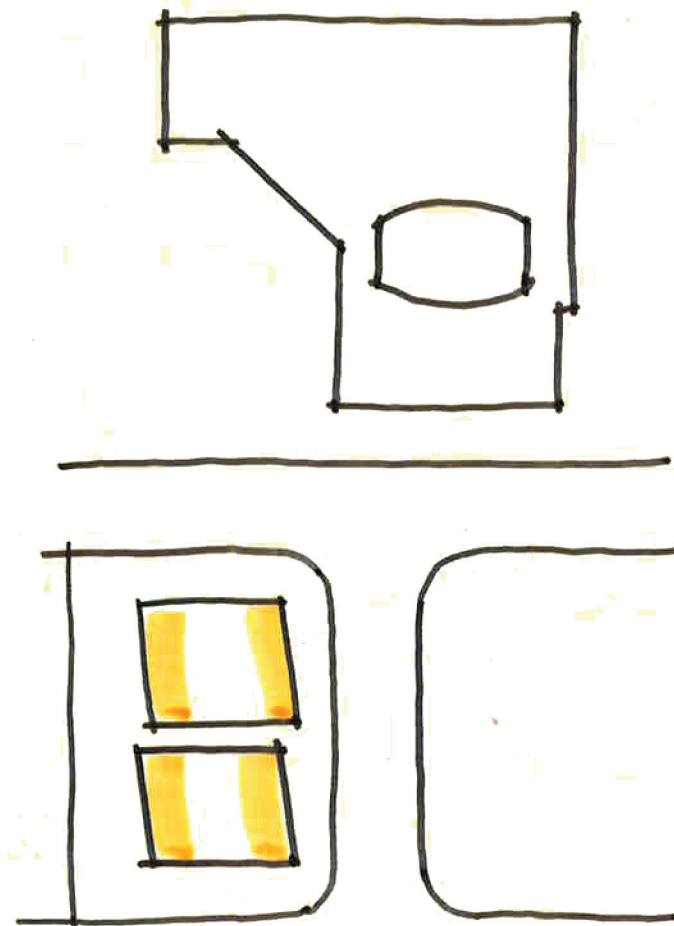
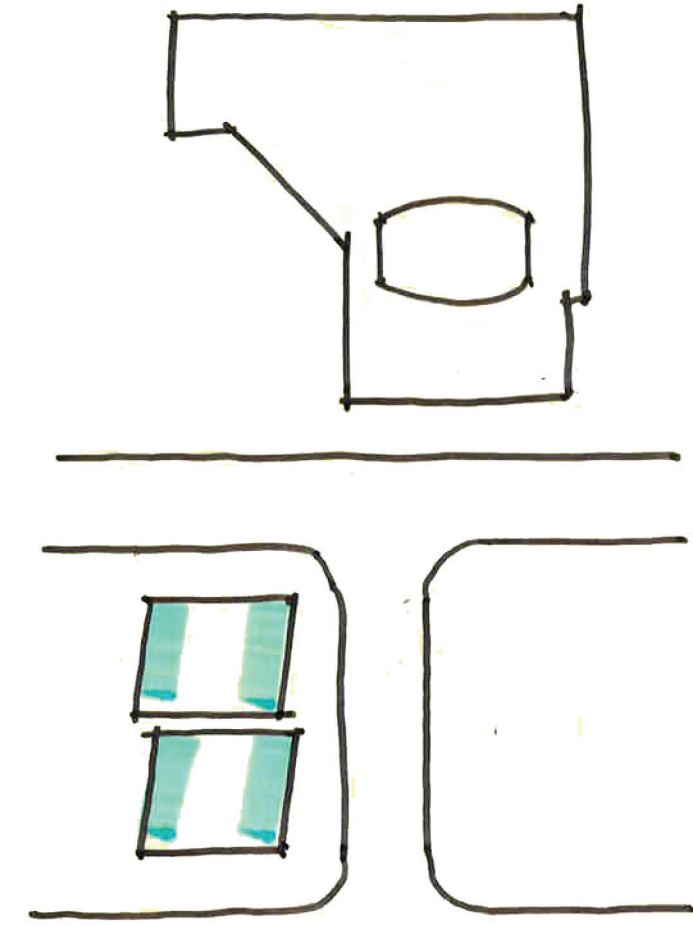


ANGLED
WALL AS
CATALYST
FOR BLDG.
FORM

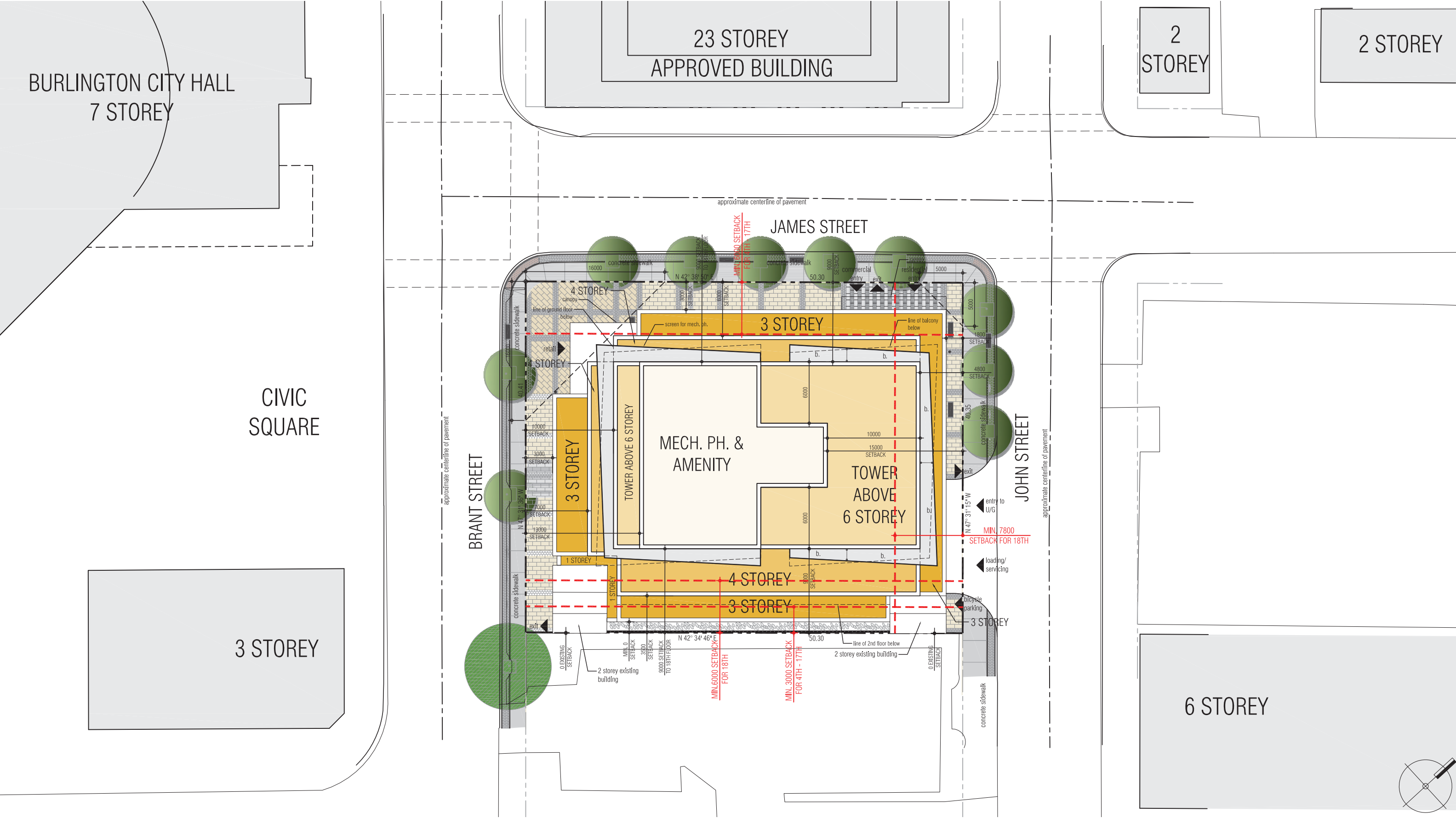
OPEN UP THE
VIEW TO CITY HALL
AT GROUND PLANE

