

10.0 SHADOW STUDIES



Photos of Surrounding Areas
Adjacent Blocks C&D

The Policy Statement seeks to minimize shadow impact on adjacent properties and public open spaces. In order to better assess the impact of the revised proposal for Blocks C and D a full shadow analysis has been undertaken, illustrating:

- 1 - the shadows cast by the existing trees located in Arbutus Village Park Trail and the existing shopping centre;
- 2 - the shadows resulting from the approved 2011 Rezoning; and,
- 3 - the shadow impact of the new proposal for Blocks C and D, including in the approved Blocks A and B, and the existing trees in the Park.

The Policy Statement requires shadow analysis studies to be completed for 21 March and 21 September, from 10:00 AM to 4:00 PM. Again, for the purposes of comparison, the analysis includes the shadows cast at 10:00 AM, 12:00 PM, 2:00 PM and 4:00 PM for the three conditions highlighted above. Included in the application package is a memory stick with the shadow studies activated such that all hours of the day can be viewed on each of the dates studied.

Shadow Studies at Mar.21/Sep.21 Equinox



2009 REZONING
EQUINOX - 10 AM



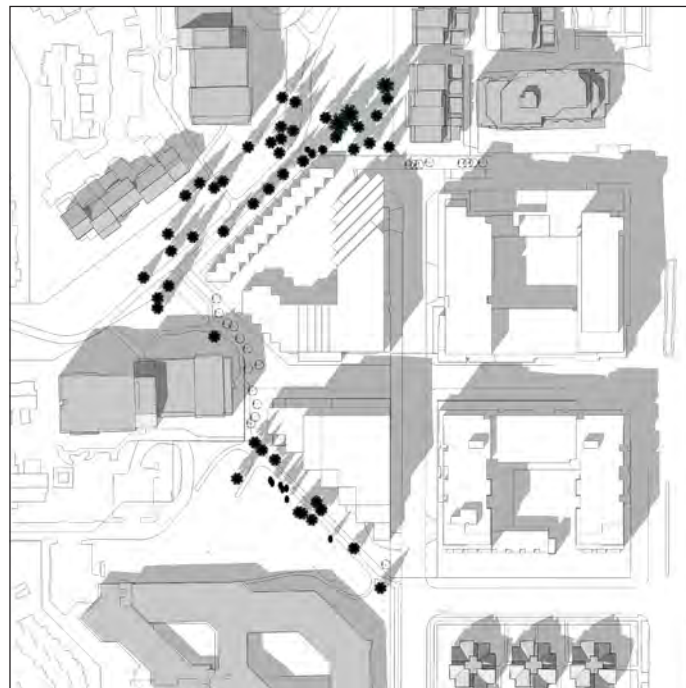
PROPOSED REZONING
EQUINOX - 10 AM



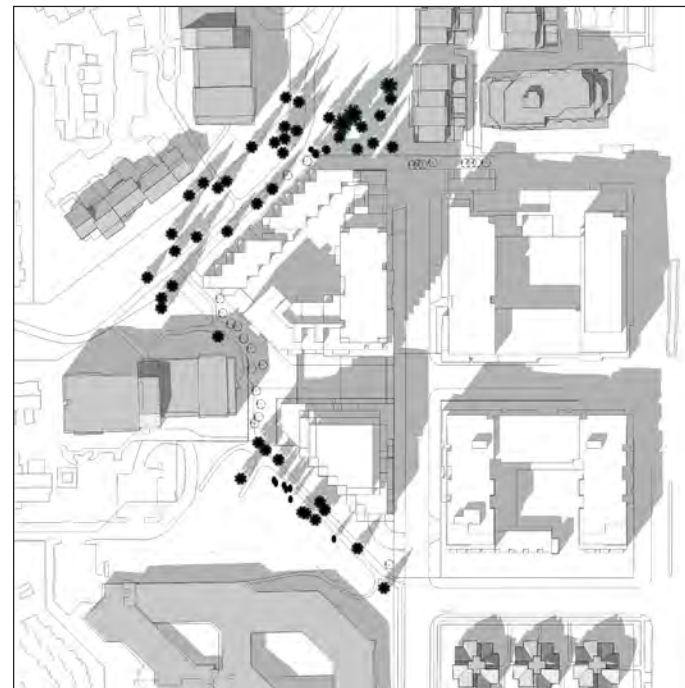
2009 REZONING
EQUINOX - 12 PM



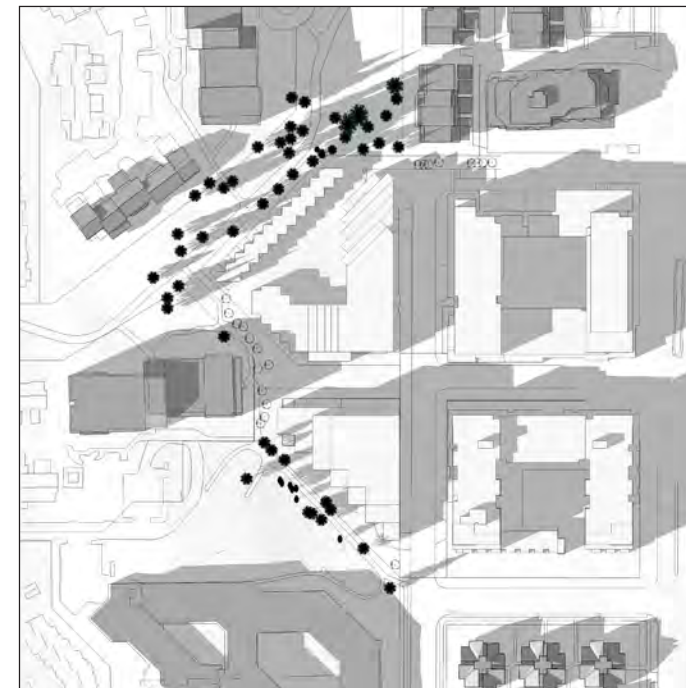
PROPOSED REZONING
EQUINOX - 12 PM



