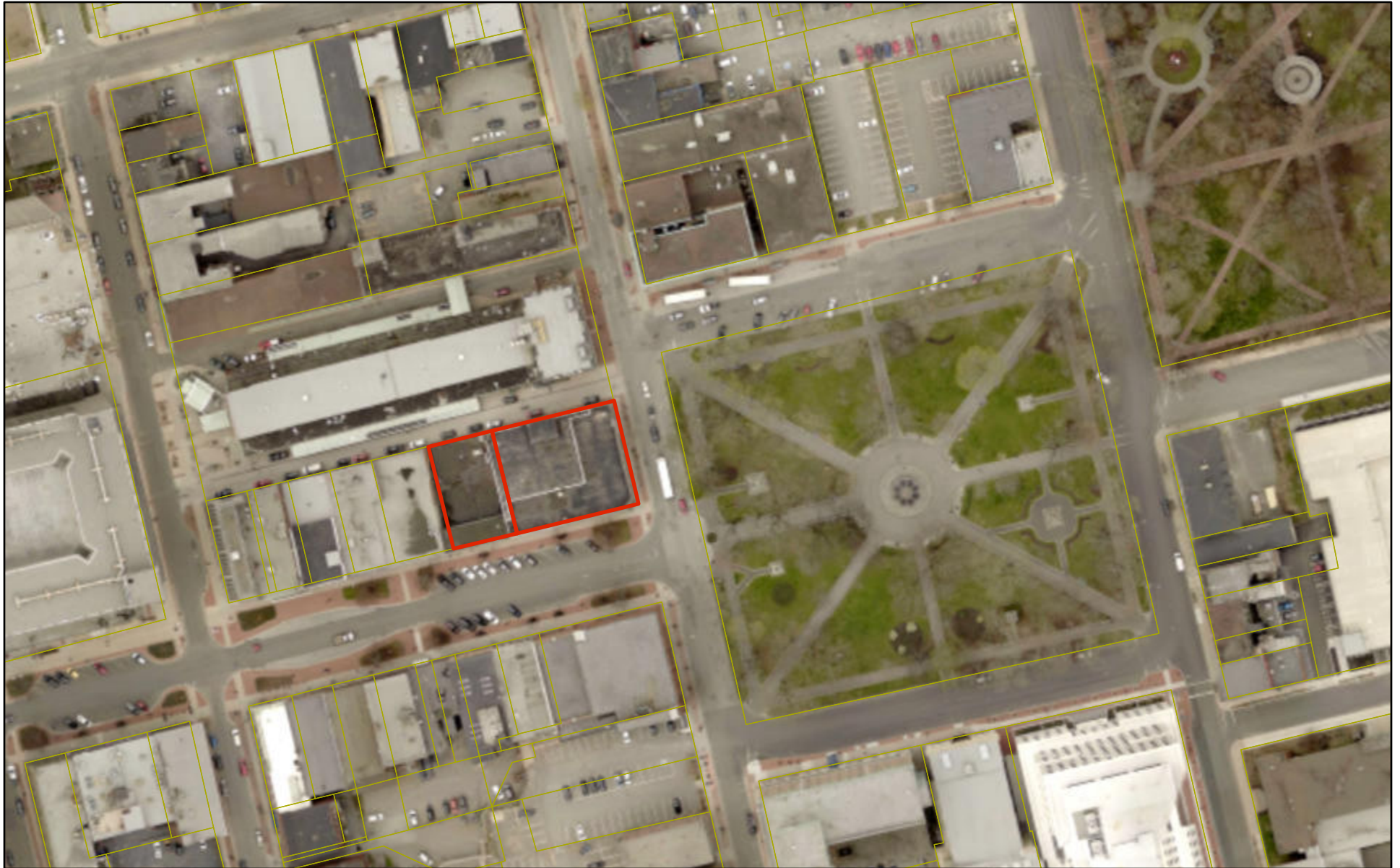


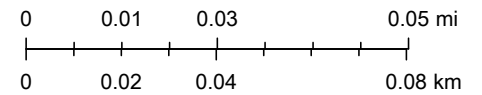
Map 1: Aerial Photography



2021-07-07

-  Subject Site
-  Primary Development Area
-  Property Parcels


1:2,257



Map 2: Future Land Use



2021-07-07

 Subject Site

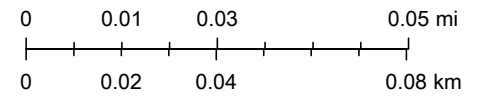
 Property Parcels

Future Land Use

