



Prepared by RLA Architecture for Frederick Unsworth
March 26, 2025

75 BREEZEHILL AVENUE

Shadow Analysis

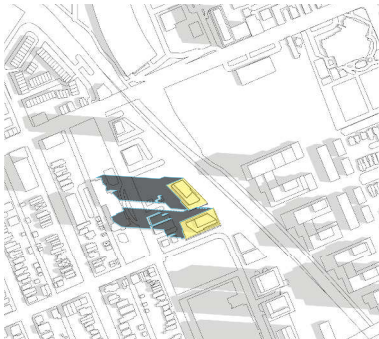
Lat. 45° 40' 56.18"

Lng. 75° 43' 25.5"

rla / architecture

PROPOSED 27+29 STOREYS

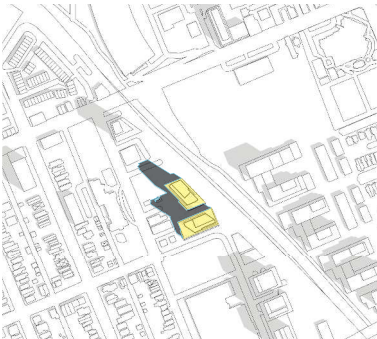
JUNE 21st



8 am



9 am



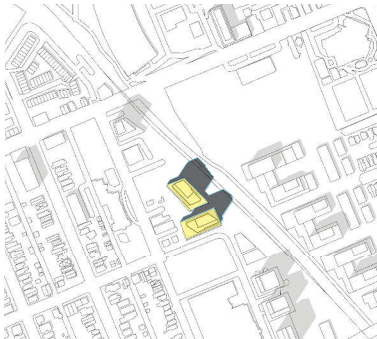
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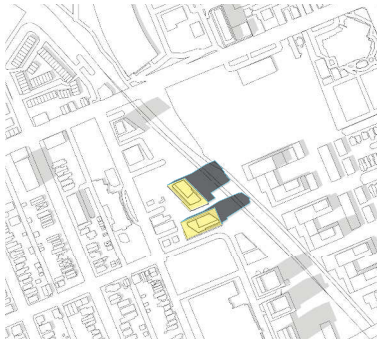
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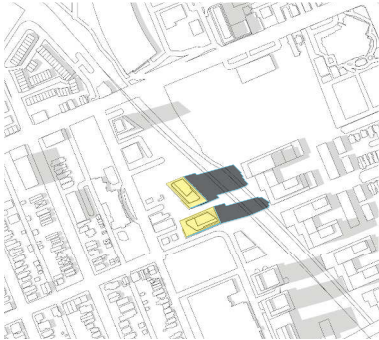
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1 pm



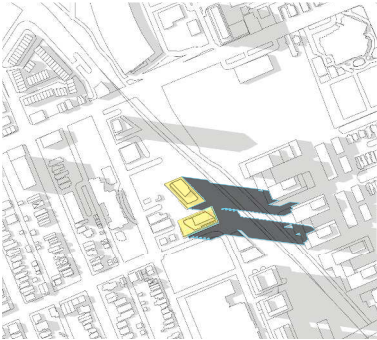
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3 pm



4 pm



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6 pm

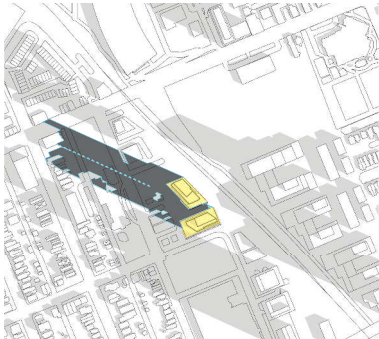


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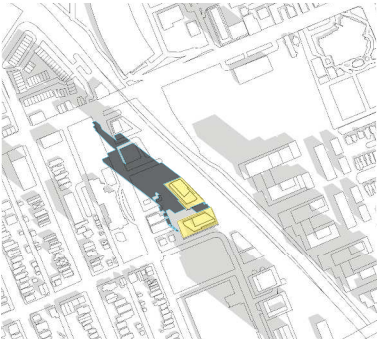


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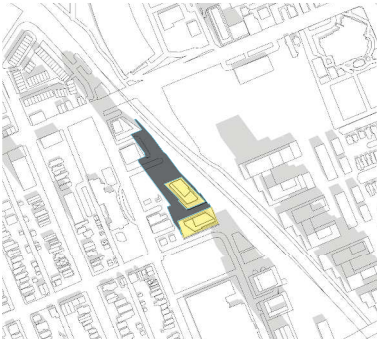
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8 am



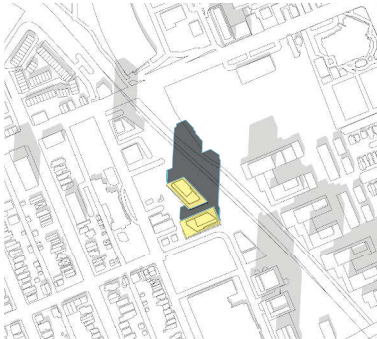
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12 pm



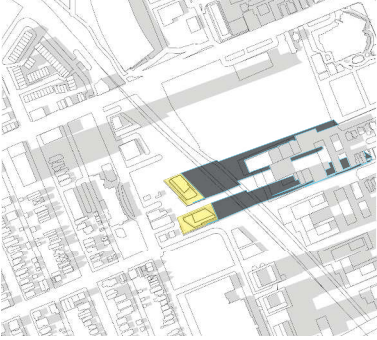
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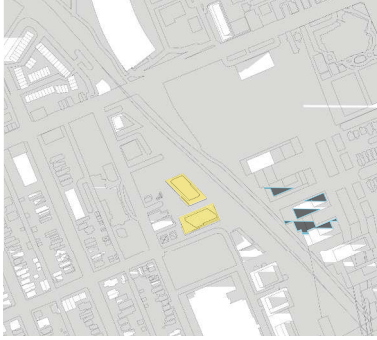
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4 pm



5 pm



6 pm

DECEMBER 21st



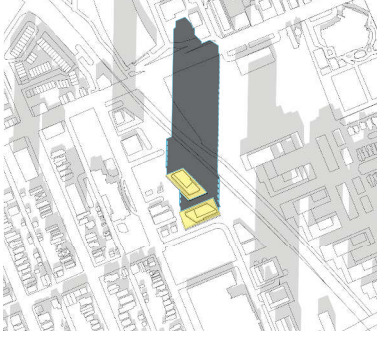
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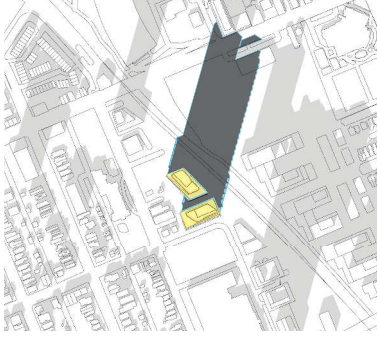
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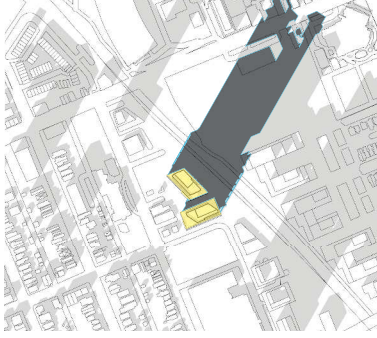
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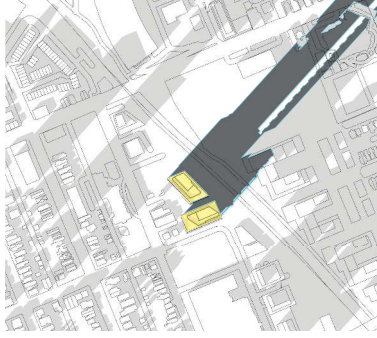
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1 pm

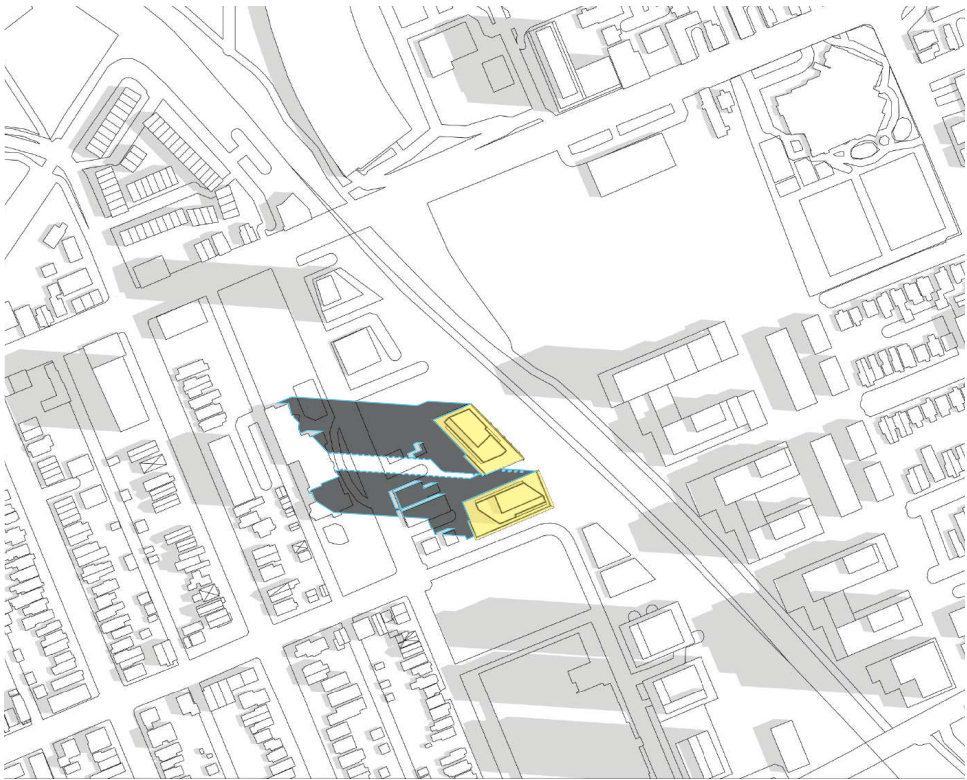


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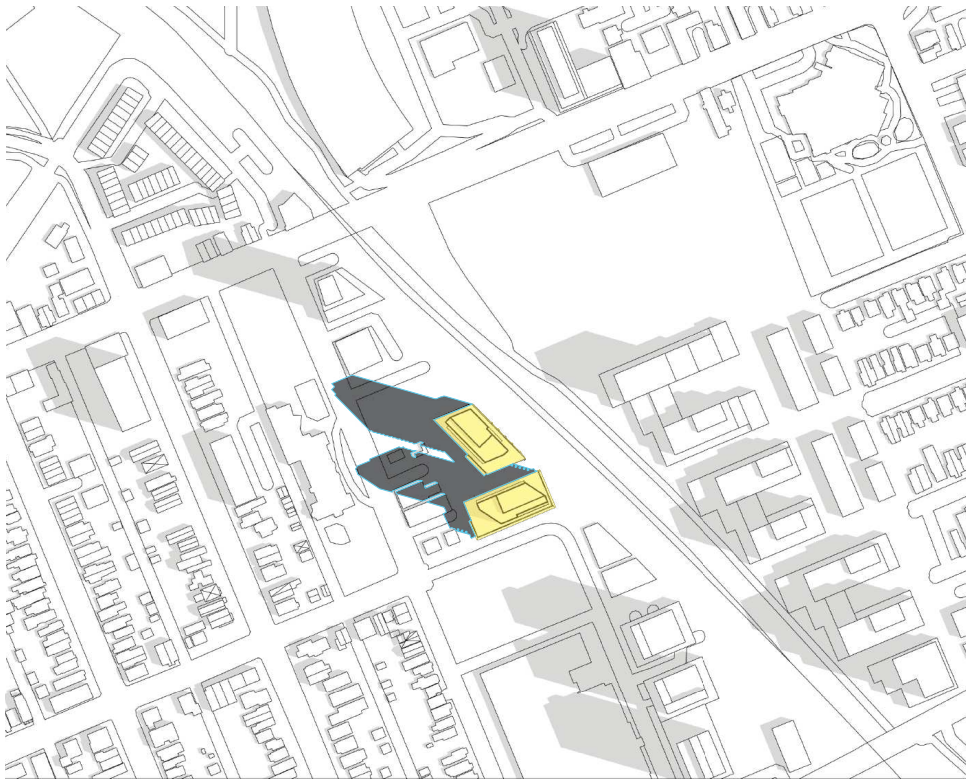


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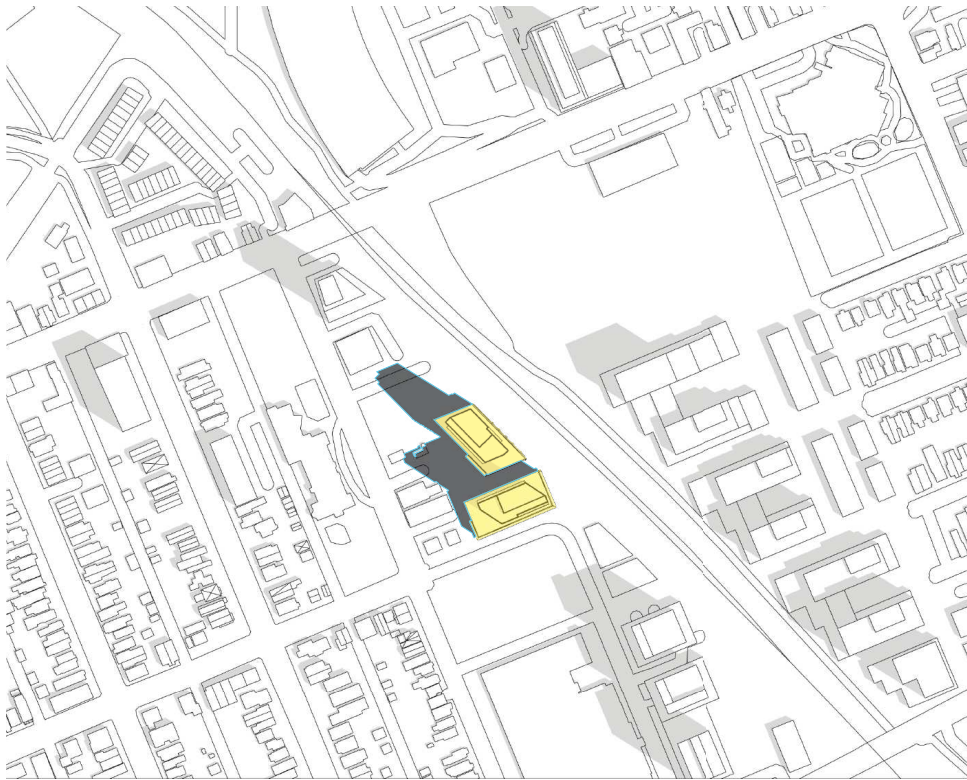
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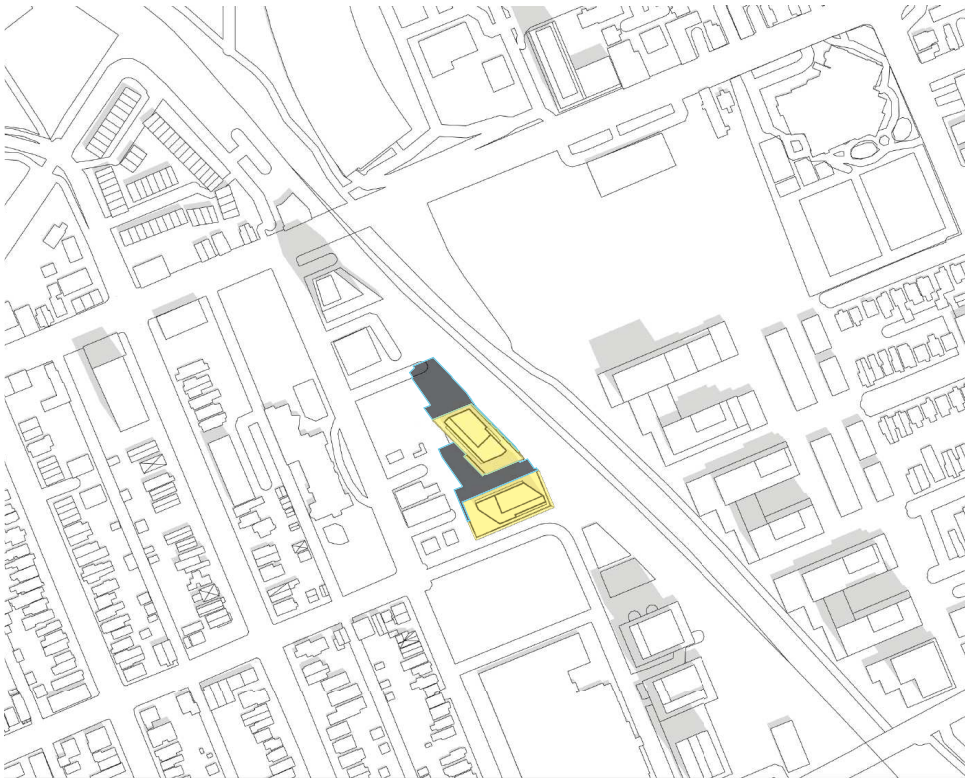
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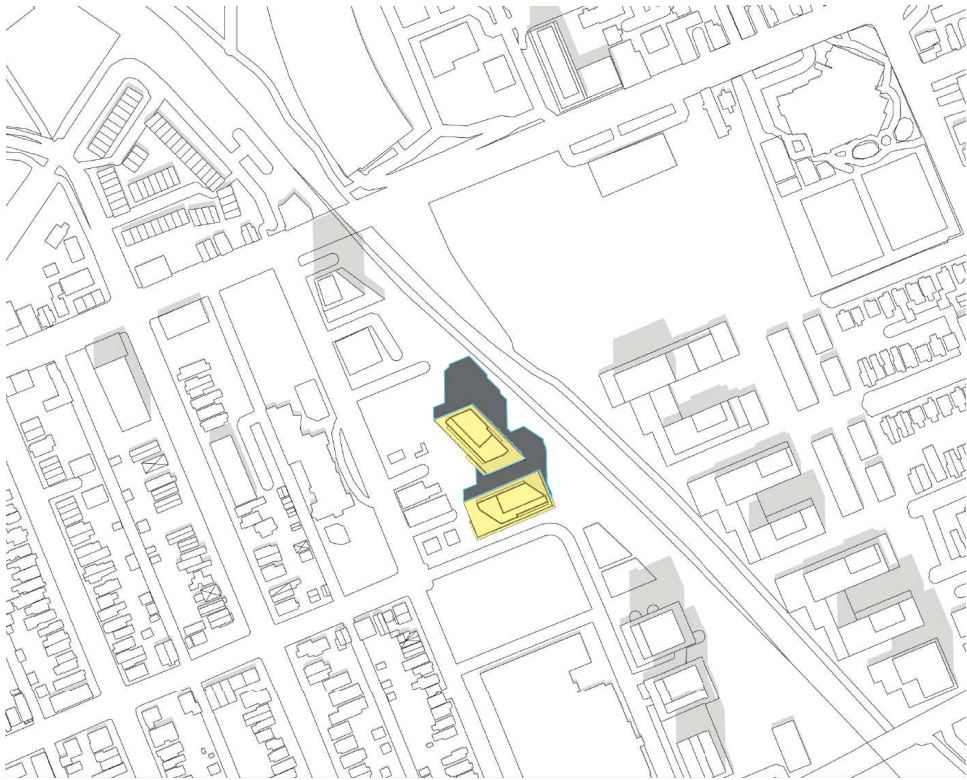
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PROPOSED 27+29 STOREYS

