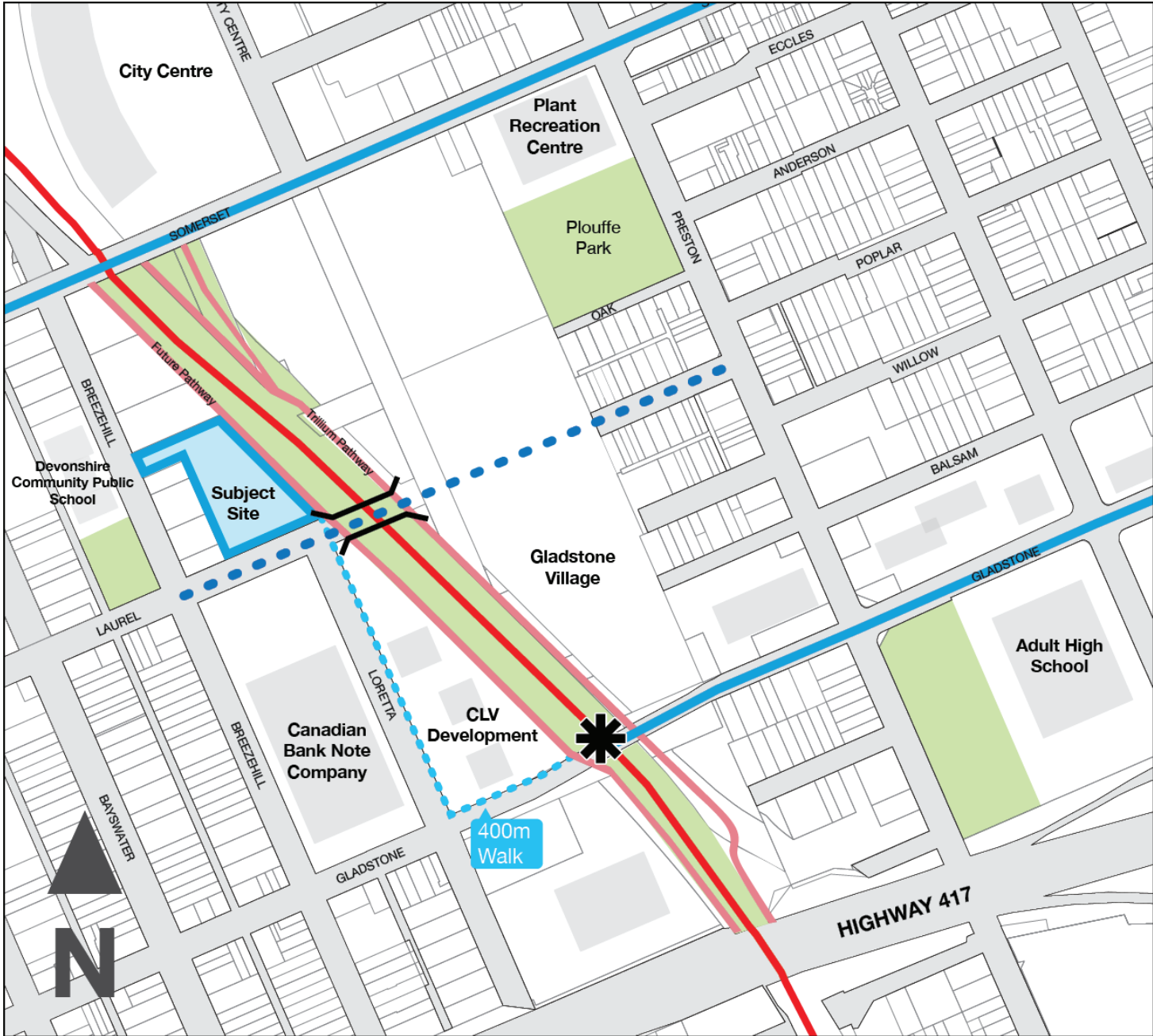




75 Breezehill Design Report December 03, 2024

Transportation Context



Subject Site and Surrounding Context

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

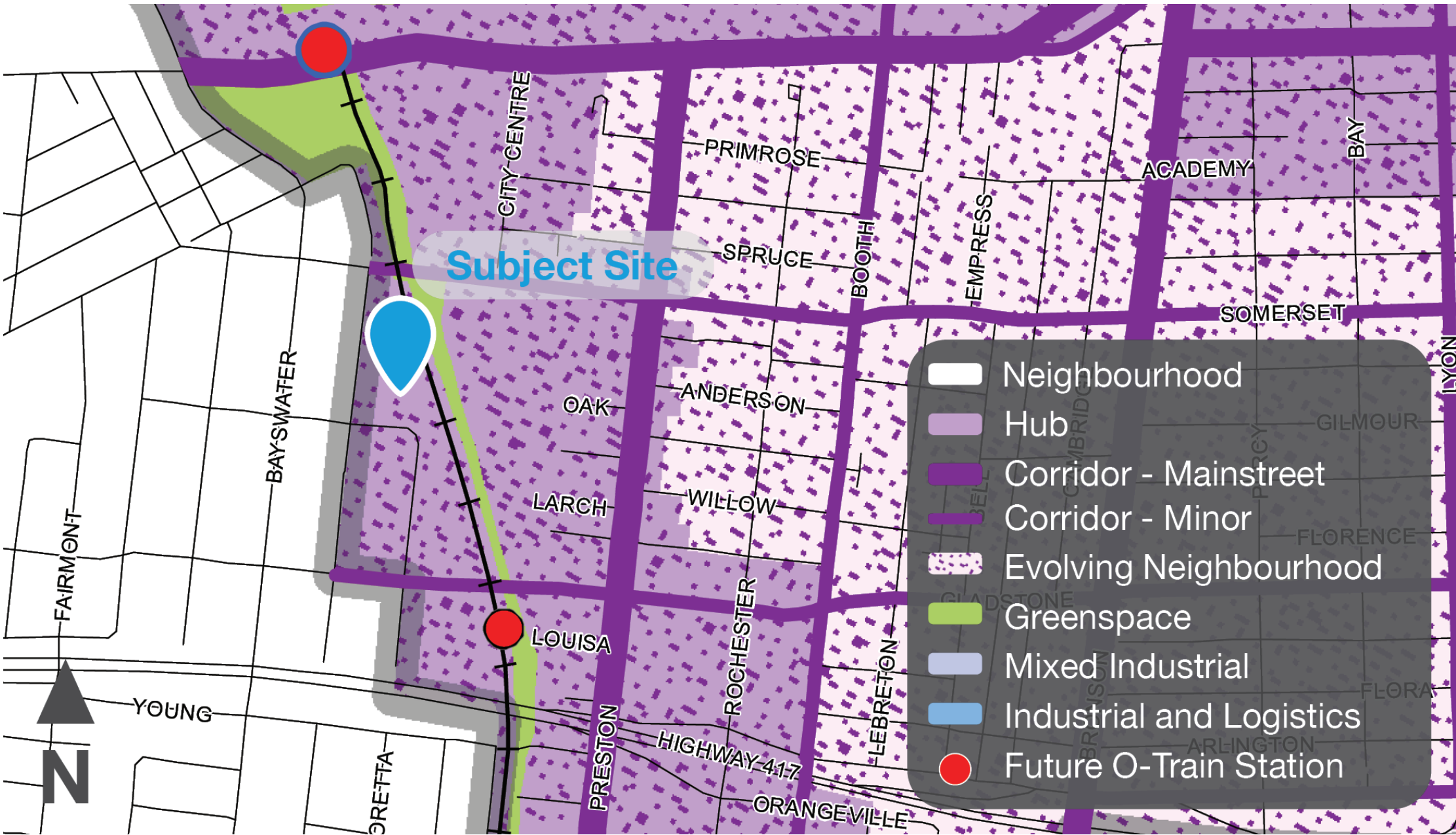
City of Ottawa Official Plan

Downtown Core Transect

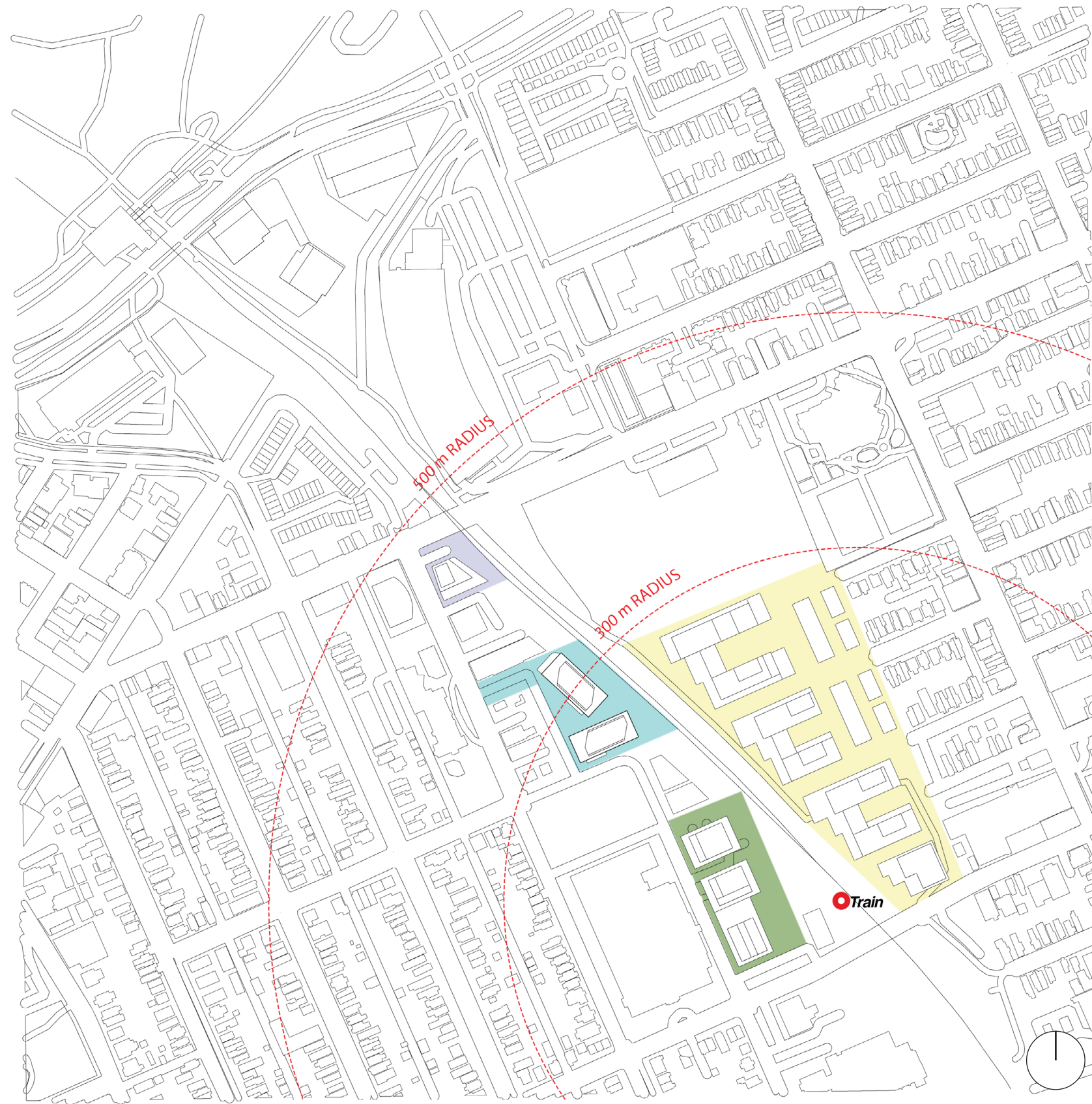
- / The tallest buildings and greatest densities are intended for the Downtown Core Transect

Hub Designation

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



KEY PLAN SITE LOCATION & ADJACENT NEIGHBOURHOODS



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

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

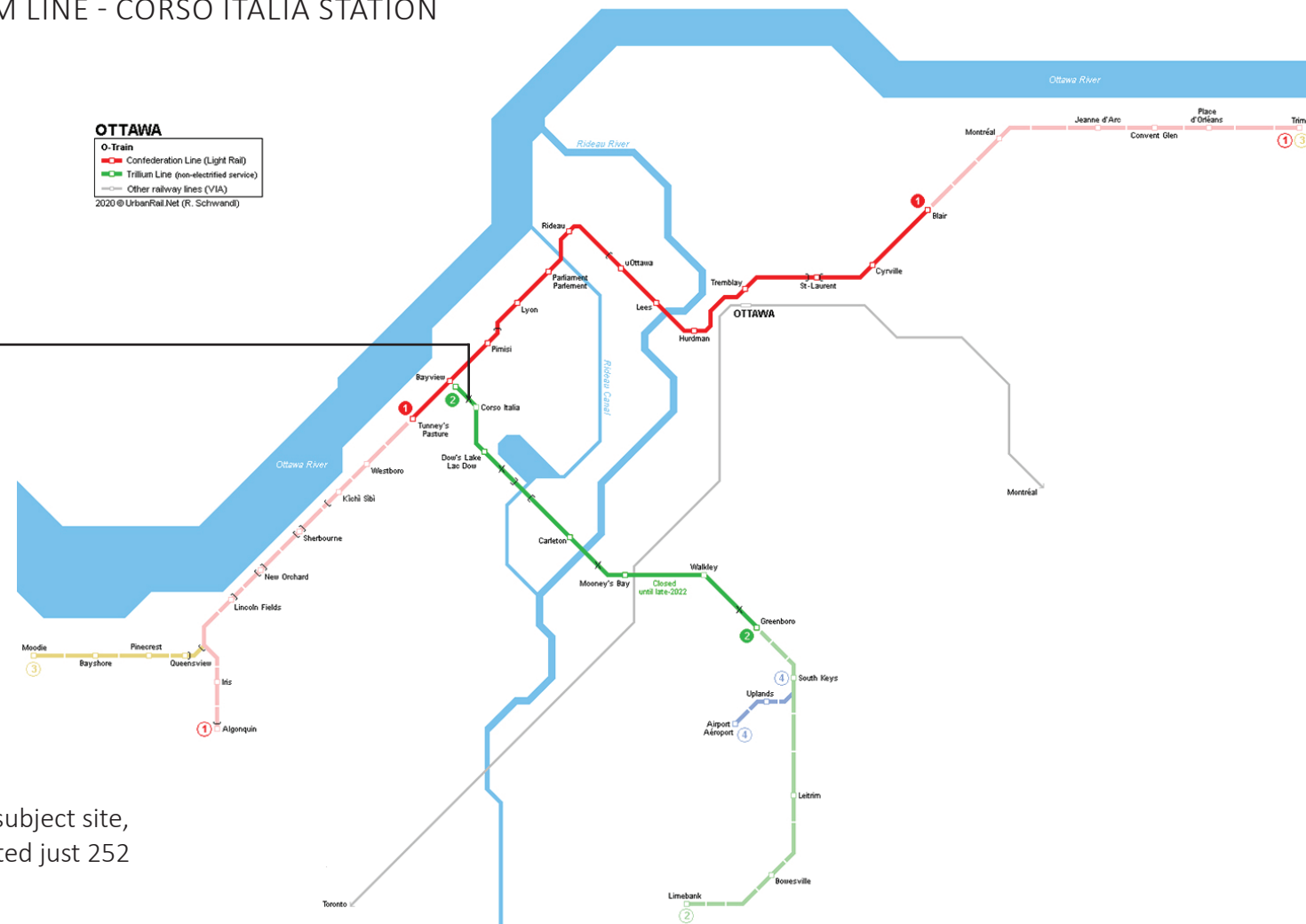
It is also well located in relationship to the established single family homes to the south west, which as a result does not produce any shadow for this neighbourhood (see shadow study on last page of initial design report and comparative shadow study in supplemental pages).

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

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

TRANSPORTATION HUB LRT TRILLIUM LINE - CORSO ITALIA STATION

Corso Italia station/
75 Breezehill site



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



EXISTING CONTEXT RE-PURPOSED POST LIGHT INDUSTRIAL BUILDINGS

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



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

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



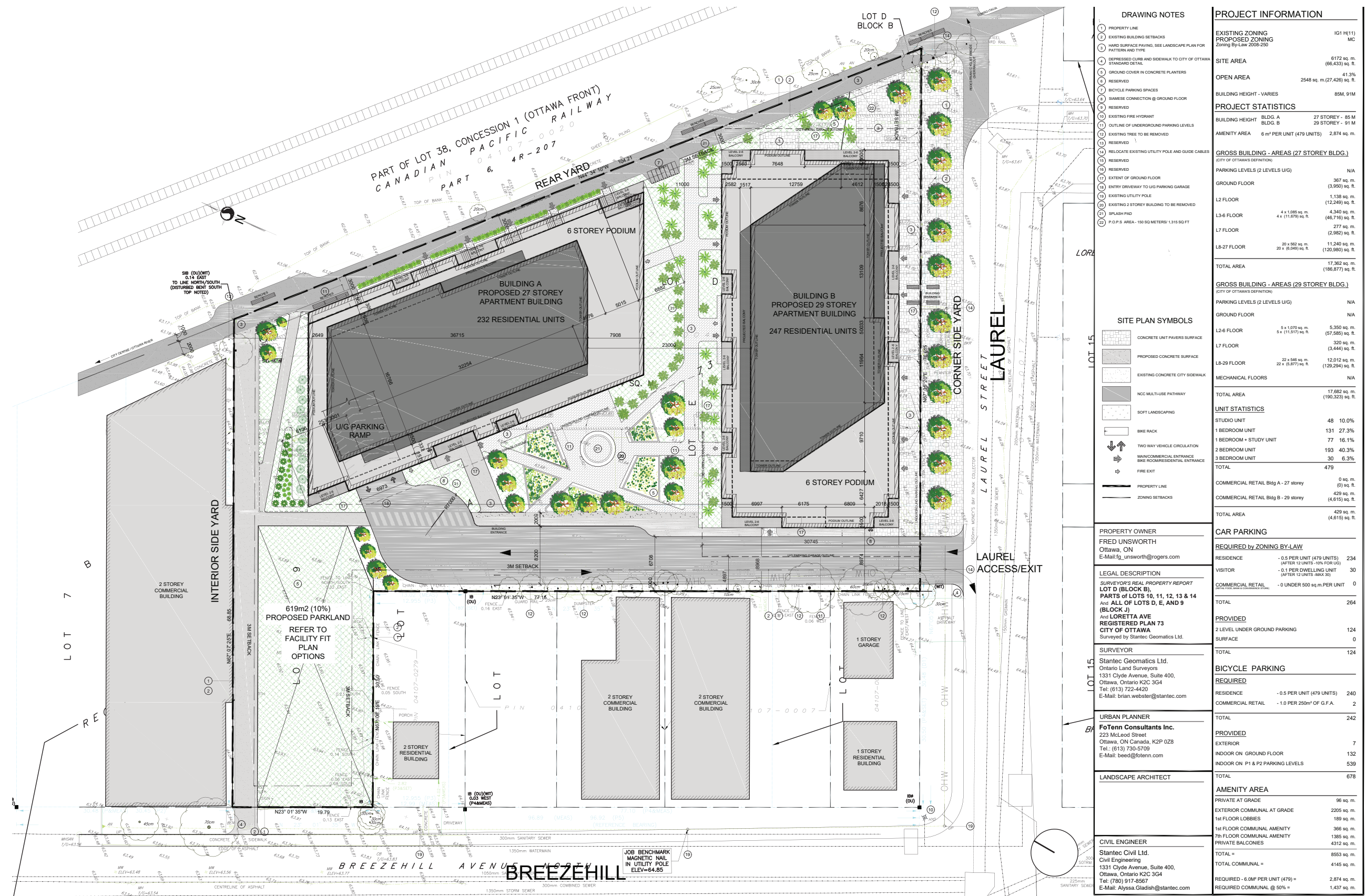
The Breezehill site has direct access to the future expanded Multi-use pathway system proposed for both sides of the LRT rail-cut, which will provide safe and convenient linkages to the Dow's Lake/ Little Italy sector to the south and the City Centre and Ottawa River district to the north.



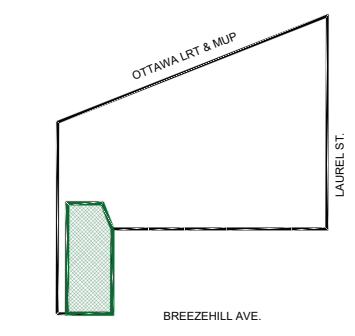


The Breezehill Avenue block that lies directly west of the site does not have a residential component, but has a collection of small business offices on the east side of the street (as seen in the image at right), and most notably Devonshire Public School on the west side of the street (seen at left).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

SITE PLAN



SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 1



FACILITY FIT PLAN KEY



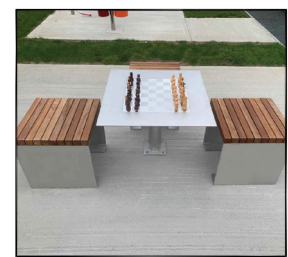
ACCESSIBLE SEATING



OUTDOOR GAMES AREA



FITNESS AREA



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

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

VEGETATION

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

MISC.

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

SITE PLAN PARKLAND - ENLARGED FACILITY FIT PLAN OPTION 1



ACCESSIBLE SEATING



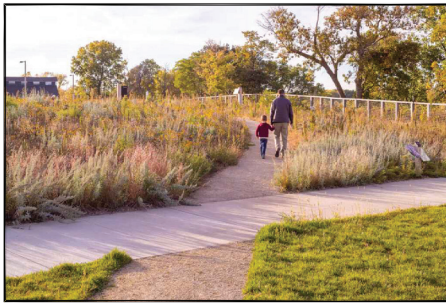
OUTDOOR GAMES AREA



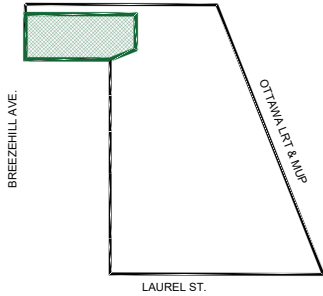
FITNESS AREA



GATHERING SPACE



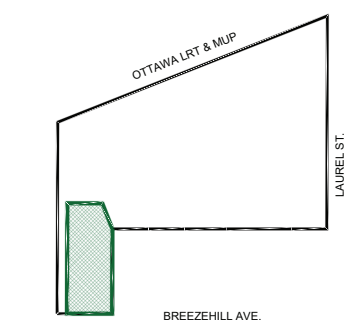
INTERSECTING LANDSCAPES



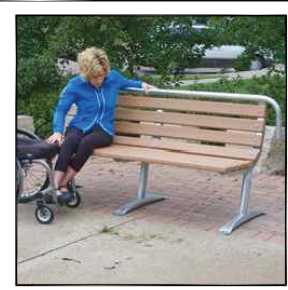
FACILITY FIT PLAN KEY



SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 2



FACILITY FIT PLAN KEY



ACCESSIBLE SEATING



HALF COURT BASKETBALL



TREE & BERM LINE



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

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

VEGETATION

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

MISC.

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

SITE PLAN PARKLAND- ENLARGED FACILITY FIT PLAN OPTION 2



ACCESSIBLE SEATING



HALF COURT BASKETBALL



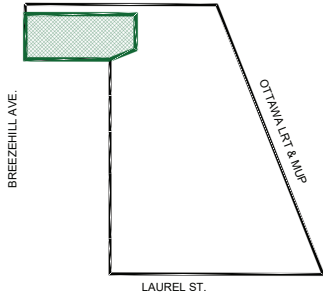
TREE & BERM LINE



GATHERING SPACE



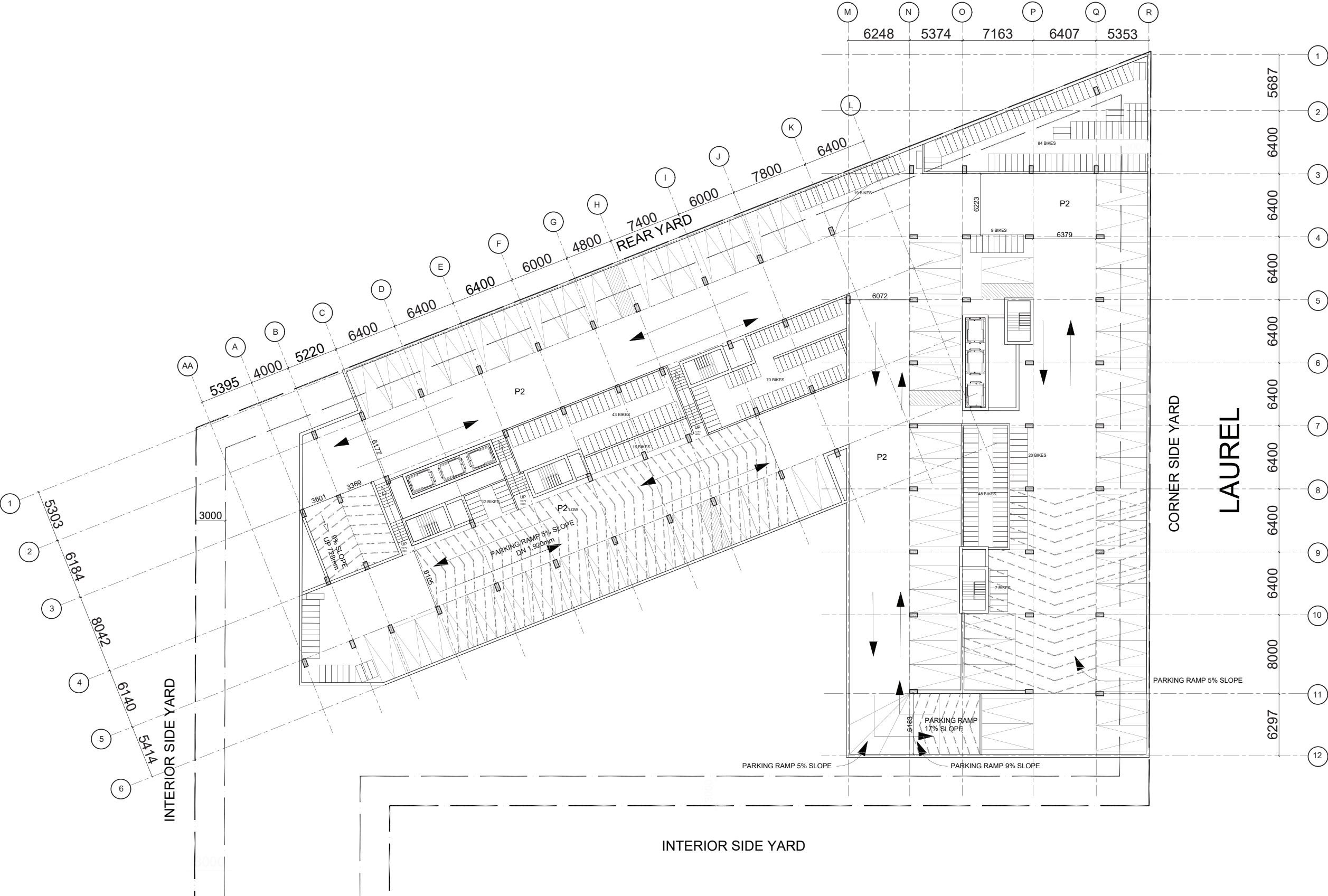
INTERSECTING LANDSCAPES



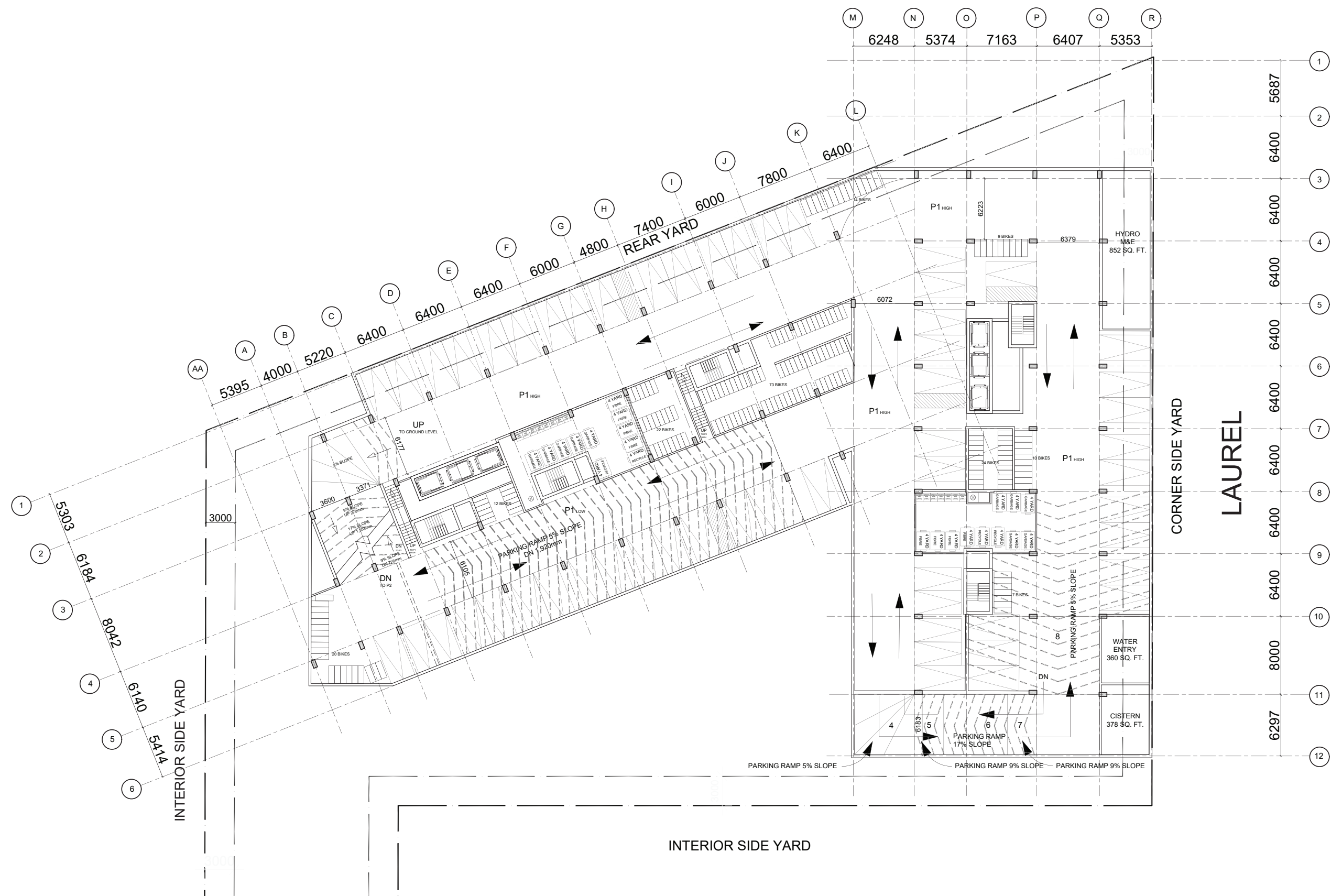
FACILITY FIT PLAN KEY



PLAN P2 PARKING



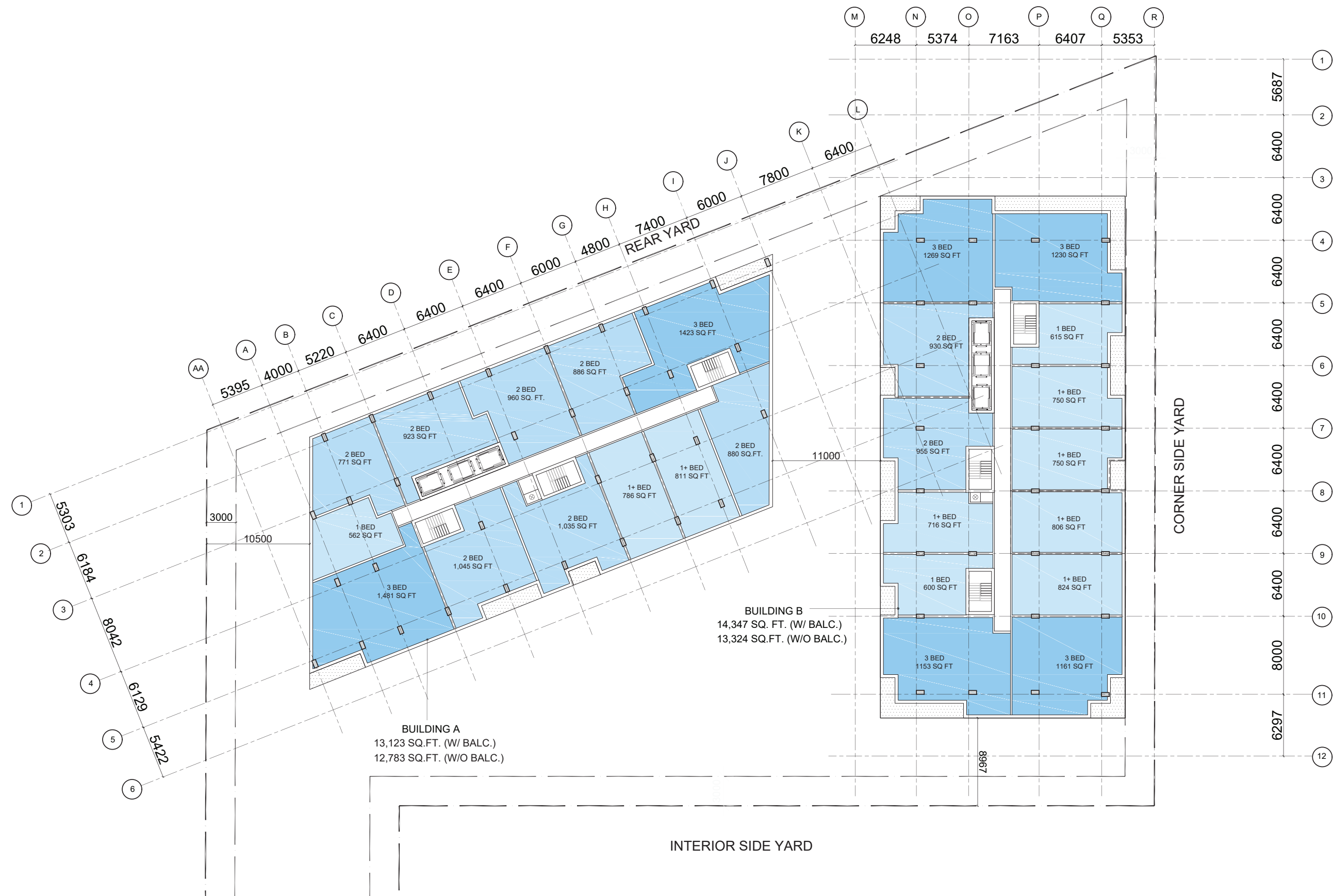
PLAN P1 PARKING



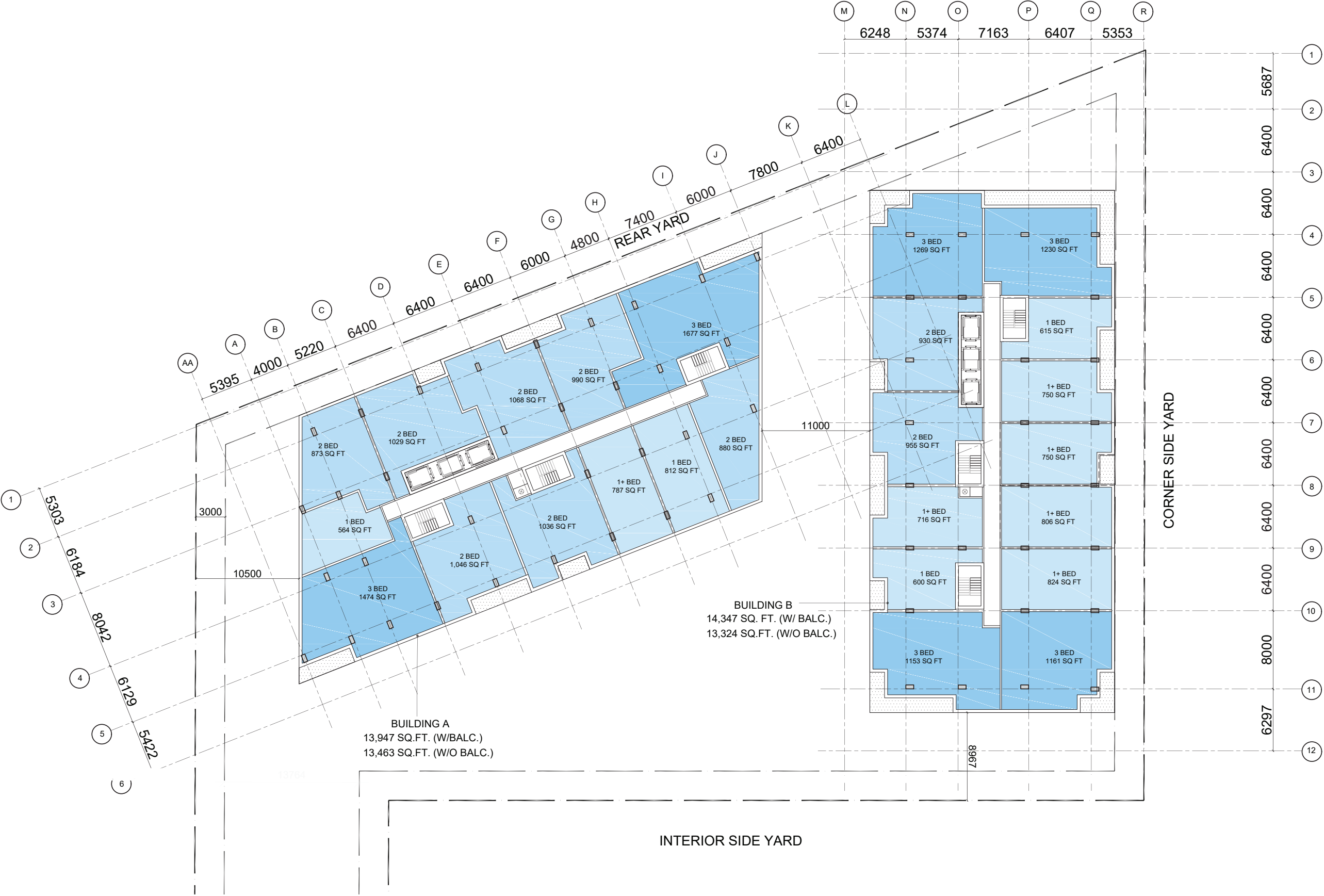
PLAN GROUND FLOOR



PLAN LEVEL 2



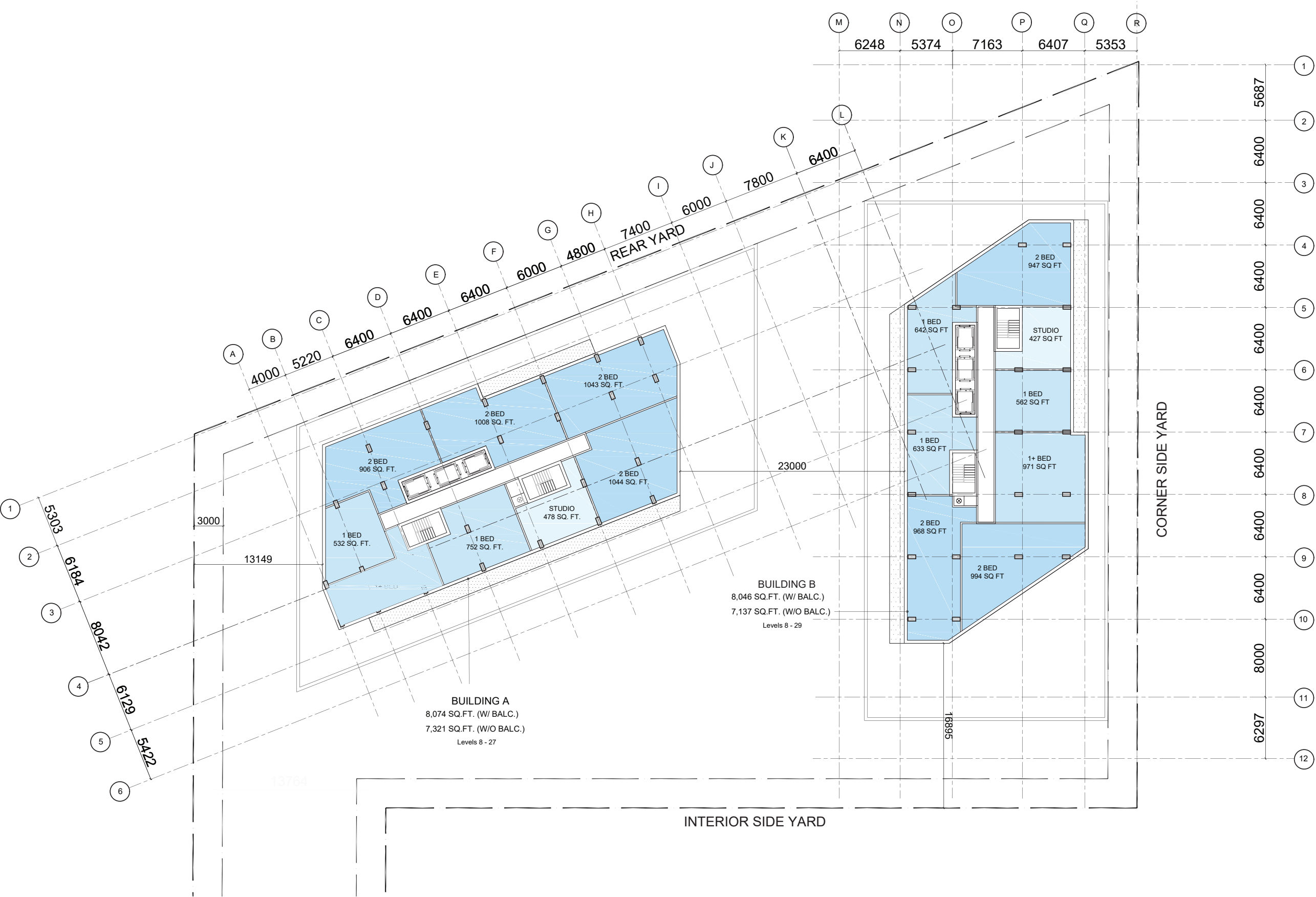
PLAN LEVELS 3- 6 (TYPICAL)



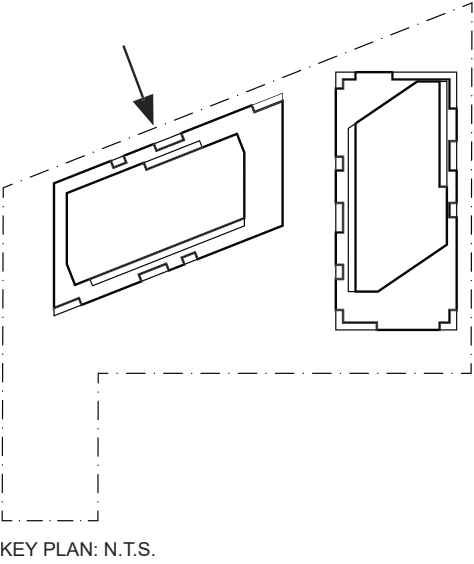
PLAN LEVEL 7



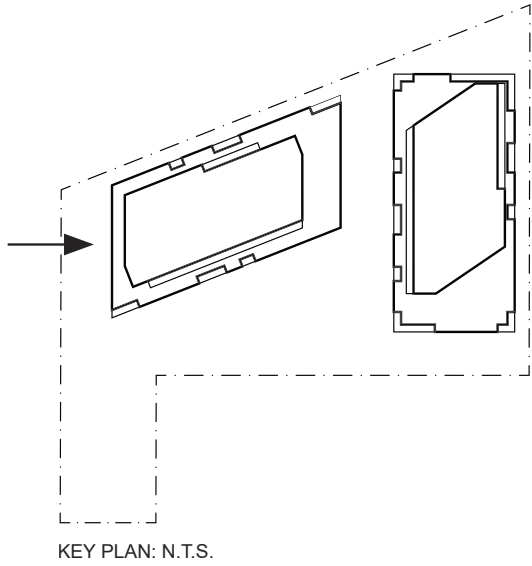
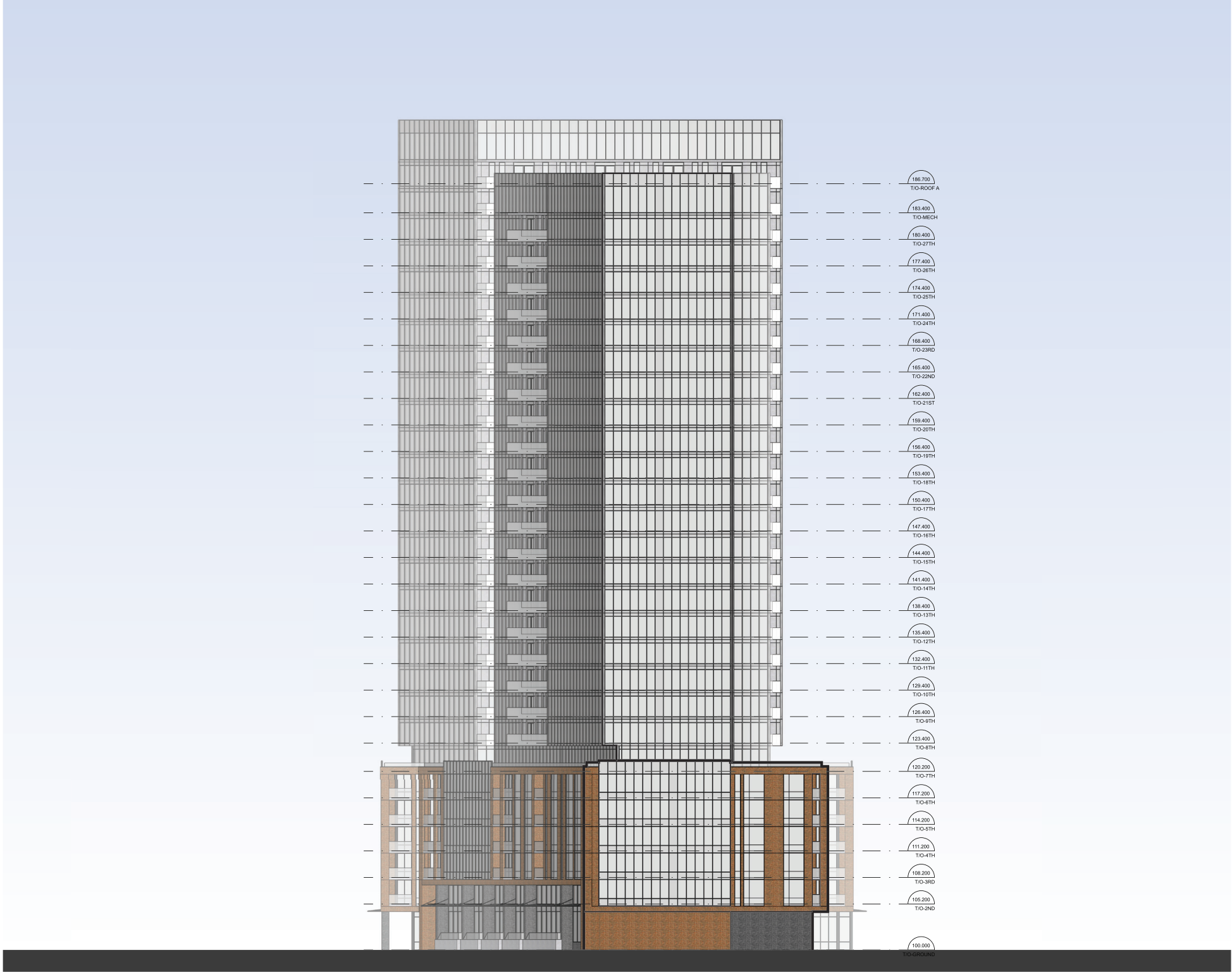
PLAN TOWER FLOOR (TYPICAL)



