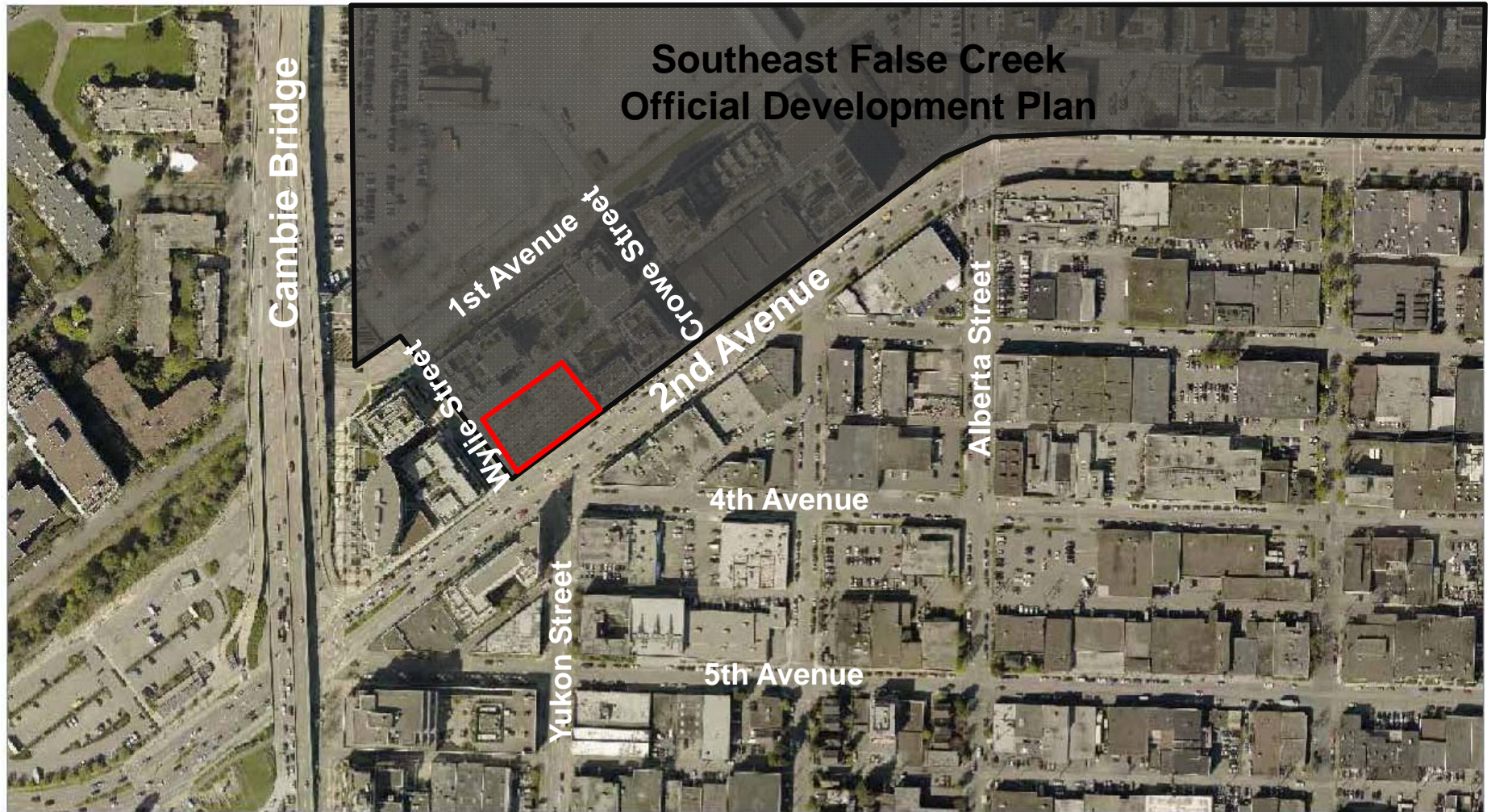




CD-1 Rezoning: 371 West 2nd Avenue
Public Hearing | March 7, 2017

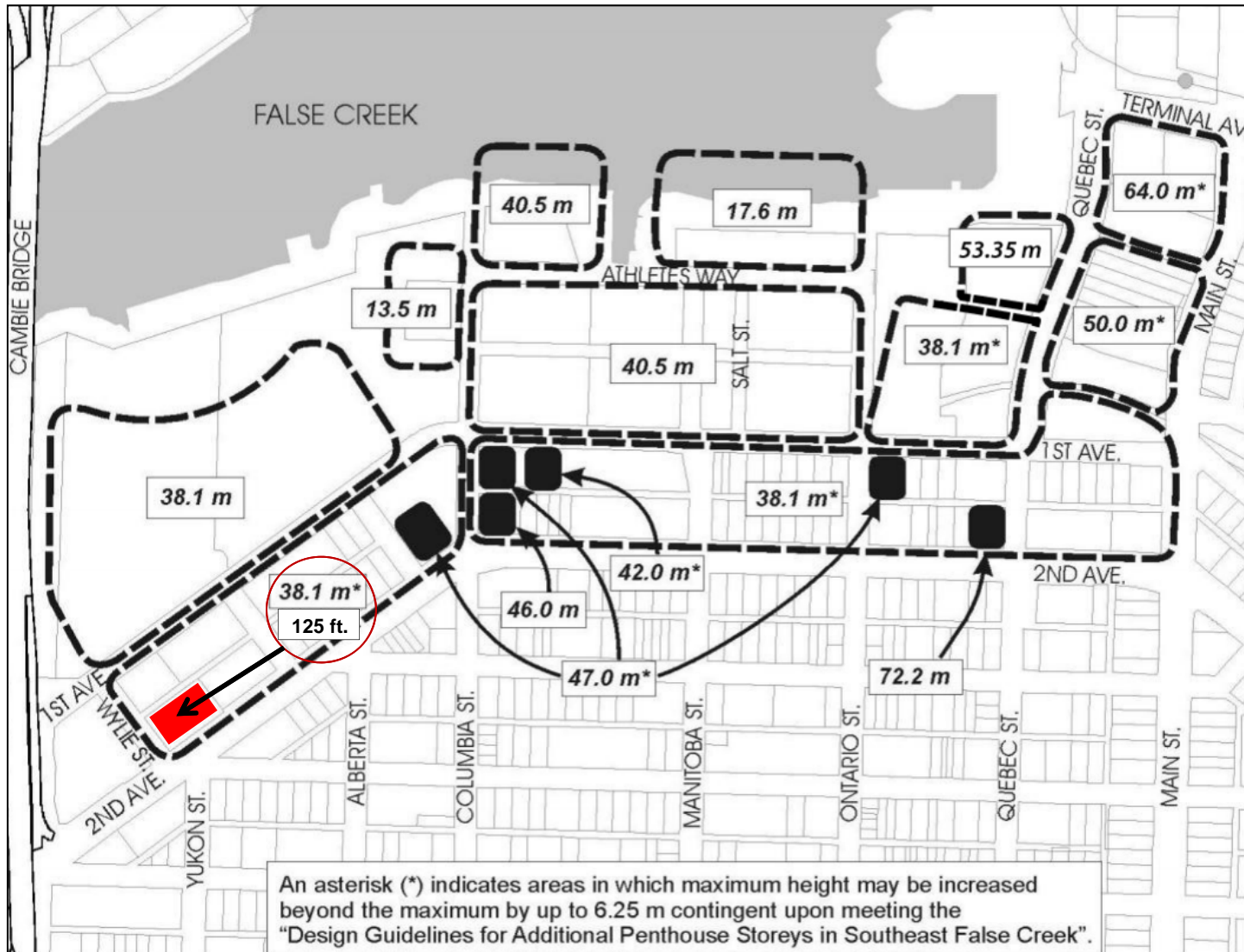
Site and Context



Site and Context - looking north



Maximum Height Limit



