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# SHADOW STUDY

1840 -1850 BLOOR STREET, MISSISSAUGA, ONTARIO



## TABLE OF CONTENTS

SECTION	PAGE
INTRODUCTION	01
STANDARD REQUIREMENTS AND DATA	01
CRITERIA	02
APPENDIX A	03

1. INTRODUCTION

This report presents a Shadow Study Analysis of a planned in-fill residential rental development comprising of 2 new 18 storey buildings connected by a 4 storey podium located at 1840 – 1850 Bloor Street in the City of Mississauga.

This report has been prepared by IBI Group Architects on behalf of the applicant, Ranee Management.

The report addresses the specific criteria contained in the City of Mississauga Planning and Building Department’s Standards for Shadow Studies (June 2014) and demonstrates that the proposed development will not cause undue impacts with respect to shade.

1.1. Proposed Development

The proposed application is for 2 new 18 storey rental apartment buildings (identified as building C and building D) connected by a 4 storey podium contained on a 3.93 ha site with 2 existing 14 storey rental apartment buildings (identified as building A and building B).

The site is located south of Bloor Street within the Applewood NHD Character Area. It is bounded by residential apartment building (R4-1 Apartment Zone) to the east, Wajax Equipment commercial buildings to the south (Employment Zone) and Hydro Corridor to the west. Etobicoke creek is 200 m east of the site.

The existing rental apartment buildings A and B are located on the north and west side of the site facing Bloor Street, the proposed rental apartment buildings C and D are to be located at the south and east side of the site. The proposed development will contain combined indoor and outdoor amenity for all buildings. Outdoor amenity will be located at grade between the buildings and at the 4th floor roof top of building C and D.

Proposed building C and D will be constructed at the same time.

2. STANDARD REQUIREMENTS AND DATA USED

2.1. Dates

Shadow Studies and Analyses in Appendix A are conducted for the following dates:

- ♦ June 21
- ♦ September 21 (similar to March 21, and therefore, criteria for September 21 are deemed to apply to March 21)
- ♦ December 21

2.2. Times

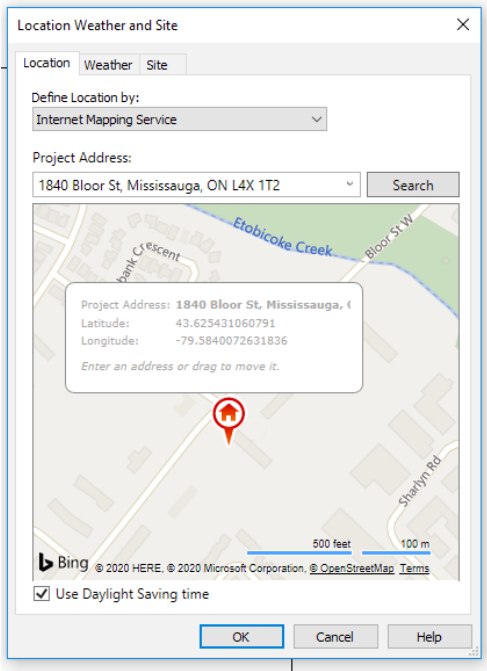
Shadow Studies and Analyses in Appendix A are conducted for the following times:

- ♦ Solar Noon (SN)
- ♦ Hourly intervals before and after Solar Noon (SN), up to and including 1.5 hours after sunrise and 1.5 hours before sunset

2.3. Sun Angles

Sun Angles used in the Shadow Studies and Analyses in Appendix A are based on the latitude and longitude of 1840 – 1850 Bloor Street, Mississauga ON.

- ♦ Latitude: 43 degrees 37' 31" N
- ♦ Longitude: 79 degrees 35' 2" W



2.4. Time Zone

Time Zone: Eastern  
Standard Time: UT– 5 hours was used for December study times (EDT)  
Daylight Time: UT– 4 hours was used for June and September study times (EST)

2.5. Astronomic North

Astronomic north was based on topographical survey of 1840 – 1850 Bloor St, Lot 1, Registered Plan 775, City of Mississauga, Regional Municipality of Peel prepared by Speight, Van Nostrand & Gibson Ltd., Ontario Land Surveyors, dated May 22, 2019

2.6. Origin / Source of Base Plan

AutoCAD file for base map 3D massing and terrain was downloaded from the City of Mississauga Open Data website:  
<https://mississauga.maps.arcgis.com/apps/webappviewer/index.html?id=499cc2269aa544049f47d222a11274e8>

2.7. Coverage Area

The base mapping includes a coverage area of 930m x 575m. Whereas the proposed building height from ground floor is 56.7m the coverage area is 4.0 times the building height to the north, east and west and 1.5 times the building height to the south.

Shadows were generated using Autodesk Revit 2020





3. CRITERIA

3.1. Residential Private Outdoor Amenity Spaces

This criterion is met.

The proposed buildings C & D have no shadow impact for more than two consecutive hourly test times within the exterior amenity space (such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates June 21 and September 21)surrounding neighboring low-rise dwellings.

Incremental shadows are only cast on low-rise private amenity areas of the townhouses fronting onto Kirkwall Crescent at sunrise (5:37 a.m.) on June 21st, and they move fully off this area by 7:07 a.m. No shadows are cast on low-rise residential buildings on September 21st

The line of “No Impact Zone” is shown as a line 7.5 m from the front rear wall or other appropriate exterior building wall of the dwelling that abuts the private amenity space.

3.2. Communal Outdoor Amenity Areas

This criterion is in part met.

There are no existing neighboring Communal Outdoor Amenity Areas that are impacted (including children’s play areas, school yards, tot lots, and park features such as sandboxes, wading pools etc., and outdoor amenity areas used by seniors and those associated with commercial and employment areas during spring, summer, fall and winter).

Common at grade outdoor amenity area that is part of the proposed development has a Sun Access Factor of:

- ♦ June 21 – 64%
- ♦ September 21 – 45%
- ♦ December 21 – 29%

Part of the shadow cast on the outdoor amenity is due to the existing buildings.

3.3. Public Realm

This criterion is met.

Low and Medium Density Residential Streets: Kirkwall Cr., Bridgewood Dr. and Steepbank Cr.

The proposed development casts no incremental shadowing on Kirkwall Cr., Bridgewood Dr. and Steepbank Cr. on September 21st.

Mixed Use, Commercial, Employment and High Density Residential Streets: Bloor St., Wharton Way, Sharlyn Rd., and Lenworth Dr.

The proposed development casts no incremental shadowing on Bloor Street at 9:12 a.m. on September 21st, meeting the criterion.

The proposed development casts no incremental shadowing on Sharlyn Court and Lenworth Drive until after 5:12 p.m. on September 21st, meeting the criterion.

The proposed development casts no incremental shadowing on Sharlyn Road.

Public Open Spaces, Parks and Plazas

No existing neighboring public open spaces, parks and plazas.

3.4. Turf and flower gardens in Public Parks

This criterion is met.

No existing neighboring public open spaces, parks and plazas.

3.5. Building faces to allow for the possibility of using solar energy

This criterion is met.

On September 21st, incremental shadows from the new buildings do not fall on any properties containing low-rise residential buildings including townhouses, detached and semi-detached dwellings.





TOP VIEW SHADOW STUDY  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303

APPENDIX A

NAME			PAGE	
June 21				
5.37	am	EDT	Sunrise	04
7.07	am	EDT	Sunrise + 1.5h	05
7.20	am	EDT	Solar Noon - 6h	06
8.20	am	EDT	Solar Noon - 5h	07
9.20	am	EDT	Solar Noon - 4h	08
10.20	am	EDT	Solar Noon - 3h	09
11.20	am	EDT	Solar Noon - 2h	10
12.20	pm	EDT	Solar Noon - 1h	11
1.20	pm	EDT	Solar Noon	12
2.20	pm	EDT	Solar Noon + 1h	13
3.20	pm	EDT	Solar Noon + 2h	14
4.20	pm	EDT	Solar Noon + 3h	15
5.20	pm	EDT	Solar Noon + 4h	16
6.20	pm	EDT	Solar Noon + 5h	17
7.20	pm	EDT	Solar Noon + 6h	18
7.33	pm	EDT	Sunset - 1.5h	19
9.03	pm	EDT	Sunset	20
September 21				
7.05	am	EDT	Sunrise	21
8.35	am	EDT	Sunrise + 1.5h	22
9.12	am	EDT	Solar Noon - 4h	23
10.12	am	EDT	Solar Noon - 3h	24
11.12	am	EDT	Solar Noon - 2h	25
12.12	pm	EDT	Solar Noon - 1h	26
1.12	pm	EDT	Solar Noon	27
2.12	pm	EDT	Solar Noon + 1h	28
3.12	pm	EDT	Solar Noon + 2h	29
4.12	pm	EDT	Solar Noon + 3h	30
5.12	pm	EDT	Solar Noon + 4h	31
5.48	pm	EDT	Sunset - 1.5h	32
7.18	pm	EDT	Sunset	33
December 21				
7.49	am	EST	Sunrise	34
9.19	am	EST	Sunrise + 1.5h	35
10.17	am	EST	Solar Noon - 2h	36
11.17	am	EST	Solar Noon - 1h	37
12.17	pm	EST	Solar Noon	38
1.17	pm	EST	Solar Noon + 1h	39
2.17	pm	EST	Solar Noon + 2h	40
3.15	pm	EST	Sunset – 1.5h	41
4.45	pm	EST	Sunset	42



True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:** ———

**CONTEXT SITE:** ———

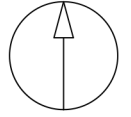
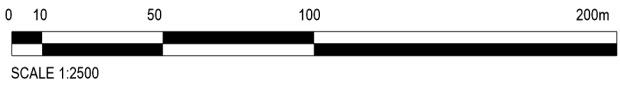
**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

June 21 - 5.37 am EDT Sunrise





### LEGEND

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June 21 - 7.07 am EDT Sunrise + 1.5

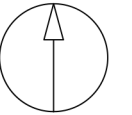
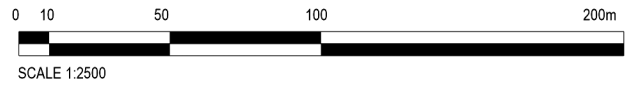


### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





#### LEGEND

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##### BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:

June 21 - 7.20 am EDT Solar Noon - 6h

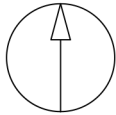
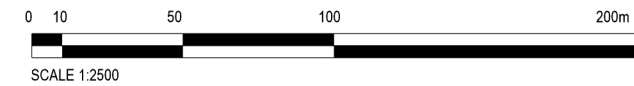


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1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





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OUTDOOR AMENITY SPACES:**

**PROPOSED OUTDOOR AMENITY  
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**BUILDING FACES TO ALLOW  
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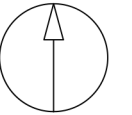
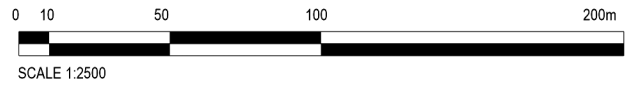
June 21 - 8.20 am EDT Solar Noon - 5h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

