

2233 Hurontario Street

Shadow Study

Project #24031
April 6th, 2026

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1.0 Introduction

This shadow study report was prepared by BDP Quadrangle Architects Limited to demonstrate the shadow impacts of the proposed project at 2233 Hurontario Street, to be included in the Zoning By Law submission. The study is based on Criteria 3.1 to 3.5 as outlined in the City of Mississauga “Urban Design Terms of Reference - Standards for Shadow Studies” dated July 2024.

1.1 Site Latitude and Longitude, Astronomic North, Source of Base Plan

The latitude and longitude location of the Subject Site was defined by Google Earth Pro as:

Latitude: 43° 57' 38.62" N

Longitude: 79° 60' 55.57" W

Astronomic north was determined by geo-locating the 3D model in SketchUp. All shadow study imagery and responding area calculations were done in SketchUp. The base plan utilized for the study was obtained from the City of Mississauga.

1.2 Time Zone

Eastern Time Zone (ET)

Standard Time: UTC - 5 hours - applies on December 21st

Daylight Time: UTC - 4 hours - applies on June 21st and September 21st

1.3 Identified Areas

As per Mississauga’s Urban Design Terms of Reference, the study identifies potential key areas surrounding the proposed development that includes:

Residential Private Outdoor Amenity Spaces, including private rear yards, decks, patios and pools of surrounding residential dwellings at 2145 Sherobee Road and 2075 Sherobee Road;

- This criteria includes the “No Impact Zone” where new shadows will not result in less than 2 hours of consecutive sunlight in June 21 and September 21.

Communal Outdoor Amenity Areas, including public amenity areas and common outdoor amenity areas that are part of proposed or existing development. The shadow analysis applies to June 21, September 21 and December 21. The identified areas in this study are as follows:

1. Ground Floor Outdoor Amenity
2. Outdoor Amenity - Level 6
3. Outdoor Amenity - Level 7
4. 2247 Hurontario Street - Outdoor Area
5. 2211 Sherobee Road - Tennis Court & Outdoor Area
6. 2200 Sherobee Road - Outdoor Area
7. St. Catherine of Sienna School Yard

Public Realm, including sidewalks, open spaces, parks and plazas. The shadow analysis applies to September 21. The identified areas in this study are as follows:

- a. Mixed-Use, Commercial, Employment and High Density Residential Streets: Opposite Boulevard of Craven Street and Lakeshore Road East;
- b. Public Open Spaces, Parks and Plazas
- c. Turf/flower gardens in Public Parks

Building Faces, to allow for the possibility of using solar energy.


- This criteria includes the “No Impact Zone” where new shadows will not result in less than 2 hours of consecutive sunlight in September 21.

*The Key Plan, identifies all potential areas, as per the criteria above, impacted by shadow(s).

Key Plan



Legend

 Property Line	 Applicant Proposal	 Building Faces with Solar Potential	 Communal Outdoor Amenity Areas
 Opposite Boulevard	 Existing Massing	 Residential Private Outdoor Amenity Spaces (No Impact Zone)	 Parks and Open Spaces

Communal Outdoor Amenity Areas

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2.0 Summary of Findings by Criteria Category

The following are summary of findings based on the criteria outlined under the Urban Design Terms of Reference: Standards for Shadow Studies,:

3.1 Residential Private Outdoor Amenity Spaces

- Under this section, the criteria is met if there is shadow impact for no more than two consecutive hourly test times within the "No Impact Zone" from the proposed development. This criteria will focus on the residential properties at 2145 Sherobee Road and 2075 Sherobee Road.
- The criteria is met for the properties in June 21 and September 21.

3.2 Communal Outdoor Amenity Areas

- The required Sun Access Factor minimums (minimum 0.5As) on the identified communal outdoor amenity areas are met as the proposed development does not create additional shadow except for the following:
 - a) June 21st - Areas 1(0.26As), 2(0.41As), 3(0.4As)
 - b) September 21st - Areas 1(0.18As), 3(0.45As)
 - c) December 21st - Areas 1(0.28As), 3(0.43As), 4(0.43As)
- *The Areas in Shadows noted above also includes the shadows cast by existing building massings resulting in lower Sun Access Factors. The shadows cast by the proposed development are highlighted in color in the following pages of this study.

3.3 Public Realm

- The requirement is for a minimum of 5 hours of full sunlight during June and September.
 - a) *Mixed Use, Commercial, Employment and High Density Residential Streets*
 - i. Opposite Boulevard - Queensway East (Northwest) - The proposed development does not create incremental shadows from 12:12 PM to 2:12 PM. Besides 9:12 AM, there is no shadow cast on the sidewalk between 10:12 AM to 2:12 PM.
 - ii. Opposite Boulevard - Queensway East & Hurontario Street - The proposed development does not create incremental shadows from 12:12 PM to 2:12 PM. Besides 9:12 AM, there is no shadow cast on the sidewalk between 10:12 AM to 2:12 PM.
 - iii. Opposite Boulevard - Queensway East & Hurontario Street (Southwest) - The proposed development does not create incremental shadows from 12:12 PM to 2:12 PM. Besides 9:12 AM, there is no shadow cast on the sidewalk between 10:12 AM to 2:12 PM.
 - b) *Parks Open Spaces, Parks and Plazas*
 - i. Cooksville Common - The proposed development does not create additional shadows on the open space.
 - ii. Camilla Park - The sun access factor is 0.63As, which meets the criteria as it is over 50% of the sun access factor requirement.

3.4 Turf and flower gardens in public parks

- No identified turf or flower gardens are impacted by the proposed development.

3.5 Building Faces to allow for possibility of using solar energy

- The criterion is met if there is shadow impact for no more than two consecutive hourly test times in the "No Impact Zone." For the proposed development, it meets the criteria as it does not exceed the two consecutive hour limit.