Public Realm on 2nd Avenue



Exchange Building:

- Shadow impacts
- Setbacks and privacy
- Traffic on Wylie and Cambie

Pinnacle Living:

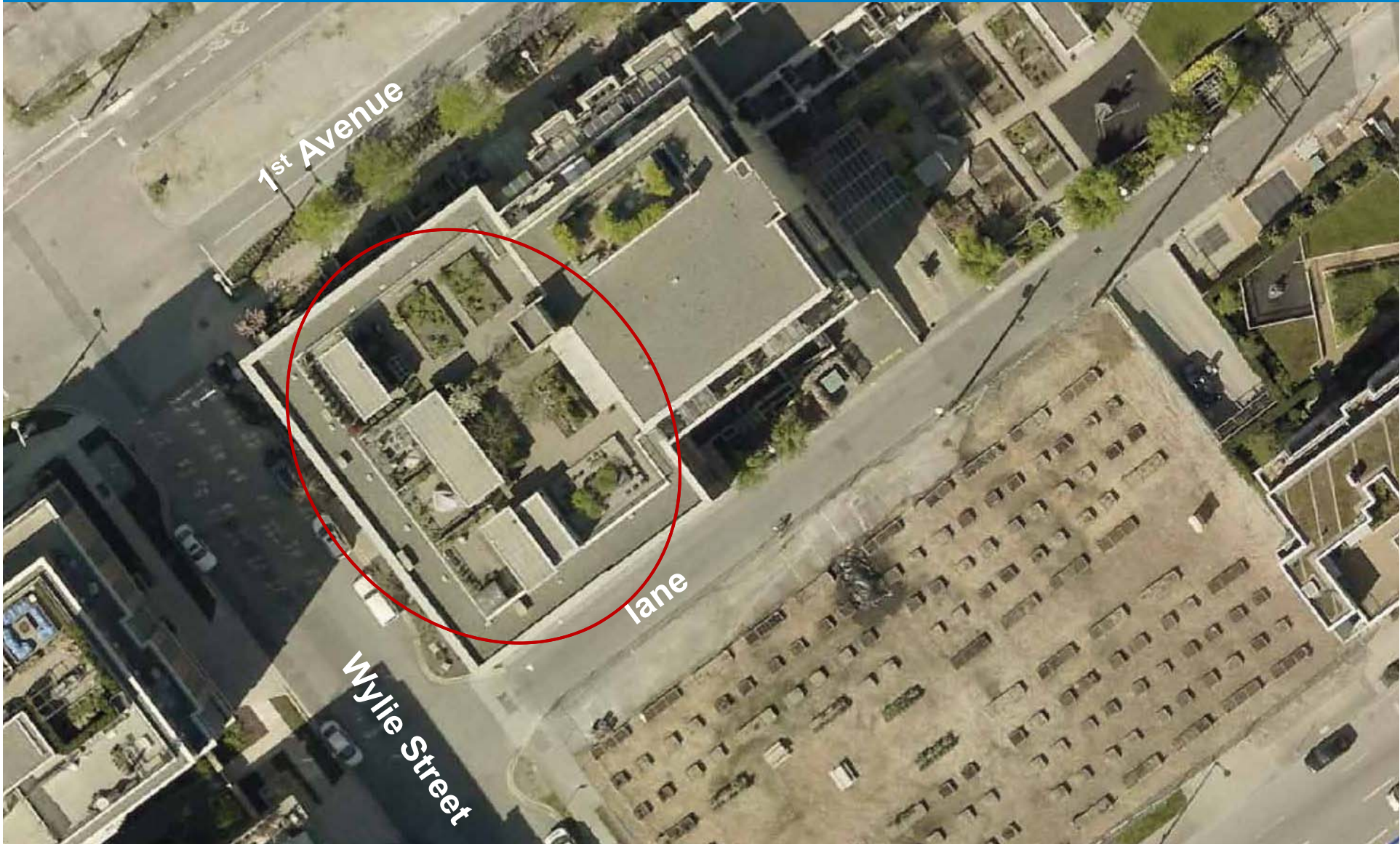
- Traffic
- Shared parkade entrance
- Construction traffic and noise

