





Shadow Studies

Detailed shadow studies have been prepared in order to understand their impact on the existing neighbourhood.

In response to the requirements of the "West End – Tower Form, Siting, and Setbacks" guideline, shadows were reviewed to ensure they are avoided on Parks, public open spaces, and West End Villages, as well as minimized on semi-private open spaces, and private open spaces.

In particular, the shadow impact on the north sidewalk of Davie Street was reviewed to ensure there is no shadows created by the proposed buildings between the hours of 10:00 am and 4:00 pm at the equinoxes.

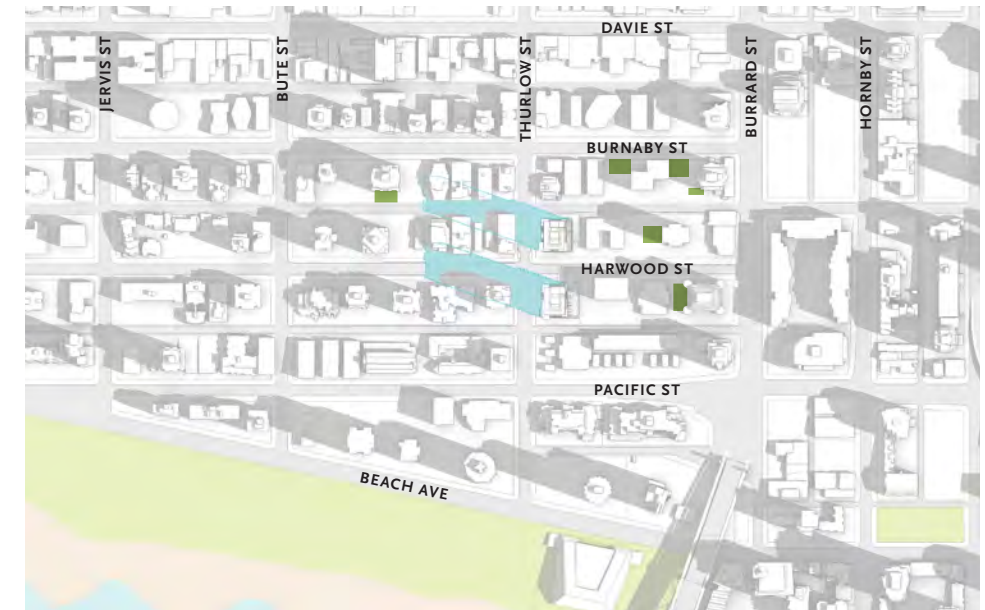
The shadow studies included in this report demonstrate that no shadows are created on the north sidewalk of Davie Street between the hours of 10:00 am and 4:00 pm at the equinoxes.

-  Existing Shadows
-  Proposed Incremental Ground Plane Shadows
-  Existing Parks & Public Open Space
-  Private Outdoor Areas

Vernal Equinox – March 21



10:00 AM



12:00 PM

Summer Solstice – June 21



10:00 AM



12:00 PM

Vernal Equinox – March 21



2:00 PM



4:00 PM



5:00 PM

Summer Solstice – June 21



2:00 PM



4:00 PM



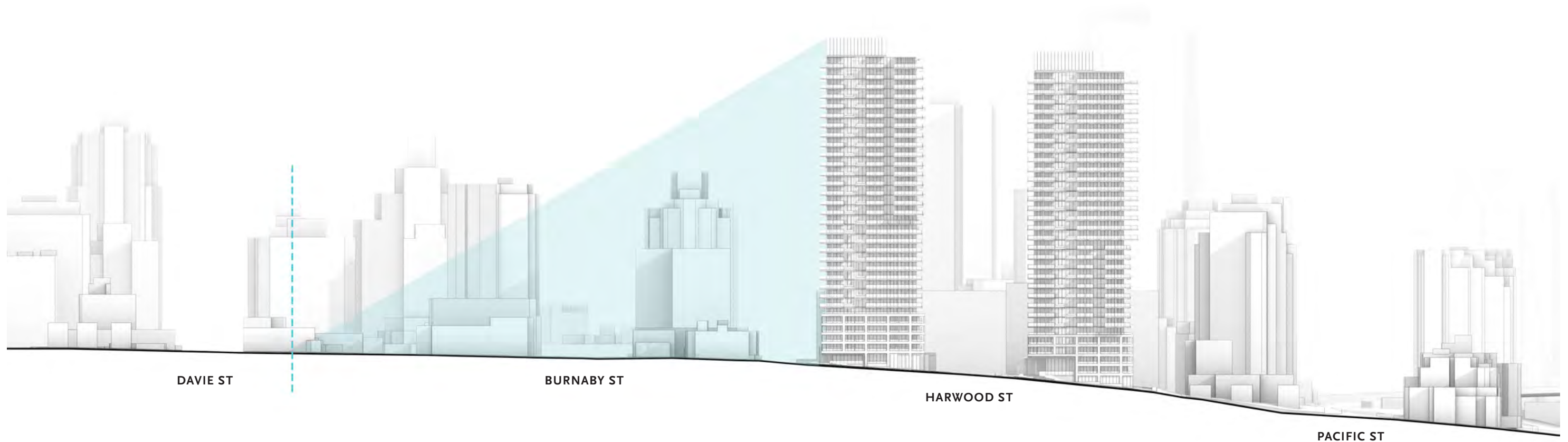
5:00 PM

Shadow Studies

Shadows created by the proposed development do not impact Davie Street at the equinoxes.

A section through Thurlow Street looking east at 4:00 pm on the vernal equinox shows that shadows created by the proposed development don't reach Davie Street and therefore have no impact on the north sidewalk.

As a result of the steep slope of Thurlow street from Davie down to Pacific, the site grades fall increasingly below the elevation of Davie street and result in reduced shadow lengths towards the north.



Thurlow Street Elevation Looking East

Shadow Studies

Shadowing onto existing private outdoor areas has been reviewed in order to understand the incremental shadows cast onto neighbouring properties.

A review of the area surrounding the proposed development has identified a number of private outdoor areas in close proximity to the site, including outdoor pools at 1155 and 1010 Burnaby Street, and 1020 and 1021 Harwood Street, as well as two garden plot areas located at 1030 Burnaby Street. The City typically requires shadow studies for the hours of 10:00 am, 12:00 pm, 2:00 pm and 4:00 pm. During those hours there is no impact to any of the private outdoor areas included in the study.

Additional shadow studies have been prepared for 5:00 pm to understand the incremental shadows cast during the early evening hours and described as follows:

June 21 at 5:00 pm

Shadows from the proposed development will impact a portion of the west garden plots at 1030 Burnaby Street. Garden plots on the east side of the building are not impacted by the proposed development. None of the pool areas are impacted by the proposed development.

March 21 at 5:00 pm

Shadows from the proposed development will impact a portion of the west garden plots at 1030 Burnaby Street. Garden plots on the east side of the building are not impacted by the proposed development. None of the pool areas are impacted by the proposed development.



Summer Solstice – June 21 at 5:00 pm