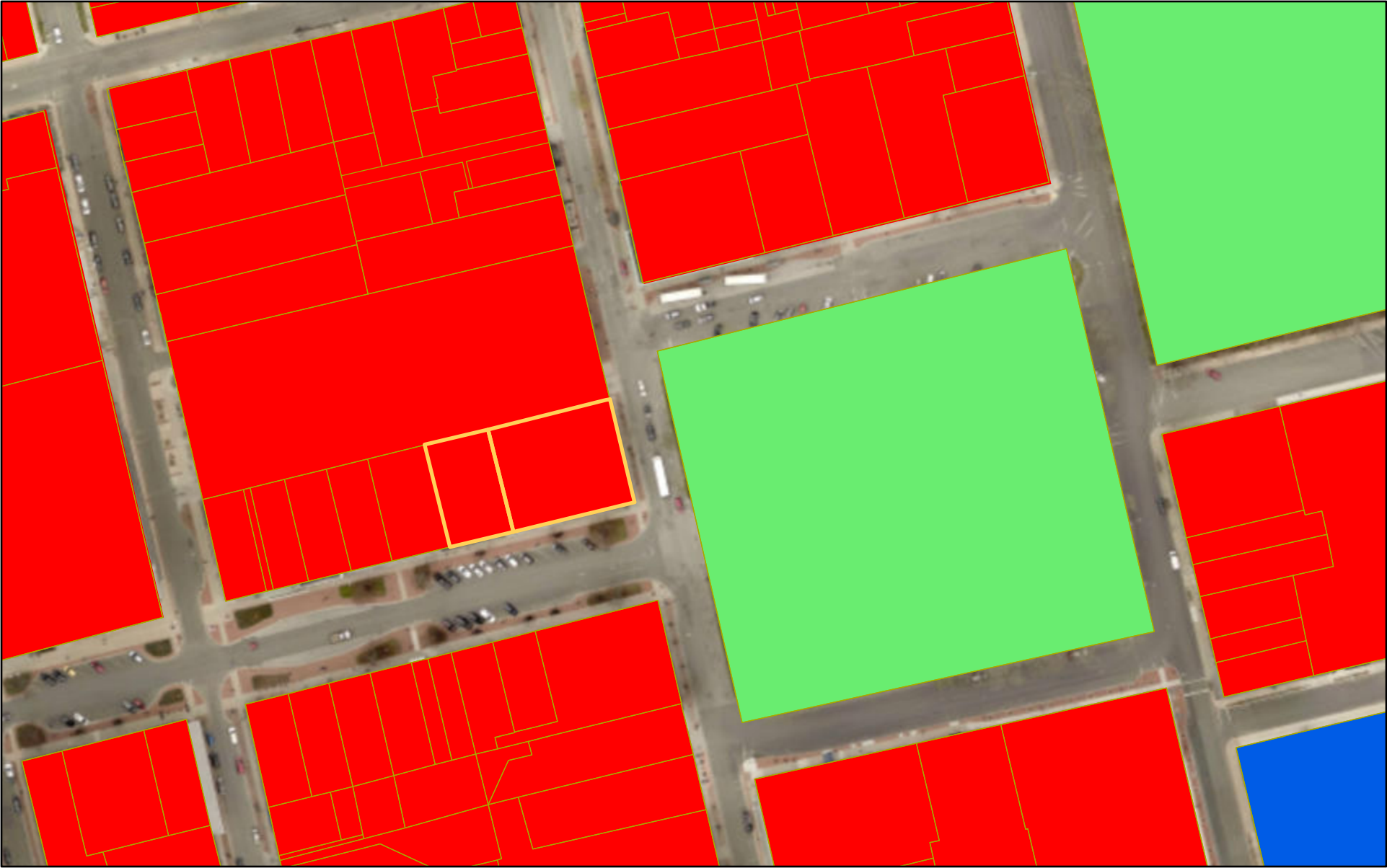
 Medium to High Density Residential

 Primary Centre

1:2,257

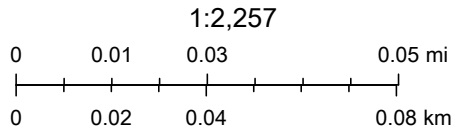


Map 3: Zoning



2021-07-07

Subject Site **Zoning** **CFM**
Property Parcels **CU** **P**



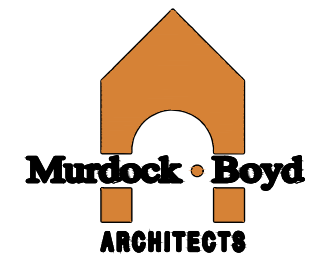
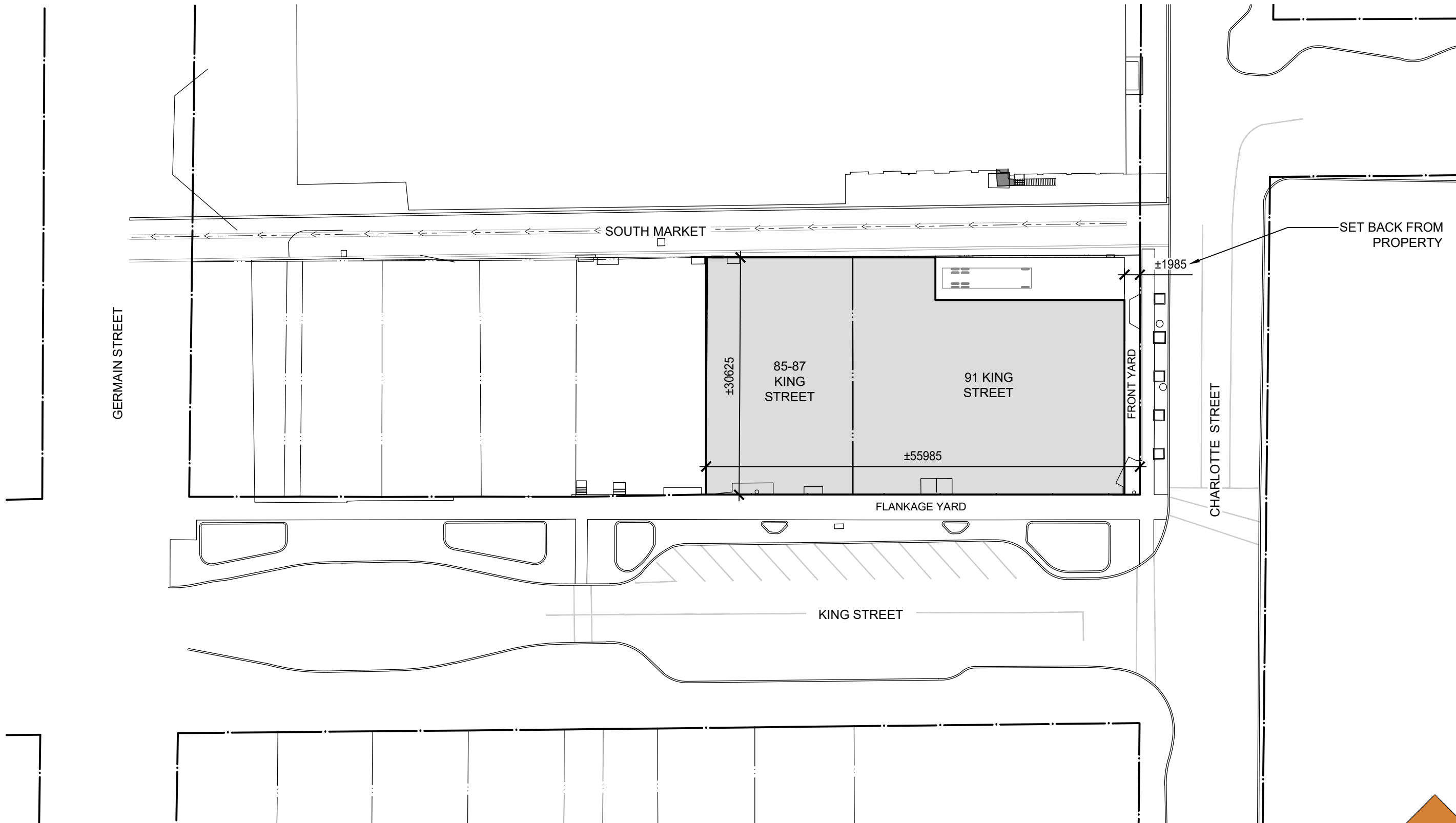
Site Photography - Charlotte Street



