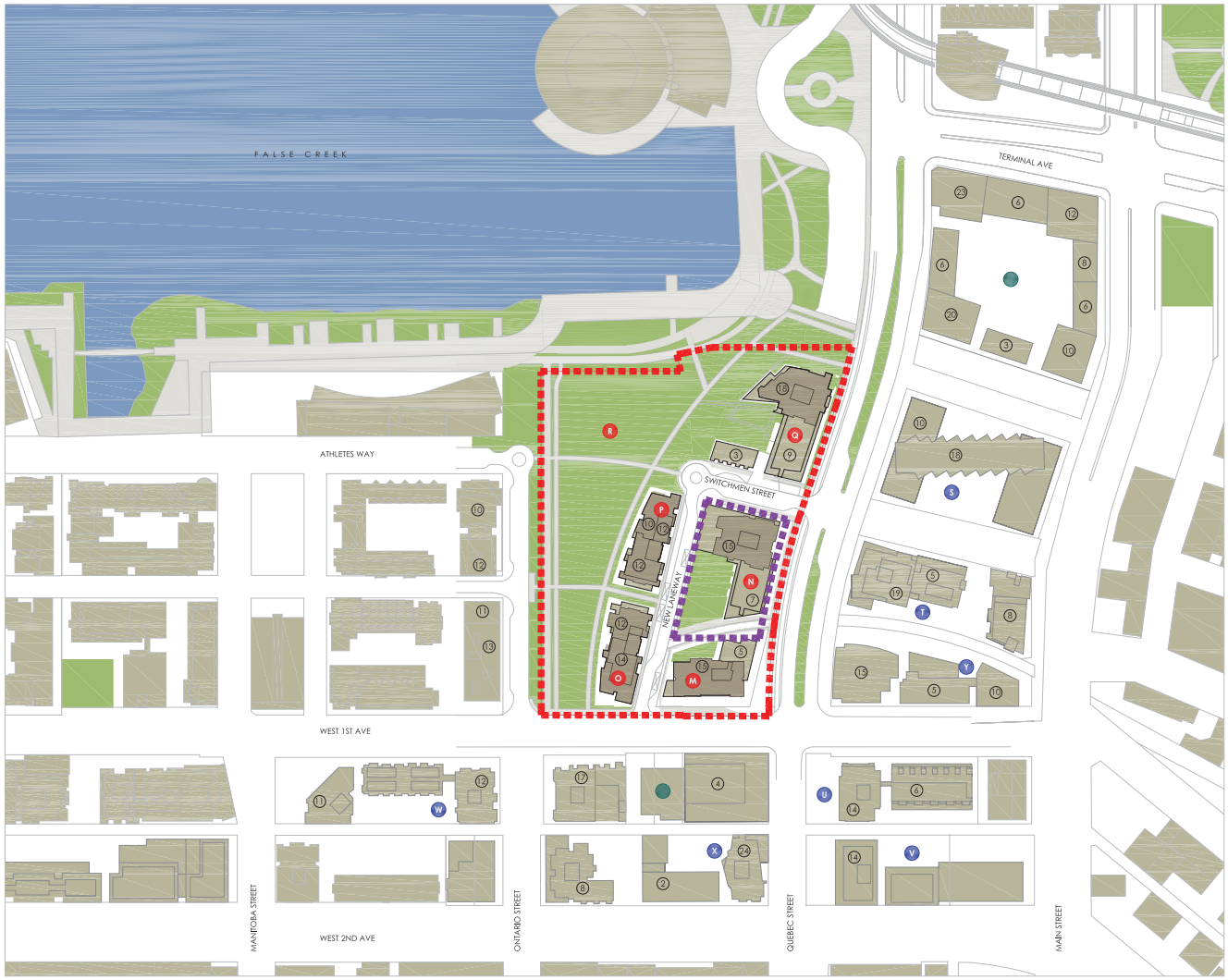

- SUBJECT SITE - OVERALL
- SUBJECT SITE - BUILDING 2
- APPROVED PROJECT/ UNDER CONSTRUCTION
- FUTURE DEVELOPMENT PER ODP

- M BUILDING 1 - C.O.V.
- N BUILDING 2
- O BUILDING 3
- P BUILDING 4
- Q BUILDING 5
- R EAST PARK

- S CENTRAL (ONNI)
- T LIDO (BOSA PROPERTIES)
- U MECANICCA (CRESSEY)
- V PROPOSED TOWER
- W THE ONE (PINNACLE)
- X OPSAL (BASTION)