371 West 2nd Avenue



View from 2nd and Wylie looking northeast

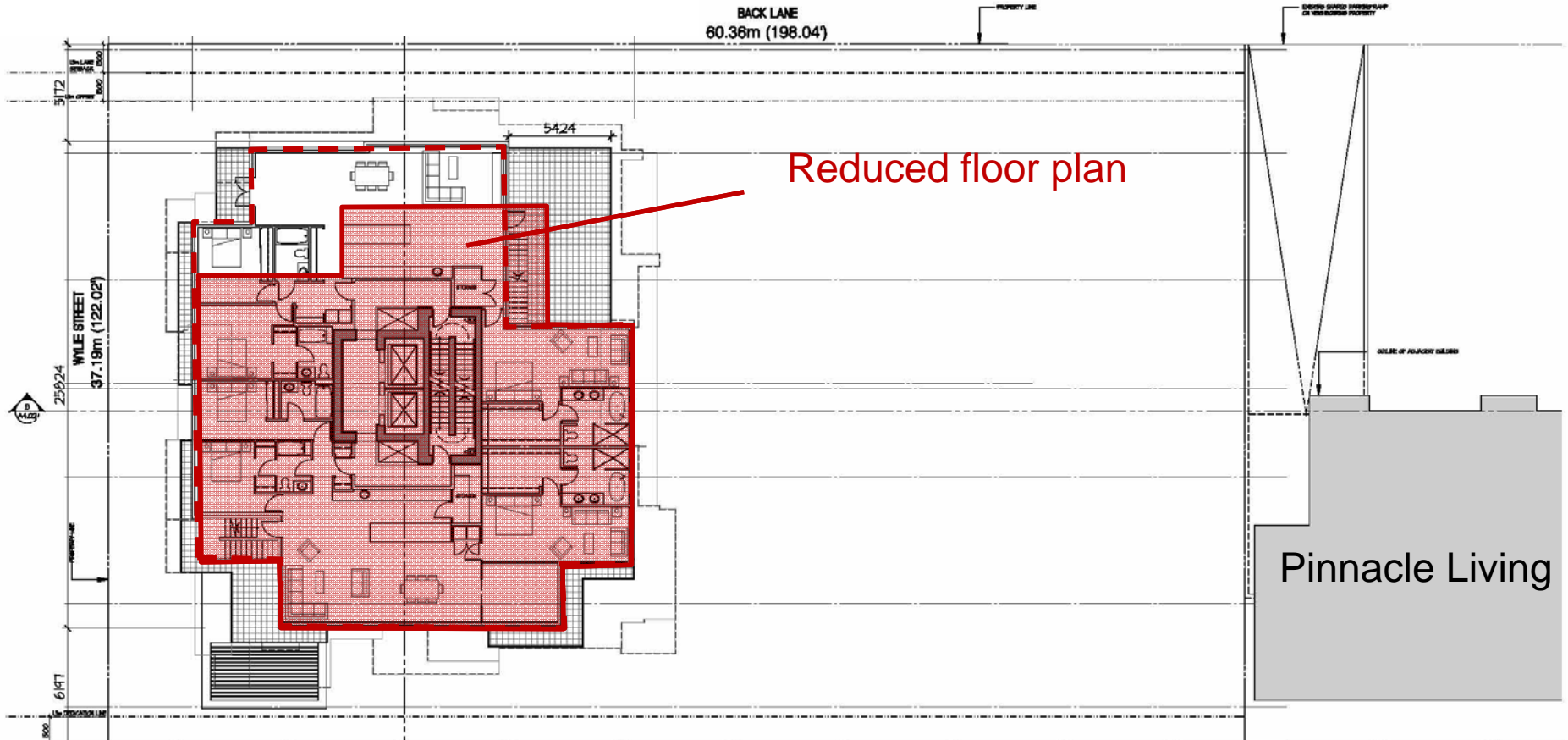
Shadows: Exchange Building Rooftop



Shadows: Penthouse Floor Plans

