267 O’CONNOR STREET

CITY RESUBMISSION BOOKLET

DECEMBER 1, 2025

UNS United Network Studio
HOBIN ARCHITECTURE
TAGGART REALTY MANAGEMENT
CSW
FOTENN

267 O'CONNOR STREET

TABLE OF CONTENTS

01_ DESIGN BRIEF

02_ REDESIGN OVERVIEW

03_ SITE PLAN

04_ GF PLAN

05_ LANDSCAPE PLAN

06_ ELEVATIONS

07_ VIEWS

08_ SUN/SHADOW STUDY

APPENDIX

267 O'CONNOR STREET

DESIGN BRIEF

PROJECT DESCRIPTION

Brief Description
The proposed development, consisting of two high-rise towers, intends to provide a livable, resilient and dynamic site for Ottawa's Centretown community. The proposed development aims to not only supply additional housing to the area but also create a lively place for all users to congregate, enjoy a vibrant mix of retail and community uses, and engage with a thoughtfully designed public space, promoting social interaction and collective well-being. The development seeks to achieve these goals through aligning itself with the following contemporary urban design principles: mobility, nature, community, visual landmarks, and sustainability.

Mobility
The development aims to promote walkability by providing pedestrian friendly connections, widened sidewalks, and improved streetscapes. Additionally, bicycle infrastructure, including secure storage aims to encourage active transportation. Ground-level retail and public spaces integrate seamlessly with the surrounding urban fabric, enhancing the site's overall connectivity.

Nature
Incorporation of green spaces such as the large, landscaped plaza, private rooftop amenity gardens, and tree-lined pathways intend to contribute to the site's urban biodiversity. Additionally, elevated public seating and at grade gathering areas surrounded by these natural elements create a welcoming environment for residents and visitors alike.

Community
The design fosters social interaction through accessible public spaces, community hubs, and cultural programming. Mixed-use components, including retail, residential, and recreational amenities, support a vibrant, 24/7 neighborhood. The potential for public art, and community events within the P.O.P.S aim to strengthen the cultural identity of the area.

Visual Landmarks
The staggered heights of the two-tower configuration creates a distinct silhouette, intending to enhance the Ottawa skyline without interrupting the designated view corridors. With a focus on innovative materials and a dynamic façade design, the project aims to ensure a visually striking landmark and a strong sense of place within the neighbourhood.

Sustainability
Further contributing to the landmark status of the project, the development seeks to include relevant and rewards sustainability measures. The incorporation of high-performance building systems, a focus on operational energy disclosure, consideration of the life-cycle assessment of construction materials and a thoughtful method of construction waste are currently being explored. Specifically, the two-tower site is considering the use of intelligent building systems, assessing the capacity for on-site renewable energy generation, looking to enroll in the Better Buildings Ottawa program, disclosing operation data to the City to accelerate the adoption of low carb building technologies, exploring alignment with certification programs such as LEED, and researching materials with a low carbon footprint to improve the life-cycle analysis of the site. While the City of Ottawa's High Performance Design Standards (HPDS) are not yet in effect, the proposed development will explore the HPDS in conjunction with the alternate sustainability measures being evaluated in relation to the site. The proponent will take under consideration the HPDS and attempt to implement any applicable measures.

Project Statistics
The proposed development consists of a total of 513 residential units, approximately 4000 sq.ft. of commercial/retail space at grade, and various types of interior and exterior amenity spaces. It is intended that phase one of the development would contain the north portion of the parking garage and north tower, while phase two would follow, completing the southern portion of the parking garage and the south tower.

The residential units anticipated in both phases include a diverse mix of studios, one-bedroom, one-bedroom plus den, two-bedroom, and two bedroom plus den layouts, appealing to various demographics.

A total of 319 parking spaces are anticipated, located across four levels of below grade parking. Of these, 52 spaces are intended to be dedicated to visitors, providing a visitor parking ratio of 0.1. The remaining 267spaces are intended for residential use to provide a 0.52 residential ratio. The development also prioritizes sustainable and active transportation options by incorporating interior and exterior bicycle parking at grade and below grade, supporting cycling as a convenient and eco-friendly mode of transportation. Additionally, enhanced pedestrian connectivity to nearby transit services further promotes walkability and reduced reliance
on personal vehicles.

DESIGN DIRECTIVES

Summary of Zoning, Official Plan, and Urban Design Guidelines
In 2020, Taggart Realty Management submitted a planning application to the City of Ottawa to rezone this property from its existing commercial use to accommodate two residential rental towers of 28 and 30 storeys. This proposal necessitated an Official Plan Amendment and leverages the Centretown Landmark Building policy to permit the proposed development.

The Centretown Community Design Plan allows for increased building heights on streets like O'Connor if the development qualifies as a true civic or national landmark. To meet this criterion, the proposal must make significant and exceptional contributions to the public realm through elements such as iconic architecture and include a publicly accessible space comprising at least 40% of the property's area. Taggart's proposal aims to fulfill these requirements by dedicating approximately 40% of the site to public open space featuring greenery, seating, and activity areas, thereby creating a focal point for the neighborhood.

The development has been designed to align with the City of Ottawa's high-rise design guidelines. In particular, the massing has been broken down to create a distinct four-storey podium, a middle tower, and a top which integrates the mechanical penthouse, further enhancing the Ottawa skyline. Additionally, the tower forms have been located to maintain a 20m separation, allowing for natural light to enter all units, and mitigate sun shadowing impact to the surrounding neighbourhood.

Response to Urban Design Directions and Preconsultation Meetings
Please refer to UDRP Report.
The proposed development at 267 O'Connor aims to create a future-proof community hub within Centretown. The proposal features a variety of unit typologies in the towers and upper levels of the podium, as well as a vibrant public space in the podium's lower level and courtyard. The design is influenced by the existing heritage context of Centretown, particularly in the design of the podium. To better integrate with the surrounding neighborhood, we've broken up the overall massing. The podium facades have been articulated and the brick materiality has been refined to further emphasize the human scale of the development along Maclaren. The podium reaches the typical height of nearby buildings and reflects Centretown's materiality with warm, light brick textures. At this time, various tones of brick are still being explored. Arched details distinguish the podium from the towers, grounding the architecture in the traditional geometry often seen in Ottawa's heritage buildings. The O'Connor façade features arches at the internal corners of the courtyard, marking the site's entry point. Intermediate setbacks between the podium and towers create a human-scaled transition, further enhancing the design.

Additionally, the development features two towers of varying heights, designed to reduce the overall massing and align more closely with the neighborhood's scale. The two panelized ceramic towers, spaced 20 meters apart, open up opportunities for views of Ottawa's skyline, nature, and landmarks, while also providing space for a vibrant public green courtyard. This courtyard will serve as a year-round gathering space for both residents and the community, supported by interior commercial and retail spaces. The two-tower approach also allows for phased development, enabling the project to progress incrementally over time and accommodate market demands.

SITE, CONTEXT, AND ANALYSIS

Site Context
Located in Ottawa's Centretown neighborhood, 267 O'Connor Street sits at the intersection of O'Connor Street and Gilmour Street, within a highly urbanized and mixed-use environment. Centretown is a vibrant area known for its blend of residential, commercial, and institutional uses, offering a dynamic setting that supports both living and working populations.
Originally, in the 1920's, the neighborhood was primarily characterized by single family

267 O'CONNOR STREET

homes. The site didn't see its first change until the 1950s where the homes at the corner of O'Connor and MacLaren were demolished and replaced with an office building. The lots at the corner of O'Connor and Gilmour were converted to a parking lot. Gradually, the adjacent sites to the west were acquired to accommodate the additional demand for vehicular parking. A new addition was added to the office building in the early 1970's to accommodate the demand for office space. Since then, the site has retained its use as an office building, and a surface parking lot. The existing six-storey office building has hosted various tenants, but in our recent history, it has been primarily occupied by medical services. These services have been welcomed by the community and were seen by many as a local asset. In recent years, however, the building has seen an increased vacancy rate, which has forced the ownership group to reevaluate the viability of this asset and to reconsider the future use of the site in its larger residential context.

Today, the site is well-served by existing infrastructure and public transit, with easy access to major roadways such as the Queensway (Highway 417) and key north-south arterial routes, including O'Connor and Bank Streets. Its central location positions it within walking distance of numerous amenities, including retail shops, restaurants, parks, and cultural institutions. The site is also in proximity to federal government offices and other employment hubs, making it a strategic location for high-density development.
Architecturally, the surrounding context consists of a mix of heritage buildings, mid-rise apartment complexes, and modern high-rises, reflecting Centretown's evolution over time. The area has been subject to intensification efforts, with new developments integrating contemporary urban design principles while respecting the historic character of the neighborhood.

As part of Ottawa's Downtown Core, the site is also influenced by broader urban planning objectives, including the promotion of transit oriented development, pedestrian-friendly streetscapes, and enhanced public spaces. Given its location in the National Capital, any proposed redevelopment must align with both municipal and federal urban design guidelines, ensuring a balance between growth, heritage conservation, and community livability.

Built and Natural Heritage Assets on Site and within the Adjacent Area
267 O'Connor Street is located within Ottawa's Centretown Heritage Conservation District (HCD), an area recognized for its significant cultural and historical value. The Centretown HCD was designated in 1997 under By-law 269-97, with boundaries established following an Ontario Municipal Board hearing.

Developed primarily between 1890 and 1914, Centretown is one of Ottawa's oldest residential neighborhoods, closely linked to the city's role as the national capital. Its proximity to Parliament Hill made it a desirable location for housing the expanding civil service and various professionals. The district showcases a diverse range of architectural styles, including large architect-designed houses along Metcalfe Street leading to the Victoria Memorial Museum (now the Canadian Museum of Nature). This variety reflects the area's historical development and its association with prominent figures in Ottawa's history.

In 2022, the City of Ottawa adopted a new Heritage Conservation District Plan for both the Centretown and Minto Park HCDs to meet the requirements of the Ontario Heritage Act. This plan provides updated policies and guidelines to preserve the district's heritage attributes while accommodating appropriate development.

The heritage qualities surrounding 267 O'Connor Street contribute to the area's unique character, blending historical architecture with the evolving urban landscape.

The proposed podium design aims to reflect some of the unique characteristics found in Ottawa's downtown and Centretown, such as the prominent use of arches, deep, recessed facades at grade, and the incorporation of light-coloured masonry materials.

Please also refer to the remainder of the document for reference images of heritage buildings providing critical context to the development.

Key Uses, Destinations, Spatial Elements in the Surrounding Area
267 O'Connor Street is situated in Ottawa's Centretown neighborhood, an area renowned for its vibrant mix of amenities. The location boasts a perfect Walk Score of 100, indicating that daily errands can be accomplished without the need for a car.

Dining and Entertainment: The vicinity offers a diverse selection of restaurants, cafes, and bars, catering to various culinary tastes and preferences.

Parks and Recreation: Residents can enjoy nearby green spaces such as Jack Purcell Park, Minto Park, and St. Luke's Park, providing opportunities for leisure and outdoor activities.

Transportation: The area is well-served by public transit, with several bus routes accessible within a short walking distance. Additionally, the Parliament O-Train station is approximately a 10-minute walk away, facilitating convenient travel across the city.

Shopping and Services: A variety of retail stores, grocery outlets, and essential services are located nearby, ensuring that residents have easy access to daily necessities.

Overall, the amenities surrounding 267 O'Connor Street contribute to a highly convenient and dynamic urban living experience.

Future and Current Development Proposals on Adjacent Properties/ Planned Functions of Adjacent Properties
As per the City of Ottawa's Development Applications website, several applications are currently active within a four block radius of 267 O'Connor.
The proposals within this radius include:

311 Somerset and 234 & 236 O'Connor: 16 Storey mixed-use building, 140 units, 67 parking spaces
322 Waverly: Six storey residential building, 27 units.
96 Nepean: 27 Storey residential building, 201 units, 161 parking spaces below grade.
359 Kent Street: 27 Storey mixed-use residential building, 289 units
381 Kent Street: Nine storey mixed-use residential building, 218 units
223 Mcleod: 18 Storey office building with retail on ground floor, 3 levels of underground parking
215 Mcleod: Four storey embassy building with a one storey below grade parking structure
178 Nepean and 219 & 223 Bank: Restoration proposal

Please refer to the future and current development proposals slide within this document for a diagrammatic view of the anticipated growth within the neighbourhood.

Bird Safety
The presence of the City of Ottawa's Bird Safe Guidelines, such as the inclusion of a bird-safe treatment to a minimum of 90% of the glass within the first 16 metres of building height is currently behind evaluated. Given the current context and desire to build housing, the economic viability of incorporating bird safe measures to mitigate bird strikes and provide bird-friendly building will be explored further throughout detailed design.

HOBIN ARCHITECTURE

UNS

Patrick Bisson
Hobin Architecture Inc.

UNS

267 O’CONNOR STREET

REDESIGN OVERVIEW

KEY REDESIGN POINTS:

Podium:
- Heritage Podium has extended the red masonry to the lower level.

Connection to Gilmour:
- Increase of the setback of the south tower on the east property line on level 1. This will improve the connection from Gilmour to Maclaren.

POPS:
- Redesign of the landscape strategy by moving the elevated gathering feature closer to O’Connor.
- Overall improvement of flow and circulation by refining the locations and angles of planters and paths.

Tower:
- Refinement of North and South tower elevations to break down the scale of the long edge. A simplified facade module has been introduced towards the eastern end.

- Refinement of roof and canopy into a larger exterior space with sloping canopy relating to the transition of the north/south facades.

- Articulation of balconies through the materiality. A proposed warm tone stone or metal is used on the underside and the inner wall of the balcony creating a smooth transition to the canopy of the roof.

