

Shadow Studies

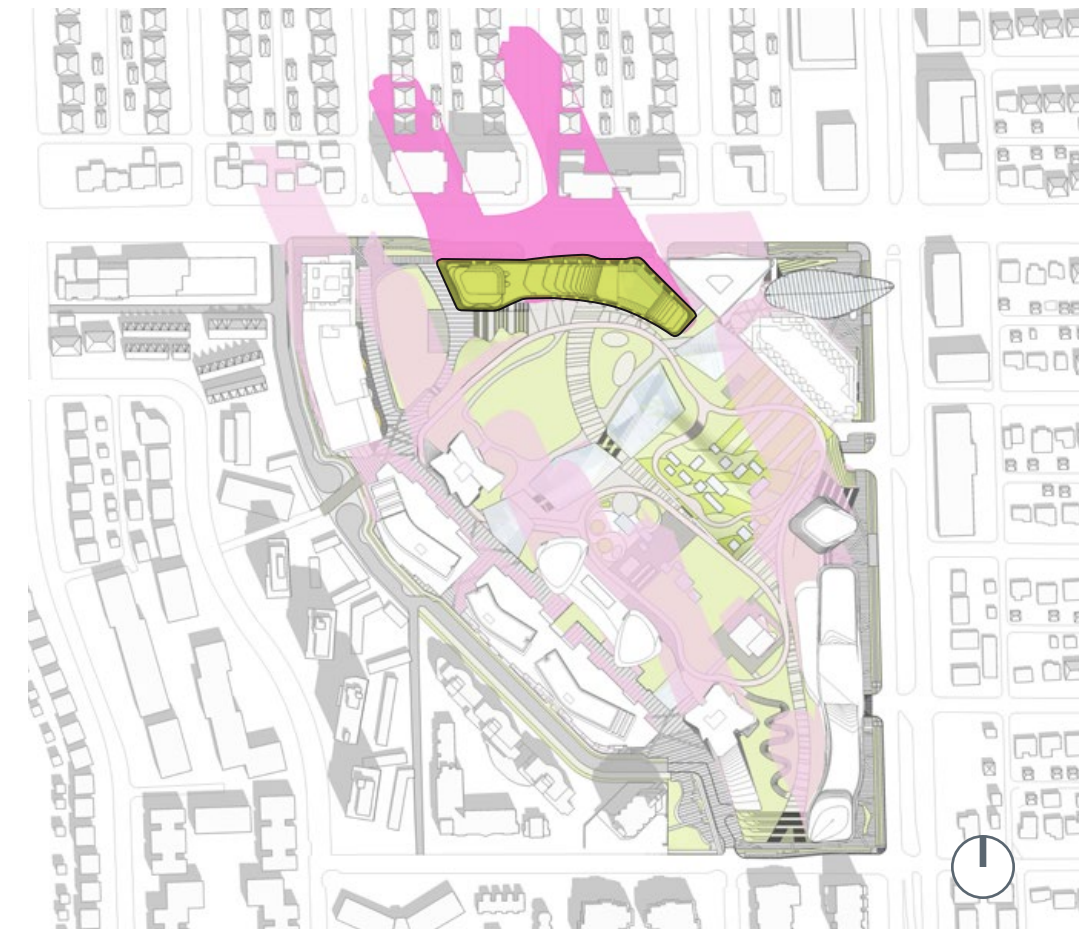
Vernal Equinox – March 21

The height and location of the Towers and the sculpting of the building massing of the Oakridge Re-development is designed to maximize sunlight on the rooftop Park and minimize shadow impact on the adjacent Properties.

- DP 1 – Buildings 3 & 4
- Existing Ground Plane Shadows
- Oakridge Park Land
- 2018 Proposal – Incremental Ground Plane Shadows
- DP 1 – Buildings 3 & 4 Incremental Ground Plane Shadows