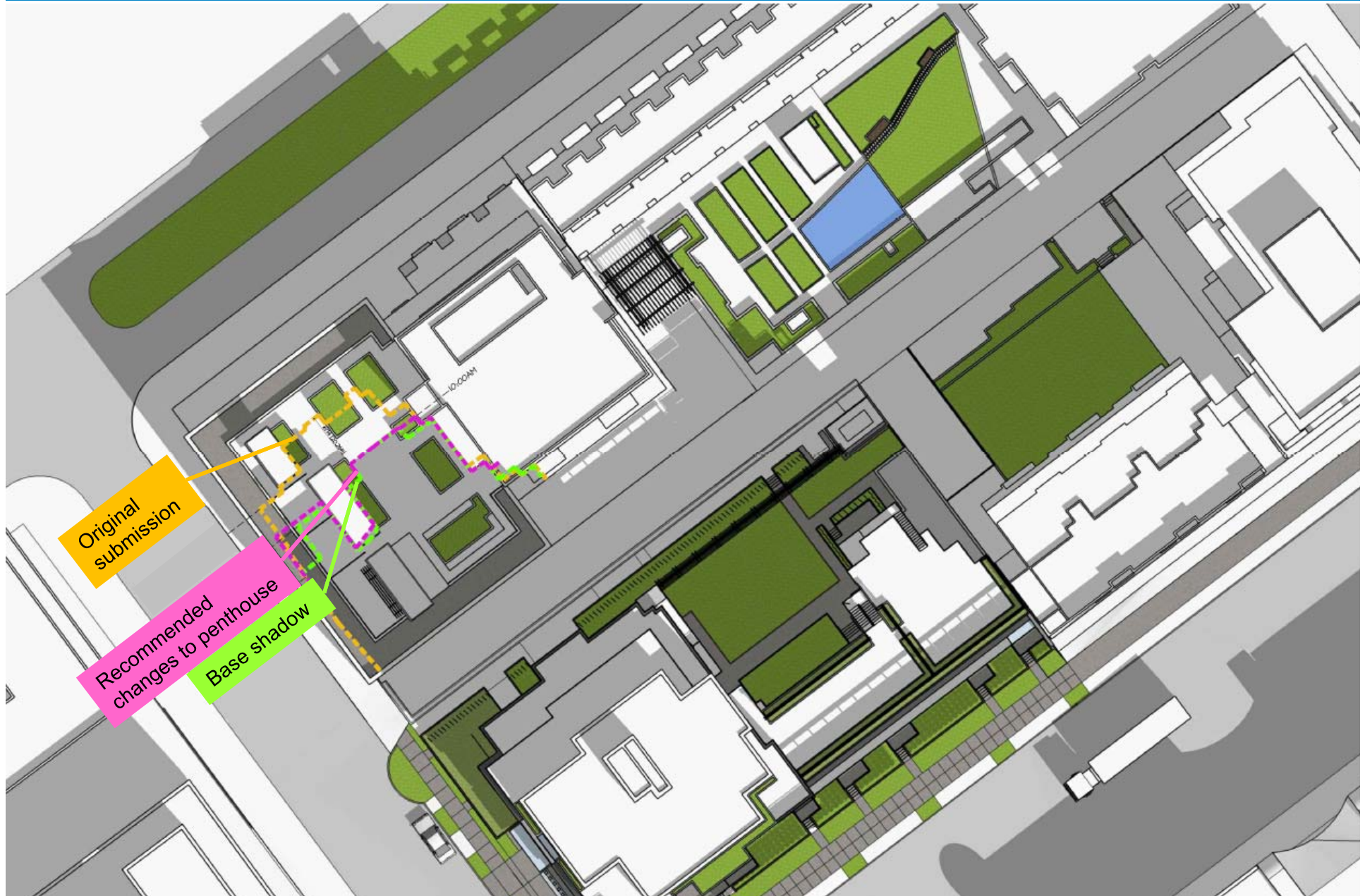


lane



2nd Avenue

Shadows: March 10 am



Shadows: June 10 am



Original submission

Recommended changes to penthouse