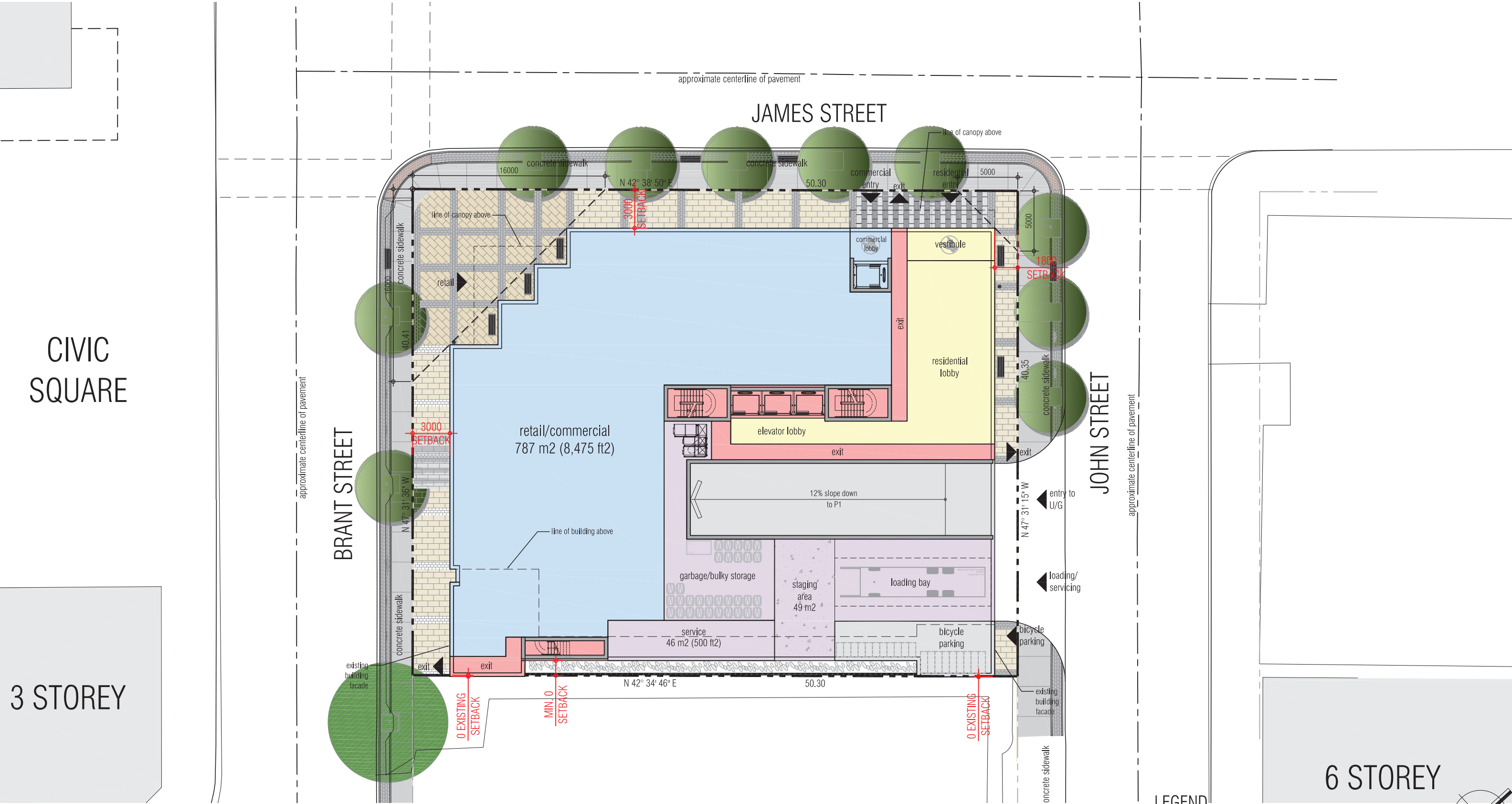


BREAKING UP TOWER MASS
FOR SITE CONTEXT ASSIMILATION
BALANCE AND PROPORTION



REVERSING THE ANGLE
TO ARTICULATE TOWER FORM

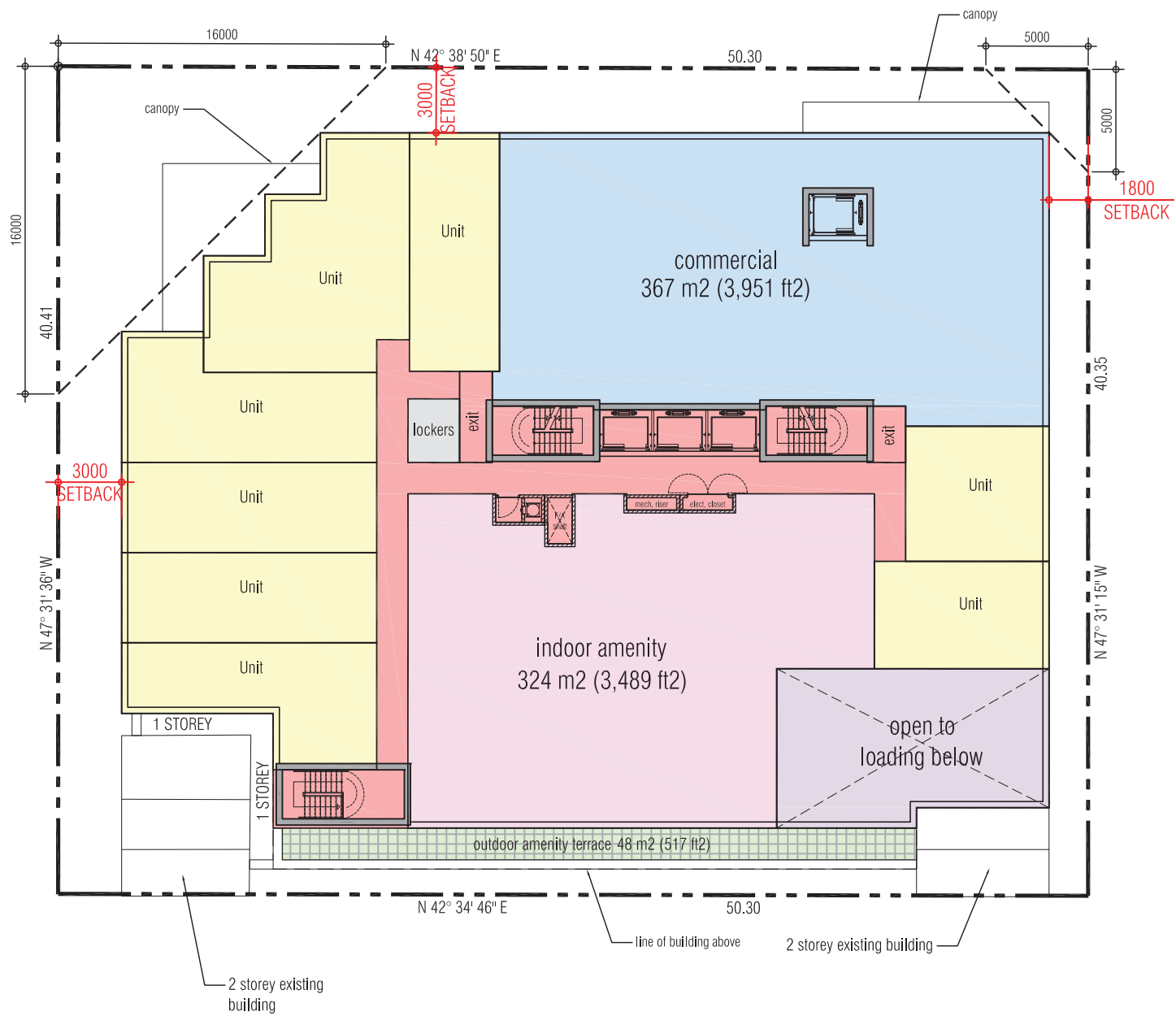




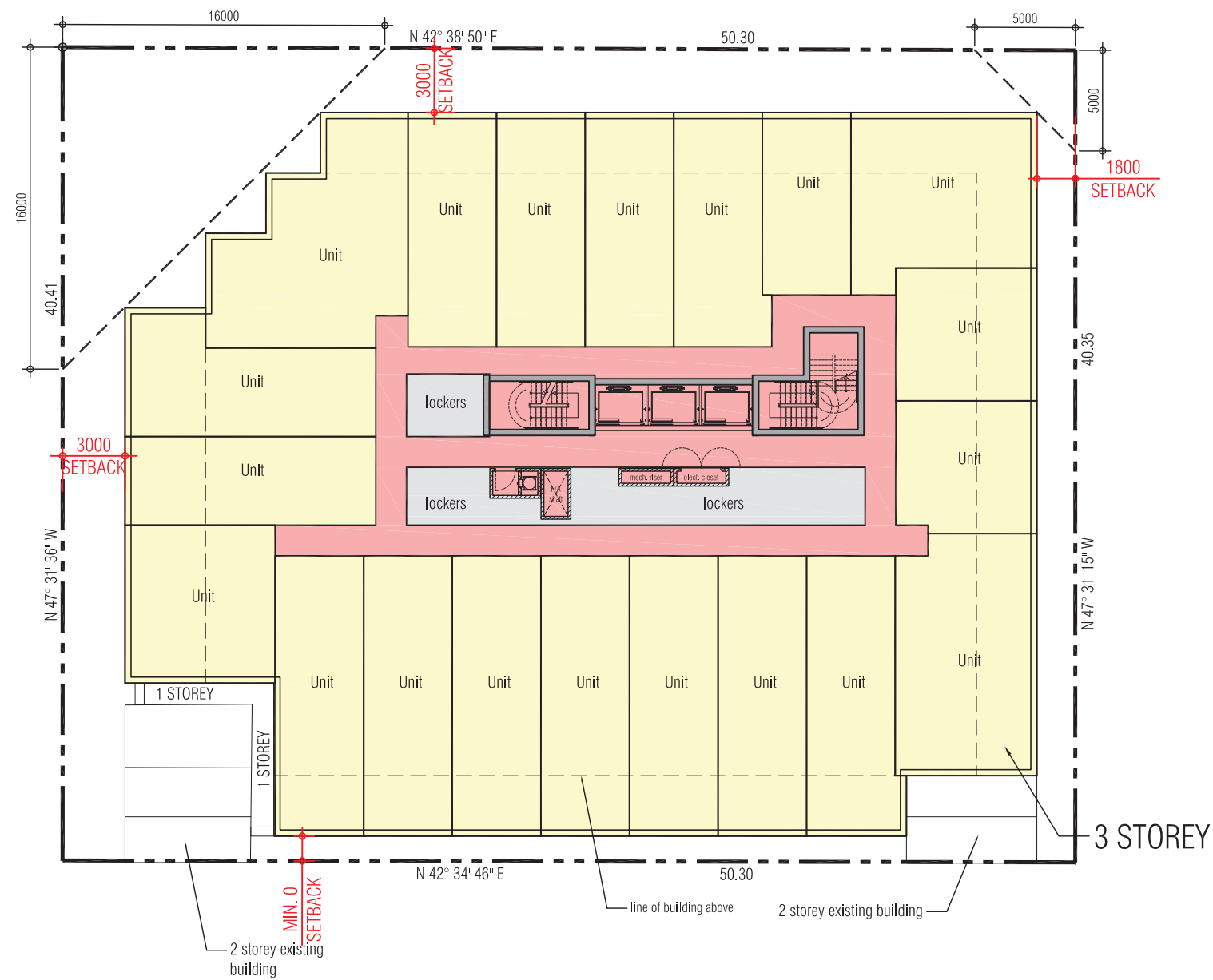
GROUND FLOOR PLAN

