

1047 RICHMOND ROAD

OTTAWA, ON

SHADOW STUDY

JULY 2023

CURRENT PROPOSAL AND AS-OF-RIGHT MASSINGS

CURRENT PROPOSAL

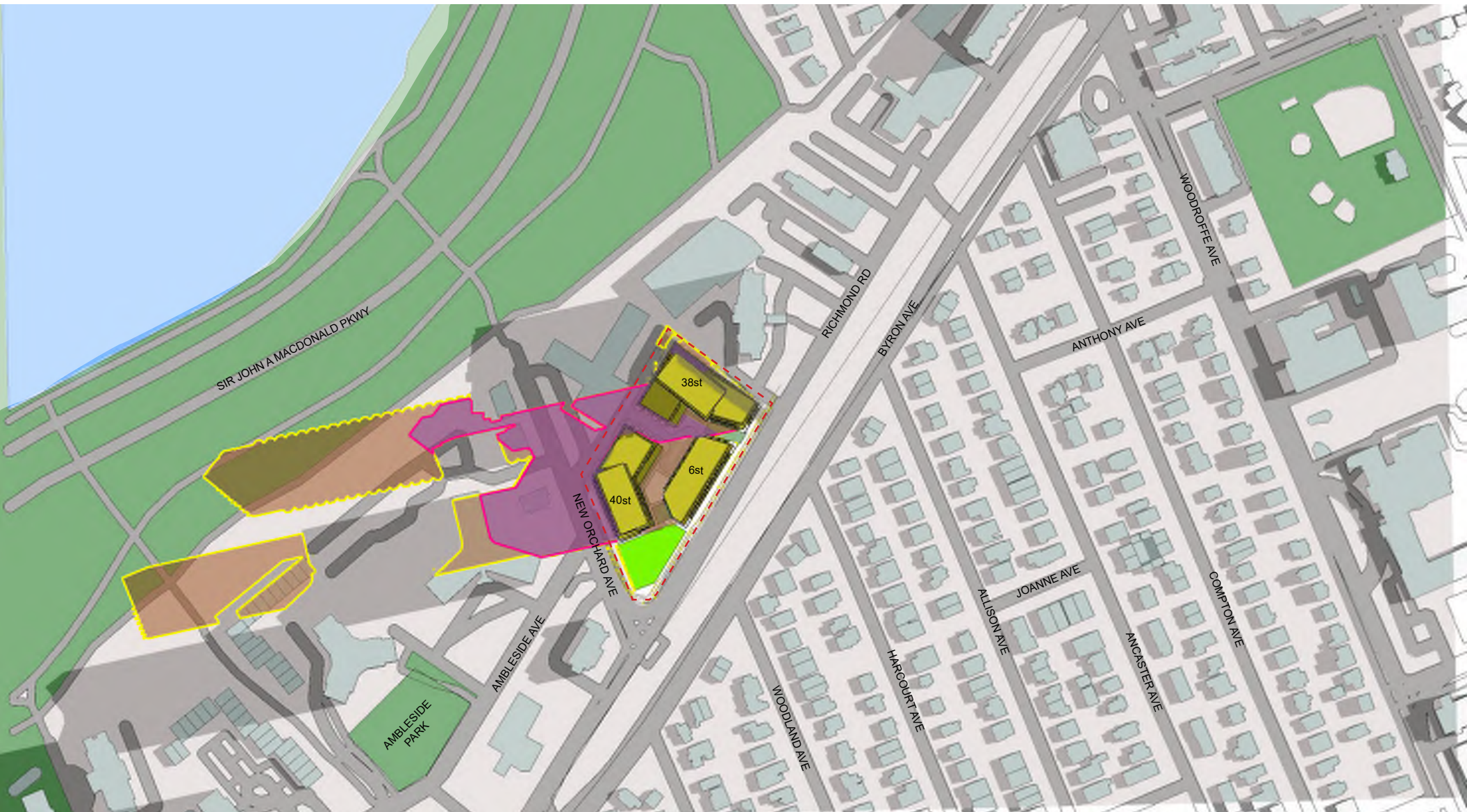
21ST JUNE 10:00 AM



AS OF RIGHT (2 tower x 20-storeys) with Density Redistribution Policy Applied

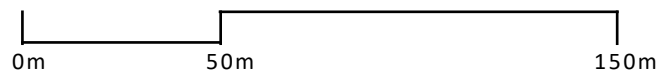
21ST JUNE 10:00 AM





- AS-OF-RIGHT SHADOW (WITH DENSITY REDISTRIBUTION POLICY APPLIED)
- AS-OF-RIGHT SHADOW (WITH DENSITY REDISTRIBUTION POLICY APPLIED)
- SUBJECT SITE
- PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENT SHADOW (NET SHADOW)
- PROPOSED SHADOW OUTLINE
- PROPOSED PUBLIC SPACES
- WATER
- PUBLIC ROADWAYS
- PUBLIC SPACE

