

SUN/SHADOW STUDY
FOR PROPOSED RESIDENTIAL DEVELOPMENT

3353-3359 LAKESHORE BLVD.WEST
ETOBICOKE, ON

JULY 17TH, 2019

Date: July 17th, 2019

Project: 3353-3359 Lakeshore Blvd. West

File Ref: 19104

Prepared By: Rami Khoueiry

PARAMETERS

Sun Angles used in this study are based on the following latitude and longitude of the proposed development at 3353-3359 Lakeshore Blvd. West, Etobicoke, ON.

Latitude: 43° 35' 45" N
Longitude: 79° 31' 33" W

The base plan was drawn from the site survey (February 23, 2016 by Vladimir Dosen Surveying), the 3D mapping model was developed from the 3D massing (tile 43F) in the Open Data Catalogue of the City of Toronto. The images for this study were produced using SketchUp Shadow Engine. Astronomic north was never altered from the original site survey used for the base plan, and the parameters of the AutoCAD drawing were kept when imported into SketchUp Pro, thus determining astronomic north.

The first page is the key plan showing the areas surrounding the proposed development that were included in the shadow study. The remaining pages, 2-21, show the proposed and existing shadow images for the proposed development on March 21 and September 21.

Pages 2-11 illustrate shadows on March 21 at the following times: 9:18 am, 10:18 am, 11:18 am, 12:18 pm, 1:18 pm, 2:18 pm, 3:18 pm, 4:18 pm, 5:18 pm and 6:18 pm.

Pages 12-21 illustrate shadows on September 21 at the following times: 9:18 am, 10:18 am, 11:18 am, 12:18 pm, 1:18 pm, 2:18 pm, 3:18 pm, 4:18 pm, 5:18 pm and 6:18 pm.

Study images on all days for the proposed development were analysed for shadow impacts on neighbouring streets, parks, open spaces, natural areas, public squares and other shadow sensitive properties including residential and commercial properties, as per the intent listed in the Sun/Shadow study guidelines provided by the City of Toronto.

ANALYSIS

In review of the images we have determined that the shadows of the proposed development impact a total of ten (10) properties to the East and four (4) properties to the West. No (0) properties were impacted to the North or South. All the properties listed above are identified as commercial / mixed use properties. There are no parks, open spaces or natural areas impacted by the shadows of the proposed development.

Commercial / Mixed-use Properties

Fourteen (14) commercial / mixed-use properties on Lakeshore Blvd. West were impacted by shadows from the proposed development. Ten (10) to the East and four (4) to the West of the proposed development. The ten (10) properties located to east are 3351, 3345-3347, 3341-3343, 3339, 3337, 3335, 3333, 3331, 3329 and 3327 Lakeshore Blvd. West. The four (4) remaining commercial / mixed-use properties located to the West are 3365-3367, 3369, 3371 and 3373-3375 Lakeshore Blvd. West.

East of Subject Property:

3351 Lakeshore Blvd. West was impacted only in the afternoon and evening of both March 21 and September 21 at 2:18 pm, 3:18 pm, 4:18 pm, 5:18 pm and 6:18 pm.

3345-3347 Lakeshore Blvd. West was only impacted in the afternoon and evening of both March 21 and September 21 at 3:18 pm, 4:18 pm, 5:18 pm and 6:18 pm.

3341-3343 Lakeshore Blvd. West was impacted for two hourly test times in the evening of March 21 at 5:18 pm and 6:18 pm and for three hourly test times in the evening of September 21 at 4:18 pm, 5:18 pm and 6:18 pm

3339 Lakeshore Blvd. West was only impacted for two hourly test times in the evening of both March 21 and September 21 at 5:18 pm and 6:18 pm.

3337 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of both March 21 and September 21 at 6:18 pm.

3335 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of both March 21 and September 21 at 6:18 pm.

3333 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of both March 21 and September 21 at 6:18 pm.

3331 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of both March 21 and September 21 at 6:18 pm.

3329 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of both March 21 and September 21 at 6:18 pm.

3327 Lakeshore Blvd. West was only impacted for a single hourly test time in the evening of September 21 at 6:18 pm. There were no shadow impacts on March 21.

West of Subject Property:

3365-3367 Lakeshore Blvd. West was only impacted in the morning and noon on March 21 and September 21 at 9:18 am, 10:18 am, 11:18 am and 12:18 am.

