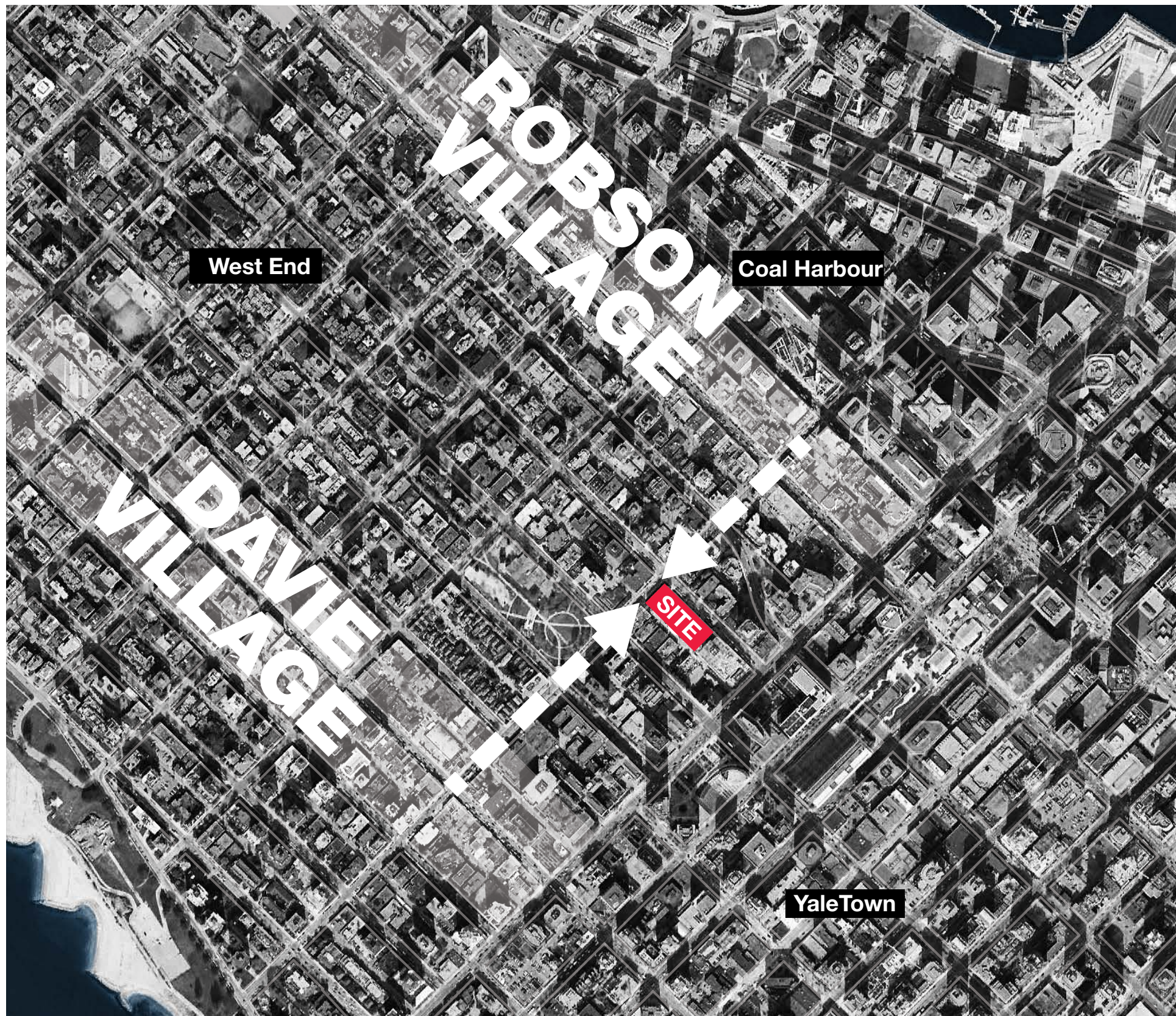


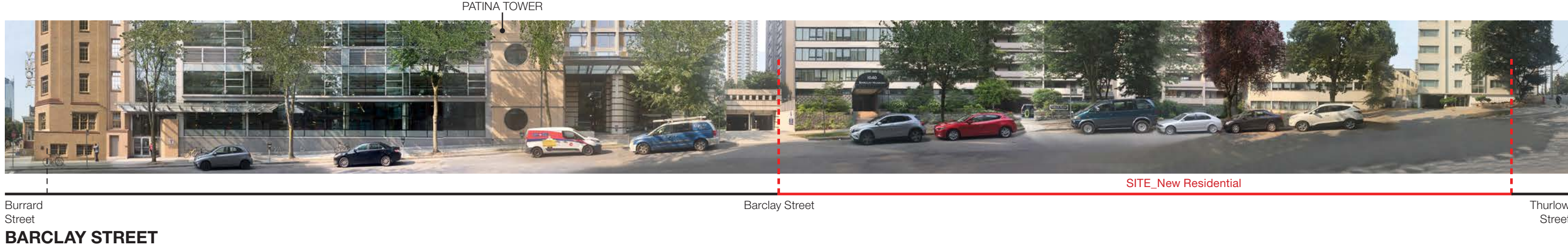


SITE CONTEXT

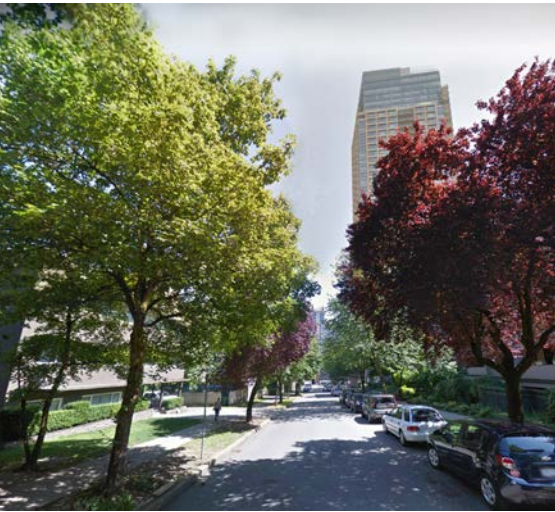
Located at the corner of Barclay and Thurlow Streets, the project is situated in close proximity to the greenery of Nelson Park, the liveliness of Robson and Davie Villages, and bustle of the Central Business District, making it an appealing location for downtown living.



SURROUNDING STREETScape



