

Curtis Thompson

From: Zahra Al Kasake <zalkasake@srmarchitects.ca>
Sent: December 2, 2024 1:08 PM
To: Stephen Erickson
Cc: Matt Johnston; Curtis Thompson
Subject: Re: 22018 - 175 John St - ZBA Package

Good afternoon Stephen,

I hope you had a great weekend. Please see the responses below in Red.

67. The (Shadow) study shows shadow beginning to be cast on McLaren Park at the 3:50 time period with increasing shadow impacts in the time periods after 3:50 p.m. with the larger degree of shadows shown at the 6:03 time period. The analysis provided in the shadow study includes a statement of no new shadows will impact McLaren Park, this statement does not seem to align with other statements being provided such as minor impacts between 3:50 p.m. and 5:50 p.m. nor what is shown in the shadow study itself.

The sun shadow study has been revised per the updated massing. As for the shadow on the parkland, please note the following:

On March 21st (Spring Equinox), the proposed development has no impact on the Parkland across from the development on John St. N between 8:50pm and 3:50pm. There is a minor impact (less than 50% coverage) at 4:50pm. And there is a 50% shadow coverage on the Park at 6:03pm, of which 43% is being cast by the as-of-right mass.

On September 21st (Fall Equinox), the proposed development has no impact on the Parkland across from the development on John St. N between 8:30 pm and 3:30 pm. There is a minor impact (less than 50% coverage) at 4:30 pm. And there is a 50% shadow coverage on the Park at 5:45 pm, of which 37% is being cast by the as-of-right mass.

Therefore, 50% sun coverage is retained through the day on the Parkland across from the development on John St. N. Please refer to the sun shadow study for the visual illustration.

68. The standard for shadows on a nearby park is that 50% sun coverage is retained through the day. The analysis in the sun study does not specifically state whether that standard is being achieved.

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75. The tower portion of the proposed development (storeys 8-12 sit above the angular plane facing John Street. It is recommended to increase the step-back above the podium to decrease the visual presence of the upper storeys.

The massing has been revised to respond to the urban design requirements. The South edge of the building has been moved to provide a 5.5m side setback. There has been a more defined podium with a step back at level 5.

78. Confirm 50% sun coverage on adjacent park is retained through the day?

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Please let me know if anything else is required.

Regards,

Zahra Al Kasake B.Arch, OAA, MRAIC

Architect | Team Lead

T. 519.885.5600 x259

C. 519.503.6699

E. zalkasake@srmarchitects.ca

SRM Architects + Urban Designers

279 King Street West, Suite 200

Kitchener, Ontario N2G 1B1

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