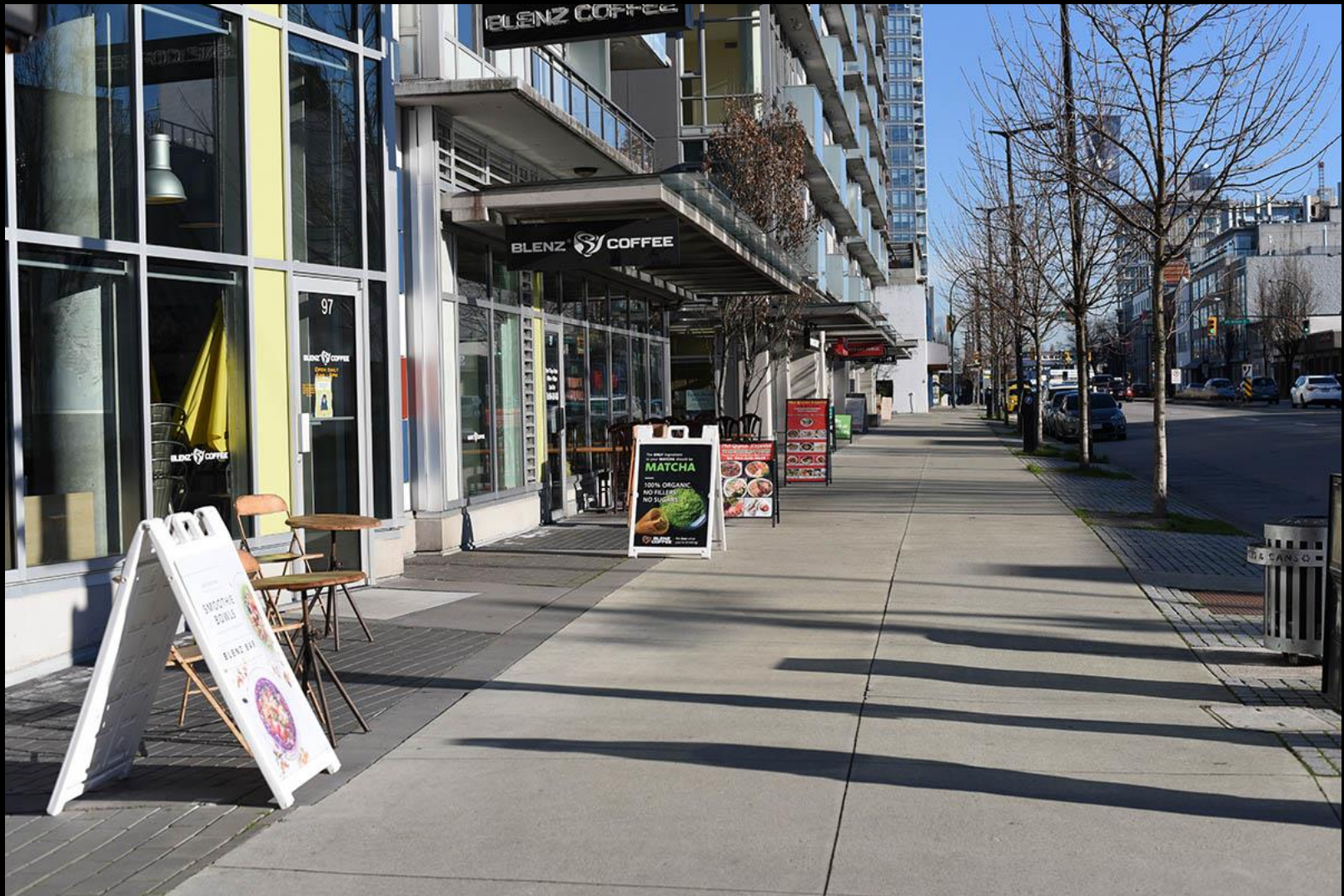


Proposed changes to 2nd Avenue



Stephen Bohus, BLA

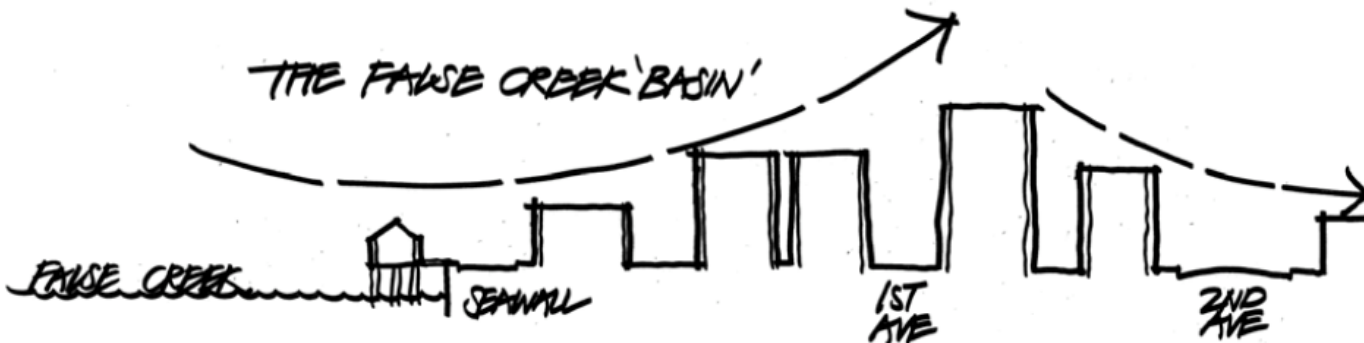
SECTION 2 PRINCIPLES GOVERNING DEVELOPMENT

Urban design principles

2.1 The following 12 major principles, that deal with overall structure, urban design, integration, and special opportunities, are to govern development:

2.1.1 *Overall basin form legibility*

Development is to create a legible overall form that reinforces the idea of the False Creek “basin” with lower buildings near the waterfront stepping up to higher buildings between 1st Avenue and 2nd Avenue. Higher buildings are to frame significant public parks and terminate views through and across SEFC.