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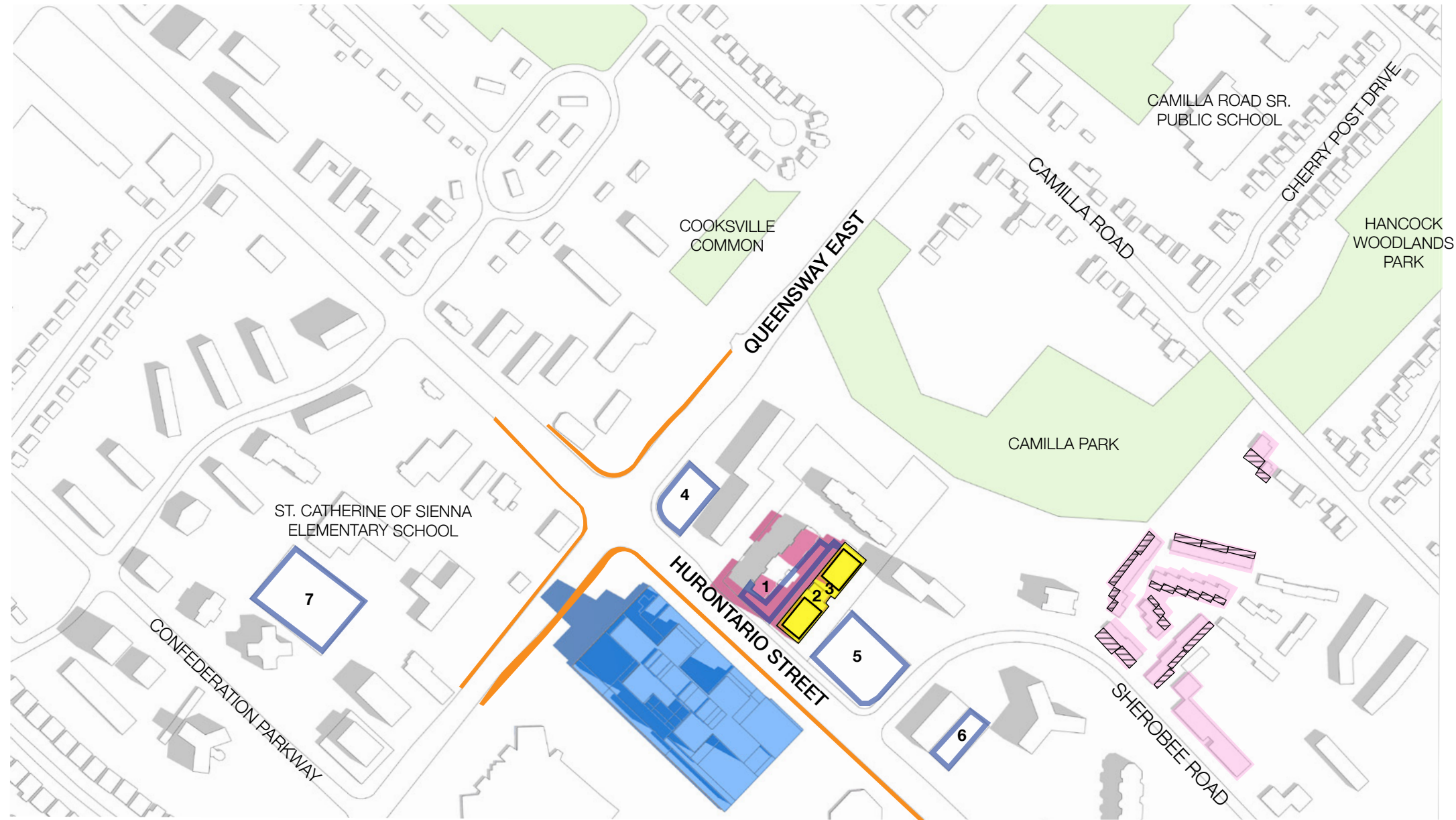
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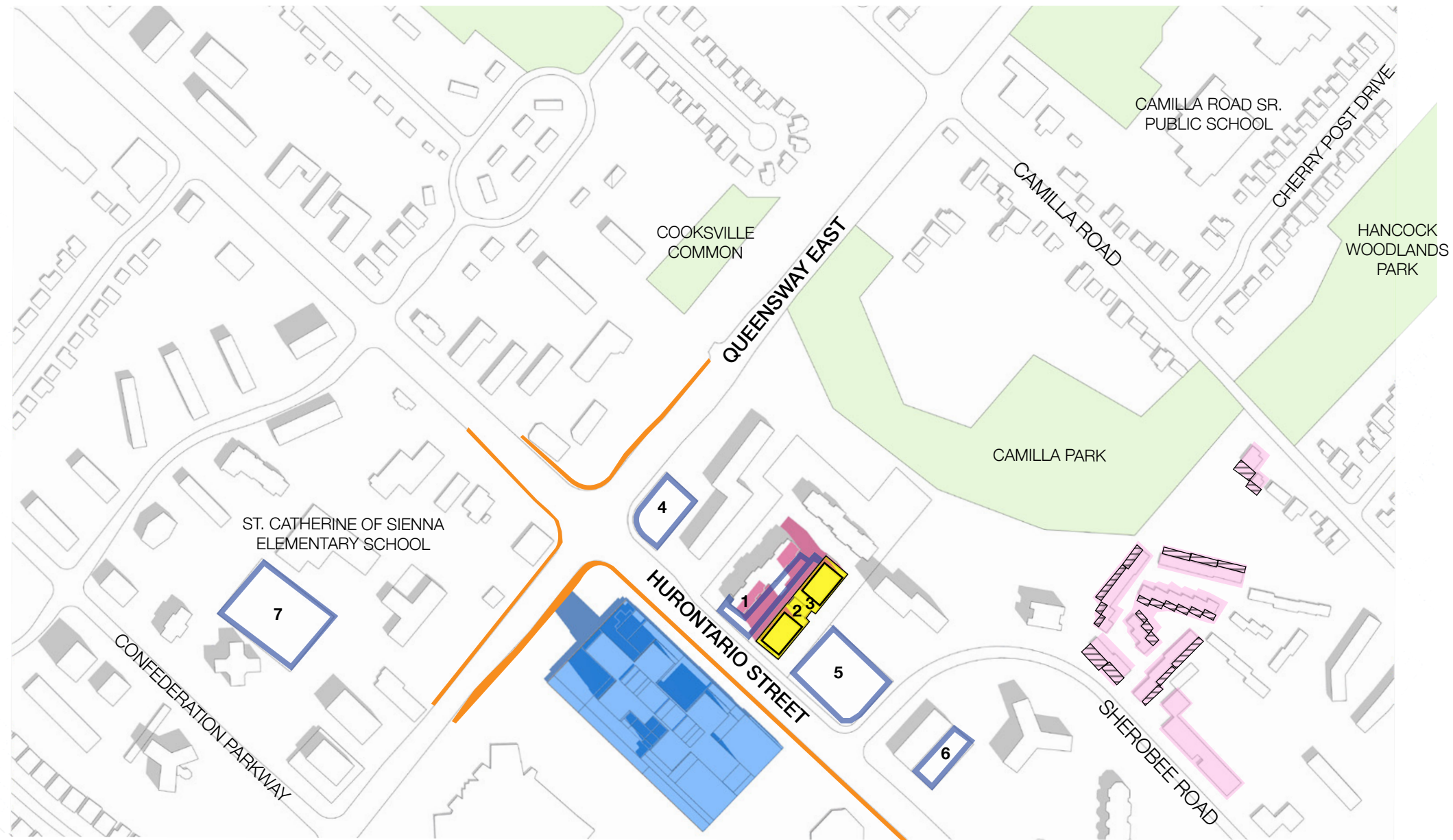
