BDP.
Quadrangle

2233 Hurontario Street

Shadow Study

Project #24031
November 13th, 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 Missisauga.

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:

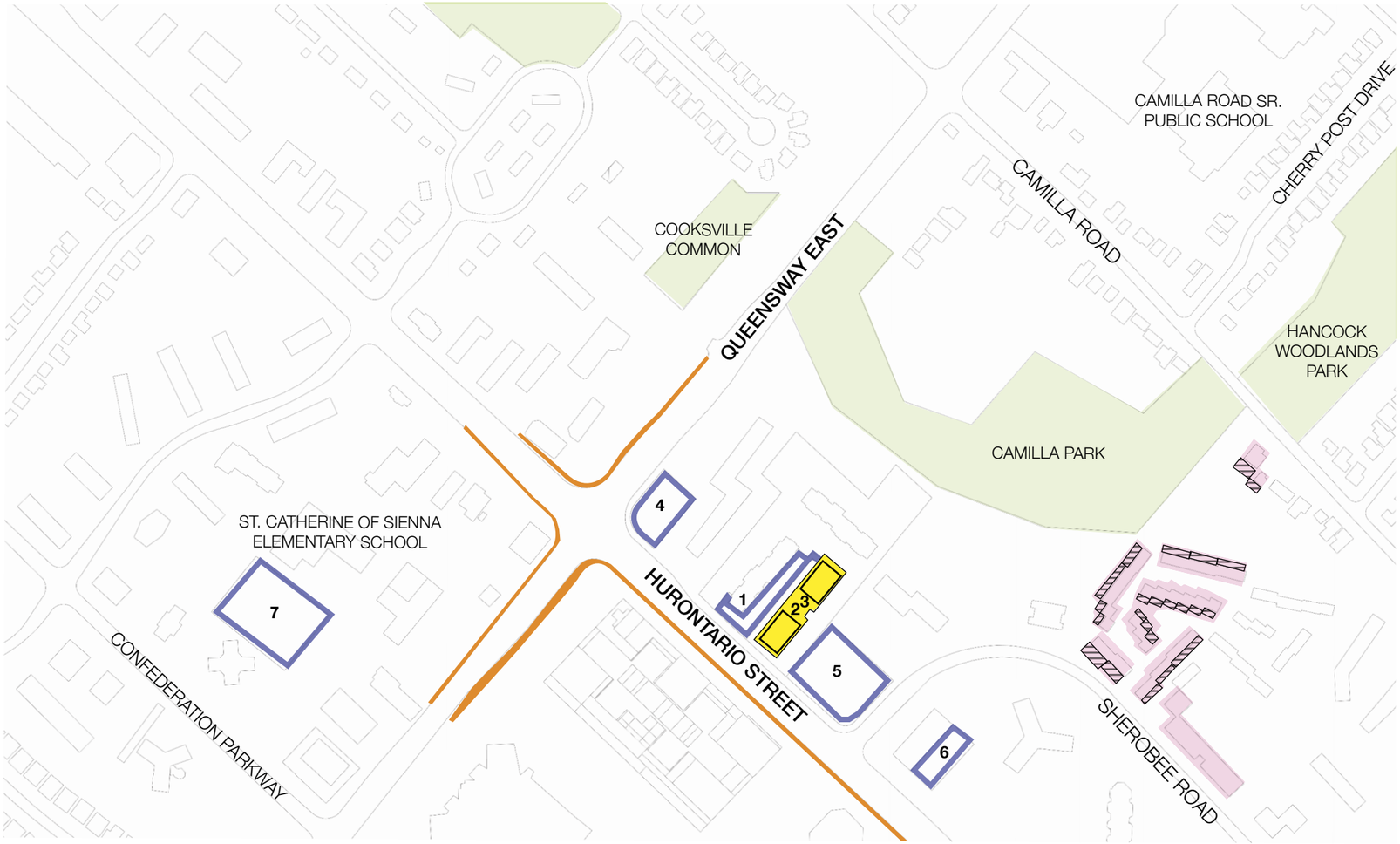
a. Mixed-Use, Commercial, Employment and High Density Residential Streets: Opposite Boulevard of Craven Street and Lakeshore Road East;
b. Public Open Spaces, Parks and Plazas
c. Turf/flower gardens in Public Parks

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
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- Applicant Proposal
- Existing Massing
- Building Faces with Solar Potential
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Communal Outdoor Amenity Areas
- 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,:

2.1 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.

2.2 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.

2.3 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.

2.4 Turf and flower gardens in public parks

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

2.5 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.

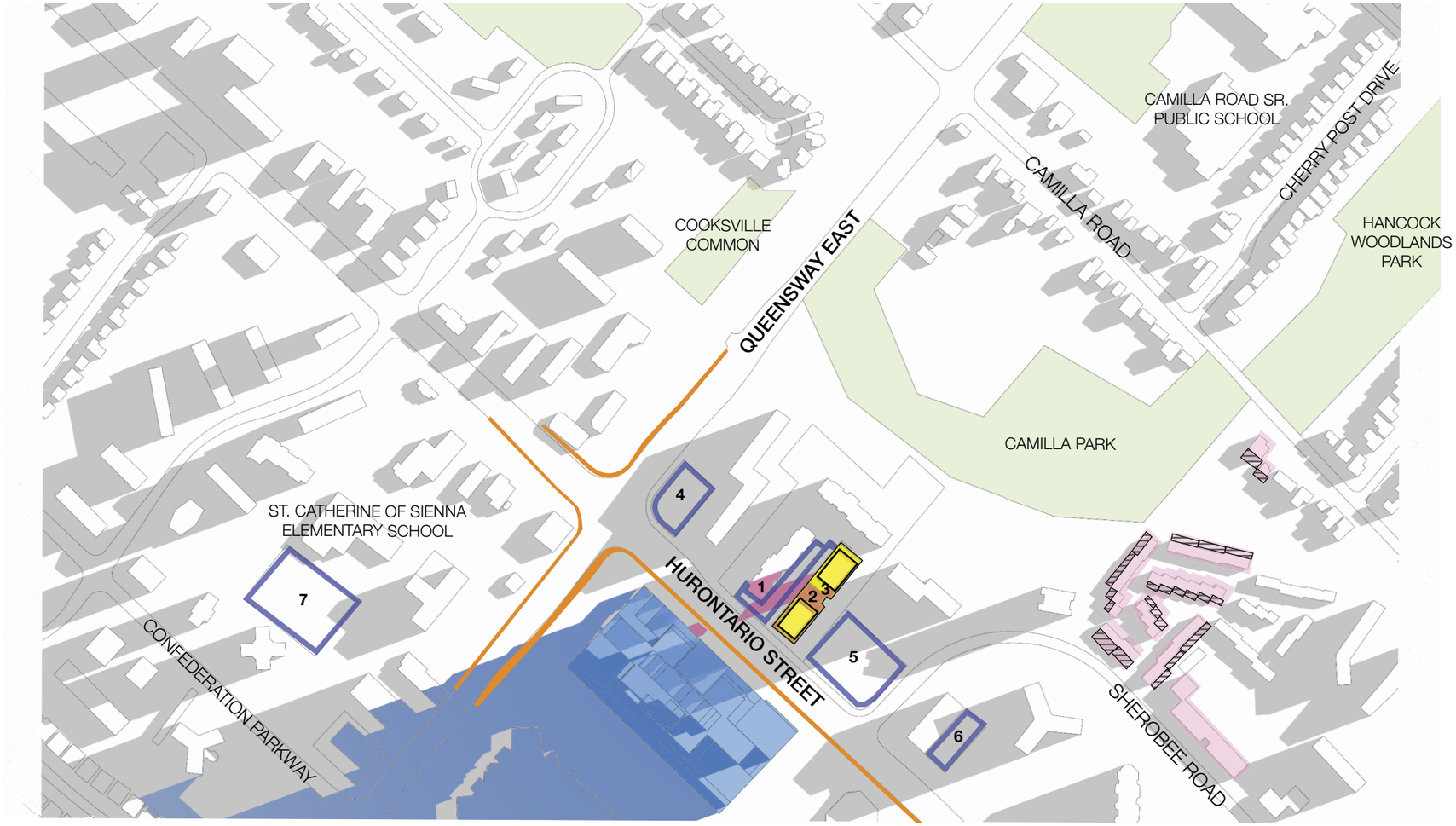
3.0 Sun Access Factor Breakdown for Outdoor Amenity Spaces