SURROUNDING SITE PHOTOGRAPHS



1 Barclay St.



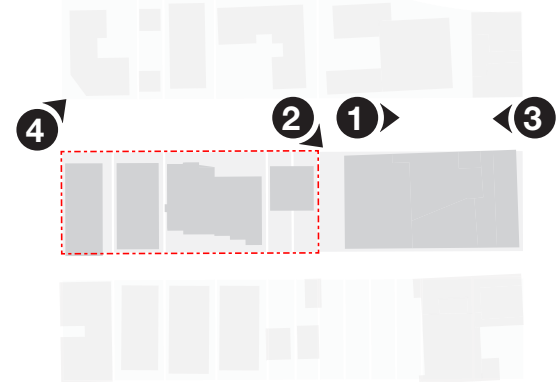
2 Patina Tower form Barclay St.



3 Barclay St. from Burrard St.



4 Barclay-Thurlow Corner



1 Thurlow St.



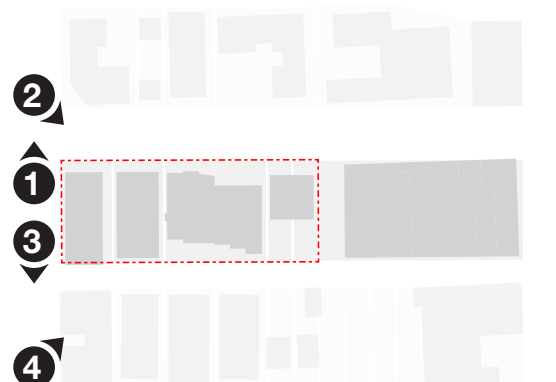
2 Existing 1080 buildings from Barclay-Thurlow corner



3 Thurlow St. towards Nelson St.



4 998 Thurlow St.



1 Lane from Thurlow St.



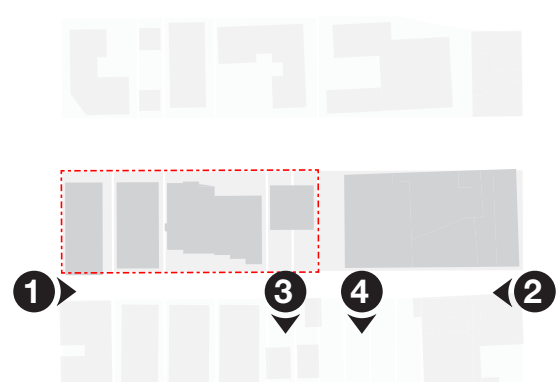
2 Lane from Burrard St.



