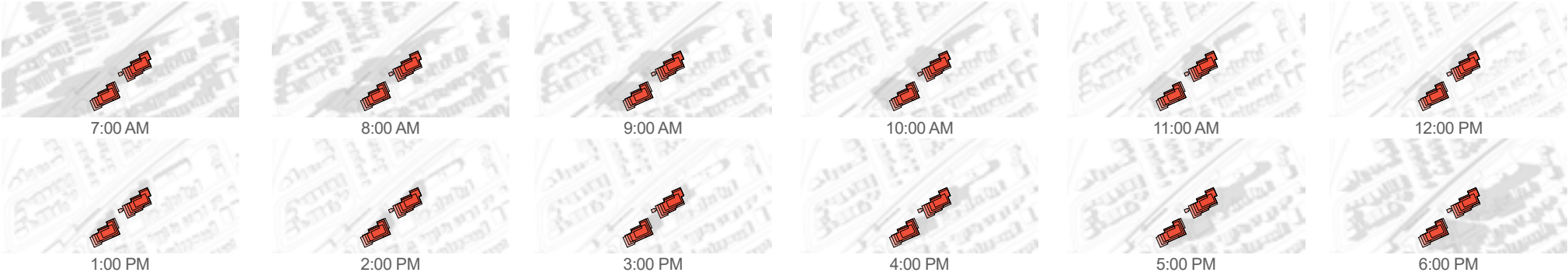


JUNE 21



MARCH/SEPTEMBER 21



DECEMBER 21



FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 7:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 8:00am





LEGEND

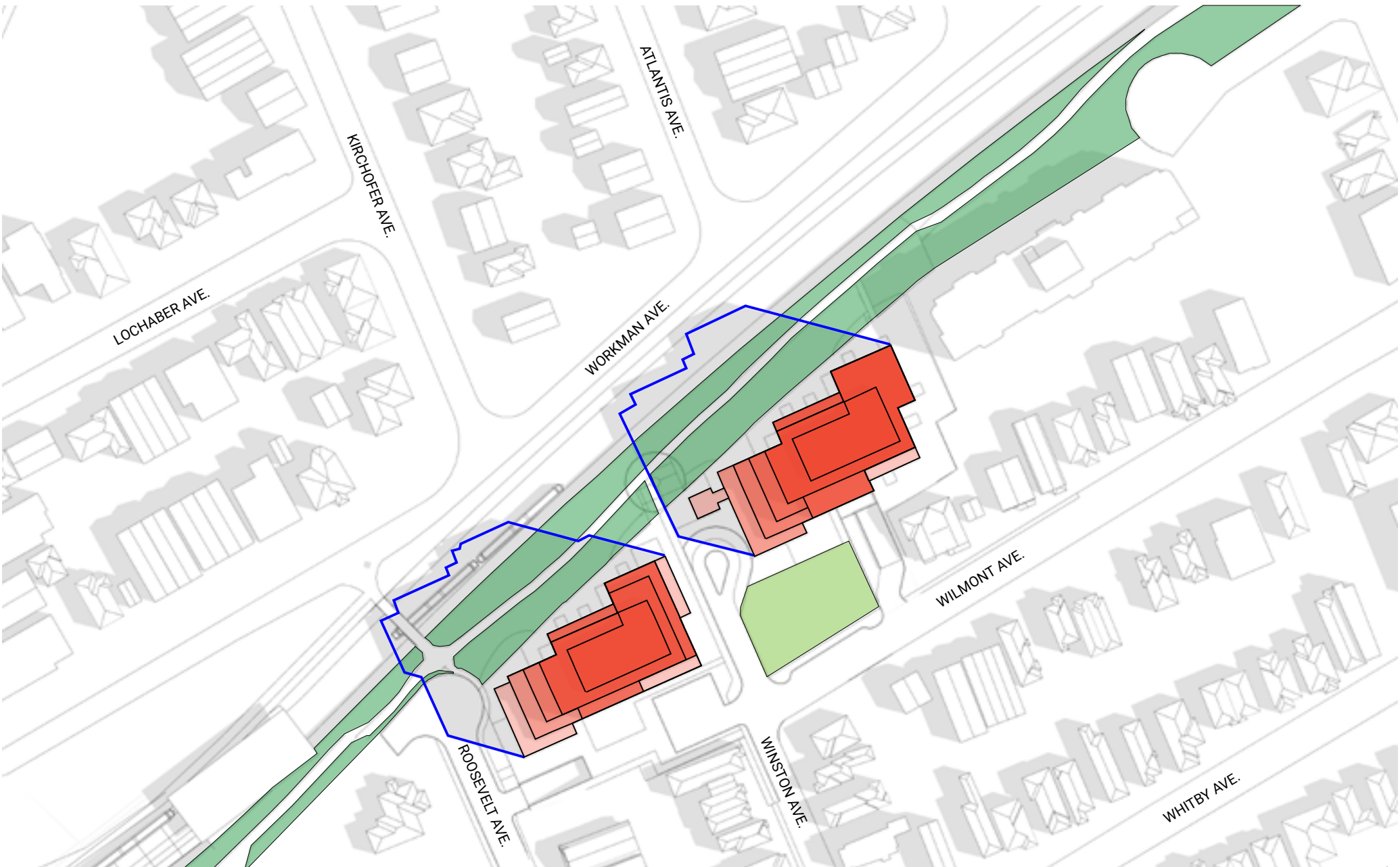
- Proposed Development
- Public Space (Proposed Park)
- As-of-Right Shadow Outline
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- New Net Shadow