	Ground Floor Amenity	Outdoor Amenity - Level 7	Outdoor Amenity - Level 8
Communal Outdoor Amenity Area			
Test Time: **June 21st**	Areas in sunshine, As (sm) Areas within Subject Site		
	1	2	3
	1896.04	330.51	157.15
7:07am	29.98	12.89	24.69
7:20am	23.99	14.37	24.68
8:20am	981.56	86.96	140.09
9:20am	27.72	211.13	58.8
10:20am	66.33	282.24	72.23
11:20am	179.52	320.19	121.95
12:20pm	706.09	275.24	155.7
1:20pm	981.56	86.96	140.09
2:20pm	1889.29	21.74	33.03
3:20pm	1186.57	91.75	67.87
4:20pm	366.54	143.7	114.69
5:20pm	583.16	185.7	149.17
6:20pm	738.7	197.13	146.26
7:20pm	700.1	23.95	95.09
7.33pm	691.48	21.37	52.26
Average of Areas in Sunshine, As (sm)	610	132	93
Sun Access Factor	**0.32**	**0.40**	**0.59**
Areas in Shadows	**0.68**	**0.60**	**0.41**

Communal Outdoor Amenity Area			
Test Time: **September 21st**	Areas in sunshine, As (sm) Areas within Subject Site		
	1	2	3
	1896.04	330.51	157.15
8:35am	4.87	119.01	79.48
9:12am	2.24	211.13	97.63
10:12am	16.49	286.66	140.09
11:12am	384.15	272.29	156.42
12:12pm	546.43	193.44	156.79
1:12pm	644.25	86.59	134.65
2:12pm	227.49	27.63	63.15
3:12pm	418.26	23.21	13.07
4:12pm	8.24	23.21	9.08
5:12pm	0	22.84	9.07
5:48pm	34.47	22.47	9.08
Average of Areas in Sunshine, As (sm)	208	117	79
Sun Access Factor	**0.11**	**0.35**	**0.50**
Areas in Shadows	**0.89**	**0.65**	**0.50**

Communal Outdoor Amenity Area			
Test Time: December 21st	Areas in sunshine, As (sm) **Areas within Subject Site**		
	1	2	3
	1896.04	330.51	157.15
9:19am	15.36	21	15.25
10:17am	297.58	168.39	132.11
11:17am	487.59	187.18	138.28
12:17pm	571.55	140.38	133.92
1:17pm	232.36	72.96	115.78
2:17pm	0	34.64	64.6
3:15pm	0	23.58	9.08
Average of Areas in Sunshine, As (sm)	229	93	87
Sun Access Factor	**0.12**	**0.28**	0.55
Areas in Shadows	**0.88**	**0.72**	0.45

June 21 | 7:07 am



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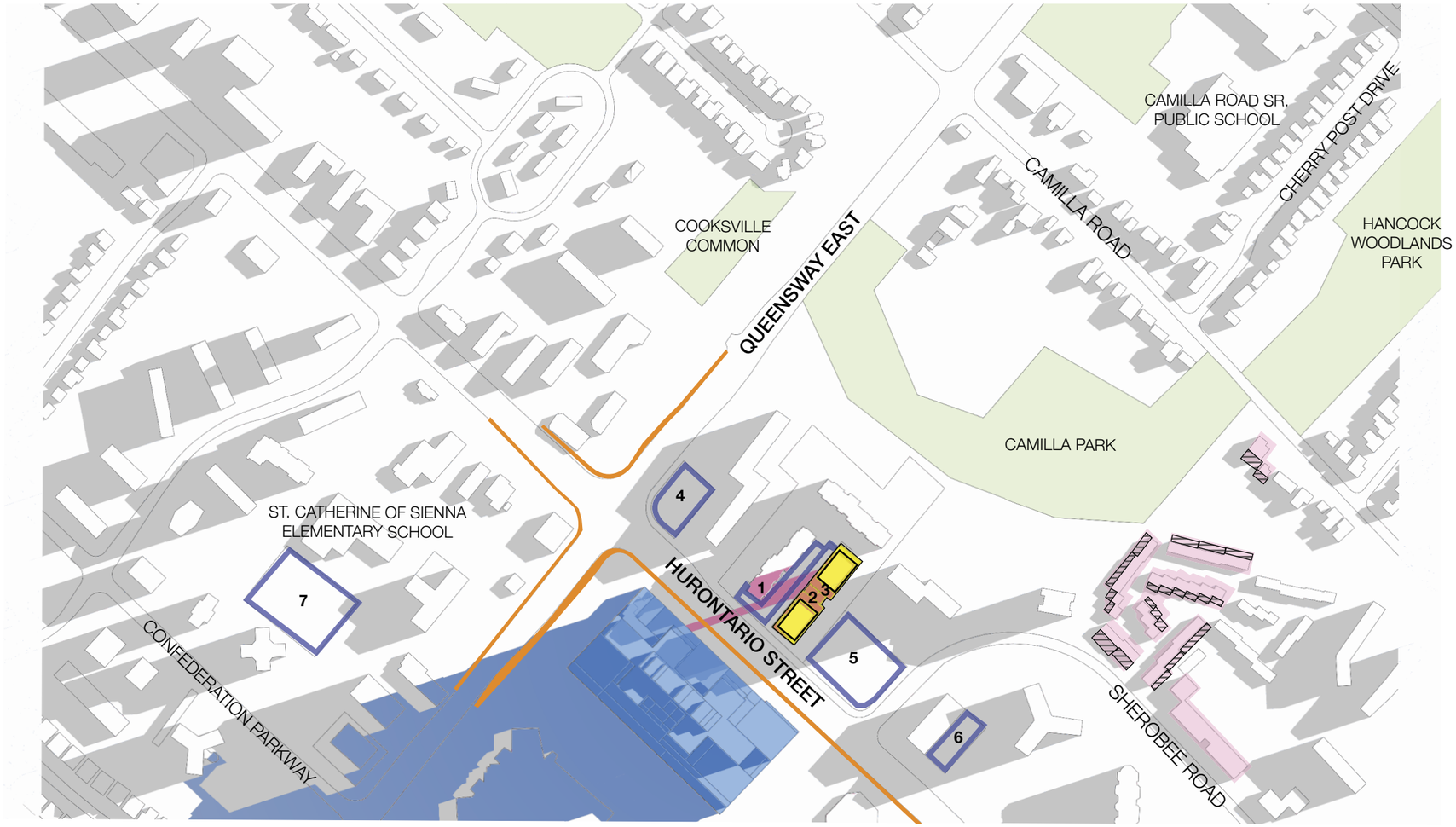
June 21 | 7:20 am