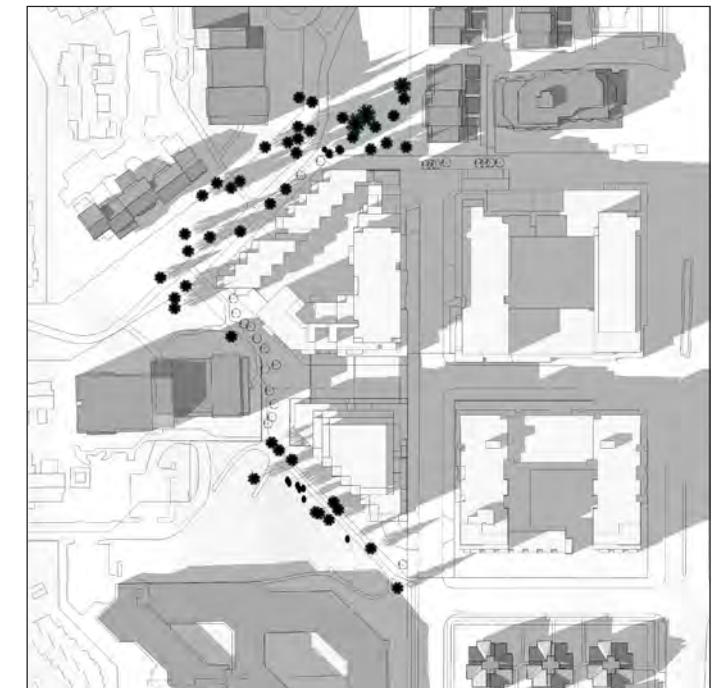
2009 REZONING
EQUINOX - 2 PM



PROPOSED REZONING
EQUINOX - 2 PM

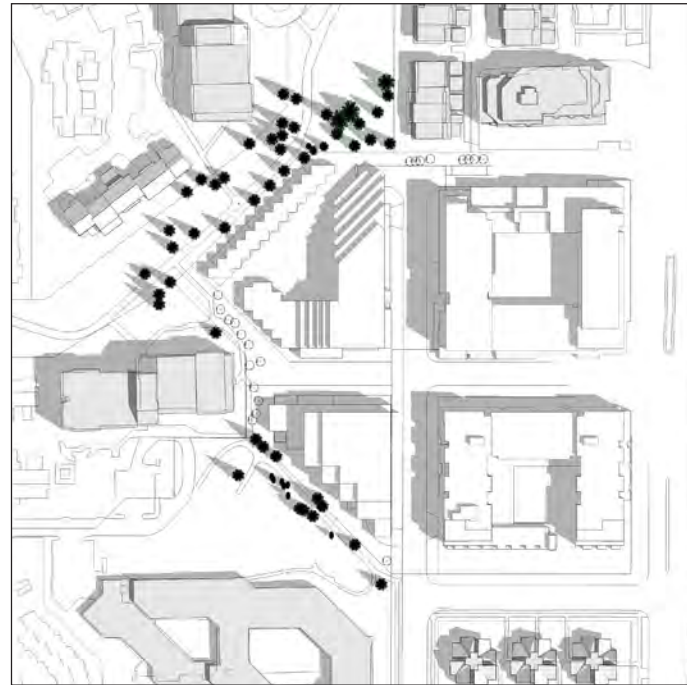


2009 REZONING
EQUINOX - 4 PM

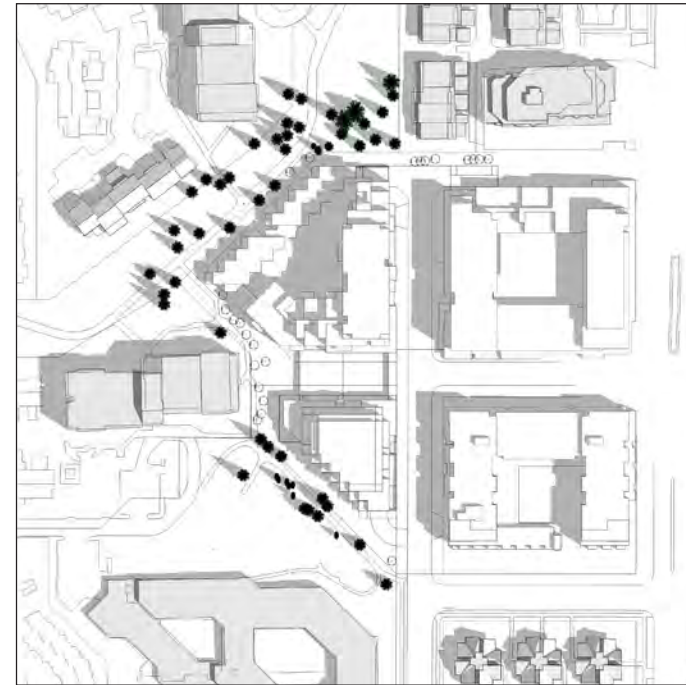


PROPOSED REZONING
EQUINOX - 4 PM

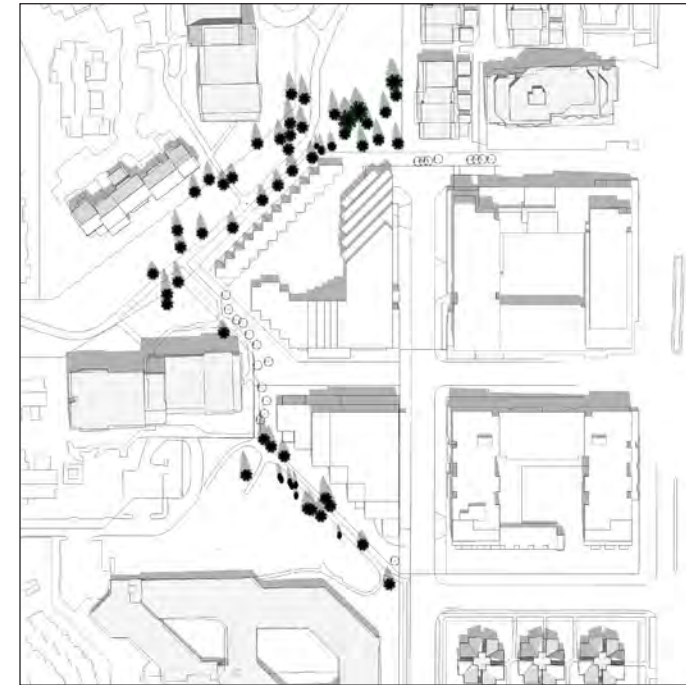
Shadow Studies at Jun.21 Summer Solstice



2009 REZONING
SUMMER SOLSTICE - 10 AM



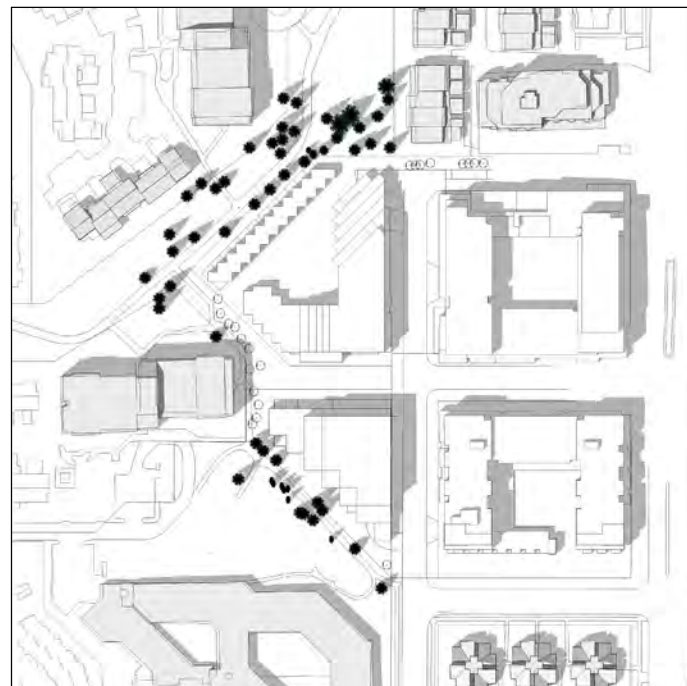
PROPOSED REZONING
SUMMER SOLSTICE - 10 AM