8:00 AM
SHADOW STUDIES - JUNE 21st

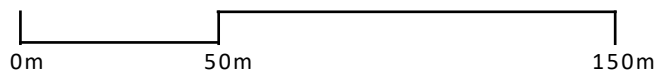


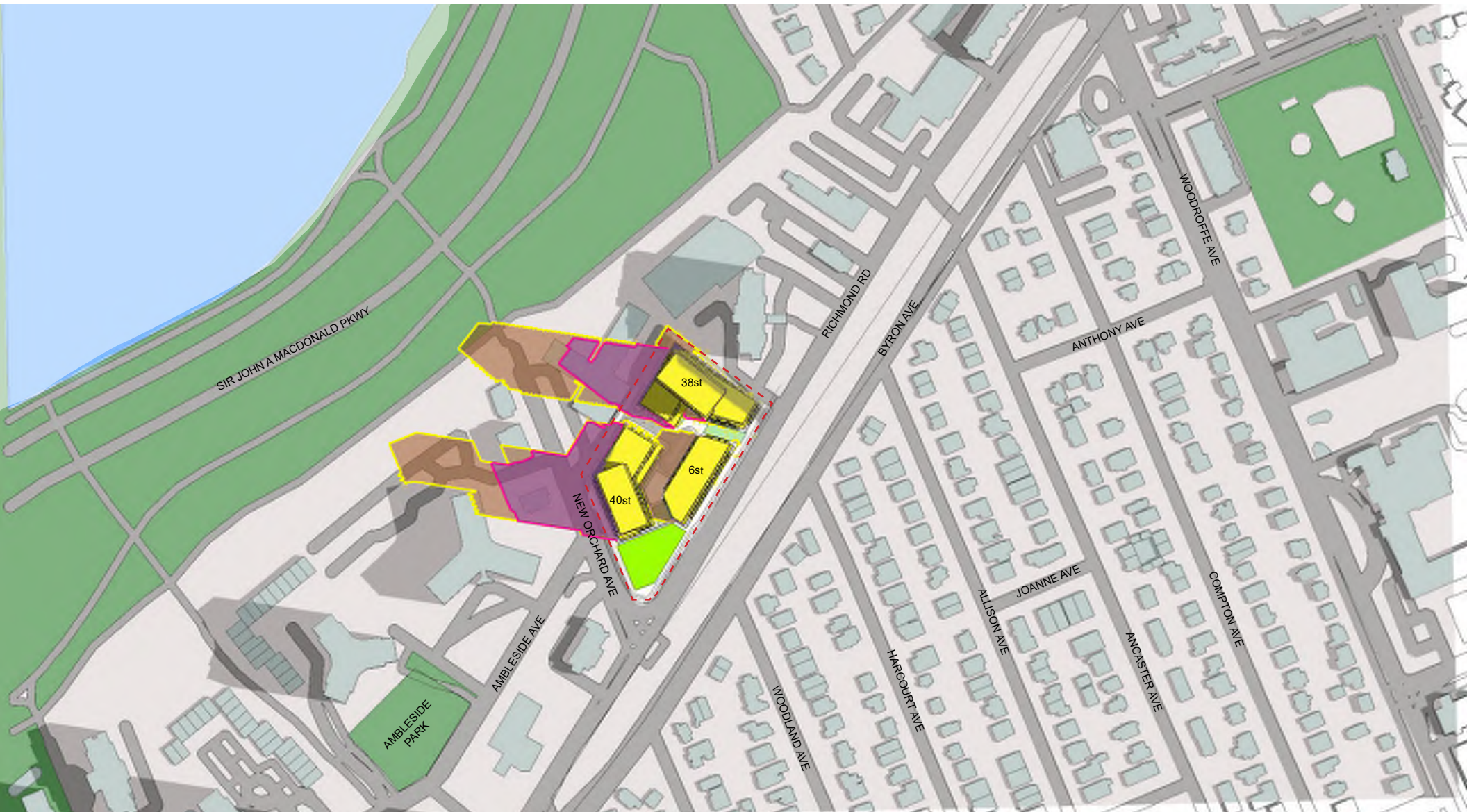


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9:00 AM

