



GOH BALLET 2345 MAIN ST

REZONING APPLICATION 2025-02-18 (updated 2025-08-25)

OWNER

GOH BALLET
2345 Main Street, Vancouver, BC V5T 3C9
Tel: 604.872.4014 Contact: Chan Hon Goh

AGENT FOR OWNER

WESTBANK CORP
501-1067 West Cordova Street
Tel: 604.685.8986 Contact: Mahbod Biazzi

CONSULTANT TEAM

ARCHITECTURAL

ALIGN ARCHITECTURE INC
103-750 West 12th Avenue, Vancouver BC, V5Z 0A3
Tel: 604.374.0680 Contact: Adeline Lai

SUSTAINABILITY

RECOLLECTIVE CONSULTING
210-128 West Hastings Street, Vancouver, BC V6B 1G8
Tel: 604.669.4940 Contact: Navid Hossaini

ENVIRONMENTAL

KEYSTONE ENVIRONMENTAL
320-4400 Dominion Street, Burnaby, BC V5G 4G3
Tel: 604.430.0671 Contact: Michael Farnsworth

LANDSCAPE

LOCI LANDSCAPE ARCHITECTURE
1738 Kingsway, Vancouver, BC V5N 2S3
Tel: 604.694.0053 Contact: Mike Enns

STRUCTURAL

GLOTMAN SIMPSON
1661 West 5th Avenue, Vancouver, BC V6J 1N5
Tel: 604.734.8522 Contact: Nick Maerkl

CIVIL

R.F. BINNIE & ASSOCIATES LTD
300-4940 Canada Way, Burnaby, BC V5G 4K6
Tel: 778.945.6146 Contact: Jonathan Poon

ELEVATOR

GUNN CONSULTANTS
1020 Mainland Street #166, Vancouver, BC V6B 2T5
Tel: 604.630.2276 Contact: Jordan Chung

TRANSPORTATION

BUNT & ASSOCIATES ENG LTD
1050 West Pender #1550, Vancouver, BC V6E 3S7
Tel: 604.685.6427 Contact: Christephen Cheng

MECHANICAL

ZENON MANAGEMENT
3578 West 28th Avenue, Vancouver, BC V6S 1S2
Tel: 604.720.2602 Contact: Nenad Stojanovic

ENVELOPE & ENERGY MODELLING

RDH BUILDING SCIENCE
4333 Still Creek Drive #400, Vancouver, BC V5C 6S6
Tel: 604.873.1181 Contact: Neil Norris

SURVEYOR

MATSON PECK & TOPLISS
320-11120 Horseshoe Way, Richmond, BC V7A 5H7
Tel: 604.270.9331 Contact: Joe Coelho

HERITAGE

DONALD LUXTON & ASSOCIATES INC
#1030-470 Granville Street, Vancouver, BC V6C 1V5
Tel: 604.688.1216 Contact: Chelsea Dunk

ELECTRICAL

NEMETZ & ASSOCIATES
2009 W 4th Avenue, Vancouver, BC V6J 1N3
Tel: 604.736.6562 Contact: Bezan Irani

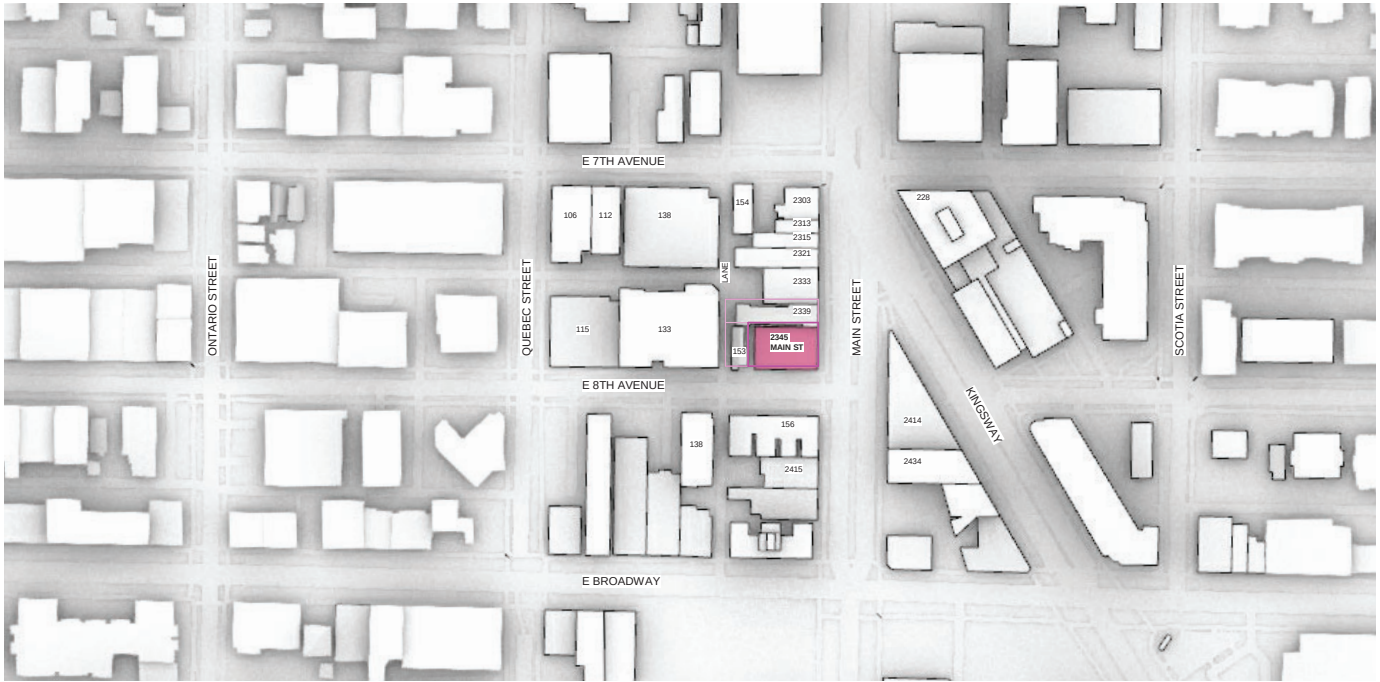
GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.
215-1200 W 73rd Avenue, Vancouver, BC V6P 6G5
Tel: 604.439.0922 Contact: Matt Kokan

PLANNING CONSULTANT

POONI GROUP
200-1055 West Hastings Street, Vancouver, BC V6E 2E9
Tel: 250.880.2132





1 CONTEXT PLAN
1:1000

PROJECT DATA

STREET ADDRESS: 2345 MAIN STREET, VANCOUVER BC
EXISTING ZONING: C-3A
SITE AREA: 6,181 SF 574 SM
BUILDING HEIGHT: 235'-0" (71.83m) TO TOP OF PARAPET
244'-0" (74.57m) TO TOP OF MECHANICAL APPURTENANCE

LEGAL ADDRESS:
PROPOSED ZONING:
PROPOSED FSR:

LOT 2 OF LOTS 10 AND 11, BLOCK 44 DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 5259
CD-1
21.3

AREA SUMMARY													
LEVEL	GFA				EXCLUSIONS				FSR				
	STUDENT HOUSING	GOH HOUSING	DANCE	RETAIL	AMENITY	OTHER	EXCLUSION	TOTAL	STUDENT HOUSING	GOH HOUSING	DANCE	RETAIL	TOTAL
ROOF	556				556			556					
L25 AMENITY	3,475				3,088	387	3,475		5,159			5,159	
L24	5,159						0	5,159				5,159	
L23	5,159						0	5,159				5,159	
L22	5,159						0	5,159				5,159	
L21	5,159						0	5,159				5,159	
L20	5,159						0	5,159				5,159	
L19	5,159						0	5,159				5,159	
L18	5,159						0	5,159				5,159	
L17	5,159						0	5,159				5,159	
L16	5,159						0	5,159				5,159	
L15	5,159						0	5,159				5,159	
L14	5,159						0	5,159				5,159	
L13	5,159						0	5,159				5,159	
L12	5,159						0	5,159				5,159	
L11	5,159						0	5,159				5,159	
L10	5,159						0	5,159				5,159	
L9	5,159						0	5,159				5,159	
L8	5,159						0	5,159				5,159	
L7	5,159						0	5,159				5,159	
L6	5,159						0	5,159				5,159	
L5	5,159						0	5,159				5,159	
L4	5,159						0	5,159				5,159	
L3	4,500				4,500	133	133	4,367	4,367	1,059	3,441		
L2		4,696			4,696	307	307		4,389				
L1M	2,991				2,991								
L1	1,963		1,687	1,535	5,185	906	906	1,057		1,687	1,535	4,279	
B1M	2,170					2,170	2,170						694
B1	1,207				4,659	5,866	1,207	1,207		4,659		4,659	3,551
B2					5,895	5,895	62	62		5,893		5,893	4,351
TOTAL	125,201	4,696	12,211	1,535	143,643	3,395	8,412	11,807	113,763	4,389	12,149	1,535	131,836

UNIT SUMMARY						
Level	Single	Double	Triple	Quad	No. of Units	No. of Beds
L24	13	1	0	0	14	15
L23	13	1	0	0	14	15
L22	13	1	0	0	14	15
L21	13	1	0	0	14	15
L20	13	1	0	0	14	15
L19	13	1	0	0	14	15
L18	13	1	0	0	14	15
L17	13	1	0	0	14	15
L16	13	1	0	0	14	15
L15	13	1	0	0	14	15
L14	13	1	0	0	14	15
L13	13	1	0	0	14	15
L12	13	1	0	0	14	15
L11	13	1	0	0	14	15
L10	13	1	0	0	14	15
L9	13	1	0	0	14	15
L8	13	1	0	0	14	15
L7	13	1	0	0	14	15
L6	13	1	0	0	14	15
L5	13	1	0	0	14	15
L4	13	1	0	0	14	15
L3	10	0	1	0	11	13
Student Housing						
Subtotal	263	21	1	0	305	326
Goh Ballet Dormitory						
Subtotal	4	6	0	0	10	16
TOTAL	267	27	1	0	315	344

