

June 2nd, 2022

1785 Bloor Holdings Inc
204-181 Eglinton Avenue East
Toronto, Ontario, M4P 1J4

Re: 1785 Bloor Street – Shadow Study Letter

To whom it may concern:

The shadow studies prepared and submitted by onespace unlimited inc. have been reviewed for impact on the adjacent properties.

Through the analysis of our shadow study, we reviewed the impact of our development's shadows on the neighbouring single-family homes, commercial developments, and the school. Through our shadow modelling the following was determined:

1759 Bloor Street – Existing Multi-Family Residential Building (West of Proposed Development)

There are no shadow impacts on this residential building. There are some shadows cast on the existing above ground parking at:

June 21 at 7:07 and 7:20am

3375 Ponytrail Drive – Existing Multi-Family Residential (North-West of Proposed Development)

There is minimal shadow impact on the residential building with the exception of:

June 21st between 7:07am and 7:20am

There are some shadows cast on the existing above ground parking at:

June 21 between 7:07am and 8:20am

3395 Ponytrail Drive – Existing Multi-Family Residential (North-West of Proposed Development)

There is minimal shadow impact on the residential building with the exception of:

December 21st between 9:19am to 10:17am

There are some shadows cast on the existing above ground parking at:

June 21 between 7:07am and 10:20am

September 21 between 8:35am and 11:12am

December 21st between 9:19am and 11:17am

3401 Ponytrail Drive – Existing Multi-Family Residential (North-West of Proposed Development)

There is minimal shadow impact on the residential building with the exception of:

December 21st between 9:19am to 10:17am

There are some shadows cast on the existing above ground parking at:

June 21 between 7:70am and 10:20am

September 21 between 8:35am and 11:12am

December 21 between

Residential Homes North of Development (Bridgewood Drive)

The shadow caused by the proposed development is minimal on a couple of houses at:

September 21 between 3:12pm and 4:12pm

December 21 between 11:17pm and 3:15pm

The shadow caused by the proposed development minimal on a couple of backyards at:

September 21st between 2:12pm and 4:12pm

December 21 between 11:17am and 3:15pm

1785 Bloor Street – Existing Multi-Family Residential Building on the Same Property

The shadow caused by the proposed development is minimal on the existing apartment building at:

June 21 between 4:20pm and 8:33pm

September 21 between 4:12pm and 5:48pm

December 21 at 3:15pm

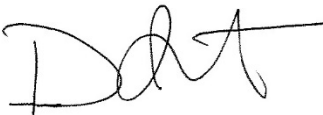
Summary Conclusion:

Our analysis shows that the impact on the adjacent properties is acceptable both in duration and placement of shadows. Areas that benefit from direct sunlight have ample exposure during relevant timeframes. In conclusion, it can be determined that there is no significant increase to the existing shadows due to the proposed development.

I trust this is satisfactory.

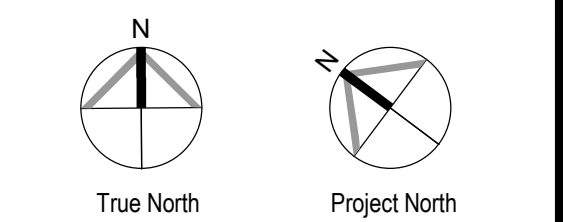
Yours truly,

onespace unlimited inc . architecture + interior design



Don Iafrate, B.Tech., M.Arch., OAA, LEED AP

VP-studio operations, Architect



27 MAY 2022	ISSUED FOR OPA AND OPA
No. DATE	ISSUED



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND MATERIALS AND FINISHES. ONESPACE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS.
ALL CONSTRUCTION SHALL BE ACCORDING TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite
204, Toronto, ON M4P 1J4
ADDRESS

