | 230.3 m <sup>2</sup>   | 7.13%  |
| PRIVATE LANDSCAPE =    | 1,740.0 m <sup>2</sup> | 53.95% |
| TOTAL OPEN SPACE =     | 3,229.2 m <sup>2</sup> | 100.0% |





SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 1



FACILITY FIT PLAN KEY



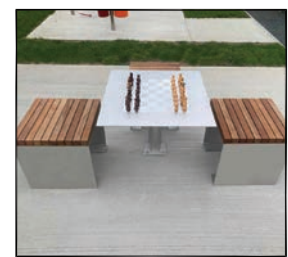
ACCESSIBLE SEATING



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



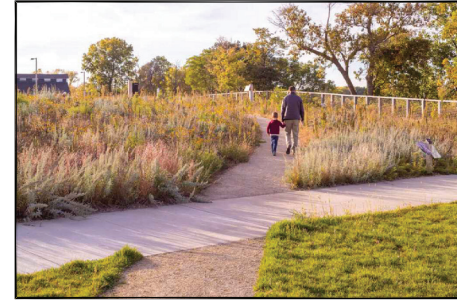
## OUTDOOR GAMES AREA



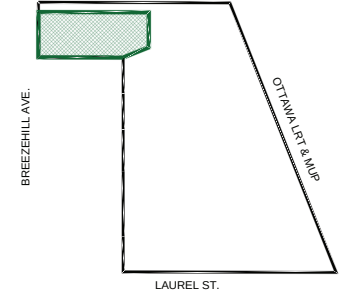
## FITNESS AREA



## GATHERING SPACE



## INTERSECTING LANDSCAPES

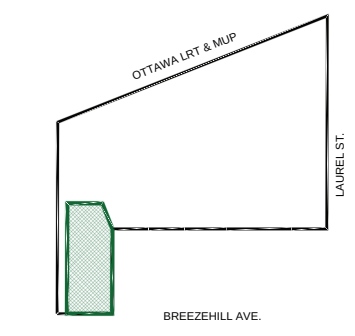


### FACILITY FIT PLAN KEY

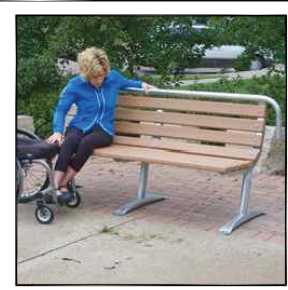




SITE PLAN    PARKLAND FACILITY FIT PLAN OPTION 2



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



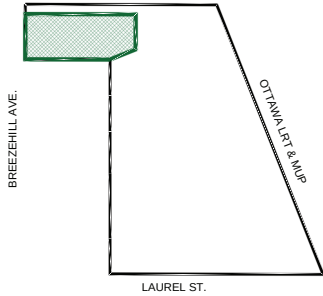
TREE & BERM LINE



GATHERING SPACE



INTERSECTING LANDSCAPES

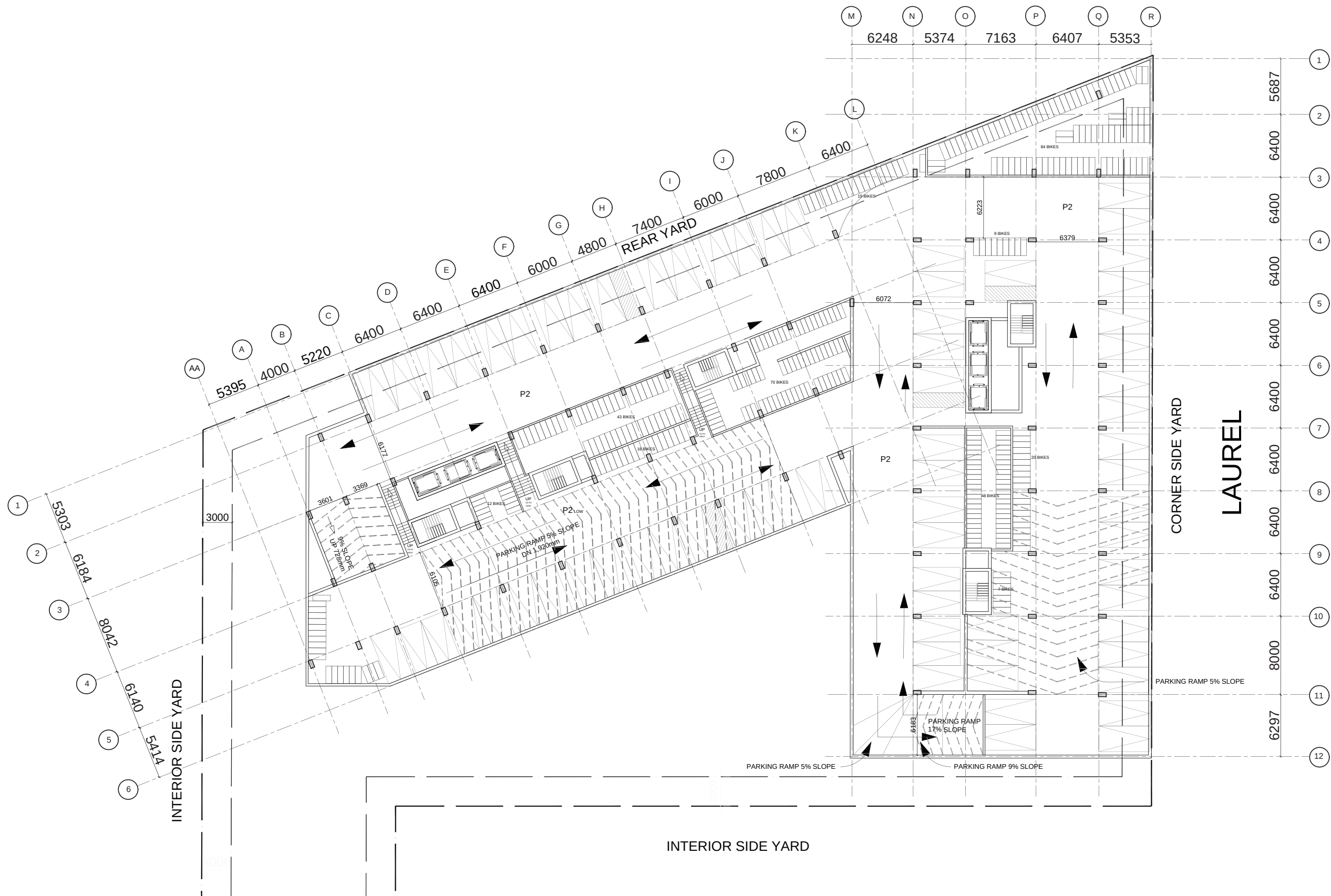


FACILITY FIT PLAN KEY



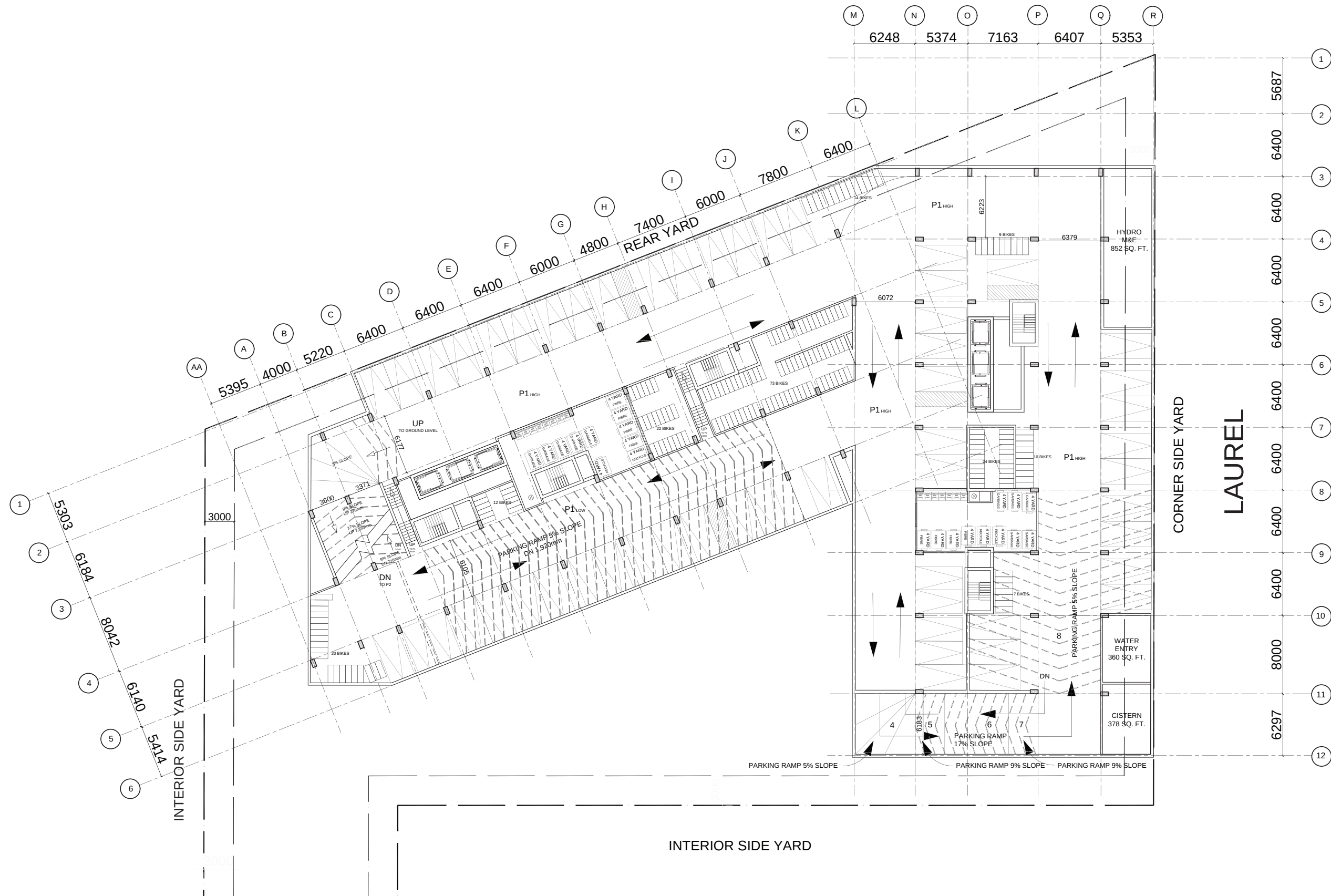


## PLAN P2 PARKING





## PLAN P1 PARKING



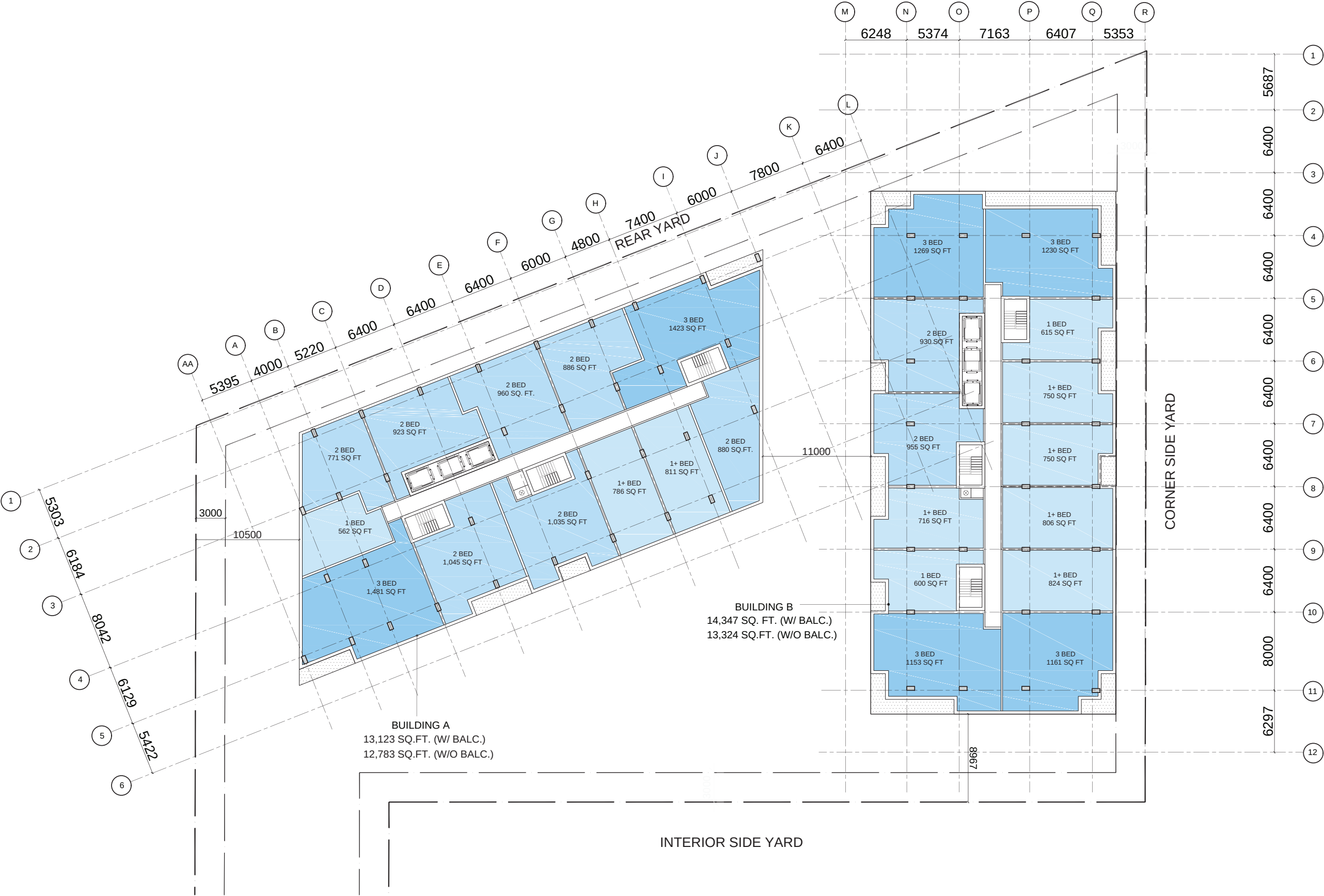


PLAN GROUND FLOOR



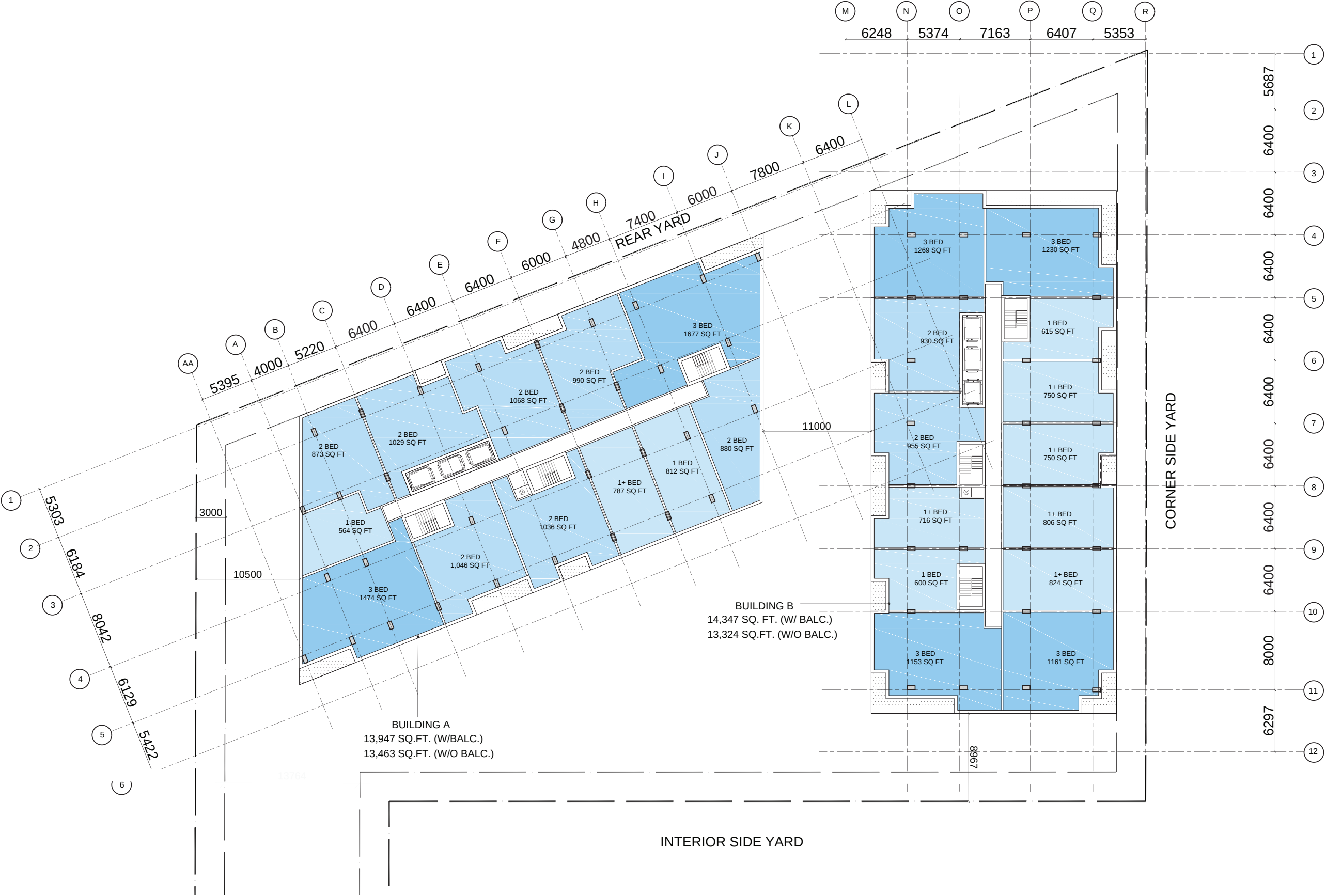


PLAN LEVEL 2



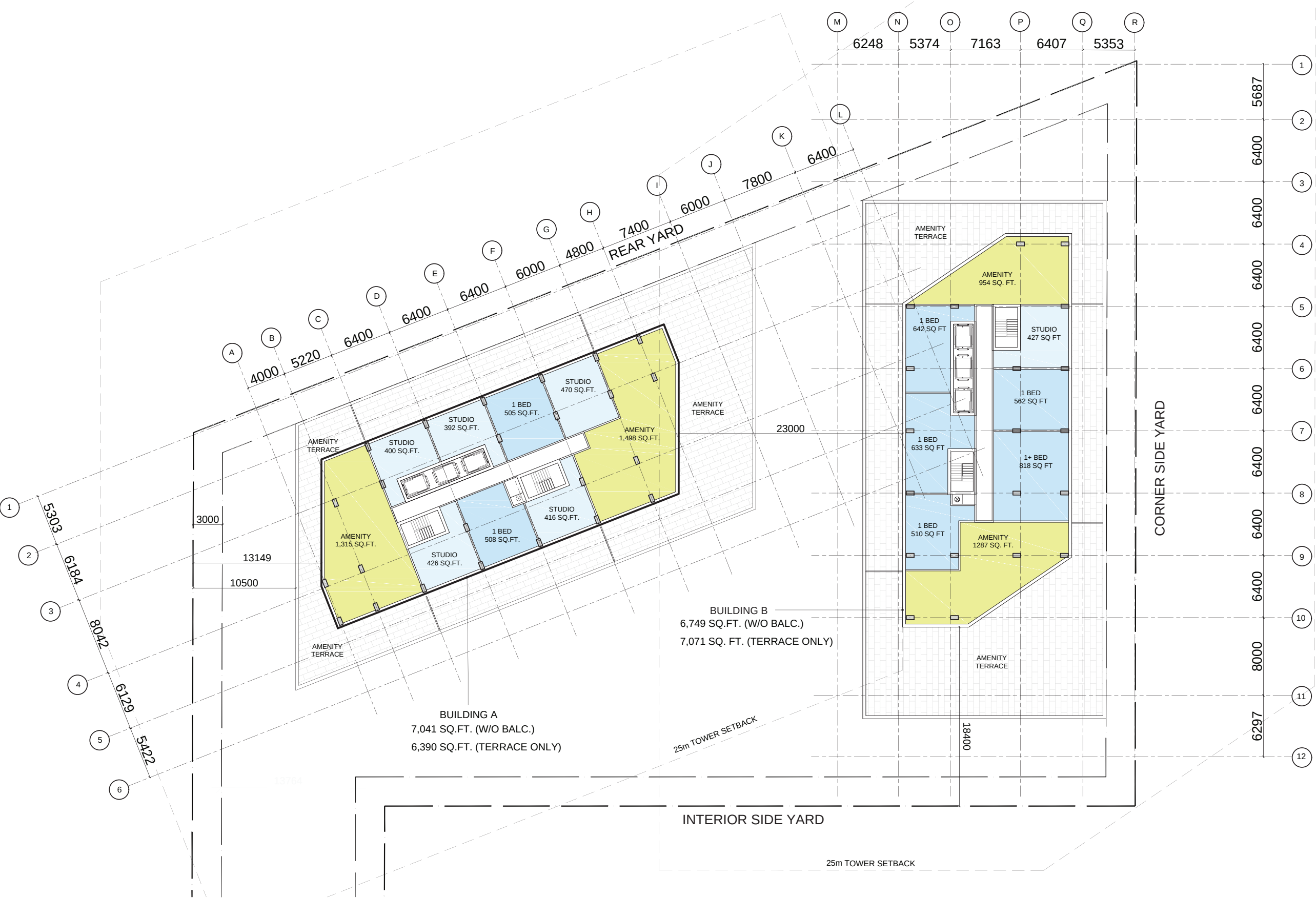


PLAN LEVELS 3- 6 (TYPICAL)



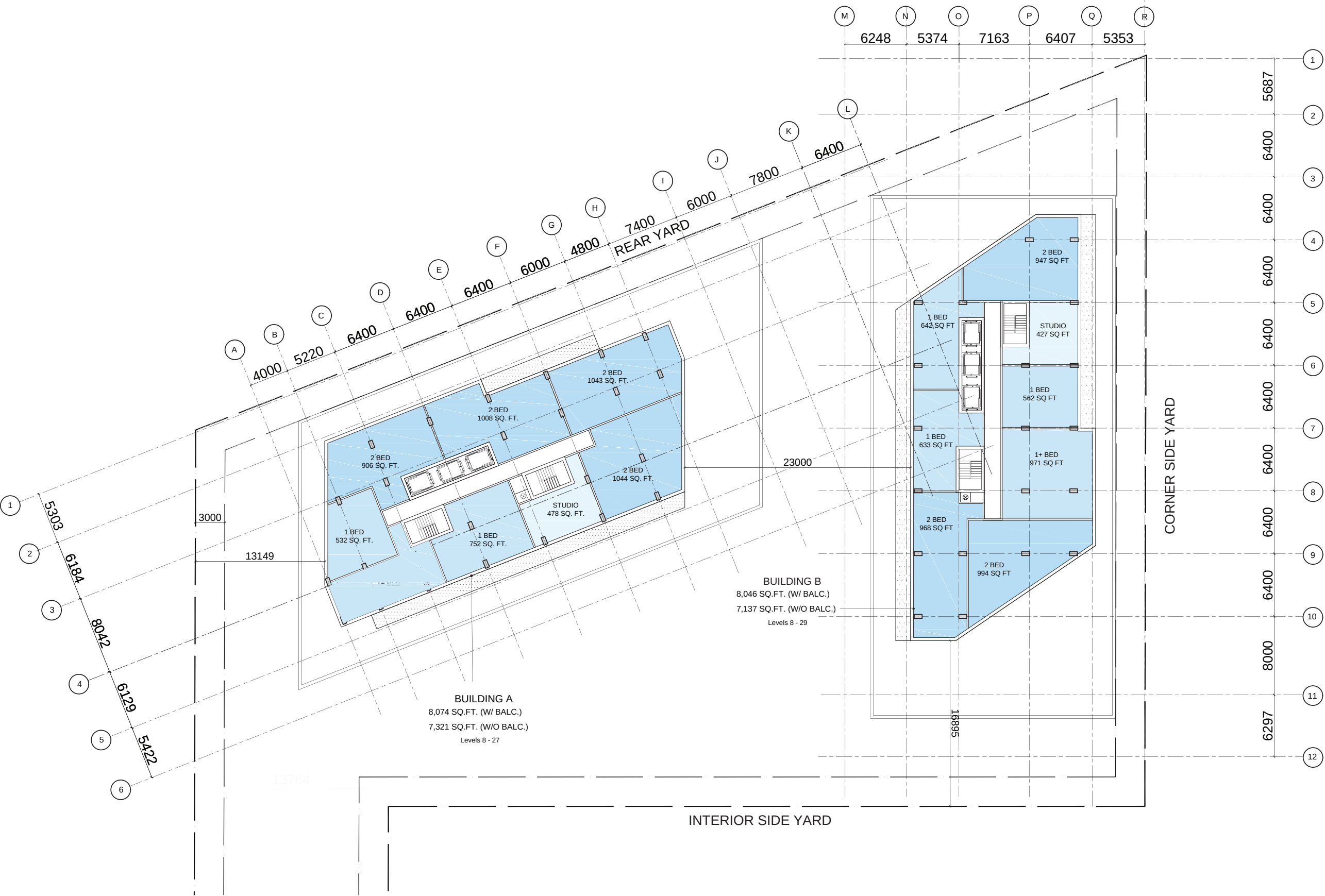


PLAN LEVEL 7

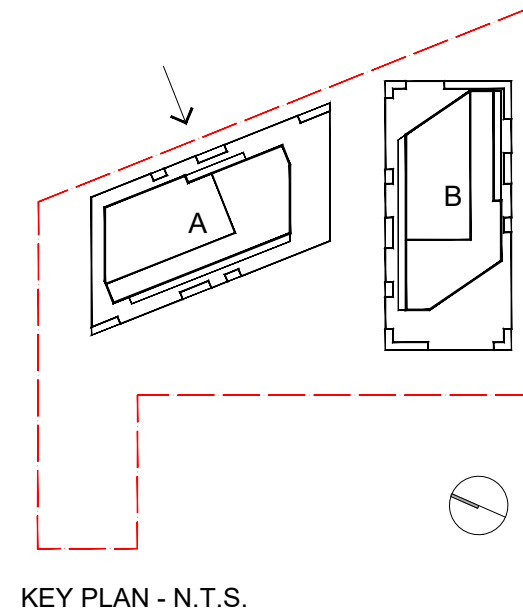
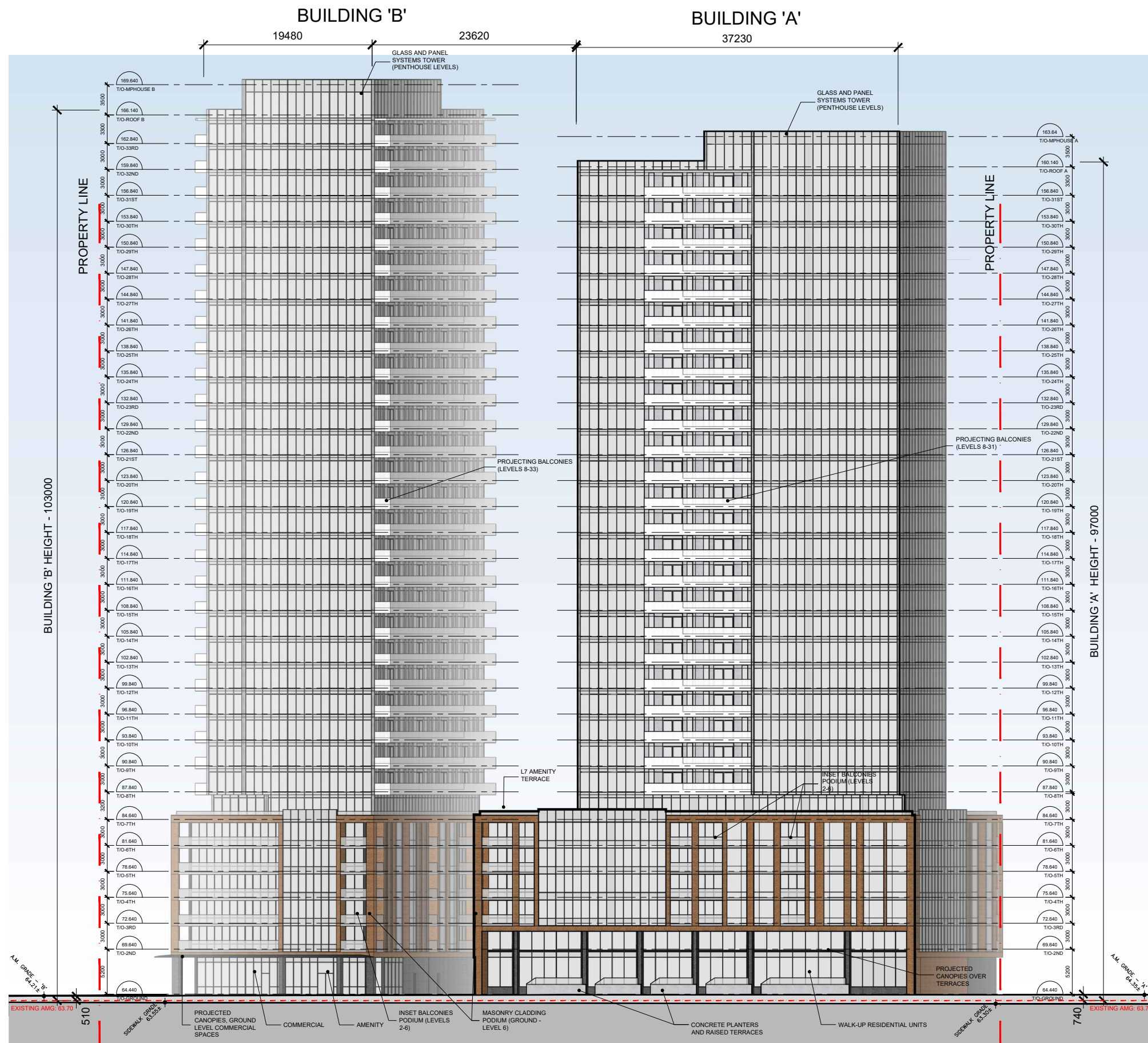




PLAN TOWER FLOOR (TYPICAL)







# BUILDING 'A' - NORTH ELEVATION

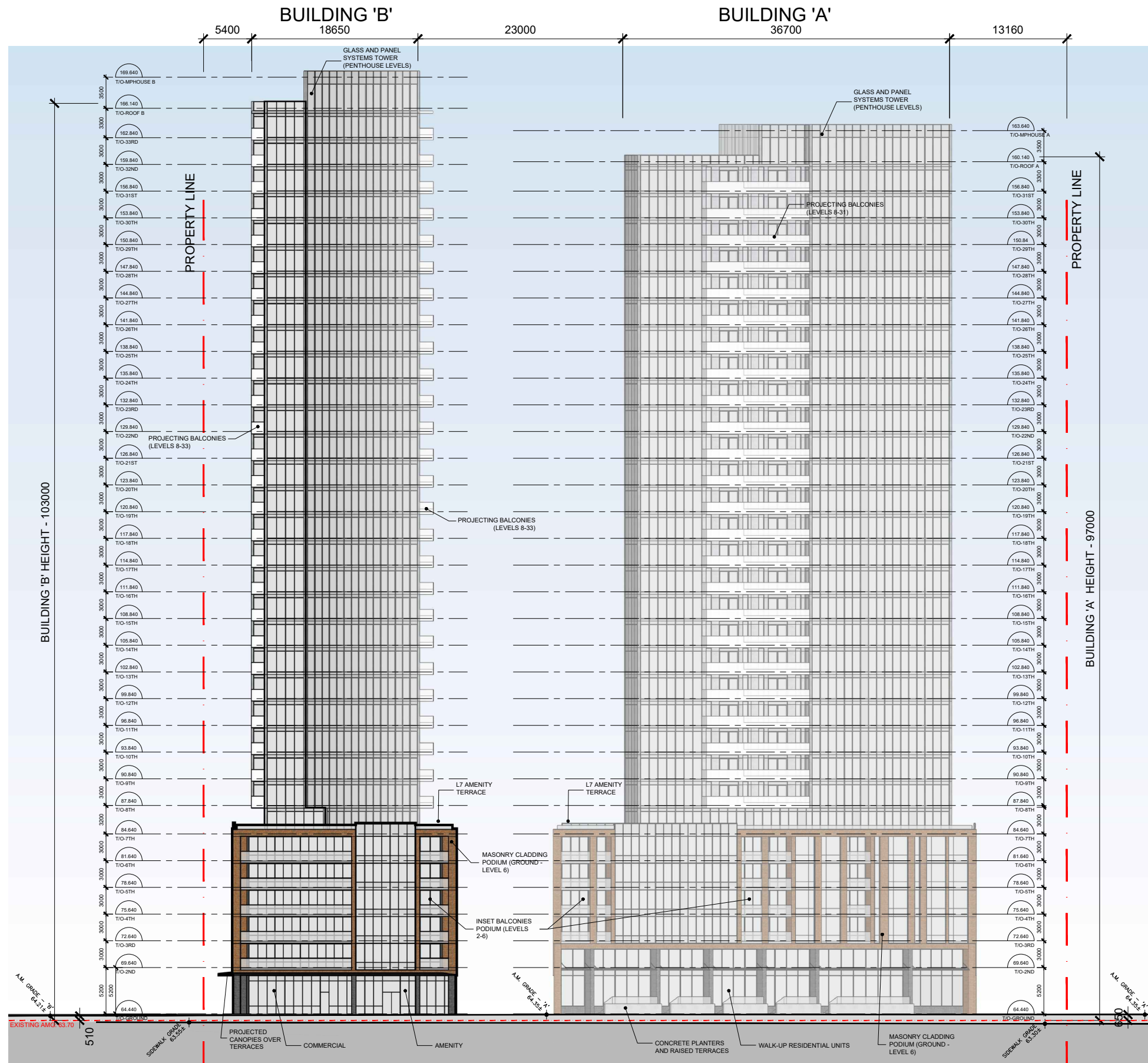
SCALE 1:400

PLOT DATE: February 5, 2026

75 Breezehill Ave.  
OTTAWA, ONTARIO

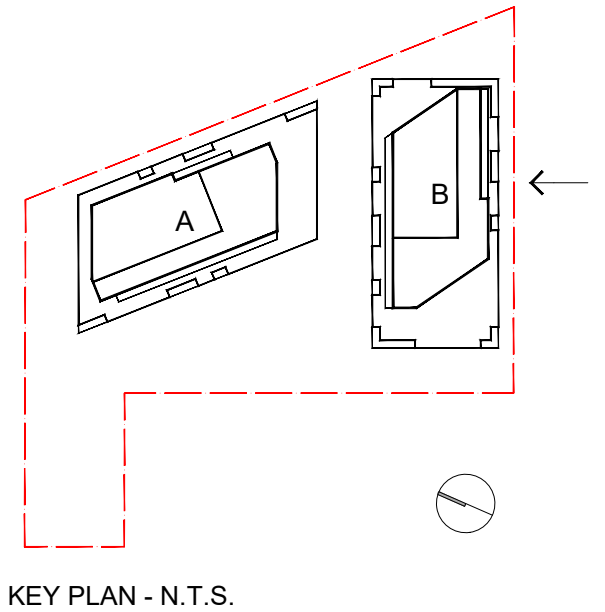
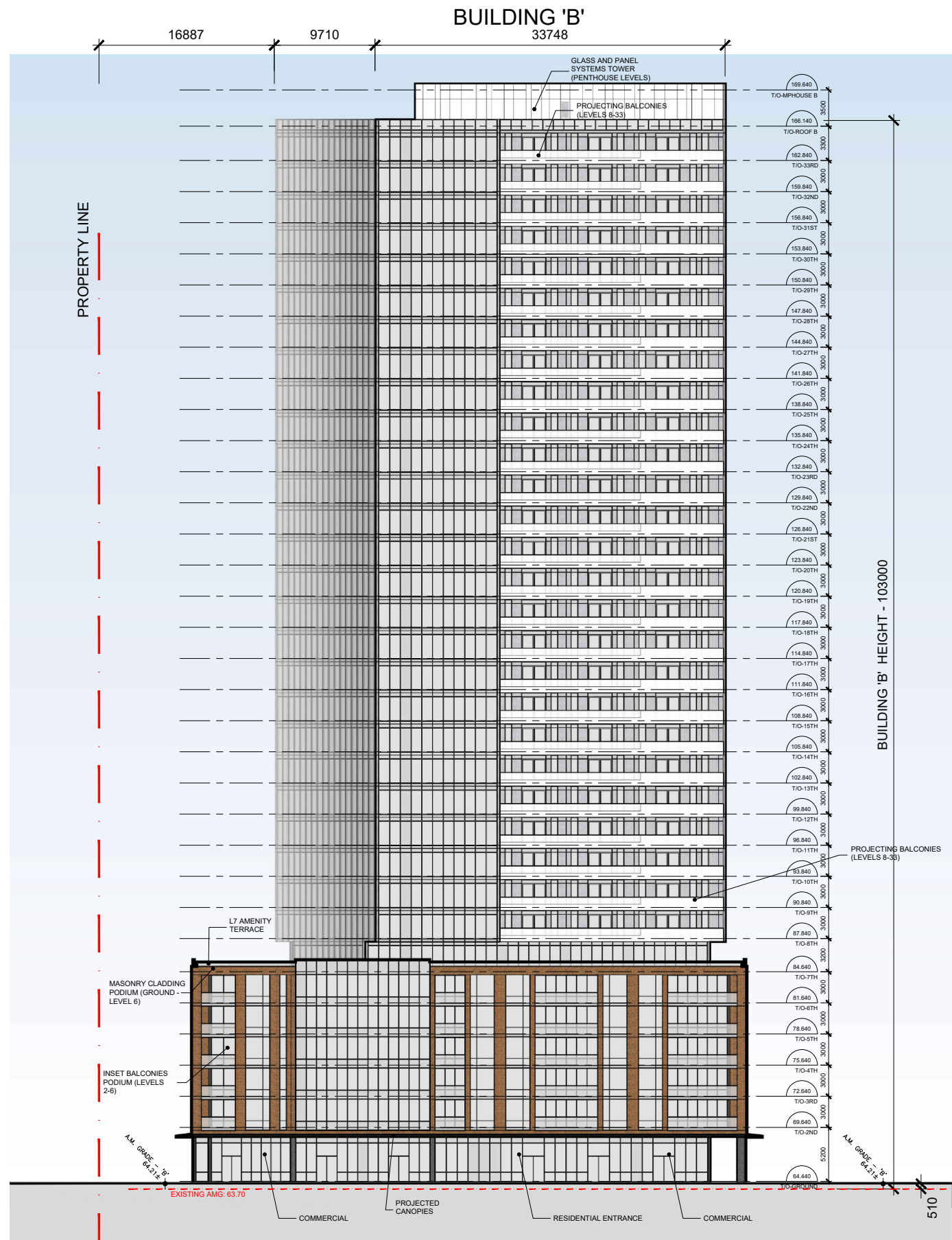
SHEET #  
**E1**  
PROJ. # 2113