ELEVATION EAST ELEVATION OF BUILDING B

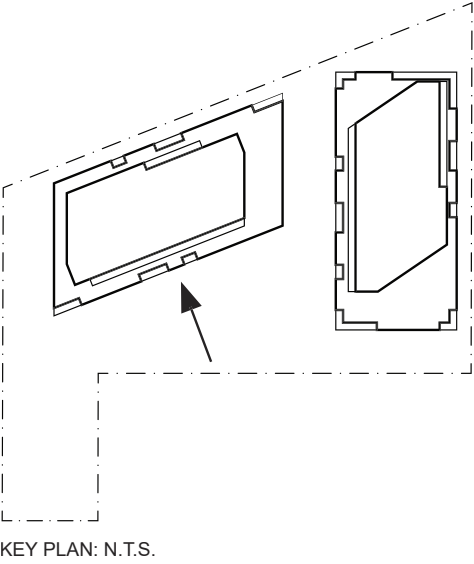
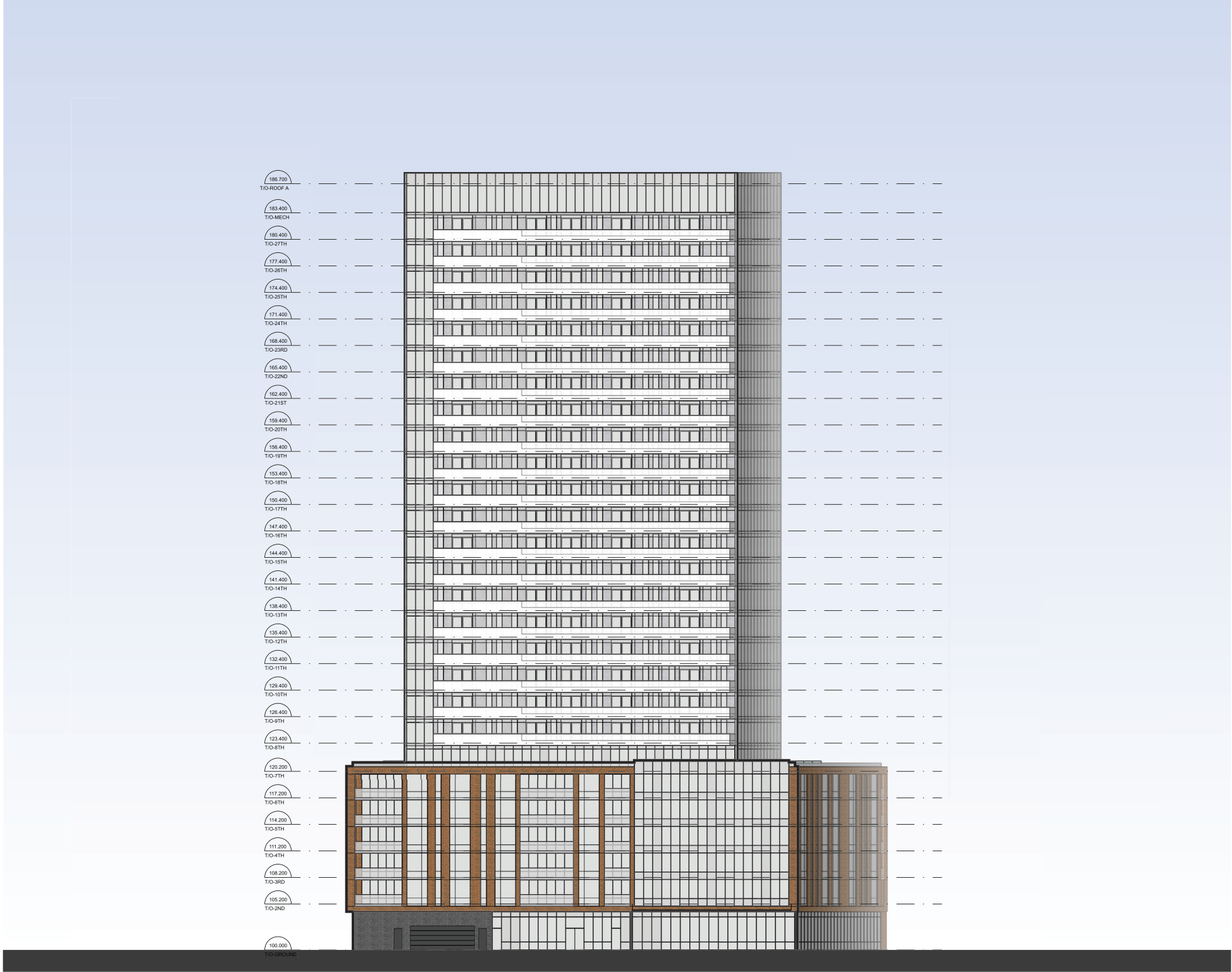


ELEVATION EAST ELEVATION OF BUILDING B

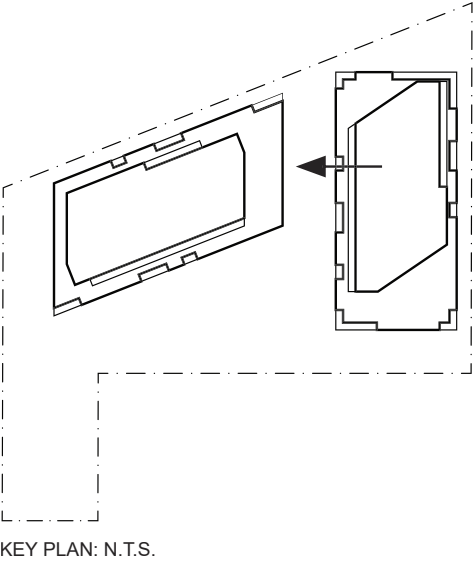


KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B

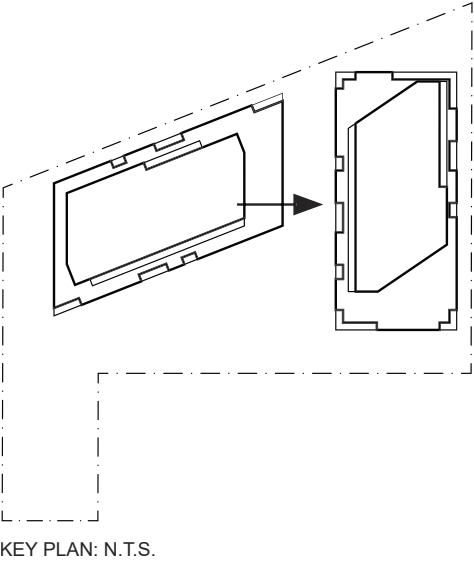
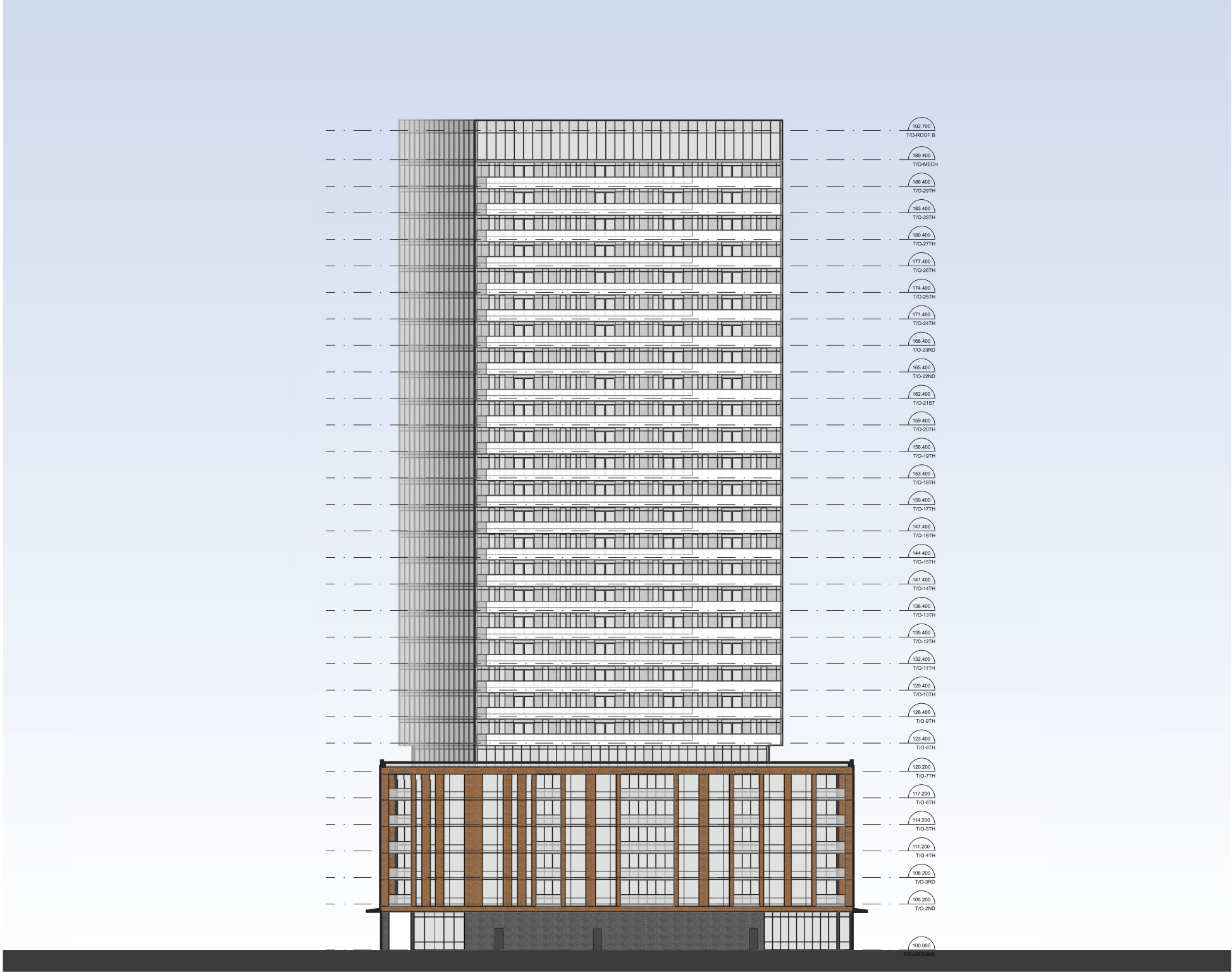


ELEVATION EAST ELEVATION OF BUILDING B



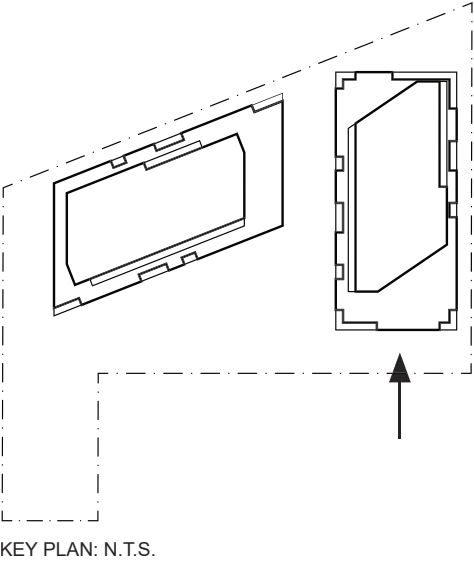
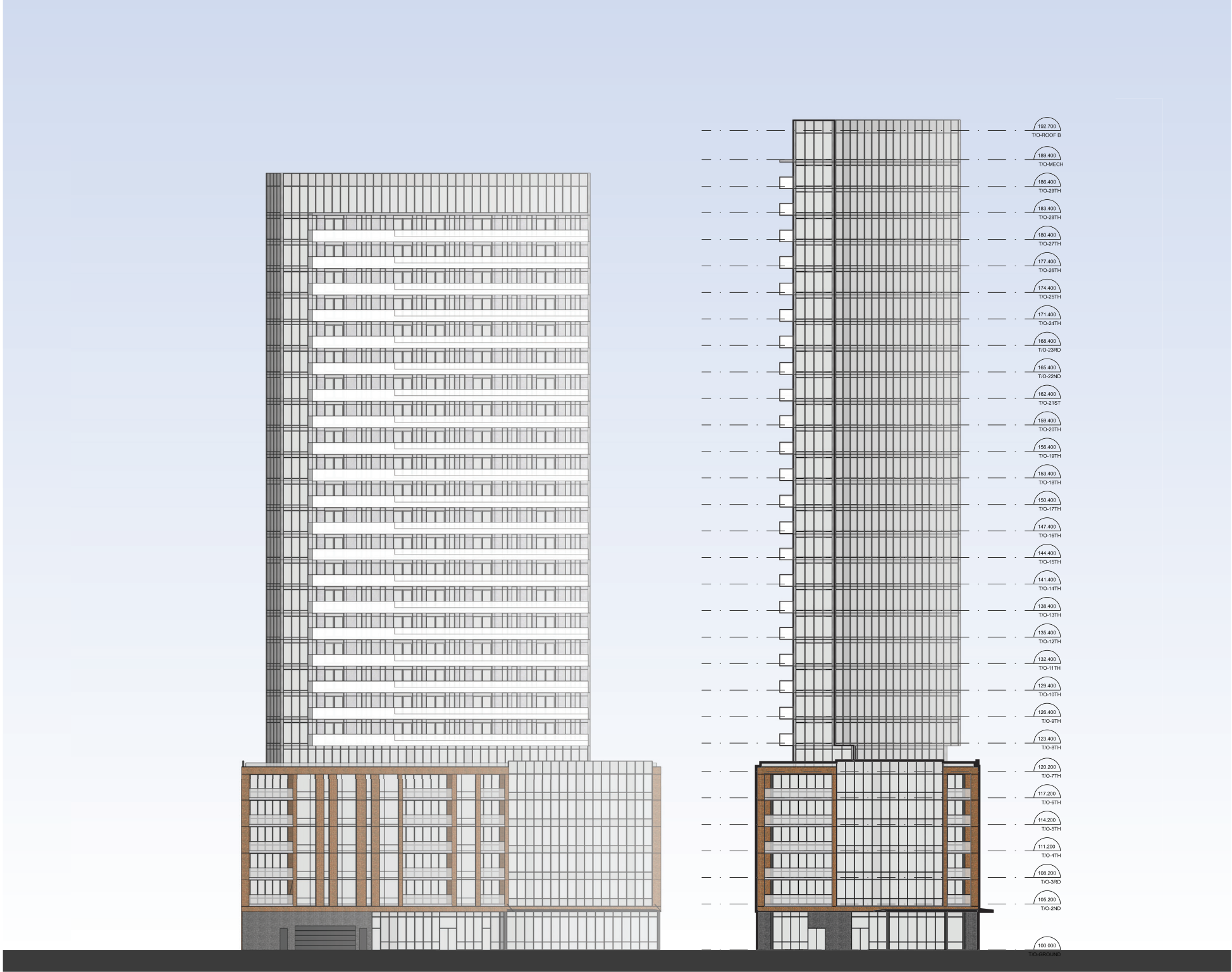
KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B



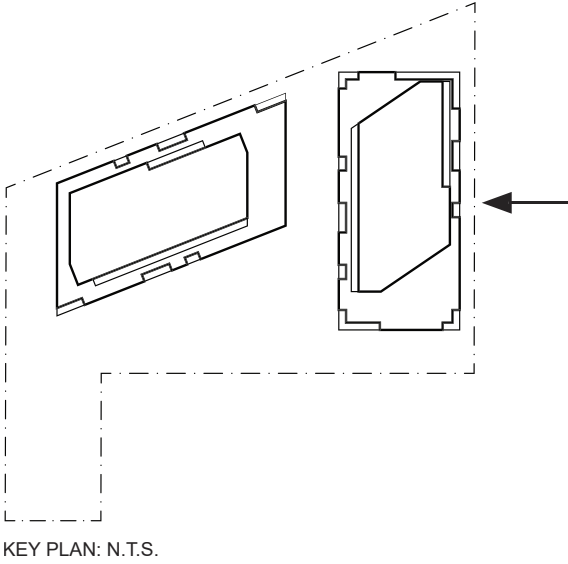
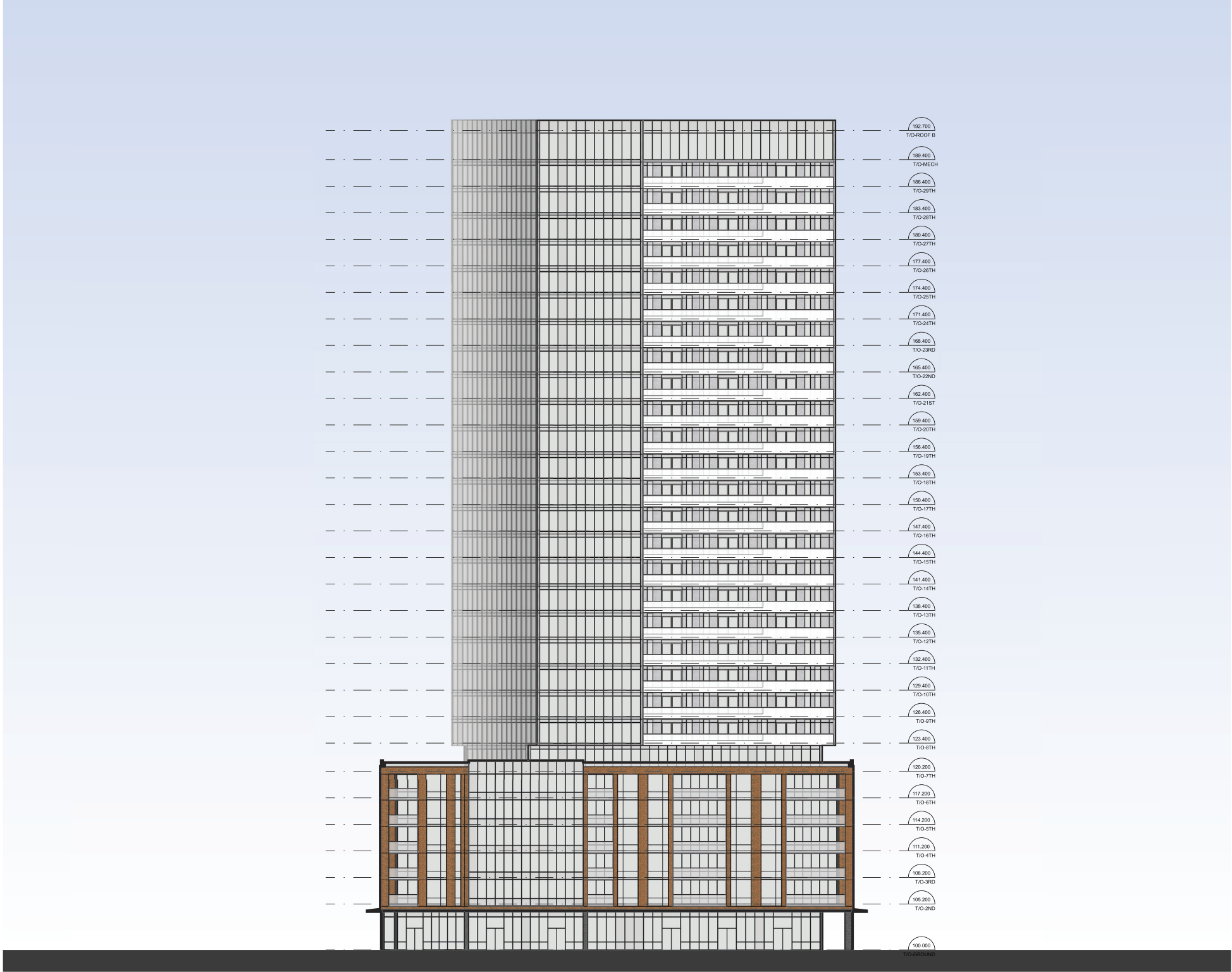
KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B



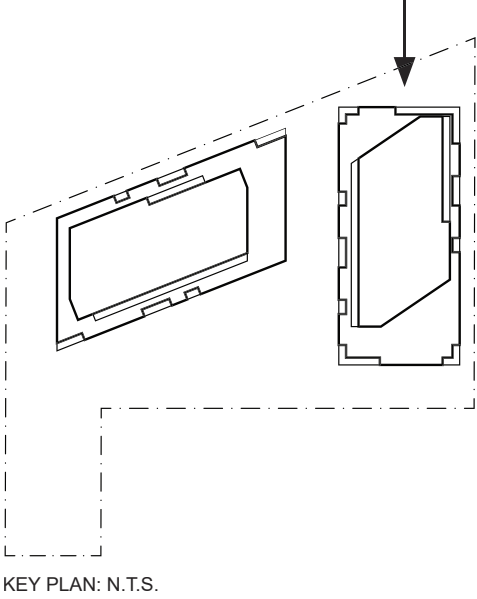
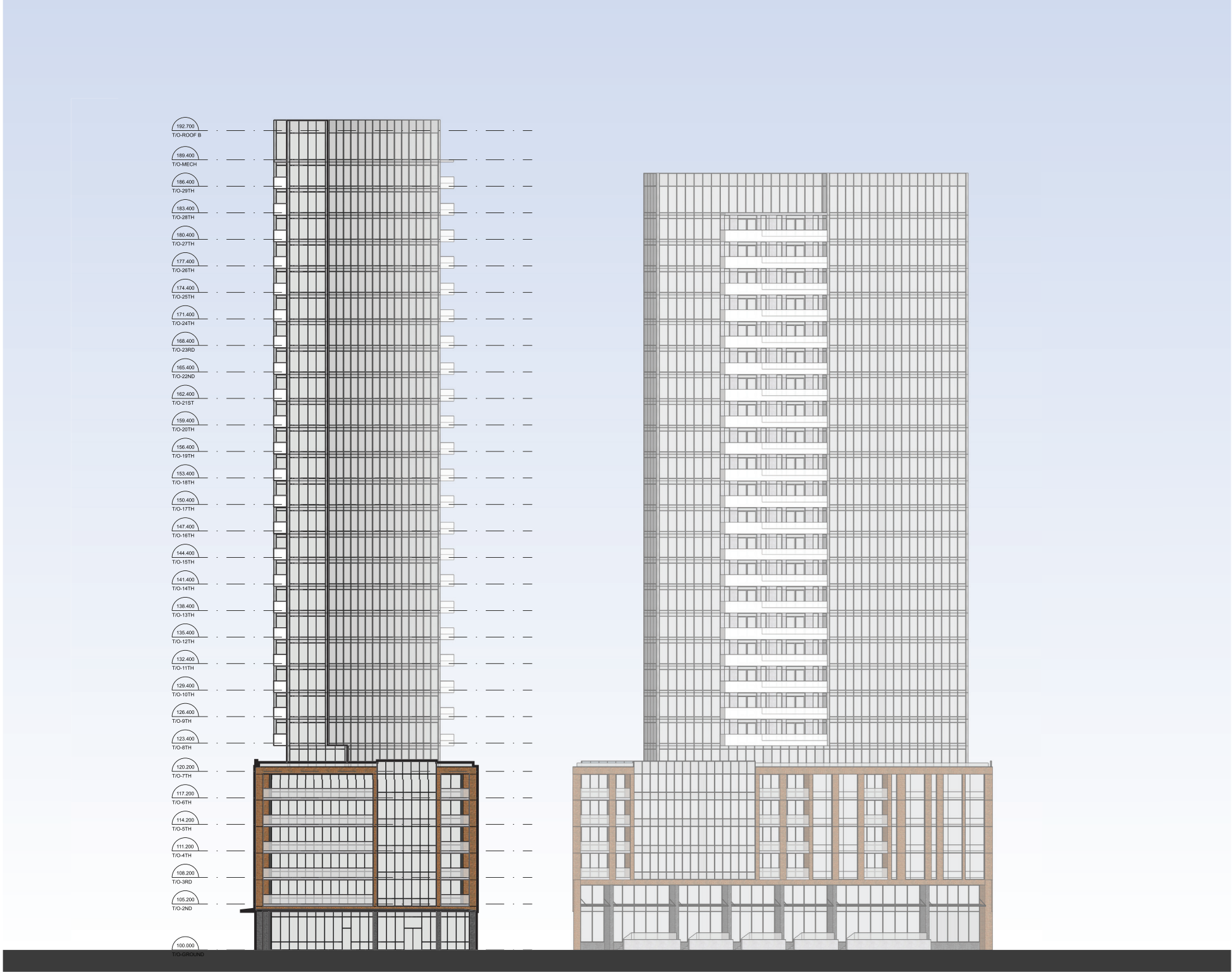
KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B

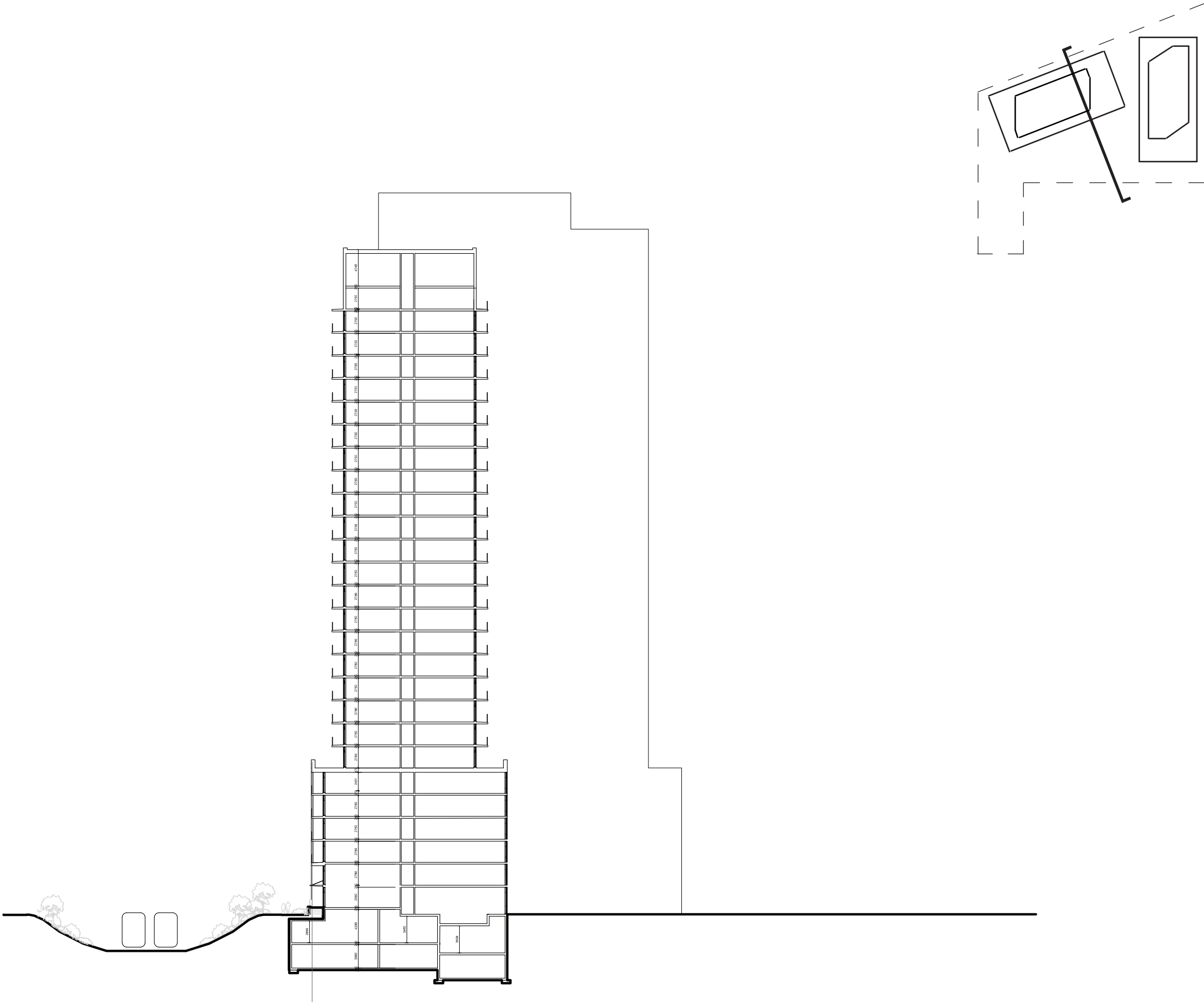


KEY PLAN: N.T.S.

ELEVATION EAST ELEVATION OF BUILDING B



SECTION SECTION THROUGH BUILDING A



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



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



RENDERING VIEW FROM MUP TOWARDS LAUREL COMMERCIAL FRONTAGE & CORNER CAFE



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



RENDERING VIEW TOWARDS COMMUNAL COURTYARD



27 + 29 Storey Massing

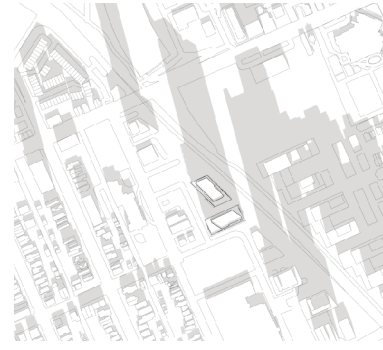
DECEMBER 21st



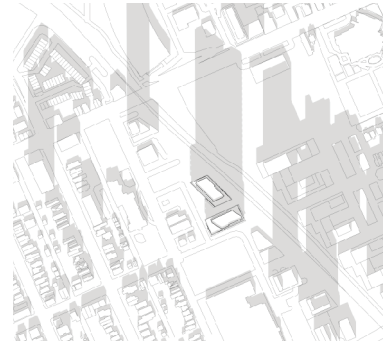
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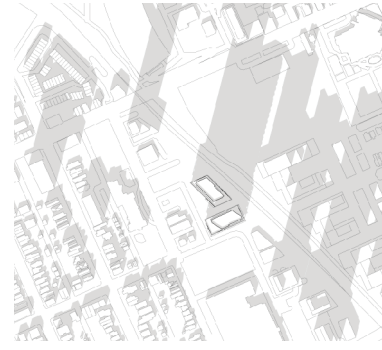
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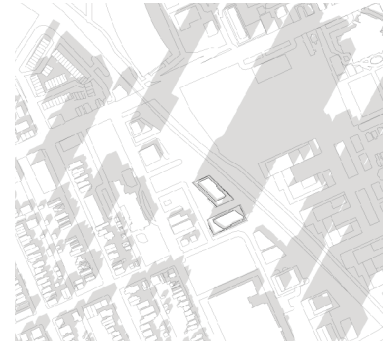
11 am



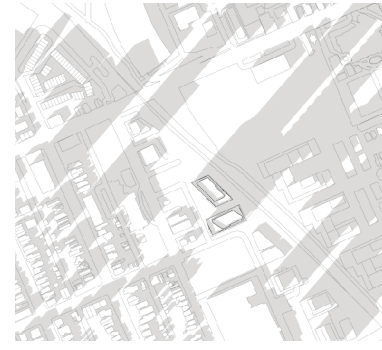
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1 pm

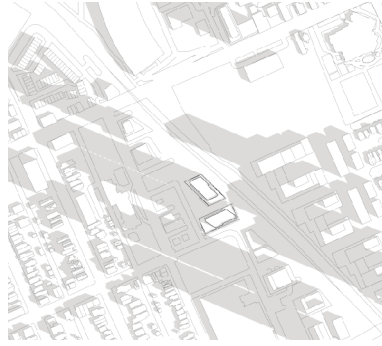


2 pm



3 pm

SEPTEMBER 21st



8 am



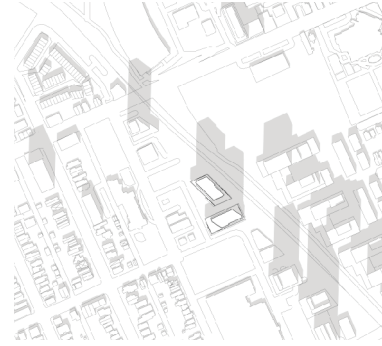
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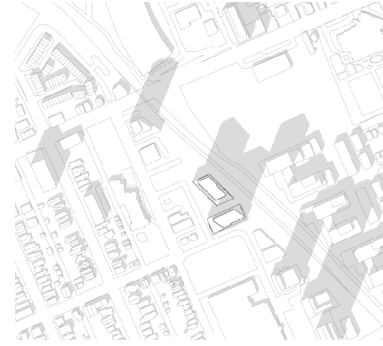
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11 am



12 pm



1 pm



2 pm

JUNE 21st



8 am



9 am



10 am



11 am



12 pm

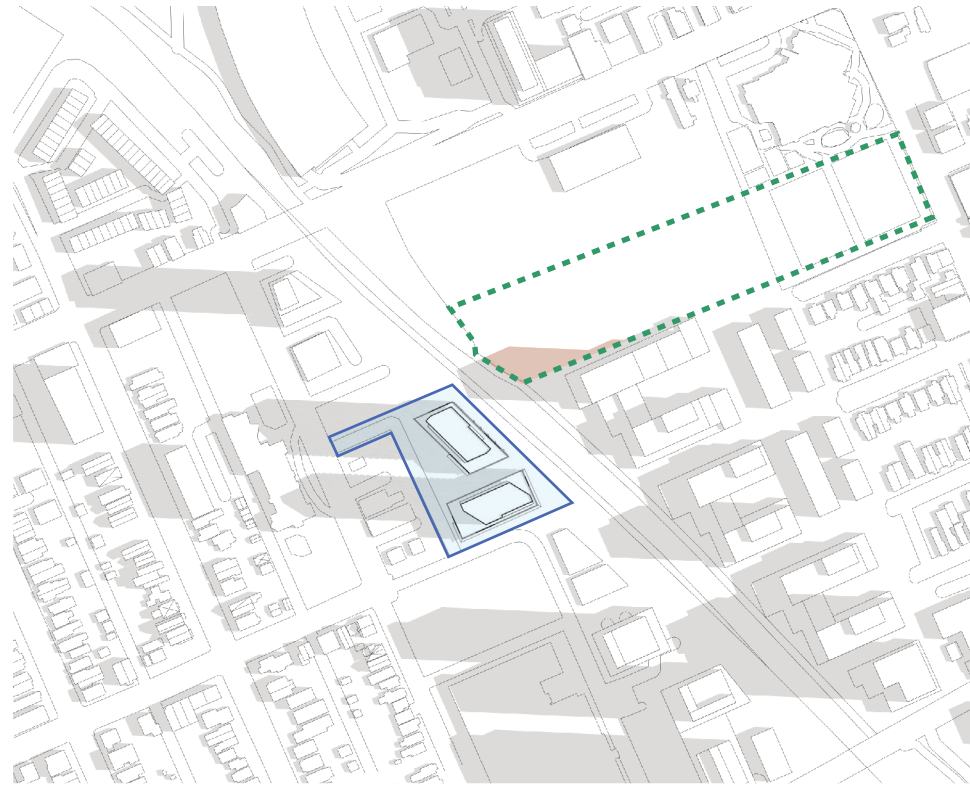


1 pm



2 pm

JUNE 21st



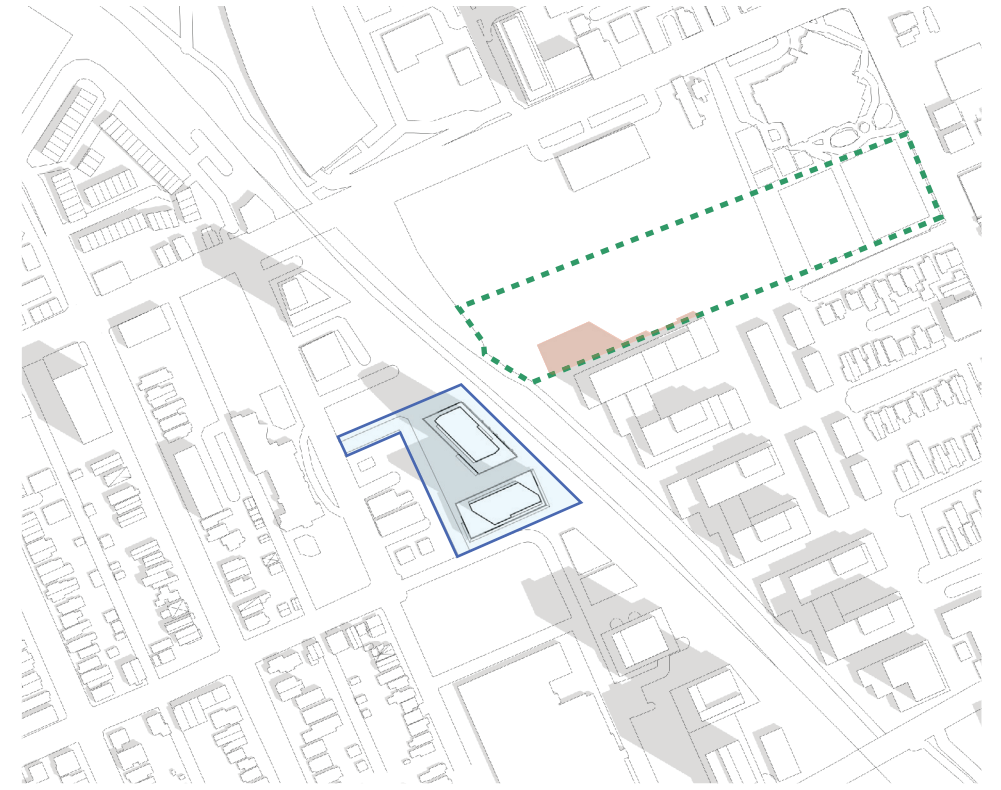
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

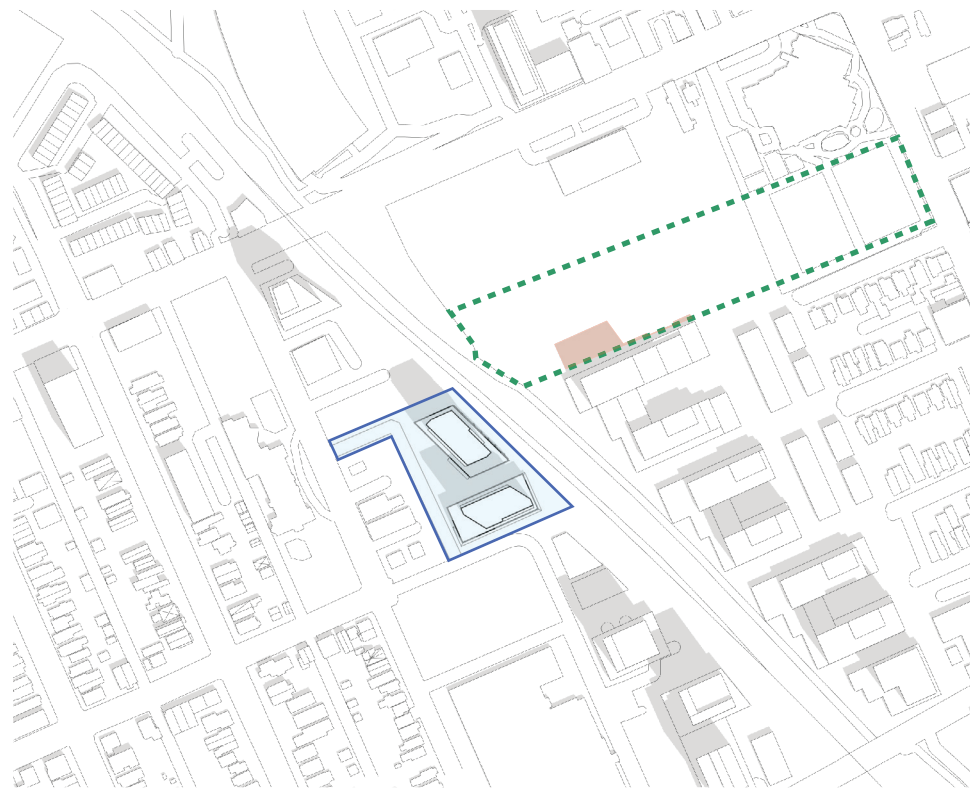
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10 am

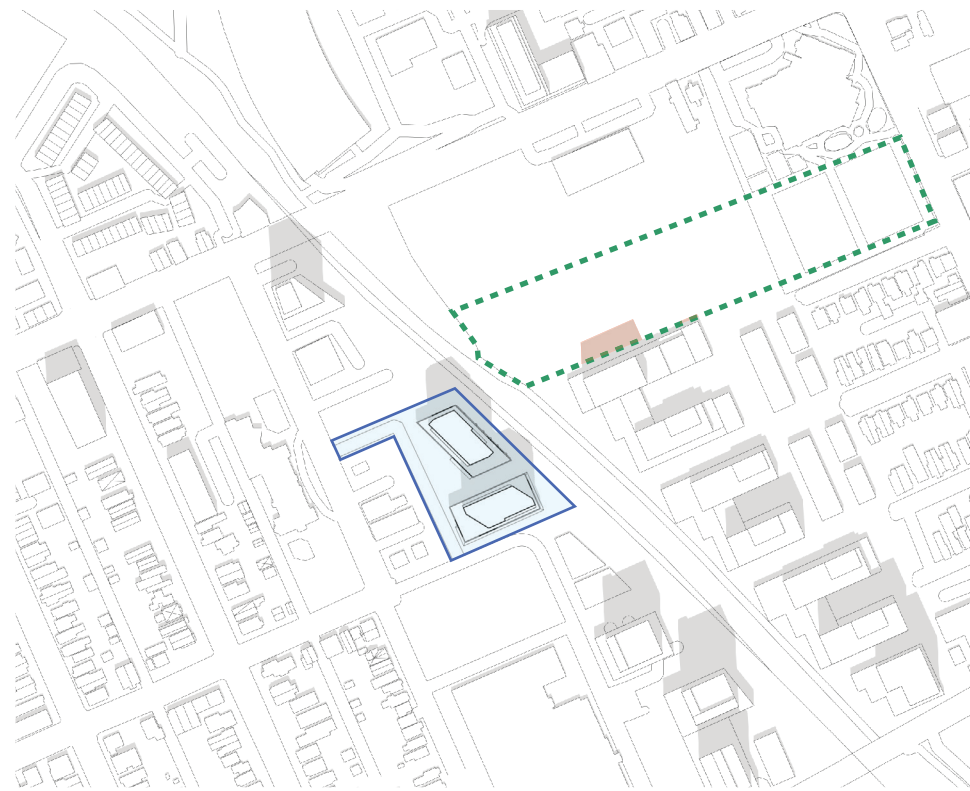
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

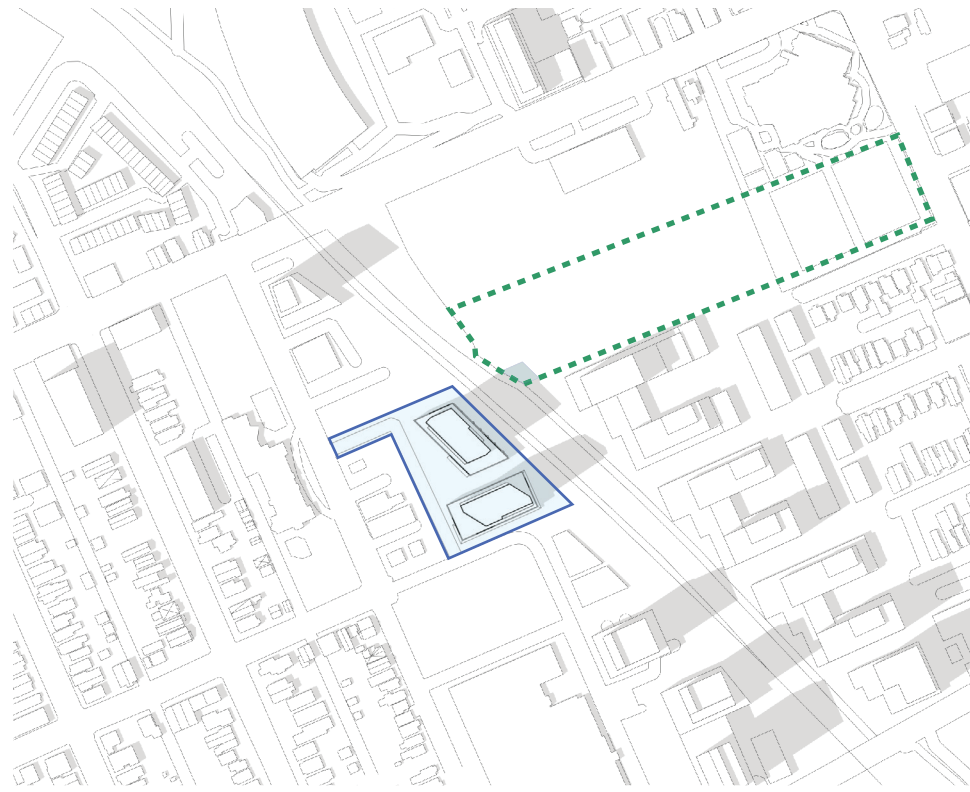
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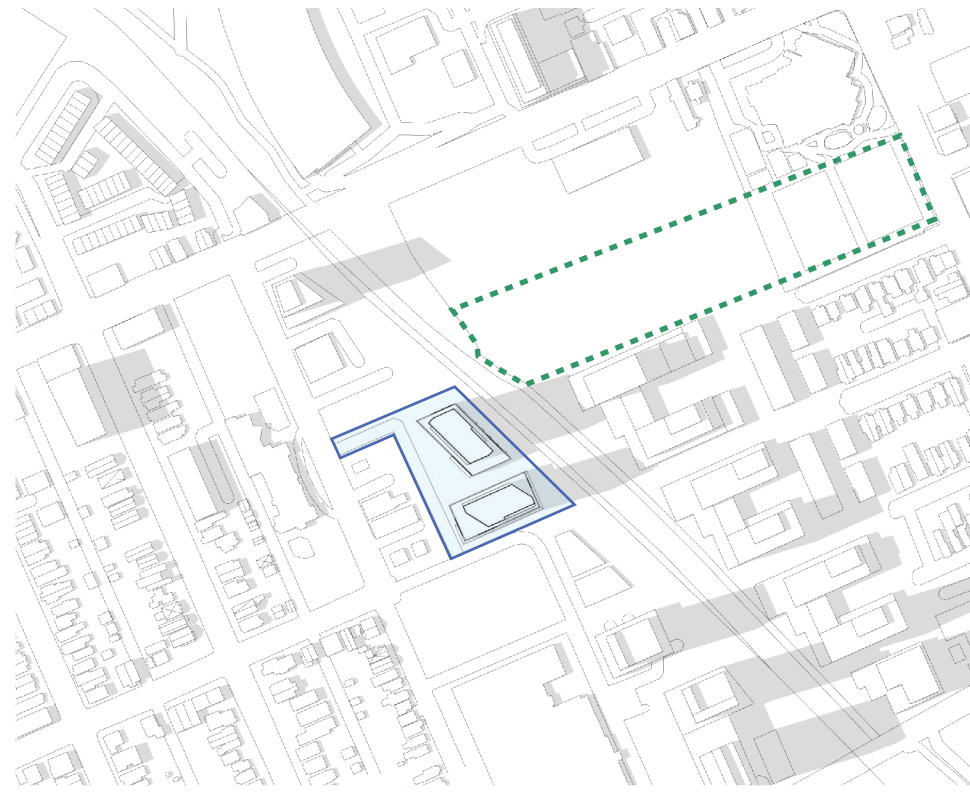
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