1785 Bloor Street, Mississauga,
ON L4X 1S8

DRAWING
Shadow Studies

PROJECT NUMBER	DATE
21045	27 MAY 2022
SCALE	PLOTTED DATE
1 : 1600	2022-05-27 2:01:27 PM

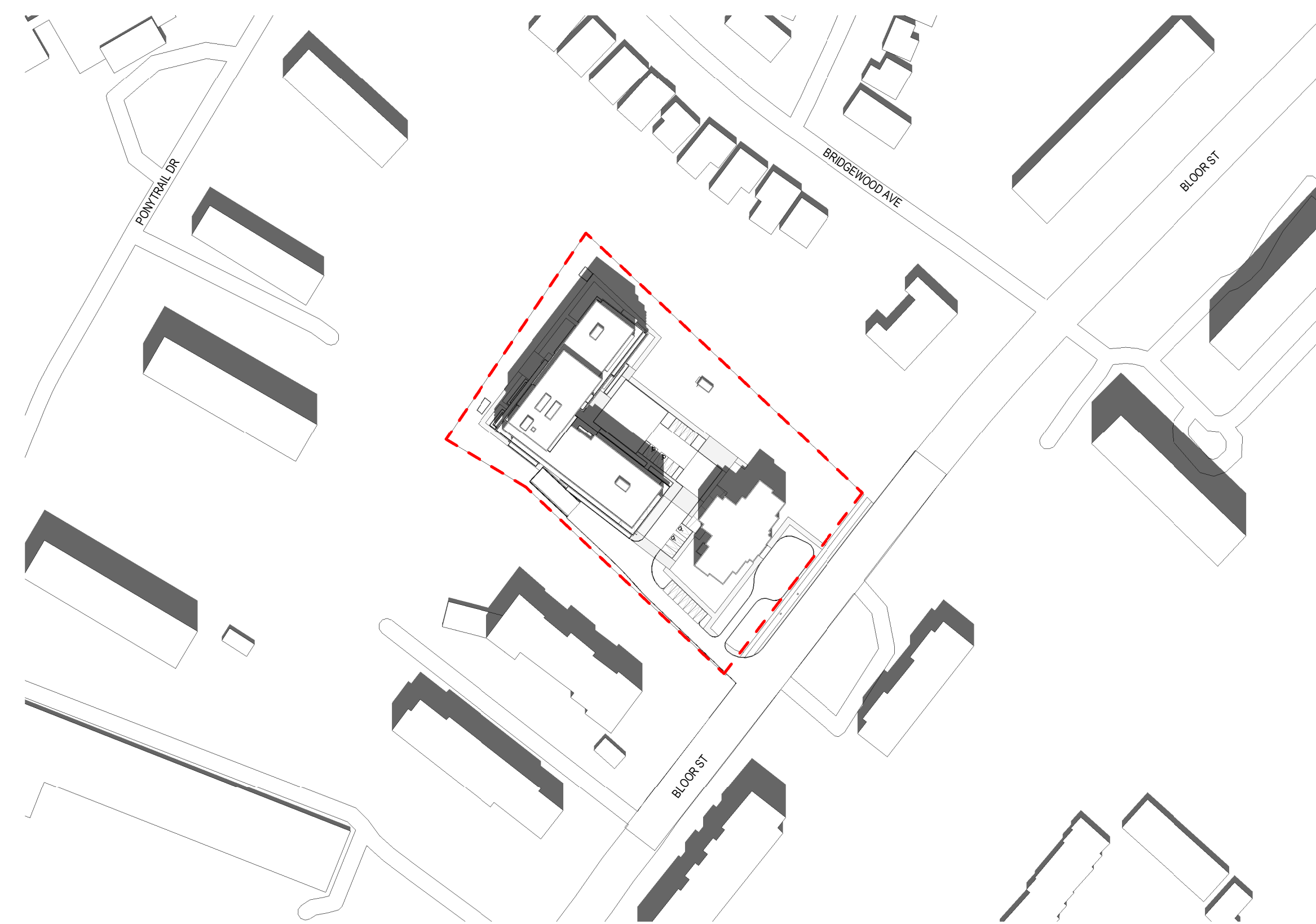
A-090



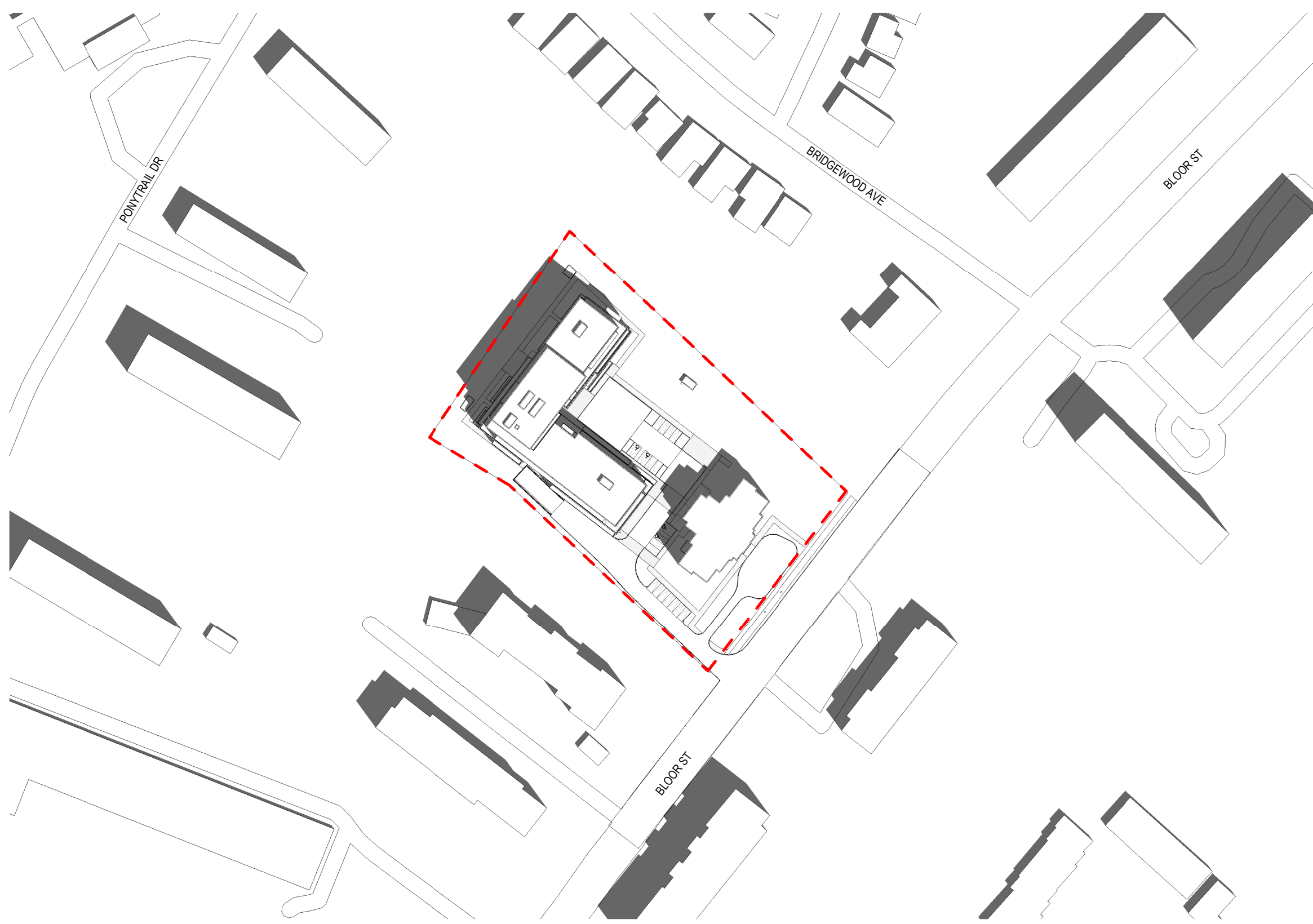
JUNE 21 AT 14.20
1 : 1600



JUNE 21 AT 13.20 (SOLAR NOON)
1 : 1600



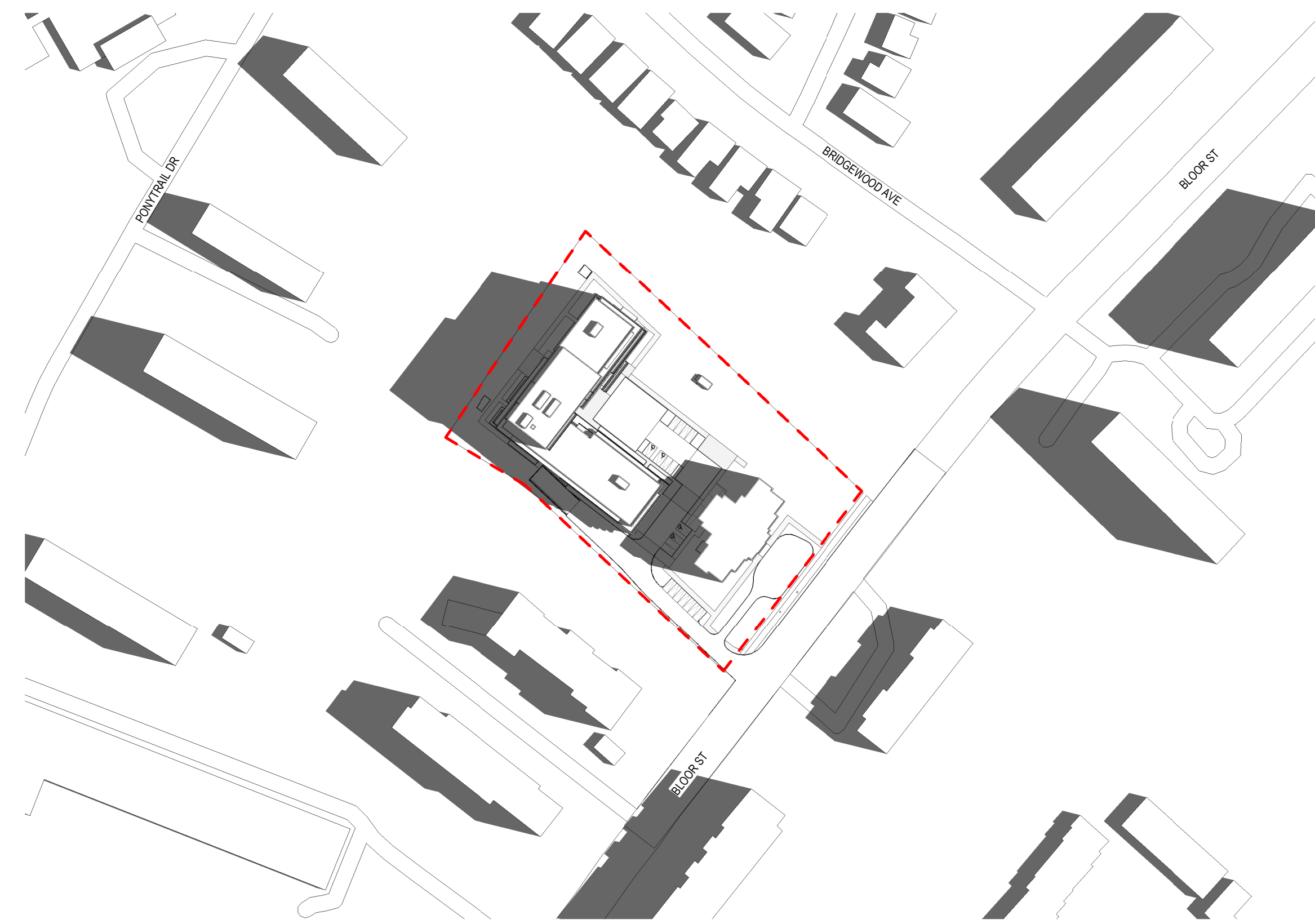
JUNE 21 AT 12.20
1 : 1600



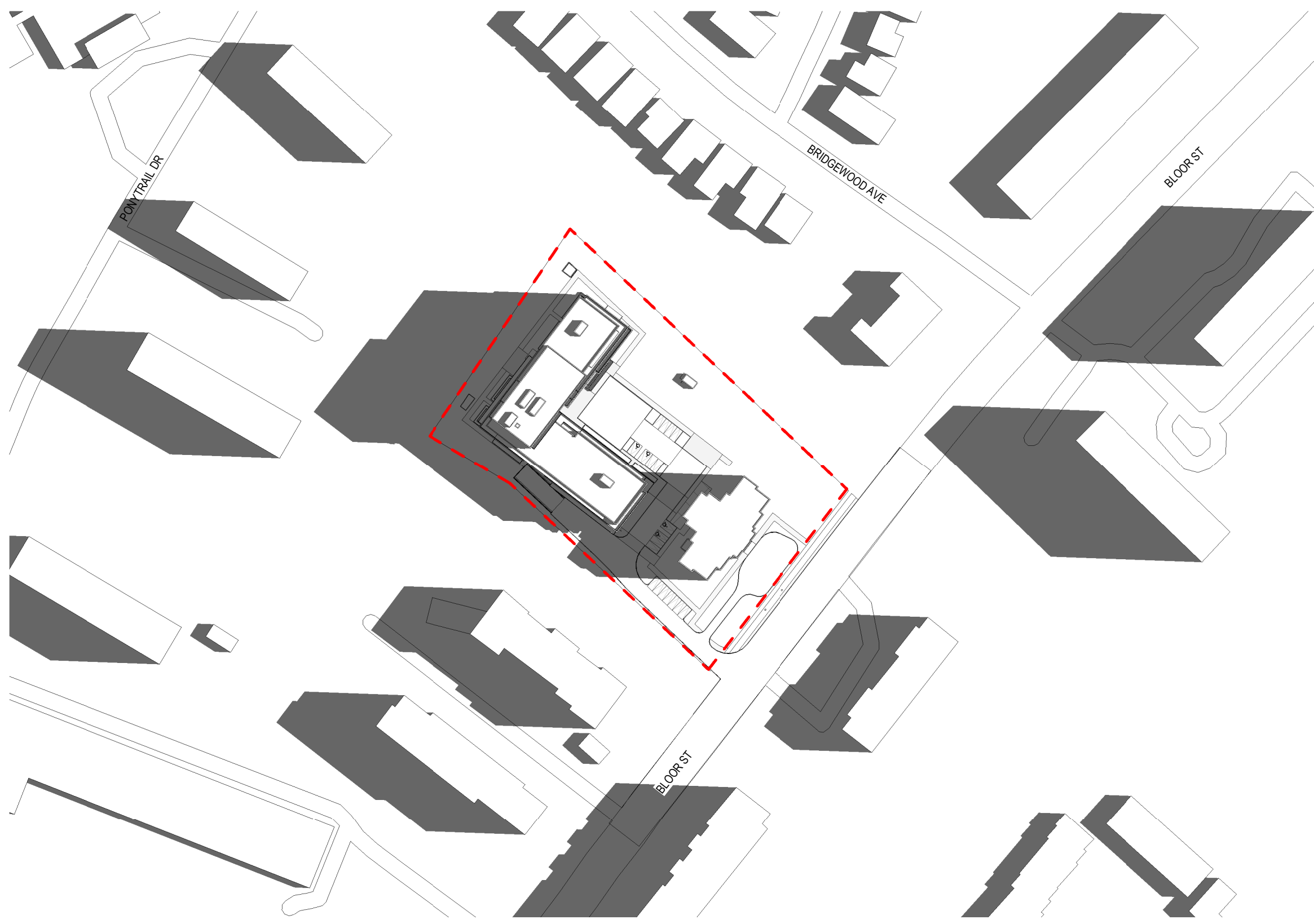
JUNE 21 AT 11.20
1 : 1600



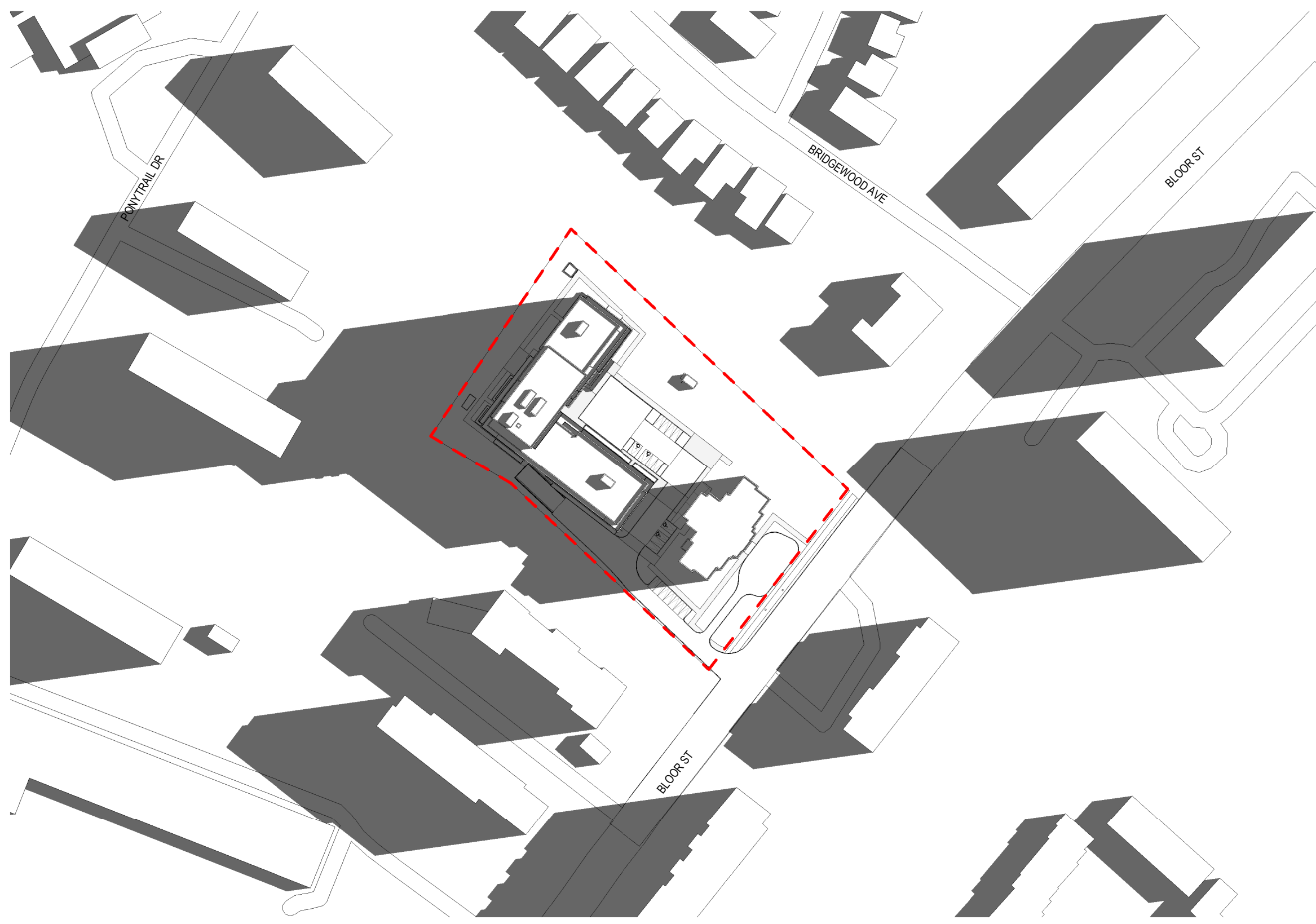
JUNE 21 AT 10.20
1 : 1600



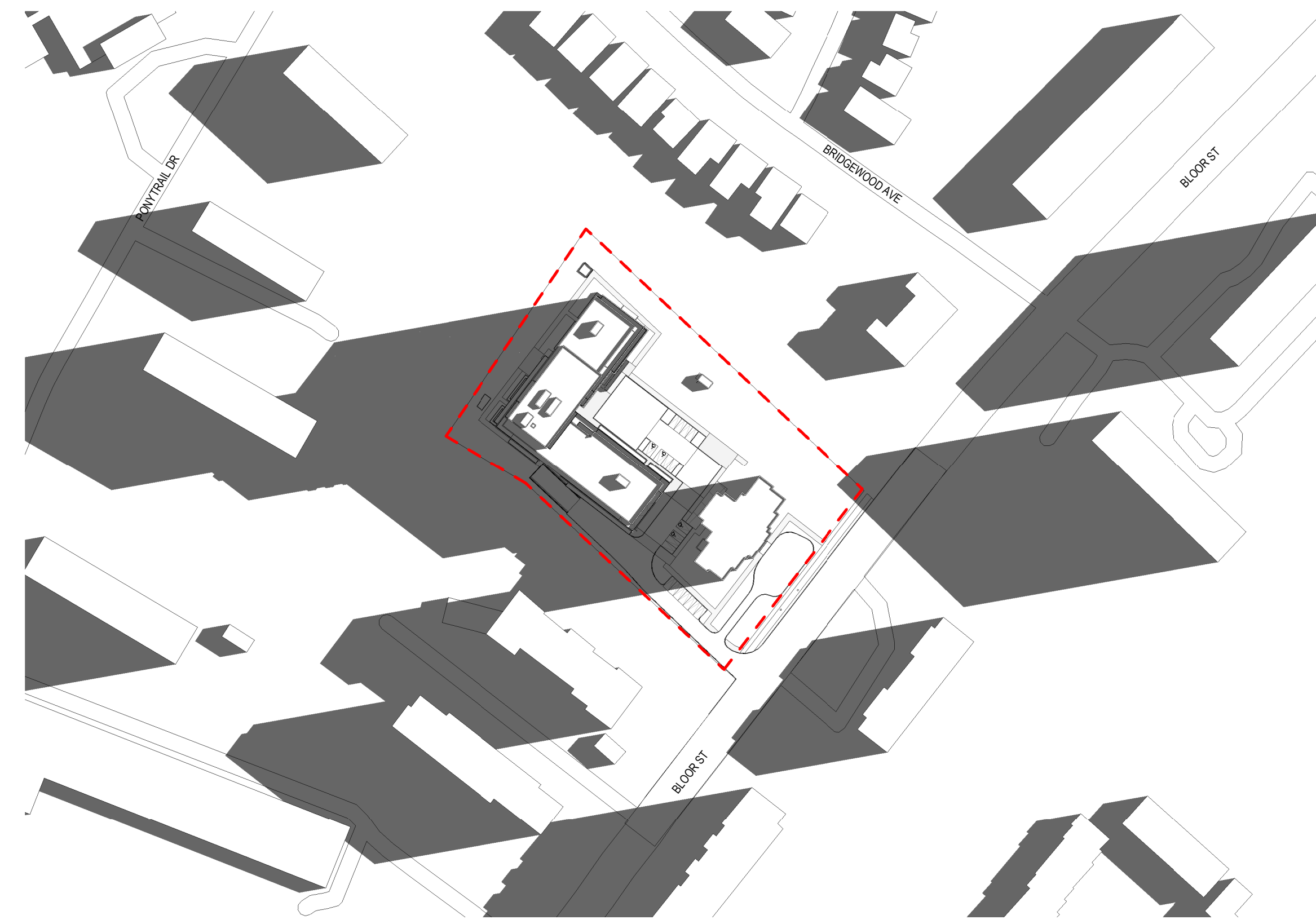
JUNE 21 AT 9.20
1 : 1600



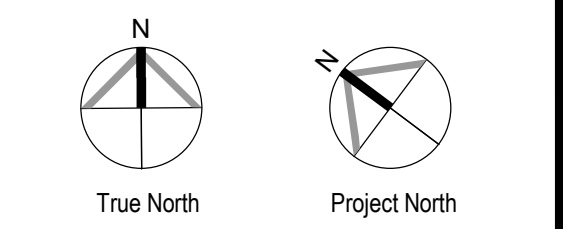
JUNE 21 AT 8.20
1 : 1600



JUNE 21 AT 7.20
1 : 1600



JUNE 21 AT 7.07