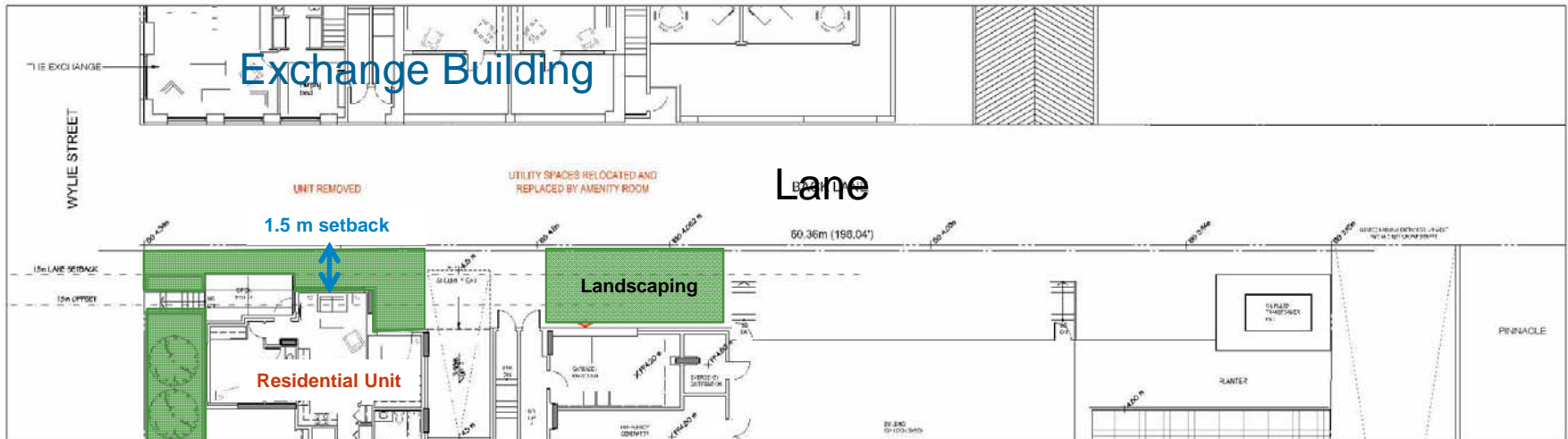
Base shadow

Shadows: March/September 8 am, 10 am, 12 noon



Setbacks: Prior-to-Condition #2 Urban Design