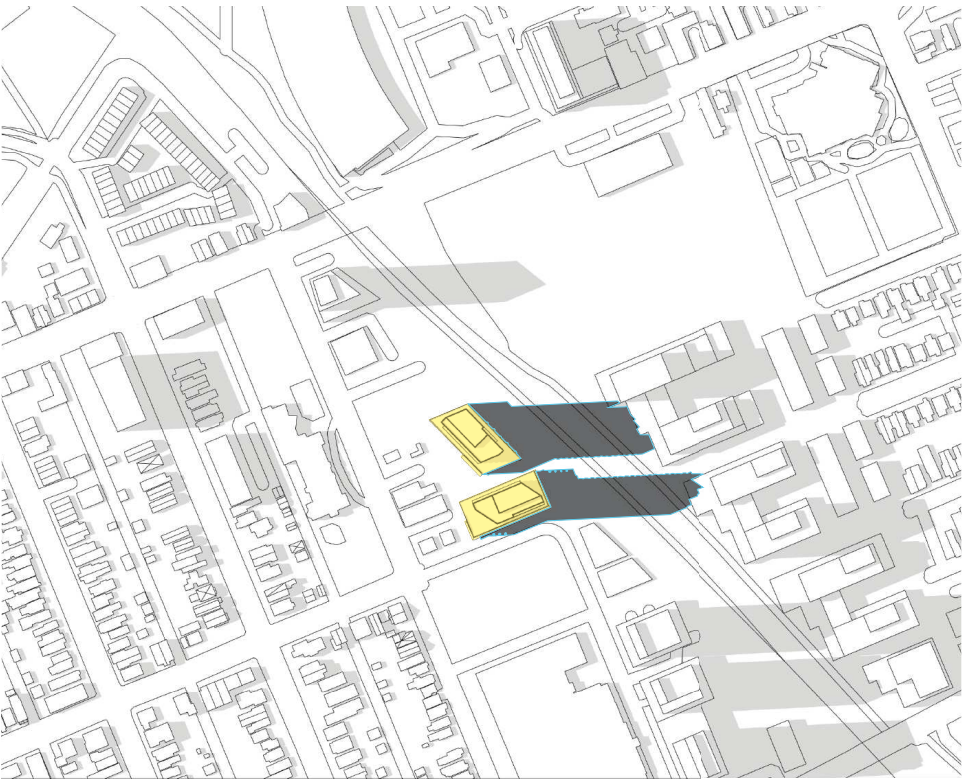
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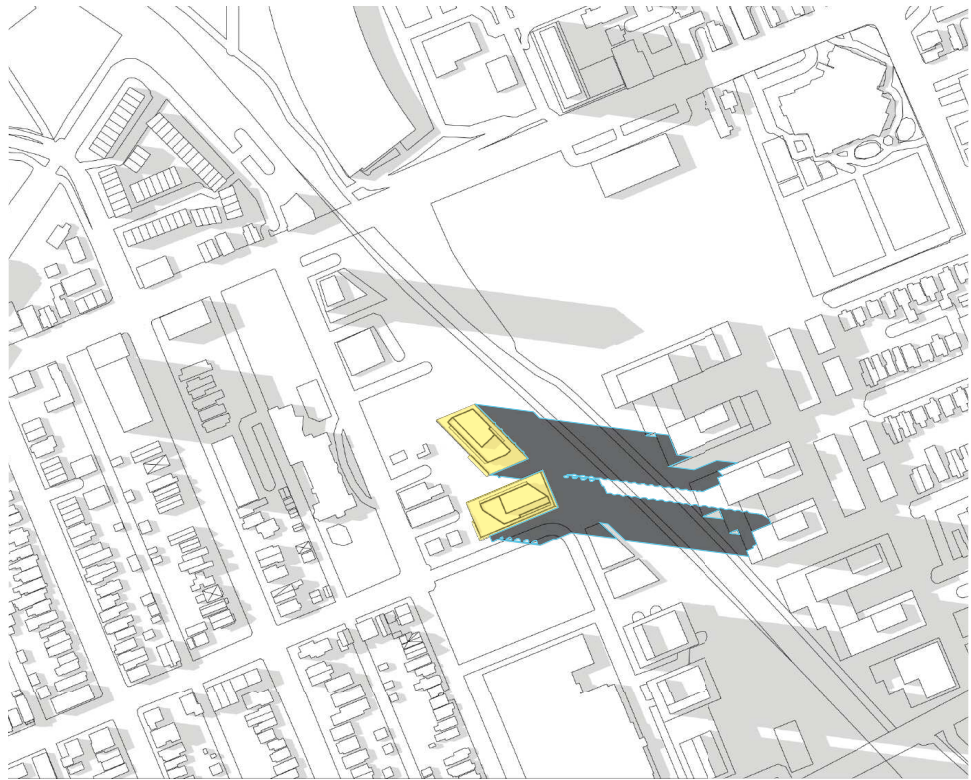
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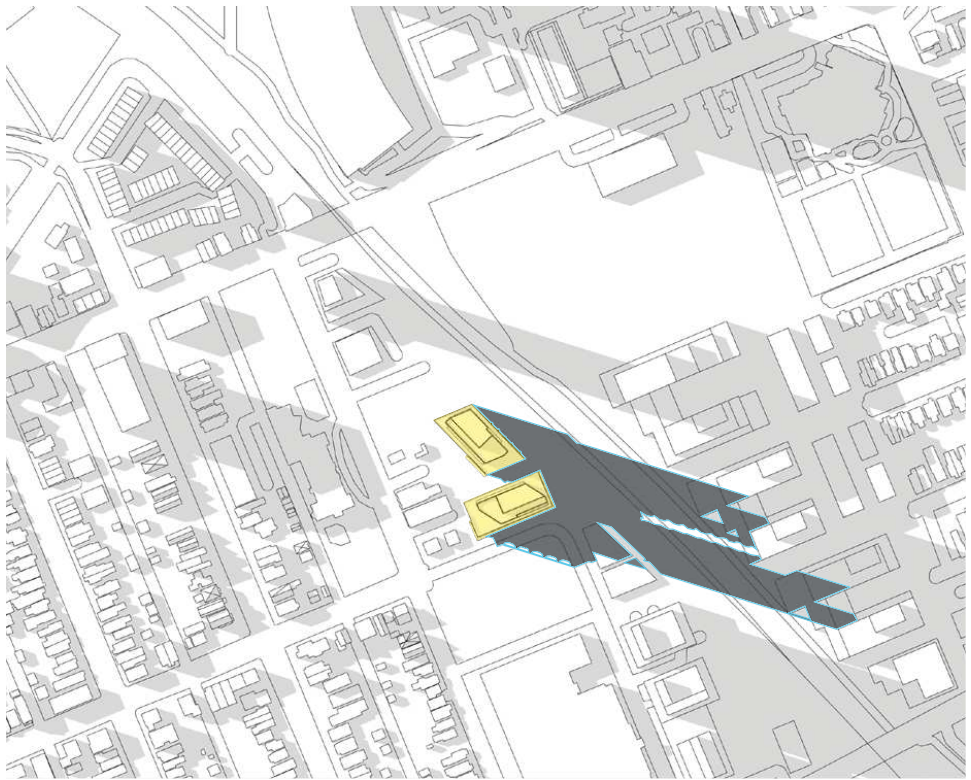
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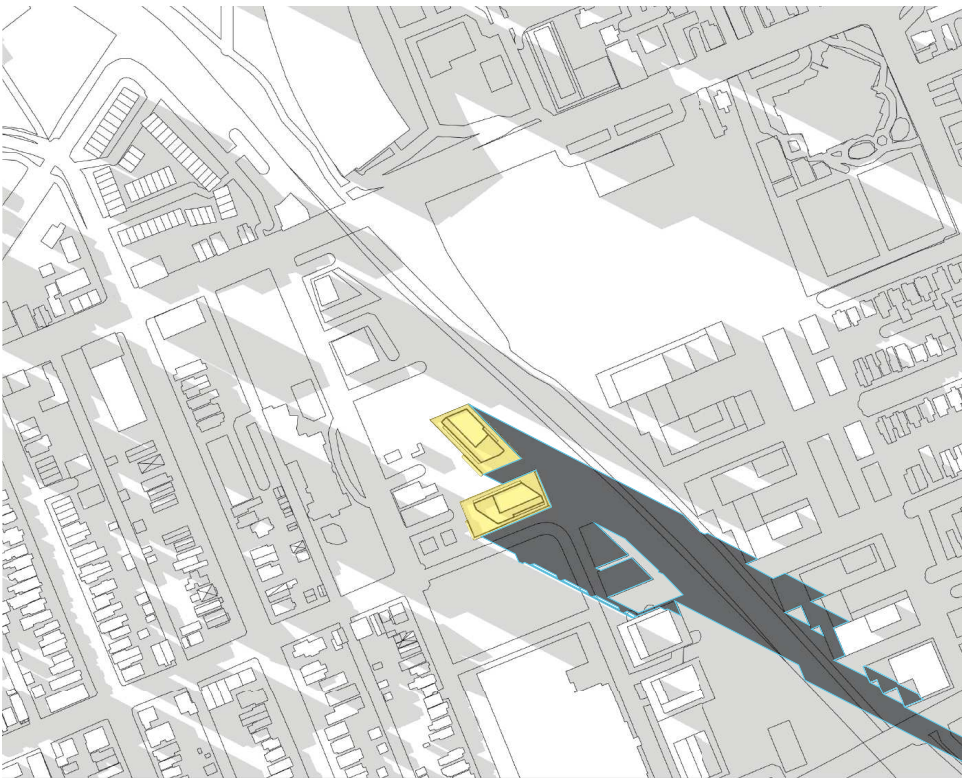
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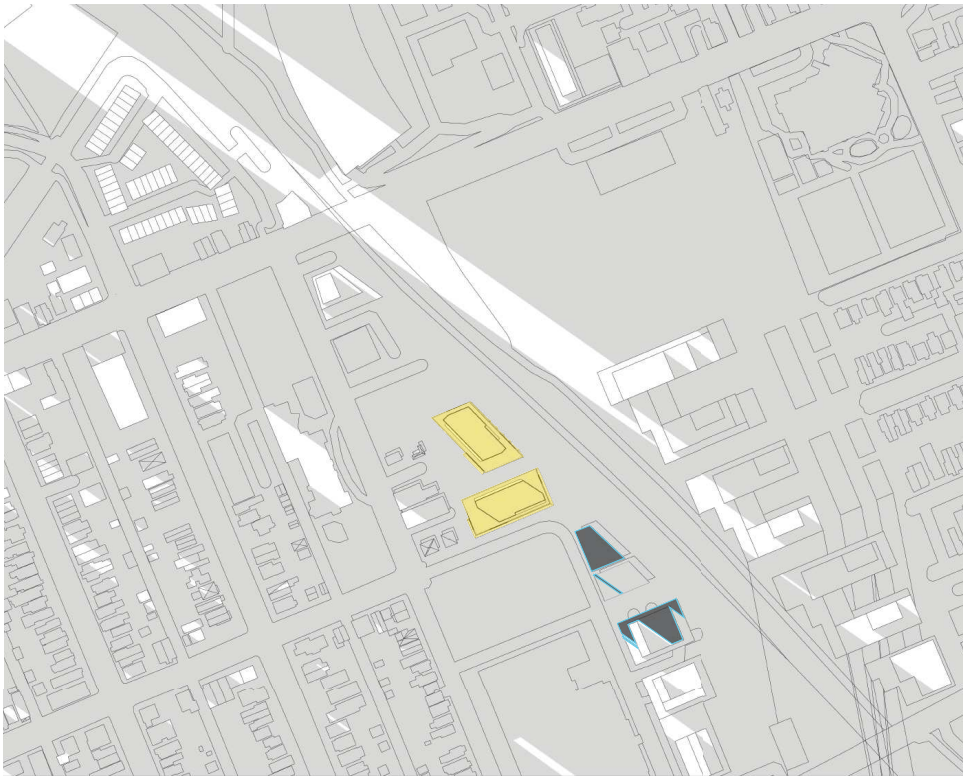
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PROPOSED 27+29 STOREYS

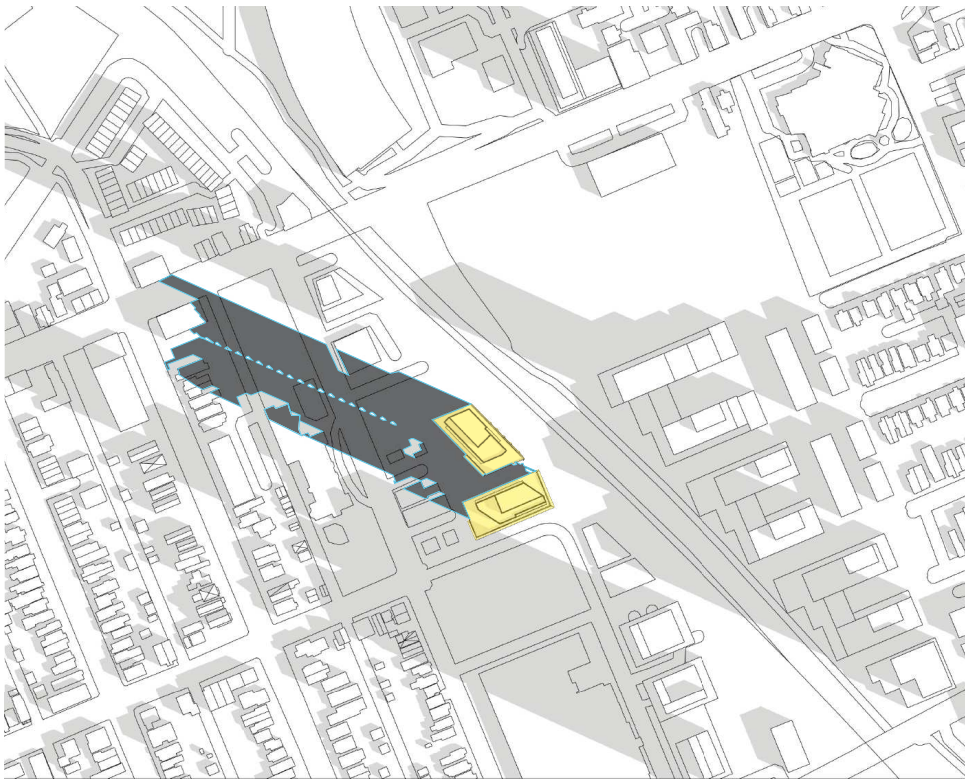
PROPOSED 27+29 STOREYS

JUNE 21st

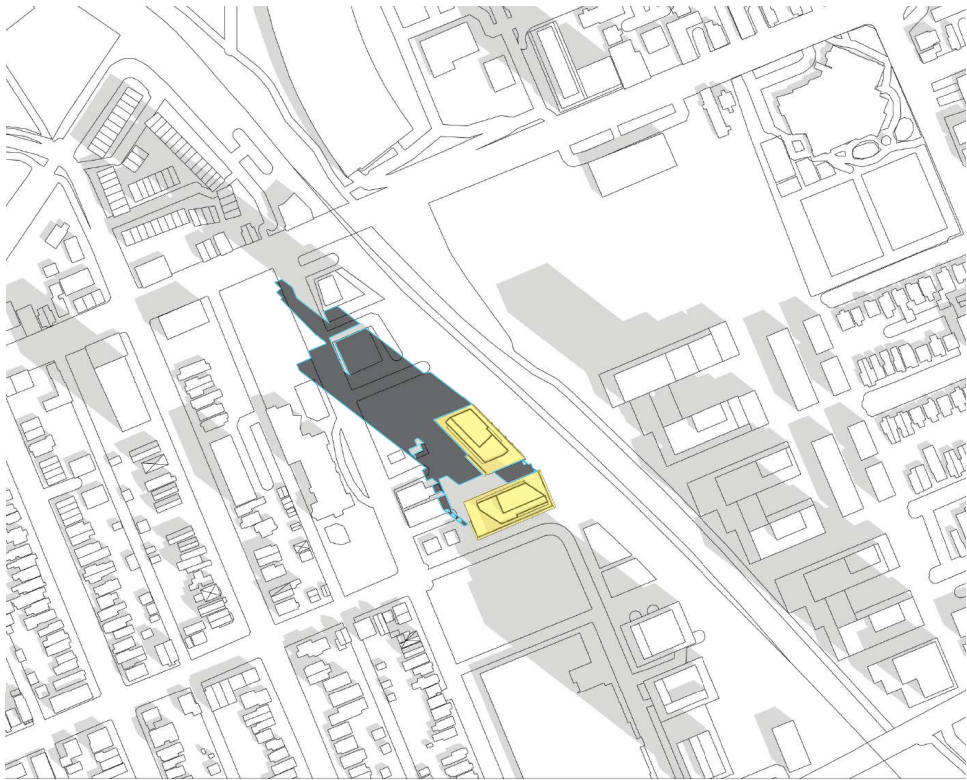
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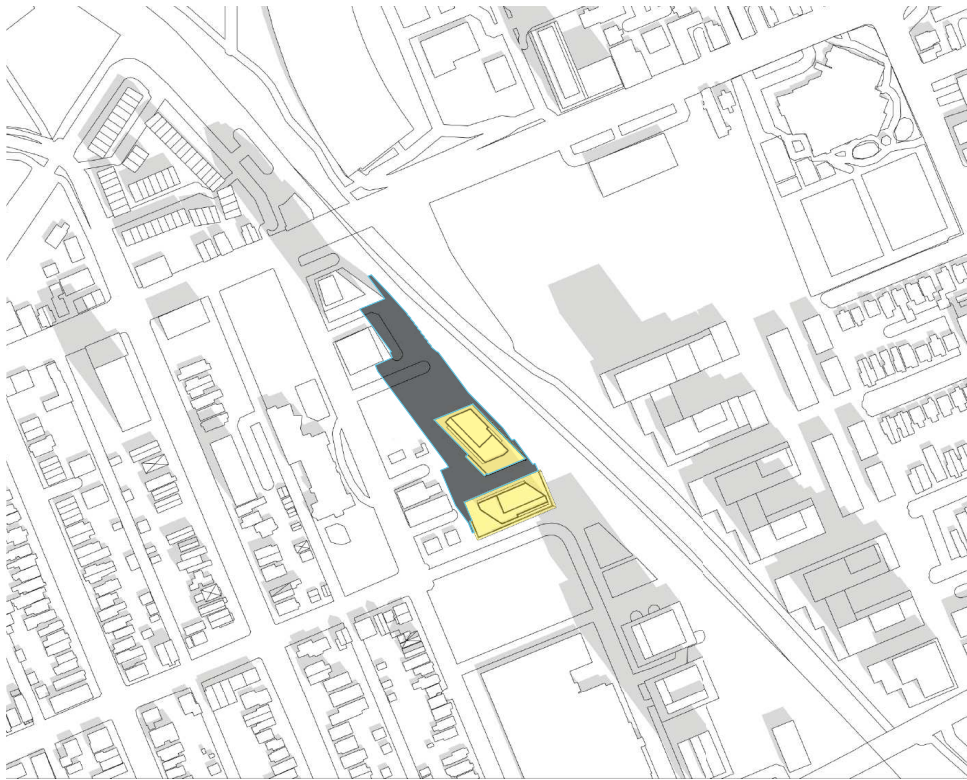
SEPTEMBER 21st



