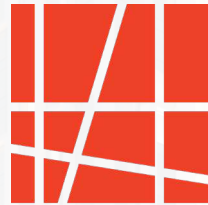


THE LEGION HOUSE

359 KENT STREET

SPECIAL URBAN DESIGN REVIEW

23.04.14



HOBIN
ARCHITECTURE

TAGGART
REALTY MANAGEMENT

 Pratus

 **LASHLEY+ASSOCIATES**
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

FOTENN Planning
+ Design

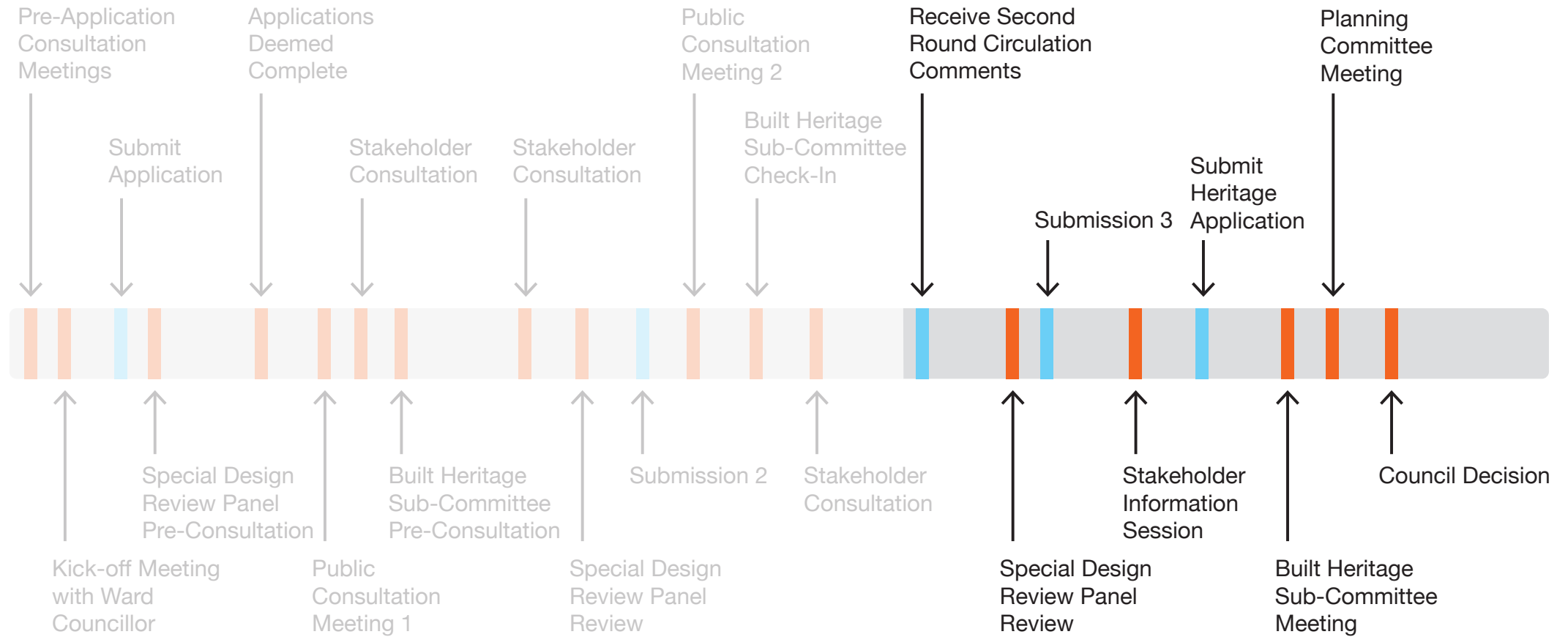


PRESENTATION
OVERVIEW

1. Introduction + Agenda
2. Process Update
3. Comment Themes and Responses
4. Revised Design Proposal
 - 4.0 Architectural Strategy
 - 4.1 Sustainability Strategy
 - 4.2 Landscape Strategy

PROCESS UPDATE

SECOND ROUND CONSULTATION



Project Website (for project updates, feedback opportunities, announcements, etc.)

AS WE HEARD IT

KEY COMMENT THEMES

Throughout first round consultation with stakeholders, the following themes were identified and have been addressed:

HERITAGE

A key piece of feedback from the City and the Design Review Panel has been the retention and integration of the Legion House

COMMUNITY BENEFIT

Contribution of a civic use space and landscape treatment adding greenery to the perimeter of the site

SUSTAINABILITY

Project team has proposed sustainability performance targets based on consultation with City Staff and feedback from stakeholders

BUILDING HEIGHT

Tower has been reduced from 34 to 30 storeys and podium from 8 to 5 storeys

AFFORDABLE HOUSING

Taggart continues to work with the City on providing affordable housing within the development

ICONIC ARCHITECTURE

This work continues and has been shaped by the retention and integration of the Legion House facade



PROPOSED DESIGN UPDATE

CONTEXT SITE MAP



359 Kent Street

Kent Street
Maclaren Street
Gilmour Street

--- 15 Minute Walking Radius

CONTEXT




CURRENT CONDITIONS



MACLAREN ST.

KENT ST.

GILMOUR ST.

-  Existing Heritage Homes
-  Legion Building
-  Surface Parking Lot

SPECIAL URBAN DESIGN REVIEW PANEL

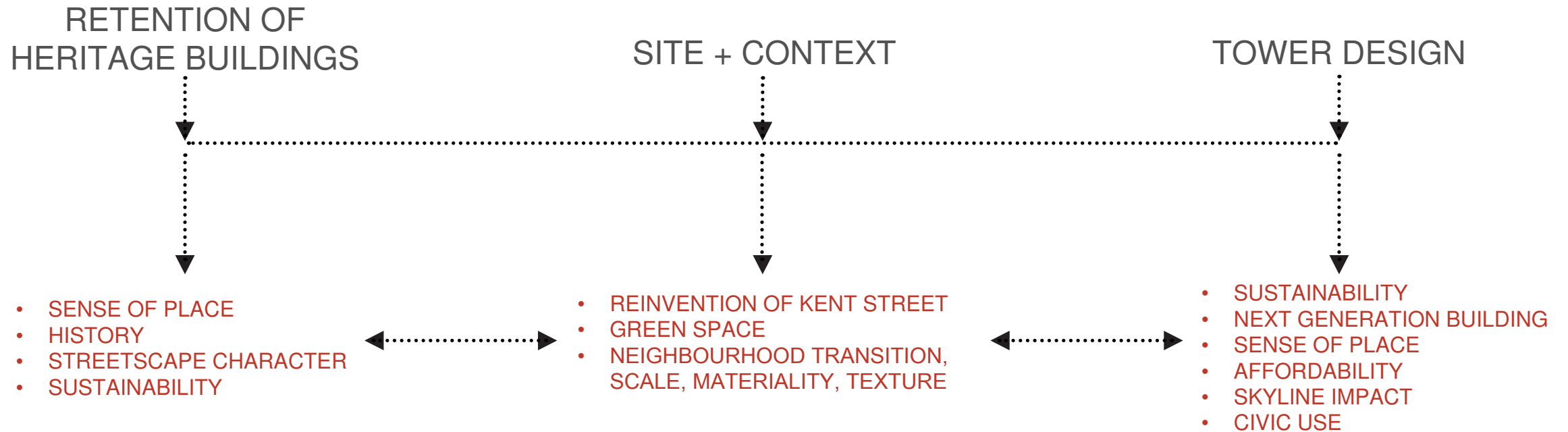
SUDRP PREFERRED OPTION

- Restore two heritage homes on MacLaren Street
- Retain six storey Legion Building in current location
- Creates intimate entrance plaza between new building and heritage homes
- Provides adequate setback for tower above level six
- Linear green space along Kent Street with intimate entrance plaza space



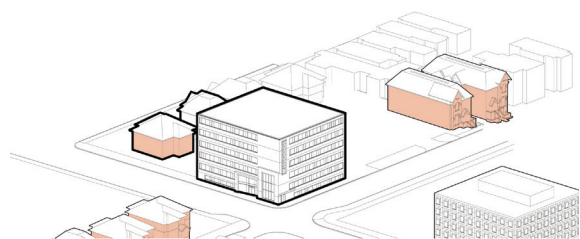
ARCHITECTURAL STRATEGY

DESIGN SHAPERS

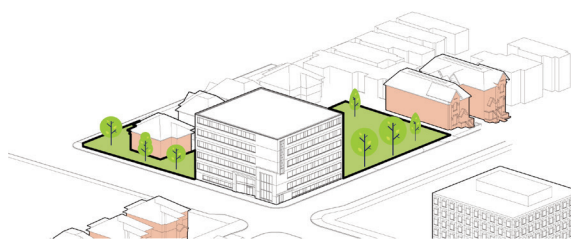


ARCHITECTURAL STRATEGY

DESIGN SHAPERS



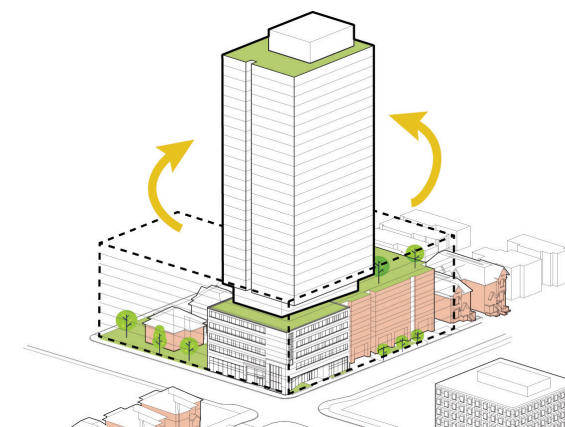
(1)
Existing Conditions



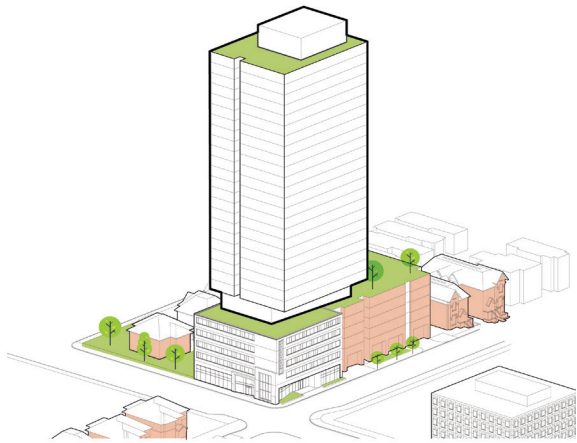
(2)
Retain heritage homes + Legion building's
South and West facades
-
Add green space



(3)
Podium height references existing Legion
building height and creates transition to the
abutting neighbourhood
-
Elevate green space
-
Open ground floor of Legion to recreate a
two-storey ground plane and increase site
porosity



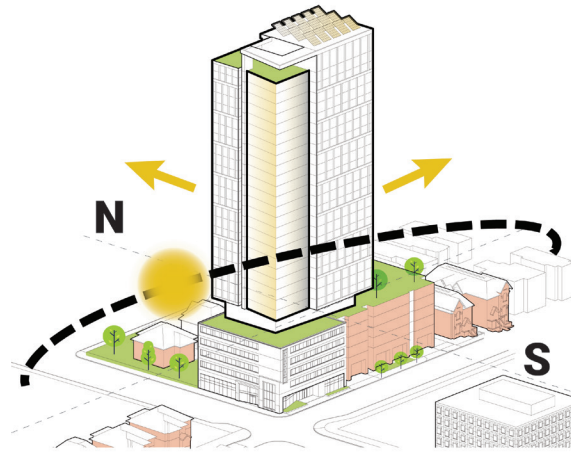
(4)
Reallocation of permitted nine-storey density
into tower form at the prominent corner of Kent
and Gilmour, away from neighbouring homes
-
Tower height regulated by Parliamentary
viewplane



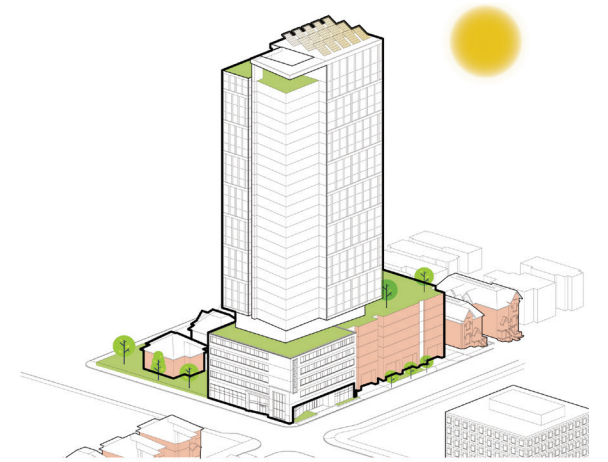
(5)
Simplicity of form, reduction of stepbacks, and minimal balcony projections improves building efficiency
-
Additional green space at level 30 rooftop



(6)
Three-storey grid provides high performing building envelope due to limited glazing
-
Architectural language extends to the crown to encapsulate mechanical equipment, shade rooftop terrace, and create skyline impact



(7)
Tower envelope selectively opened up and form strategically angled to capture solar energy through the use of roof-mounted and integrated solar photovoltaic systems



(8)
Proposed Design

ARCHITECTURAL STRATEGY PROPOSED DESIGN

SITE ORGANIZATION DIAGRAM

- 1 Preservation of heritage houses for important community use & activation of public realm
- 2 Preservation and incorporation of heritage facades
- 3 Transformation of parking into active public realm and reimagined green space
- 4 Shifted tower away from Kent Street, and reduced podium to five storeys