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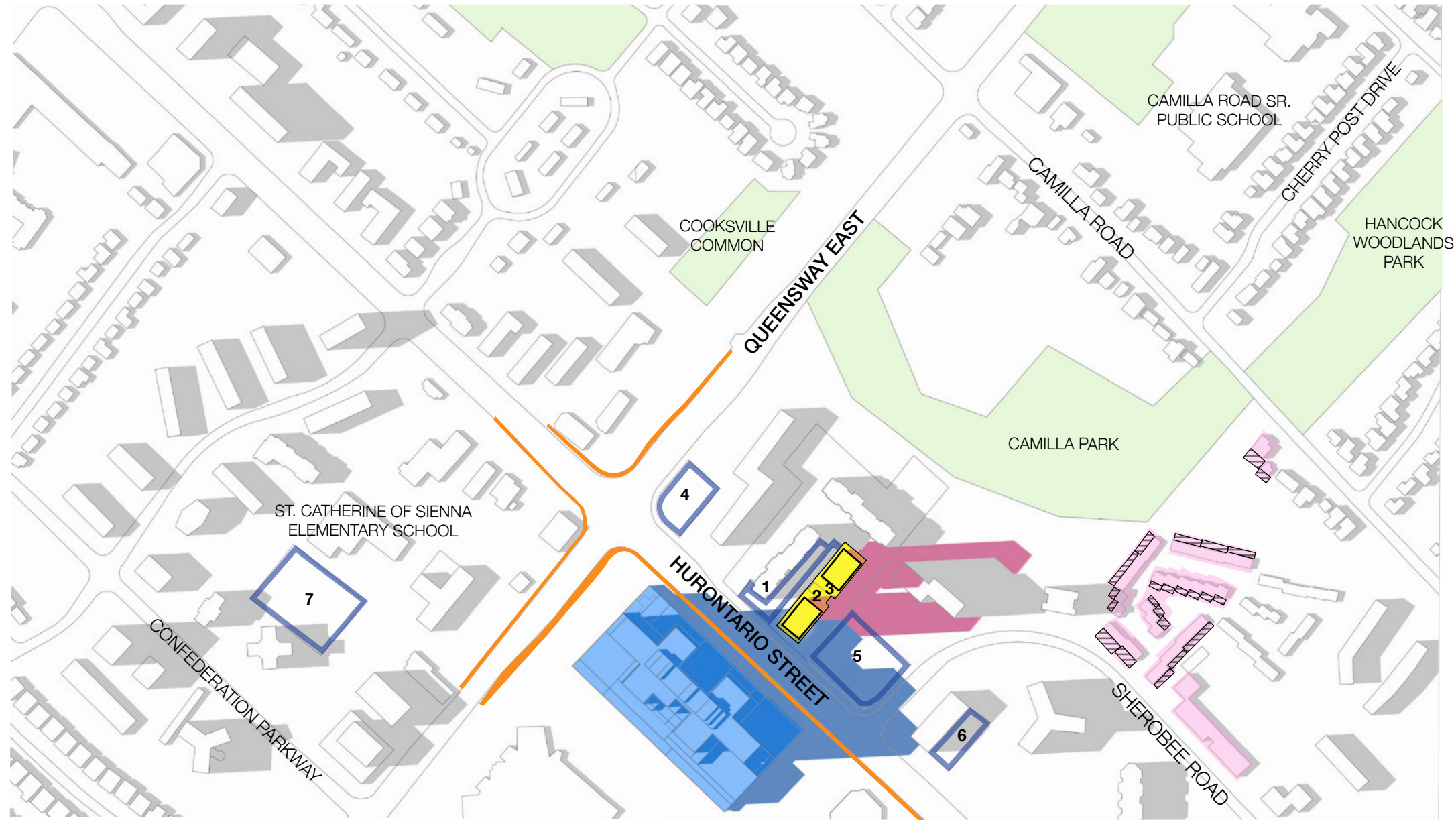
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