3369 Lakeshore Blvd. West was only impacted for two hourly test times in the morning on March 21 and September 21 at 9:18 am and 10:18 am.

3371 Lakeshore Blvd. West was only impacted for a single hourly test time in the morning on March 21 and September 21 at 9:18 am.

3373-3375 Lakeshore Blvd. West was only impacted for a single hourly test time in the morning on March 21 at 9:18 am. There were no shadow impacts on September 21.

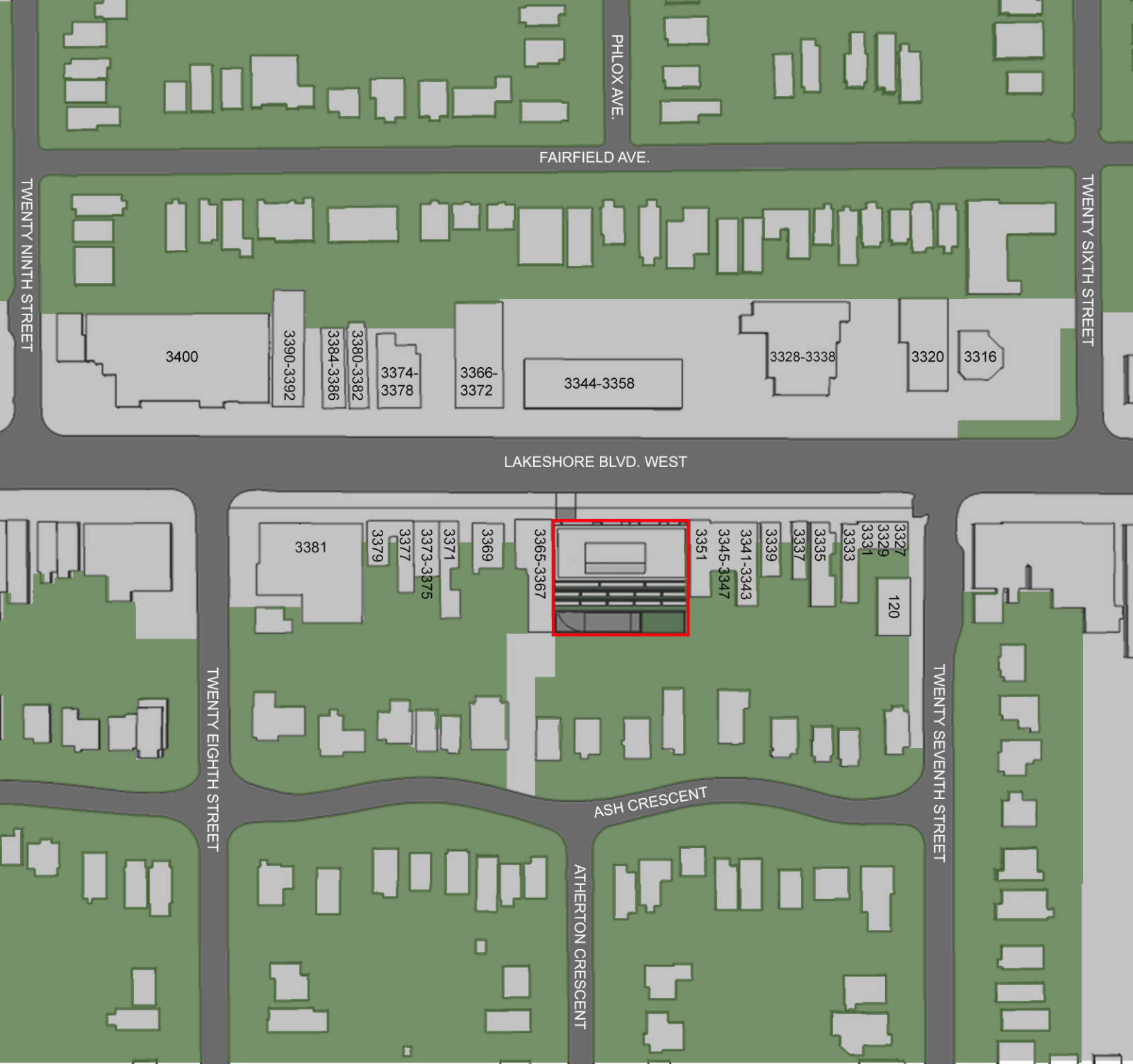
Neighbouring Streets:

A portion of the sidewalk and boulevard on the South side of Lakeshore Blvd. West was impacted by the shadows from the proposed development on both March 21 and September 21, from 9:18 am till 06:18 pm.