267 O’CONNOR STREET

REDESIGN OVERVIEW_ **HERITAGE PODIUM**

SEPTEMBER 2025 SUBMISSION

DECEMBER 2025 SUBMISSION

267 O'CONNOR STREET

REDESIGN OVERVIEW_ **CONNECTION TO GILMOUR**

SEPTEMBER 2025 SUBMISSION

DECEMBER 2025 SUBMISSION

267 O'CONNOR STREET

REDESIGN OVERVIEW_ **POPS**

SEPTEMBER 2025 SUBMISSION

DECEMBER 2025 SUBMISSION

267 O’CONNOR STREET

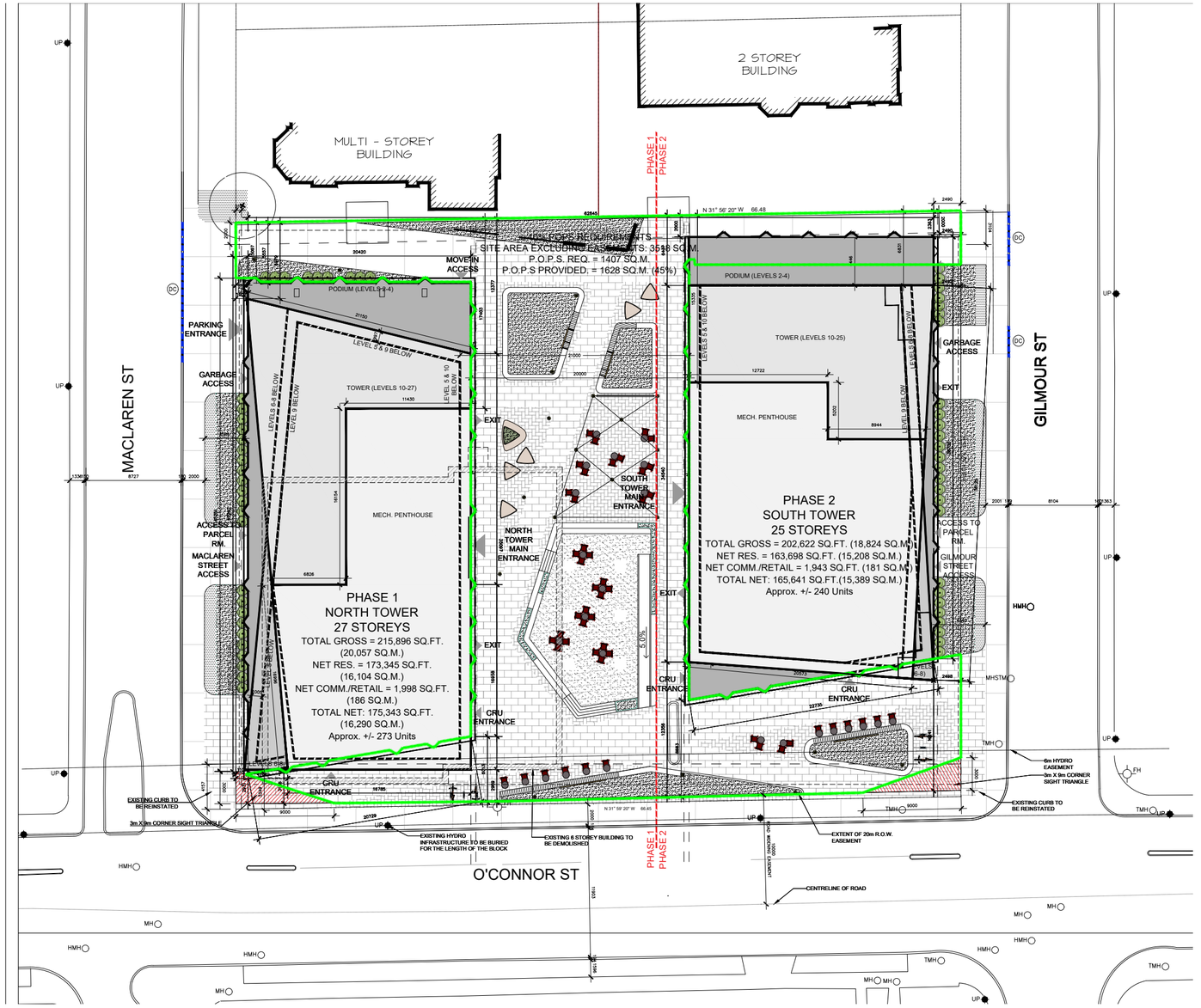
REDESIGN OVERVIEW_ **TOWER**

SEPTEMBER 2025 SUBMISSION

DECEMBER 2025 SUBMISSION

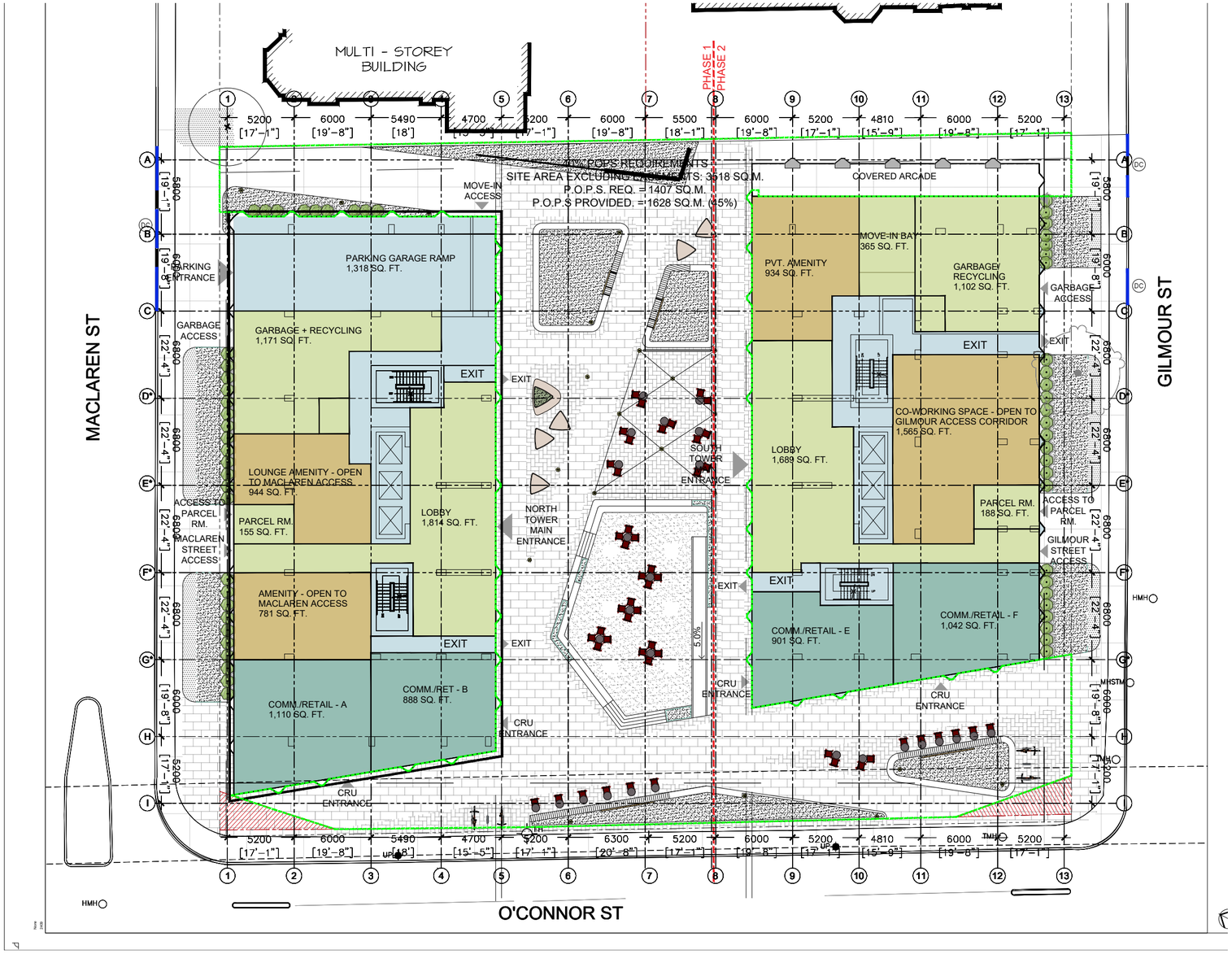
267 O'CONNOR STREET

SITE PLAN



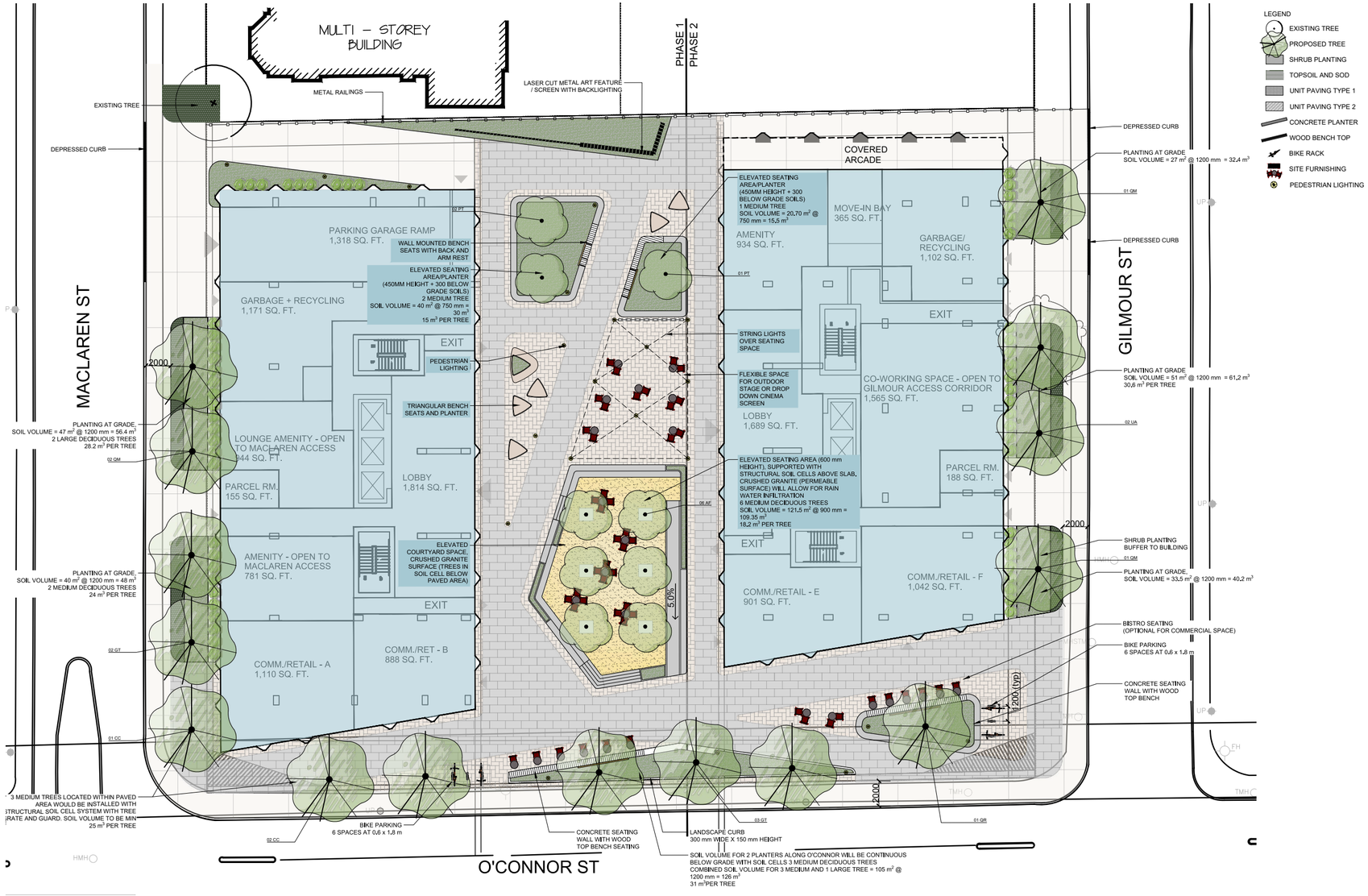
267 O'CONNOR STREET

GROUND FLOOR PLAN



267 O'CONNOR STREET

LANSCAPE PLAN



267 O’CONNOR STREET

ELEVATIONS

UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O’CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

date
01/12/2025
revision
-

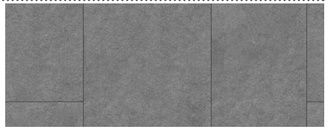
title
NORTH ELEVATION

267 O'CONNOR STREET

ELEVATIONS

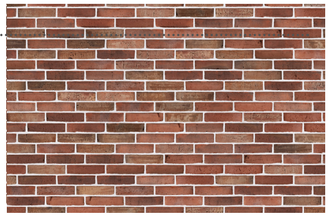
Glazing:
Transparent Glass

Tower Facade:
Grey Ceramic Panels



Tower Soffits:
Warm Ceramic Panels

Podium:
RED BRICK



UNS UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

date
01/12/2025
revision
-

title
WEST ELEVATION

UNS

267 O'CONNOR STREET

MATERIALITY_**PROPOSED BRICK PALLET**

DARK RED BRICK

LIGHT RED BRICK

267 O’CONNOR STREET

VIEWS_N/W OCONNOR CORNER **01**

RED BRICK 01

MACLAREN STREET

OCONNOR STREET

267 O'CONNOR STREET

VIEWS_OCONNOR CORNER **02**

LIGHT BRICK 02

MACLAREN STREET

OCONNOR STREET

267 O’CONNOR STREET

VIEWS_COURTYARD **01**

RED BRICK 01

267 O’CONNOR STREET

VIEWS_COURTYARD **02**

LIGHT BRICK 02

267 O’CONNOR STREET

VIEWS_S/W OCONNOR CORNER **01**

RED BRICK 01

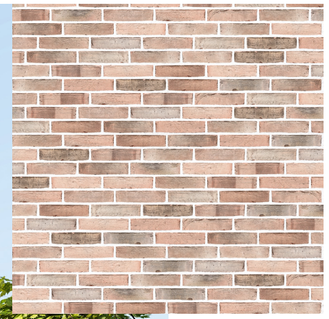
GILMOUR STREET

OCONNOR STREET

267 O’CONNOR STREET

VIEWS_S/W OCONNOR CORNER **02**

LIGHT BRICK 02



GILMOUR STREET

OCONNOR STREET

267 O'CONNOR STREET

GILMOUR EAST **01**

RED BRICK 01

OCONNOR STREET

GILMOUR STREET

uns

267 O’CONNOR STREET

GILMOUR EAST **02**

LIGHT BRICK 02

OCONNOR
STREET

GILMOUR
STREET

267 O'CONNOR STREET

VIEWS_GILMOUR EAST (02) **01**

RED BRICK 01

OCONNOR
STREET

GILMOUR
STREET

267 O’CONNOR STREET

VIEWS_S/W GILMOUR VIEW EAST

OCONNOR
STREET

GILMOUR
STREET

267 O’CONNOR STREET

VIEWS_WEST AERIAL

267 O’CONNOR STREET

VIEWS_EAST AERIAL

MACLAREN
STREET

267 O'CONNOR STREET

SUN SHADOW STUDY SUMMARY

JUNE 21

7:00am

8:00am

9:00am

10:00am

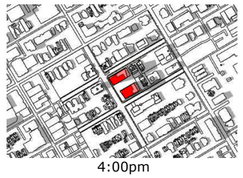
11:00am

12:00pm

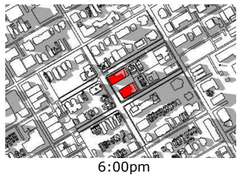
1:00pm

2:00pm

3:00pm


4:00pm

5:00pm


6:00pm

MARCH / SEPTEMBER 21

FULL SHADOW COVERAGE, TIME NOT APPLICABLE
7:00am

8:00am

9:00am

10:00am

11:00am

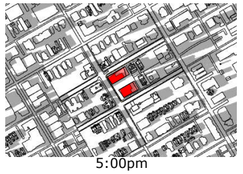
12:00pm

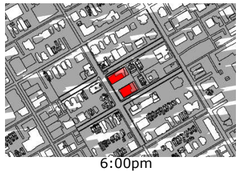
1:00pm

2:00pm

3:00pm

4:00pm


5:00pm


6:00pm

DECEMBER 21

FULL SHADOW COVERAGE, TIME NOT APPLICABLE
7:00am

FULL SHADOW COVERAGE, TIME NOT APPLICABLE
8:00am

9:00am

10:00am

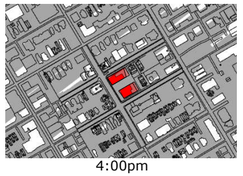
11:00am

12:00pm

1:00pm

2:00pm

3:00pm


4:00pm

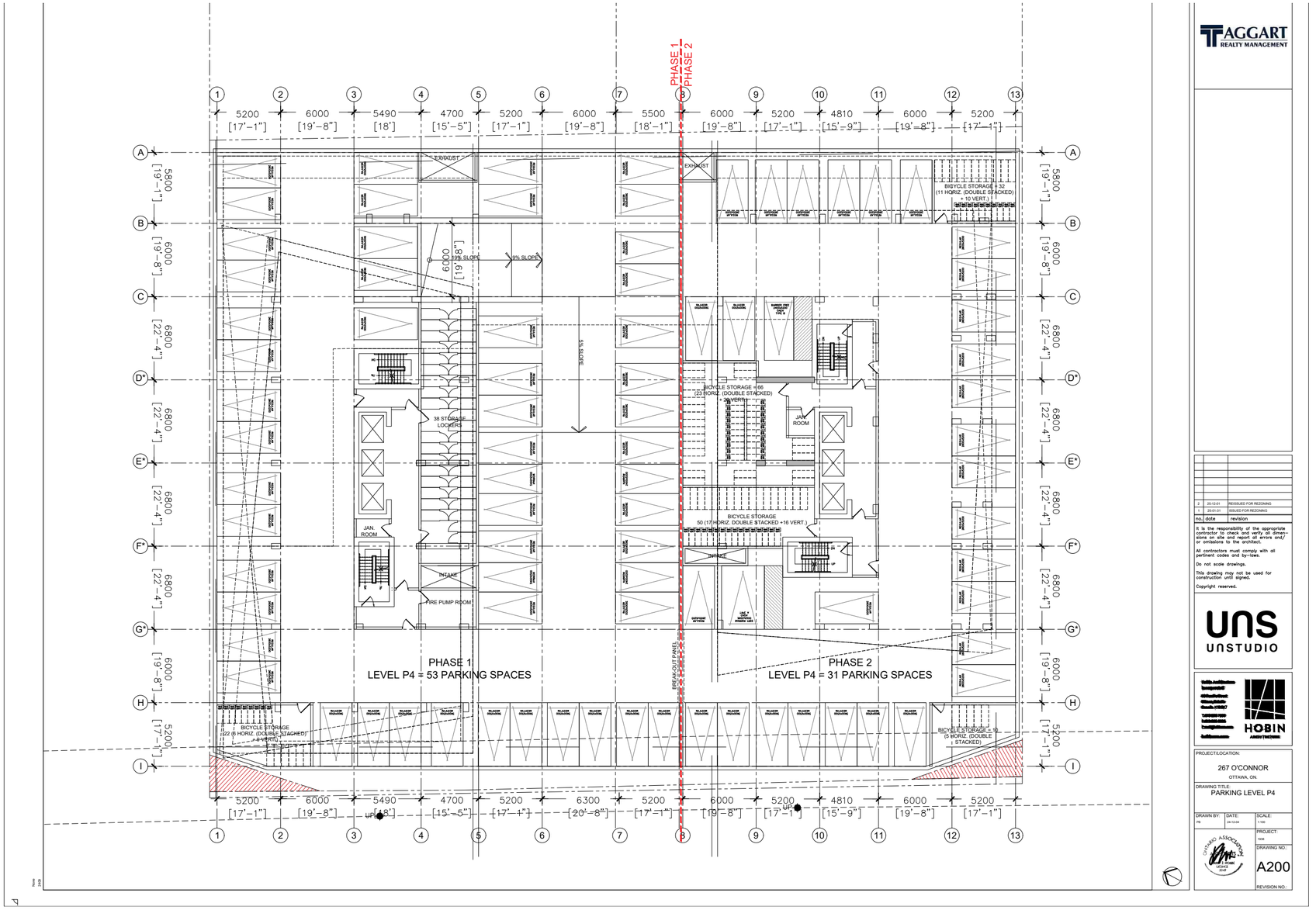
FULL SHADOW COVERAGE, TIME NOT APPLICABLE
5:00pm

FULL SHADOW COVERAGE, TIME NOT APPLICABLE
6:00pm

APPENDIX

267 O'CONNOR STREET

PLAN_P4



TAGGART REALTY MANAGEMENT

no.	date	revision
2	25-12-01	REISSUED FOR REZONING
1	25-01-31	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON.