Site Photography - King Street

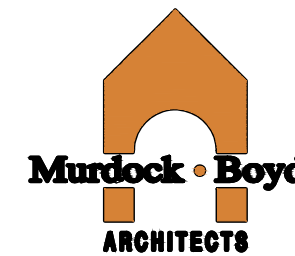
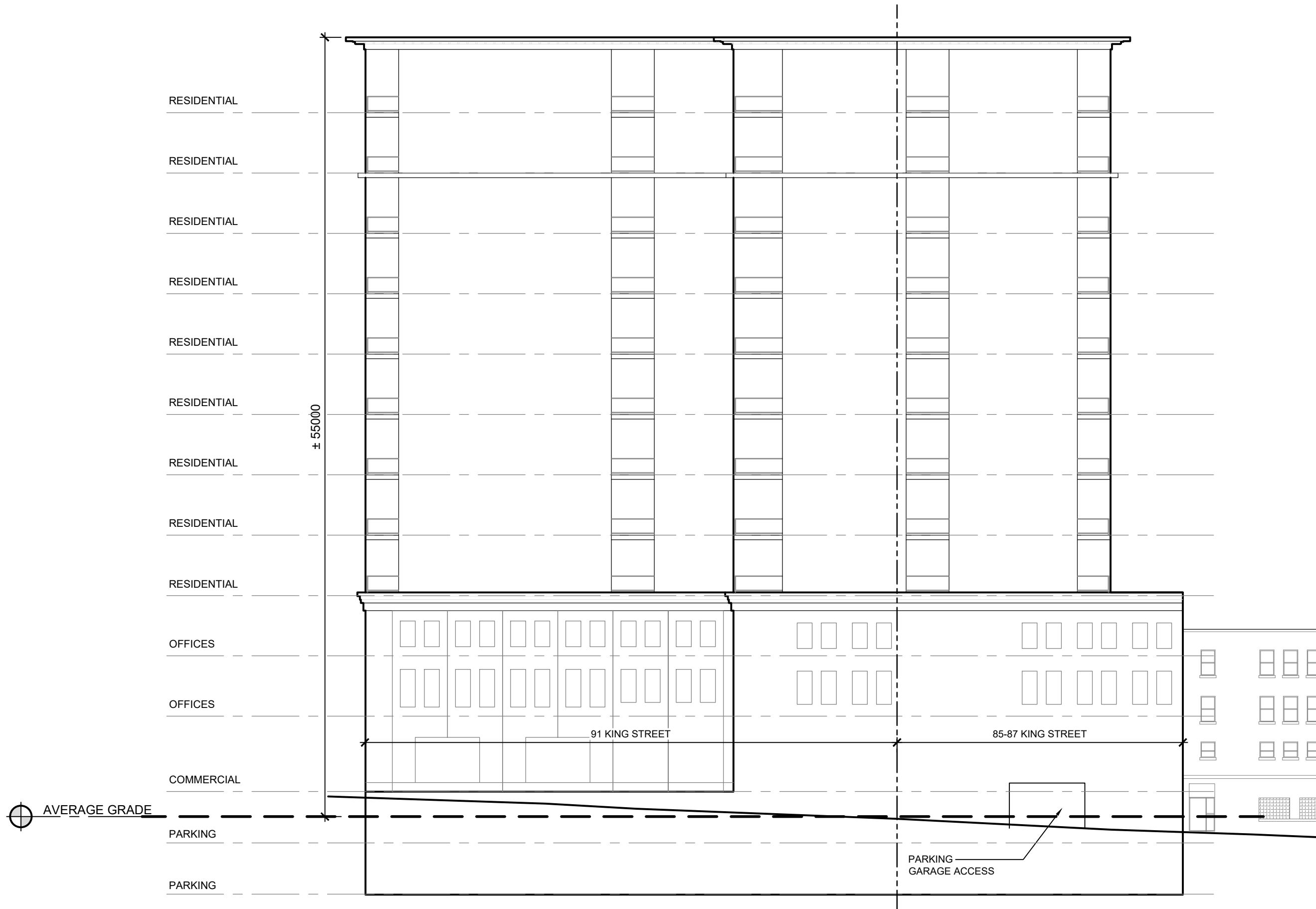


Submission 1: Site Plan, Floor Plans and Elevation Plans

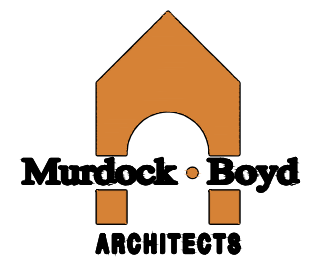
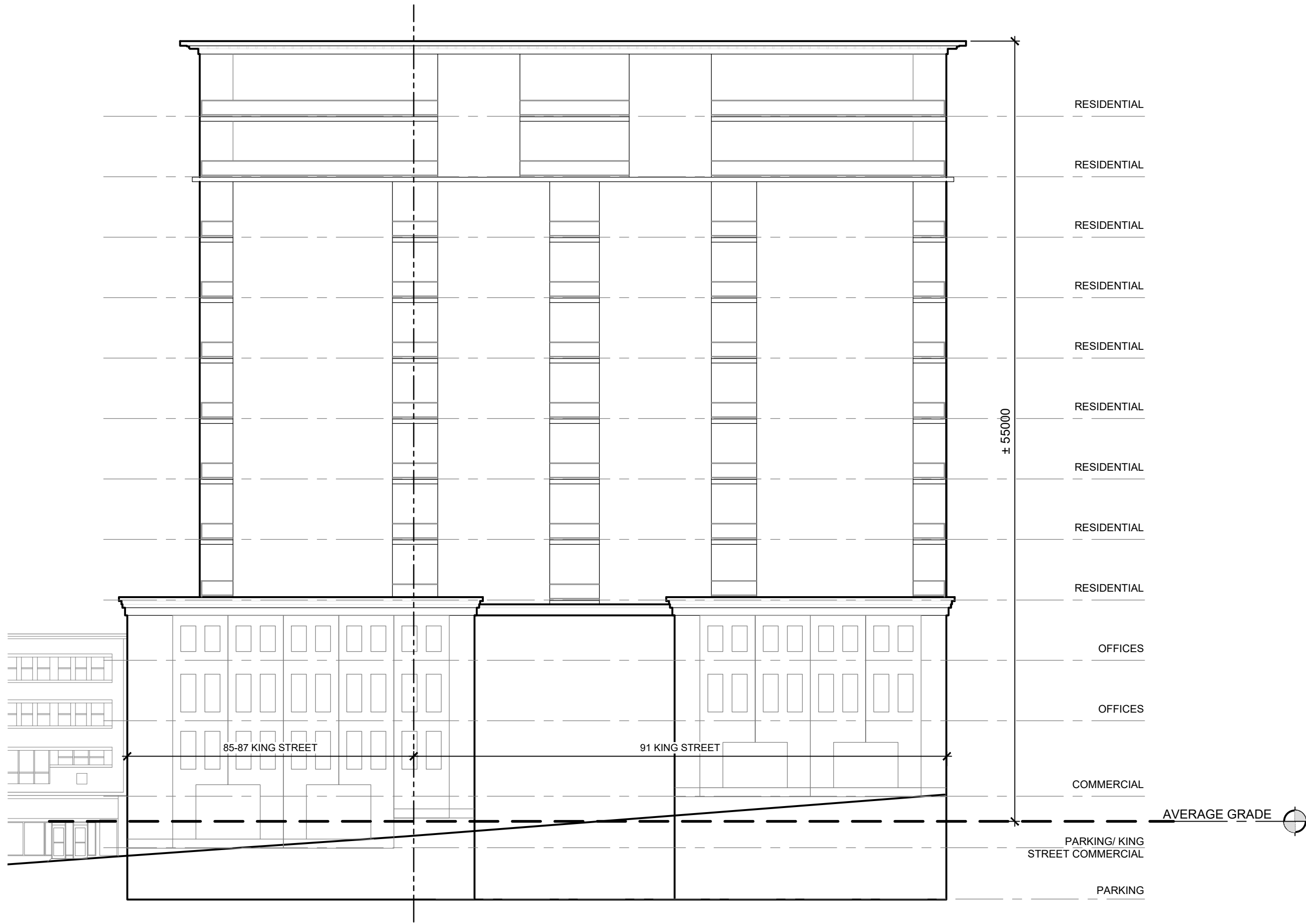