BRANT AND JAMES STREET





2ND FLOOR PLAN



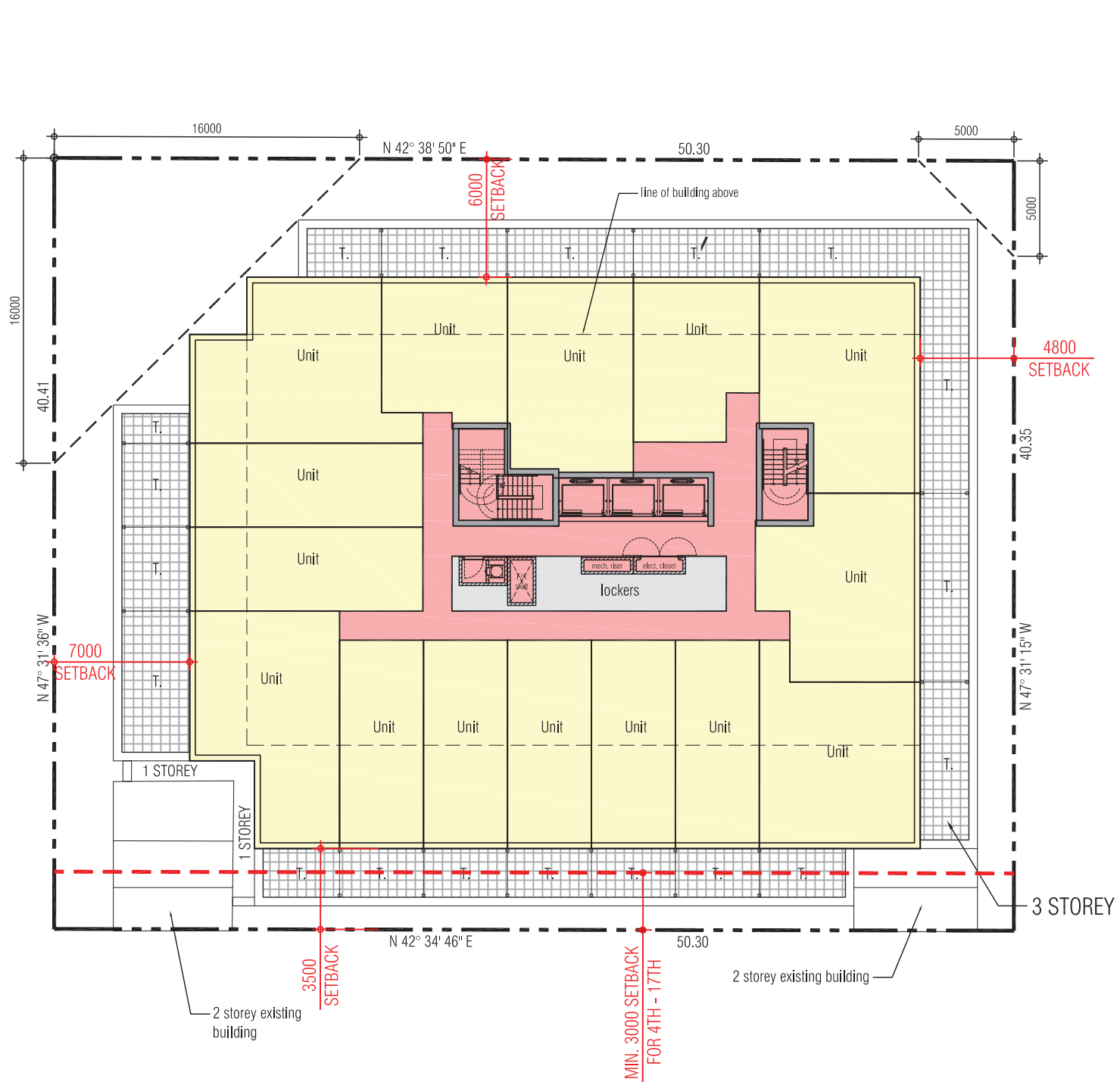
3RD FLOOR PLAN

LEGEND

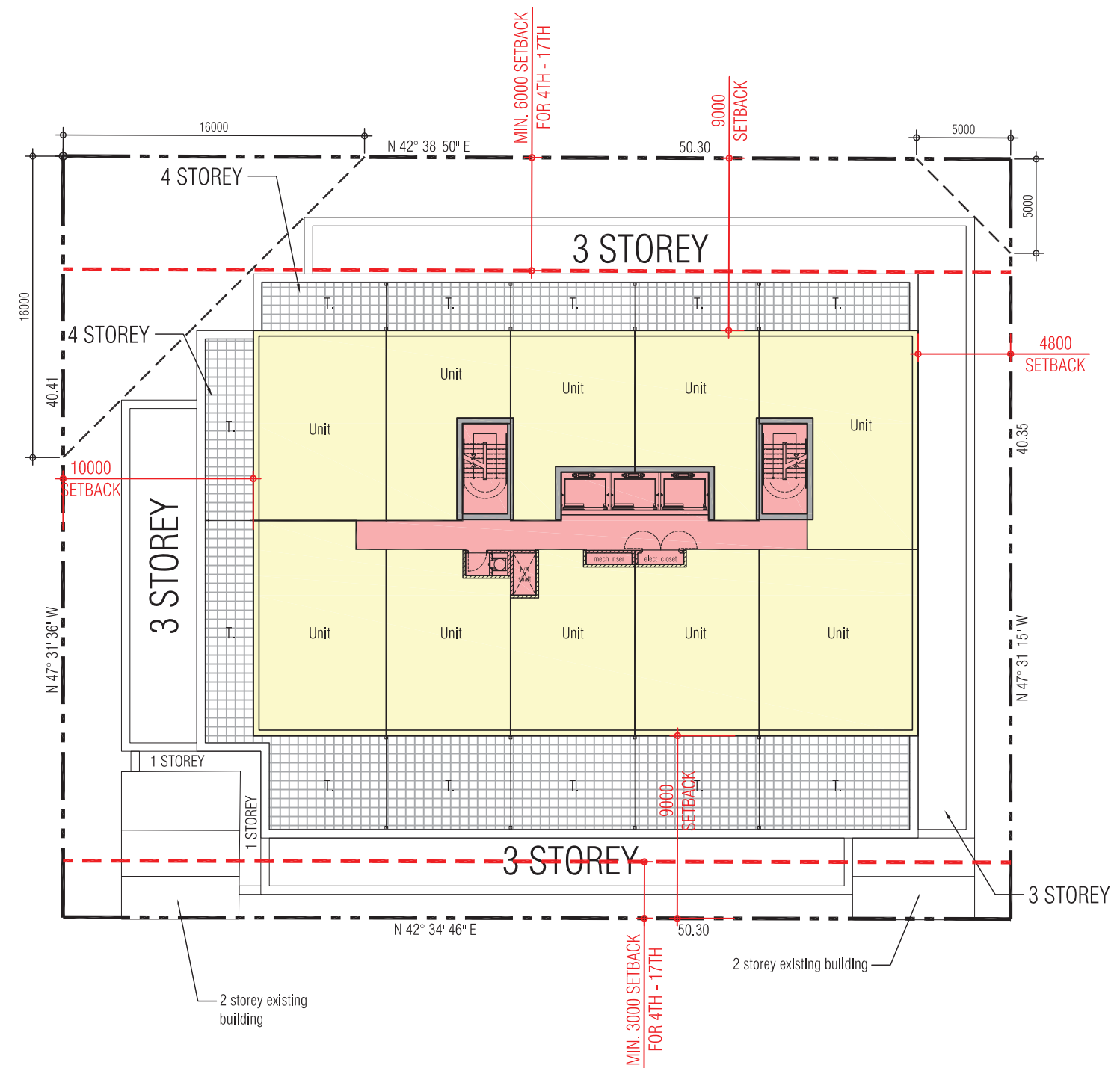
- | | |
|--|--|
| RESIDENTIAL | SERVICE |
| RETAIL/COMMERCIAL | PARKING/STORAGE |
| AMENITY | CIRCULATION |
| OUTDOOR AMENITY | |



