

SHADOW STUDIES

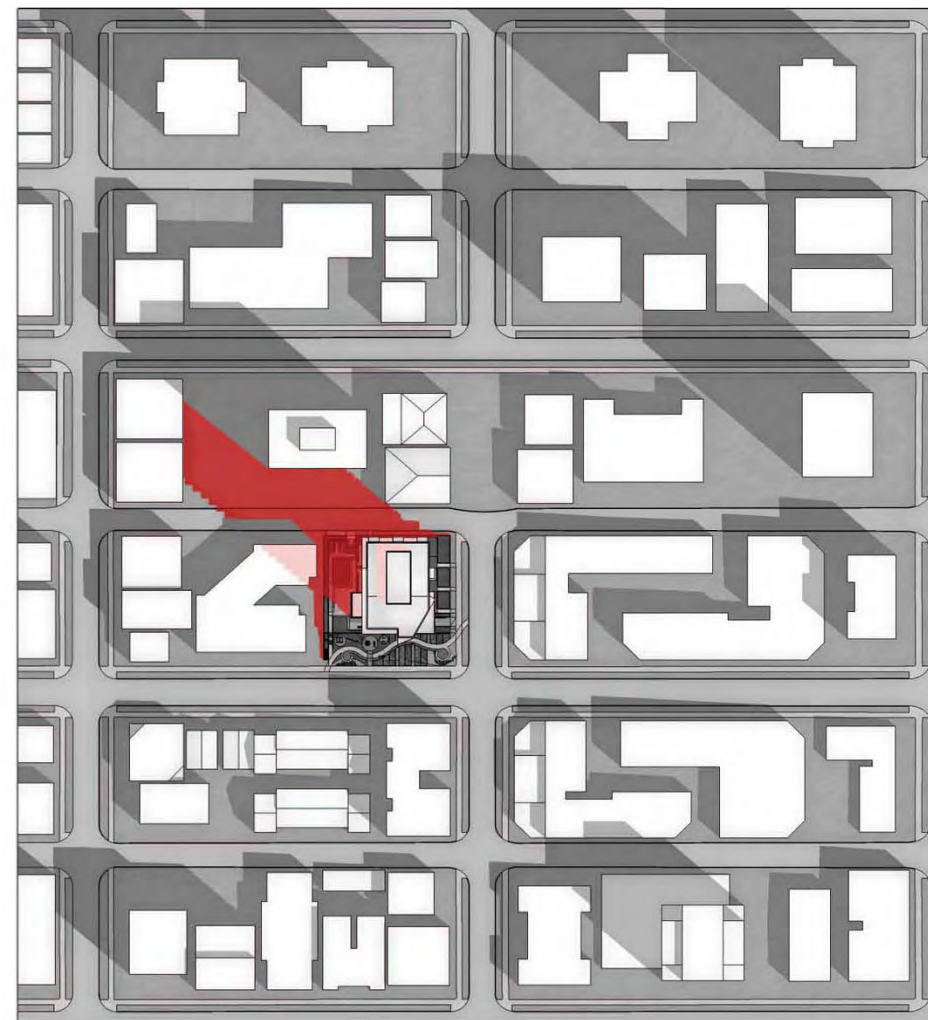
PROPOSED DEVELOPMENT

1401 COMOX

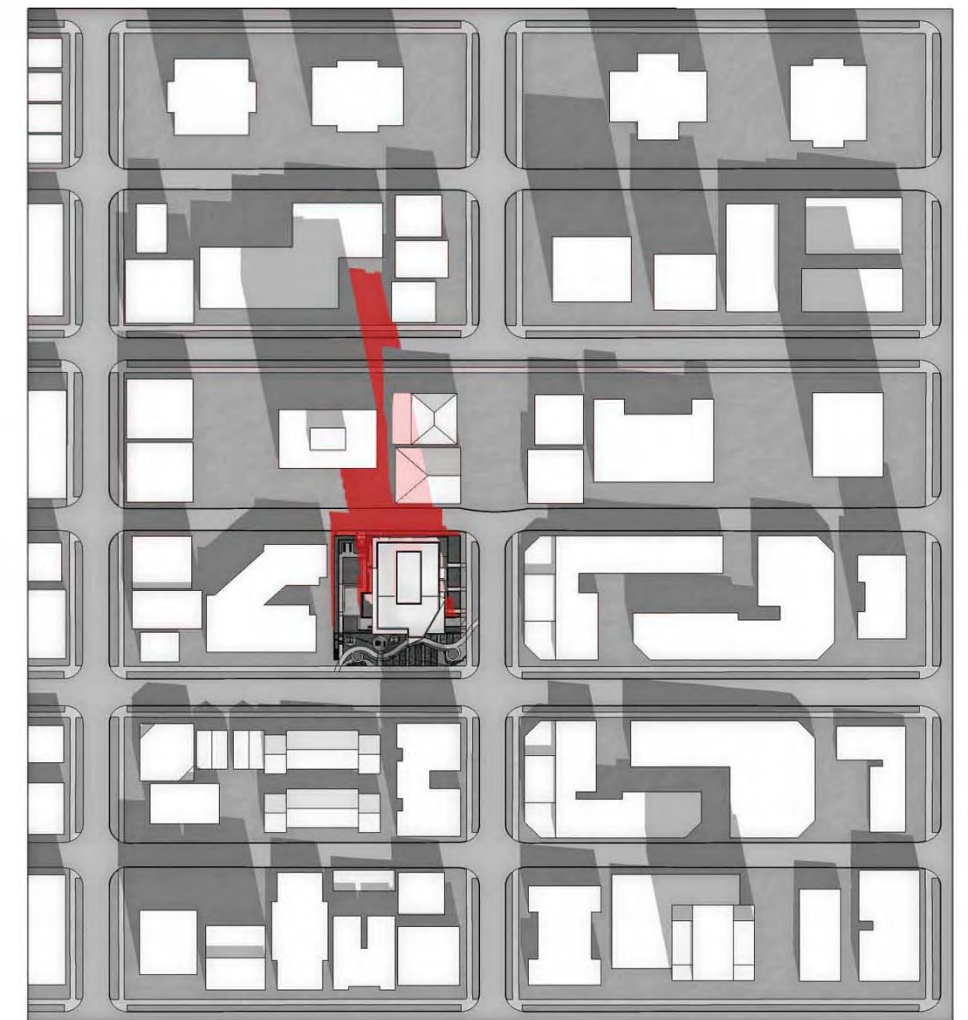
Computer-generated shadow diagrams illustrate the impact of the proposed building at the equinoxes and summer solstice.