335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 9:00am





LEGEND

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HOBIN
335 ROOSEVELT AVE.
 Top-View Shadow Analysis

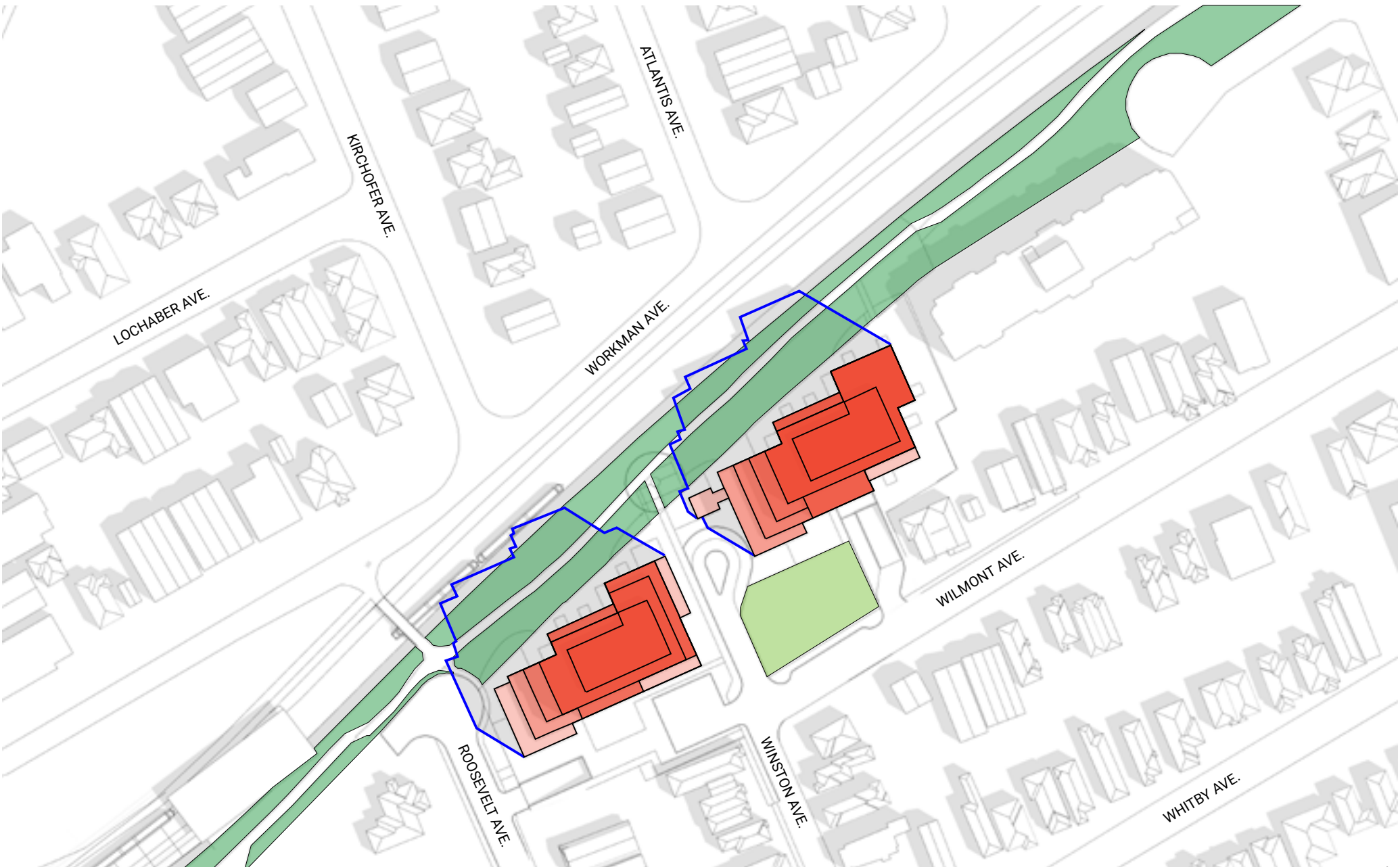
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 10:00am