1 : 1600



No.	DATE	ISSUED
1	27 MAY 2022	ISSUED FOR OPA AND OPA SUBMISSION



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND ARRANGEMENT AND ARE NOT TO BE USED FOR CONSTRUCTION. ALL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PROJECT MANUAL AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS AND ORDINANCES. ONESPACE AND ITS DESIGNERS SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

CLIENT
1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite
204, Toronto, ON M4P 1J4
ADDRESS

1785 Bloor Street, Mississauga,
ON L4X 1S8

DRAWING
Shadow Studies

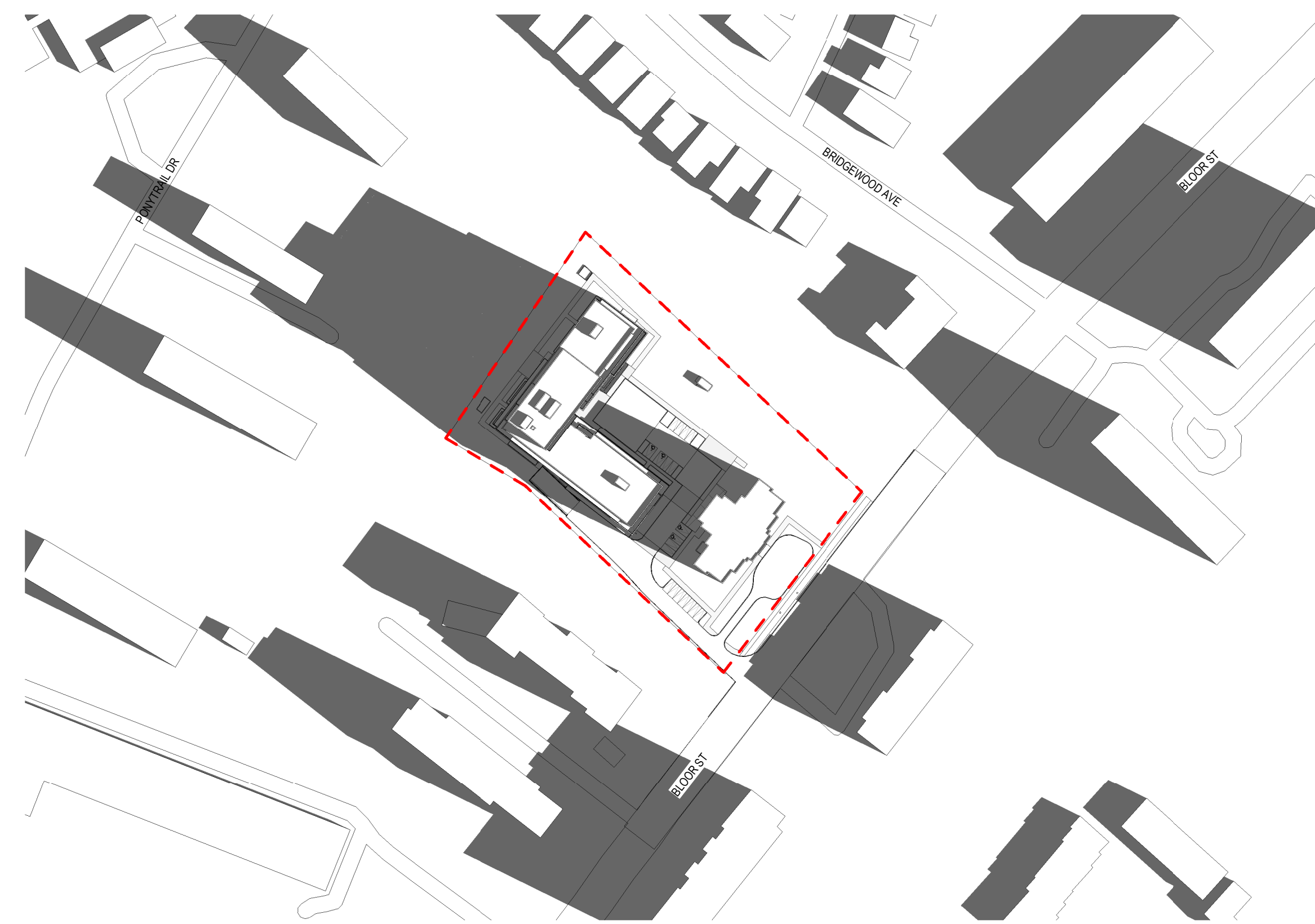
PROJECT NUMBER	DATE
21045	27 MAY 2022
SCALE	PLOTTED DATE
1 : 1600	2022-05-27 2:02:11 PM



