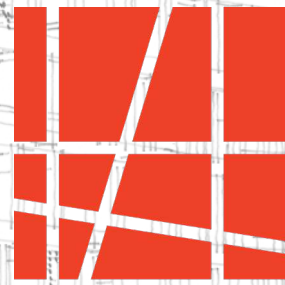


50 THE DRIVEWAY

SUN / SHADOW ANALYSIS - SITE PLAN CONTROL RESUBMISSION #1

JANUARY 13th 2023



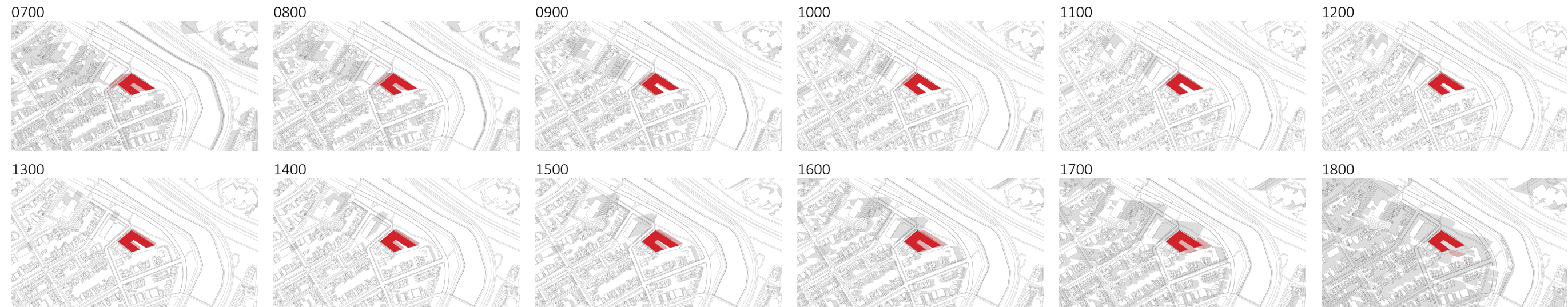
HOBIN
ARCHITECTURE



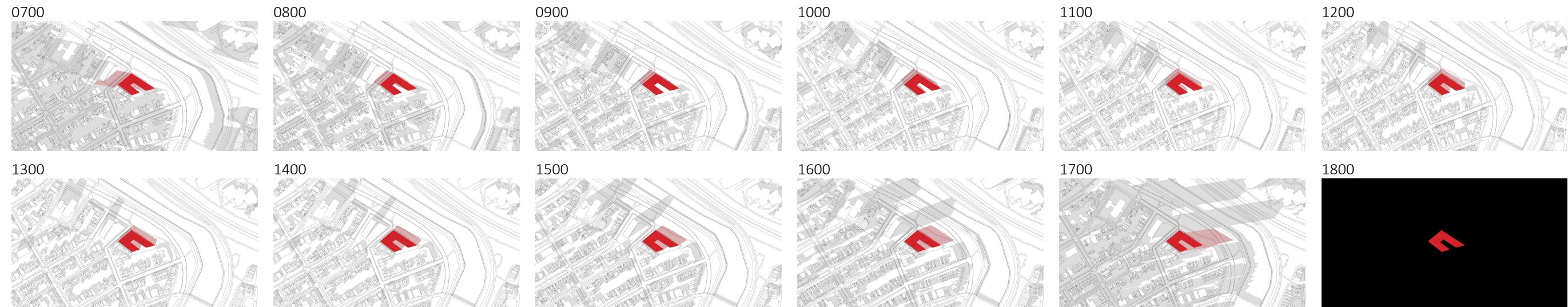
- AS OF RIGHT SUN/SHADOW STUDY -

SUN & SHADOW STUDY - AS OF RIGHT MASSING

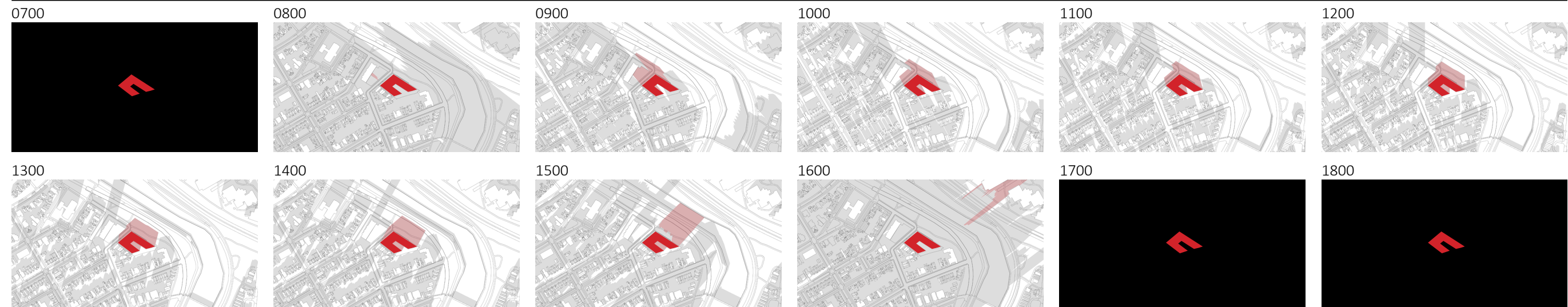
JUNE 21



SEPTEMBER / MARCH 21



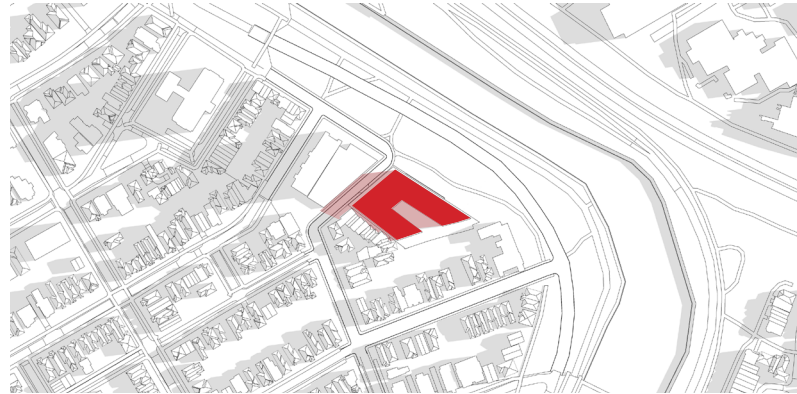
DECEMBER 21



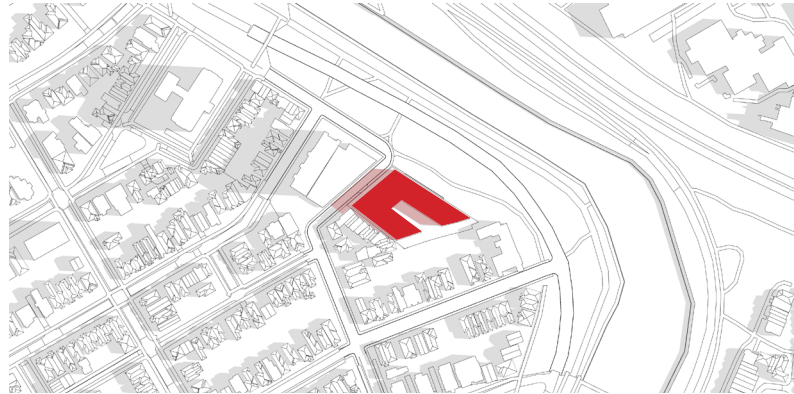
SUN & SHADOW STUDY - AS OF RIGHT MASSING