SCALE - 1:300



4TH FLOOR PLAN



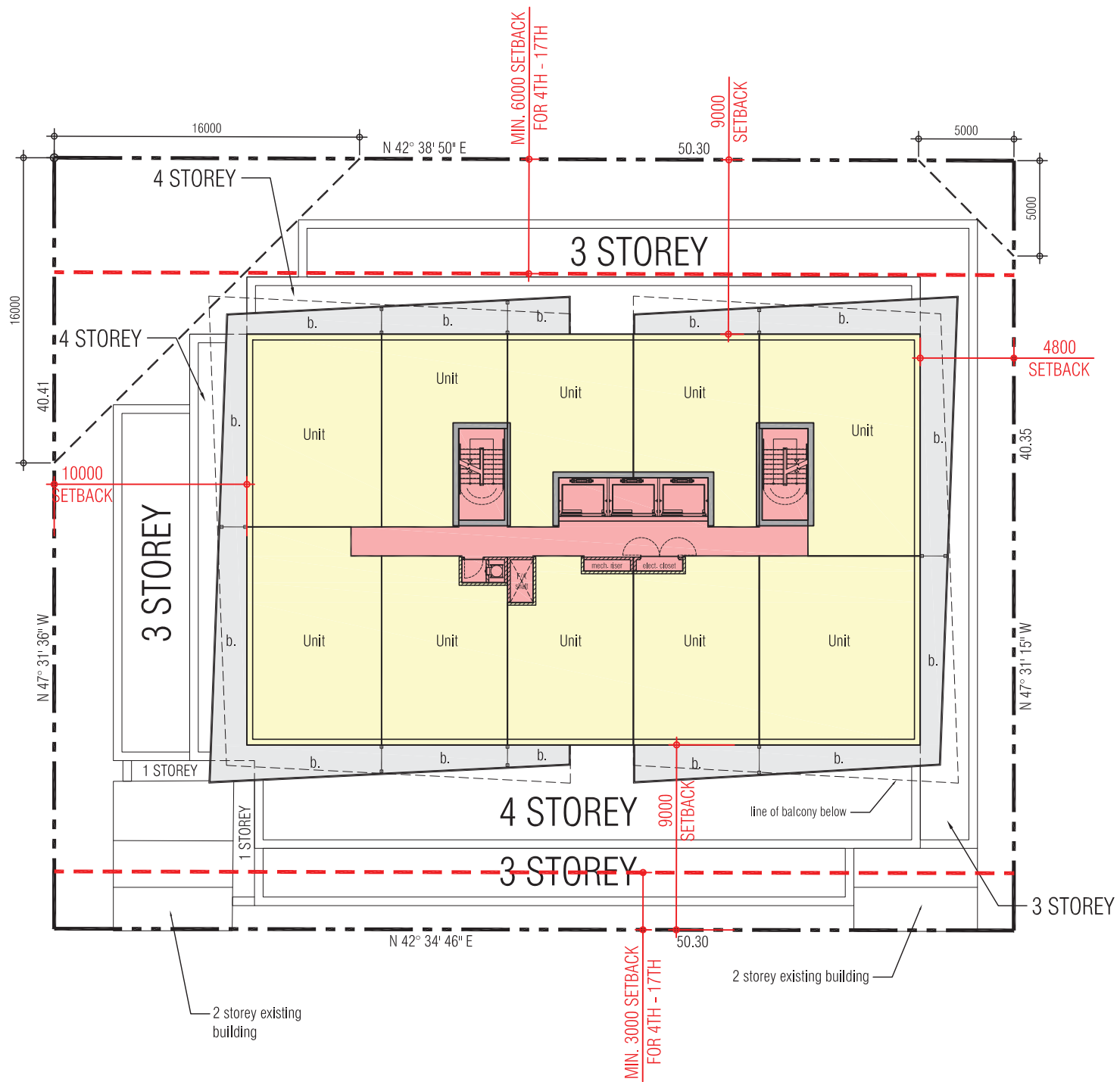
5TH FLOOR PLAN

LEGEND

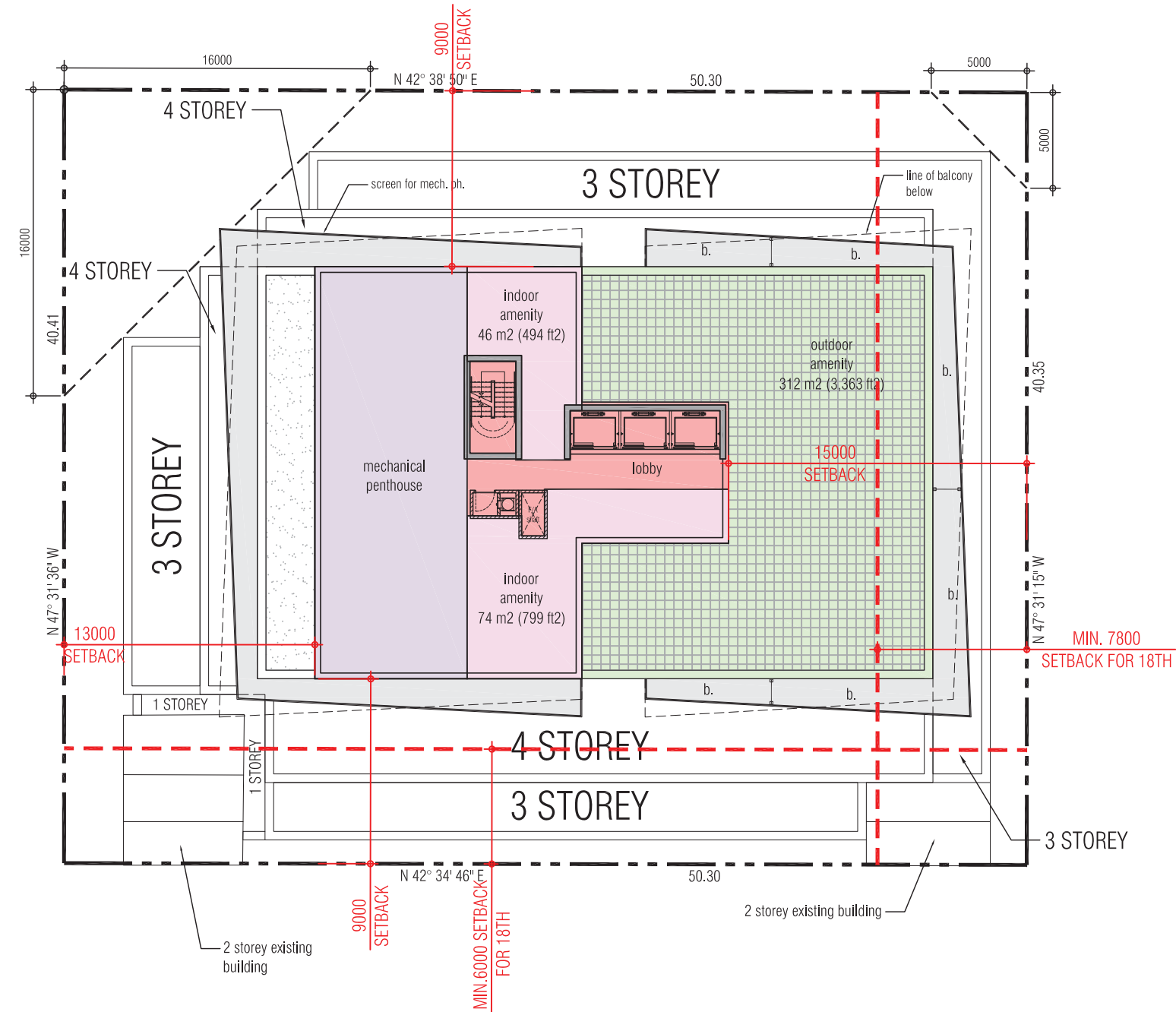
RESIDENTIAL	SERVICE
RETAIL/COMMERCIAL	PARKING/STORAGE
AMENITY	CIRCULATION
OUTDOOR AMENITY	