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June 21 | 8:20 am



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June 21 | 9:20 am



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June 21 | 10:20 am



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June 21 | 11:20 am



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June 21 | 12:20 pm



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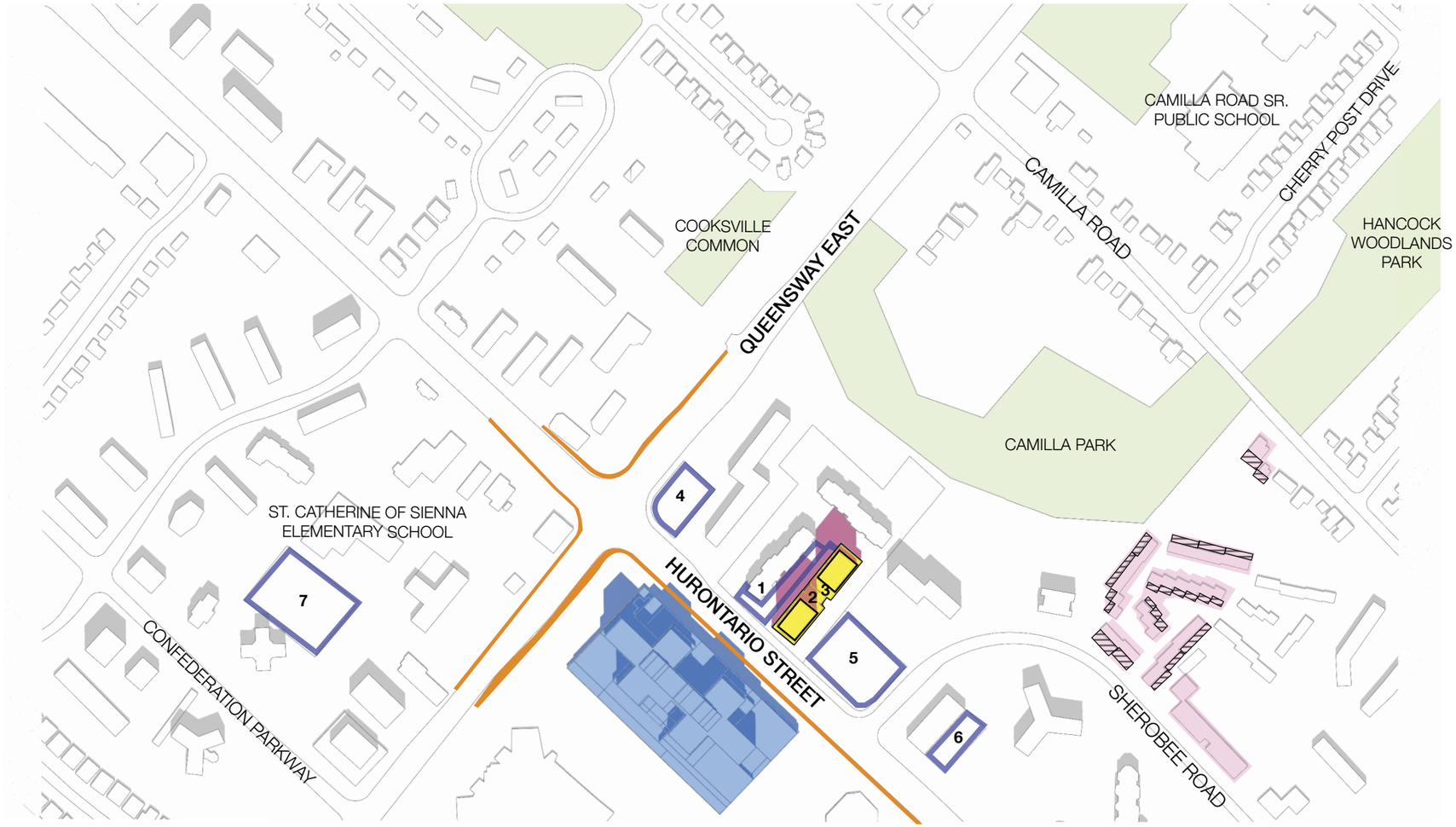
June 21 | 1:20 pm | SOLAR NOON



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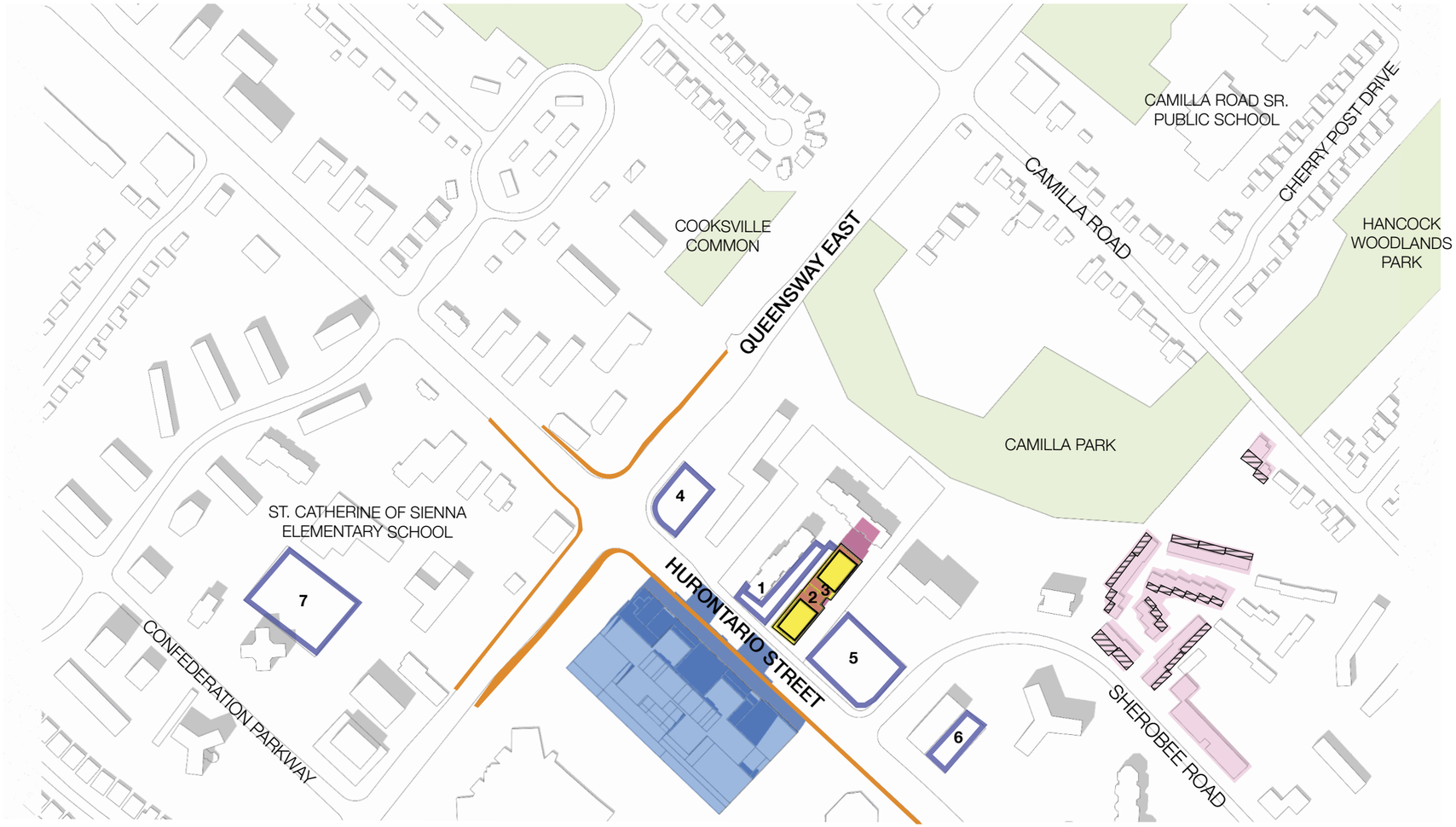
June 21 | 2:20 pm



