

COREARCHITECTS

CORE ARCHITECTS INC. 130 QUEENS QUAY EAST, WEST TOWER, SUITE 700, TORONTO ON CANADA M5A 0P6
T +1 416 343 0400 F +1 416 343 0401
INFO@COREARCHITECTS.COM ! WWW.COREARCHITECTS.COM

20 December 2019

Re: Shadow Study Analysis

Project No. : 19-172_1 Fairview Road, Mississauga

Latitude: N 43 degrees: 35'20"

Longitude: W 79 degrees: 38'40"

The shadow study was prepared by CORE Architects Inc. The proposed buildings were massed based on the *Issued for Rezoning* drawing set dated 20 December 2019, also prepared by CORE. In the attached shadow study, the proposed building shadow is shown in yellow, the as-of-right zoning (2.9 FSI) is shown in blue, a modified as of right zoning (25 storeys and 77.0m) is shown in purple, the existing shadows of the context buildings is shown in grey.

True North was determined from the site survey prepared by Tarasick McMillan Kubicki Ltd. on 12 March 2015. The base plan was created by CORE Architects Inc. in sketch up using the survey for the immediate site context and google maps and street view to estimate the location and height of the extended context buildings.

The shadow studies for the proposed development would indicate that all criteria are being met;

There is no shadow impact for more than 2 consecutive hours within the space between the exterior wall of a dwelling and the 7.5m line of impact assessment for any residential private outdoor amenity spaces adjacent to the site. The proposed building cast shadow onto the rear yards of single family dwellings to the southeast in the late afternoon on June 21 from approx. 4pm onwards. The shadow cast clears each yard in 2 hours or less.

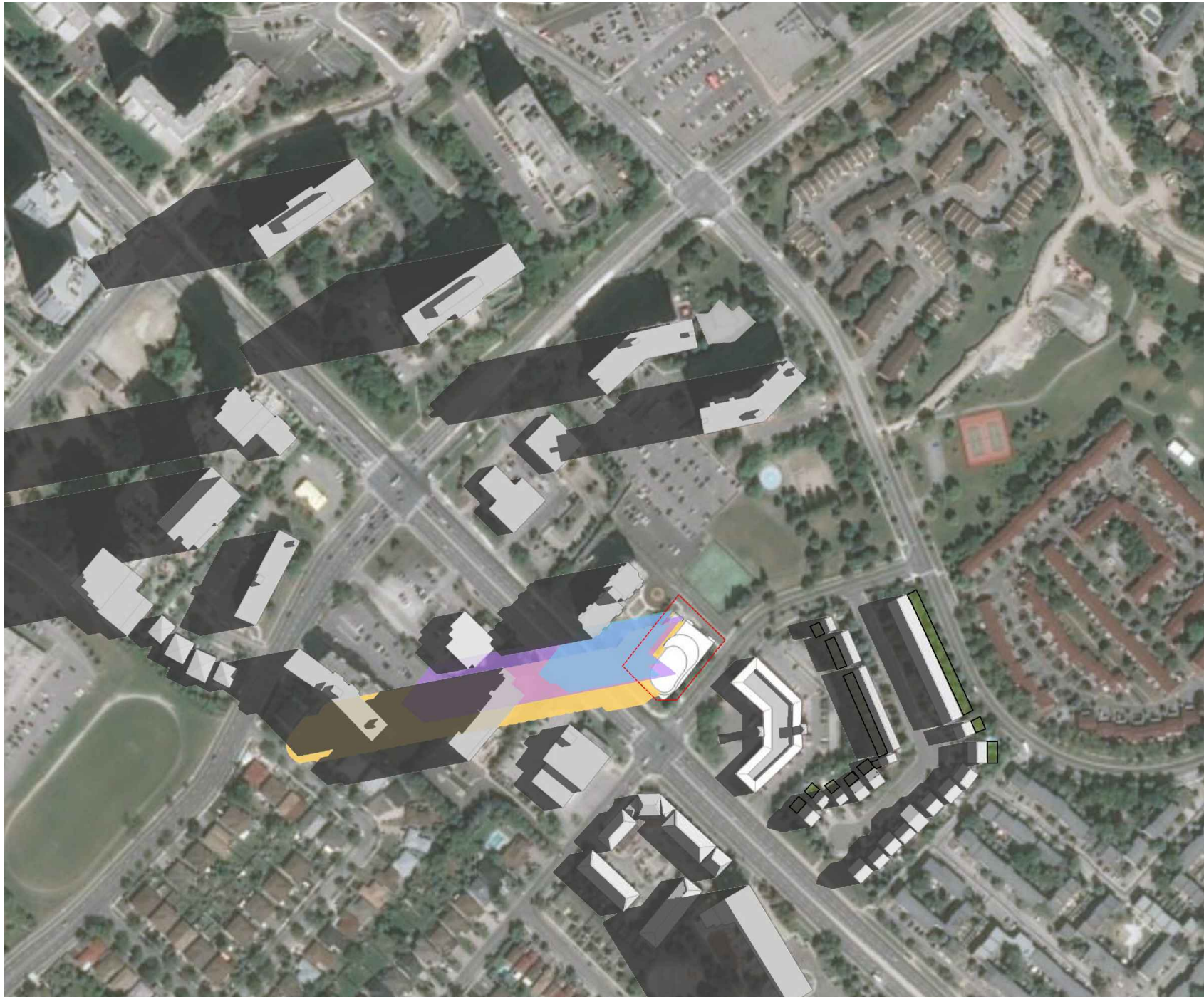
Shadows from the proposed development allow for a minimum of 5 hours of sunlight on Hurontario Street including the full width of sidewalk on September 21 from approx. 10am onwards. And for a minimum of 5 hours of sunlight on Fairview Road from sunrise to approx. 2pm.

Shadows from the proposed development allow for a minimum of 5 hours of sunlight on Stonebrook Park, northeast from the site. No shadow is cast for 3 consecutive hours at 9:12am, 10:12am and 11:12am in addition to no shadow being cast from 12:12pm to 2:12pm.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deni Poletti', with a long, sweeping horizontal line extending to the right.

Deni Poletti, B.ARCH., OAA
Principal

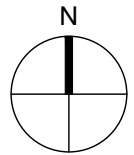


1 FAIRVIEW RD E

Mississauga, ON
19-172

LEGEND

- EXISTING CONTEXT
- PROPOSED BUILDING
(36 STOREY TOWER)
- AS OF RIGHT BLDG
(2.9 FSI)
- MODIFIED AS OF RIGHT
(25 STOREY & 77.0m)



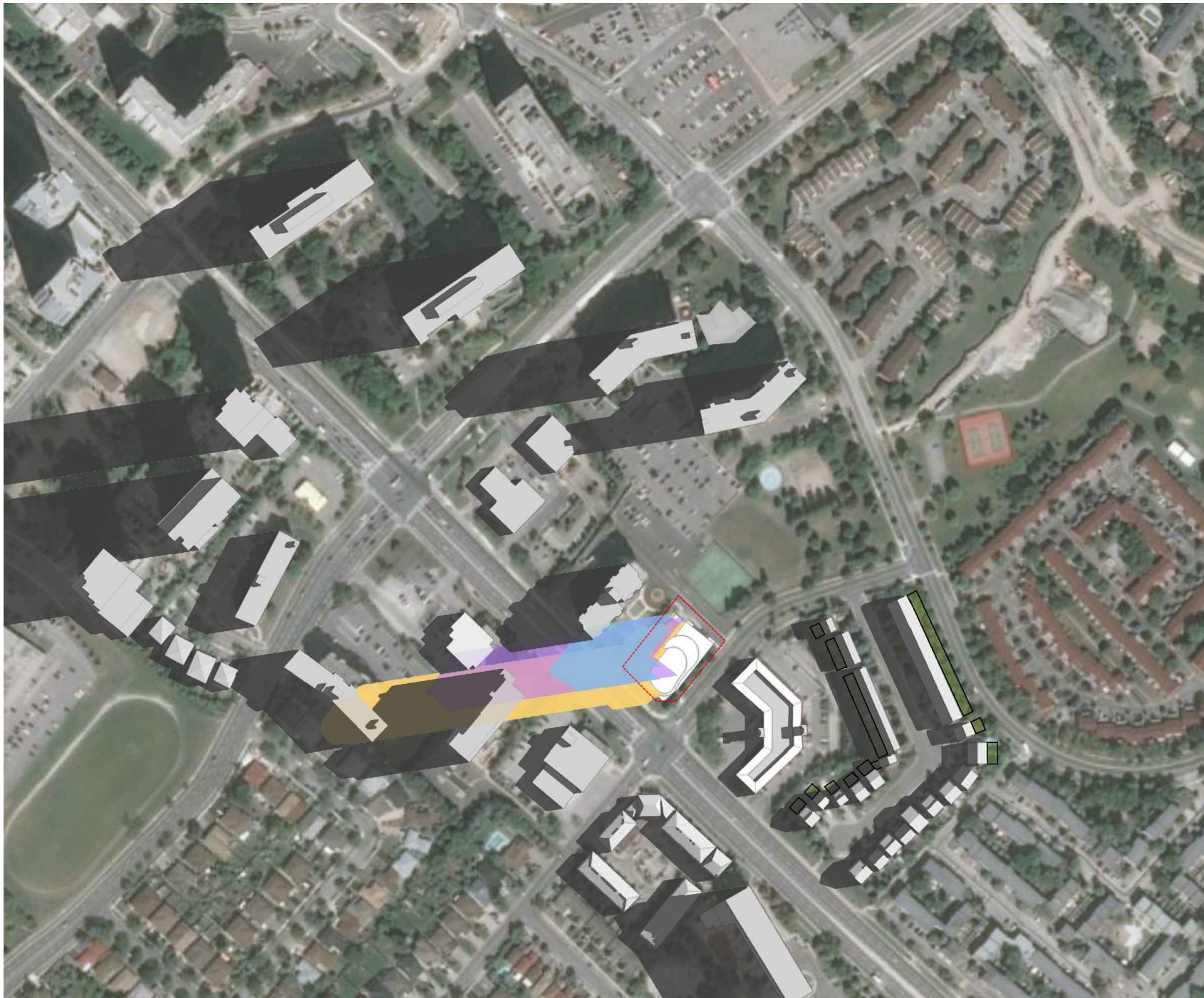
SHADOW STUDY JUNE 21

DECEMBER 20, 2019



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JUNE 21 - 7:07am (RISE + 1.5hr)

