

Legend

- PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS SHADOWS
- BY AS OF RIGHT SHADOWS
- PROPOSED BUILDING FOOTPRINT
- PROPERTY LINE
- PROPOSED BUILDING SHADOW OVERLAPPING EXISTING BUILDINGS SHADOWS
- PROPOSED BUILDING SHADOW OVER THE PARK
- NORTH, EAST, WEST - 4 X HEIGHT OF THE BUILDING
SOUTH - 1.5 X HEIGHT OF THE BUILDING

Shadow Studies
 The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring / Fall Equinox. The proposed site currently has a one-storey building.

The proposed building is a 19 Storey residential building consisting of 132 units.

Lot Area: 1,981 m²
 Building Area: 659 m²
 Gross Floor Area: 9,186 m²
 Building Height: 40.2m + Mechanical Penthouse
 March 21st Sunrise: ±7:19am
 March 21st Sunset: ±7:33pm

The shadow impact study takes place from 8:50am until 6:03pm at hourly intervals, and is located at:
 Latitude: N43 degrees:15' 26.05"
 Longitude: W79 degrees:51' 86.49"

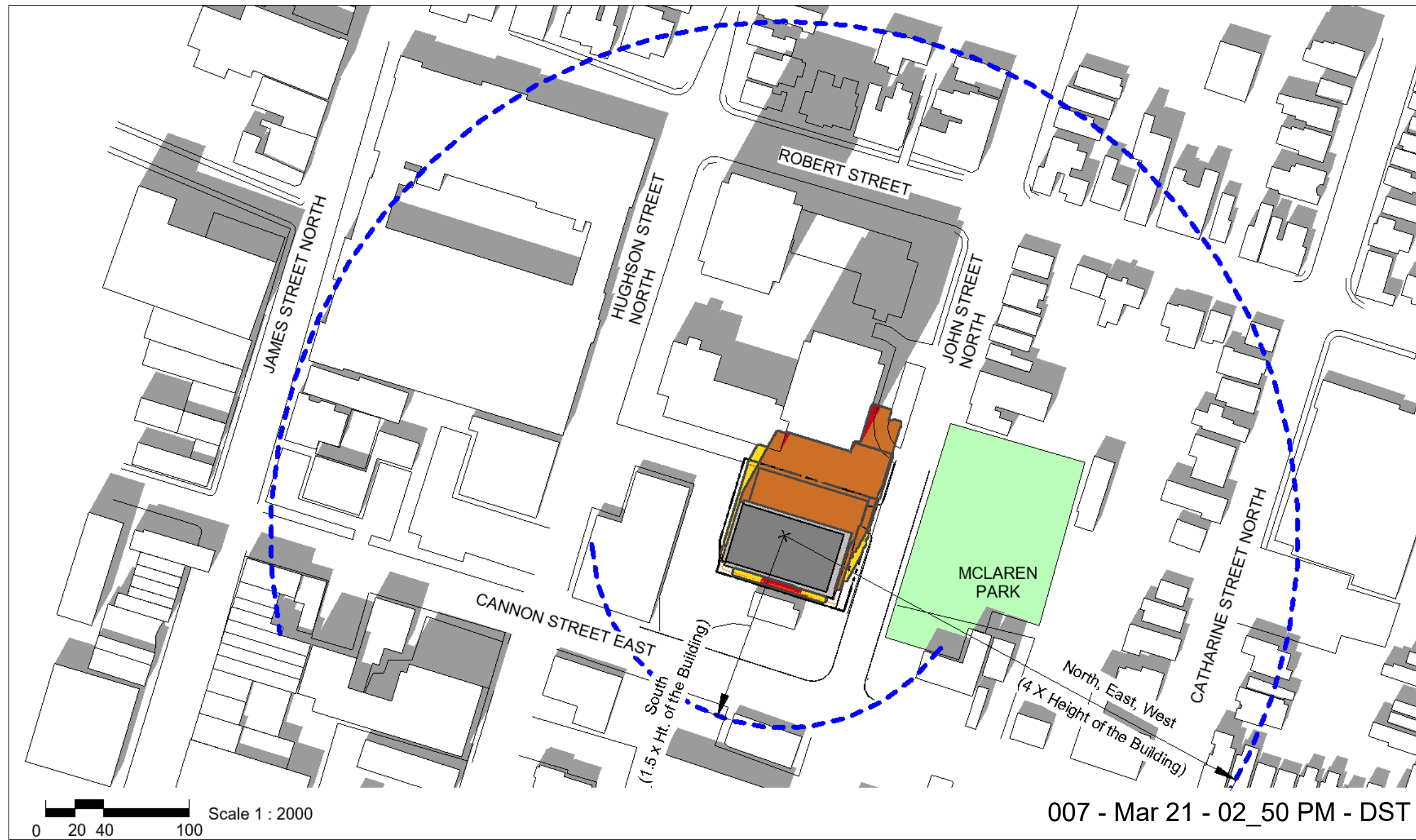
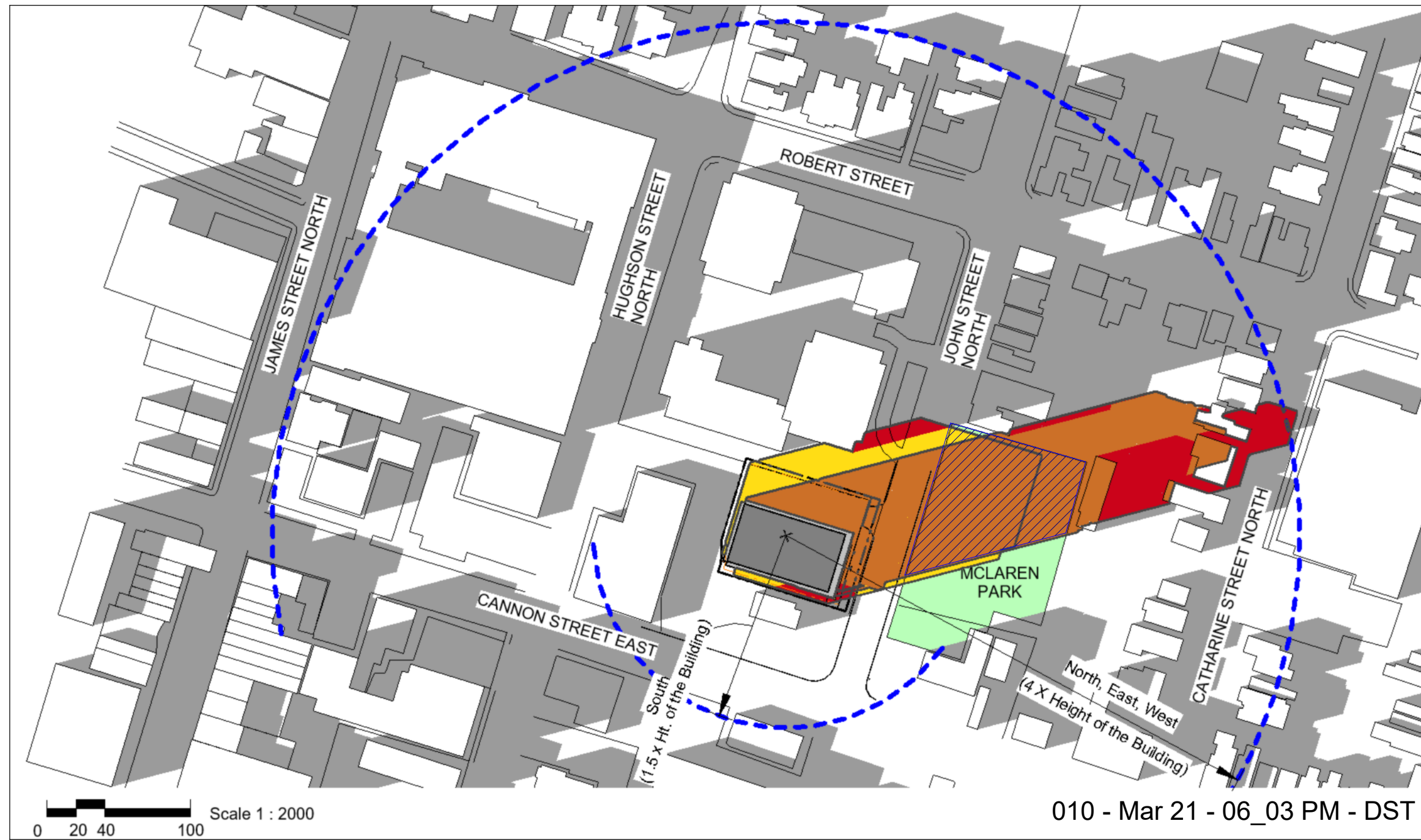
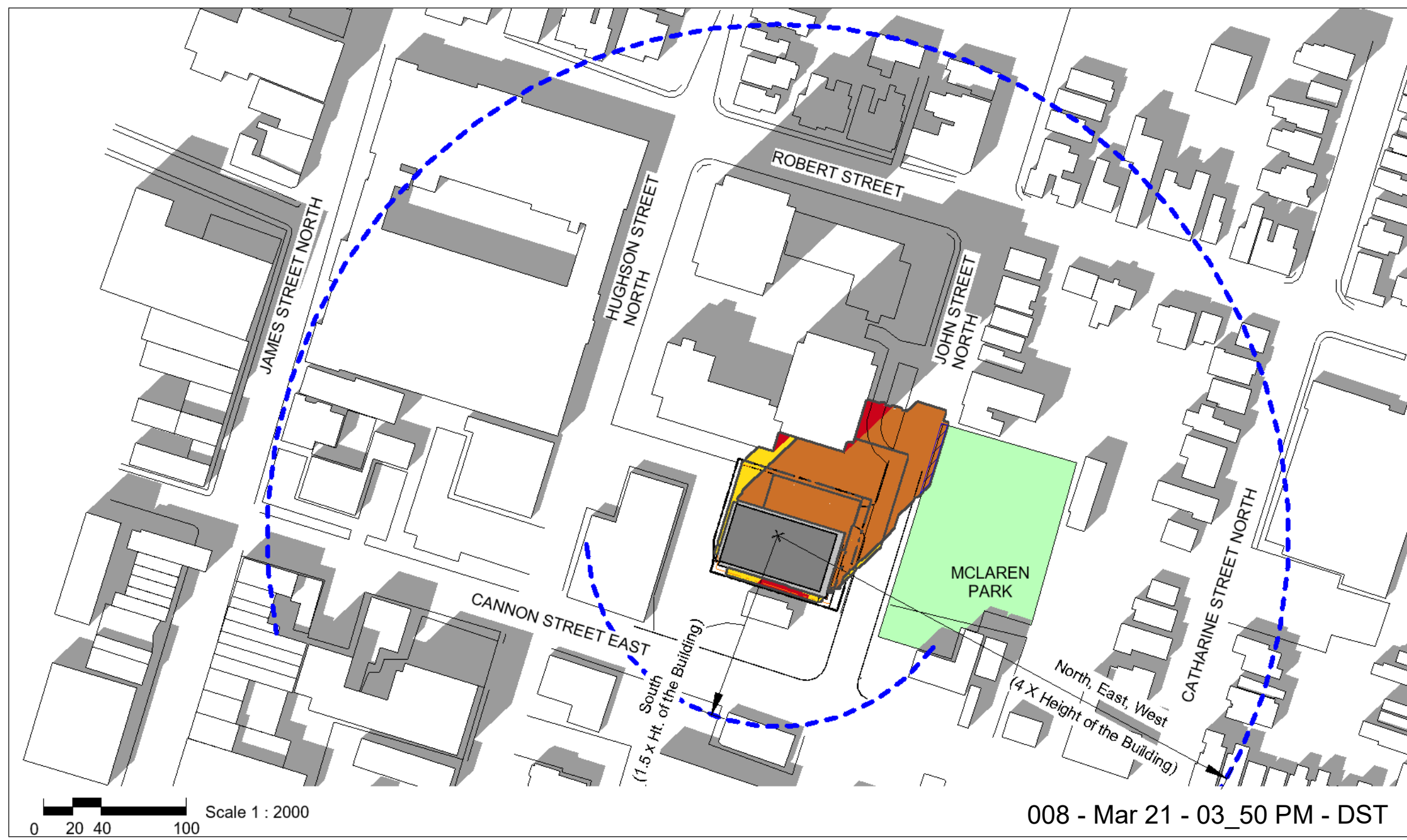
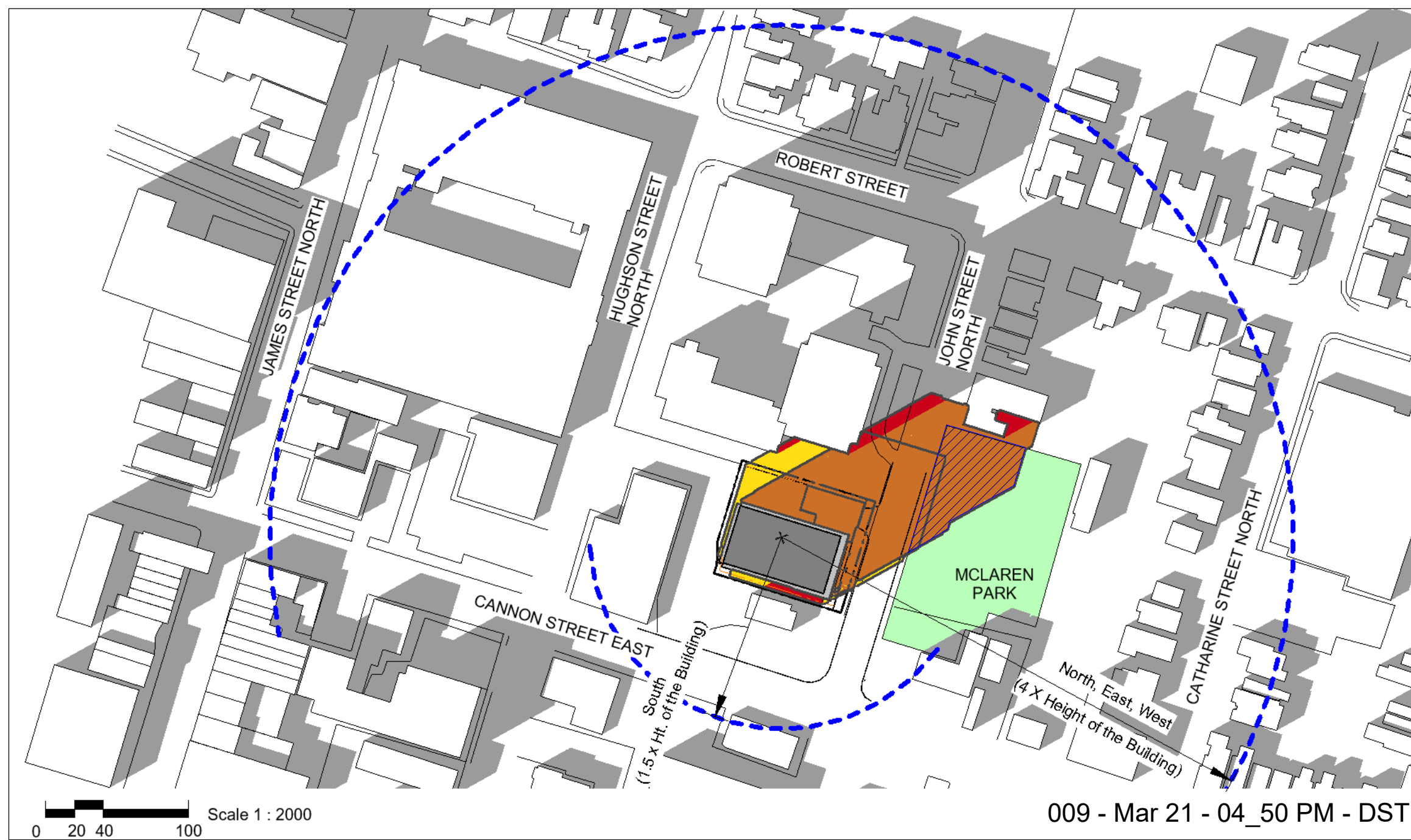
The as of right massing model is based off of a 17m high building for a H zone.

