

SHADOW ANALYSIS

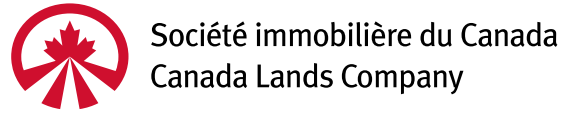
1495 HERON ROAD

SUMMER 2024

Site:

1495 Heron Road, Ottawa, ON K1H 7B3
45.379778, -75.652738

Prepared for:



Prepared by:



Jade Robitaille, urban planner

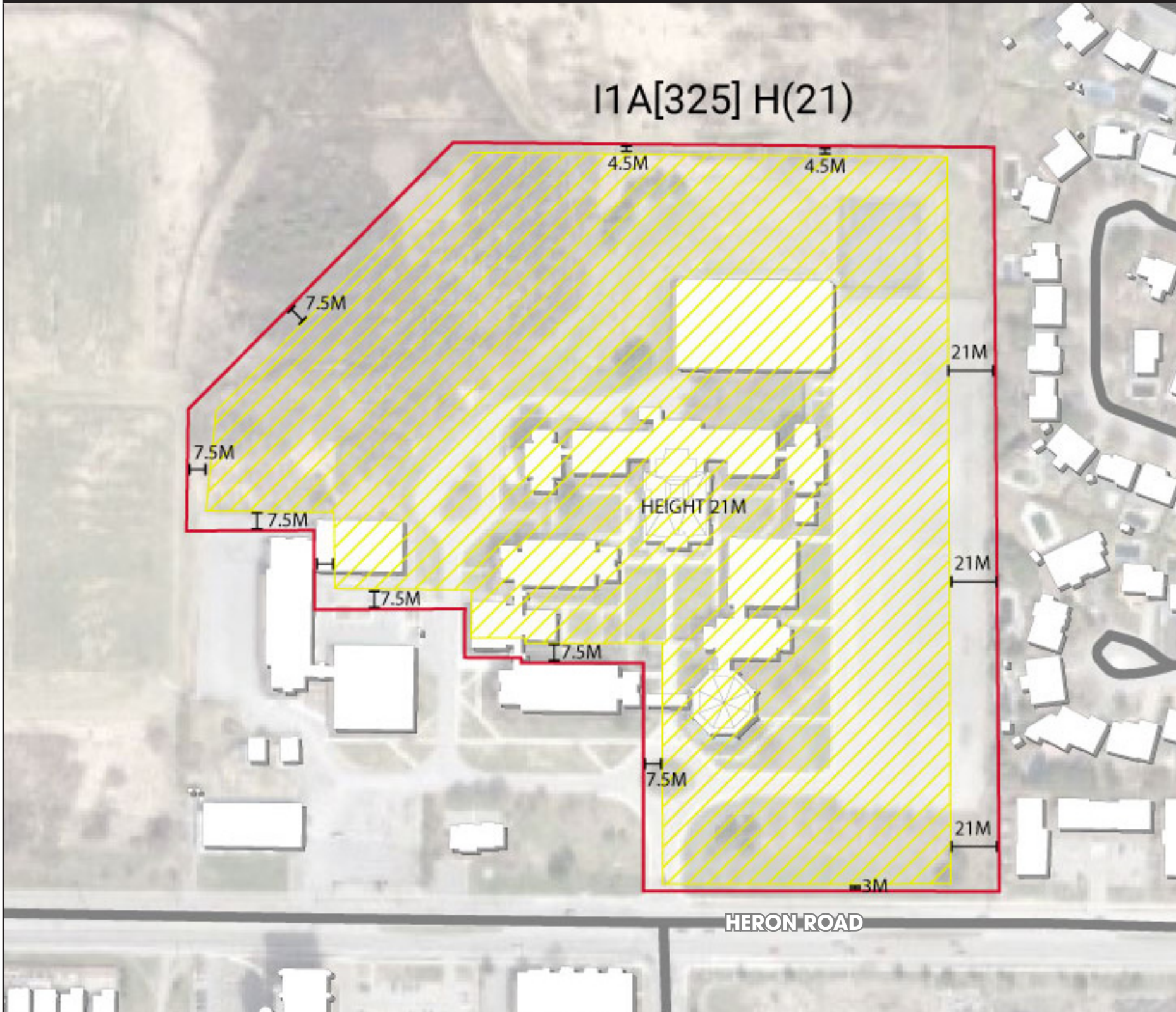
Mario Rabuano, 3D designer

Validated by:

Eric Bays, RPP & MCIP

AS-OF-RIGHT PROJECTION

ZONING INFORMATION



- Zone : I1A (325) H (21)
- Minimum Lot Width: 15 m
- Minimum Lot Area: 400 m²
- Minimum Front Yard Setback: 3 m
- Minimum Rear Yard Setback: 4.5 m
- Minimum Interior Side Yard Setback: 21 m (if buildings are higher than 10.5 m)
- Minimum Corner Side Yard Setback: 4.5 m
- Maximum Height: 21 m

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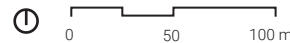
TEST DATE: **SEPTEMBER 21**

TEST TIME: 8 AM (EDT)