Original Submission



Recommended Changes

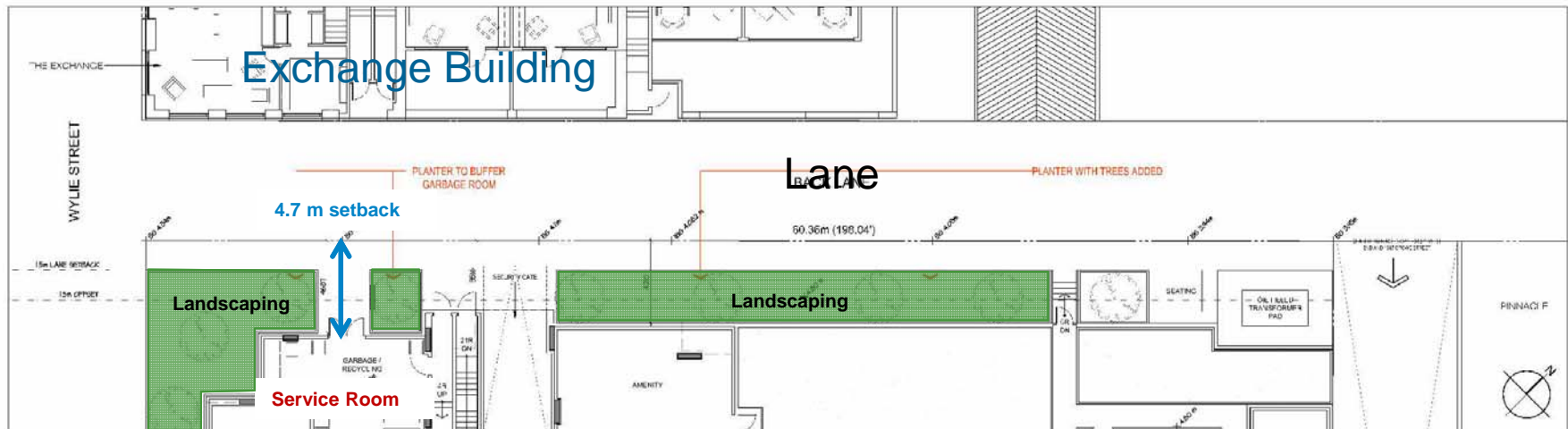
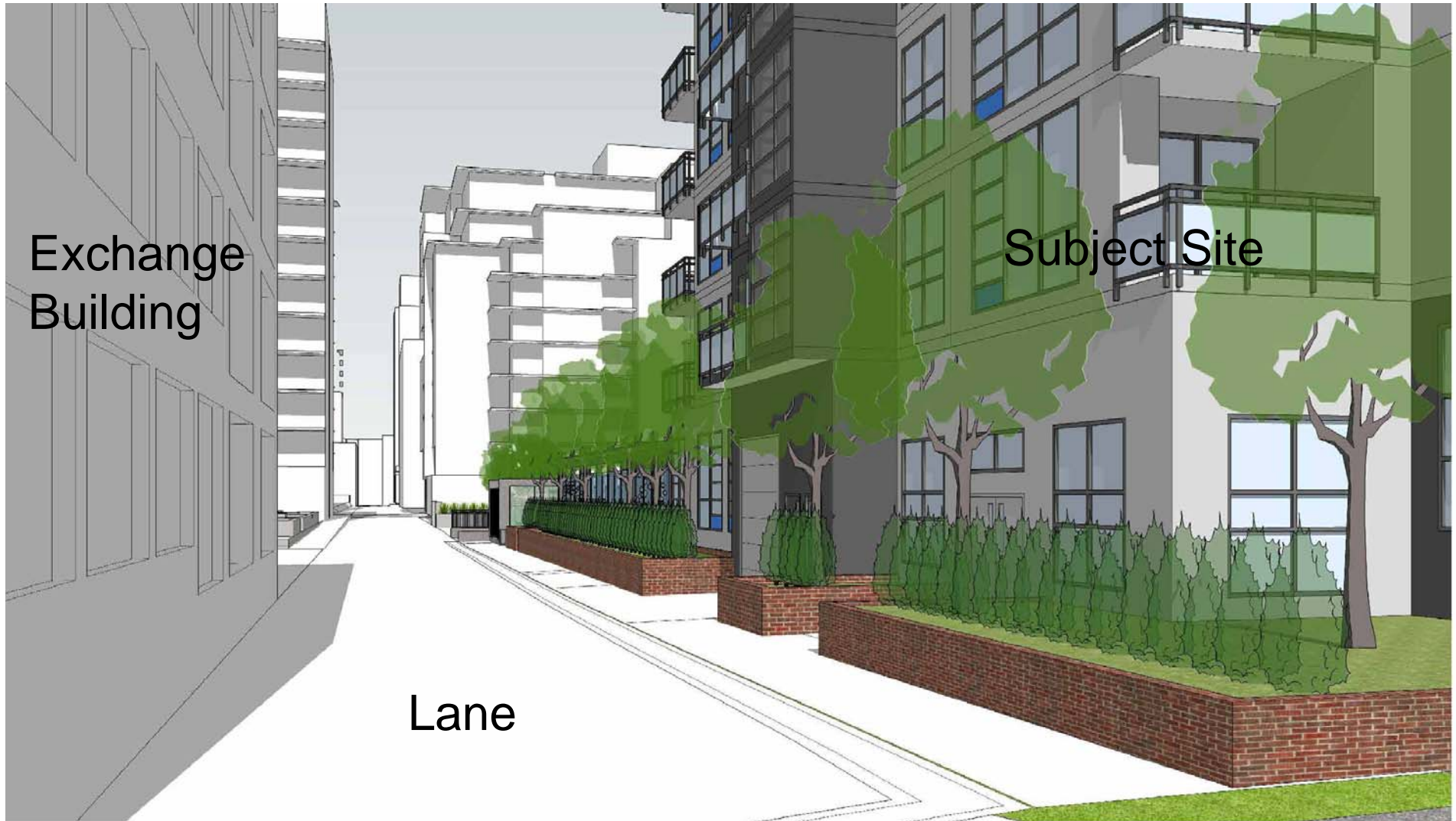
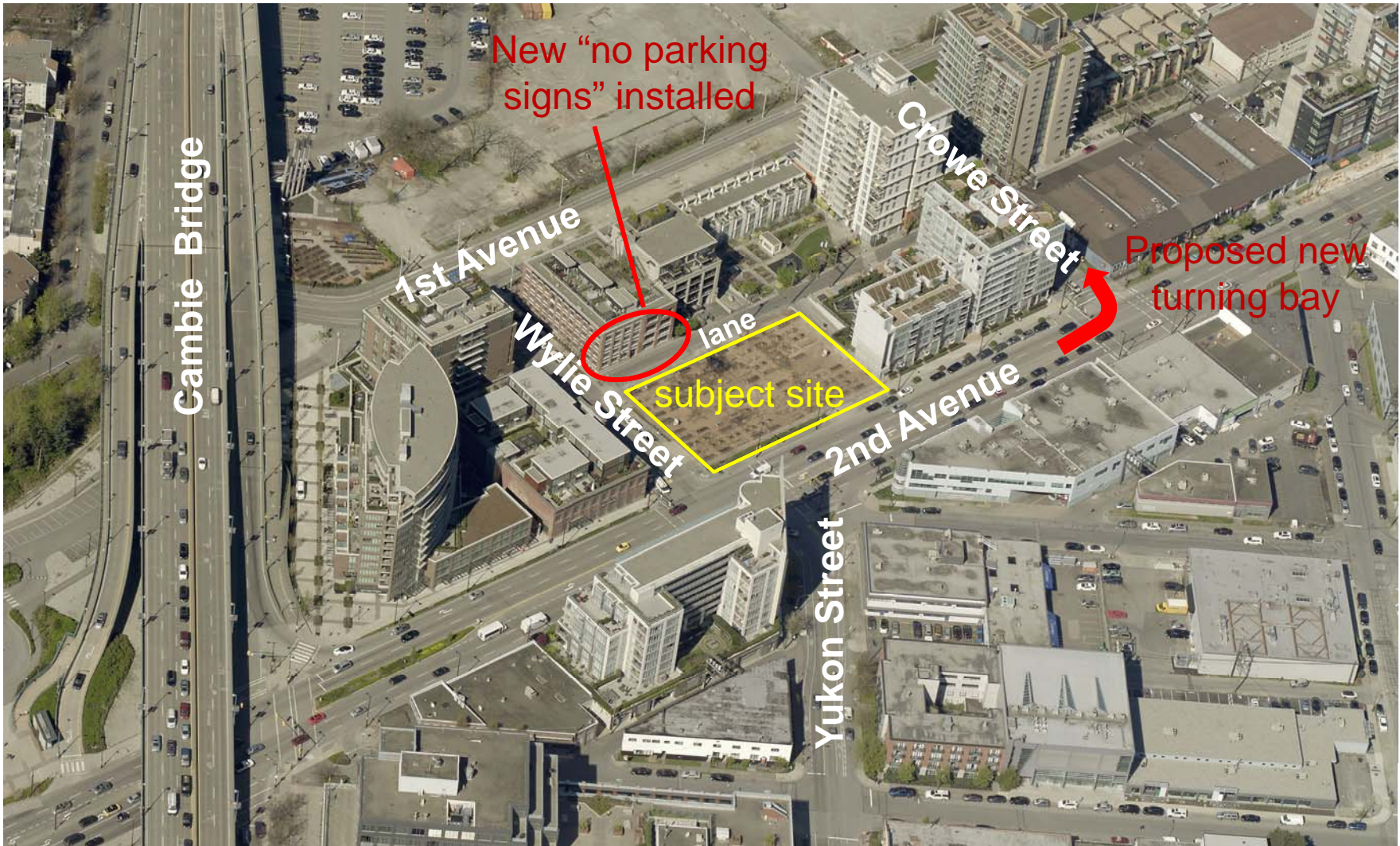


