

ADELAIDE TOWER EXPANSION

17 Aberdeen Street
 Ottawa, Ontario, Canada
 K1S 3J3

SHADOW ANALYSIS FOR SPA JANUARY 11, 2019

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 TOP VIEW SHADOW STUDY - DEC 21st 3pm EST
 TOP VIEW SHADOW STUDY - JUNE 21st 8am EDT
 TOP VIEW SHADOW STUDY - JUNE 21st 9am EDT

PROJECT TEAM

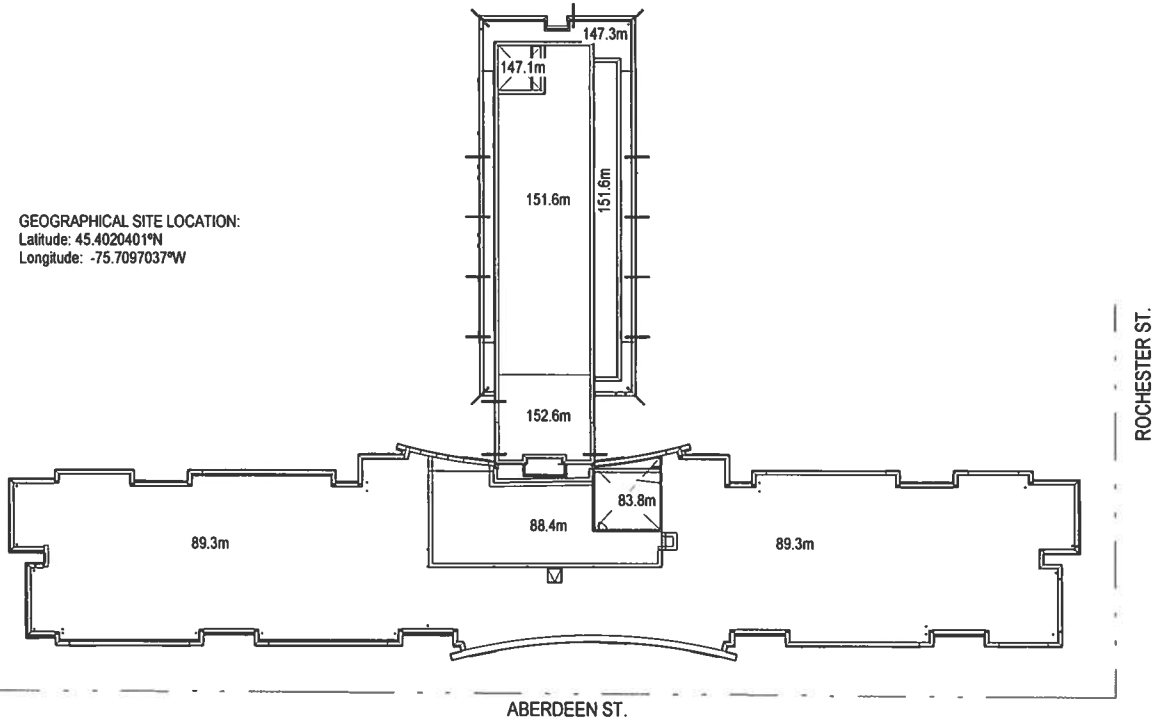
ARCHITECTURAL:

IBI GROUP
 333 Preston Street, Ottawa, On, Ca
 Tel: (613)-225-1311 Fax: (613)-241-1130

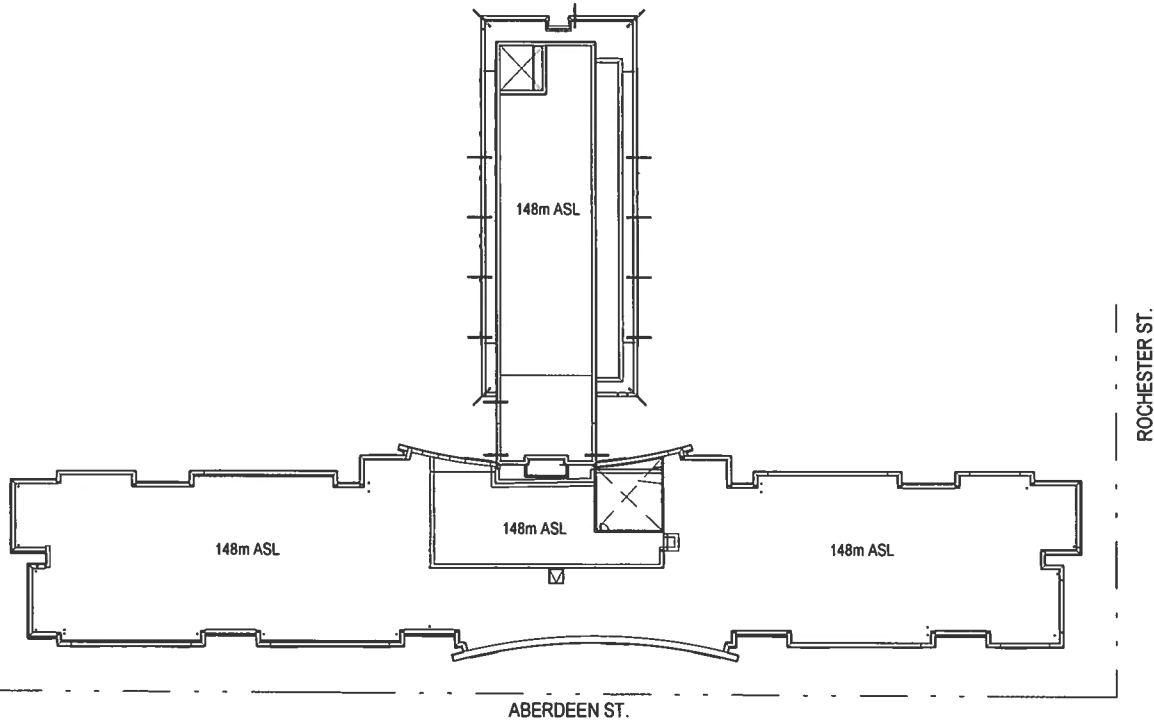
TOP VIEW SHADOW STUDY - JUNE 21st 10am EDT
 TOP VIEW SHADOW STUDY - JUNE 21st 11am EDT
 TOP VIEW SHADOW STUDY - JUNE 21st 12pm EDT
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 TOP VIEW SHADOW STUDY - JUNE 21st 7pm EDT
 TOP VIEW SHADOW STUDY - JUNE 21st 8pm EDT

SHADOW STUDY - ROOF HEIGHTS

GEOGRAPHICAL SITE LOCATION:
 Latitude: 45.4020401°N
 Longitude: -75.7097037°W



PROPOSED ROOF HEIGHTS



AS OF RIGHT ZONING HEIGHT LIMITS

SUMMARY:

Sunshadow studies have been prepared for the building and demonstrate no undue adverse impacts resulting from the proposed high-rise building. Shadows are generally cast to the north, over Preston Street and Highway 417. Shadows that do impact surrounding uses are fast-moving and slender, given the small floorplate of the proposed tower.

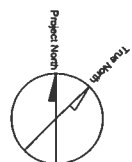
As the proposed development will not shadow any adjacent property for a period greater than four hours, the increased shadow is considered acceptable in an urban context.



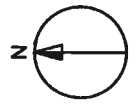
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 55 St. Clair Avenue West, 7th Floor,
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ADELAIDE TOWER
 EXPANSION
 17 Aberdeen St.
 Ottawa, On, Canada
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Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112816
 Scale: 1 : 500 @11"x17"

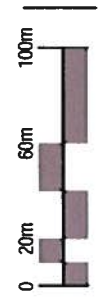


TOP VIEW SHADOW STUDY - SEPT 21st 8am EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112816
 Scale: 1 : 2000@11x17

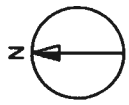
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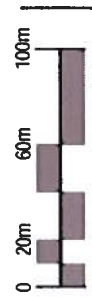
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TOP VIEW SHADOW STUDY - SEPT 21st 9am EDT



