



405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729 WWW.RAWDESIGN.CA

**RE: 958 East Ave Mississauga -  
Shadow Study Justification**

27 March, 2020

Shadow Studies have been conducted for this project located at 43°34'18.4"N 79°33'48.8"W as derived from Google Maps geolocation of property boundaries.

Astronomical North is determined by Surveyor Young & Young Surveying Inc. in May 2016 and Google Maps.

Base plan from Survey; surrounding context derived from Google Maps.

As the project is still within preliminary design stages, this shadow study will serve to demonstrate general findings, which will be refined throughout design development. We do not anticipate any major changes in the building height, location, or massing that may affect the shadow impacts.

Detailed description and assessment as follows (section numbers correspond to *Mississauga's Urban Design Terms of Reference – Standards for Shadow Studies June 2014*):

### **3.1 Criteria: Residential Private Outdoor Amenity Spaces**

Shadow impacts from proposed development does not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates: June 21<sup>st</sup>, September 21<sup>st</sup>. The criteria is met if there is shadow impact for no more than two consecutive hourly test times within the space between the exterior wall of the dwelling that abuts the amenity space and the line of impact assessment ("No Impact Zone").

#### **Assessment:**

Criteria is met for Residential Private Outdoor Amenity Spaces. There are no Residential Private Outdoor Amenity Spaces affected by the proposed development.

### **3.2 Criteria: Communal Outdoor Amenity Areas**

Shadow impacts from proposed development should allow for full sun on areas such as children's play areas, school yards, tot lots, park features such as sandboxes and wading pools, outdoor amenity areas used by seniors and those associated with commercial and employment areas at least half the time, or 50% sun coverage all the time, on each of the following dates: June 21<sup>st</sup>, September 21<sup>st</sup>, December 21<sup>st</sup>. The criteria is met if the "sun access factor" is at least 50% or 0.5 on each of the test dates ( $As(ave)/AT = 0.5$  or more)

#### **Assessment:**

Criteria is met for existing Communal Outdoor Amenity Areas. There are no Communal Outdoor Amenity Areas affected by the proposed development.

### **3.3 Criteria: Public Realm**

#### Mixed Use, Commercial, Employment and High-Density Residential Streets

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21<sup>st</sup> for a total of at least 5 hours that must include the 2 hour period between 12:12pm and 2:12pm and an additional 2 hour period from either 9:12am to 11:12am or from 3:12pm to 5:12pm.

#### Low and Medium Density Streets



Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21<sup>st</sup> for a total of at least 4 hours between 9:12am and 11:12am and between 3:12pm and 5:12pm.

#### Public Open Spaces, Parks and Plazas

Developments should be designed to provide a sun access factor of at least 50% on public open spaces, parks and plazas on September 21<sup>st</sup>.

#### **Assessment:**

##### Mixed Use, Commercial, Employment and High Density Residential Streets

Criteria is met for Mixed Use, Commercial, Employment and High Density Residential Streets (Lakeshore Road East). Full sunlight is on the opposite boulevard including the full width of the sidewalk during the above required hours.

##### Low and Medium Density Streets

Criteria is met for Low and Medium Density Residential Streets (East Avenue). Full sunlight is on low and medium density streets including the full width of the sidewalk during the above required hours.

##### Public Open Spaces, Parks and Plazas

Criteria is met for Public Open Spaces, Parks, and Plazas (No public open spaces, parks, and plazas affected by the proposed development).

### **3.4 Criteria: Turf and Flower Gardens in Public Parks**

Proposed developments should allow for a minimum of 6 hours of direct sunlight on September 21<sup>st</sup>. Criteria is met if full sun is provided on any 7 test times on September 21, from 1.5 hours after sunrise to 1.5 hours before sunset.

#### **Assessment:**

Criteria are met for existing Public Parks. No new Public Parks are proposed.

### **3.5 Criteria: Building Faces to Allow for the Possibility of Using Solar Energy**

Shadow impacts from proposed developments should not exceed one hour in duration on roofs, front, rear, and exterior side walls of adjacent lower rise (one to four storeys) residential buildings on September 21<sup>st</sup>. Criteria is met if there is shadow impact for no more than two consecutive hourly test times in the “No Impact Zone” i.e. the space between the front, rear and exterior side walls of the adjacent low rise residential buildings and the respective lines of impact assessment.

#### **Assessment:**

Criteria is met. There is no shadow impact for more than two consecutive hourly test times in the “No Impact Zone.”



Yours Sincerely,

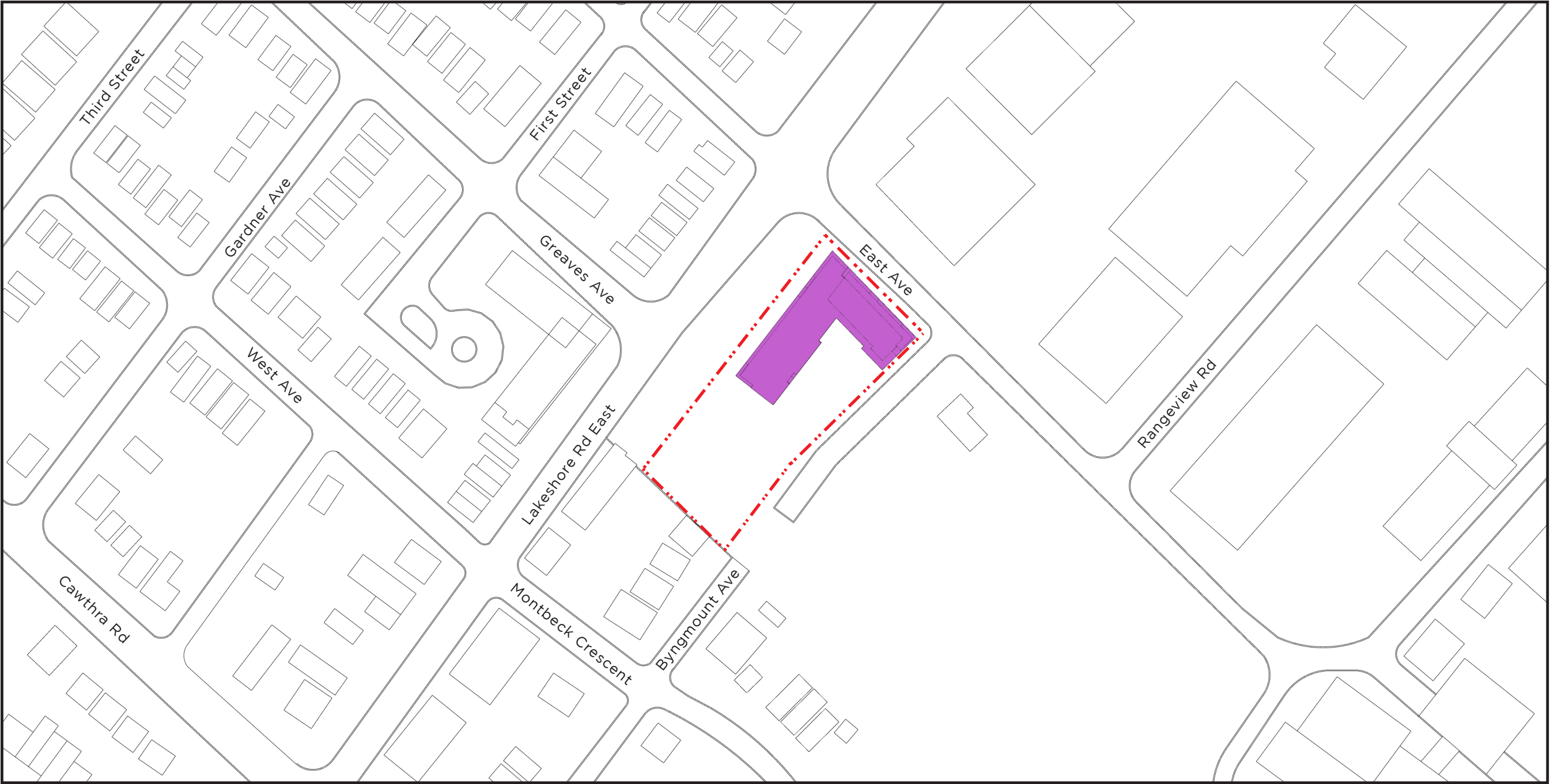
A handwritten signature in black ink, appearing to read 'Adrienne Hossfeld'.

**ADRIENNE HOSSFELD**

O [+1 416 599 9729](tel:+14165999729) x249



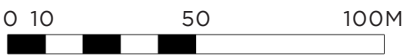
405-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
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43°34'18.4"N 79°33'48.8"W

PART OF LOTS 9 AND 10 CONCESSION 3  
SOUTH OF DUNDAS STREET  
(FORMERLY TOWNSHIP OF TORONTO, COUNTY OF PEEL)  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

SURROUNDING AREA FROM GOOGLE MAPS



-  Property Line
-  Proposed Building
-  Proposed Shadow

**SHADOW STUDIES**  
**19006**

958 East Ave  
Mississauga

DATE JANUARY 2020

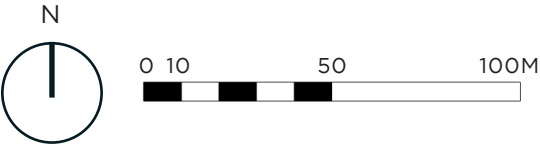





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7:07AM

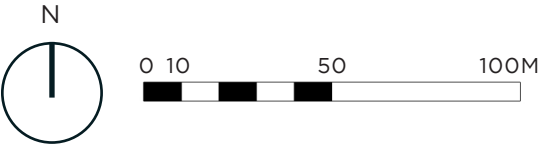





-  Property Line
-  Proposed Building
-  Proposed Shadow

JUNE 21



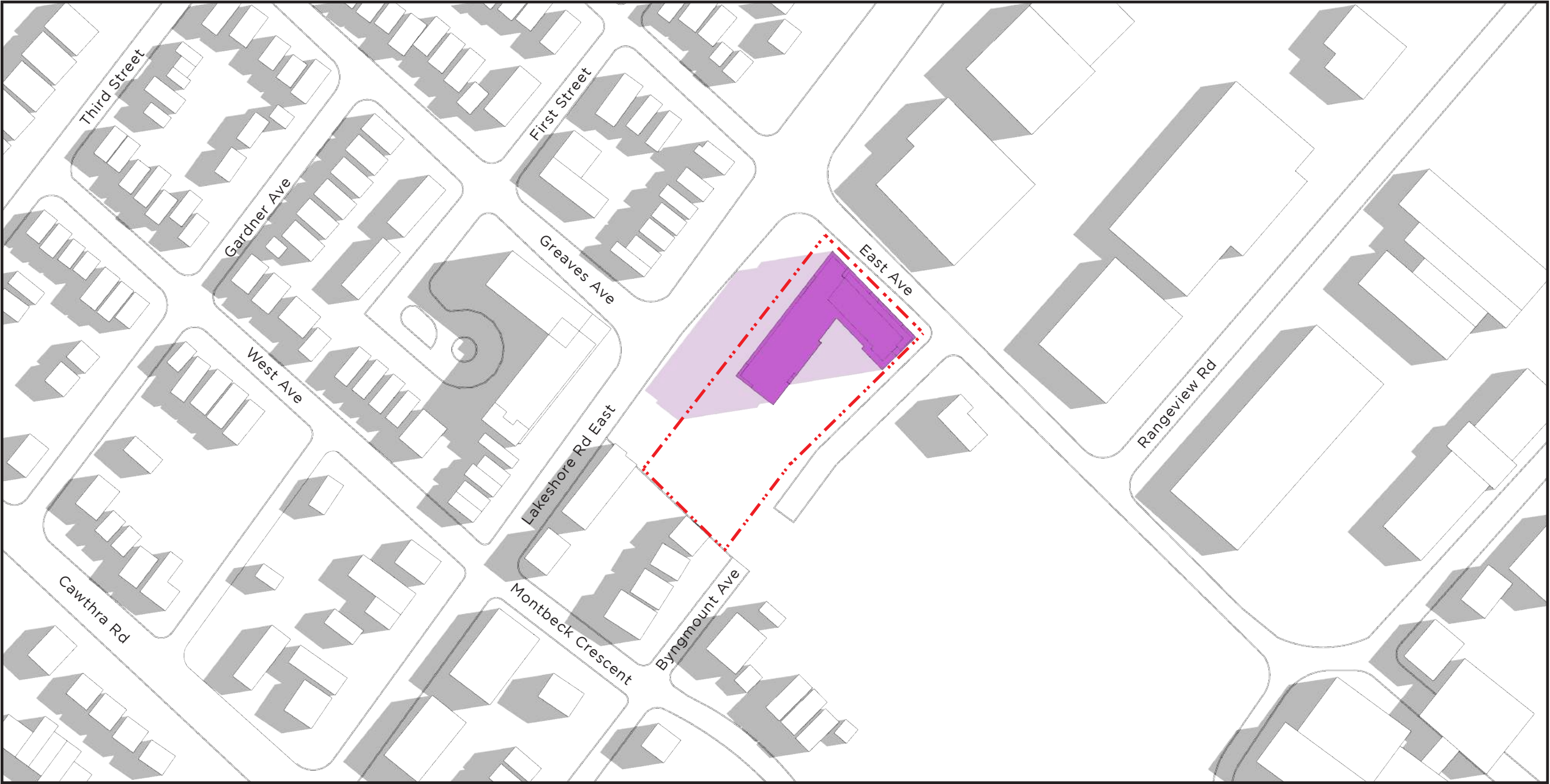
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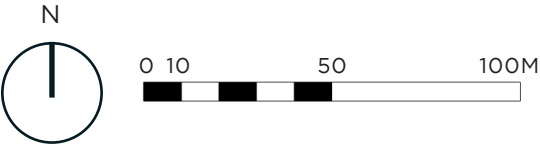
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-  Proposed Building
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JUNE 21



