

Sept 21 / March 21

An analysis of potential shadow impacts has been prepared by Figurr Architects as part of this application. The conclusions of the shadow study indicate that the sidewalk areas surrounding the subject site on Bank Street will receive no more than three consecutive hours of shadow coverage by the proposed development on March 21st and September 21st. According to the City of Ottawa criteria for shadow impacts on Arterial Mainstreets, these results are considered to be acceptable. We didn't notice any public spaces or communal amenity areas that could be sensitive to the new sun shadows created by the proposed building.

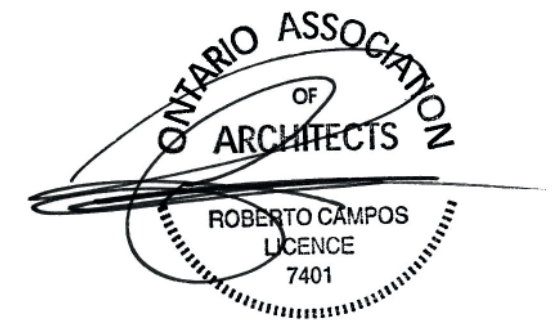
Except for the early morning period, shadows will have a limited impact on surrounding buildings. Excluding Billings Lodge Elder Residence, located west side of the building property, most of those buildings are not residential use. The actual surrounding building alignments and footprints, mostly at intersection of Bank Street and Belanger Avenue, contribute to reduce the impact of the sun shadows at these times of the year.

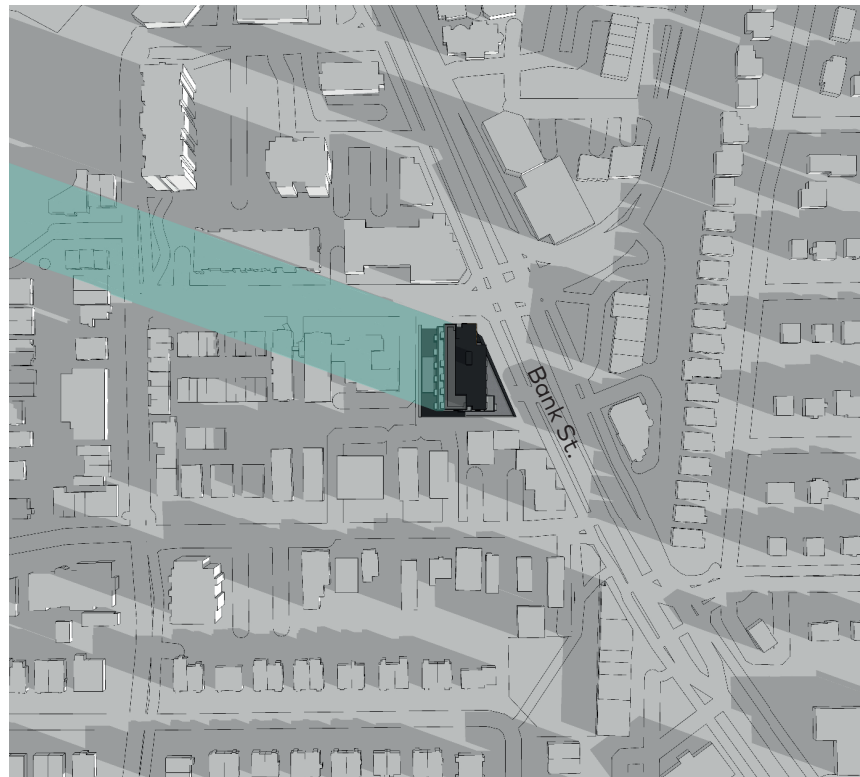
Dec 21

For this period of the year, the sun shadow impact could be a bit more important on some residential buildings, mostly along Belanger Avenue. Considering the mix of uses of the surrounding context, those shadows will mostly impact non-residential buildings.