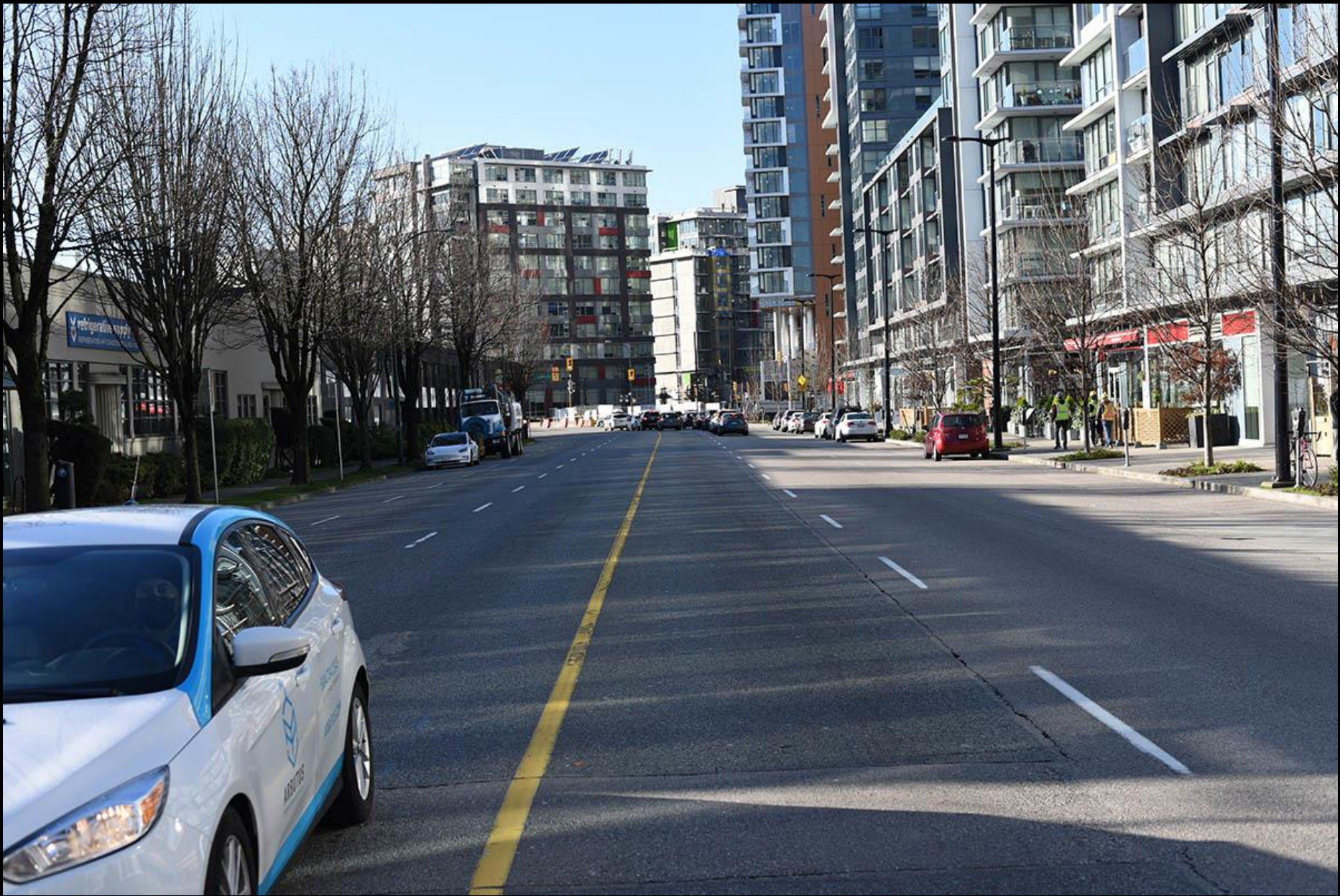




Compare solar access between 1st and 2nd Avenue: pictured 2nd Avenue (1:30pm Jan 18)



Compare solar access between 1st and 2nd