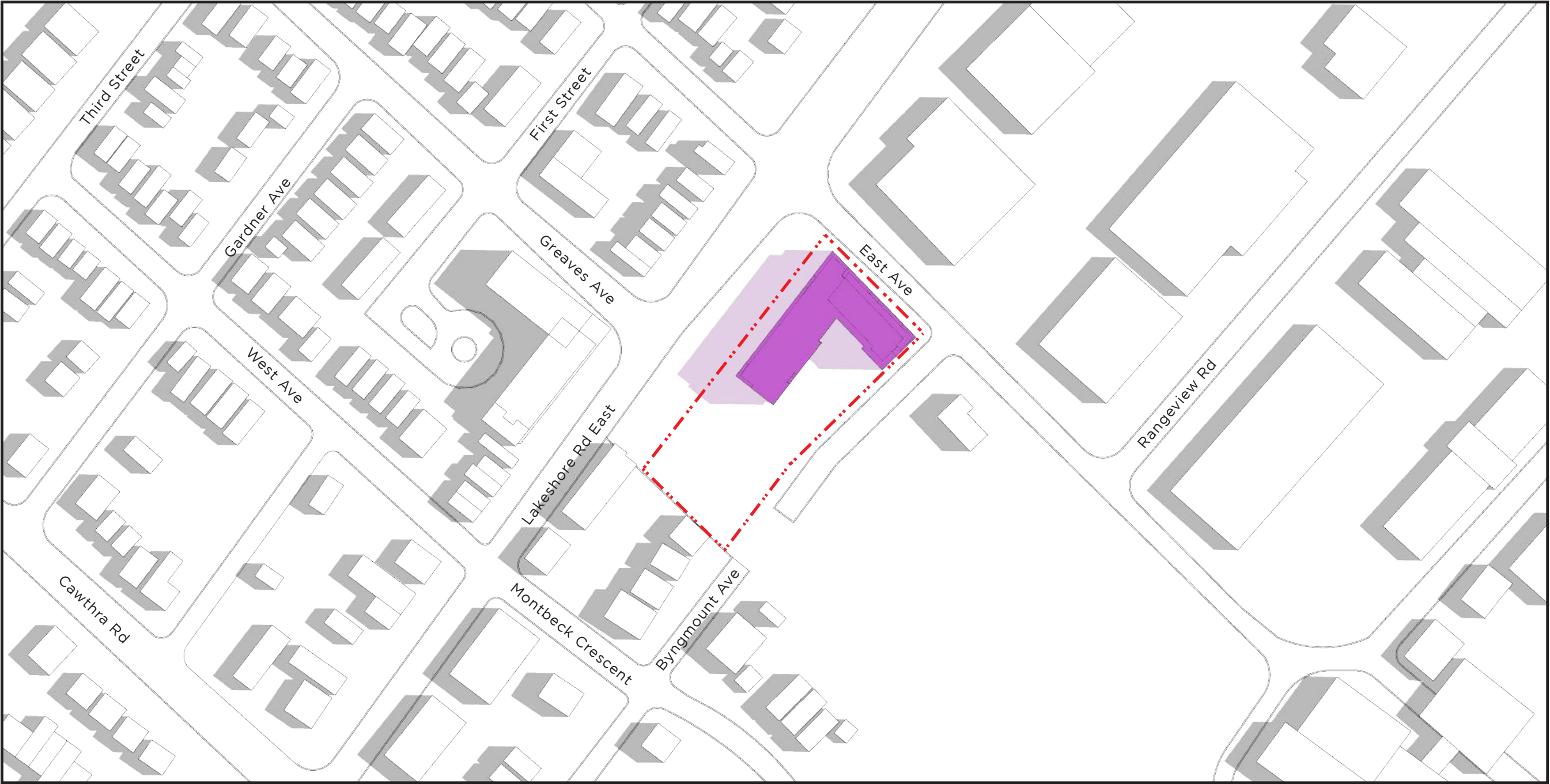


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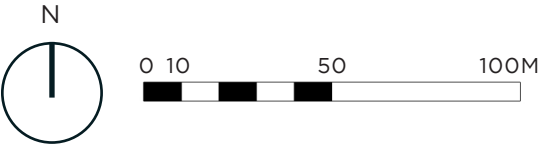





-  Property Line
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JUNE 21



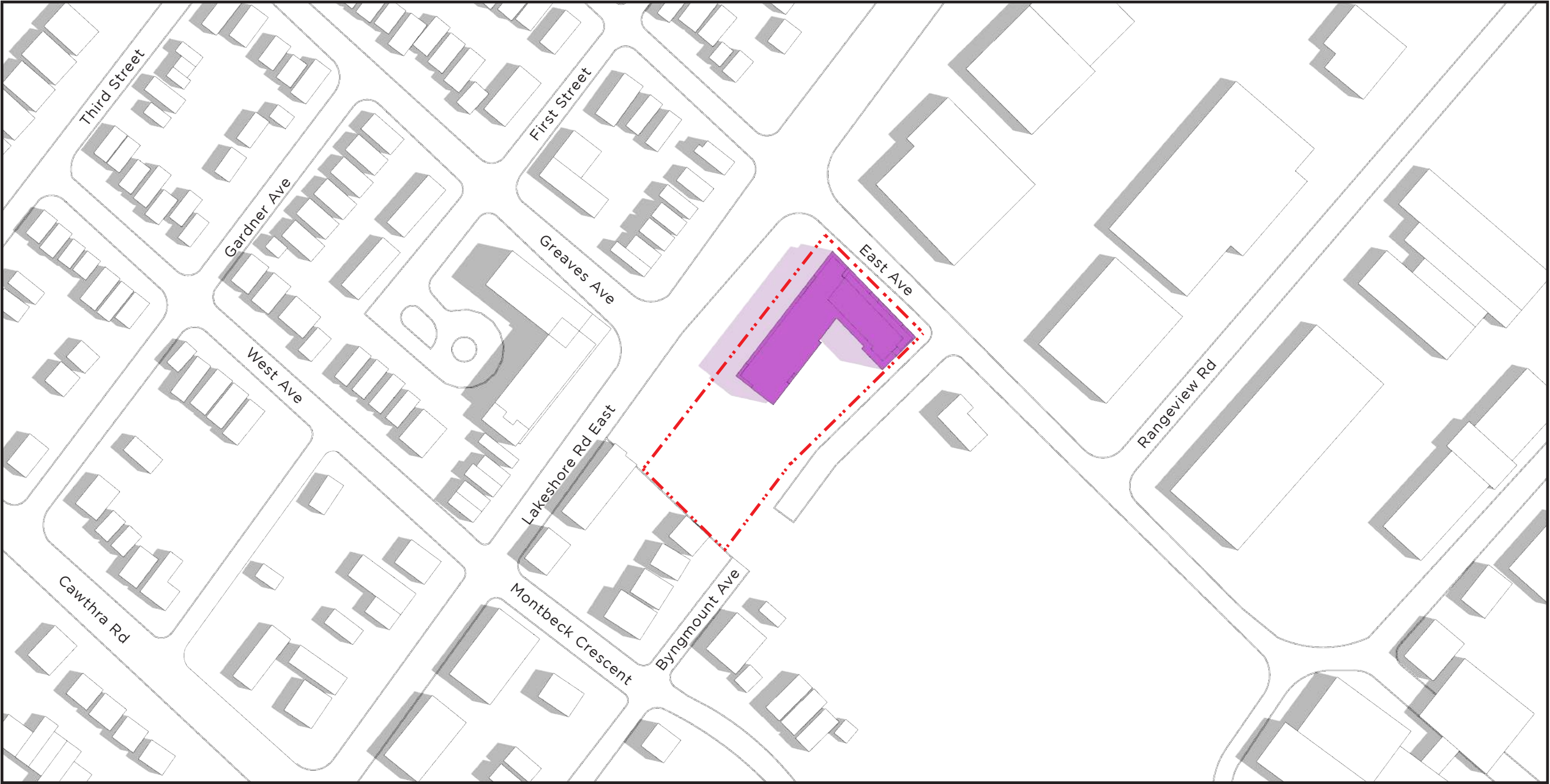
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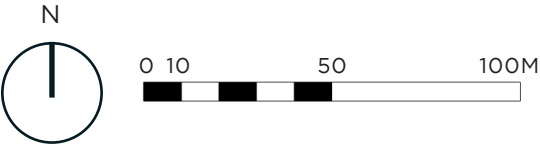
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JUNE 21



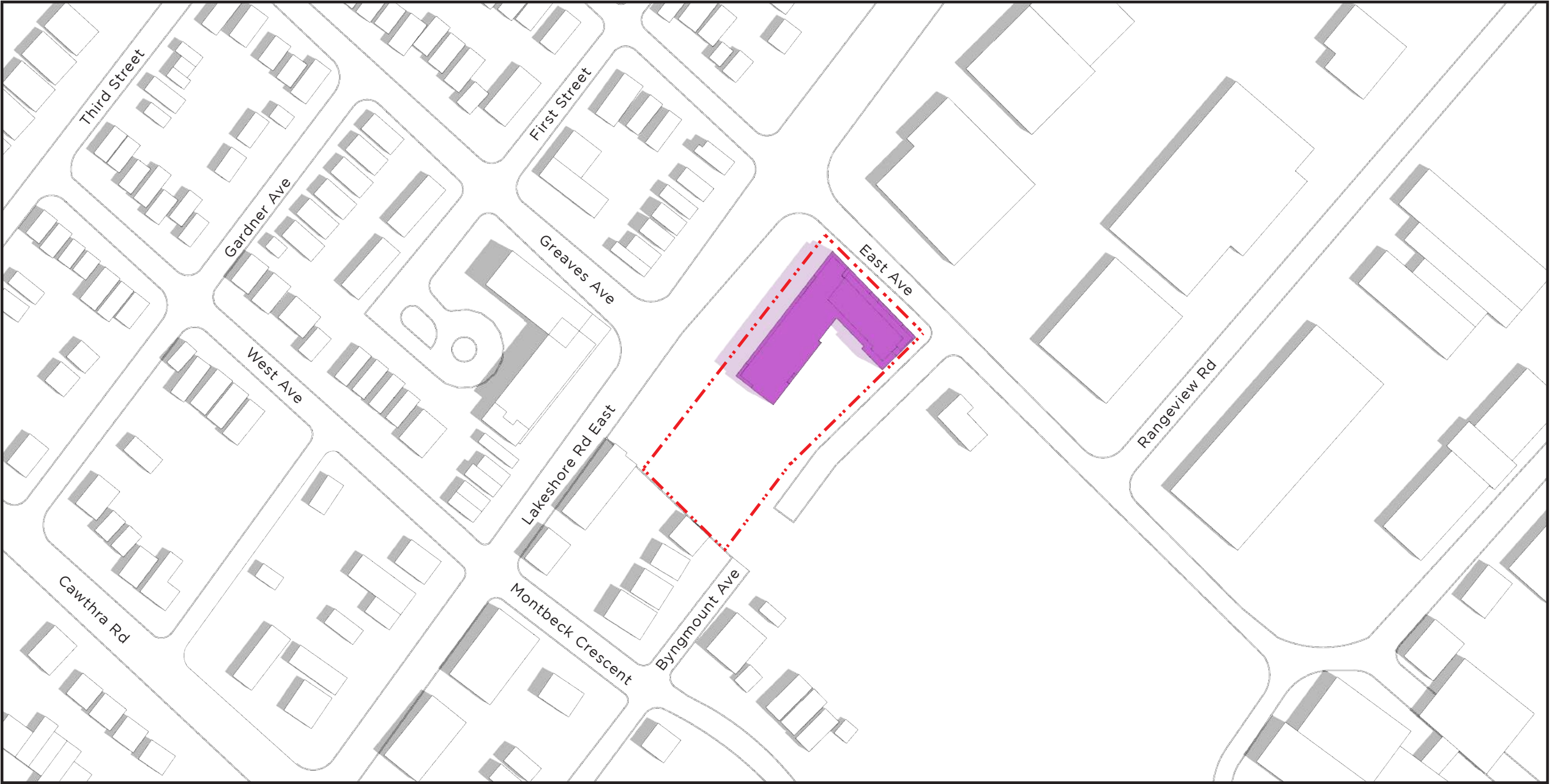


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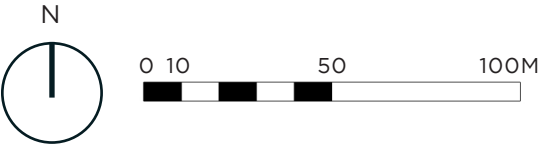





-  Property Line
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JUNE 21

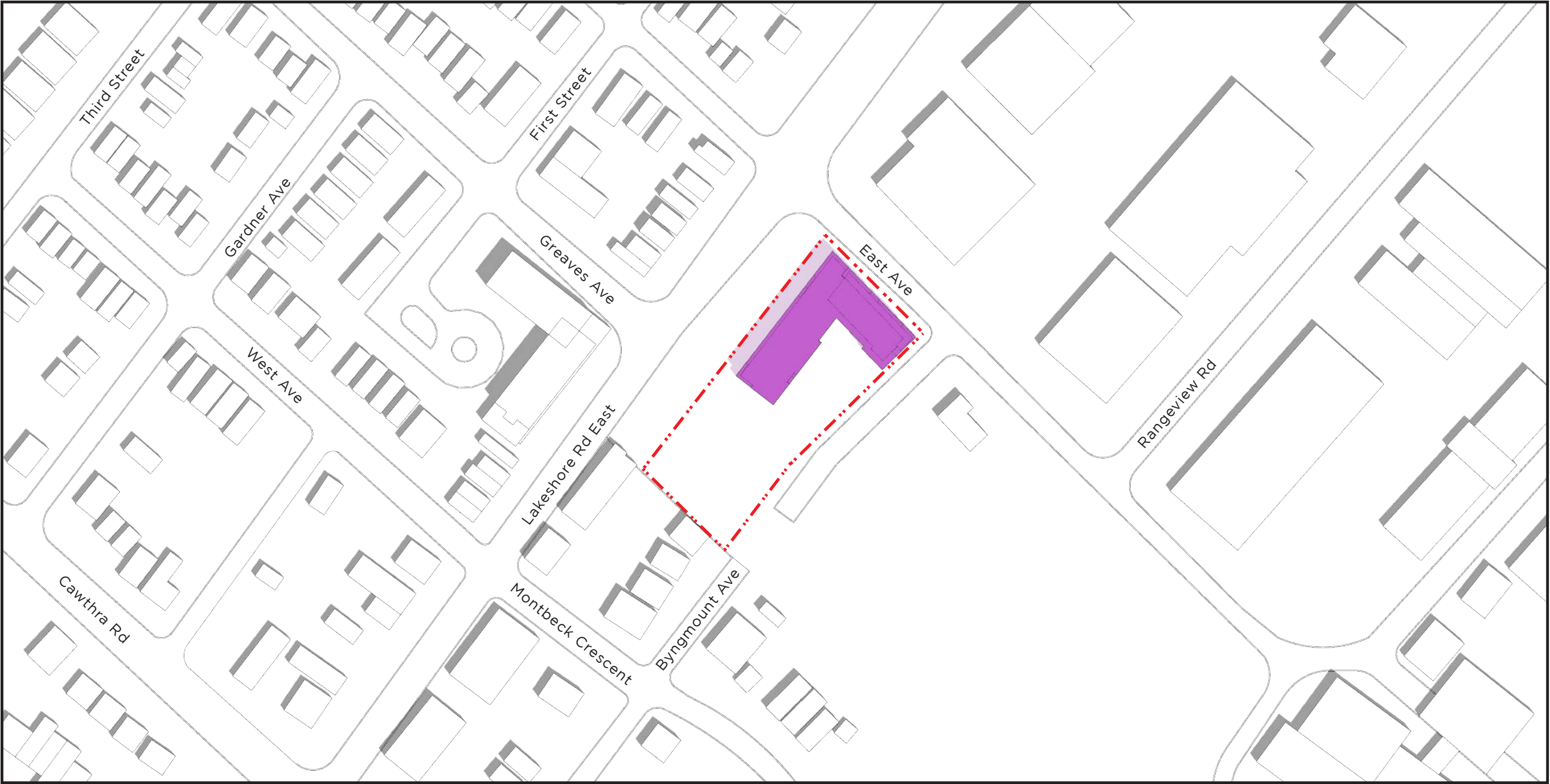


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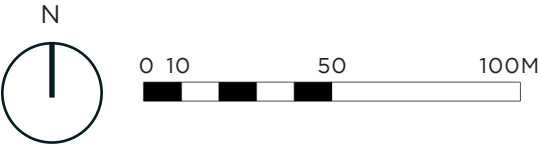