- Y 100 BLOCK (ONNI)
- (xx) BUILDING HEIGHT (STOREYS)

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REVISIONS

No.	Date	Details	By
1	OCT 23-2014	ISSUED FOR D.P.	FR

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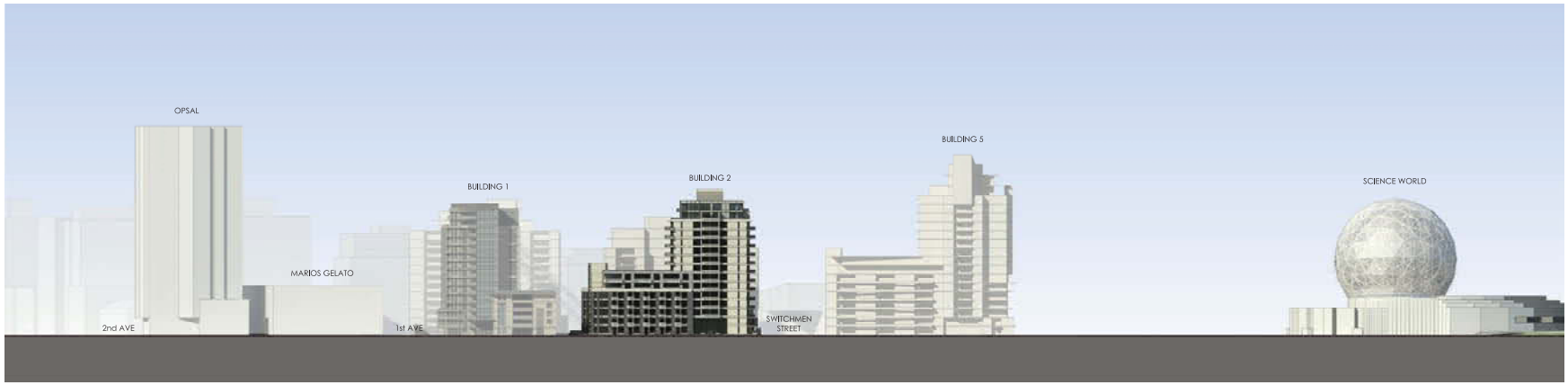
Client
CONCERT

Project
1551 QUEBEC STREET
BUILDING 2

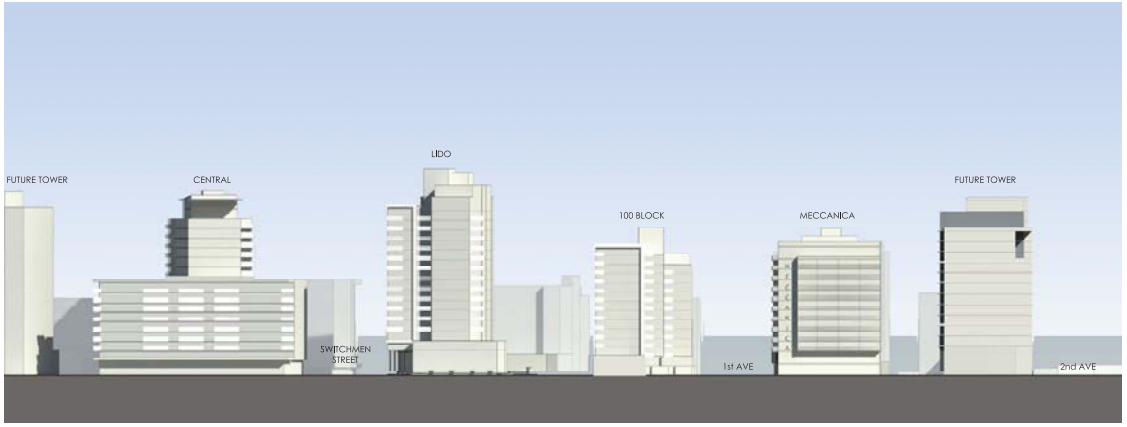
Drawing Title:
CONTEXT PLAN
SURROUNDING AREAS