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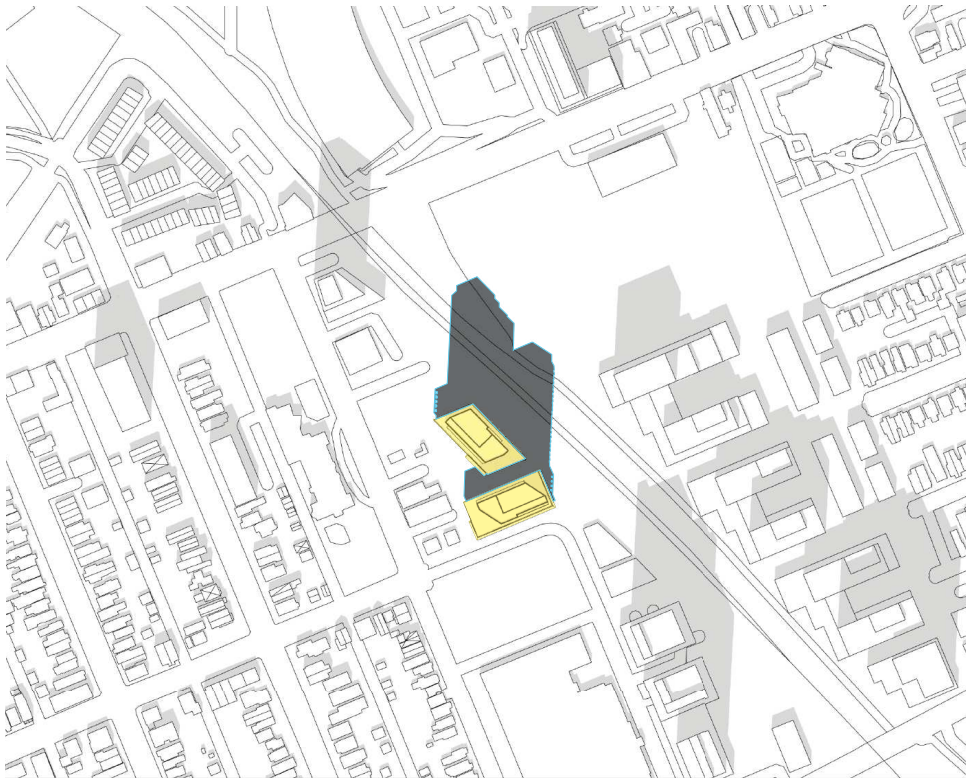


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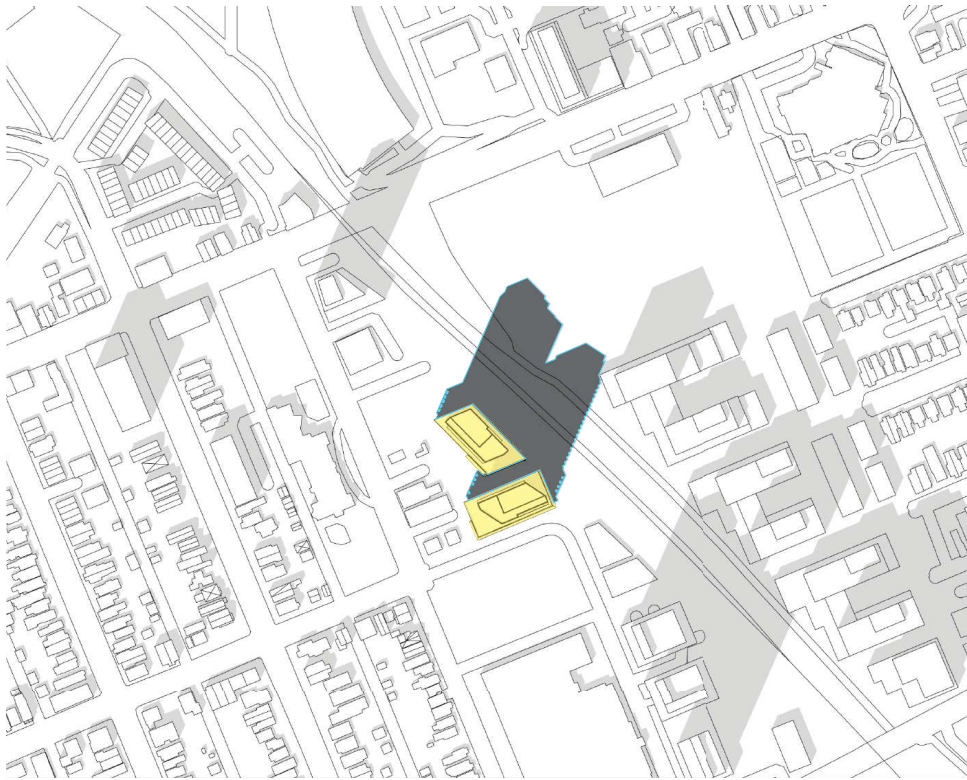
PROPOSED 27+29 STOREYS



11 am



12 pm



1 pm

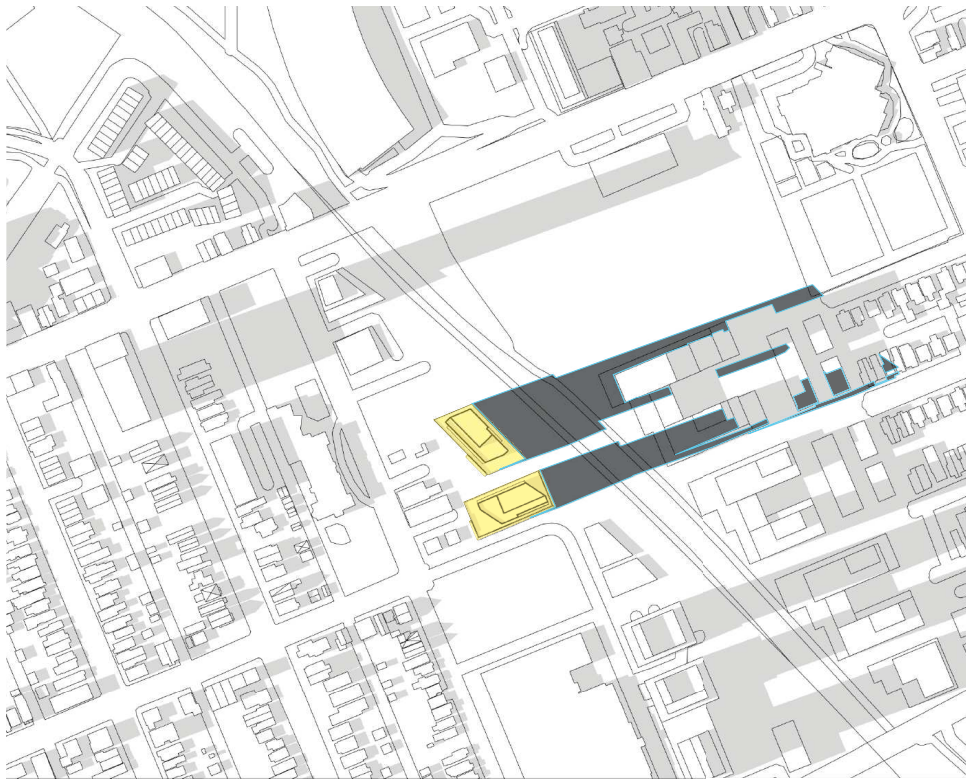
SEPTEMBER 21st



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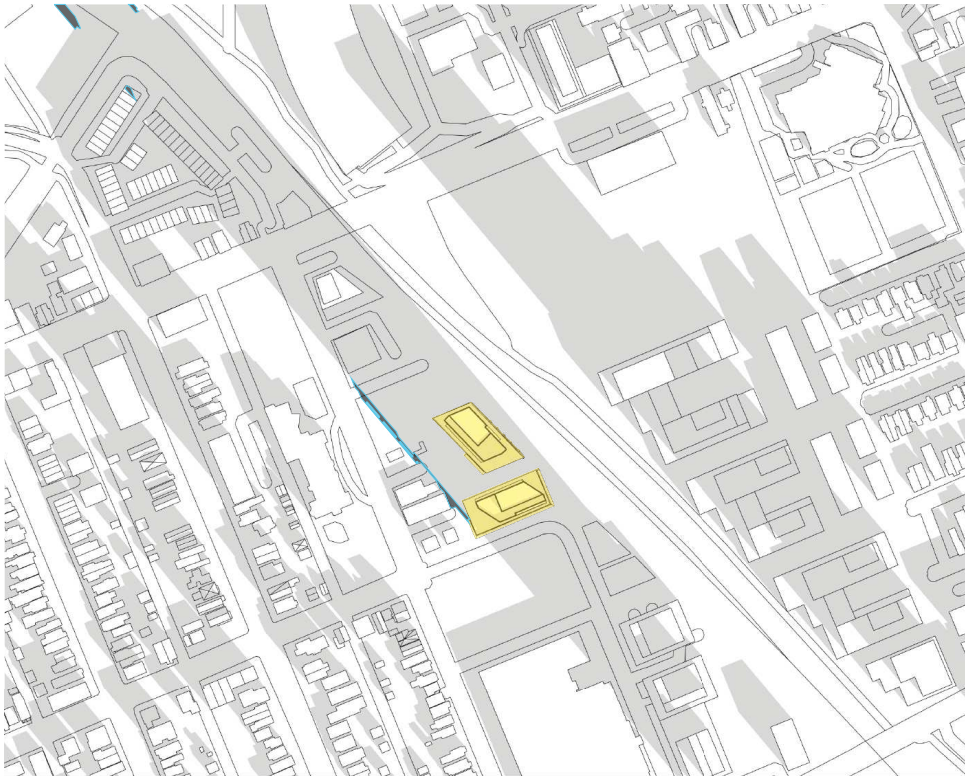
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PROPOSED 27+29 STOREYS

DECEMBER 21st



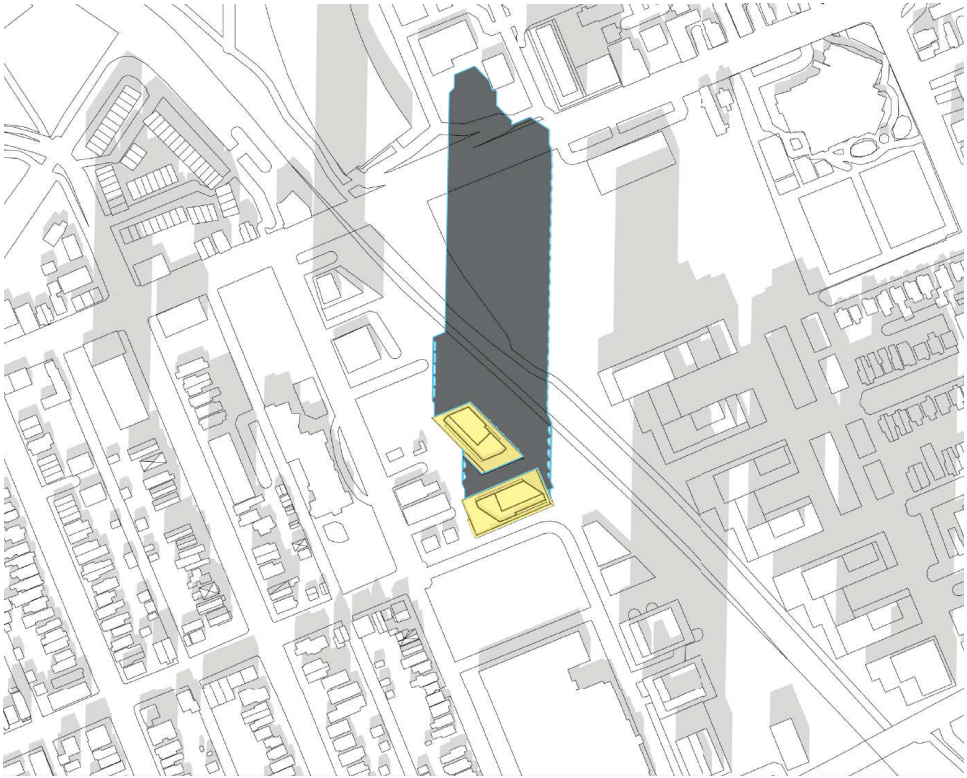
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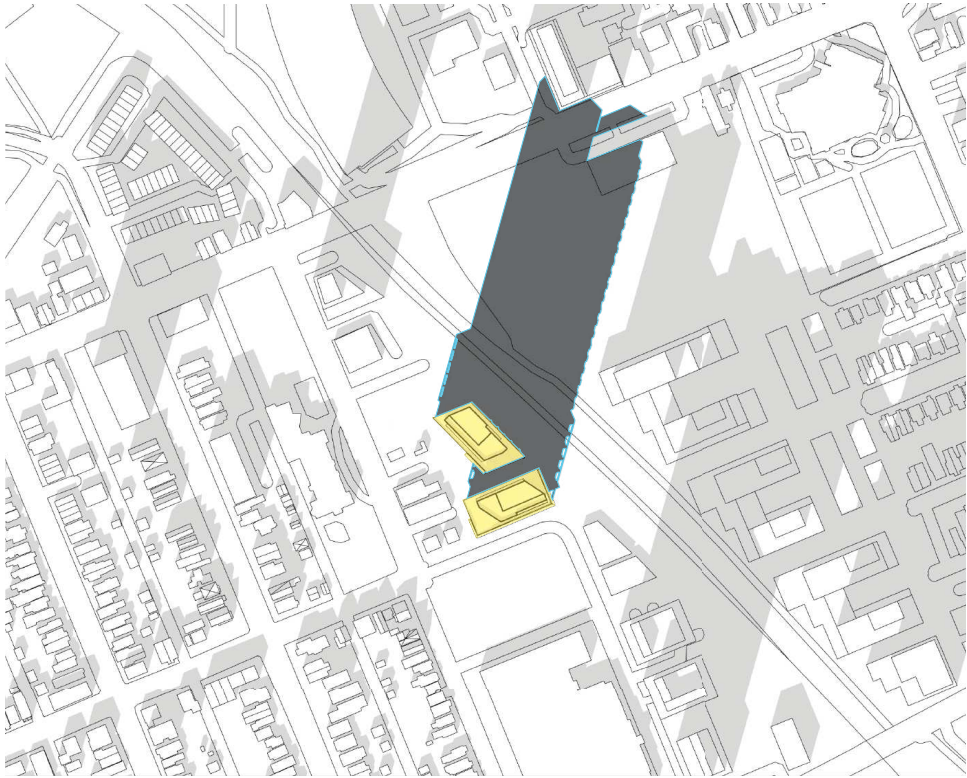
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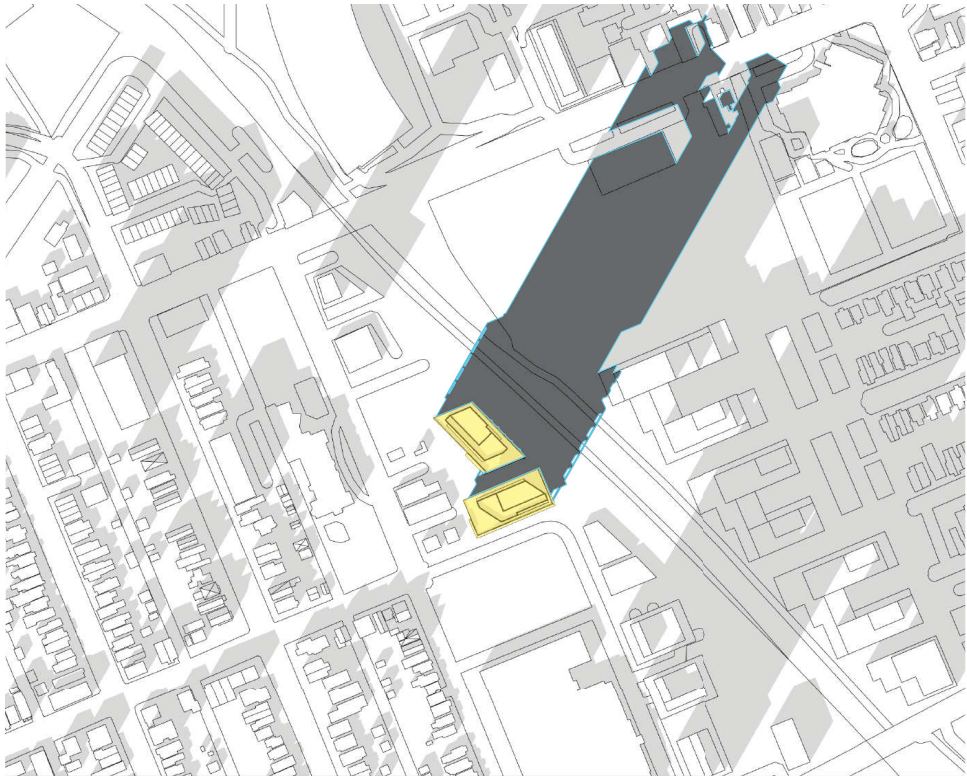
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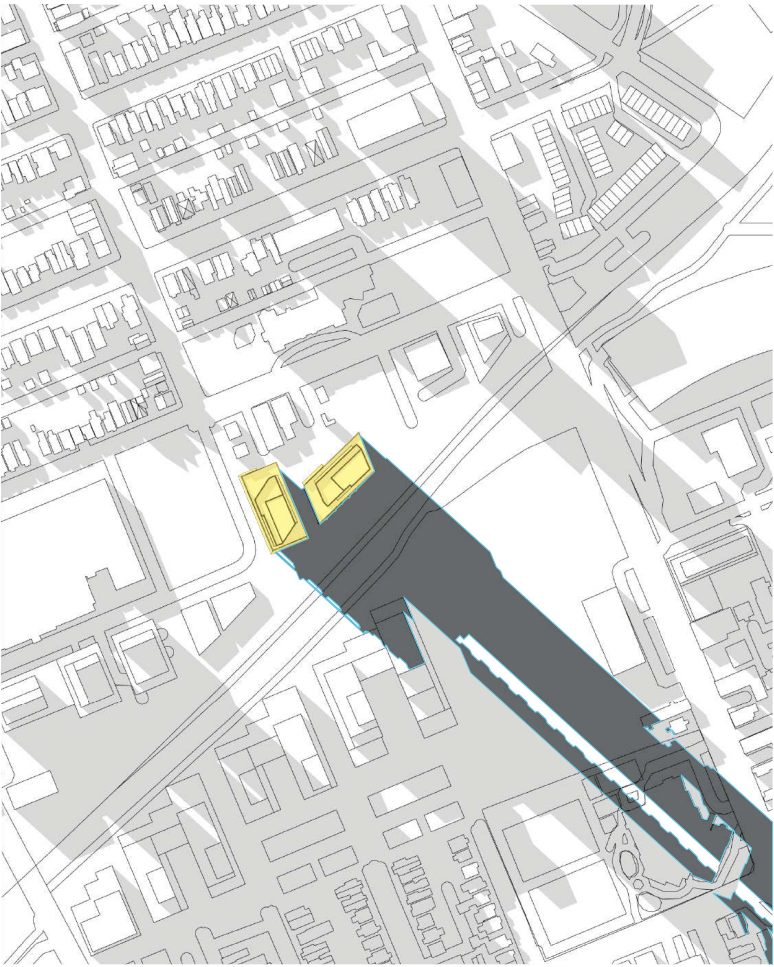
2 pm