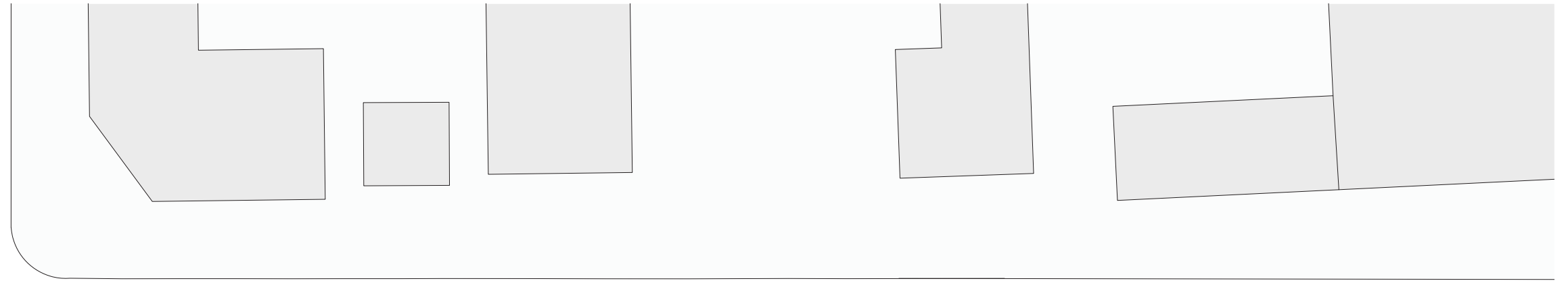
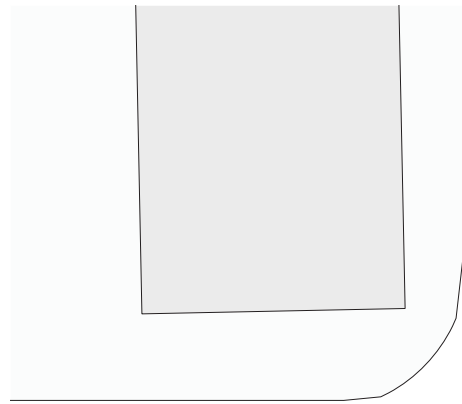
3 South side of Lane



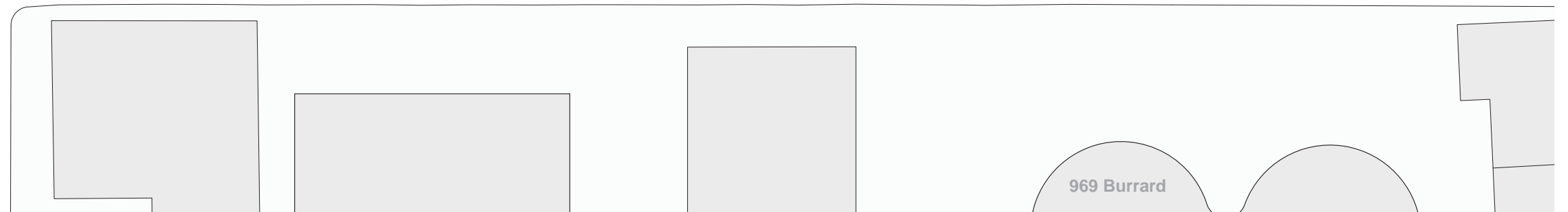
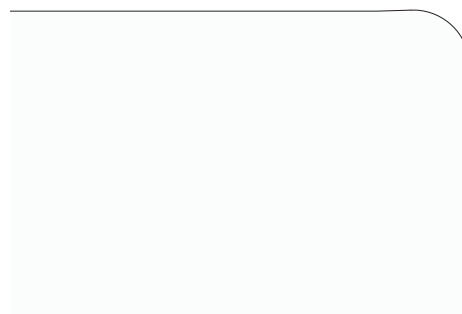
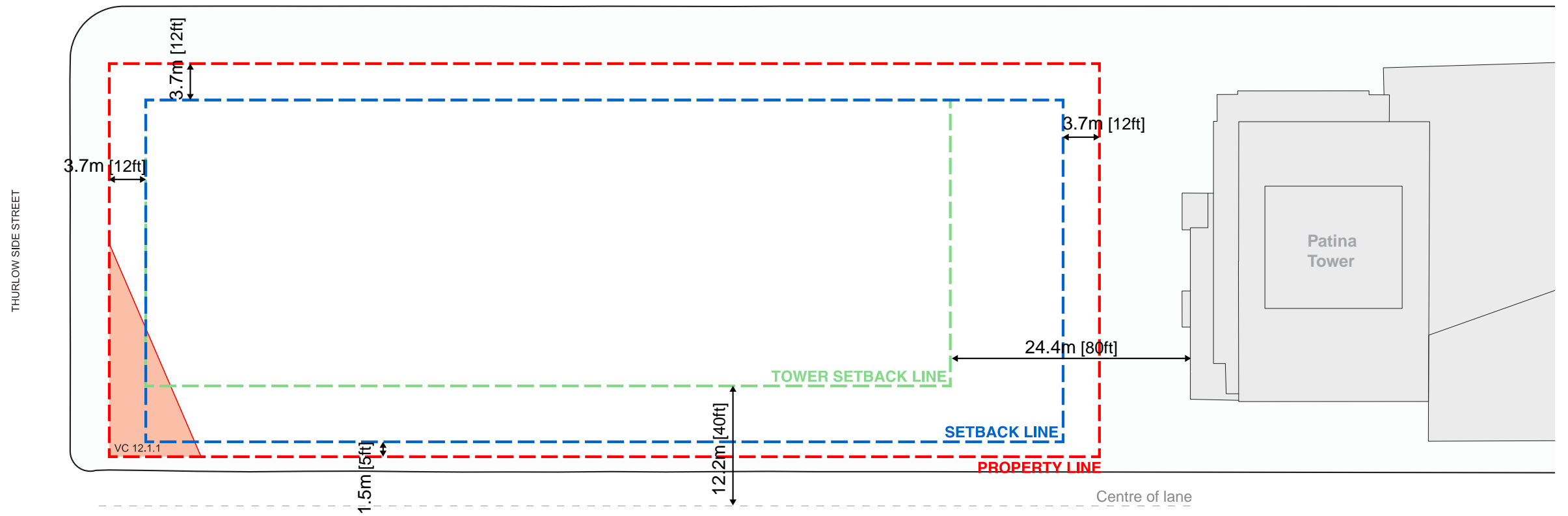
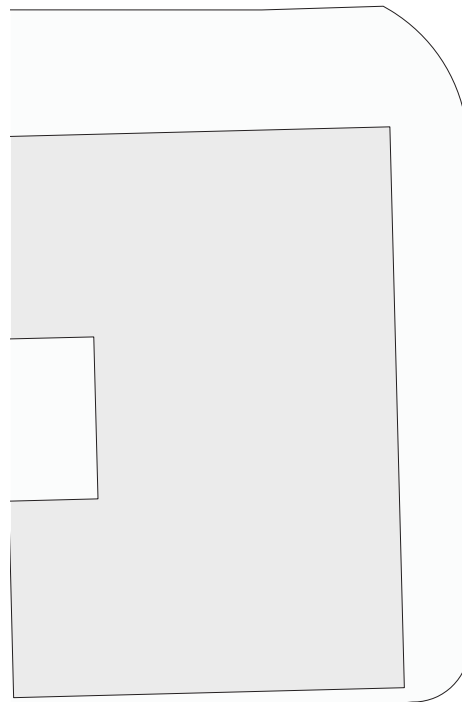
4 South side of Lane



