REPORT YEE HONG CENTRE FOR GERIATRIC CARE MISSISSAUGA, ON

SUN SHADOW STUDY - PROPOSED DEVELOPMENT

PROJECT: #1801419

OCTOBER 24, 2018



Edmund Lo Director, Social Enterprise Yee Hong Centre for Geriatric Care 60 Scottfield Drive Scarborough, ON M1S 5T7 T: 416-412-4571 x 1119 F: 416-321-0034 edmund.lo@yeehong.com

SUBMITTED BY

Raisa Lalui, M.Eng Technical Coordinator Raisa.Lalui@rwdi.com

John Alberico, M.Sc., CCEP, WELL AP Senior Project Consultant / Principal John.Alberico@rwdi.com

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RWDI

600 Southgate Drive Guelph, Ontario N1G 4P6 Canada T: +1.519.823.1311

rwdi.com

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1. INTRODUCTION

SN

RWDI was retained by CXT Architects to conduct a Sun Shadow Study for the proposed Yee Hong Centre for Geriatric Care development in Mississauga, Ontario (see Image 1). The objectives of this study were to illustrate the sun and shadow patterns for various times and dates identified in *"Urban Design Terms of Reference - Standards for Shadow Studies"* of City of Mississauga, and determine the potential exposure to sunlight and shadow on and around the study site.

This study involved the use of a three-dimensional (3D) computer model of the project site with the existing surroundings and the proposed development in place. The 3D model was used to produce renderings of the shadows cast around the project site by the proposed development. The following report provides a discussion of the methodology and graphic results of the Sun Shadow Study as per the requirements laid out in *"Urban Design Terms of Reference - Standards for Shadow Studies"* for Mississauga.

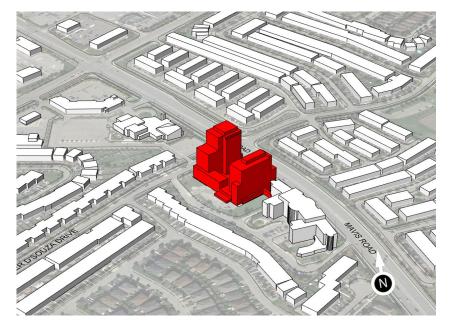


Image 1 – Renderings of the Proposed Project – View From the South

2. SITE & BUILDING INFORMATION



The proposed development is the Yee Hong Centre for Geriatric Care at the north corner of the intersection of Mavis Road and Father D' Souza Drive in Mississauga, Ontario (see Image 2). The Latitude and Longitude of the site are 43.605622°, -79.687986°, respectively. Location was determined by the following: a site plan and a 3D Model provided by CXT Architects (see Appendix A), GoogleEarth, Google Earth and RWDI Master-Trace Database. Astronomic north was never altered for the project and has remained as project north for all images.

The proposed development will include two towers of 13 and 18storeys connected by one and two-storey podiums (see Image 1). The site is immediately surrounded by an existing 5-storey longterm care building to the south, by a church to the north and by low-rise residential buildings in all other directions (see Image 2). Beyond the immediate surroundings, the buildings are generally low rise. Lake Ontario is approximately 11 km to the southeast and Toronto Pearson International Airport approximately 9 km to the northeast.



Image 2- Aerial View of Existing Site and Surrounding *(Courtesy of GoogleTM Earth)*

3. METHODOLOGY

The shadow plots illustrated in this report are generated with the aid of a computer graphics program and are shown in Section 5. This was set up for the appropriate settings to simulate the geographic characteristics and solar angles for Mississauga, as per *Urban Design Terms of Reference - Standards for Shadow Studies.* Based on the architectural drawings prepared by CXT Architects (received by RWDI on June 26, 2018), a Computer Aided Design (CAD) three-dimensional computer model of the study site was created by the RWDI.

The computer generated renderings exhibit the simulated shadow conditions anticipated to occur in the vicinity of the study site. The tests conducted in this study assume bright sunlight from sunrise to sunset in order to properly identify shadow patterns created by the proposed structure.