-  Property Line
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JUNE 21



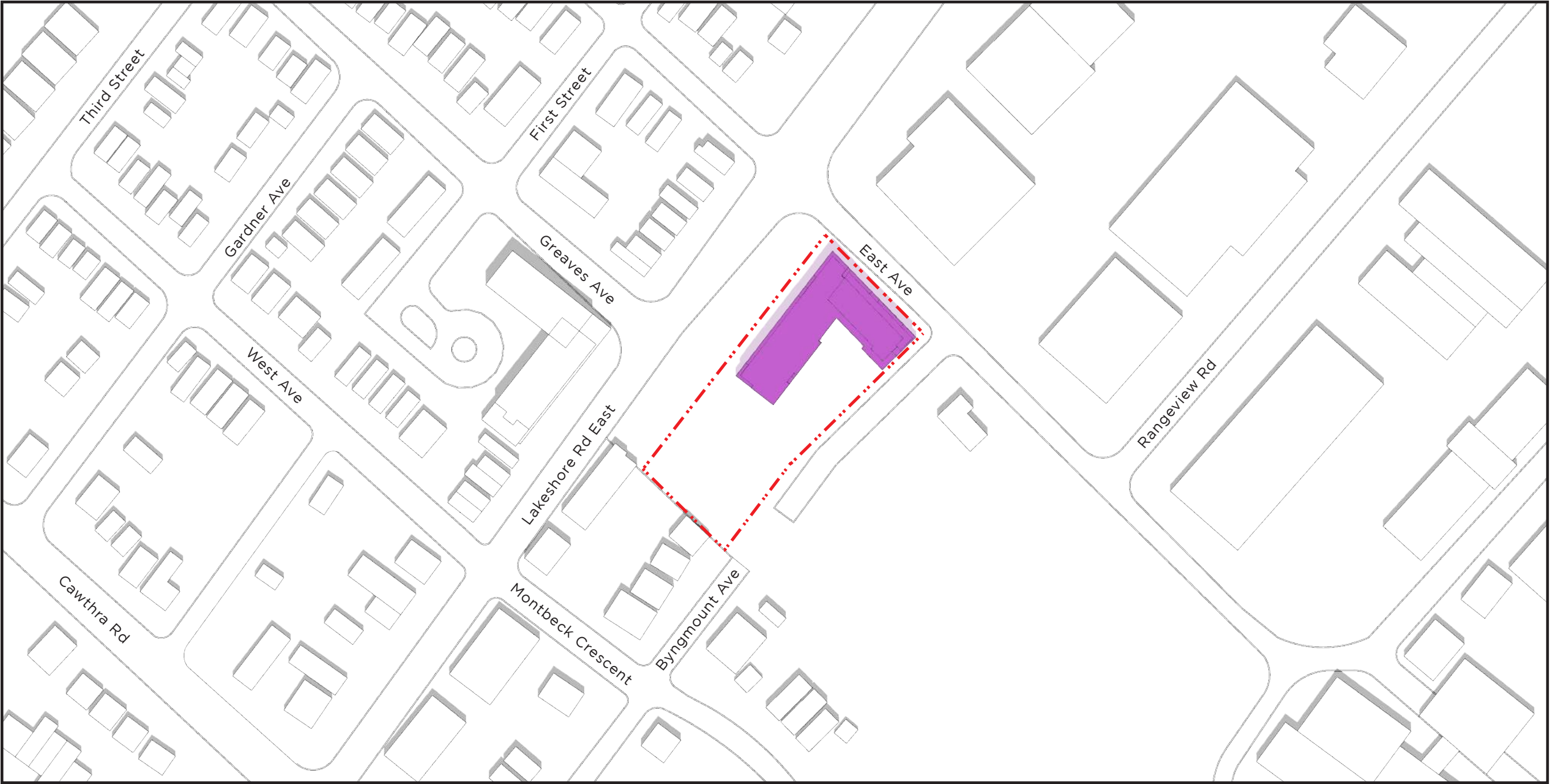
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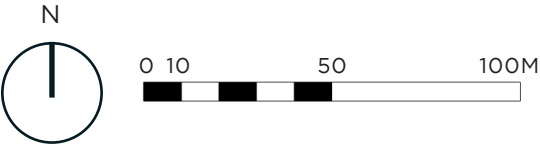
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JUNE 21





1:20PM



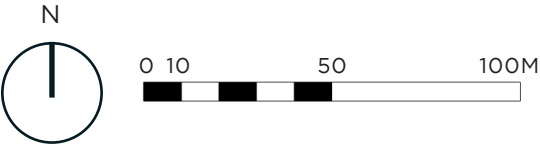
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JUNE 21



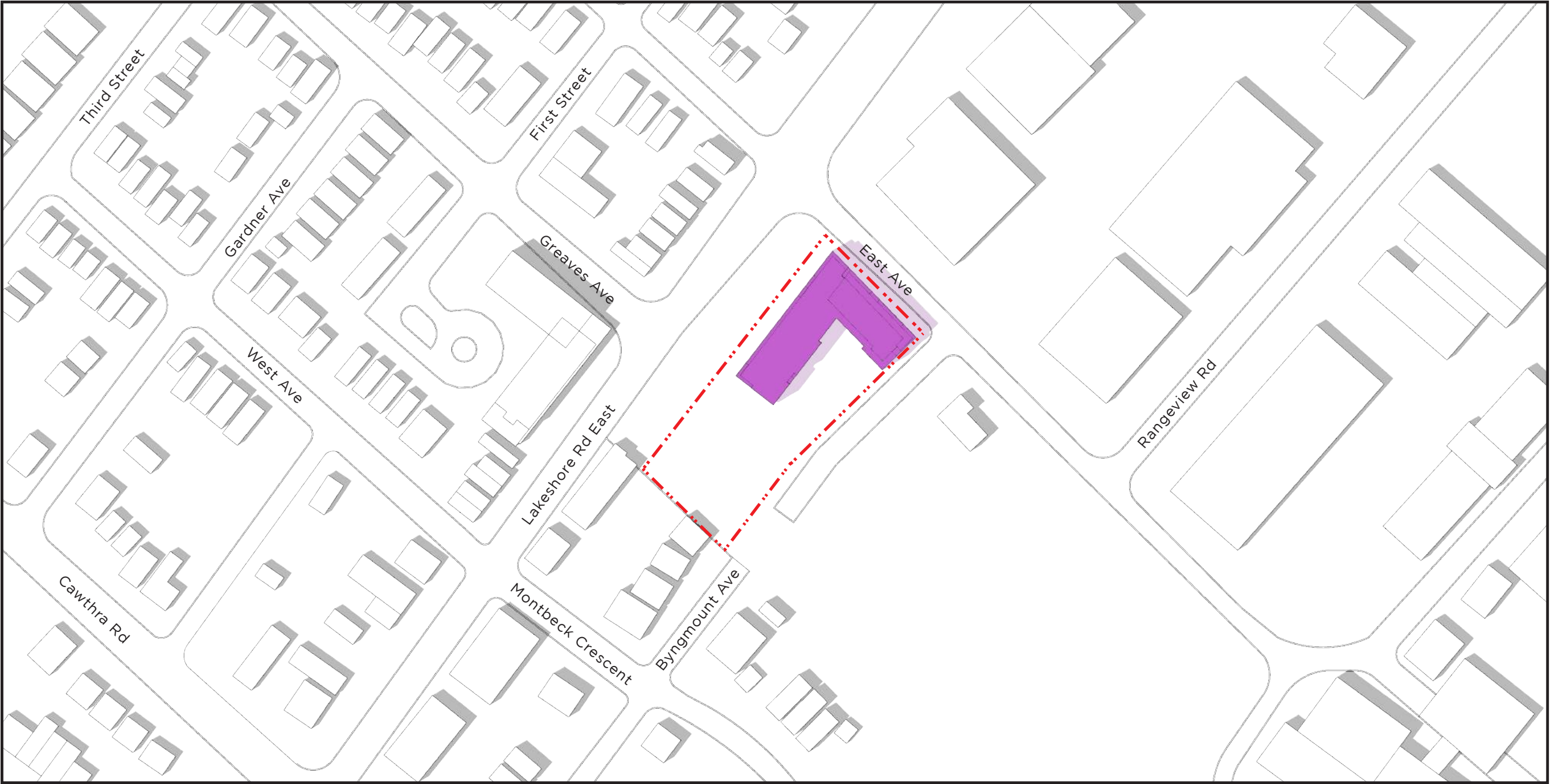


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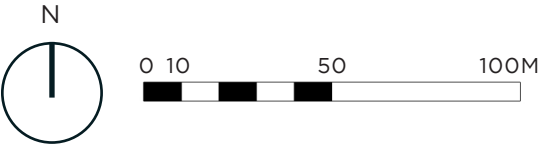





-  Property Line
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JUNE 21

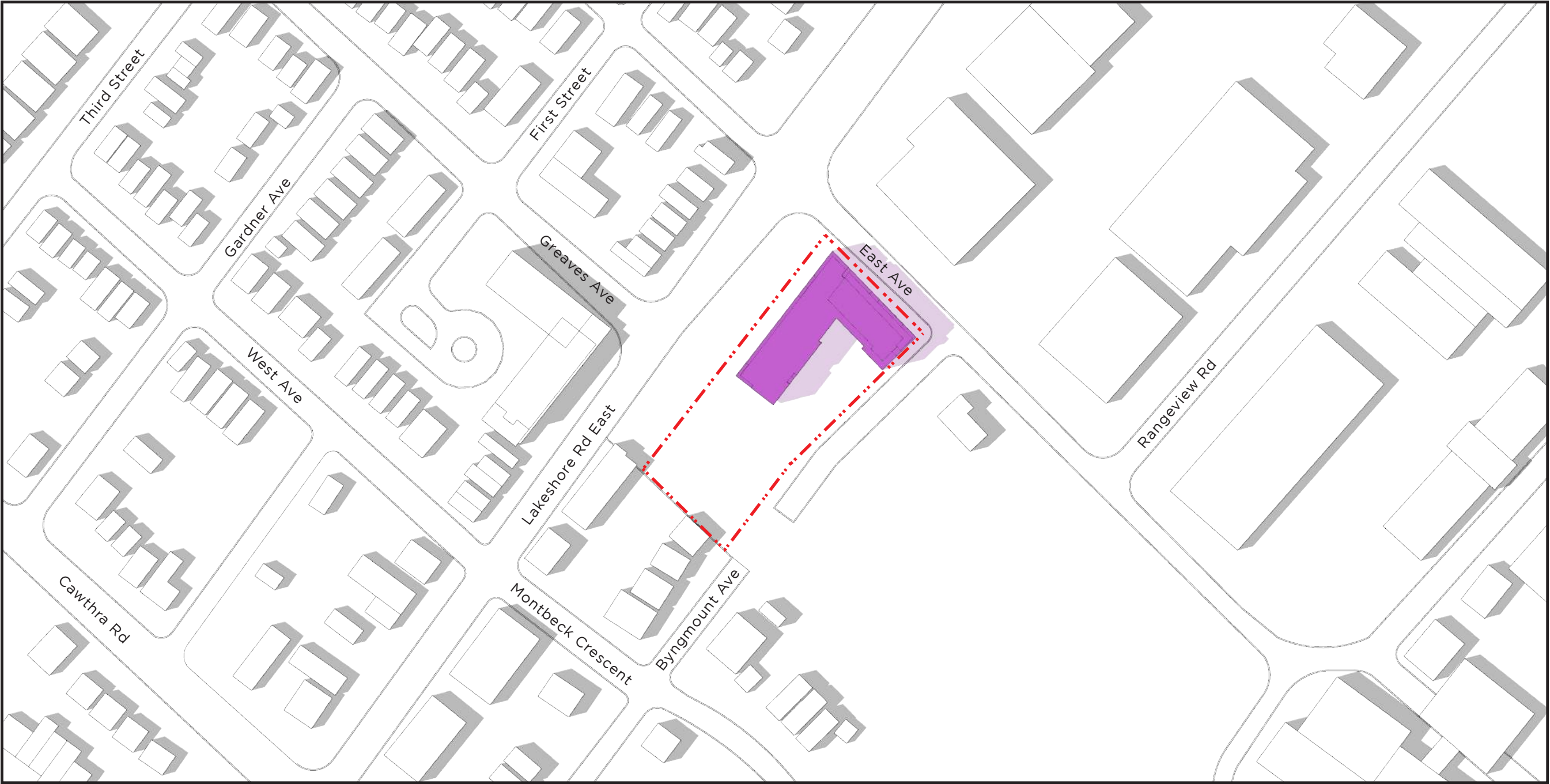


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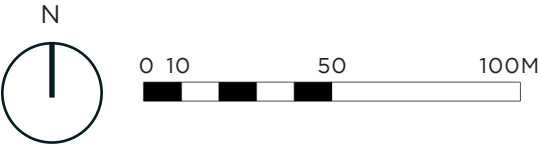





