

Shadow Study:**65 Agnes Street, Mississauga**

The following information has been prepared by Sweeny & Co. Architects and are to be read in conjunction with the shadow drawings in Appendix A and architectural drawings.

Introduction**Site Latitude and Longitude**

Acquired through Google Maps by enter address: 65 Agnes Street and right-clicking on pin.

Latitude: 43.57992

Longitude: -79.61935

Time Zone

Daylight Saving Time GMT-4/Standard Time GMT-5

Reference Bearing for Agnes Street:

Approximately N38°47'45"E

Astronomic North and Software Use to Prepare Shadow Analysis

The North Arrow in the survey was used to set up the True North in Revit 2020.

This survey was prepared by:

JD Barnes on May 26, 2020

The base plan originated from the survey

The project address was entered into Autodesk Revit 2020 which geolocates the site and the orientation to astronomical north established accurate shadows of the development.

3.1 Residential Private Outdoor Amenity Spaces

Private residential outdoor amenity spaces near the development comprise of:

a) The proposed development rooftop amenity spaces

This is noted on each of the shadow studies with labels. The criterion is met if there is no shadow impact from the development for no more than two consecutive hourly test times in the No Impact Zone.

June 21:

- On proposed development rooftop amenity space (a), there are periods over 2 hours throughout the day that are impacted. The rooftop amenity is affected in the hours between 07:07 and 12:20 and does not meet the criteria

Sept 21:

- On proposed development rooftop amenity space (a), there are periods over 2 hours throughout the day that are impacted. The rooftop amenity is affected in the hours between 08:35 and 12:12 and does not meet the criteria

- On TL Kennedy Secondary School outdoor field (b), there are no periods over 2 hours throughout the day that are impacted therefore the criterion is met

3.2 Communal Outdoor Amenity Areas

Communal outdoor amenity spaces within the project development vicinity are

- TL Kennedy Secondary School to the north with their outdoor fields further westward

These are noted on each of the shadow studies. According to the Terms of Reference, shadows from the proposed development should allow for full sun on the above places with a Sun Access Factor of at least 50% sun coverage on June 21, Sept 21 and Dec 21.

June 21:

- There is a minor shadow impact on the above communal outdoor amenity areas; Sun Access Factor is 85% from the development site, therefore the criterion is met.

Sept 21:

- The TL Kennedy Secondary School located to the north of the development site has Sun Access Factor of 85%, therefore the criterion is met

Dec 21:

- Sun Access Factor is 50% from the development site, therefore the criterion is met

All the communal outdoor amenity areas have a Sun Access Factor above 0.5 and therefore the development is in accordance with the criteria.

3.3 Public Realm

The area of Agnes and Cook St is considered *Residential High Density and Mixed Use, Commercial, Employment*. Terms of Reference for

shadow studies notes that developments should allow for full sunlight on the opposite boulevard including the full width of the sidewalk on Sept 21, for at least 5 hours that must include the 2 hour period between 12:12pm and 2:12pm and an additional 2 hour period on either side of that time interval.

Impact on Streets:

There is no shadow impact of the development site on the opposite side of Agnes Street during the above times and therefore is in accordance with the criteria.

3.4. Building Faces to allow for the possibility of using solar energy

The site and its immediate context is located in the Mississauga downtown intensification area and within a residential high density land use designation. There are no low rise single detached or low rise residential uses planned, and as such, the shadow analysis shows the development site is in accordance with this standard.

To conclude, the proposed development meets the shadow impact criteria for all Existing surrounding amenity areas and public spaces. The spaces that are affected by not meeting the shadow impact criteria are within the proposed development site.

Effort has been made and will continue to improve the shadow impact by reducing all the tower Floorplates and locating amenity areas and programming amenities appropriately with sun exposure in mind.

Summary prepared by Alexei Guerra, Sweeny & Co. Architects

Shadow drawings prepared by Atieh Aghaei, Intern Architect, Sweeny & Co. Architects

Regards,

Alexei Guerra

MCIP, RPP

Associate

Sweeny & Co. Architects

134 Peter Street West, Suite 1600

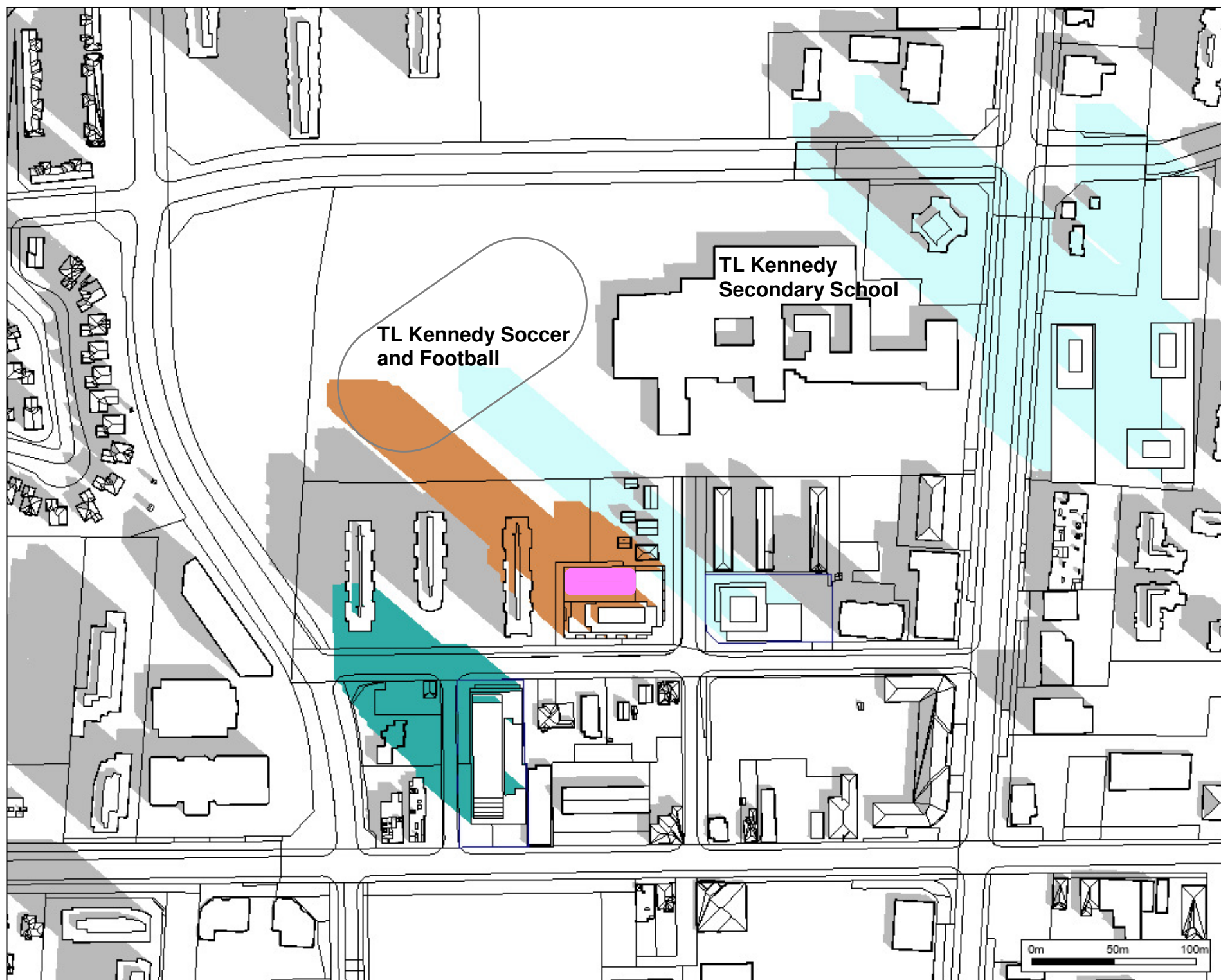
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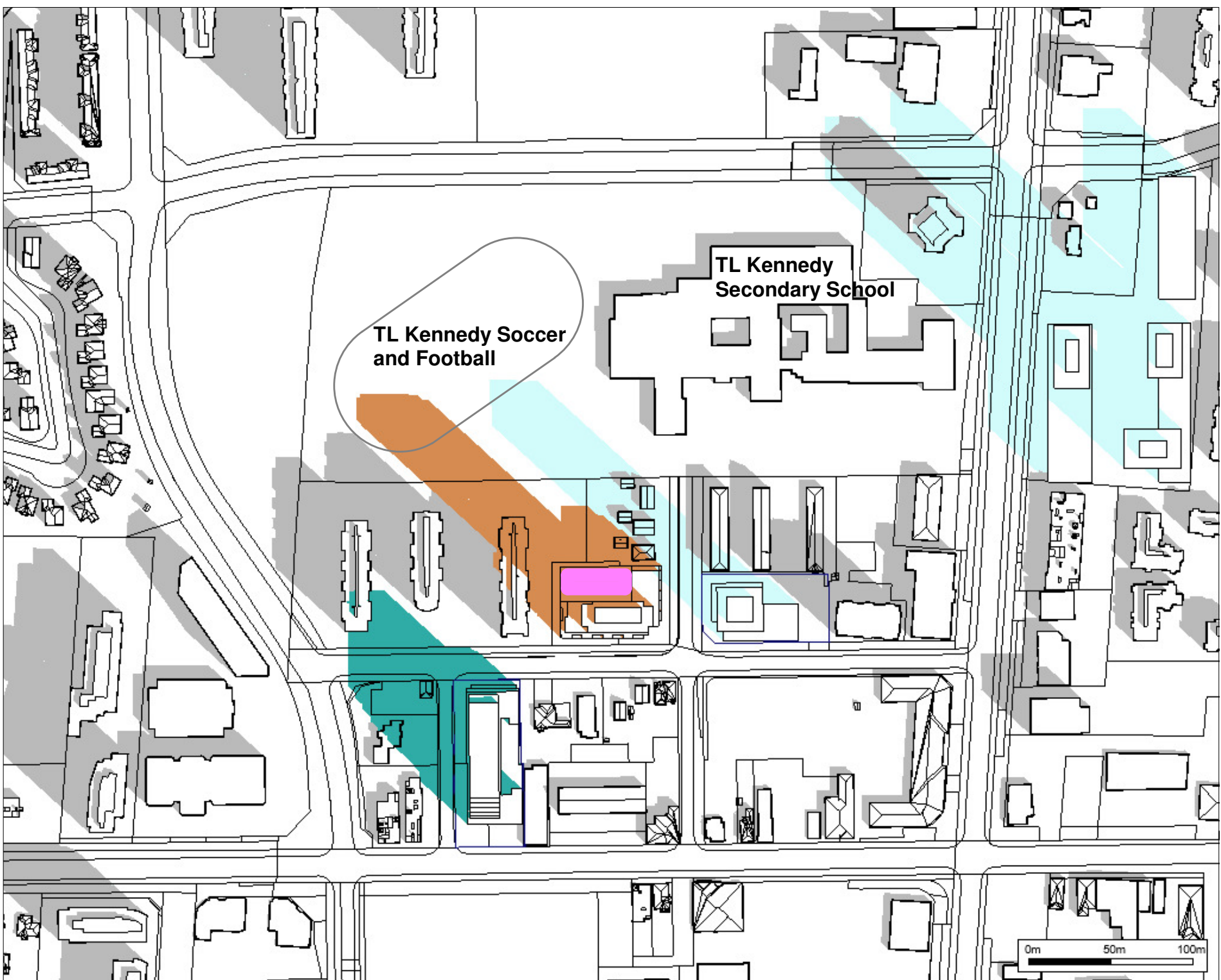
Alexei@sweenyandco.com