4. ASSESSMENT



Criteria 3.1, 3.3 and 3.5 of Section 3 of "Urban Design Terms of Reference - Standards for Shadow Studies" have been identified as applicable to the study site. The times of day simulated for each date are shown in Tables 1 through 3. The shadow cast by the proposed development (Cyan color in the shadow plots in Section 5) are assessed based on its impact on the areas identified in the aforementioned criterion.

Criterion 3.1: "Residential Private Outdoor Amenity Spaces"

Based on this criterion, "Shadow from proposed development should not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on June 21 and September 21". "This criterion is met if there is shadow impact for no more than two consecutive hourly test times". The residential private outdoor amenity areas for the buildings impacted by this criterion on the above mentioned dates are identified around the site are shown by yellow shaded areas on Figure 1.

The rear yards to the houses closest to the building to the west (hatched in red and white in Figures 2 - 4) are shaded by the building for two consecutive hourly test times, 7.20am and 8.20am on June 21. There is also a corner of the yards on the east side of Mavis Road that are shaded at 6.20pm and 7.20pm (Figures 14 and 15) on June 21. In both cases this is not more than two consecutive hourly test times, therefore not a breach. On September 21 this criterion is also not breached.

Criterion 3.3: "Public Realm", for "Low and Medium Density Residential Streets"

The project site was identified as Low and Medium Density Residential Streets. Based on this criterion, the development must not impact the opposite boulevard including the full width of the sidewalk, (purple in Figure 1) at 9.12am, 10.12am, 11.12am, 3.12pm, 4.12pm and 5.12pm (Figures 18 - 20 and 24 - 26).

As can be seen in the figures listed above, this criteria is breached on at least a portion of the sidewalks for every hour listed.

Criterion 3.5: "Building faces to allow for the possibility of using solar energy"

The criterion states that the shadow impacts from the proposed developments should not "exceed two consecutive hourly test times in duration on the roofs, front, rear and exterior side walls of adjacent low-rise residential buildings including townhouses, detached and semi-detached dwellings on September 21 to allow for the possibility of harvesting solar energy". The building facades with the potential to use solar panels are shown by orange outlines on Figure 1.

This criteria was breached on the residential units on the north side of Father D'Souza Drive at 9.12am to 11.12am (Figures 18 - 20) on September 21. Additional runs were carried out to determine the extent of the breach and the shadow was found to be outside of the area within 15 minutes (Figures 35 - 37, Appendix B).

5. RESULTS







Building Faces for Solar Energy (3 m Perimeter)



Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevard



5. RESULTS CONTINUED

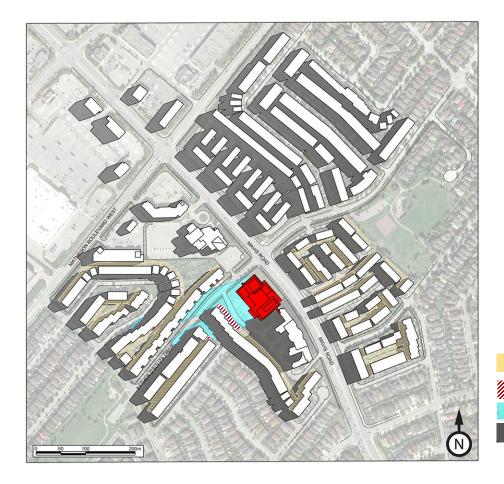


Mississauga Sun Angle Data – June 21

Table 1

DATE: JUNE 21	Azimuth (deg)	SLF (ratio length/height)	COMMENTS
LOCAL TIME EDT			
5:37	235.73		Rise
7:07	250.48	4.1230	Rise + 1.5 hr.
7:20	252.58	3.5045	SN - 6 hr.
8:20	262.02	2.0048	SN - 5 hr.
9:20	272.04	1.3106	SN - 4 hr.
10:20	283.79	0.8976	SN - 3 hr.
11:20	299.52	0.6203	SN - 2 hr.
12:20	323.67	0.4375	SN - 1 hr.
13:20	0.00	0.3670	Solar Noon (SN)
14:20	36.32	0.4375	SN + 1 hr.
15:20	60.47	0.6203	SN + 2 hr.
16:20	76.21	0.8975	SN + 3 nr.
17:20	87.96	1.3105	SN + 4 hr.
18:20	97.98	2.0047	SN + 5 hr.
19:20	107.42	3.5042	SN + 6 hr.
19:33	109.41	4.0852	Set - 1.5 hr.
21:03	124.27		Set







Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 2	
June 21 st 7.07hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







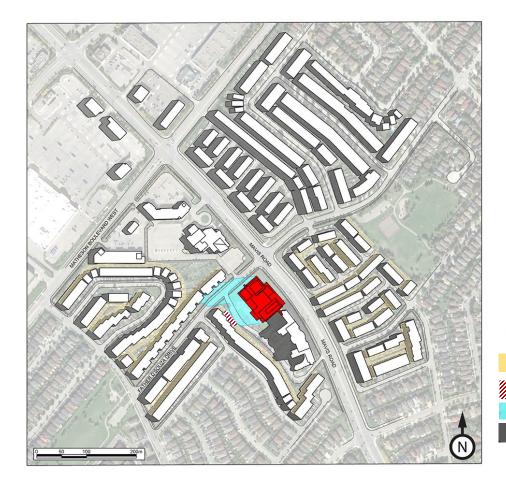
Private Outdoor Amenity Overlap

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 3	
June 21 st 7.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	





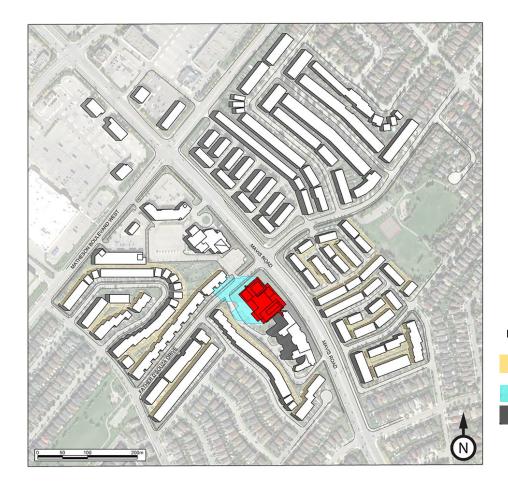


Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 4	
June 21 st 8.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 5	
June 21 st 9.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 6	
June 21 st 10.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 7	
June 21 st 11.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 8	
June 21 st 12.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 9	
June 21 st 13.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 10	
June 21 st 14.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Proposed Shadows

Sun Shadow Simulation		Figure 11	
June 21 st 15.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







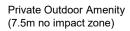
Proposed Shadows

Sun Shadow Simulation		Figure 12	
June 21 st 16.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	





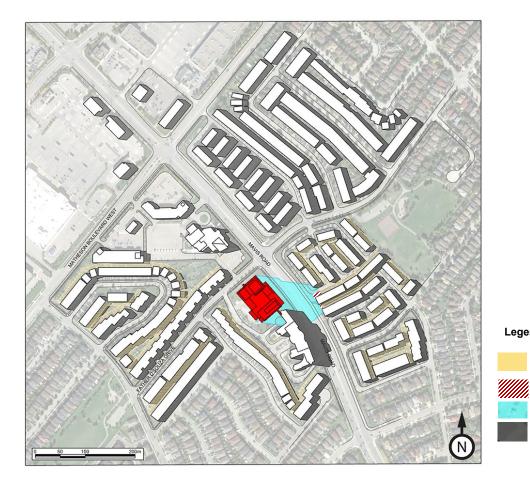




Proposed Shadows

Sun Shadow Simulation		Figure 13	
June 21 st 17.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