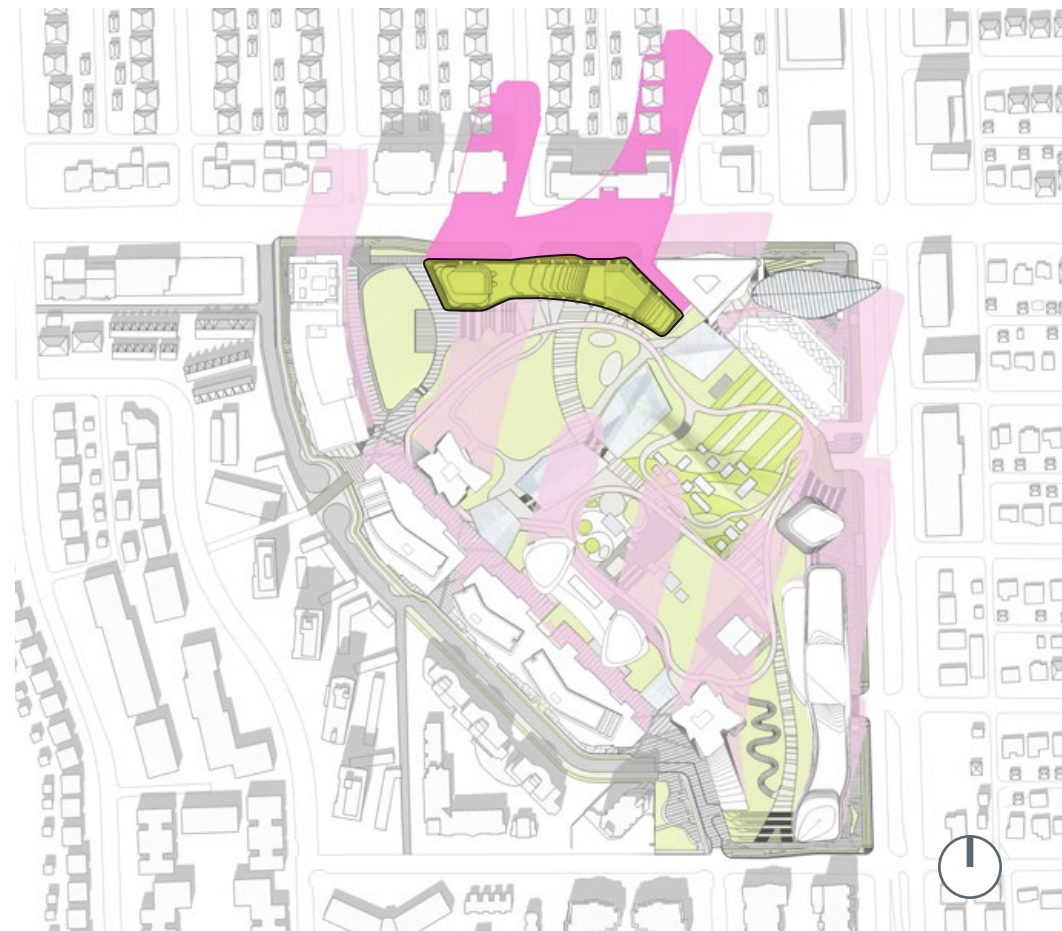
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The higher massing to the north and east of the Re-development, aligns with the new neighbourhood areas of the Cambie Corridor Plan, which contemplates six storey buildings along the north side of West 41st Avenue. Those shadows that do cast beyond these buildings, are distant shadows

which move more quickly and have less impact on the neighbourhood. Of particular importance, is the fact that there is no shadowing of surrounding public parks or schoolyards by Buildings 3 and 4.



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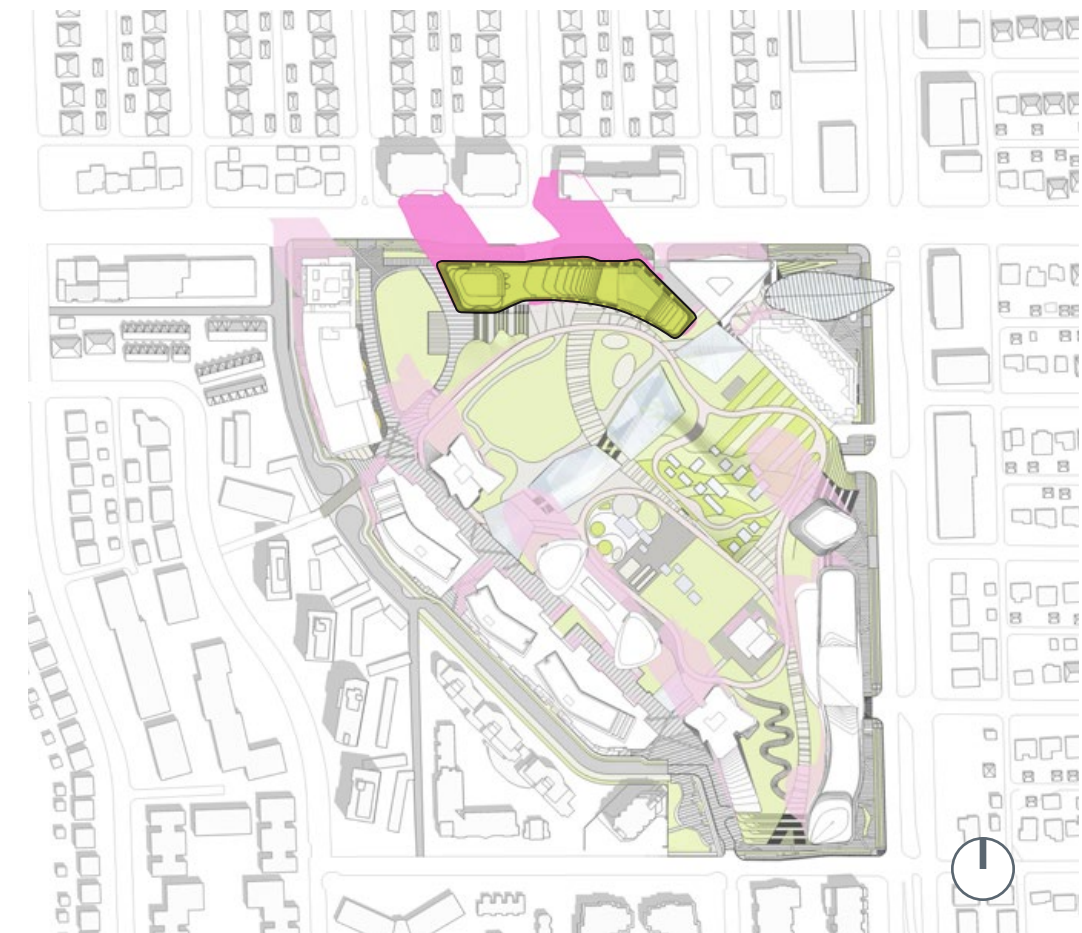
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Summer Solstice – June 21

