

October 20, 2022

**RE: 5, 7, 9 Beverley Street – Proposed Townhouse Development
Sun/Shadow Study Analysis**

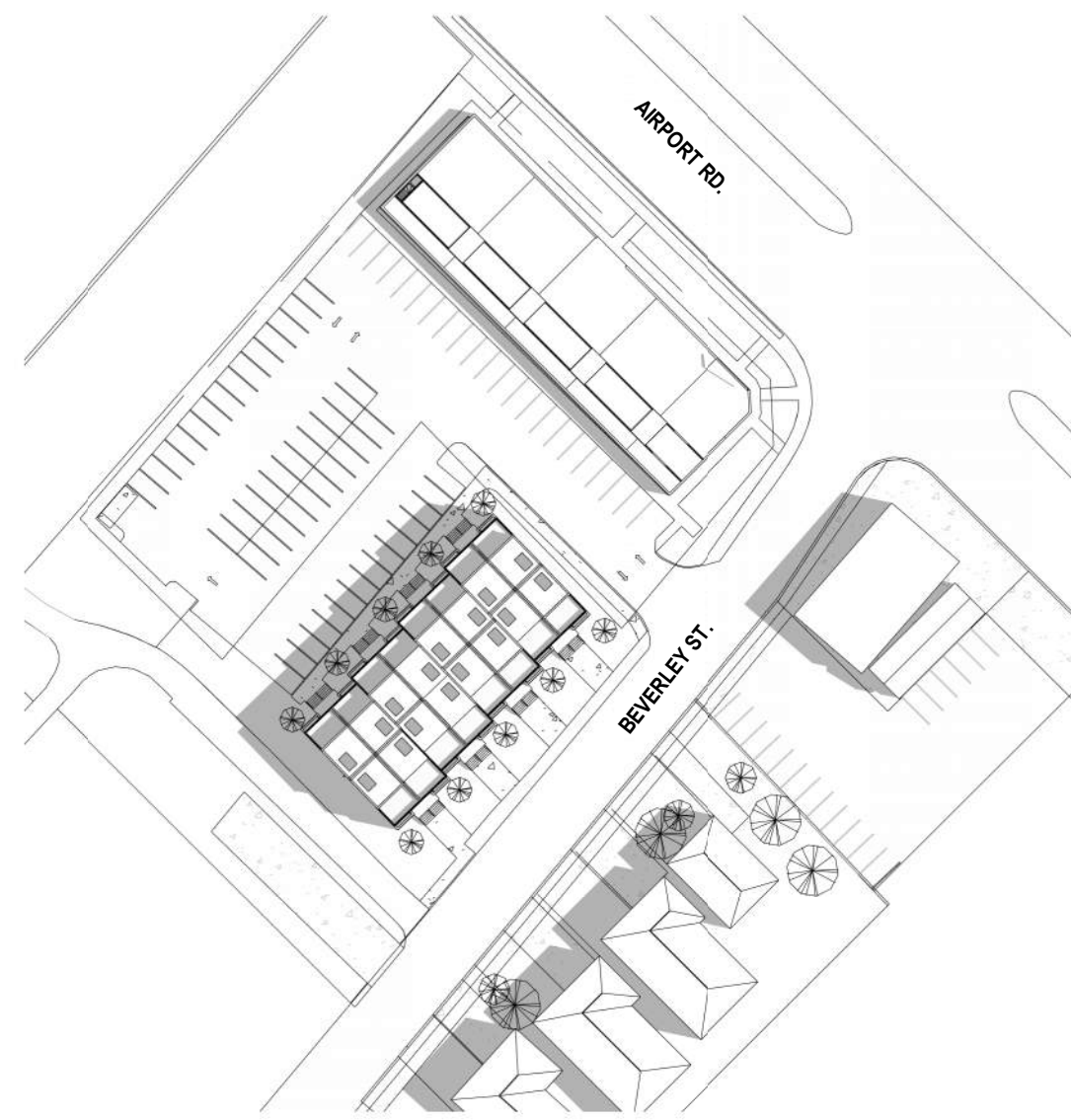
The proposed townhouse block at 5, 7, 9 Beverley Street, Mississauga – is designed and sited to minimize shadow impacts on the surrounding area, particularly the low-density residential dwellings along Beverley Street. The proposal successfully maximizes sunlight access for the surrounding low-rise residential dwellings during all of the daytime hours included in the Study test times.

Generally, the proposal produces minimum cumulative shadowing in the early morning and towards sundown, at which hours the use of public/private outdoor areas, amenity spaces and the possibility for using building faces for solar gain are limited. The Sun/Shadow study prepared by Cumulus Architects Inc. demonstrates that the front yards facing Beverly Street receive full sun from 9:12 am to 2:12 pm for each of the Study test times.

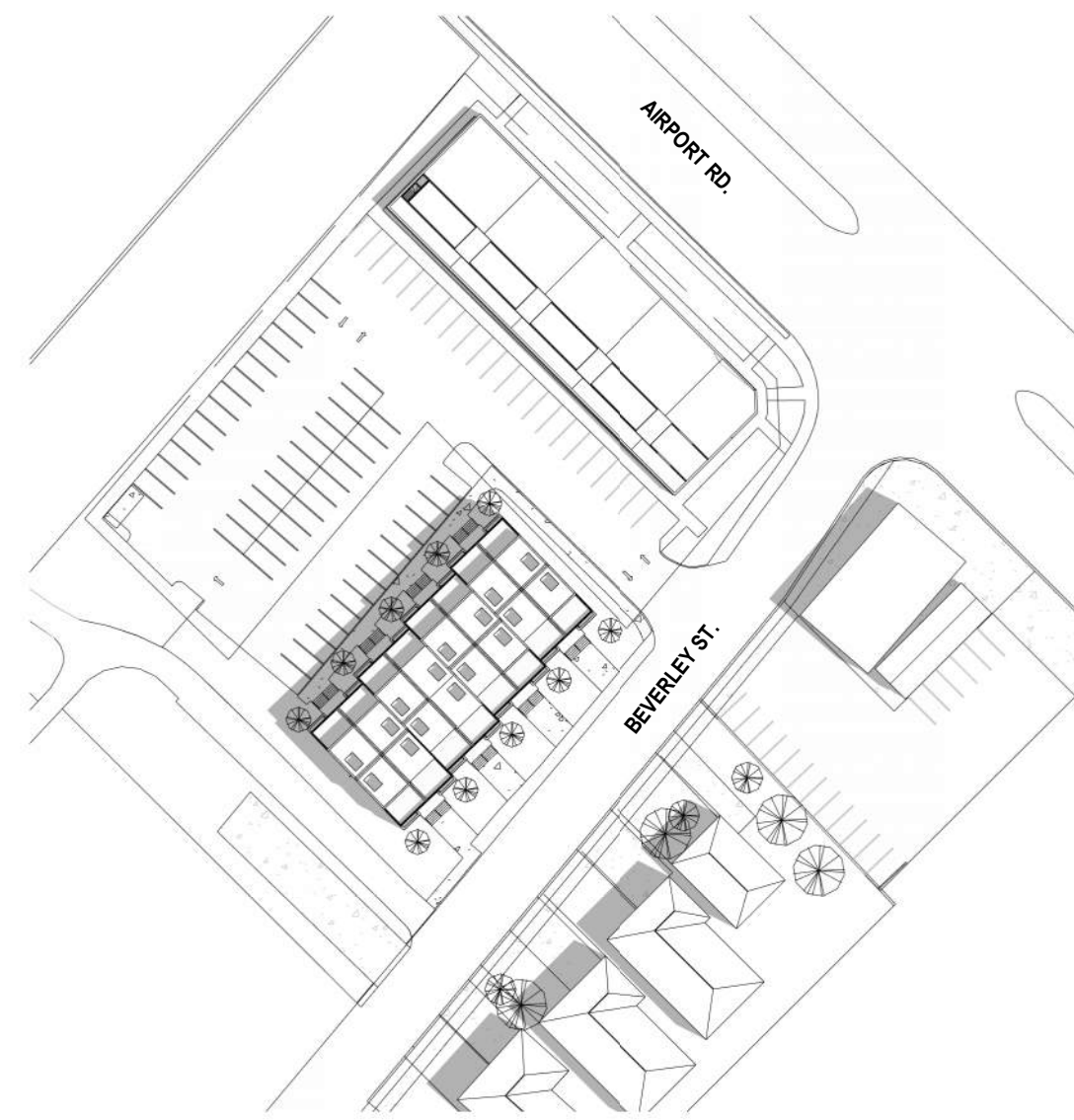
All criterion set out within the Standards for Shadow Studies have been met. While cast shadow from the proposed development is present at one of the hourly test times for the test date of September 21st and March 21 on the opposite boulevard including the sidewalk, (this occurs on September 21st and March 21st), it occurs at 5:12 pm in both cases. The adjacent park / communal outdoor amenity area to the west of the development is not impacted across all three test dates required in Criterion 3.2.

A number of urban design and architectural components, including specific elements of the buildings design and layout have been revised to minimize massing impacts on the surrounding area. Rooftop articulations have been rationalized to reduce shadowing.

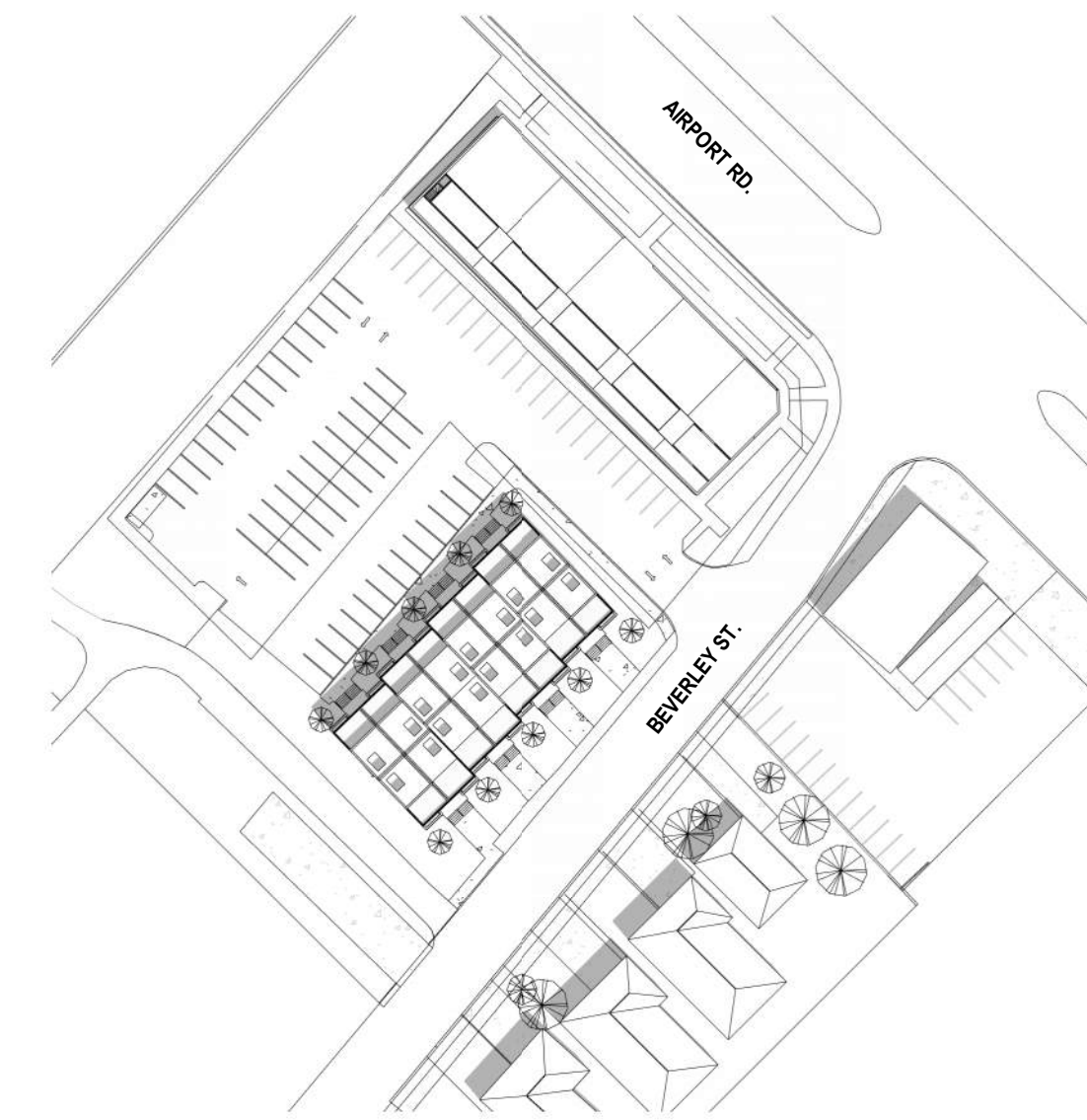
The overall siting of the building towards the Beverly Road frontage, including the application of sufficient side-yard setbacks, suitably minimizes impacts on the adjacent low-rise residential dwellings and the park to the rear of the property: the majority of shadowing falls within the proposed developed site itself. In summary, it has been demonstrated that the proposal meets the minimum Criteria set out in the Mississauga Standards for Shadow Studies.