Illustration of the Setback Prior-to-Condition



Traffic Congestion

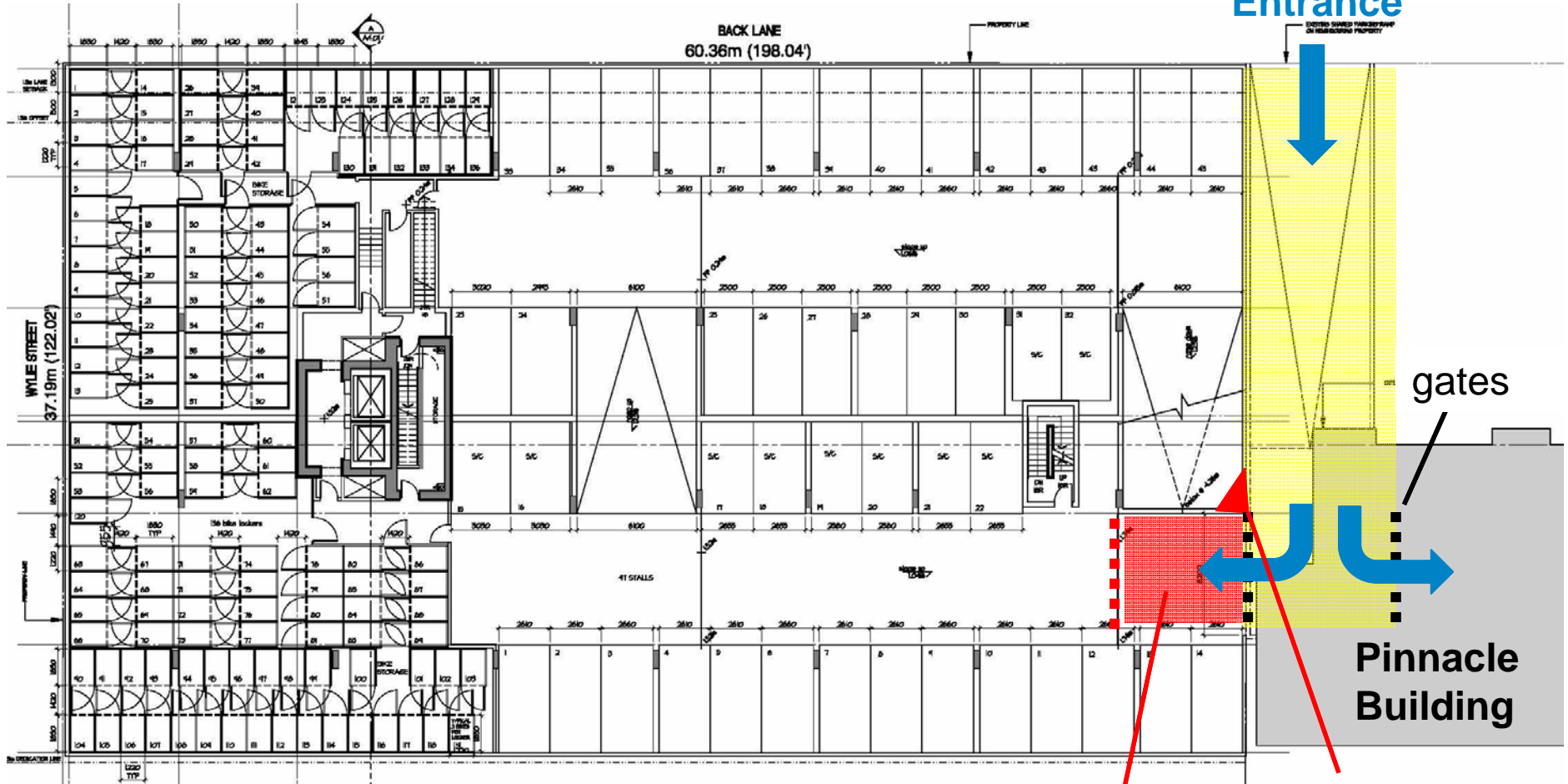


Shared Parkade Ramp



Lane

Existing
Parkade
Entrance



