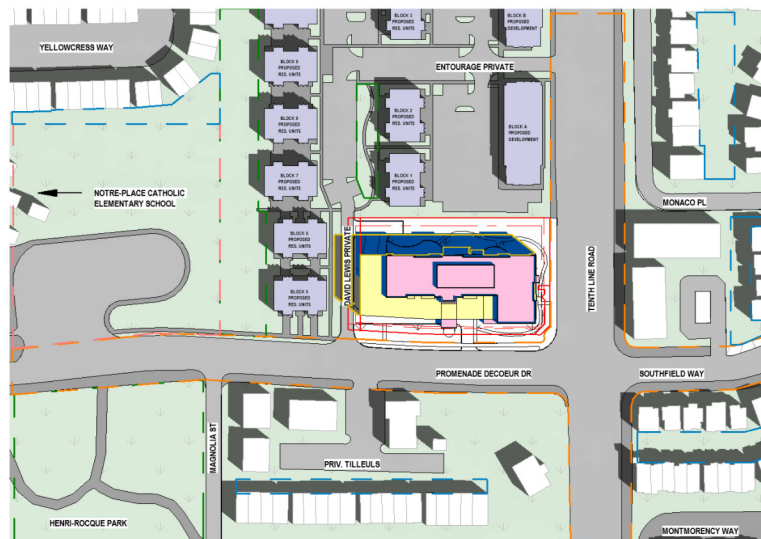
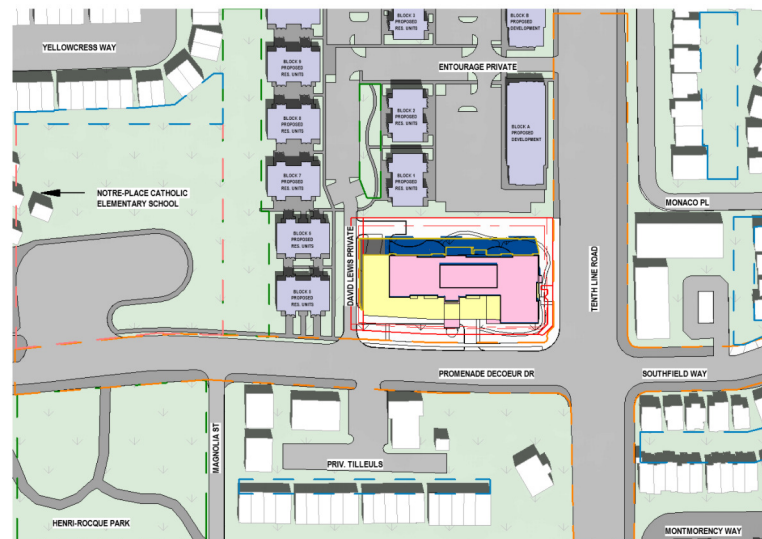


