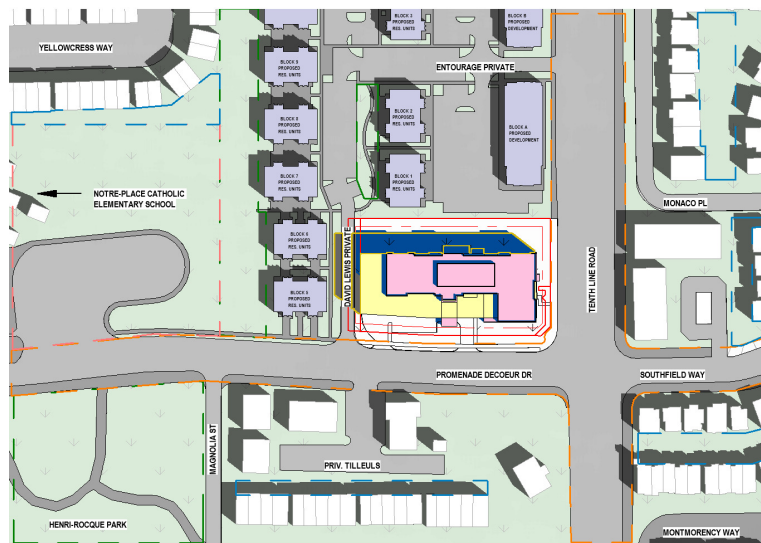
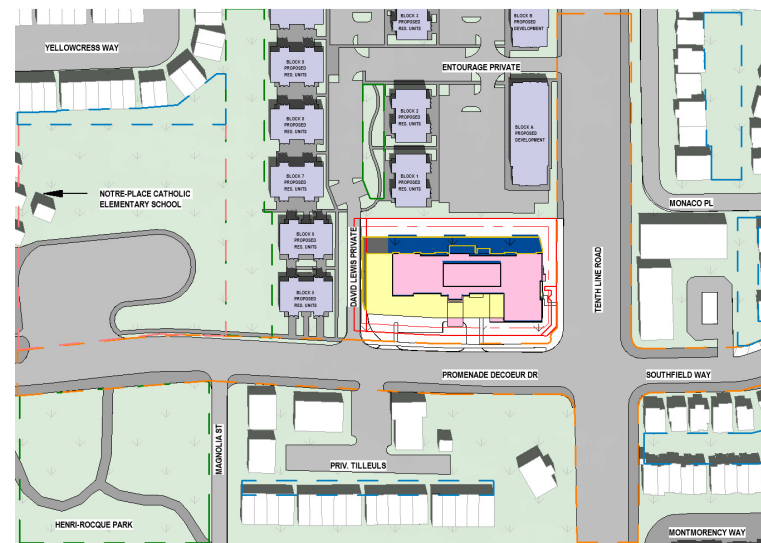