PROPOSED 27+29 STOREYS

PROPOSED 27+29 STOREYS

DECEMBER 21st

3 pm



Sun Shadow Study Summary – 75 Breezehill

A comprehensive sun shadow study was conducted for the 75 Breezehill parcel to assess the shadow impacts of the proposed 27- and 29-storey development. This study evaluated the effects within both the current built environment and the anticipated future context. The “future context” includes projects that have received approval but are not yet constructed, as well as those currently under construction.

As part of the 2024 Rezoning Submission, RLA Architecture completed a series of comparative shadow studies (see attached comparative studies after this summary), analyzing the impacts of varying building massings and heights for the site, for the following scenarios:

- Two towers at 30 and 35 storeys (the proposed rezoning heights)
- Two towers at 18 storeys (as requested by the City of Ottawa), and
- An 18-storey form consistent with the Secondary Plan Demonstration Plan.

These comparative studies — including the most recent analysis for the revised 27- and 29-storey proposal — consistently demonstrate that the 75 Breezehill development casts no shadow on the established 2½-storey residential neighbourhoods to the south and southwest, nor on Devonshire School to the west. Across all four massing options studied, only minimal, late-day shadows are cast toward the future Ottawa Community Housing (OCH) development southeast of the site.

Furthermore, the studies show that the majority of shadowing on Plouffe Park (located east of the O-Train rail corridor) originates from already-approved developments, including OCH Gladstone Village, Corso Italia CLV, 1040 Somerset, and Trinity City Centre, as well as existing built structures.

In contrast, shadow studies performed for recently approved projects — such as the 1081 Carling proposal (as per below images)— are shown to create significant adverse shadow impacts on both the adjacent mature low-rise residential areas to the north and west, and on the functionally and symbolically vital experimental farmlands to the south.

It is, as such, that given our findings in the numerous shadow studies conducted for the 75 Breezehill site, no design modifications are deemed necessary for the current proposed 29 and 27-storey concept.



above: The approved 1081 Carling project shadow analysis demonstrated that the project produced significant shadow effect for the mature neighbourhood to the north as well as the experimental farmlands to the south.



Kevin Reid
Design Director
RLA Architecture

MArch OAA MRAIC CPHC

75 BREEZEHILL AVENUE

Comparative Shadow Studies - Submitted in Original OPA Submission

rla / architecture

30+35 STOREYS

JUNE 21st



8 am



9 am



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12 pm



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SEPTEMBER 21st



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DECEMBER 21st



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JUNE 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

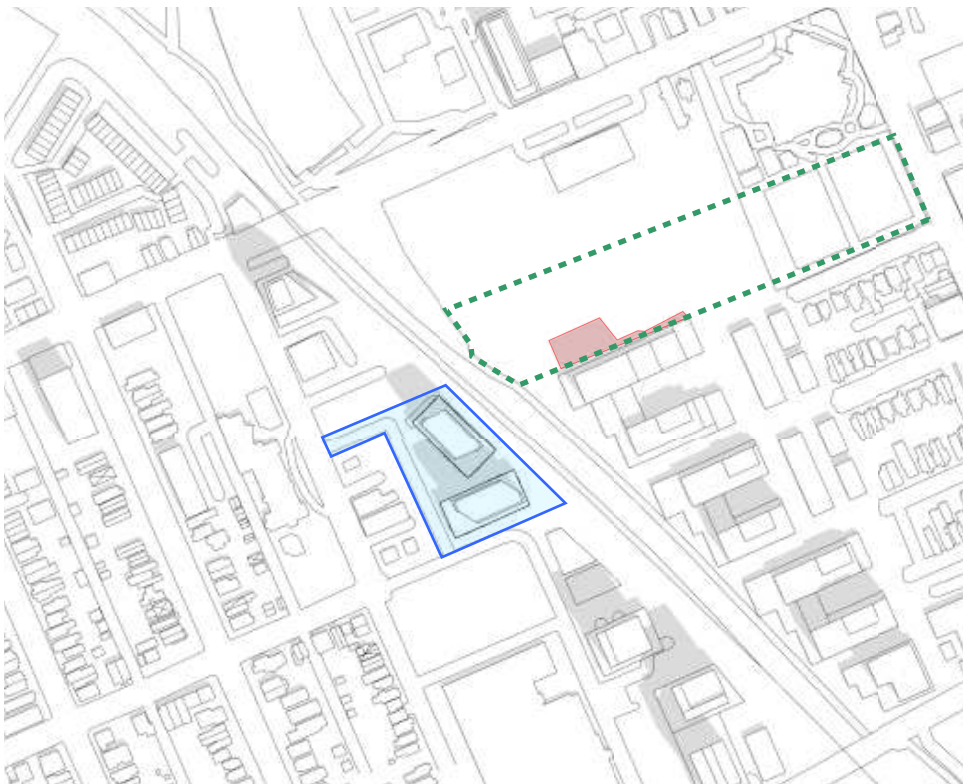
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

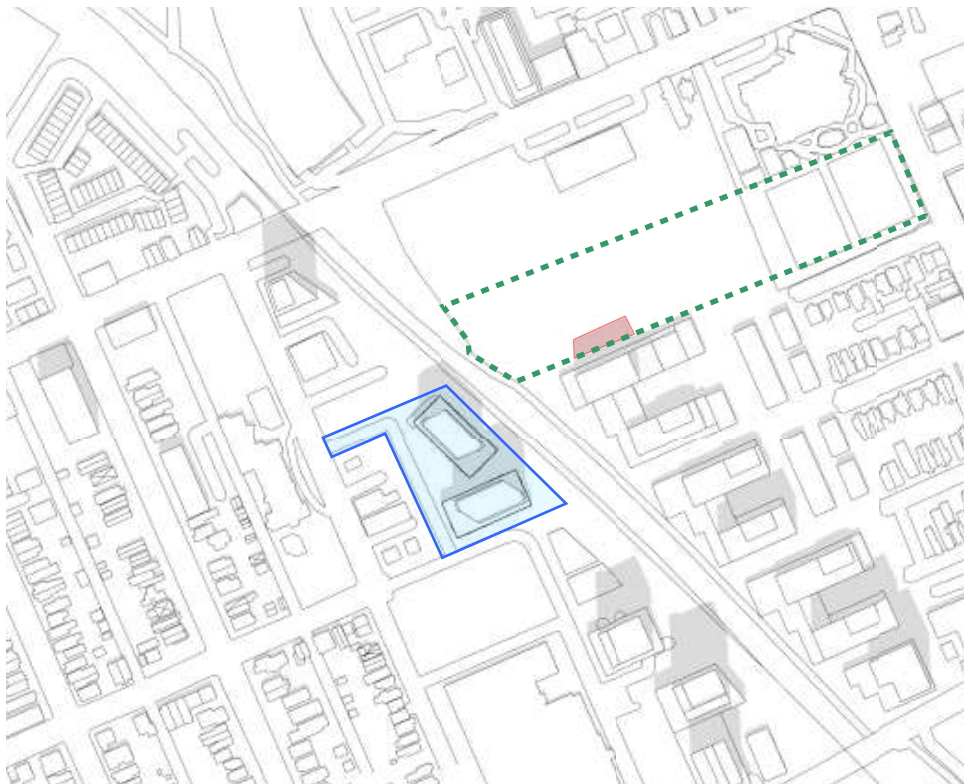
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

30+35 STOREYS



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

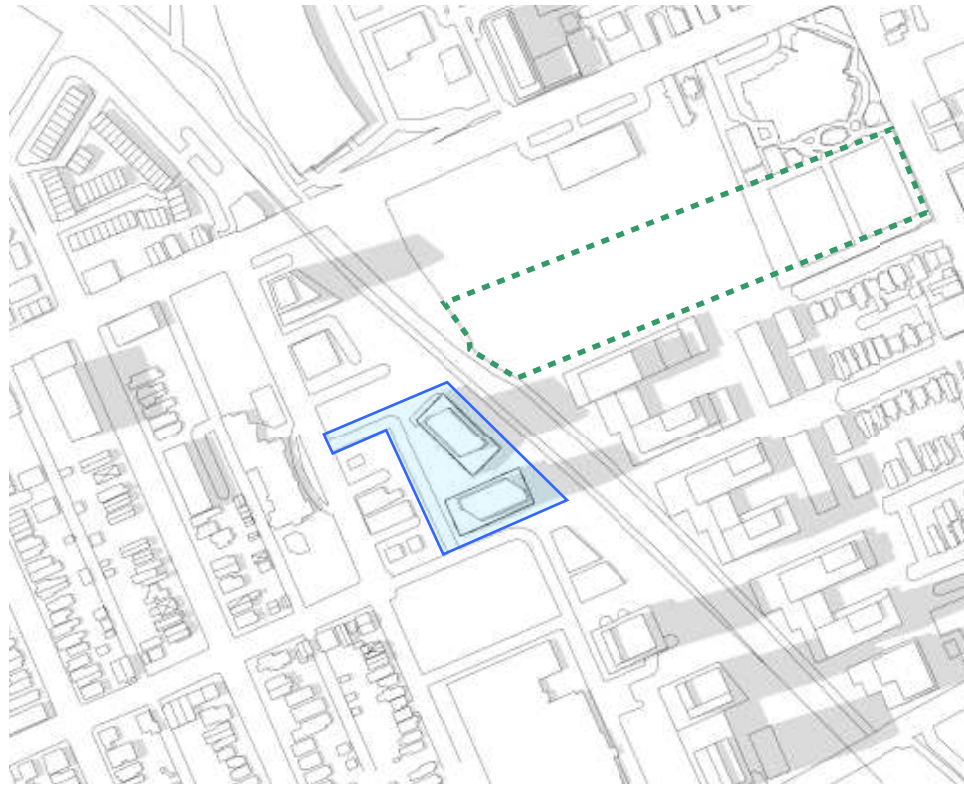
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st

