



JUNE 21 - 5:37AM



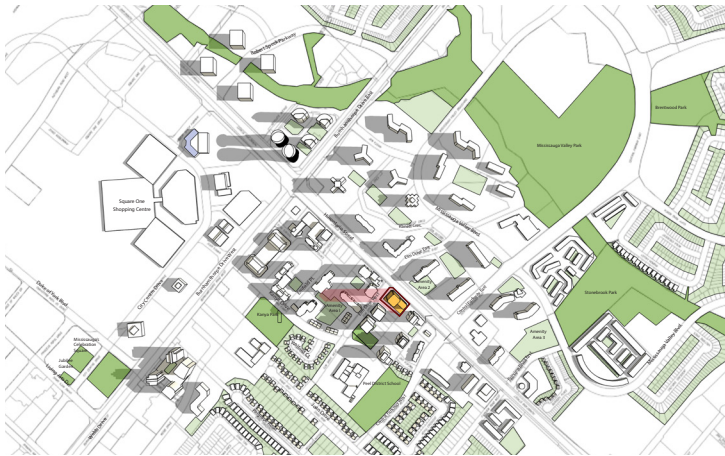
JUNE 21 - 7:07AM



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



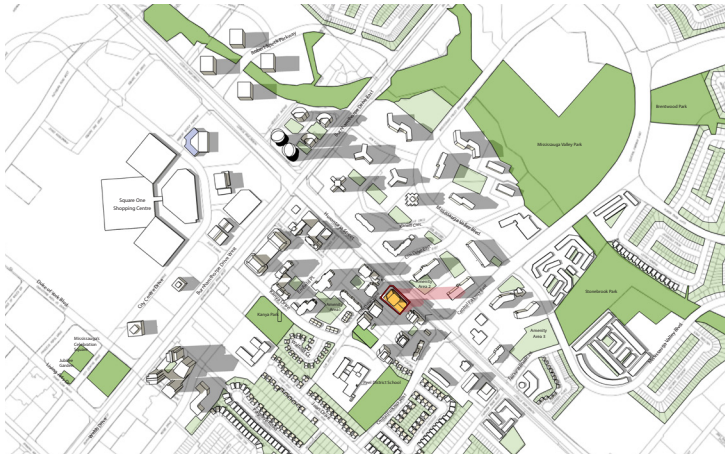
JUNE 21 - 2:20PM



JUNE 21 - 3:20PM



JUNE 21 - 4:20PM



JUNE 21 - 5:20PM



JUNE 21 - 6:20PM



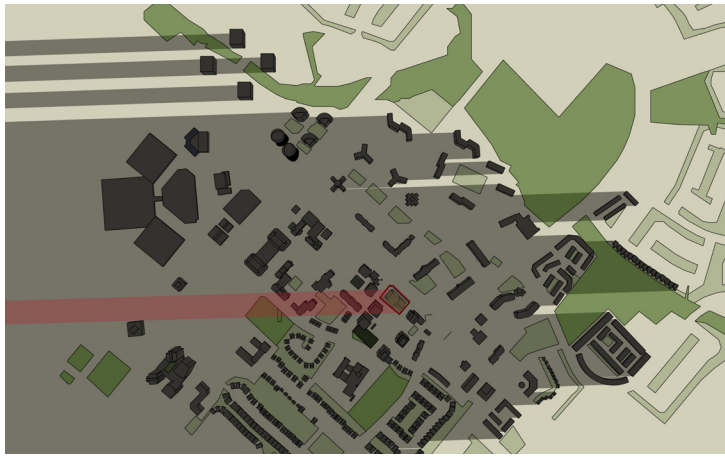
JUNE 21 - 7:20PM



JUNE 21 - 7:33PM



JUNE 21 - 9:03PM



SEPTEMBER 21 - 7:05AM



SEPTEMBER 21 - 8:35AM



SEPTEMBER 21 - 9:12AM



SEPTEMBER 21 - 10:12AM



SEPTEMBER 21 - 11:12AM



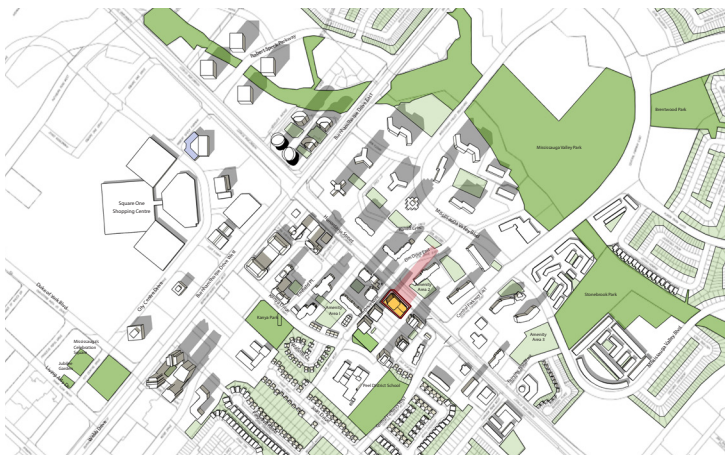
