

SHADOW ANALYSIS

3055 Richmond Road - Mid Rise Residential Building Proposal
2025-04-24



client
Azul Designs | 2277 Prospect Avenue, Ottawa ON

architect
unPoised Architecture INC | 5-16 Sweetland Avenue | Ottawa ON

INTRODUCTION

This Shadow Analysis is part of a larger submission in support of a Major By-law Amendment and Site Plan Control Submission for a new 5 storey multi-unit residential building. The contents and format of this analysis is modelled after the City of Ottawa's Draft Terms of Reference for Shadow Analysis.

AS OF RIGHT HEIGHT AND MASSING

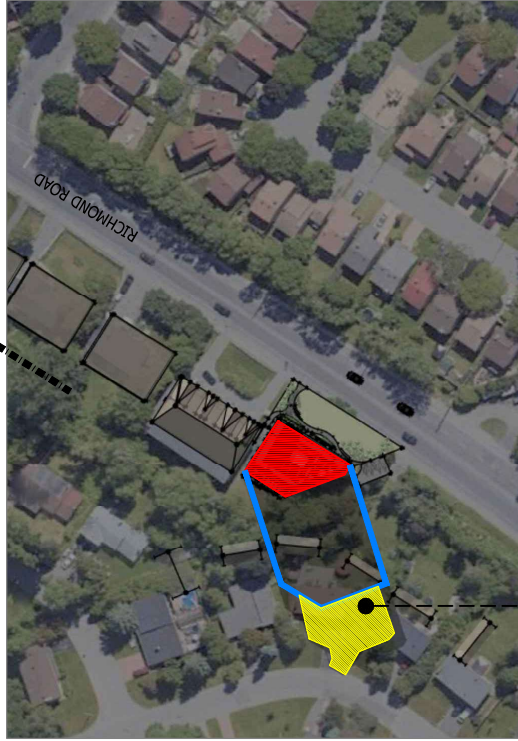
Images showing the as-of-right shadow line are based on the current zoning by-law R1GG which allows a building height of 8m, rear yard setback of 7.5m and side yard setbacks of 3.6m collectively (with one yard not less than 1.2m)

SUMMARY OF FINDINGS

- shadows impacts cast by the deciduous trees at the rear of the property have been removed at the request of the city . Consequently the new net shadow shown here does not accurately reflect existing conditions in the summer months when trees are in full leaf. Areas of these inaccuracies have been noted.

NOTE:
AT THE REQUEST OF CITY STAFF, THE MATURE CONIFEROUS TREES AND THE SHADOWS THEY CAST AT THE REAR OF THE PROPERTY HAVE BEEN REMOVED FROM THIS ANALYSIS, THOUGH THEY CONTRIBUTE TO THE SHADING CONDITION. CONSEQUENTLY, NEW NET SHADOWS SHOWN HERE DO NOT REPRESENT ACCURATE CONDITIONS IN THE SUMMER MONTHS.

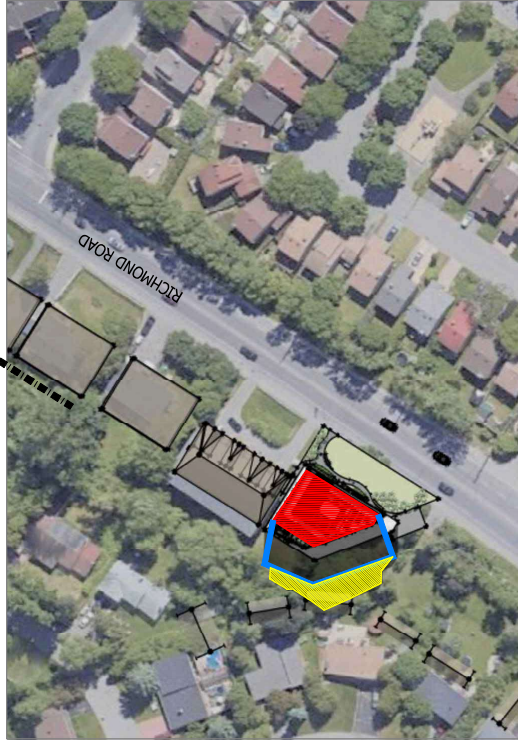
3.25m lower grade



june 21 | 10:08 am

NEW NET SHADOW
WITHIN TREE SHADOW

3.25m lower grade



june 21 | 10 am

- as of right shadow line | as of right building height: 8m
- proposed new 5 storey building: 15.9m building height
- new net shadow