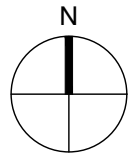


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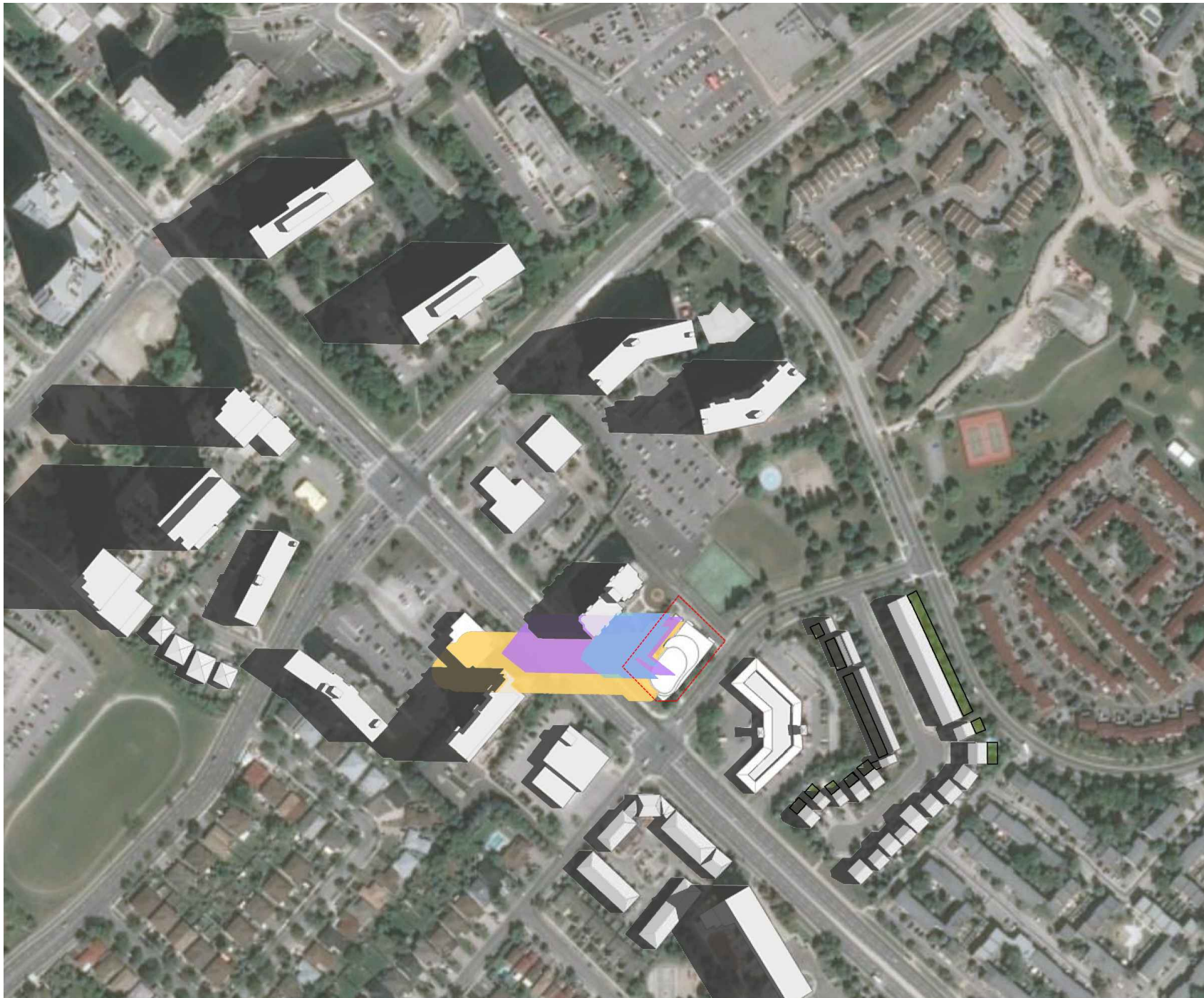
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JUNE 21 - 7:20am



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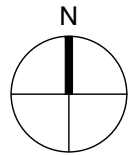
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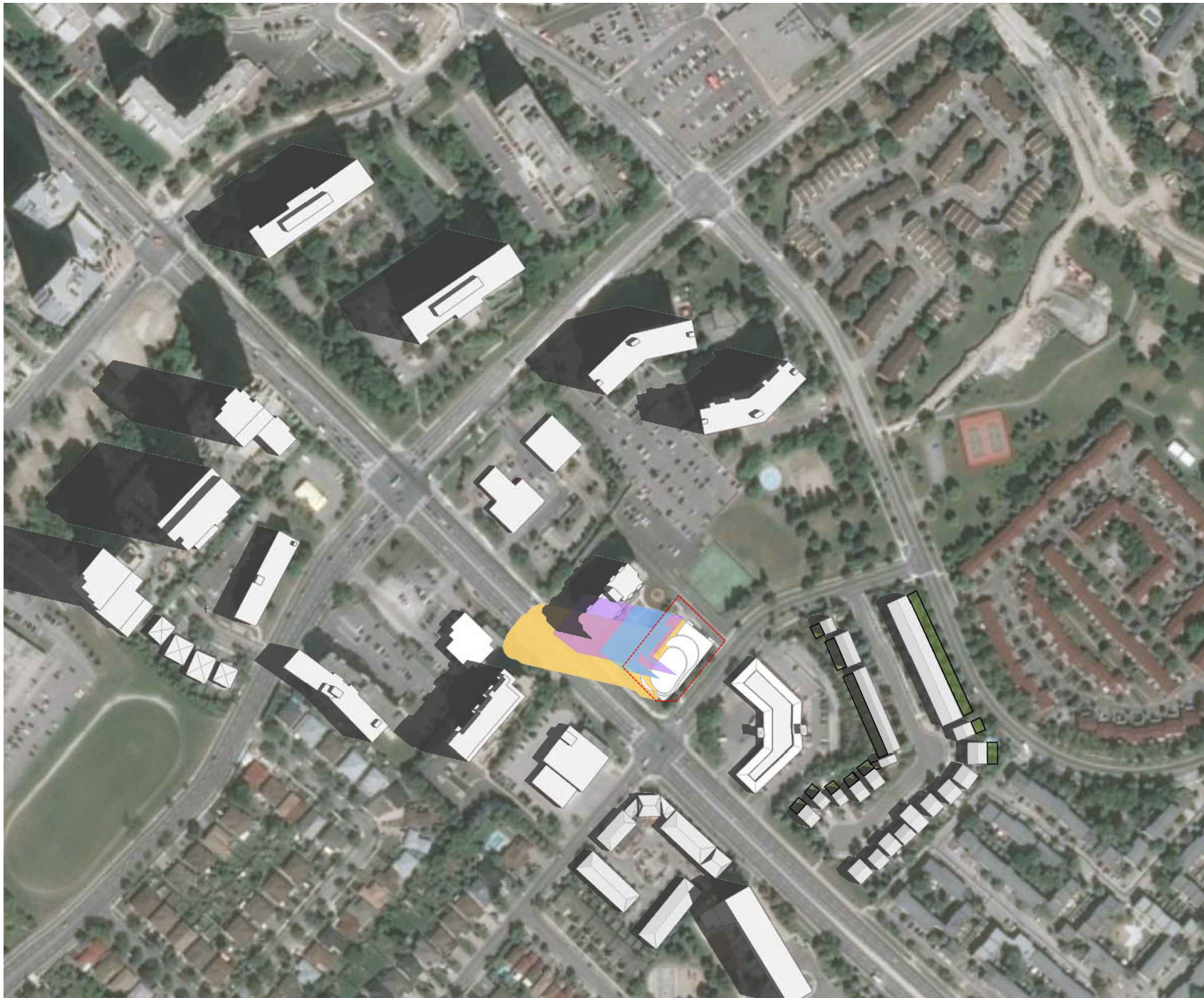
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JUNE 21 - 8:20am



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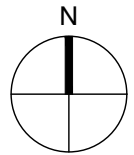
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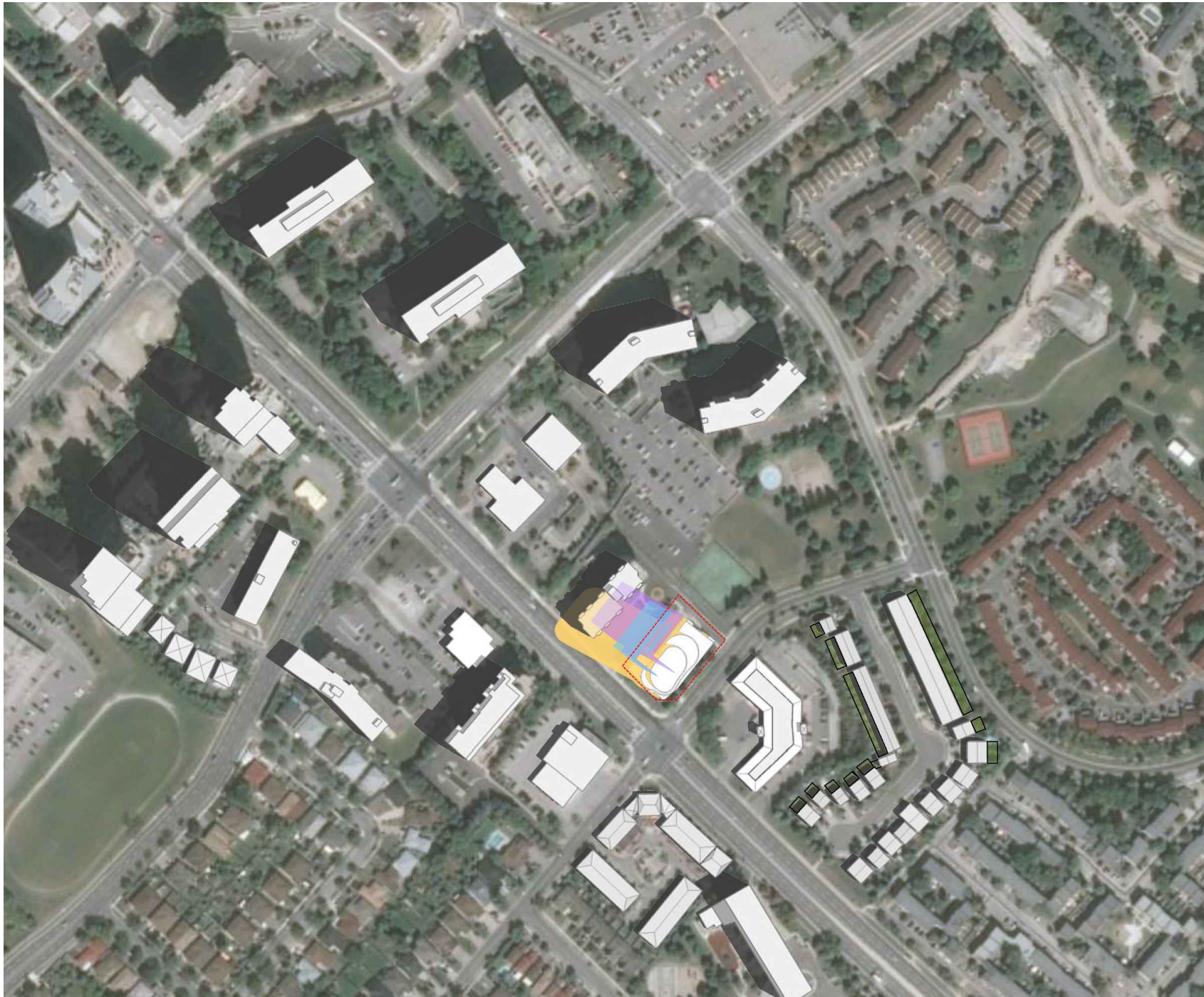
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JUNE 21 - 9:20am