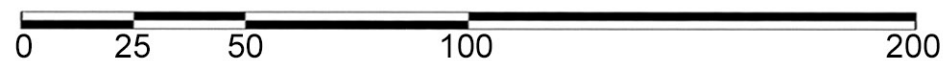
In review of the illustrations provided and as per the intent listed in the Sun/Shadow Study guidelines, it is our opinion that the shadow impacts caused by the proposed development are acceptable as minimal impacts can be seen on neighbouring streets and shadow sensitive properties and there are no impacts on parks, open spaces or natural areas.

Included in this document:

- 3 pages of written analysis for sun/shadow study
- 1 page showing a key plan
- 20 pages of coloured illustrations showing proposed and existing shadows



Key Plan



813-4789 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
F:416-224-0505 T:416-224-0504

3353-3359 LAKESHORE BLVD. WEST
ETOBICOKE, ON

SUN / SHADOW STUDY

Date: July 17th, 2019
Project No: 19104



LAKESHORE BLVD. WEST



Existing Context

Date & Time: March 21 @ 9:18 a.m

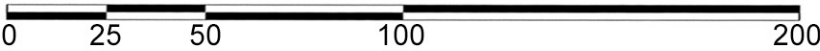


LAKESHORE BLVD. WEST



Proposed Development

Date & Time: March 21 @ 9:18 a.m



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LAKESHORE BLVD. WEST

Existing Context

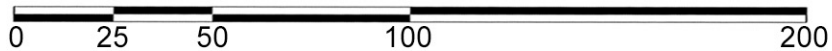
Date & Time: March 21 @ 10:18 a.m



LAKESHORE BLVD. WEST

Proposed Development

Date & Time: March 21 @ 10:18 a.m



3353-3359 LAKESHORE BLVD. WEST
ETOBICOKE, ON

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Existing Context

Date & Time: March 21 @ 11:18 a.m



Proposed Development

Date & Time: March 21 @ 11:18 a.m

0 25 50 100 200



813-4789 YONGE ST. TORONTO
M2N 0G3, CANADA
T: 416-224-0505 F: 416-224-0504

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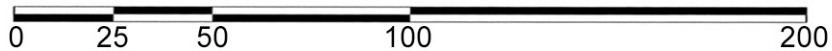
Existing Context

Date & Time: March 21 @ 12:18 a.m



Proposed Development

Date & Time: March 21 @ 12:18 a.m



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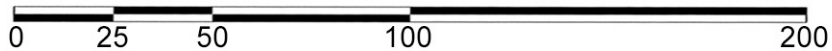
Existing Context