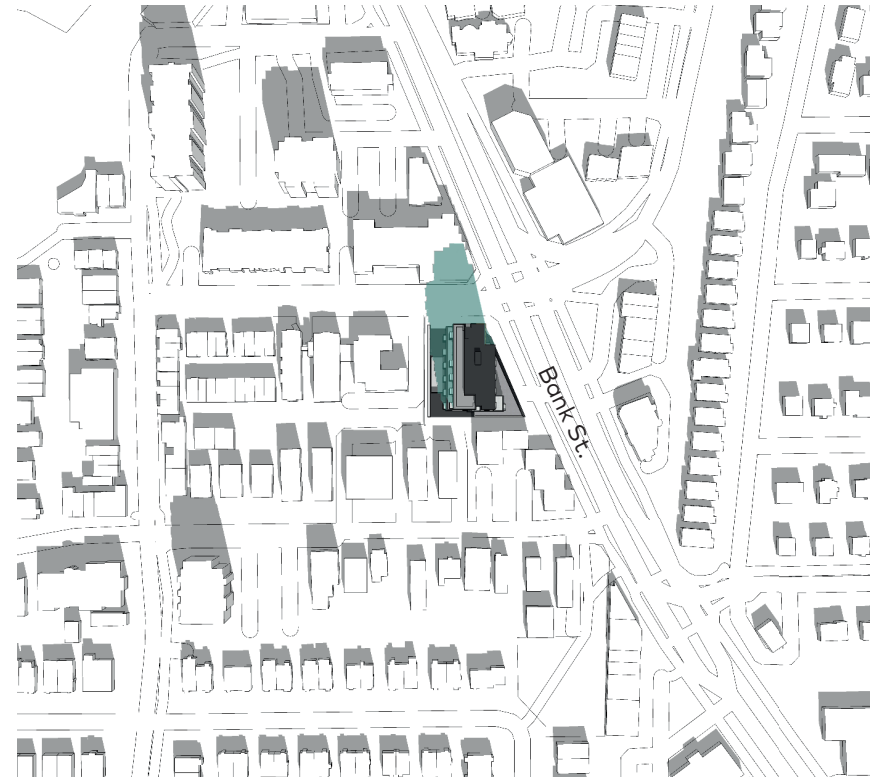
June 21

During summer, the shadow impact will be almost negligible. In the early morning period, some shadows will occur on residential buildings located on the west side of the building