APPENDIX A – SHADOW STUDIES

- JUNE 21st
- Applicant Proposal
 - Outdoor Amenity
 - Approved/ Not Yet Constructed
 - Other Proposals
 - Existing



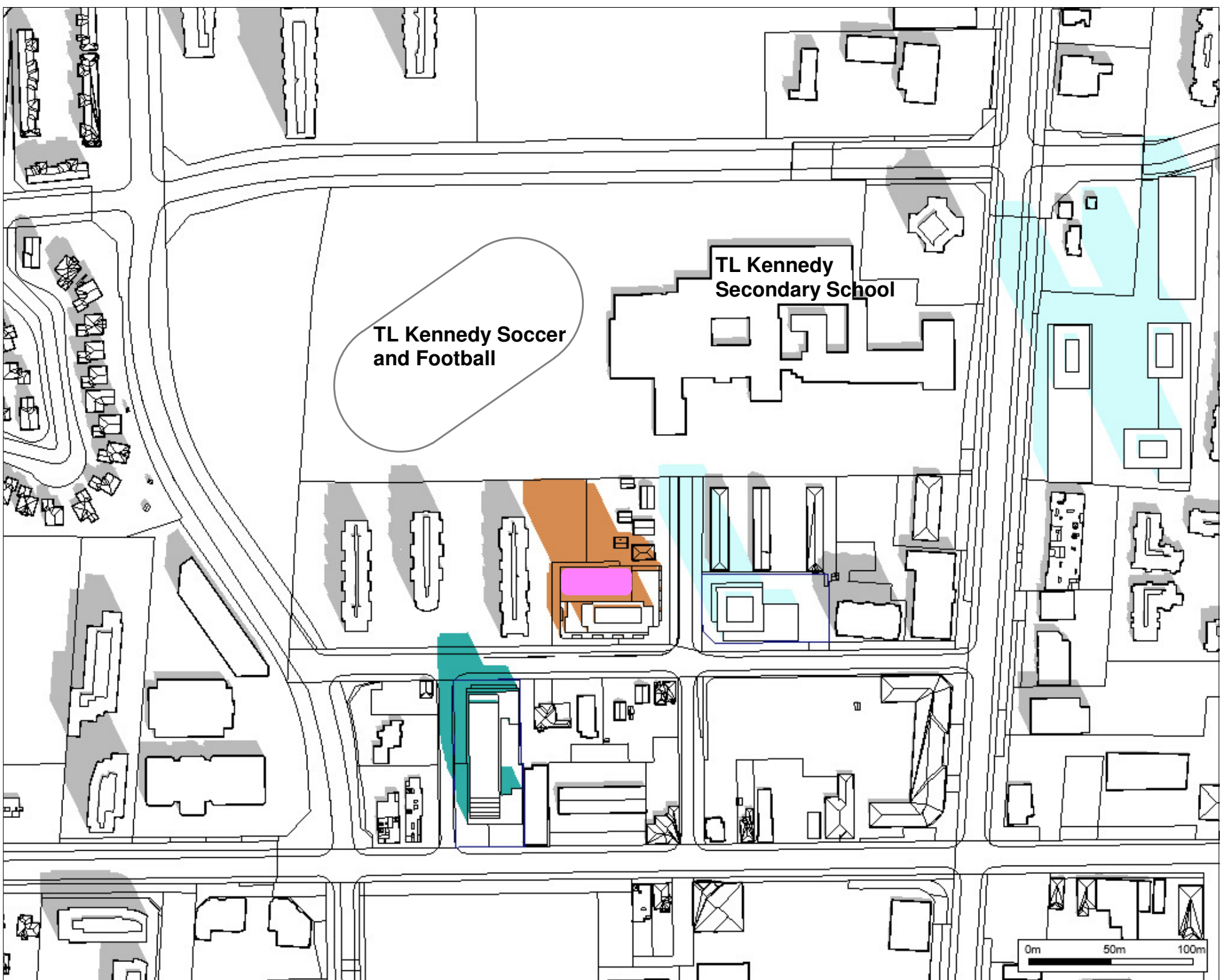
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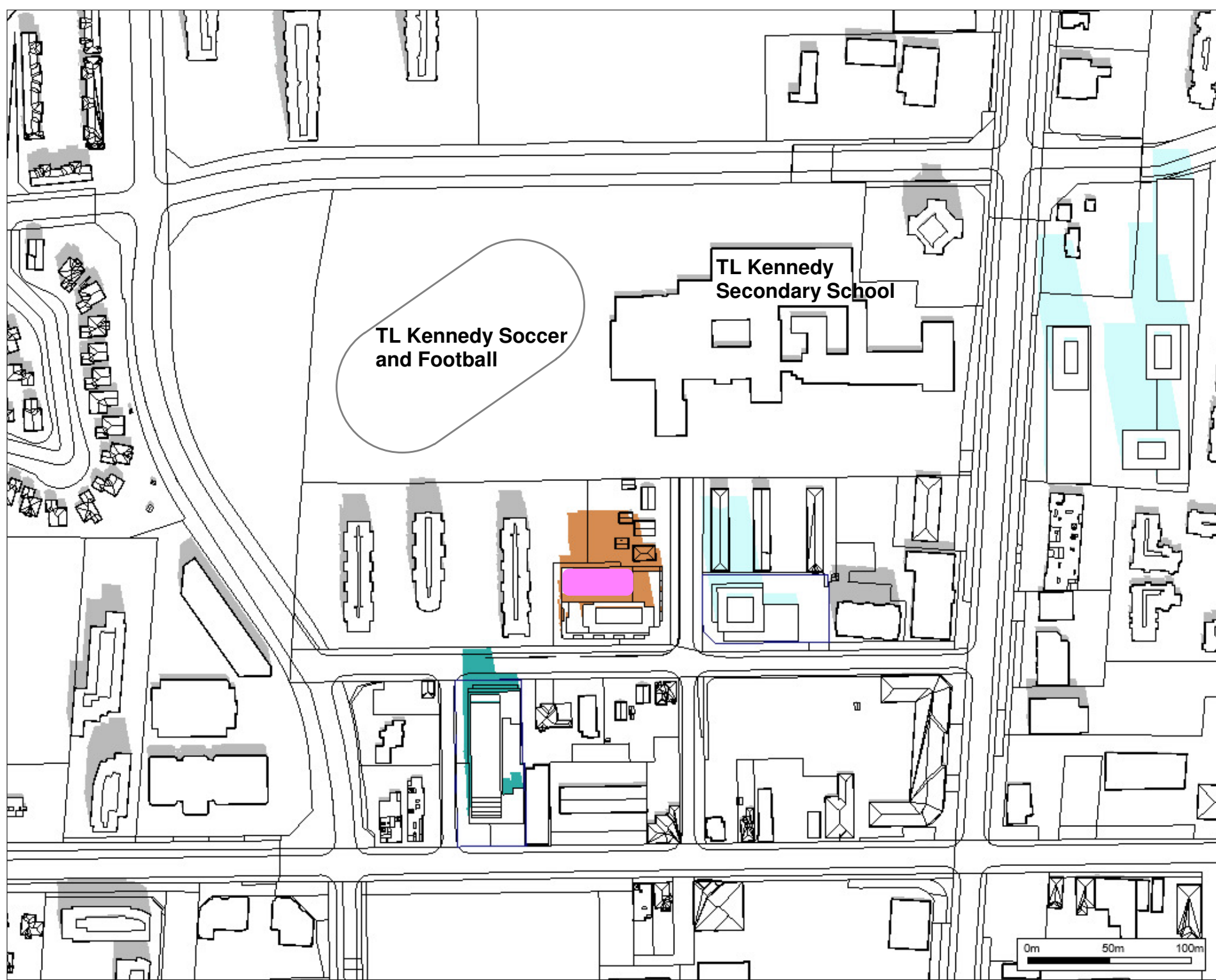
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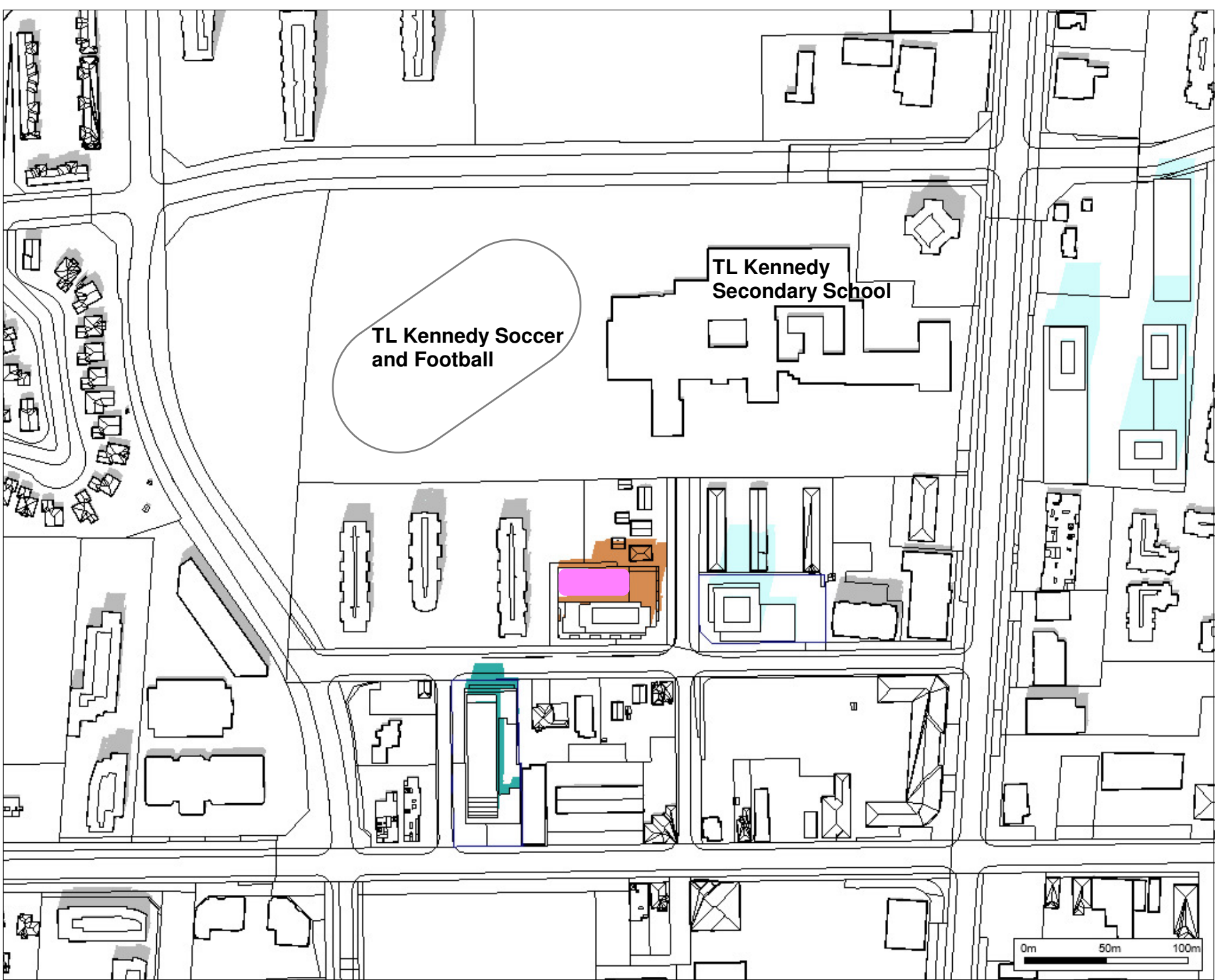
