

PROJECT NUM.

20019

PROJECT

6171 HAZELDEAN ROAD DEVELOPMENT

**9 STORY - MIXED-USE BUILDING  
PRELIMINARY SHADOW STUDY**



DATE

2020-05-11

## FALL EQUINOX

The fall study shows some minor impacts on the existing subdivision, West of the proposed development. Exactly three houses are touched. Even though, it is only for the first studied hour. From 8 a.m. to 10 a.m., a couple of houses directly next to the proposed building are impacted by the cast shadows. At 8 a.m., half of the impacted houses would still be if the building respected the AOR height. The park, located in the middle of the new development, is never affected all along the day. From 11 a.m., the context gets cleared from any impact from the proposed building cast shadows.

## WINTER SOLSTICE

The winter study shows some more impact in the first haft of the day. At 9 a.m., almost all the houses, located in front of the mixed-use building, of the proposed development are affected by the new set of cast shadows. At 10 a.m. haft of them are cleared. By noon, there is no more impact. The park is affected to a maximum of 25% from 12 p.m. to 2 p.m. at what time the houses, West of the park, cast shadows on it. At 3 p.m. the proposed building cast shadows on one facade of three condo buildings located East.

## SUMMER SOLSTICE

The summer study shows almost no impact on any part of the whole subdivision. Since the sun's elevation is high, no building would likely affect any other. Nevertheless, the last hour of the day (from 6 p.m. to 8 p.m.) shows some impact on the south side of the subdivision, crossing Hazeldean Road. Those sites are presently non-developed commercial lands.

## CONCLUSION

Even if the study shows some impact at specific moments on only a small number of houses, the new set of cast shadows, proposed with the increased height of the mixed-use building, does not affect the surrounding significantly.

Preliminary shadow study for the 6171 Hazeldean RD  
in Stittsville, Ottawa.

The study has been prepared for the proposed 9-story  
- mixed-use building of this new residential  
development. The as-of-right height that has been  
consired is 15m. The proposed building height is 30m.

Imagery standard used:

Test Dates and Times:

Equinox: September 21, 8am - 6pm  
Solstice: december 21, 9am - 3pm and June 21, 8am -  
8pm

All dates were displayed with an hourly increments.

# 9 STORY - MIXED-USE BUILDING PRELIMINARY SHADOW STUDY

## SUMMARY



# 9 STORY - MIXED-USE BUILDING PRELIMINARY SHADOW STUDY

## FALL EQUINOX





# FALL EQUINOX

TEST TIME : 8AM EDT  
 TEST DATE : SEPT. 21

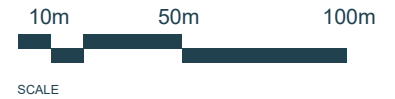
TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

- PROPOSED SHADOW —
- AS OF RIGHT SHADOW —
- PROPOSED BUILDING
- NEW NET SHADOW —



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# FALL EQUINOX

TEST TIME : 9AM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

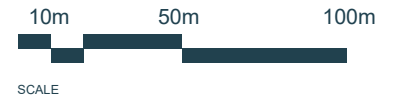
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



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TOP VIEW PRELIMINARY  
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# FALL EQUINOX

TEST TIME : 10AM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

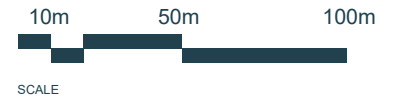
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# FALL EQUINOX

TEST TIME : 11AM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

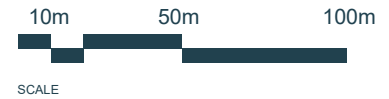
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# FALL EQUINOX

TEST TIME : 12PM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

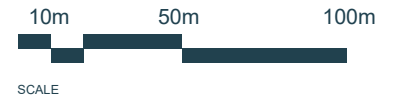
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# FALL EQUINOX

TEST TIME : 1PM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

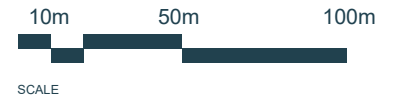
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



