

COREARCHITECTS

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4 February 2022

Re: Shadow Study Analysis
Project No. : 21-231_30 Queen Street East, 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 OPA and ZBA* drawing set dated 4 February 2022, also prepared by CORE. In the attached shadow study, the proposed buildings (42 and 40 storey towers) shadow is shown in yellow, the official plan permissions (2 22 storey towers with a shared 8 storey podium) shadow is shown in blue, the existing shadows of the context buildings is shown in grey.

True North was determined from the site survey prepared by R. Avis Surveying Inc. dated February 11, 2022. 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 study times, dates and impacts outlined below were completed in accordance with the *City of Mississauga Standards for Shadow Studies*.

3.1 Residential Private Outdoor Amenity Space

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 northwest in the mornings. The shadow cast clears each yard in 2 hours or less.

3.2 Communal Outdoor Amenity Areas

There is very minimal shadow impact on the Forest Avenue Public School yard. The proposed building shadows a small portion of the school yard in the late afternoon on September and December 21. However the shadow moves quickly across the school and clears within a couple hours.

3.3 Public Realm

Shadows from the proposed development shadow onto parts of Hurontario Street on September 21 between 12:12 and 2:12pm.

Shadows from the proposed development allow for a minimum of 4 hours of sunlight on Ann Street. No shadow from the proposal is cast on Ann Street including the full width of the sidewalk on September 21 from 10:12am onwards.

Sincerely,

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

Deni Poletti, B.ARCH., OAA
Principal