

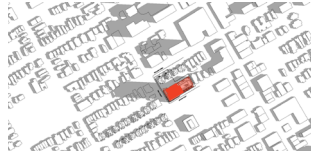
# JUNE 21



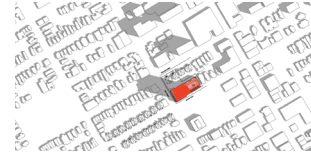
7:00 AM



8:00 AM



9:00 AM



10:00 AM



11:00 AM



12:00 PM



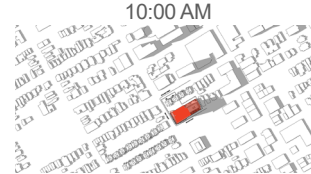
1:00 PM



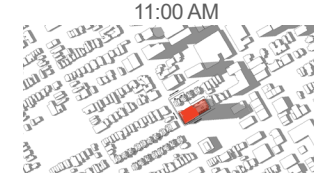
2:00 PM



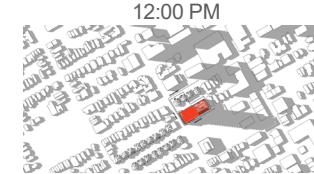
3:00 PM



4:00 PM



5:00 PM



6:00 PM

# MARCH/SEPTEMBER 21

FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE



8:00 AM



9:00 AM



10:00 AM



11:00 AM



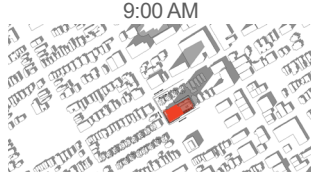
12:00 PM



1:00 PM



2:00 PM



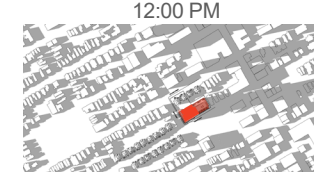
3:00 PM



4:00 PM



5:00 PM



6:00 PM

# DECEMBER 21

FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE



8:00 AM



9:00 AM



10:00 AM



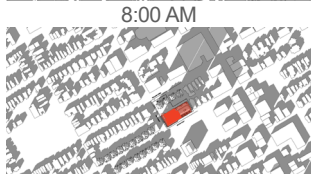
11:00 AM



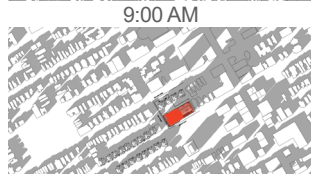
12:00 PM



1:00 PM



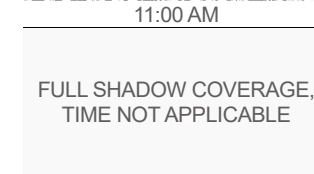
2:00 PM



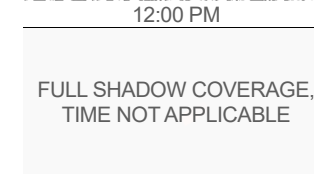
3:00 PM



4:00 PM



5:00 PM



6:00 PM

FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE

FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE

Legend:

- Proposed Development
- As-of-Right Shadow Outline
- Public Space
- Arterial Mainstreet
- New Net Shadow



## 359 KENT STREET Top-View Shadow Analysis

Scale: 1:20,000  
Application No.: D01-01-21-0015  
Date: July 28, 2023





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 7:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

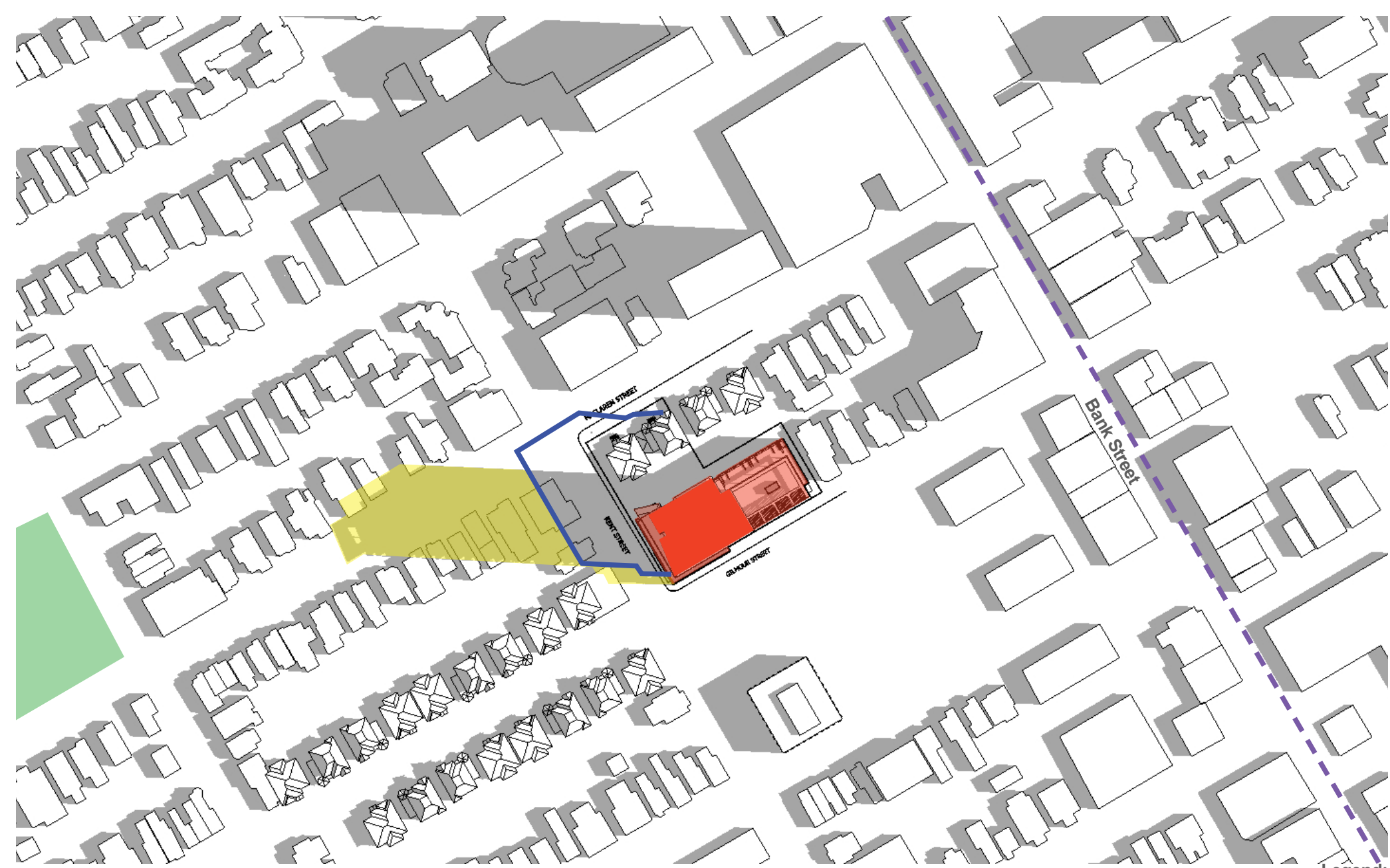


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 8:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

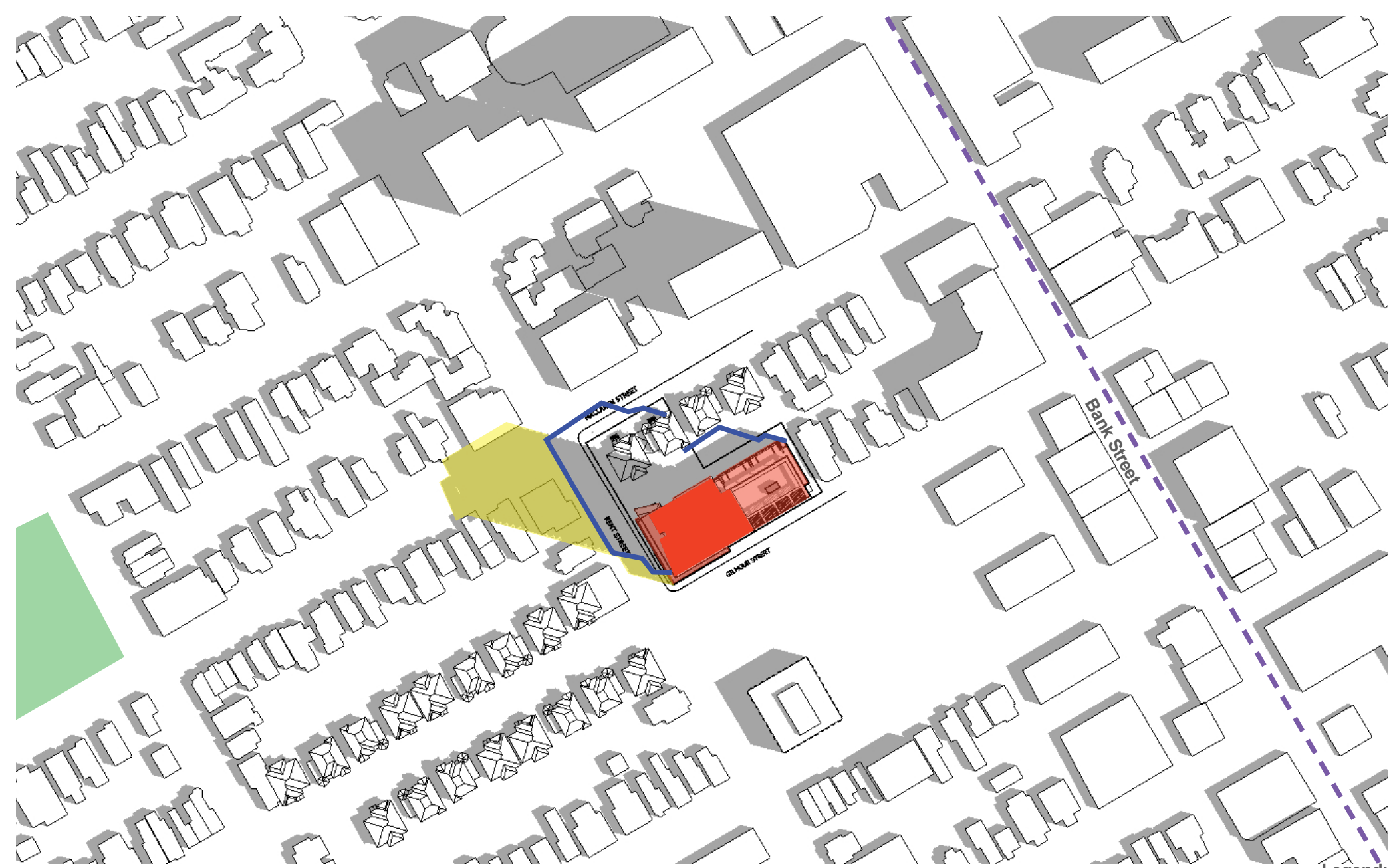


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 9:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