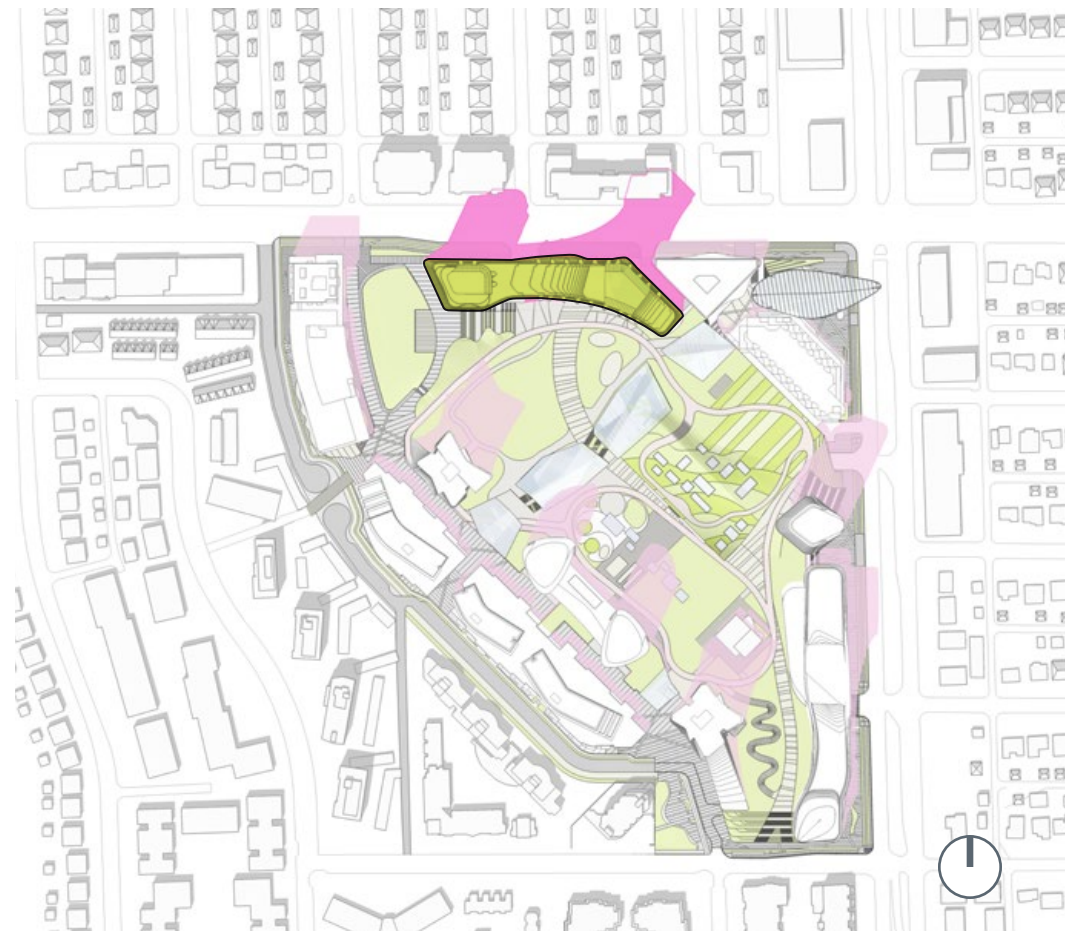
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