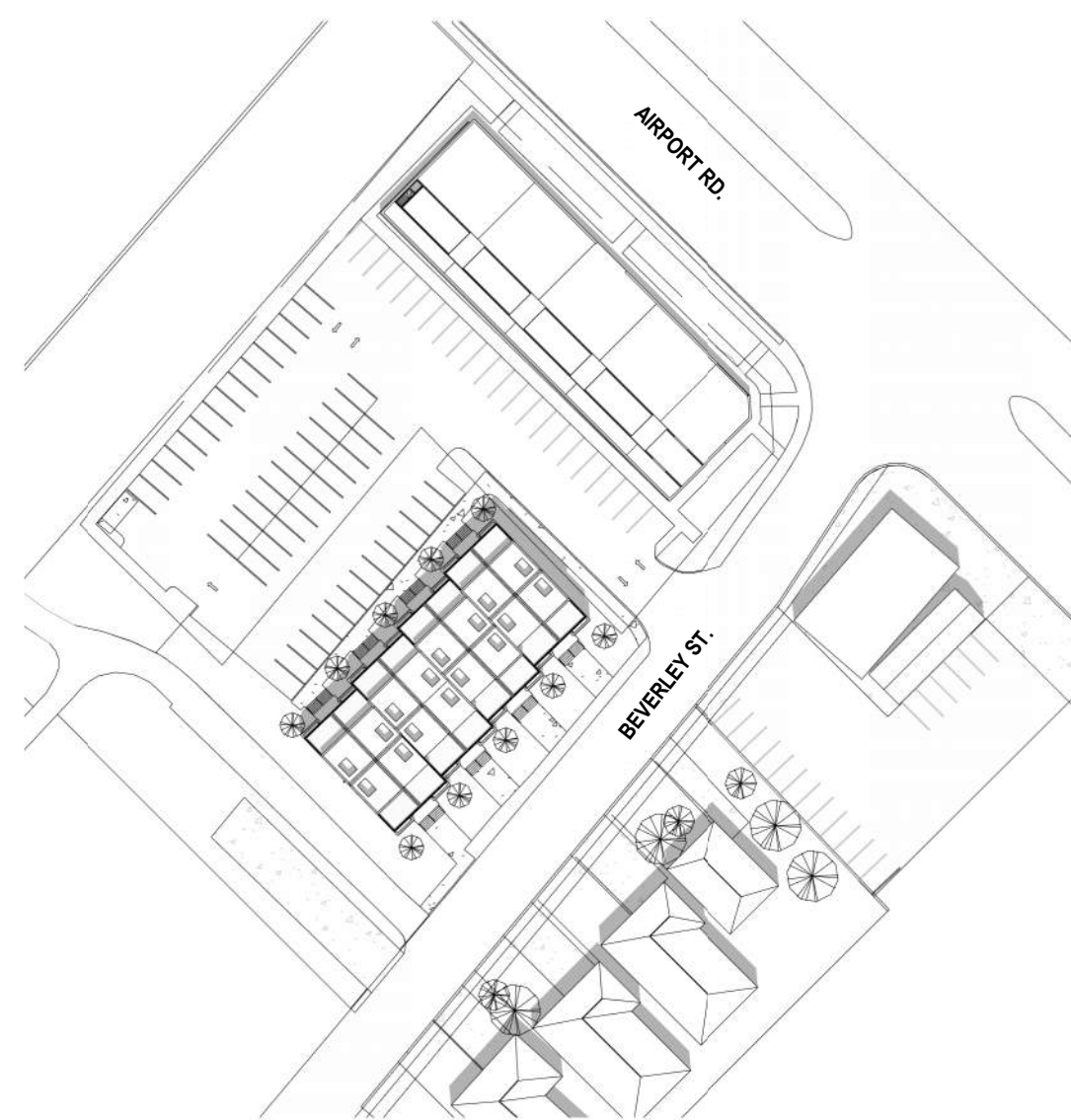
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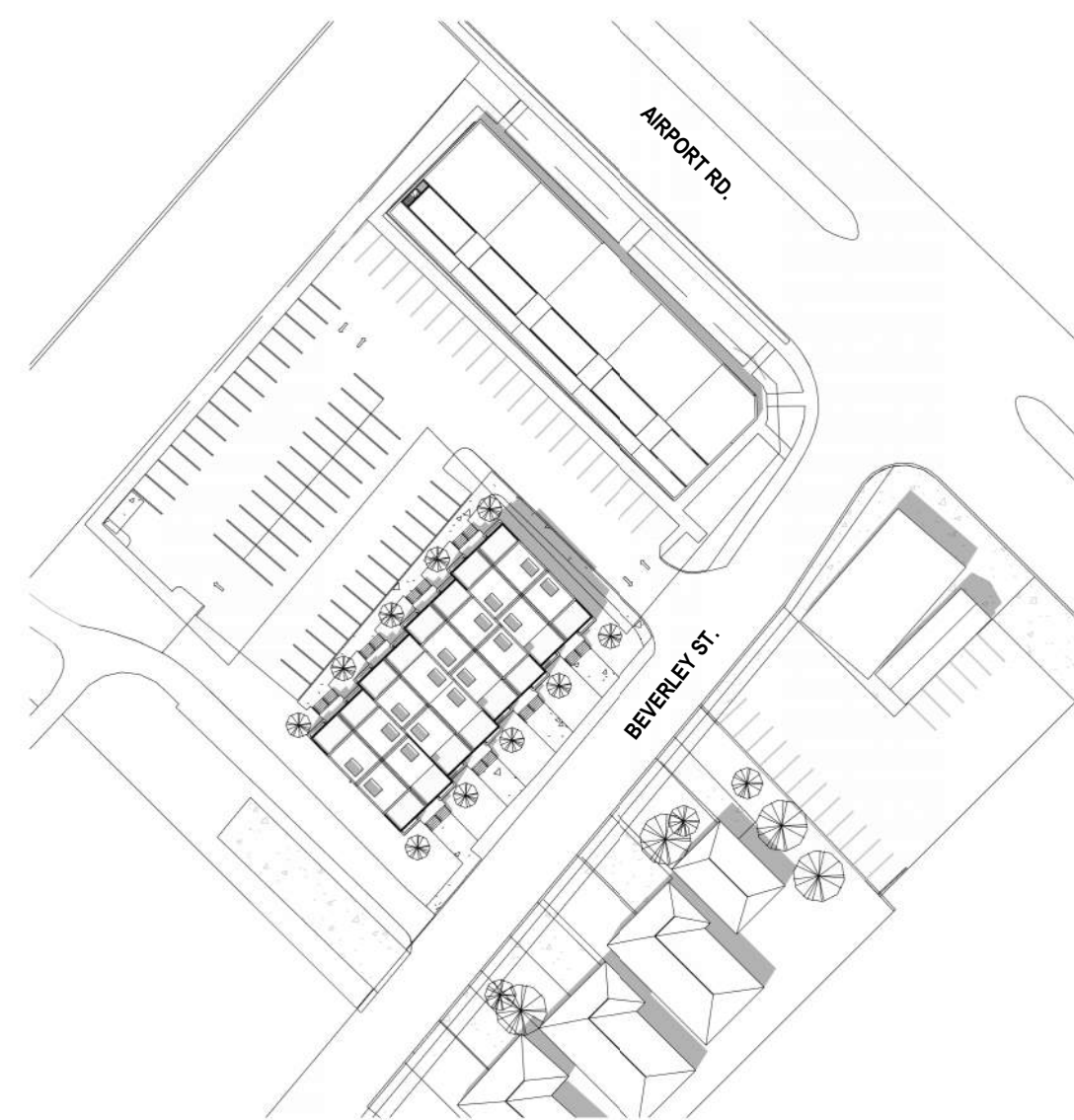
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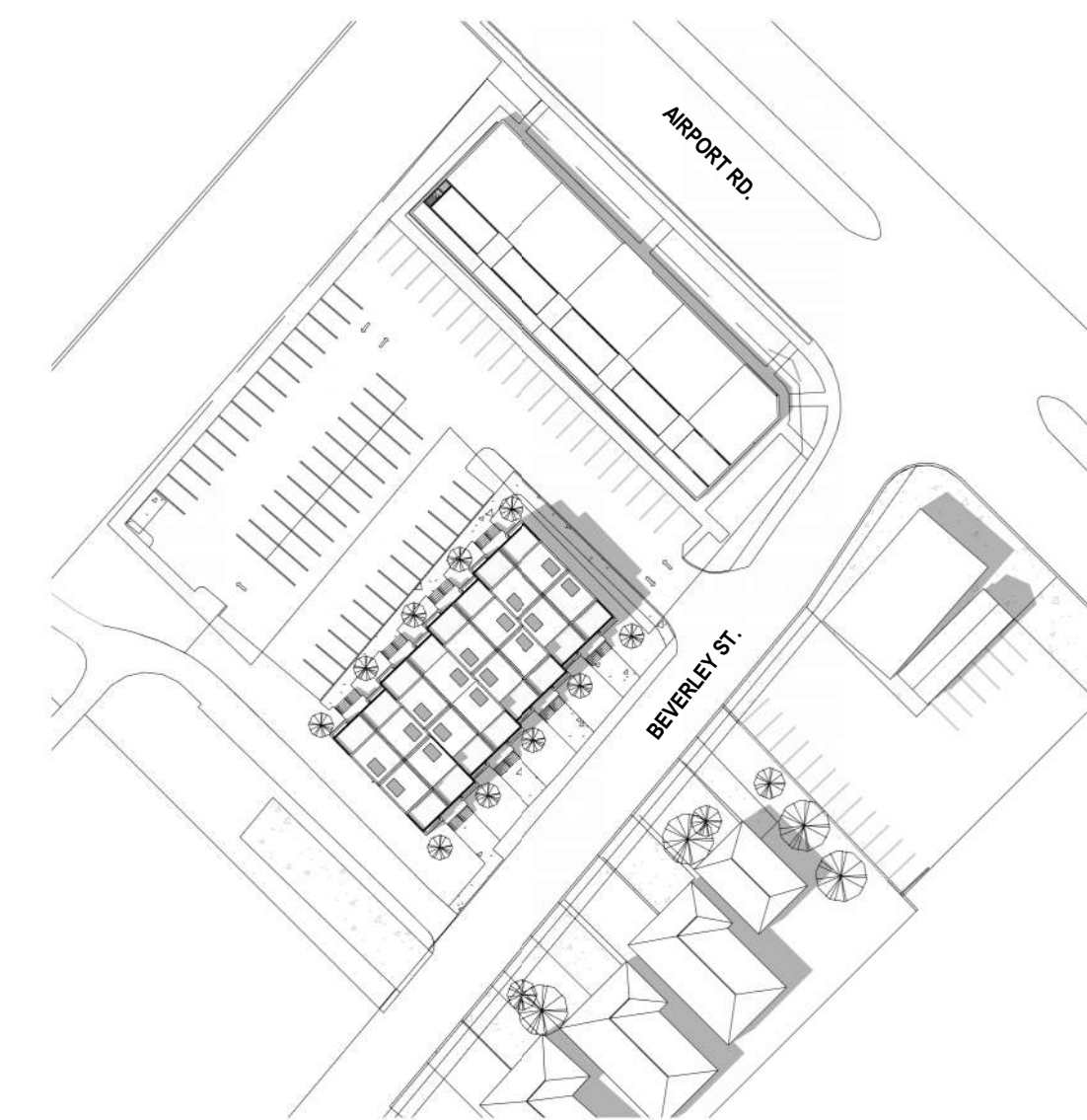
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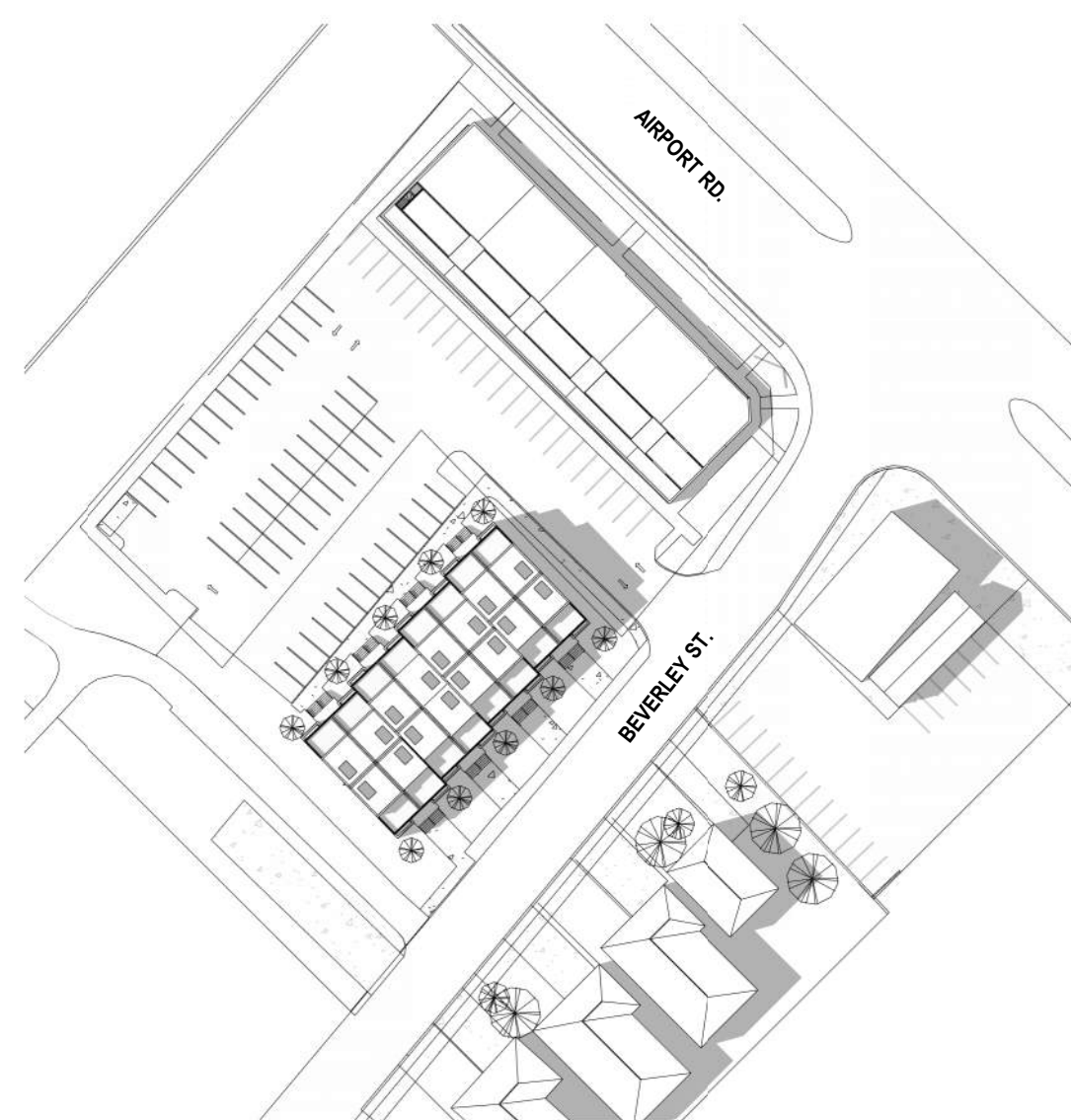
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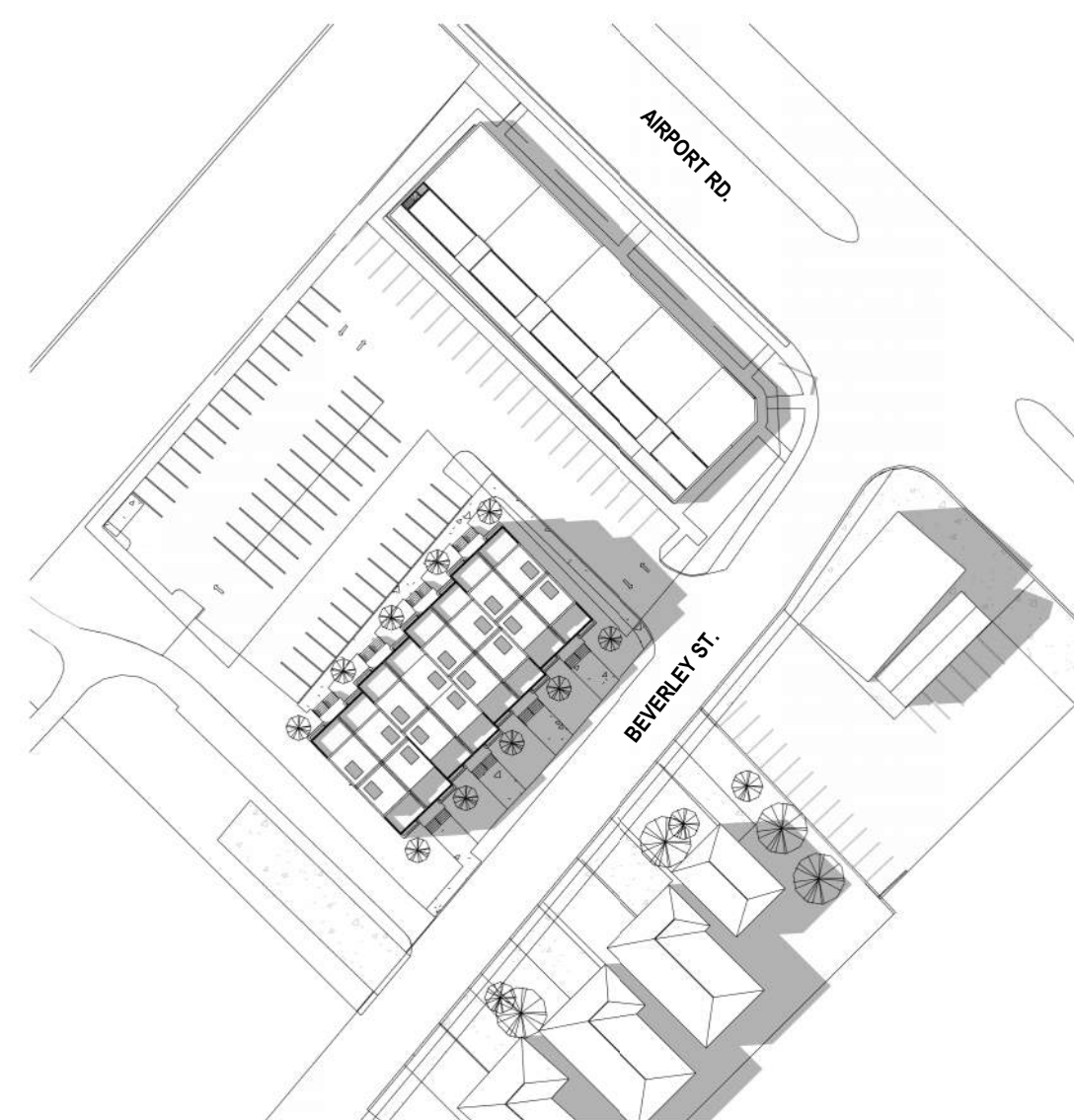