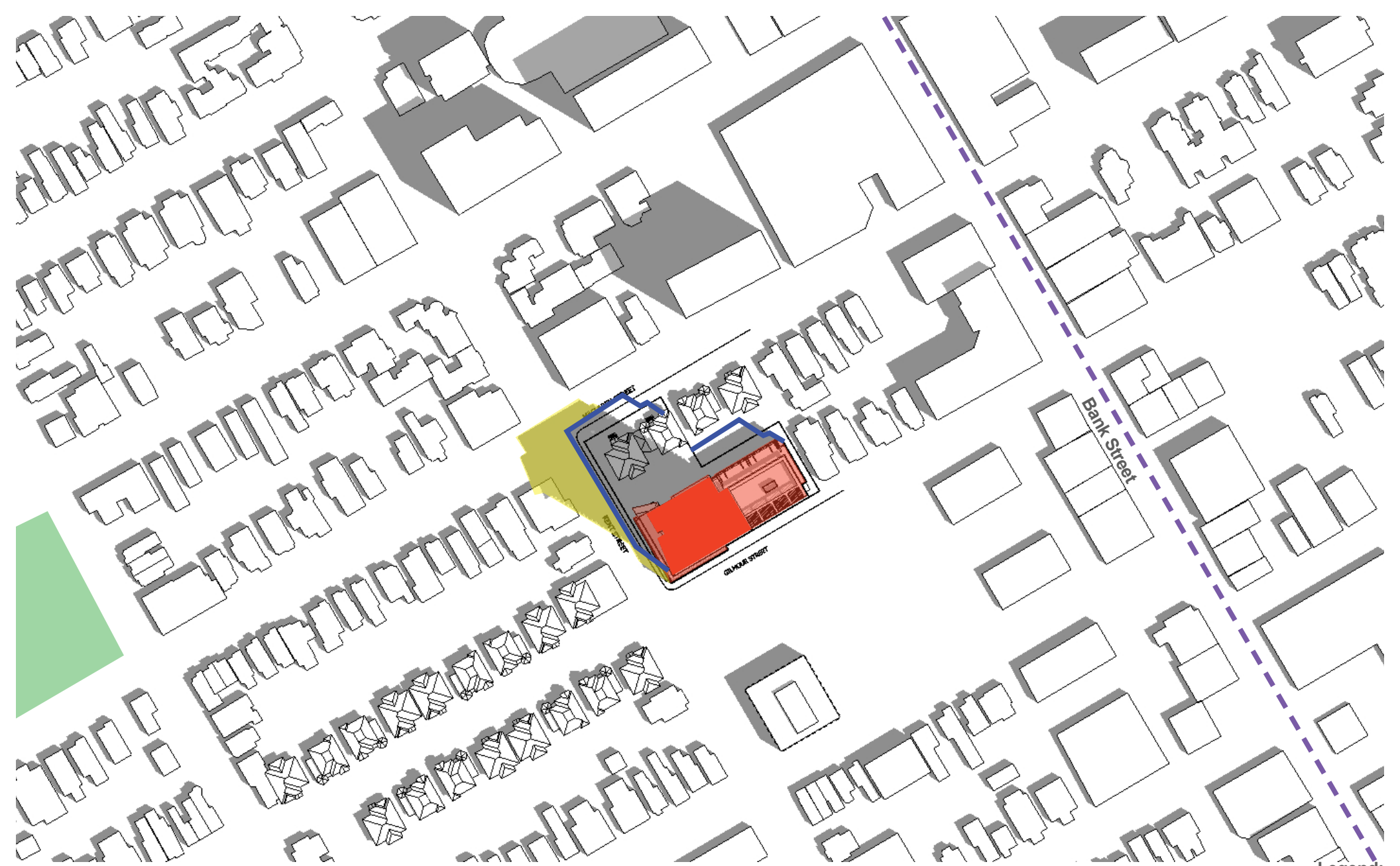


**359 KENT STREET**  
 Top-View Shadow Analysis

Scale: 1:2000  
 Application No.: D01-01-21-0015  
 Date: July 28, 2023

**JUNE 10:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

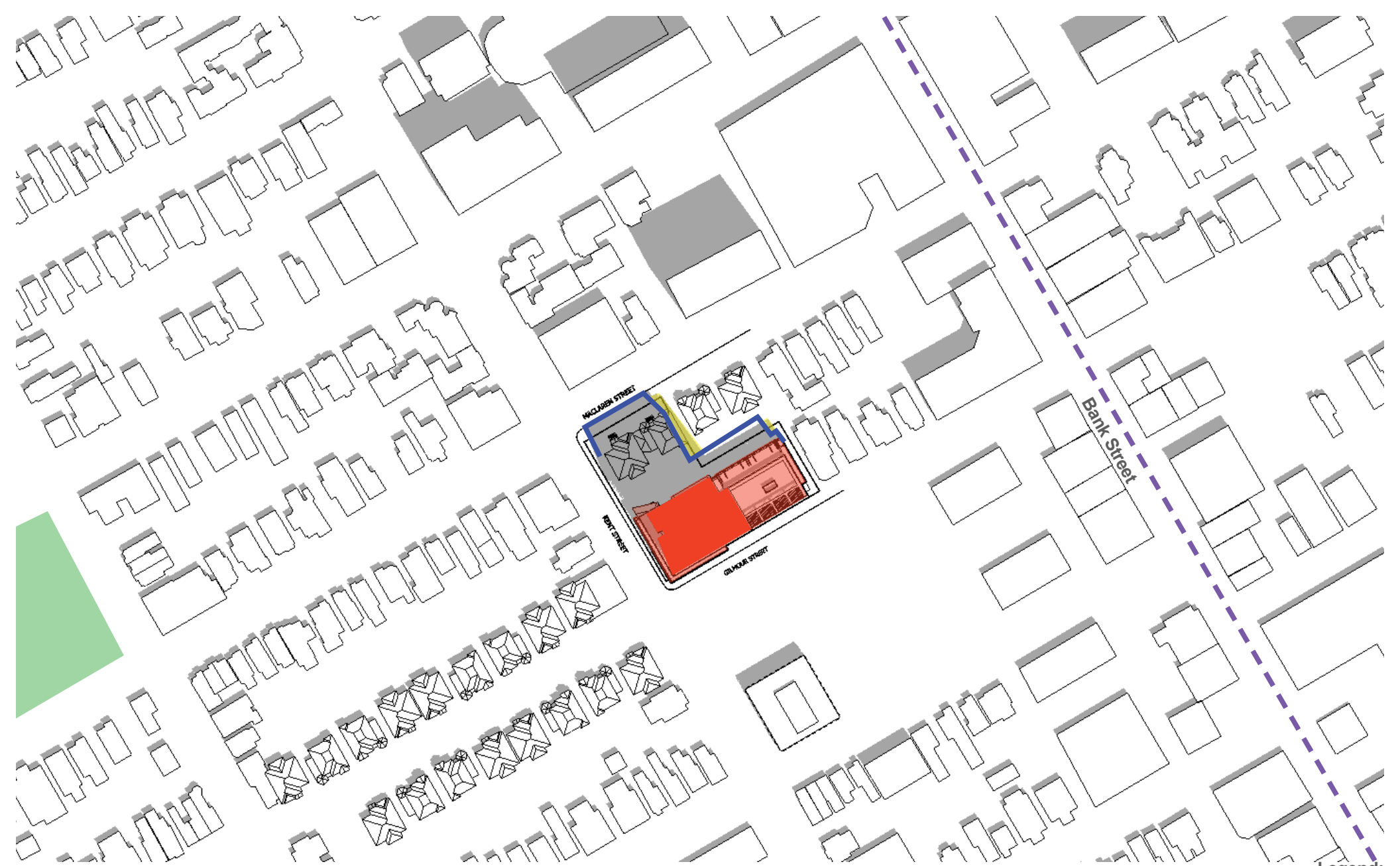


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 11:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
 Top-View Shadow Analysis

