

This shadow study has been prepared by gh3\* Architects to assess the incremental shadow impact produced by the proposed development during the spring and fall equinoxes (March 21 st / September 21 st ) between the hours of 9:18 a.m. and 6:18 p.m. Official Plan Policies 3.1.3(13)(d), 3.1.4(10)(b) and 4.5(2)(d) and (e) require that buildings are be located and massed to adequately limit shadowing on neighbouring streets, properties (particularly those designated Neighborhoods and Parks) and open spaces, having regard for the varied nature of such areas.

Accordingly, this shadow study demonstrates that the proposal would not result in any unacceptable incremental shadowing on neighbouring streets along Eglinton Avenue West and Keele Street, and that all incremental shadowing on properties that are designated Neighbourhoods would be adequately limited.

With respect to adjacent streets and sidewalks, in accordance with Policies 4.5(2)(d) and (e), the shadow study demonstrates that on March 21st and September 21st the proposal would produce incremental shadowing on the opposite side of Eglinton Avenue West, Trethewey Drive, Yore Road and Keele Steet rights-of-way at various times of day. Specifically, Trethewey Drive would experience incremental shadowing between 9:18 and 10:18 a.m., Yore Road would experience incremental shadowing between 10:18 a.m. and 1:18 p.m., Keele Street would experience incremental shadowing between 2:18 and 6:18 p.m. and Eglinton Avenue West would experience incremental shadowing between 5:18 and 6:18 p.m.

With respect to shadow impacts on Neighbourhoods, the proposal would produce incremental shadowing on the properties north of Yore Road between 10:18 a.m. and 1:18 p.m. and on the north side of Lester Avenue between 2:18 and 4:18 p.m. It is important to note that the incremental shadowing produced by the proposal would include significant overlap with the portential shadowing produced by the proposal to the north at 1860-1868 Keele Street. This is owing to the subject site's greater distance from those properties when compared to the proposal to the north, which is much closer to lands designated Neighbourhoods (20.0 m vs. 70.0-85.0 m).

Based on the foregoing, it is our opinion that the incremental shadow impacts on neighbouring streets and properties would be adequately limited and therefore the resultant shadowing produced by the proposal is acceptable.



**David Morse**

Senior Associate

MCIP, RPP

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[www.bousfields.ca](http://www.bousfields.ca)

Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

## SHADOW STUDY

Scale

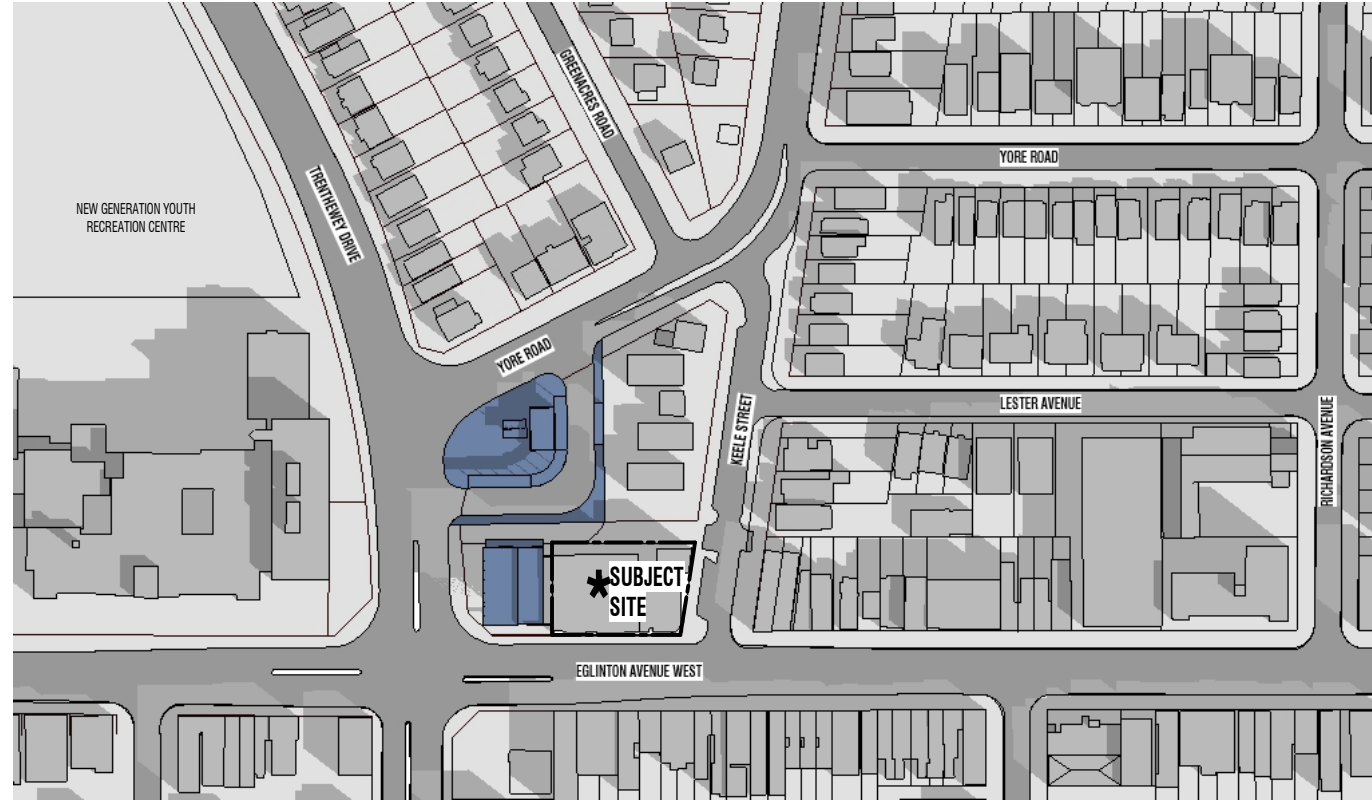
FORA gh3\*

Project No. 202202

**A900**

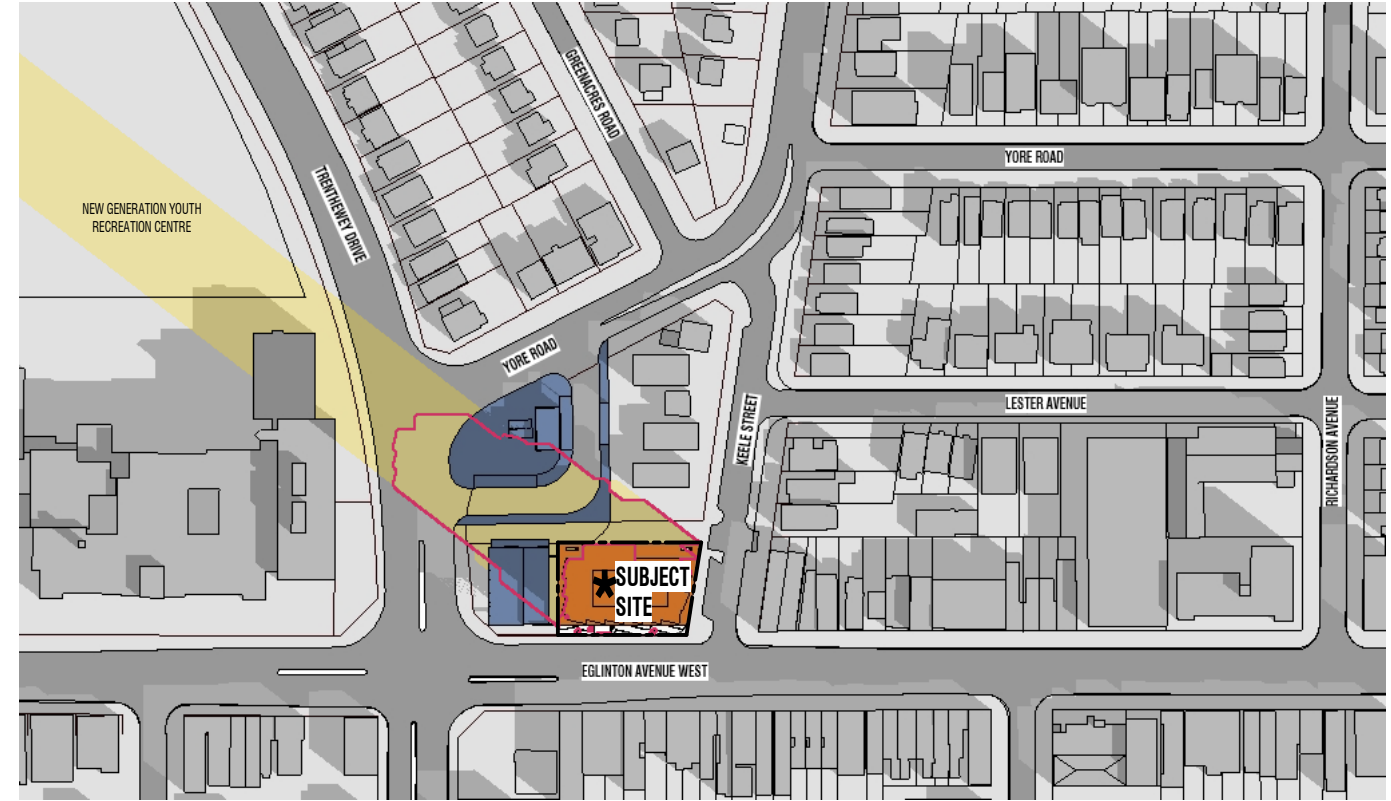
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

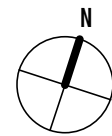
**Mar 21 - 09:18 AM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 09:18 AM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
	SHADOW CAST BY AS-OF-RIGHT MASSING
	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