DRAWING TITLE:
PARKING LEVEL P4

DRAWN BY:	DATE:	SCALE:
PB	24-12-04	1:100

PROJECT: 1908

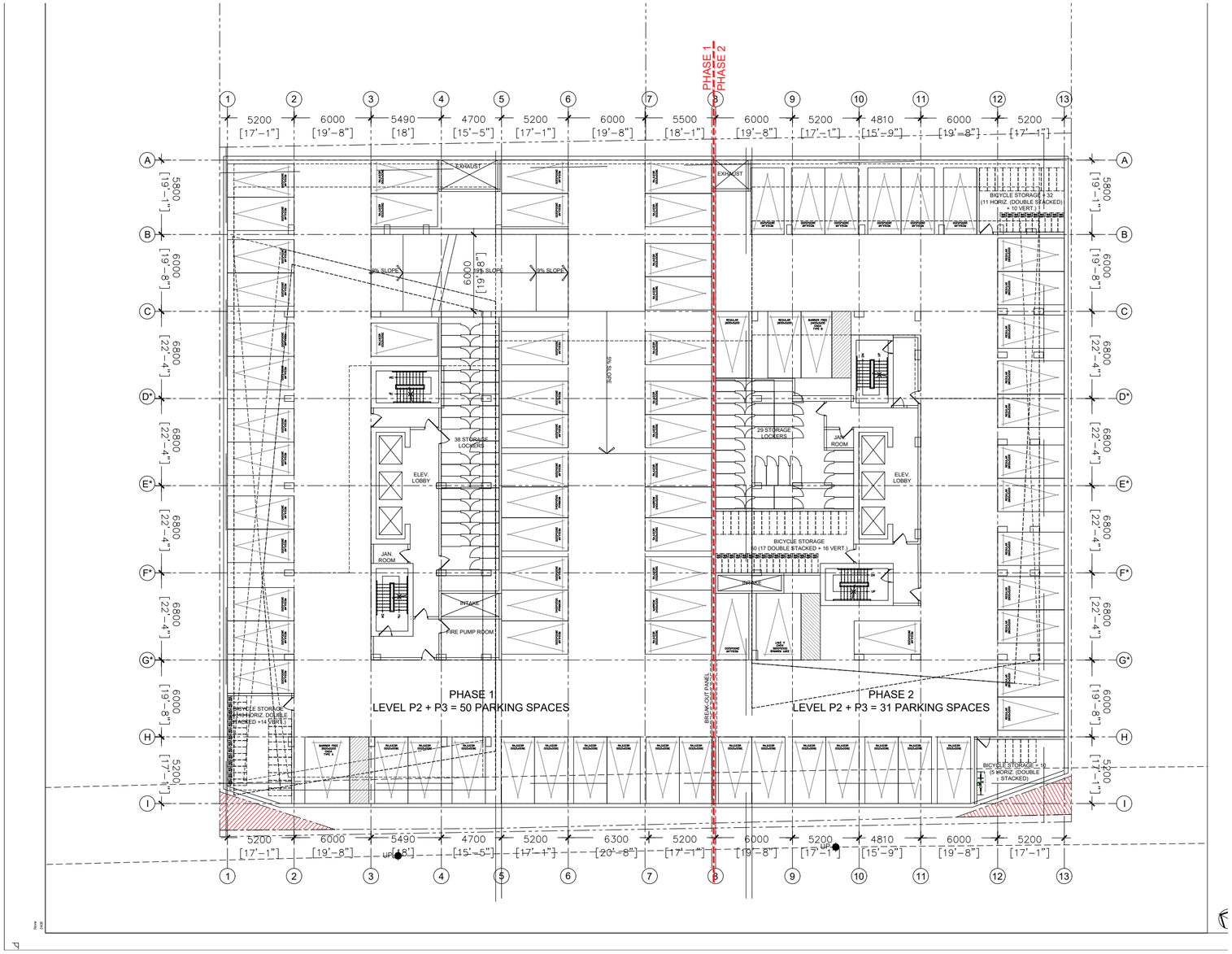
DRAWING NO.: A200

REVISION NO.:

uns

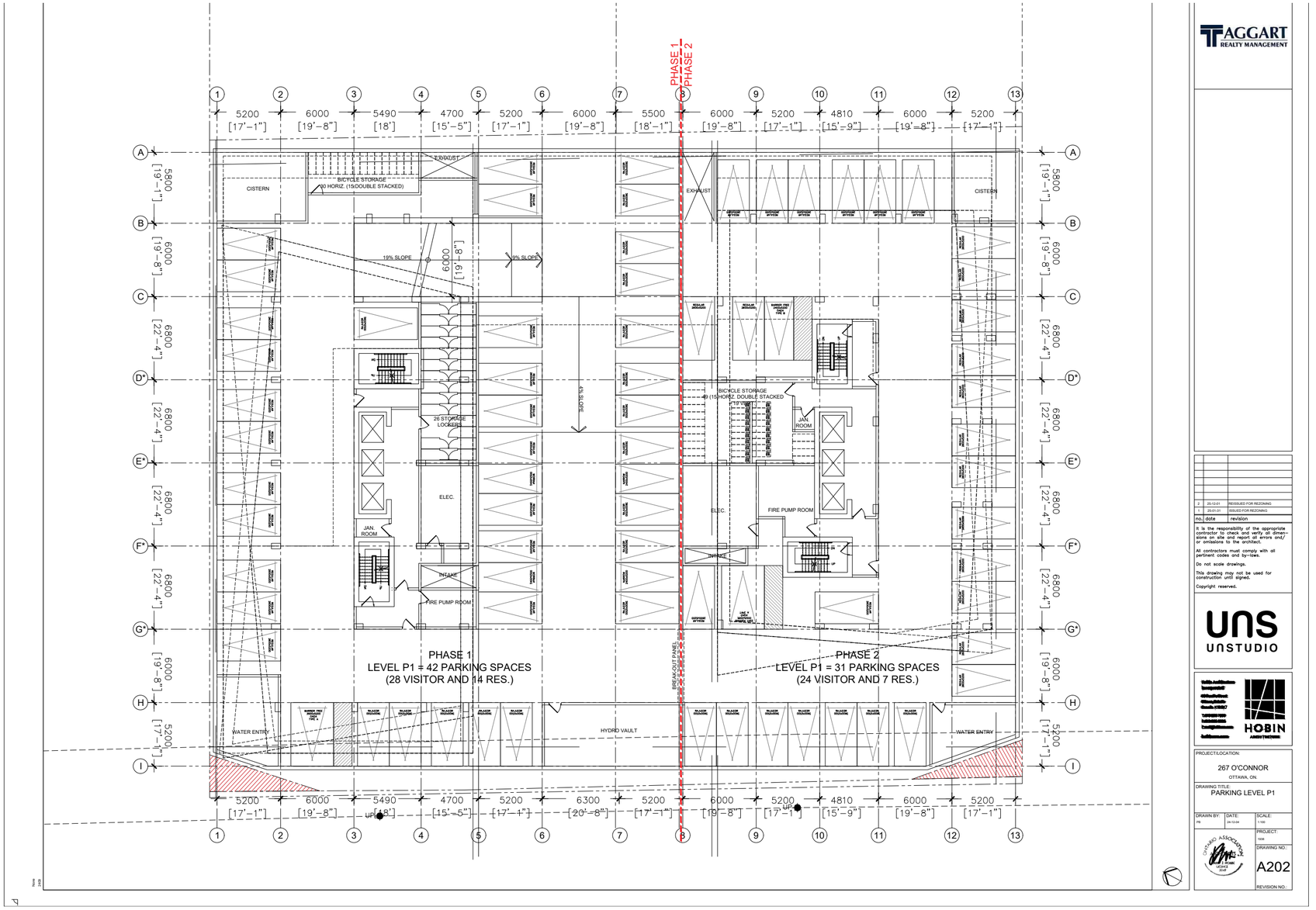
267 O'CONNOR STREET

PLAN_P2+P3



267 O'CONNOR STREET

PLAN_P1



TAGGART REALTY MANAGEMENT

no.	date	revision
2	25-12-01	REISSUED FOR REZONING
1	25-01-31	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

HOBIN ARCHITECTURE

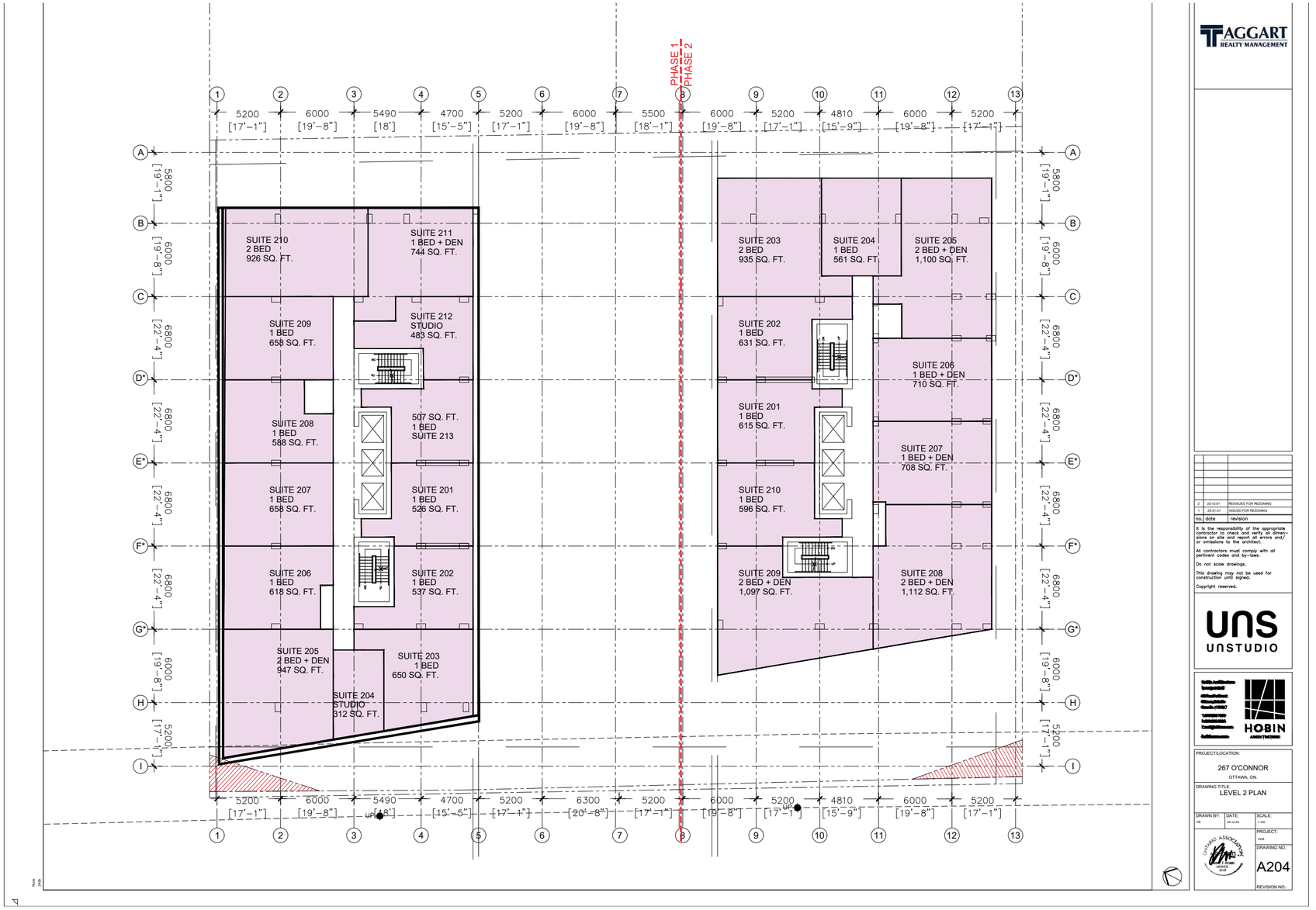
PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON.

DRAWING TITLE:
PARKING LEVEL P1

DRAWN BY: PB | DATE: 24-12-04 | SCALE: 1:100 | PROJECT: 1908 | DRAWING NO.: A202 | REVISION NO.:

267 O'CONNOR STREET

PLAN_LEVEL 2



TAGGART REALTY MANAGEMENT

no.	date	revision
2	25-12-01	REISSUED FOR REZONING
1	25-01-31	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON.

DRAWING TITLE:
LEVEL 2 PLAN

DRAWN BY: PB | DATE: 24-12-04 | SCALE: 1:100 | PROJECT: 1906 | DRAWING NO.: A204 | REVISION NO.:

267 O'CONNOR STREET

PLAN_LEVEL 3-4

267 O'CONNOR STREET

PLAN_LEVEL 5

267 O'CONNOR STREET

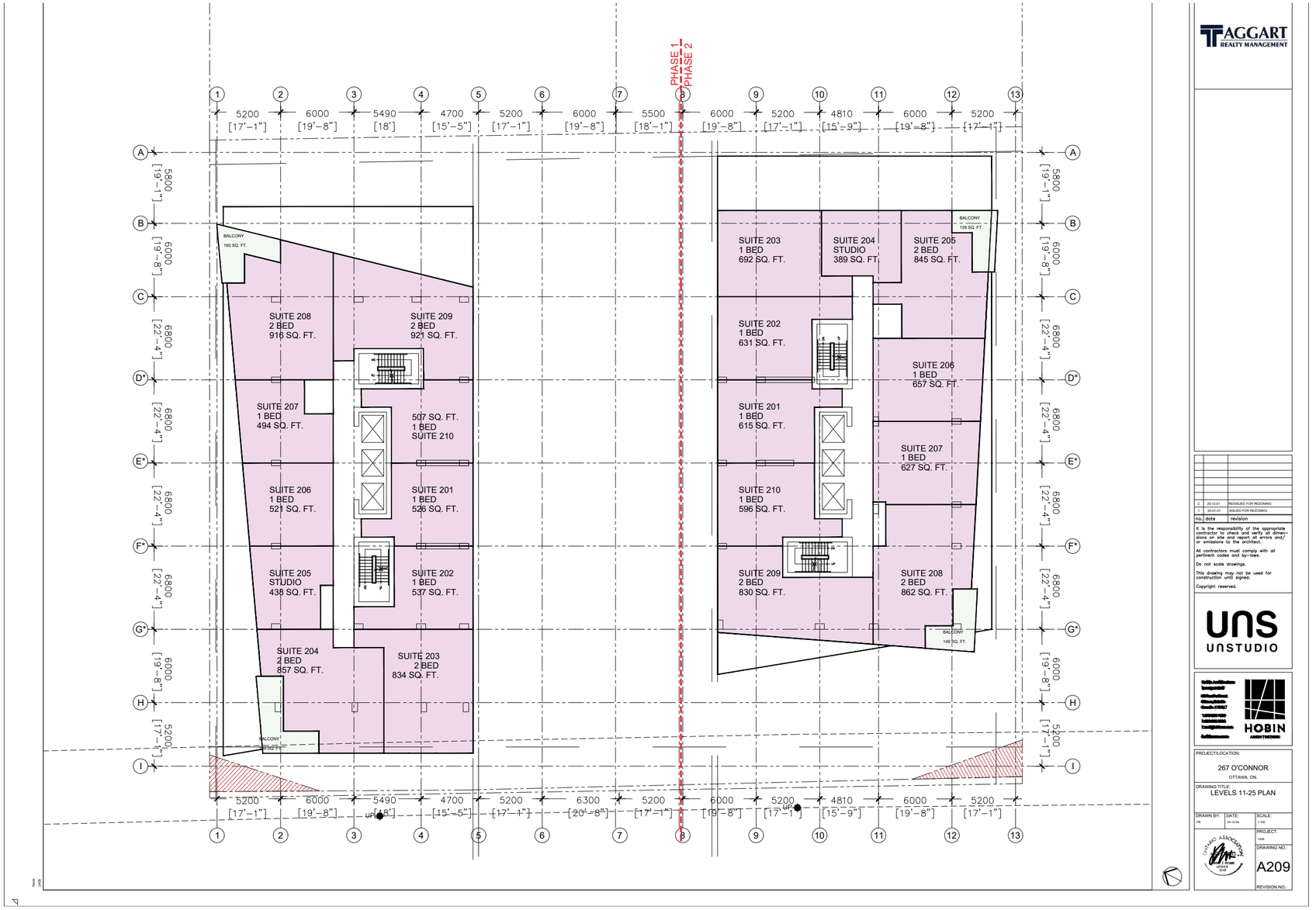
PLAN_LEVEL 6-9

267 O'CONNOR STREET

PLAN_LEVEL 10

267 O'CONNOR STREET

PLAN_LEVEL 11-25



TAGGART REALTY MANAGEMENT

no.	date	revision
2	25-12-01	REISSUED FOR REZONING
1	25-01-31	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON.