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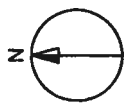
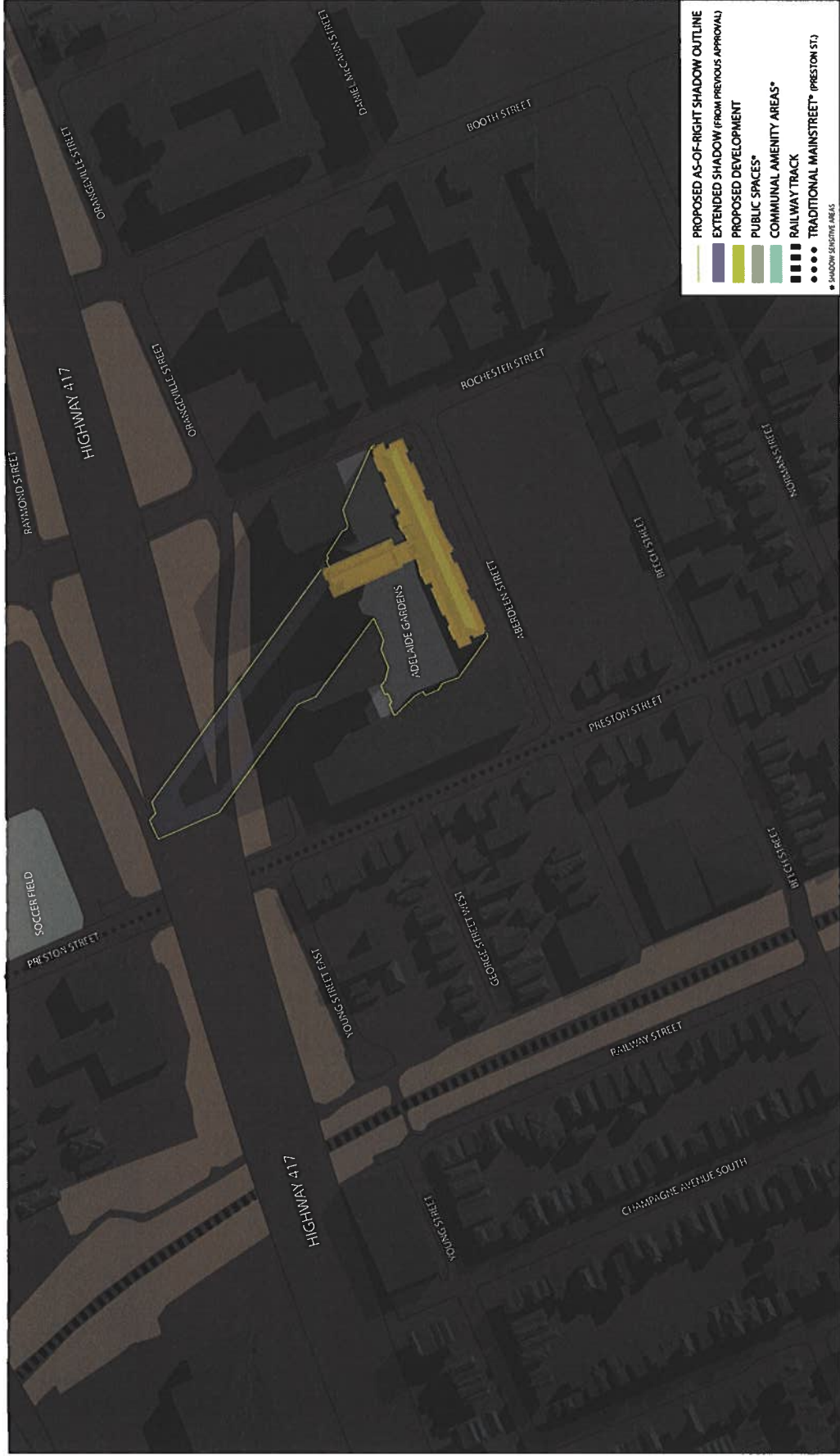


Issue: FOR SPA
Date: 01/11/2019
Project No: 112516
Scale: 1 : 2000@11x17.17

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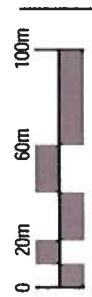


TOP VIEW SHADOW STUDY - SEPT 21st 10am EDT



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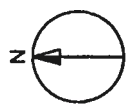
TOP VIEW SHADOW STUDY - SEPT 21st 11am EDT



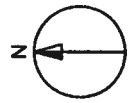
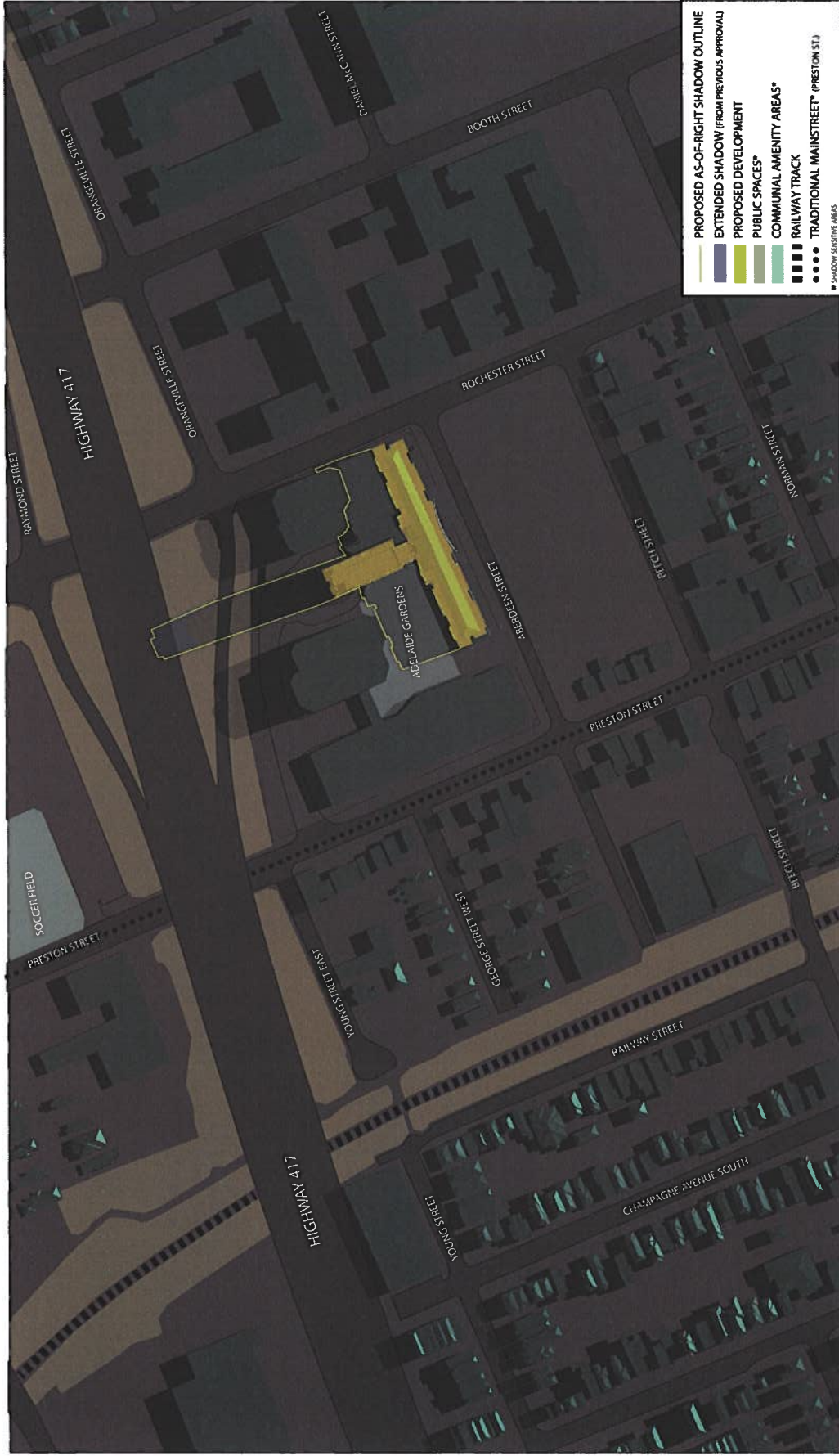
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Issue: FOR SPA
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 Project No: 112616
 Scale: 1 : 2000@11x17



TOP VIEW SHADOW STUDY - SEPT 21st 12pm EDT



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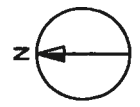
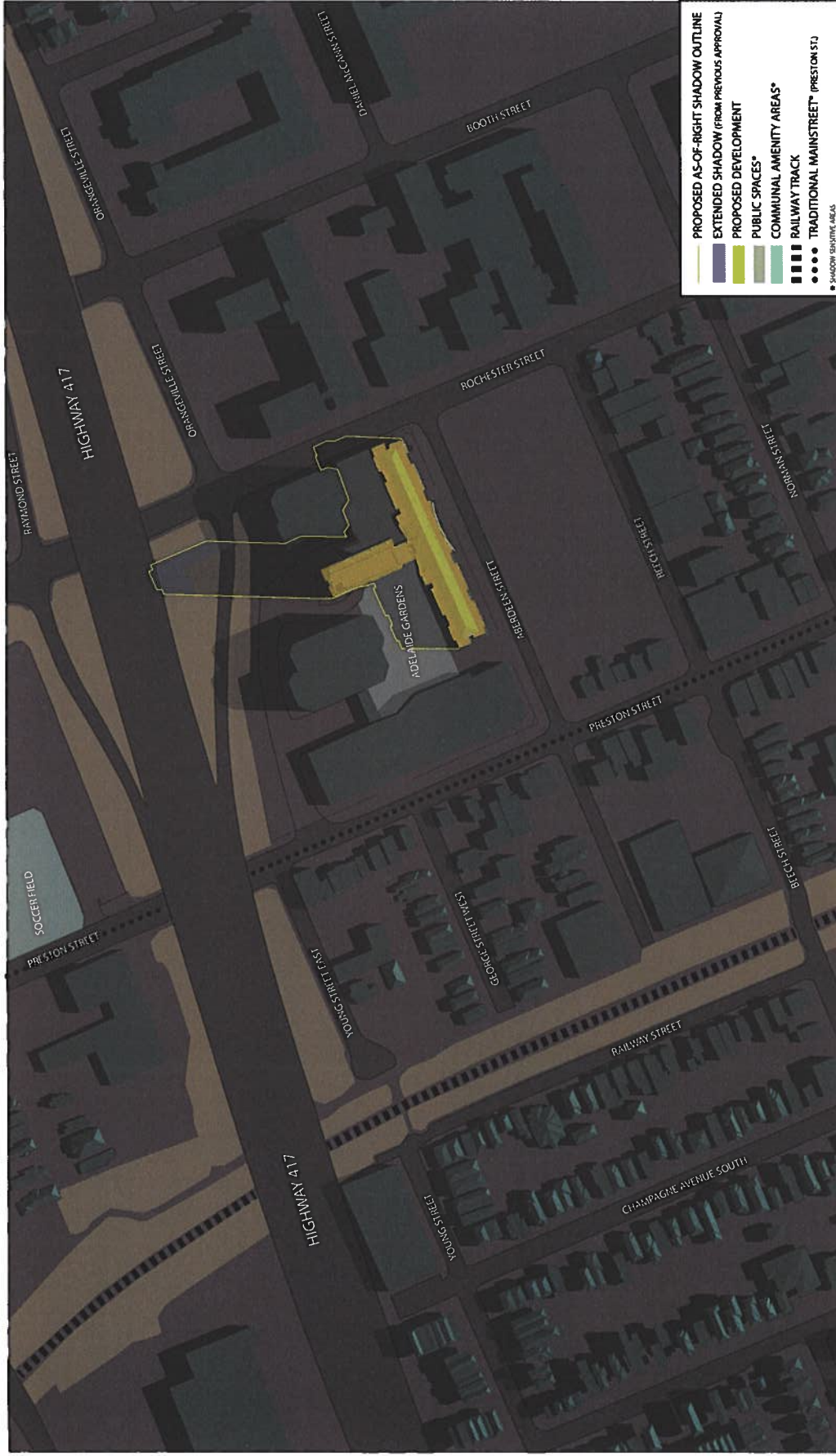