SHADOW STUDIES - JUNE 21st

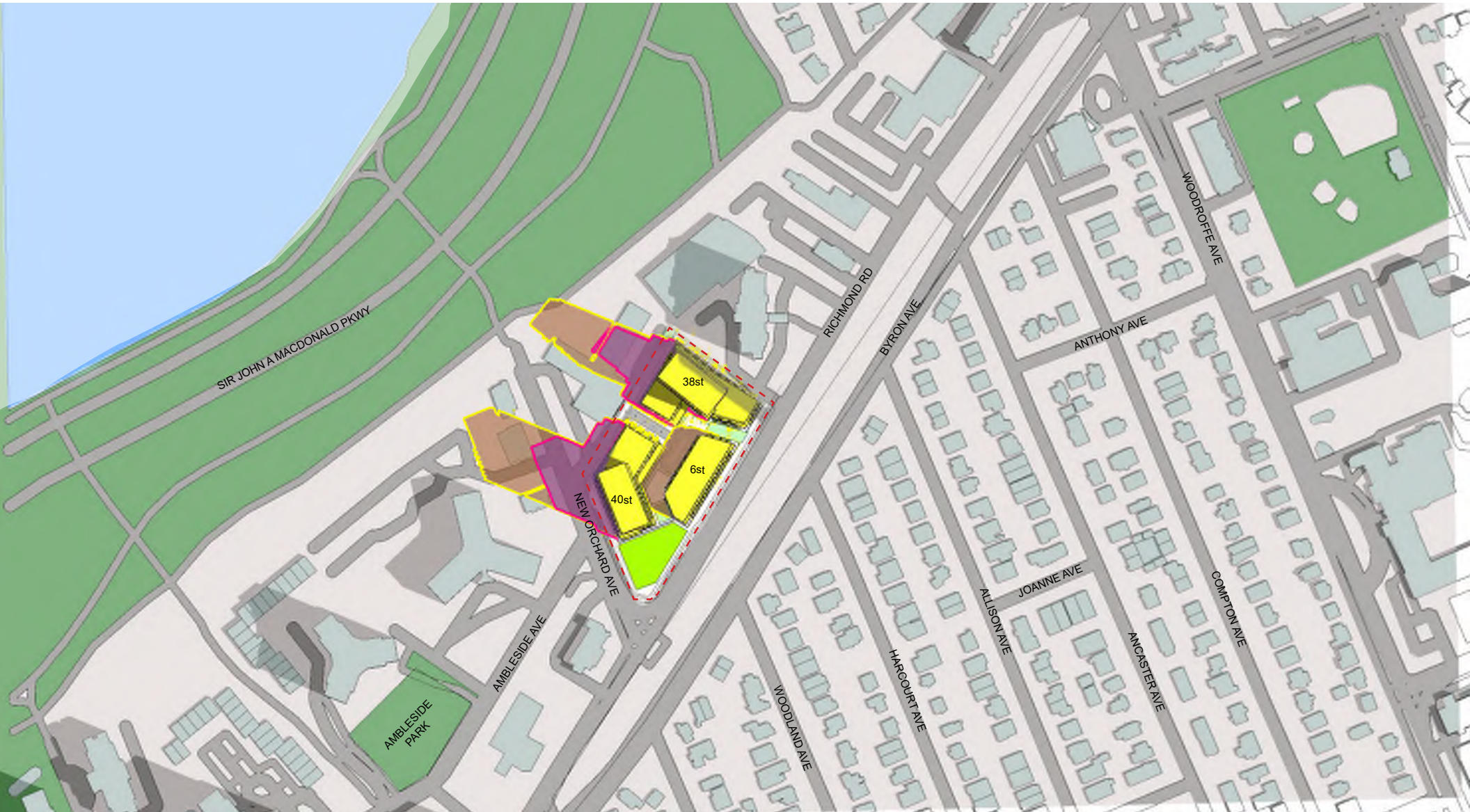




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10:00 AM
SHADOW STUDIES - JUNE 21st