DRAWING TITLE:
LEVELS 11-25 PLAN

DRAWN BY:	DATE:	SCALE:
PB	24-12-04	1:100

PROJECT: 1008

DRAWING NO.: A209

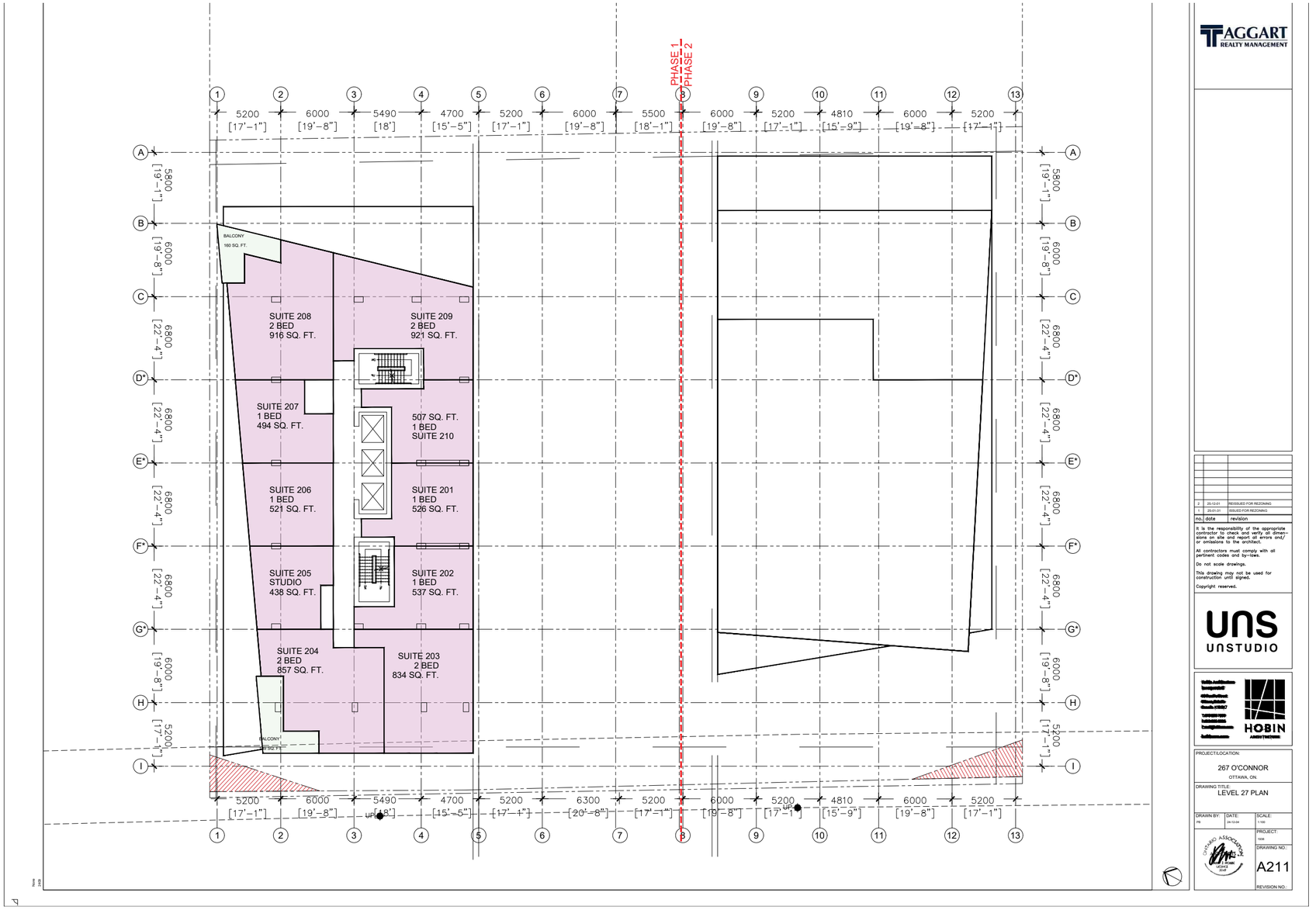
REVISION NO.:

267 O'CONNOR STREET

PLAN_LEVEL 26

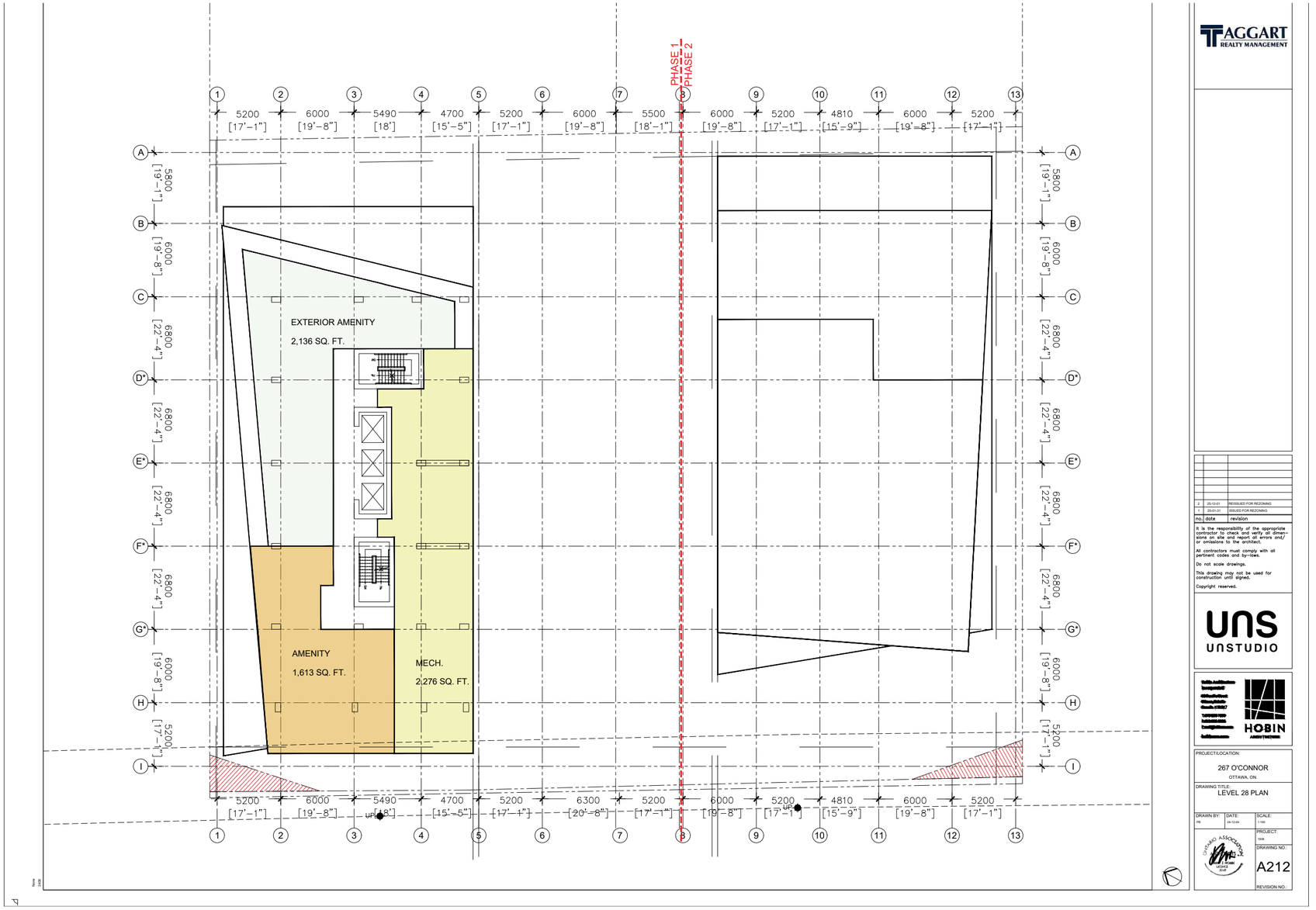
267 O'CONNOR STREET

PLAN_LEVEL 27



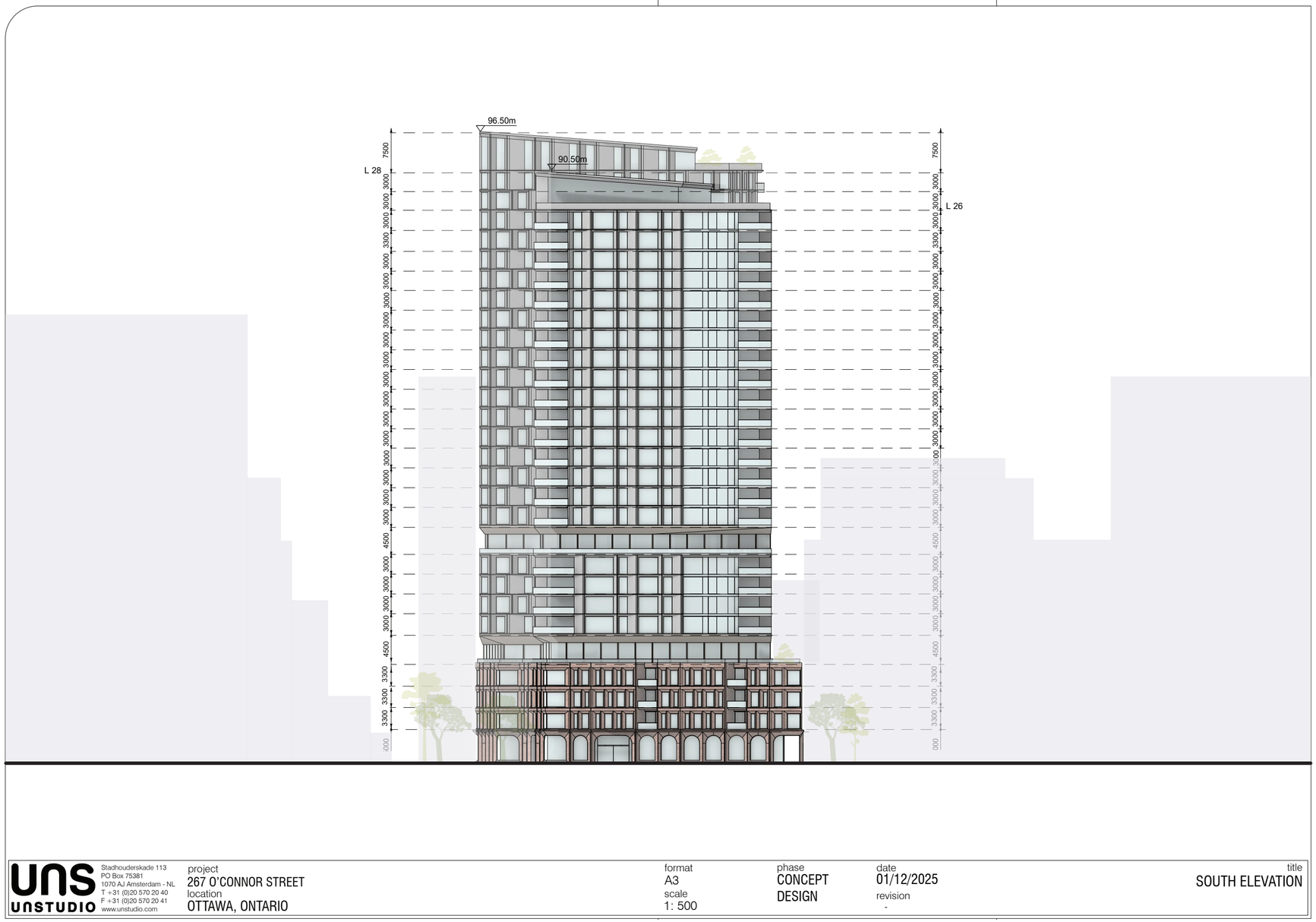
267 O'CONNOR STREET

PLAN_LEVEL 28



267 O'CONNOR STREET

ELEVATIONS



UNS UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

date
01/12/2025
revision
-

title
SOUTH ELEVATION

UNS

267 O'CONNOR STREET

ELEVATIONS

UNS UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

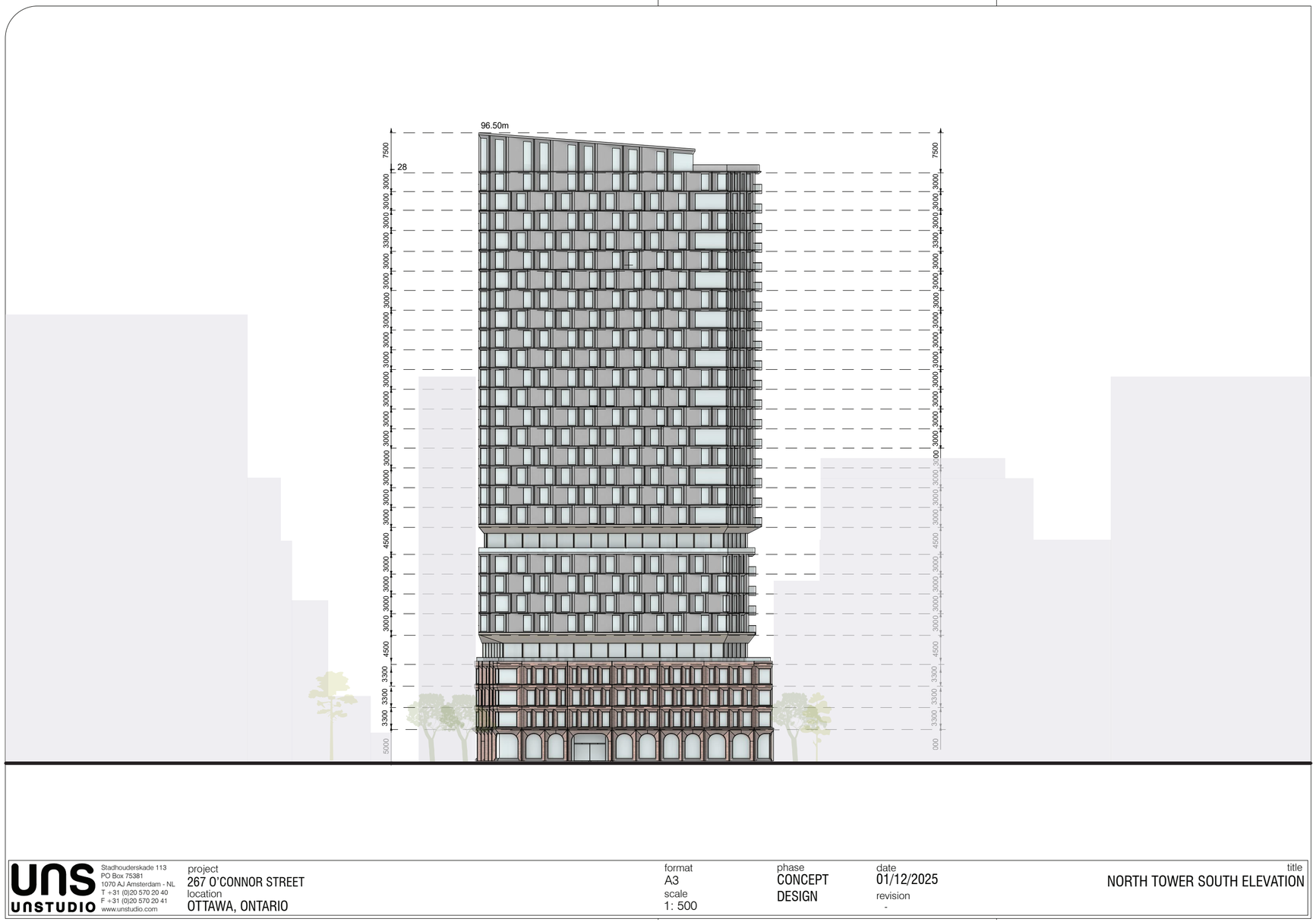
date
01/12/2025
revision
-

title
EAST ELEVATION

UNS

267 O’CONNOR STREET

ELEVATIONS



UNS UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

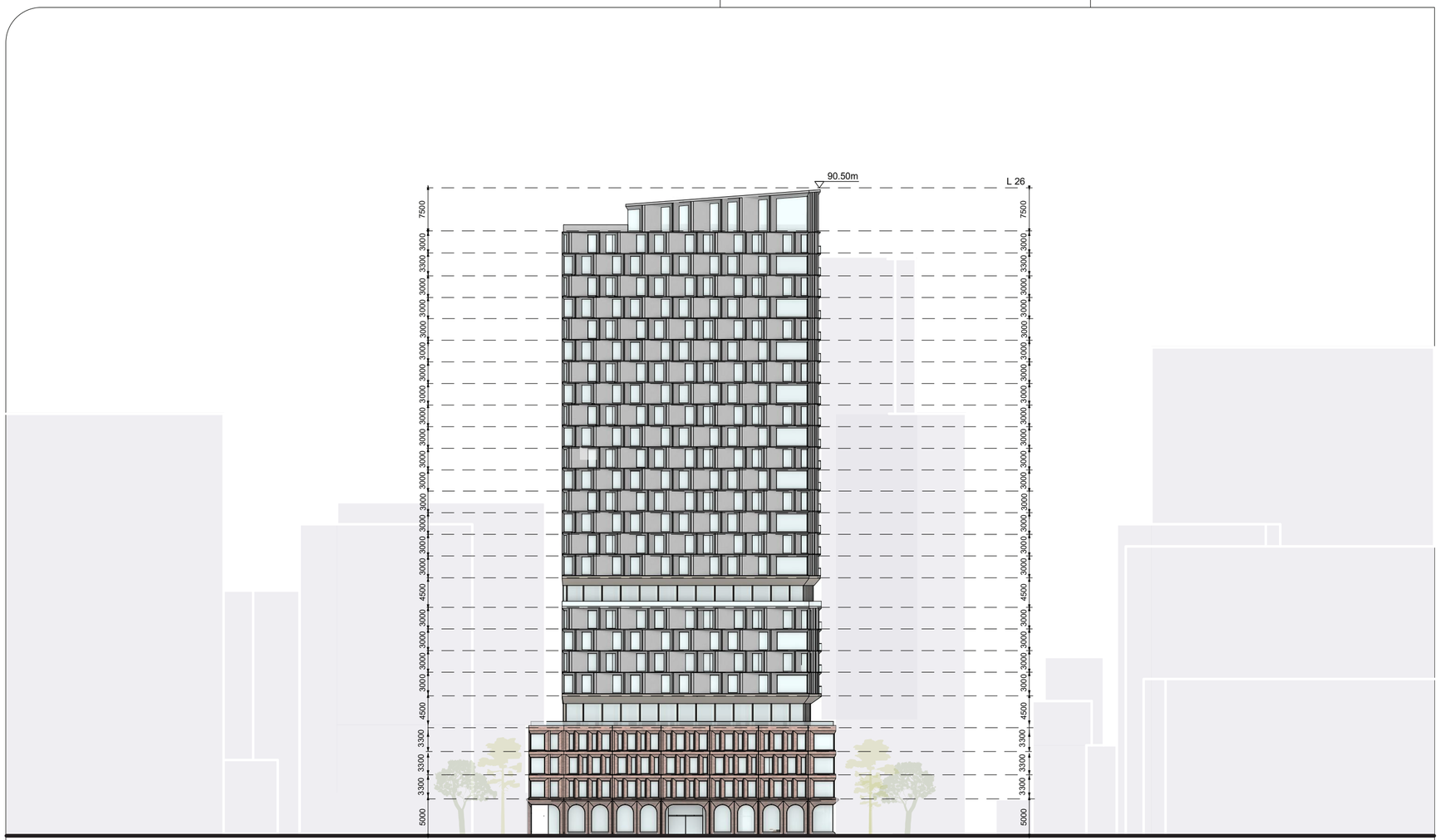
date
01/12/2025
revision
-

title
NORTH TOWER SOUTH ELEVATION

UNS

267 O'CONNOR STREET

ELEVATIONS



UNS UNSTUDIO
Stadhouderskade 113
PO Box 75381
1070 AJ Amsterdam - NL
T +31 (0)20 570 20 40
F +31 (0)20 570 20 41
www.unstudio.com

project
267 O'CONNOR STREET
location
OTTAWA, ONTARIO

format
A3
scale
1: 500

phase
CONCEPT DESIGN

date
01/12/2025
revision
-

title
SOUTH TOWER NORTH ELEVATION

UNS

TOP-VIEW SHADOW ANALYSIS

MARCH 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A305

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

MARCH 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A306

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

MARCH 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:

267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:

SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A307

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

MARCH 10:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A308

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

MARCH 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

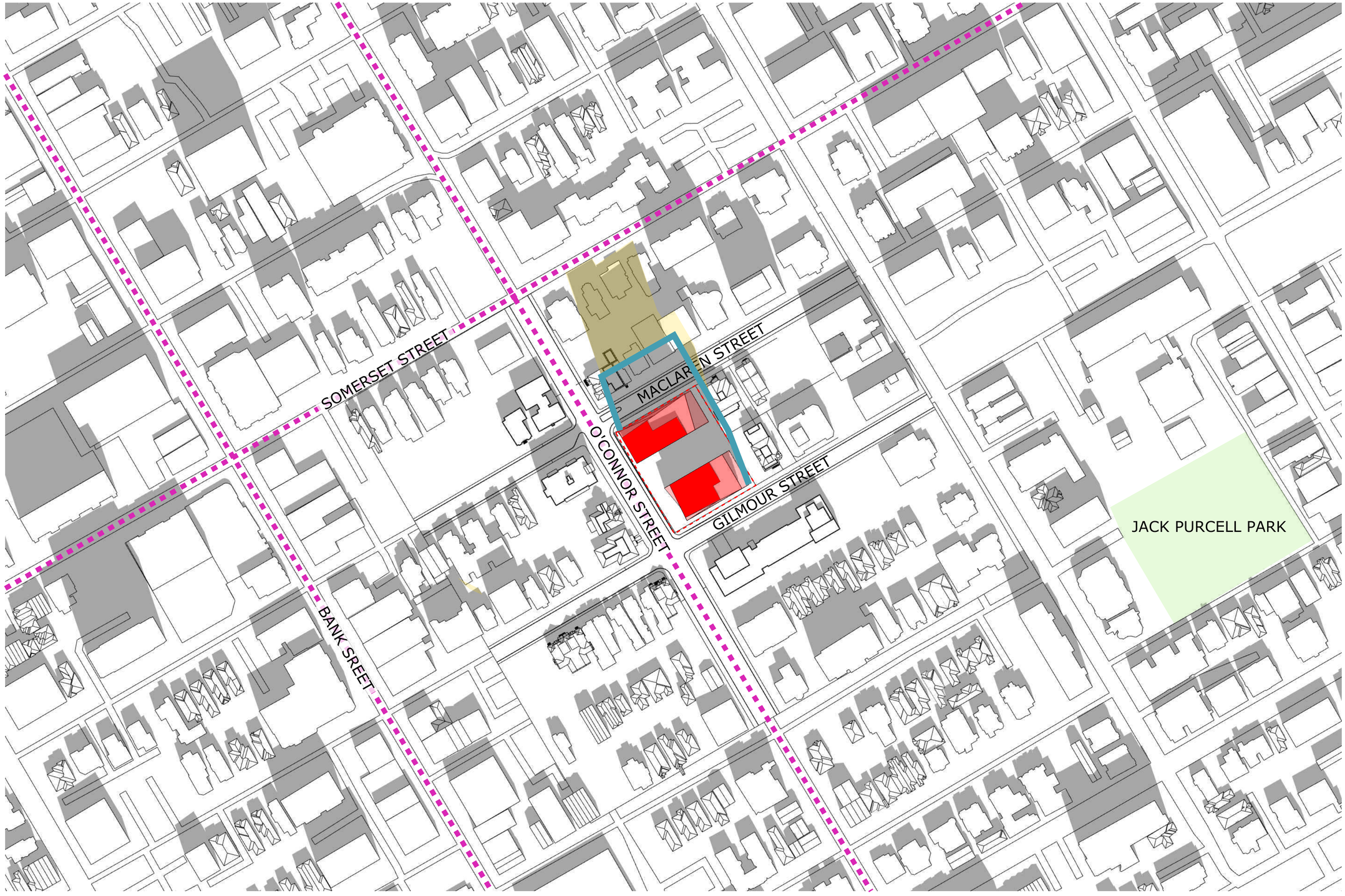
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A309

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH Noon

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

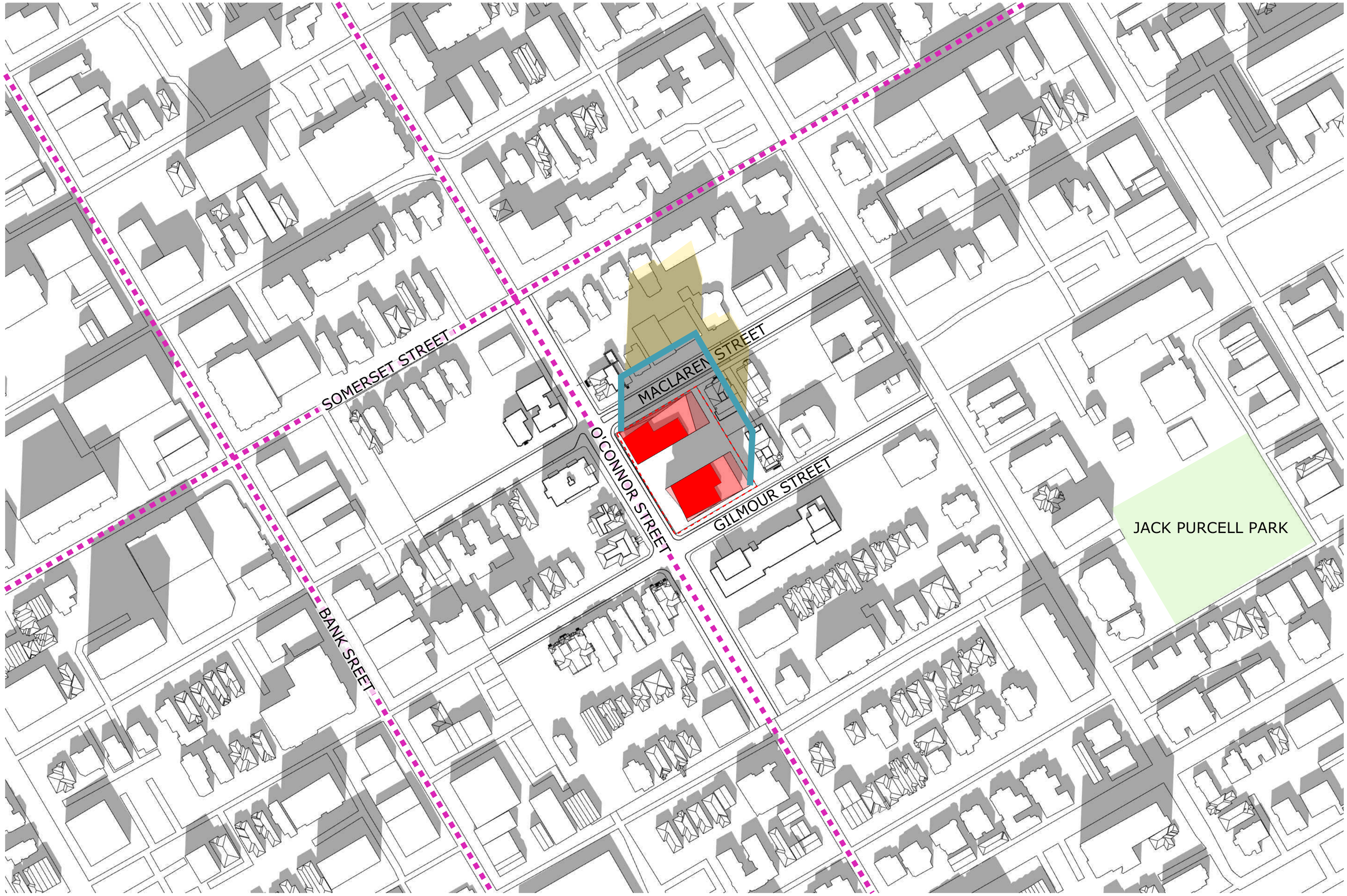
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A310

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

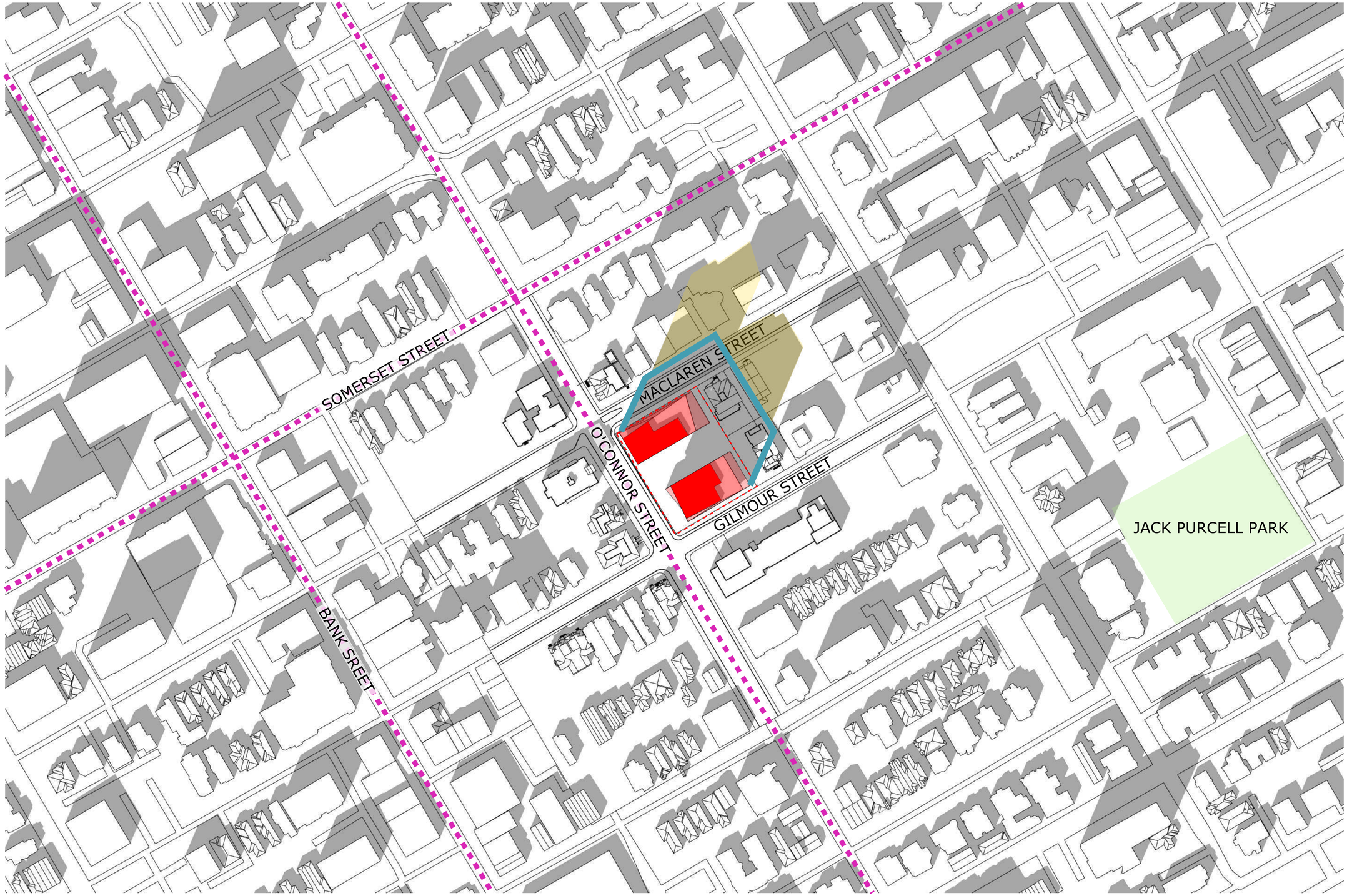
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A311

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

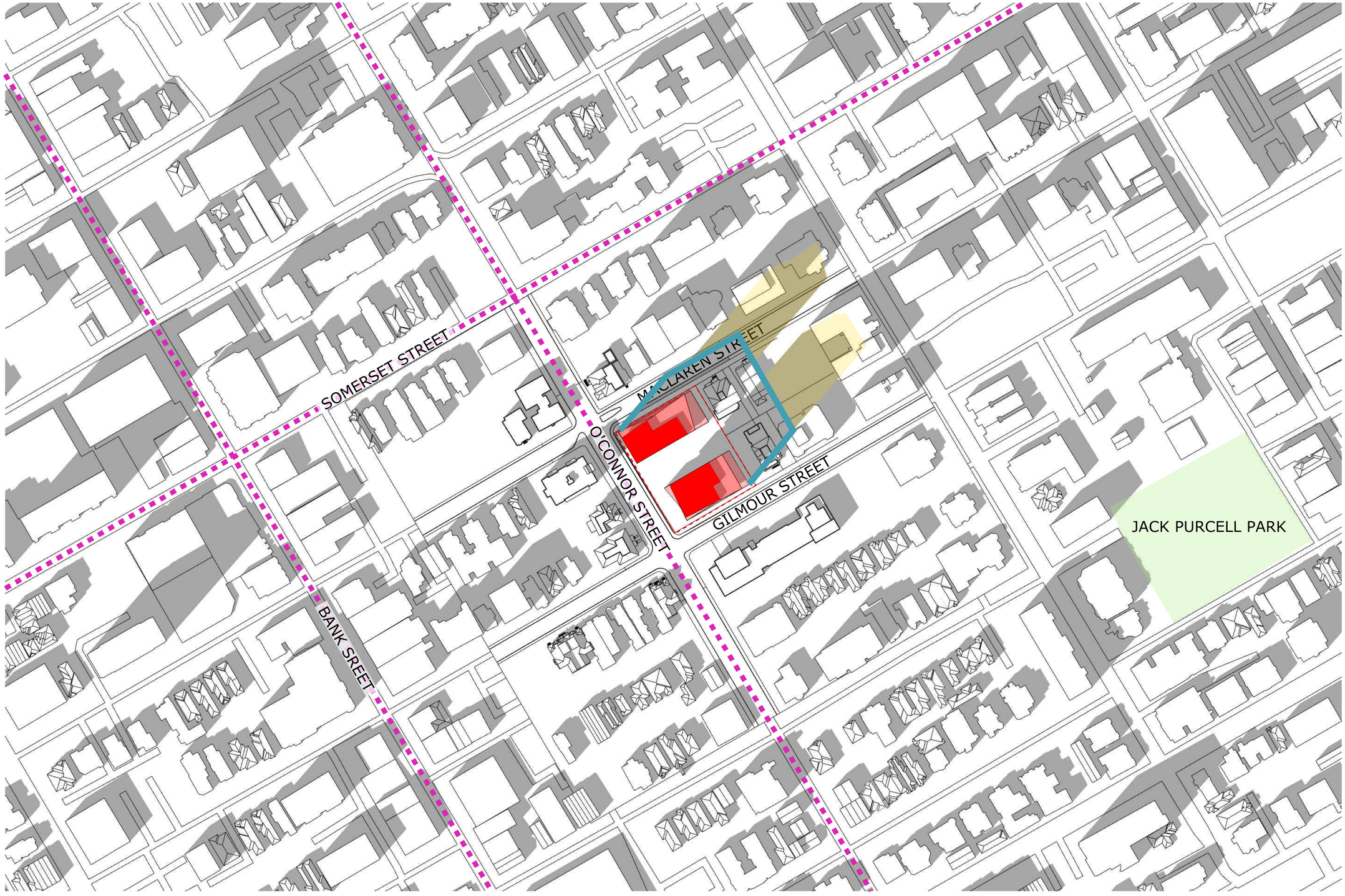
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A312