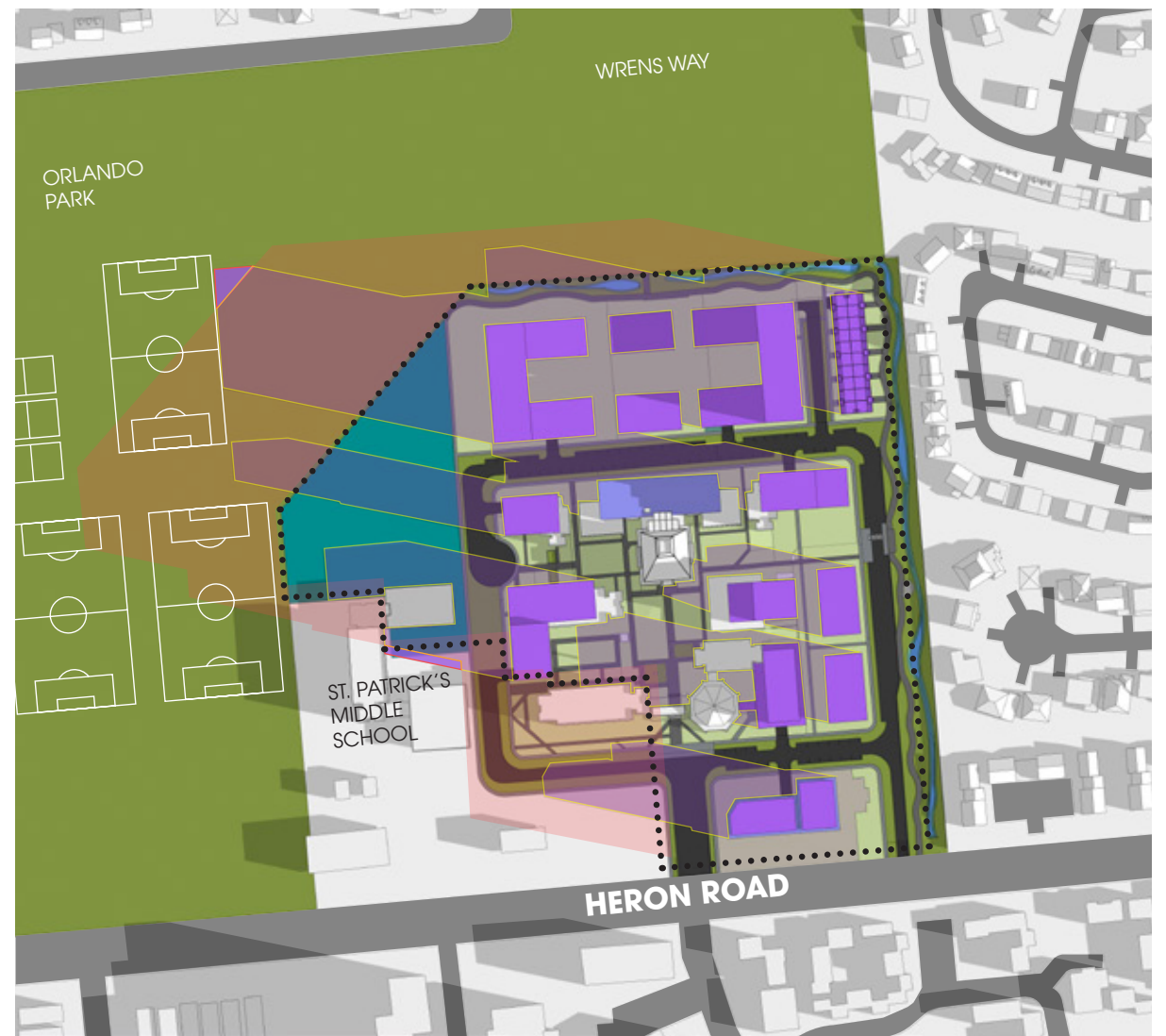
AS-OF-RIGHT



- 1495 Heron Road
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- 1495 Heron Road
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach close to St. Patrick's Middle School

SHADOW ANALYSIS | SUMMER 2024

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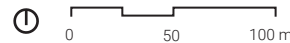
TEST DATE: **SEPTEMBER 21**

TEST TIME: 10 AM (EDT)

AS-OF-RIGHT



- 1495 Heron Road
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- 1495 Heron Road
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:
No new net shadow