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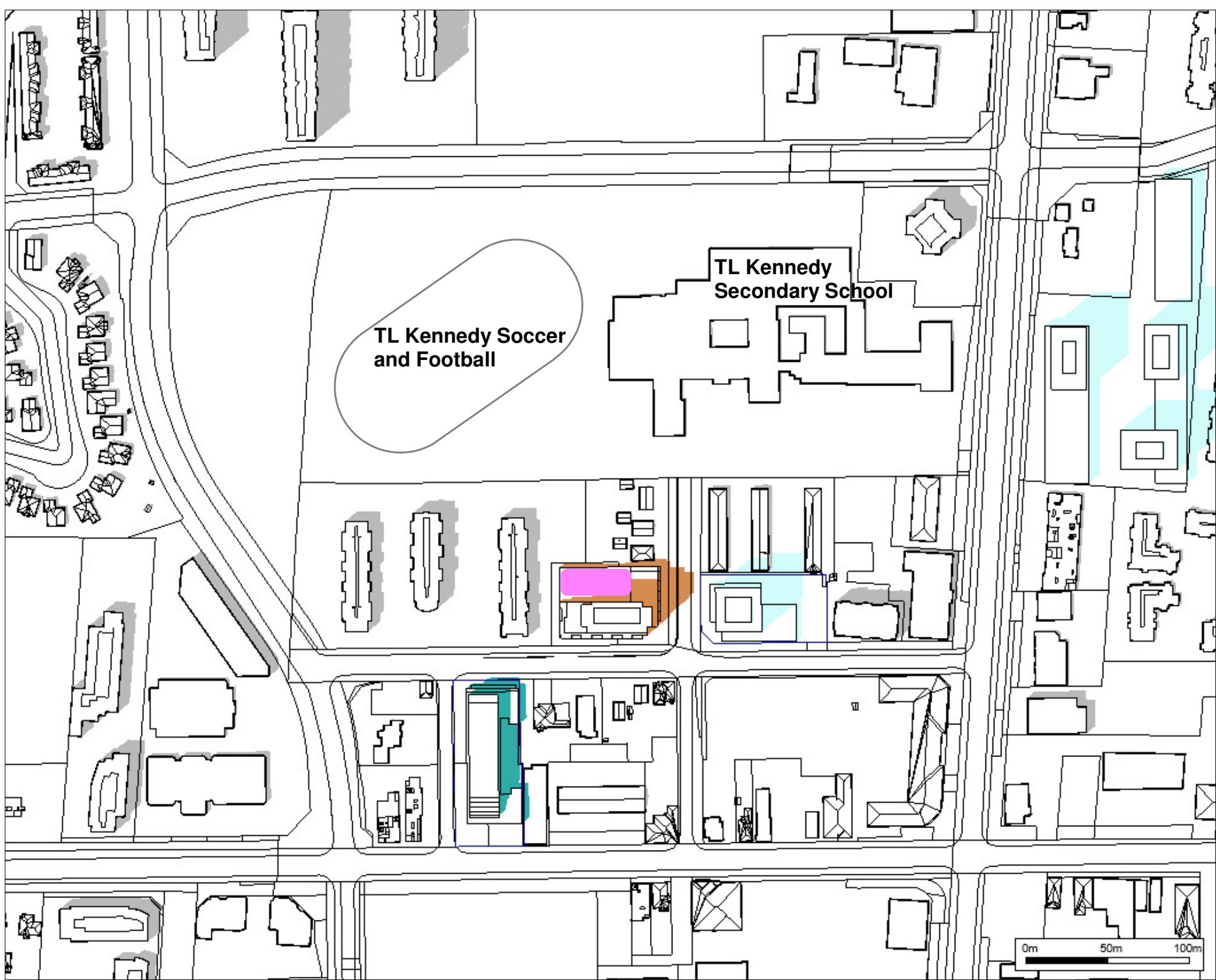
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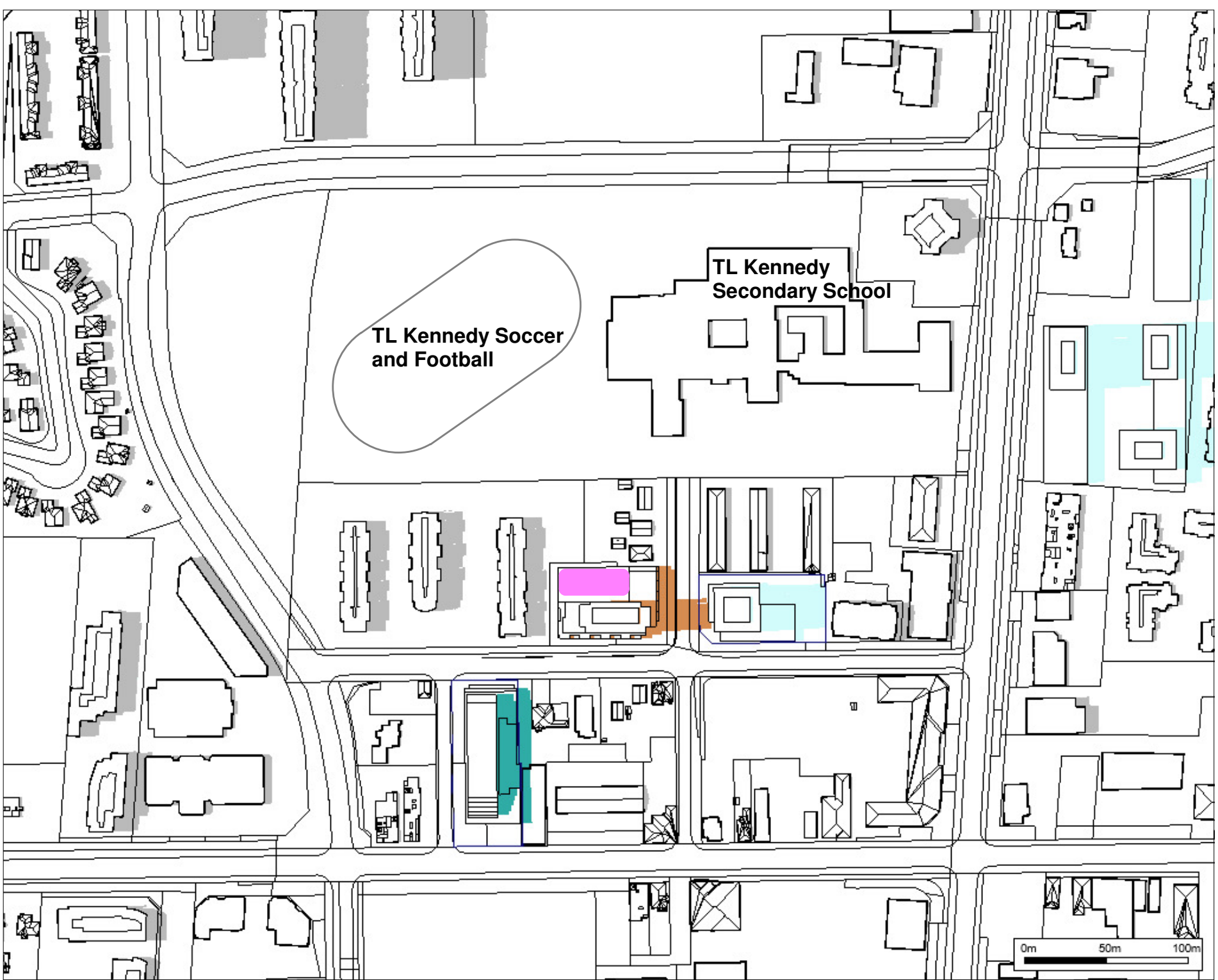
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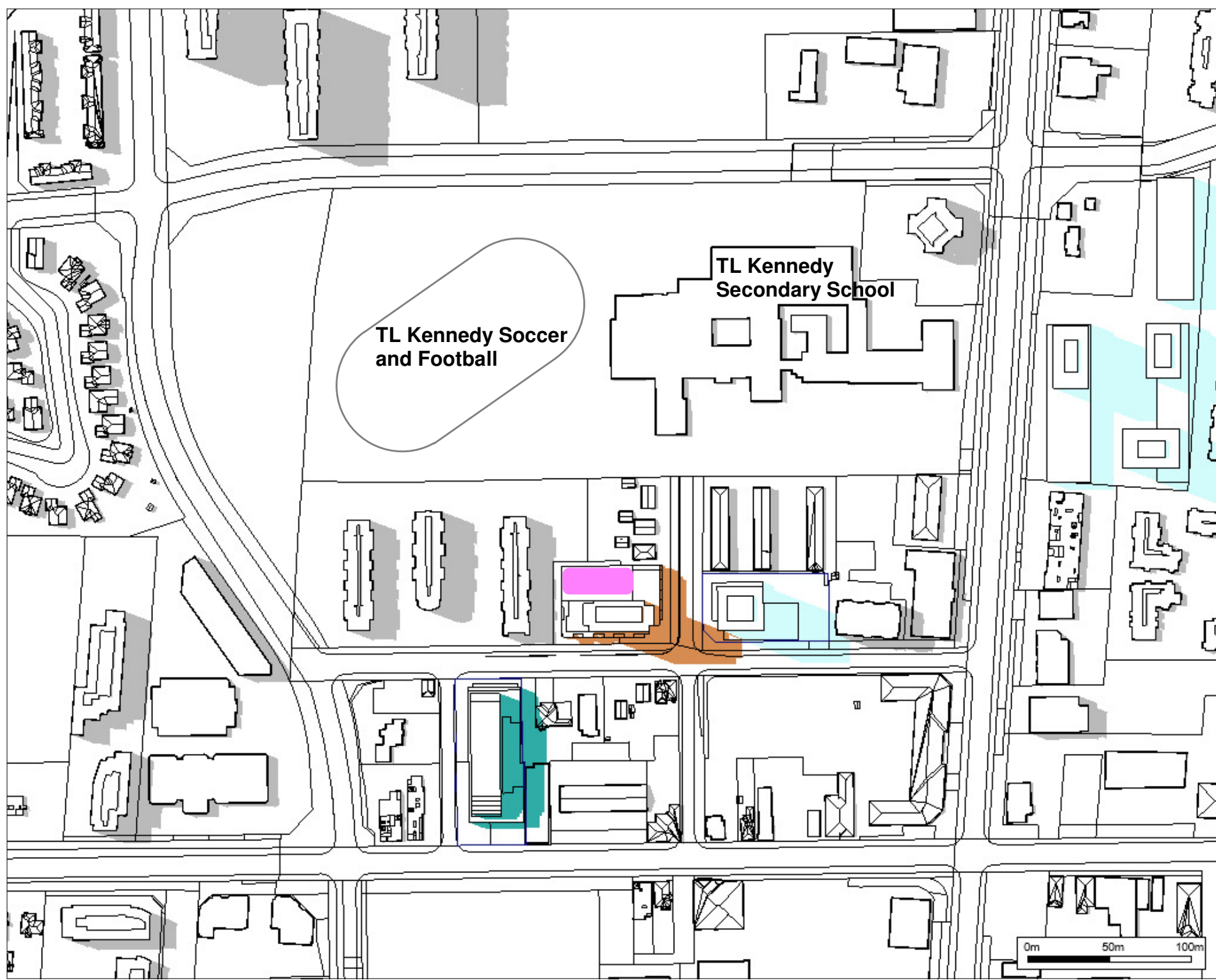
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12:20 PM