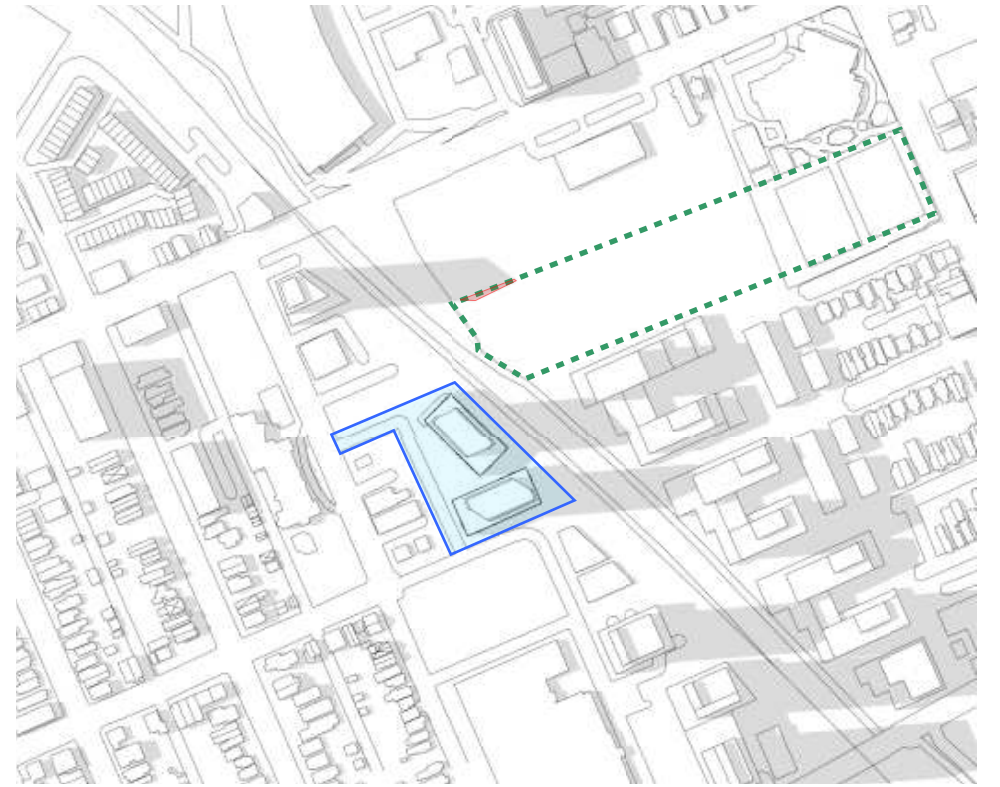


2 pm

PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

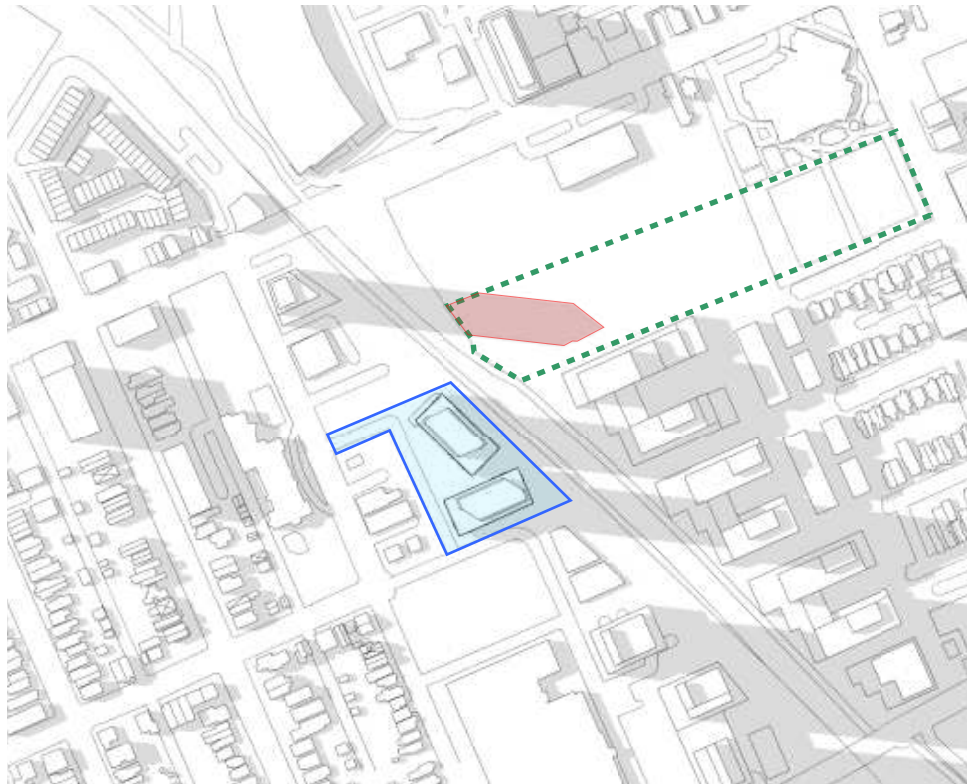


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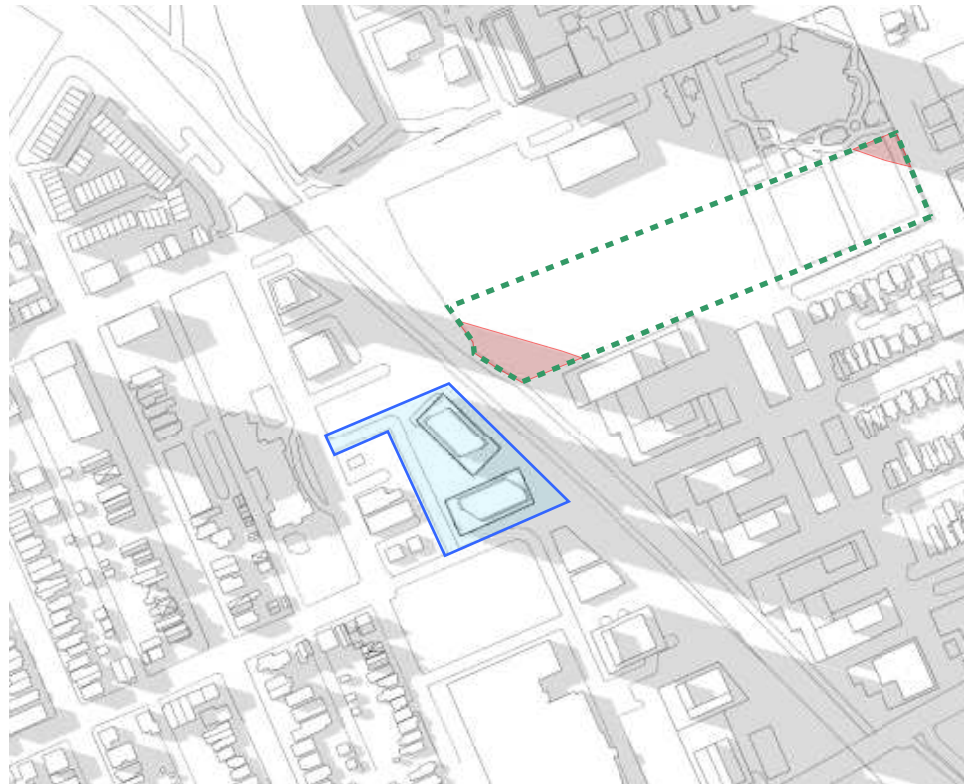
4 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST AND TRINITY CITY CENTRE PROJECTS SHADOW PLOUFFE PARK



7 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

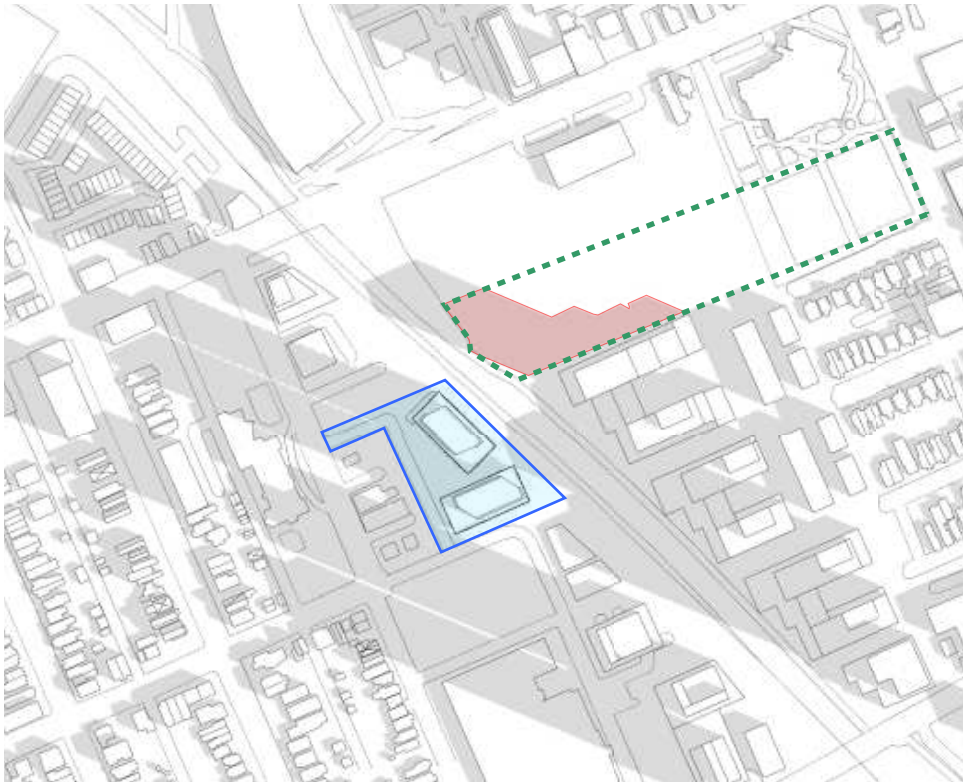
30+35 STOREYS



8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

SEPTEMBER 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

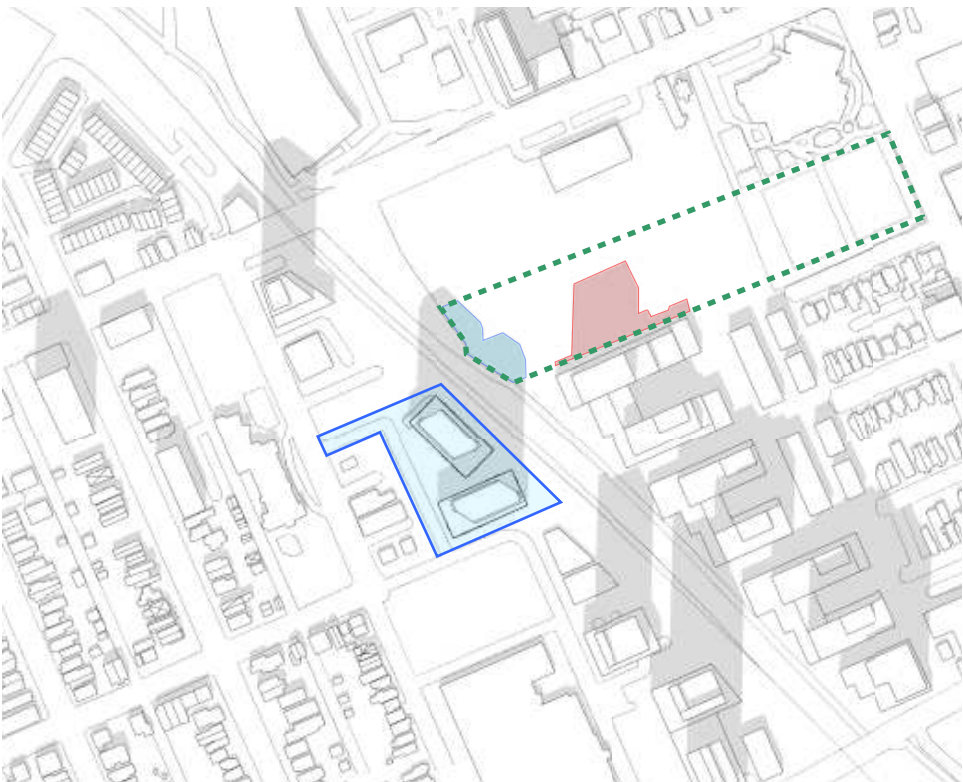
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30+35 STOREYS



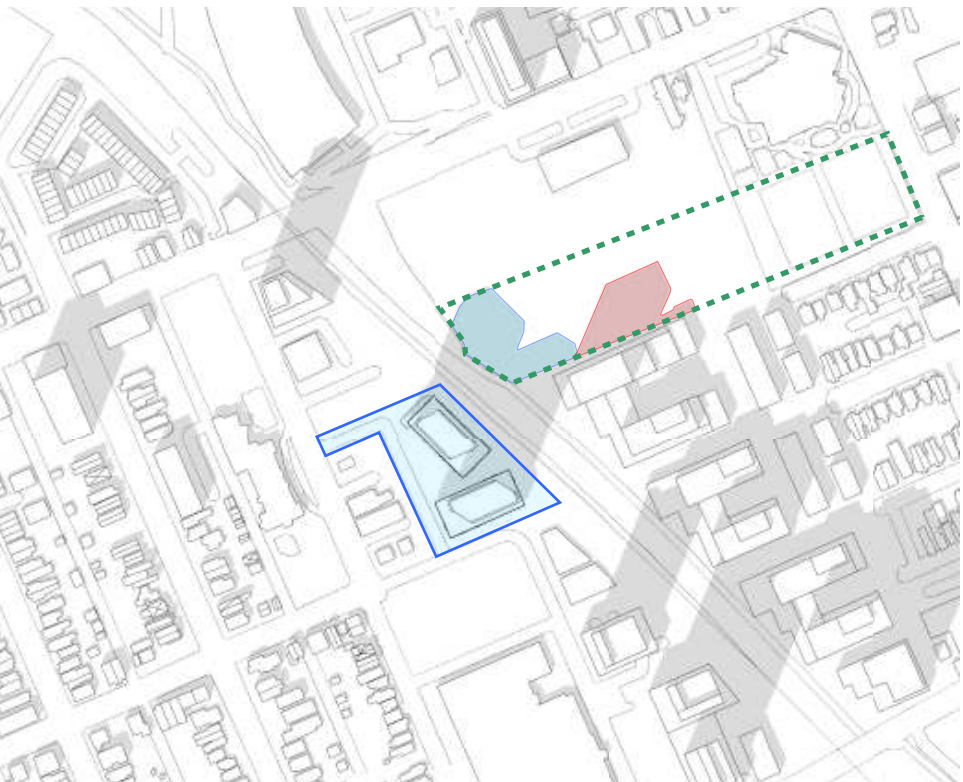
11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

30+35 STOREYS



5 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

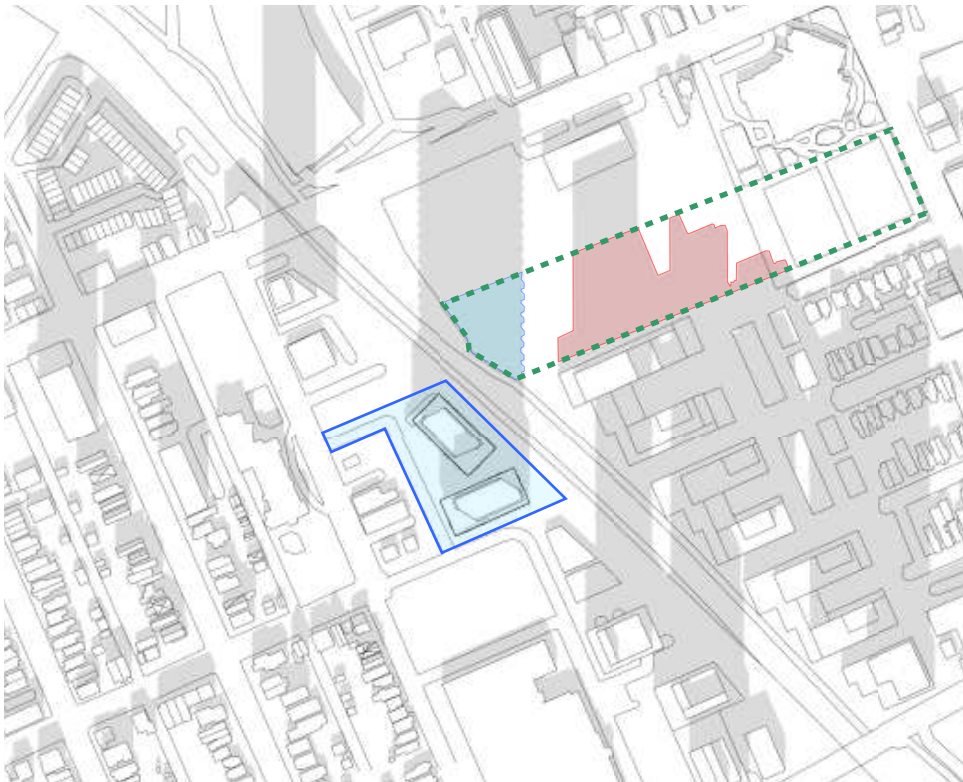
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

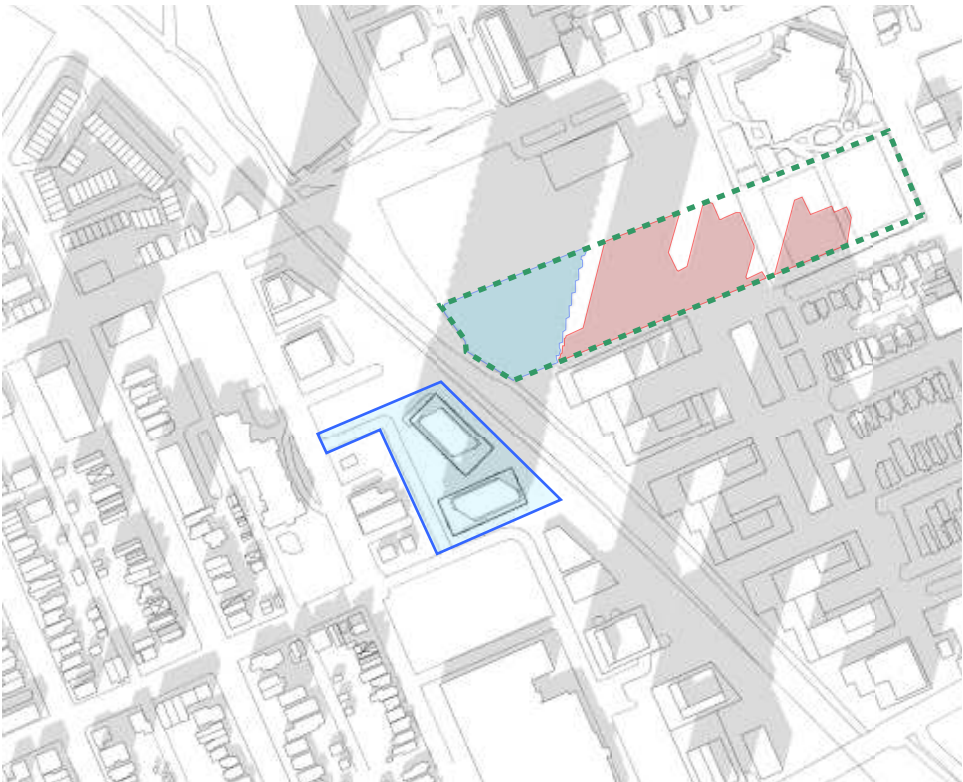
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

30+35 STOREYS



12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



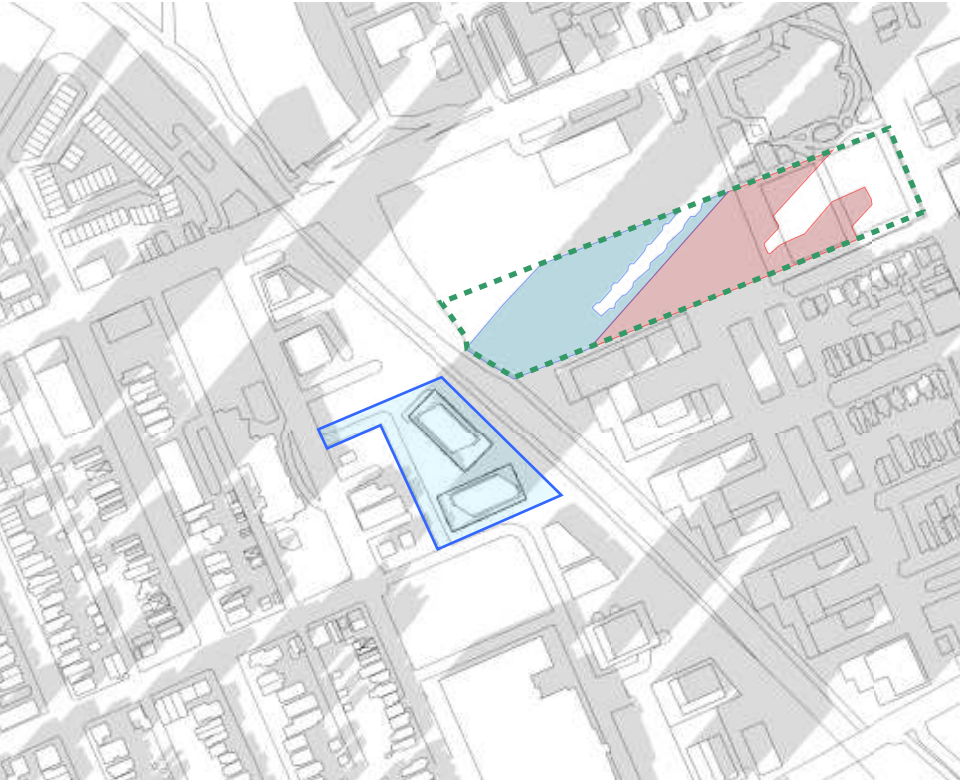
1 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
PROPOSED 30 & 35 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18+18 STOREYS