SHADOW ANALYSIS | SUMMER 2024

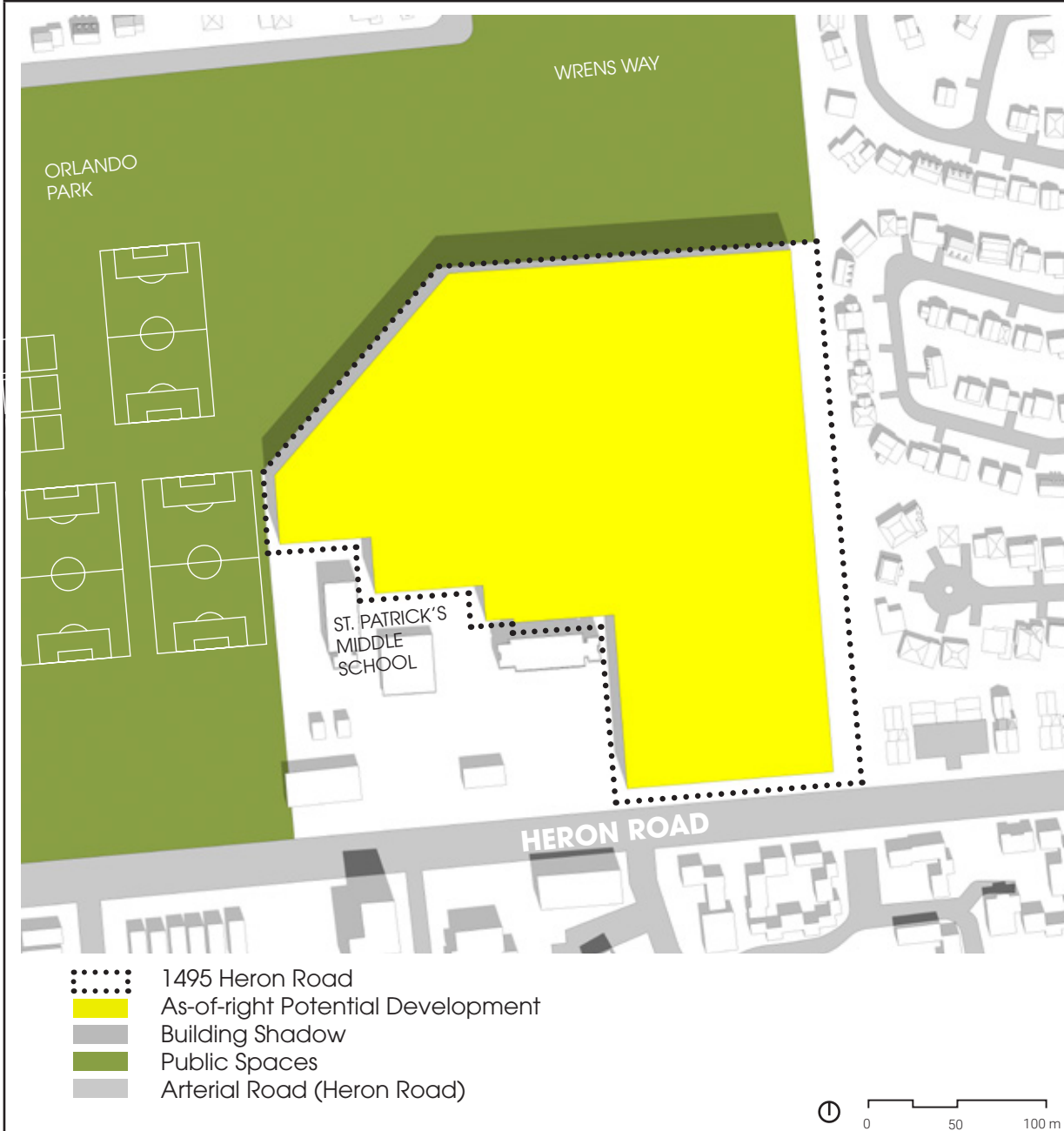
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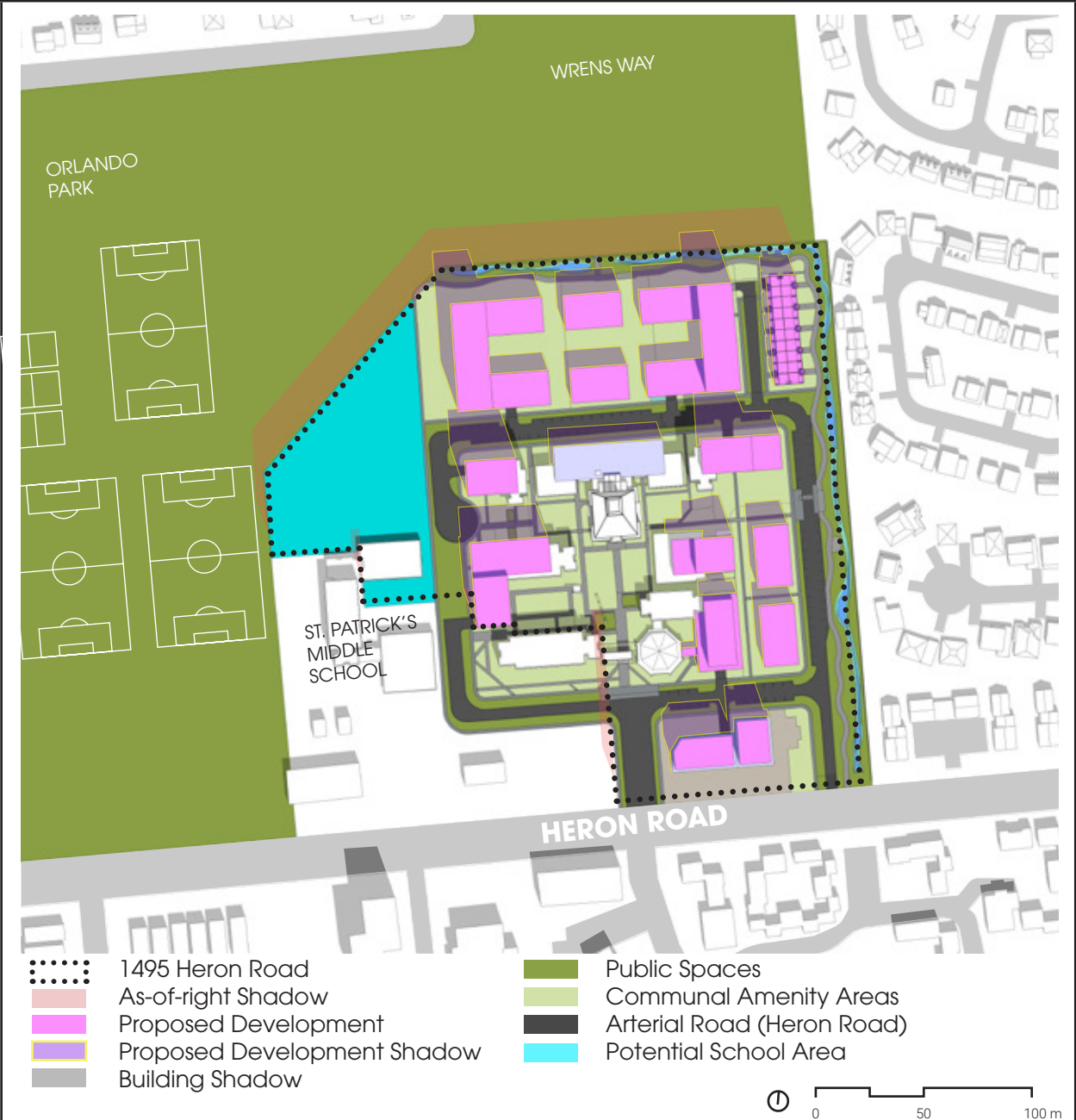
TEST DATE: **SEPTEMBER 21**