10 am



12 pm



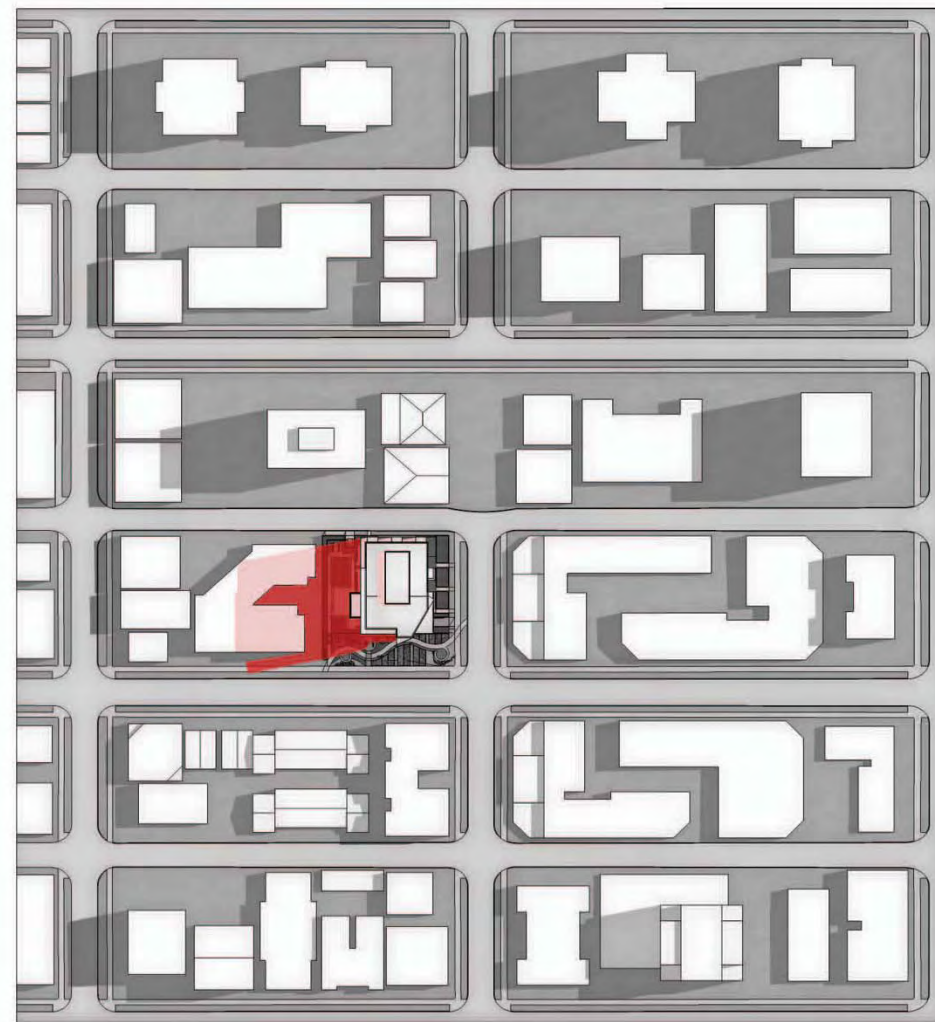
2 pm

Equinox: March 21 & September 21

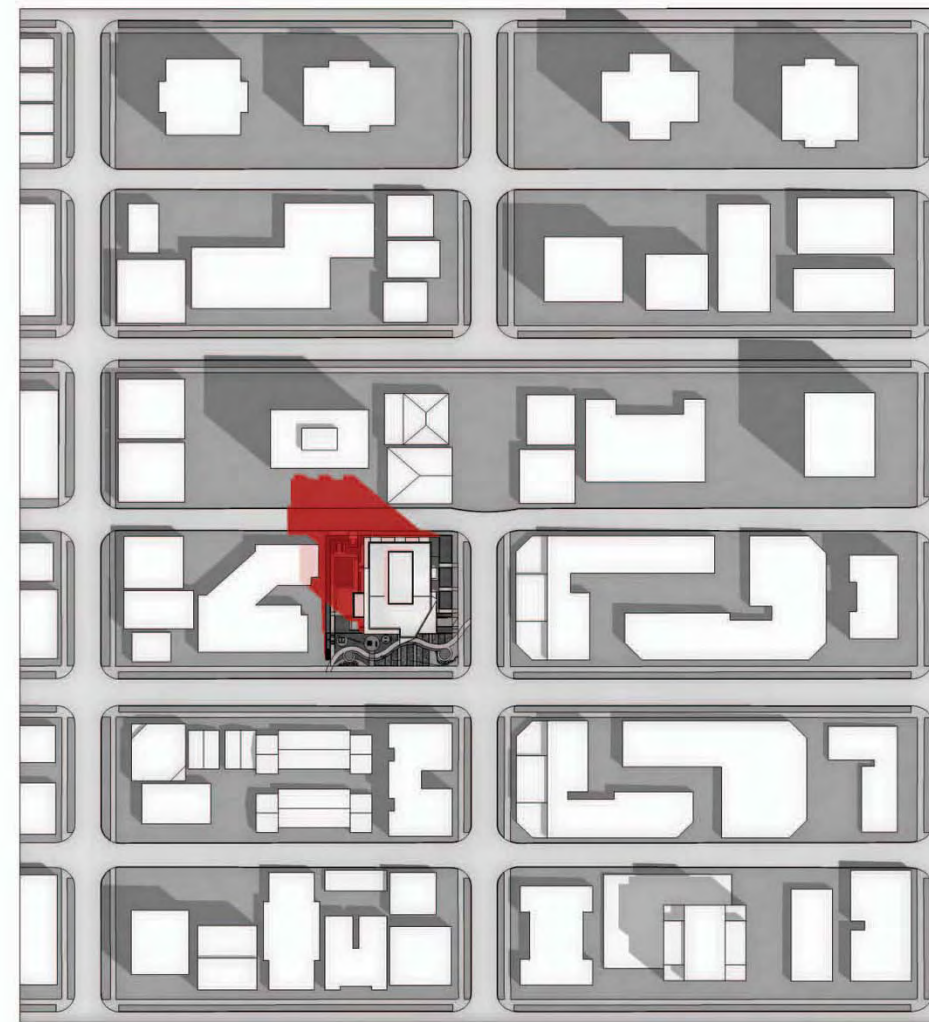
Proposed tower performs better than many neighbouring towers as it is oriented with its long side north to south, decreasing impact