JUNE 21st

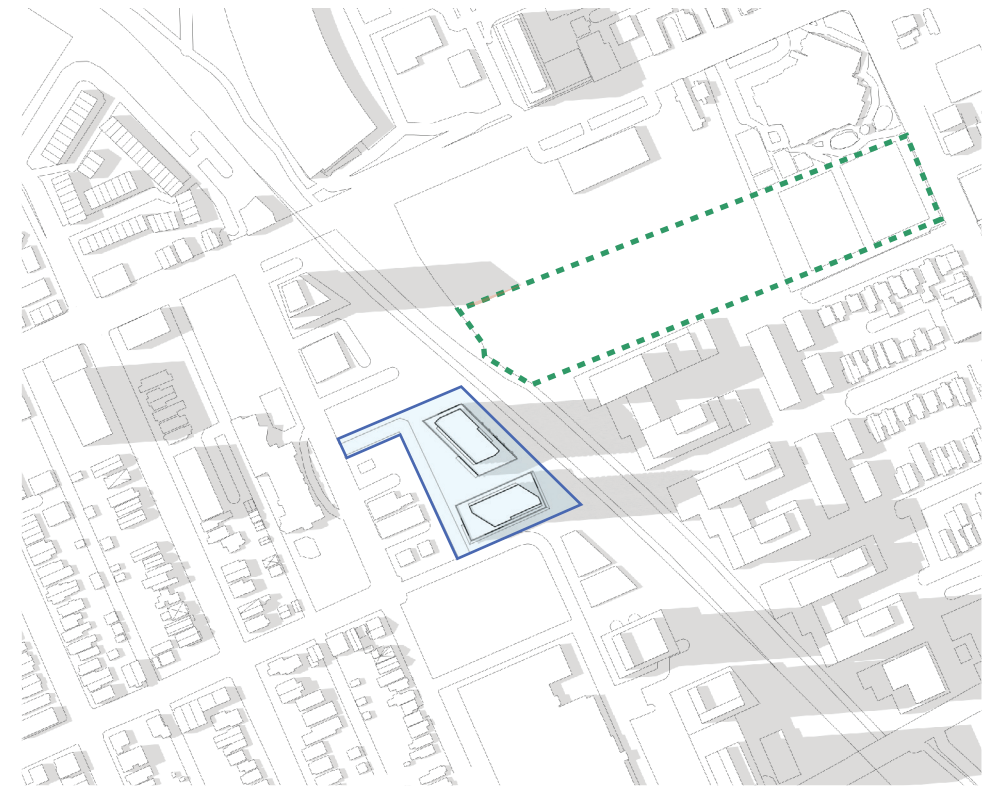


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PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



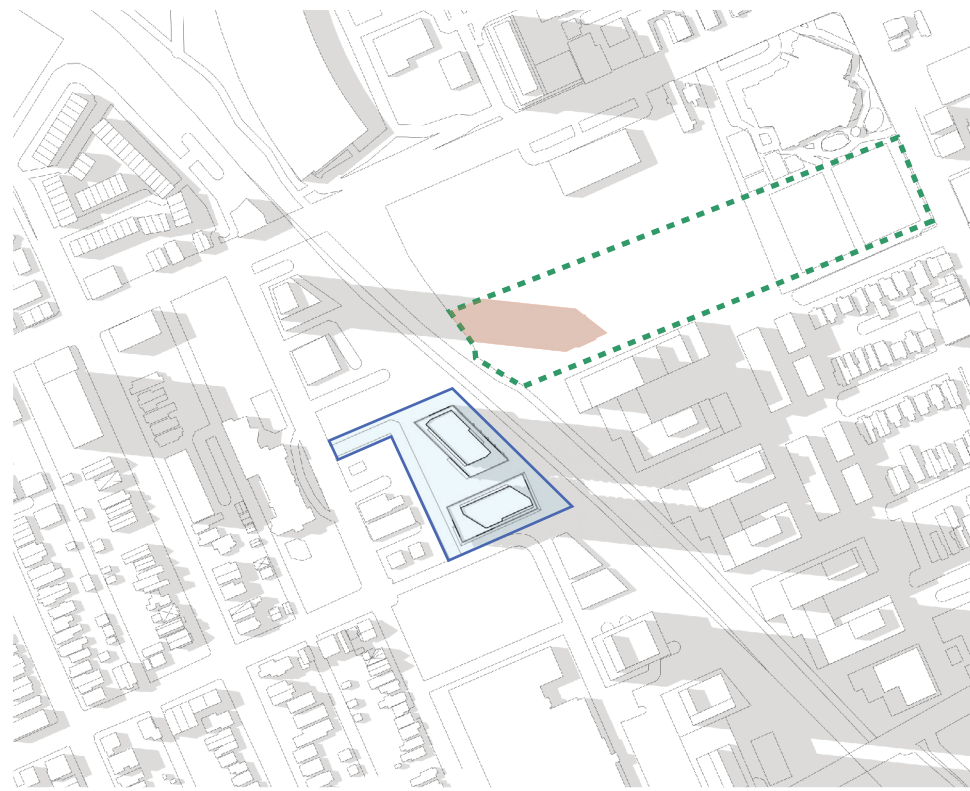
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4 pm

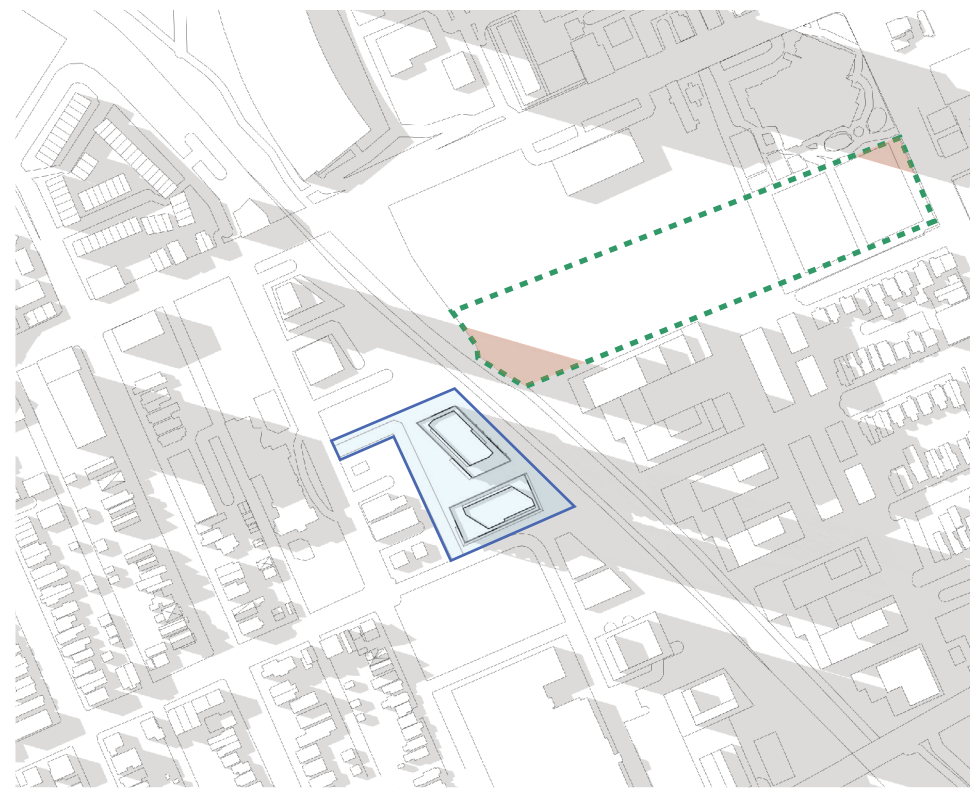
APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



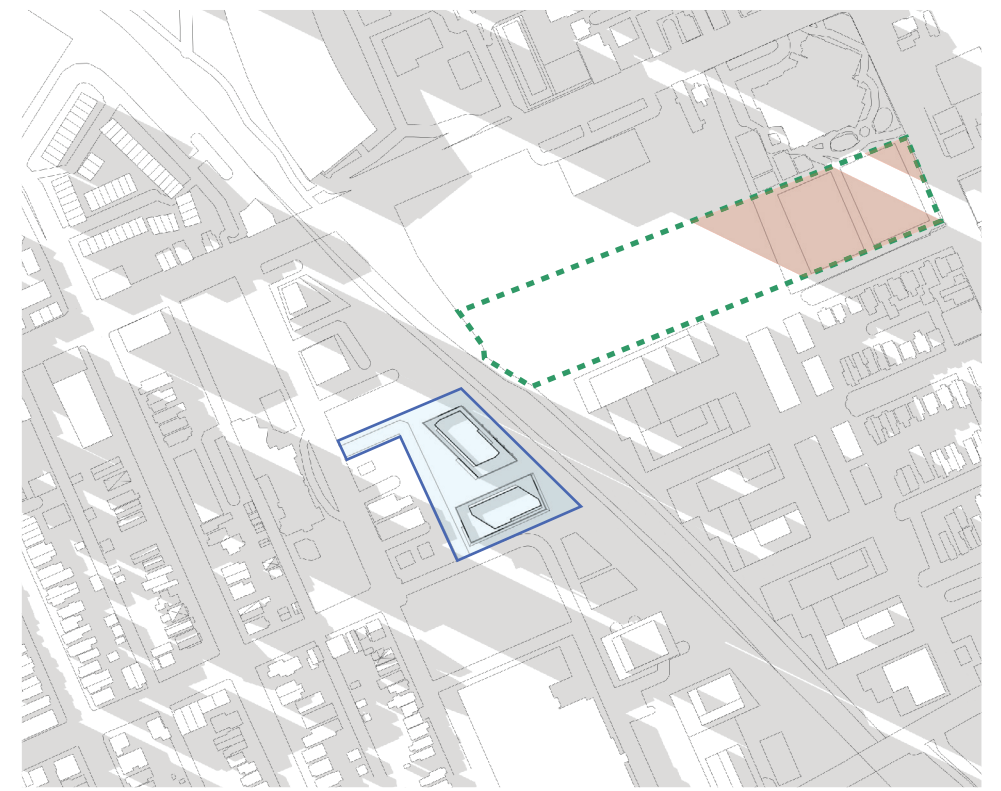
5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

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



7 pm

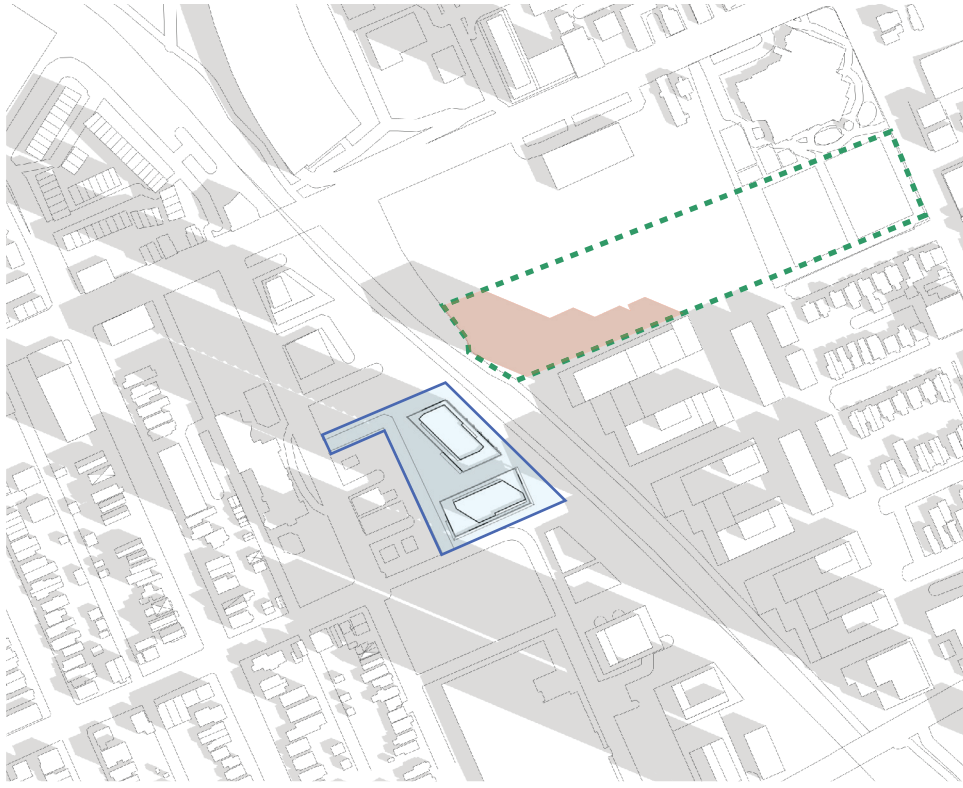
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

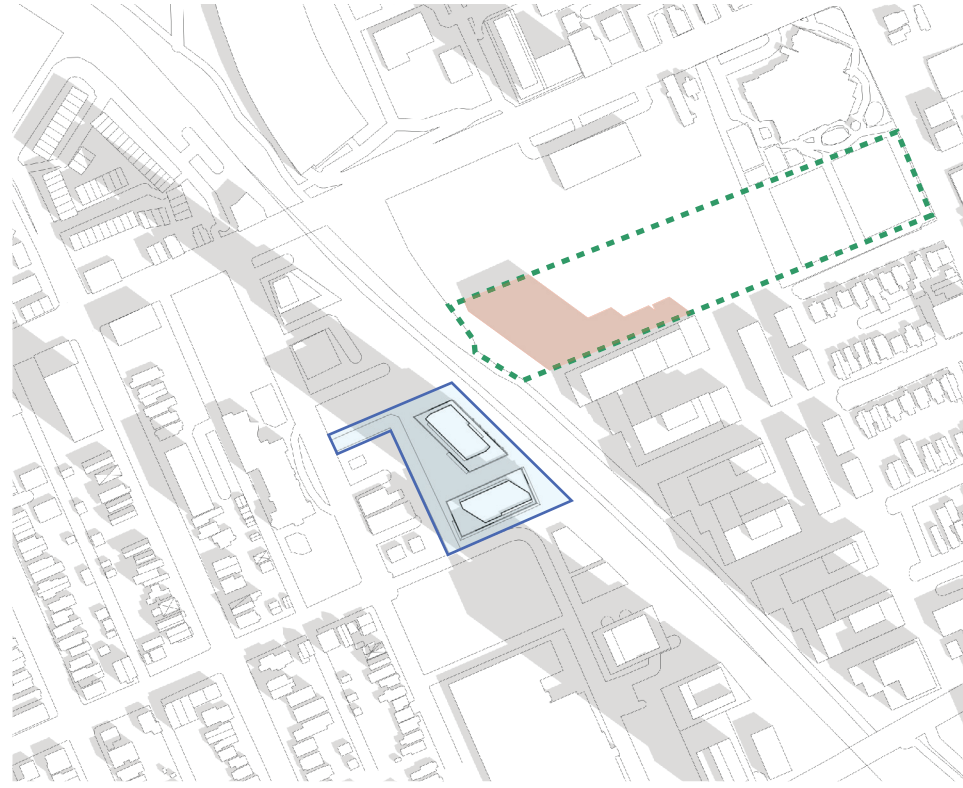
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SEPTEMBER 21st



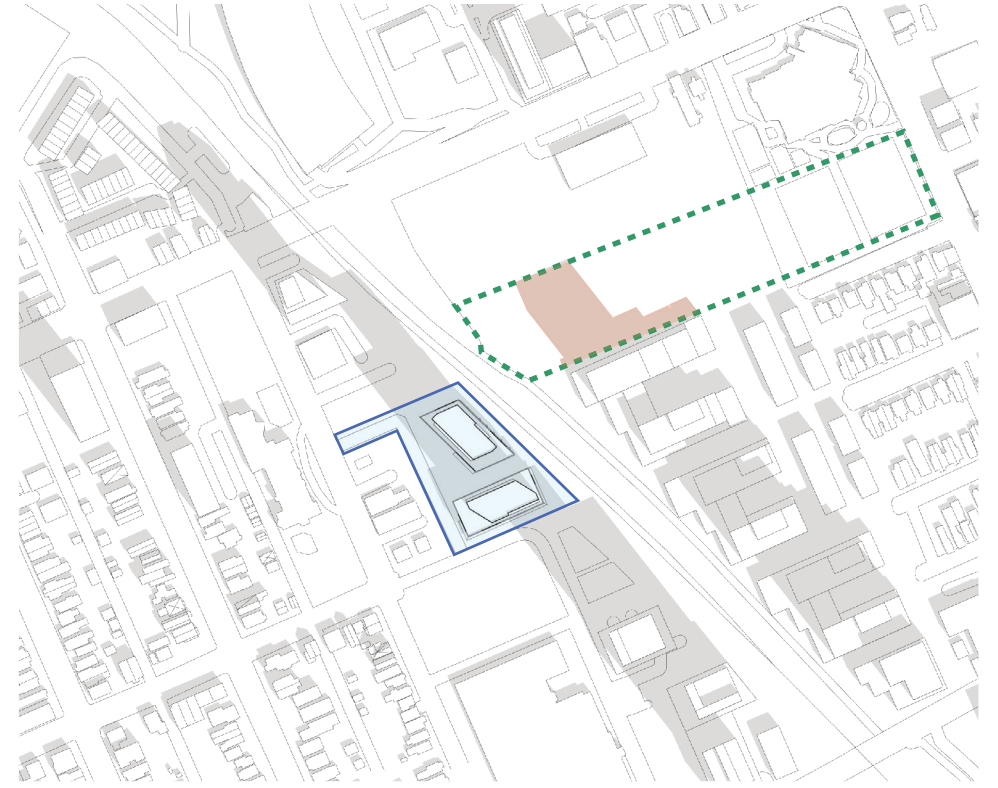
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

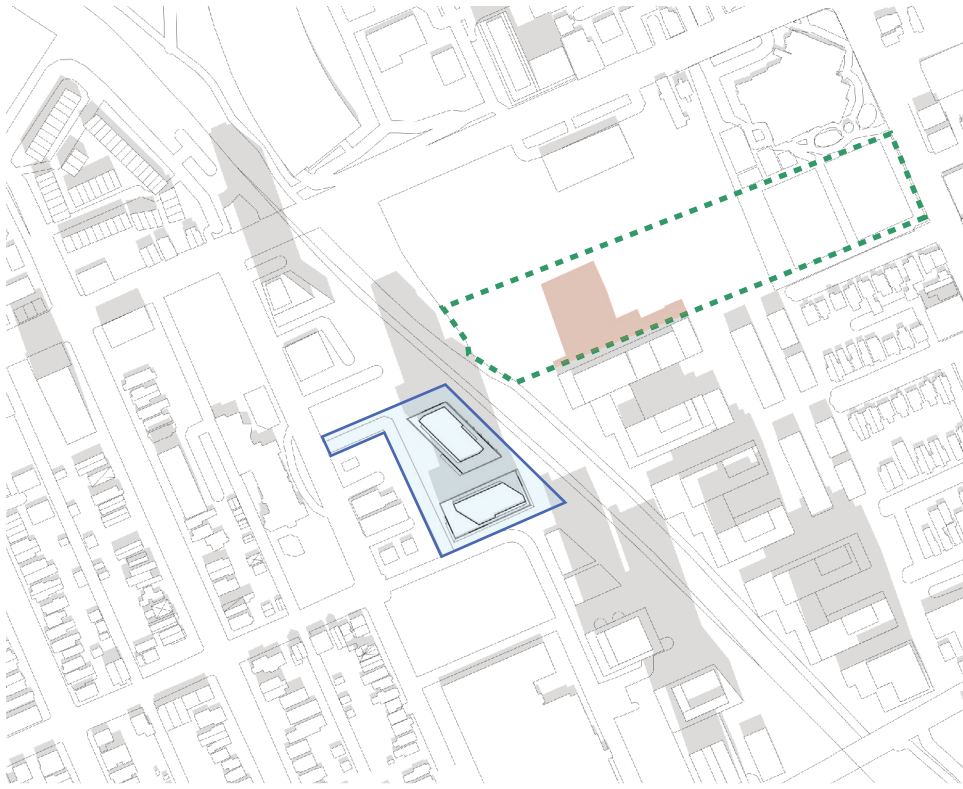
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10 am

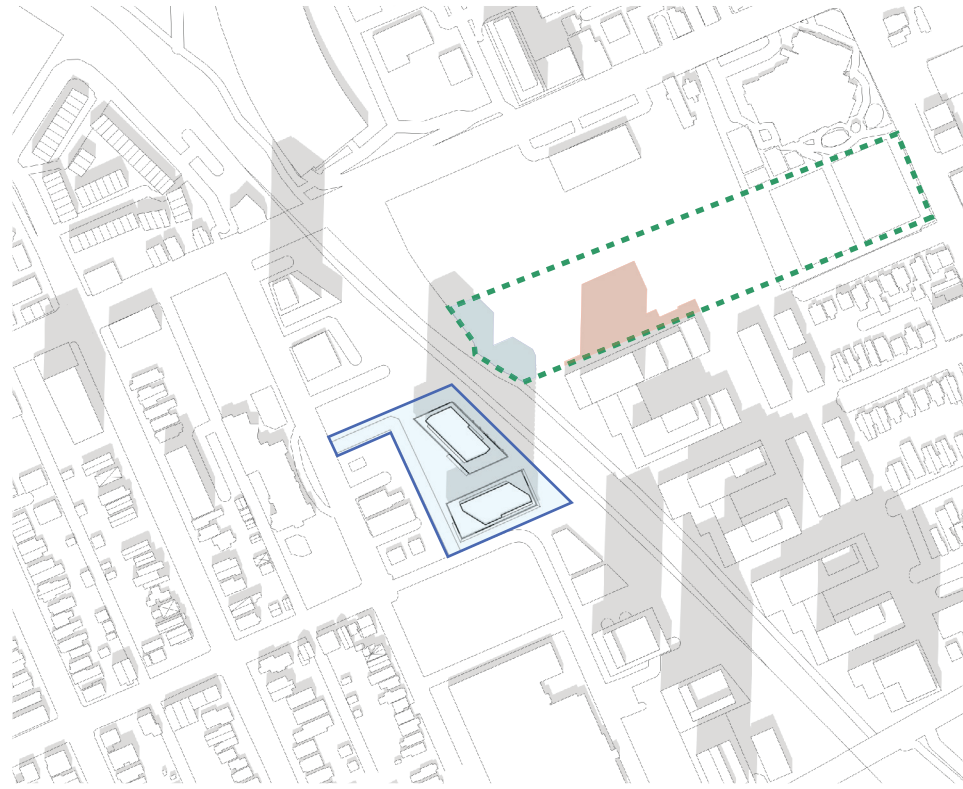
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



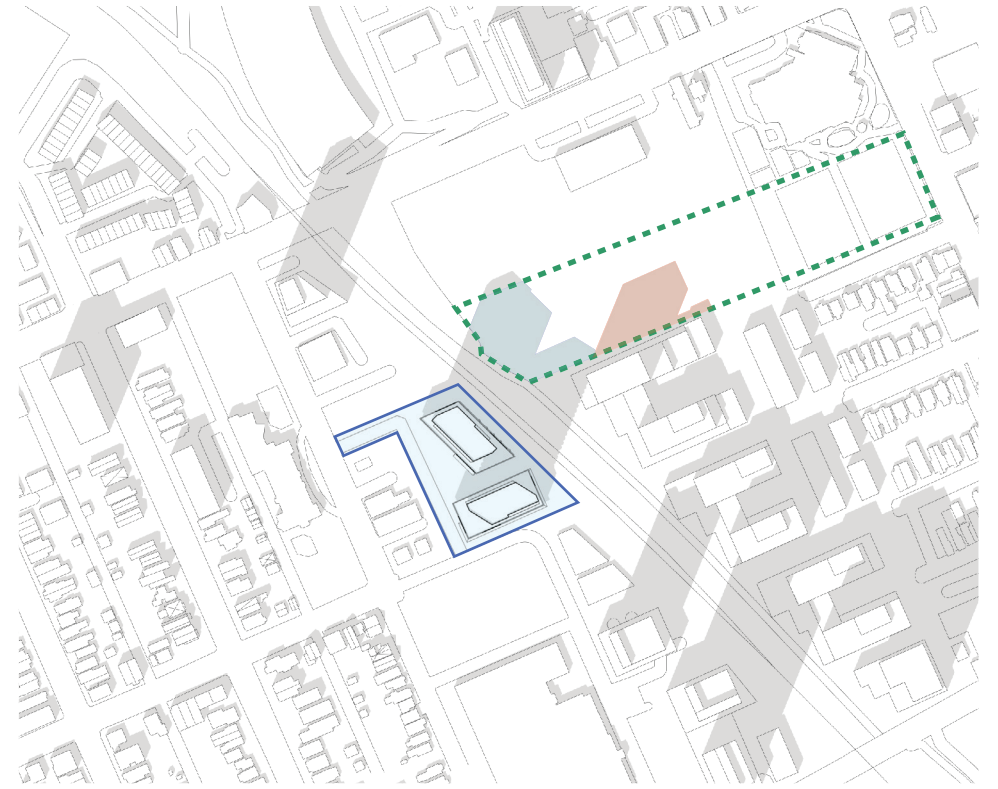
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

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



1 pm

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

SEPTEMBER 21st



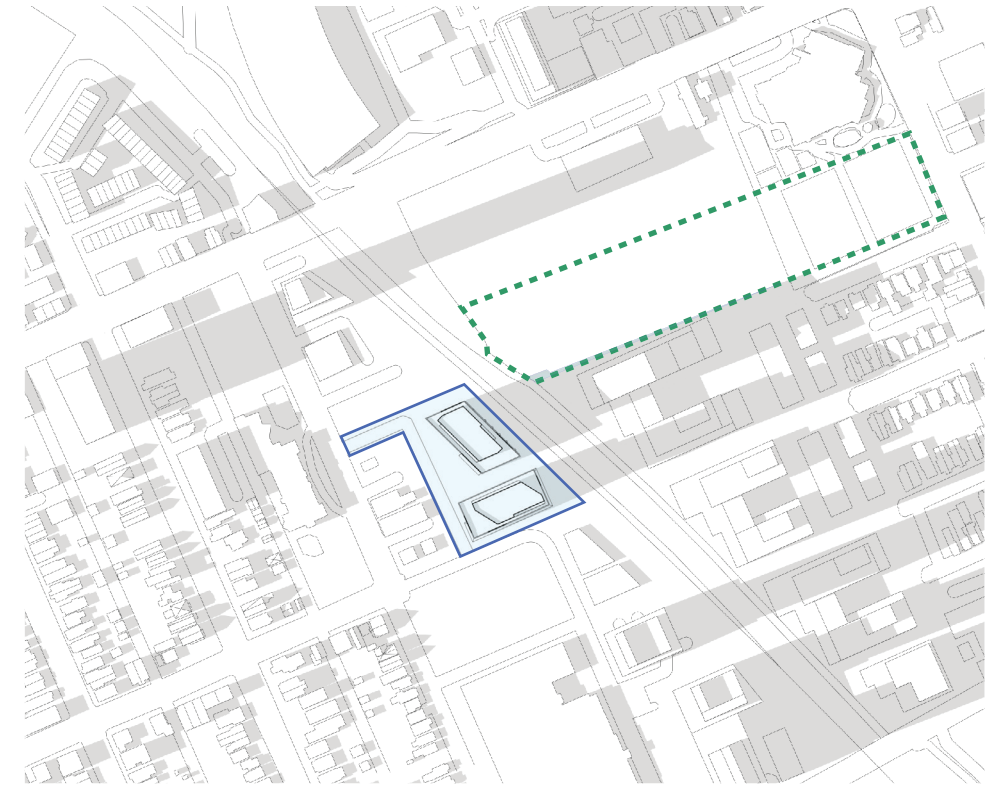
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

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



4 pm

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

27 + 29 Storey Massing



5 pm

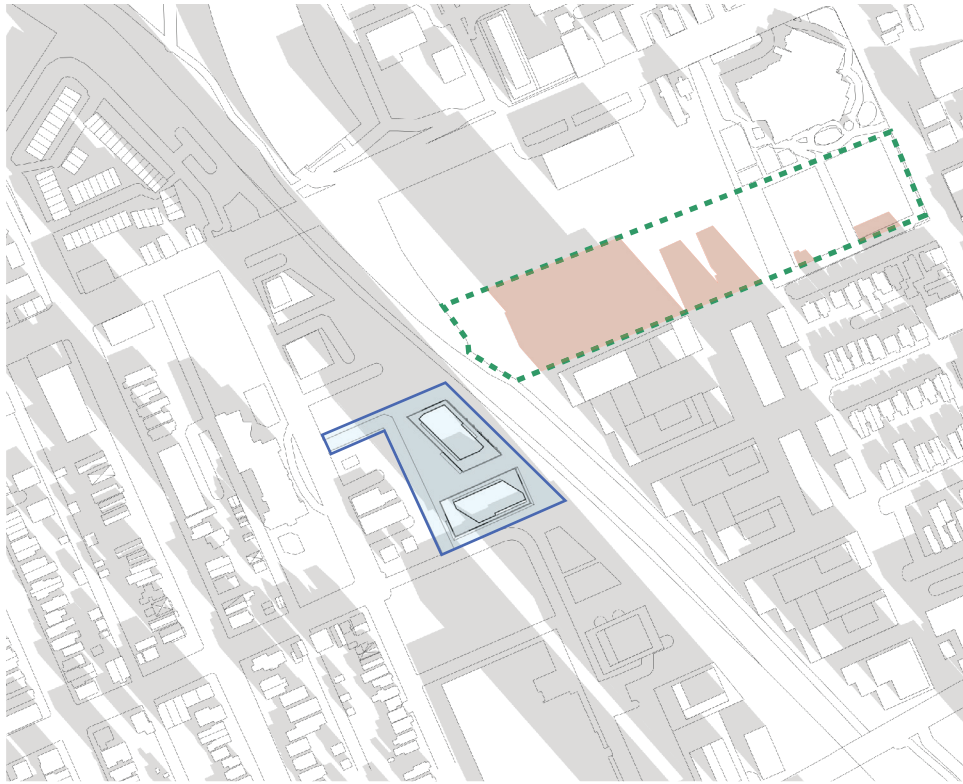
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



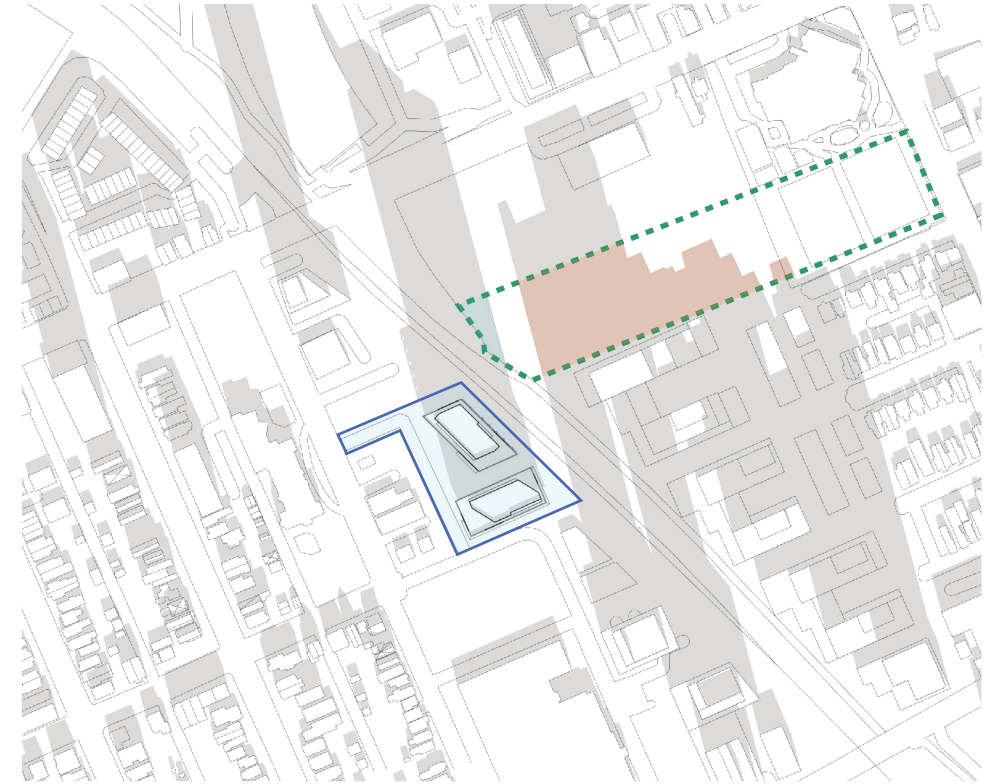
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

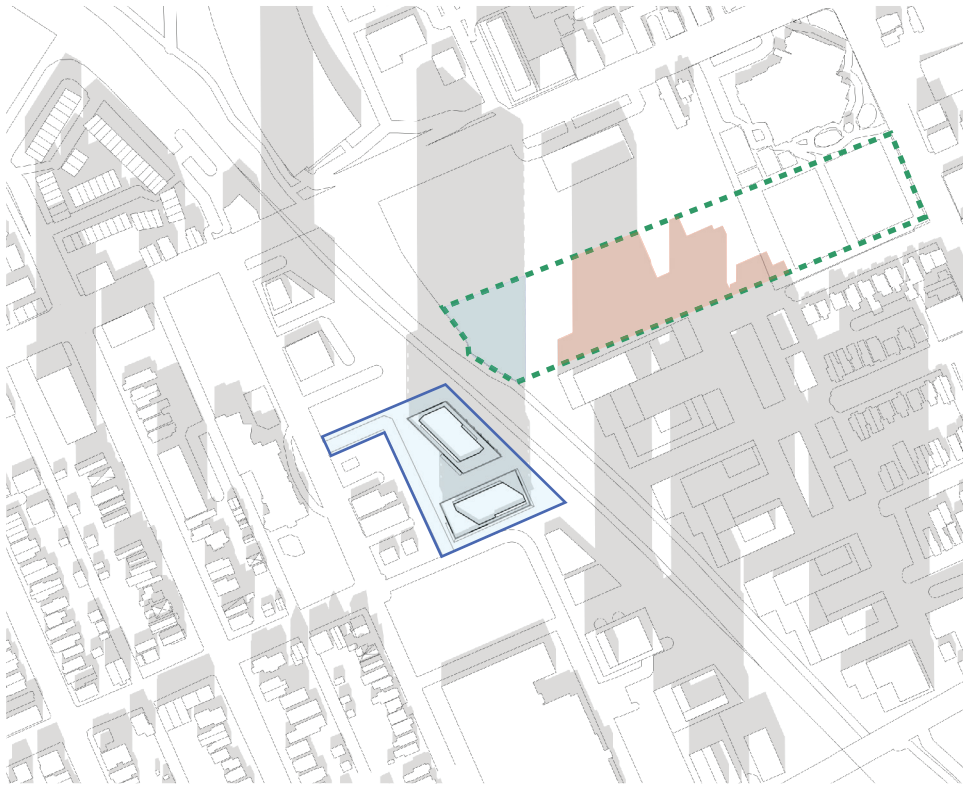
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



11 am

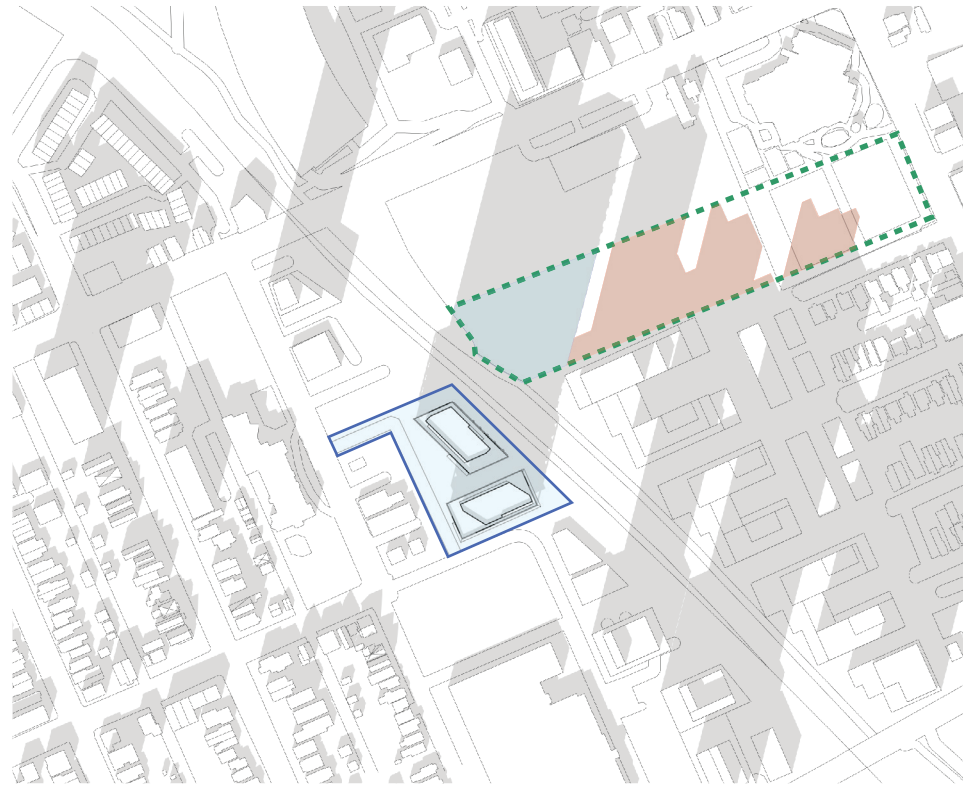
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

27 + 29 Storey Massing



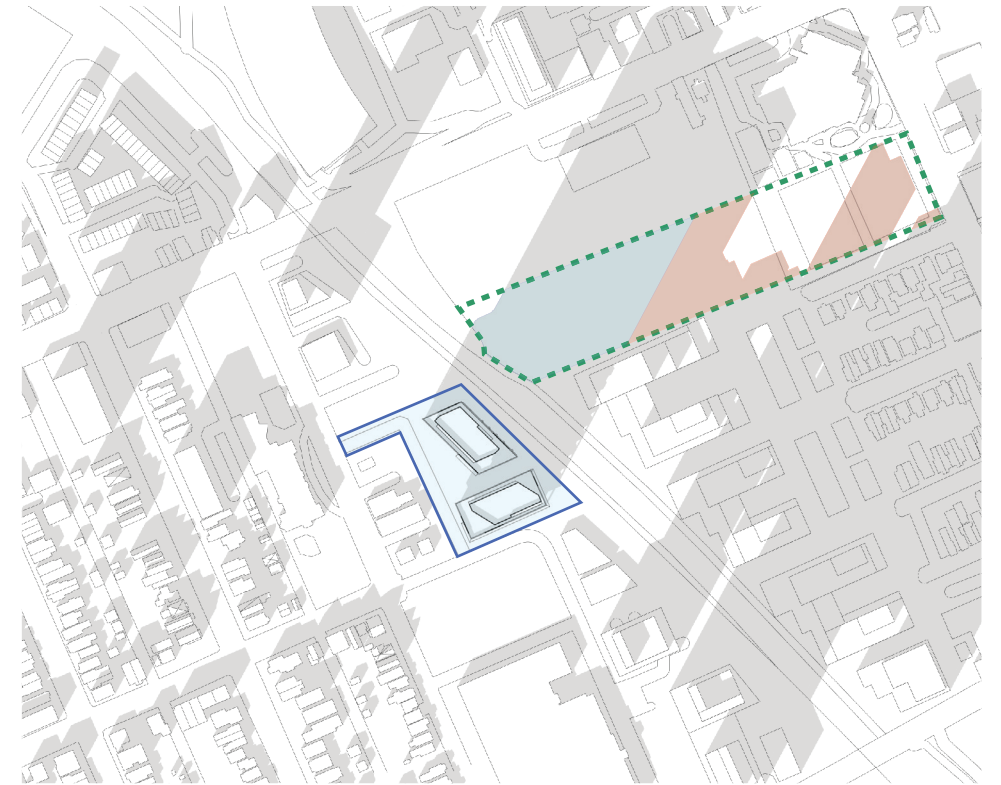
12 pm

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



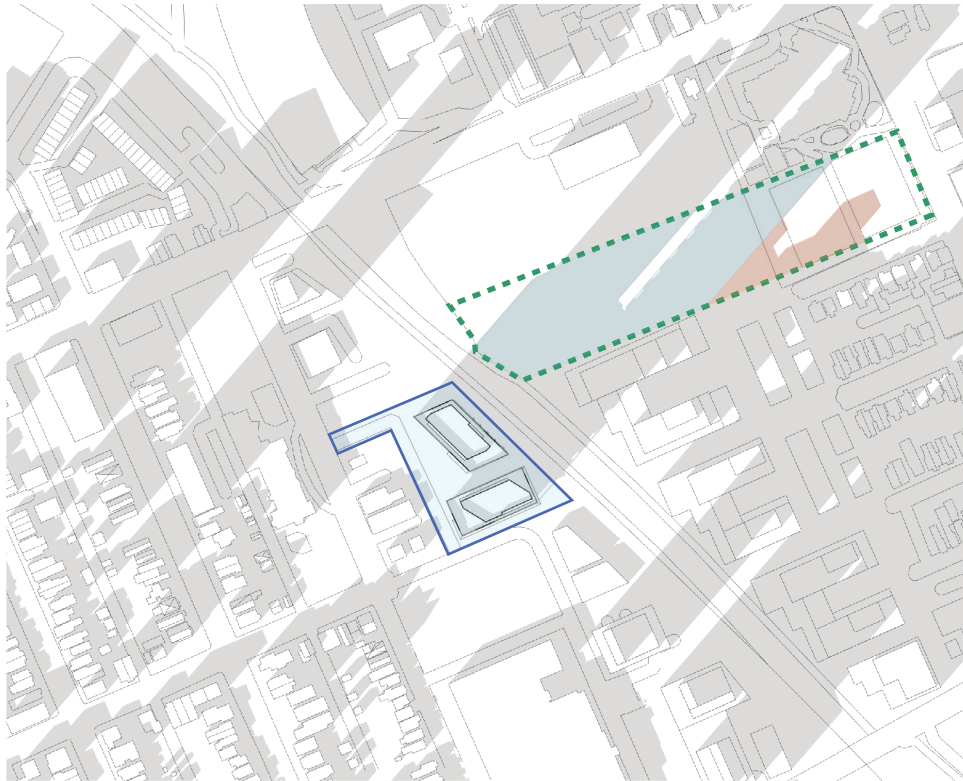
1 pm

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



2 pm

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



3 pm

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



75 Breezehill Additional Studies December 03, 2024

ADDITIONAL STUDIES

EXISTING CONTEXT COMPARATIVE DENSITY STUDY



75 BREEZEHILL SITE PLAN Comparative Metrics & Attributes

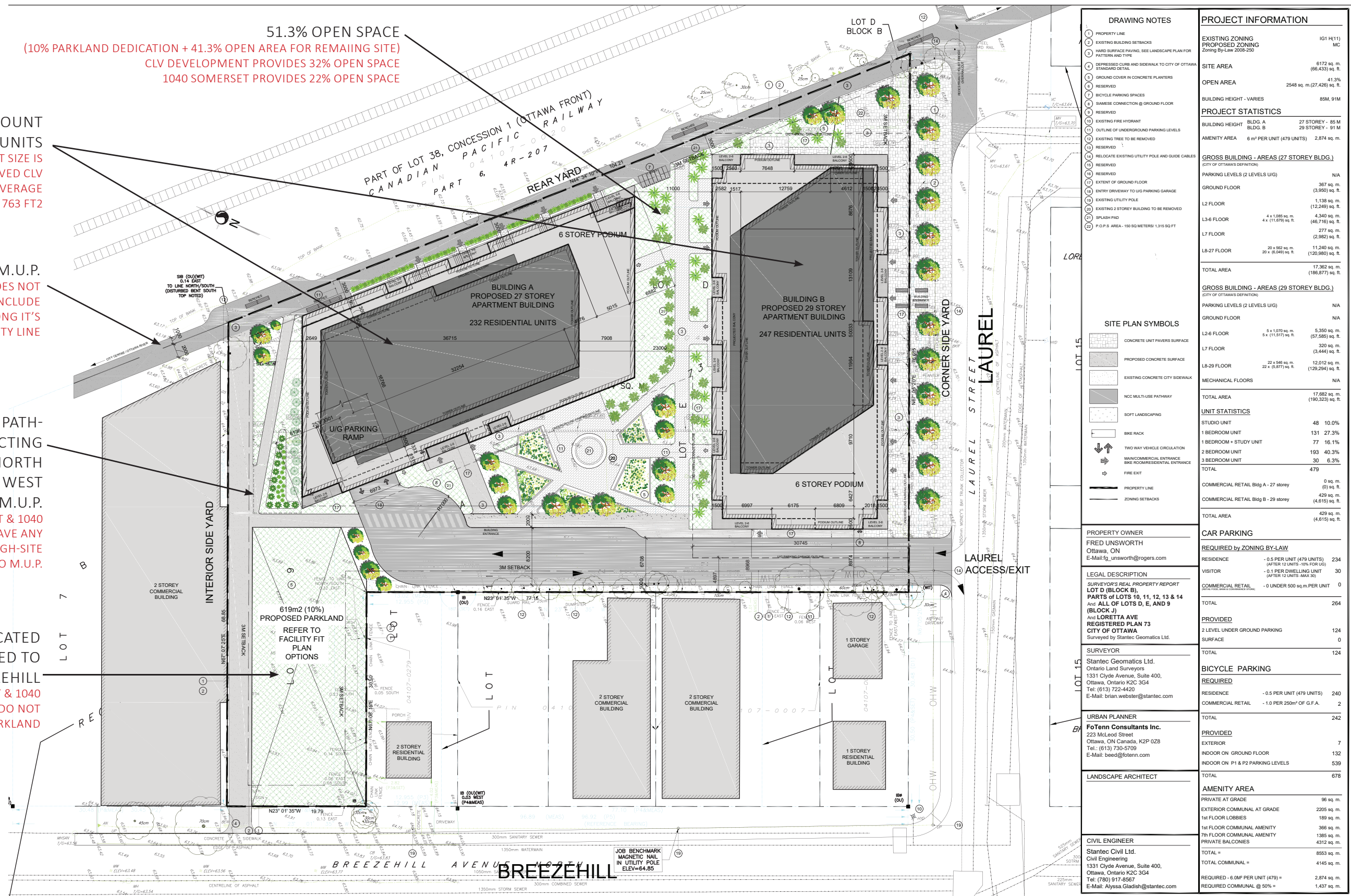
51.3% OPEN SPACE
(10% PARKLAND DEDICATION + 41.3% OPEN AREA FOR REMAINING SITE)
CLV DEVELOPMENT PROVIDES 32% OPEN SPACE
1040 SOMERSET PROVIDES 22% OPEN SPACE

TOTAL UNIT COUNT
OF 479 UNITS
AVERAGE UNIT SIZE IS
787 FT², THE APPROVED CLV
DEVELOPMENT AVERAGE
UNIT SIZE OF 763 FT²

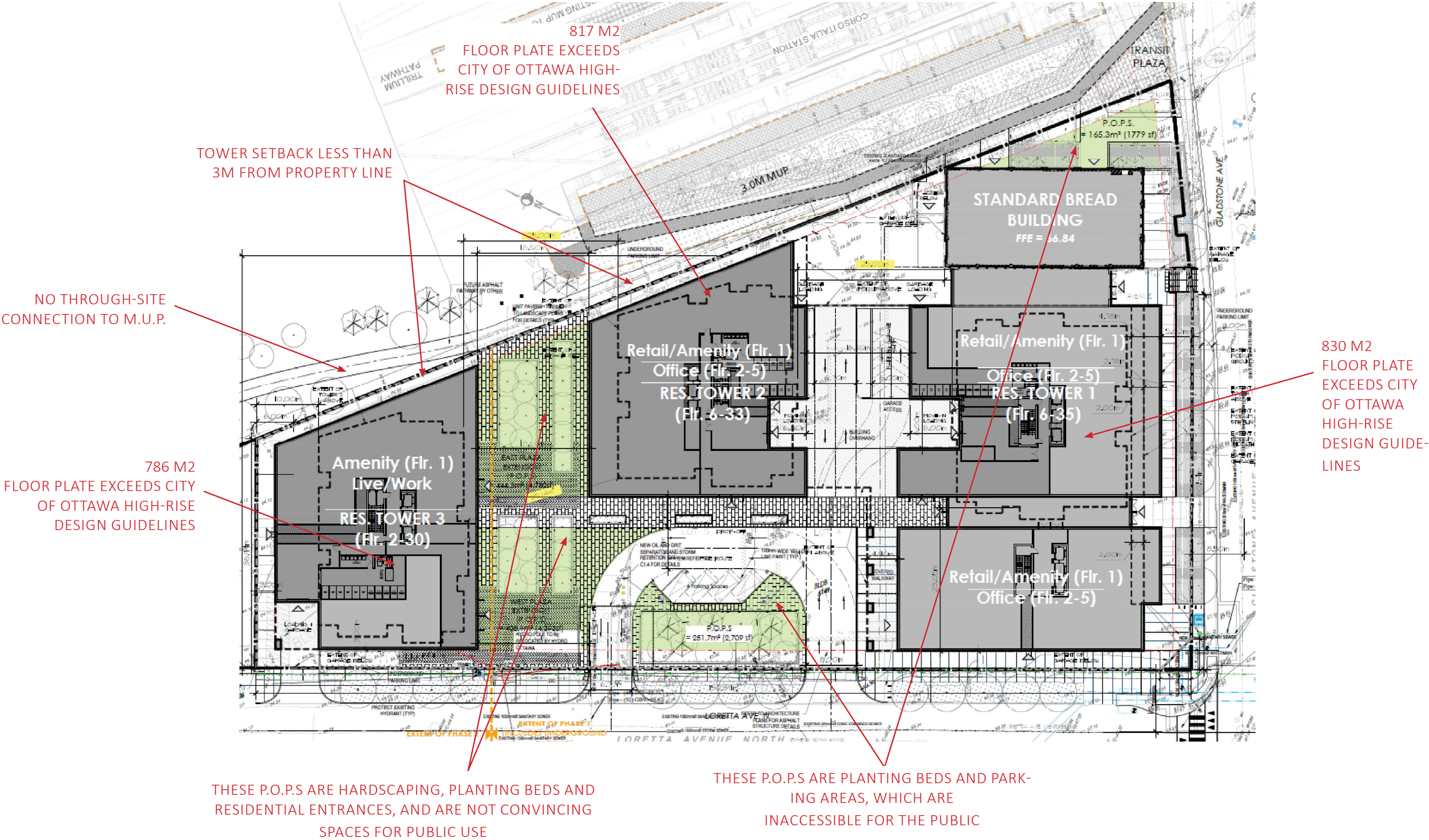
3.0M WIDE M.U.P.
CLV DEVELOPMENT DOES NOT
INCLUDE
WEST M.U.P. ALONG IT'S
PROPERTY LINE

THROUGH SITE PATH-
WAY CONNECTING
BREEZEHILL TO NORTH
P.O.P.S. AND WEST
M.U.P.
CLV DEVELOPMENT & 1040
SOMERSET DO NOT HAVE ANY
THROUGH-SITE
CONNECTIONS TO M.U.P.