JUNE 21

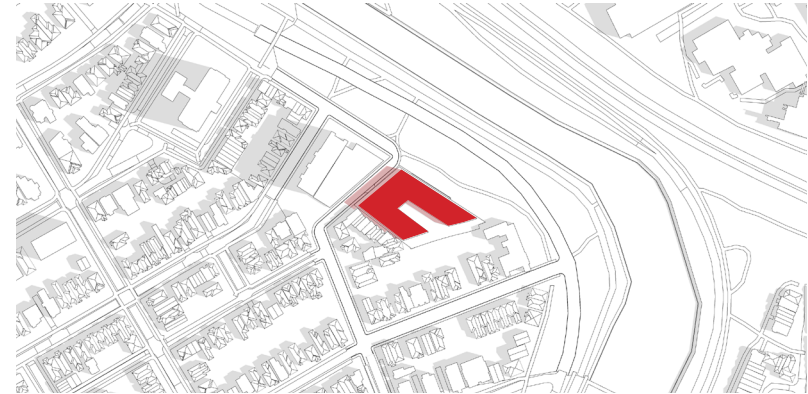
0700



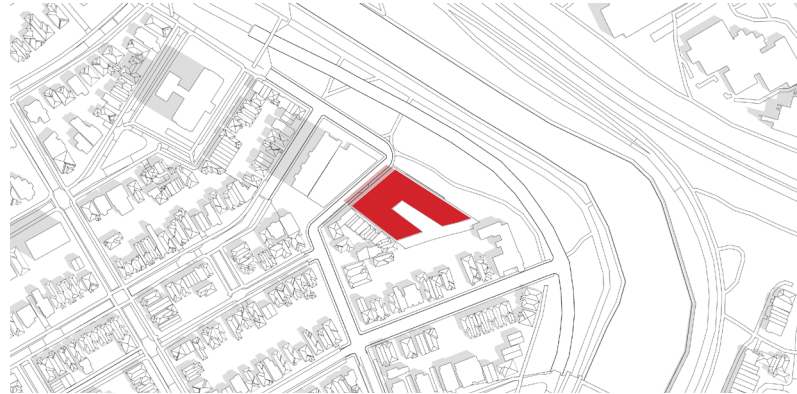
0800



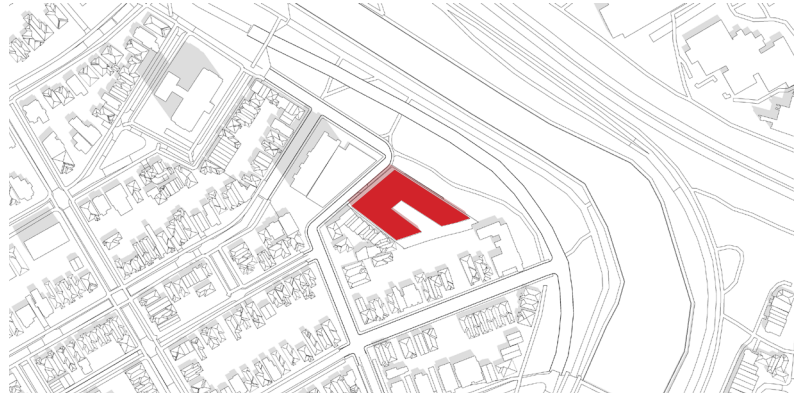
0900



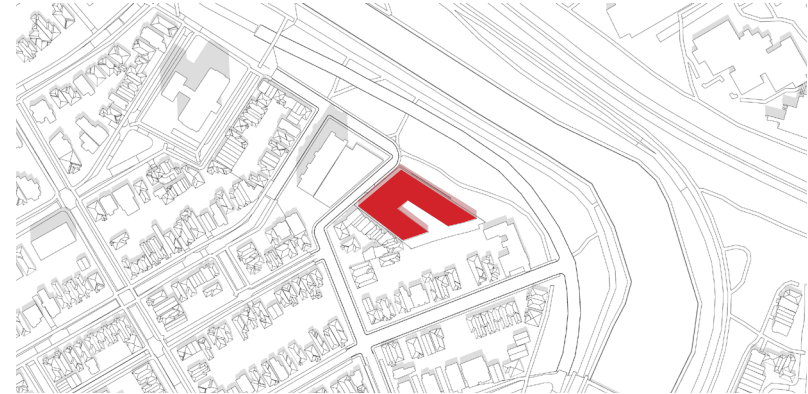
1000



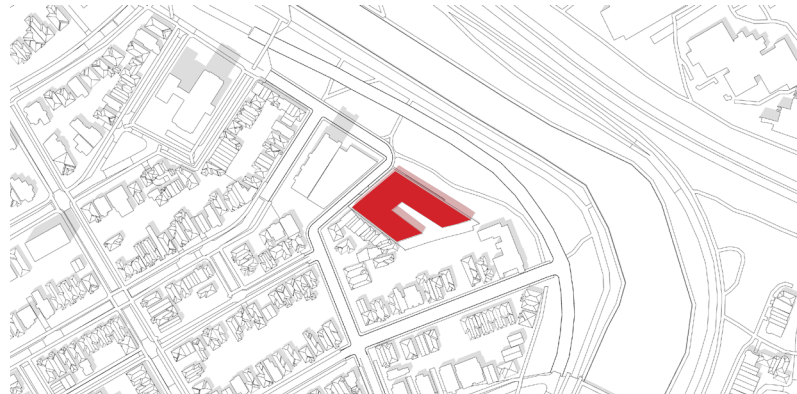
1100



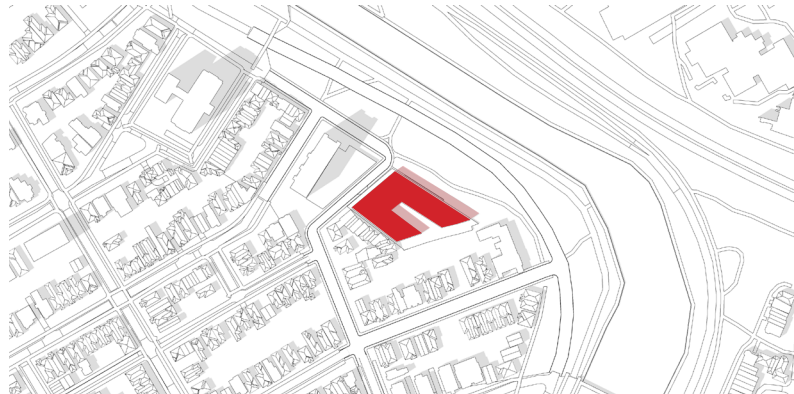
1200



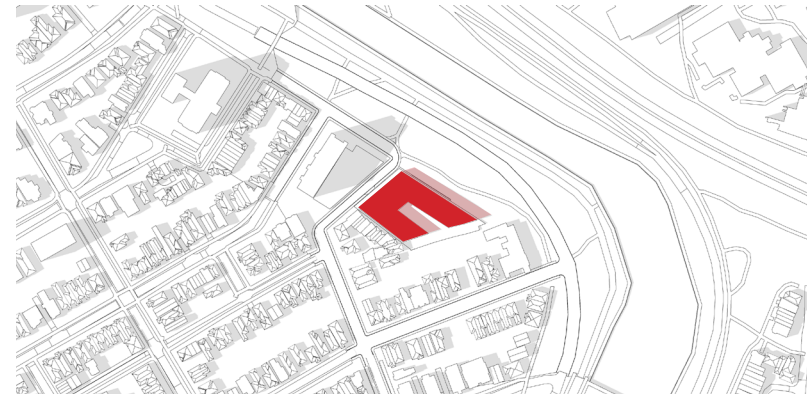
1300



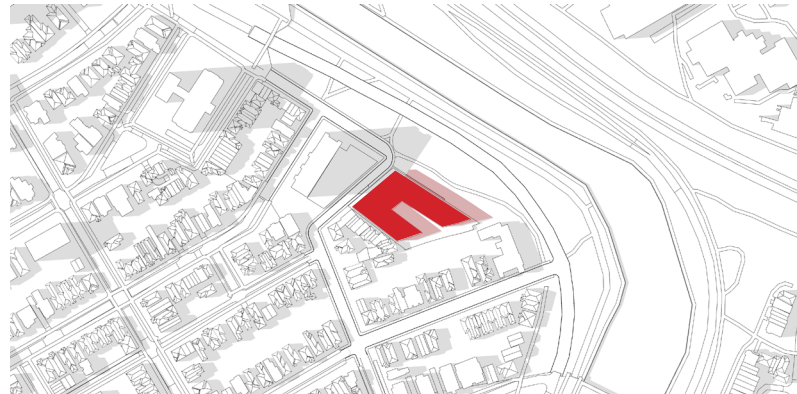
1400



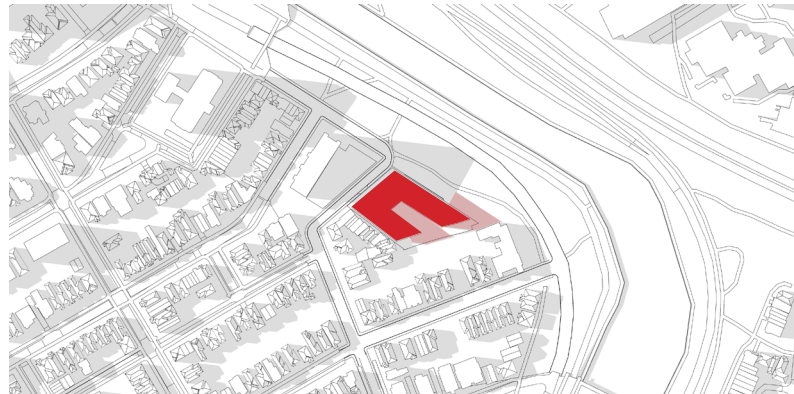
1500



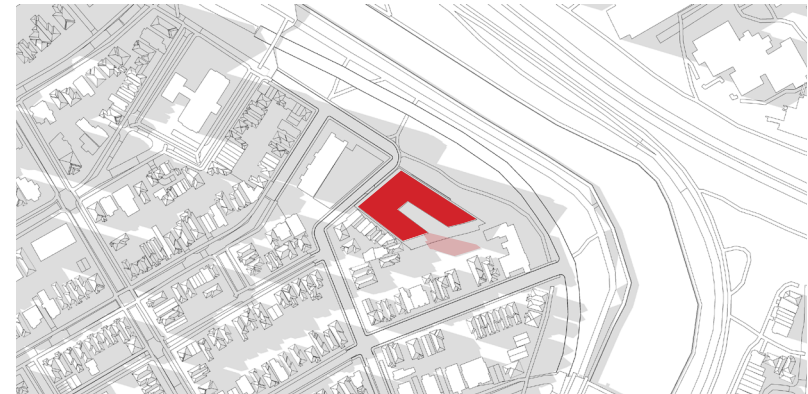
1600



1700



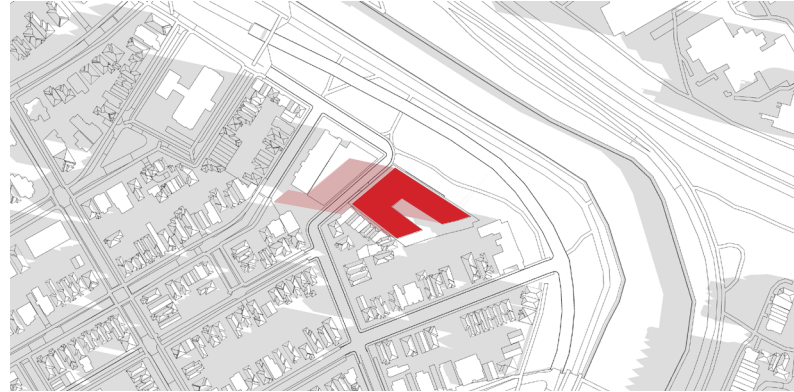
1800



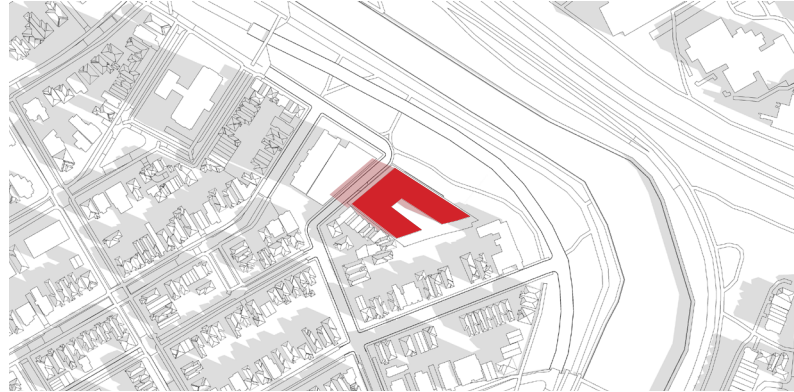
SUN & SHADOW STUDY - AS OF RIGHT MASSING

SEPTEMBER/MARCH 21

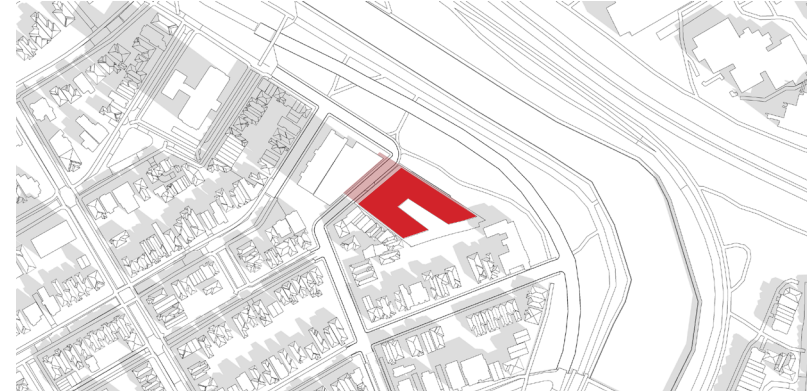
0700



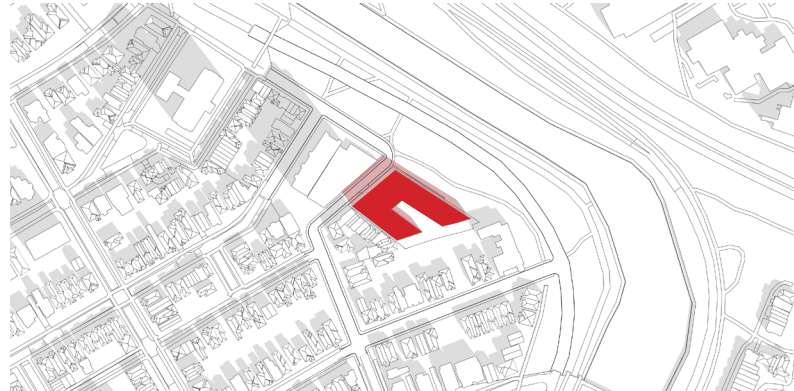
0800



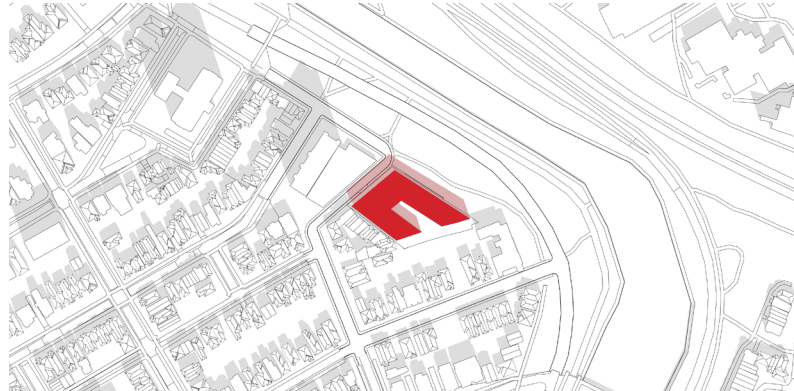
0900



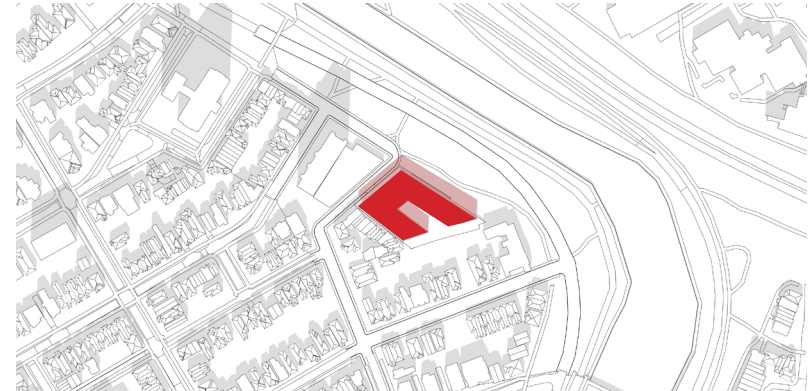
1000



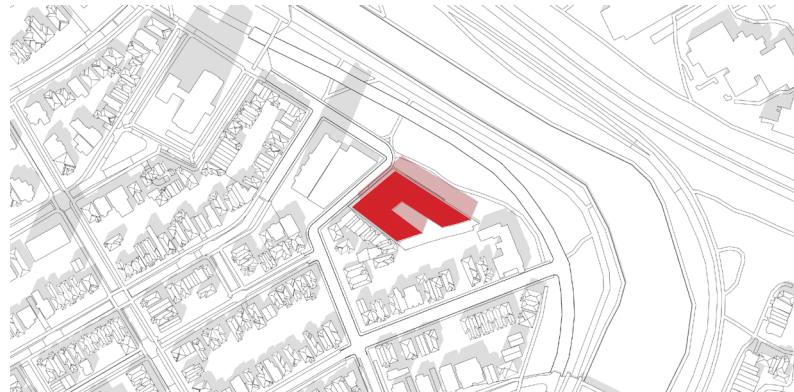
1100



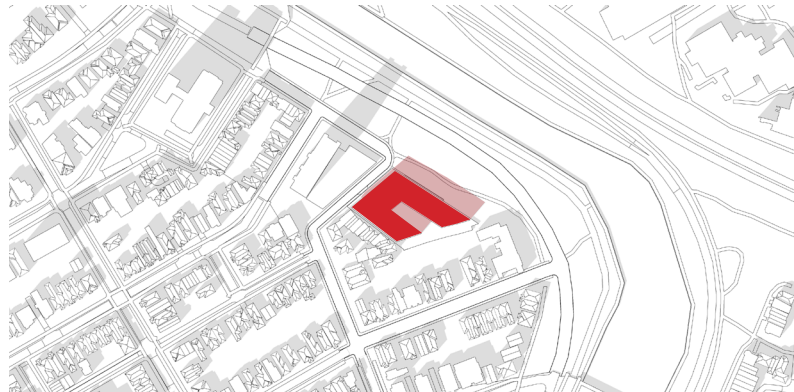
1200



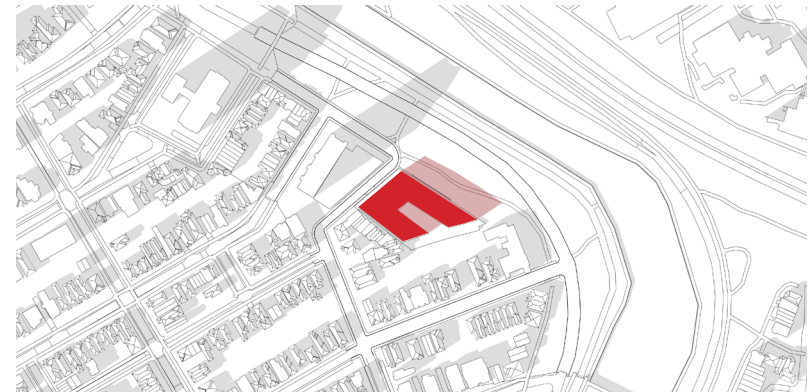
1300



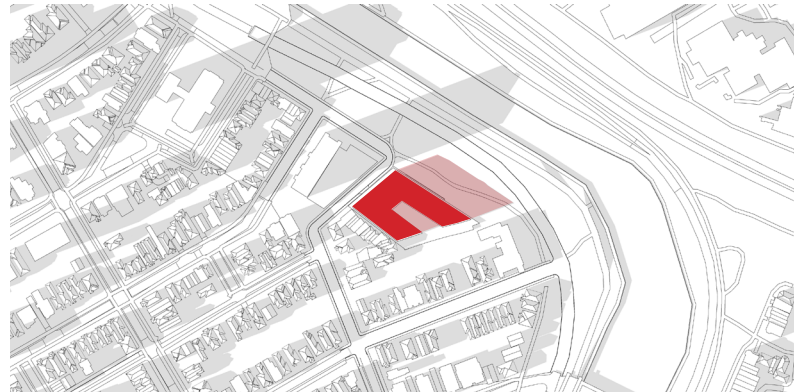
1400



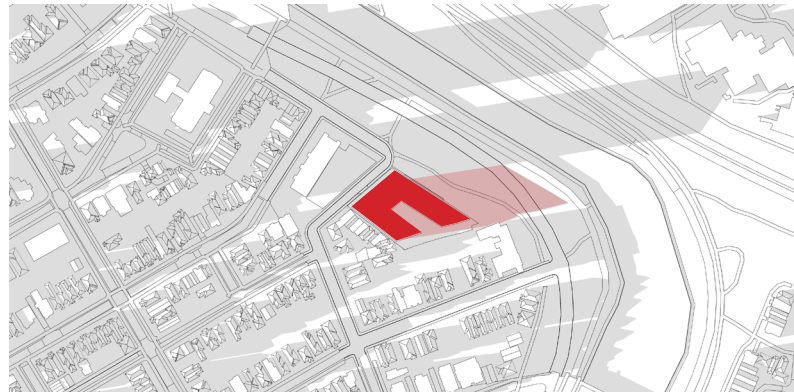
1500



1600



1700



1800



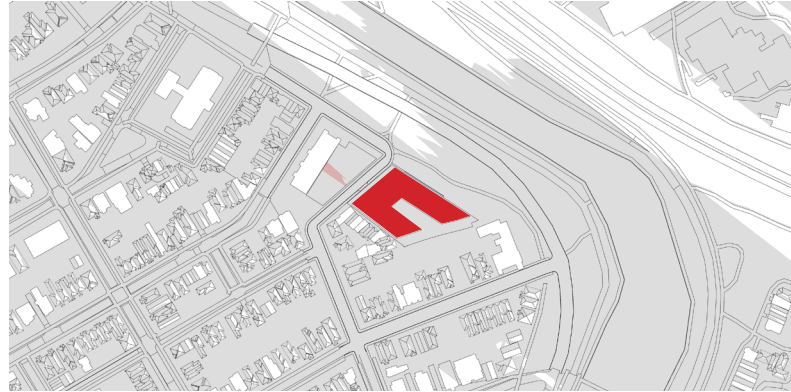
SUN & SHADOW STUDY - AS OF RIGHT MASSING