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# LEGEND

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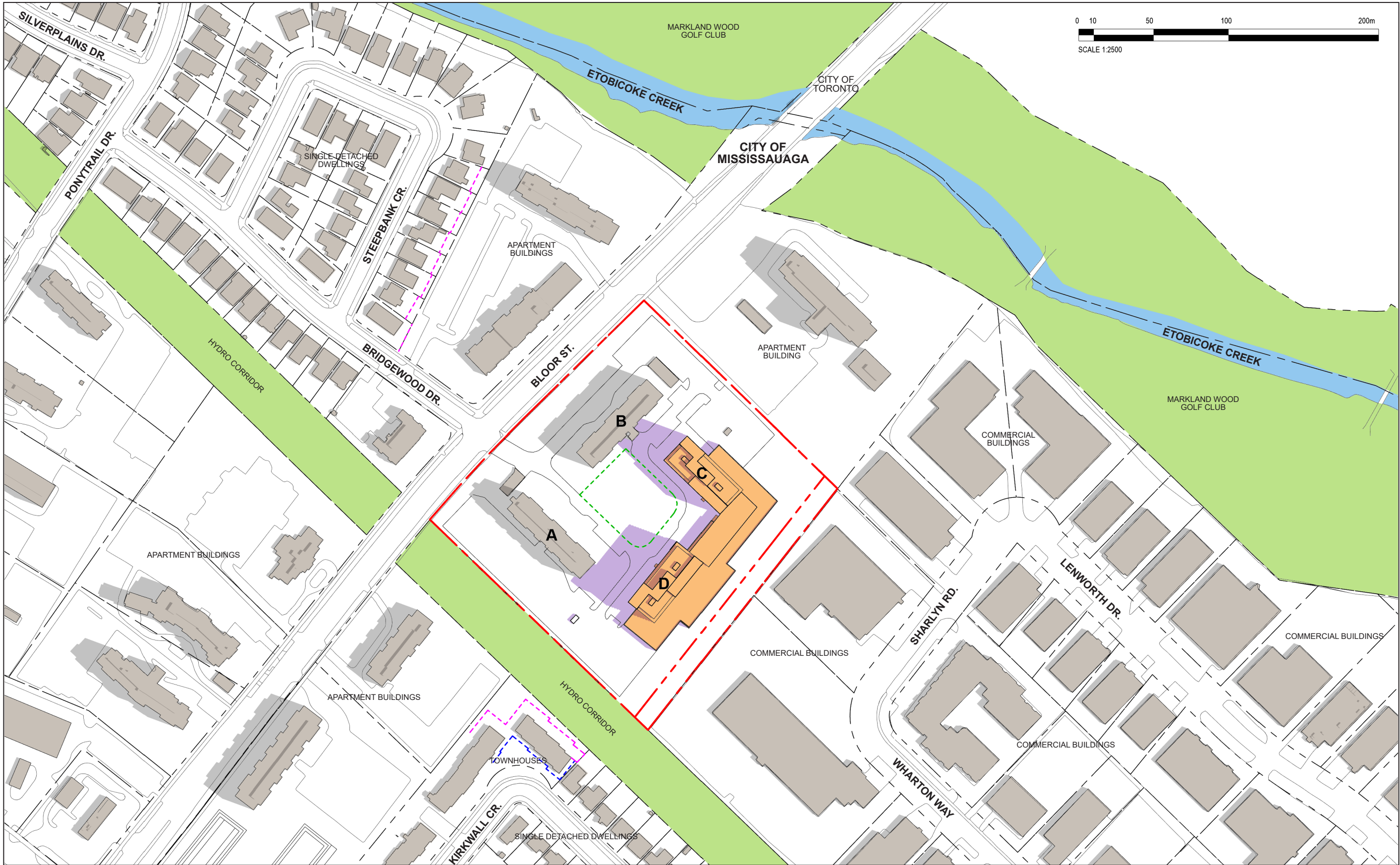
June 21 - 9.20 am EDT Solar Noon - 4h



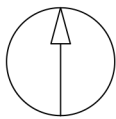
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1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
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June 21 - 10.20 am EDT Solar Noon - 3h



True North

#### LEGEND

##### SHADOWS

- PROPOSED
- EXISTING

##### BUILDINGS

- PROPOSED
- EXISTING

##### CONTEXT

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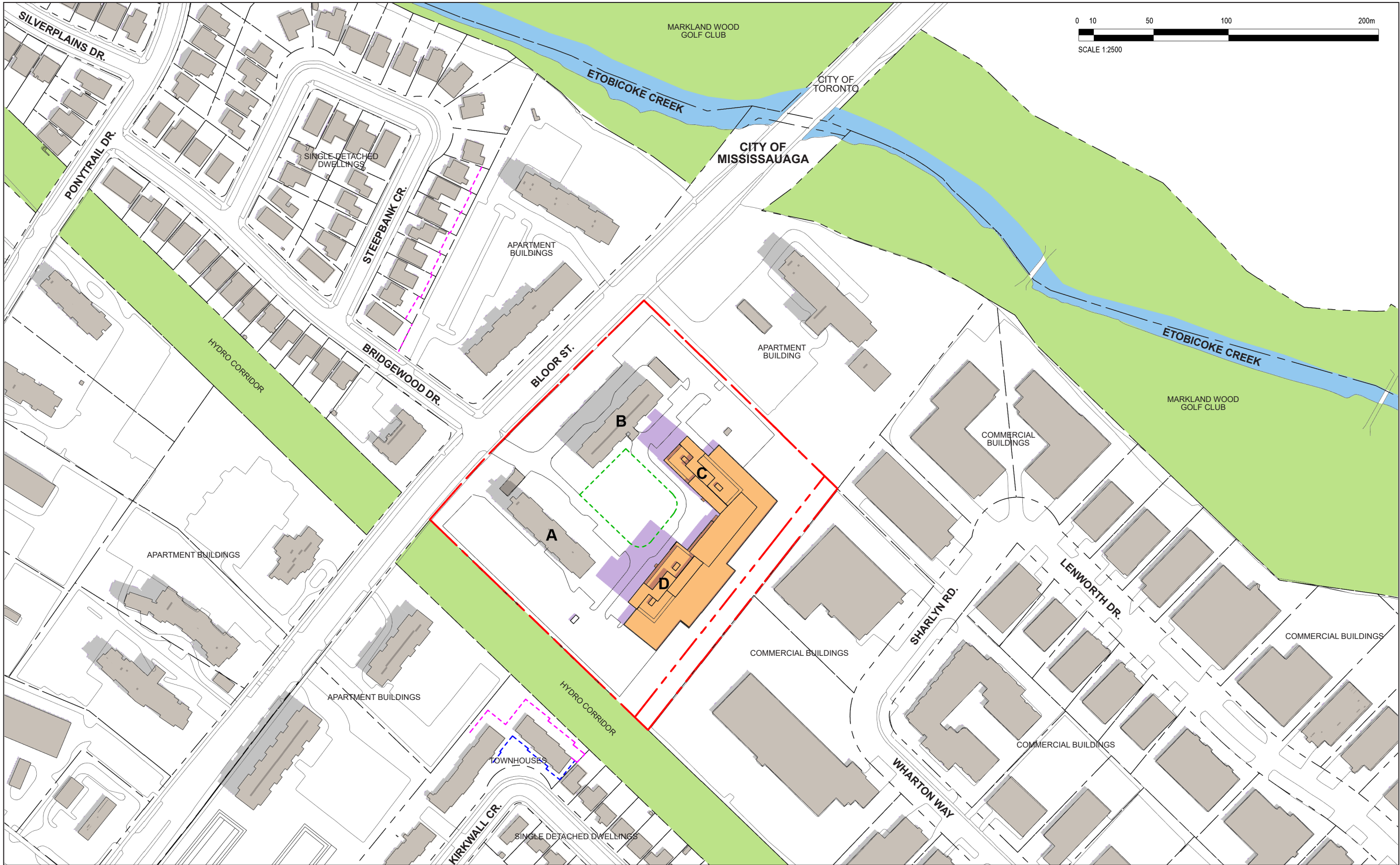


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1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





True North

**LEGEND**

SHADOWS

PROPOSED

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SUBJECT SITE: ————

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RESIDENTIAL PRIVATE  
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PROPOSED OUTDOOR AMENITY  
AREA:  
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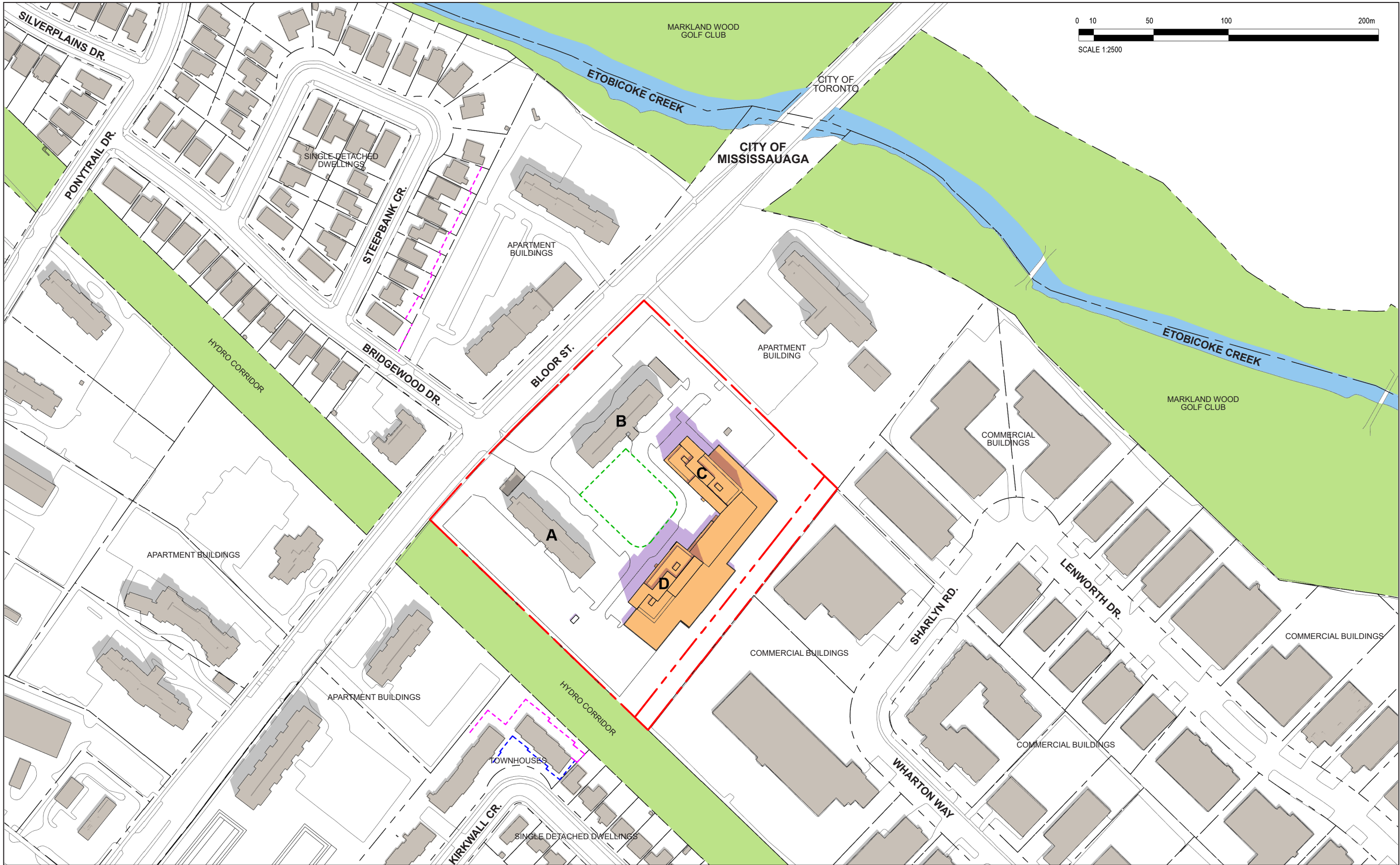
June 21 - 11.20 am EDT Solar Noon - 2h



**TOP VIEW SHADOW STUDY**  
 1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
 Project No: 120303





June 21 - 12.20 pm EDT Solar Noon - 1h

True North

LEGEND

SHADOWS

PROPOSED

EXISTING

BUILDINGS

PROPOSED

EXISTING

CONTEXT

GROUND

PARKS / OPEN SPACE

WATER

SUBJECT SITE:

CONTEXT SITE:

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OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