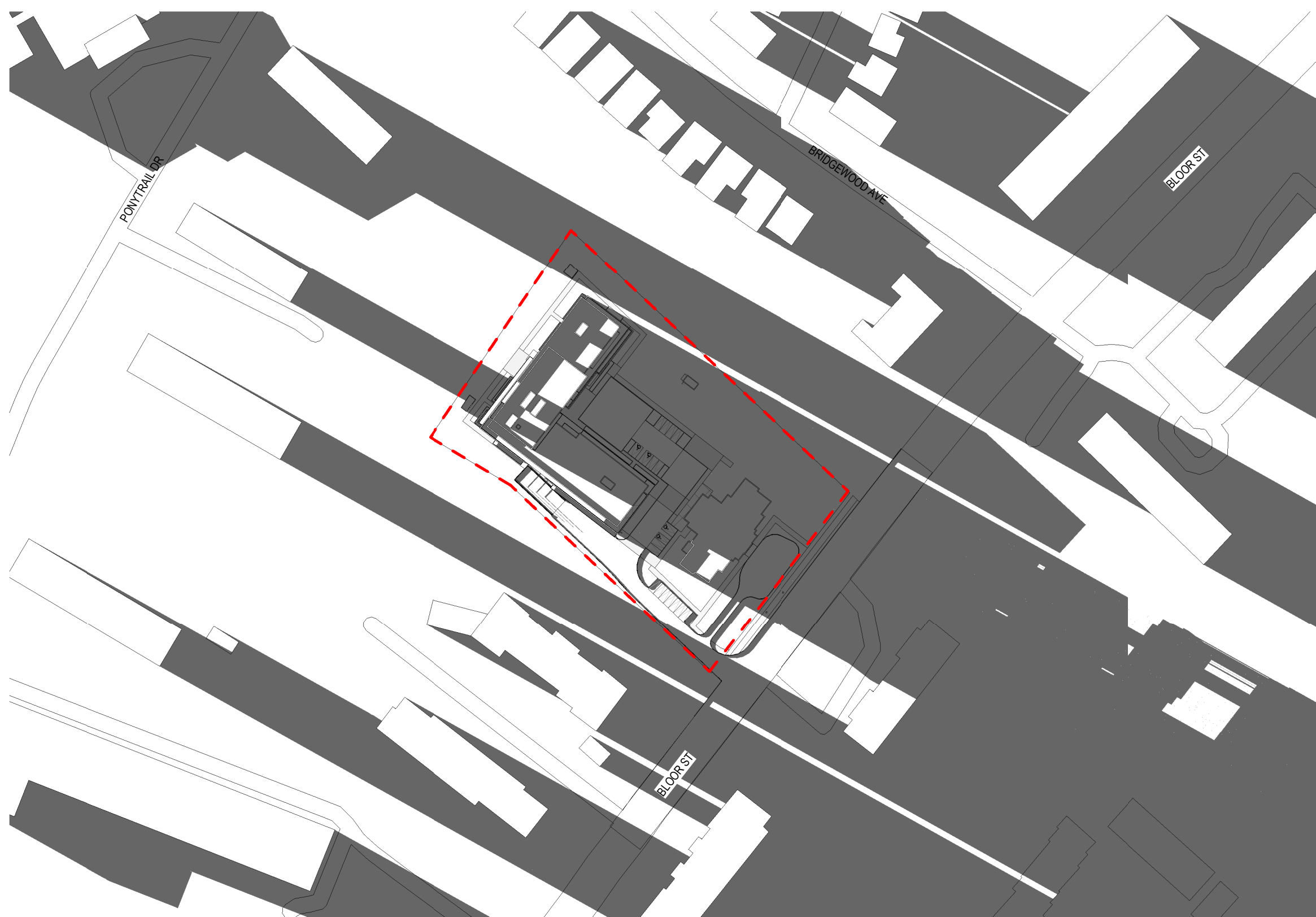
SEPTEMBER 21 AT 10.12
1 : 1600



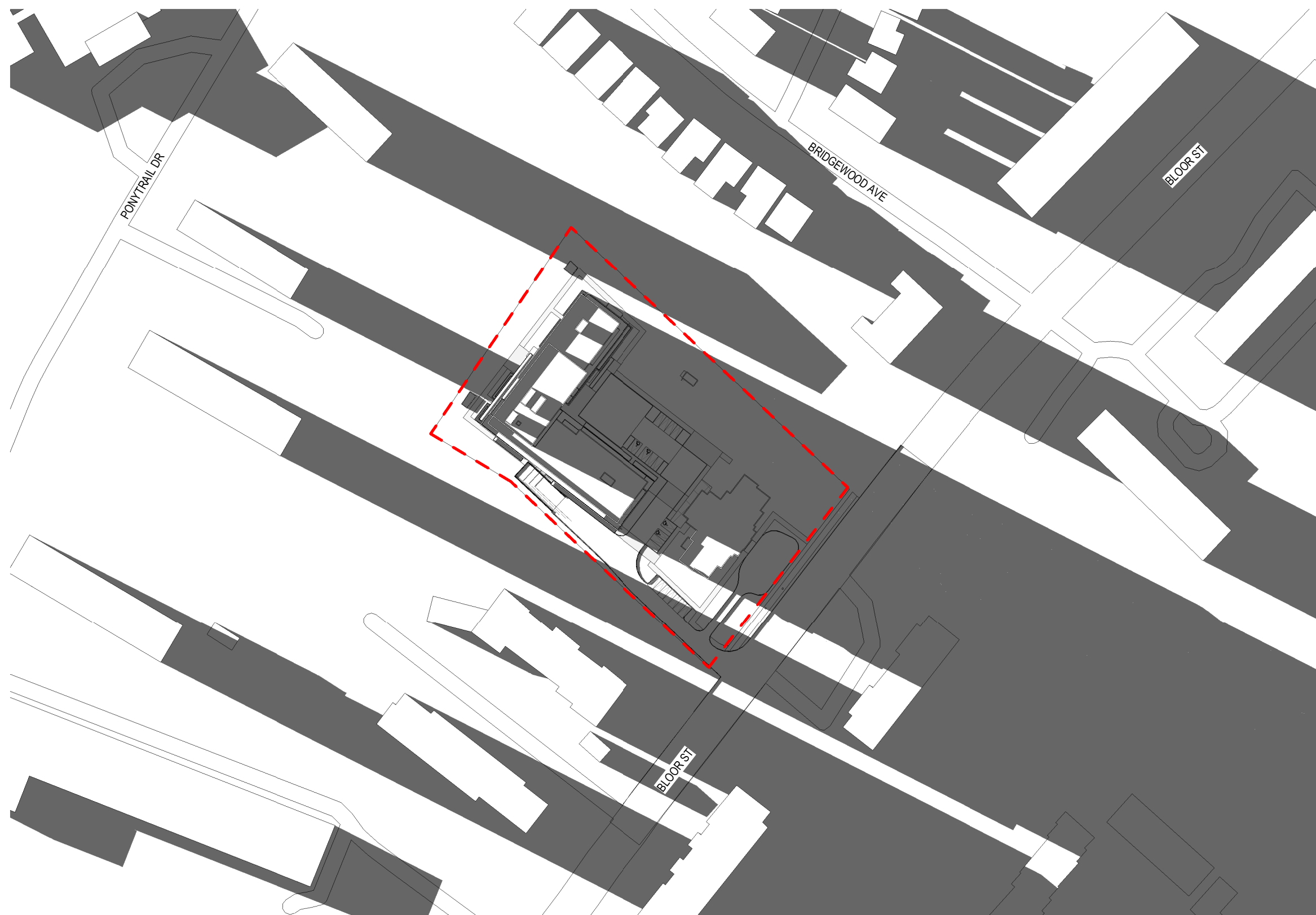
SEPTEMBER 21 AT 9.12
1 : 1600



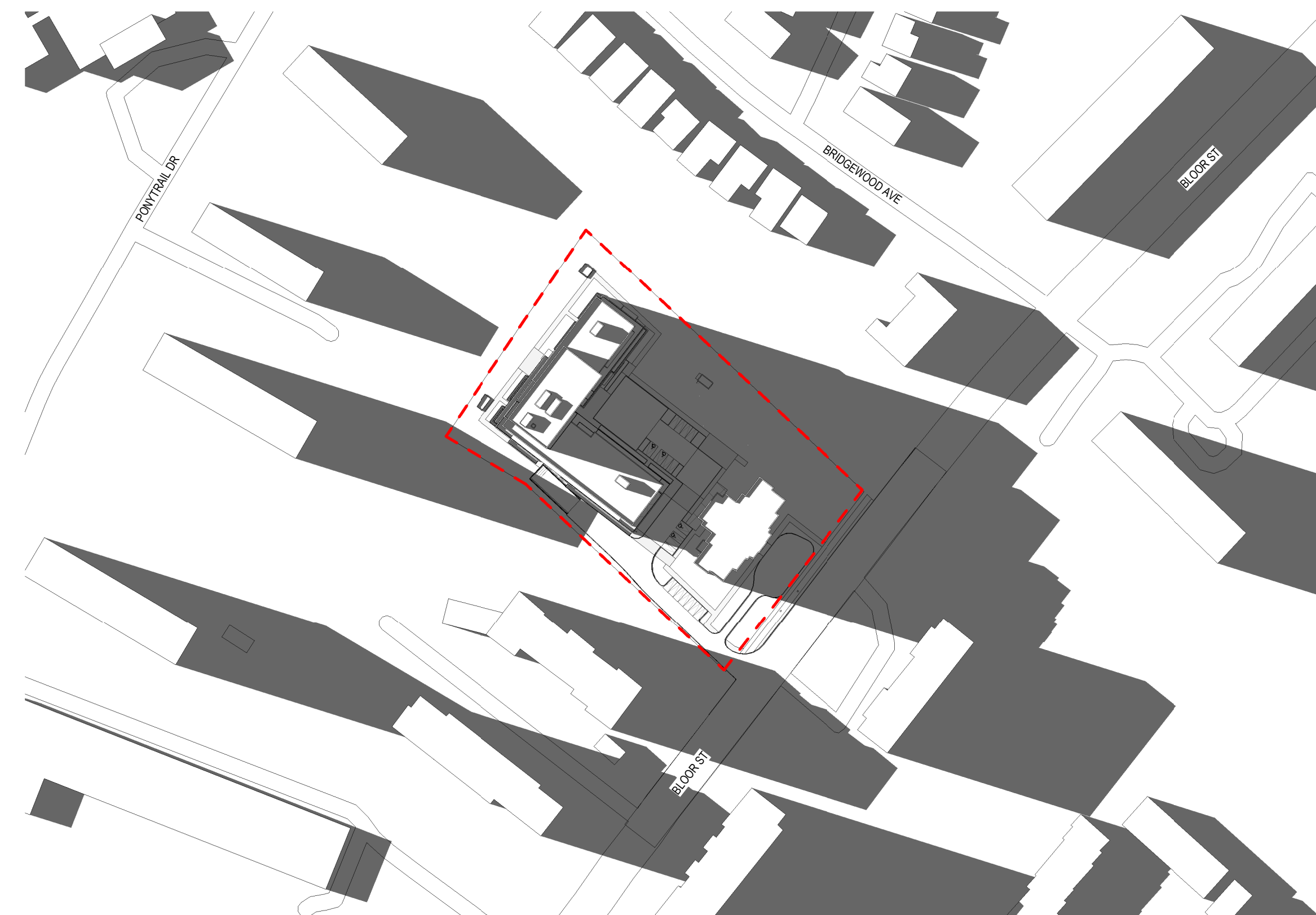
SEPTEMBER 21 AT 8.35
1 : 1600



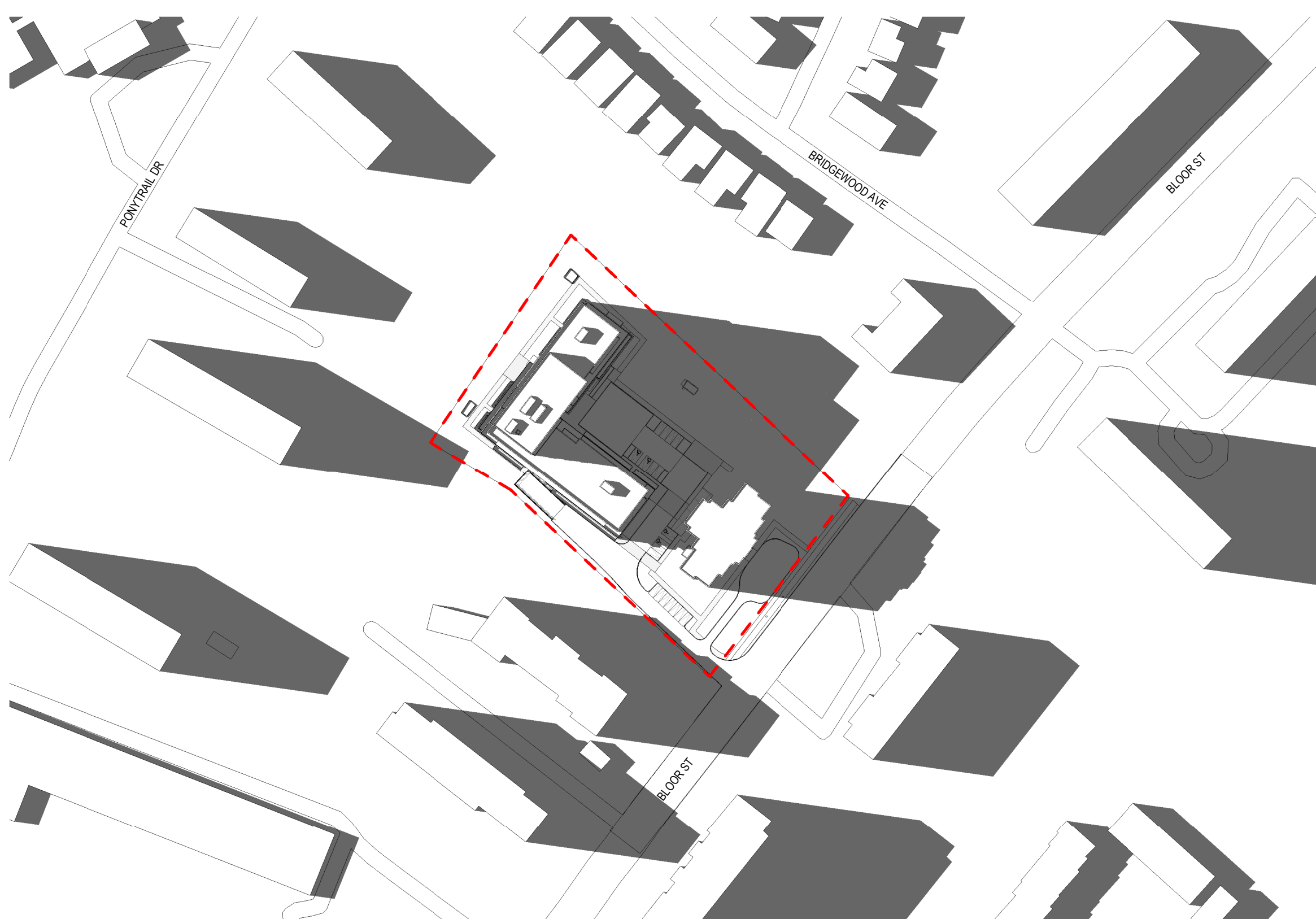
JUNE 21 AT 19.33
1 : 1600



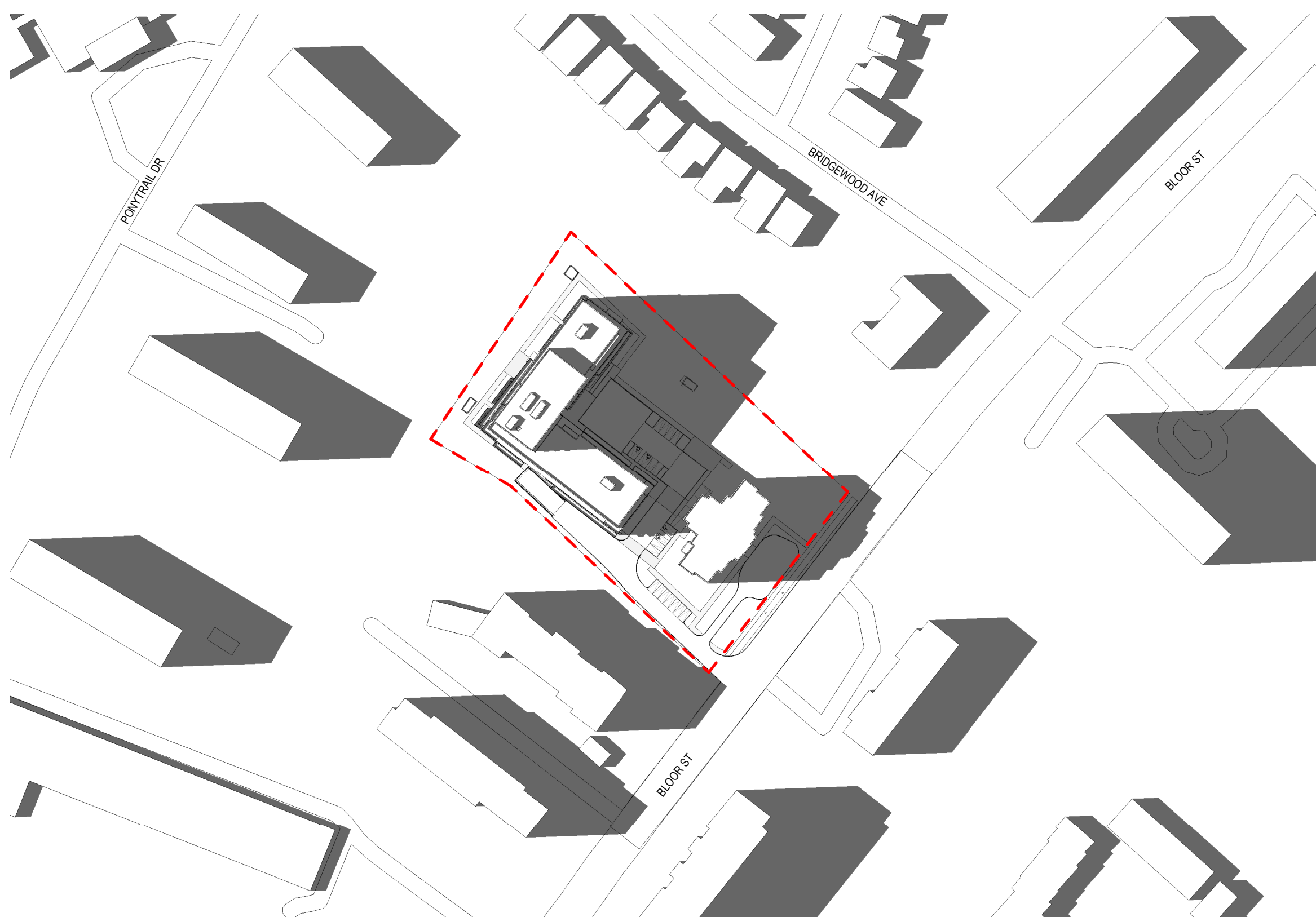
JUNE 21 AT 19.20
1 : 1600