## SHADOW STUDY - MARCH 21st

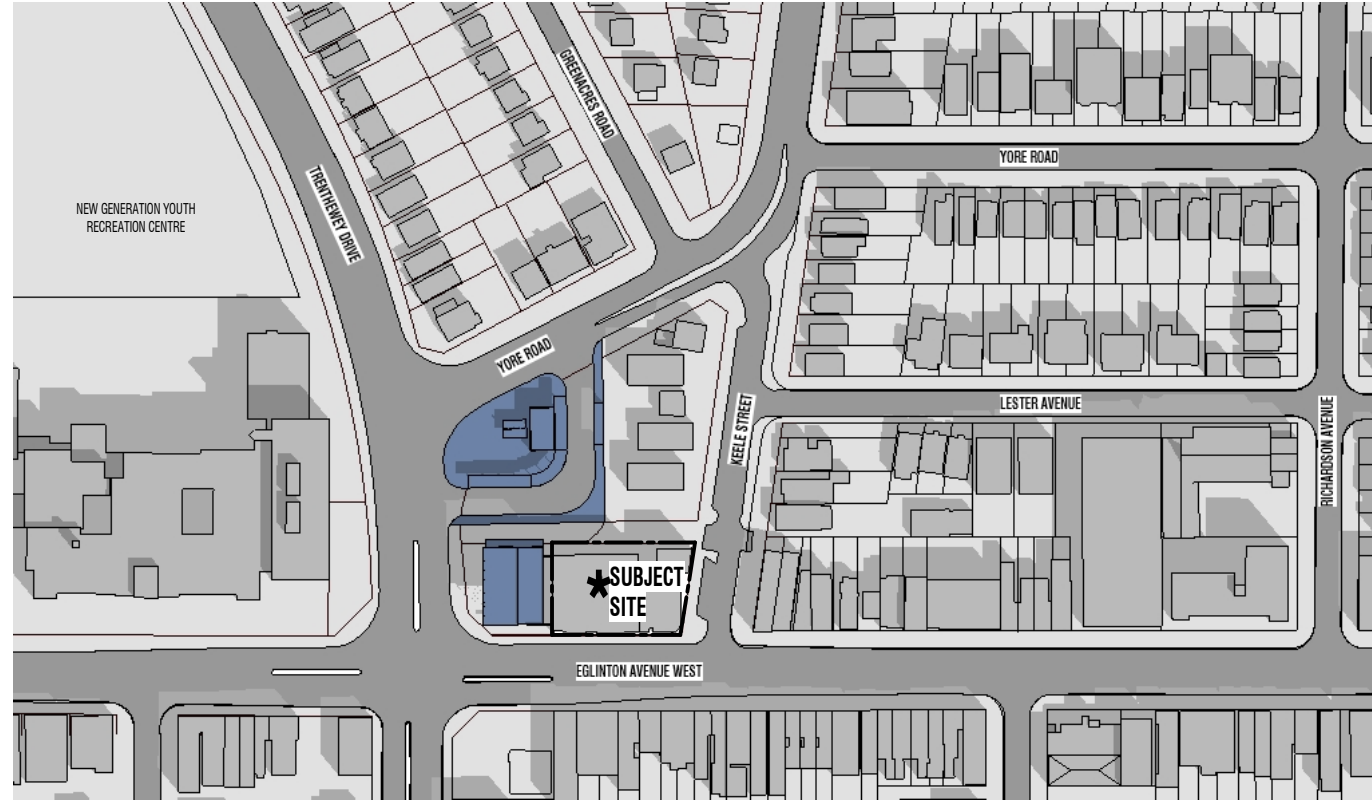
Scale As indicated

**FORA gh3\***  
Project No. 202202

**A901**

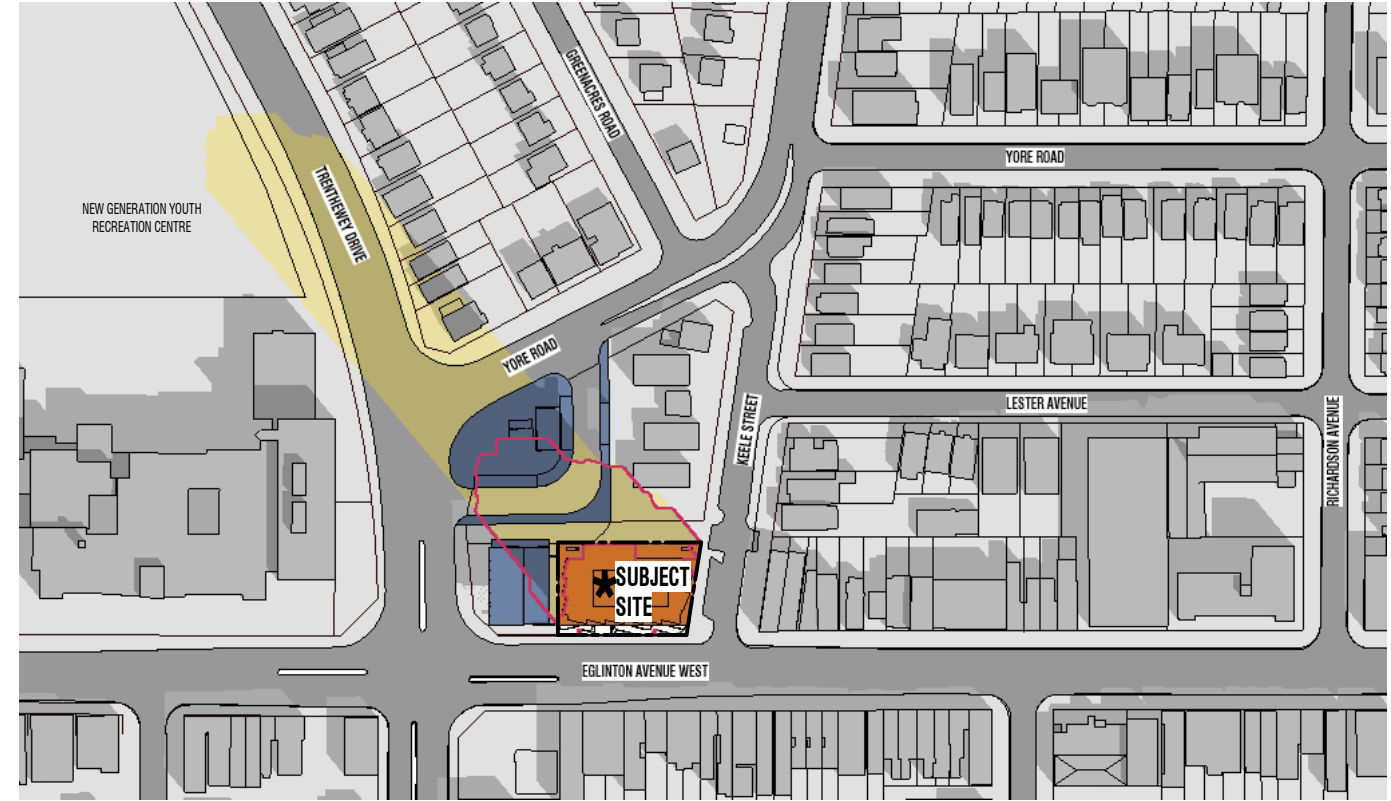
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

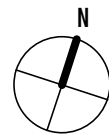
**Mar 21 - 10:18 AM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 10:18 AM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
	SHADOW CAST BY AS-OF-RIGHT MASSING
	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



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### SHADOW STUDY - MARCH 21st

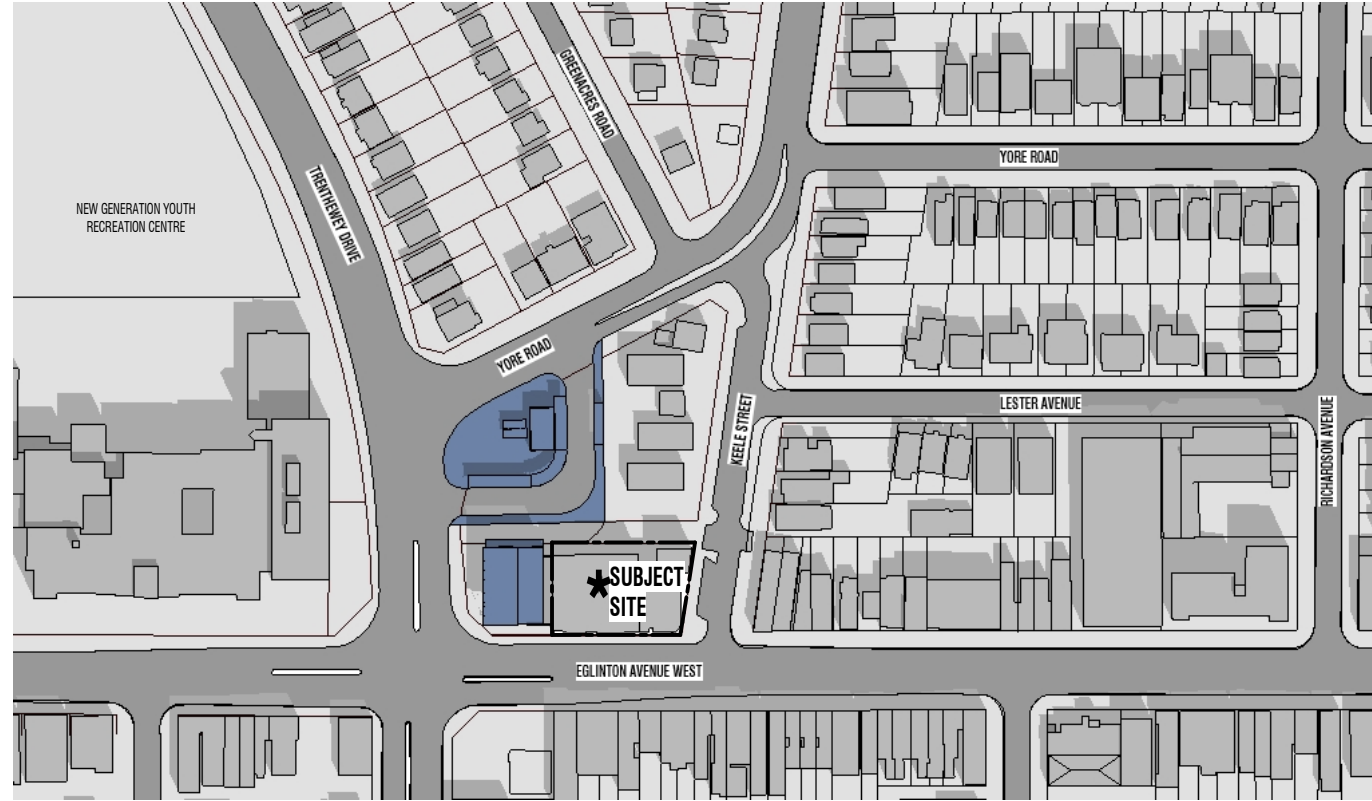
Scale As indicated

FORA gh3\*  
Project No. 202202

**A902**

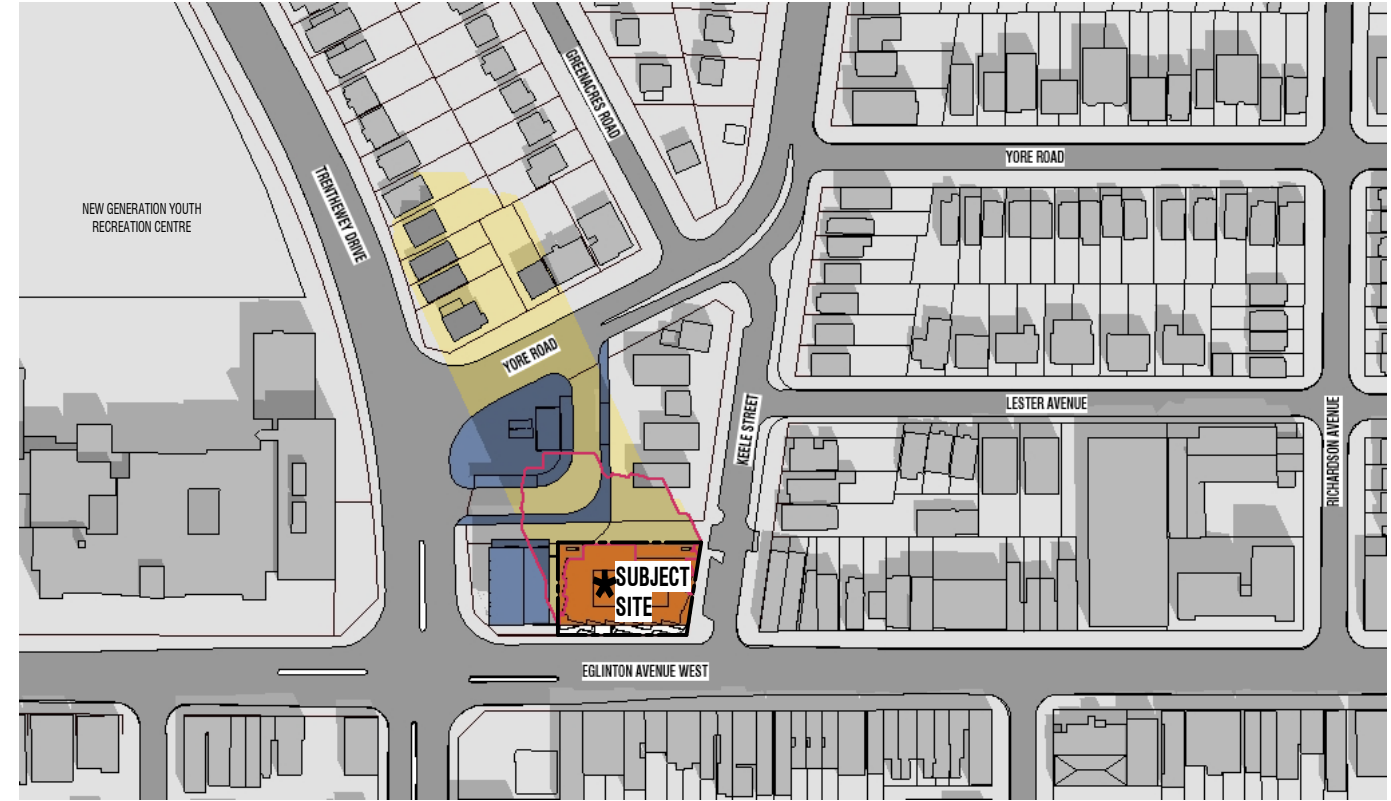
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

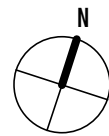
**Mar 21 - 11:18 AM - EST**



**PROPOSED DEVELOPMENT**

**Mar 21 - 11:18 AM - EST**

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
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<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



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### SHADOW STUDY - MARCH 21st