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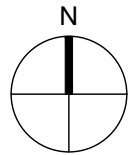
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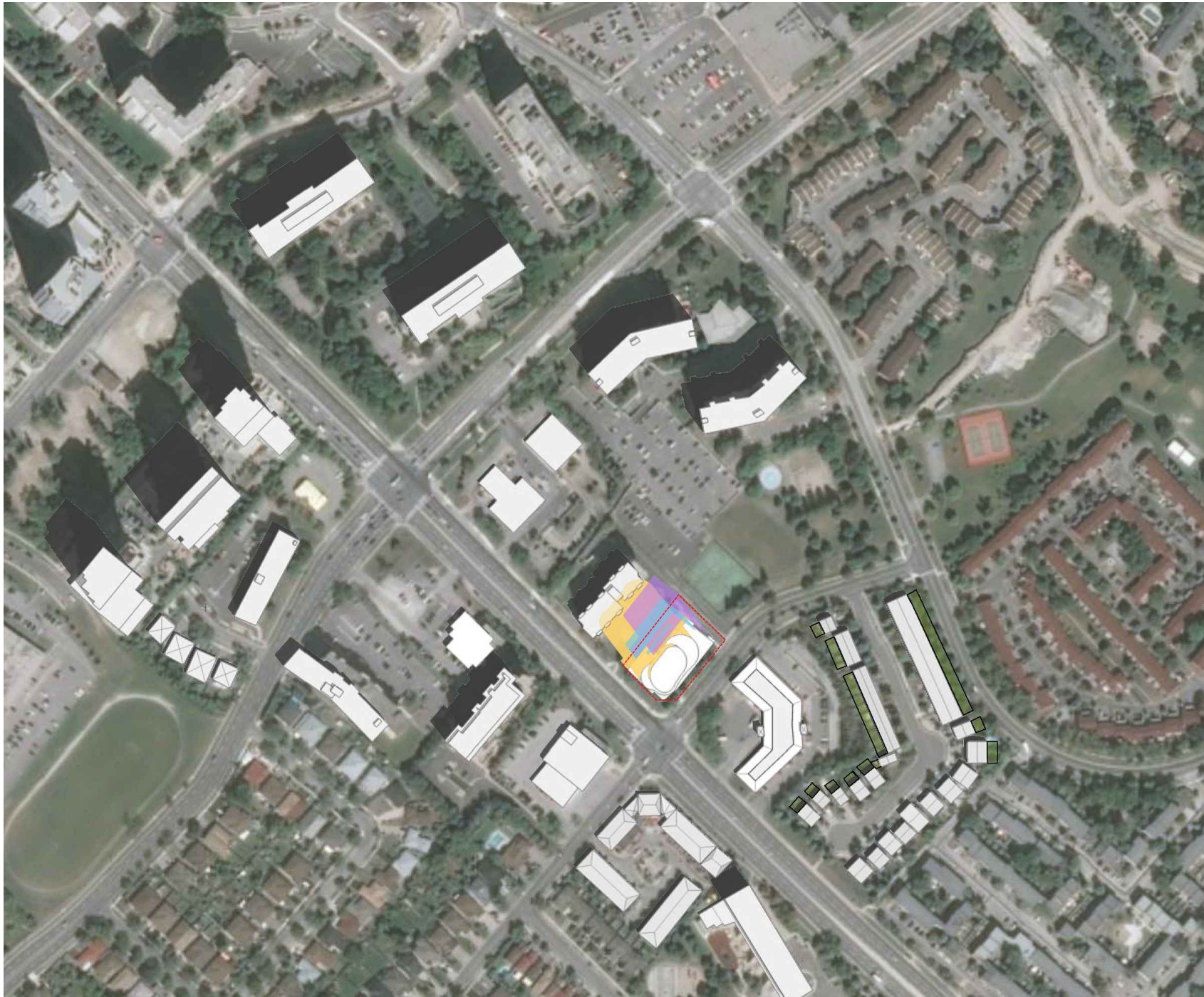
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JUNE 21 - 10:20am



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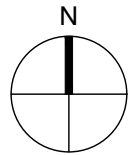
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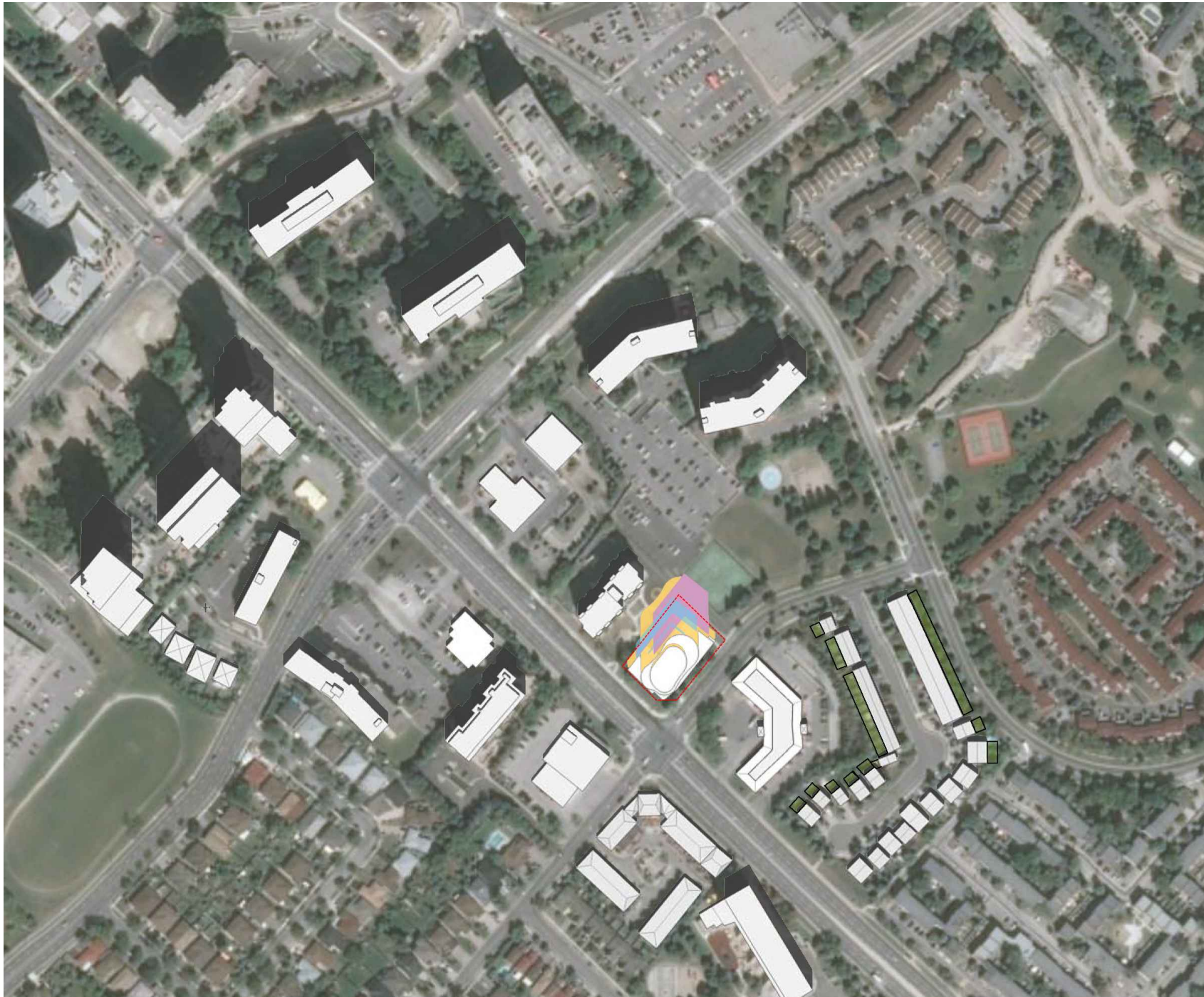
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JUNE 21 - 11:20am



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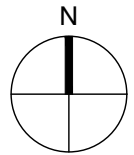
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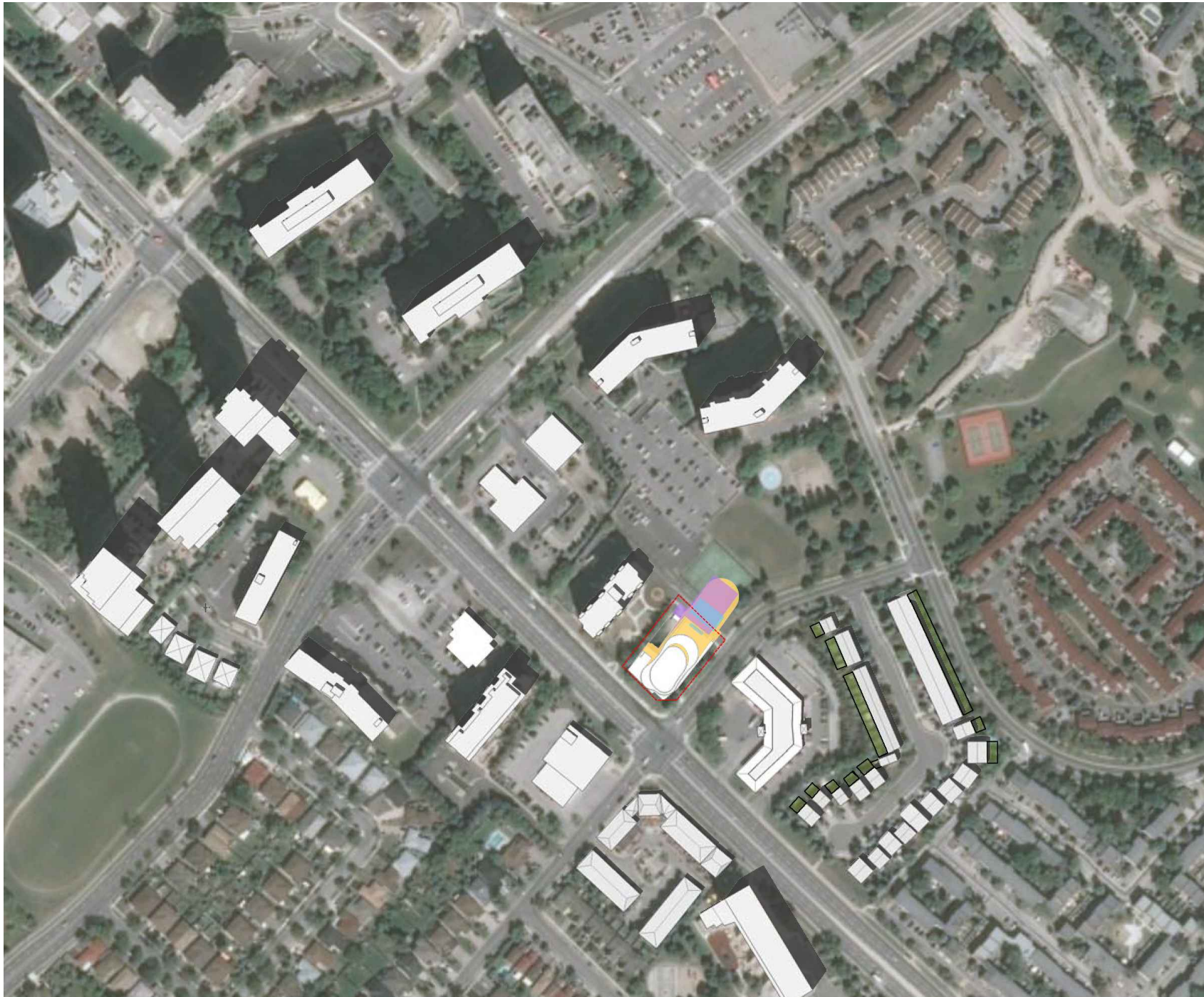
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JUNE 21 - 12:20pm