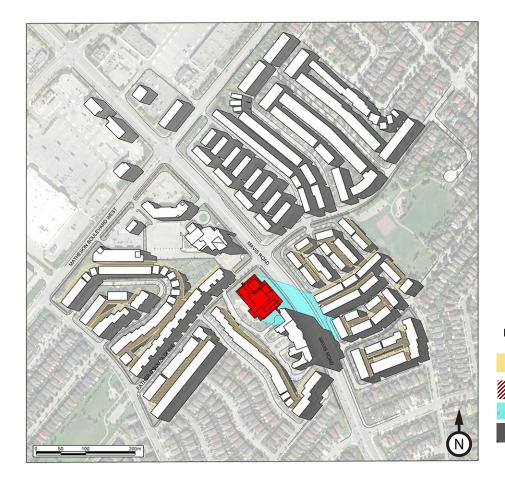
Private Outdoor Amenity Overlap

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 14	
June 21 st 18.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 15	
June 21 st 19.20hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 16	
June 21 st 19.33hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	

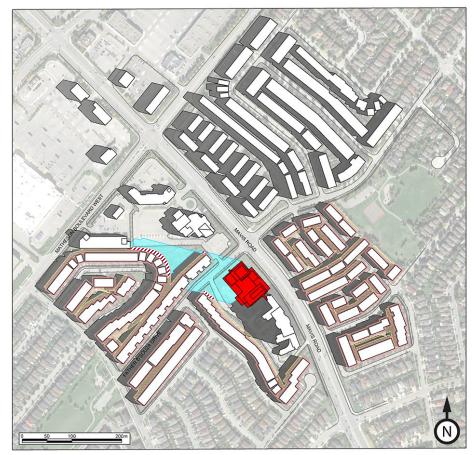


Mississauga Sun Angle Data – September 21

Table 2

Date: September 21	Azimuth (deg)	SLF (ratio length/height)	Comments
LOCAL TIME EDT			
7:05	268.27		Rise
8:35	284.22	3.6329	Rise + 1.5 hr.
9:12	291.23	2.5132	SN - 4 hr.
10:12	304.14	1.6445	SN -3 hr.
11:12	319.68	1.2181	SN -2 hr.
12:12	338.54	1.0011	SN -1 hr.
13:12	0.00	0.9329	Solar Noon (SN)
14:12	21.45	1.0022	SN + 1 hr.
15:12	40.28	1.2205	SN + 2 hr.
16:12	55.79	1.6495	SN + 3 hr.
17:12	68.68	2.5255	SN + 4 hr.
17:48	75.63	3.6493	Set - 1.5 hr.
19:18	91.46		Set







Private Outdoor Amenity (7.5m no impact zone)

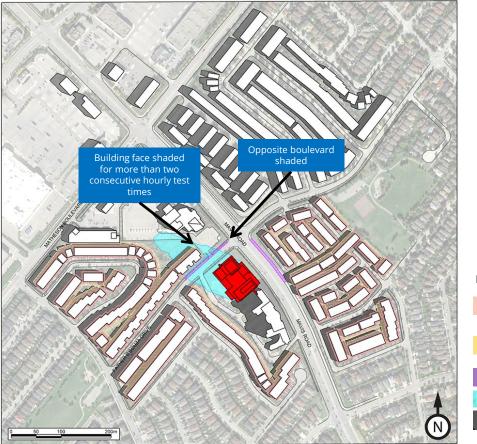


Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 17	
September 21 st 8.35hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







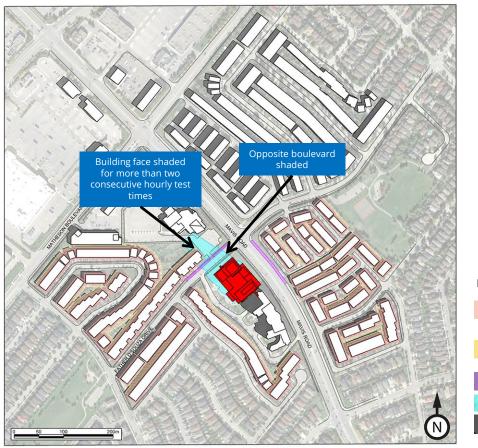
Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Sun Shadow Simulation		Figure 18	
September 21 st 9.12hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Existing Shadows