SCALE - 1:300



TYPICAL FLOOR PLAN ABOVE 6 STOREY



MECH. PH. & AMENITY PLAN

LEGEND

RESIDENTIAL	SERVICE
RETAIL/COMMERCIAL	PARKING/STORAGE
AMENITY	CIRCULATION
OUTDOOR AMENITY	



SCALE - 1:300



17 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING EAST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





17 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING NORTH

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





17 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING NORTHWEST

BRANT AND JAMES STREET





17 STY + MPH./OUTDOOR AMENITY (760 m2)
PODIUM VIEW LOOKING EAST

BRANT AND JAMES STREET





22 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING EAST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





22 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING NORTH

BRANT AND JAMES STREET

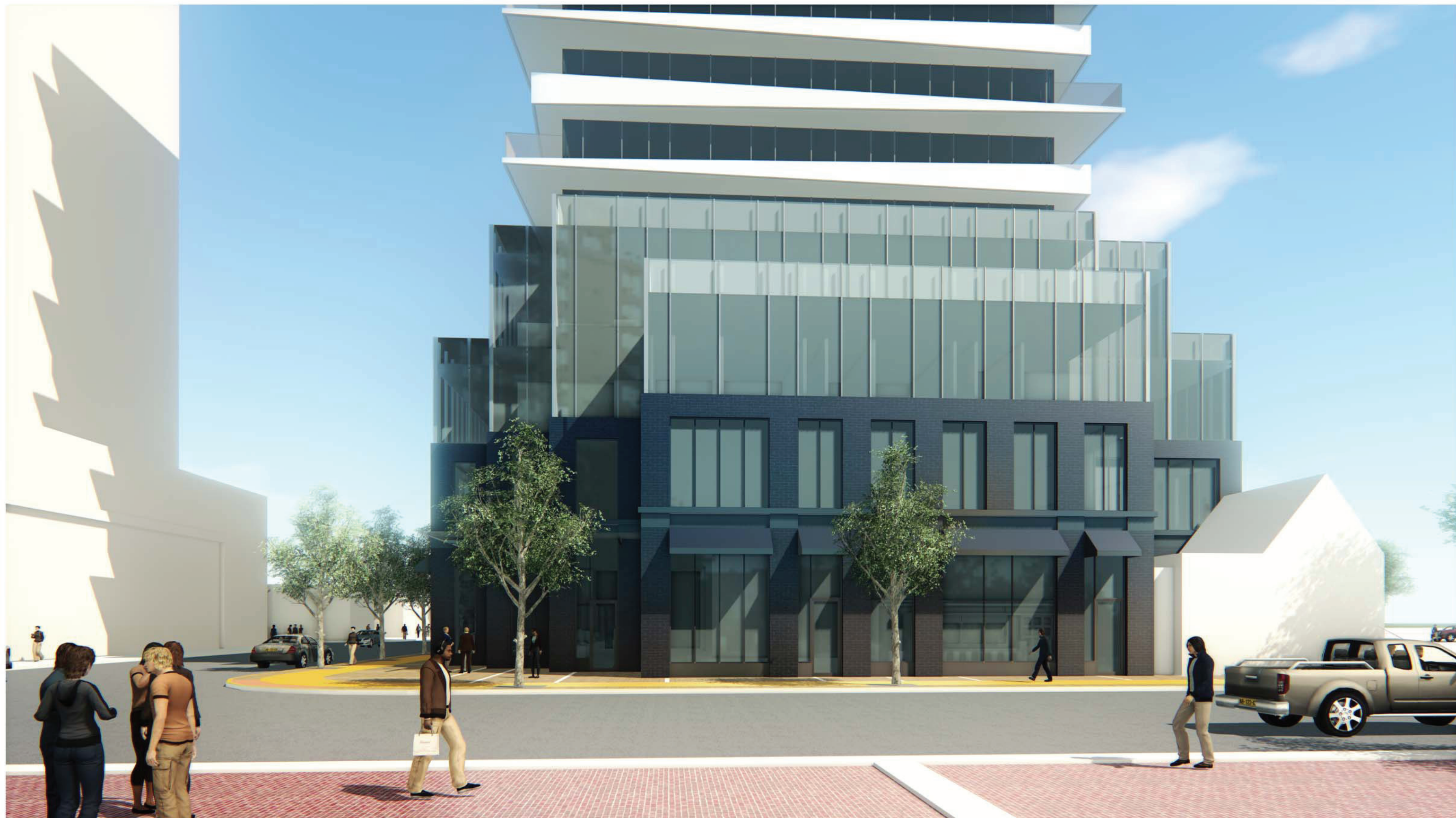




22 STY + MPH./OUTDOOR AMENITY (760 m2)
VIEW LOOKING NORTHWEST

BRANT AND JAMES STREET





22 STY + MPH./OUTDOOR AMENITY (760 m2)
PODIUM VIEW LOOKING EAST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





19 STY + MPH./OUTDOOR AMENITY (850 m2)
VIEW LOOKING EAST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





19 STY + MPH./OUTDOOR AMENITY (850 m2)
VIEW LOOKING NORTH

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





19 STY + MPH./OUTDOOR AMENITY (850 m2)
VIEW LOOKING NORTHWEST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





19 STY + MPH./OUTDOOR AMENITY (850 m2)
PODIUM VIEW LOOKING EAST

BRANT AND JAMES STREET



Wellings
Planning Consultants Inc.





17 STY + MPH./OUTDOOR AMENITY (760 m2)



22 STY + MPH./OUTDOOR AMENITY (760 m2)



19 STY + MPH./OUTDOOR AMENITY (850 m2)

VIEW LOOKING EAST

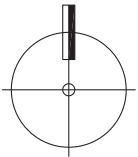
BRANT AND JAMES STREET





- LEGEND**
- PROPOSED BUILDING
 - SITE
 - PROPOSED 17 STOREY BUILDING SHADOW
 - ADDITIONAL 22 STOREY BUILDING SHADOW

MARCH / SEPTEMBER 21 - 10:30 a.m.

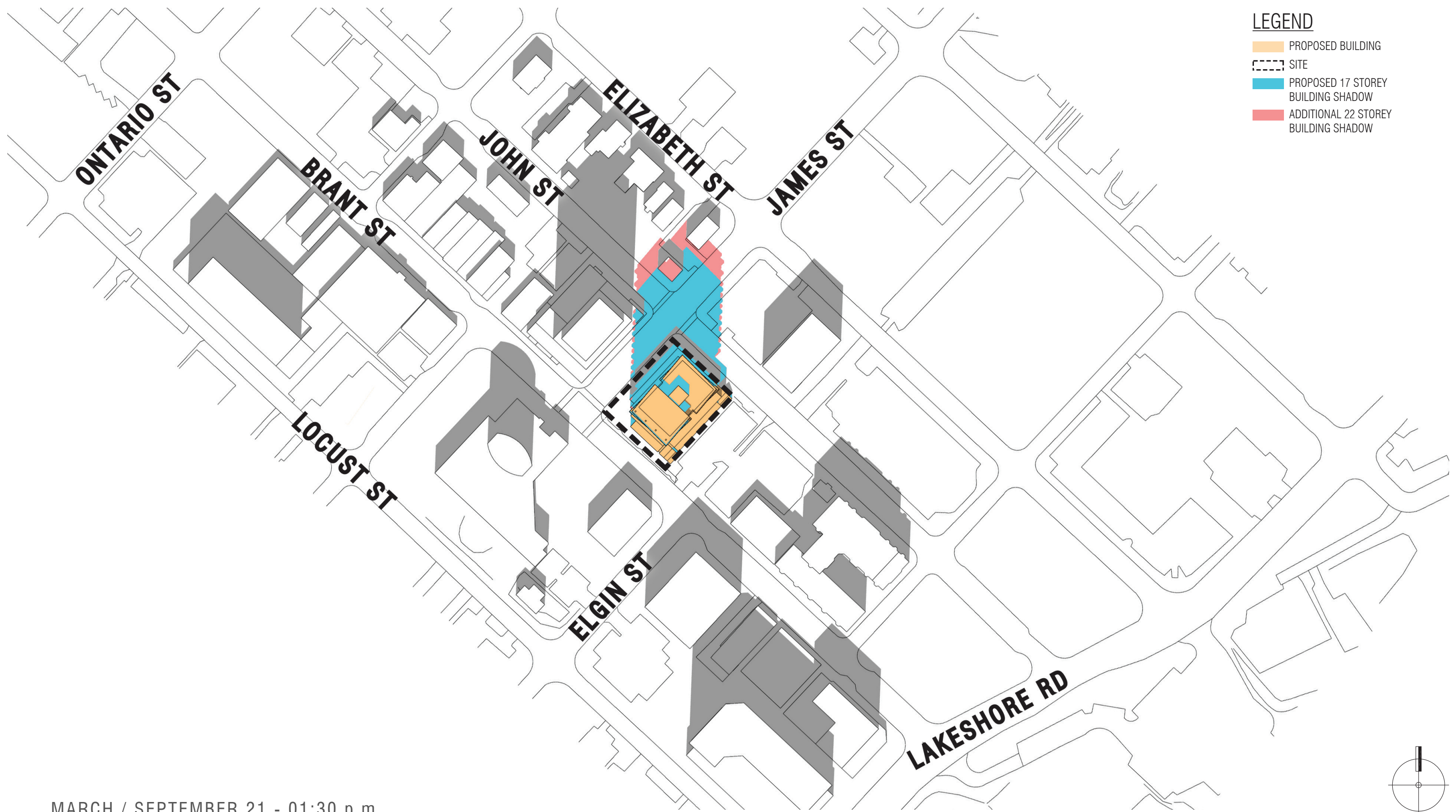


SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 22 STOREY (760 m2)

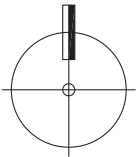
BRANT AND JAMES STREET





- LEGEND**
- PROPOSED BUILDING
 - SITE
 - PROPOSED 17 STOREY BUILDING SHADOW
 - ADDITIONAL 22 STOREY BUILDING SHADOW

MARCH / SEPTEMBER 21 - 01:30 p.m.



SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 22 STOREY (760 m2)

BRANT AND JAMES STREET





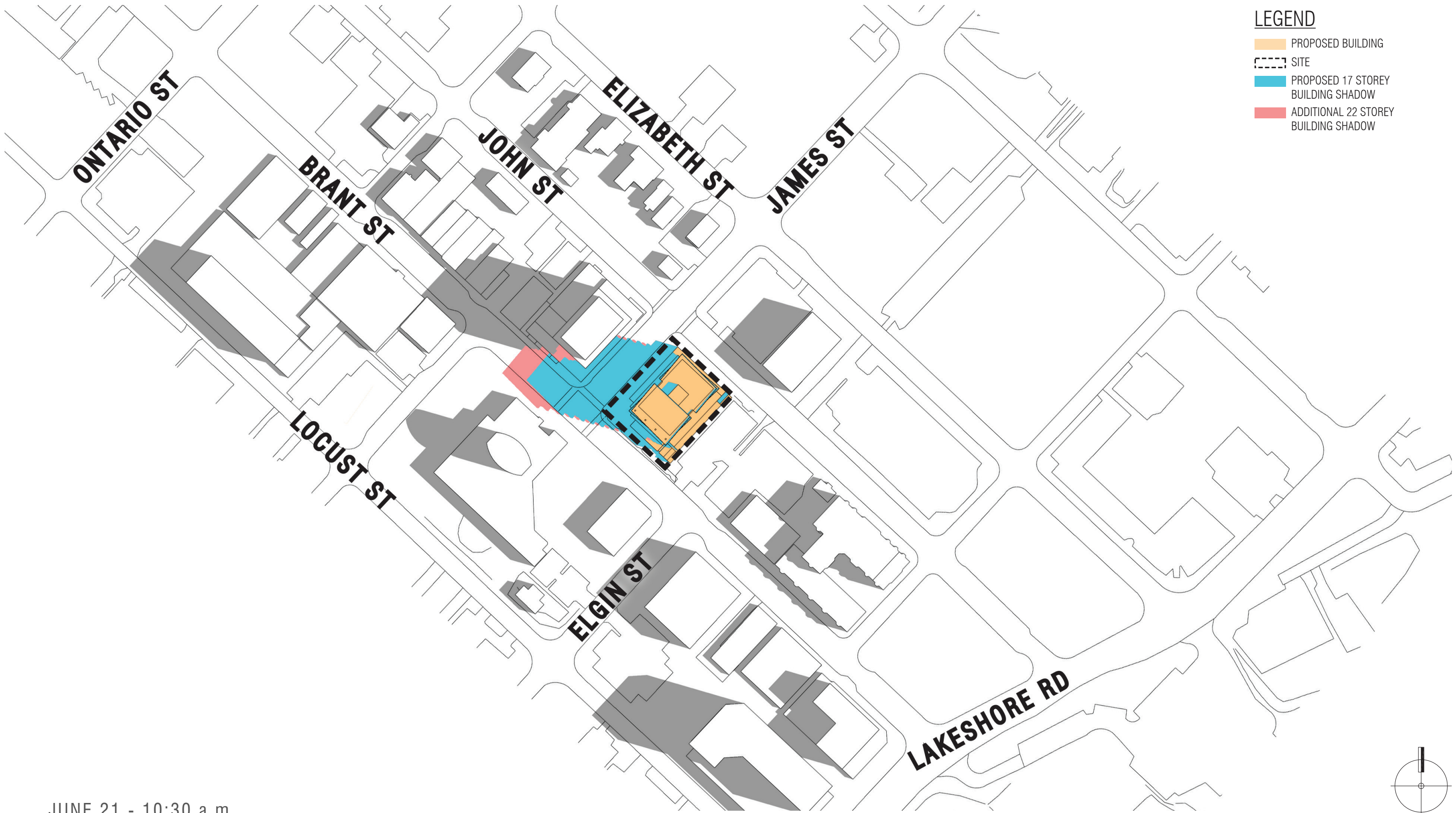
MARCH / SEPTEMBER 21 - 04:30 p.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 22 STOREY (760 m2)

BRANT AND JAMES STREET

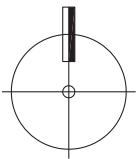


SCALE - N.T.S.



- LEGEND**
- PROPOSED BUILDING
 - SITE
 - PROPOSED 17 STOREY BUILDING SHADOW
 - ADDITIONAL 22 STOREY BUILDING SHADOW

JUNE 21 - 10:30 a.m.

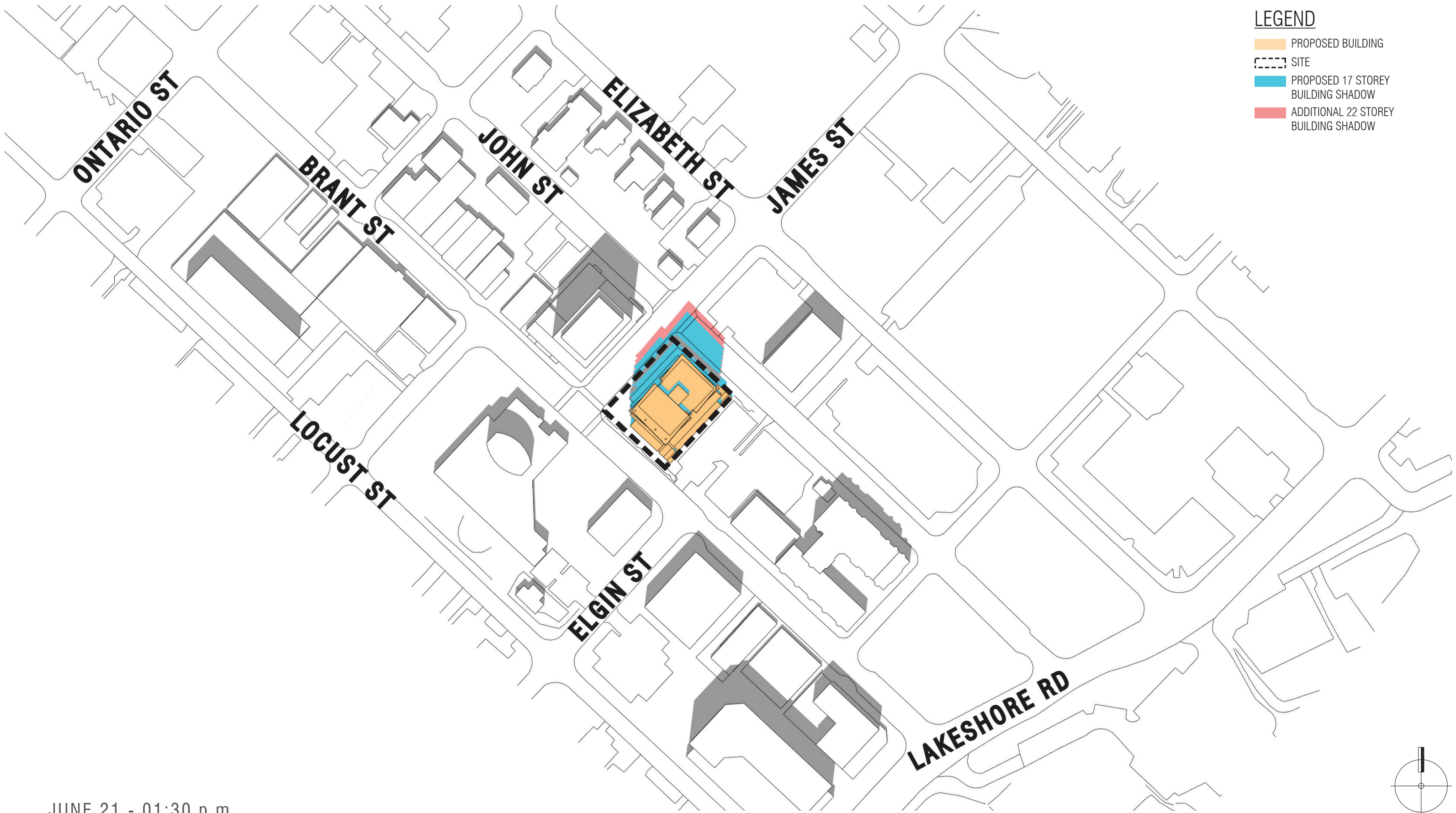


SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m²) VS 22 STOREY (760 m²)