Mitigation measures include:
 • 2.6 meter step at levels 2 to 7 along John St.
 • 4.4 meter step at levels 8 to 12 along John St.

March 21st (Spring Equinox)

The proposed development has the following:

- No impact on the residential buildings across from the development on the North Side and John St N.
- Minor impact on the Parkland across from the development on John St. N between 3:50pm and 5:50pm.
- After 4:50pm, the proposed development will add new shadows as the existing Residential on the North end of John St N. adjacent from the proposed development is already casting large shadows; no new shadows will be cast at 5:50pm.
- No new shadows will impact McLaren Park



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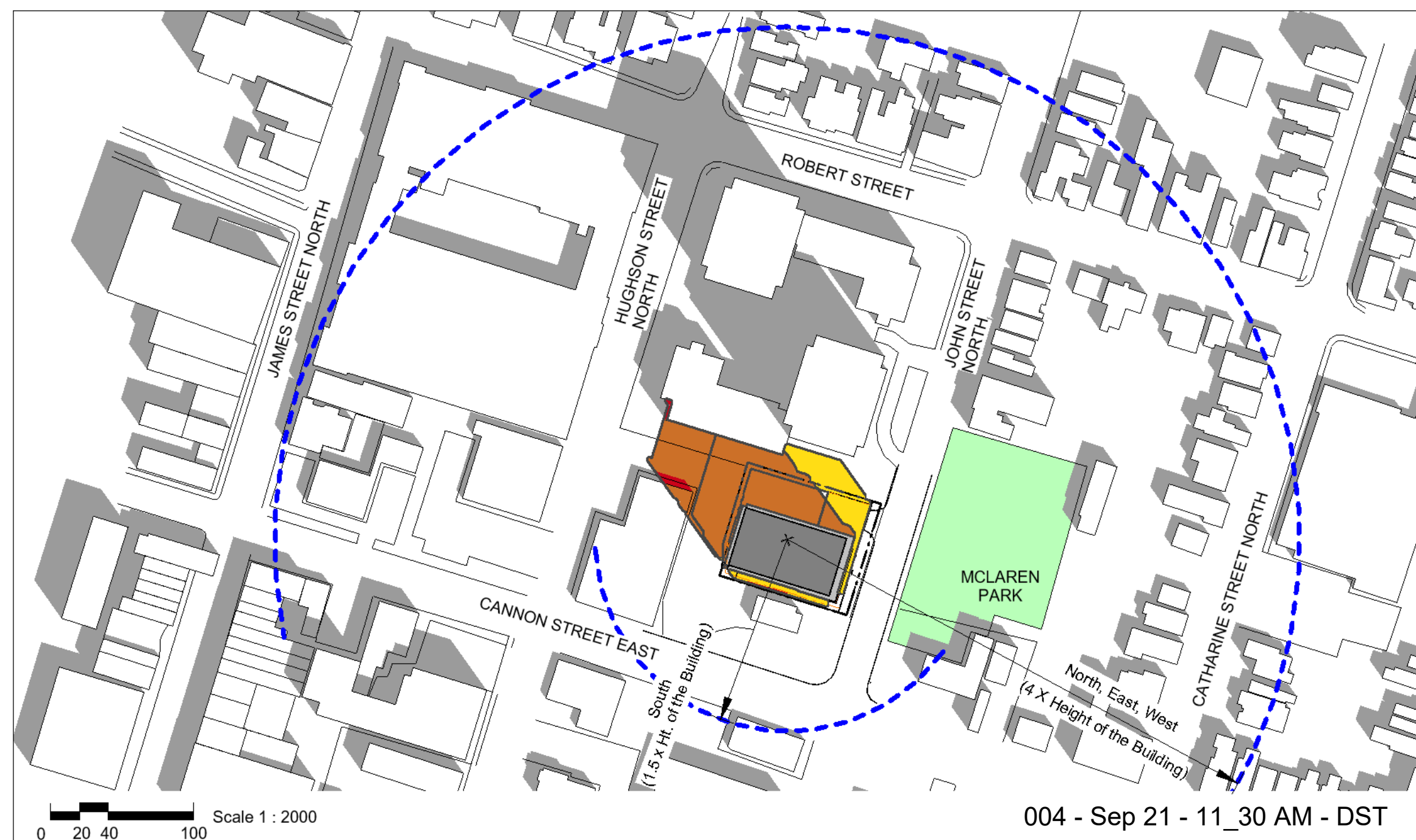
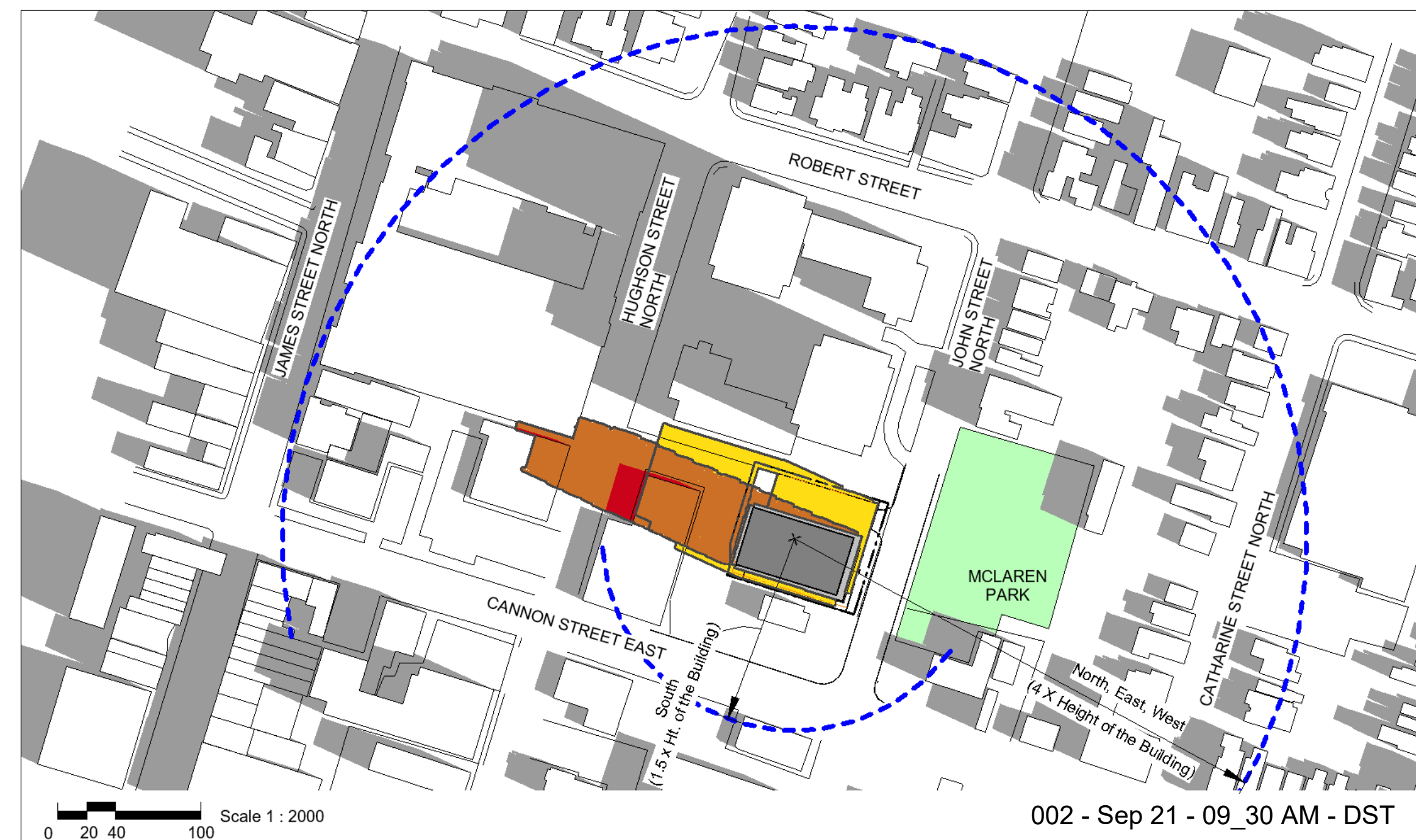
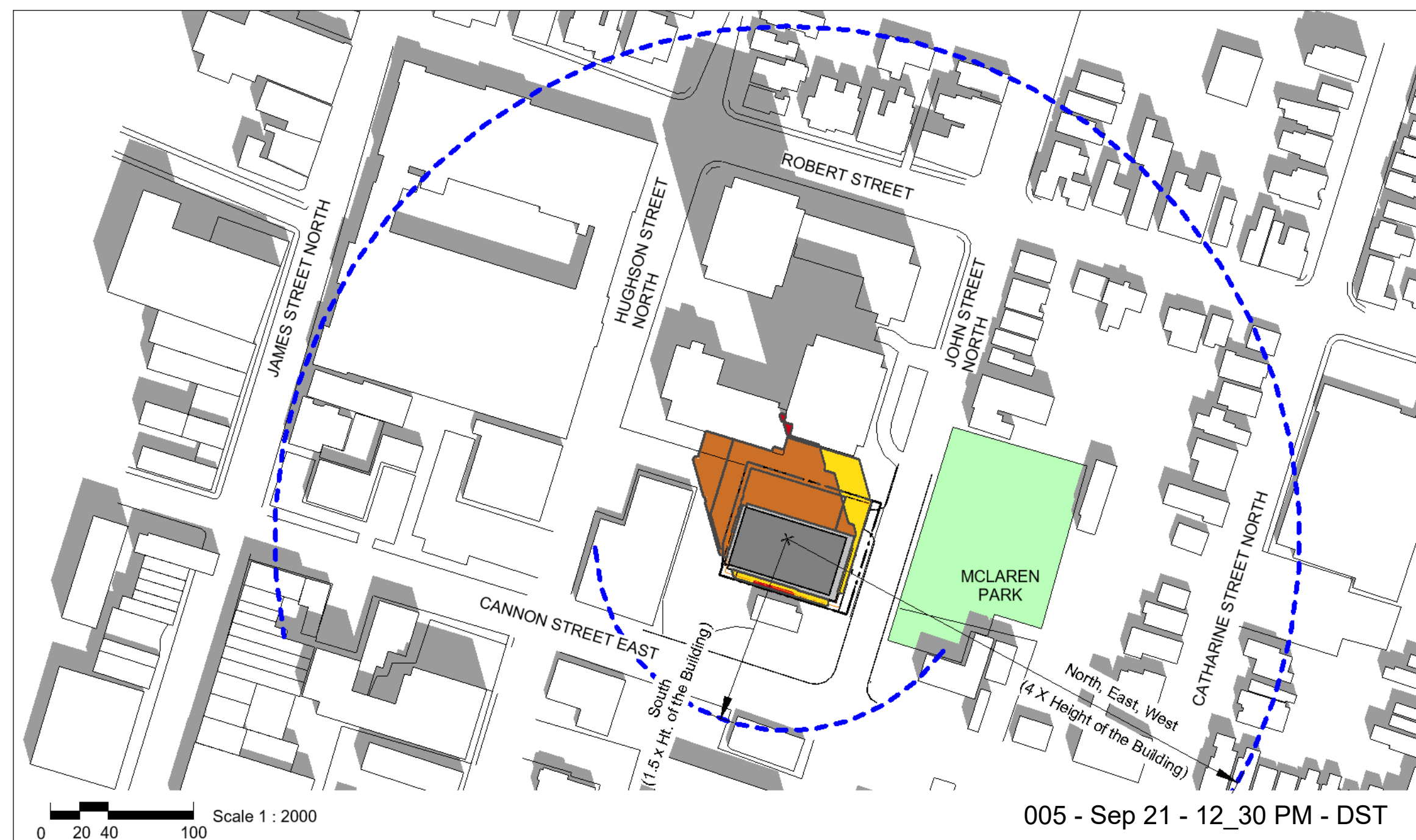
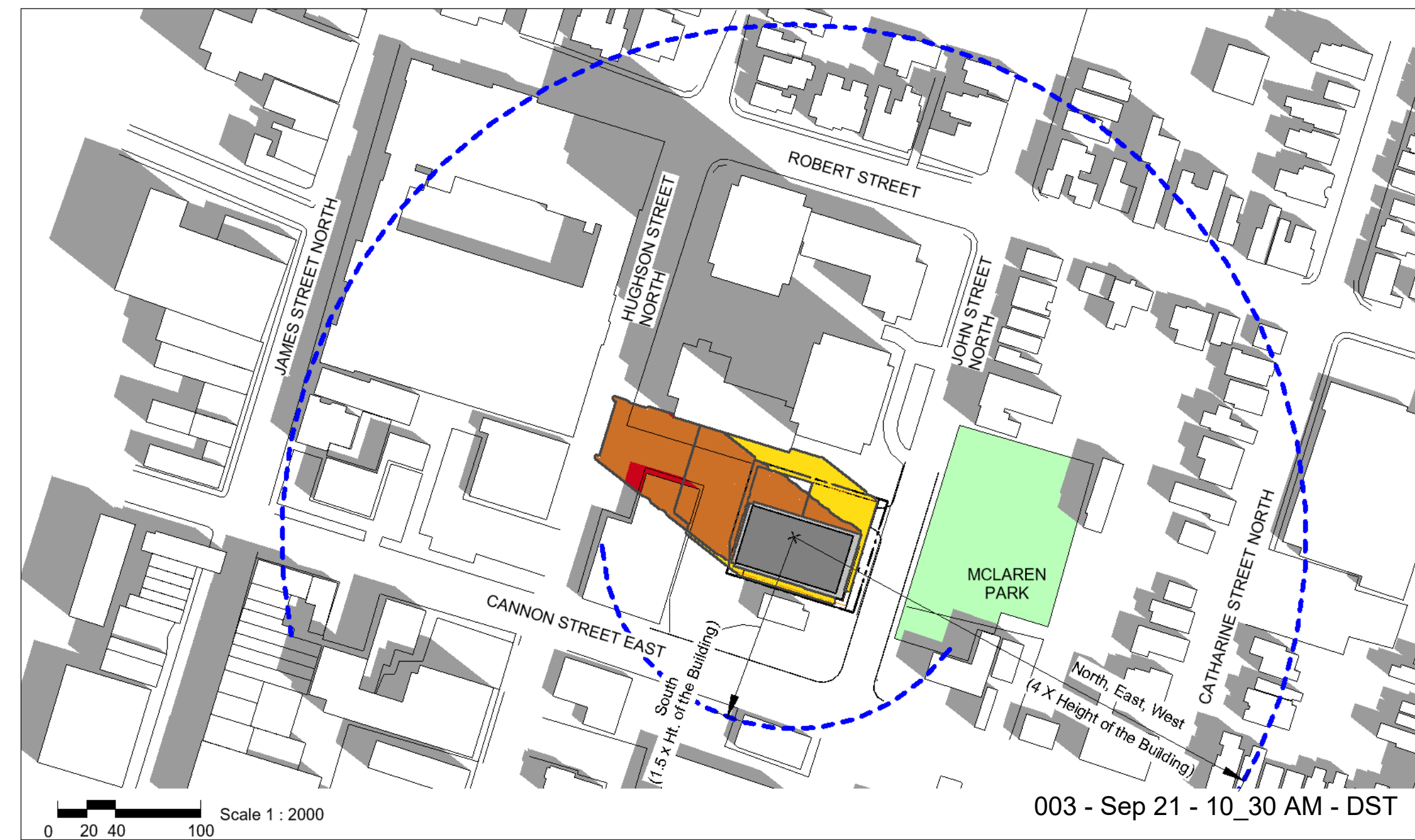
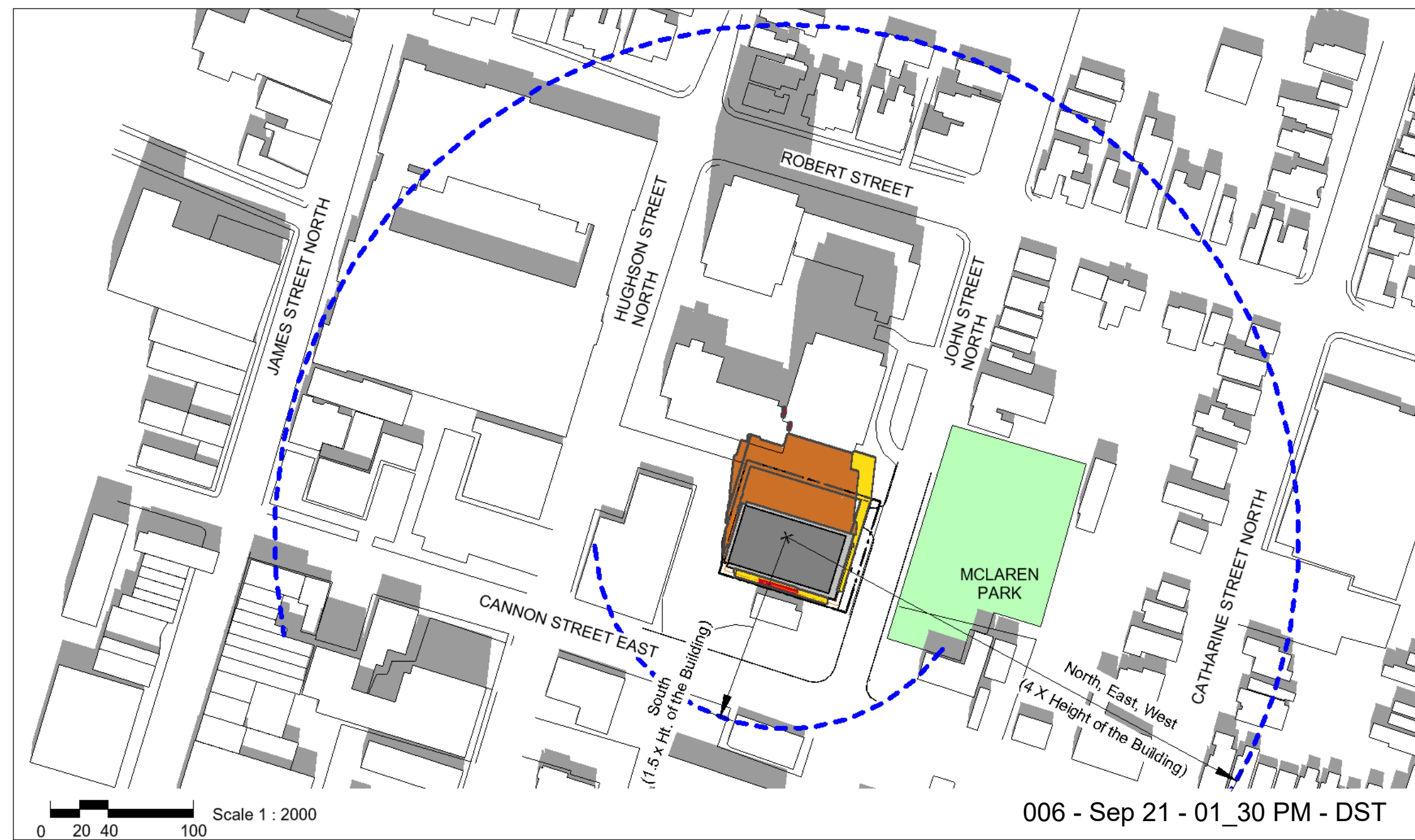
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 • No new shadows will impact McLaren Park