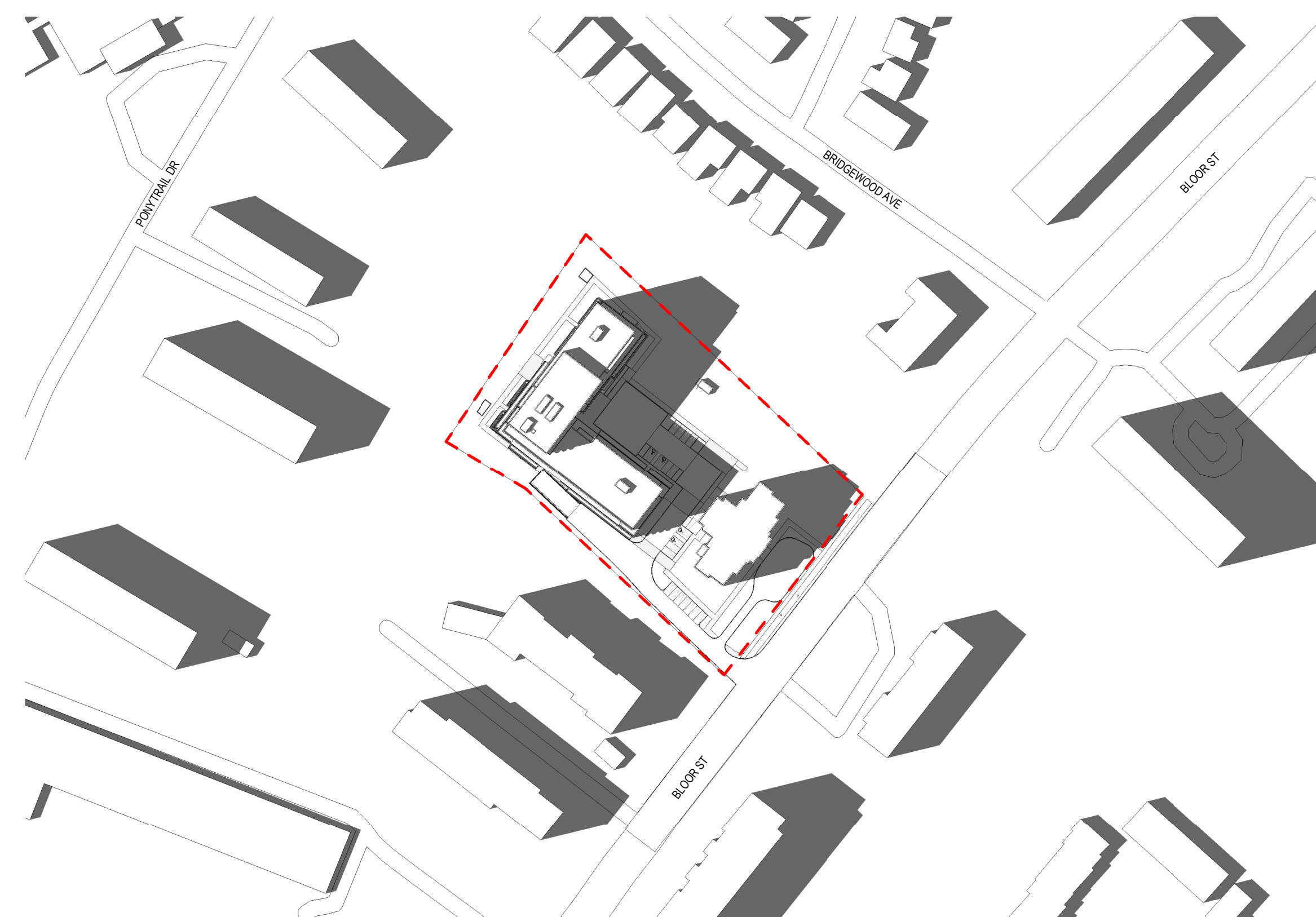
JUNE 21 AT 18.20
1 : 1600



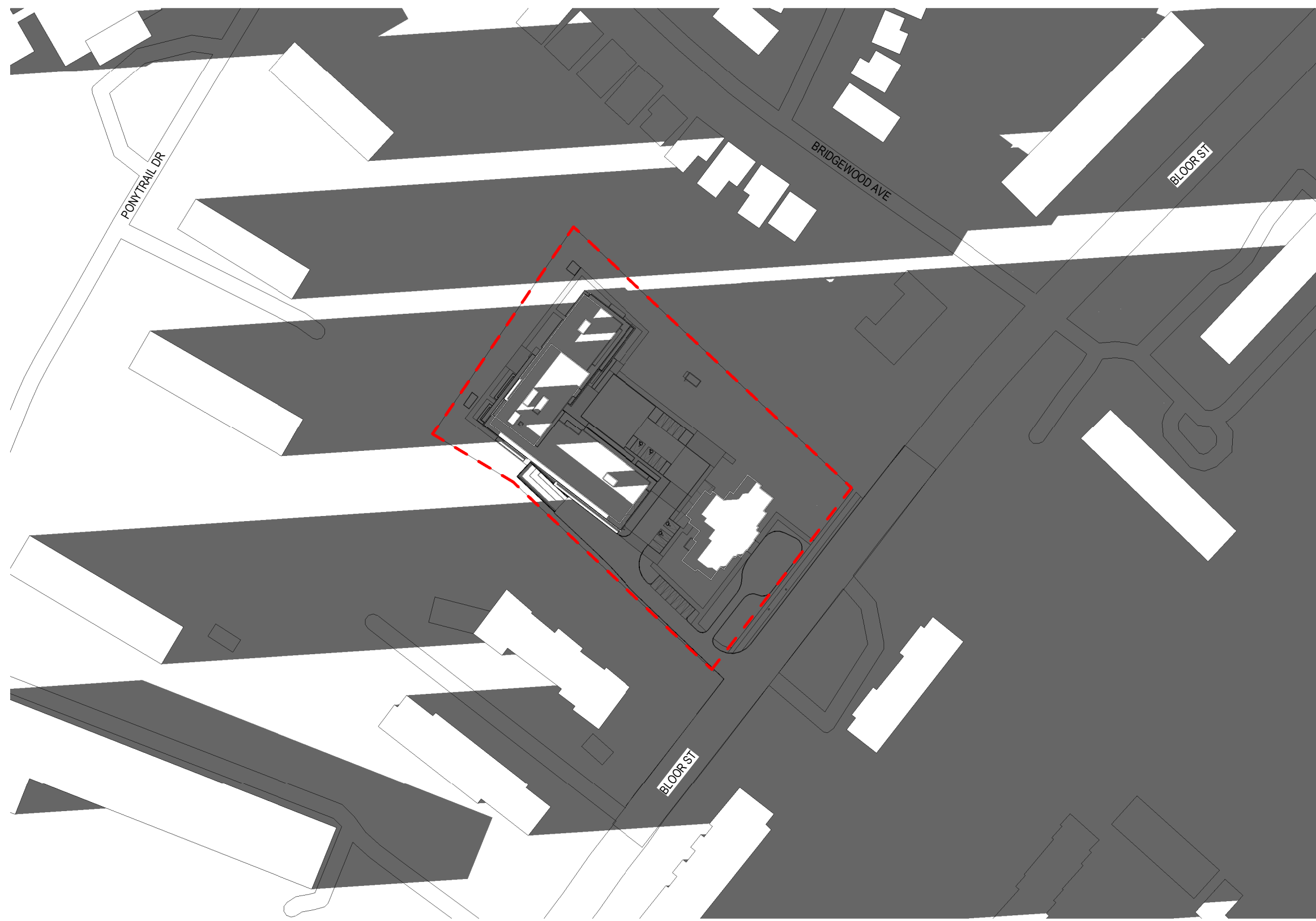
JUNE 21 AT 17.20
1 : 1600



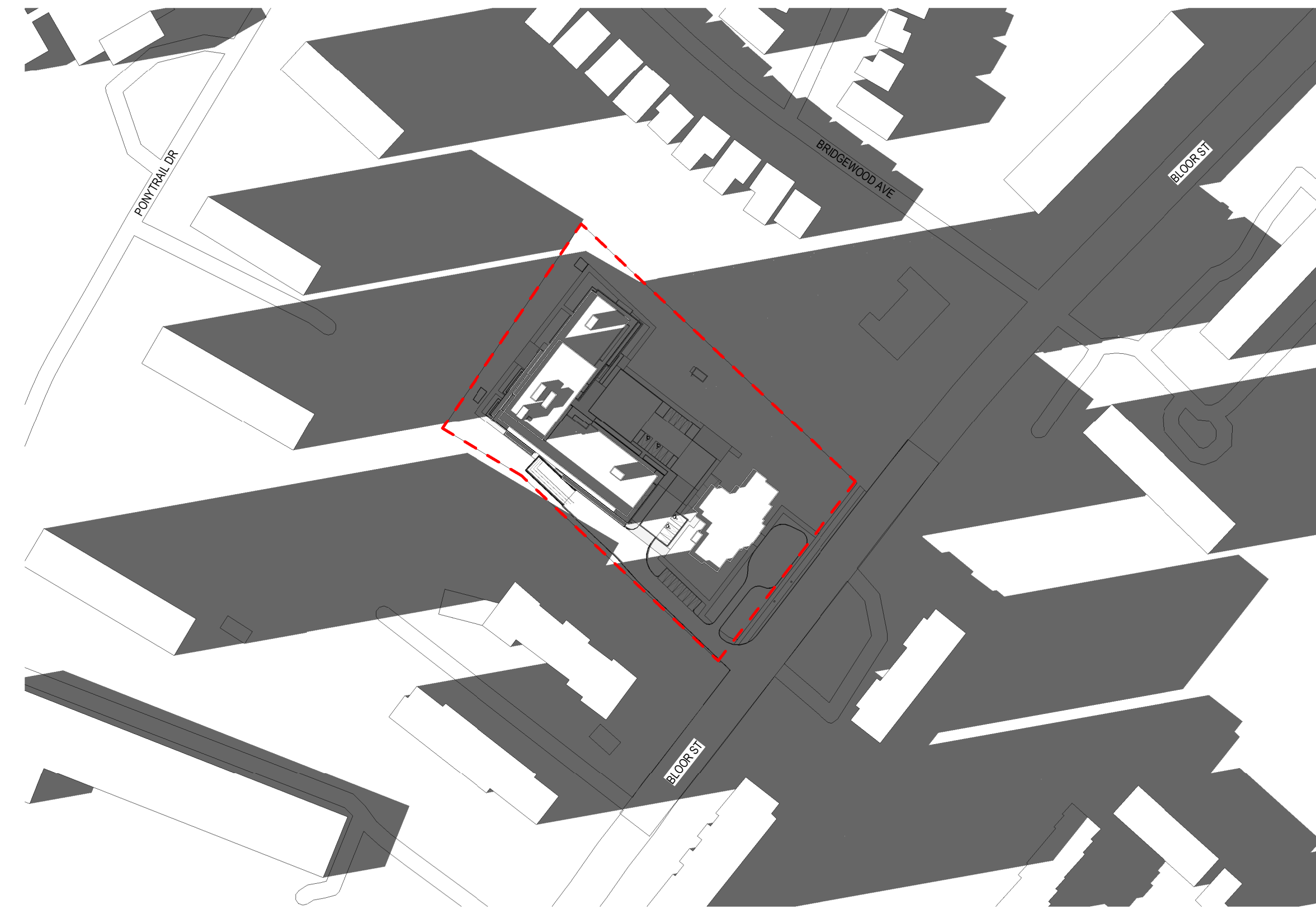
JUNE 21 AT 16.20
1 : 1600



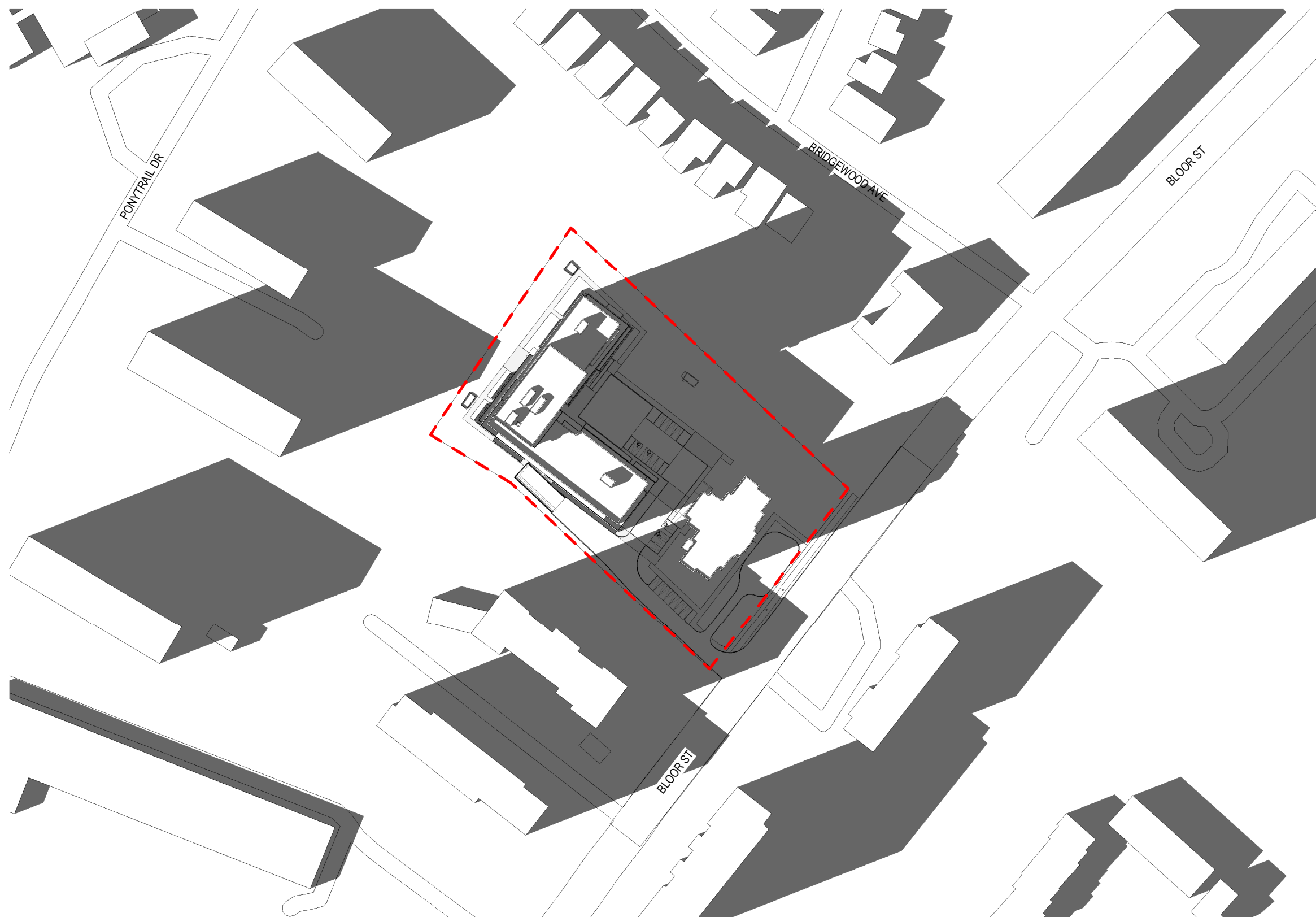
JUNE 21 AT 15.20
1 : 1600



SEPTEMBER 21 AT 17.48
1 : 1600



SEPTEMBER 21 AT 17.12
1 : 1600



SEPTEMBER 21 AT 16.12
1 : 1600



SEPTEMBER 21 AT 15.12
