

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

SHADOW STUDY

Scale

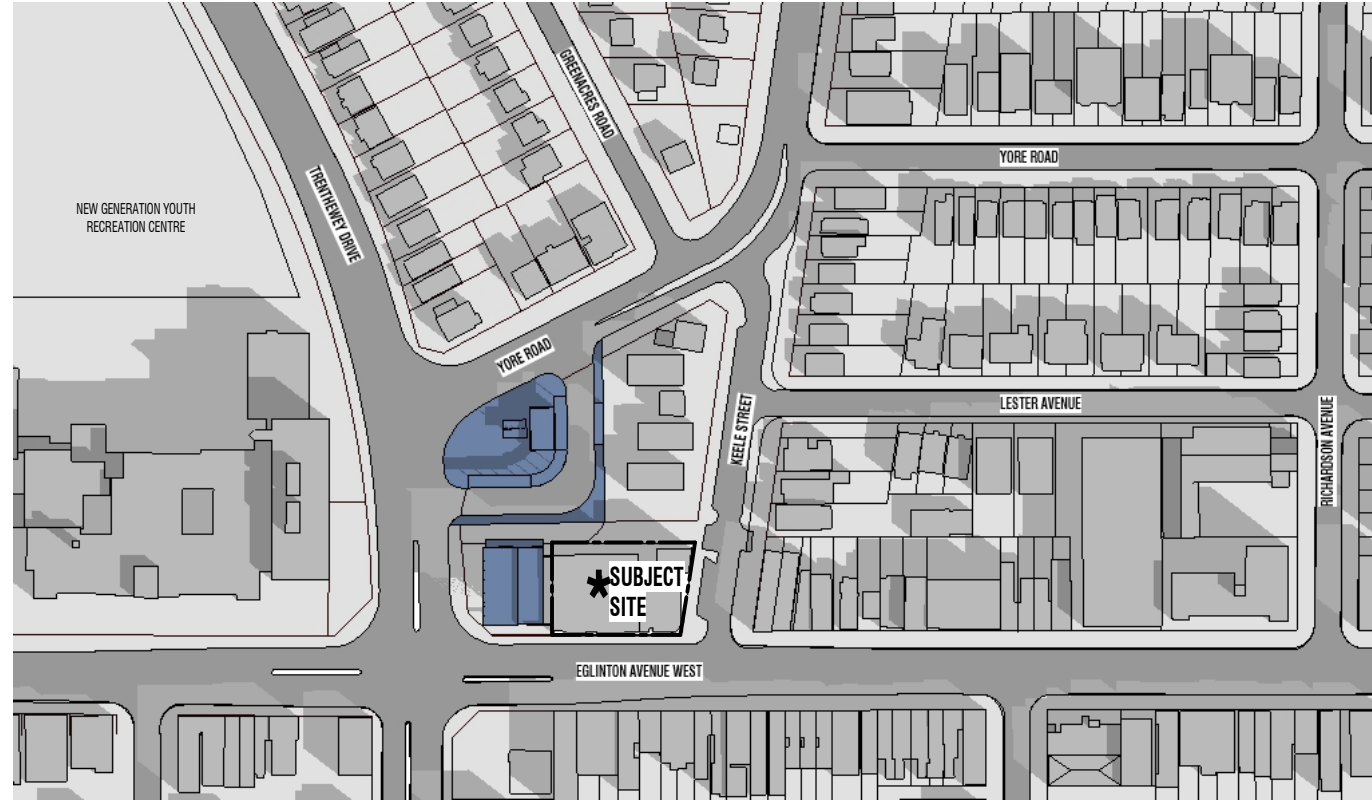
FORA gh3*

Project No. 202202

A900

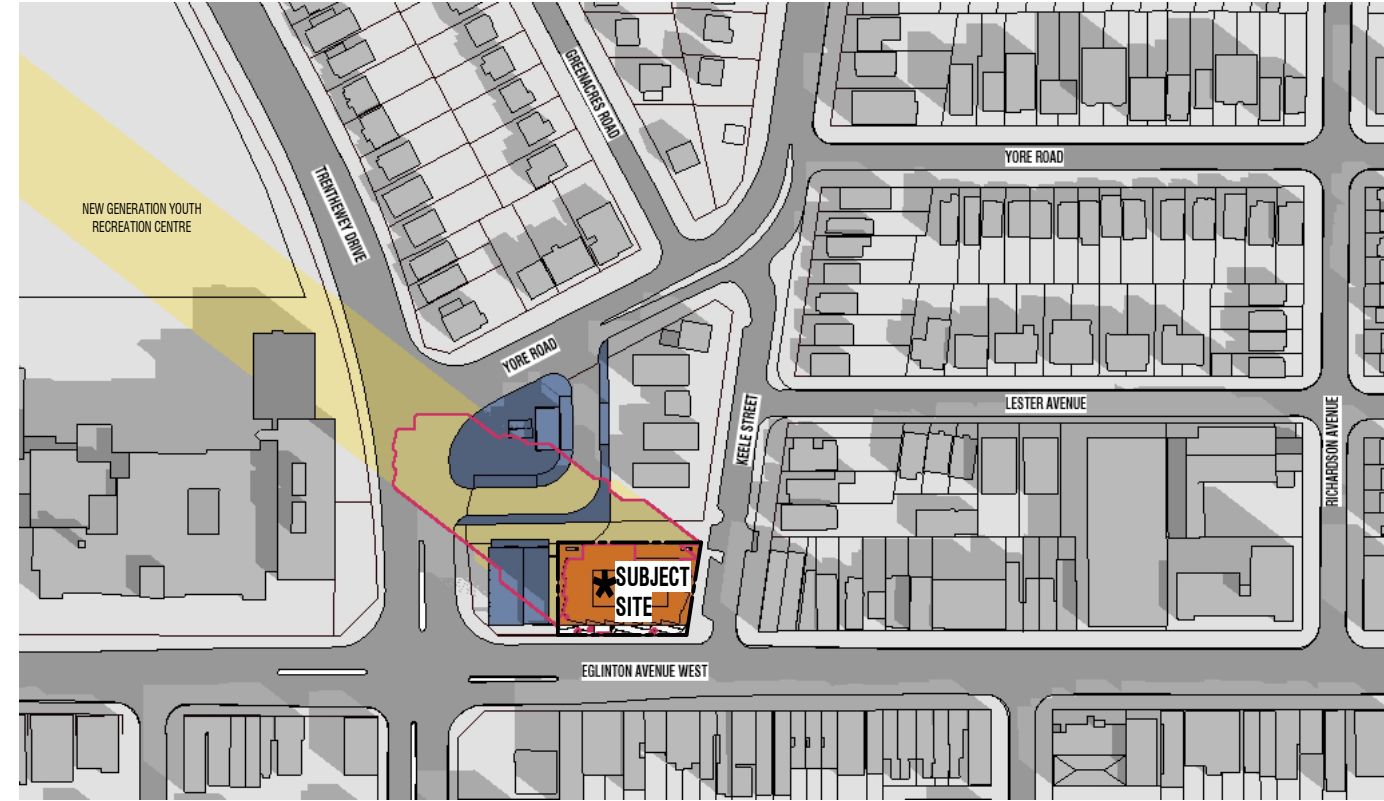
DEC. 8, 2022

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



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SHADOW STUDY - MARCH 21st

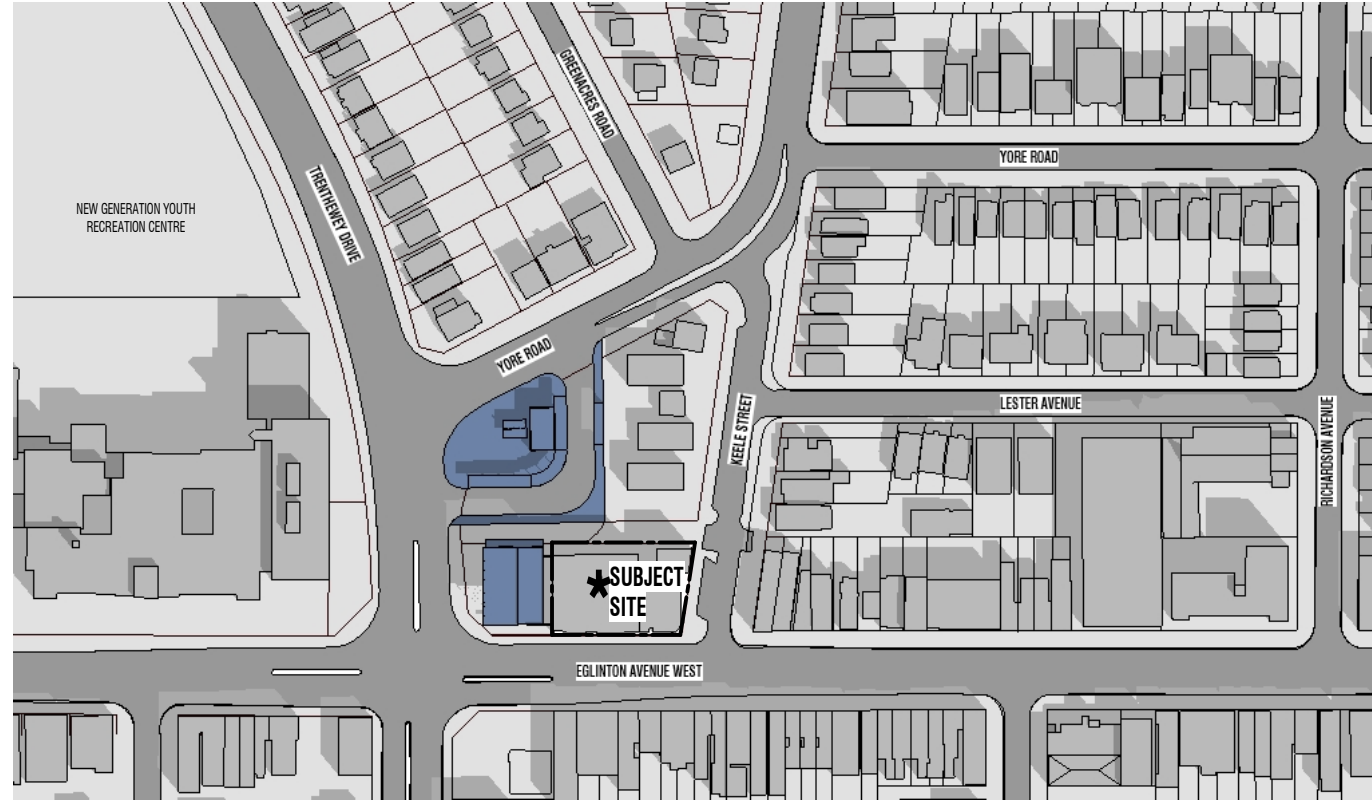
Scale As indicated

FORA gh3*
Project No. 202202

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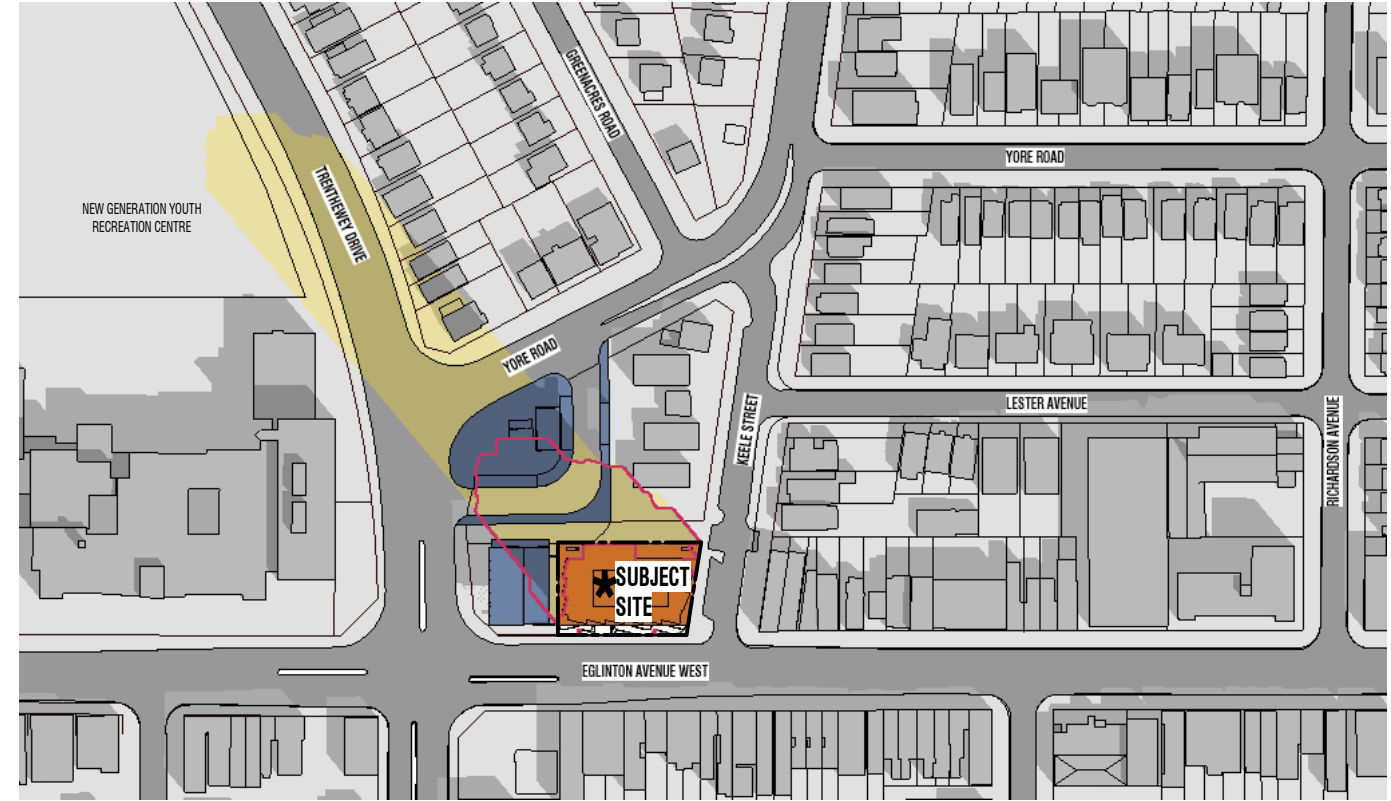
