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SHADOW STUDY

1840 -1850 BLOOR STREET, MISSISSAUGA, ONTARIO

Date: NOVEMBER 01, 2022

Project No: 120303

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1. INTRODUCTION

This report presents a Shadow Study Analysis of a planned in-fill residential rental development comprising of 2 new 18 storey buildings connected by a 4 storey podium located at 1840 – 1850 Bloor Street in the City of Mississauga.

This report has been prepared by IBI Group Architects on behalf of the applicant, Rane Management.

The report addresses the specific criteria contained in the City of Mississauga Planning and Building Department's Standards for Shadow Studies (June 2014) and demonstrates that the proposed development will not cause undue impacts with respect to shade.

1.1. Proposed Development

The proposed application is for 2 new 18 storey rental apartment buildings (identified as building C and building D) connected by a 4 storey podium contained on a 3.93 ha site with 2 existing 14 storey rental apartment buildings (identified as building A and building B).

The site is located south of Bloor Street within the Applewood NHD Character Area. It is bounded by residential apartment building (R4-1 Apartment Zone) to the east, Wajax Equipment commercial buildings to the south (Employment Zone) and Hydro Corridor to the west. Etobicoke creek is 200 m east of the site.

The existing rental apartment buildings A and B are located on the north and west side of the site facing Bloor Street, the proposed rental apartment buildings C and D are to be located at the south and east side of the site. The proposed development will contain combined indoor and outdoor amenity for all buildings. Outdoor amenity will be located at grade between the buildings and at the 4th floor roof top of building C and D.

Proposed building C and D will be constructed at the same time.

2. STANDARD REQUIREMENTS AND DATA USED

2.1. Dates

Shadow Studies and Analyses in Appendix A are conducted for the following dates:

- ◆ June 21
- ◆ September 21 (similar to March 21, and therefore, criteria for September 21 are deemed to apply to March 21)
- ◆ December 21

2.2. Times

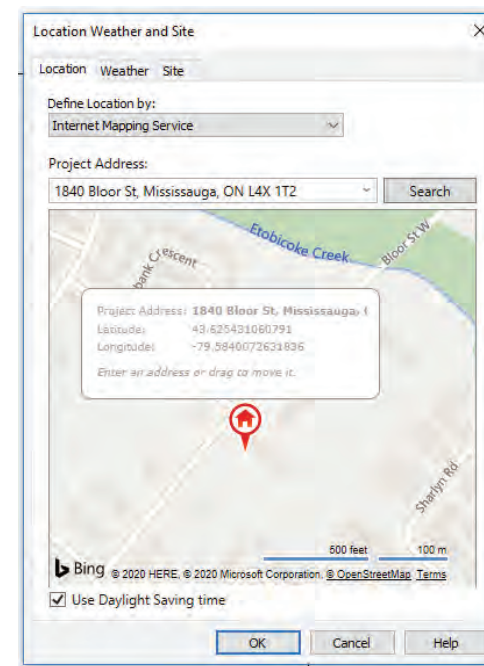
Shadow Studies and Analyses in Appendix A are conducted for the following times:

- ◆ Solar Noon (SN)
- ◆ Hourly intervals before and after Solar Noon (SN), up to and including 1.5 hours after sunrise and 1.5 hours before sunset

2.3. Sun Angles

Sun Angles used in the Shadow Studies and Analyses in Appendix A are based on the latitude and longitude of 1840 – 1850 Bloor Street, Mississauga ON.

- ◆ Latitude: 43 degrees 37' 31" N
- ◆ Longitude: 79 degrees 35' 2" W



2.4. Time Zone

Time Zone: Eastern

Standard Time: UT– 5 hours was used for December study times (EDT)

Daylight Time: UT– 4 hours was used for June and September study times (EST)

2.5. Astronomic North

Astronomic north was based on topographical survey of 1840 – 1850 Bloor St, Lot 1, Registered Plan 775, City of Mississauga, Regional Municipality of Peel prepared by Speight, Van Nostrand & Gibson Ltd., Ontario Land Surveyors, dated May 22, 2019

2.6. Origin / Source of Base Plan

AutoCAD file for base map 3D massing and terrain was downloaded from the City of Mississauga Open Data website:

<https://mississauga.maps.arcgis.com/apps/webappviewer/index.html?id=499cc2269aa544049f47d222a11274e8>

2.7. Coverage Area

The base mapping includes a coverage area of 930m x 575m. Whereas the proposed building height from ground floor is 56.7m the coverage area is 4.0 times the building height to the north, east and west and 1.5 times the building height to the south.

Shadows were generated using Autodesk Revit 2020



3. CRITERIA

3.1. Residential Private Outdoor Amenity Spaces

This criterion is met.

The proposed buildings C & D have no shadow impact for more than two consecutive hourly test times within the exterior amenity space (such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates June 21 and September 21) surrounding neighboring low-rise dwellings.

Incremental shadows are only cast on low-rise private amenity areas of the townhouses fronting onto Kirkwall Crescent at sunrise (5:37 a.m.) on June 21st, and they move fully off this area by 7:07 a.m. No shadows are cast on low-rise residential buildings on September 21st

The line of "No Impact Zone" is shown as a line 7.5 m from the front rear wall or other appropriate exterior building wall of the dwelling that abuts the private amenity space.

3.2. Communal Outdoor Amenity Areas

This criterion is met.

Existing neighboring Communal Outdoor Amenity Areas at 1900 Bloor Sr. that is impacted during spring, summer, fall and winter is outlined in magenta and has a Sun Access Factor of:

- ◆ June 21 – 91%
- ◆ September 21 – 78%
- ◆ December 21 – 88%

This criterion is met.

Common at grade outdoor amenity area A and additional area B that is part of the proposed development has a total Sun Access Factor of:

- ◆ June 21 – 63%
- ◆ September 21 – 50%
- ◆ December 21 – 38% **

Part of the shadow cast on the outdoor amenity is due to the existing buildings.

** Additional amenity area B is 438.4 m² which exceeded the minimum 55m² of outdoor space required at grade and has a sun factor access of 89% during December 21st. Therefore, the outdoor at-grade amenity space meets the required sun access factor.

Common roof top outdoor amenity area C at 4th floor that is part of the proposed development has a Sun Access Factor of:

- ◆ June 21 – 62%
- ◆ September 21 – 65%
- ◆ December 21 – 78%

3.3. Public Realm

This criterion is met.

Low and Medium Density Residential Streets: Kirkwall Cr., Bridgewood Dr. and Steepbank Cr.

The proposed development casts no incremental shadowing on Kirkwall Cr., Bridgewood Dr. and Steepbank Cr. on September 21st.

Mixed Use, Commercial, Employment and High Density Residential Streets: Bloor St., Wharton Way, Sharlyn Rd., and Lenworth Dr.

The proposed development casts no incremental shadowing on Bloor Street at 9:12 a.m. on September 21st, meeting the criterion.

The proposed development casts no incremental shadowing on Sharlyn Court and Lenworth Drive until after 5:12 p.m. on September 21st, meeting the criterion.

The proposed development casts no incremental shadowing on Sharlyn Road.

Public Open Spaces, Parks and Plazas

No existing neighboring public open spaces, parks and plazas.

3.4. Turf and flower gardens in Public Parks

This criterion is met.

No existing neighboring public open spaces, parks and plazas.

3.5. Building faces to allow for the possibility of using solar energy

This criterion is met.

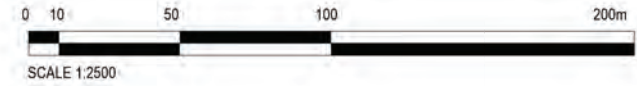
On September 21st, incremental shadows from the new buildings do not fall on any properties containing low-rise residential buildings including townhouses, detached and semi-detached dwellings.



APPENDIX A

NAME	PAGE
<i>June 21</i>	
5.37 am EDT Sunrise	04
7.07 am EDT Sunrise + 1.5h	05
7.20 am EDT Solar Noon - 6h	06
8.20 am EDT Solar Noon - 5h	07
9.20 am EDT Solar Noon - 4h	08
10.20 am EDT Solar Noon - 3h	09
11.20 am EDT Solar Noon - 2h	10
12.20 pm EDT Solar Noon - 1h	11
1.20 pm EDT Solar Noon	12
2.20 pm EDT Solar Noon + 1h	13
3.20 pm EDT Solar Noon + 2h	14
4.20 pm EDT Solar Noon + 3h	15
5.20 pm EDT Solar Noon + 4h	16
6.20 pm EDT Solar Noon + 5h	17
7.20 pm EDT Solar Noon + 6h	18
7.33 pm EDT Sunset - 1.5h	19
9.03 pm EDT Sunset	20
<i>September 21</i>	
7.05 am EDT Sunrise	21
8.35 am EDT Sunrise + 1.5h	22
9.12 am EDT Solar Noon - 4h	23
10.12 am EDT Solar Noon - 3h	24
11.12 am EDT Solar Noon - 2h	25
12.12 pm EDT Solar Noon - 1h	26
1.12 pm EDT Solar Noon	27
2.12 pm EDT Solar Noon + 1h	28
3.12 pm EDT Solar Noon + 2h	29
4.12 pm EDT Solar Noon + 3h	30
5.12 pm EDT Solar Noon + 4h	31
5.48 pm EDT Sunset - 1.5h	32
7.18 pm EDT Sunset	33
<i>December 21</i>	
7.49 am EST Sunrise	34
9.19 am EST Sunrise + 1.5h	35
10.17 am EST Solar Noon - 2h	36
11.17 am EST Solar Noon - 1h	37
12.17 pm EST Solar Noon	38
1.17 pm EST Solar Noon + 1h	39
2.17 pm EST Solar Noon + 2h	40
3.15 pm EST Sunset - 1.5h	41
4.45 pm EST Sunset	42





True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ---

CONTEXT SITE: ---

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES: ---

PROPOSED OUTDOOR AMENITY
AREA: ---

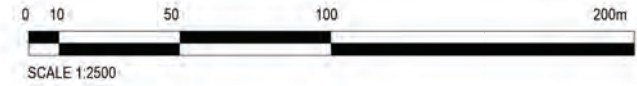
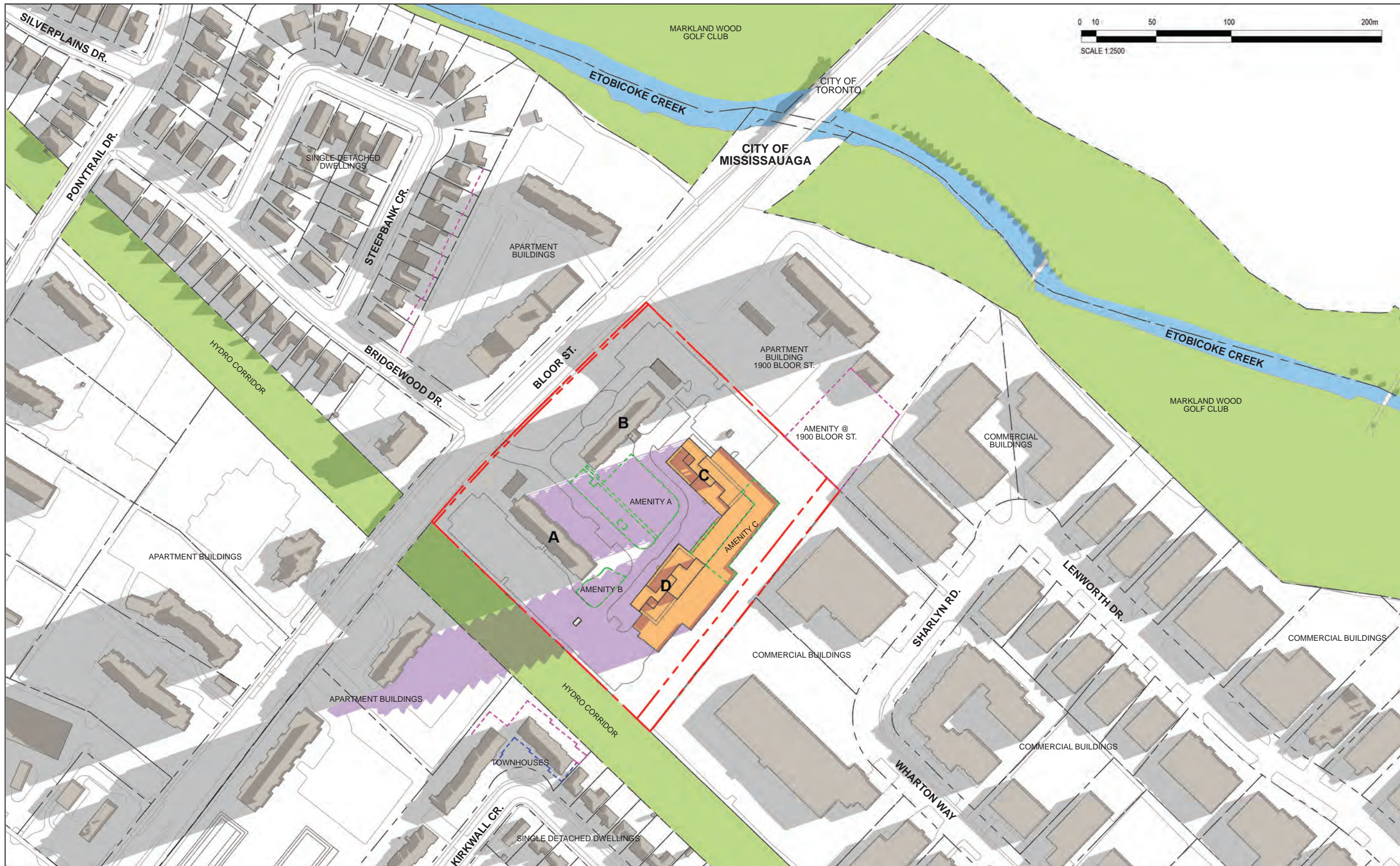
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY: ---

June 21 - 5.37 am EDT Sunrise



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True North

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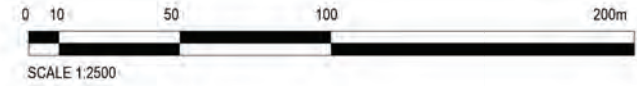
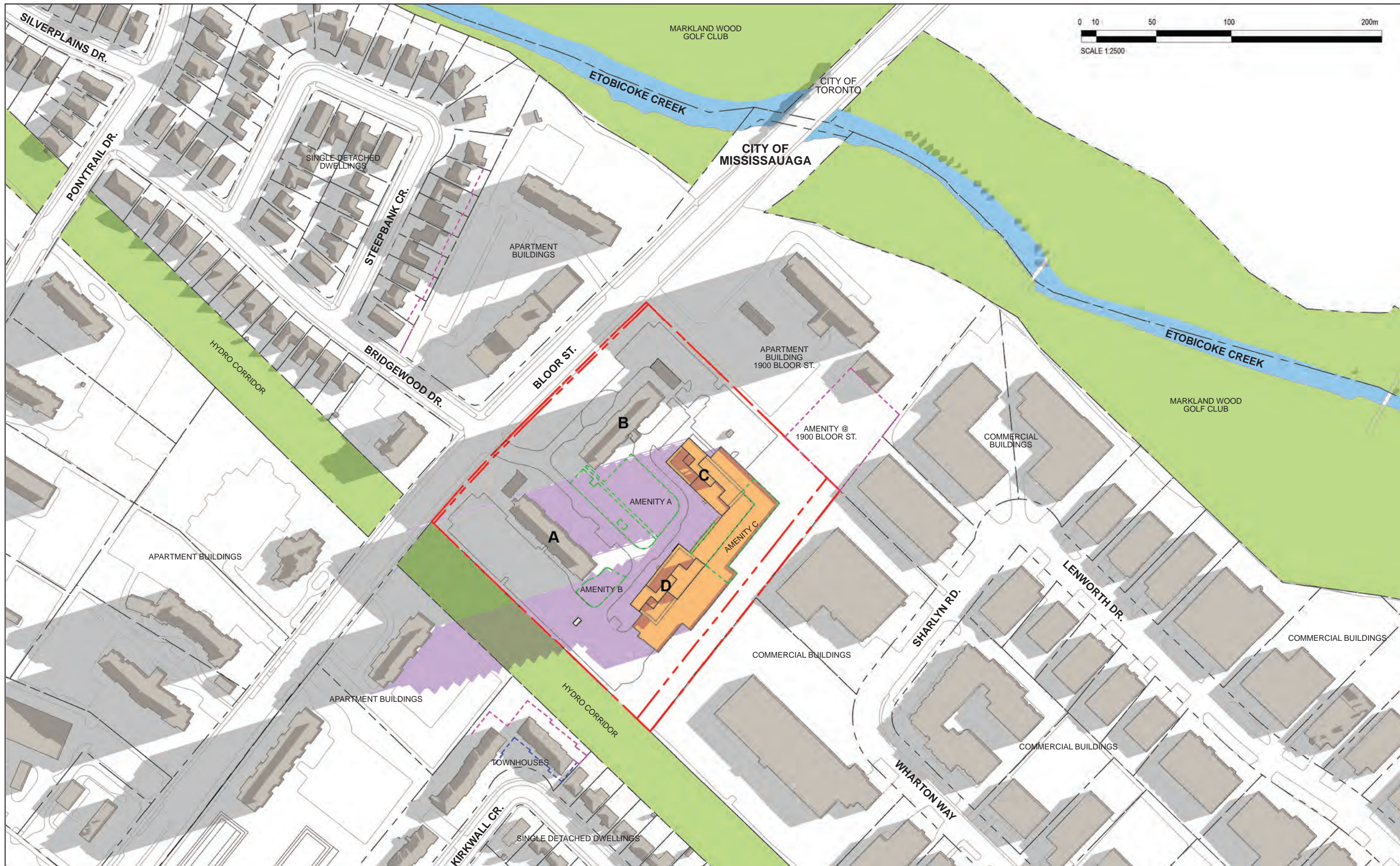
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