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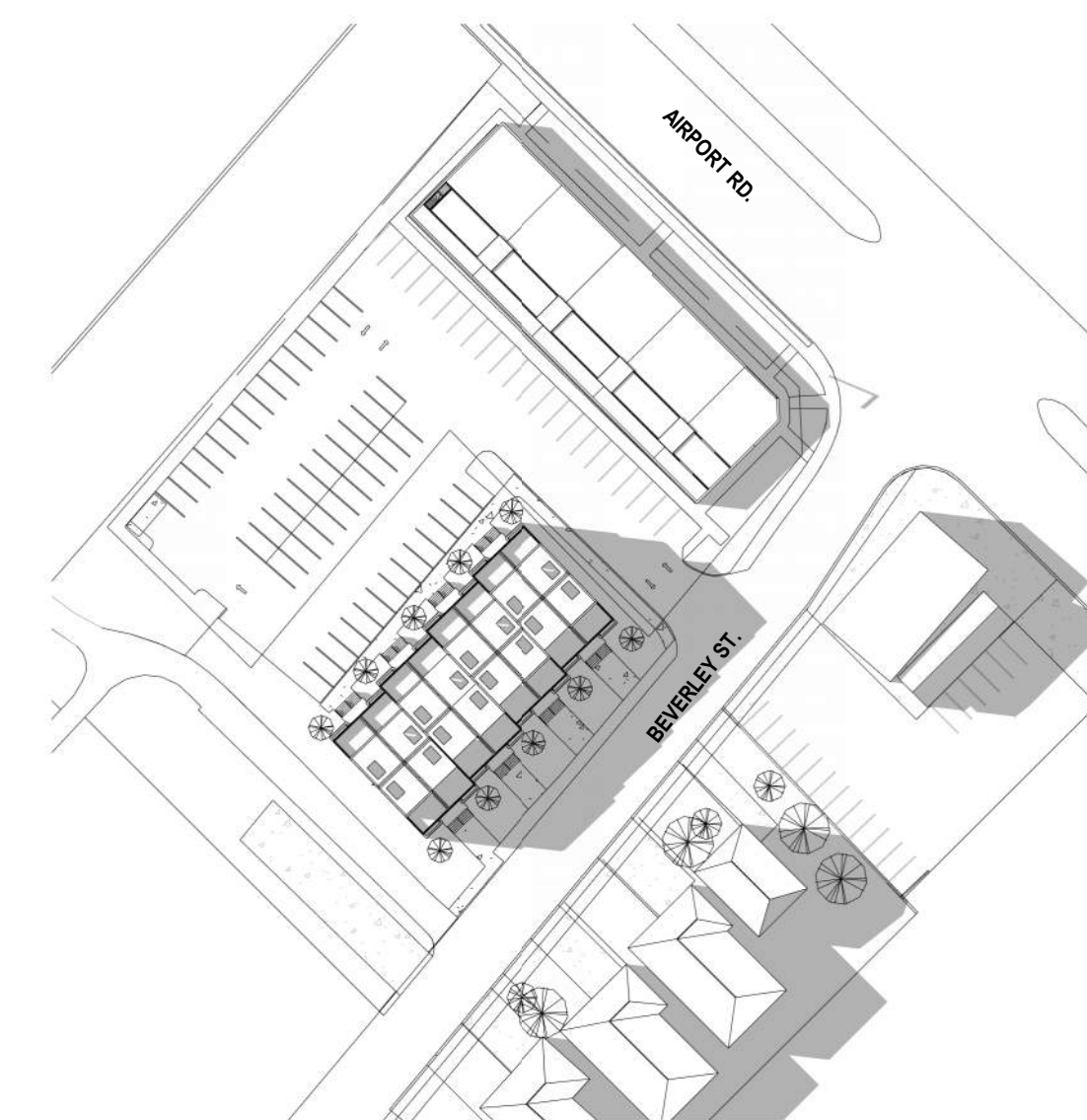
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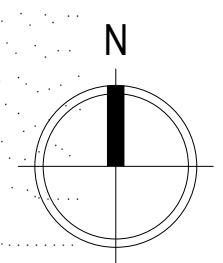
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8 JUNE 21 4.12PM
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9 JUNE 21 5.12PM
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KEY PLAN NTS

