

SHADOW STUDIES

Shadow Study Summary

Site Coordinates: 43.715750, -79.633130
Base Plan Source: Google Earth

SECTION 3: CRITERIA

3.1 Residential Private Outdoor Amenity Spaces

Overall Compliance: COMPLIANT

Required

On June 21 and September 21, the shadow impact on private residential amenity spaces should not exceed more than two consecutive hourly test times within the No Impact Zone.

Proposed

In June only, there are approximately three residential properties that appear to receive shadow from the proposed development. These are located directly across Goreway Drive. They receive shadow for one hour from 7:20am to 8:20am. This is in compliance with the requirements.

3.2 Communal Outdoor Amenity Areas

Overall Compliance: NOT APPLICABLE

Required

On June 21, September 21 and December 21, the shadow impact on community outdoor amenity areas (children's play areas, school yards, tot lots, park features, etc.) should allow for full sun on the above places at least half the time. This is based on a "sun access factor".

Proposed

The shadow impact from the proposed development does not affect any Communal Outdoor Amenity Areas. Spaces of this description are not located in the context directly surrounding the site.

3.3 Public Realm

Overall Compliance: COMPLIANT

Required

On September 21, developments should be designed to allow full sunlight on the opposite boulevard and sidewalk for a total of at least 4 hours on Low and Medium Density Residential Streets, and for at least 5 hours on Mixed-use, Commercial, Employment and High Density Residential Streets.

Developments should also be designed to provide a "sun access factor" of at least 50% on public open spaces, parks and plazas.

Proposed

On September 21, the proposed development does not cast shadow onto the opposite boulevard and sidewalk (Goreway Drive) from 10:12am to 5:12pm for a total of 7 hours of full sunlight.

The proposed development casts shadow to the public Malton Greenway creek, trail and green space during the hours of 3:12pm – 5:12pm. If required, further detailed review can be provided to determine the boundary of public space and its total sun access factor.

3.4 Turf and flower gardens in Public Parks

Overall Compliance: NOT APPLICABLE

Required

On September 21, the proposed development should allow for minimum of 6 hours of direct sunlight on turf and flower gardens in public parks.

Proposed

The shadow impact from the proposed development does not affect any turf and flower gardens. Spaces of this description are not located in the context directly surrounding the site.

3.5 Building Faces to allow for the possibility of using solar energy

Overall Compliance: COMPLIANT

Required

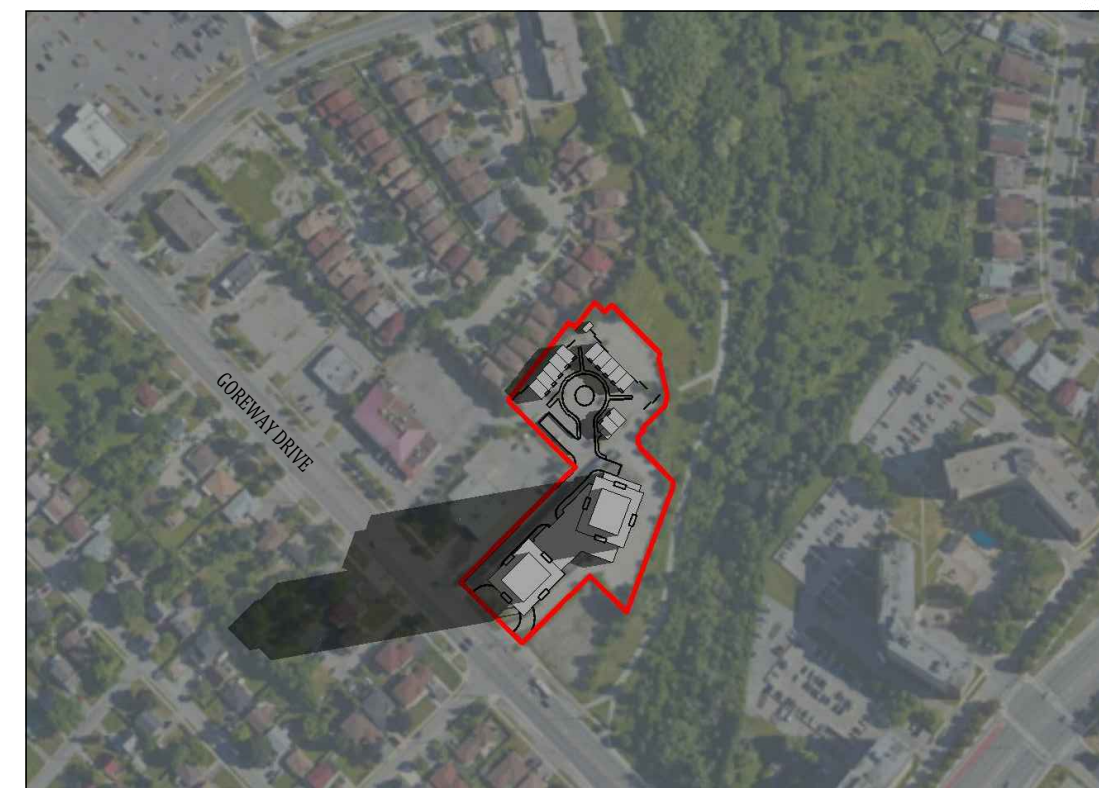
On September 21, shadow impacts from the proposed development should not exceed one hour (two test times) in duration on the roofs, front, rear and exterior side walls of adjacent low rise residential buildings.