DECEMBER 21

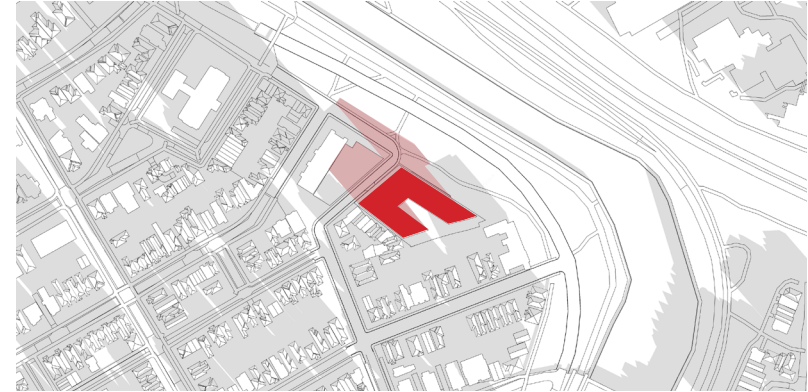
0700



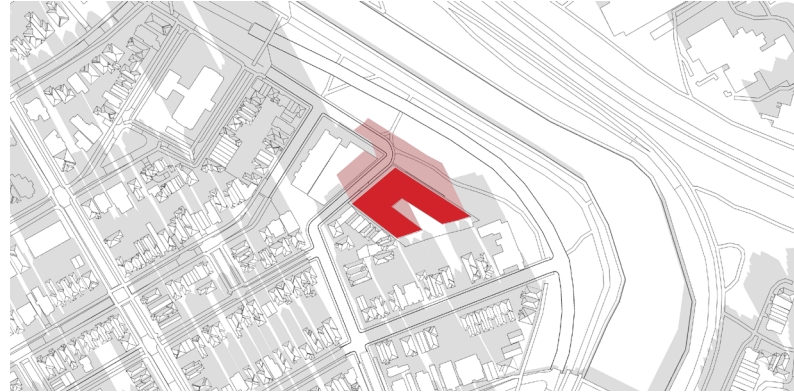
0800



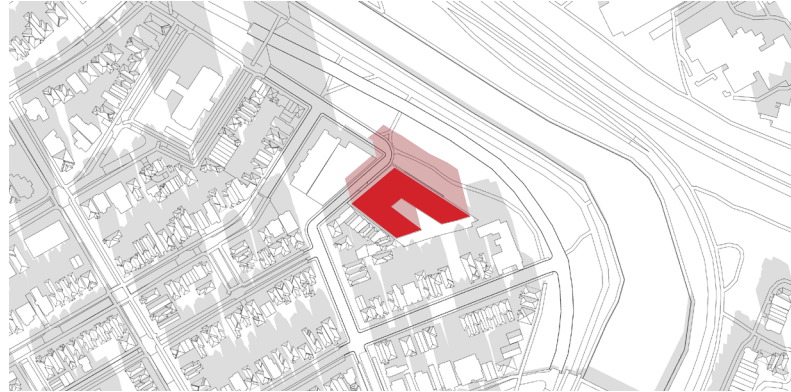
0900



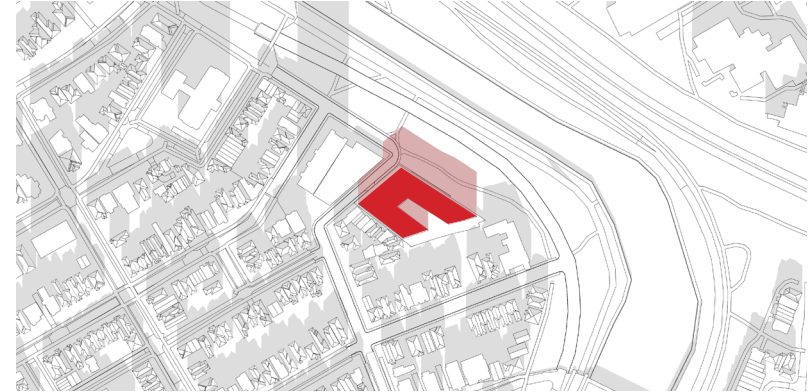
1000



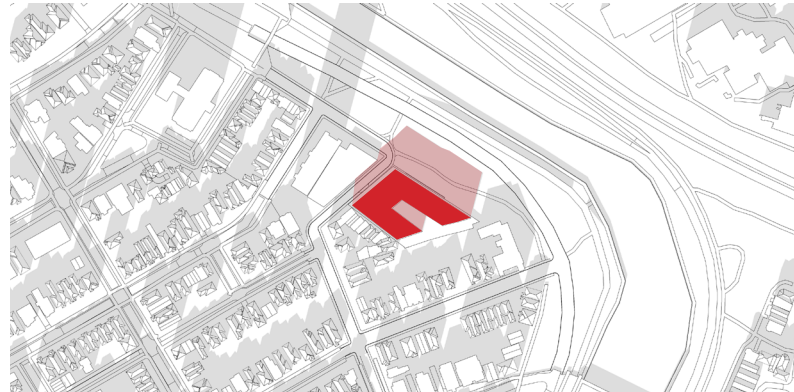
1100



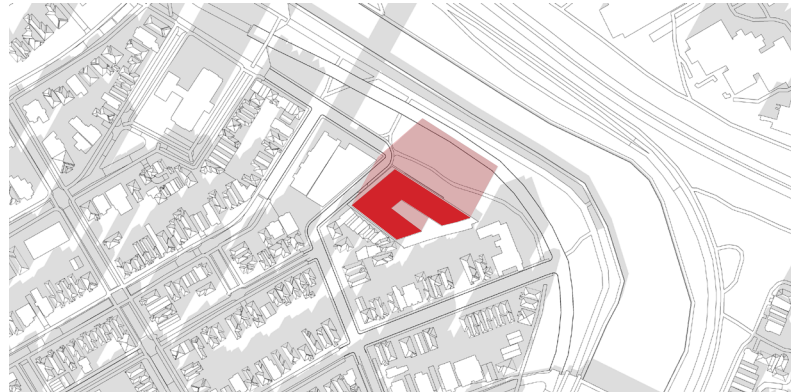
1200



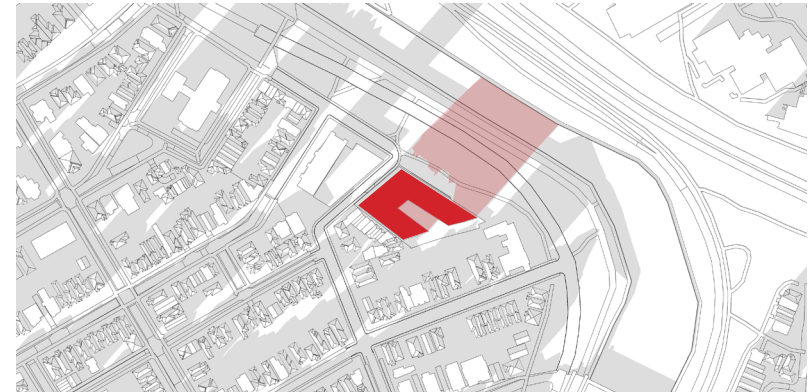
1300



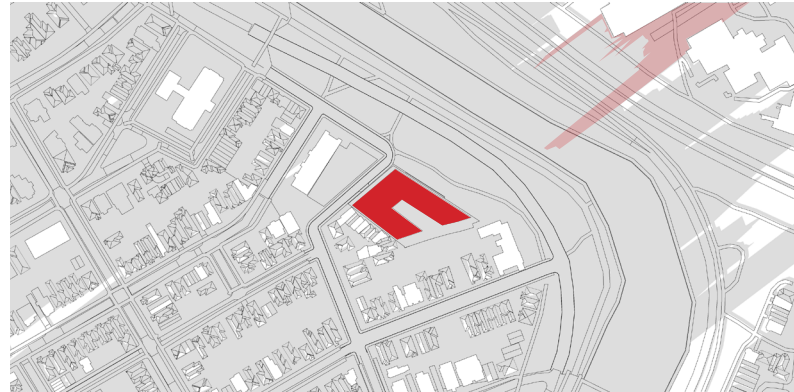
1400



1500



1600



1700



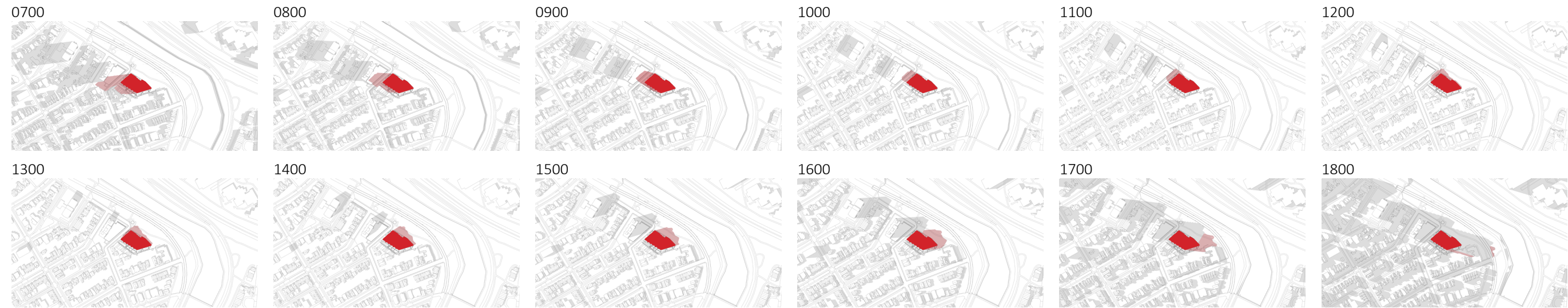
1800



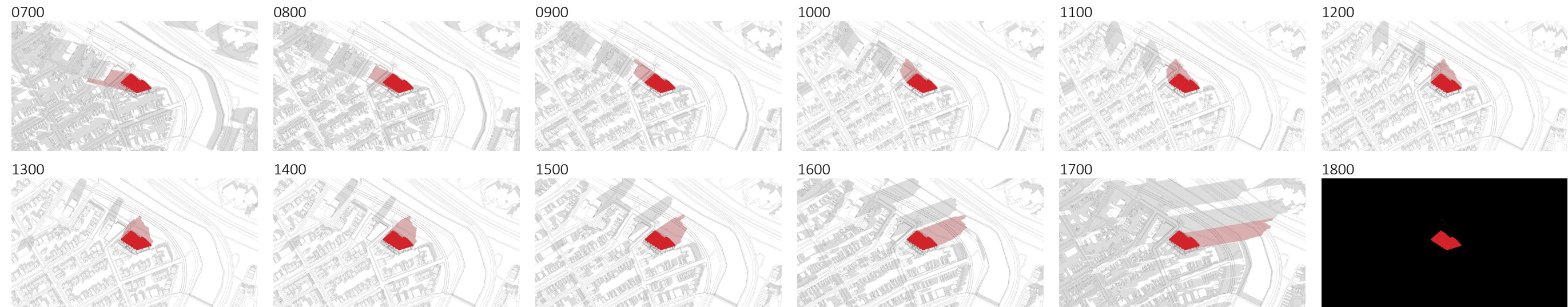
- 9 STOREY PROPOSAL SUN/SHADOW STUDY -

SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

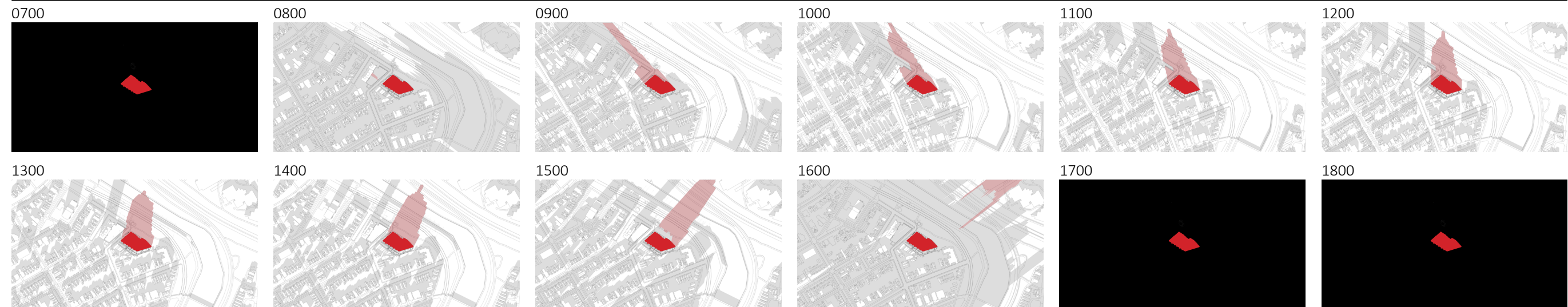
JUNE 21



SEPTEMBER / MARCH 21



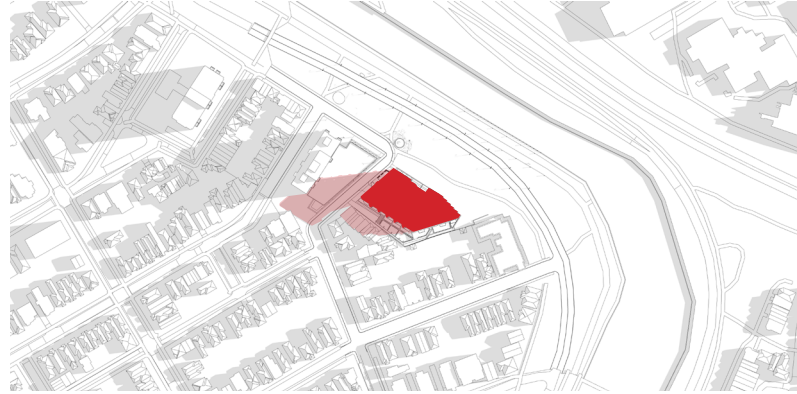
DECEMBER 21



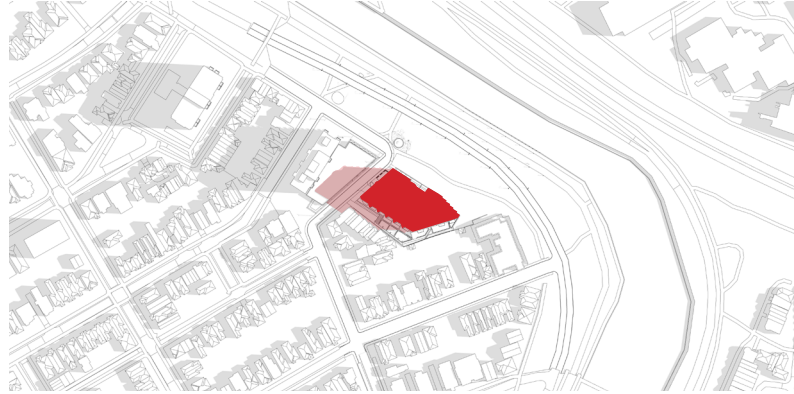
SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