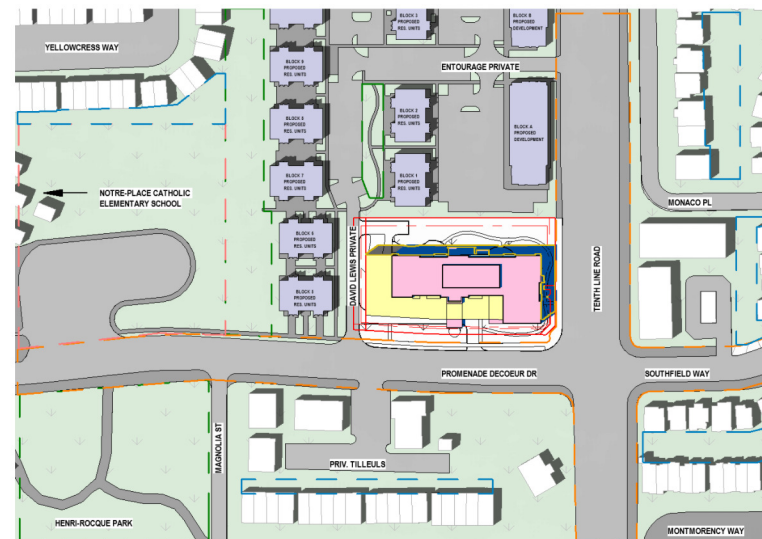
JUNE 21 EDT - 8 AM



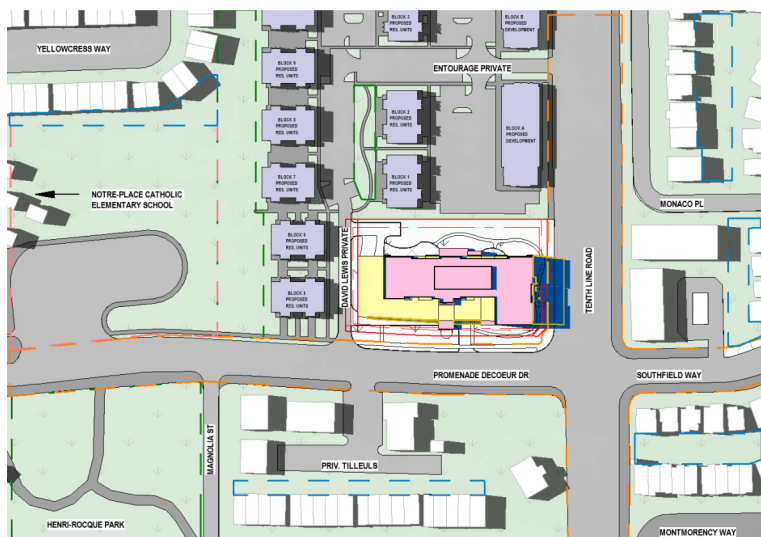
JUNE 21 EDT - 10 AM



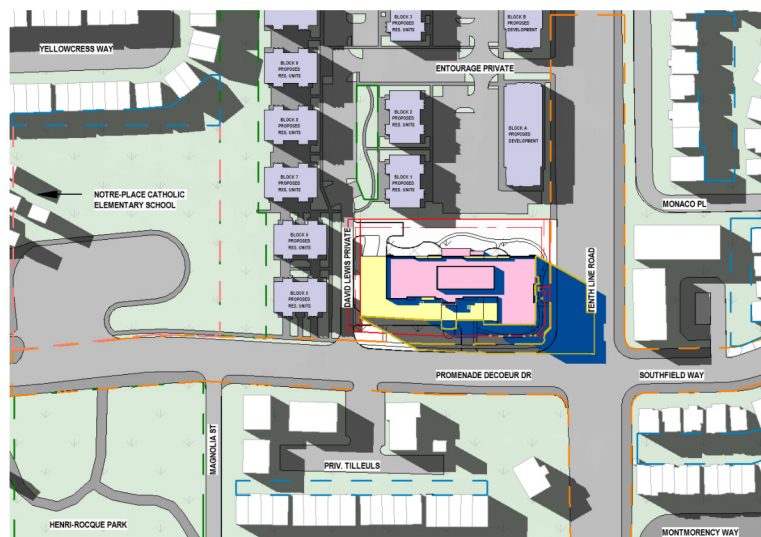
JUNE 21 EDT - 12 PM



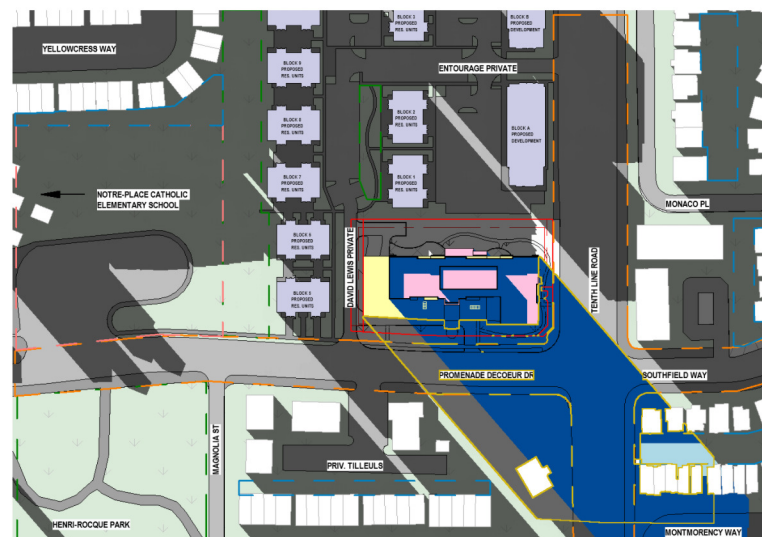
JUNE 21 EDT - 2 PM



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 meters 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 - 6pm: 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**

