

SHADOW STUDY

PREPARED FOR:
Toronto (Bathurst and Richmond) LP

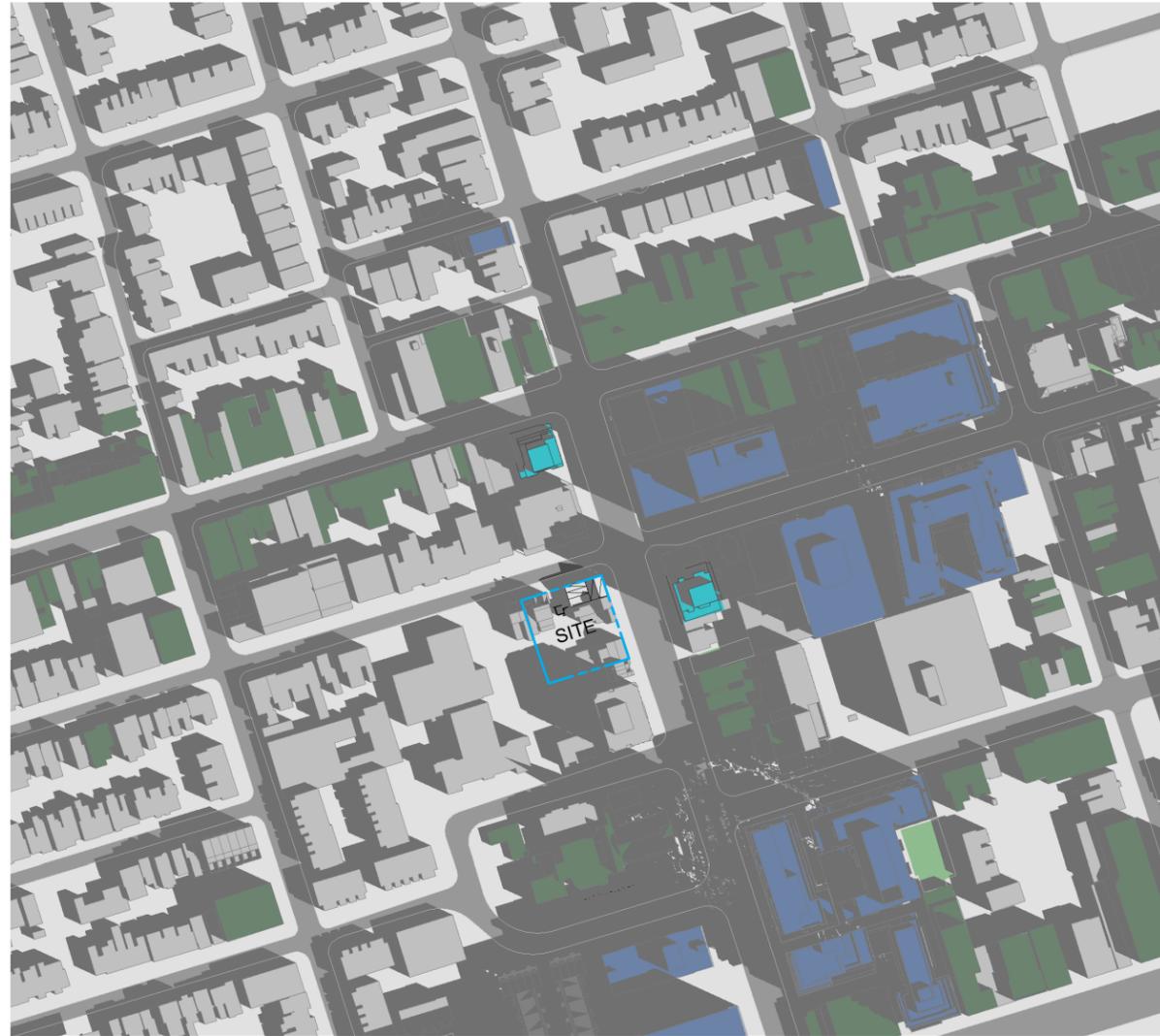
2024 SEPT

A shadow study has been prepared by Kirkor Architects & Planners in assessing the shadow impacts during the spring/fall equinoxes (March/September 21st) and summer/winter solstices (December/June 21st). The official plan requires buildings to be located and massed to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

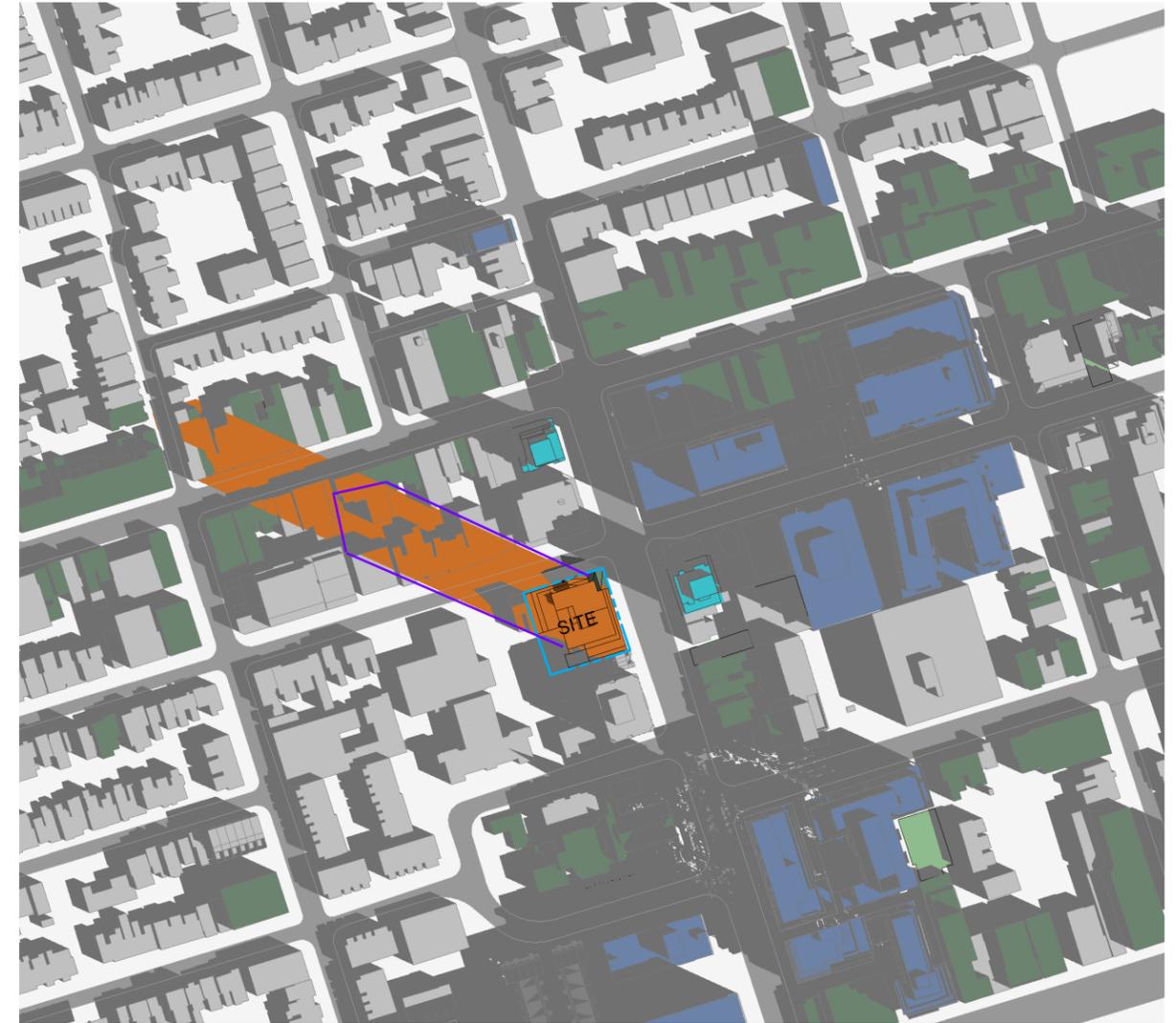
The subject site is located within a *Mixed Use Areas* designation, along an *Avenue*, and in proximity to the *Downtown*.

There are limited shadows, cast on *Neighbourhoods* designated lands by the proposed development to the northwest. These shadows are limited and move quickly through the landscape. There are only minor incremental shadows cast on properties designated *Neighbourhoods*, located on the north side of Richmond Street West, between 9:18 - 12:18 am during the Spring and Fall Equinoxes, and more limited during the Summer Solstice. There are fast moving minimal shadows on the school yard of St. Mary's Catholic Elementary at 9:18 am and 10:18am in June, September and March. Importantly, the proposed building also allows for sunlight on the north side of Queen Street West sidewalk from 12:18 am until 6:18 pm in June, September and March.

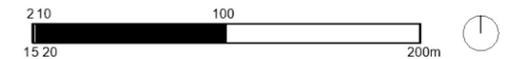
Based on our analysis, it is our opinion that the incremental shadow impact is adequately limited, both in terms of its extent and duration, and would not adversely affect the surrounding neighbourhood.



Existing Development



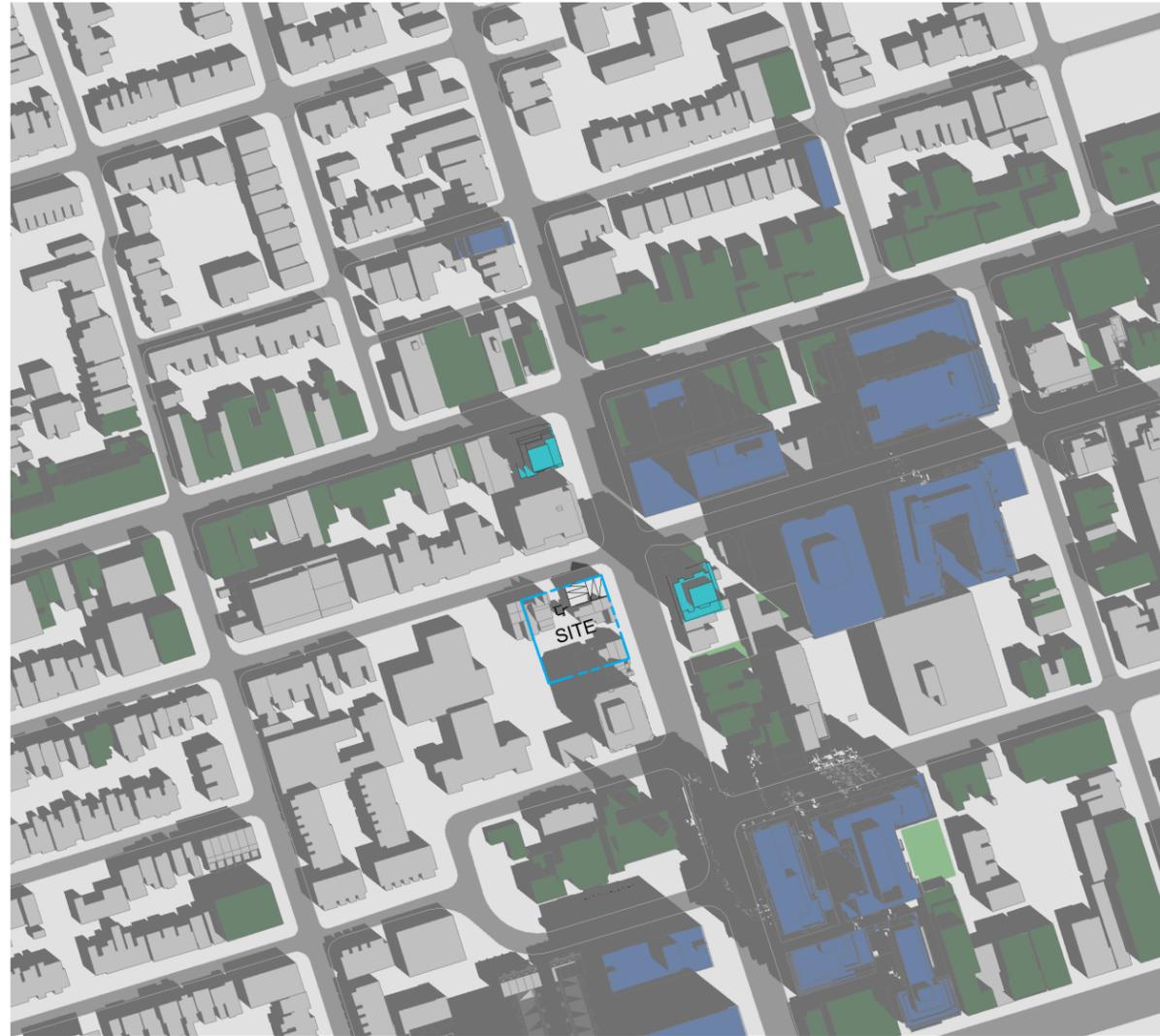
Proposed Development



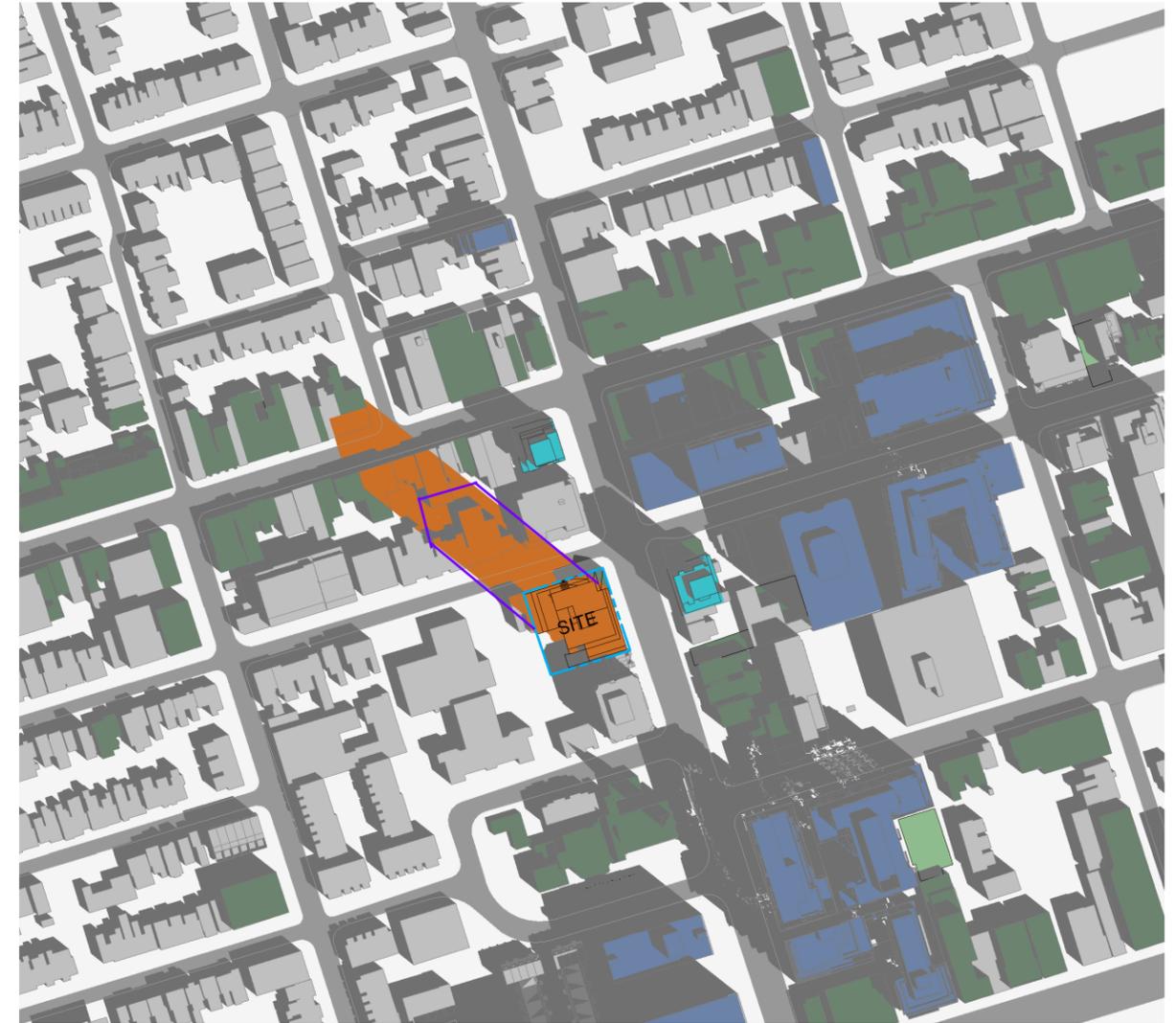
9:18 am

Legend

- Subject
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- Under Construction
- Park and Open
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- Shadow Cast by AOR Massing
- Shadow Cast by Existing, Under Construction, Approved not yet
- Heritage