Address: 5, 7, 9 Beverley St.

Legal Description: ALL OF LOTS 439, 440 AND 441, REGISTERED PLAN TOR-4 AND PEEL STANDARD CONDOMINIUM PLAN No. 830, CITY OF TORONTO (FORMERLY CITY OF YORK)

Zoning: R3-69

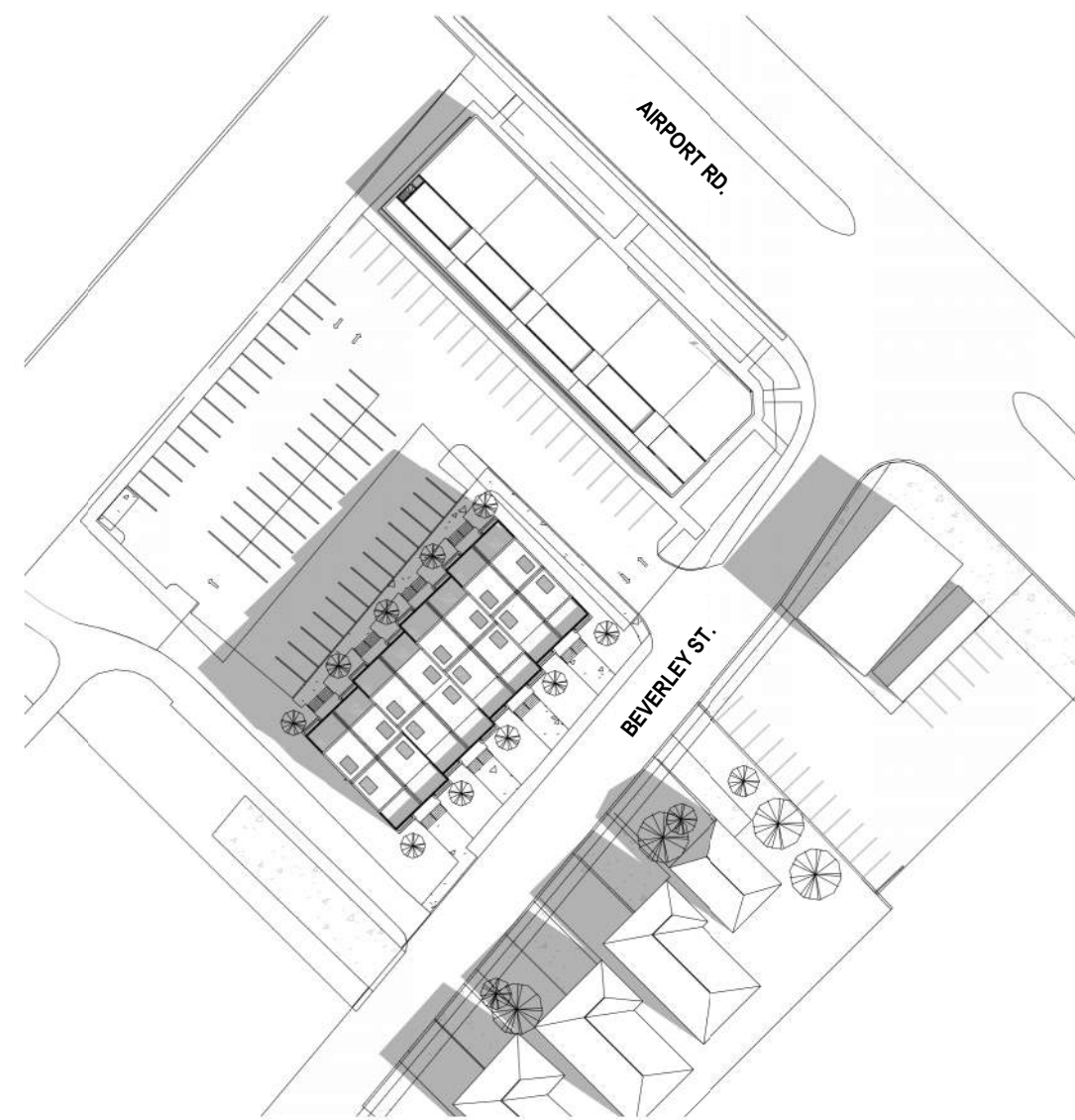
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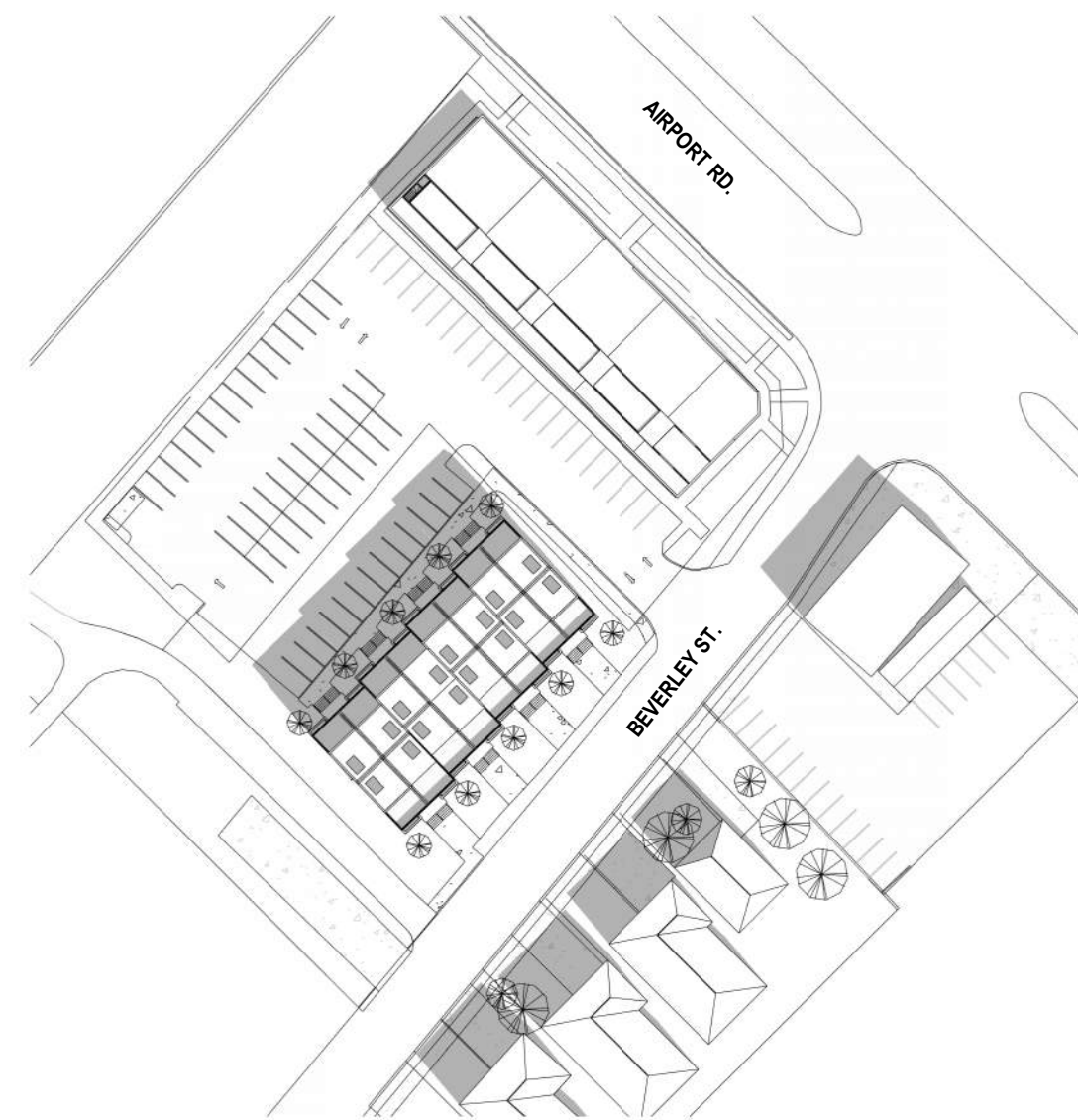
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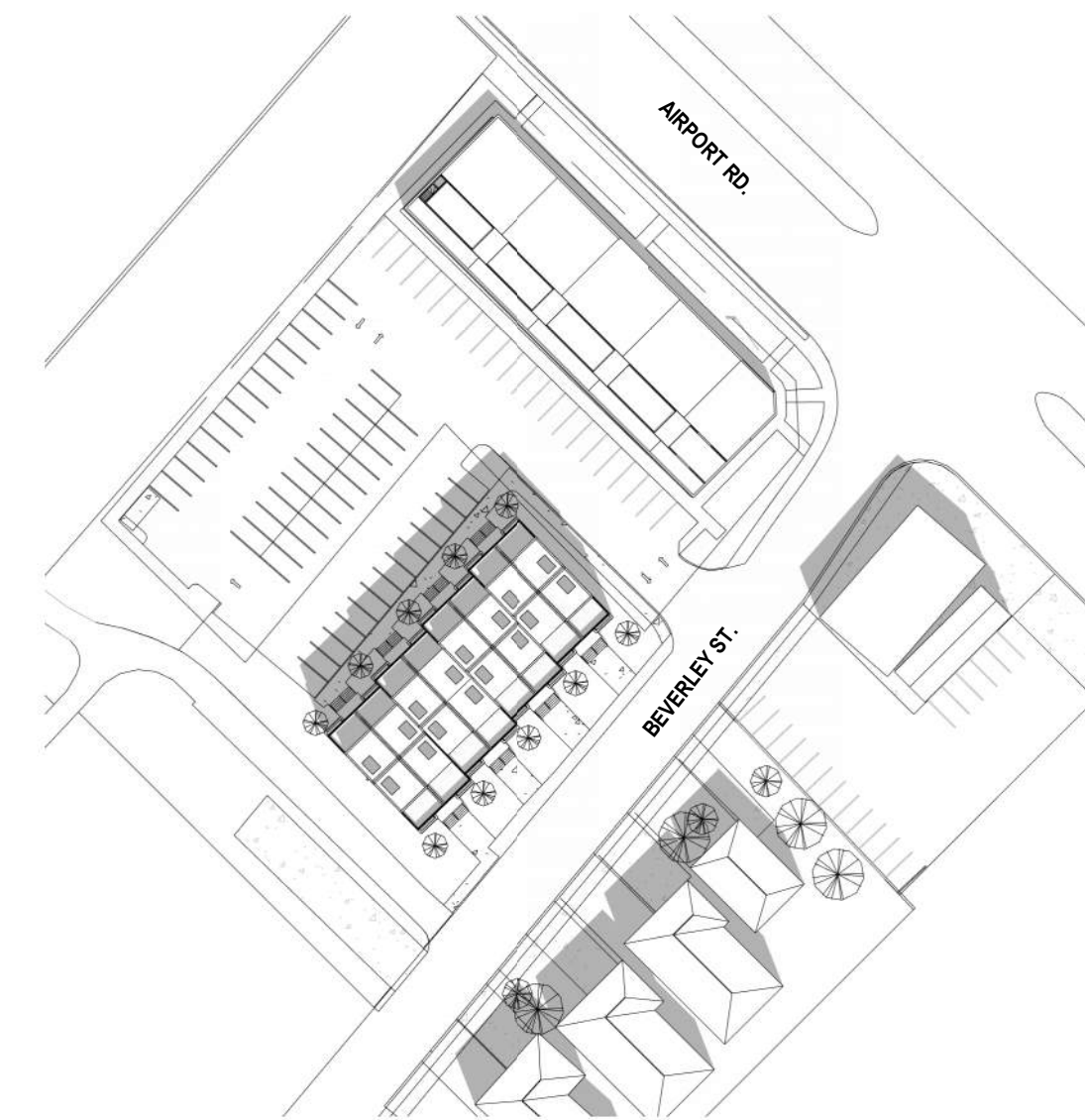