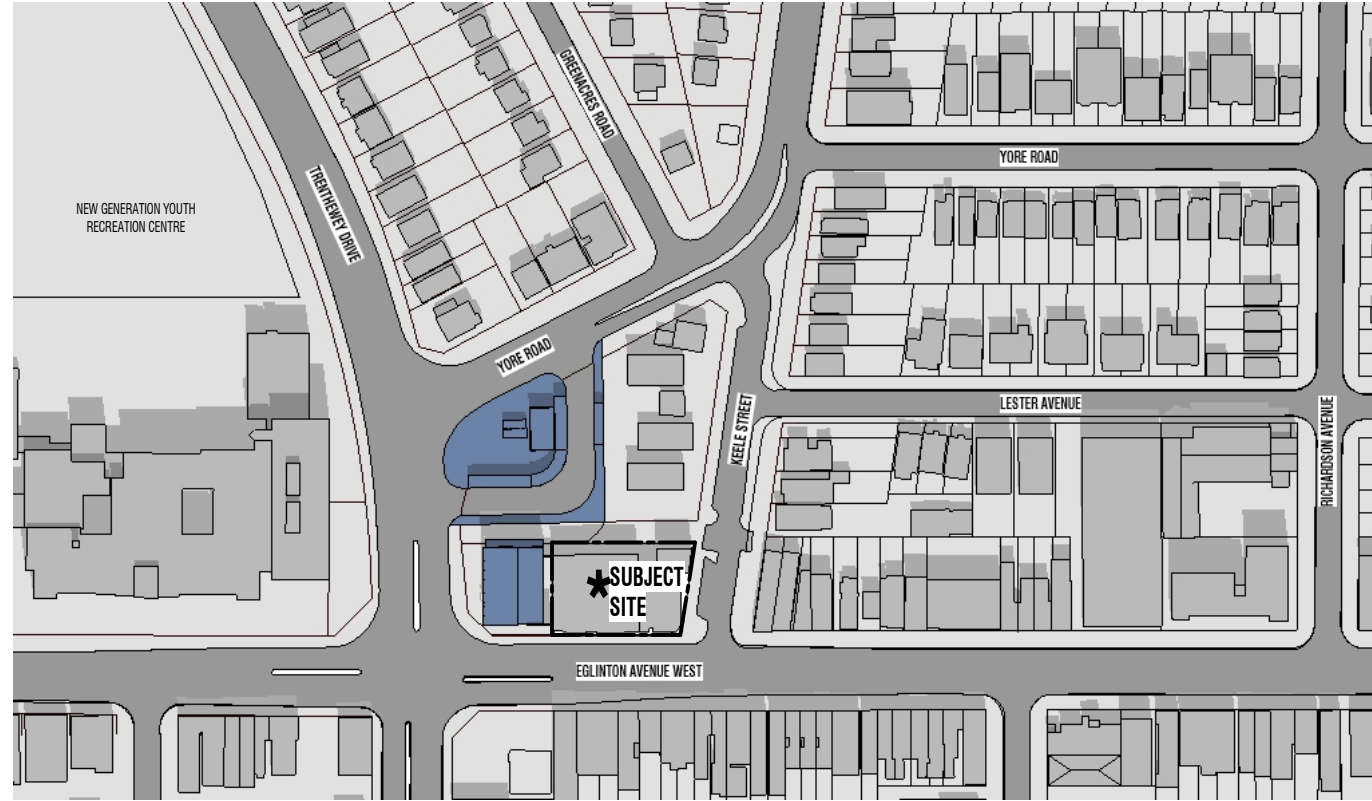
Scale As indicated

**FORA gh3\***  
Project No. 202202

**A903**

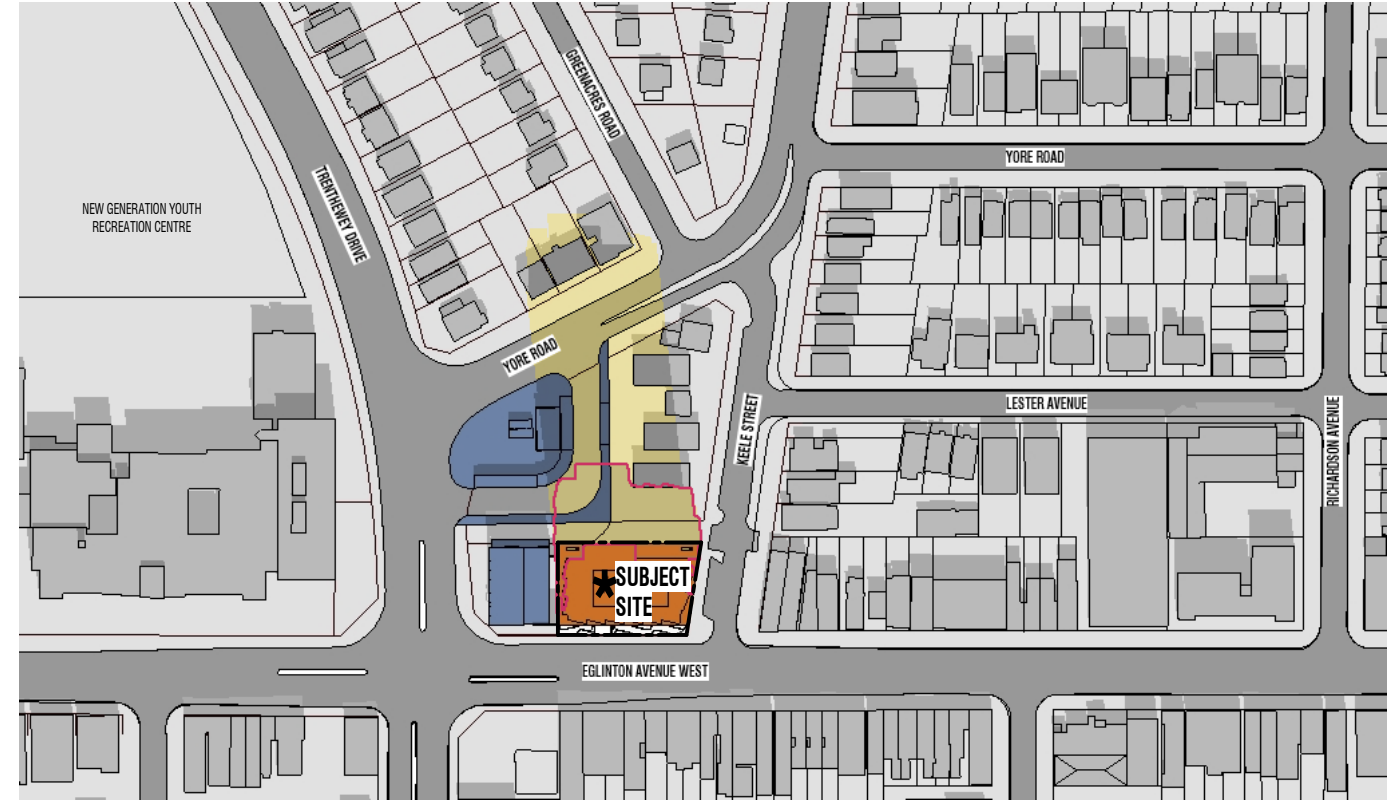
DEC. 8, 2022

# MARCH 21st



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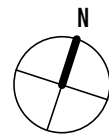
**Mar 21 - 12:18 PM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 12:18 PM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
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1:3000 SCALE



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## SHADOW STUDY - MARCH 21st

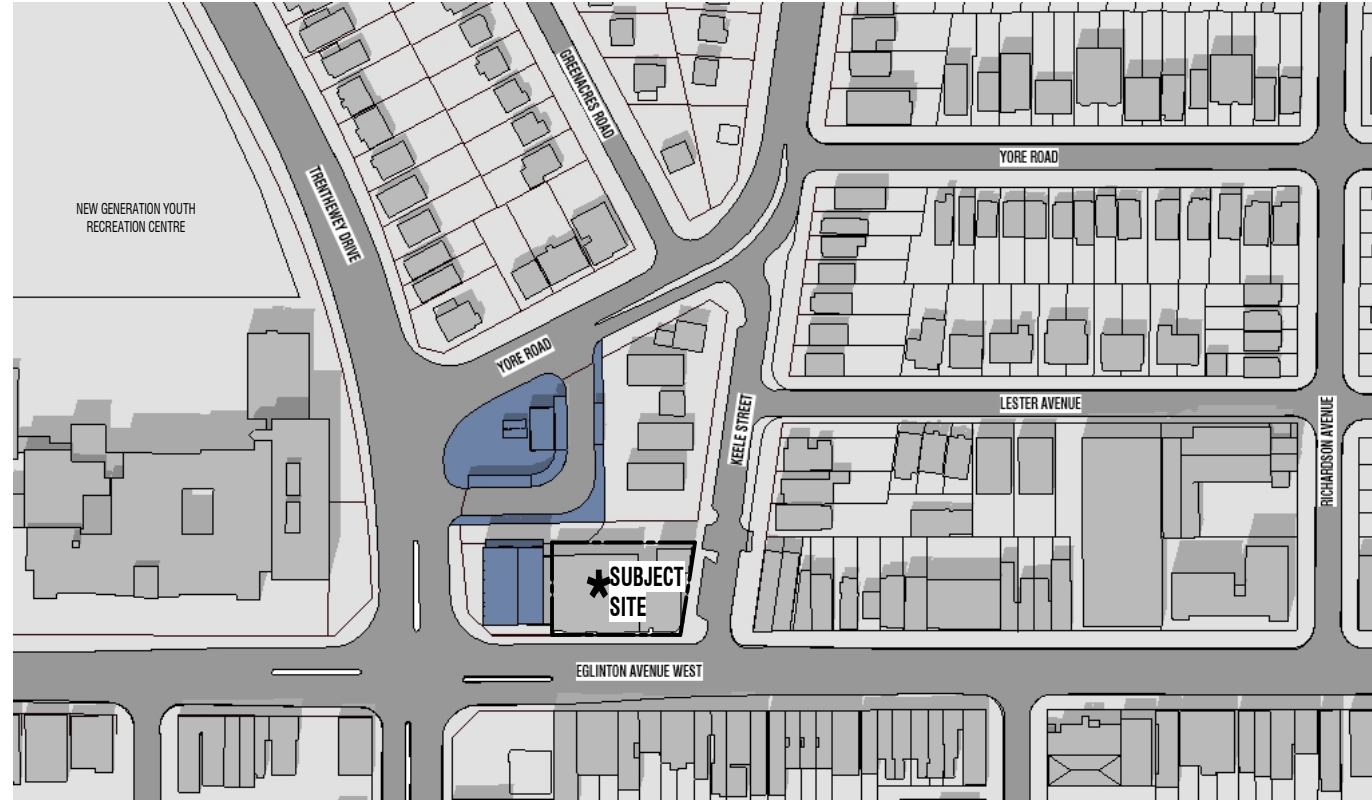
Scale As indicated

FORA gh3\*  
Project No. 202202

**A904**

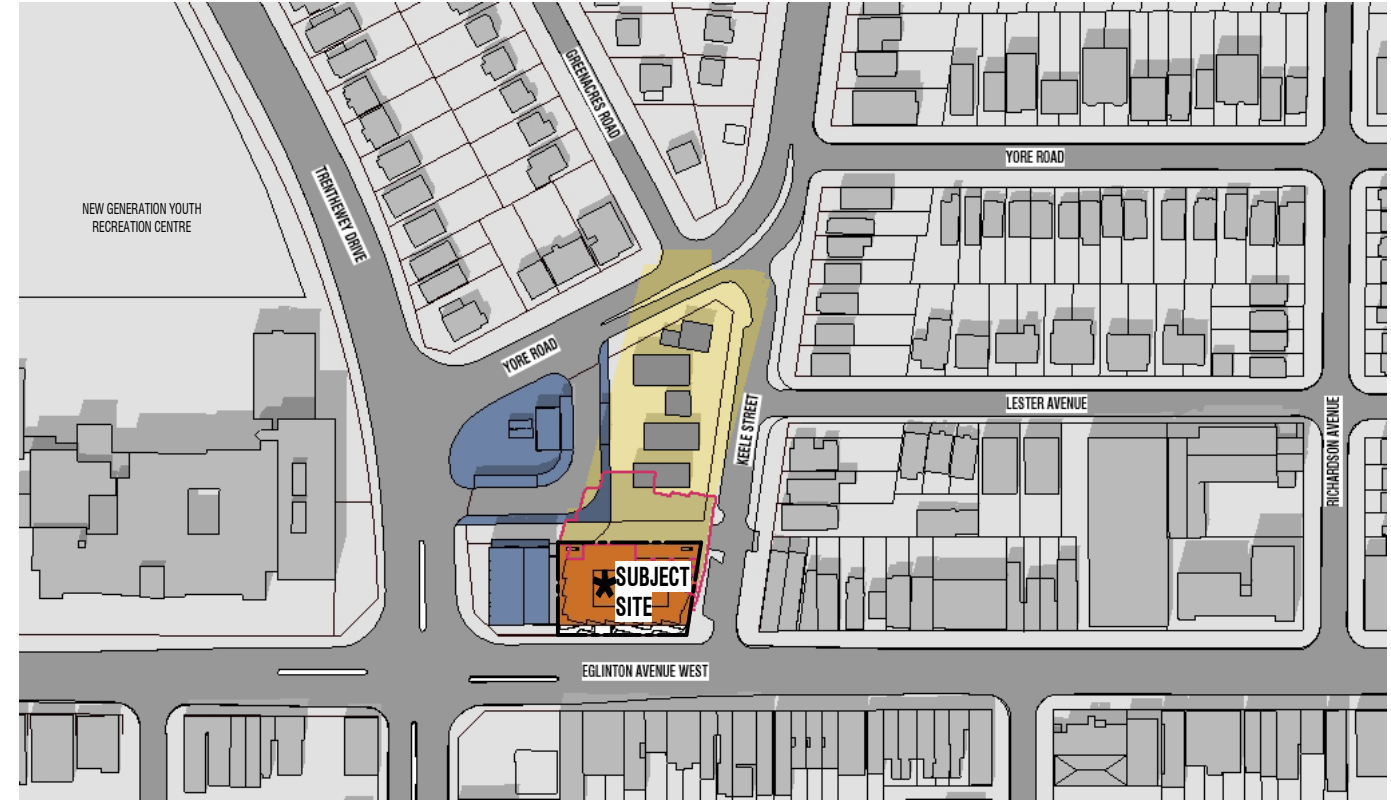
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

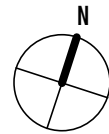
**Mar 21 - 1:18 PM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 1:18 PM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
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1:3000 SCALE