JUNE 21

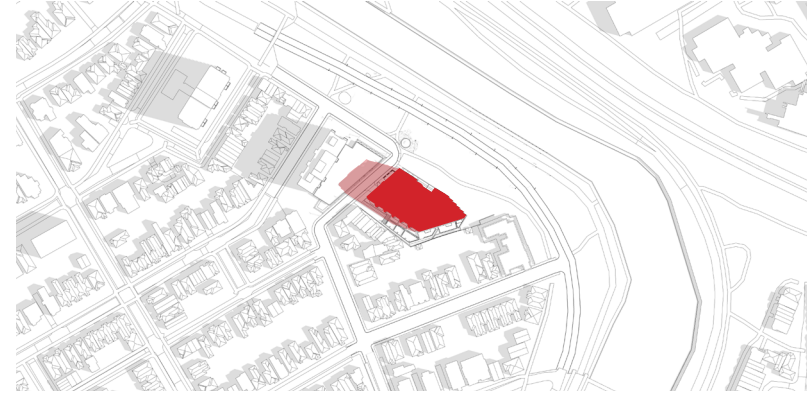
0700



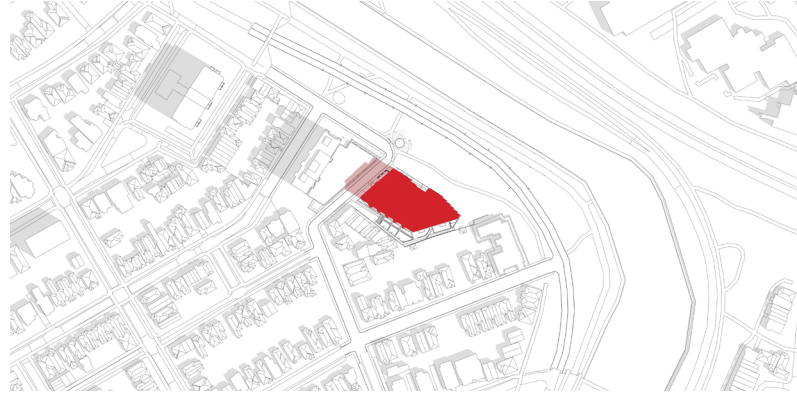
0800



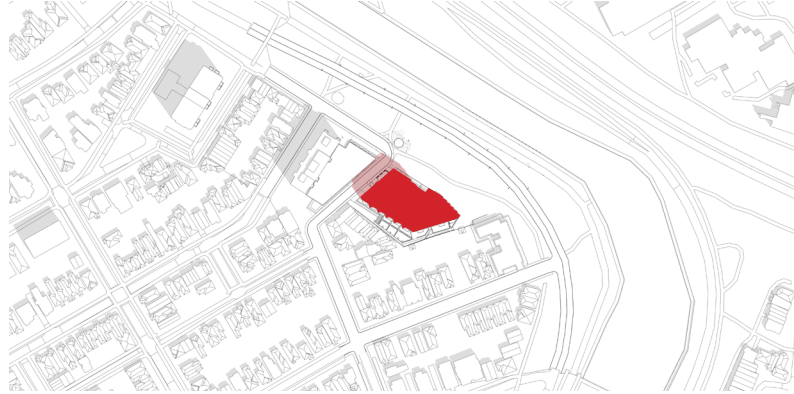
0900



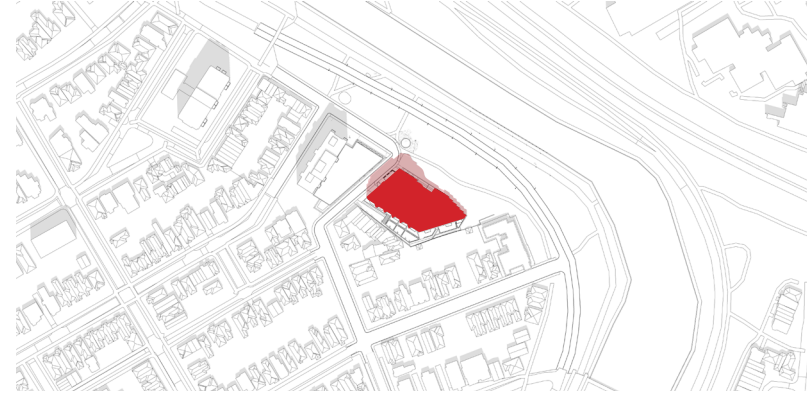
1000



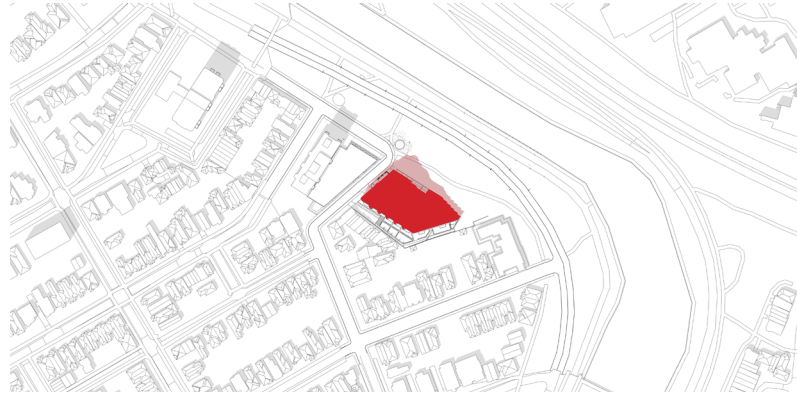
1100



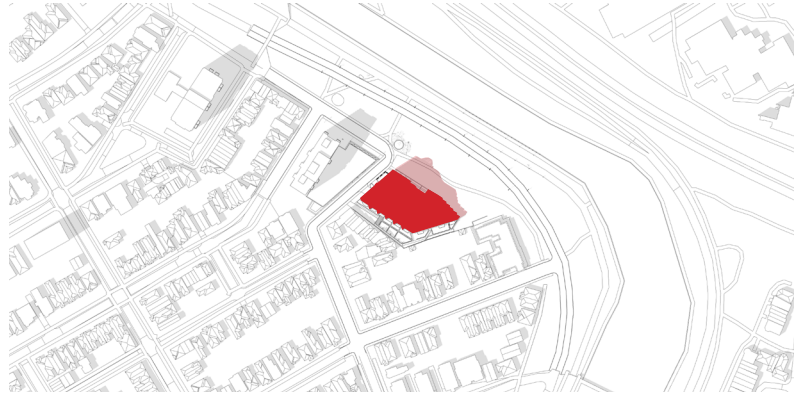
1200



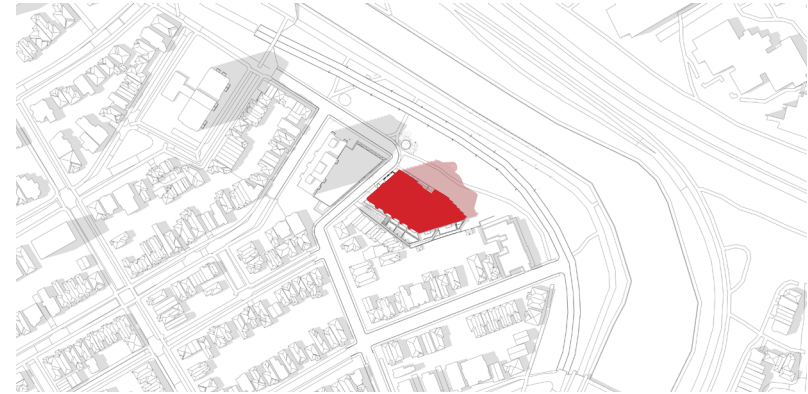
1300



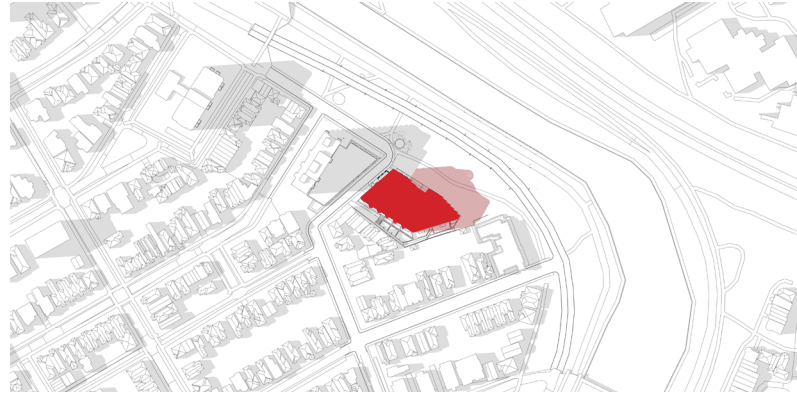
1400



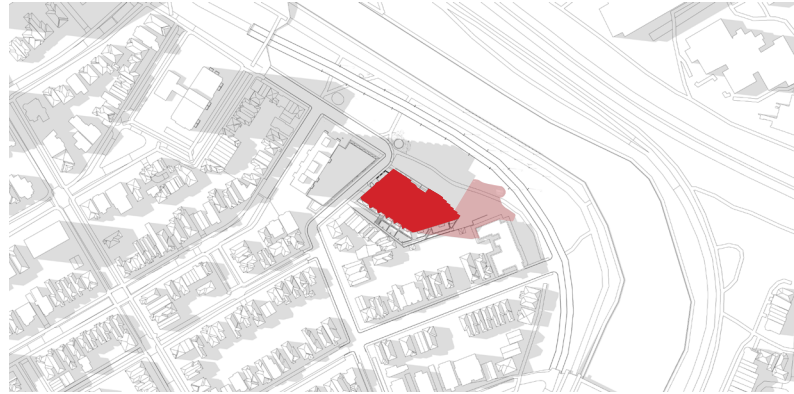
1500



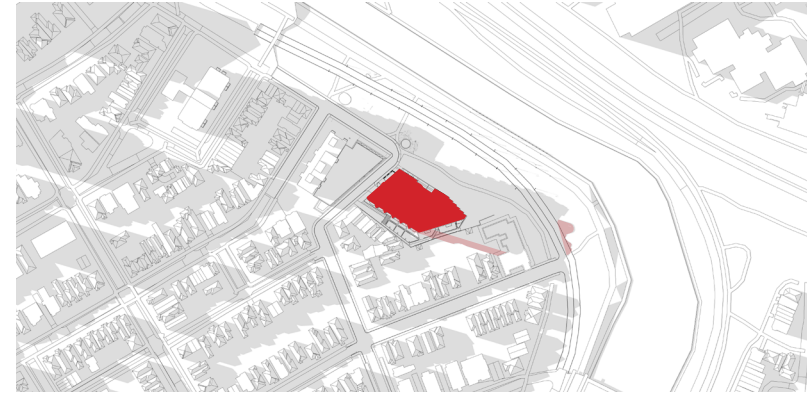
1600



1700



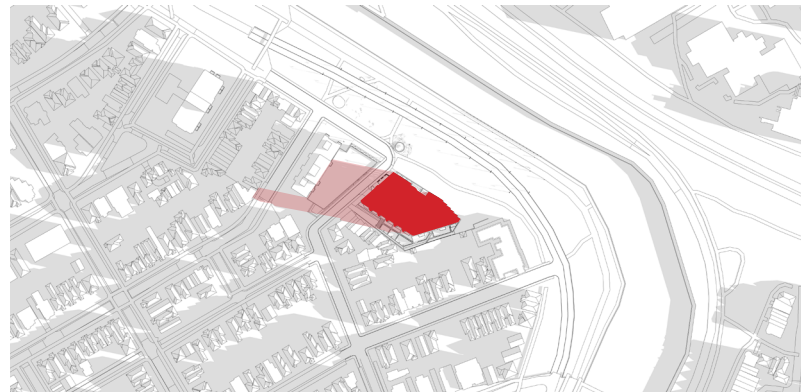
1800



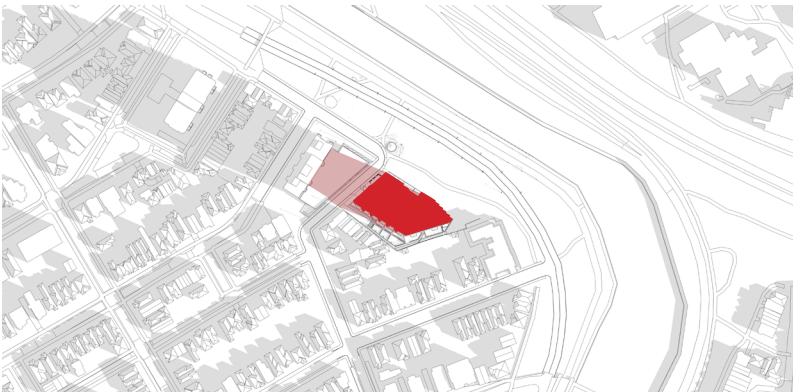
SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