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MARCH 21st



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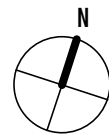
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PROPOSED DEVELOPMENT

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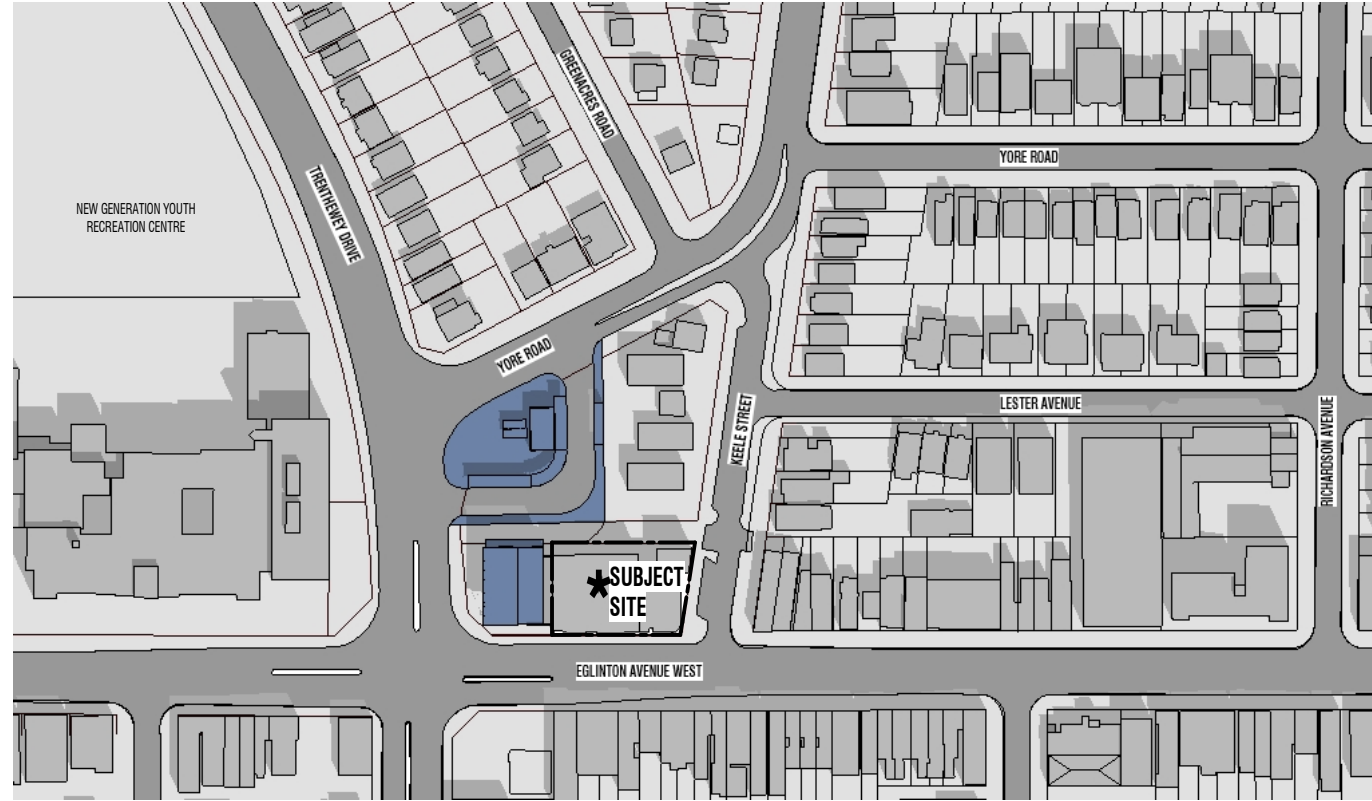
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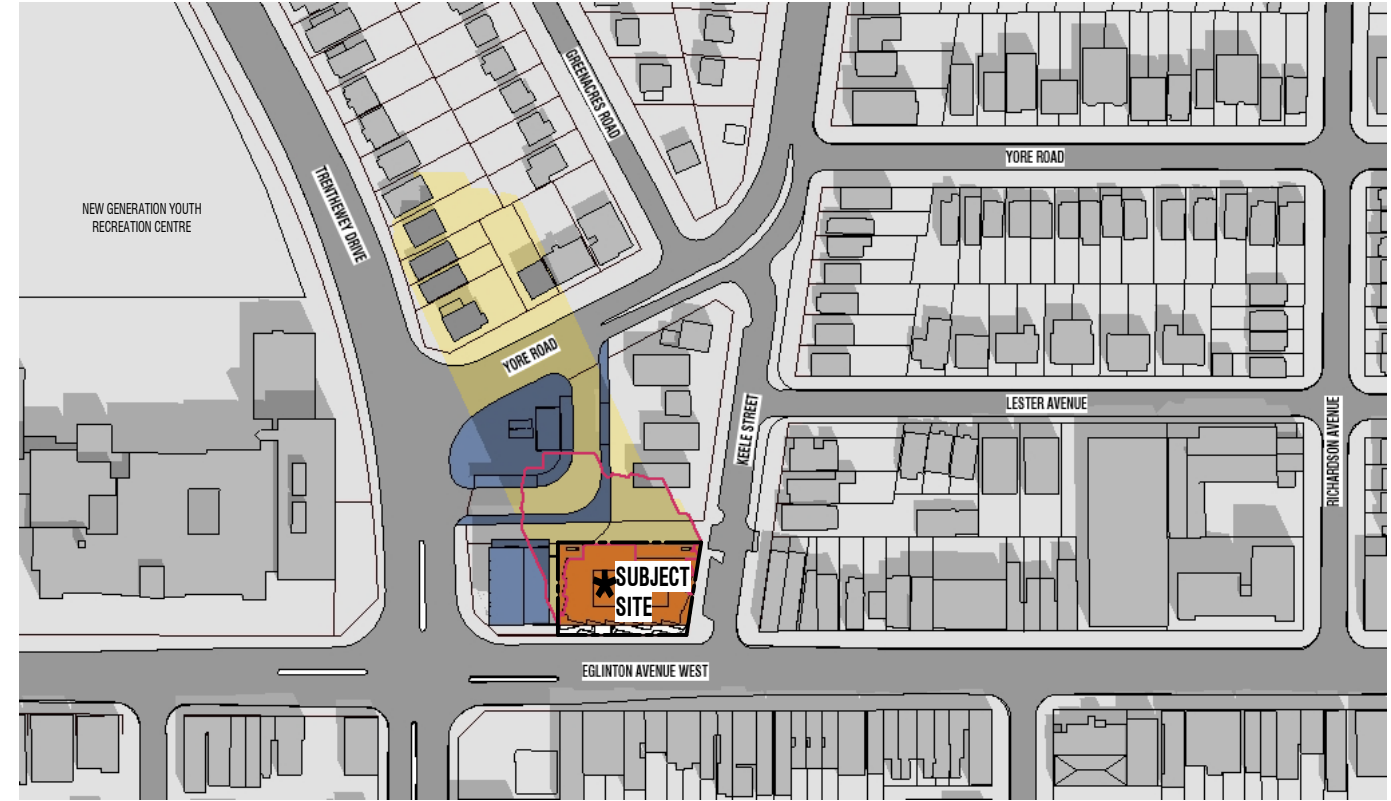
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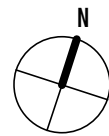
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A903

