

# 28 FLOORS COMING TO YOUR NEIGHBOURHOOD





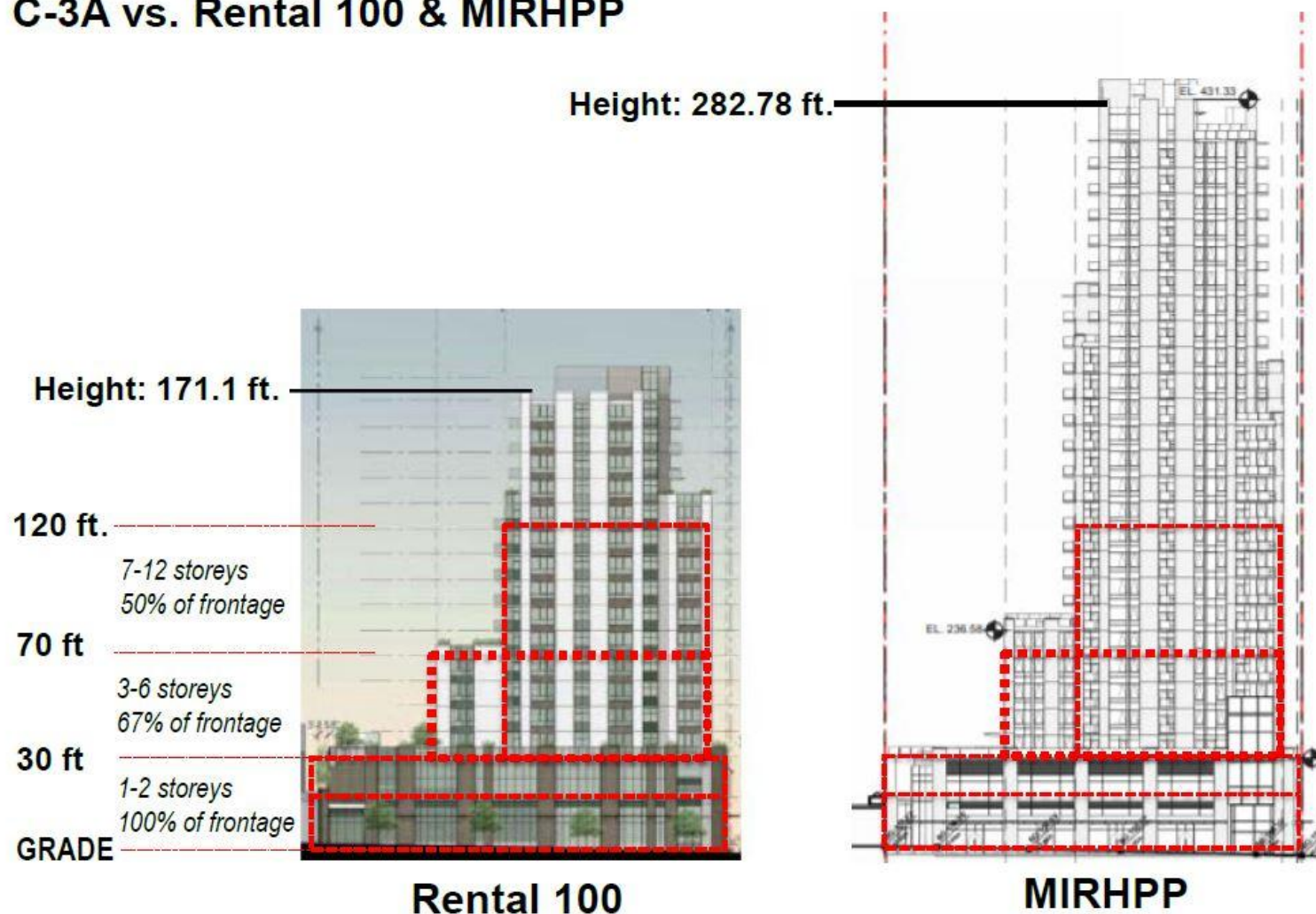
# Site & Surrounding Context





# Building Height

## C-3A vs. Rental 100 & MIRHPP

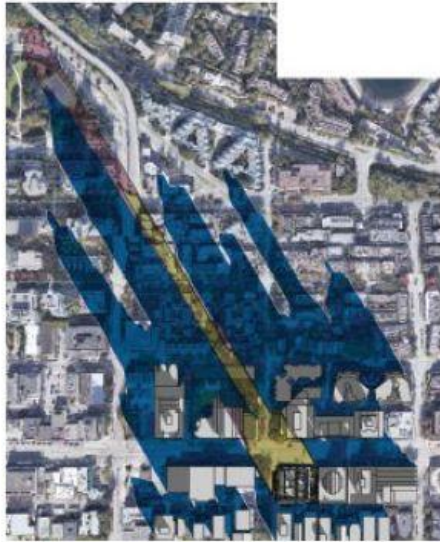


C-3A Guidelines



# Shadows

## Rental 100 vs. MIRHPP



10 am



11 am



12 pm



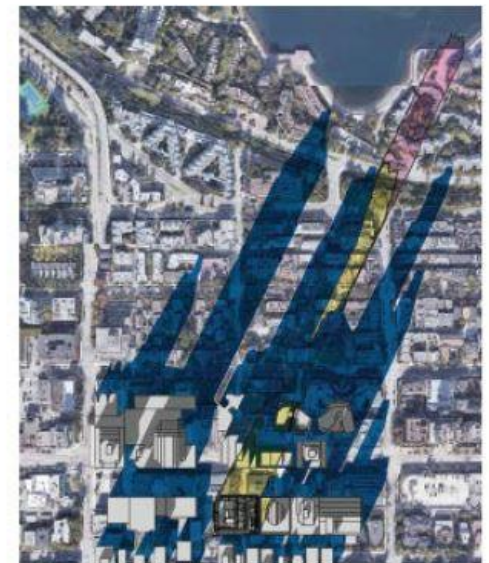
1 pm

## Dec 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS

4

2 pm





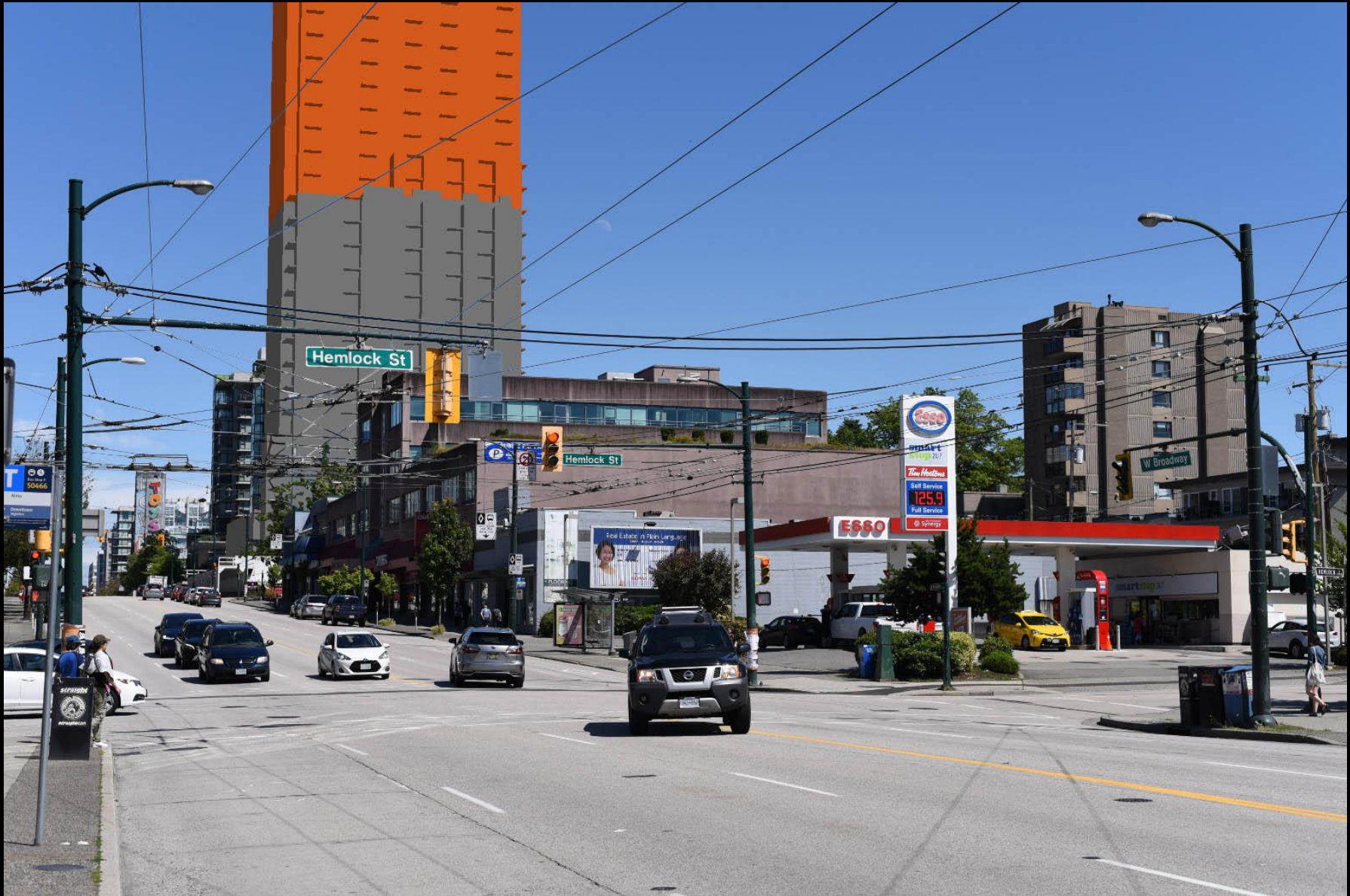
# Massing Model shown from West Broadway



Broadway near Granville (lower 16-storeys+PH grey)



# Massing Model shown from West Broadway



Broadway near Hemlock Street Bus stop (lower 16-storeys+PH grey)



# Massing Model shown from West 10<sup>th</sup> Avenue



West 10<sup>th</sup> Avenue Across from Firehall / VPL Branch

## Proposed Height along Broadway



Granville Street Bridge view shows massing model of proposal



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