Issue: FOR SPA
Date: 01/11/2019
Project No: 112516
Scale: 1 : 2000@11x1711

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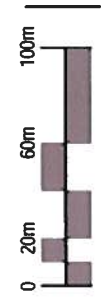


TOP VIEW SHADOW STUDY - SEPT 21st 1pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000 @ 11x17"

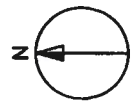
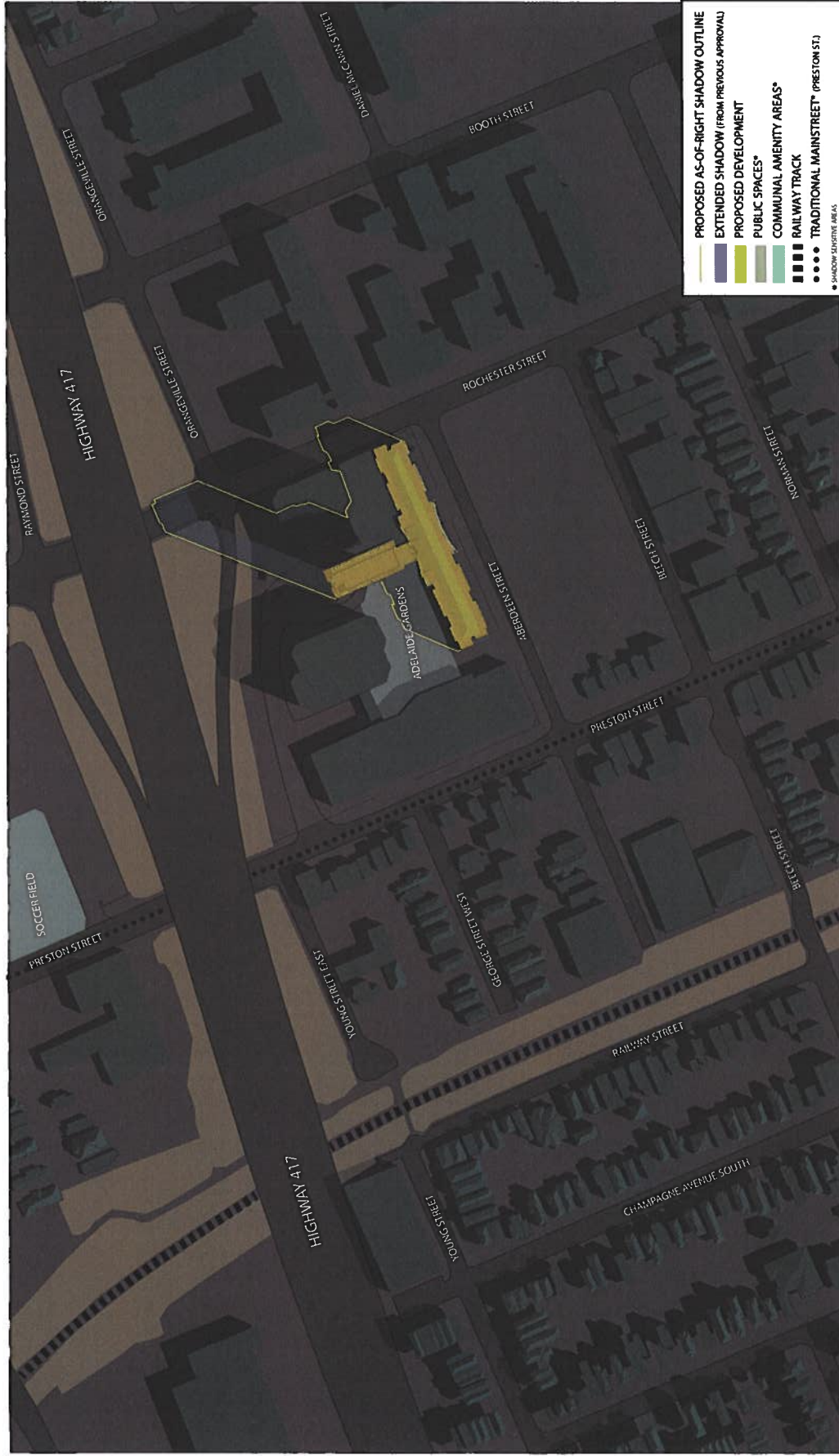
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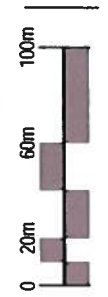


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Issue: FOR SPA
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 Scale: 1 : 2000 @ 11x17"

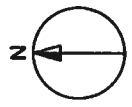
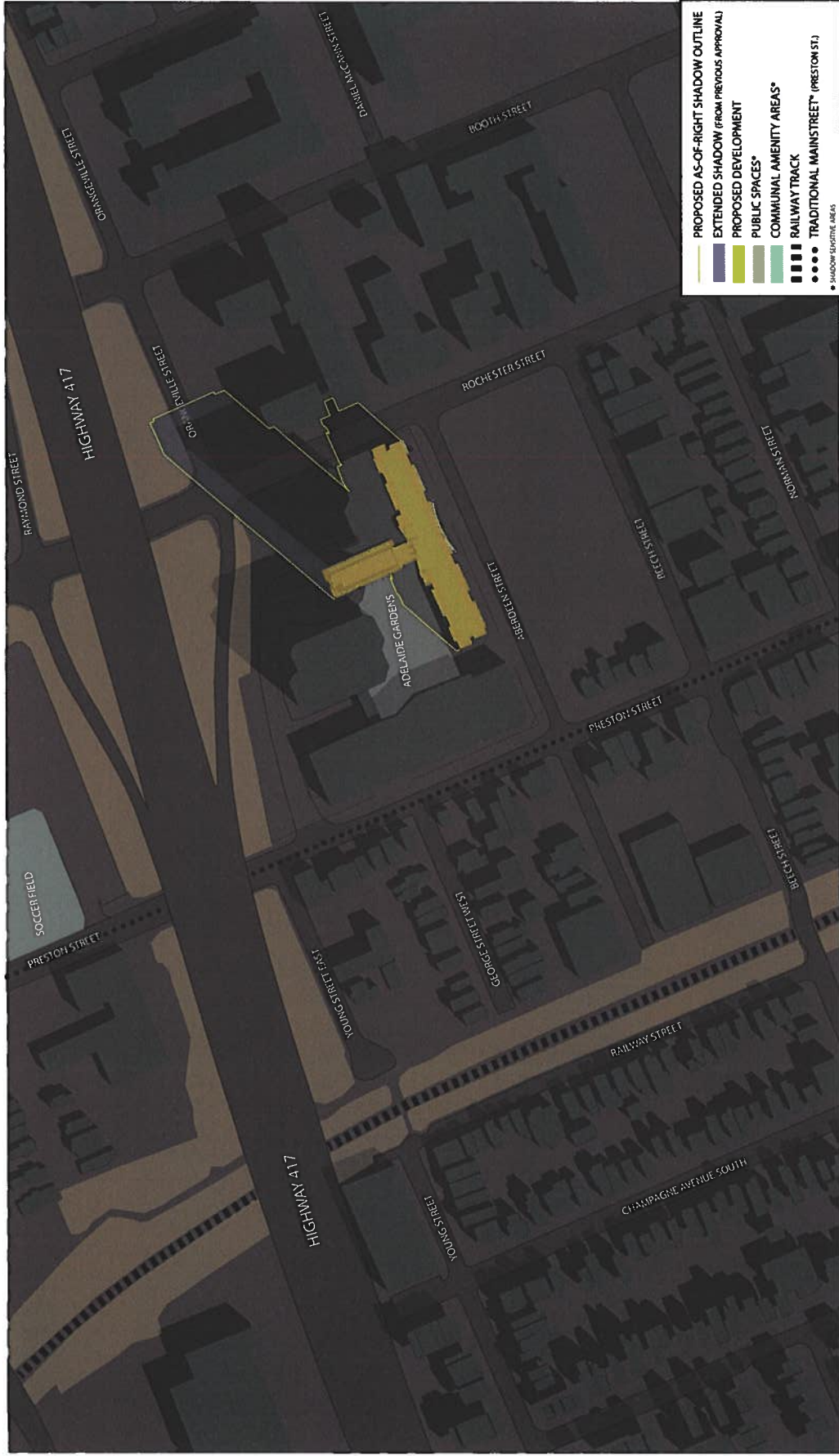
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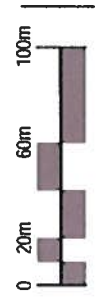


