

3 Conclusion

3.1 Public Park

Sun Access factors for the proposed development at 91 Eglinton Ave E are as below:

Sun Access Factor	Proposed development excluding Surrounding area development	Proposed Development + Surrounding area development (long term Overall)	Surrounding area development excluding this project	City required Sun Access factor for Public Park
September/ March 21	0.48	0.31	0.75	0.50

The sun access factor of the proposed subject land development creates a factor of 48%; meaning 48% of the time during available daylight the proposed public park will receive direct sunlight during equinoxes from shadows of the subject land development ONLY. When factor in overall surrounding area developments in conjunction with the proposed subject land development, the sun access factor is reduced to 31%.

In conclusion, while slightly below city guideline, the sun access factor created from the subject land development alone is within the acceptable range in our opinion, while we have no control of the shadows created from the surrounding area developments which contributes to a significant reduction of the overall sun shadow factor.

3.2 Angular Planes to Protect Opposite Boulevards & Sidewalks

The Proposed Development has been analyzed for the required Full Sunlight on the Opposite boulevard on Armdale Rd. including the sidewalk based on the Angular plane 48.9 degrees (Criteria 3b: High density residential street parallel to Eglinton Ave.)

The proposed Development Podiums which range from 2 Levels to 12 Levels have Been Analyzed with Angular planes in Armdale road and Thornwood Drive and All of the Podiums meet the Angular plane requirement. Although the actual towers have been excluded from this Analysis.

3.3 Residential private outdoor Amenity Spaces.

This Criteria has been reviewed through a visual inspection, on set times; except a few areas in north and east community which the overall shadow impact is more than two consecutive hourly test times; the proposed development are meeting the requirement. Other future developments are affecting the overall shadow impact.

3.4 Communal Outdoor Amenity Areas

As detailed in Section 2.2 the outdoor Amenity areas overall average Sun access factor in September/ March 21 is 43% of the whole outdoor Amenity Areas which is slightly below 50% requirement by City of Mississauga.

Overall Site Outdoor Amenity Areas

	Time Frames	As * Overall (m2)	At ** (m2)	As (ave) / AT Overall
21-Sep	SUNRISE+1.5 H_ 08:35 AM (LOCAL TIME)	1,305		
	SOLAR NOON - 4 hr._ 09:12 (LOCAL TIME)	1,339		
	SOLAR NOON - 3 hr._ 10:12 (LOCAL TIME)	1,563		
	SOLAR NOON - 2 hr._ 11:12 (LOCAL TIME)	1,771		
	SOLAR NOON - 1 hr._ 12:12 (LOCAL TIME)	1,867		
	SOLAR NOON _ 13:12 (LOCAL TIME)	1,878		
	SOLAR NOON + 1 hr._ 14:12 (LOCAL TIME)	2,268		
	SOLAR NOON + 2 hr._ 15:12 (LOCAL TIME)	2,357		
	SOLAR NOON + 3 hr._ 16:12 (LOCAL TIME)	2,084		
	SOLAR NOON + 4 hr._ 17:12 (LOCAL TIME)	590		
	SUNSET-1.5 hr._ 17:48 (LOCAL TIME)	20		
	Sun Access Factor and As(ave) ***	1,549	3,600	0.43

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