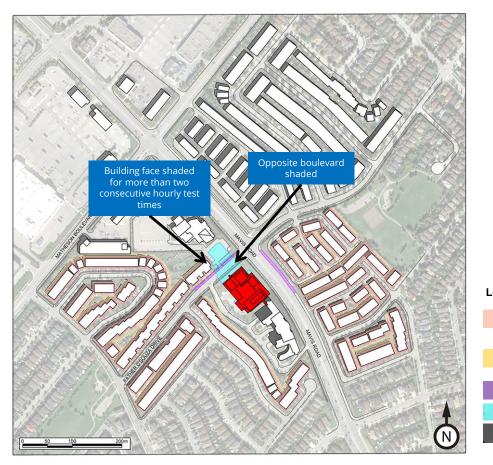
 Sun Shadow Simulation
 Figure 19

 September 21st 10.12hrs EDT
 Scale: Refer to Bar

 Yee Hong Centre for Geriatric Care - Mississauga, ON
 Project #1801419

Date: July 24th, 2018







Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Existing Shadows

 Sun Shadow Simulation
 Figure 20

 September 21st 11.12hrs EDT
 Scale: Refer to Bar

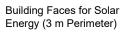
 Yee Hong Centre for Geriatric Care - Mississauga, ON
 Project #1801419

 Date: July 24th, 2018









Proposed Shadows

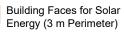
Existing Shadows

Sun Shadow Simulation		Figure 21	
September 21 st 12.12hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	





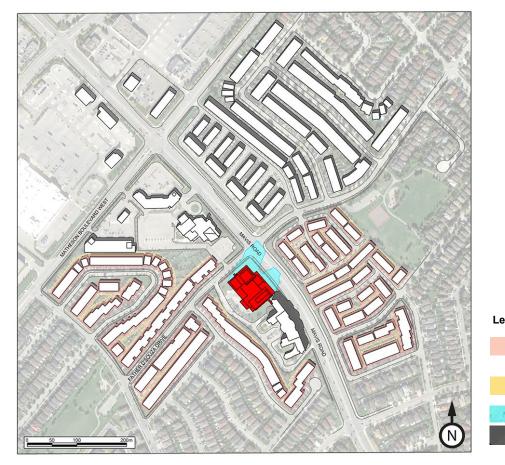




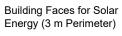
- Proposed Shadows
- Existing Shadows

Sun Shadow Simulation		Figure 22	
September 21 st 13.12hrs EDT			
		Scale: Refer to Bar	
5510 Mavis Road – Mississauga, ON	Project #1801419	Date: July 24th, 2018	





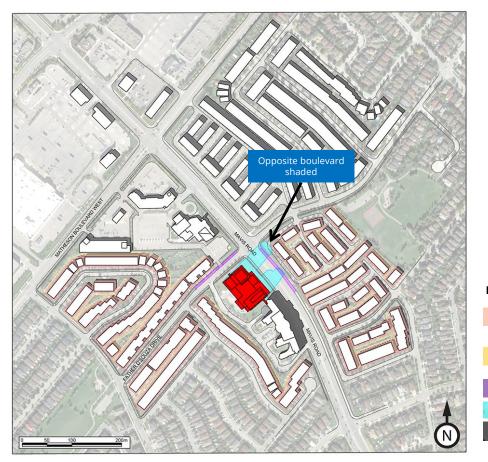




- Proposed Shadows
- Existing Shadows

Sun Shadow Simulation		Figure 23	
September 21 st 14.12hrs EDT			
		Scale: Refer to Bar	
5510 Mavis Road – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity (7.5m no impact zone)