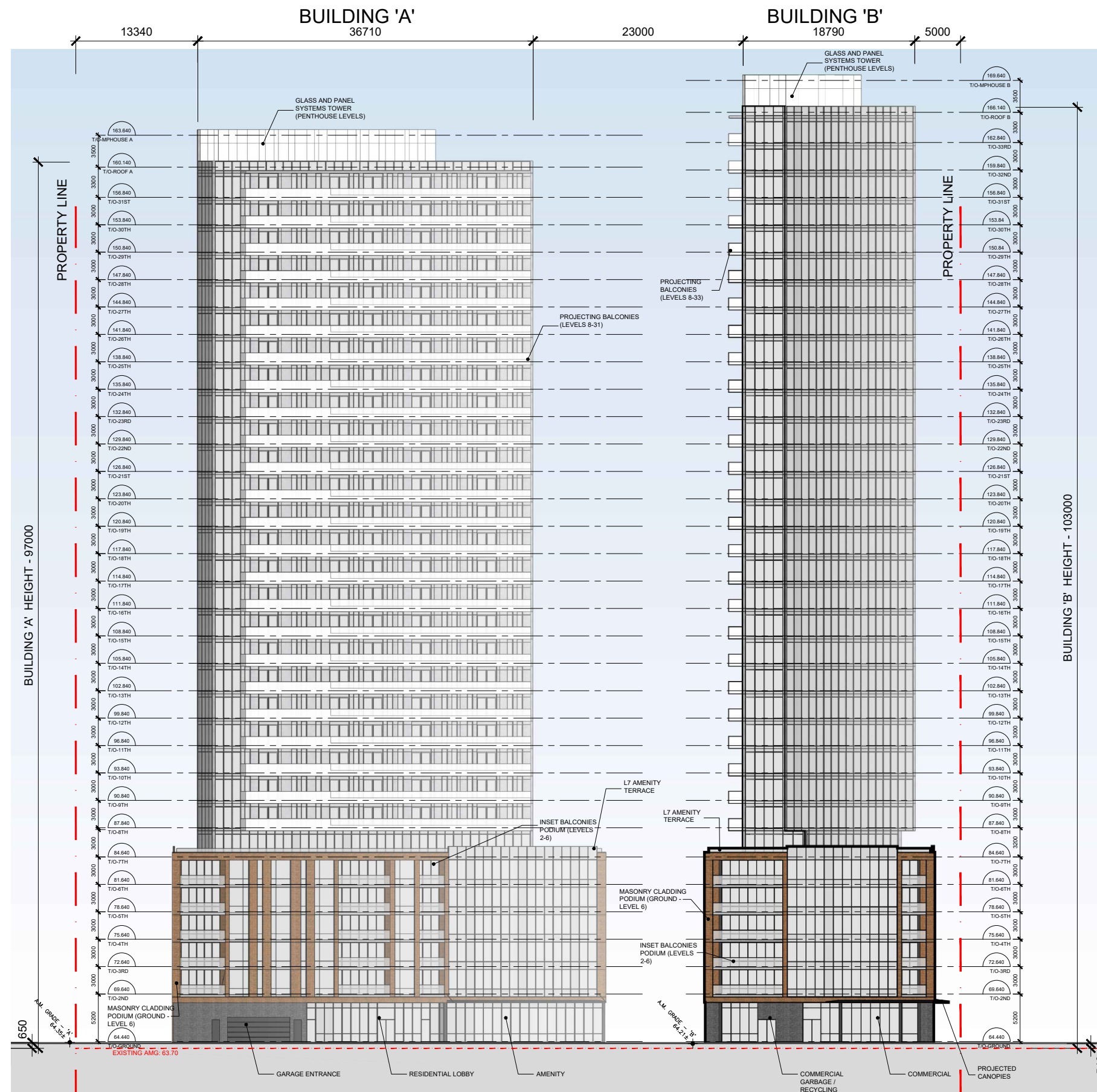


KEY PLAN - N.T.S.

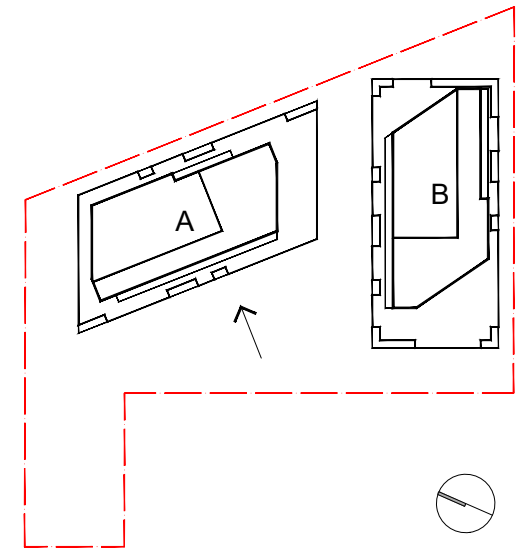
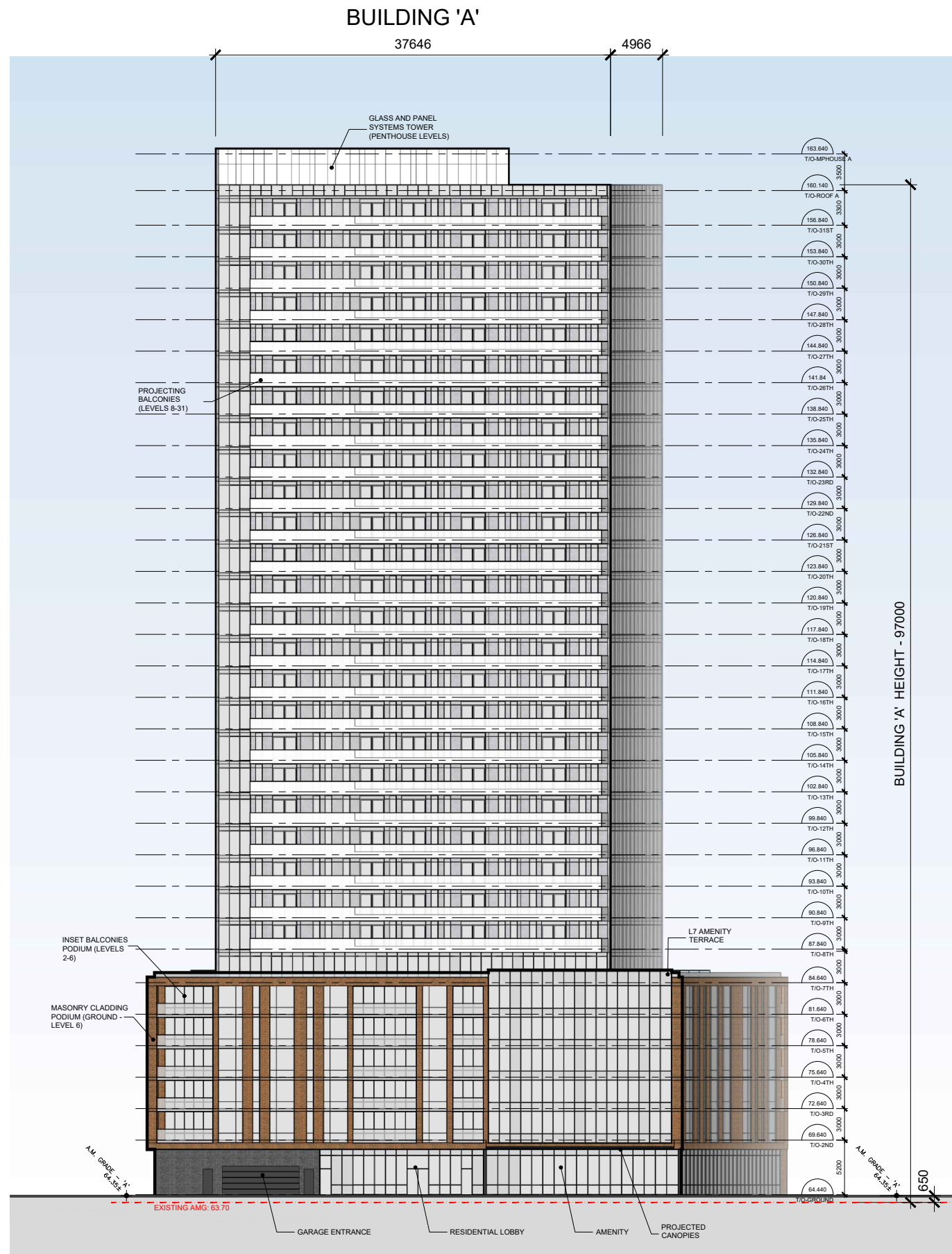




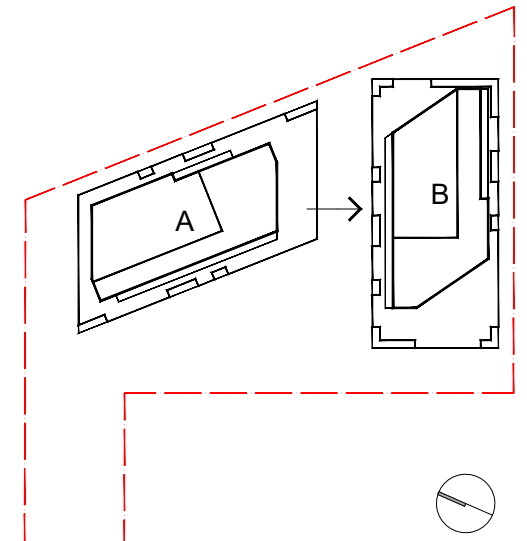
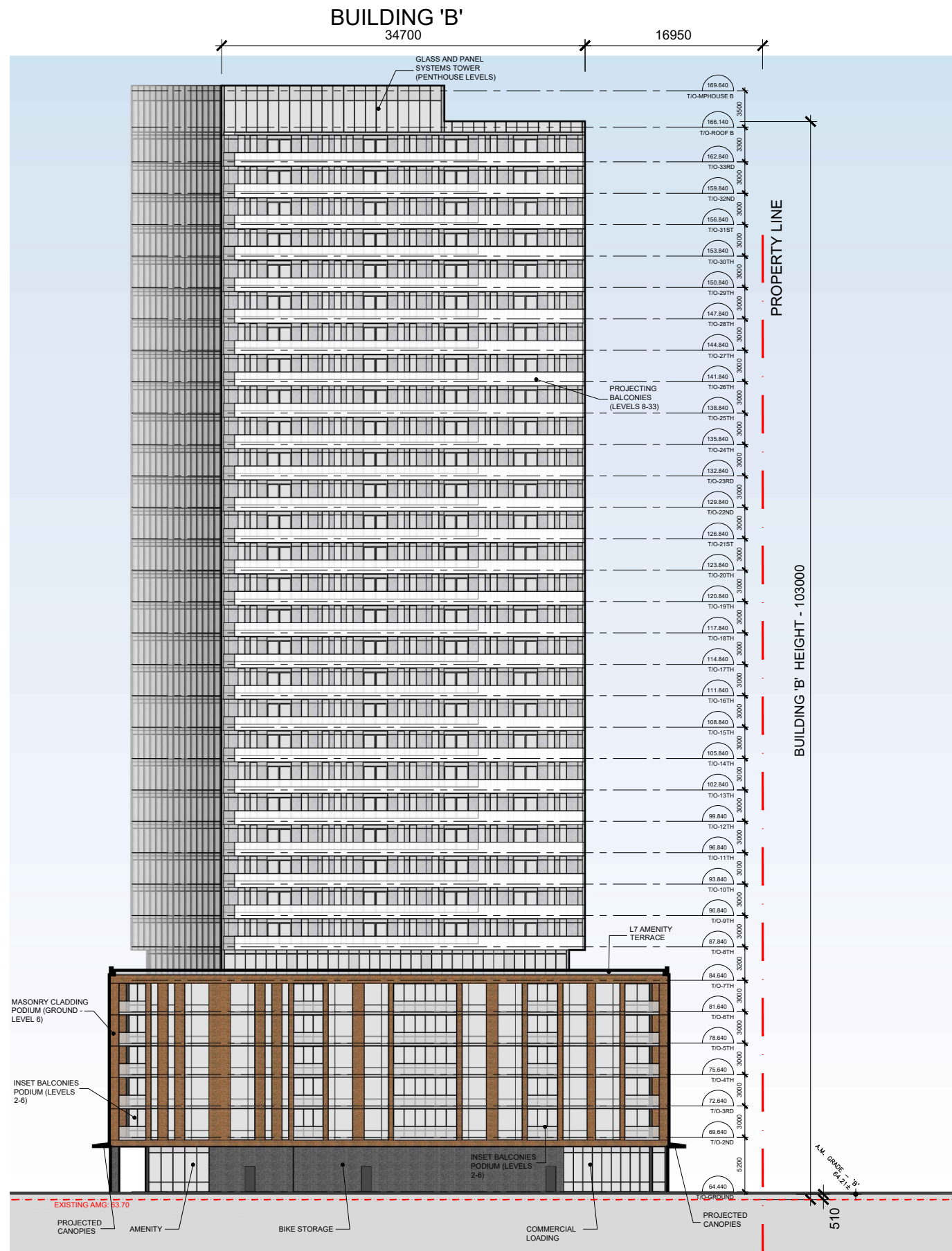




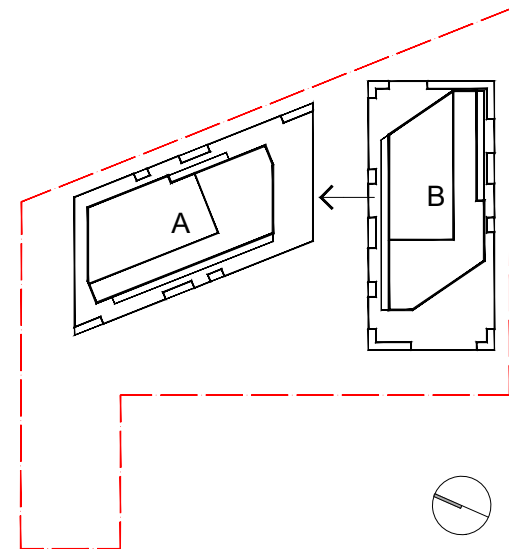
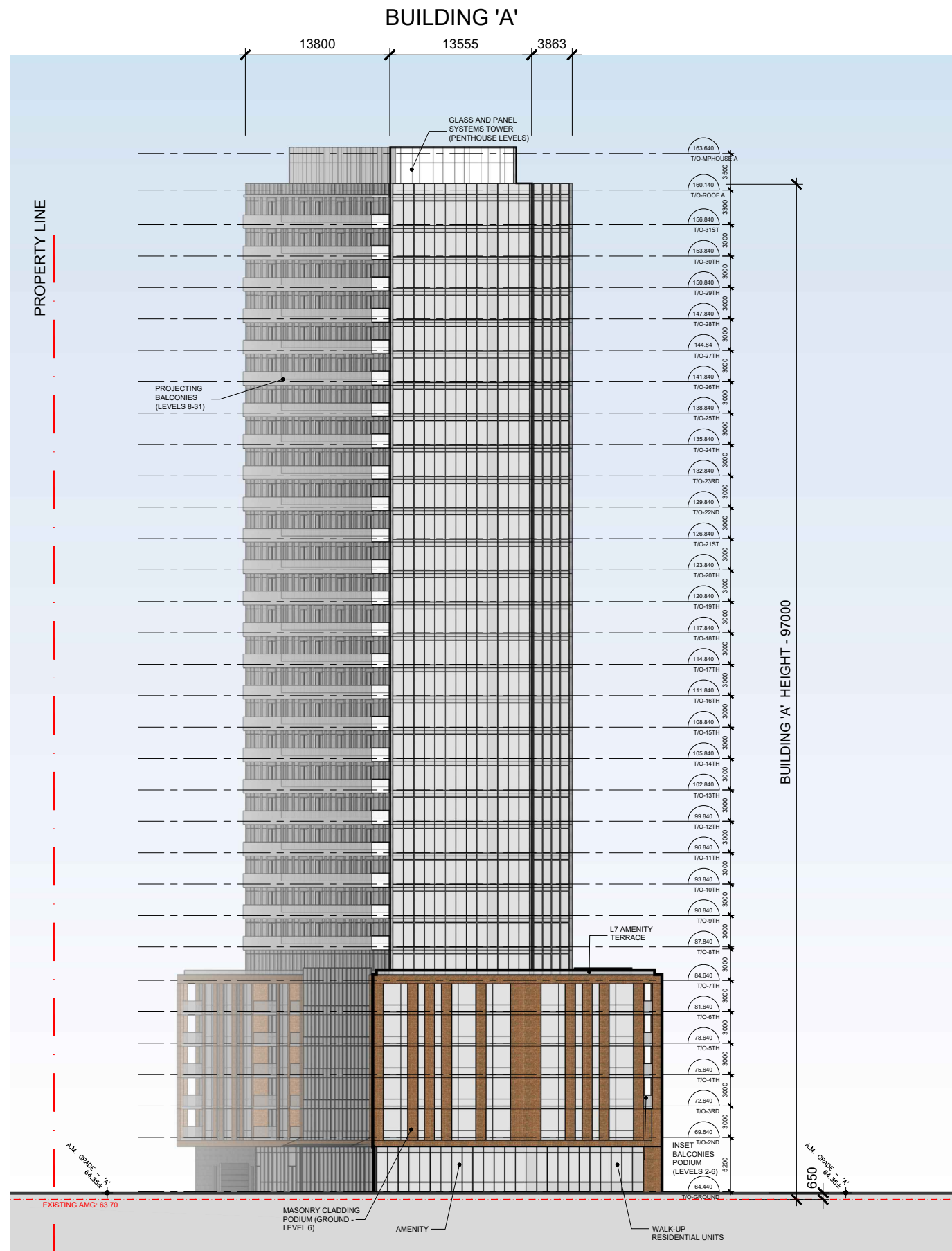






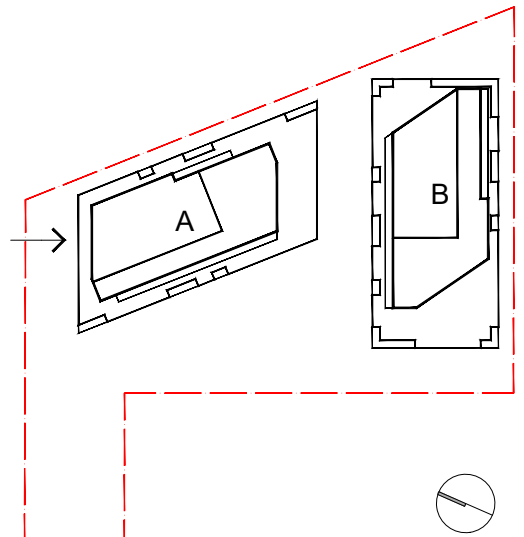
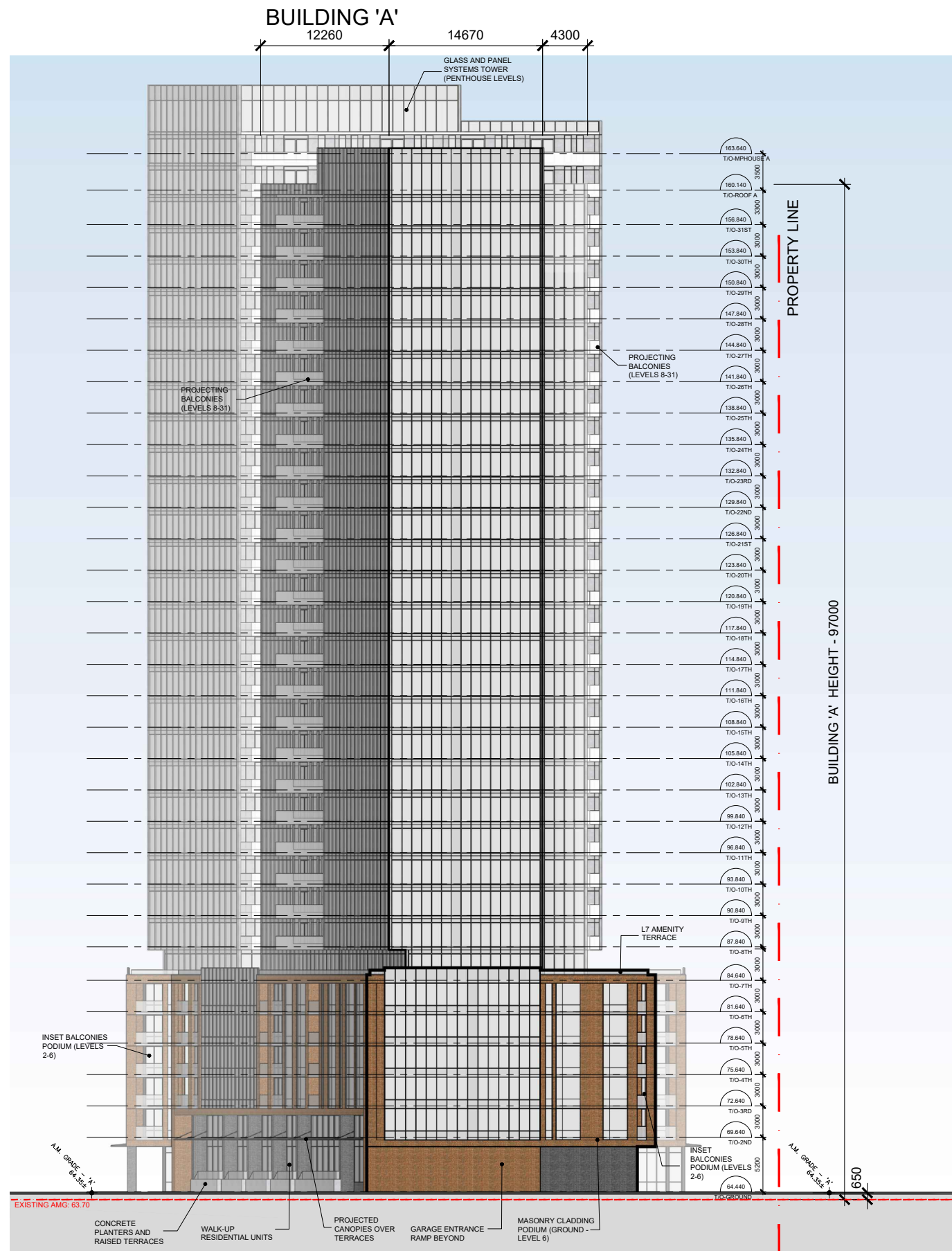






KEY PLAN - N.T.S.





KEY PLAN - N.T.S.



MASSING STUDY - AERIAL VIEW LOOKING TOWARDS EAST





## MASSING STUDY - 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



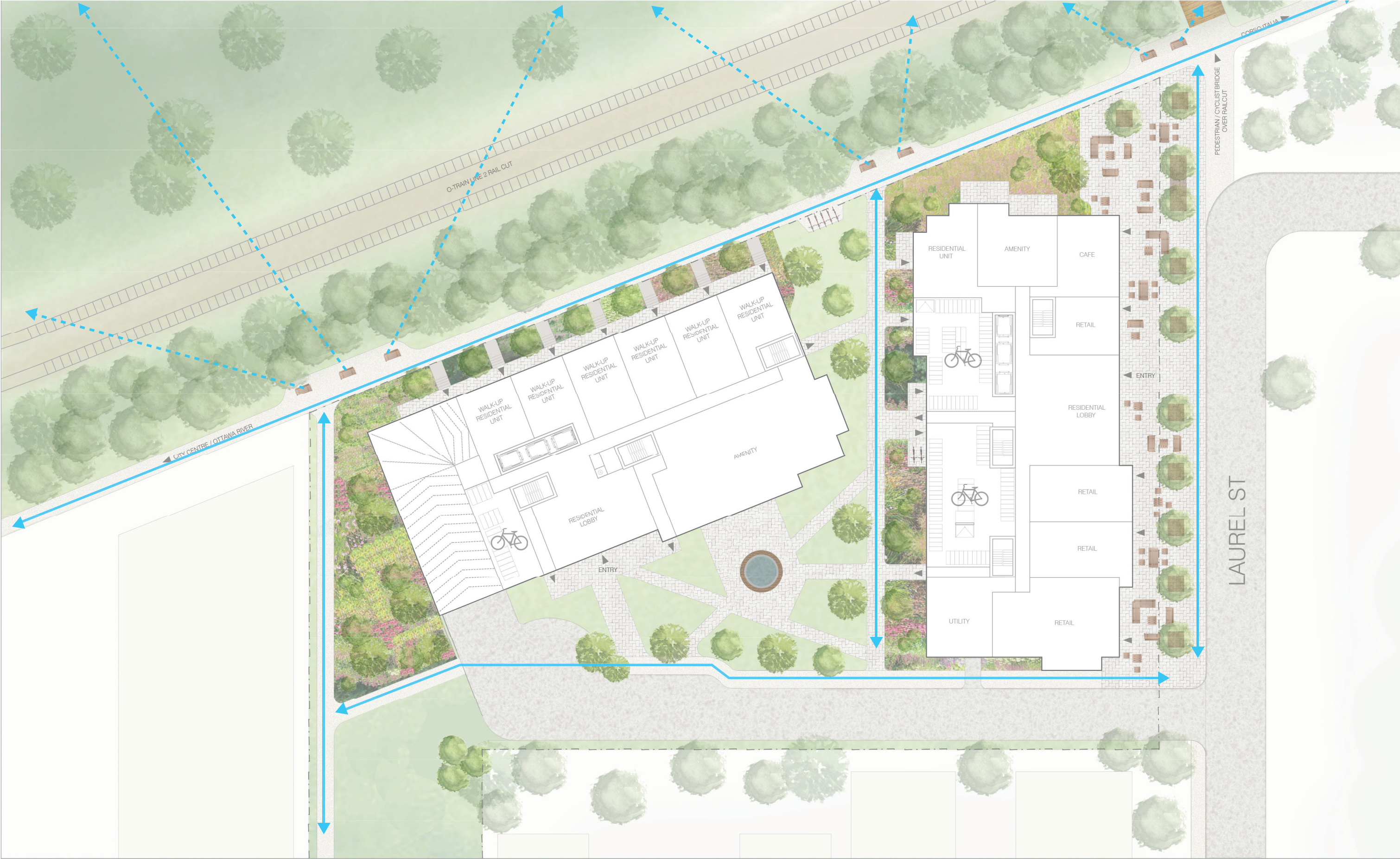


SITE PLAN





SITE PLAN BIKE AND WALKING PATHWAYS THROUGH SITE & CONNECTIONS TO MULTI USE PATHWAY (M.U.P.)





SITE PLAN LARGE EXTERIOR COMMERCIAL SPACE ALONG LAUREL AVENUE AND SOUTH EAST CONNECTION TO MULTI USE PATHWAY.



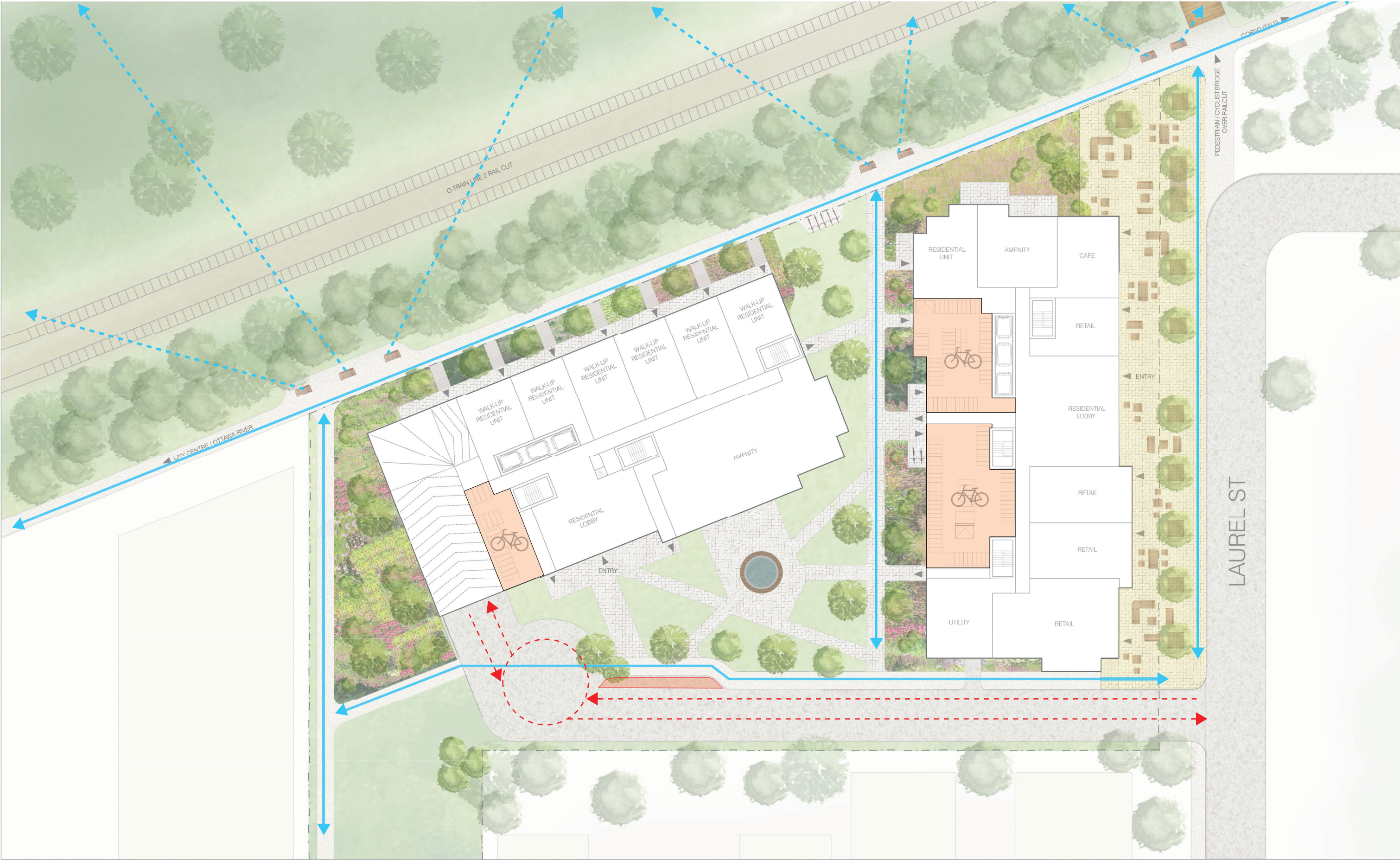


SITE PLAN AT-GRADE BIKE STORAGE SPACE





PLAN VEHICULAR TRAFFIC IS SEPARATED FROM PEDESTRIAN SPACES. INTERNAL LAY-BY FOR MOVE-IN/ MOVE-OUT





COMMUNITY UNITS LOCATED ALONG M.U.P. STRENGTHEN A SENSE OF COMMUNITY ALONG IT'S WESTERN EDGE. (EACH UNIT HAS BIKE STORAGE AND LANDSCAPED GARDENS)





EXTERIOR AMENITY THE SOUTHWEST ORIENTED COURTYARD IS A VIBRANT TREED LANDSCAPE WITH A CENTRAL SPLASH PAD





COMMERCE & CONVENIENCE THE EXTERIOR COMMERCIAL SPACE ANIMATES LAUREL AVENUE AND OFFERS A CONVENIENT REST STOP FOR USERS OF THE M.U.P.