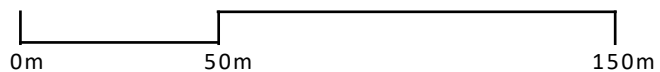




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11:00 AM

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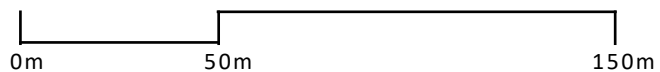


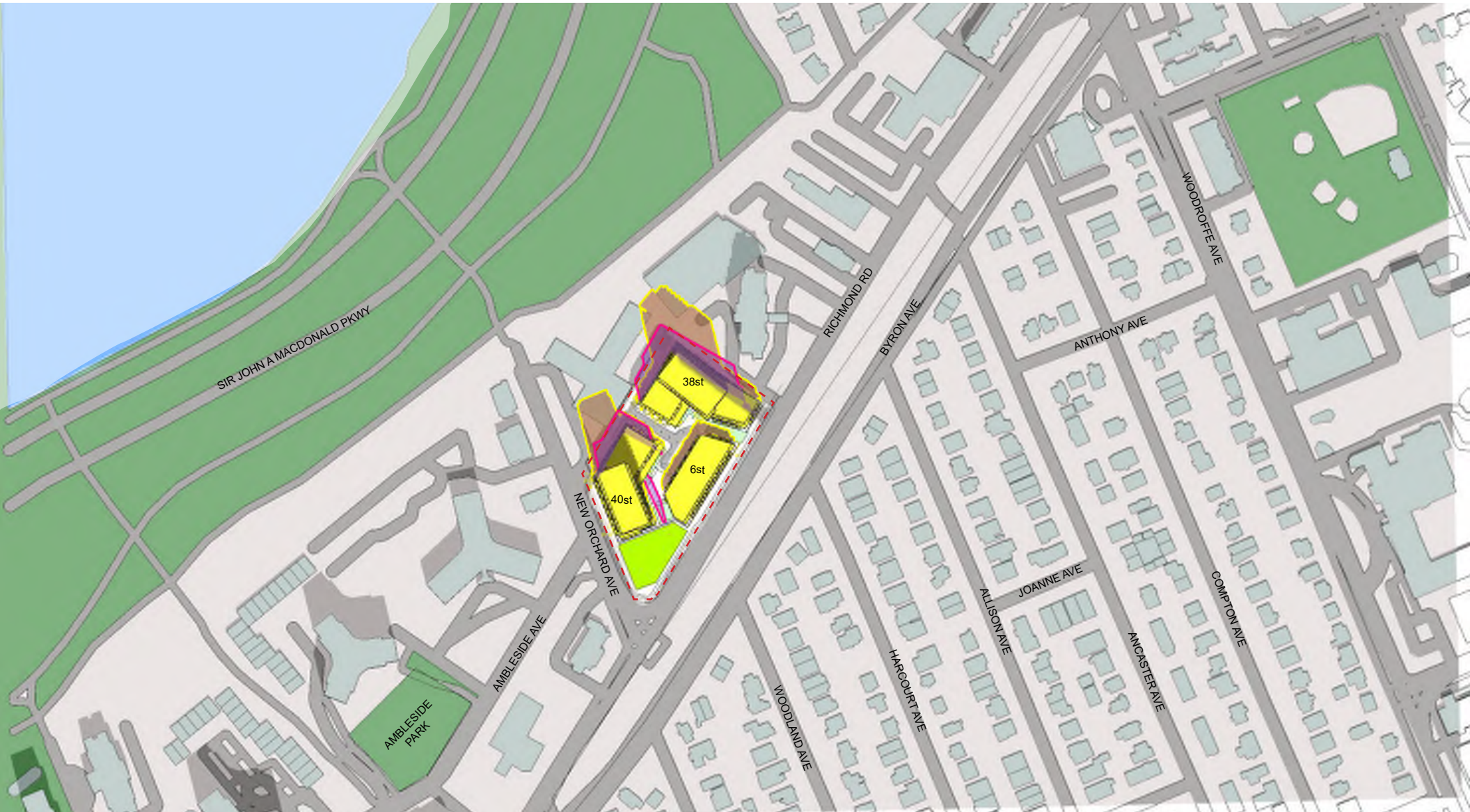


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12:00 PM

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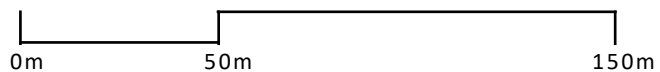