SEPTEMBER 21 - 12:12PM



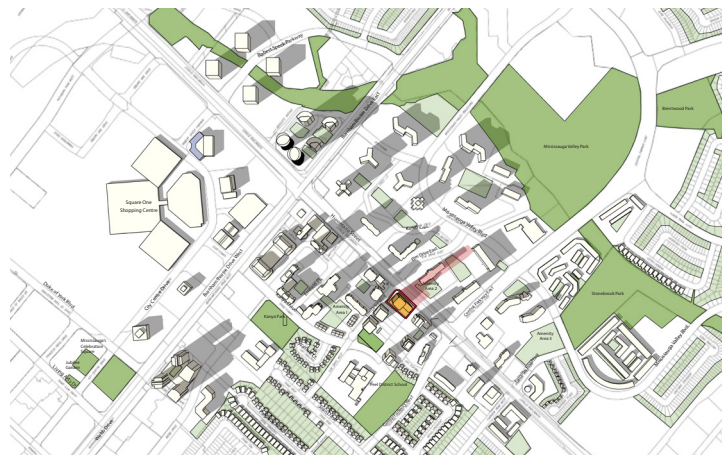
SEPTEMBER 21 - 1:12PM



SEPTEMBER 21 - 2:12PM



SEPTEMBER 21 - 3:12PM



SEPTEMBER 21 - 4:12PM



SEPTEMBER 21 - 5:12PM



SEPTEMBER 21 - 5:28PM

EDGE TOWERS – BUILDING C
URBAN DESIGN ADVISORY PANEL PRESENTATION

JULY, 2020

24-64 ELM DRIVE WEST & 3528-3536 HURONTARIO STREET - MISSISSAUGA, ONTARIO

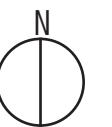
Existing Development
Existing Shadows

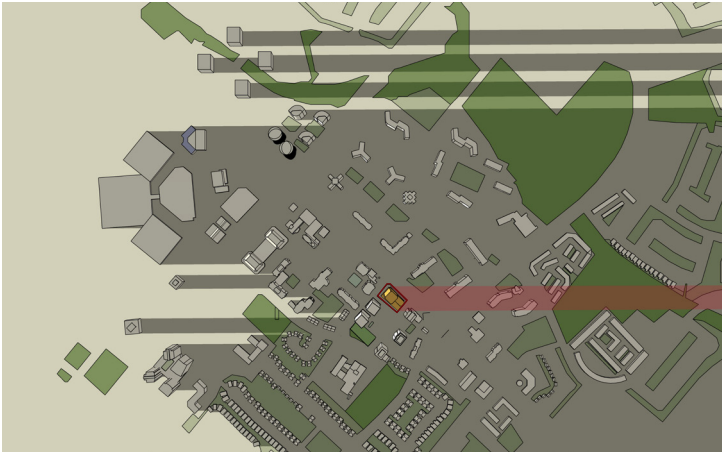
Proposed Development
Shadow of Proposed Development