-  Property Line
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JUNE 21



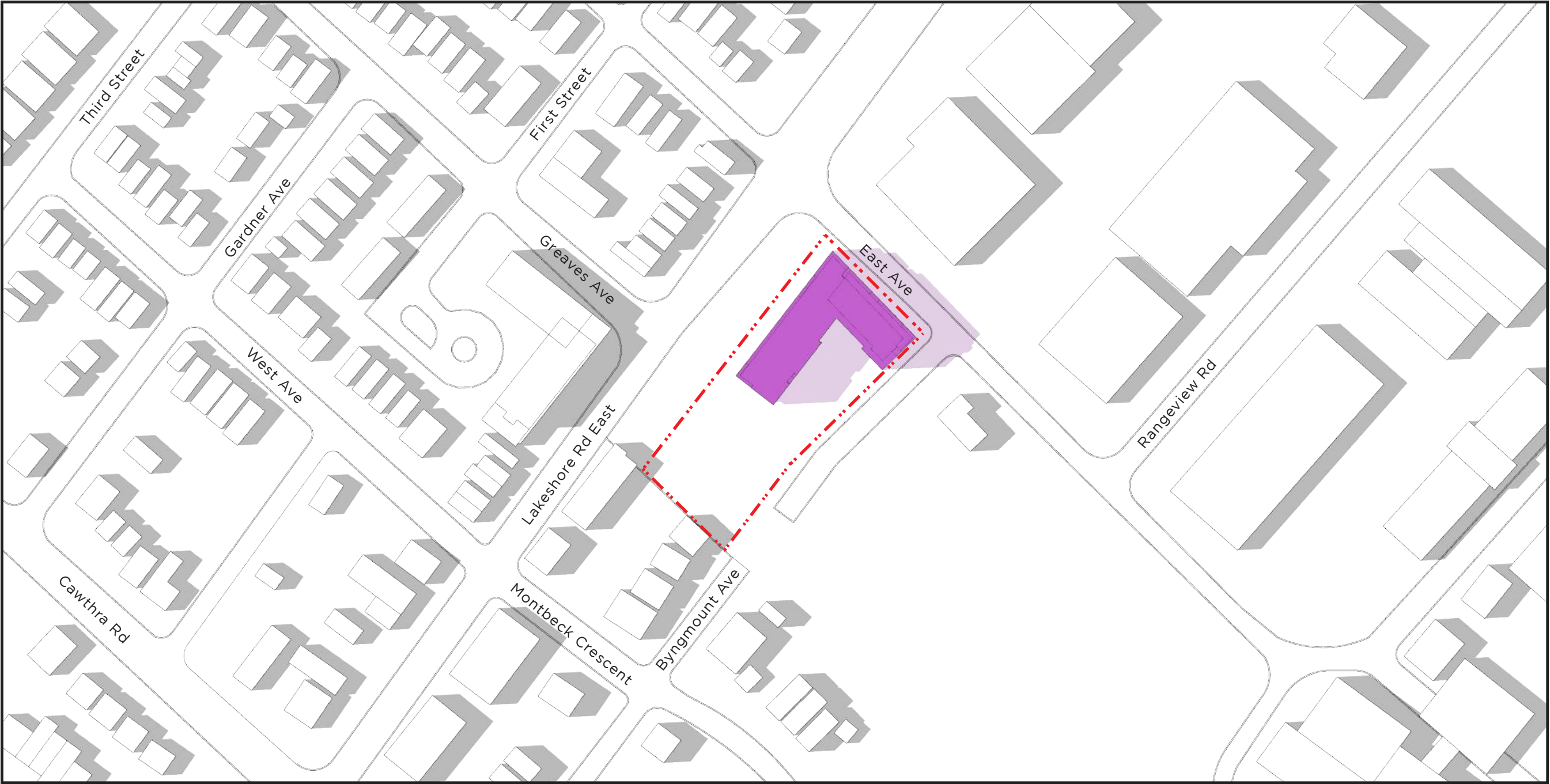
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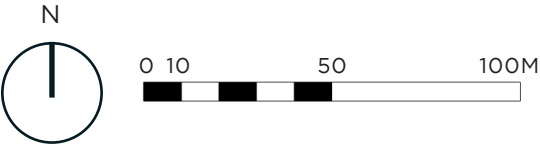
-  Property Line
-  Proposed Building
-  Proposed Shadow




JUNE 21



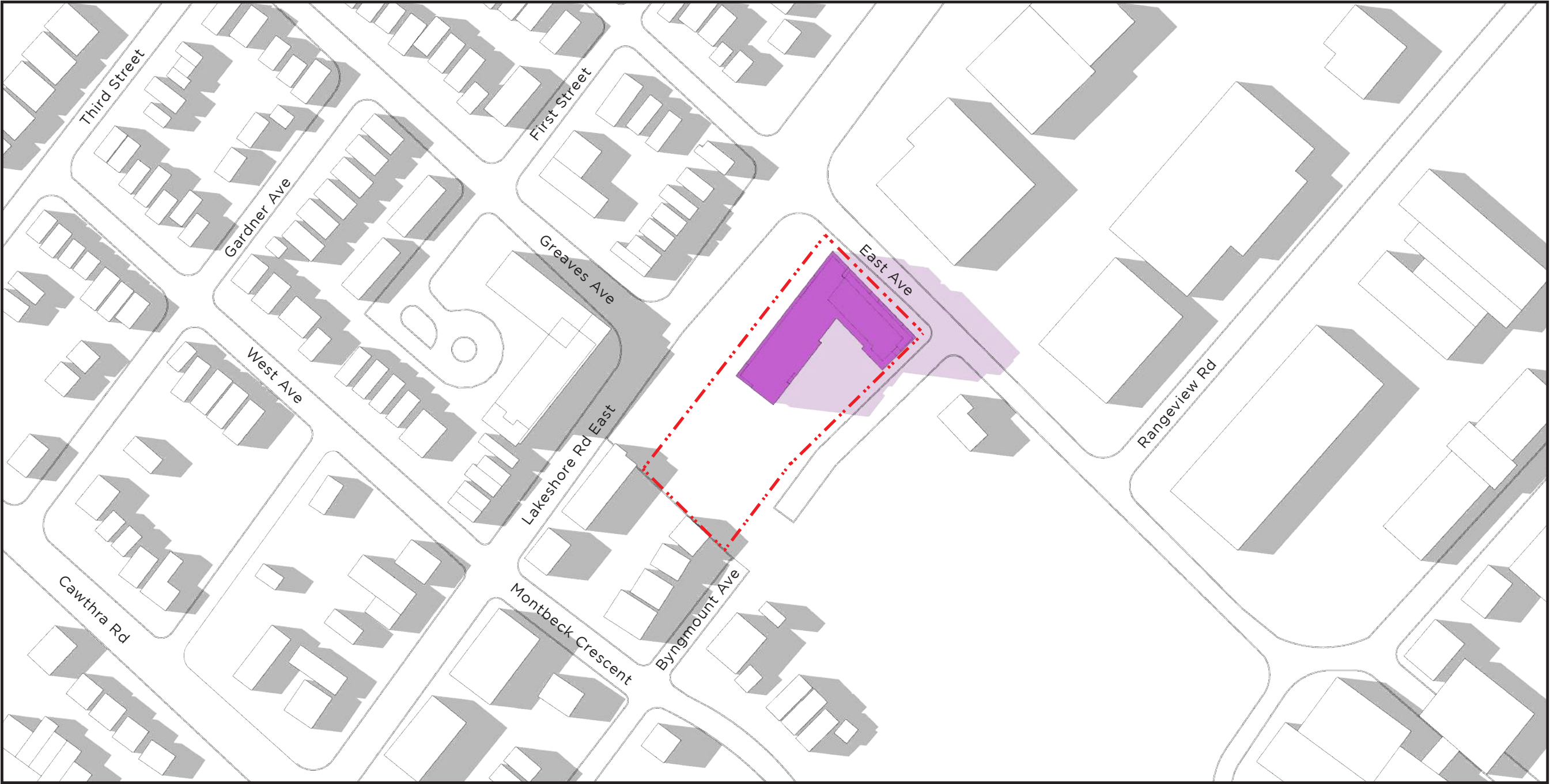


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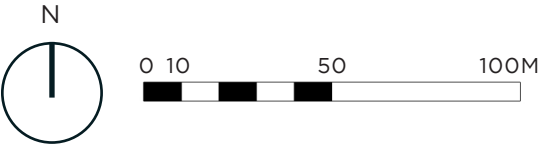





-  Property Line
-  Proposed Building
-  Proposed Shadow

JUNE 21



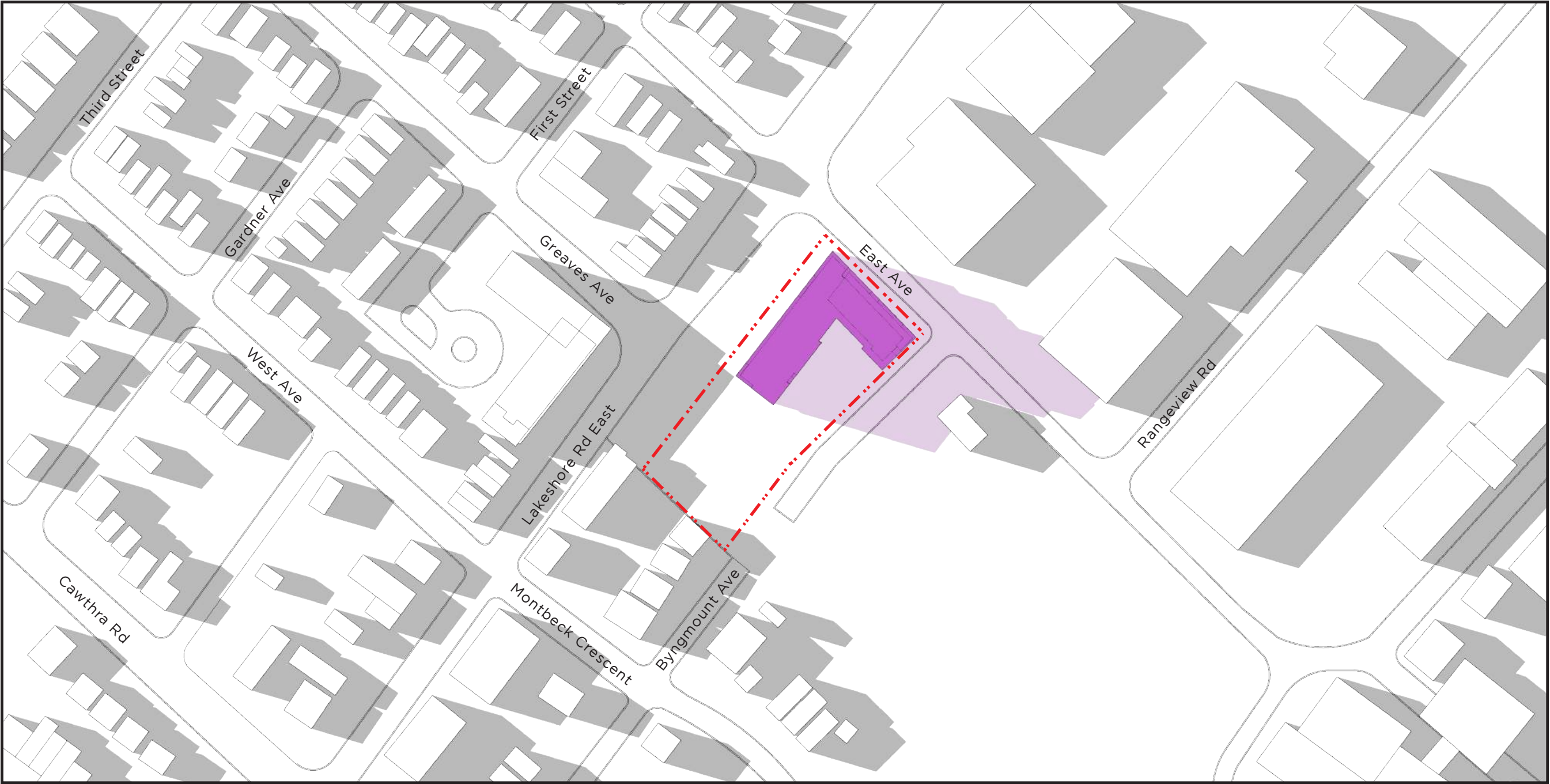
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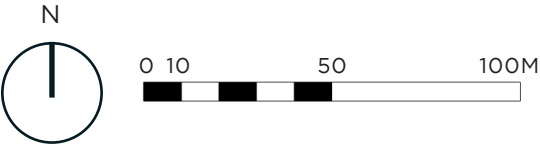
-  Property Line
-  Proposed Building
-  Proposed Shadow




JUNE 21





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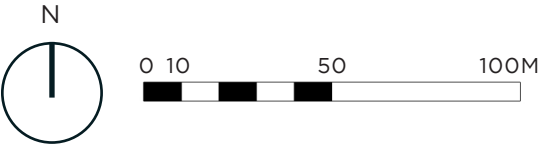





-  Property Line
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-  Proposed Shadow

JUNE 21



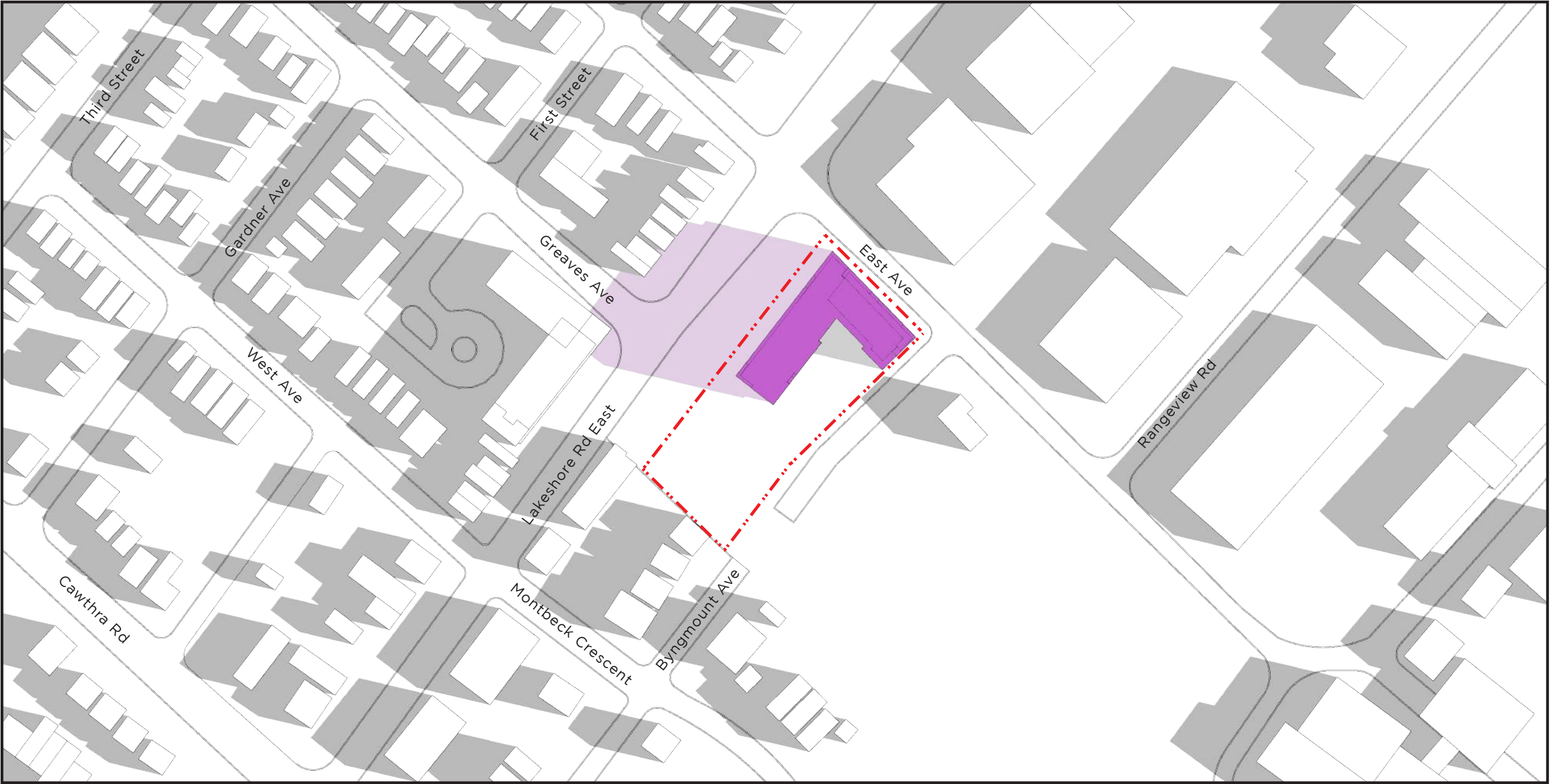
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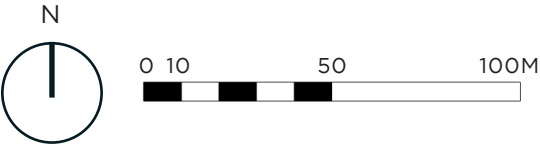
-  Property Line
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JUNE 21