Avenue: pictured 1st Avenue (1:30pm Jan 18)

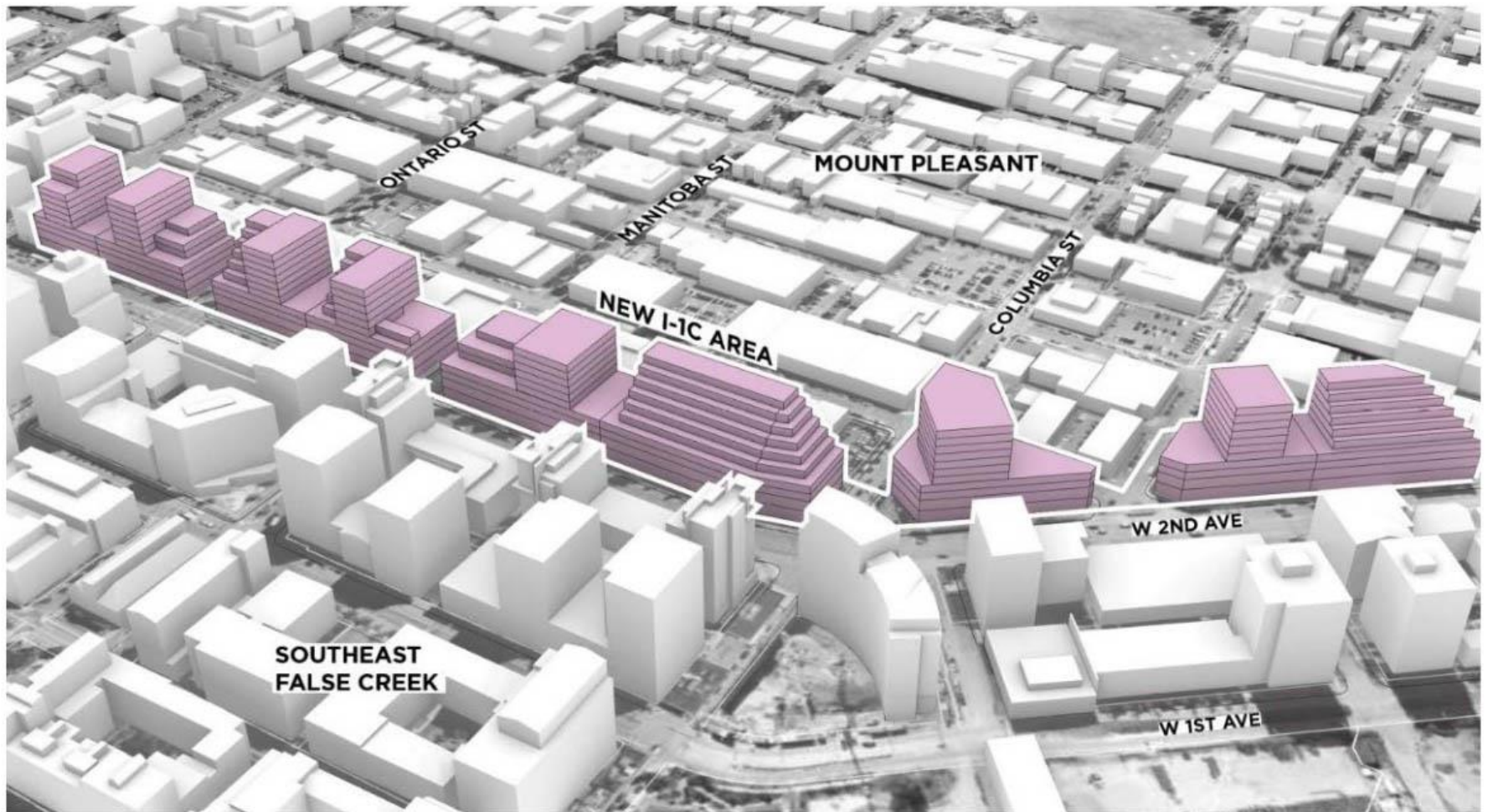


Compare solar access between 1st and 2nd Avenue: pictured 2nd Avenue (1:30pm Jan 18)



