



SUBMITTED FOR: **SITE PLAN CONTROL**

# 30 Cleary Ave.

Project # : 2314-02

May 2025



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# Project Overview: Odayanhaway

From the onset of this project, we have been inspired by this amazing hidden little village on Cleary. Our goal was not to reinvent it through redevelopment, but instead to create a holistic design which would highlight its innate value and potential. Inspired by 'Little Village', Odayanhaway aspires to complete the master plan of this site by investing in two new buildings and programs that will help provide much needed affordable housing.

First Unitarian has long stood for justice, for community, and for sustainability in Ottawa. Over the past few months, Figurr, Theia Partners, and OAHS have been working collaboratively with First U in a development opportunity that will deliver affordable housing, while creating a revenue stream for the congregation ensuring long-term financial sustainability. Through this development First U will have the opportunity to live their values and transform a largely vacant area of the campus to provide much needed affordable housing, a showpiece for sustainability, and a revenue stream that can be partially used for philanthropy and much needed affordable and market housing.

Reconciliation has been a strong theme for this project, with a challenge to think about how this 'Little Village' could tangibly help efforts of reconciliation with the Indigenous community. The engagement of the Ontario Aboriginal Housing Services (OAHS) to be the long-term owner / operator of the non-profit building will help deliver much needed housing to Indigenous community members in Ottawa.

This proposal – as it now moving beyond conceptual thinking, and into implementation - will demonstrate leadership in the City and establish a model for other faith and community groups on how to redevelop underutilized lands through the inclusion of much needed affordable housing.

As presented in this document, the proposal is for a two-building solution. The first building is approximately 66 units, a 6-storey affordable housing

solution that is non-profit owned and managed. The building units will include a range of 1-bed, 2-bed and 2-bed+den units to meet the needs of OAHS. The building size will be roughly over 11,000 SF in footprint with a gross building area of around 65,400 SF. The building, as seen in the proposed site plan and renderings, would occupy the North-Western most part of the lands immediately adjacent to the NCC parkway. This would provide OAHS with symbolic connection to the existing green spaces and the Ottawa River.

The second building is a 16-storey market affordable building, aimed at balancing affordability and the desire to create a revenue stream for the Church. The intention for this building is to use the CMHC Rental Construction Financing Initiative program, with most of the units in the building meeting or exceeding CMHC's definition of affordable housing in Ottawa. This building will provide close to 150 units of various types. This building is currently proposed to be located just North of the River Parkway Childcare Centre and around 14m from the West property line at the podium levels and 16.1m at the tower portion. The building's area includes a 4-storey podium of around 10,700 SF/ floor in foot print, and tower area of around 8,070 SF / floor. This building will be served by an underground parking garage with around 96 spaces and an additional 10 spaces at grade. Required visitor parking will be provided at various locations at grade, including at an existing gravel area at the Southern end of the property.

With regards to bicycle parking, the project will provide a 1:1 ratio in order to encourage the use of the existing paths and trails in the neighbourhood and along the parkway along the river.

We believe that this proposal meets the ambitious objectives provided to us by First U for the redevelopment of this property:

## Objective 1:

### The Delivery of Affordable Housing

With 66 units of affordable housing within the OAHS low-rise, and 148 units of mixed market offerings in the taller rental tower, this proposal balances the requirement for much needed affordable housing and all the other requirements to make this project feasible for OAHS, First Unitarian, and Theia.

## Objective 2:

### Create a Sustainability Showpiece

The proposed master plan was conceived with sustainable design approaches as a key aspect.

The taller building limits the ratio of glass to solid panel to less than 40% to allow for better energy performance through the use of more solid wall assemblies. It is also aiming to use photovoltaic cladding on the South side.

The most important factor contributing to sustainable design is the saving and enhancement of the existing gardens into the urban design of the master plan. Saving mature green space is not only a sustainable strategy, but also because we understand the emotional connection that these gardens have for members of the congregation and Unitarian House. The inclusion (and enhancement) of these gardens with pedestrian paths and outdoor public spaces encourages healthier choices in walking and using bicycles. These paths will also support many of the residents of Unitarian House who use the grounds for daily walks. Instead of walking along uninspiring asphalt parking areas, all residents of this 'Little Village' will have access to a variety of outdoor paths, boardwalks and public spaces to explore.

The project will also encourage the use of the existing natural swale along the North-West property line in the future design of the storm water management plan. Using this swale, a natural approach to storm water management, can also be a source of education through the inclusion of a boardwalk so that everyone in the community can enjoy some of

the natural features of the site. The project is also exploring and intends to use Geothermal energy.

## Objective 3:

### Provide a Tangible Step Towards Reconciliation

The inclusion of OAHS as the affordable housing provider was an obvious choice in helping meet the goal of reconciliation. The OAHS building was located - at the request of First U - at the most important available spot on the land against the existing NCC lands and in closer proximity to the Ottawa River. The use of natural materials, Indigenous plantings and green spaces and gathering spaces will be highly inspired by Indigenous Peoples values.

## Objective 4:

### Create an Enduring Revenue Stream Helping Support Mission into the Indefinite Future

Through the development of a market building that generates positive revenue, the congregation is thinking long-term. The proposal leverages under-utilized parts of the campus; a primarily empty asphalt parking lot. This will help supplement congregation finances and will help ensure a presence in the community far into the future, being advocates for justice, tolerance, and sustainability.

## Sustainability & Bird safety

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One of the primary objective's of this project is to create a sustainability showpiece. The proposed master plan explores multiple solutions to contribute to sustainable design.

The most important factor contributing to sustainable design is the saving and enhancement of the existing gardens into the urban design of the master plan. Saving mature green space is not only a sustainable strategy, but also because we understand the emotional connection that these gardens have for members of the congregation and Unitarian House. The inclusion (and enhancement) of these gardens with pedestrian paths and outdoor public spaces encourages healthier choices in walking and using bicycles. These paths will also support many of the residents of Unitarian House who use the grounds for daily walks. Instead of walking along uninspiring asphalt parking areas, all residents of this 'Little Village' will have access to a variety of outdoor paths, boardwalks and public spaces to explore.

The project will also encourage the use of the existing natural swale along the North-West property line in the future design of the storm water management plan. Using this swale, a natural approach to storm water management, can also be a source of education through the inclusion of a boardwalk so that everyone in the community can enjoy some of the natural features of the site. The taller 'Market' building limits the ratio of glass to solid panel to less than 40% to allow for better energy performance through the use of more solid wall assemblies. It is also aiming to use photovoltaic cladding on the South side. The project is also exploring and intends to use Geothermal energy.

Additionally, the project will have to meet The City of Ottawa's High Performance Development Standard has been introduced as part of the new Official Plan to realize the objectives of sustainable and resilient design; a major priority project identified in the Energy Evolution Strategy to reduce greenhouse gas emission in Ottawa to zero by 2050. The requirements for these standards will however not be explored until specific Site Plan Control applications are submitted.

These buildings will also be subject to SB10 of the Ontario Building Code that requires the buildings' energy performance levels to beat the National Energy Code by 30% for standard projects of this type. This requirement helps stakeholders meet energy efficiency requirements in the Building Code and came into force on January 1, 2017. Ontario continues to promote some of the most progressive regulations in North America for reductions of Green House Gas (GHG) emissions and improvements for energy conservation in buildings. To meet these high standards, the project must provide an energy model that looks at the balance between the use of high-performance building envelope systems, the percentage amount of glazing and the mechanical systems required to heat and cool the building through the 4 seasons. An energy model will provide the design team with the best strategies to effectively and economically meet the high standards of the OBC. Other aspects that will be considered will be bird safe glazing for any large street facing curtainwall. As well as the use of white reflective roofing membranes to minimize heat island effect created from sun absorption at the roof horizontal surfaces.

## ASPIRATIONAL



## INCLUSIVE



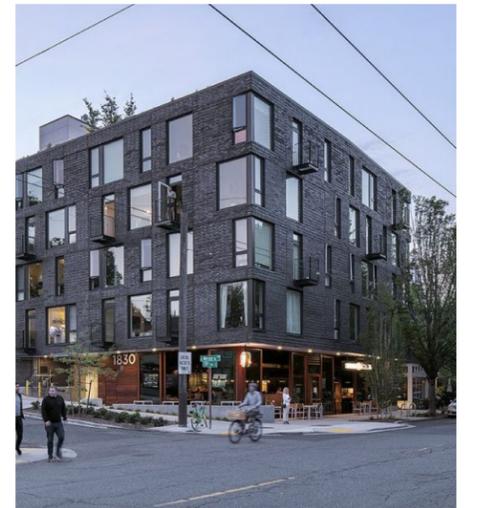
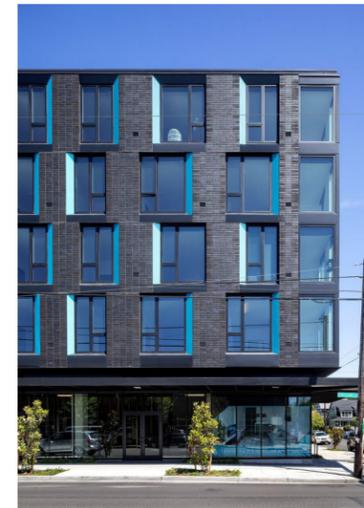
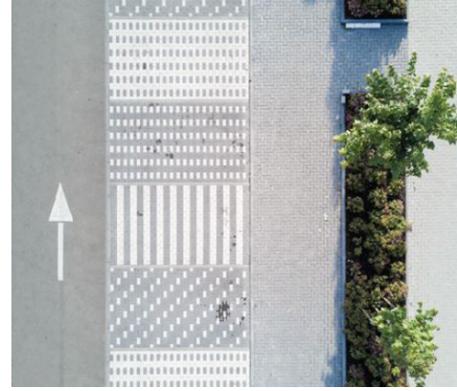
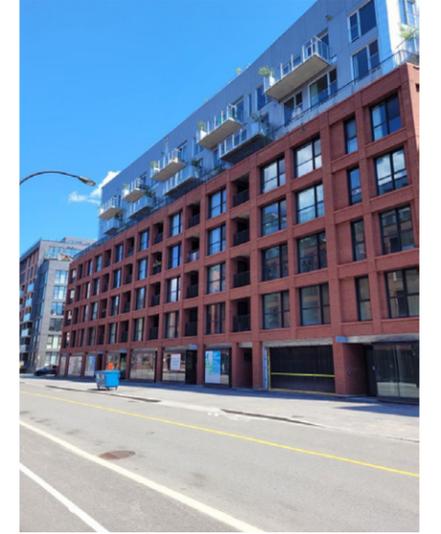
## SUSTAINABLE



## FEASIBLE



## BUILDING



| PROPERTY DESCRIPTION   |   |
|--|---|
| 6 & 16 STOREY RESIDENTIAL BUILDINGS  |   |
| CITY OF OTTAWA PIN NUMBER  | 04751-0119                                |
| MUNICIPAL ADDRESS  | 30 Cleary ave                             |
| SITE INFORMATION   |   |
| LOT AREA:  | 20,680 sqm                                |
| LOT FRONTAGE:  | 237.3m                                    |
| LOT DEPTH:   | 112.8m                                    |
| BUILDING INFORMATION   |   |
| BUILDING AREA: MARKET BUILDING = 979sqm, OAHS Building= 875 sqm                          |   |
| BUILDING FLOOR AREA: MARKET BLDG=13520 sqm, OAHS BLDG = 5996 sqm, P1=2709sqm, P2=2112sqm |   |
| PROPOSED USE: APARTMENT DWELLINGS  |   |
| <b>UNIT BREAKDOWN - MARKET BUILDING:</b>   | <b>UNIT MIX:</b>                          |
| LEVEL 1: 9 UNITS   | 4x 1B, 2x 1B+D, 1x 2B, 2x 2B+D            |
| LEVEL 2-4: 12 UNITS  | 1x STUDIO, 3x 1B, 2x 1B+D, 4x 2B, 2x 2B+D |
| LEVEL 5-15: 10 UNITS   | 1x STUDIO, 3x 1B, 3x 1B+D, 2x 2B, 1x 3B   |
| LEVEL 16: 8 UNITS  | 6x 1B, 2x 2B                              |
| <b>TOTAL</b>   | <b>163 UNITS</b>                          |
| <b>UNIT BREAKDOWN - OAHS BUILDING:</b>   | <b>UNIT MIX:</b>                          |
| LEVEL 1: 5 UNITS   | 4x 1B, 1 x 2B                             |
| LEVEL 2: 13 UNITS  | 6x 1B, 4x 1B+D, 2x 2B, 1x 3B              |
| LEVEL 3-6: 12 UNITS  | 7x 1B, 2x 1B+D, 2x 2B, 1x 3B              |
| <b>TOTAL</b>   | <b>66 UNITS</b>                           |
| <b>MARKET &amp; OAHS BUILDINGS TOTAL</b>   | <b>229 UNITS</b>                          |

| ZONING TABLE 11A[314]H(13.8)              |  |  |
|---|--|--|
| CITY OF OTTAWA ZONING BY-LAW No. 2008-250 | REQUIRED   | PROPOSED   |
| MINIMUM LOT AREA                          | 400m <sup>2</sup>  | TOTAL LOT AREA=20,680sqm   |
| MINIMUM LOT WIDTH                         | 15m  | 237.3m   |
| MINIMUM FRONT YARD SETBACK                | 3m   | 22.7m  |
| MINIMUM INTERIOR SIDE YARD SETBACK        | 7.5m   | 10.5m  |
| MINIMUM REAR YARD SETBACK                 | Abutting R1, R2 or R3:7.5m<br>Other cases: 4.5m  | 4.525m   |
| MAXIMUM BUILDING HEIGHT                   | 13.8m  | MARKET BUILDING=<br>49.80m(WITHOUT PENTHOUSE)<br>53.80m(WITH PENTHOUSE)<br>OAHS=<br>18.80m (WITHOUT PENTHOUSE)<br>22.8m (WITH PENTHOUSE)   |
| VEHICLE PARKING REQUIREMENTS (AREA Z)     | As per Bylaw 2024-381, for the 30 Cleary site, above grade parking spots required is 143.  | Above grade parking provided for entire 30 Cleary site = 147<br><br>Underground spots provided = 96  |
| AMENITY AREA REQUIREMENTS                 | 6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit. Minimum 50% of the required total amenity area to be communal.<br><br>MARKET= 6m <sup>2</sup> x 163 units= 978 sqm<br>OAHS= 6m <sup>2</sup> x 66 units= 396 sqm | MARKET BUILDING=<br>978 sqm PRIVATE<br>624 sqm COMMUNAL<br>1113 sqm TOTAL<br><br>OAHS BUILDING= 430 sqm<br>(ALL COMMUNAL)  |
| BICYCLE PARKING SPACES                    | 0.5 per dwelling unit<br><br>MARKET BUILDING = 82 REQU.<br><br>OAHS = 33 REQU.   | MARKET BUILDING:<br>HORIZONTAL = 89 SPACES<br>STACKED:58x2=116 SPACES<br>EXTERIOR HORIZONTAL = 8<br>213 SPACES TOTAL<br><br>OAHS:<br>HORIZONTAL = 22<br>STACKED: 22x2= 44 SPACES<br>EXTERIOR HORIZONTAL = 6<br>72 SPACES TOTAL |

# Official Plan - Designation

- / Designated **Neighbourhood**
- / Located in an **Evolving Neighbourhood** Overlay
- / Overlay is applied to areas close to Hubs and Corridors to signal future intensification over time
- / Typically low-rise development permitted, greater heights allowed in close proximity other taller buildings



Schedule B2 - Inner Urban Transect, City of Ottawa Official Plan

# Development Applications - ZBLA & OPA

- / Zoning By-law Amendment (ZBLA)
- / Rezone subject property from **I1A[314] H(13.8)** to **I1A[XXXX]** to permit the proposed development as conceived
- / Official Plan Amendment (OPA) to amend the Secondary Plan to clarify site specific policy