BUILDING SETBACKS

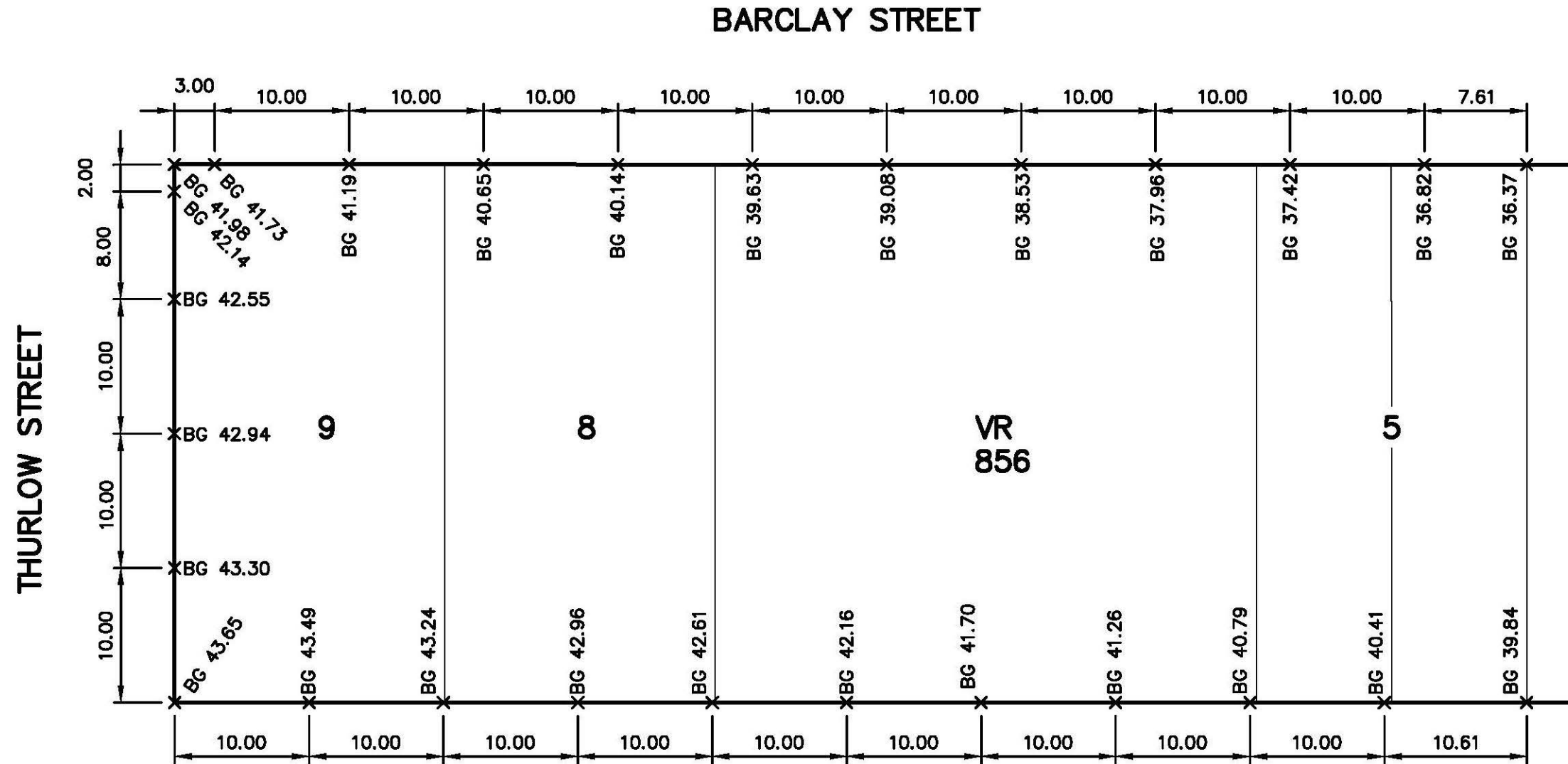


BARCLAY FRONTING STREET



969 Burrard

BUILDING GRADE ELEVATIONS



LANE SOUTH OF BARCLAY STREET

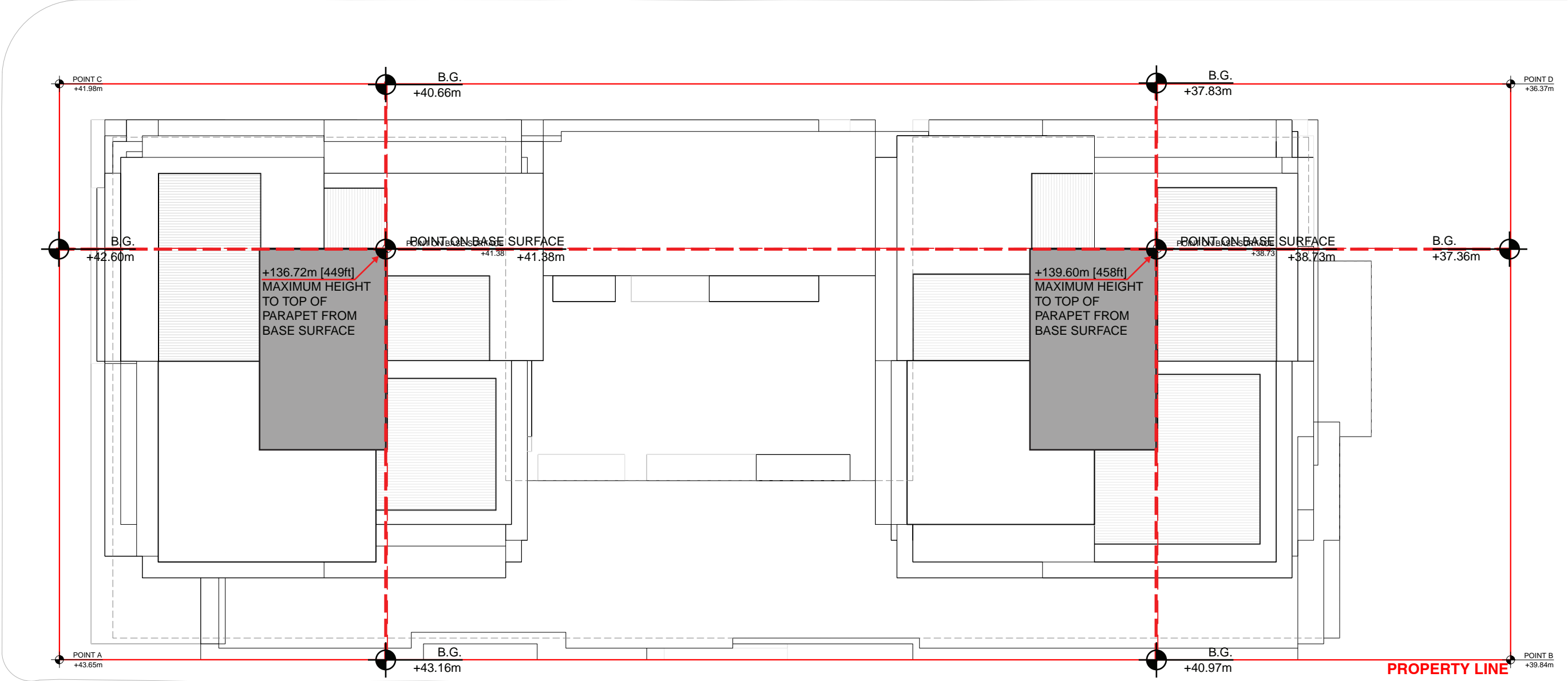
BENCH MARK: ELEVATION: 43.745 DESCRIPTION: SURVEY MONUMENT MARKED V-3513 AT THE NORTH WEST CORNER OF THURLOW STREET AND NELSON STREET.
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.