property, for a very short amount of time.





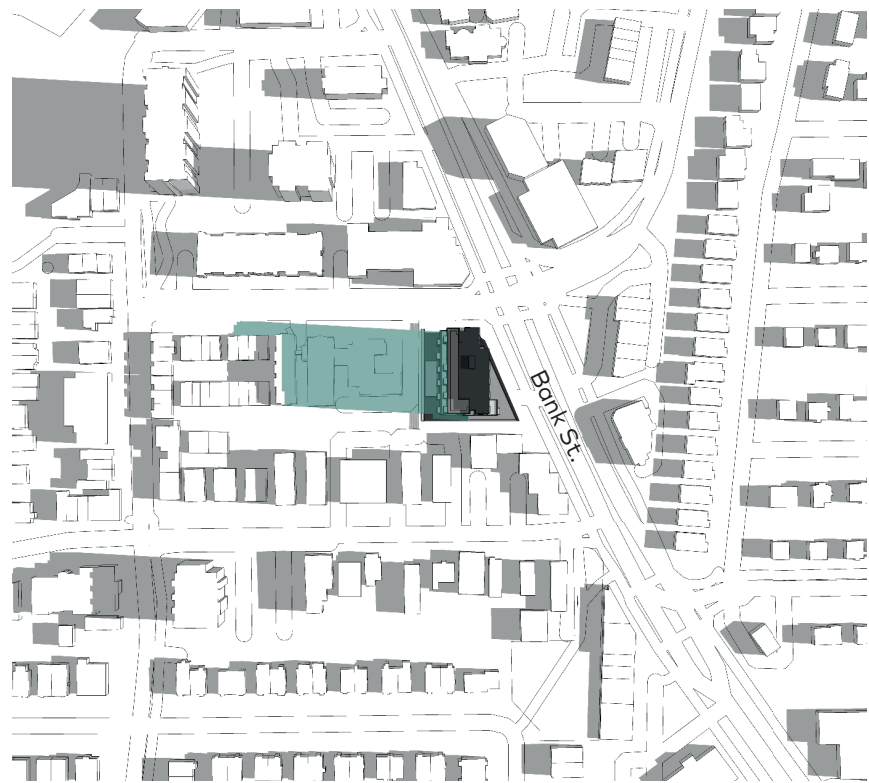
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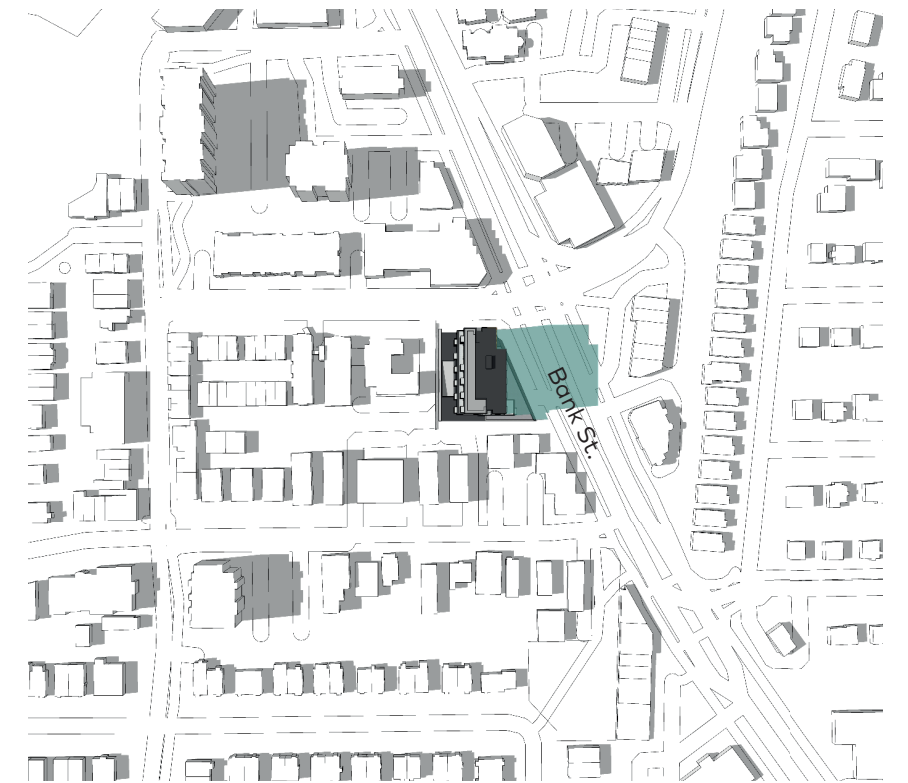
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