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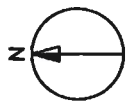
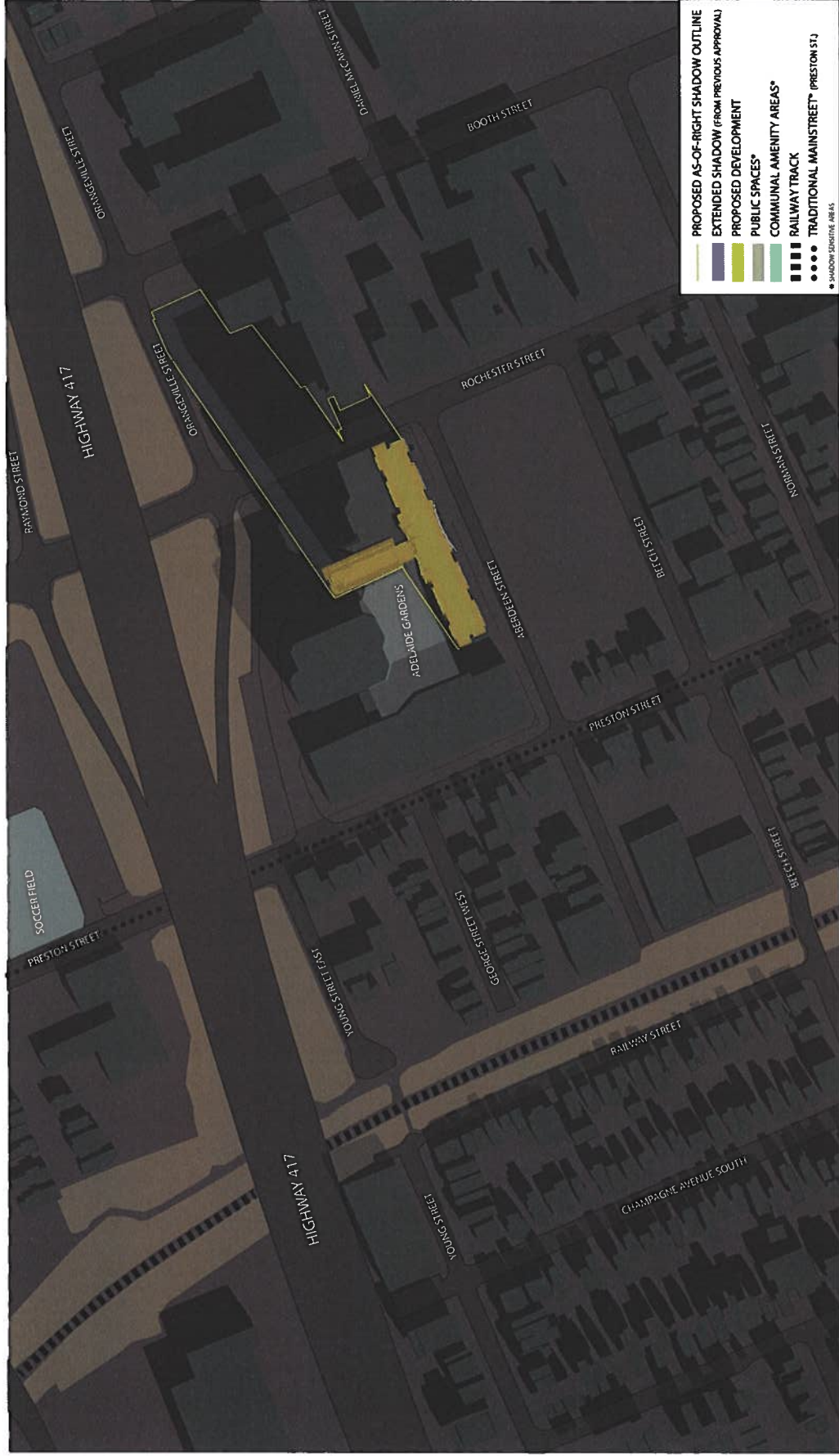
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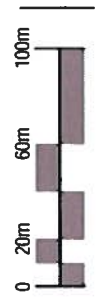
TOP VIEW SHADOW STUDY - SEPT 21st 4pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112818
 Scale: 1 : 2000@11x17"

ADELAIDE TOWER EXPANSION

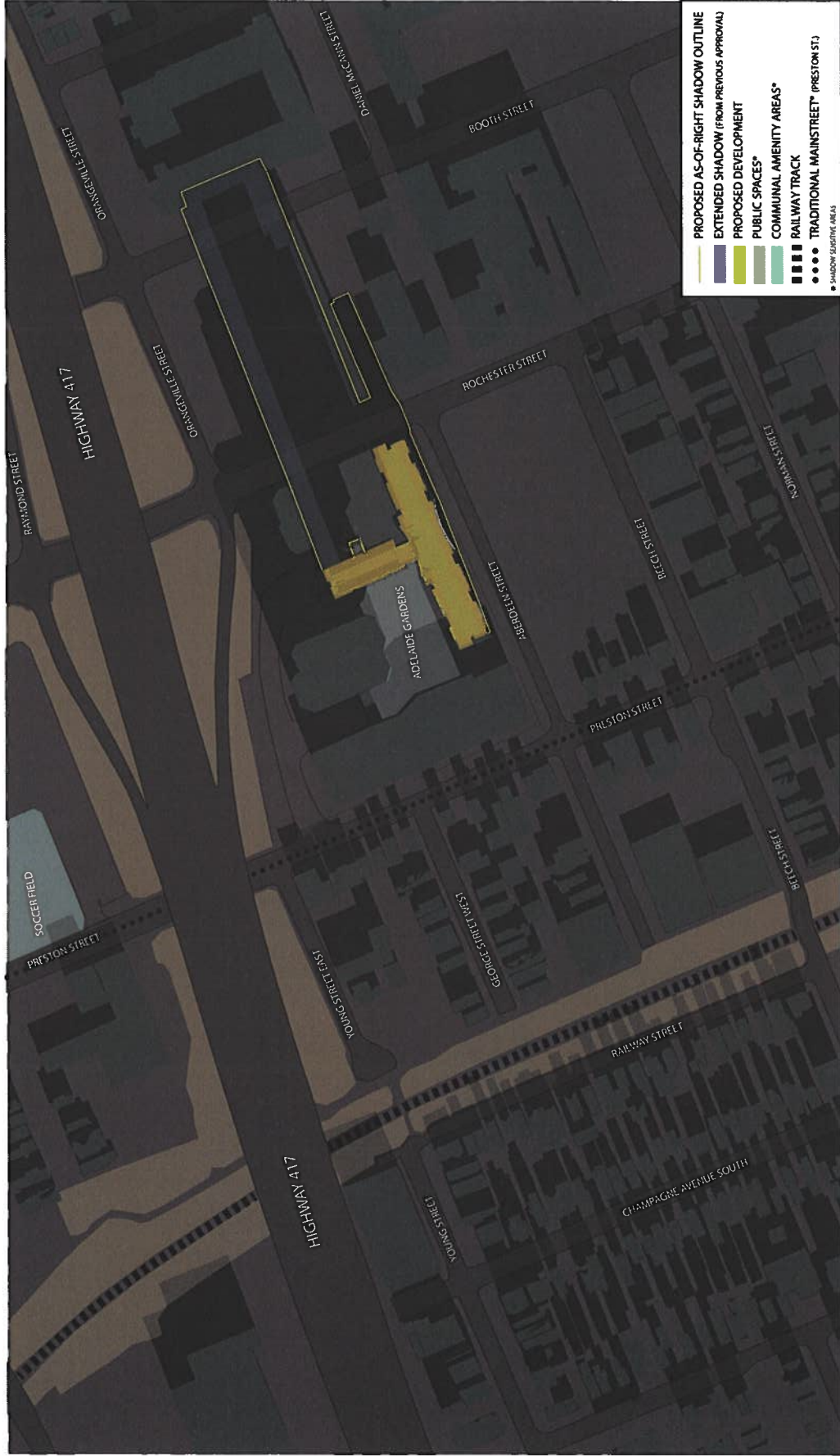
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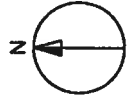
TOP VIEW SHADOW STUDY - SEPT 21st 5pm EDT



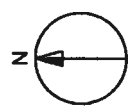
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Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112816
 Scale: 1 : 200 @ 11x17"

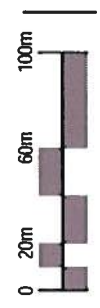


TOP VIEW SHADOW STUDY - SEPT 21st 6pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000@11x17"