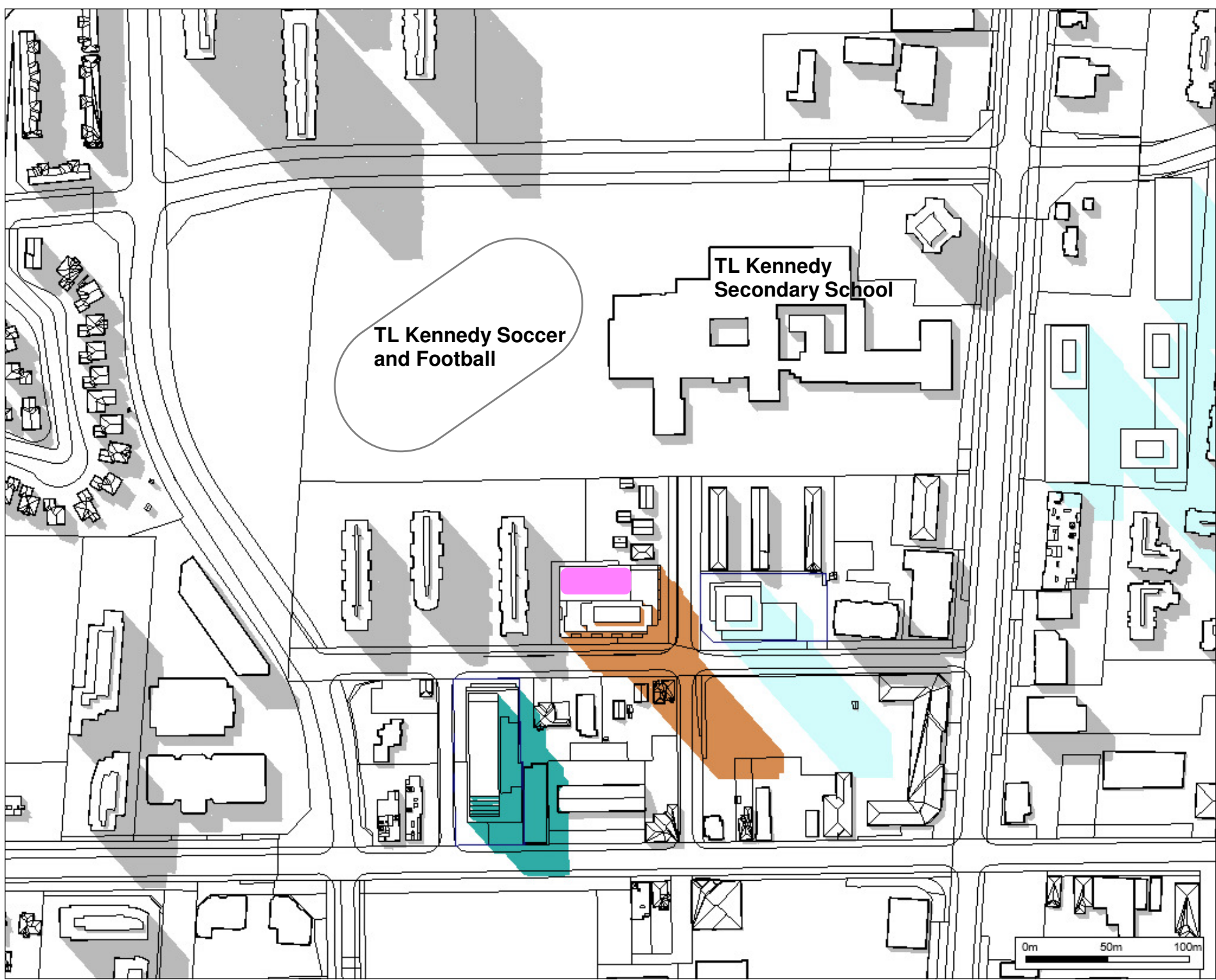
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2:20 PM



3:20 PM



4:20 PM



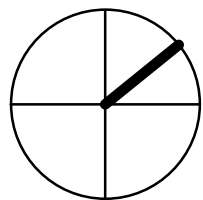
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1 ISSUED FOR REZONING	22-05-06



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PROJ. NAME
65-71 Agnes Street

Mississauga, Ontario

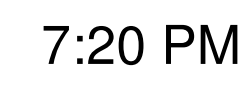
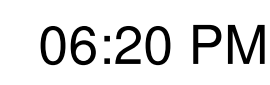
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DWG TITLE
Shadow Studies_June

DATE : 2022-04-26
SCALE :
DRAWN : AA
CHECKED : AG/MS
PROJ. No. : 2131

DWG No.
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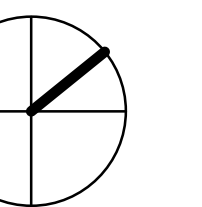
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2022-04-26