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1:00 PM

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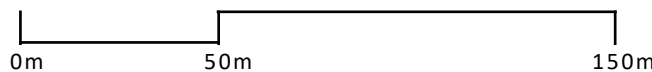




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2:00 PM
SHADOW STUDIES - JUNE 21st

1047 RICHMOND ROAD
 SHADOW STUDY
 JULY 2023

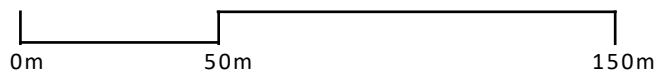




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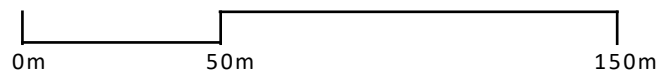




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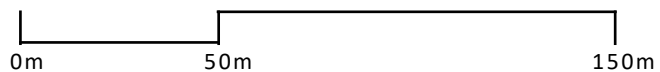
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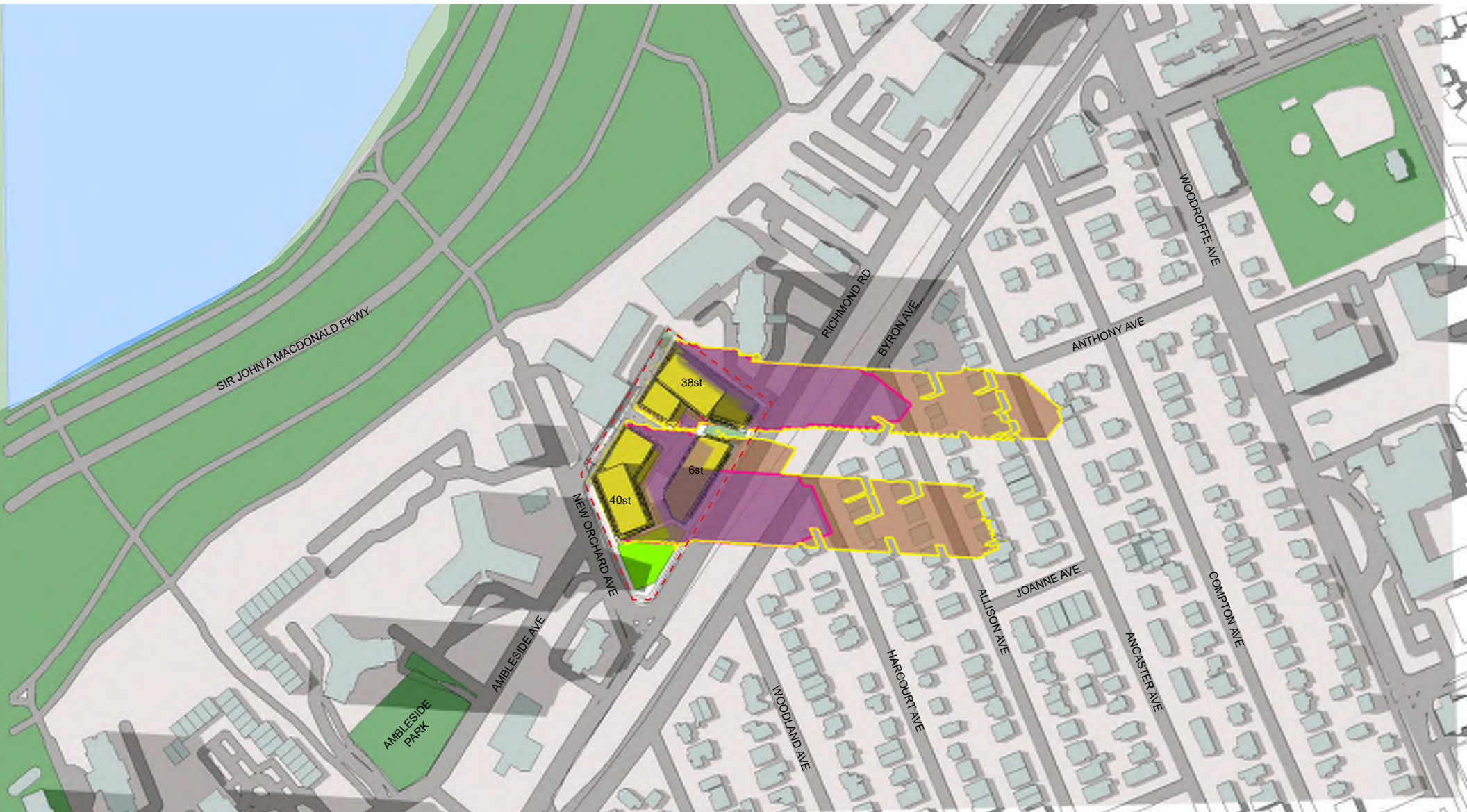