June 21 - 7.07 am EDT Sunrise + 1.5



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True North

LEGEND

SHADOWS

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BUILDINGS

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- WATER

SUBJECT SITE: ---

CONTEXT SITE: ---

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES: ---

PROPOSED OUTDOOR AMENITY AREA: ---

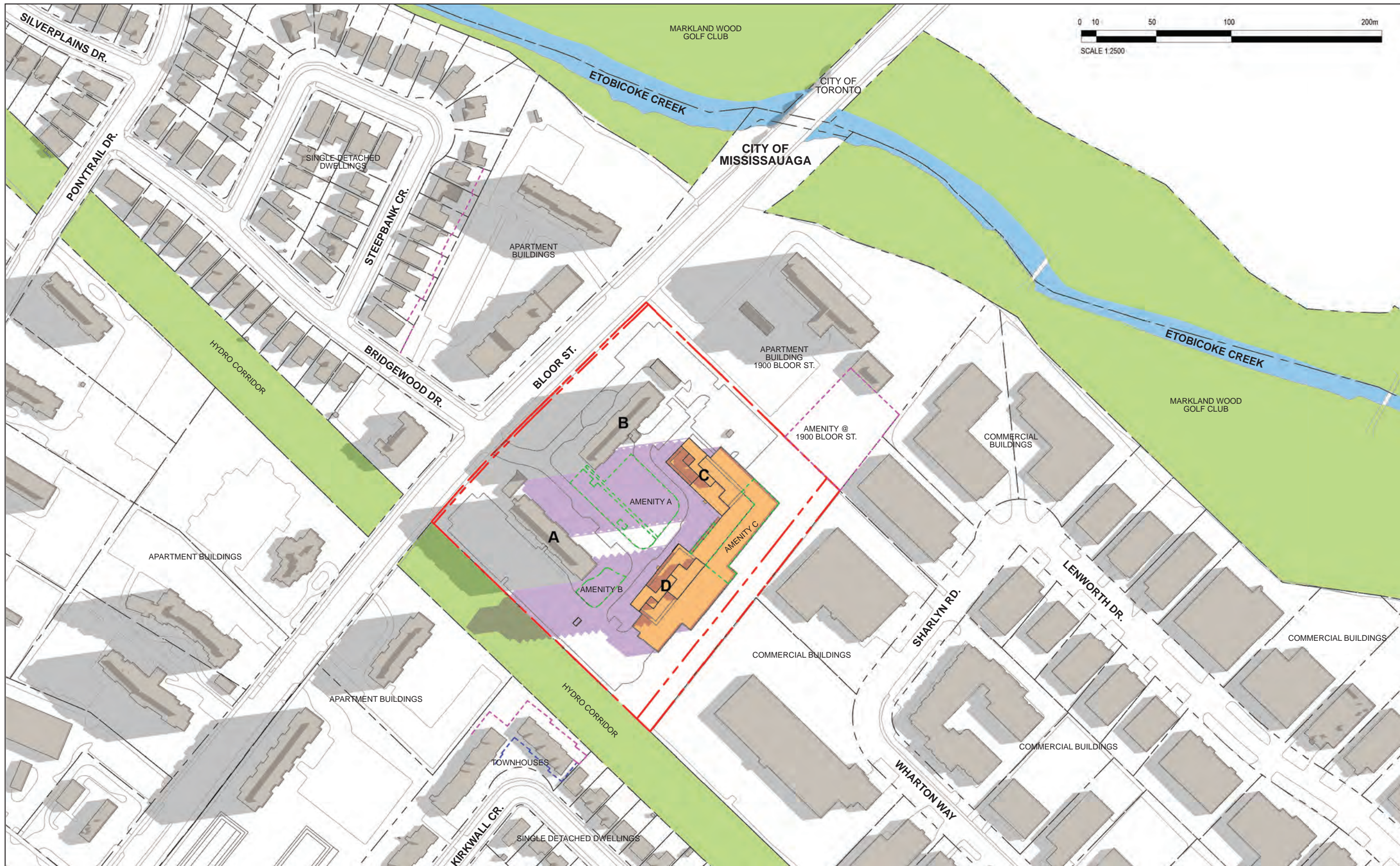
BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY: ---

June 21 - 7.20 am EDT Solar Noon - 6h



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True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

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- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

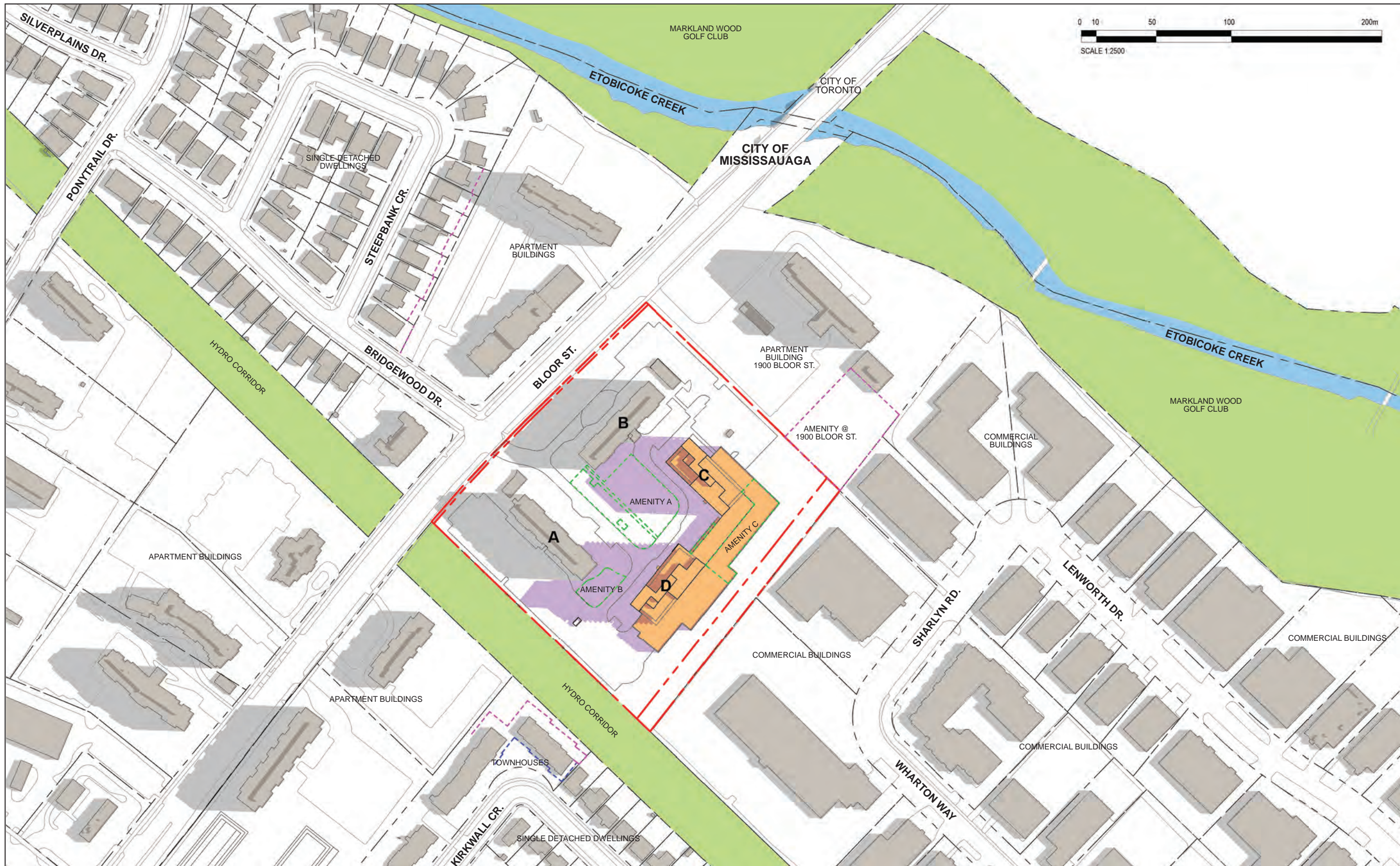
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

June 21 - 8.20 am EDT Solar Noon - 5h



TOP VIEW SHADOW STUDY
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True North

LEGEND

SHADOWS

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- EXISTING

BUILDINGS

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CONTEXT

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- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

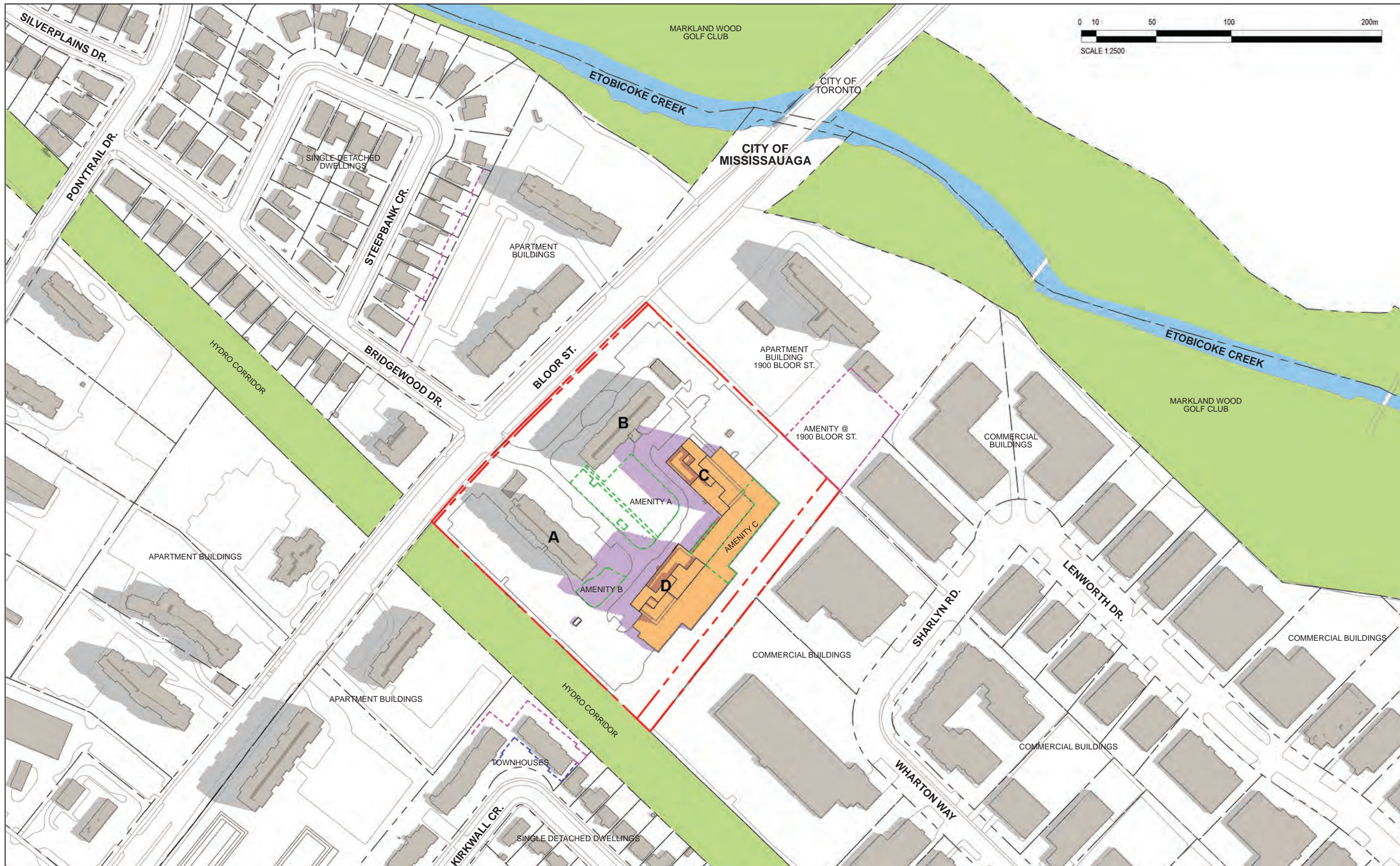
BUILDING FACES TO ALLOW
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June 21 - 9.20 am EDT Solar Noon - 4h



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True North

LEGEND

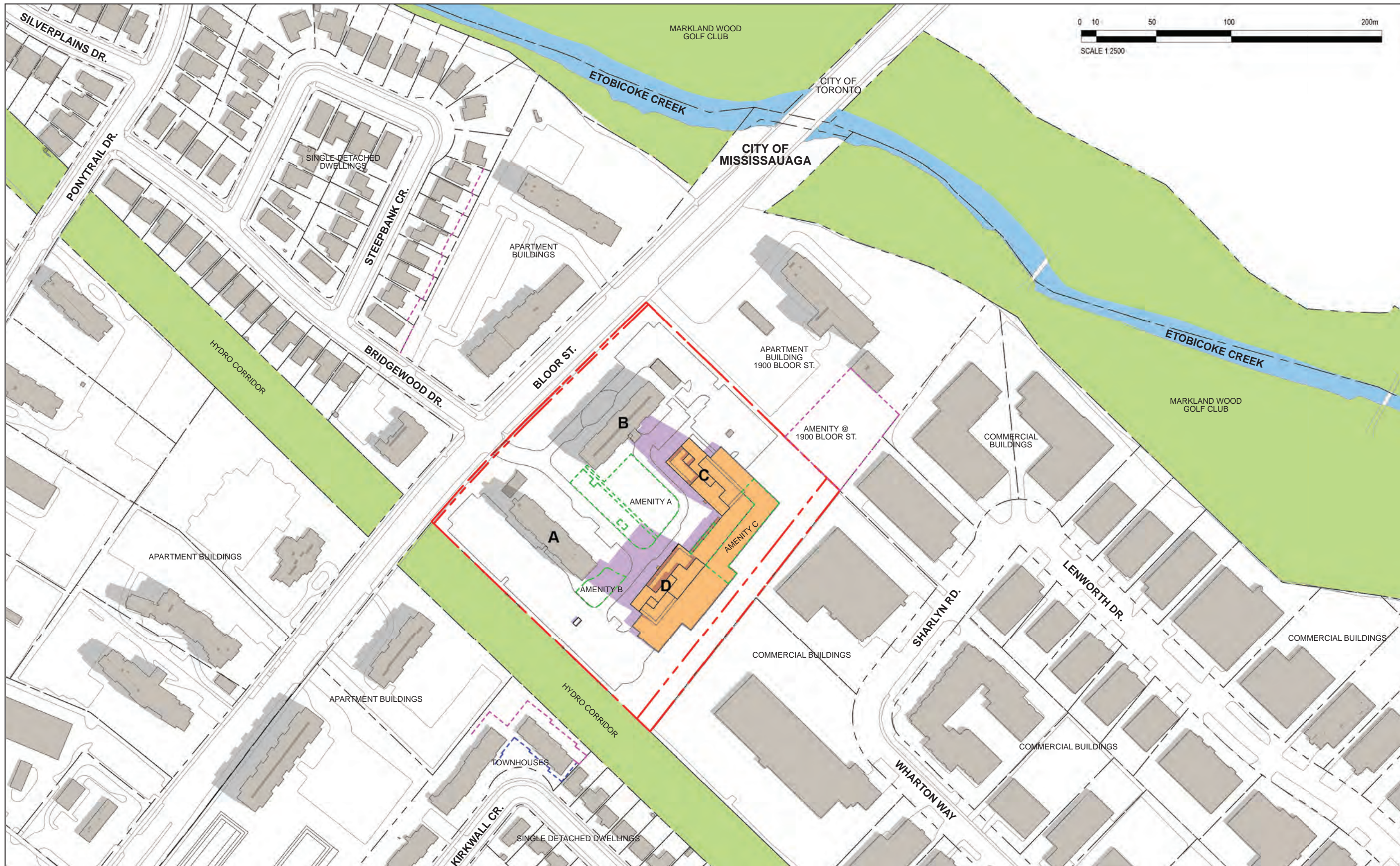
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- PROPOSED OUTDOOR AMENITY AREA:** (green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (orange dashed line)

June 21 - 10.20 am EDT Solar Noon - 3h



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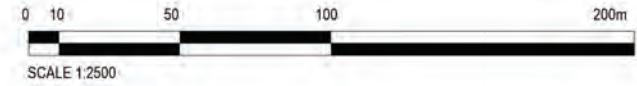
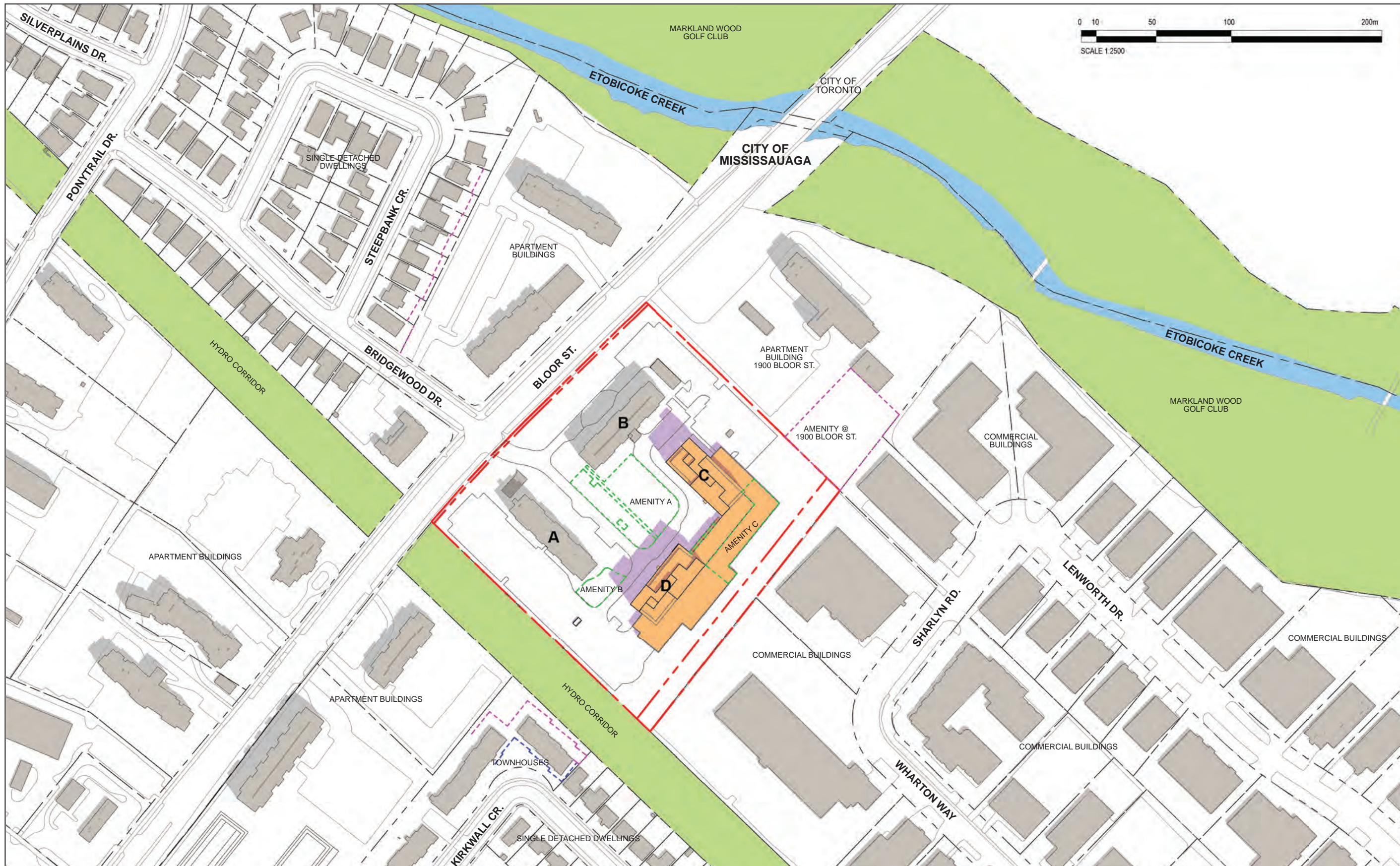


