**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 BLOOR STREET AS A HORIZONTAL STREET WITHIN THE PLAN VIEWS. "TRUE NORTH" DEVIATES FROM BLOOR STREET 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**

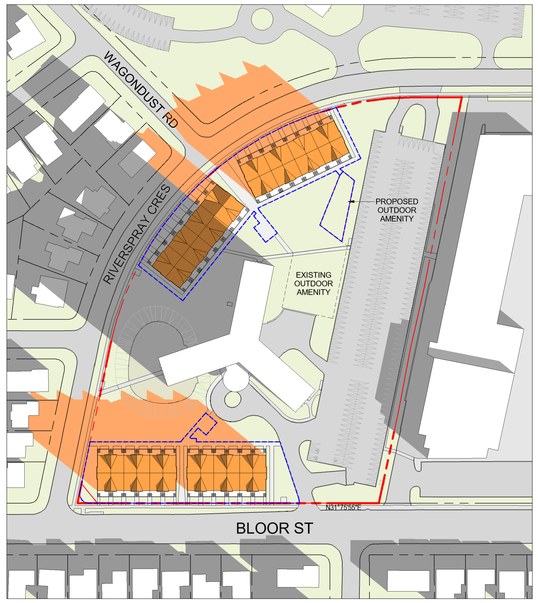
THE SHADOW ANALYSIS IDENTIFIES LIMITED AREAS WHERE THE SHADOW IMPACT CRITERIA ARE NOT FULLY MET. THE AREA IDENTIFIED AS PROPOSED OUTDOOR AMENITY DURING THE MONTH OF DECEMBER DOES NOT MEET THE CRITERIA OF SUN ACCESS FACTOR = >0.5 GIVEN THE AREA IS MOSTLY OBSCURED BY THE EXISITNG BUILDING SHADOW.

**IMPACT QUANTIFICATION AND ASSESSMENT**

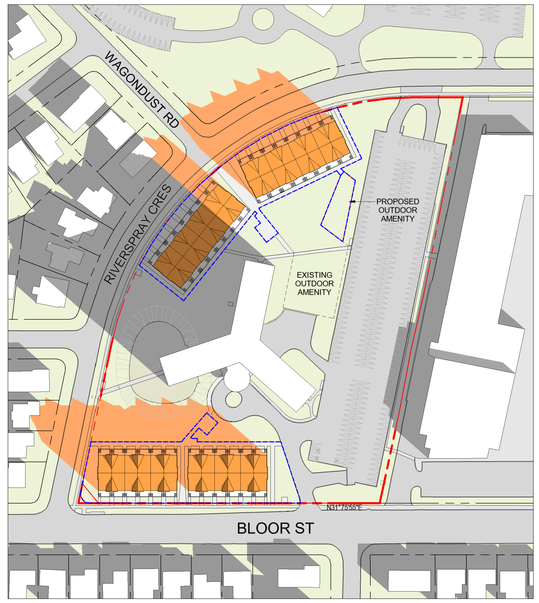
WHERE THE SHADOW IMPACT CRITERIA ARE EXCEEDED, THE ADDITIONAL SHADOWING IS LIMITED IN DURATION AND OCCURS PRIMARILY DURING PERIODS OF LOW SOLAR ALTITUDE DURING THE MONTH OF DECEMBER. WITH AN AVERAGE OF 99.07 SM OF SUNSHINE DURING THE TESTED TIMES.

**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 0.8, RESULTING IN SUFFICIENT SUNLIGHT ON THE PROPOSED OUTDOOR AMENITY AREA DURING THE TESTED DATES AND TIMES.