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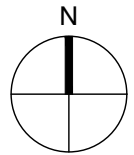
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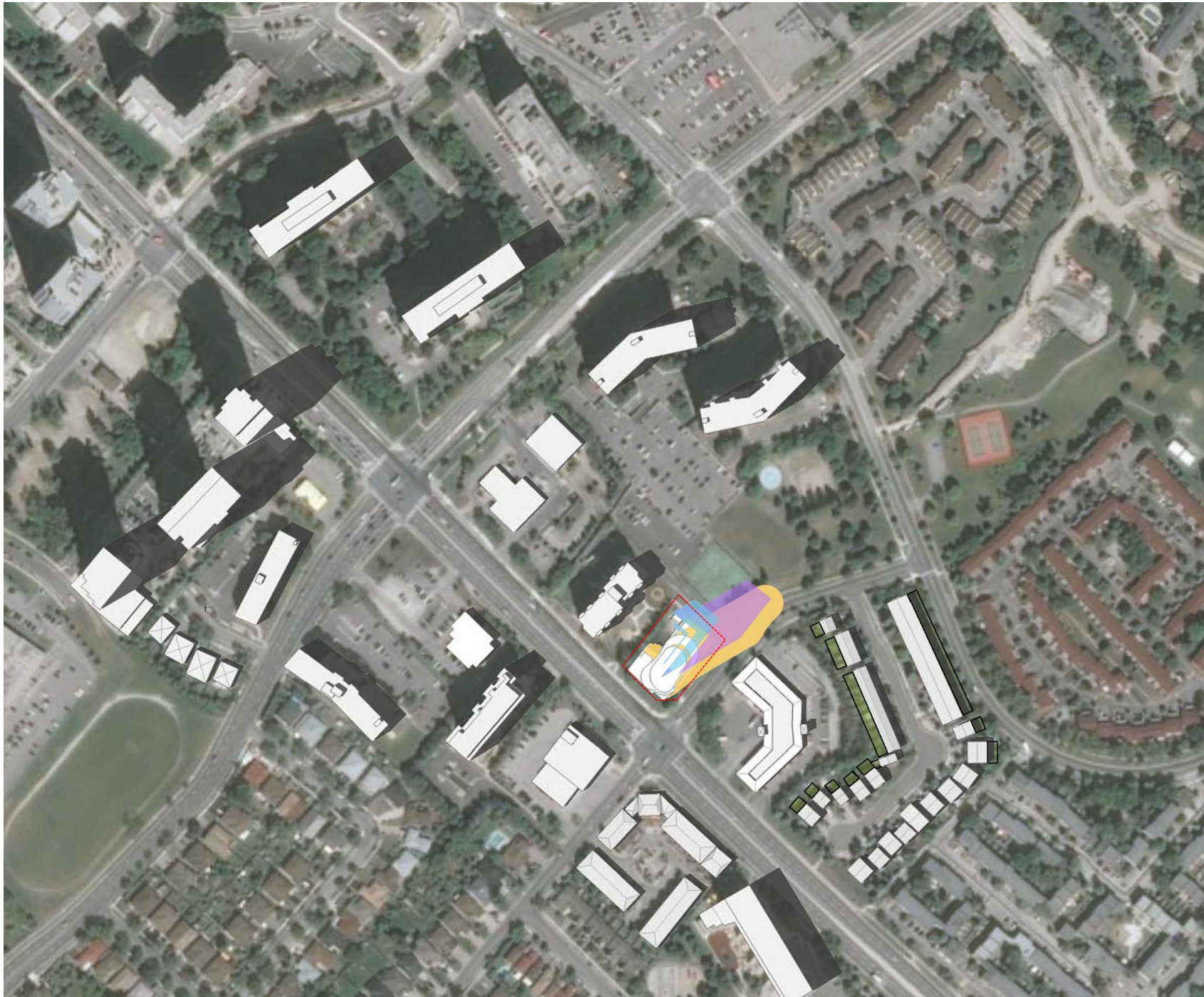
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JUNE 21 - 1:20pm (SOLAR NOON)



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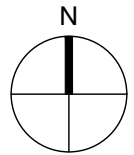
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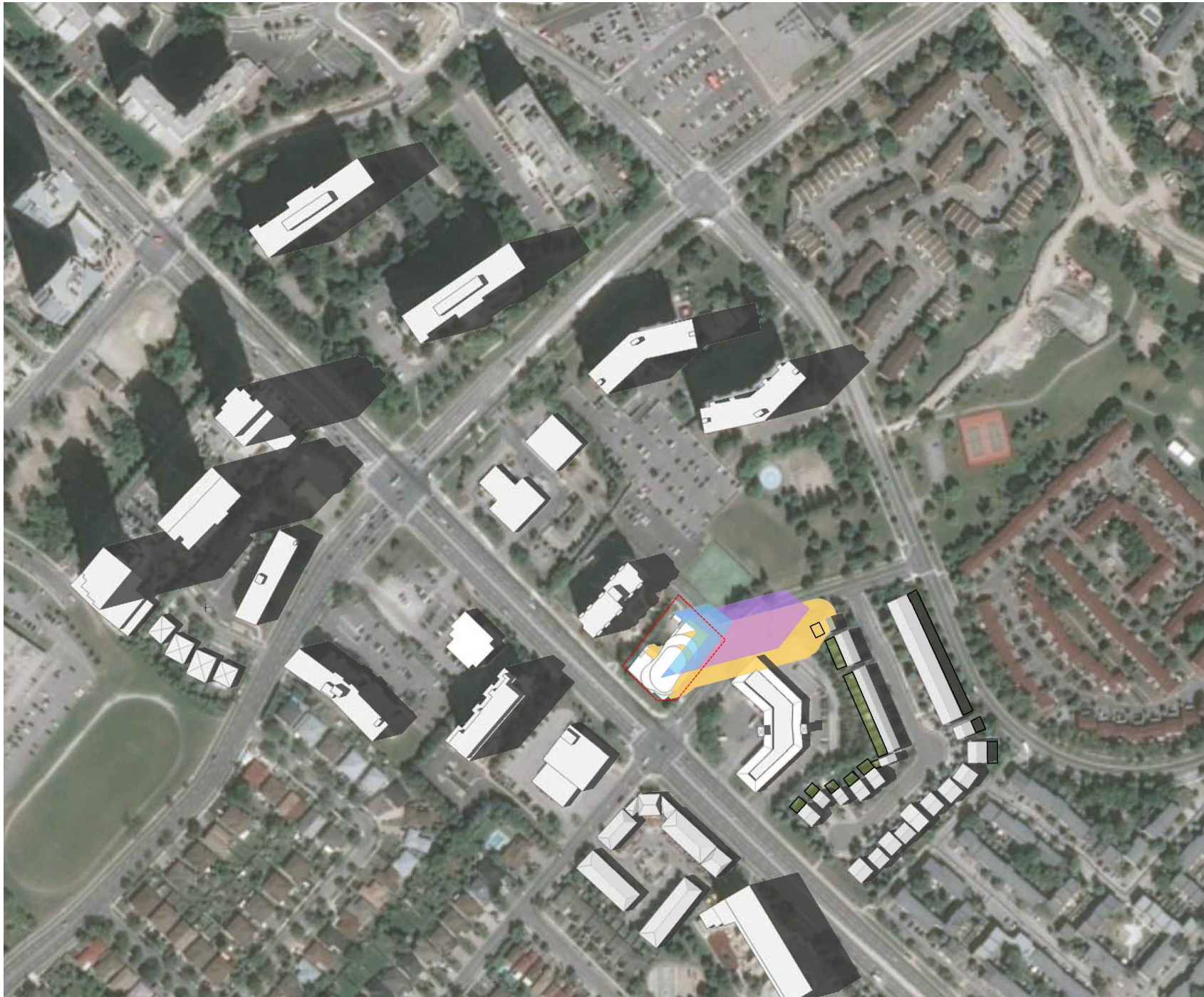
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JUNE 21 - 2:20pm



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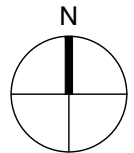
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JUNE 21 - 3:20pm



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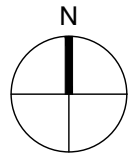
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JUNE 21 - 4:20pm

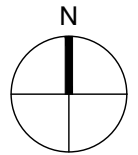


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DECEMBER 20, 2019



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JUNE 21 - 5:20pm

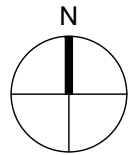


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SHADOW STUDY JUNE 21

DECEMBER 20, 2019



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JUNE 21 - 6:20pm

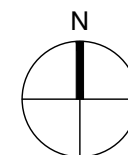


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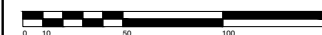
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JUNE 21 - 7:20pm