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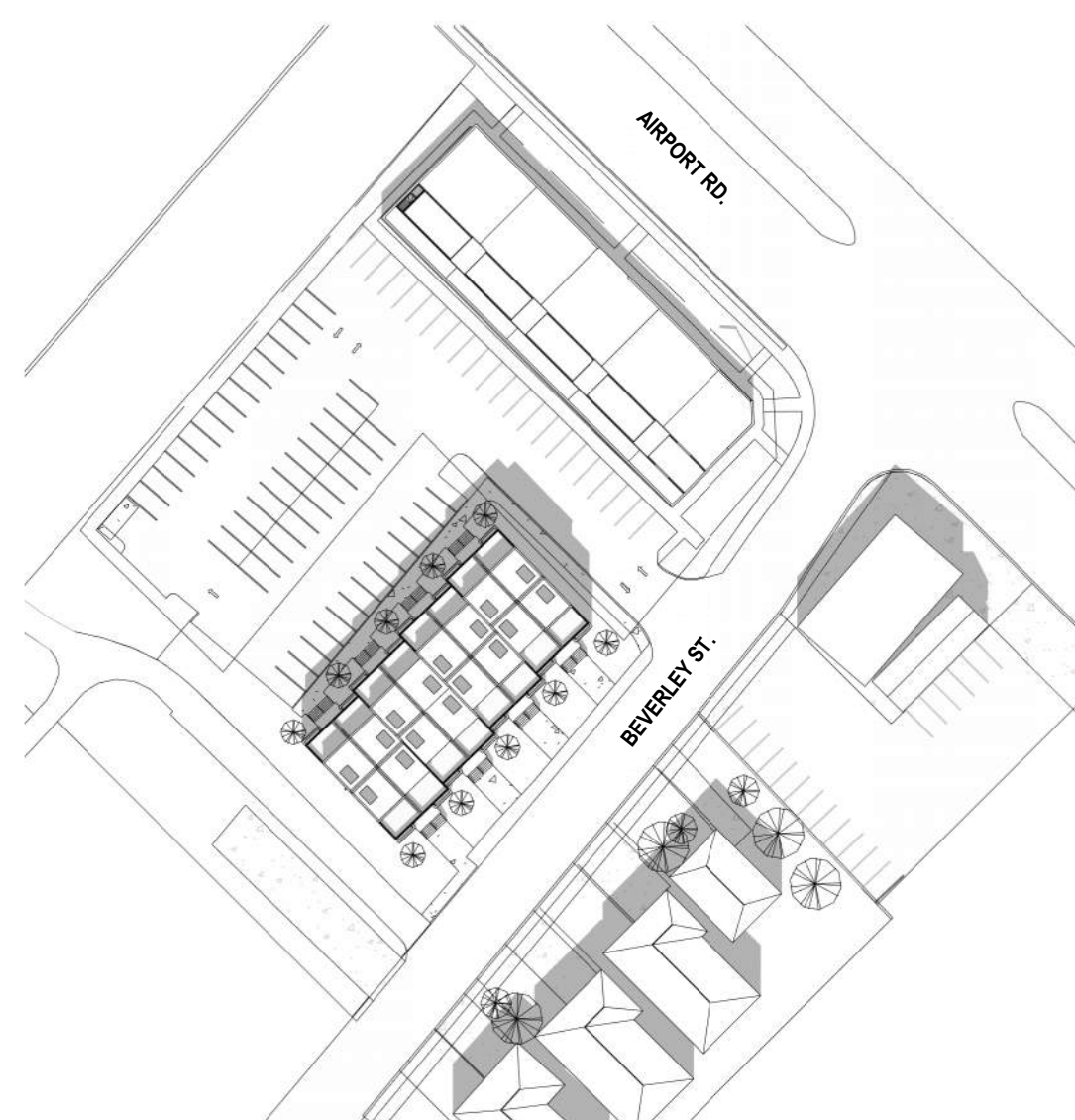
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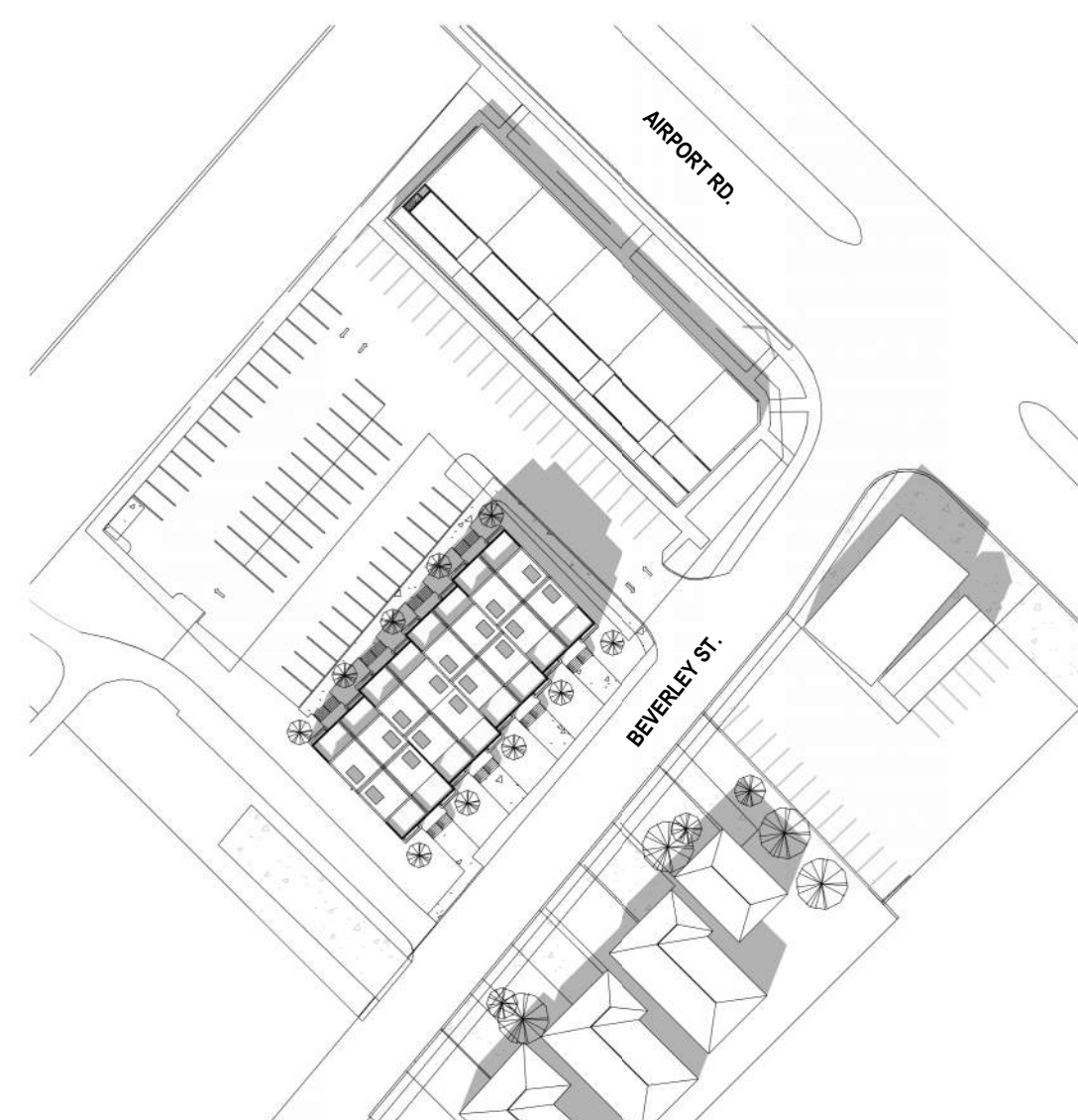
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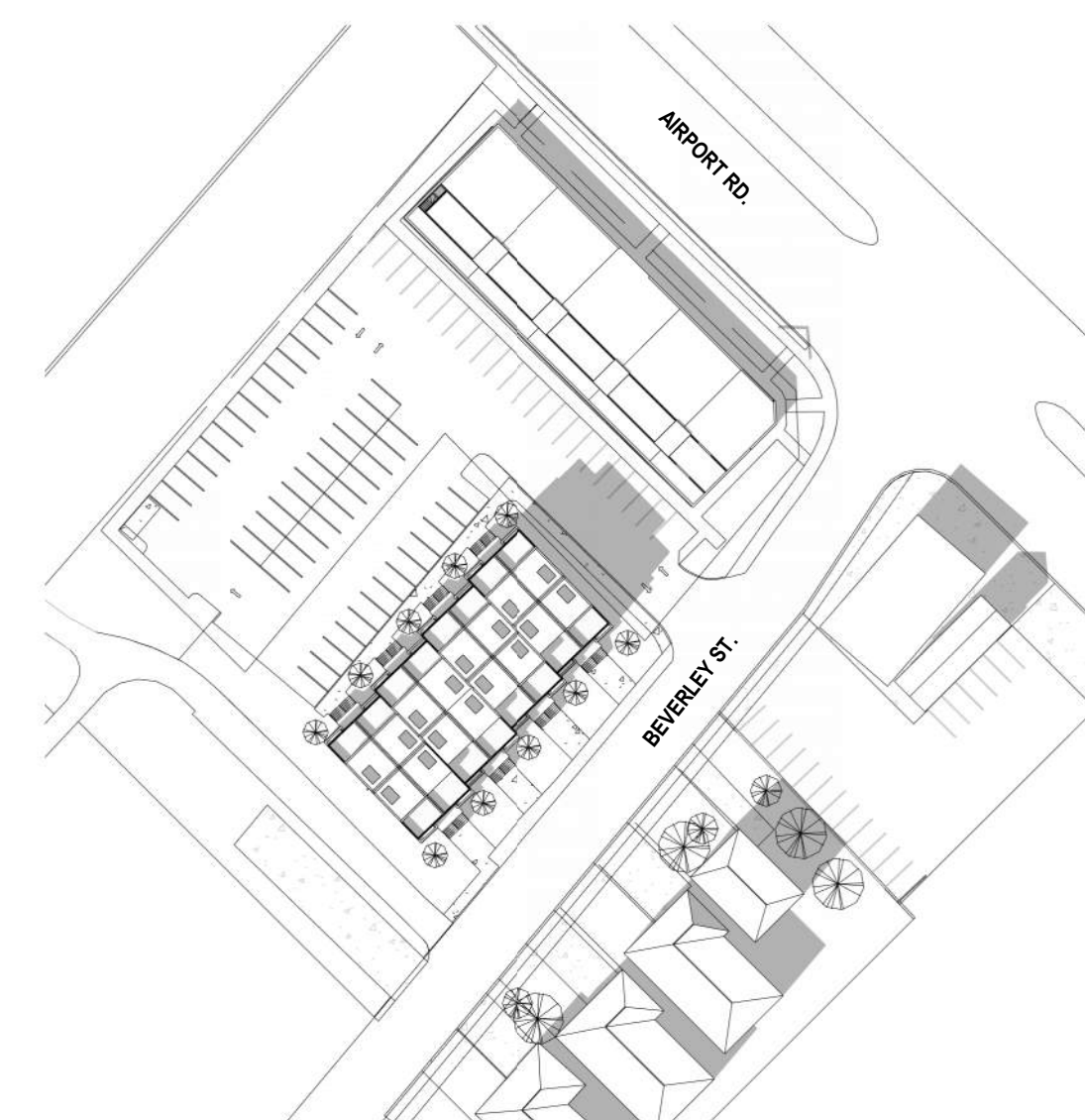
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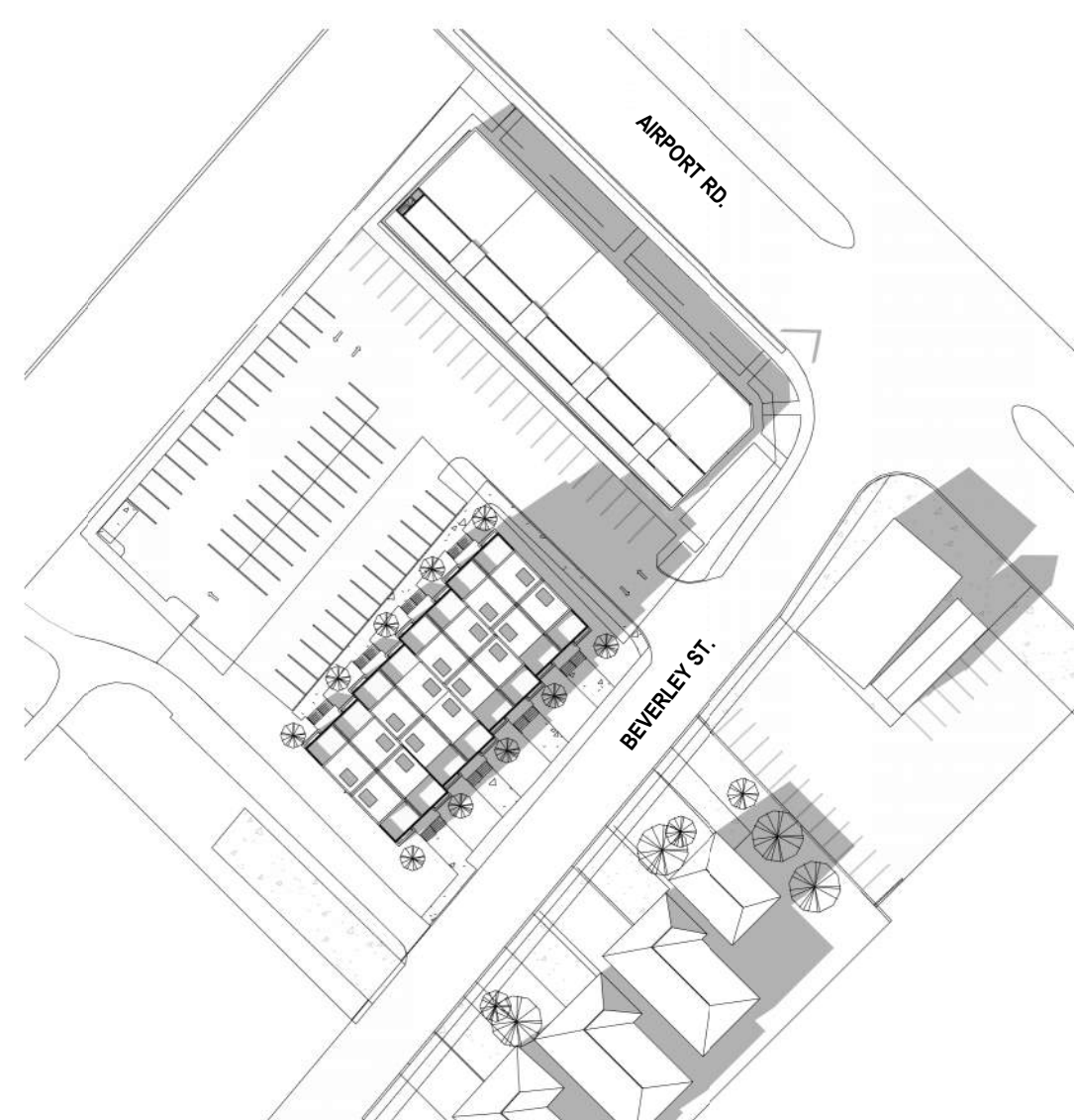
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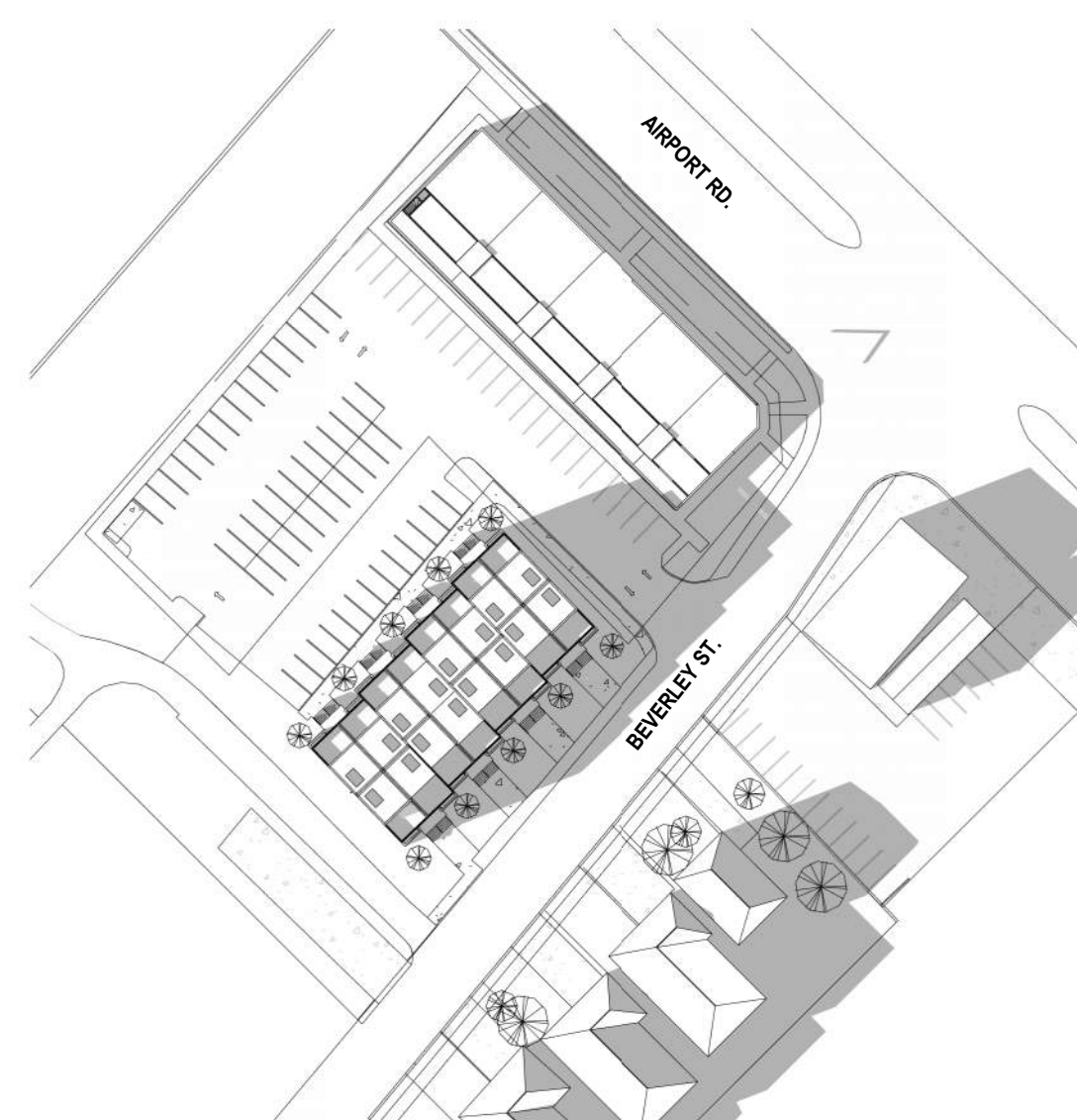