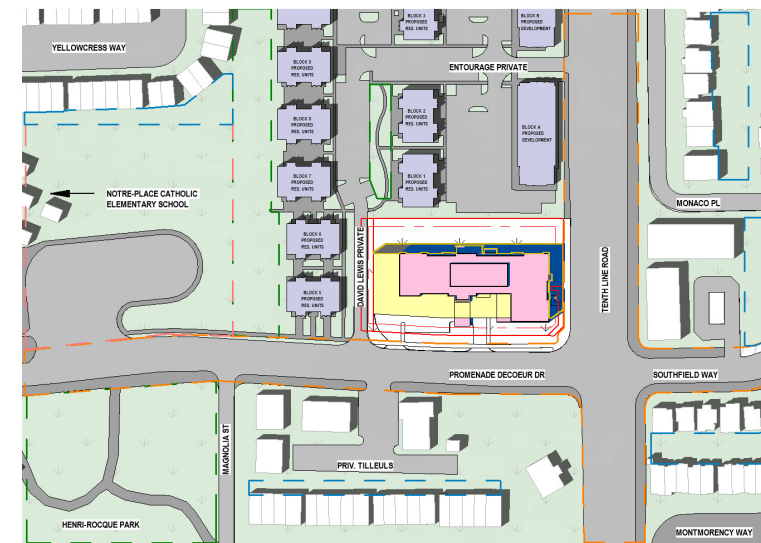
JUNE 21 EDT - 8 AM



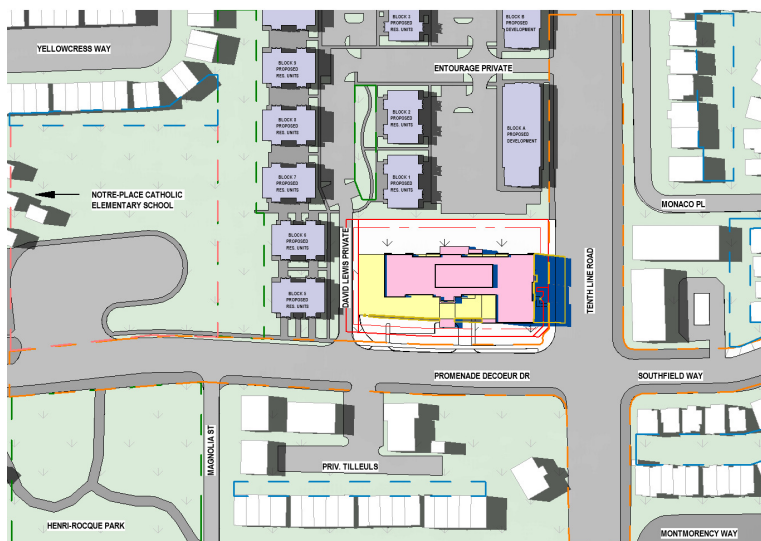
JUNE 21 EDT - 10 AM



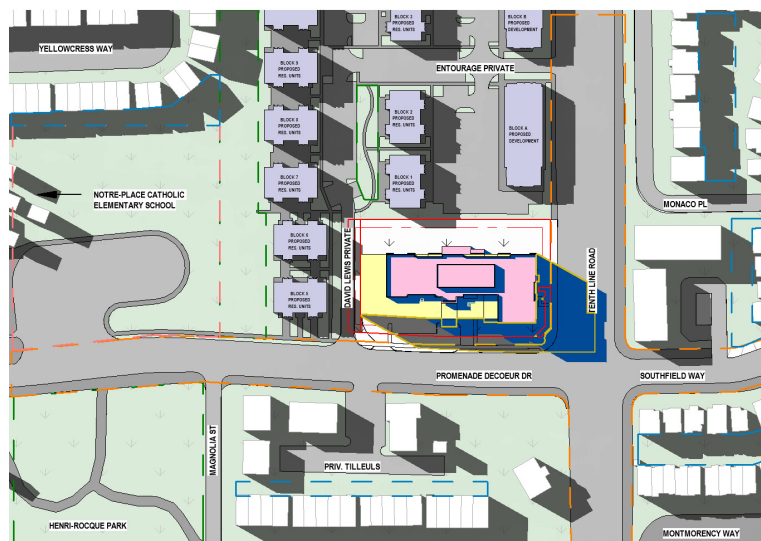
JUNE 21 EDT - 12 PM



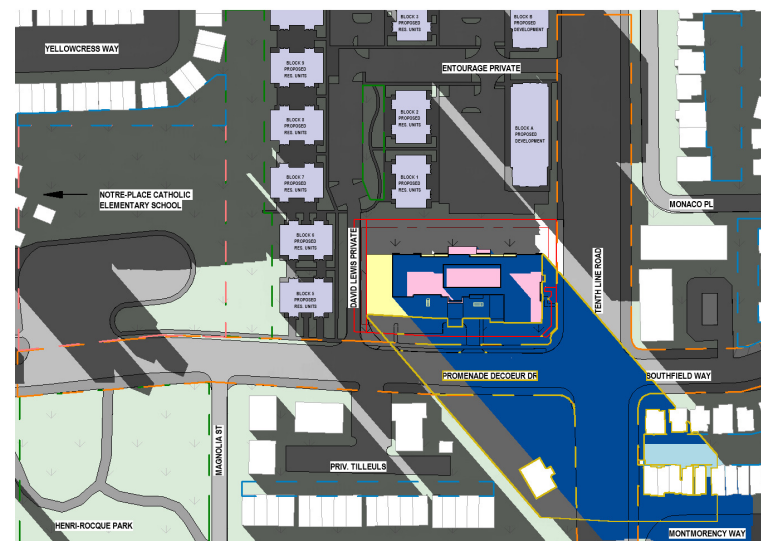
JUNE 21 EDT - 2 PM



JUNE 21 EDT - 4 PM



JUNE 21 EDT - 6 PM



JUNE 21 EDT - 8 PM

As-of-Right Massing

The as-of-right massing was generated based on minimum zoning setbacks and applicable easement restrictions, using the maximum permitted building height. To comply with the allowable Floor Space Index for the site, the overall footprint was reduced accordingly. The resulting as-of-right massing is 18 metres in height with a broader footprint than the proposed development. Note: This massing does not include mechanical or elevator penthouse structures, which would otherwise increase shadow impacts. As such, the as-of-right shadow conditions presented are conservative.