SHADOW STUDIES

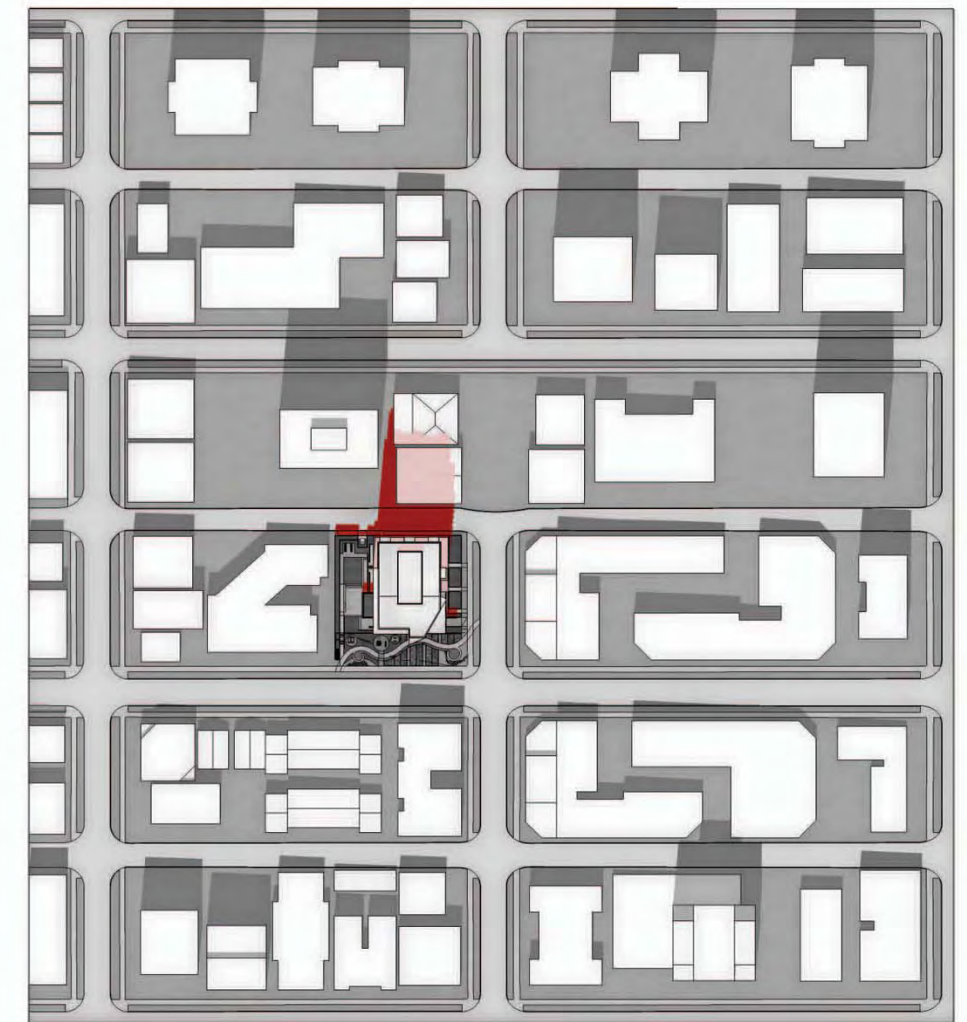
PROPOSED DEVELOPMENT



10 am



12 pm



2 pm

Summer Solstice: June 21

SHADOW STUDIES

PROPOSED DEVELOPMENT

1401 COMOX

Computer-generated shadow diagrams illustrate the reduced impact of the new proposed building on Broughton Mini-Park, at the equinoxes and the summer solstice.



