

August 5, 2025

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Development and Design Division  
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Mississauga, ON L5B 3C1

Attention: Jaspreet Sidhu, Planner, Development Central/North Area

**Re: Shadow Study Supplementary Letter - 1315 Silver Spear Road Official Plan and Zoning By-law  
Amendment (OZ 18/005 W3)**

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Urban Strategies Inc. acting on behalf of IMH 1315 Silver Spear Ltd (“**Starlight Investments Inc**” or “**Starlight**”) is pleased to submit this Shadow Study Supplementary Letter for the proposed infill development on the property located at 1315 Silver Spear Road in Mississauga (“the site”).

## **Background**

Urban Strategies Inc. and Architecture Unfolded jointly prepared a Shadow Study for the site, dated March 31, 2025. The Study demonstrates the impact of the proposed infill building on the site and surrounding context, including building facades, private and public outdoor amenity and open spaces, public parkland, sidewalks and other components of the public realm, in accordance with the City of Mississauga’s Urban Design Terms of Reference “Standards for Shadow Studies” (2014; updated July 2024).

## **City Comments**

Through the Planning Application Status Report (June 11, 2025), City staff provided feedback on the Shadow Study, as summarized below:

- Criterion 3.2: Communal Outdoor Amenity Spaces in the “Standards for Shadow Studies” is intended to ensure that each contiguous outdoor amenity area assessed individually achieves sun access defined by a Sun Access Factor of 50% or 0.5 for each of the 3 study dates (June 21, September 21, and December 21). Amenity Area B is deficient on all three dates, Amenity Area C is deficient on September 21 and December 21 respectively, and Amenity Area D is deficient on September 21 and December 21 respectively.

## **Response**

Urban Strategies understands and agrees with the City’s general position that sun access on outdoor amenity areas is important for residents. We acknowledge that some of the proposed outdoor amenity areas on the site do not achieve the required Sun Access Factor, however, it is important to note that this is an existing condition resulting from *shadowing from the existing building*, as demonstrated and described in greater detail in the March 2025 Shadow Study. The overall configuration and orientation of the lands available to accommodate infill development on this site results in at-grade areas that will experience shadow impacts. In our opinion, if the City is seeking to promote critically required new housing through infill

development on this site, along with enhanced and expanded outdoor amenity areas for all residents, then some level of shadowing, chiefly from the existing building, must be tolerated.

We can confirm that while Amenity Areas B, C, and D experience shadows for durations which exceed the benchmarks in the City's "Standards for Shadow Studies" Terms of Reference, the boundaries of these areas are largely arbitrary as they are part of the contiguous landscape for the property. Additional alternative open space exists in the southern portion of the site, as illustrated in the figure below, that remains in sunlight during the subject periods. The area of this additional open space is approximately 1,043 m<sup>2</sup>, representing an area equivalent to 73% of the combined area of all at-grade outdoor amenity areas proposed as part of this application. While this alternative open space is not a formally designated amenity area for the purposes of this application, it is comparable in size to the proposed amenity areas and presents a viable and accessible outdoor space that can still be enjoyed by residents seeking sun, helping to offset the shadow impacts on the formal amenity areas.

For reference, the average daily Sun Access Factor (SAF) for this open space is as follows:

- June 21 – 59%
- September 21 – 79%
- December 21 – 99%



Please do not hesitate to get in touch with me directly should you have any questions.

Yours very truly,

**URBAN STRATEGIES INC.**

A handwritten signature in black ink, appearing to read 'ER', followed by a long horizontal flourish.

Emily Reisman  
Partner, MCIP, RPP

cc: Anne Messore, Starlight Investments  
Matthew Cesta, Starlight Investments  
Christine Trinh, Starlight Investments