AA

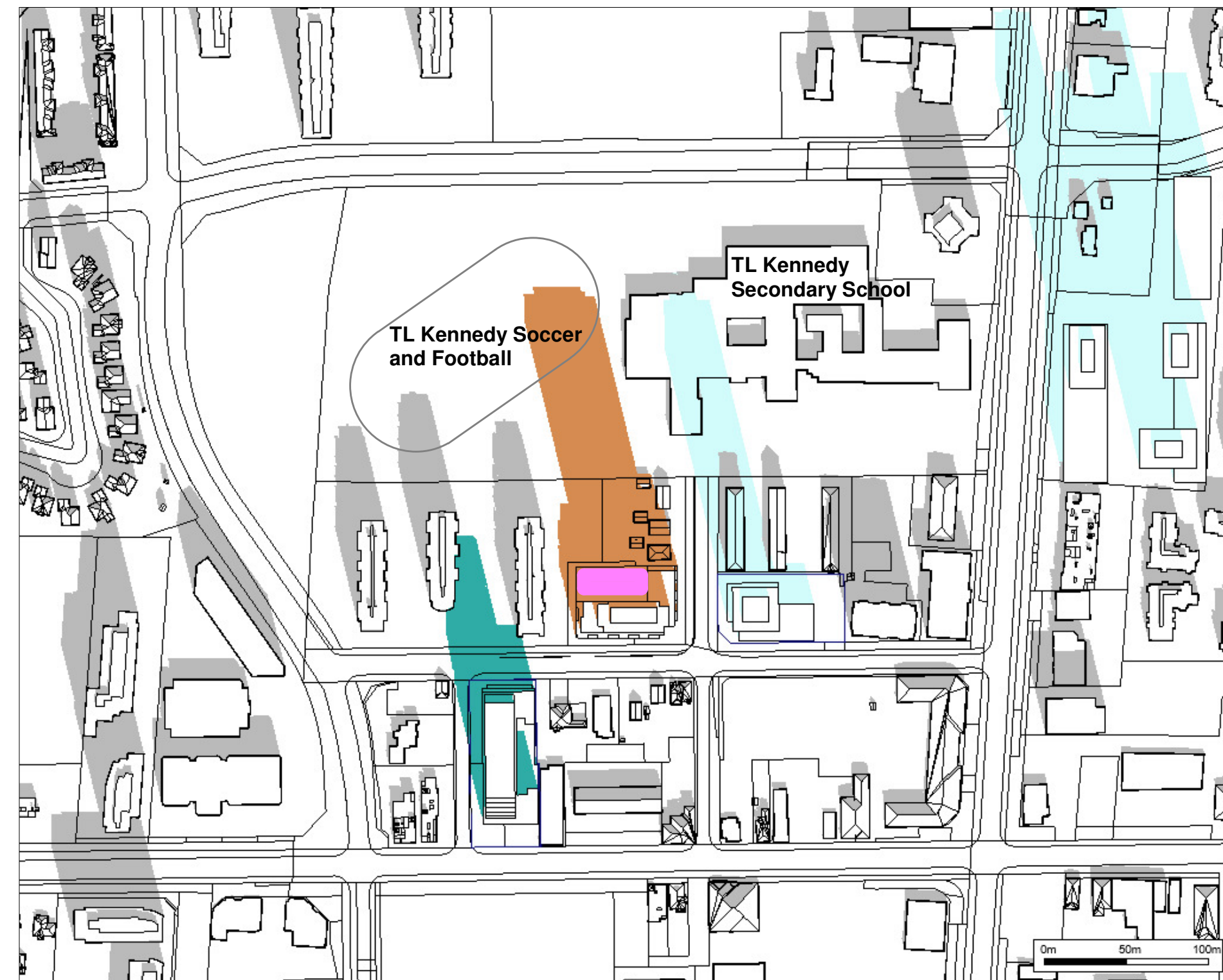
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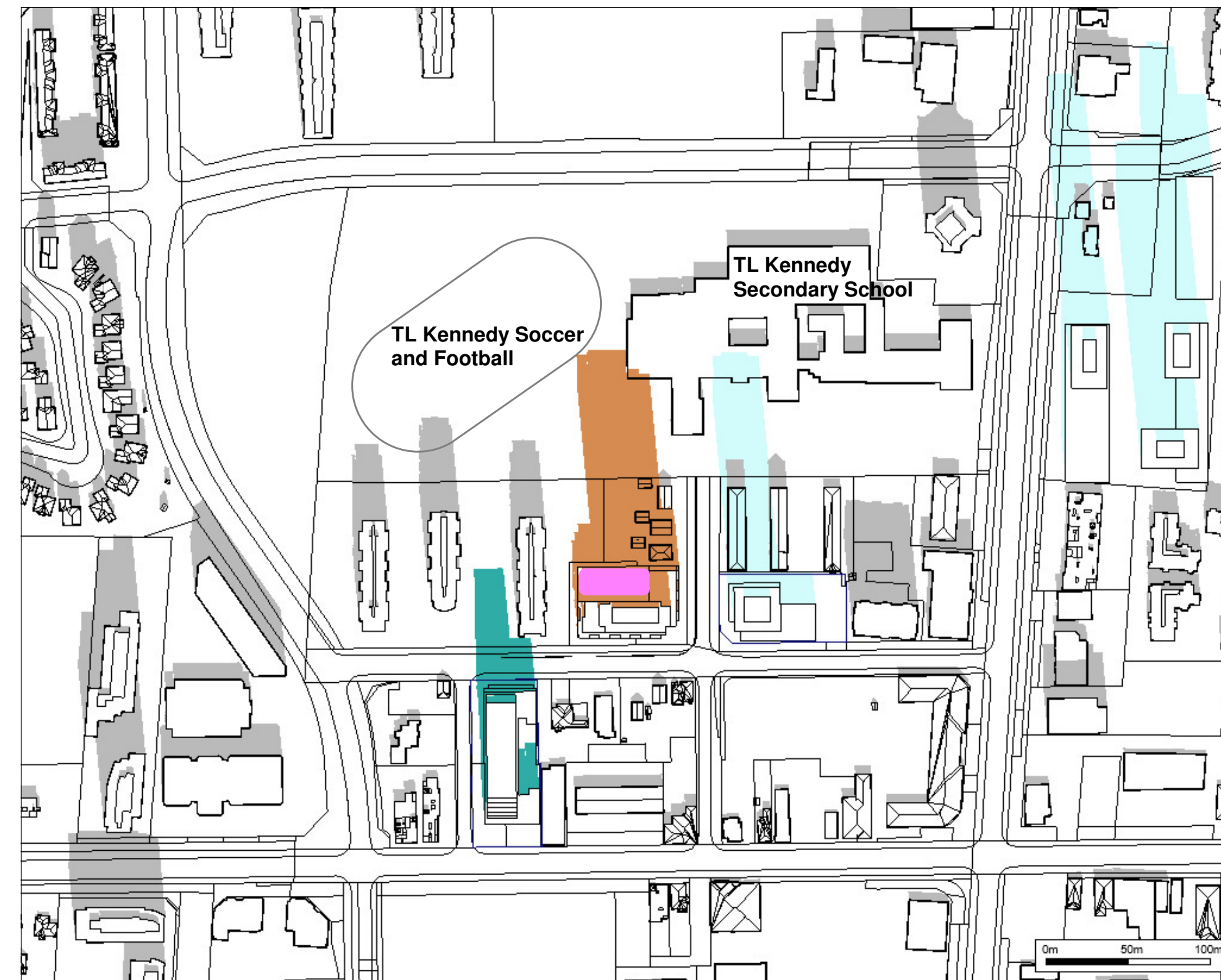
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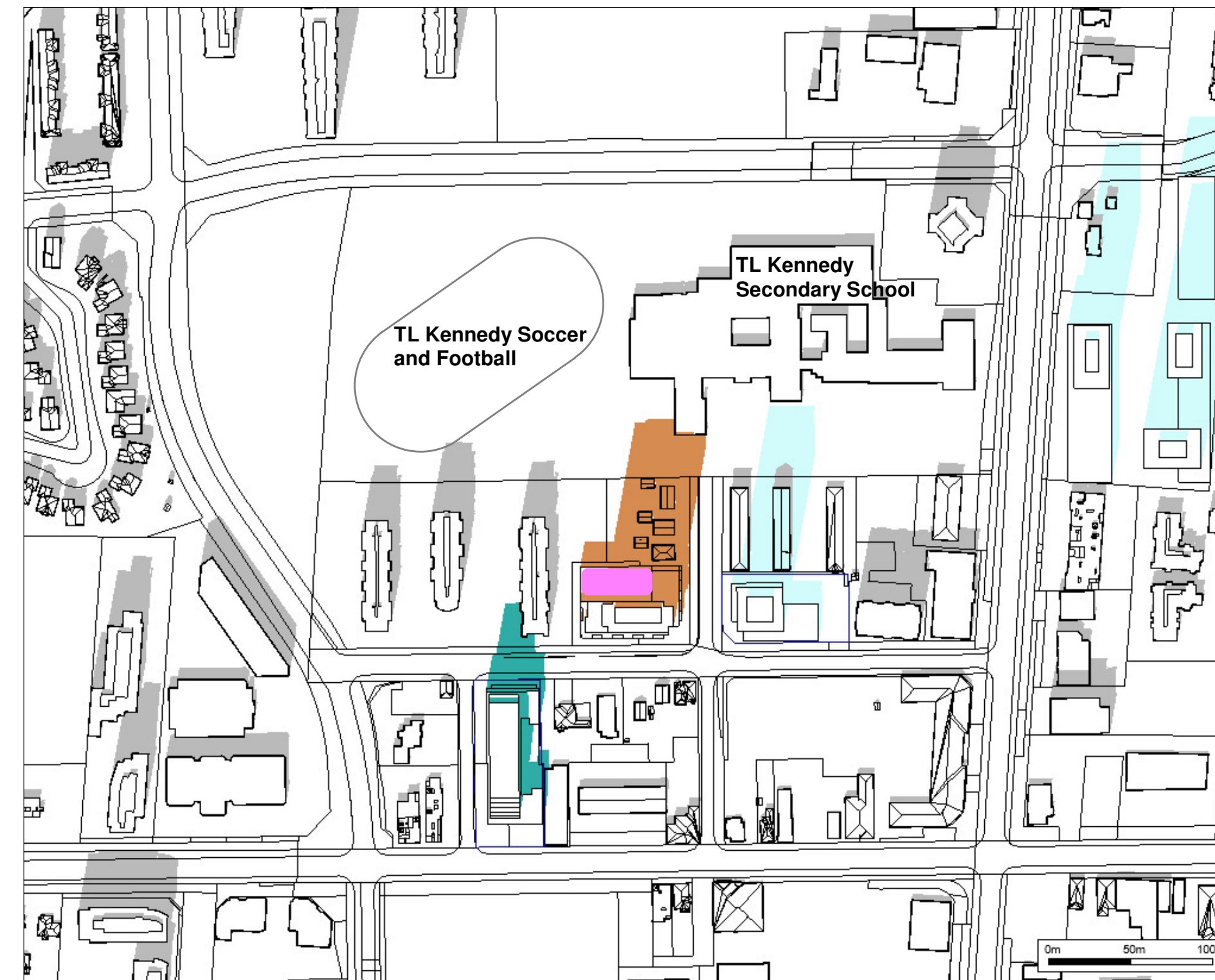
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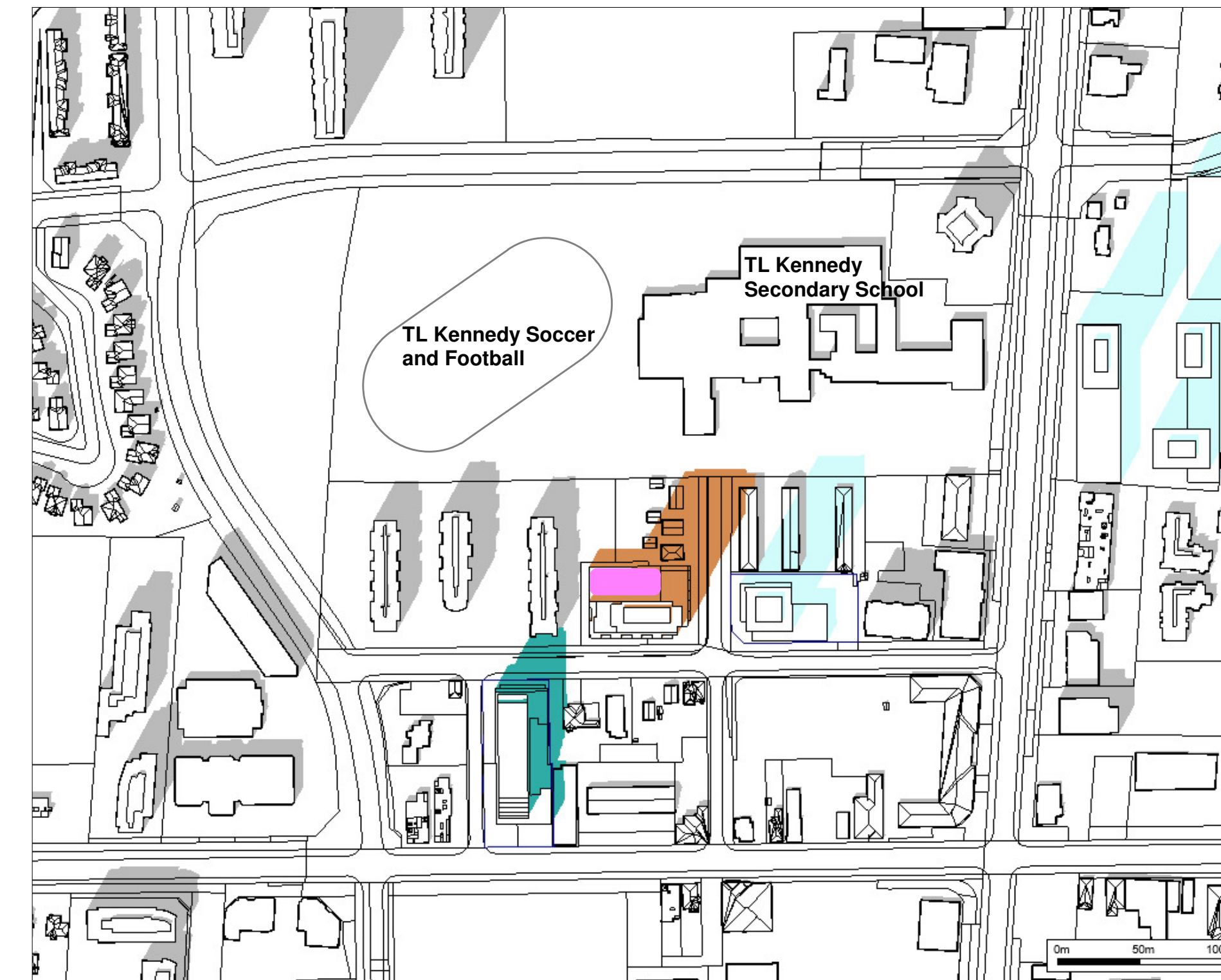
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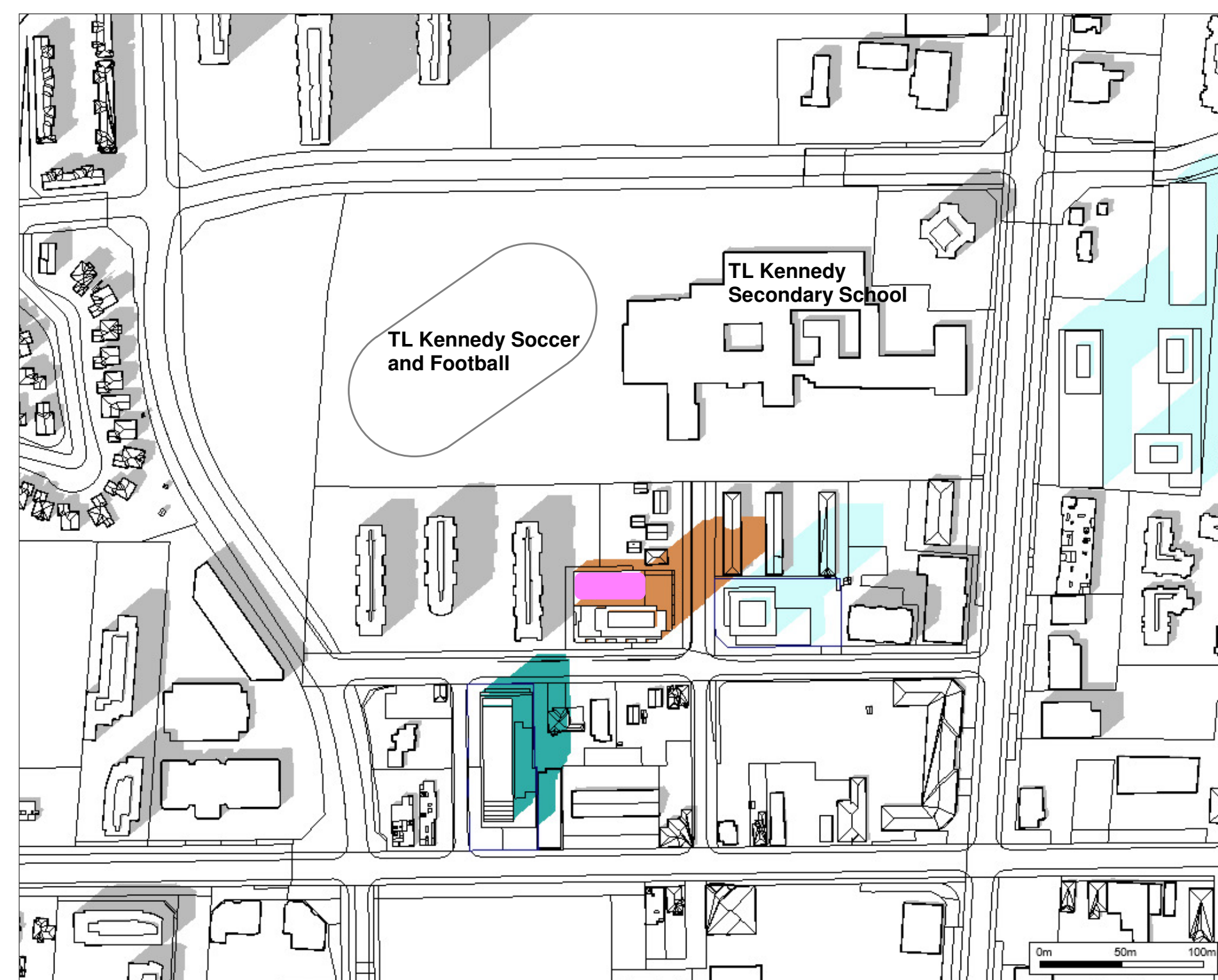