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5:00 PM
SHADOW STUDIES - JUNE 21st





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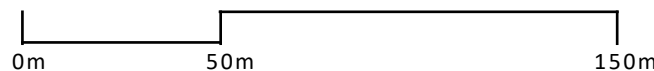
PUBLIC SPACE

6:00 PM

SHADOW STUDIES - JUNE 21st

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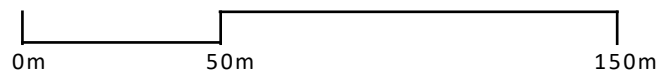
SHADOW STUDY
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7:00 PM
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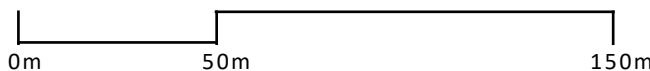




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8:00 PM

SHADOW STUDIES - JUNE 21st



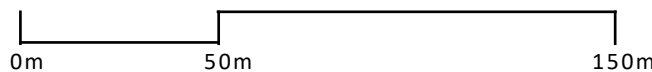


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SHADOW STUDIES - SEPTEMBER 21st

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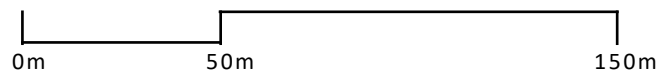


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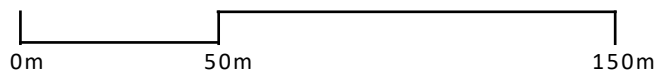


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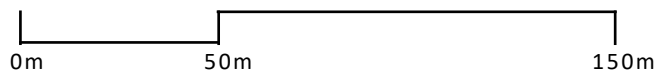


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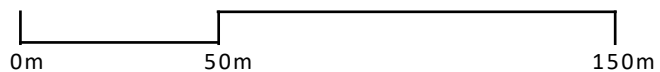


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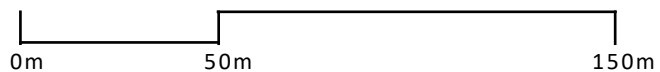


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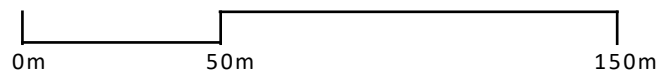
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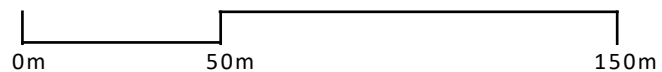
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SHADOW STUDIES - SEPTEMBER 21st





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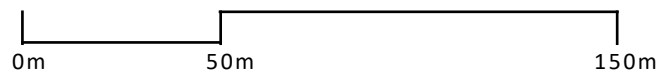




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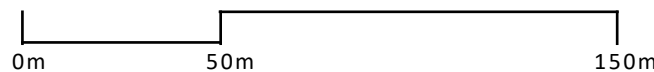




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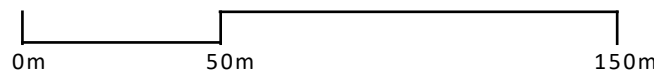
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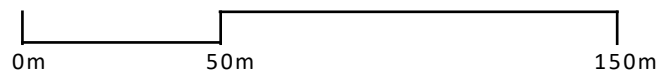




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SHADOW STUDIES - DECEMBER 21st