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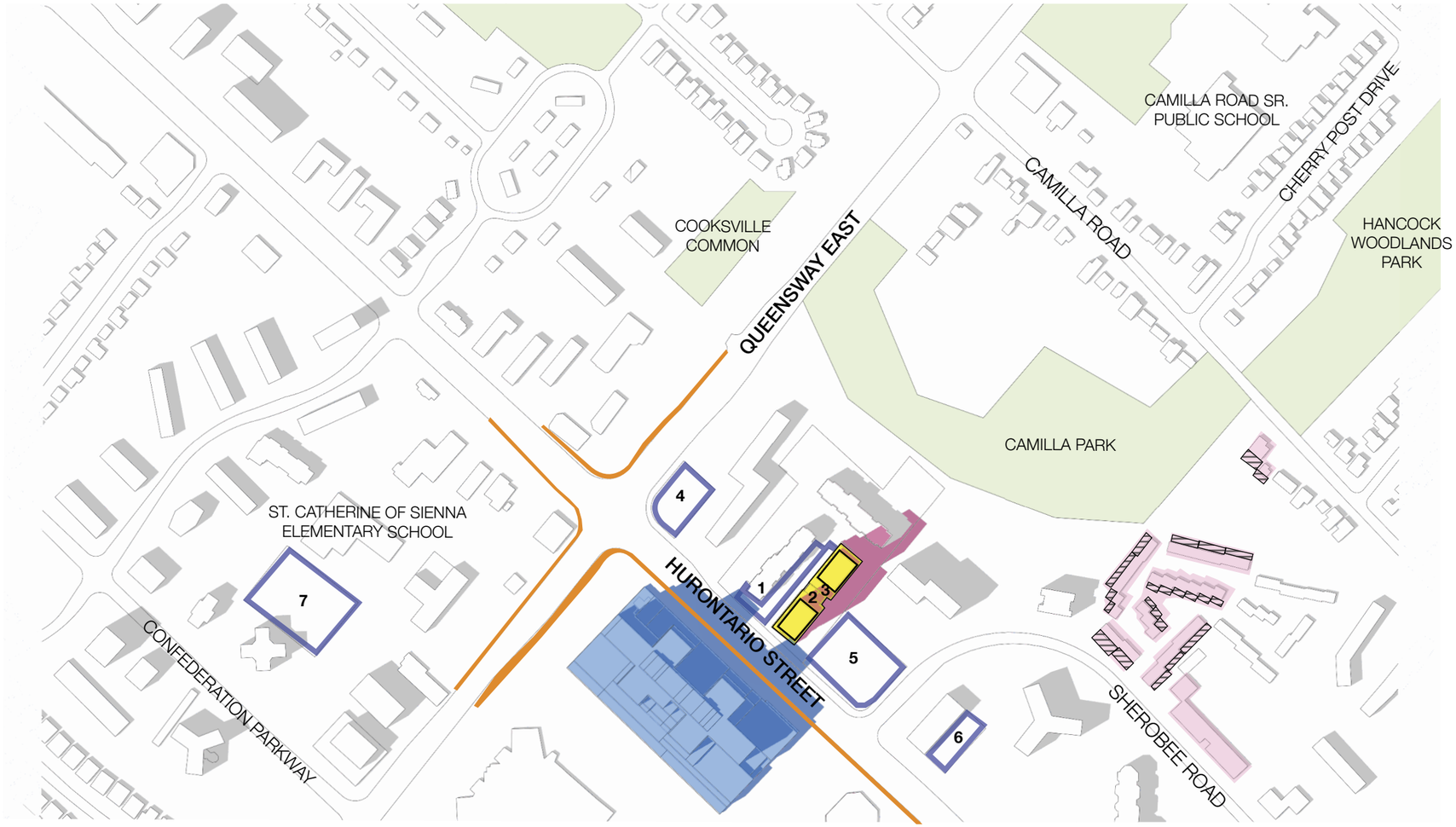
June 21 | 3:20 pm



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June 21 | 4:20 pm



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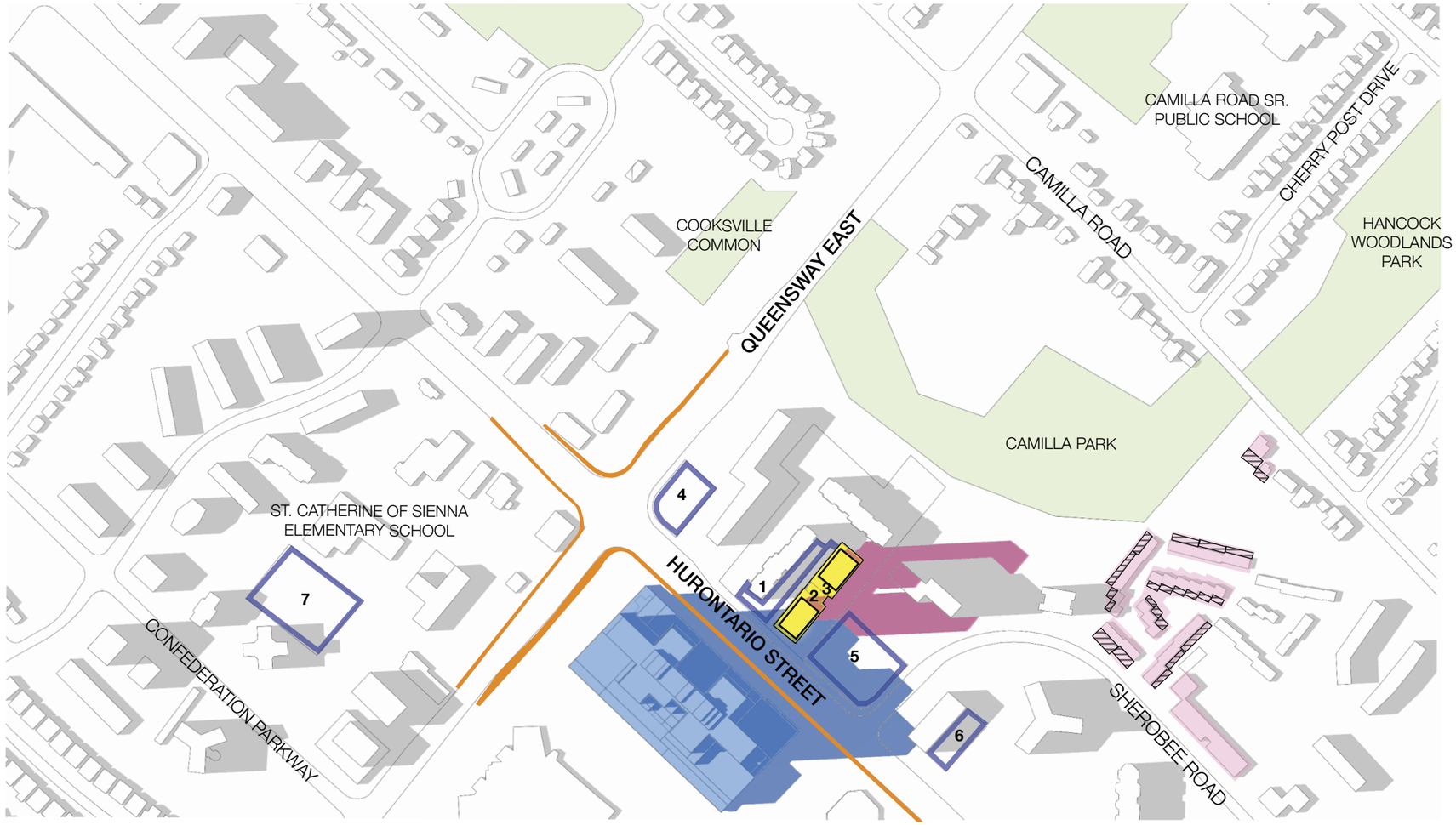
June 21 | 5:20 pm