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## SHADOW STUDY - MARCH 21st

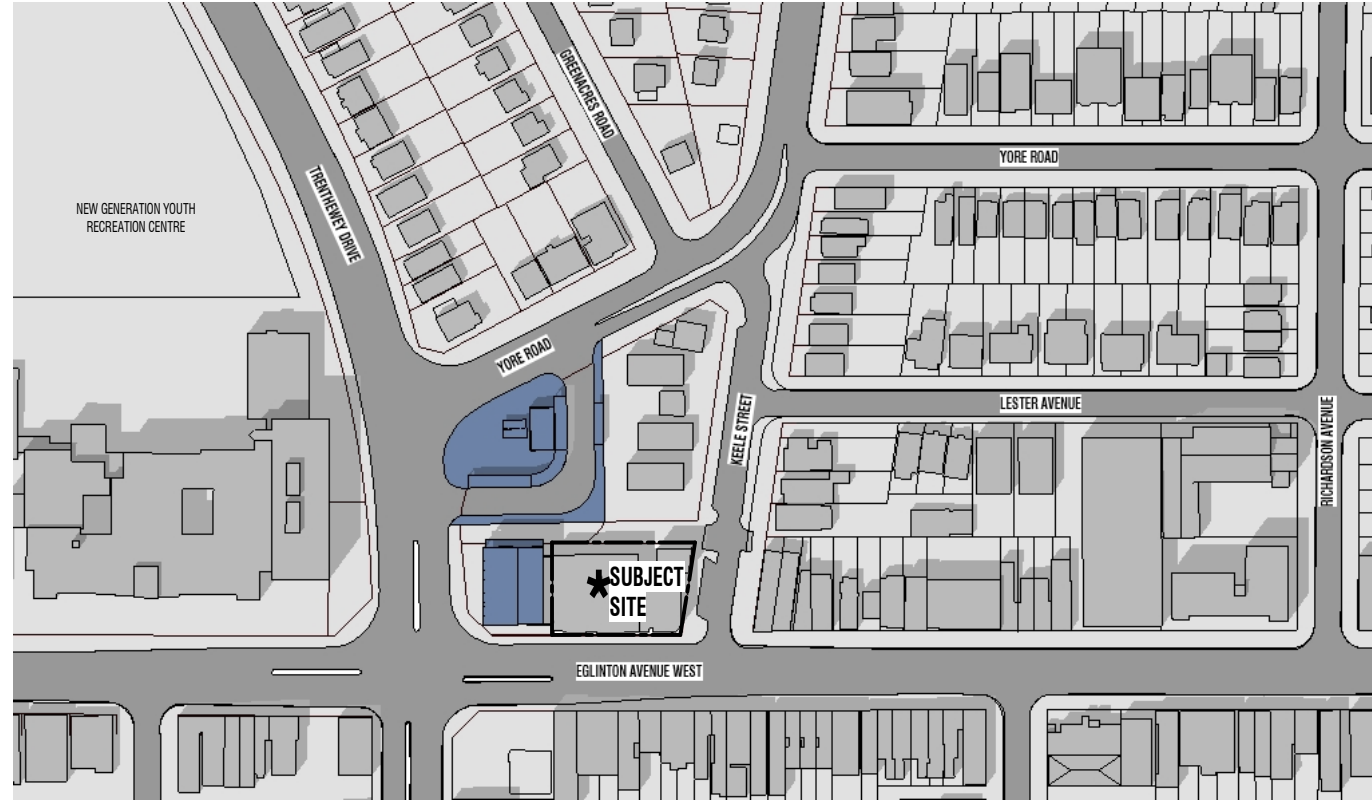
Scale As indicated

FORA gh3\*  
Project No. 202202

**A905**

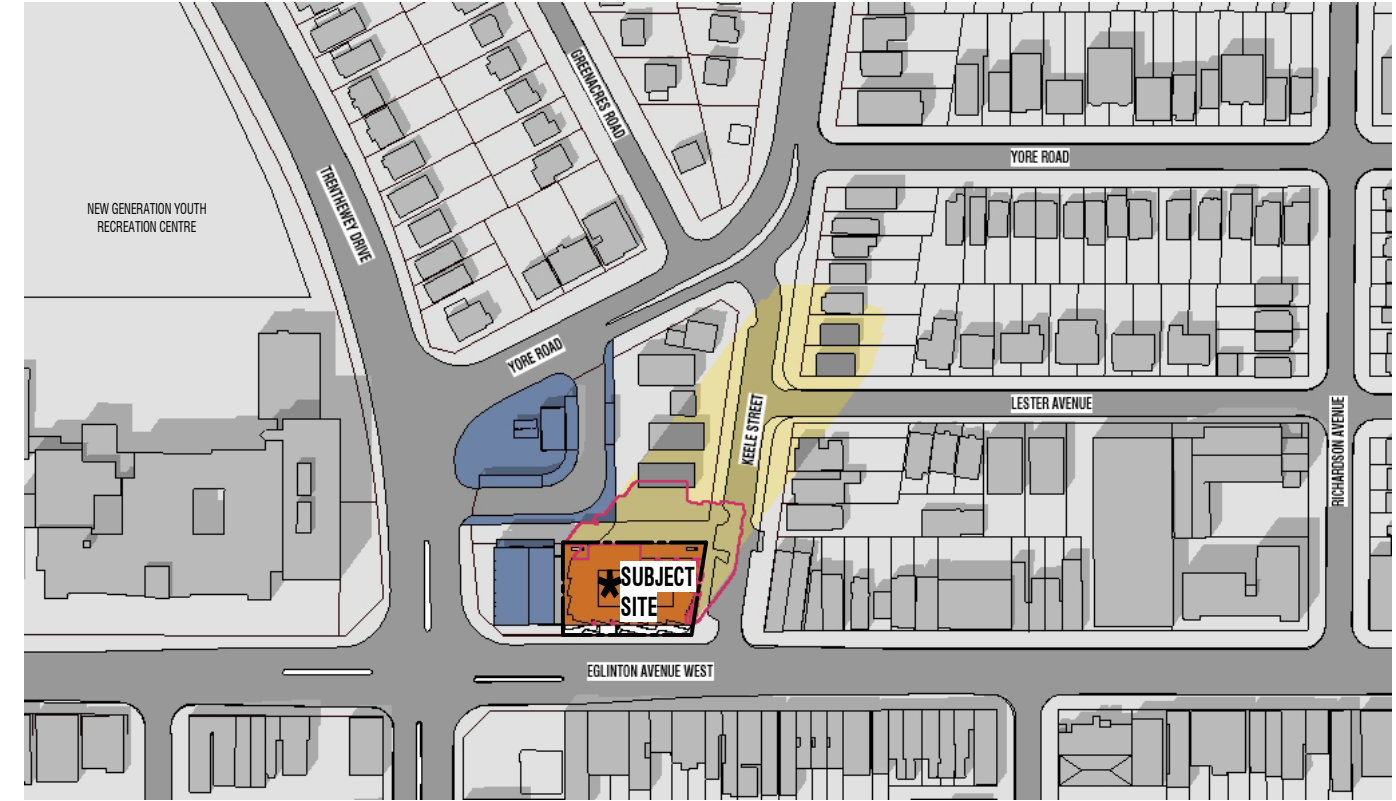
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

**Mar 21 - 2:18 PM - EST**



**PROPOSED DEVELOPMENT**

**Mar 21 - 2:18 PM - EST**

## SHADOW STUDY LEGEND



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<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
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**SHADOW STUDY -  
MARCH 21st**

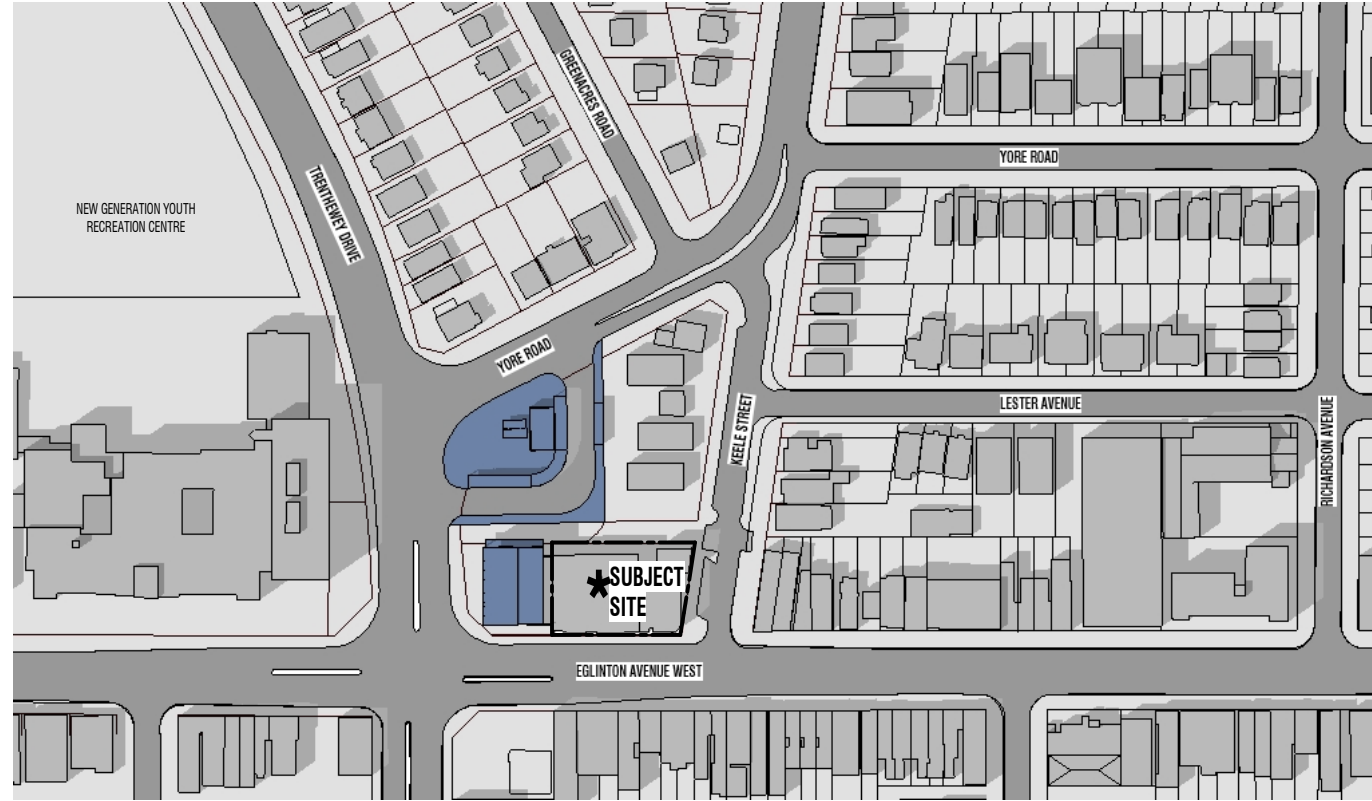
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FORA gh3\*  
Project No. 202202

**A906**

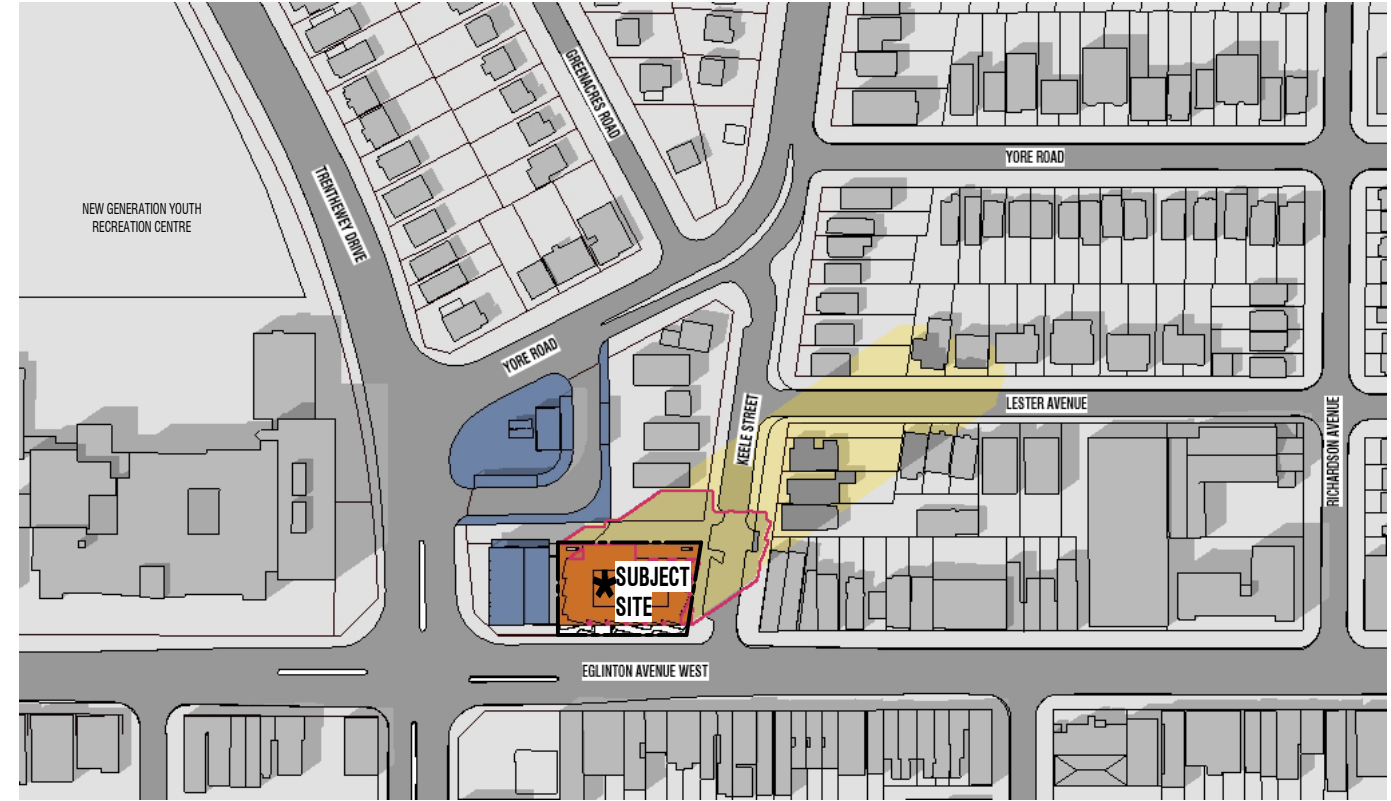
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