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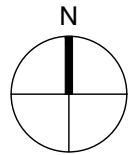
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JUNE 21 - 7:33pm (SET - 1.5hr)



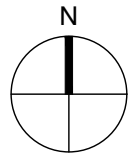
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SHADOW STUDY SEPTEMBER 21

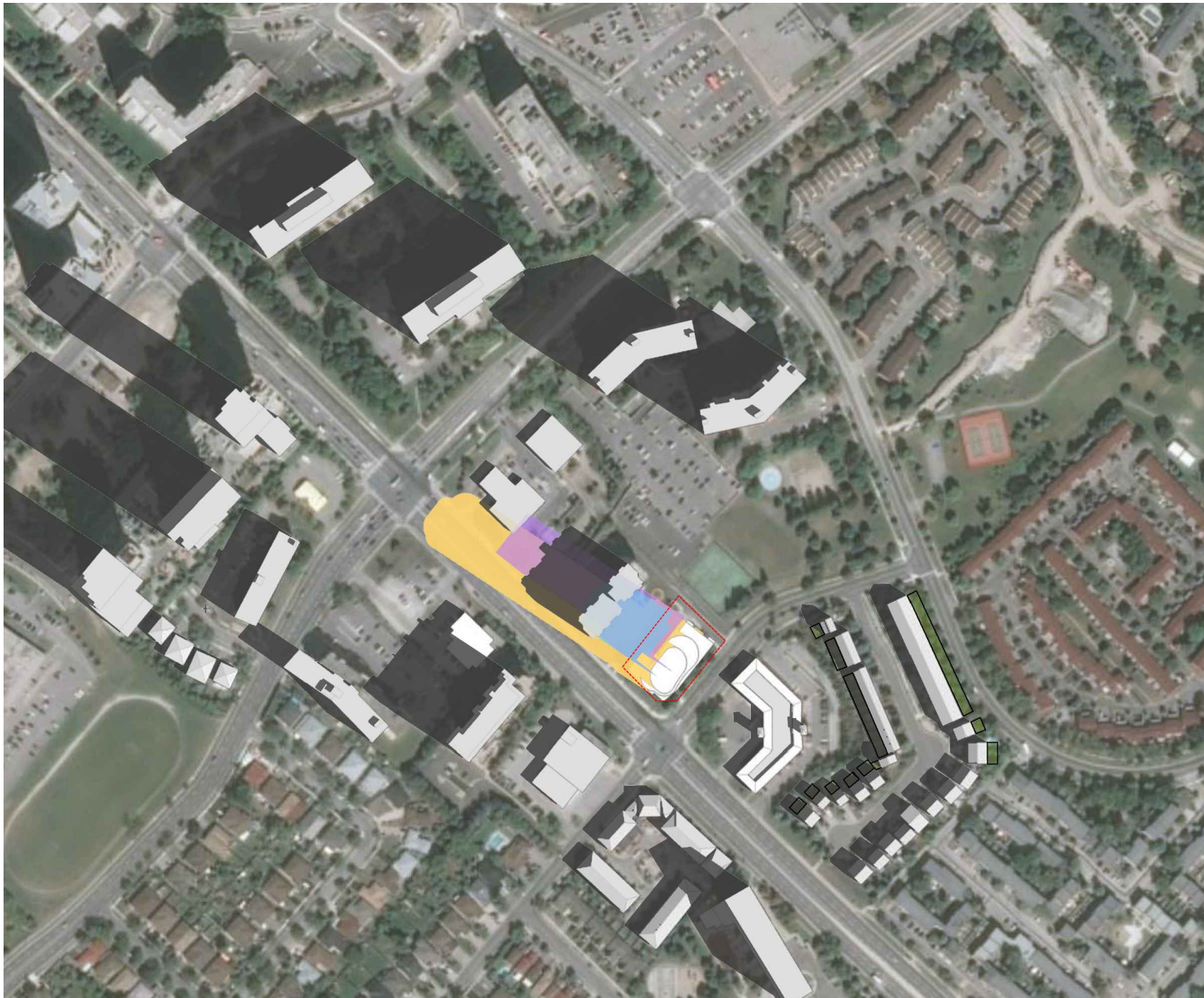
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SEPTEMBER 21 - 8:35am (RISE + 1.5hr)



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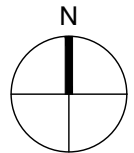
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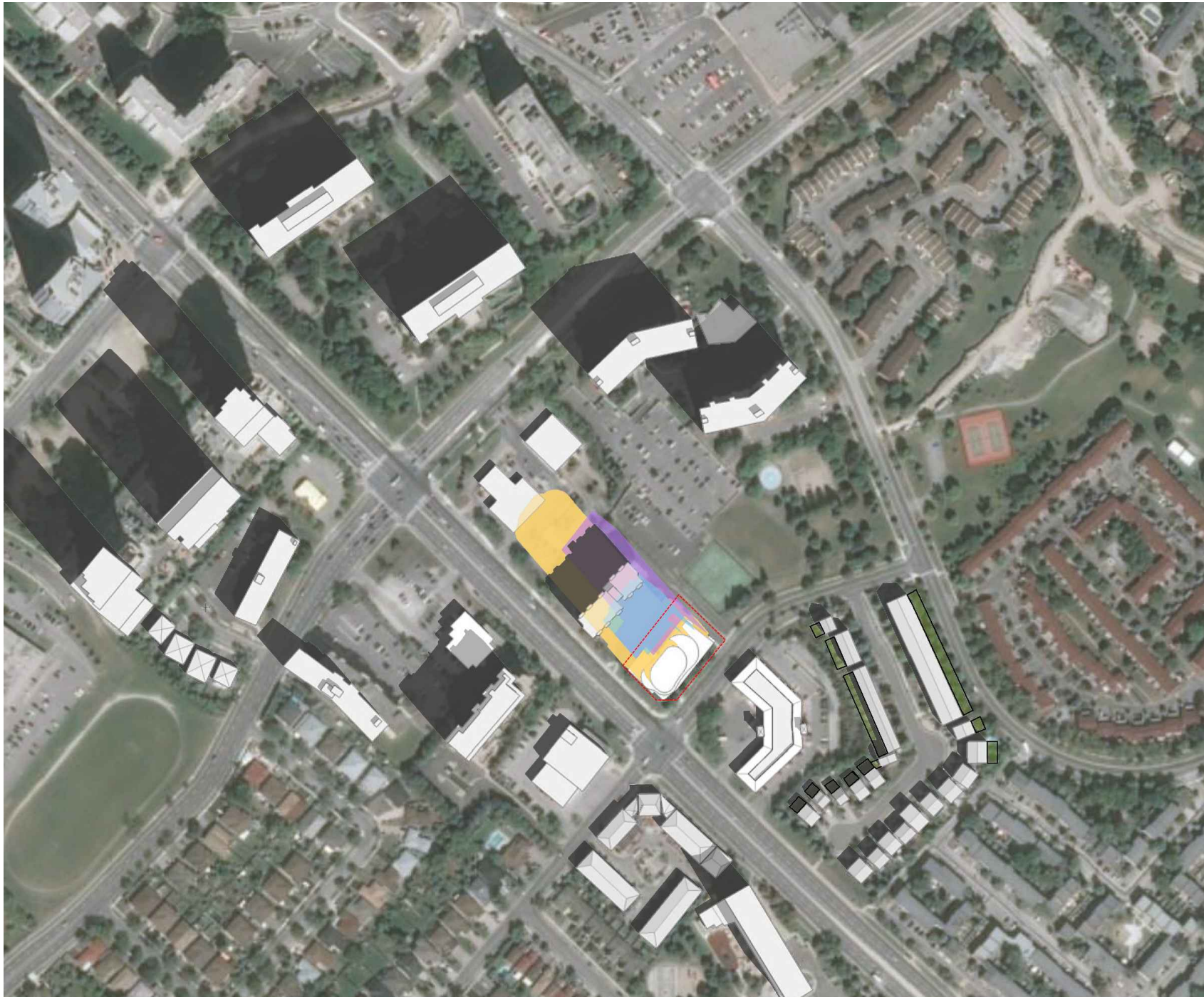
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SEPTEMBER 21 - 9:12am



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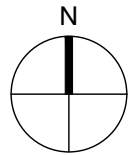
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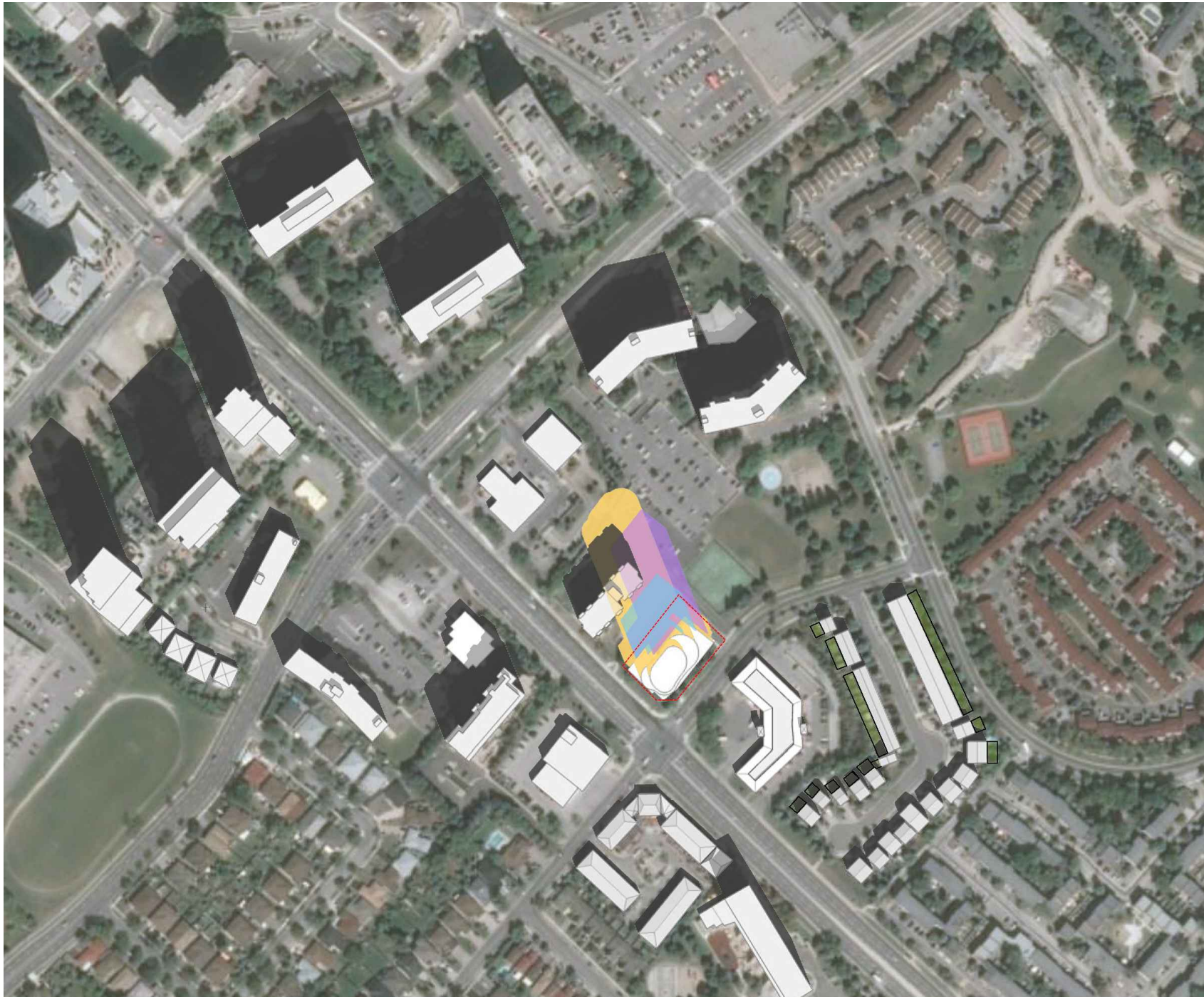
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SEPTEMBER 21 - 10:12am



