



1 Heather Street at W 29th Ave - Existing



1 Heather Street at W 29th Ave - Proposed Rezoning



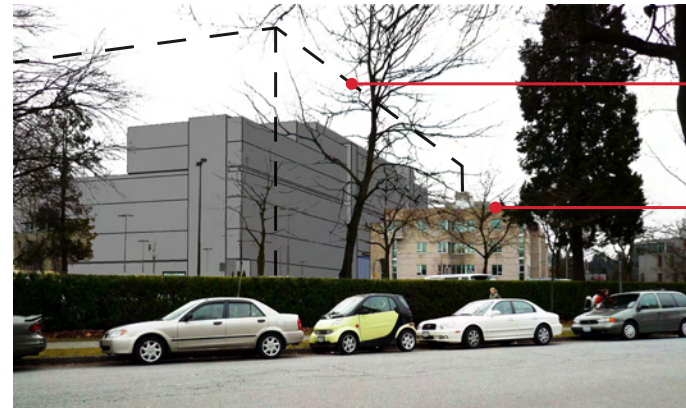
2 Heather Street at W 31st Ave - Existing



2 Heather Street at W 31st Ave - Proposed Rezoning



3 W 28th Ave - Existing



3 W 28th Ave - Proposed Rezoning

Rezoning Envelope
 Maximum Height of
 (45m)

Ambulatory Care Building
 (17.7m)



4 32nd Ave at Willow Street - Existing



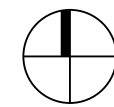
4 32nd Ave at Willow Street - Proposed Rezoning

2.5 View Analysis

Sight lines across the site have been examined and are shown adjacent to this text with proposed future building envelopes modeled. While there would clearly be an increased visual presence of hospital buildings, public views and some private views will not be substantively diminished. New structures often fall behind present structures remaining on site or line up within a view angle instead of extending more broadly across the site.

Diagonal views from the height of land east and west of Heather Street benefit from diagonal orientation of buildings in the centre of the site. Somewhat taller buildings use less site area and consume less of the view angles. This is also advantageous to future residents of RCMP and St Vincent's development sites. Some private winter views along 28th Avenue & 32nd Avenue will be affected.

Special consideration should be made to the articulation of the architectural massing from the northeast corner of the site at West 28th Avenue as well as the south end at West 32nd Avenue and Willow Street. This will help to minimize any visual impact made as well as enhance the urban fabric of the neighbouring community.



KEY PLAN