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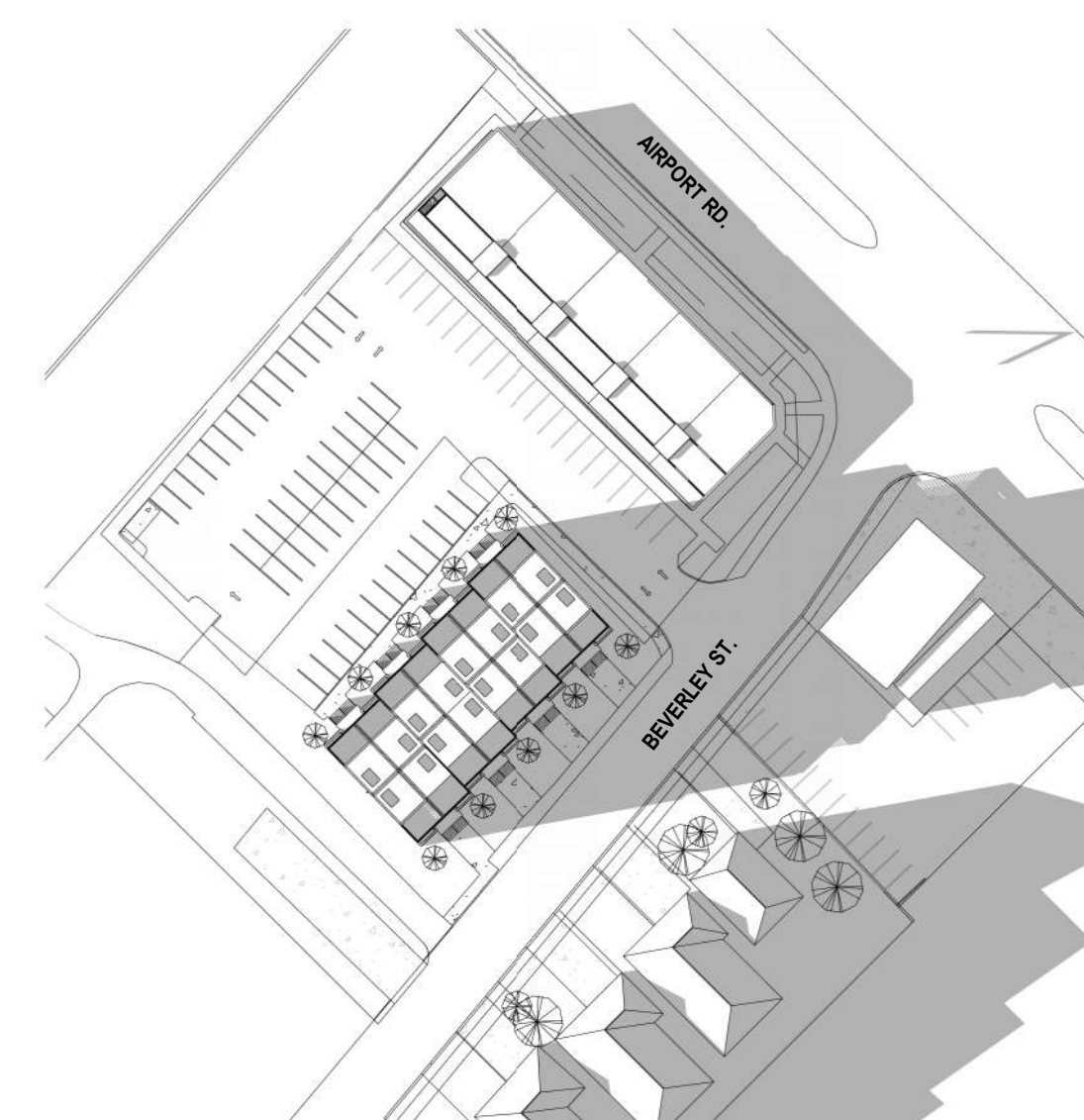
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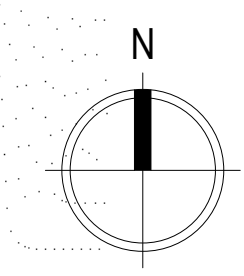
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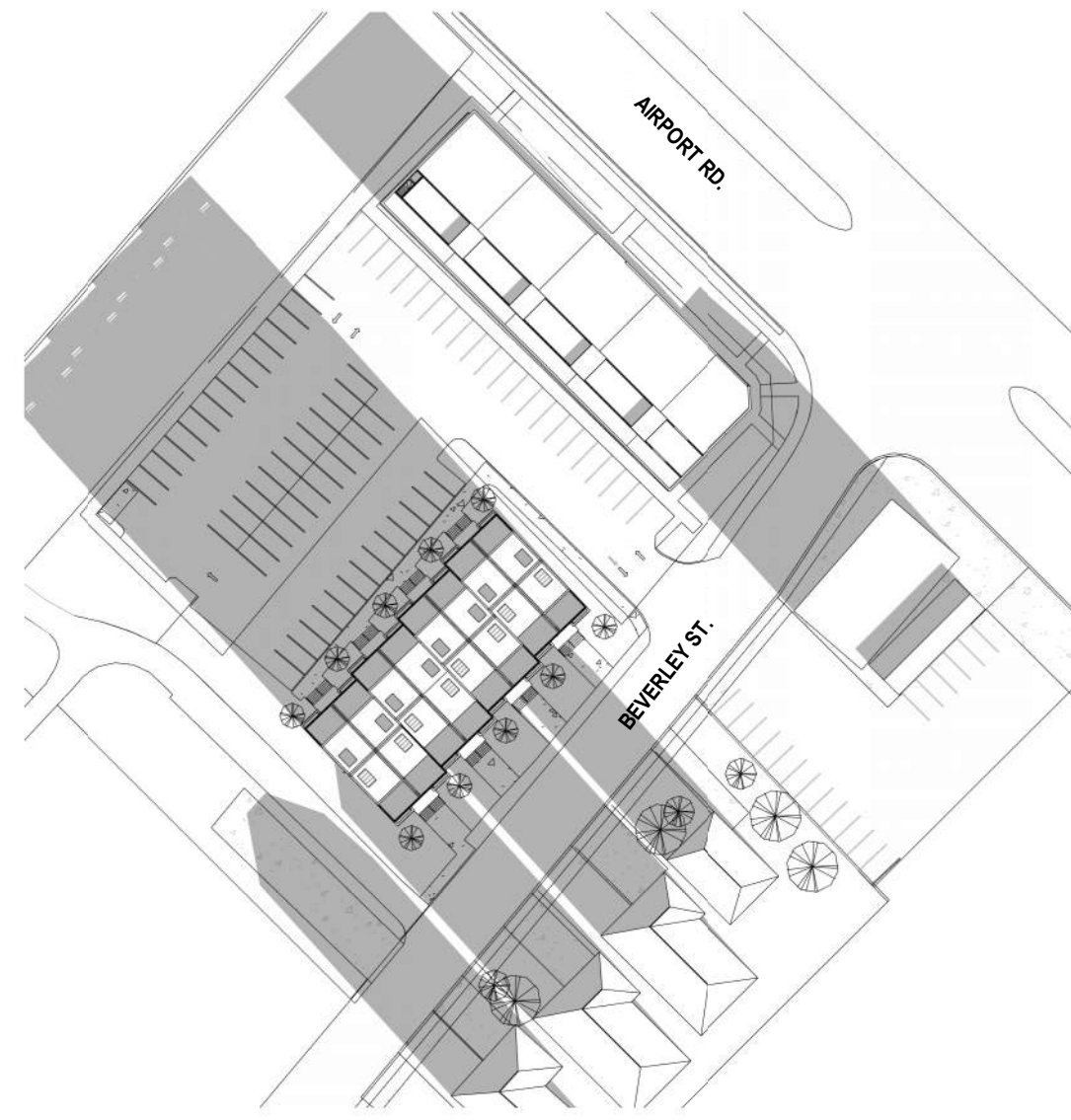
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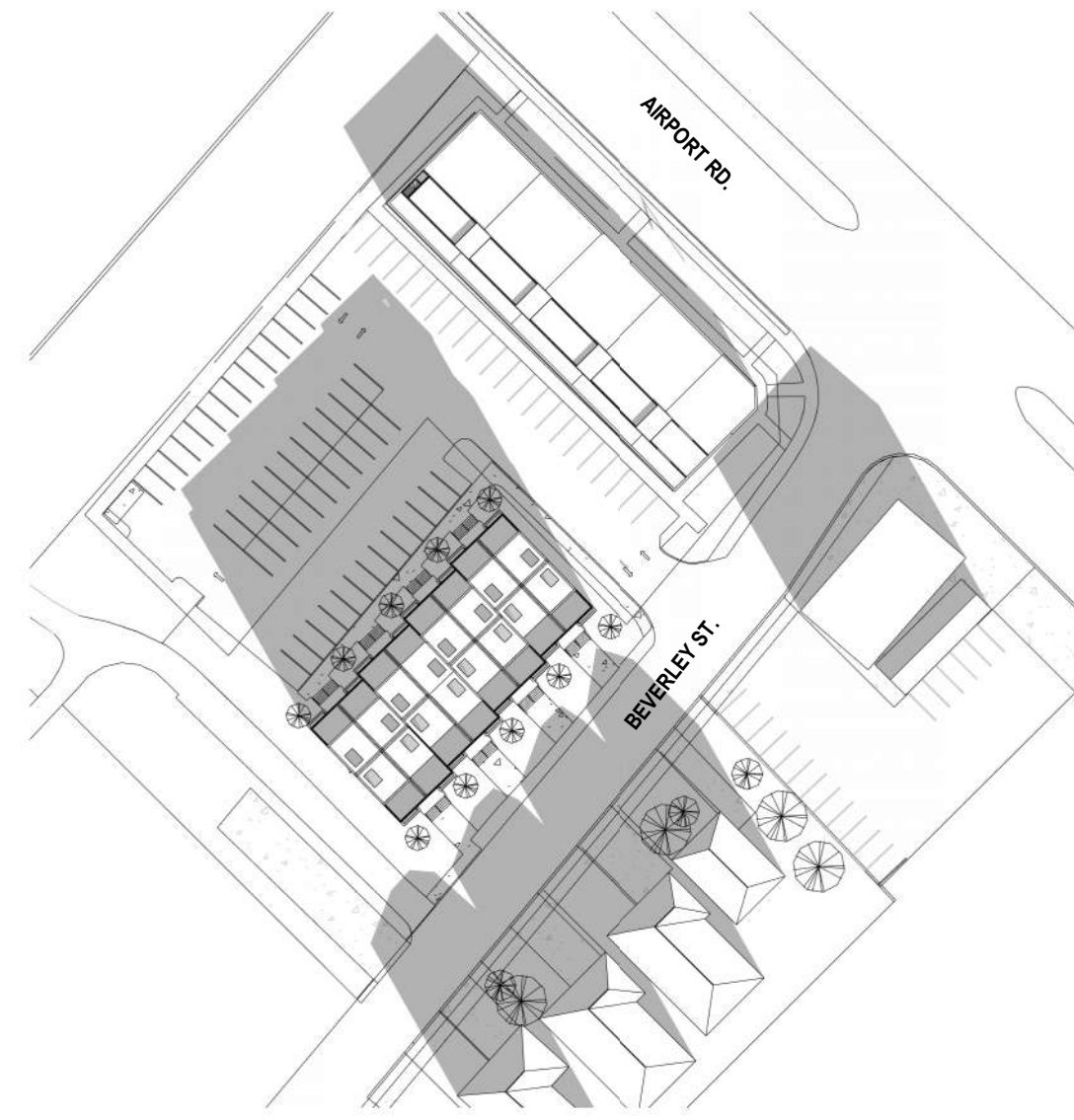
Zoning: R3-69