Number	Name
A0 GENERAL	PROJECT DATA
A0.1	SITE PLAN
A0.2	
A1-A2 FLOOR PLANS	
A1.1	FLOOR PLAN - LEVEL B2
A1.2	FLOOR PLAN - LEVEL B1
A1.3	FLOOR PLAN - LEVEL B1M
A2.1	FLOOR PLAN - LEVEL 1
A2.1A	FLOOR PLAN - LEVEL 1M
A2.2	FLOOR PLAN - LEVEL 2
A2.3	FLOOR PLAN - LEVEL 3
A2.5	FLOOR PLAN - LEVEL 4-24 TYPICAL
A2.6	FLOOR PLAN - LEVEL 25 - ROOF AMENITY
A2.7	FLOOR PLAN - LEVEL ROOF
A3 ELEVATIONS	
A3.1	ELEVATIONS - SOUTH & EAST
A3.2	ELEVATIONS - NORTH & WEST
A5 SECTIONS	
A5.1	SECTIONS
A8 FSR DIAGRAMS	
A8.1	FSR AREA DIAGRAM - LEVEL B2
A8.2	FSR AREA DIAGRAM - LEVEL B1
A8.3	FSR AREA DIAGRAM - LEVEL B1M
A8.4	FSR AREA DIAGRAM - LEVEL 1
A8.4A	FSR AREA DIAGRAM - LEVEL 1M
A8.5	FSR AREA DIAGRAM - LEVEL 2
A8.6	FSR AREA DIAGRAM - LEVEL 3
A8.8	FSR AREA DIAGRAM - LEVEL 4-24
A8.9	FSR AREA DIAGRAM - LEVEL 25
A8.10	FSR AREA DIAGRAM - LEVEL ROOF
A10 SHADOW STUDY	
A10.1	SHADOW STUDY - MARCH 20
A10.2	SHADOW STUDY - JUNE 20
A10.3	SHADOW STUDY - SEPTEMBER 22
*A10.1 & 10.3 UPDATED 2025-08-22, A10.2 UPDATED 2025-08-25)	

DATE	REVISION	ISSUED FOR REZONING APPLICATION
2025-02-18	1	ISSUED FOR REZONING APPLICATION
2025-08-22	2	ISSUED FOR REZONING APPLICATION
2025-08-25	3	ISSUED FOR REZONING APPLICATION

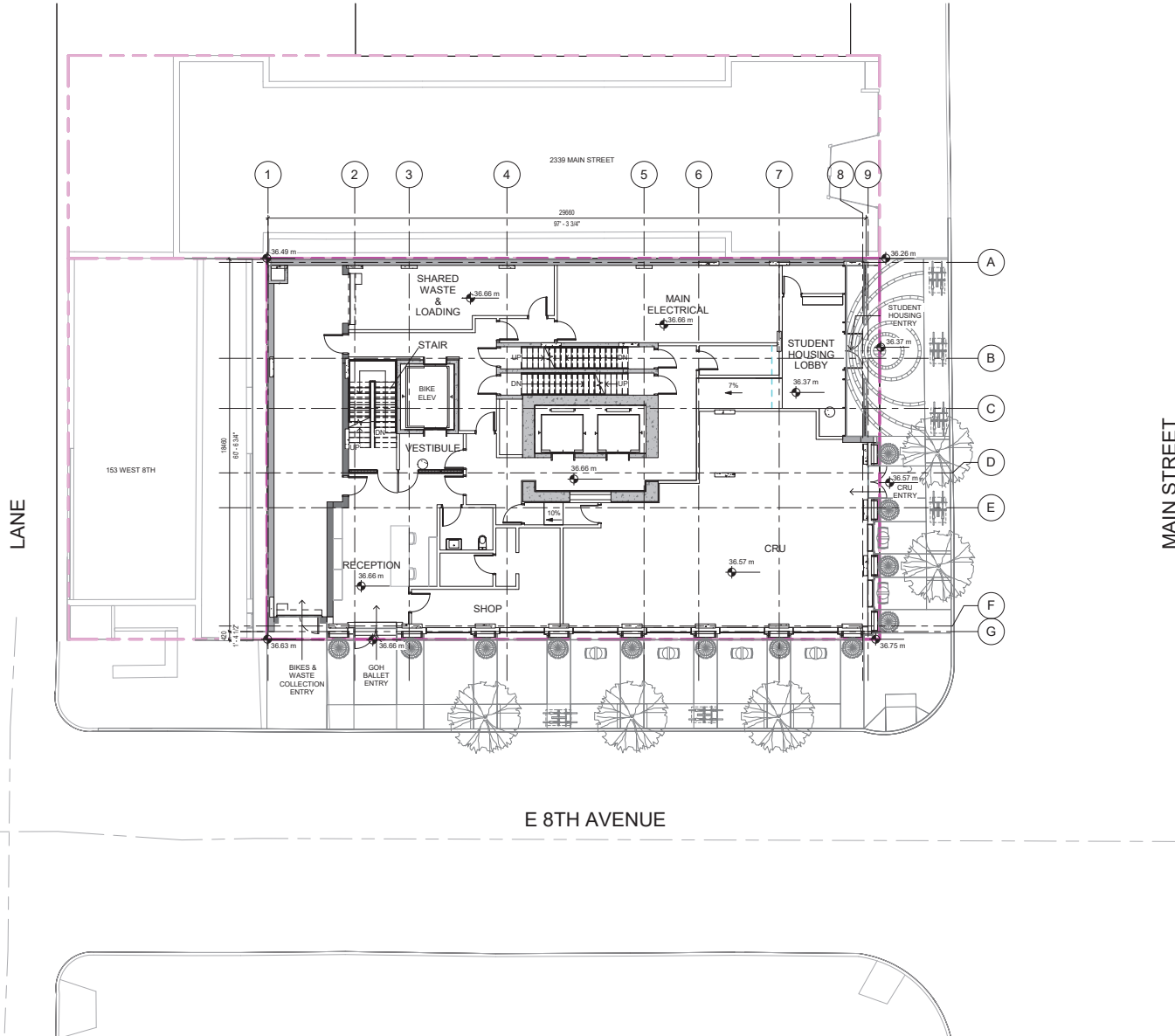
DATE



GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

PROJECT DATA

Scale	1:1000	Drawing Number	A0.1
Project Number	25-01	Revision Date	2025-02-18
Issue Date	2025-02-18	2025-08-25	



1 SITE PLAN - Level 1
1 : 100

ALign Architecture Inc
103-720 West 12th Ave, Van, BC, V5Z 0A3
604.374.0080

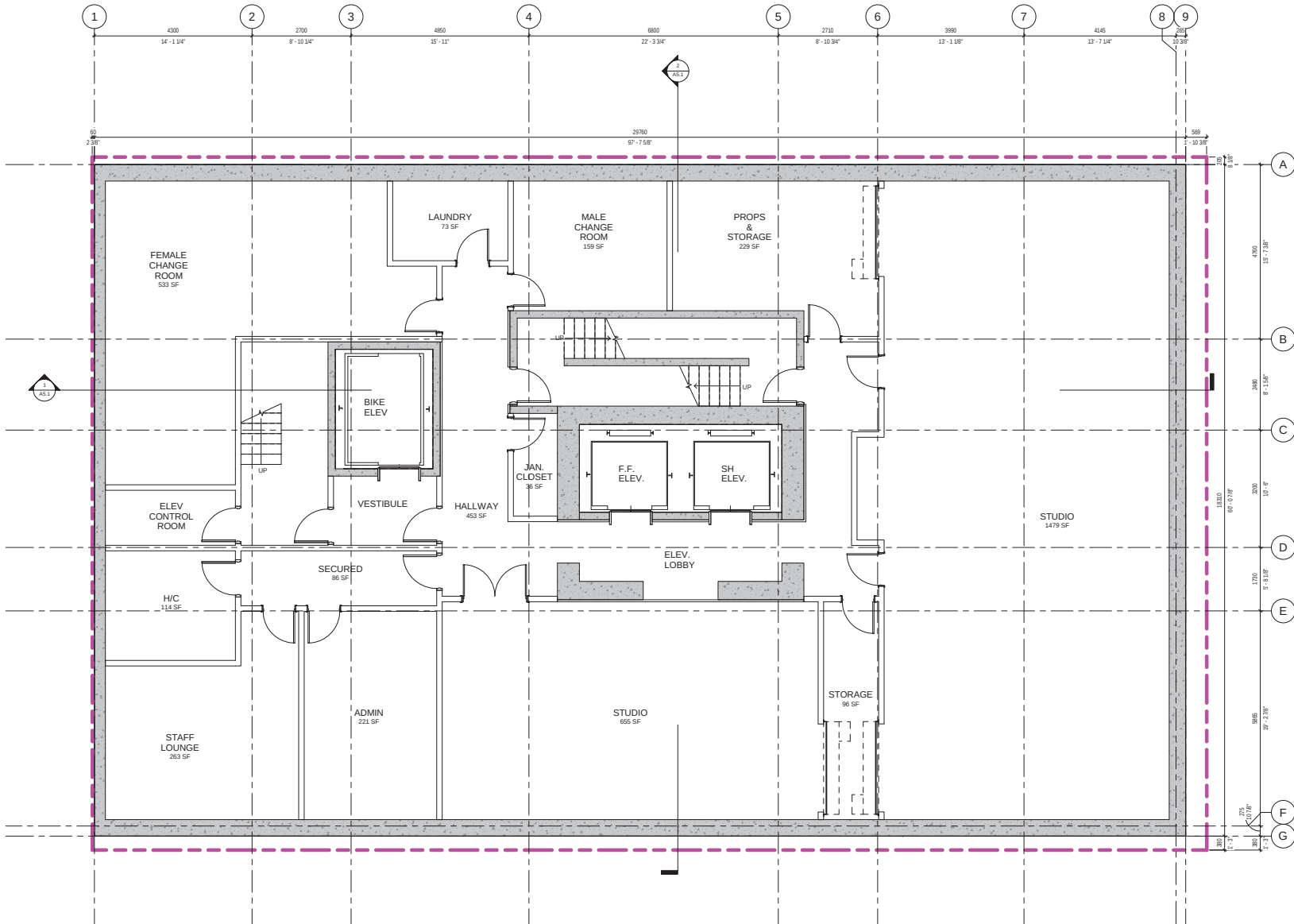


Copyright reserved. No part of this design or detail may be reproduced or used in any form without the written consent of the project.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

SITE PLAN

Scale: 1 : 100
Drawing number: A0.2
Project number: 25-01
Issue date: FEB 18, 2025
Author: [Signature]
Checked: [Signature]
Version: 01