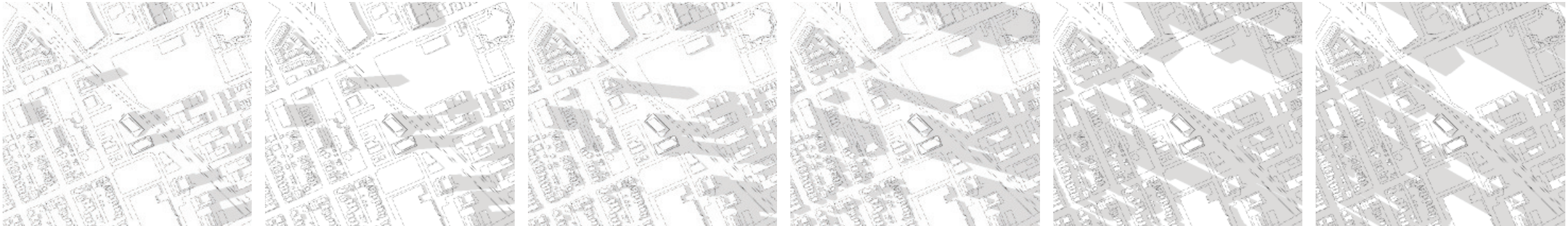


SOLAR SHADING STUDY

JUNE 21st



8 am 9 am 10 am 11 am 12 pm 1 pm 2 pm



3 pm 4 pm 5 pm 6 pm 7 pm 8 pm

SEPTEMBER 21st

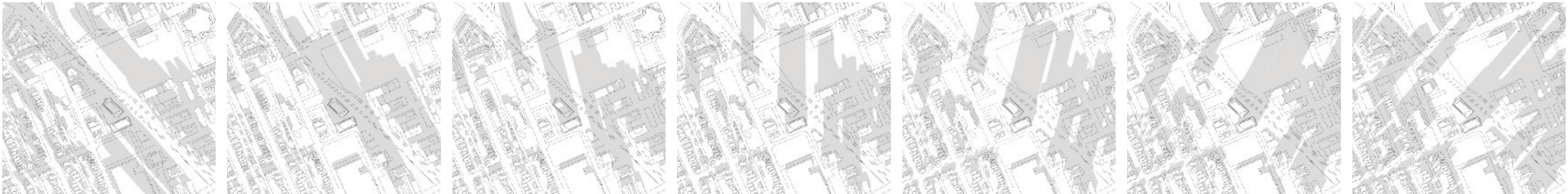


8 am 9 am 10 am 11 am 12 pm 1 pm 2 pm



3 pm 4 pm 5 pm 6 pm

DECEMBER 21st



9 am 10 am 11 am 12 pm 1 pm 2 pm 3 pm





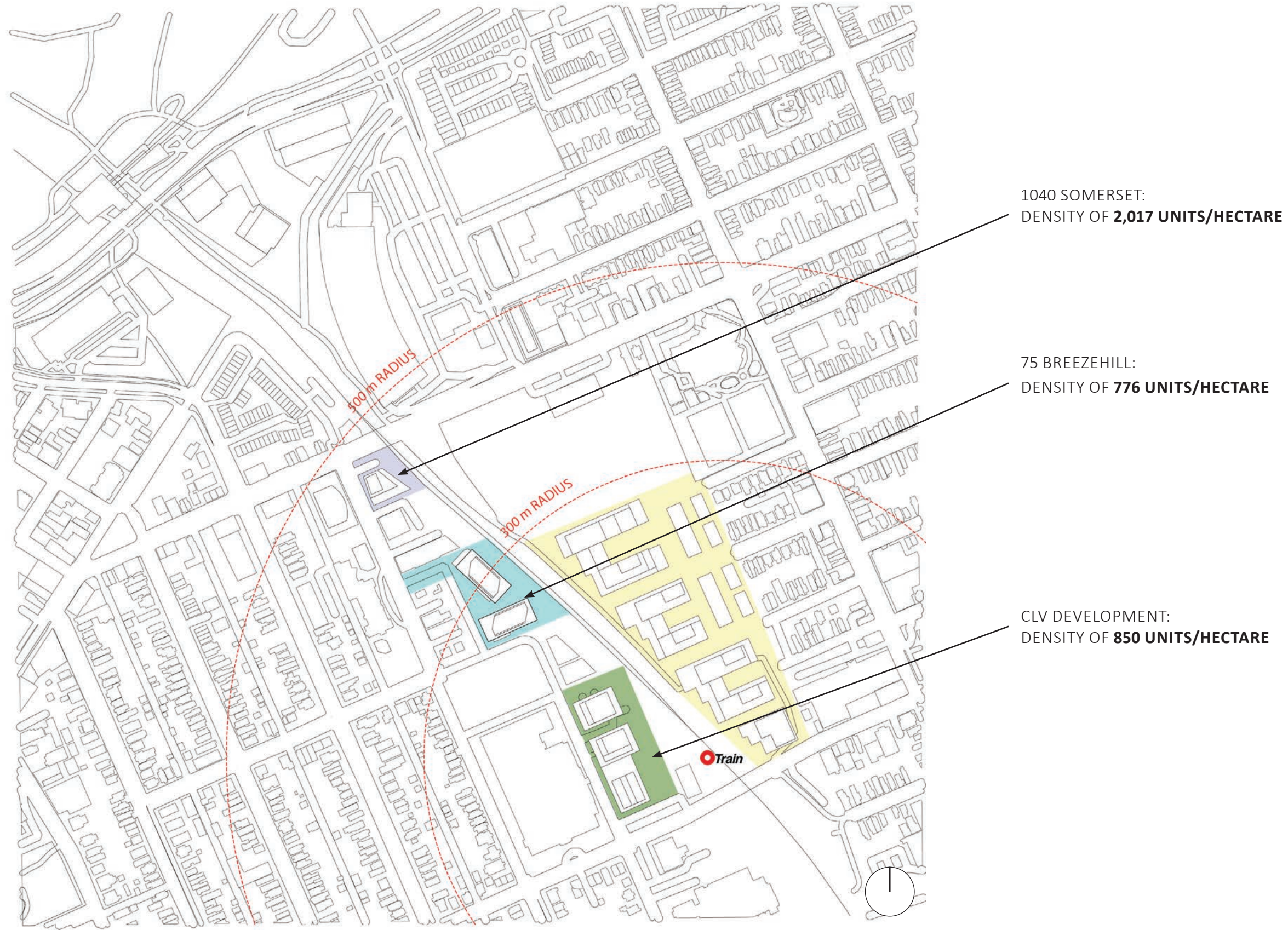
75 Breezehill    Additional Studies    December 03, 2024



## ADDITIONAL STUDIES



## EXISTING CONTEXT COMPARATIVE DENSITY STUDY



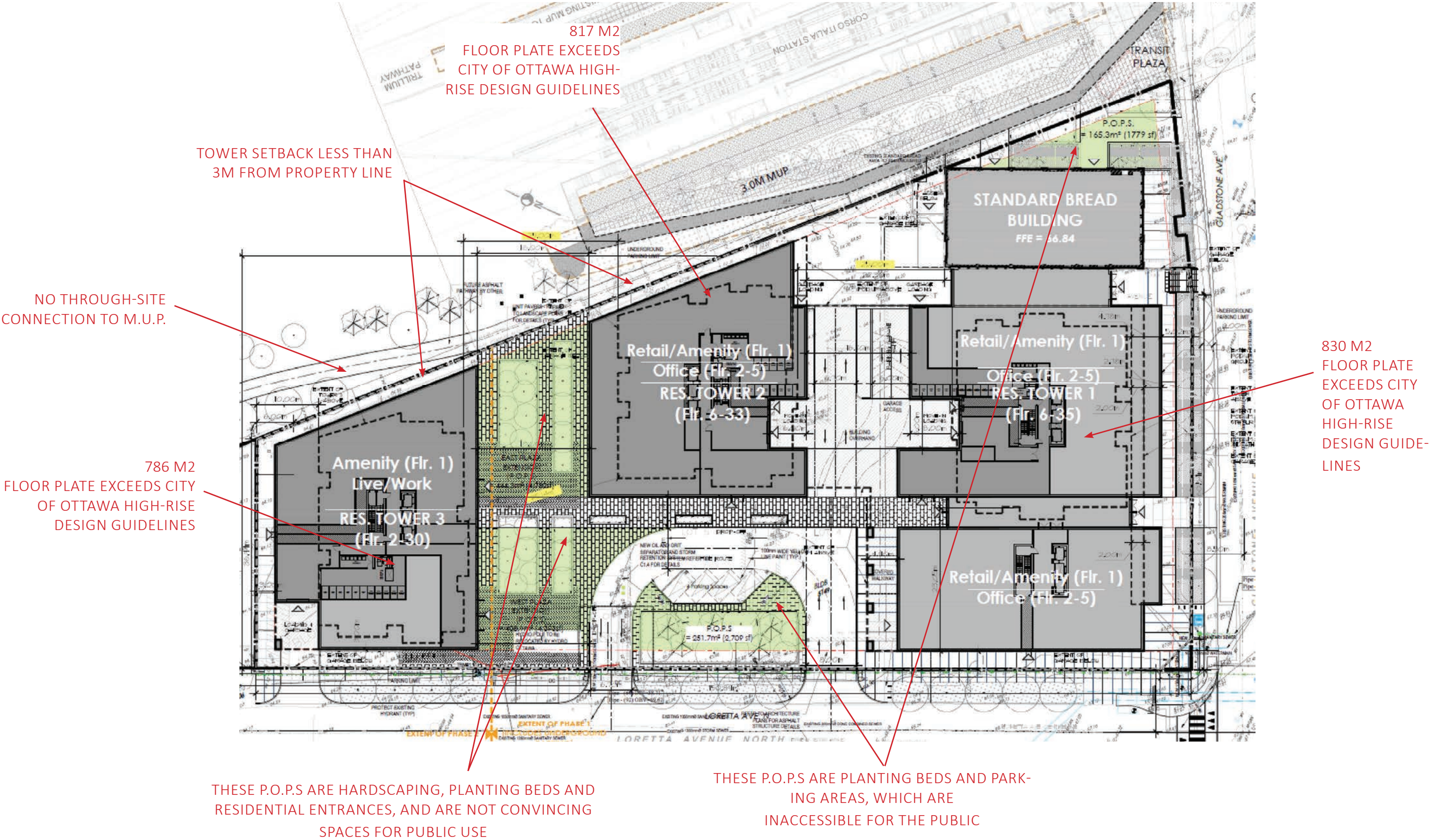


# 75 BREEZEHILL SITE PLAN Comparative Metrics & Attributes



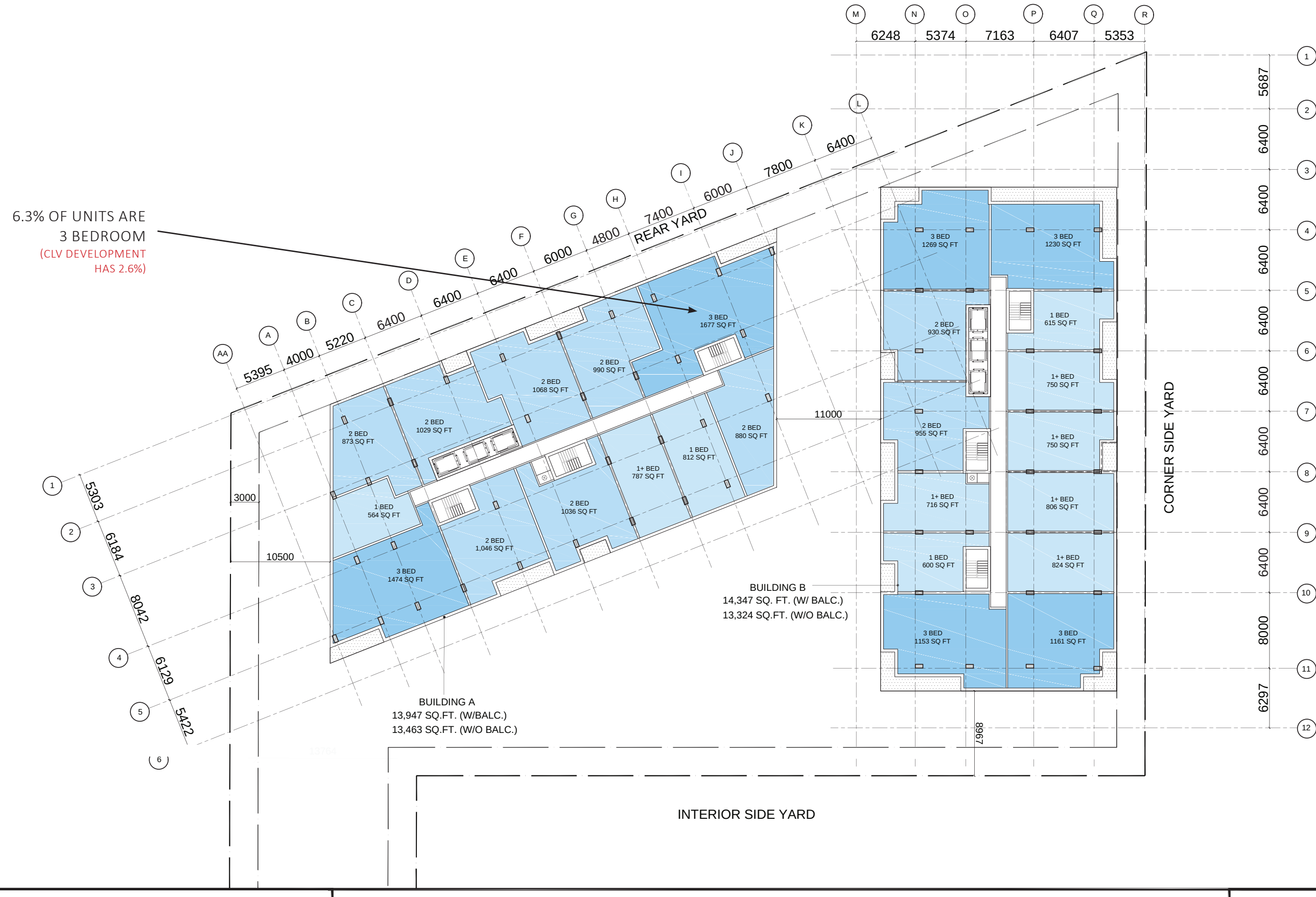


CLV/ CORSO ITALIA SITE PLAN Comparative Metrics & Attributes



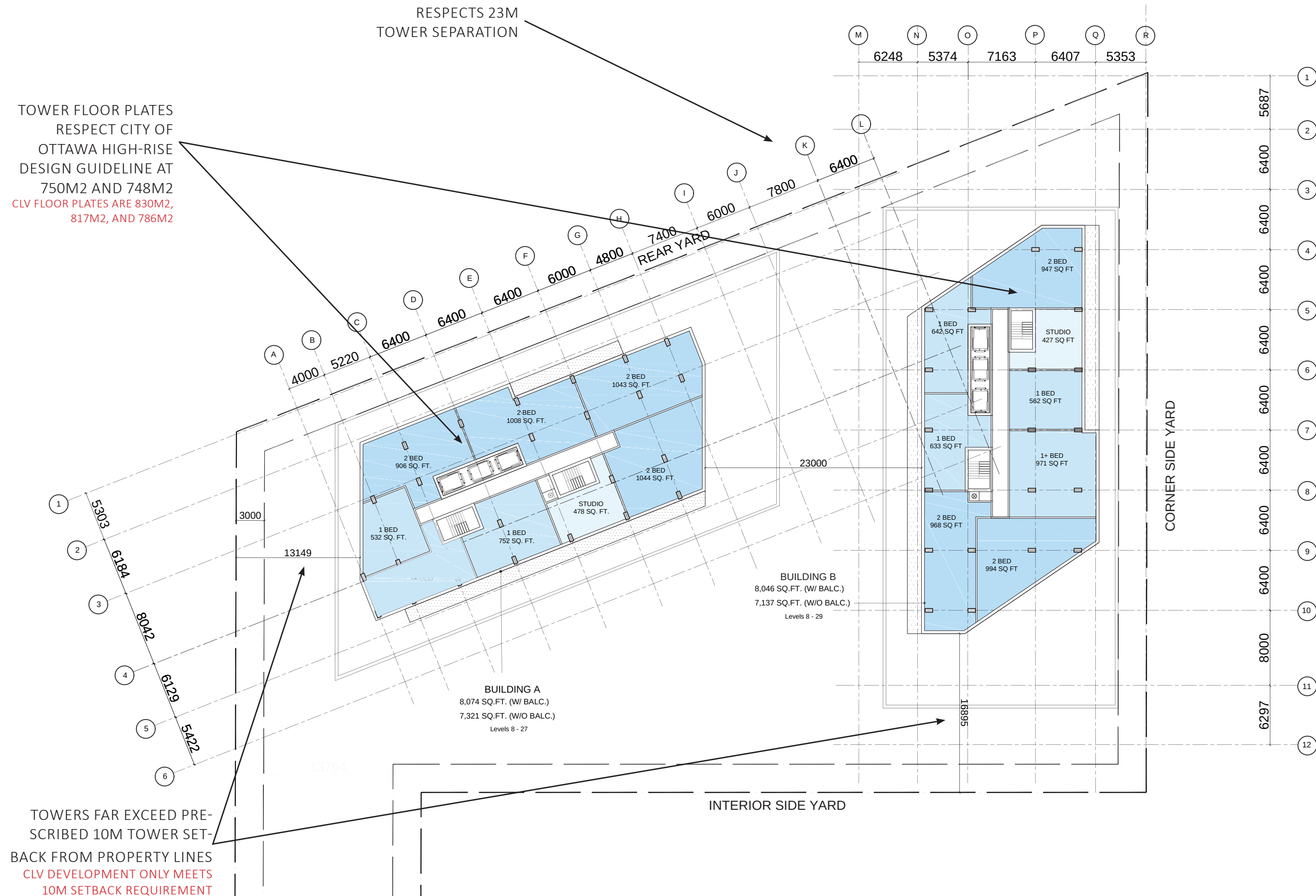


75 BREEZEHILL PLAN LARGE 3 BEDROOM UNITS (TYPICAL LEVELS 3-6 FLOOR PLATE SHOWN)



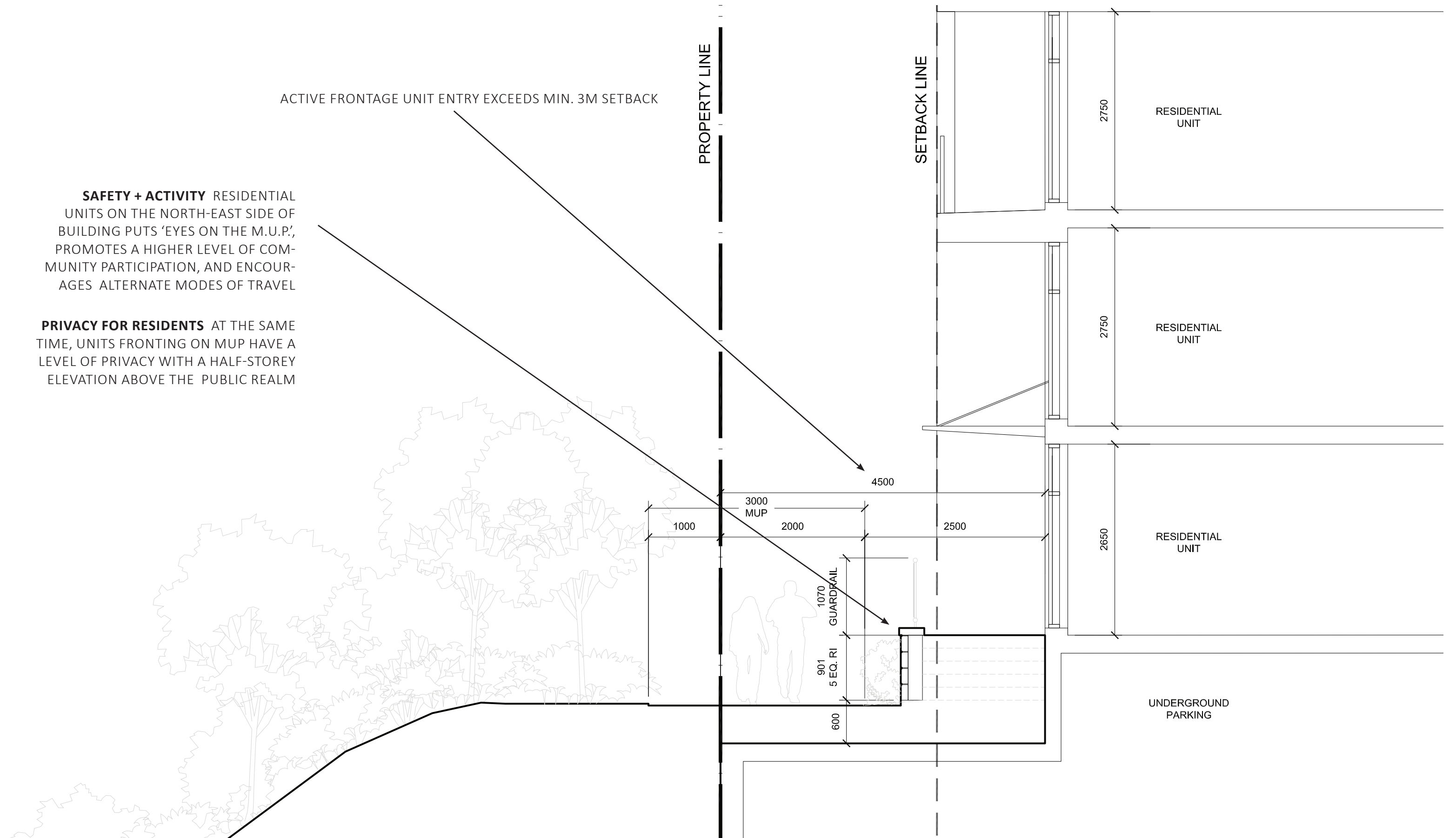


## 75 BREEZEHILL PLAN LEVEL 8-27/29



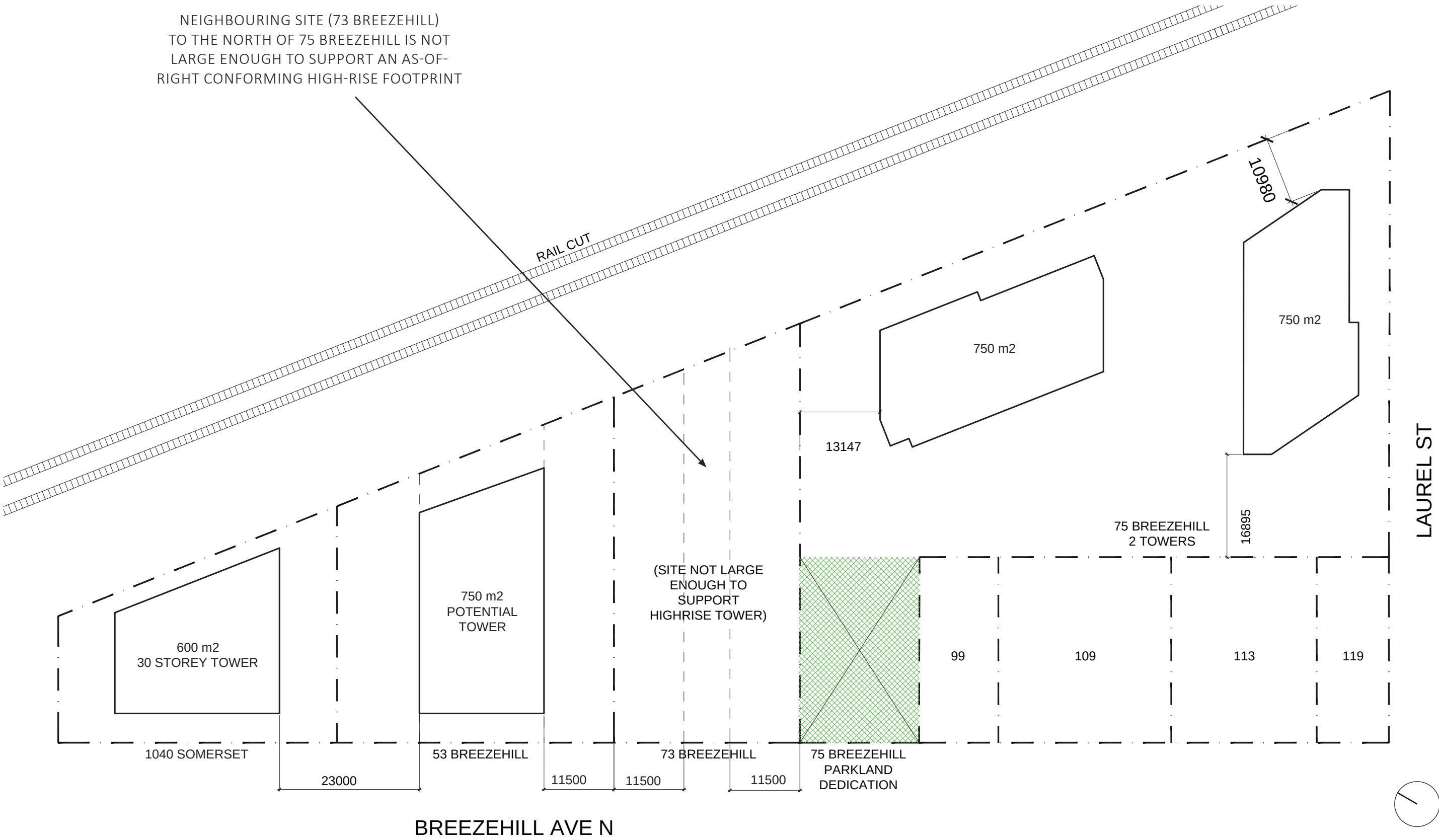


# SECTION SECTION THROUGH BUILDING A PODIUM TERRACE UNITS





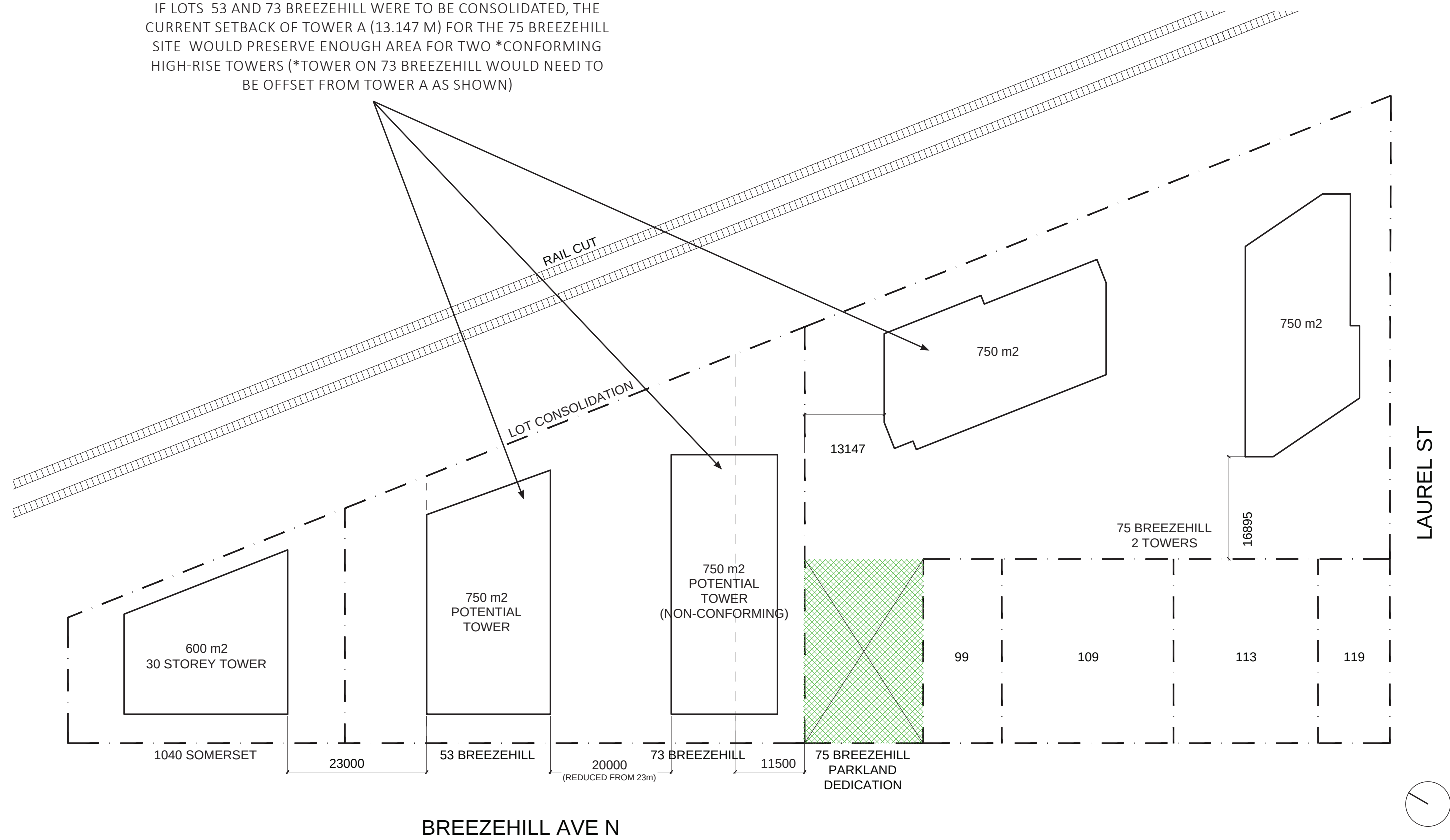
CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- NON-CONSOLIDATED LOTS





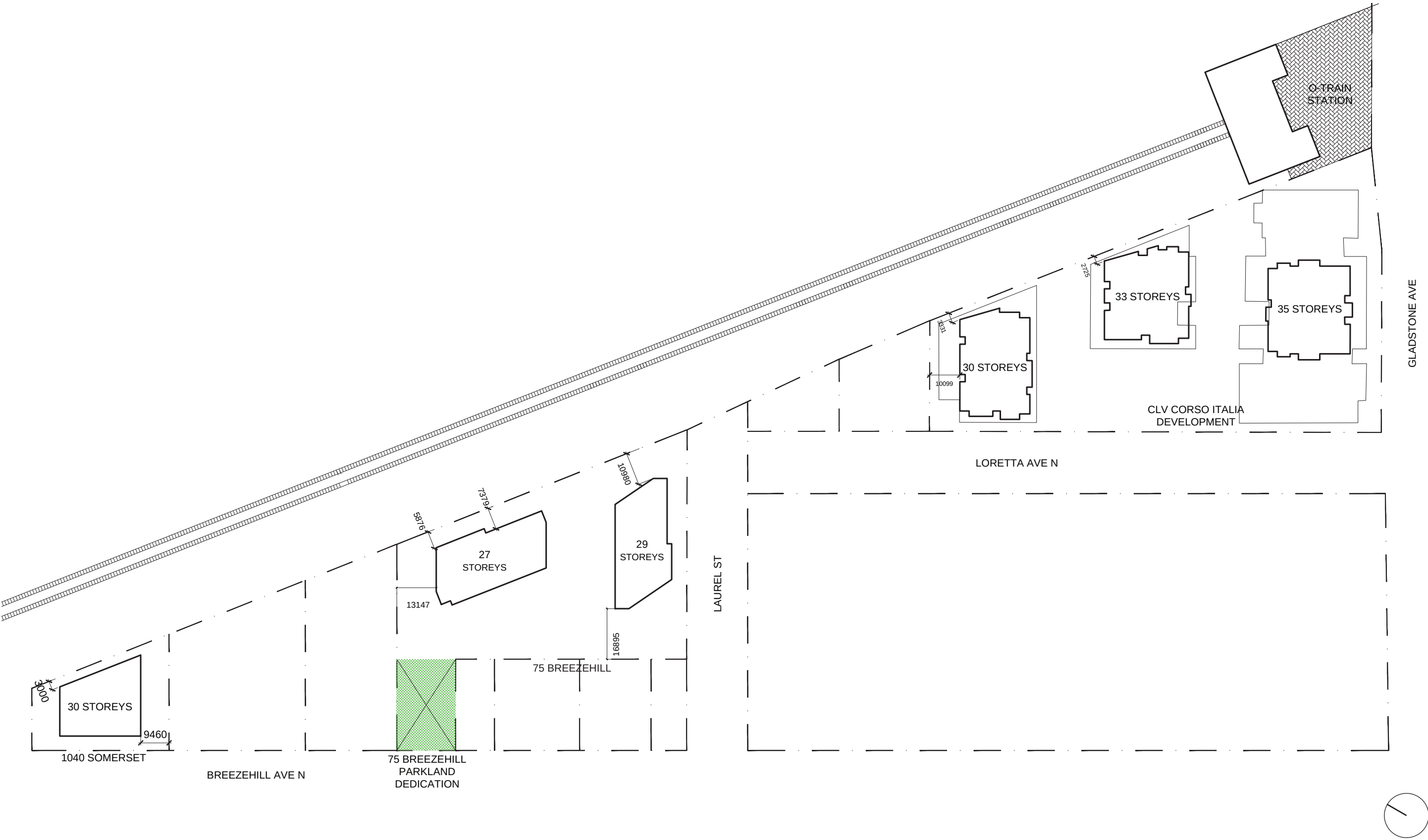
CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- CONSOLIDATED LOTS

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)