City Plan #: 18281

File No: D07-12-25-0097



LEGEND

- Proposed Development
- Public Space (Proposed Park)
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- Public Space (MUP)
- New Net Shadow

HOBIN
335 ROOSEVELT AVE.
 Top-View Shadow Analysis

Scale: 1:1000
 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 11:00am



City Plan #: 18281

File No: D07-12-25-0097



LEGEND

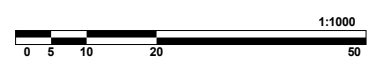
- Proposed Development
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 12:00pm





LEGEND

- Proposed Development
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 1:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

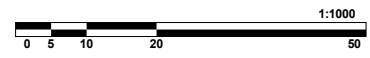
JUNE 2:00pm





LEGEND

- Proposed Development
- Public Space (Proposed Park)
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LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 4:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 5:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 6:00pm





LEGEND

- Proposed Development
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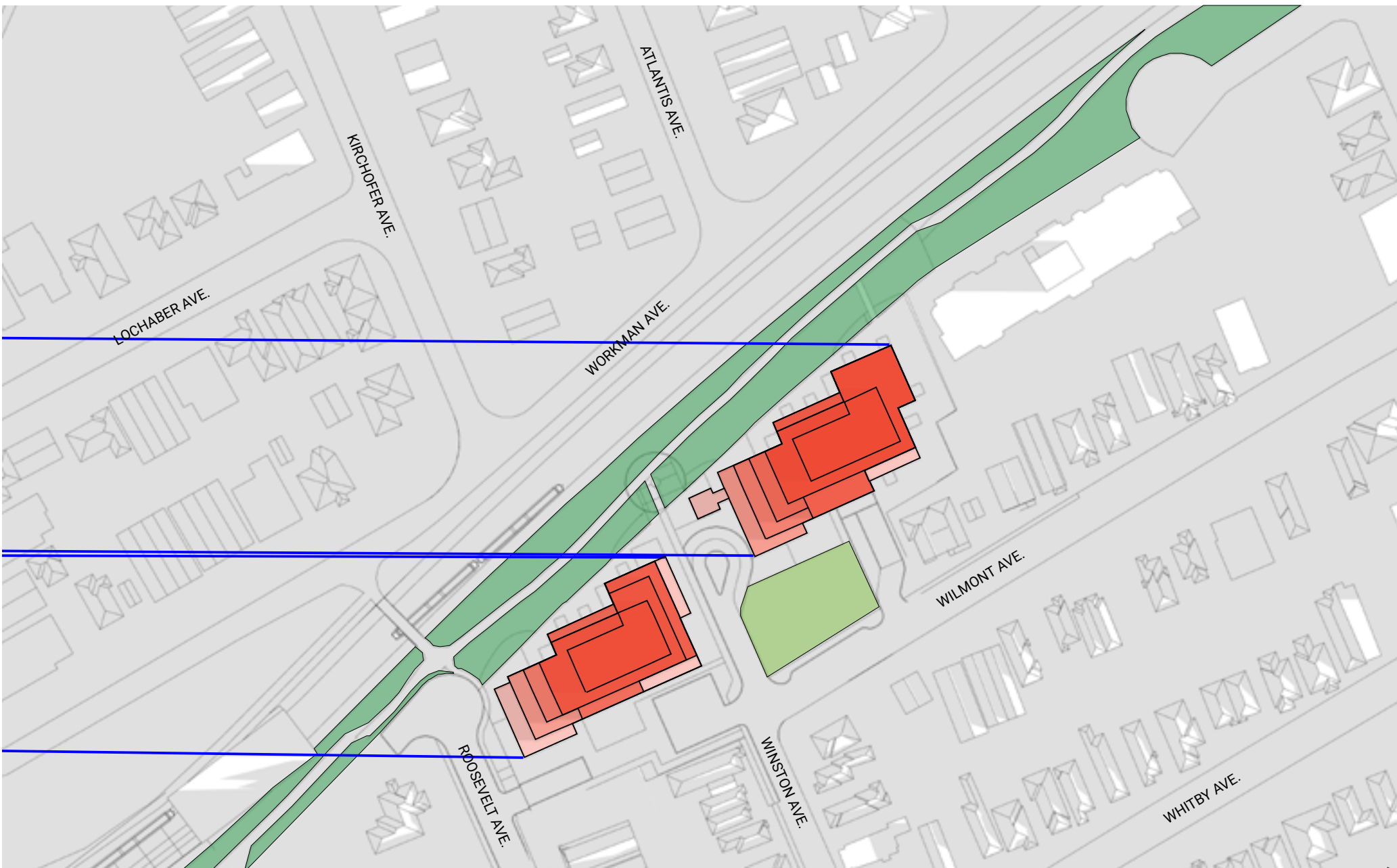