PROPOSED DESIGN



Kent and MacLaren Intersection

Special Urban Design Review



New entrance off of Kent Street



LEOMORSE

359
Kent

Kent and Gilmour Intersection

SUSTAINABILITY STRATEGY VISION

Vision for a sustainable landmark building that embodies best practices in building performance integrating climate-conscious design choices

4 CORE OBJECTIVES:

1. High Performance Building
2. Operational Energy Disclosure
3. Life-Cycle Assessment of Construction Materials
4. Construction Waste Management



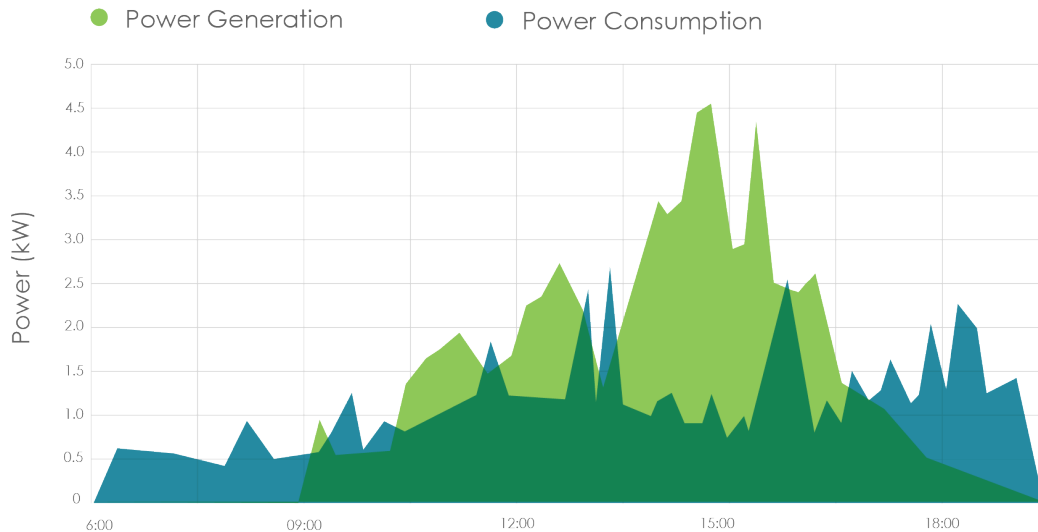
Kent and Gilmour Intersection

SUSTAINABILITY STRATEGY

HIGH PERFORMANCE BUILDING

- Design of building systems informed by experience with dozens of residential tower projects completed under equivalent standards
- Capacity for on-site renewable energy generation to replace fossil fuel systems and/or grid electricity will be assessed
- Operational energy generation and consumption to be reported through real-time dashboard

REAL-TIME ENERGY DASHBOARD



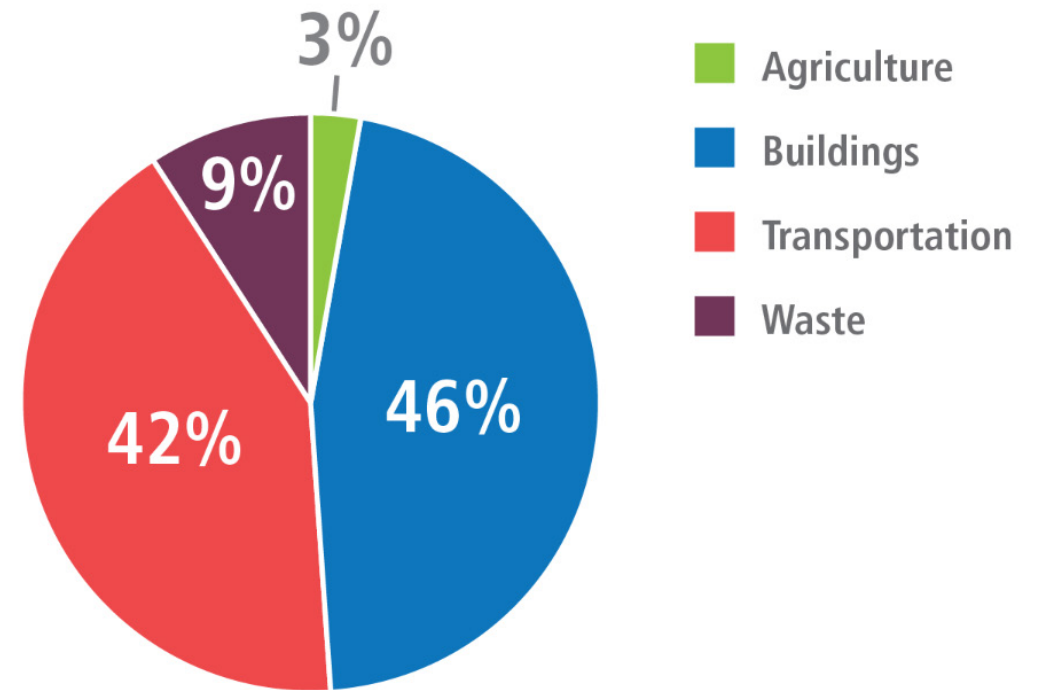
Kent and Gilmour Intersection

SUSTAINABILITY STRATEGY

OPERATIONAL ENERGY DISCLOSURE



- Building will enrol in the Better Buildings Ottawa benchmarking and auditing program
- Operational data will be disclosed to support the City of Ottawa's objective to accelerate adoption of low-carbon building technologies

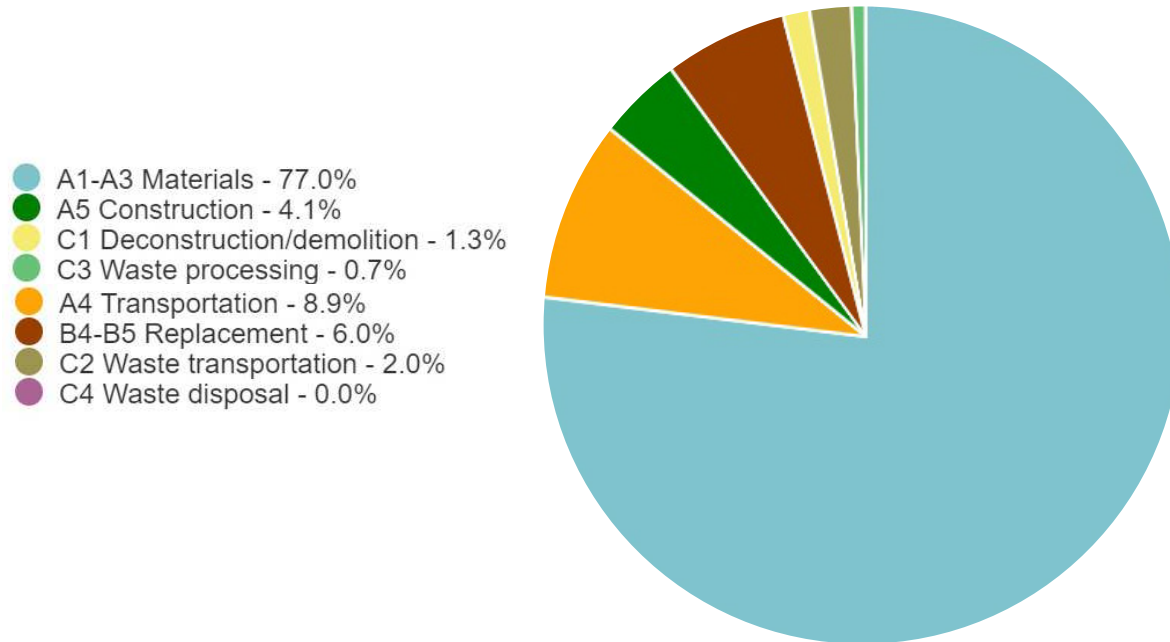


46% of emissions in the City of Ottawa originate from the building sector

SUSTAINABILITY STRATEGY

LIFE-CYCLE ASSESSMENT

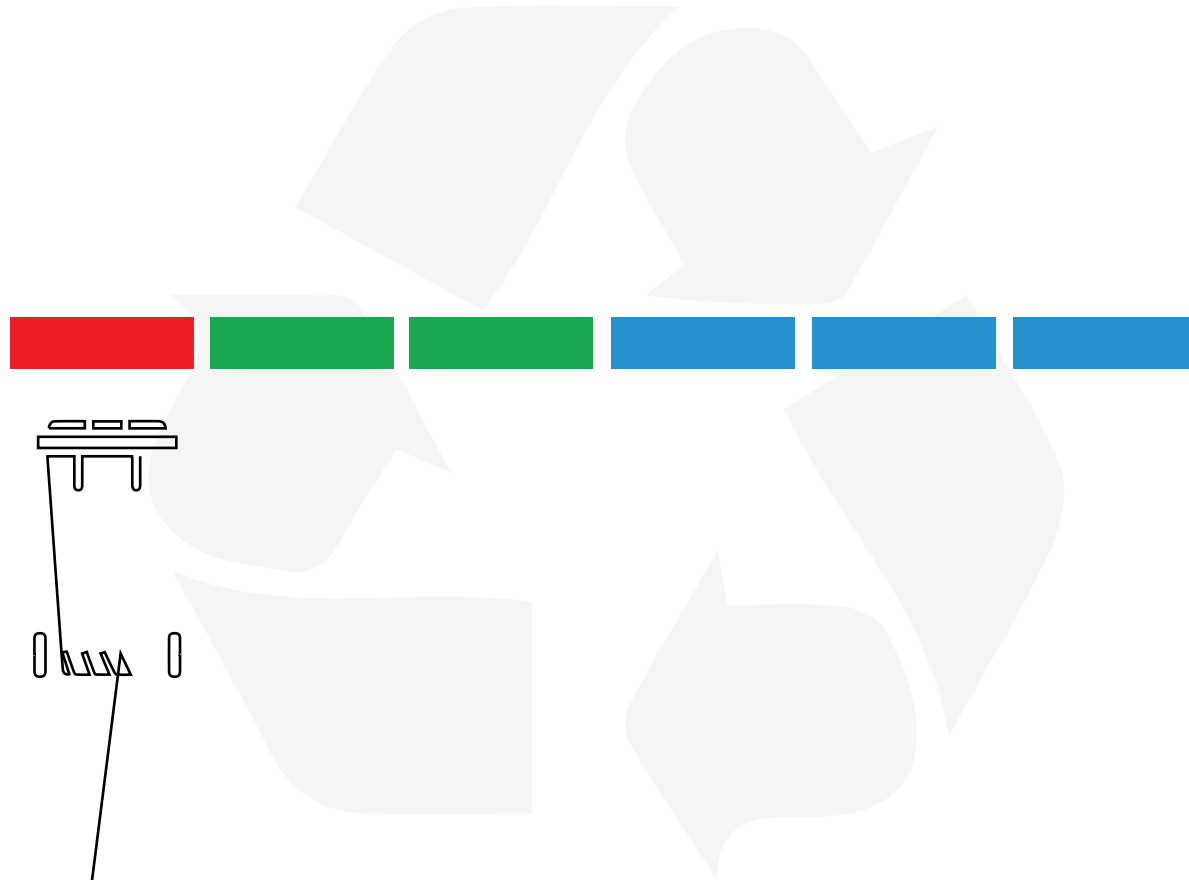
- Limited information available on impact of construction materials used in the National Capital Region
- Life-cycle assessment of construction materials will be conducted
- Assessment findings will inform procurement of lower-carbon materials where local options are available




SUSTAINABILITY STRATEGY

CONSTRUCTION WASTE MANAGEMENT

- Construction Demolition and Waste Management Plan will be implemented during the construction phase
- Plan will align with LEEDv4.1 requirements and other existing best practices
- Project data (weight / volume, diversion rate, etc.) will be shared with the City of Ottawa





RETENTION OF HERITAGE FACADE

PROPOSED DESIGN UPDATE

HERITAGE CONSERVATION

PROPOSED DESIGN UPDATE

THE PODIUM OF THE NEW DEVELOPMENT

RETENTION OF HERITAGE FACADE

WHY KEEP THE EXISTING FACADES?