Scale: 1:2000  
 Application No.: D01-01-21-0015  
 Date: July 28, 2023

**JUNE 12:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 1:00pm**







Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

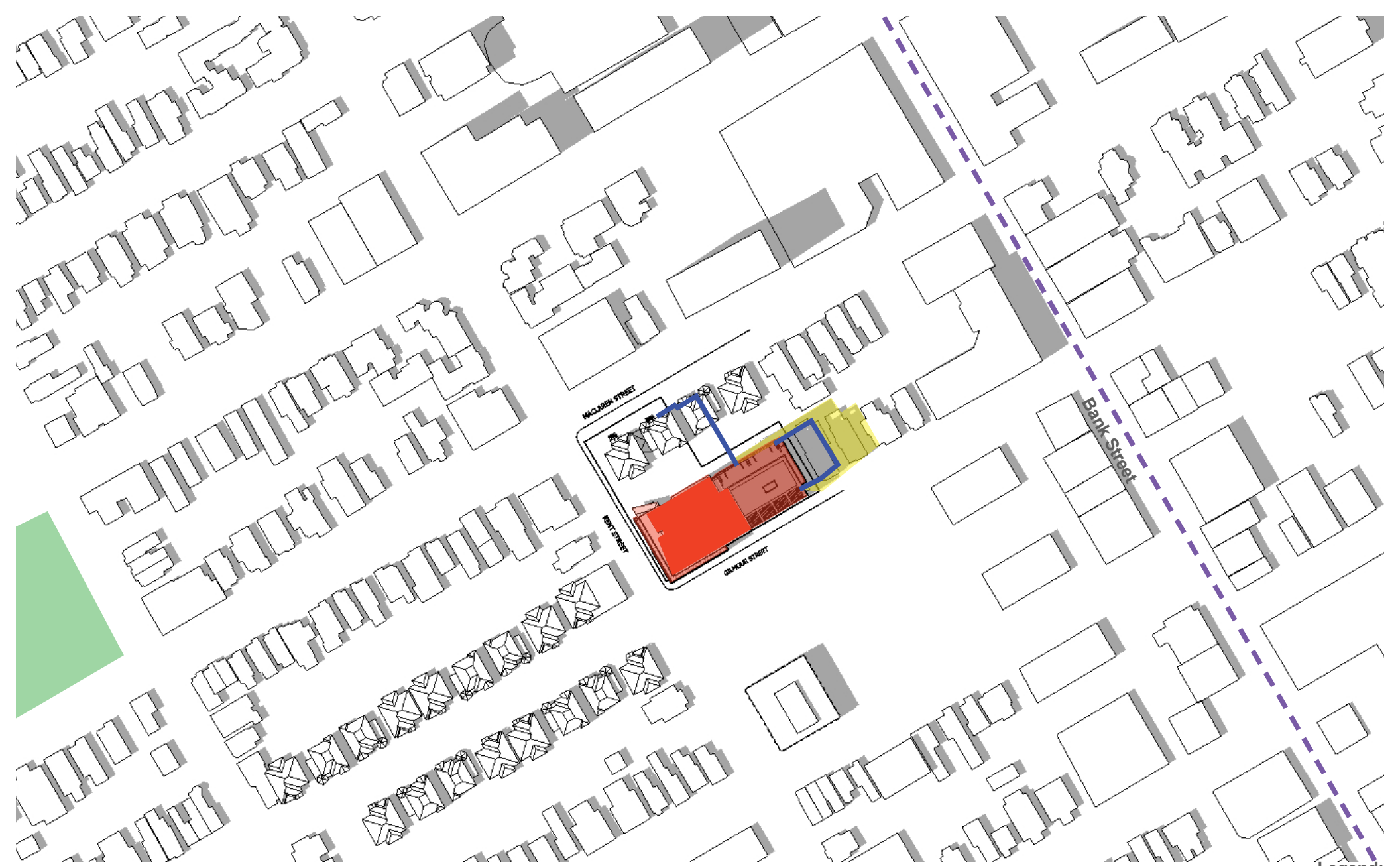


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 2:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

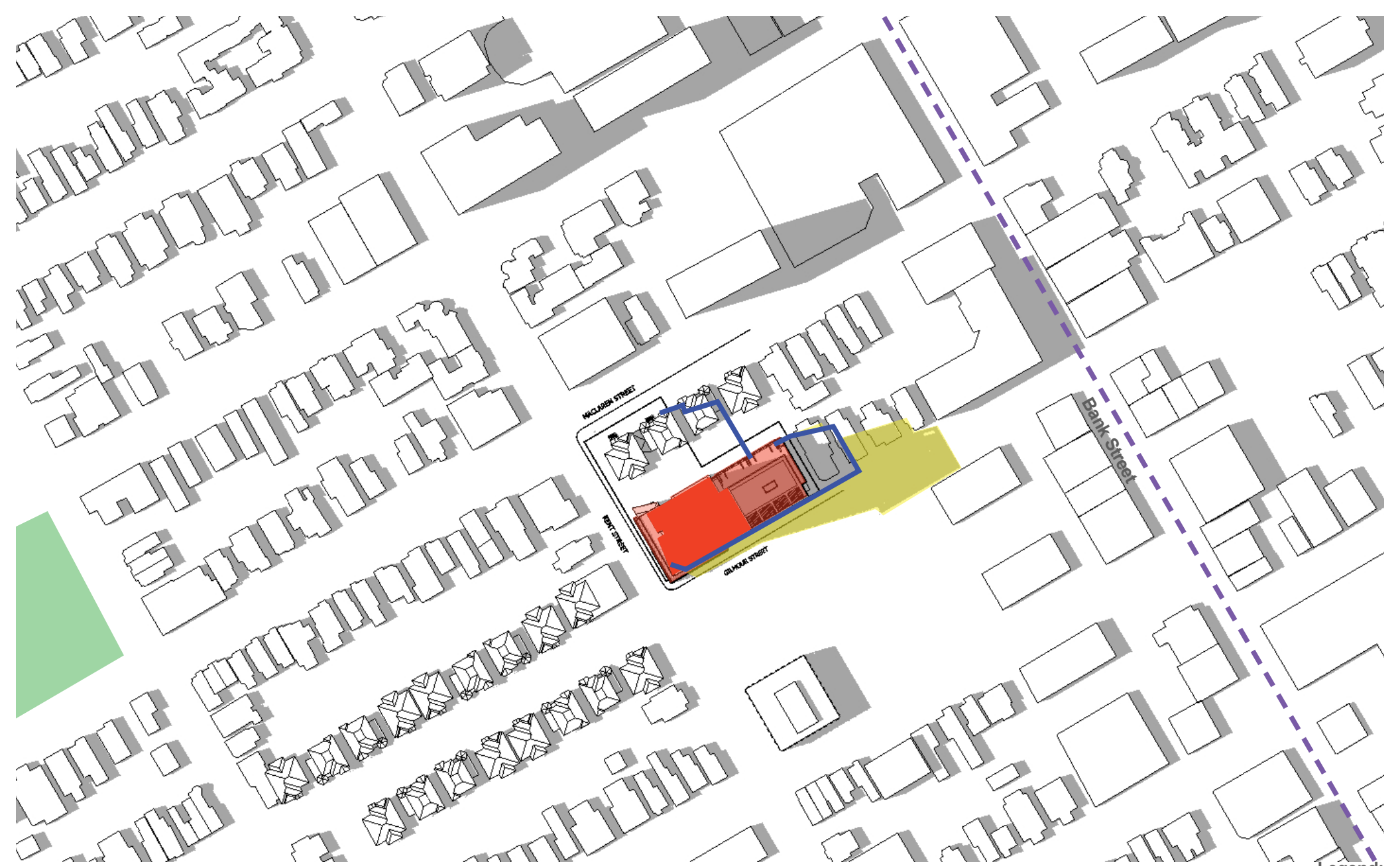


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 3:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

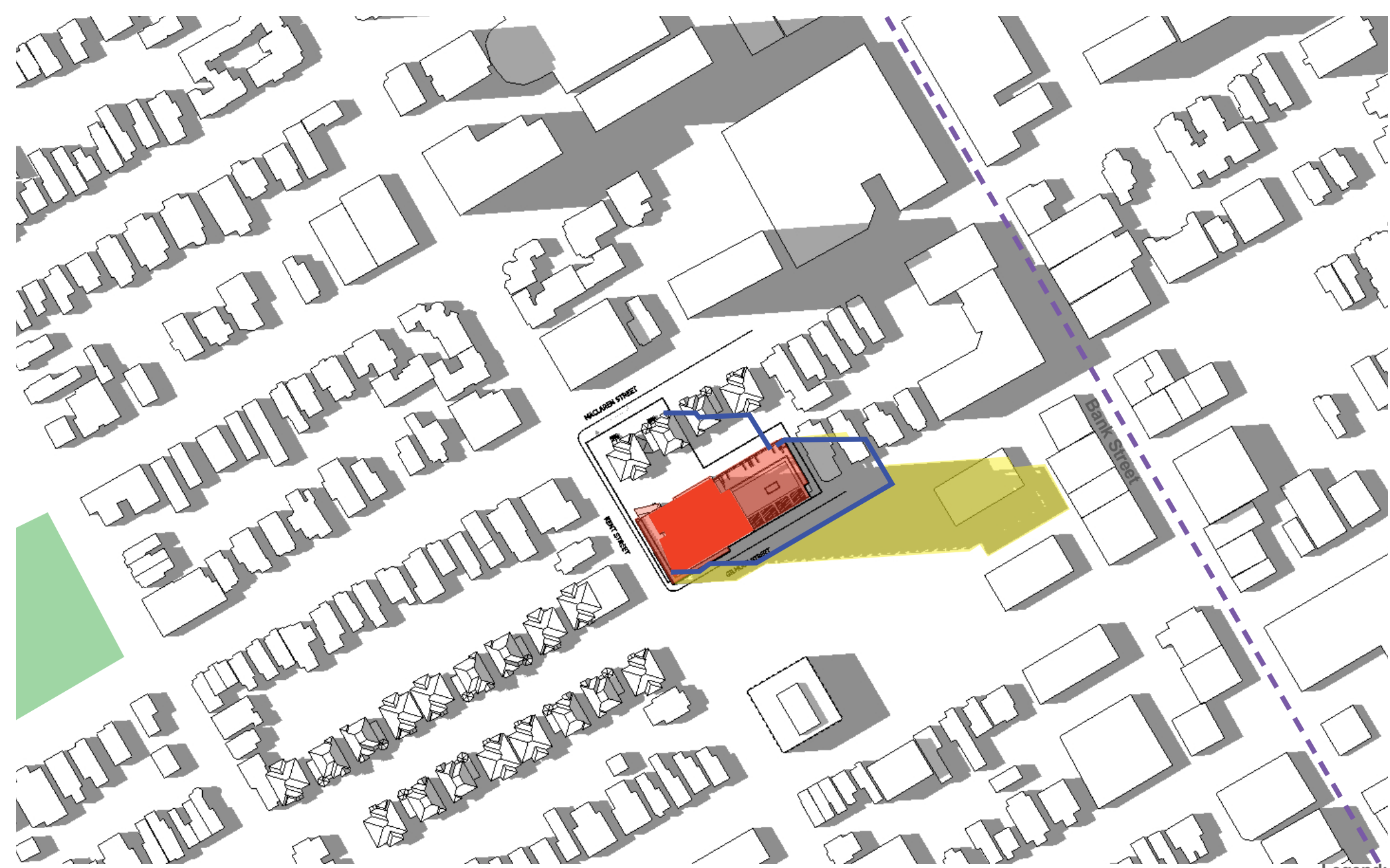


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 4:00pm**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- - - Arterial Mainstreet
- New Net Shadow