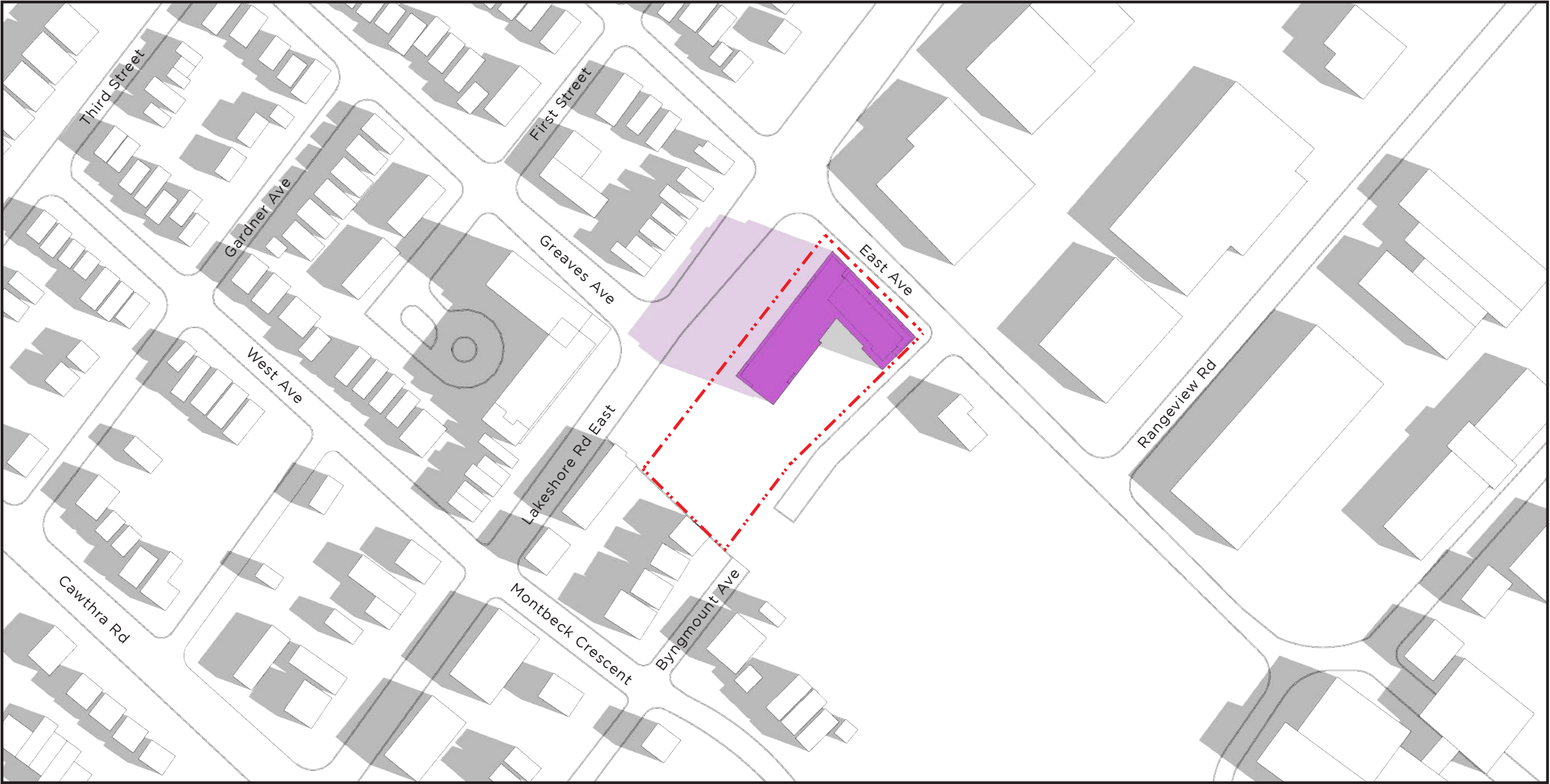
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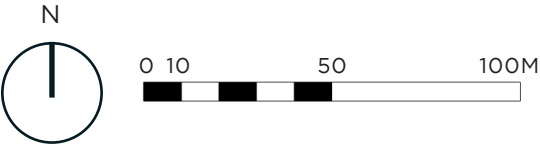
-  Property Line
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SEPTEMBER 21





9:12AM

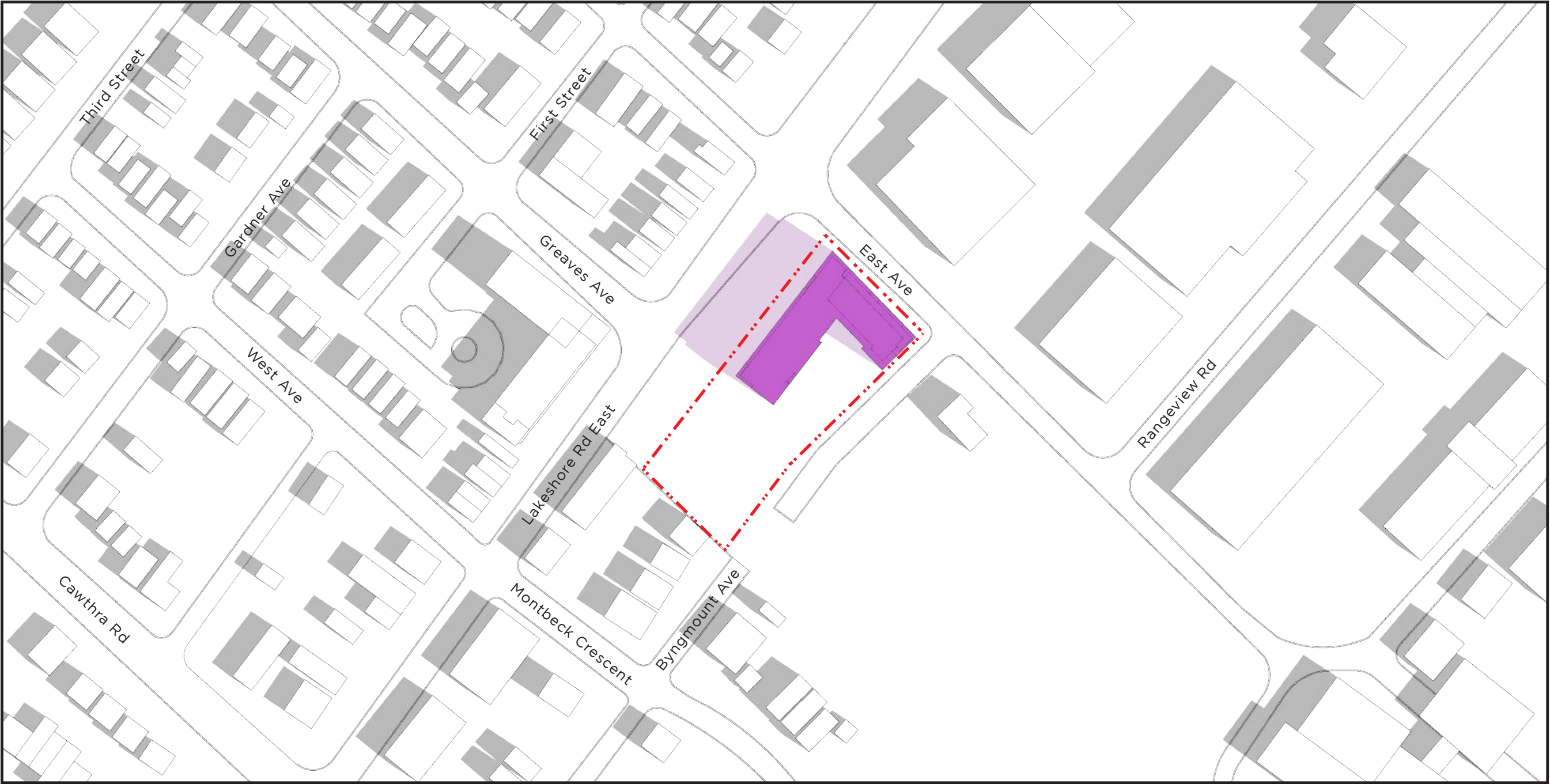


-  Property Line
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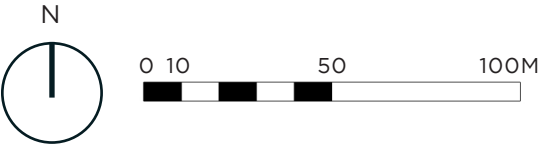
SEPTEMBER 21






**SHADOW STUDIES**  
19006 - 958 East  
Ave Mississauga  
**March 2020**



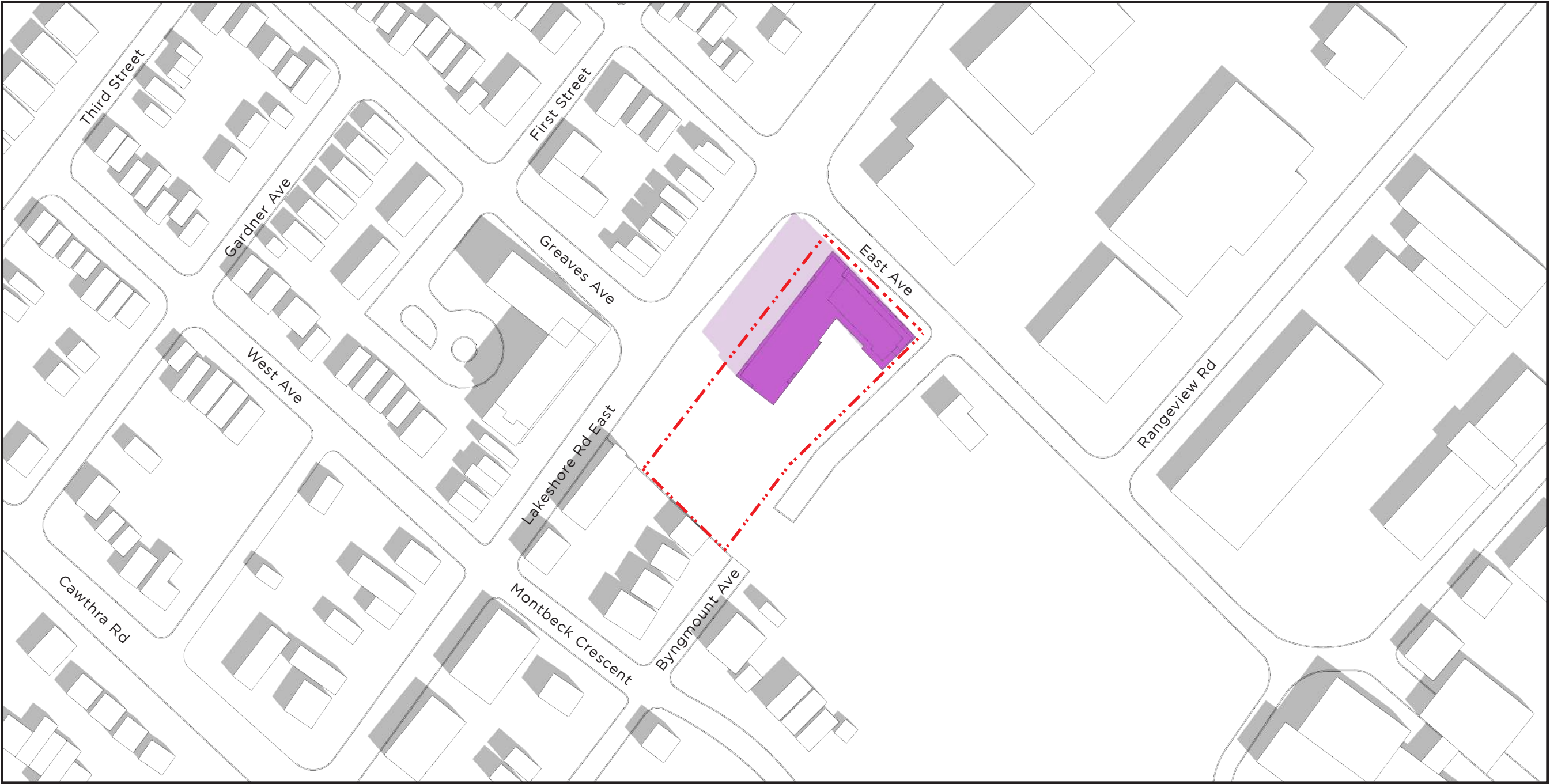
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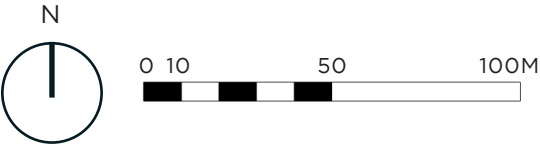
-  Property Line
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SEPTEMBER 21