- Anchors the intersection, and provides a familiar sense of place
- Reduced embodied carbon impact through repurposing existing materials
- Reassembling limestone veneer on a new back-up wall improves thermal performance
- Key features of South and West facades are maintained



Current Legion, North Facade

359 Kent Street, Ottawa



Current Legion, South & West Facades

Special Urban Design Review

RETENTION OF HERITAGE FACADE

- Ground level porosity creates a cohesive relationship with the neighbourhood
- Recessed entrances provide wider sidewalks improving pedestrian experience
- Two-storey volume at the ground floor provides additional natural light contributing to the thermal comfort of the space

RETENTION OF HERITAGE FACADE



Kent and Gilmour Intersection

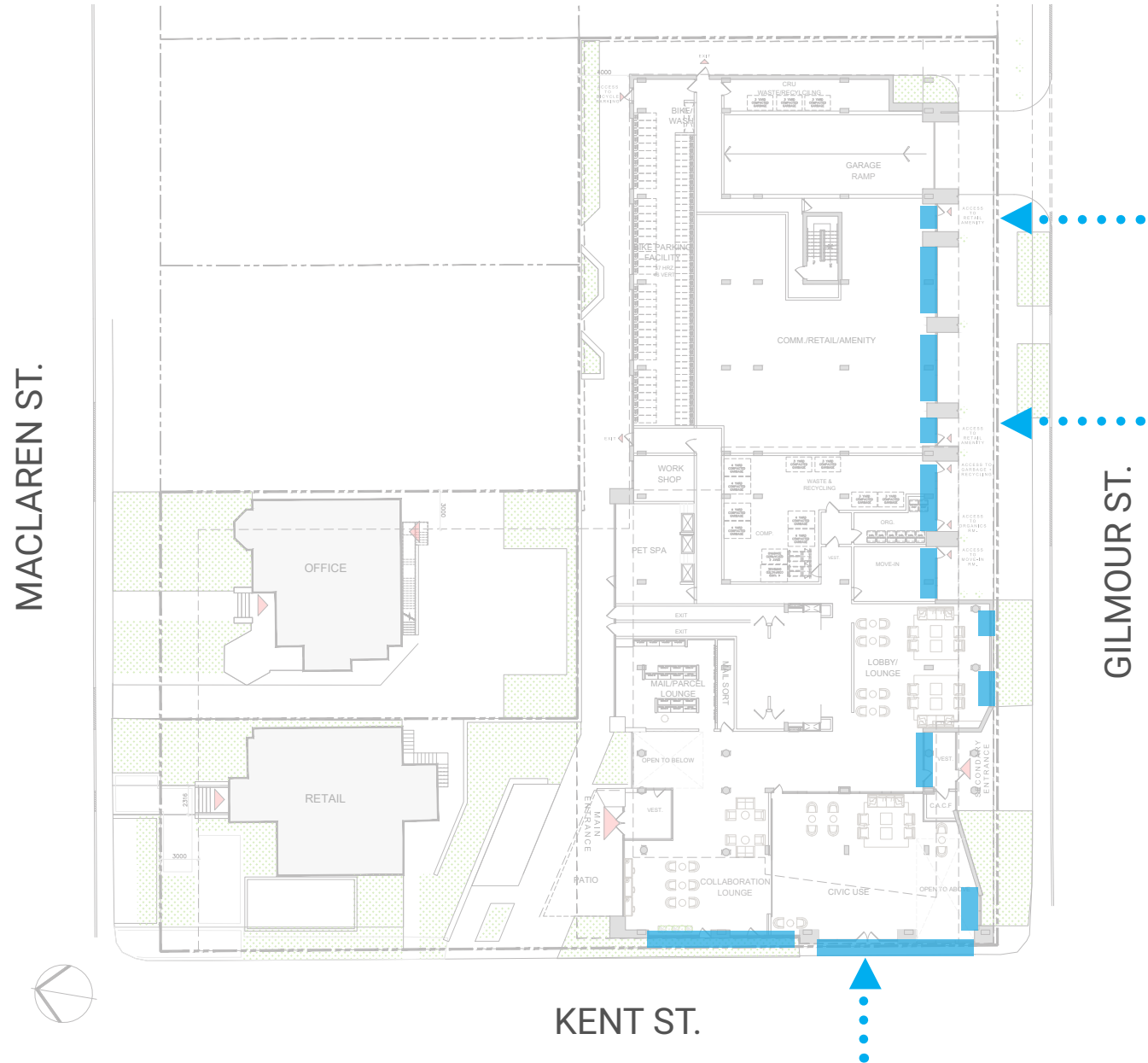
An architectural rendering of a tall, modern building with a glass and white facade, illuminated from within. The building is set against a sky with soft, orange and blue clouds, suggesting dusk or dawn. The building has a distinctive stepped top and a prominent glass entrance at the base. The surrounding area includes other buildings, trees, and a street with a few cars and pedestrians.

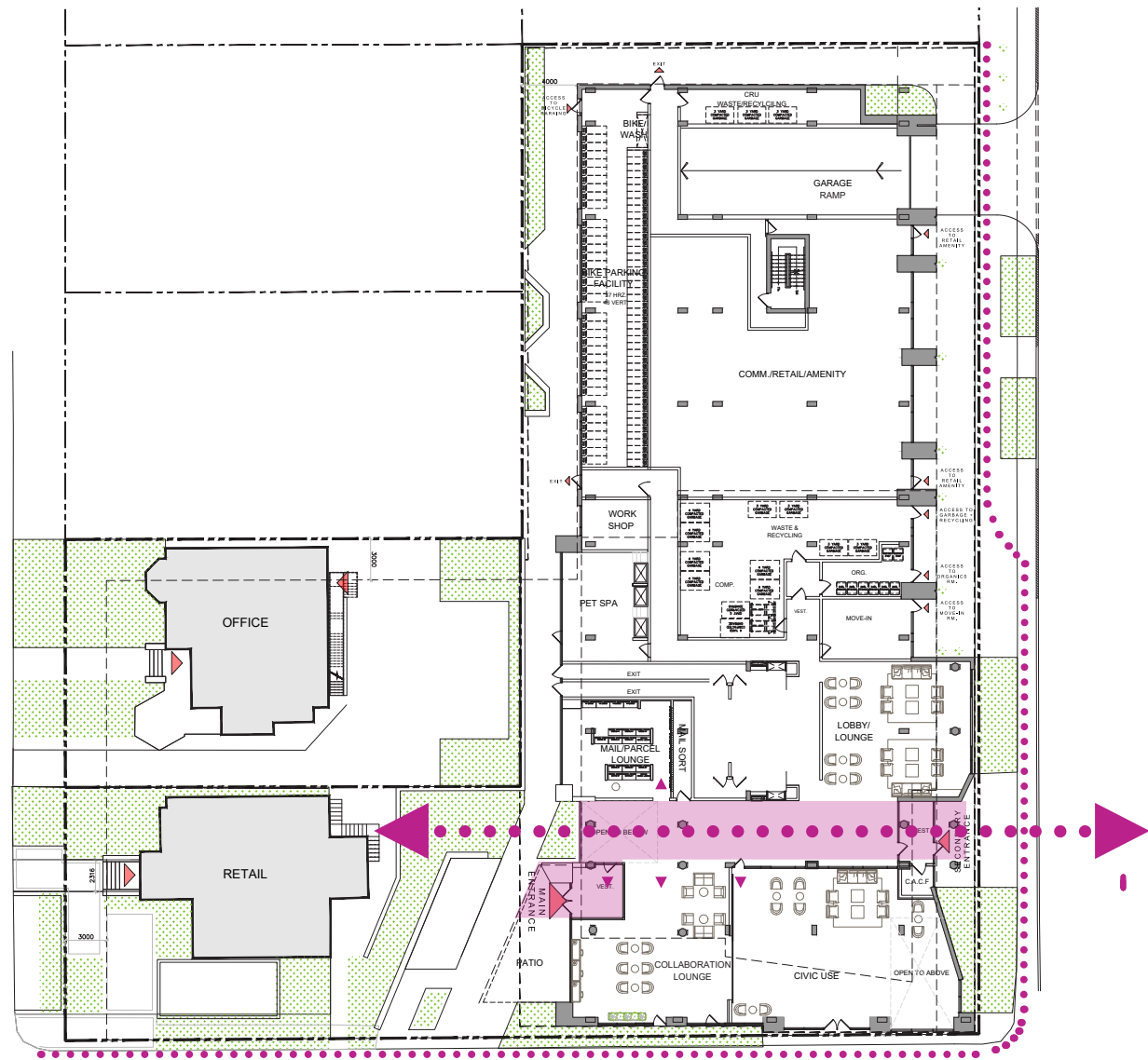
SITE + CONTEXT

359 Kent Street, Ottawa

Special Urban Design Review




- Primary organizational axis creates an enclosed street within the building, connecting Gilmour and the proposed entrance plaza
- New entrances and additional glazing along Kent Street and Gilmour Street create a porous ground plane activating the street, drawing users into a civic use space, amenities, and commercial / retail units

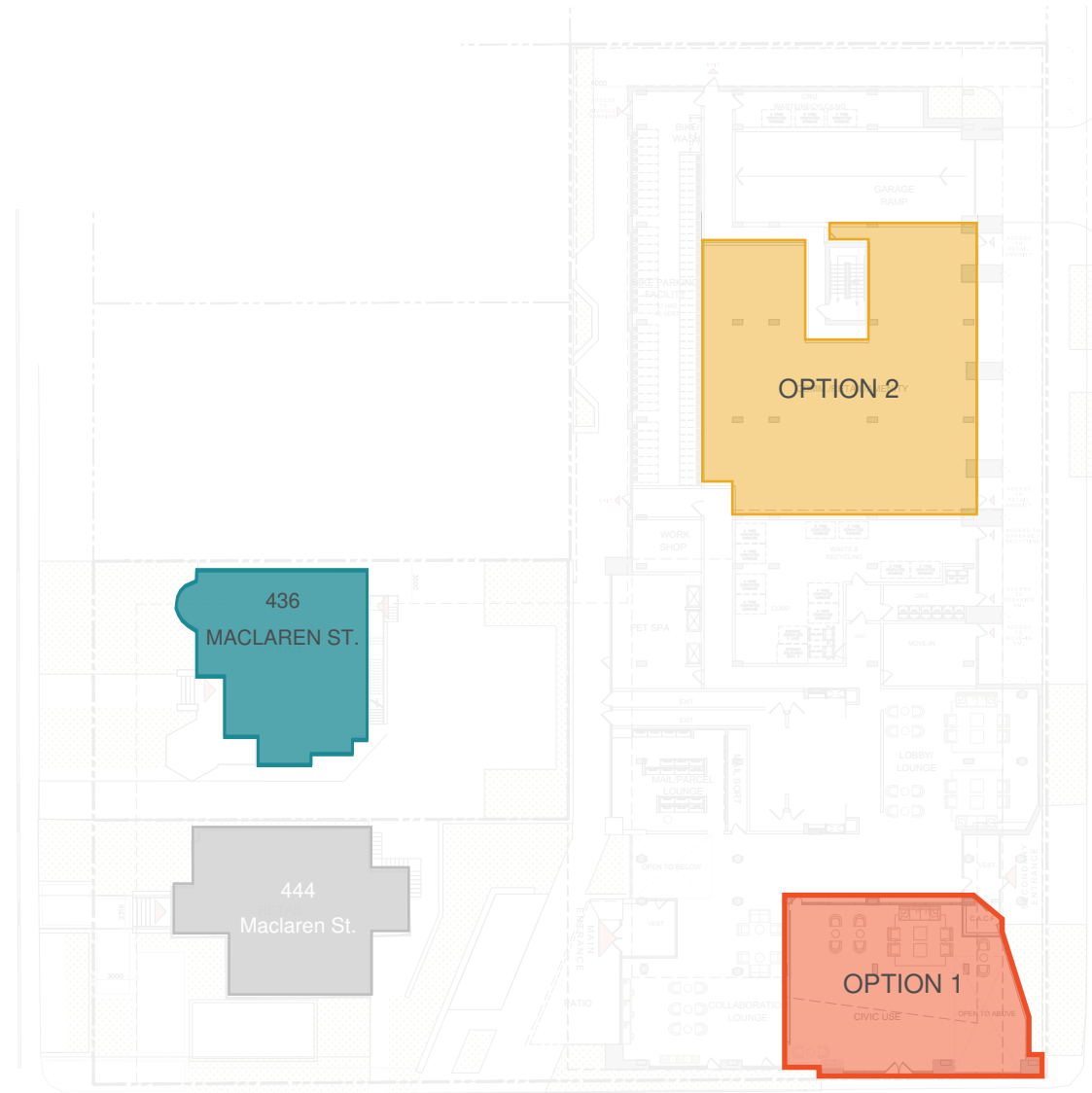




SITE + CONTEXT

CIVIC USE SPACE OPTIONS

-  EXISTING HERITAGE HOME AT 436 MACLAREN STREET
-  OPTION 1: AREA LOCATED AT PROMINENT CORNER OF KENT STREET AND GILMOUR STREET
-  OPTION 2: AREA LOCATED WITHIN NEW PODIUM COMPONENT ALONG GILMOUR STREET



SITE + CONTEXT

SITE PLAN

NEIGHBOURHOOD SCALE REFERENCE

.....

.....

