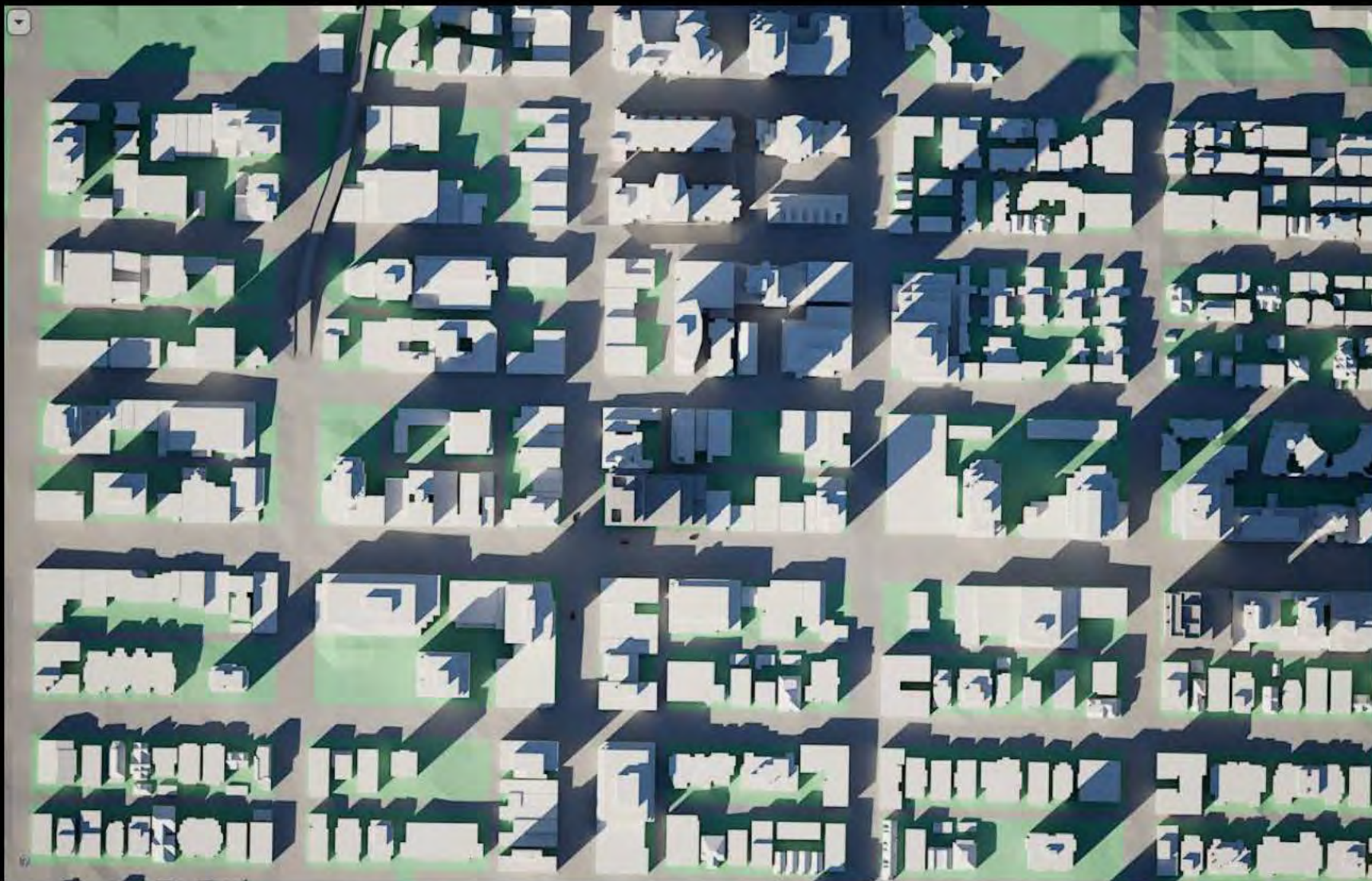


Shadow diagrams



October 15 at 4pm

Shadow diagrams



October 28 at 4pm

Shadow diagrams



November 5 at 9:12am

Shadow diagrams



November 28th at 2:30pm

Shadow diagrams



December 21st at 10am

Scale comparison



RBC (left), Development Permit (middle), Rezoning application (right)