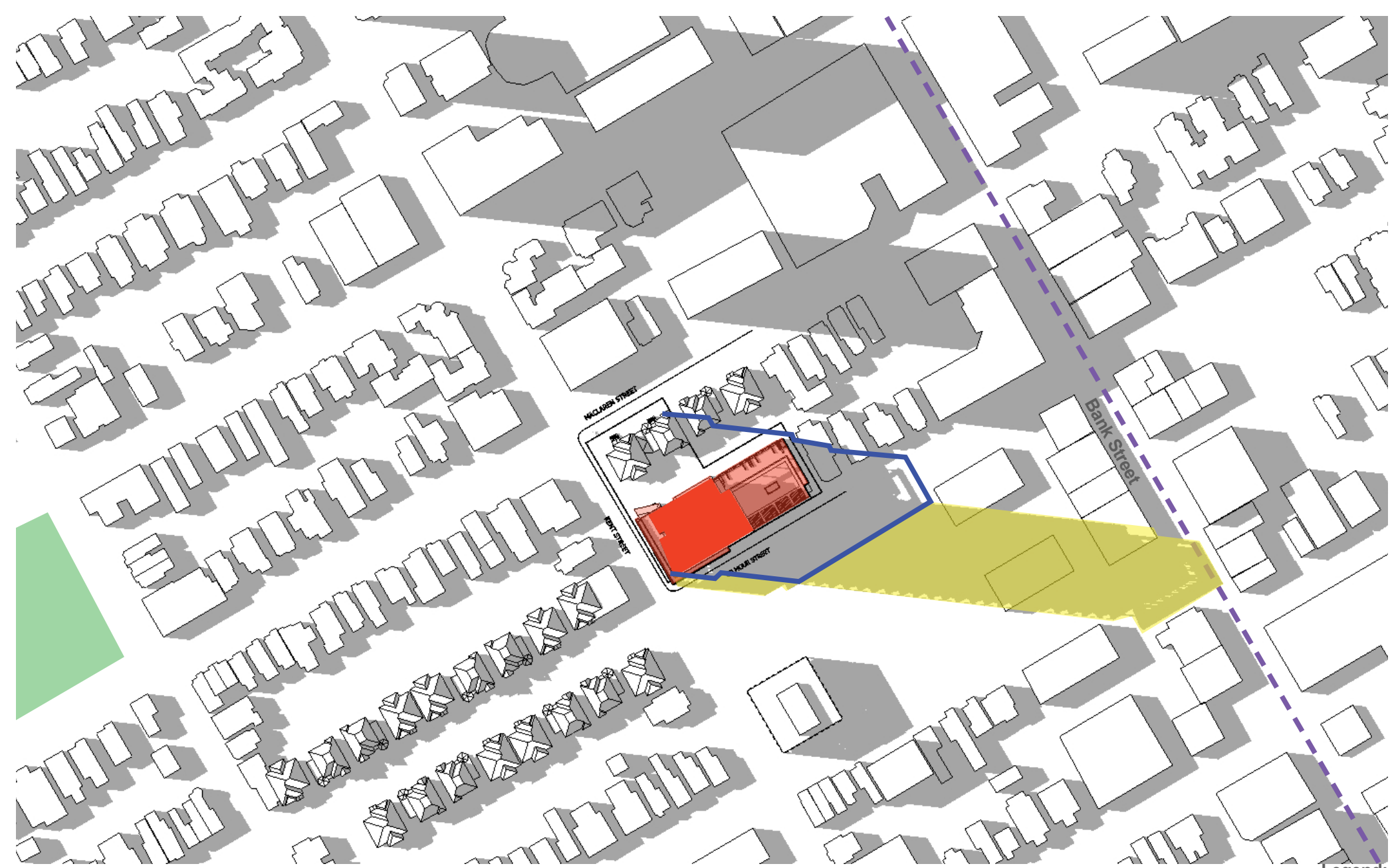


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 5:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**JUNE 6:00pm**



**FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE**

Bank Street

Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 7:00am**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- - - Arterial Mainstreet
- New Net Shadow

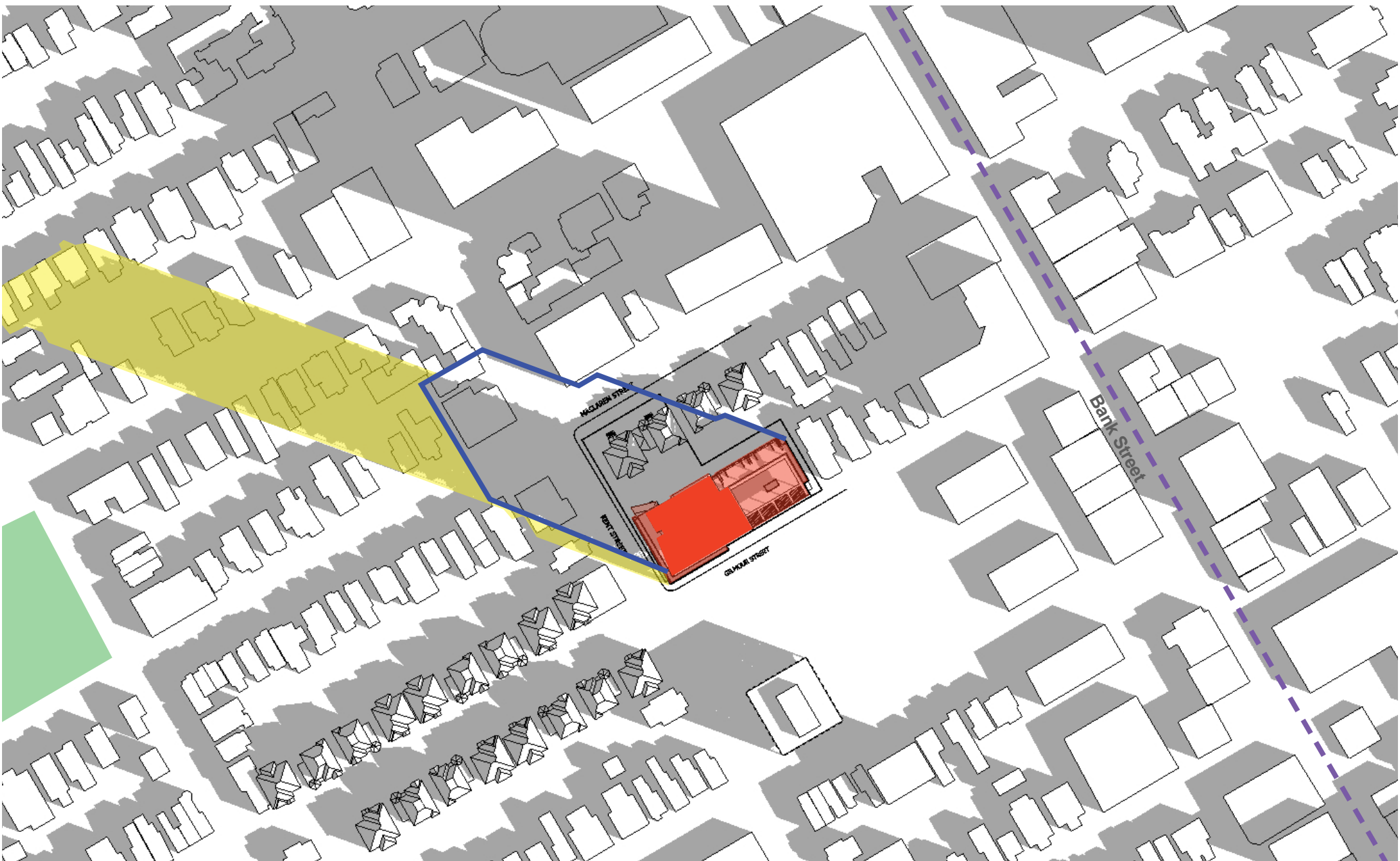


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 8:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