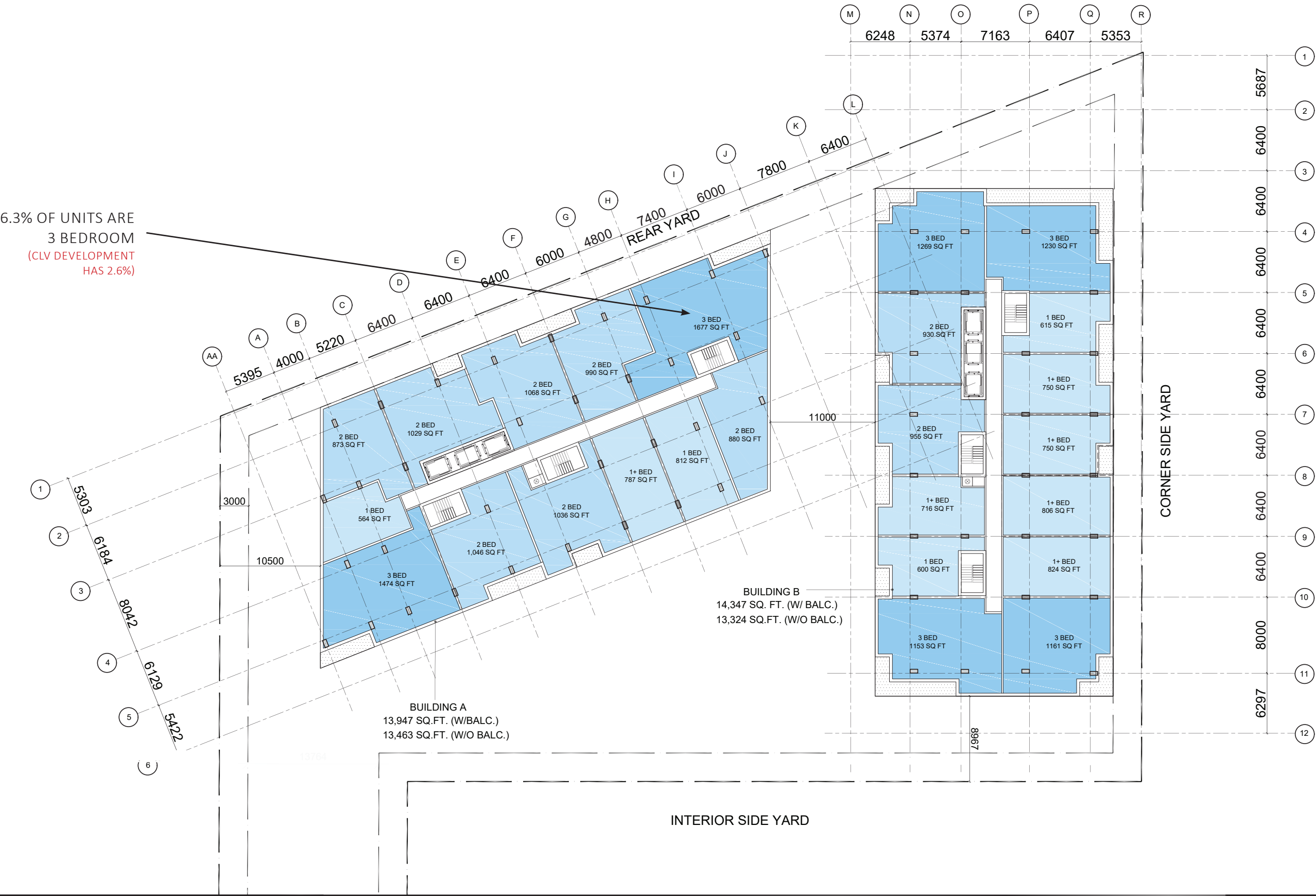
10% DEDICATED
PARKLAND ADDED TO
BREEZEHILL
CLV DEVELOPMENT & 1040
SOMERSET DO NOT
PROVIDE PARKLAND



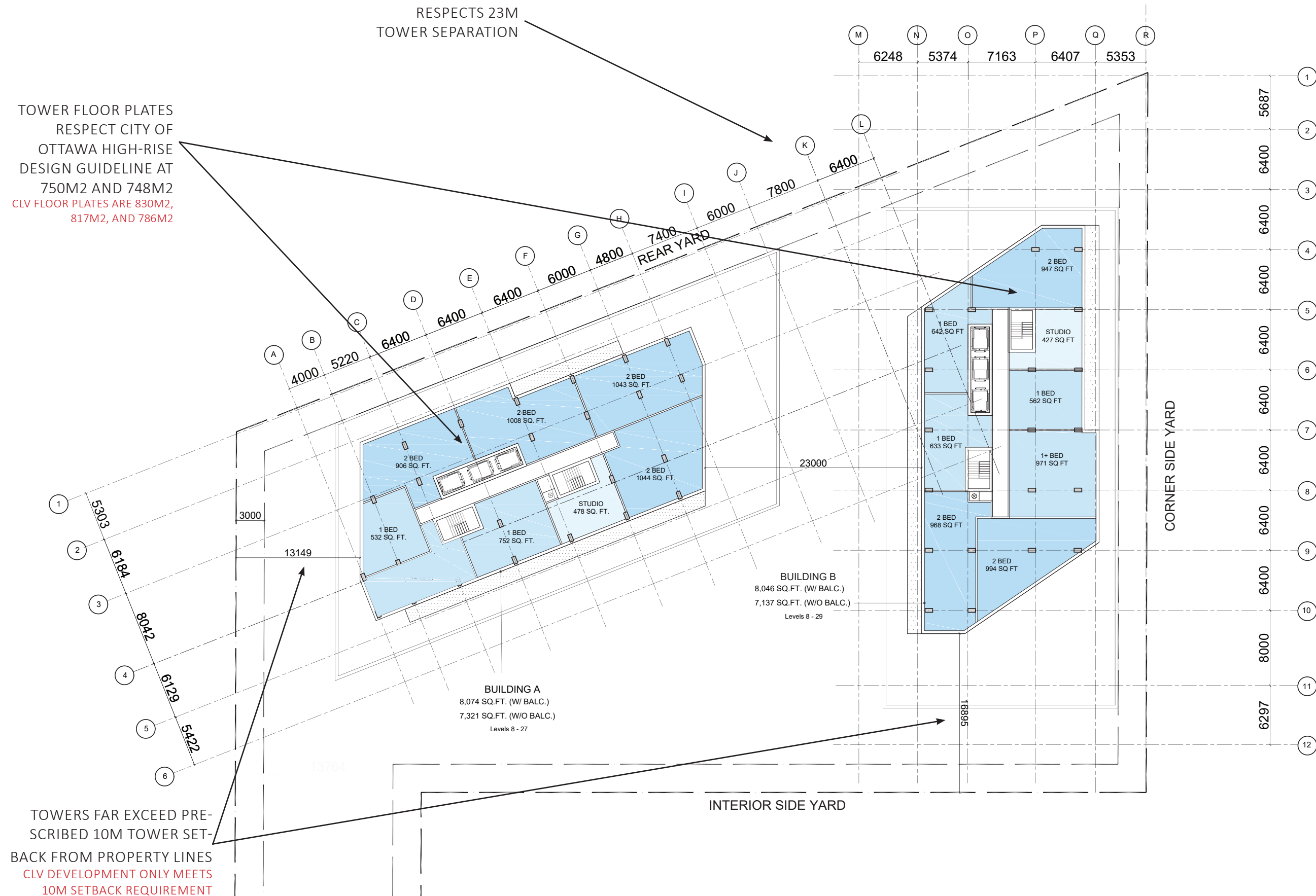
CLV/ CORSO ITALIA SITE PLAN Comparative Metrics & Attributes



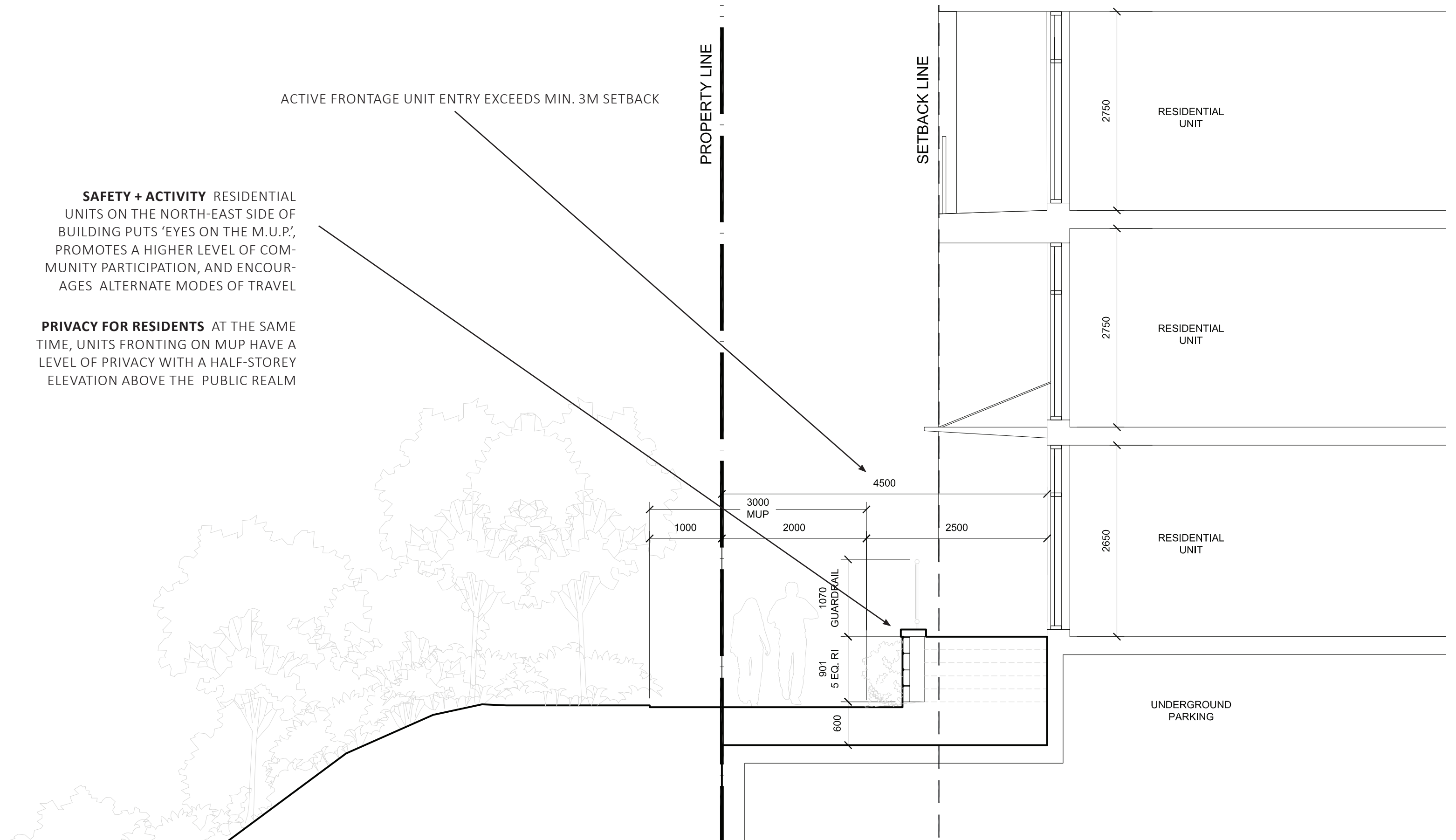
75 BREEZEHILL PLAN LARGE 3 BEDROOM UNITS (TYPICAL LEVELS 3-6 FLOOR PLATE SHOWN)



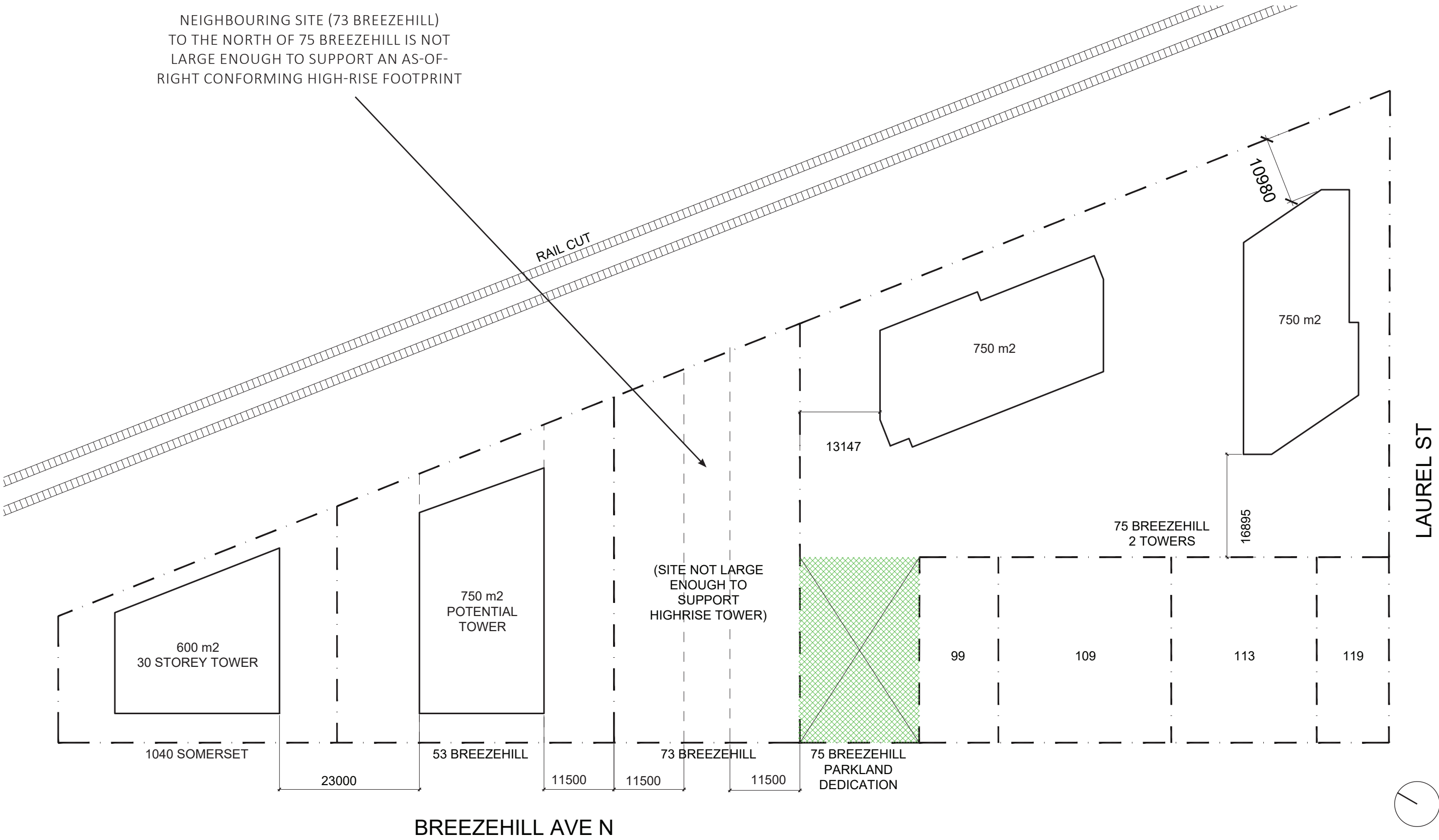
75 BREEZEHILL PLAN LEVEL 8-27/29



SECTION SECTION THROUGH BUILDING A PODIUM TERRACE UNITS

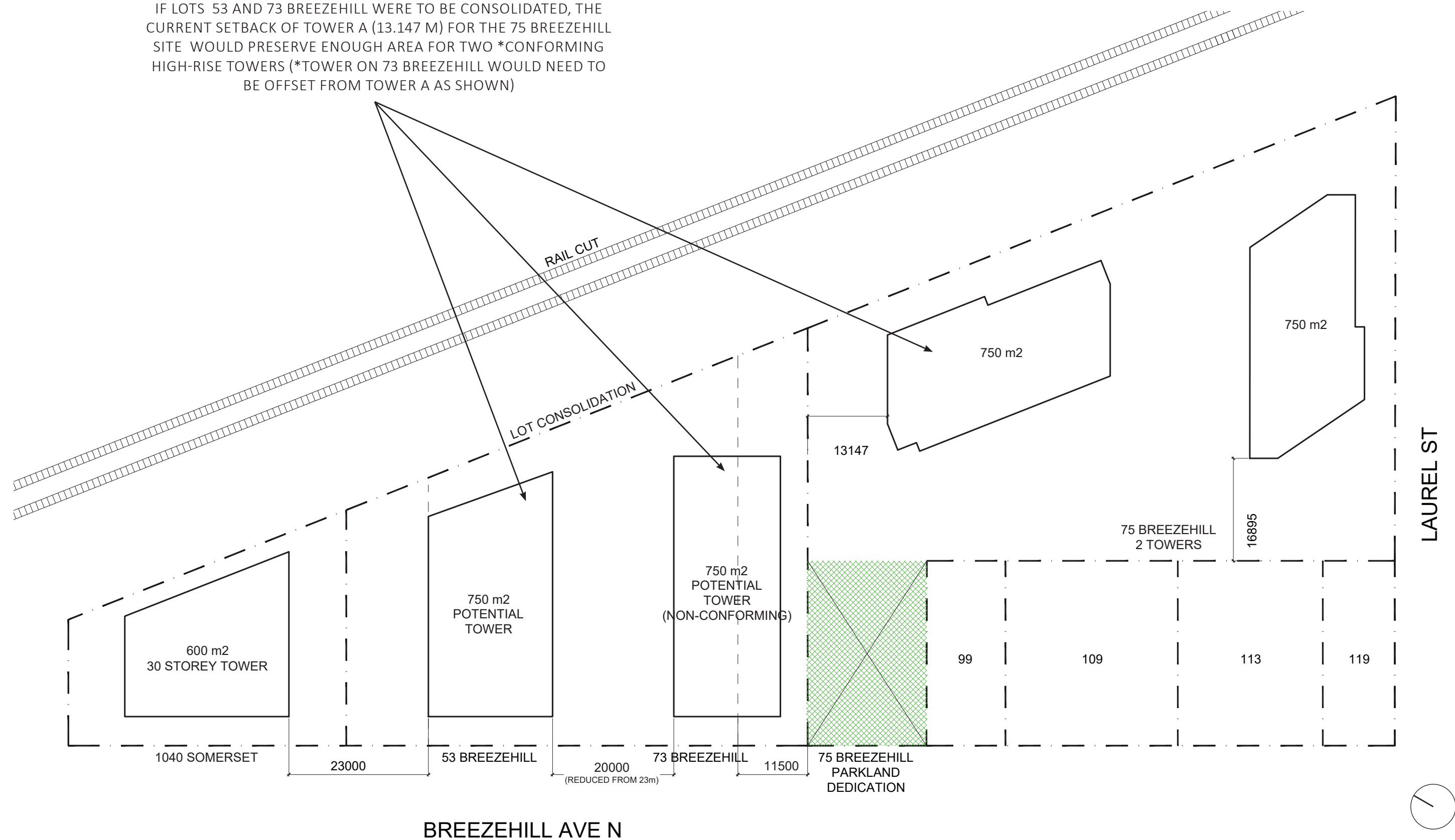


CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- NON-CONSOLIDATED LOTS

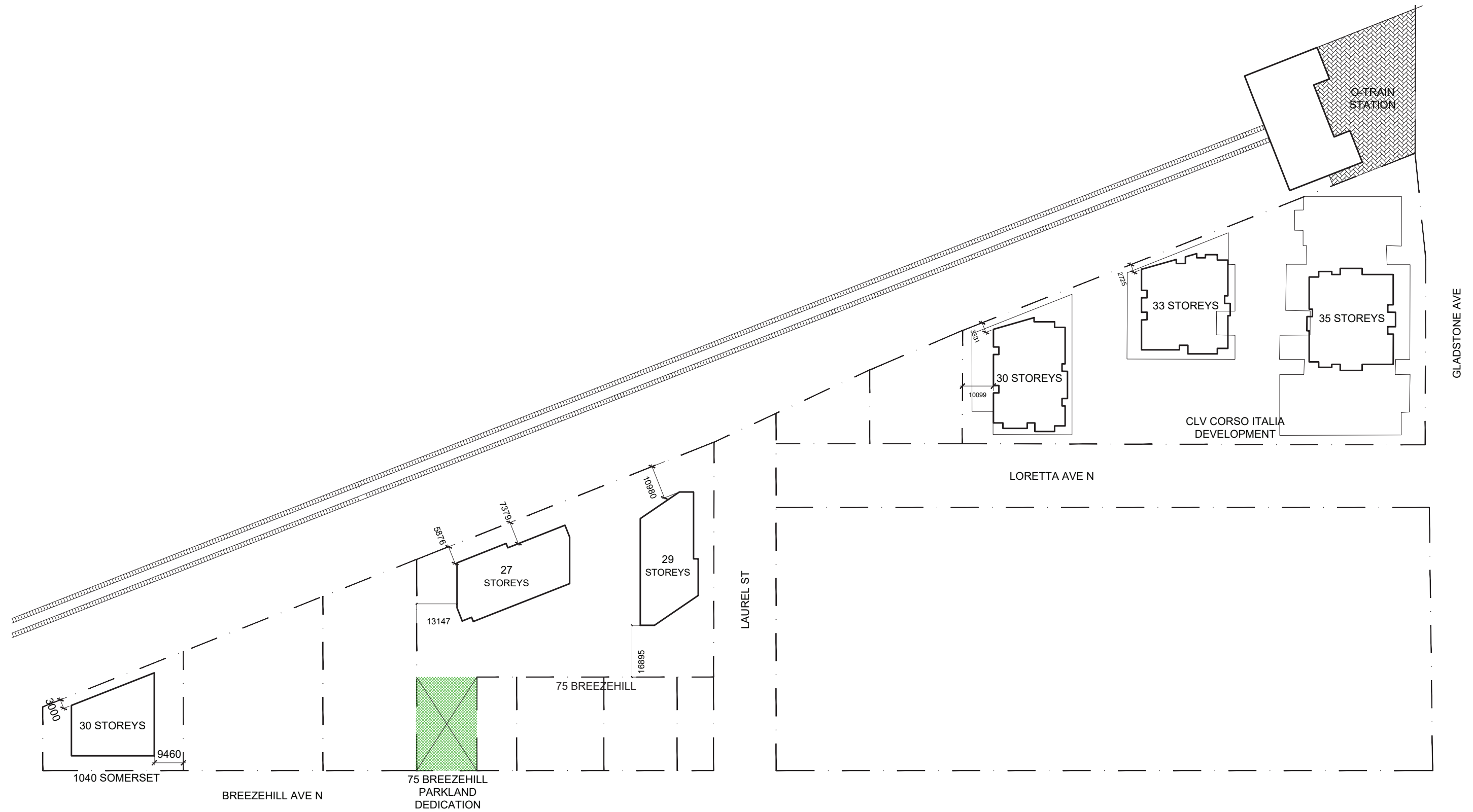


CONTEXT NEIGHBOURING PROPERTIES DEVELOPMENT POTENTIAL- CONSOLIDATED LOTS

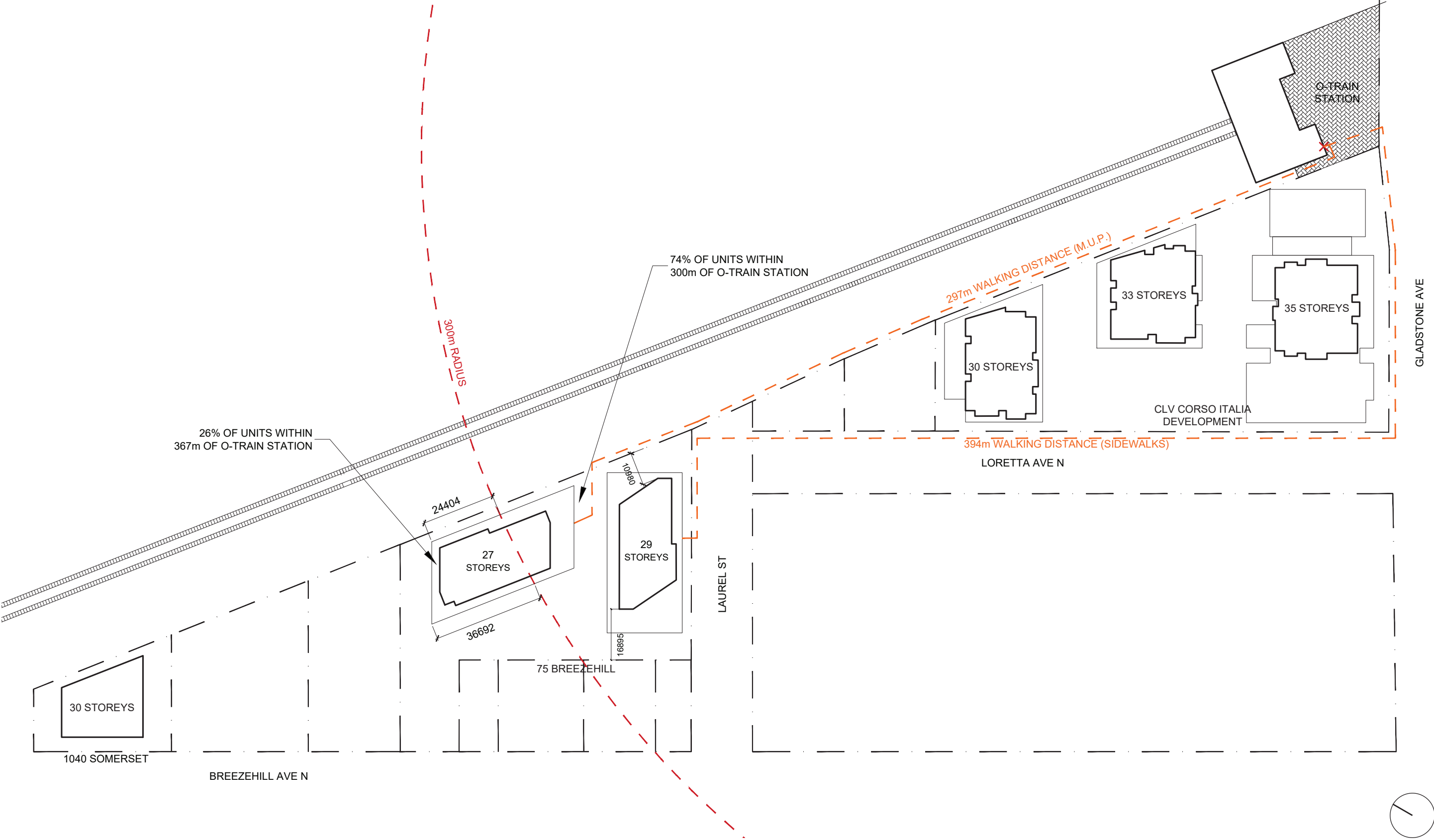
IF LOTS 53 AND 73 BREEZEHILL WERE TO BE CONSOLIDATED, THE CURRENT SETBACK OF TOWER A (13.147 M) FOR THE 75 BREEZEHILL SITE WOULD PRESERVE ENOUGH AREA FOR TWO *CONFORMING HIGH-RISE TOWERS (*TOWER ON 73 BREEZEHILL WOULD NEED TO BE OFFSET FROM TOWER A AS SHOWN)



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

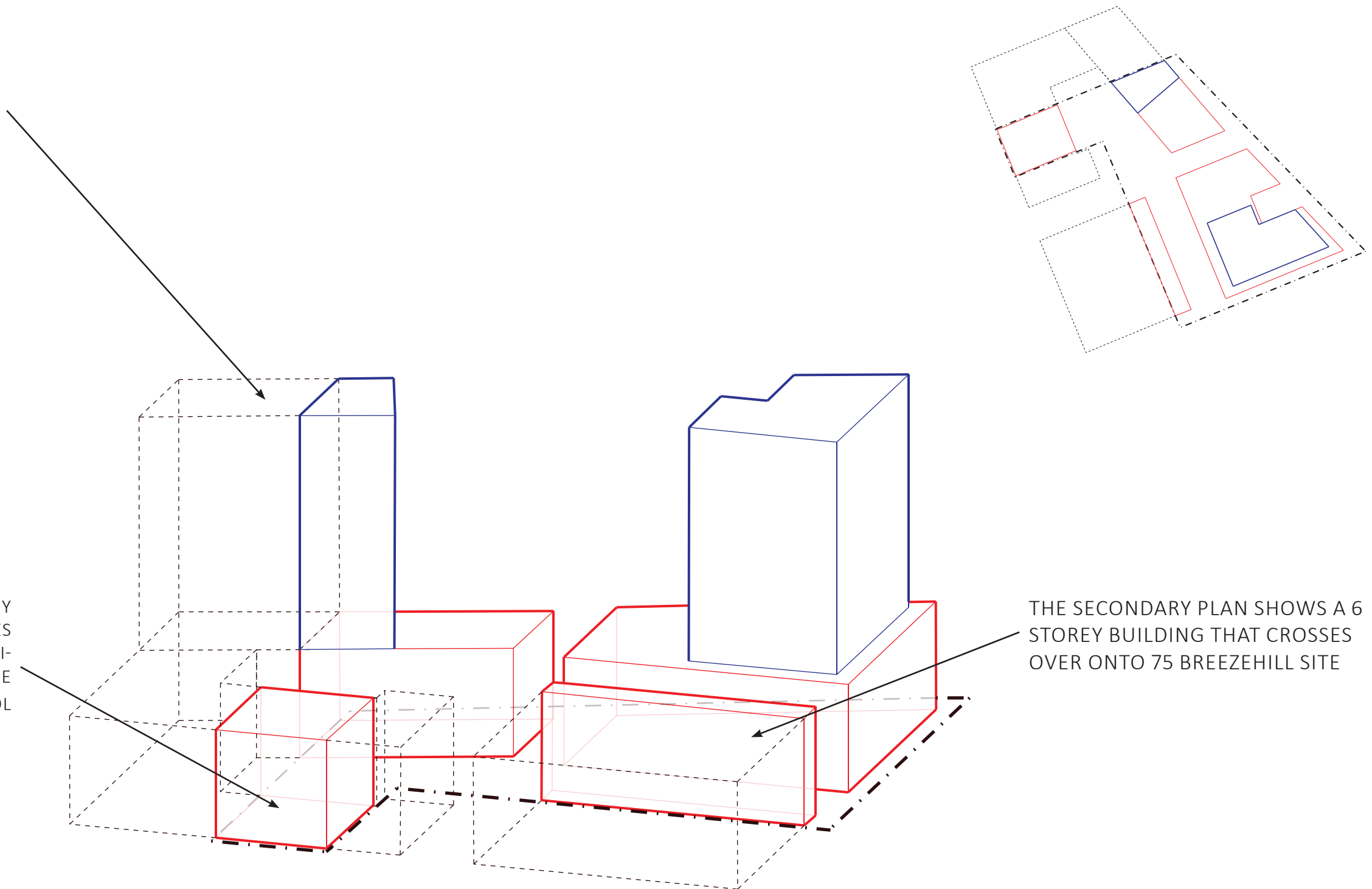


SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

WHEN ACCURATELY MODELLED, THE SECOND-ARY 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 DEDI-CATION - DIRECTLY ACROSS FROM THE DEVONSHIRE SCHOOL

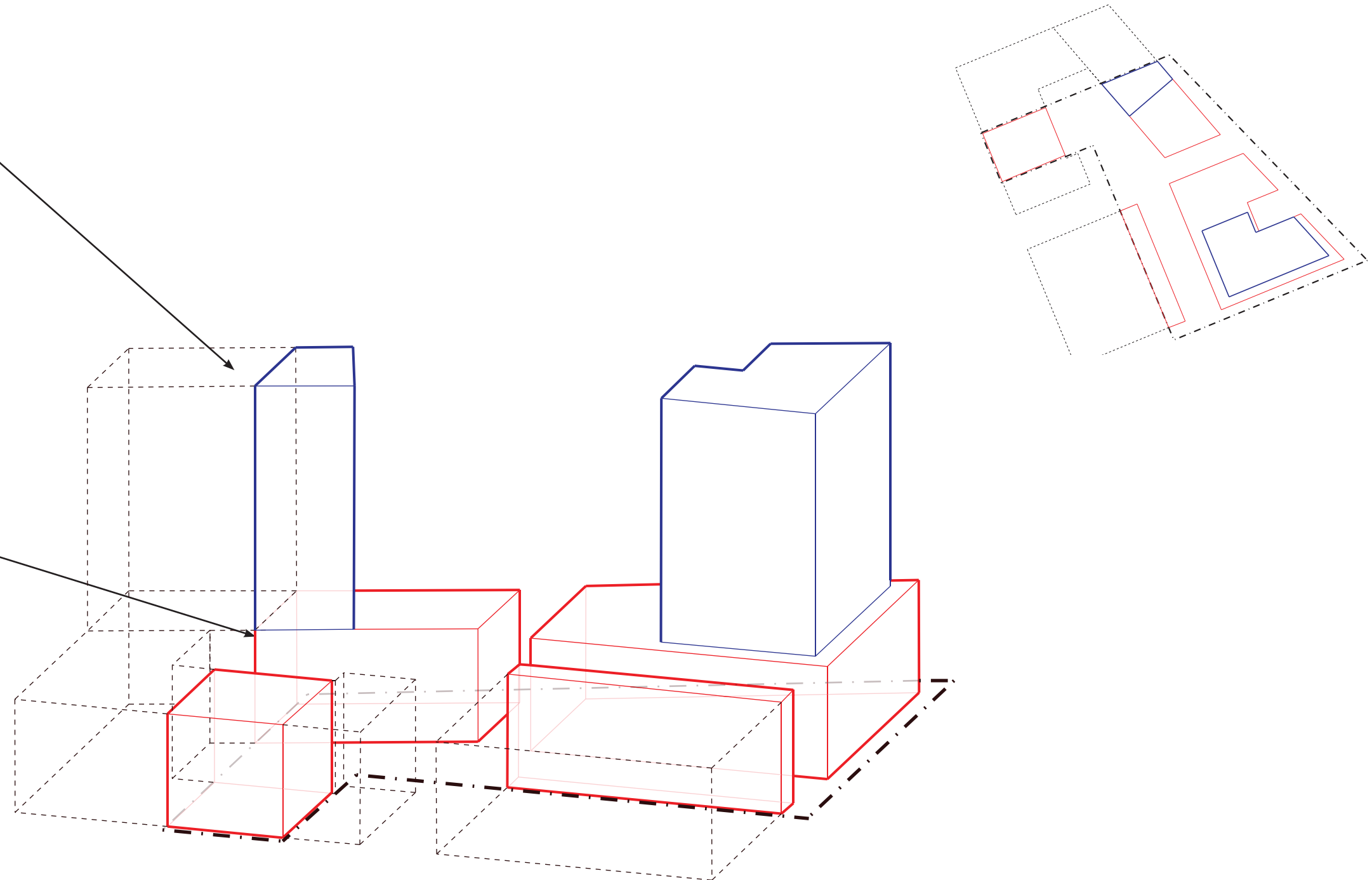
THE SECONDARY PLAN SHOWS A 6 STOREY BUILDING THAT CROSSES OVER ONTO 75 BREEZEHILL SITE



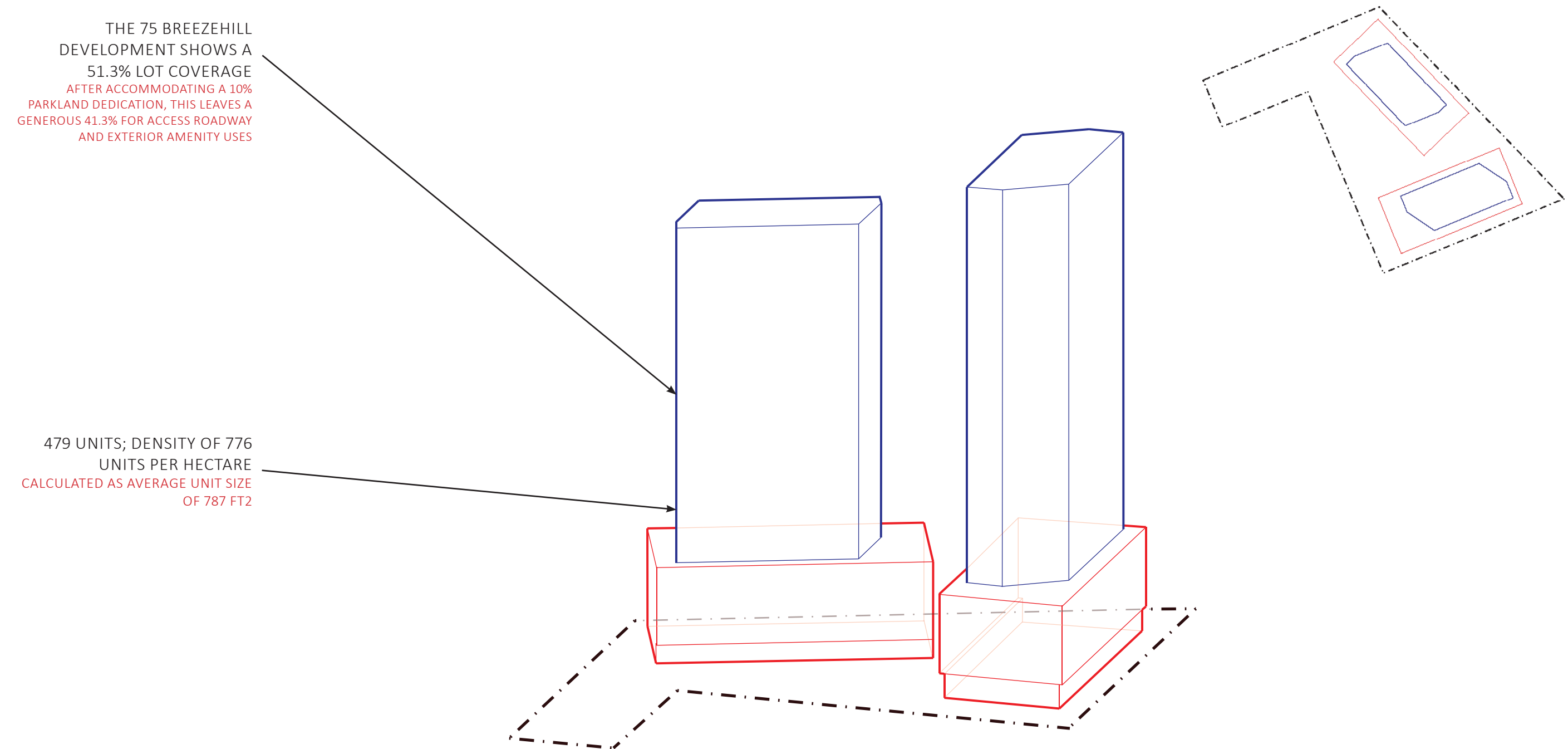
SECONDARY PLAN DEVELOPMENT ILLUSTRATION AS SHOWN IN IT'S ENTIRETY - DISSECTED BY PROPERTY LINES FOR 75 BREEZEHILL

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

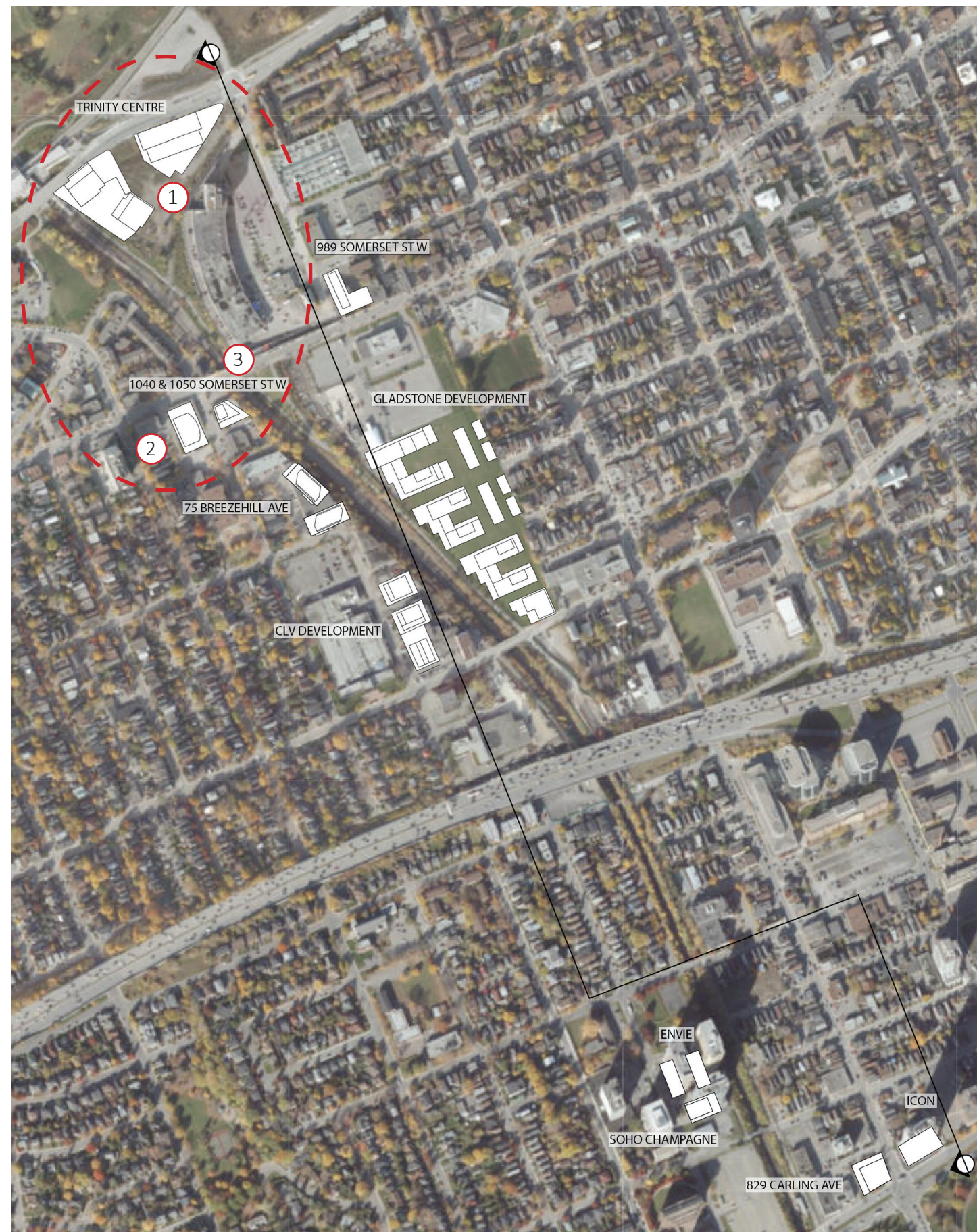
WHEN ACCUARTELY
MODELLED, THE SECONDARY
PLAN ESTABLISHES A DENSITY
OF 661 UNITS PER HECTARE
CALCULATED AS AVERAGE UNIT SIZE OF
763 FT² WITH A FLOORPLATE EFFICIENCY
OF 85% (AVERAGE AREA USED IN CLV
DEVELOPMENT)



