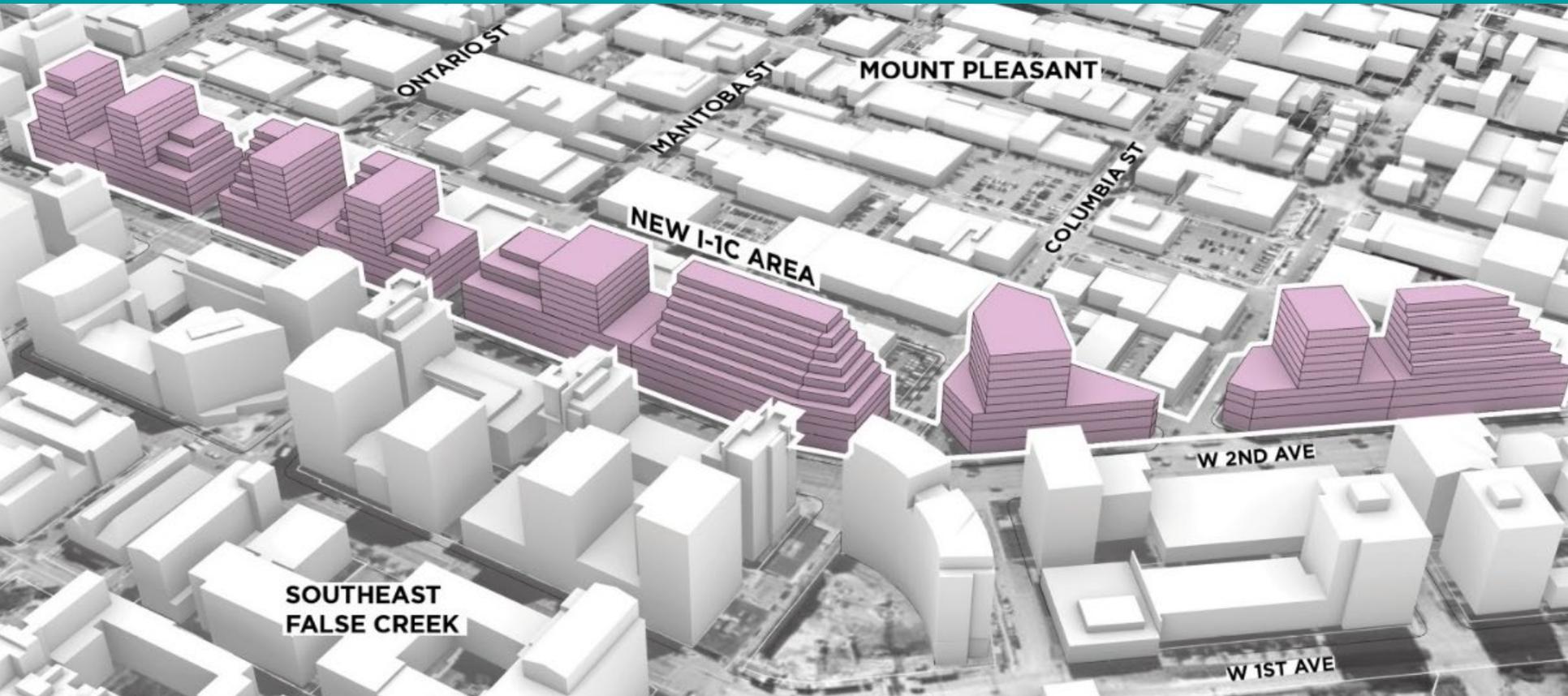


Additional Reference Slides

ii. New I-1C District Schedule:

Form of Development



ii. New I-1C District Schedule:

Form of Development

Shadow Study – Fall Equinox

10am



YUKON ST.
ALBERTA ST.
COLUMBIA ST.
MANITOBA ST.
ONTARIO ST.
QUEBEC ST.

12pm



YUKON ST.
ALBERTA ST.
COLUMBIA ST.
MANITOBA ST.
ONTARIO ST.
QUEBEC ST.

2pm



YUKON ST.
ALBERTA ST.
COLUMBIA ST.
MANITOBA ST.
ONTARIO ST.
QUEBEC ST.

ii. New I-1C District Schedule:

Form of Development

Shadow Study – Fall Equinox 10am



ii. New I-1C District Schedule:

Form of Development

Shadow Study – Fall Equinox 12pm



ii. New I-1C District Schedule:

Form of Development

Shadow Study – Fall Equinox 2pm



ii. New I-1C District Schedule:

Form of Development

Shadow Study – W. 2nd Ave between Yukon St. and Columbia St.