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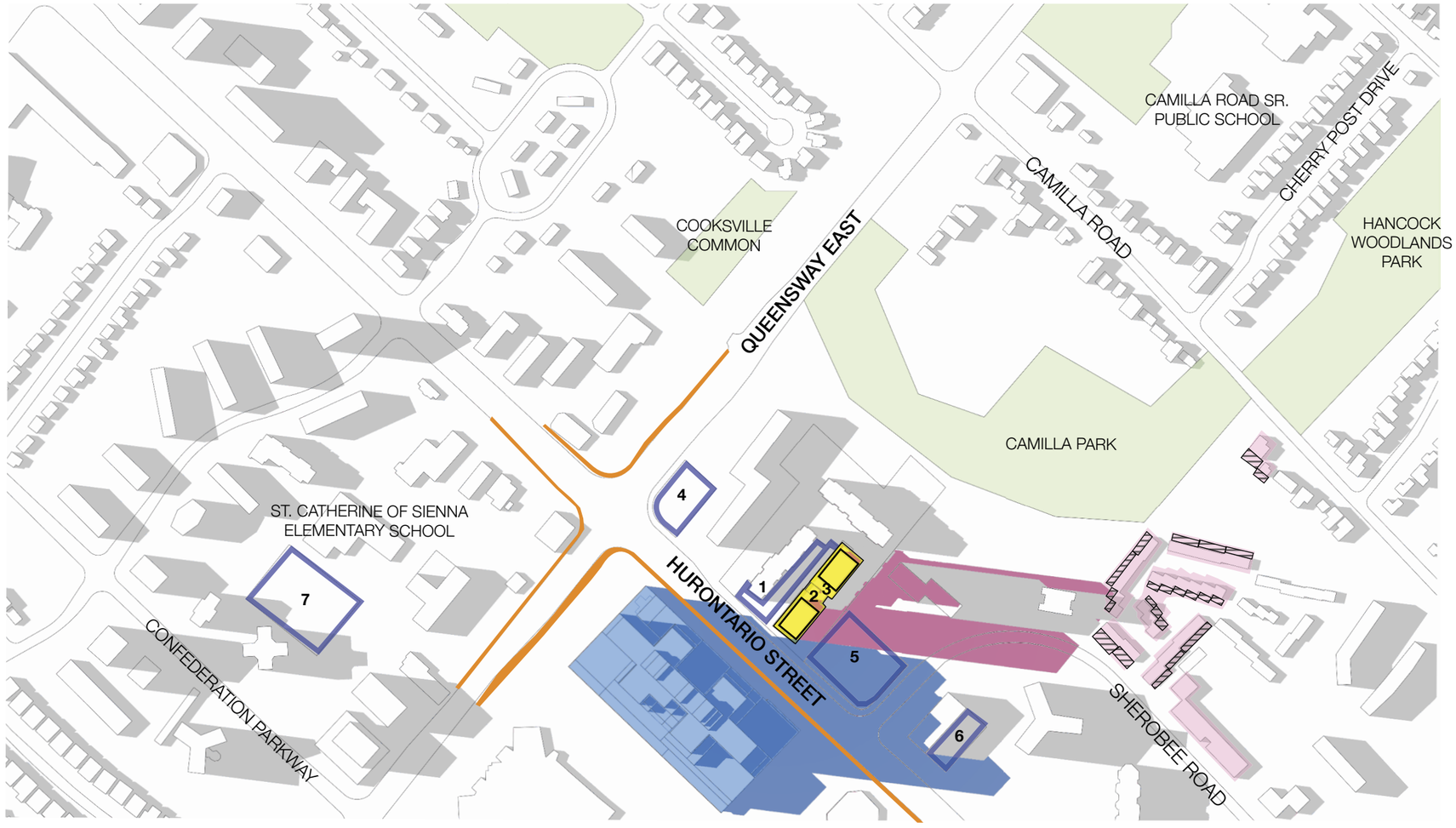
June 21 | 6:20 pm



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June 21 | 7:20 pm



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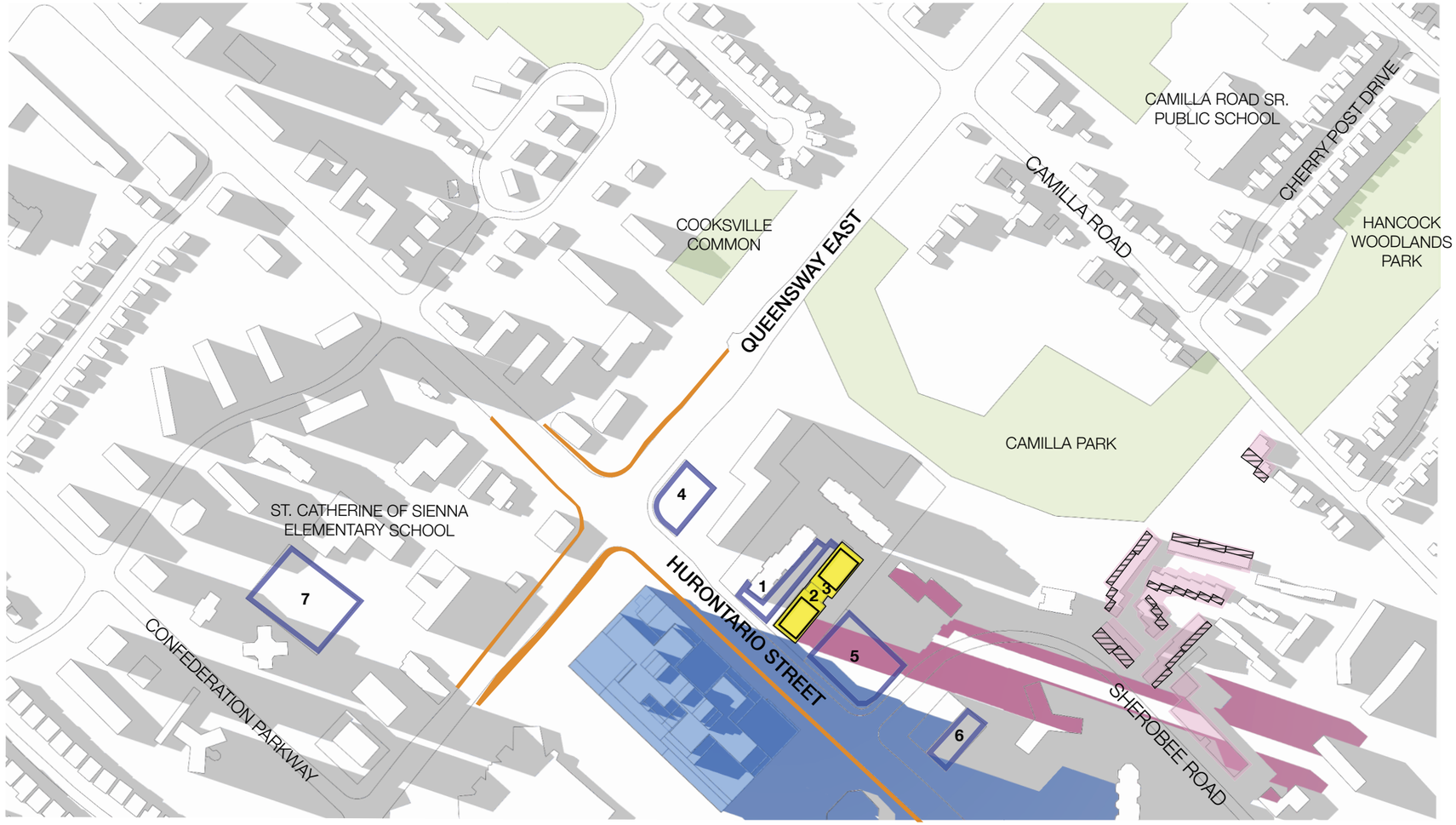
June 21 | 7:33 pm