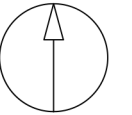
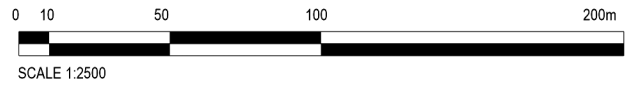
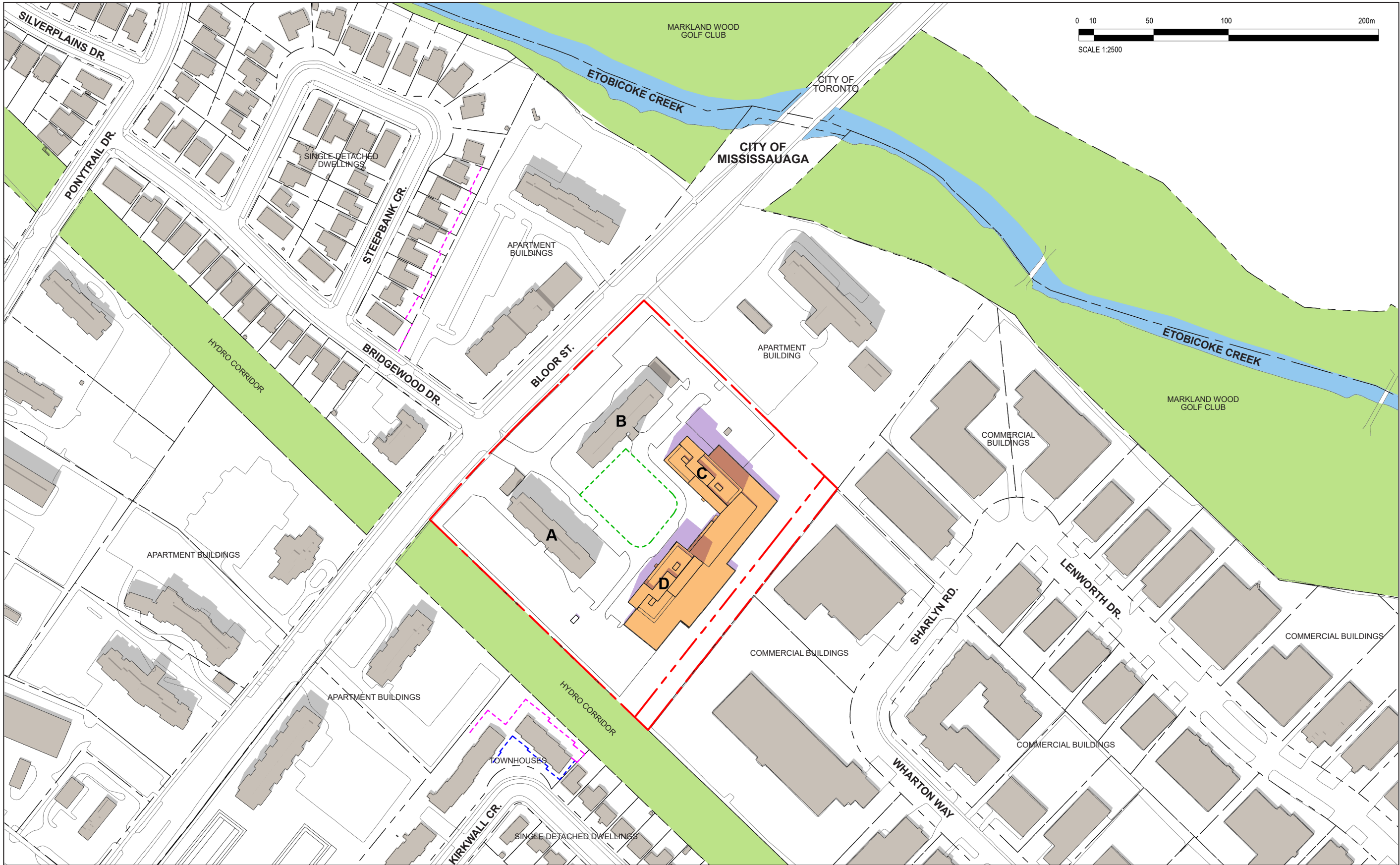
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1840 -1850 BLOOR ST., MISSISSAUGA, ON

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Project No: 120303





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BUILDING FACES TO ALLOW  
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June 21 - 1.20 pm EDT Solar Noon

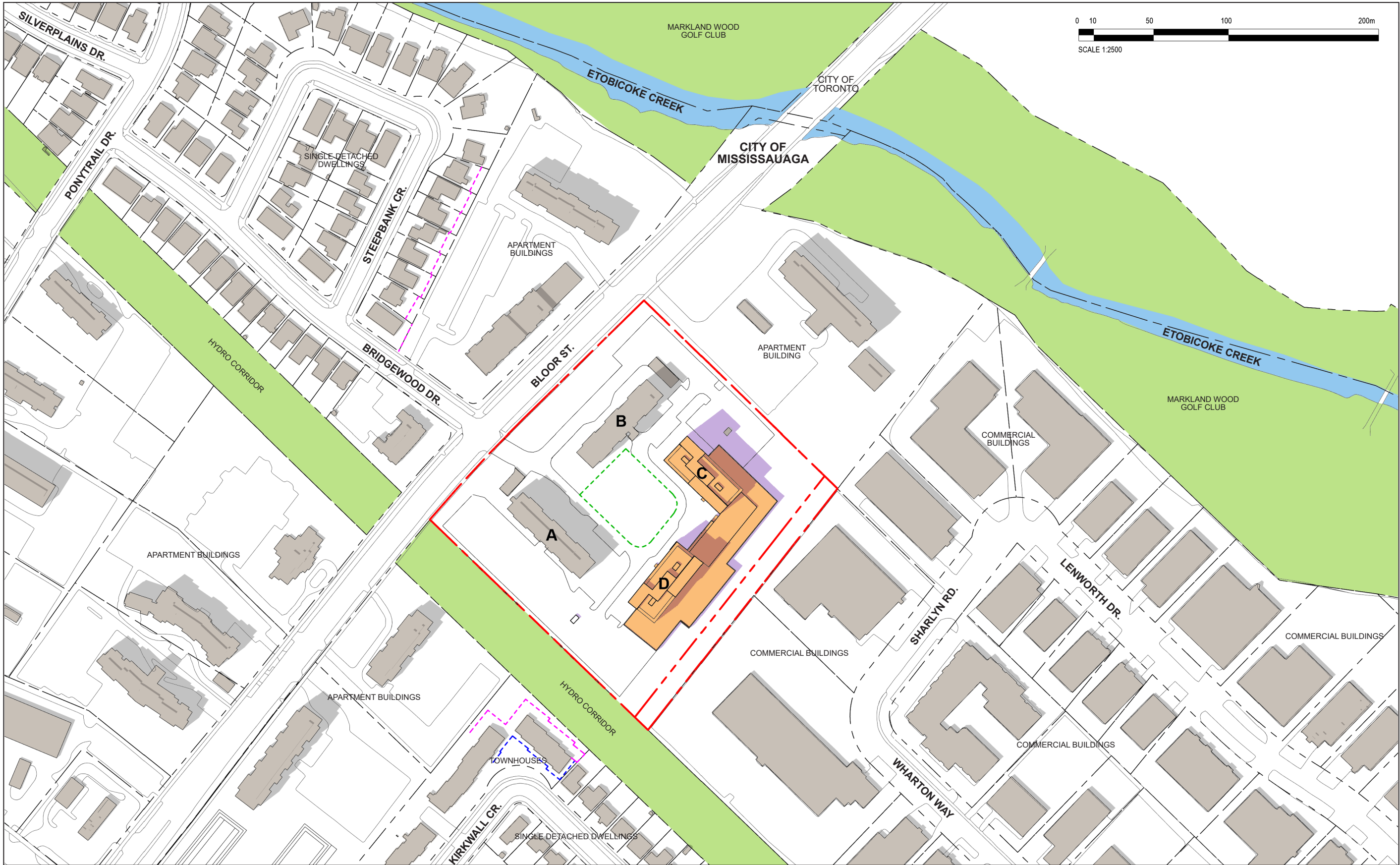


#### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





June 21 - 2.20 pm EDT Solar Noon + 1h

True North

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**CONTEXT SITE:** - - - - -

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**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

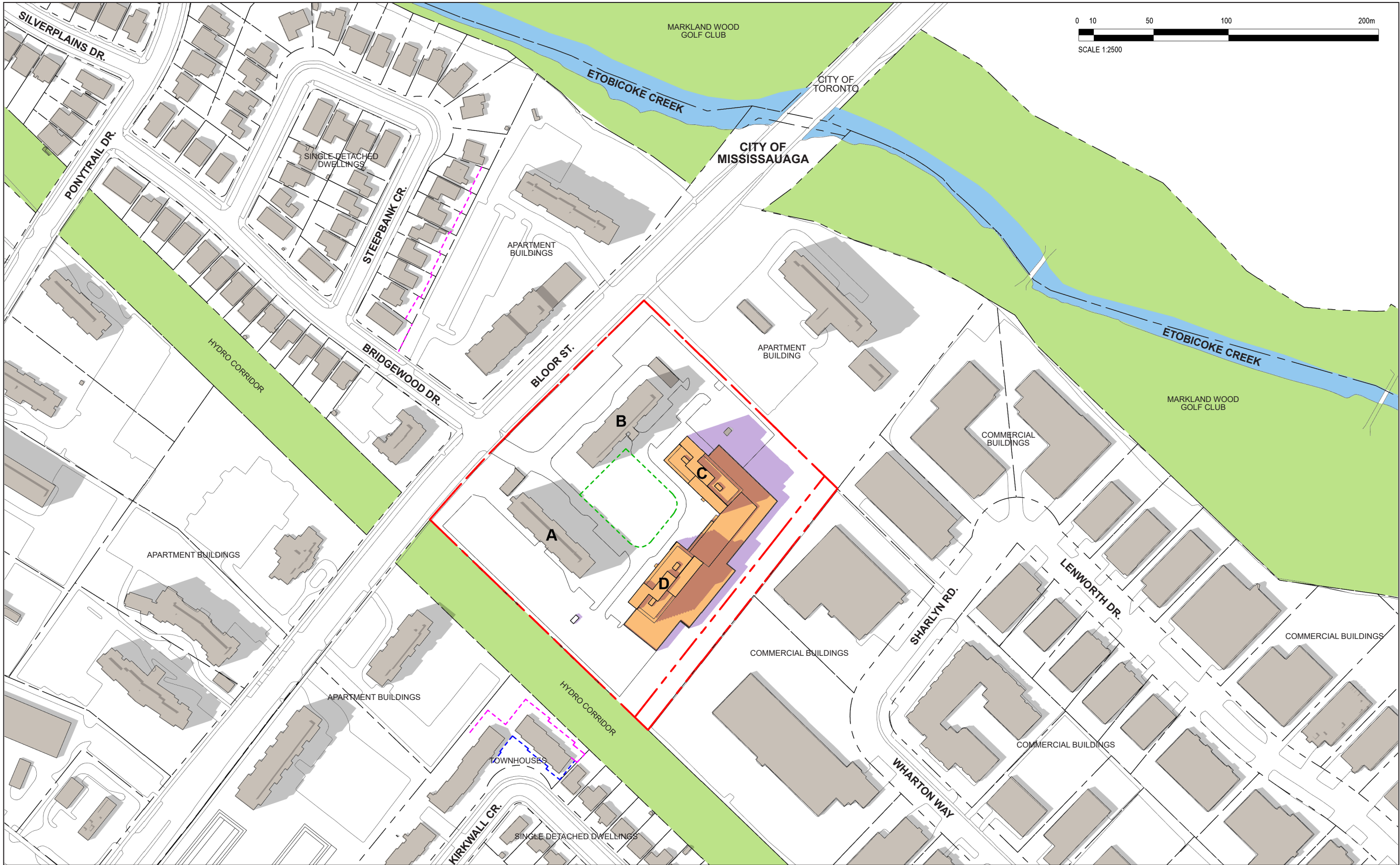
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**TOP VIEW SHADOW STUDY**  
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Date: FEBRUARY 14, 2020  
Project No: 120303





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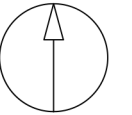
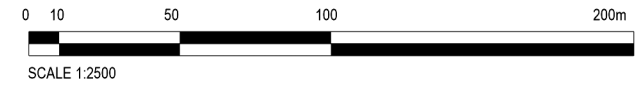
June 21 - 3.20 pm EDT Solar Noon + 2h



**TOP VIEW SHADOW STUDY**  
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Date: FEBRUARY 14, 2020  
Project No: 120303





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RESIDENTIAL PRIVATE  
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June 21 - 4.20 pm EDT Solar Noon + 3h



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True North

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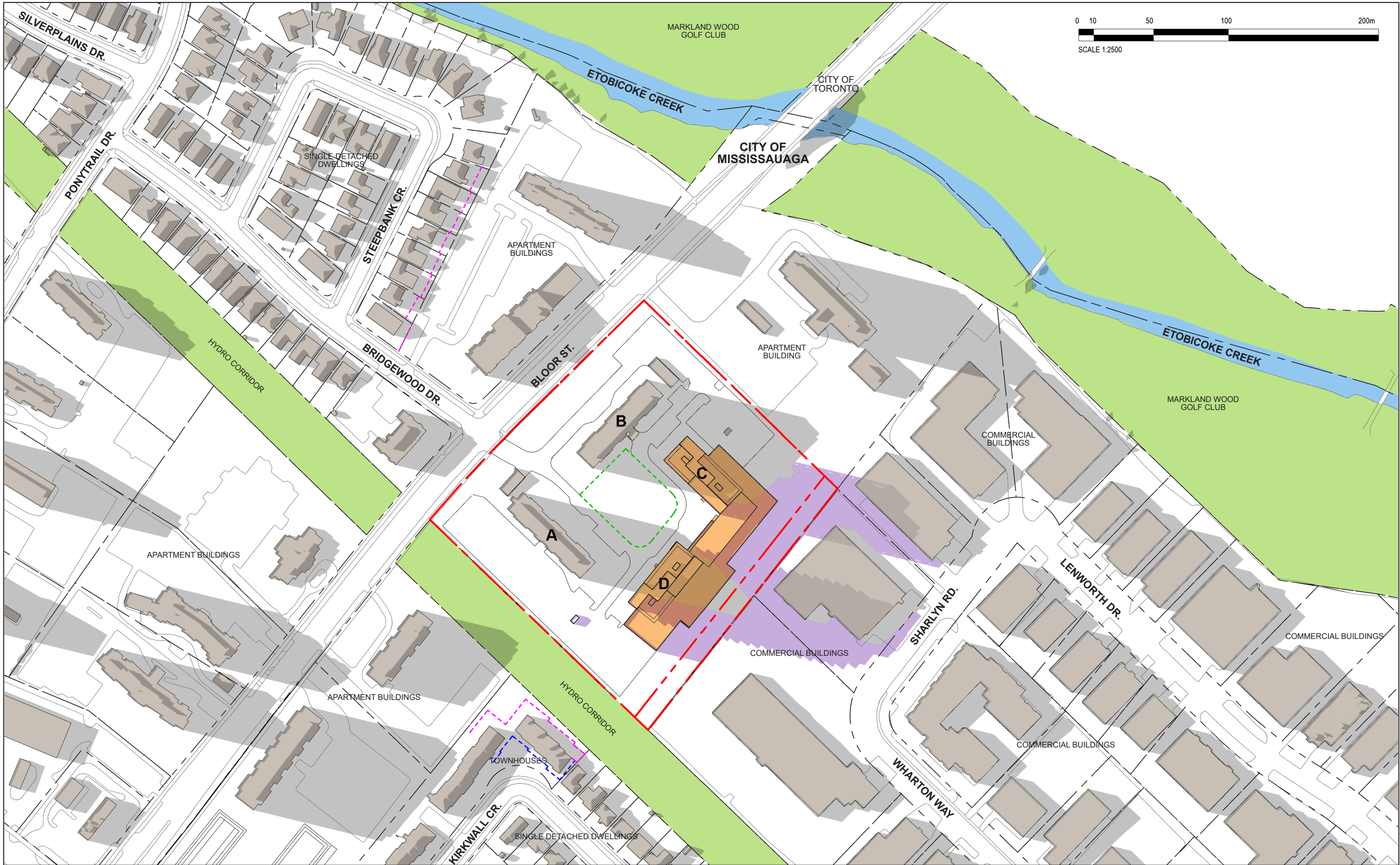
June 21 - 5.20 pm EDT Solar Noon + 4h