Date: OCTOBER 2014
Project No. 11-04
Scale: N.T.S.
Drawn By: TG
File name: H:\11-04\DWGS\PRINT SET\BLDG-2 PRINT SET
Drawing No. A 0-5

21-Oct-14 Tara



STREETSCAPE ALONG QUEBEC STREET FACING EAST



STREETSCAPE ALONG QUEBEC STREET FACING WEST

STREETSCAPE ANALYSIS:

As per the CD-1 Bylaws and Guidelines for 3A & 3B, Building 2 occupies the middle ground of an ascending height structure as one heads northward from 1st Avenue to Science World. While the tower component is similar in height to the building to the south, both podium heights ascend as prescribed, with set back penthouse levels on each to reduce street scale presence, as well as increasing light to the public realm along Quebec Street, the internal courtyard area and the park to the west.

Unit entries along Quebec Street (as well as the entire perimeter) serve to animate the street and provide activity and security for this important street interface.

STREETSCAPE NOTES:

- Taller building elements are spaced relatively equally along Quebec Street to allow for views past and through.
- Podiums step up in height to the north as they do on the east side of Quebec Street.
- All 2 storey penthouse levels are to be set back somewhat from the majority of facades and employ a material change.

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Project
1551 QUEBEC STREET
BUILDING 2

Drawing Title
STREETSCAPES

Date: OCTOBER 2014	Project No. 11-04
Scale: N.T.S.	Drawing No. A 0-9
Drawn By: TG	
File name: H:\11-04\DWGS\PRINT SET\BLDG-2 PRINT SET	

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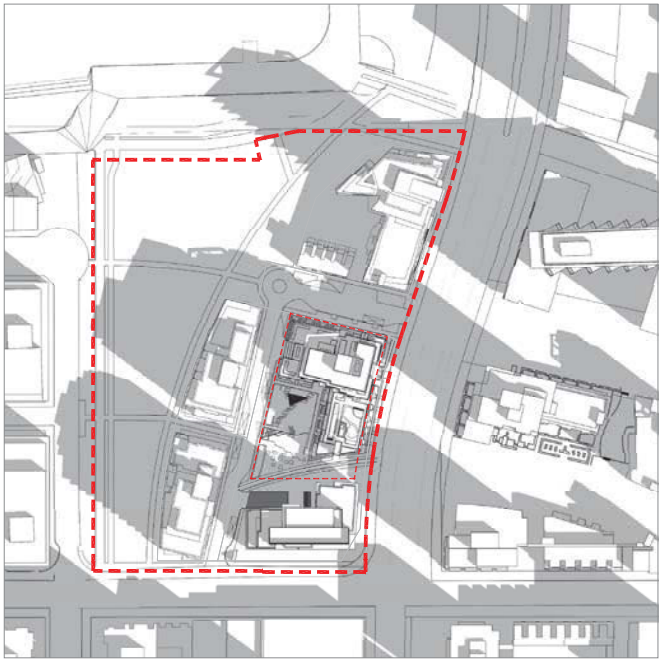