Existing Development

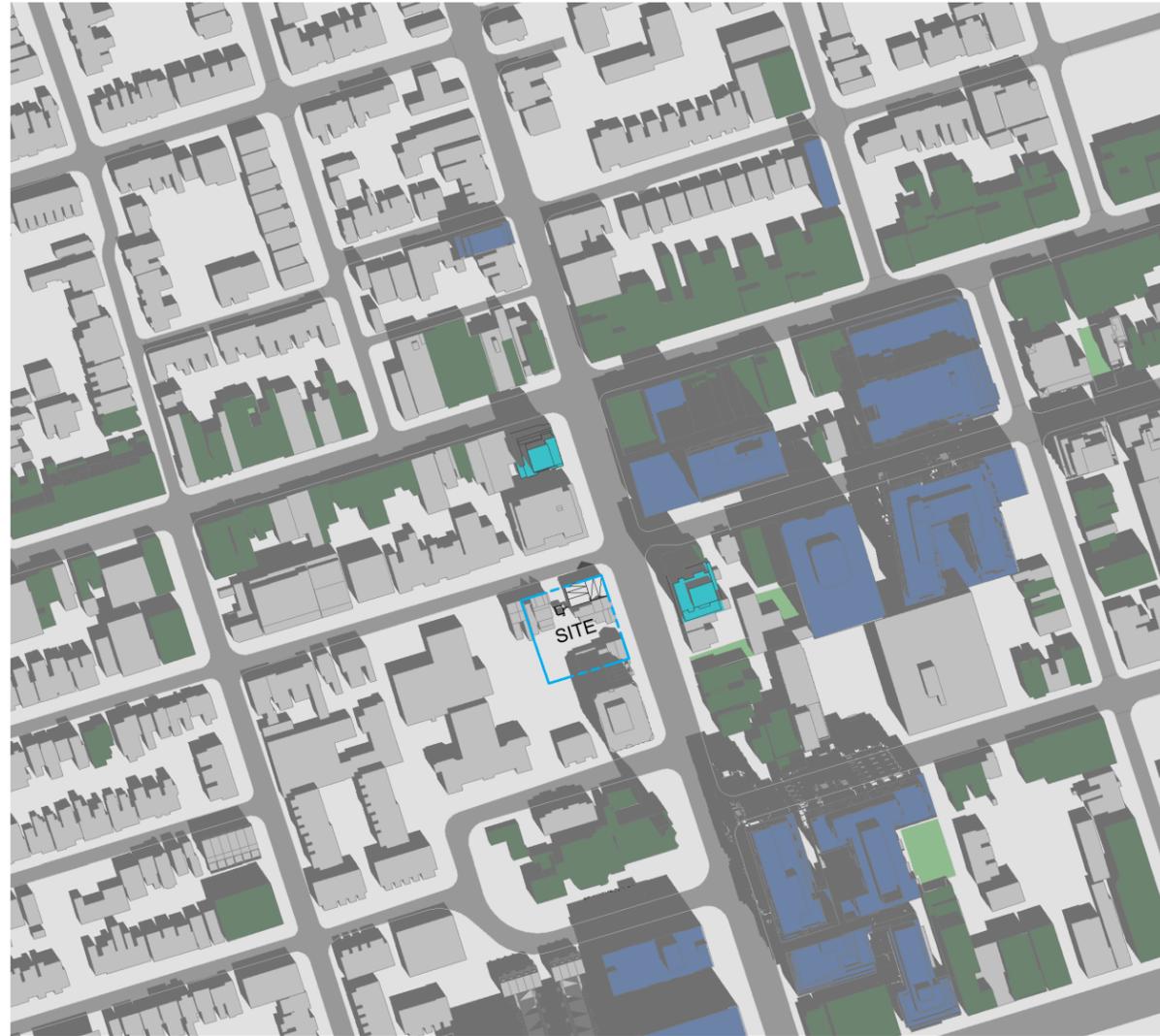


Proposed Development

10:18 am

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Existing Development



Proposed Development



11:18 am

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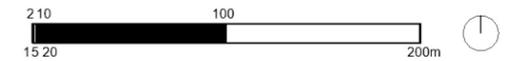
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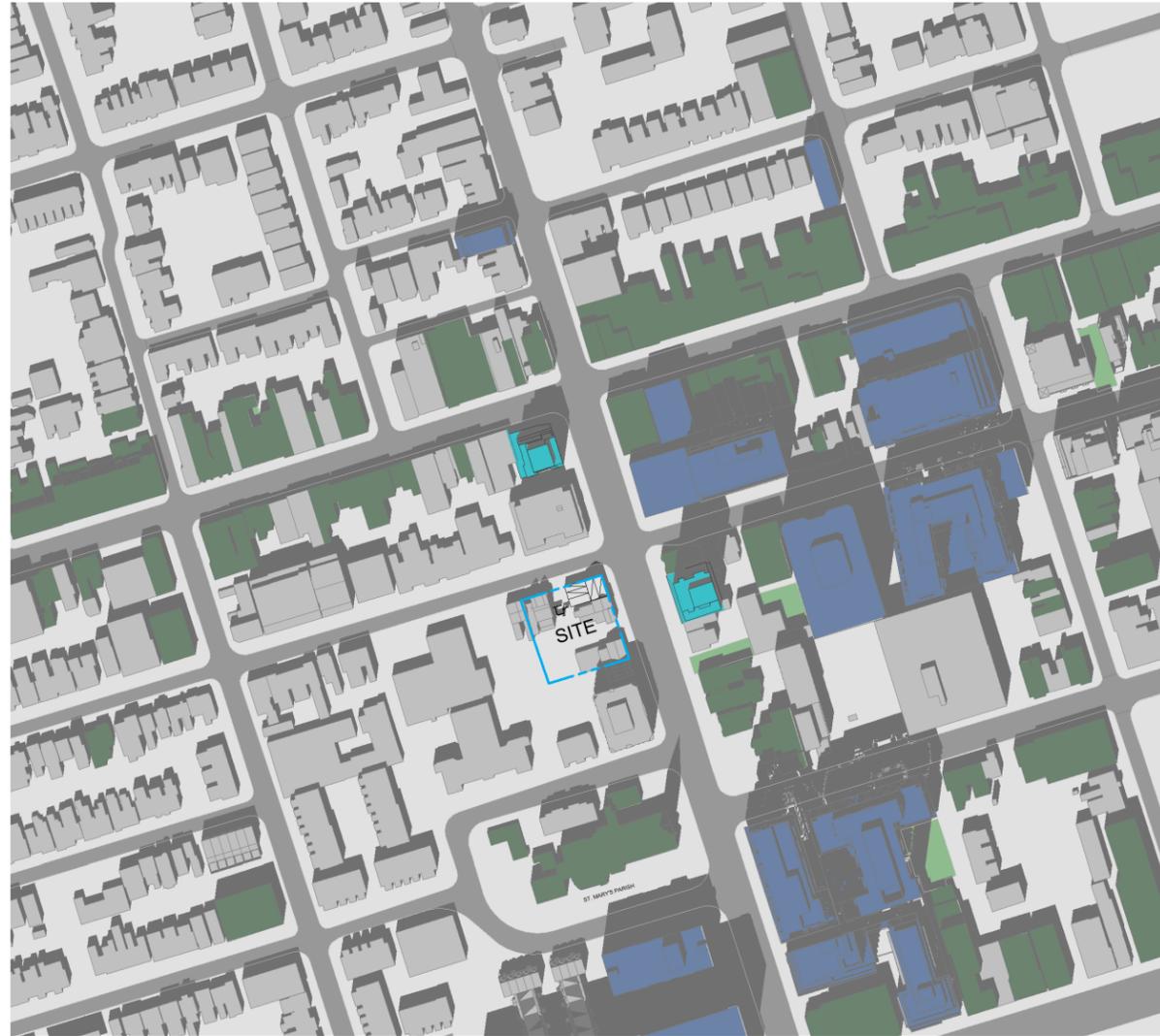
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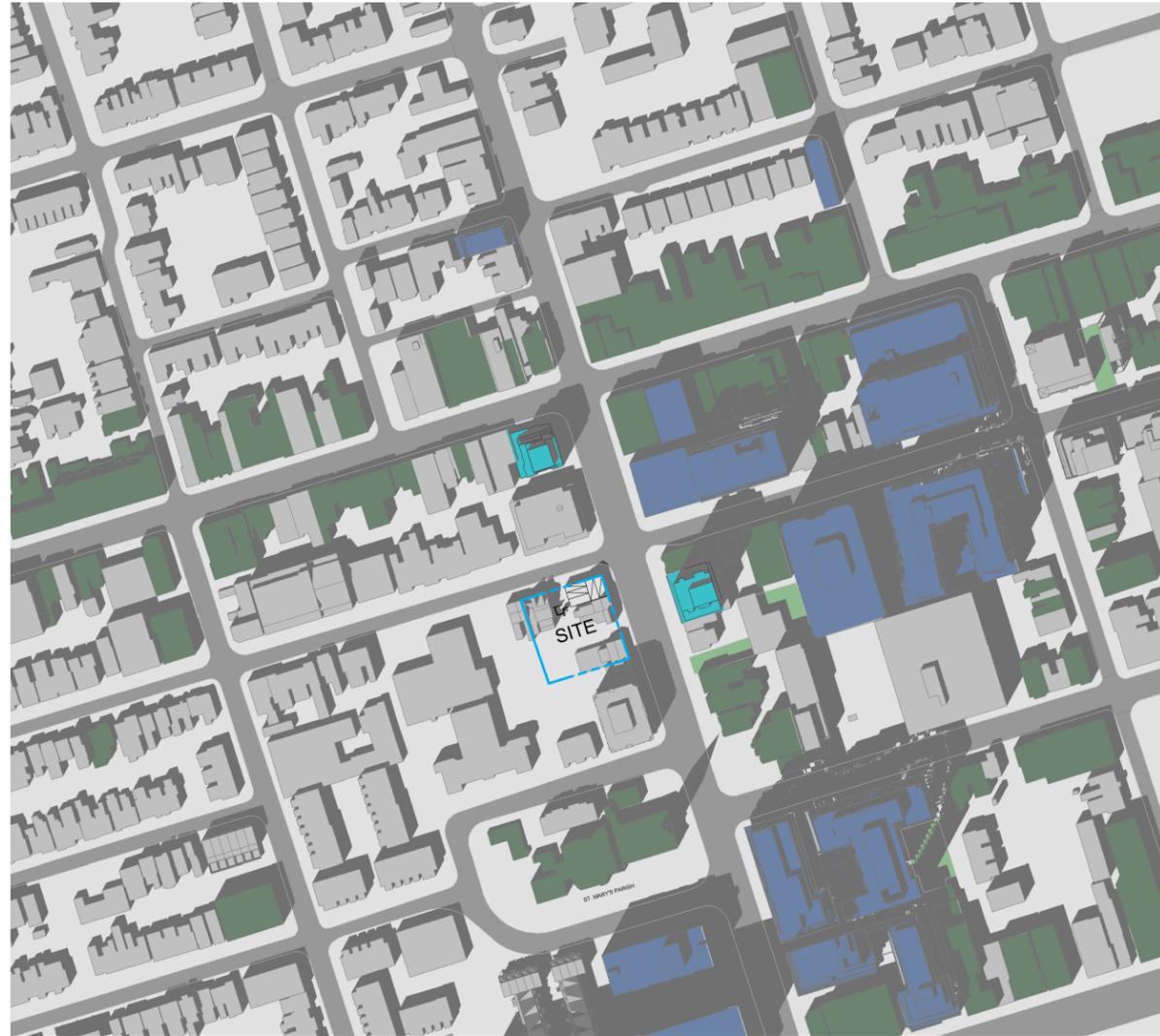


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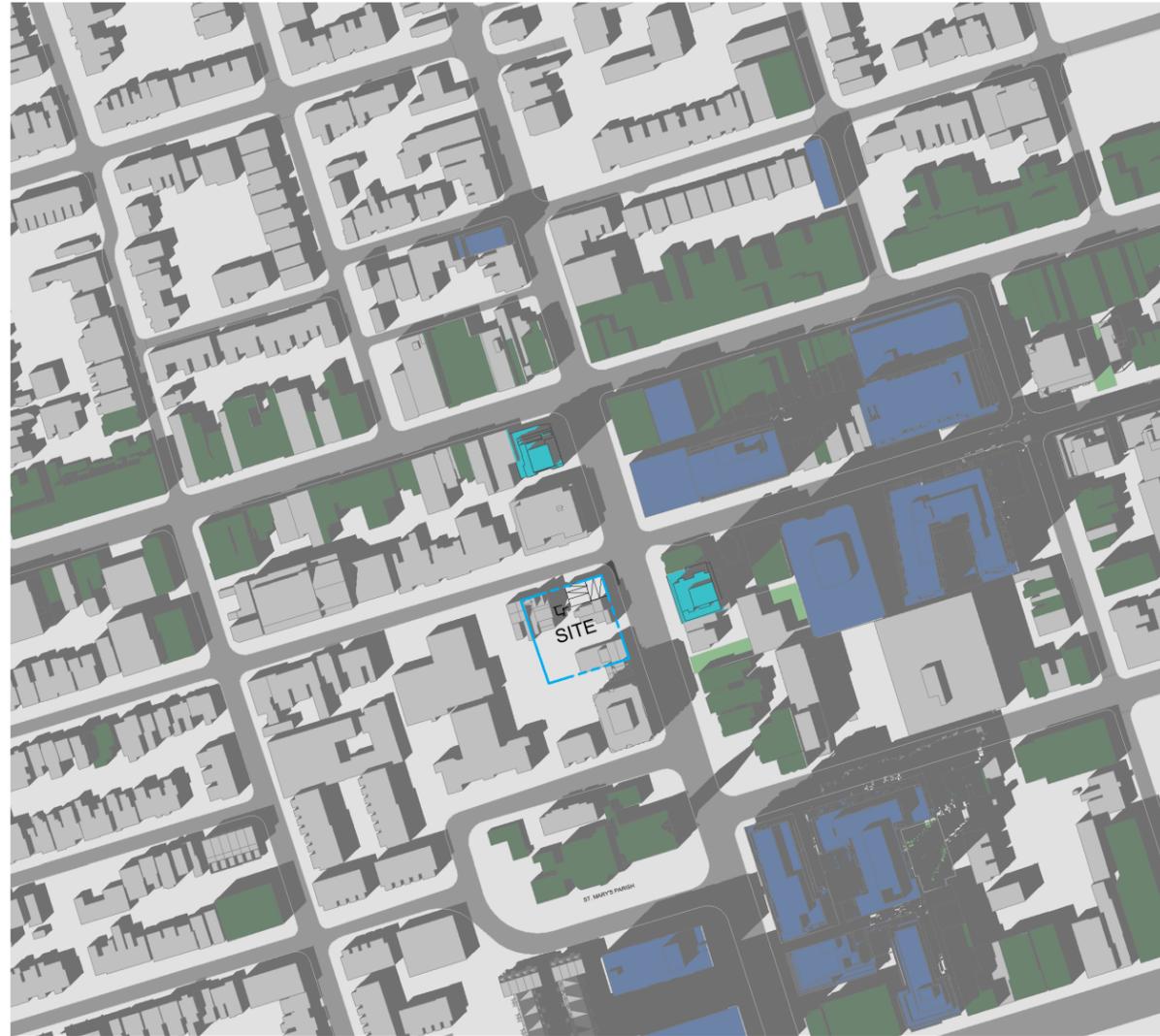