June 21 - 11.20 am EDT Solar Noon - 2h



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True North

LEGEND

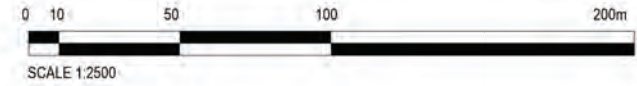
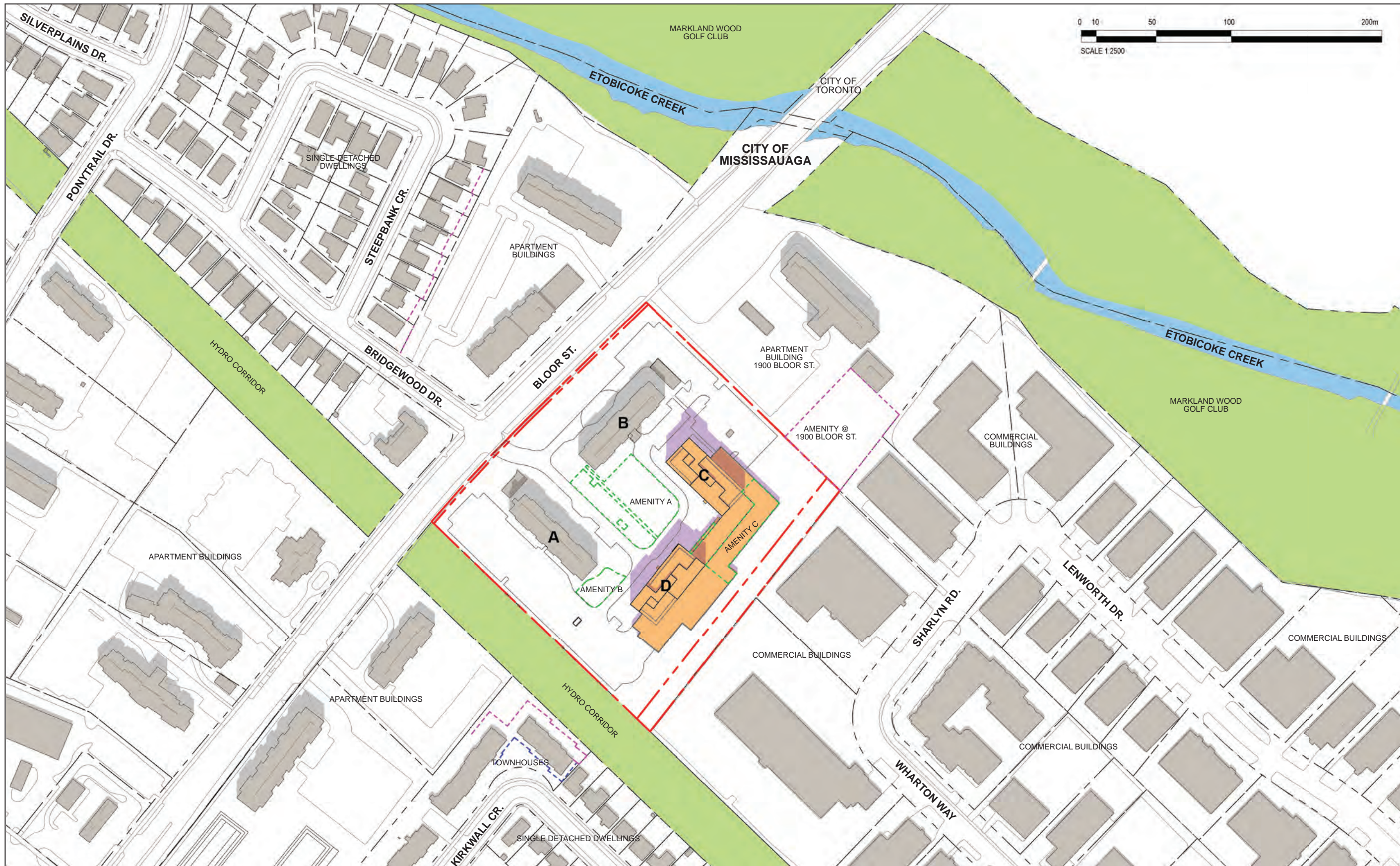
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- PROPOSED OUTDOOR AMENITY AREA:** (green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (blue dashed line)

June 21 - 12.20 pm EDT Solar Noon - 1h



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LEGEND

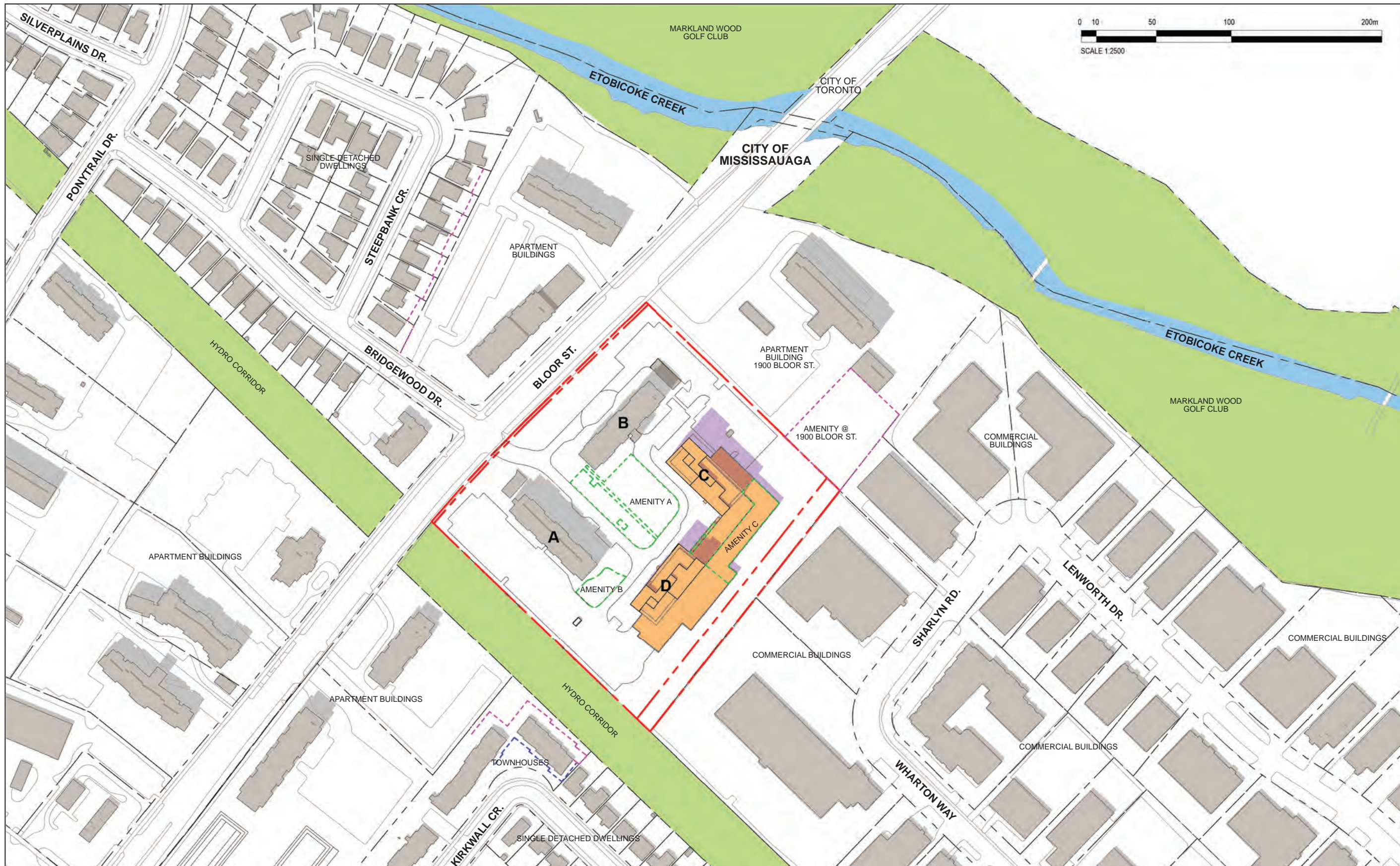
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- CONTEXT**
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 - PARKS / OPEN SPACE
 - WATER
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- PROPOSED OUTDOOR AMENITY AREA:** [Green dashed line]
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** [Blue dashed line]

June 21 - 1.20 pm EDT Solar Noon



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True North

LEGEND

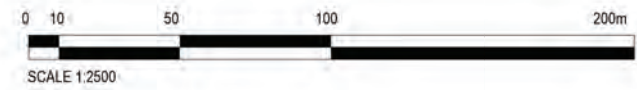
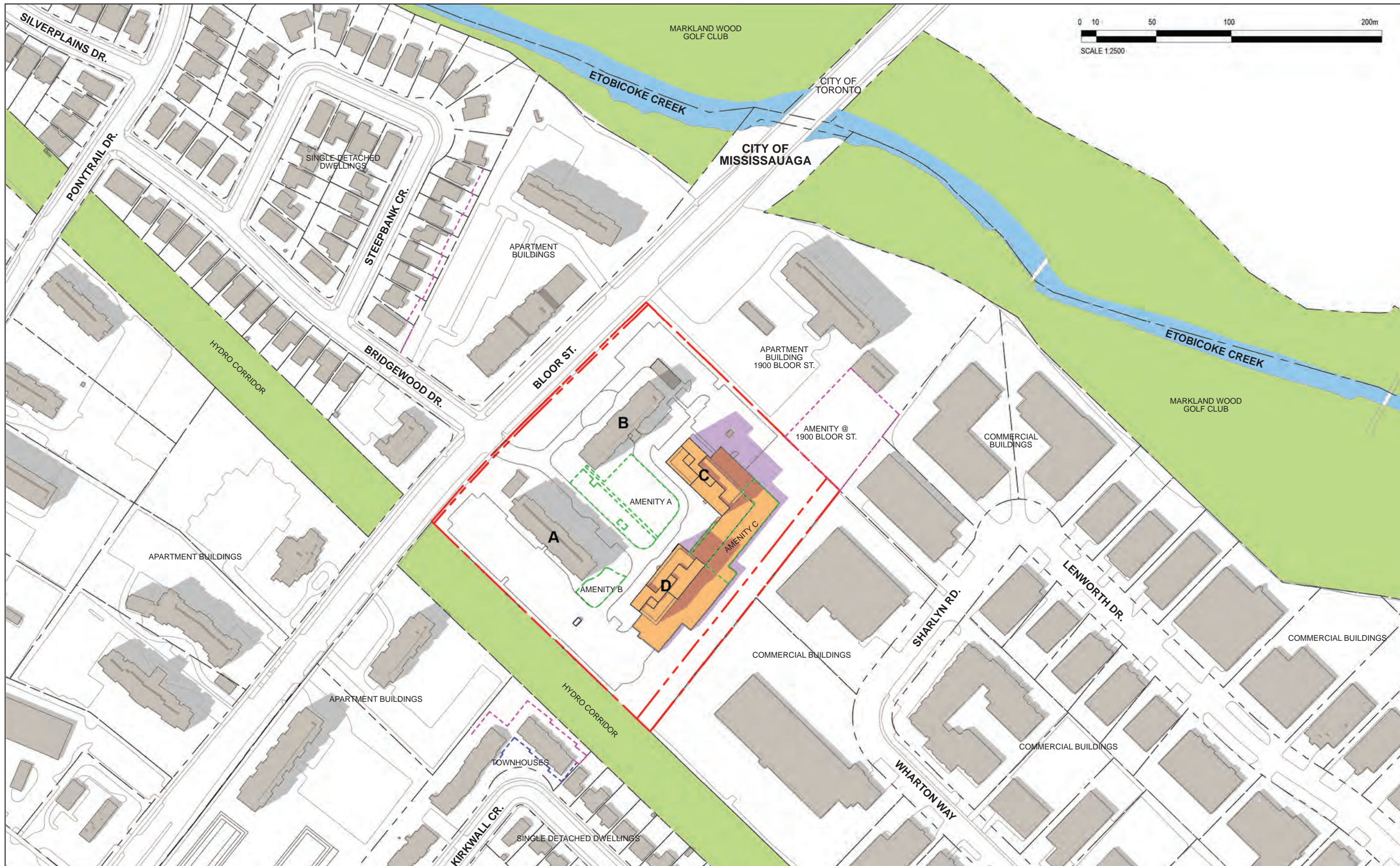
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- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

June 21 - 2.20 pm EDT Solar Noon + 1h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

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True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

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CONTEXT

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SUBJECT SITE:

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RESIDENTIAL PRIVATE
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PROPOSED OUTDOOR AMENITY
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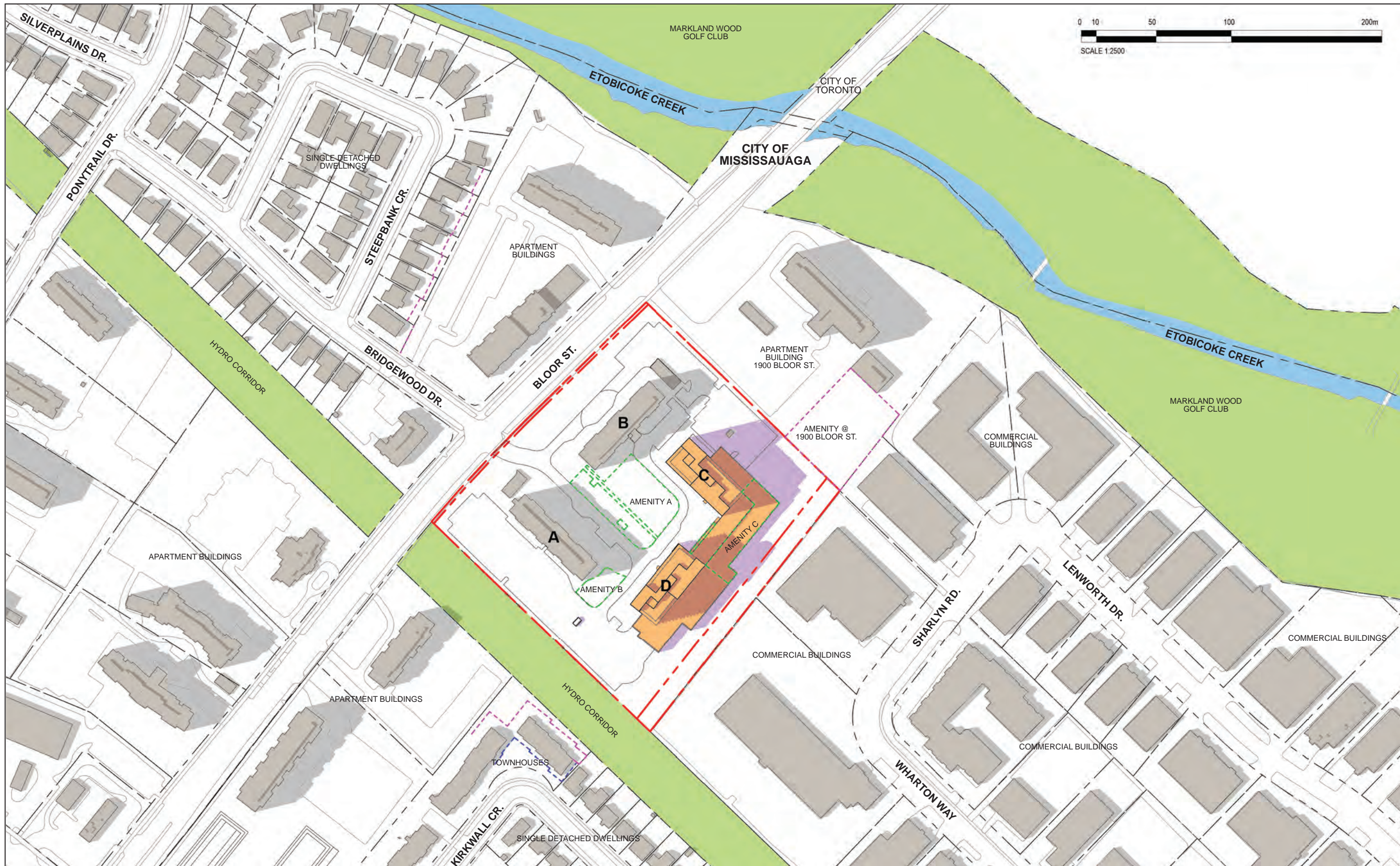
BUILDING FACES TO ALLOW
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June 21 - 3.20 pm EDT Solar Noon + 2h



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True North

LEGEND

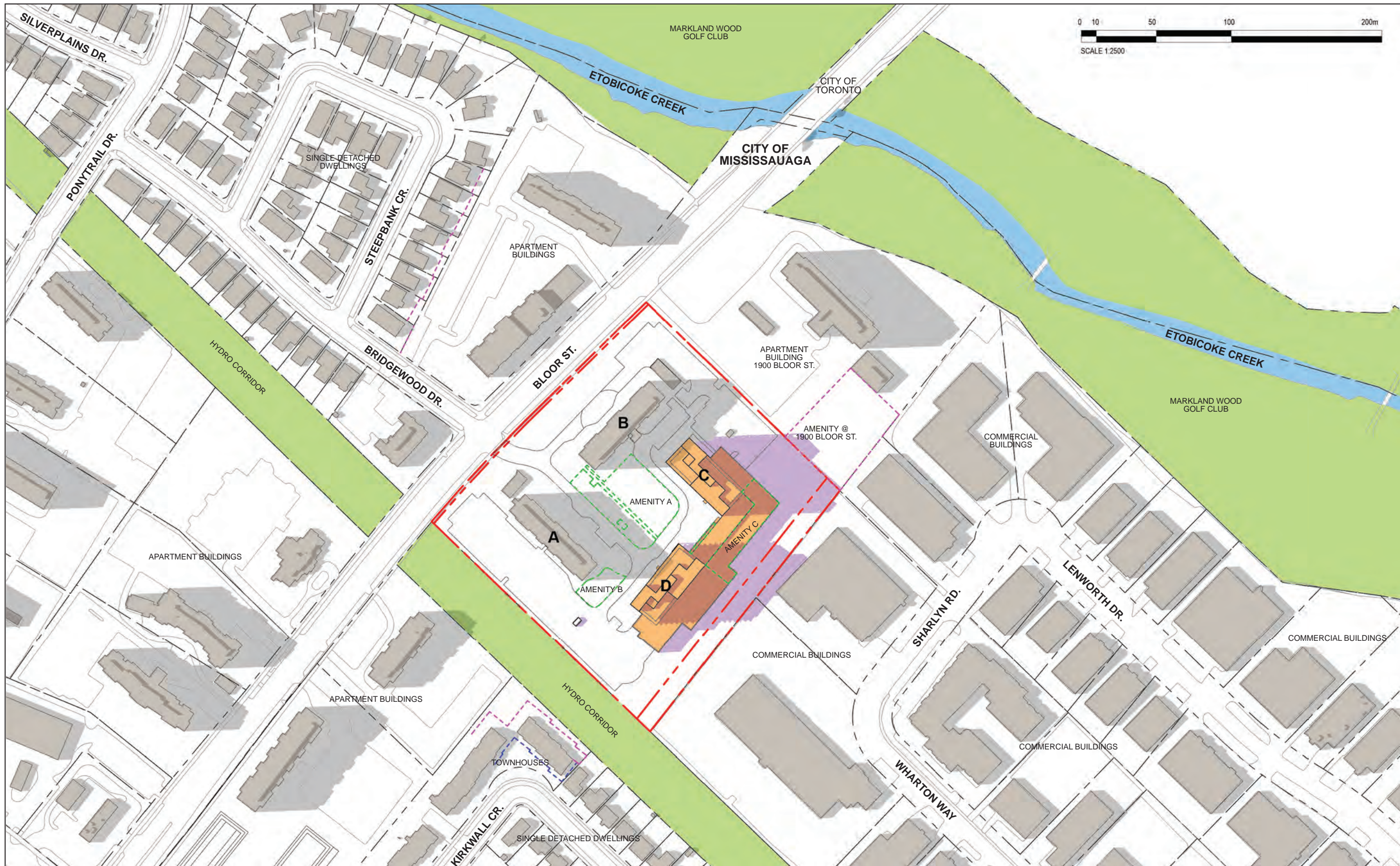
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June 21 - 4.20 pm EDT Solar Noon + 3h