335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 7:00pm





LEGEND

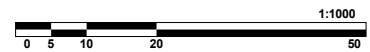
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- Public Space (Proposed Park)
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- Public Space (MUP)
- New Net Shadow



335 ROOSEVELT AVE.
Top-View Shadow Analysis

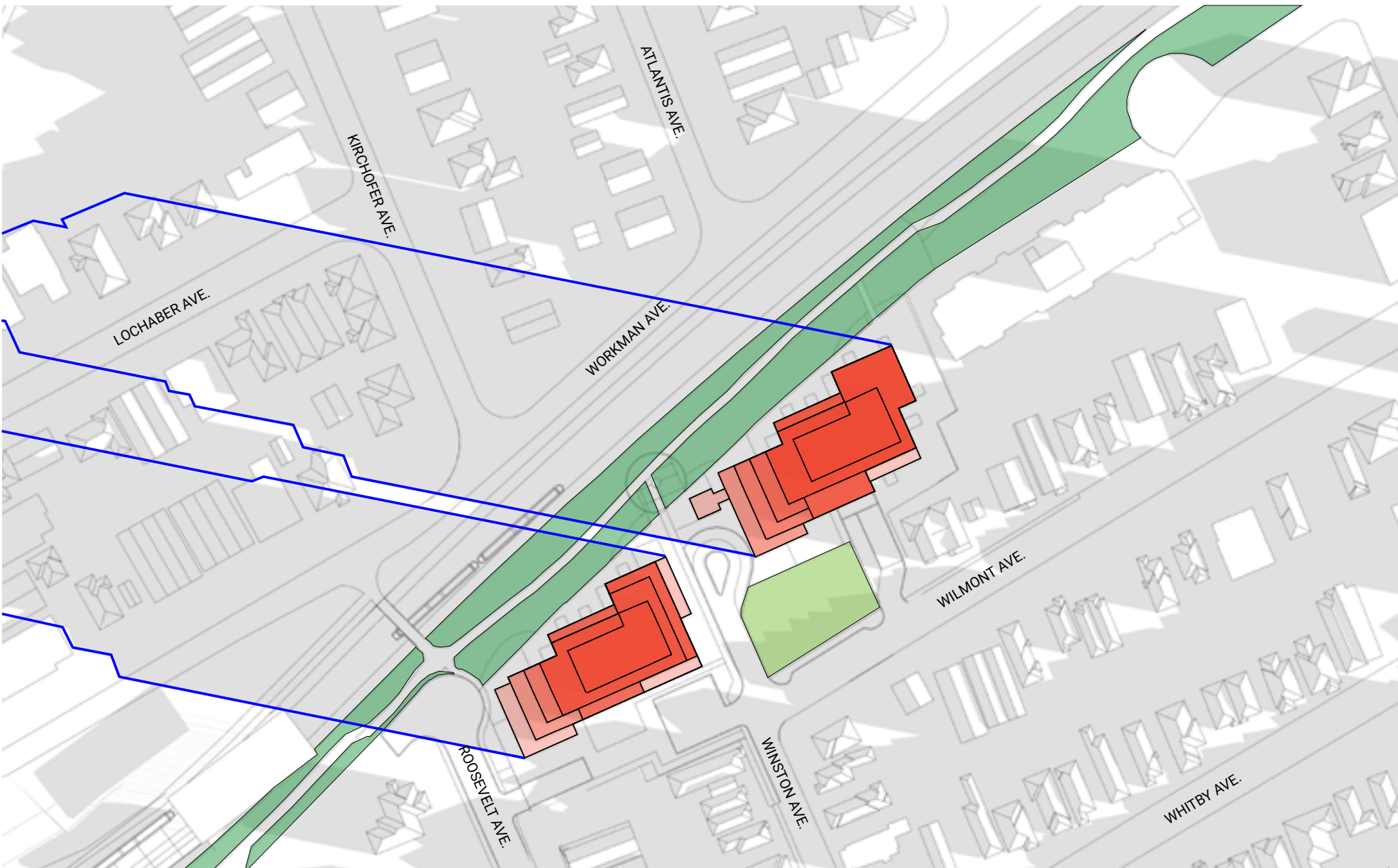
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Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 7:00am