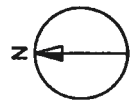
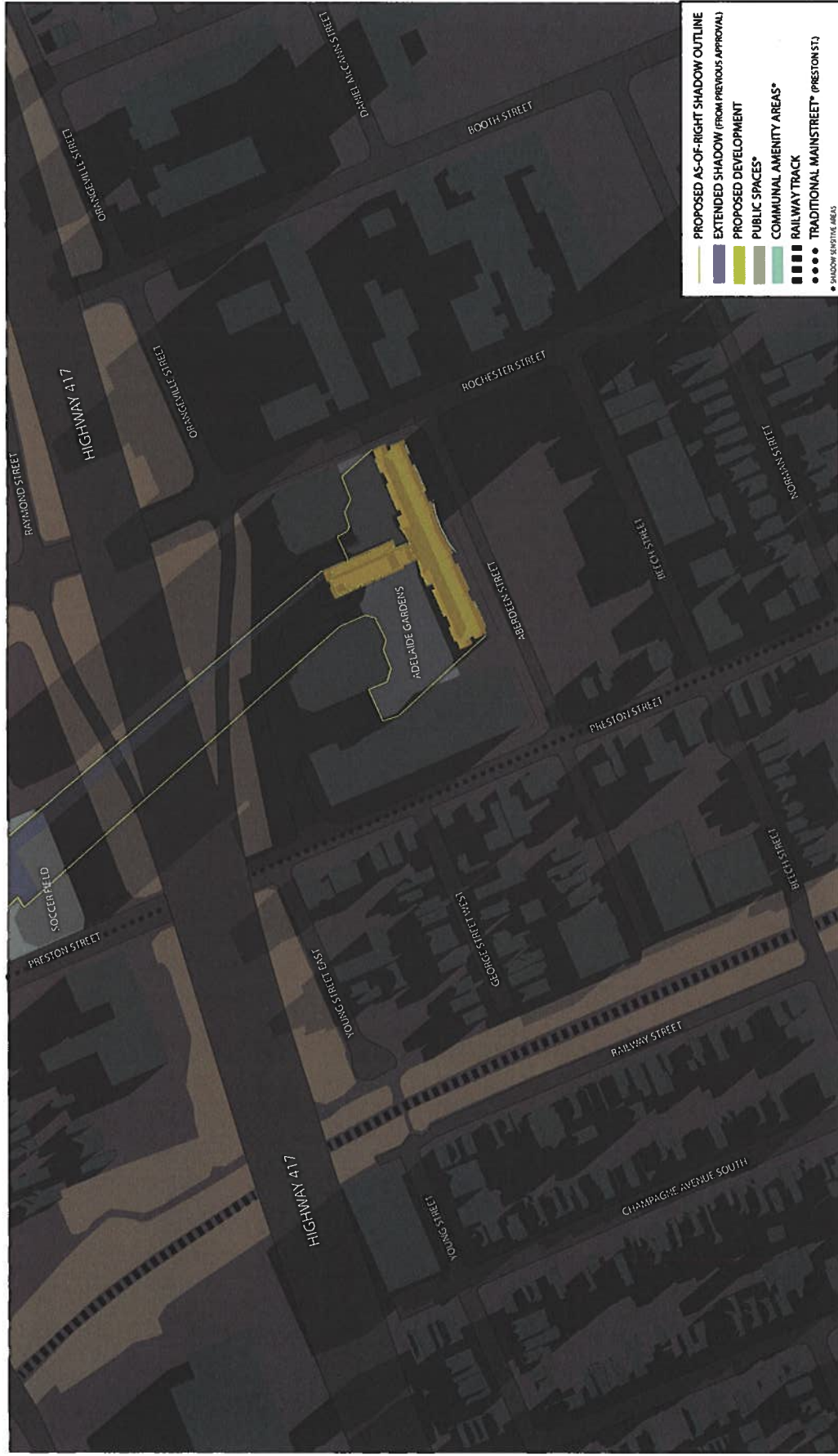
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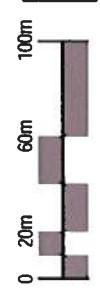
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TOP VIEW SHADOW STUDY - DEC 21st 9am EST



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Issue: FOR SPA
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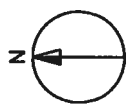
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TOP VIEW SHADOW STUDY - DEC 21st 10am EST

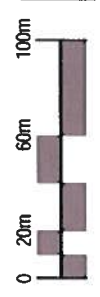


- PROPOSED AS-OF-RIGHT SHADOW OUTLINE
 - EXTENDED SHADOW (FROM PREVIOUS APPROVAL)
 - PROPOSED DEVELOPMENT
 - PUBLIC SPACES*
 - COMMUNAL AMENITY AREAS*
 - RAILWAY TRACK
 - TRADITIONAL MAINSTREET* (PRESTON ST.)
- * SHADOW DESCRIBE AREAS



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 200 @ 11'x17'

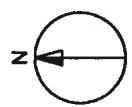
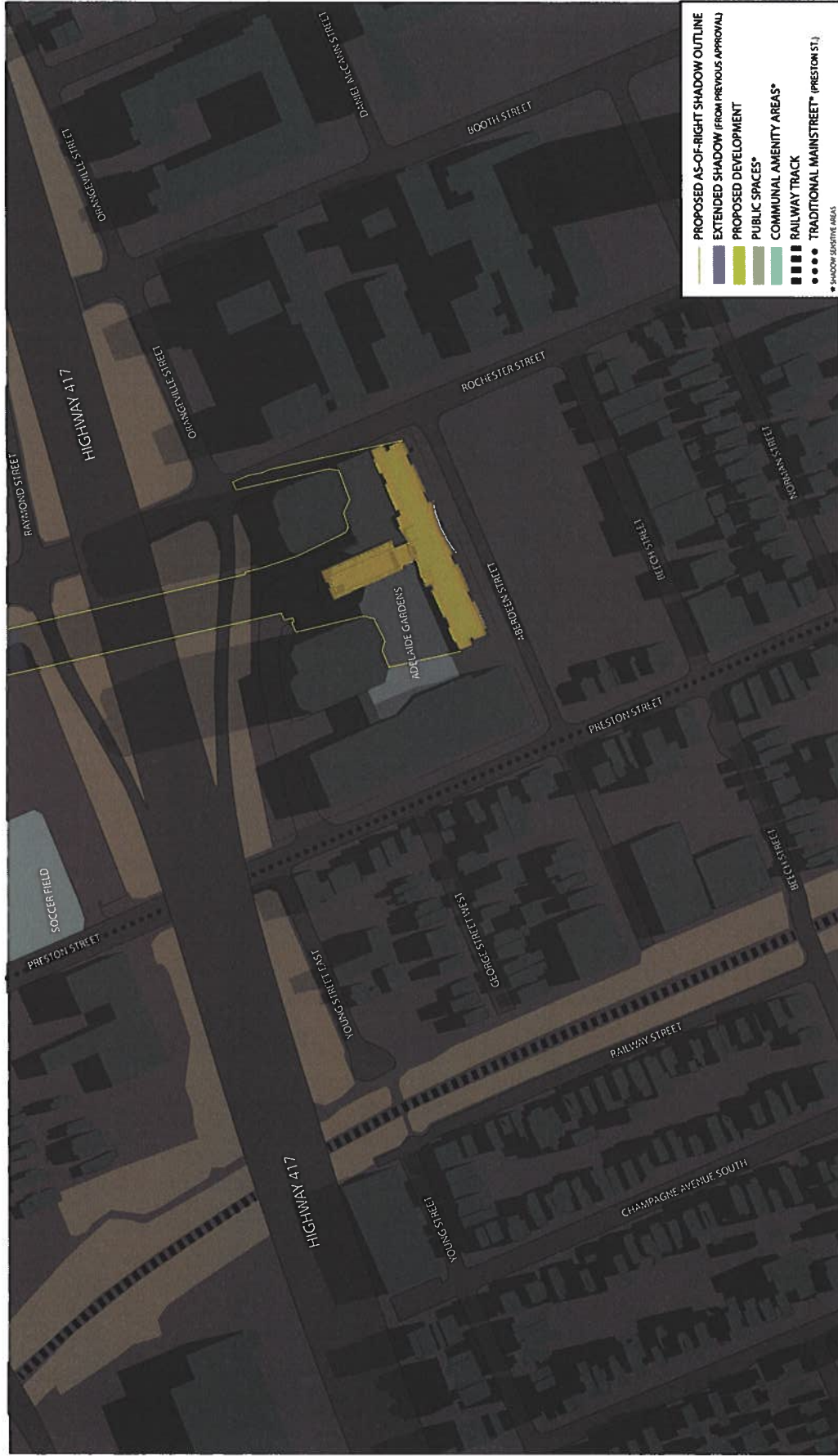
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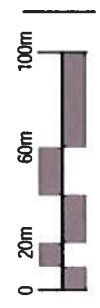