SEPTEMBER/MARCH 21

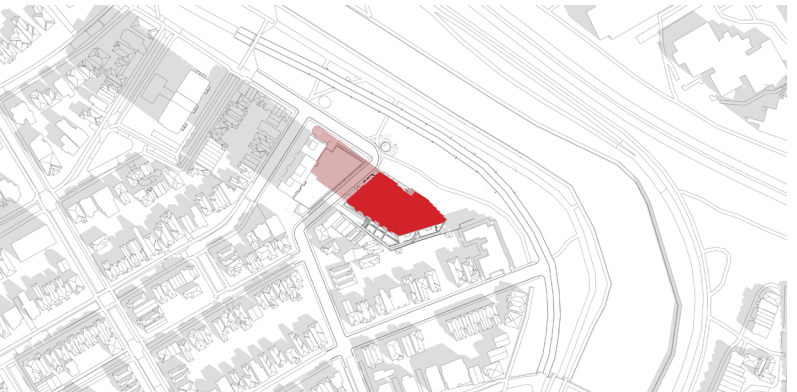
0700



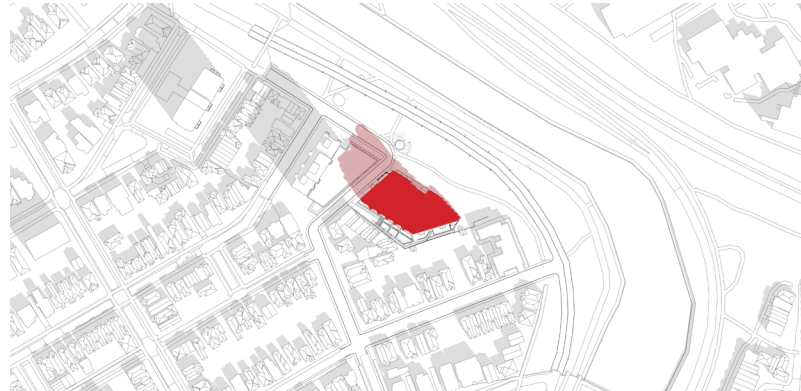
0800



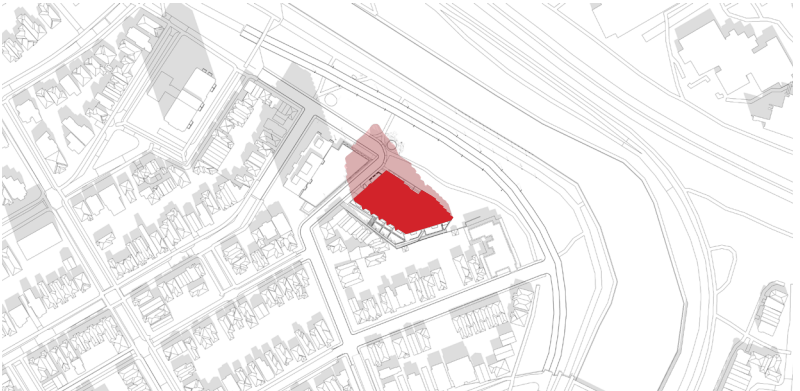
0900



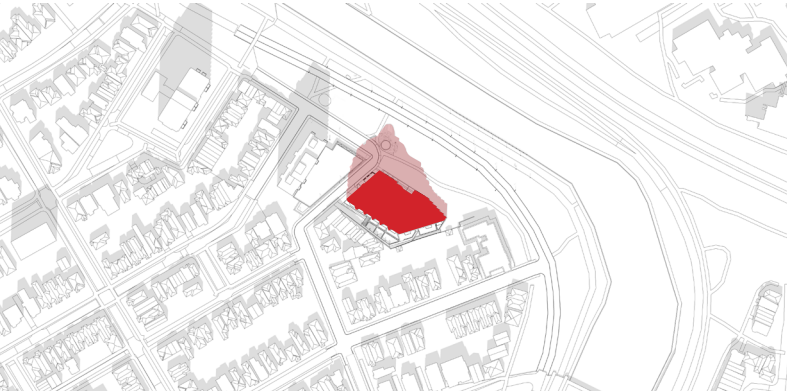
1000



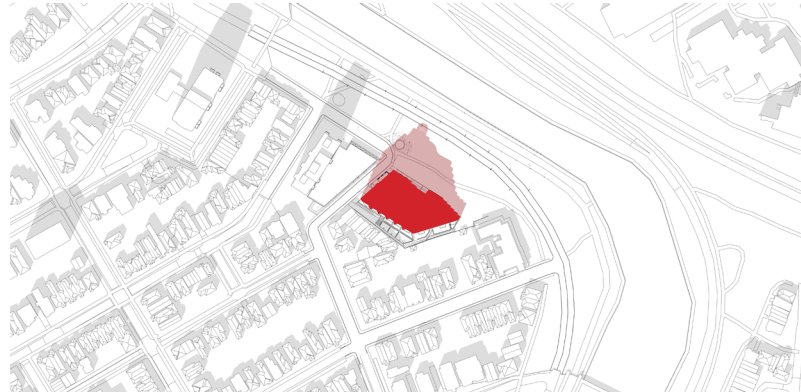
1100



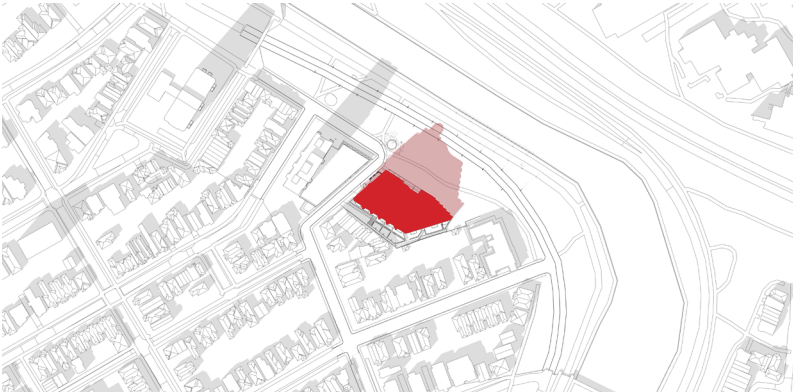
1200



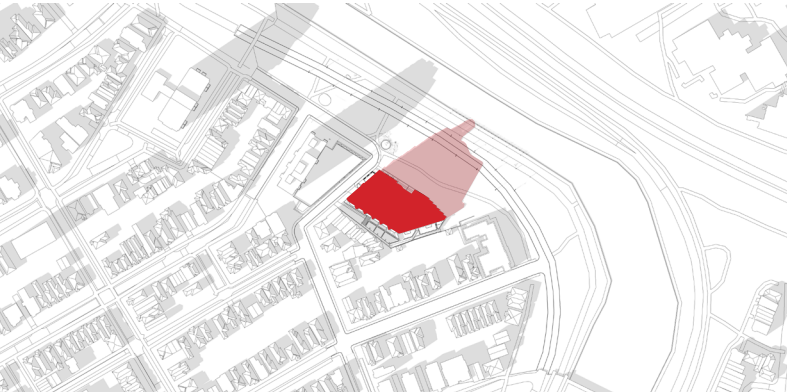
1300



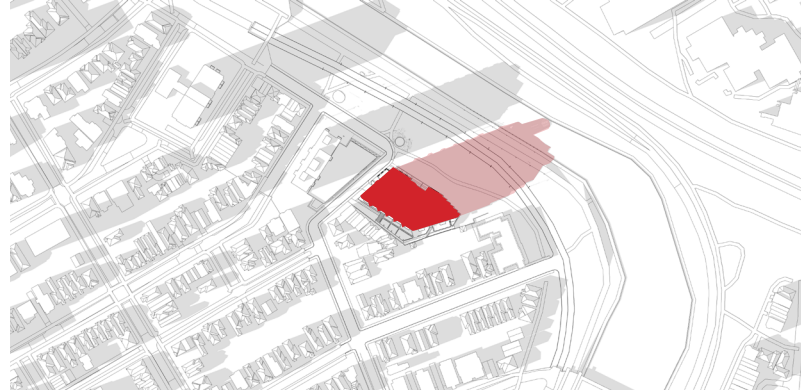
1400



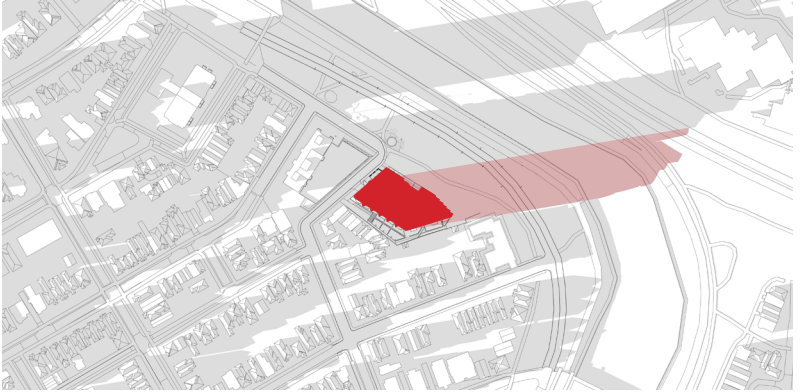
1500



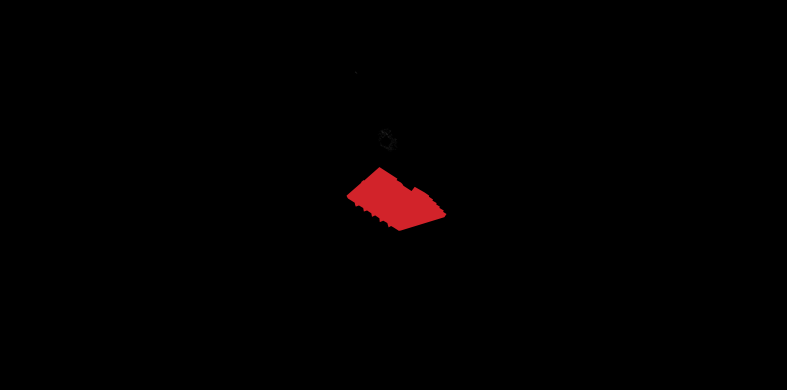
1600



1700



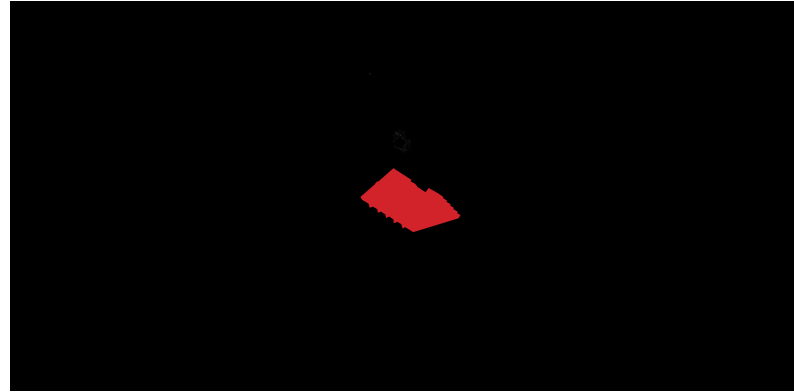
1800



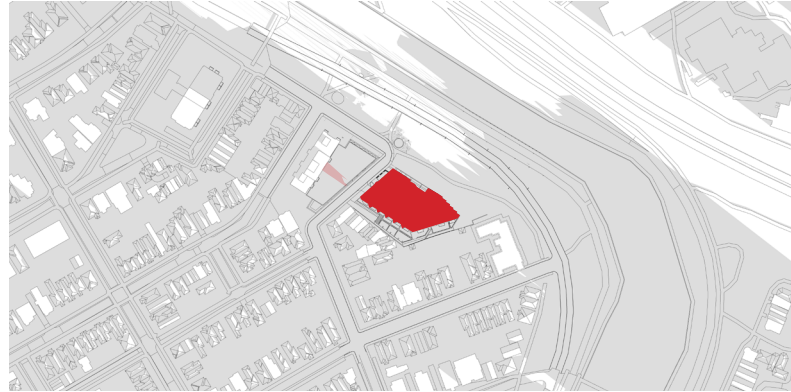
SUN & SHADOW STUDY - PROPOSED 9 STOREY BUILDING