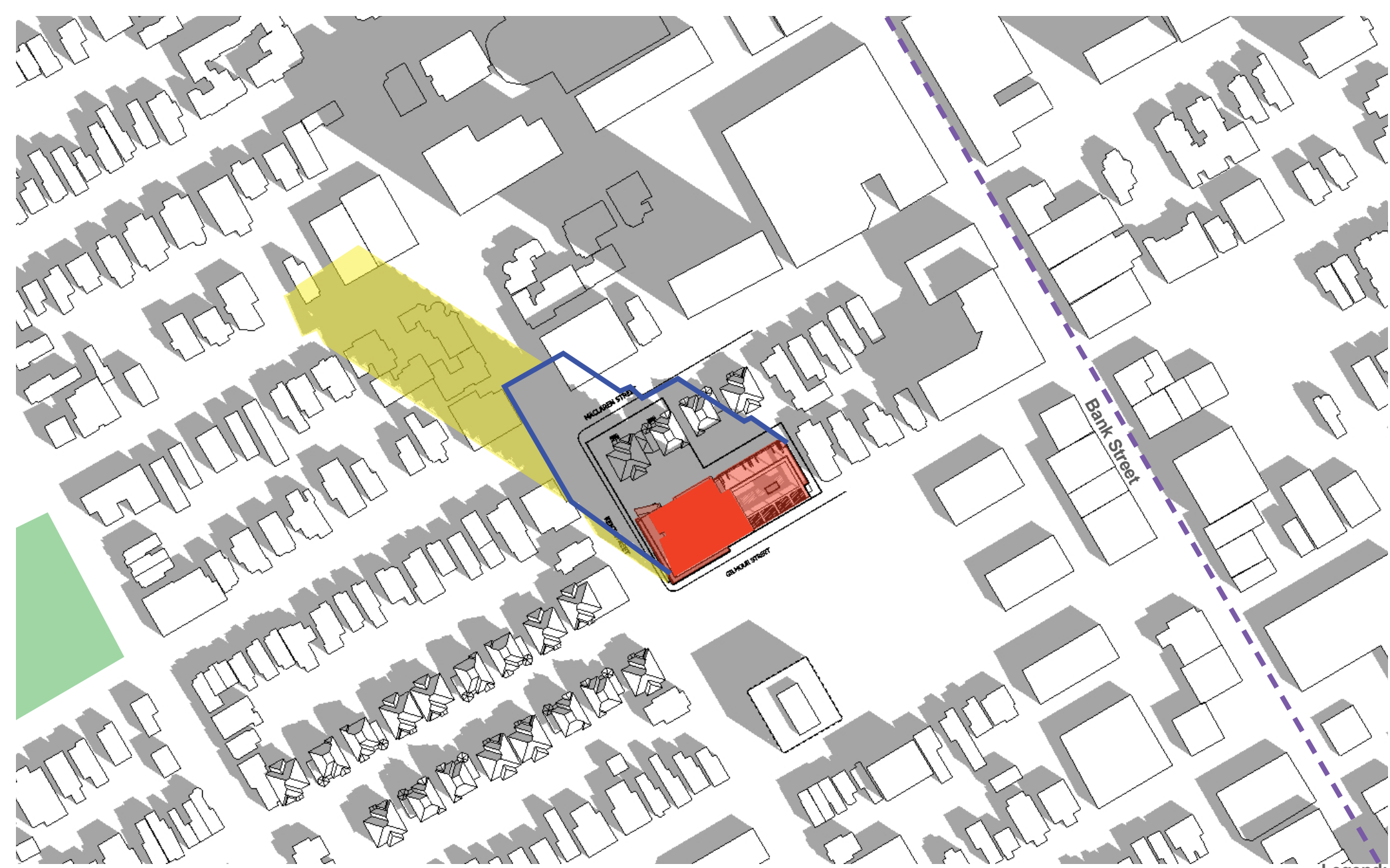
**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 9:00am**







Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 10:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

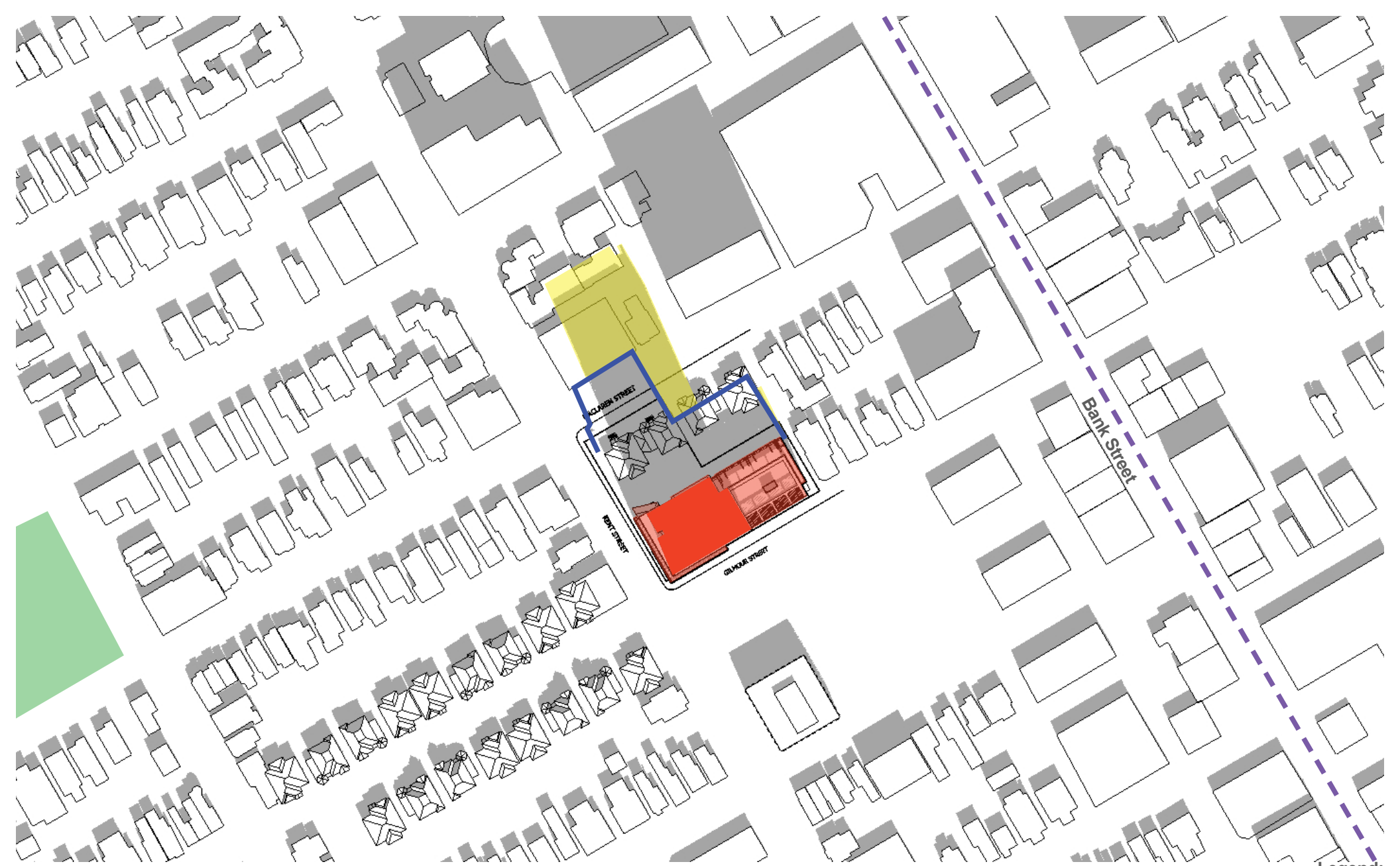


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 11:00am**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- - - Arterial Mainstreet
- New Net Shadow



**359 KENT STREET**  
 Top-View Shadow Analysis

Scale: 1:2000  
 Application No.: D01-01-21-0015  
 Date: July 28, 2023

**MAR/SEPT 12:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

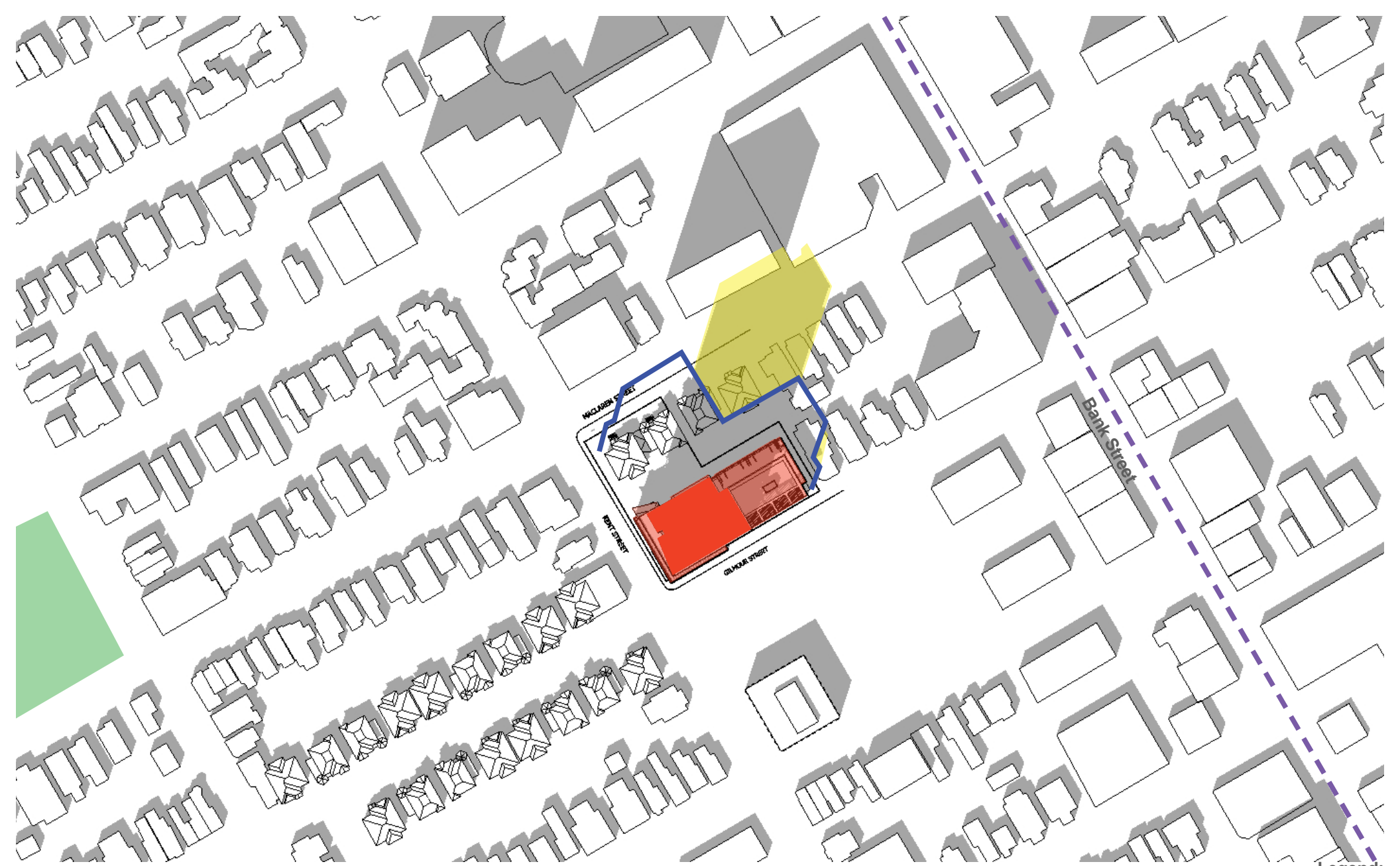


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 1:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 2:00pm**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- - - Arterial Mainstreet
- New Net Shadow