JUNE 21st - 7:07

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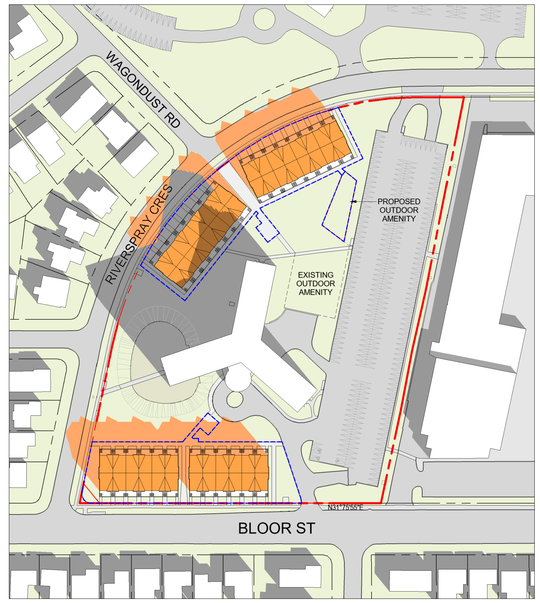


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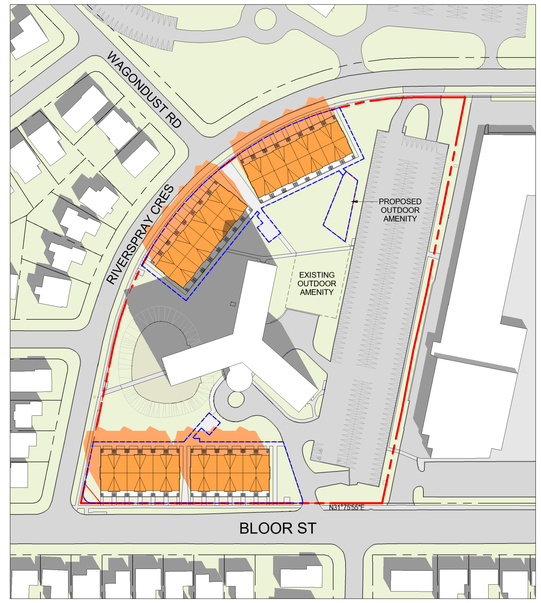


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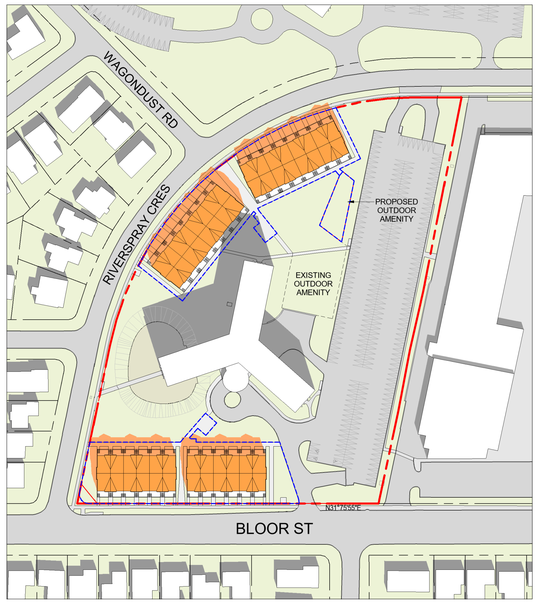


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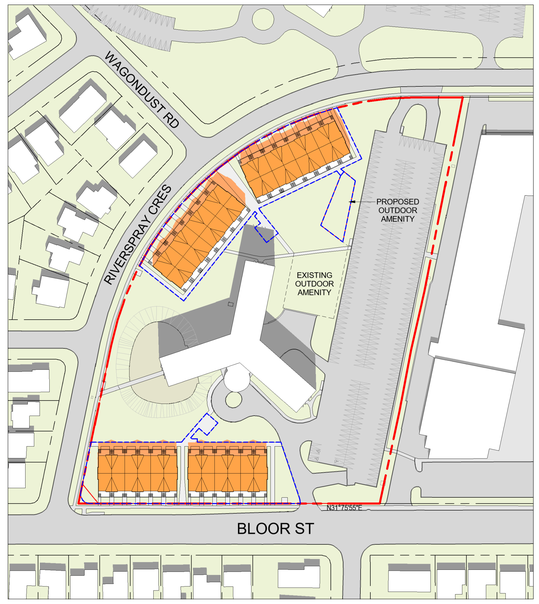