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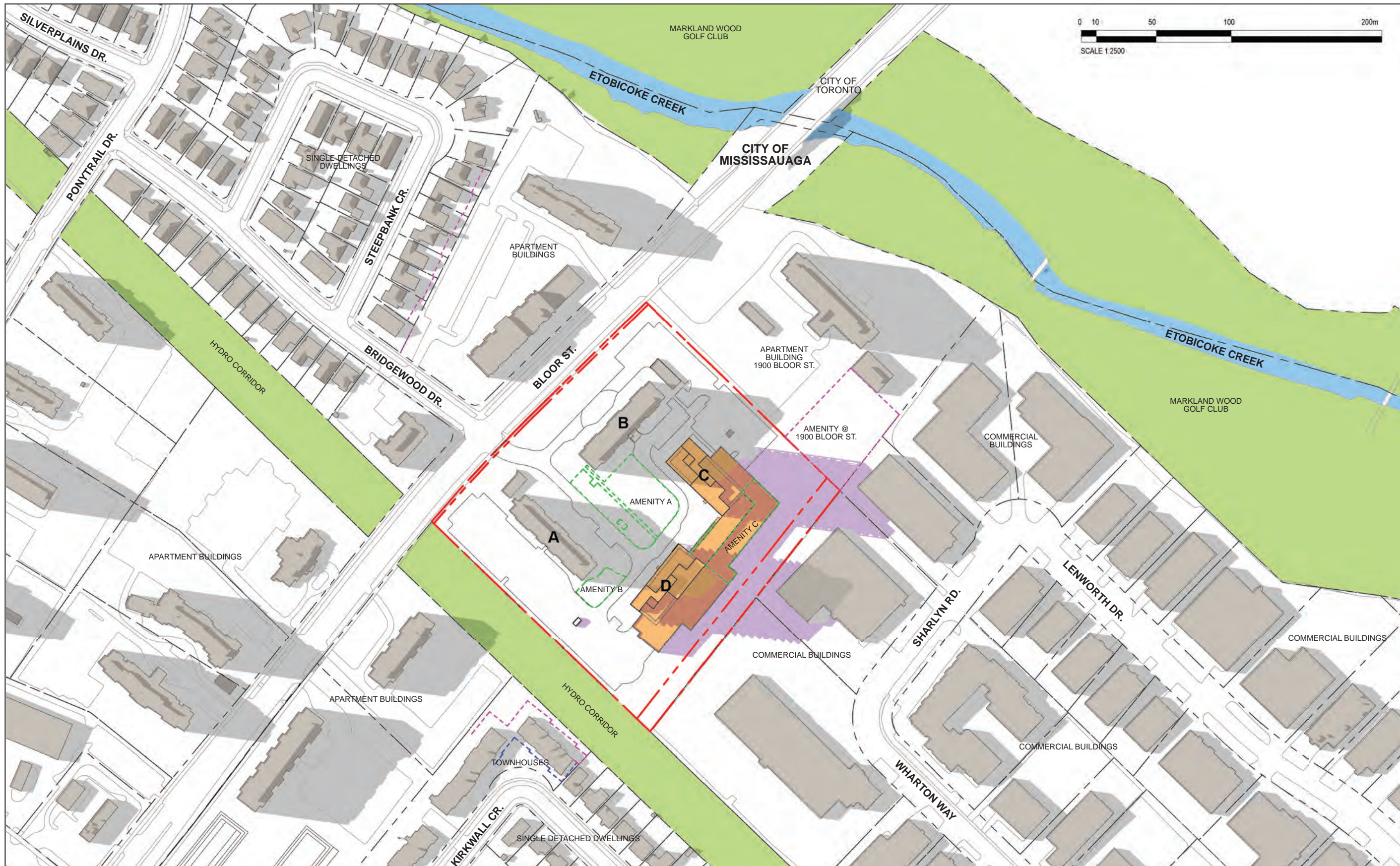
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June 21 - 5.20 pm EDT Solar Noon + 4h



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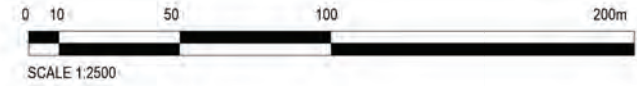
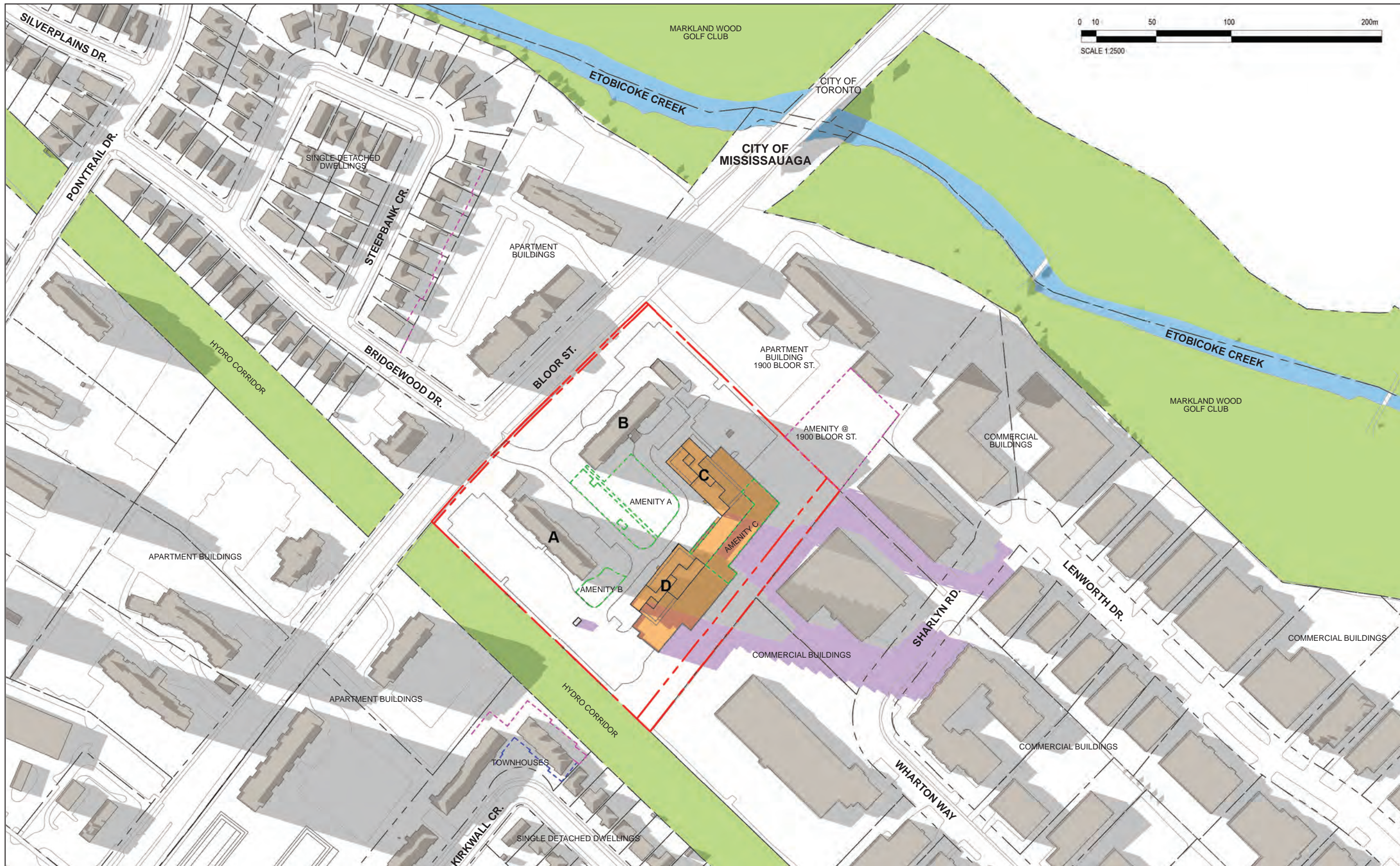
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June 21 - 6.20 pm EDT Solar Noon + 5h



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True North

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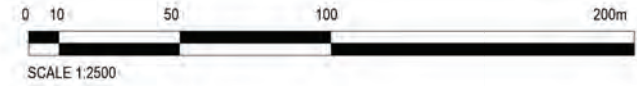
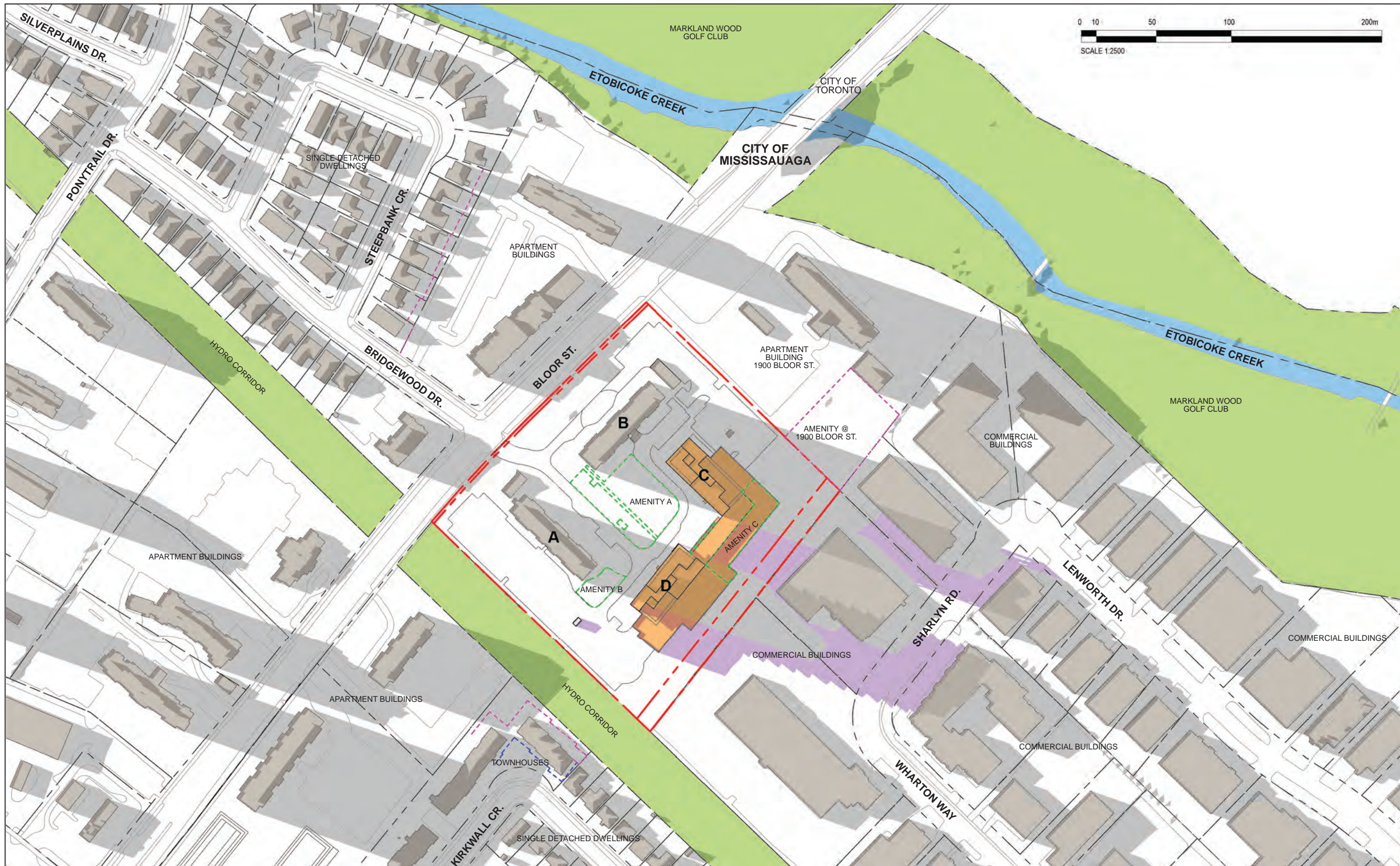
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June 21 - 7.20 pm EDT Solar Noon + 6h



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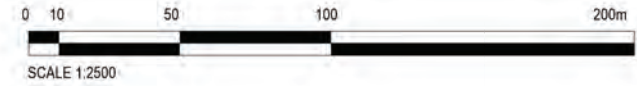
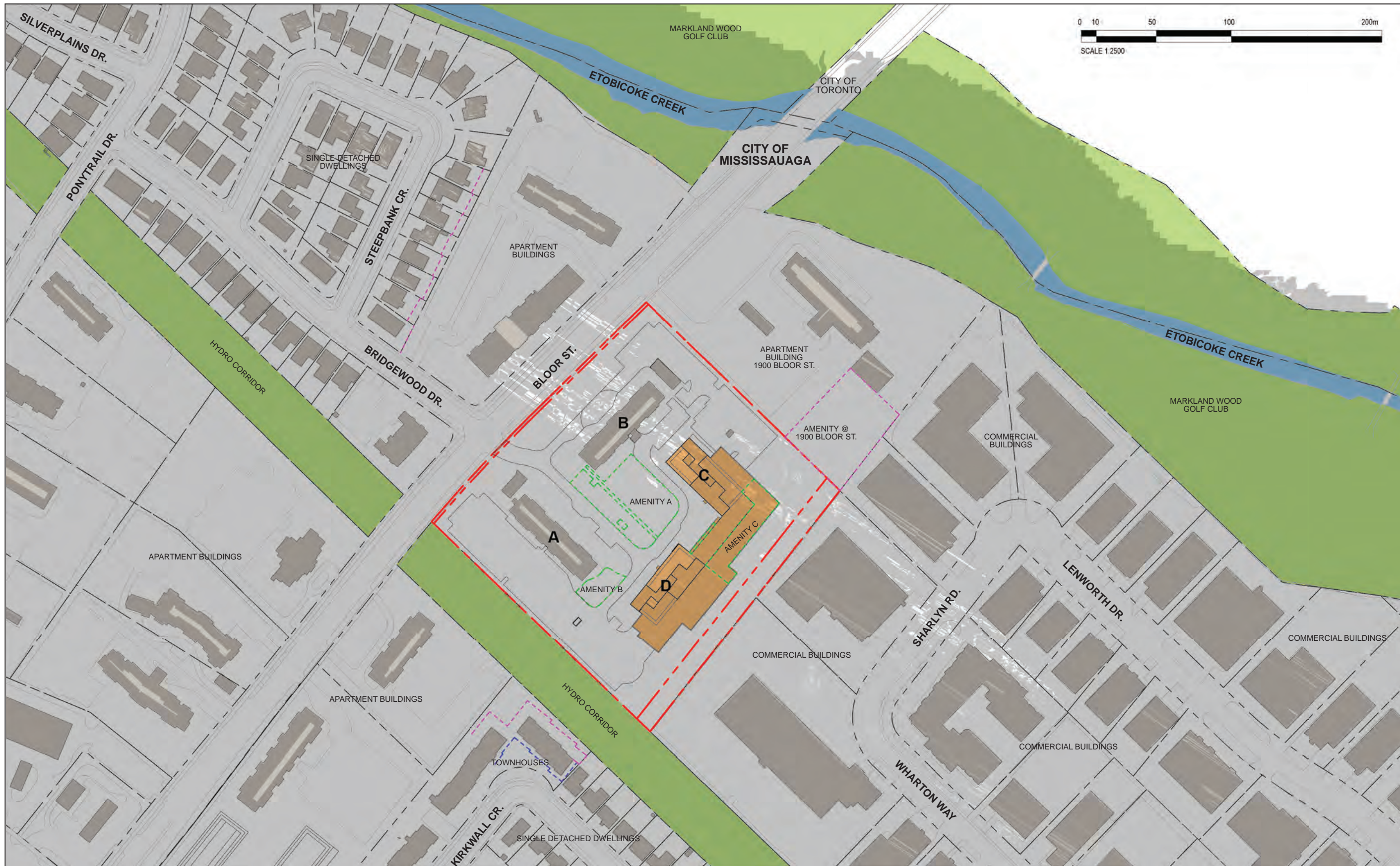
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June 21 - 7.33 pm EDT Sunset - 1.5h



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True North

LEGEND

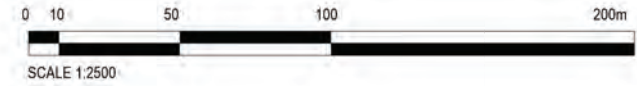
- SHADOWS**
- PROPOSED (Blue shaded area)
- EXISTING (Grey shaded area)
- BUILDINGS**
- PROPOSED (Orange shaded area)
- EXISTING (Grey shaded area)
- CONTEXT**
- GROUND (White area)
- PARKS / OPEN SPACE (Green area)
- WATER (Blue area)
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Pink dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

June 21 - 9.03 pm EDT Sunset



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

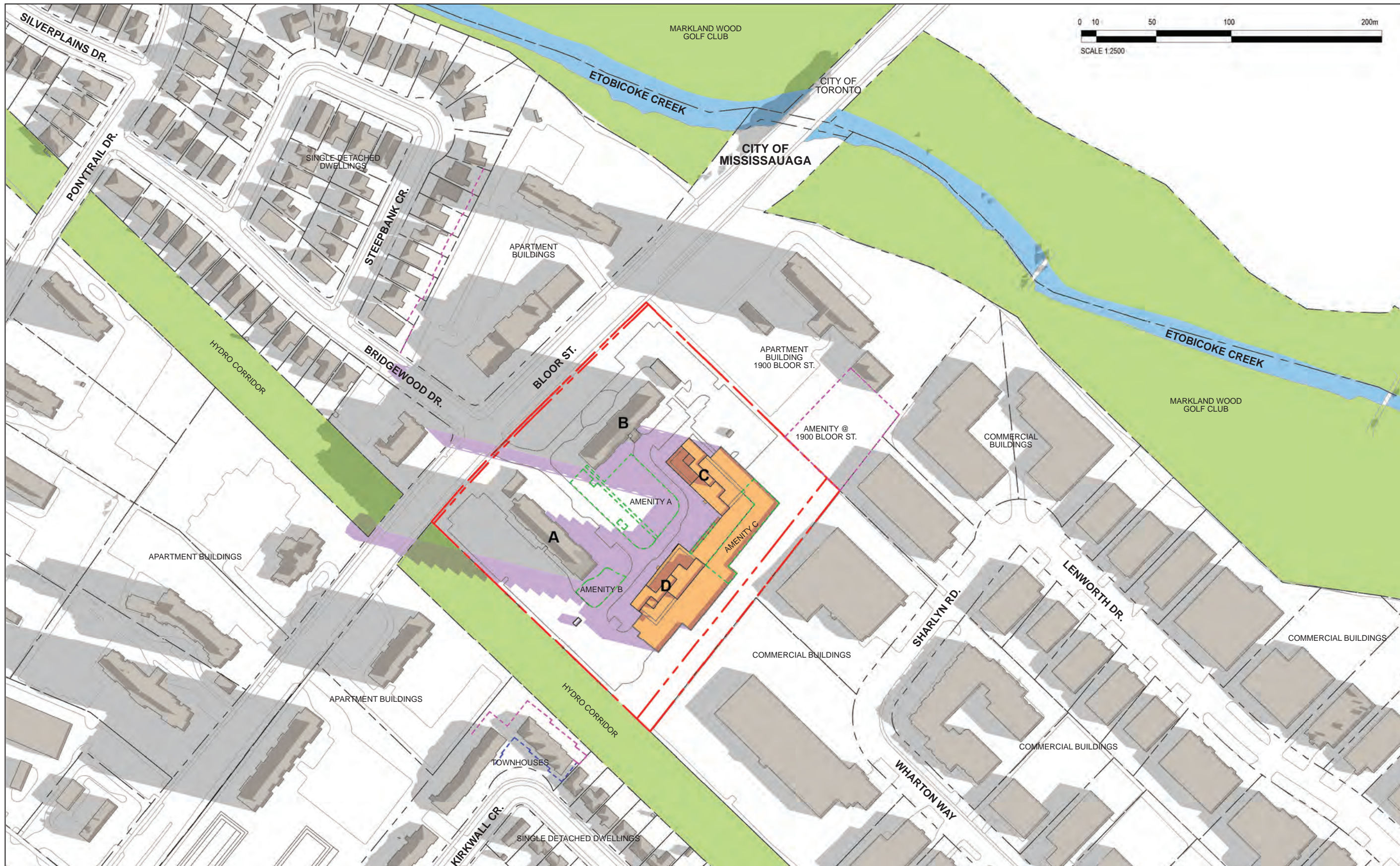
Date: NOVEMBER 01, 2022
Project No: 120303