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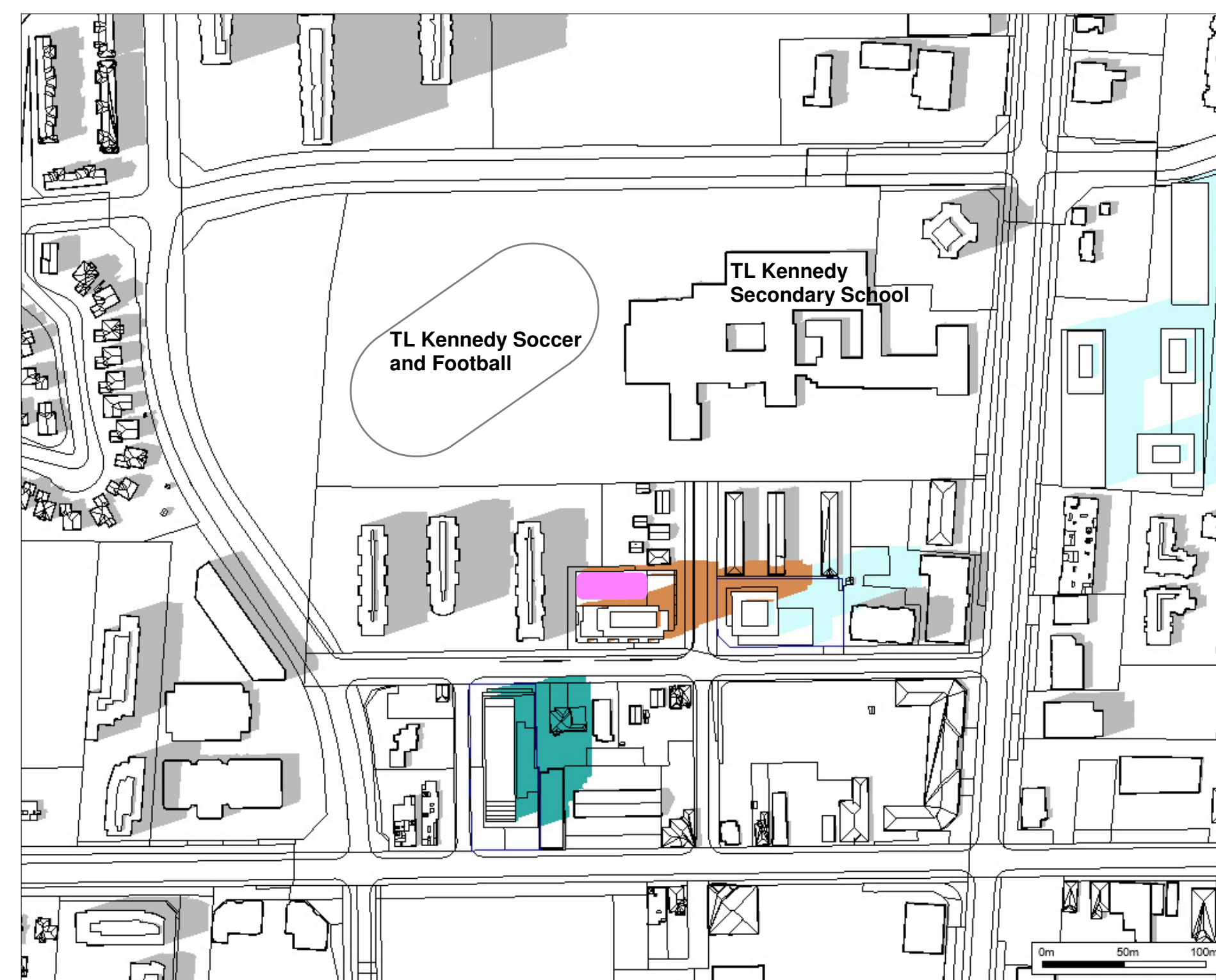
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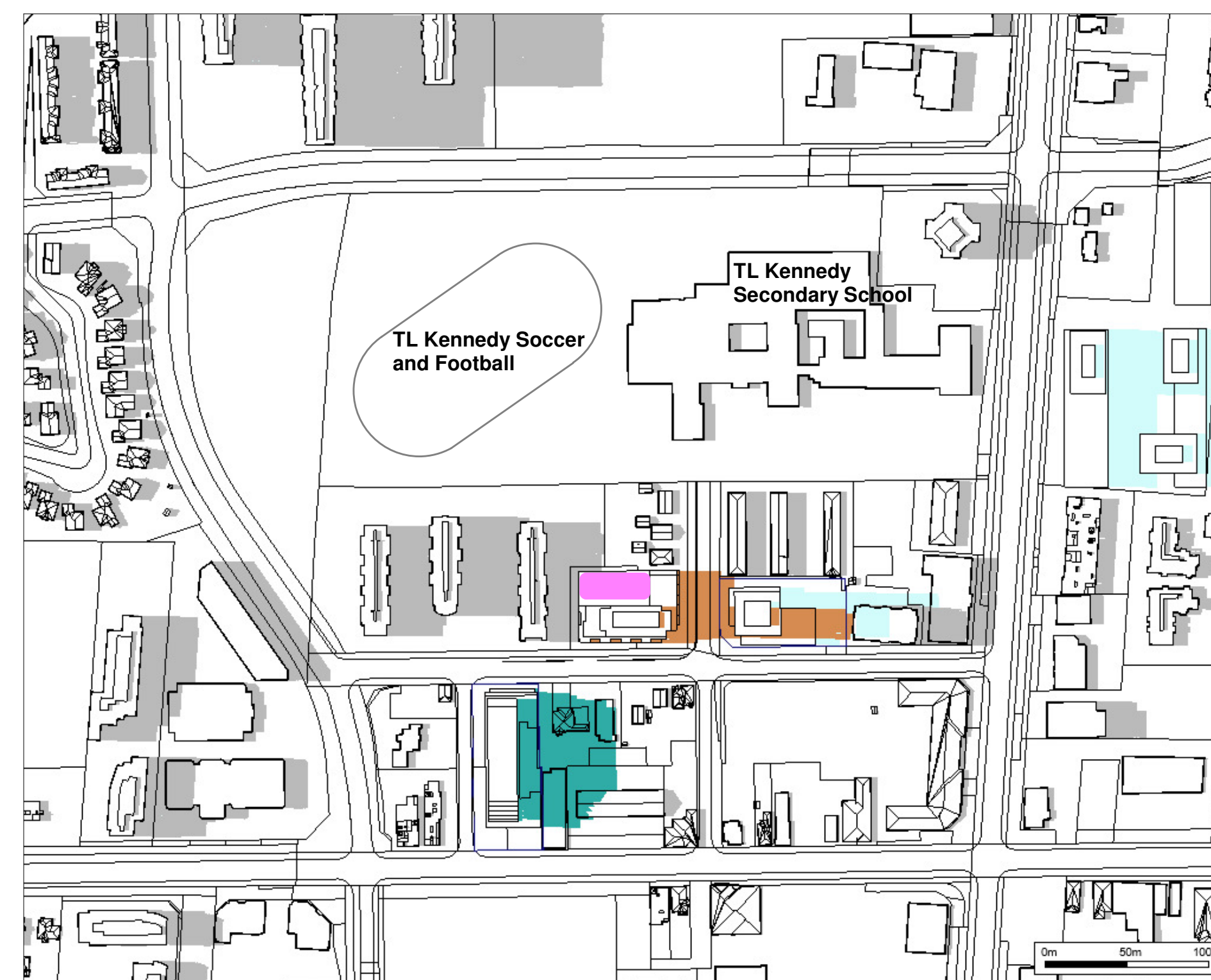
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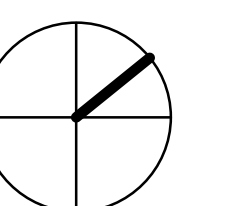
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PROJ. NAME
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Mississauga, Ontario