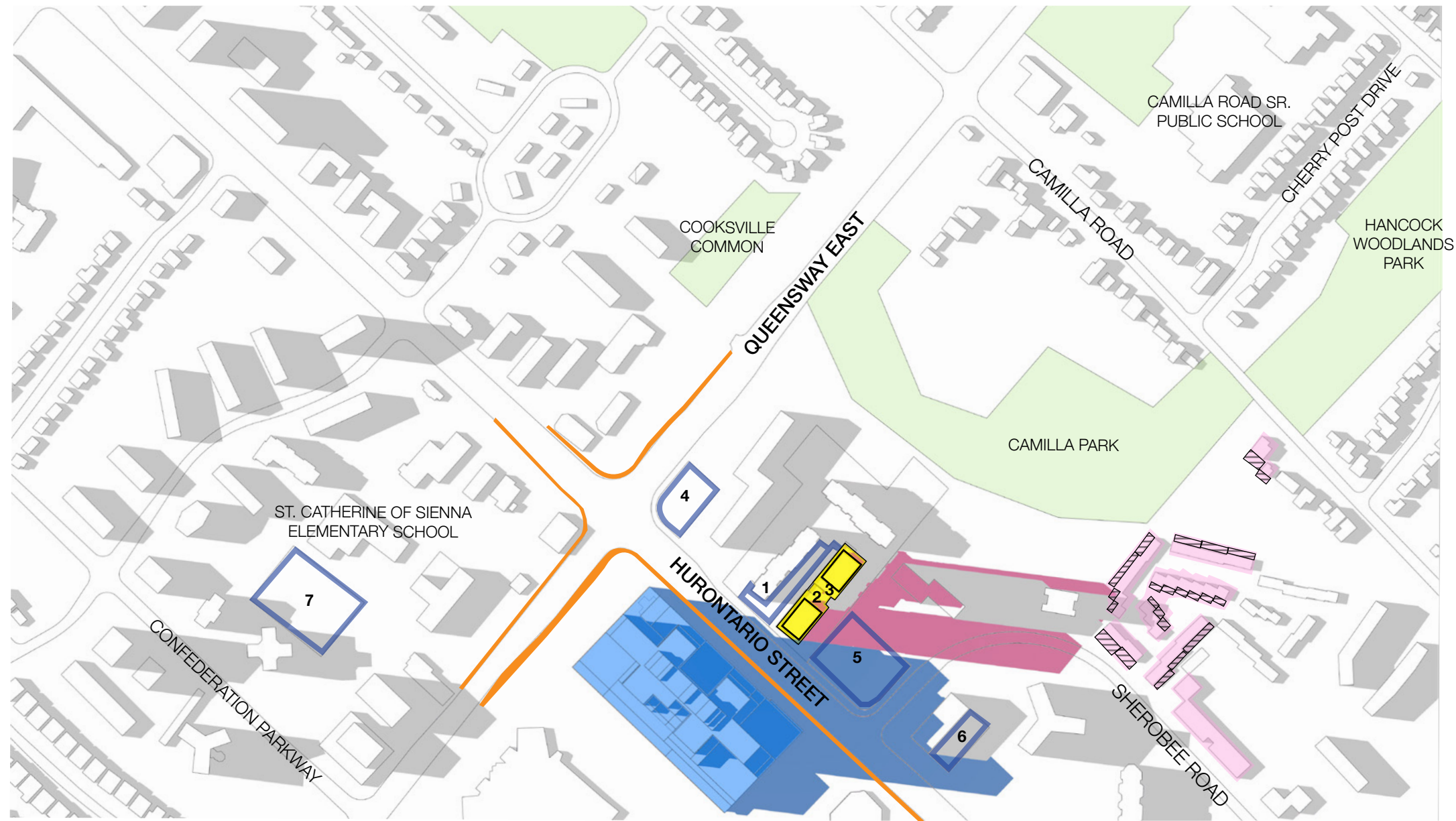
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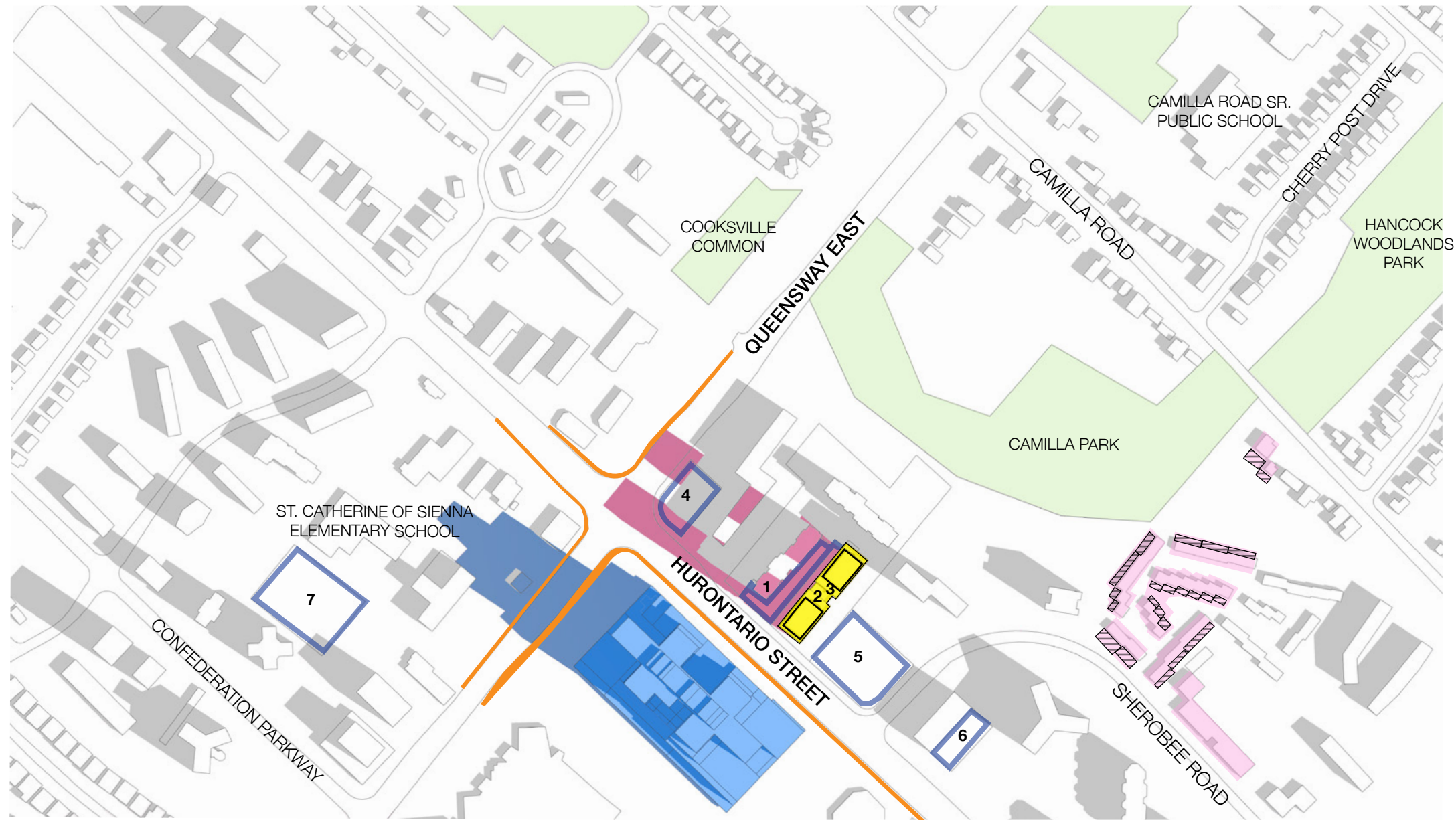
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