DECEMBER 21

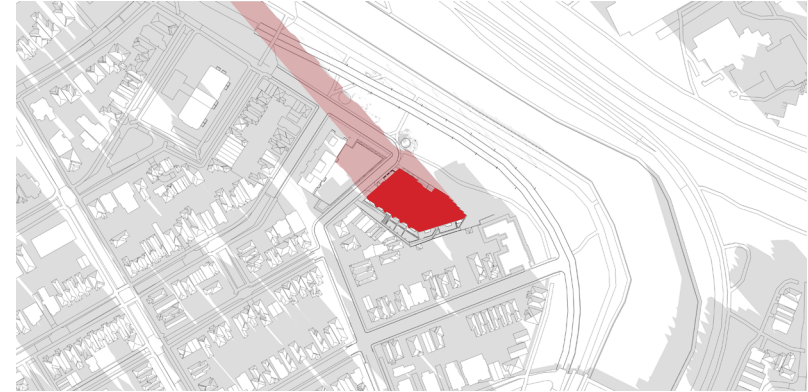
0700



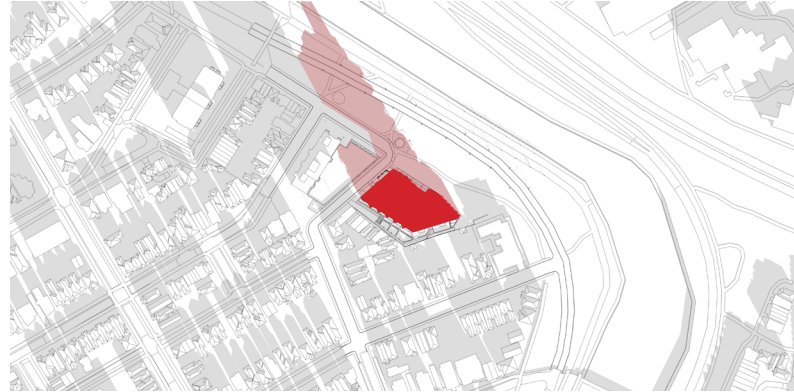
0800



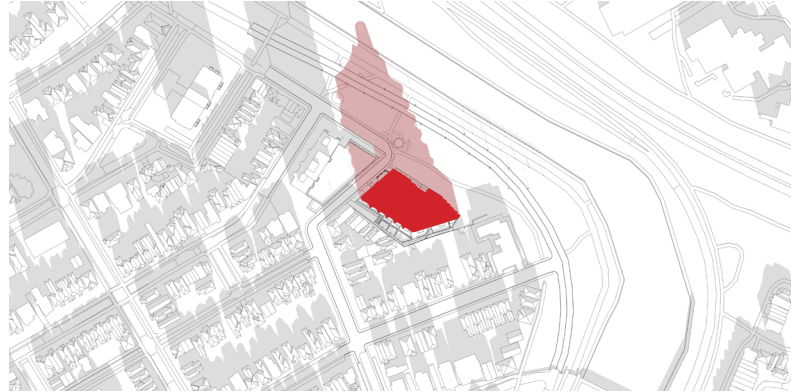
0900



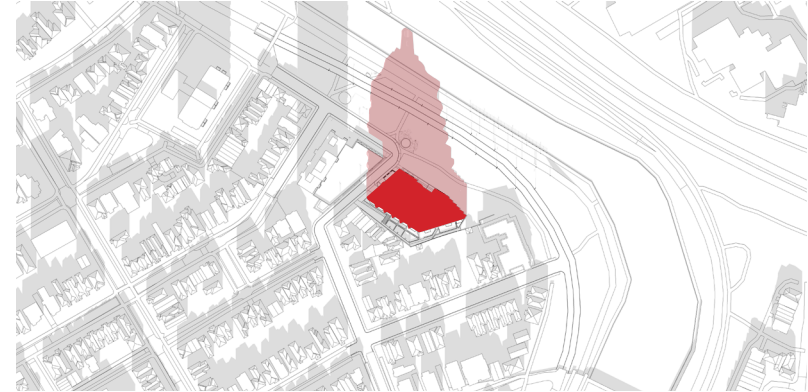
1000



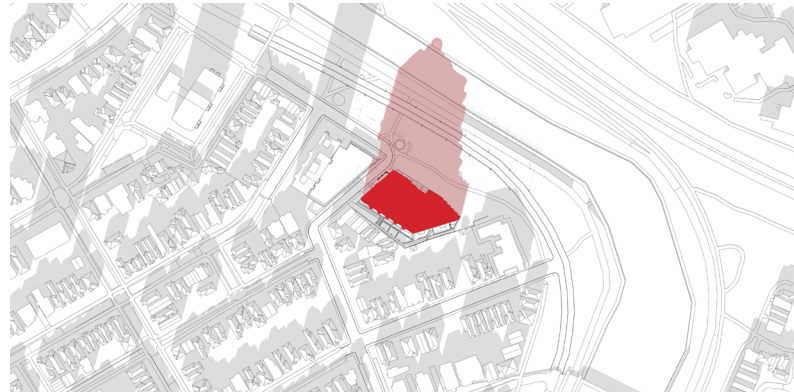
1100



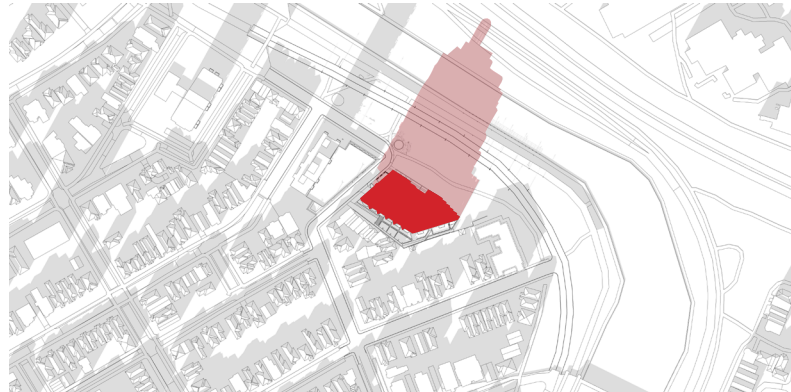
1200



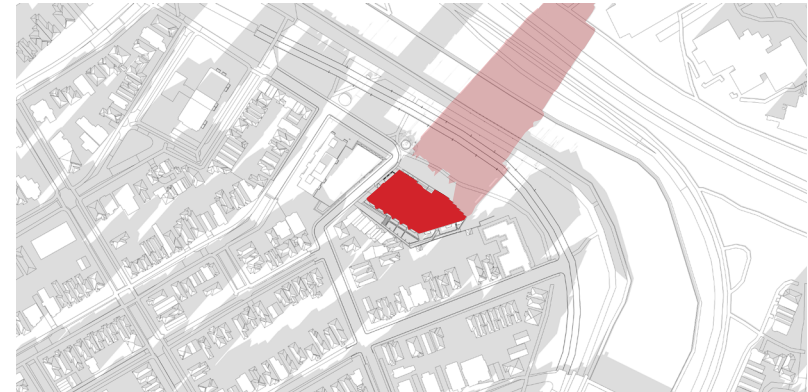
1300



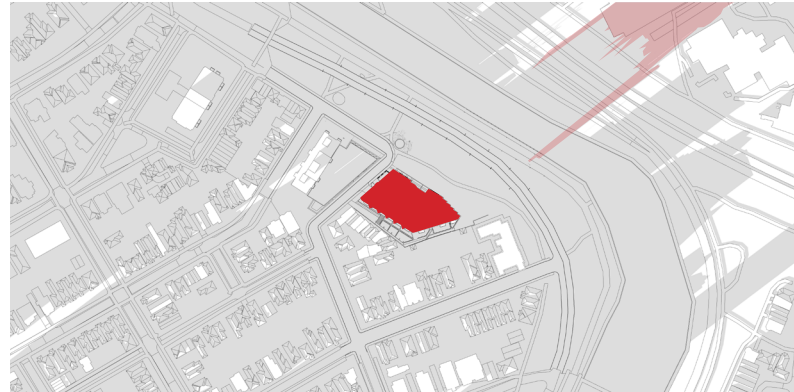
1400



1500



1600



1700



1800

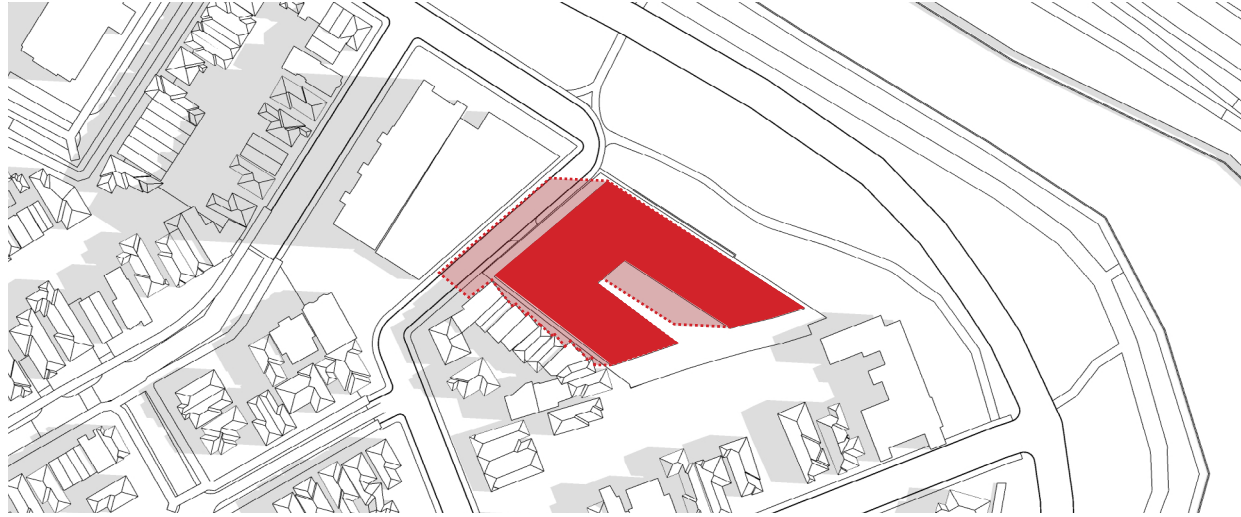


- SUN/SHADOW STUDY KEY COMPARISONS -

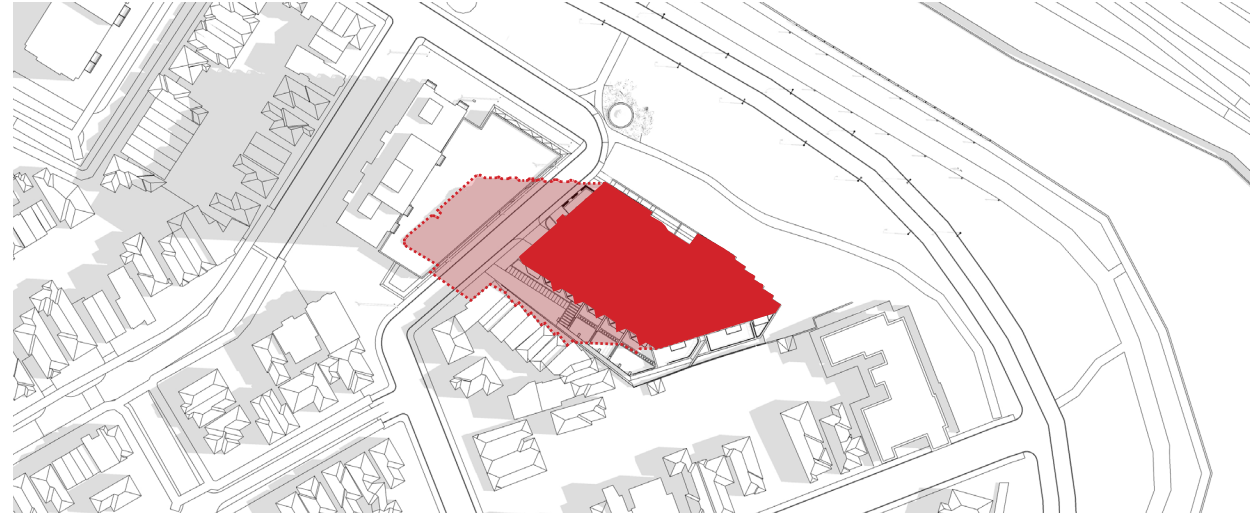