City Plan #: 18281

File No: D07-12-25-0097



LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 9:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 10:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 11:00am





LEGEND

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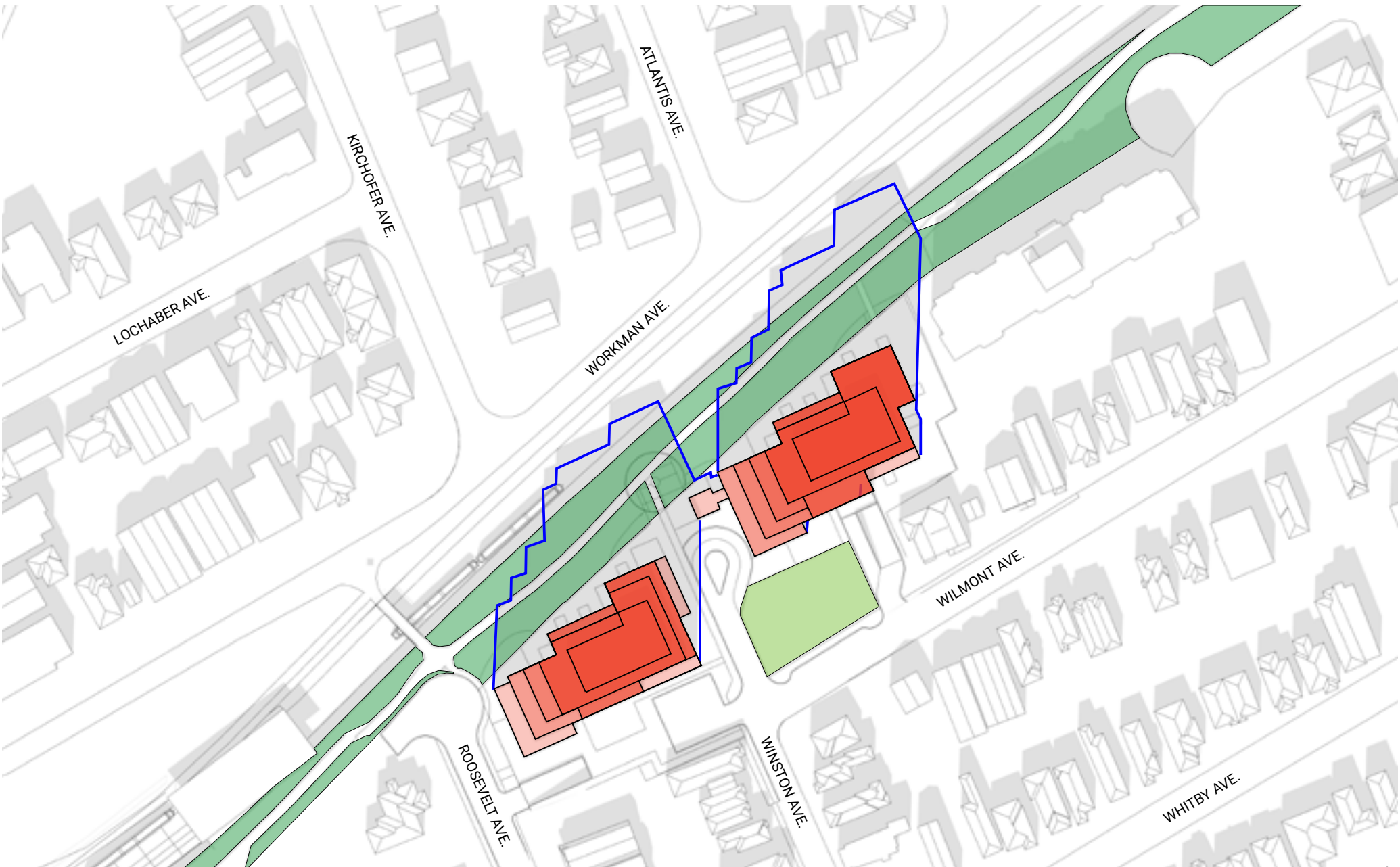