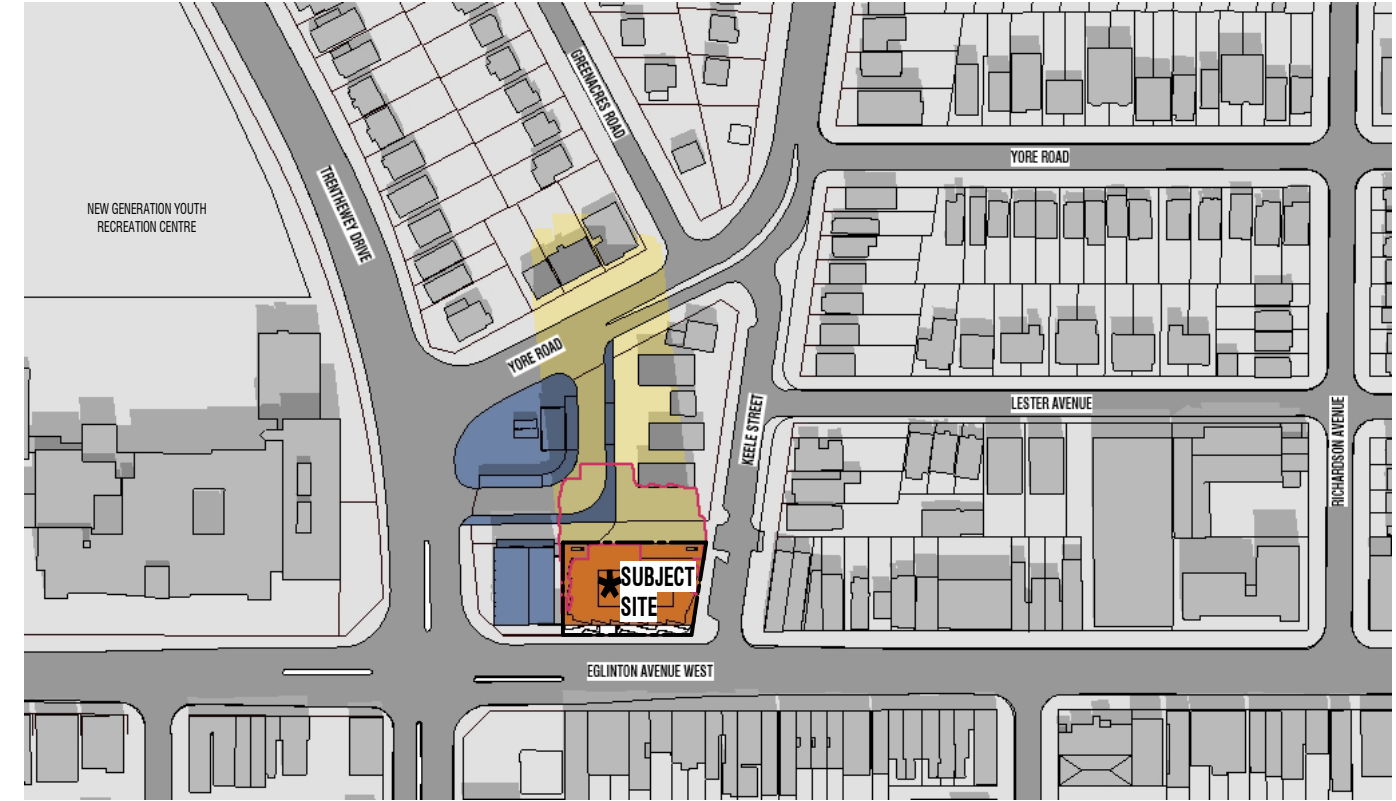
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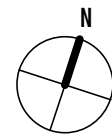
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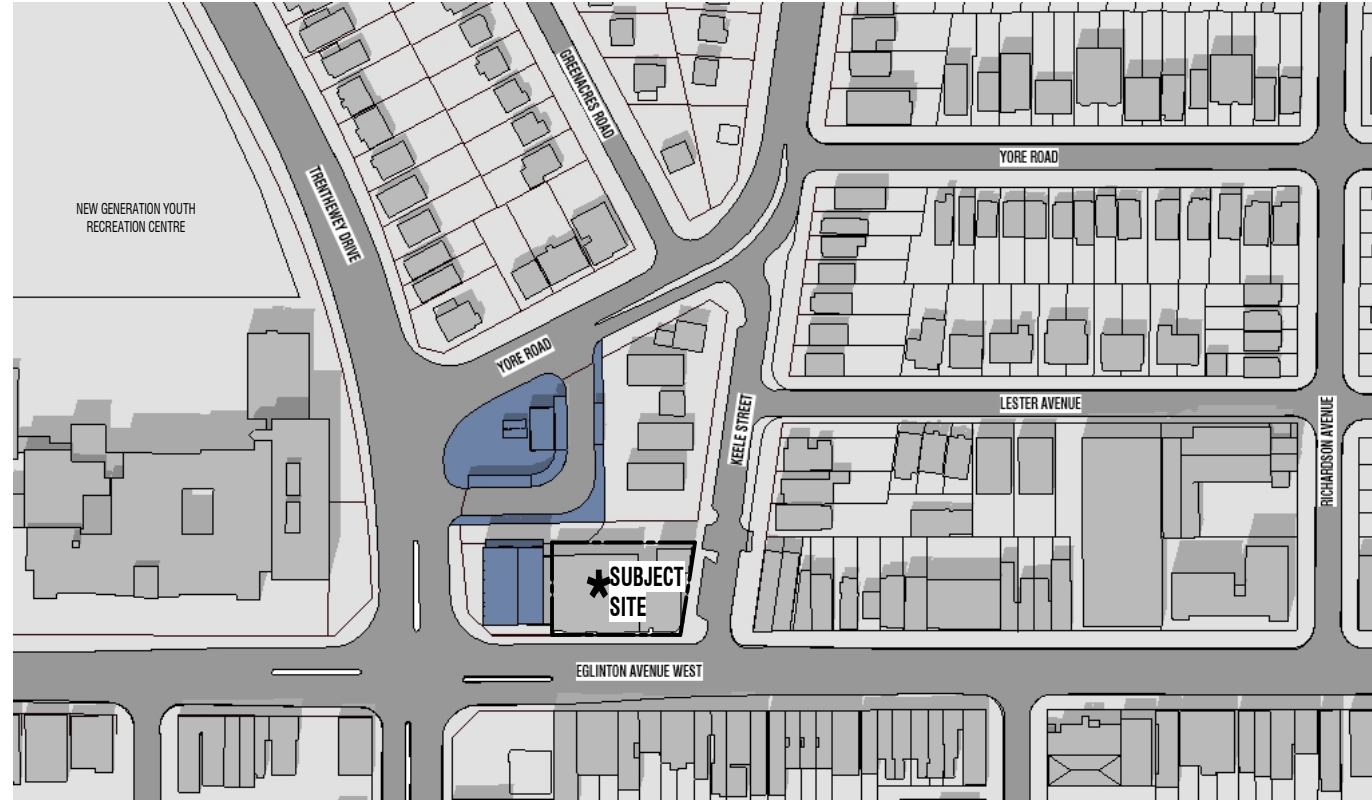
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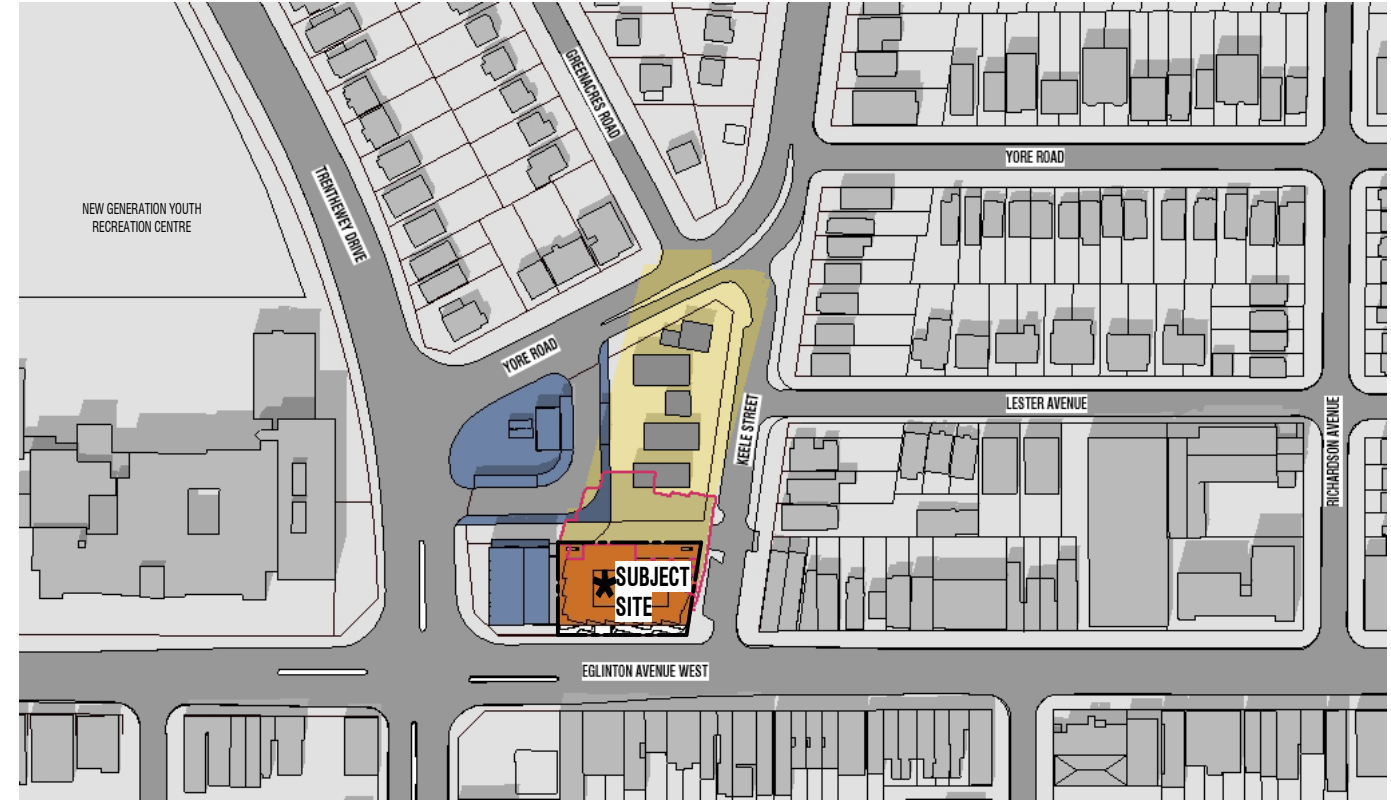
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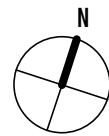
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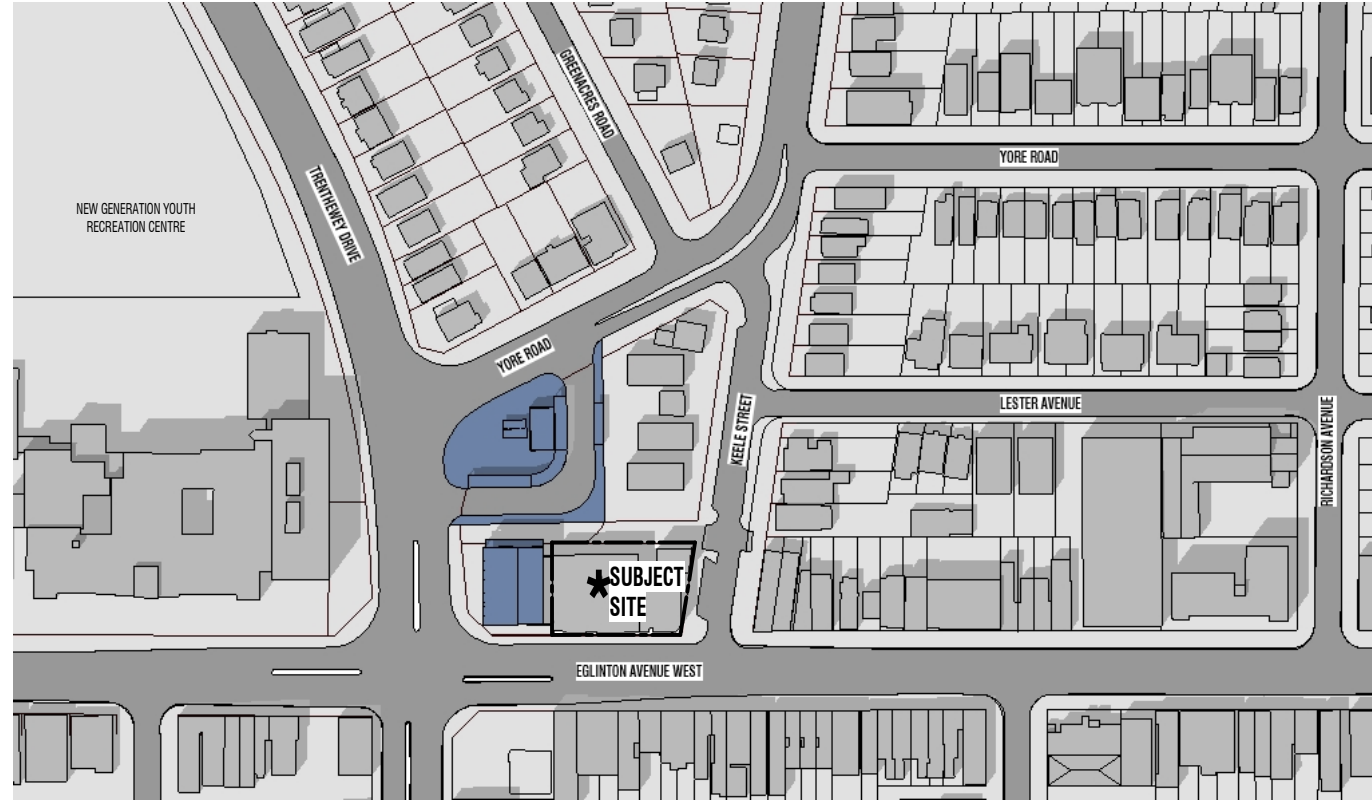
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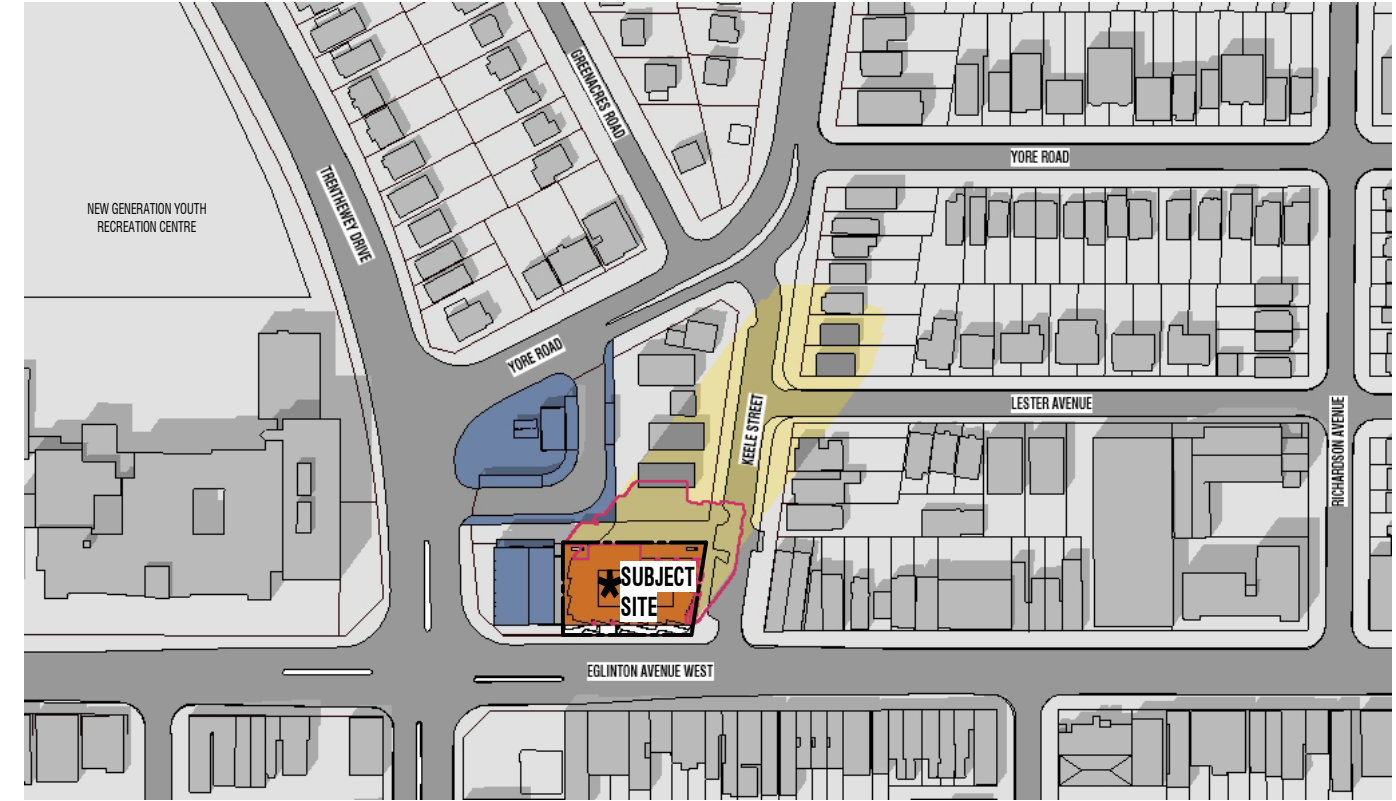
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EXISTING CONDITION