TEST TIME: 12 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

SHADOW ANALYSIS | SUMMER 2024

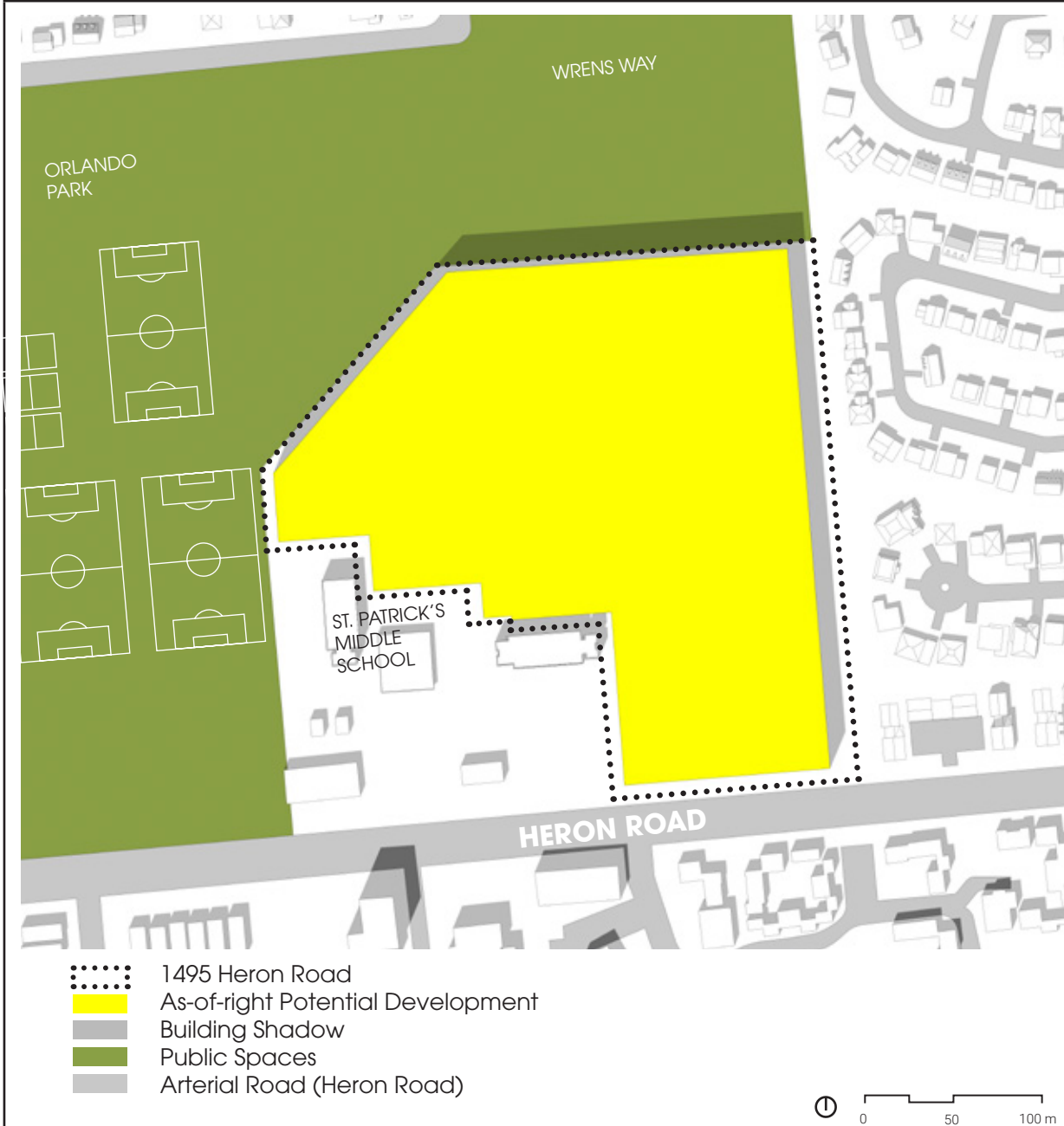
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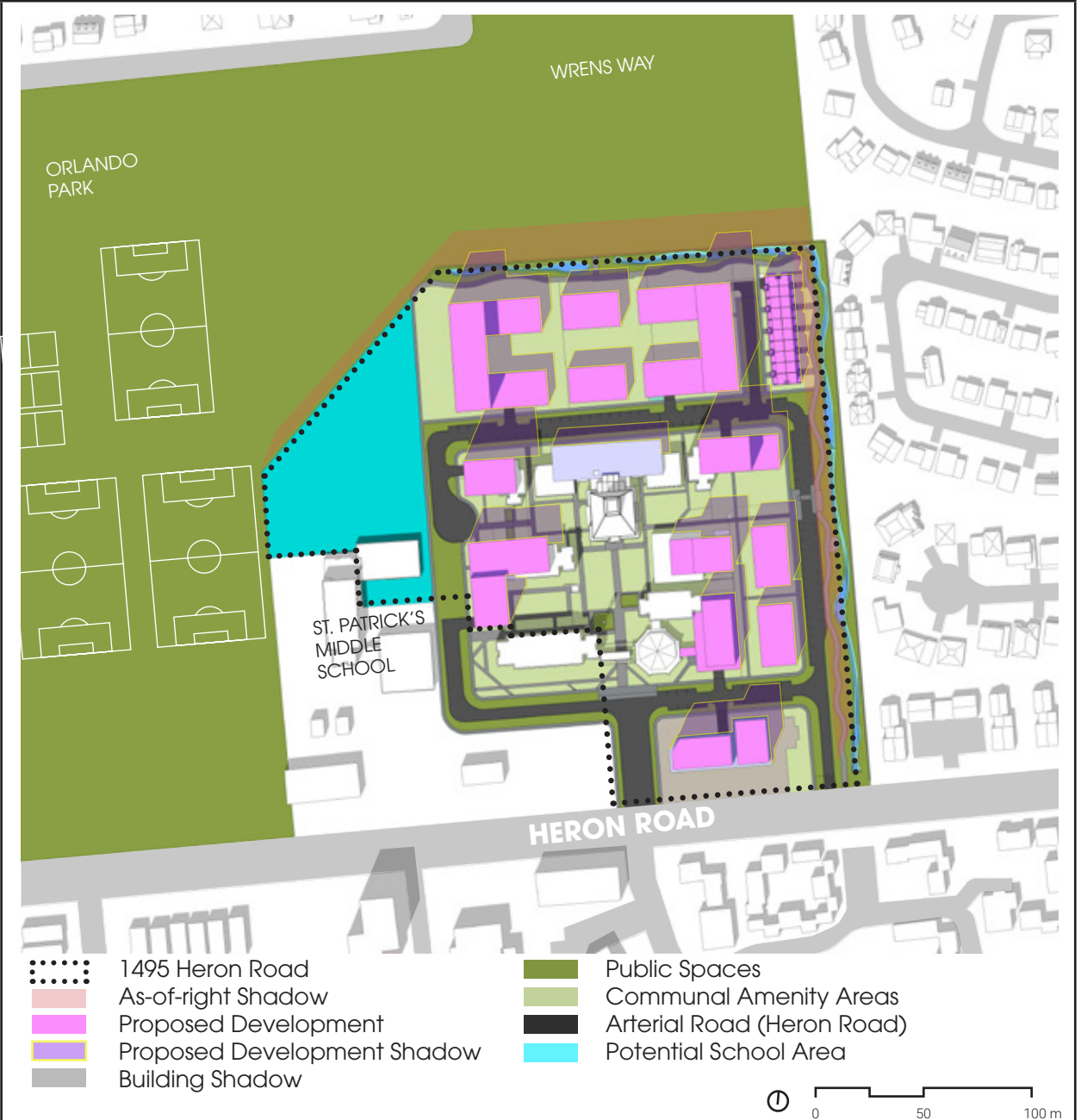
TEST DATE: **SEPTEMBER 21**