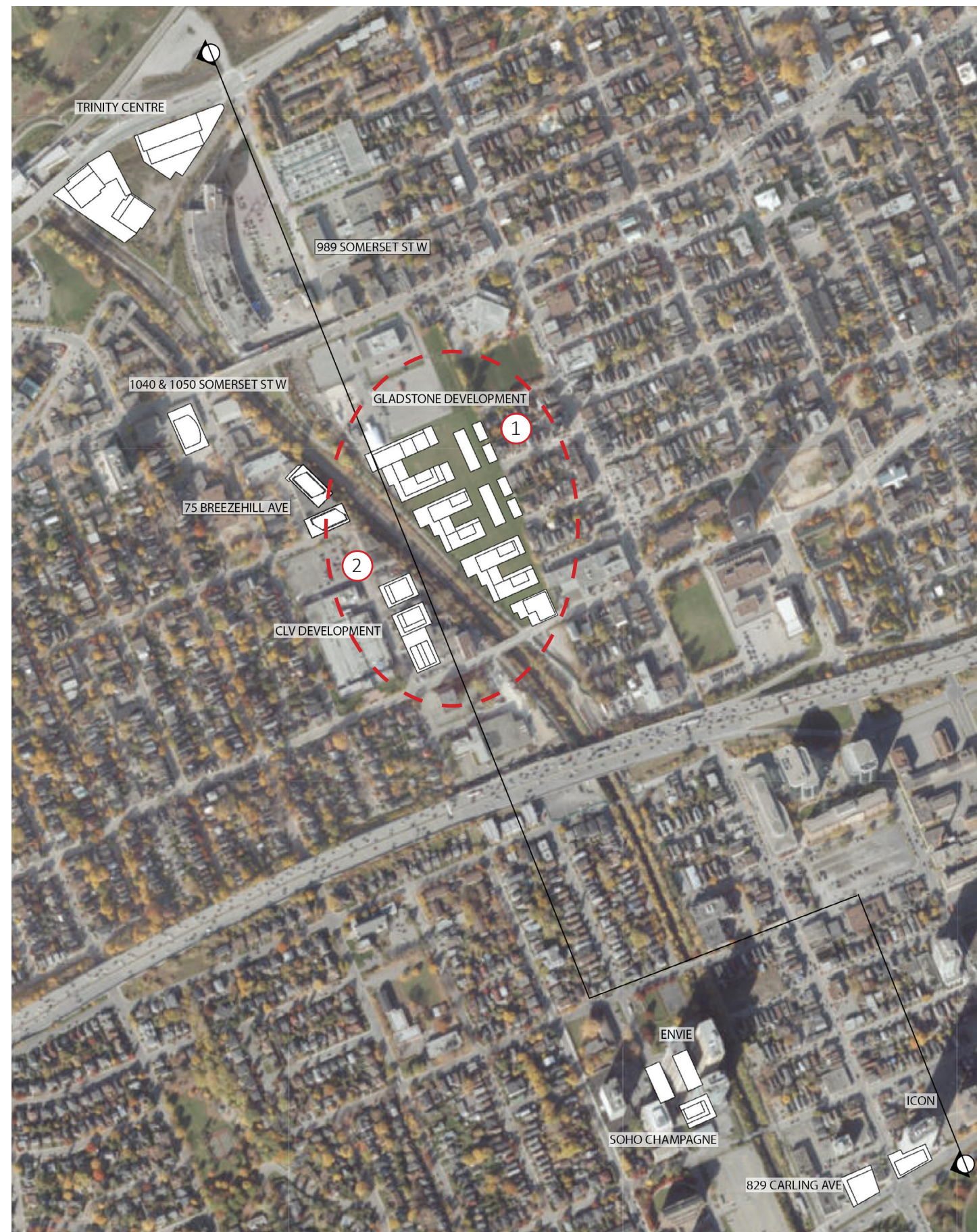
75 BREEZEHILL PROPOSED DEVELOPMENT ILLUSTRATION



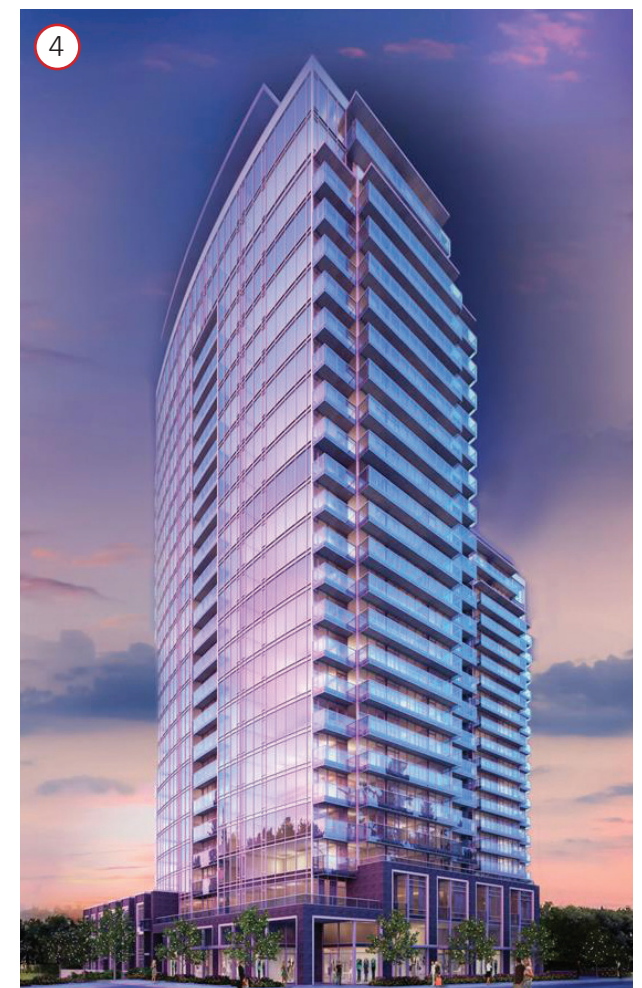
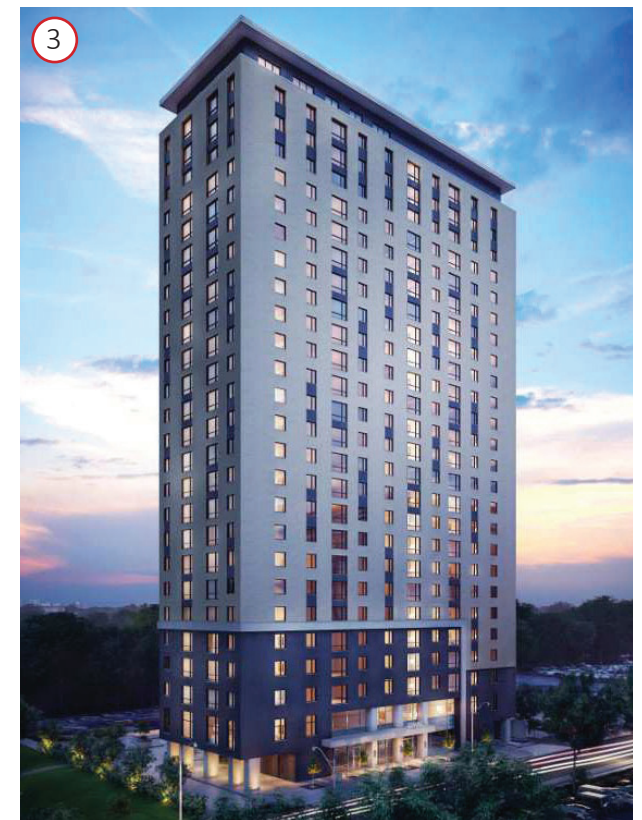
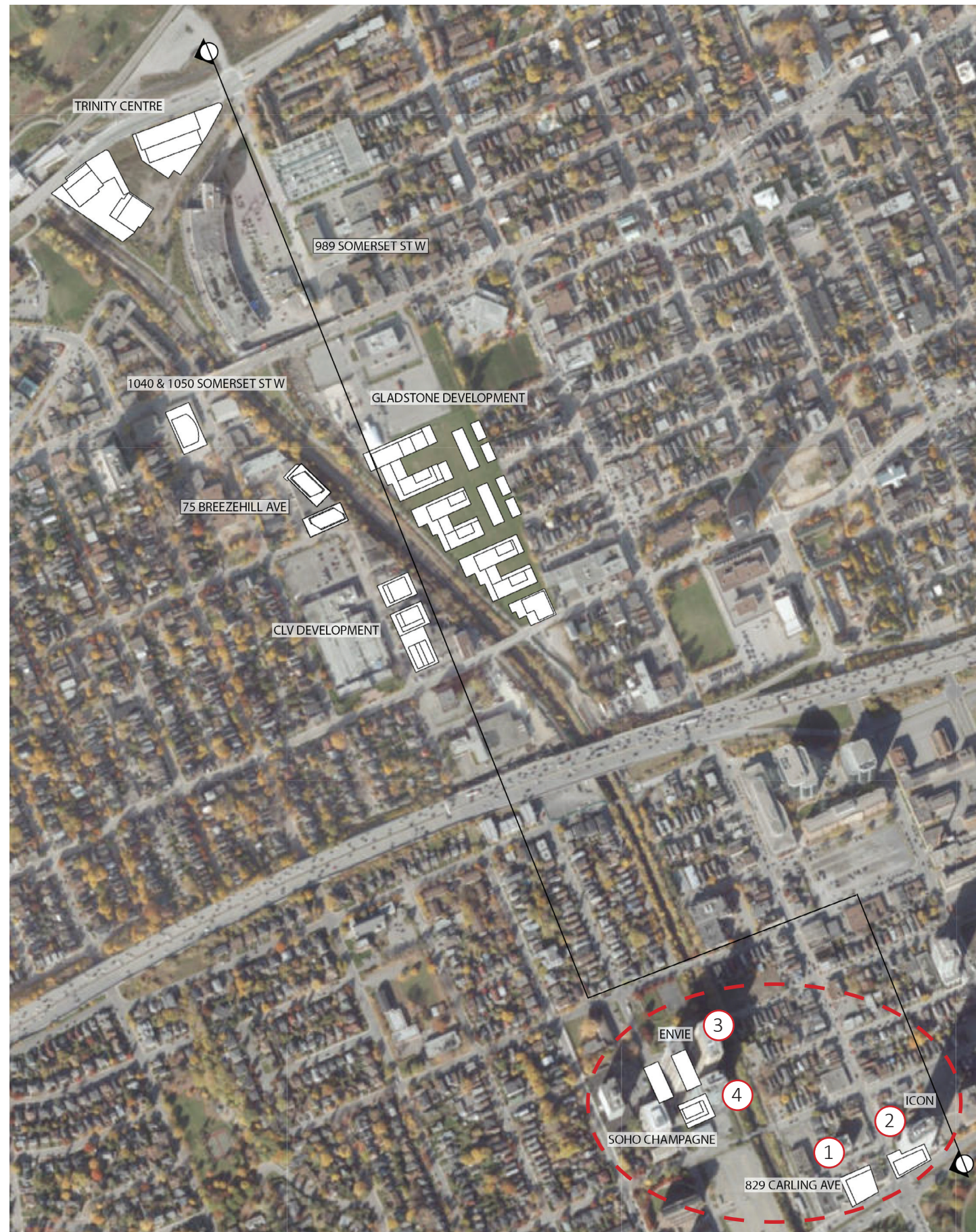
THE TRILLIUM LINE CORRIDOR MAP WITH EXISTING & FUTURE DEVELOPMENTS; 1) TRINITY/ CITY CENTRE 2) 1040 & 1050 SOMERSET



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



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



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

Dow's Lake - The Icon

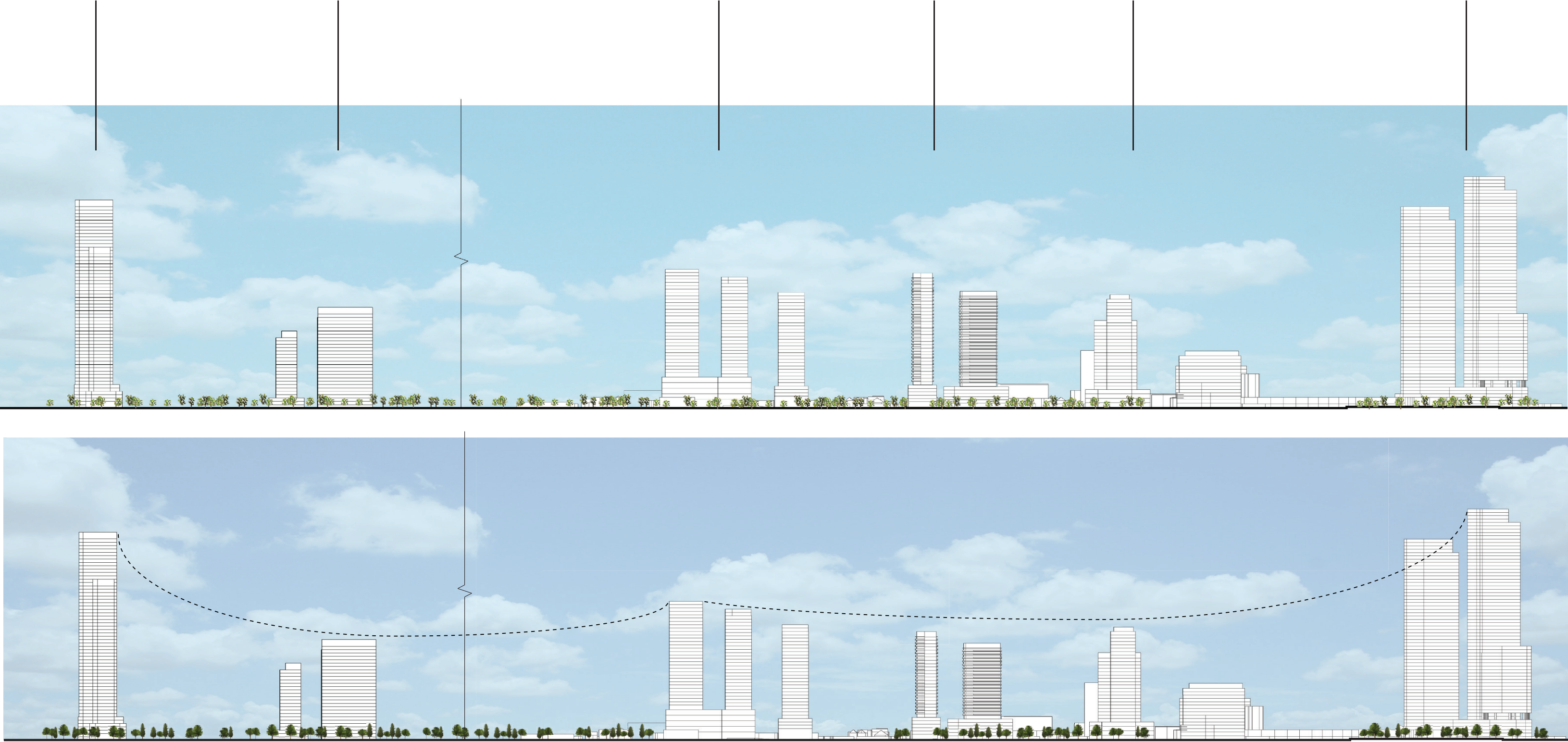
SOHO Champagne/ En Vie

Corso Italia station site

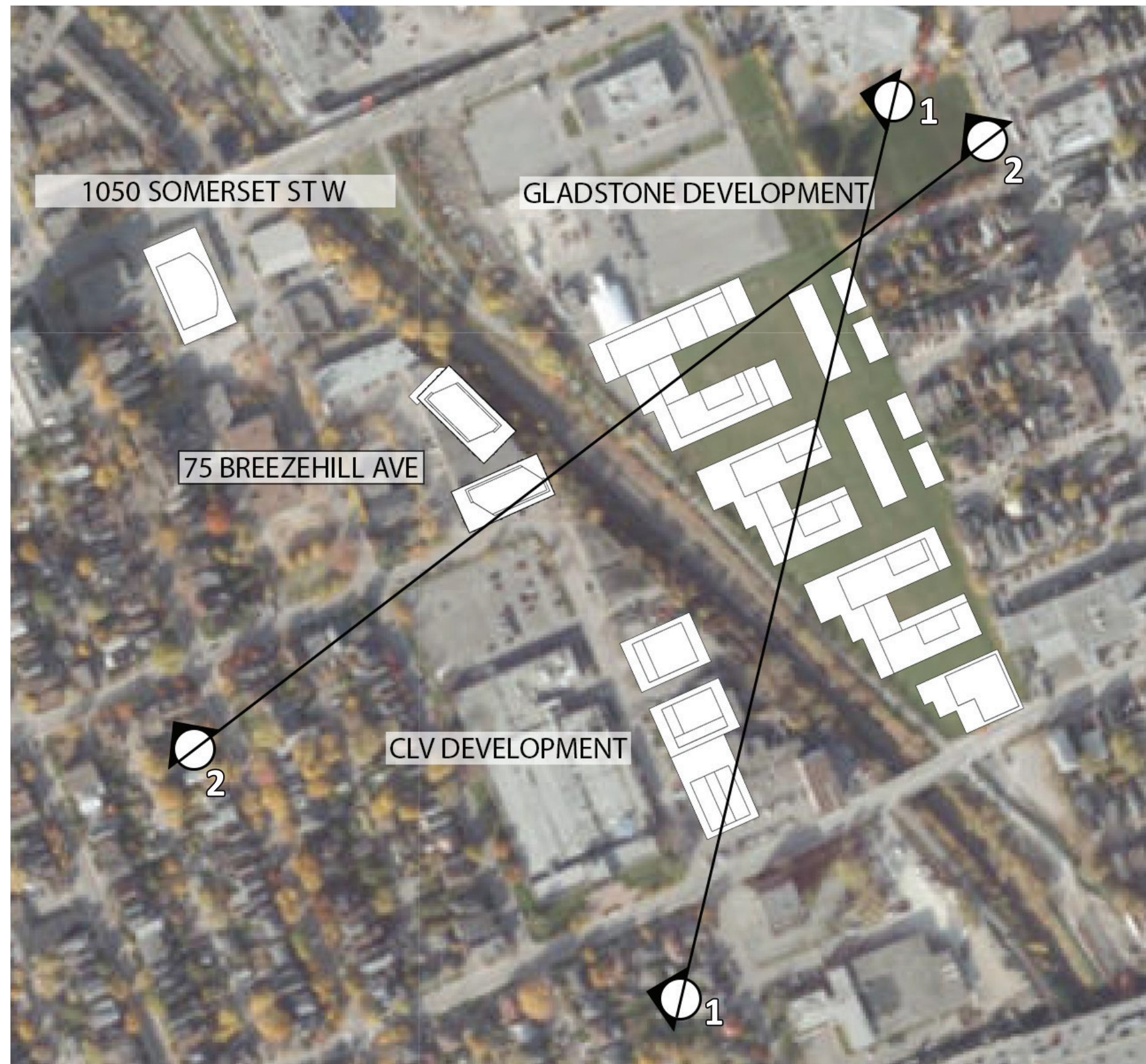
75 Breezehill site

1040 & 1050 Somerset

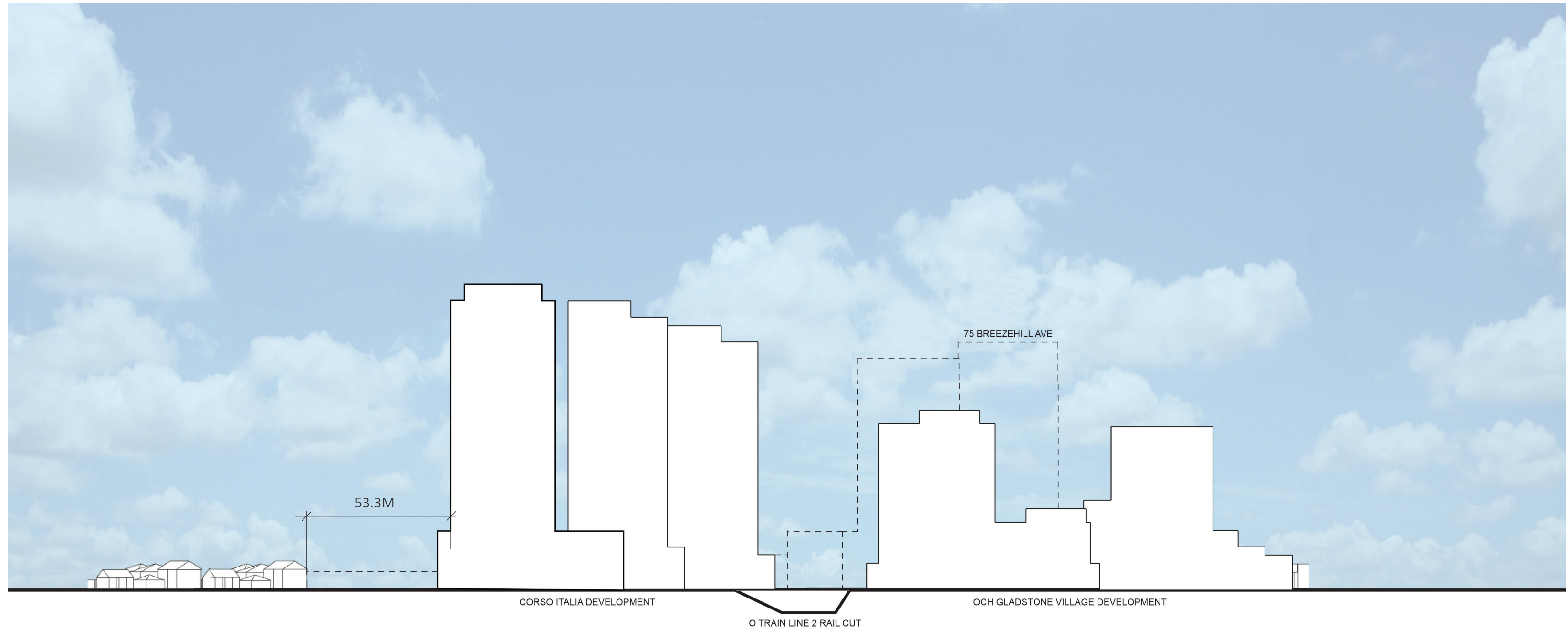
Trinity- City Centre



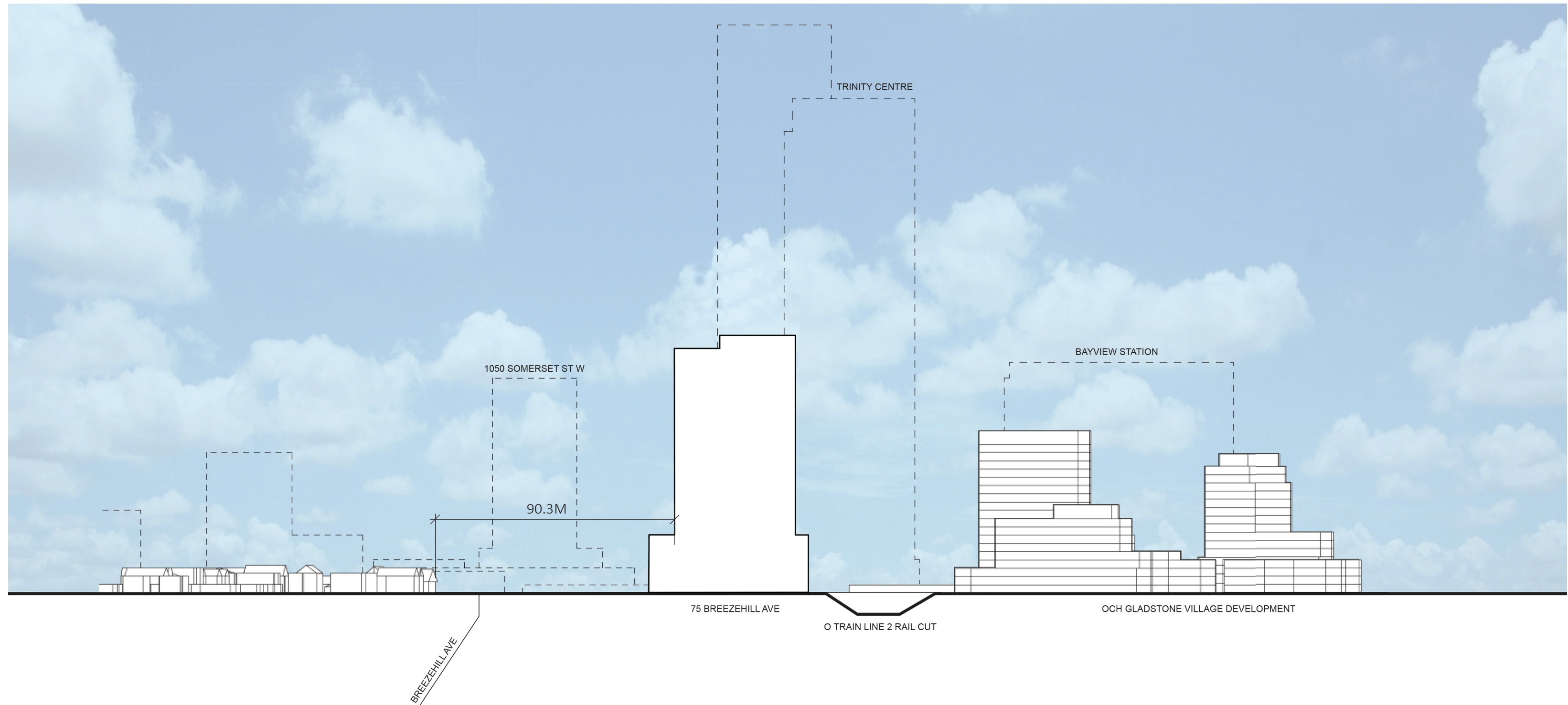
CONTEXT MAP WITH COMPARATIVE SECTION CUTS THROUGH CORSO ITALIA (CLV) SITE (1) AND PROPOSED BREEZEHILL SITE (2)



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)



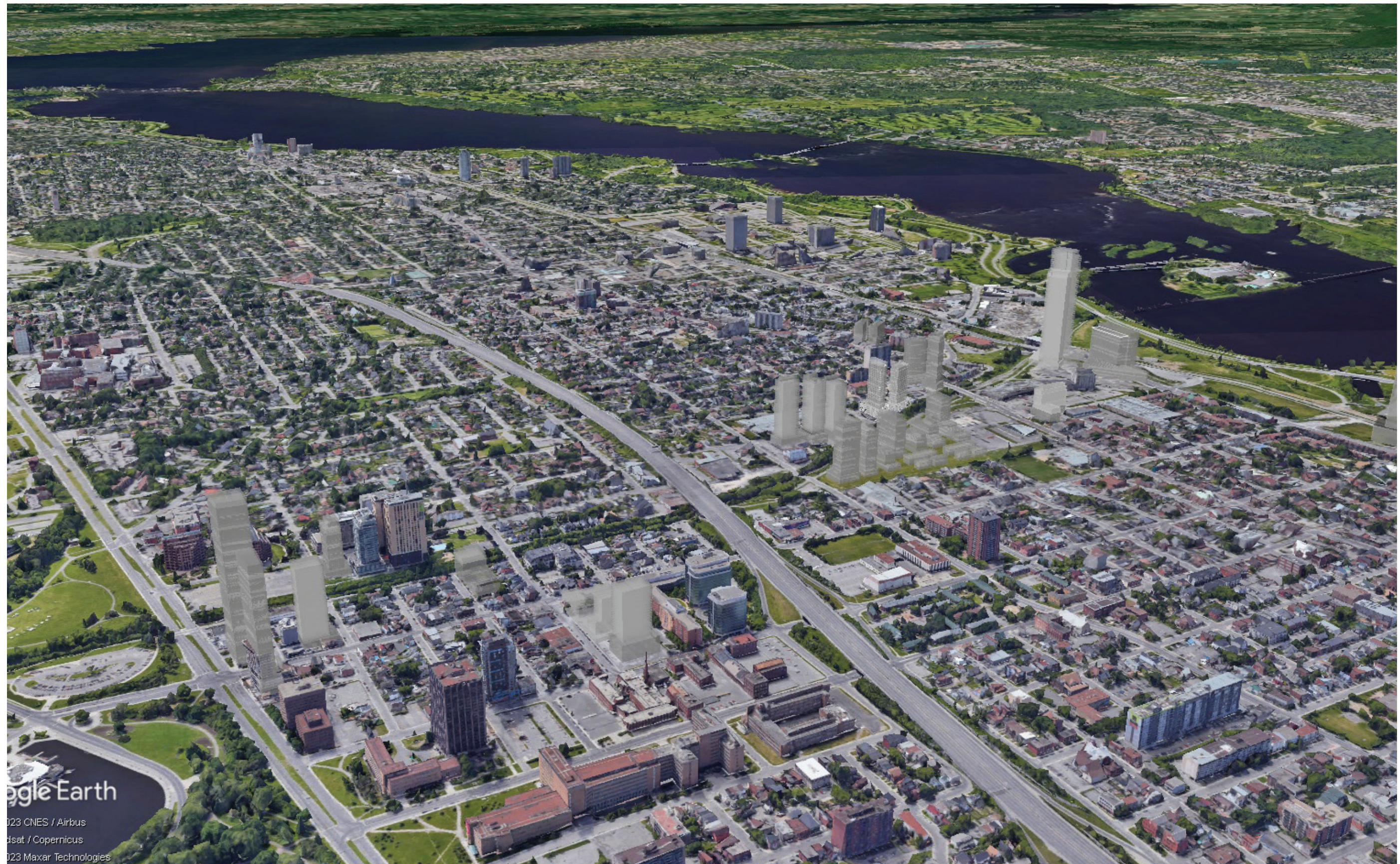
CONTEXT VIEW FROM SOUTH-EAST, 29 + 27 STOREY PROPOSED SHOWN WITH UNDER CONSTRUCTION & UPCOMING DEVELOPMENTS



Google Earth

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



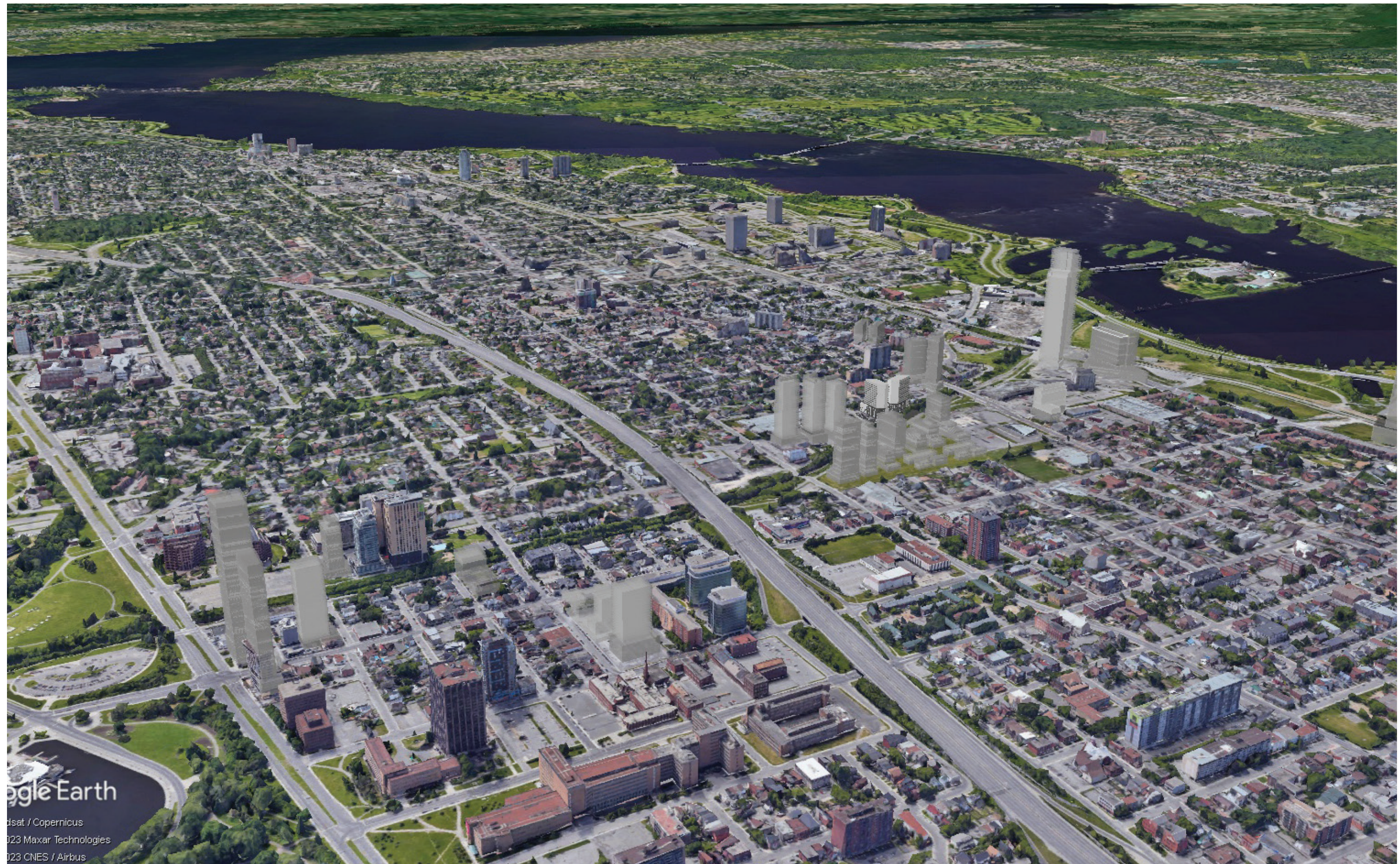
CONTEXT VIEW FROM SOUTH-WEST, 29 + 27 STOREY PROPOSED SHOWN WITH UNDER CONSTRUCTION & UPCOMING DEVELOPMENTS



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



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



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



Google Earth

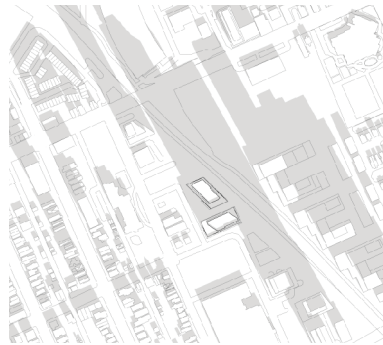
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29 + 27 Storey Massing

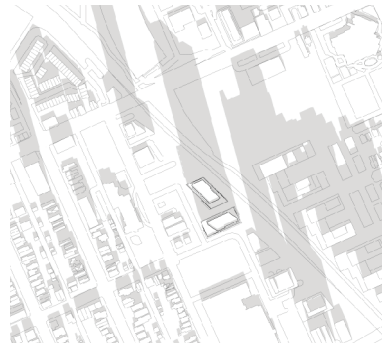
DECEMBER 21st



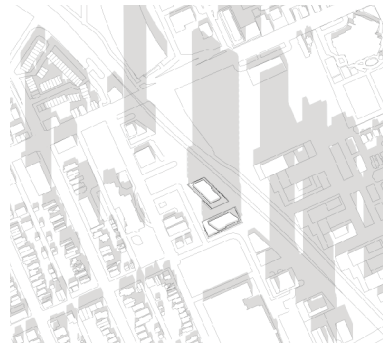
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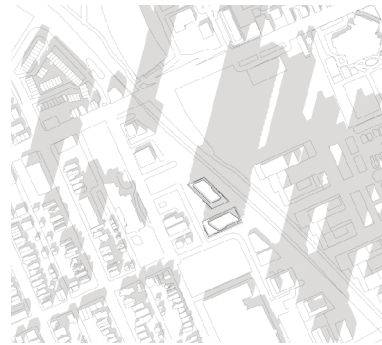
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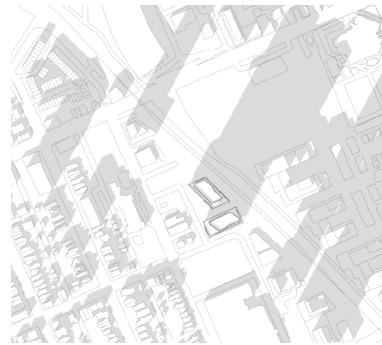
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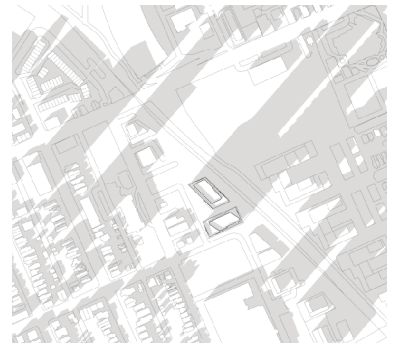
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1 pm

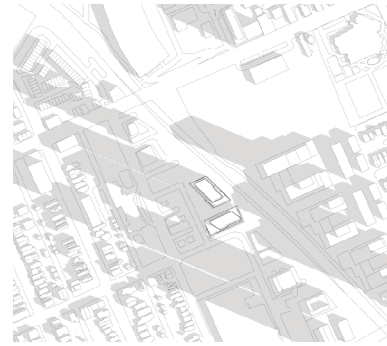


2 pm



3 pm

SEPTEMBER 21st



8 am



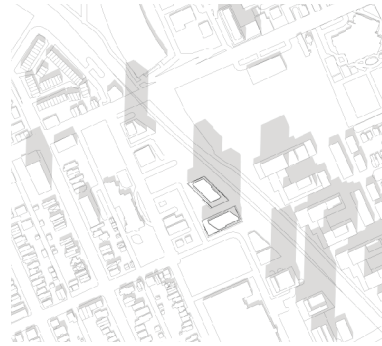
9 am



10 am



11 am



12 pm

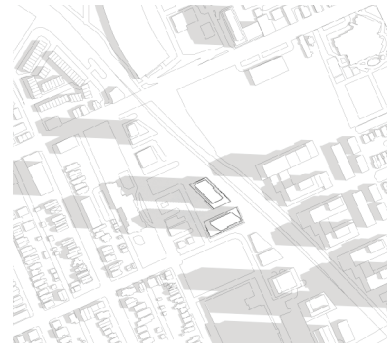


1 pm



2 pm

JUNE 21st



8 am



9 am



10 am



11 am



12 pm



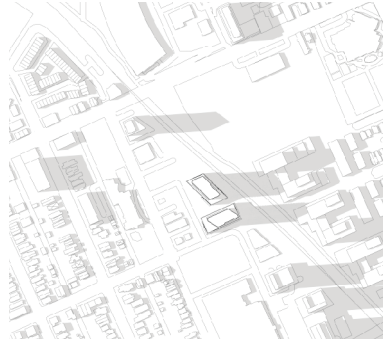
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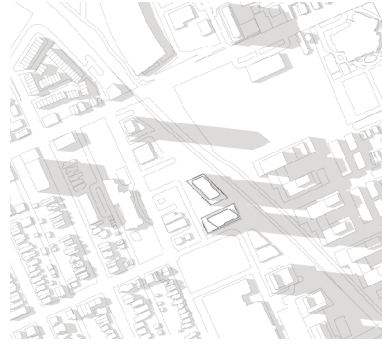
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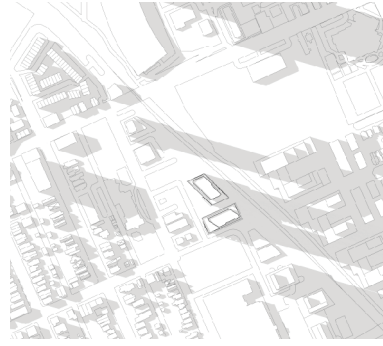
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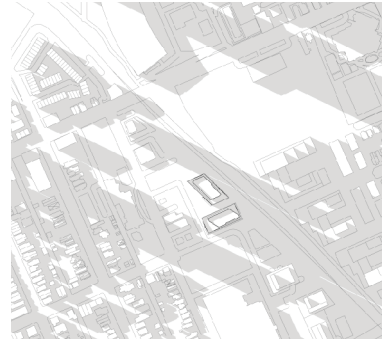
4 pm



5 pm



6 pm

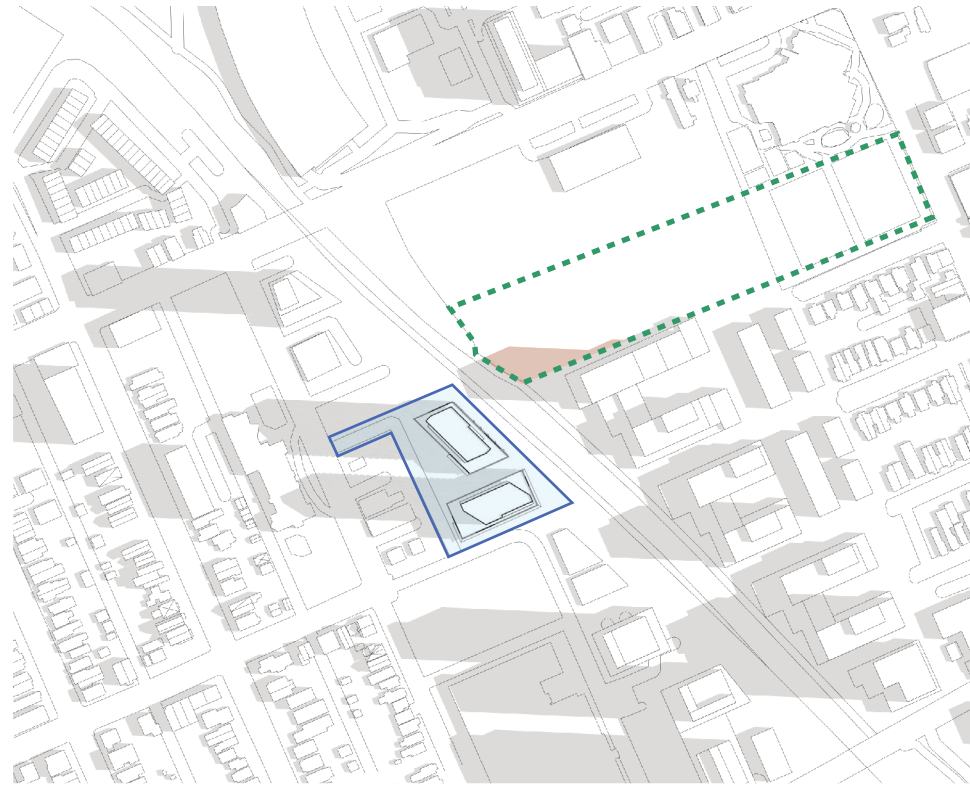


7 pm



8 pm

JUNE 21st



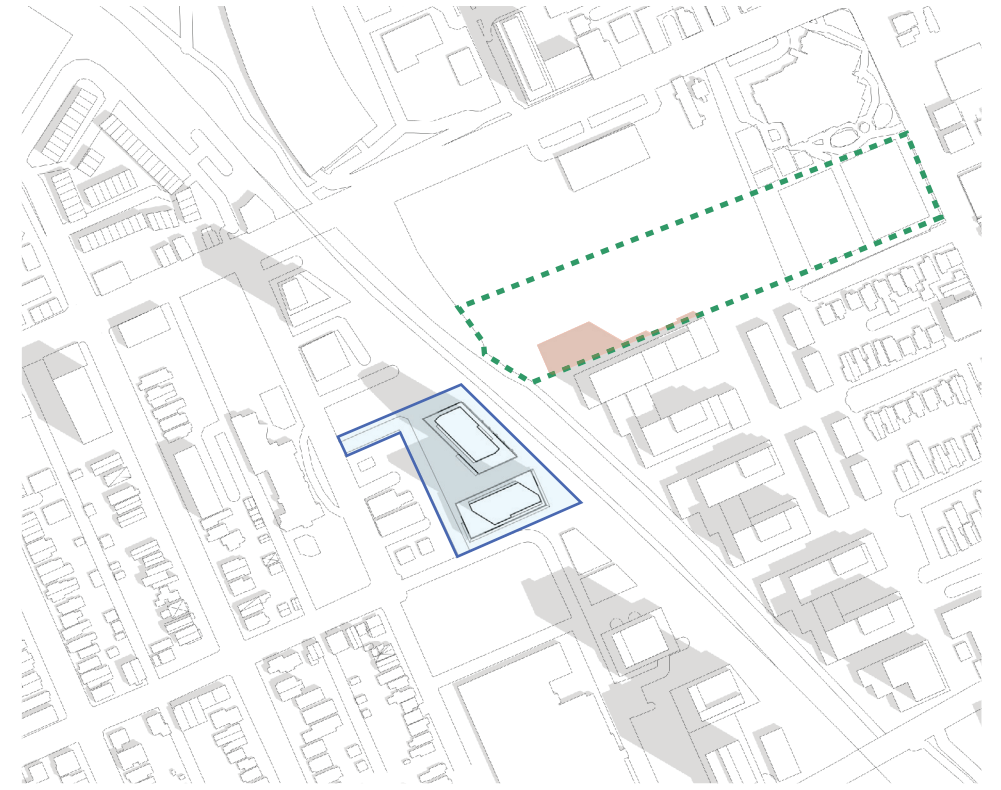
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

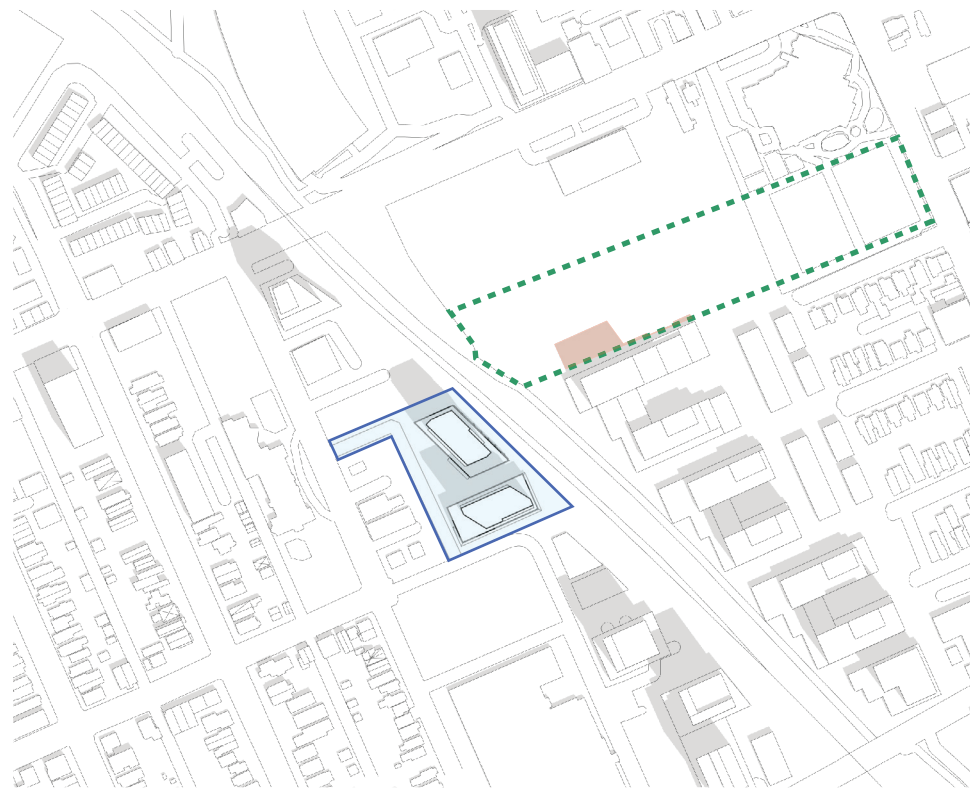
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

