

# COREARCHITECTS

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8 October 2020

Re: Shadow Study Analysis  
Project No. : 19-172\_1 Fairview Road, Mississauga

Latitude: N 43 degrees: 35'20"

Longitude: W 79 degrees: 38'40"

The shadow study was prepared by CORE Architects Inc. The proposed buildings were massed based on the *Issued for Rezoning* drawing set dated 15 September 2020, also prepared by CORE. In the attached shadow study, the proposed building shadow is shown in yellow, the as-of-right office zoning is a 6 storey building shown in blue, a modified as of right using RA5 zoning (25 storeys and 77.0m) is shown in purple, the existing shadows of the context buildings is shown in grey.

True North was determined from the site survey prepared by Tarasick McMillan Kubicki Ltd. on 12 March 2015. The base plan was created by CORE Architects Inc. in sketch up using the survey for the immediate site context and google maps and street view to estimate the location and height of the extended context buildings.

The shadow studies for the proposed development would indicate that all criteria are being met;

There is no shadow impact for more than 2 consecutive hours within the space between the exterior wall of a dwelling and the 7.5m line of impact assessment for any residential private outdoor amenity spaces adjacent to the site. The proposed building cast shadow onto the rear yards of single family dwellings to the southeast in the late afternoon on June 21 from approx. 4pm onwards. The shadow cast clears each yard in 2 hours or less.

Shadows from the proposed development allow for a minimum of 5 hours of sunlight on Hurontario Street including the full width of sidewalk on September 21 from approx. 10am onwards. And for a minimum of 5 hours of sunlight on Fairview Road from sunrise to approx. 2pm.

Shadows from the proposed development allow for a minimum of 5 hours of sunlight on Stonebrook Park, northeast from the site. No shadow is cast for 3 consecutive hours at 9:12am, 10:12am and 11:12am in addition to no shadow being cast from 12:12pm to 2:12pm.

The proposed development does cast shadows on the playground to the north. In both June and September the shadow clears the playground by 1pm and would create less of an impact than a building constructed following all the zoning restrictions of a building using the RA5 zoning. The sun access factor of the proposed development for the playground to the north in June is .50, in September is .58 and in December is .58 which meets the criteria established by the city of Mississauga.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deni Poletti', with a long, sweeping horizontal line extending to the right.

Deni Poletti, B.ARCH., OAA  
Principal