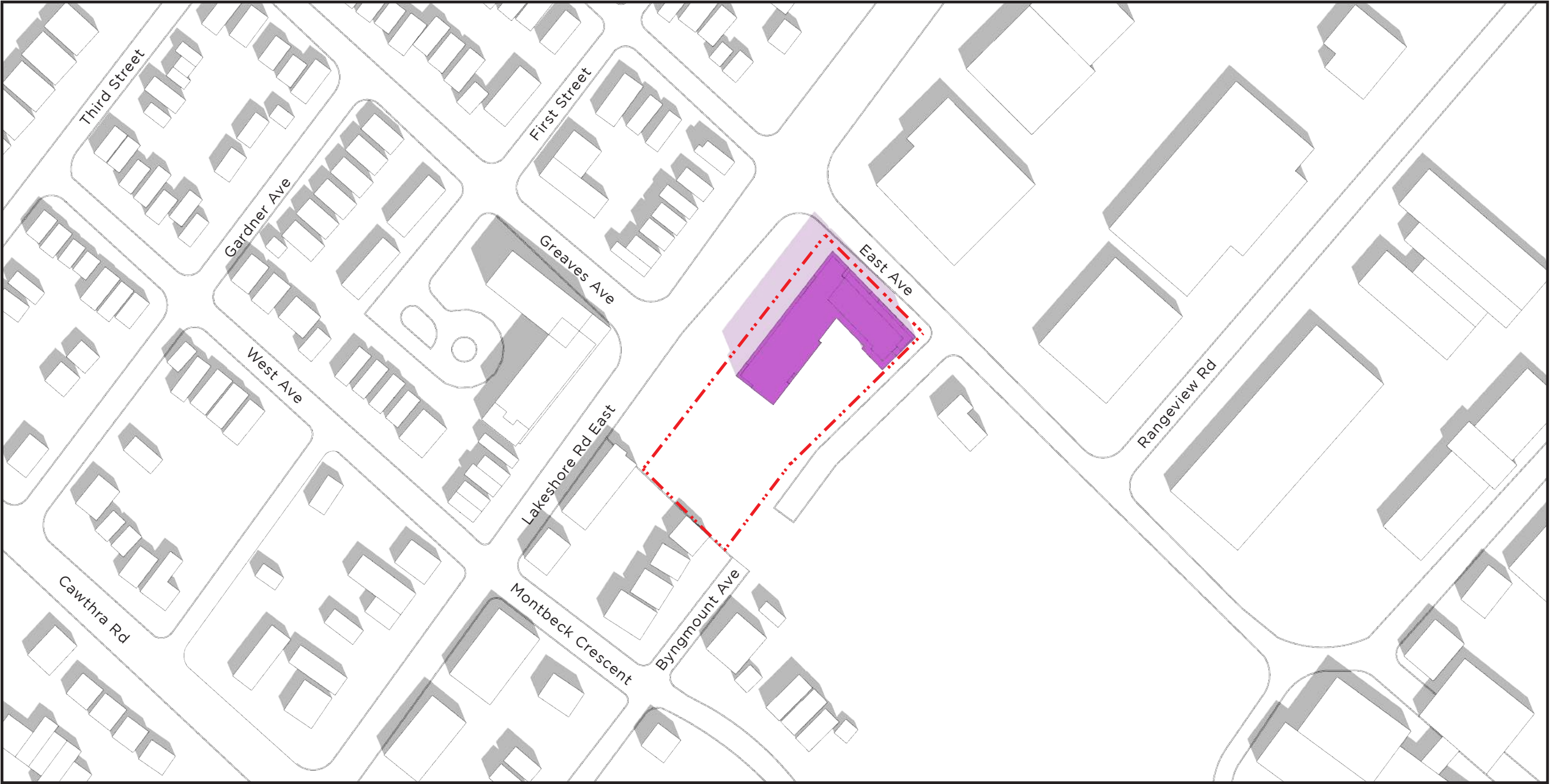


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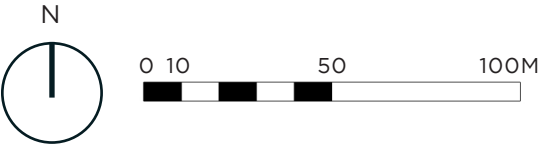





-  Property Line
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SEPTEMBER 21



12:12PM

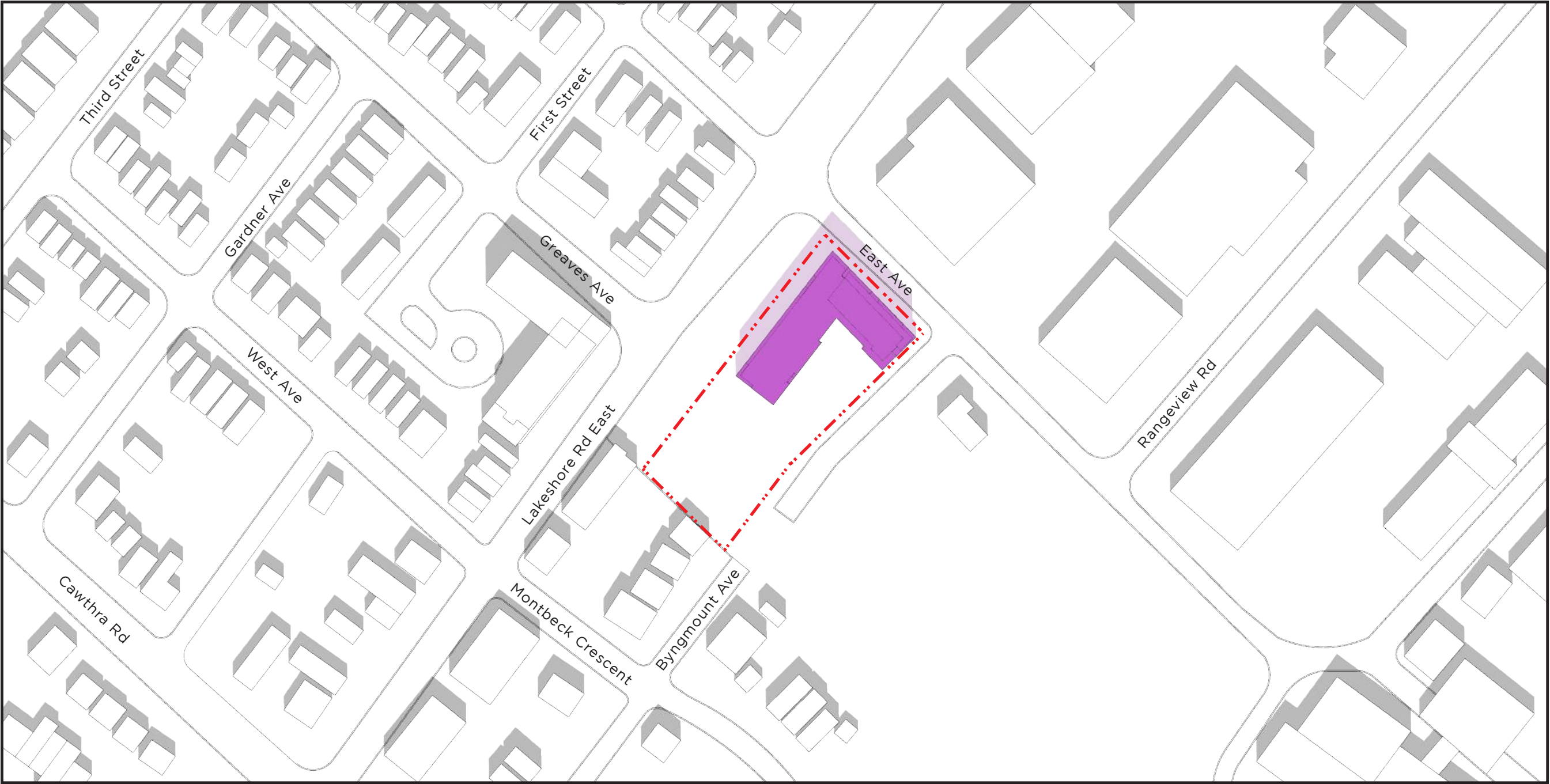


-  Property Line
-  Proposed Building
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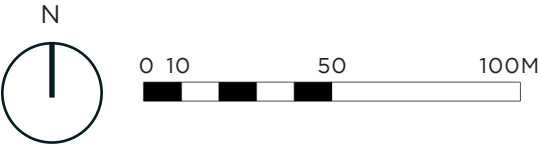
SEPTEMBER 21






**SHADOW STUDIES**  
19006 - 958 East  
Ave Mississauga  
**March 2020**



1:12PM



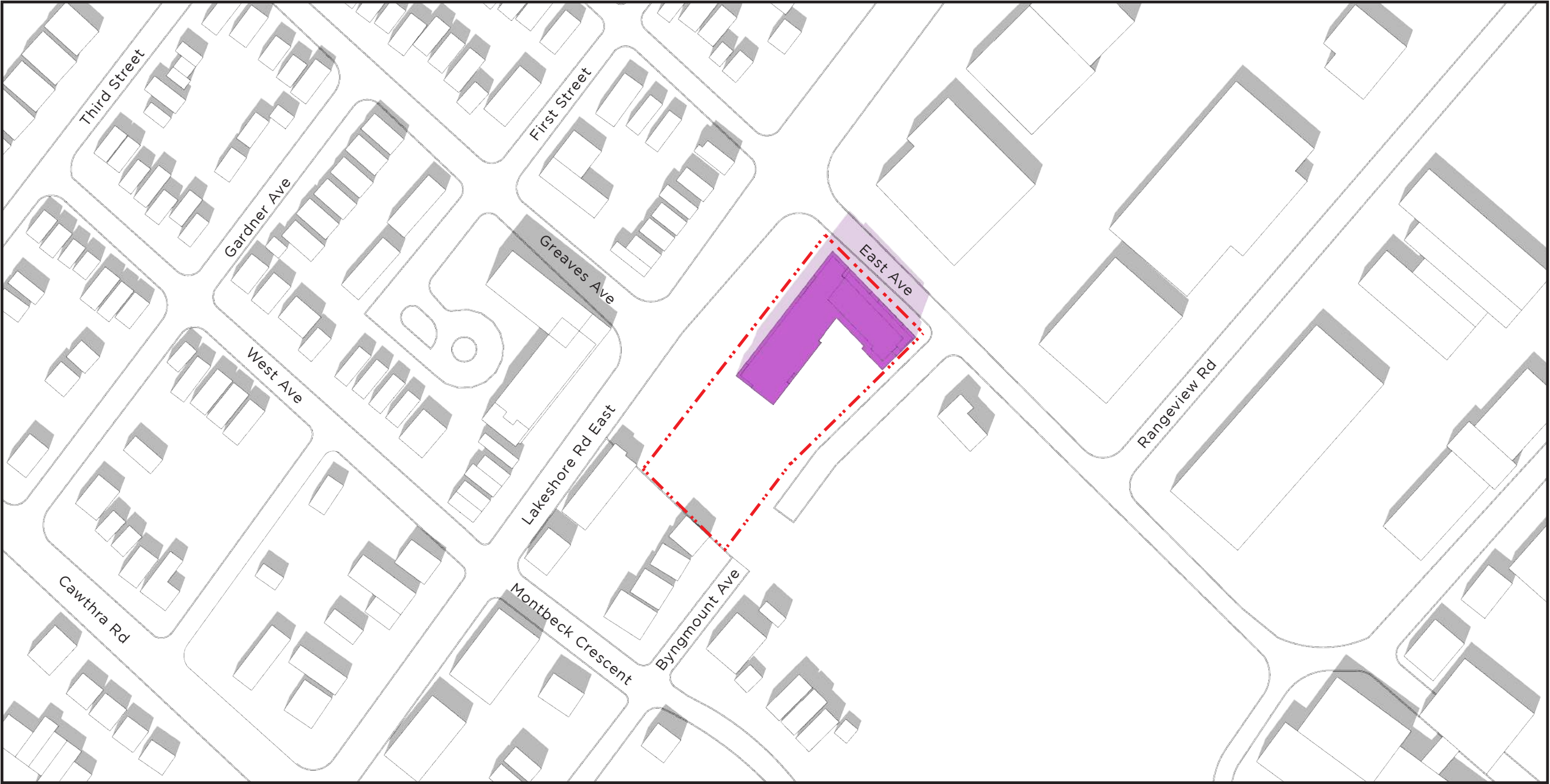
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-  Proposed Shadow

SEPTEMBER 21

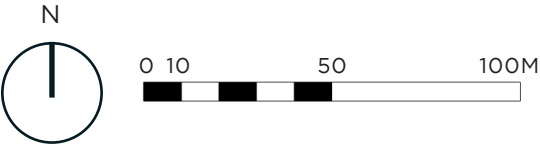





**SHADOW STUDIES**  
19006 - 958 East  
Ave Mississauga  
**March 2020**





2:12PM

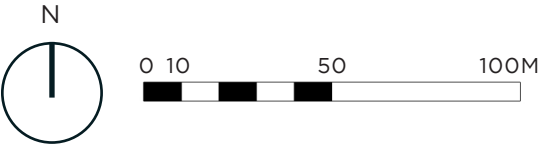





-  Property Line
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SEPTEMBER 21