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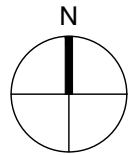
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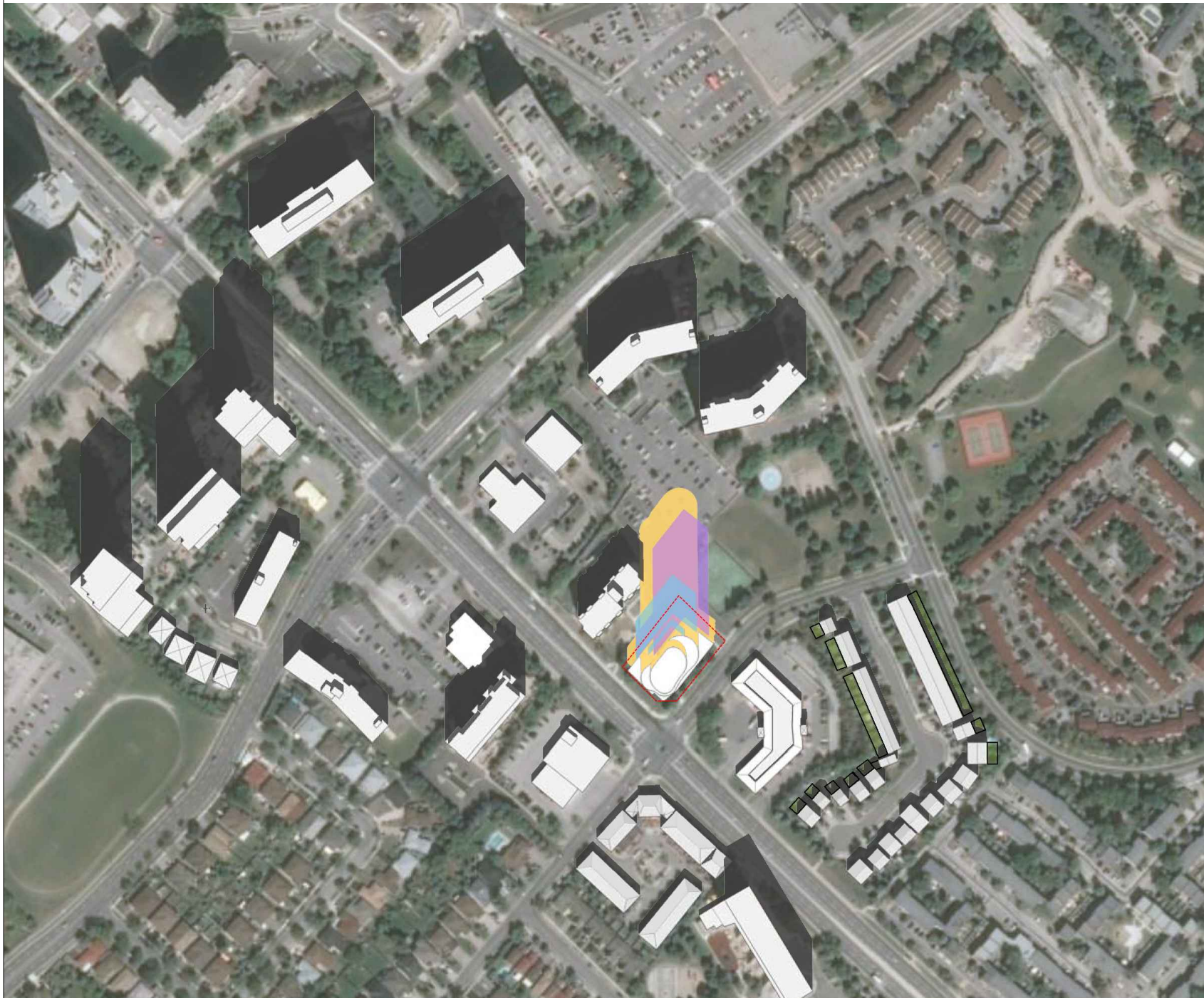
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SEPTEMBER 21 - 11:12am



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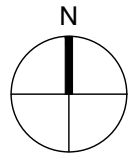
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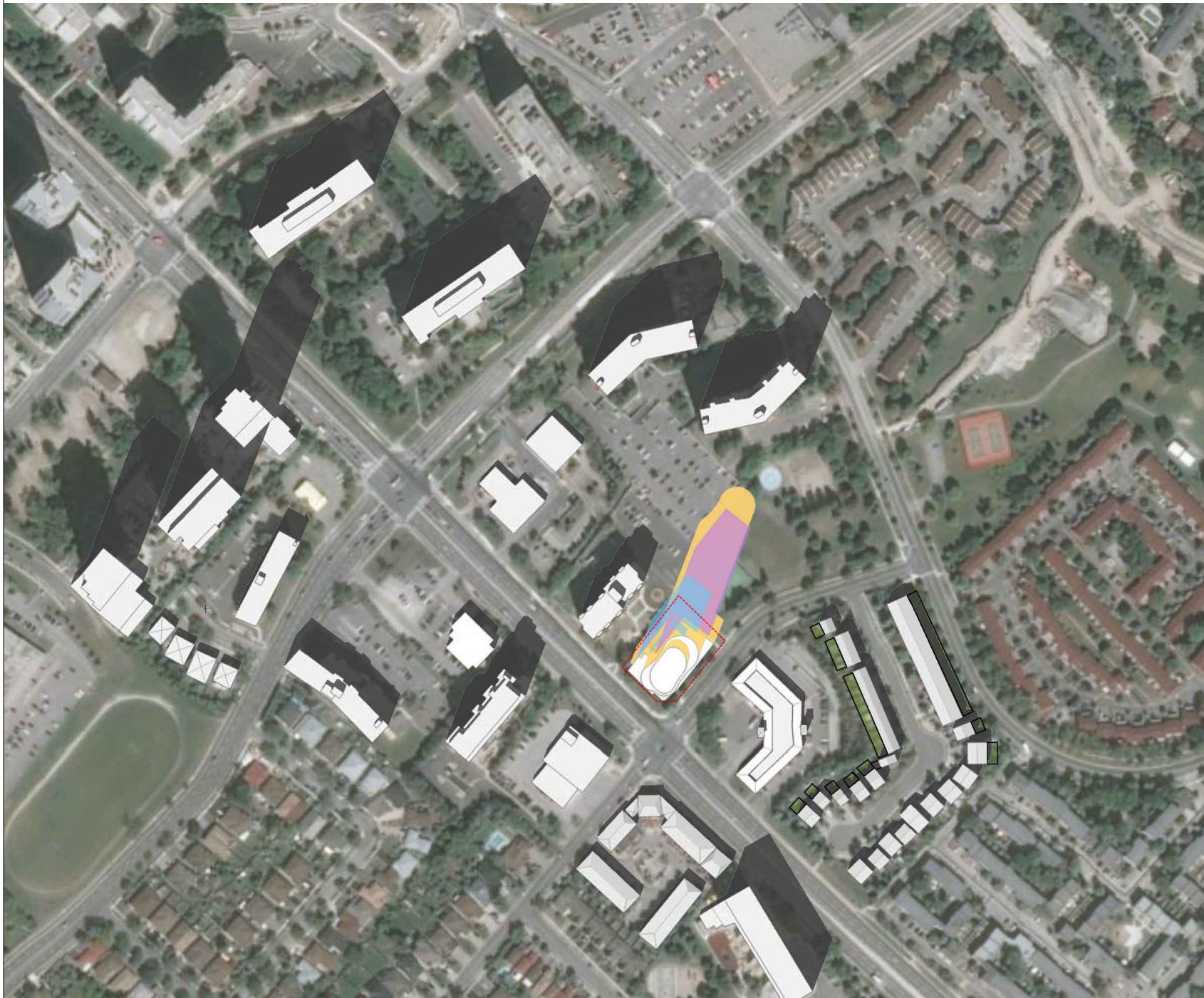
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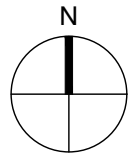
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TORONTO, ON CANADA M5A 0P6
T +1 416-343-0400 • F +1 416-343-0401
INFO@COREARCHITECTS.COM
WWW.COREARCHITECTS.COM

SEPTEMBER 21 - 1:12pm (SOLAR NOON)



1 FAIRVIEW RD E

Mississauga, ON

19-172

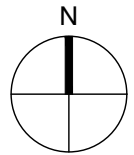
LEGEND

EXISTING CONTEXT

PROPOSED BUILDING
(36 STOREY TOWER)

AS OF RIGHT BLDG
(2.9 FSI)

MODIFIED AS OF RIGHT
(25 STOREY & 77.0m)