true north



SHADOW ANALYSIS | 3055 Richmond Road - Mid Rise Residential Building Proposal

3.25m lower grade



june 21 | 12 pm

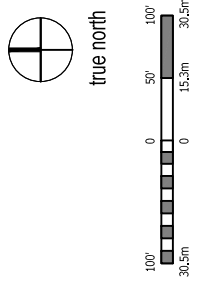
NO NEW NET SHADOW -
within as of right shadow line

- as of right shadow line | as of right building height: 8m
- proposed new 5 storey building: 15.9m building height
- new net shadow



june 21 | 02 pm

NO NEW NET SHADOW -
within as of right shadow line



SHADOW ANALYSIS | 3055 Richmond Road - Mid Rise Residential Building Proposal

3.25m lower grade



june 21 | 04 pm

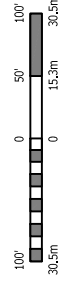


june 21 | 06 pm

- as of right shadow line | as of right building height: 8m
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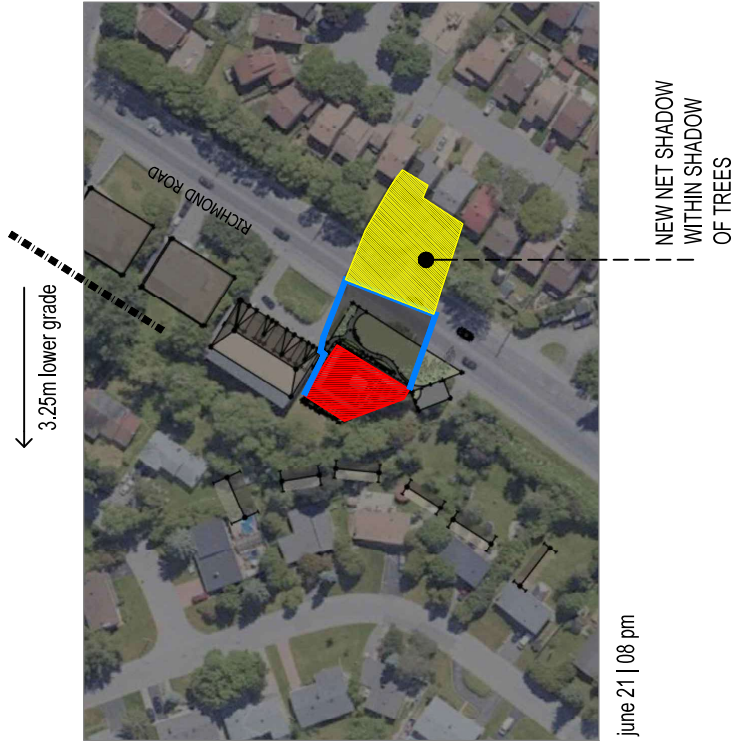


true north



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true north



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← 3.25m lower grade



sept 21 | 08 am

← 3.25m lower grade



sept 21 | 10 am

NEW NET SHADOW
WITHIN SHADOW
OF TREES

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- new net shadow



true north



SHADOW ANALYSIS | 3055 Richmond Road - Mid Rise Residential Building Proposal

3.25m lower grade



sept 21 | 12 pm

NO NEW NET SHADOW -
within as of right shadow line



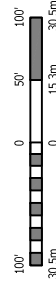
sept 21 | 02 pm

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within as of right shadow line