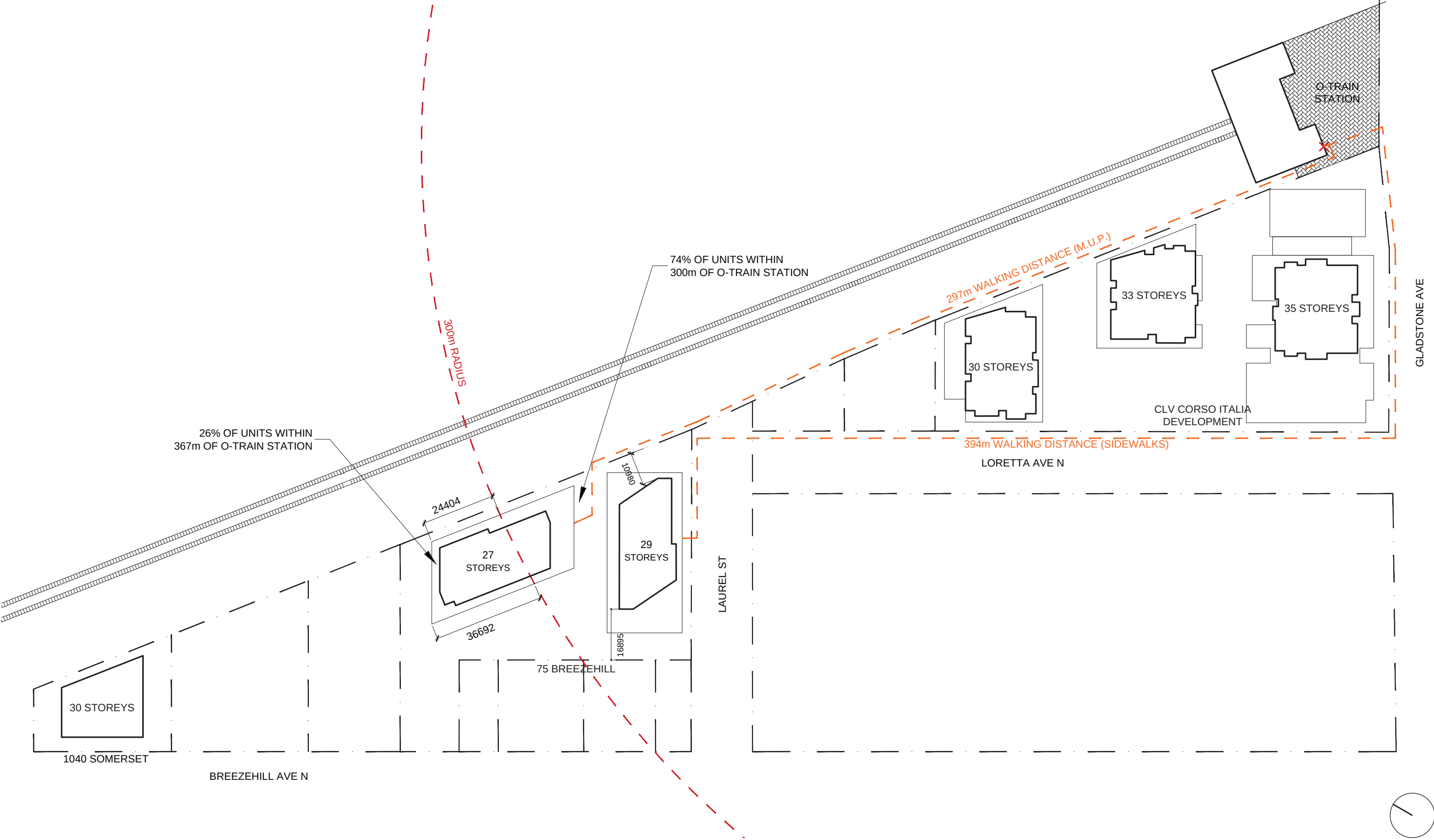


CONTEXT TOWER SEPARATION FROM RAILCUT IN COMPARISON TO CONTEXT DEVELOPMENTS



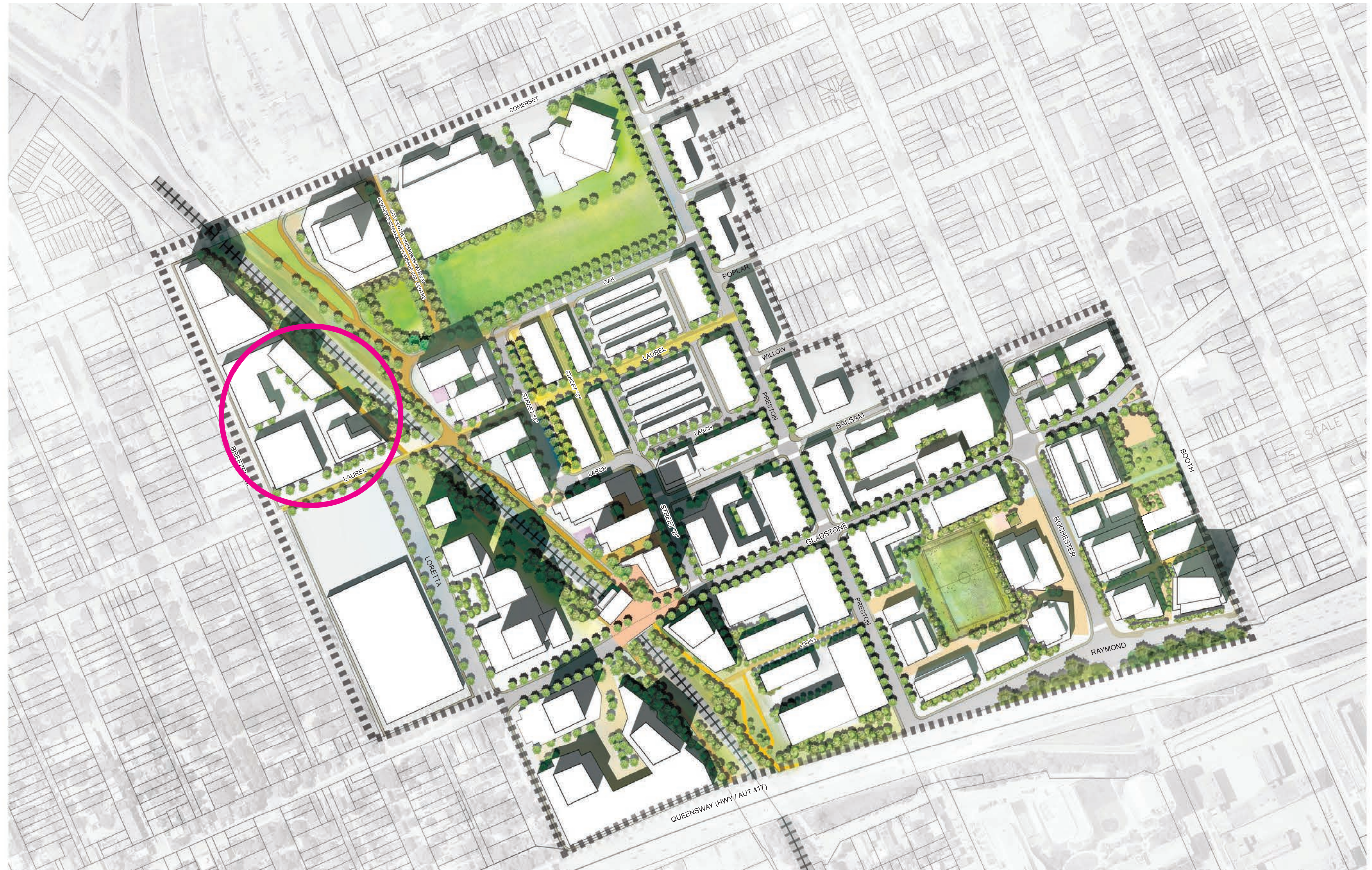


CONTEXT RADIAL & WALKING DISTANCE FROM CORSO ITALIA O-TRAIN STATION TO 75 BREEZEHILL





# 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



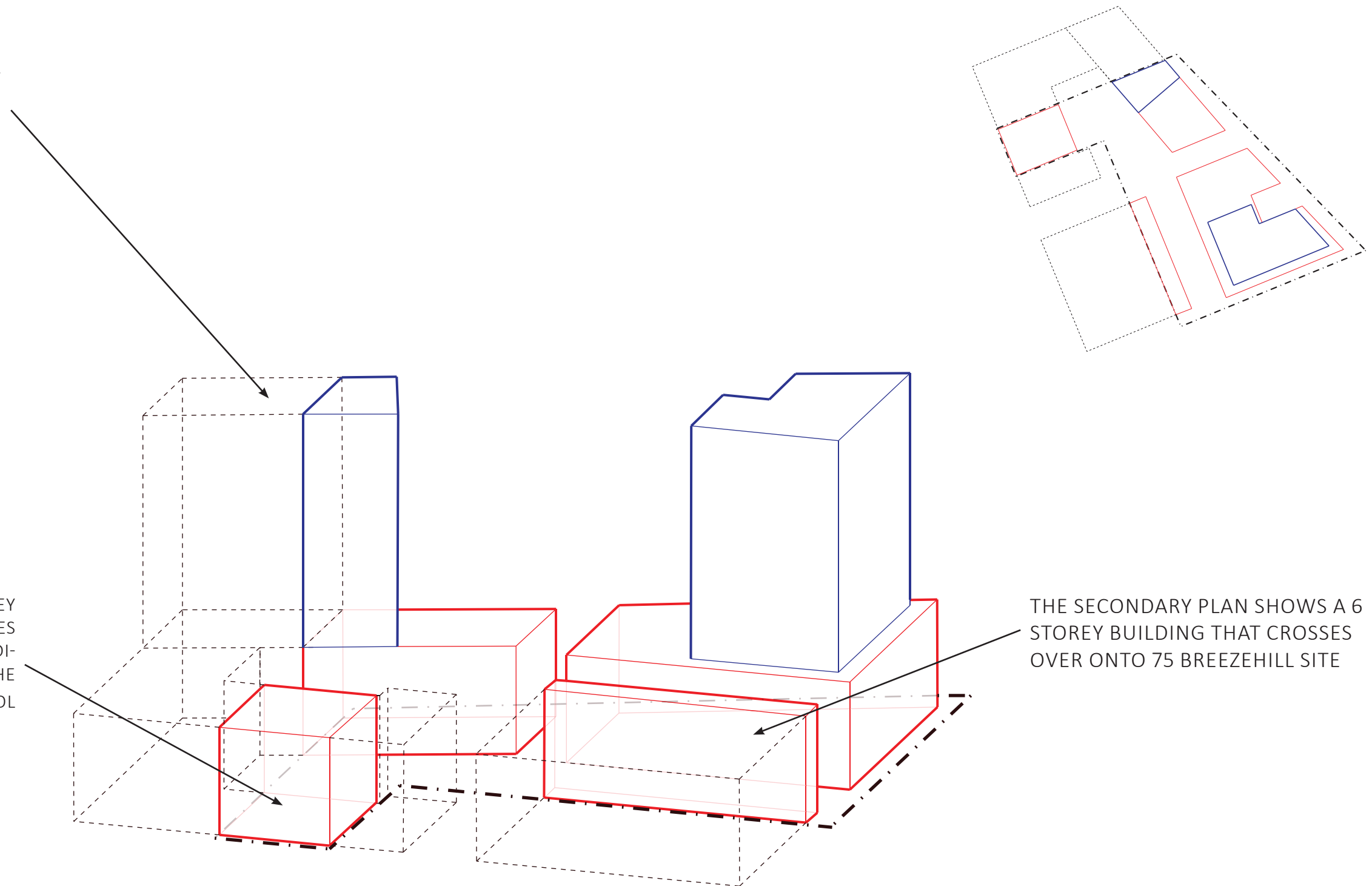


# SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

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

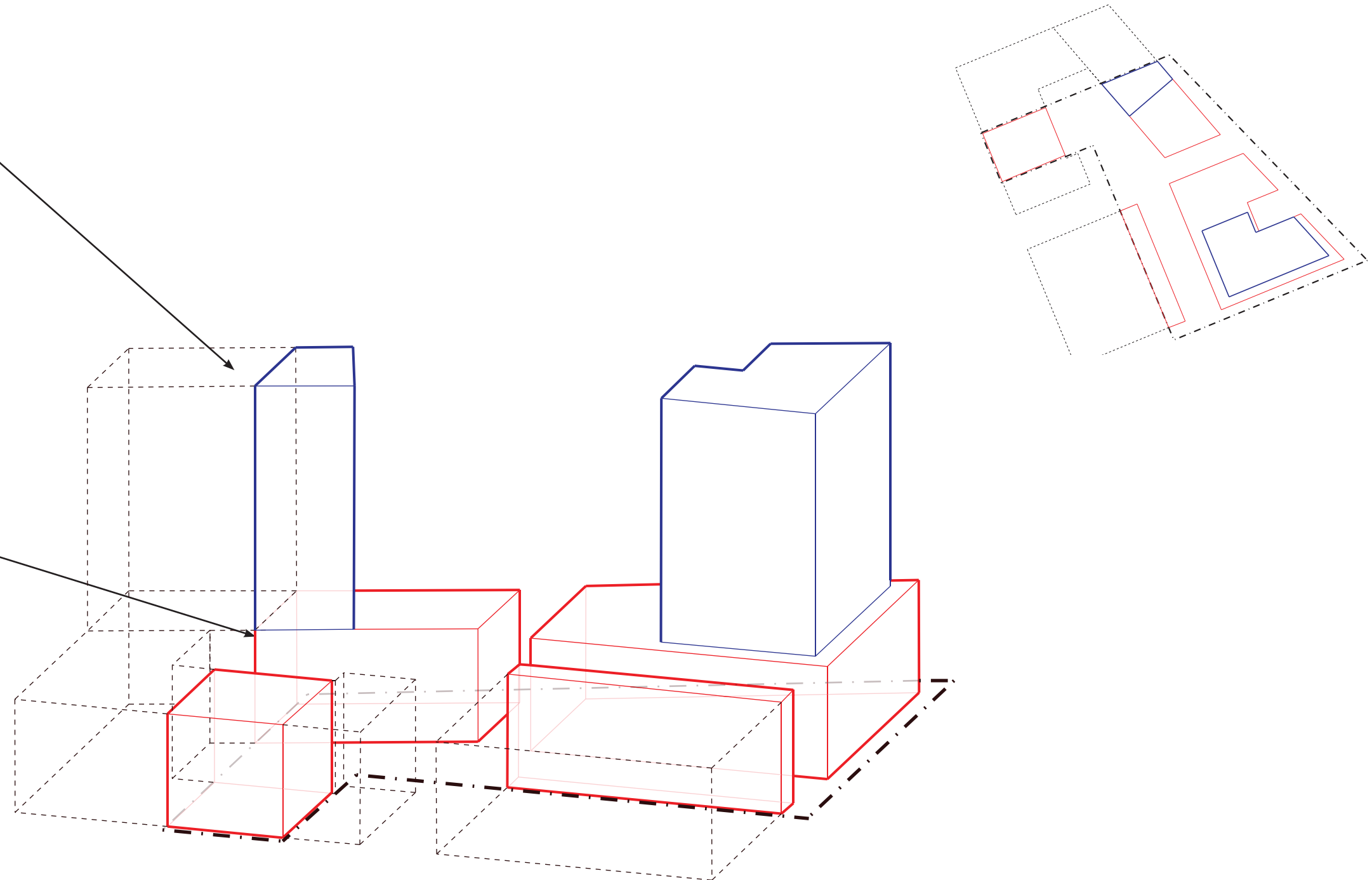




## SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

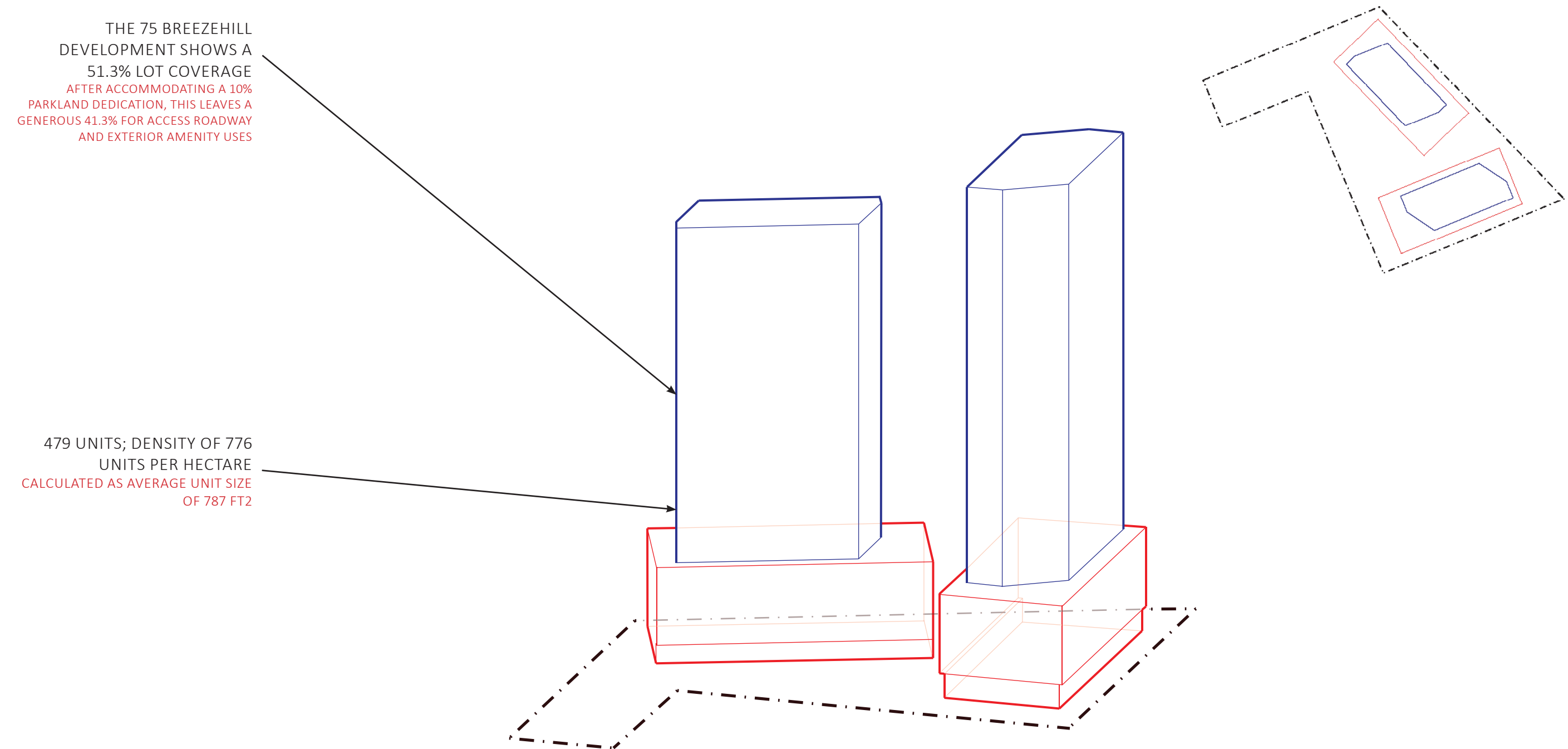
THE SECONDARY PLAN DEVELOPMENTS SHOW A 58% LOT COVERAGE  
AFTER ACCOMMODATING A 10% PARK-  
LAND DEDICATION, THIS ONLY LEAVES  
32% FOR ACCESS ROADWAY AND EXTERI-  
OR AMENITY

WHEN ACCUARTELY MODELLED, THE SECONDARY PLAN ESTABLISHES A DENSITY OF 661 UNITS PER HECTARE  
CALCULATED AS AVERAGE UNIT SIZE OF 763 FT<sup>2</sup> WITH A FLOORPLATE EFFICIENCY OF 85% (AVERAGE AREA USED IN CLV DEVELOPMENT)



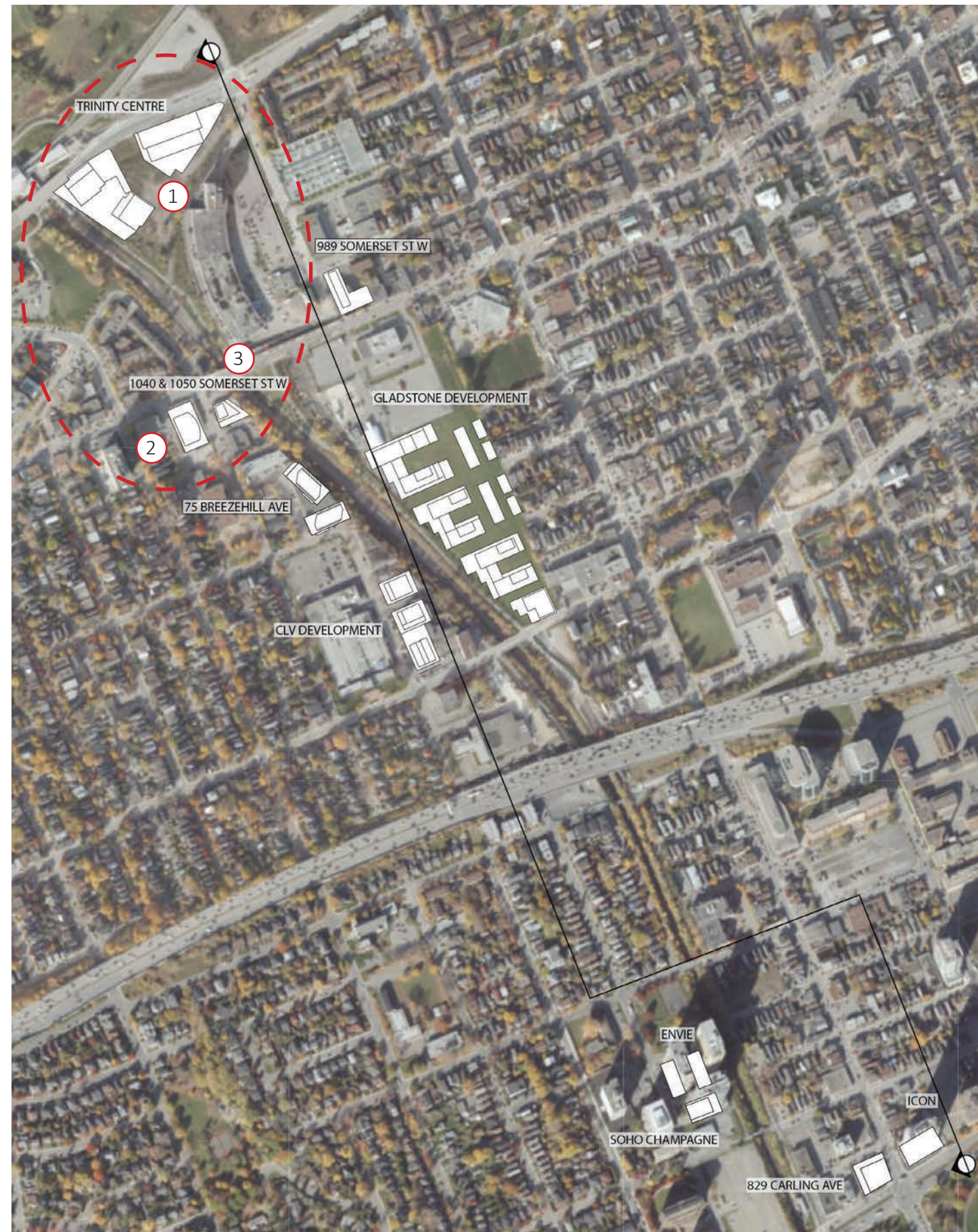


## 75 BREEZEHILL PROPOSED DEVELOPMENT ILLUSTRATION



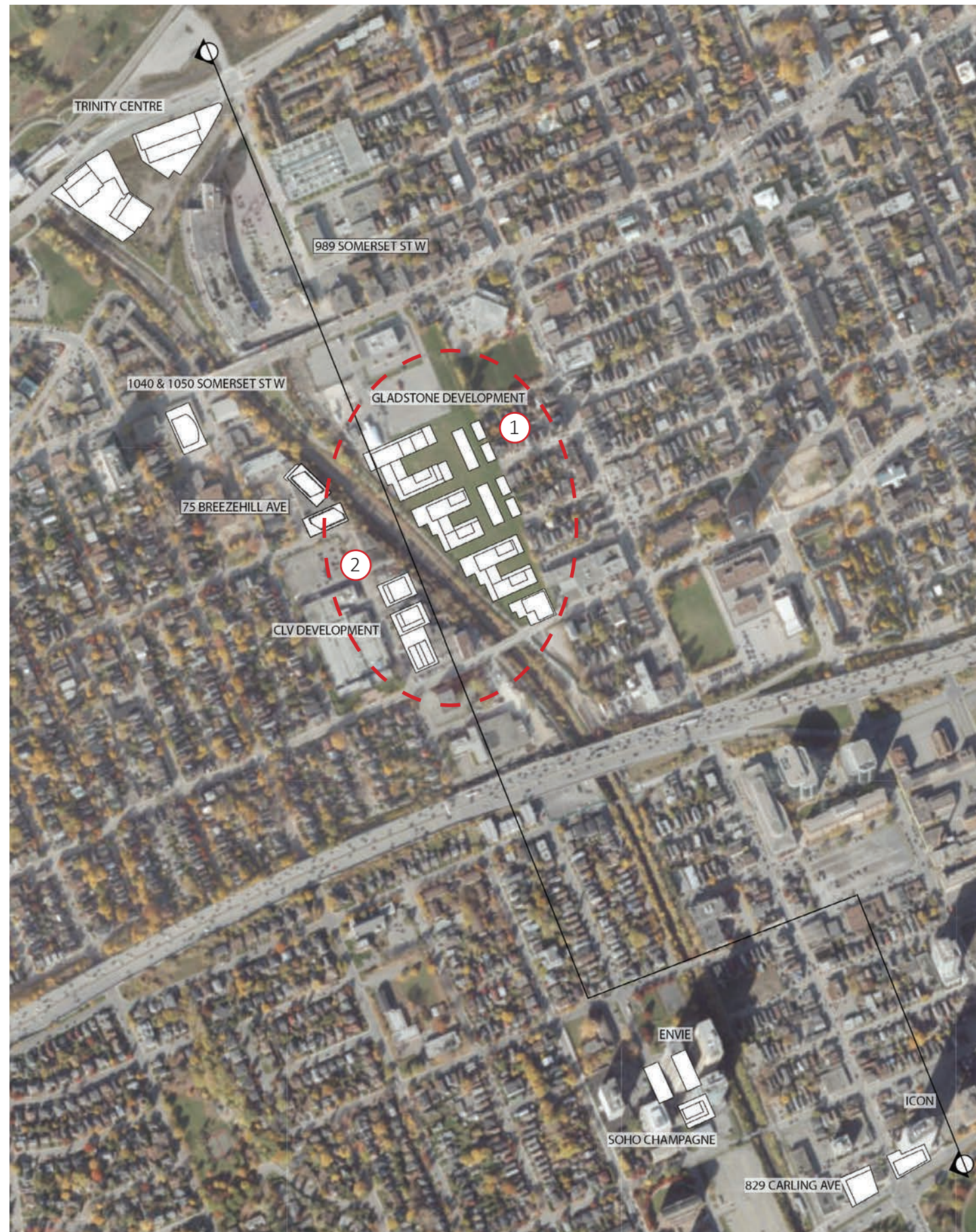


# THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) TRINITY/ CITY CENTRE 2) 1040 & 1050 SOMERSET



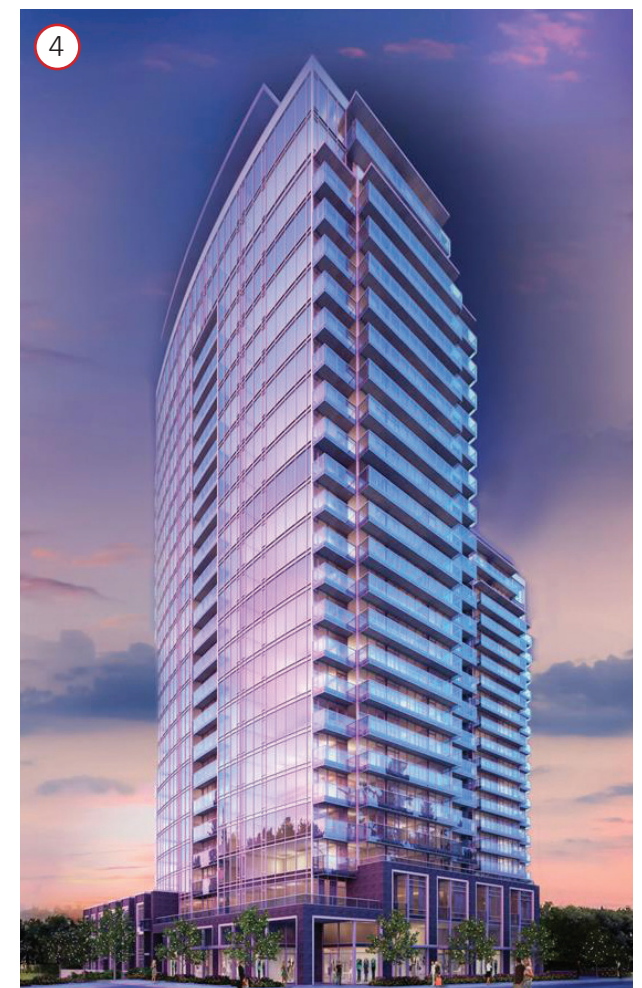
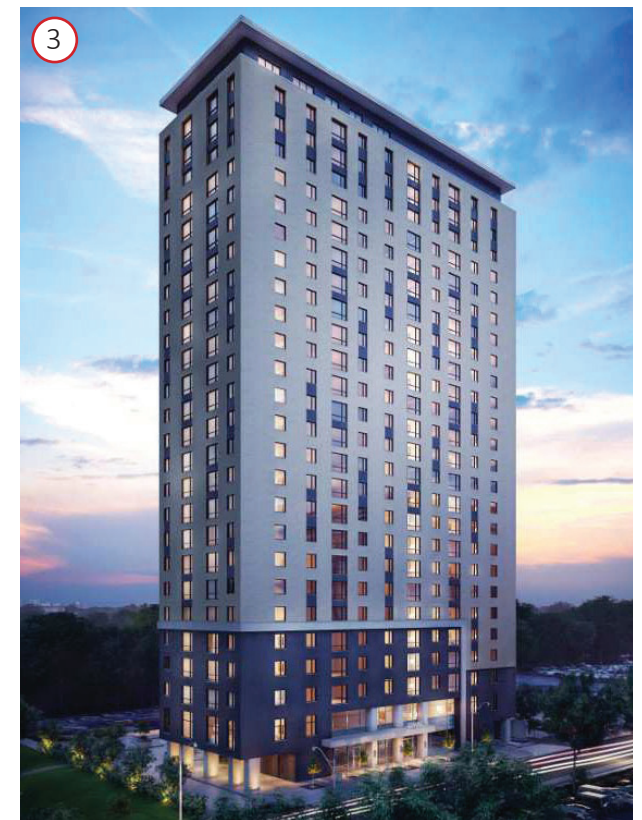
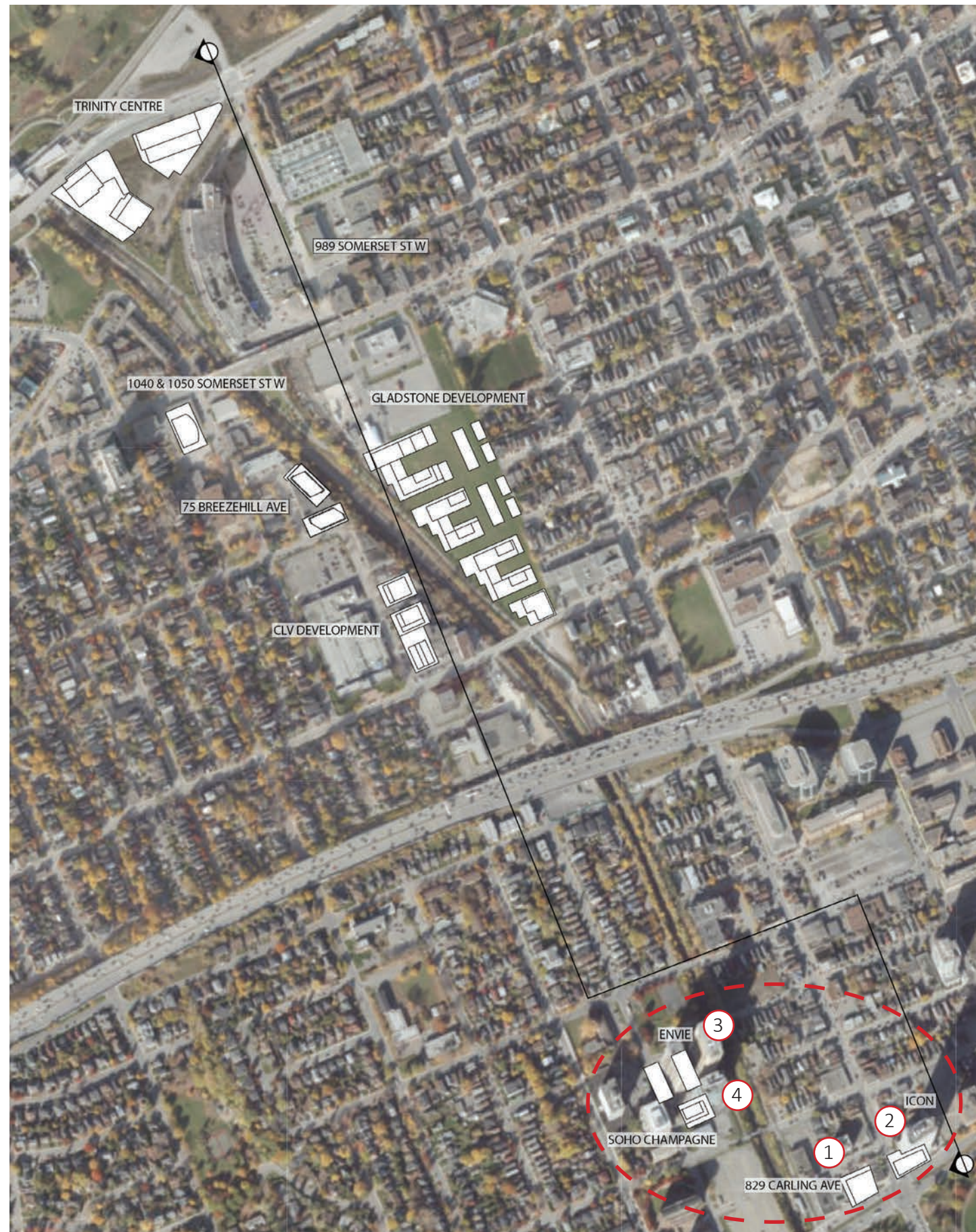


# THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) GLADSTONE VILLAGE/ OCH 2) CORSO ITALIA/ CLV DEVELOPMENT



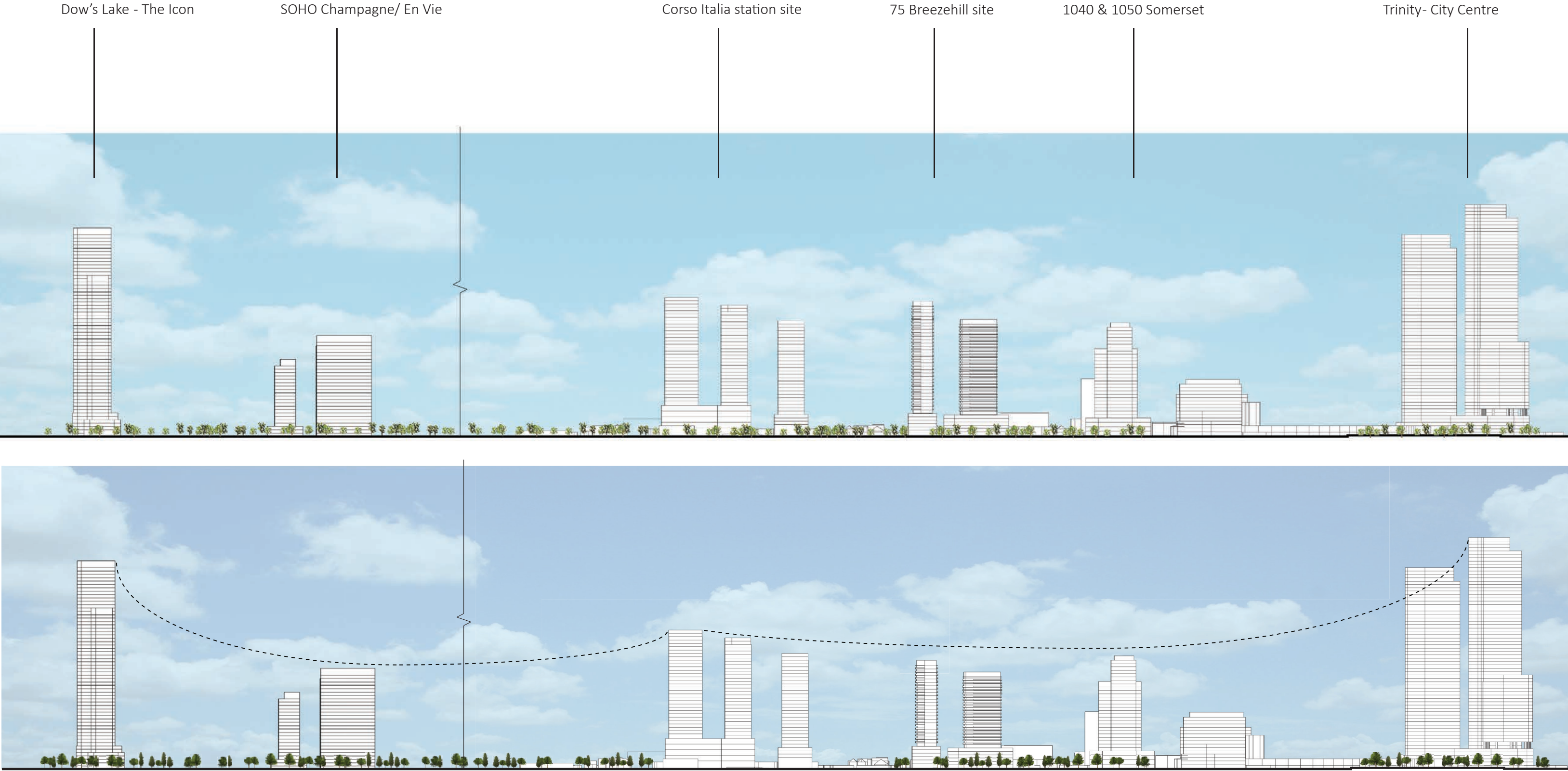


# THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) 845 CARLING 2) THE ICON 3) EN VIE 4) SOHO CHAMPAGNE



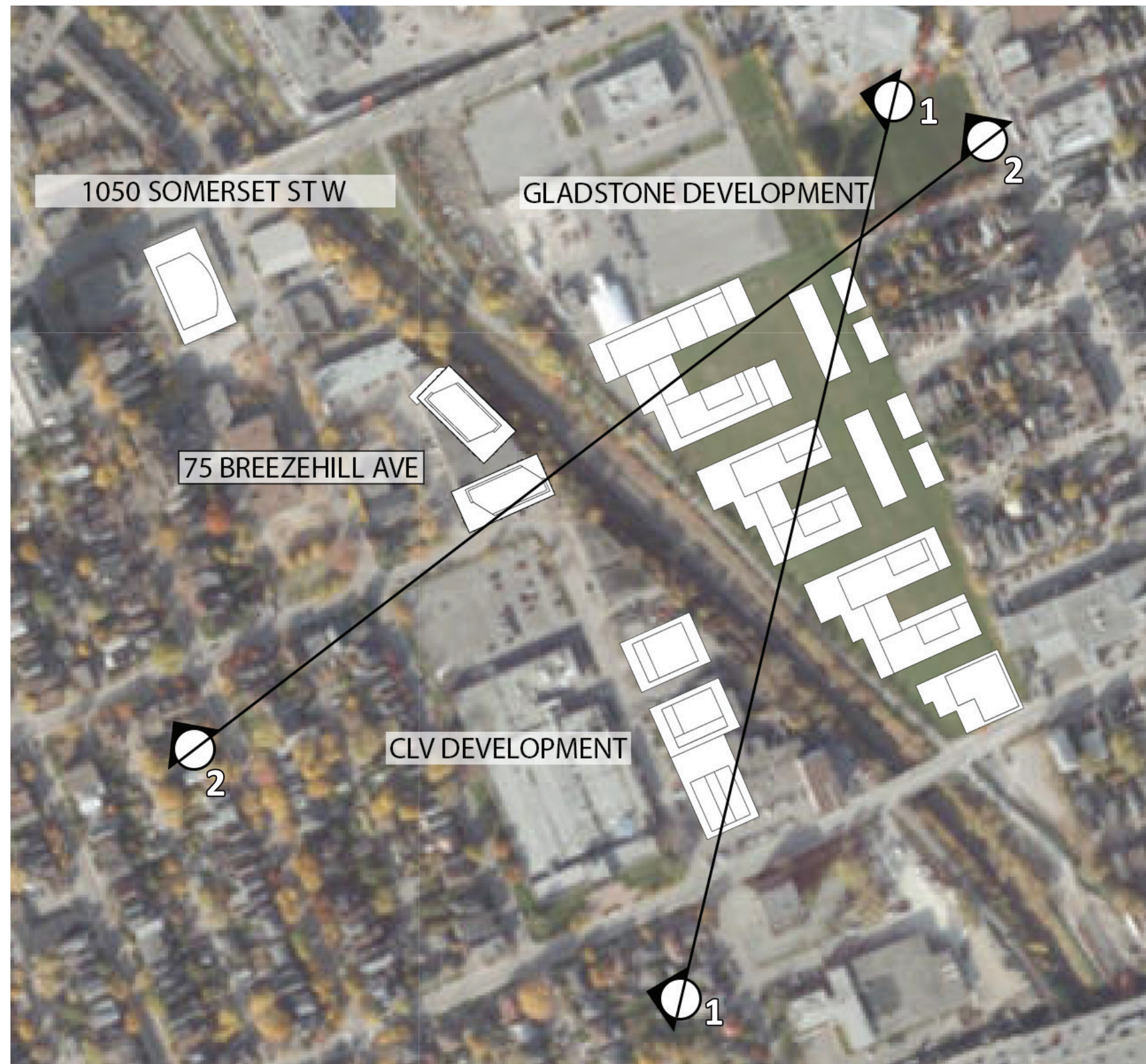


CONTEXT ELEVATION STUDY ALONG LRT WITH EXISTING & FUTURE DEVELOPMENTS. UPDATED ELEVATION WITH ADJUSTED HEIGHTS (at bottom) SHOW THAT HEIGHT IS LOWERED AT MIDSTATION LOCATION



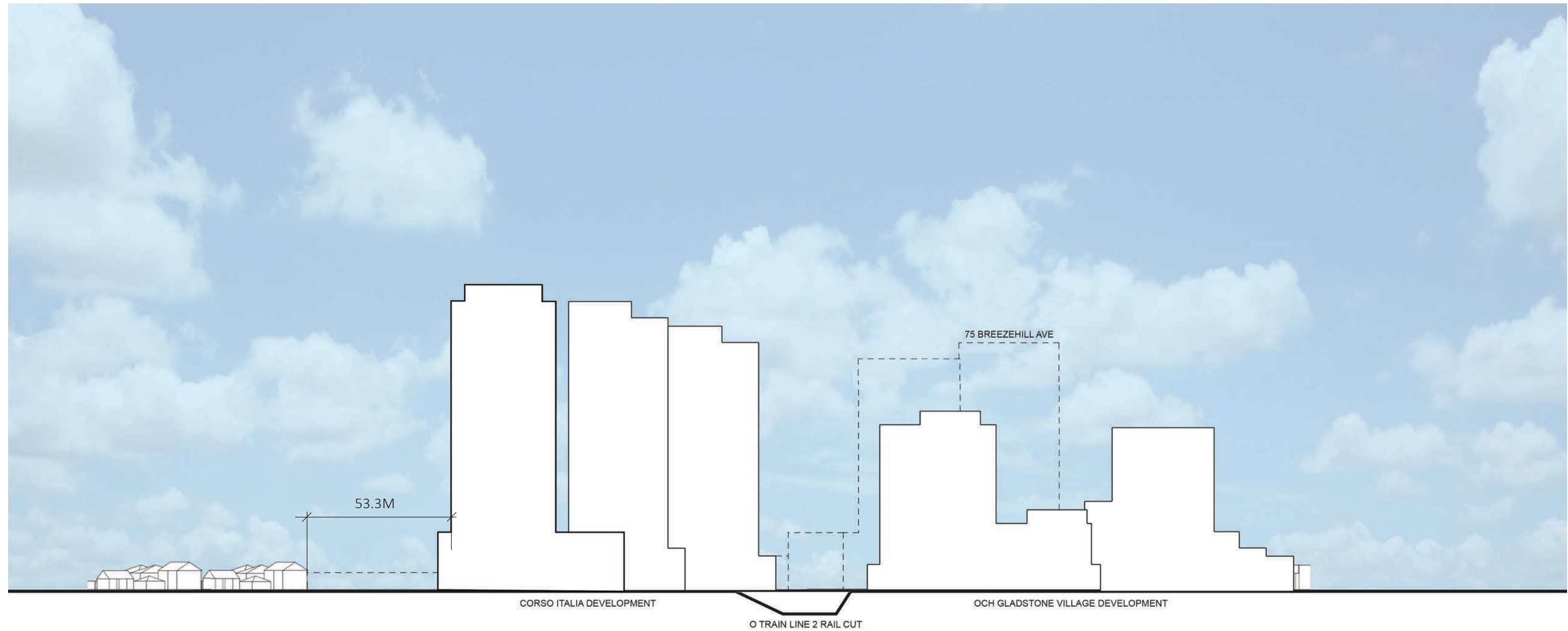


CONTEXT MAP WITH COMPARATIVE SECTION CUTS THROUGH CORSO ITALIA (CLV) SITE (1) AND PROPOSED BREEZEHILL SITE (2)



