SHADOW STUDY ANALYSIS

THIS SHADOW STUDY EVALUATES THE SHADOW IMPACTS GENERATED BY THE PROPOSED DEVELOPMENT AND ASSESSES COMPLIANCE WITH APPLICABLE SHADOW IMPACT CRITERIA.

SITE LOCATION

SHADOW STUDIES REFERENCE A SITE LATITUDE OF 43 DEGREES 35' 20" N AND LONGITUDE OF 79 DEGREES 38' 40" W, ENSURING ACCURATE SOLAR POSITIONING AND SHADOW PROJECTION FOR ALL ASSESSED DATES AND TIMES.

ASTRONOMIC NORTH ORIENTATION

"PROJECT NORTH" ESTABLISHES RATHBURN RD E AS A HORIZONTAL STREET WITHIN THE PLAN VIEWS. "TRUE NORTH" DEVIATES FROM RATHBURN RD E AT THE ANGLE DEPICTED IN THE PROFESSIONAL SURVEY AND THE ARCHITECTURAL TITLE BLOCK. TRUE NORTH HAS BEEN DIRECTLY EXTRACTED FROM THE SURVEY TO ENSURE ACCURATE SOLAR POSITIONING AND SHADOW PROJECTION.

BASE PLAN SOURCE

THE BASE PLAN WAS OBTAINED FROM A PROFESSIONAL LAND SURVEYOR AND INCLUDES VERIFIED PROPERTY BOUNDARIES, STREET ALIGNMENTS, AND SURROUNDING CONTEXTUAL AND TOPOGRAPHICAL FEATURES.

AREAS NOT MEETING SHADOW IMPACT CRITERIA

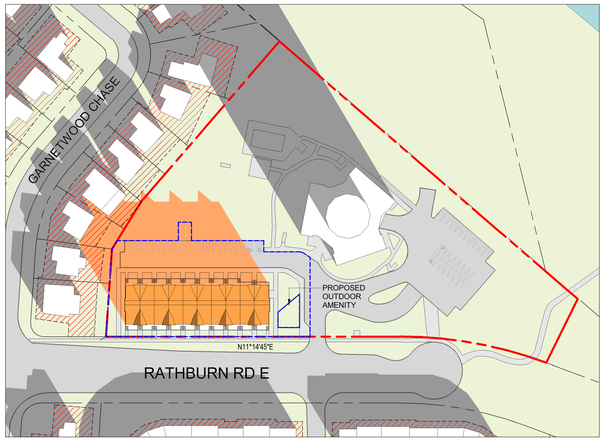
THE SHADOW ANALYSIS IDENTIFIES LIMITED AREAS WHERE THE SHADOW IMPACT CRITERIA ARE NOT FULLY MET. THE AREA IDENTIFIED AS PROPOSED OUTDOOR AMENITY DURING THE MONTH OF DECEMBER DOES NOT MEET THE CRITERIA OF SUN ACCESS FACTOR = >0.5.

IMPACT QUANTIFICATION AND ASSESSMENT

WHERE THE SHADOW IMPACT CRITERIA ARE EXCEEDED, THE ADDITIONAL SHADOWING IS LIMITED IN DURATION AND OCCURS PRIMARILY DURING PERIODS OF LOW SOLAR ALTITUDE DURING THE MONTH OF DECEMBER WITH AN AVERAGE OF 42.93 SM OF SUNSHINE DURING THE TESTED TIMES.

SUMMARY AND MITIGATION MEASURES

THE SHADOW IMPACT CRITERIA HAS BEEN MET BY PROVIDING A SUN ACCESS FACTOR FOR THE MONTHS OF JUNE AND SEPTEMBER HIGHER THAN 0.7, RESULTING IN SUFFICIENT SUNLIGHT ON THE PROPOSED OUTDOOR AMENITY AREA DURING THE TESTED DATES AND TIMES.