Subject property and surrounding area zoning

# Secondary Plan - **Vision** and **Guiding Principles**

## **Vision**

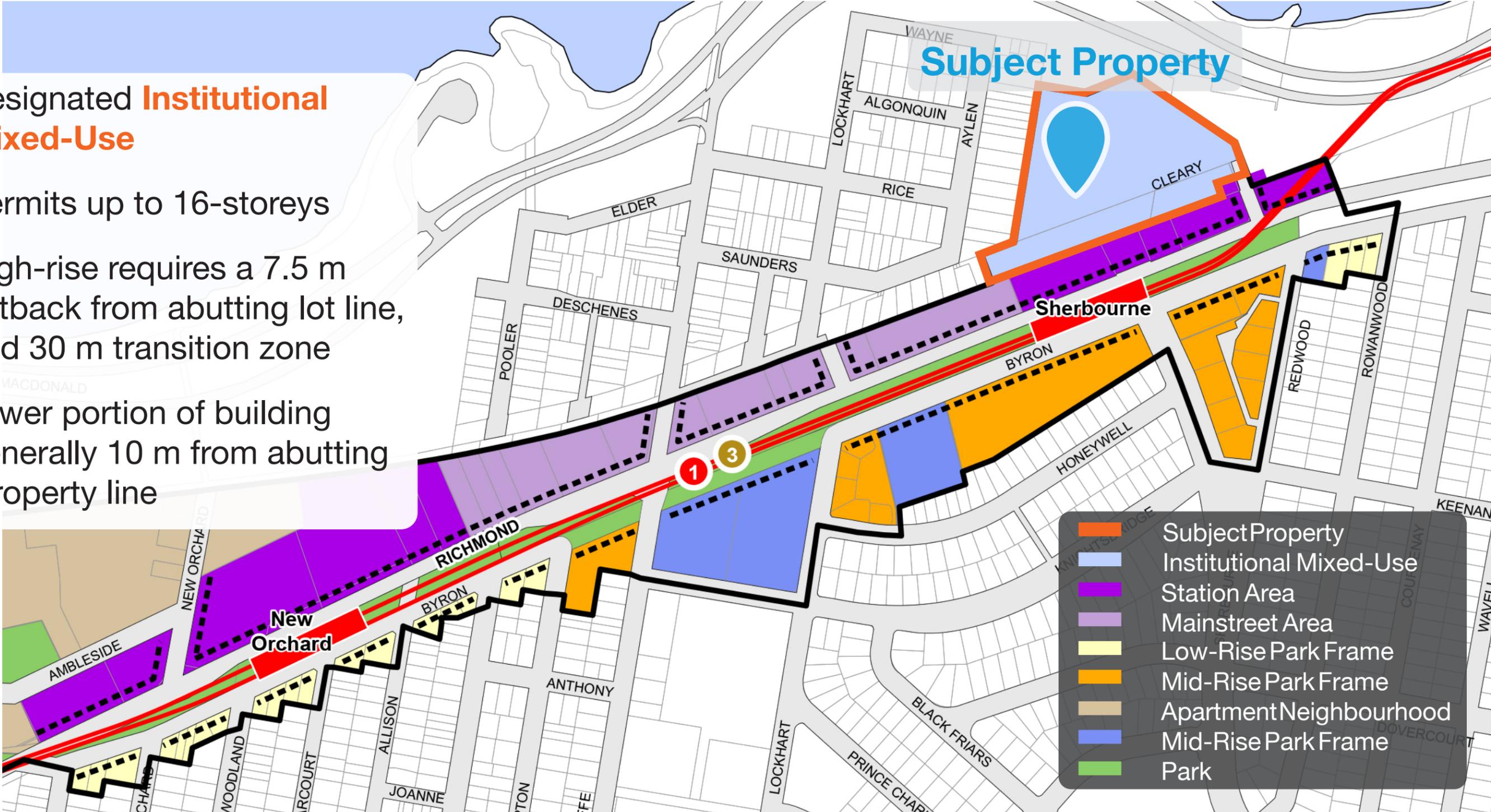
- / The area will continue to evolve into an attractive and liveable urban community, with prominent greenspace components as well as a wide mix of uses; and
- / Intensification will be compatible and compliment adjacent neighbourhoods, with an emphasis on “human-scale” pedestrian interaction

## **Guiding Principles**

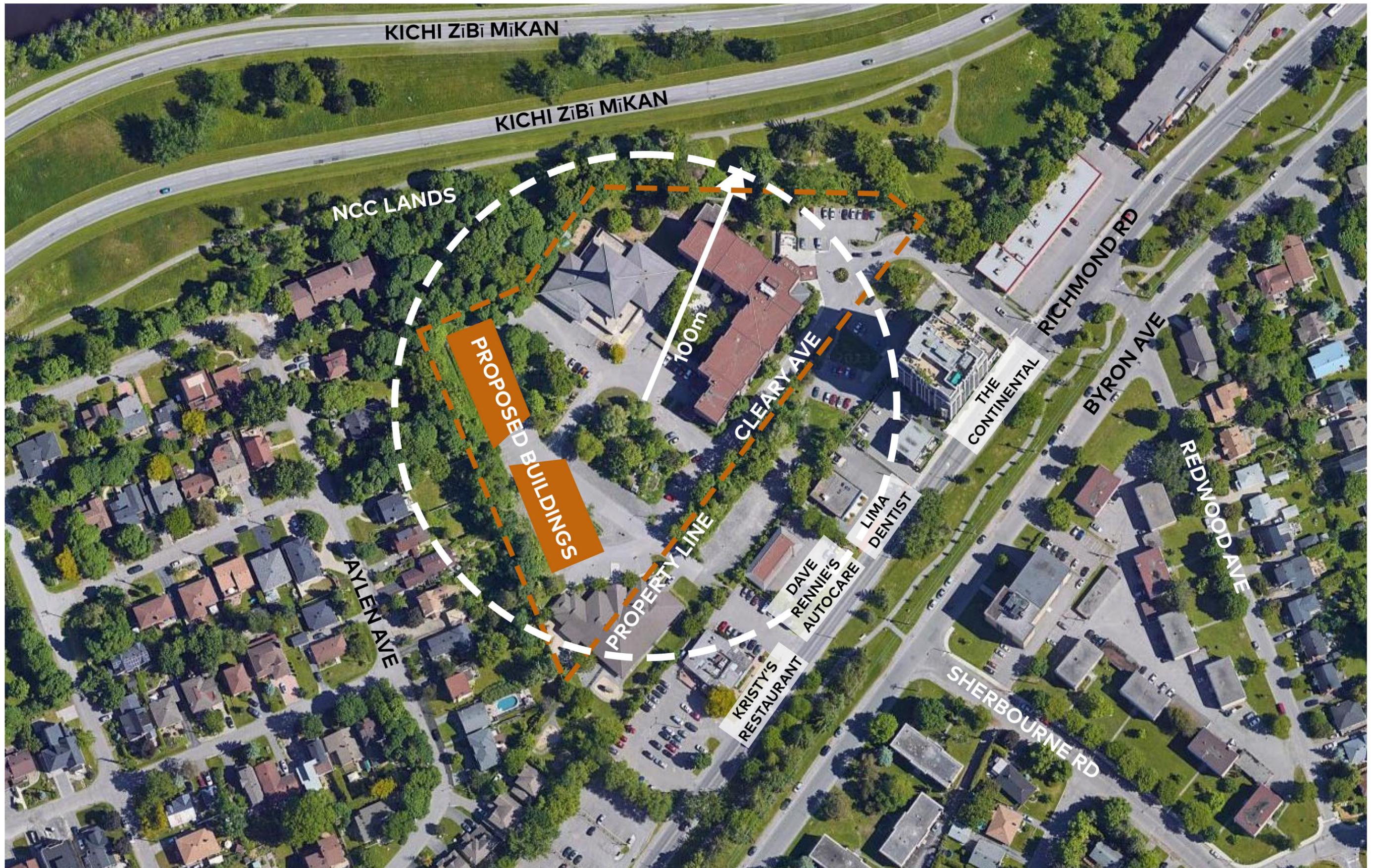
- / All usable public greenspace and recreational facilities will be retained and will be increased or expanded where possible; and
- / The scale and character of existing neighbourhoods will be preserved through appropriate height transitions of new development, with an emphasis on ensuring that new development supports the O-Train

# Secondary Plan - Designation

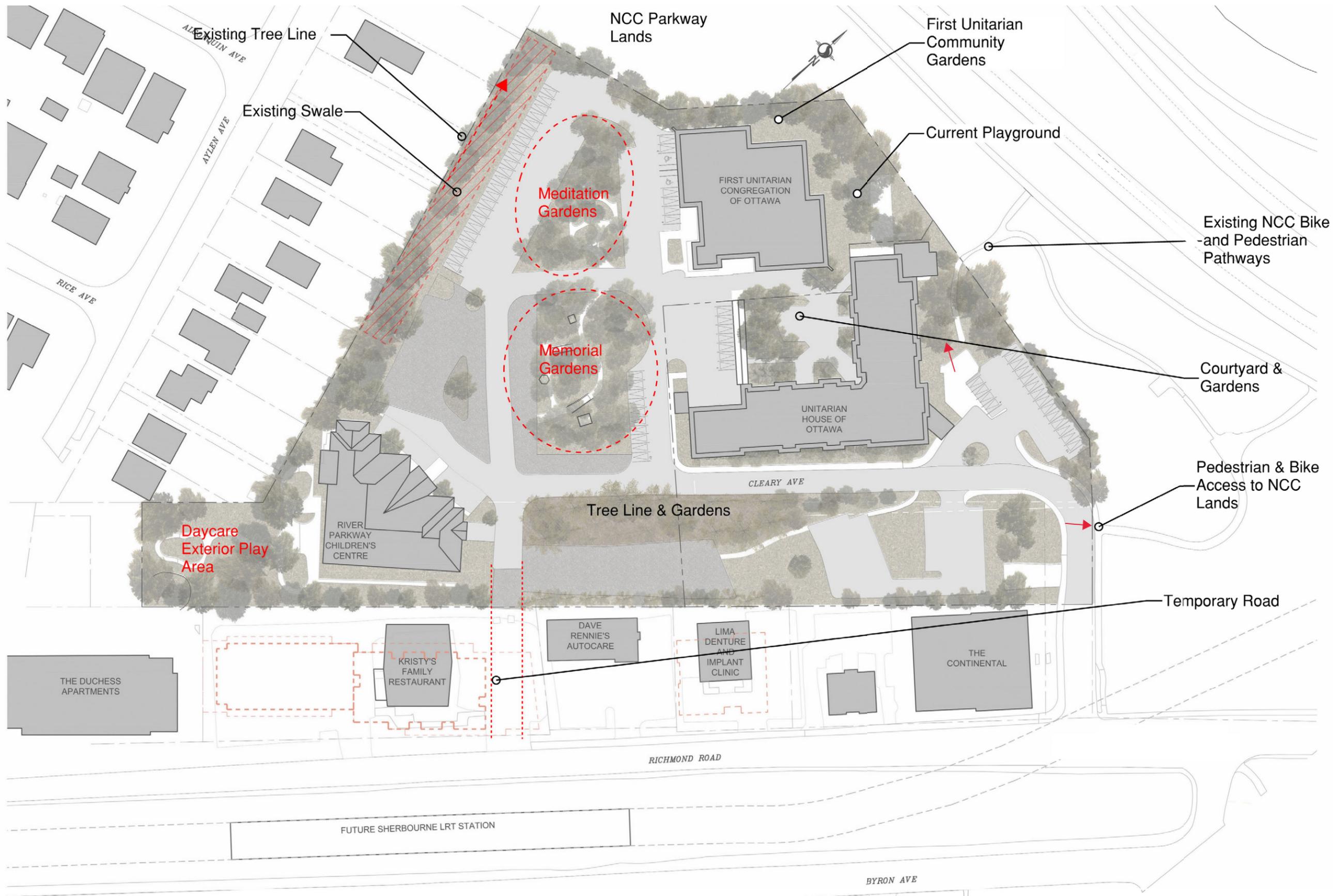
- / Designated **Institutional Mixed-Use**
- / Permits up to 16-storeys
- / High-rise requires a 7.5 m setback from abutting lot line, and 30 m transition zone
- / Tower portion of building generally 10 m from abutting property line