Analysis

General

8am: The proposed development casts a minimal shadow on the property to the west. This shadow is less impactful than that of the as-of-right massing.
 10am - 4pm: The proposed development does not cast any new net shadow on adjacent properties during this time frame. There is no additional shadow impact compared to the as-of-right scenario.
 8pm: The proposed development casts a new net shadow towards properties located southeast. While, the new net shadow slightly exceeds the as-of-right shadow in length, it is overall narrower in width. The overall impact is minimal, as the shadow primarily overlaps with those projected by existing buildings.

Public Spaces

Compliant. Only required in September test date.

Mainstreet Corridors and Minor Corridors

Compliant. Only required in September test date.

Communal Amenity Areas

Compliant. None affected

Ground Level Residential Private Outdoor Amenity Space

Compliant. Only minor impact by 8pm, as new net shadow primarily overlaps existing building shadows.

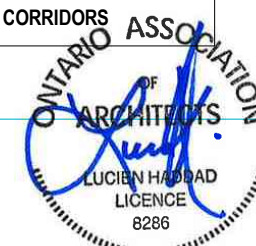
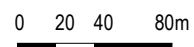
SHADOW STUDY LEGEND		
MASSING	NEW SHADOWS	SHADOW SENSITIVE EVALUATION AREAS
AS OF RIGHT MASSING	AS OF RIGHT SHADOW OUTLINE	COMMUNAL AMENITY AREAS SHADOW
NEUF'S PROPOSED DEVELOPMENT	NEW NET SHADOW	GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY SHADOW
PROPOSED DEVELOPMENTS BY OTHERS	PUBLIC SPACES SHADOW	PUBLIC SPACES
EXISTING BUILDINGS	MAINSTREET CORRIDORS AND MINOR CORRIDORS SHADOW	MAINSTREET CORRIDORS AND MINOR CORRIDORS

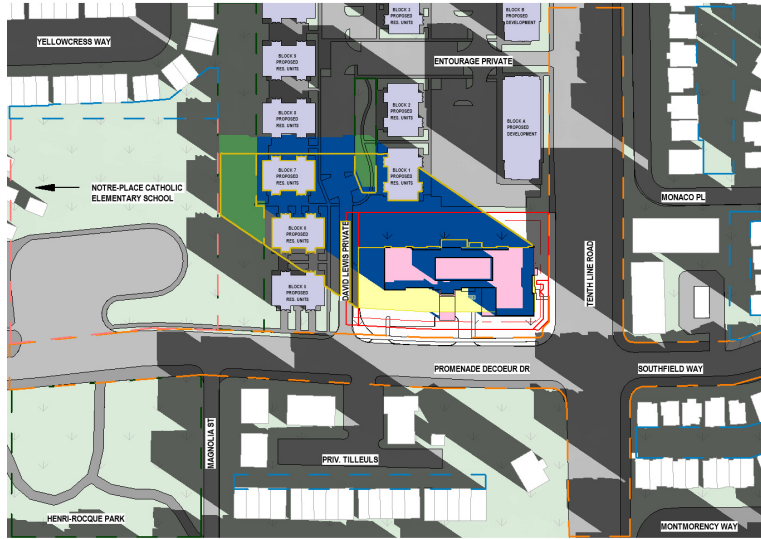
SUN & SHADOW STUDY - SUMMER SOLSTICE JUNE 21