Residential Private Outdoor Amenity Spaces
Communal Outdoor Amenity Area

Subject Site

SHADOW STUDIES SEPTEMBER





SEPTEMBER 21 - 7:18PM

EDGE TOWERS - BUILDING C
URBAN DESIGN ADVISORY PANEL PRESENTATION

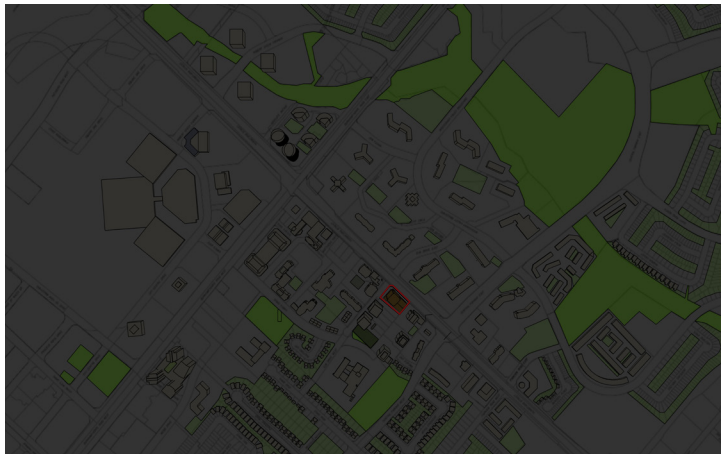
JULY, 2020

24-64 ELM DRIVE WEST & 3528-3536 HURONTARIO STREET - MISSISSAUGA, ONTARIO

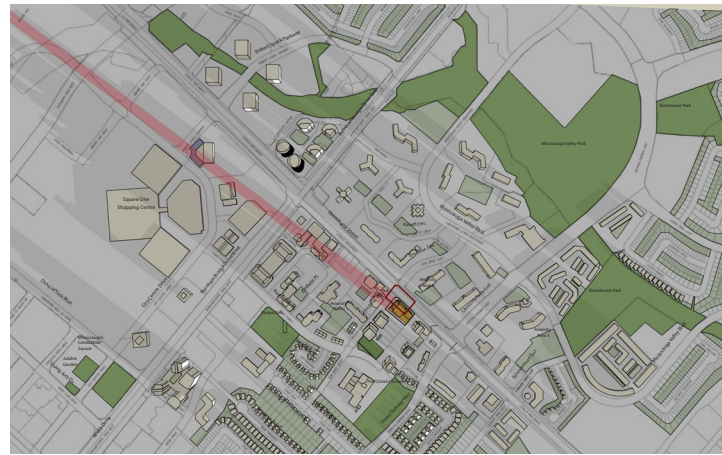
	Existing Development		Proposed Development		Residential Private Outdoor Amenity Spaces		Subject Site
	Existing Shadows		Shadow of Proposed Development		Communal Outdoor Amenity Area		