TEST TIME: 2 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

SHADOW ANALYSIS | SUMMER 2024

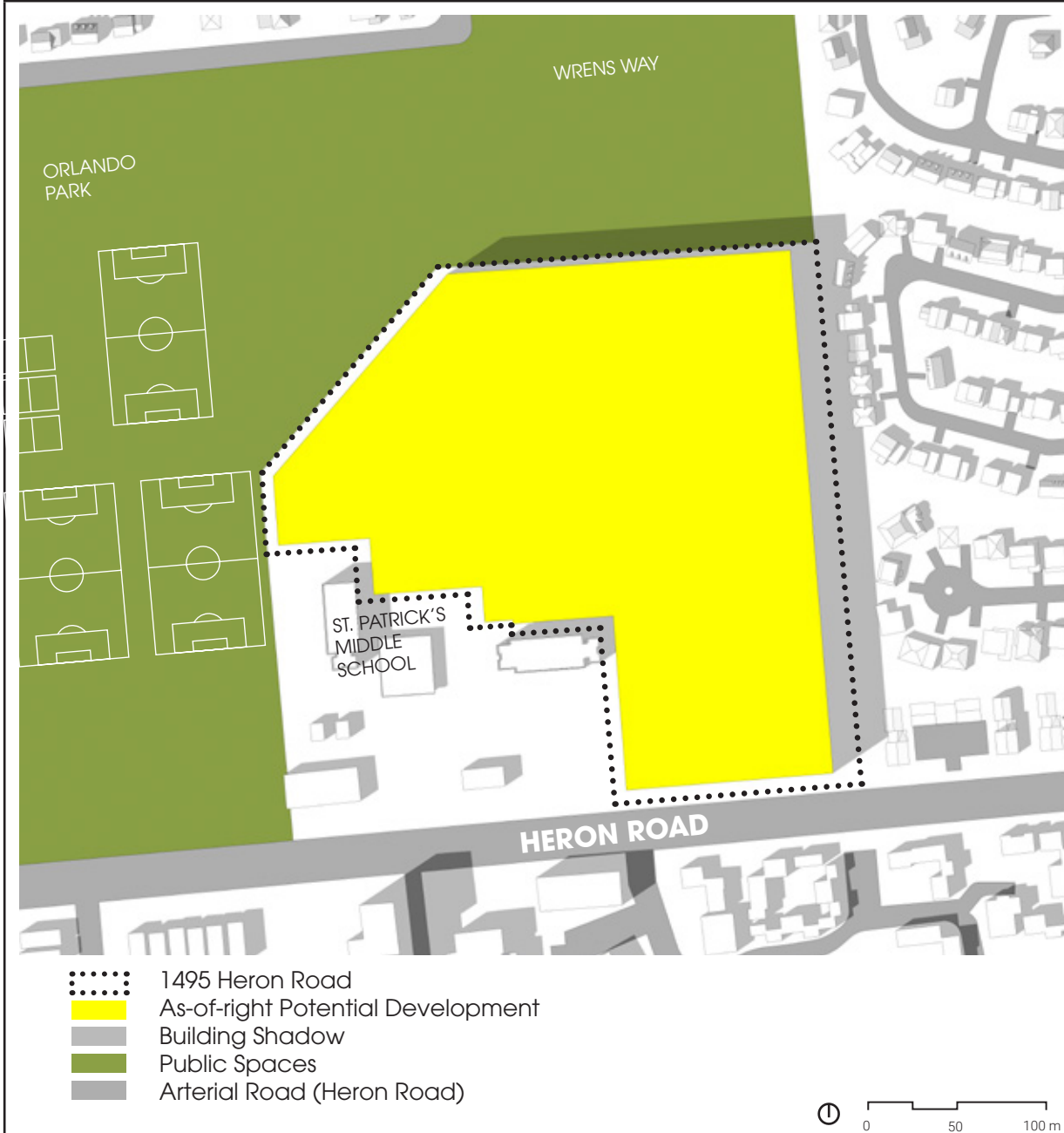
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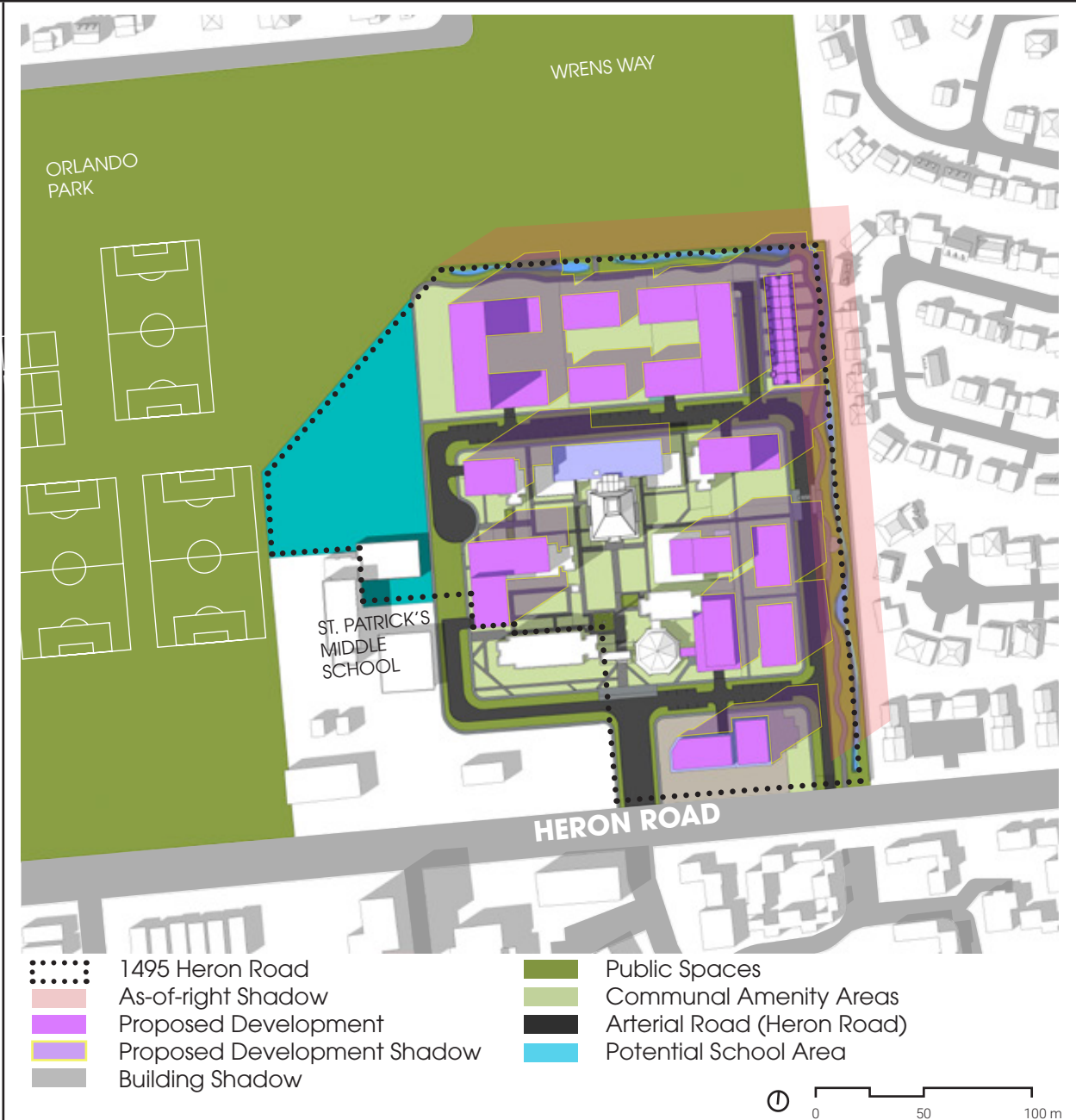
TEST DATE: **SEPTEMBER 21**

TEST TIME: 4 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

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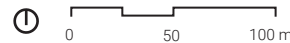
TEST DATE: **SEPTEMBER 21**

TEST TIME: 6 PM (EDT)

AS-OF-RIGHT



- 1495 Heron Road
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- 1495 Heron Road
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

No new net shadow

SHADOW ANALYSIS | SUMMER 2024

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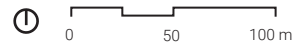
TEST DATE: **DECEMBER 21**

TEST TIME: 9 AM (EST)

AS-OF-RIGHT



- 1495 Heron Road
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- 1495 Heron Road
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow

- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Wren's Way)