Spring Equinox 11:30am



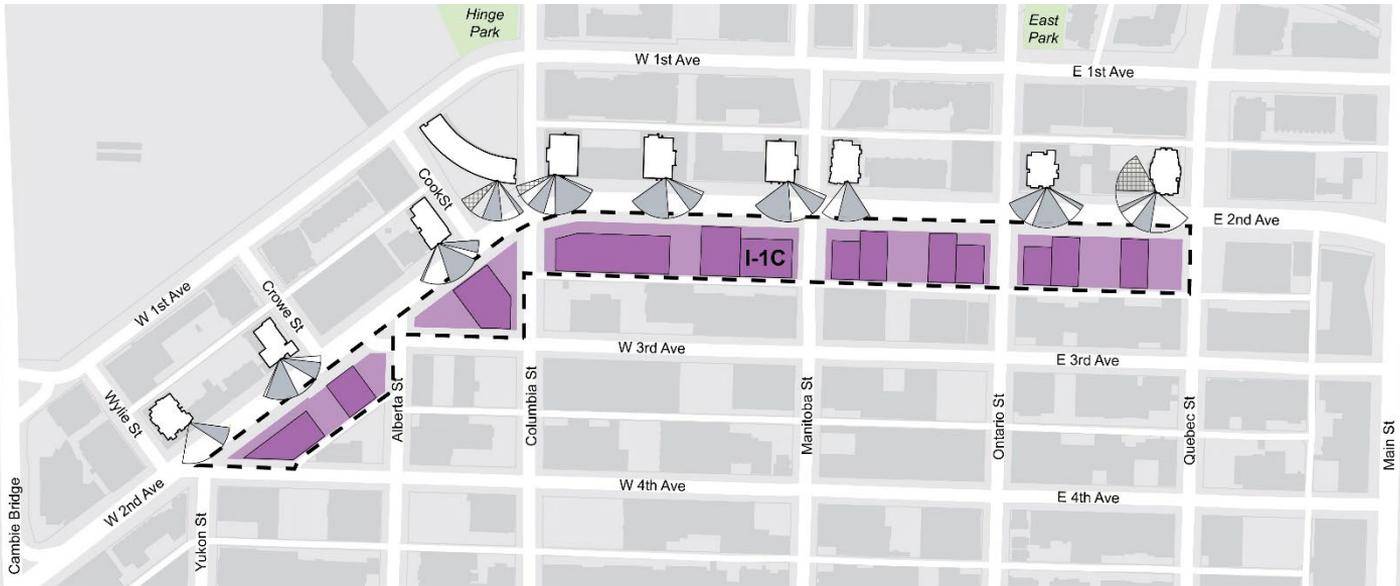
Fall Equinox 11am



ii. New I-1C District Schedule:

Form of Development

10th Residential floor view impact (conceptual massing)



Below the 10th floor there is some blockage of views over Mount Pleasant from concept massing