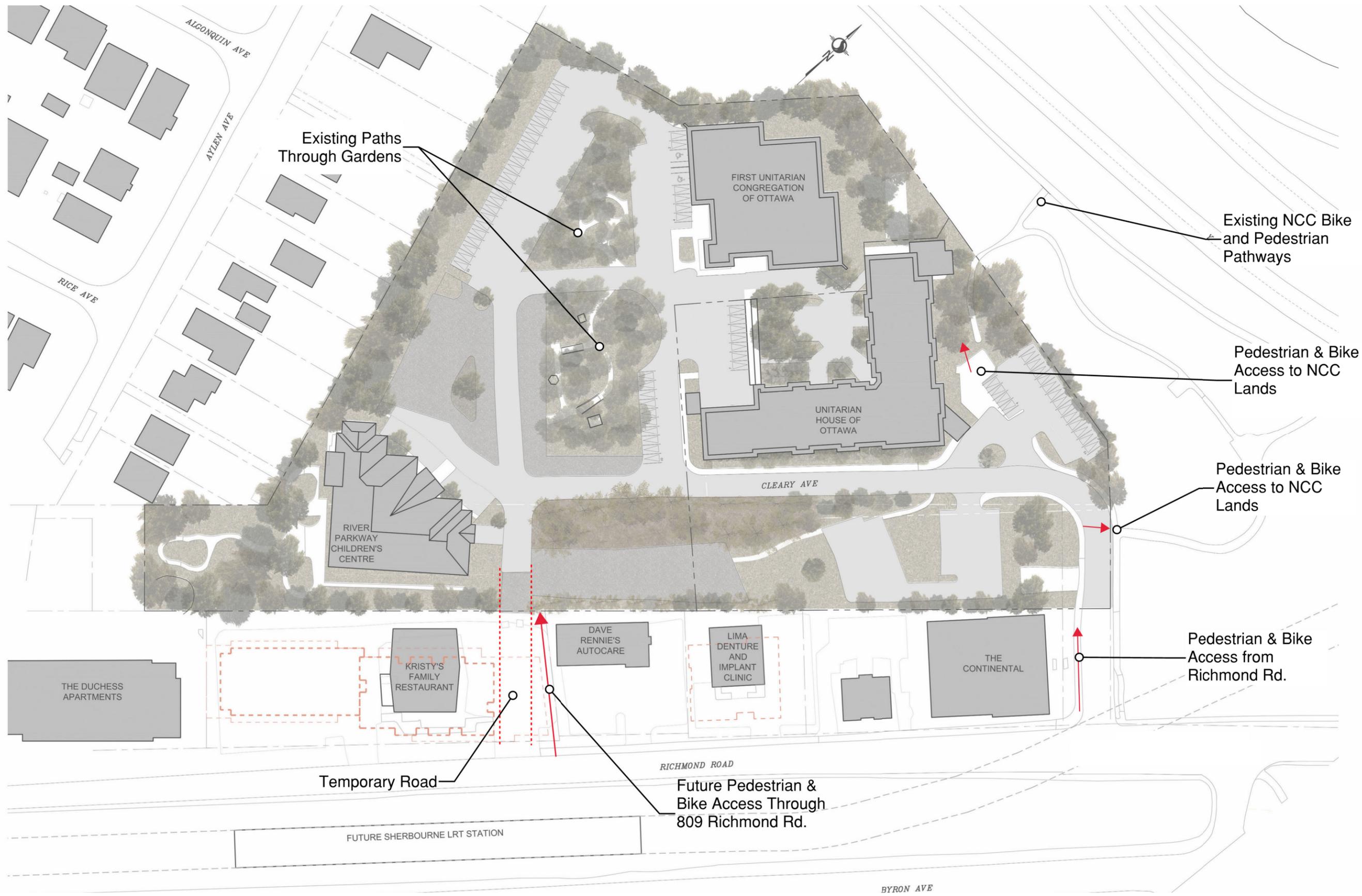


Schedule A – Designation Plan, Sherbourne and New Orchard Secondary Plan













**833 RICHMOND RD.**  
11-STORY APARTMENT BUILDING



**FUTURE LRT SHERBOURNE STATION**



**809 RICHMOND RD.**  
EXISTING 1-STORY RESTAURANT



**809 RICHMOND RD.**  
ZONING APPROVED - 24-STORY  
COMMERCIAL/ RESIDENTIAL TOWER



**801 RICHMOND RD.**  
EXISTING 1-STORY AUTO SHOP



**797 RICHMOND RD.**  
EXISTING 1-STORY DENTAL OFFICE



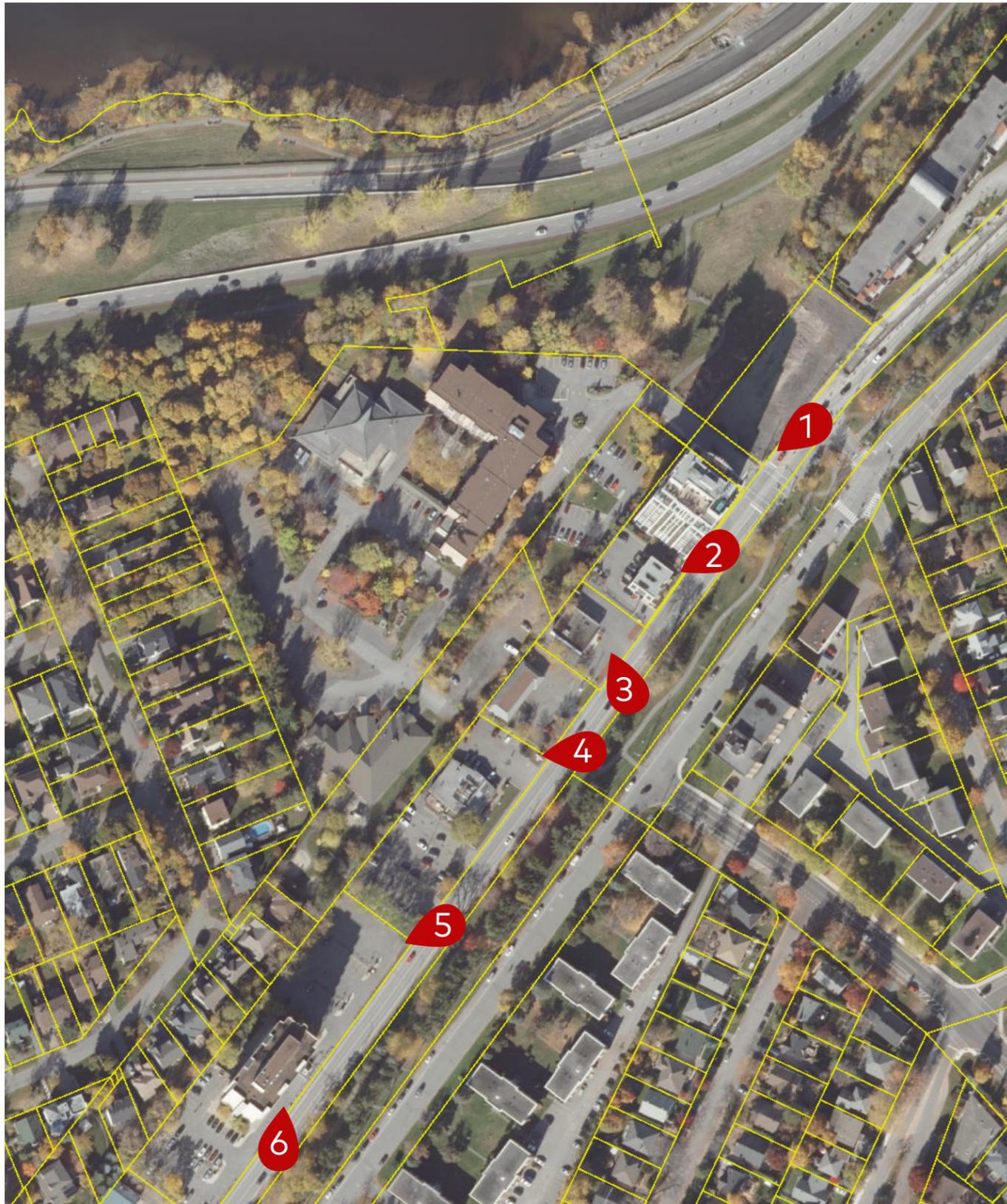
**797 RICHMOND RD.**  
PROPOSED 10-STORY RENTAL  
BUILDING

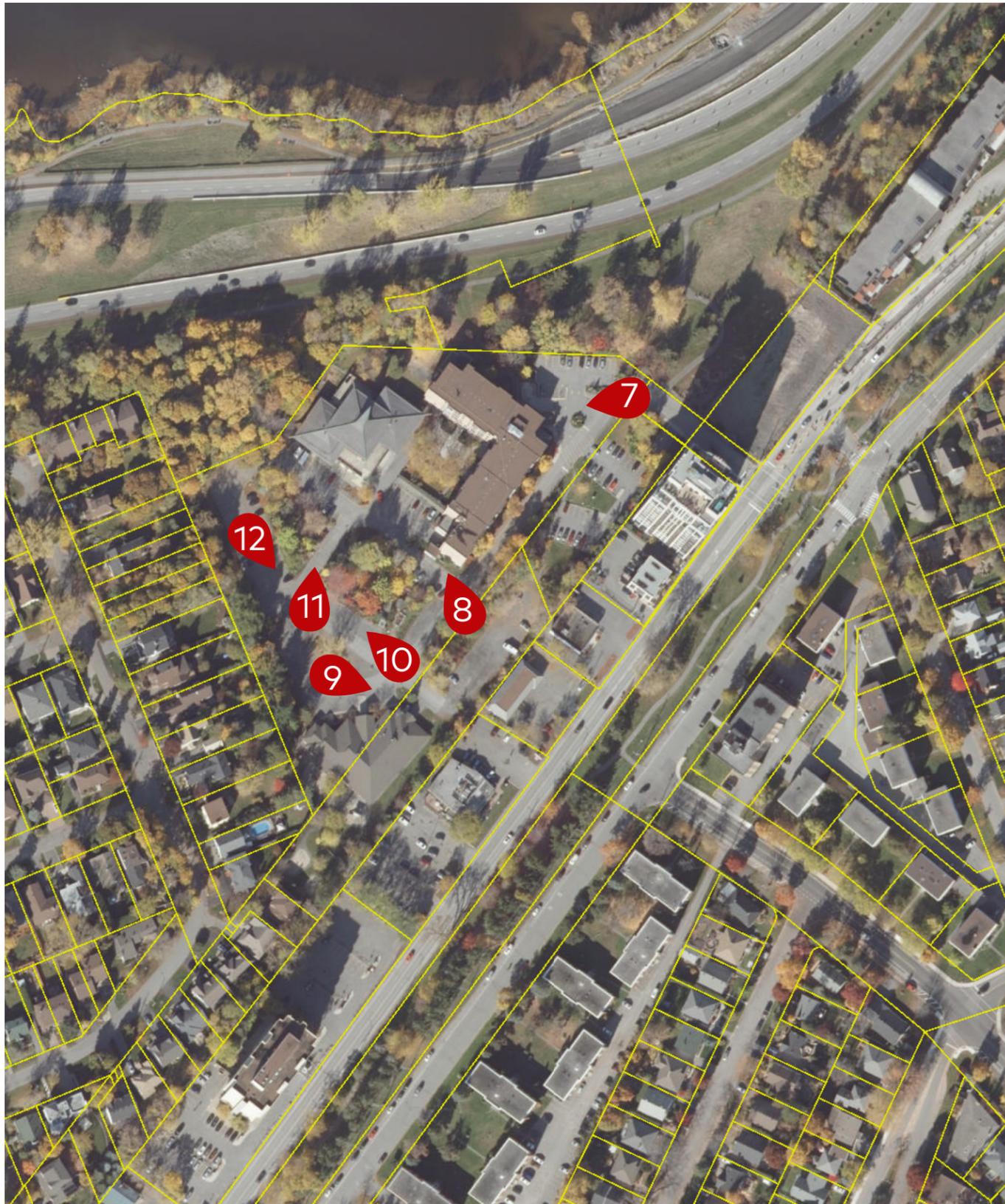


**773 RICHMOND RD.**  
3-STORY RESIDENTIAL BUILDING



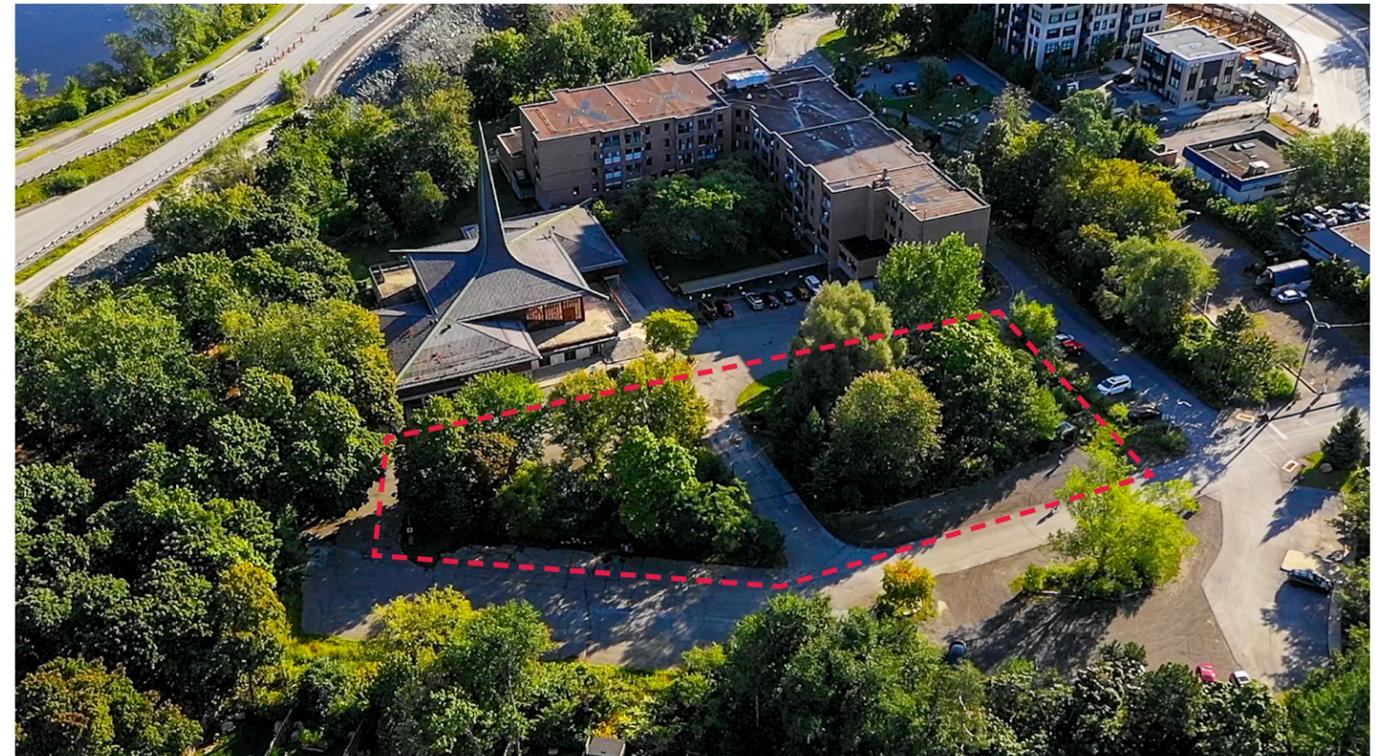
**75 CLEARY AVE.**  
16-STORY RESIDENTIAL BUILDING







FIRST UNITARIAN CHURCH



EXISTING GARDENS



EXISTING GARDENS

**"The gardens represent an excellent mix of native species and species at risk. They could not be easily replicated"**

Casey Little, Biologist, CIMA+

**"Protecting the trees is of significant cultural importance and will provide a key connection to nature"**

Cathy Connor, Director of Housing Development, OAHS

**"The gardens represent decades of meticulous cultivation and care. Their protection for future generations is a priority for the congregation"** Terry Kimmel, First Unitarians of Ottawa



PROPOSED DEVELOPMENT LOCATION



PROPOSED DEVELOPMENT LOCATION



PROPOSED DEVELOPMENT LOCATION

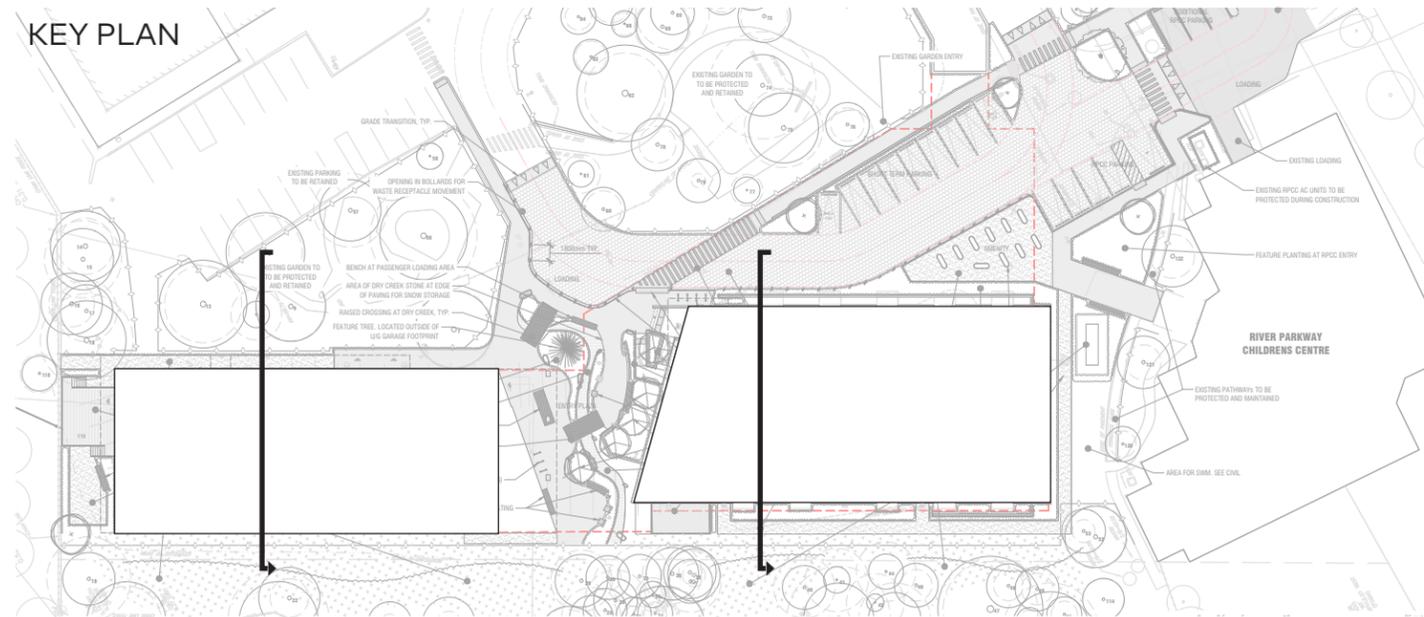


PROPOSED DEVELOPMENT LOCATION

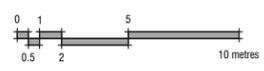
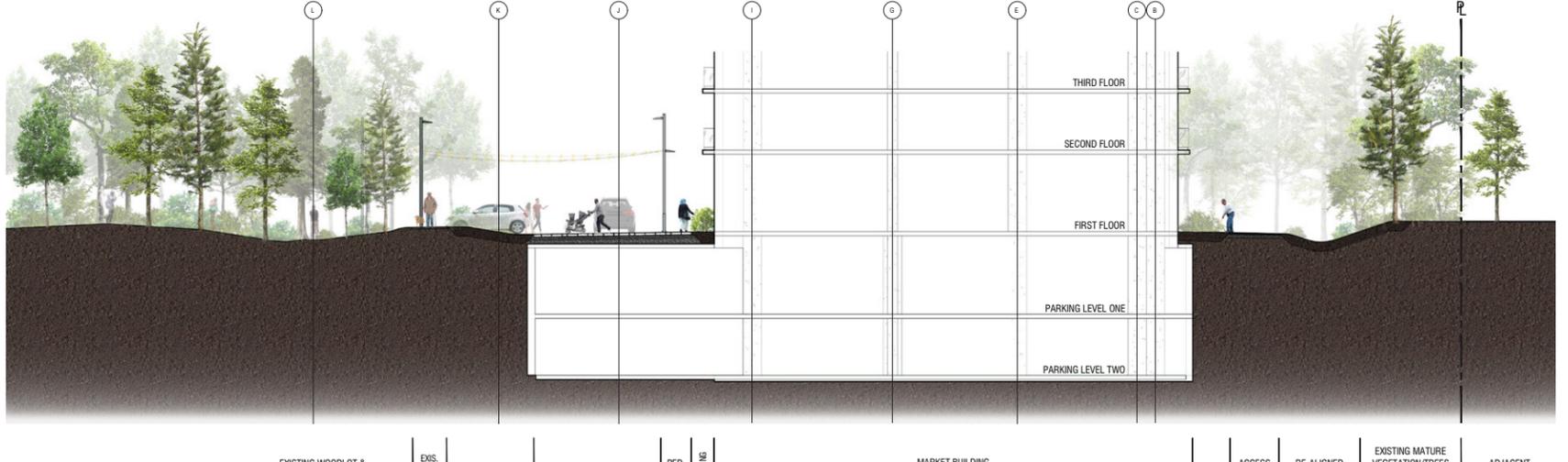
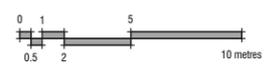
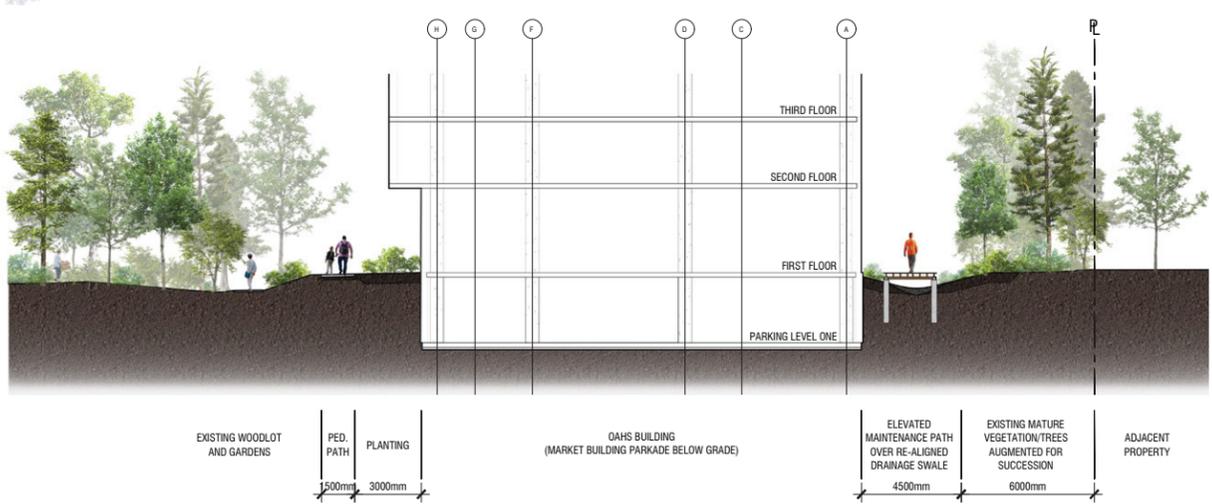




KEY PLAN



The landscape design for the project first and foremost aims to minimize disruption to the site and existing programming and ensure the continued health and enjoyment of the unique landscapes in place for all users, existing and future. Minimal changes outside of the footprint of disruption for building construction are suggested, and succession planting is proposed to augment existing vegetation and ensure continuity of healthy, mature planting. The design features a traffic-calmed and pedestrian oriented experience through the implementation of a Woonerf-inspired space, connecting existing circulation routes for daycare, long-term care home, and church users with changes to the site and the future residents. The preservation of existing pathways through the woodlot gardens and adjacent NCC lands as well as access to nearby transit was also considered and prioritized.