Notes

Align Architecture Inc.
303-750 West 12th Ave, Van, BC, V5Z 0A3
604.574.0880

Author
Checked
2025-08-28

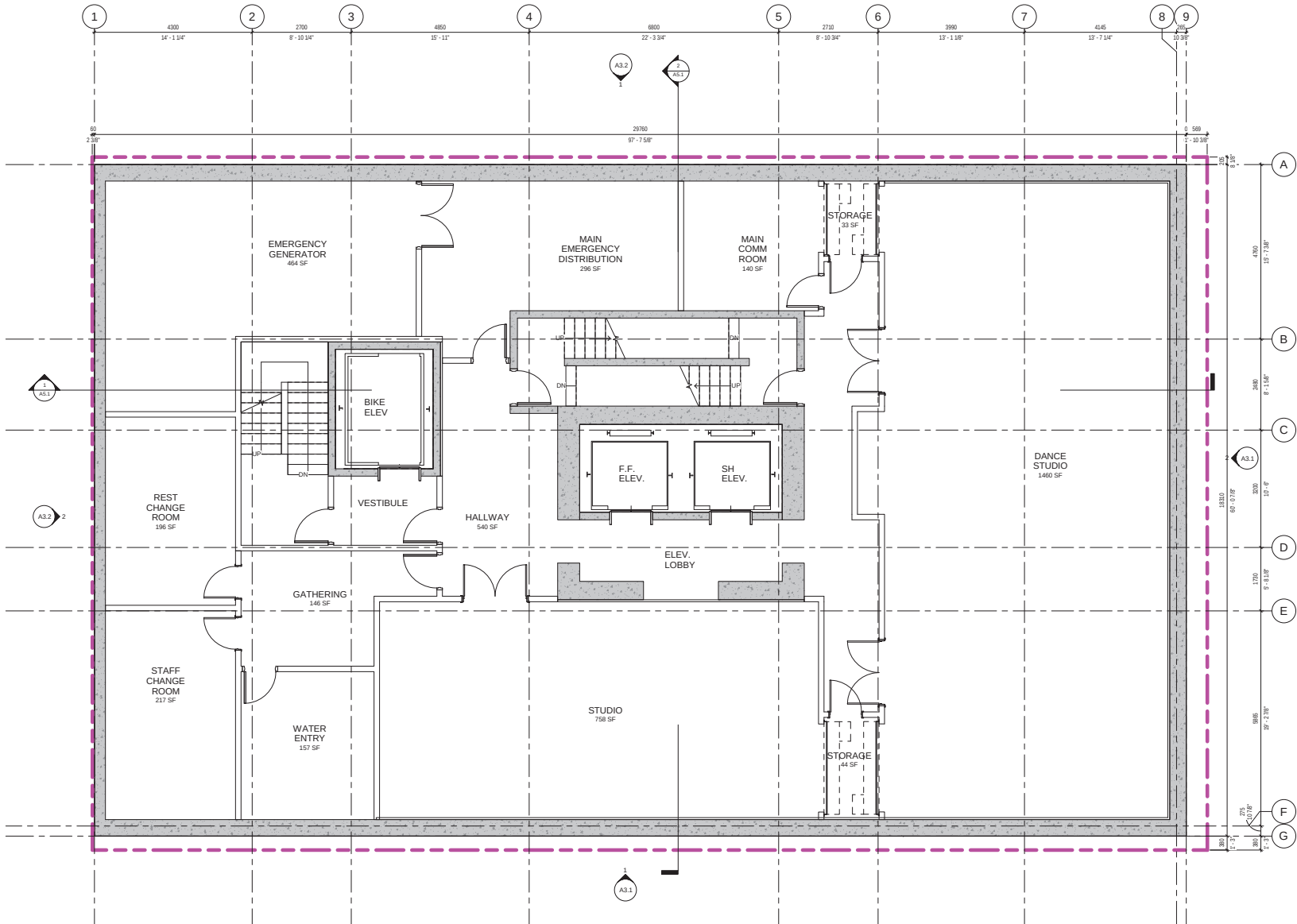
Copyright reserved. No part of this design may be reproduced without the written permission of the architect and owner. All rights reserved.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL B2

Scale
1:50
Project Number
25-01
Issue Date
FEB 18, 2025
Drawing Number
A1.1

1 Level B2
1:50



Align Architecture Inc.
103-700 West 12th Ave, Van, BC, V5Z 0A3
604.574.0080



Copyright reserved. No part of this design may be reproduced without the written permission of the architect and owner. All rights reserved.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL B1

Scale: 1:50
Drawing number: A1.2
Project number: 25-01
Issue date: FEB 18, 2025
Version: 1.0

1 Level B1
1:50



scale	drawing number
1 : 50	A1.3
project number	
25-01	
issue date	revision date
FEB 18, 2025	

drawing number
A1.3
revision date

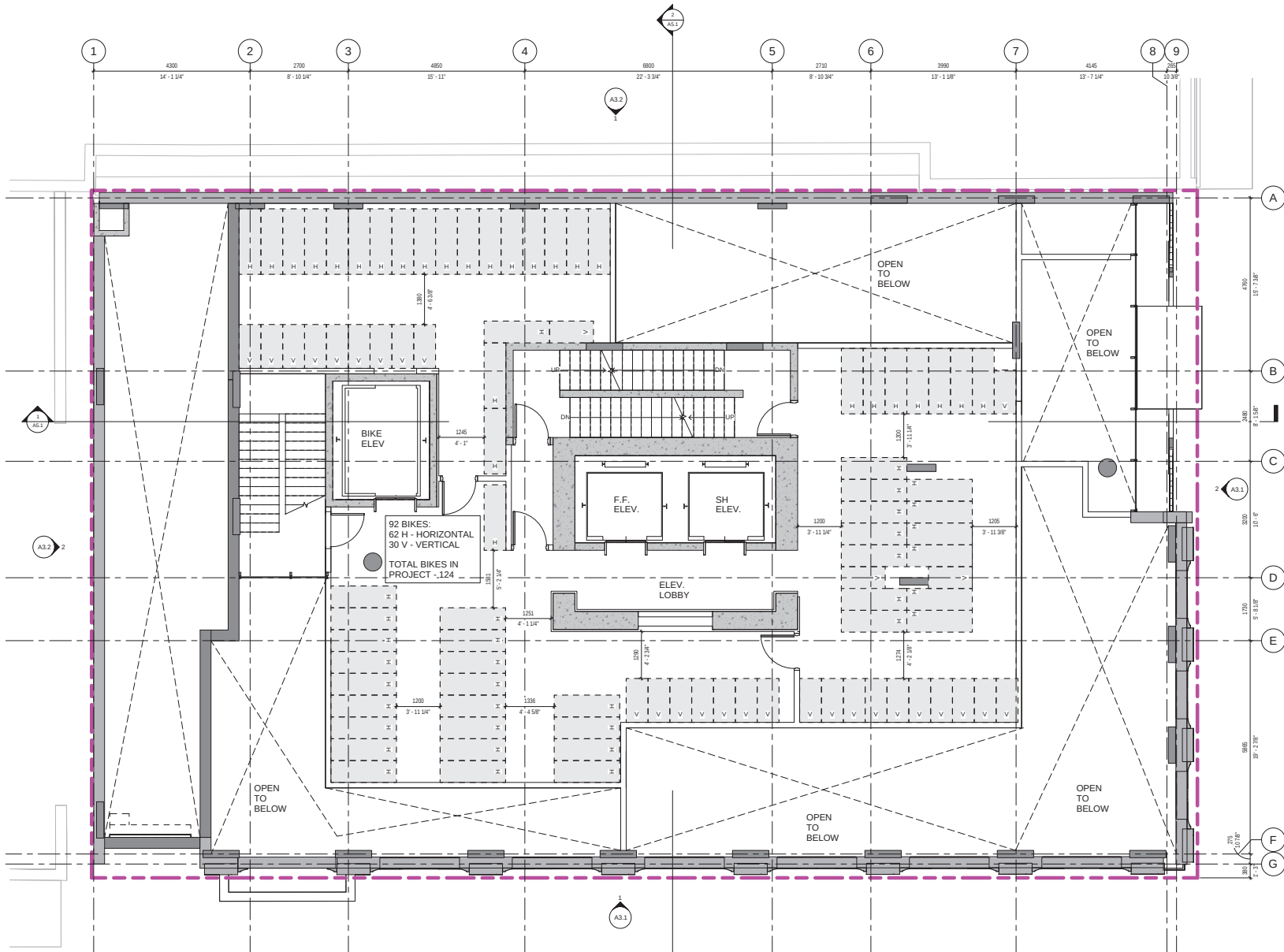


GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 1

scale	drawing number
1 : 50	A2.1
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 Level 1
1 : 50