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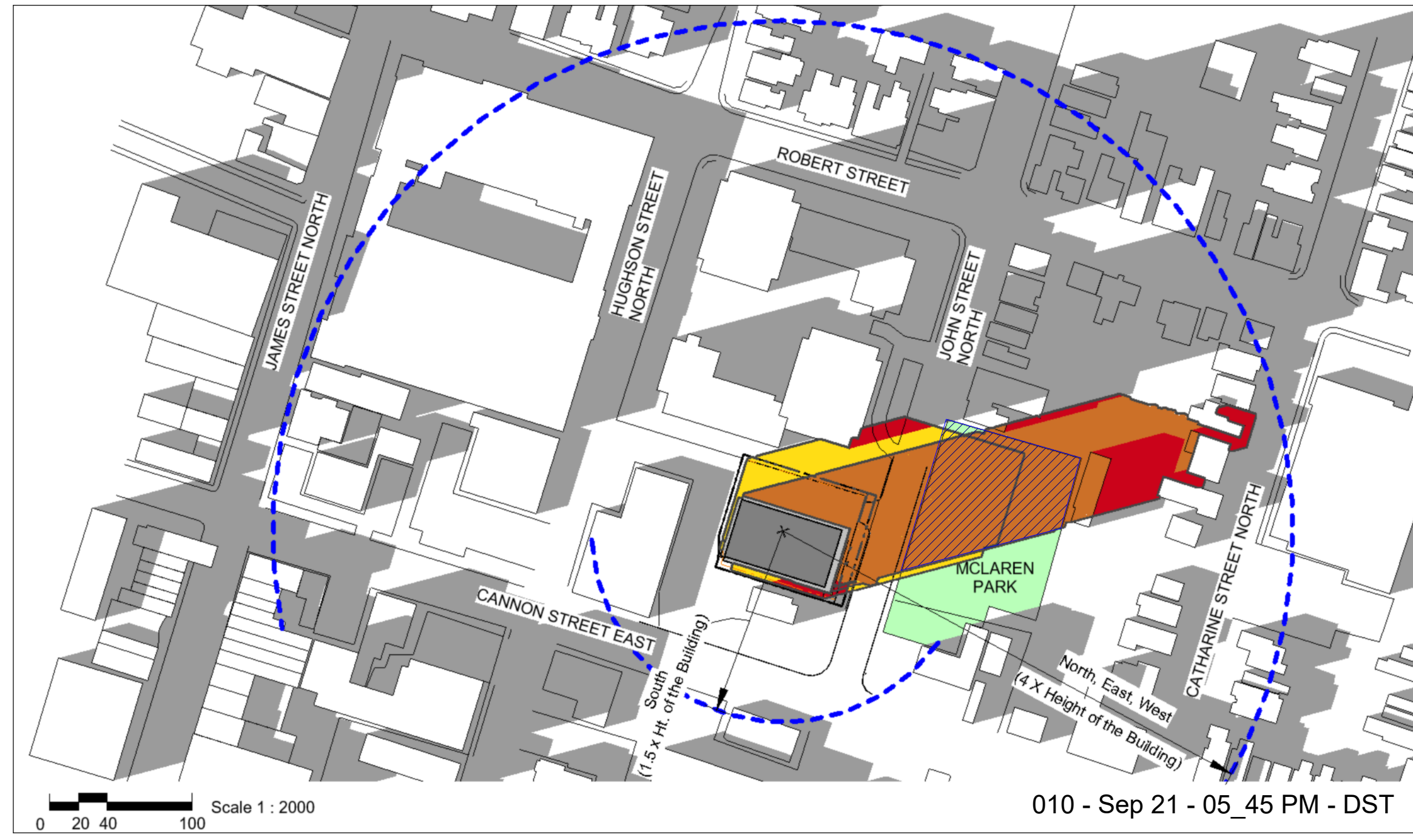
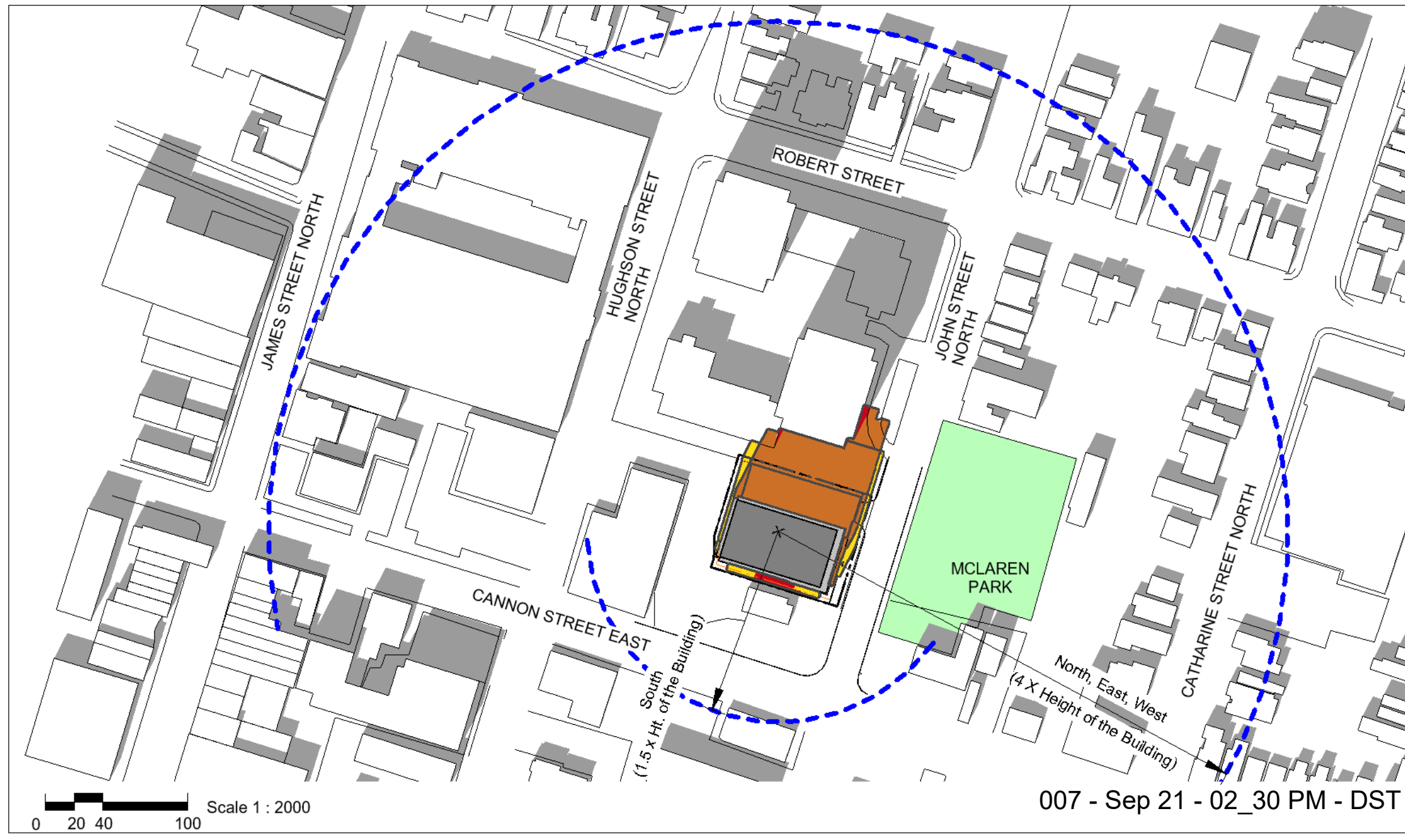
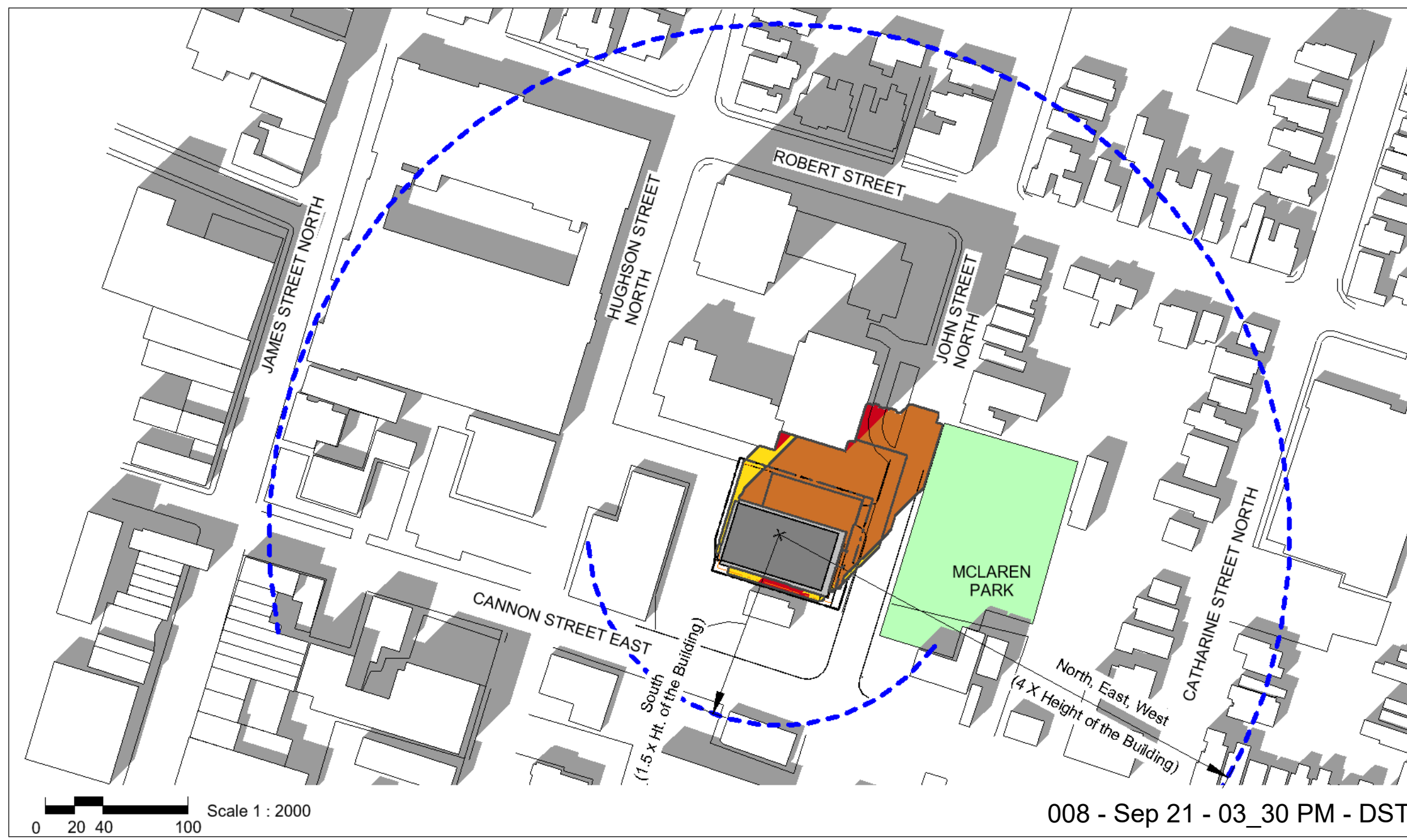
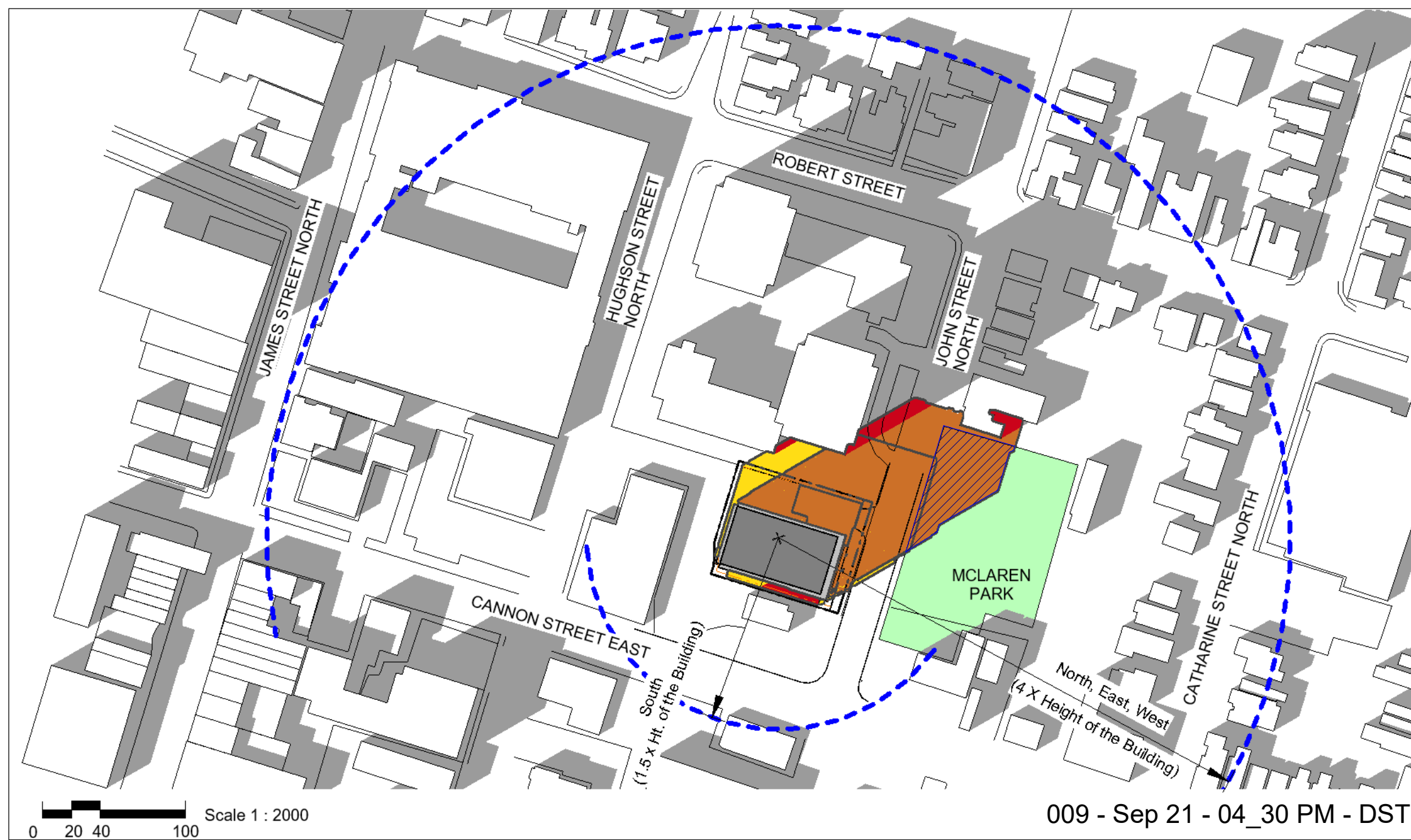
The shadow impact study takes place from 8:30am until 5:45pm at hourly intervals, and is located at:
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September 21st (Fall Equinox)

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 • After 4:30pm, the proposed development will add new shadows as the existing Residential on the North end of John St N, adjacent from the proposed development is already casting large shadows; no new shadows will be cast at 5:47pm.
 • No new shadows will impact McLaren Park



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