BRANT AND JAMES STREET





- LEGEND**
- PROPOSED BUILDING
 - SITE
 - PROPOSED 17 STOREY BUILDING SHADOW
 - ADDITIONAL 22 STOREY BUILDING SHADOW

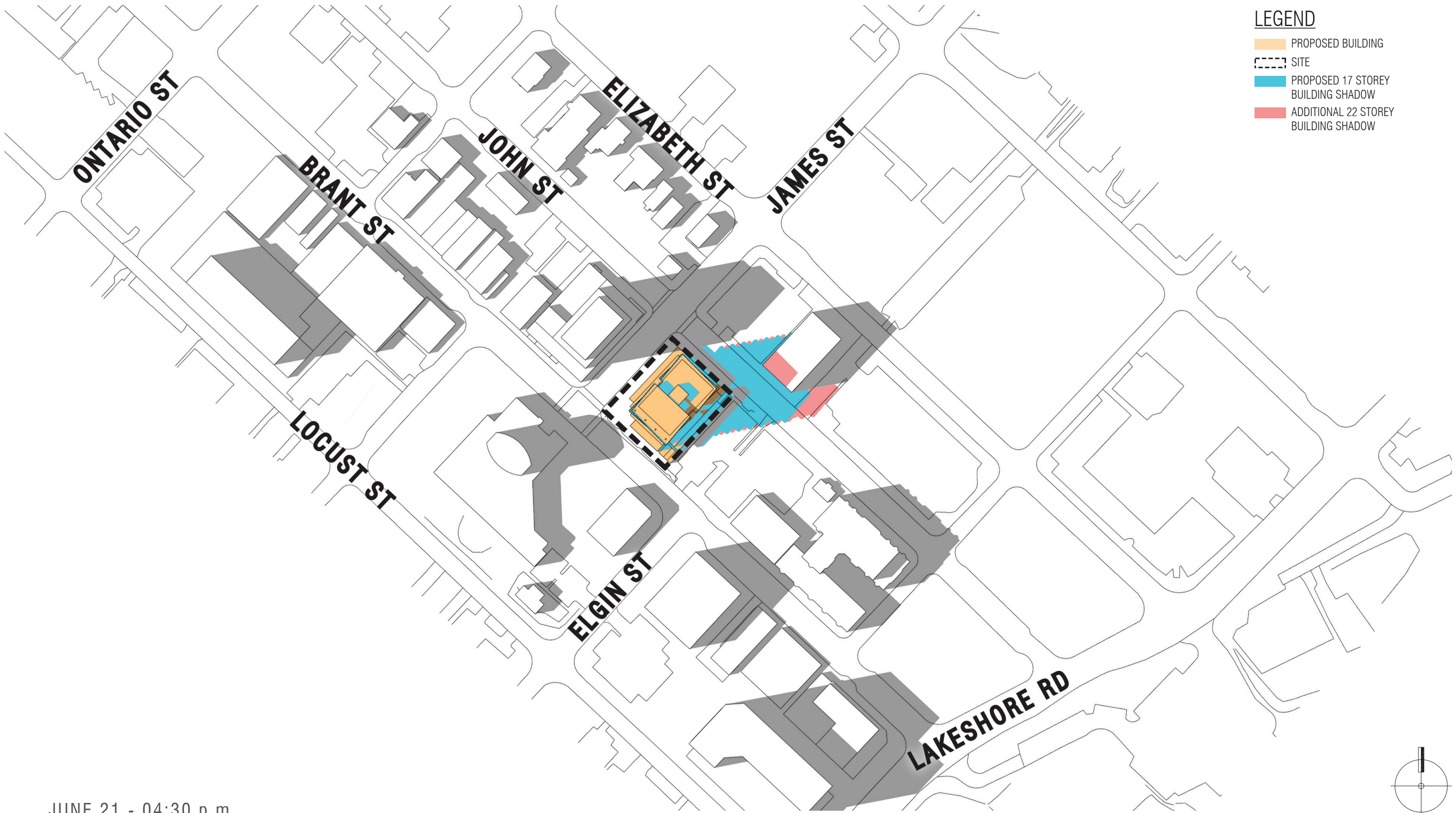
JUNE 21 - 01:30 p.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 22 STOREY (760 m2)

BRANT AND JAMES STREET



SCALE - N.T.S.



- LEGEND**
- PROPOSED BUILDING
 - SITE
 - PROPOSED 17 STOREY BUILDING SHADOW
 - ADDITIONAL 22 STOREY BUILDING SHADOW

JUNE 21 - 04:30 p.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 22 STOREY (760 m2)

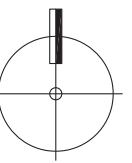
BRANT AND JAMES STREET



SCALE - N.T.S.



MARCH / SEPTEMBER 21 - 10:30 a.m.

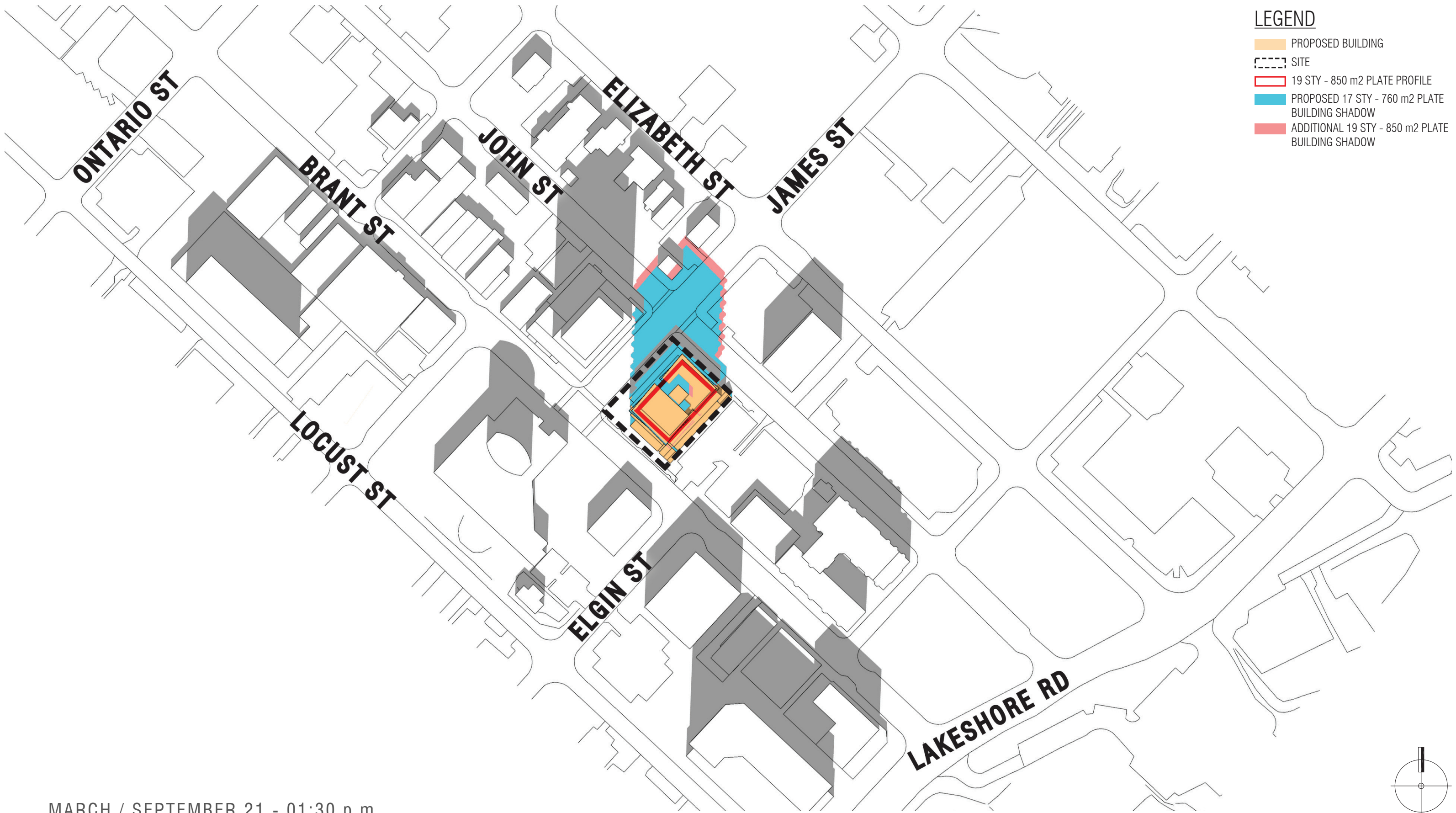


SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET





MARCH / SEPTEMBER 21 - 01:30 p.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET