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

MARCH 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

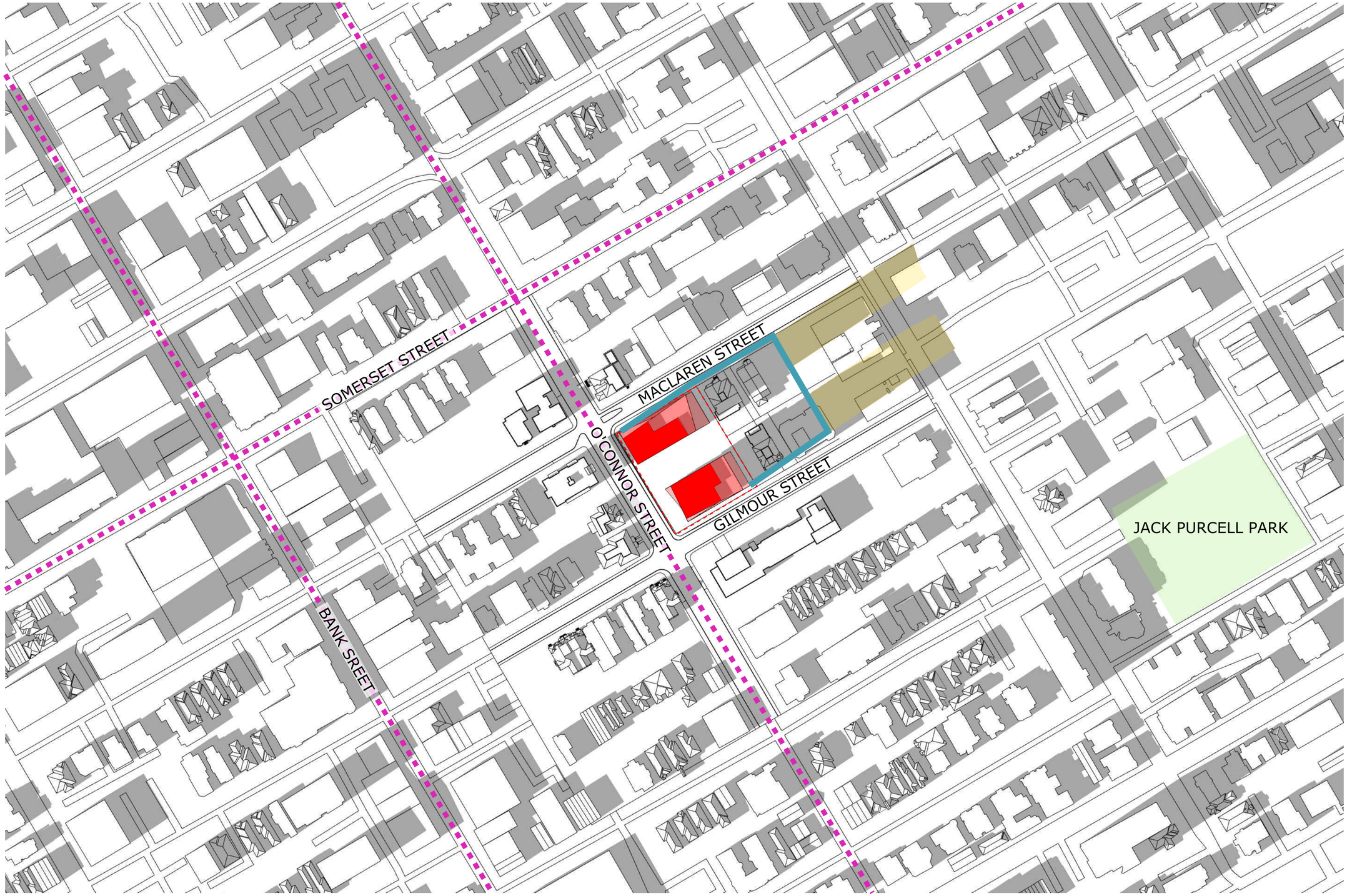
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A313

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 4:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

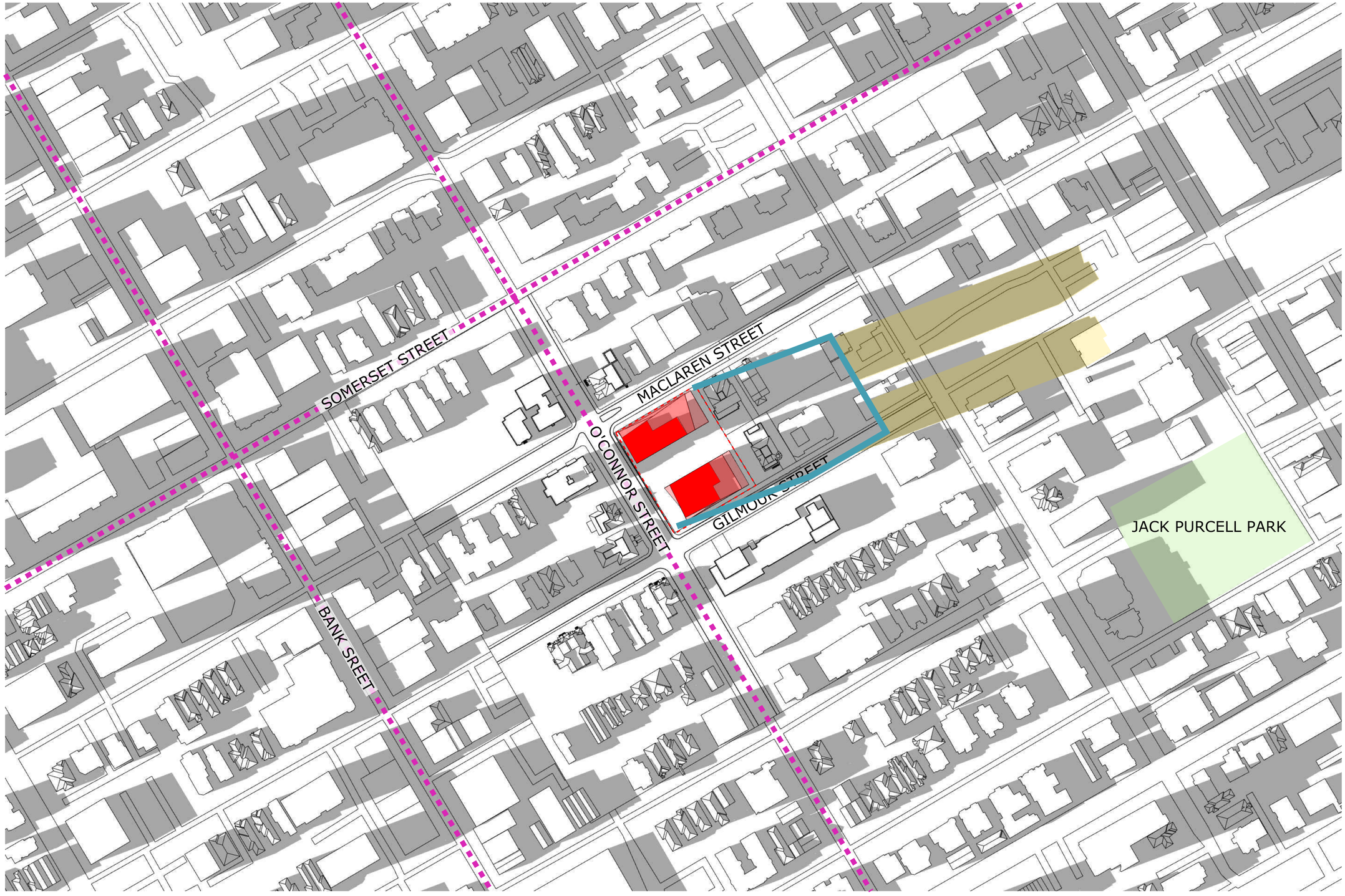
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A314

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

MARCH 5:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN T. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A315

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

MARCH 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
KARIM J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A316

REVISION NO.:

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

TOP-VIEW SHADOW ANALYSIS

MARCH 7:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

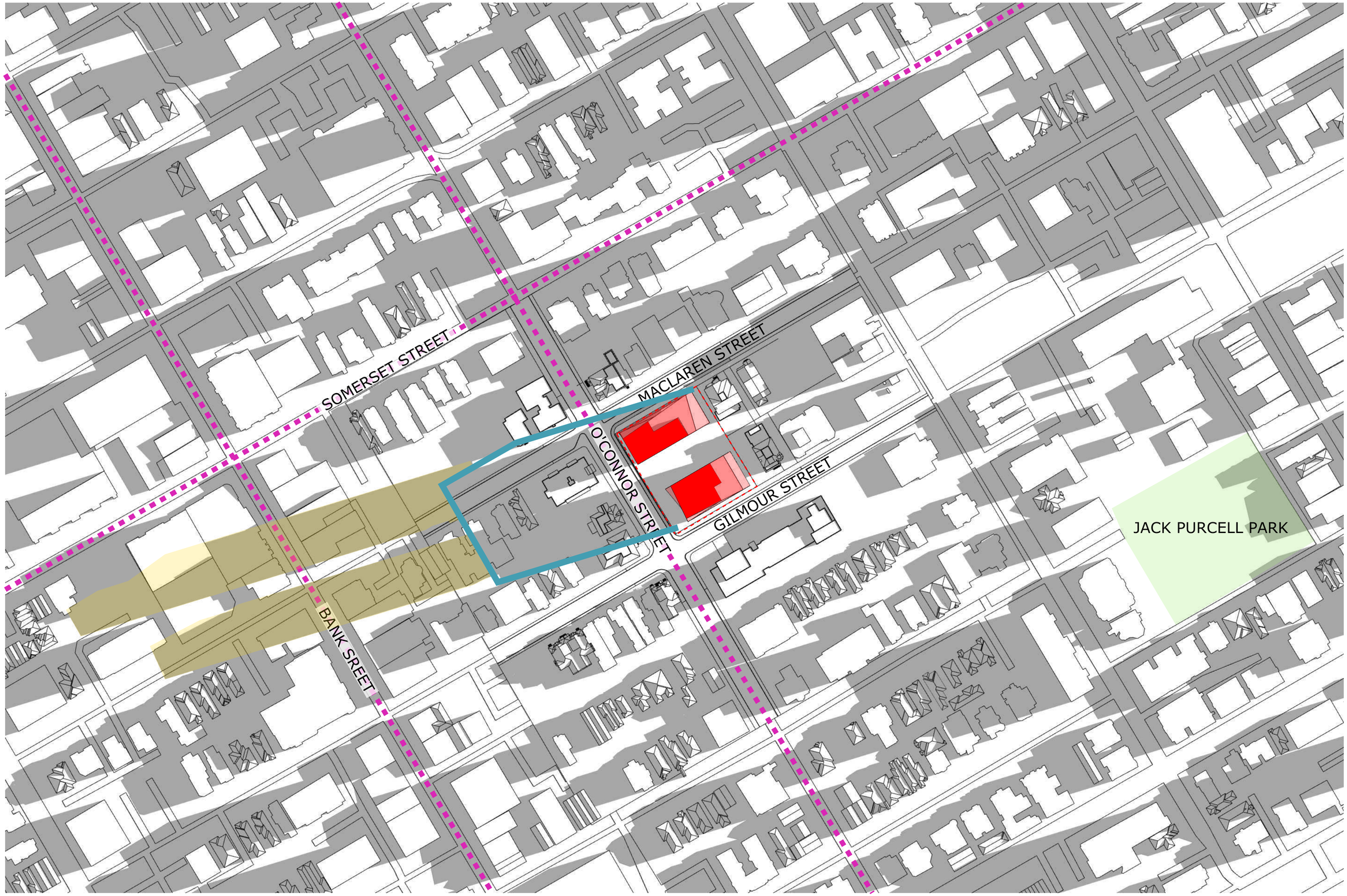
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A317

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

JUNE 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

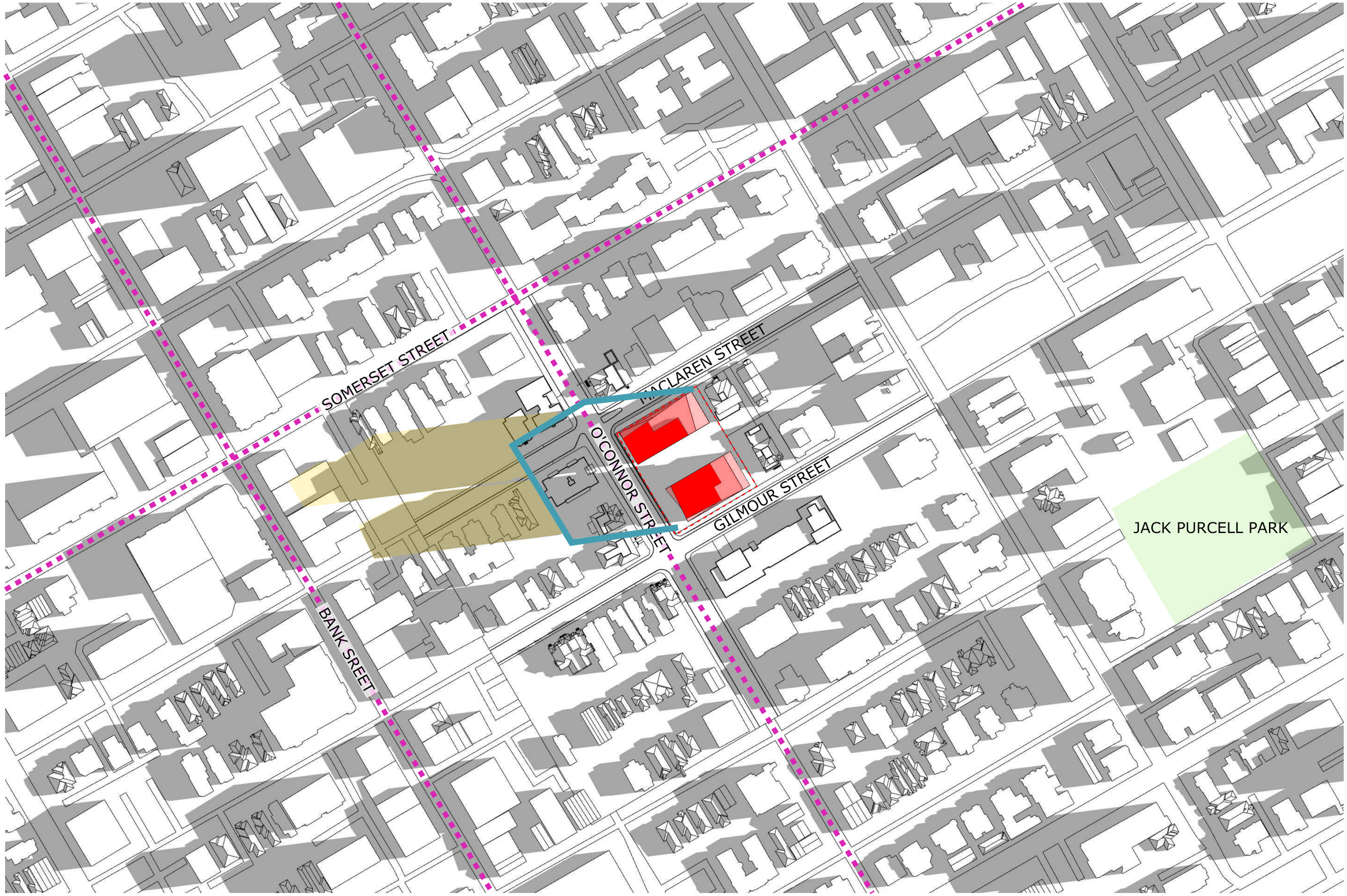
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
JOHN J. MOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A318