JUNE 21st



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm



7 pm



8 pm

SEPTEMBER 21st



8 am



9 am



10 am



11 am



12 pm



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5 pm



6 pm

DECEMBER 21st



9 am



10 am



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JUNE 21st



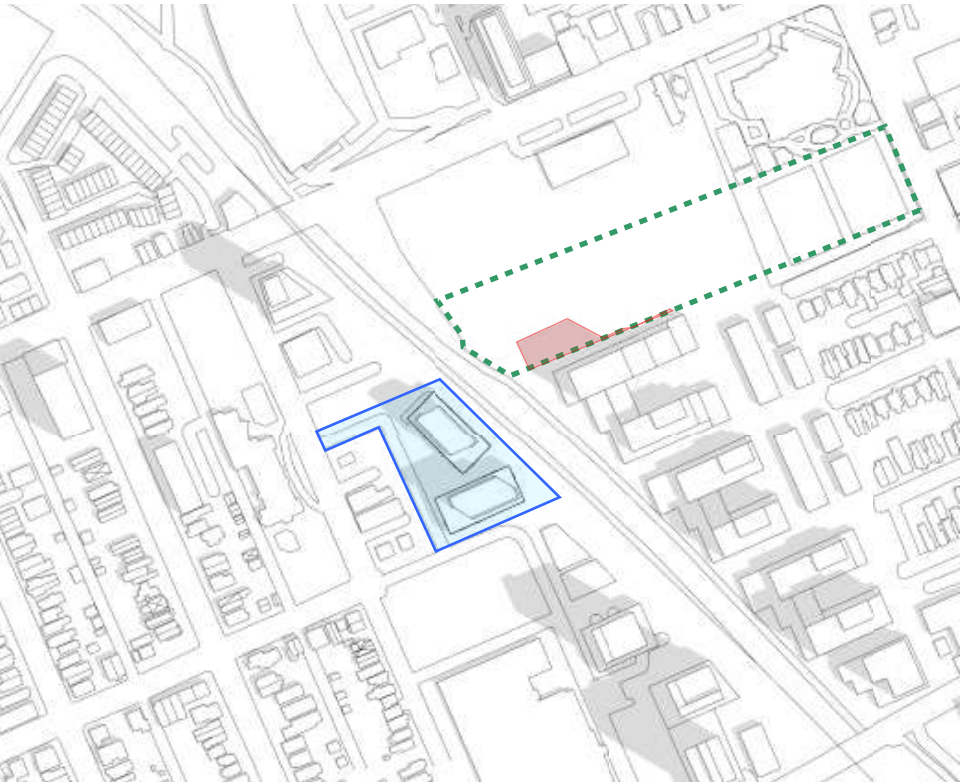
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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

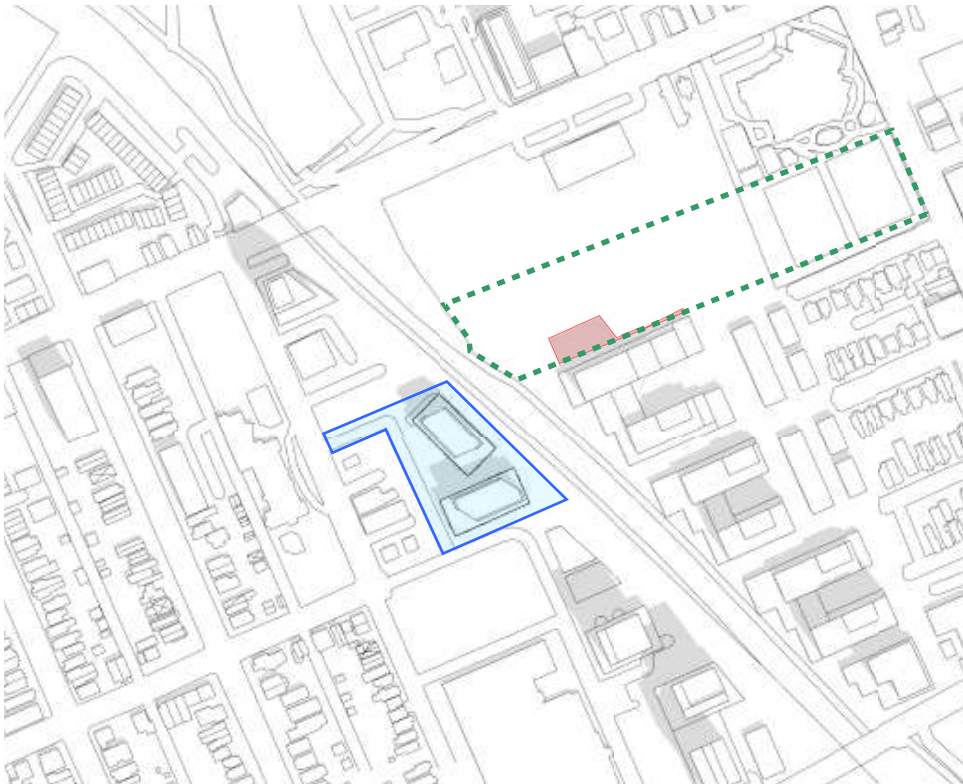
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

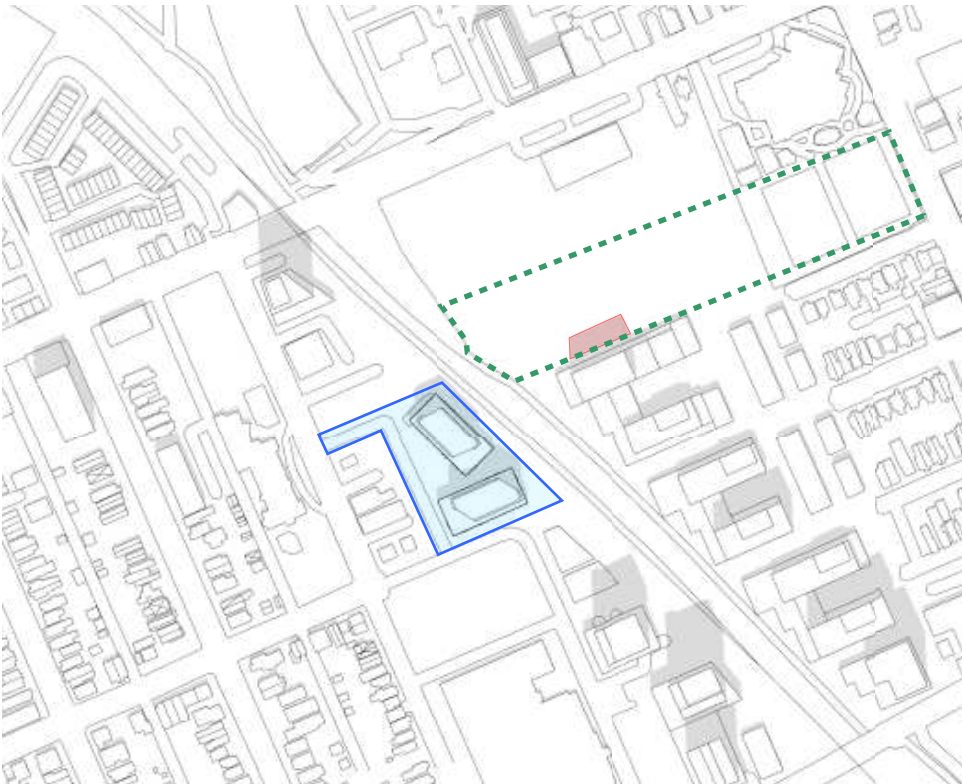
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18+18 STOREYS



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



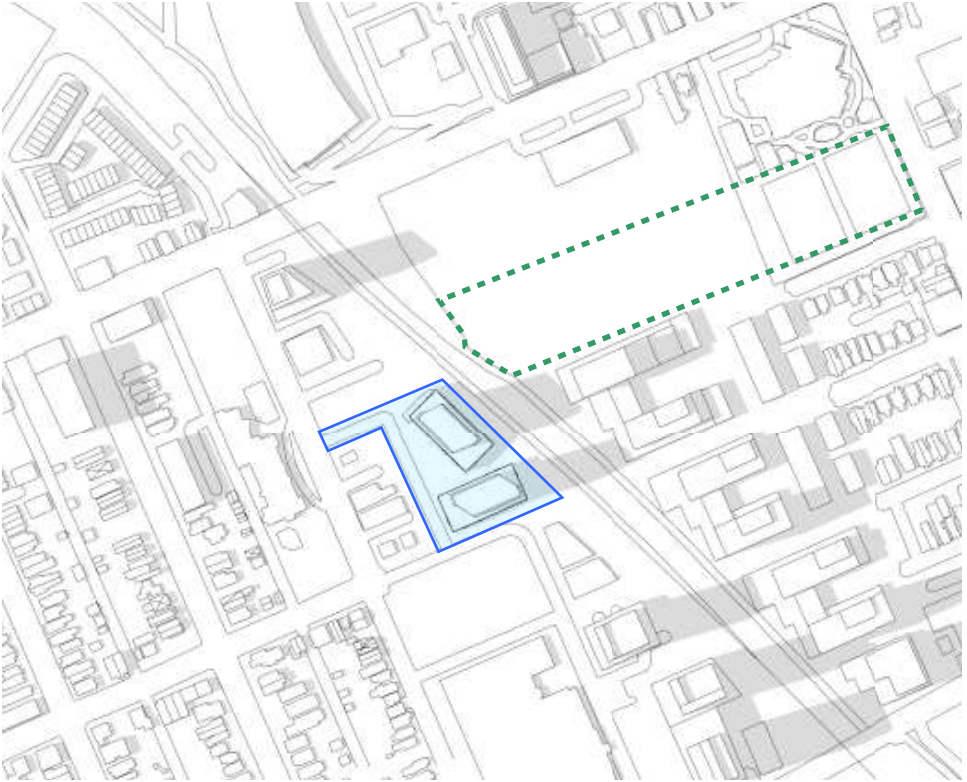
1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st



2 pm



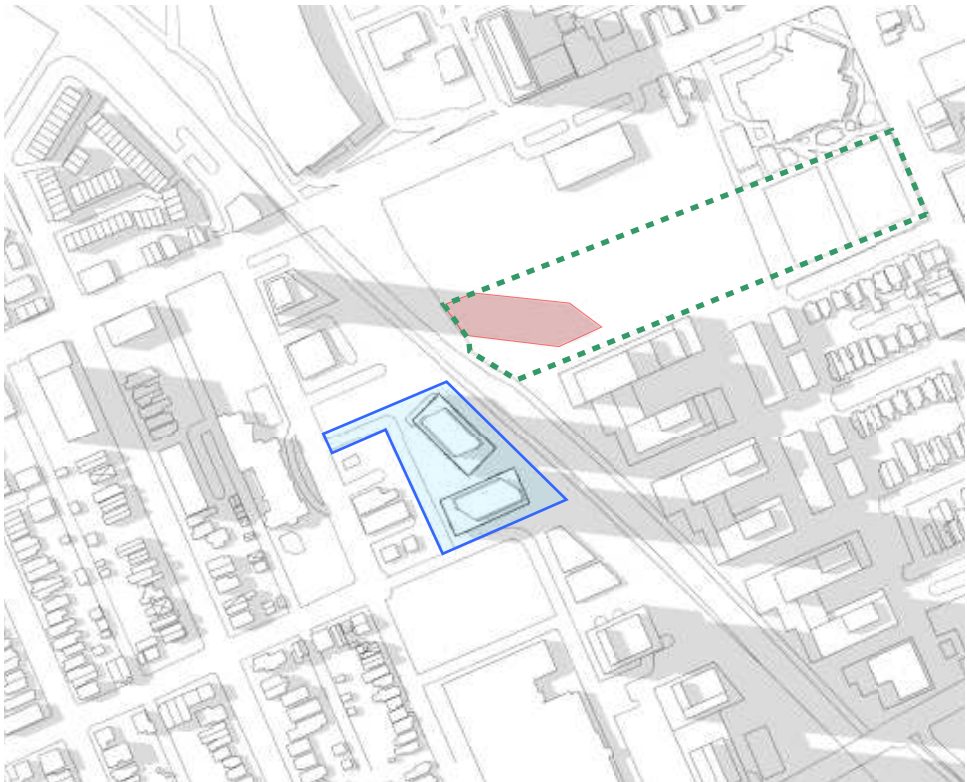
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4 pm

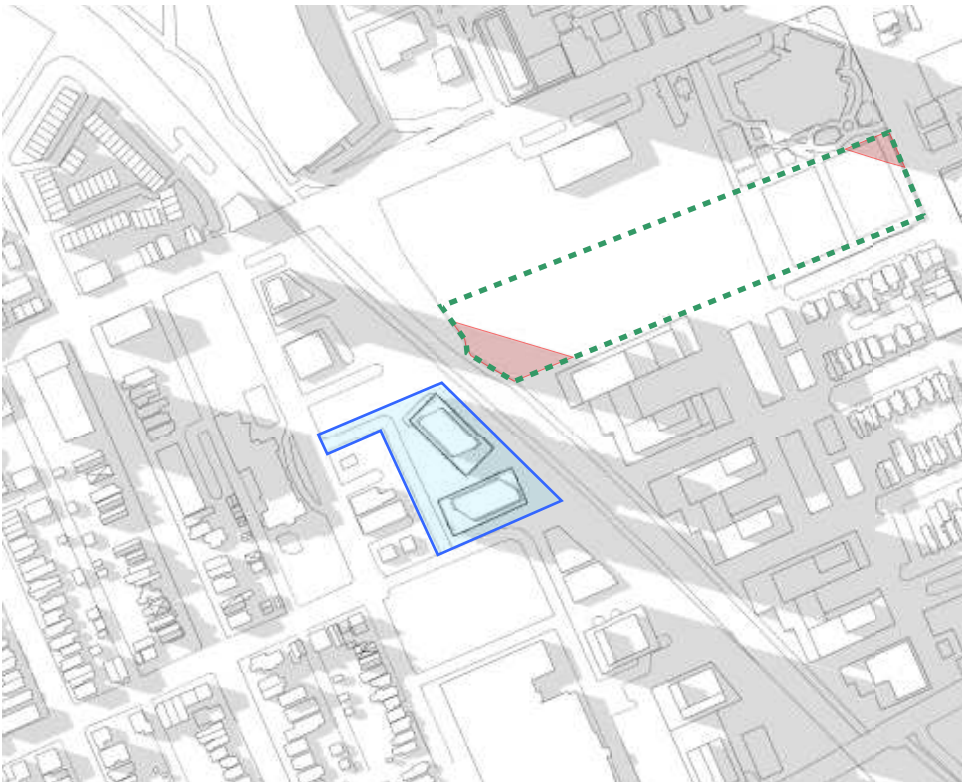
APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK

18+18 STOREYS



5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST AND TRINITY CITY CENTRE PROJECTS SHADOW PLOUFFE PARK



7 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

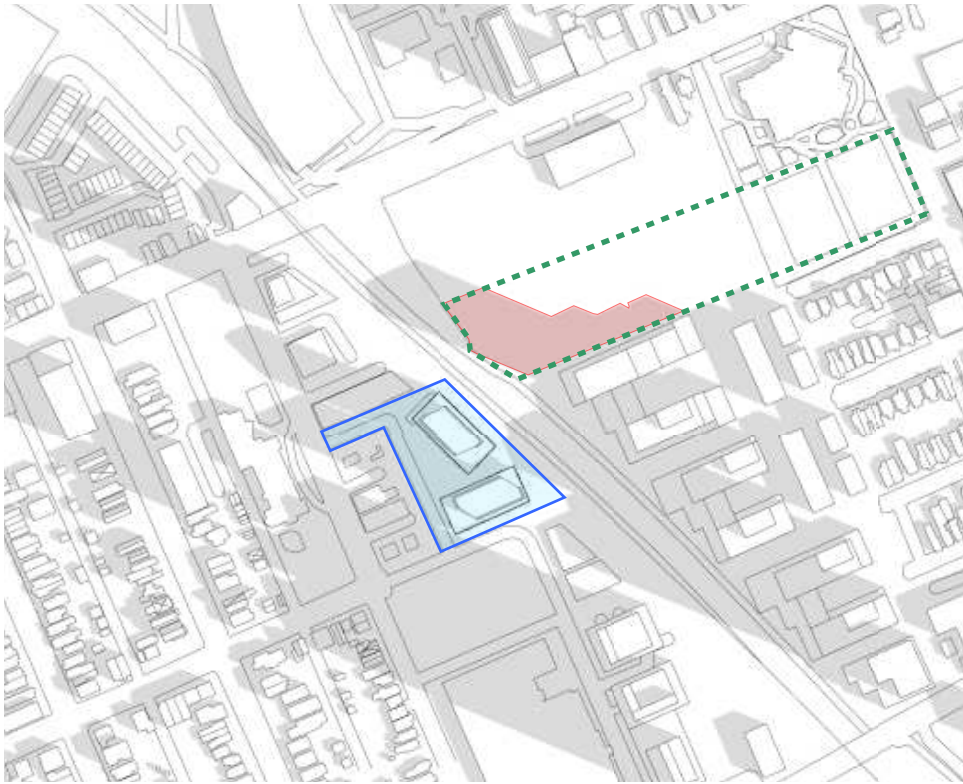
JUNE 21st

8 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK



SEPTEMBER 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

18+18 STOREYS



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PROPOSED 25 & 30 STOREY CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



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APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18+18 STOREYS



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APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

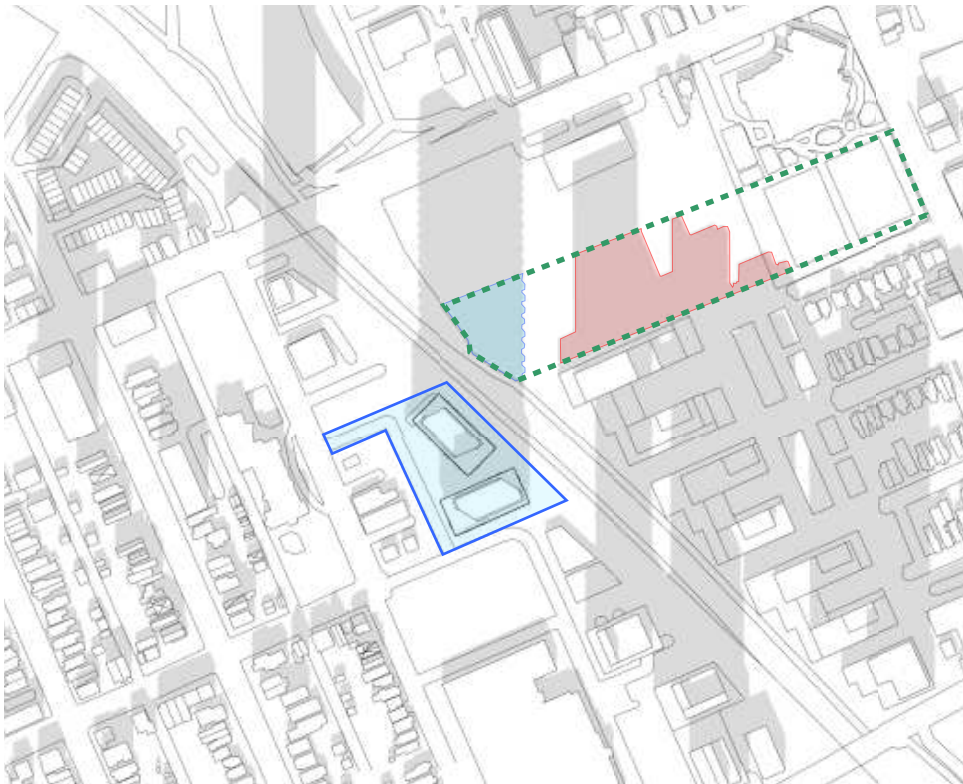
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