ATTENTION
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES						
					BUILDING GRADE ELEVATIONS FOR LOTS 5, 8, 9, PLAN VAP92, VR 856, PLAN VAS856 BLK.7 D.L. 185,						
									DATE: 2017-12-14	DESIGN: B.M.	SCALE: 1:400
									DWG: B.P.	CHK: P.B.	DWG. NO. BG 2017-00271
					REF: FILE 2017-00271			SHEET 1 / OF 1 REVISION:			

BUILDING HEIGHTS OVER BASE SURFACE



APPLICABLE VIEW CONE

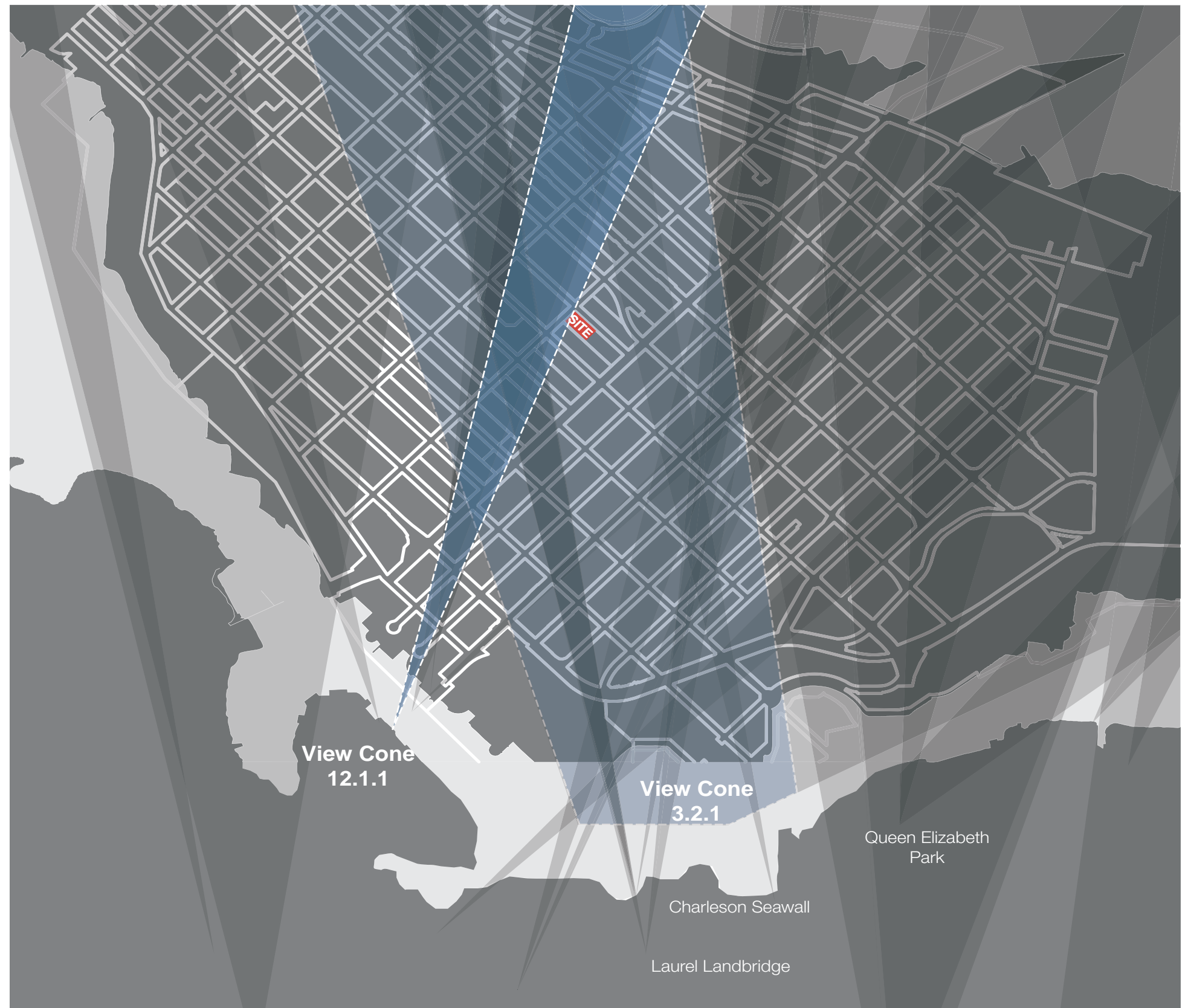
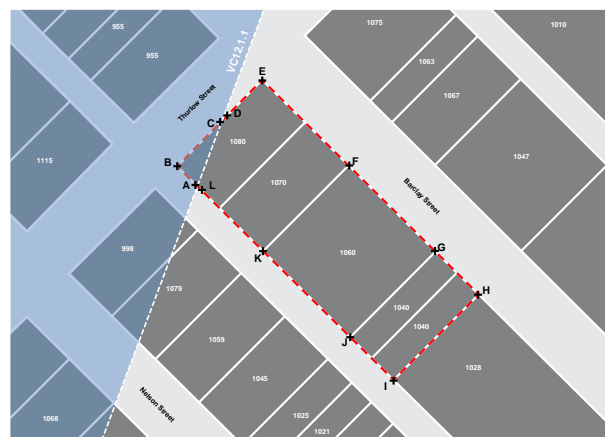
We believe the statement below from the General Policy for Higher Buildings applies directly to the proposed design for the 1070 Barclay site: 'All Higher Buildings must establish a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline.'