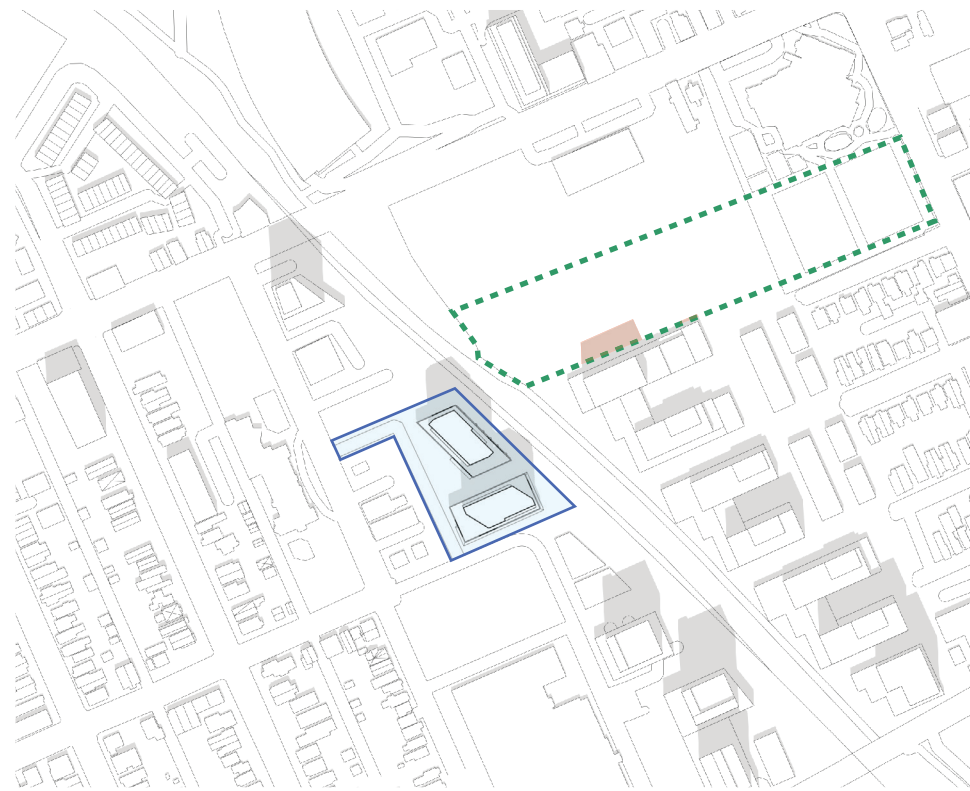
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

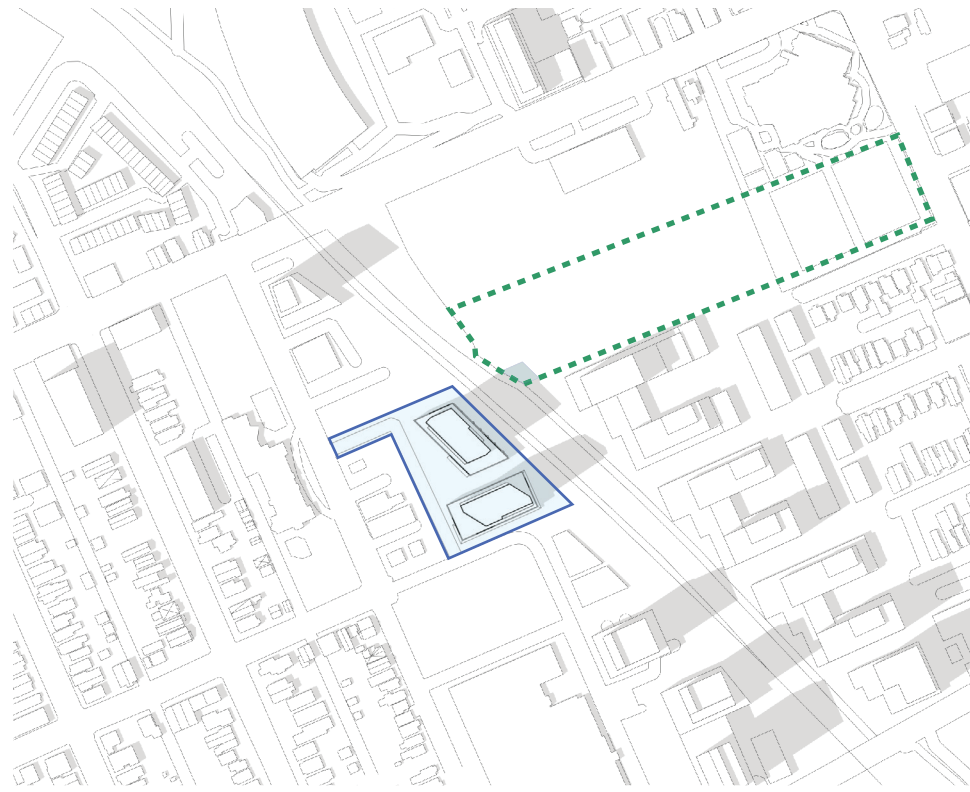
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



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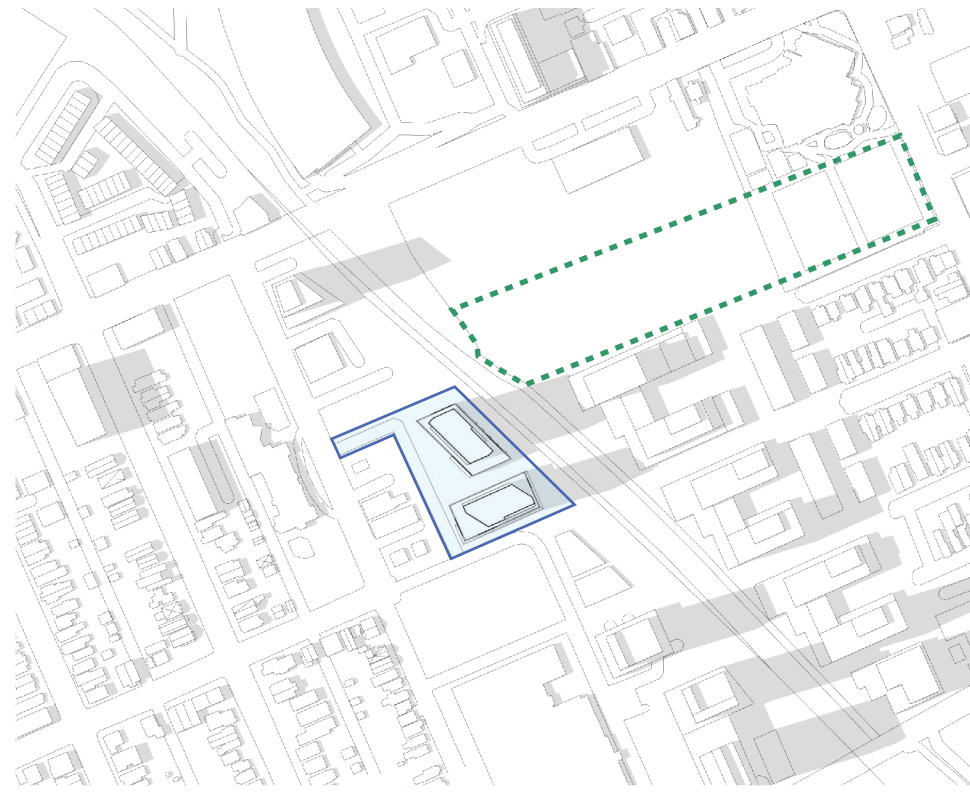
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

JUNE 21st

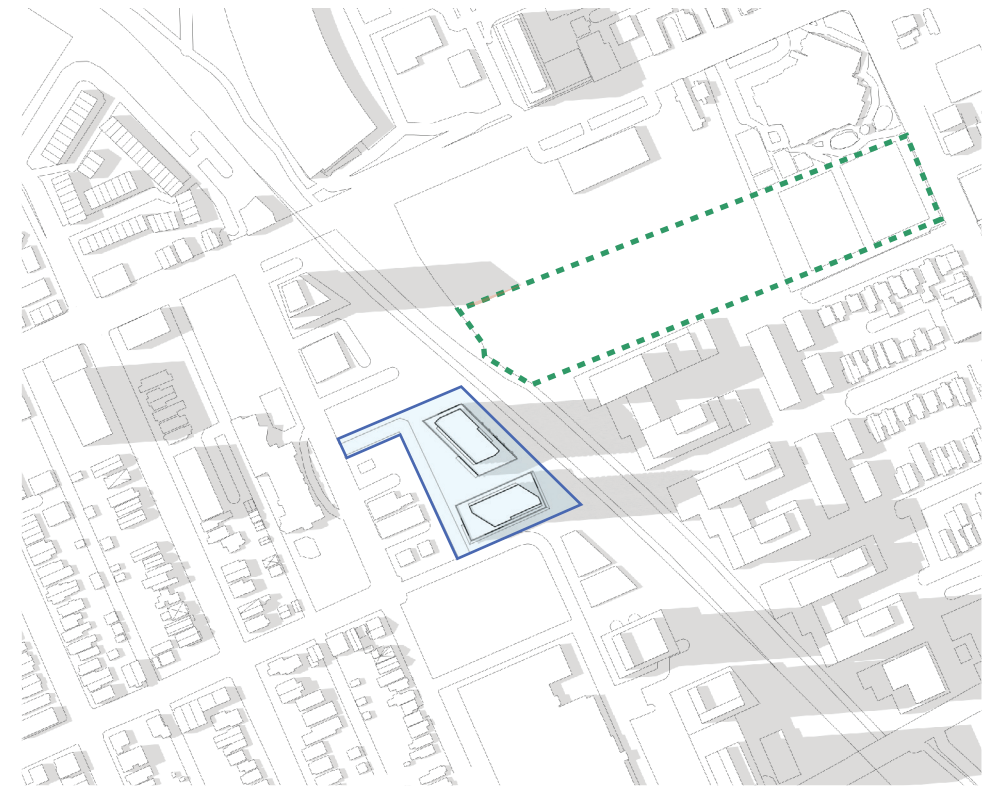


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PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



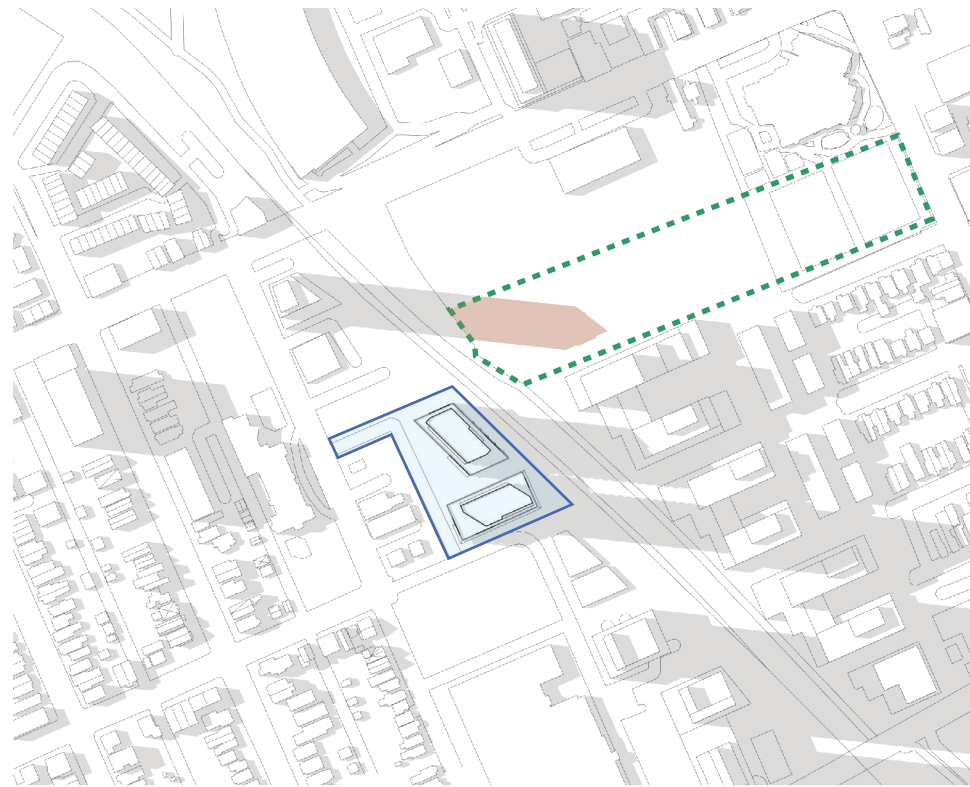
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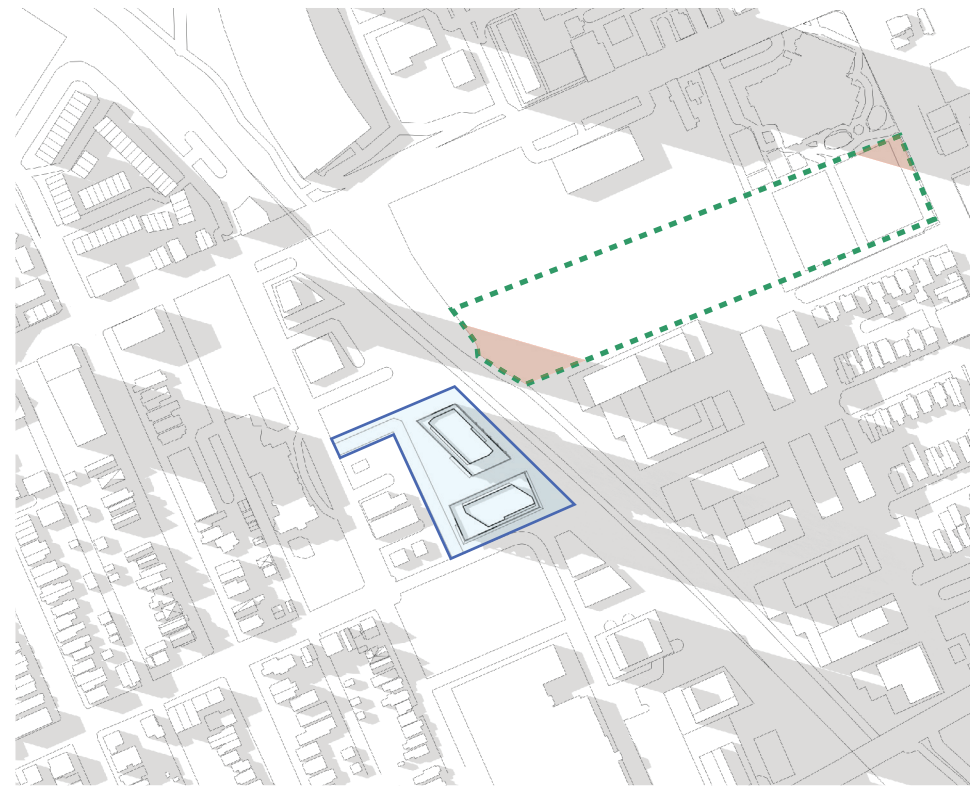
APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



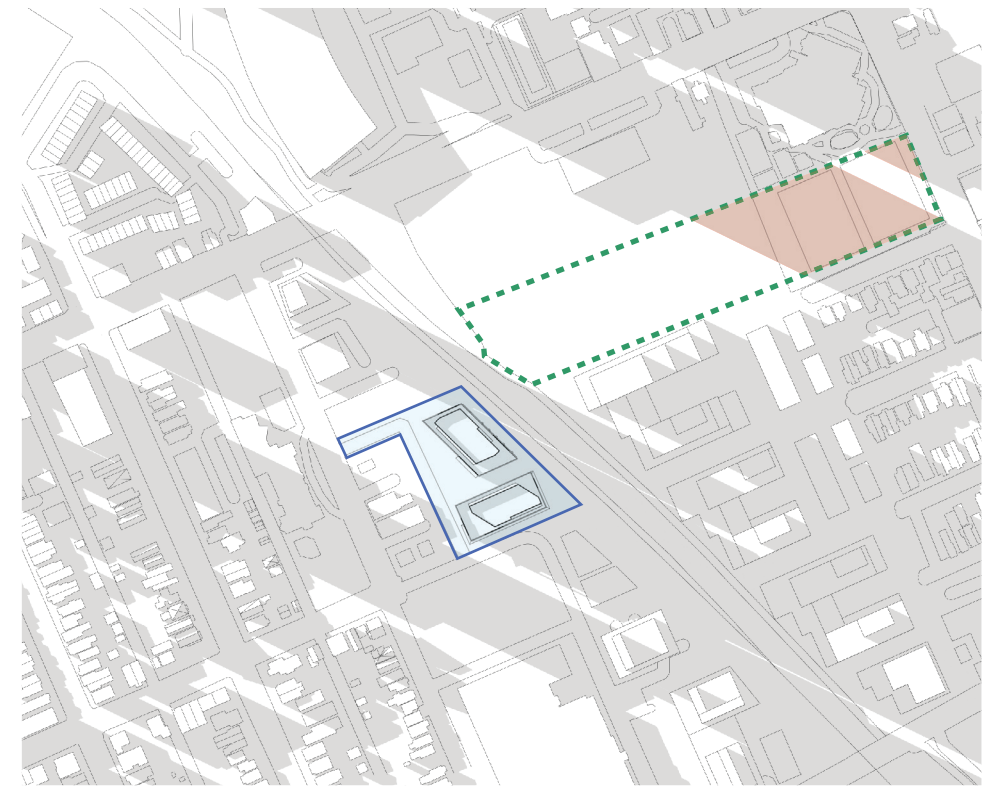
5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

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



7 pm

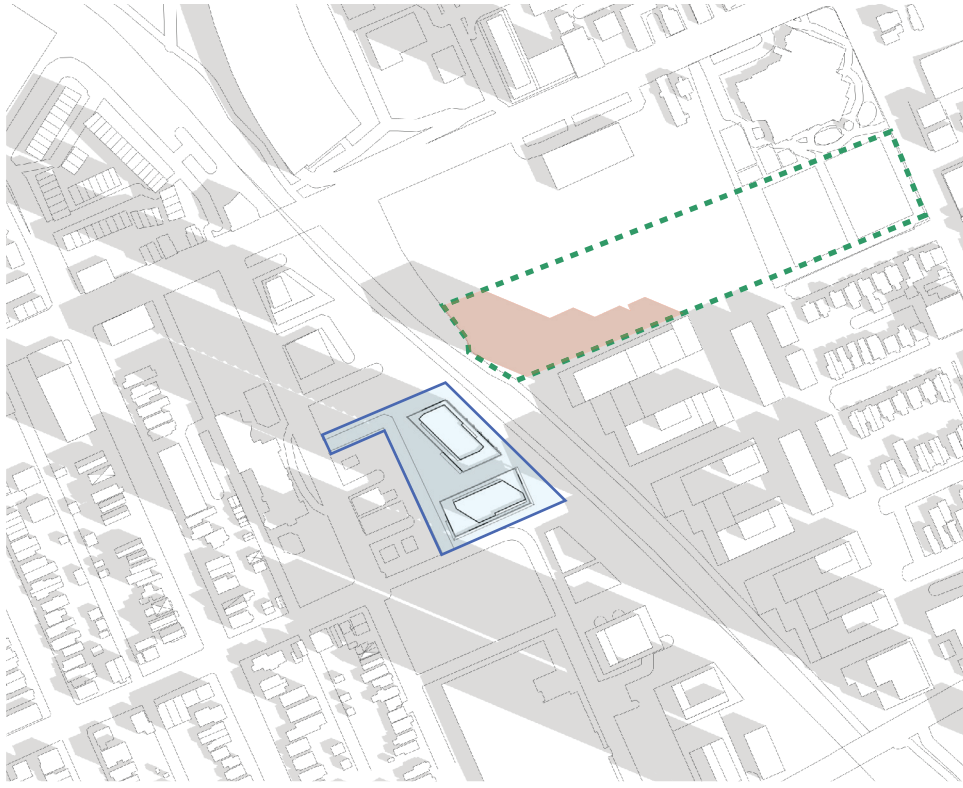
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

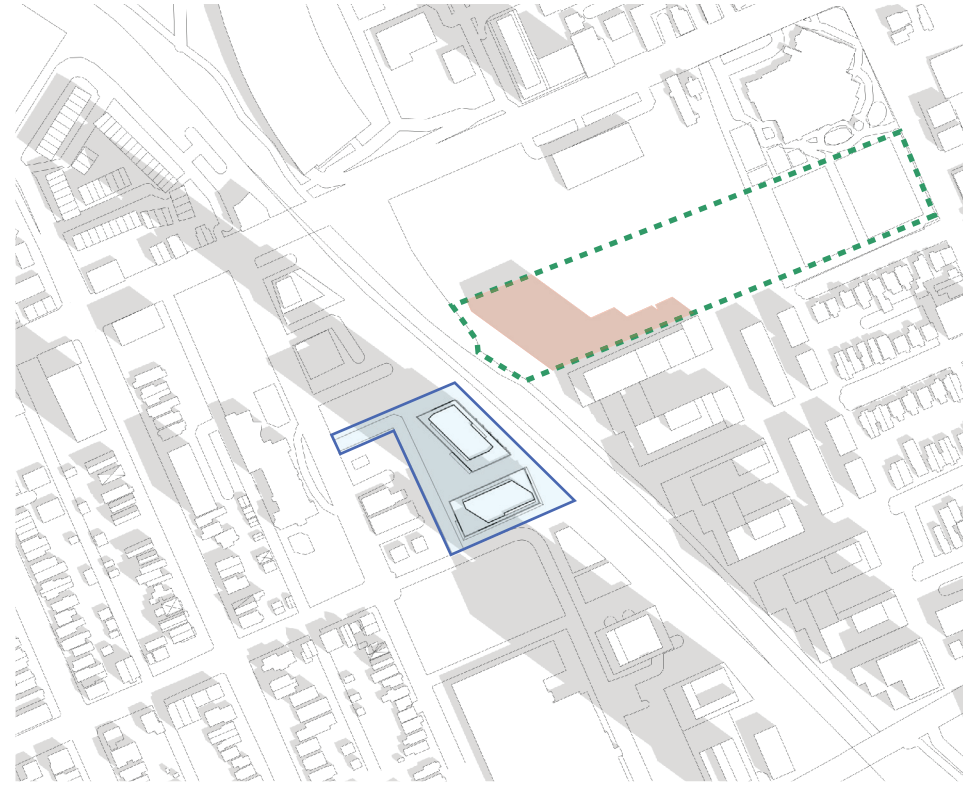
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



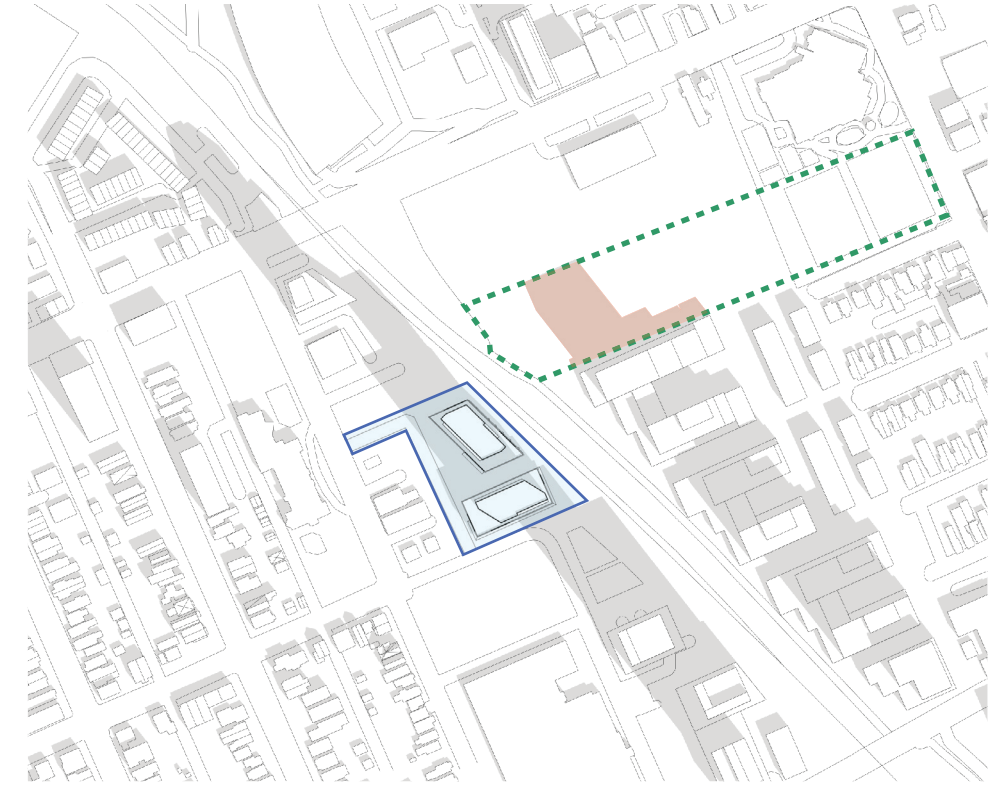
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

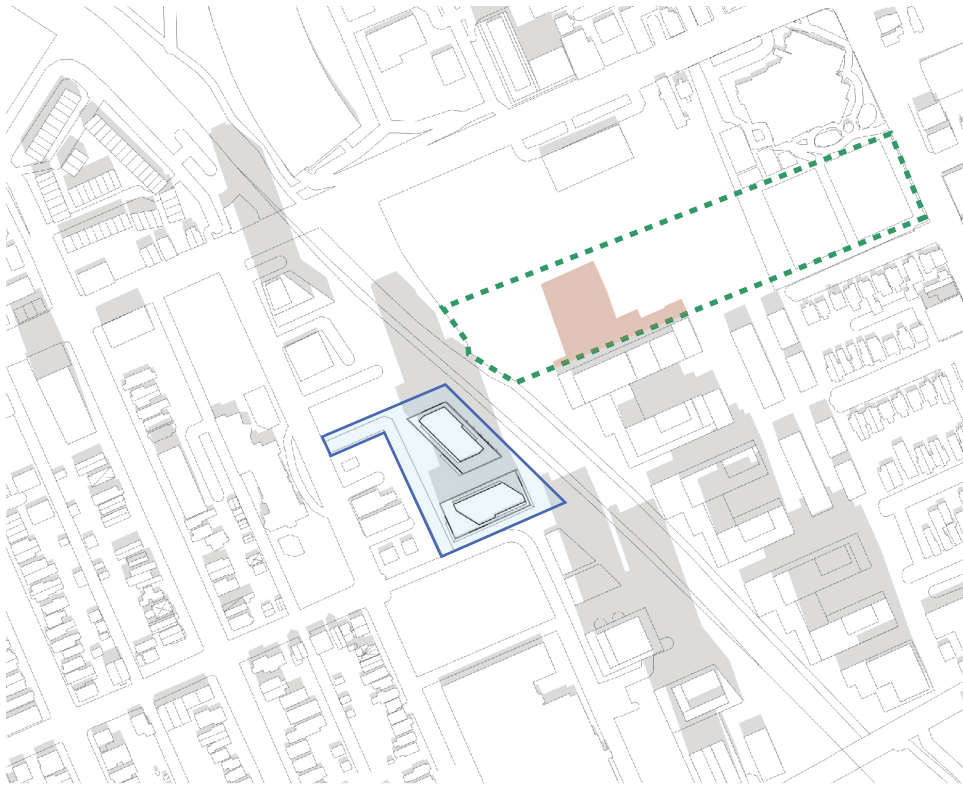
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

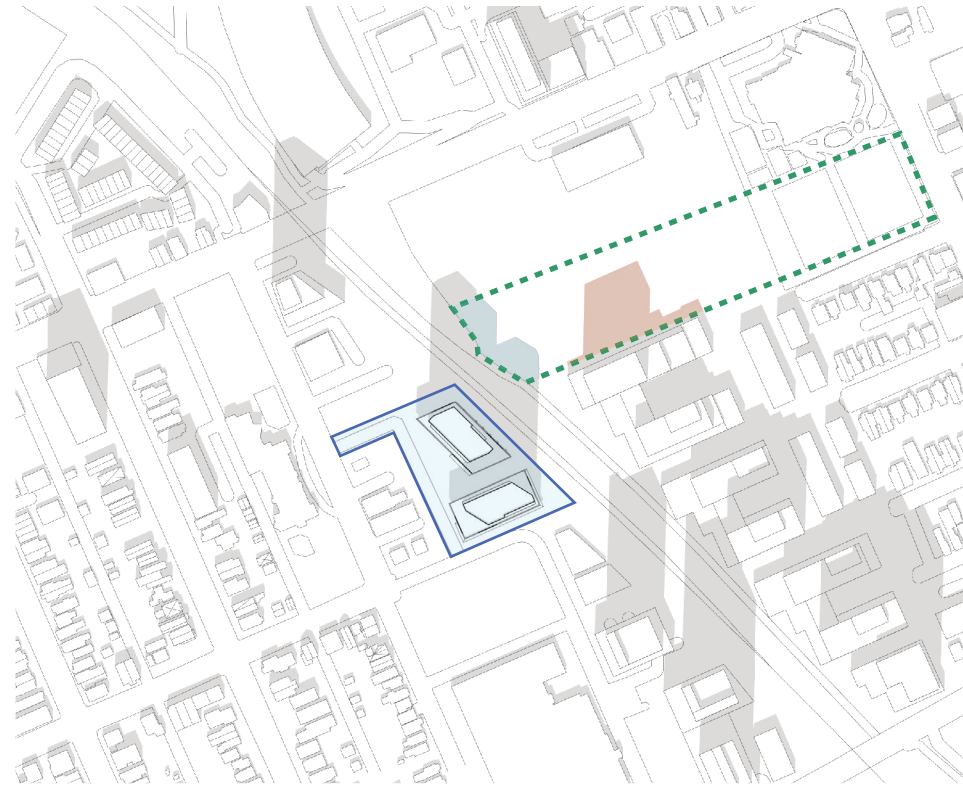
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



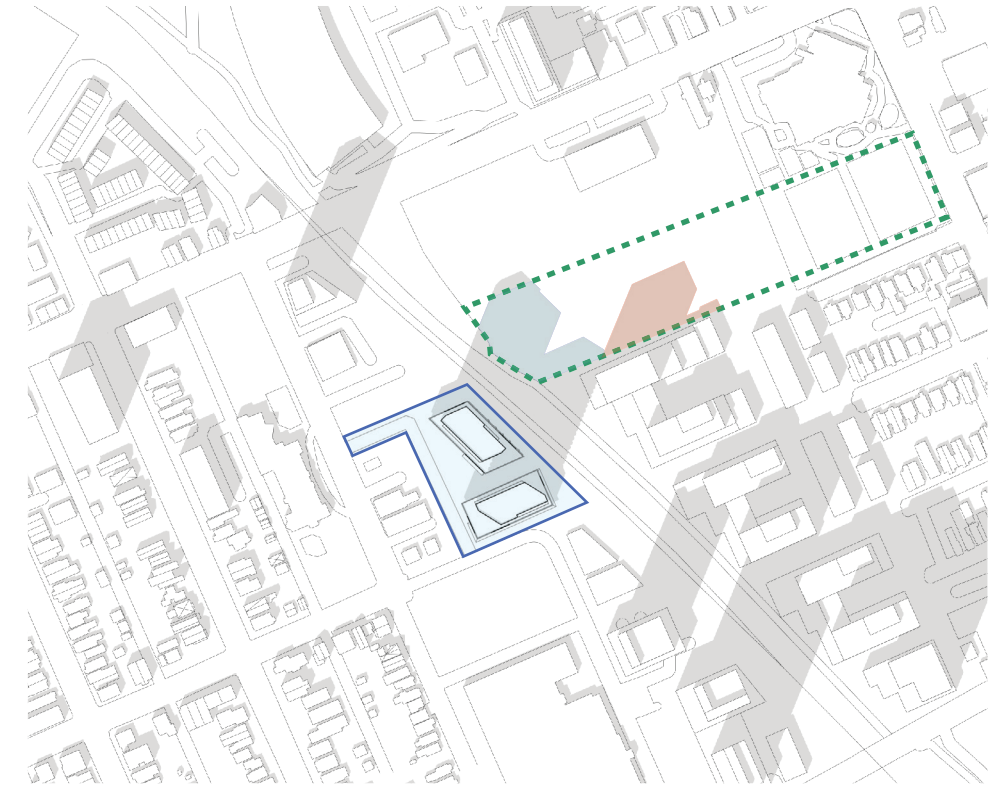
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

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



1 pm

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

SEPTEMBER 21st



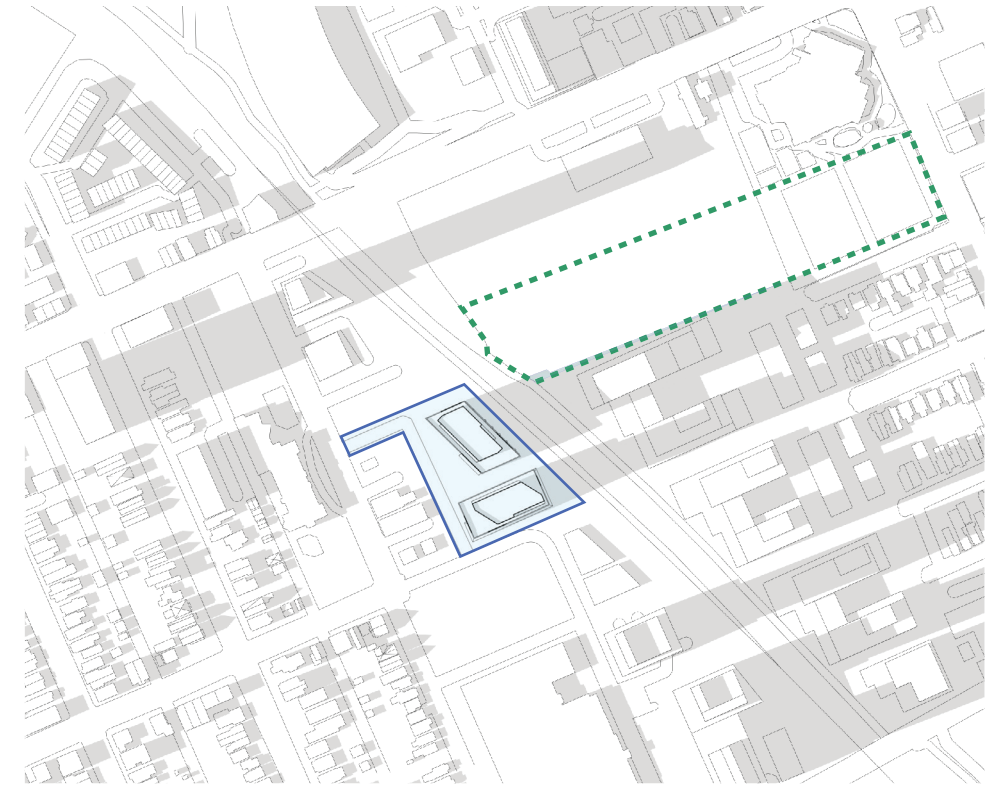
2 pm

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



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



4 pm

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

29 + 27 Storey Massing



5 pm

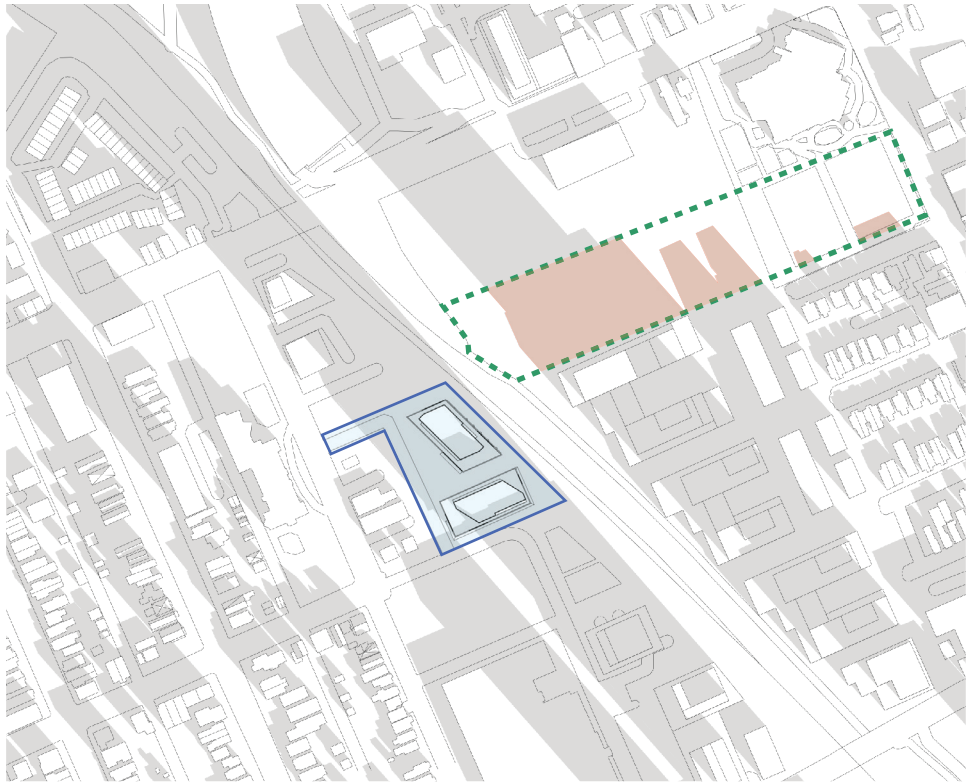
APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



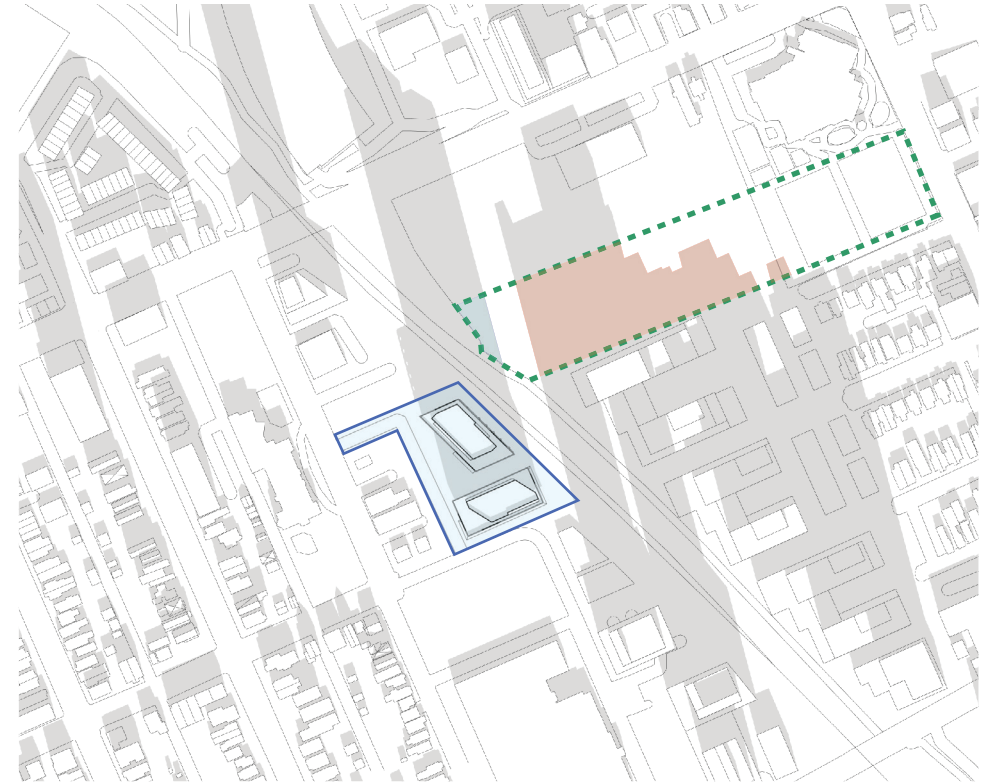
9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

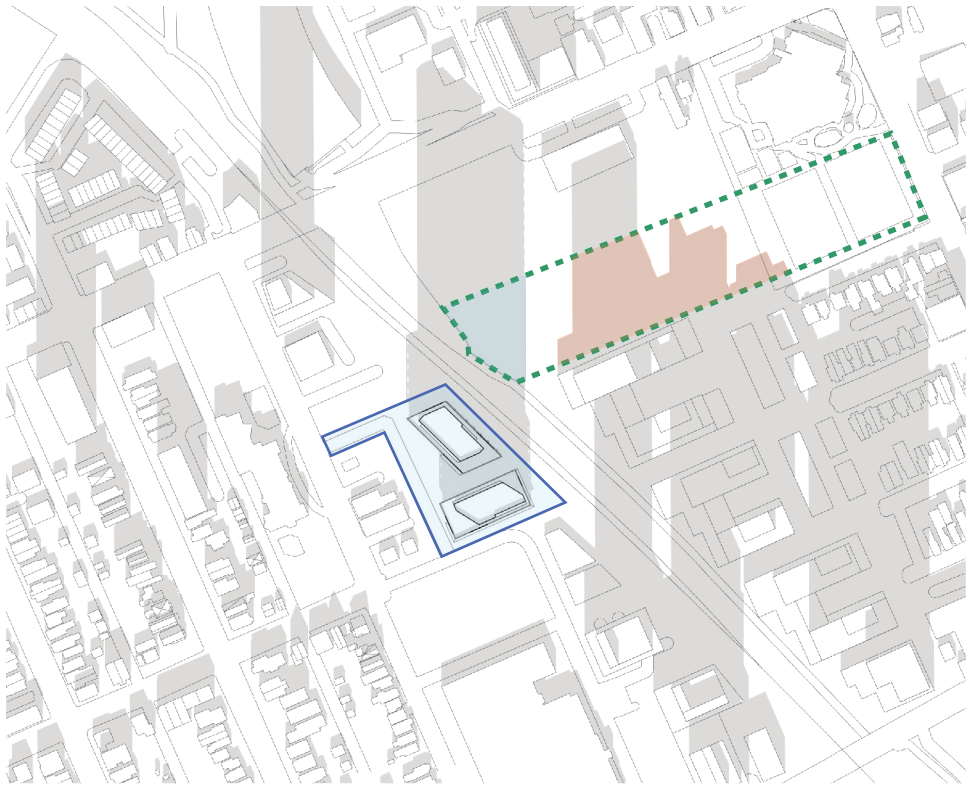
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



11 am

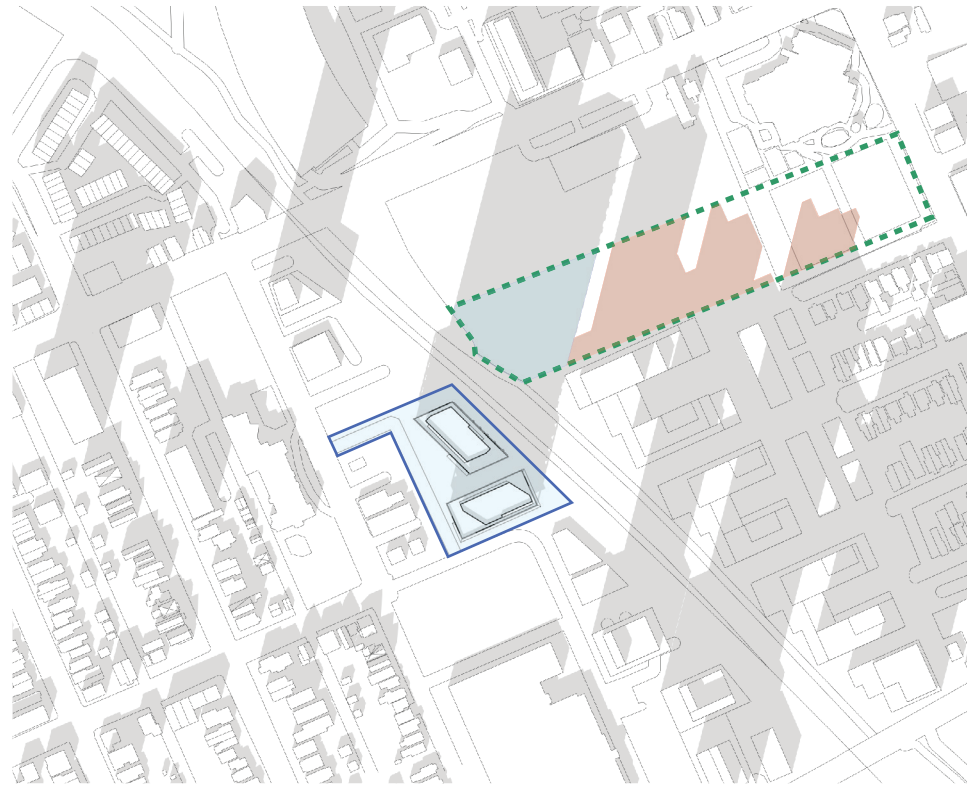
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