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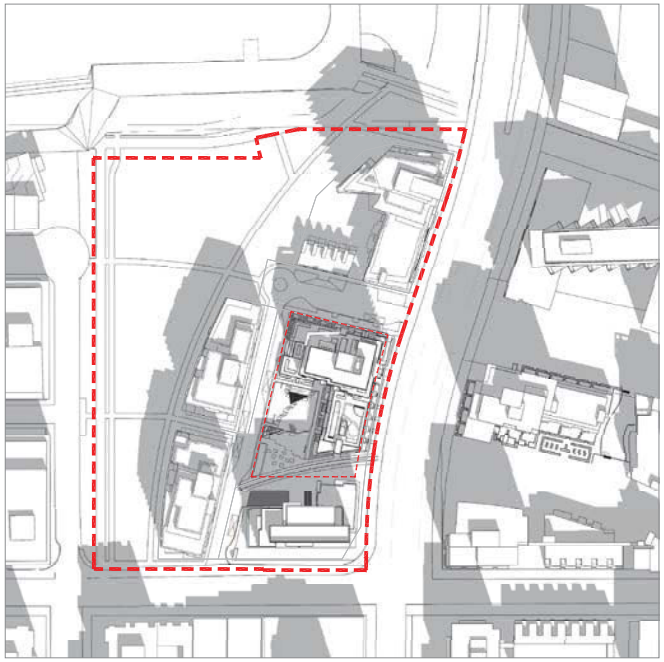

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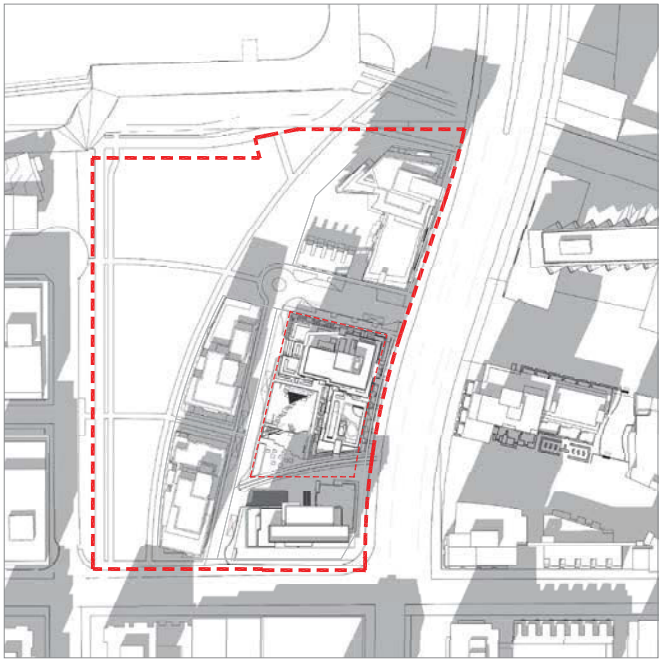

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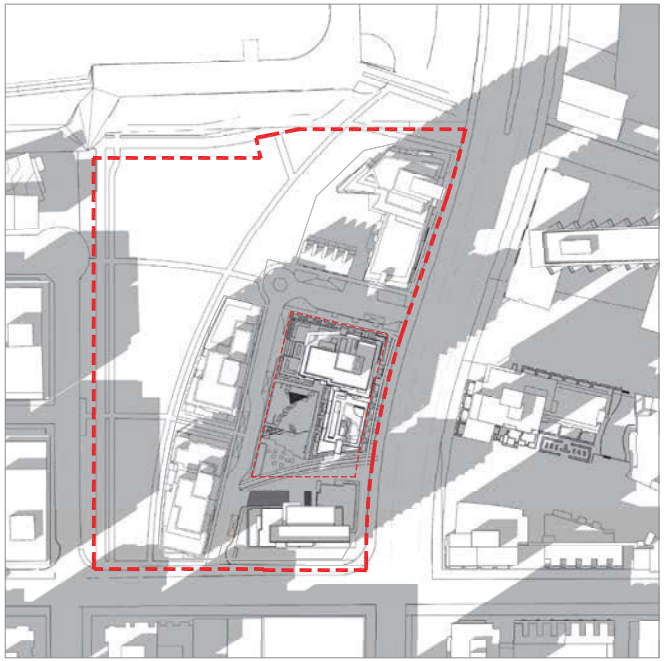

MARCH 21st 4:00 PM

NORTH

NOTE:
OVERALL SITE SHOWN
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Project
1551 QUEBEC STREET
BUILDING 2