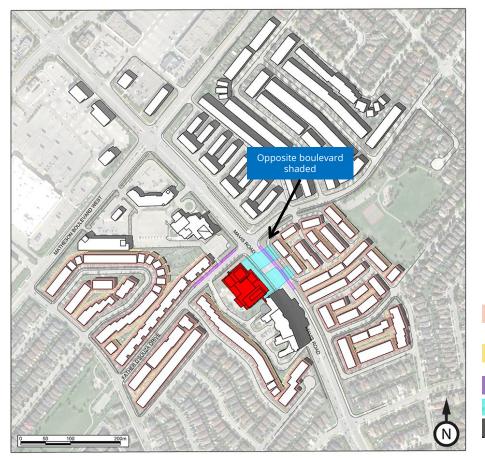
Opposite Boulevards

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 24	
September 21 st 15.12hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity (7.5m no impact zone)

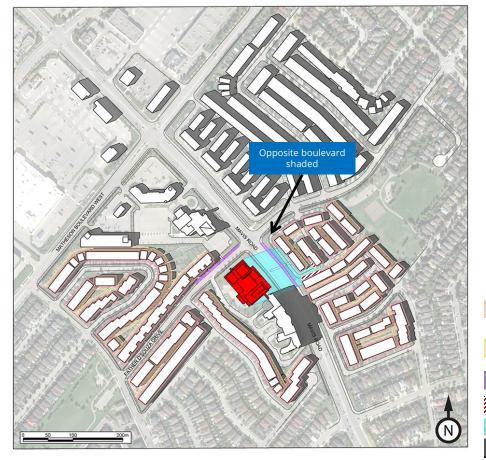
Opposite Boulevards

Proposed Shadows

Existing Shadows

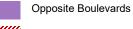
Sun Shadow Simulation		Figure 25	
September 21 st 16.12hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity (7.5m no impact zone)

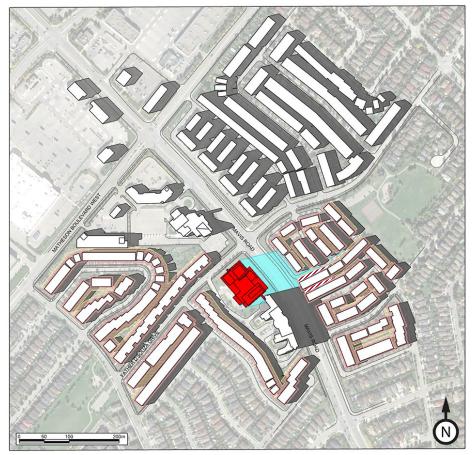


Private Outdoor Amenity Overlap

Proposed Shadows

Sun Shadow Simulation		Figure 26	
September 21 st 17.12hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Private Outdoor Amenity (7.5m no impact zone)



Private Outdoor Amenity Overlap

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 27	
September 21 st 17.48hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	

5. RESULTS CONTINUED

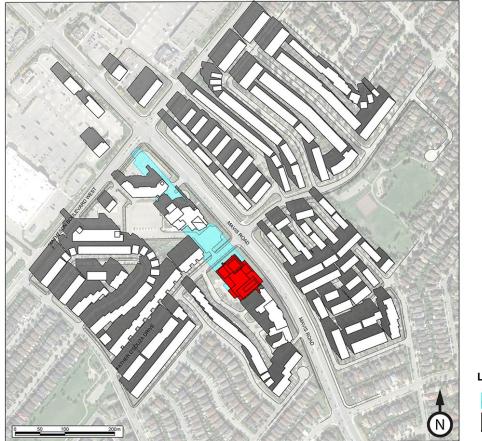


Mississauga Sun Angle Data – December 21

Table 3

Date: December 21	Azimuth (degrees)	SLF (ratio length/height)	Comments
LOCAL TIME EST			
7:49	302.37		Rise
9:19	319.05	4.8874	Rise + 1.5 hr.
10:17	331.25	3.1643	SN -2 hr.
11:17	345.21	2.5293	SN -1 hr.
12:17	0.00	2.3589	Solar Noon (SN)
13:17	14.79	2.5293	SN + 1 hr.
14:17	28.75	3.1644	SN + 2 hr.
15:15	41.06	4.9172	Set - 1.5 hr.
16:45	57.63		Set