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 3:00pm**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- - - Arterial Mainstreet
- New Net Shadow



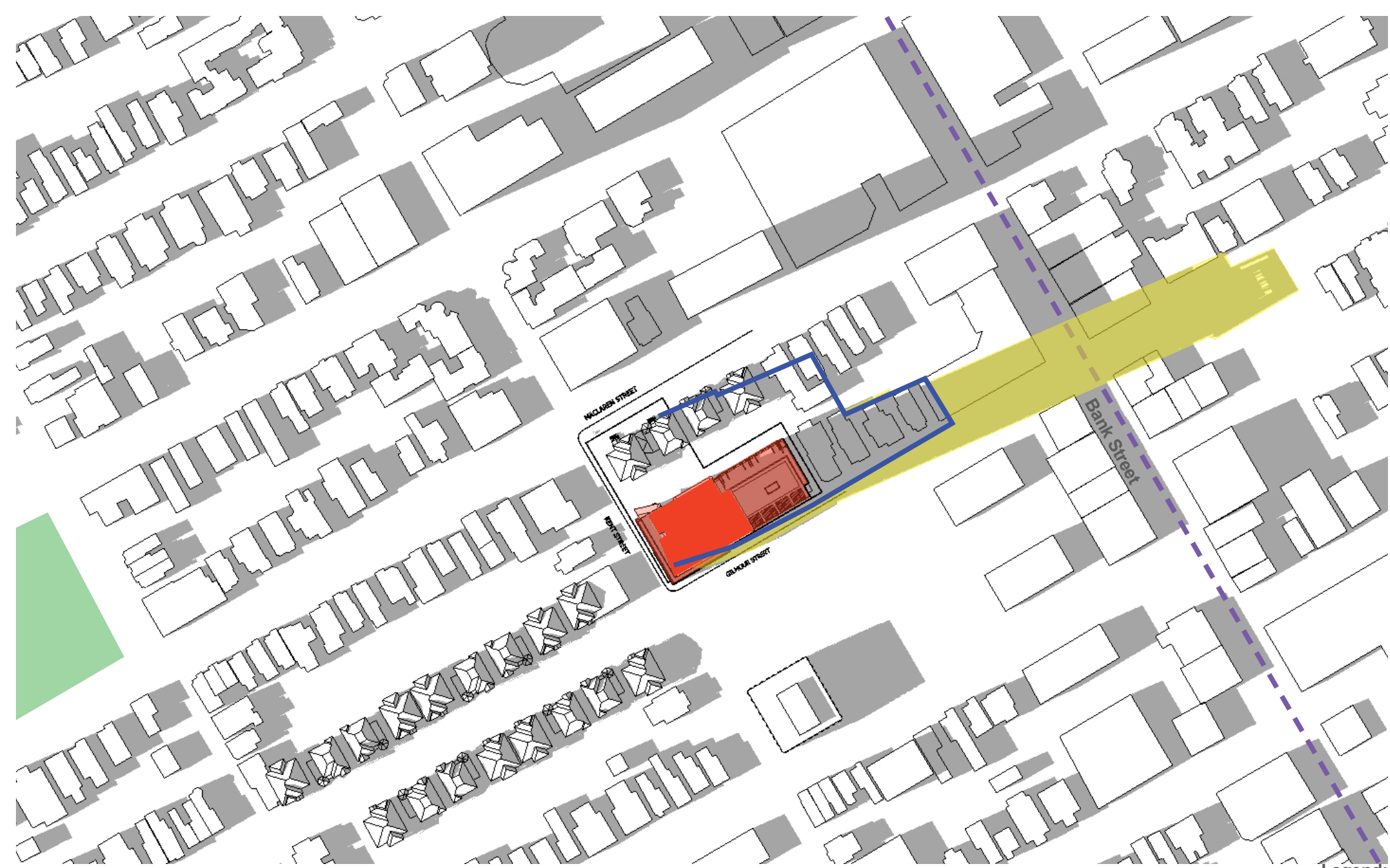
# 359 KENT STREET

## Top-View Shadow Analysis

Scale: 1:2000  
 Application No.: D01-01-21-0015  
 Date: July 28, 2023

### MAR/SEPT 4:00pm





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



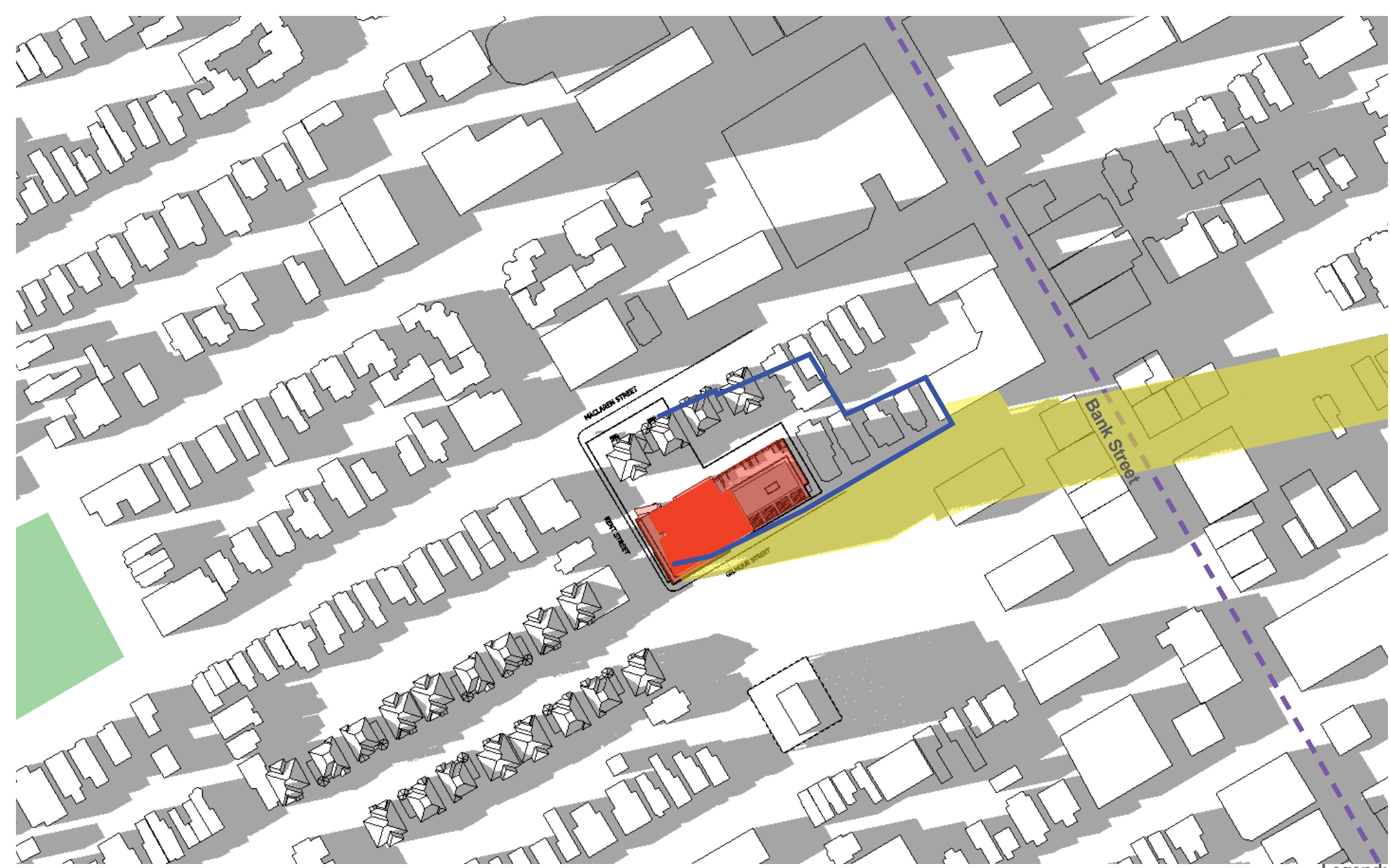
**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 5:00pm**







Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**MAR/SEPT 6:00pm**



**FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE**

Bank Street

Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 7:00am**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- Arterial Mainstreet
- New Net Shadow



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 8:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