PRELIMINARY SITE PLAN

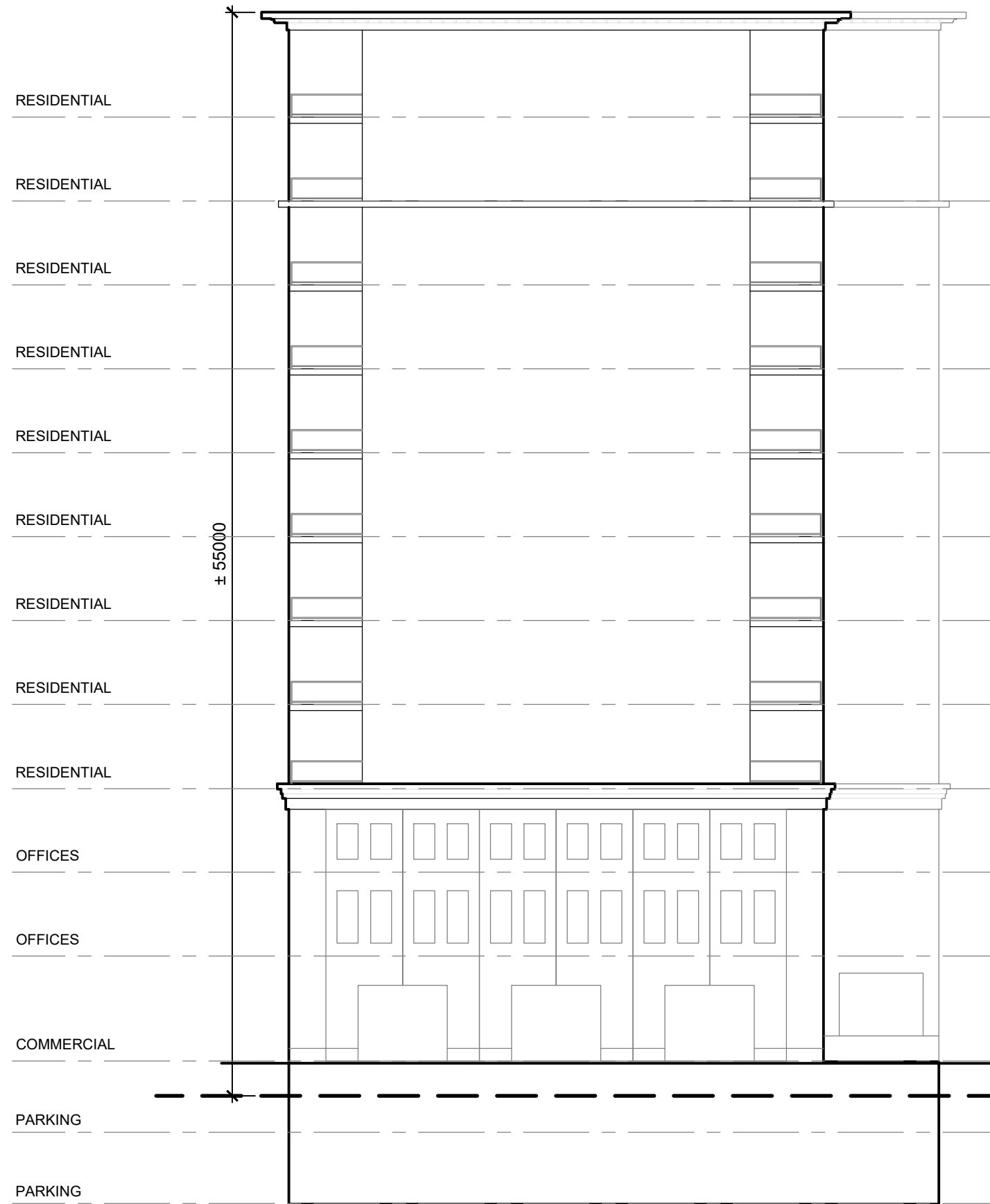
1:500



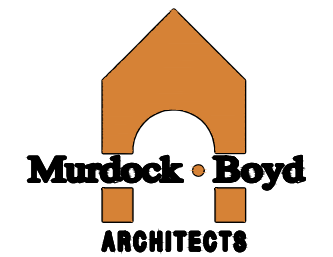
**PRELIMINARY SOUTH MARKET
SIDE STREET FACADE**



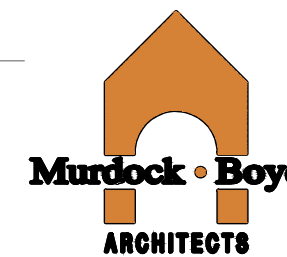
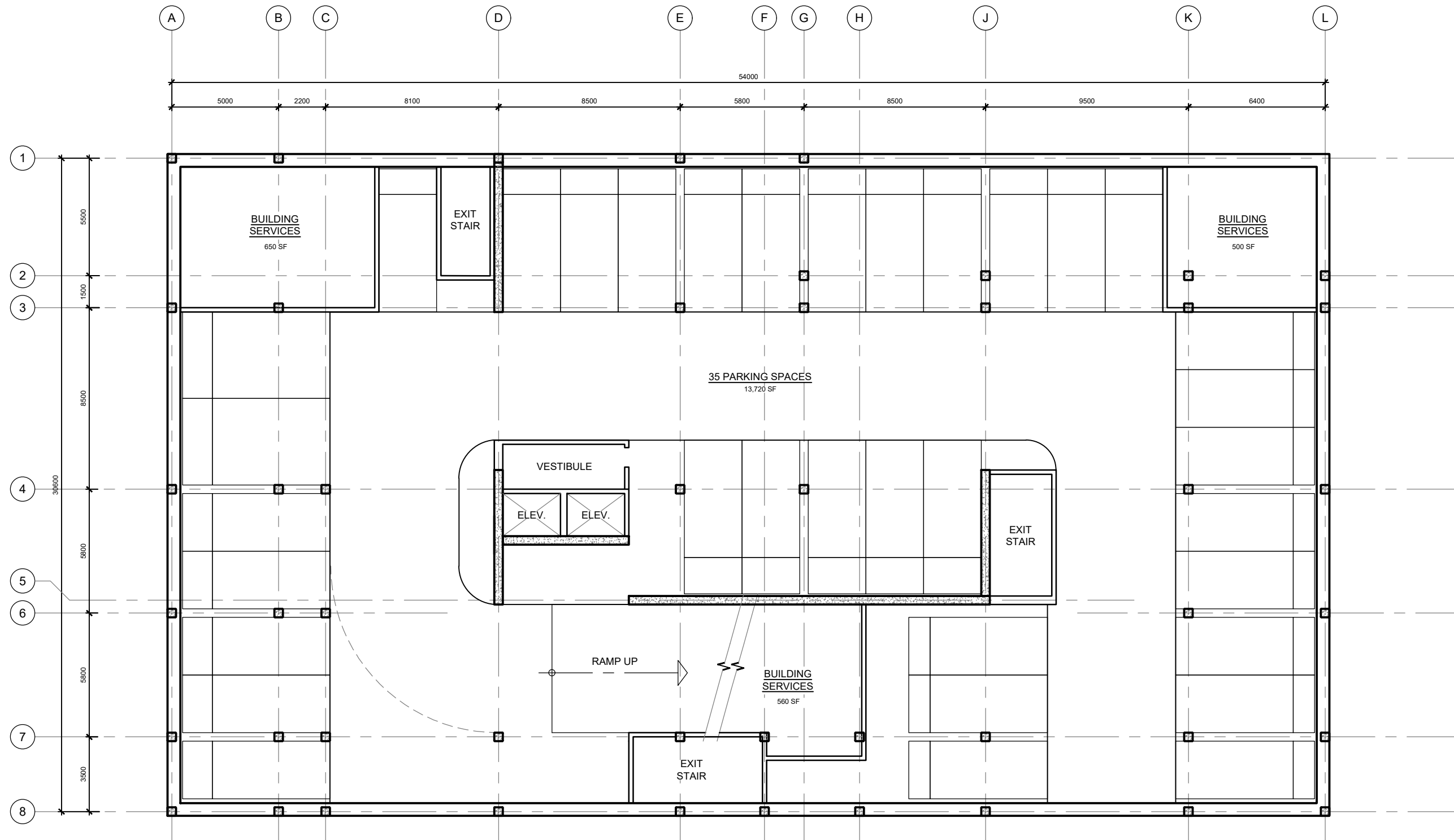
**PRELIMINARY KING STREET
FLANKAGE FACADE**