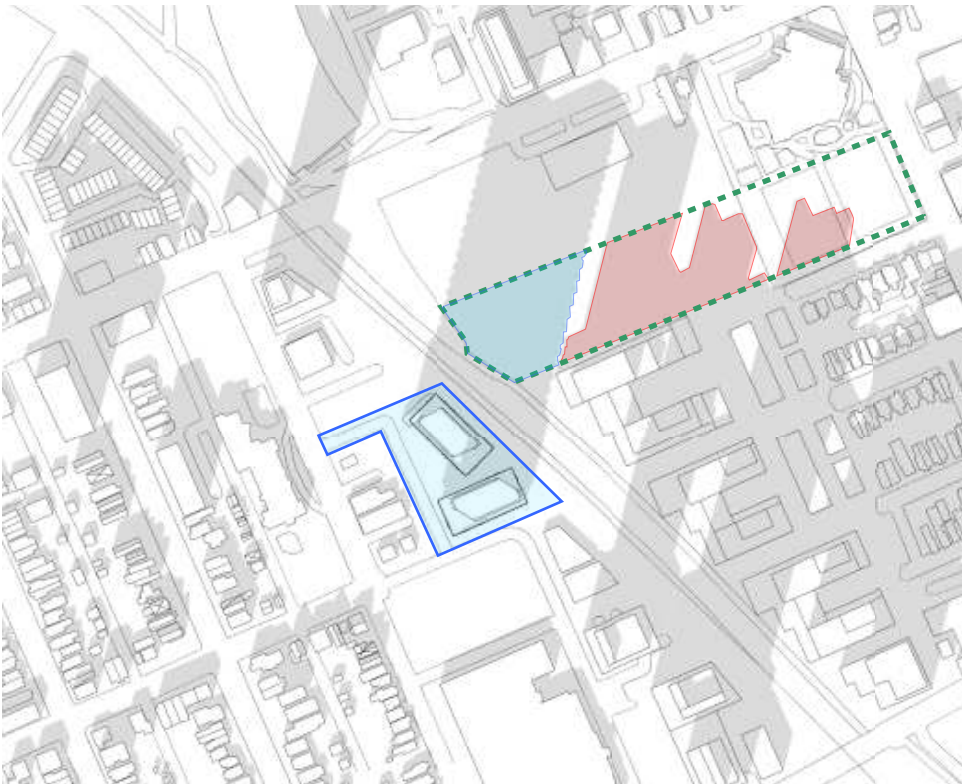
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

18+18 STOREYS



12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



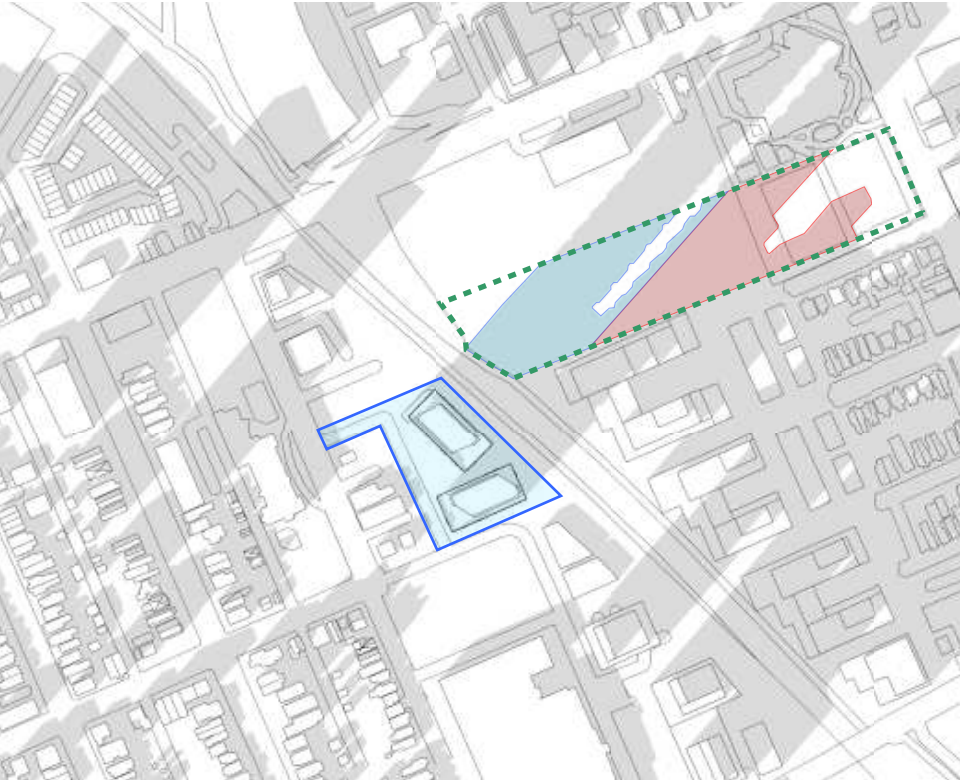
1 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
18 & 18 STOREY MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SECONDARY PLAN

JUNE 21st



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm



7 pm



8 pm

SEPTEMBER 21st



8 am



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm



4 pm



5 pm



6 pm

DECEMBER 21st



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm

JUNE 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

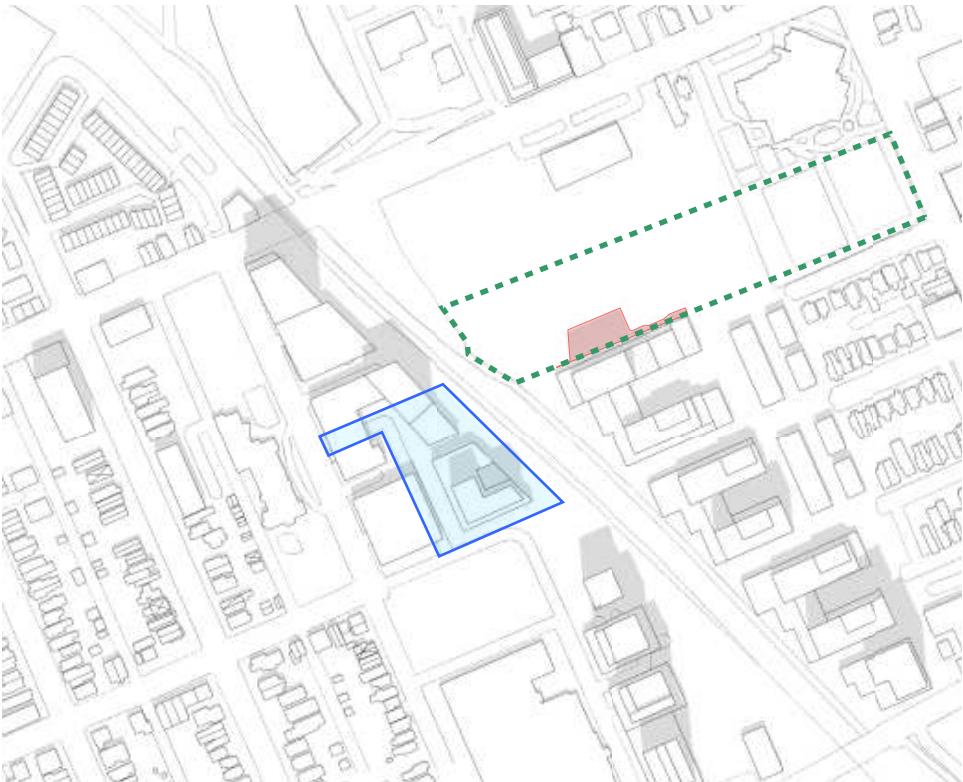
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

SECONDARY PLAN



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

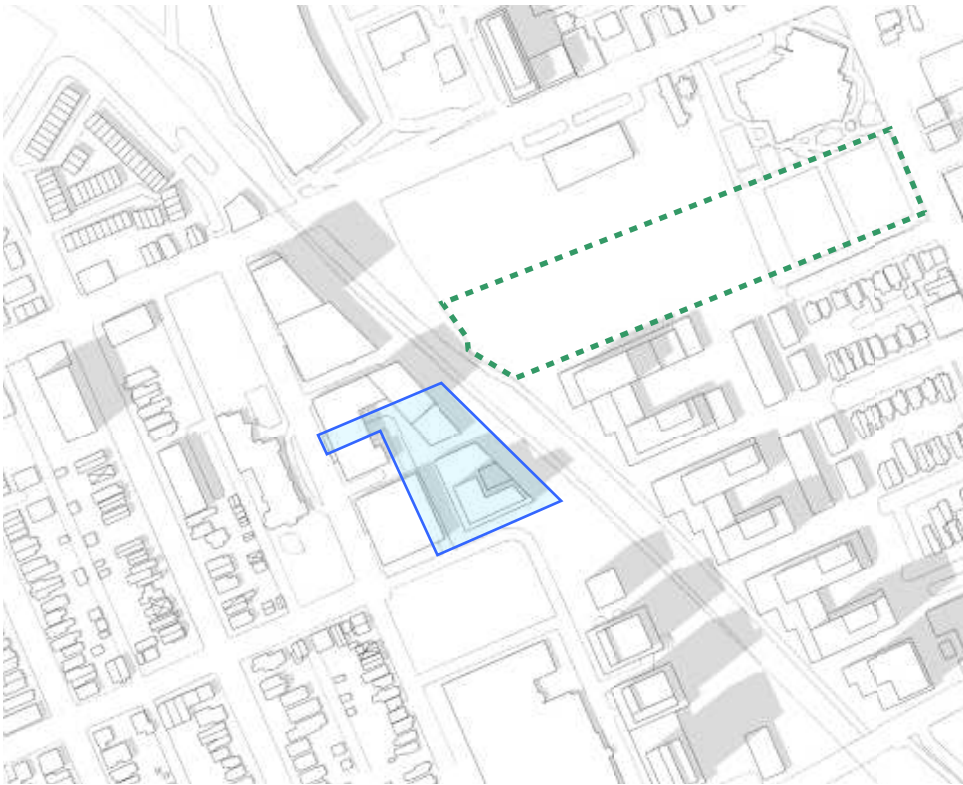
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

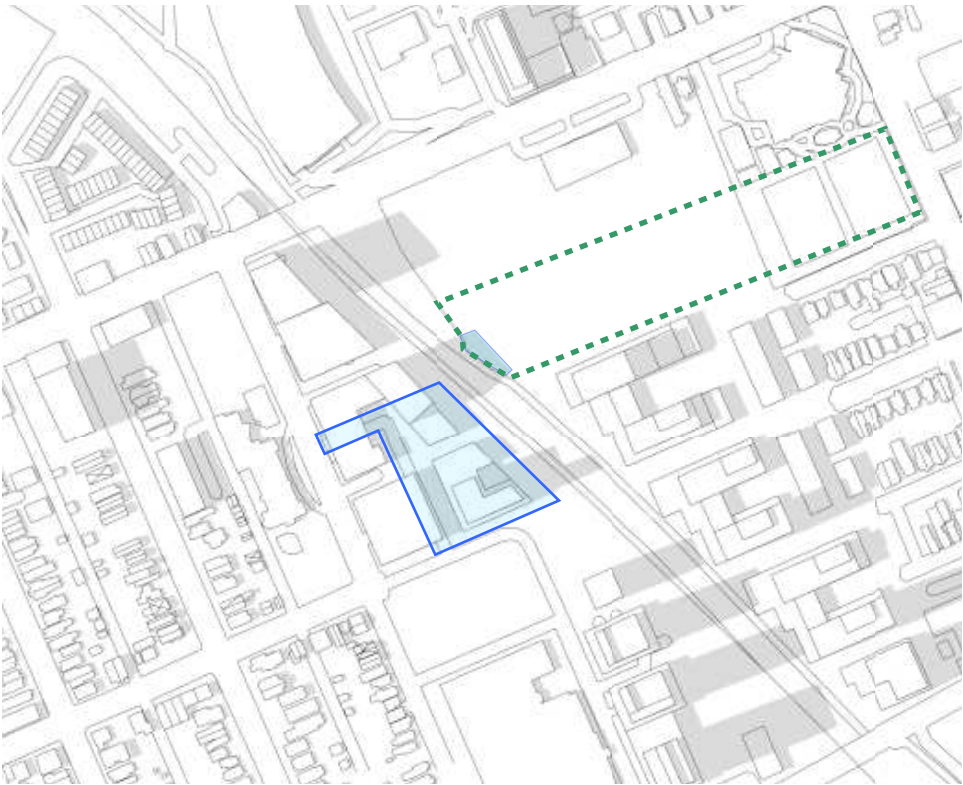
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

JUNE 21st



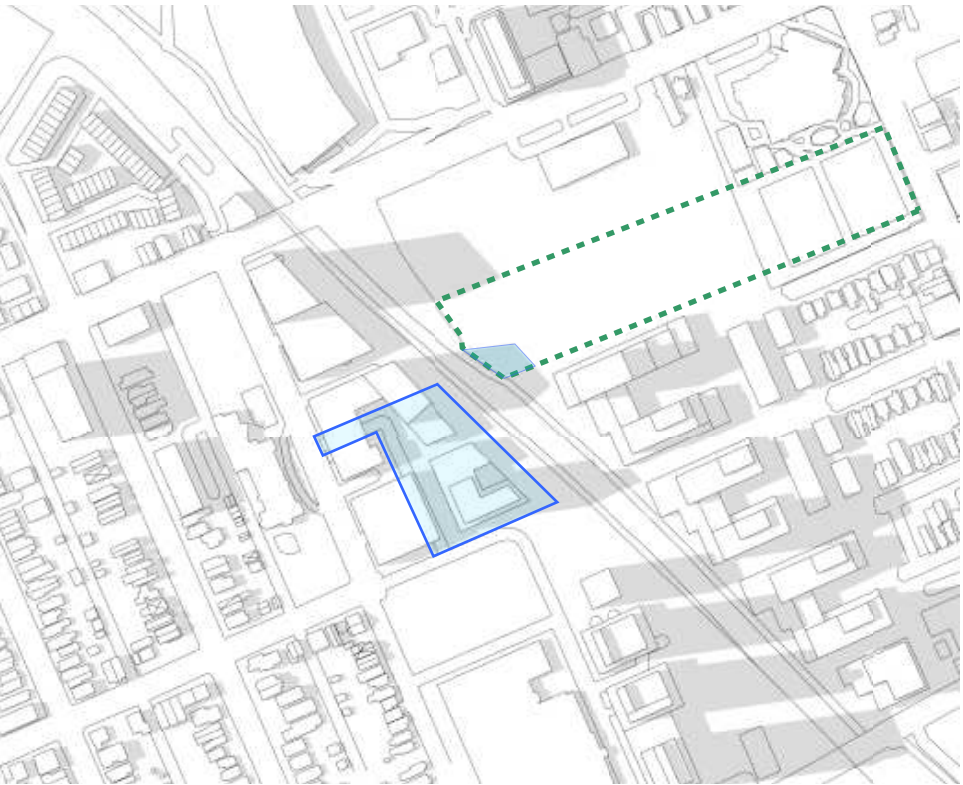
2 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

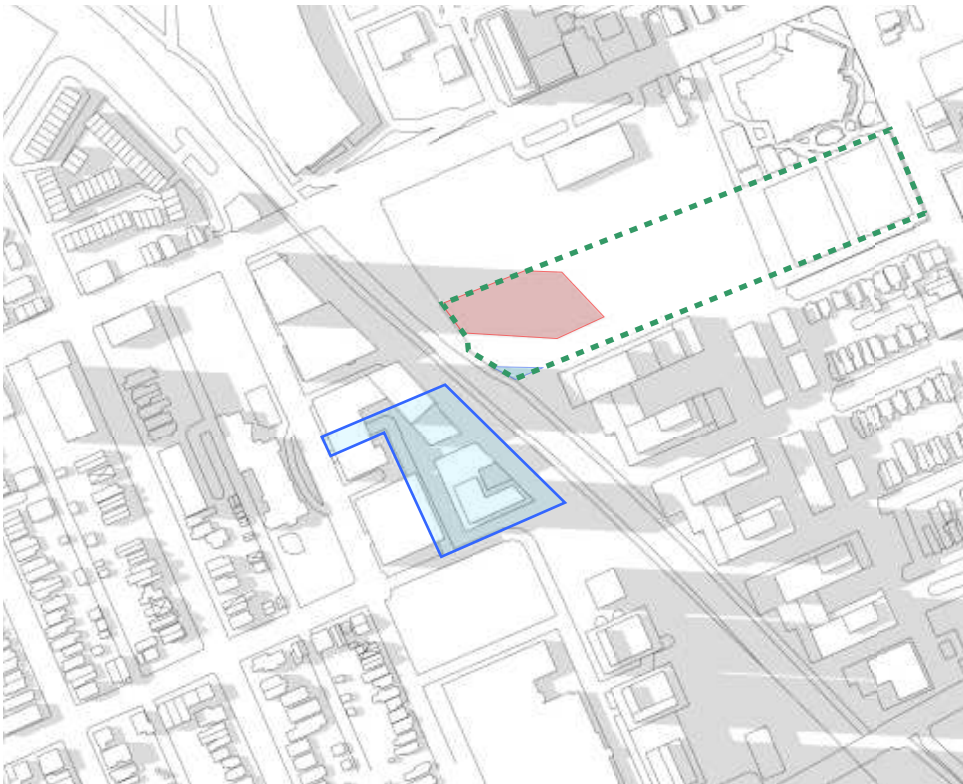
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SECONDARY PLAN