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PROJECT NO:	21001	DRAWING NO:
CHECKED:	Checker	A1002

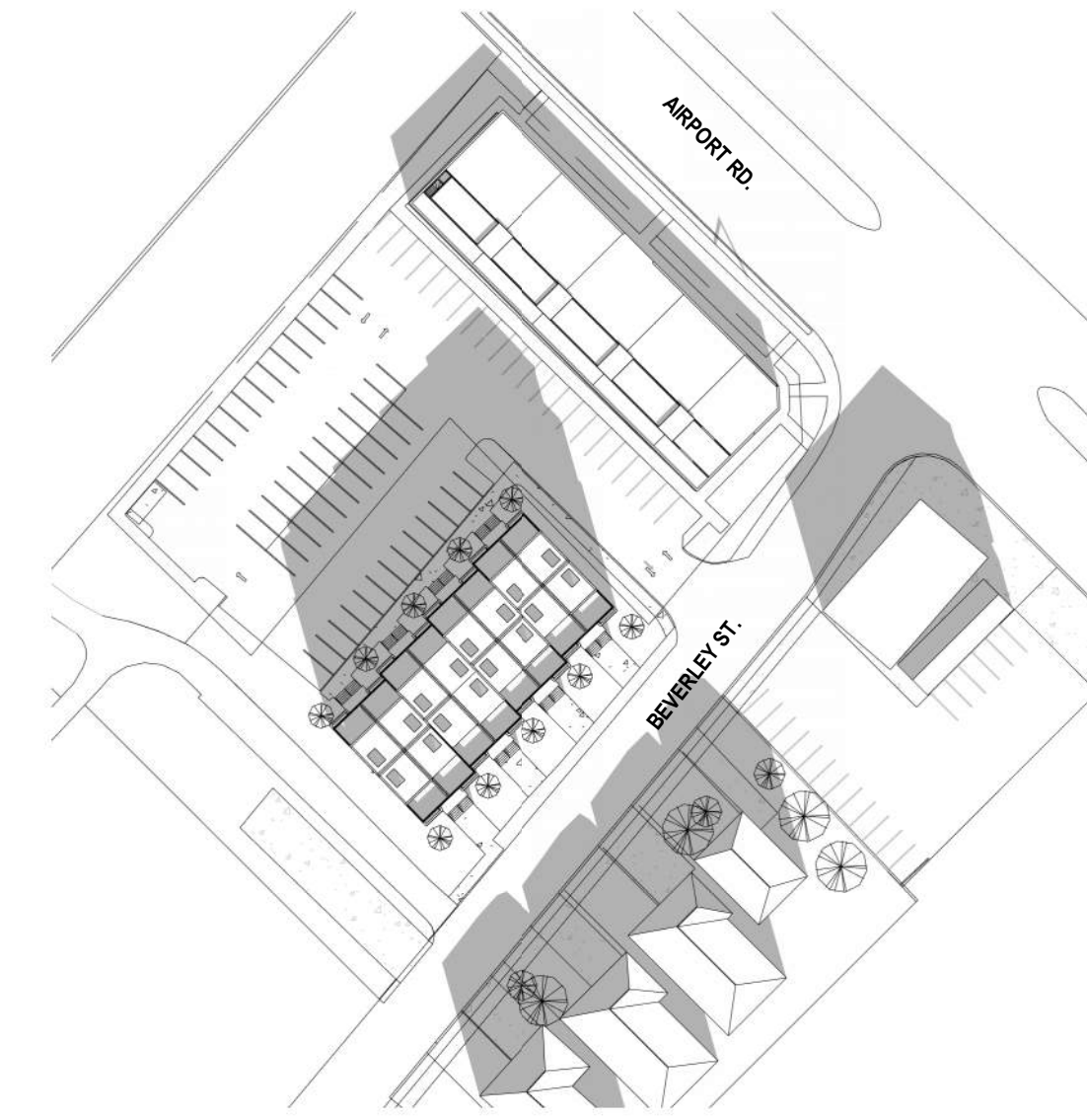




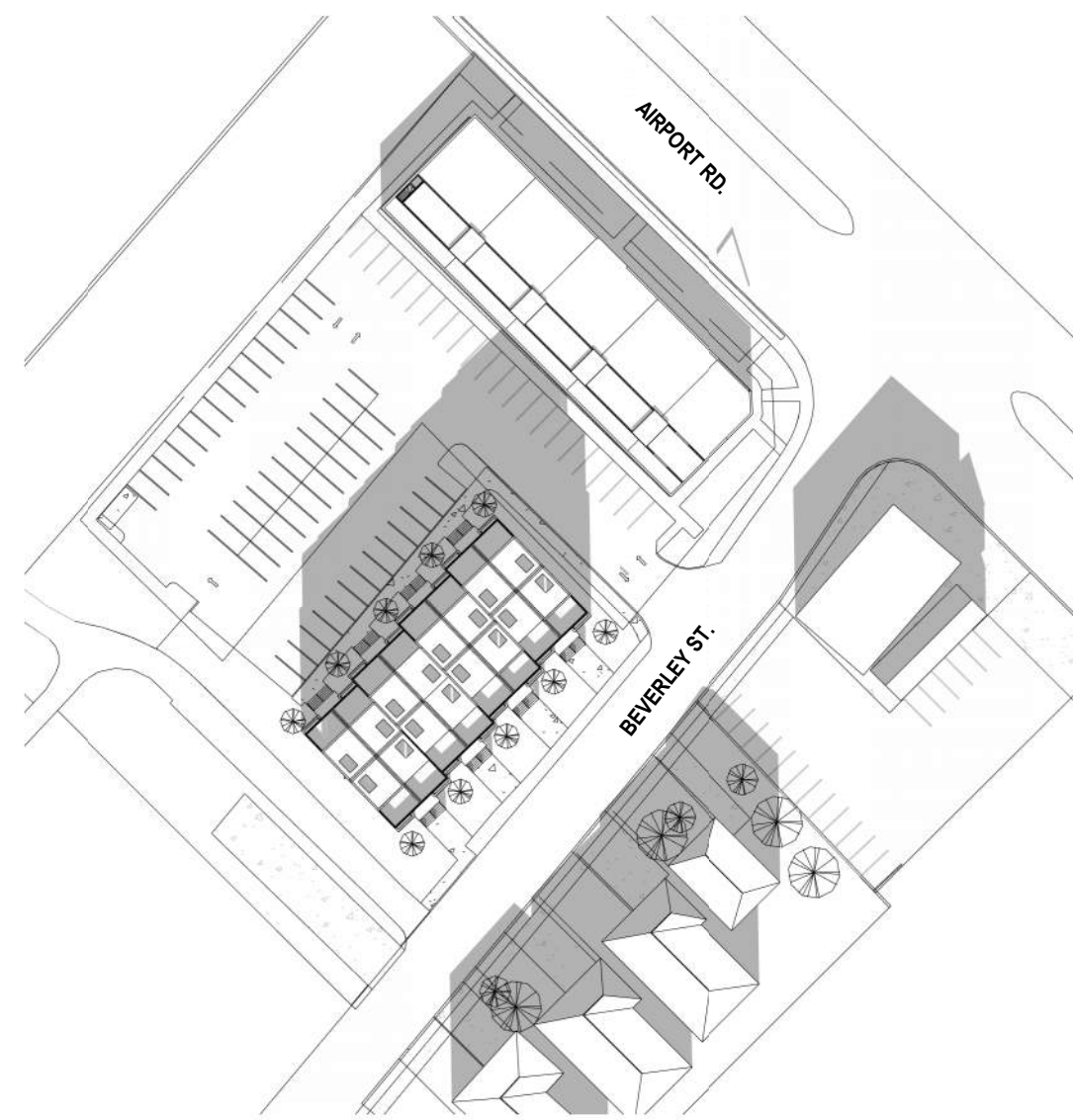
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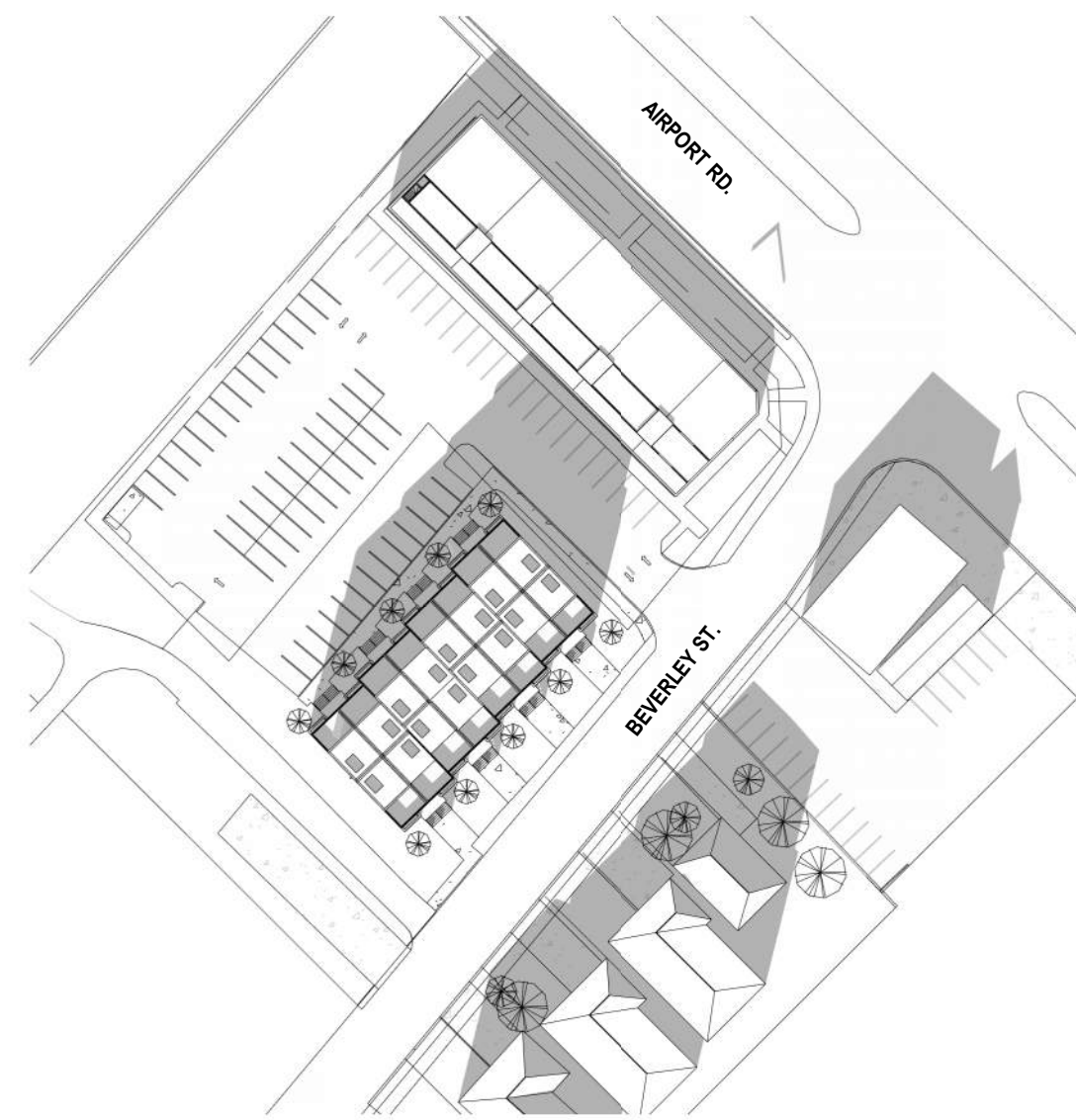
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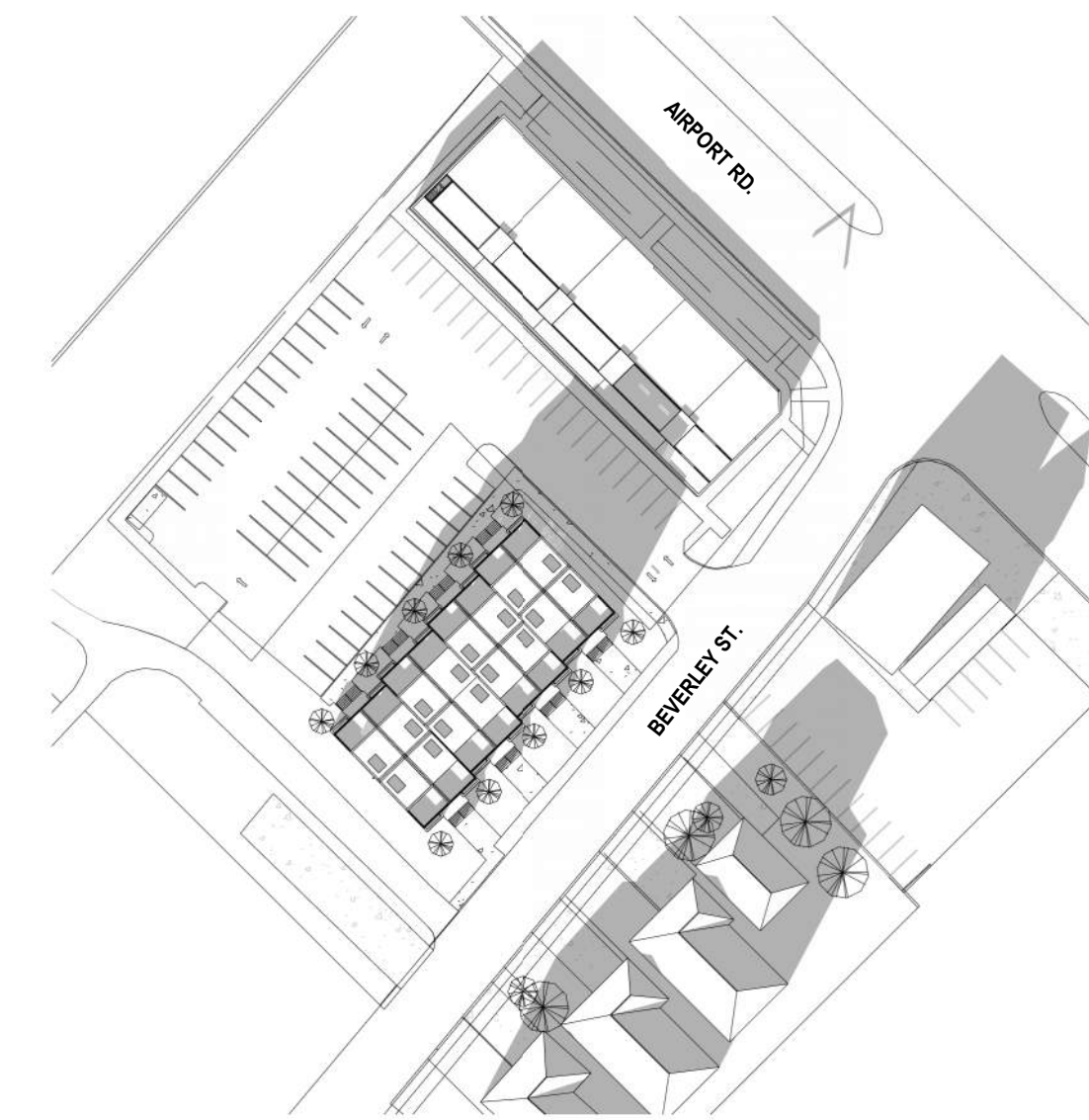