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 SHADOW STUDY
 JULY 2023

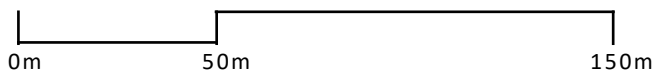




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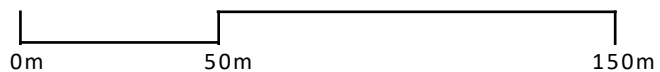


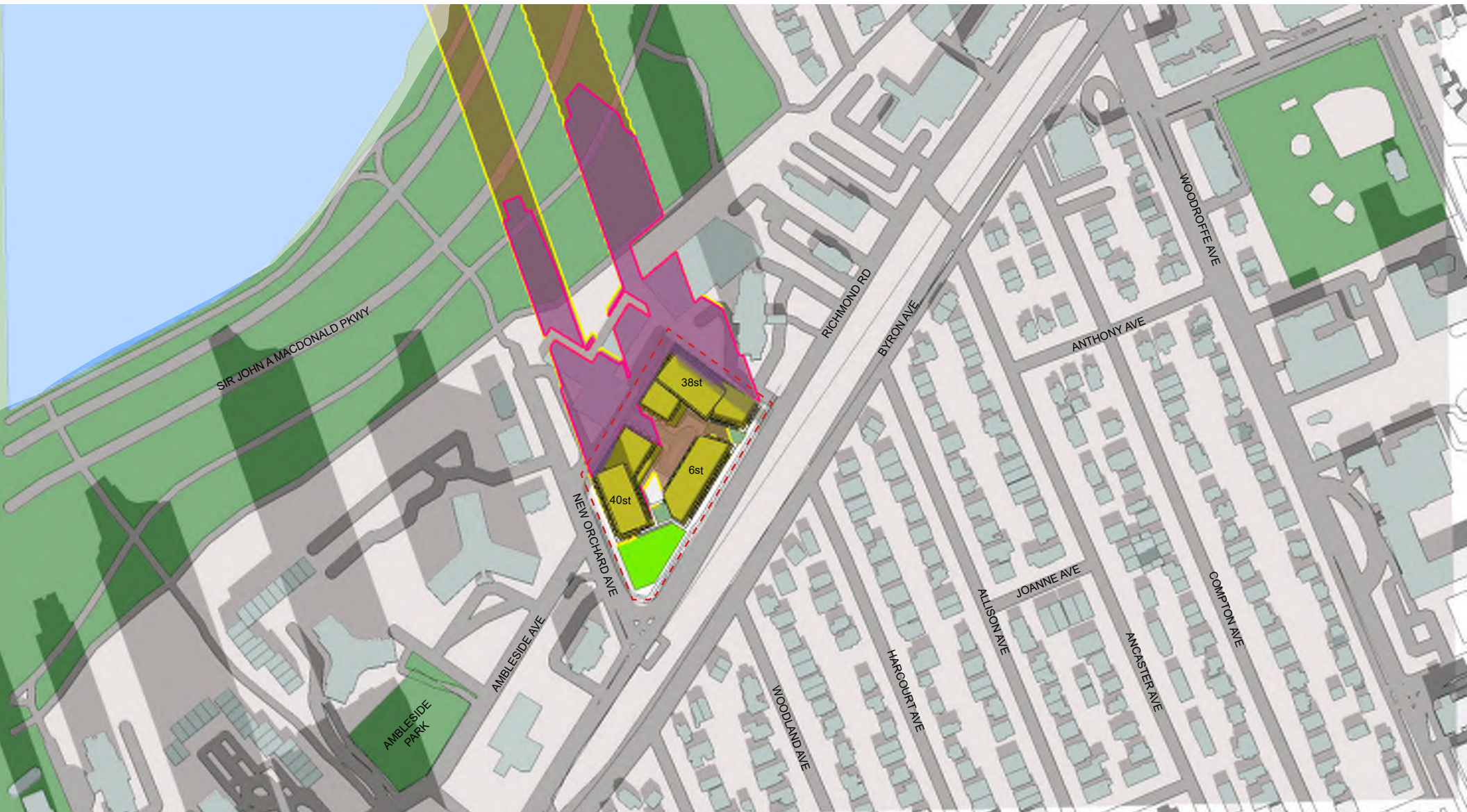


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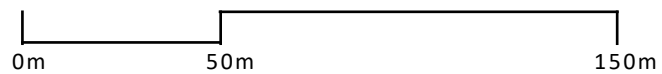