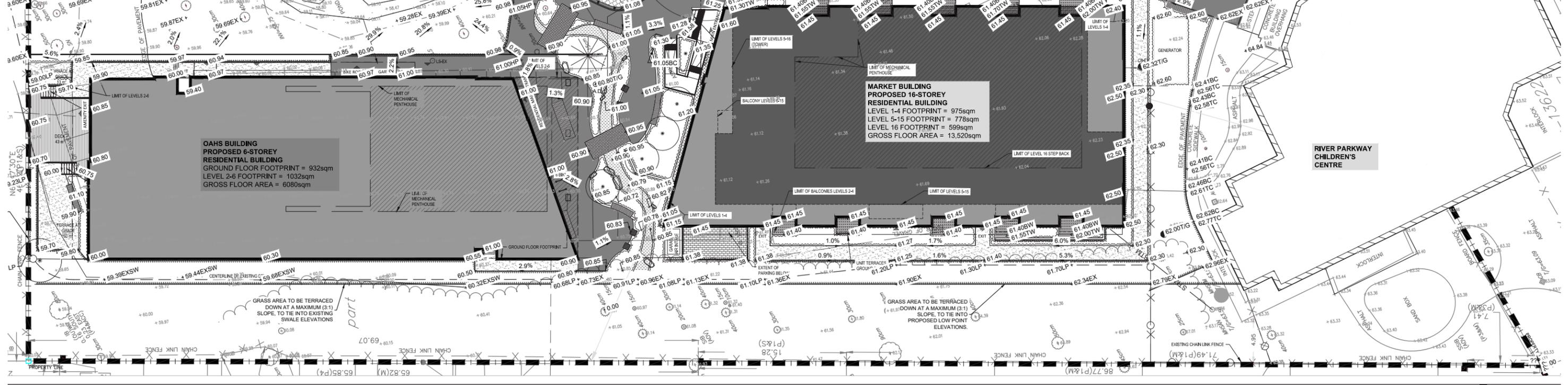


1 LANDSCAPE SECTION - OAHs BUILDING

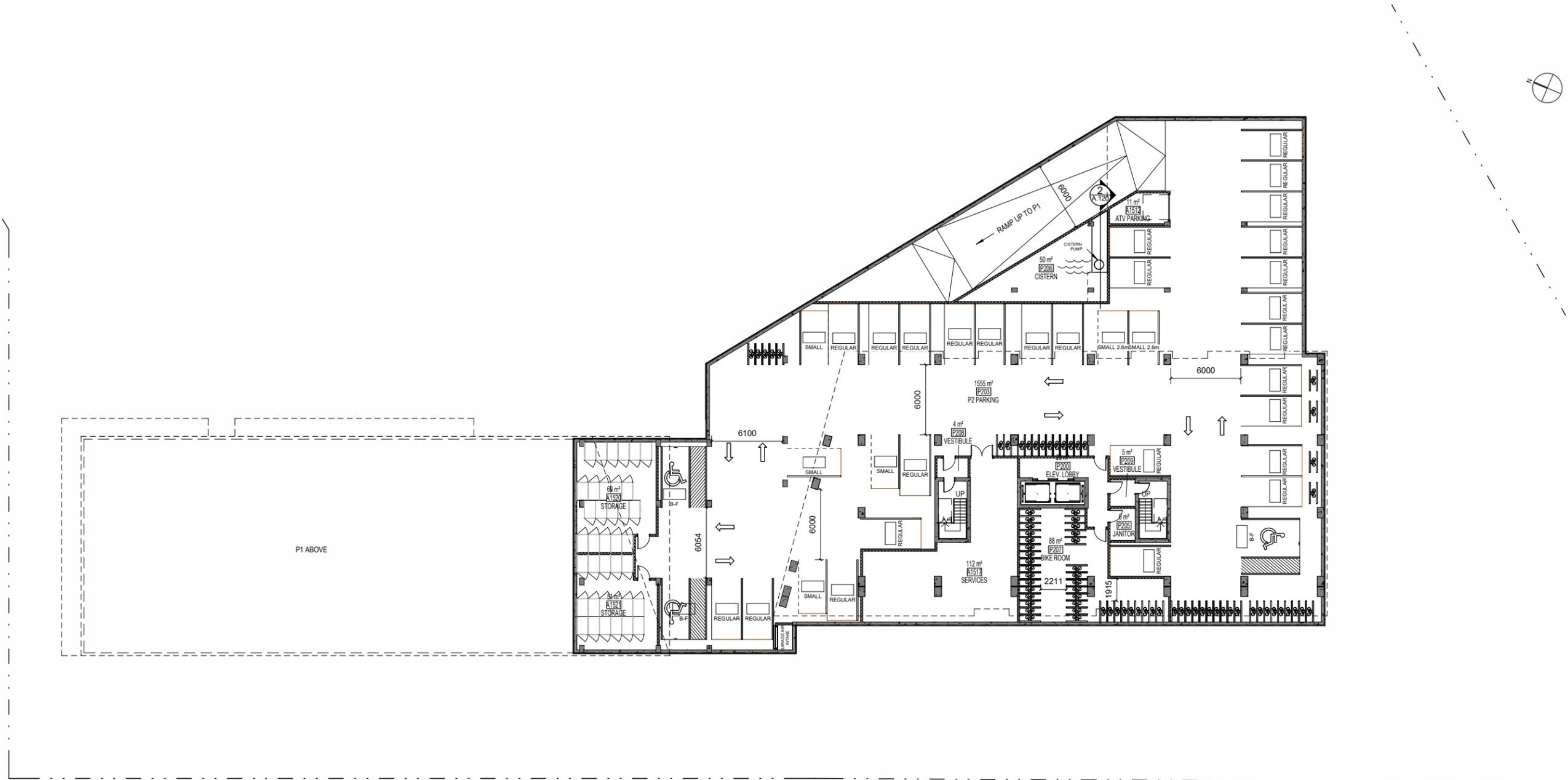
2 LANDSCAPE SECTION - MARKET BUILDING

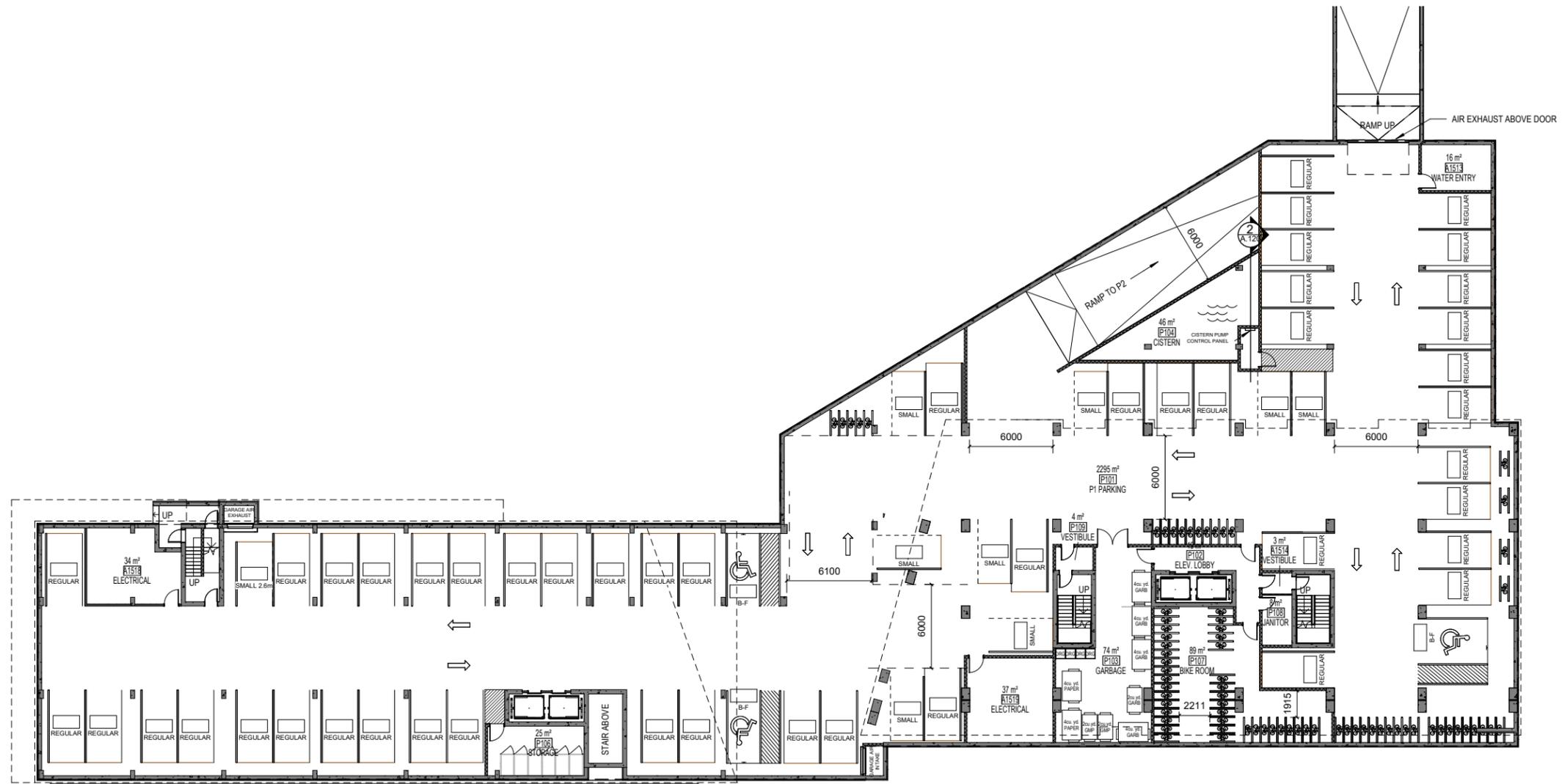
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING SWALE ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- APPROXIMATE BOREHOLE LOCATION
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT

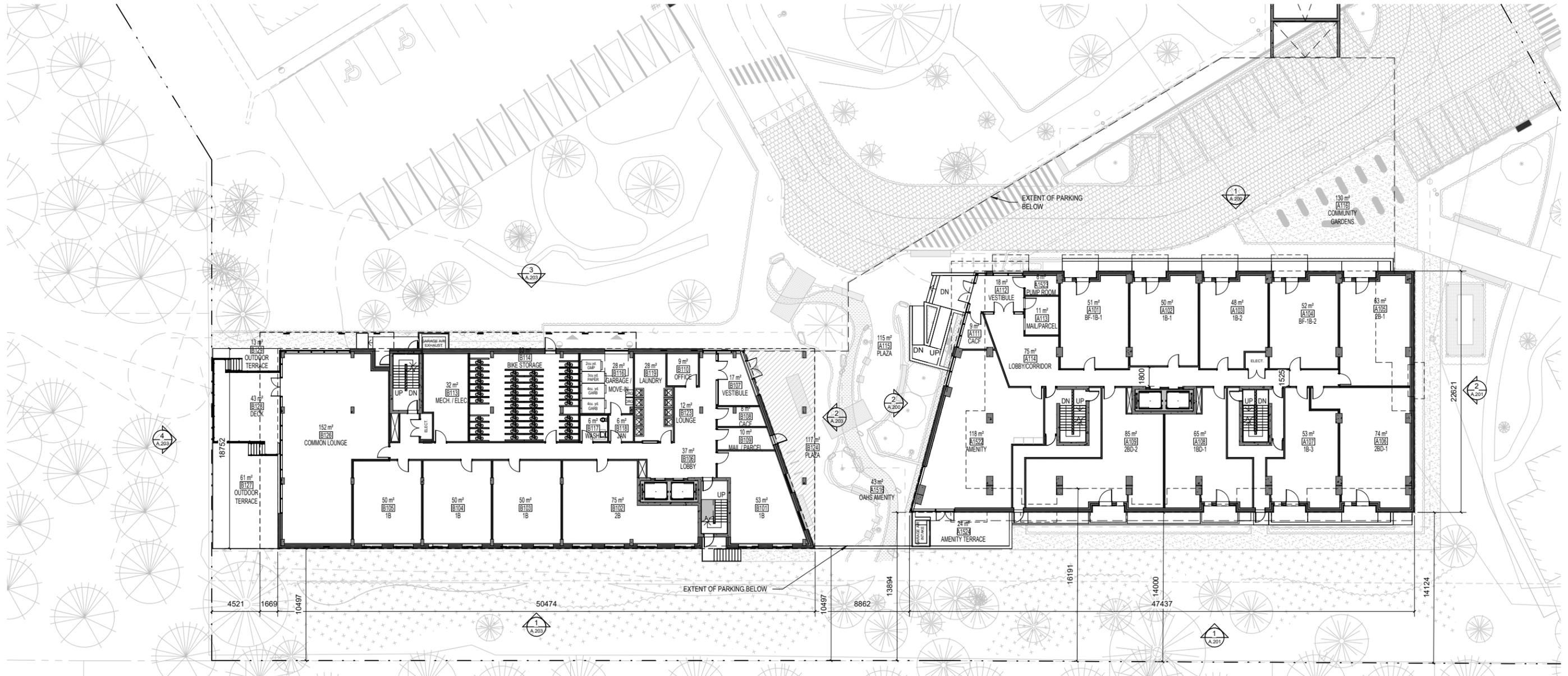
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES



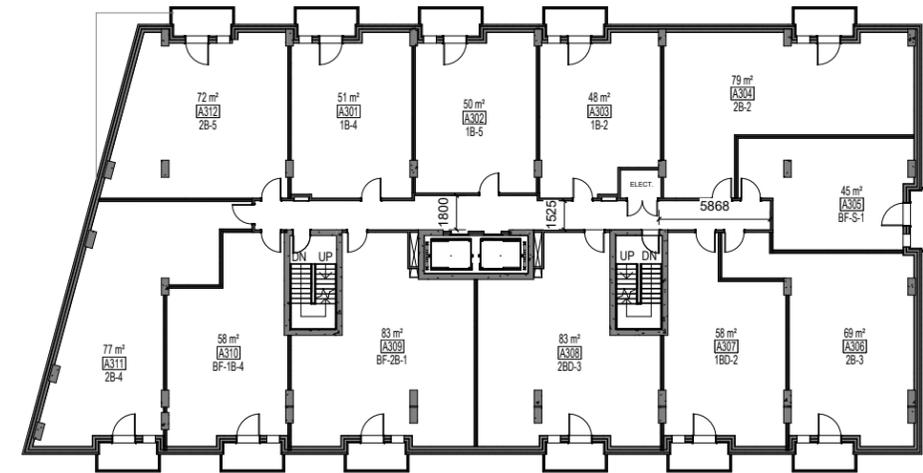
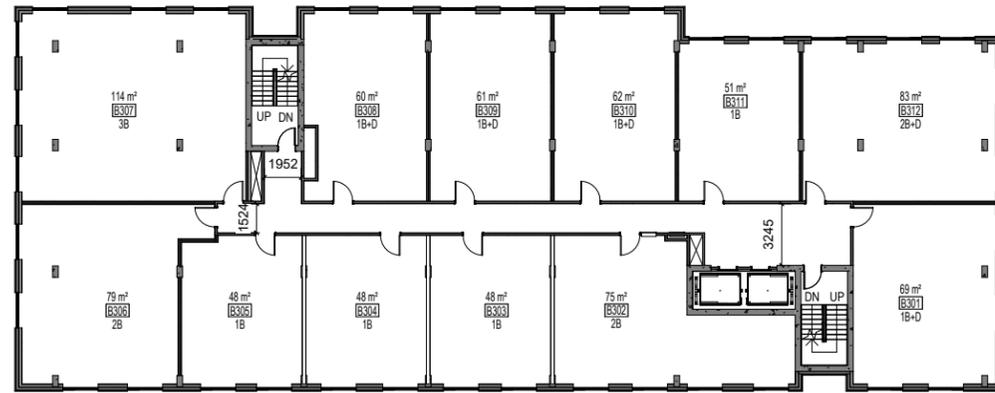


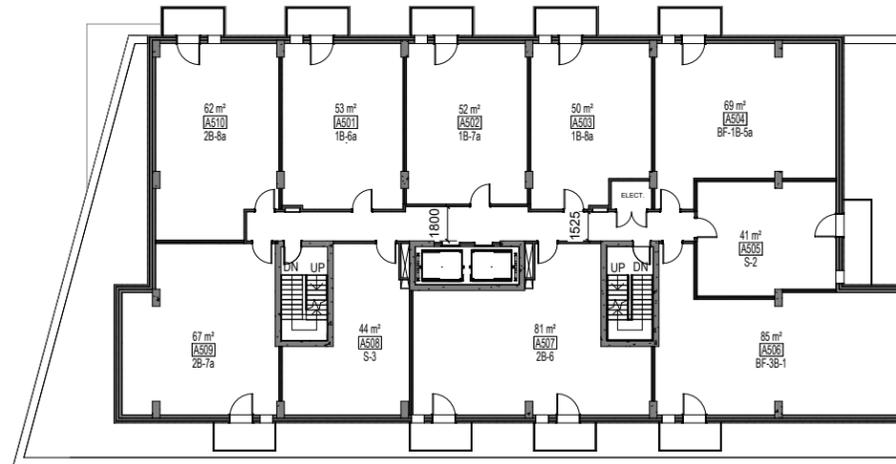


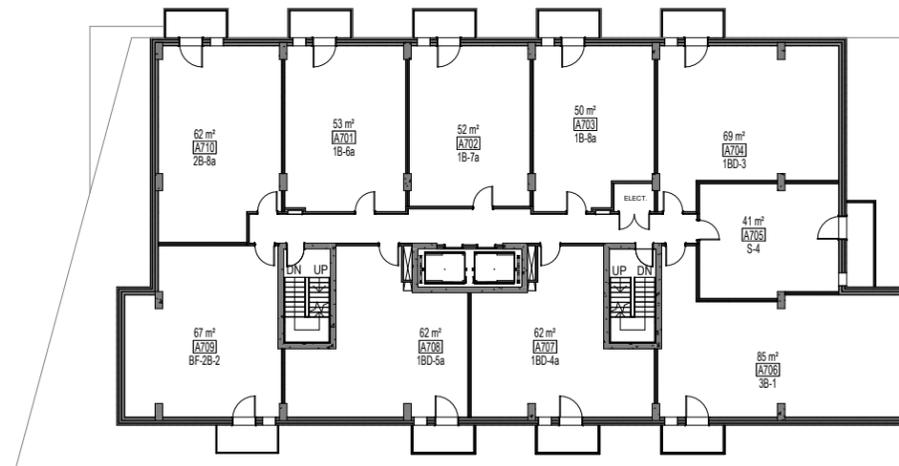
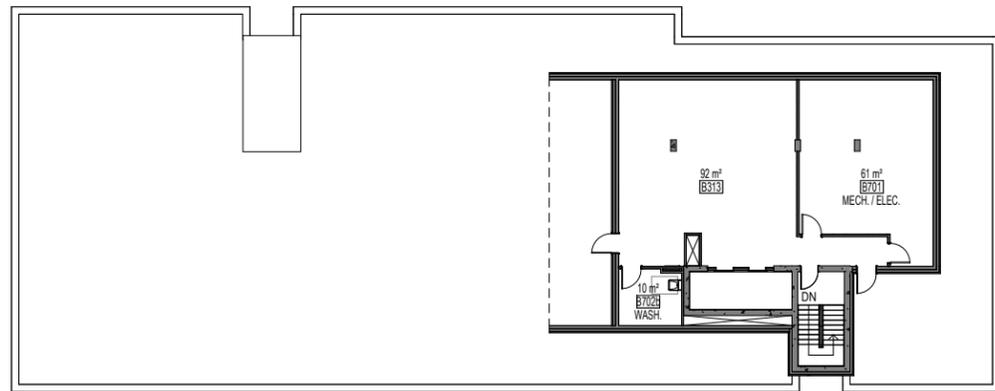


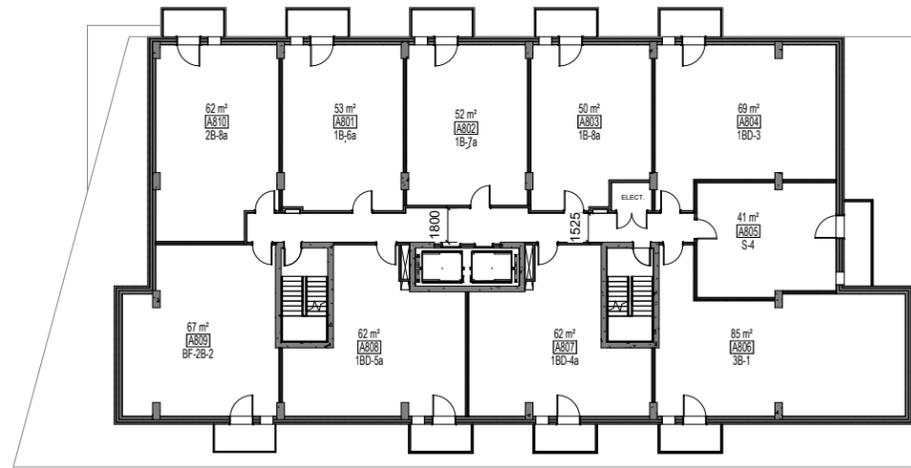
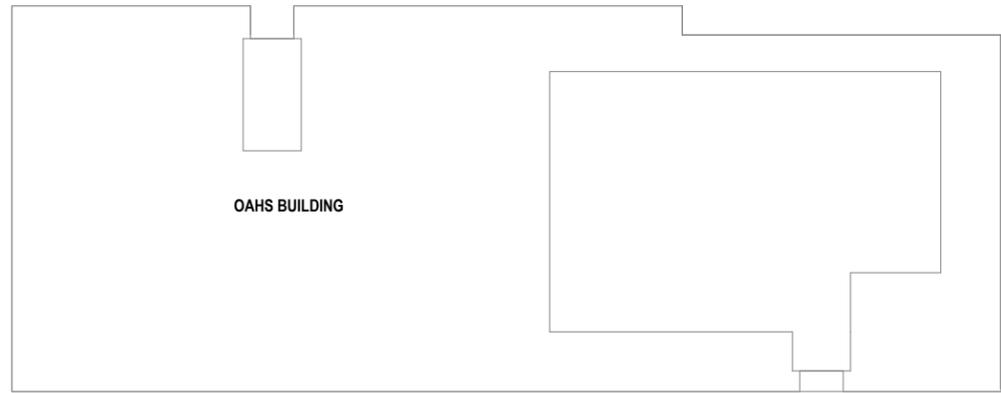


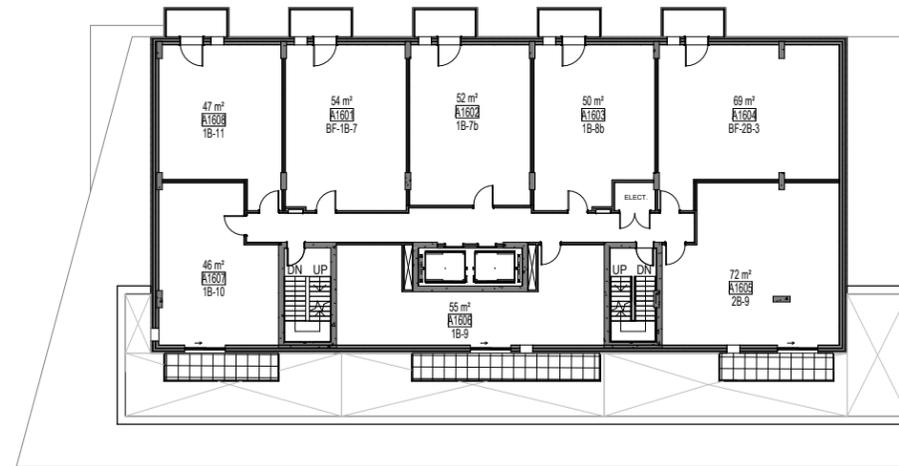
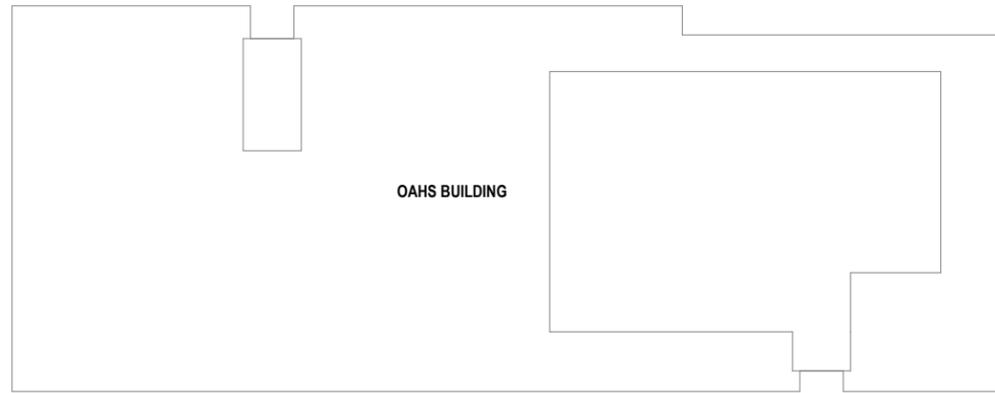


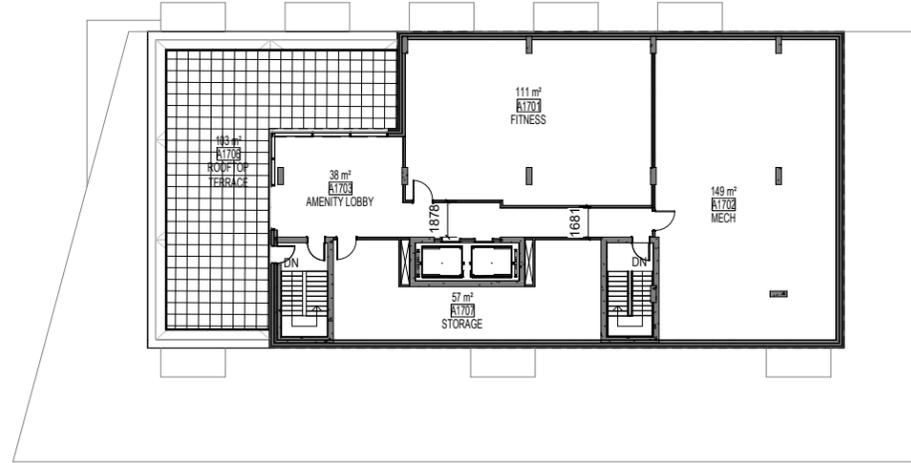
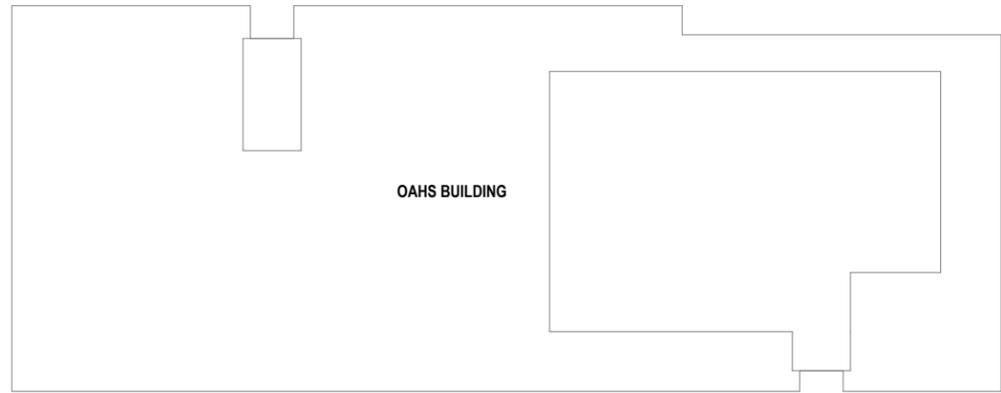


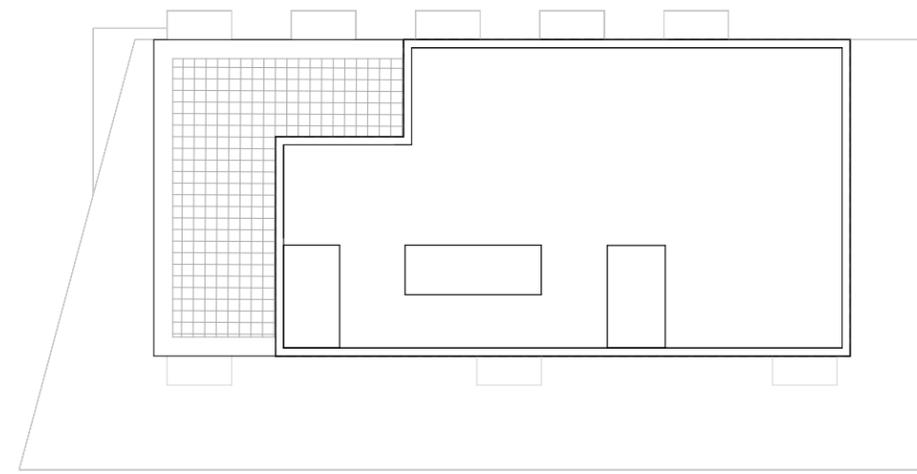
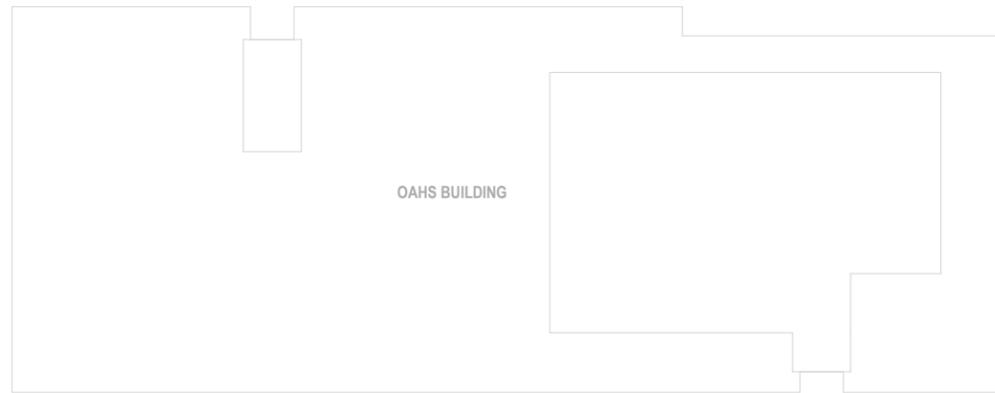