# 359 KENT STREET

## Top-View Shadow Analysis

Scale: 1:2000  
 Application No.: D01-01-21-0015  
 Date: July 28, 2023

### DEC 9:00am





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

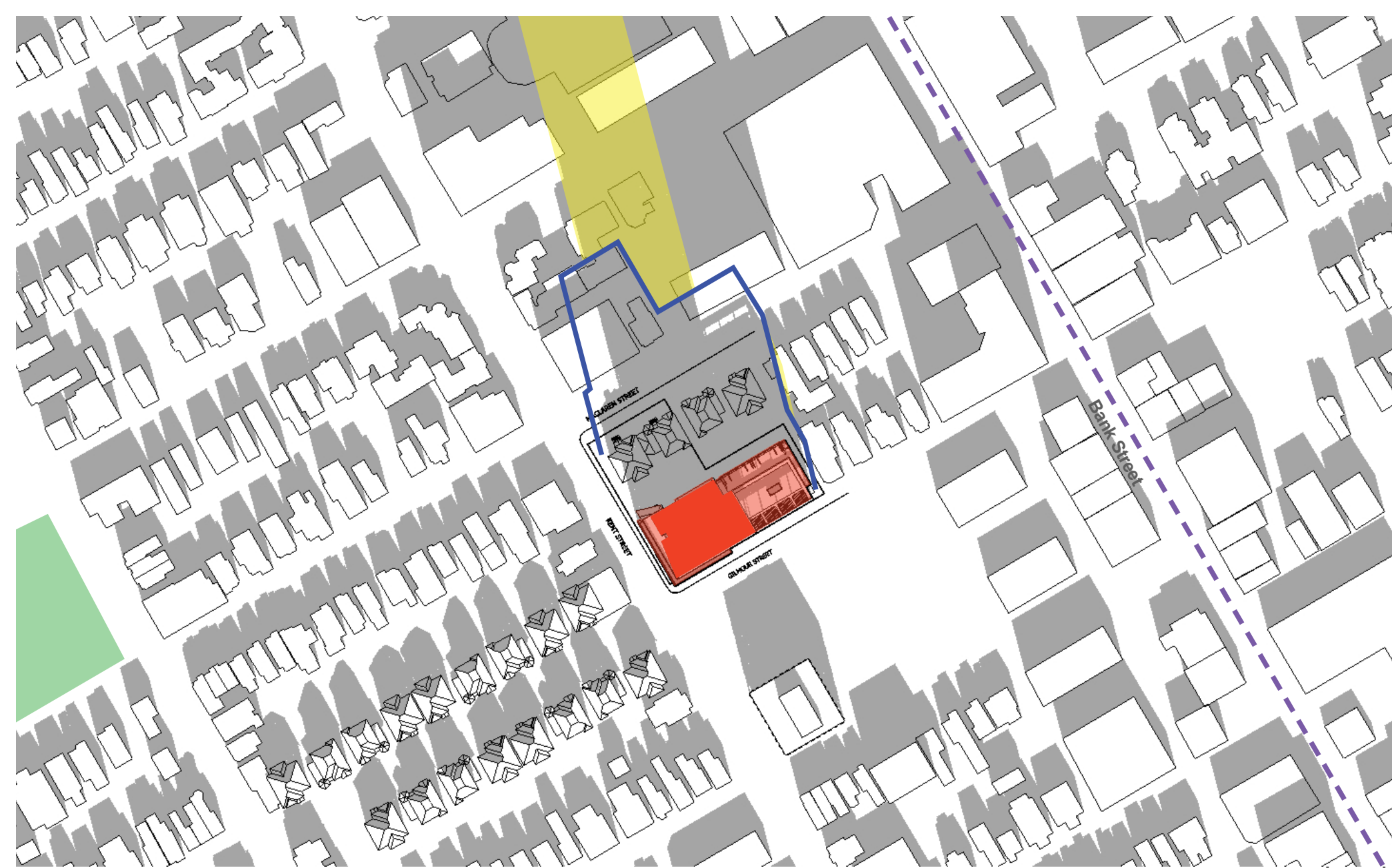


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 10:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

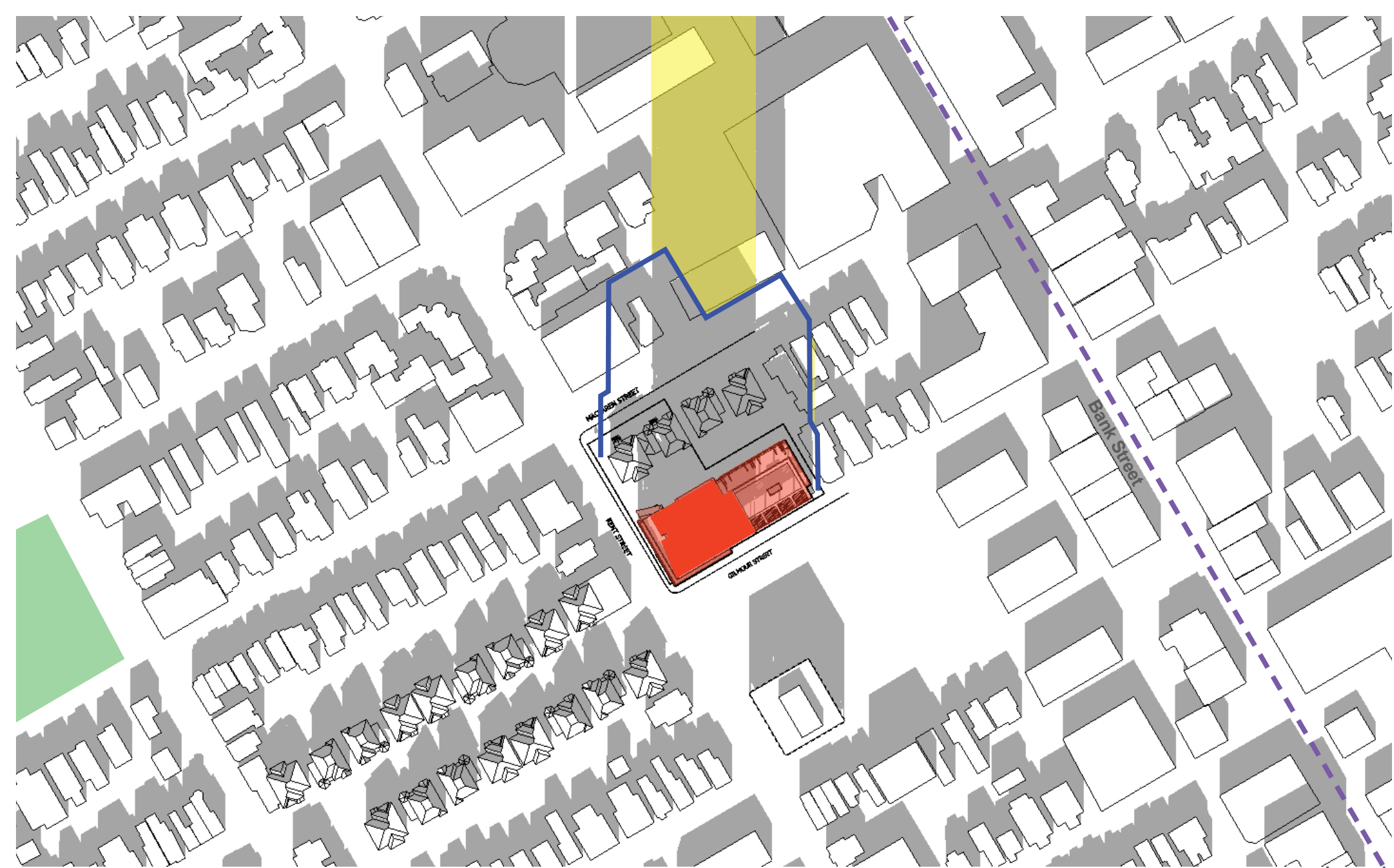


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 11:00am**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