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1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
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True North

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**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

June 21 - 6.20 pm EDT Solar Noon + 5h



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True North

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June 21 - 7.20 pm EDT Solar Noon + 6h



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True North

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June 21 - 7.33 pm EDT Sunset - 1.5h



**TOP VIEW SHADOW STUDY**  
 1840 -1850 BLOOR ST., MISSISSAUGA. ON

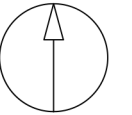
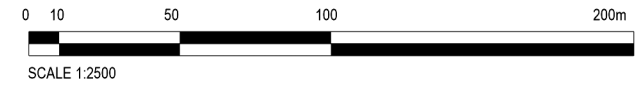
Date: FEBRUARY 14, 2020  
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June 21 - 9.03 pm EDT Sunset





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RESIDENTIAL PRIVATE  
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USING SOLAR ENERGY:

September 21 - 7.05 am EDT Sunrise

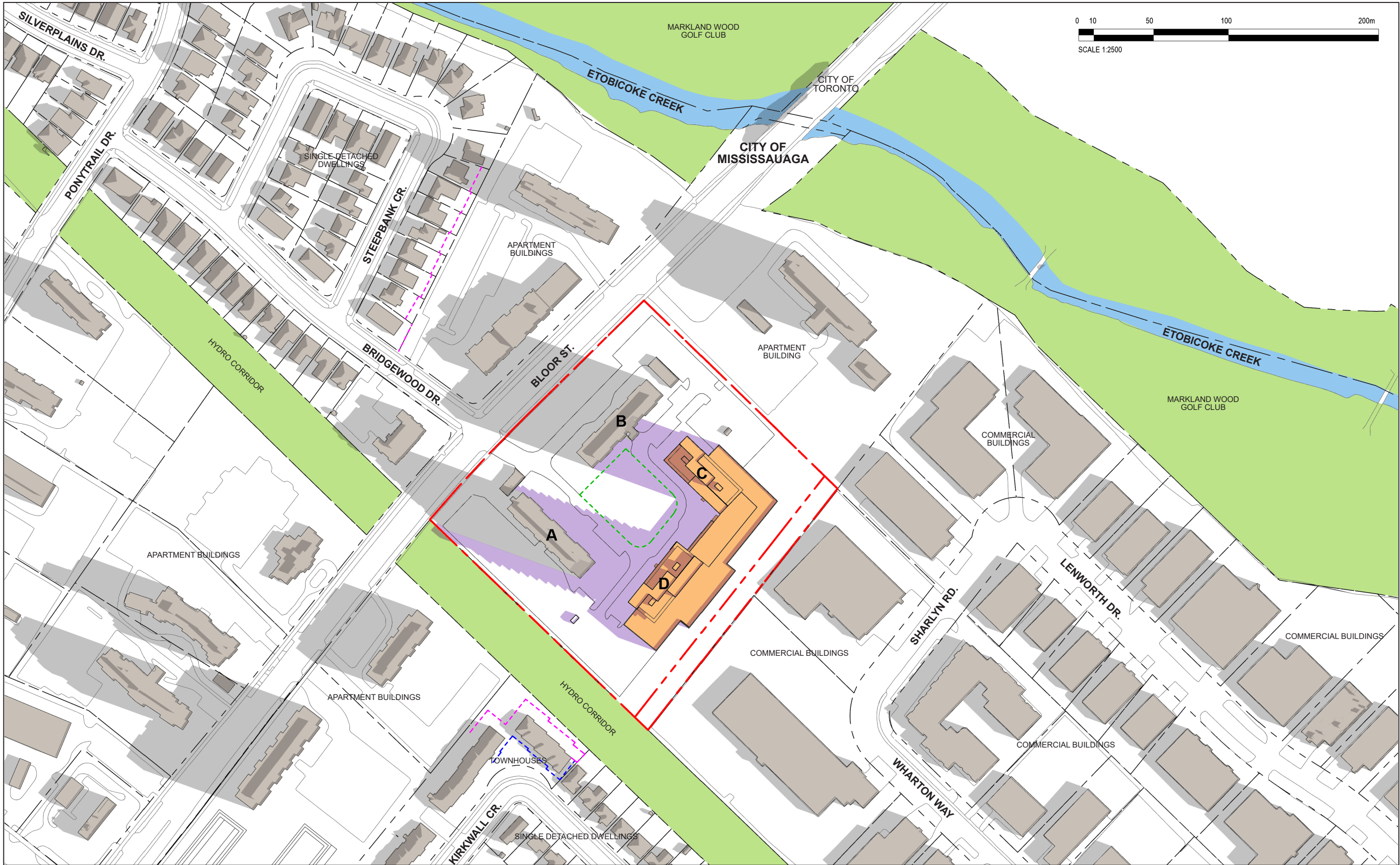


#### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303





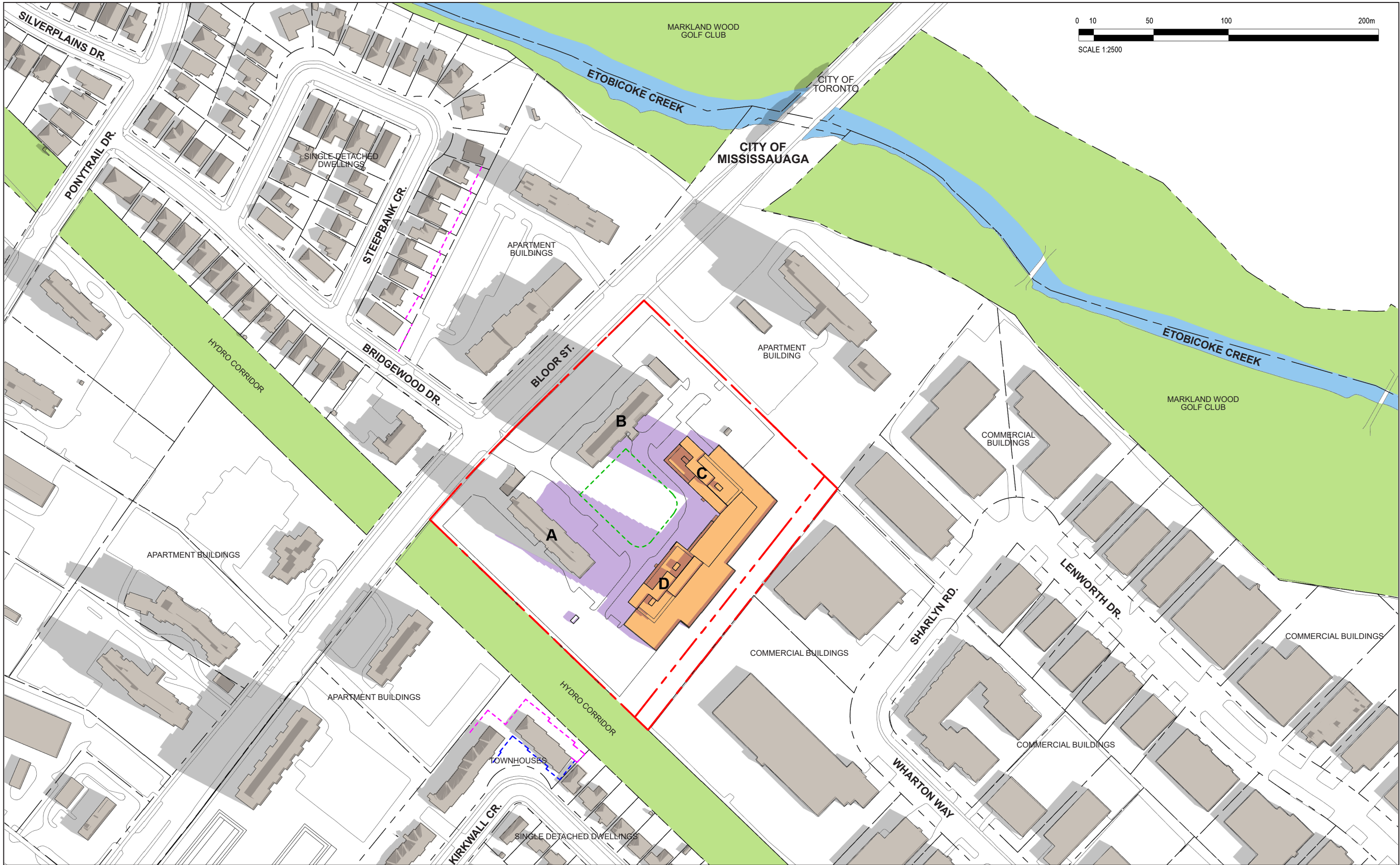
September 21 - 8.35 am EDT Sunrise + 1.5h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:** ————

**CONTEXT SITE:** ————

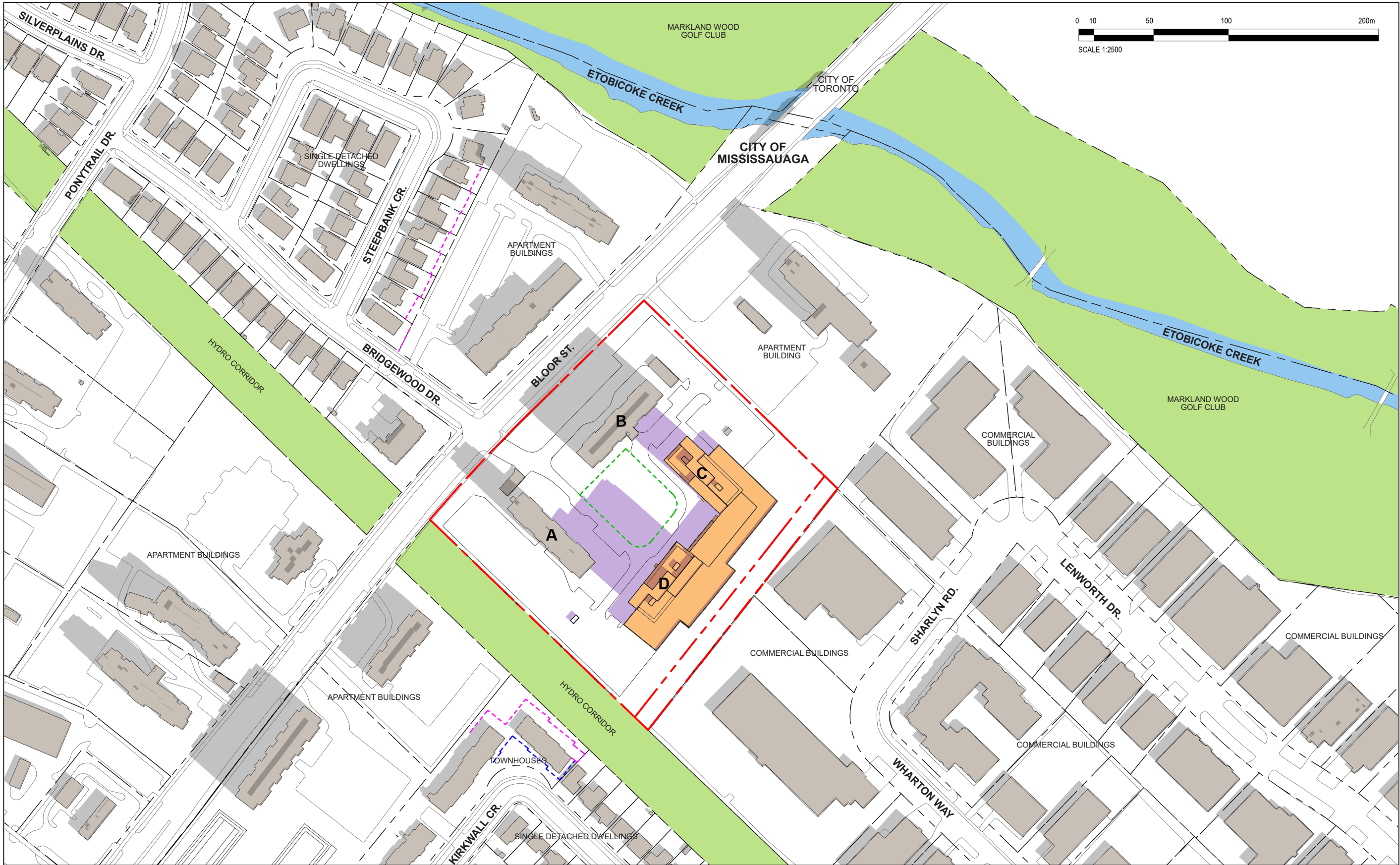
**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