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# FALL EQUINOX

TEST TIME : 2PM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

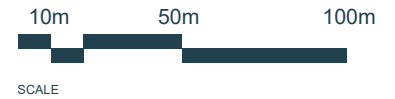
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



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# FALL EQUINOX

TEST TIME : 3PM EDT  
 TEST DATE : SEPT. 21

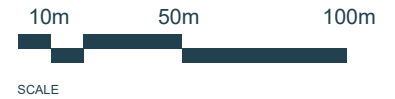
TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

- PROPOSED SHADOW —
- AS OF RIGHT SHADOW —
- PROPOSED BUILDING
- NEW NET SHADOW —



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**P011**



# FALL EQUINOX

TEST TIME : 4PM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

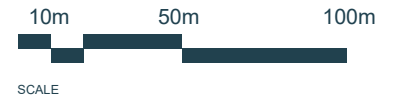
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
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# FALL EQUINOX

TEST TIME : 5PM EDT  
 TEST DATE : SEPT. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

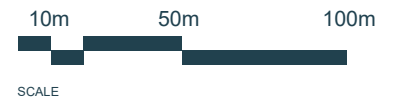
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



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TOP VIEW PRELIMINARY  
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**P013**



# FALL EQUINOX

TEST TIME : 6PM EDT  
 TEST DATE : SEPT. 21

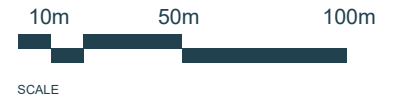
TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

- PROPOSED SHADOW —
- AS OF RIGHT SHADOW —
- PROPOSED BUILDING
- NEW NET SHADOW —



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TOP VIEW PRELIMINARY  
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# 9 STORY - MIXED-USE BUILDING PRELIMINARY SHADOW STUDY

## WINTER SOLSTICE





# WINTER SOLSTICE

TEST TIME : 9AM EST  
 TEST DATE : DEC. 21

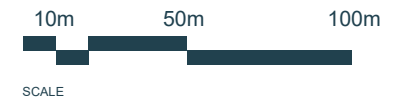
TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

- PROPOSED SHADOW —
- AS OF RIGHT SHADOW —
- PROPOSED BUILDING
- NEW NET SHADOW —



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# WINTER SOLSTICE

TEST TIME : 10AM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

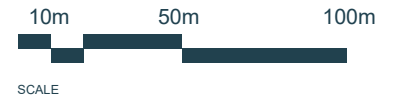
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# WINTER SOLSTICE

TEST TIME : 11AM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —

10m 50m 100m



SCALE



NORTH

CLIENT



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TOP VIEW PRELIMINARY  
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# WINTER SOLSTICE

TEST TIME : 12PM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

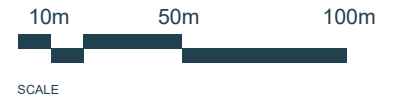
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
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# WINTER SOLSTICE

TEST TIME : 1PM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW

10m 50m 100m

SCALE



CLIENT



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TOP VIEW PRELIMINARY  
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# WINTER SOLSTICE

TEST TIME : 2PM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

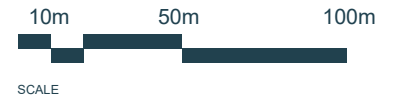
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
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# WINTER SOLSTICE

TEST TIME : 3PM EST  
 TEST DATE : DEC. 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

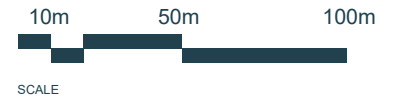
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



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TOP VIEW PRELIMINARY  
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# 9 STORY - MIXED-USE BUILDING PRELIMINARY SHADOW STUDY

## SUMMER SOLTICE





# SUMMER SOLSTICE

TEST TIME : 8AM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

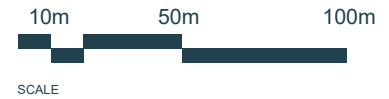
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# SUMMER SOLSTICE