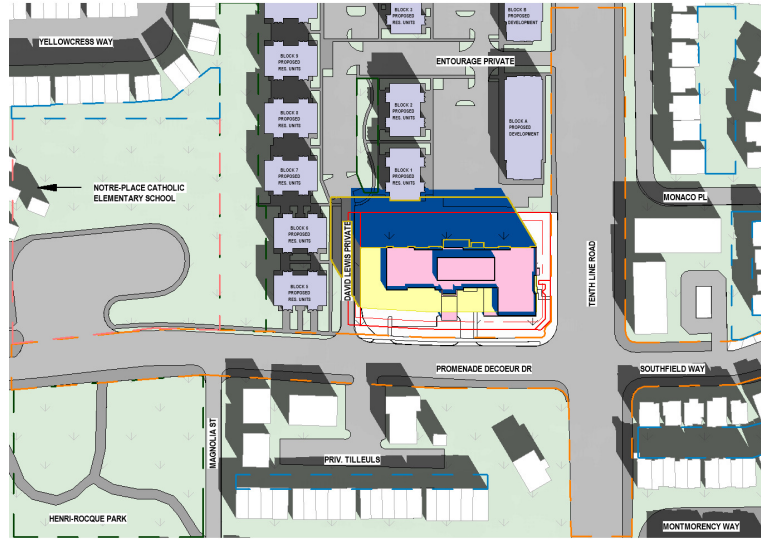
COORDINATES:

LONGITUDE -75.48
 LATITUDE 45.45

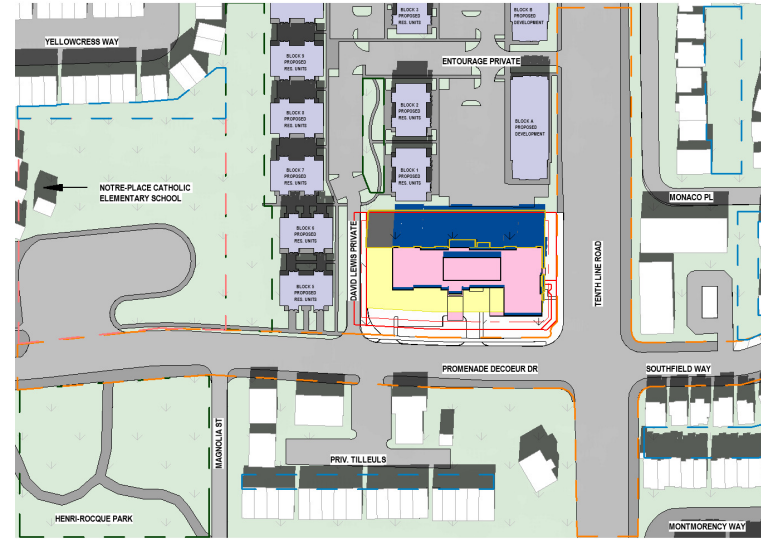




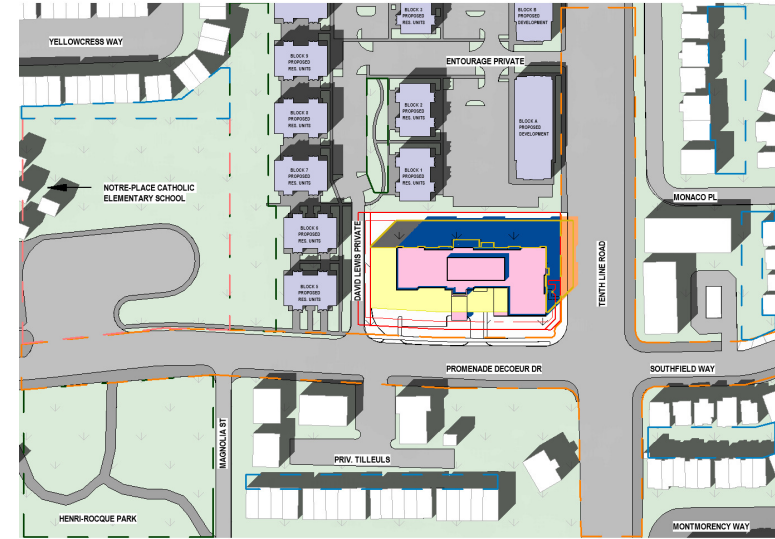
SEPTEMBER 21 EDT - 8 AM



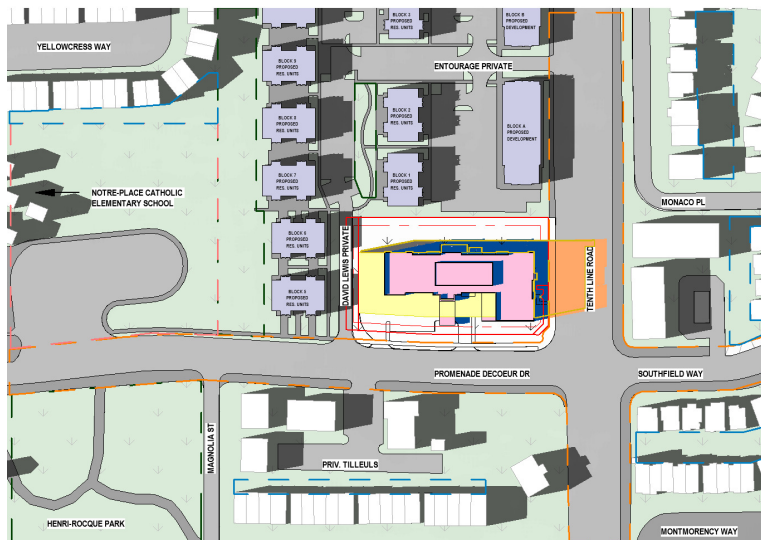
SEPTEMBER 21 EDT - 10 AM



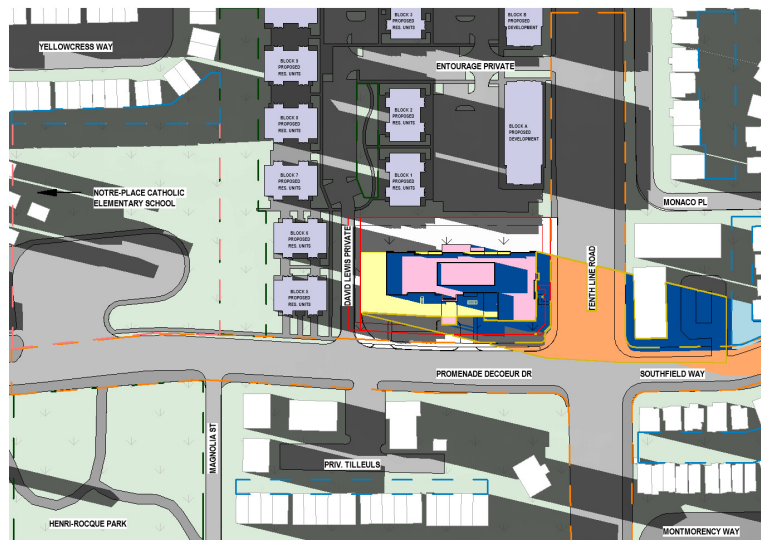
SEPTEMBER 21 EDT - 12 PM



SEPTEMBER 21 EDT - 2 PM



SEPTEMBER 21 EDT - 4 PM



SEPTEMBER 21 EDT - 6 PM

As-of-Right Massing

The as-of-right massing was generated based on minimum zoning setbacks and applicable easement restrictions, using the maximum permitted building height. To comply with the allowable Floor Space Index for the site, the overall footprint was reduced accordingly. The resulting as-of-right massing is 18 metres in height with a broader footprint than the proposed development. Note: This massing does not include mechanical or elevator penthouse structures, which would otherwise increase shadow impacts. As such, the as-of-right shadow conditions presented are conservative.

Analysis

General

8am: The proposed development casts a new net shadow to the northwest, affecting proposed neighboring properties and adjacent public green spaces. The extent is similar to that of the as-of-right shadow.
 10am-12pm: The proposed developments casts minimal shadow onto the property to the north, with results closely resembling the as-of-right shadow.
 2pm-4pm: The proposed development does not cast any new net shadow on adjacent properties during this time frame. There is no additional shadow impact compared to the as-of-right scenario, as per the evaluation criteria.
 6pm: The proposed development casts a new net shadow towards properties located to the east and onto the opposite side of Tenth Line Rd. While the new net shadow slightly exceeds the as-of-right shadow in length, it is overall narrower in width. The overall impact is minimal, as the shadow primarily overlaps with existing building shadows.

Public Spaces

Compliant. Proposed development casts a shadow to the northwest as of 8am, similar to the as-of-right shadow. No public spaces are affected by the new net shadow for more than two hours.

Mainstreet Corridors and Minor Corridors

Compliant. New net shadow reaches Tenth Line Rd as of 2pm, as well as Décoeur Dr and Southfield Way as of 6pm. However, the shadow does not result in continuous coverage exceeding two hours.

Communal Amenity Areas

Compliant. None affected.

Ground Level Residential Private Outdoor Amenity Space

Compliant. Spaces only affected at 6pm toward the east. The new net shadow overlaps with existing building shadows, resulting in minimal impact.