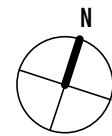
**Mar 21 - 3:18 PM - EST**



**PROPOSED DEVELOPMENT**

**Mar 21 - 3:18 PM - EST**

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



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### SHADOW STUDY - MARCH 21st

Scale As indicated

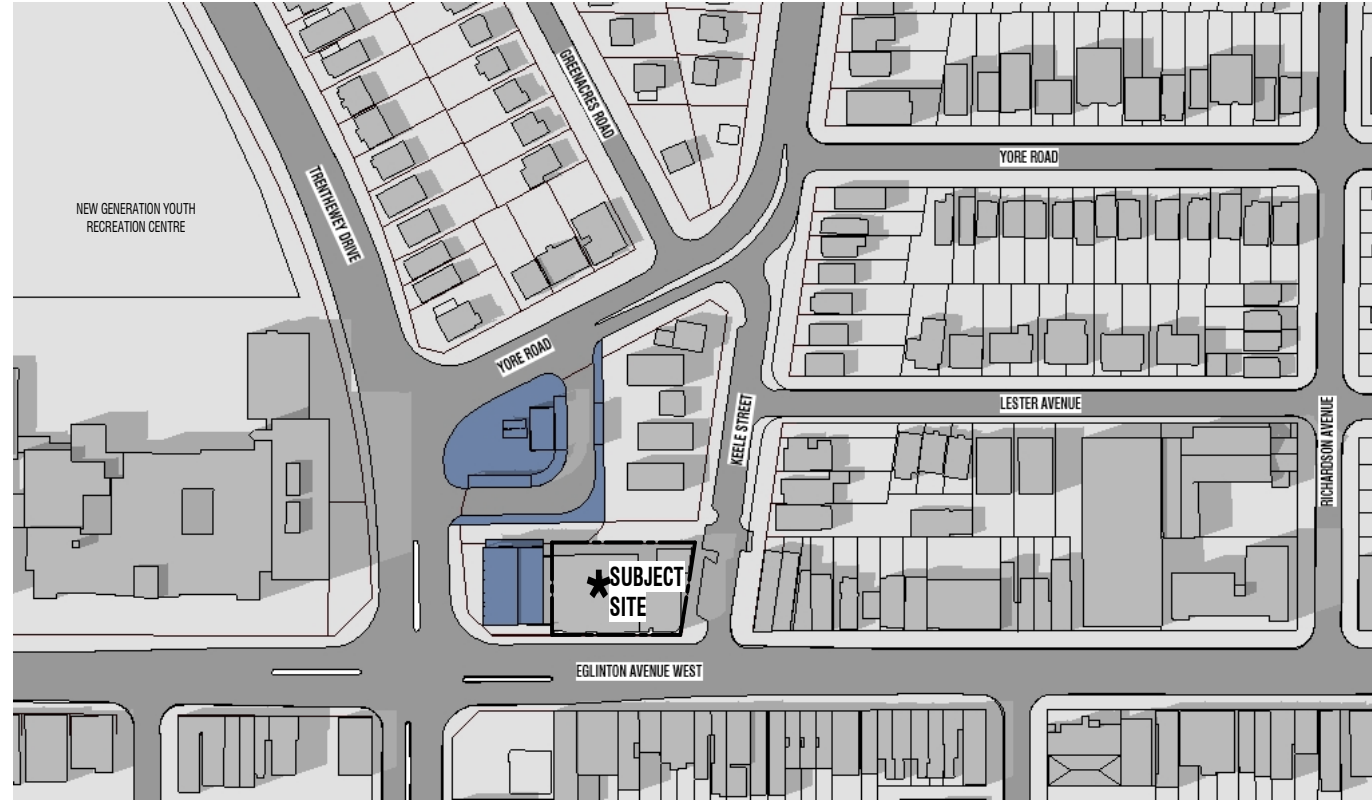
FORA gh3\*  
Project No. 202202

**A907**

DEC. 8, 2022

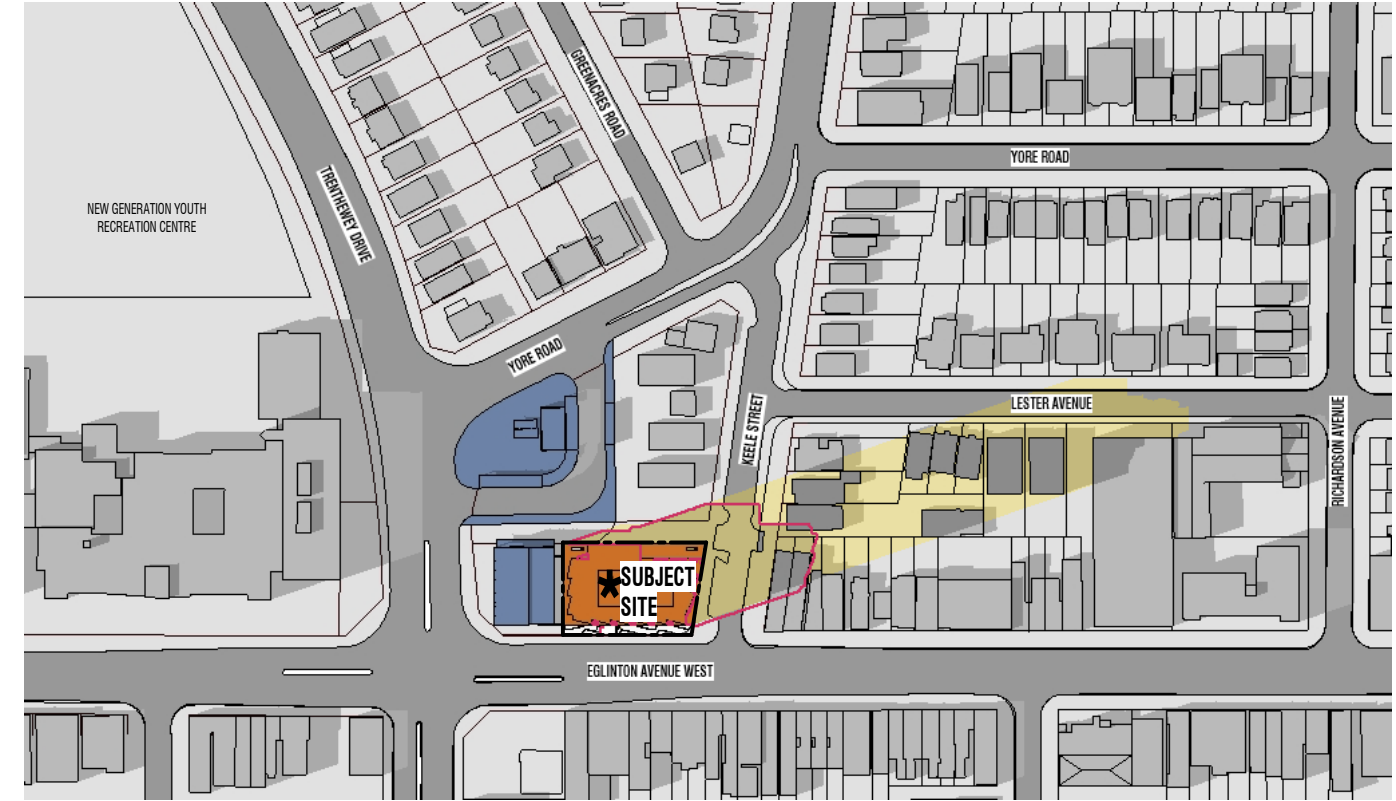


# MARCH 21st



**EXISTING CONDITION**

**Mar 21 - 4:18 PM - EST**



**PROPOSED DEVELOPMENT**

**Mar 21 - 4:18 PM - EST**

## SHADOW STUDY LEGEND



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<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
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### SHADOW STUDY - MARCH 21st