SITE + CONTEXT

TRANSITION TO ABUTTING NEIGHBOURHOOD



359 Kent Street, Ottawa



View Looking West on Gilmour Street

SITE + CONTEXT

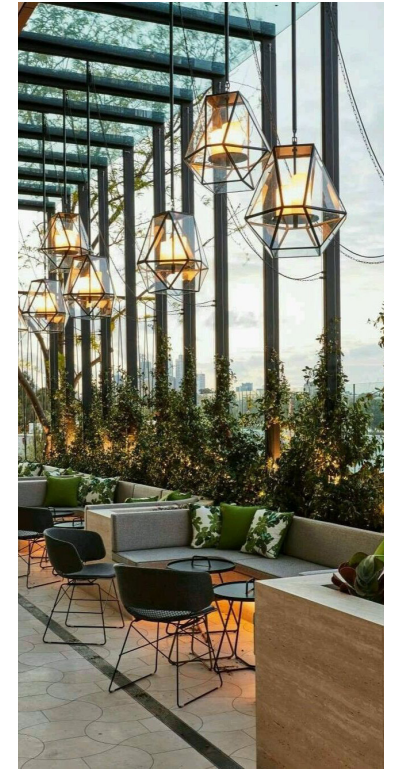
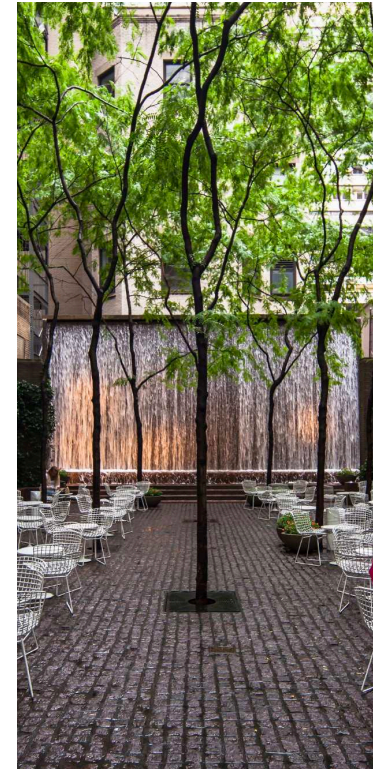
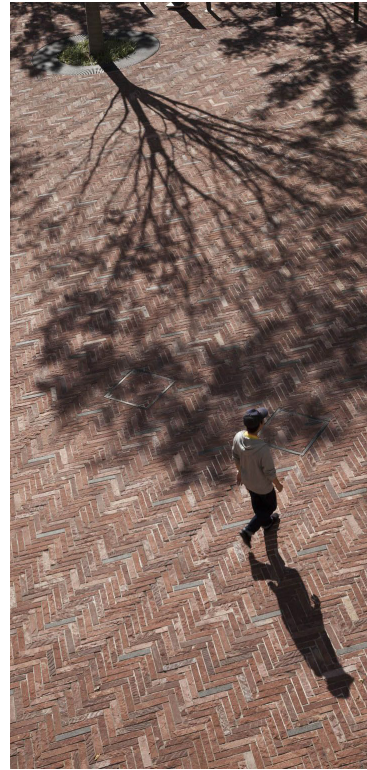
- Segmenting the podium seeks to pick up on a rhythm similar to the existing streetscape
- Brick materiality and detailing create a textured quality, reflective of the neighbourhood character
- Bird-safe glass and protection measures will be used within the first 16 metres of building height per HPDS requirements



View Looking East on Gilmour Street

PROPOSED DESIGN UPDATE LANDSCAPE

DESIGN VISION



PROPOSED DESIGN UPDATE

LANDSCAPE

DRAW ME IN

The arrival and gathering area between the heritage houses and the new tower entices the pedestrian into the space and enhances the prominence of the main building access. This is achieved through lining the pathway with raised benches and a directional paving pattern. This both leads the pedestrian in while creating shaded space to linger. An urban lighting waterfall (no real water) creates a bright and dynamic focal point for all seasons and all times of day.



Reflective Metal Art Installation

SITE + CONTEXT

REINVENTION OF KENT STREET



Reimagined green space celebrates new entrance off of Kent Street

PROPOSED DESIGN UPDATE LANDSCAPE

MAKE ME A PART

The gathering space at the core of the site becomes a community space that spills out from the residents lounge. The urban lighting waterfall (no real water) becomes a playful and interactive element that changes throughout the day and throughout the season.



SITE + CONTEXT

REINVENTION OF KENT STREET



View looking into the entrance plaza from Kent Street

PROPOSED DESIGN UPDATE

LANDSCAPE

DESIGN OBJECTIVES

- REAL TREES
- URBAN GREEN SPACE
- COMMUNITY / SOCIAL SPACES
- ARRIVAL & GATHERING SPACE

PROPOSED DESIGN UPDATE
LANDSCAPE



SITE + CONTEXT

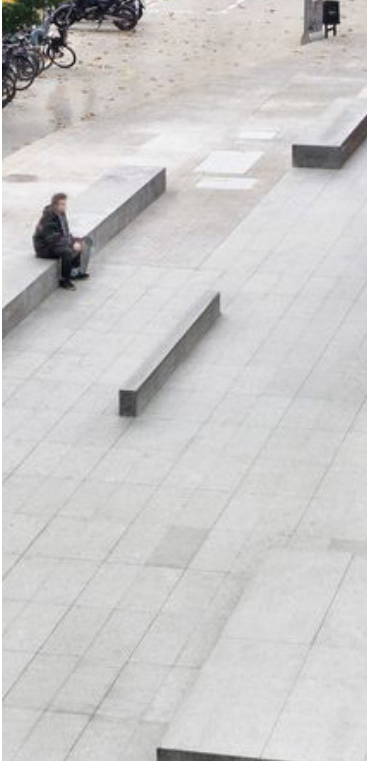
REINVENTION OF KENT STREET



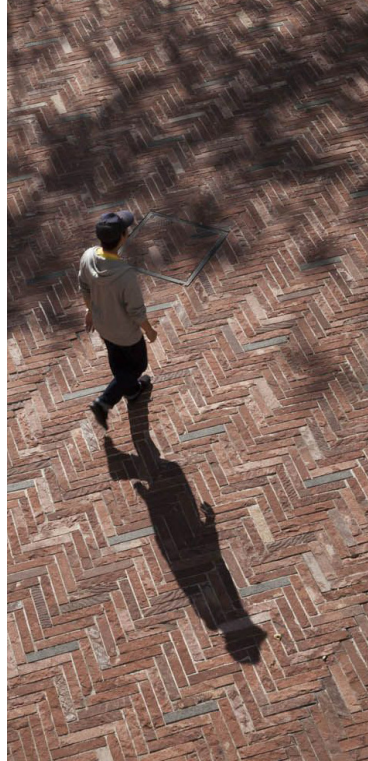
PROPOSED DESIGN UPDATE

LANDSCAPE

MATERIAL SELECTION



Large format paving slabs



Slimline herringbone clay pavers as accent



Grey concrete paver mix as secondary paths



Stabilized gravel as gathering space surface

Proposed landscape design seeks to improve water infiltration and retention due to removal of impervious surface paving materials per HPDS requirements for cool paving and 50% perviousness

PROPOSED DESIGN UPDATE LANDSCAPE

ESTABLISHING REAL TREES



A modular suspended pavement system that uses soil volumes to support large tree growth and provide powerful on-site storm water management through absorption, evapotranspiration, and interception.

Trees will be planted with minimum 30m³ of soil within the cells per HPDS requirements

SITE + CONTEXT

REINVENTION OF KENT STREET

- Pedestrian friendly, green street edge, urban tree canopy and slow traffic



Kent Street, circa 1951

- Poor pedestrian experience, minimal tree canopy, high traffic



Kent Street, circa 2021

SITE + CONTEXT

REINVENTION OF KENT STREET



New green space eliminates asphalt parking, activates the street, and provides an opportunity to supplement the urban tree canopy

SITE + CONTEXT

PRESERVATION AND TRANSFORMATION OF HERITAGE HOMES



View of heritage homes in relation to proposed design along MacLaren Street

An architectural rendering of a modern high-rise tower at dusk. The tower is the central focus, featuring a white facade with a grid of windows and a prominent vertical glass section. The building is illuminated from within, and its top edge is lit up. The sky is a mix of blue and orange, with soft clouds. In the foreground, there are trees, a street with a few cars, and other buildings, including a smaller white building to the right. The overall scene is a city street at twilight.

TOWER DESIGN

359 Kent Street, Ottawa

Special Urban Design Review

TOWER DESIGN

- 1 HERITAGE BASE & TRANSITION COMPONENT
- 2 LEVEL 6 AMENITY PARK
- 3 BODY OF TOWER
- 4 CROWN

4

3

2

1

View Looking Southeast from Kent Street and MacLaren Street Intersection

TOWER DESIGN

HERITAGE BASE + TRANSITION COMPONENT

1. The heritage base and transition component anchor the proposed design through a sense of place by retaining the heritage facade and providing contextual transition within the neighbourhood.





TOWER DESIGN

PODIUM PARK

Level six podium park offers designated zones for various outdoor activities

TOWER DESIGN

PODIUM PARK

2. The level six interior and exterior amenity spaces create a park in the sky



View Looking West from Level Six Rooftop Amenity Space

TOWER DESIGN

PODIUM PARK

- Vegetative roof reduces the amount of hardscape materials, improving the urban heat island effect and improving thermal retention
- Local vegetation aims to provide habitats for urban wildlife
- Native plant species utilized to minimize the requirement for watering
- Cool roofing materials used for hardscape

Level Six Rooftop Amenity Space

TOWER DESIGN

PODIUM PARK



Level Six Rooftop Amenity Space

TOWER DESIGN

PODIUM PARK



Level Six Rooftop Amenity Space

TOWER DESIGN

BODY OF TOWER



3. The body of the tower:

- The south-west corner has been intentionally opened up to maximize sunlight exposure for photovoltaic materials integrated into facade panels and glazed railings
- Simplicity of building form, reduction of stepbacks, and minimal balcony projections improves building energy efficiency by reducing thermal bridging

View Looking Northeast from Kent and Gilmour Intersection

TOWER DESIGN

BODY OF TOWER

3. The body of the tower:

- Smaller windows in a triple grid formation increase building performance, while creating a unique facade still perceived as residential
- The facade's colours and angular forms create a unique impact of the Centretown skyline.



West facade of tower

TOWER DESIGN

BODY OF TOWER



View from MacLaren and Kent

359 Kent Street, Ottawa

Special Urban Design Review

CROWN



4. The Crown:

- Creates an identity piece for the project while providing an important amenity space
- Encapsulates the mechanical equipment within the architectural language
- Provides additional surface area to be utilized for solar gain

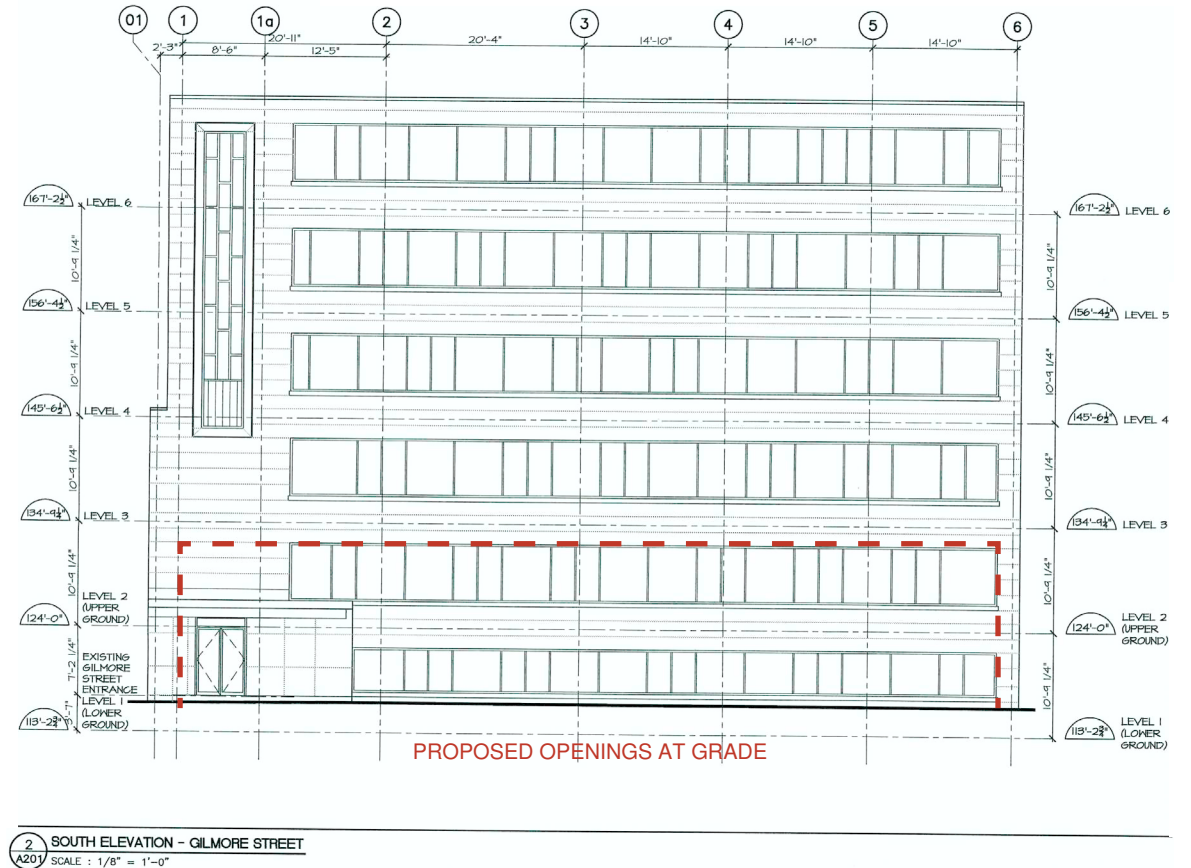
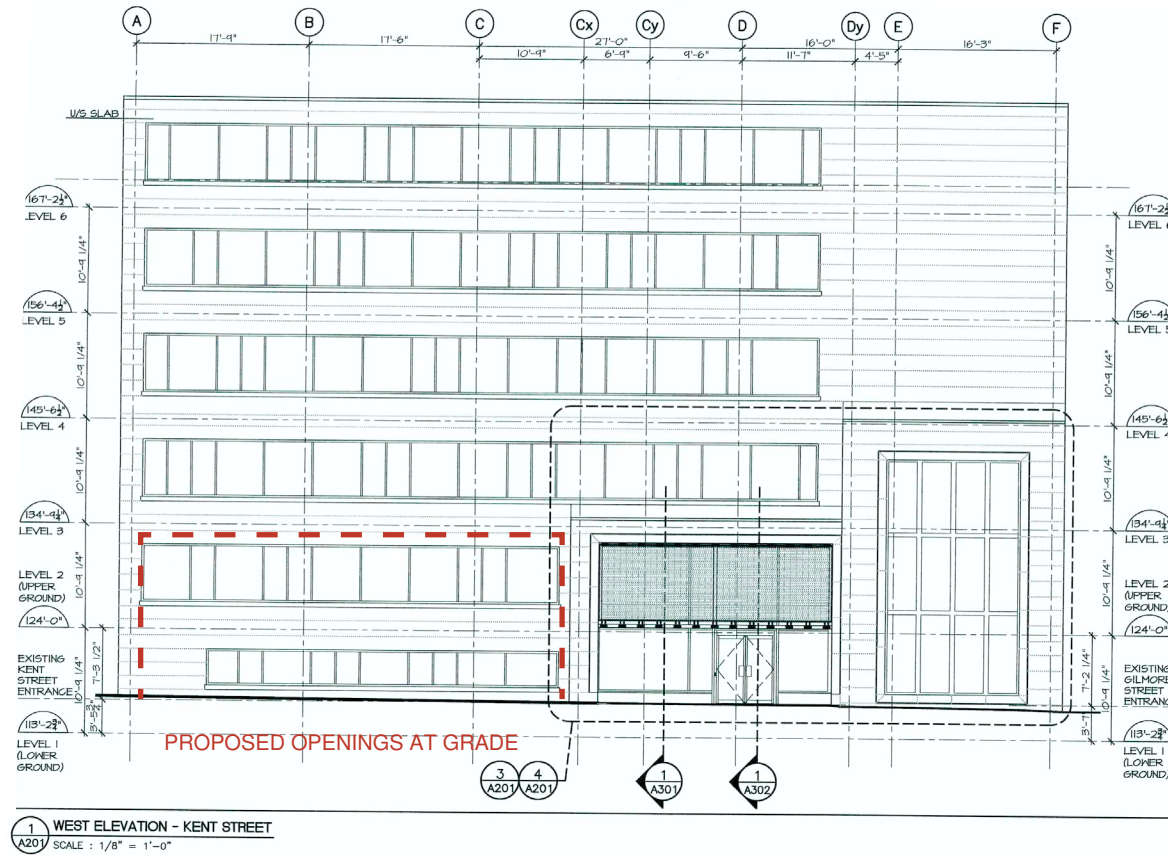
THANK YOU