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true north

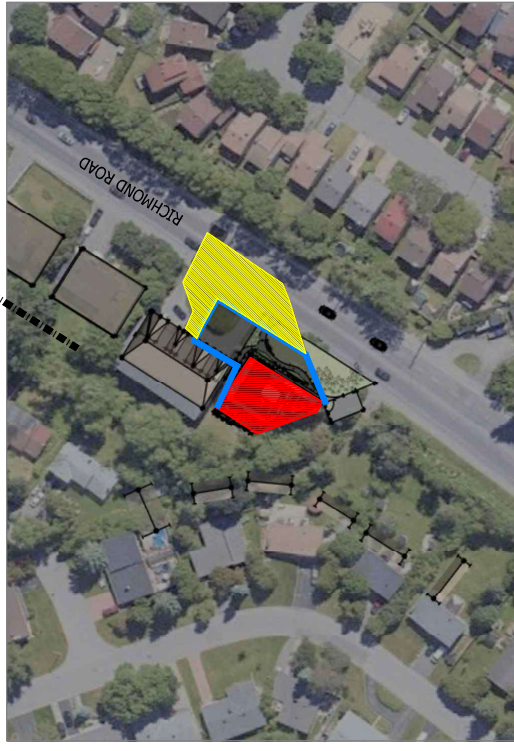


SHADOW ANALYSIS | 3055 Richmond Road - Mid Rise Residential Building Proposal

3.25m lower grade

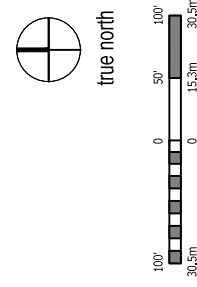


sept 21 | 04 pm



sept 21 | 06 pm

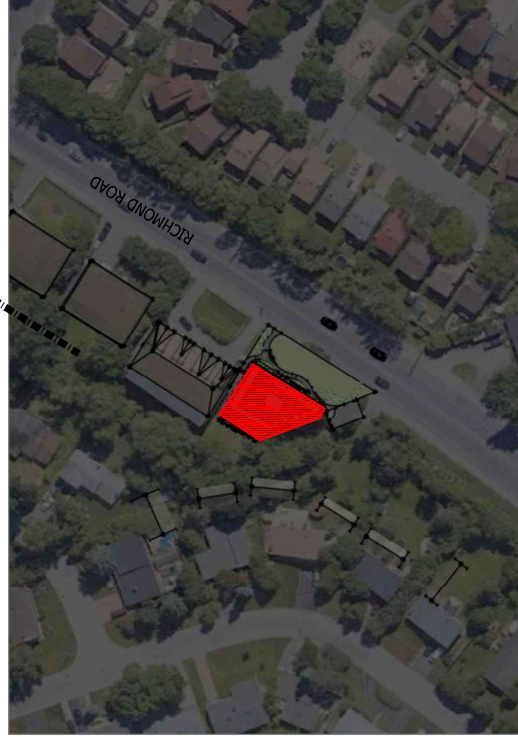
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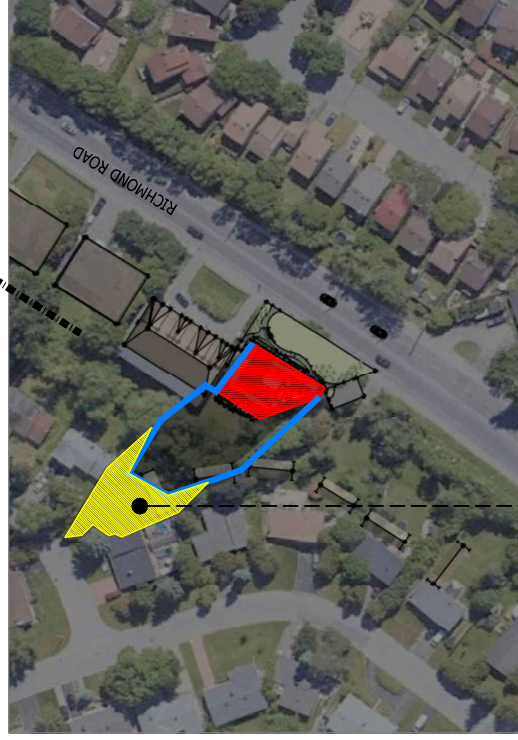
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← 3.25m lower grade