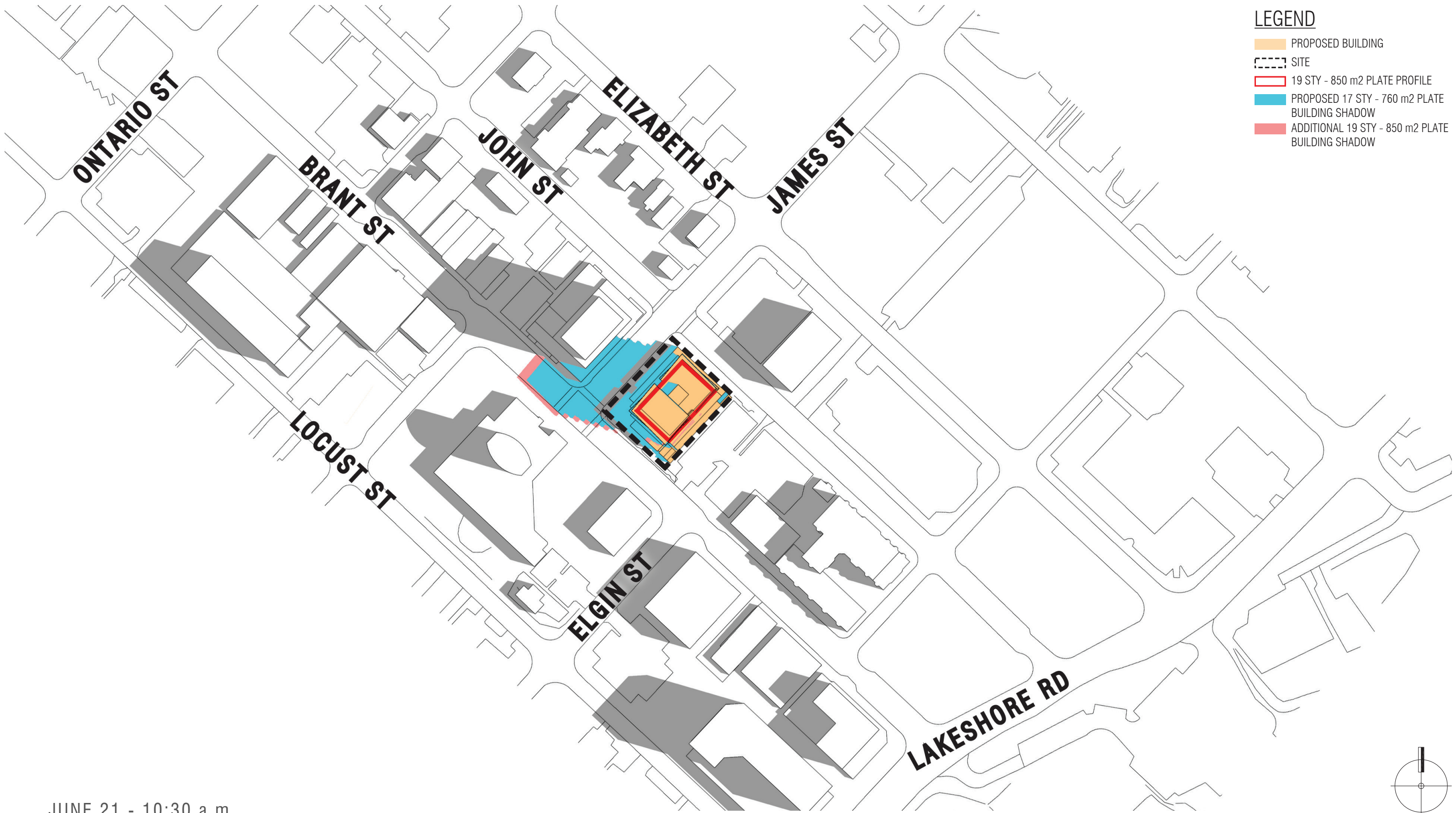
MARCH / SEPTEMBER 21 - 04:30 p.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET



SCALE - N.T.S.



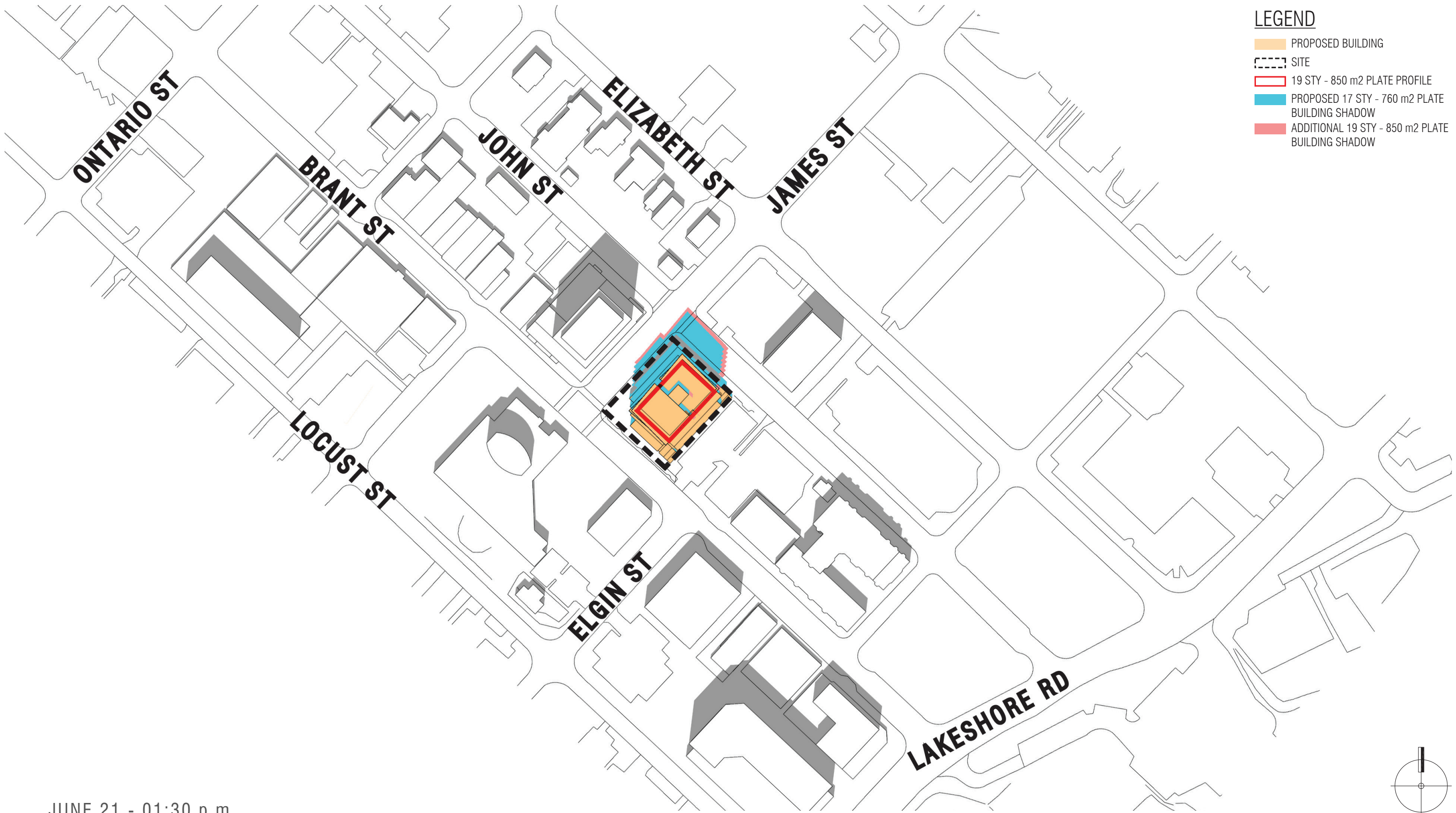
JUNE 21 - 10:30 a.m.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET

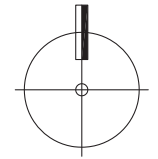


SCALE - N.T.S.



- LEGEND**
- PROPOSED BUILDING
 - SITE
 - 19 STY - 850 m2 PLATE PROFILE
 - PROPOSED 17 STY - 760 m2 PLATE BUILDING SHADOW
 - ADDITIONAL 19 STY - 850 m2 PLATE BUILDING SHADOW

JUNE 21 - 01:30 p.m.



SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET

S B K

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

Wellings
Planning Consultants Inc.

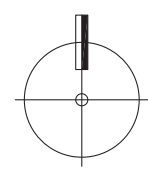
RESERVE
PROPERTIES

GRAZIANI
CORAZZA
ARCHITECTS



- LEGEND**
- PROPOSED BUILDING
 - SITE
 - 19 STY - 850 m2 PLATE PROFILE
 - PROPOSED 17 STY - 760 m2 PLATE BUILDING SHADOW
 - ADDITIONAL 19 STY - 850 m2 PLATE BUILDING SHADOW

JUNE 21 - 04:30 p.m.



SCALE - N.T.S.

SHADOW STUDIES COMPARISON
17 STOREY (760 m2) VS 19 STOREY (850 m2)

BRANT AND JAMES STREET