1 : 1600



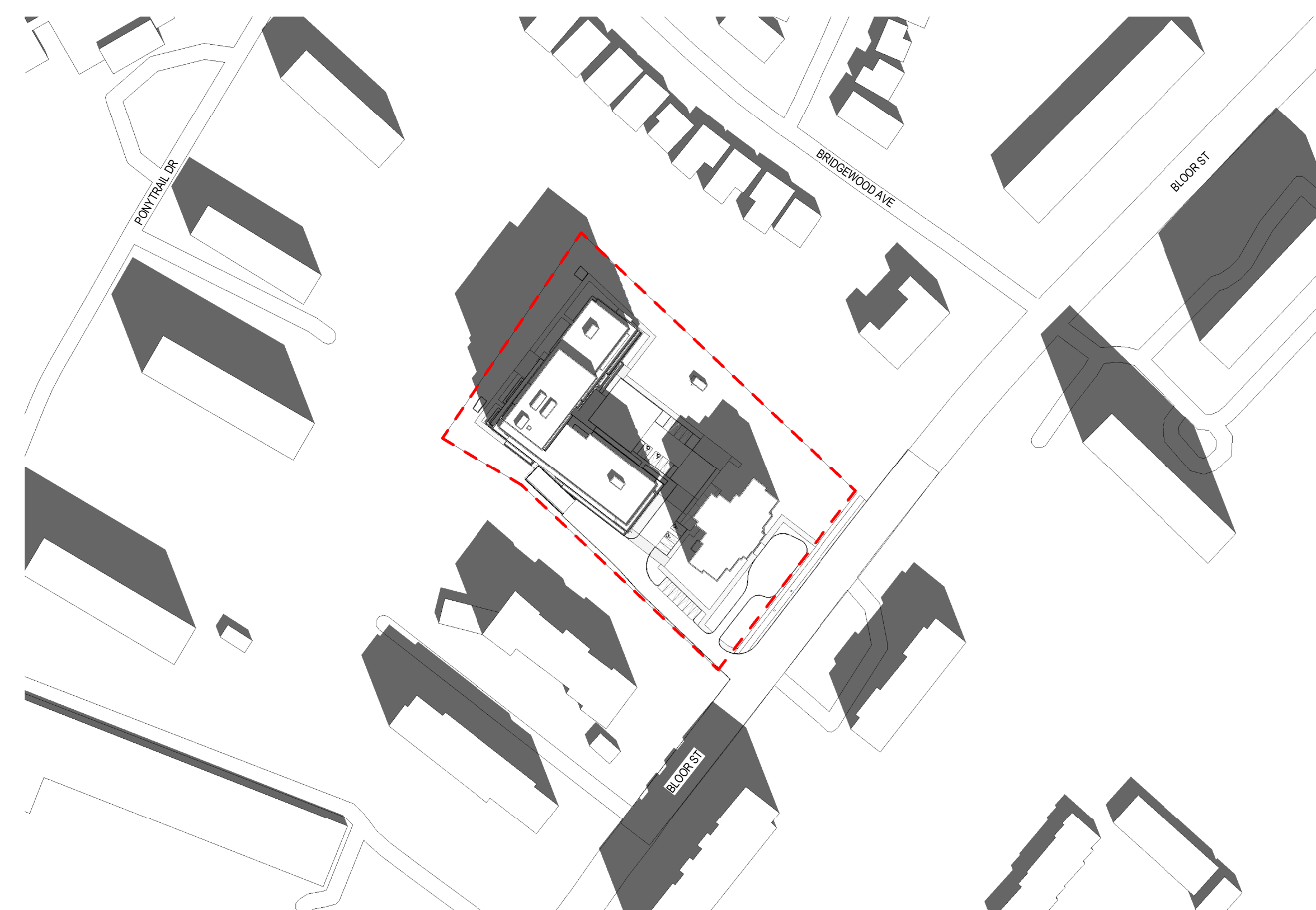
SEPTEMBER 21 AT 14.12
1 : 1600



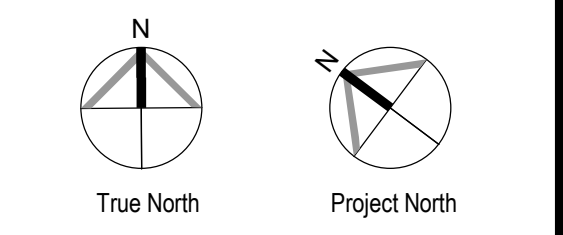
SEPTEMBER 21 AT 13.12
1 : 1600



SEPTEMBER 21 AT 12.12
1 : 1600



SEPTEMBER 21 AT 11.12
1 : 1600



No.	DATE	ISSUED
1	27 MAY 2022	ISSUED FOR OPA AND OPA SUBMISSION



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND ARRANGEMENT AND REDESIGN OF