AVERAGE GRADE

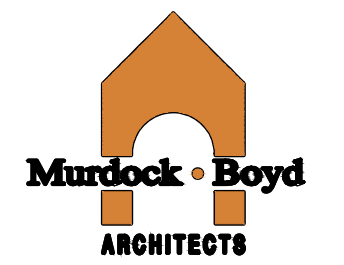
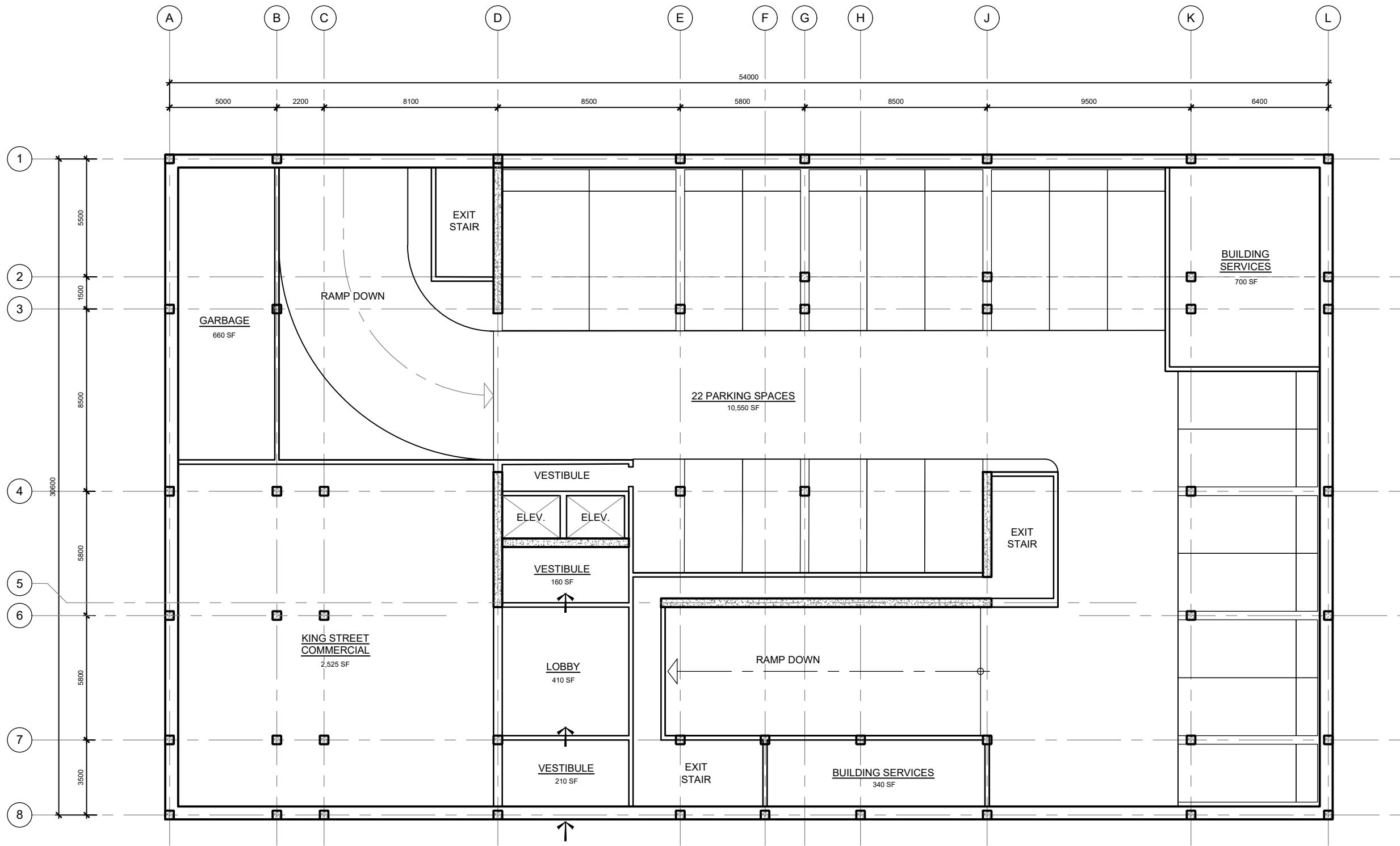


