

COREARCHITECTS

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21 November 2025

RE: Shadow Study Analysis

Project No: 22-214, 1970-1980 Fowler Drive, Mississauga, ON

Latitude: N 43 degrees 31' 44"

Longitude: W 79 degrees 39' 01"

The shadow study of the proposed building at 1970 & 1980 Fowler Dr. was prepared as part of an Official Plan and Zoning By-law Amendment application, Issued for Rezoning and OPA, dated 21 November 2025 by CORE Architects Inc. The shadow study plans and analysis were prepared based on the City of Mississauga's shadow study terms of reference, dated July 2024. In the enclosed shadow study plans, the proposed building's incremental shadows are shown in yellow, and the existing contextual building shadows are shown in grey.

Various model components and resources were referenced in preparing the base plans. True north was established with the property survey prepared by Aksan Piller Corporation Ltd., dated 27 May 2021 and revised on 14 July 2025. Contextual massing models and contour lines were based on City of Mississauga's Open Data files. The 2D property data maps and road networks were generated from drawings prepared by Sajecki Planning Inc.

3.1 Residential Private Outdoor Amenity Spaces

The immediate context includes the following private residential areas:

- **Single-family houses on Robin Dr., to the north of North Sheridan Way:**
The proposed building's shadow has no impact lasting more than **one hour** during the test times on **September 21st** within each property's "**No Impact Zone**".
- **Single-family houses on Springfield Ct., to the south of Erin Mills Parkway:**
The shadow of the proposed building does not exceed **one hour** in the "**No Impact Zone**" during the June 21st test times.

3.2 Communal Outdoor Amenity Area

Proposed Outdoor Amenity Areas within the Proposed Building:

Within the proposed building there are communal outdoor amenity areas located on **Level 5** and the **Rooftop**. The **Sun Access Factors** for these areas are as follows:

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- **June:** 0.79
- **September:** 0.63
- **December:** 0.49

The strategic placement of the outdoor amenity spaces on the north side of the building was based on the more desirable views in this direction which can be enjoyed by all residents. This resulted in a slightly lower Sun Access Factor in December, caused by the shadow of the subject building. However, during the winter months the outdoor amenity spaces are typically closed for the season with access restricted.

Proposed Outdoor Amenity Areas at grade:

In addition, there is a proposed outdoor amenity area at grade, serving as an off-leash dog run on the south side of the building.

The **Sun Access Factor** for that area are as follows:

- **June:** 1
- **September:** 0.92
- **December:** 1

Existing Outdoor Amenity Areas:

There are three existing communal outdoor amenity areas within the vicinity:

- Two playgrounds (one on each property – 1970 and 1980 Fowler Dr.)
- One basketball court

To accommodate the proposed development, one of the playgrounds and basketball court were relocated as shown in the shadow study plans and architectural site plan.

The **Sun Access Factors** for these areas are noted in the table below:

Amenity Areas	Sun Access Factor June	Sun Access Factor September	Sun Access Factor December
Playground - 1970 (relocated)	0.89	0.99	1
Playground - 1980	1	0.94	0.7
Basketball Court (relocated)	0.83	0.58	0.47
Total (average)	0.90	0.83	0.72

3.3 Public Realm

The public realm in the surrounding context includes the following areas:

- **North side of North Sheridan Way**
- **West side of Fowler Drive**
- **Loyalist Creek Hollow**

It is noted that there is **no sidewalk** on the opposite side of **North Sheridan Way**.

Mixed Use, Commercial, Employment and High Density Residential Streets:

Fowler Drive was assessed as part of the mixed-use, commercial, employment and high density residential streets category. The shadow impact review was conducted for **September 21st between 12:12 p.m. to 2:12 p.m. and 3:12 p.m. to 5:12 p.m.** It was determined that **no incremental shadow** from the proposed building falls on this area during the 5-hour test period.

Public Open spaces, Parks and Plazas:

Loyalist Creek Hollow experienced **no incremental shadow impact** from the proposed development during any of the test times on September 21st.

Springbank Meadows Park, located north-east of the proposed site, is bound by North Sheridan Way to the south and east, Robin Dr. and Sevenoaks Dr. to the west, and Springbank Rd. to the north. This public open space has an area of approximately 37 hectares, based on the existing Land Use Map (2025) from the Mississauga Maps website. The average Sun Access Factor for September 21st is **0.95**.

3.4 Turf and flower gardens in Public Parks

The proposed development's shadow does not appear to impact turf and flower gardens in a Public Park.

3.5 Building Faces to Allow for the Possibility of Using Solar Energy

The shadow analysis indicates that the proposed building casts a shadow **on portions** of the "No Impact Zone" affecting the individual single-family houses located north of North Sheridan Way for **less than one hour** on September 21st, as illustrated in the shadow study plans.

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The single-family houses located southwest of Erin Mills Pkwy experience no shadow impact from the proposed development within the "No Impact Zone" on September 21st.

Sincerely,

CORE Architects Inc.



Deni Poletti, B.ARCH., OAA, AAA, AANB, AAPEI, MAA, MAIBC, NSAA, SAA
Principal

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