LEGEND

- SHADOWS**
 - PROPOSED
 - EXISTING
- BUILDINGS**
 - PROPOSED
 - EXISTING
- CONTEXT**
 - GROUND
 - PARKS / OPEN SPACE
 - WATER
- SUBJECT SITE:**
- CONTEXT SITE:**
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:**
- PROPOSED OUTDOOR AMENITY AREA:**
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:**

September 21 - 7.05 am EDT Sunrise



True North

LEGEND

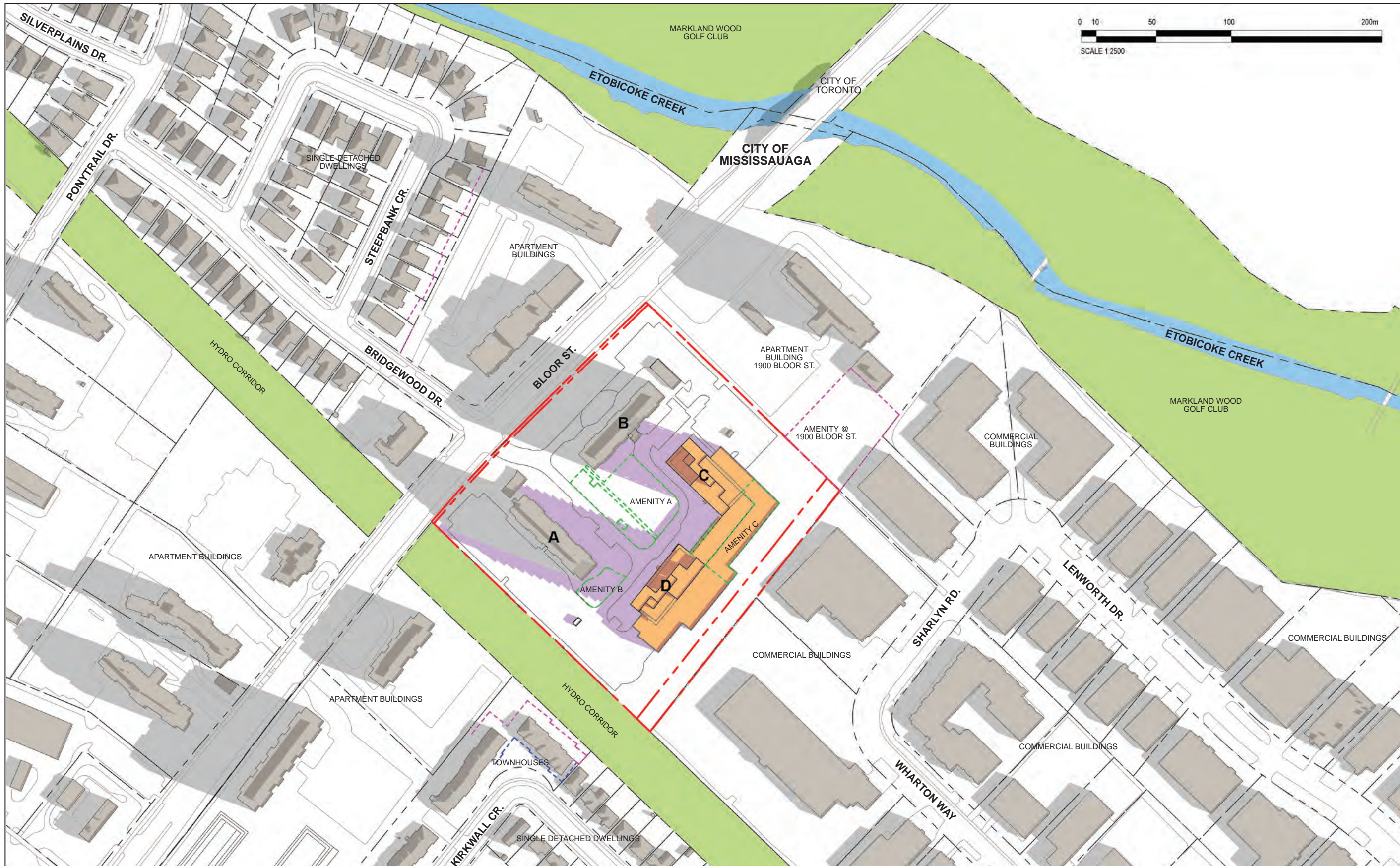
- SHADOWS**
- PROPOSED (blue square)
- EXISTING (grey square)
- BUILDINGS**
- PROPOSED (orange square)
- EXISTING (grey square)
- CONTEXT**
- GROUND (white square)
- PARKS / OPEN SPACE (green square)
- WATER (blue square)
- SUBJECT SITE:** (red dashed line)
- CONTEXT SITE:** (green dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (blue dashed line)

September 21 - 8.35 am EDT Sunrise + 1.5h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY AREA:

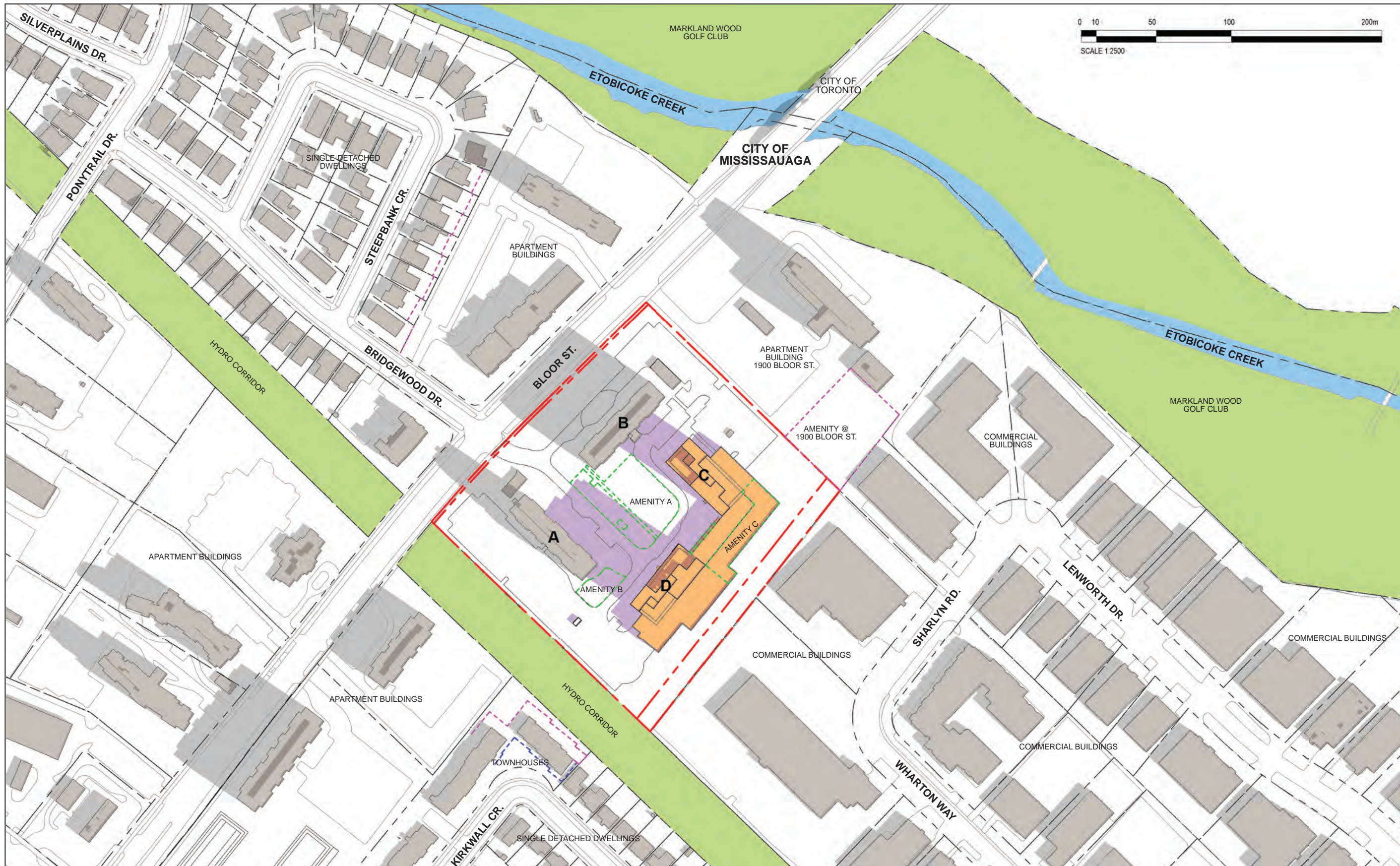
BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:

September 21 - 9.12 am EDT Solar Noon - 4h



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

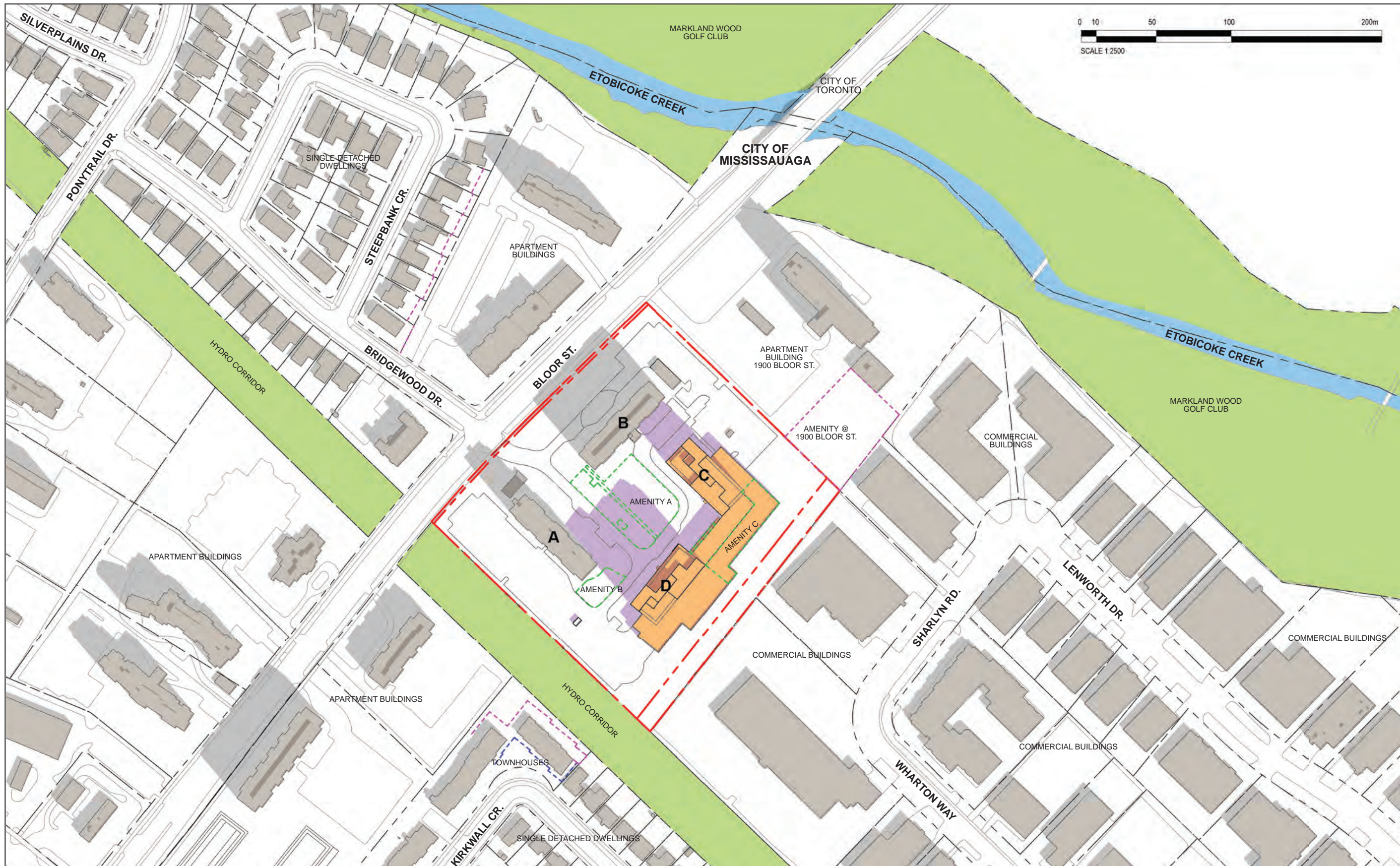
- SHADOWS**
- PROPOSED (Blue square)
- EXISTING (Grey square)
- BUILDINGS**
- PROPOSED (Orange square)
- EXISTING (Grey square)
- CONTEXT**
- GROUND (White square)
- PARKS / OPEN SPACE (Green square)
- WATER (Blue square)
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

September 21 - 10.12 am EDT Solar Noon - 3h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

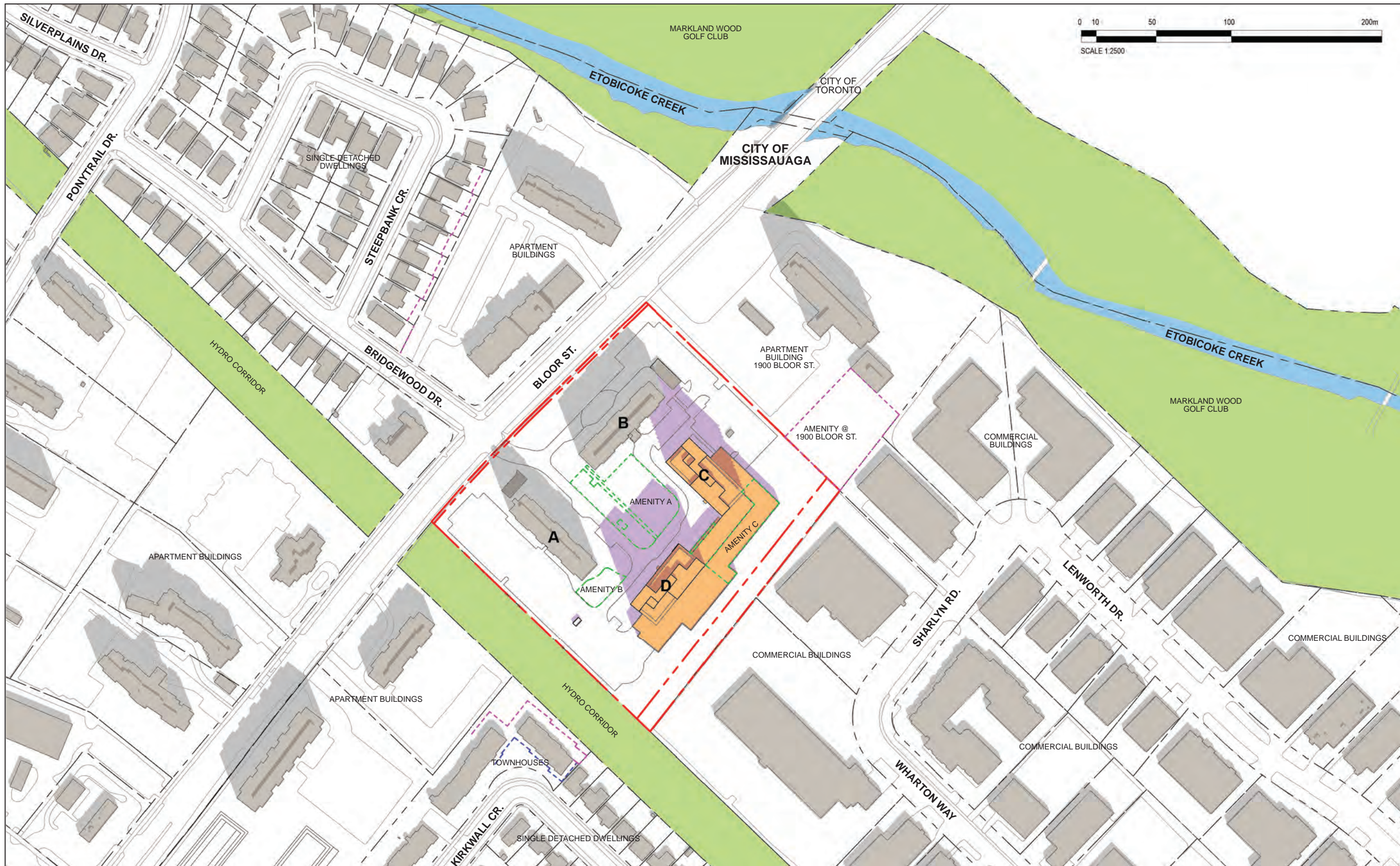
- SHADOWS**
- PROPOSED (blue square)
- EXISTING (grey square)
- BUILDINGS**
- PROPOSED (orange square)
- EXISTING (grey square)
- CONTEXT**
- GROUND (white square)
- PARKS / OPEN SPACE (green square)
- WATER (blue square)
- SUBJECT SITE:** (red dashed line)
- CONTEXT SITE:** (black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (blue dashed line)

September 21 - 11.12 am EDT Solar Noon - 2h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: [Red dashed line]

CONTEXT SITE: [Black dashed line]

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES: [Pink dashed line]

PROPOSED OUTDOOR AMENITY AREA: [Green dashed line]