September 21 - 9.12 am EDT Solar Noon - 4h



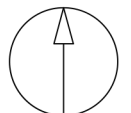


September 21 - 10.12 am EDT Solar Noon - 3h



**TOP VIEW SHADOW STUDY**  
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303



True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:**

CONTEXT SITE:

**RESIDENTIAL PRIVATE**

**OUTDOOR AMENITY SPACES:**

**PROPOSED OUTDOOR AMENITY**

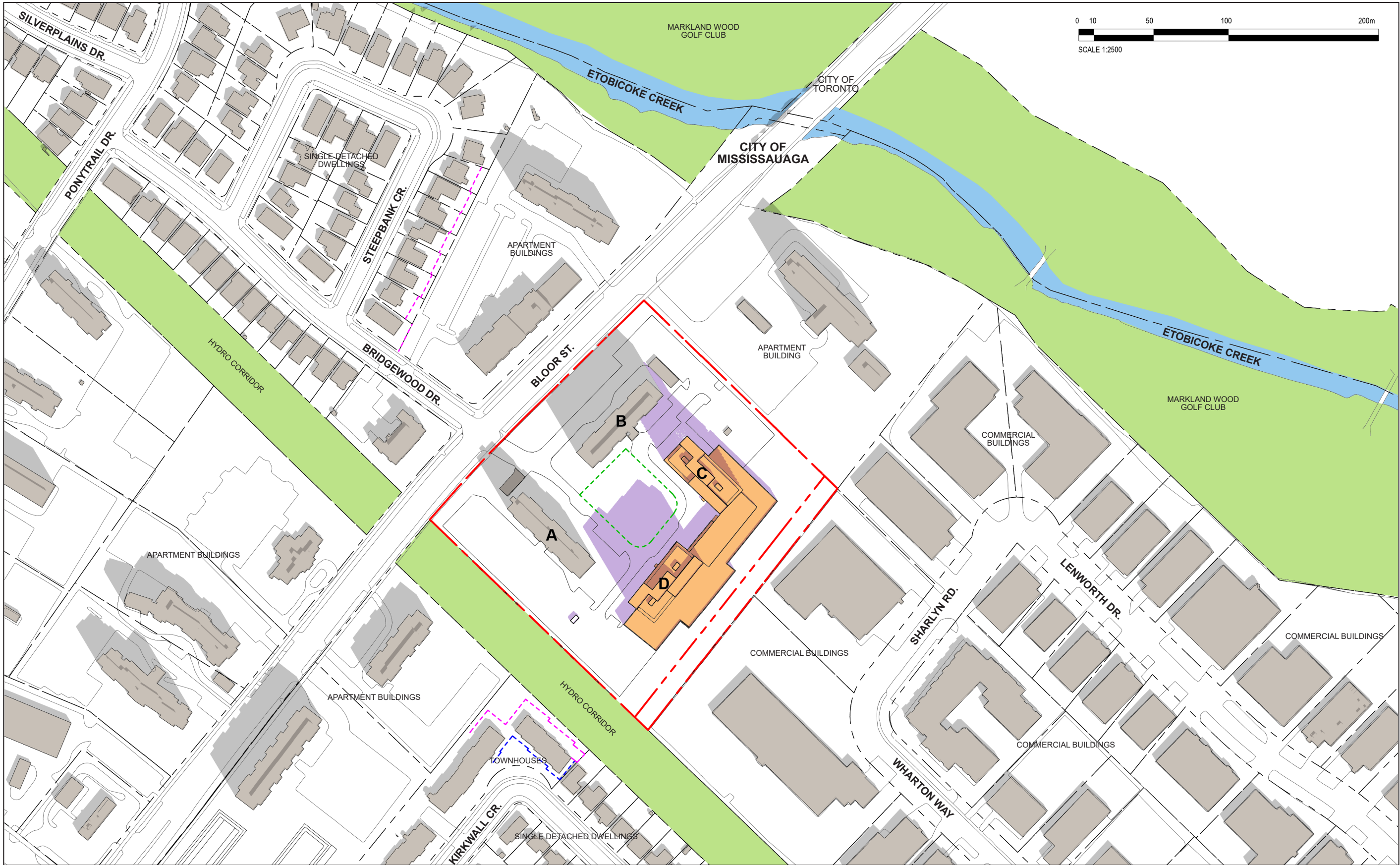
**AREA:**

**BUILDING FACES TO ALLOW**

**FOR THE POSSIBILITY OF**

**USING SOLAR ENERGY:**





True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:** ———

**CONTEXT SITE:** ———

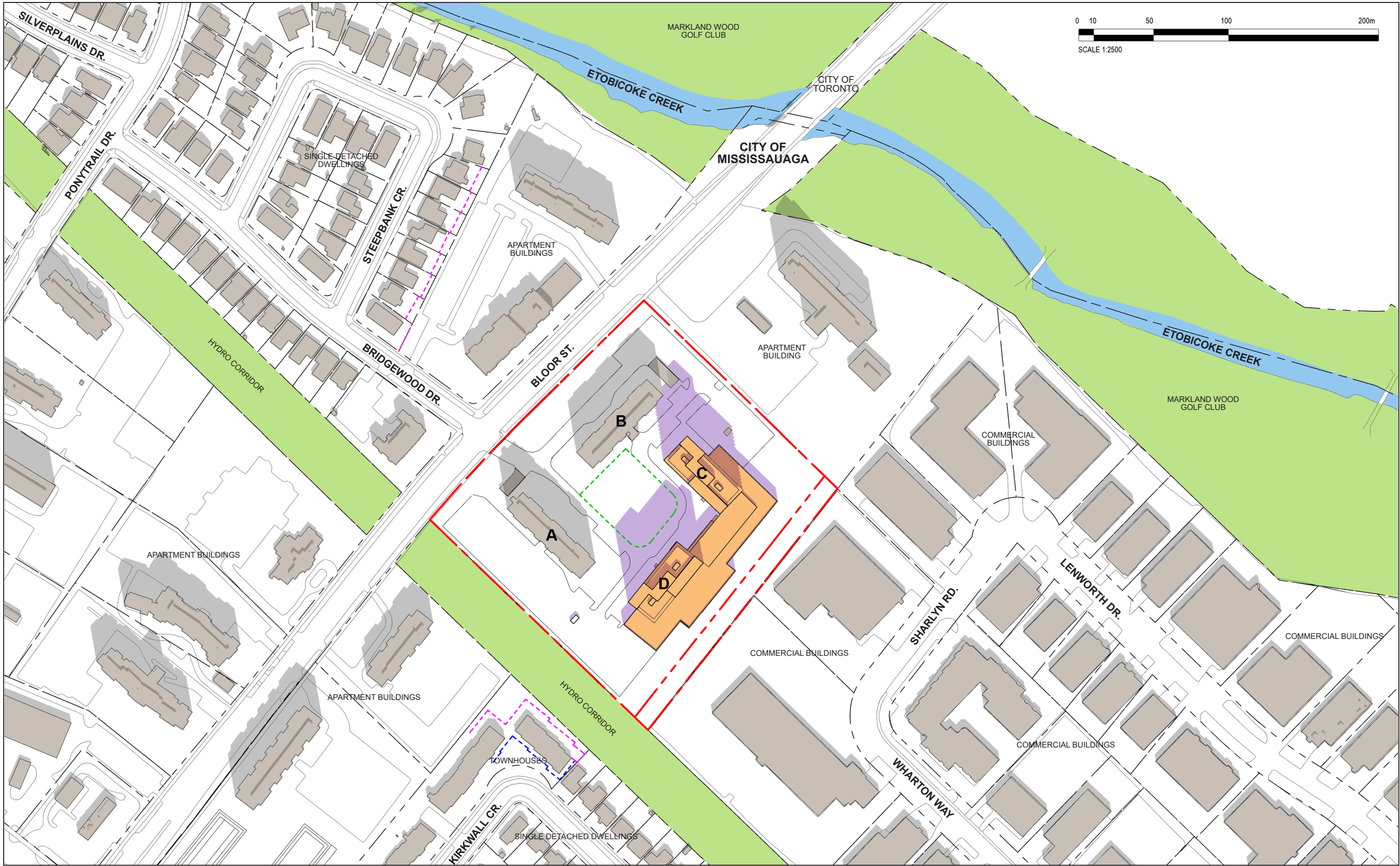
**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

September 21 - 11.12 am EDT Solar Noon - 2h





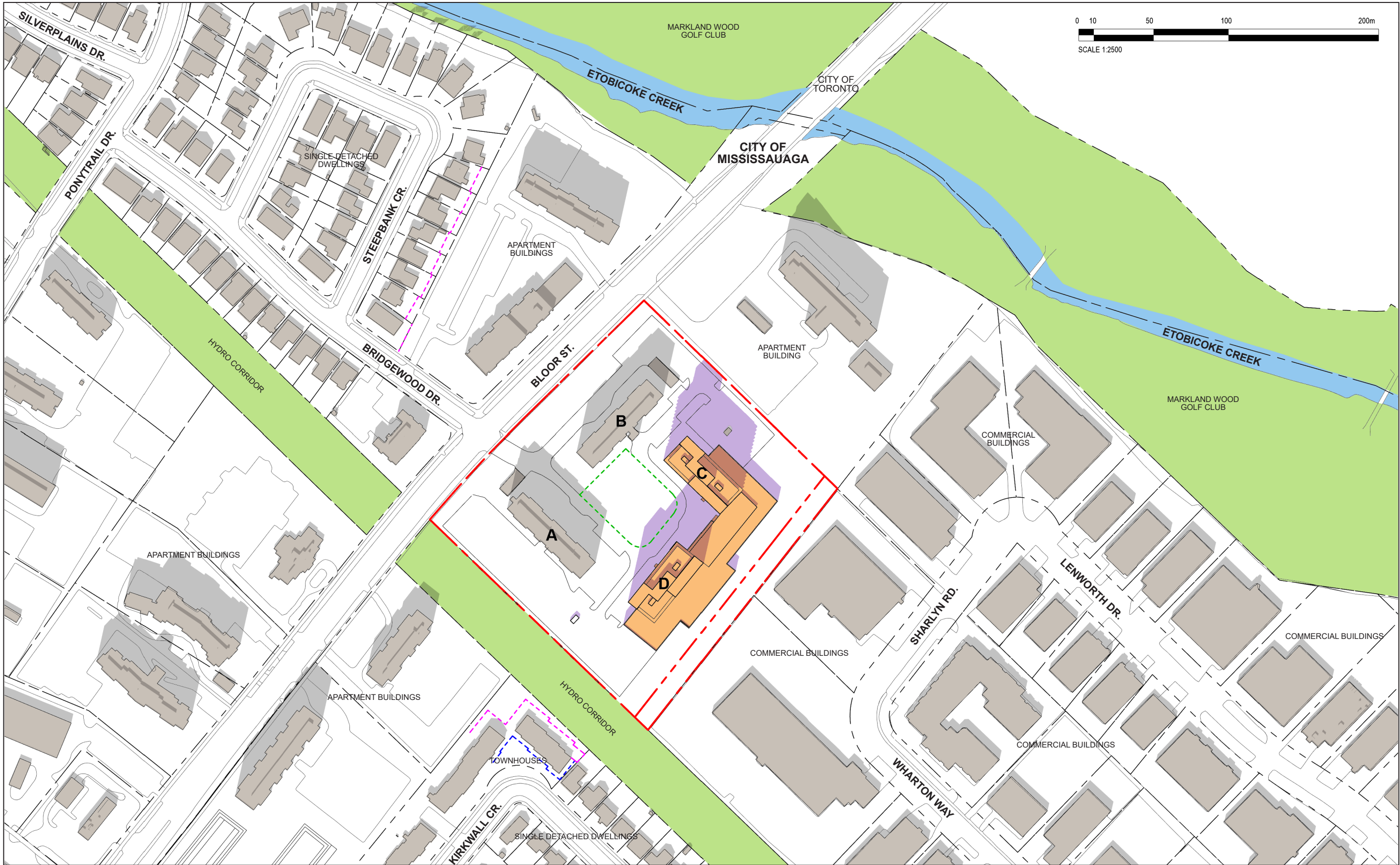
September 21 - 12.12 pm EDT Solar Noon - 1h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:** ———