PRELIMINARY CHARLOTTE STREET
FRONT FACADE

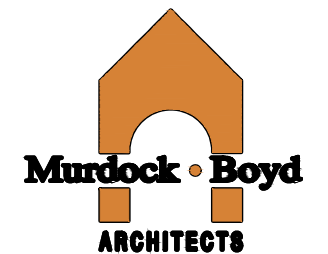
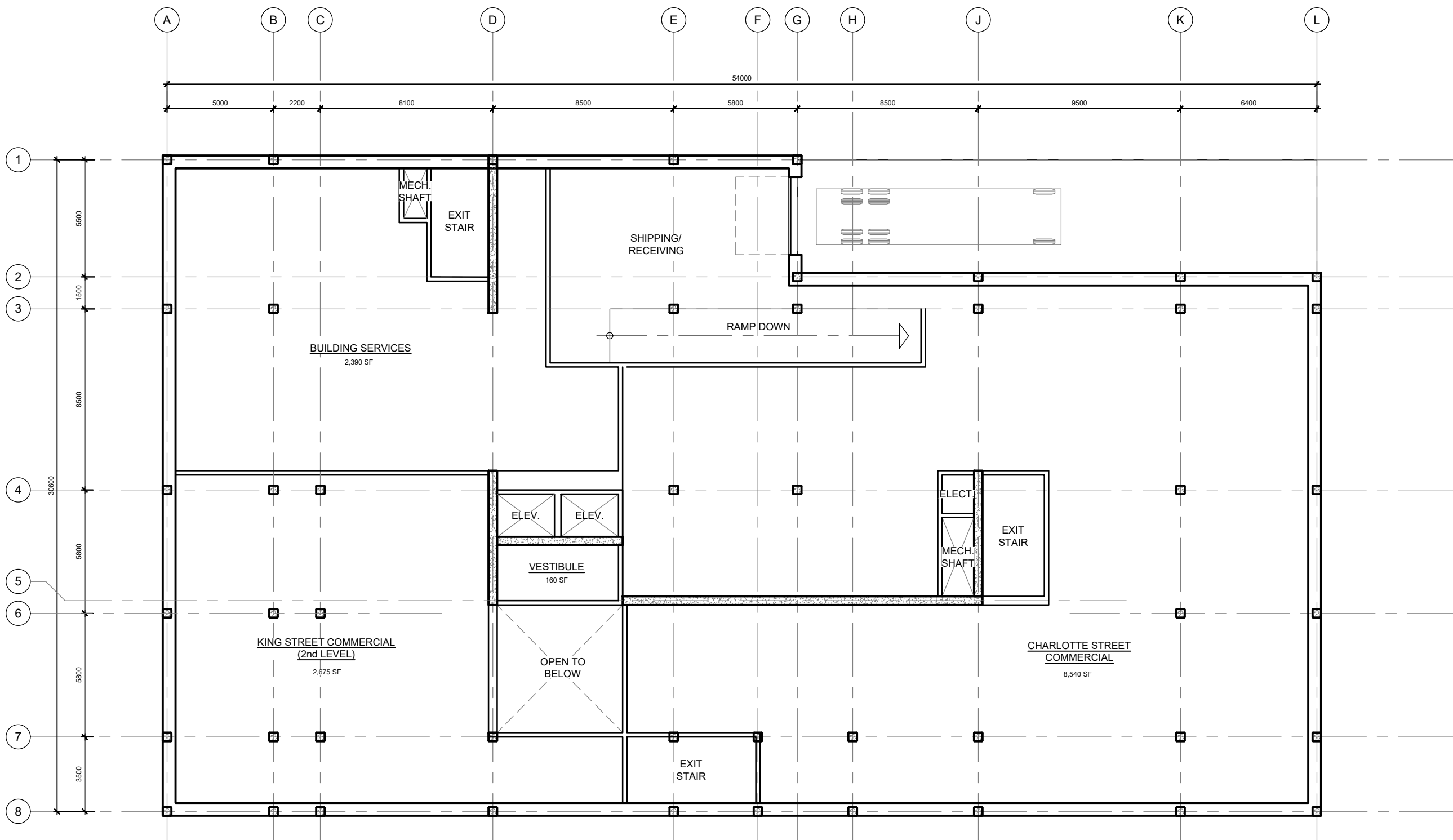


**PRELIMINARY BASEMENT LEVEL A
PARKING**

1:200

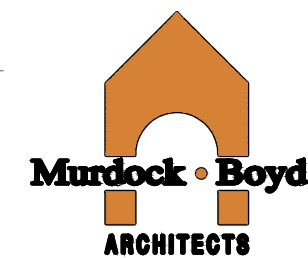
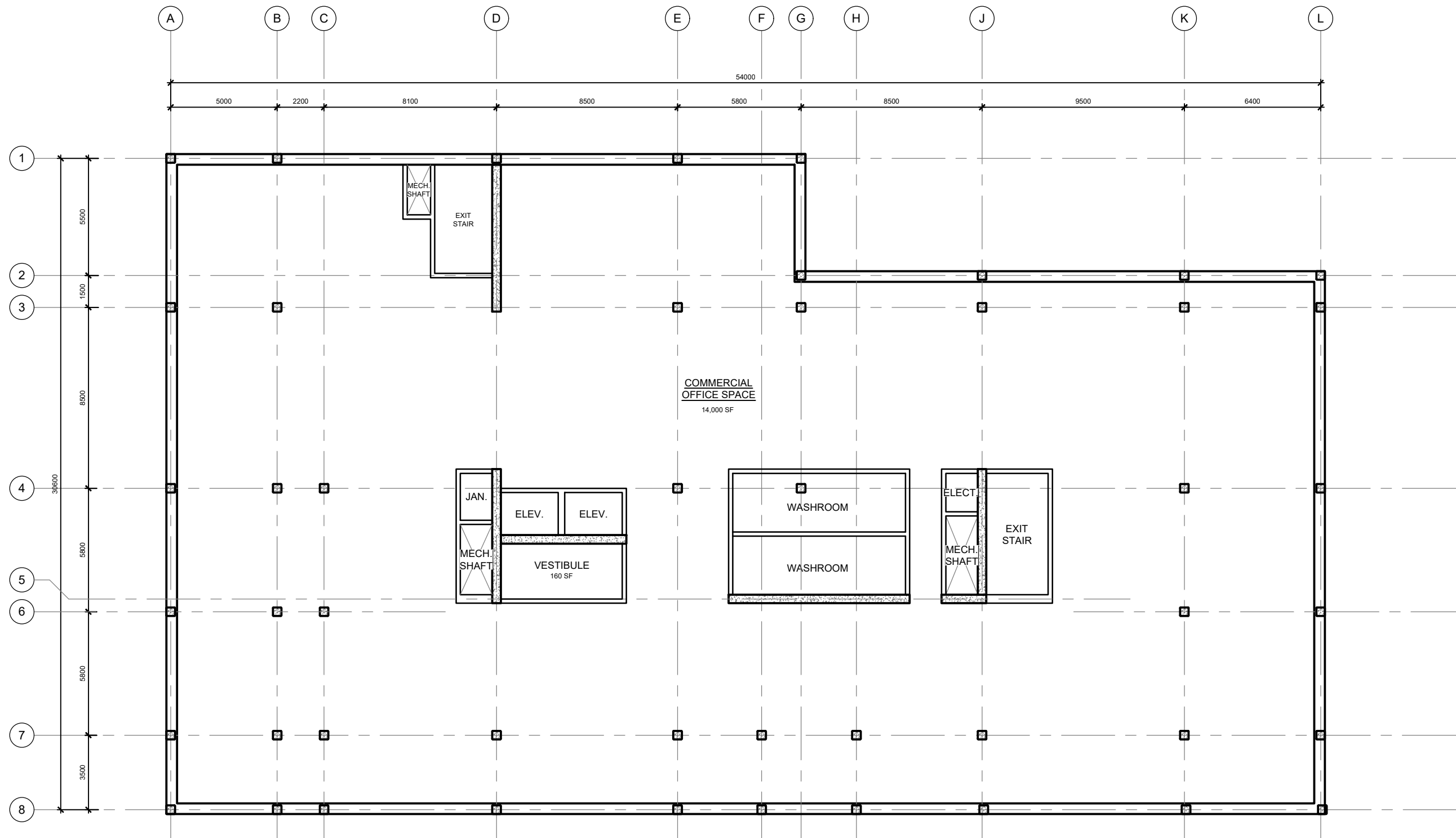