Mar 21 - 2:18 PM - EST



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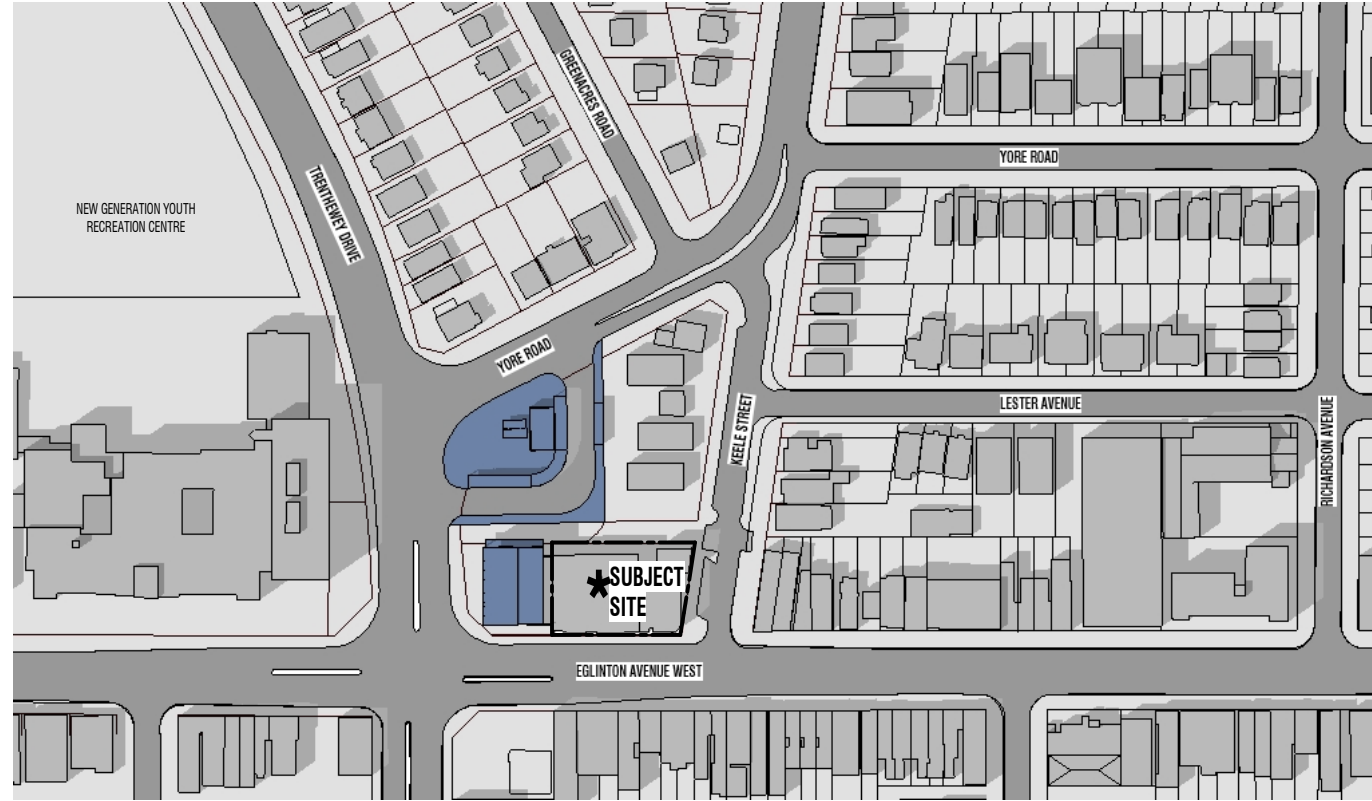
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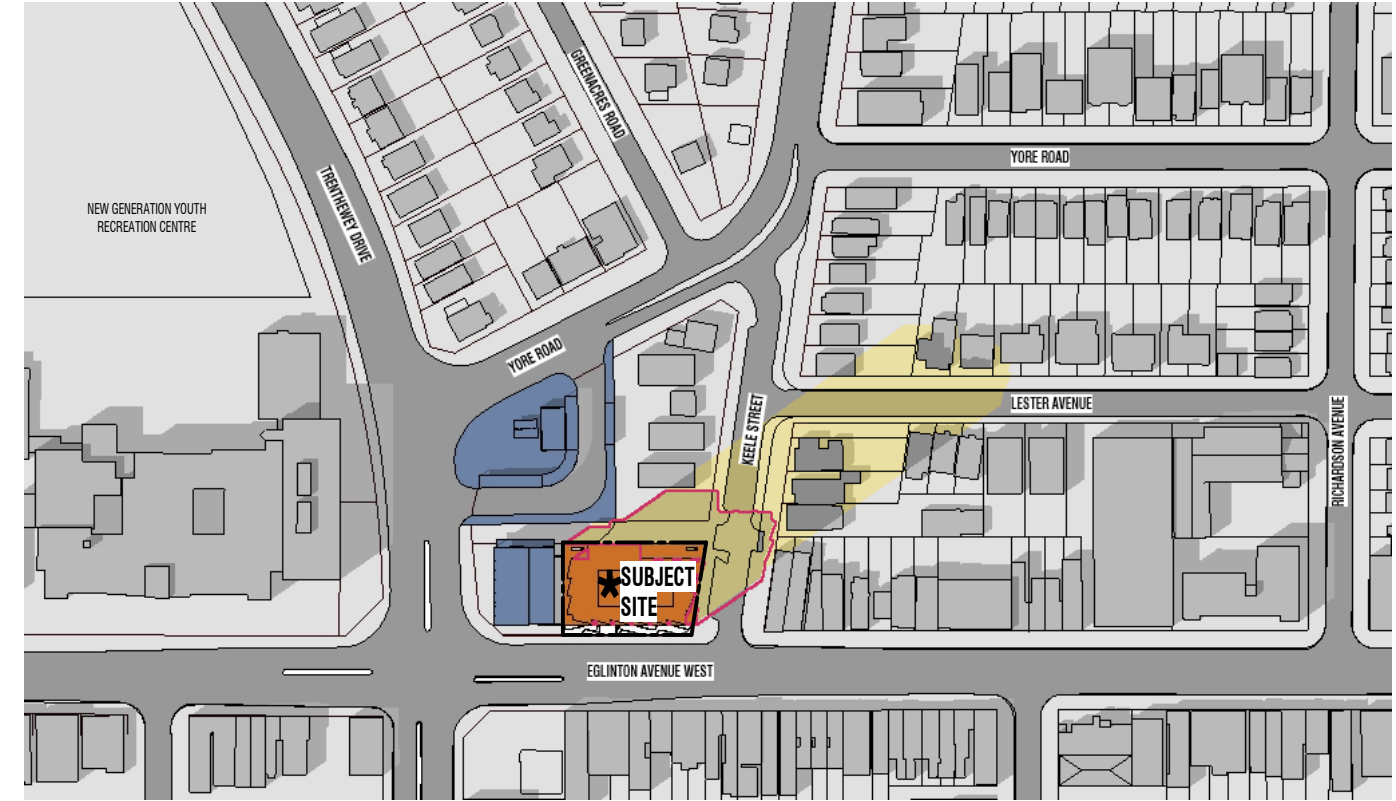
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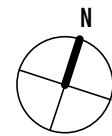
Mar 21 - 3:18 PM - EST