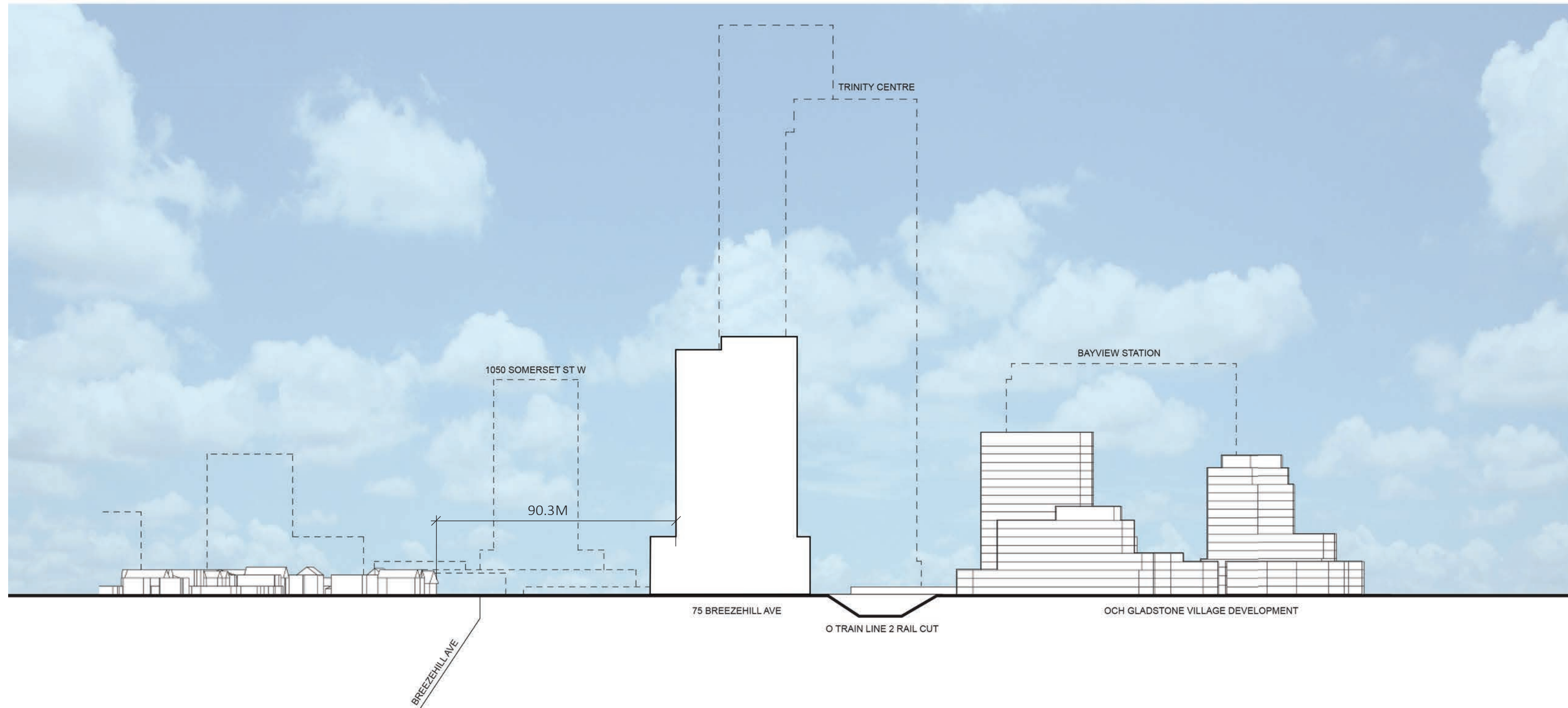


CONTEXT SECTION 1 - THROUGH CLV DEVELOPMENT, HIGH-RISE TOWER NEAREST TO EXISTING 2-1/2 STOREY SINGLE FAMILY HOMES (53.3M)





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

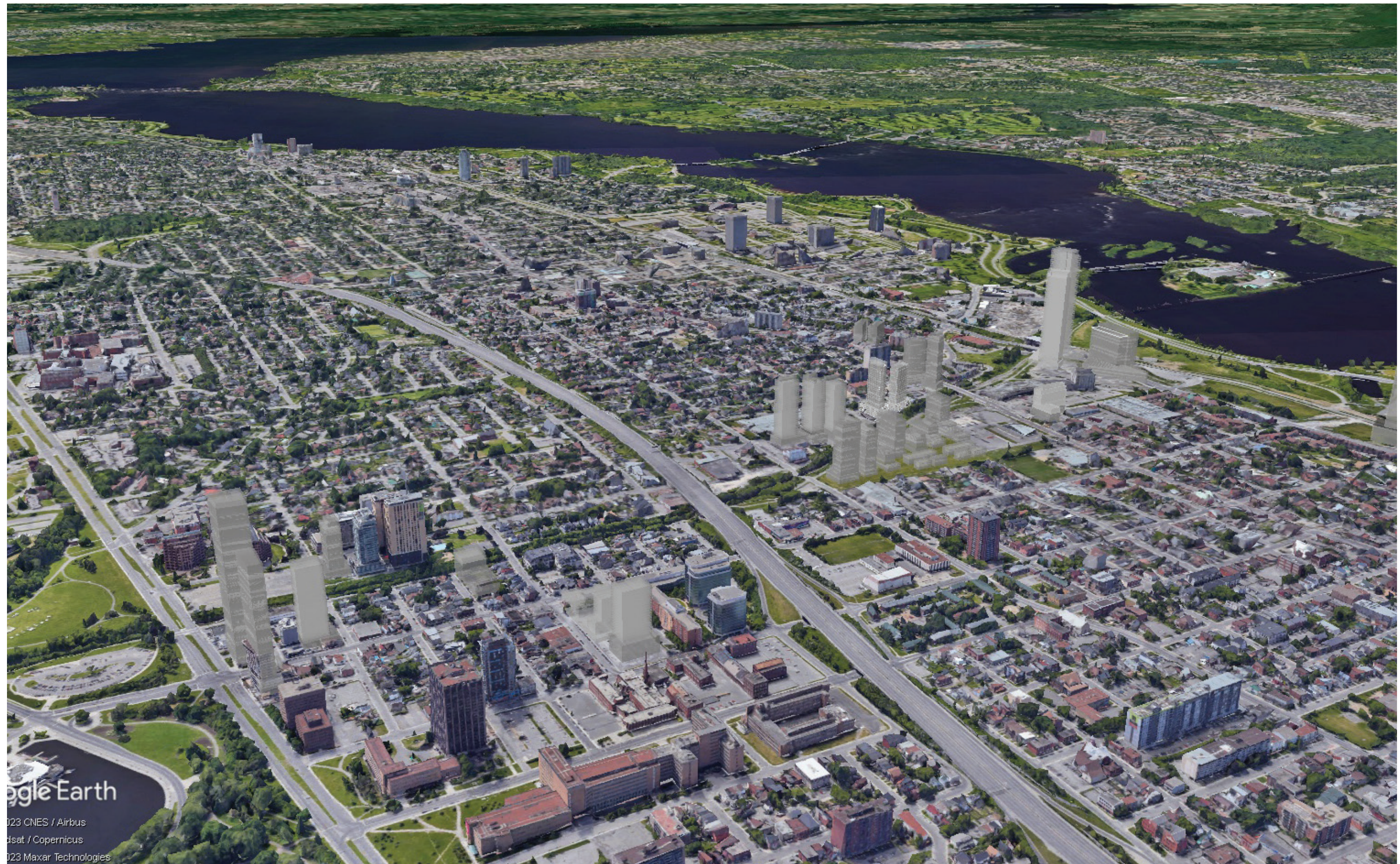


Google Earth

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



Google Earth

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## 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



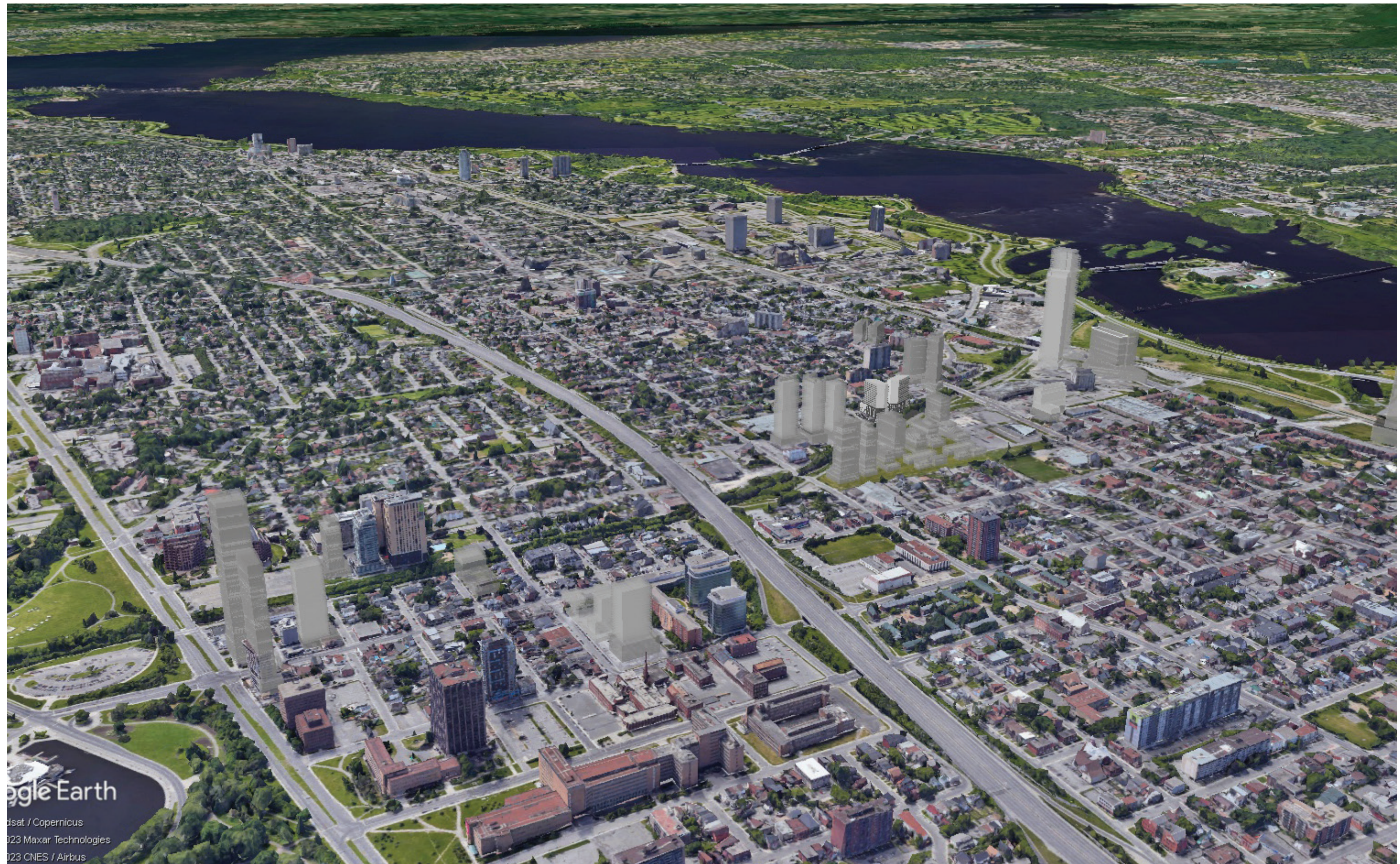
Google Earth

sat / Copernicus  
22 CNES / Airbus  
22 Maxar Technologies





## 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



Google Earth

data / Copernicus  
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30 + 35 Storey Massing

JUNE 21st



8 am

9 am

10 am

11 am

12 pm

1 pm

2 pm



3 pm

4 pm

5 pm

6 pm

7 pm

8 pm

SEPTEMBER 21st



8 am

9 am

10 am

11 am

12 pm

1 pm

2 pm



3 pm

4 pm

5 pm

6 pm

DECEMBER 21st



9 am

10 am

11 am

12 pm

1 pm

2 pm

3 pm



JUNE 21st



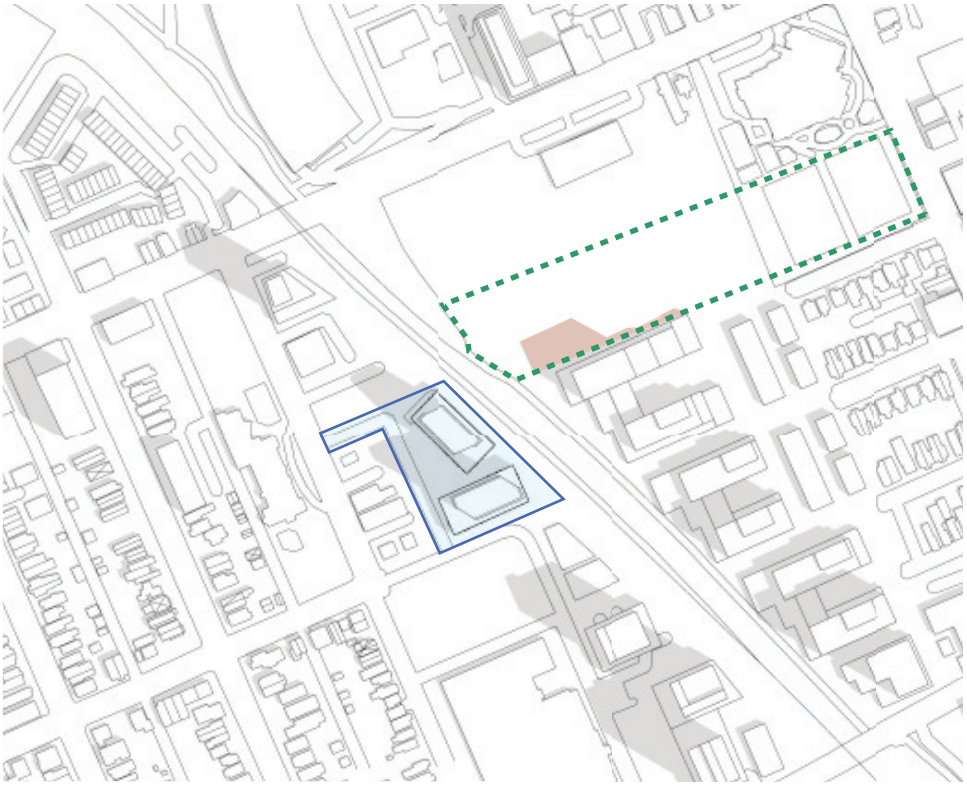
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

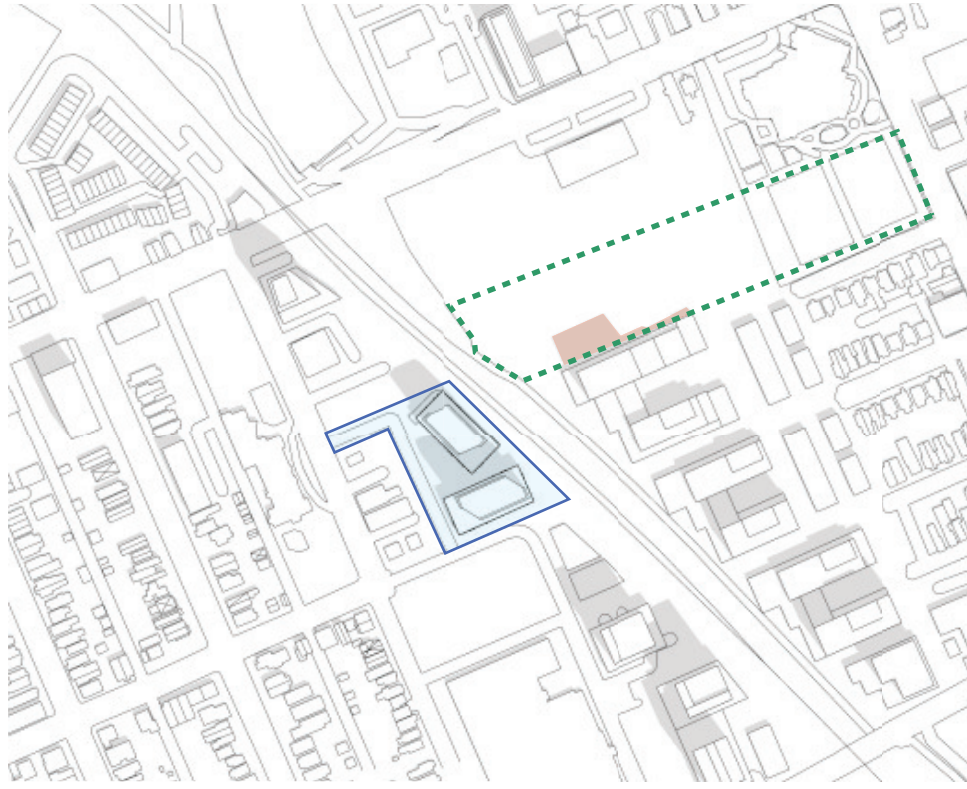
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

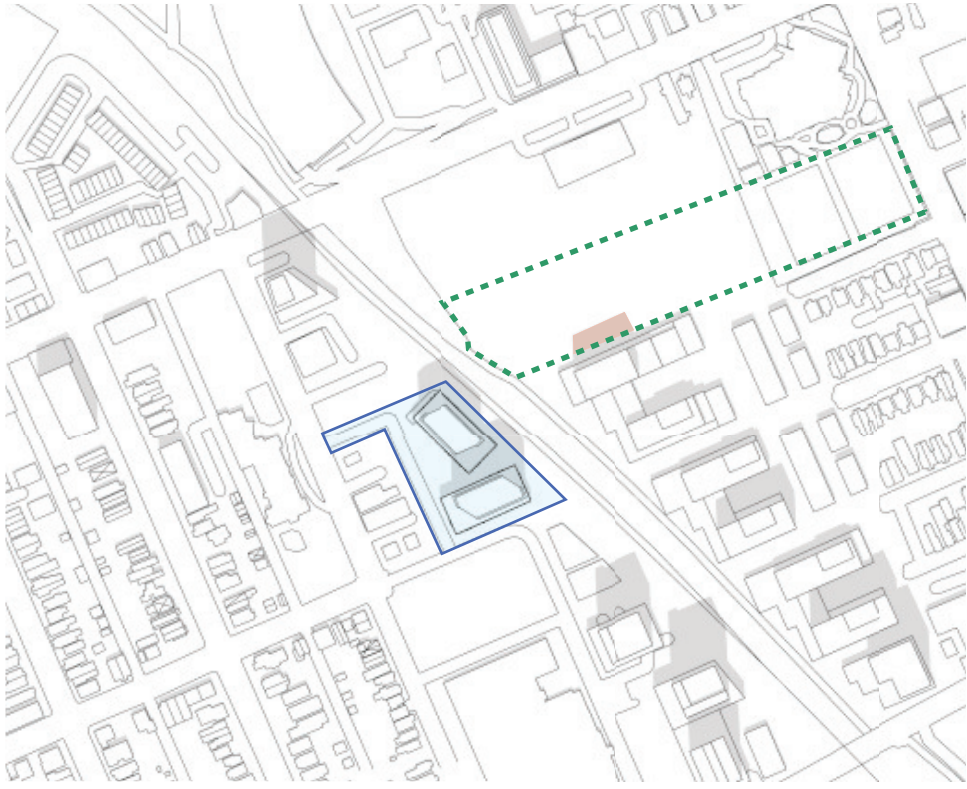
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

30 + 35 Storey Massing



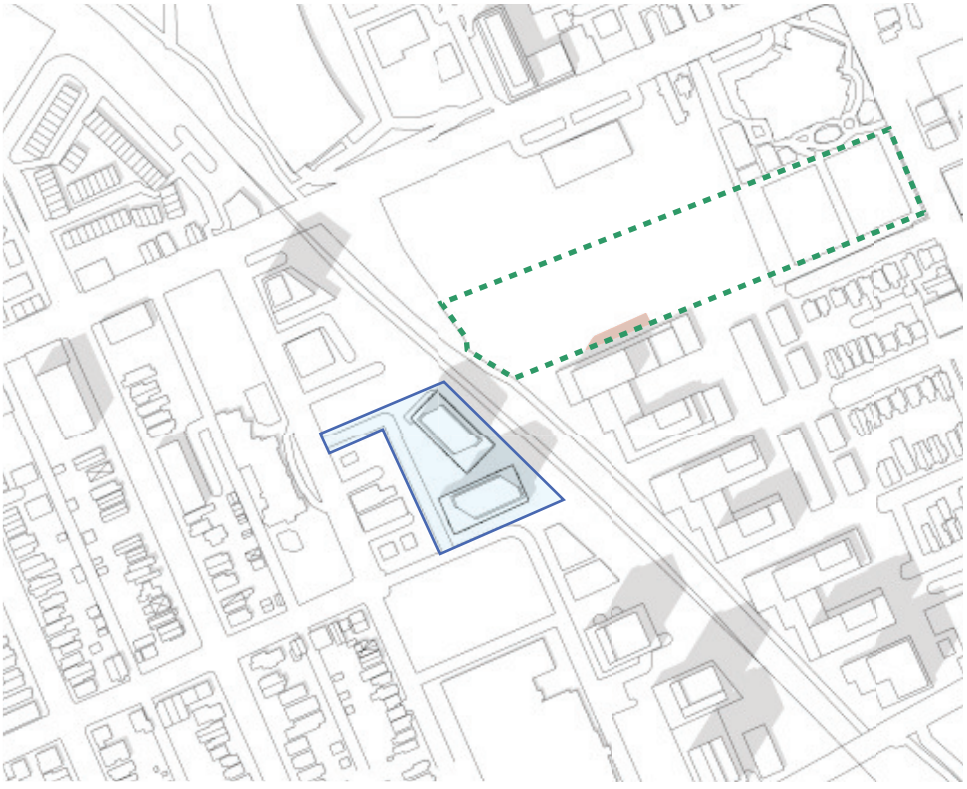
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

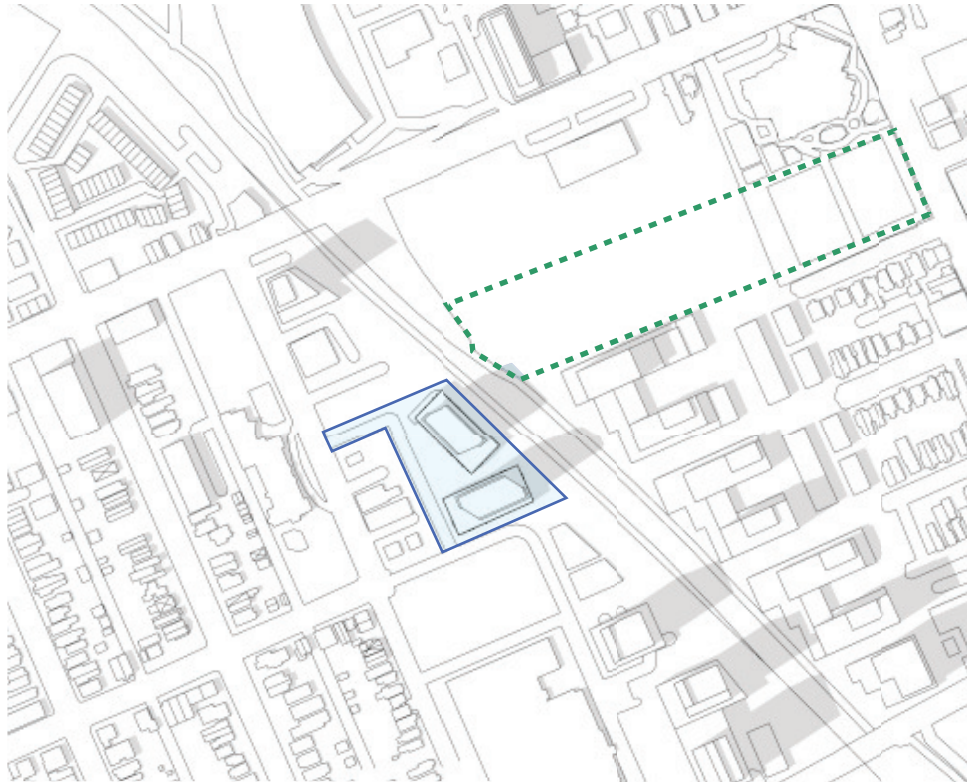


1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

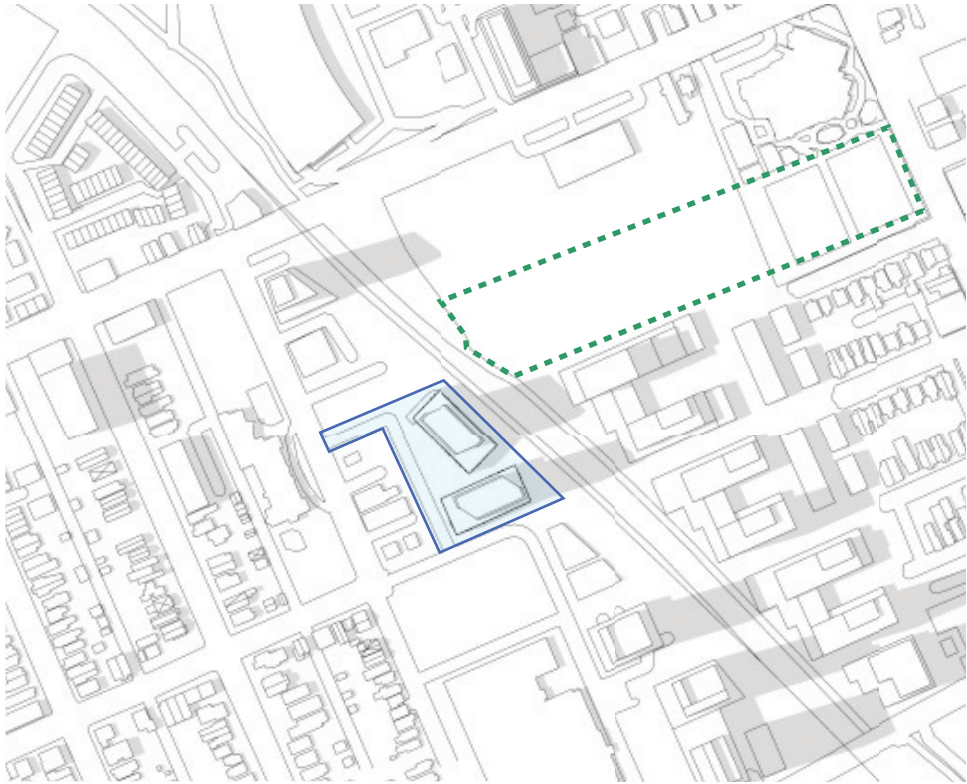


JUNE 21st

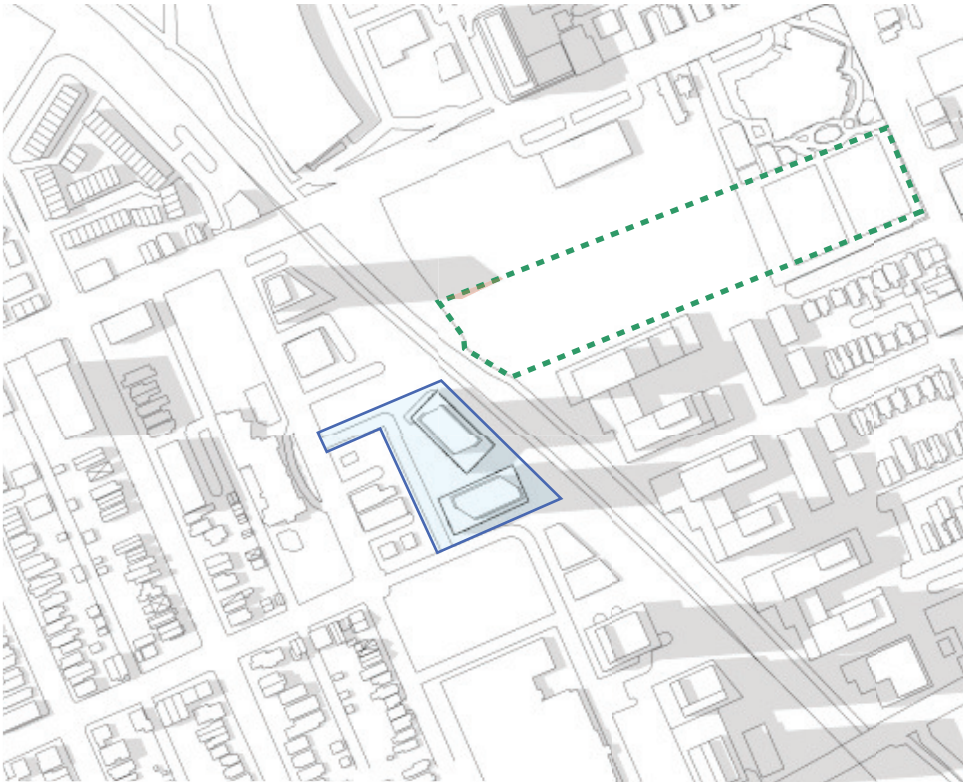


2 pm

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



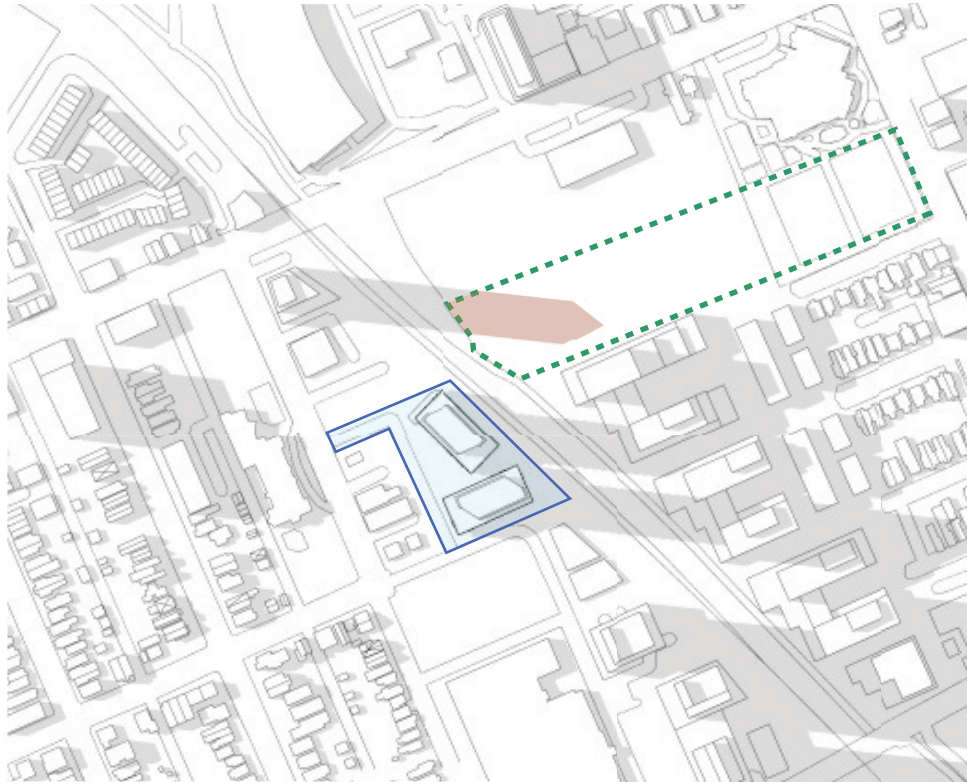
3 pm



4 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

30 + 35 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



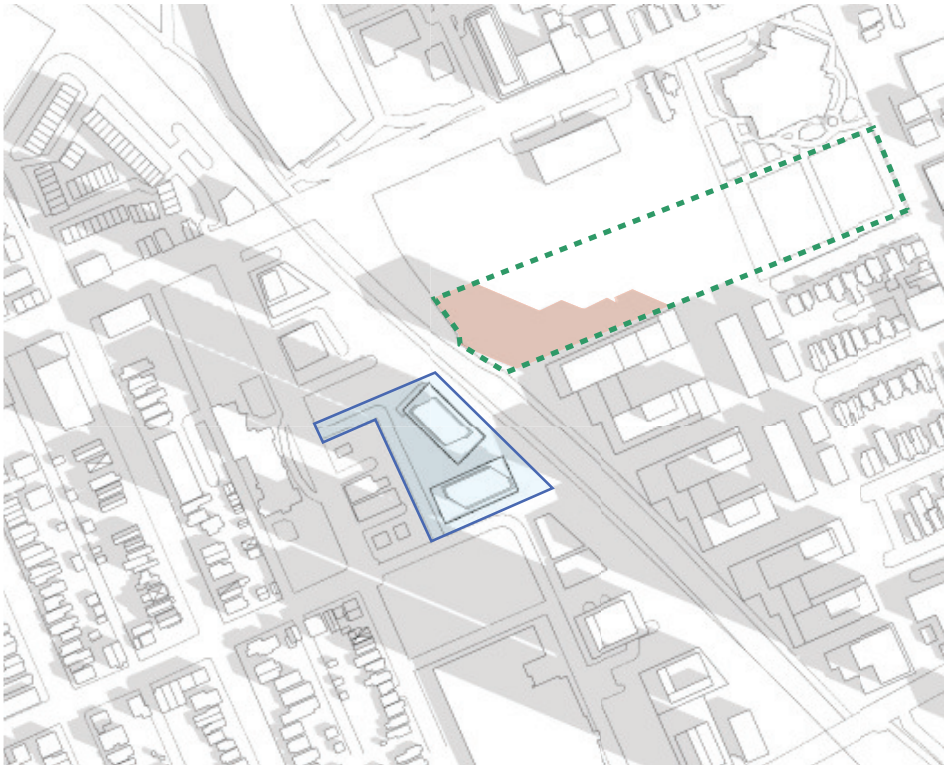


8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



SEPTEMBER 21st



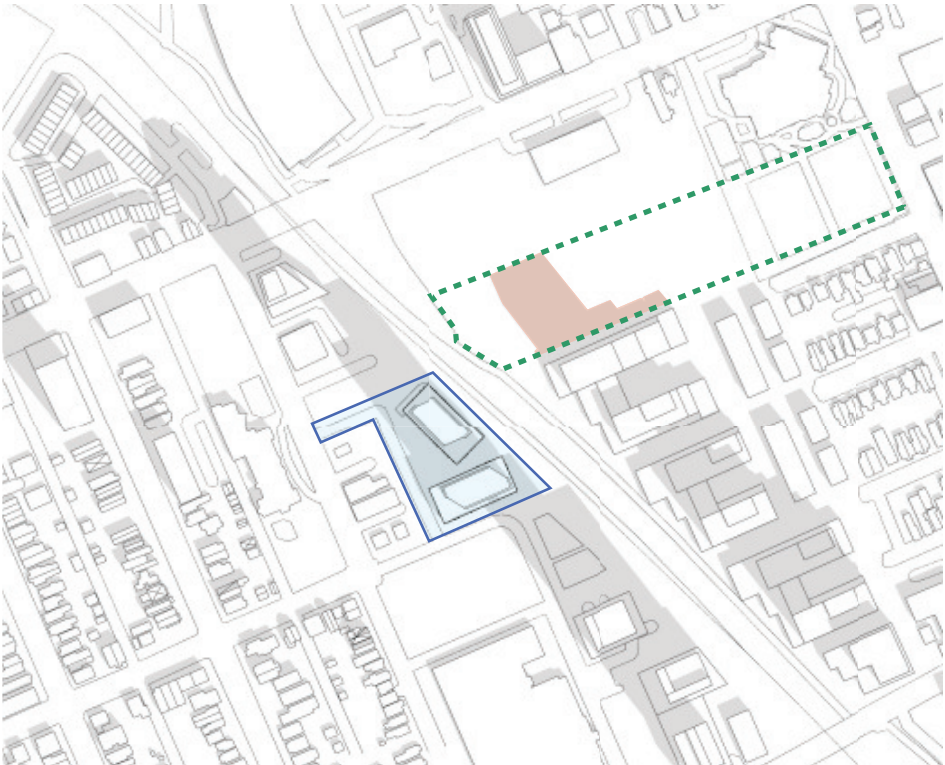
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