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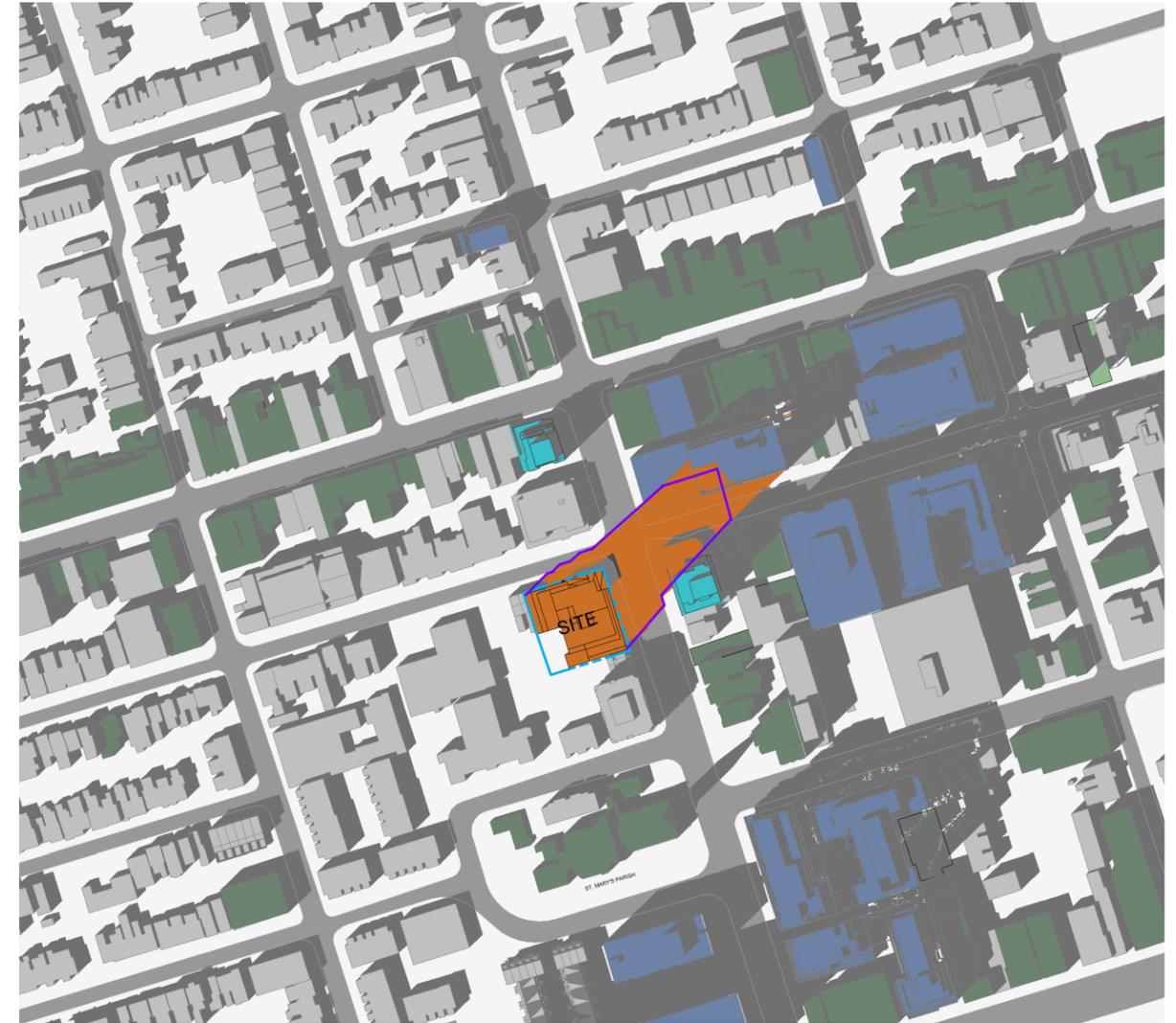
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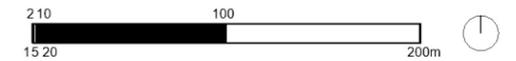
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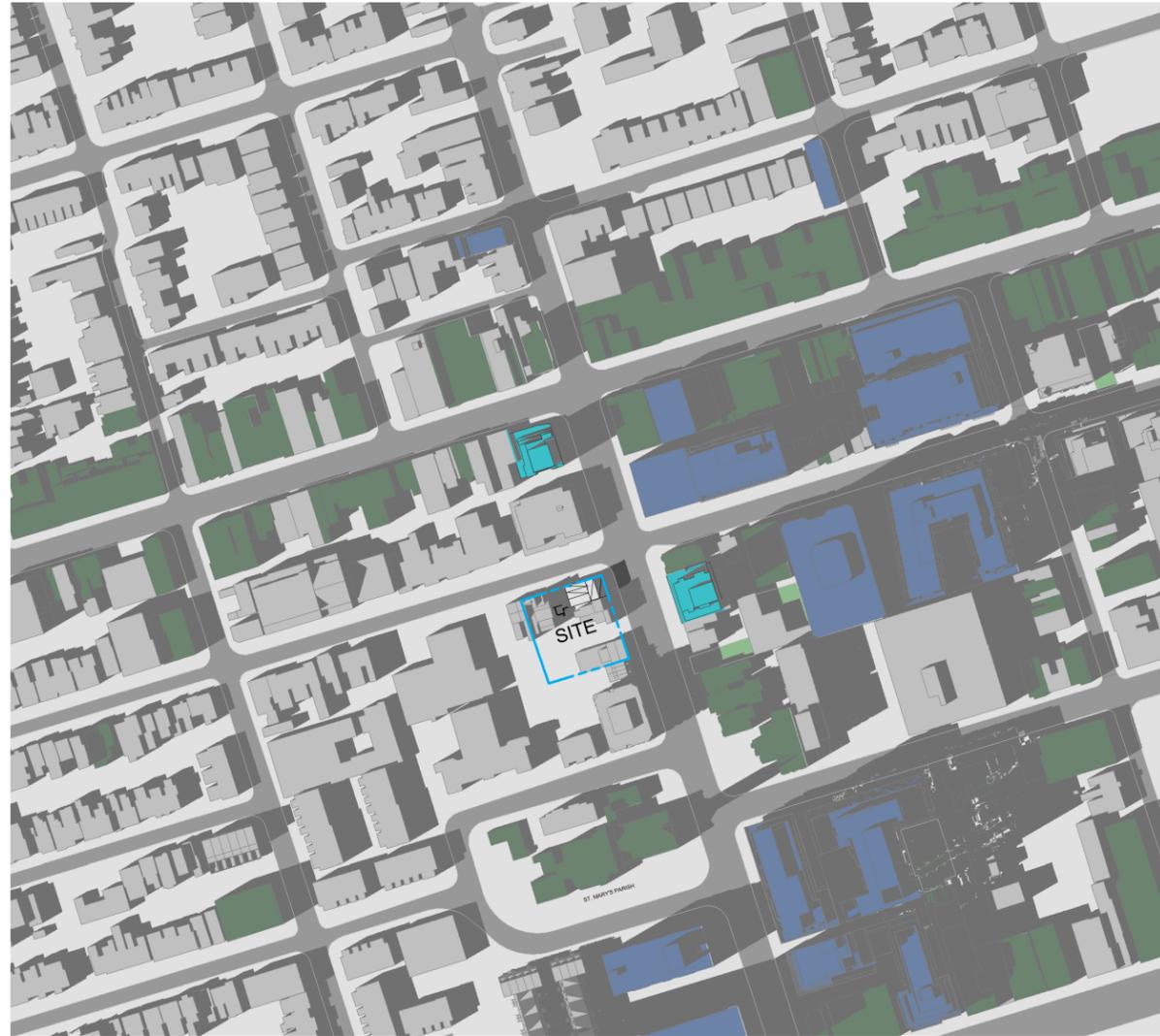
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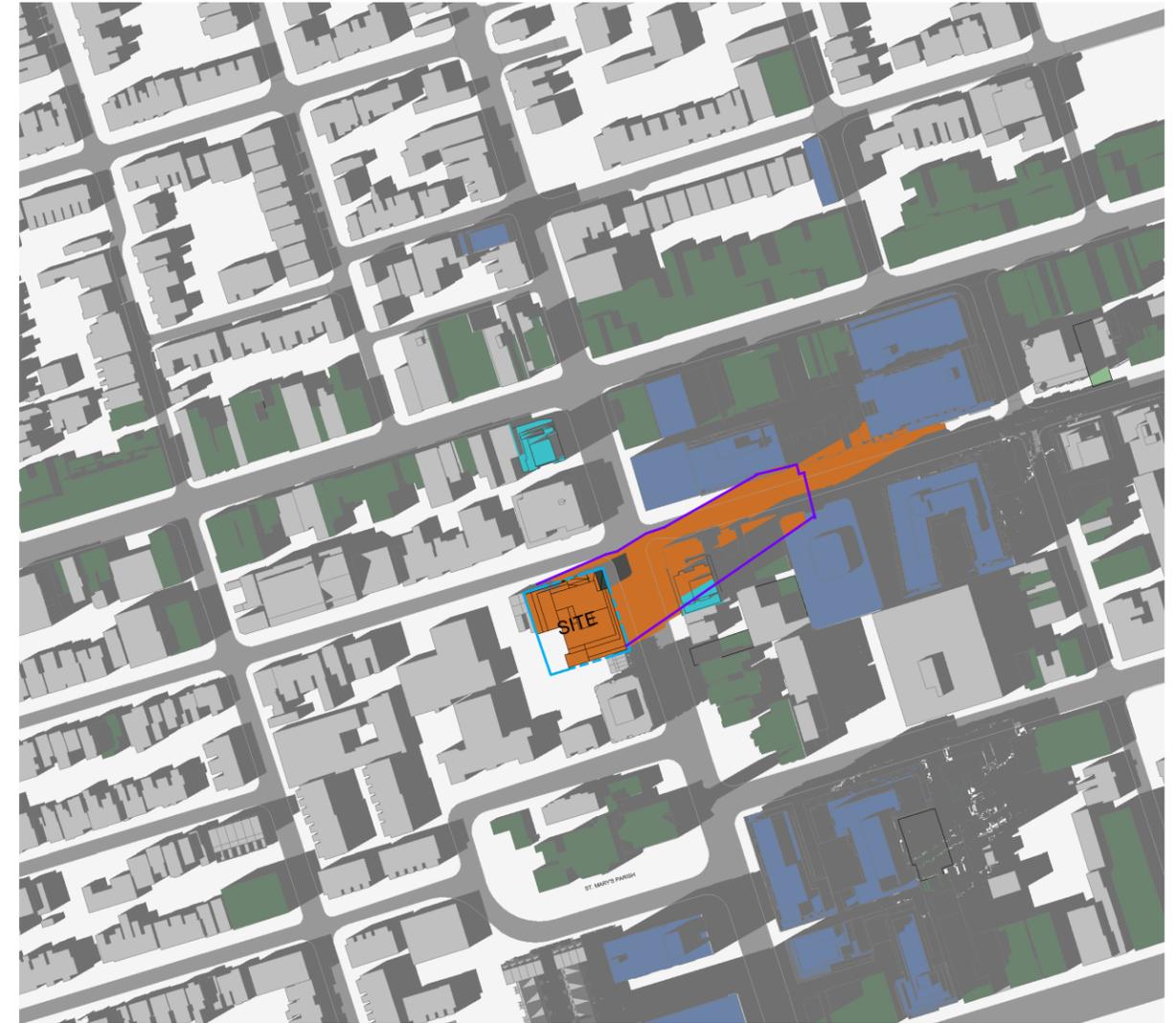
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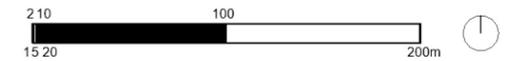
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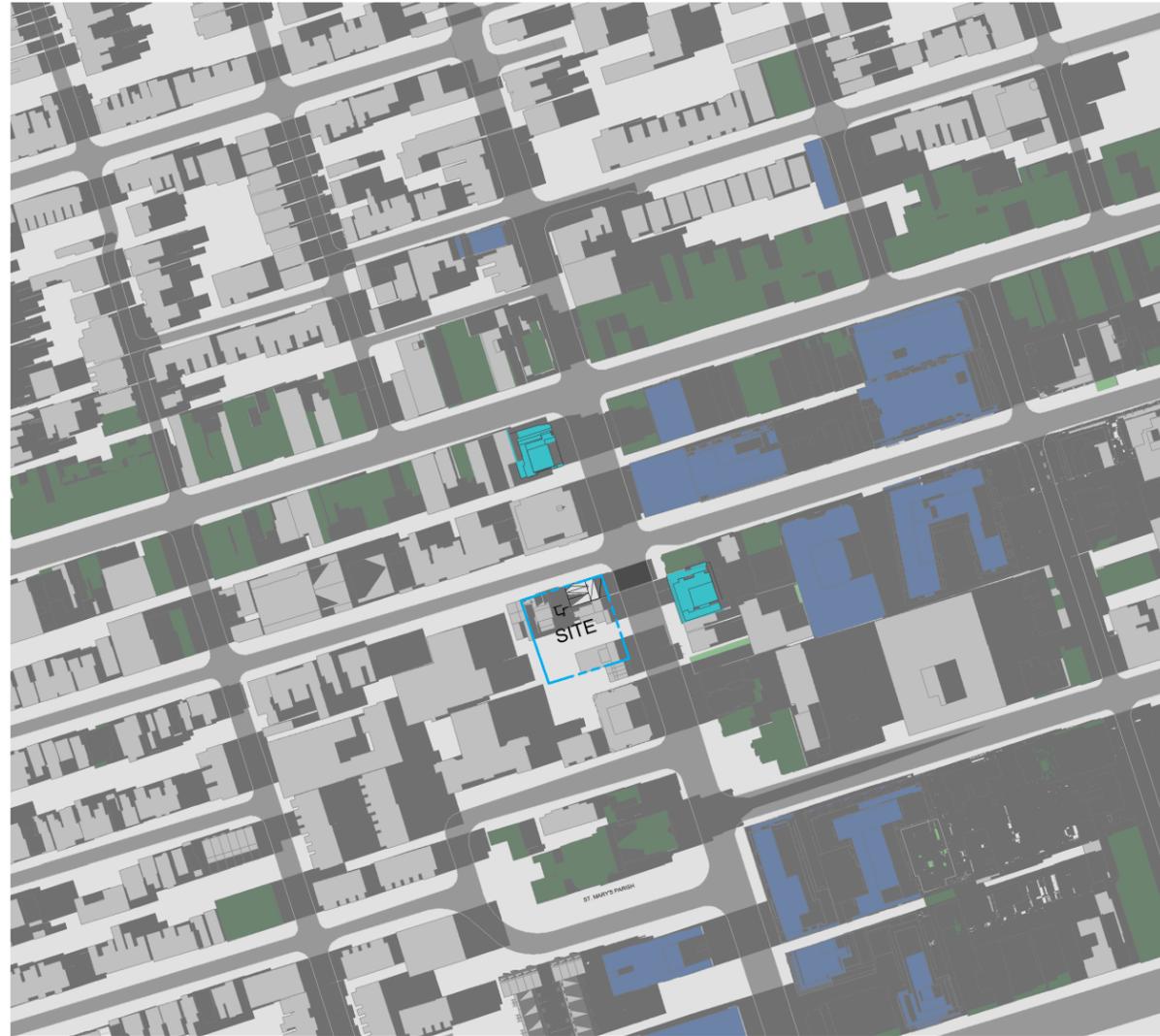
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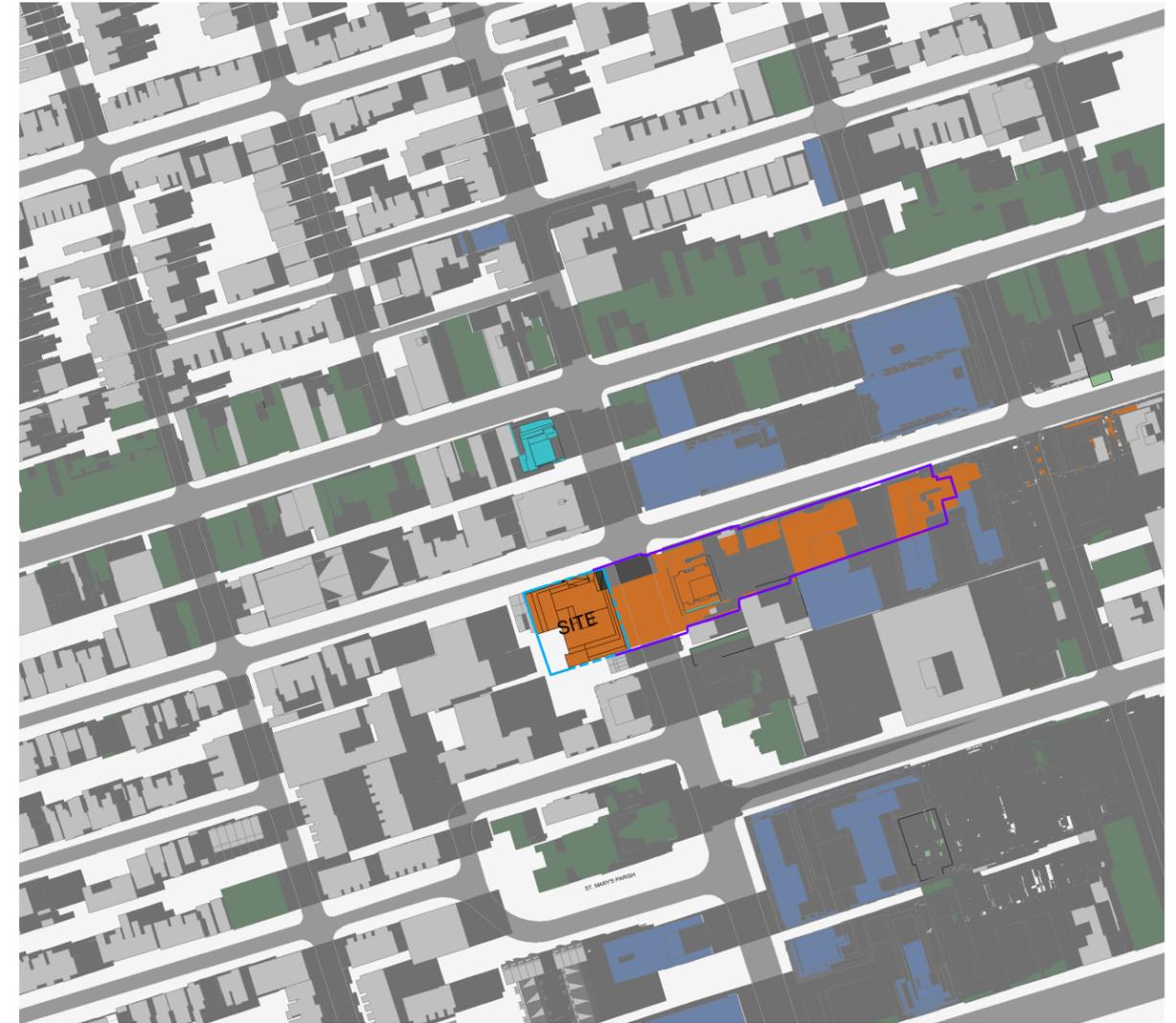
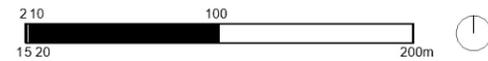
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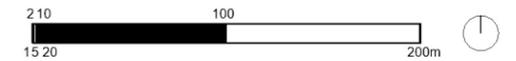
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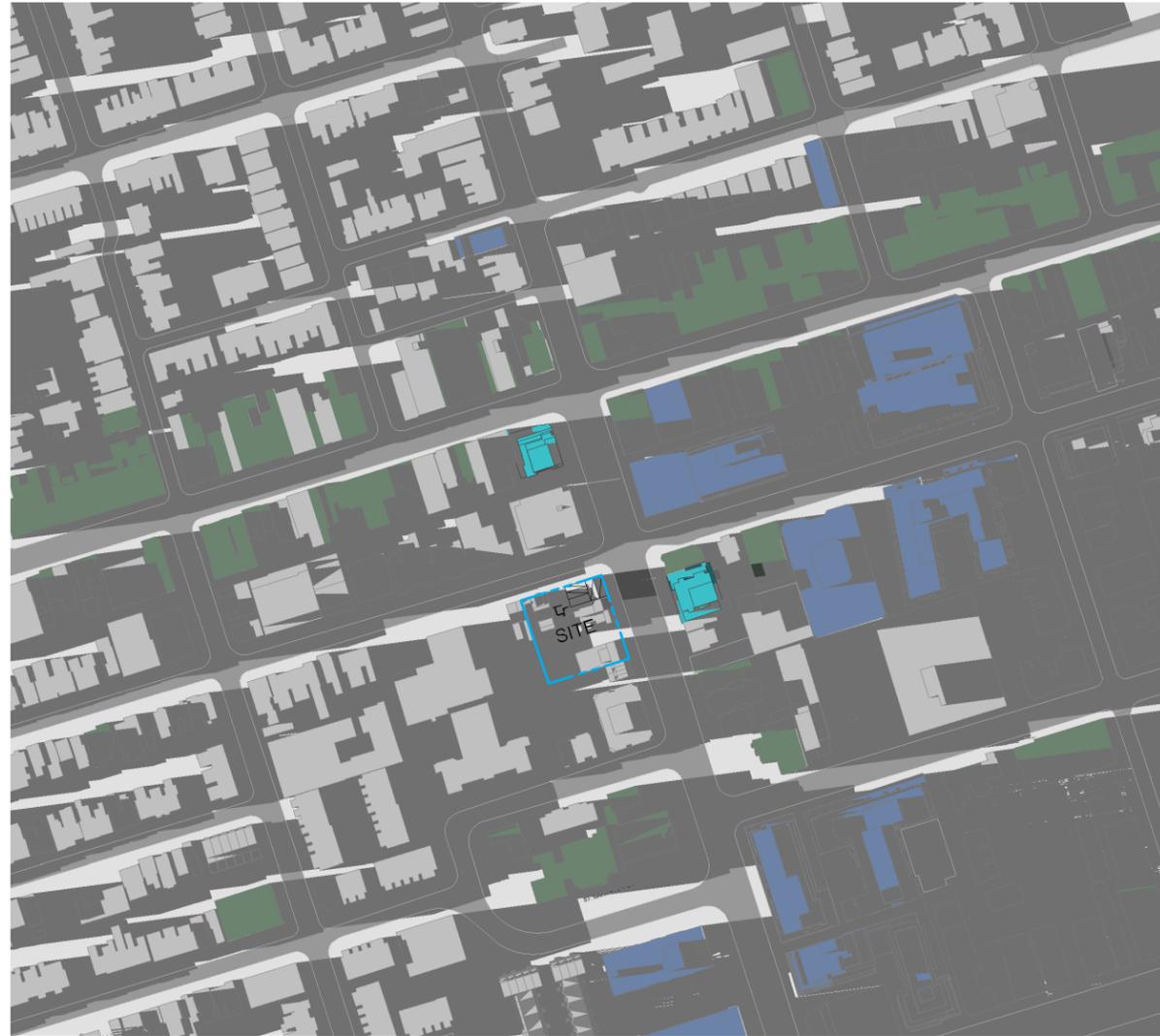
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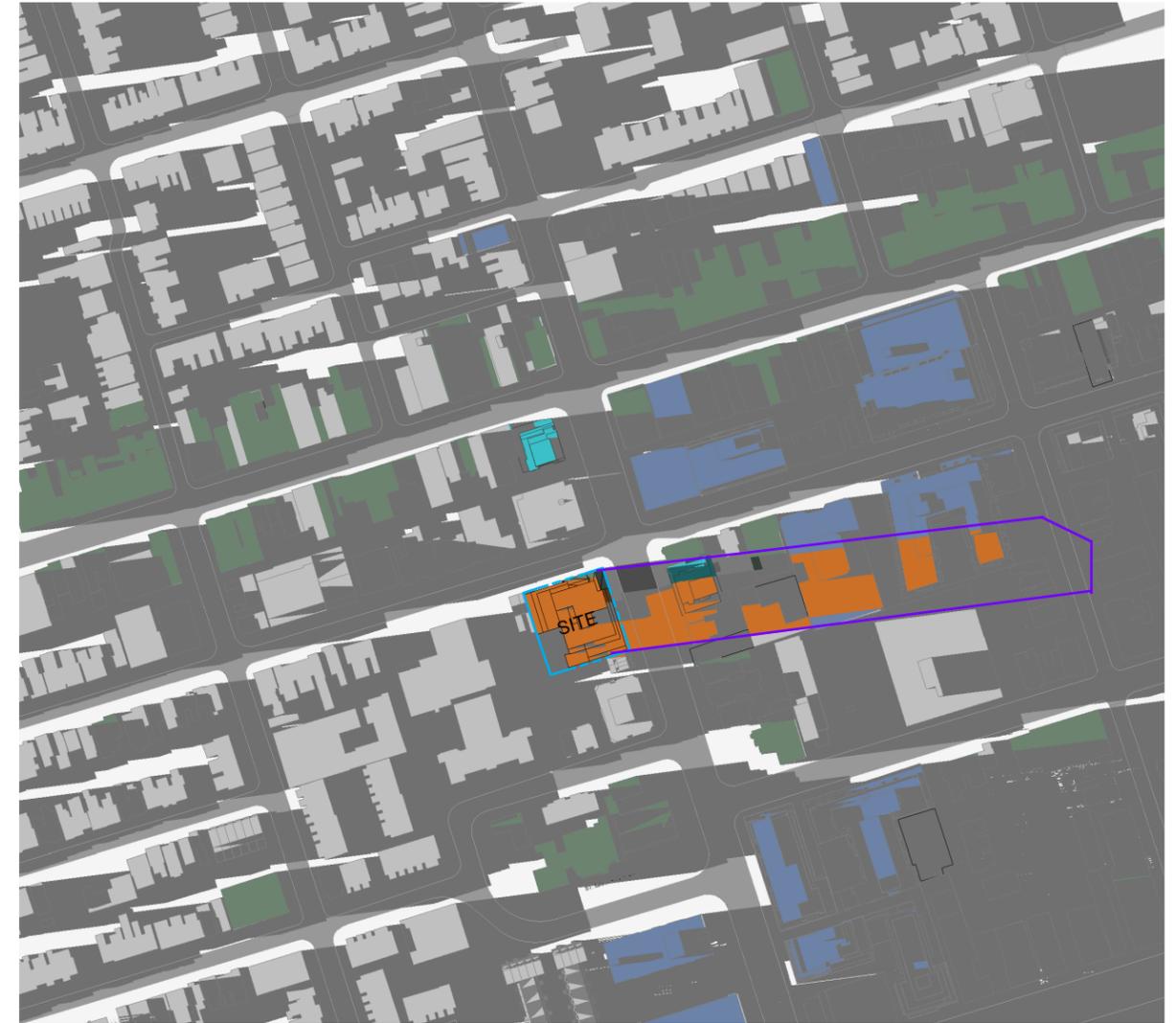
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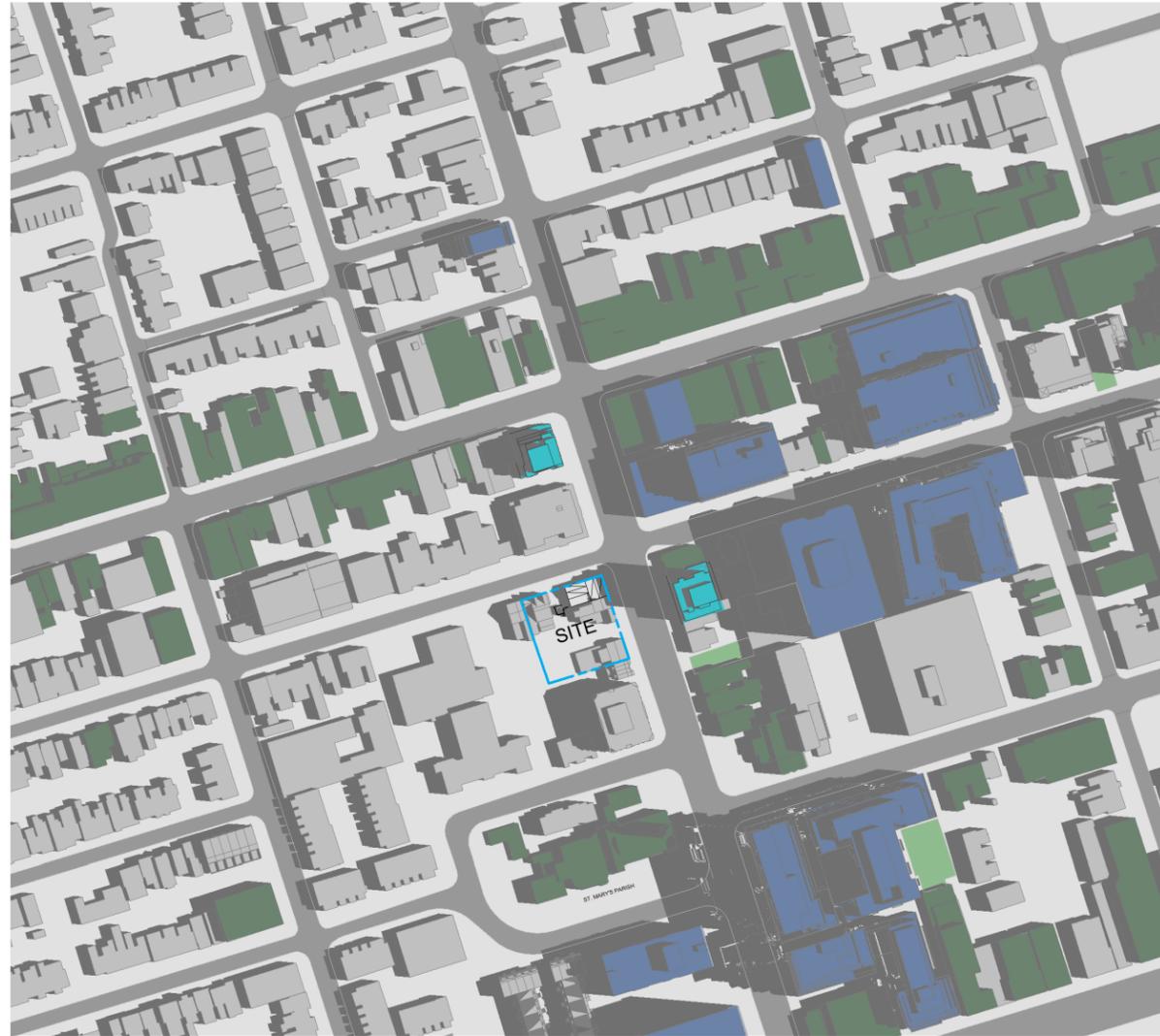