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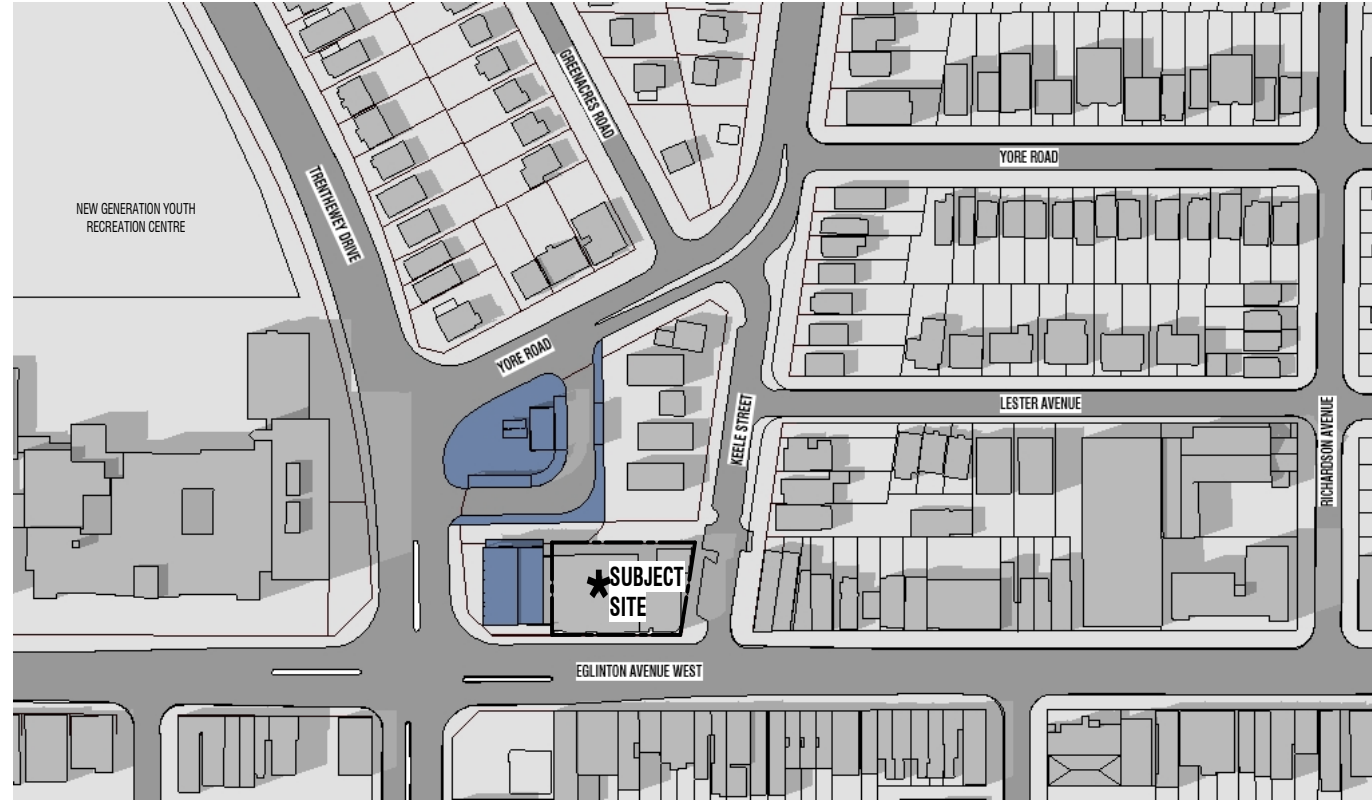
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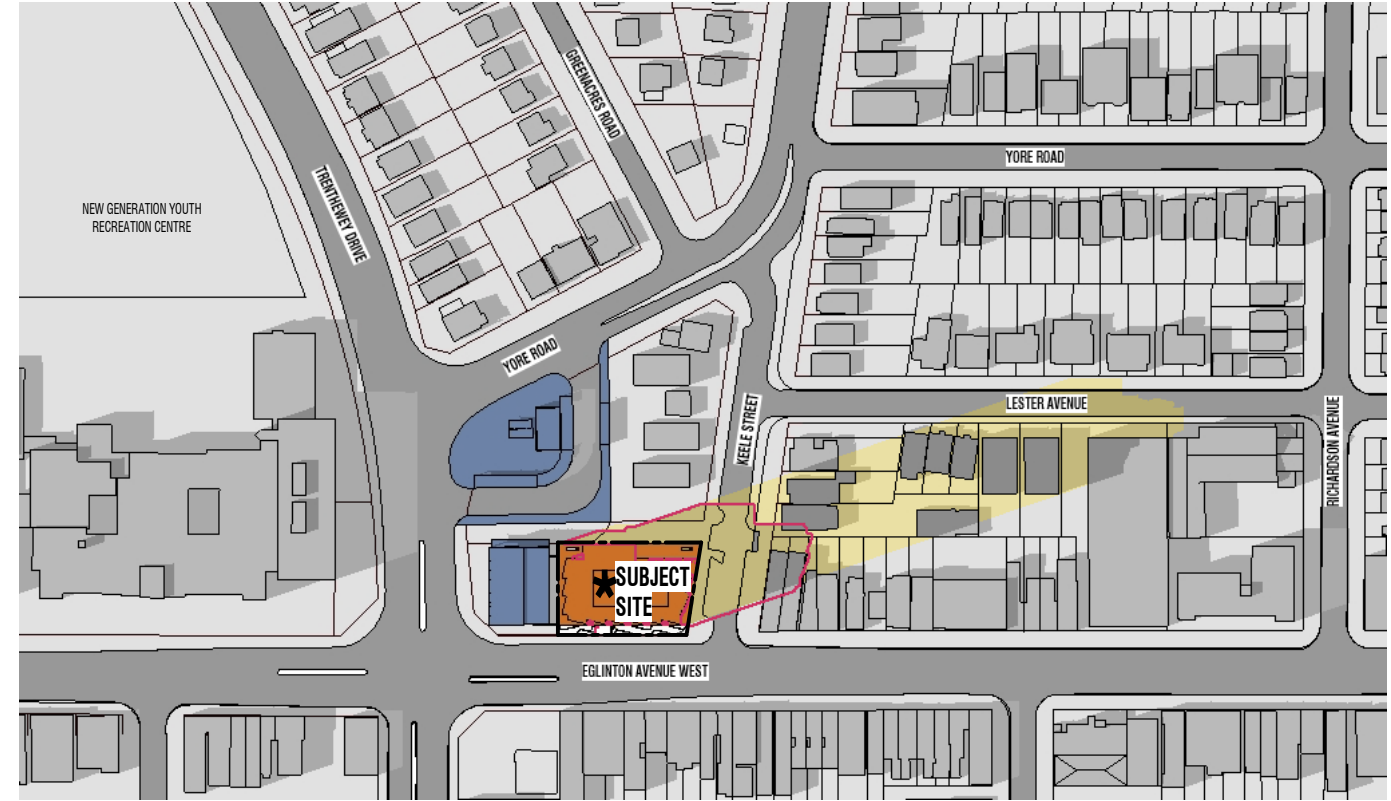
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Mar 21 - 4:18 PM - EST








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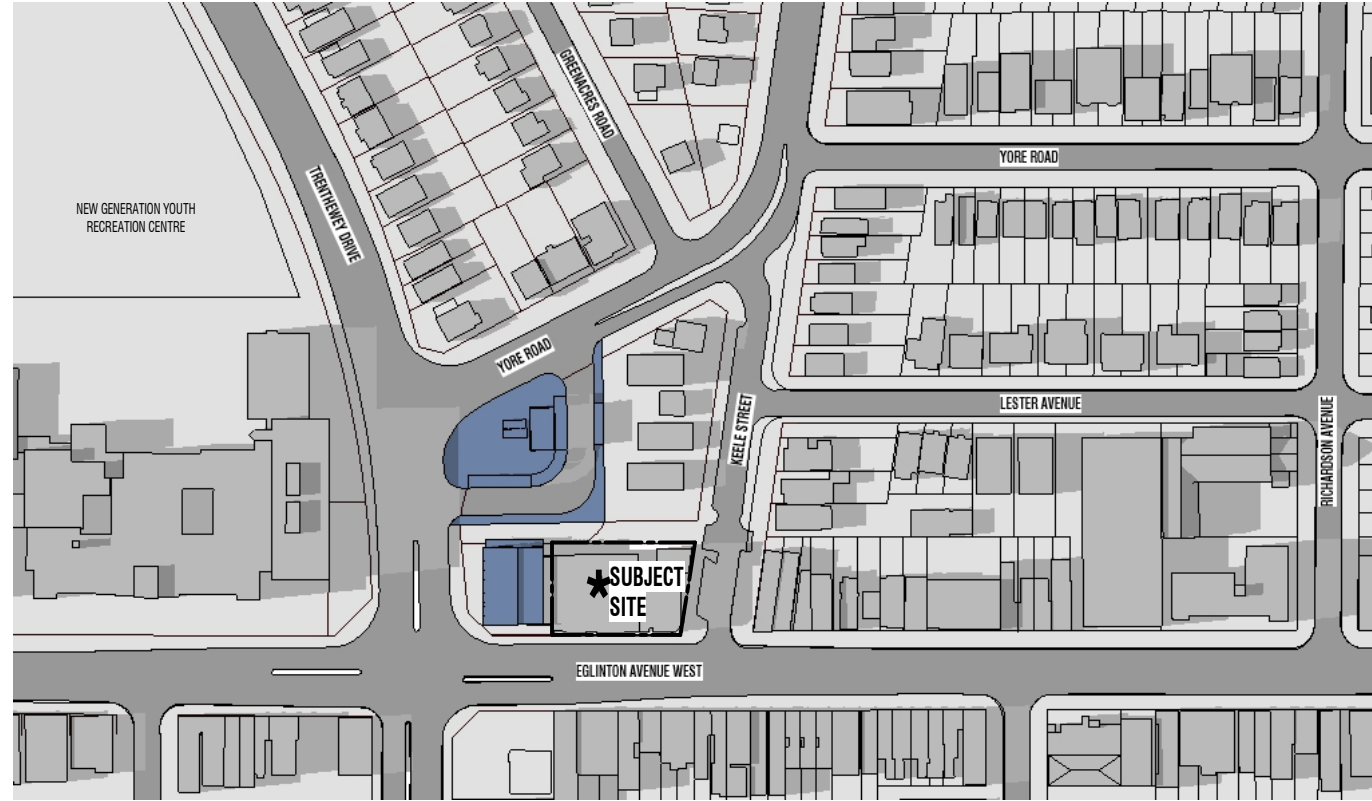
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A908

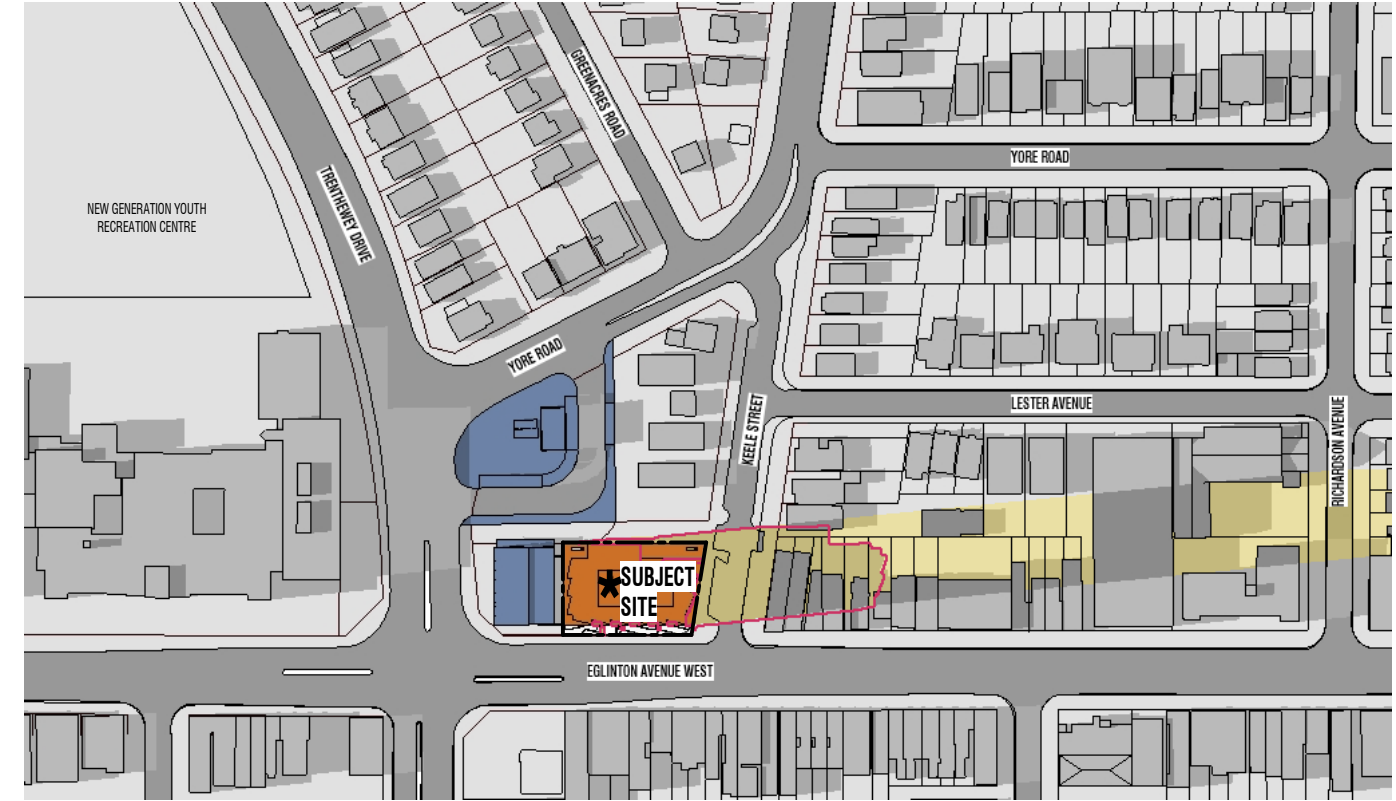
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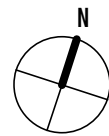
Mar 21 - 5:18 PM - EST