Proposed

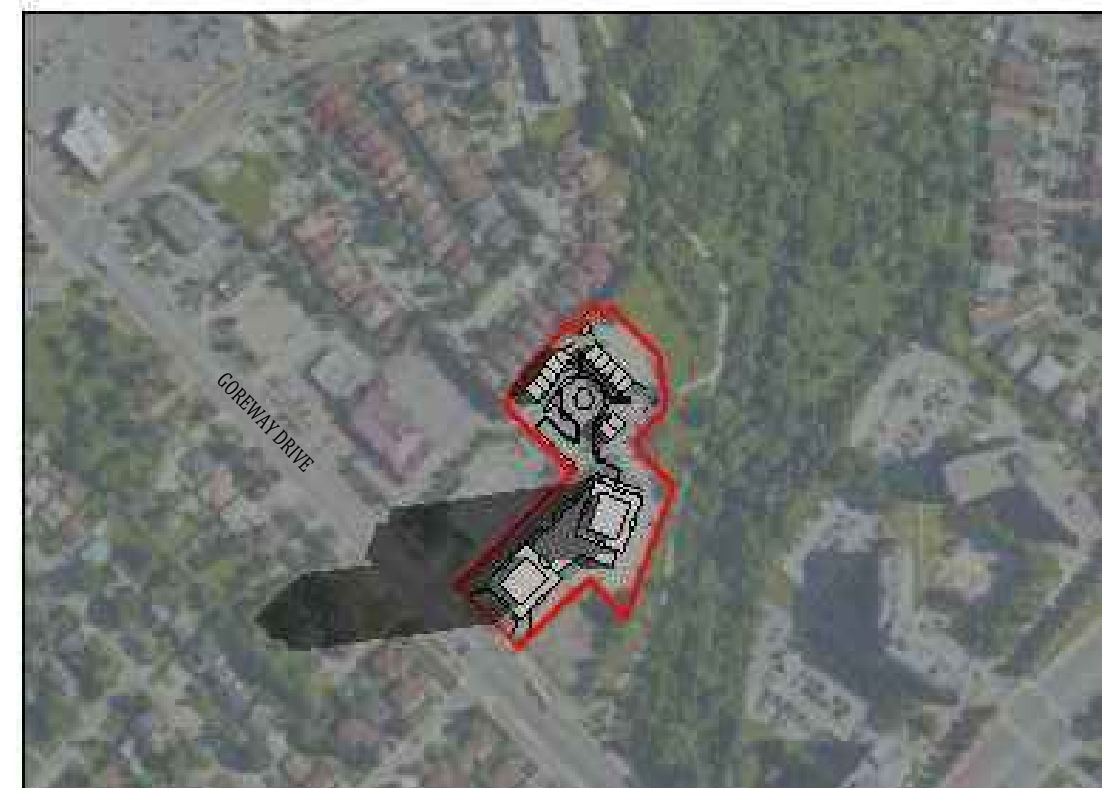
In June only, there are approximately three residential properties that appear to receive shadow from the proposed development. These are located directly across Goreway Drive. They receive shadow for one hour from 7:20am to 8:20am. This is in compliance with the requirements.