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

JUNE 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

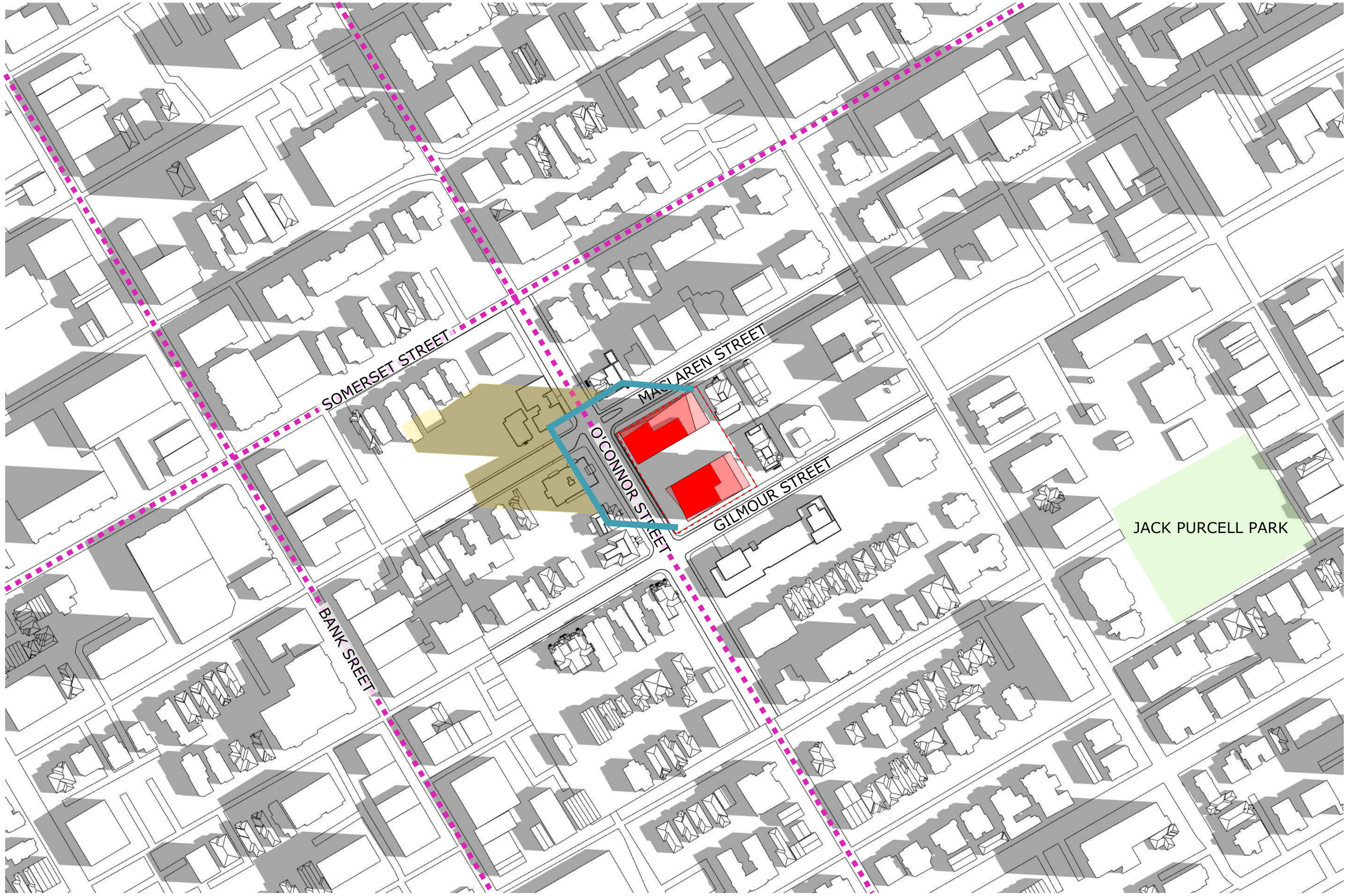
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
CHARLES J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A319

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

JUNE 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000): 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A320

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN LICENCE 3049

TOP-VIEW SHADOW ANALYSIS

JUNE 10:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A321

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW J. HOBIN
LICENCE 3049

TOP-VIEW SHADOW ANALYSIS

JUNE 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A322

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

JUNE Noon

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A323

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

JUNE 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

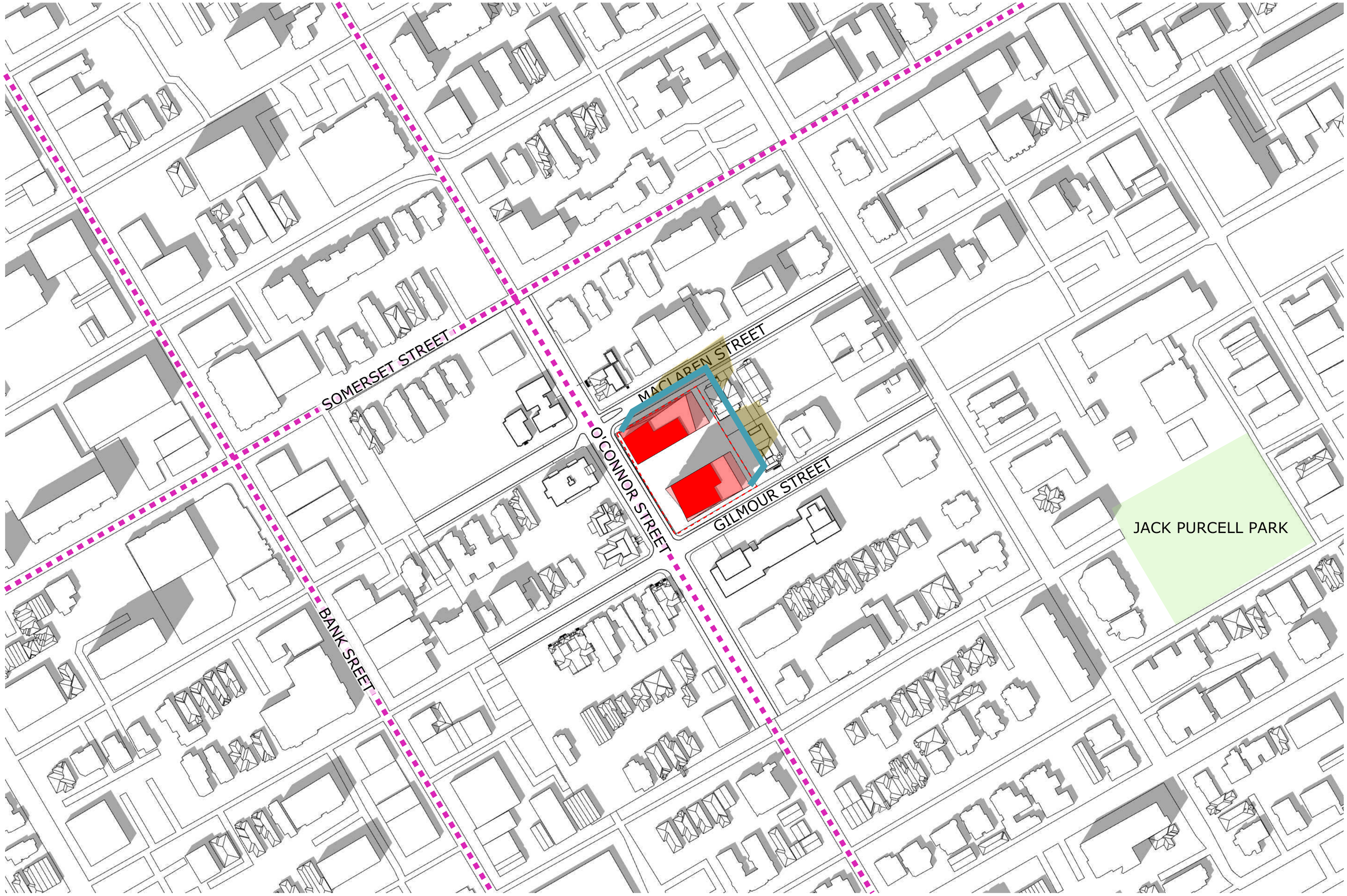
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A324

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

JUNE 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000): 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

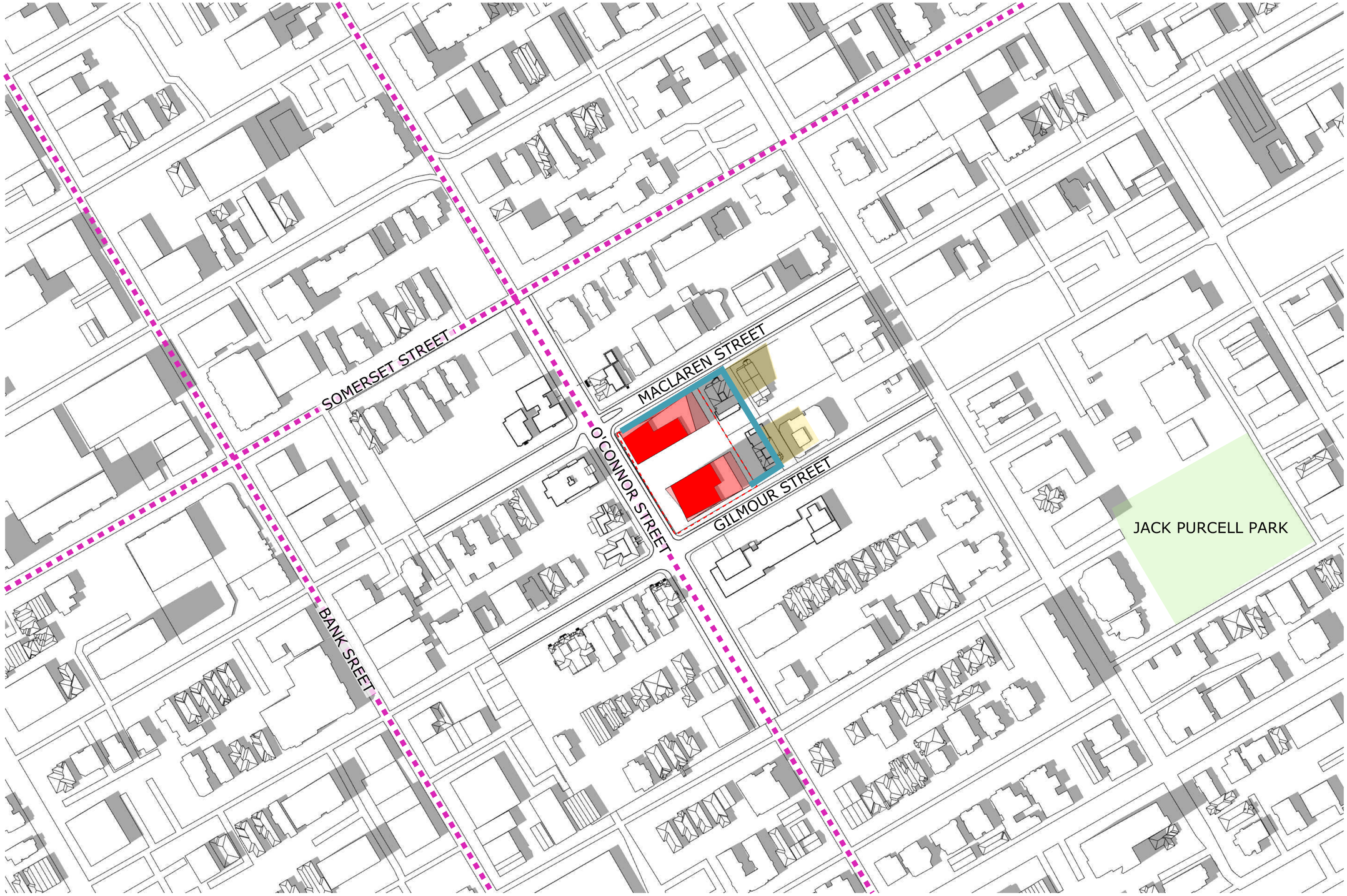
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN LICENCE 3049

PROJECT: 1938

DRAWING NO.: A325

REVISION NO.:



TOP-VIEW SHADOW ANALYSIS

JUNE 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

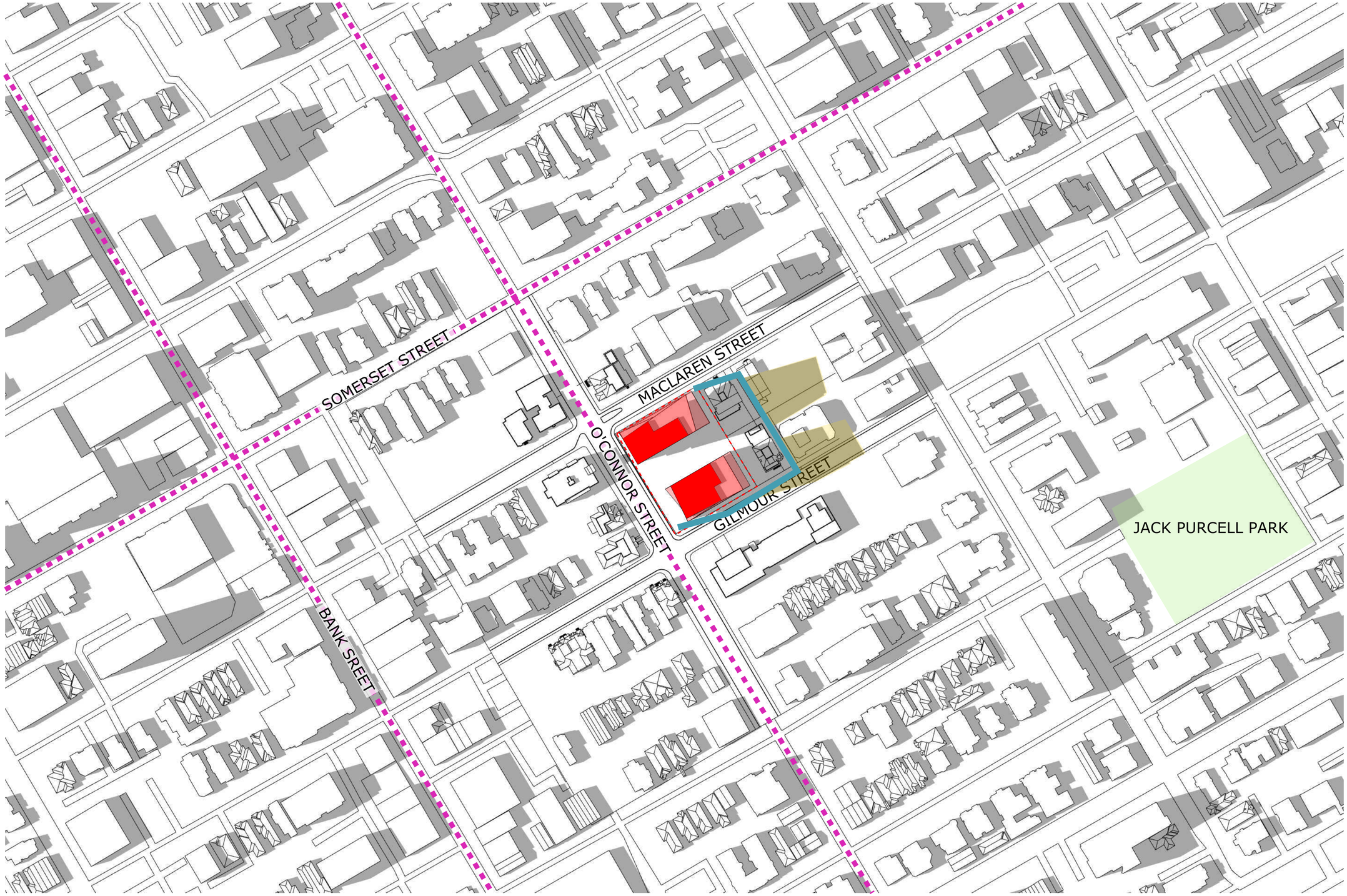
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A326

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

JUNE 4:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A327

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN LICENCE 3049

TOP-VIEW SHADOW ANALYSIS

JUNE 5:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50
SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