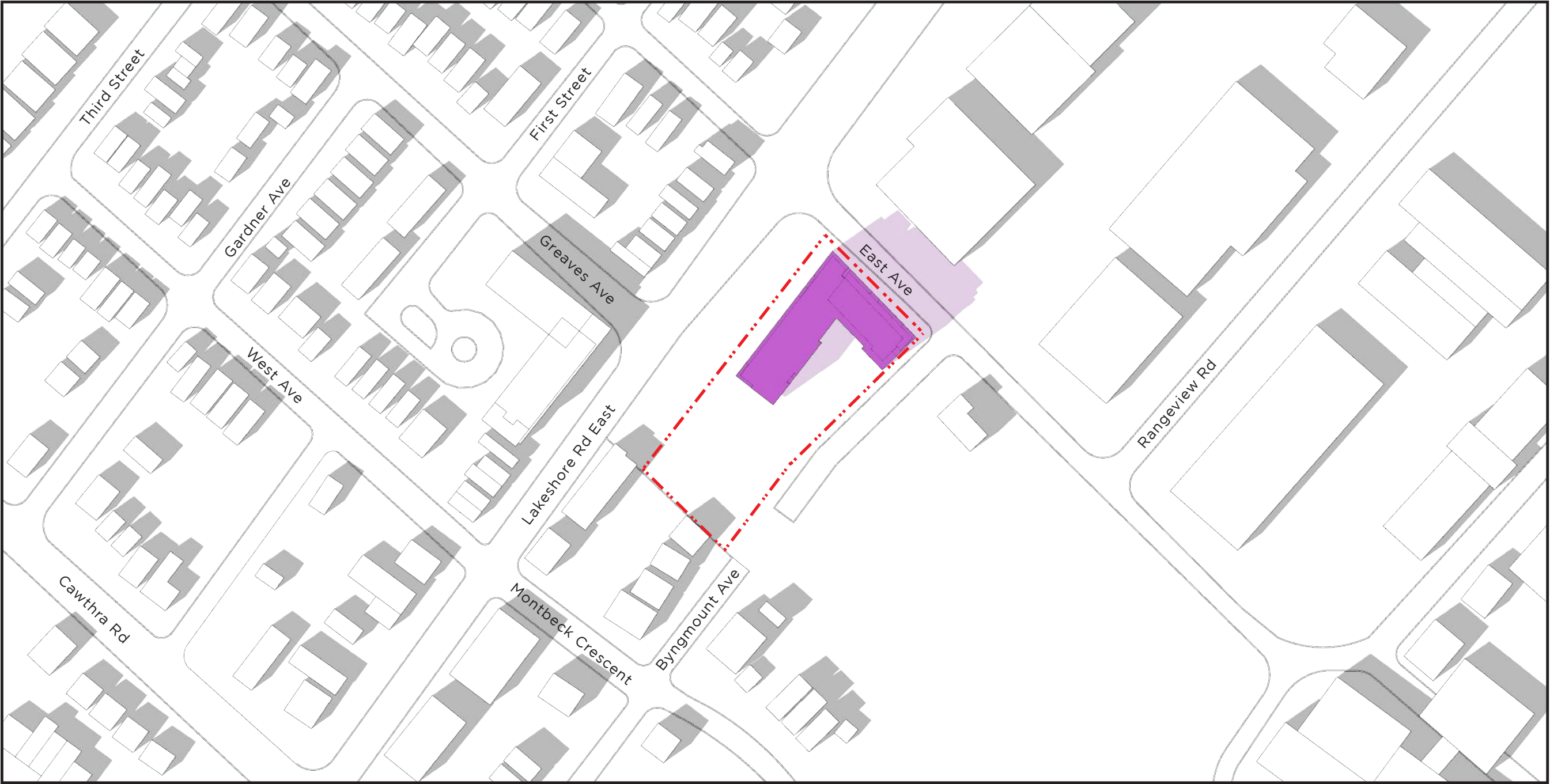


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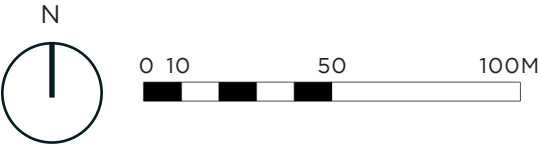





-  Property Line
-  Proposed Building
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SEPTEMBER 21



4:12PM



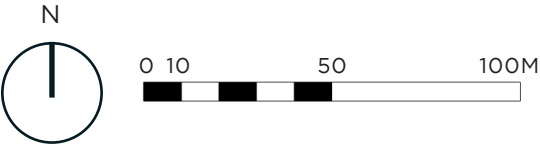
-  Property Line
-  Proposed Building
-  Proposed Shadow




SEPTEMBER 21





5:12PM



-  Property Line
-  Proposed Building
-  Proposed Shadow

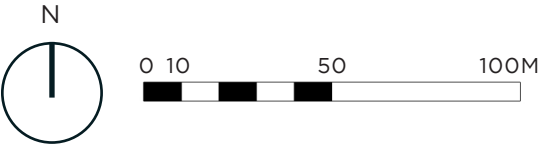
SEPTEMBER 21






**SHADOW STUDIES**  
19006 - 958 East  
Ave Mississauga  
**March 2020**



5:48PM



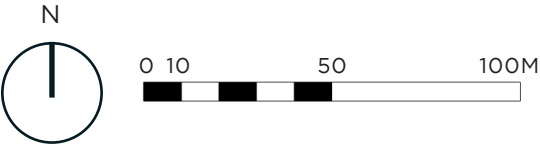
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-  Proposed Shadow




SEPTEMBER 21



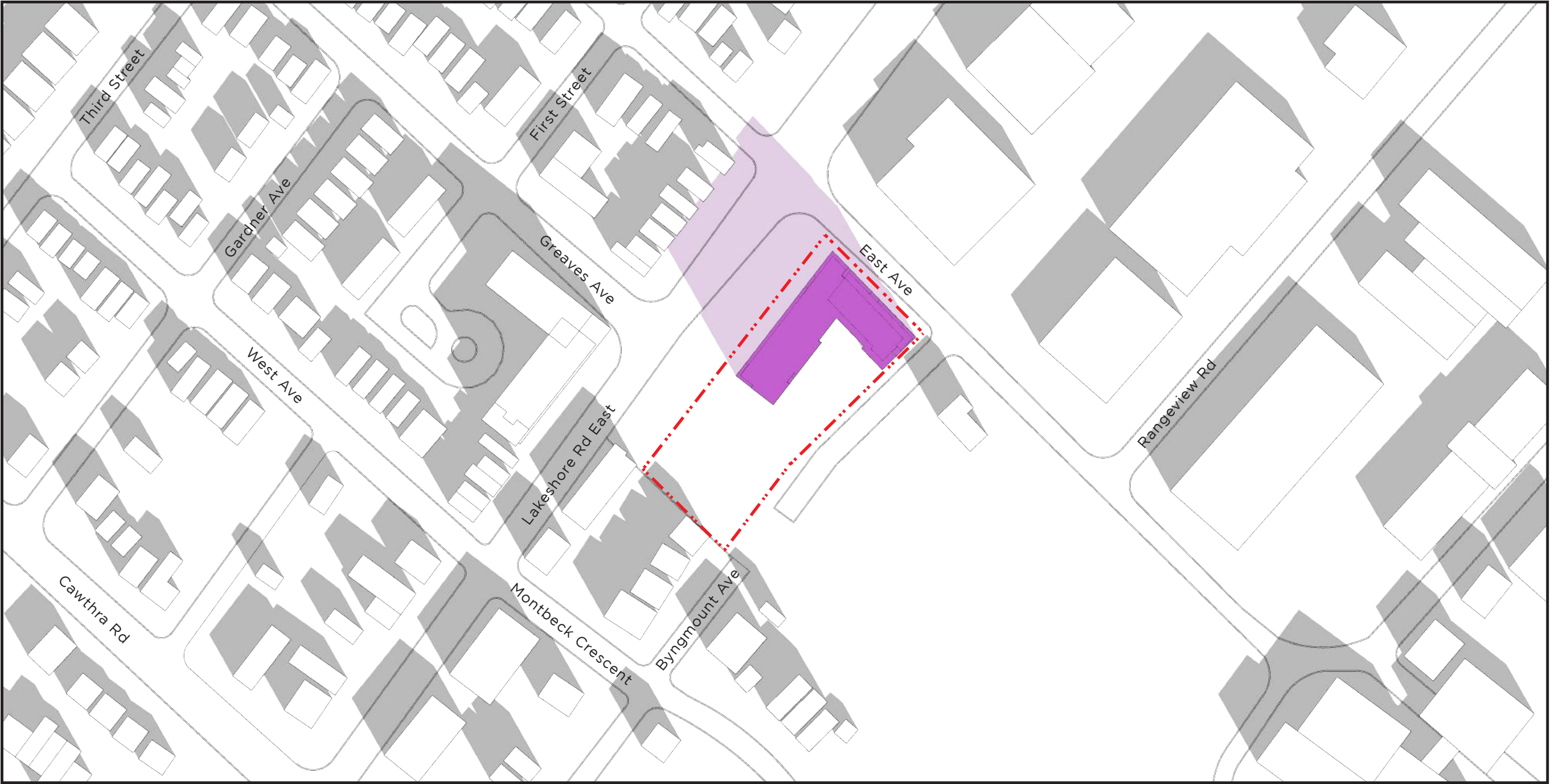


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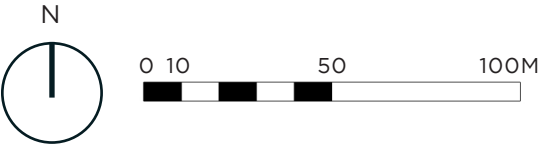





-  Property Line
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DECEMBER 21



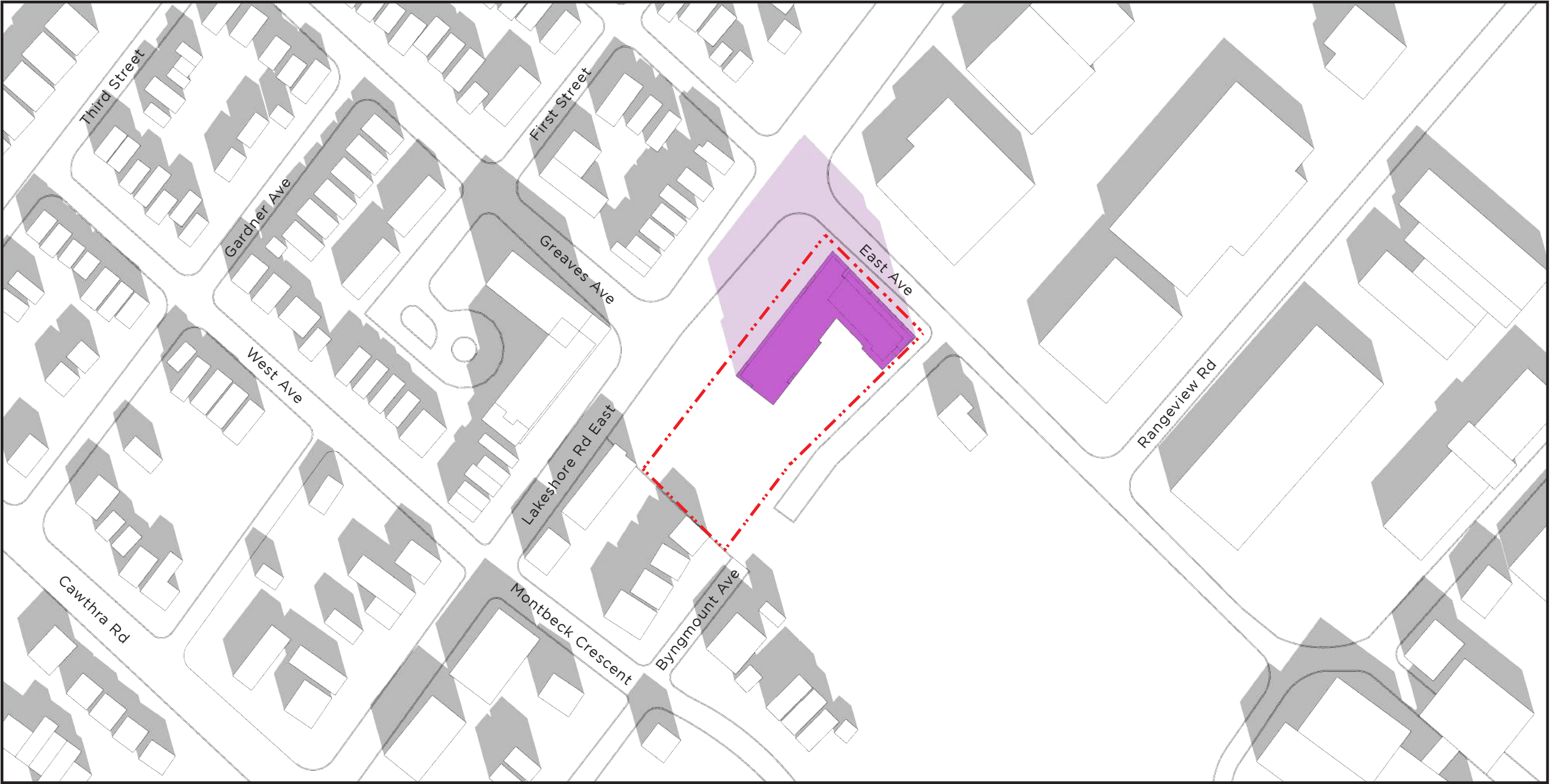
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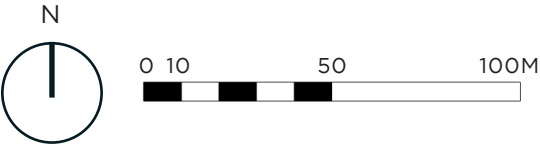
-  Property Line
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DECEMBER 21



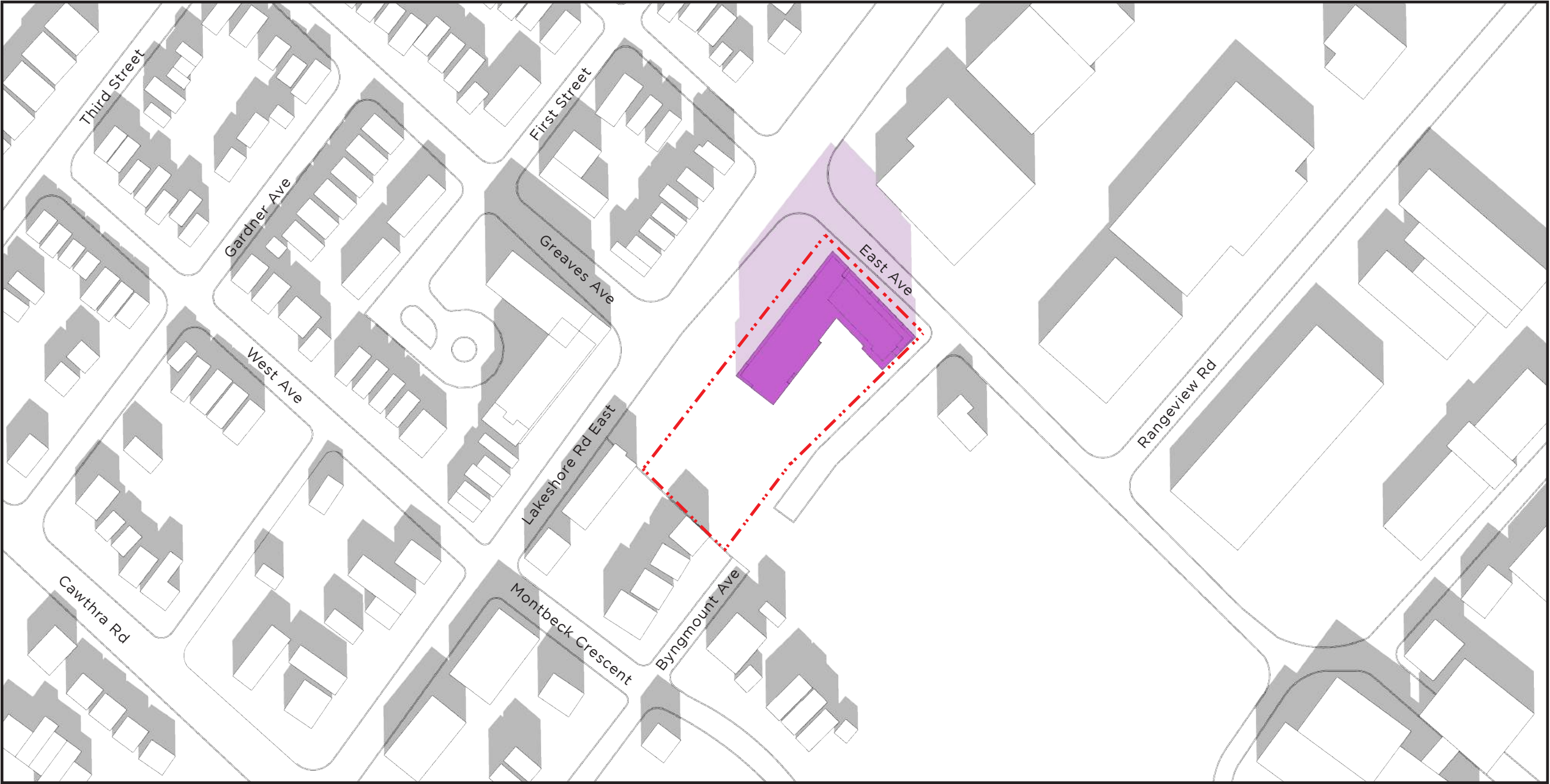


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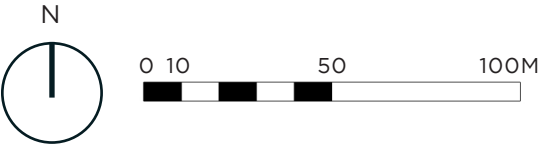