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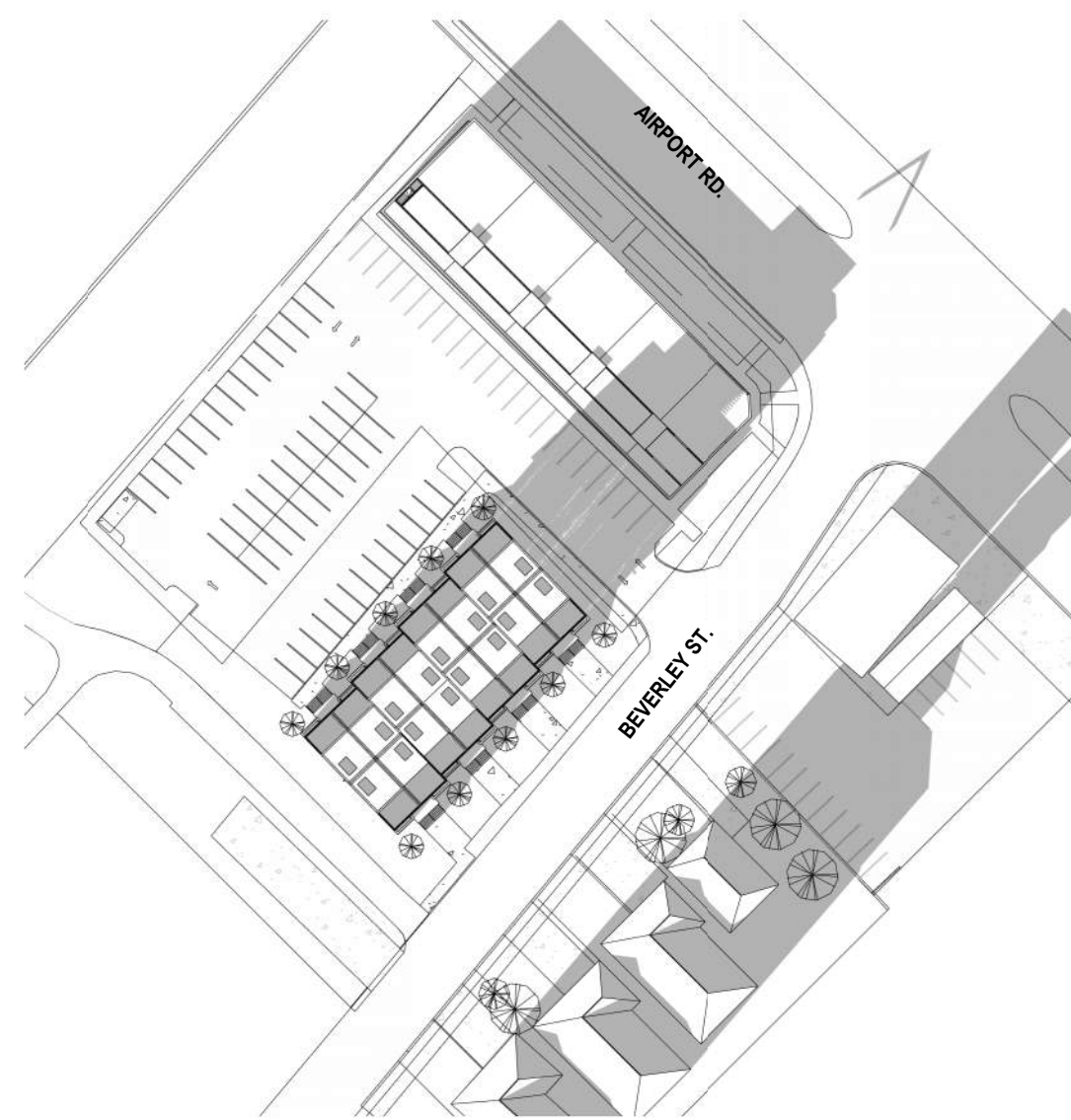
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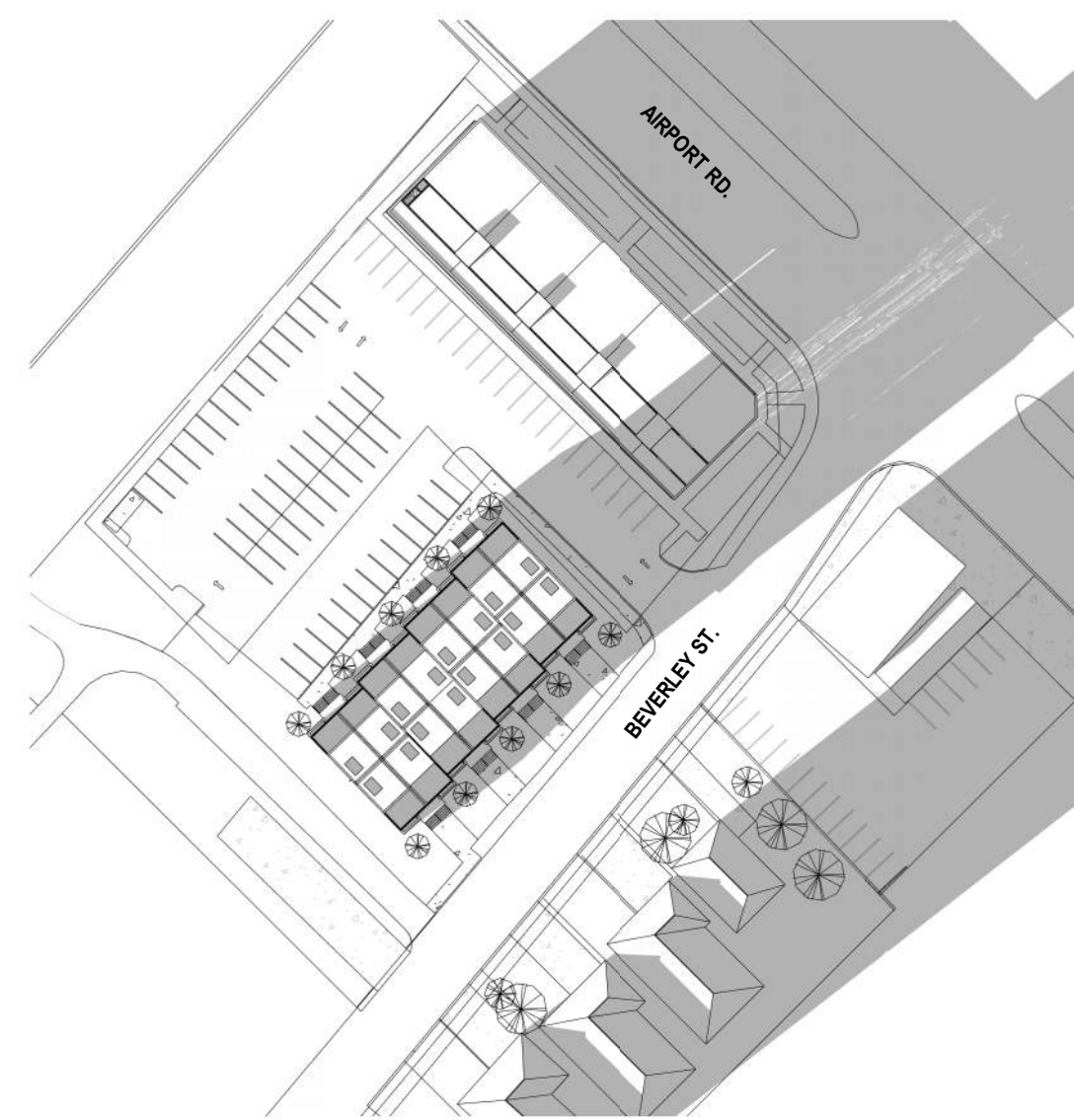
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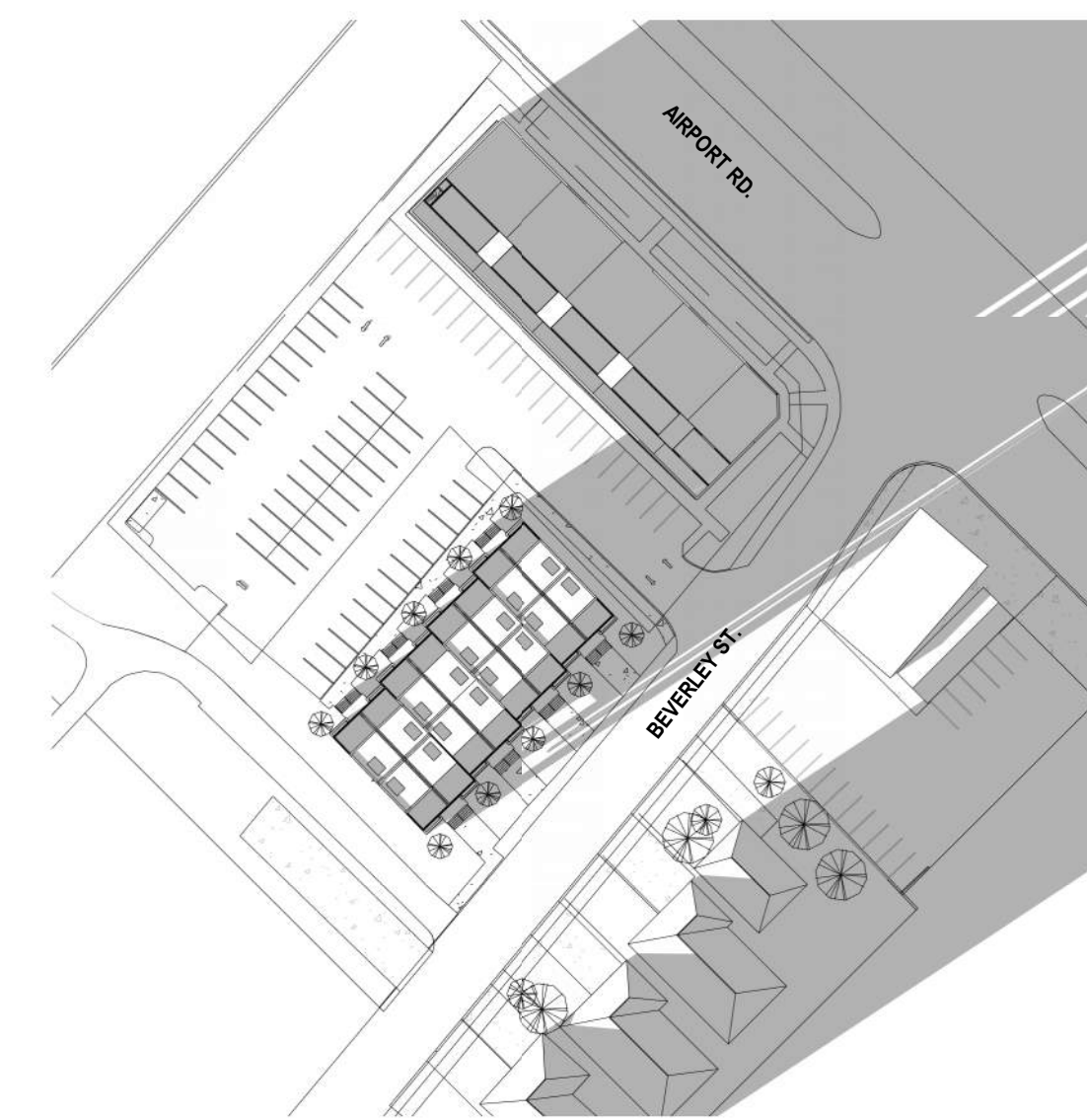
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PROJECT NO:
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CHECKED:
Checker

DRAWING NO:
A1003