APPENDIX

RETENTION OF HERITAGE FACADE

EXISTING FACADE ALTERATIONS



West Elevation of Existing Legion Building, circa 2006

South Elevation of Existing Legion Building, circa 2006

RETENTION OF HERITAGE FACADE

CURRENT VS. PROPOSED



Existing Legion Building from Kent + Gilmour

359 Kent Street, Ottawa



Proposed Design from Kent + Gilmour

Special Urban Design Review

RETENTION OF HERITAGE FACADE

CURRENT VS. PROPOSED



Existing Legion Building from Kent + Gilmour

359 Kent Street, Ottawa



Proposed Design from Kent + Gilmour

Special Urban Design Review

RETENTION OF HERITAGE FACADE

CURRENT VS. PROPOSED



Existing Legion Building from Kent Street

359 Kent Street, Ottawa



Proposed Design from Kent Street

Special Urban Design Review

RETENTION OF HERITAGE FACADE

CURRENT VS. PROPOSED



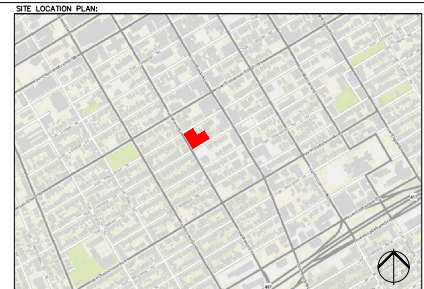
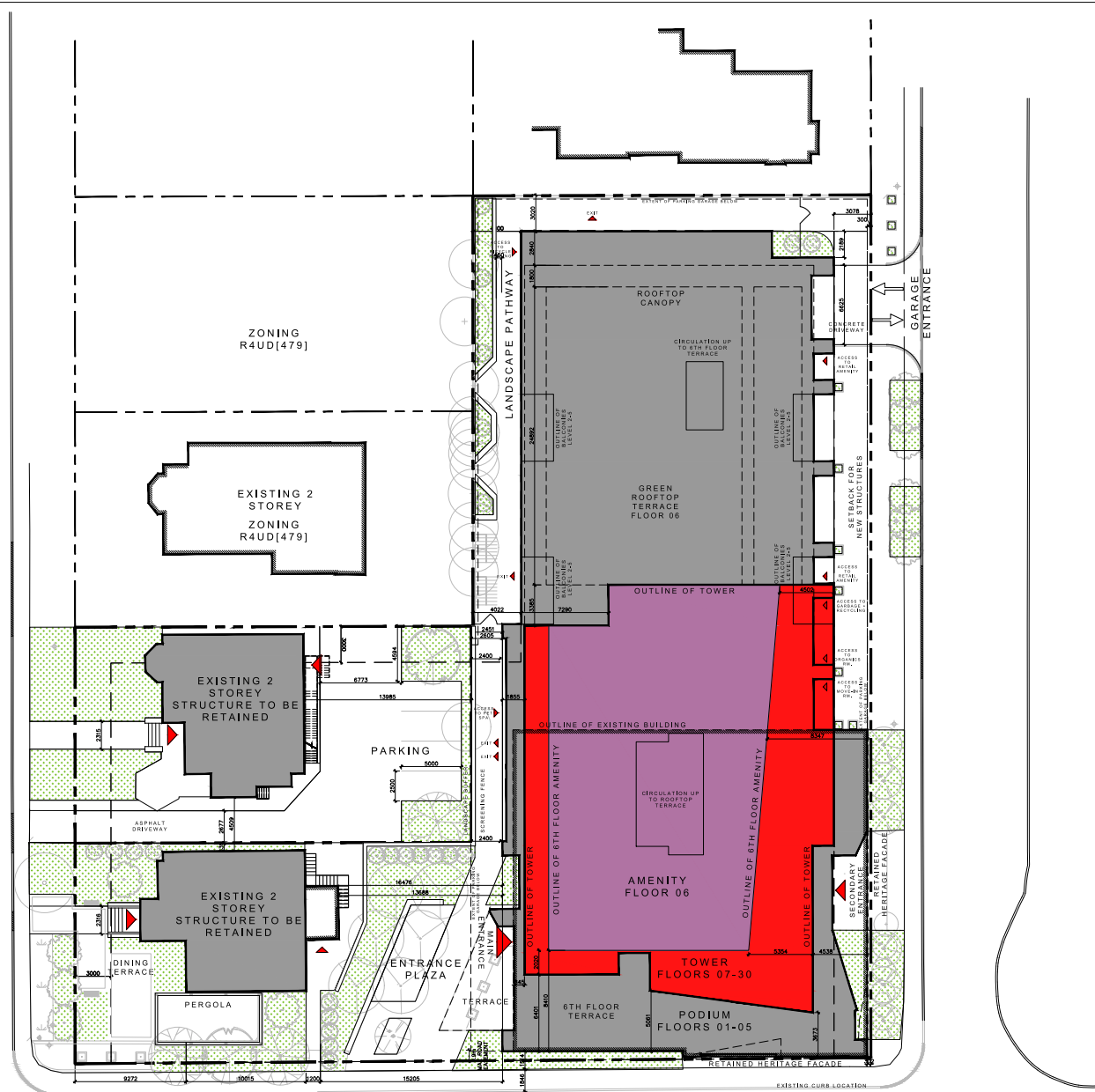
Existing Legion Building from Gilmour Street

359 Kent Street, Ottawa



Proposed Design from Gilmour Street

Special Urban Design Review



LANDING NOTES

CURRENT ZONING: NORTH PARCEL
 LOT AREA : 3,608 m²
 DEVELOPMENT STATUS

	REQUIRED EXISTING BLDG.	PROPOSED
LOT WIDTH		MIN. 33.0m MAX 66.0m
LOT LENGTH		MIN 36.0m MAX 2.0m
UNITS		
TOTAL UNITS		322
FRONT YARD SETBACK	KENT STREET	0 m
REAR YARD SETBACK		3.0 m
CORNER SIDE YARD SETBACK	GLADWIN AVE.	7.5 MIN. 0 m
CORNER SIDE YARD SETBACK	MAULDEN AVE.	0 m
BUILDING HEIGHTS		
PODIUM		24 m
34 STOREY TOWER		99 m
BUILDING AREA		
TOTAL GROSS		+/-330,140 sq.ft. (30,798 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)		+/-250,271 sq.ft. (23,251 sq.m.)
GROSS FLOOR AREA (city def.)		+/-250,271 sq.ft. (23,251 sq.m.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD.

UNIT RATIOS

	PROPOSED	
TOTAL UNIT COUNT		322
STUDIOS	33	10%
1 INTERNAL BEDROOM	2	1%
1 BEDROOM	106	33%
1 BEDROOM + DEN	51	16%
2 BEDROOM (1 INTERNAL)	17	5%
2 BEDROOM	110	34%
2 BEDROOM + DEN	3	1%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT
 (322 x 6 SQ.M. = 1,932 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)
 (186 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

2,894 SQ.M. TOTAL AMENITY PROVIDED
 1,826 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE

PARKING REQUIREMENTS: 322 units (Reduced by 12) 310*0.5 = 155 + 310*0.1 = 31 = 186 (full parking located below grade, required parking reduced by 10%) = 188 parking spaces required

PROVIDED RESIDENTIAL PARKING

185 RESIDENTIAL PARKING SPACES PROVIDED FOR 322 UNITS (0.57/UNIT)

PROVIDED VISITOR PARKING

31 VISITOR PARKING SPACES PROVIDED FOR 322 UNITS (0.10/UNIT)

216 TOTAL PARKING SPACES PROVIDED (*76 SHORT CAR PARKING SPACES (SUM OF TOTAL PARKING))

BICYCLE PARKING REQUIREMENTS: 322 units * 0.5 = 161

PROVIDED BICYCLE PARKING

299 (152 HORIZONTAL + 147 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 322 UNITS (0.93/UNIT)
 * LOCATED IN UNDERGROUND PARKING GARAGE AND AT GROUND LEVEL (NT.)

LEGEND:

PROPOSED FIRE ROUTE	PROPOSED SIDEWALK	PROPOSED CATCH BASIN
PROPOSED BUILDING	PROPOSED PROPERTY LINE	PROPOSED CATCH BASIN
BUILDING TO BE RETAINED	PROPOSED SETBACK	SIGNAGE FOR ACCESSIBLE PARKING SPACE
EXISTING MAN HOLE	PROPOSED DEPRESSED CURB (REMAIN TO CITY OF OTTAWA STANDARD)	FIRE ROUTE ACCESS
EXISTING TRAFFIC LIGHT	CURB TO BE RESULT	EXISTING SIGN
EXISTING FIRE HYDRANT	ROLL CURB	EXISTING LIGHT POLE
		NEW LIGHT POLE
		PROPOSED WALL



PROJECT TEAM

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 ED HERVEY
 416-921-0820

no.	date	revision
1	2024-10	ISSUED FOR SPIC
2	21-08-20	ISSUED FOR REZONING
1	21-08-18	CITY OF OTTAWA PRECONCILIATION

no.	date	revision
1	2024-10	ISSUED FOR SPIC
2	21-08-20	ISSUED FOR REZONING
1	21-08-18	CITY OF OTTAWA PRECONCILIATION

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.

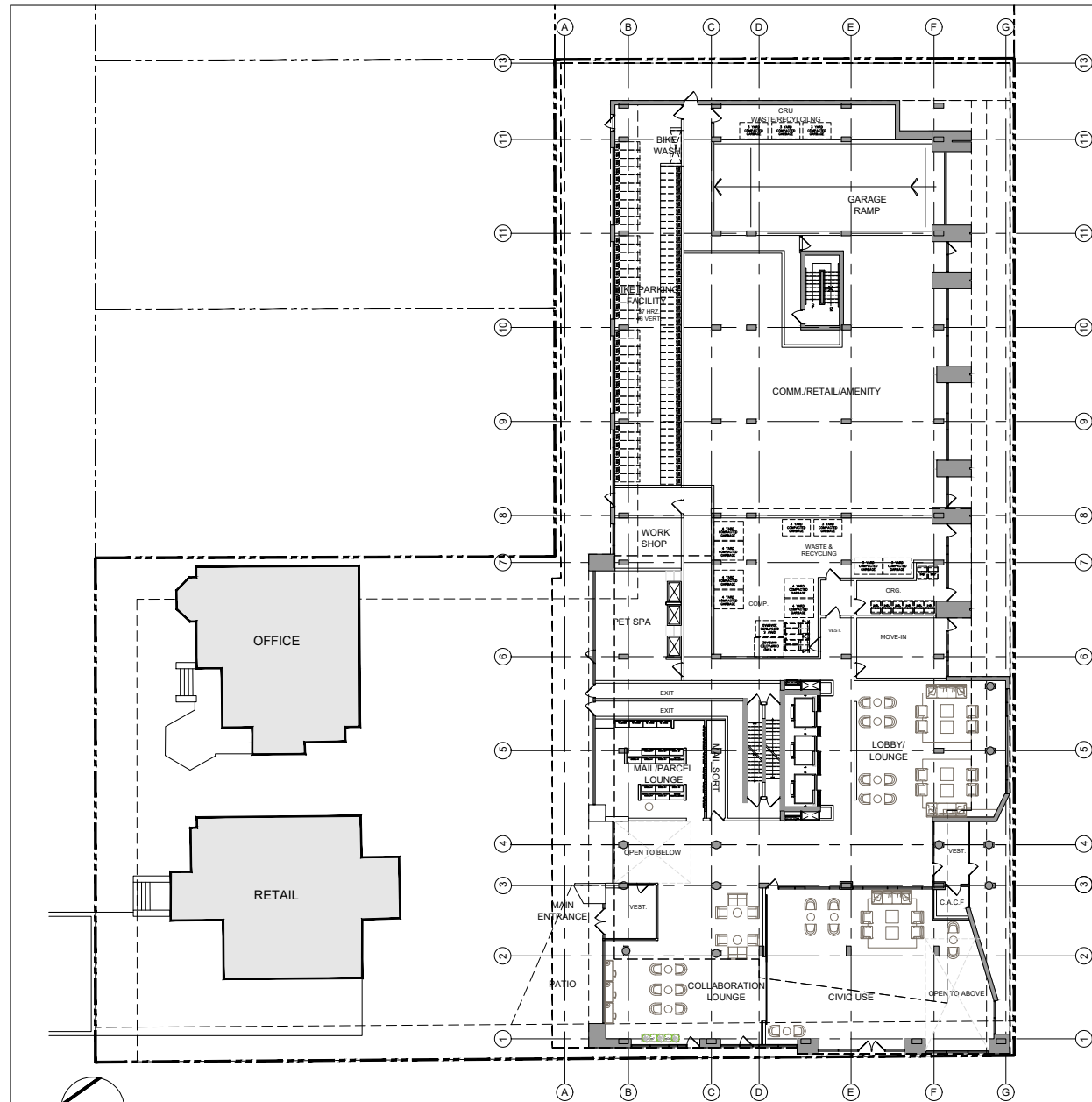
This drawing may not be used for construction until signed.