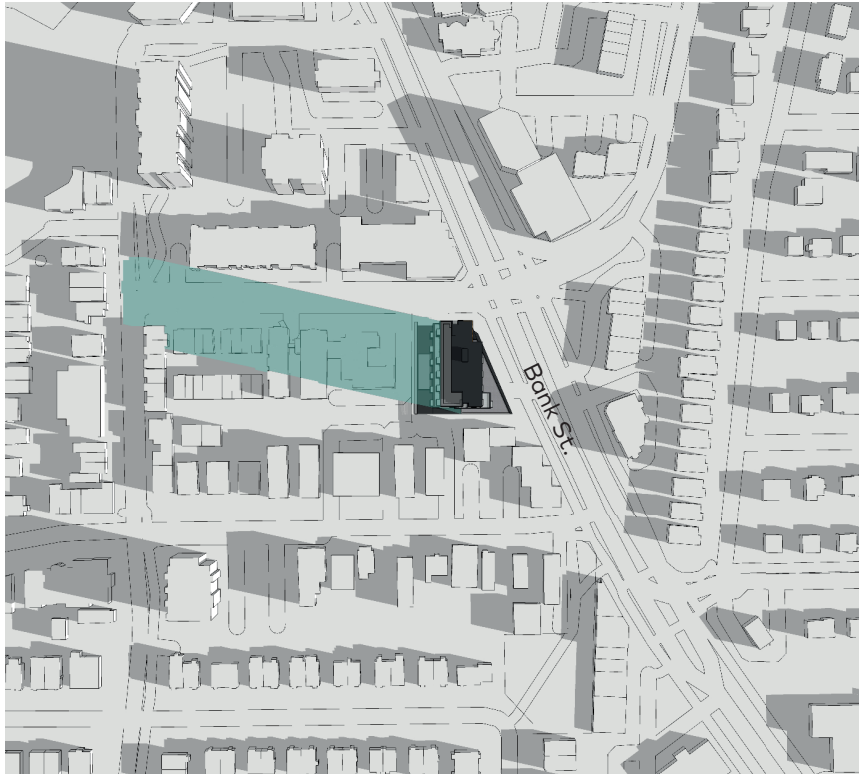
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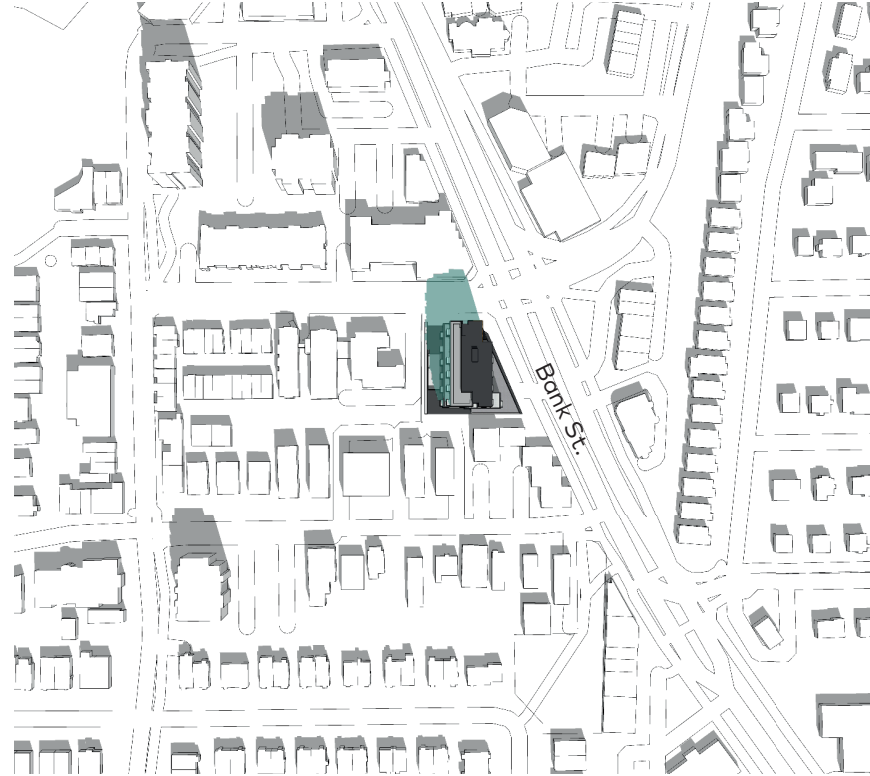
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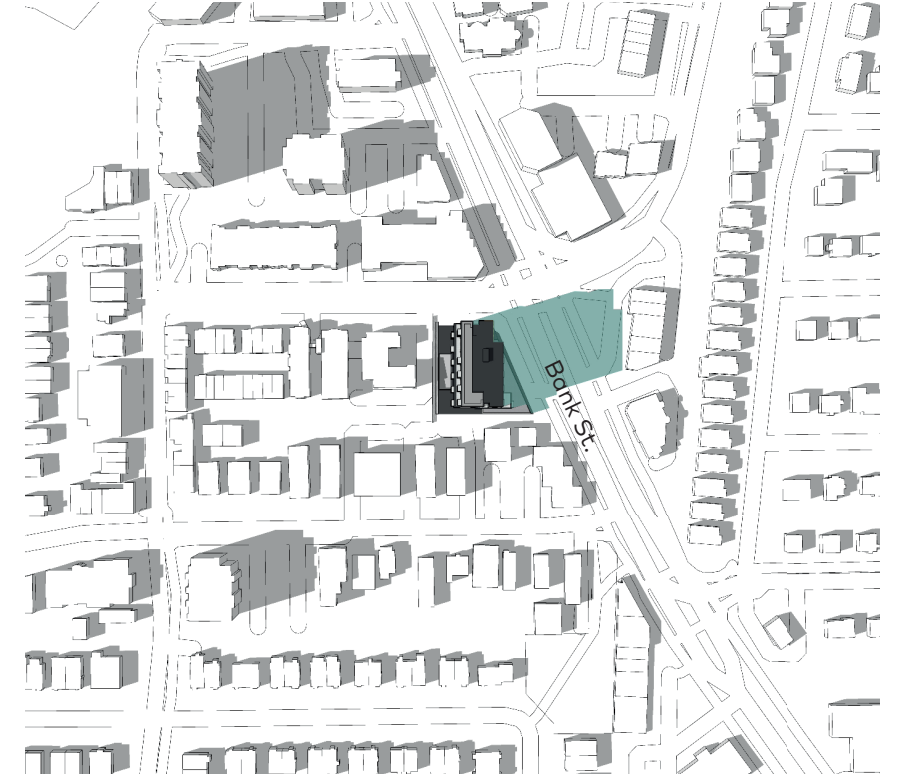