**CONTEXT SITE:** ———

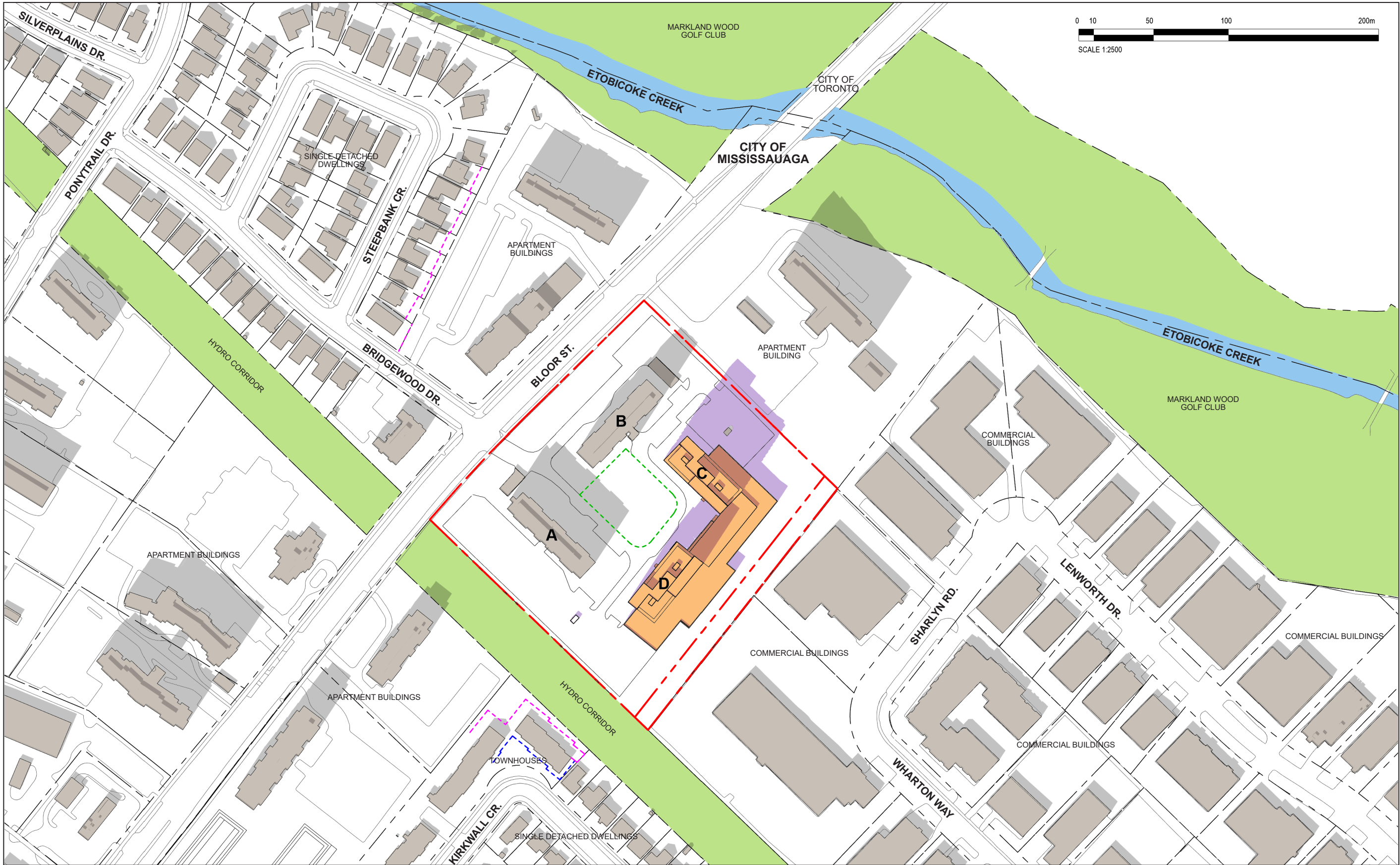
**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

September 21 - 1.12 pm EDT Solar Noon





September 21 - 2.12 pm EDT Solar Noon + 1h



True North

**LEGEND**

SHADOWS

PROPOSED

EXISTING

BUILDINGS

PROPOSED

EXISTING

CONTEXT

GROUND

PARKS / OPEN SPACE

WATER

SUBJECT SITE: ————

CONTEXT SITE: ————

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:  
—————

PROPOSED OUTDOOR AMENITY  
AREA:  
—————

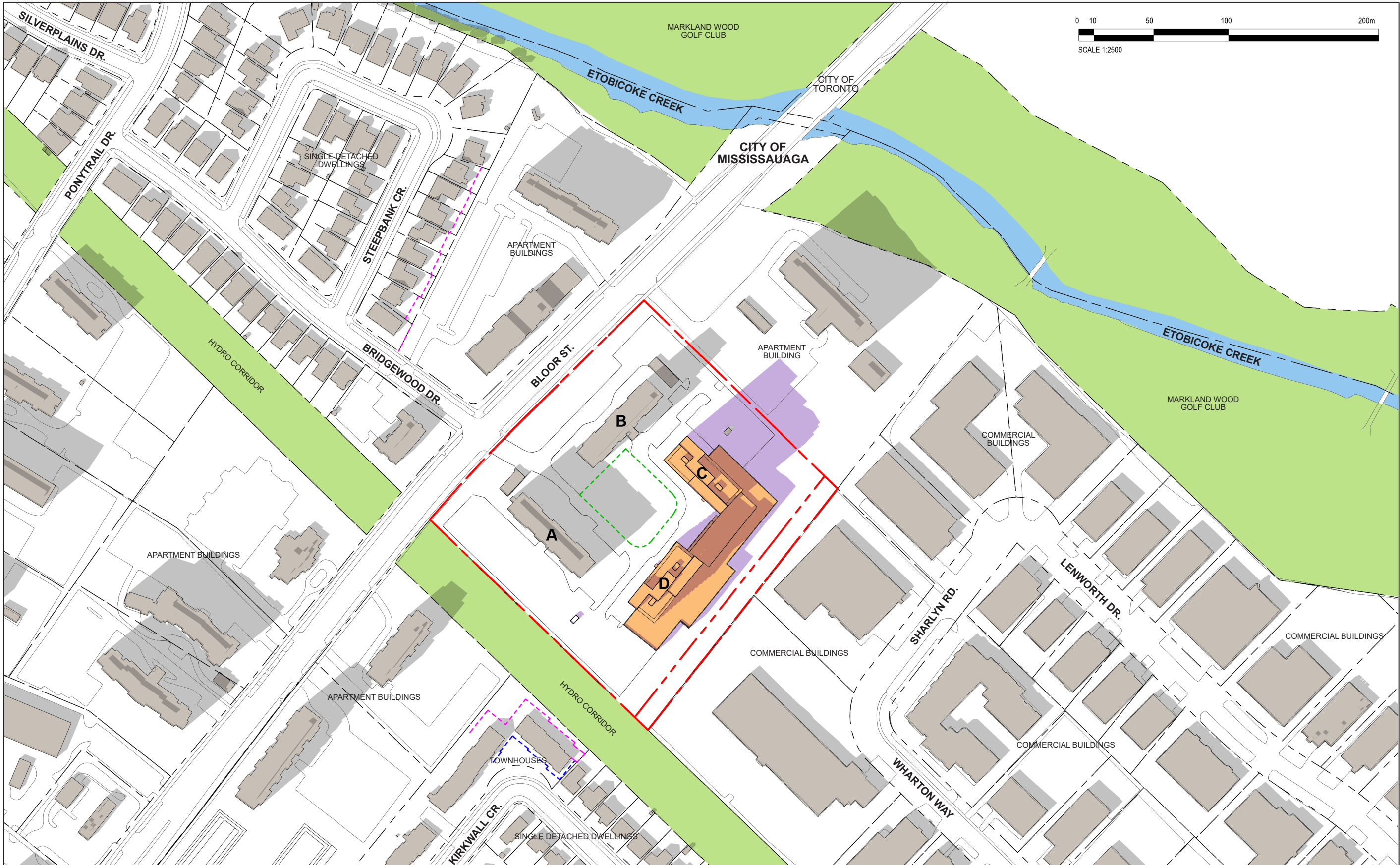
BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:  
—————



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





True North

**LEGEND**

**SHADOWS**

PROPOSED

EXISTING

**BUILDINGS**

PROPOSED

EXISTING

**CONTEXT**

GROUND

PARKS / OPEN SPACE

WATER

**SUBJECT SITE:** ————

**CONTEXT SITE:** ————

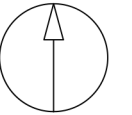
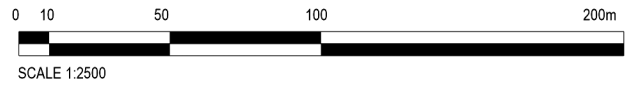
**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

September 21 - 3.12 pm EDT Solar Noon + 2h





### LEGEND

#### SHADOWS

- PROPOSED
- EXISTING

#### BUILDINGS

- PROPOSED
- EXISTING

#### CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ————

CONTEXT SITE: ————

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

September 21 - 4.12 pm EDT Solar Noon + 3h

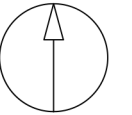
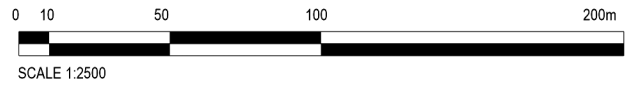


### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





### LEGEND

#### SHADOWS

- PROPOSED
- EXISTING

#### BUILDINGS

- PROPOSED
- EXISTING

#### CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ————

CONTEXT SITE: ————

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

September 21 - 5.12 pm EDT Solar Noon + 4h

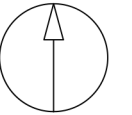
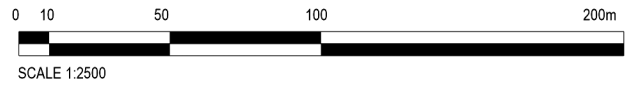


### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ———

CONTEXT SITE: ———

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

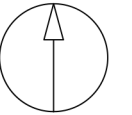
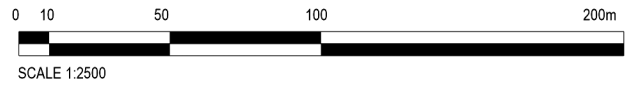
September 21 - 5.48 pm EDT Sunset - 1.5h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ————

CONTEXT SITE: ————

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

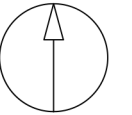
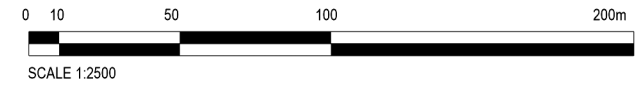
September 21 - 7.18 pm EDT Sunset