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PROJECT LOCATION:
 359 KENT STREET
 OTTAWA ON

DRAWING TITLE:
 SITE PLAN



1 GROUND FLOOR PLAN
A2.06 1:150

PROJECT TEAM

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ED HERWEYER
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no.	date	revision
1	21.09.02	ISSUED FOR REZONING

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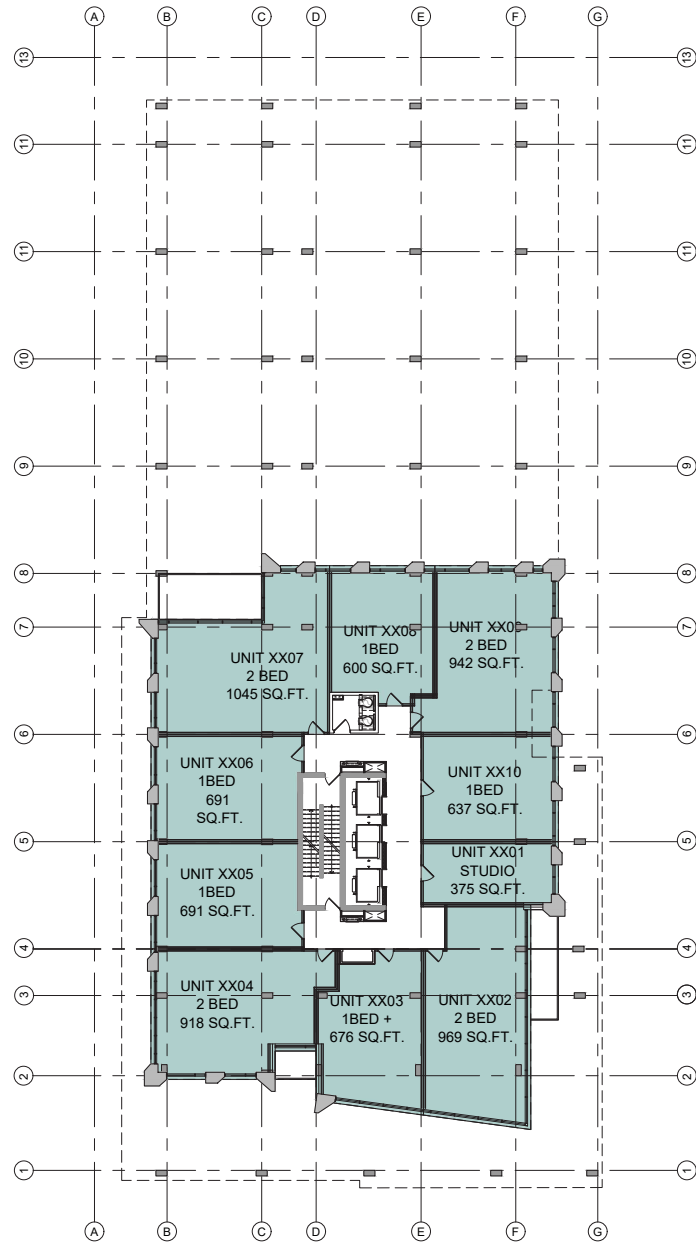
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PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
GROUND LEVEL

DRAWN BY: PH	DATE: 23-03-01	SCALE: 1:150
PROJECT: 2027		DRAWING NO.:
		A200
		REVISION NO.:



1 LEVELS 7-30 - TYPICAL TOWER PLAN
A2.10 1:150

PROJECT TEAM

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no.	date	revision
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PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
LEVELS 7-30

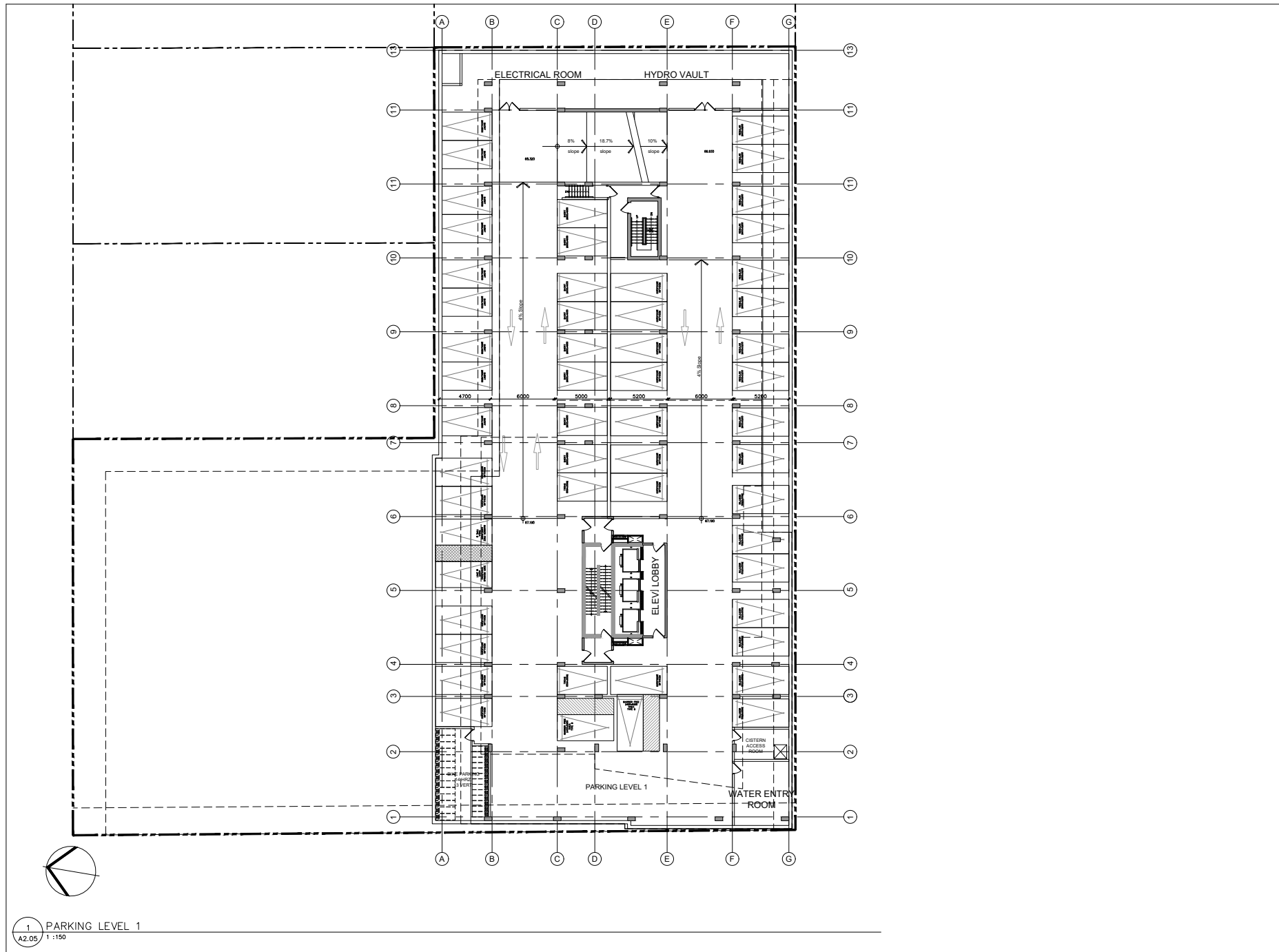
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PROJECT:
207

DRAWING NO.:

A204

REVISION NO.:



1 PARKING LEVEL 1
A2.05 1:150



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no.	date	revision
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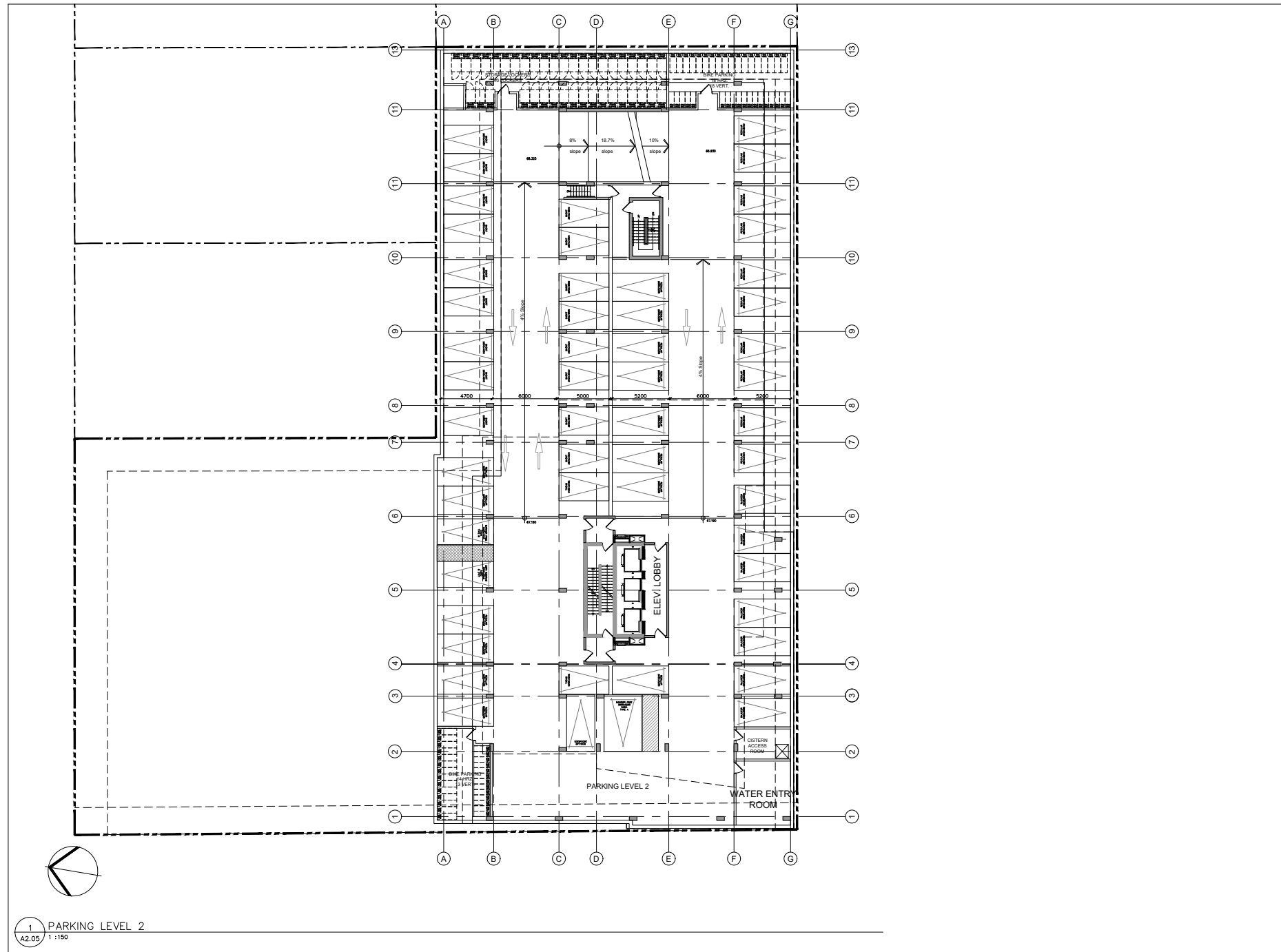
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PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 1

DRAWN BY: PB	DATE: 22-03-01	SCALE: 1:150
PROJECT: 2007		DRAWING NO.:
		A206
		REVISION NO.:



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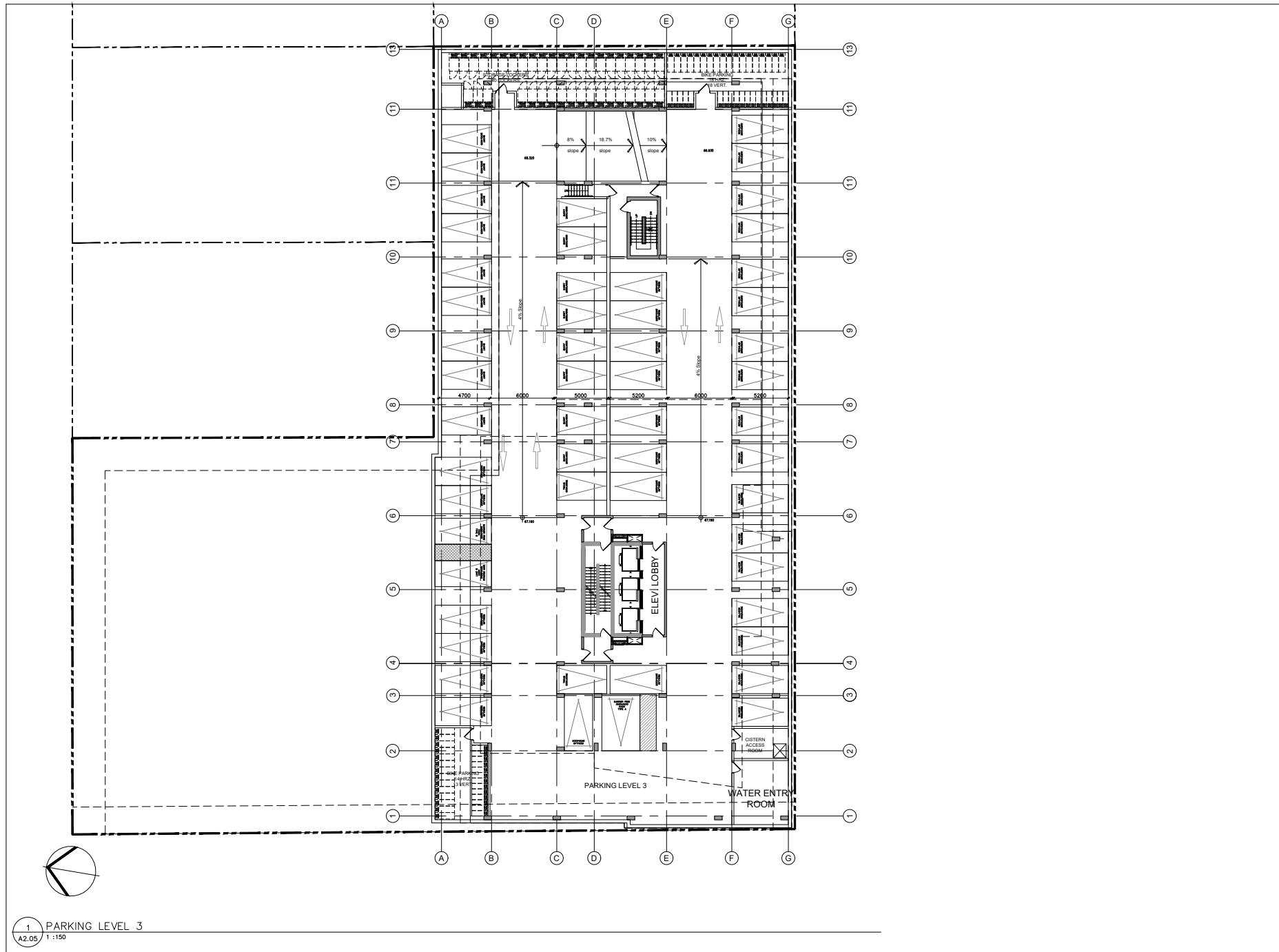


PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 2

DRAWN BY: PB	DATE: 22-03-01	SCALE: 1:100
PROJECT: 2007		DRAWING NO.: A207
REVISION NO.:		

1 PARKING LEVEL 2
A2.05 1:150



1 PARKING LEVEL 3
A2.05 1:150



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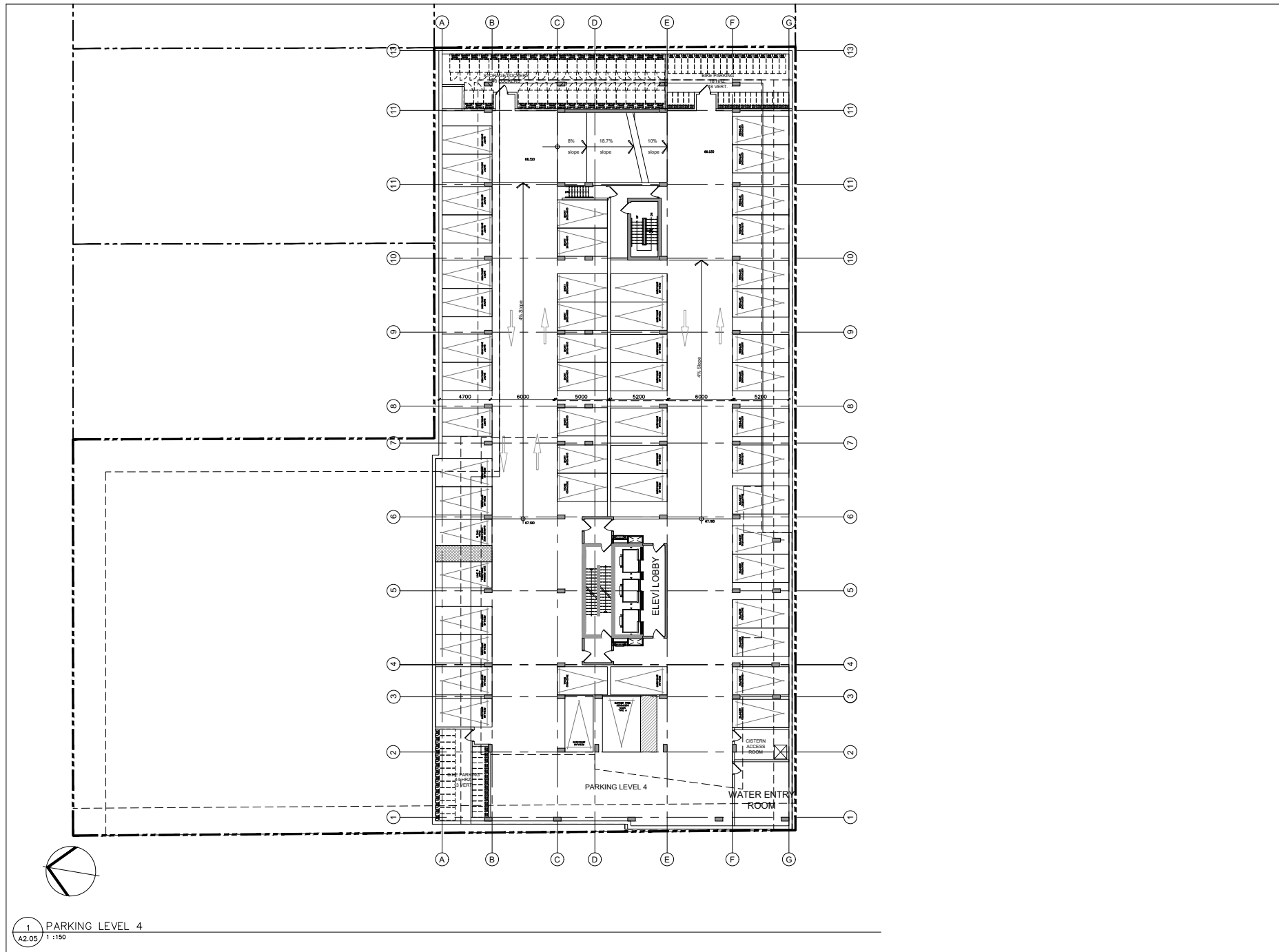
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PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 3

DRAWN BY: PB	DATE: 22-03-01	SCALE: 1:150
PROJECT: 2027		DRAWING NO.:
		A208
		REVISION NO.:



1 PARKING LEVEL 4
A2.05 1:150



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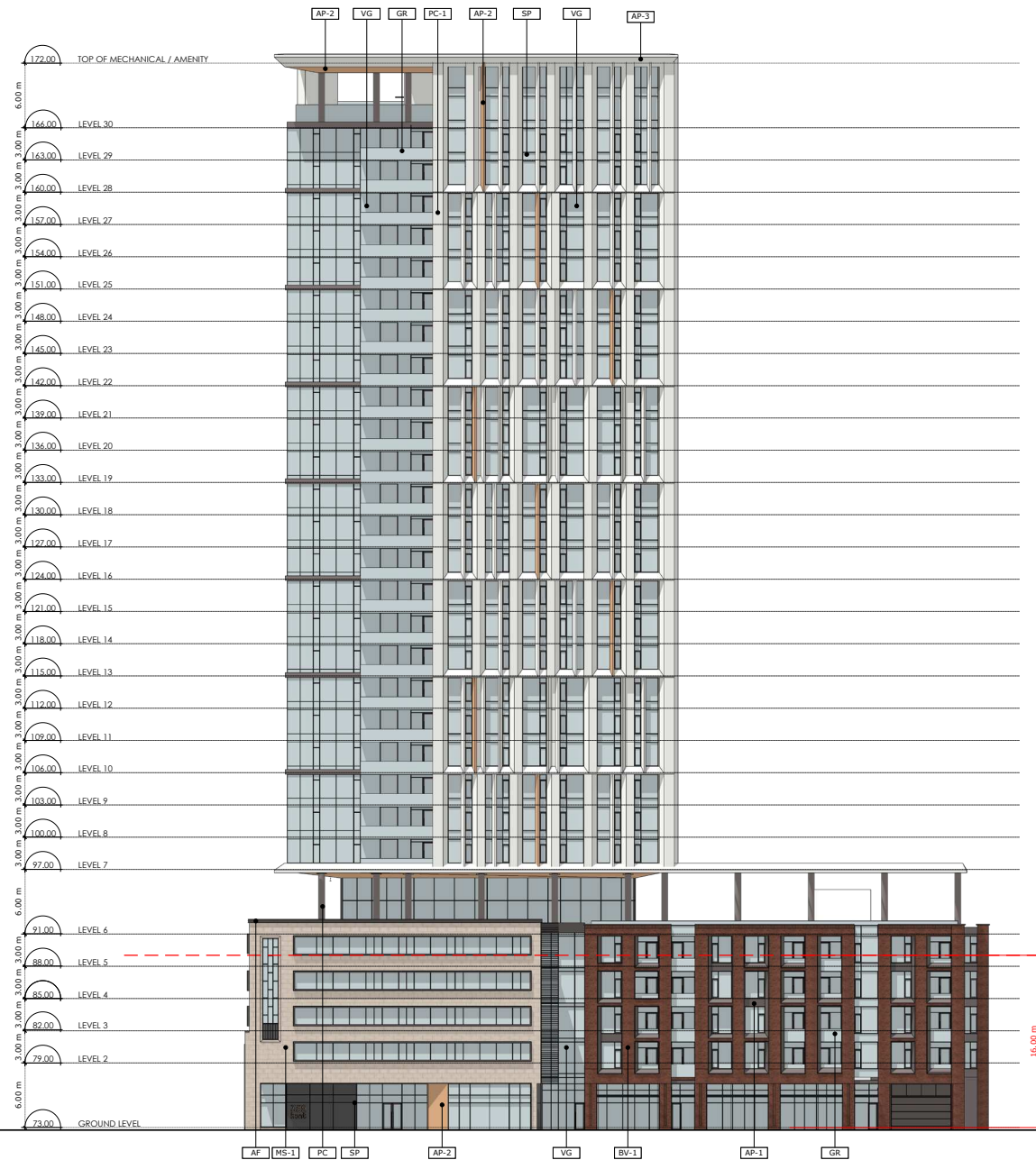
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PROJECT LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 4

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PROJECT: 2027		DRAWING NO.: A209
REVISION NO.:		



1 SOUTH ELEVATION
A3.01 Scale: 1: 250

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Legend

ALUMINUM CLADDING
ALUMINUM PANEL 1
ALUMINUM PANEL 2
ALUMINUM PANEL 3
BRASS FINISH
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BRASS FINISH 3
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BRASS FINISH 100