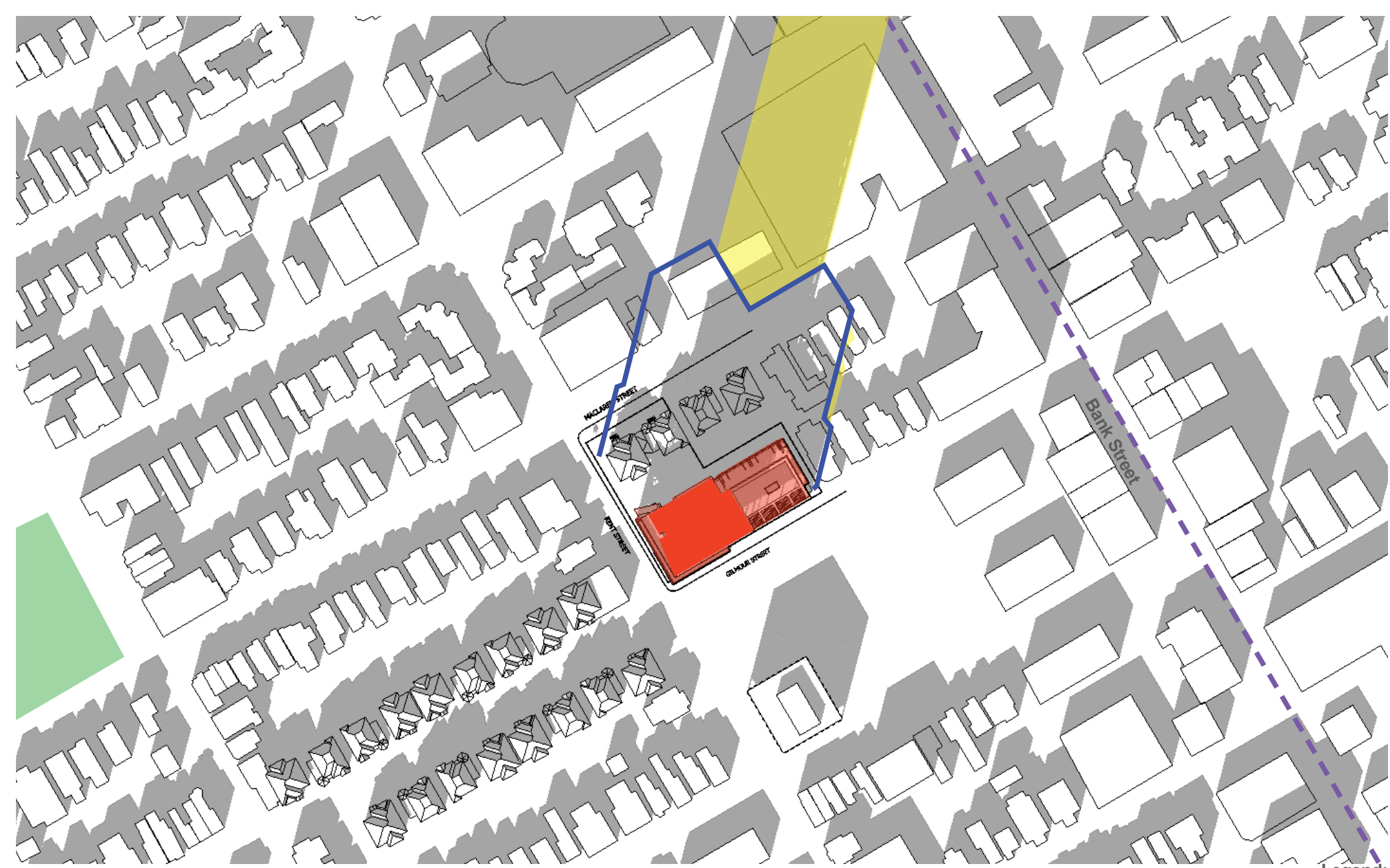


**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 12:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



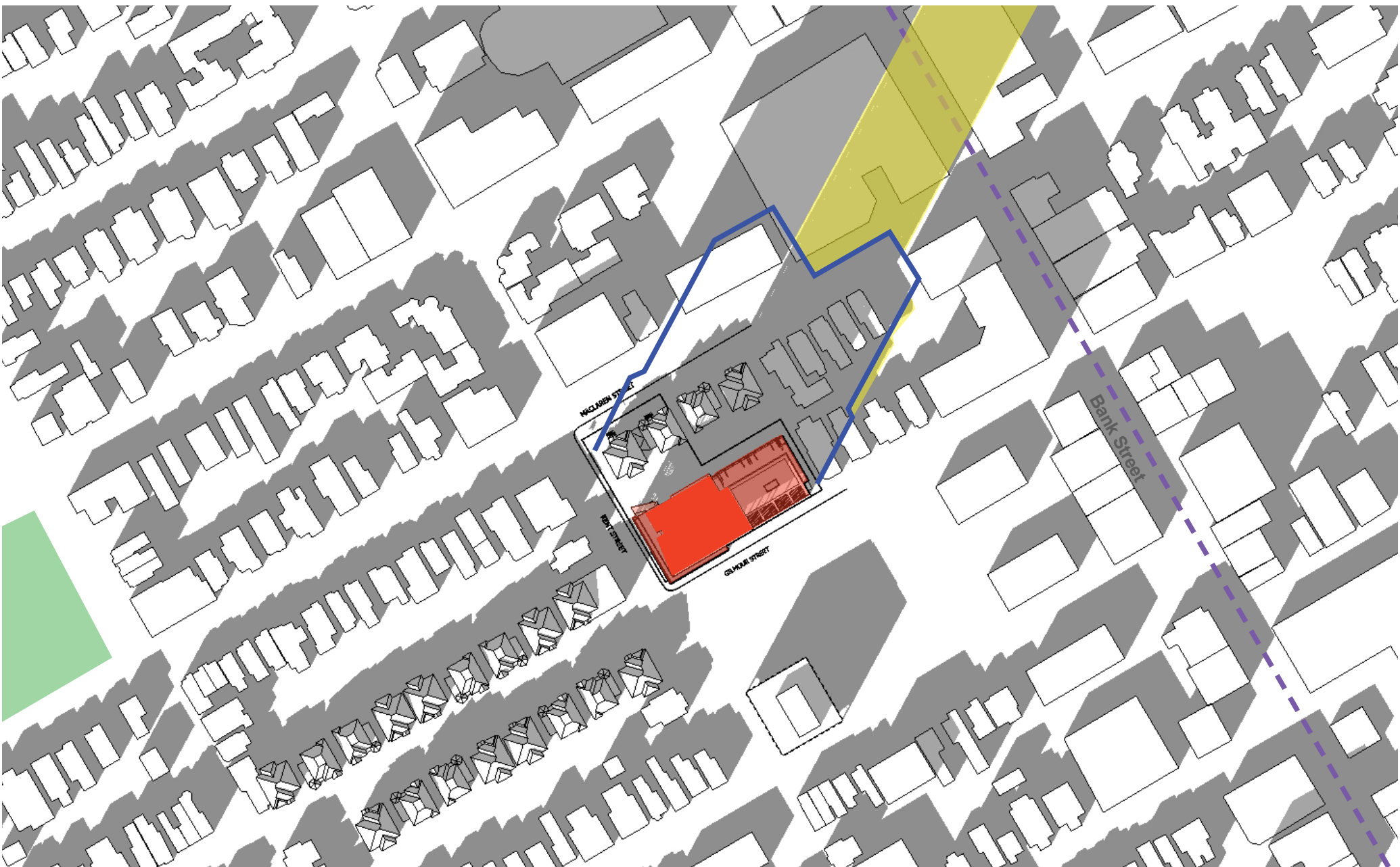
**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 1:00pm**







Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 2:00pm**





Legend:

- Proposed Development
- Public Space
- As-of-Right Shadow Outline
- Arterial Mainstreet
- New Net Shadow



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 3:00pm**





Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet



**359 KENT STREET**  
Top-View Shadow Analysis

Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 4:00pm**



**FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE**

Bank Street

Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

**FULL SHADOW COVERAGE,  
TIME NOT APPLICABLE**

Bank Street

Legend:

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space
- Arterial Mainstreet

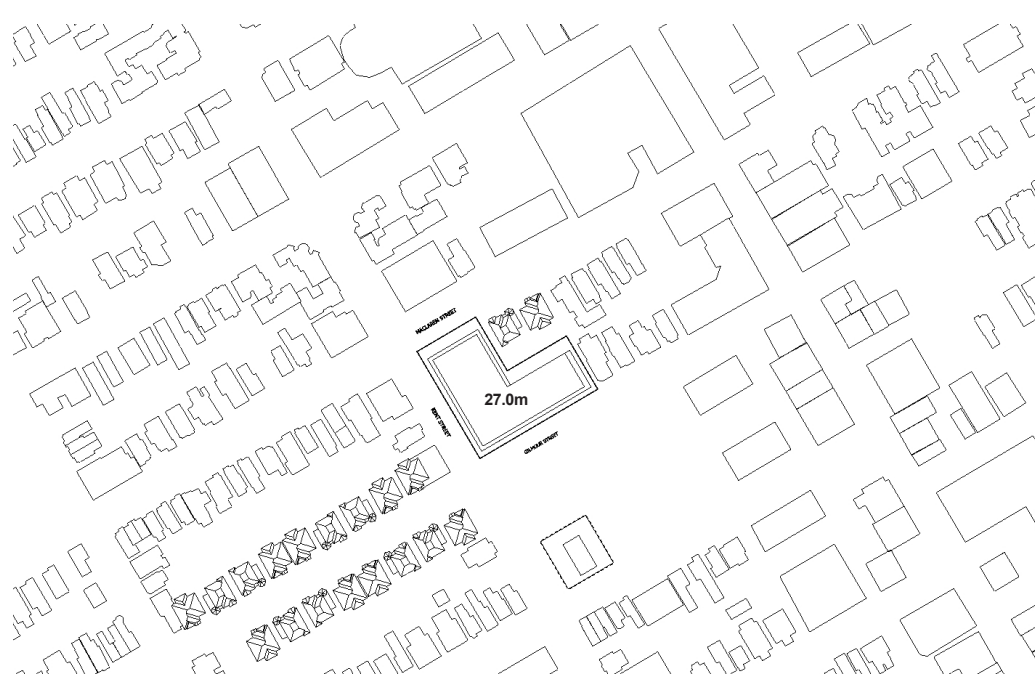


**359 KENT STREET**  
Top-View Shadow Analysis

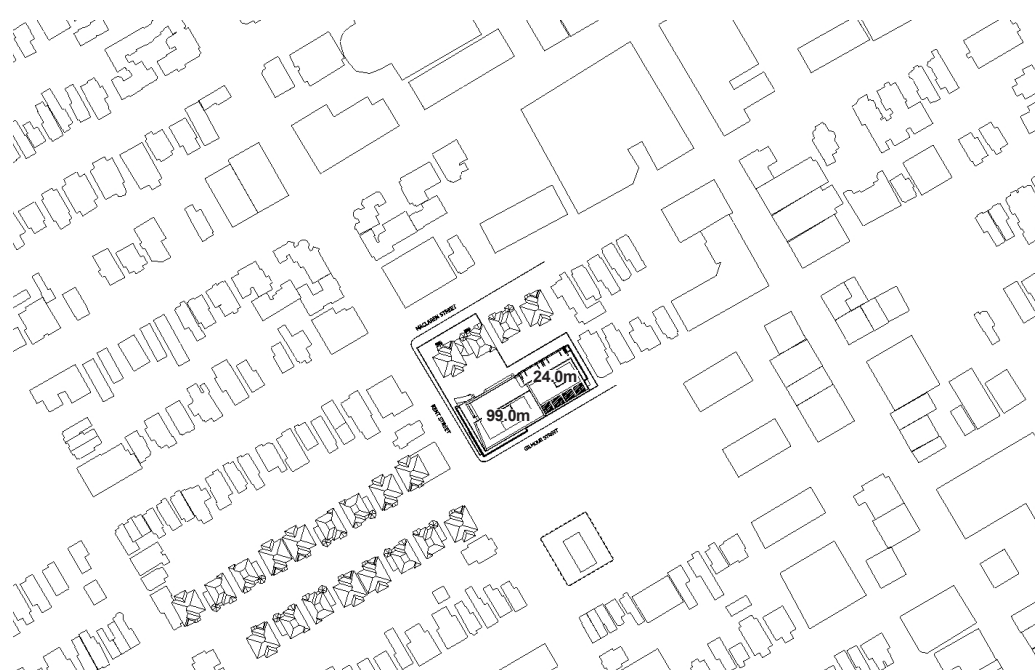
Scale: 1:2000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**DEC 6:00pm**





**PROPOSED ROOF HEIGHTS**



**AS-OF-RIGHT ZONING HEIGHTS**



**359 KENT STREET**  
Shadow Analysis

Scale: 1:4000  
Application No.: D01-01-21-0015  
Date: July 28, 2023

**HEIGHT SCHEDULE**



# Sun Shadow Analysis Written Summary

## Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include a Public Space (Dundonald park), and an Arterial Mainstreet (Bank Street). The sun shadow study represents the park space as a shaded green area and Bank Street as a purple dashed line.

The park space is not impacted by the criteria of any new net shadow resulting in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the September test date.

The arterial mainstreet of Bank Street is not impacted by the criteria of a new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

## Latitude and Longitude of Site:

Lat: N 45°24'48.8"

Lng: W 75°41'49.53"