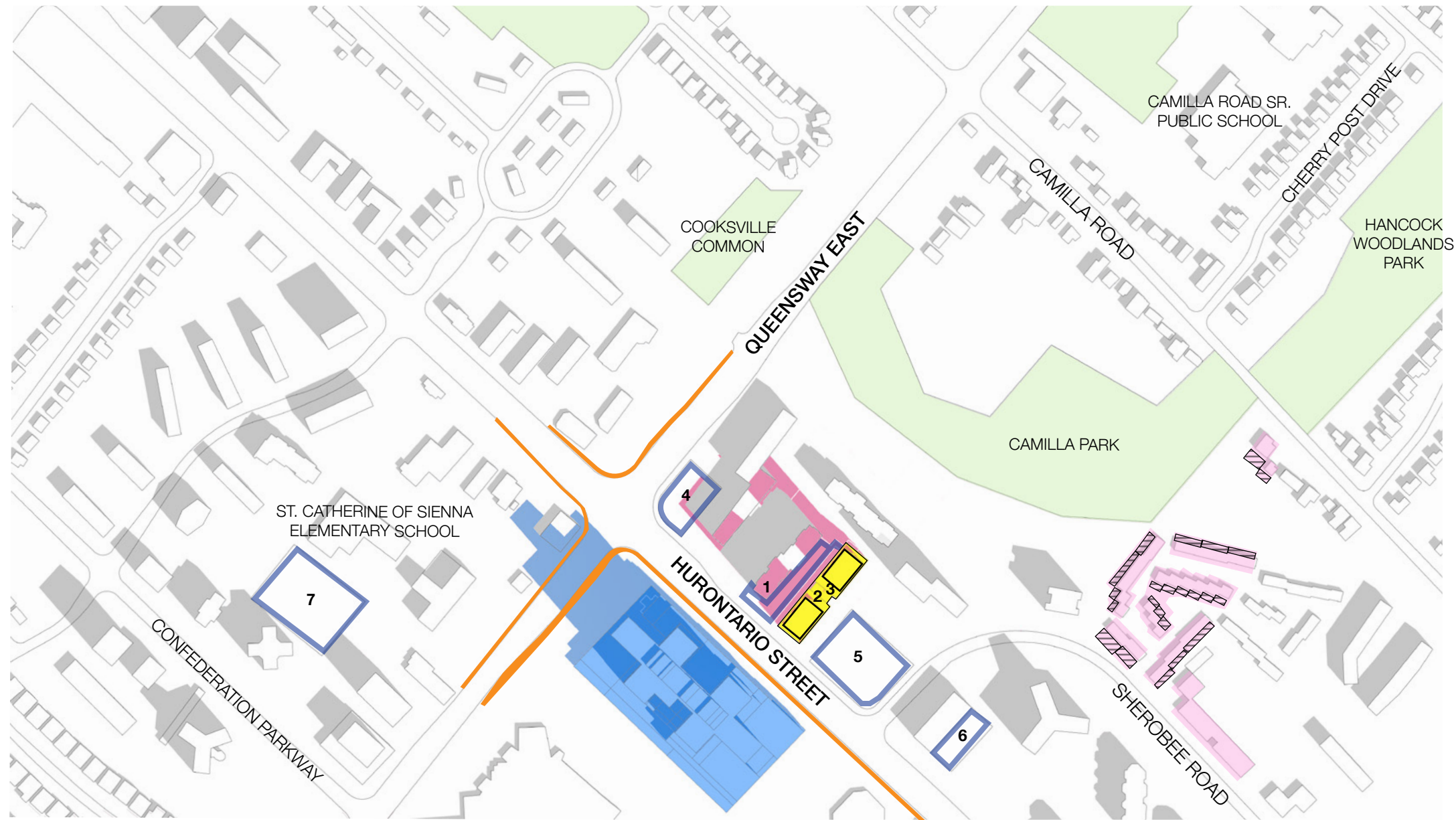
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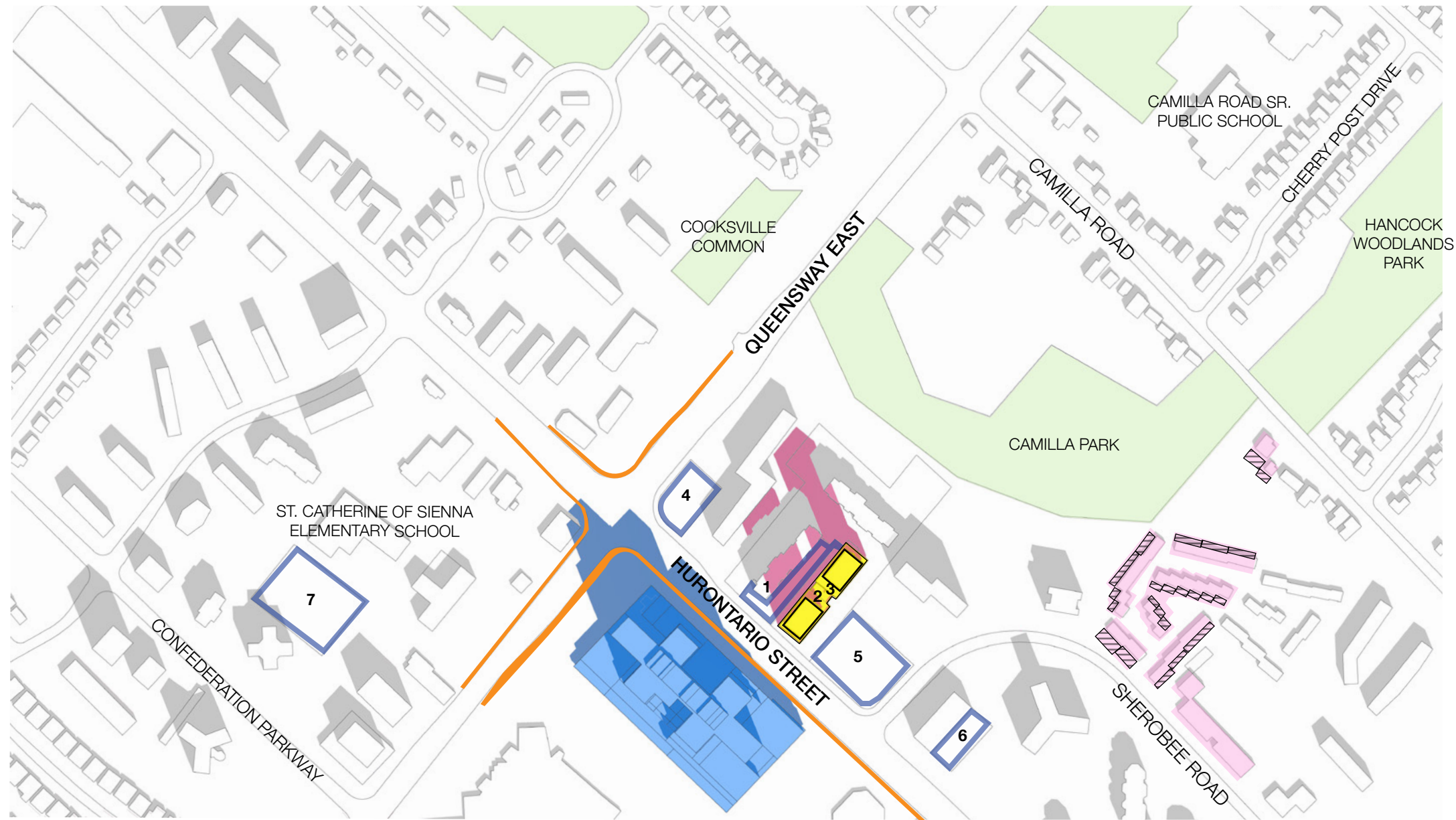