Drawing Title
SHADOW ANALYSIS
MARCH

Date: OCTOBER 2014
Project No. 11-04
Scale: N.T.S.
Drawn By: TG
File name: H:\11-04\DWGS\PRINT SET\BLDG-2 PRINT SET
Drawing No. A 0-11

21-Oct-14 Tara

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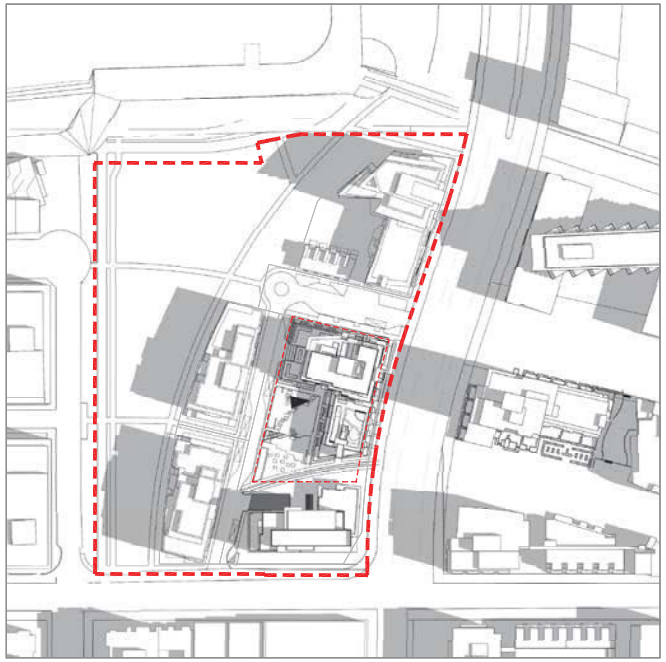
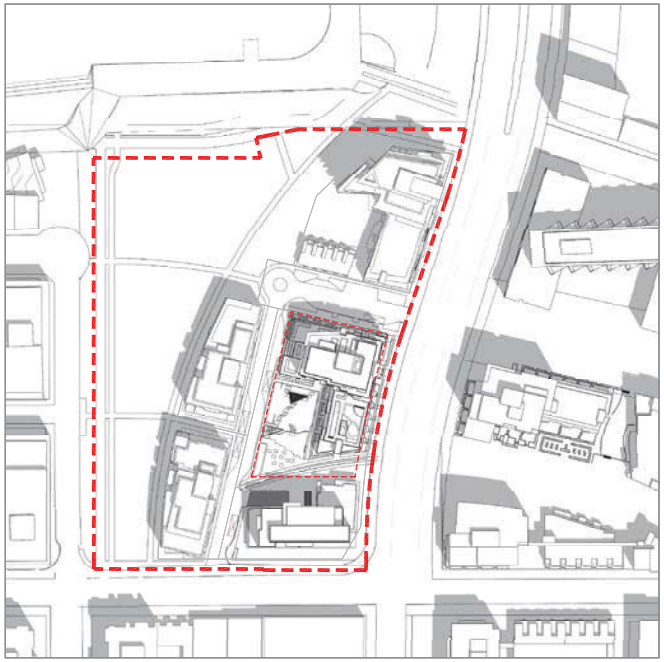