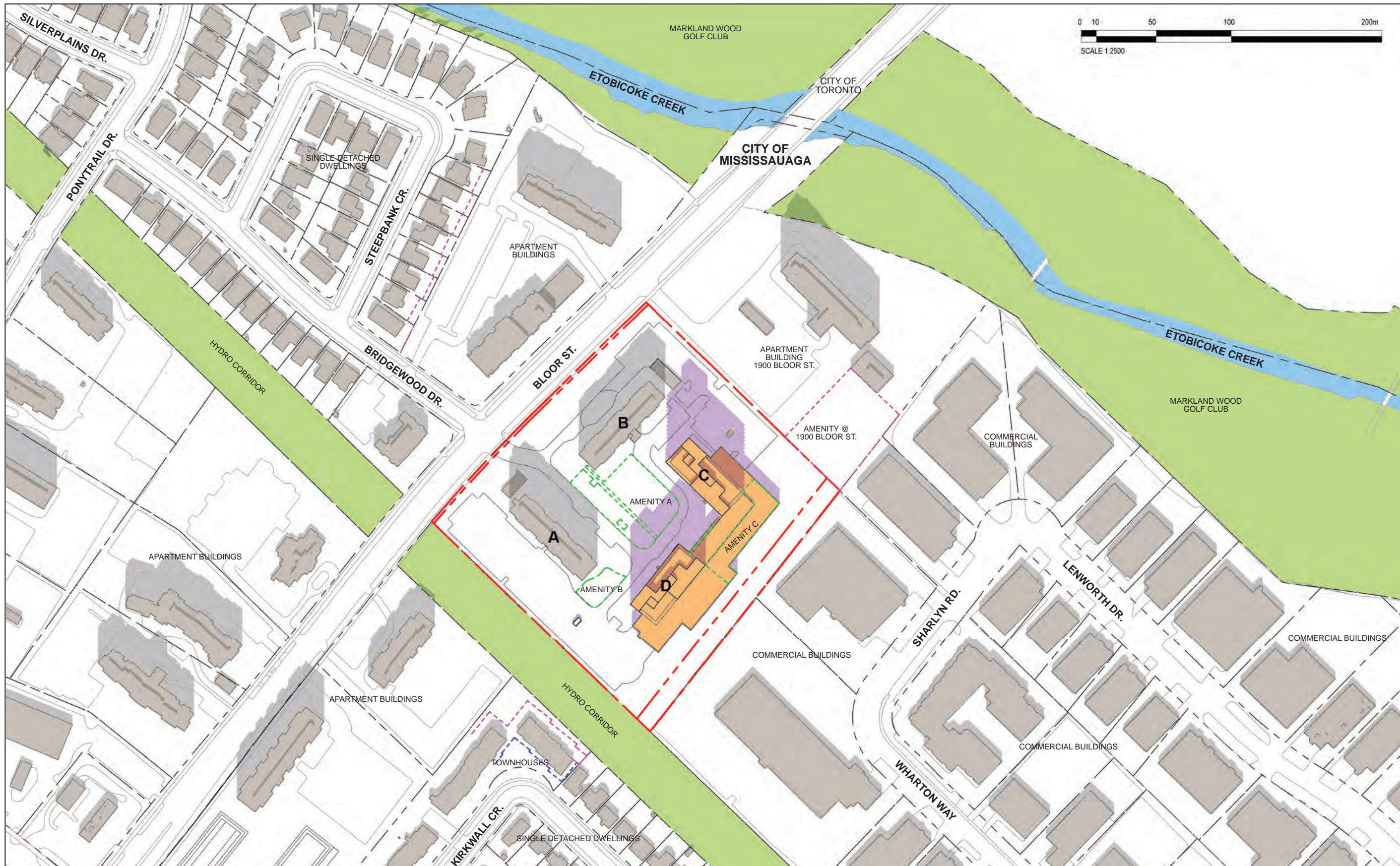
BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY: [Blue dashed line]

September 21 - 12:12 pm EDT Solar Noon - 1h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



LEGEND

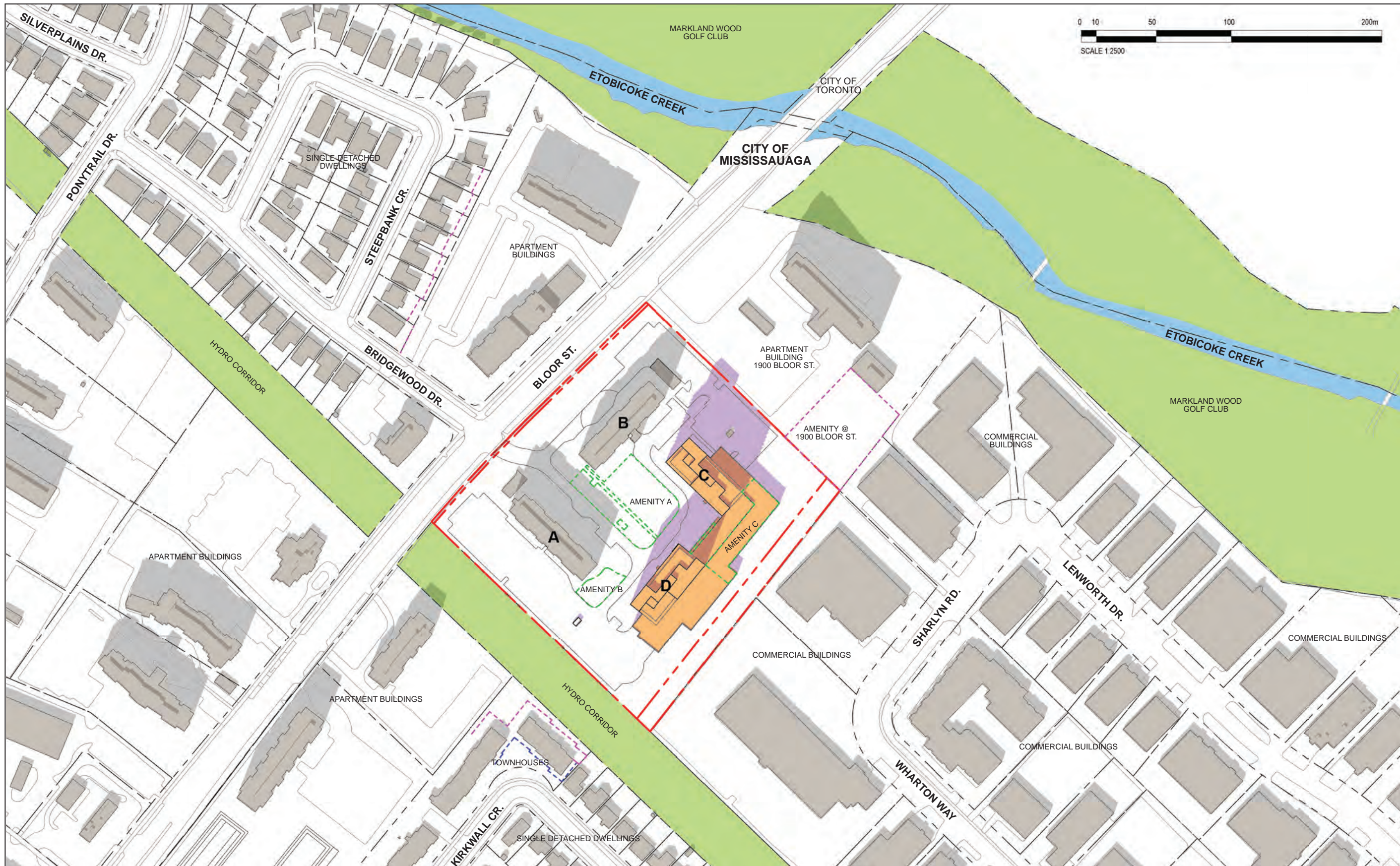
- SHADOWS**
 - PROPOSED
 - EXISTING
- BUILDINGS**
 - PROPOSED
 - EXISTING
- CONTEXT**
 - GROUND
 - PARKS / OPEN SPACE
 - WATER
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

September 21 - 1.12 pm EDT Solar Noon



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



September 21 - 2.12 pm EDT Solar Noon + 1h



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303

True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

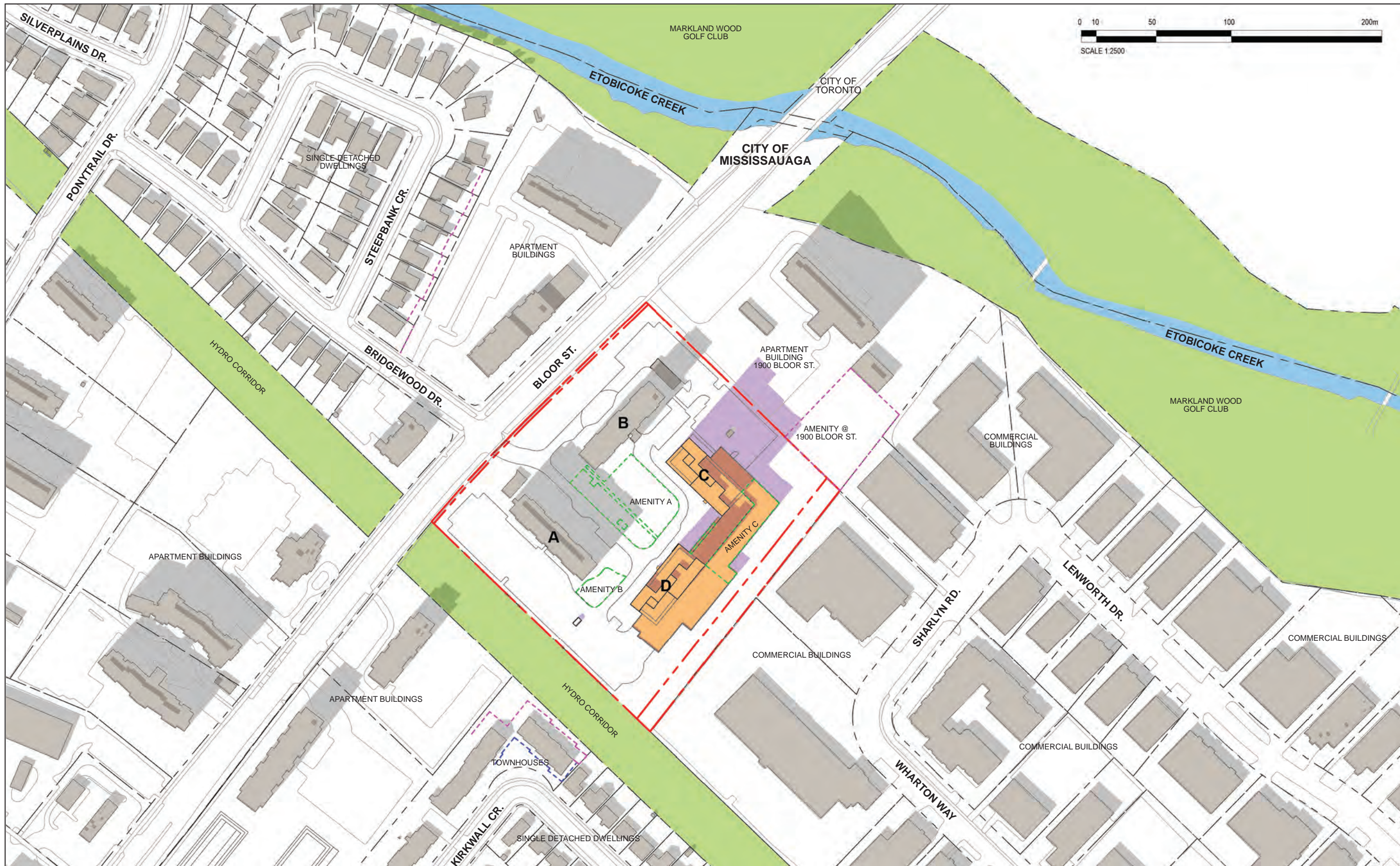
SUBJECT SITE: [Red dashed line]

CONTEXT SITE: [Black dashed line]

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES: [Purple dashed line]

PROPOSED OUTDOOR AMENITY AREA: [Green dashed line]

BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY: [Blue dashed line]

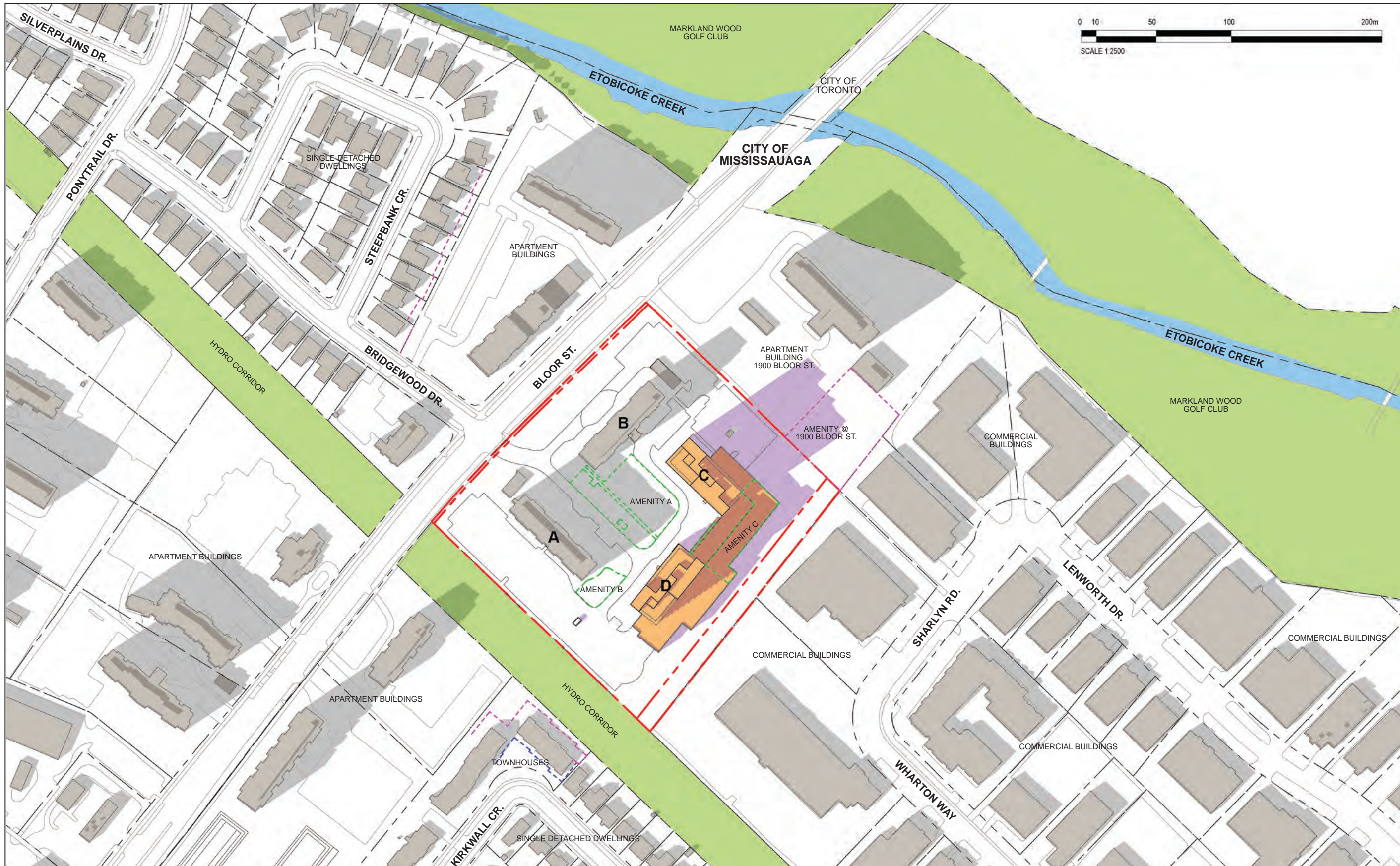


September 21 - 3.12 pm EDT Solar Noon + 2h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

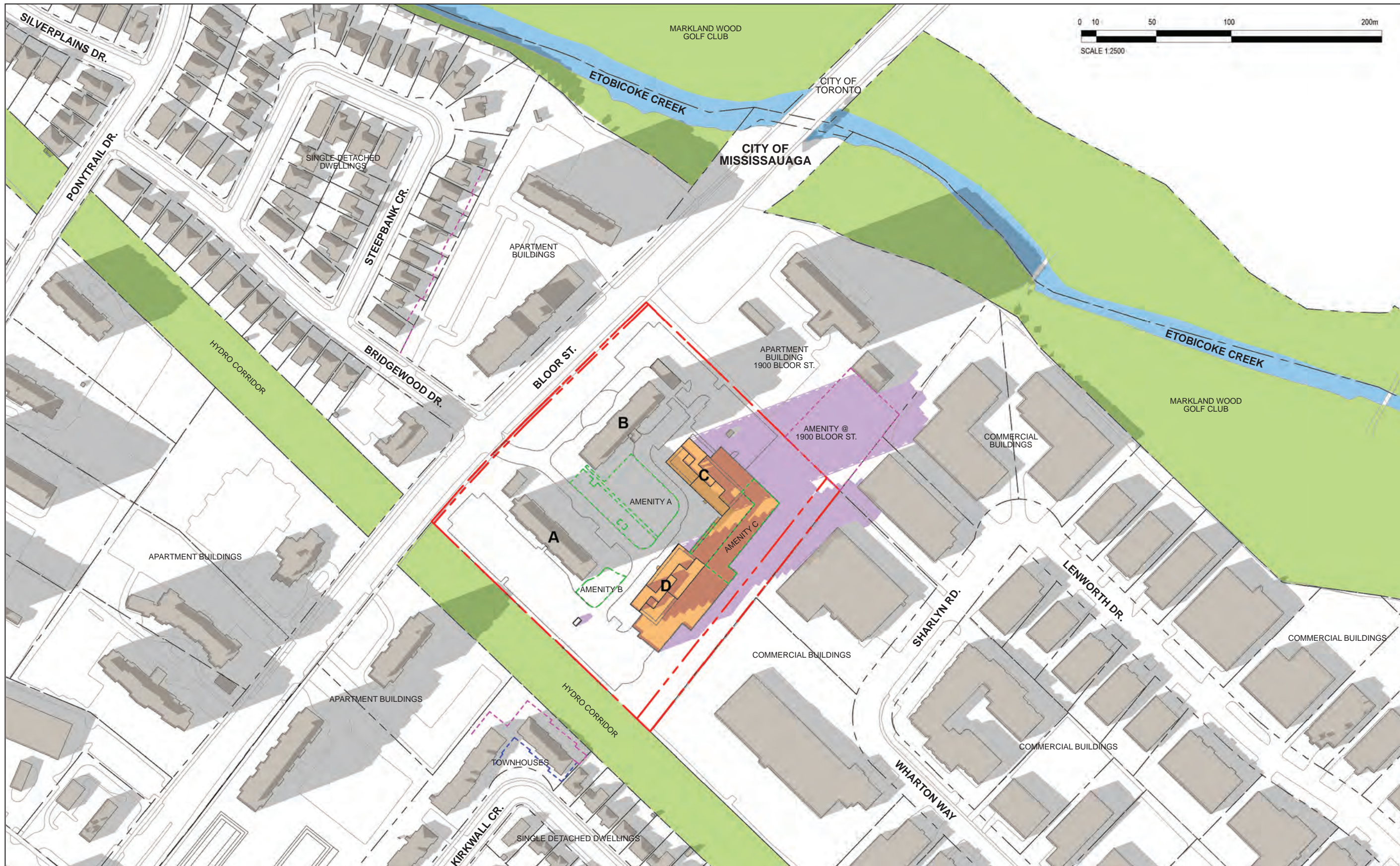
- SHADOWS**
 - PROPOSED
 - EXISTING
- BUILDINGS**
 - PROPOSED
 - EXISTING
- CONTEXT**
 - GROUND
 - PARKS / OPEN SPACE
 - WATER
- SUBJECT SITE:**
- CONTEXT SITE:**
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:**
- PROPOSED OUTDOOR AMENITY AREA:**
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:**

September 21 - 4.12 pm EDT Solar Noon + 3h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



September 21 - 5.12 pm EDT Solar Noon + 4h

True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: [Red dashed line]

CONTEXT SITE: [Black dashed line]

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES: [Purple dashed line]