SUN & SHADOW STUDY - KEY COMPARISONS

JUNE 21

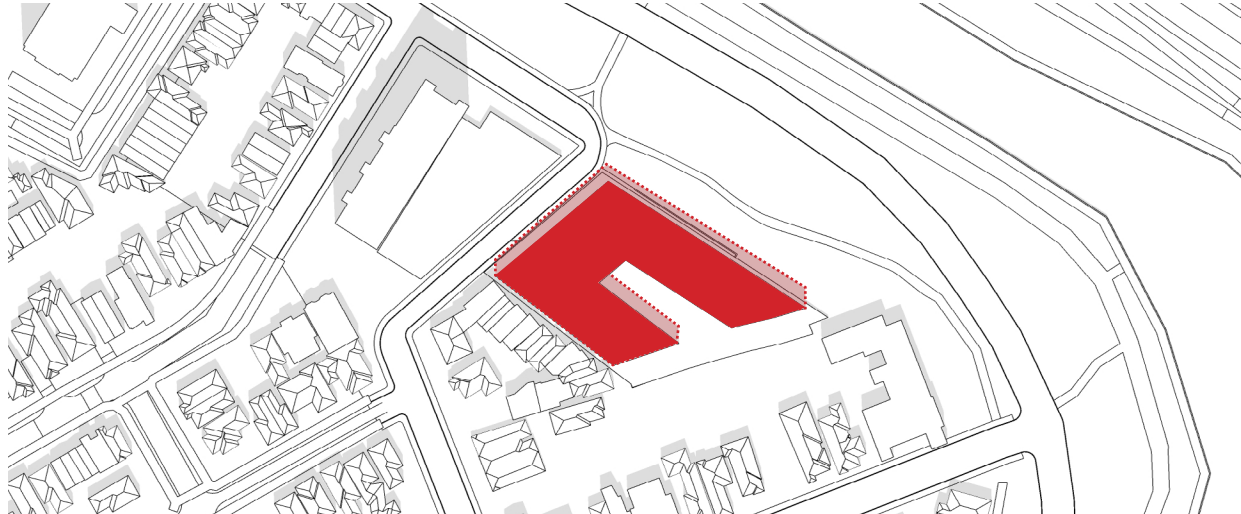
0800



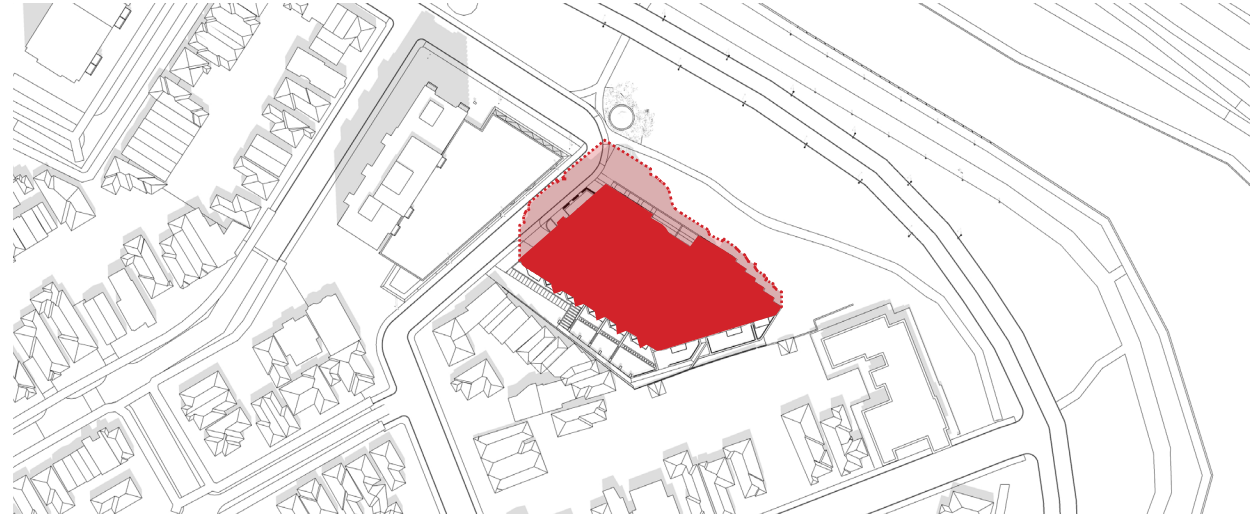
0800



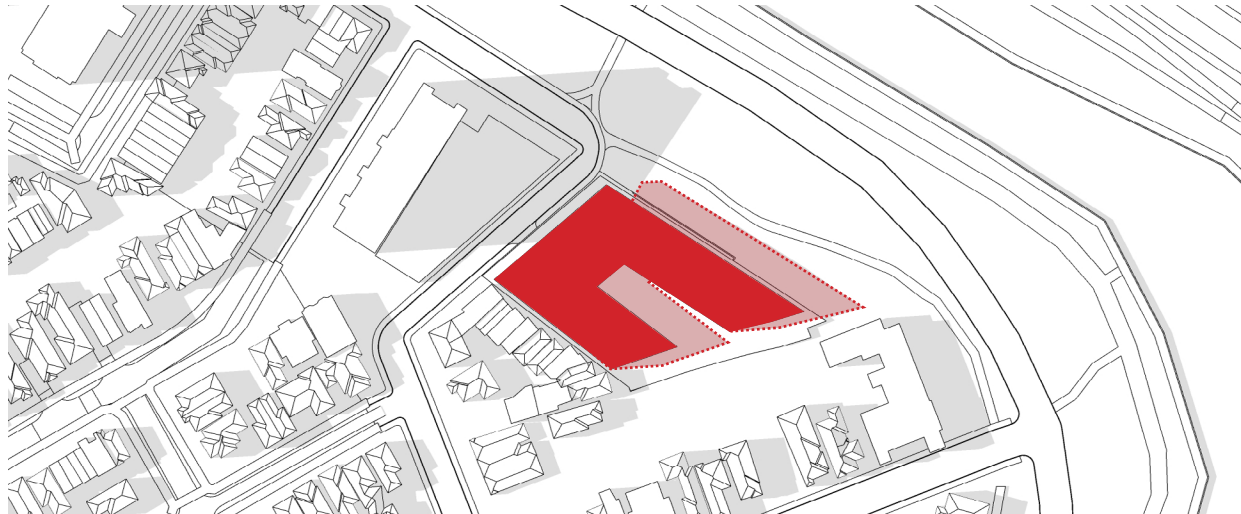
1200



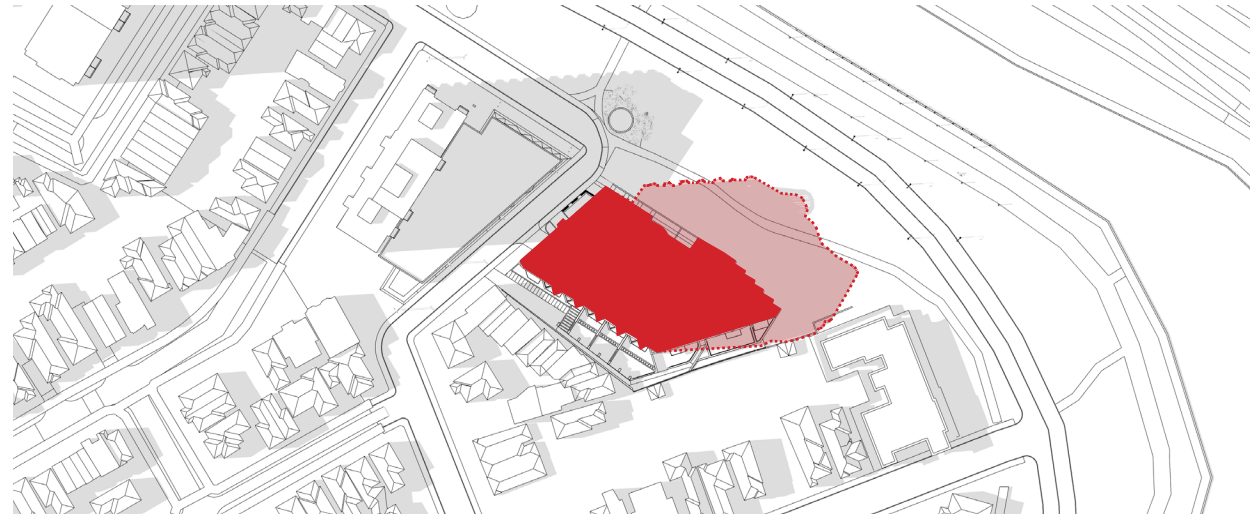
1200



1600



1600



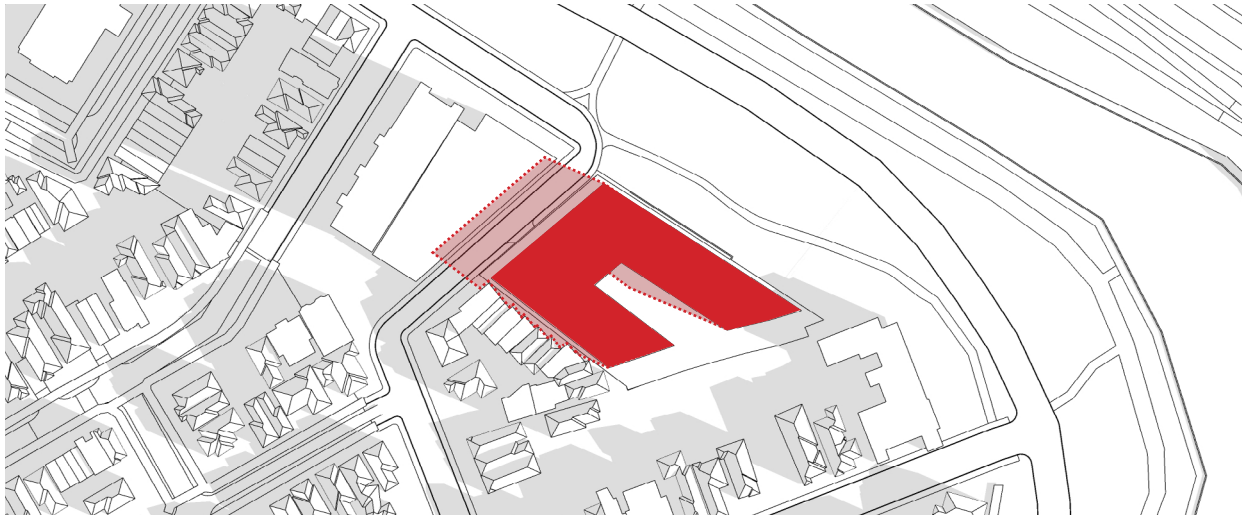
AS OF RIGHT

PROPOSED 9 STOREY BUILDING

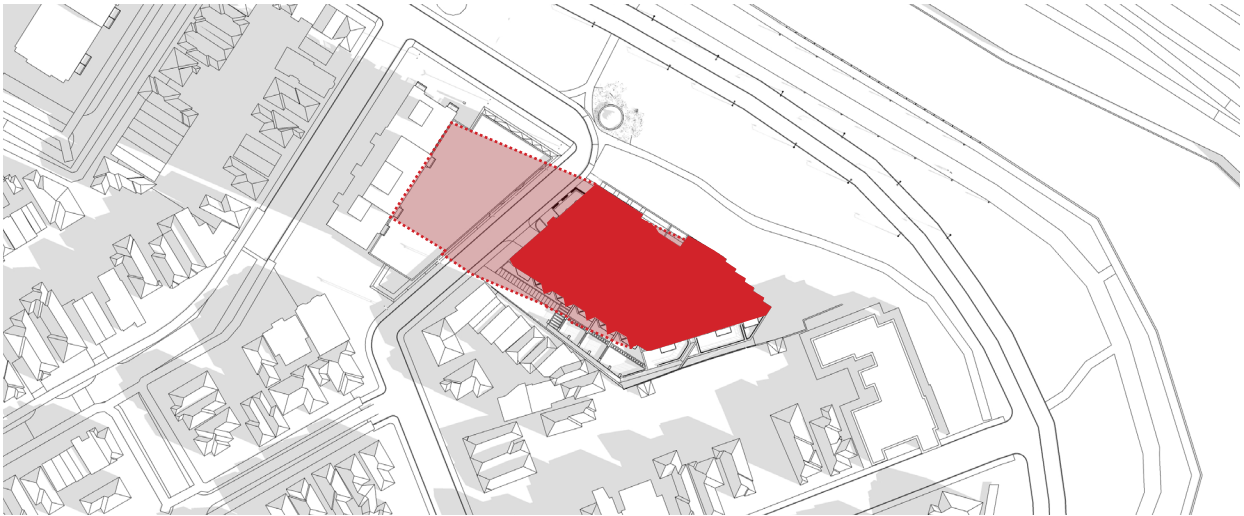
SUN & SHADOW STUDY - KEY COMPARISONS

SEPTEMBER/MARCH 21

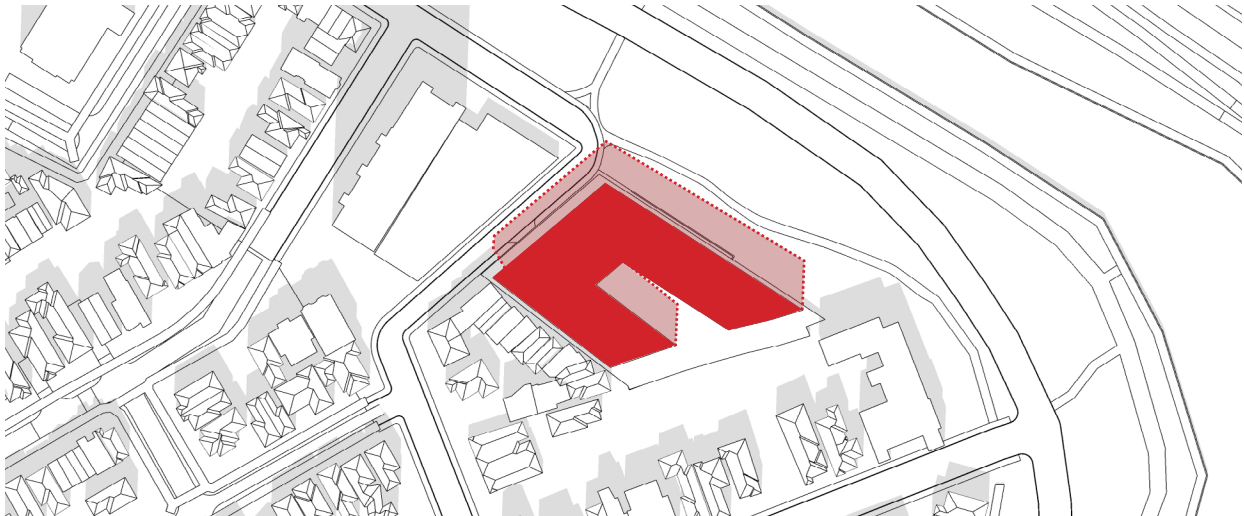
0800



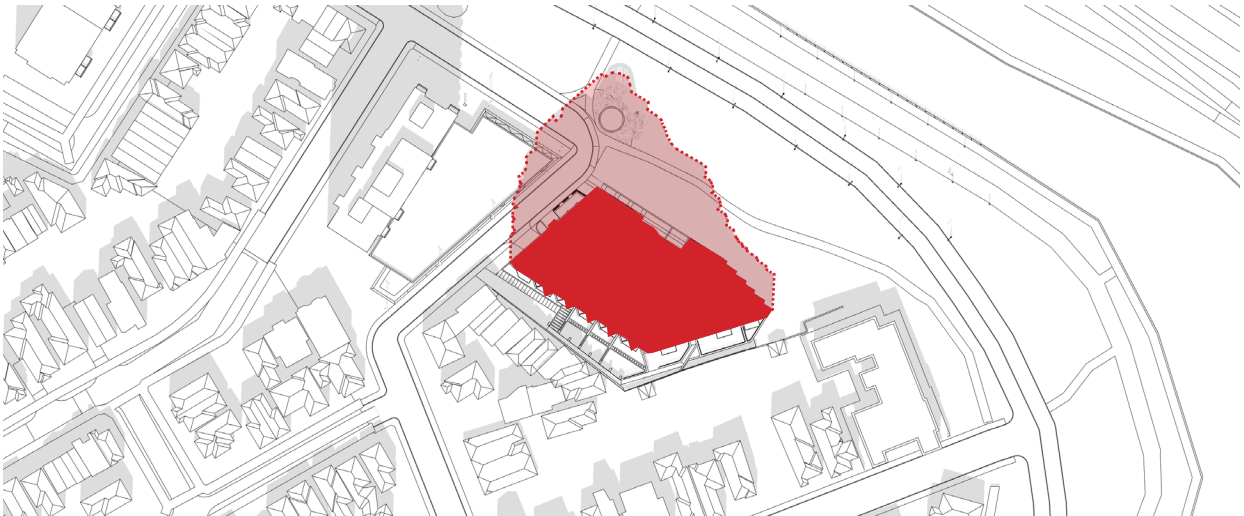