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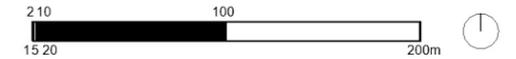
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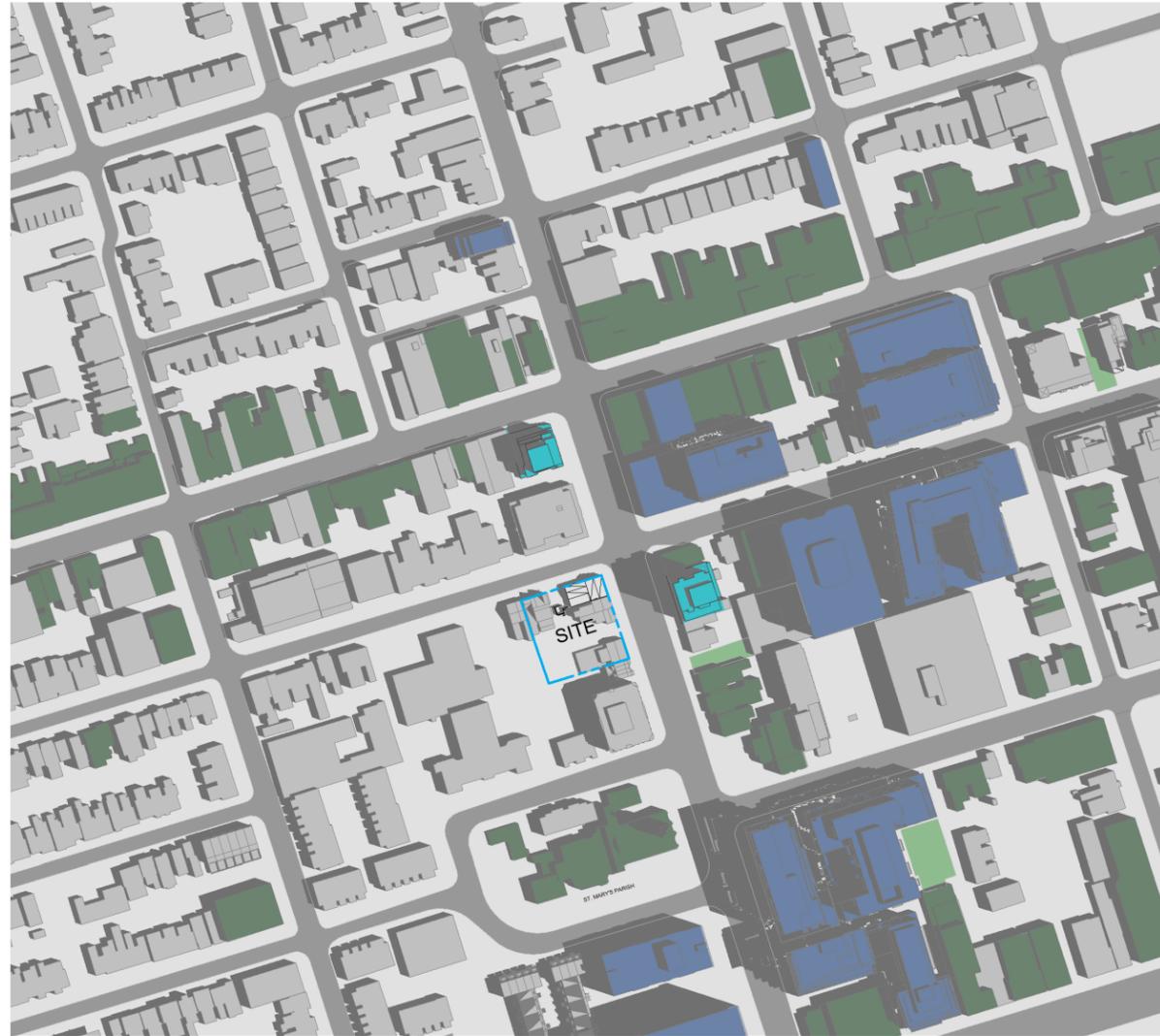
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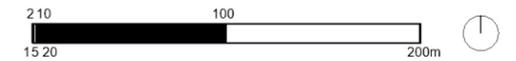
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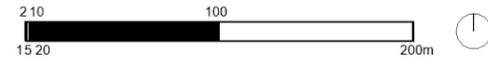
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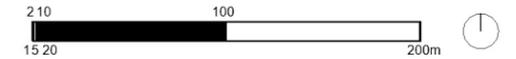
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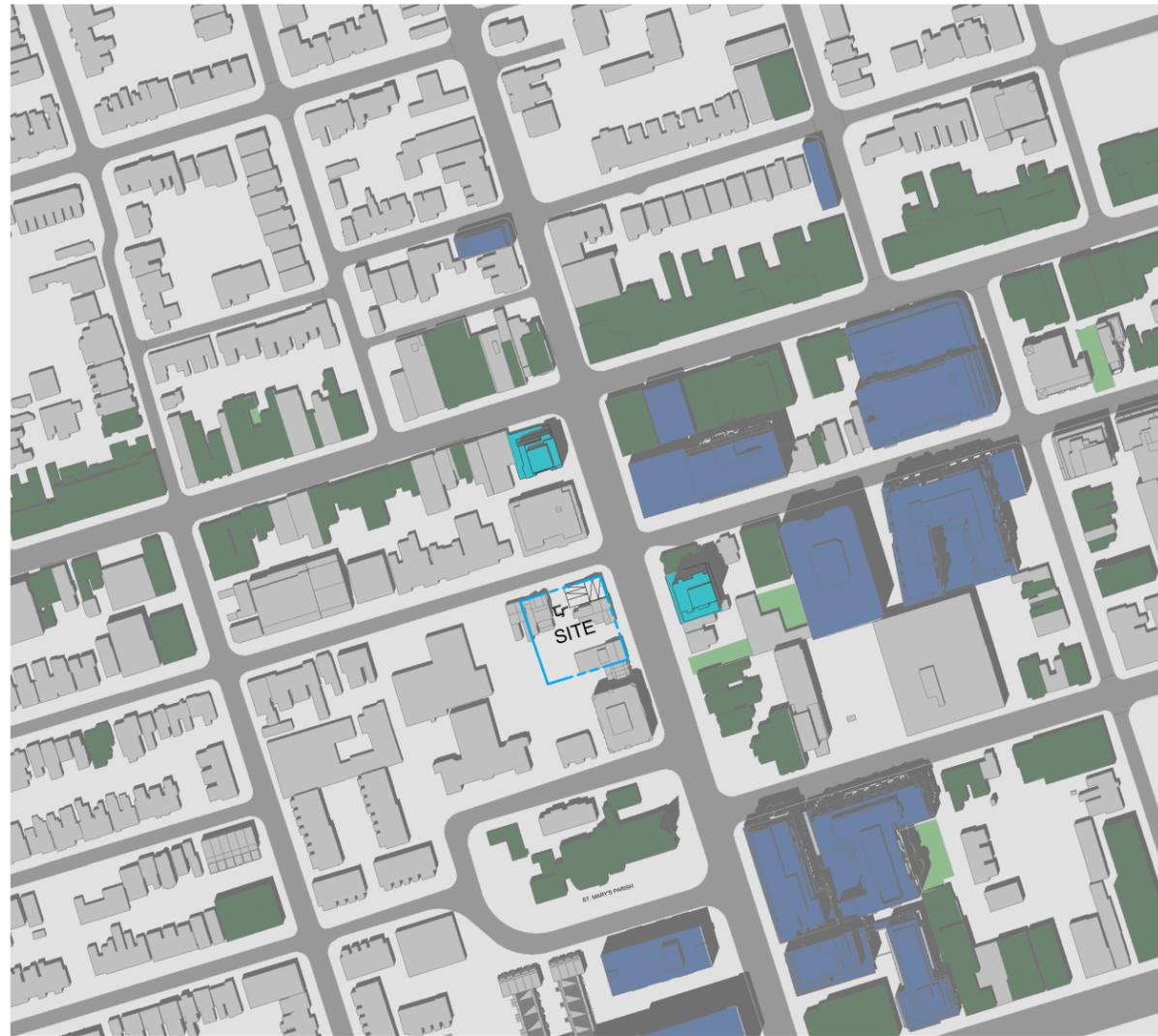