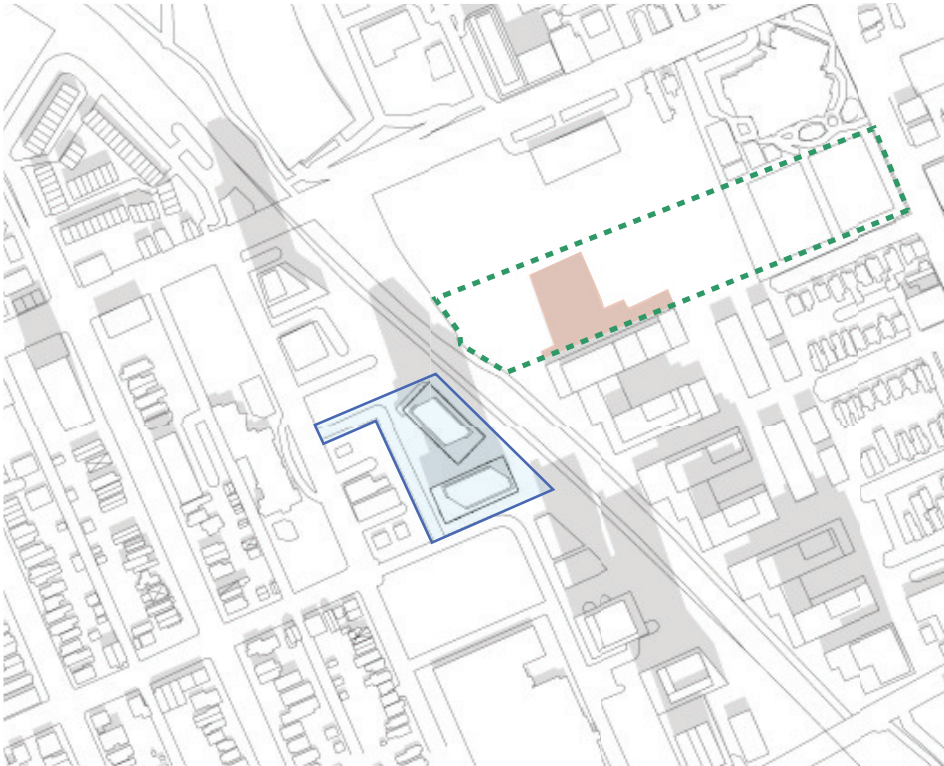
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10 am

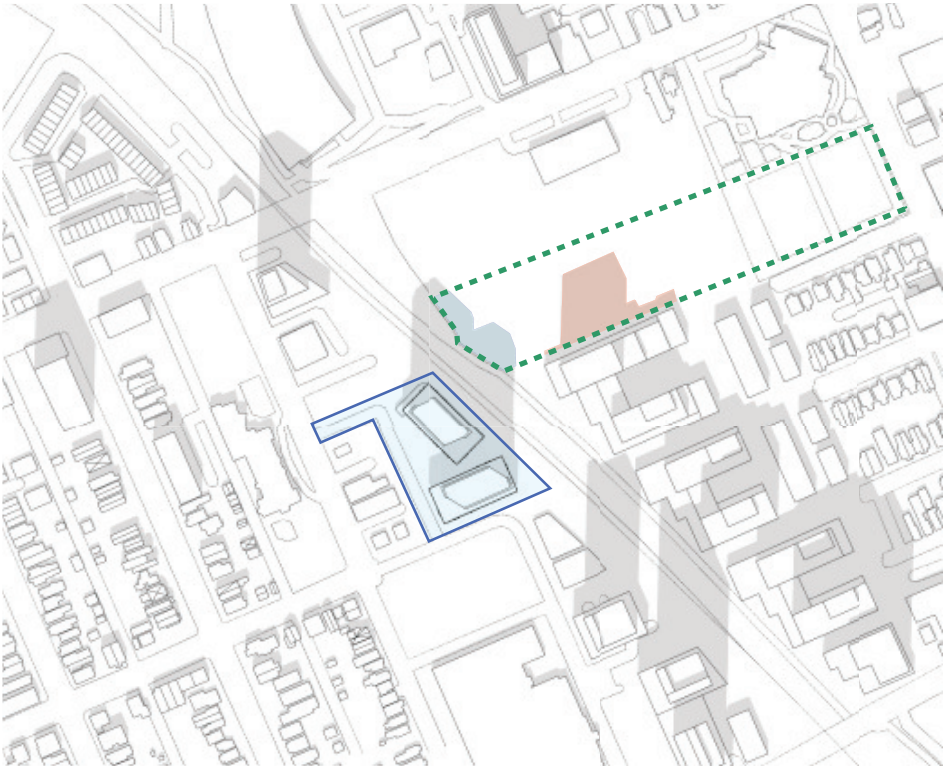
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

30 + 35 Storey Massing



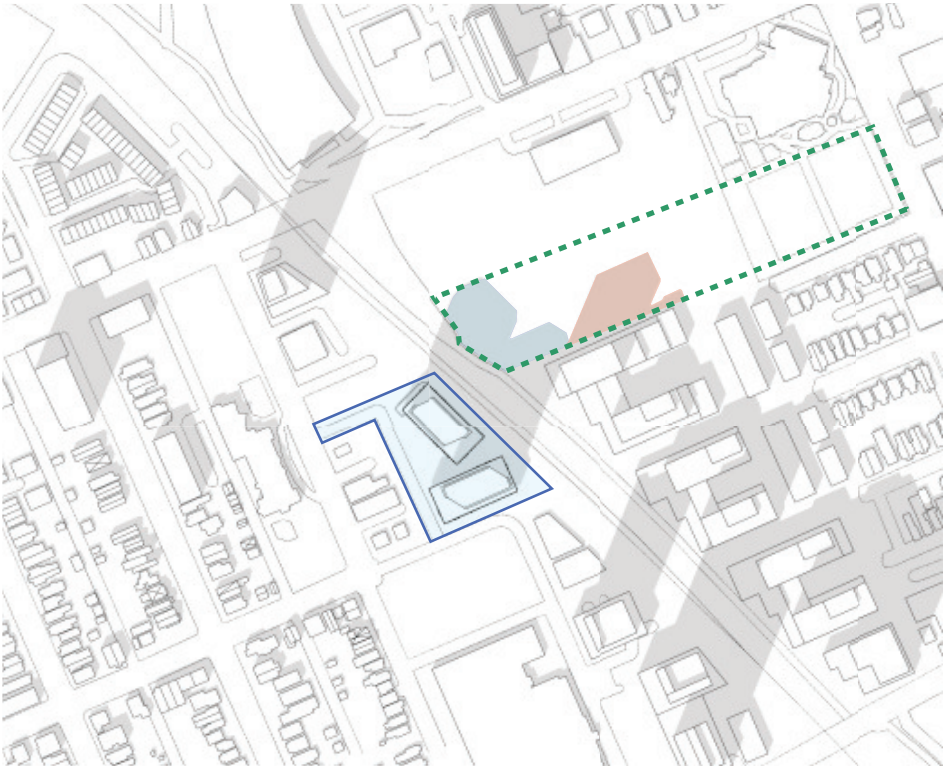
11 am

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



SEPTEMBER 21st



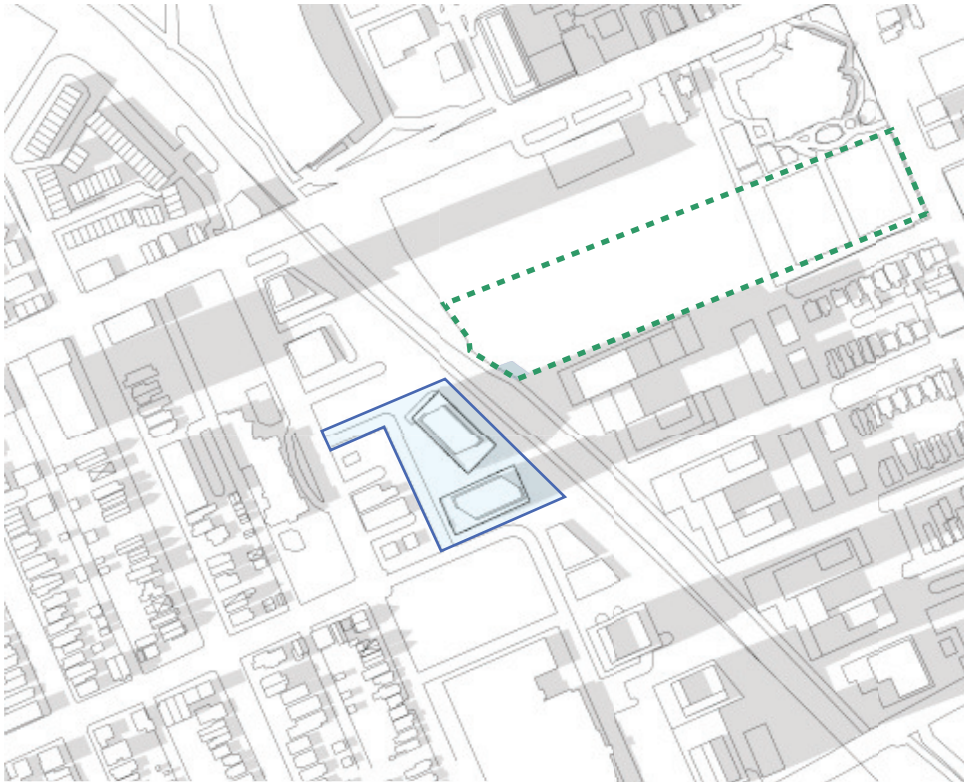
2 pm

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



3 pm

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



4 pm

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

30 + 35 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

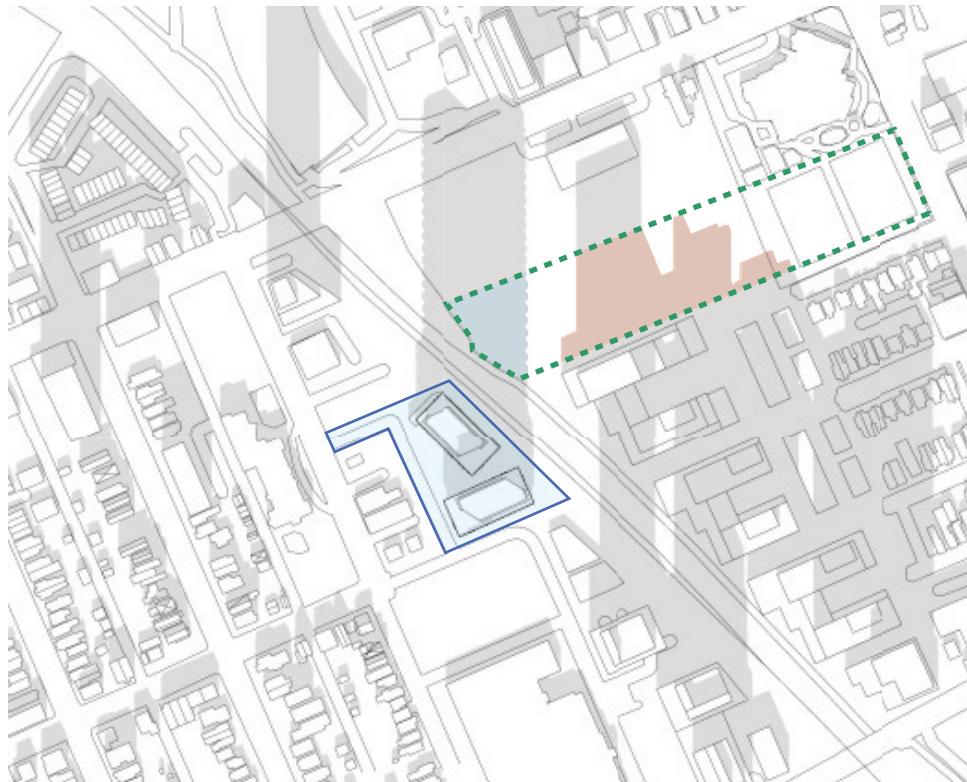
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

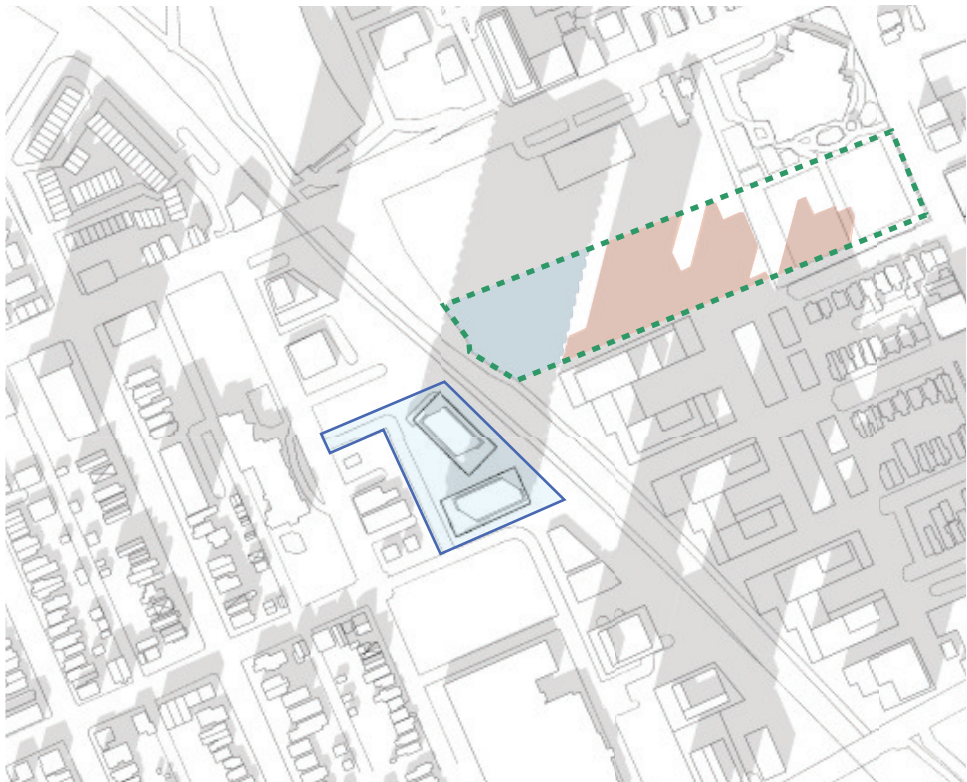
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

30 + 35 Storey Massing



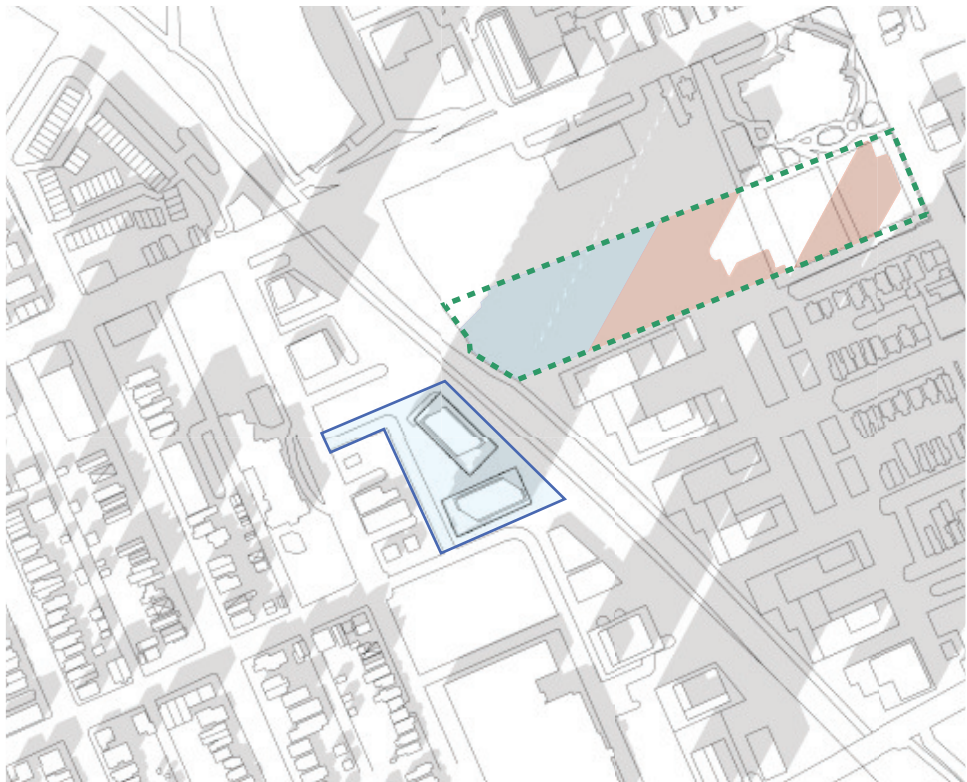
12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

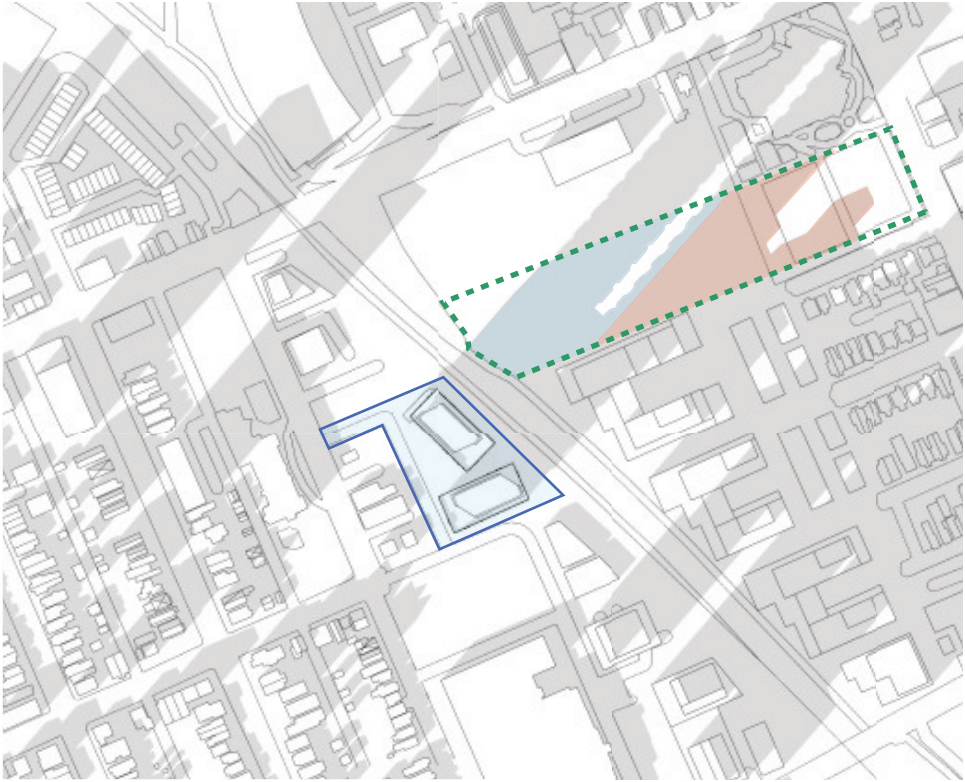
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK





3 pm

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



18 + 18 Storey Massing

JUNE 21st



8 am

9 am

10 am

11 am

12 pm

1 pm

2 pm



3 pm



4 pm



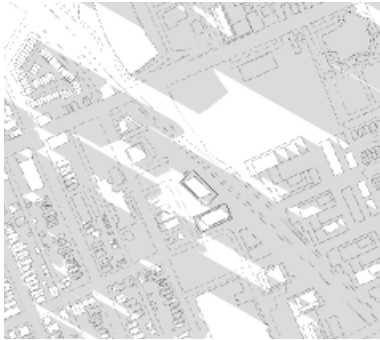
5 pm



6 pm



7 pm



8 pm

SEPTEMBER 21st



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm

DECEMBER 21st



9 am



10 am



11 am



12 pm



1 pm



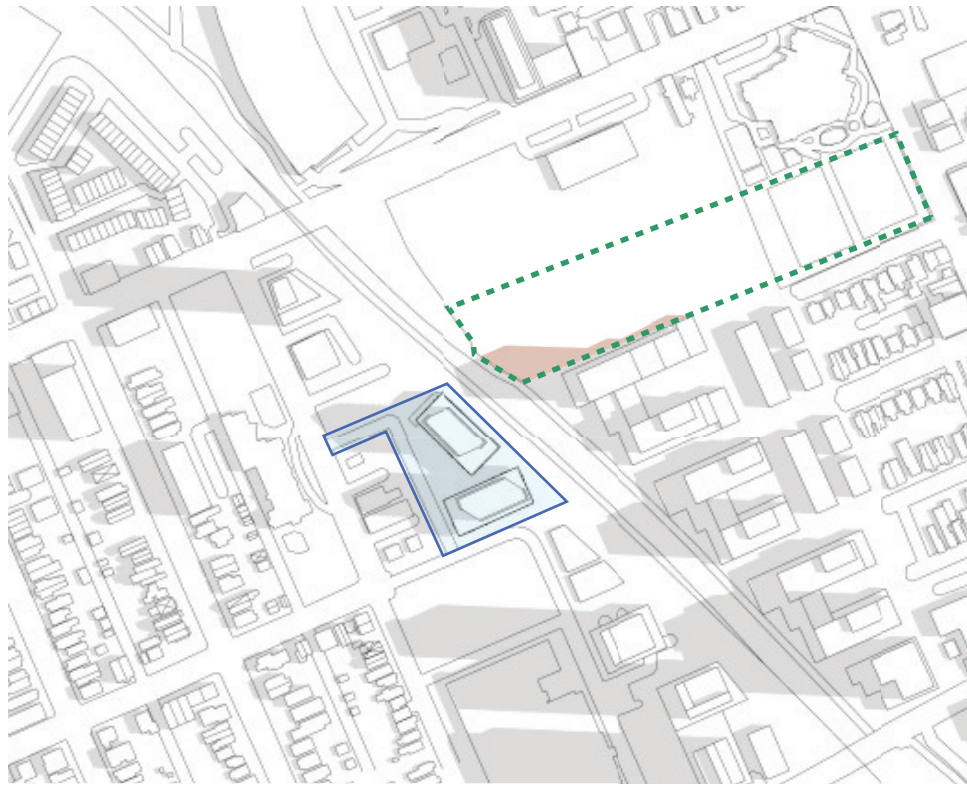
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3 pm

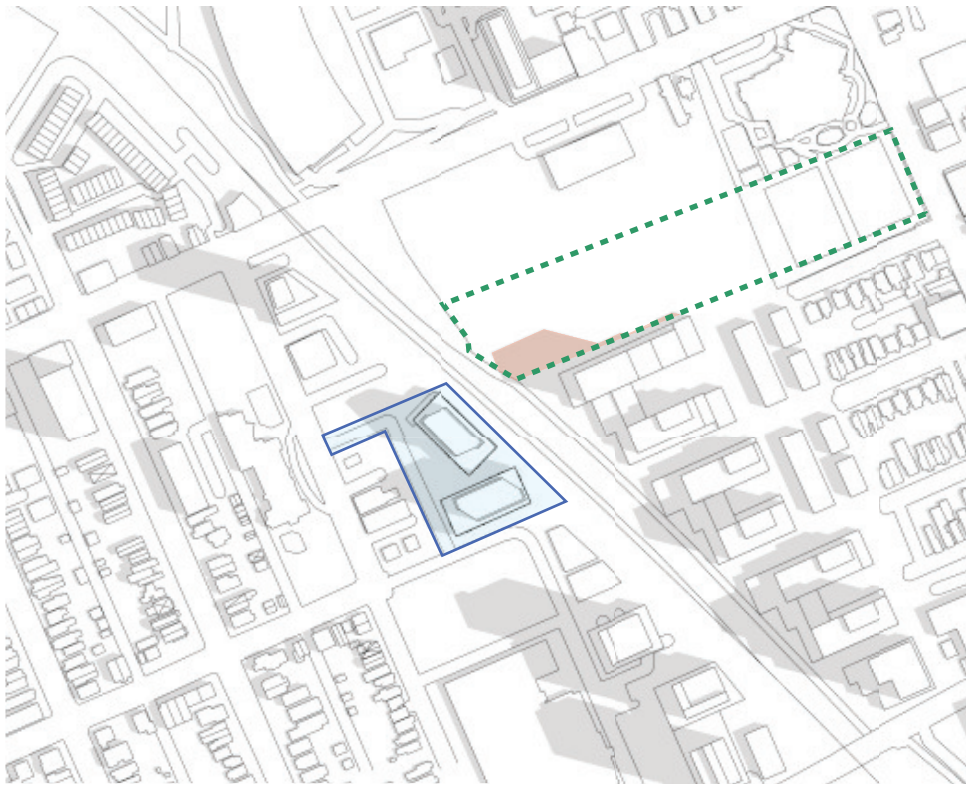


JUNE 21st



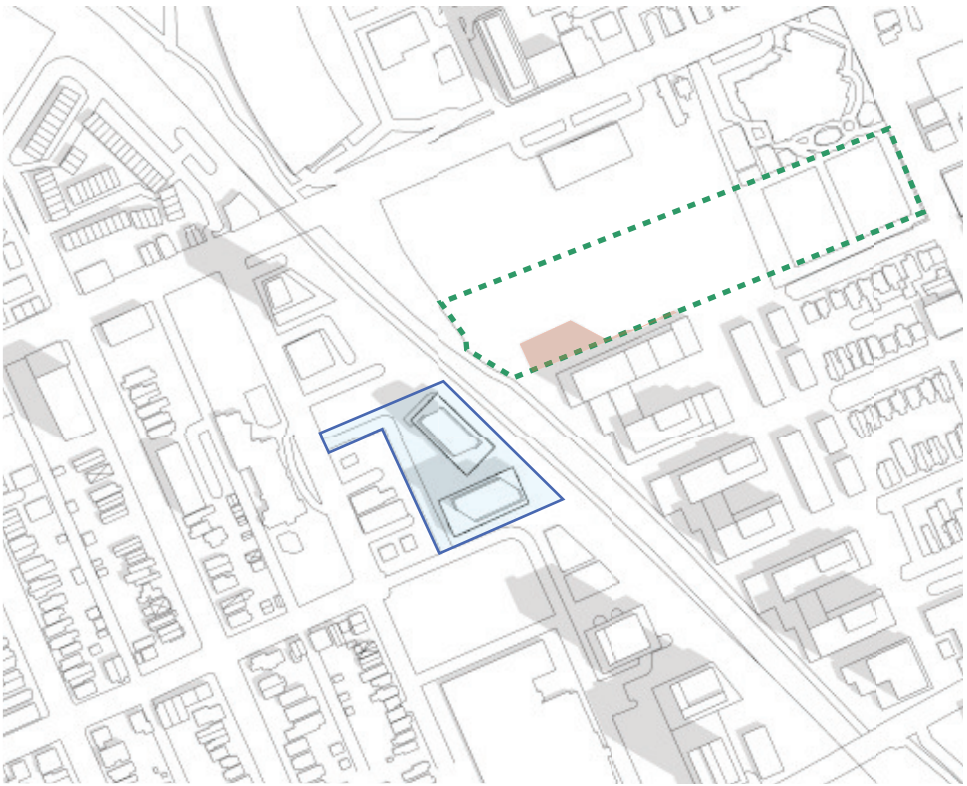
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

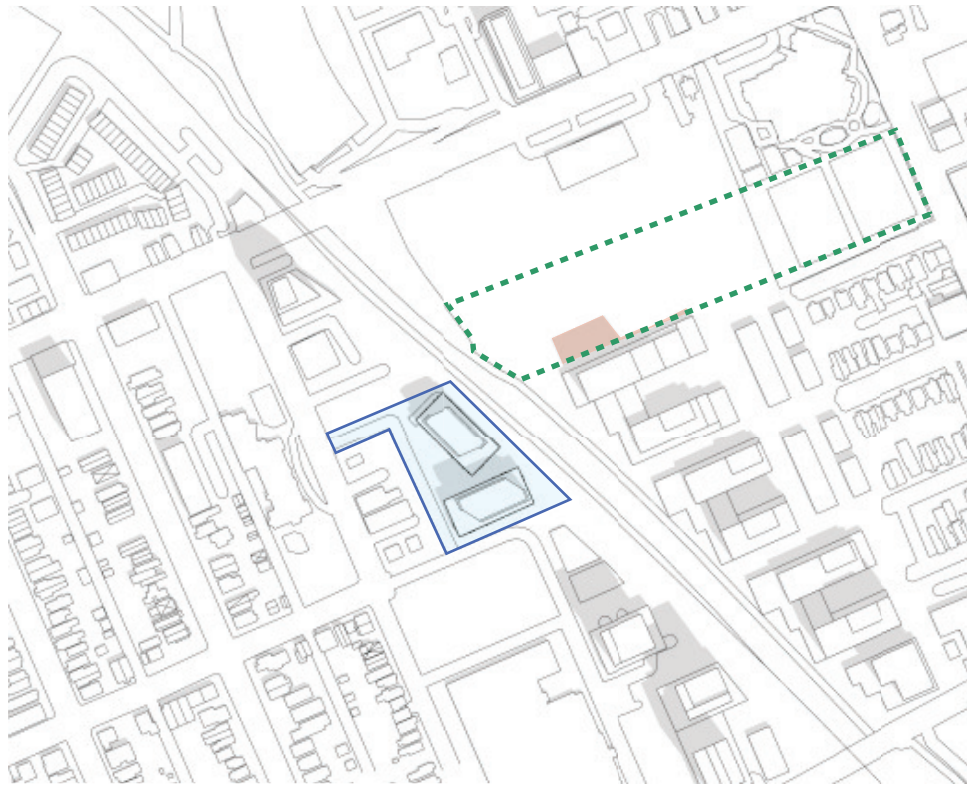
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

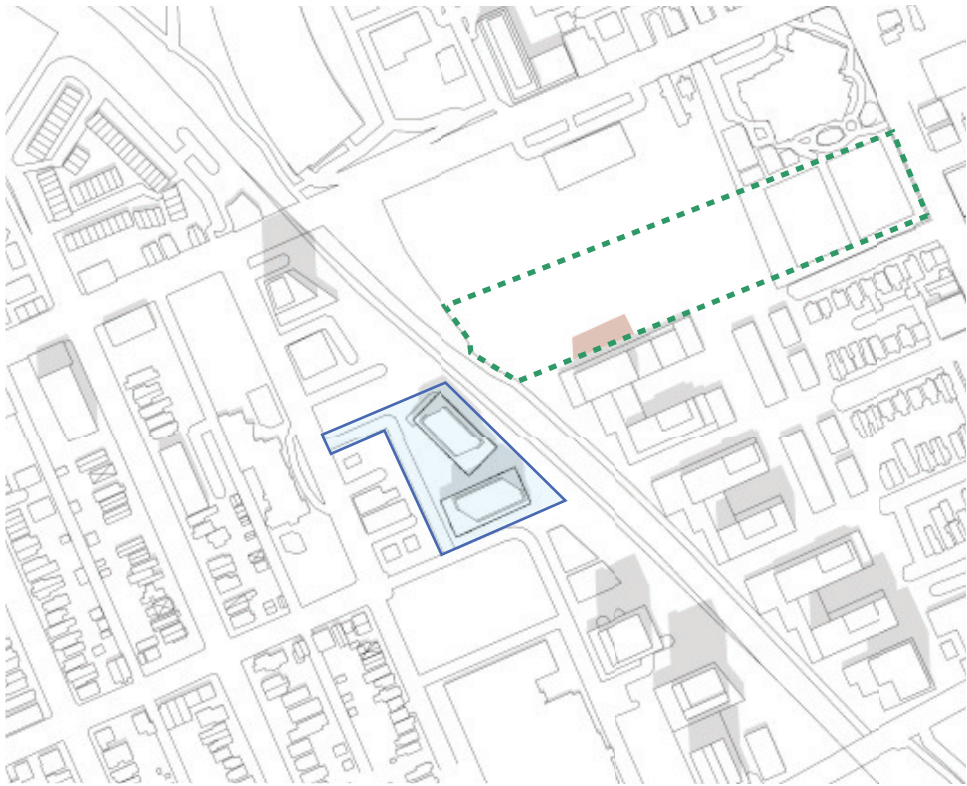
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



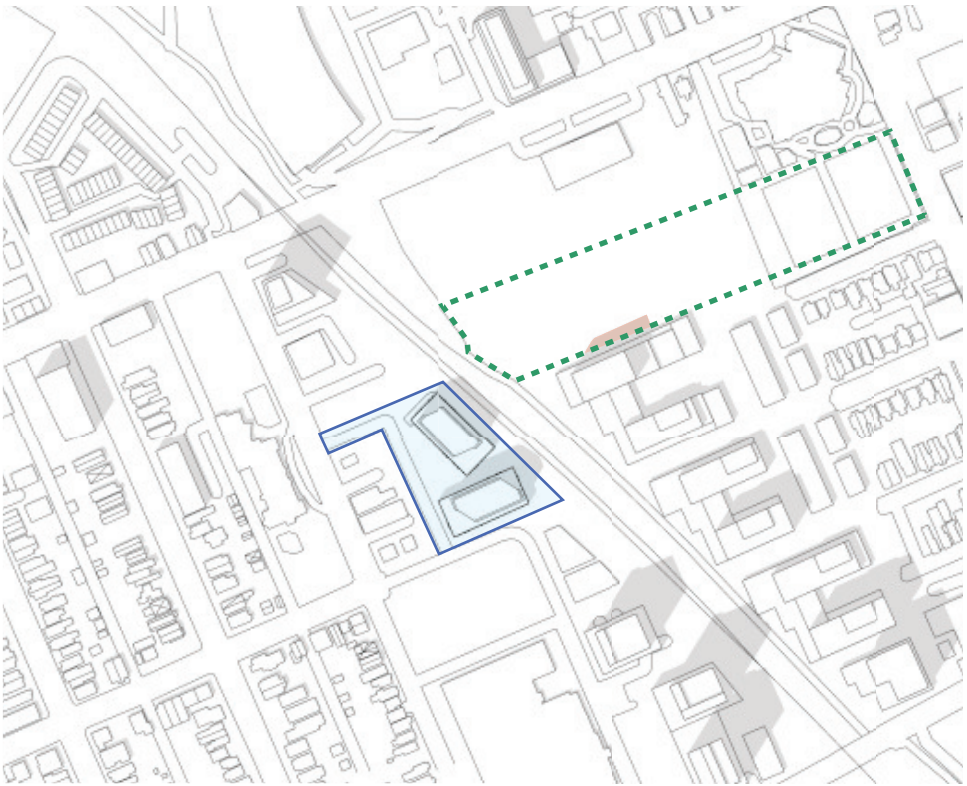
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