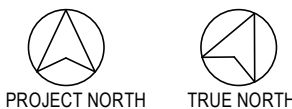
Compliant. None affected

**Ground Level Residential Private Outdoor Amenity Space**

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

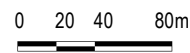
SHADOW STUDY LEGEND		
<b>MASSING</b>	<b>NEW SHADOWS</b>	<b>SHADOW SENSITIVE EVALUATION AREAS</b>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> AS OF RIGHT MASSING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> NEUF'S PROPOSED DEVELOPMENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> PROPOSED DEVELOPMENTS BY OTHERS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> EXISTING BUILDINGS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> AS OF RIGHT SHADOW OUTLINE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> NEW NET SHADOW</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightcoral; border: 1px solid black;"></span> COMMUNAL AMENITY AREAS SHADOW</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY SHADOW</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed red;"></span> COMMUNAL AMENITY AREAS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue;"></span> GROUND LEVEL RES. PRIVATE OUTDOOR AMENITY</li> </ul>

**SUN & SHADOW STUDY - SUMMER SOLSTICE JUNE 21**



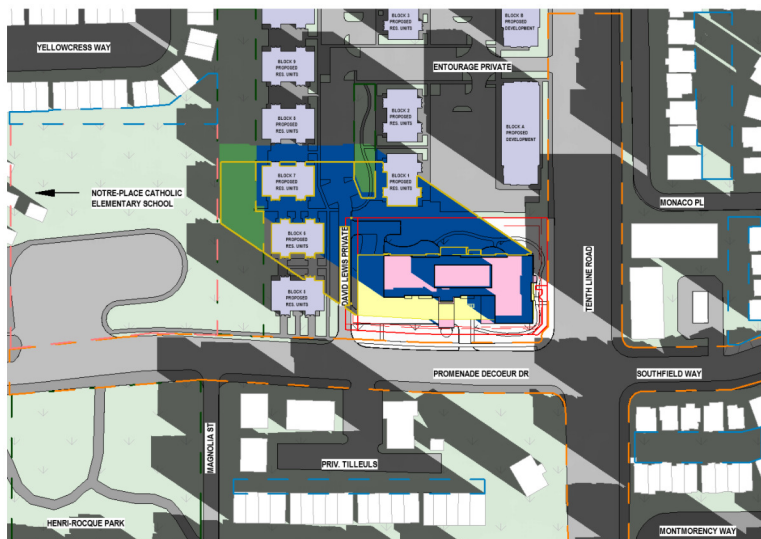
COORDINATES:

LONGITUDE -75.48  
 LATITUDE 45.45

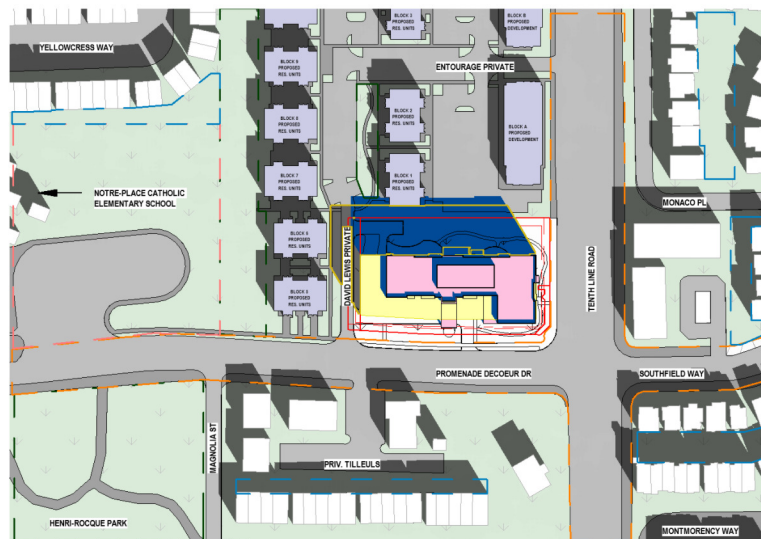


ARCHITECT(E)S

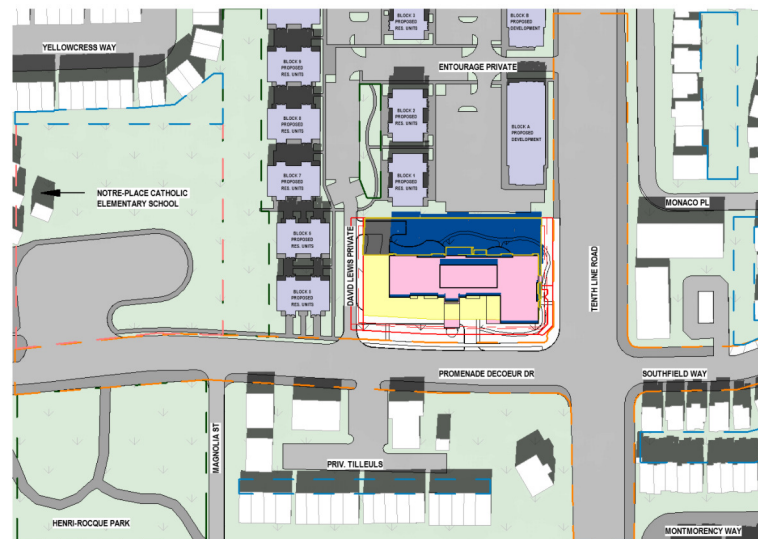




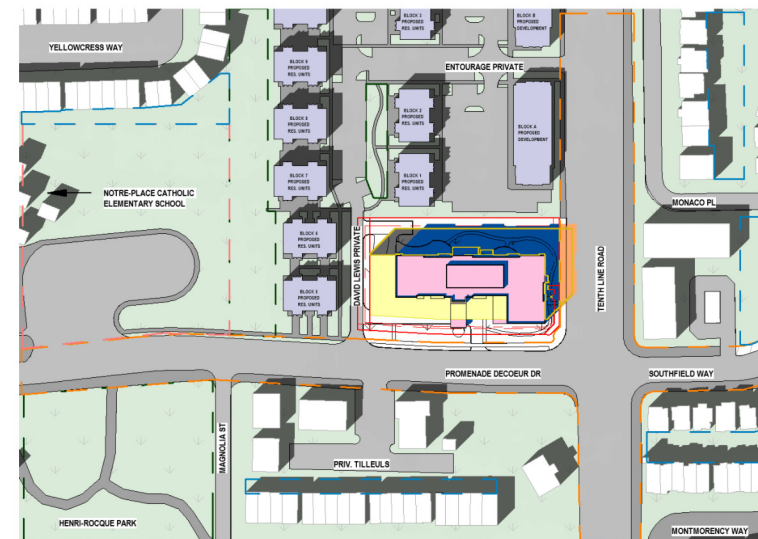
SEPTEMBER 21 EDT - 8 AM



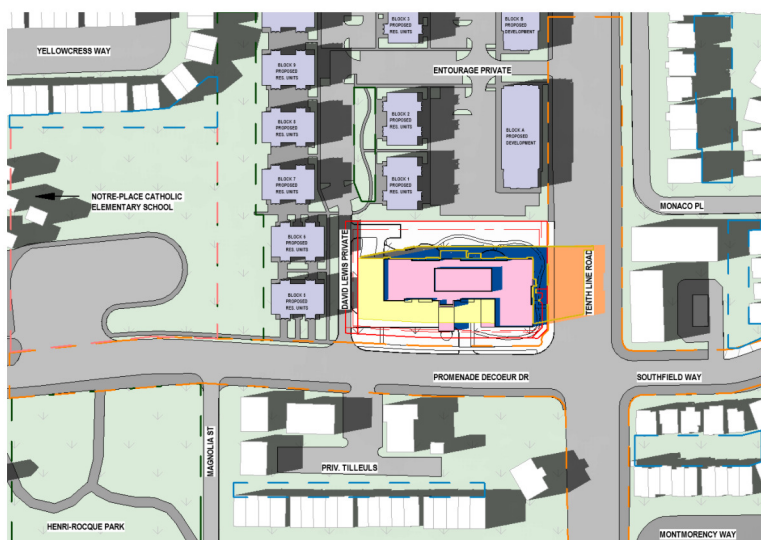
SEPTEMBER 21 EDT - 10 AM



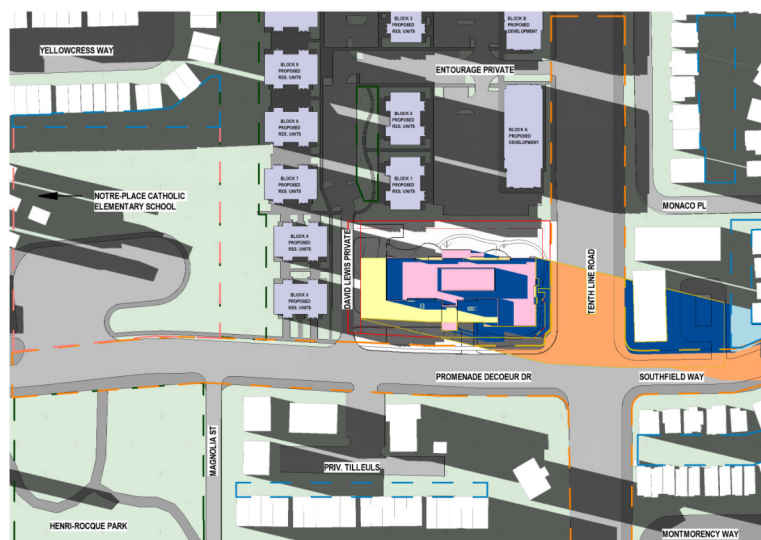
SEPTEMBER 21 EDT - 12 PM



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 meters 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 cast 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. The new net shadow is overall the same width and length as the as-of-right shadow. 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	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 - FALL EQUINOX SEPTEMBER 21**



COORDINATES:

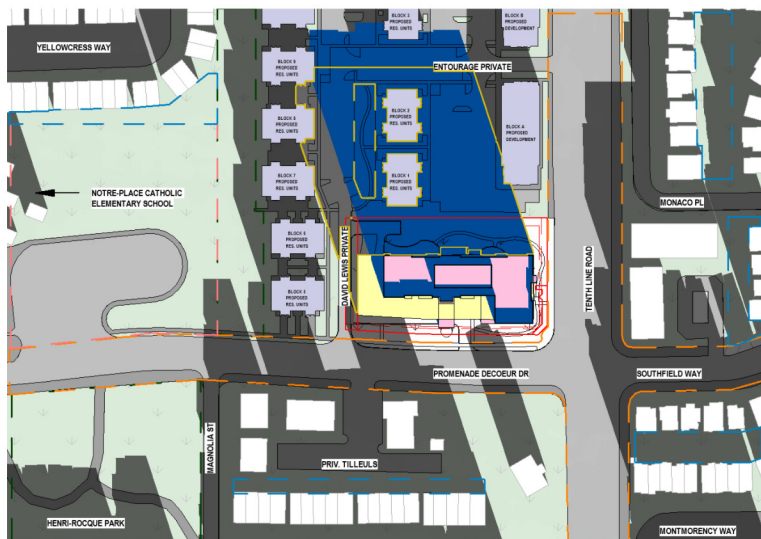
LONGITUDE -75.48  
LATITUDE 45.45

0 20 40 80m

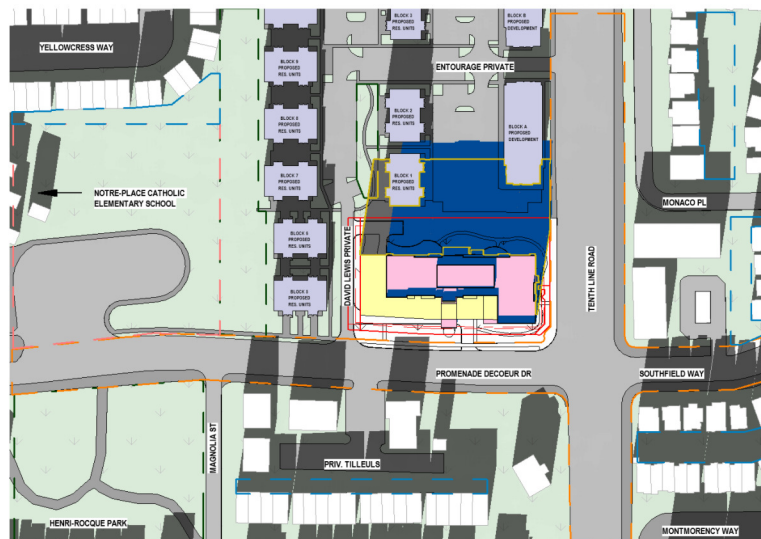


ARCHITECT(E)S

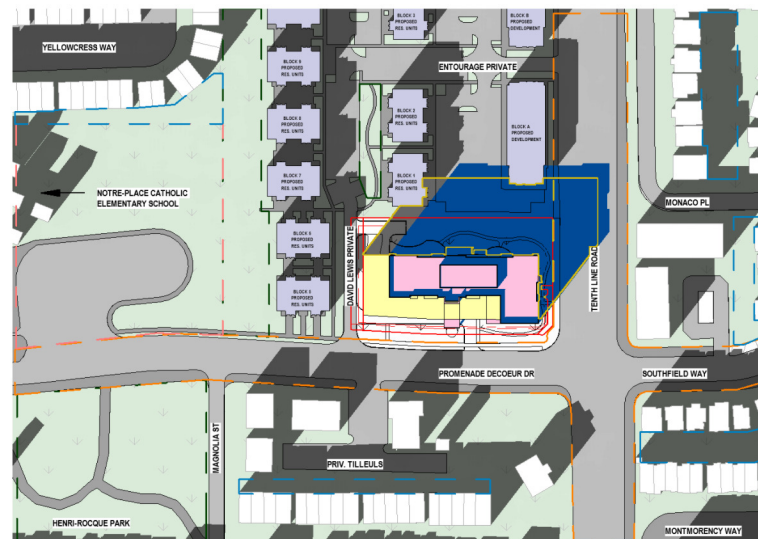




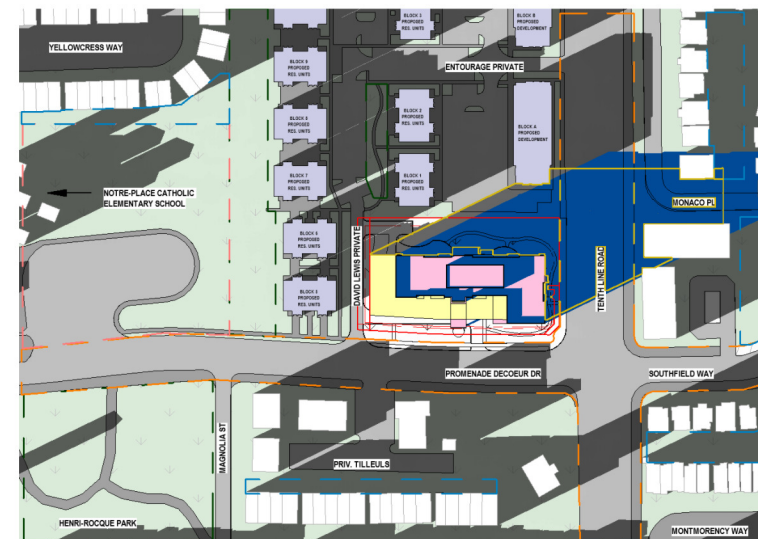
DECEMBER 21 EST - 9 AM



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 meters 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 the September test date.

**Mainstreet Corridors and Minor Corridors**

Compliant. Only required in the September test date.

**Communal Amenity Areas**

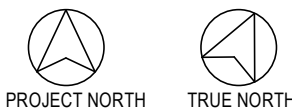
Compliant. No new shadows are observed.

**Ground Level Residential Private Outdoor Amenity Space**

Compliant. Only required in the September and June test dates.

SHADOW STUDY LEGEND		
<b>MASSING</b>	<b>NEW SHADOWS</b>	<b>SHADOW SENSITIVE EVALUATION AREAS</b>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> AS OF RIGHT MASSING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> NEUF'S PROPOSED DEVELOPMENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> PROPOSED DEVELOPMENTS BY OTHERS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> EXISTING BUILDINGS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 2px; background-color: yellow; border: 1px solid black;"></span> AS OF RIGHT SHADOW OUTLINE</li> <li><span style="display: inline-block; width: 15px; height: 2px; background-color: blue; border: 1px solid black;"></span> NEW NET SHADOW</li> <li><span style="display: inline-block; width: 15px; height: 2px; background-color: red; border: 1px solid black;"></span> COMMUNAL AMENITY AREAS SHADOW</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed red;"></span> COMMUNAL AMENITY AREAS</li> </ul>

**SUN & SHADOW STUDY - WINTER SOLSTICE DECEMBER 21**



COORDINATES:  
LONGITUDE -75.48  
LATITUDE 45.45