1 Level 1M
1 : 50

Align Architecture Inc.
103-750 West 12th Ave, Van, BC, V5Z 0A3
604.574.0080

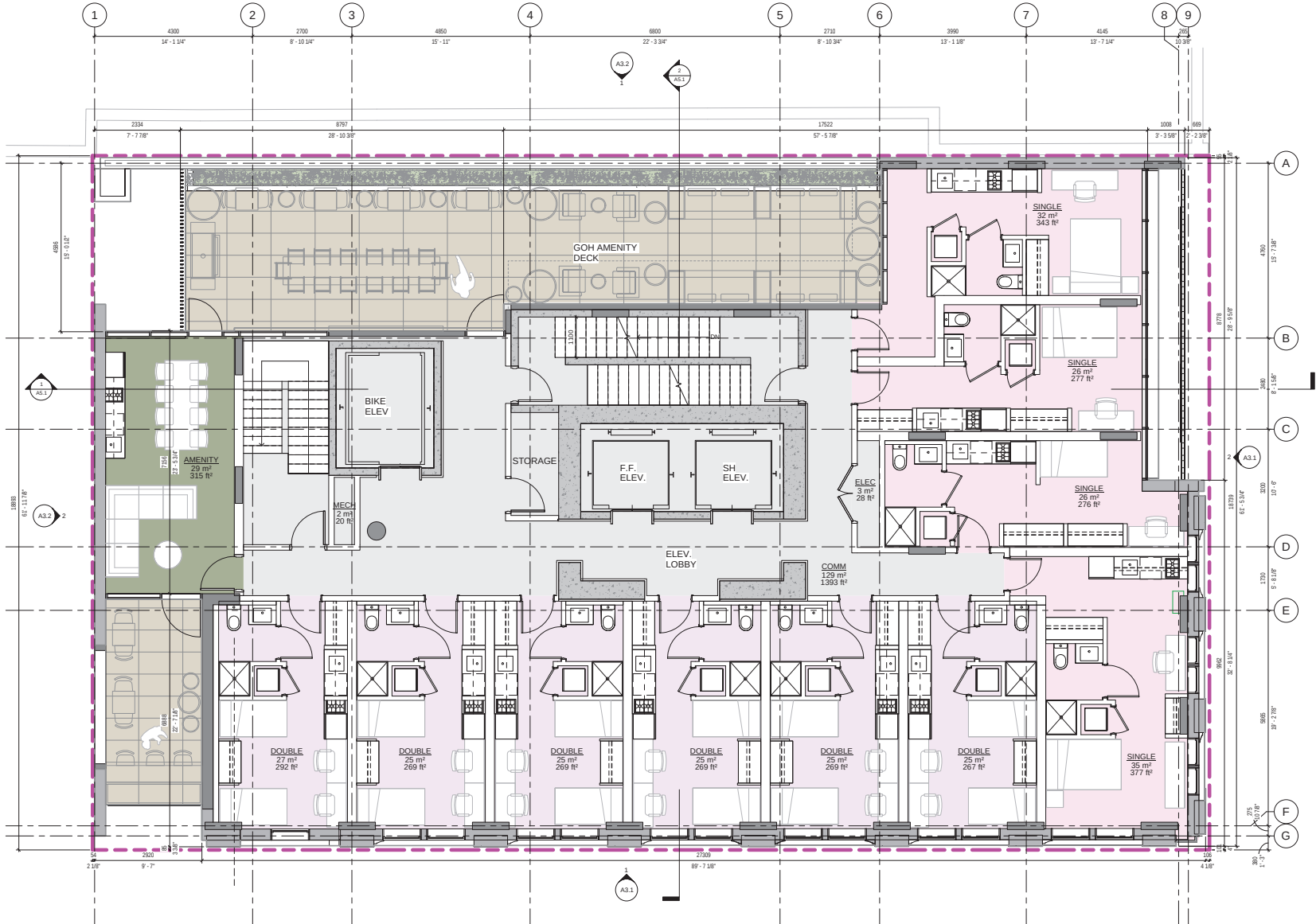
Author
Checked
2025-08-29

Copyright reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without prior written permission from the author.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 1M

Scale
1 : 50
Drawing number
A2.1A
Project number
25-01
Issue date
FEB 18, 2025
Version
1.0



Align Architecture Inc.
202-750 West 12th Ave, Van, BC, V5Z 0A3
2025-08-25

Author
Checked
2025-08-25

Copyright reserved. No part of this design may be reproduced without the written permission of the author.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 2

Scale
1:50
Drawing number
A2.2
Project number
25-01
Revision date
FEB 18, 2025

1 Level 2
1:50



GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 3

scale	drawing number
1 : 50	A2.3
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 Level 3
1 : 50



drawn

Author

checked

Check

Copyright reserved. This plan and design is and at all times remains the exclusive property Westbank Inc. and cannot be used without the architect's written consent.

FLOOR PLAN - LEVEL 4-24 TYPICAL

450

1:50
noisy

25-01

23-01
issue date

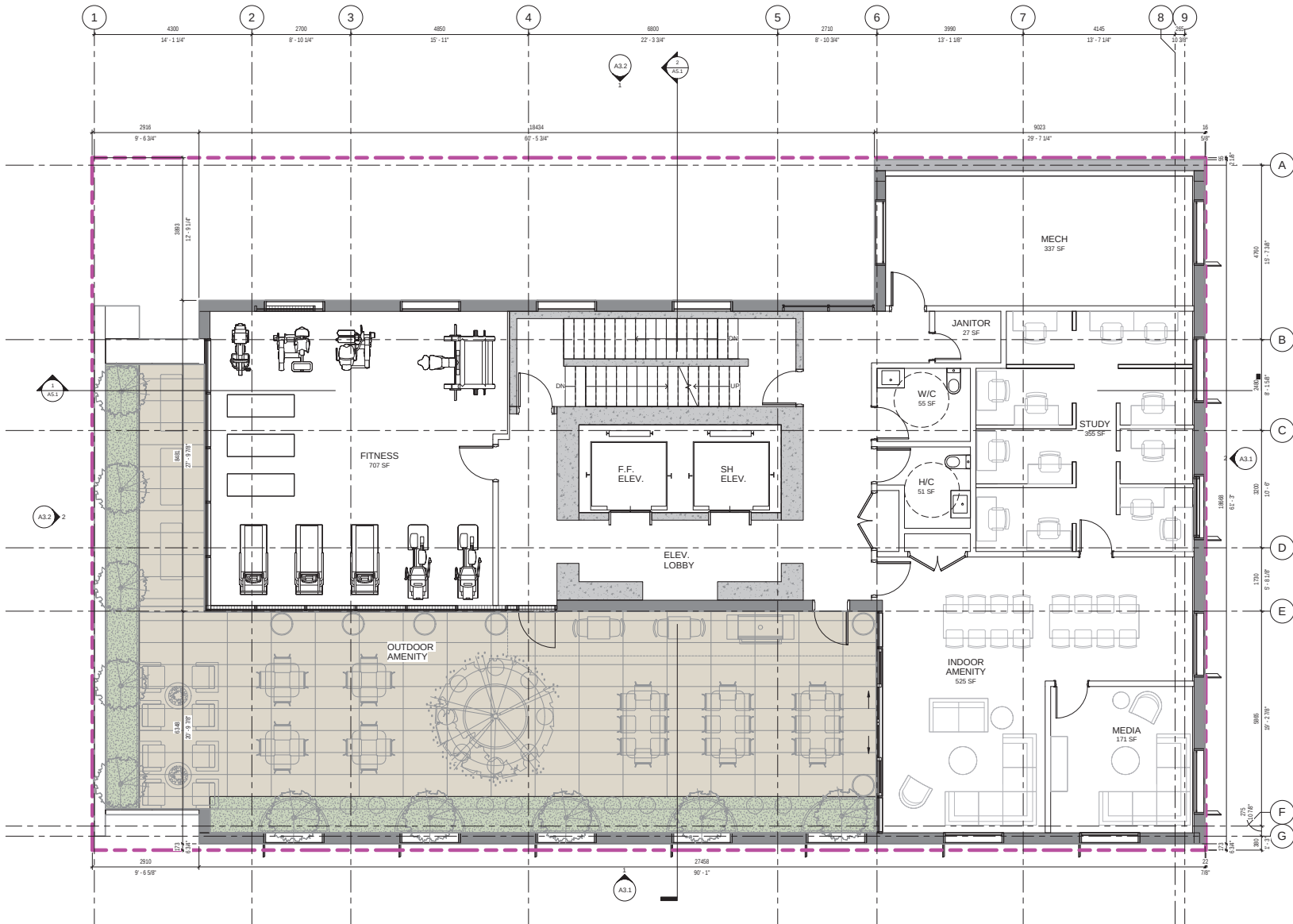
1024

A25

12.3

revision date

2008/08/20 11:51:01



1 Level 25
1:50

Align Architecture Inc.
202-750-1228
104-1714-0000

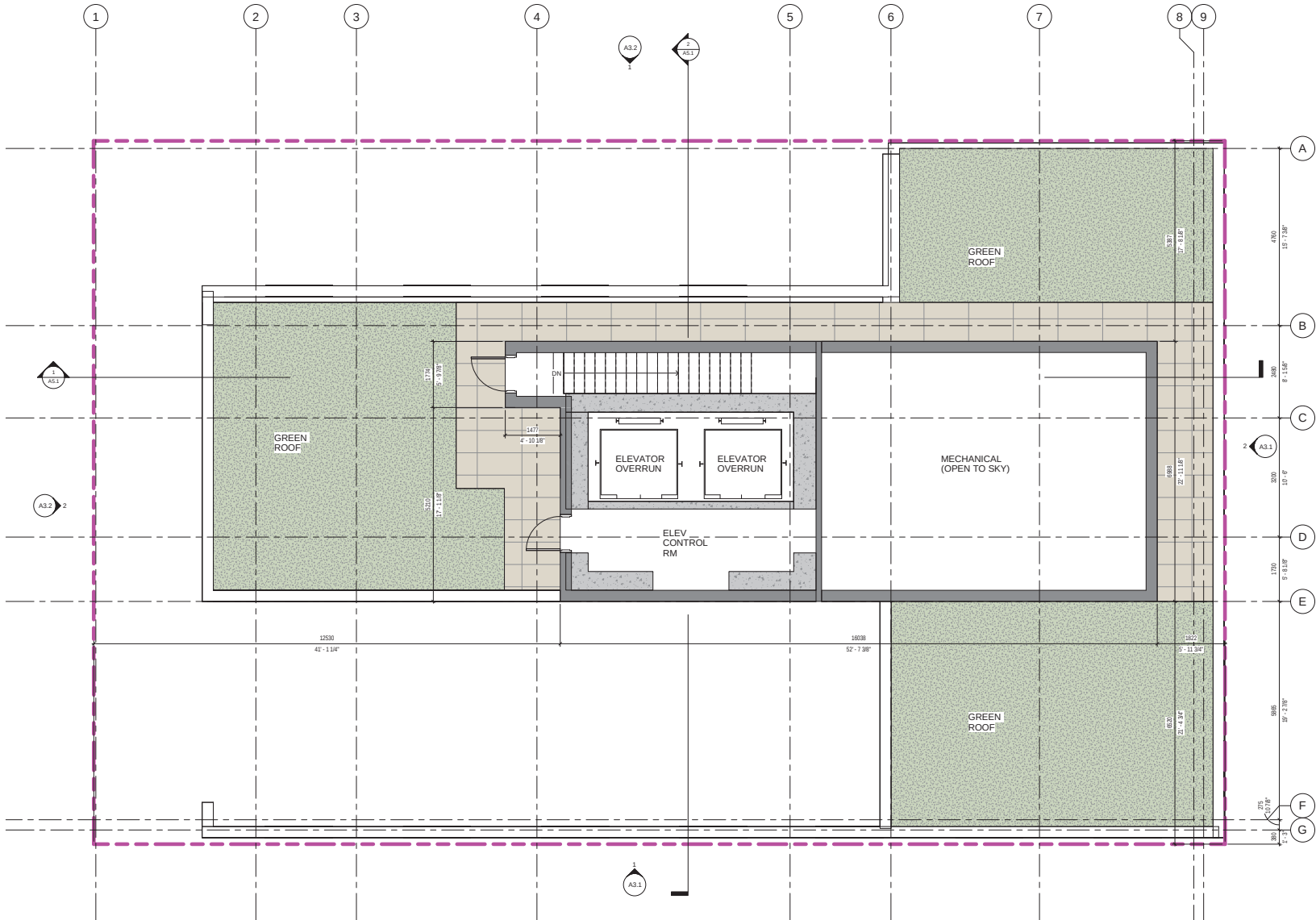
Author
Checked
2025-08-26

Copyright reserved. No part of this design may be reproduced without the written permission of Align Architecture Inc.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FLOOR PLAN - LEVEL 25 - ROOF AMENITY