OWNER

DWG TITLE
Shadow
Studies September

DATE : 2022-04-26

SCALE :

DRAWN : AA
CHECKED : AG/MS

PROJ. No. : 2131

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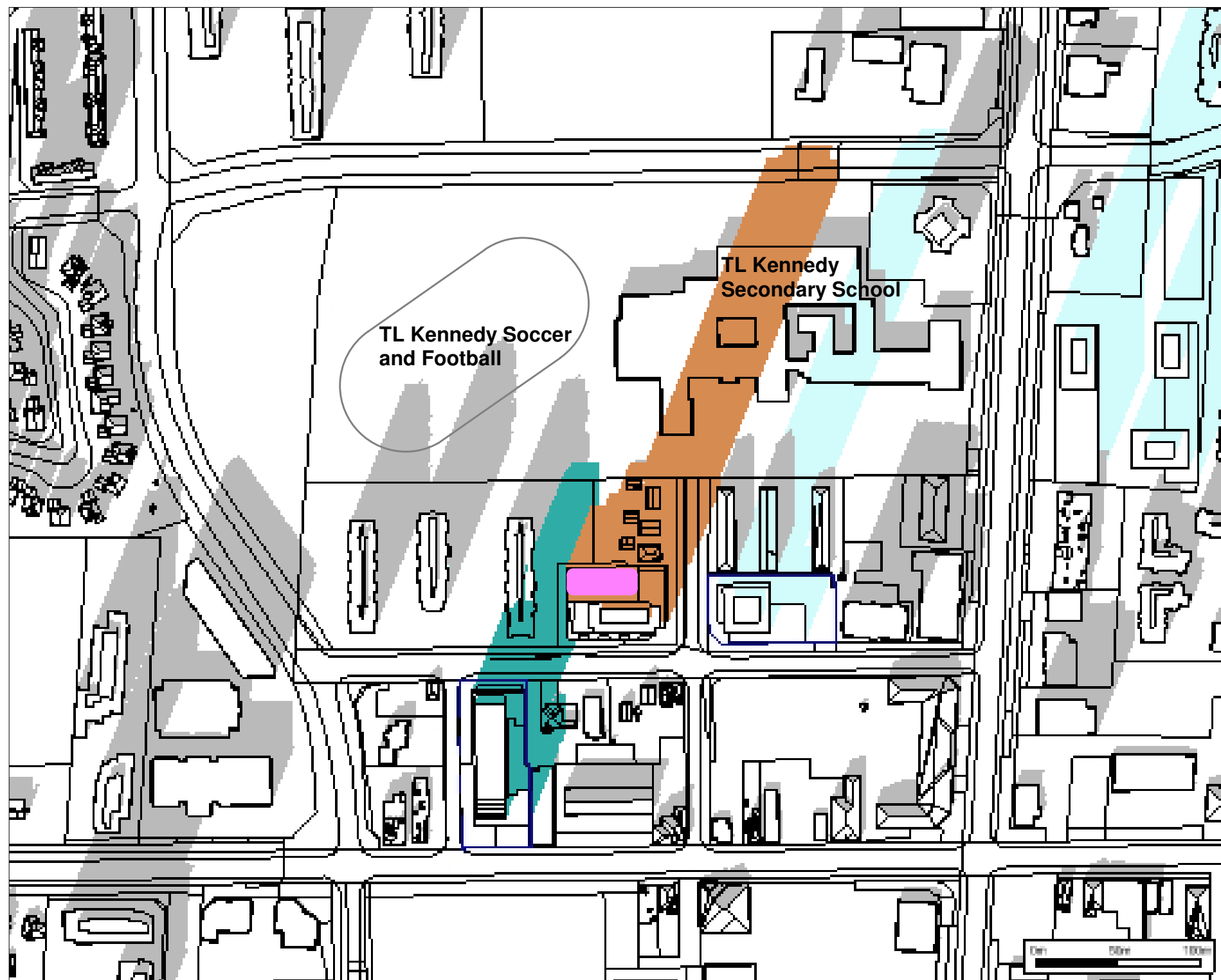
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Applicant Proposal
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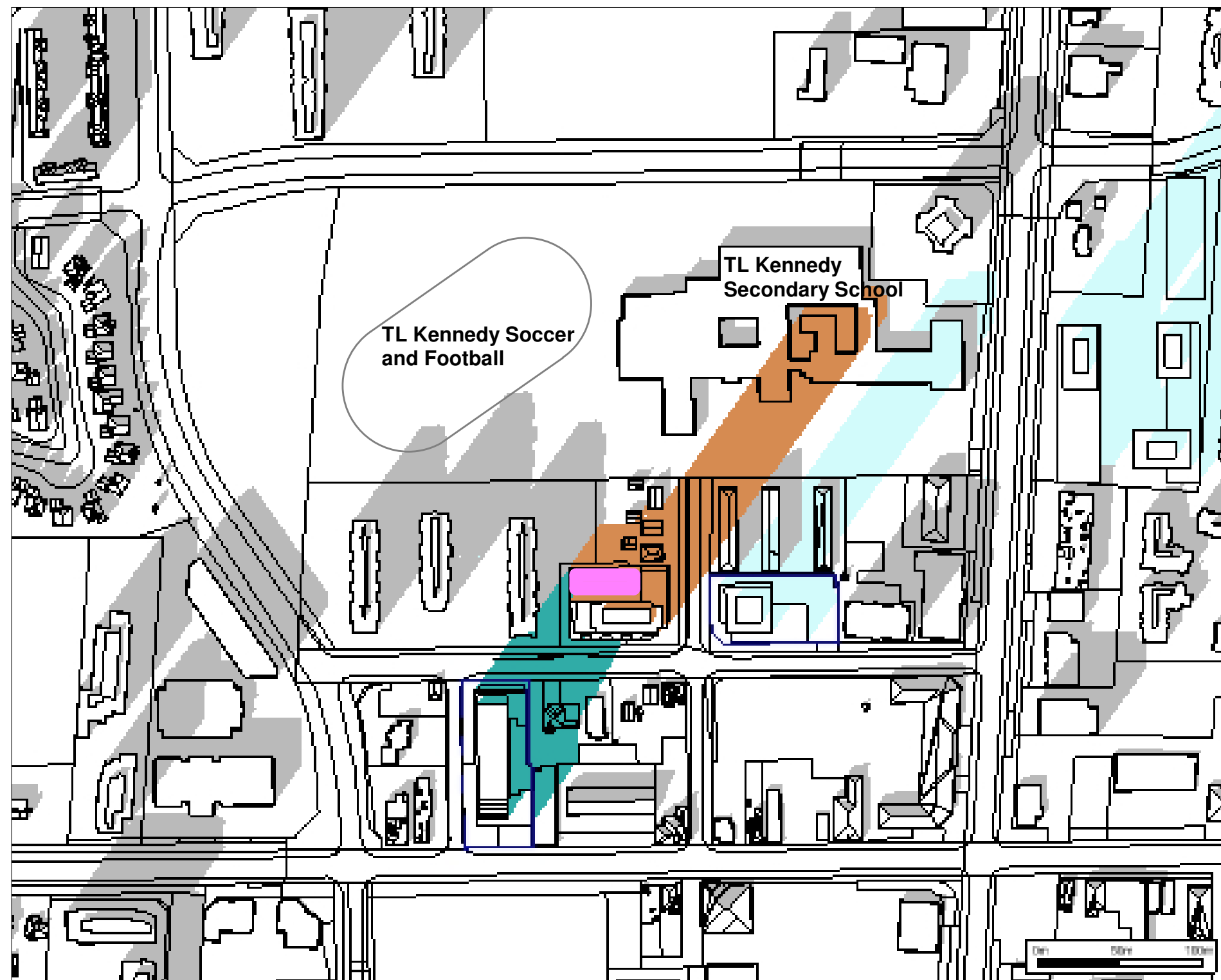
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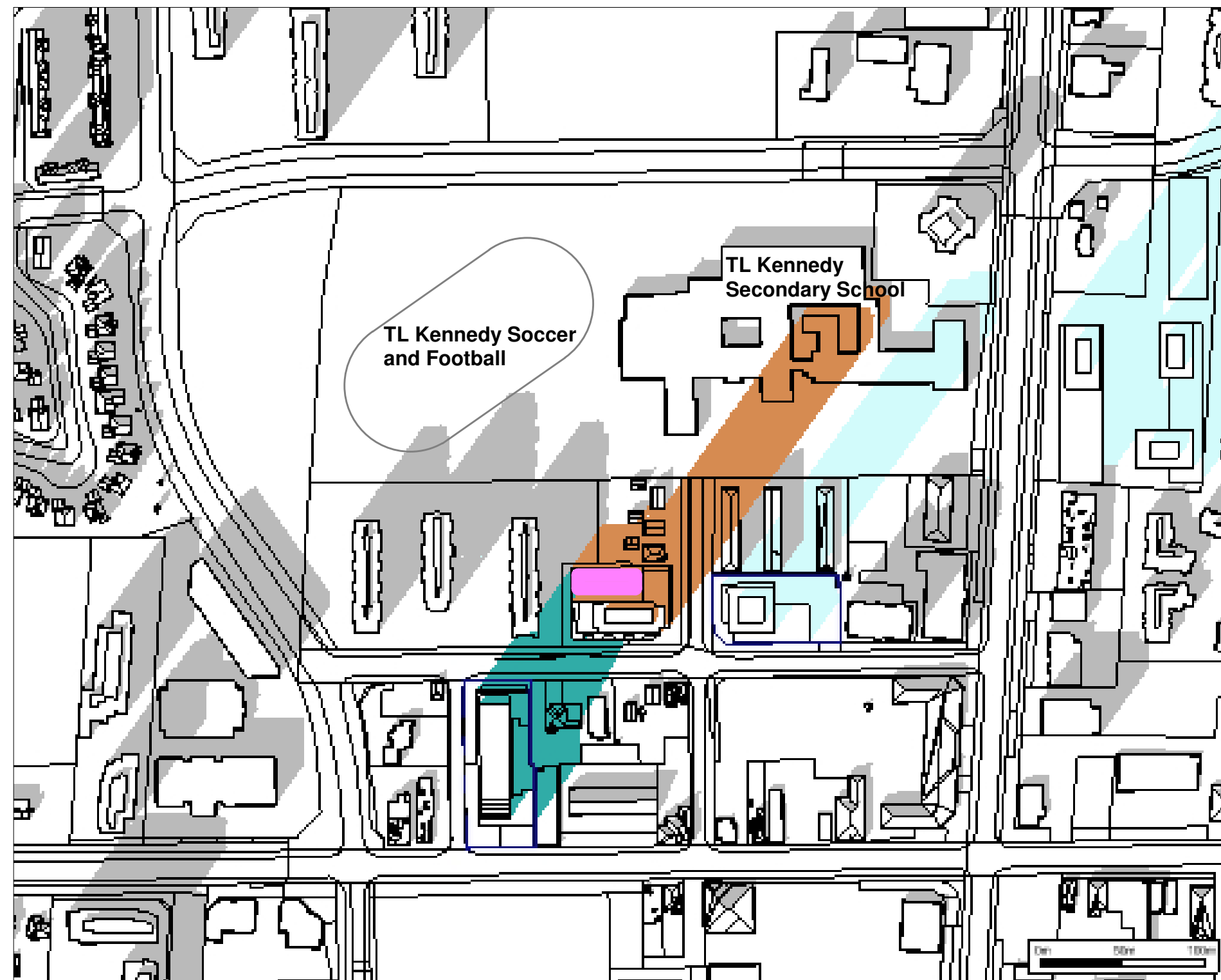
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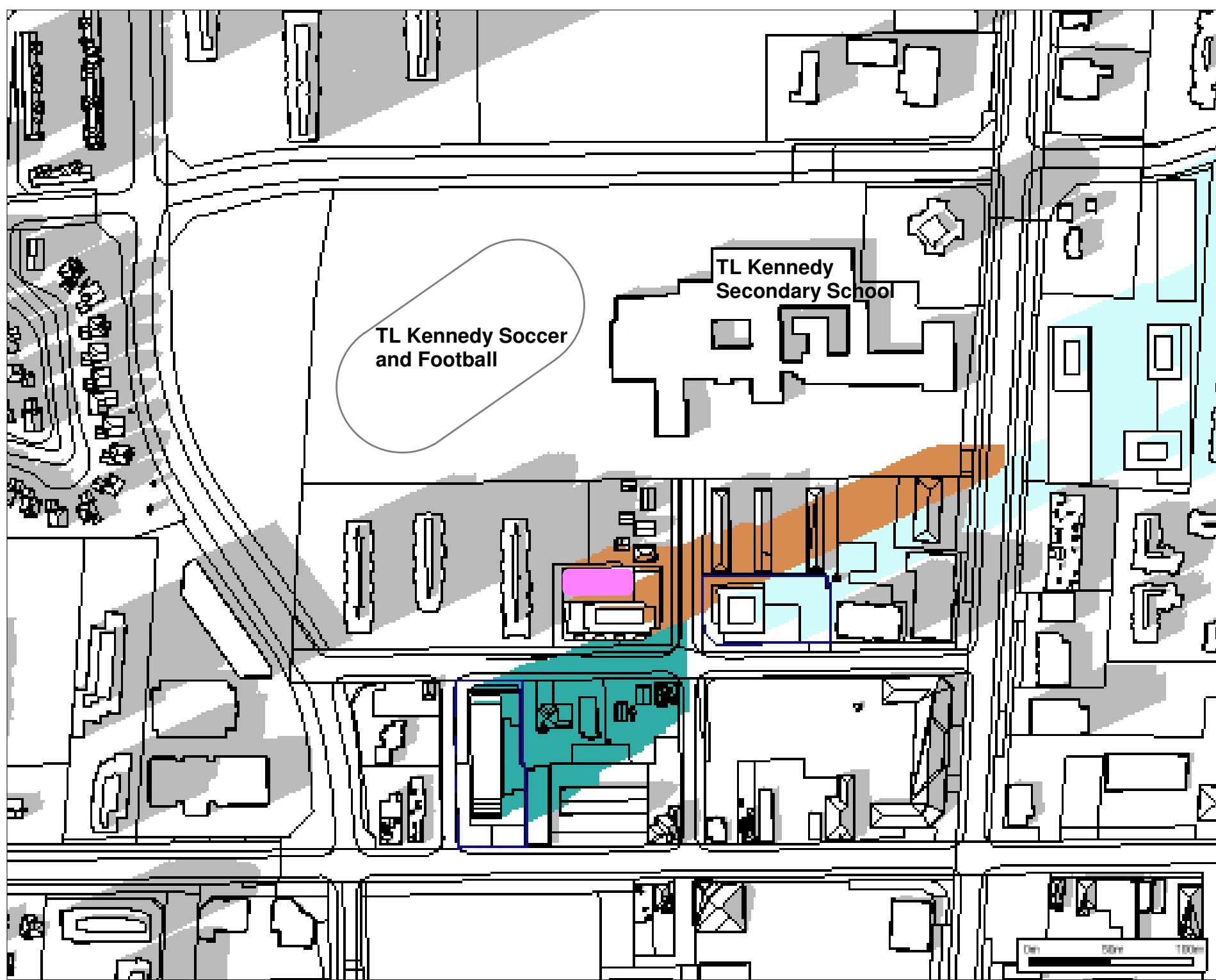