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September 21 | 8:35 am



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September 21 | 9:12 am



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September 21 | 10:12 am



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September 21 | 11:12 am



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September 21 | 12:12 pm



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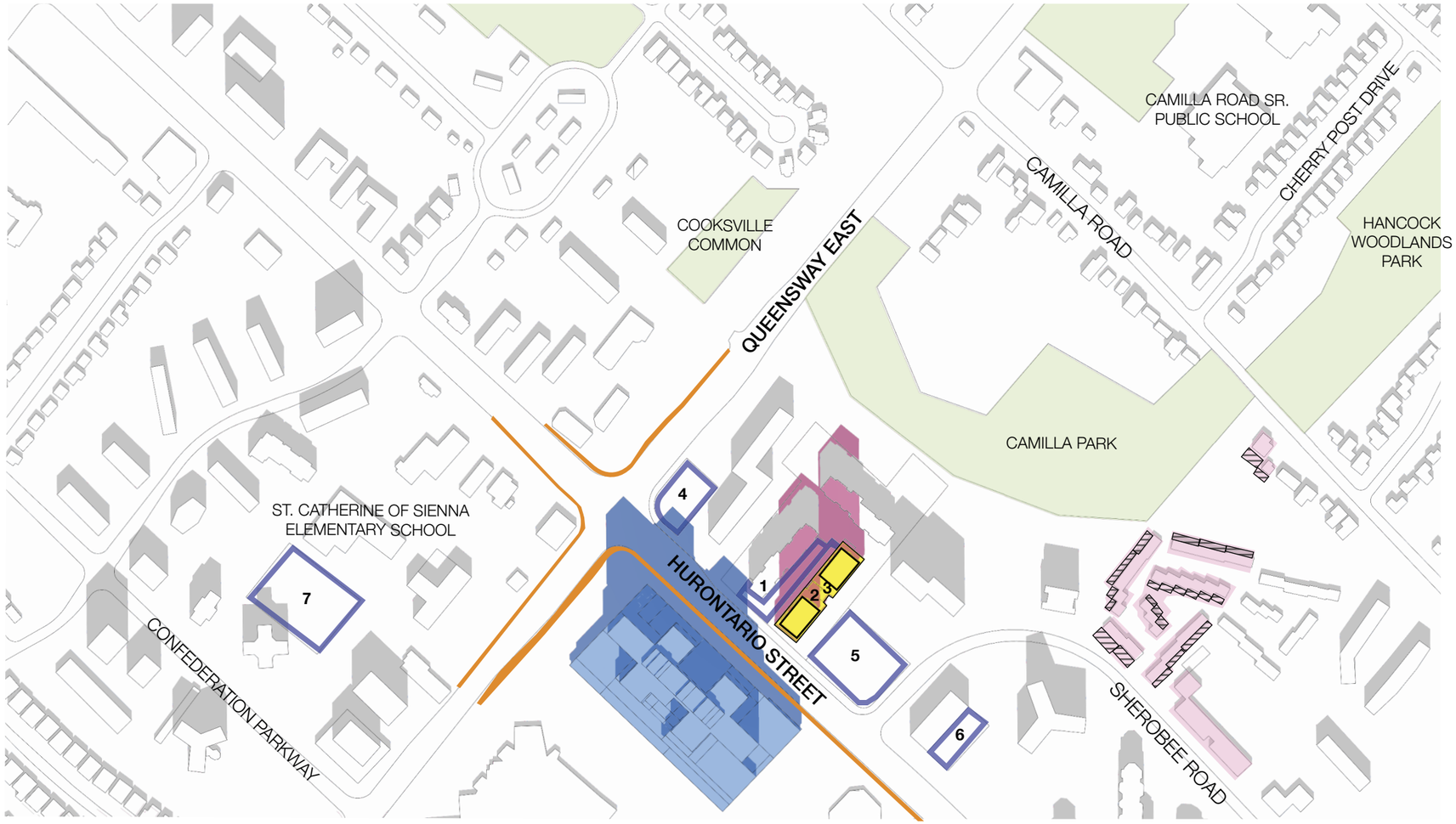
September 21 | 1:12 pm | SOLAR NOON



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September 21 | 2:12 pm



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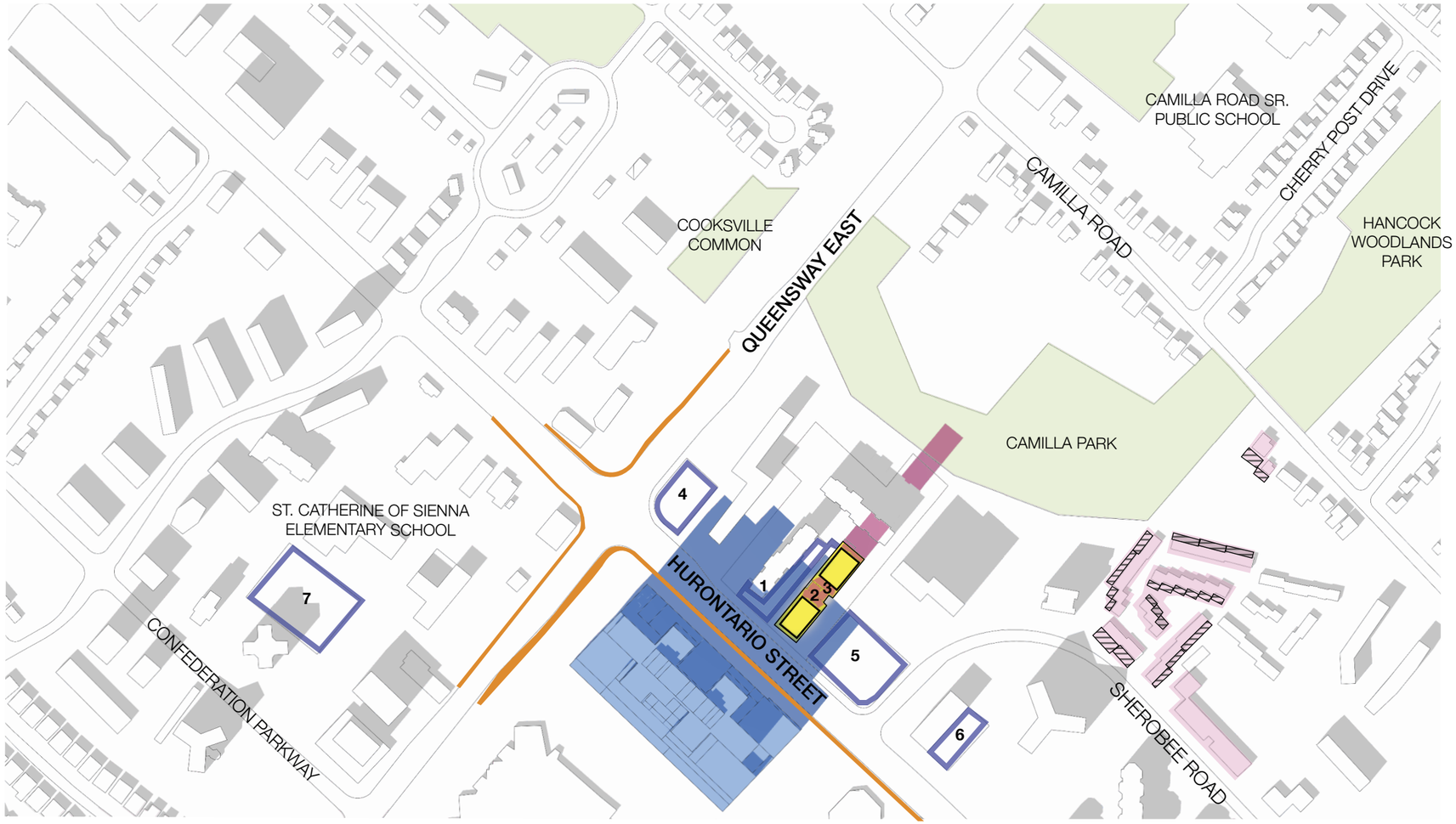