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





#### LEGEND

##### SHADOWS

- PROPOSED
- EXISTING

##### BUILDINGS

- PROPOSED
- EXISTING

##### CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ———

CONTEXT SITE: ———

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

December 21 - 7.49 am EST Sunrise

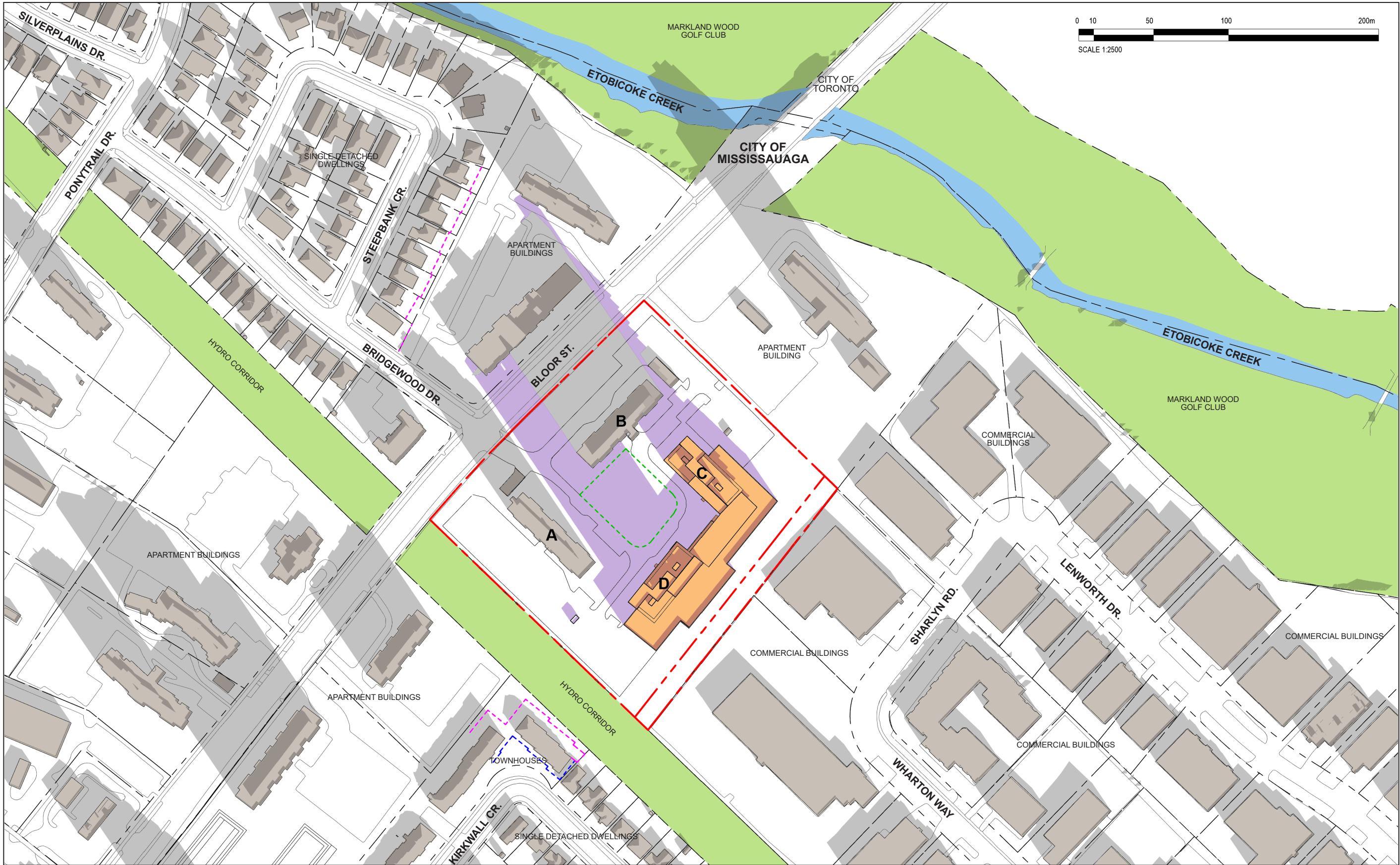


#### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303





True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:** ————

**CONTEXT SITE:** ————

**RESIDENTIAL PRIVATE OUTDOOR AMENITY SPACES:** - - - - -

**PROPOSED OUTDOOR AMENITY AREA:** - - - - -

**BUILDING FACES TO ALLOW FOR THE POSSIBILITY OF USING SOLAR ENERGY:** - - - - -

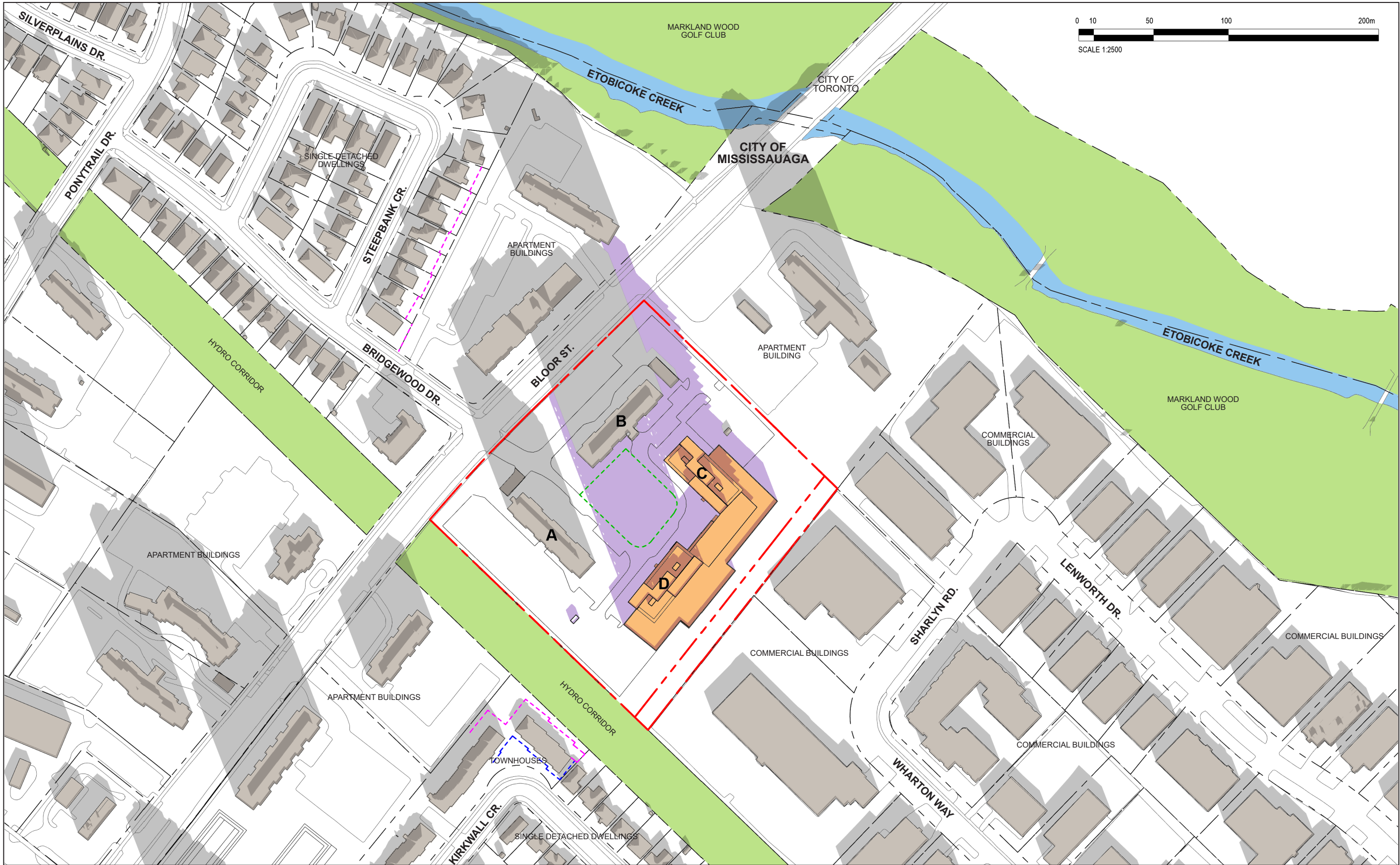
December 21 - 9.19 am EST Sunrise + 1.5h



**TOP VIEW SHADOW STUDY**  
 1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
 Project No: 120303





December 21 - 10.17 am EST Solar Noon - 2h

True North

LEGEND

SHADOWS

PROPOSED

EXISTING

BUILDINGS

PROPOSED

EXISTING

CONTEXT

GROUND

PARKS / OPEN SPACE

WATER

SUBJECT SITE:

CONTEXT SITE:

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

**TOP VIEW SHADOW STUDY**  
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303

36





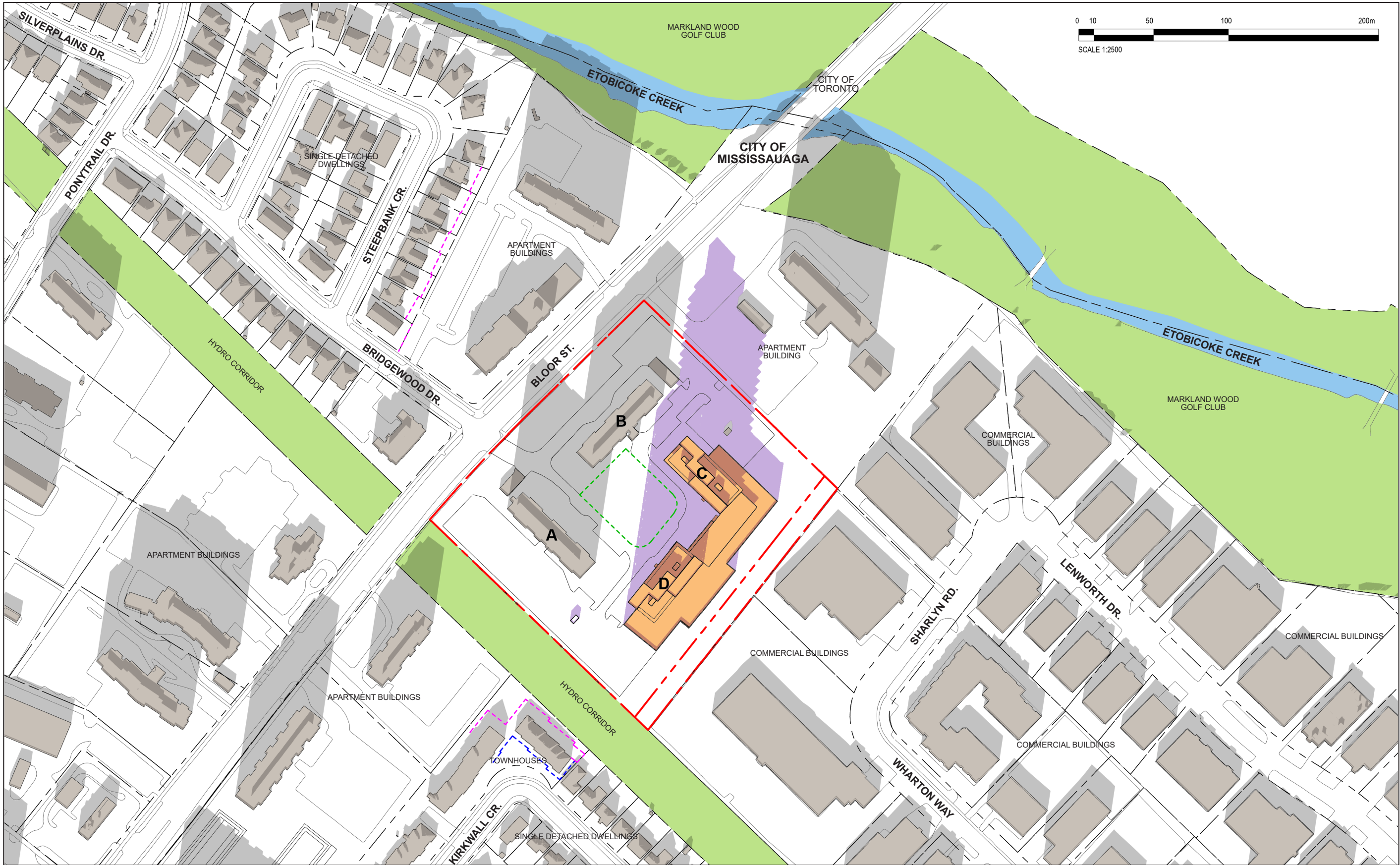
December 21 - 11.17 am EST Solar Noon - 1h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