**PRELIMINARY BASEMENT LEVEL B
PARKING / KING STREET ENTRANCE**



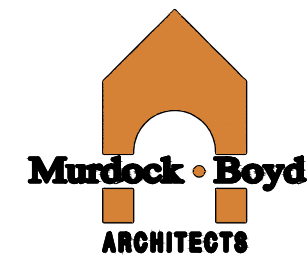
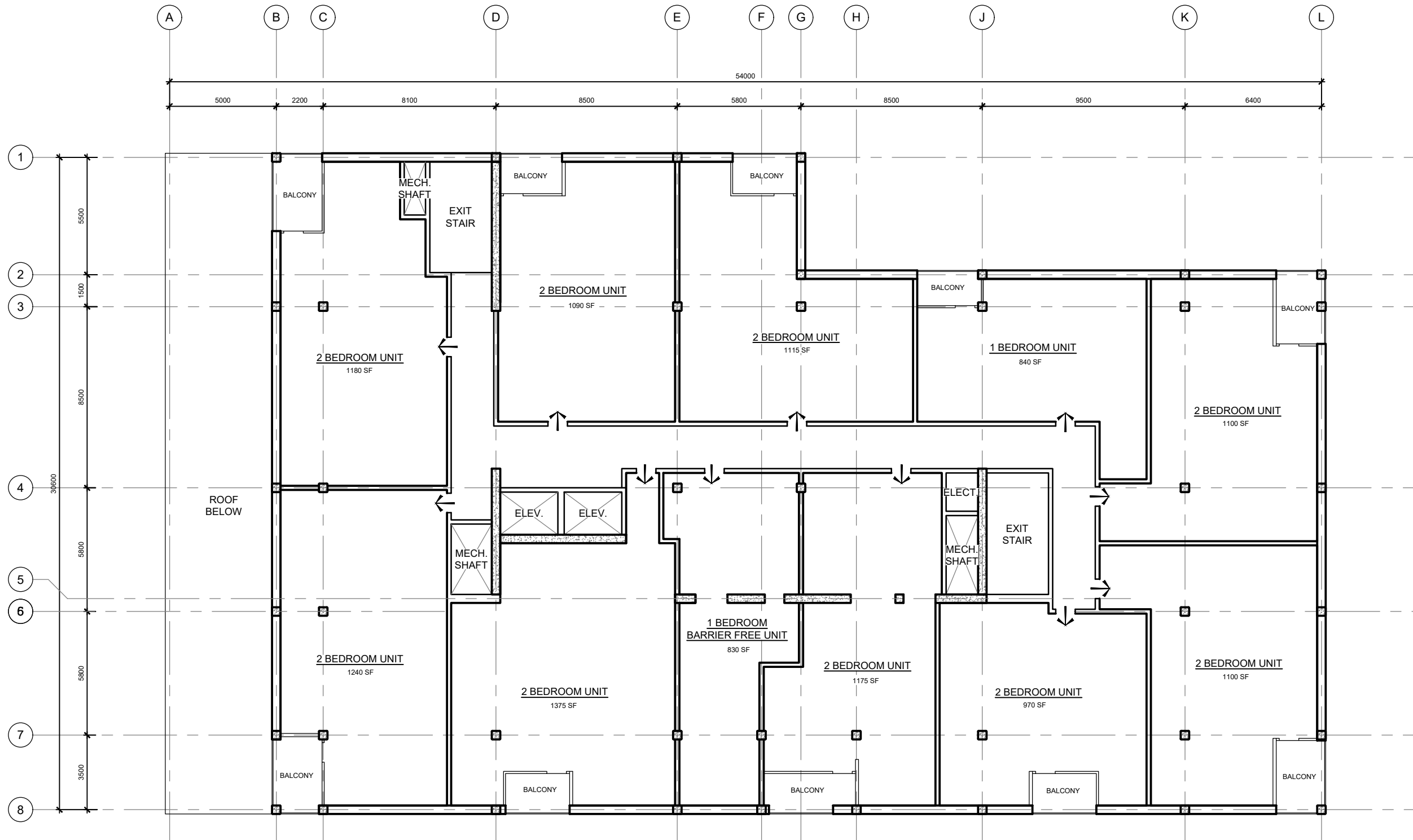
PRELIMINARY LEVEL 1
 CHARLOTTE STREET ENTRANCE