0800



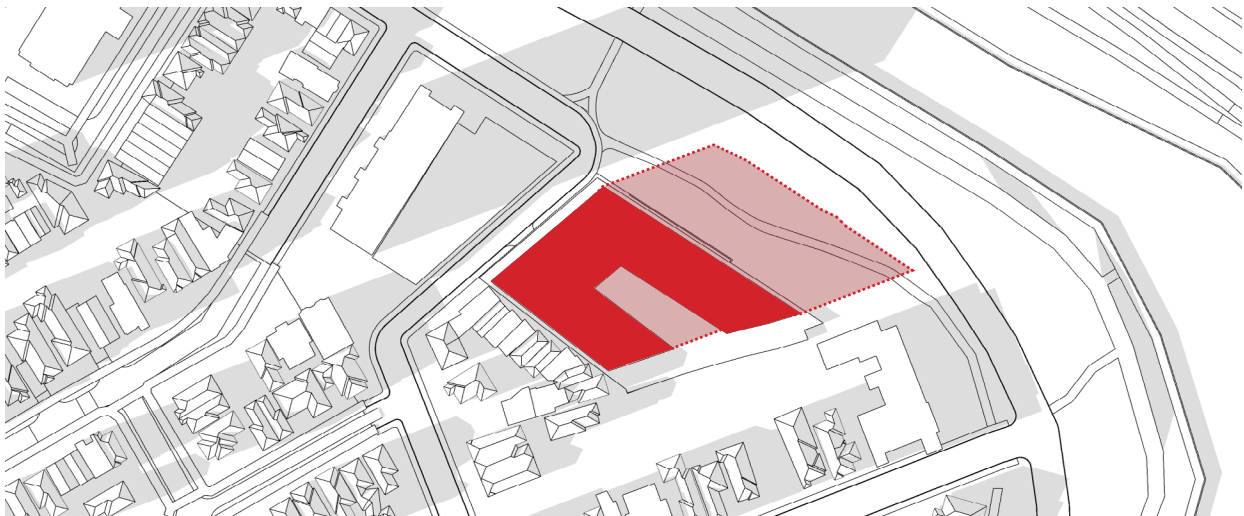
1200



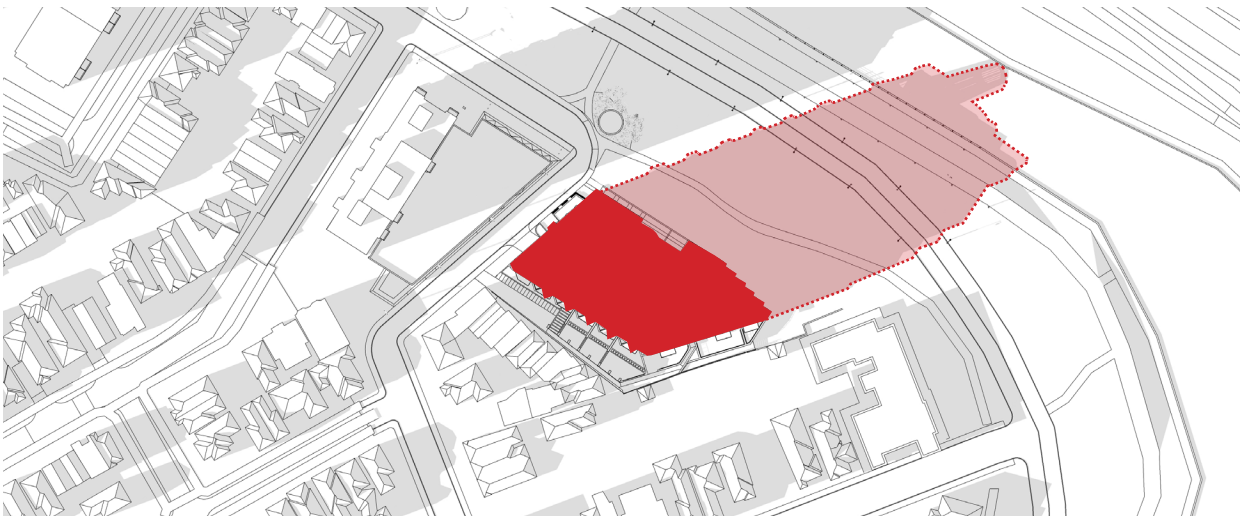
1200



1600



1600



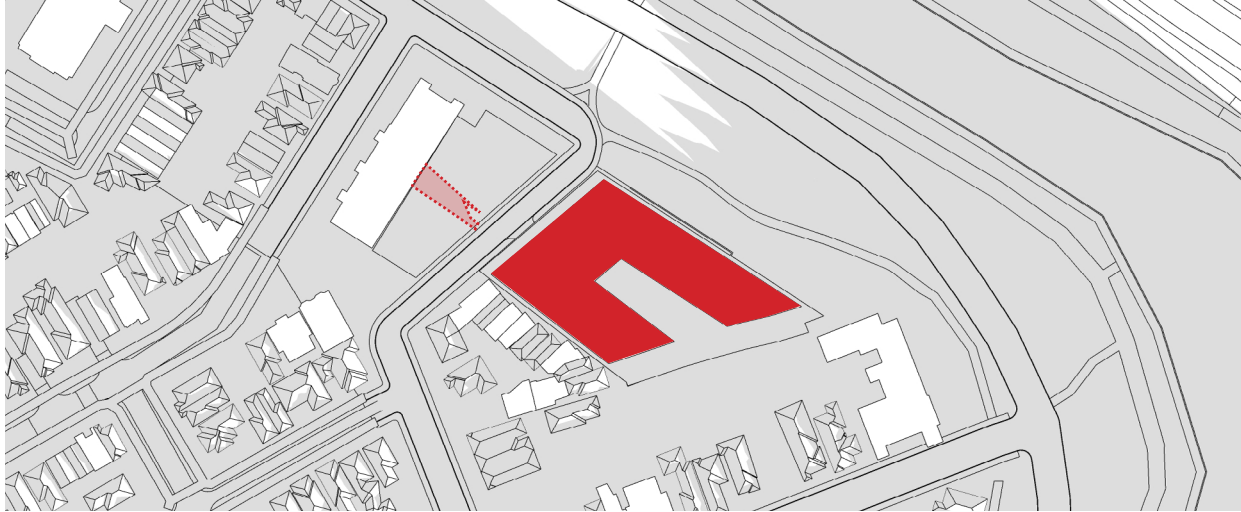
AS OF RIGHT

PROPOSED 9 STOREY BUILDING

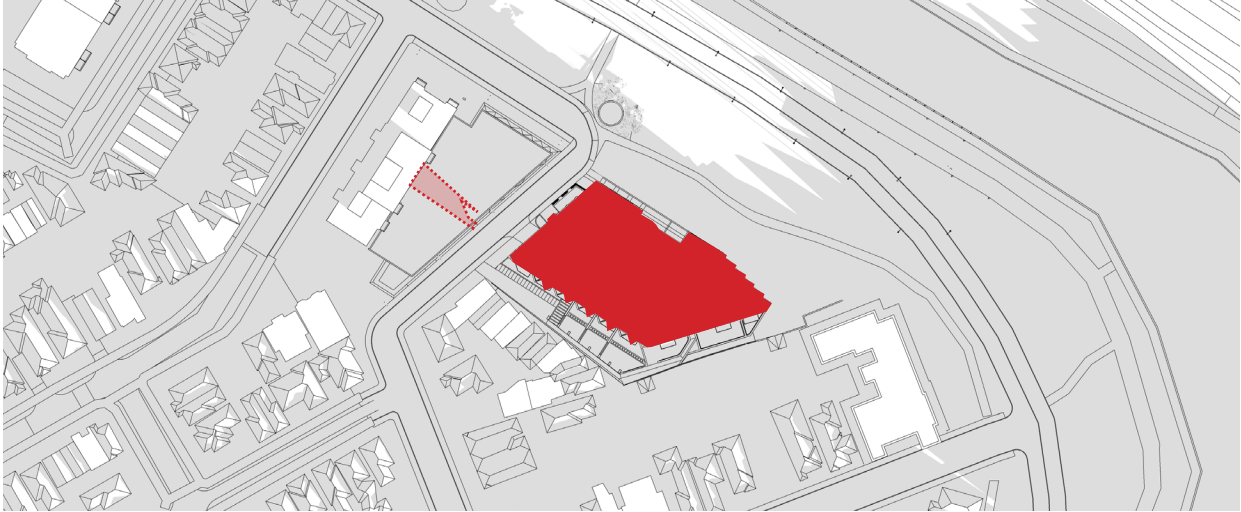
SUN & SHADOW STUDY - KEY COMPARISONS

DECEMBER 21

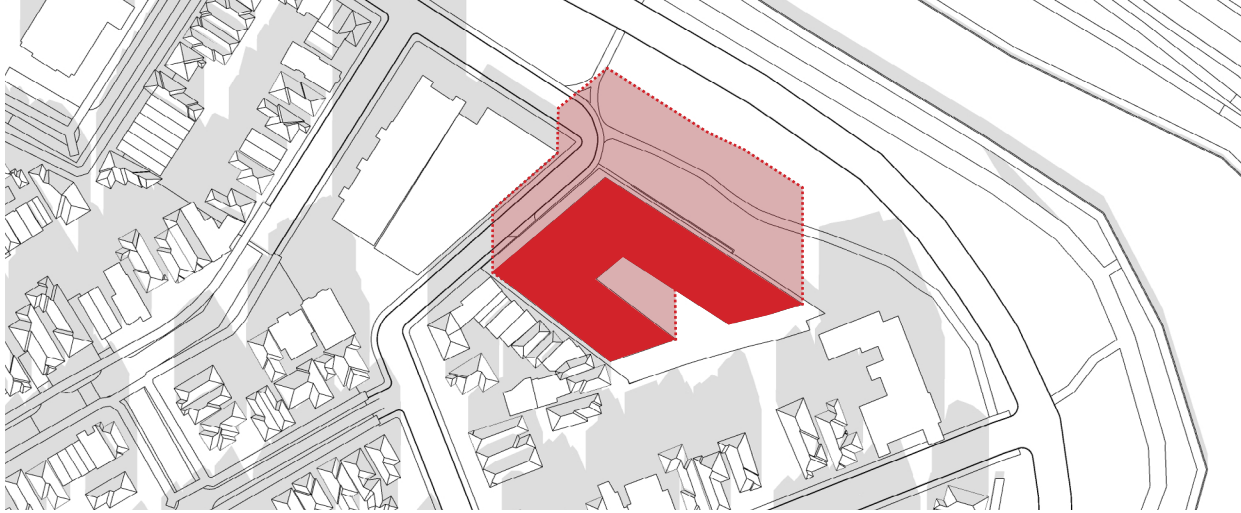
0800



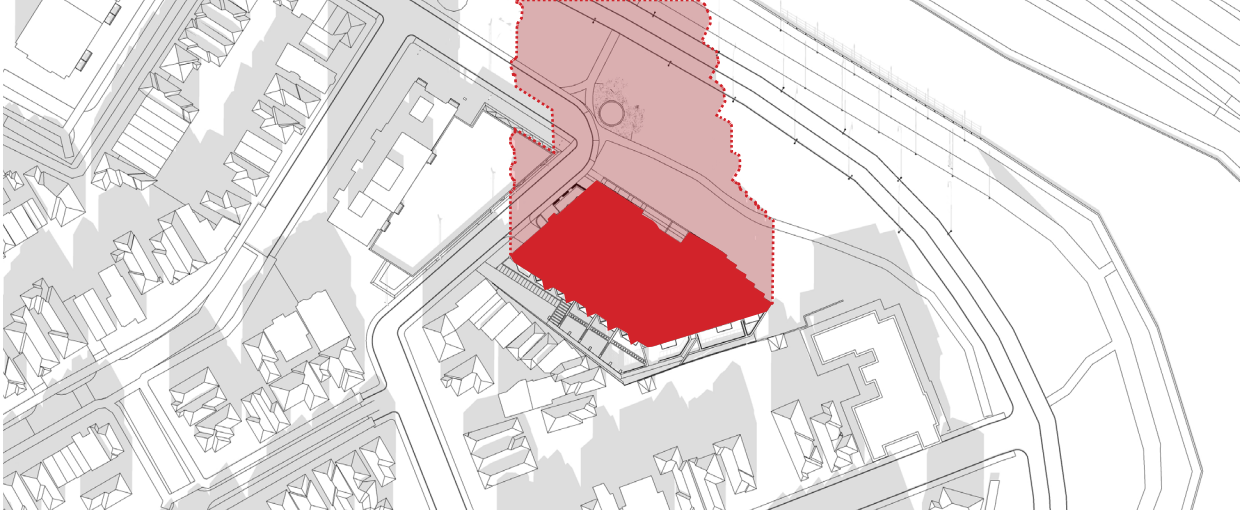
0800



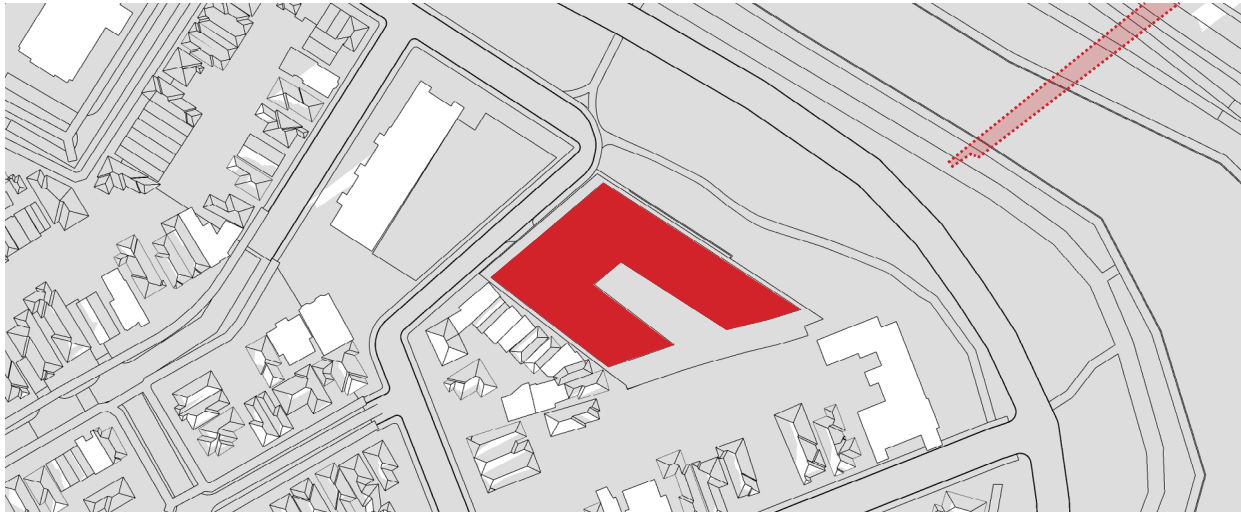
1200



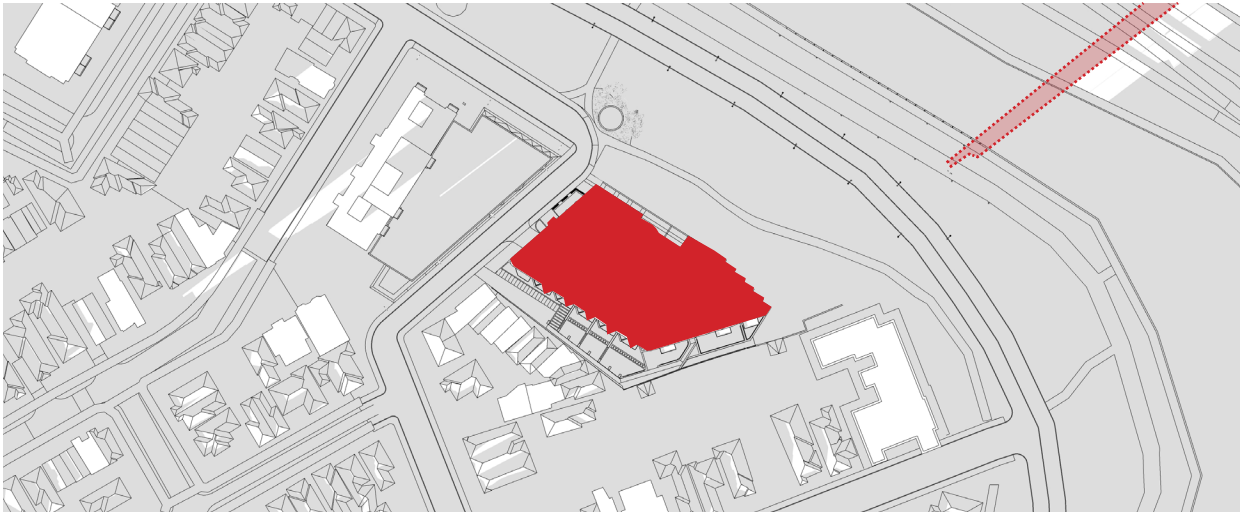
1200



1600



1600



AS OF RIGHT

PROPOSED 9 STOREY BUILDING