Compare solar access between 1st and 2nd Avenue: pictured 2nd Avenue (1:30pm Jan 18)

Figure 6: Conceptual build out of mixed-use industrial and office projects along W 2nd Avenue



Planning Department propose towers on south side of 2nd Avenue

With computer model, there could be opportunity for extensive shadow analysis, computer generated street level views, etc.

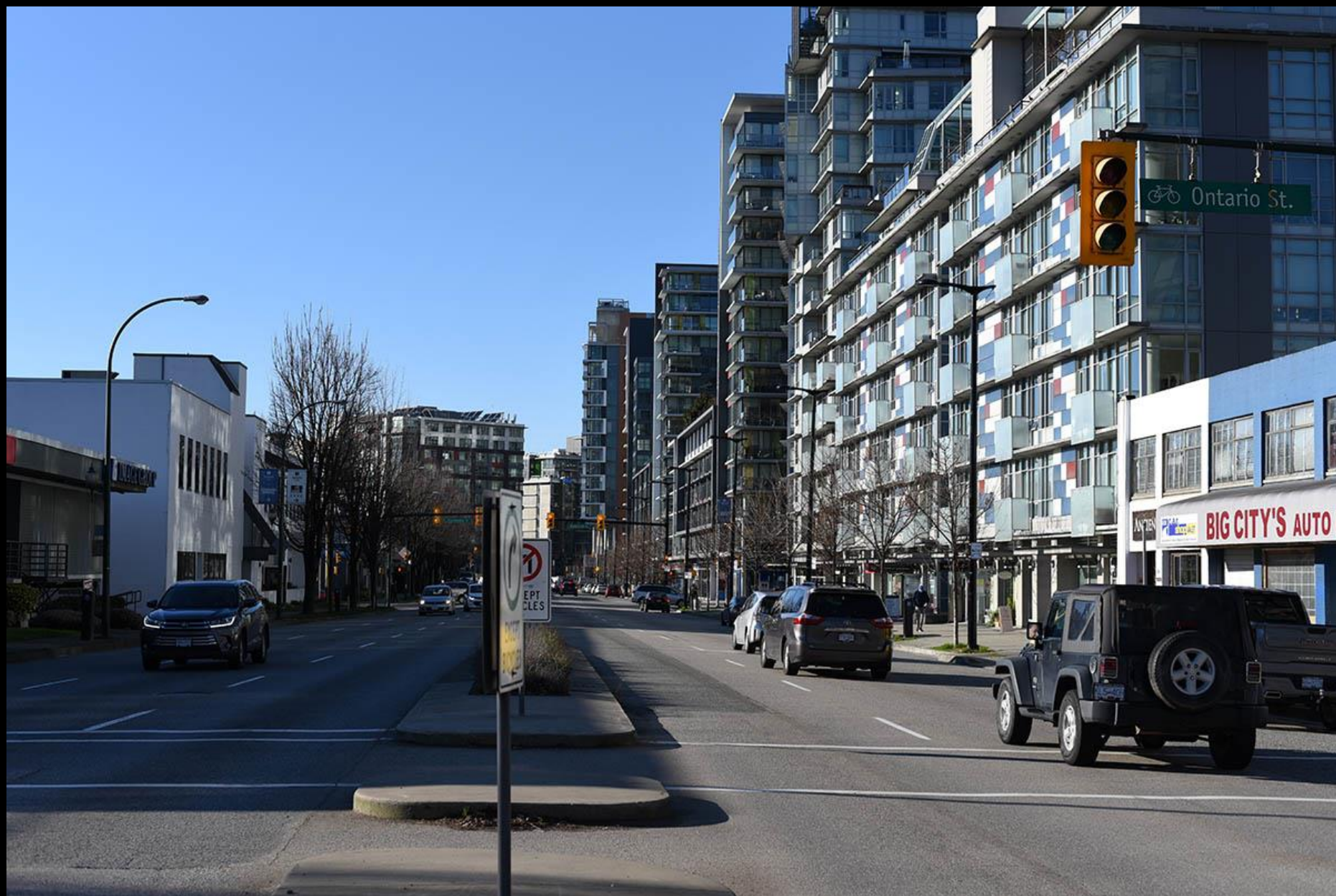
Analysis insufficient. Residents of SEFC were not informed.

