

SHADOW STUDIES

SHADOW STUDY SUMMARY

7085 GOREWAY DRIVE, MISSISSAUGA, ON

Based on the Sun-Shadow studies shown on Pages A004a and A004b and the below calculations, the 7085 Goreway Drive development meets the requirements of the Standards for Shadow Studies for City of Mississauga.

RESIDENTIAL PRIVATE OUTDOOR AMENITY

The proposed development does not impact any surrounding public or private outdoor amenity space for more than two consecutive hourly test times. The No Impact Zone for residential private amenity is only affected on the east side of Goreway Drive on June 21 from 7:07am - 7:20am, and the north side of the subject site on September 21 from 8:35am - 10:12am.

COMMUNAL OUTDOOR AMENITY

The areas in question are highlighted in orange in the Key Plan graphic below. The criteria of 50% minimum sun access factor is met and exceeded for June, September, and December for an average of:

- 99% for the month of June
- 91% for the month of September
- 56% for the month of December

PUBLIC REALM

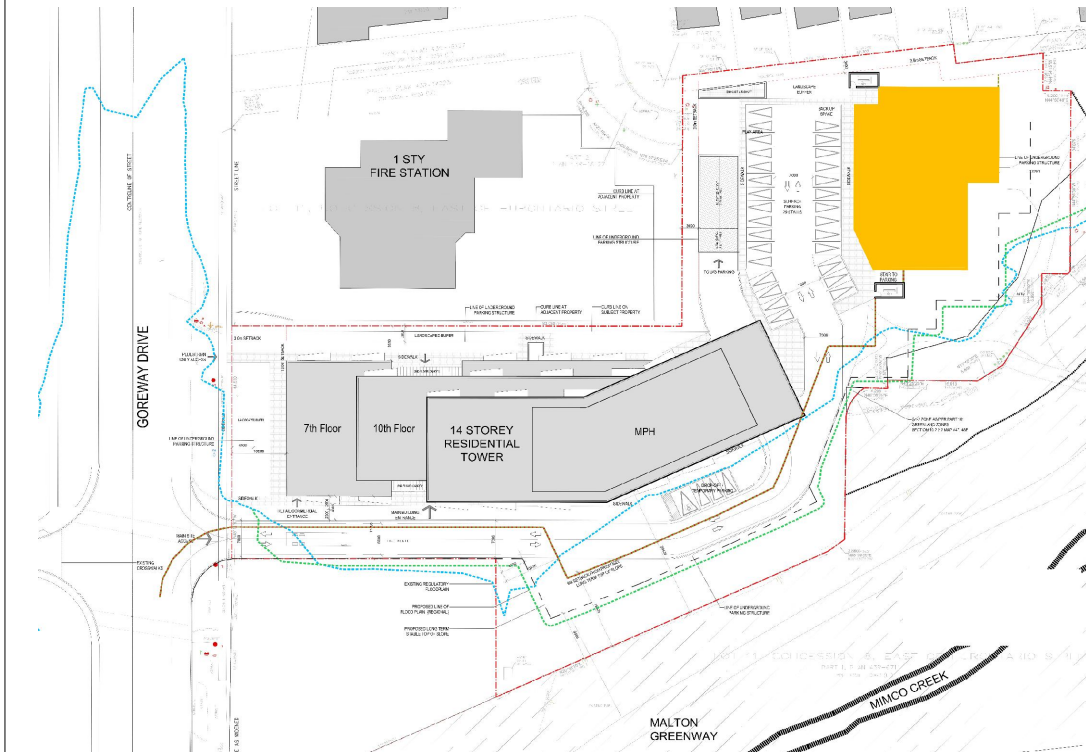
The Malton Greenway is located along the south and eastern edge of the subject site. It was not used in the study given its overall size and extents compared to the affected area. It can be concluded that there is no significant or prolonged impact on this amenity space during the spring and fall as a result of the proposed development.

JUNE			
Time	Area in Sunshine (m ²)	Outdoor Amenity (m ²)	Sun Access Factor (%)
7:20 AM	787	787	100%
8:20 AM	787	787	100%
9:20 AM	787	787	100%
10:20 AM	787	787	100%
11:20 AM	787	787	100%
12:20 PM	787	787	100%
1:20 PM	787	787	100%
2:20 PM	787	787	100%
3:20 PM	785	787	100%
4:20 PM	782	787	99%
5:20 PM	776	787	99%
6:20 PM	756	787	96%
7:20 PM	707	787	90%
AVERAGE			99%

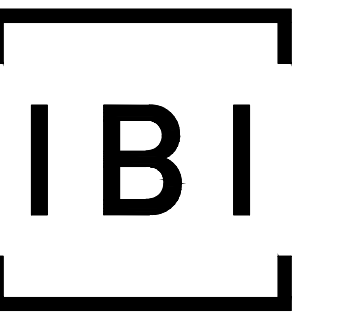
SEPTEMBER			
Time	Area in Sunshine (m ²)	Outdoor Amenity (m ²)	Sun Access Factor (%)
8:35 AM	765	787	97%
9:12 AM	769	787	98%
10:12 AM	777	787	99%
11:12 AM	737	787	94%
12:12 PM	453	787	58%
1:12 PM	573	787	73%
2:12 PM	787	787	100%
3:12 PM	787	787	100%
4:12 PM	775	787	98%
5:12 PM	744.7	787	95%
5:48 PM	698	787	89%
AVERAGE			91%

DECEMBER			
Time	Area in Sunshine (m ²)	Outdoor Amenity (m ²)	Sun Access Factor (%)
9:19 AM	670	787	85%
10:17 AM	725	787	92%
11:17 AM	412	787	52%
12:17 PM	37	787	5%
1:17 PM	0	787	0%
2:17 PM	470	787	60%
3:15 PM	787	787	100%
AVERAGE			56%

KEY PLAN

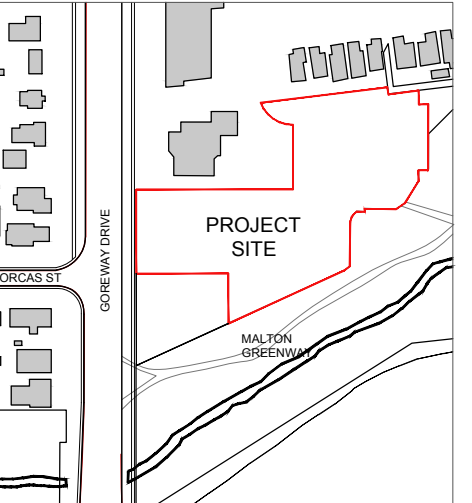


Programmed Outdoor Amenity



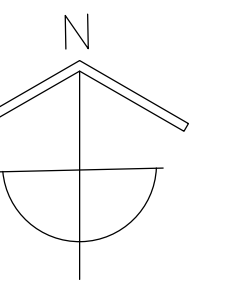
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KEY PLAN



SUBMISSION

#	Date	By	Comment
2	2023.07.07	DH	RE-ISSUED FOR OPA
1	2023.03.08	DH	RE-ISSUED FOR OPA



SEAL :



PROJECT :



REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Shadows - Calcs

DATE : 2023-02-24

SCALE : N.T.S

DRAWN : SL/DV/EK

CHECKED : DH

PROJ. NO. 120212

A-004c