Date & Time: March 21 @ 1:18 p.m



Proposed Development

Date & Time: March 21 @ 1:18 p.m



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3353-3359 LAKESHORE BLVD. WEST
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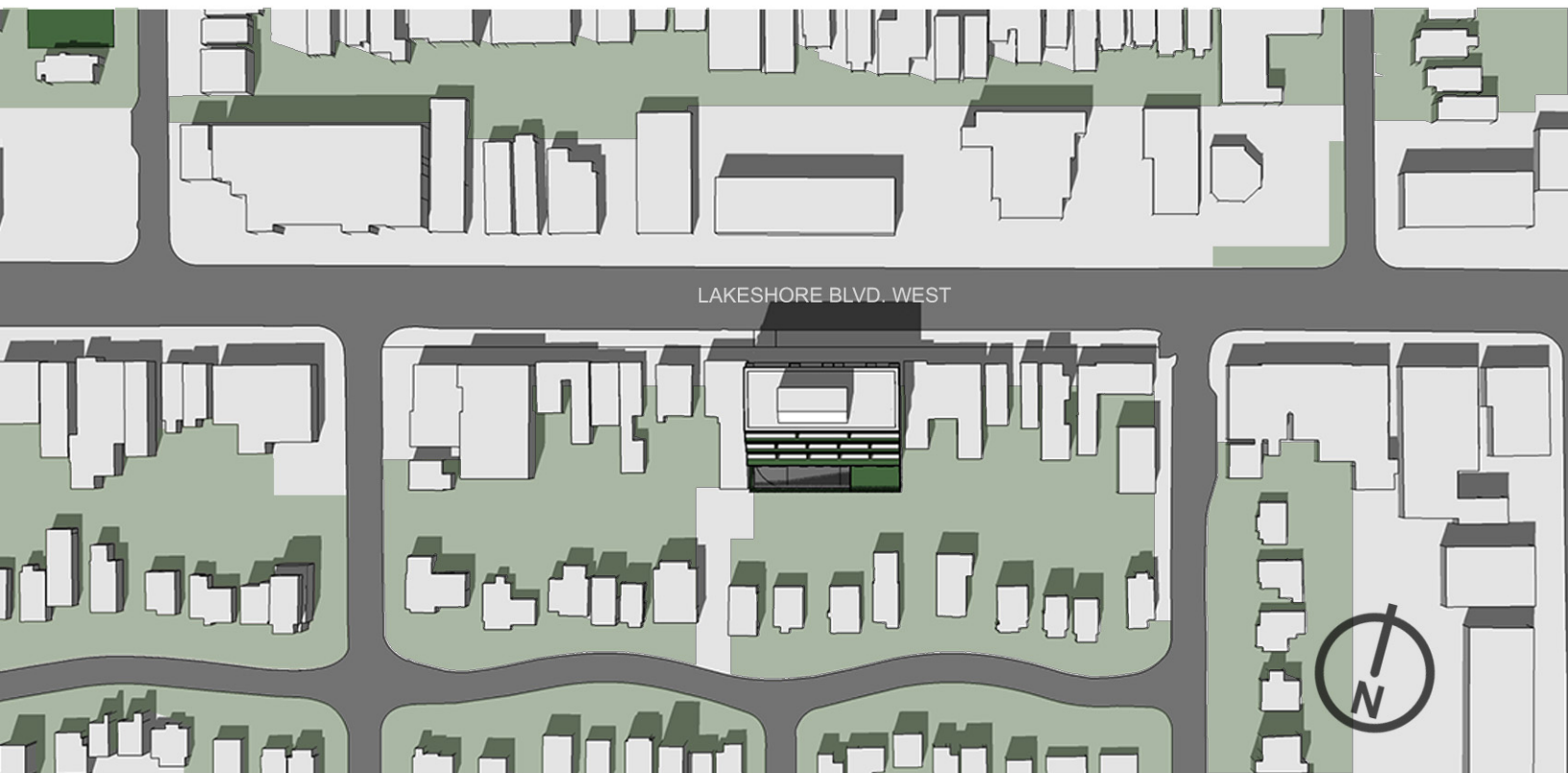
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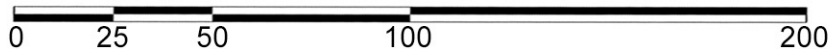
Existing Context