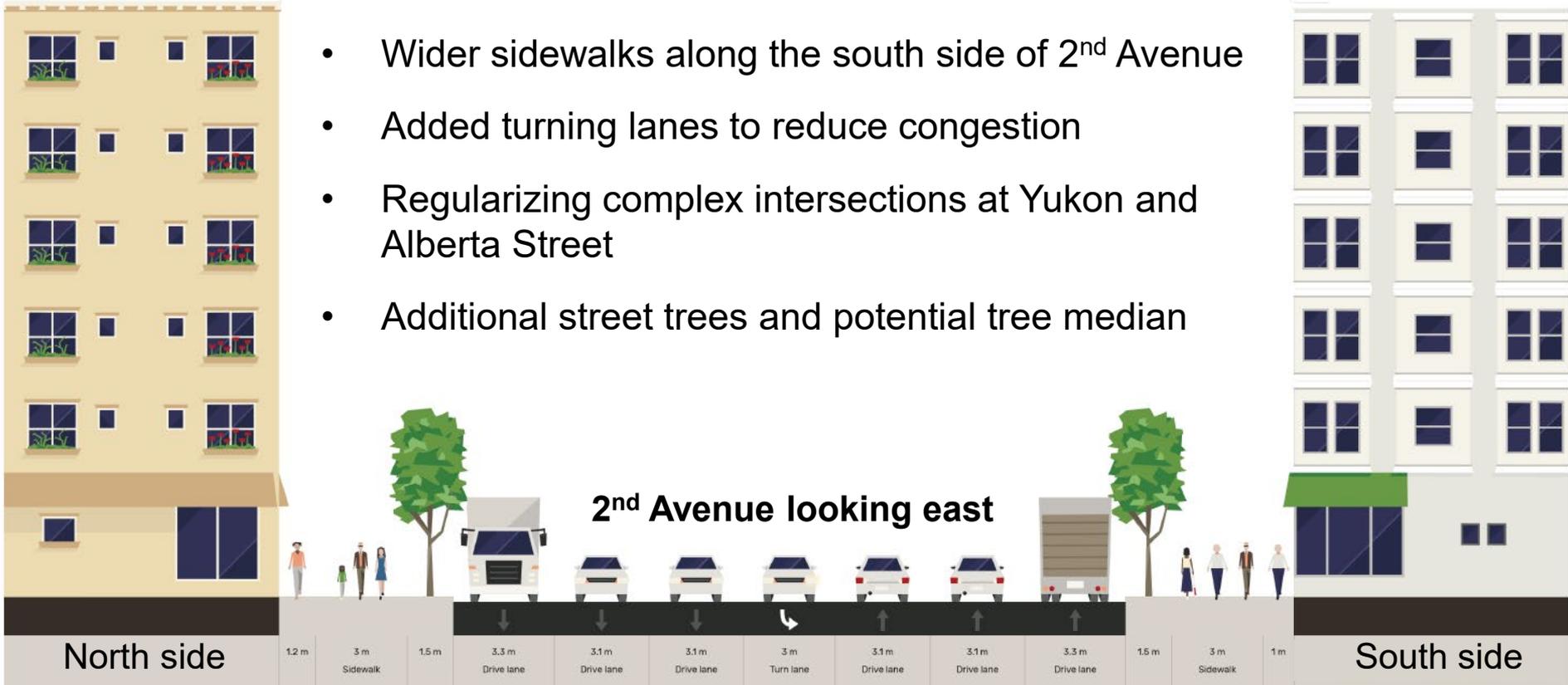
24°-106° views remaining

Further mitigation of individual view impacts anticipated during design development

ii. New I-1C District Schedule:

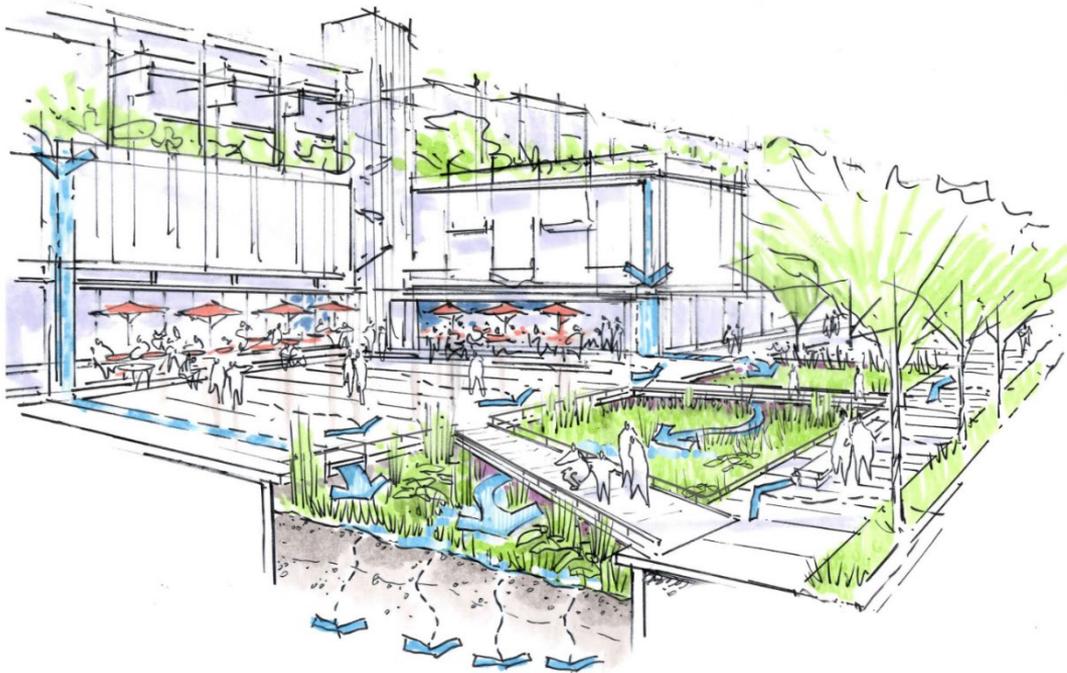
2nd Avenue Upgrades

- Wider sidewalks along the south side of 2nd Avenue
- Added turning lanes to reduce congestion
- Regularizing complex intersections at Yukon and Alberta Street
- Additional street trees and potential tree median



ii. New I-1C District Schedule:

Blue-green Systems



- Help to clean stormwater, prevent CSO, and reduce sewer upgrades.
- Future alignments for blue-green systems along Yukon and Columbia Streets
- Applicants may be asked to enhance these alignments through rezoning conditions and development responses

ii. New I-1C District Schedule:

NEU Expansion

- The City's Neighbourhood Energy Utility (NEU) provides a low carbon thermal energy service to the adjacent False Creek area. With possible future expansion to include the I-1C Zoning District.
- Applicants will work with City staff to connect to the NEU for heating and hot water needs.
- If there is waste heat generated on a site there may be opportunities to supply waste heat to the NEU thermal network.