SHADOW STUDY LEGEND

MASSING

- AS OF RIGHT MASSING
- NEUF'S PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENTS BY OTHERS
- EXISTING BUILDINGS

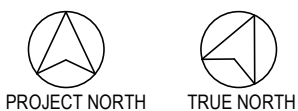
NEW SHADOWS

- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- COMMUNAL AMENITY AREAS SHADOW
- GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY SHADOW
- PUBLIC SPACES SHADOW
- MAINSTREET CORRIDORS AND MINOR CORRIDORS SHADOW

SHADOW SENSITIVE EVALUATION AREAS

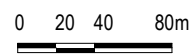
- COMMUNAL AMENITY AREAS
- GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY
- PUBLIC SPACES
- MAINSTREET CORRIDORS AND MINOR CORRIDORS

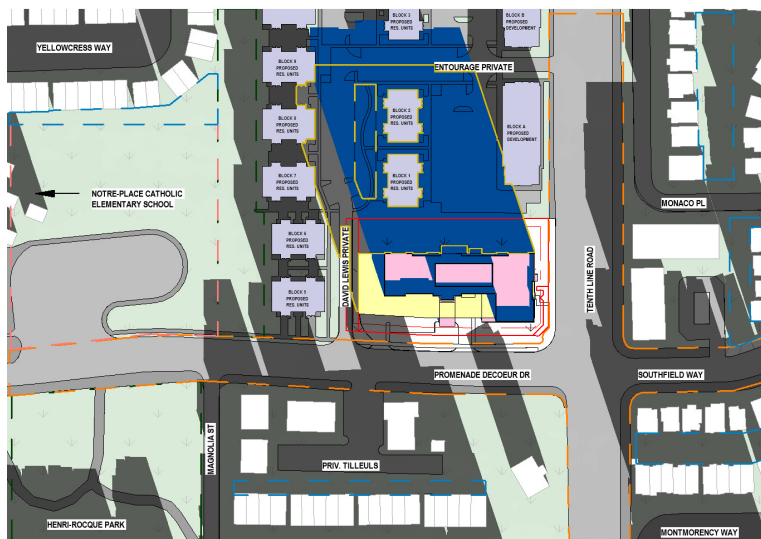
SUN & SHADOW STUDY - FALL EQUINOX SEPTEMBER 21



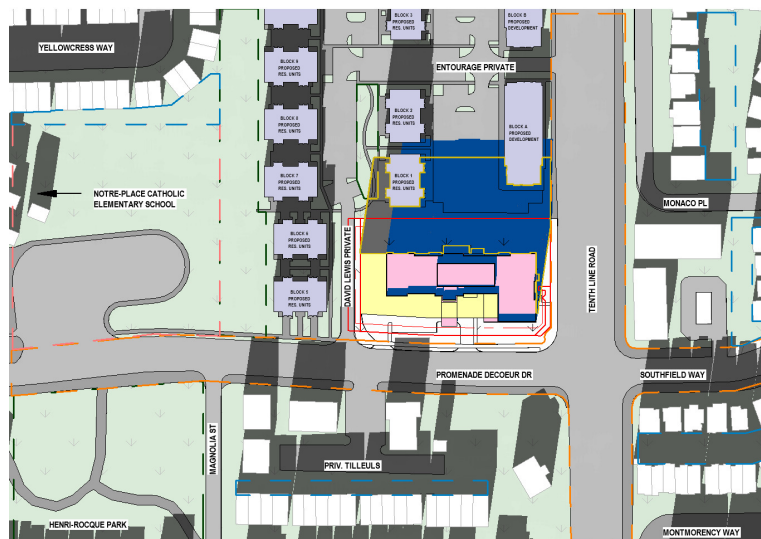
COORDINATES:

LONGITUDE -75.48
 LATITUDE 45.45

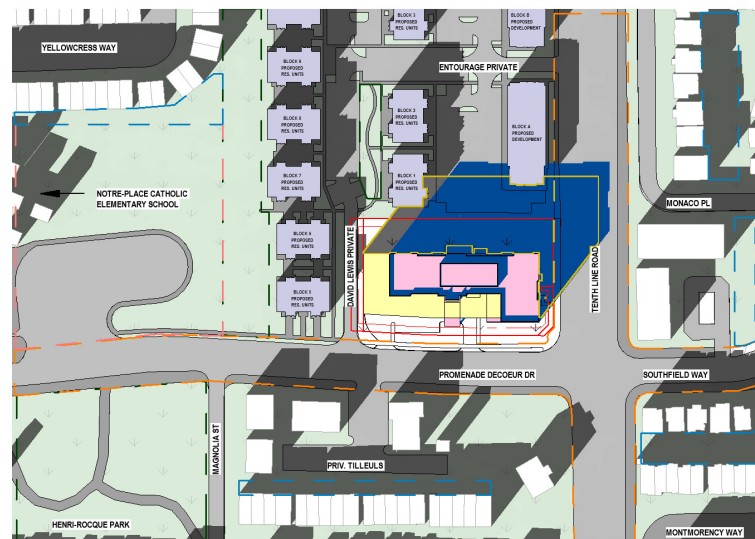




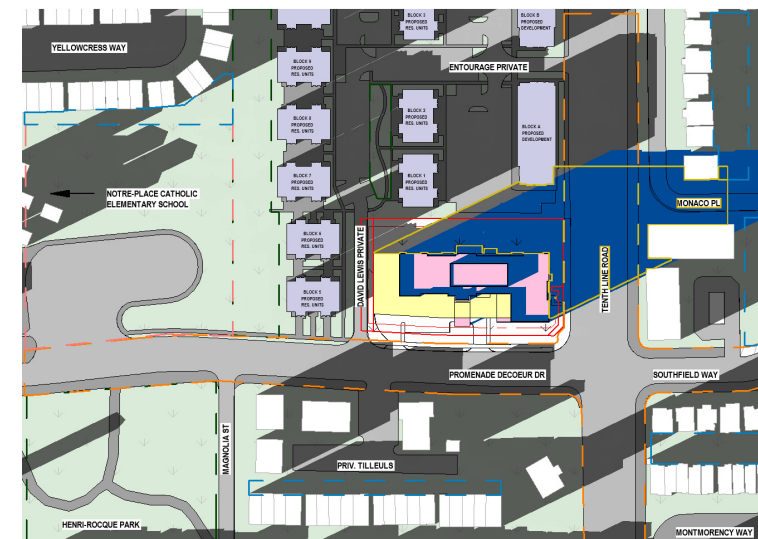
DECEMBER 21 EST - 9 AM



DECEMBER 21 EST - 11 AM



DECEMBER 21 EST - 1 PM



DECEMBER 21 EST - 3 PM

As-of-Right Massing

The as-of-right massing was generated based on minimum zoning setbacks and applicable easement restrictions, using the maximum permitted building height. To comply with the allowable Floor Space Index for the site, the overall footprint was reduced accordingly. The resulting as-of-right massing is 18 metres in height with a broader footprint than the proposed development. Note: This massing does not include mechanical or elevator penthouse structures, which would otherwise increase shadow impacts. As such, the as-of-right shadow conditions presented are conservative.

Analysis

General

9am - 11am: The proposed development casts a new net shadow on neighboring properties to the north; however, the extent of shadowing is very similar to that of the as-of-right condition.

1pm - 3pm: The proposed development casts a new net shadow onto the property to the northeast. While the new net shadow slightly exceeds the as-of-right in length, it is overall narrower in width. The overall impact is minimal, as the shadow largely overlaps with shadows already projected by existing buildings.

Public Spaces

Compliant. Only required in September test date.

Mainstreet Corridors and Minor Corridors

Compliant. Only required in September test date.

Communal Amenity Areas

Compliant. No new shadows are observed.

Ground Level Residential Private Outdoor Amenity Space

Compliant. Only required in September and June test dates.

SHADOW STUDY LEGEND		
MASSING	NEW SHADOWS	SHADOW SENSITIVE EVALUATION AREAS
AS OF RIGHT MASSING	AS OF RIGHT SHADOW OUTLINE	COMMUNAL AMENITY AREAS
NEUF'S PROPOSED DEVELOPMENT	NEW NET SHADOW	GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY
PROPOSED DEVELOPMENTS BY OTHERS	COMMUNAL AMENITY AREAS SHADOW	PUBLIC SPACES
EXISTING BUILDINGS	GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY SHADOW	MAINSTREET CORRIDORS AND MINOR CORRIDORS
	PUBLIC SPACES SHADOW	
	MAINSTREET CORRIDORS AND MINOR CORRIDORS SHADOW	

SUN & SHADOW STUDY - WINTER SOLSTICE DECEMBER 21



COORDINATES:
LONGITUDE -75.48
LATITUDE 45.45