335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 12:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 1:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 2:00pm



City Plan #: 18281

File No: D07-12-25-0097



LEGEND

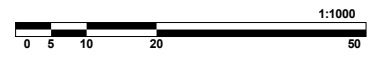
- Proposed Development
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- New Net Shadow



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 3:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 4:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 5:00pm





LEGEND

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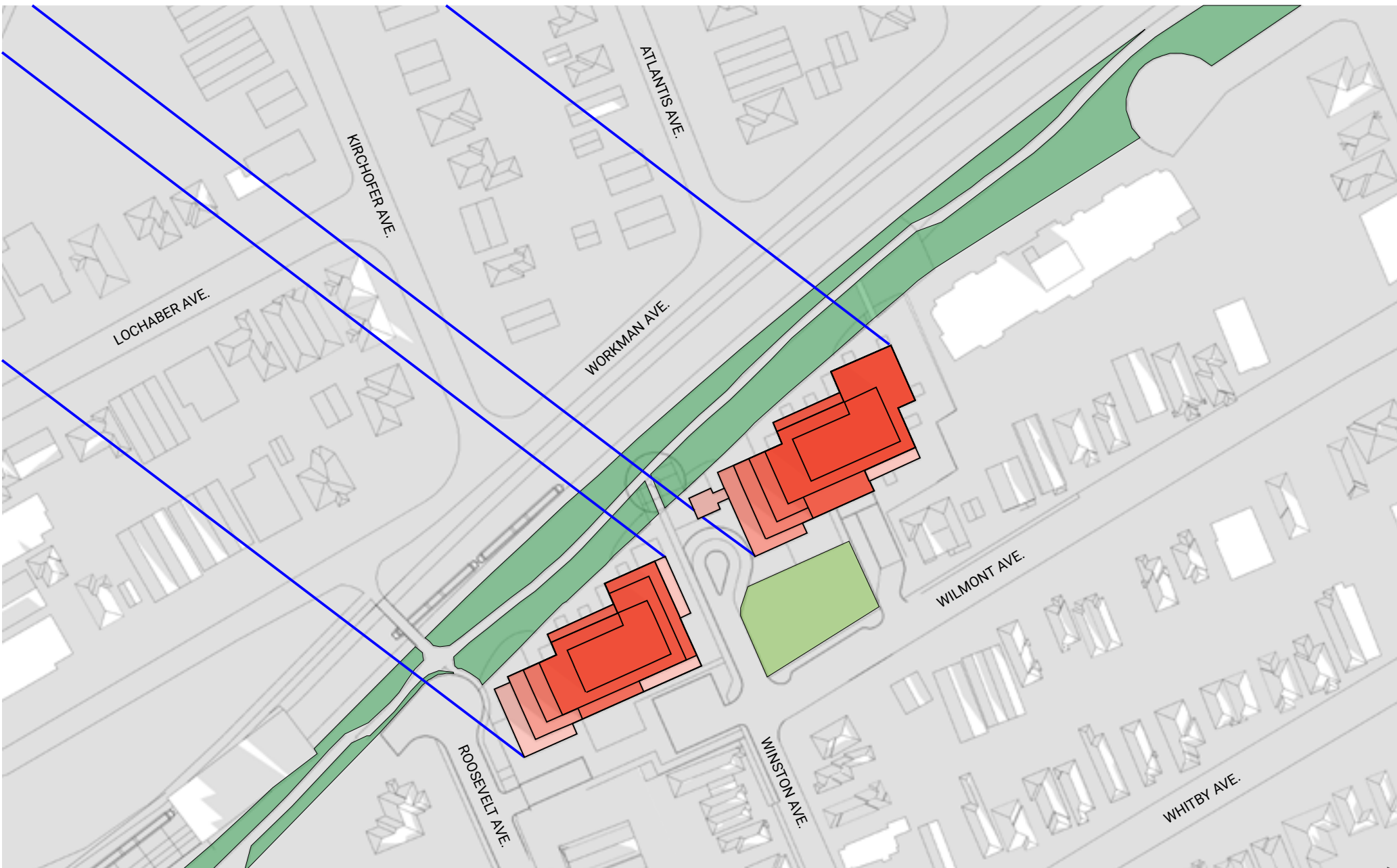