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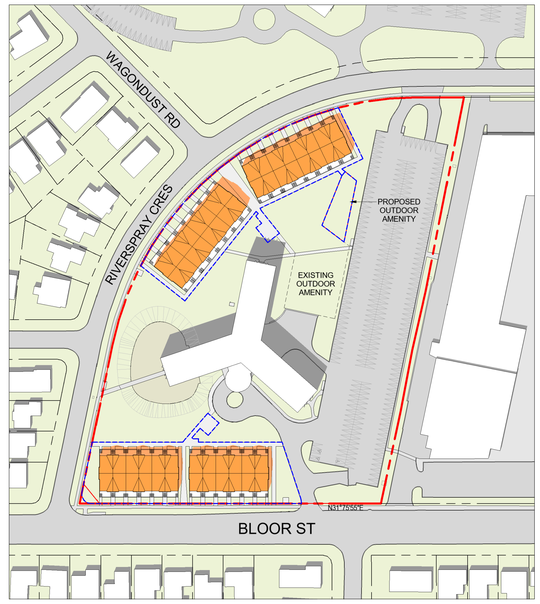


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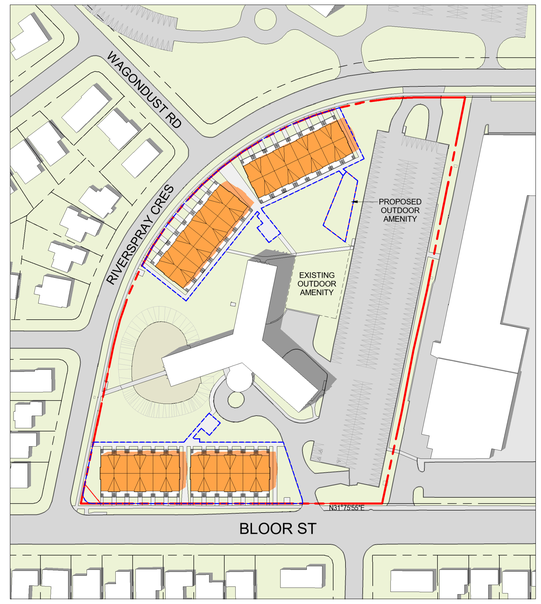


JUNE 21st - 13:20

| OUTDOOR AMENITY AREA | |
|---|---|
| TIME | AREA IN SUNSHINE |
| 7:07 | 317.98 sm |
| 7:20 | 317.98 sm |
| 8:20 | 317.98 sm |
| 9:20 | 317.98 sm |
| 10:20 | 317.98 sm |
| 11:20 | 317.98 sm |
| 12:20 | 317.98 sm |
| 13:20 | 317.98 sm |
| 14:20 | 317.98 sm |
| 15:20 | 317.98 sm |
| 16:20 | 311.13 sm |
| 17:20 | 264.16 sm |
| 18:20 | 157.08 sm |
| 19:20 | 1.73 sm |
| 19:33 | 0 sm |

AVERAGE AREA IN SUNSHINE = 260.93 sm
TOTAL AREA OF PROPOSED OUTDOOR AMENITY SPACE = 317.98 sm

**SUN ACCESS FACTOR = 0.821**

**LEGEND**

PROPOSAL SHADOW
EXISTING SHADOWS
NO IMPACT ZONE

0m 15m 30m 60m 100m

SCALE 1:1100

SITE PLAN APPLICATION #: SP 25-49 W3

CANADIAN APARTMENT PROPERTIES • REIT

PROJECT NORTH
TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5557
SEAL

Project:
1055 BLOOR STREET
STACKED TOWNHOUSES

CAPREIT APARTMENTS INC.

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

Drawing Title:
SHADOW STUDIES

Project Manager Team: AN
Project No. 25-106
Date Plotted: 2026-09-11 6:14:06 PM
Scale: As indicated
Drawing No.: A6 00


Kohn

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ISSUE DATES AND DISTRIBUTION LOG

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|---|---|---|
| 1 | 26/01/23 | SPA RESUBMISSION |
| 2 | 26/05/06 | SPA RESUBMISSION |
| 3 | 26/09/11 | ISSUE FOR ZBA/ SPA RESUBMISSION |


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