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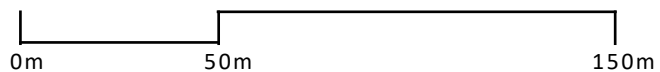




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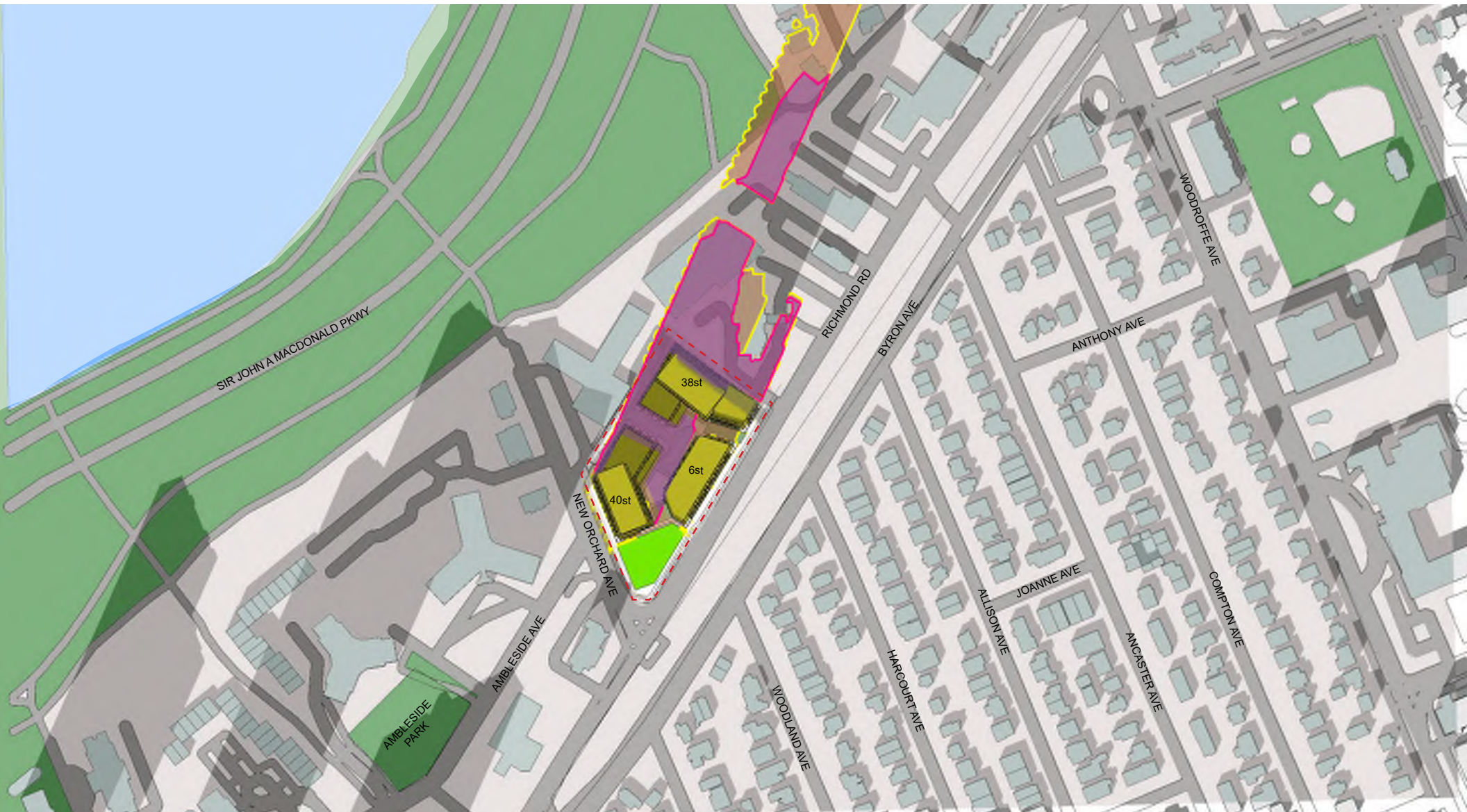
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