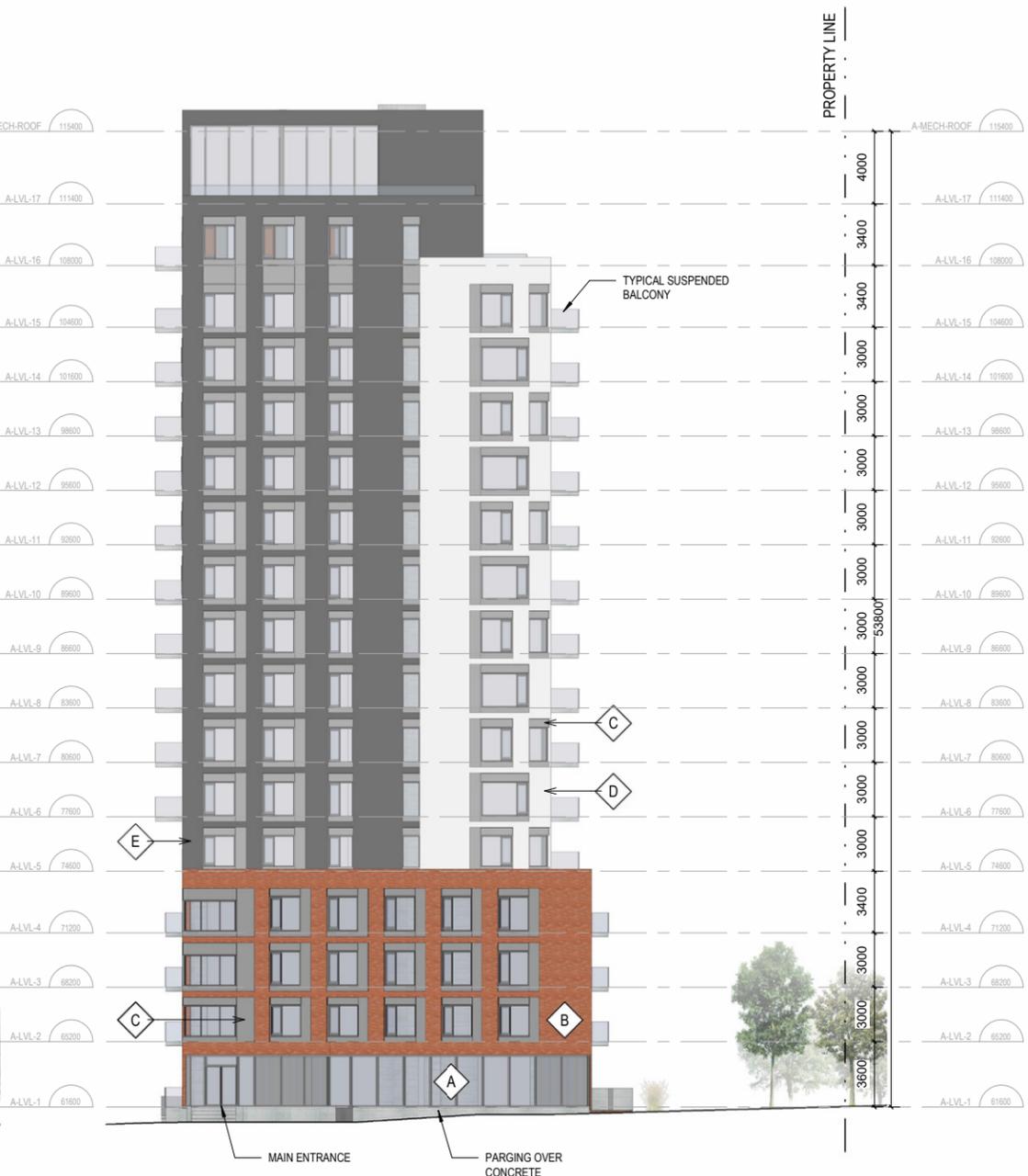




- A** CURTAIN WALL
- B** MASONRY UNITS  
Colour: Burnt Orange
- C** METAL PANELS  
Colour: Medium Grey
- D** METAL PANELS  
Colour: White
- E** METAL PANELS  
Colour: Charcoal



EAST ELEVATION

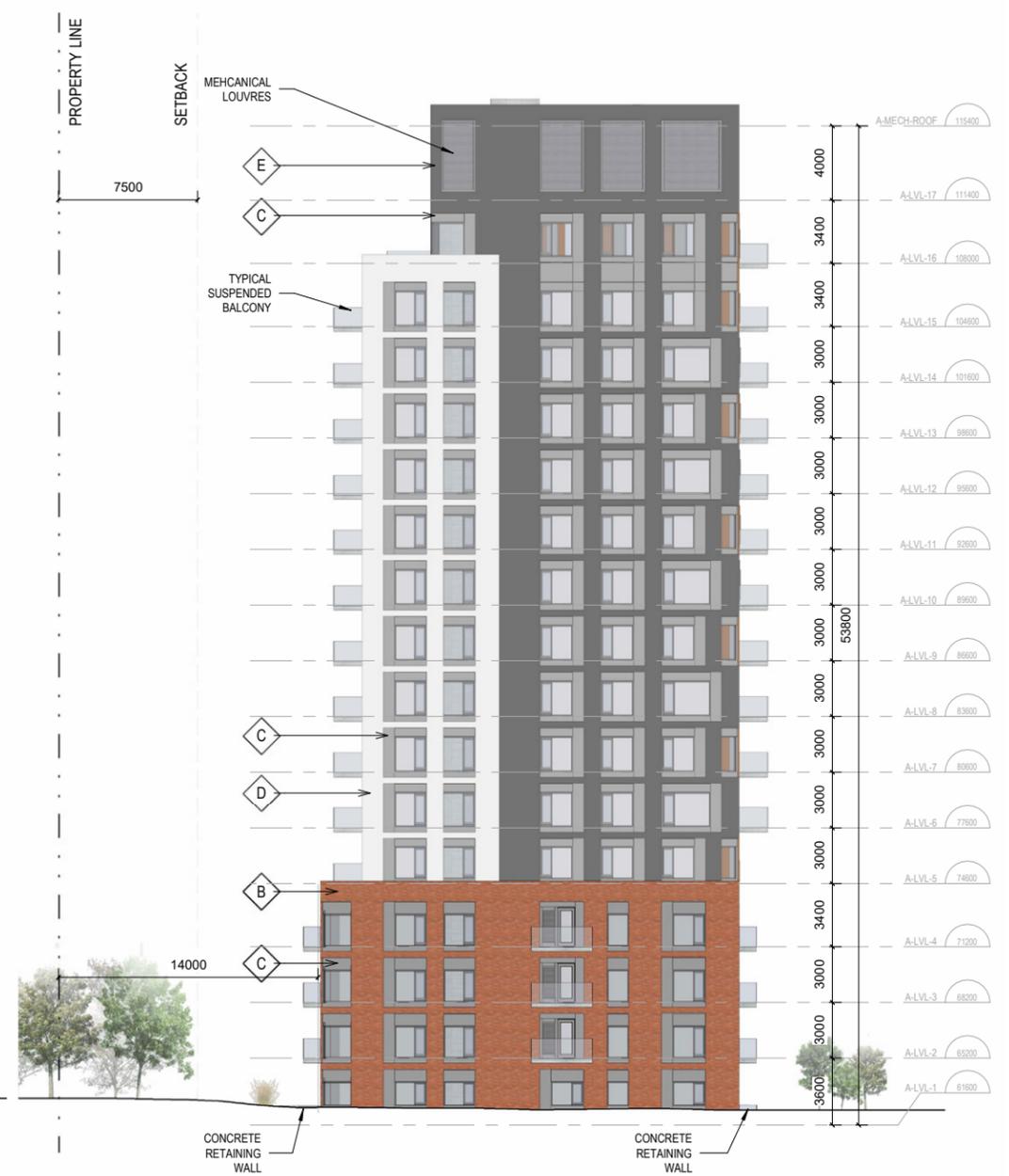


NORTH ELEVATION

- A** CURTAIN WALL
- B** MASONRY UNITS  
Colour: Burnt Orange
- C** METAL PANELS  
Colour: Medium Grey
- D** METAL PANELS  
Colour: White
- E** METAL PANELS  
Colour: Charcoal



WEST ELEVATION



SOUTH ELEVATION

- A** CURTAIN WALL
- B** MASONRY UNITS  
Colour: Charcoal
- C** METAL PANELS  
Colour: White 'wood-look'  
panels
- D** METAL PANELS  
Colour: Red 'wood-look' panels
- E** METAL PANELS  
Colour: Charcoal Grey



- A** CURTAIN WALL
- B** MASONRY UNITS  
Colour: Charcoal
- C** METAL PANELS  
Colour: White 'wood-look' panels
- D** METAL PANELS  
Colour: Red 'wood-look' panels
- E** METAL PANELS  
Colour: Charcoal Grey



EAST ELEVATION



NORTH ELEVATION







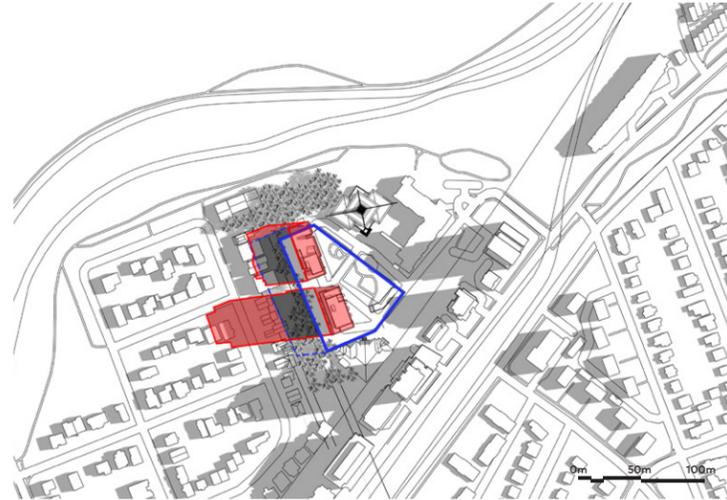




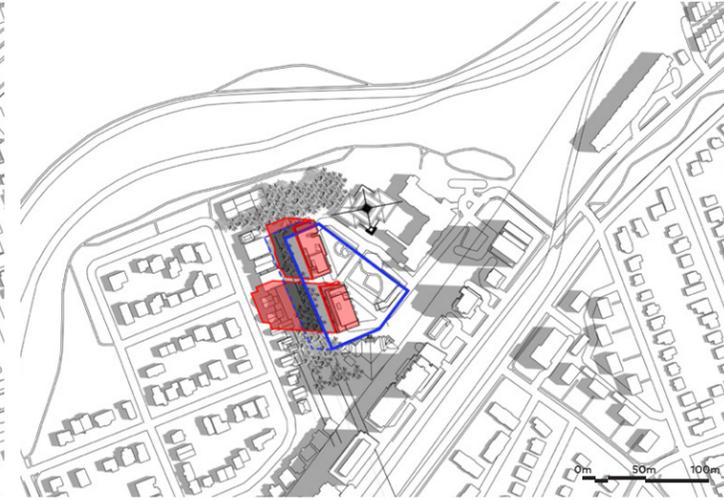




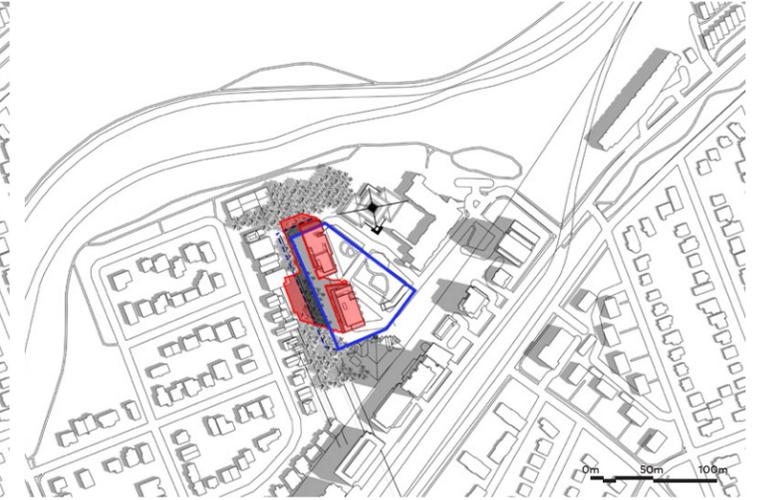
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8:00am



9:00am



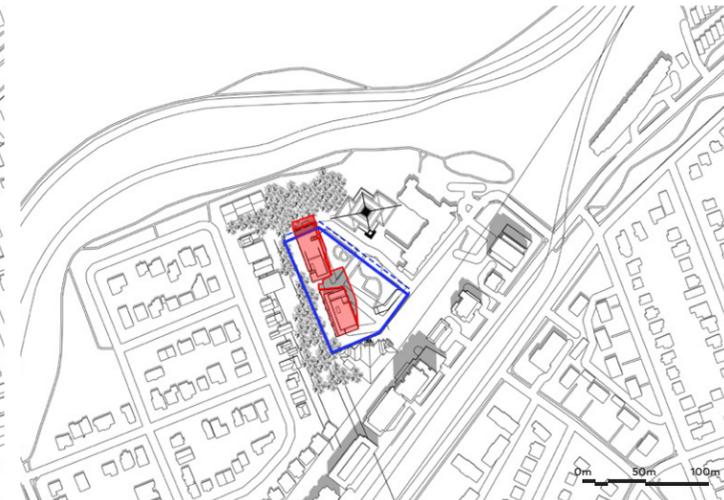
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11:00am



12:00pm



1:00pm

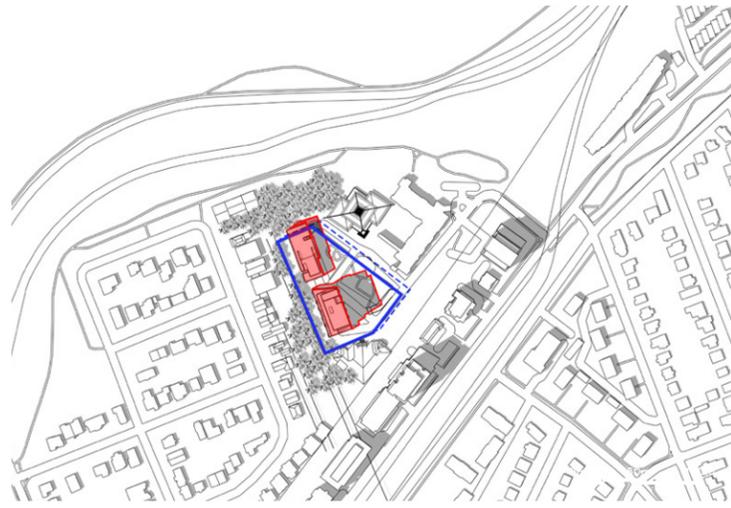


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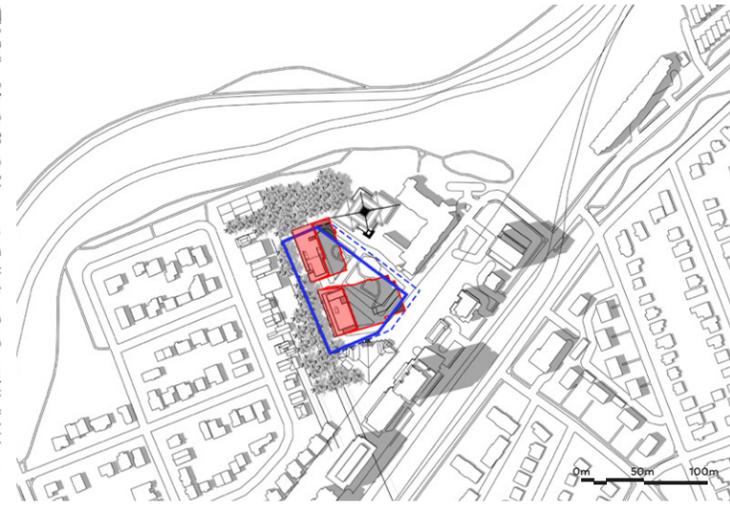
**LEGEND**