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A909

DEC. 8, 2022

MARCH 21st



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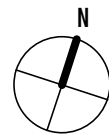
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SHADOW STUDY - MARCH 21st

Scale As indicated

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A910

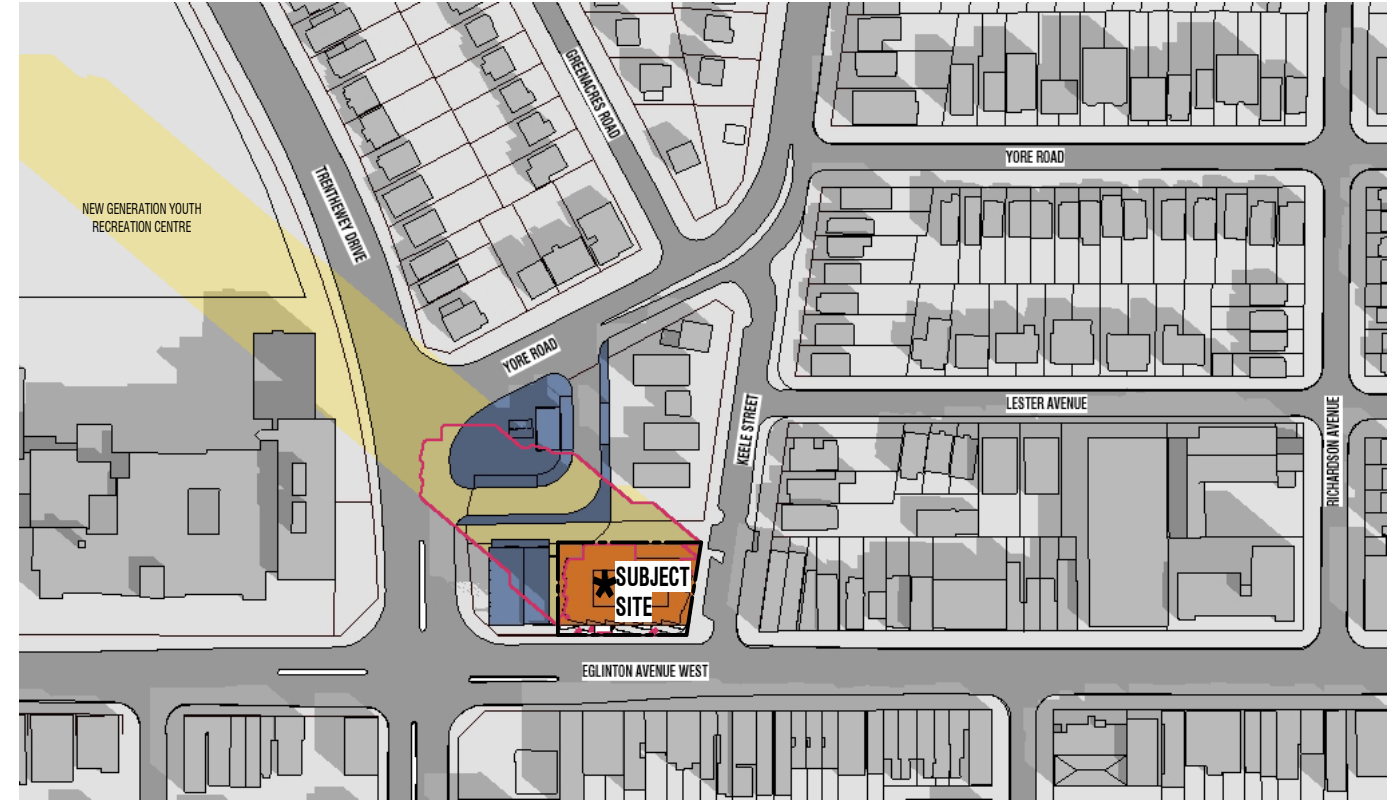
DEC. 8, 2022

SEPTEMBER 21st



EXISTING CONDITION

Sep 21 - 9:18 AM - EST








PROPOSED DEVELOPMENT

Sep 21 - 9:18 AM - EST

SHADOW STUDY LEGEND



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SHADOW STUDY - SEPTEMBER 21st

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Project No. 202202

A911

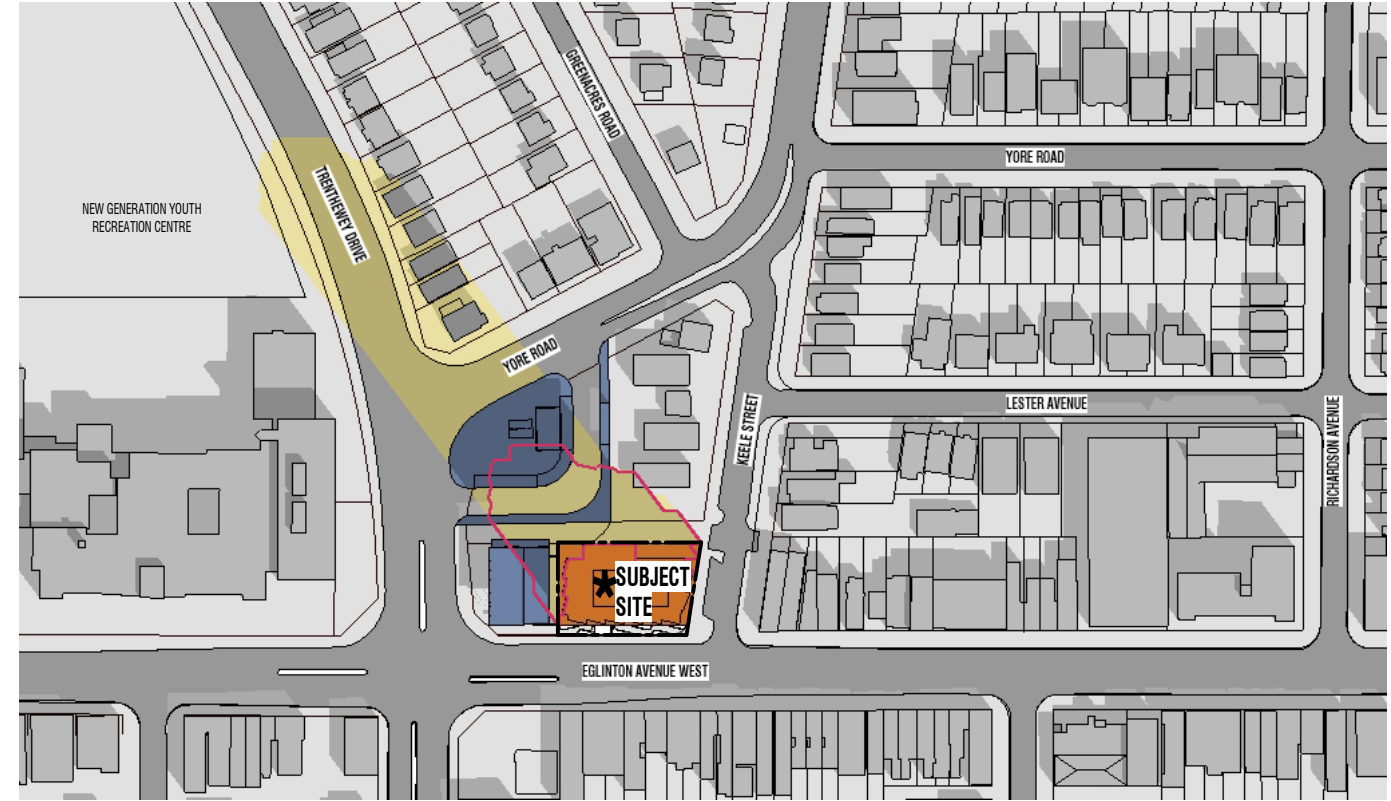
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SEPTEMBER 21st



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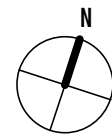
Sep 21 - 10:18 AM - EST








PROPOSED DEVELOPMENT

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SHADOW STUDY - SEPTEMBER 21st