Scale
1:50
Drawing number
A2.6
Project number
25-01
Issue date
FEB 18, 2025
Version
1.0



Align Architecture Inc.
103-750 West 12th Ave, Van, BC, V5Z 0A3
604.574.0080

Author
Checked
2025-08-29

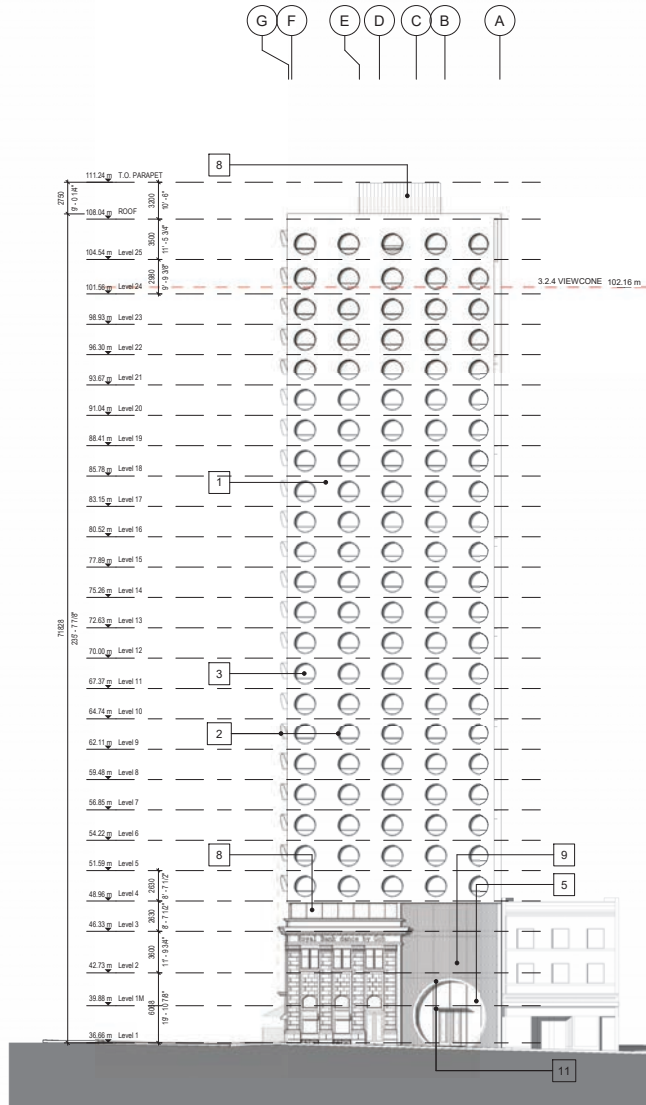
Copyright reserved. No part of this design may be reproduced without the written permission of the author. All rights reserved.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

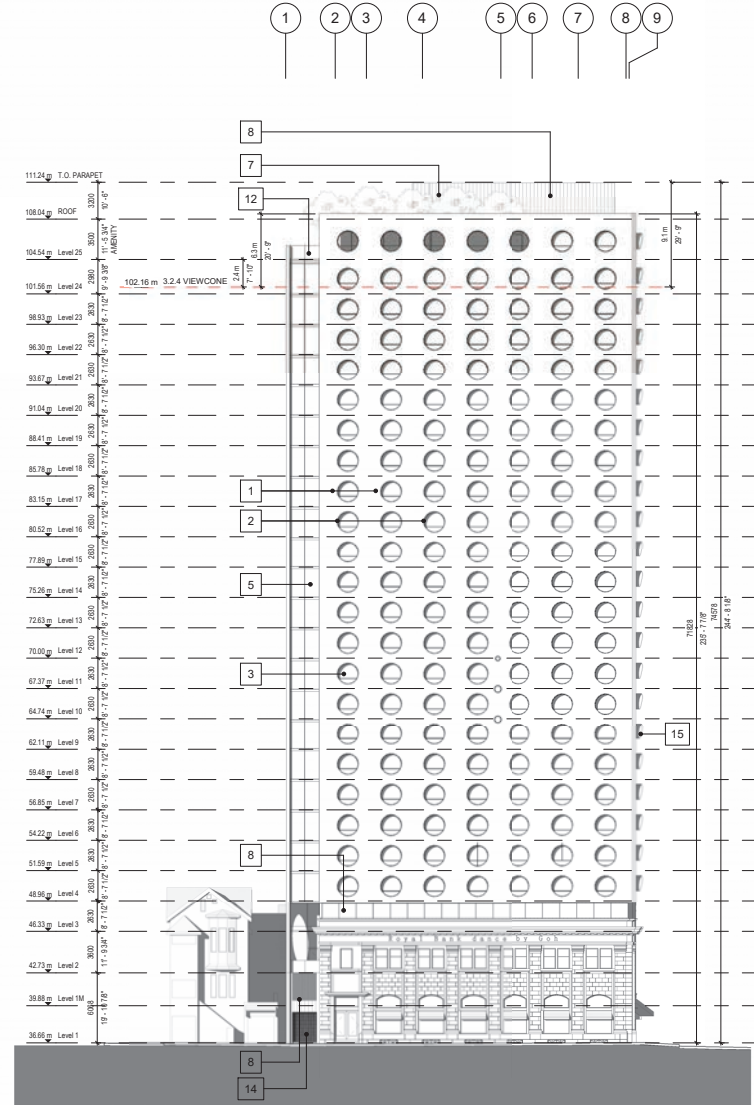
FLOOR PLAN - LEVEL ROOF

Scale: 1:50
Drawing number: A2.7
Project number: 25-01
Issue date: FEB 18, 2025

1 ROOF
1:50



2 East
1 : 200



1 South
1 : 200

MATERIALS

1. GFRP PANELS - GLASS FIBER REINFORCED CONCRETE
2. DEMOUNTABLE PREFINISHED ALU CURVED SUNSHADE IN BRONZE METALLIC FINISH
3. PREFINISHED ALUMINUM WINDOW CW VISION IGU (INSULATED GLAZING UNIT) & OPERABLE VENT
4. PREFINISHED ALUMINUM WINDOW CW BACK PAINTED DOUBLE GLAZED SPANREL GLASS
5. PREFINISHED ALUMINUM CURTAIN WALL SYSTEM CW VISION IGU AND ANGLED INSULATED SHADOW BOX AT SPANREL LOCATIONS
6. PREFINISHED CORRUGATED ALUMINUM METAL CLADDING
7. PREFINISHED ALUMINUM LOUVERS
8. PERFORATED BRICK SCREEN (BRICK UNITS HUNG ON WIRE LATTICE
9. PAINTED CMU (CONCRETE MASONRY UNIT) PARTY WALL
10. PREFINISHED ALUMINUM CANOPY & MOONGATE IN BRONZE METALLIC FINISH WITH STEEL STRUCTURE BEHIND
11. STRUCTURAL GLASS GUARDRAIL
12. ALUMINUM OR CONCRETE PLANTER
13. STEEL OVERHEAD ROLLING GATE

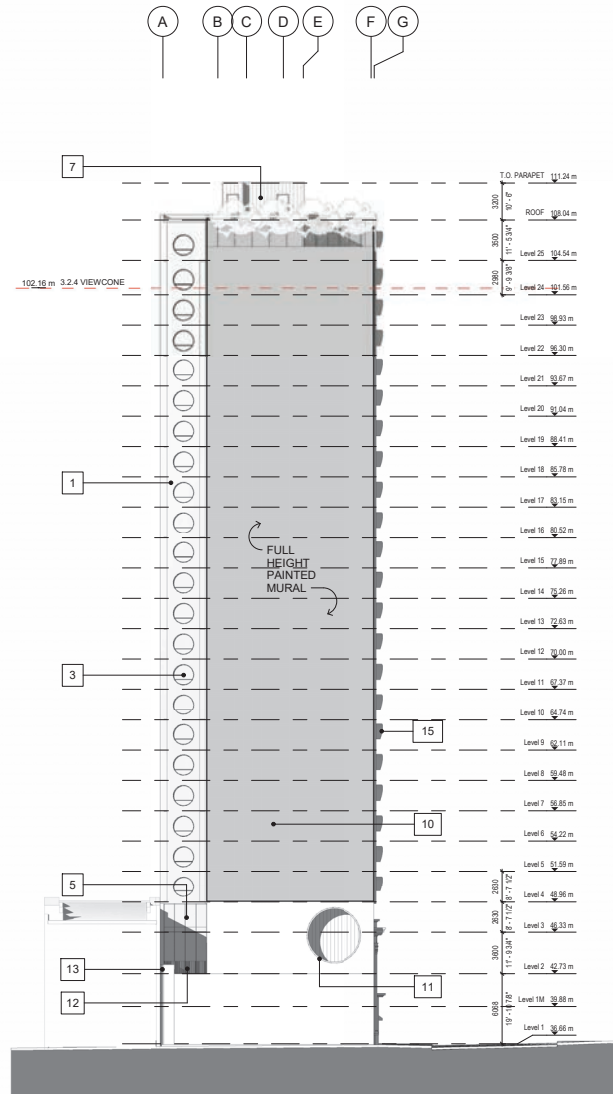
Align Architecture Inc
103-720 West 12th Ave, Van, BC, V5Z 0A3
604.374.0080