- PROPOSED DEVELOPMENT
- AS OF RIGHT OUTLINE
- NEW NET SHADOW
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE

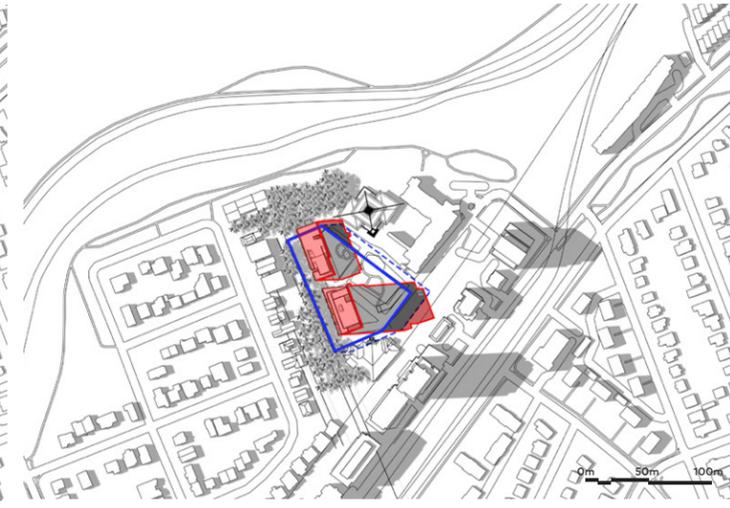




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4:00pm



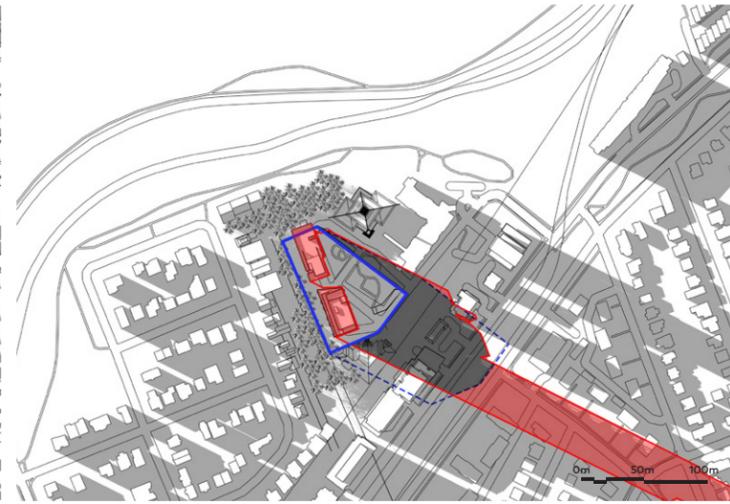
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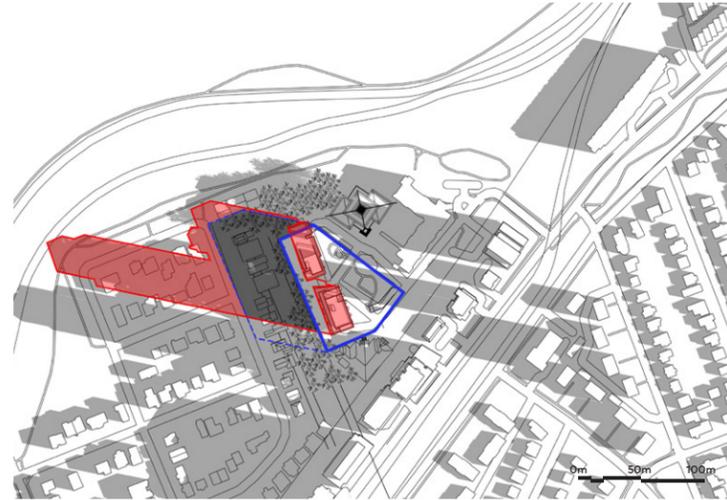
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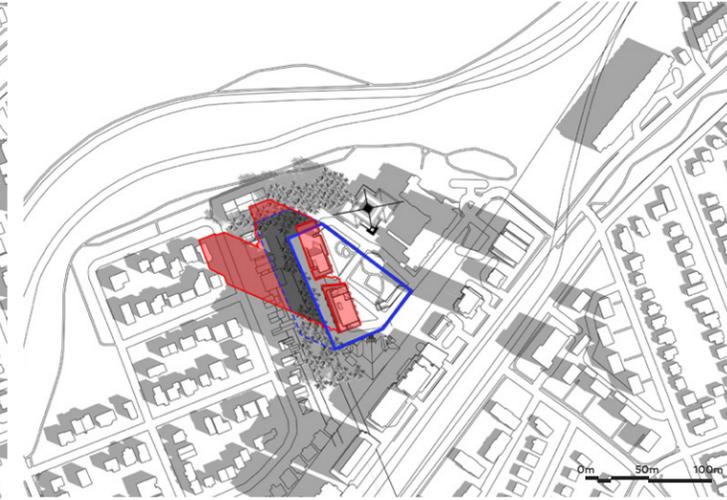
| LEGEND                                  |                            |
|---|----------------------------|
| <span style="color: red;">■</span>      | PROPOSED DEVELOPMENT       |
| <span style="color: blue;">—</span>     | AS OF RIGHT OUTLINE        |
| <span style="color: red;">■</span>      | NEW NET SHADOW             |
| <span style="color: red;">—</span>      | PROPOSED SHADOW OUTLINE    |
| <span style="color: blue;">- - -</span> | AS OF RIGHT SHADOW OUTLINE |



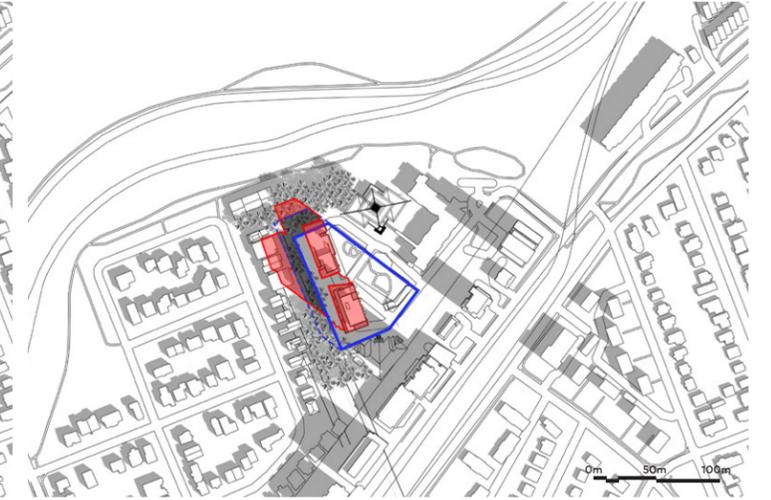
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8:00am



9:00am



10:00am



11:00am



12:00pm



1:00pm



2:00pm



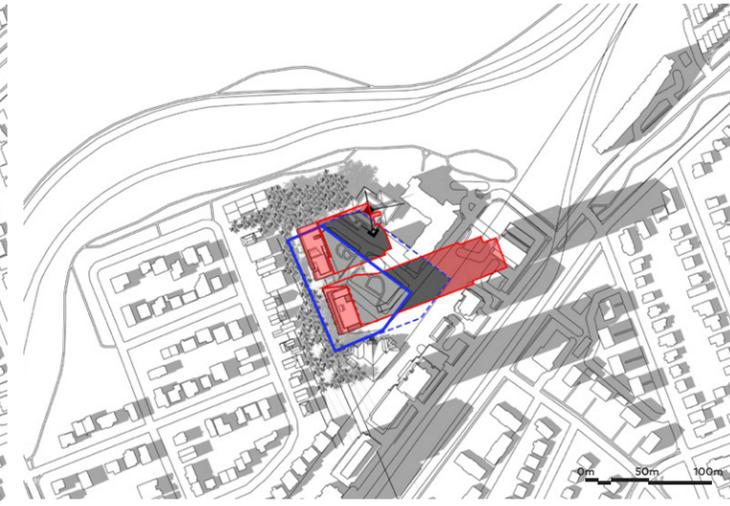
| LEGEND                                  |                            |
|---|----------------------------|
| <span style="color: red;">■</span>      | PROPOSED DEVELOPMENT       |
| <span style="color: blue;">—</span>     | AS OF RIGHT OUTLINE        |
| <span style="color: red;">■</span>      | NEW NET SHADOW             |
| <span style="color: red;">—</span>      | PROPOSED SHADOW OUTLINE    |
| <span style="color: blue;">- - -</span> | AS OF RIGHT SHADOW OUTLINE |



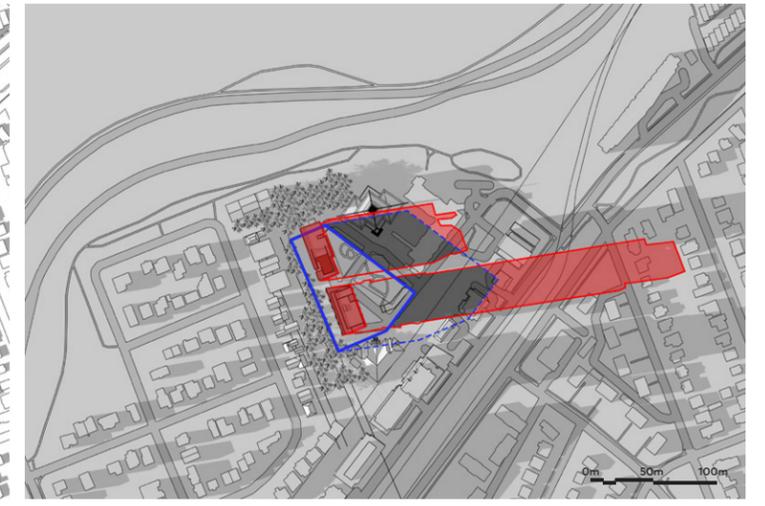
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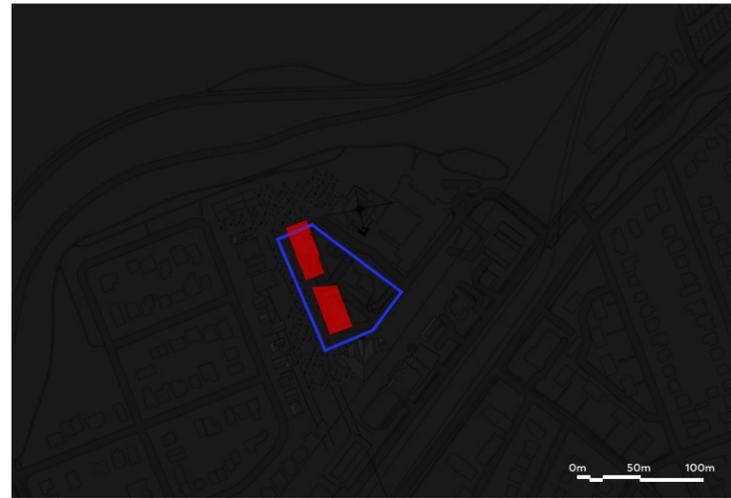
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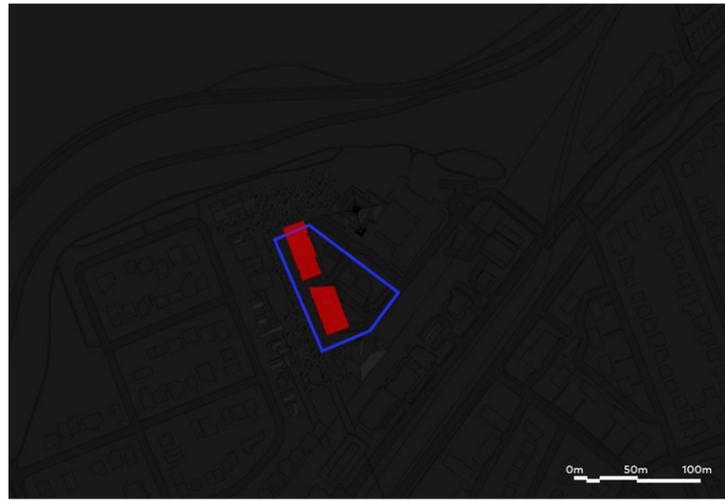
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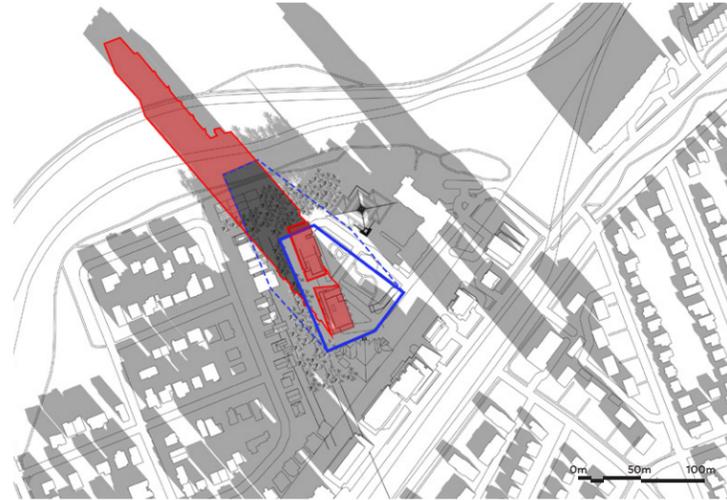
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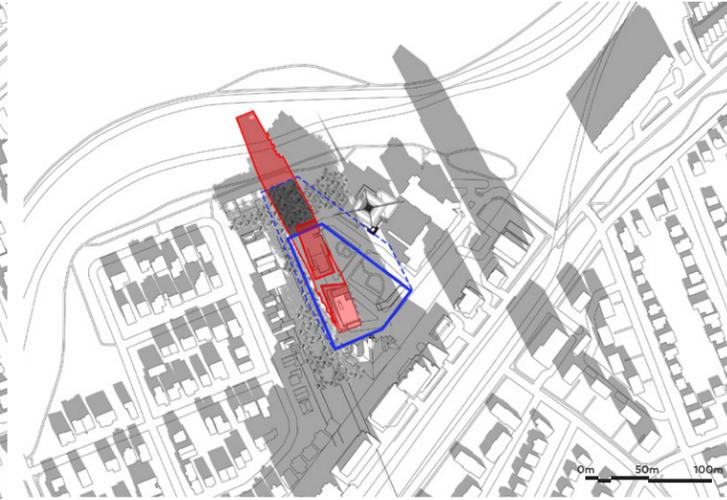
| LEGEND  |                            |
|---|----------------------------|
|  | PROPOSED DEVELOPMENT       |
|  | AS OF RIGHT OUTLINE        |
|  | NEW NET SHADOW             |
|  | PROPOSED SHADOW OUTLINE    |
|  | AS OF RIGHT SHADOW OUTLINE |



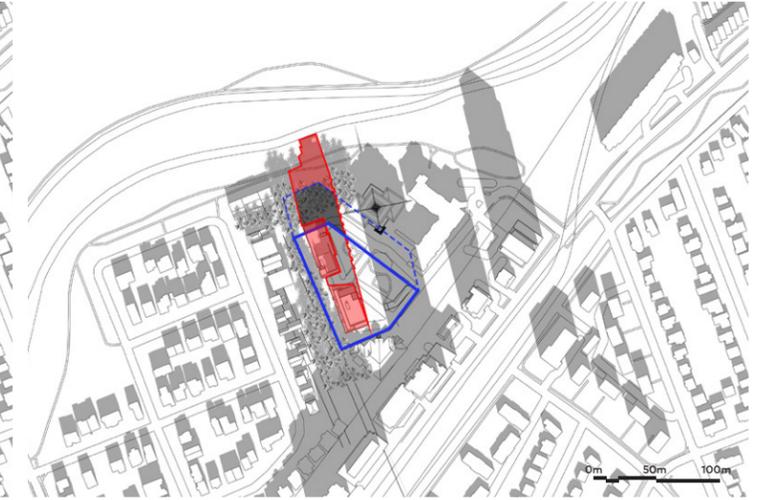
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9:00am



10:00am



11:00am



12:00pm



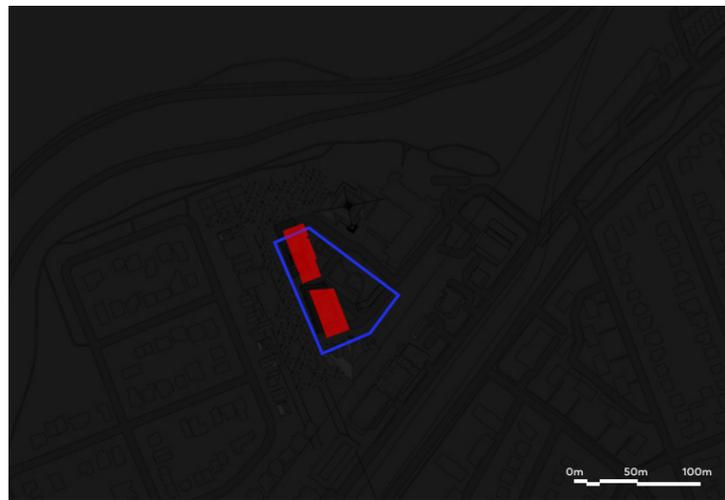
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2:00pm