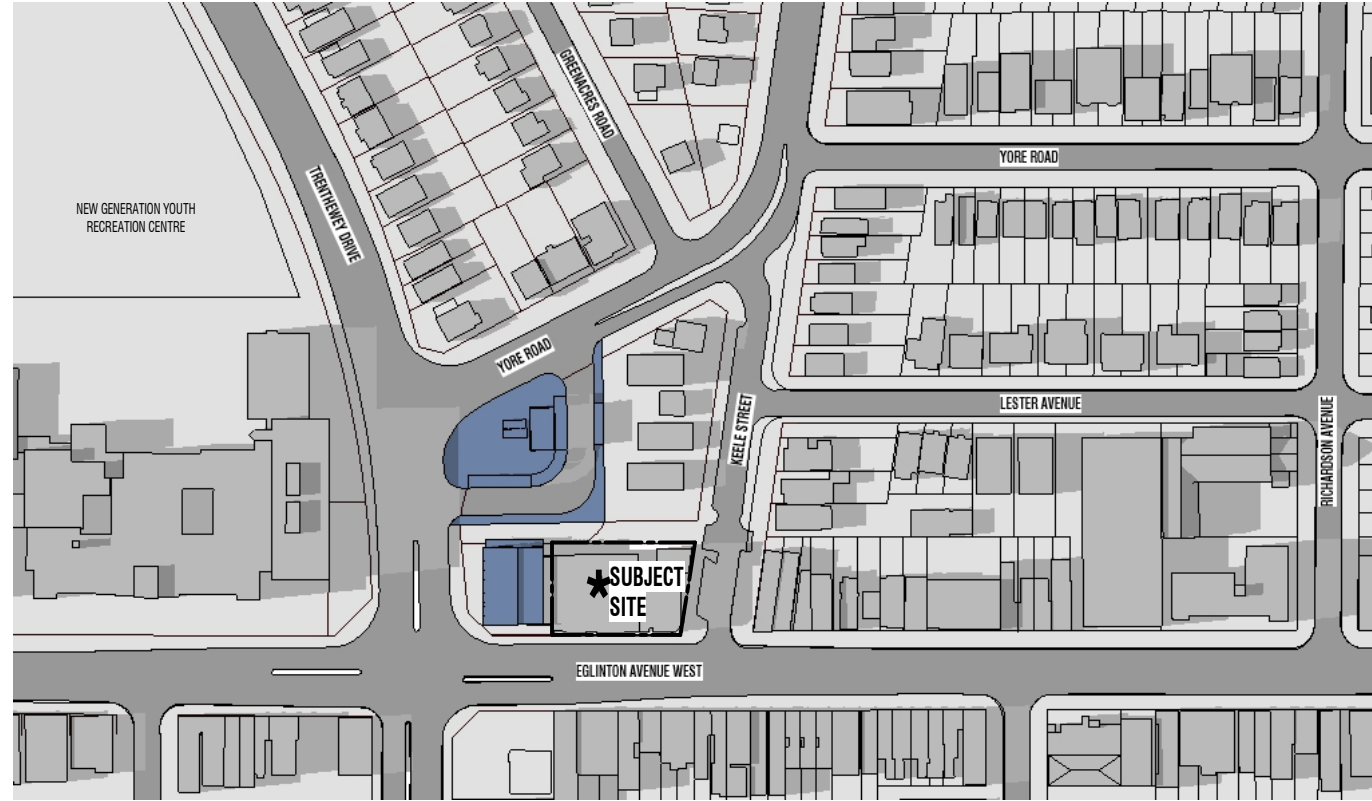
Scale As indicated

FORA gh3\*  
Project No. 202202

**A908**

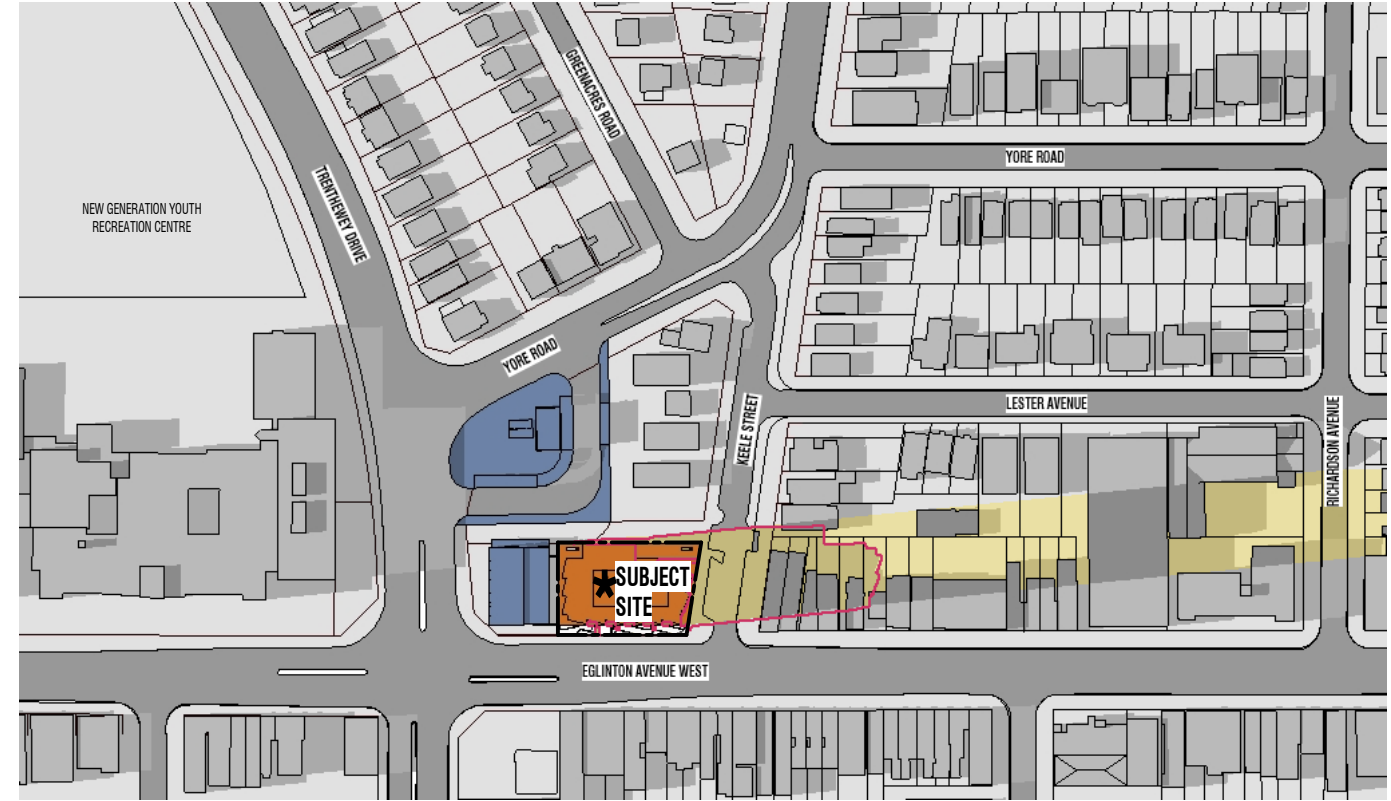
DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

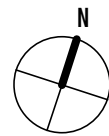
**Mar 21 - 5:18 PM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 5:18 PM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
	SHADOW CAST BY AS-OF-RIGHT MASSING
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1:3000 SCALE



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### SHADOW STUDY - MARCH 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A909**

DEC. 8, 2022

# MARCH 21st



**EXISTING CONDITION**

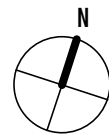
**Mar 21 - 6:18 PM - EST**








**PROPOSED DEVELOPMENT**

**Mar 21 - 6:18 PM - EST**

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
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## SHADOW STUDY - MARCH 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A910**

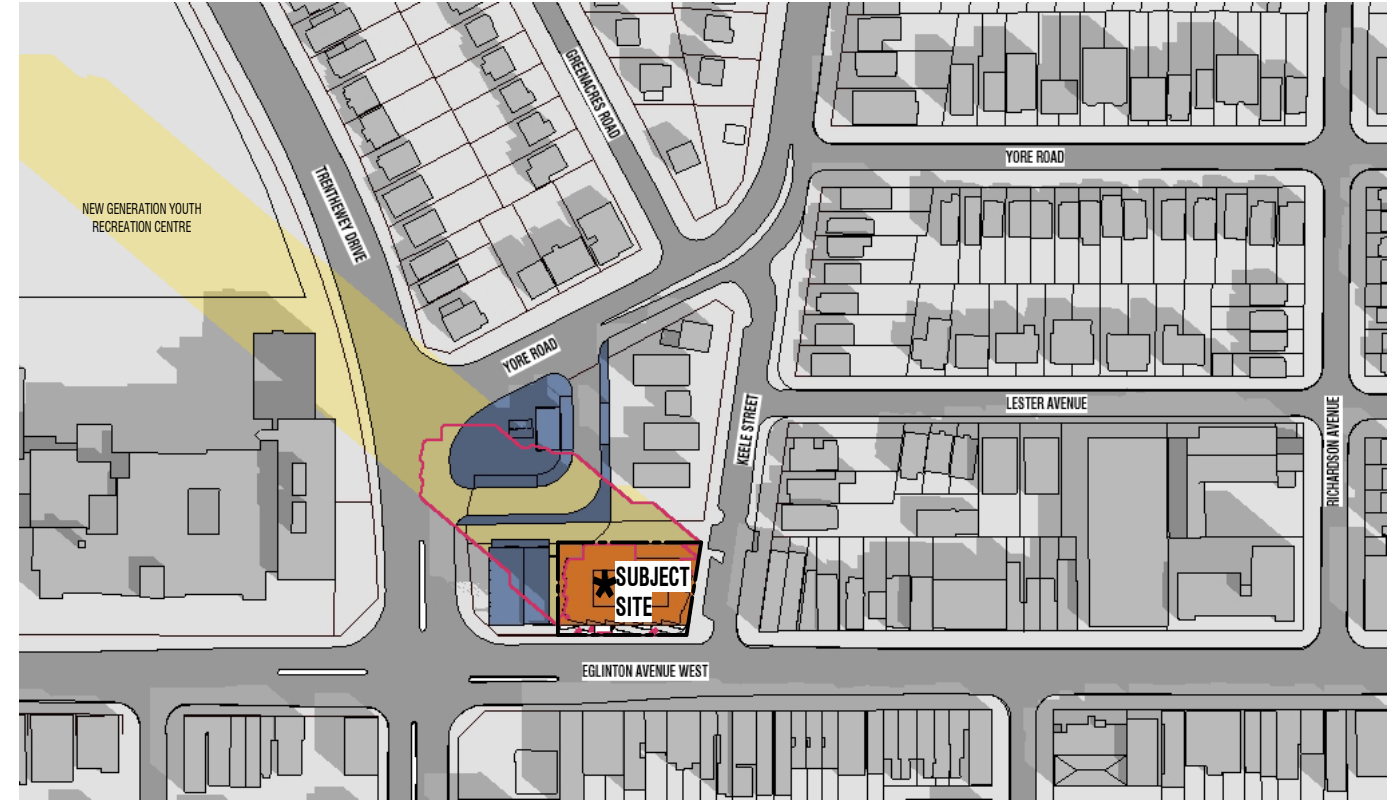
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

Sep 21 - 9:18 AM - EST








**PROPOSED DEVELOPMENT**

Sep 21 - 9:18 AM - EST

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
	SHADOW CAST BY AS-OF-RIGHT MASSING
	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



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### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

A911

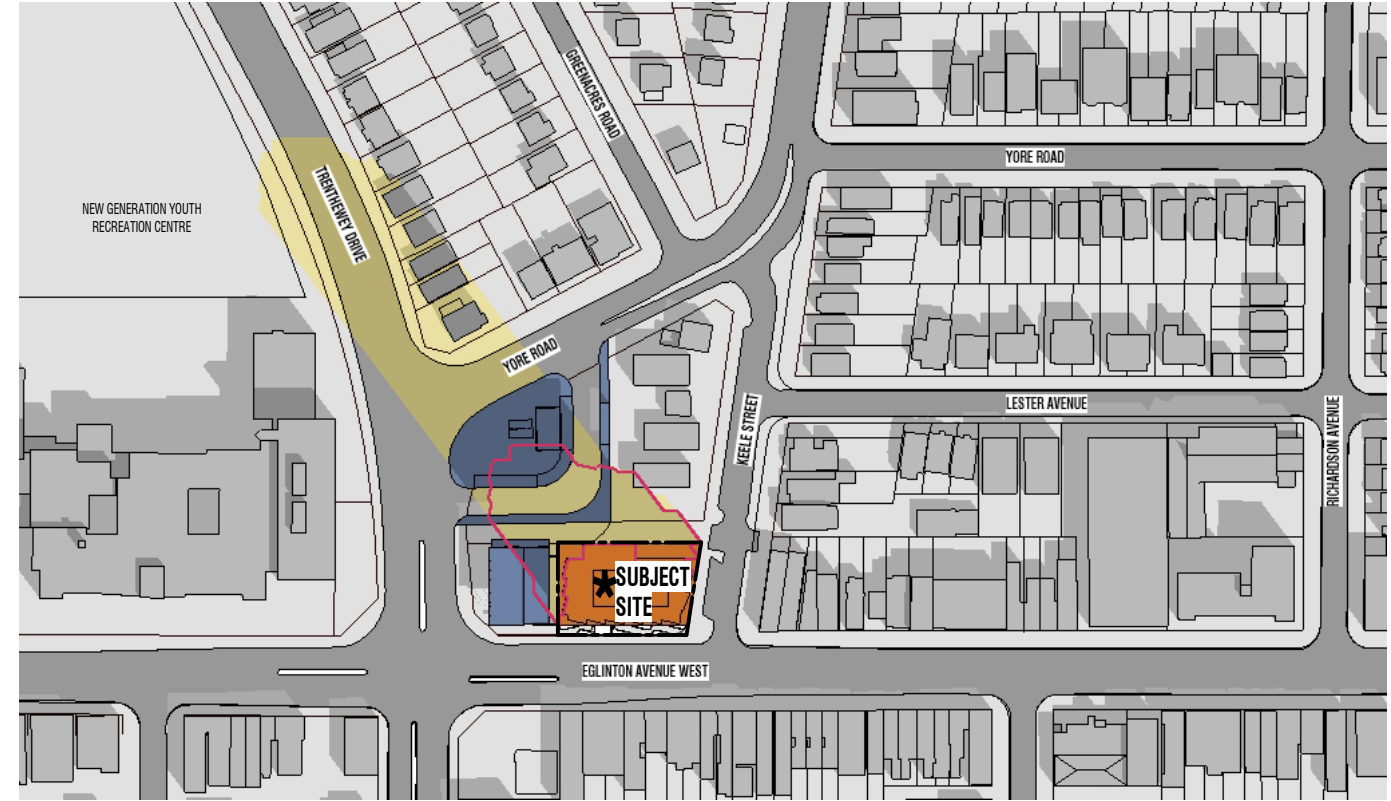
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

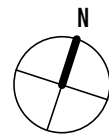
Sep 21 - 10:18 AM - EST








**PROPOSED DEVELOPMENT**

Sep 21 - 10:18 AM - EST

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
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	SHADOW CAST BY DEVELOPMENT PROPOSAL
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1:3000 SCALE



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**SHADOW STUDY -  
SEPTEMBER 21st**