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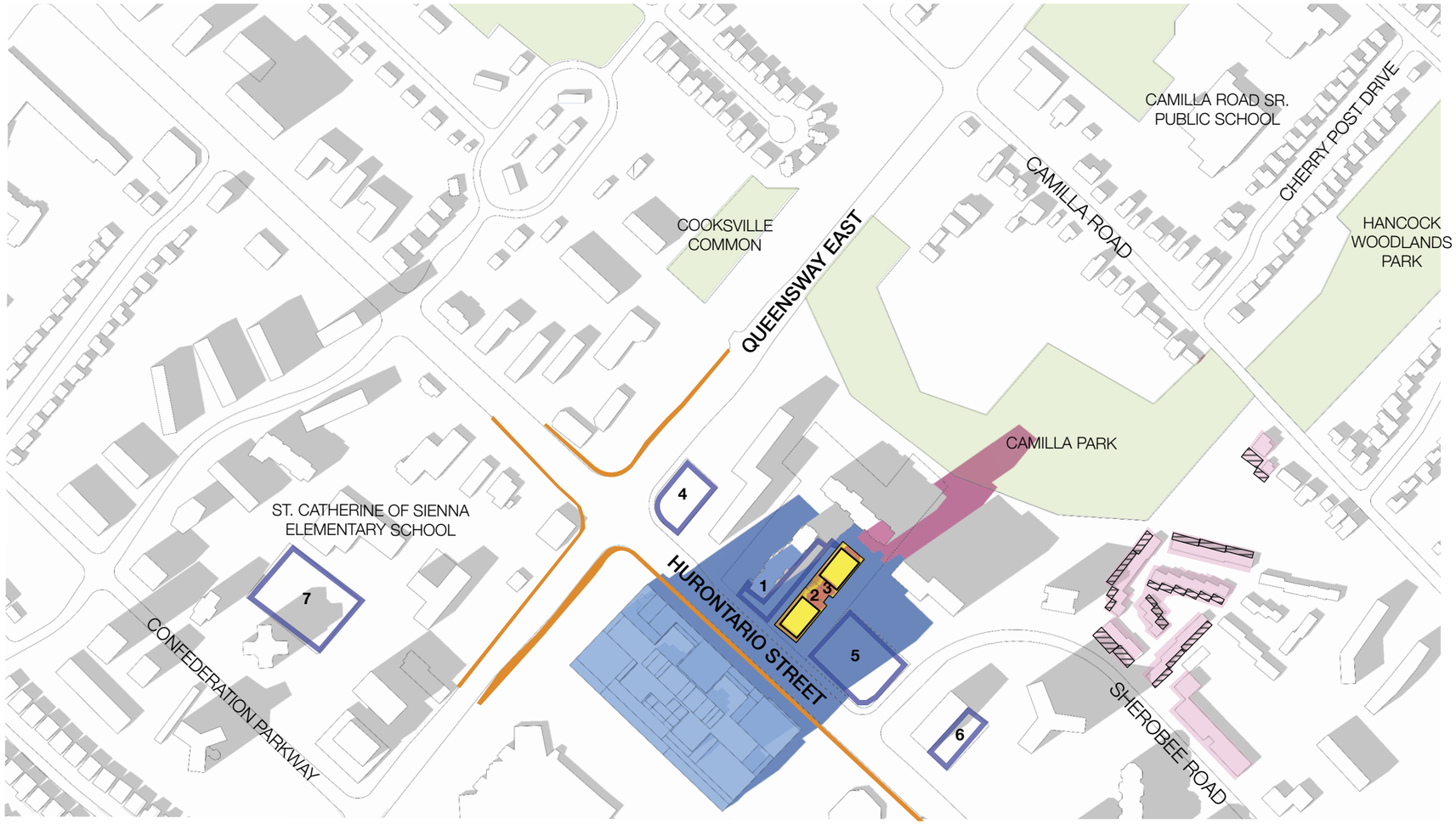

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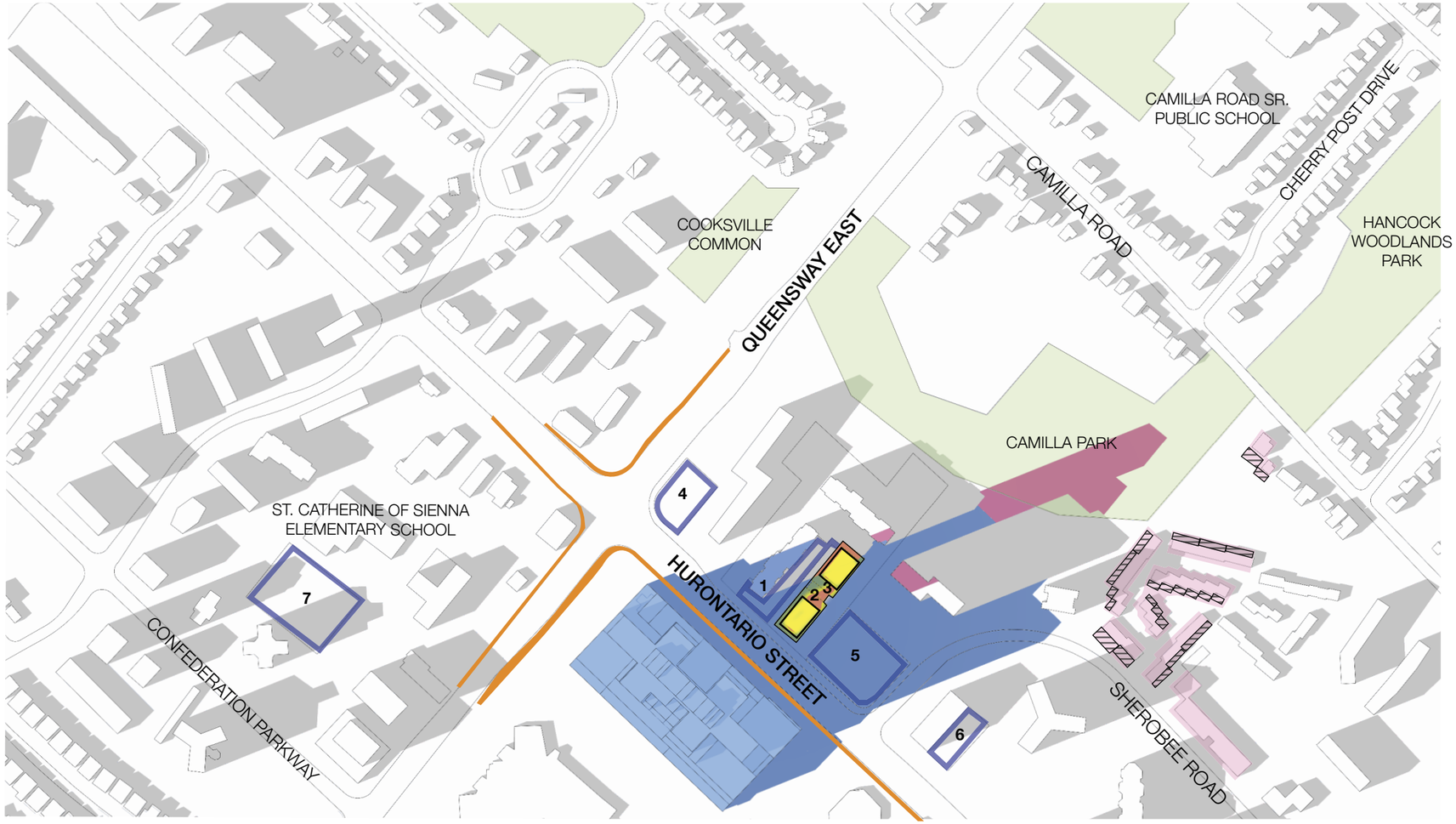
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