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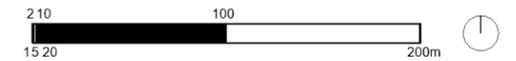
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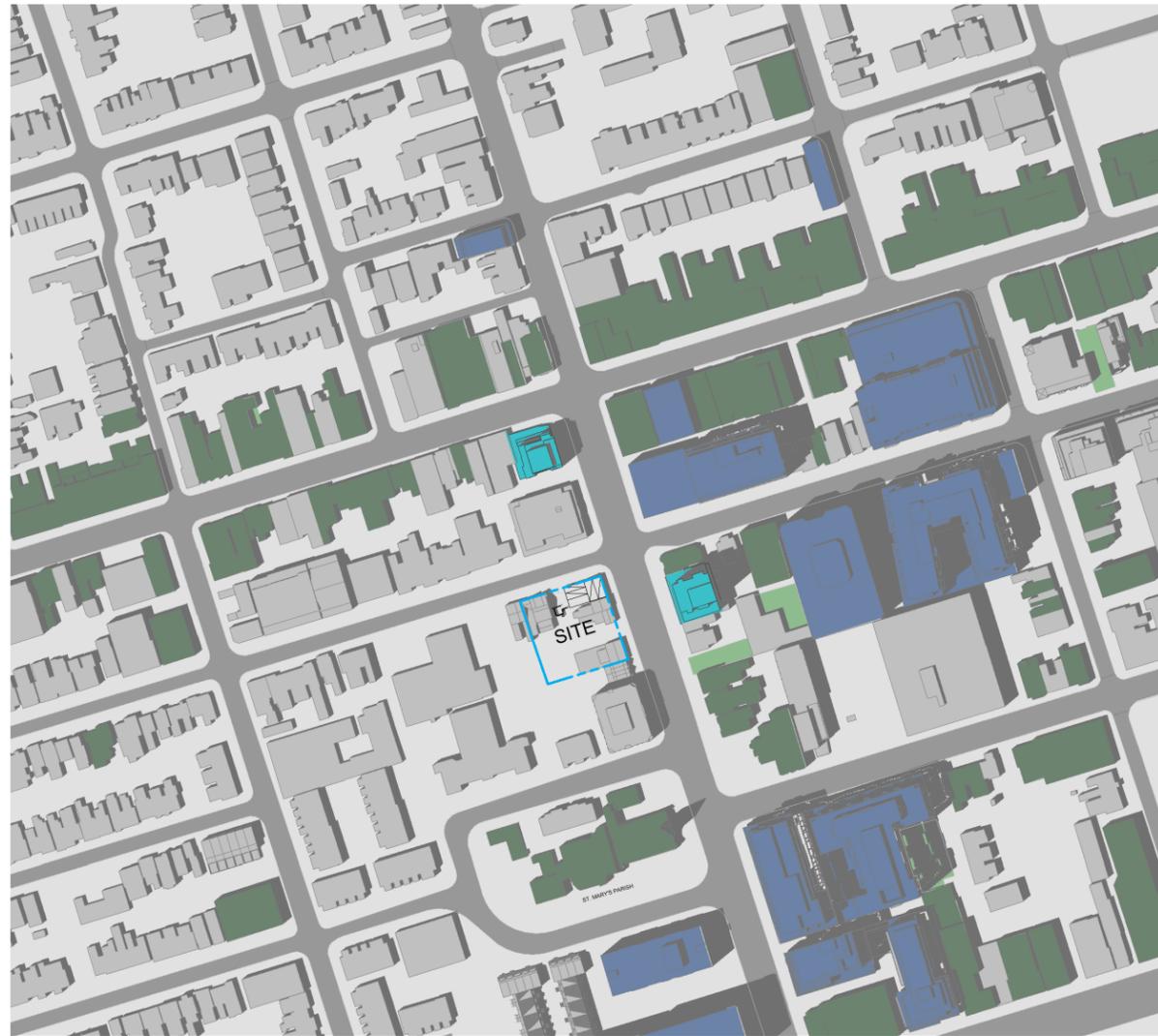
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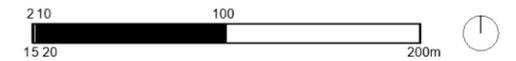
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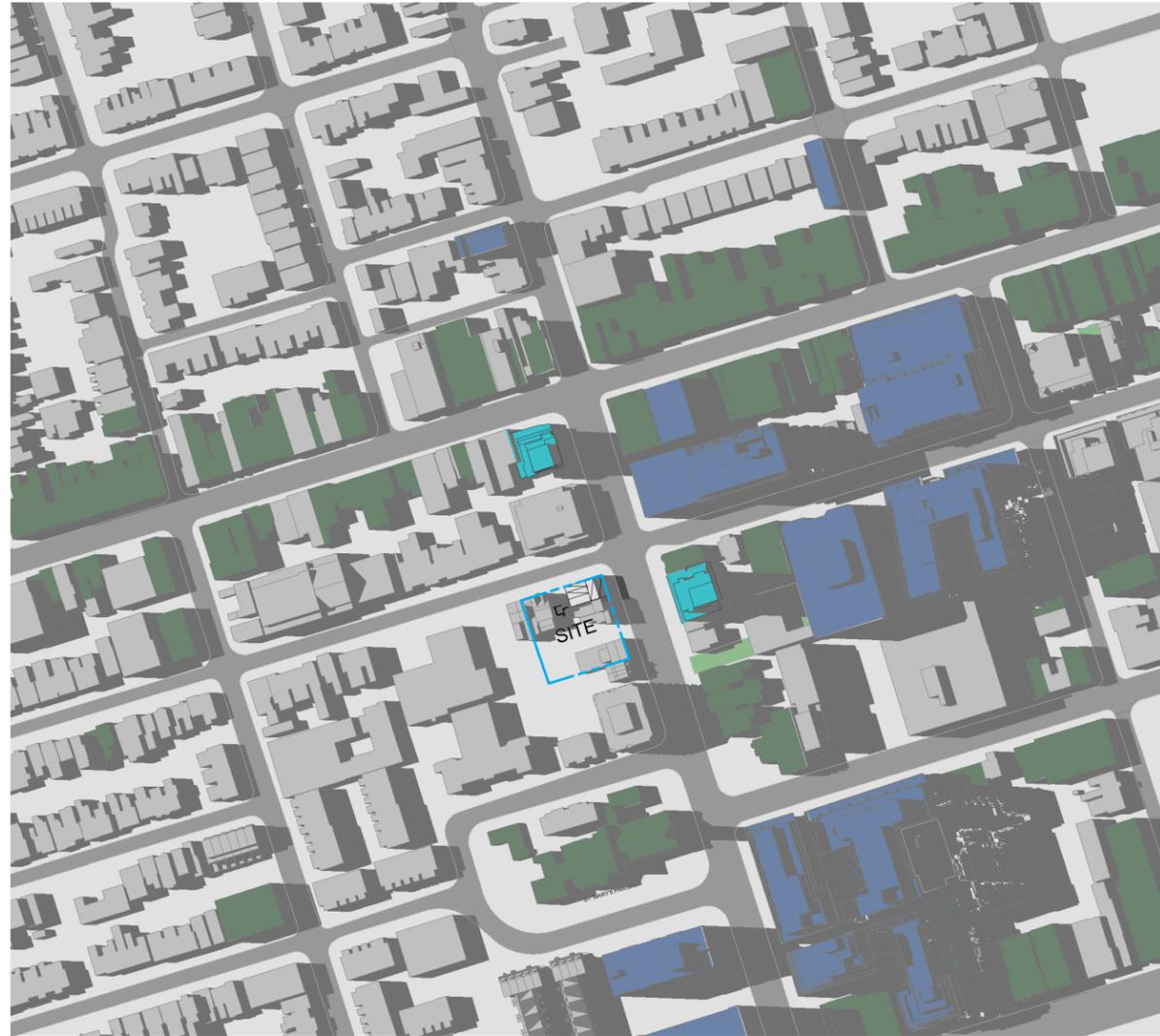
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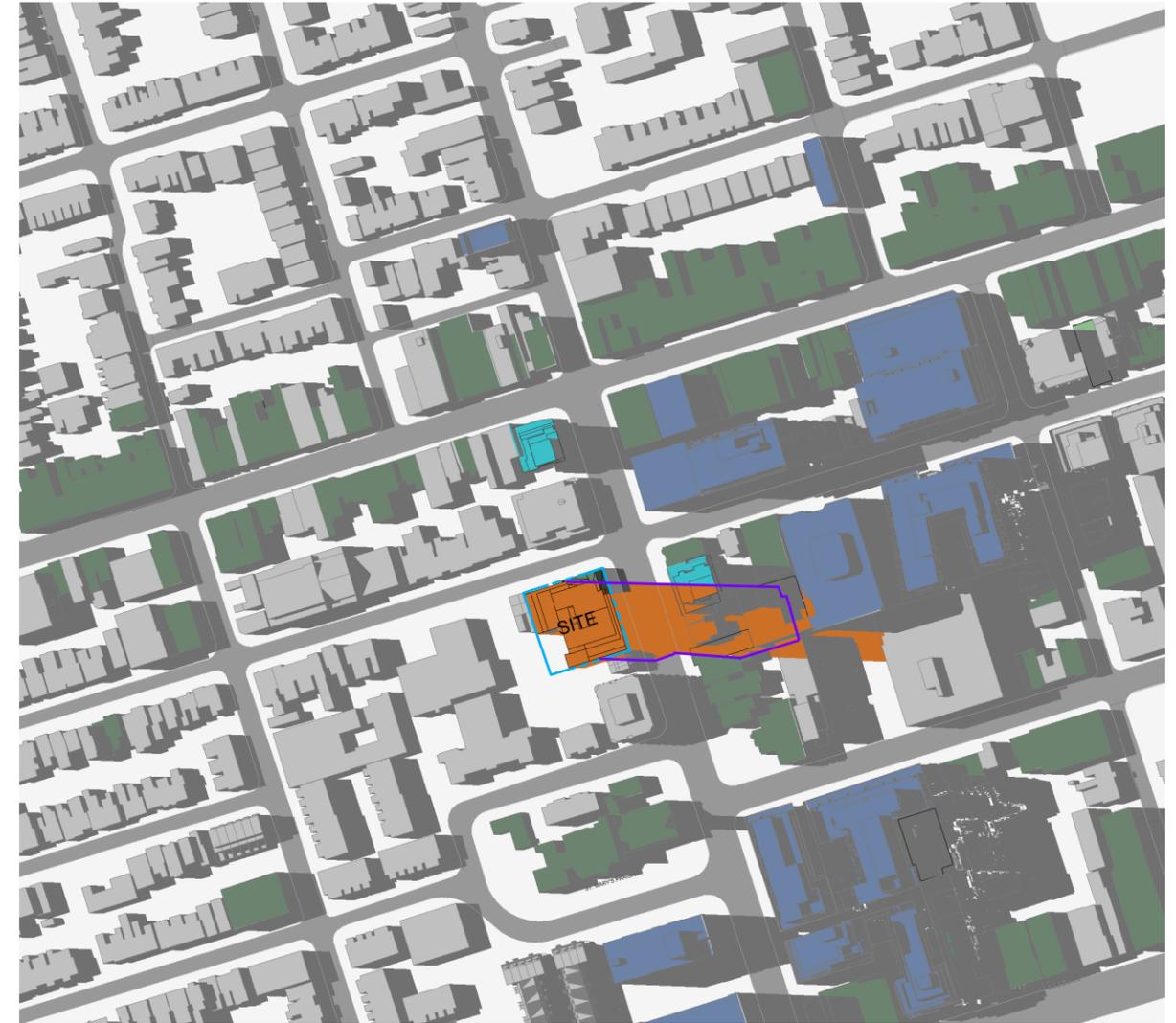
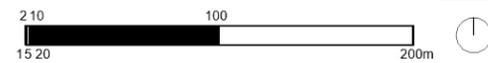
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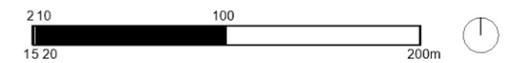
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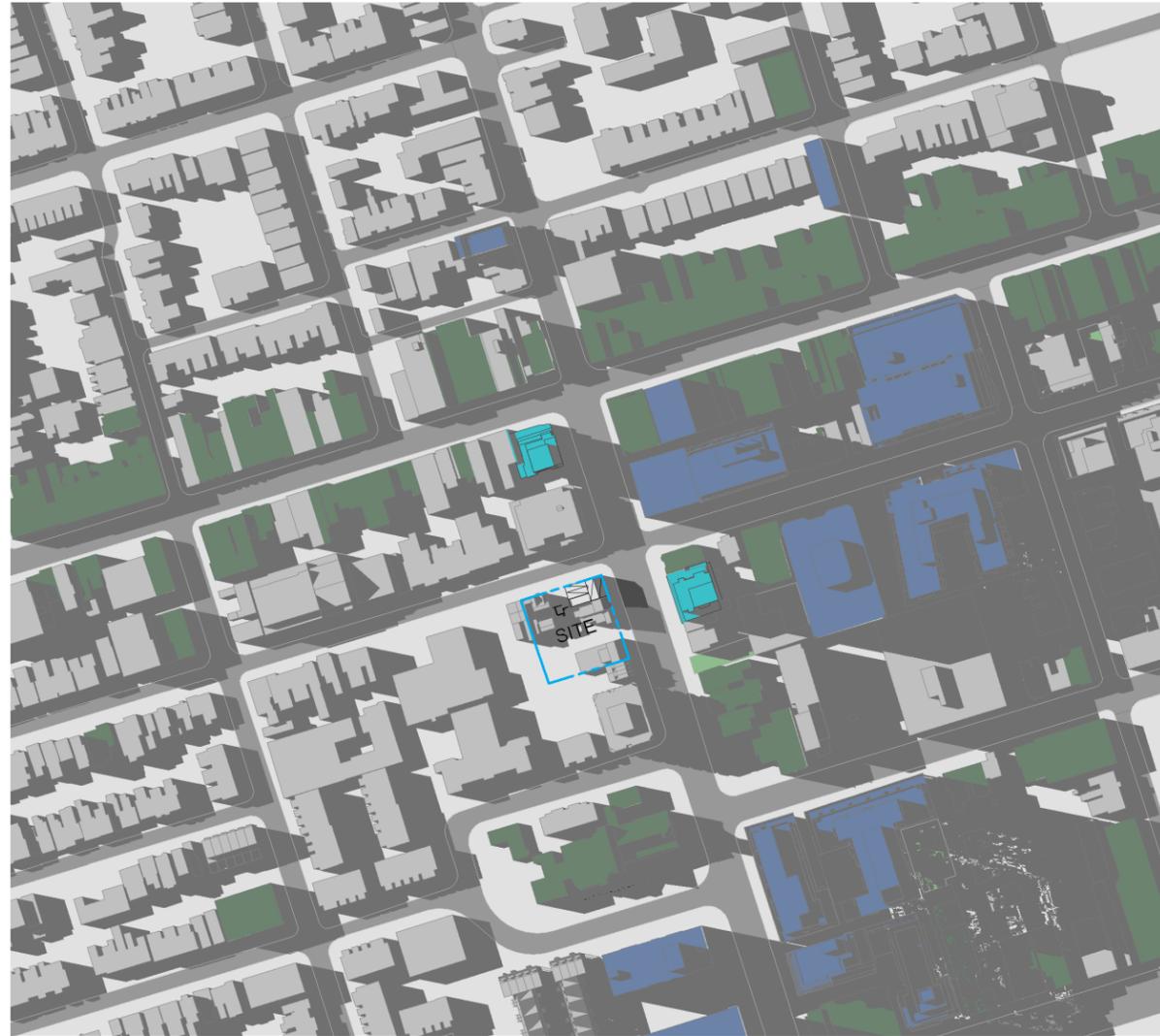
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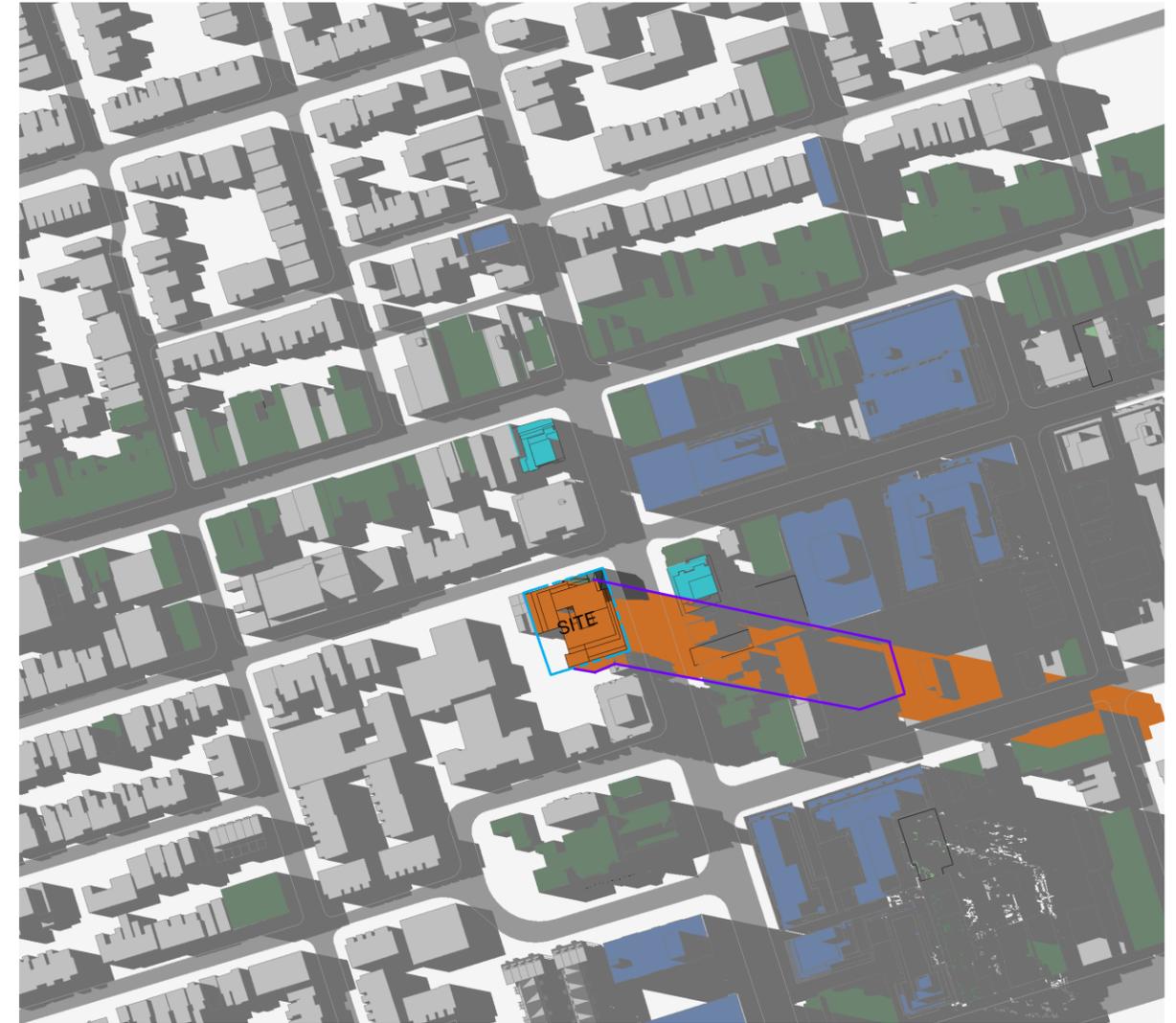
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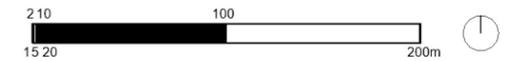
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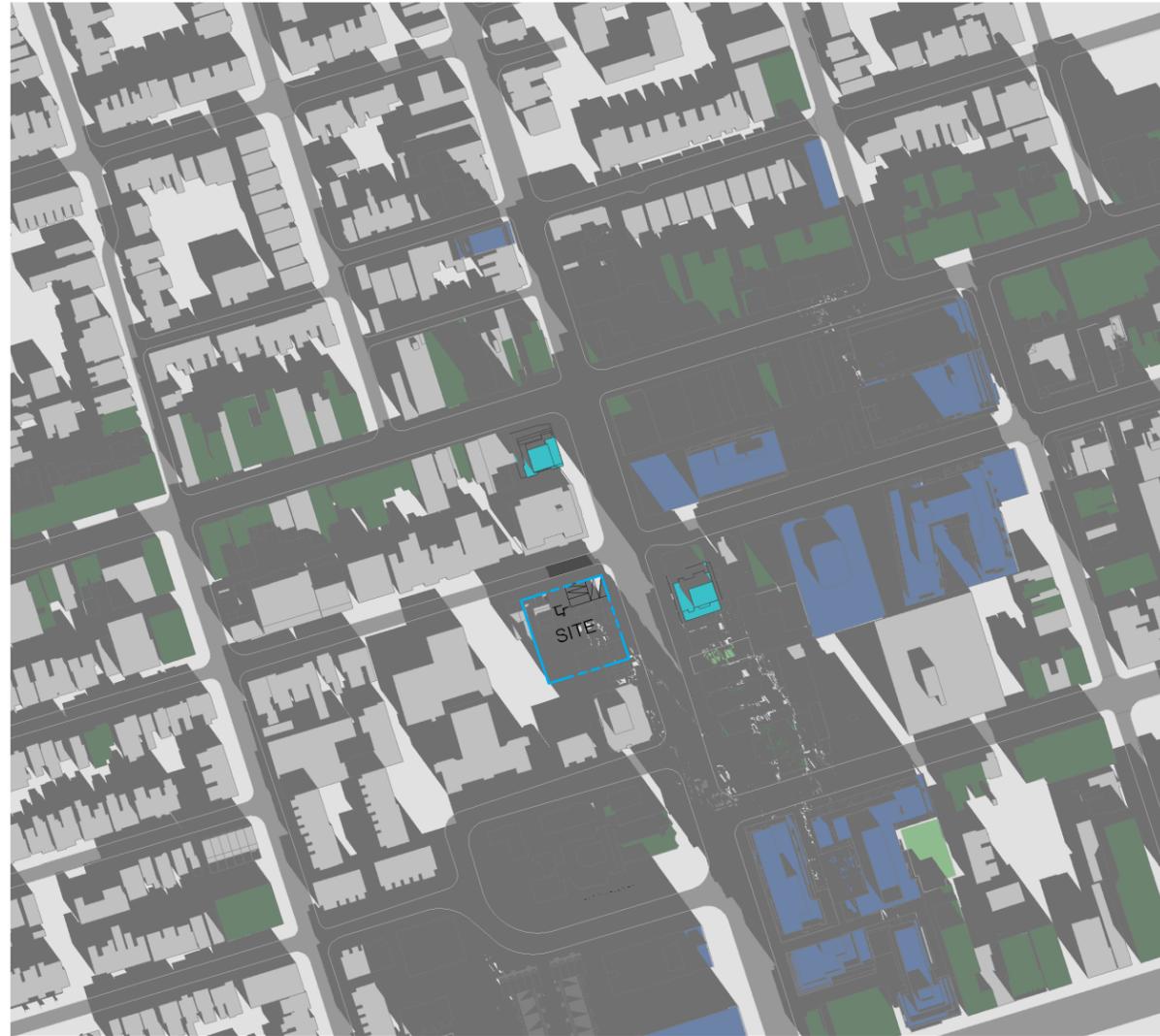
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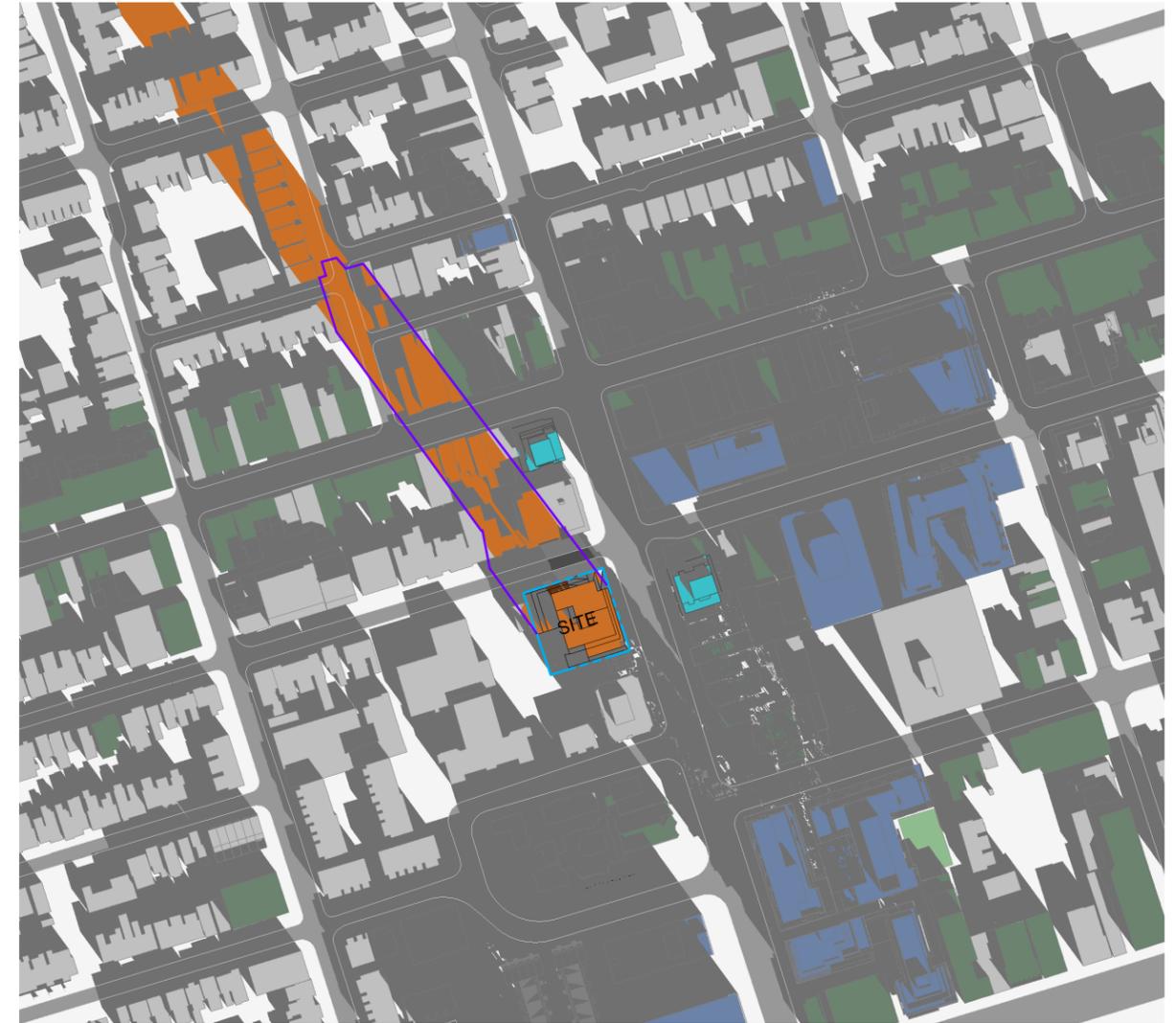
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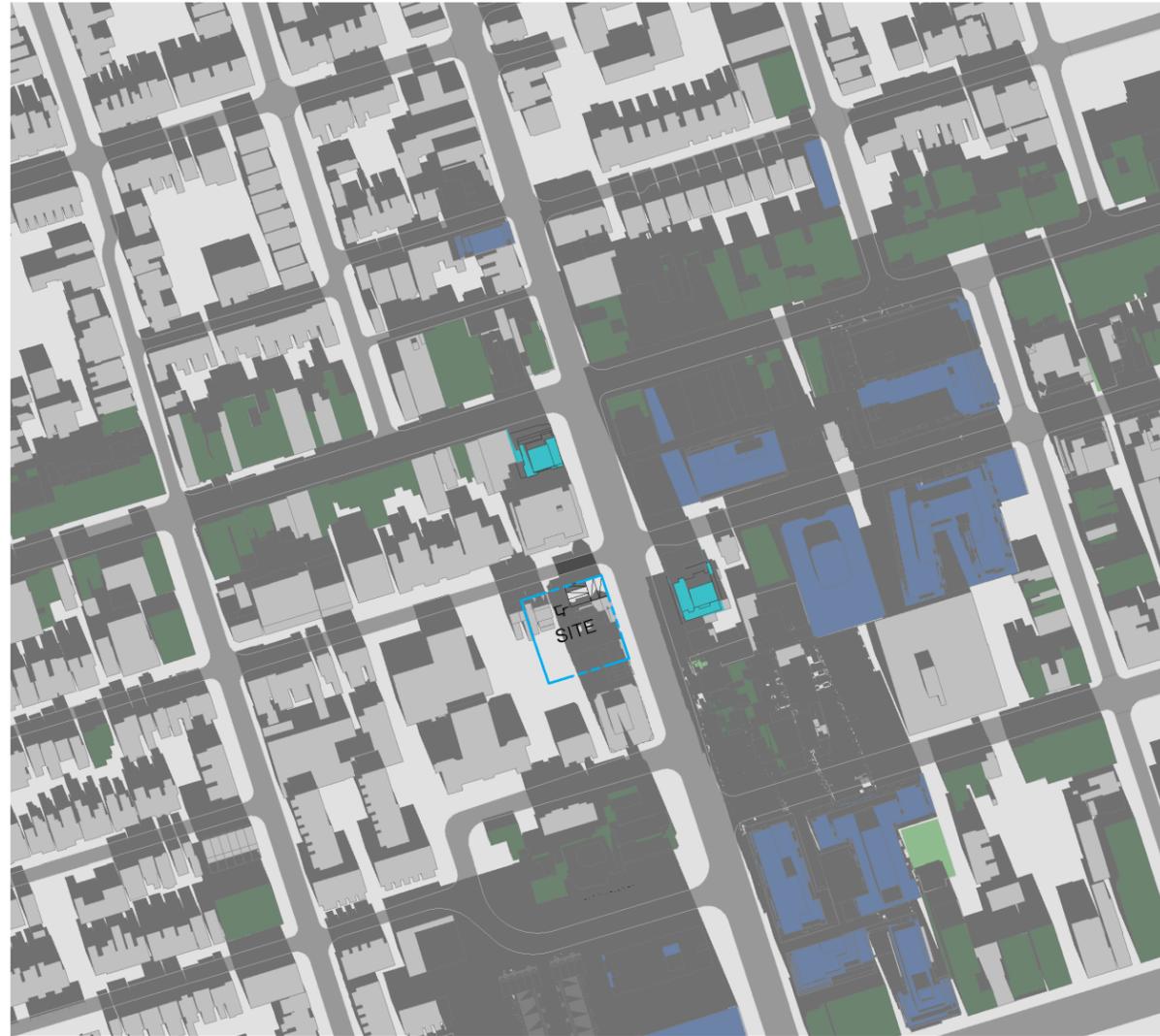
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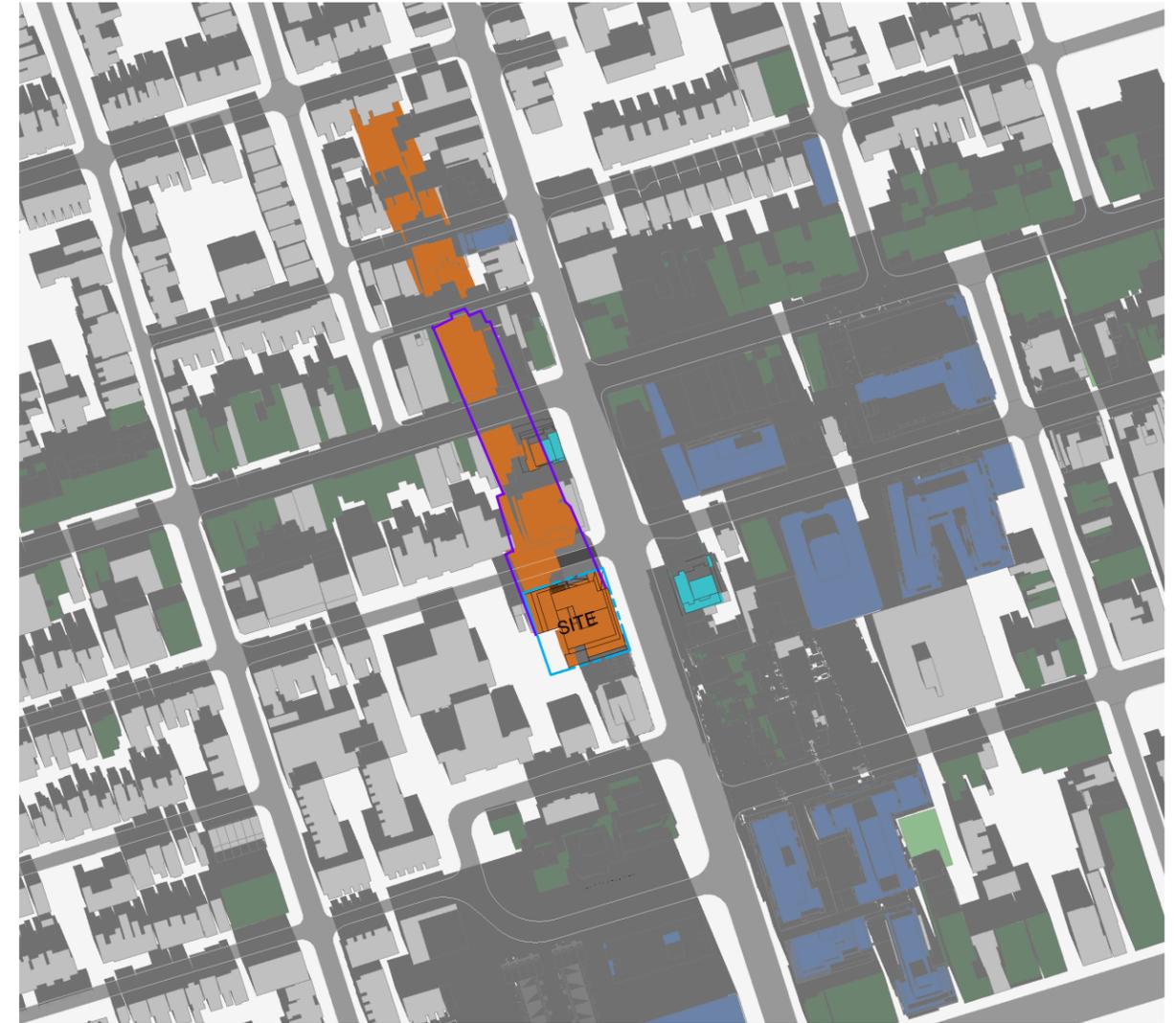
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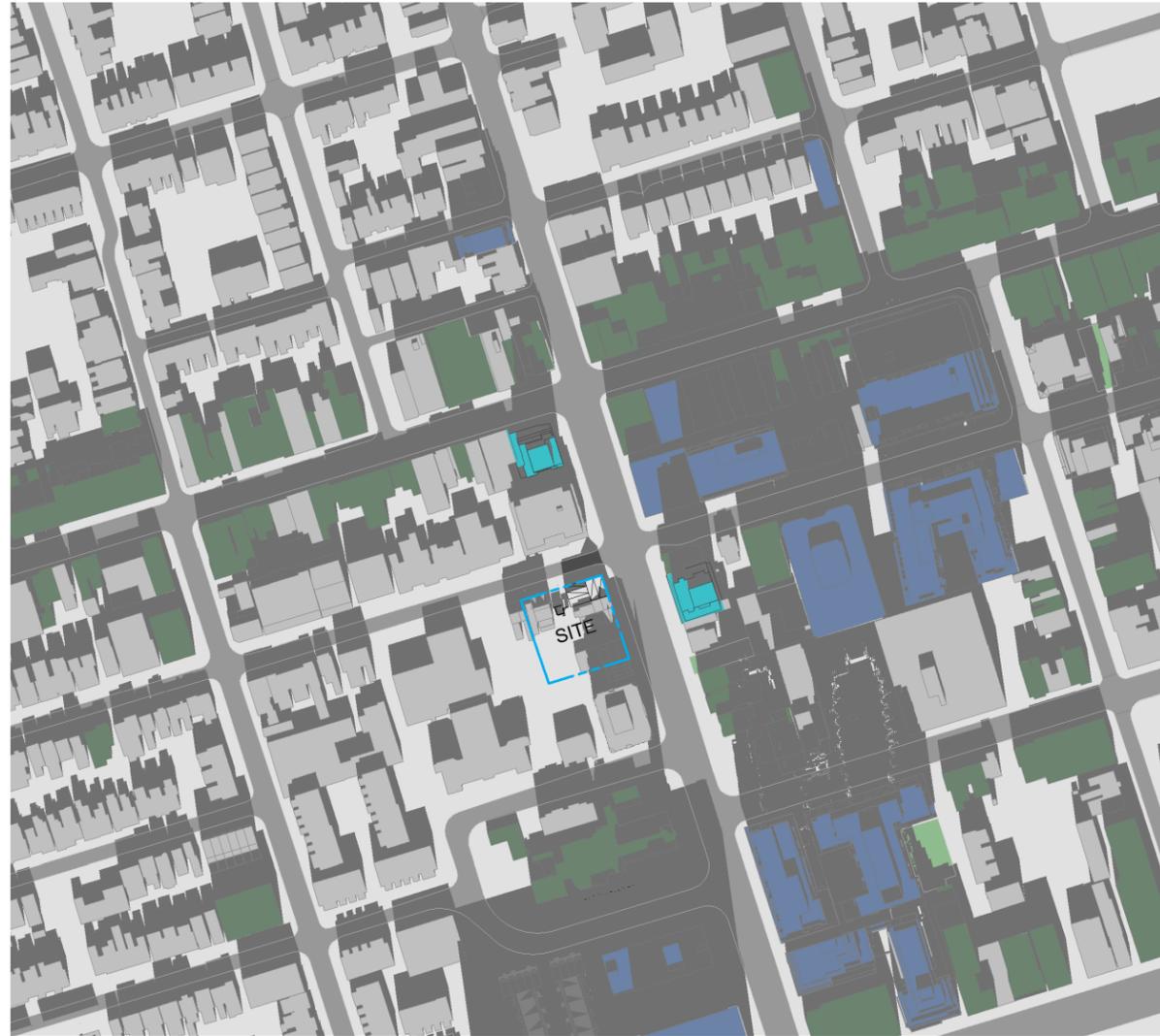
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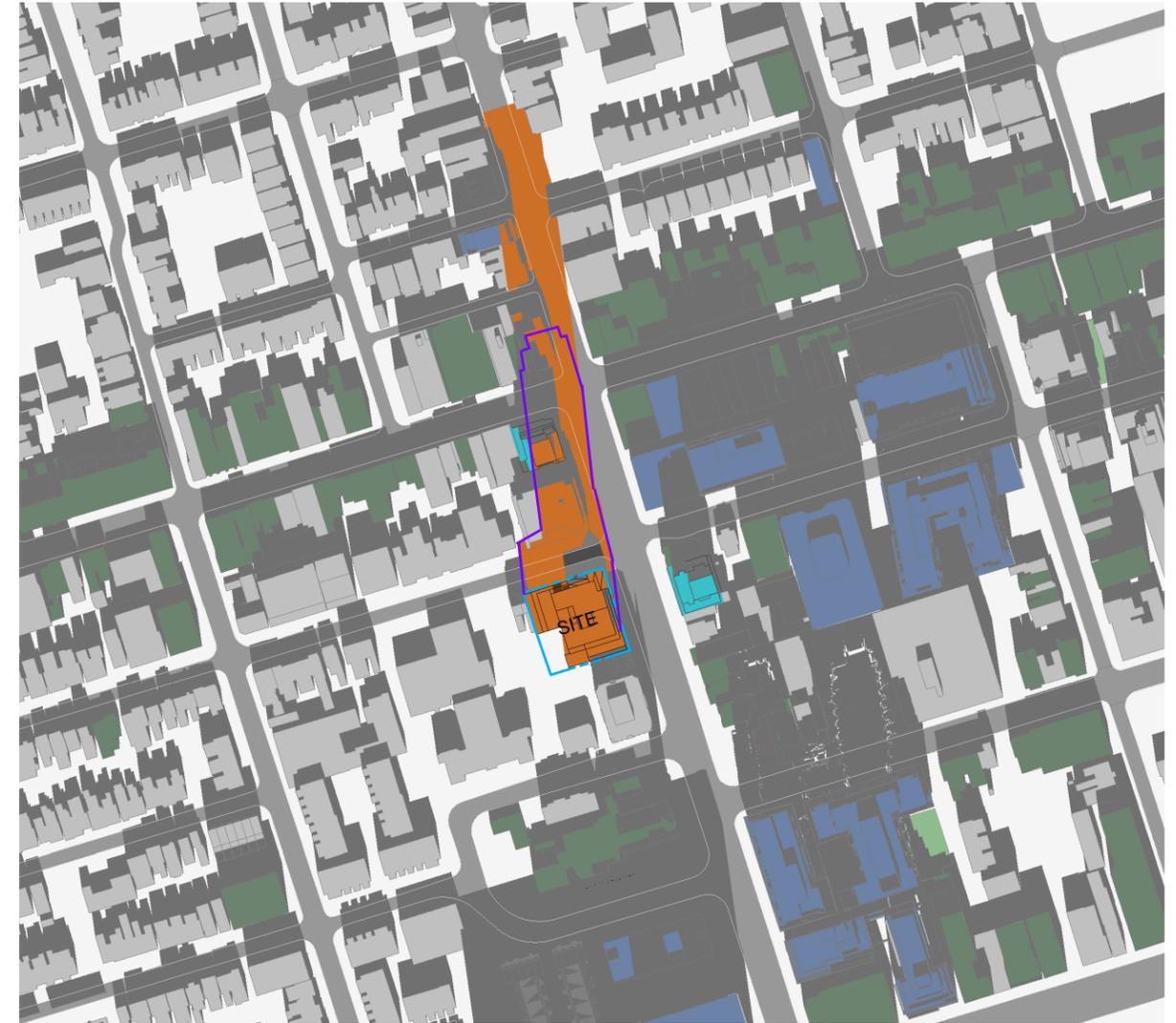
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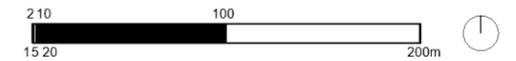
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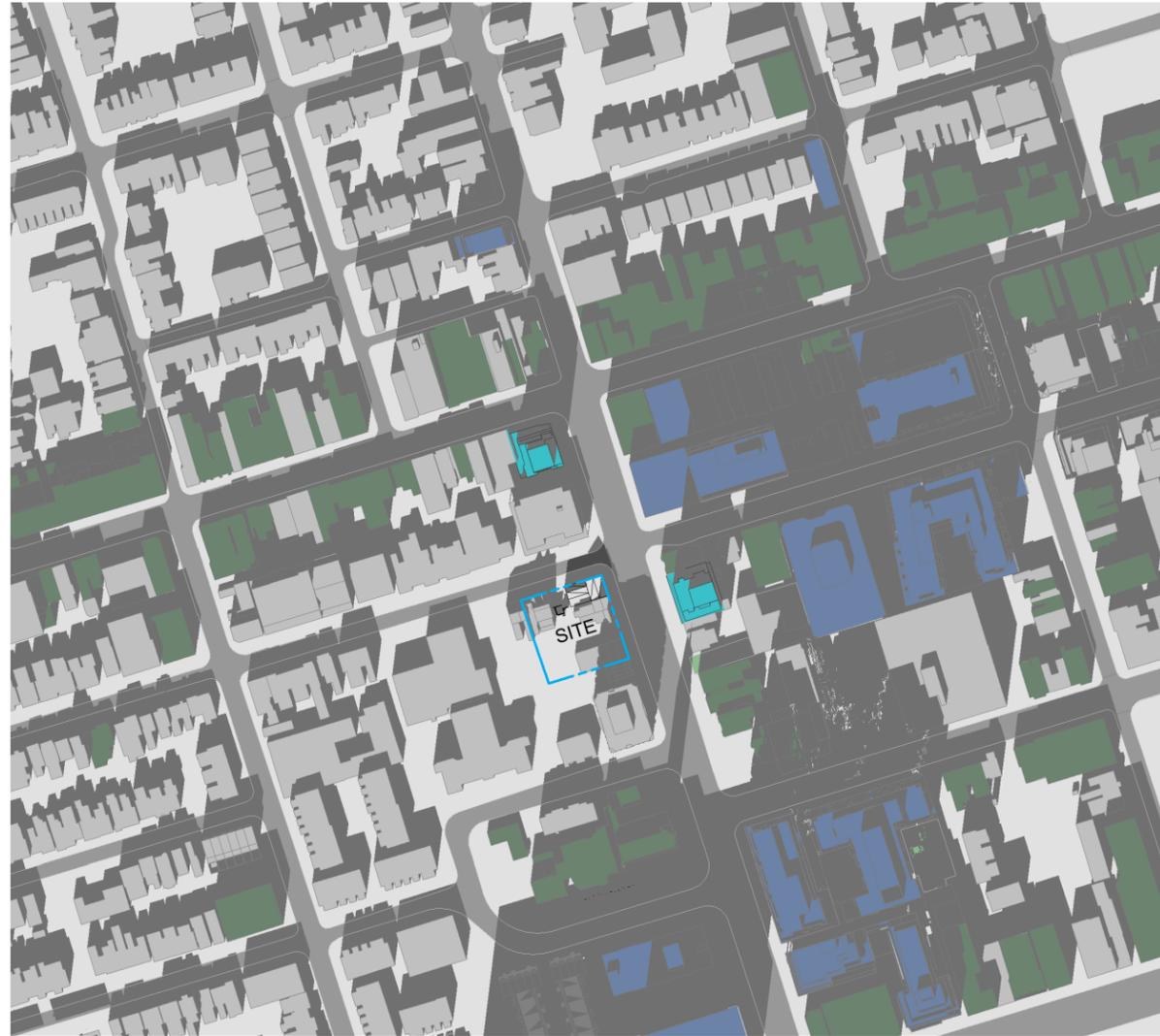
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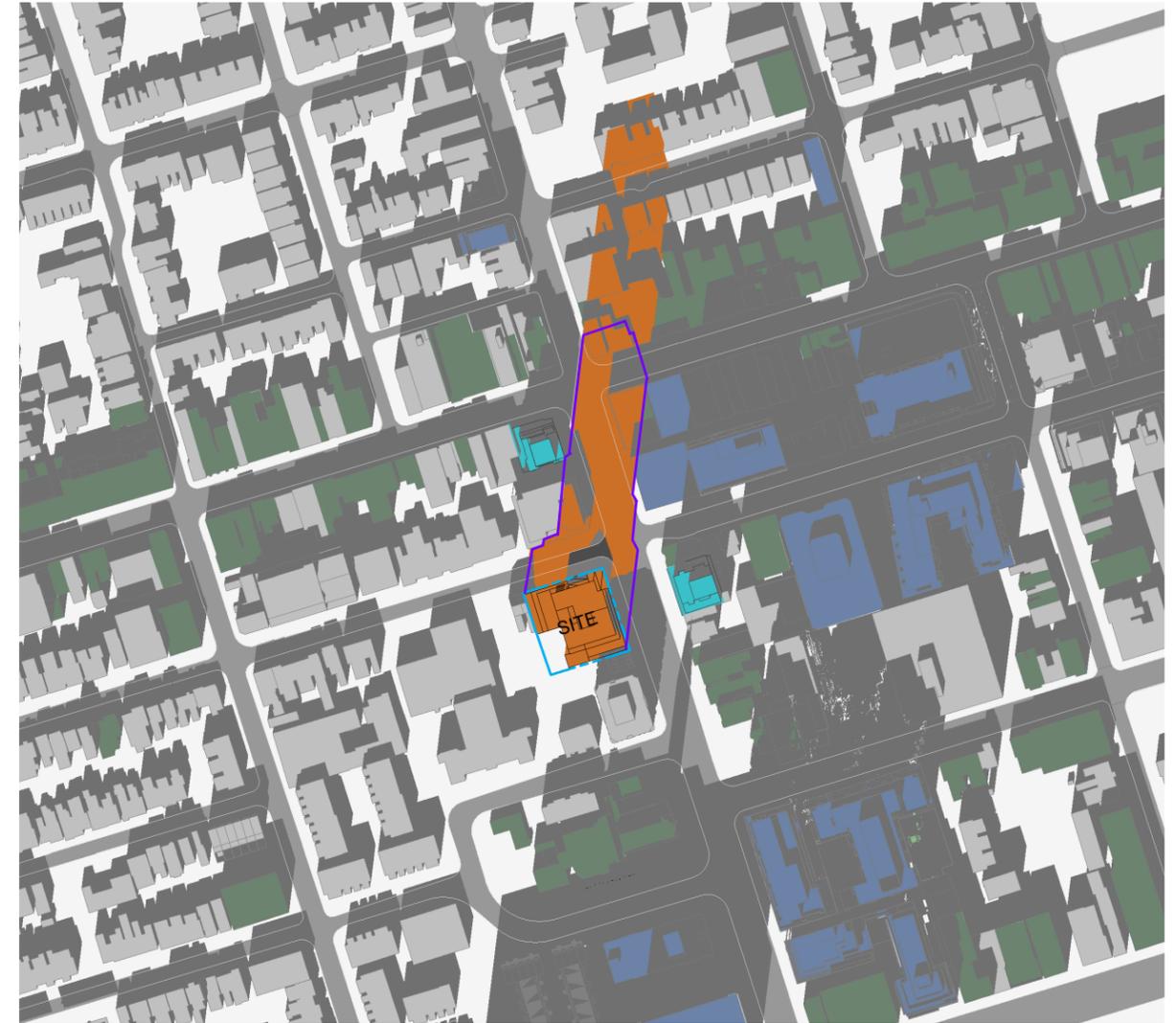
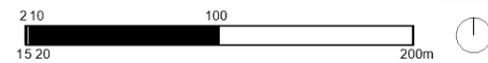
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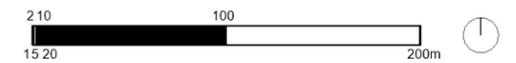
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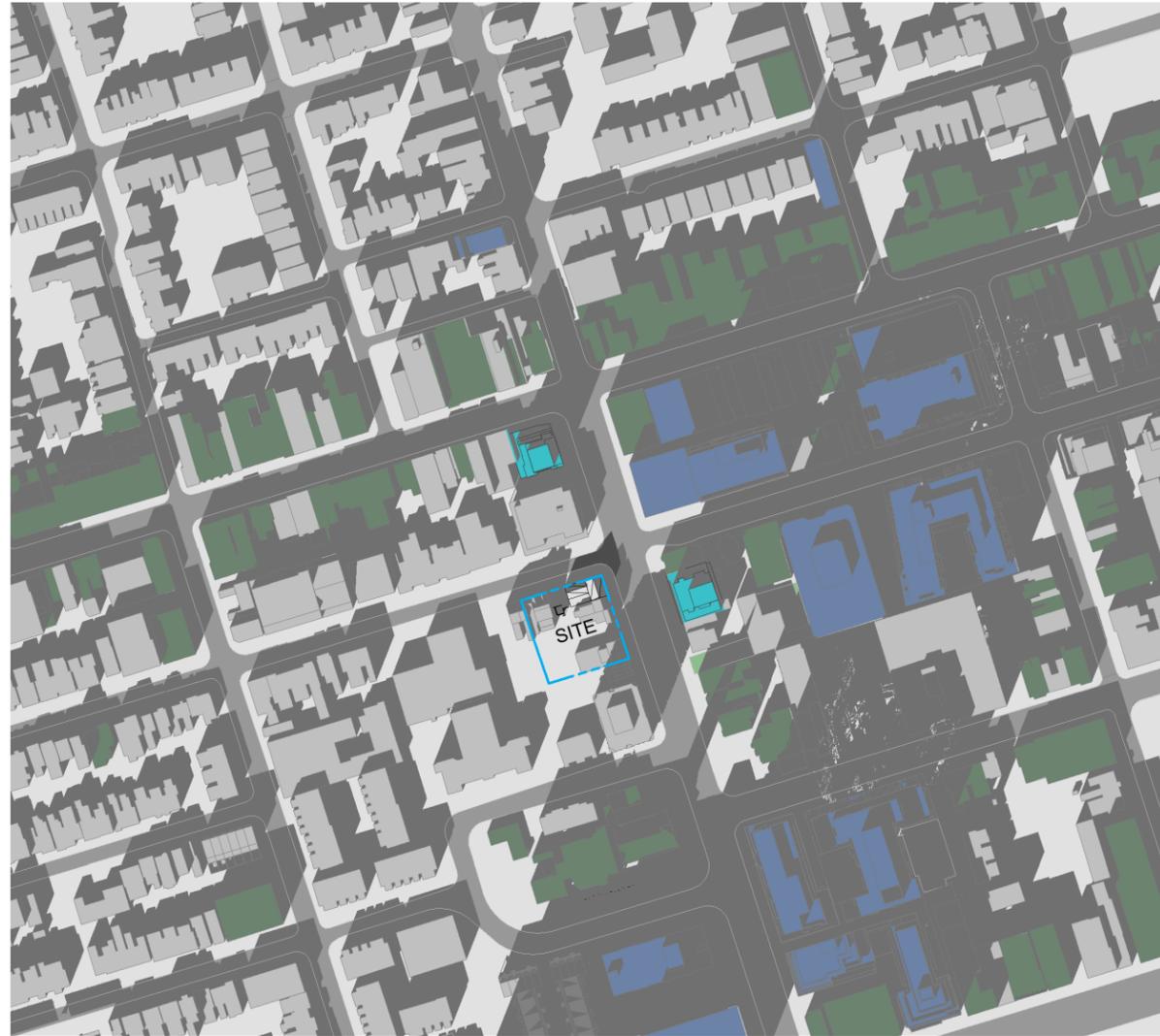
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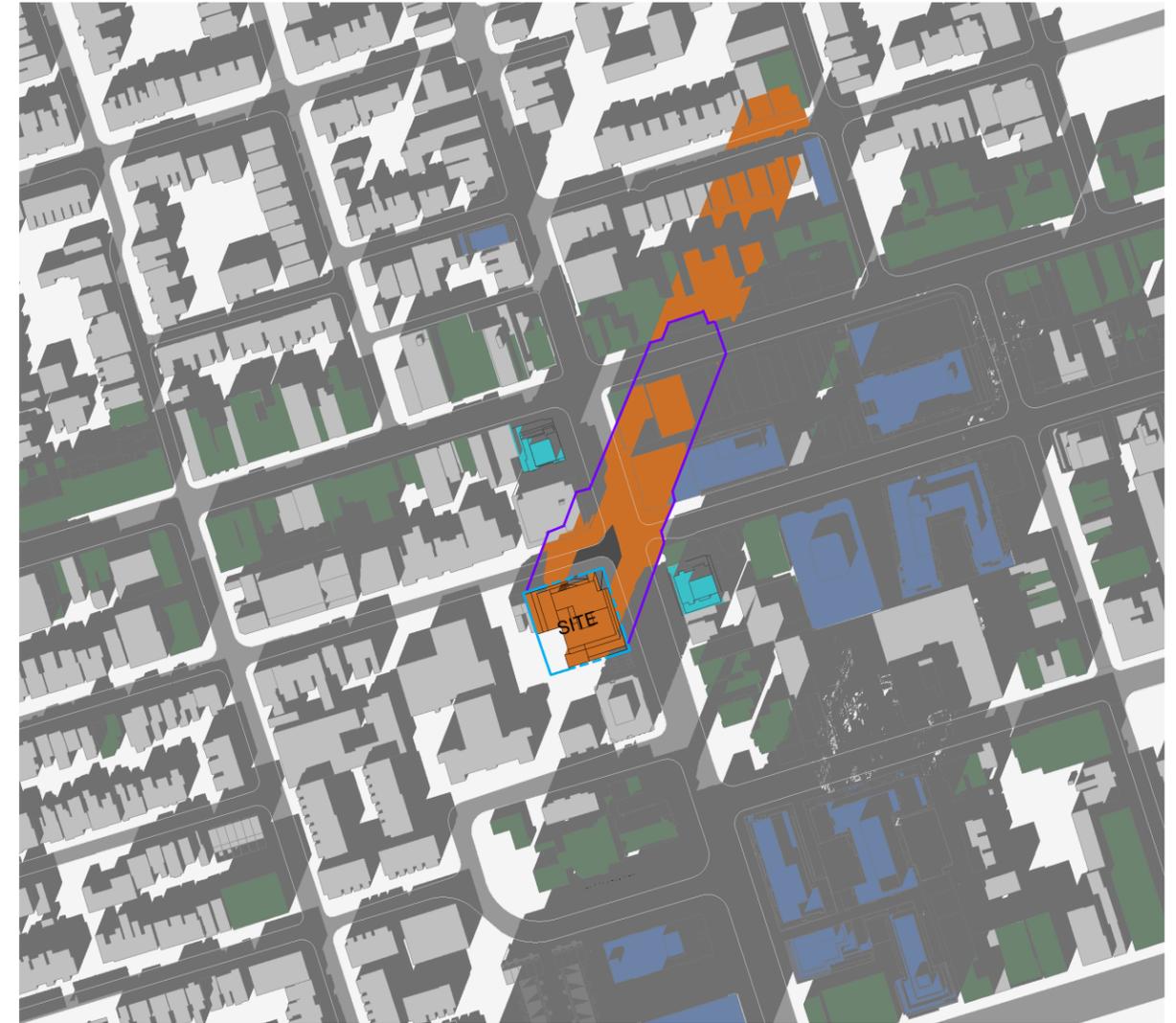
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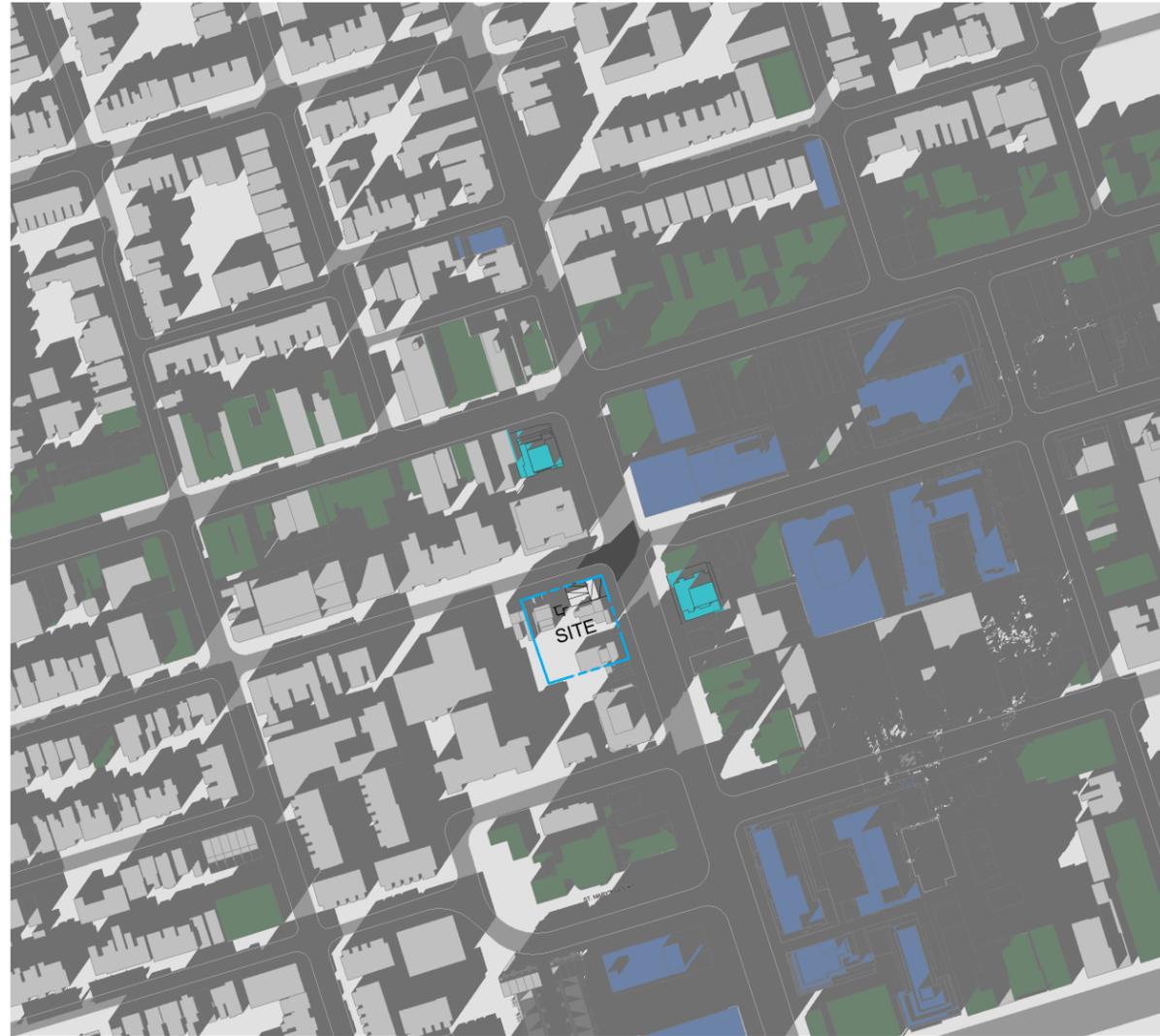
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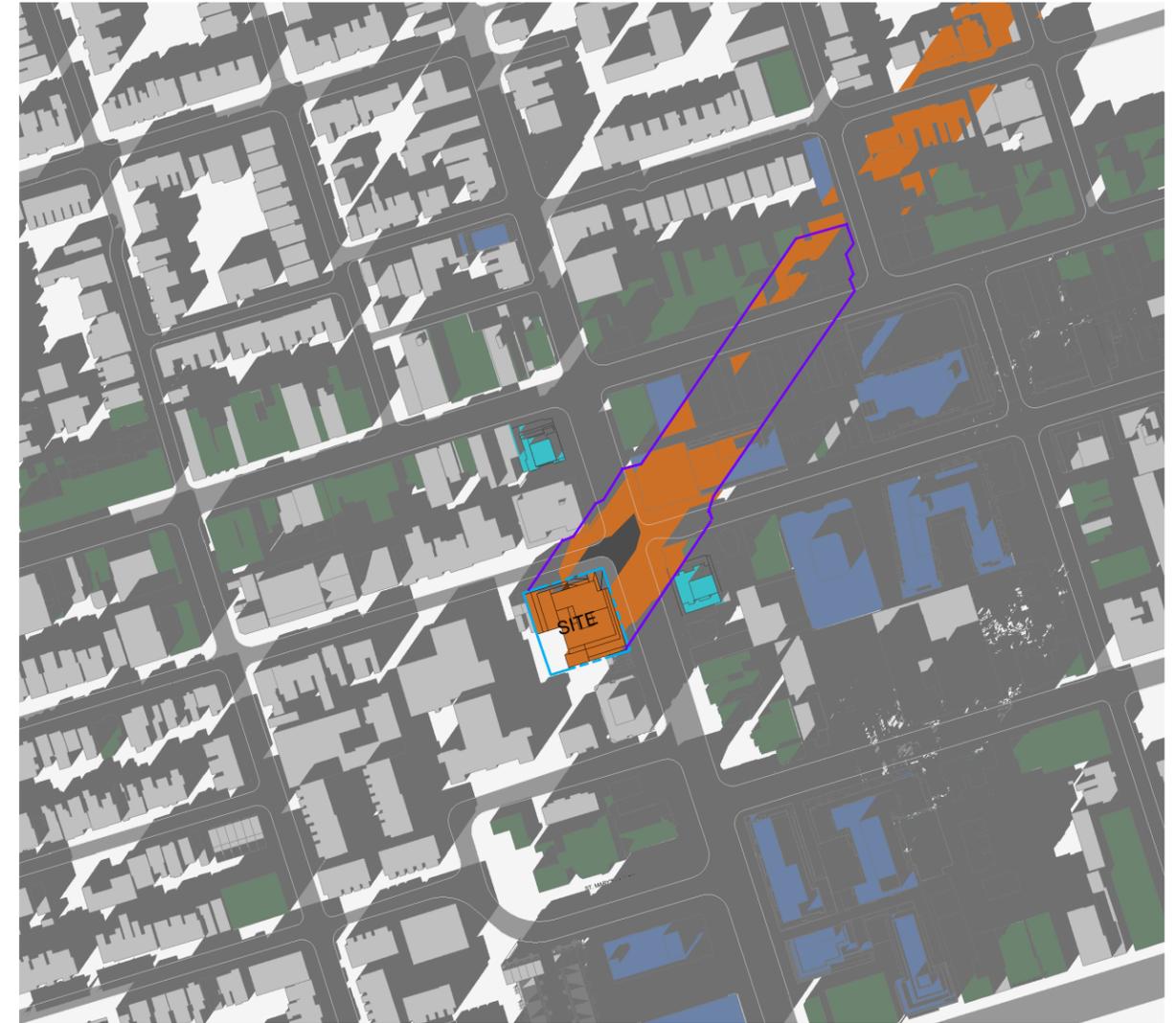
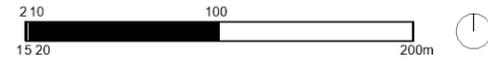
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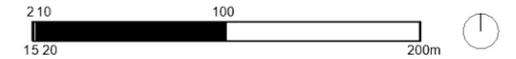
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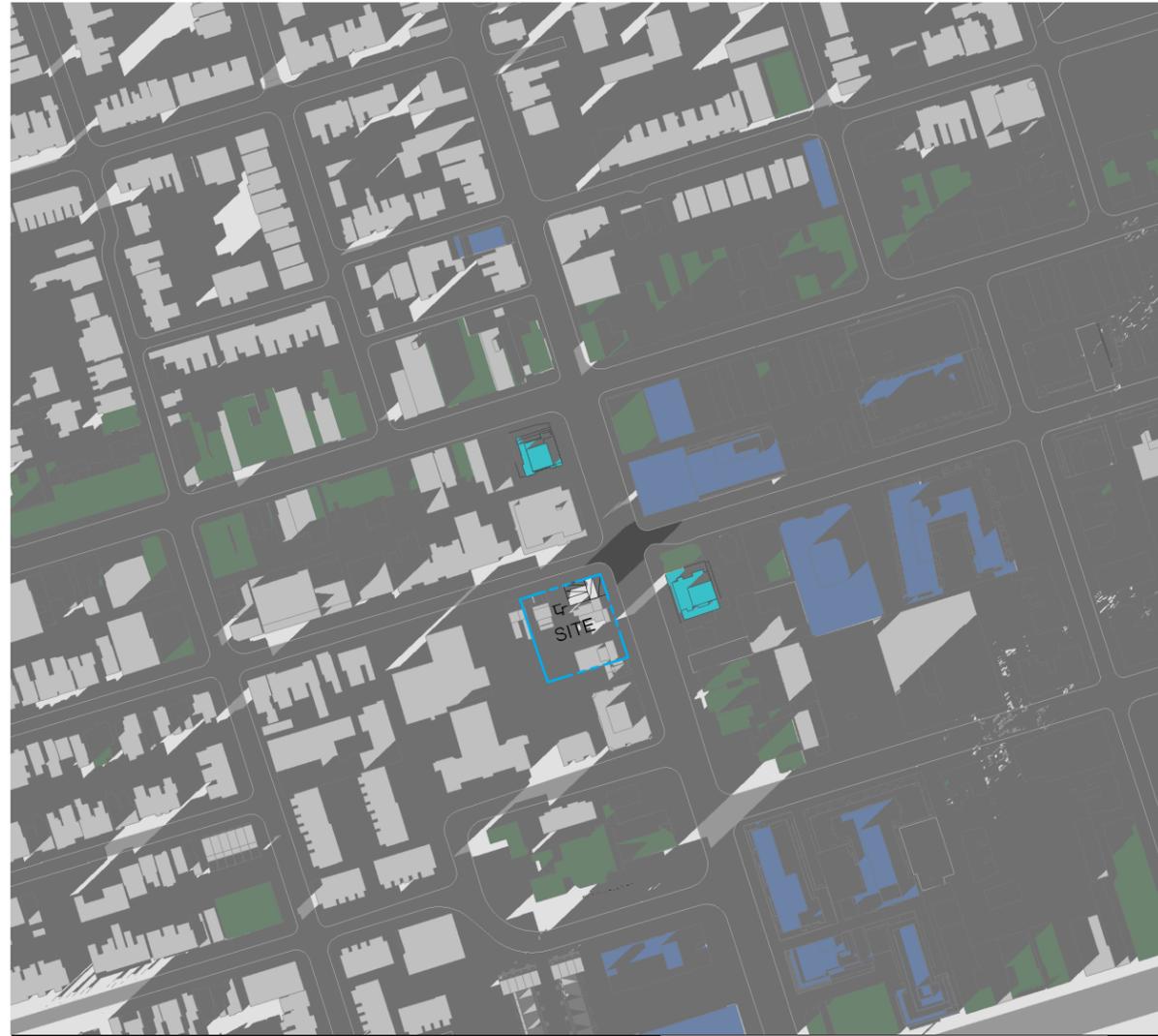
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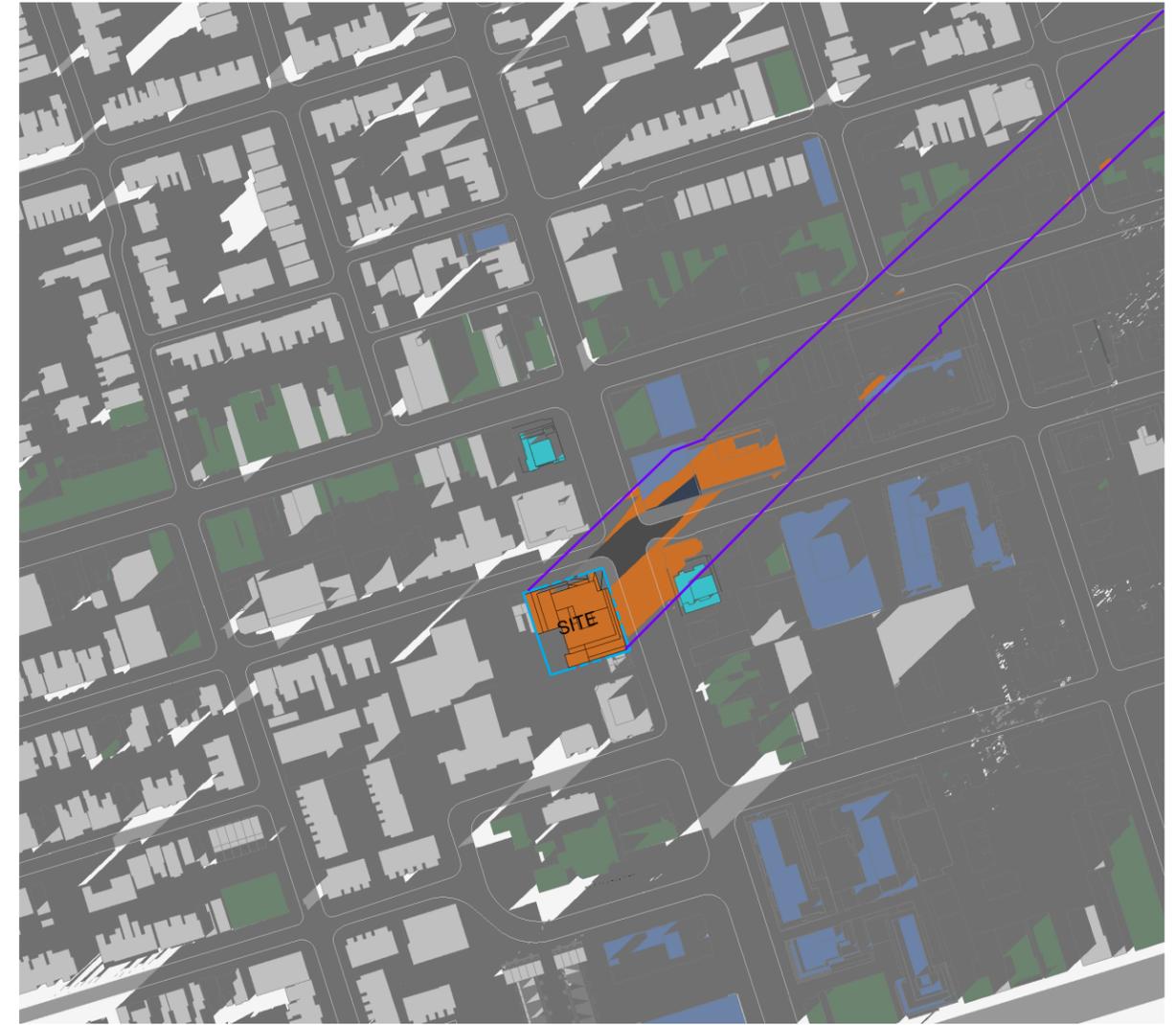
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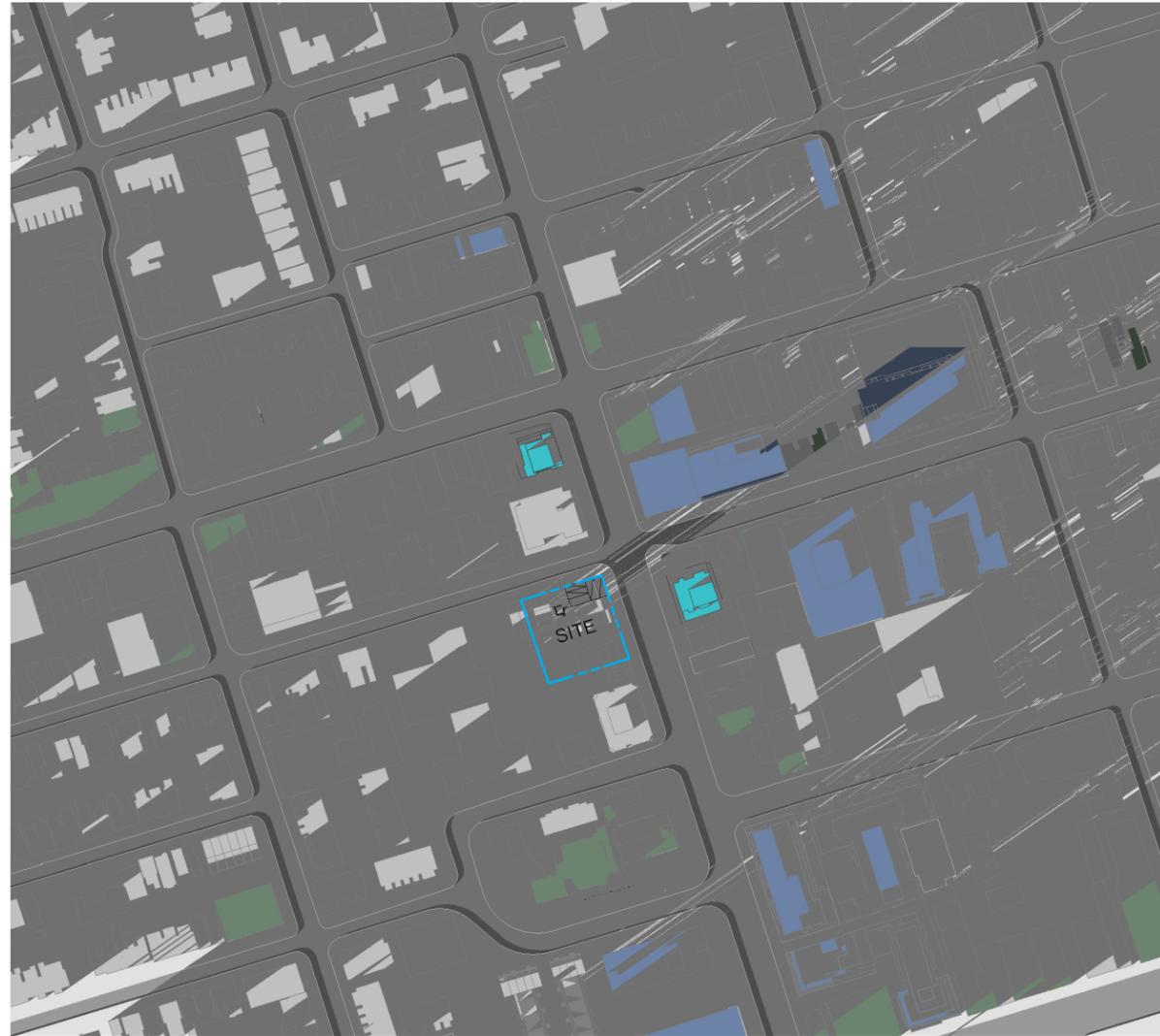