Figure 7: Conceptual 2nd Avenue streetscape looking East





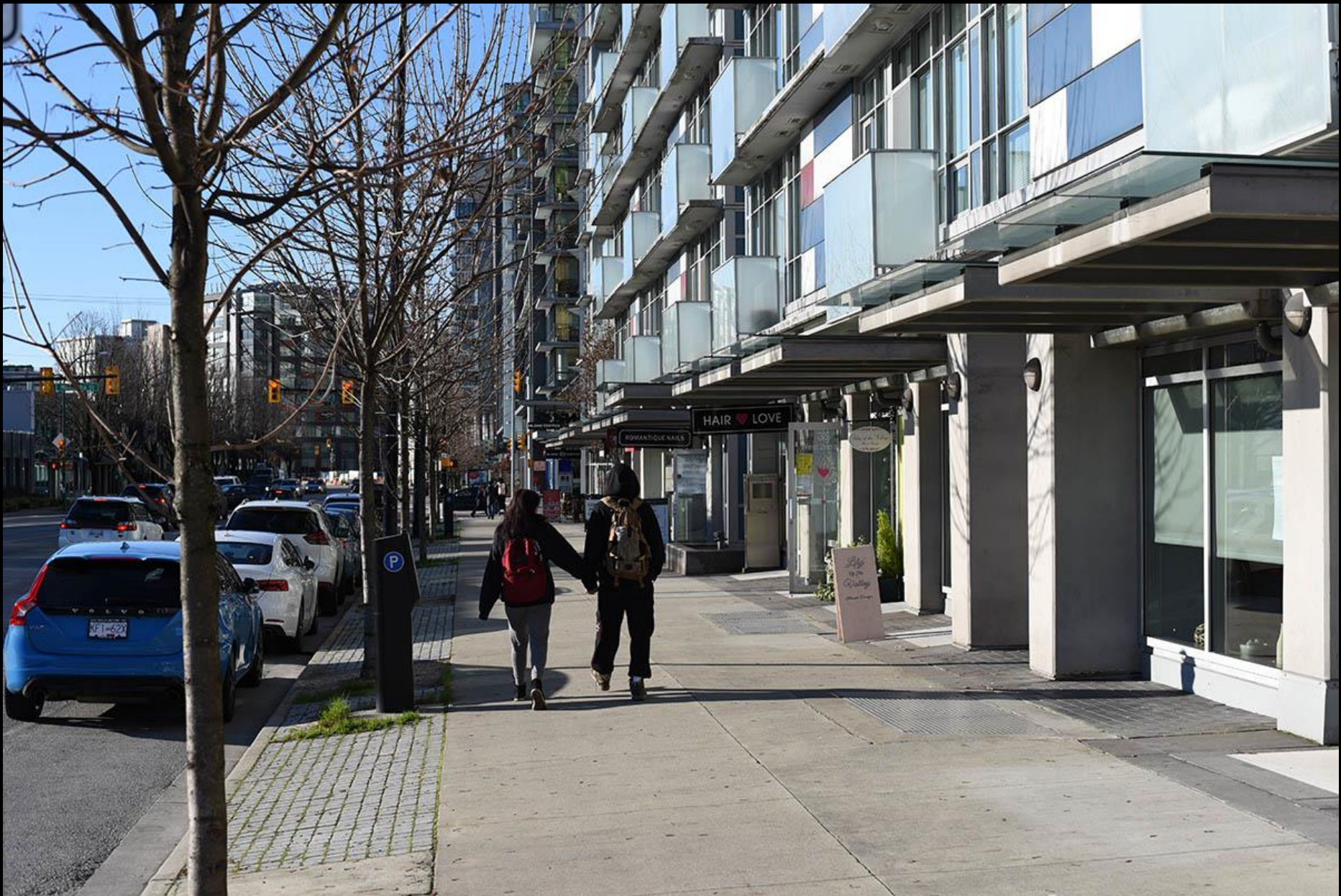
Compare solar access between 1st and 2nd Avenue: pictured 1st Avenue (1:30pm Jan 18)



Compare solar access between 1st and 2nd Avenue: pictured 2nd Avenue (1:30pm Jan 18)



Compare solar access between 1st and 2nd Avenue: pictured 1st Avenue (1:30pm Jan 18)



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