3:30 pm



4:00 pm



4:30 pm

Equinox: March 21 & September 21

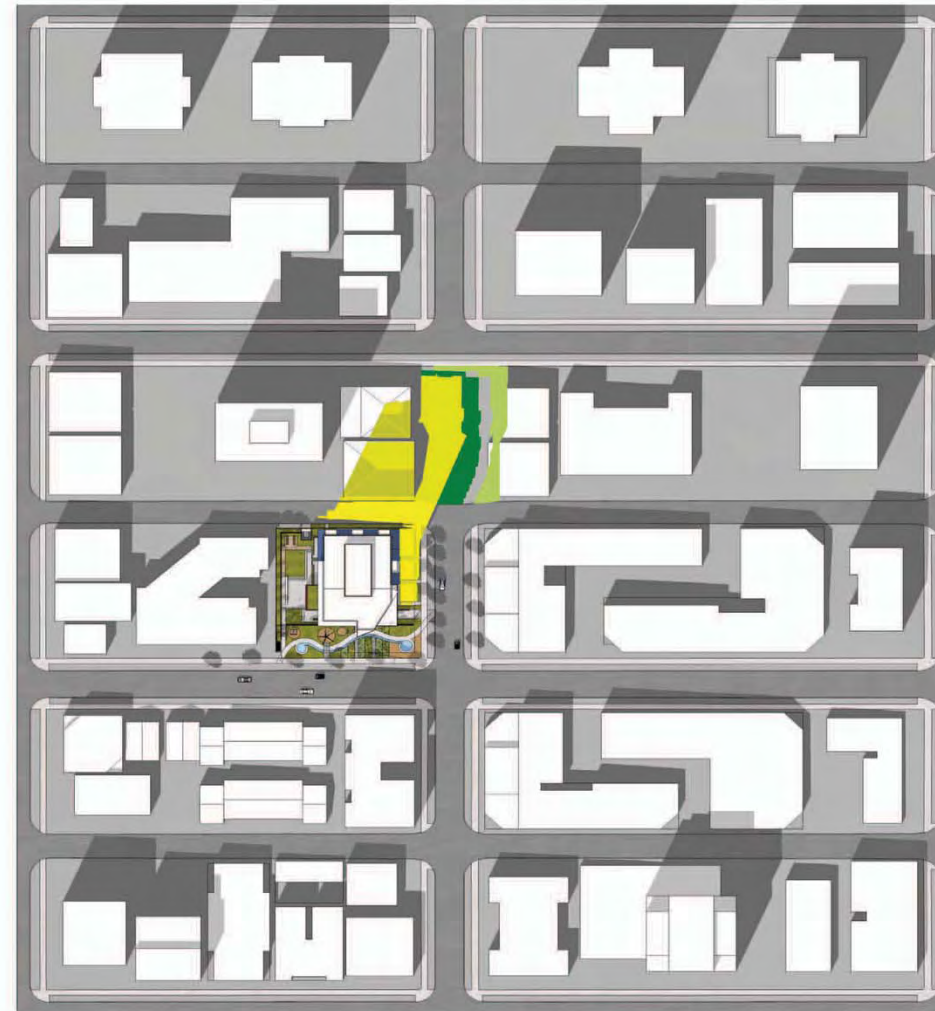
SHADOW STUDIES

PROPOSED DEVELOPMENT

- Existing Shadows
- Mini-Park
- New Proposed Tower Shadow
- Incremental Increase in Sunlight on Mini-Park



2:30 pm



3:00 pm



3:30 pm

Summer Solstice: June 21