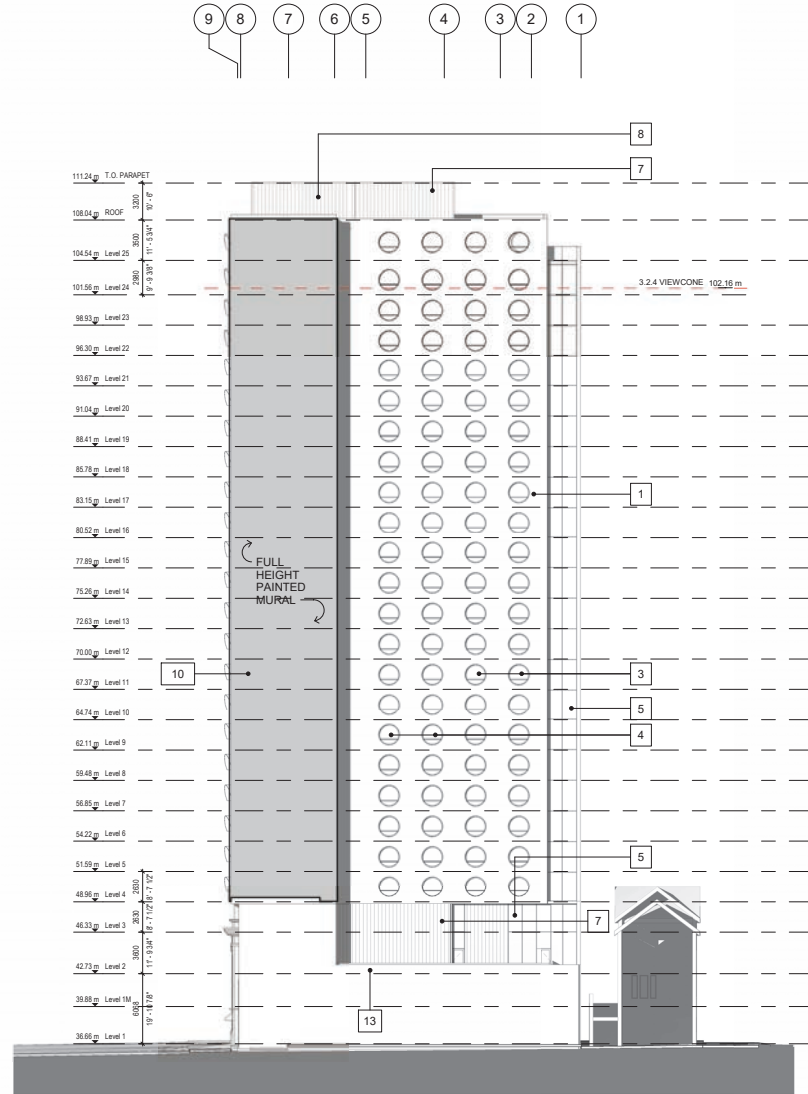
GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

ELEVATIONS - SOUTH & EAST

Scale: As indicated
Drawing number: A3.1
Project number: 25-01
Issue date: FEB 18, 2025
Version: 1.0



2 West
1:200

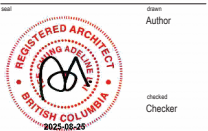


1 North
1:200

MATERIALS

1. GFRP PANELS - GLASS FIBER REINFORCED CONCRETE
2. DEMOUNTABLE PREFINISHED ALU CURVED SUNSHADE IN BRONZE METALLIC FINISH
3. PREFINISHED ALUMINUM WINDOW CW VISION IGU (INSULATED GLAZING UNIT) & OPERABLE VENT
4. PREFINISHED ALUMINUM WINDOW CW BACK PAINTED DOUBLE GLAZED SPANREL GLASS
5. PREFINISHED ALUMINUM CURTAIN WALL SYSTEM CW VISION IGU AND ANGLED INSULATED SHADOW BOX AT SPANREL LOCATIONS
7. PREFINISHED CORRUGATED ALUMINUM METAL CLADDING
8. PREFINISHED ALUMINUM LOUVERS
9. PERFORATED BRICK SCREEN (BRICK UNITS HUNG ON WIRE LATTICE
10. PAINTED CMU (CONCRETE MASONRY UNIT) PARTY WALL
11. PREFINISHED ALUMINUM CANOPY & MOONGATE IN BRONZE METALLIC FINISH WITH STEEL STRUCTURE BEHIND
12. STRUCTURAL GLASS GUARDRAIL
13. ALUMINUM OR CONCRETE PLANTER
14. STEEL OVERHEAD ROLLING GATE

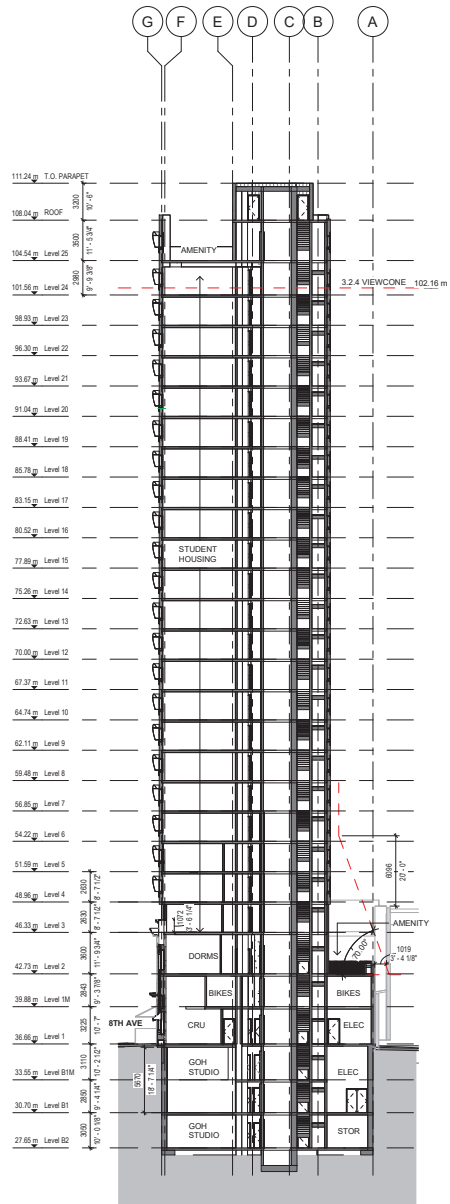
Align Architecture Inc
103-720 West 12th Ave, Van, BC, V5Z 0A3
604.374.0080



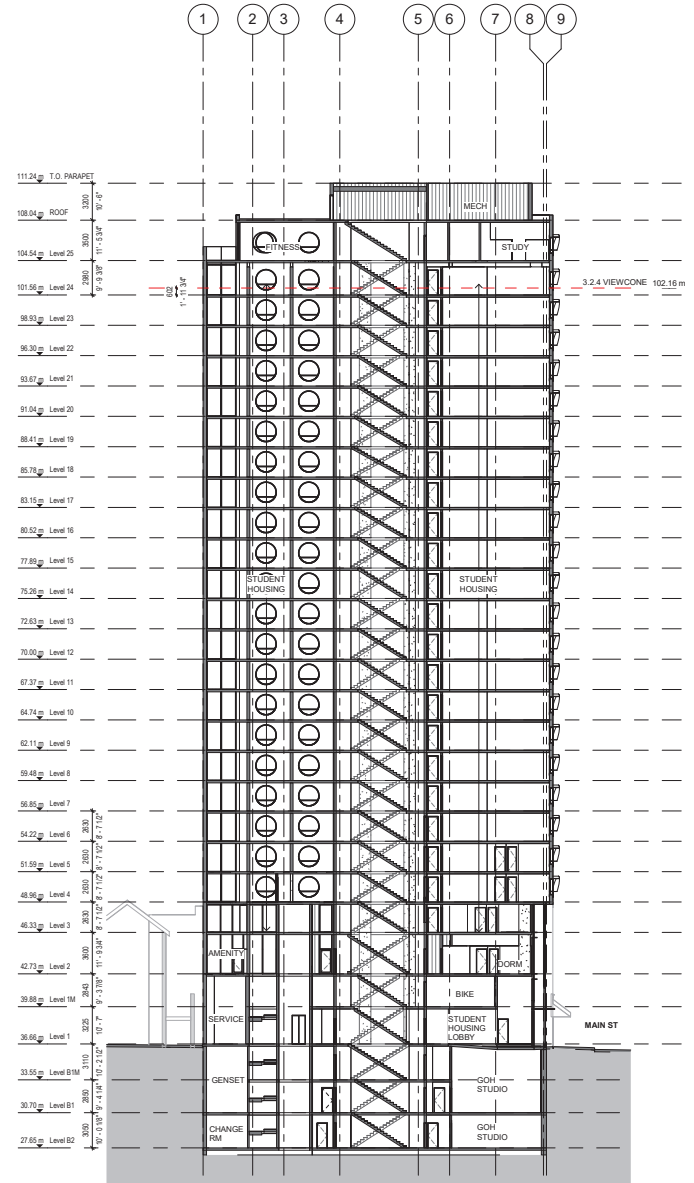
GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

ELEVATIONS - NORTH & WEST

Scale: As indicated
Drawing number: A3.2
Project number: 25-01
Issue date: FEB 18, 2025
Version: 01