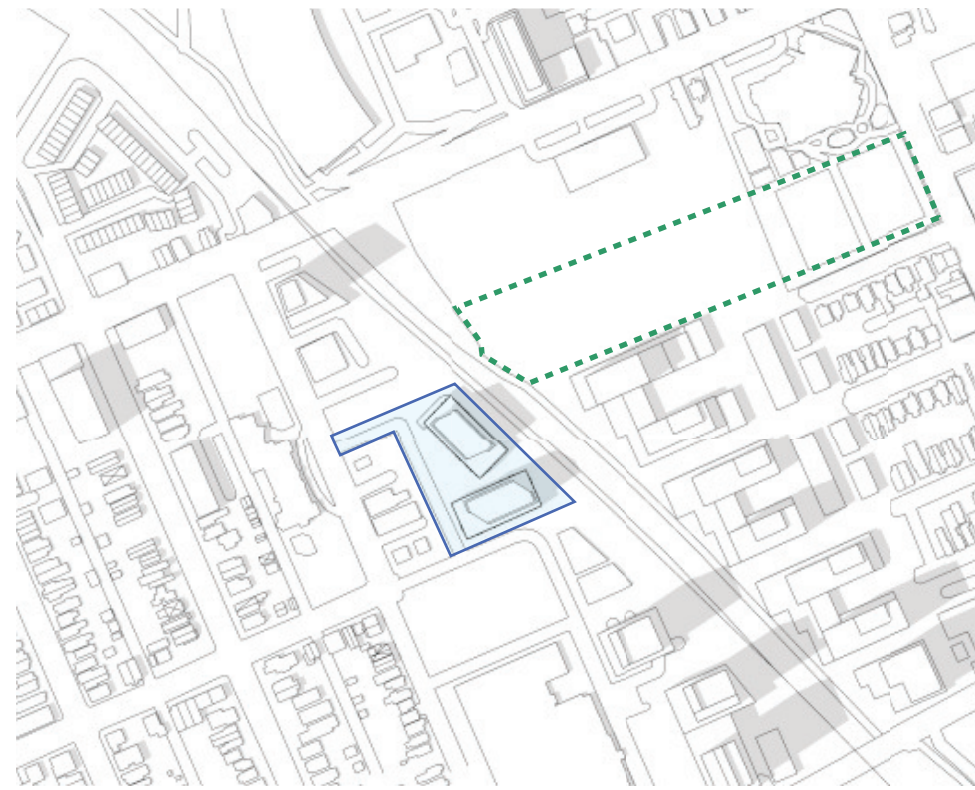


1 pm

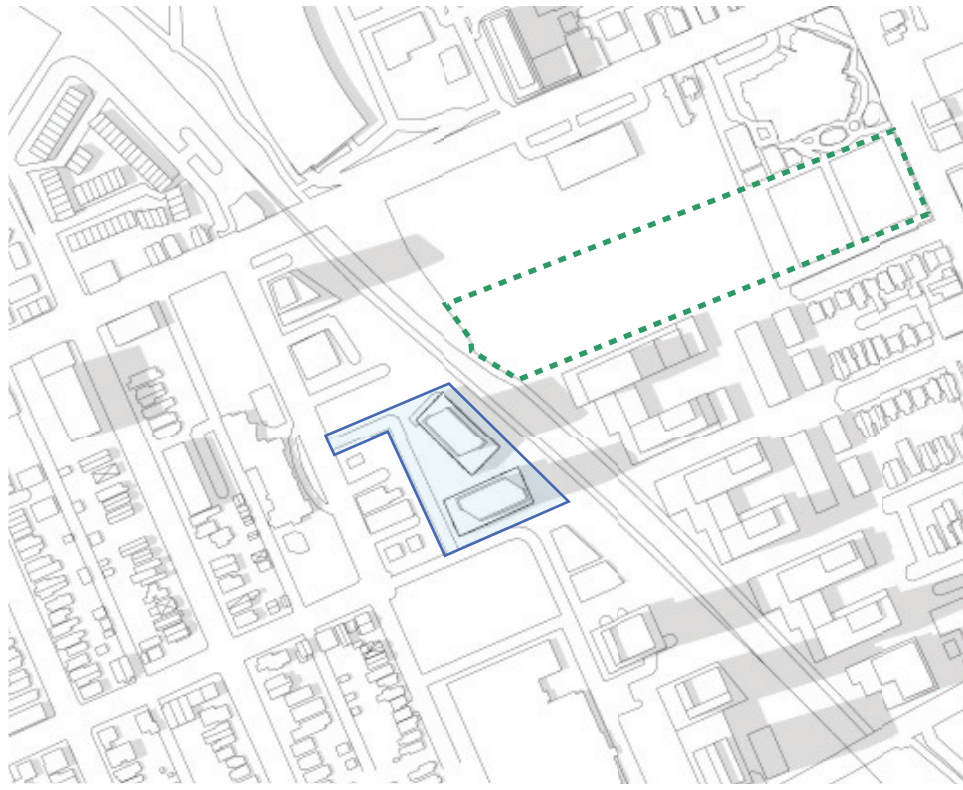
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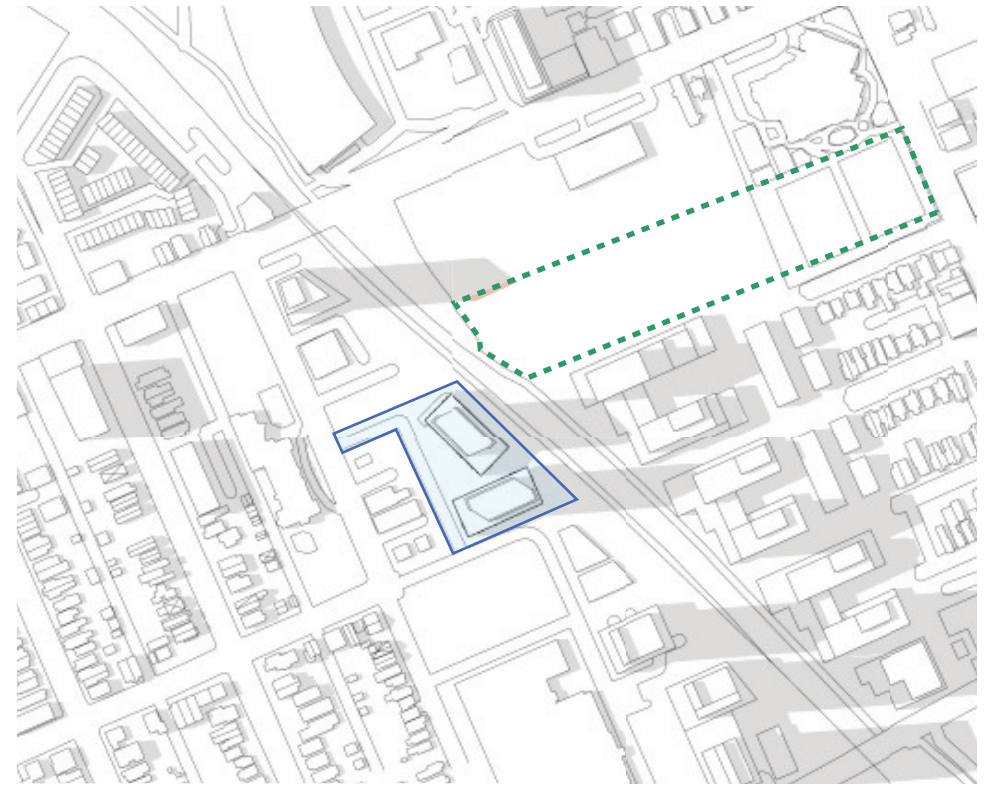
JUNE 21st



2 pm



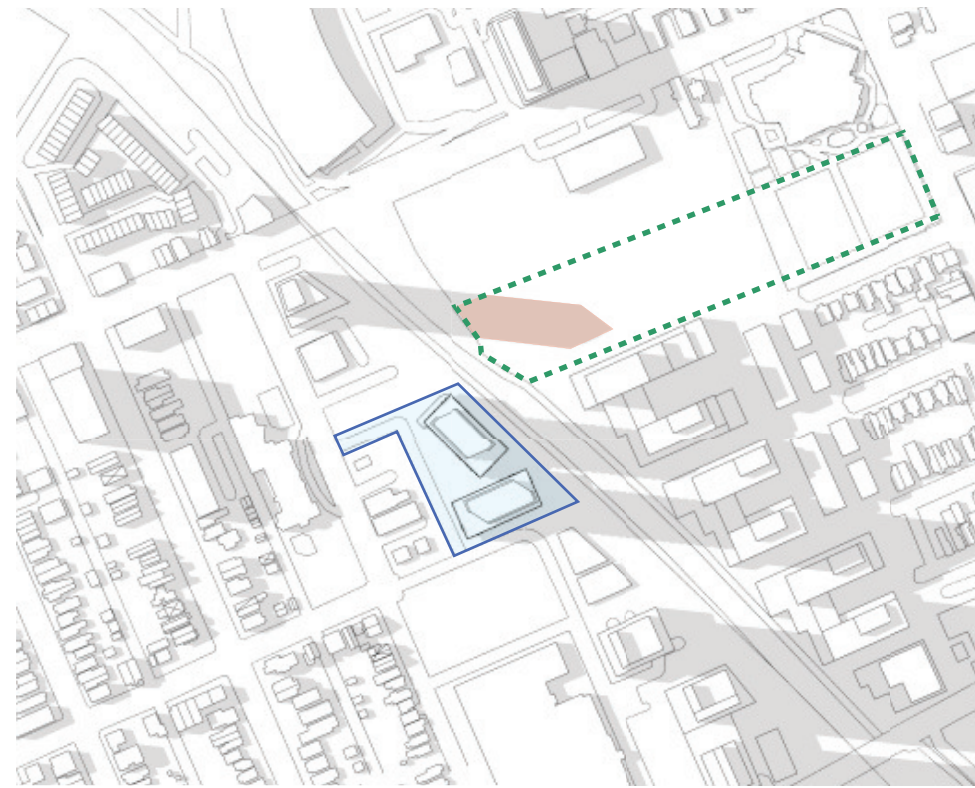
3 pm



4 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



5 pm



6 pm

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



7 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



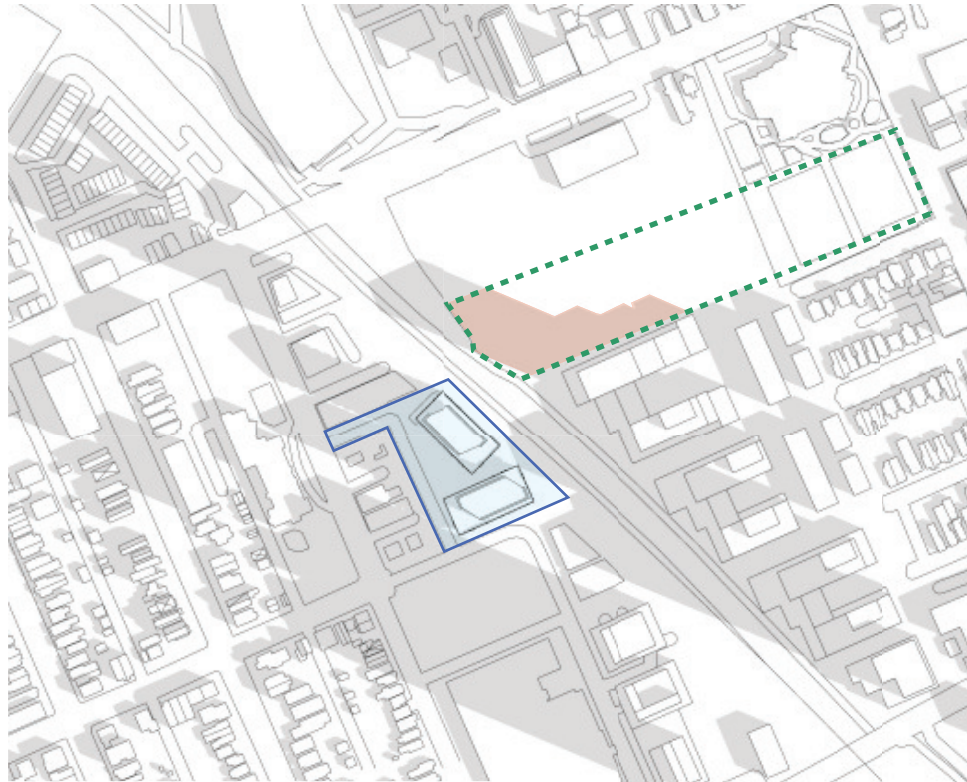


8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



SEPTEMBER 21st



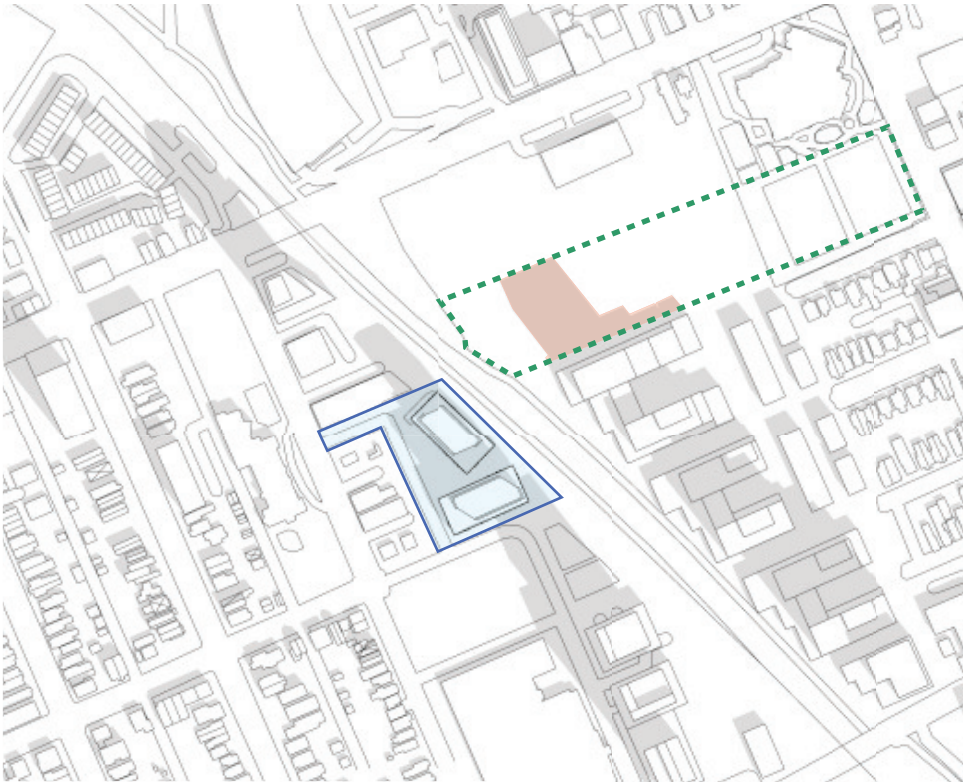
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

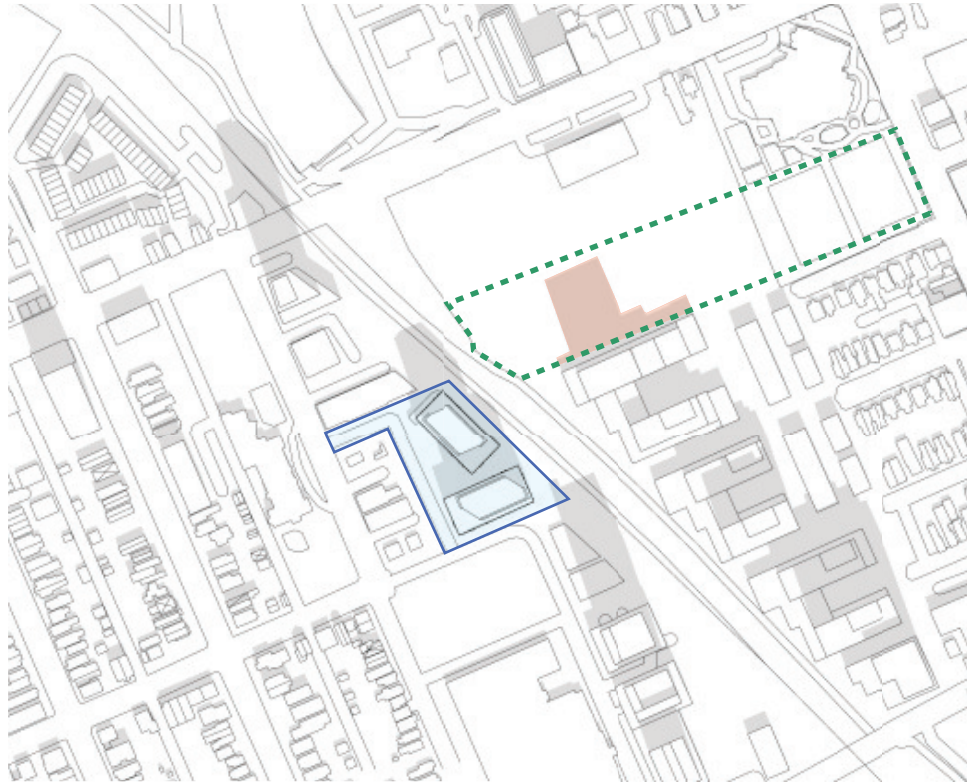
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

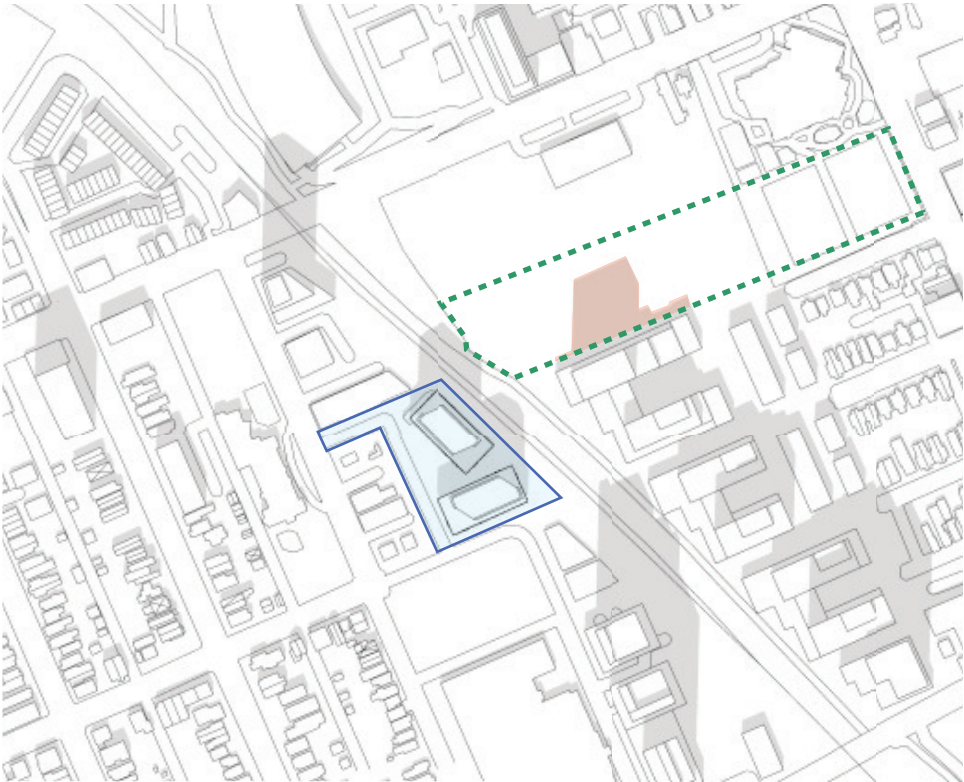
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



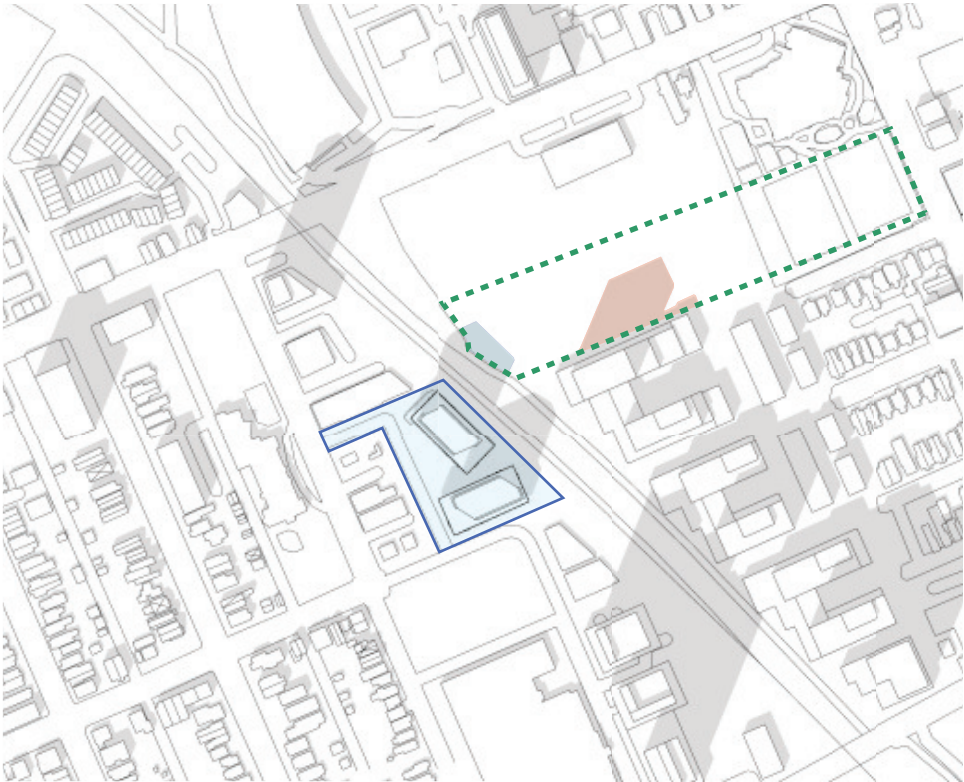
11 am

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

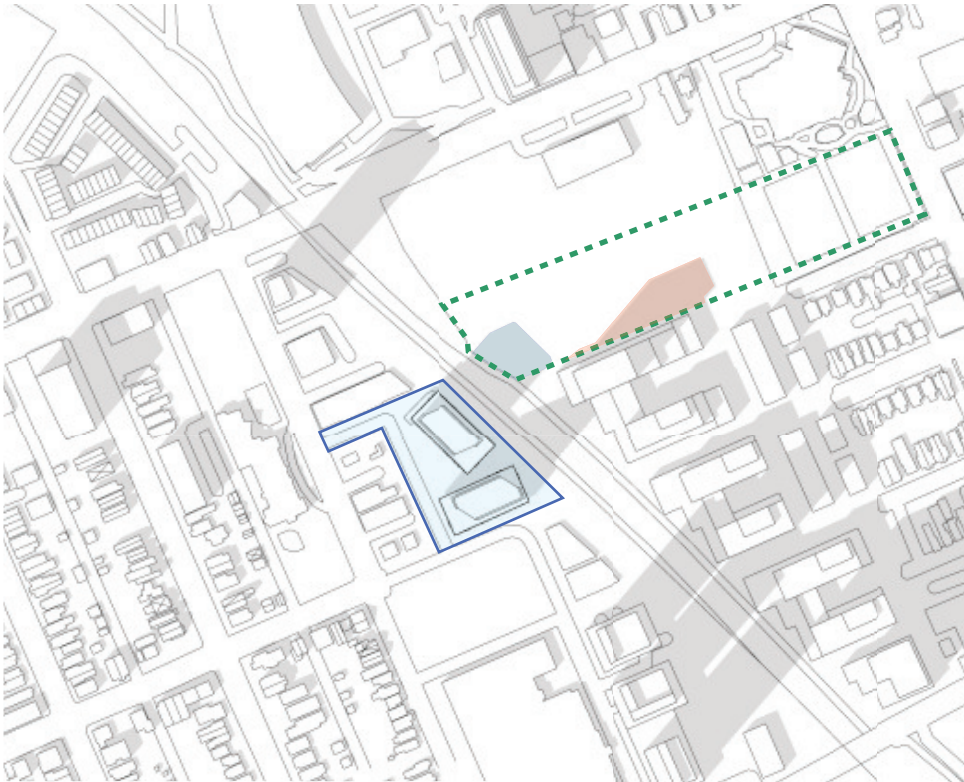


1 pm

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



SEPTEMBER 21st



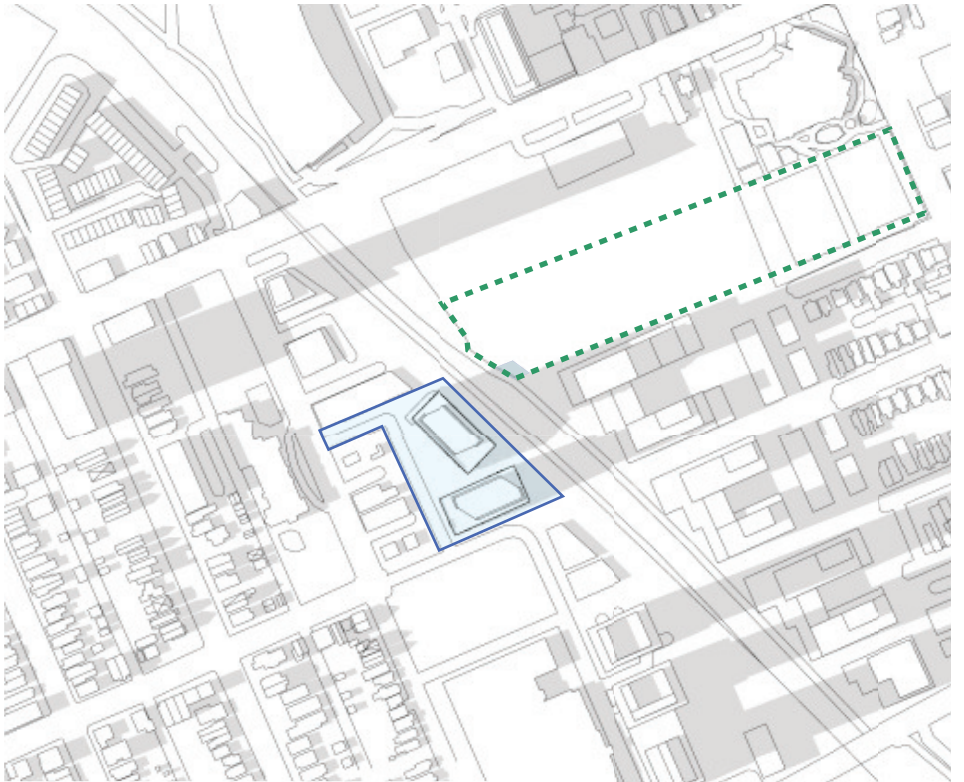
2 pm

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

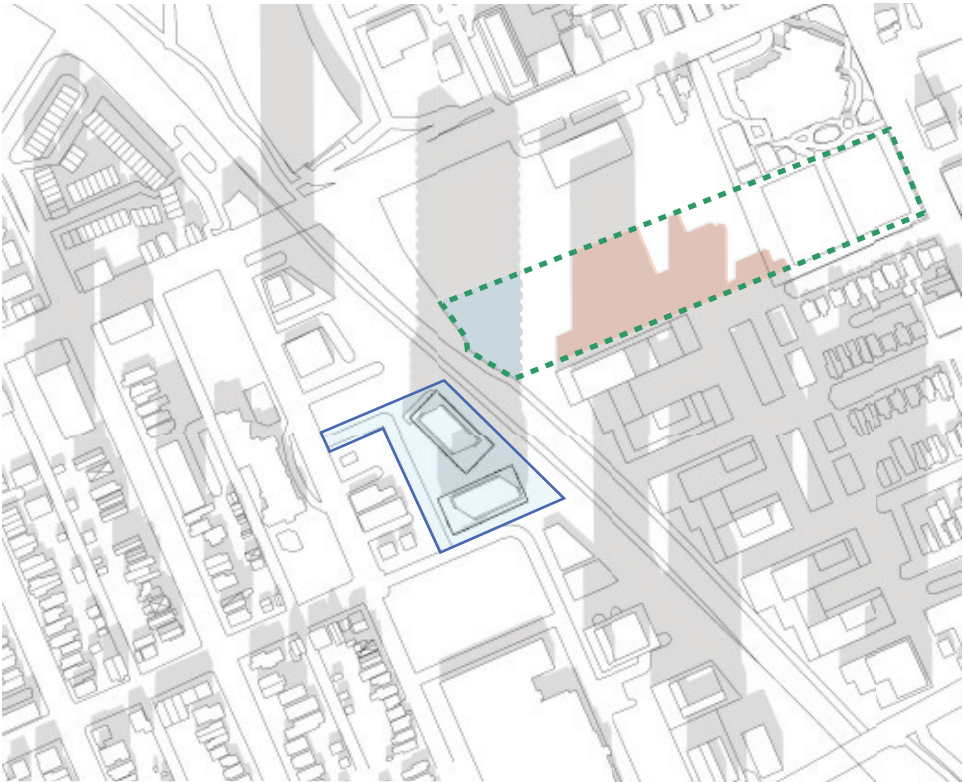
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

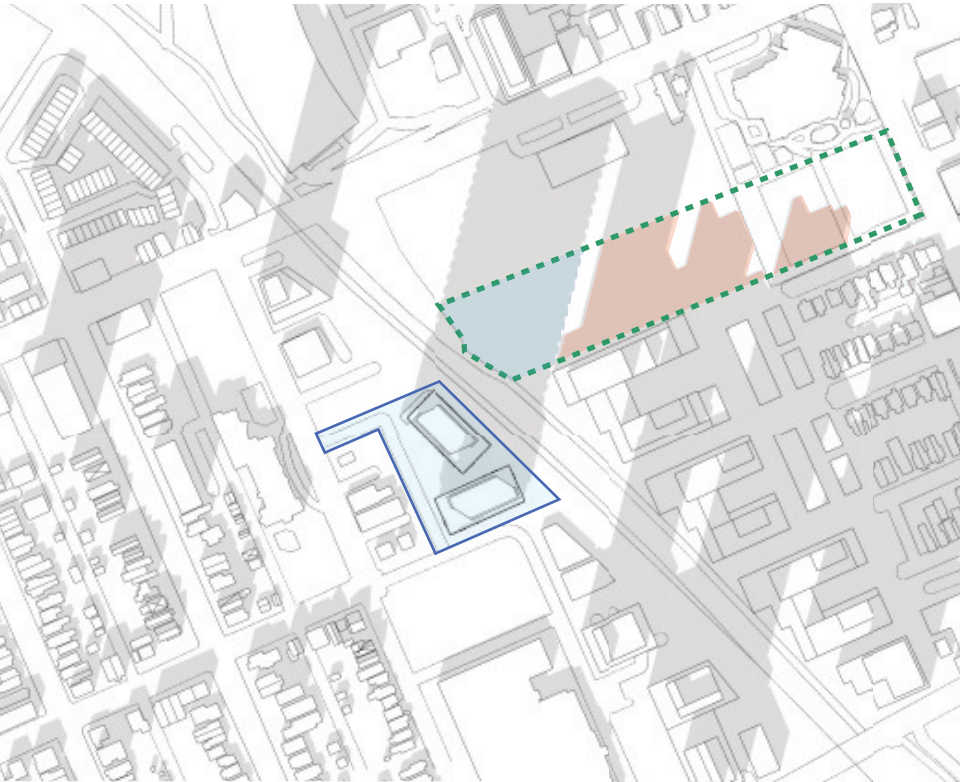
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



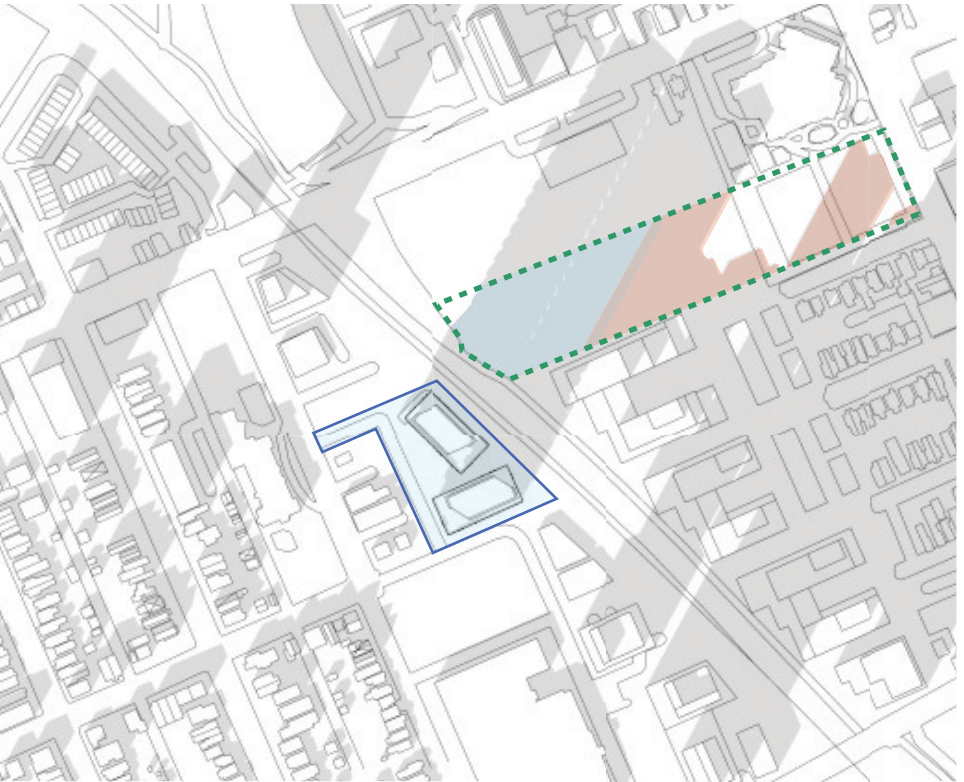
12 pm

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



1 pm

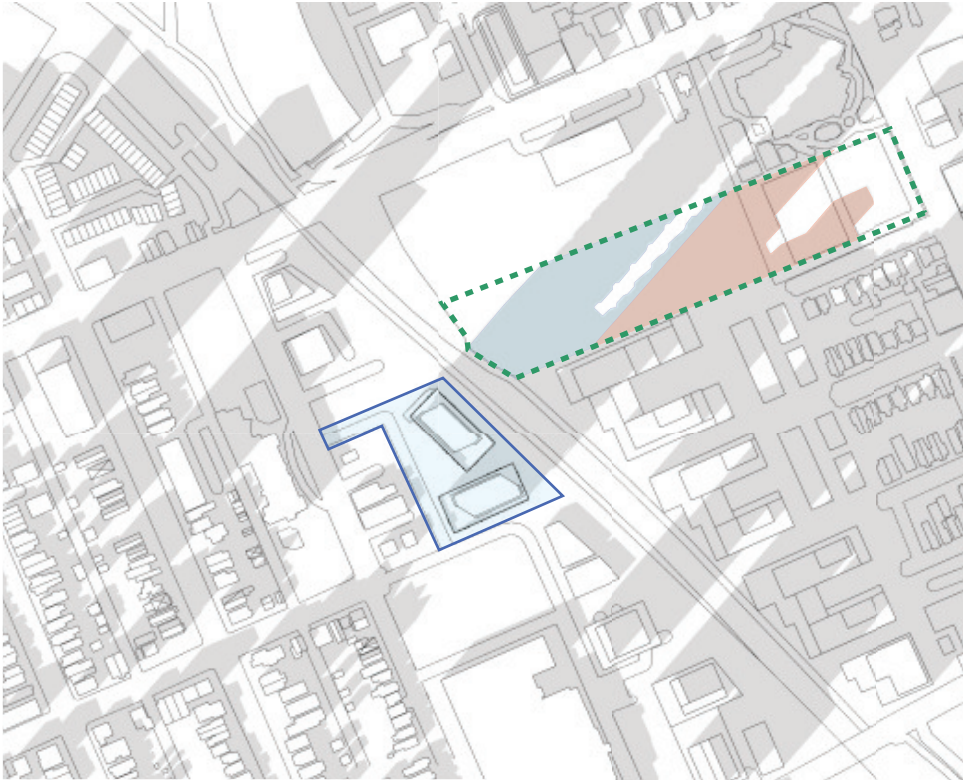
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



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 Plan Massing

JUNE 21st



8 am

9 am

10 am

11 am

12 pm

1 pm

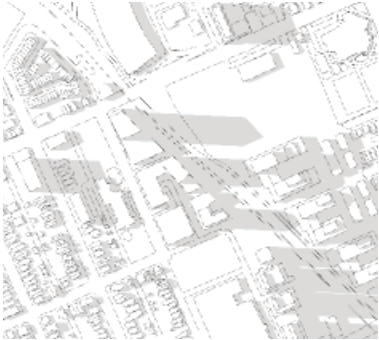
2 pm



3 pm



4 pm



5 pm



6 pm



7 pm



8 pm

SEPTEMBER 21st



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm

DECEMBER 21st



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



JUNE 21st



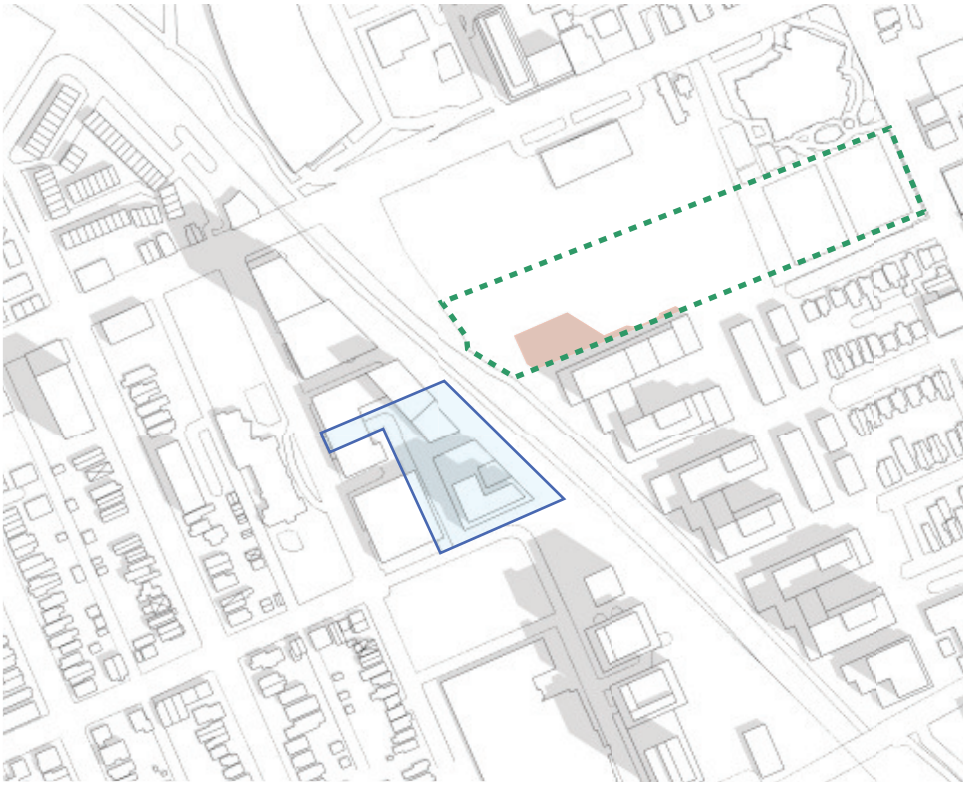
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