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PROJECT/LOCATION
 359 Kent

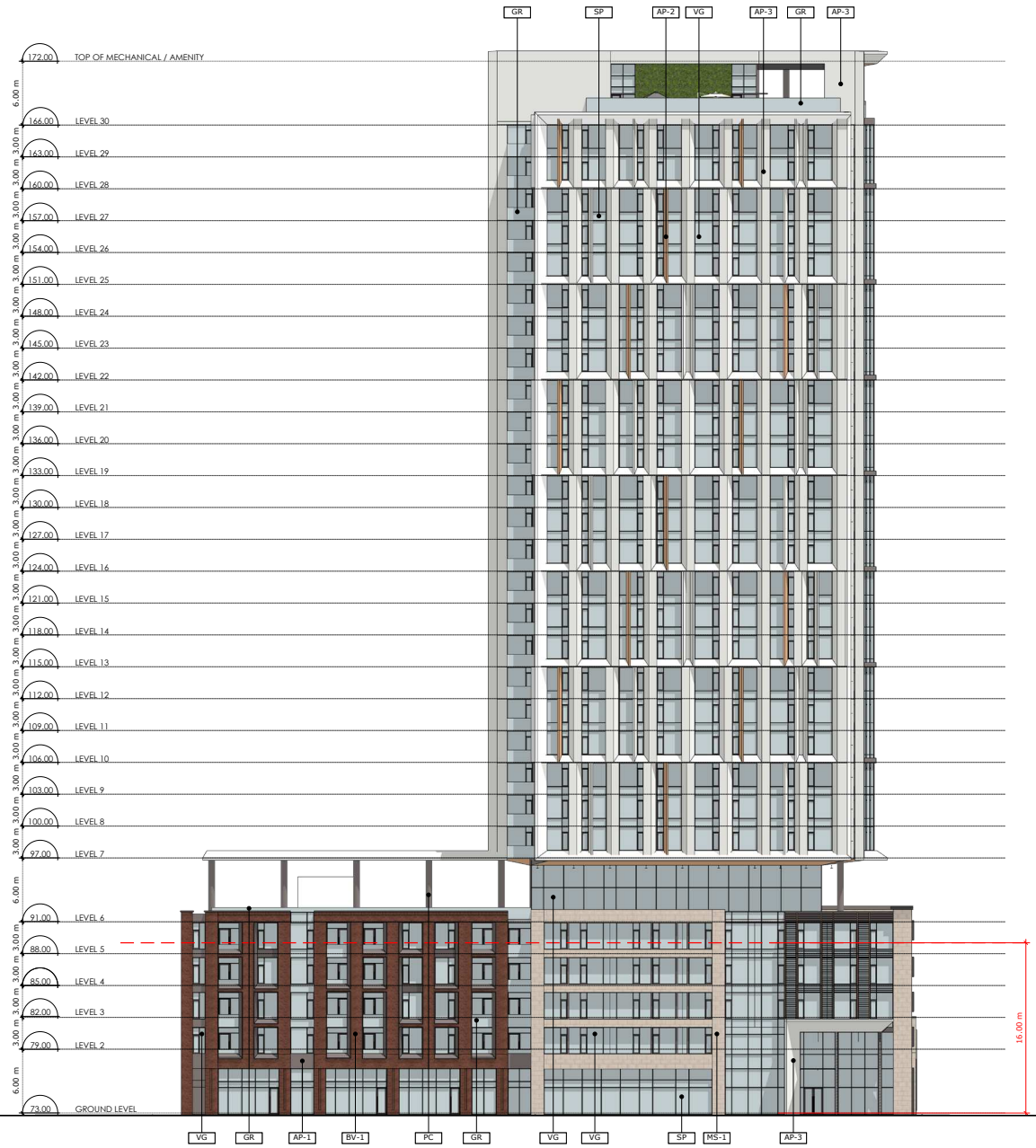
DRAWING TITLE
 ELEVATIONS

DRAWN BY: PB/KM **DATE:** 230310 **SCALE:** 1:250

PROJECT: 2027

DRAWING NO.: A3-01

REVISION NO.:



2 NORTH ELEVATION
 A3.01 Scale: 1: 250

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2	230310	Issued for Reasoning
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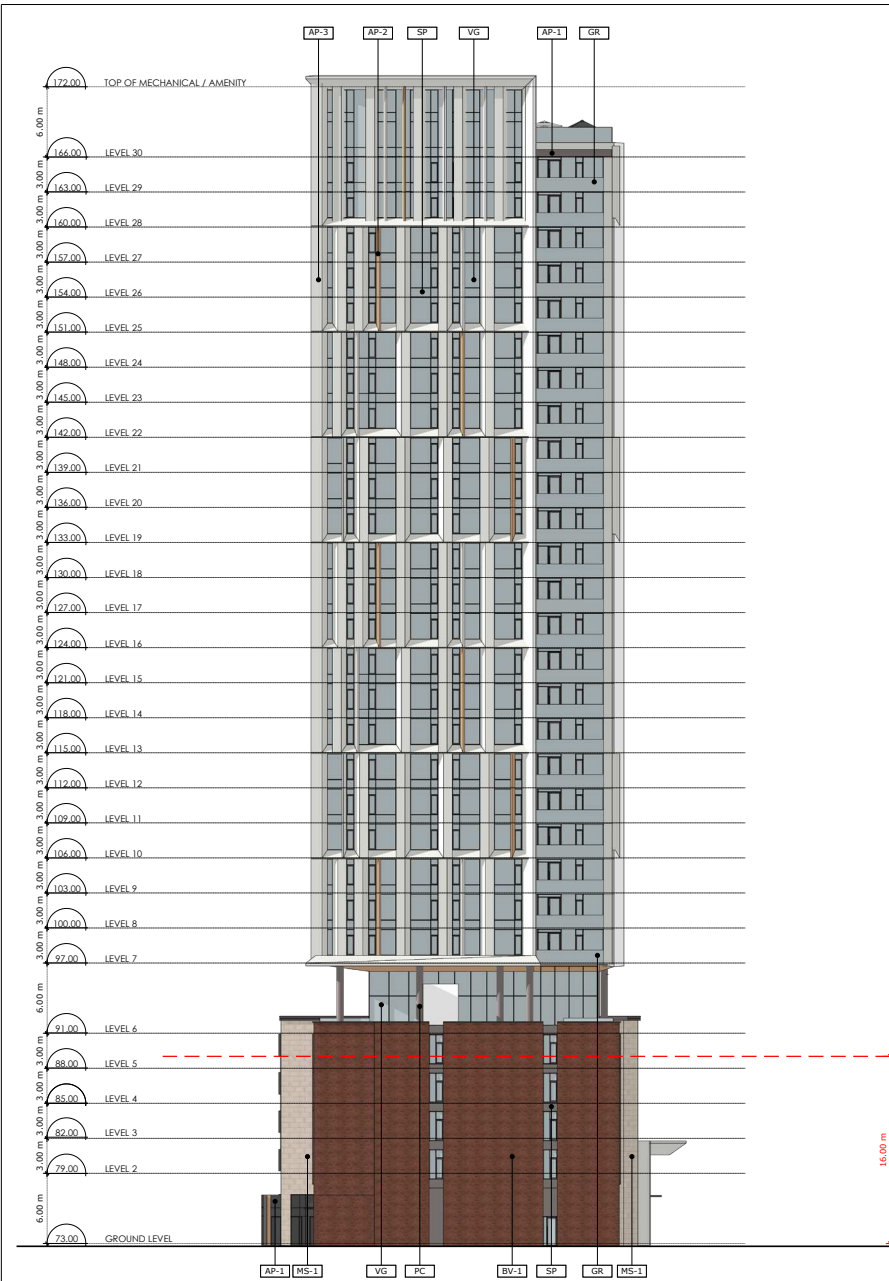
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[Symbol]	GLASS
[Symbol]	PRECAST COLUMN
[Symbol]	GLASS PANEL
[Symbol]	CONCRETE PANEL
[Symbol]	TERRAZZO

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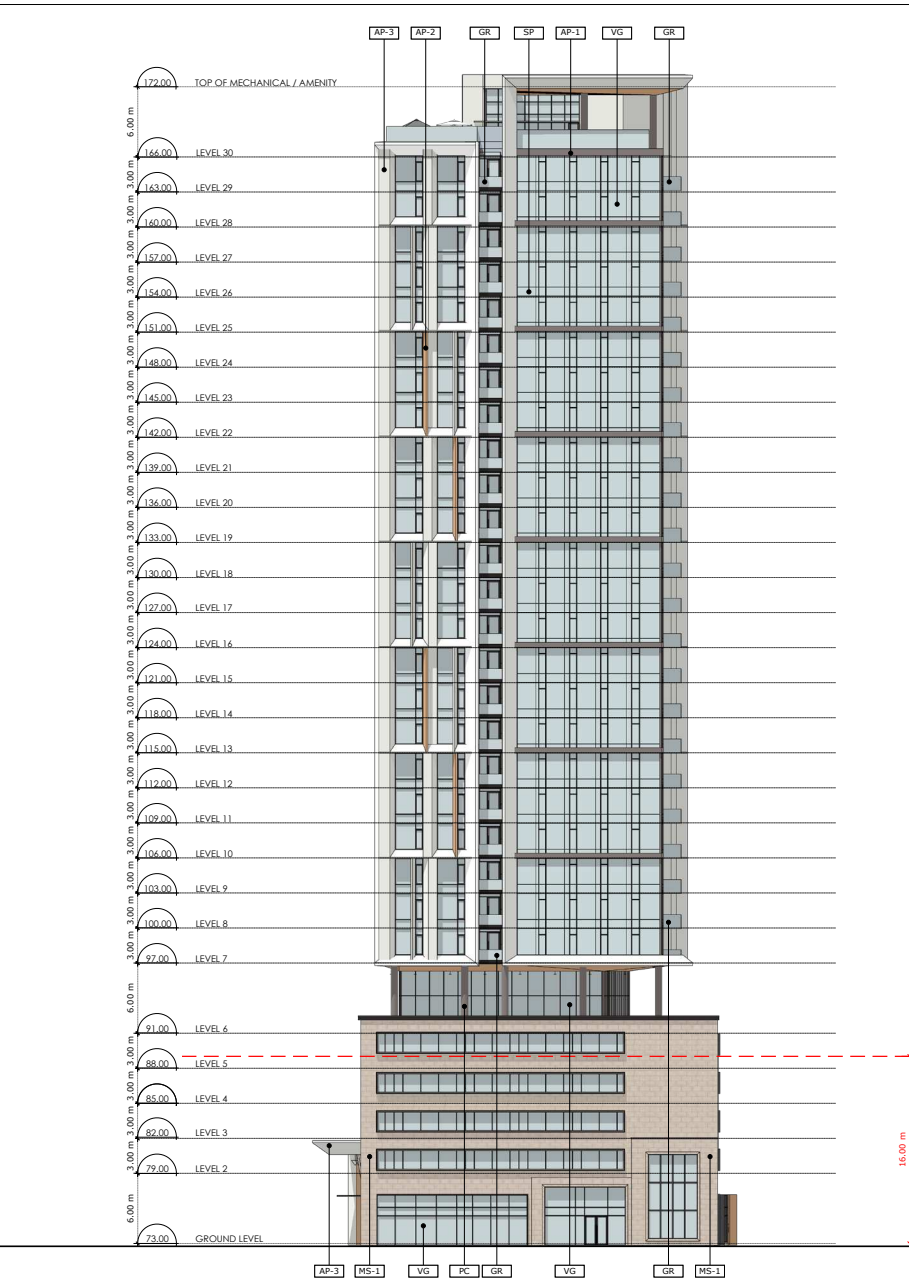
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DRAWING TITLE:
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DRAWN BY: PB/KM	DATE: 230310	SCALE: 1:250
PROJECT: 2027		DRAWING NO.: A3-01
REVISION NO.:		



1 EAST ELEVATION
A3.00 Scale: 1: 200



2 WEST ELEVATION
A3.00 Scale: 1: 250

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1	210820	Issued for Reasoning
NO.	DATE	REVISION

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LEGEND

AP	ALUMINUM PANELS
AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
AP-3	ALUMINUM PANEL 3
BR	BRICK VENEER
MS-1	MASONRY 1
PC	PROJECT COLUMN
GR	GLASS PANELS
SP	SPECIAL PANEL
VG	VERTICAL GLASS

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HOBIN ARCHITECTURE

PROJECT LOCATION:
359 Kent

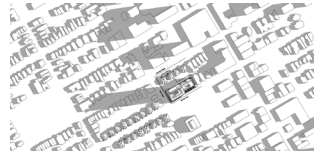
DRAWING TITLE:
ELEVATIONS

DRAWN BY: PB/KM	DATE: 230310	SCALE: 1: 250
PROJECT: 2027		DRAWING NO.: A3-00
REVISION NO.:		

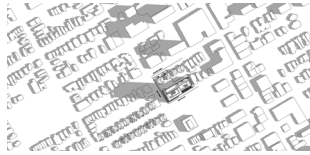
JUNE 21



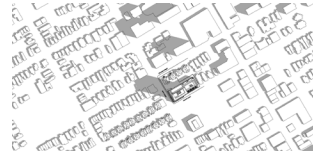
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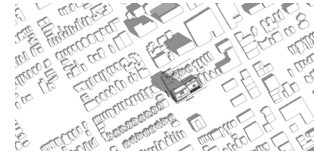
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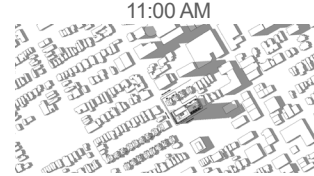
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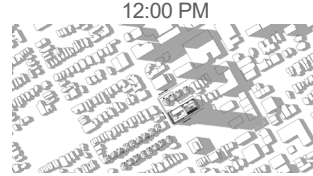
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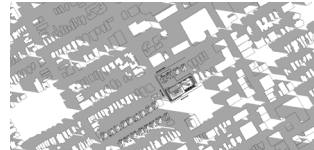
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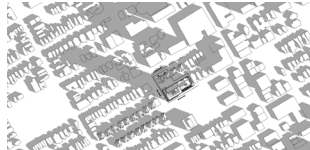
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MARCH/SEPTEMBER 21

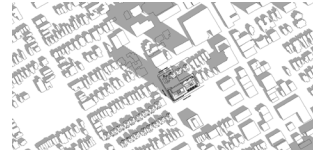
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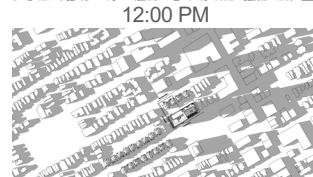
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DECEMBER 21

FULL SHADOW COVERAGE,
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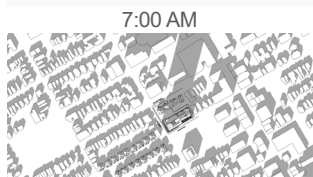
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FULL SHADOW COVERAGE,
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FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

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HOBIN

359 KENT STREET
Top-View Shadow Analysis

Proposed Development 