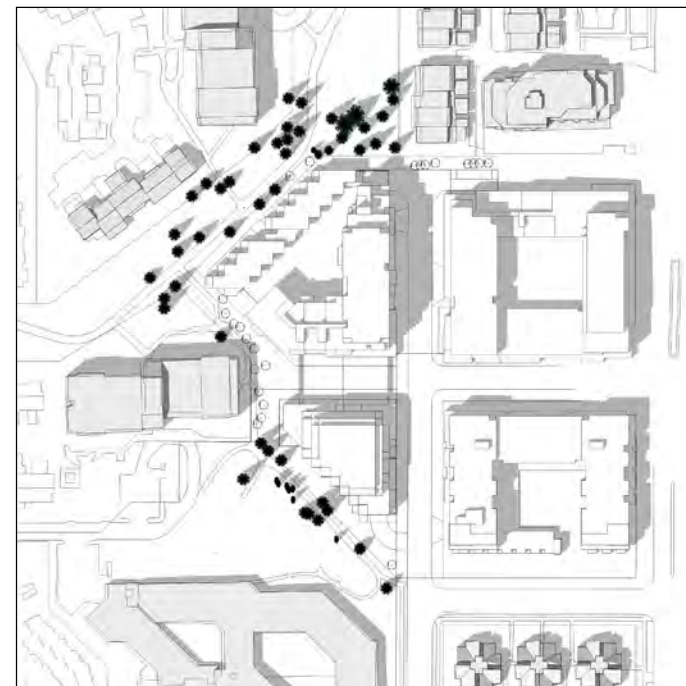
2009 REZONING
SUMMER SOLSTICE - 12 PM



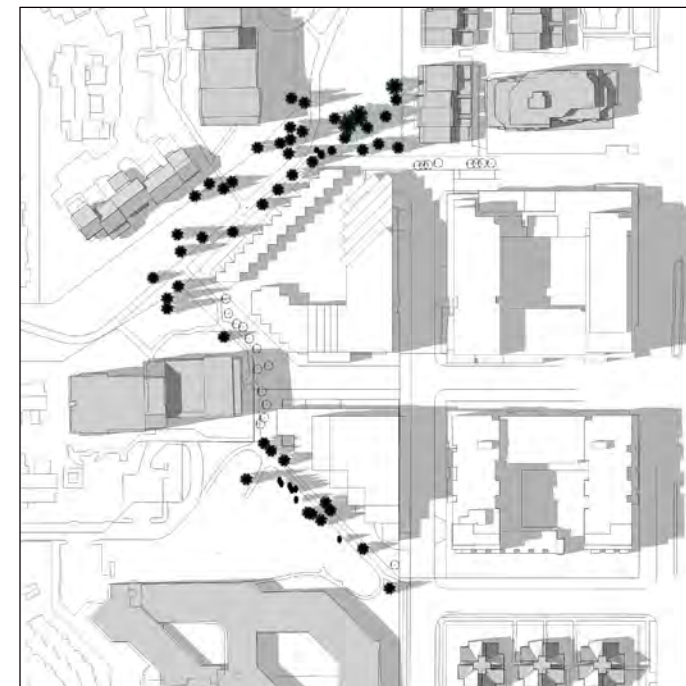
PROPOSED REZONING
SUMMER SOLSTICE - 12 PM



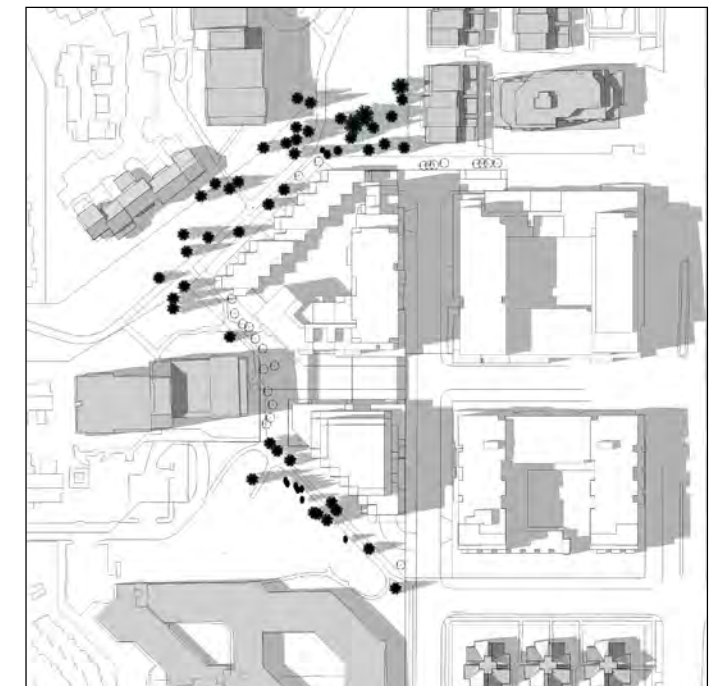
2009 REZONING
SUMMER SOLSTICE - 2 PM



PROPOSED REZONING
SUMMER SOLSTICE - 2 PM



2009 REZONING
SUMMER SOLSTICE - 4 PM



PROPOSED REZONING
SUMMER SOLSTICE - 4 PM