29 + 27 Storey Massing



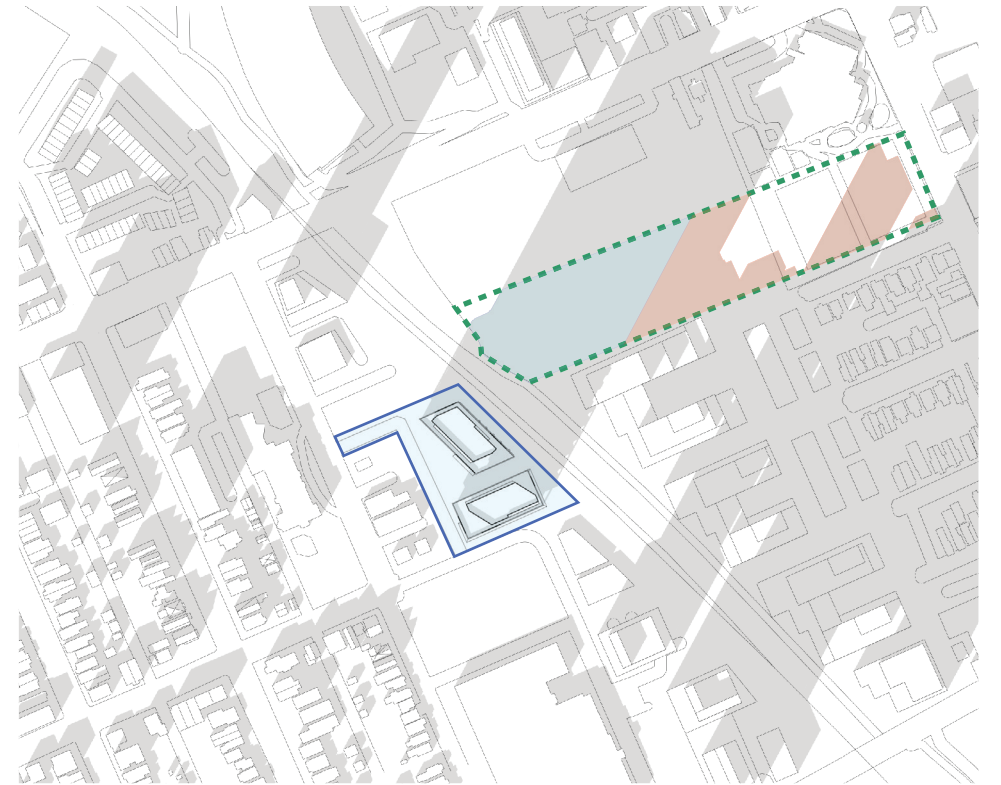
12 pm

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



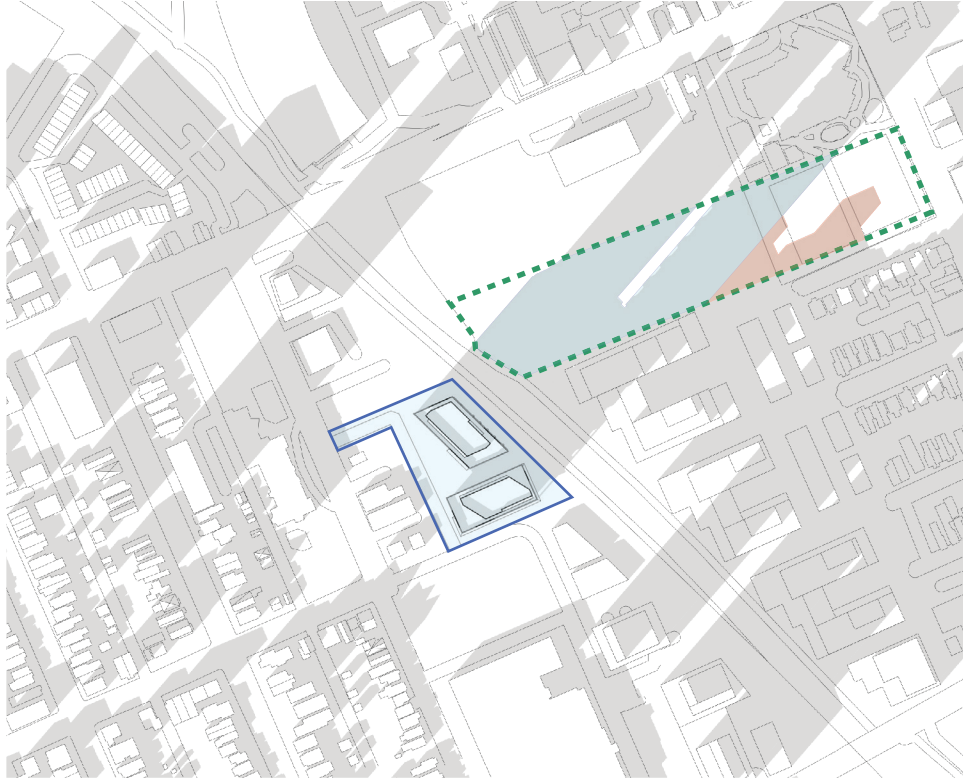
1 pm

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



2 pm

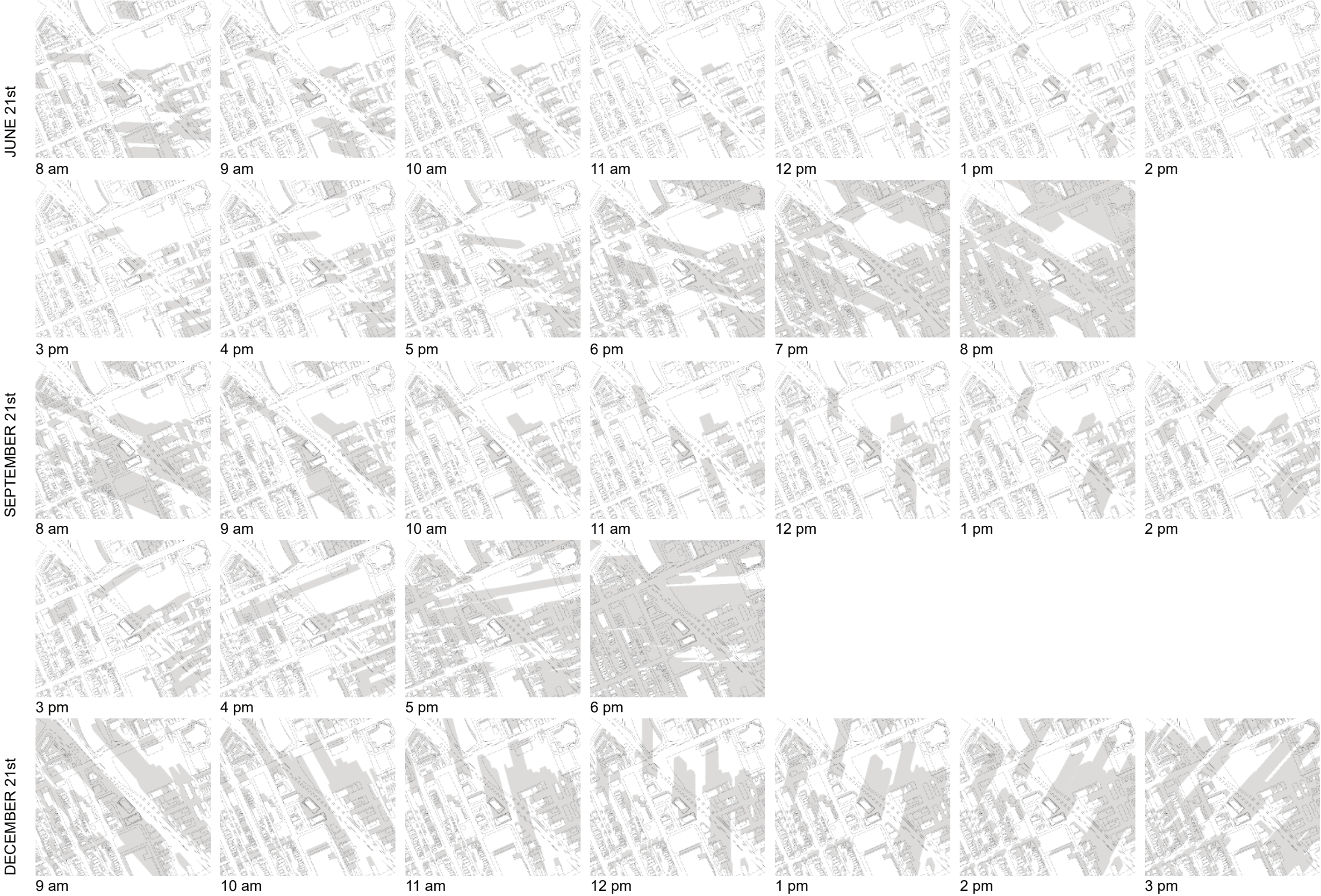
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 27 & 29 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

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

18 + 18 Storey Massing



JUNE 21st



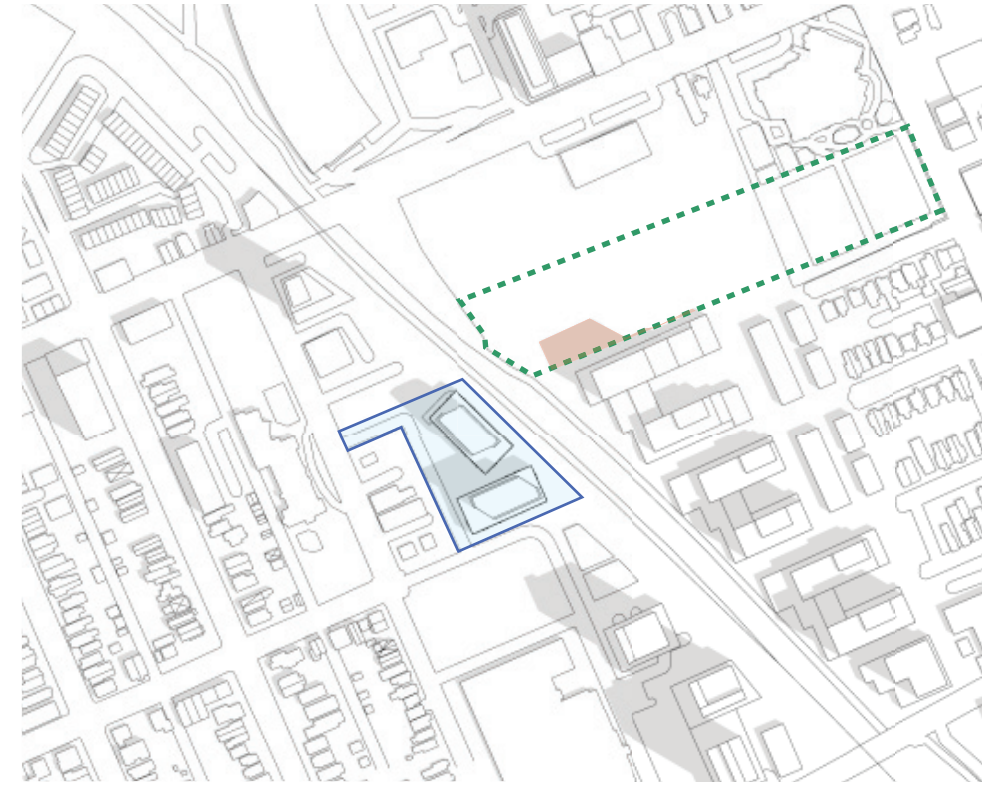
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

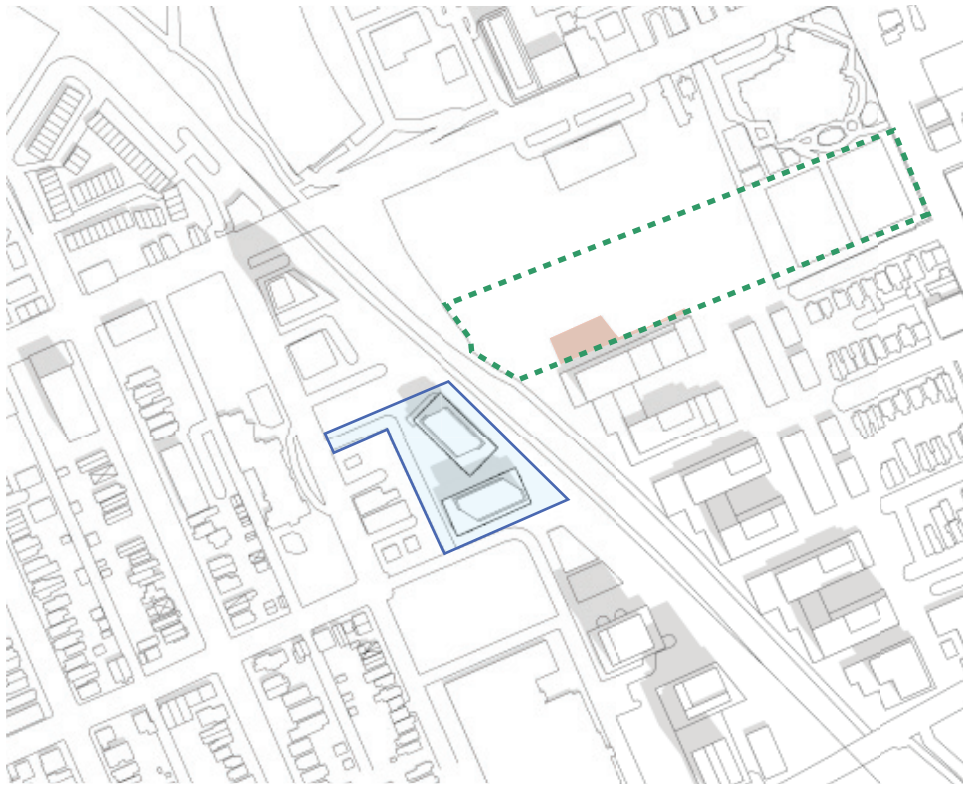
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

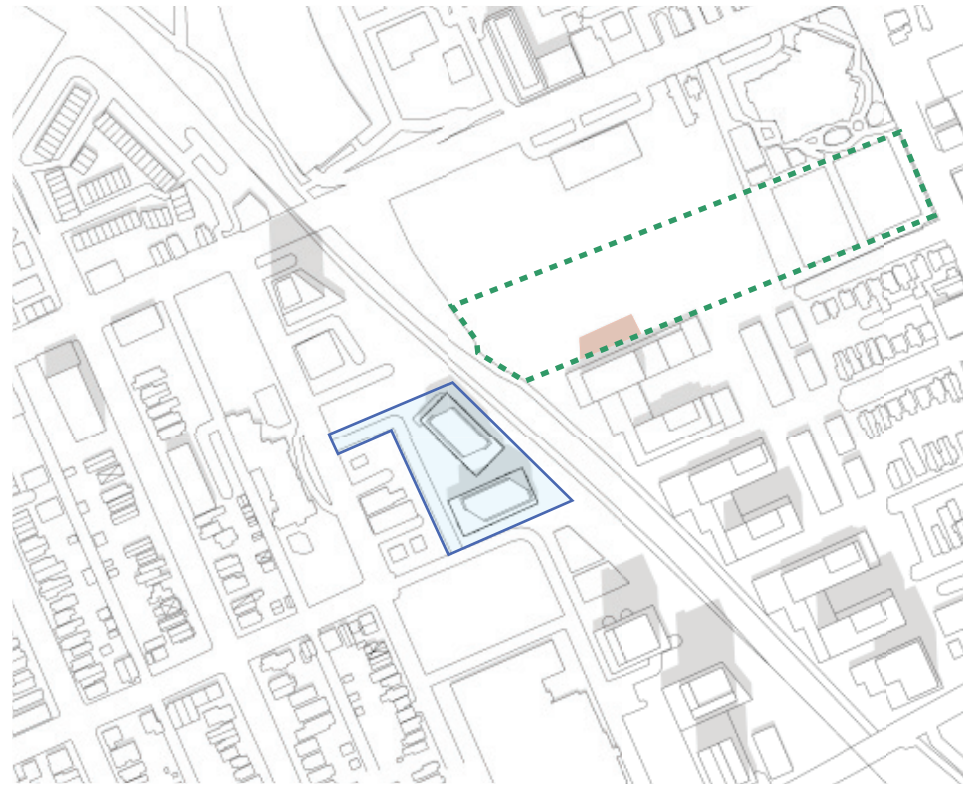
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



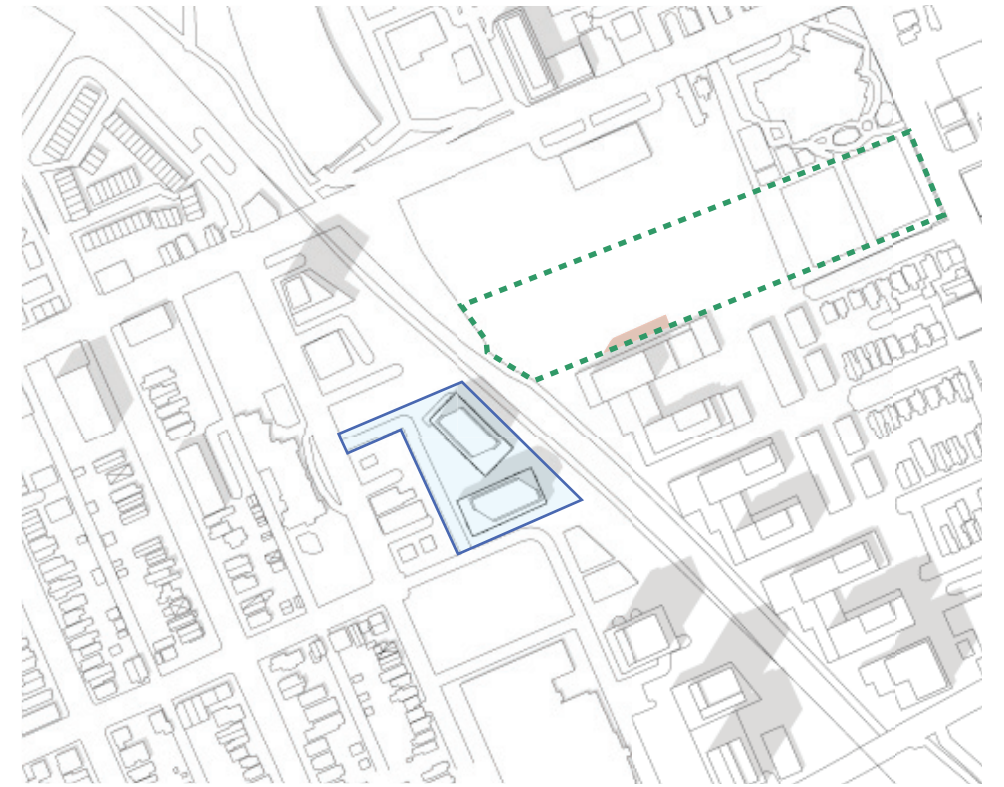
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

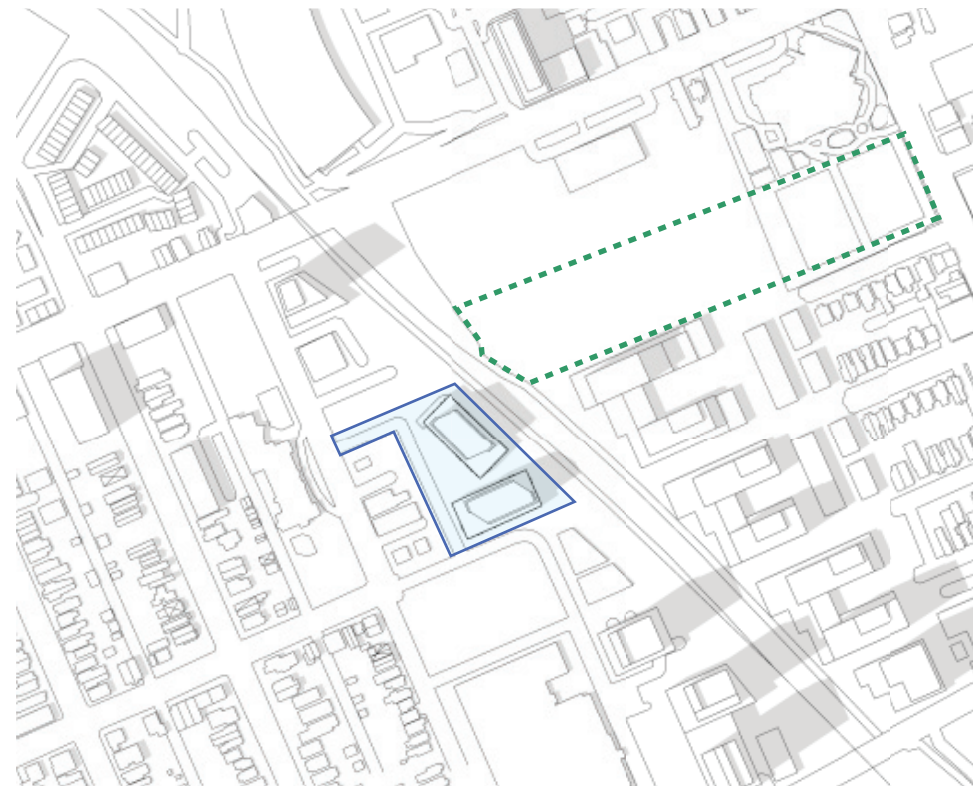
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



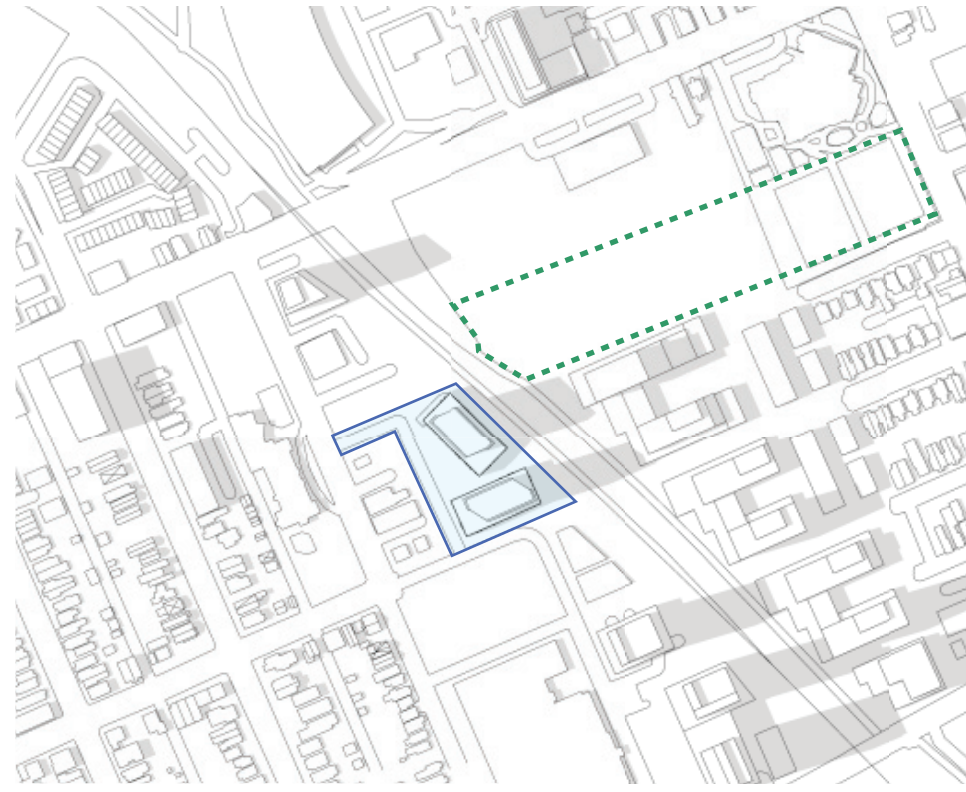
1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st



2 pm



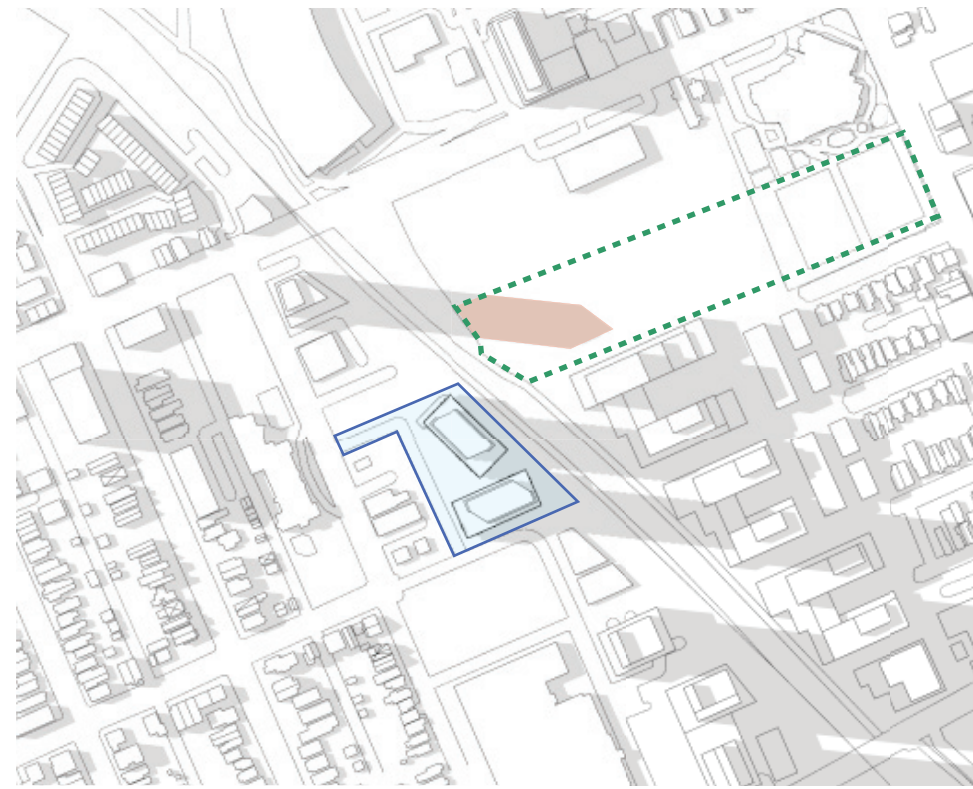
3 pm



4 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



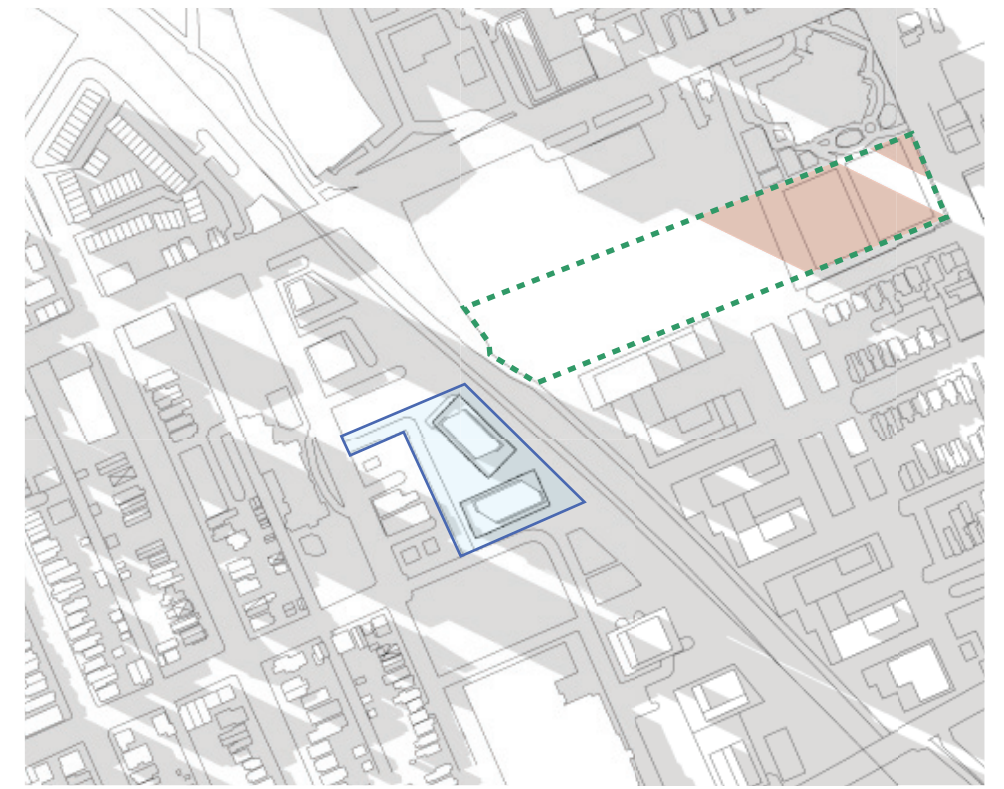
5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

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



7 pm

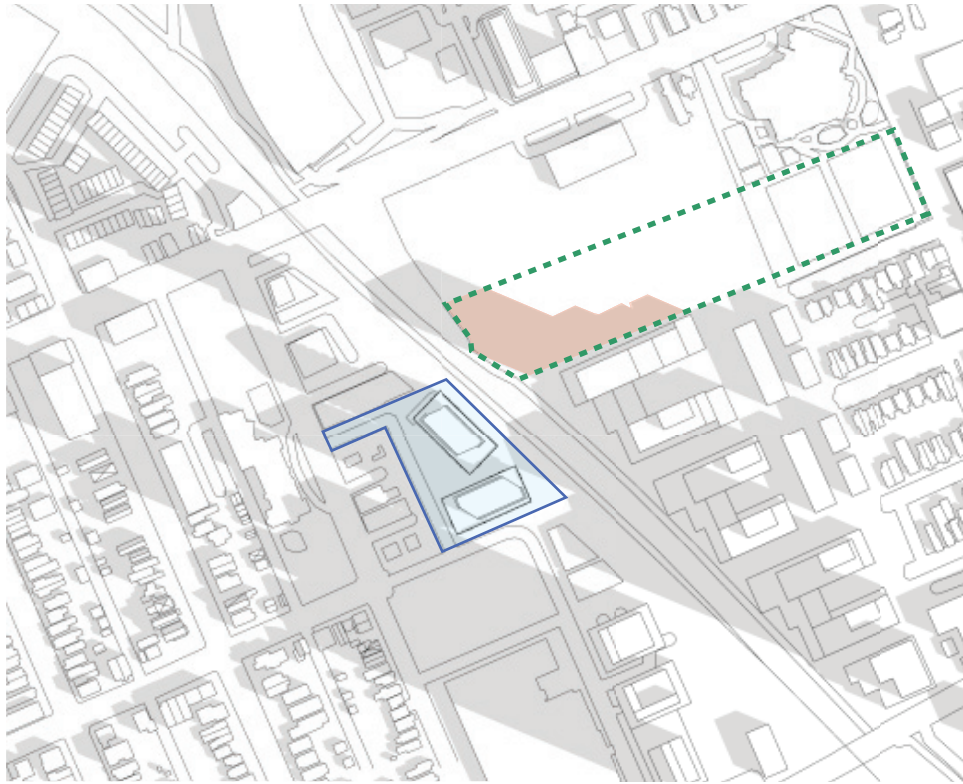
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



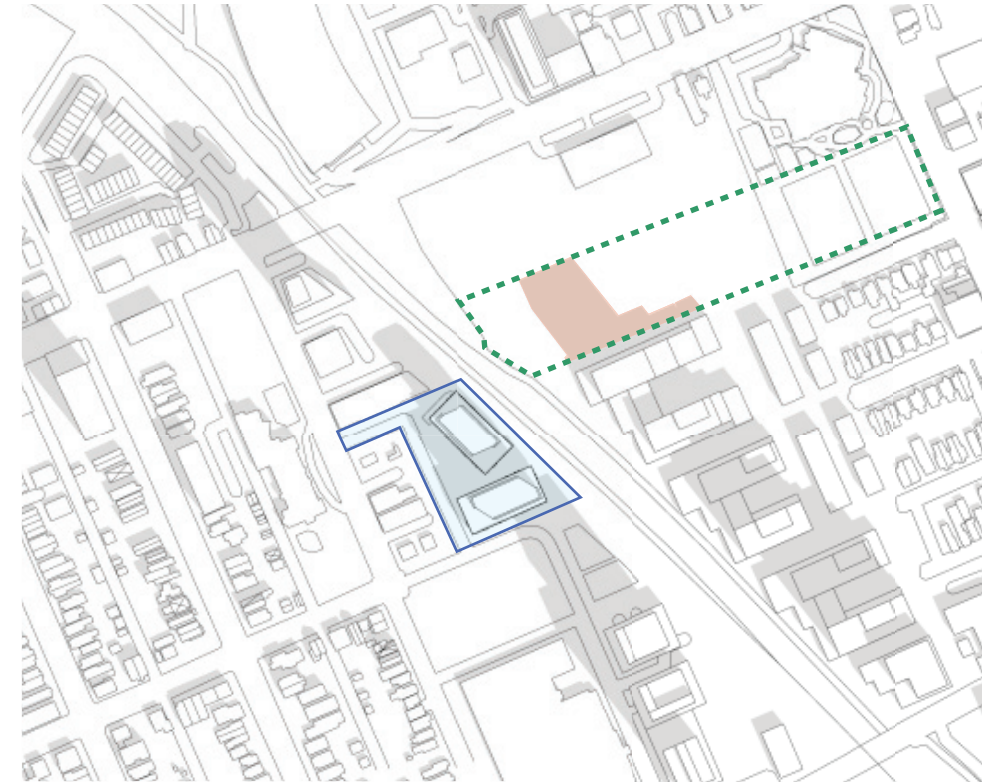
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

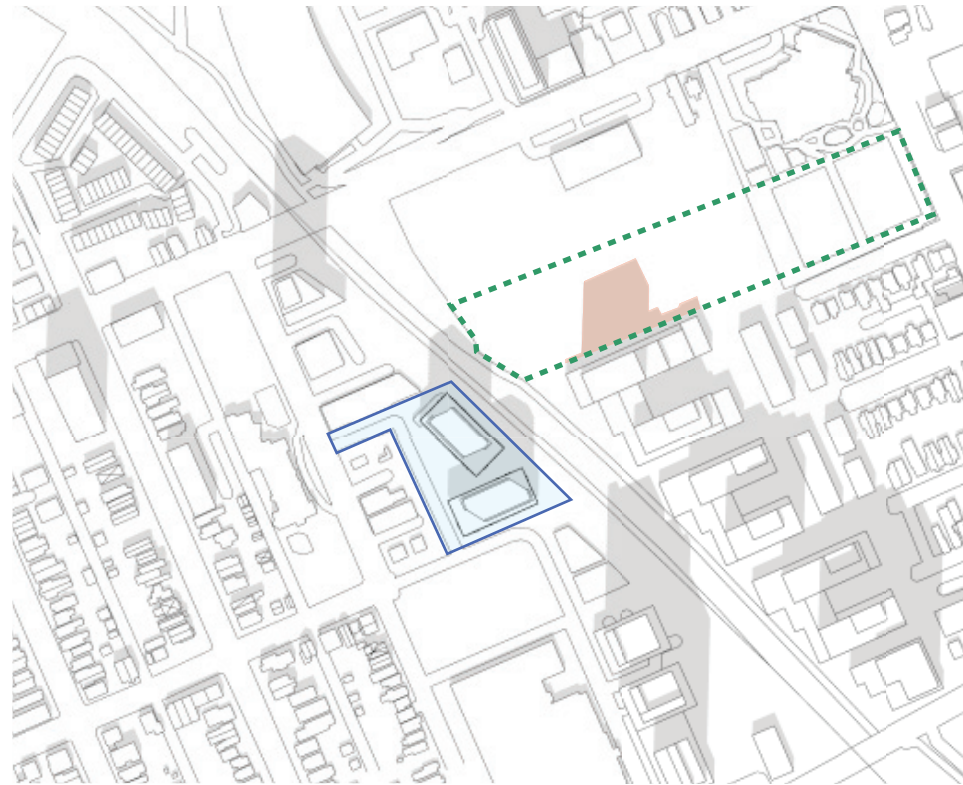
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



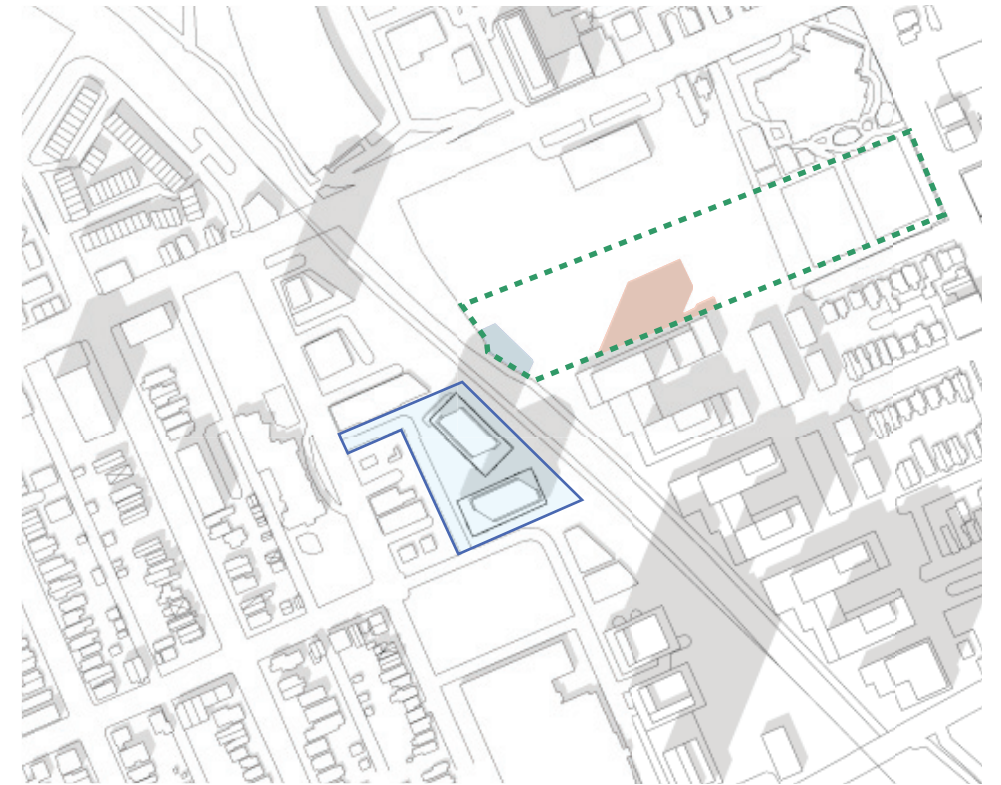
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

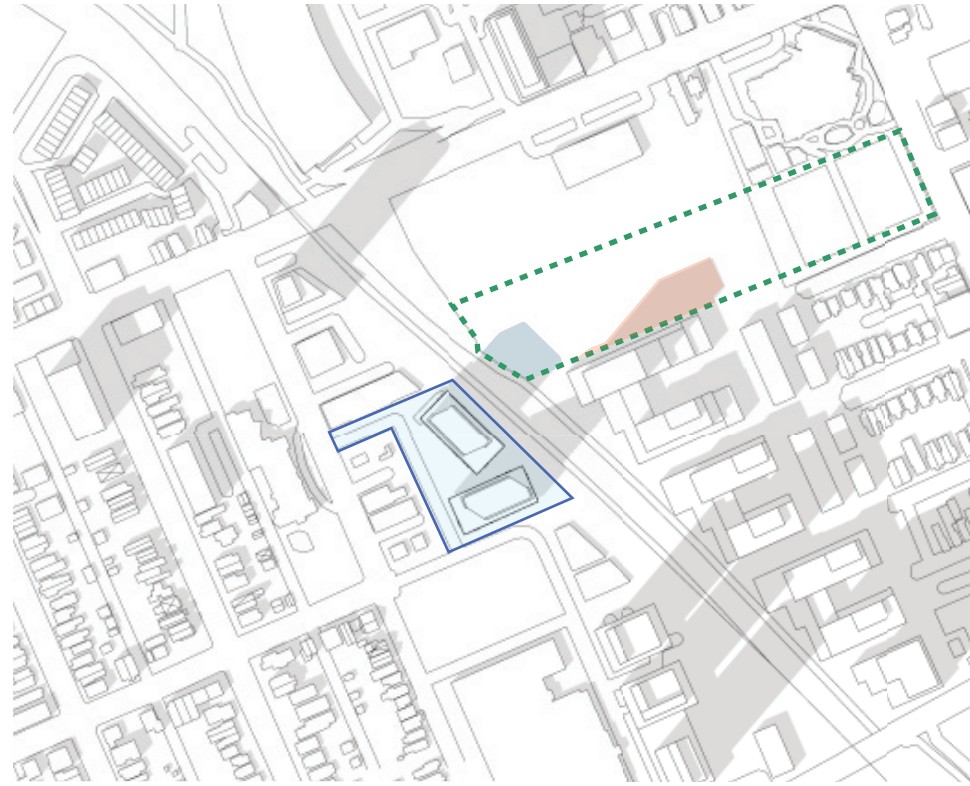
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

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

SEPTEMBER 21st



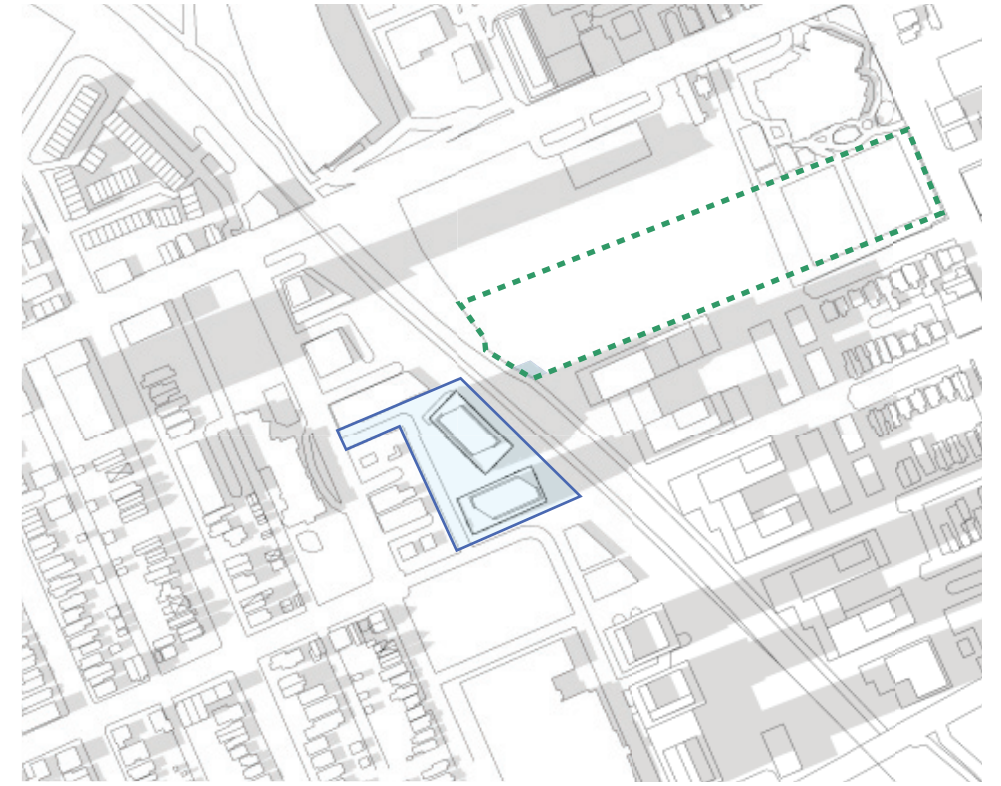
2 pm

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



3 pm

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



4 pm

18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



5 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



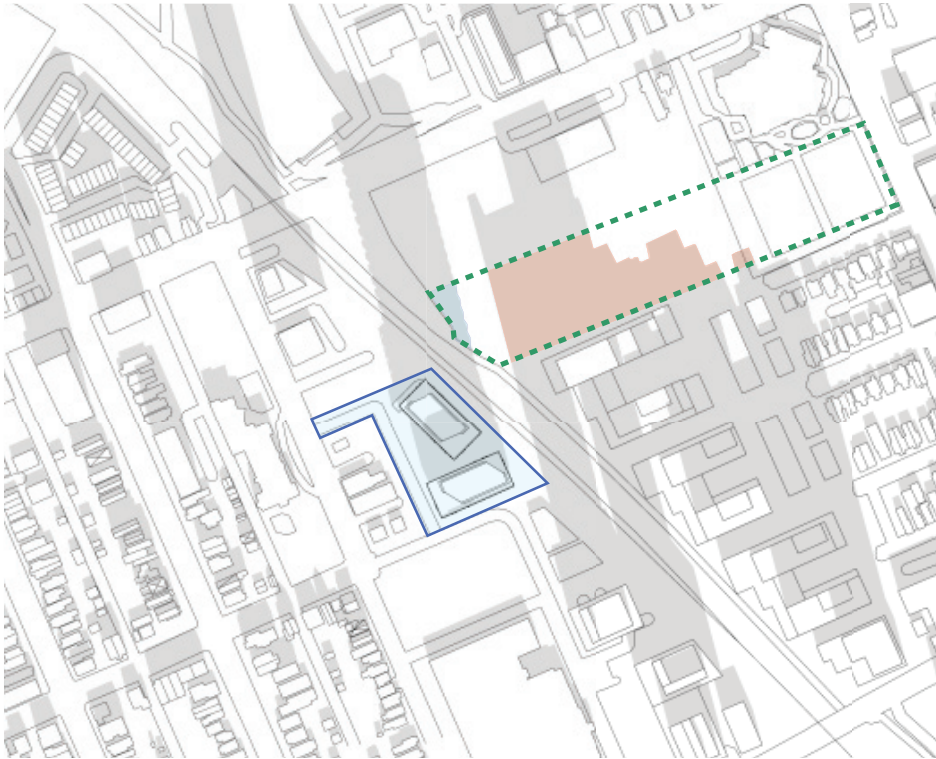
9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

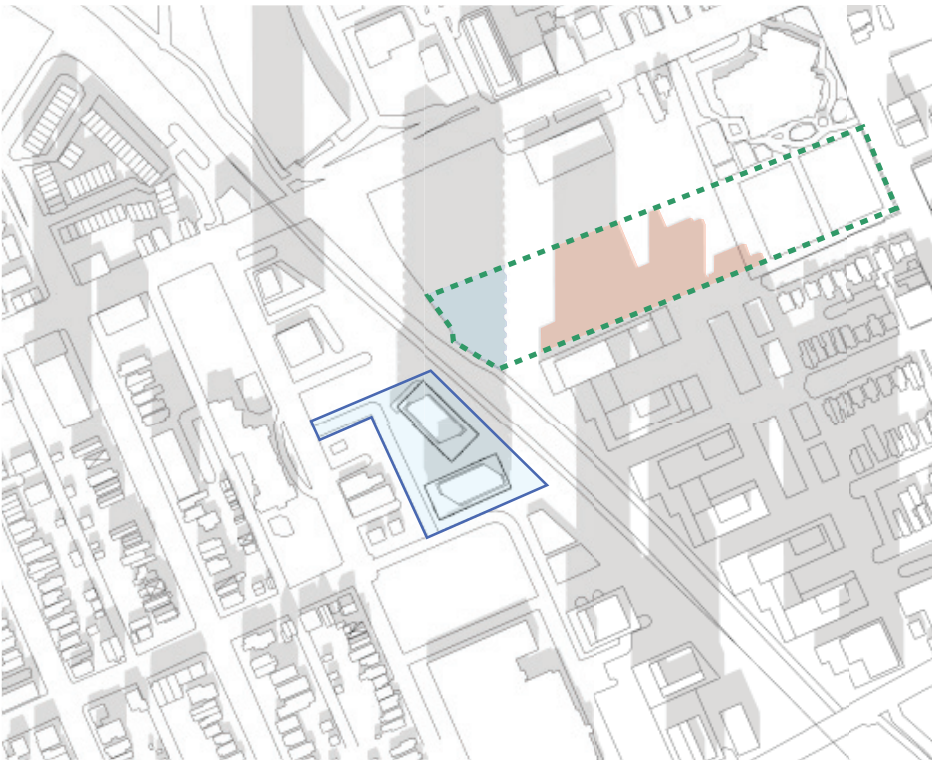
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

