



December 11, 2025

SUN SHADOW STUDY REPORT

2935 & 2955 Mississauga Road, Mississauga, Ontario

Project No: 20001

INTRODUCTION

Context

The subject property is located on the north side of Mississauga Road, just east of Dundas Street West, in Mississauga, Ontario. The site latitude and longitude used in shadow drawings is 43.54229871055804, -79.65627251865719. The lot fronts on to Mississauga Road and backs on to the Credit River. The project proposes of a 12-storey residential condo and a 3-storey stacked townhouse block. The only immediate neighbour to the site is an existing 2-storey house to the east.

Study Parameters

The selected time intervals are based on established standards for local seasonal variations in sun exposure. Tests were conducted for June 21 between 7:37 and 19:33, September 21 between 8:35 and 17:48, and December 21 between 9:19 and 15:15. Captured images of the proposed site conditions at these prescribed times can be found in the drawing package.

Analysis

June 21

The shadows produced by the proposed development are minimal. Shadows are cast onto the subject site, with no impact to the surrounding properties, except for minimal shadows on the properties to the southwest in the morning, and on the east in the evening. Both lengthening shadows are cast for less than 2 consecutive hours of test time. In addition, shadows from the proposed development allow for full sun on the communal outdoor amenity areas for at least half of the day.



September 21

The shadows produced by the proposed development are minimal, with no impact to the surrounding properties. There are no impacts to parks, open spaces, natural areas or other shadow sensitive properties as none fall within the range of the shadow extents. In addition, shadows from the proposed development allow for full sun on the communal outdoor amenity areas for at least half of the day.

December 21

The greatest shadow coverage occurs on the neighboring lots to the north-west in the morning. During the day there are no impacts to parks, open spaces, natural areas or other shadow sensitive properties as none fall within the range of the shadow extents. In addition, shadows from the proposed development allow for full sun on the communal outdoor amenity areas for at least half of the day.

Summary

Based on the Fall Equinox, Summer Solstice, and Winter Solstice sun shadow studies, the proposed development demonstrates the following:

- Impact for no more than two consecutive hourly test times within the “No Impact Zone” for Private Outdoor Amenity Spaces (Criteria 3.1) of the existing dwellings.
- Allowance for full sun on communal outdoor amenity areas (Criteria 3.2) at least half the day.
- Allowance for full sun on the opposite boulevard including the full width of the sidewalk (Criteria 3.3) on September 21 for a total of at least 4 hours between 9:12 am and 11:12 am and between 3:12 pm and 5:12 pm.
- Sun access factor on public open spaces, and parks (Criteria 3.3) exceeds 50% on September 21.
- Allowance for adequate sunlight on public park (Criteria 3.4) during the growing season from March to October by allowing for a minimum of 6 hours of direct sunlight on September 21.
- Impact for no more than two consecutive hourly test times within the “No Impact Zone” for possibility of using solar energy (Criteria 3.5) of adjacent low rise residential buildings.

In conclusion, the shadow impacts upon the public realm and neighbouring properties are minimal. Although more extensive than the shadows created by the existing conditions, it is evident from the studies that the shadows produced by the proposed development have limited impact on the surrounding context.