2 Section 2
1 : 200



1 Section 1
1 : 200

Notes



Align Architecture Inc
103-720 West 12th Ave, Van, BC, V5Z 0A3
604.374.0080



Copyright reserved. No part of this drawing or any other material contained herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

the
SECTIONS

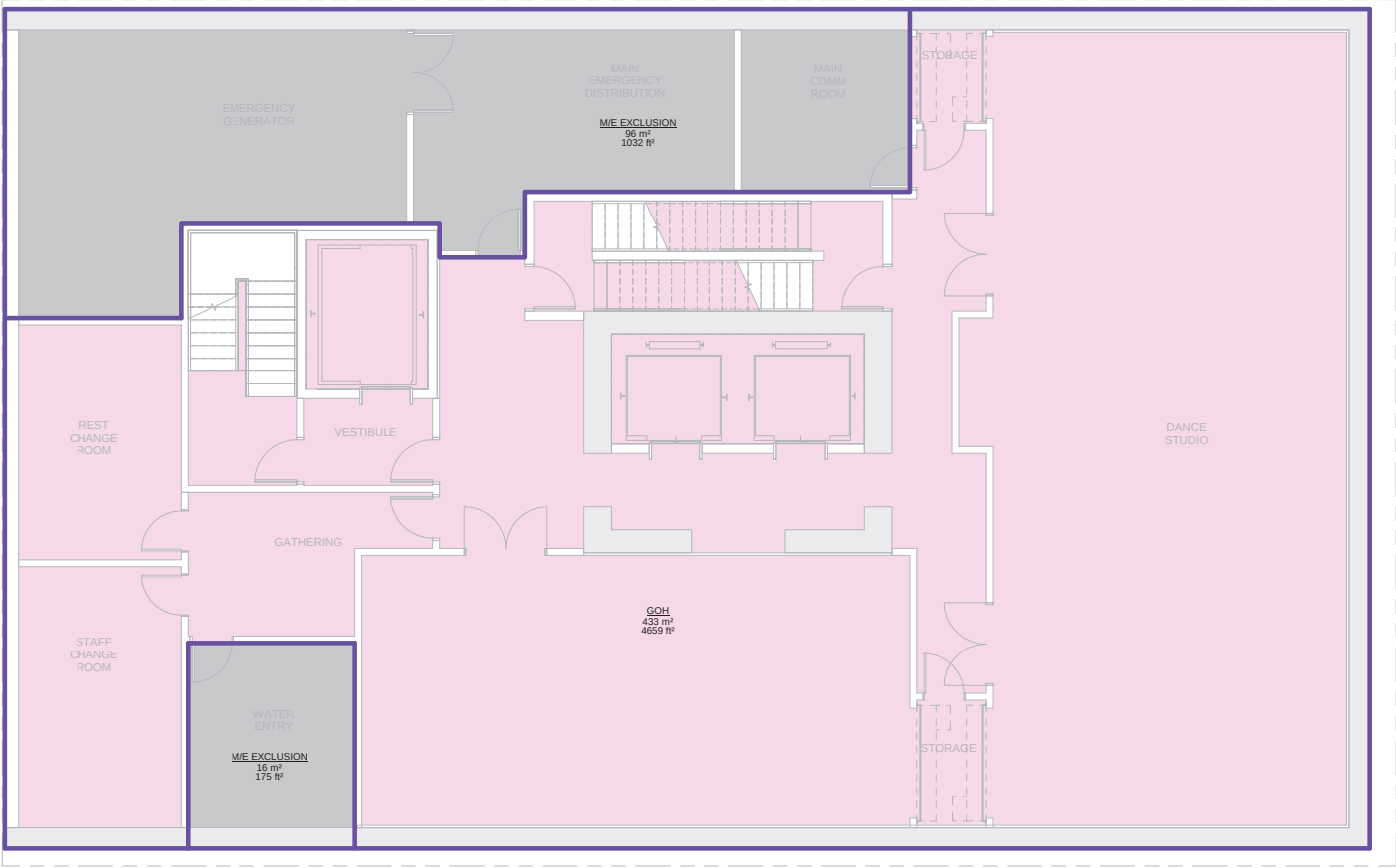
Scale
1 : 200
Drawing number
25-01
Issue date
FEB 18, 2025
A5.1
Version date

printed 2025-02-18 15:30:00 PM



☐ GOH
☐ M/E EXCLUSION

scale	drawing number
1 : 50	A9.1
project number	
25-01	
issue date	revision date
FEB 18, 2025	
author	2025-08-20 13:45



AREA BY USE

- GOH
- M/E EXCLUSION



Author



Checked

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FSR AREA DIAGRAM - LEVEL B1

Scale: 1:50
Drawing Number: A9.2
Project Number: 25-01
Issue Date: FEB 18, 2025
Version: 01



528 Author

checked
Checker

BIKE EXCLUSION

FSR AREA DIAGRAM - LEVEL B1M

drawing number
A9.3

2025-08-25 11:42:17



FSR AREA DIAGRAM - LEVEL 1

scale	drawing number
1 : 50	A9.4
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 **Level 1**
1 : 50



FSR AREA DIAGRAM - LEVEL 1M

scale	drawing number
1 : 50	A9.4a
project number	
25-01	
issue date	revision date
FEB 18, 2025	



doi	draw
Author	Author

Downloaded from <http://ajph.org/> on November 10, 2015

REDA

checklist
Checker

Copyright reserved. This plan and design is and at all times remains the exclusive property of Westbank Inc. and cannot be used without the architect's written consent.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

FSR AREA DIAGRAM - LEVEL 2

scale	drawing number
1 : 50	A9.5
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 Level 2
1 : 50



FSR AREA DIAGRAM - LEVEL 3

scale	drawing number
1 : 50	A9.6
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 Level 3
1 : 50



FSR AREA DIAGRAM - LEVEL 4-24

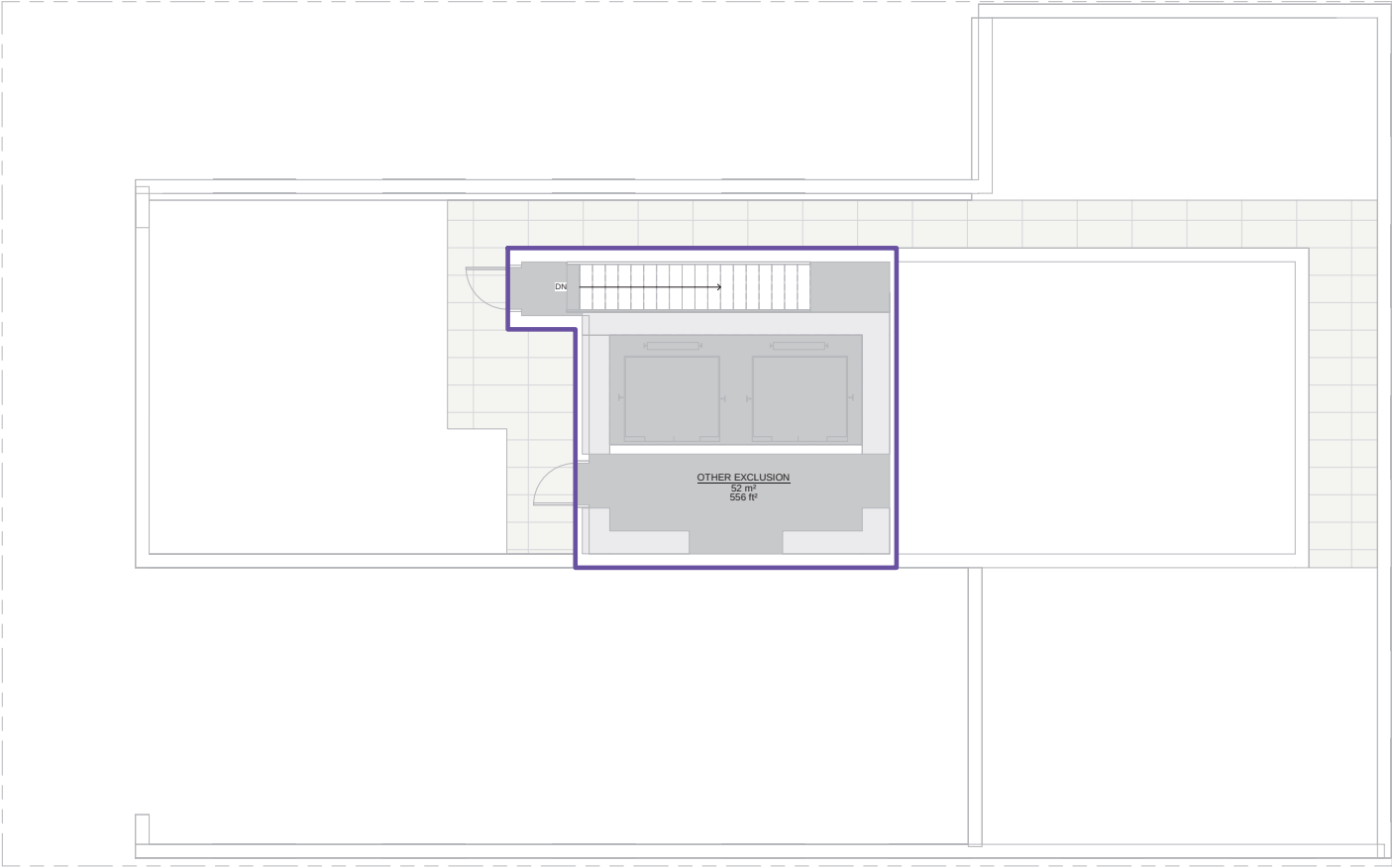
scale	drawing number
1 : 50	A9.8
project number	
25-01	
issue date	revision date
FEB 18, 2025	

1 **Level 5**
1 : 50



FSR AREA DIAGRAM - LEVEL 25

scale	drawing number
1 : 50	A9.9
project number	
25-01	
issue date	revision date
FEB 18, 2025	



AREA BY USE

- OTHER EXCLUSION
- SHARED

ALIGN ARCHITECTURE INC.
103-750 WEST 12TH AVE, VAN, BC, V5Z 0A3
604.274.0080

Author
Checked
2025-08-26

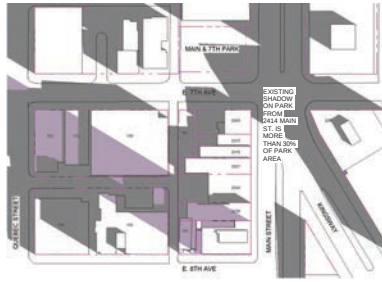
Copyright reserved. No part of this drawing shall be reproduced for the exclusive property of any person without the written consent of the project.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

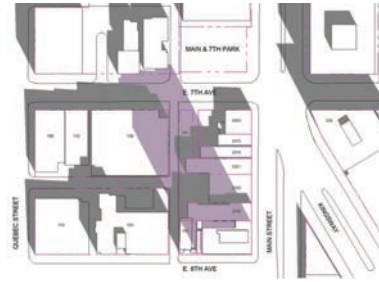
FSR AREA DIAGRAM - LEVEL ROOF

Scale: 1:50
Drawing Number: A9.10
Project Number: 25-01
Issue Date: FEB 18, 2025
Revision Date:
Author:
2025-08-26 11:40:08 PM