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DECEMBER 21



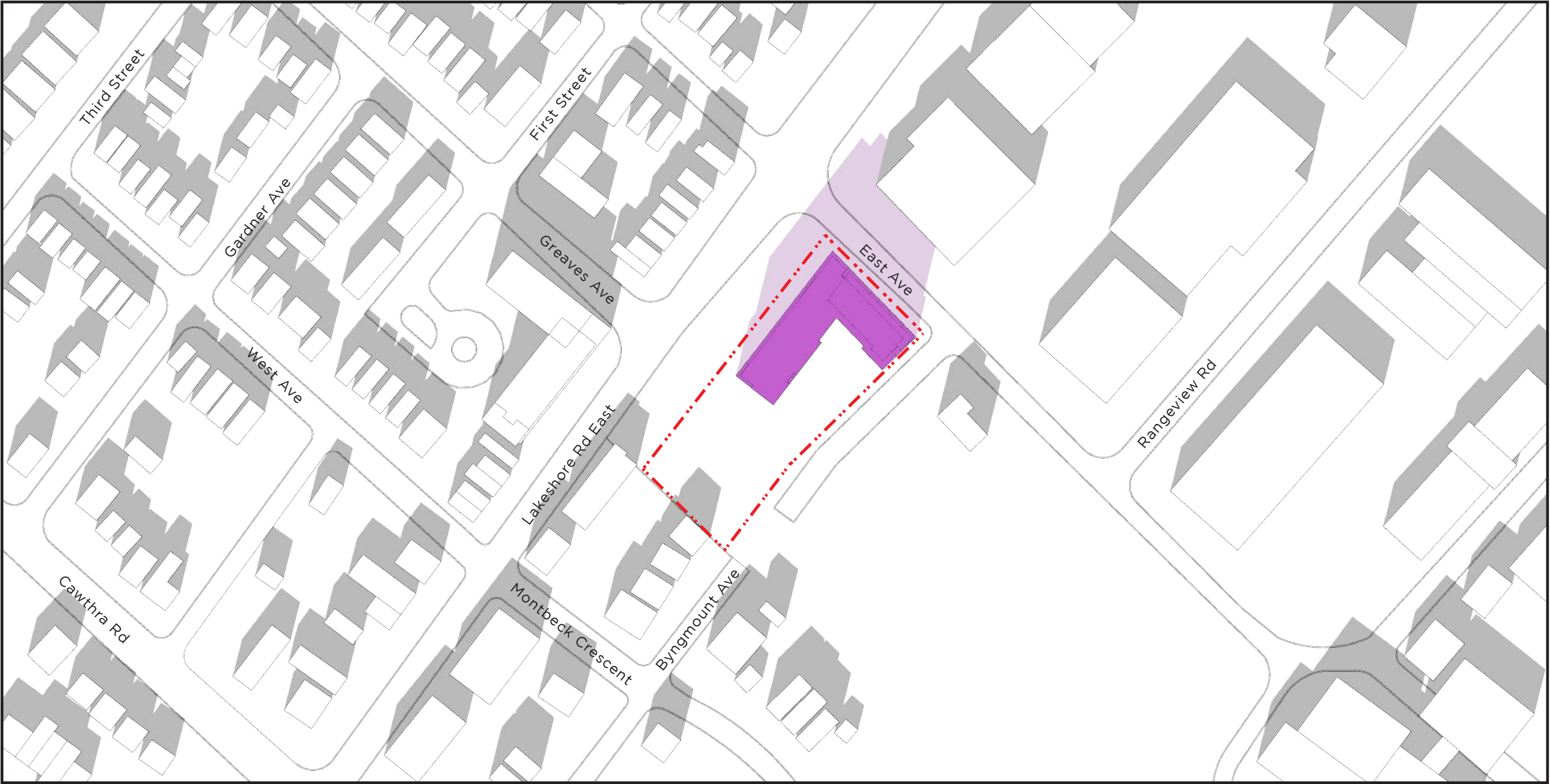
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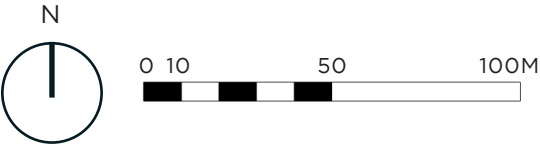
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DECEMBER 21



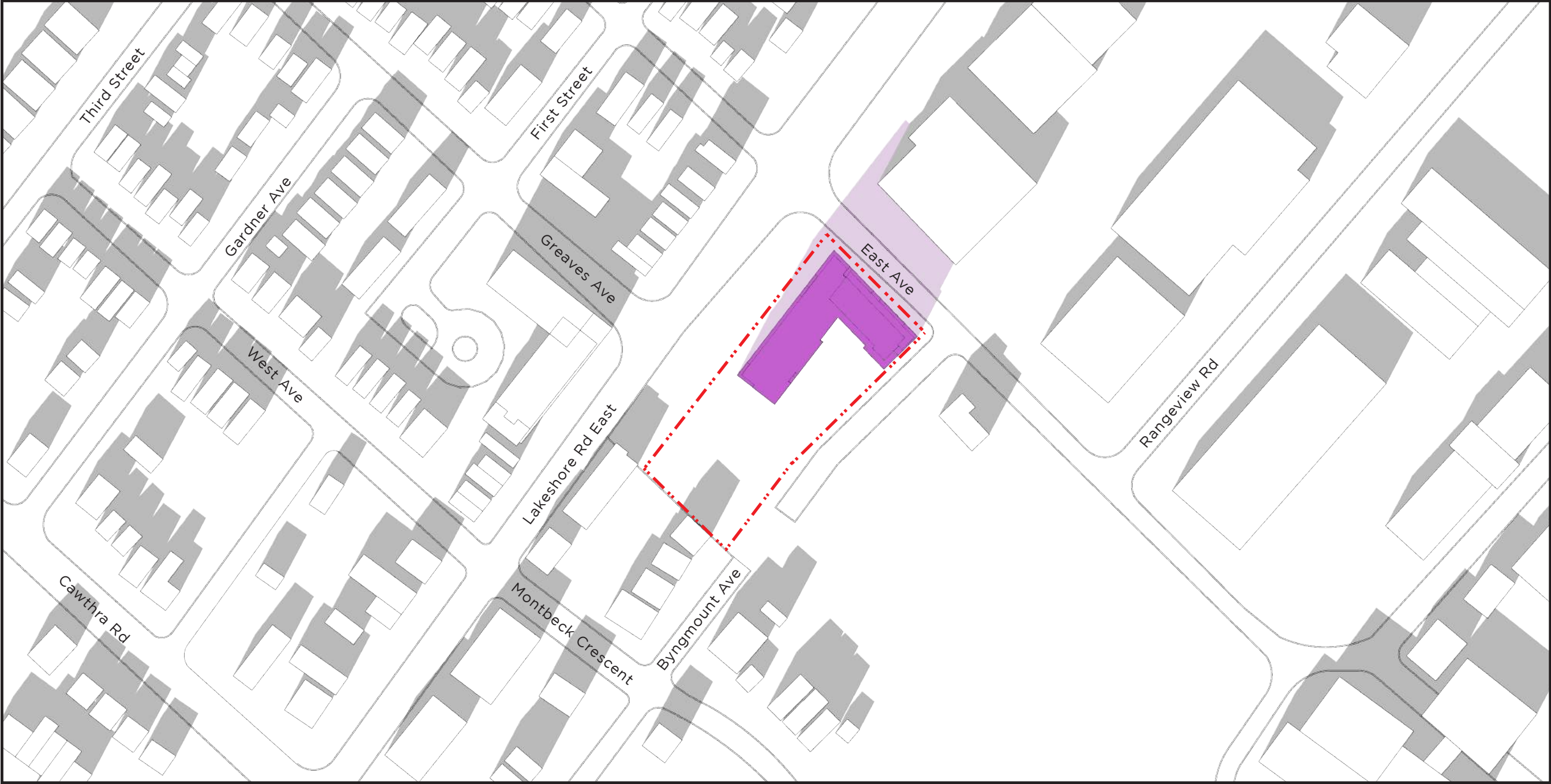


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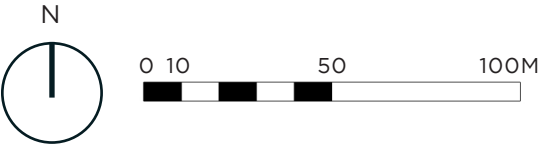





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DECEMBER 21



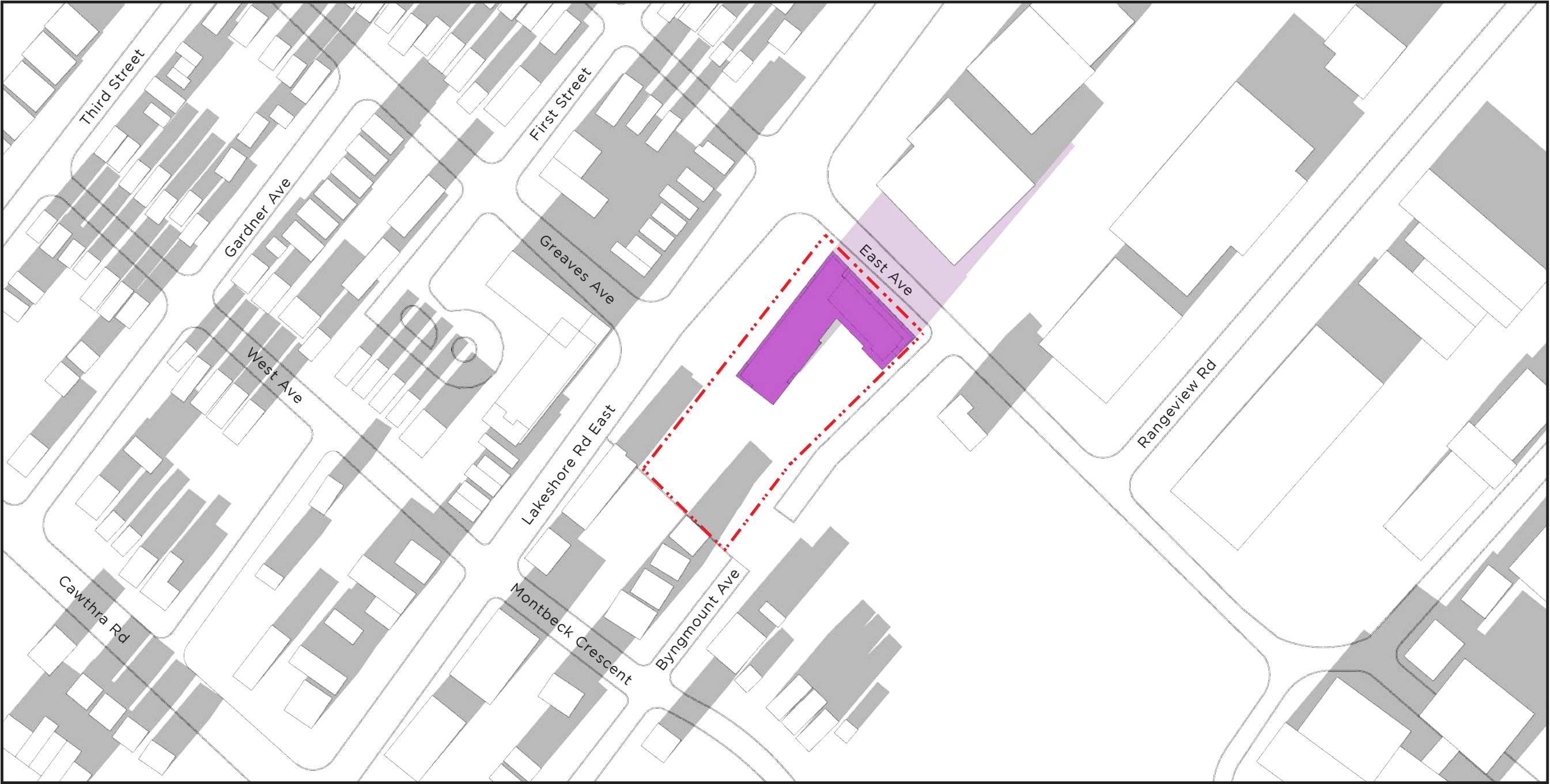
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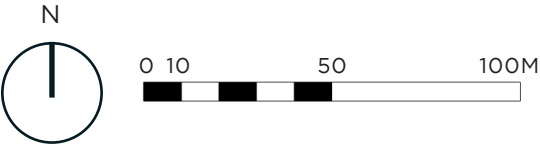
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DECEMBER 21





3:15PM



-  Property Line
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DECEMBER 21