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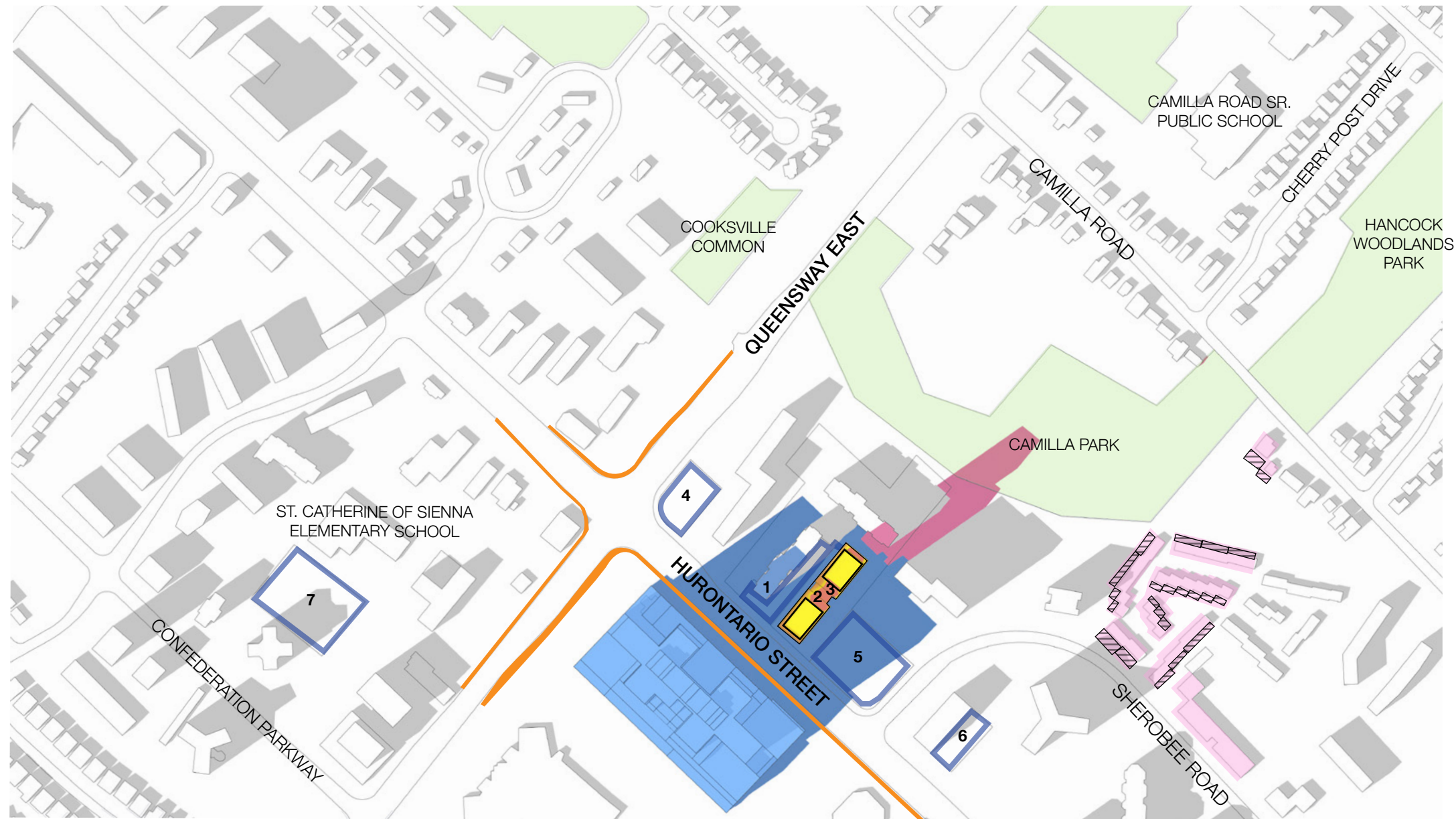
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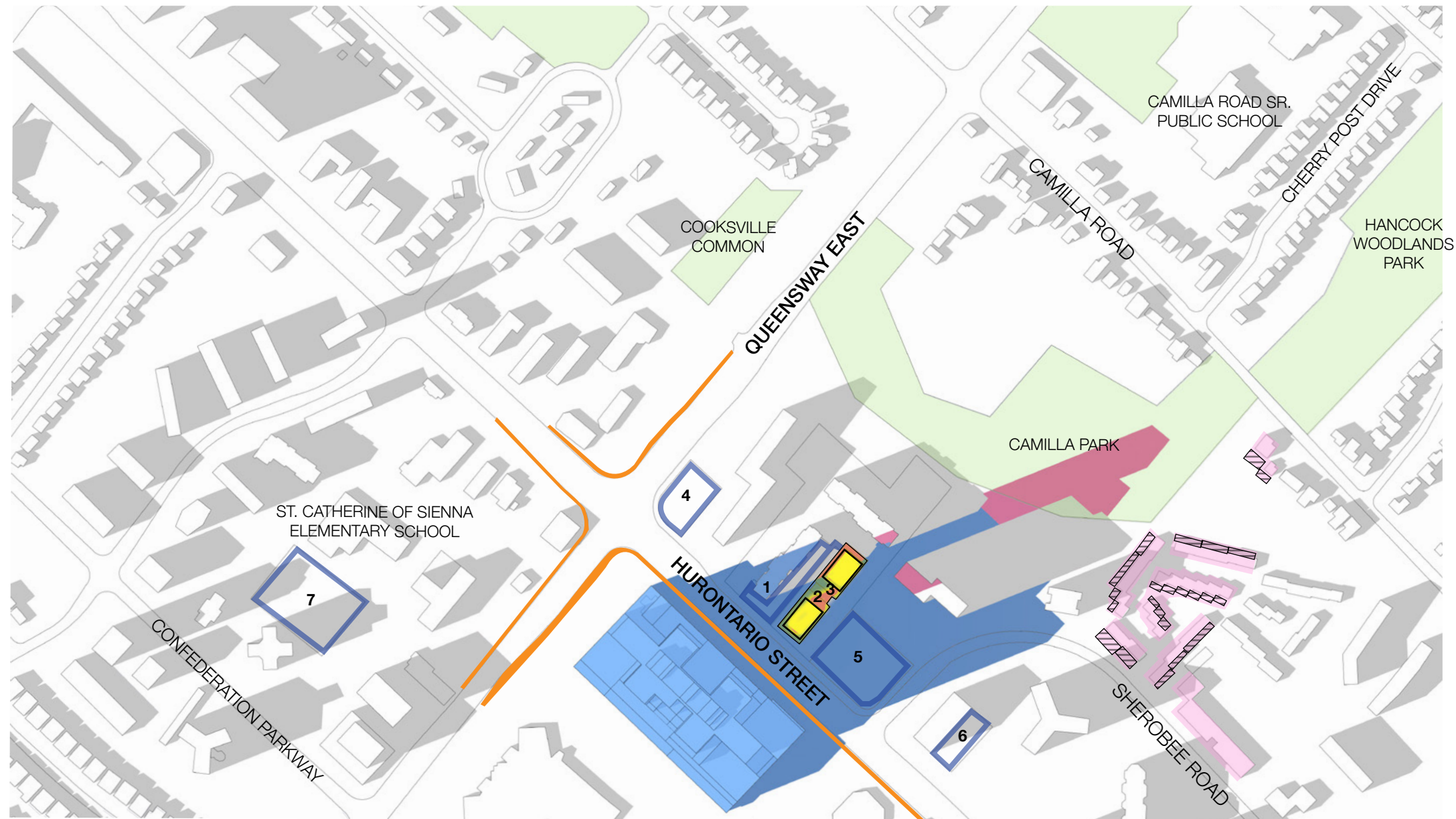