September 21 | 5:12 pm

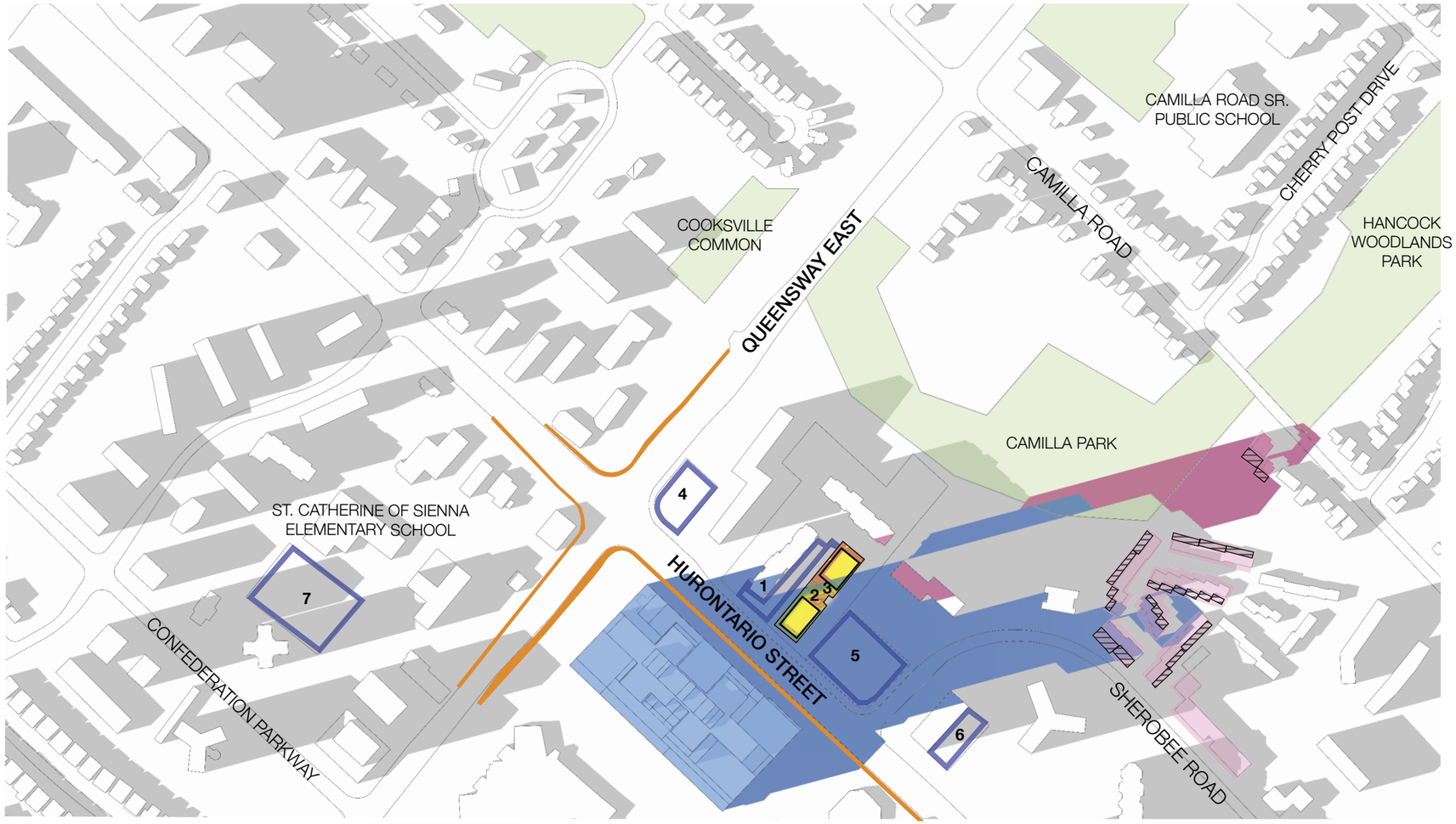


Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

September 21 | 5:48 pm



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

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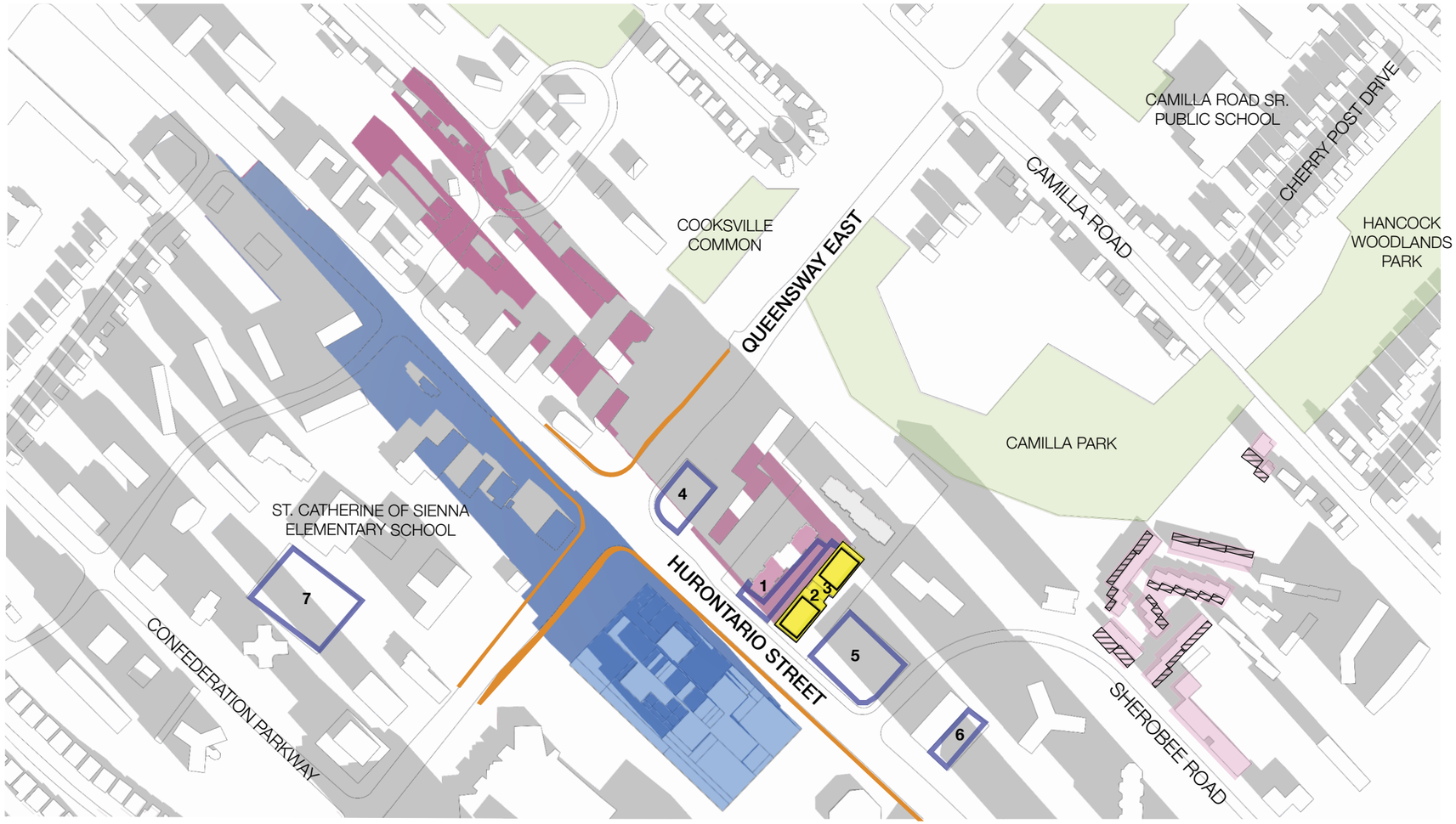
December 21 | 9:19 am



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

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December 21 | 10:17 am



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

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December 21 | 11:17 am



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

December 21 | 12:17 pm | SOLAR NOON



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

December 21 | 1:17 pm



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

December 21 | 2:17 pm



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners

December 21 | 3:15 pm



Legend

- Property Line
- Opposite Boulevard
- Applicant Proposal
- Additional Shadow of Applicant Proposal
- Existing Massing
- Parks and Open Spaces
- Existing Shadows
- Residential Private Outdoor Amenity Spaces (No Impact Zone)
- Building Faces with Solar Potential
- Communal Outdoor Amenity Areas
- Peter Gilgan Hospital Mississauga (Under Construction)
- Additional Shadow from Peter Gilgan Hospital Mississauga

* Note: The Peter Gilgan Hospital 3D model is approximate and was created from elevations (10 July 2023) and rendering images provided by Trillium Health Partners