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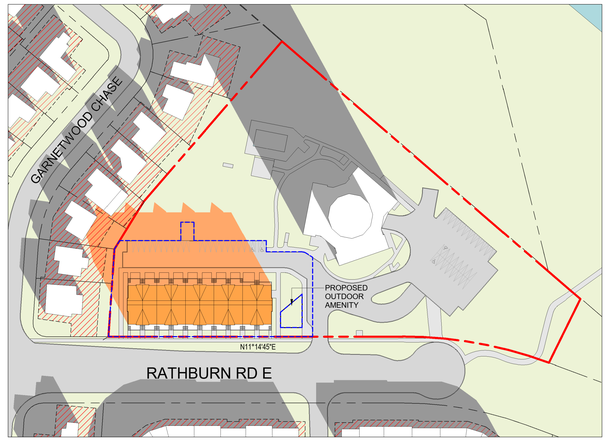

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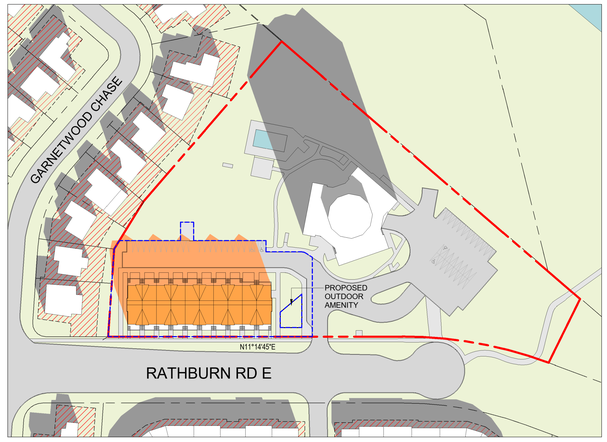

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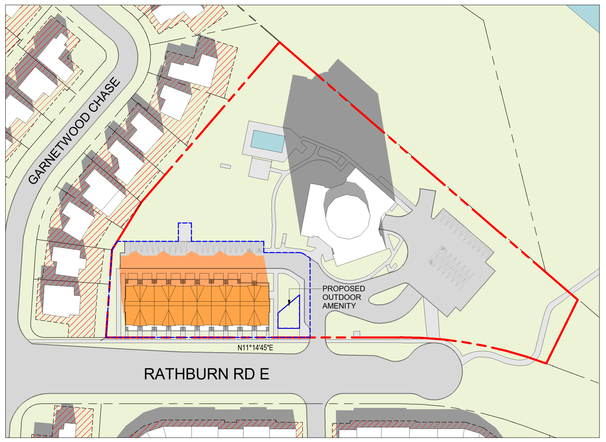

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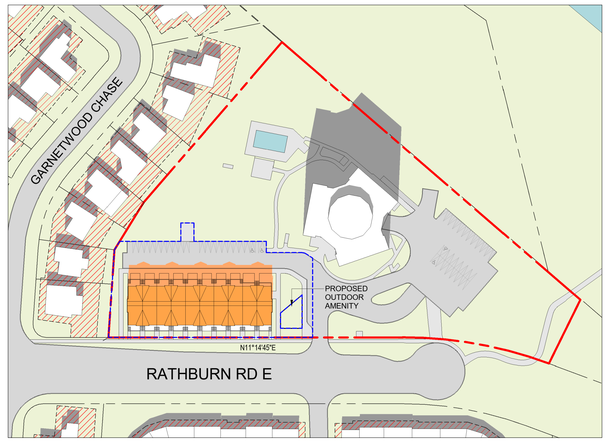

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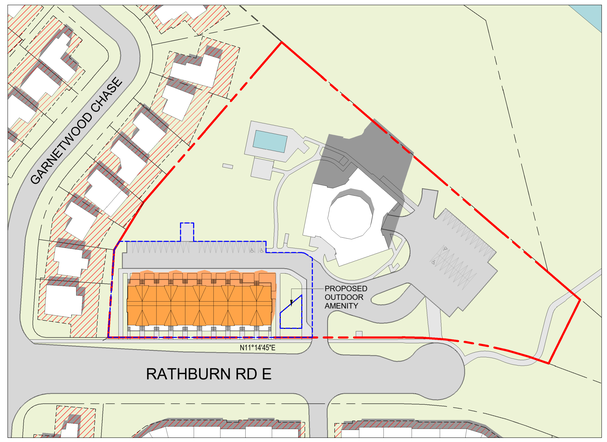