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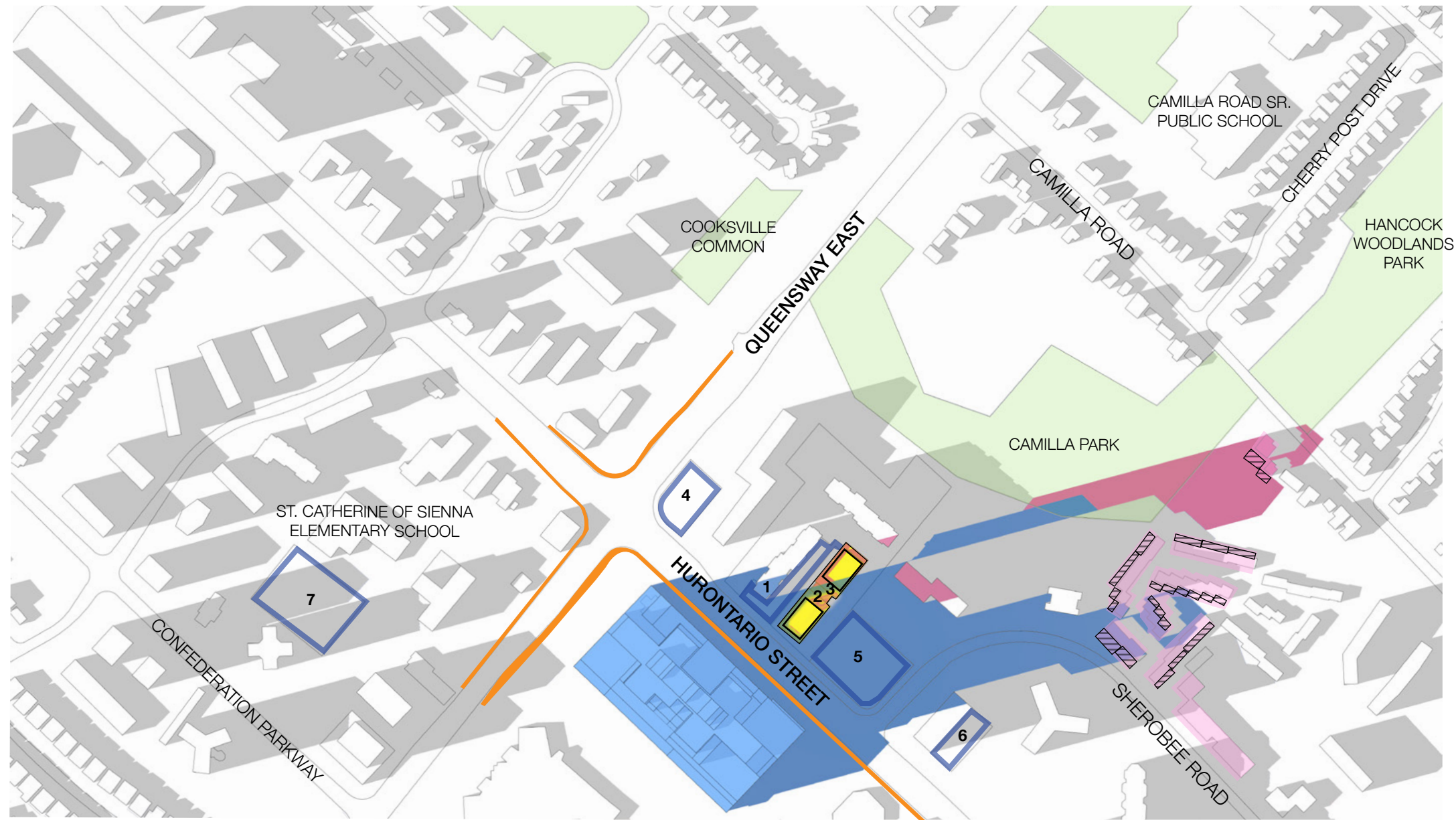
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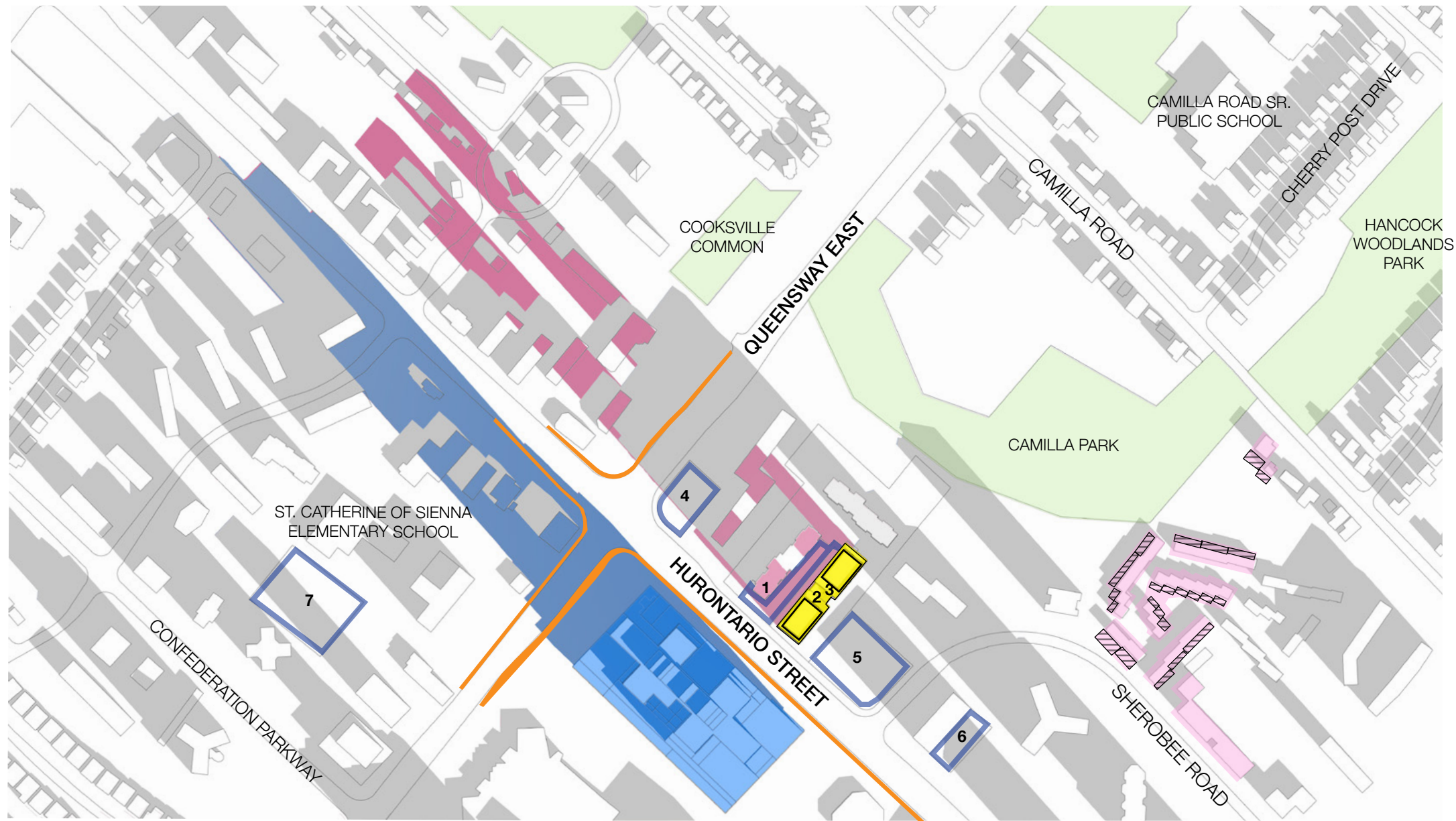