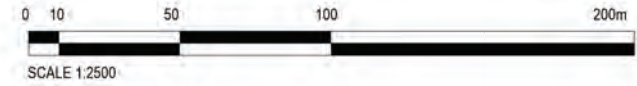
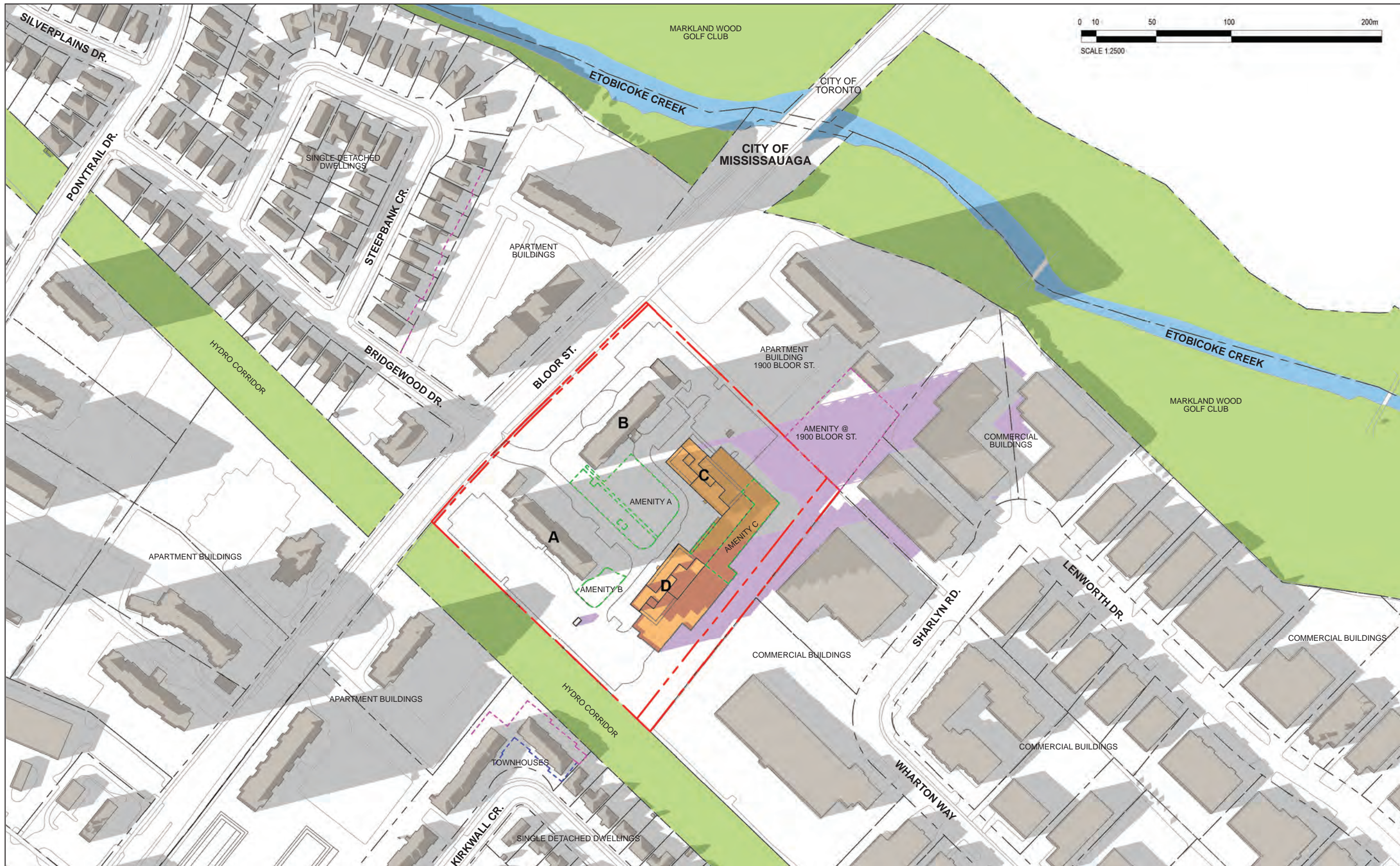
PROPOSED OUTDOOR AMENITY AREA: [Green dashed line]

BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY: [Blue dashed line]



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

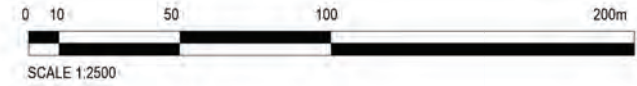
- SHADOWS**
- PROPOSED (Blue square)
- EXISTING (Grey square)
- BUILDINGS**
- PROPOSED (Orange square)
- EXISTING (Grey square)
- CONTEXT**
- GROUND (White square)
- PARKS / OPEN SPACE (Green square)
- WATER (Blue square)
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

September 21 - 5.48 pm EDT Sunset - 1.5h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

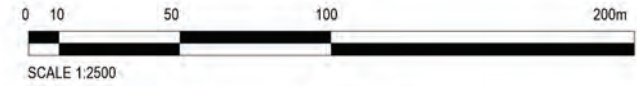
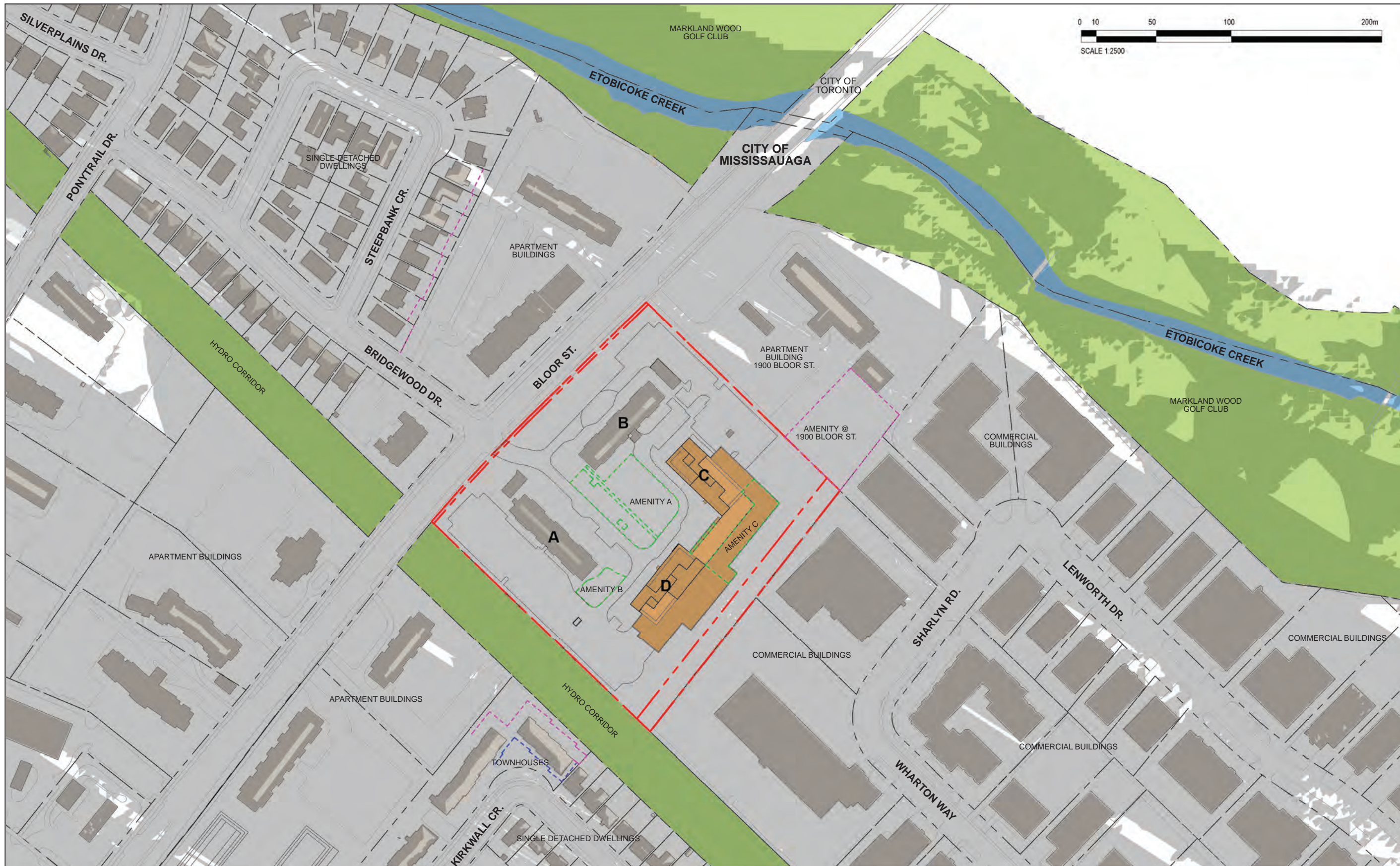
- SHADOWS**
- PROPOSED (Blue shaded area)
- EXISTING (Grey shaded area)
- BUILDINGS**
- PROPOSED (Orange shaded area)
- EXISTING (Grey shaded area)
- CONTEXT**
- GROUND (White area)
- PARKS / OPEN SPACE (Light Green area)
- WATER (Blue area)
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Pink dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

September 21 - 7.18 pm EDT Sunset



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

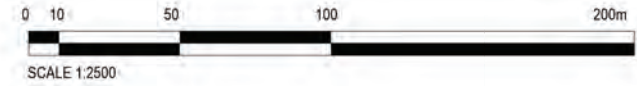
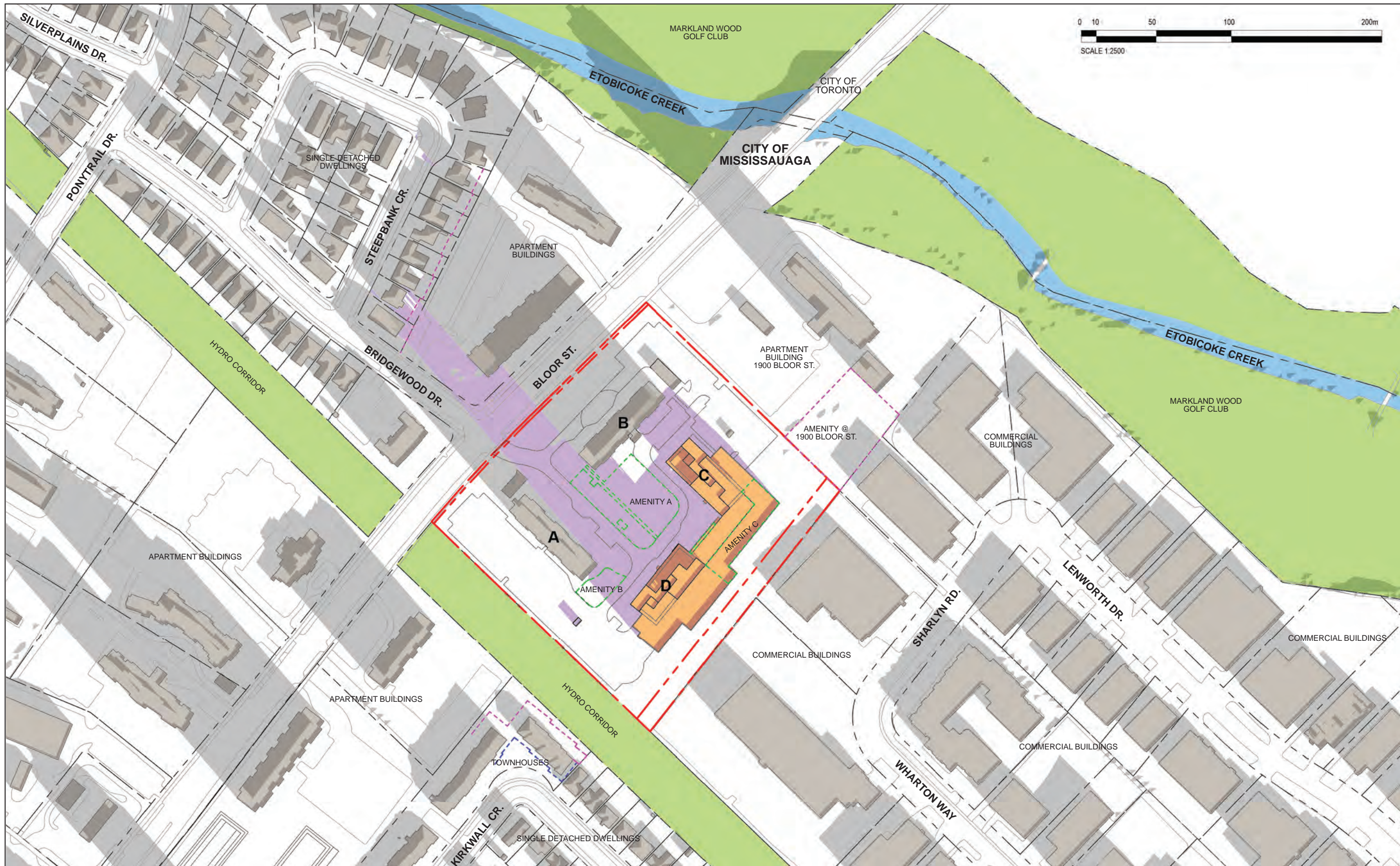
- SHADOWS**
- PROPOSED (Blue square)
- EXISTING (Grey square)
- BUILDINGS**
- PROPOSED (Orange square)
- EXISTING (Grey square)
- CONTEXT**
- GROUND (White square)
- PARKS / OPEN SPACE (Green square)
- WATER (Blue square)
- SUBJECT SITE:** (Red dashed line)
- CONTEXT SITE:** (Black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (Pink dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (Green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (Blue dashed line)

December 21 - 7.49 am EST Sunrise



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

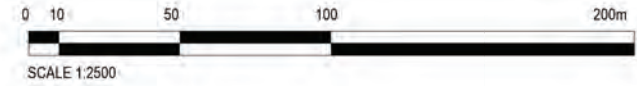
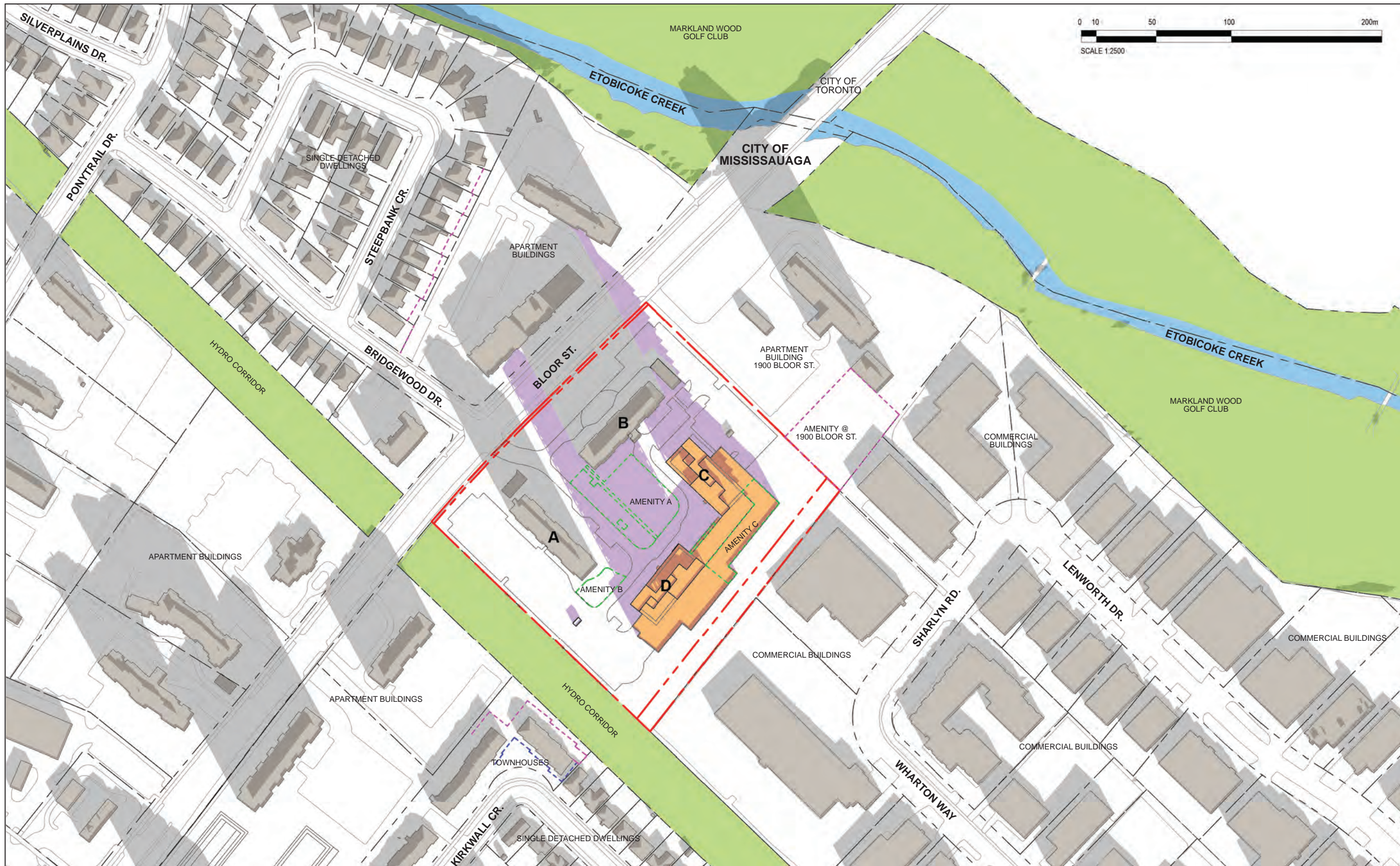
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

December 21 - 9.19 am EST Sunrise + 1.5h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

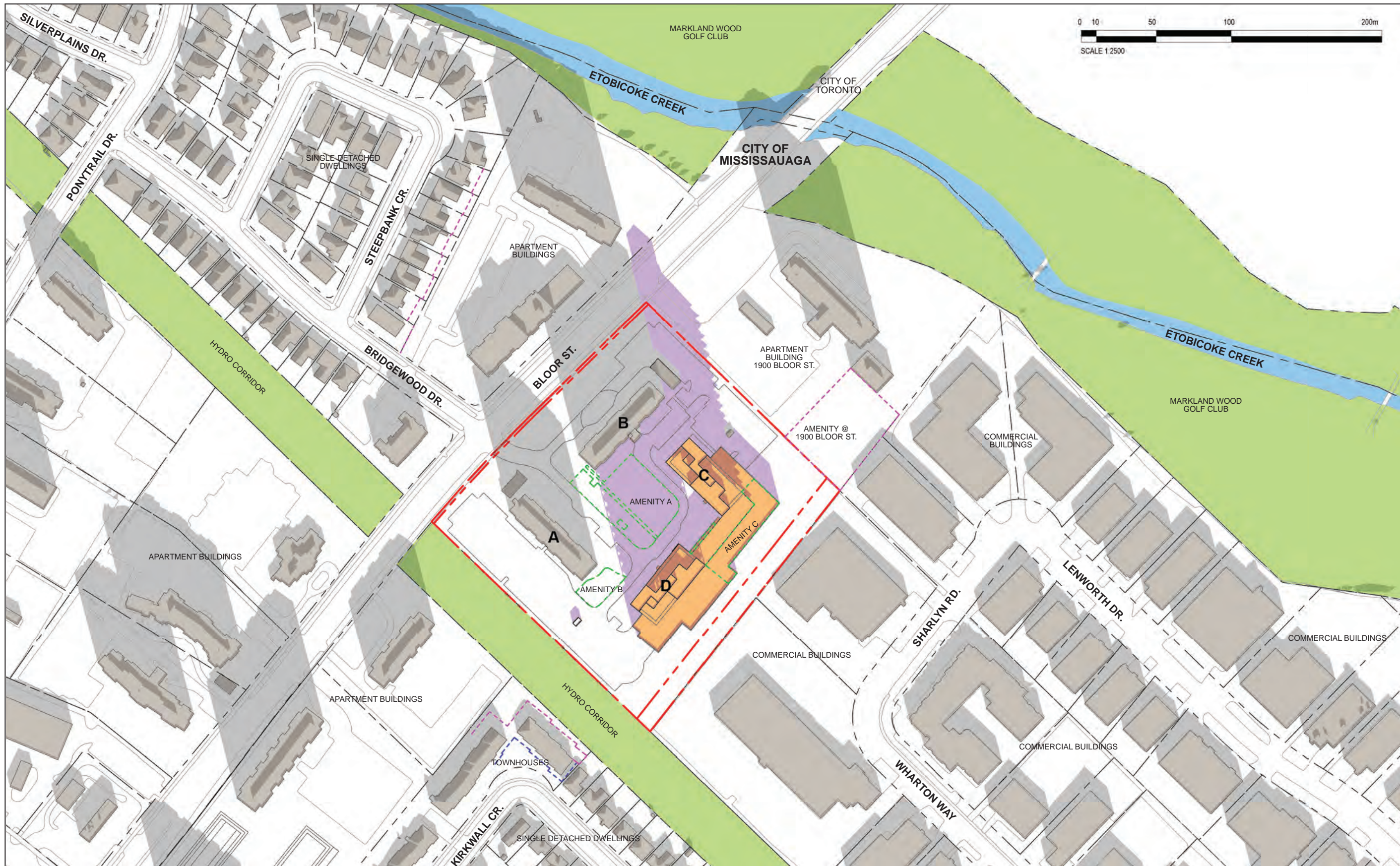
- SHADOWS**
 - PROPOSED
 - EXISTING
- BUILDINGS**
 - PROPOSED
 - EXISTING
- CONTEXT**
 - GROUND
 - PARKS / OPEN SPACE
 - WATER
- SUBJECT SITE:** [Red dashed line]
- CONTEXT SITE:** [Green dashed line]
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** [Purple dashed line]
- PROPOSED OUTDOOR AMENITY AREA:** [Orange dashed line]
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** [Blue dashed line]