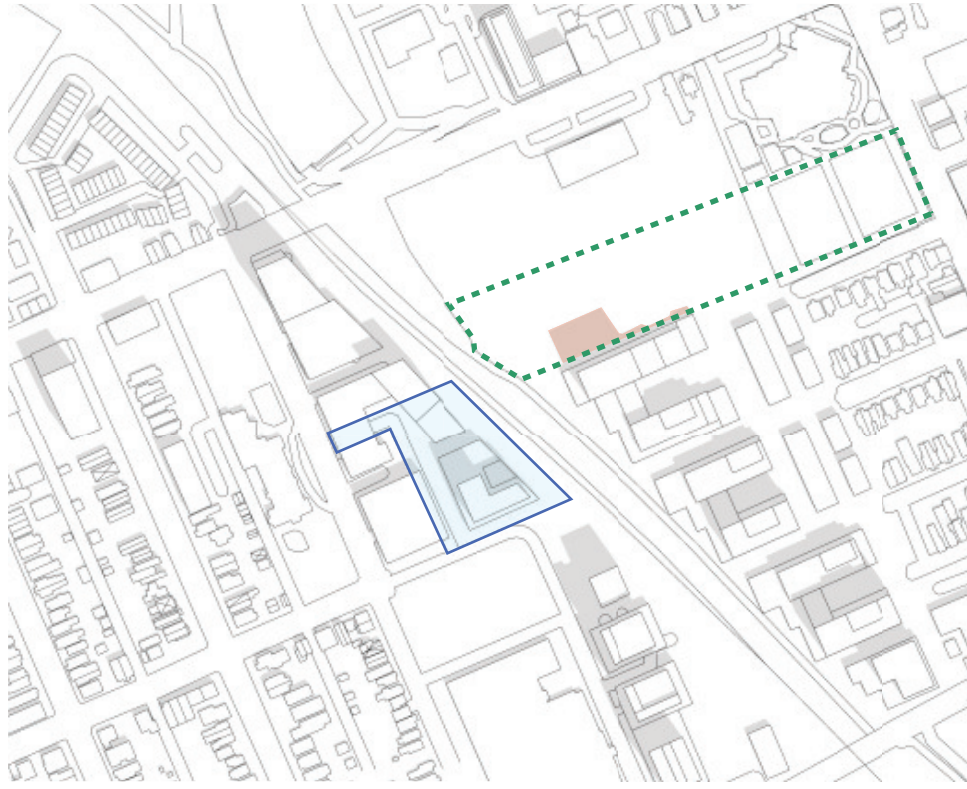
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

Secondary Plan Massing



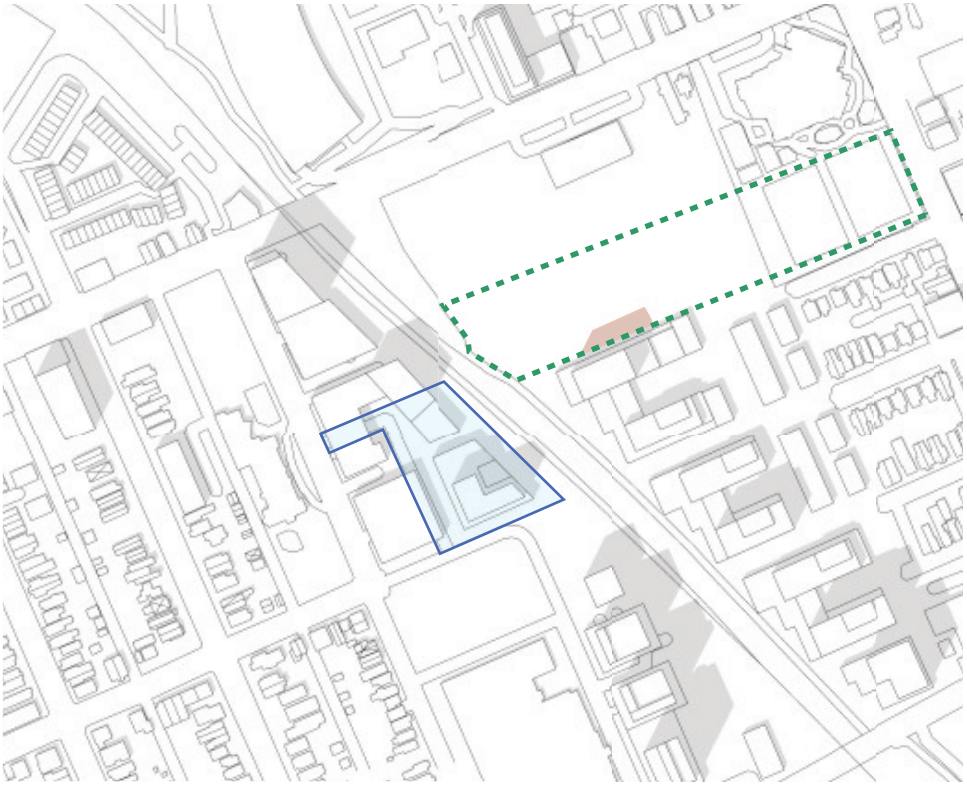
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

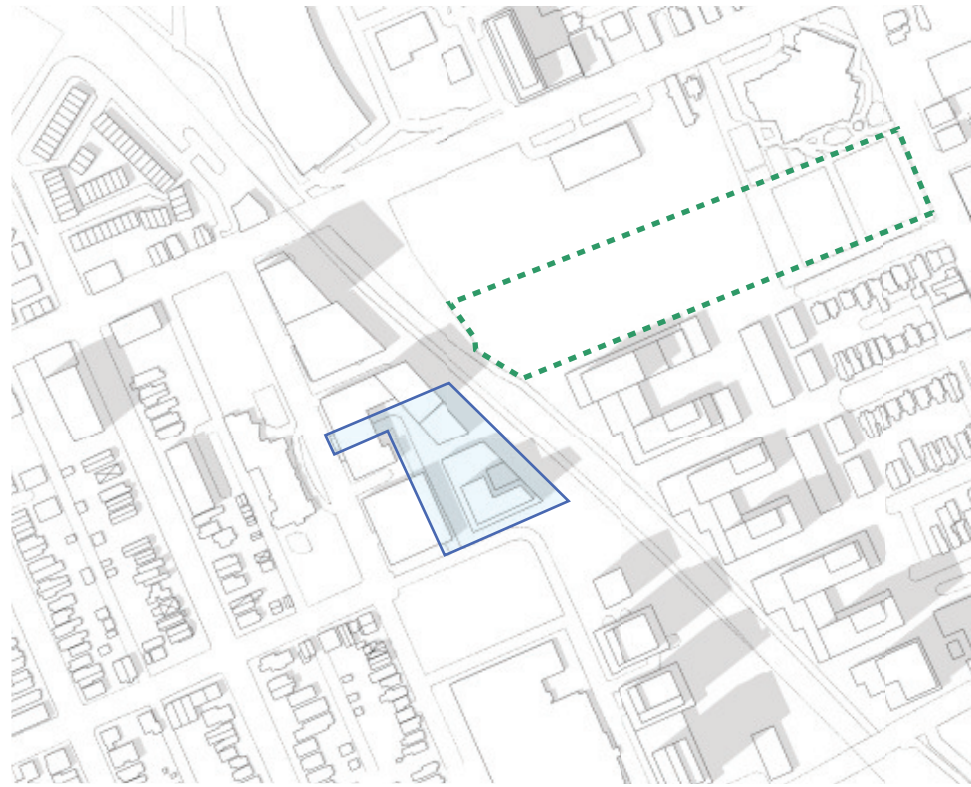


1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

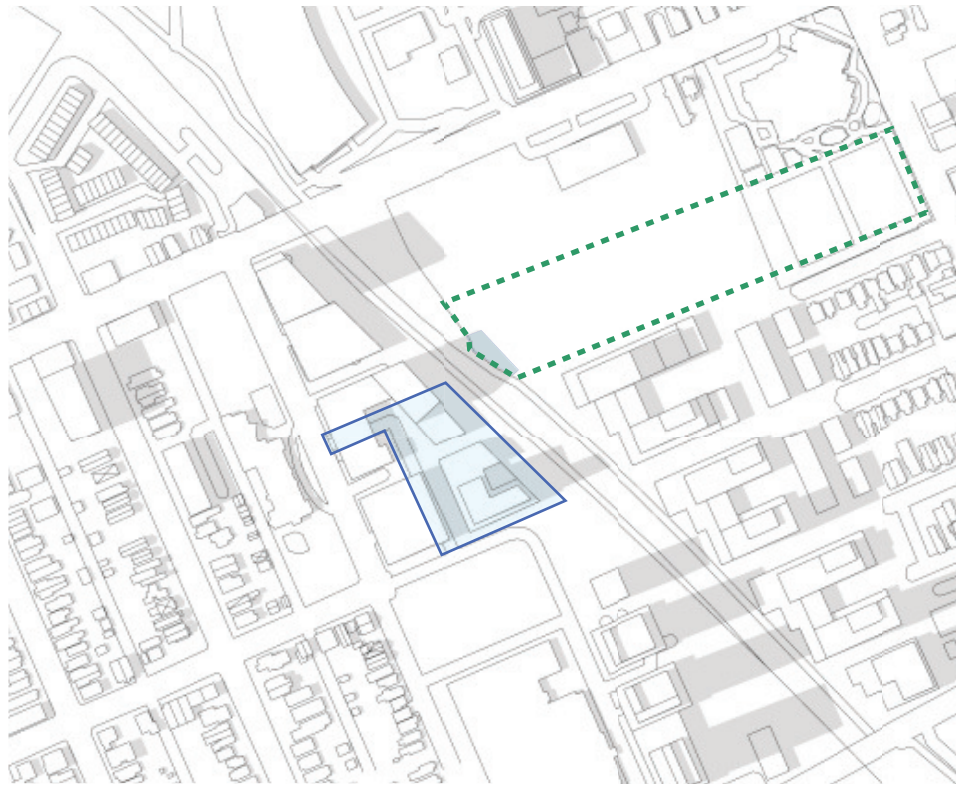


JUNE 21st



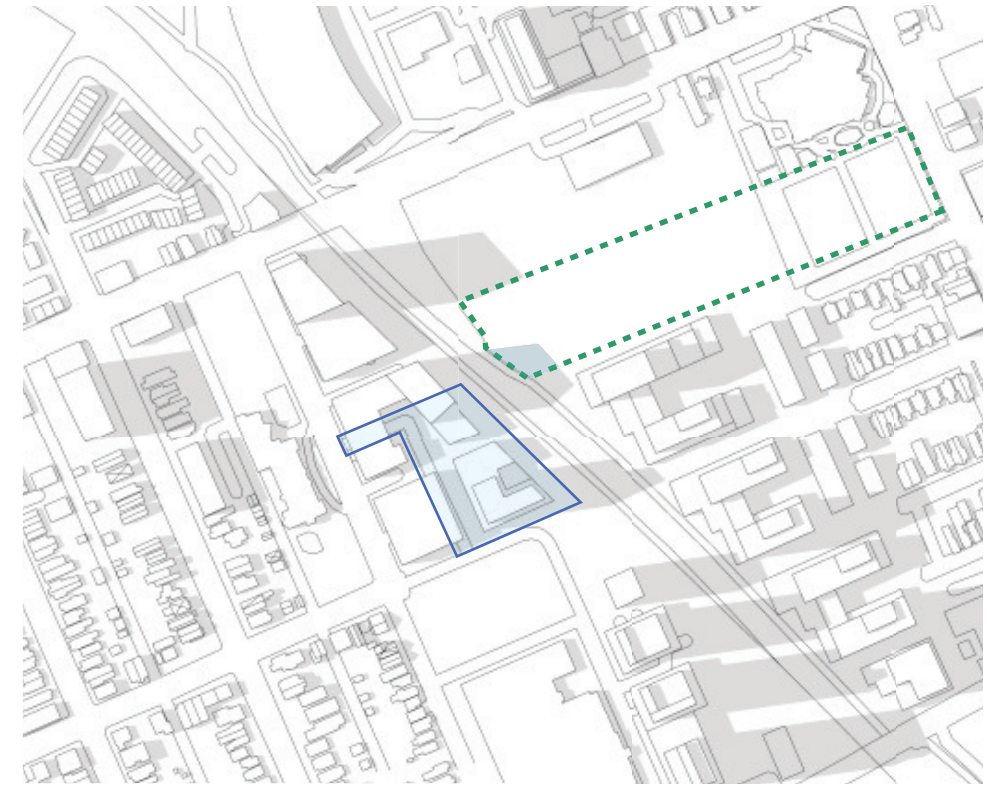
2 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

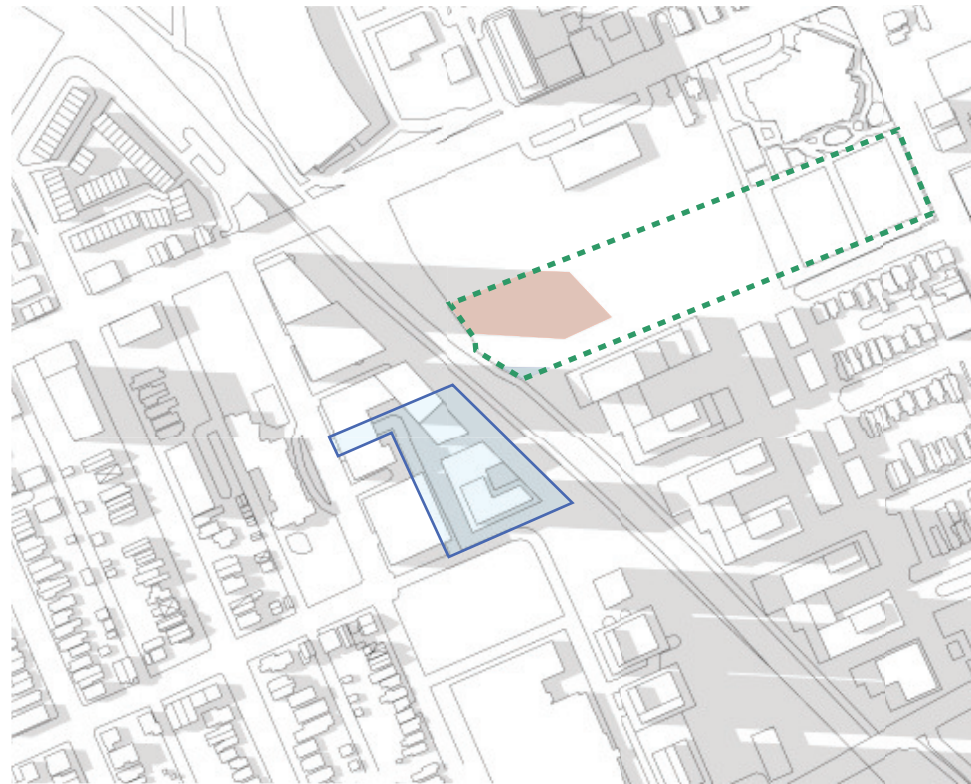
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Plan 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



JUNE 21st

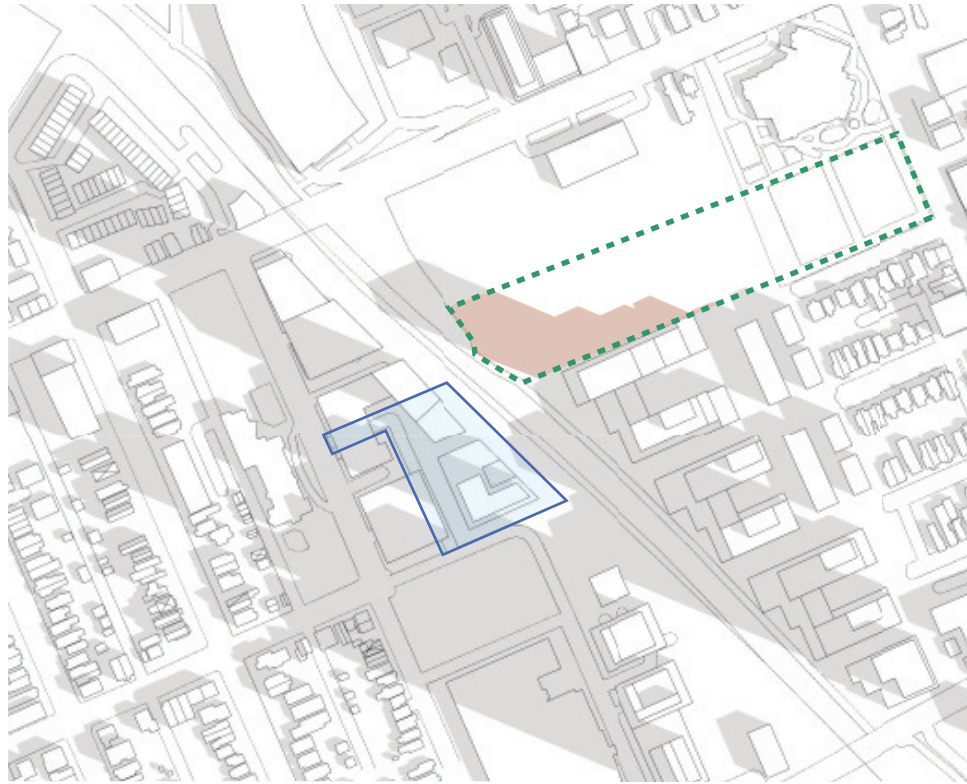


8 pm

APPROVED TRINITY CITY CENTRE PROJECT & EXISTING BUILDINGS SHADOW PLOUFFE PARK



SEPTEMBER 21st



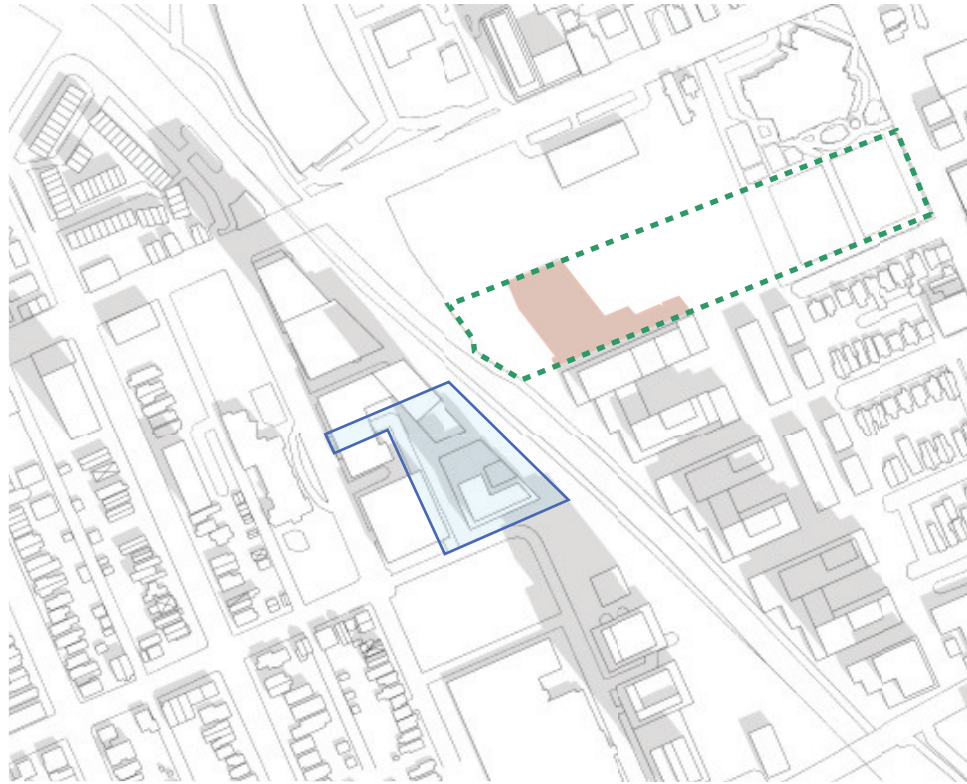
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

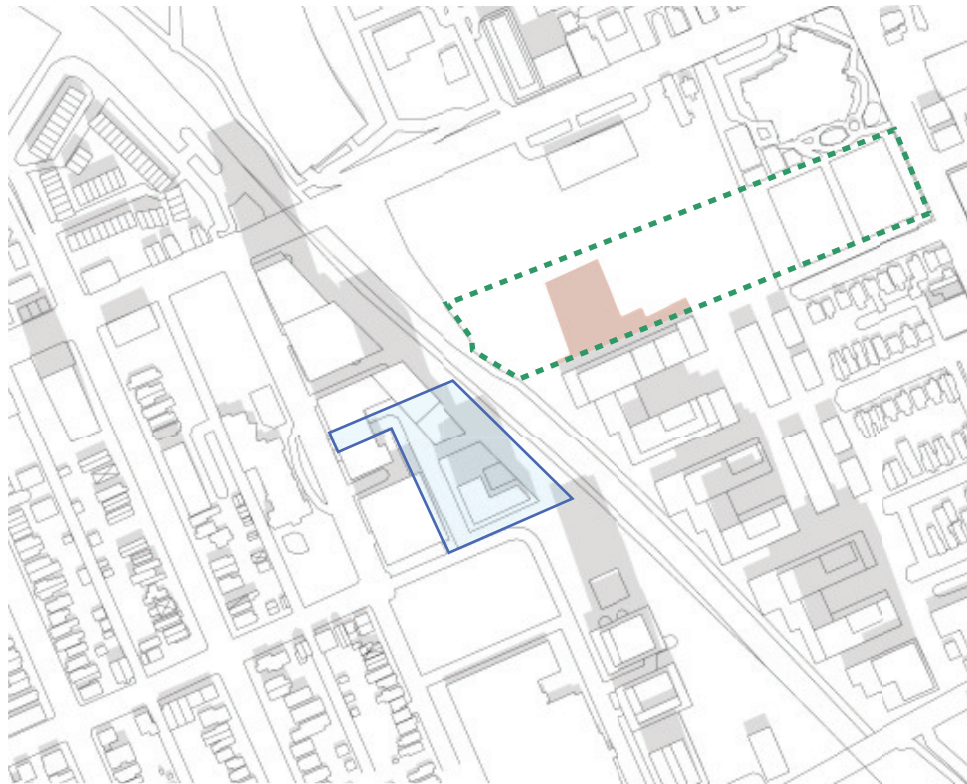
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

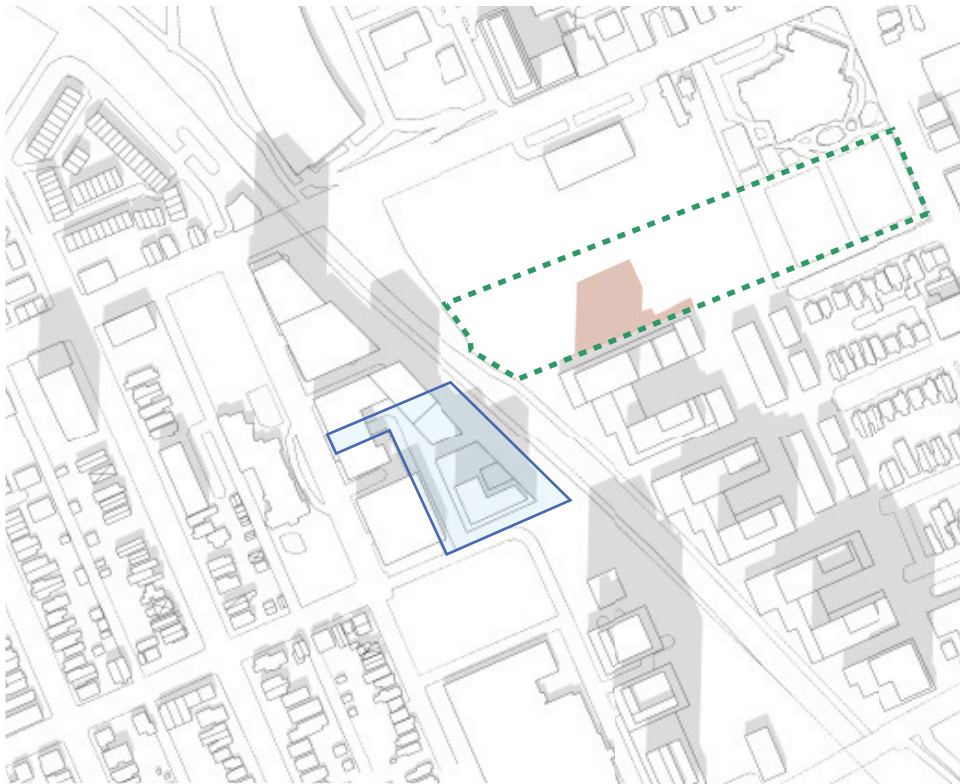
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

Secondary Plan Massing



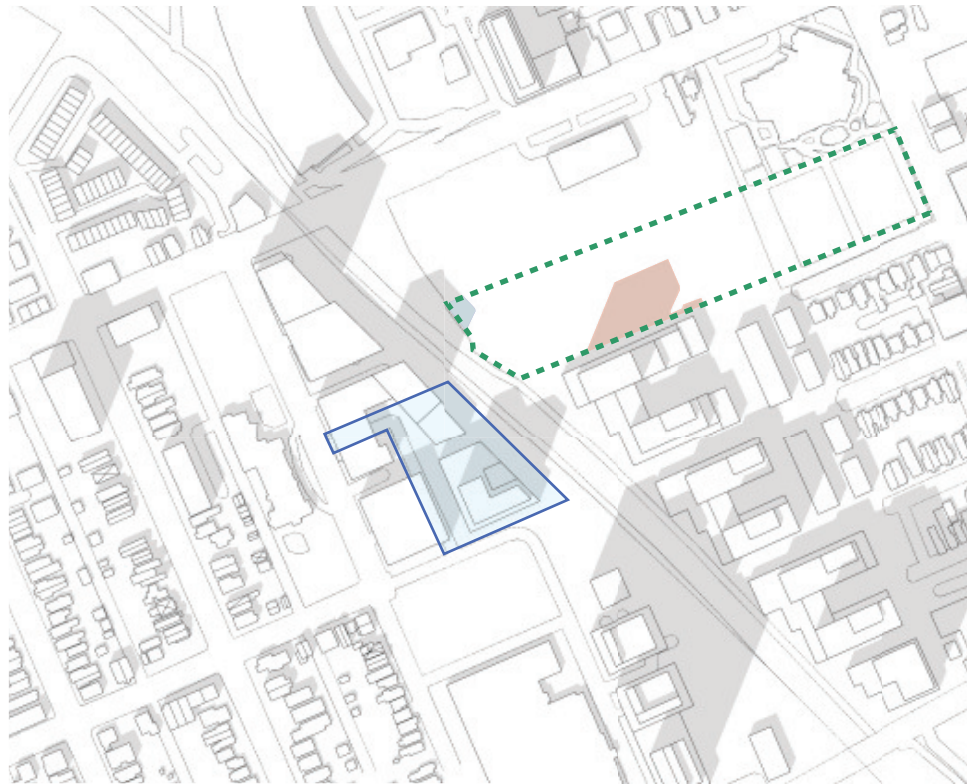
11 am

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 BREEZHILL SHADOWS PLOUFFE PARK



SEPTEMBER 21st



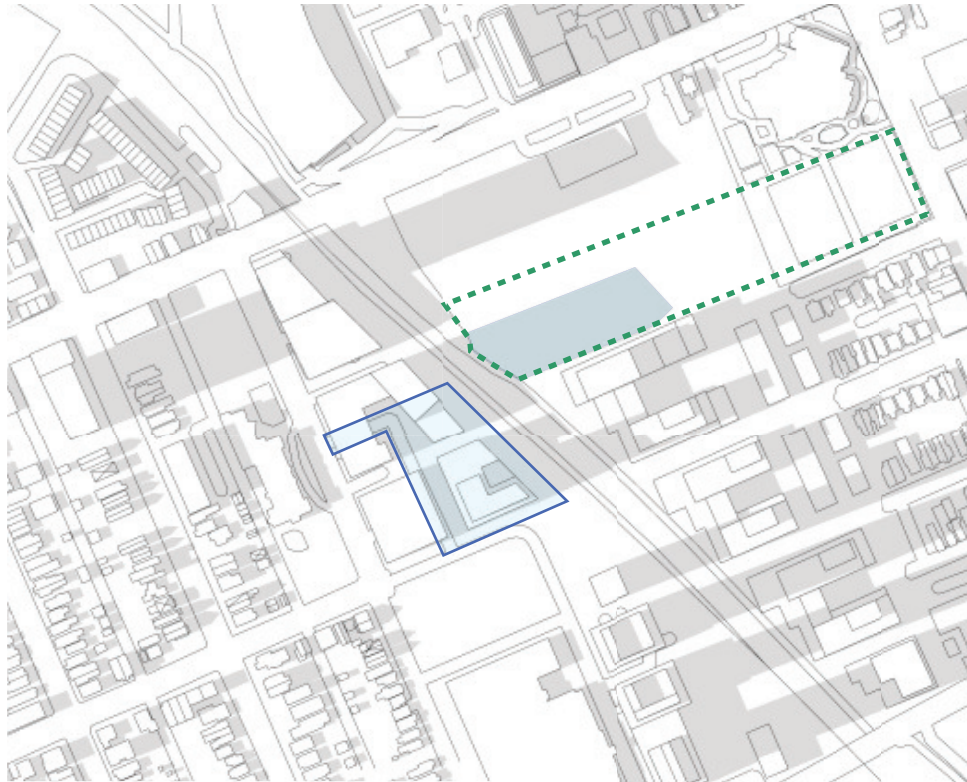
2 pm

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 Plan 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

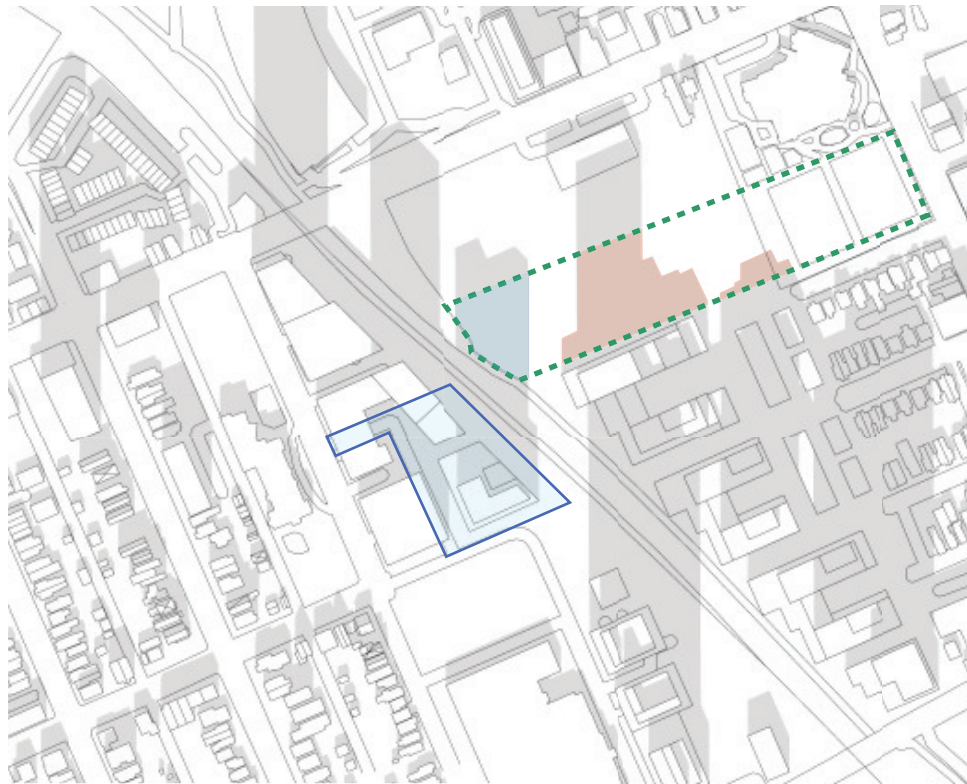
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

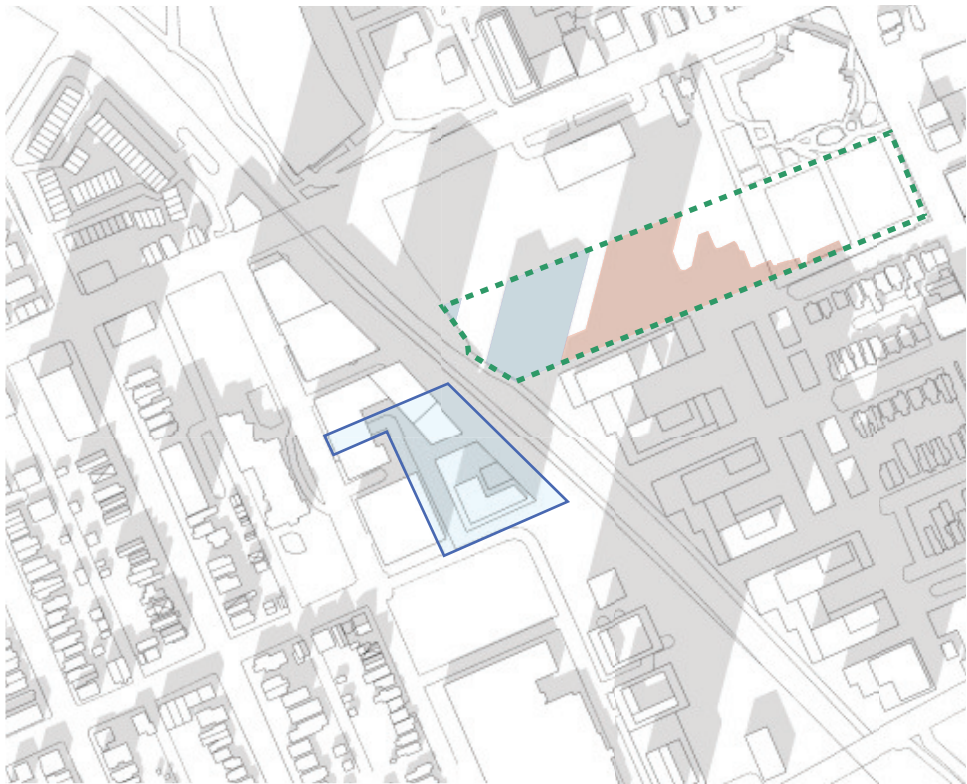
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK  
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Plan Massing



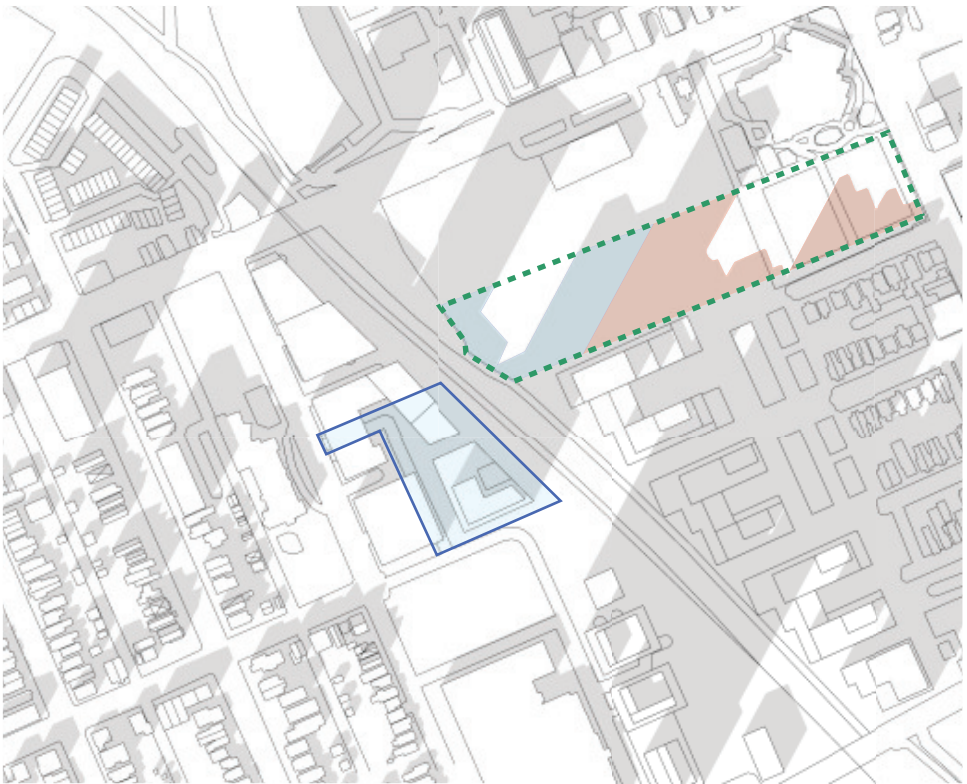
12 pm

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