South Granville context



Granville Street

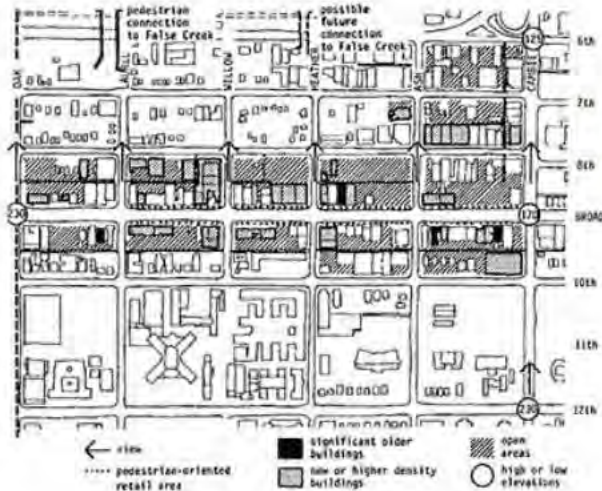
Success of Broadway comes from solid planning, C-3A Design Guidelines and zoning

CENTRAL BROADWAY C-3A URBAN DESIGN GUIDELINES

2.10

Rain Protection

Buildings on both north and south sides of Broadway should offer rain protection to pedestrians. Large buildings with 50 feet or more frontage could have arcades or canopies, smaller shop front should have awnings over the sidewalk or adjacent courtyard.



C-3A District Schedule

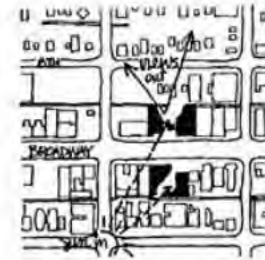
Intent

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities, specialized services and some light manufacturing enterprises while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses designed compatibly with commercial uses.

2.1

Open Space

Heavy traffic congestion, noise and air pollution along Broadway are detrimental to usable pedestrian area. By locating open areas 'off-street' people will benefit from sun exposure and places of quietude on the south side and street level views towards the mountains, water and downtown on the north side. Buildings should be shaped to make these spaces as sunny as possible.

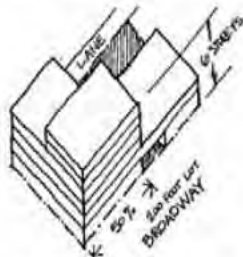
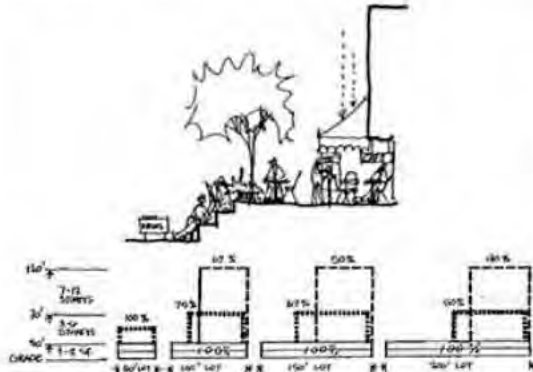


9.2

Average building height should reflect the predominant height in the surrounding area.



6.4 Furnish open areas with places to sit and make provision for mail boxes, newspapers, kiosks, telephones, garbage disposal, information and displays. Provision of protected places reinforced with activities ensures enjoyable use on rainy, grey Vancouver days.



MASSING EXAMPLE: F.S.N. - 3.0
winter sun over 50% of the street wall,
off-street open space

Acknowledge excellent work done in past

Topographic changes & north facing slope



Massing model, shadows on Oct 21, 12:45pm

Shadow diagrams on Policy report. Compare with NOAA Solar Calculator

ESRI Global Monitoring Laboratory

https://gml.noaa.gov/grad/solcalc/

Global Monitoring Laboratory

Earth System Research Laboratories

About · People · Research · Observing Networks · Data · Products · Information

Global Radiation and Aerosols · Solar Calculator

GRAD Menu

NOAA Solar Calculator

Find Sunrise, Sunset, Solar Noon and Solar Position for Any Place on Earth

Show: World Cities · U.S. Cities · GML Observatories · GML Data Sites · SurfRad & Solrad

Drag the large red pin to the desired location and enter the date and time at which to calculate the sun position.

Latitude: 49.263708

Longitude: -123.1383

Time Zone: America/Vancouver

UTC Offset: -07:00

Save Location

Date:

Day: 20

Month: Mar

Year: 2022

Local Time: 10:00:00 PM

Use Current Time

Result

Equation of Time (minutes): -7.36

Solar Declination (in°): 0.02

Solar Noon (hh:mm:ss): 13:19:54

Apparent Sunrise (hh:mm): 07:15

Apparent Sunset (hh:mm): 19:26

Az/EI (in°) at Local Time: 122.45 24.87

Show Sunrise

Show Sunset

Show Azimuth