3:00pm



4:22pm



| LEGEND                                  |                            |
|---|----------------------------|
| <span style="color: red;">■</span>      | PROPOSED DEVELOPMENT       |
| <span style="color: blue;">—</span>     | AS OF RIGHT OUTLINE        |
| <span style="color: red;">■</span>      | NEW NET SHADOW             |
| <span style="color: red;">—</span>      | PROPOSED SHADOW OUTLINE    |
| <span style="color: blue;">- - -</span> | AS OF RIGHT SHADOW OUTLINE |

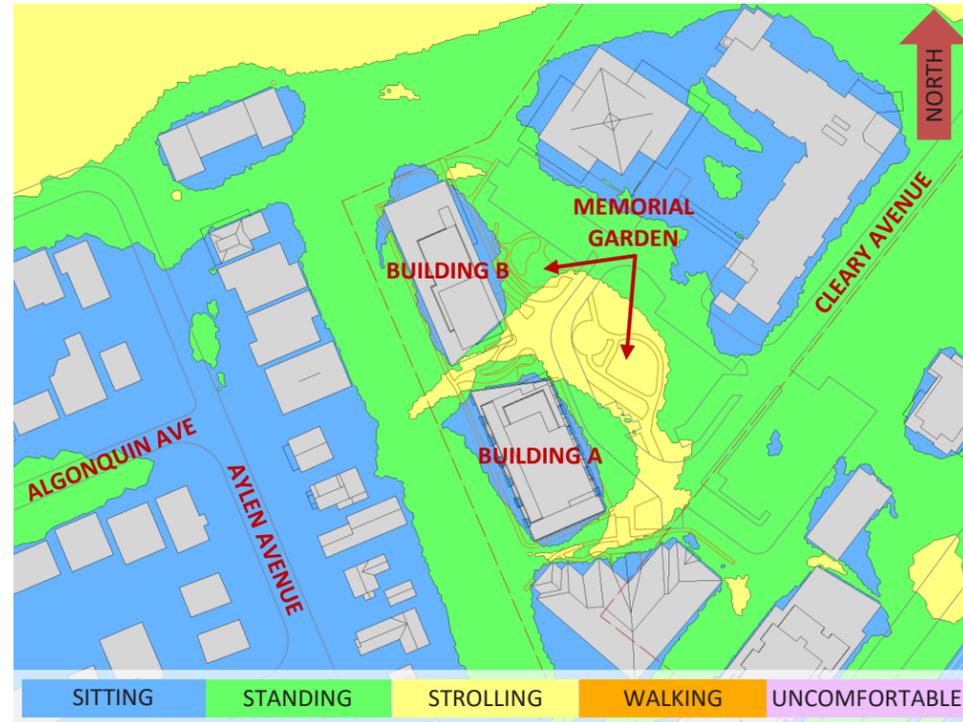


FIGURE 3A: SPRING – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

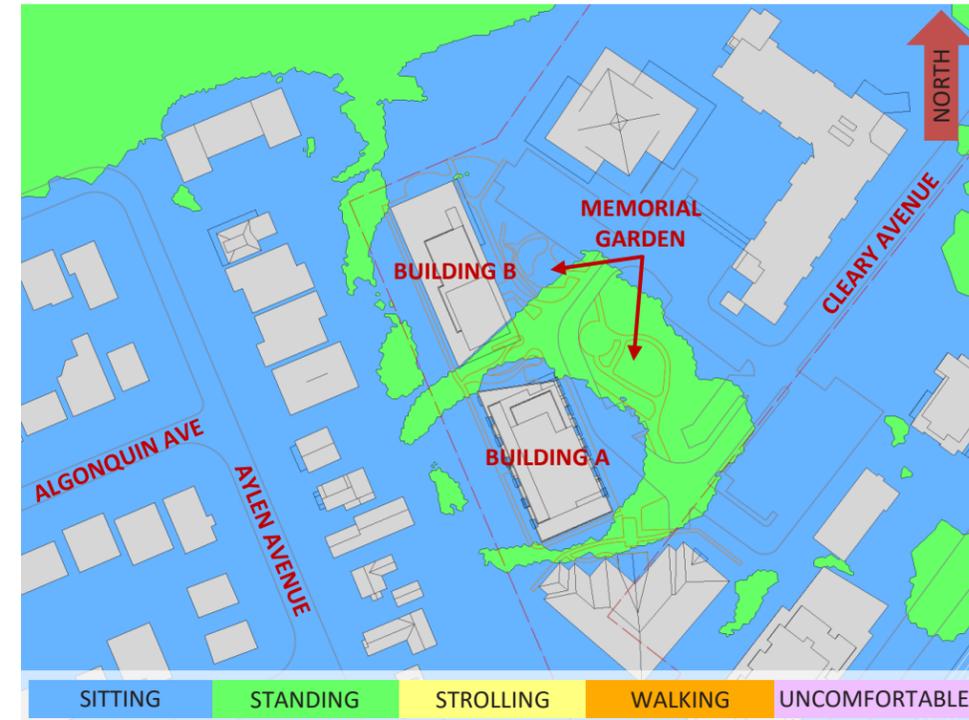


FIGURE 4A: SUMMER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

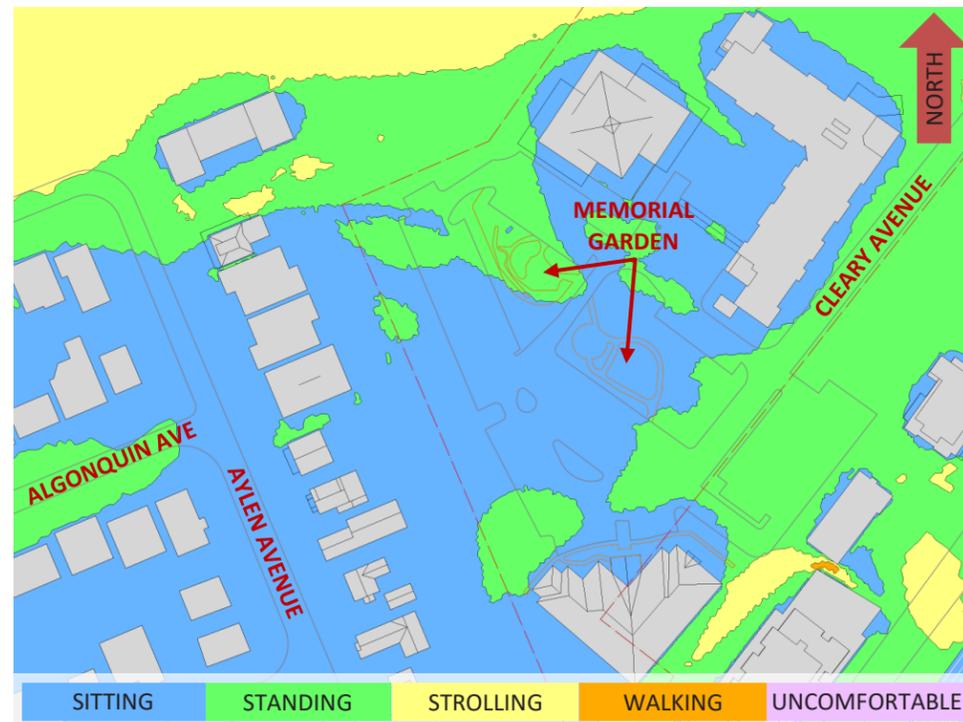


FIGURE 3B: SPRING – WIND COMFORT, GRADE LEVEL – EXISTING MASSING



FIGURE 4B: SUMMER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

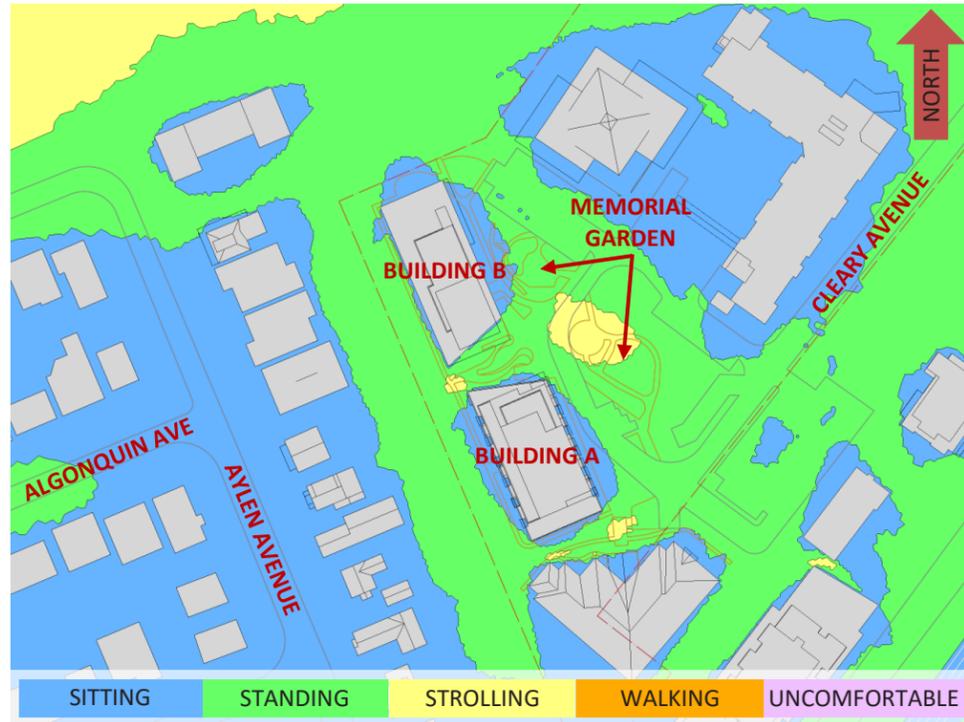


FIGURE 5A: AUTUMN – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

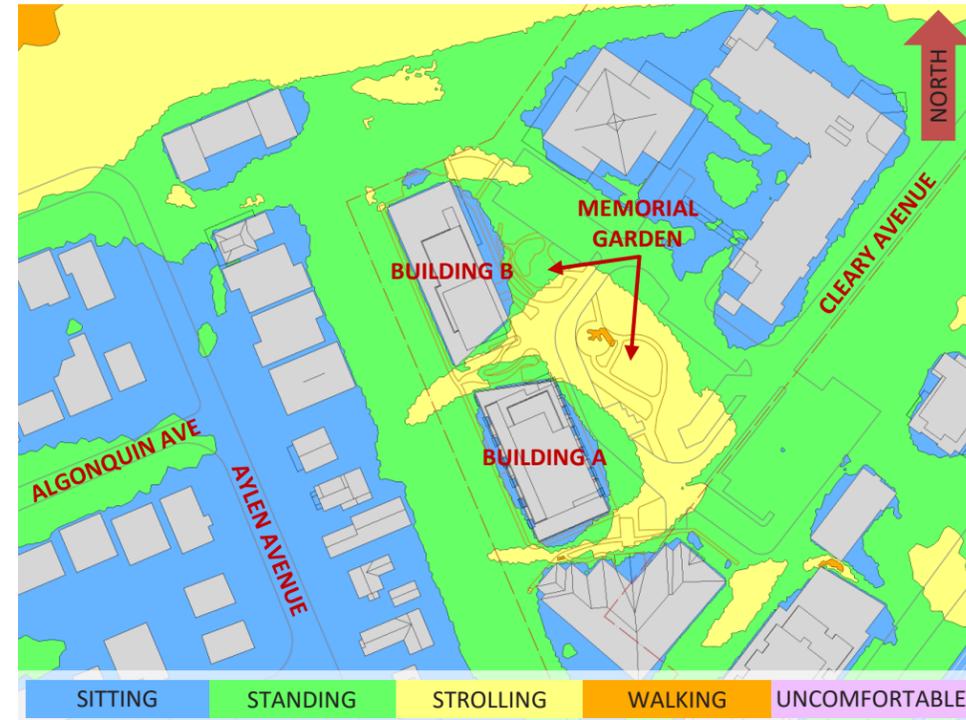


FIGURE 6A: WINTER – WIND COMFORT, GRADE LEVEL – PROPOSED MASSING

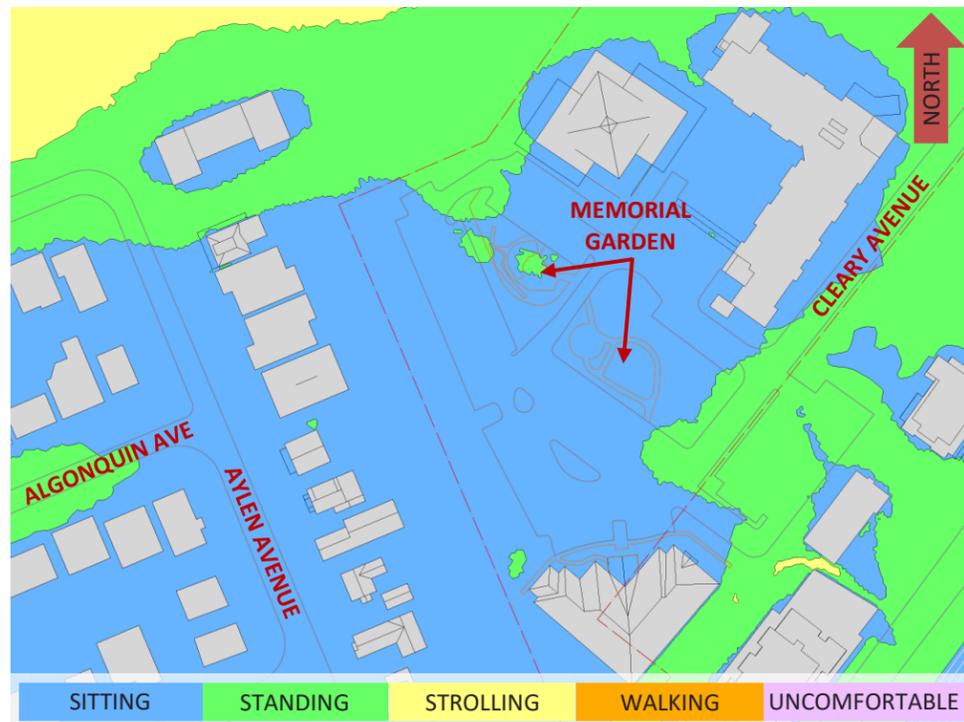


FIGURE 5B: AUTUMN – WIND COMFORT, GRADE LEVEL – EXISTING MASSING

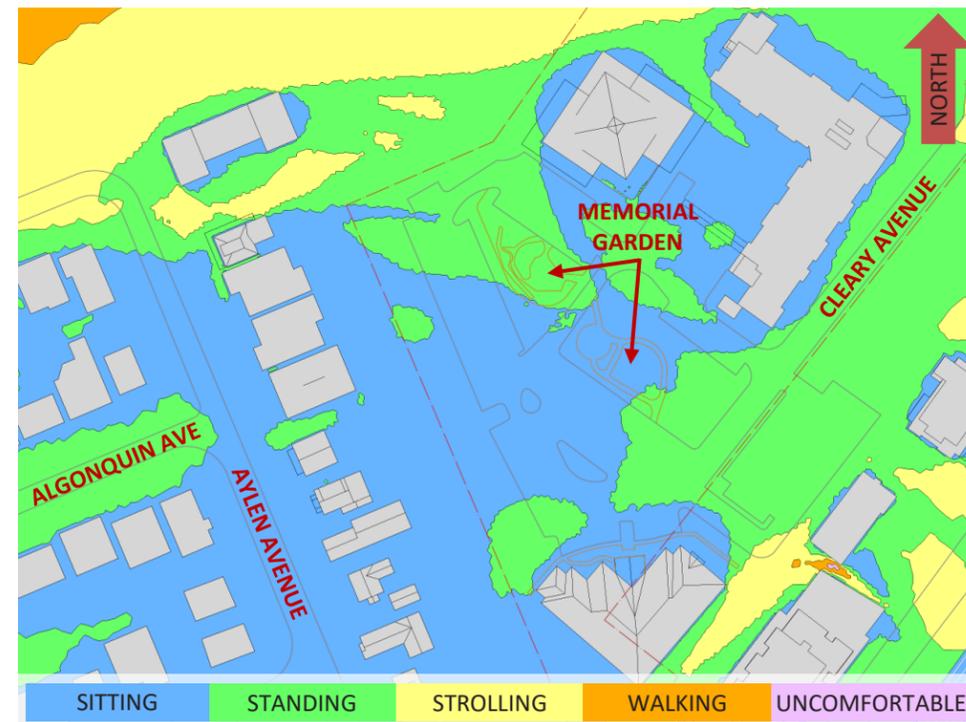


FIGURE 6B: WINTER – WIND COMFORT, GRADE LEVEL – EXISTING MASSING