MATERIALS AND PRODUCTS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST CRAFTSMANSHIP PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite
204, Toronto, ON M4P 1J4
ADDRESS

1785 Bloor Street, Mississauga,
ON L4X 1S8

DRAWING
Shadow Studies

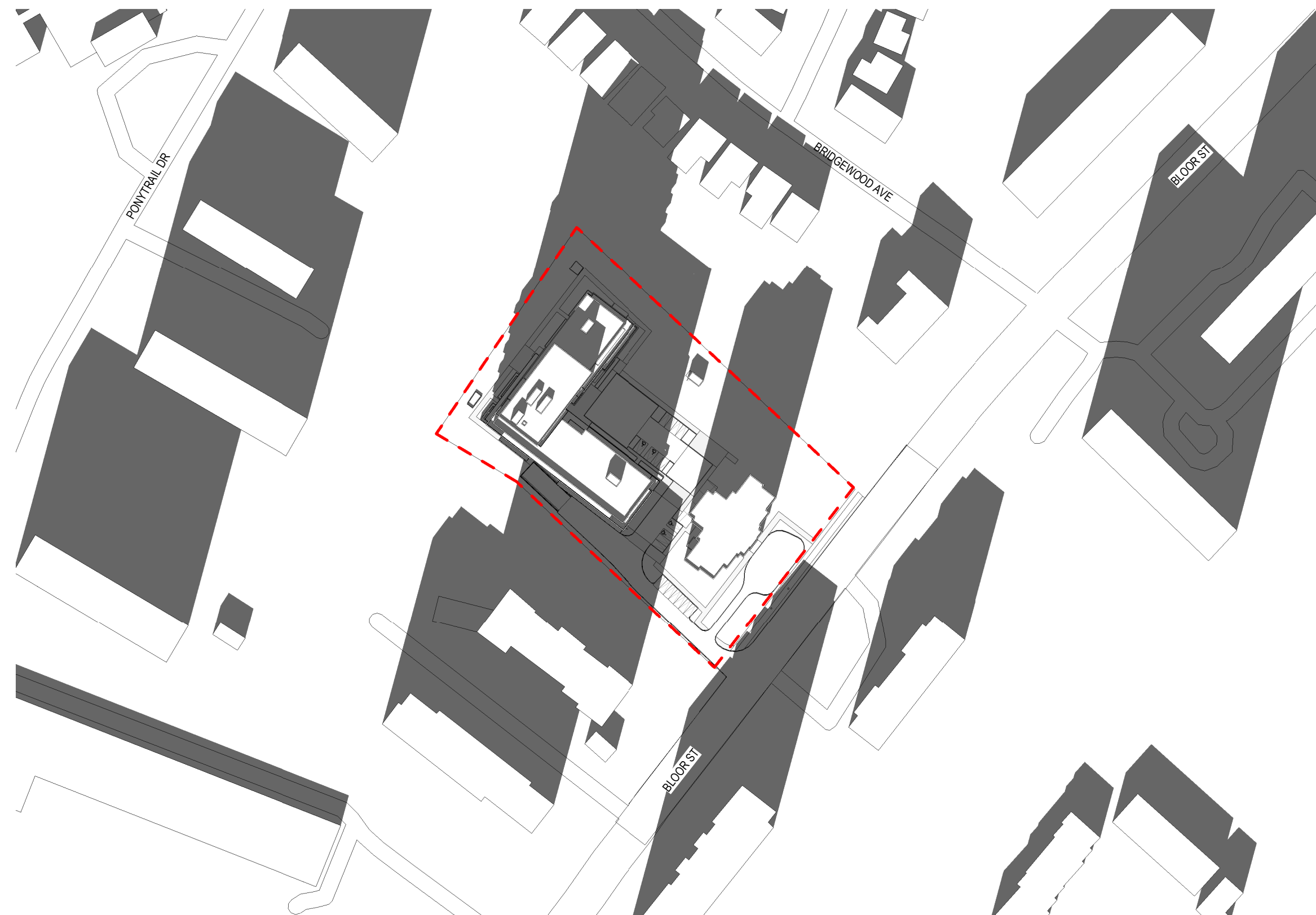
PROJECT NUMBER	DATE
21045	27 MAY 2022
SCALE	PLOTTED DATE
1 : 1600	2022-05-27 2:02:52 PM