SHADOW STUDIES SEPTEMBER





DECEMBER 21 - 7:40AM



DECEMBER 21 - 9:19AM



DECEMBER 21 - 10:17AM



DECEMBER 21 - 11:17AM



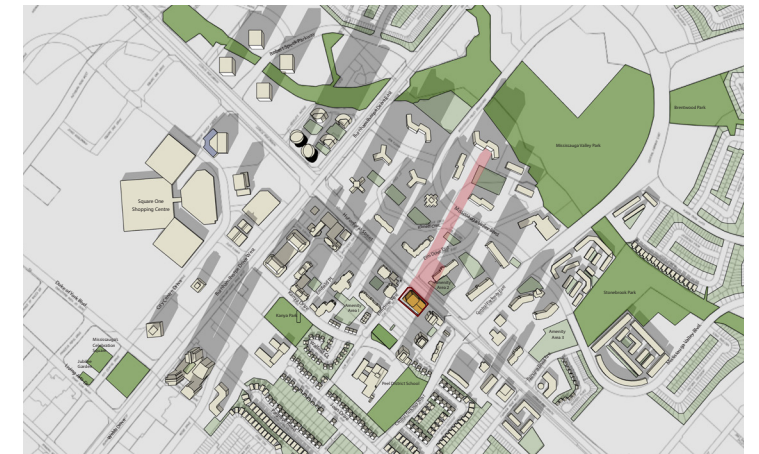
DECEMBER 21 - 12:17PM



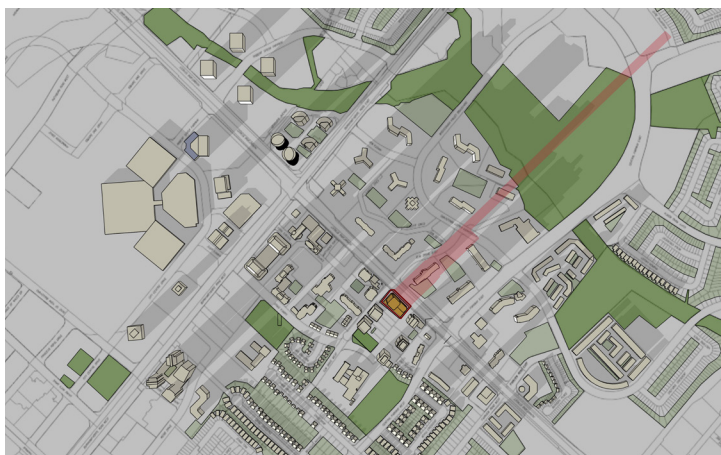
DECEMBER 21 - 1:17PM



DECEMBER 21 - 2:17PM



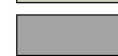
DECEMBER 21 - 3:15PM



DECEMBER 21 - 4:45PM

EDGE TOWERS – BUILDING C
URBAN DESIGN ADVISORY PANEL PRESENTATION
JULY, 2020

24-64 ELM DRIVE WEST & 3528-3536 HURONTARIO STREET - MISSISSAUGA, ONTARIO

- | | | | |
|--|--|--|--|
|  Existing Development |  Proposed Development |  Residential Private Outdoor Amenity Spaces |  Subject Site |
|  Existing Shadows |  Shadow of Proposed Development |  Communal Outdoor Amenity Area | |

SHADOW STUDIES DECEMBER



June 21st

Amenity 1 Total Area - (AT)			5,900 m ² tennis courts off Elm Dr. West	
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
5:37am	5,900		0	0
7:07	5,499		401	401
7:20	5,458		442	442
8:20	5,900		0	0
9:20	5,602		298	298
10:20	1,467		4,433	4,433
11:20			5,900	5,900
12:20			5,900	5,900
13:20	35		5,865	5,865
14:20	369		5,531	5,531
15:20	683		5,217	5,217
16:20	1,052		4,848	4,848
17:20	2,505		3,395	3,395
18:20	4,474		1,426	1,426
19:20	5,111		789	789
19:33	4,640		1,260	1,260
21:03	5,900		0	0
Average (As ave)			2,689	2688.53
Sun Access Factor As (ave)/AT			0.46	0.46

Amenity 2 Total Area - (AT)			2,912 m ² tennis court off Hurontario Rd.	
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
5:37am	2,912		0	0
7:07	2,233		679	679
7:20	1,120		1,792	1,792
8:20	664		2,248	2,248
9:20	213		2,699	2,699
10:20			2,912	2,912
11:20			2,912	2,912
12:20			2,912	2,912
13:20			2,912	2,912
14:20			2,912	2,912
15:20		883	2,912	2,029
16:20	154	2,003	2,758	755
17:20	475	613	2,437	1,824
18:20	1,501		1,411	1,411
19:20	2,912		0	0
19:33	2,912		0	0
21:03	2,912		0	0
Average (As ave)			1,853	1646.88
Sun Access Factor As (ave)/AT			0.64	0.57

Amenity 3 Total Area - (AT)			11,074 m ² tennis court & playground off Fairview Rd East	
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
5:37am	11,074		0	0
7:07			11,074	11,074
7:20			11,074	11,074
8:20			11,074	11,074
9:20			11,074	11,074
10:20			11,074	11,074
11:20			11,074	11,074
12:20			11,074	11,074
13:20			11,074	11,074
14:20			11,074	11,074
15:20			11,074	11,074
16:20			11,074	11,074
17:20	149		10,925	10,925
18:20	917		10,157	10,157
19:20	2,559	4,107	8,515	4,408
19:33	2,952	3,403	8,122	4,719
21:03	11,074		0	0
Average (As ave)			9,384	8942.53
Sun Access Factor As (ave)/AT			0.85	0.81