Higher buildings should demonstrate leadership and advances in sustainable design and energy consumption.

All Higher Buildings must significantly demonstrate and advance the city's objective for carbon neutrality for new buildings with a stated objective to achieve a 45% reduction in energy consumption as compared to the 2014 Vancouver Building By-law.

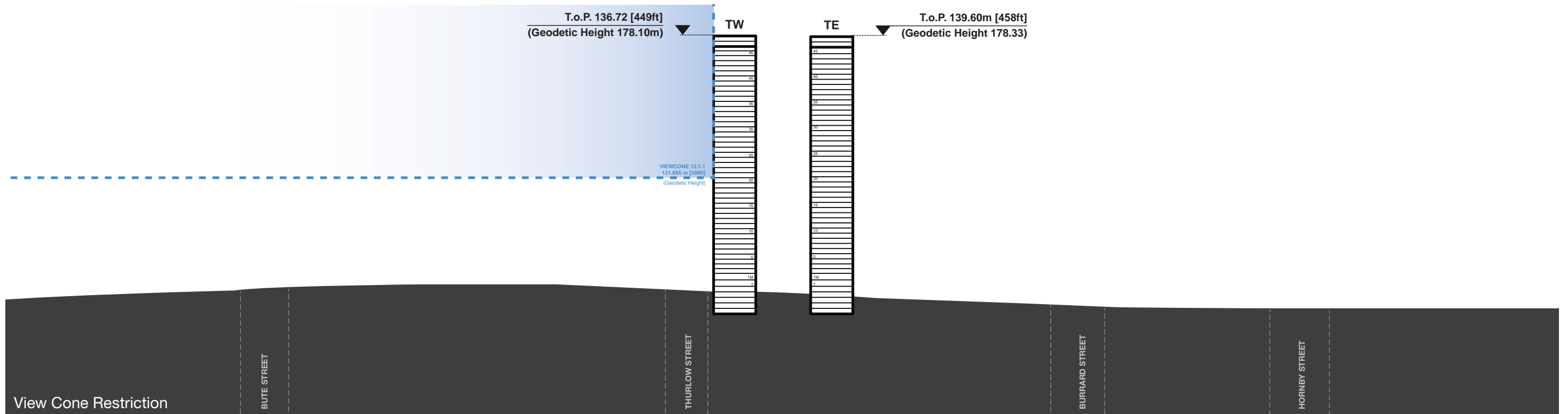
An enhanced review for buildings with a proposed height of 550' or more will include two international design experts joining the panel in addition to the two local experts. There will be special public engagement, such as a public forum or guest lecture, should be held featuring the guest panel members and experts to expand public discussion and education around architectural excellence and green design in Vancouver.

Map location	View Cone		Maximum Geodetic Elevation
	ID	Name	
A	12.1.1	Granville Bridge to Crown/Grouse	121.695m
B	12.1.1	Granville Bridge to Crown/Grouse	121.969m
C	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	123.201m
D	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.345m
E	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.384m
F	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.247m
G	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.110m
H	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.042m
I	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	142.956m
J	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.025m
K	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.267m
L	3.2.1	Queen Elizabeth to the Downtown skyline and North Shore mountains	143.267m



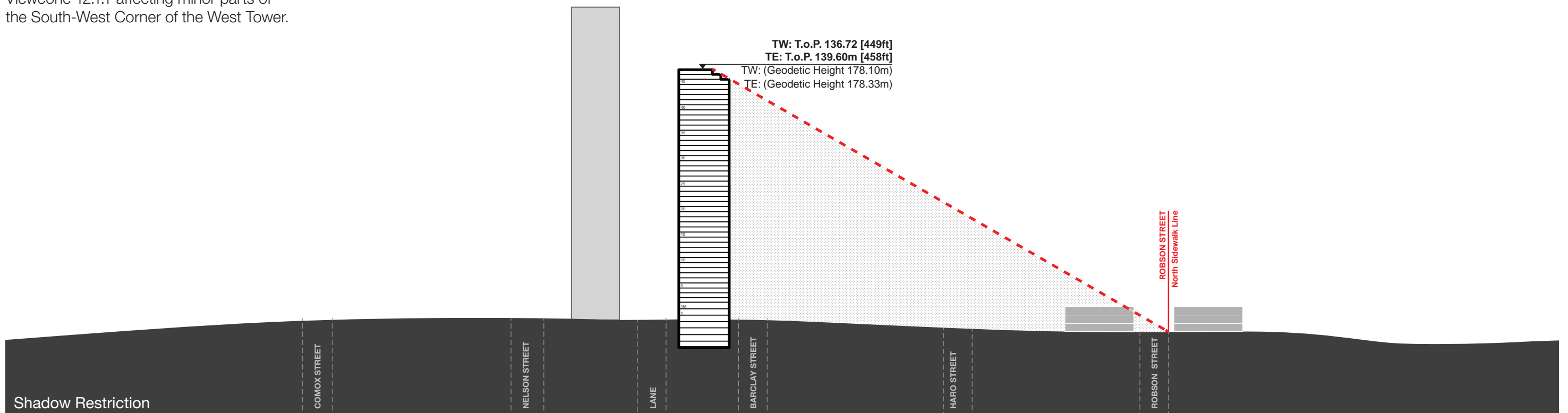
City of Vancouver - Preliminary View Cone Calculation

BUILDING HEIGHT RESTRICTION



View Cone Restriction

Viewcone 12.1.1 affecting minor parts of the South-West Corner of the West Tower.