1:200



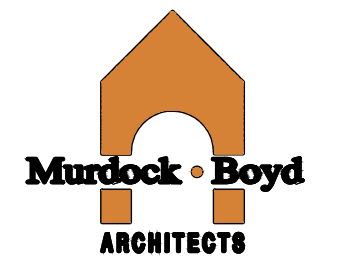
**PRELIMINARY LEVEL 2-3
OFFICE SPACE**

1:200



PRELIMINARY LEVEL 4-10
RESIDENTIAL UNITS

1:200



**PRELIMINARY LEVEL 11-12
RESIDENTIAL UNITS**





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June 21st
8:00am



June 21st
10:00am



June 21st
12:00pm



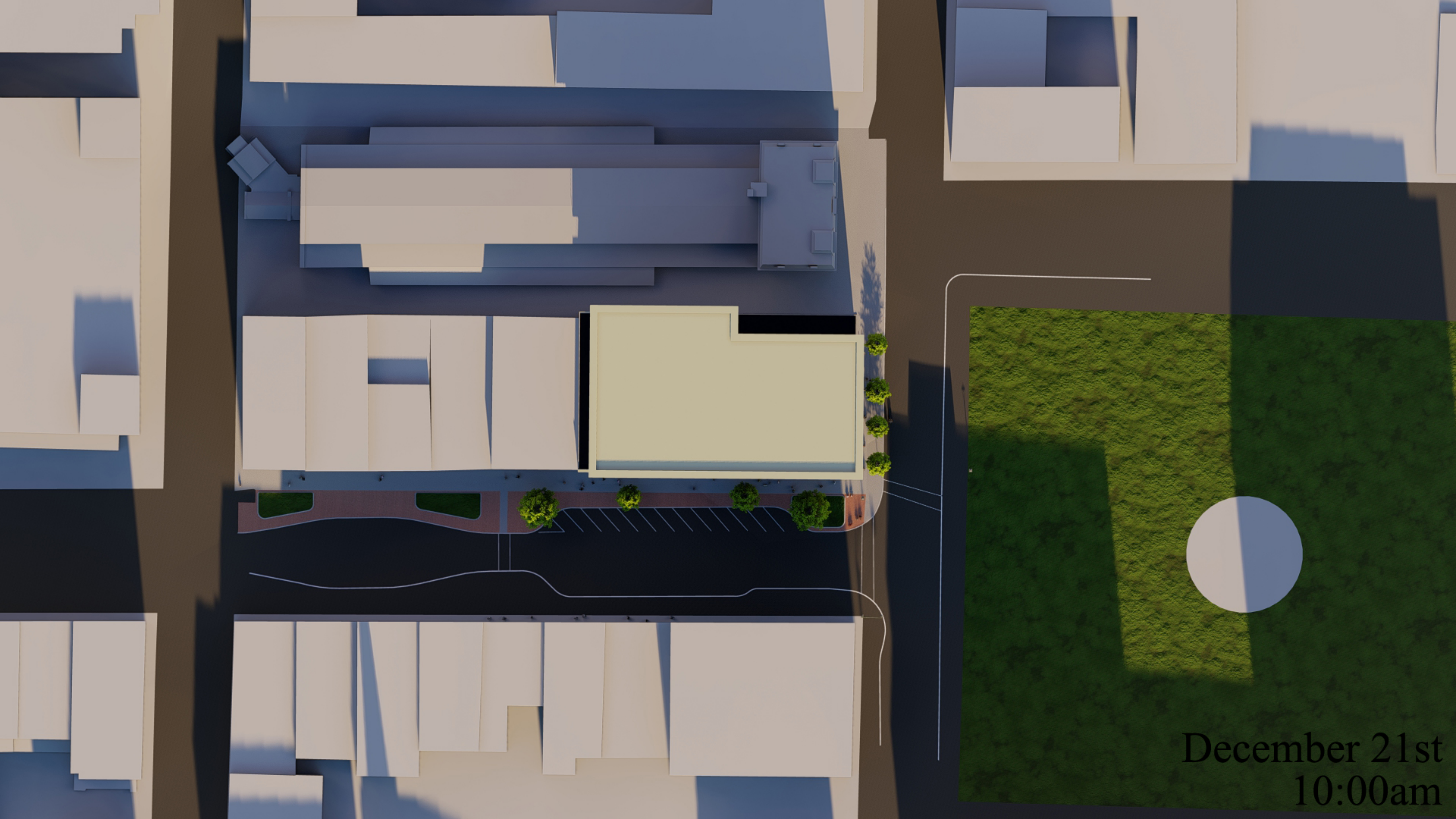
June 21st
2:00pm



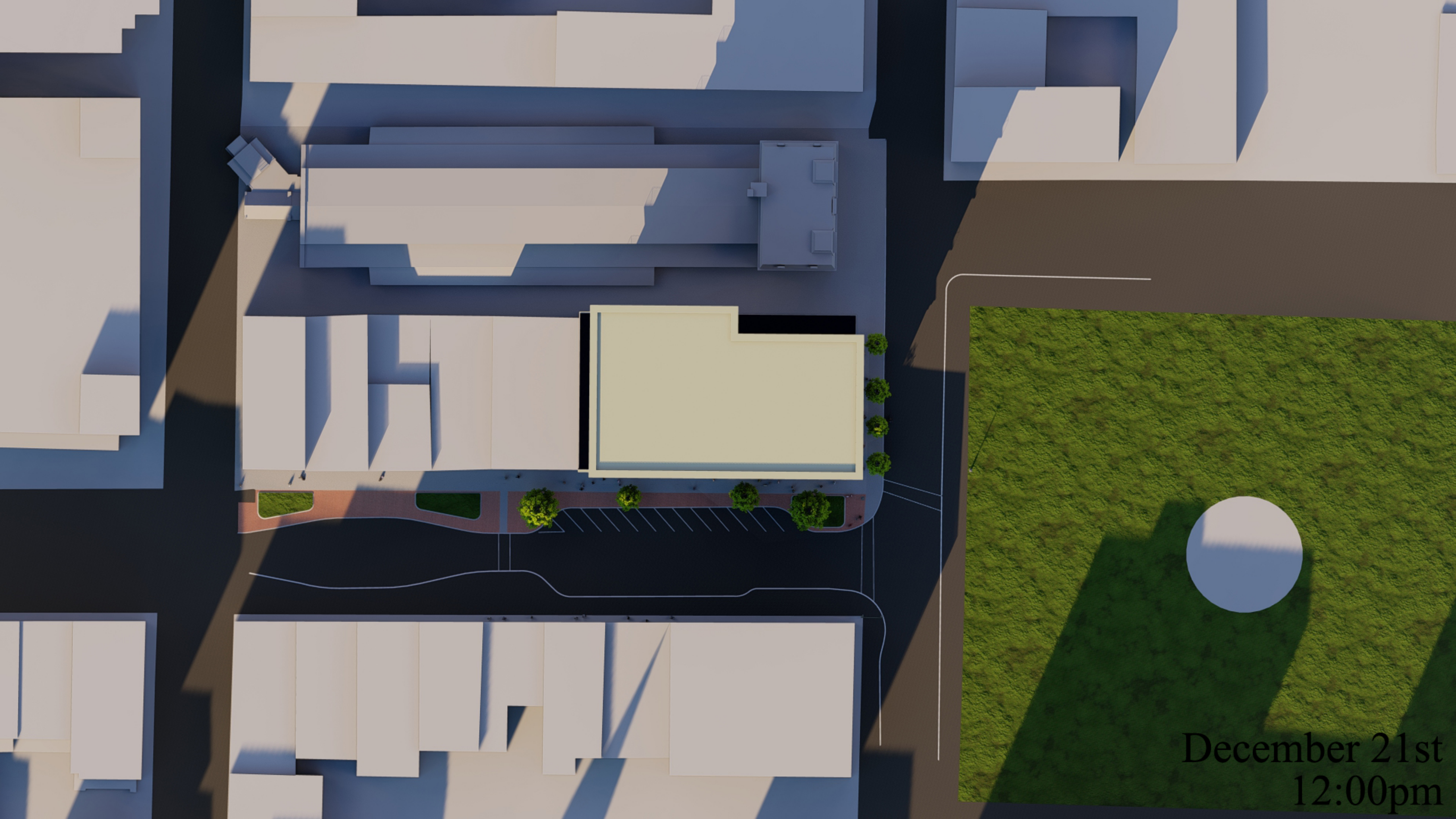
June 21st
5:00pm



December 21st
8:00am



December 21st
10:00am



December 21st
12:00pm



December 21st
2:00pm



December 21st
4:00pm

The renderings for the **June 21st** scenario indicate that:

- 8:00am: The early morning shadows will impact a portion of Germain Street. This impact is similar to the shadow which extends from the City Market.
- 10:00am and 12:00pm: The shadow will be cast in the north-west direction and will impact a portion of South Market Street.
- 2:00pm and 5:00pm: The shadow will be cast to the east and will extend across Charlotte Street and will impact the north-west portion of King's Square.

The renderings for the **December 21st** scenario indicate that:

- 8:00am: The early morning shadow will be cast in a north-west direction and will extend across South Market Street and the City Market.
- 10:00am: The shadow will be cast directly north of the building's footprint and will impact the north portion of South Market Street and the City Market.
- 12:00pm and 2:00pm: The shadow will be cast in the north-west direction and will impact a portion of Charlotte Street. The north-west corner of King's Square will be receive a small amount of shadow at 2:00pm.
- 4:00pm: The rendering indicates that shadow impacts are not applicable due to the lack of sunlight.