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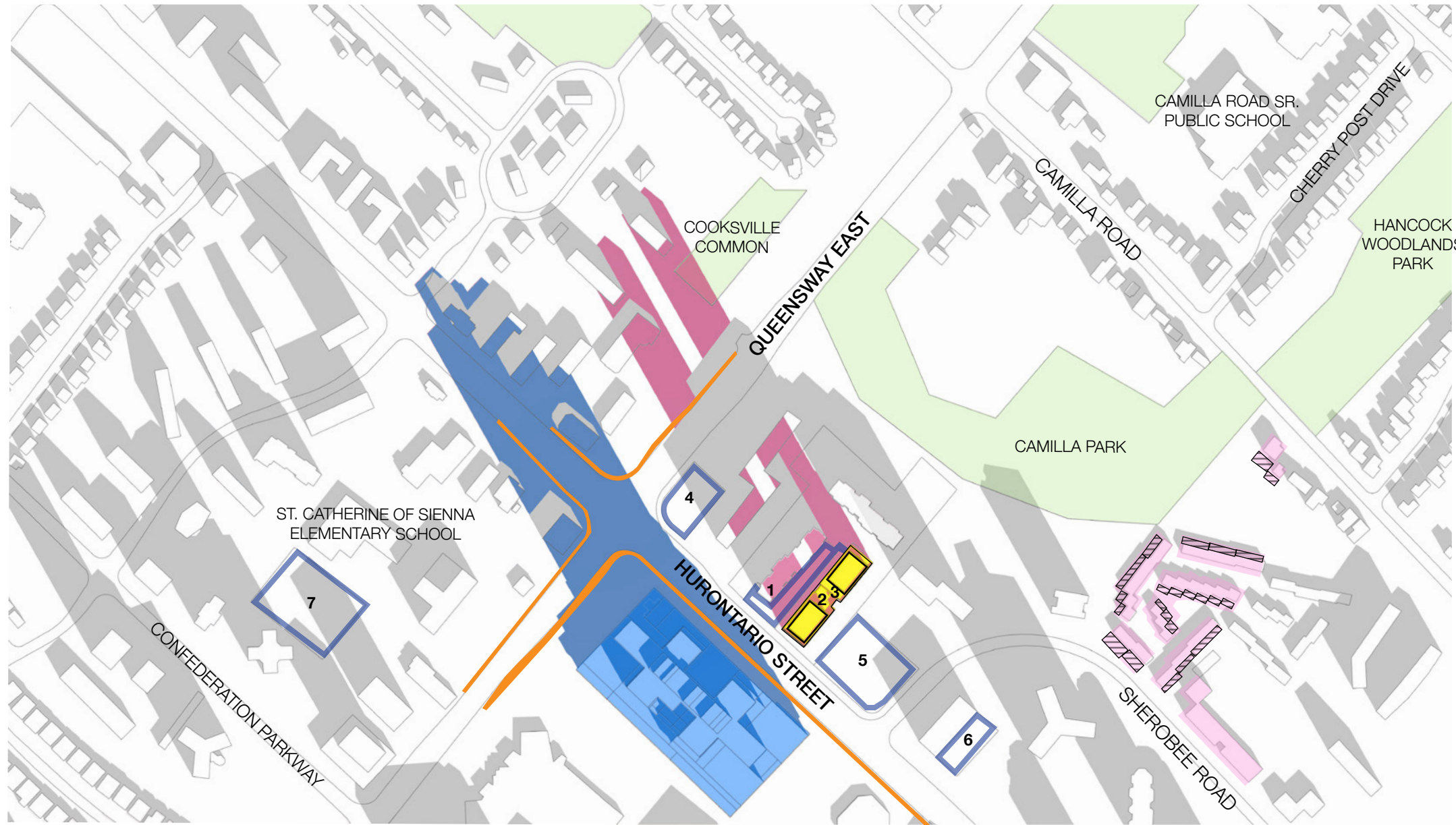
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