SHADOW ANALYSIS | SUMMER 2024

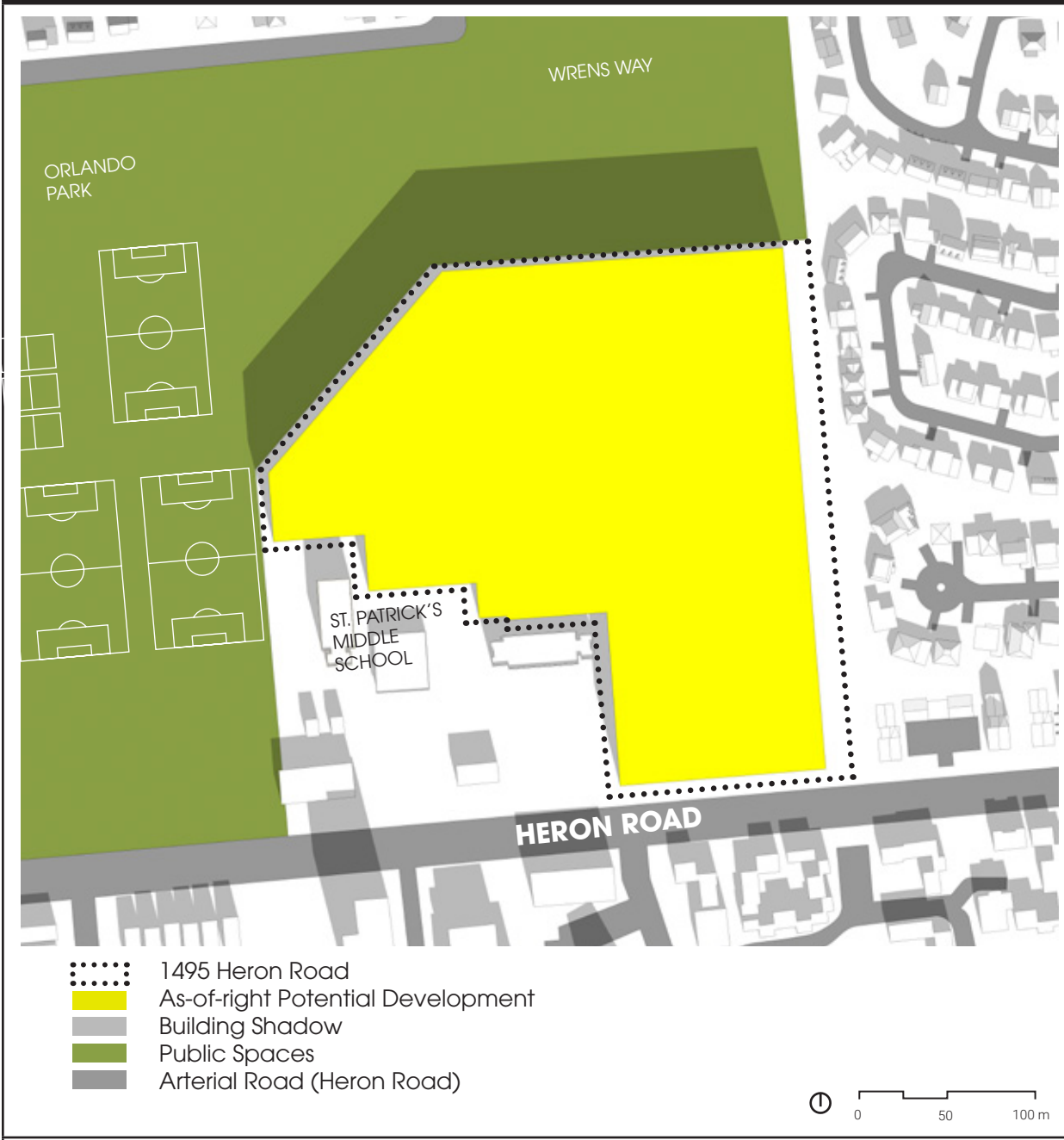
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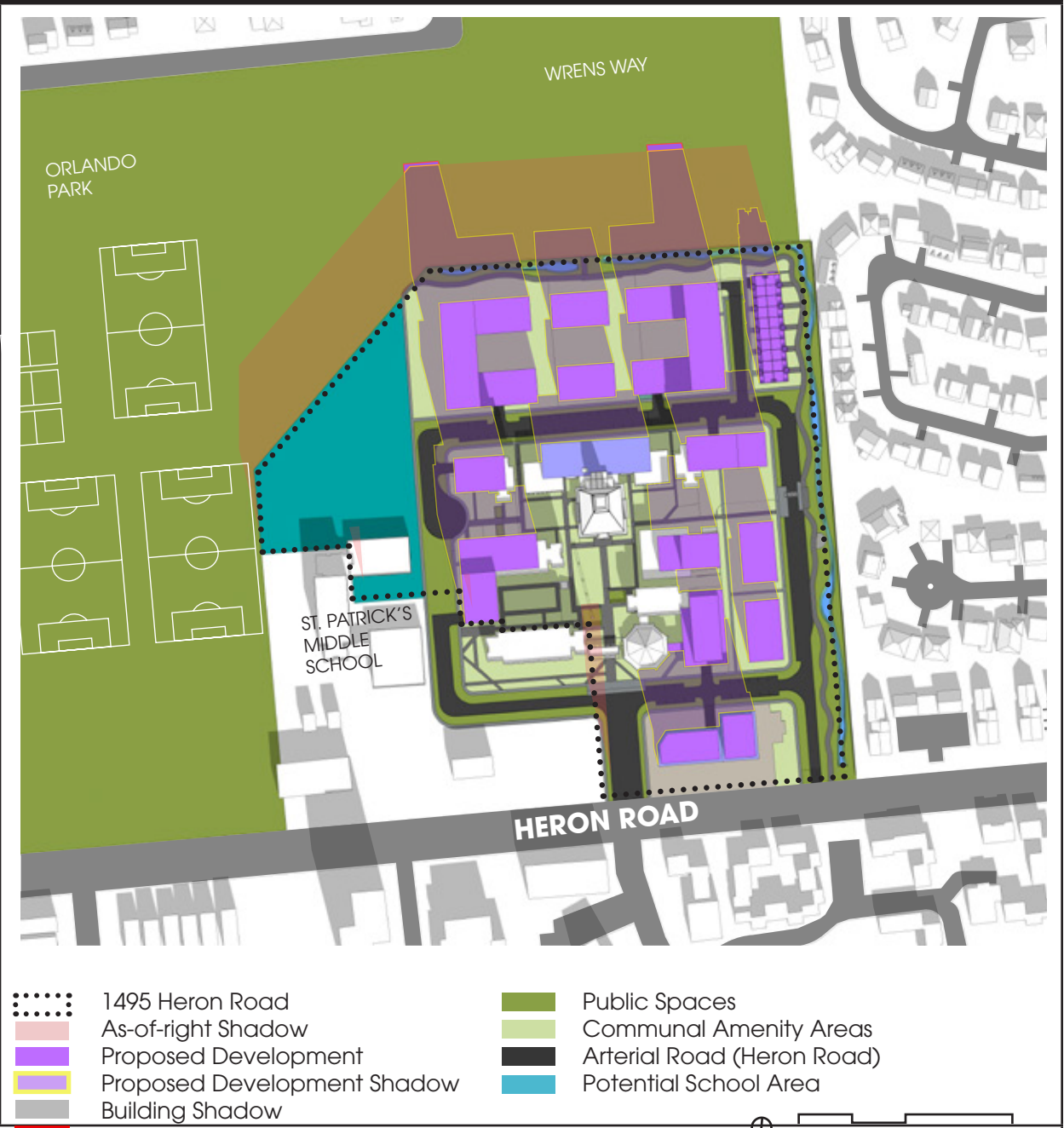
TEST DATE: **DECEMBER 21**