Proposed Shadows

Sun Shadow Simulation		Figure 28	
December 21 st 9.19hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	



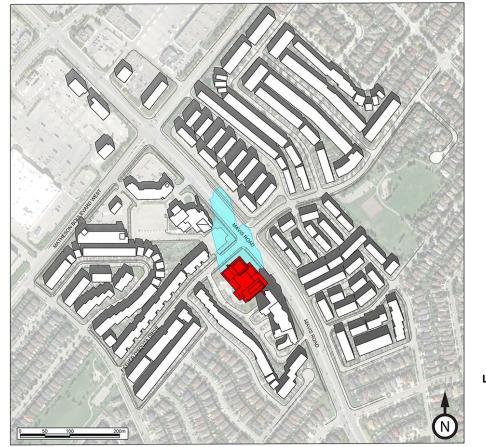


Legend

Proposed Shadows

Sun Shadow Simulation		Figure 29	
December 21 st 10.17hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	





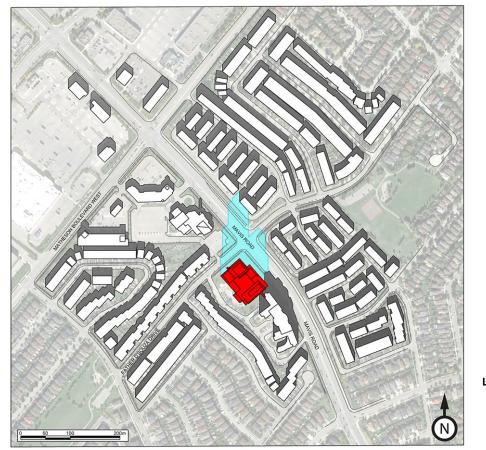
Legend

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 30	
December 21 st 11.17hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	



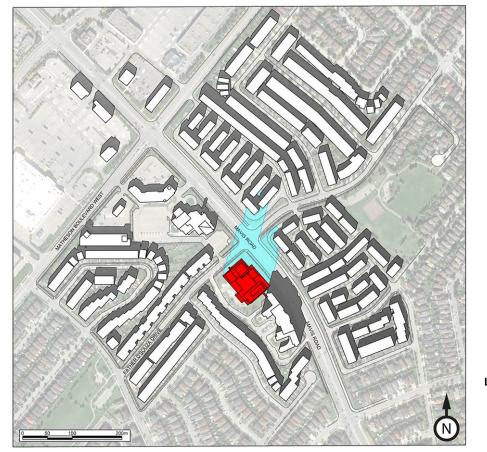




Existing Shadows

Sun Shadow Simulation		Figure 31	
December 21 st 12.17hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	

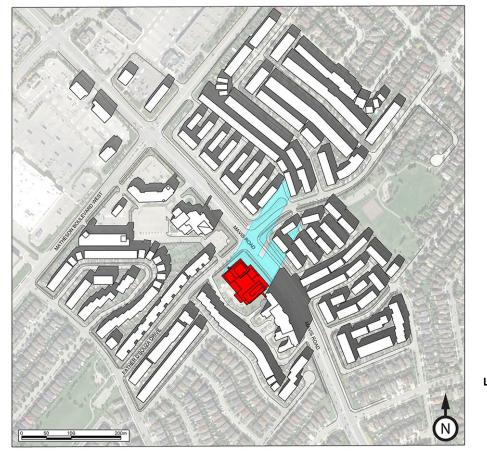






Sun Shadow Simulation		Figure 32	
December 21 st 13.17hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	