Kariya Park Aprox. Total Area - (AT)			12,908 m ²	
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
5:37am	12,908		0	0
7:07	11,665	485	1,243	758
7:20	8,975	1,786	3,933	2,147
8:20	3,649		9,259	9,259
9:20	732		12,176	12,176
10:20			12,908	12,908
11:20			12,908	12,908
12:20			12,908	12,908
13:20			12,908	12,908
14:20			12,908	12,908
15:20			12,908	12,908
16:20			12,908	12,908
17:20			12,908	12,908
18:20			12,908	12,908
19:20			12,908	12,908
19:33			12,908	12,908
21:03	12,908		0	0
Average (As ave)			9,918	9784.00
Sun Access Factor As (ave)/AT			0.77	0.76

Proposed Park Aprox Total Area - (AT) incl driveway and City Lands corner				3,546 m ²
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing & Proposed Total Sunshine Area	
5:37am	3,620		0	
7:07	2,631		915	
7:20	2,481		1,065	
8:20	2,146		1,400	
9:20	2,719		827	
10:20	1,008		2,538	
11:20	1,180		2,366	
12:20			3,546	
13:20			3,546	
14:20			3,546	
15:20			3,546	
16:20			3,546	
17:20			3,546	
18:20			3,546	
19:20	806		2,740	
19:33	1,402		2,144	
21:03	3,546		0	
Average (As ave)			2283.35	
Sun Access Factor As (ave)/AT				0.63

Proposed Day Care Outdoor Patio Aprox Total Area - (AT)				240 m ²
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing & Proposed Total Sunshine Area	
5:37am	240		0	
7:07	138		102	
7:20	138		102	
8:20	64		176	
9:20	23		217	
10:20	240		0	
11:20			240	
12:20			240	
13:20			240	
14:20			240	
15:20			240	
16:20	56		184	
17:20	8		232	
18:20	74		166	
19:20	240		0	
19:33	240		0	
21:03	240		0	
Average (As ave)			139.94	
Sun Access Factor As (ave)/AT				1.01

September 21st

Amenity 1 Total Area - (AT)			5,900 m ² tennis courts off Elm Drive West	
Local Time Est.	Existing Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:05am	5,900		0	0
8:35	5,543		357	357
9:12	4,156		1,744	1,744
10:12		2,075	5,900	3,825
11:12			5,900	5,900
12:12			5,900	5,900
13:12	45		5,855	5,855
14:12	282		5,618	5,618
15:12	547		5,353	5,353
16:12	846		5,054	5,054
17:12	1,187		4,713	4,713
17:28	1,401		4,499	4,499
19:18	5,900		0	0
Average (As ave)			3,915	3755.23
Sun Access Factor As (ave)/AT			0.66	0.64

Amenity 2 Total Area - (AT)			1,162 m ² amenity area off Enfield Pl.	
Local Time Est.	Existing Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:05am	1,162		0	0
8:35	1,162		0	0
9:12	773		389	389
10:12	266		896	896
11:12	827		335	335
12:12	535		627	627
13:12	74		1,088	1,088
14:12	477		685	685
15:12	1,033		129	129
16:12	1,162		0	0
17:12	1,162		0	0
17:28	1,162		0	0
19:18	1,162		0	0
Average (As ave)			319	319.15
Sun Access Factor As (ave)/AT			0.27	0.27

Amenity 3 Total Area - (AT) 2,912 m² tennis courts off Hurontario Rd.

Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:05am	2,912		0	0
8:35	2,826		86	86
9:12	2,395		517	517
10:12	738		2,174	2,174
11:12			2,912	2,912
12:12			2,912	2,912
13:12	133		2,779	2,779
14:12	885		2,027	2,027
15:12	464	15	2,448	2,433
16:12	984	330	1,928	1,598
17:12	2,083	727	829	102
17:28	1,947	781	965	184
19:18	2,912		0	0
Average (As ave)			1,506	1363.38
Sun Access Factor As (ave)/AT			0.52	0.47

Amenity 4 Total Area - (AT) 3,540 m² tennis courts off Elm Drive E.

Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:05am	3,540		0	0
8:35	1,042		2,498	2,498
9:12	556		2,984	2,984
10:12	1,190		2,350	2,350
11:12	1,531		2,009	2,009
12:12	1,375		2,165	2,165
13:12	831		2,709	2,709
14:12	287		3,253	3,253
15:12	241		3,299	3,299
16:12	662	547	2,878	2,331
17:12	2,812	601	728	127
17:28	2,369	789	1,171	382
19:18	3,540		0	0
Average (As ave)			2,003	1854.38
Sun Access Factor As (ave)/AT			0.57	0.52

Proposed Day Care Outdoor Amenity Aprox. Total Area -			240 m ²
Local Time Est.	Exsiting Developme nt Shadows (m ²)	Proposed Developme nt Shadows (m ²)	Existing & Proposed Total Sunshine Area
7:05am	240		0
8:35	240		0
9:12	240		0
10:12			240
11:12	36		204
12:12	240		0
13:12			240
14:12			240
15:12			240
16:12			240
17:12			240
17:48			240
19:18			240
Average (As ave)			163.38
Sun Access Factor As (ave)/AT			1.18

Proposed Park Aprox. Total Area - (AT)			3,546 m ² incld. Driveway and City lands
Local Time Est.	Exsiting Developme nt Shadows (m ²)	Proposed Developme nt Shadows (m ²)	Existing & Proposed Total Sunshine Area
7:05am	3,546		0
8:35	2,448		1,098
9:12	1,944		1,602
10:12	2,805		741
11:12	2,109		1,437
12:12	535		3,011
13:12	861		2,685
14:12			3,546
15:12			3,546
16:12			3,546
17:12			3,546
17:48			3,546
19:18	3,546		0
Average (As ave)			2177.23
Sun Access Factor As (ave)/AT			0.60

Kariya Park Aprox. Total Area - (AT)		12,908 m ² amenity area off Central Pkwy E.		
Local Time Est.	Exsiting Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:05am	12,908		0	0
8:35	3,959		8,949	8,949
9:12	241		12,667	12,667
10:12			12,908	12,908
11:12			12,908	12,908
12:12			12,908	12,908
13:12			12,908	12,908
14:12			12,908	12,908
15:12			12,908	12,908
16:12			12,908	12,908
17:12	2,216		10,692	10,692
17:48	5,140		7,768	7,768
19:18	12,908		0	0
Average (As ave)			10,033	10033.23
Sun Access Factor As (ave)/AT			0.78	0.78

December 21st

Amenity 1 Total Area - (AT) 2,287m ² Tennis Court off Kaneff Crescent				
Local Time Est.	Existing Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:40am		sunrise		
9:19	407		1,880	1,880
10:17	1,298		989	989
11:17	1,300		987	987
12:17	120	191	2,167	1,976
13:17	788	44	1,499	1,455
14:17	2,287		0	0
15:15	2,180		107	107
16:45	2,287		0	0
Average (As ave)			1089.86	1056.29
Sun Access Factor As (ave)/AT			0.48	0.46

Amenity 2 Total Area - (AT) 1,167m ² Tennis Court off Elm Drive East				
Local Time Est.	Existing Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:40am		sunrise		
9:19	773		394	394
10:17	652		515	515
11:17	646		521	521
12:17	462		705	705
13:17	1,061		106	106
14:17	1,167		0	0
15:15	596	288	571	283
16:45	796		371	371
Average (As ave)			401.71	360.57
Sun Access Factor As (ave)/AT			0.34	0.31

Amenity 3 Total Area - (AT) 6,152m ² Pool and Amenities at Complex on Mississauga Valley Blvd.				
Local Time Est.	Existing Development Shadows (m ²)	Proposed Development Shadows (m ²)	Existing Total Sunshine Area	Existing & Proposed Total Sunshine Area
7:40am		sunrise		
9:19	55		6,097	6,097
10:17	424		5,728	5,728
11:17	415		5,737	5,737
12:17	1,938		4,214	4,214
13:17	3,651		2,501	2,501
14:17	4,986		1,166	1,166
15:15	5,149	999	1,003	4
16:45	6,018		134	134
Average (As ave)			3778.00	3635.29
Sun Access Factor As (ave)/AT			0.61	0.59