SHADOW STUDY SEPTEMBER 21

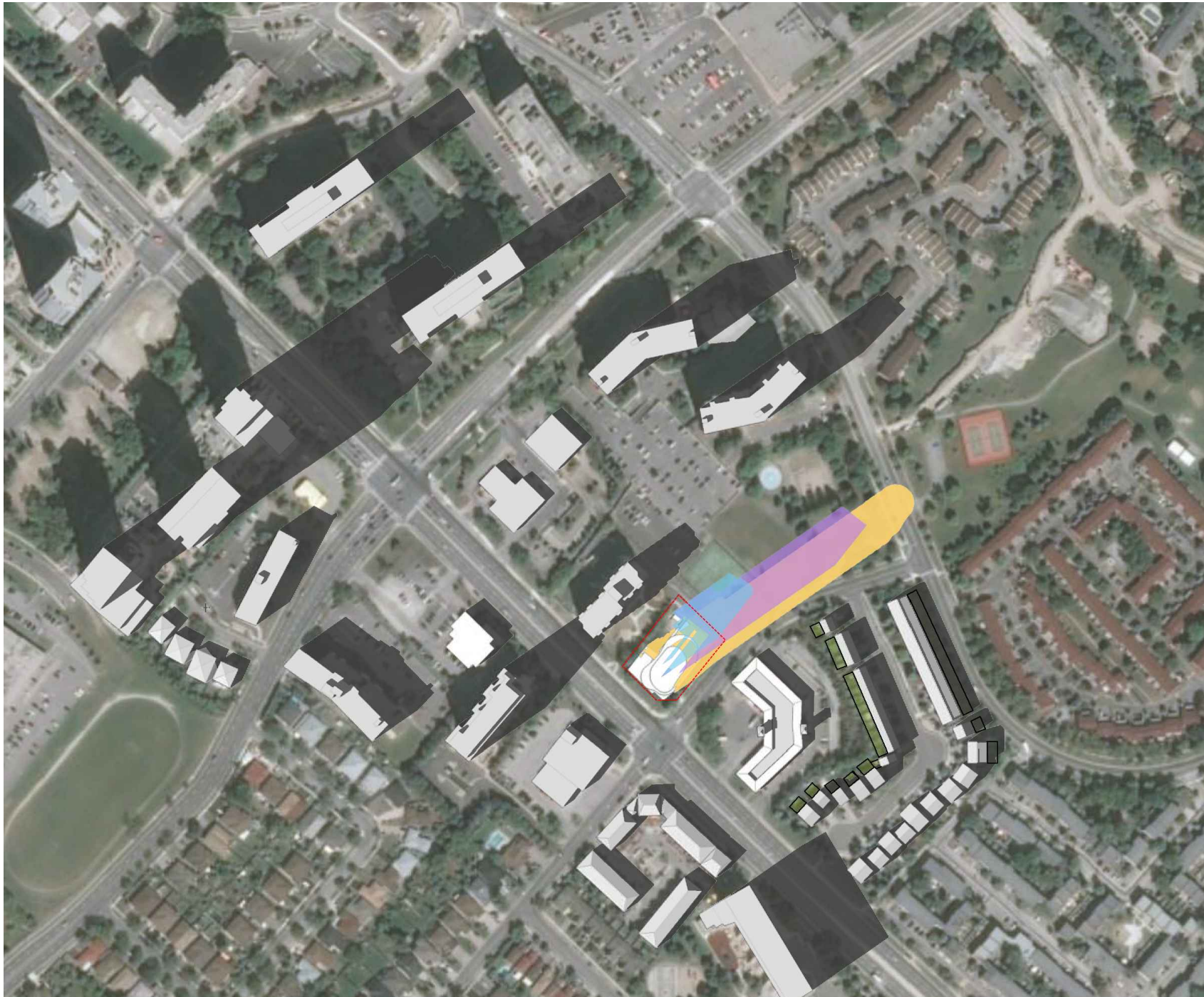
DECEMBER 20, 2019



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SEPTEMBER 21 - 2:12pm



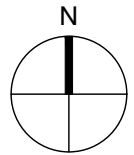
1 FAIRVIEW RD E

Mississauga, ON

19-172

LEGEND

- EXISTING CONTEXT
- PROPOSED BUILDING
(36 STOREY TOWER)
- AS OF RIGHT BLDG
(2.9 FSI)
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SHADOW STUDY SEPTEMBER 21

DECEMBER 20, 2019



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SEPTEMBER 21 - 3:12pm

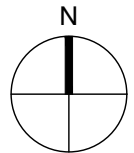


1 FAIRVIEW RD E

Mississauga, ON
19-172

LEGEND

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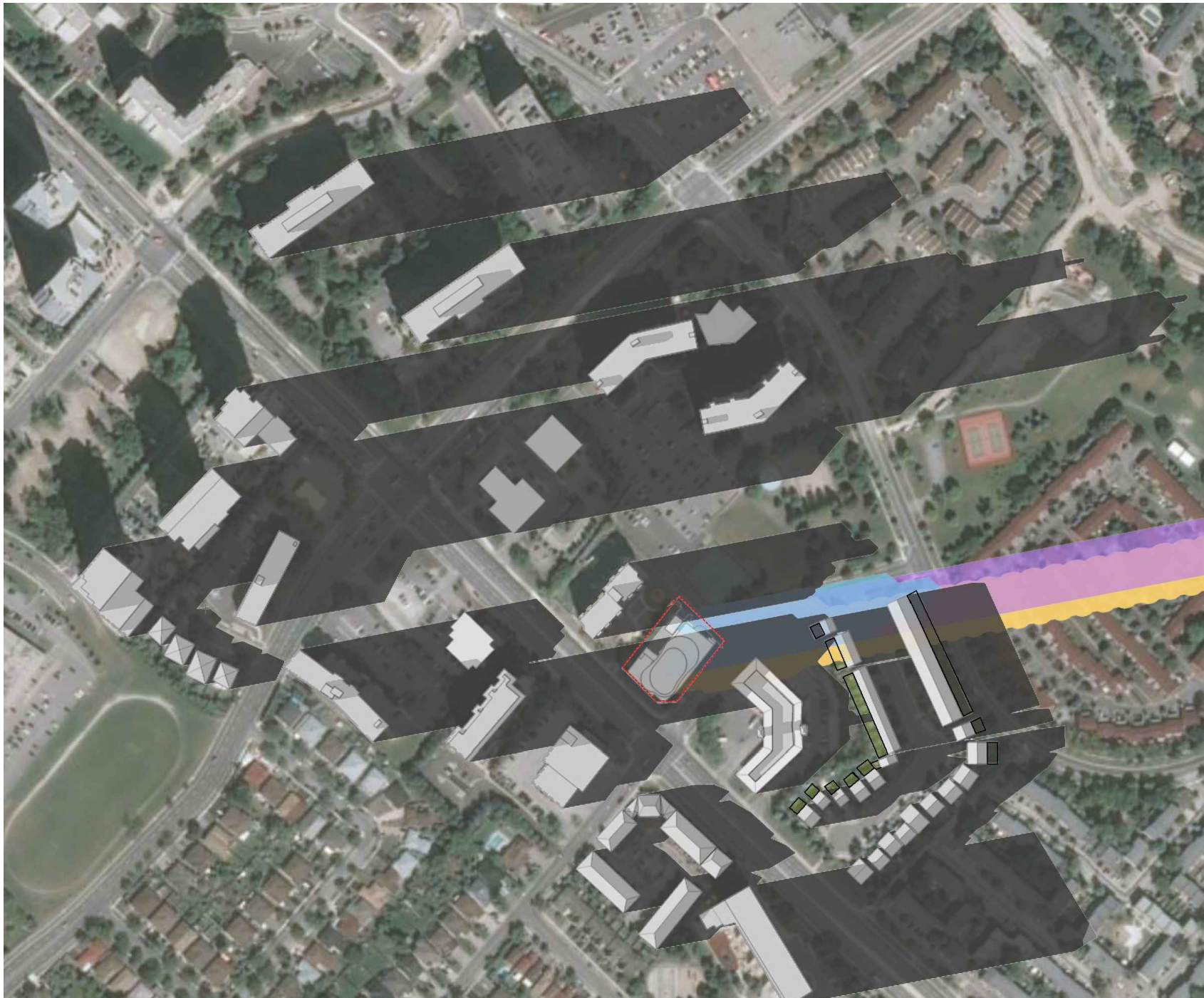
SHADOW STUDY SEPTEMBER 21

DECEMBER 20, 2019



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SEPTEMBER 21 - 4:12pm

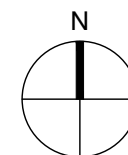


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19-172

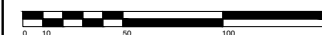
LEGEND

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SHADOW STUDY SEPTEMBER 21

DECEMBER 20, 2019



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SEPTEMBER 21 - 5:12pm

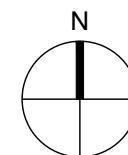


1 FAIRVIEW RD E

Mississauga, ON
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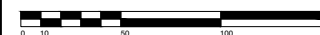
LEGEND

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SHADOW STUDY SEPTEMBER 21

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SEPTEMBER 21 - 5:48pm (SET - 1.5hr)



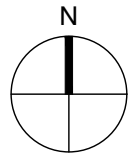
1 FAIRVIEW RD E

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19-172

LEGEND

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SHADOW STUDY DECEMBER 21

DECEMBER 20, 2019



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DECEMBER 21 - 9:19am (RISE + 1.5hr)



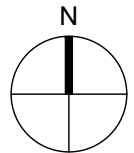
1 FAIRVIEW RD E

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19-172

LEGEND

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SHADOW STUDY DECEMBER 21

DECEMBER 20, 2019



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DECEMBER 21 - 10:17am

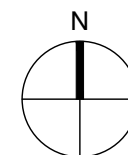


1 FAIRVIEW RD E

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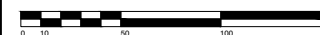
LEGEND