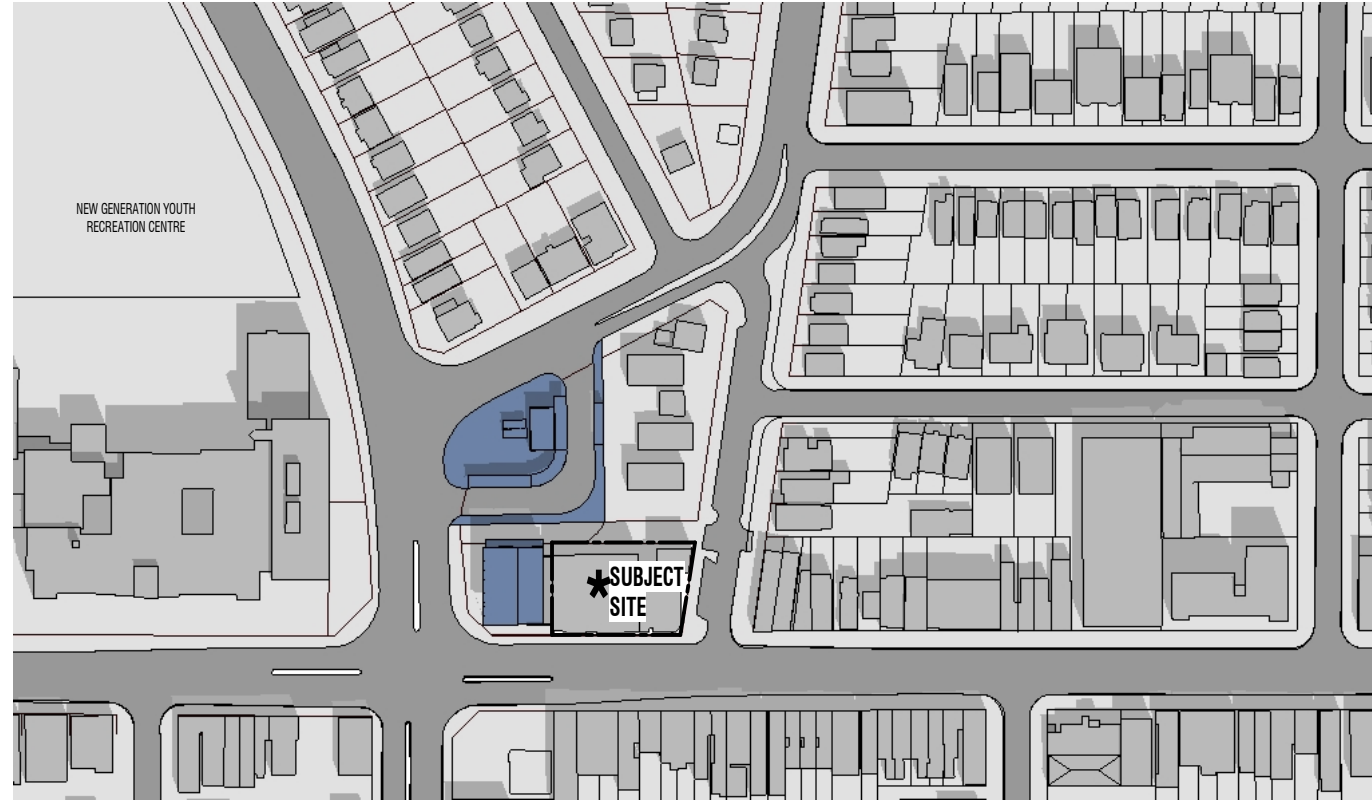
Scale As indicated

**FORA gh3\***  
Project No. 202202

**A912**

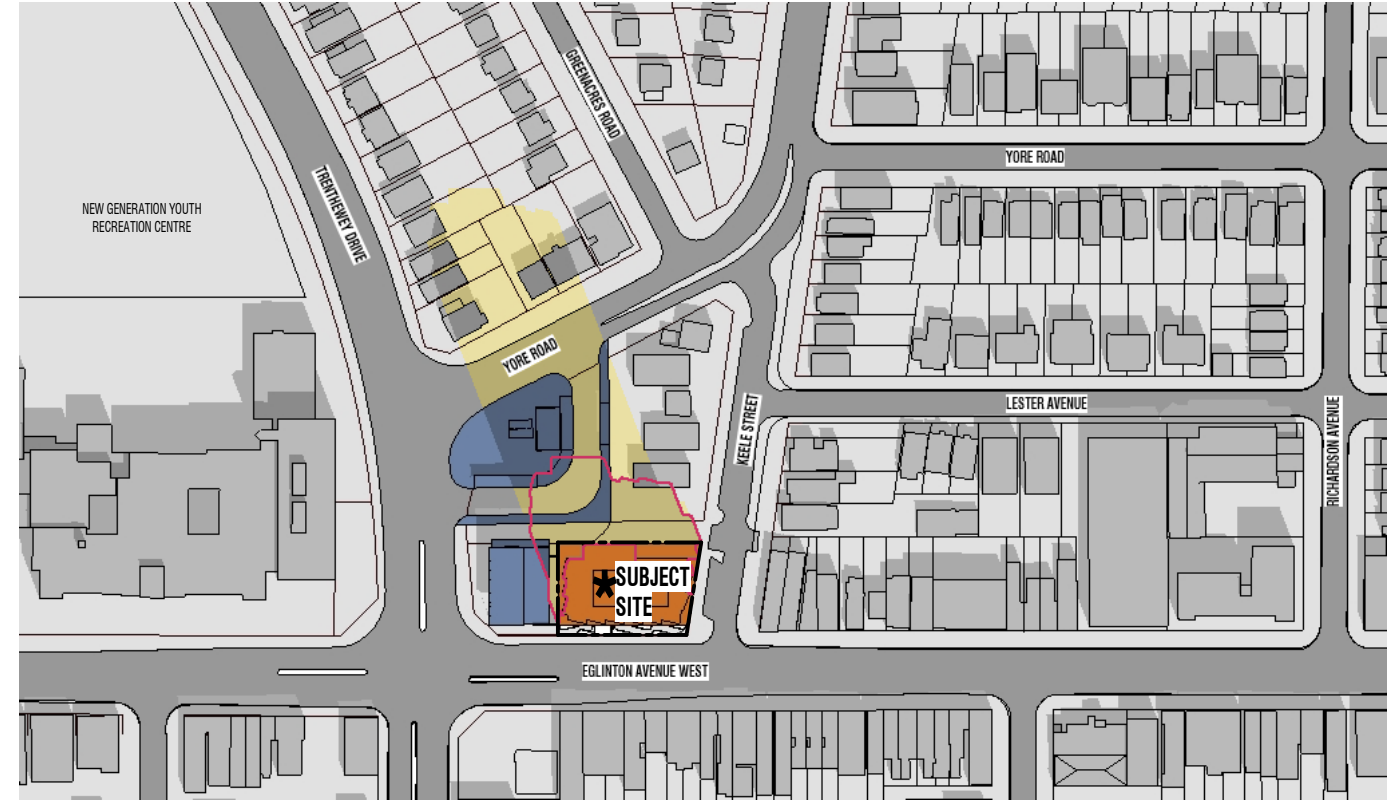
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

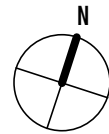
Sep 21 - 11:18 AM - EST








**PROPOSED DEVELOPMENT**

Sep 21 - 11:18 AM - EST

## SHADOW STUDY LEGEND



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	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
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## SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A913**

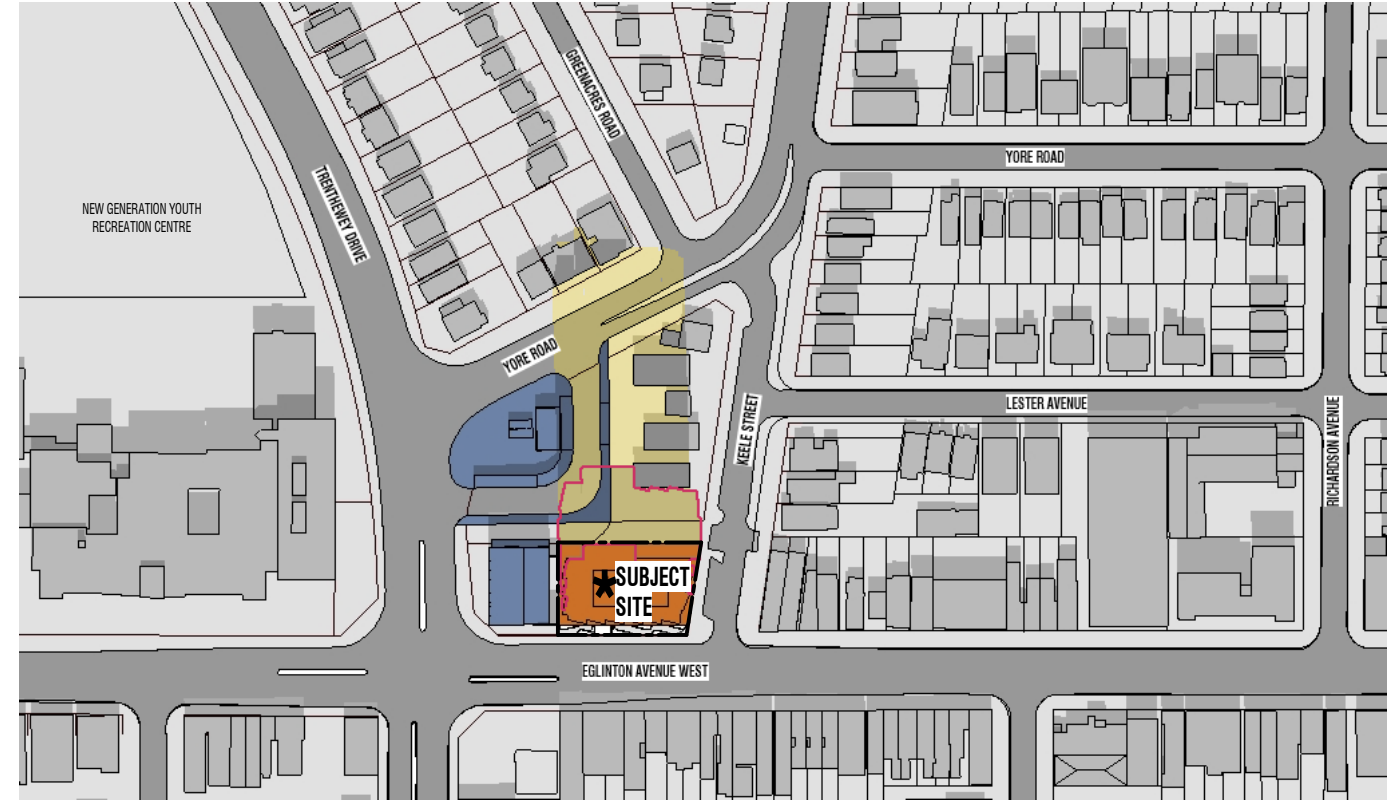
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

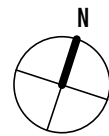
Sep 21 - 12:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 12:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



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### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A914**

DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

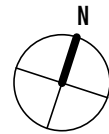
Sep 21 - 1:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 1:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A915**

DEC. 8, 2022

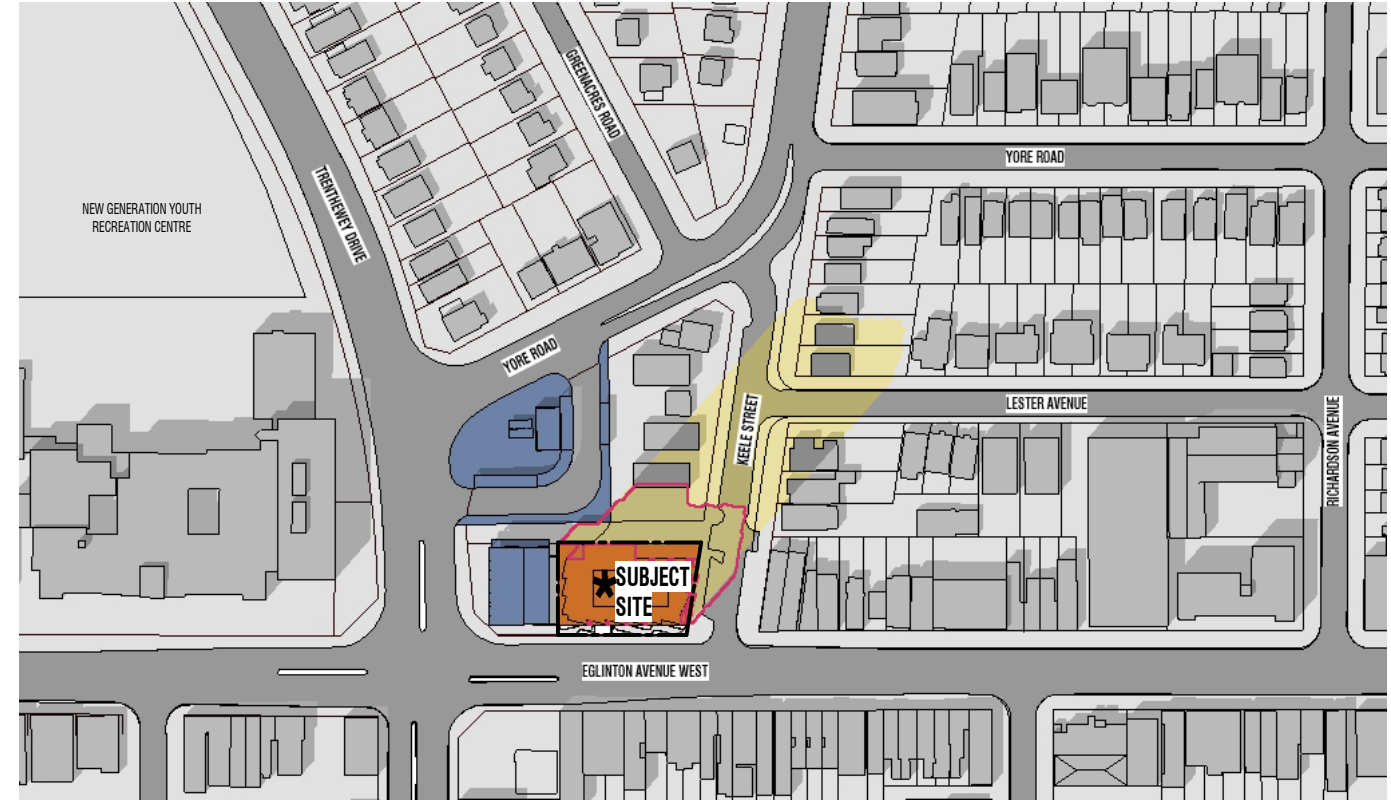


# SEPTEMBER 21st



**EXISTING CONDITION**

Sep 21 - 2:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 2:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