5 pm

APPROVED 1040 SOMERSET WEST PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING CONCEPT FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



6 pm

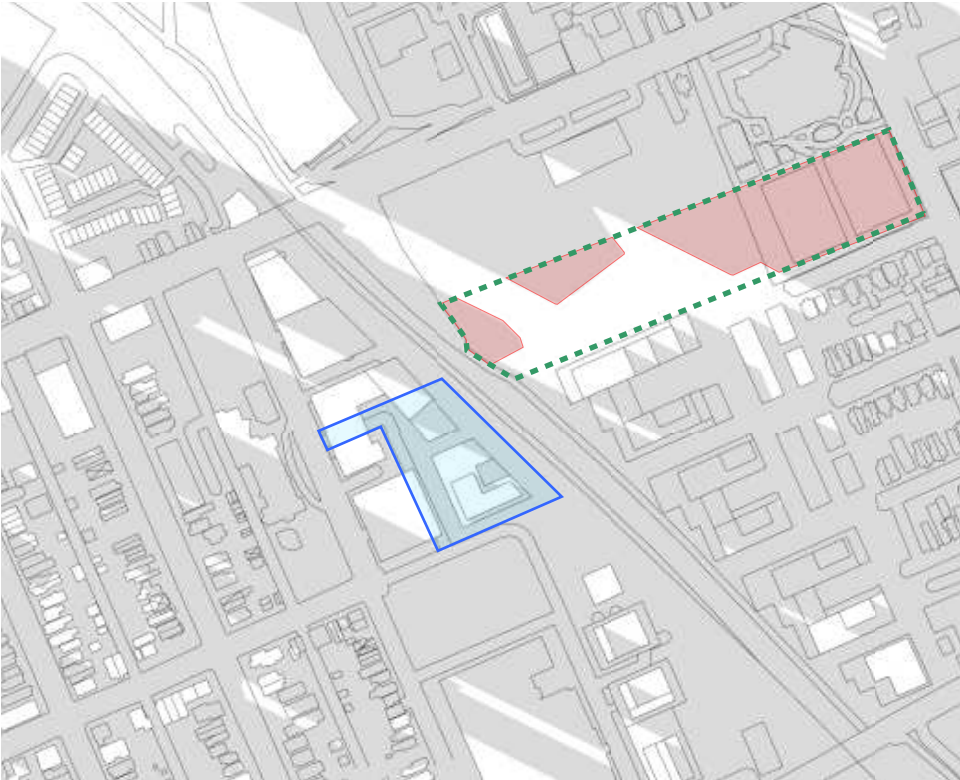
APPROVED 1040 SOMERSET WEST PROJECT SHADOW PLOUFFE PARK



7 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK

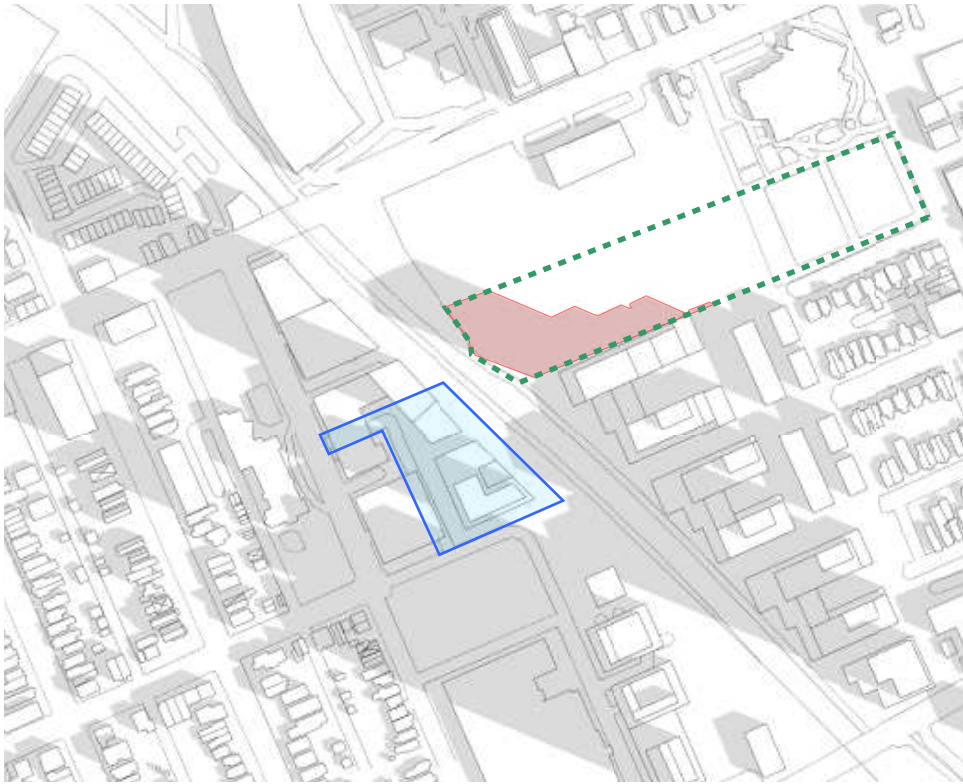
JUNE 21st



8 pm

APPROVED TRINITY CITY CENTRE PROJECT & EXISTING BUILDINGS SHADOW PLOUFFE PARK

SEPTEMBER 21st



8 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



9 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



10 am

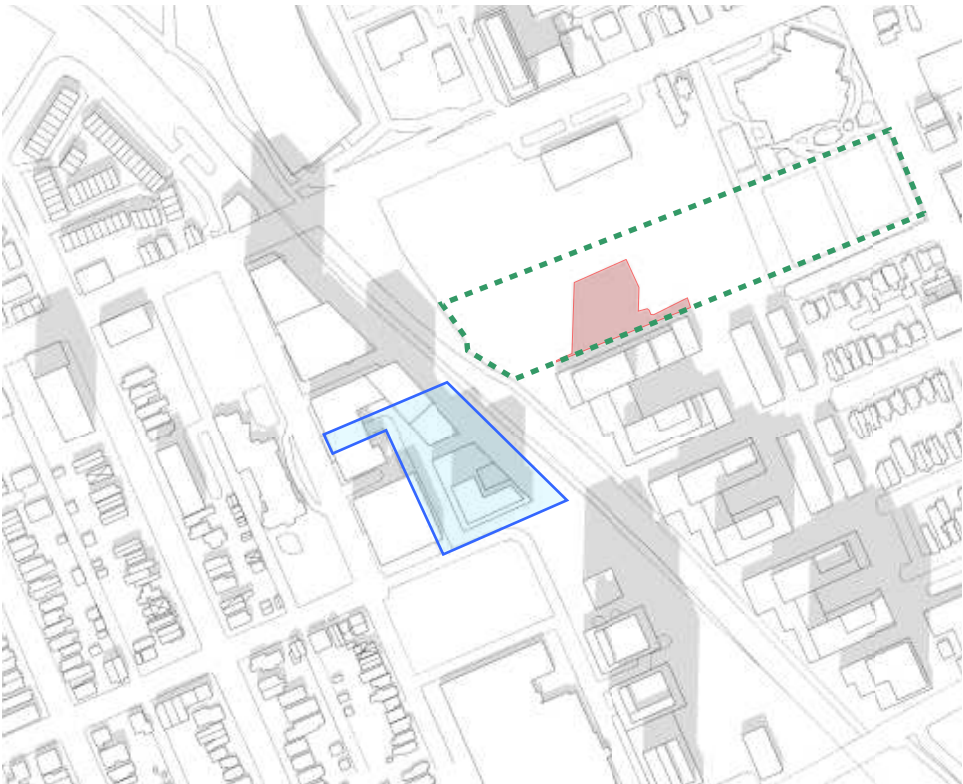
APPROVED OCH PROJECT SHADOWS PLOUFFE PARK

SECONDARY PLAN



11 am

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



12 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SEPTEMBER 21st



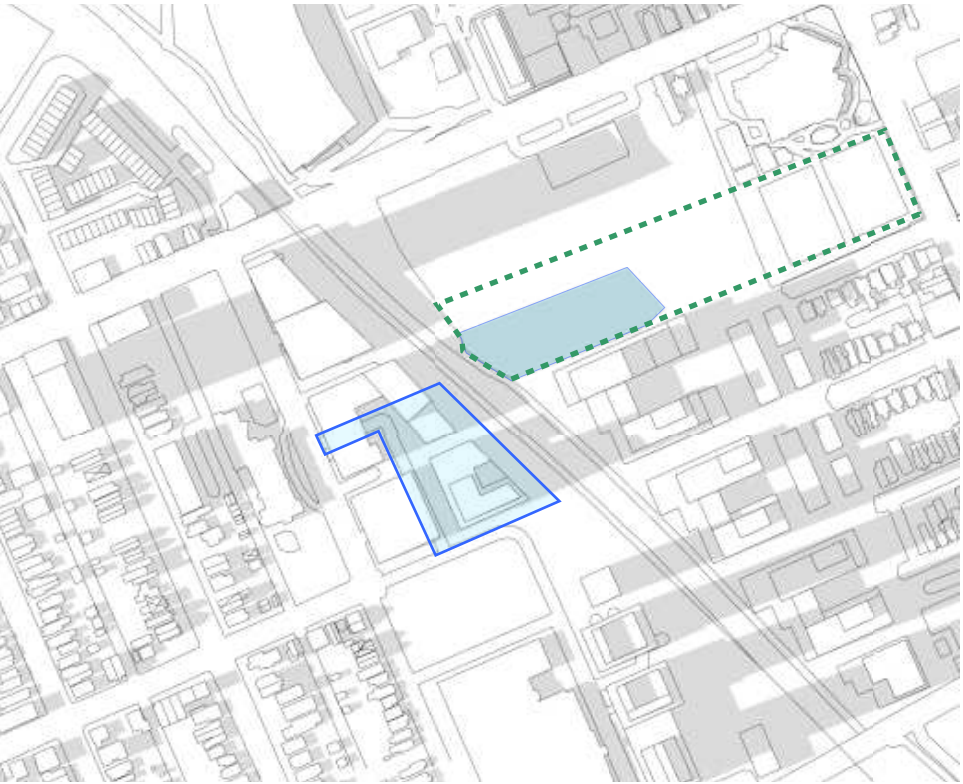
2 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



3 pm

APPROVED OCH PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



4 pm

SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SECONDARY PLAN



5 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



6 pm

APPROVED 1040 SOMERSET WEST PROJECT AND EXISTING BUILDING SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

DECEMBER 21st



9 am

APPROVED OCH PROJECT & EXISTING HOUSING SHADOW PLOUFFE PARK



10 am

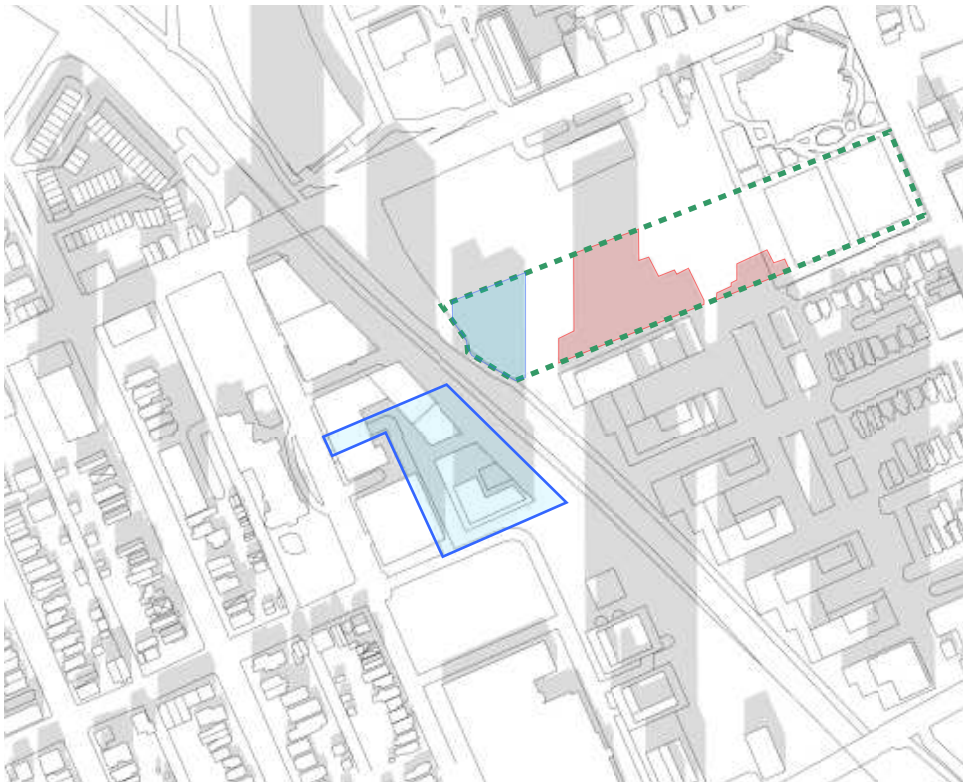
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK



11 am

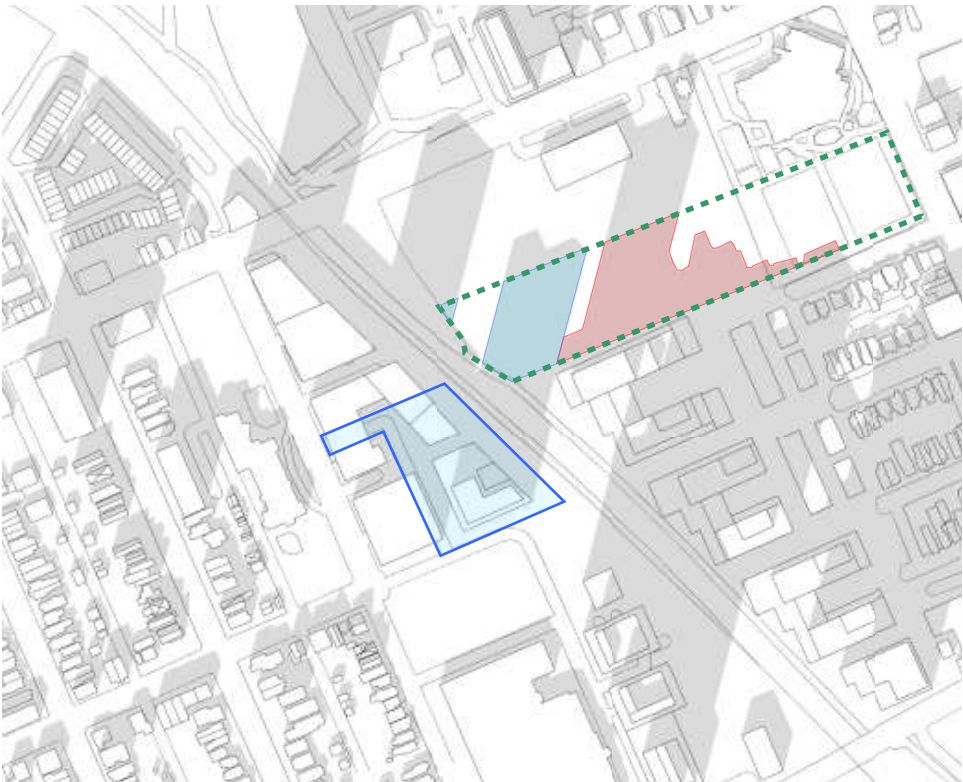
APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

SECONDARY PLAN



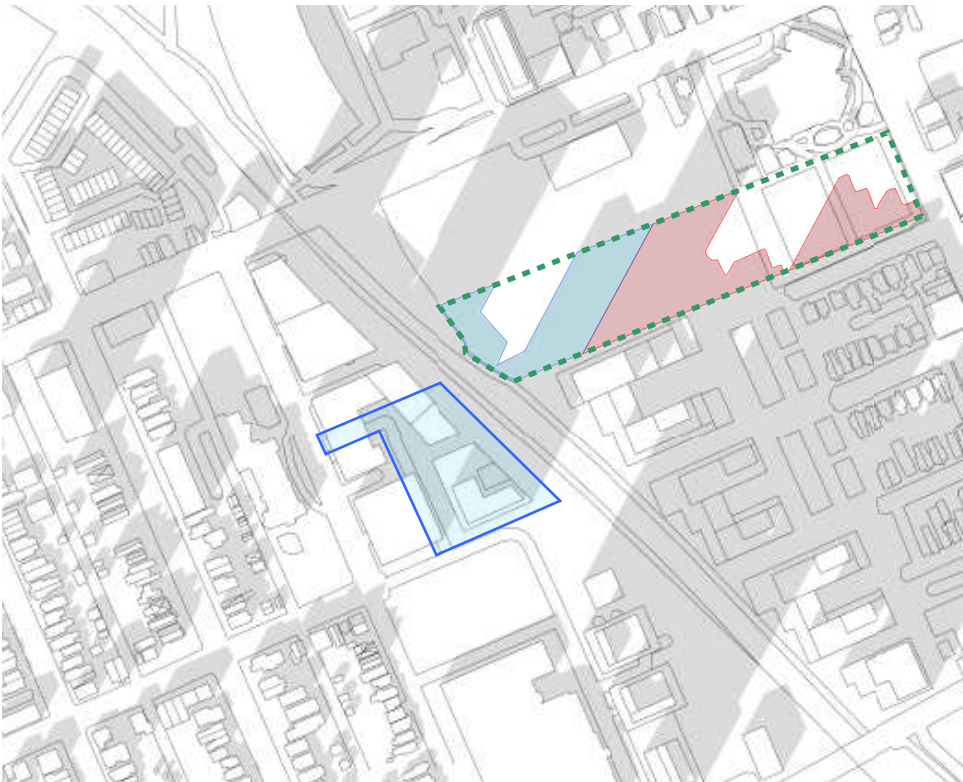
12 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



1 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK



2 pm

APPROVED OCH & CLV PROJECTS SHADOW PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK

DECEMBER 21st



3 pm

APPROVED TRINITY CITY CENTRE PROJECT SHADOWS PLOUFFE PARK
SECONDARY PLAN MASSING FOR 75 BREEZEHILL SHADOWS PLOUFFE PARK