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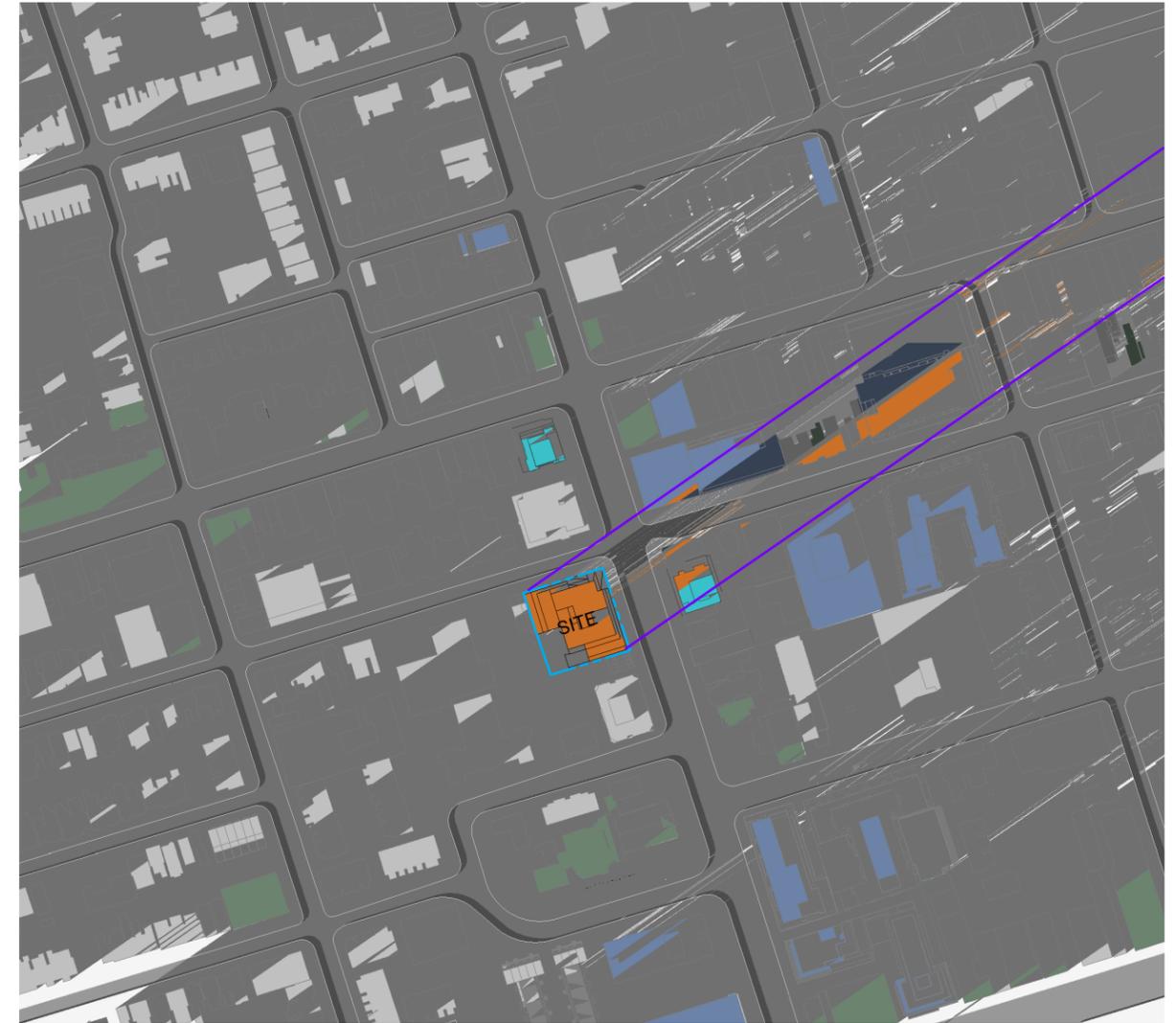
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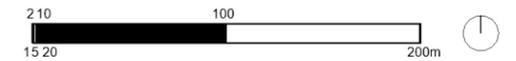
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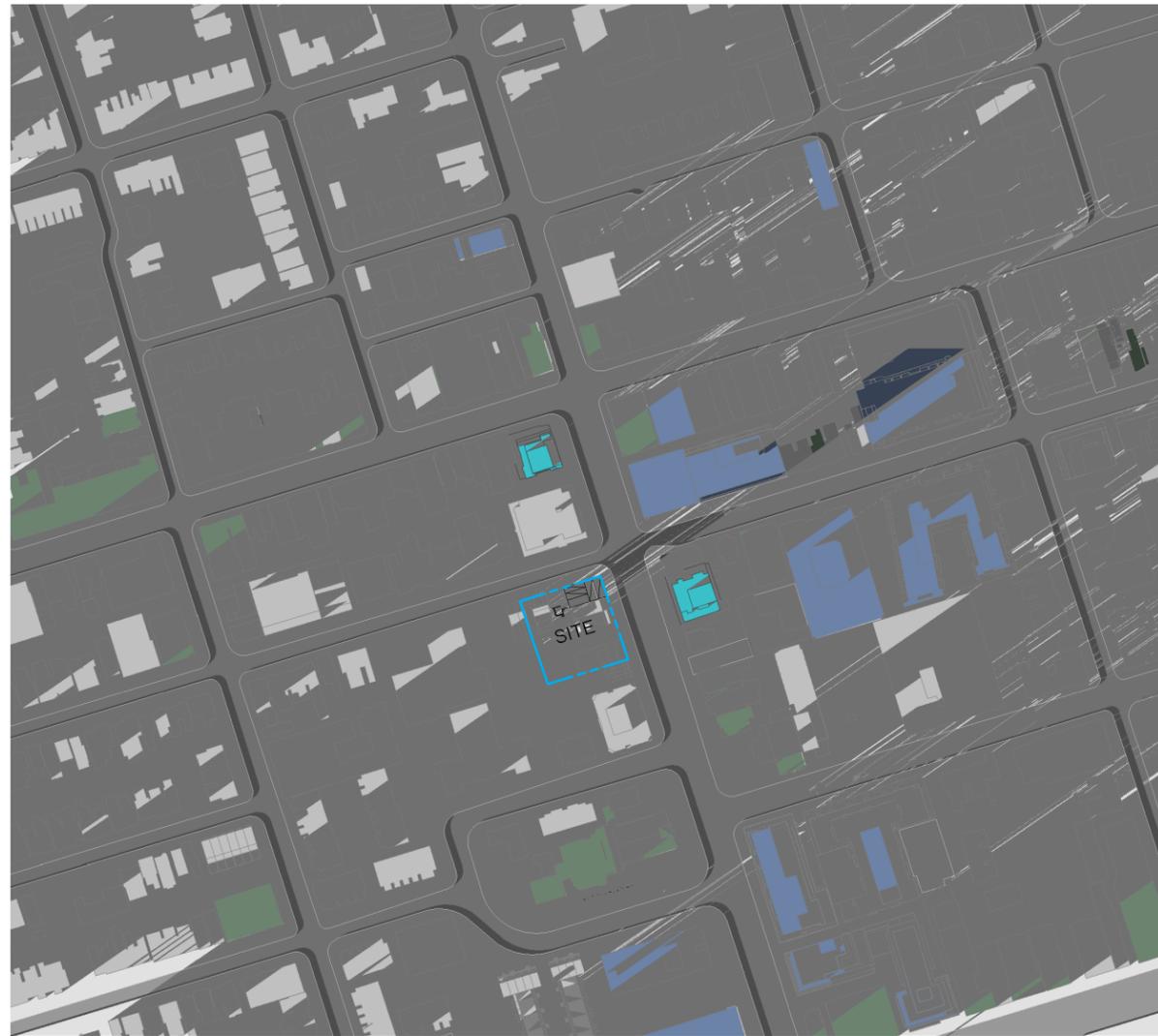
Proposed Development