JUNE 21st 10:00 AM



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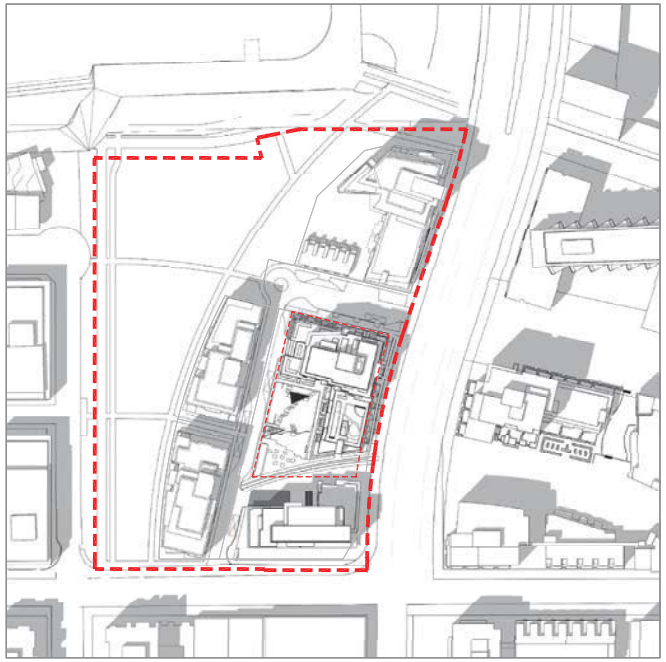

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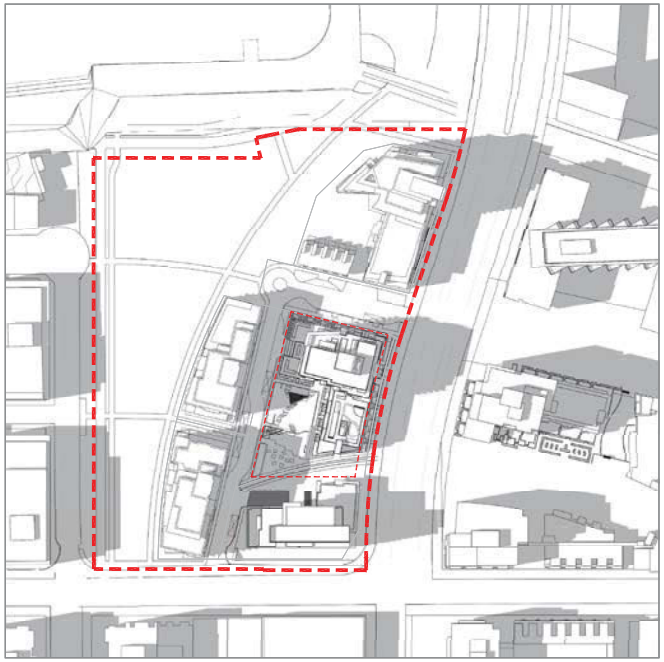

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NOTE:
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Project
1551 QUEBEC STREET
BUILDING 2

Drawing Title
SHADOW ANALYSIS
JUNE

Date: OCTOBER 2014	Project No. 11-04
Scale: N.T.S.	Drawing No. A 0-12
Drawn By: TG	
File name: H:\11-04\DWGS\PRINT SET\BLDG-2 PRINT SET	

21-Oct-14 Tara

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VIEW ANALYSIS

- The Building 2 tower location, proportional orientation, and podium height, have been followed as illustrated in the Rezoning Application, 3A & 3B Guidelines, and as required by the CD-1 bylaw.
- Views through to the west for neighbours to the east have been optimized, and daylight penetration to the street has been as well.
- With the proposed location of the tower component, space between the taller tower elements of Building 1 and 5 have been kept at approximately 200', leaving a considerable distance for privacy and view considerations.
- As an evolving urban boulevard, Quebec Street is an important vehicular oriented thoroughfare to and from the downtown peninsula. A bike route system, future surface rail, 4 lanes of vehicular traffic, and pedestrian sidewalks share this route and are physically separated for safety reasons. A pedestrian sidewalk and expanded setback divide the vehicles from the homes and individual entrances with raised terraces divide public and private realms.
- The original ODP prescribed a "streetwall" configuration along Quebec, with podiums and towers forming a strong presence and sense of containment on both east and west sides of the street. Building 2 follows this notion.

PRIVATE VIEWS

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Project
1551 QUEBEC STREET
BUILDING 2

Drawing Title
VIEW ANALYSIS

Date: OCTOBER 2014	Project No. 11-04
Scale: N.T.S.	Drawing No. A 0-13
Drawn By: TG	
File name: H:\11-04\DWGS\PRINT SET\BLDG-2 PRINT SET	

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