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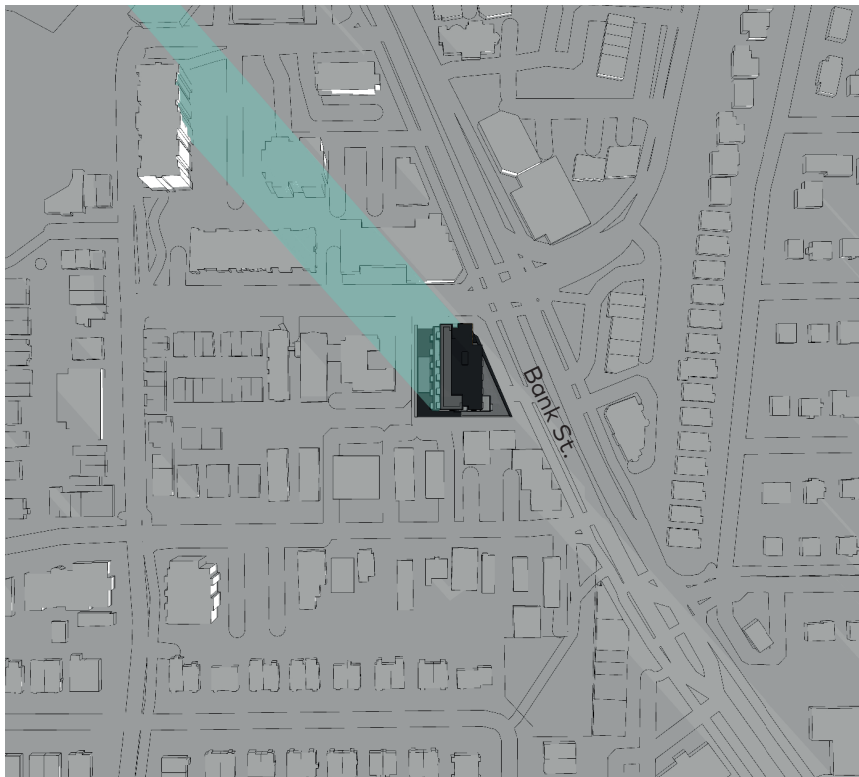
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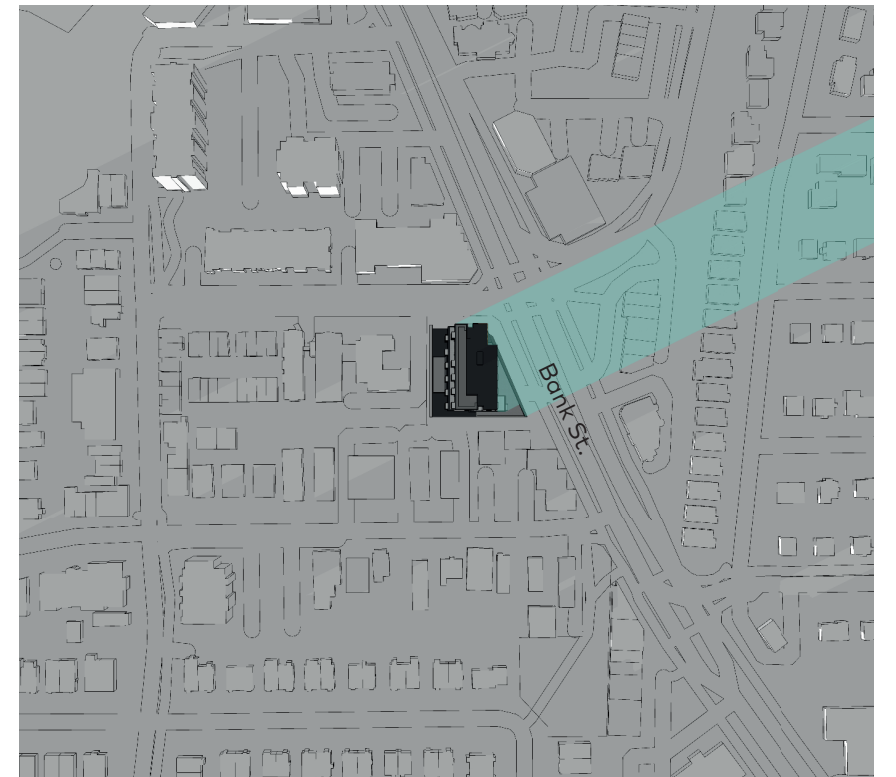
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