TOP VIEW SHADOW STUDY - DEC 21st 11am EST



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000g11x17T

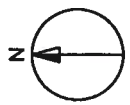
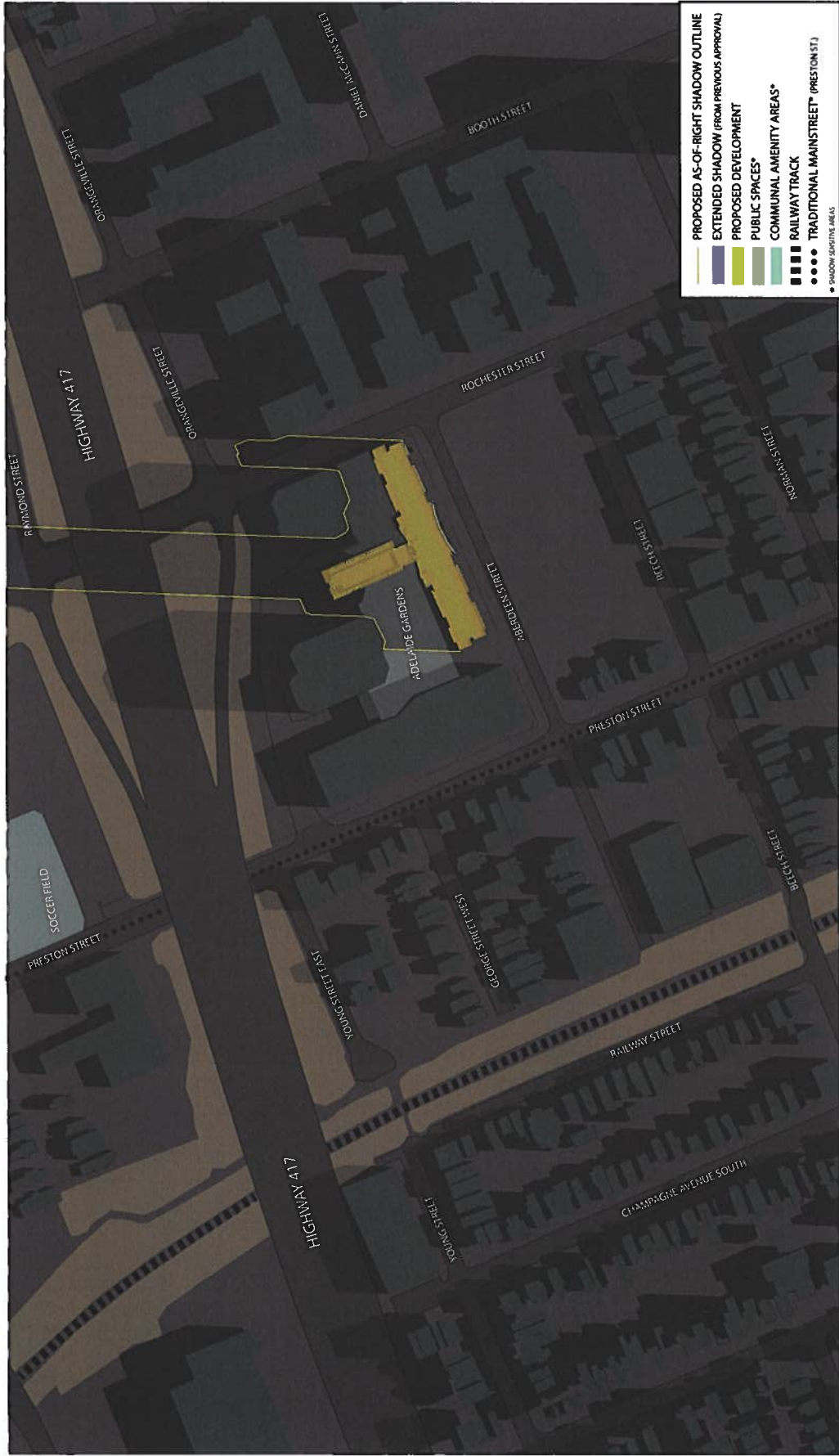
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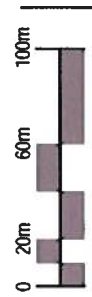


TOP VIEW SHADOW STUDY - DEC 21st 12pm EST



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000gn1x177

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TOP VIEW SHADOW STUDY - DEC 21st 3pm EST



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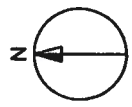
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TOP VIEW SHADOW STUDY - JUNE 21st 8am EDT

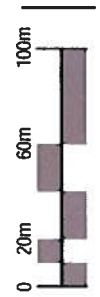


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- PROPOSED DEVELOPMENT
- PUBLIC SPACES*
- COMMUNAL AMENITY AREAS*
- RAILWAY TRACK
- TRADITIONAL MAINSTREET (PRESTON ST.)
- SHADOW SURVEY AREA



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112616
 Scale: 1 : 2000 @ 11"x17"

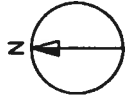
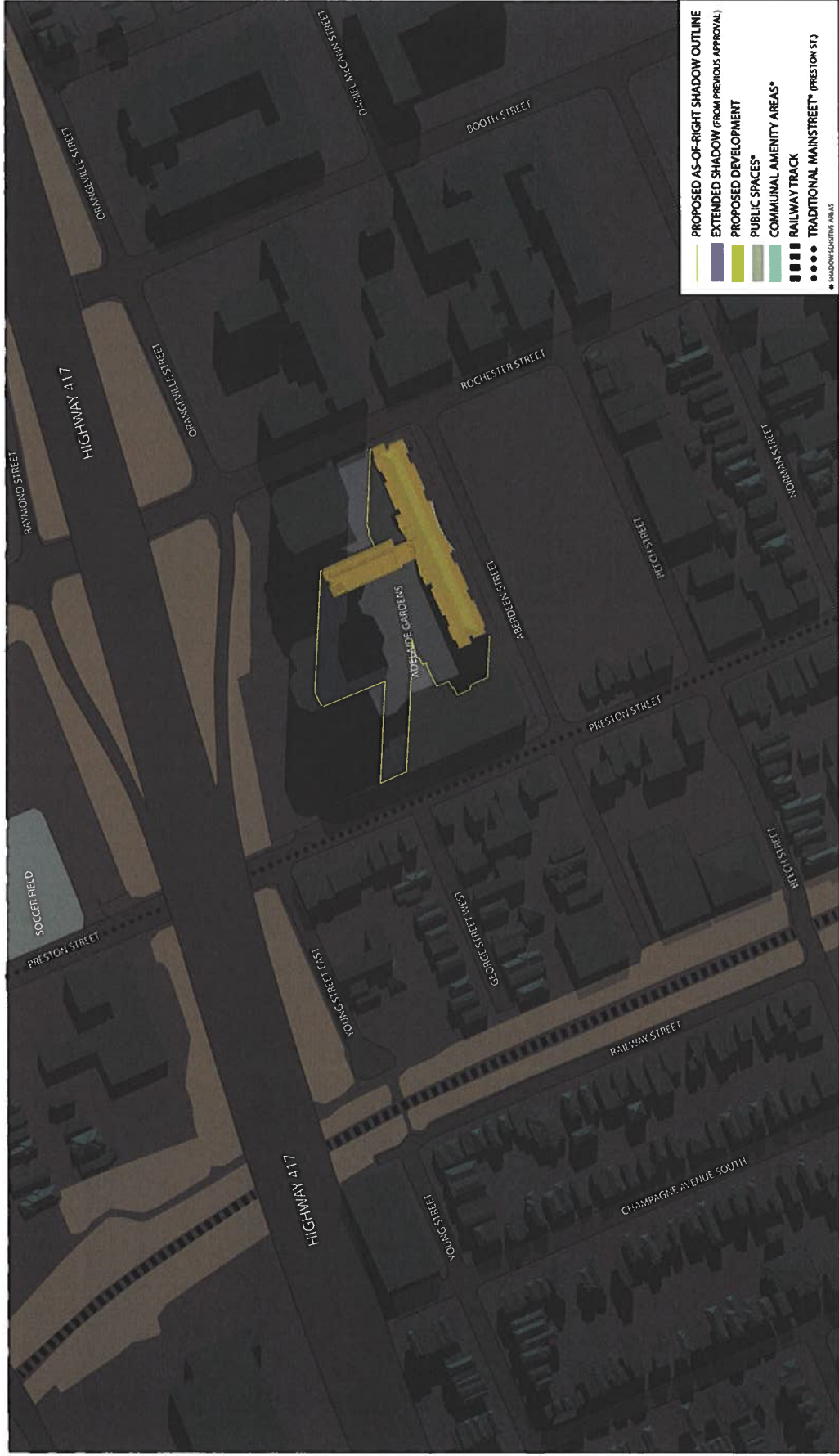
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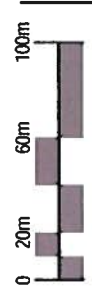


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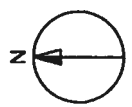
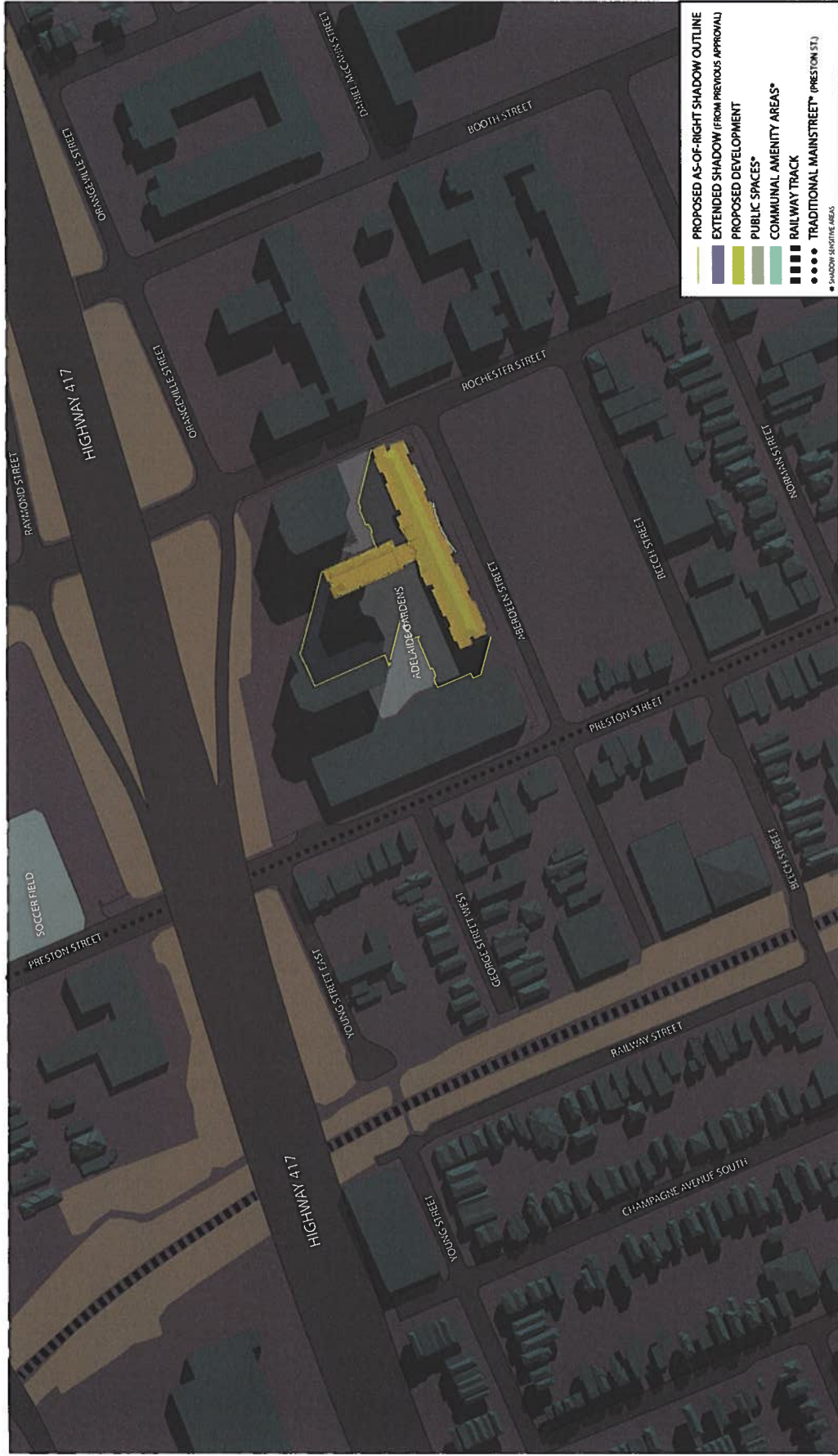
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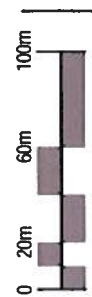
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Project No: 112516
Scale: 1 : 2000 @ 11x17