335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 6:00pm





LEGEND

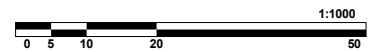
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

DEC 8:00am





LEGEND

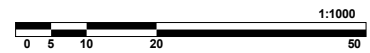
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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DEC 9:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Application No.: D07-12-25-0097
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DEC 10:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Application No.: D07-12-25-0097
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DEC 11:00am





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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DEC 12:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Date: December 19th, 2025

DEC 1:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

DEC 2:00pm





LEGEND

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

DEC 3:00pm





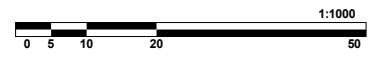
LEGEND

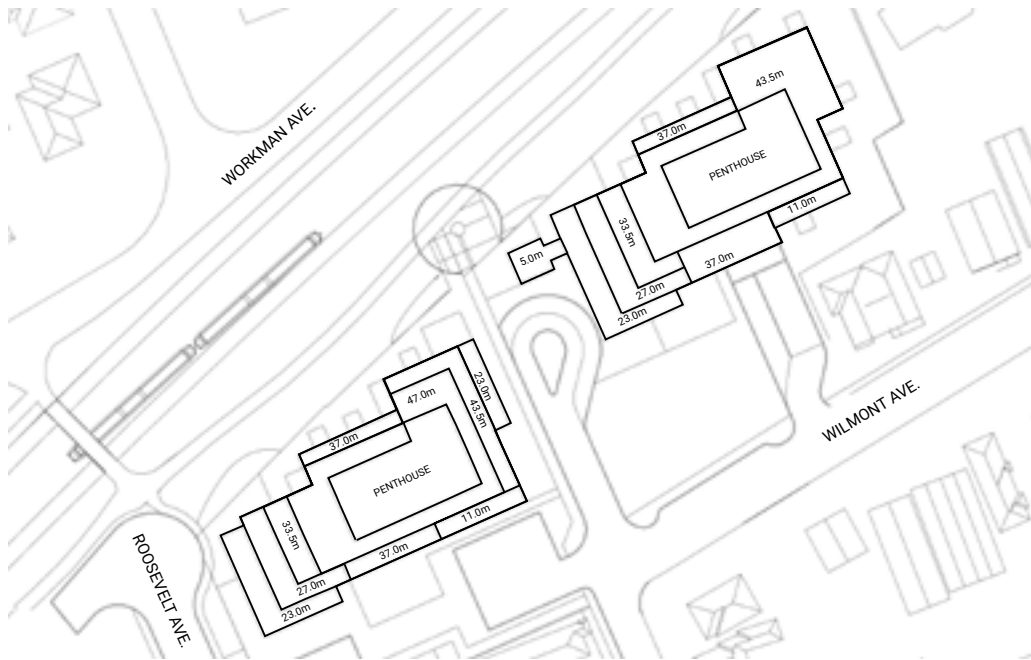
- Proposed Development
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335 ROOSEVELT AVE.
 Top-View Shadow Analysis