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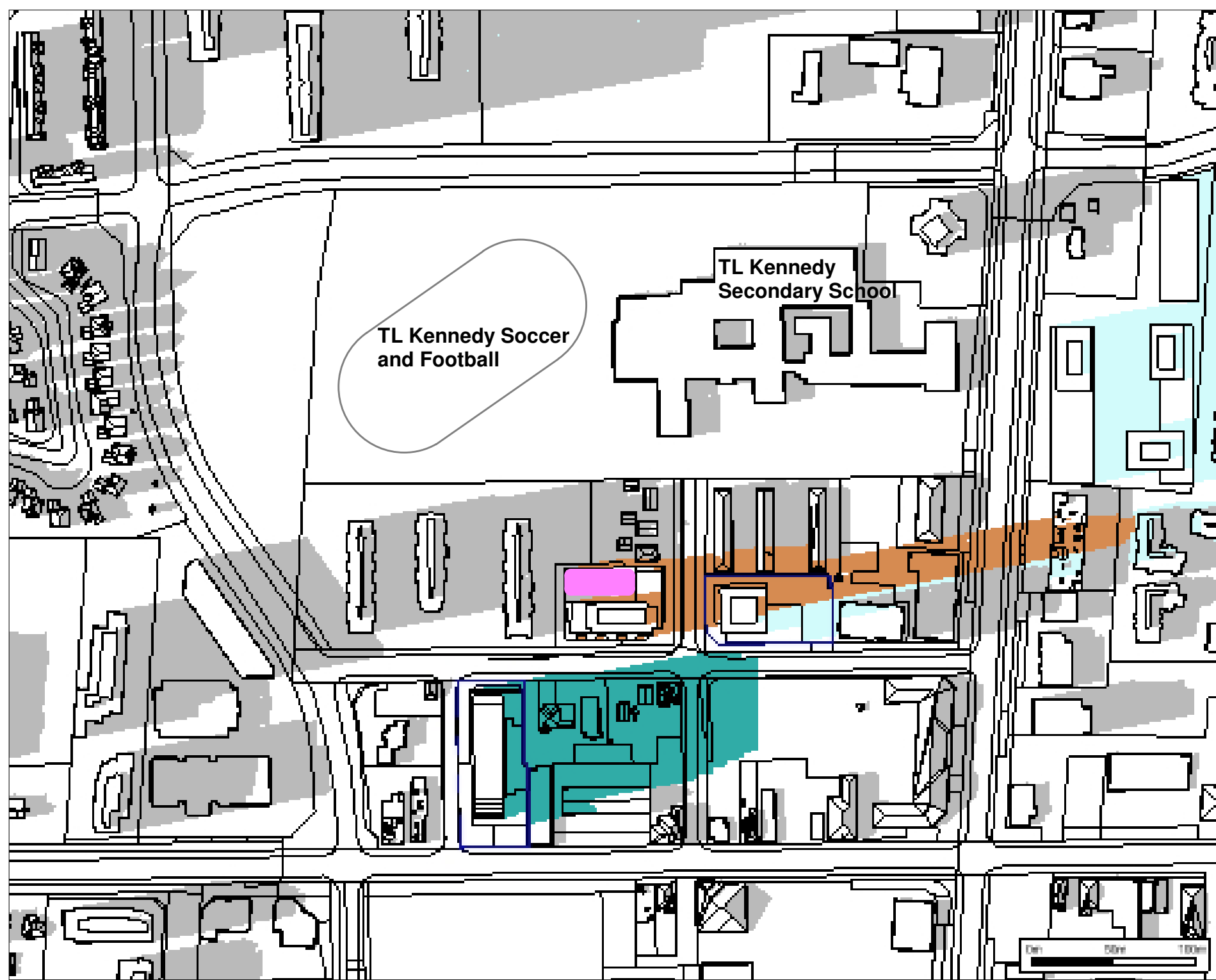
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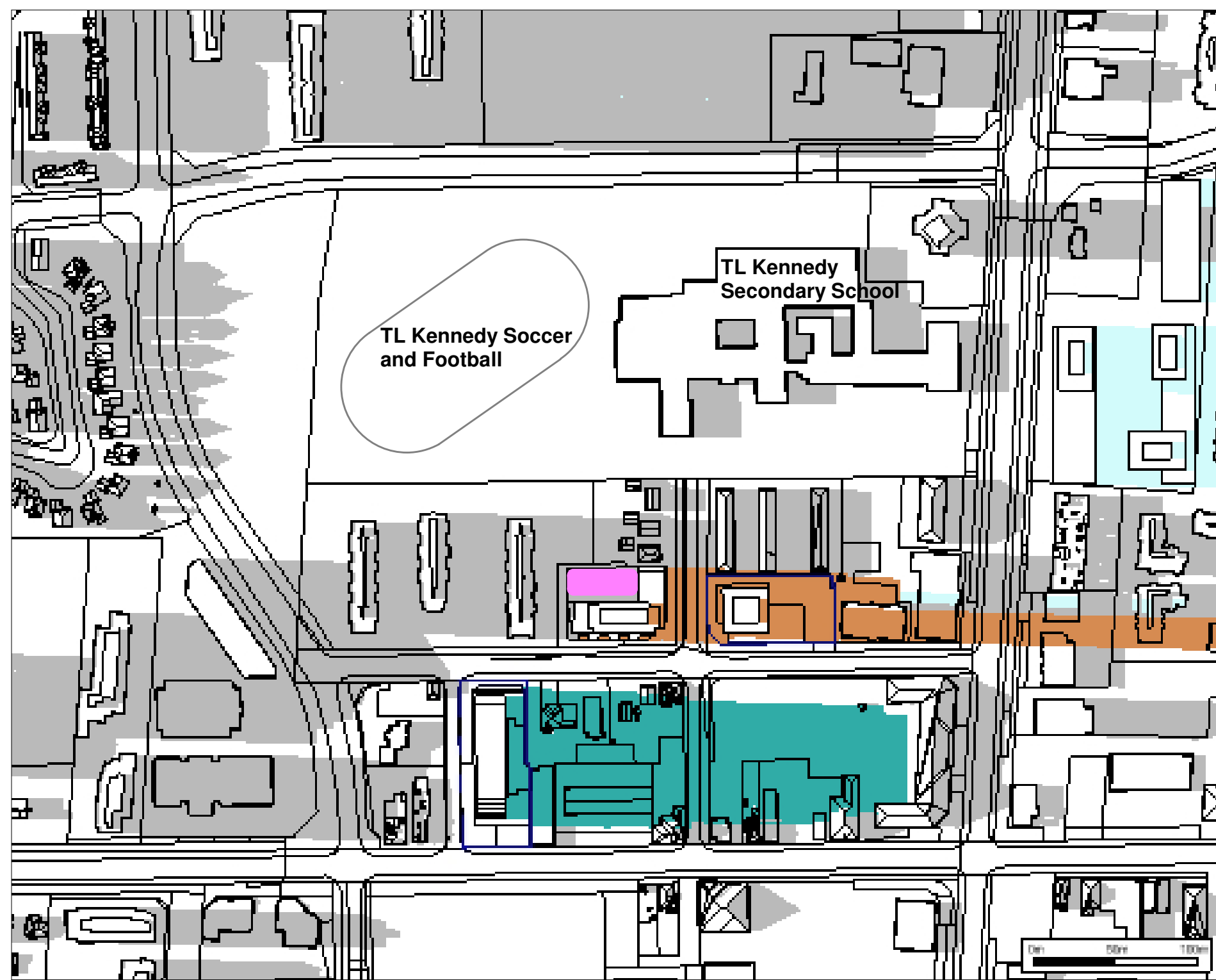
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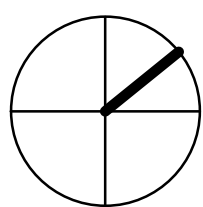
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PROJ. NAME
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DWG TITLE
Shadow
Studies_December

DATE : 2022-04-26

SCALE :

DRAWN : AA

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PROJ. No. : 2131

DWG No.

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