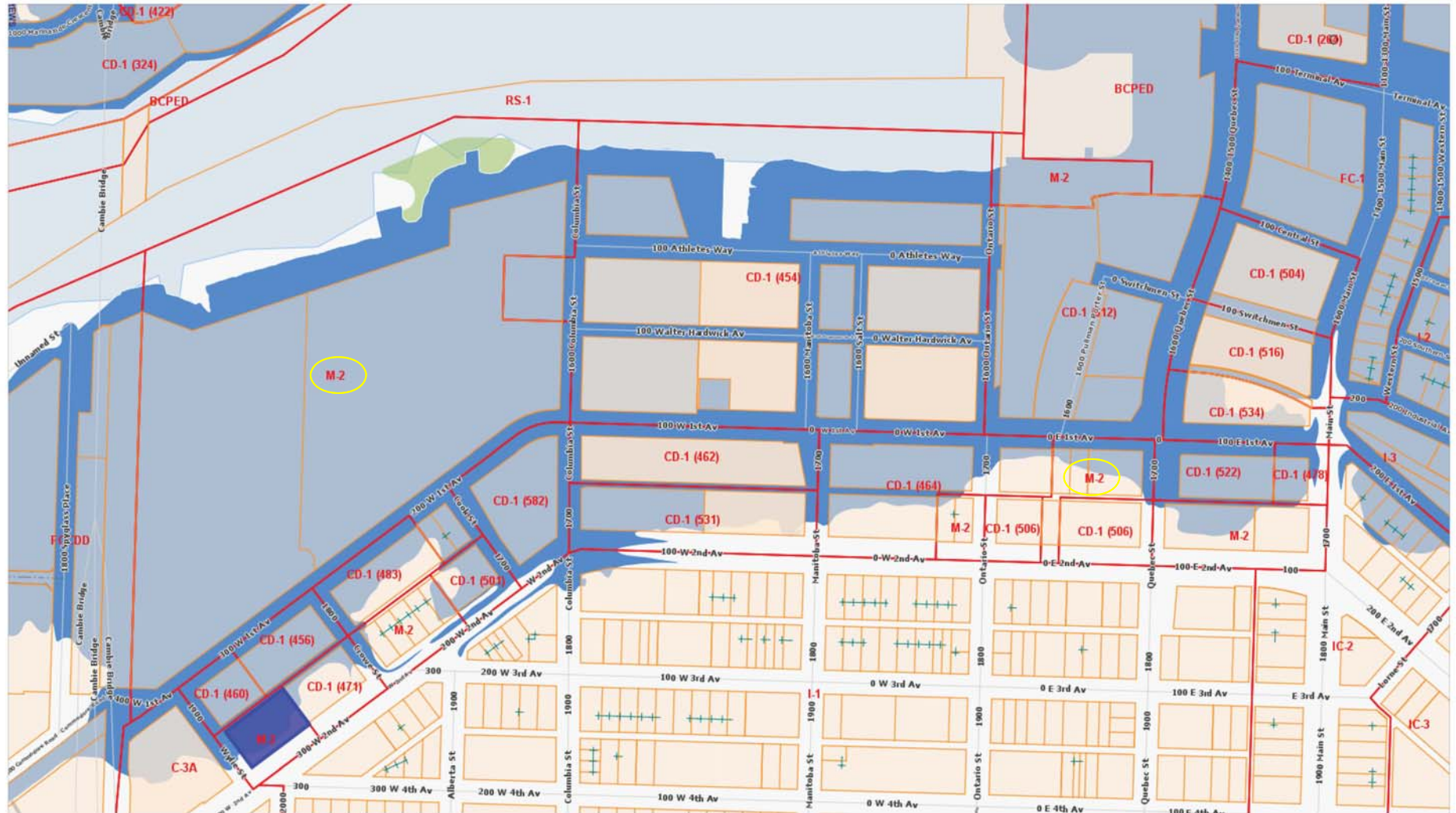
gates

Pinnacle
Building

East 2nd Avenue

Relocated gate with waiting zone corner cut

Flood Plain Area



Scale 1: 2774

Mar 07, 2017 12:03

Aerial



Optimal Height