dec 21 | 09 am

← 3.25m lower grade



dec 21 | 11 am

NEW NET SHADOW
WITHIN SHADOW
OF TREES

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- new net shadow



true north

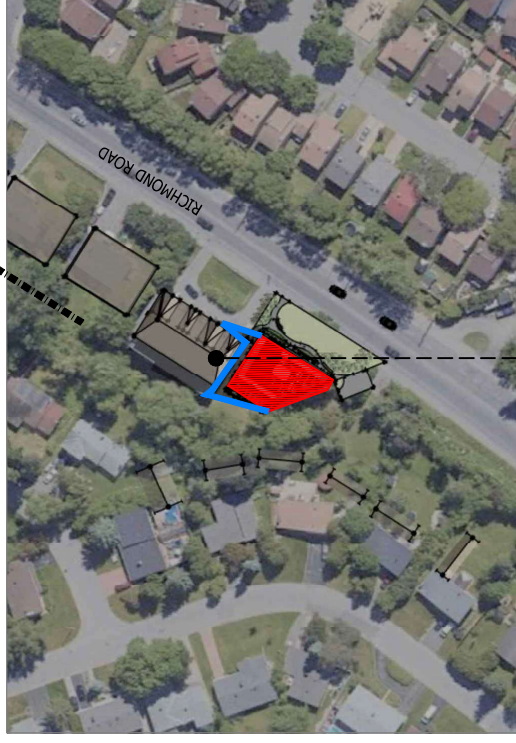


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← 3.25m lower grade



dec 21 | 01 pm



dec 21 | 03 pm

NO NEW NET SHADOW -
within as of right shadow line

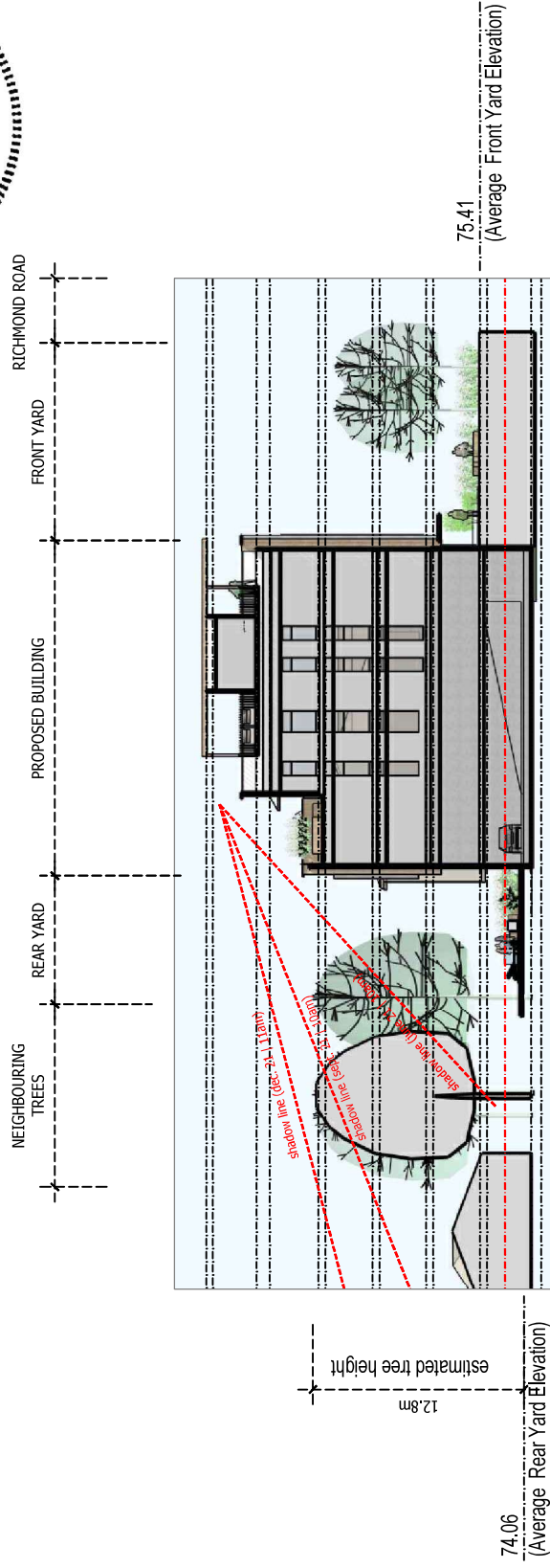
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true north



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EAST-WEST SECTION

SITE CONDITION IN SECTION

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