December 21 - 10.17 am EST Solar Noon - 2h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

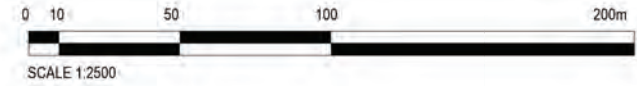
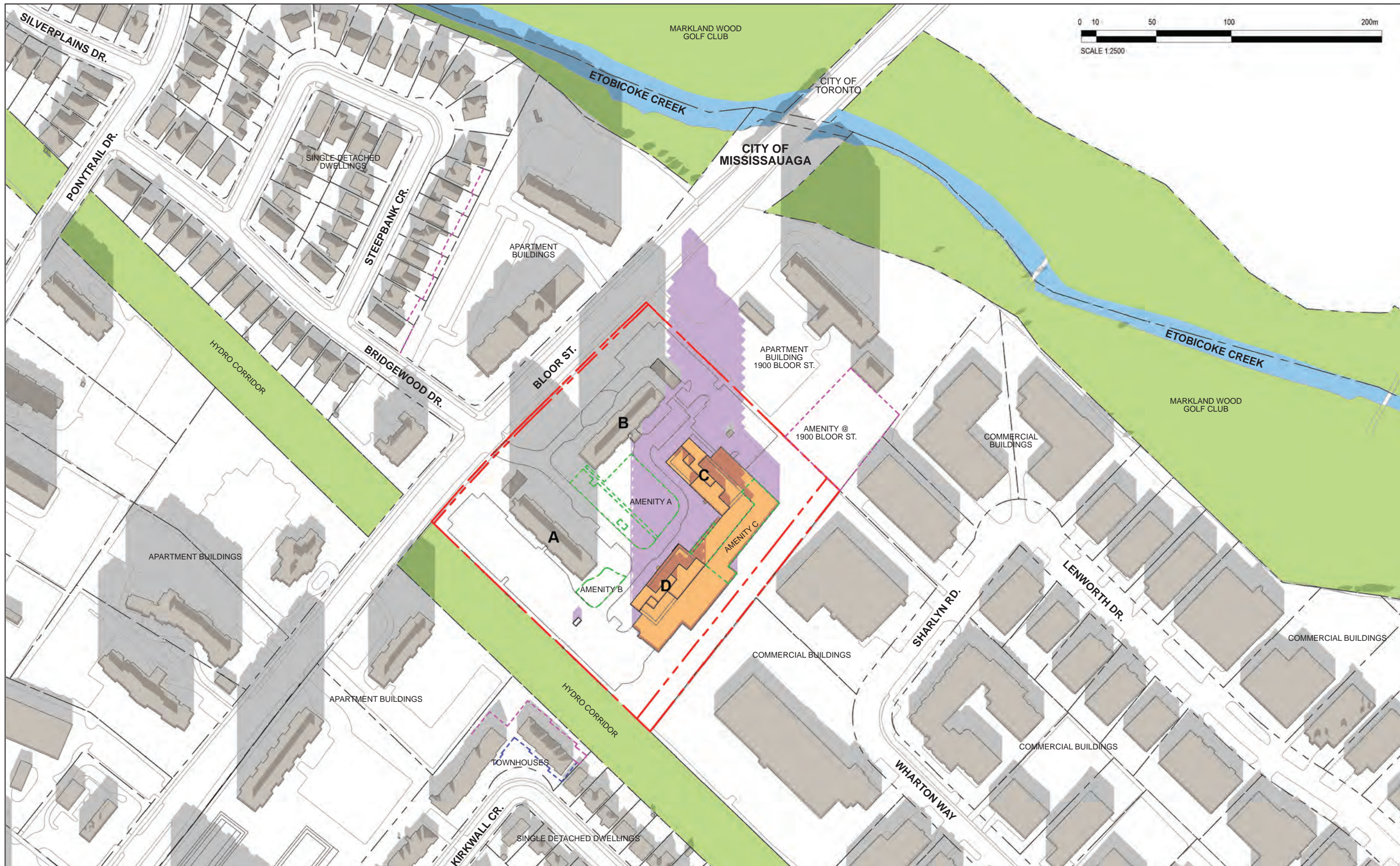
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

December 21 - 11.17 am EST Solar Noon - 1h



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

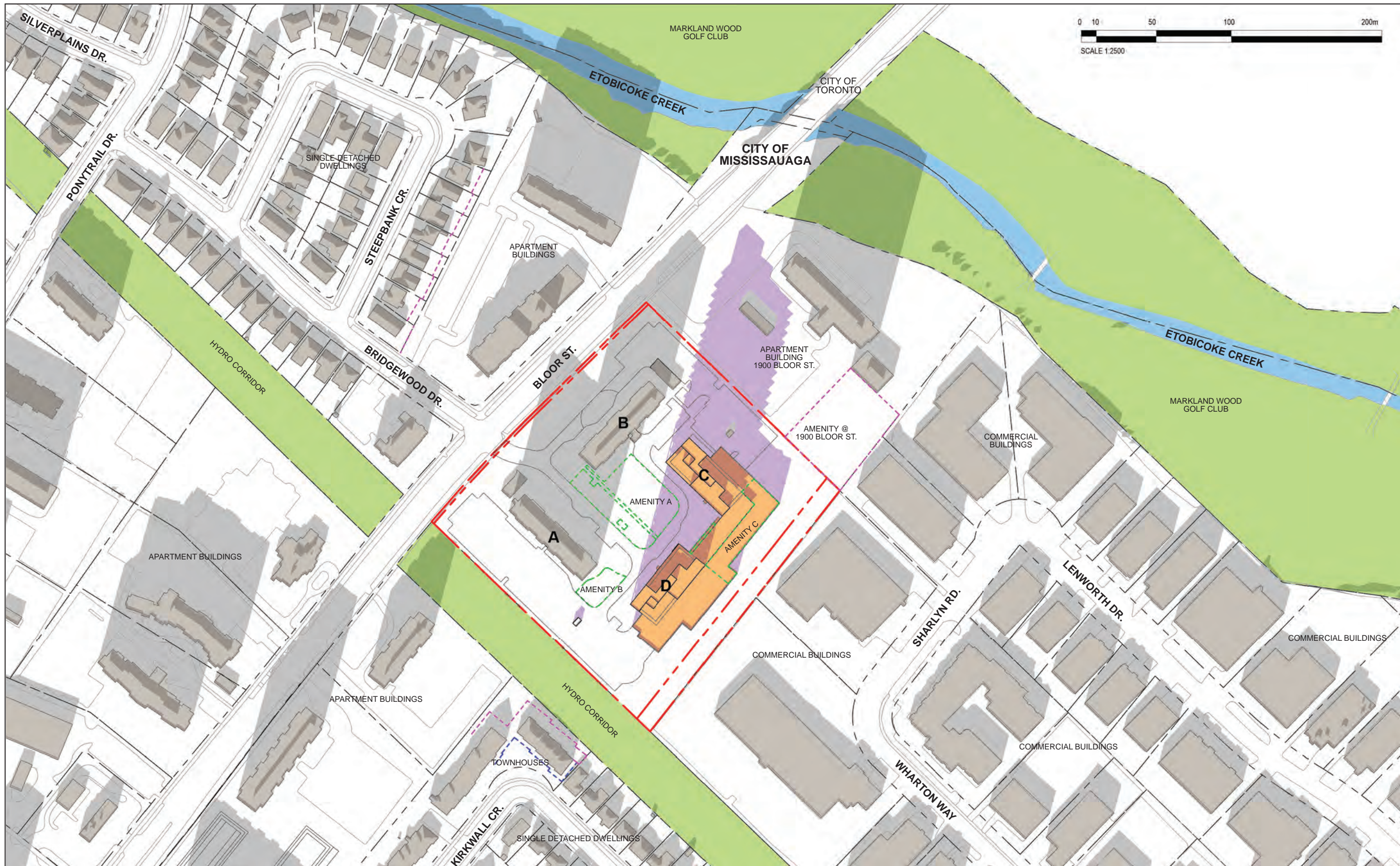
BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

December 21 - 12.17 pm EST Solar Noon



TOP VIEW SHADOW STUDY
1840 - 1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: - - - - -

CONTEXT SITE: - - - - -

RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES: - - - - -

PROPOSED OUTDOOR AMENITY AREA: - - - - -

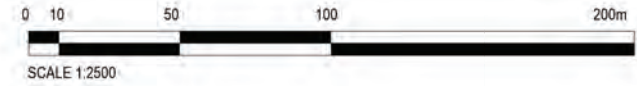
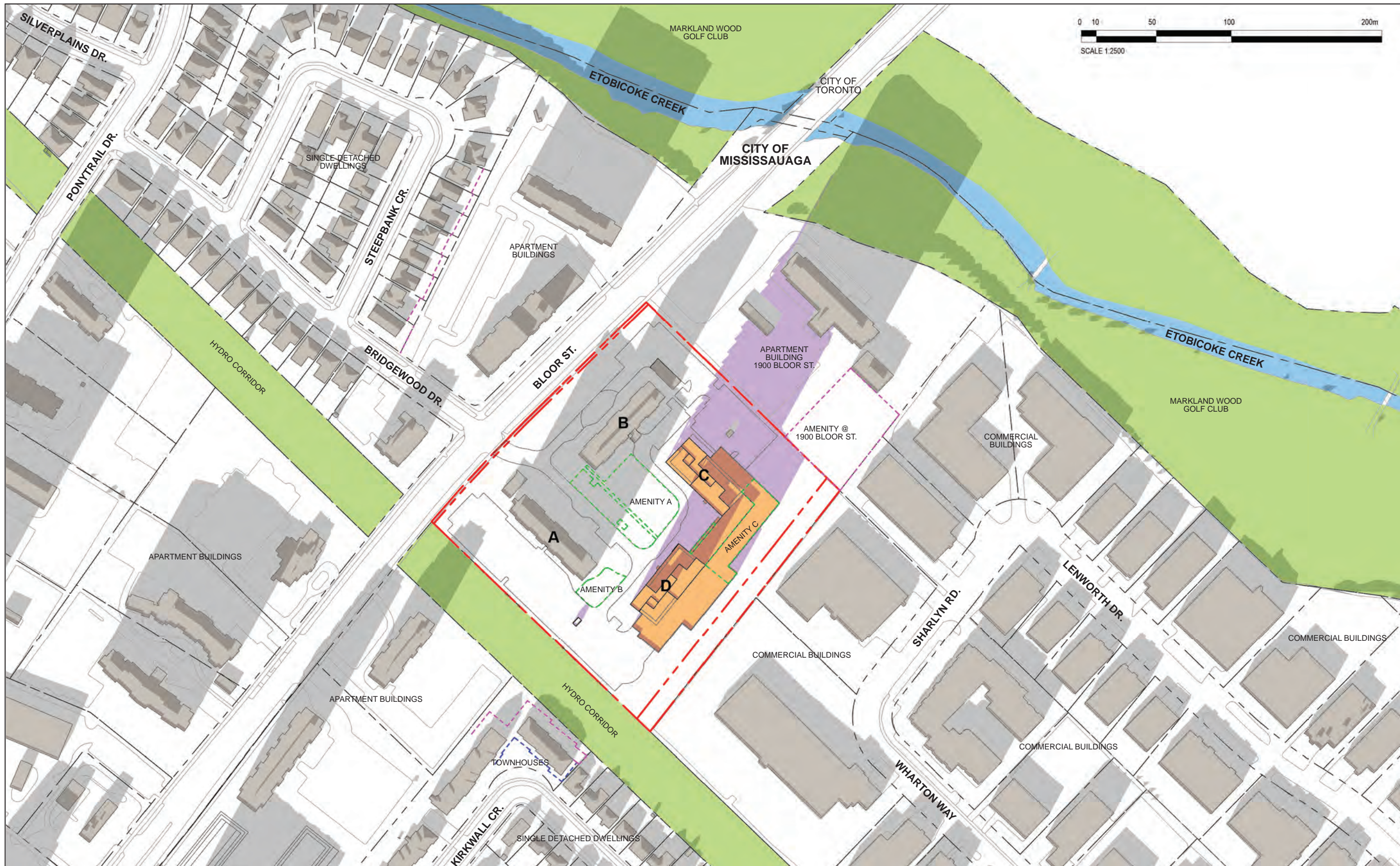
BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY: - - - - -

December 21 - 1.17 pm EST Solar Noon + 1h



TOP VIEW SHADOW STUDY
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

CONTEXT SITE:

**RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:**

**PROPOSED OUTDOOR AMENITY
AREA:**

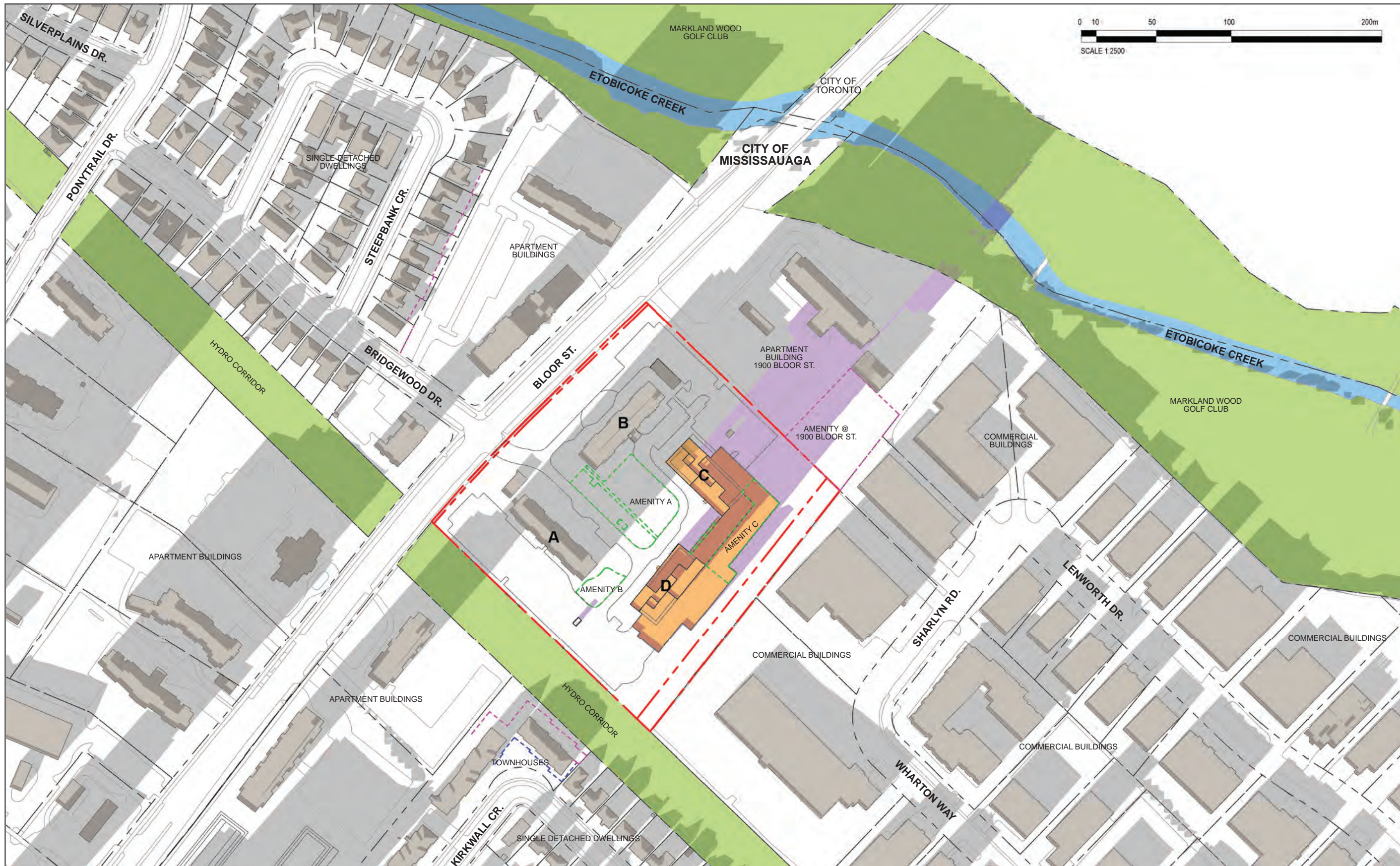
**BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:**

December 21 - 2.17 pm EST Solar Noon + 2h



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



LEGEND

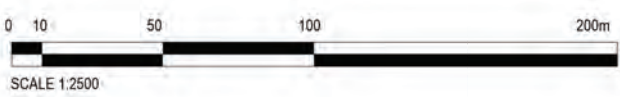
- SHADOWS**
- PROPOSED (blue square)
- EXISTING (grey square)
- BUILDINGS**
- PROPOSED (orange square)
- EXISTING (grey square)
- CONTEXT**
- GROUND (white square)
- PARKS / OPEN SPACE (green square)
- WATER (blue square)
- SUBJECT SITE:** (red dashed line)
- CONTEXT SITE:** (black dashed line)
- RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** (purple dashed line)
- PROPOSED OUTDOOR AMENITY AREA:** (green dashed line)
- BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** (blue dashed line)

December 21 - 3.15 pm EST Sunset – 1.5h



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303



True North

LEGEND

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY
AREA:

BUILDING FACES TO ALLOW
FOR THE POSSIBILITY OF
USING SOLAR ENERGY:

December 21 - 4.45 pm EST Sunset



TOP VIEW SHADOW STUDY
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: NOVEMBER 01, 2022
Project No: 120303