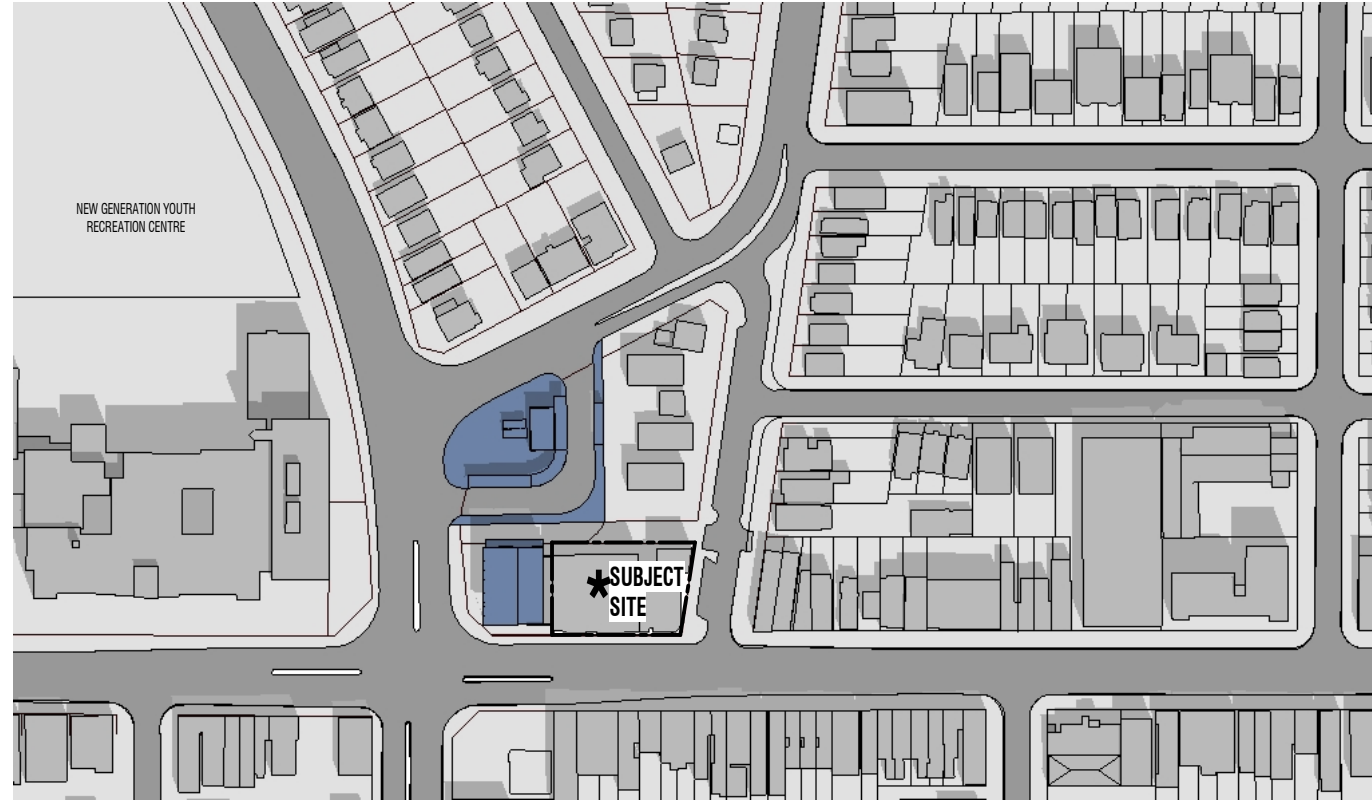
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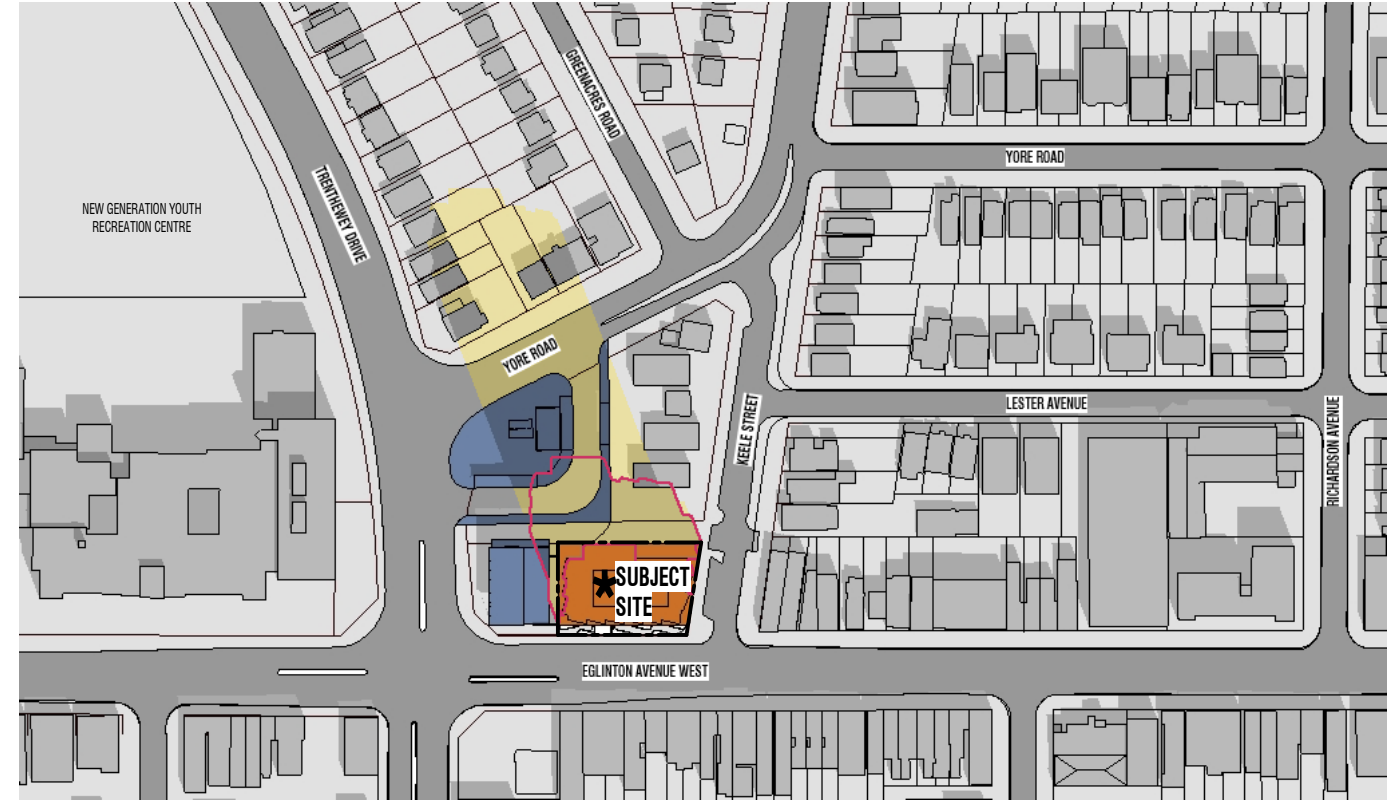
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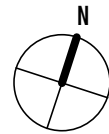
Sep 21 - 11:18 AM - EST








PROPOSED DEVELOPMENT

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A913

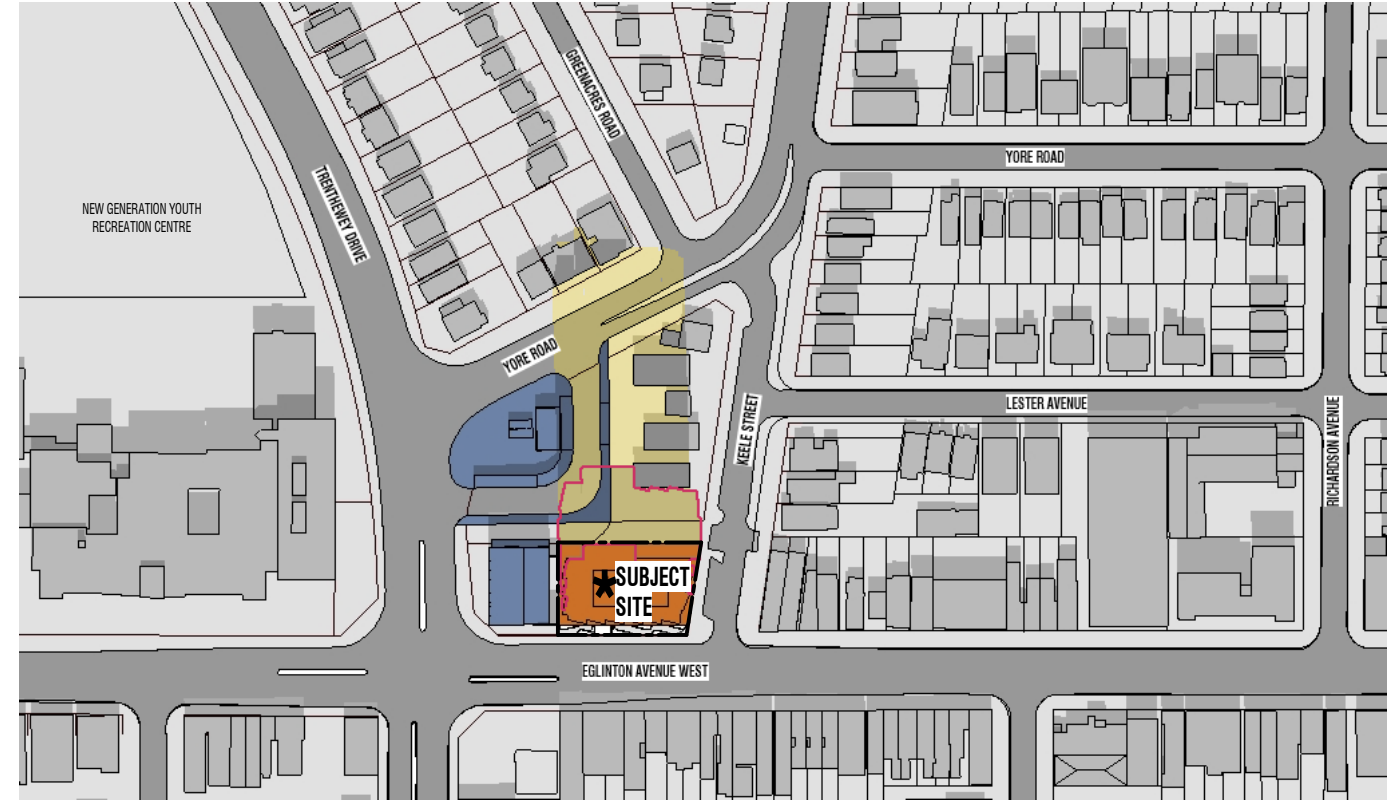
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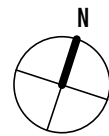
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SHADOW STUDY - SEPTEMBER 21st

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Project No. 202202

A914

DEC. 8, 2022

SEPTEMBER 21st



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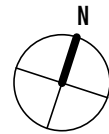
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SHADOW STUDY - SEPTEMBER 21st

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Project No. 202202

A915

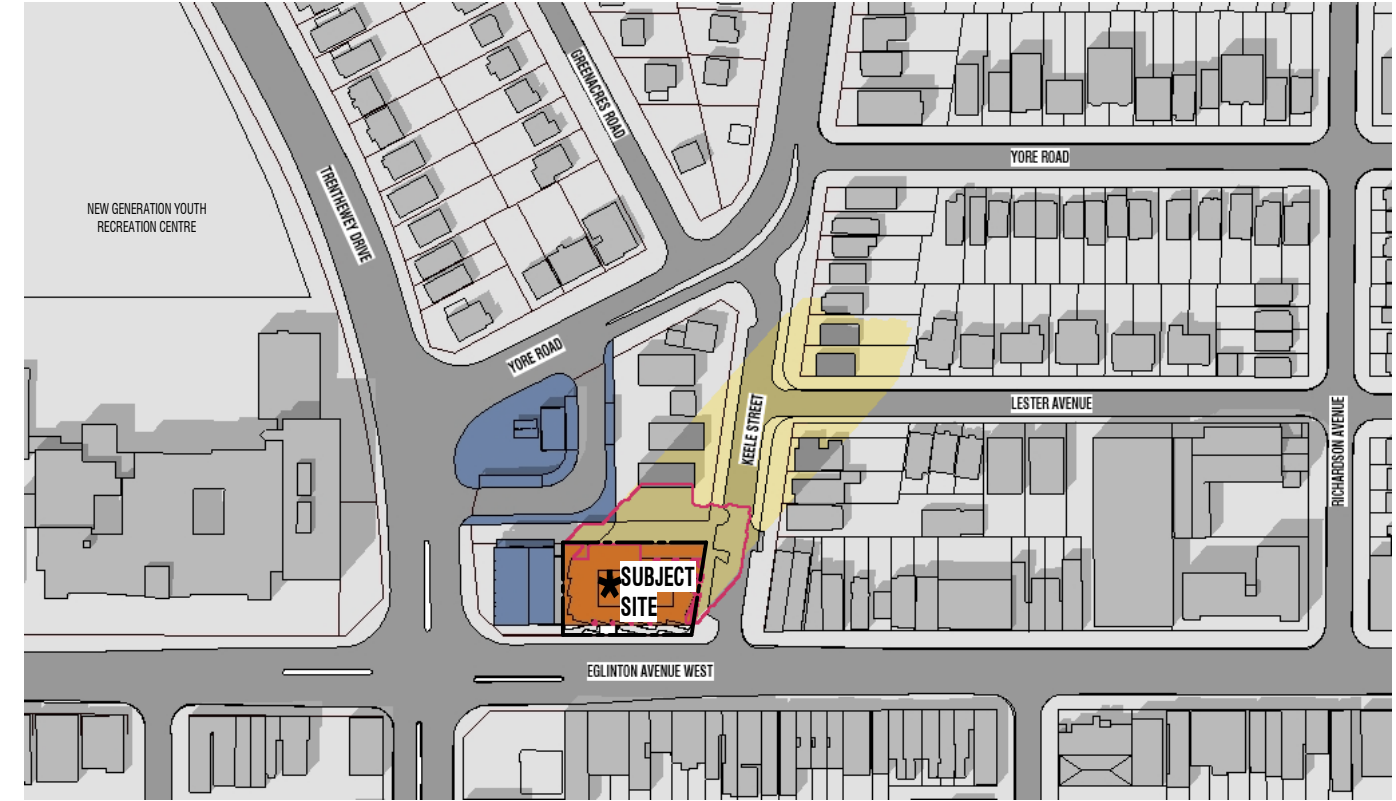
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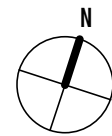
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A916