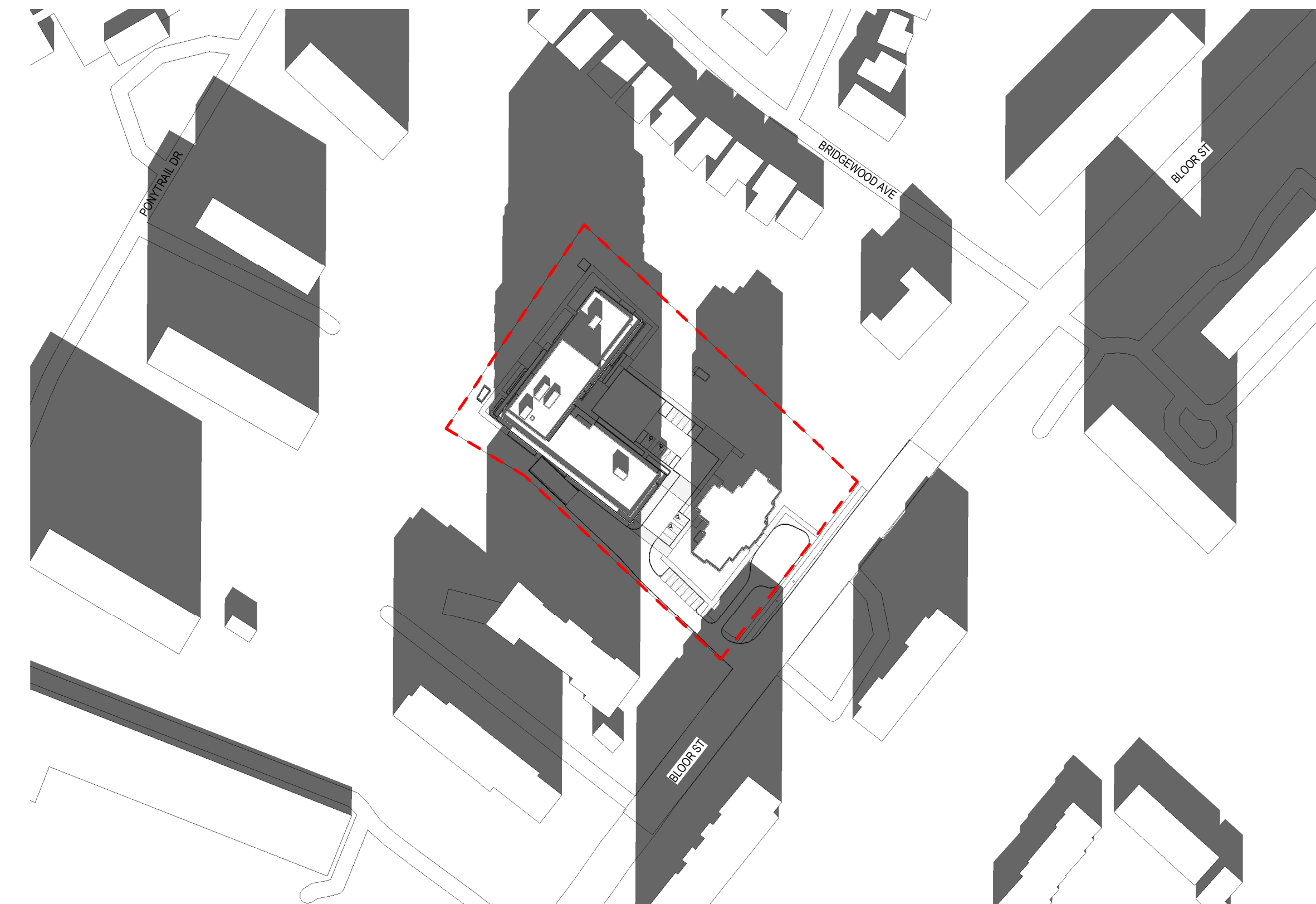
DECEMBER 21 AT 15.15
1 : 1600



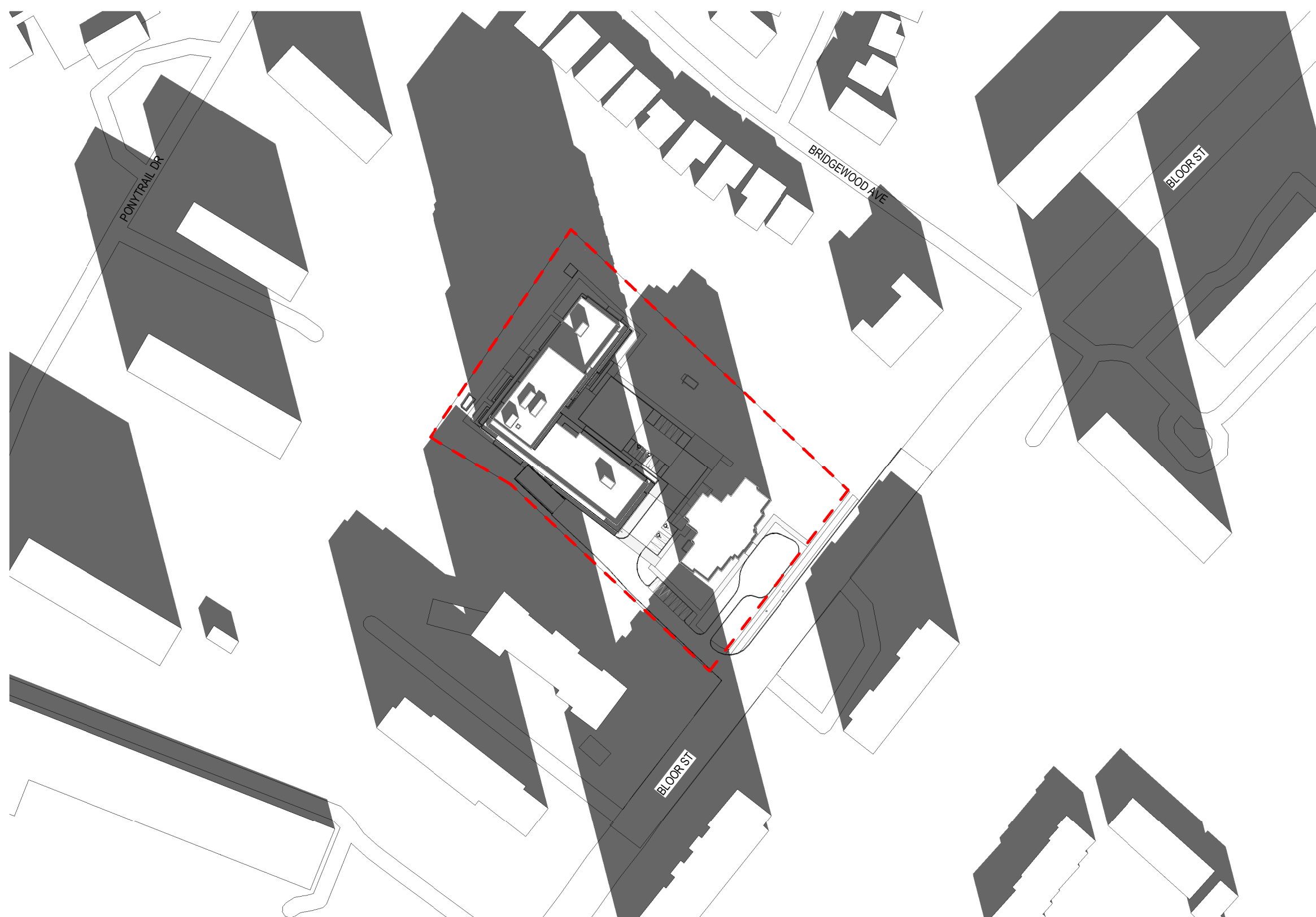
DECEMBER 21 AT 14.17
1 : 1600



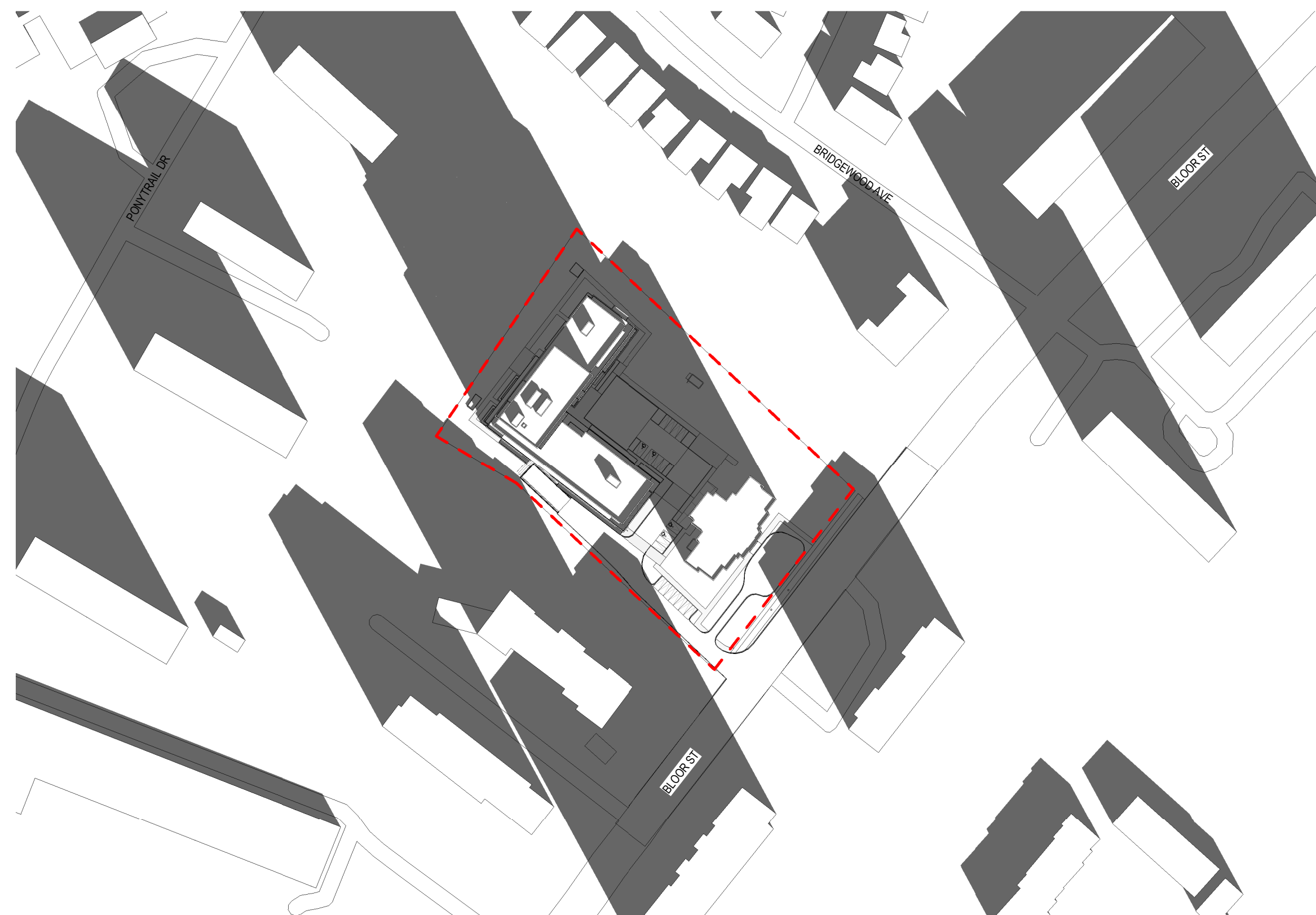
DECEMBER 21 AT 13.17
1 : 1600



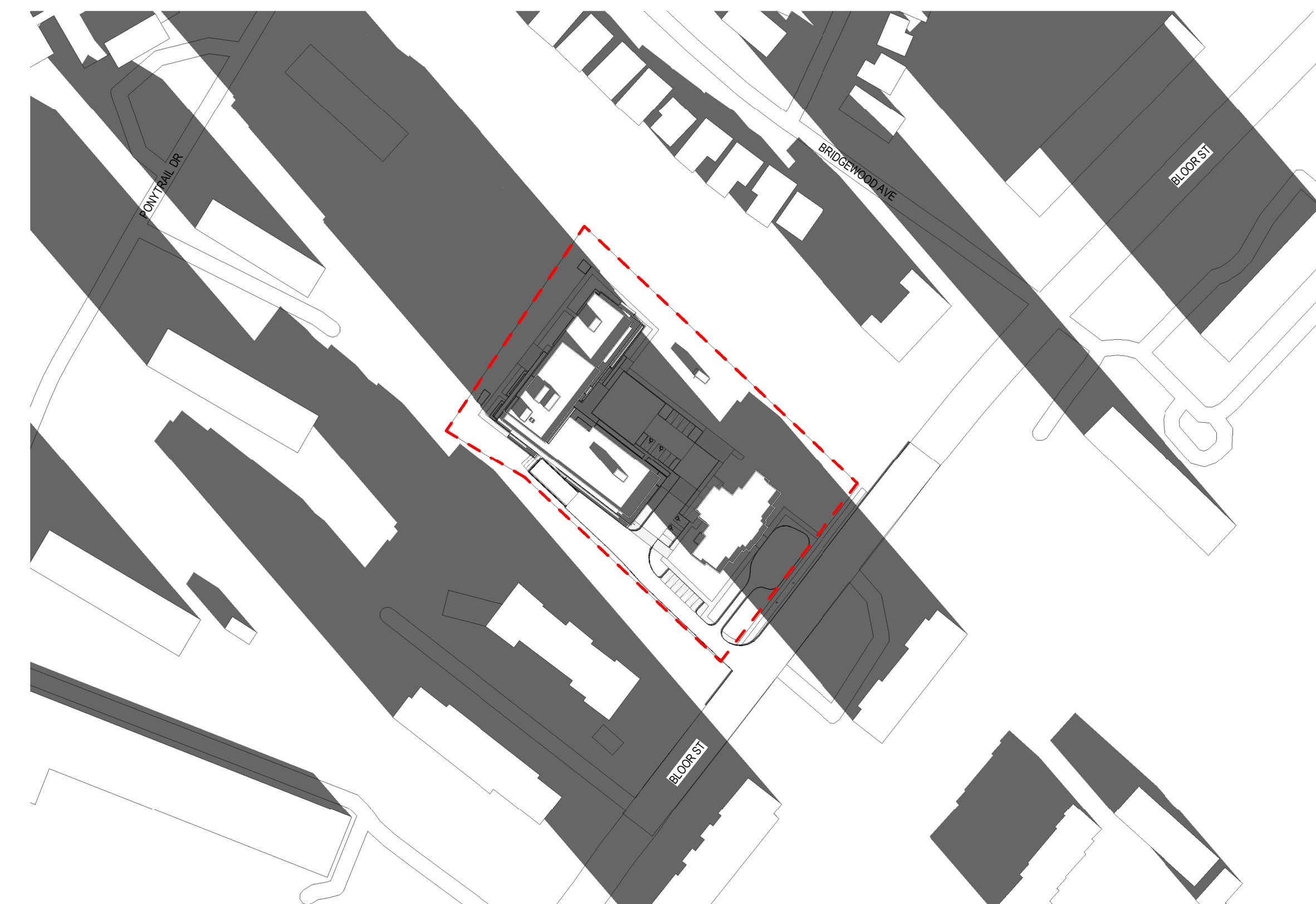
DECEMBER 21 AT 12.17
1 : 1600



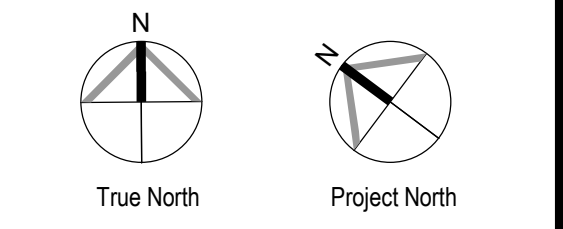
DECEMBER 21 AT 11.17
1 : 1600



DECEMBER 21 AT 10.17
1 : 1600



DECEMBER 21 AT 9.19
1 : 1600



No.	DATE	ISSUED
-----	------	--------



ALL DRAWINGS ARE THE PROPERTY OF ONESPACE AND THEY ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF ONESPACE.
DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND ARRANGEMENT AND RISES OF MATERIALS AND PRODUCTS.
ALL CONSTRUCTION TO BE ACCORDING TO BEST CURRENT PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT
1785 Bloor Holdings Inc.
181 Eglinton Avenue East, Suite 204
Toronto, ON M4P 1J4
ADDRESS

1785 Bloor Street, Mississauga,
ON L4X 1S8

DRAWING
Shadow Studies

PROJECT NUMBER	DATE
21045	27 MAY 2022
SCALE	PLOTTED DATE
1 : 1600	2022-05-27 2:03:21 PM