A916

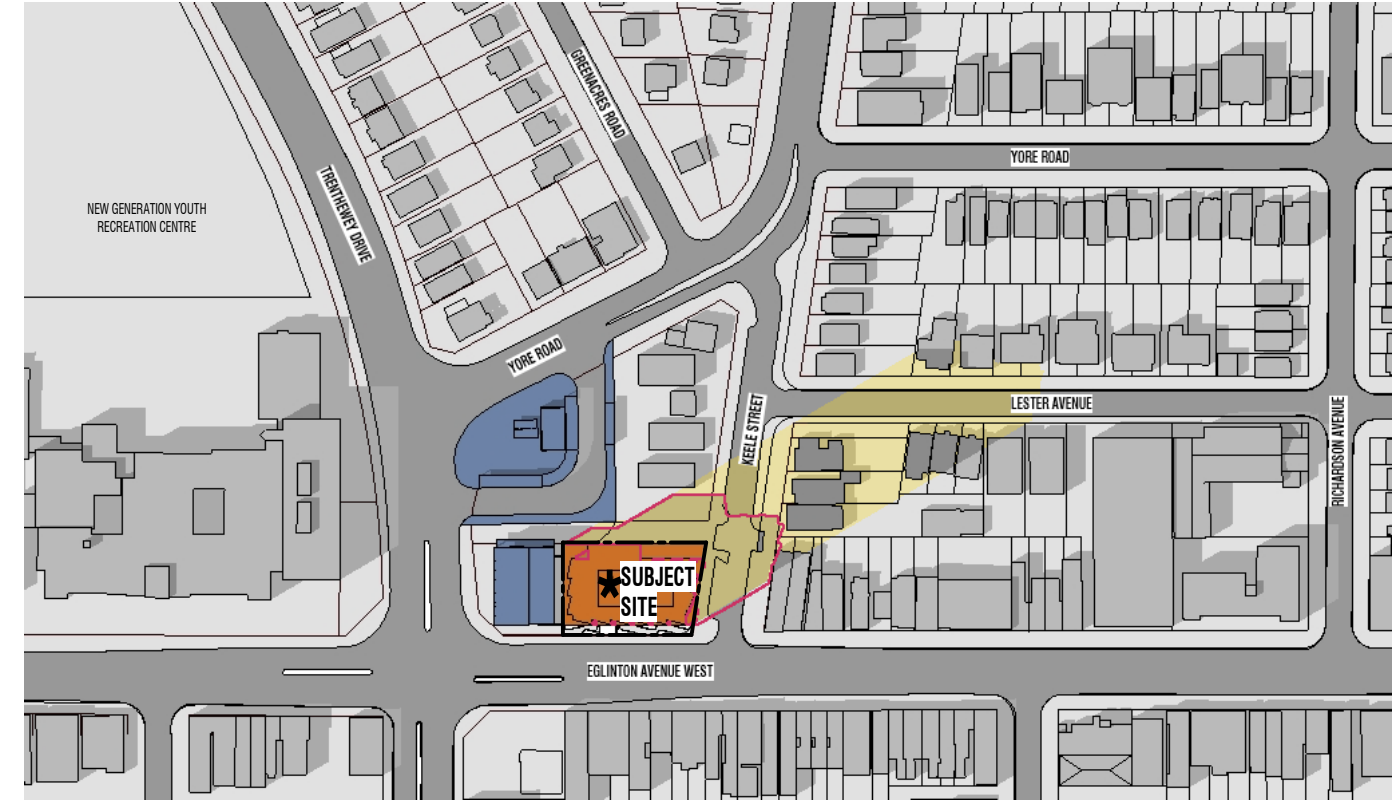
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

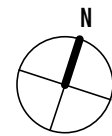
Sep 21 - 3:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 3:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

A917

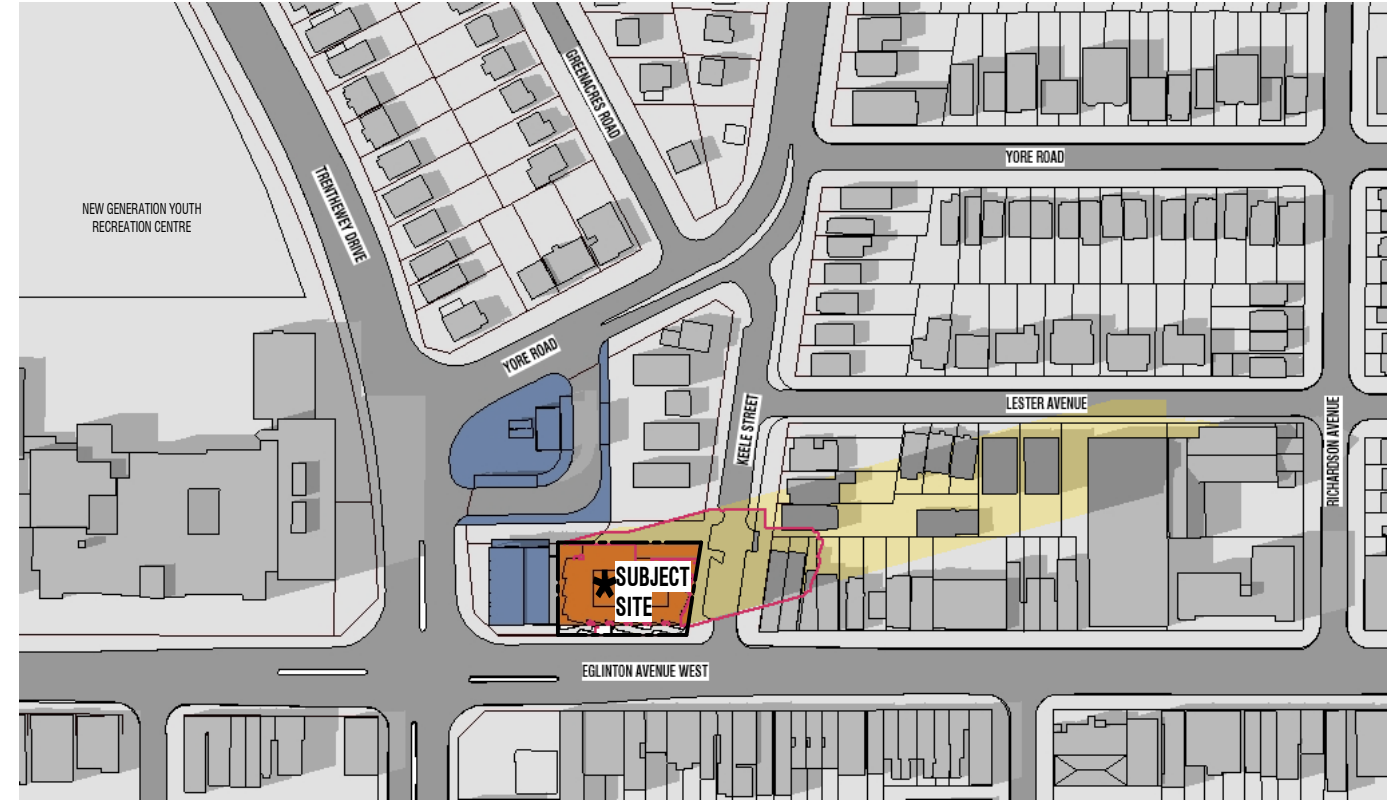
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

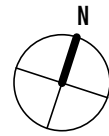
Sep 21 - 4:18 PM - EST








**PROPOSED DEVELOPMENT**

Sep 21 - 4:18 PM - EST

## SHADOW STUDY LEGEND



	DEVELOPMENT PROPOSAL
	UNDER CONSTRUCTION
	SHADOW CAST BY DEVELOPMENT PROPOSAL
	SHADOW CAST BY AS-OF-RIGHT MASSING
	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A918**

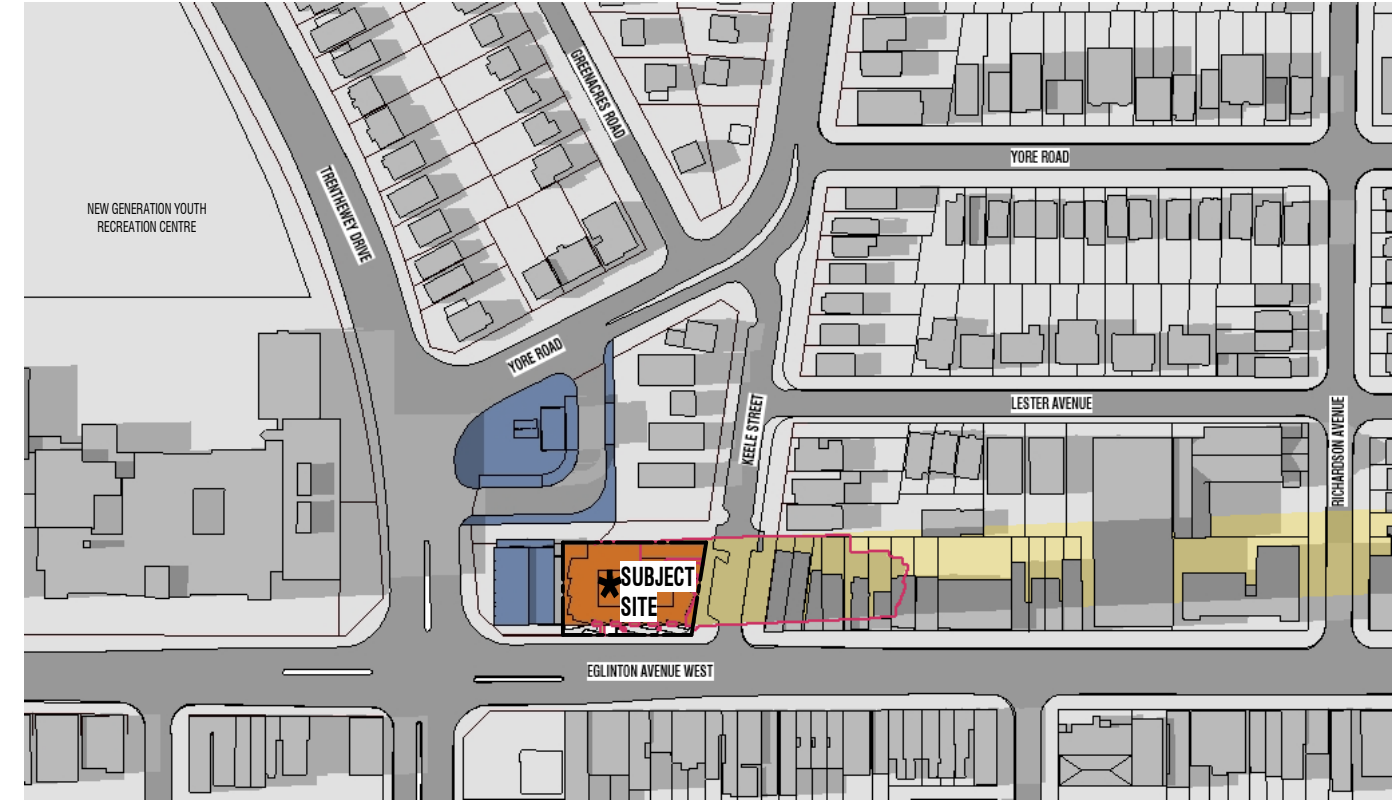
DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

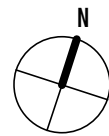
Sep 21 - 5:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 5:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

A919

DEC. 8, 2022

# SEPTEMBER 21st



**EXISTING CONDITION**

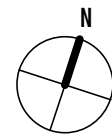
Sep 21 - 6:18 PM - EST



**PROPOSED DEVELOPMENT**

Sep 21 - 6:18 PM - EST

## SHADOW STUDY LEGEND



<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	UNDER CONSTRUCTION
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	SHADOW CAST BY DEVELOPMENT PROPOSAL
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span>	SHADOW CAST BY AS-OF-RIGHT MASSING
<span style="display:inline-block; width:15px; height:15px; background-color:gray;"></span>	SHADOW CAST BY EXISTING, UNDER CONSTRUCTION & APPROVED DEVELOPMENT

1:3000 SCALE



Project Name  
2634, 2636, 2640, 2642 & 2654  
EGLINTON AVENUE WEST AND  
1856 & 1856A KEELE STREET

### SHADOW STUDY - SEPTEMBER 21st

Scale As indicated

FORA gh3\*  
Project No. 202202

**A920**

DEC. 8, 2022