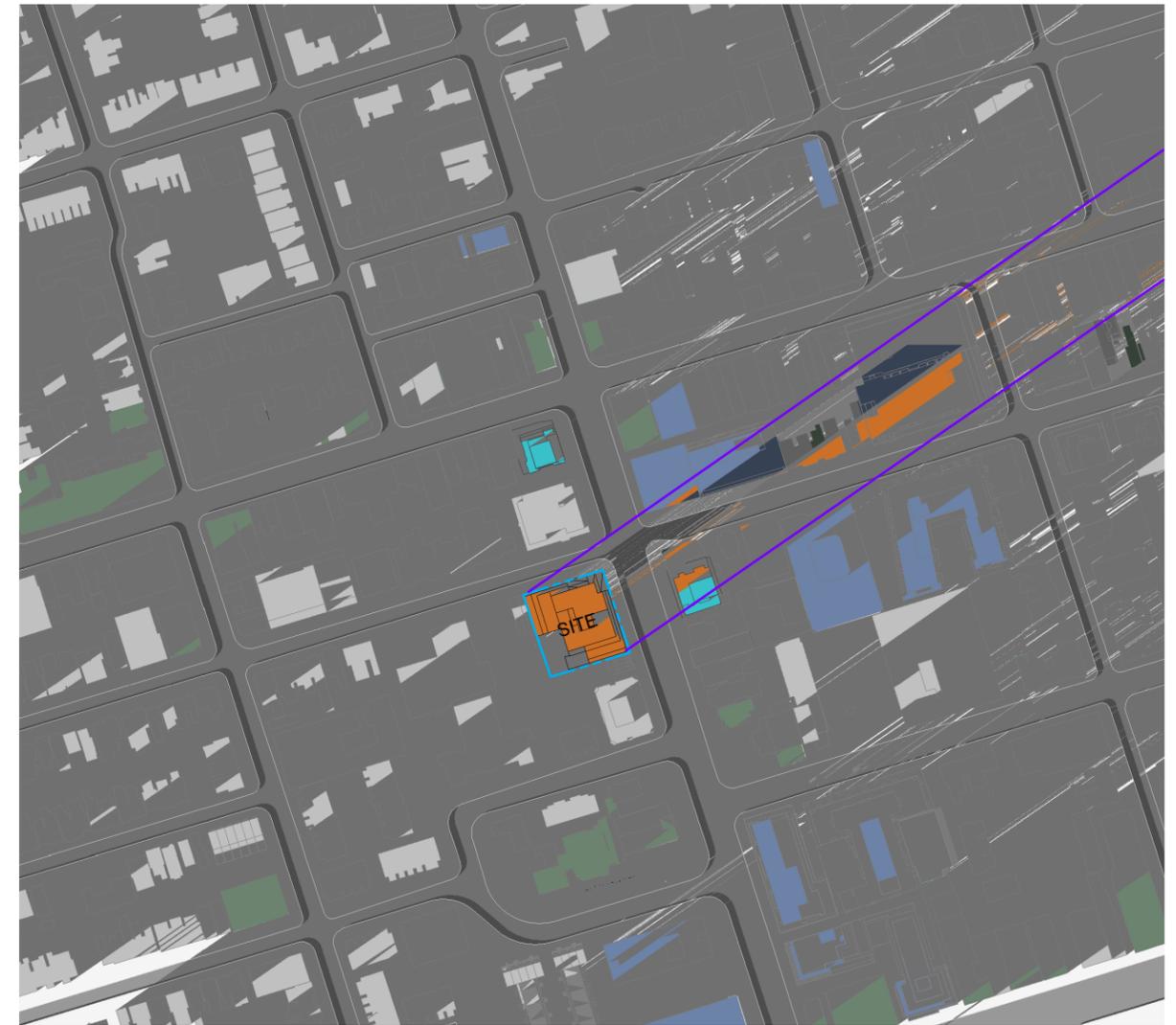
16:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by AOR Massing
- Shadow Cast by Existing, Under Construction, Approved not yet
- Heritage