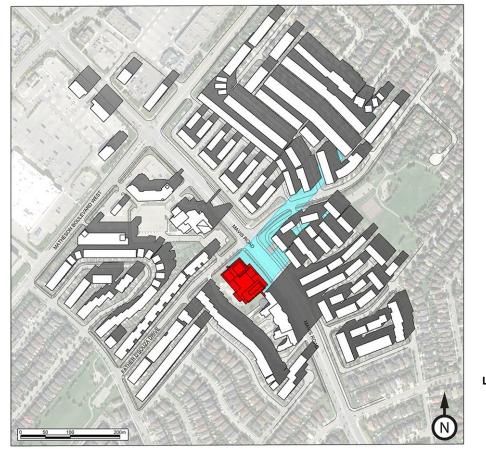






Sun Shadow Simulation		Figure 33	
December 21 st 14.17hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	







Existing Shadows

Sun Shadow Simulation		Figure 34	
December 21 st 15.15hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: July 24th, 2018	

6. SUMMARY

The shadow plots provided in this report illustrate the shadows cast by the proposed Yee Hong Centre for Geriatric Care on the 21st days of June, September and December. Based on the review on the shadow plots and the applicable criteria, this development, breaches 3.3 and 3.5 as laid out in *"Urban Design Terms of Reference - Standards for Shadow Studies"* for Mississauga.



7. APPLICABILITY OF RESULTS

The results presented in this report pertain to the model of the proposed Yee Hong Centre for Geriatric Care generated using the architectural design drawings listed in Appendix A. Should there be any design changes that deviate from this list of drawings, the results presented may change. Therefore, if changes in the design are made, it is recommended that RWDI be contacted and requested to review their potential effects on sun shadow conditions.



APPENDIX A: DRAWING LIST FOR MODELLING

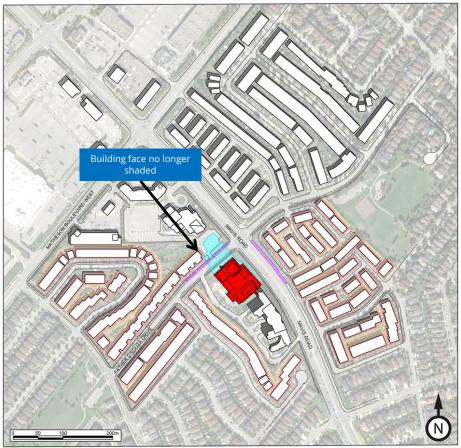


The drawings and information listed below were received from CXT Architects and were used to construct the scale model of the proposed Yee Hong Centre for Geriatric Care. Should there be any design changes that deviate from this list of drawings, the results may change. Therefore, if changes in the design are made, it is recommended that RWDI be contacted and requested to review their potential effects on the pedestrian wind conditions presented in this report.

File Name	File Type	Date Received (dd/mm/yyyy)
3d model.dwg	AutoCAD	25/06/2018

APPENDIX B: ADDITIONAL RUNS FOR SEPTEMBER 21







Building Faces for Solar Energy (3 m Perimeter)

Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Sun Shadow Simulation		Figure 35	
September 21 st 11.27hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: Oct 18, 2018	

APPENDIX B: ADDITIONAL RUNS FOR SEPTEMBER 21





Legend

Building Faces for Solar Energy (3 m Perimeter)

Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Existing Shadows

 Sun Shadow Simulation
 Figure 36

 September 21st 11.42hrs EDT
 Scale: Refer to Bar

 Yee Hong Centre for Geriatric Care - Mississauga, ON
 Project #1801419

 Date: Oct 18, 2018

APPENDIX B: ADDITIONAL RUNS FOR SEPTEMBER 21





Legend

Building Faces for Solar Energy (3 m Perimeter)

Private Outdoor Amenity (7.5m no impact zone)

Opposite Boulevards

Proposed Shadows

Existing Shadows

Sun Shadow Simulation		Figure 37	
September 21 st 11.57hrs EDT			
		Scale: Refer to Bar	
Yee Hong Centre for Geriatric Care – Mississauga, ON	Project #1801419	Date: Oct 18, 2018	