JUNE 21

JUNE 21 - 7:07am



JUNE 21 - 7:20am



JUNE 21 - 8:20am



JUNE 21 - 9:20am



JUNE 21 - 10:20am



JUNE 21 - 11:20am



JUNE 21 - 12:20pm



JUNE 21 - 1:20pm



JUNE 21 - 2:20pm



JUNE 21 - 3:20pm



JUNE 21 - 4:20pm



JUNE 21 - 5:20pm



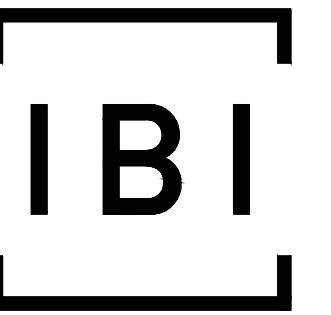
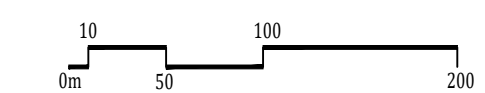
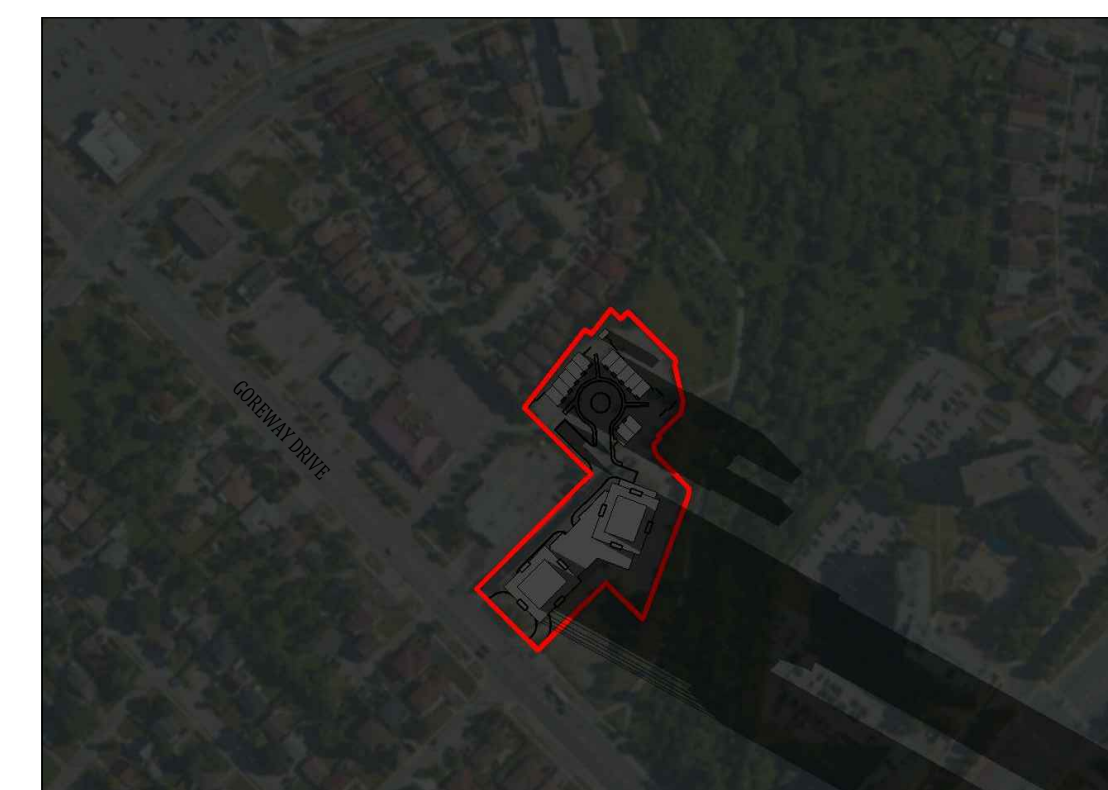
JUNE 21 - 6:20pm



JUNE 21 - 7:20pm

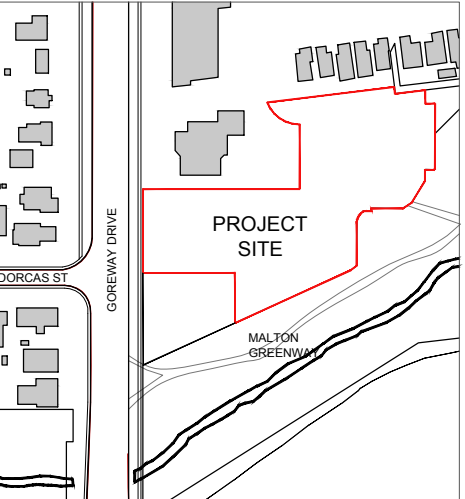


JUNE 21 - 7:33pm



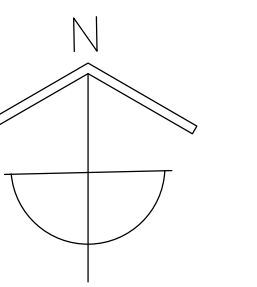
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KEY PLAN



SUBMISSION

#	Date	By	Comment
2	2020.06.12	DH	ISSUED FOR OPA
1	2019.09.06	DH	ISSUED FOR DARC



SEAL :



PROJECT :



REDWOOD ON GOREWAY

7085 Goreway Drive,
Mississauga, Ontario

TITLE : Shadows - June 21

DATE : 2020-06-15

SCALE : N.T.S

DRAWN : PC/DV/SL

CHECKED : DH

PROJ. NO. 120212

A-004a