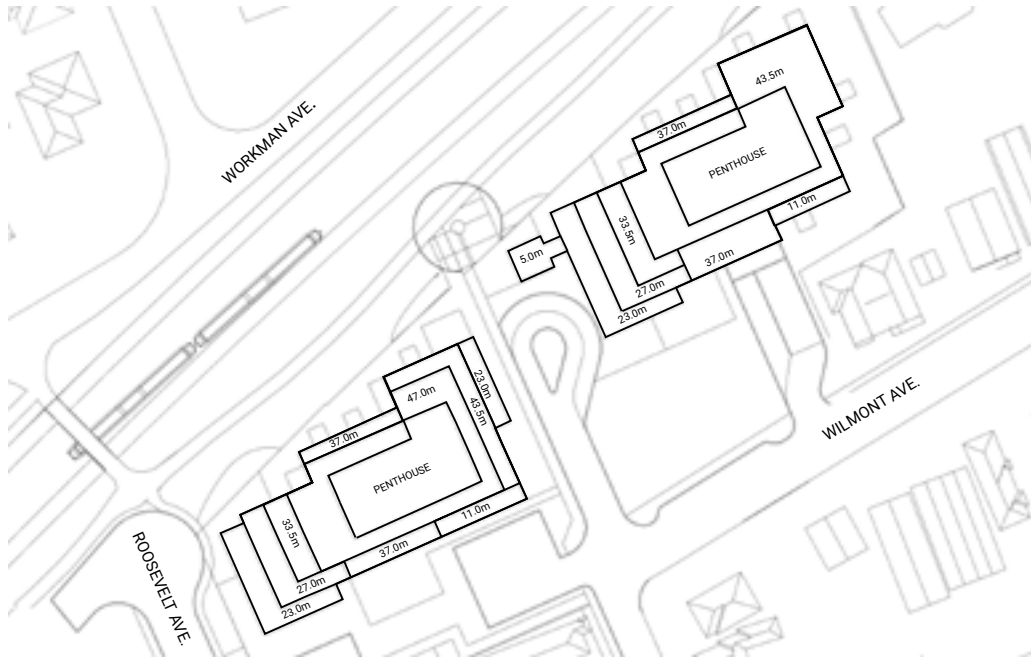
Scale: 1:1000
 Application No.: D07-12-25-0097
 Date: December 19th, 2025

DEC 4:00pm





PROPOSED ROOF HEIGHTS



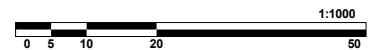
AS-OF-RIGHT ZONING HEIGHT LIMITS



335 ROOSEVELT AVE.
Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

HEIGHT SCHEDULE



Sun Shadow Analysis Written Summary

Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include Public Spaces (the proposed park, and MUP along transit ways) and the adjacent residential neighbourhoods to the North and South. The sun shadow study represents Public Spaces as shaded green areas.

Neither the proposed park space and MUP are impacted by the criteria of any new net shadow resulting in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the March/September test date.

Regarding the adjacent residential neighbourhoods to the North and South, shadow impacts are not significant and the proposed building shadow remains within as-of-right zoning envelope. None of the individual properties within the neighbourhood to the north (which contains a mature treeline) are affected from shadow impacts related to the proposed building for more than 4 hourly interval times during the March/September test date. Regarding the neighbourhood to the South, none of the individual properties are affected from shadow impacts related to the proposed building for more than 3 hourly interval times during the March/September test date.

Latitude and Longitude of Site:

Lat: N 45°23'34.709"

Lng: W 75°45'30.404"