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SHADOW STUDY DECEMBER 21

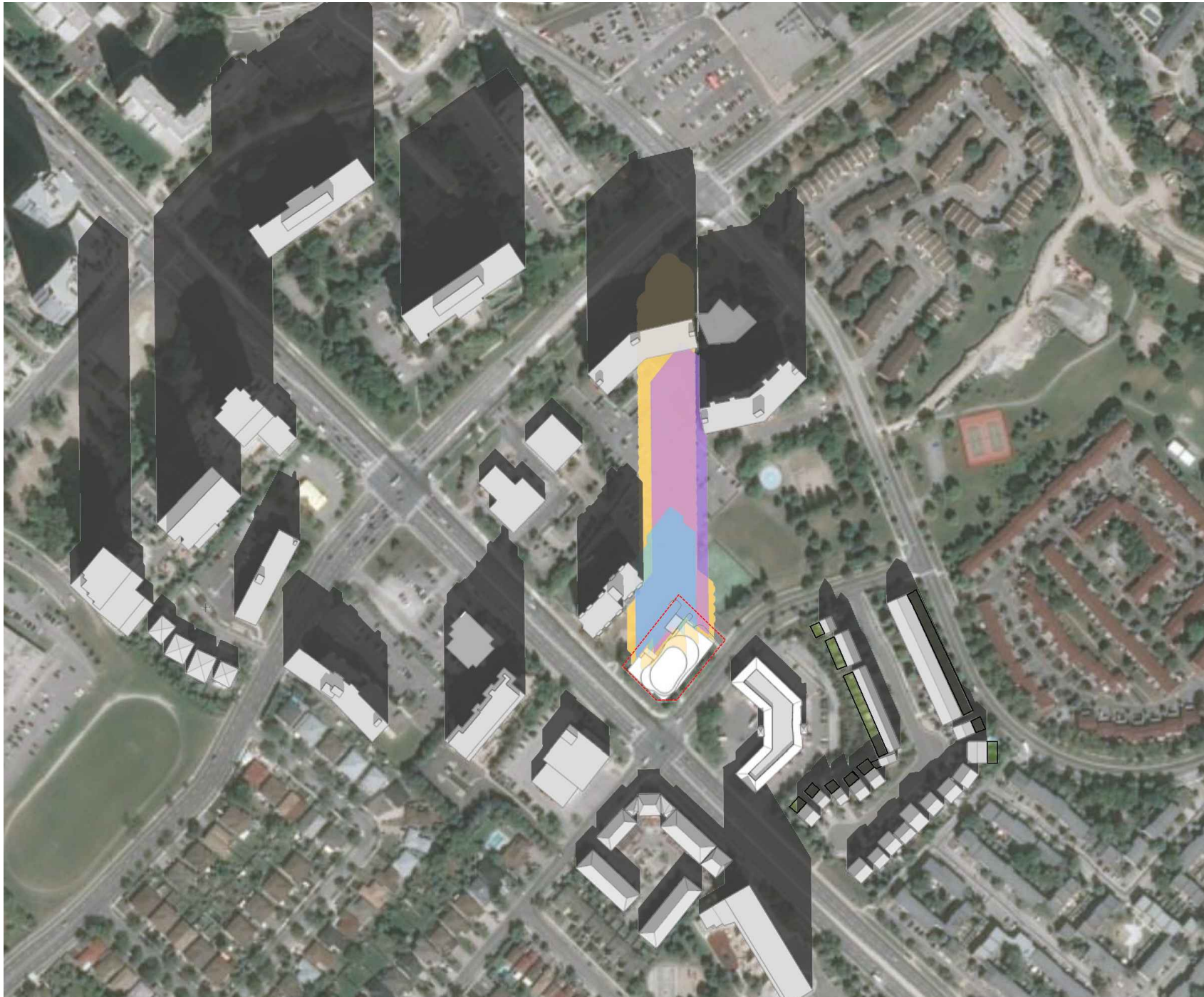
DECEMBER 20, 2019



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DECEMBER 21 - 11:17am



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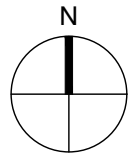
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SHADOW STUDY DECEMBER 21

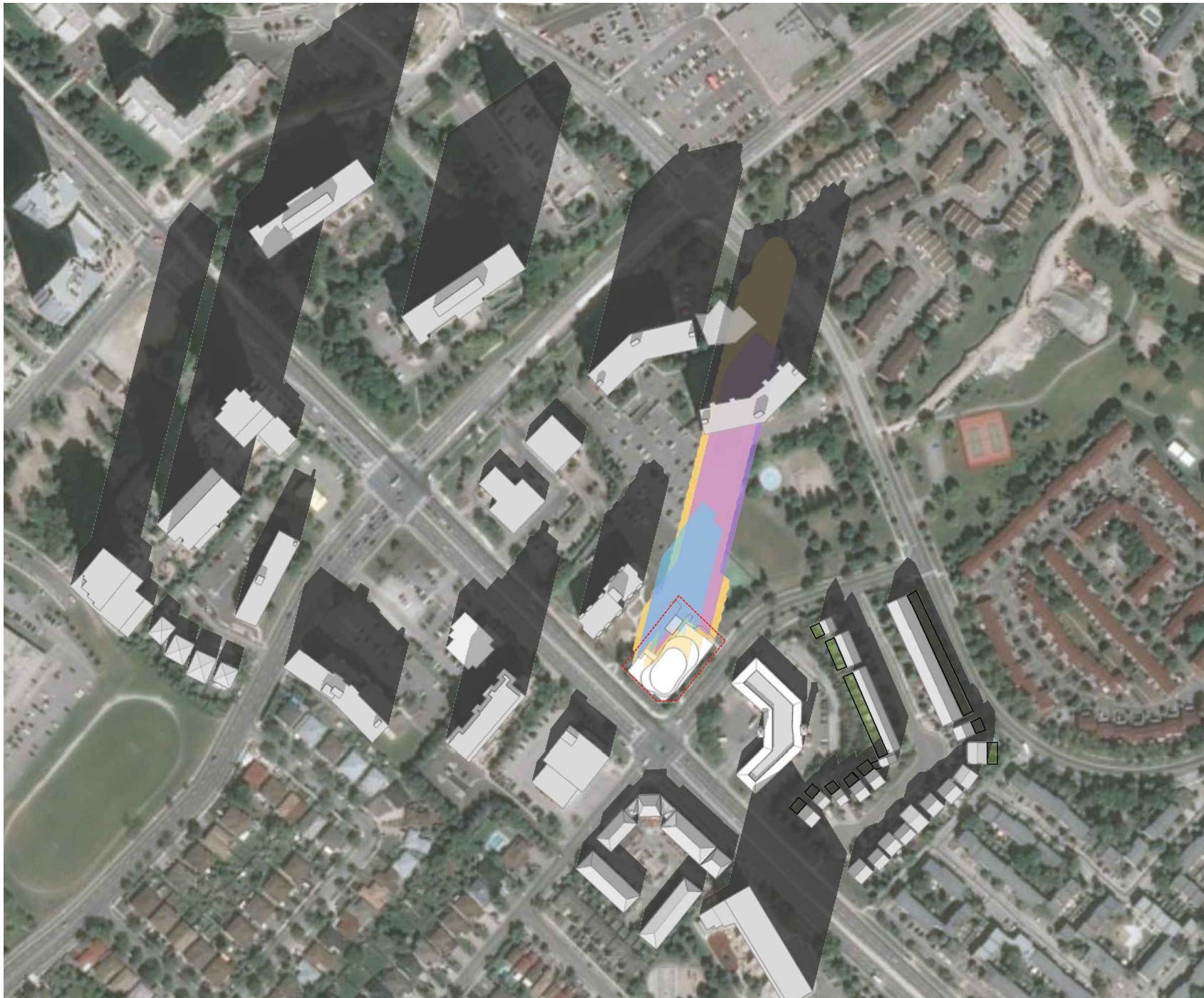
DECEMBER 20, 2019



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DECEMBER 21 - 12:17pm (SOLAR NOON)



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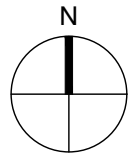
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SHADOW STUDY DECEMBER 21

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DECEMBER 21 - 1:17pm



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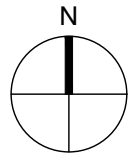
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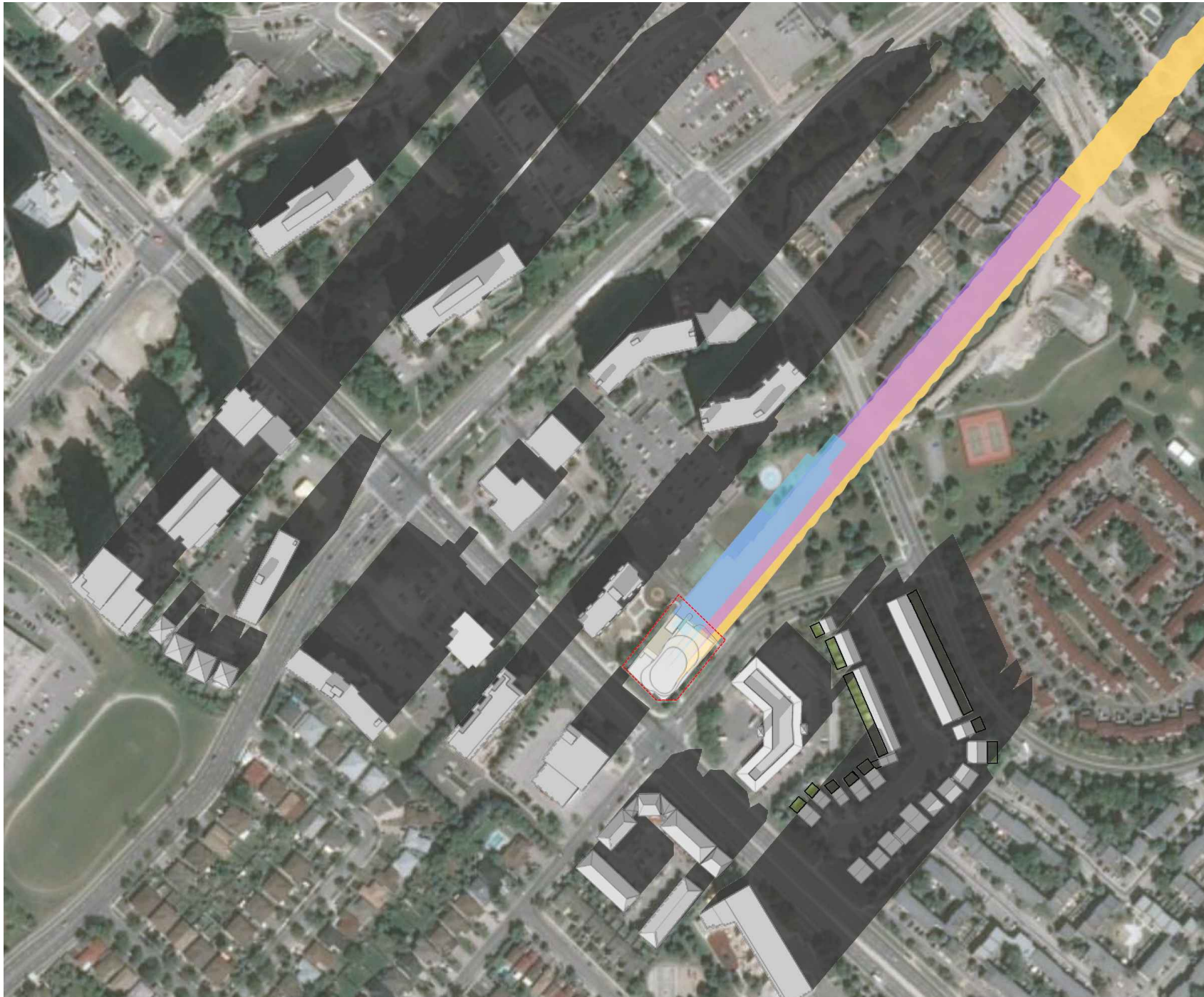
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DECEMBER 21 - 2:17pm

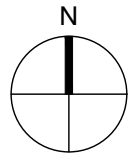


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DECEMBER 21 - 3:15pm (SET - 1.5hr)