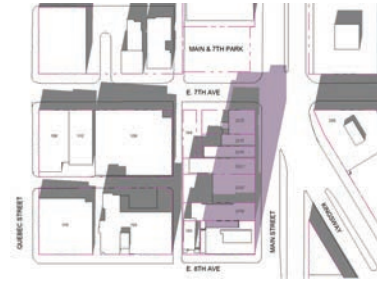
1 ROOF
1:50



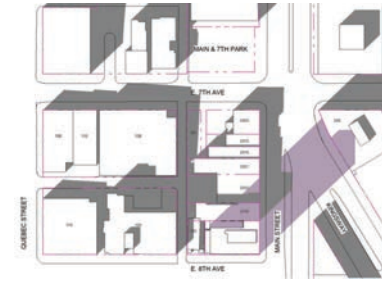
001 - Mar 20 - 10_00 AM - DST



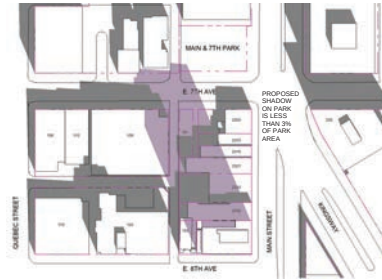
002 - Mar 20 - 12_00 PM - DST



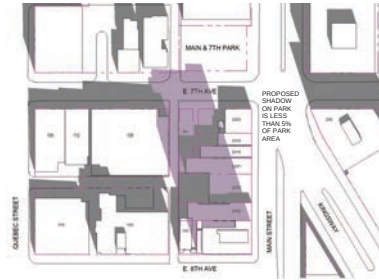
003 - Mar 20 - 02_00 PM - DST



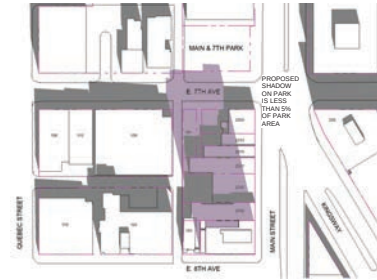
004 - Mar 20 - 04_00 PM - DST



001 - Mar 20 - 12_15 PM - DST



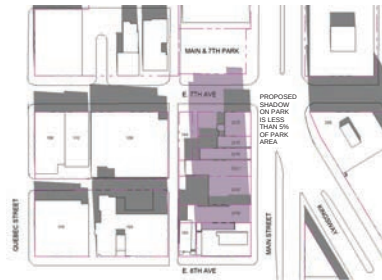
002 - Mar 20 - 12_30 PM - DST



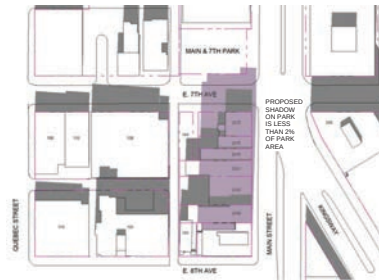
003 - Mar 20 - 12_45 PM - DST



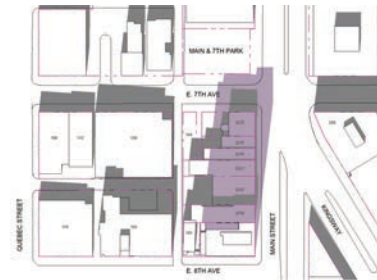
004 - Mar 20 - 01_00 PM - DST



005 - Mar 20 - 01_15 PM - DST



006 - Mar 20 - 01_30 PM - DST



007 - Mar 20 - 01_45 PM - DST

Existing Shadow Proposed Shadow

THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK



Align Architecture Inc
103-700 West 12th Ave, Van, BC, V5Z 0A3
604.574.0080

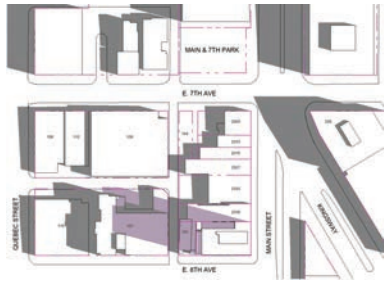
Author
Checked
2025-08-29
REGISTERED ARCHITECT
BRITISH COLUMBIA

Copyright reserved. No part of this document may be reproduced without the written permission of the author.

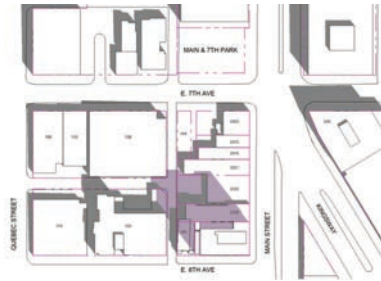
GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

SHADOW STUDY - MARCH 20

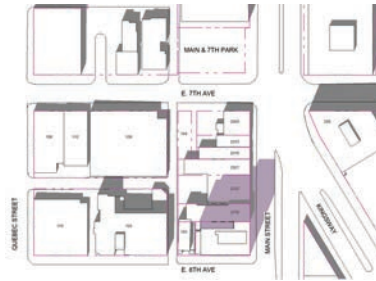
Scale: Drawing number: A10.1
Project number: 25-01
Issue date: 2025-08-22
Revision date: 2025-08-22



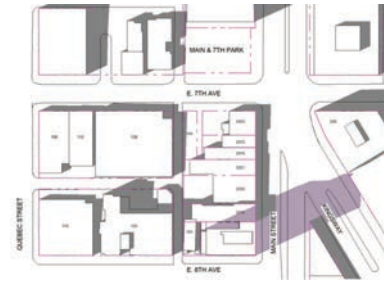
001 - Jun 20 - 10_00 AM - DST



002 - Jun 20 - 12_00 PM - DST



003 - Jun 20 - 02_00 PM - DST



004 - Jun 20 - 04_00 PM - DST

Existing Shadow Proposed Shadow

DATE: 2025-08-25 2:00:00 PM



ALIGN ARCHITECTURE INC.
1003-700 West 12th Ave, Van, BC, V5Z 0A3
604.674.0080

Author



Checked
2025-08-25

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

SHADOW STUDY - JUNE 20

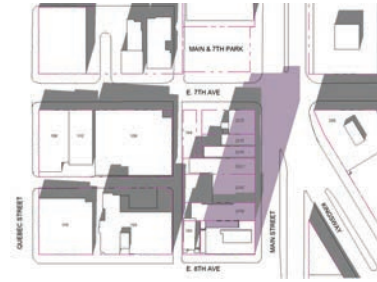
Scale: 1" = 10'-0"
Drawing Number: A10.2
Project Number: 25-01
Issue Date: FEB 18, 2025
Revision Date: 2025-08-25
Project: 2025-08-25 2:00:00 PM



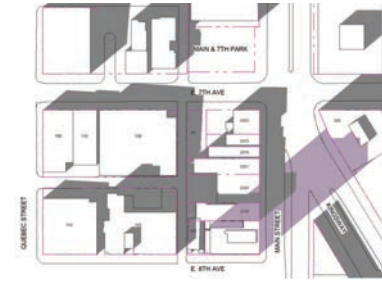
001 - Sep 22 - 10_00 AM - DST



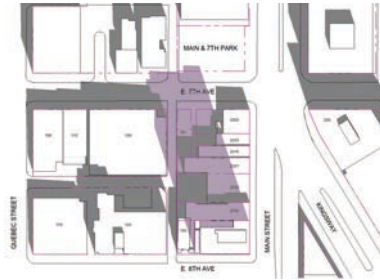
002 - Sep 22 - 12_00 PM - DST



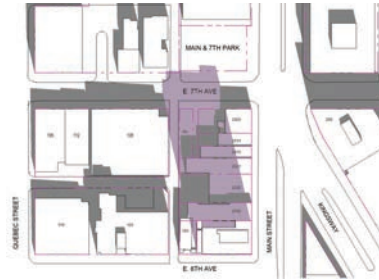
003 - Sep 22 - 02_00 PM - DST



004 - Sep 22 - 04_00 PM - DST



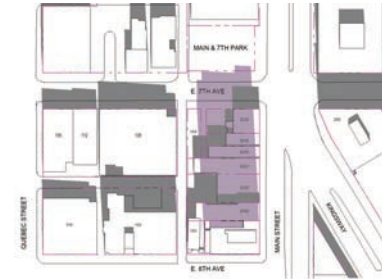
001 - Sep 22 - 12_15 PM - DST



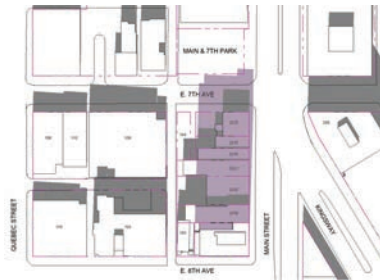
002 - Sep 22 - 12_30 PM - DST



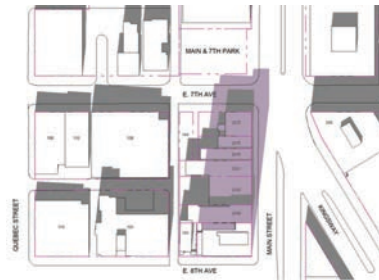
003 - Sep 22 - 12_45 PM - DST



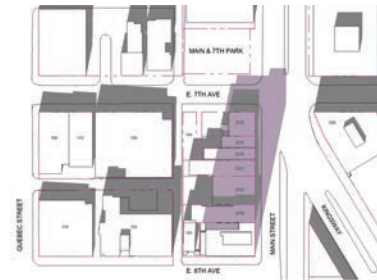
004 - Sep 22 - 01_00 PM - DST



005 - Sep 22 - 01_15 PM - DST



006 - Sep 22 - 01_30 PM - DST



007 - Sep 22 - 01_45 PM - DST

Existing Shadow Proposed Shadow

THE AREA IMPACTED IN THE PARK OVERLAPS WITH THE LOCATION OF THE PLANNED WEATHER PROTECTION CANOPY, WHICH ALREADY CREATES SHADOW IN THIS AREA.

NOTE: THE TOP PORTION OF THE TOWER COULD POTENTIALLY BE ADJUSTED TO LESSEN OR FULLY ELIMINATE ANY ADDITIONAL SHADOW IMPACT ON THE PARK



Align Architecture Inc
100-700 West 12th Ave, Van, BC, V5Z 0A3
604.574.0080

Author
Checked
2025-08-26

Copyright reserved. No part of this design or all of them may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage and retrieval system, without the prior written permission of the project.

GOH BALLET STUDENT HOUSING
2345 MAIN STREET, VANCOUVER BC

SHADOW STUDY - SEPTEMBER 22

Scale: Drawing number: A10.3
Project number: 25-01
Issue date: AUG 22, 2025
Revision date: 2025-08-22