Existing Development



Proposed Development



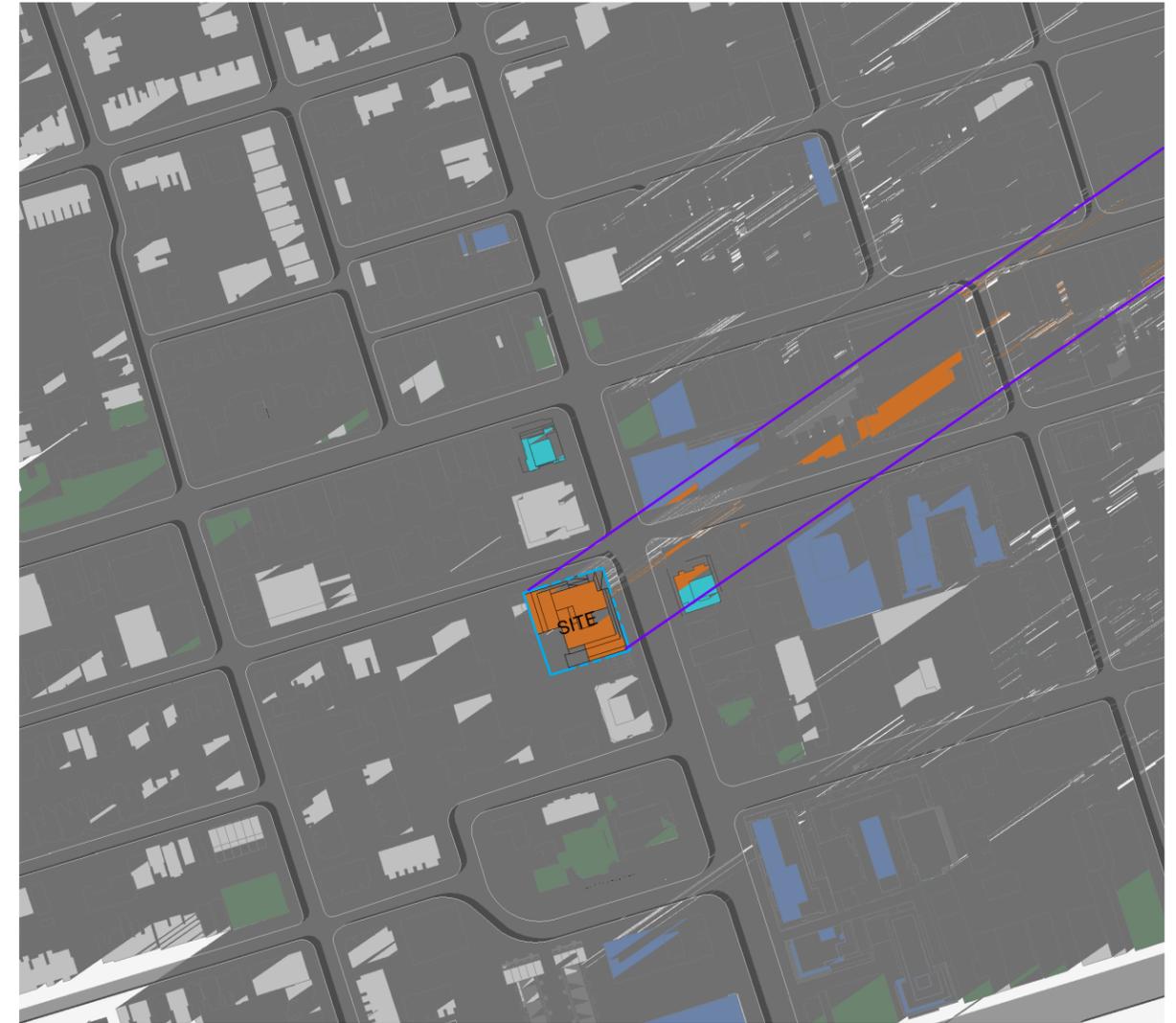
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Legend

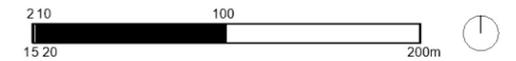
- Subject
- Development Proposal
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Existing Development



Proposed Development



18:18 pm

Legend

- Subject
- Development Proposal
- Approved/ Not Yet Constructed
- Under Construction
- Park and Open
- Shadow Cast by Development
- Shadow Cast by AOR Massing
- Shadow Cast by Existing, Under Construction, Approved not yet
- Heritage