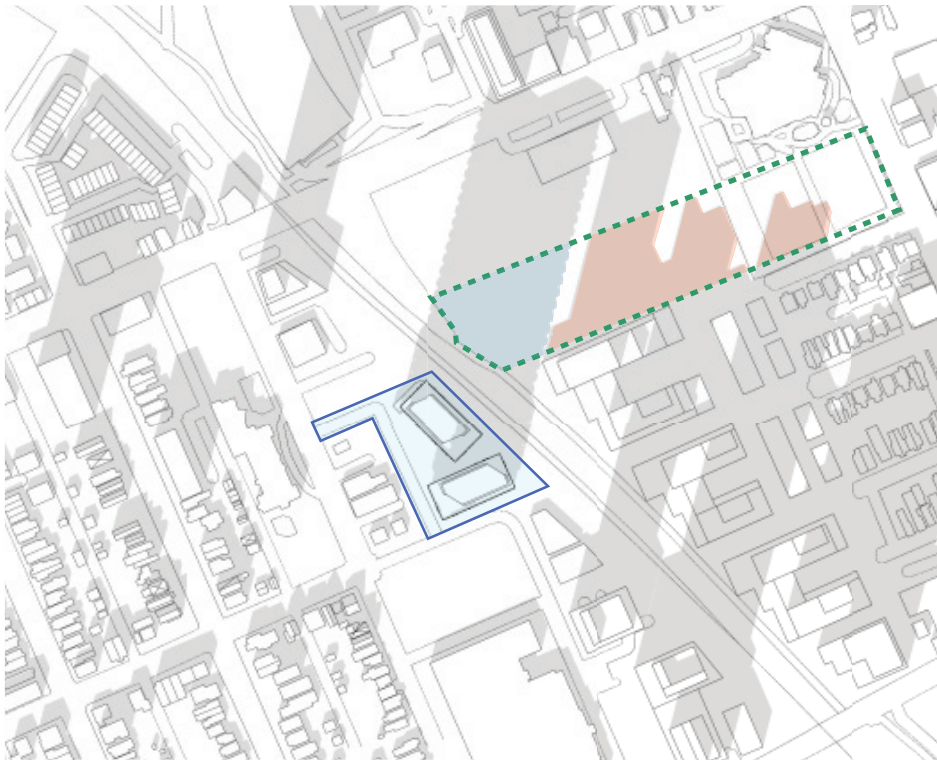
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZHILL SHADOWS PLOUFFE PARK

18 + 18 Storey Massing



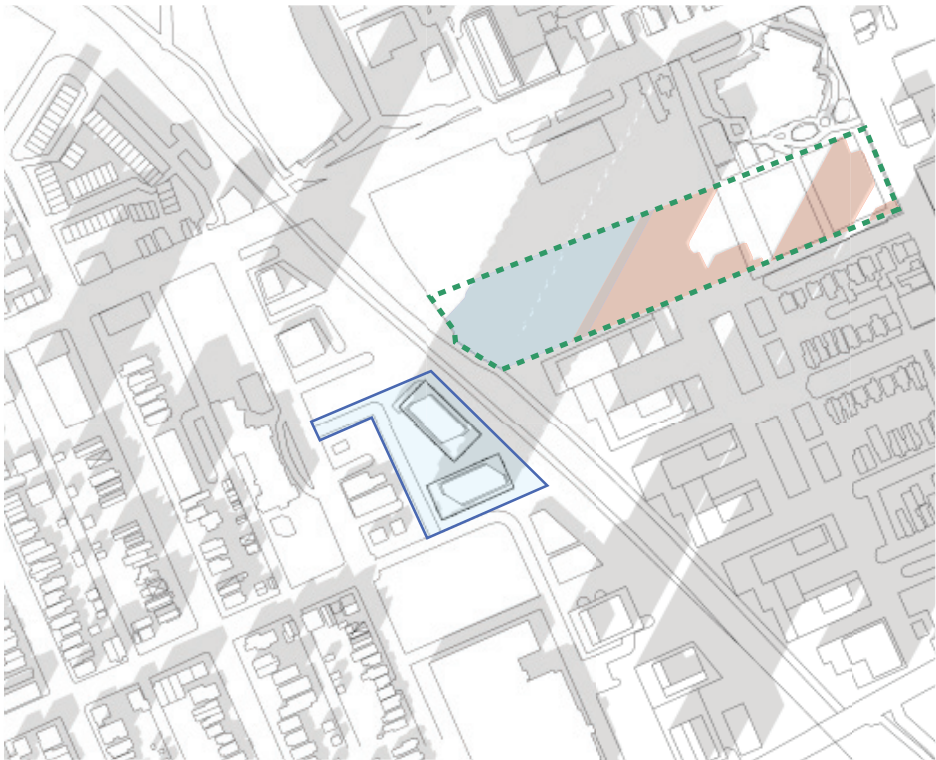
12 pm

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



1 pm

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



2 pm

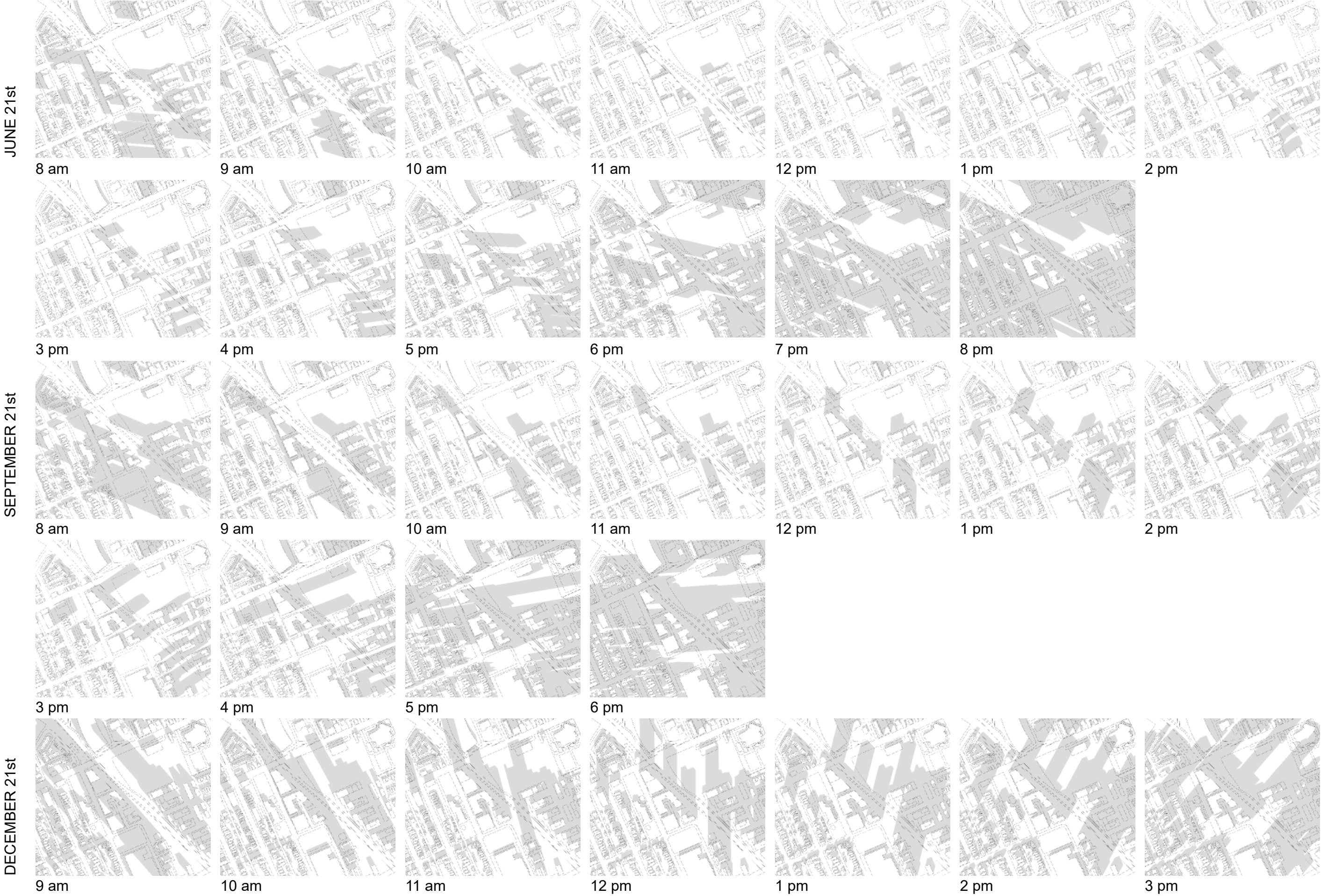
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZHILL SHADOWS PLOUFFE PARK



3 pm

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

Secondary Planning Massing



JUNE 21st



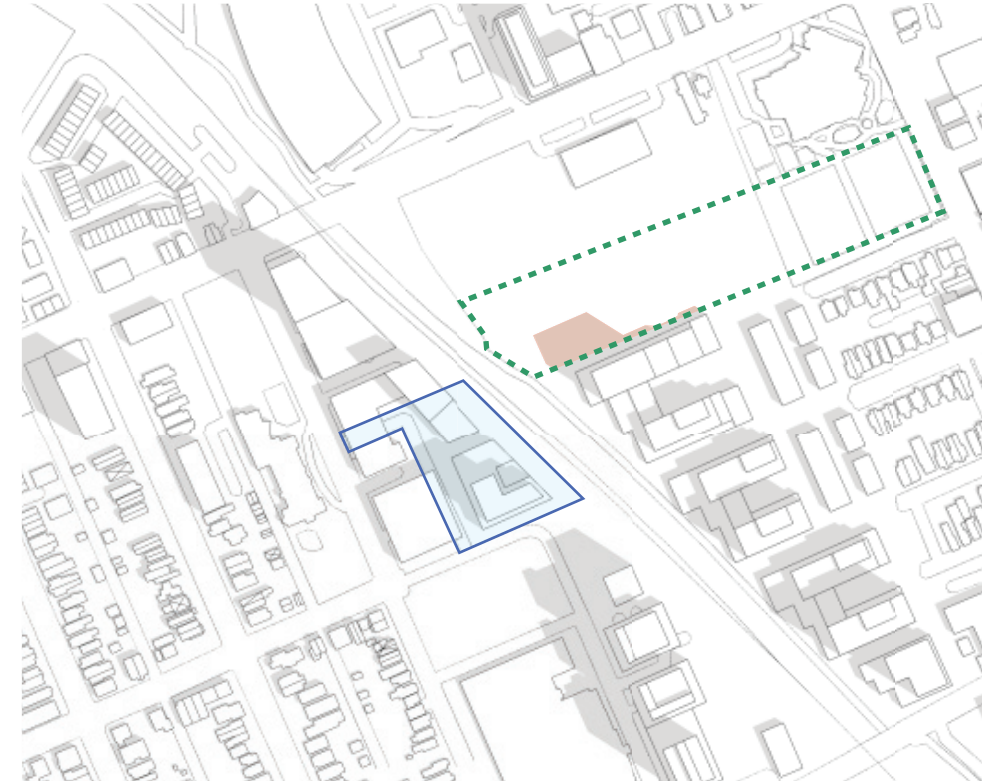
8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

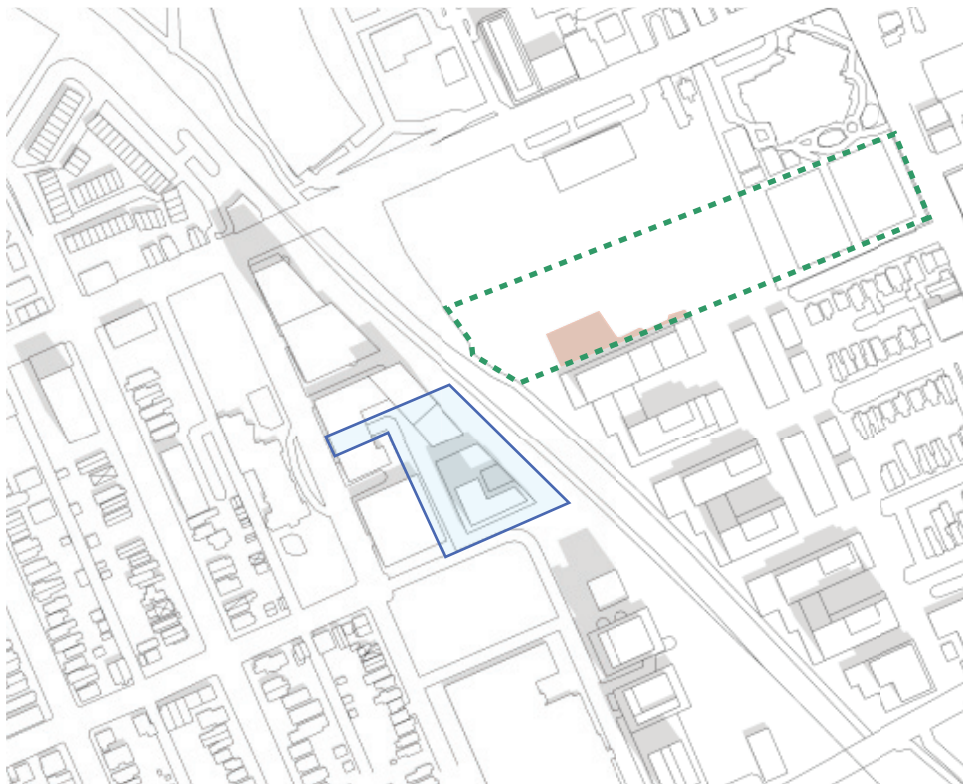
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

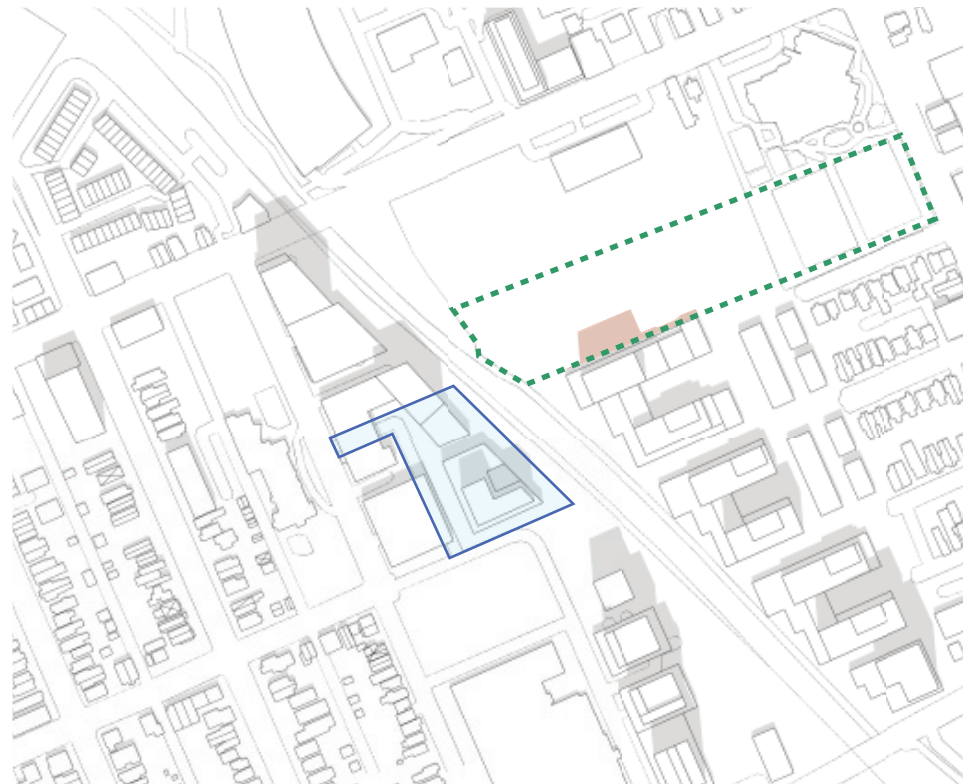
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

Secondary Planning Massing



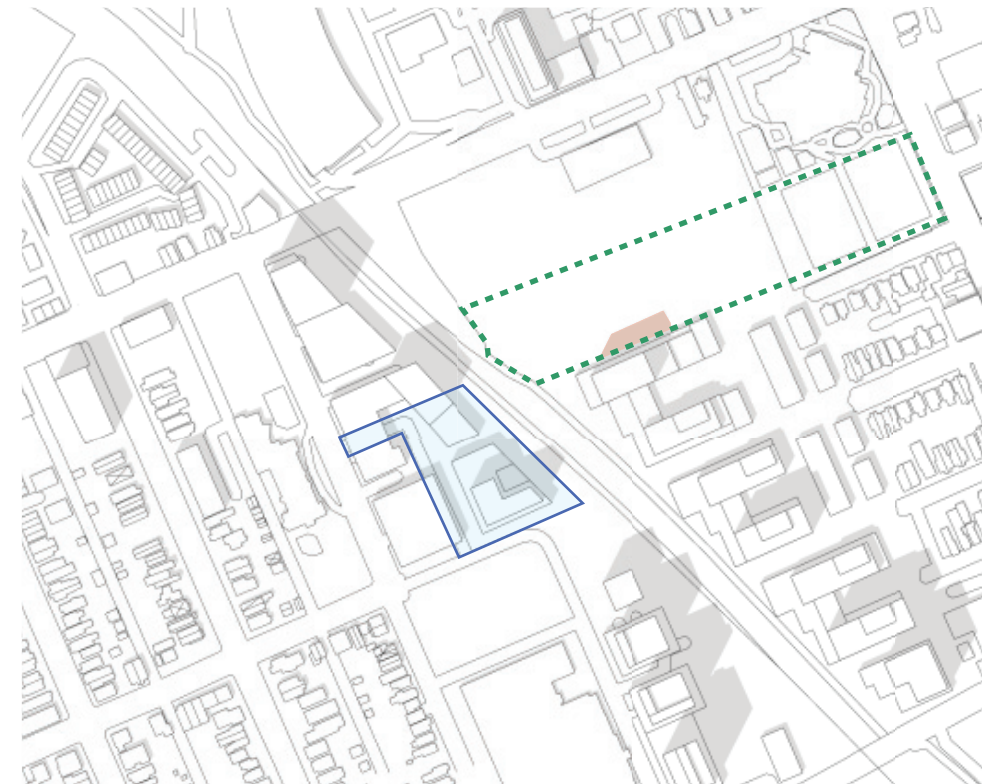
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

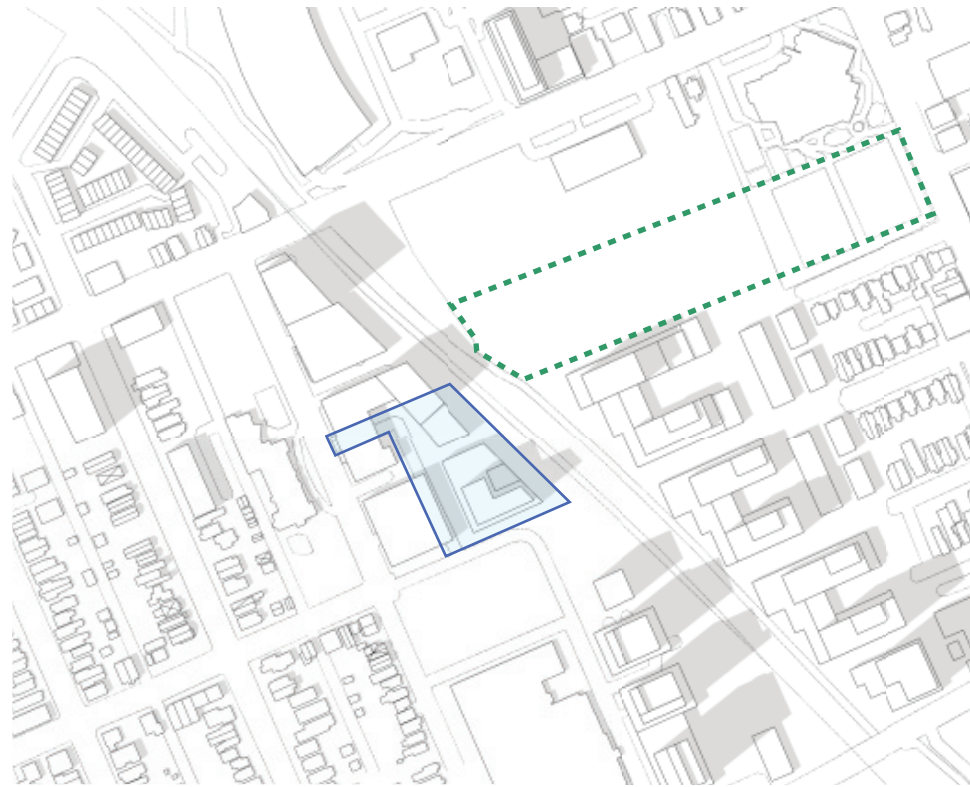
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

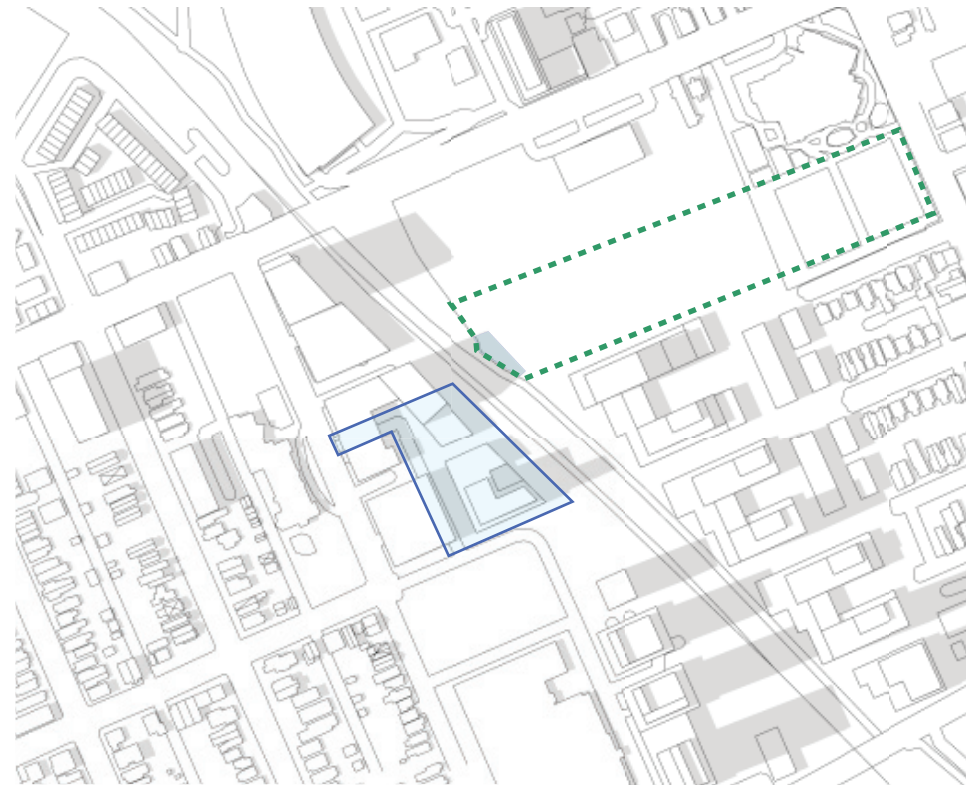
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st



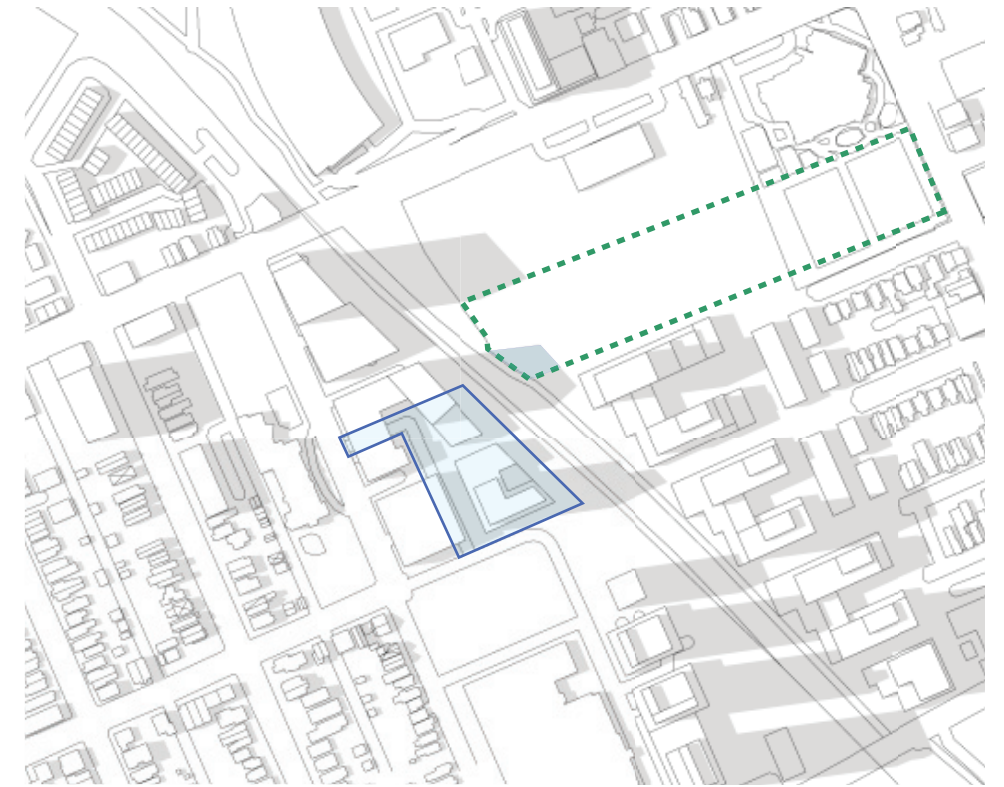
2 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

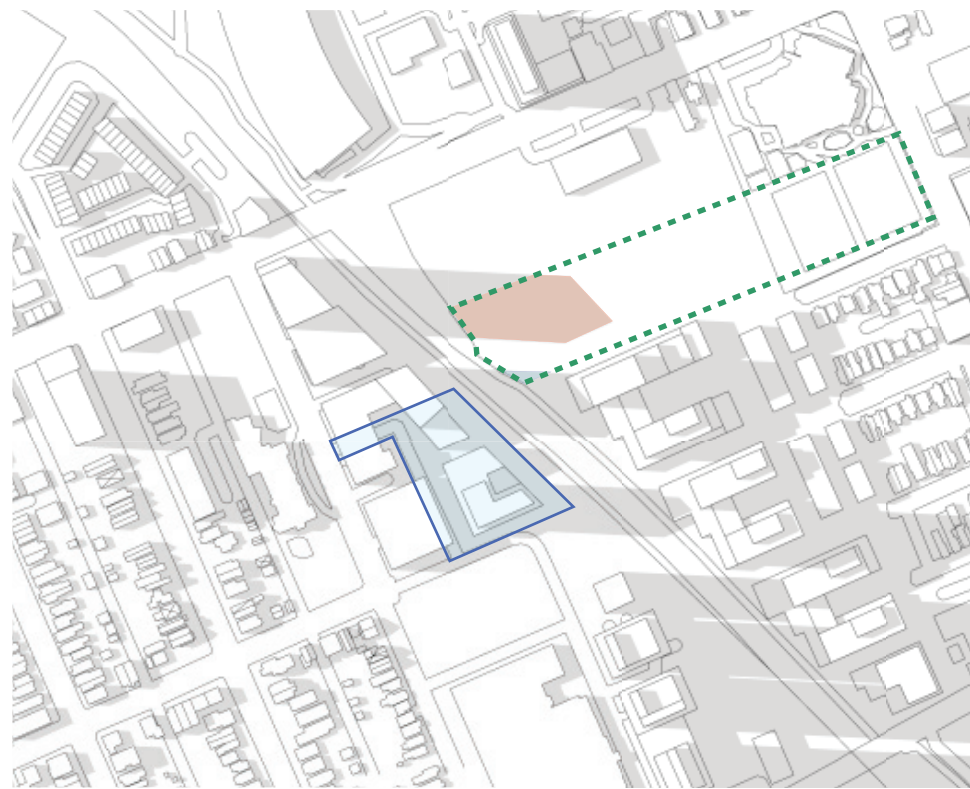
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



5 pm

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



6 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOW PLOUFFE PARK



7 pm

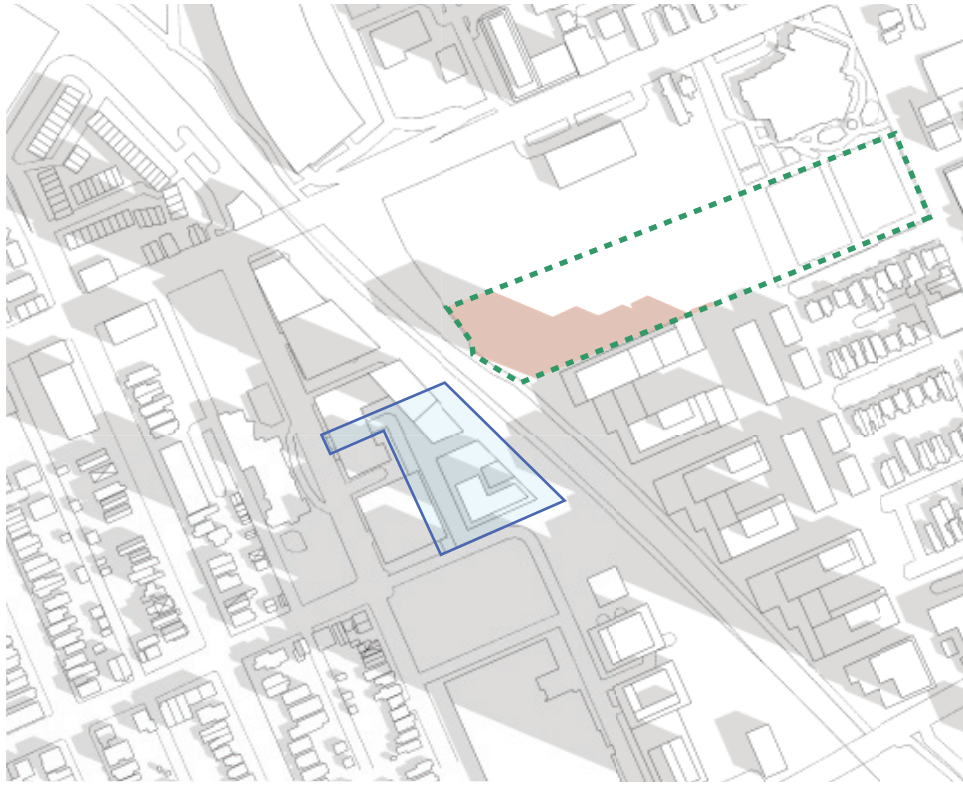
APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



8 pm

APPROVED TRINITY CITY CENTRE PROJECT & EXISTING BUILDINGS SHADOW PLOUFFE PARK

SEPTEMBER 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

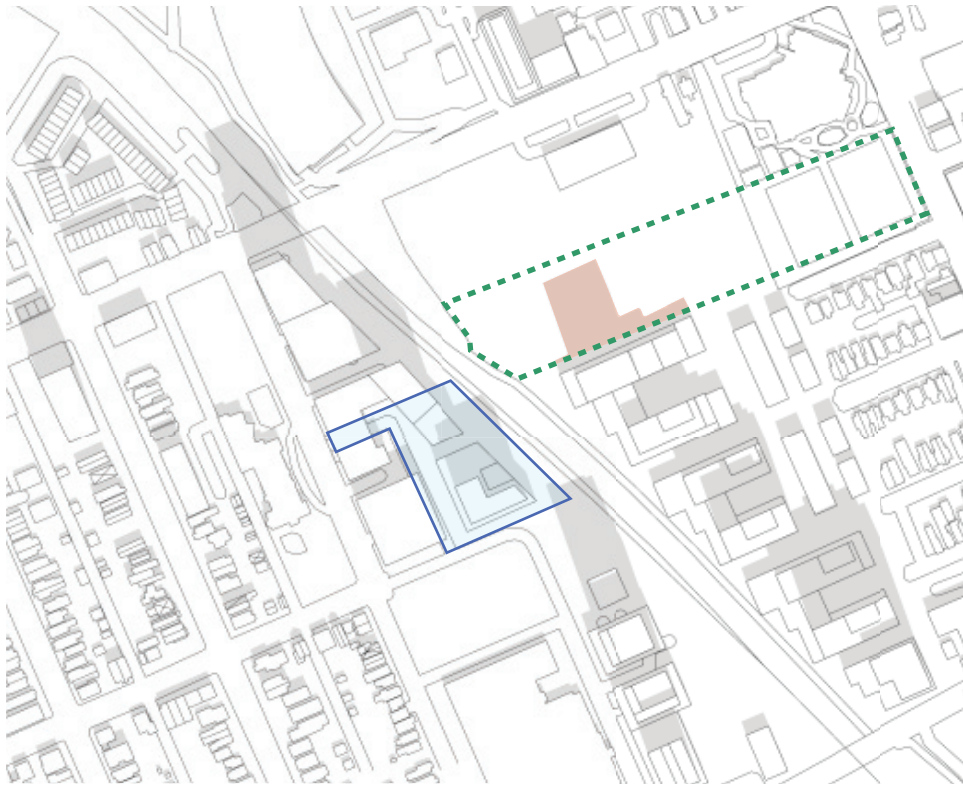
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

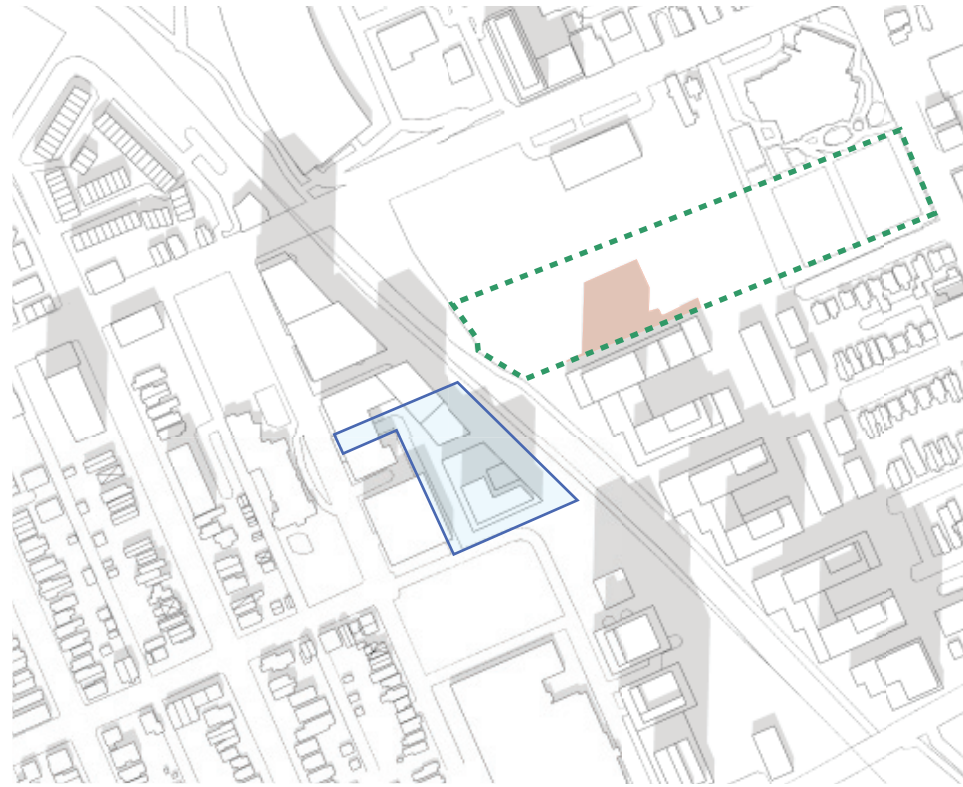
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

Secondary Planning Massing



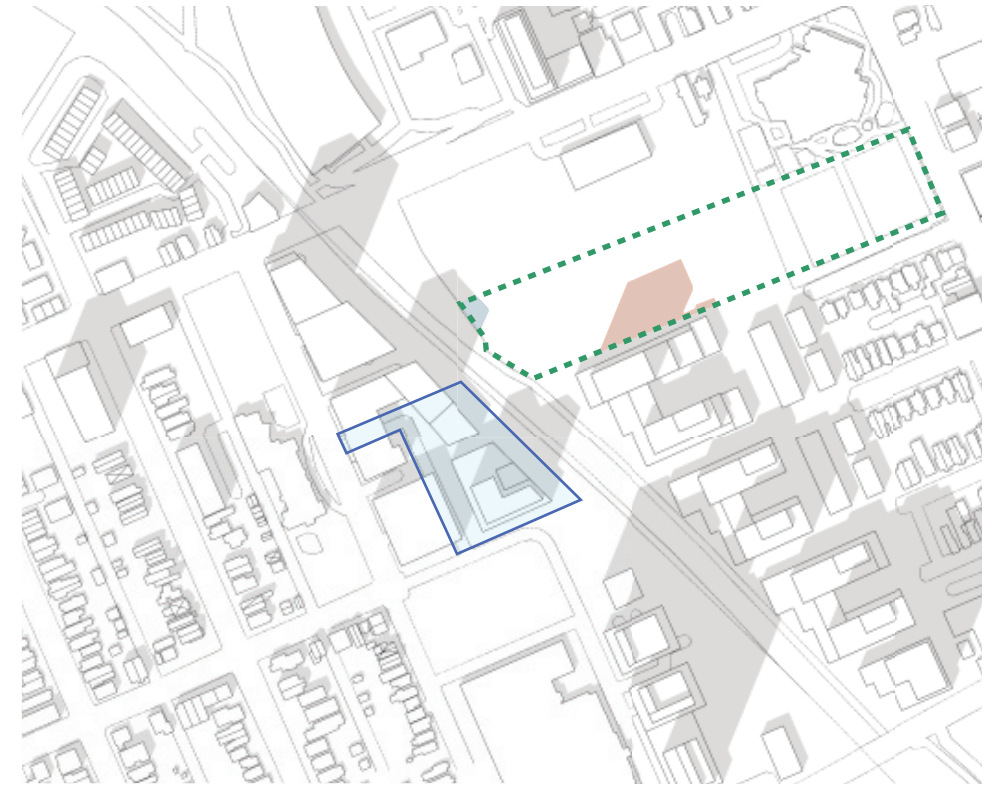
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

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

SEPTEMBER 21st



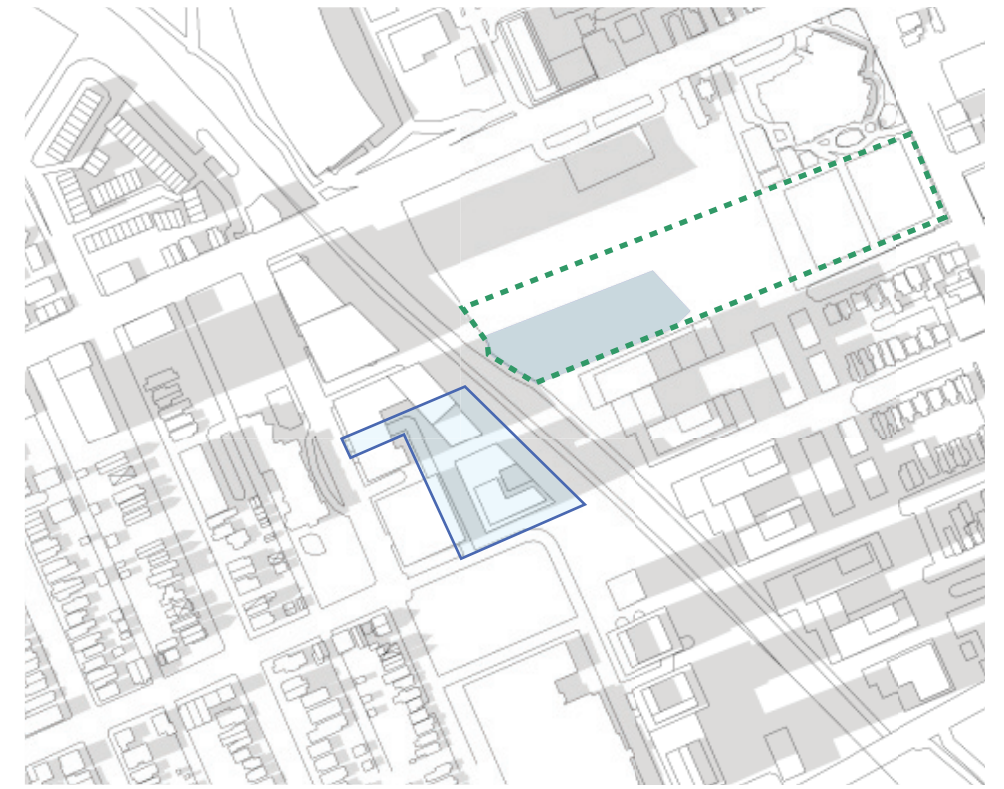
2 pm

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 Planning Massing



5 pm

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



6 pm

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

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

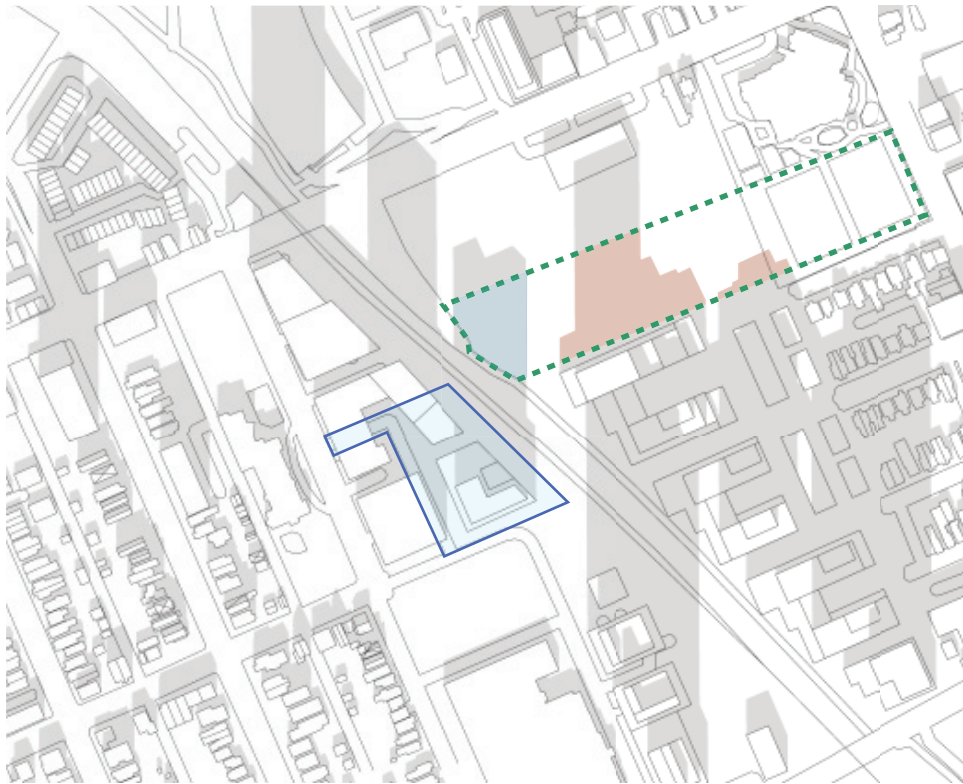
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

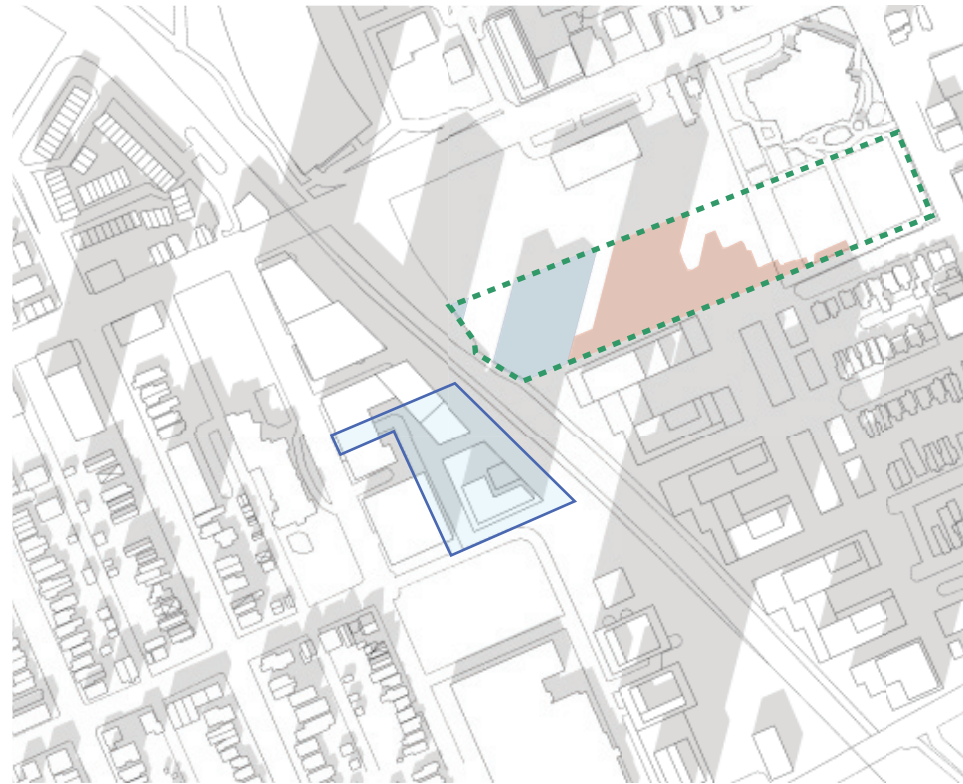
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

Secondary Planning Massing



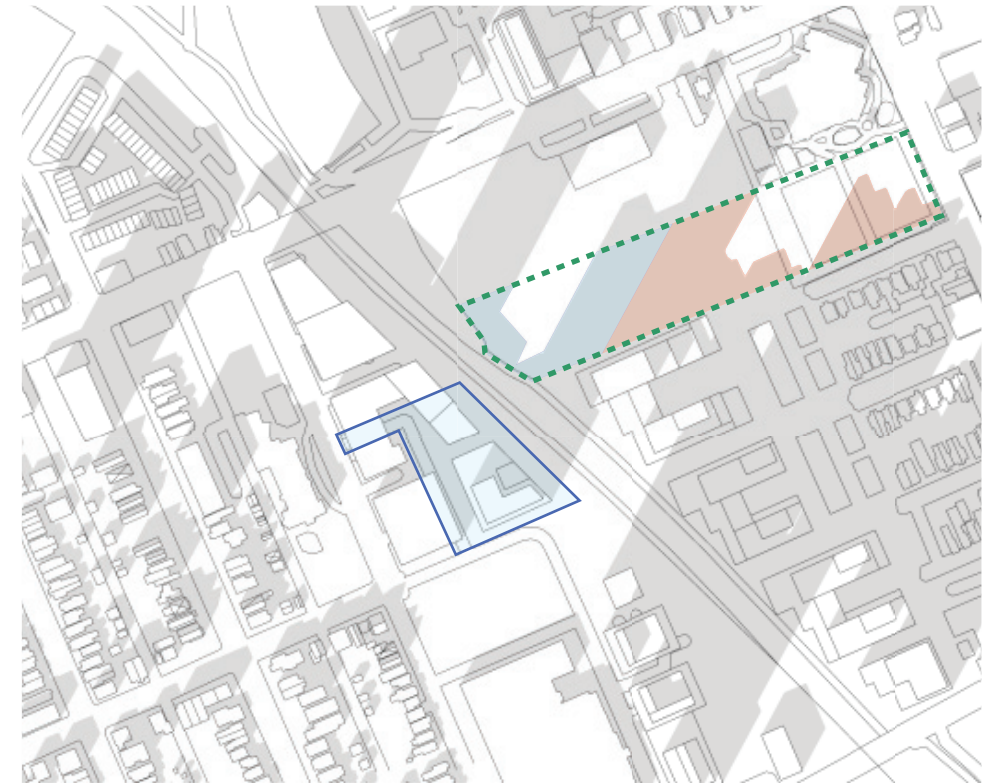
12 pm

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



1 pm

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



2 pm

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



3 pm

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