TEST TIME : 9AM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW 

AS OF RIGHT SHADOW 

PROPOSED BUILDING 

NEW NET SHADOW 

10m 50m 100m



SCALE



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P025**



# SUMMER SOLSTICE

TEST TIME : 10AM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

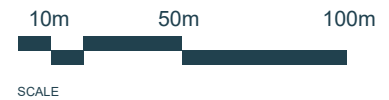
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# SUMMER SOLSTICE

TEST TIME : 11AM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

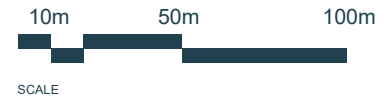
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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# SUMMER SOLSTICE

TEST TIME : 12PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

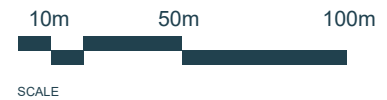
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



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TOP VIEW PRELIMINARY  
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# SUMMER SOLSTICE

TEST TIME : 1PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

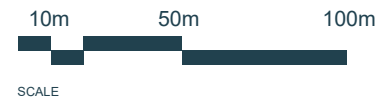
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



ARCHITECTS



PROJECT NUM.  
**20019**

PROJECT

6171 HAZELDEAN ROAD DEVELOPMENT

DATE  
 2020-05-11

TOP VIEW PRELIMINARY  
 SHADOW STUDY

PAGE  
**P029**



# SUMMER SOLSTICE

TEST TIME : 2PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

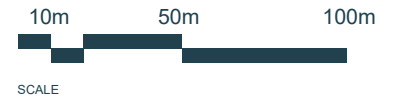
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



ARCHITECTS



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 2020-05-11

TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P030**



# SUMMER EQUINOX

TEST TIME : 3PM EDT  
 TEST DATE : JUNE 21

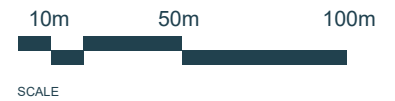
TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

LONG : 45.269616  
 LAT : -75.937530

- PROPOSED SHADOW —
- AS OF RIGHT SHADOW —
- PROPOSED BUILDING
- NEW NET SHADOW —



CLIENT



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 2020-05-11

TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P031**



# SUMMER EQUINOX

TEST TIME : 4PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

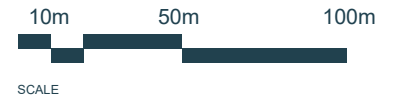
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



ARCHITECTS



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 2020-05-11

TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P032**





# SUMMER SOLSTICE

TEST TIME : 5PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

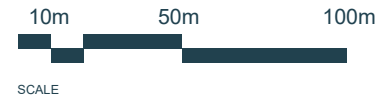
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



ARCHITECTS



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 2020-05-11

TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P033**



# SUMMER SOLSTICE

TEST TIME : 6PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

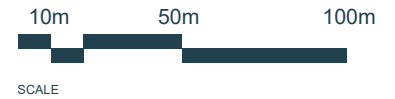
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



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**P034**



# SUMMER SOLSTICE

TEST TIME : 7PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

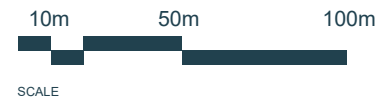
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW —

AS OF RIGHT SHADOW —

PROPOSED BUILDING

NEW NET SHADOW —



CLIENT



ARCHITECTS



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TOP VIEW PRELIMINARY  
 SHADOW STUDY

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**P035**



# SUMMER SOLSTICE

TEST TIME : 8PM EDT  
 TEST DATE : JUNE 21

TEST LOCATION :  
 PROPOSED MIXED-USE  
 BUILDING - 9 STORY

AOR HEIGHT: 15m  
 PROPOSED HEIGHT: 30m

6171 HAZELDEAN RD,  
 STITTSVILLE, OTTAWA,  
 ON K2S 1B9

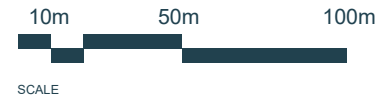
LONG : 45.269616  
 LAT : -75.937530

PROPOSED SHADOW

AS OF RIGHT SHADOW

PROPOSED BUILDING

NEW NET SHADOW



CLIENT



ARCHITECTS



PROJECT NUM.  
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