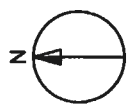
IBI GROUP
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2T7, Canada
Tel 416 596 1600 Fax 416 596 0844
ibi@group.com



TOP VIEW SHADOW STUDY - JUNE 21st 11am EDT

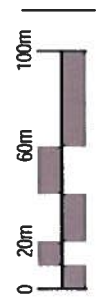


- PROPOSED AS-OF-RIGHT SHADOW OUTLINE
- EXTENDED SHADOW (FROM PREVIOUS APPROVAL)
- PROPOSED DEVELOPMENT
- PUBLIC SPACES*
- COMMUNAL AMENITY AREAS*
- RAILWAY TRACK
- TRADITIONAL MAINSTREET* (PRESTON ST.)
- * SHADOW SURFACING AREAS



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000 @ 11x17"

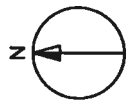
**ADELAIDE TOWER
 EXPANSION**
 17 Aberdeen St.
 Ottawa, On, Canada
 K1S 3J3



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 55 St. Clair Avenue West, 7th Floor,
 Toronto, ON M4Y 2Y7, Canada
 tel 416 596 1900 fax 416 596 0844
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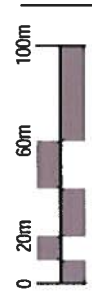


TOP VIEW SHADOW STUDY - JUNE 21st 12pm EDT



ADELAIDE TOWER EXPANSION

17 Aberdeen St.
Ottawa, On, Canada
K1S 3J3



Issue: FOR SPA
Date: 01/11/2019
Project No: 112616
Scale: 1 : 200 @ 1m x 1m

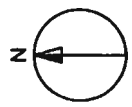
IBI GROUP
55 St. Clair Avenue West, 7th Floor,
Toronto, ON M4V 2T7, Canada
Tel 416 596 1930 Fax 416 596 0644
ibi@group.com



TOP VIEW SHADOW STUDY - JUNE 21st 1pm EDT



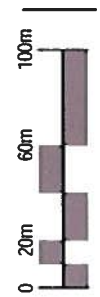
- PROPOSED AS-OF-RIGHT SHADOW OUTLINE
- EXTENDED SHADOW (FROM PREVIOUS APPROVAL)
- PROPOSED DEVELOPMENT
- PUBLIC SPACES*
- COMMUNAL AMENITY AREAS*
- RAILWAY TRACK
- TRADITIONAL MAINSTREET (PRESTON ST)
- SHADOW SENSITIVE AREAS



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112816
 Scale: 1 : 2000 @ 11"x17"

ADELAIDE TOWER EXPANSION

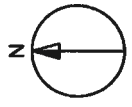
17 Aberdeen St.
 Ottawa, On, Canada
 K1S 3J3



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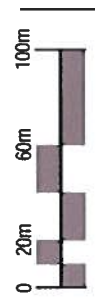


TOP VIEW SHADOW STUDY - JUNE 21st 2pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000@11x17"

**ADELAIDE TOWER
 EXPANSION**
 17 Aberdeen St.
 Ottawa, On, Canada
 K1S 3J3



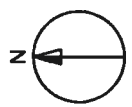
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TOP VIEW SHADOW STUDY - JUNE 21st 3pm EDT

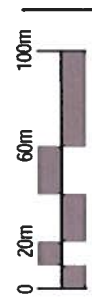


- PROPOSED AS-OF-RIGHT SHADOW OUTLINE
- EXTENDED SHADOW (FROM PREVIOUS APPROVAL)
- PROPOSED DEVELOPMENT
- PUBLIC SPACES*
- COMMUNAL AMENITY AREAS*
- RAILWAY TRACK
- TRADITIONAL MAINSTREET (PRESTON ST.)
- * SHADOW SENSITIVE AREA



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112616
 Scale: 1 : 2000@11m x 17m

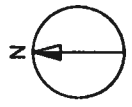
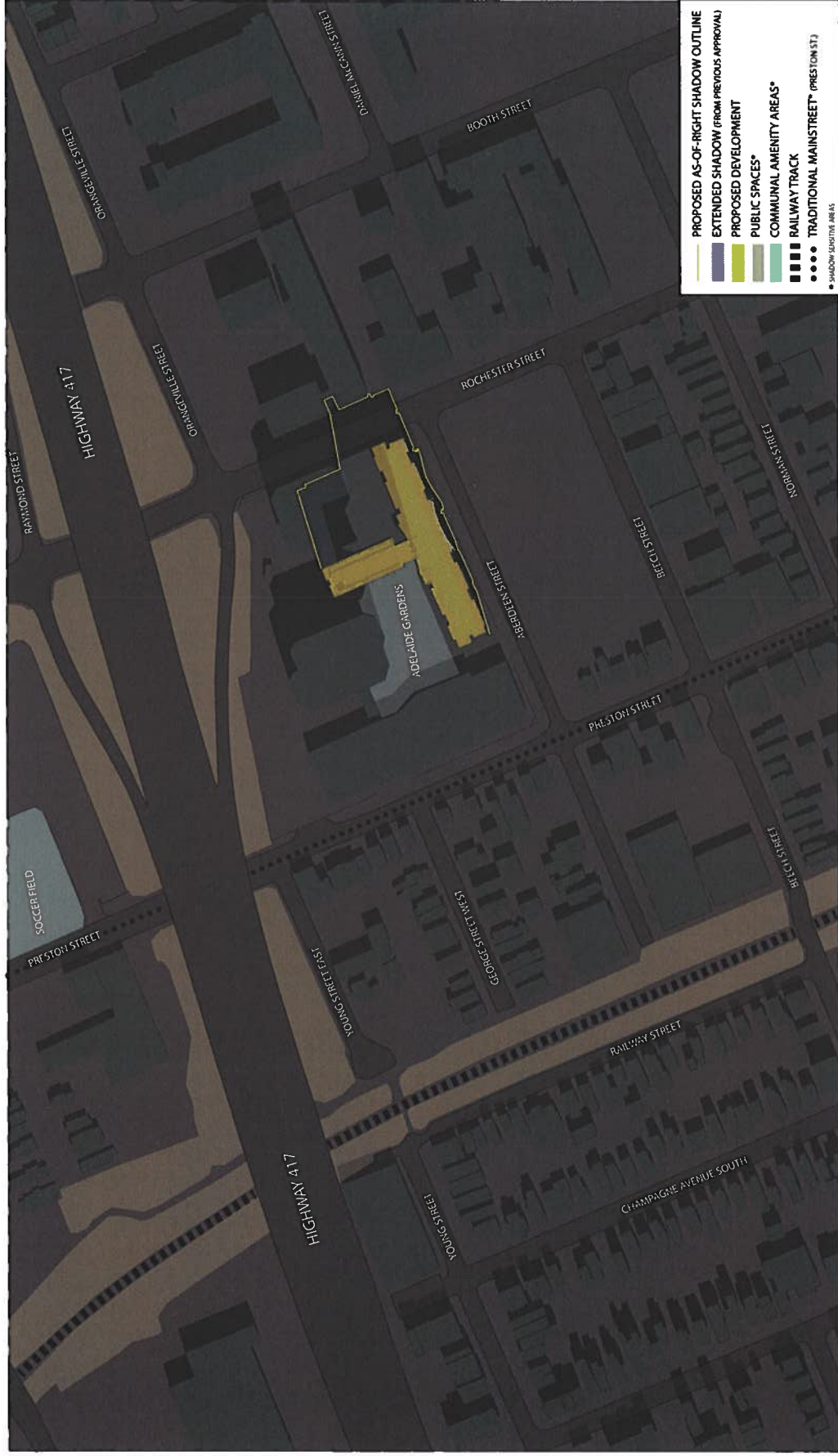
**ADELAIDE TOWER
 EXPANSION**
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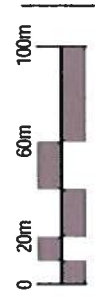