Shadow Restriction

Building height is restricted by the shadow cast to the North Robson street sidewalk on 4pm Equinox.

SURROUNDING BUILDING HEIGHTS



1 Future Tower
167.6m (550 ft)
PROPOSED



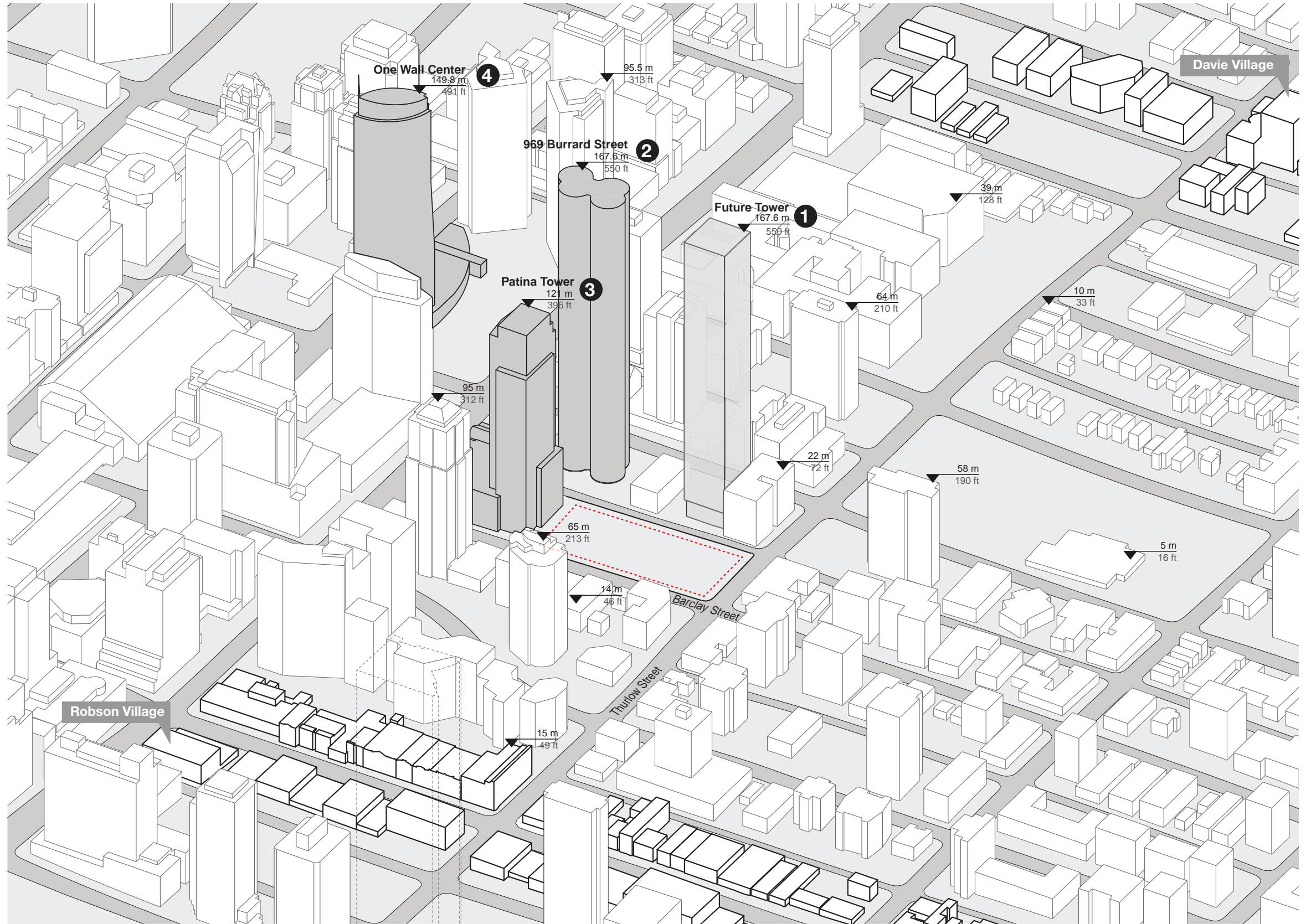
2 969 Burrard Street
167.6m (550 ft)
PROPOSED



3 Patina Tower
120.7m (395.9 ft)
EXISTING



4 One Wall Centre
149.8m (491 ft)
EXISTING



BUILDING HEIGHTS IN CONTEXT

