

SUPPLEMENTARY SUN/SHADOW ANALYSIS

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.
 Prepared For: Official Plan Amendment & Zoning By-law Amendment Applications
 Location: 1630 Main Street West & 69 Sanders Boulevard, Hamilton, Ontario
 Owner: Sanders Garden Inc.
 Date: December 20, 2019

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultant acting on behalf Sanders Garden Inc., the owner of 1630 Main Street West & 69 Sanders Boulevard in the City of Hamilton.

In response to the Comparative Sun/Shadow Study prepared by R. Bouwmeester & Associates, dated December 2, 2019, UrbanSolutions has prepared this supplementary sun/shadow analysis, along with the enclosed Shadow Impact Sketch in conjunction with the Official Plan Amendment and Zoning By-law Amendment application resubmission to evaluate the proposal’s conformity with the City-Wide Corridor Planning Principles and Design Guidelines (April 2012).

The enclosed Shadow Impact Sketch is intended to illustrate the extent of sun/shadow coverage on surrounding private amenity spaces that would result from the proposed building massing during the months of March and June between 8:00 am and 5:00 pm. Results from the Comparative Sun/Shadow Study are outlined below. Note that this shadow analysis does not take into account mature tree canopy or existing buildings that may cause shadows independent from the proposed development.

The properties in the area surrounding the subject lands that are impacted by the proposed nine (9) storey multiple dwelling, and outlined on the Shadow Impact Sketch, are described as follows:

Property	Address	Use	Description of Affected Areas
1	11 West Park Avenue	Multiple dwelling	East facing balconies
2	10 West Park Avenue	Multiple dwelling	East facing balconies
3	5 Westbourne Road	Single-detached dwelling	Backyard/front yard amenity areas
4	1 Westbourne Road	Multiple dwelling	West facing windows

Property 1

The east-facing balconies of the multiple dwelling have unencumbered access to sunlight from sunrise to 8:30 am (approximate) and for at least 6 continuous hours between 11:00 am and 5:00 pm in March.

Property 2

The east-facing balconies of the multiple dwelling have continuous access to sunlight during the day in June. In March, the balconies have unencumbered access to sunlight from sunrise to 9:00 am and are in

shadow onwards until 1:00 pm. After approximately 1:30 pm, the balconies are shadowed by their own building and only the rear surface parking area is impacted. However, this multiple dwelling does not have any common outdoor amenity space that are subject to the City's evaluation criteria.



Image 1. 11 West Park Avenue



Image 2. 10 West Park Avenue

Property 3

5 Westbourne Road would receive full sun access between sunrise and 1:00 pm in March. Between 2:00 pm and 5:00 pm, the private amenity areas for this single-detached dwelling would receive on average 43% access to sunlight. As the property receives at least 5 hours of sunlight throughout the day, the proposal satisfies the City's criteria.

Property 4

The multiple dwelling located at 1 Westbourne Road does not have any amenity areas subject to the City's evaluation criteria; however, the windows on the westerly building façade receive at least 5 hours of sunlight throughout the day as shown in the enclosed sketch, therefore the proposed nine (9) storey building would not impede the residents' enjoyment of these indoor spaces.



Image 3. 5 Westbourne Road



Image 4. 1 Westbourne Road

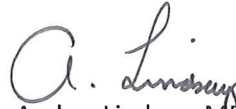
The City-Wide Corridor Planning Principles and Design Guidelines recommend a minimum of 5 hours of sunlight throughout the day on private amenity areas of adjacent properties. Based on the findings described above, the proposed development satisfies this criterion. Results from this updated analysis indicate that the proposed building height and massing of the nine (9) storey multiple dwelling fronting Main Street West would have a negligible impact on the private amenity areas of the surrounding residential properties in terms of shadowing, and therefore would not have significant adverse effects on the usability of these spaces during the times that they are most likely to be utilized.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



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Encl.