TOP VIEW SHADOW STUDY - JUNE 21st 4pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000@11x17"

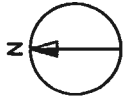
**ADELAIDE TOWER
 EXPANSION**
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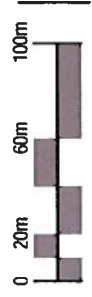


TOP VIEW SHADOW STUDY - JUNE 21st 5pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000@11x17"

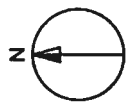
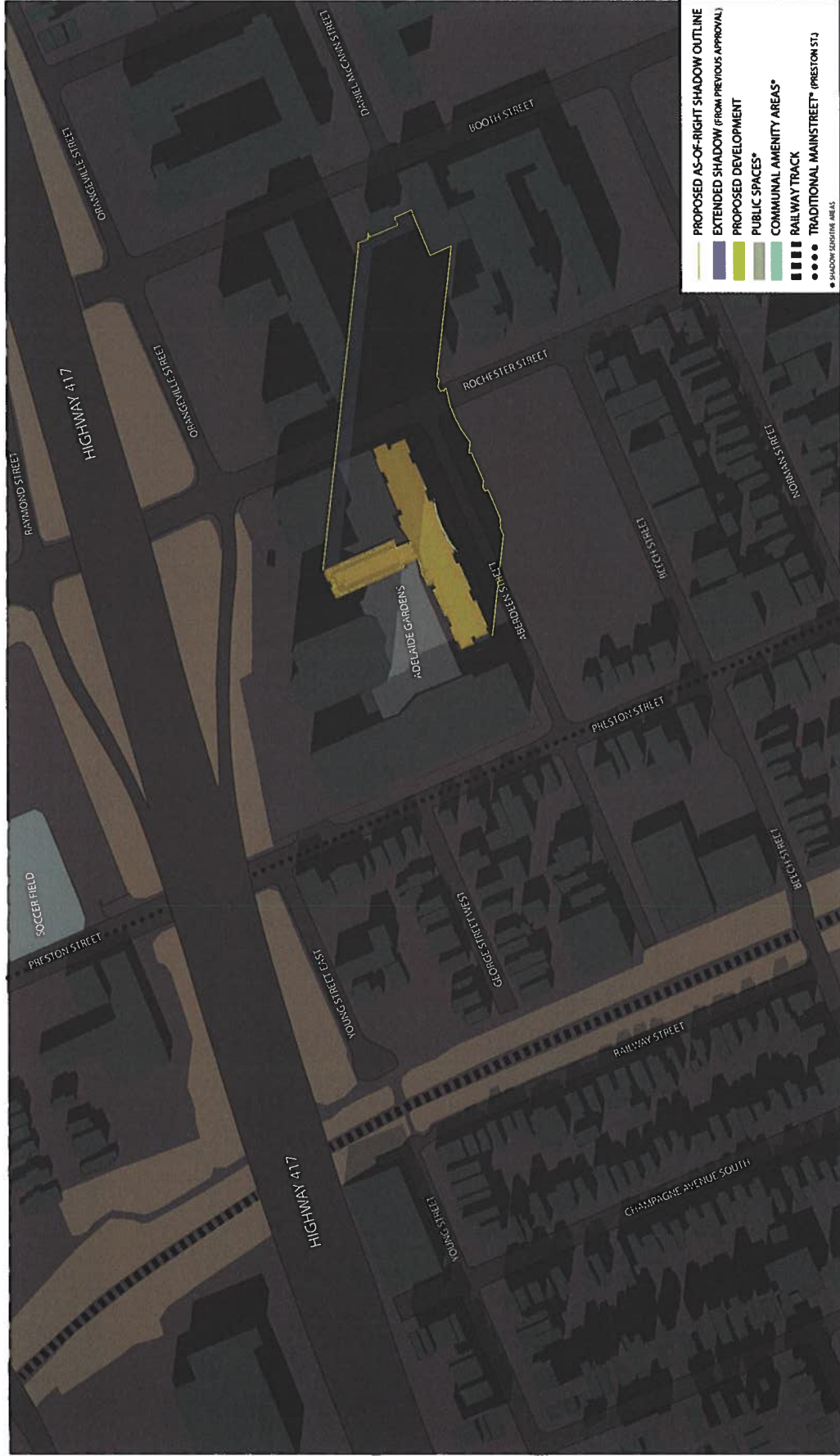
**ADELAIDE TOWER
 EXPANSION**
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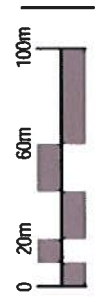
TOP VIEW SHADOW STUDY - JUNE 21st 6pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112516
 Scale: 1 : 2000 @ 11x17"

ADELAIDE TOWER EXPANSION

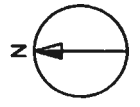
17 Aberdeen St.
 Ottawa, On, Canada
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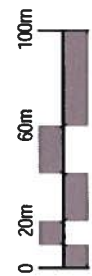


TOP VIEW SHADOW STUDY - JUNE 21st 7pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112816
 Scale: 1 : 2000 @ 11'x17'

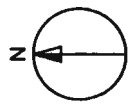
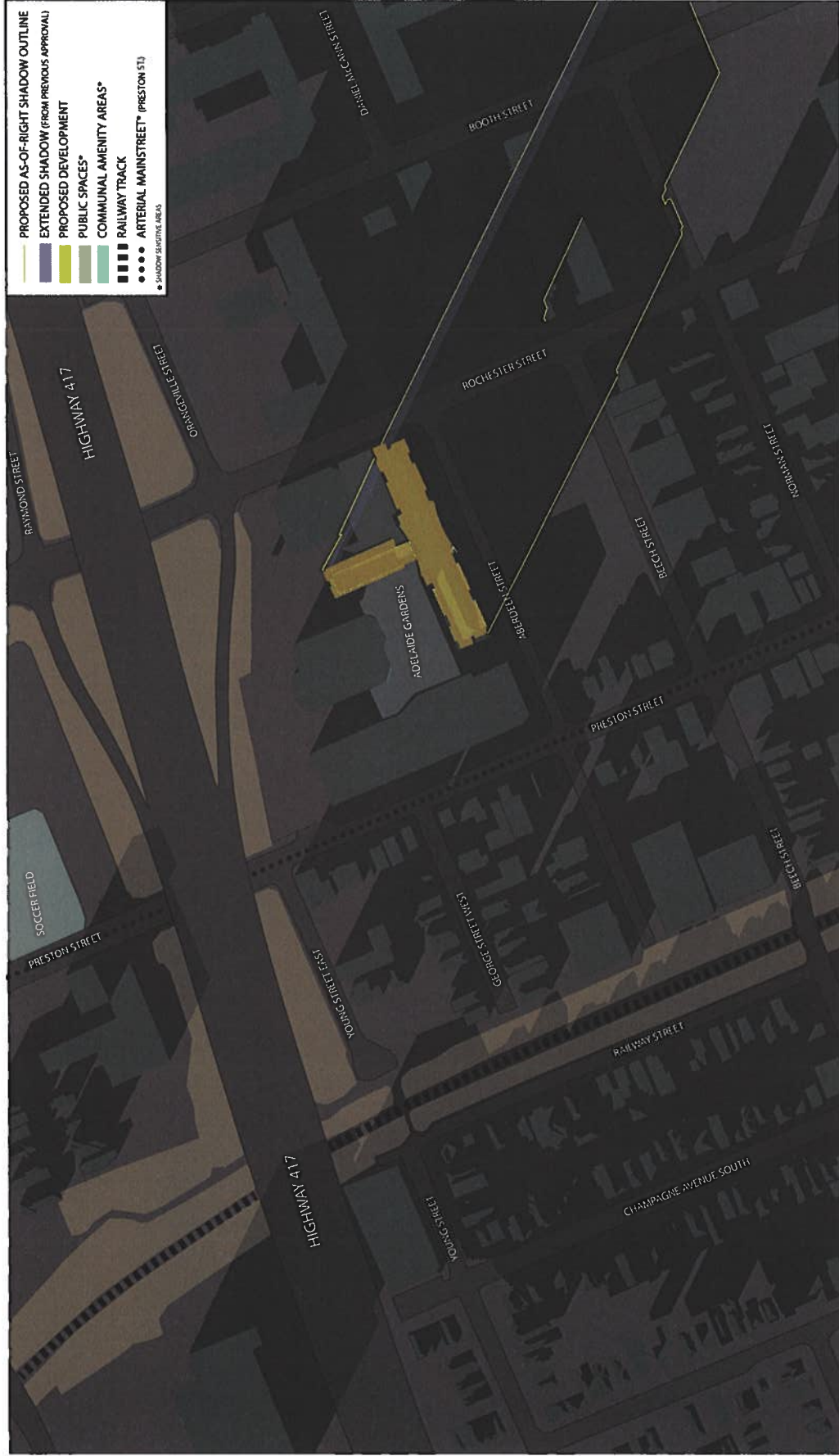
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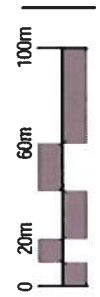


TOP VIEW SHADOW STUDY - JUNE 21st 8pm EDT



Issue: FOR SPA
 Date: 01/11/2019
 Project No: 112616
 Scale: 1 : 2000@11x17

**ADELAIDE TOWER
 EXPANSION**
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 Ottawa, On, Canada
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