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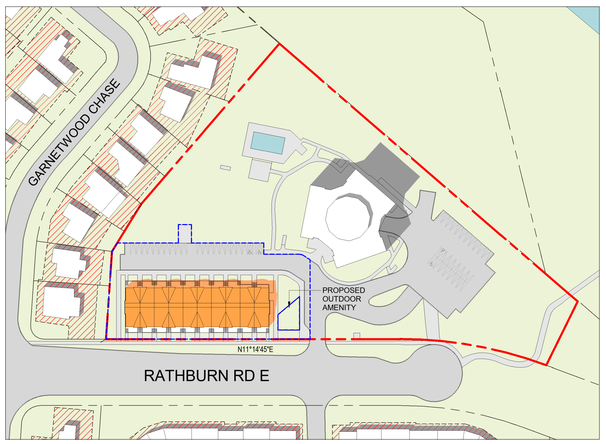

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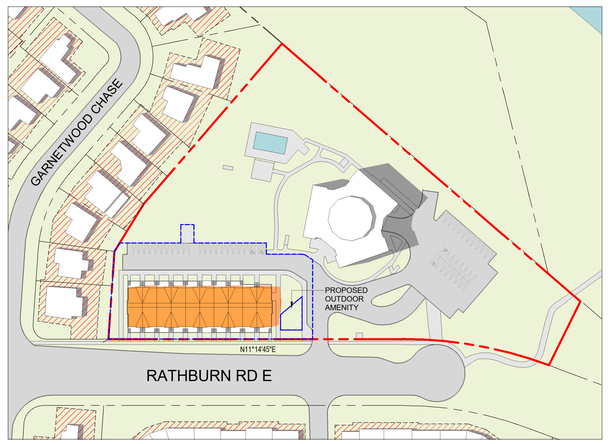

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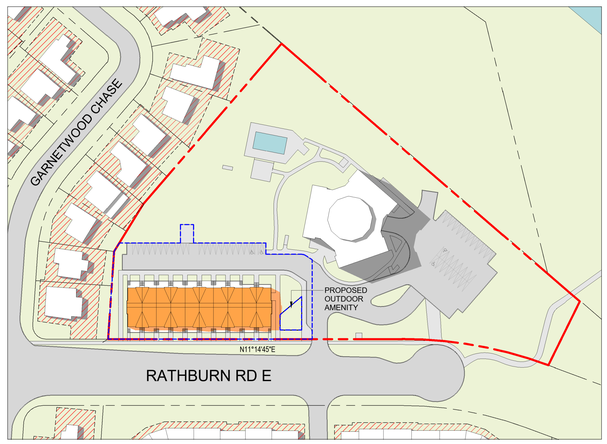

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Kohn

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	26/03/04	REISSUED FOR SPA
2	26/07/15	REISSUED FOR SPA
3	26/09/04	ISSUED FOR ZBA

OUTDOOR AMENITY AREA	
TIME	AREA IN SUNSHINE
7:07	112.03 sm
7:20	112.03 sm
8:20	112.03 sm
9:20	112.03 sm
10:20	112.03 sm
11:20	112.03 sm
12:20	112.03 sm
13:20	112.03 sm
14:20	111.01 sm
15:20	108.05 sm
16:20	109.43 sm
17:20	112.03 sm
18:20	112.03 sm
19:20	62.46 sm
19:33	45.78 sm

AVERAGE AREA IN SUNSHINE = 103.80 sm
TOTAL AREA OF PROPOSED OUTDOOR AMENITY SPACE = 112 sm

SUN ACCESS FACTOR = 0.93

LEGEND

PROPOSAL SHADOW
EXISTING SHADOWS
NO IMPACT ZONE

0m 10m 30m 60m 100m
SCALE 1:1000

SITE PLAN APPLICATION #: SP 25-54 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH
ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MAFFIT
LICENCE
5557
SEAL

Project:
2105 RATHBURN ROAD EAST, BLOCK A

CAPREIT APARTMENTS INC.

11 CHURCH STREET, TORONTO, ON M5E 1W1
Tel 416.861.9404 hello@capreit.net

Drawing Title:
SHADOW STUDIES

Project Manager Team:	Project No.
AN	25-107
Date Plotted:	Scale:
2026-09-04 1:09:07 PM	As indicated
	Drawing No.:
	A6 00

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