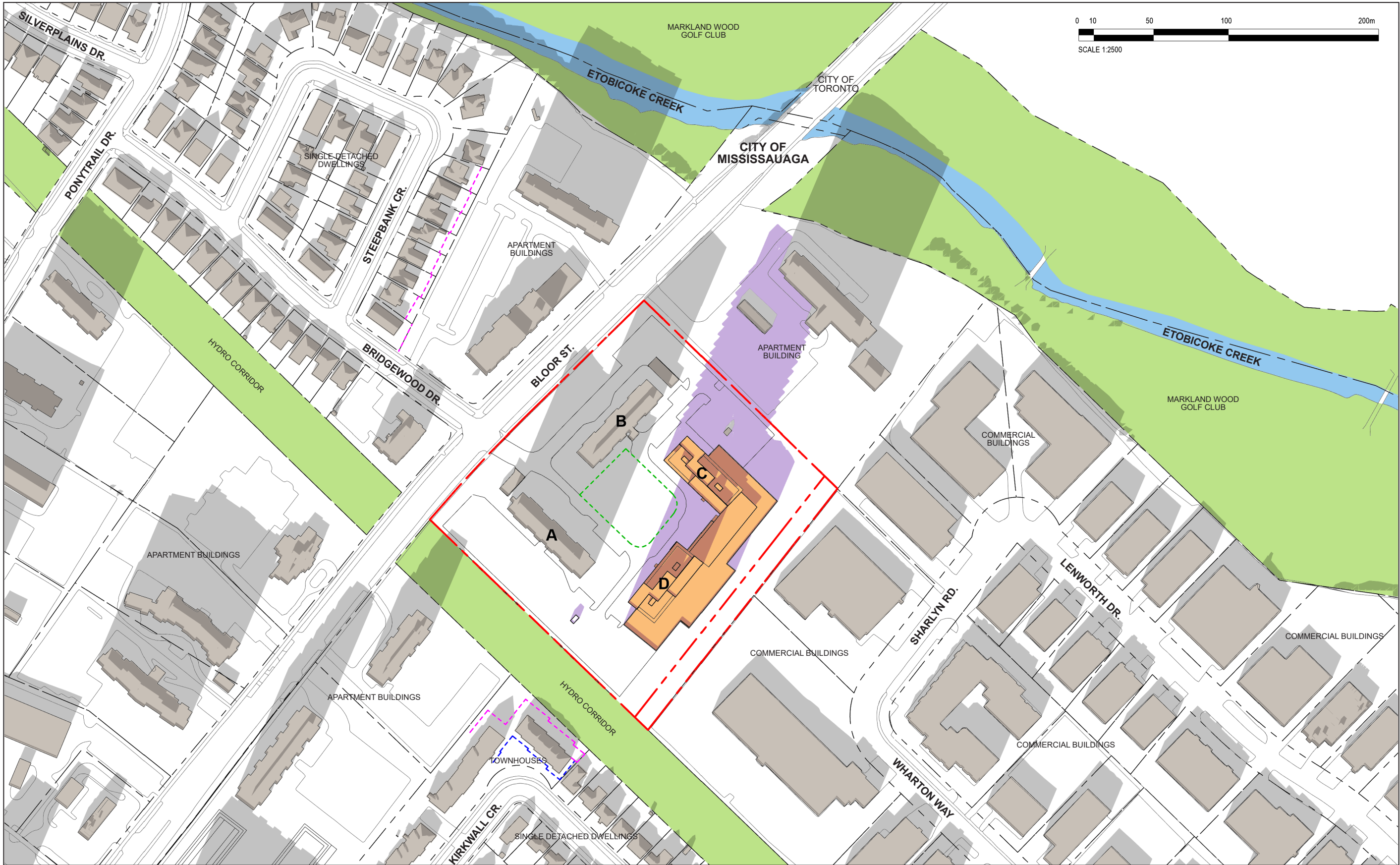
December 21 - 12.17 pm EST Solar Noon



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303



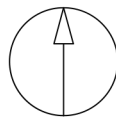


December 21 - 1.17 pm EST Solar Noon + 1h



**TOP VIEW SHADOW STUDY**  
1840-1850 BLOOR ST., MISSISSAUGA, ON

Date: FEBRUARY 14, 2020  
Project No: 120303



True North

**LEGEND**

**SHADOWS**

- PROPOSED
- EXISTING

**BUILDINGS**

- PROPOSED
- EXISTING

**CONTEXT**

- GROUND
- PARKS / OPEN SPACE
- WATER

**SUBJECT SITE:**

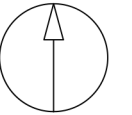
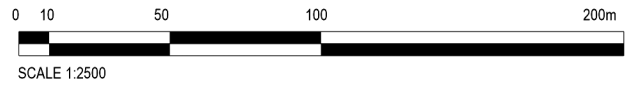
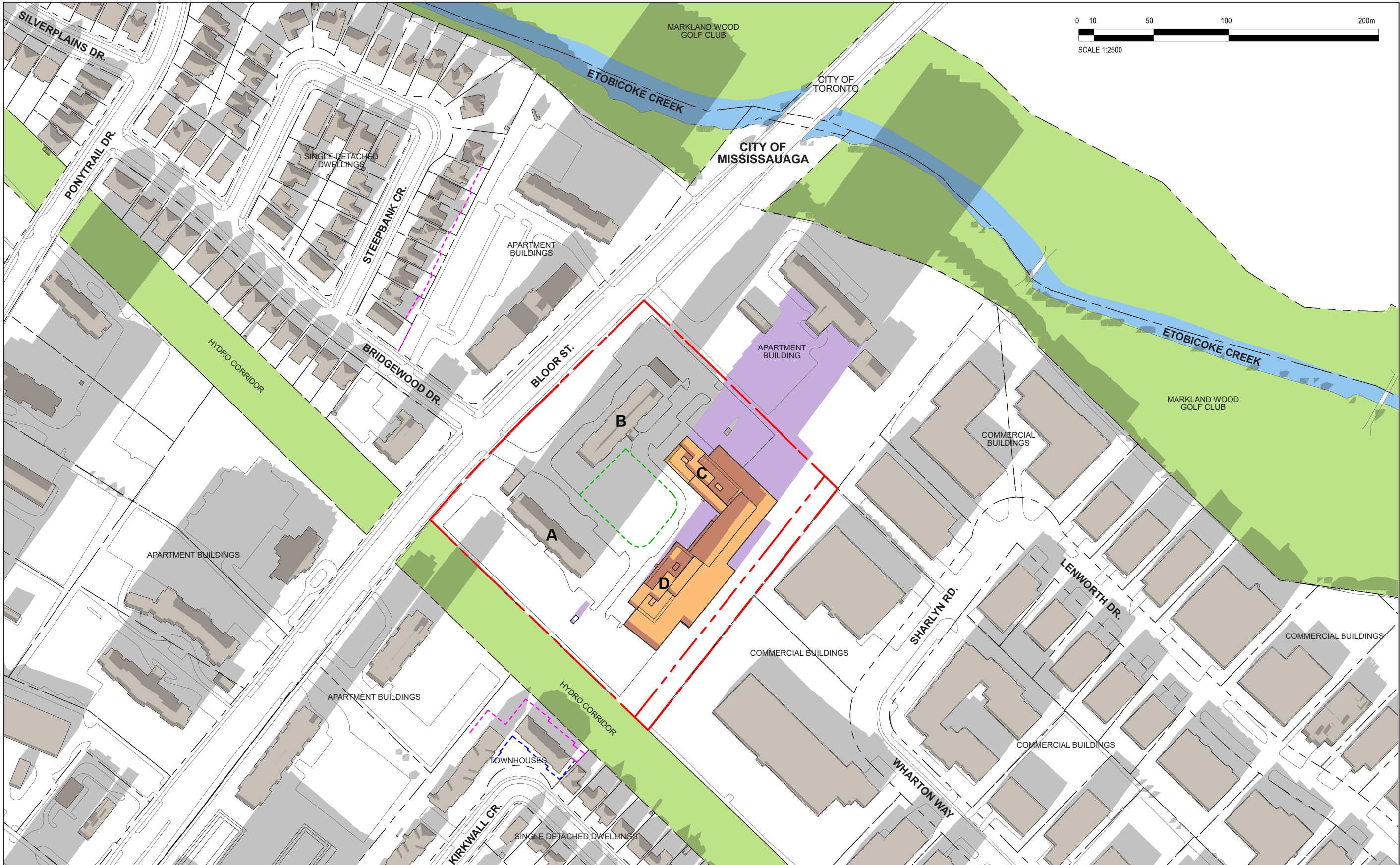
**CONTEXT SITE:**

**RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:**

**PROPOSED OUTDOOR AMENITY  
AREA:**

**BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:**





#### LEGEND

##### SHADOWS

- PROPOSED
- EXISTING

##### BUILDINGS

- PROPOSED
- EXISTING

##### CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ————

CONTEXT SITE: ————

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA:

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY:

December 21 - 2.17 pm EST Solar Noon + 2h



#### TOP VIEW SHADOW STUDY

1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





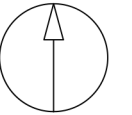
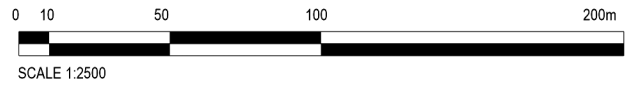
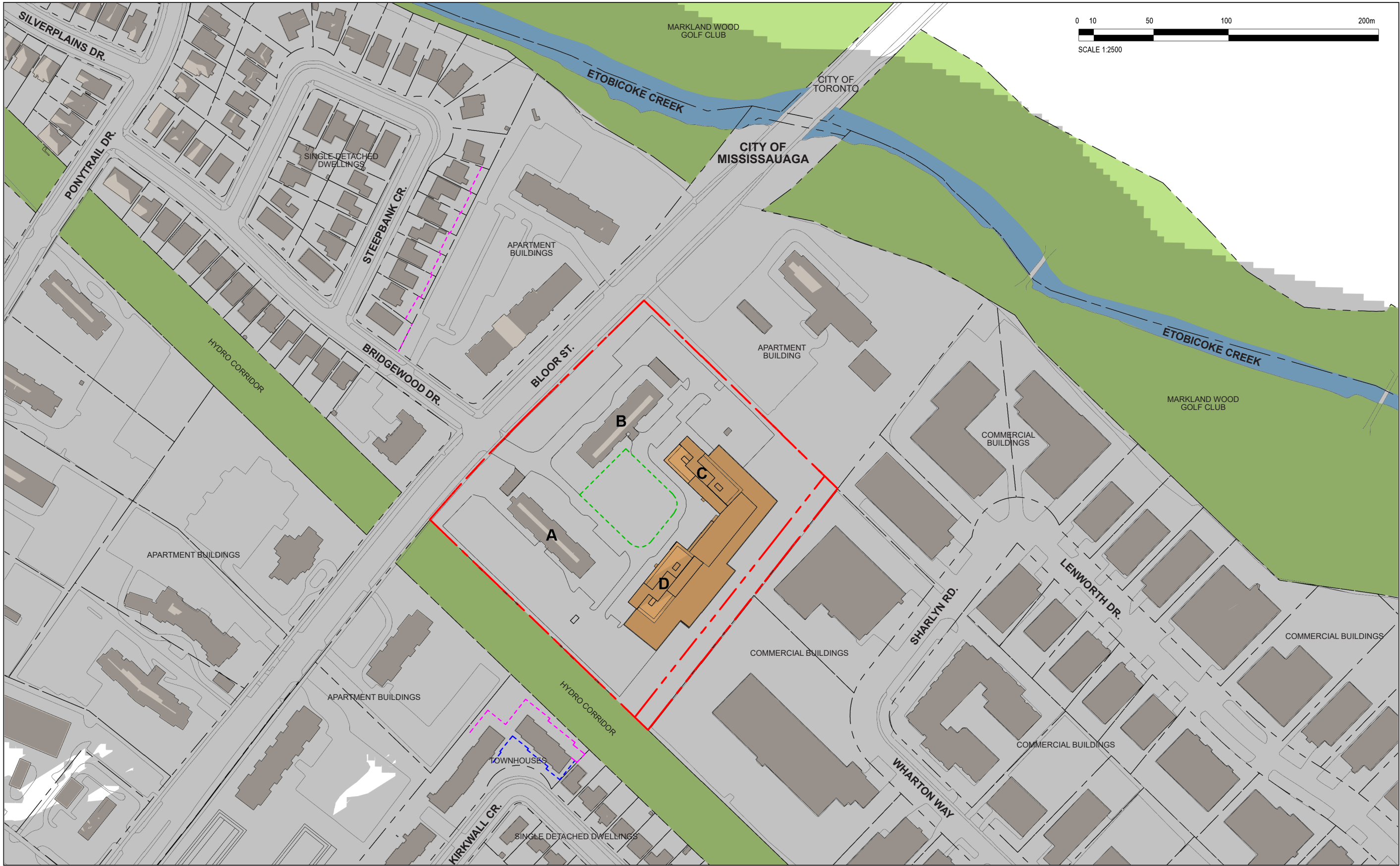
December 21 - 3.15 pm EST Sunset – 1.5h



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303





**LEGEND**

SHADOWS

- PROPOSED
- EXISTING

BUILDINGS

- PROPOSED
- EXISTING

CONTEXT

- GROUND
- PARKS / OPEN SPACE
- WATER

SUBJECT SITE: ---

CONTEXT SITE: ---

RESIDENTIAL PRIVATE  
OUTDOOR AMENITY SPACES:

PROPOSED OUTDOOR AMENITY  
AREA: ---

BUILDING FACES TO ALLOW  
FOR THE POSSIBILITY OF  
USING SOLAR ENERGY: ---

**December 21 - 4.45 pm EST Sunset**



**TOP VIEW SHADOW STUDY**  
1840 -1850 BLOOR ST., MISSISSAUGA. ON

Date: FEBRUARY 14, 2020  
Project No: 120303