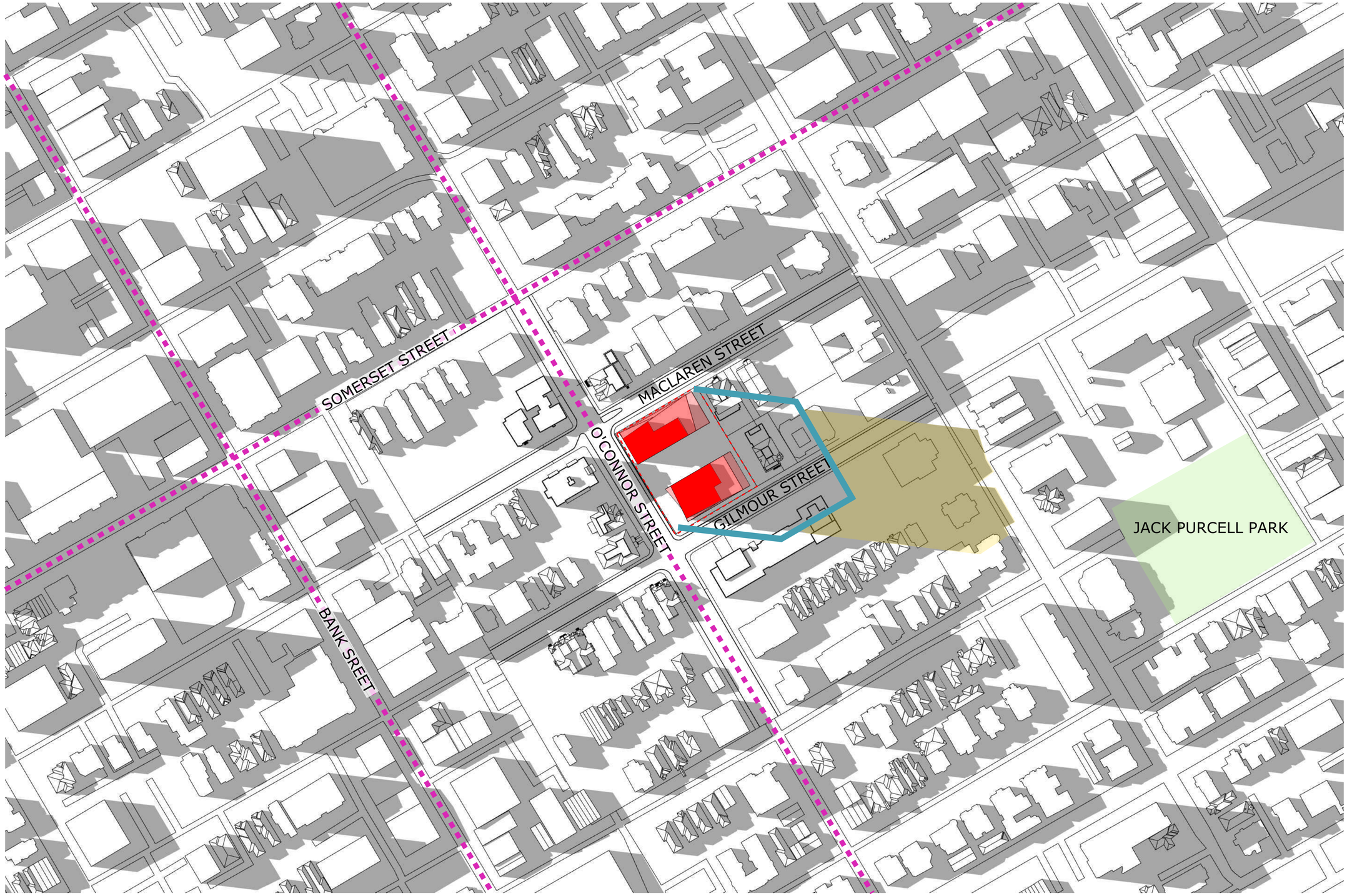
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A328

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW J. HOBIN
LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

JUNE 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

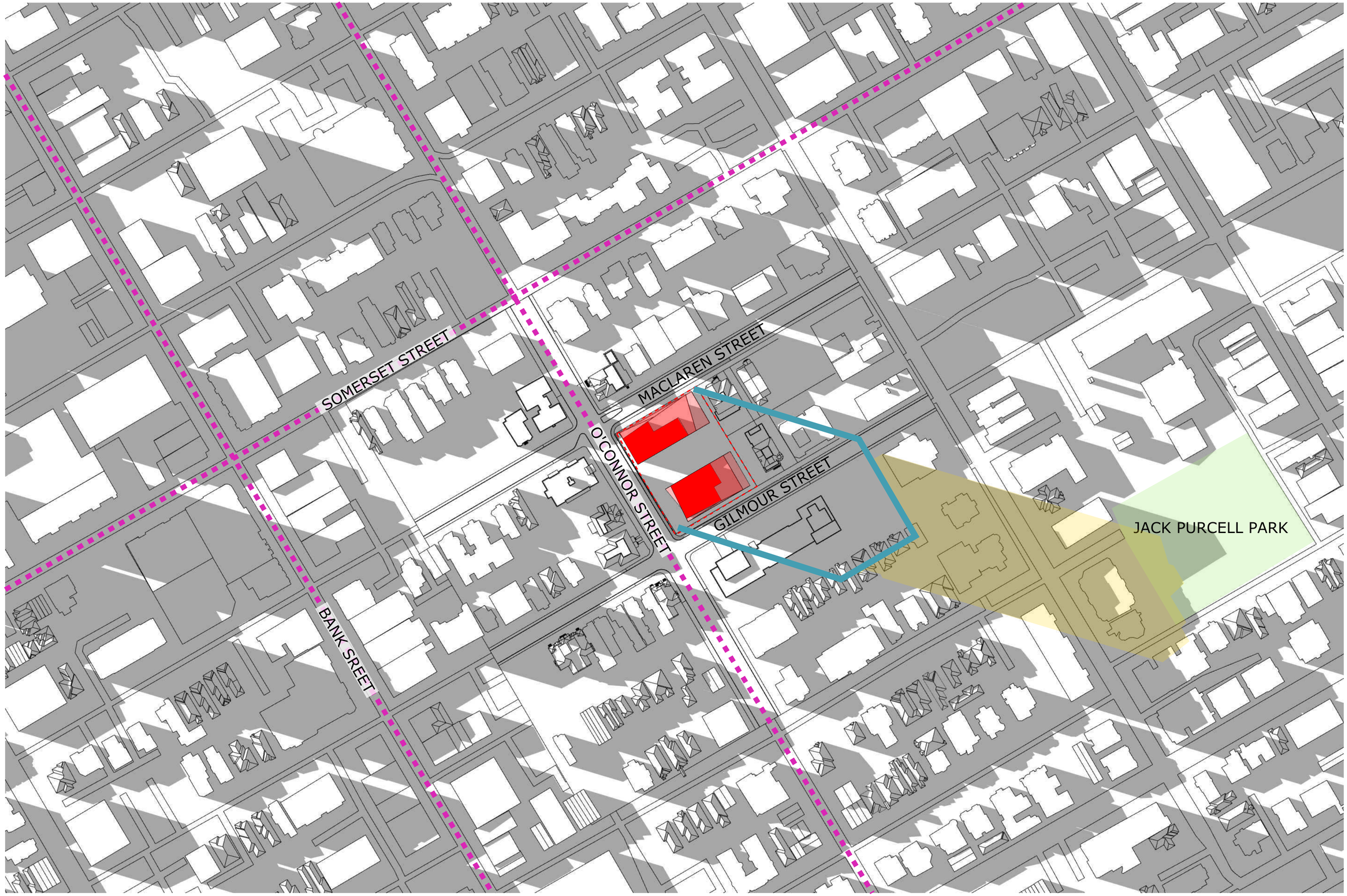
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A329

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

JUNE 7:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50
SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A330

REVISION NO.:

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

TOP-VIEW SHADOW ANALYSIS

DECEMBER 7:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000)

0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A331

REVISION NO.:

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

TOP-VIEW SHADOW ANALYSIS

DECEMBER 8:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A332

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 9:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A333

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 10:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LARRY J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A334

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 11:00am

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A335

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER Noon

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50
SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
KARIM J. HOBIN
LICENCE
3049

PROJECT: 1938

DRAWING NO.: A336

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 1:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A337

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 2:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

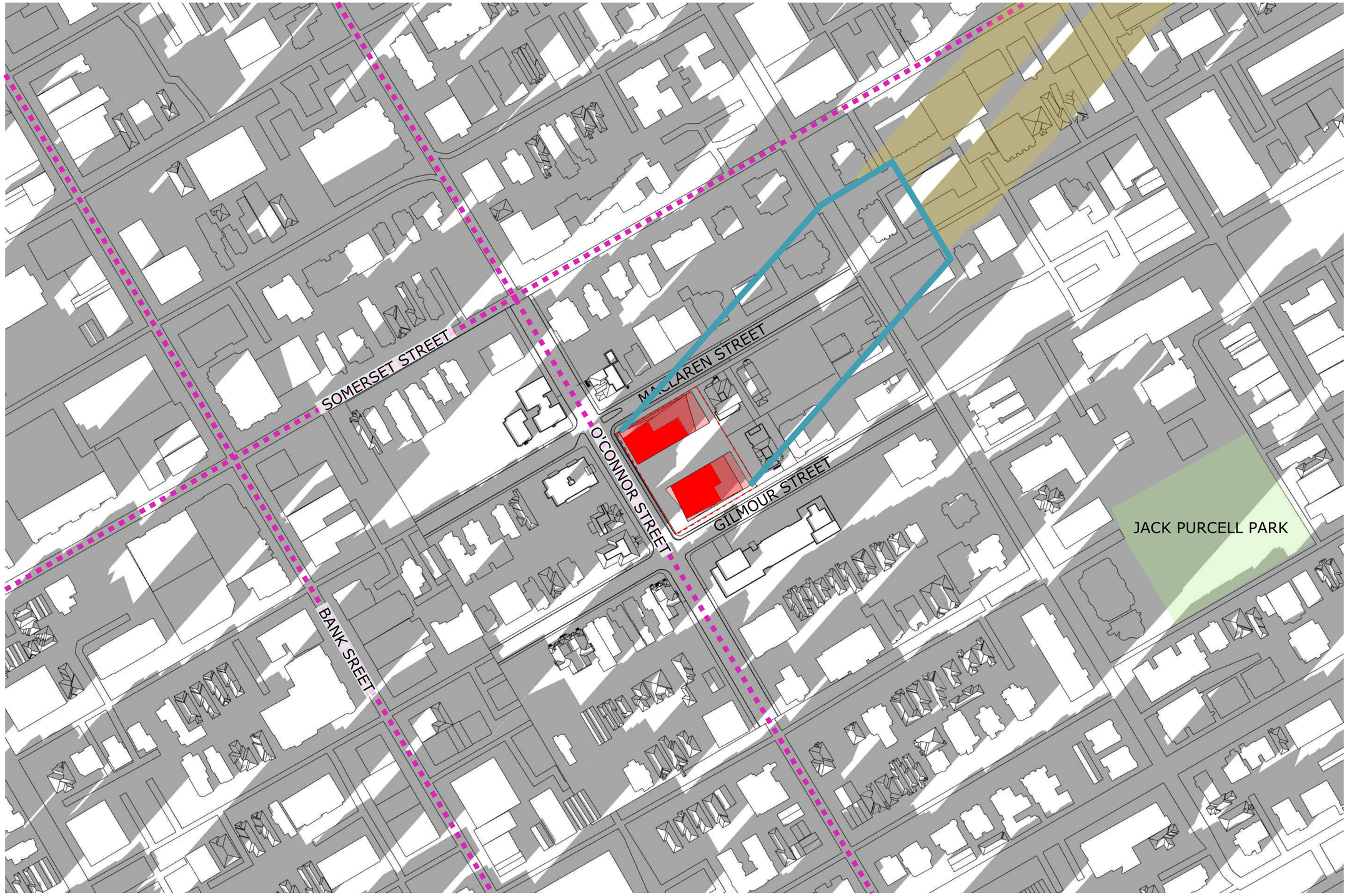
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

PROJECT: 1938

DRAWING NO.: A338

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
DARYL J. HOBIN
LICENCE 3049



TOP-VIEW SHADOW ANALYSIS

DECEMBER 3:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS GARY J. HOBIN LICENCE 3049

PROJECT: 1938

DRAWING NO.: A339

REVISION NO.:

TOP-VIEW SHADOW ANALYSIS

DECEMBER 4:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

0 25 50

SCALE BAR (1:1000)

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A340

REVISION NO.:

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

TOP-VIEW SHADOW ANALYSIS
DECEMBER 5:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000)

0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A341

REVISION NO.:

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

TOP-VIEW SHADOW ANALYSIS

DECEMBER 6:00pm

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000)

0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

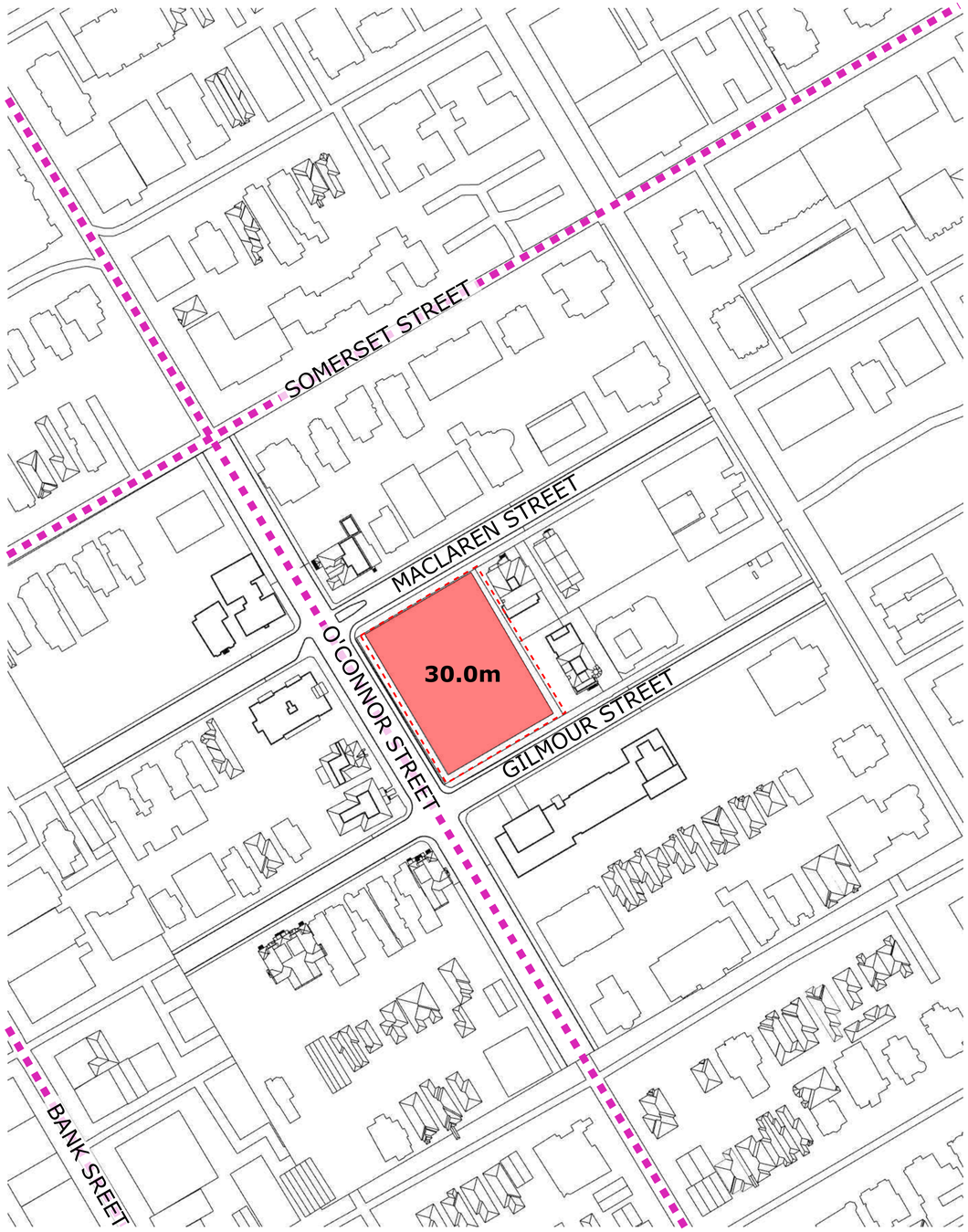
DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A342

REVISION NO.:



AOR HEIGHT SCHEDULE

PROPOSED HEIGHT SCHEDULE

TOP-VIEW SHADOW ANALYSIS
HEIGHT SCHEDULE

APPLICATION NO.: D02-02-20-0101

LEGEND:

- Proposed Development
- As-of-Right Shadow Outline
- Park
- New Net Shadow
- Arterial Mainstreet

SCALE BAR (1:1000) 0 25 50

N

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID J. HOBIN
LICENCE 3049

PROJECT: 1938

DRAWING NO.: A343

REVISION NO.:

SUN SHADOW ANALYSIS WRITTEN SUMMARY

Shadow Impacts:

Sensitive areas within the sun shadow analysis' study area include Arterial Mainstreets (O'Connor Street, Bank Street, and Somerset Street) represented as magenta dashed lines, and Jack Purcell Park, represented as a green hatch.

In this case, all arterial mainstreets (O'Connor, Bank Street, and Somerset Street) are not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

The new net shadow does not cast a shadow on an average of 50 percent of the Jack Purcell Park for 5 or more hourly interval times during the September test date.

Latitude and Longitude of Site:

Lat: N 45°24'55.38''
Lng: W 75°41'35.05''

TOP-VIEW SHADOW ANALYSIS
WRITTEN SUMMARY
APPLICATION NO.: D02-02-20-0101

TAGGART REALTY MANAGEMENT

No.	Date	Revision
3	251201	Reissued for Rezoning
2	250801	Issued for SUDRP
1	240131	Issued for Rezoning

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

Copyright reserved.

UNS UNSTUDIO

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 5K6
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
OTTAWA, ON

DRAWING TITLE:
SUN/SHADOW STUDY

DRAWN BY:	DATE:	SCALE:
LC	25.01.31	AS NOTED

ONTARIO ASSOCIATION OF ARCHITECTS
DAVID J. HOBIN
LICENCE 3049

PROJECT: 1938
DRAWING NO.: A344
REVISION NO.:

THANK YOU

United Network Studio
HOBIN ARCHITECTURE
TAGGART REALTY MANAGEMENT
CSW
FOTENN