Date & Time: March 21 @ 2:18 p.m



Proposed Development

Date & Time: March 21 @ 2:18 p.m

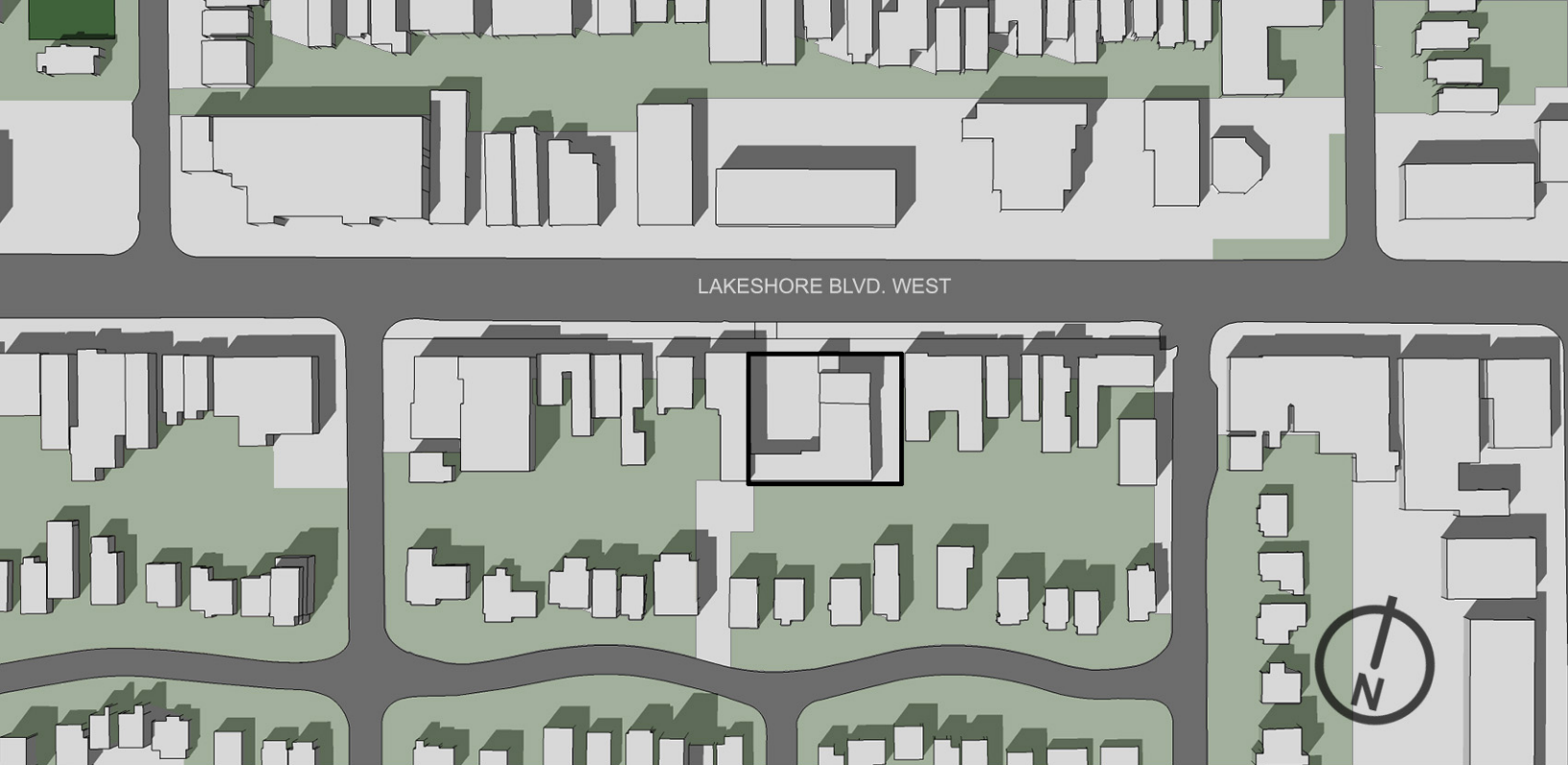


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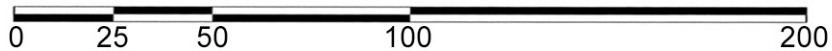
Existing Context

Date & Time: March 21 @ 3:18 p.m



Proposed Development

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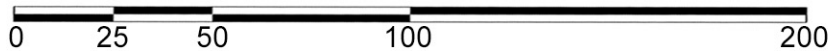
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Date & Time: March 21 @ 4:18 p.m



Proposed Development

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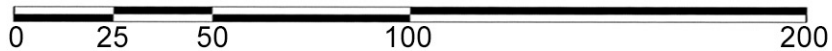
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LAKESHORE BLVD. WEST

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Existing Context

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LAKESHORE BLVD. WEST

Proposed Development

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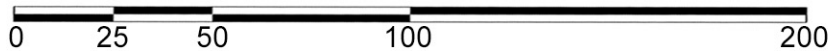
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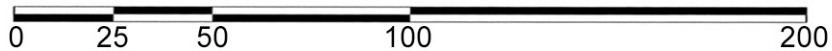
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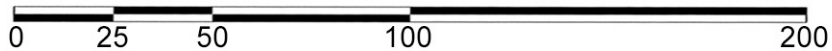
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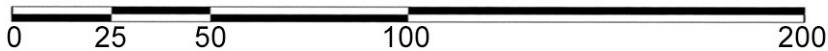
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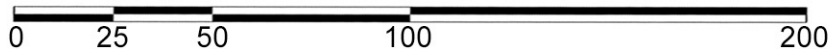
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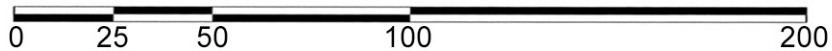
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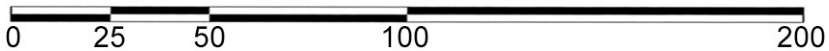
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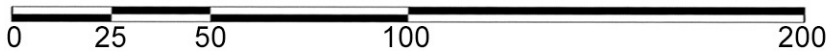
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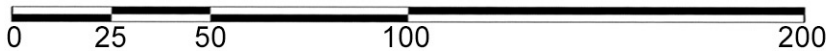
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