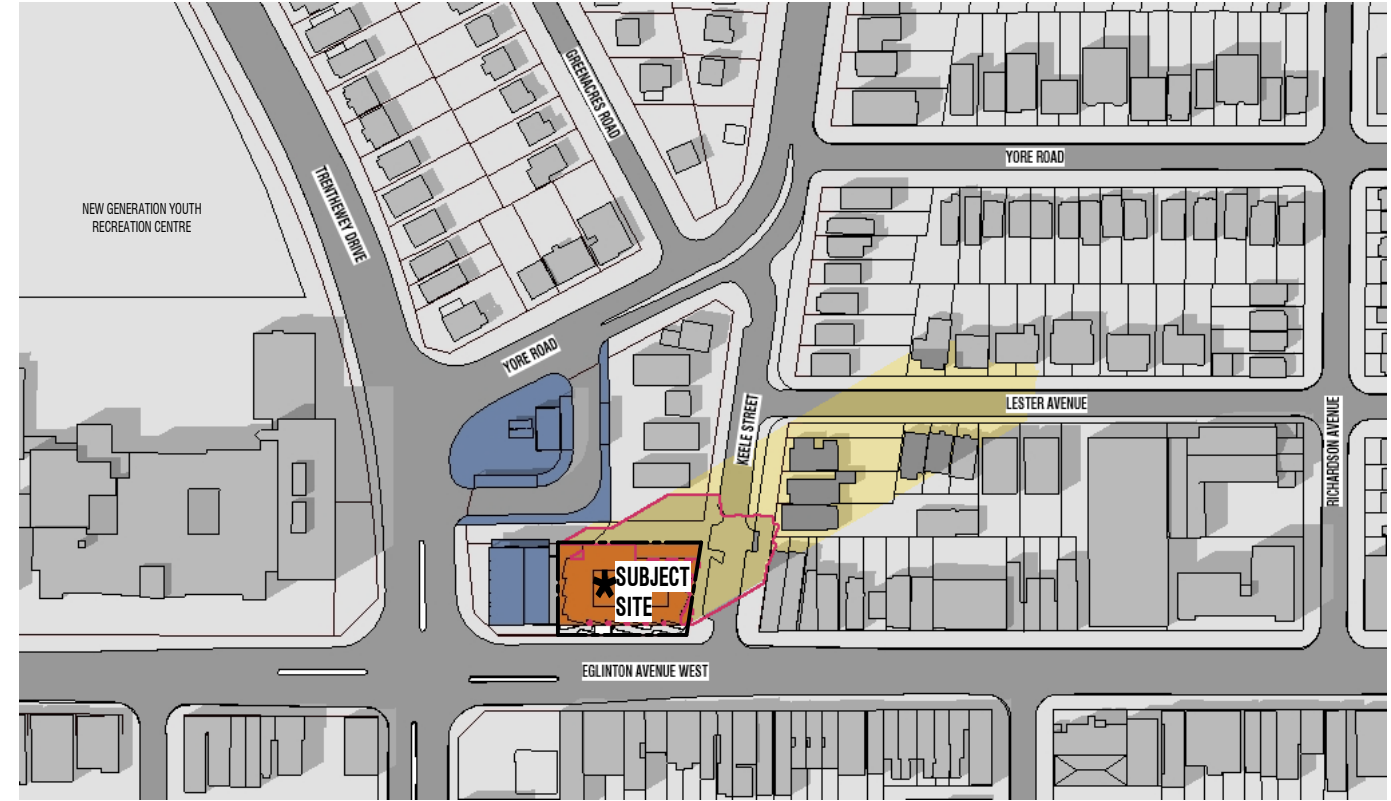
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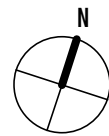
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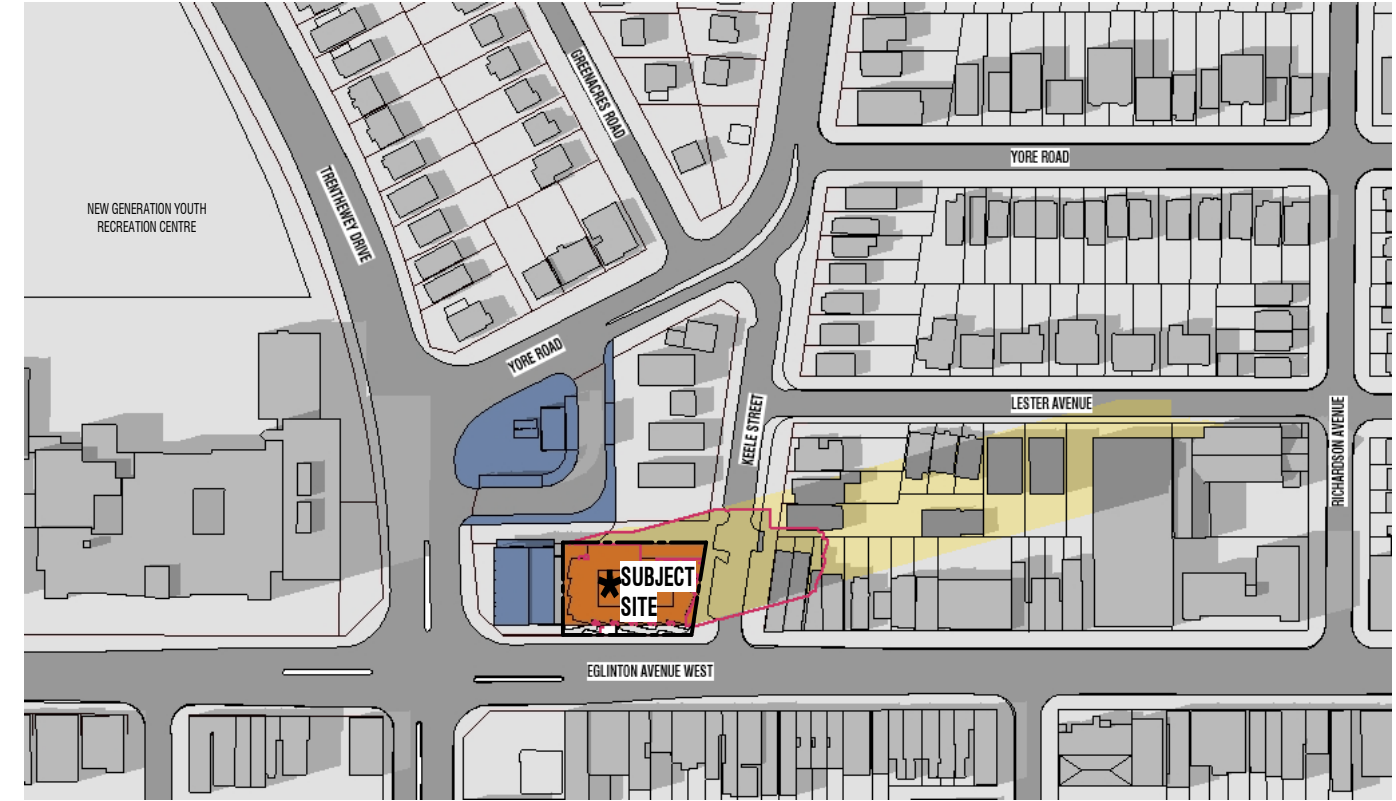
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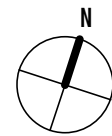
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SEPTEMBER 21st**

Scale As indicated

FORA gh3*
Project No. 202202

A918

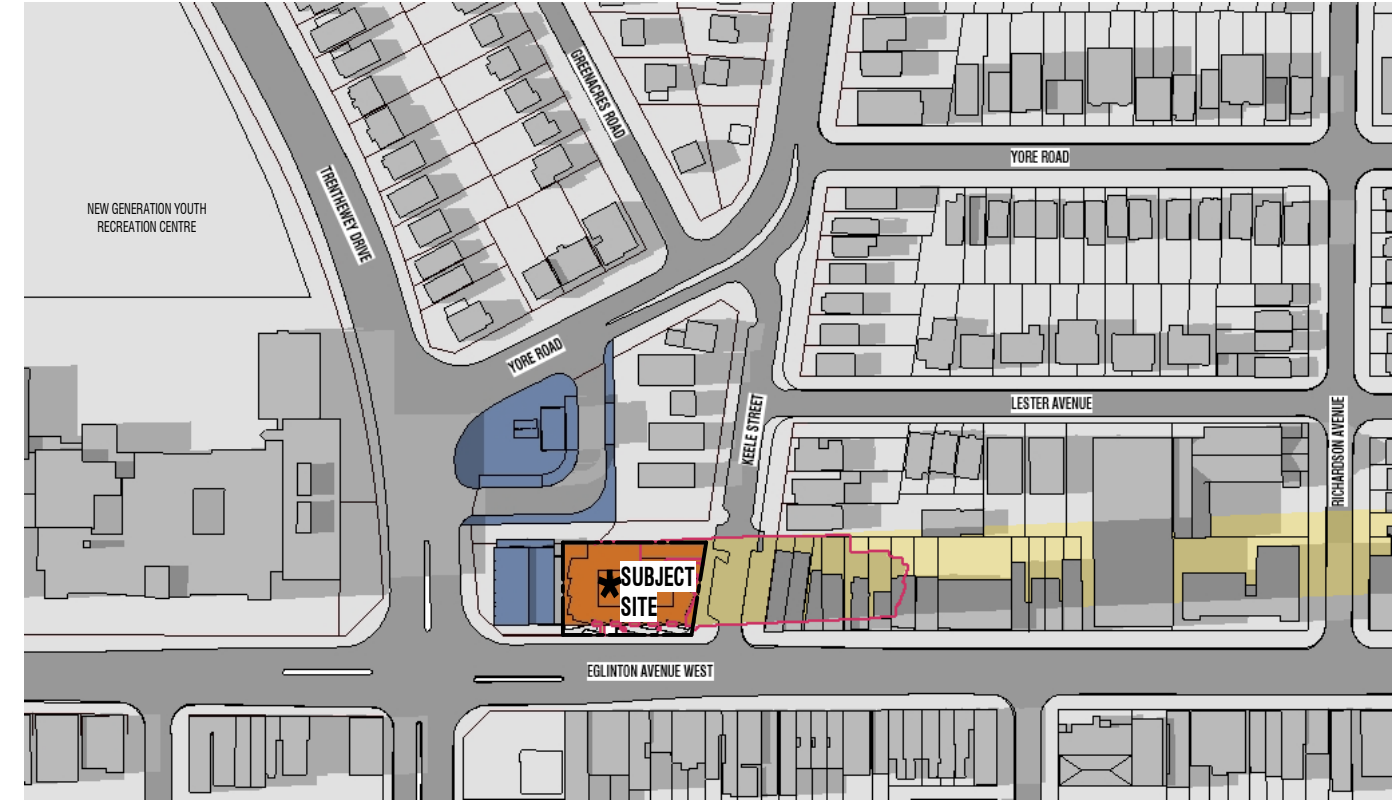
DEC. 8, 2022

SEPTEMBER 21st



EXISTING CONDITION

Sep 21 - 5:18 PM - EST



PROPOSED DEVELOPMENT

Sep 21 - 5:18 PM - EST

SHADOW STUDY LEGEND



	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

A919

DEC. 8, 2022

SEPTEMBER 21st



EXISTING CONDITION

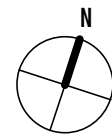
Sep 21 - 6:18 PM - EST








PROPOSED DEVELOPMENT

Sep 21 - 6:18 PM - EST

SHADOW STUDY LEGEND



	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

A920

DEC. 8, 2022