TEST TIME: 11 AM (EST)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Wren's Way)
- Reach near St. Patrick's Middle School

SHADOW ANALYSIS | SUMMER 2024

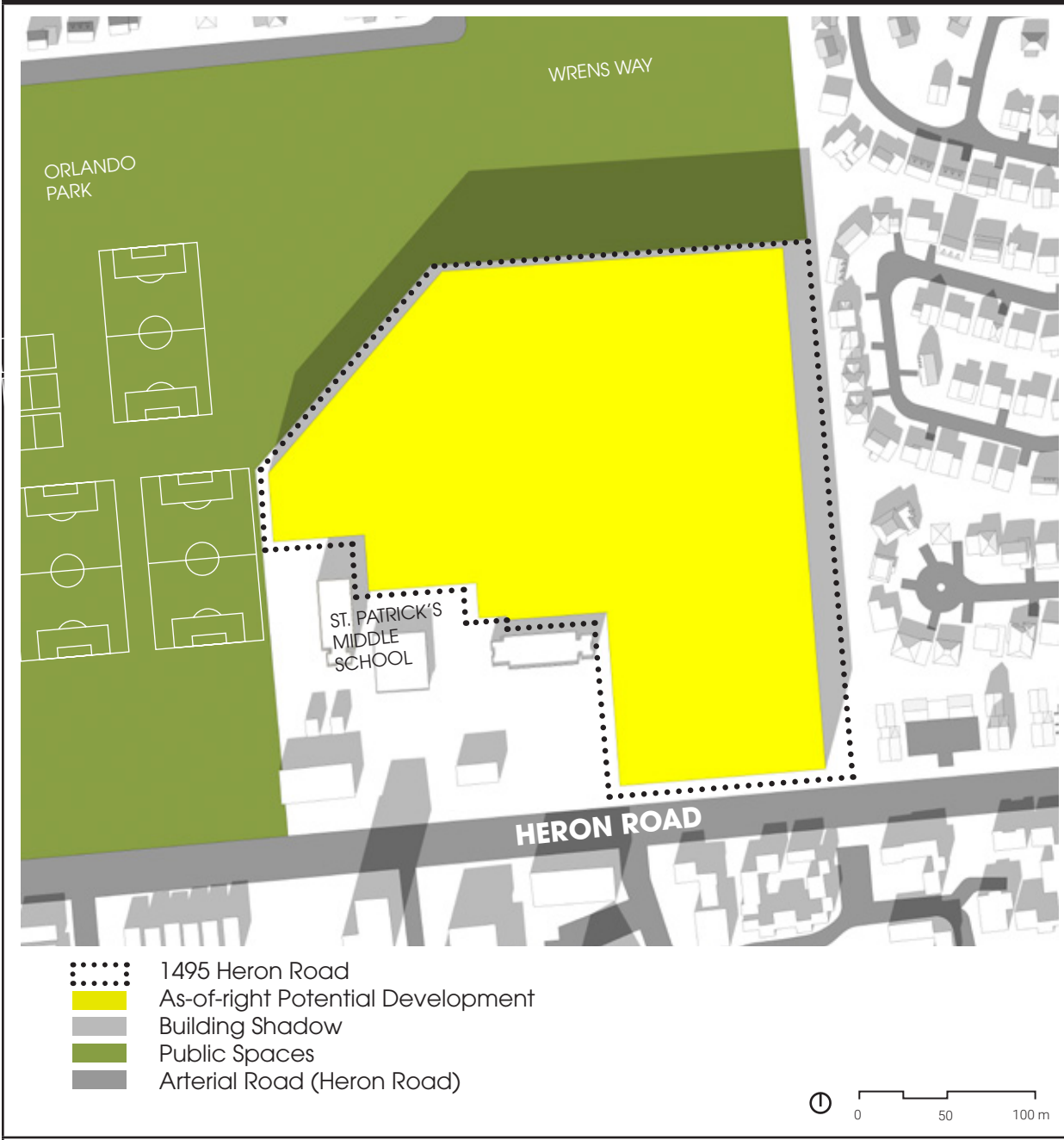
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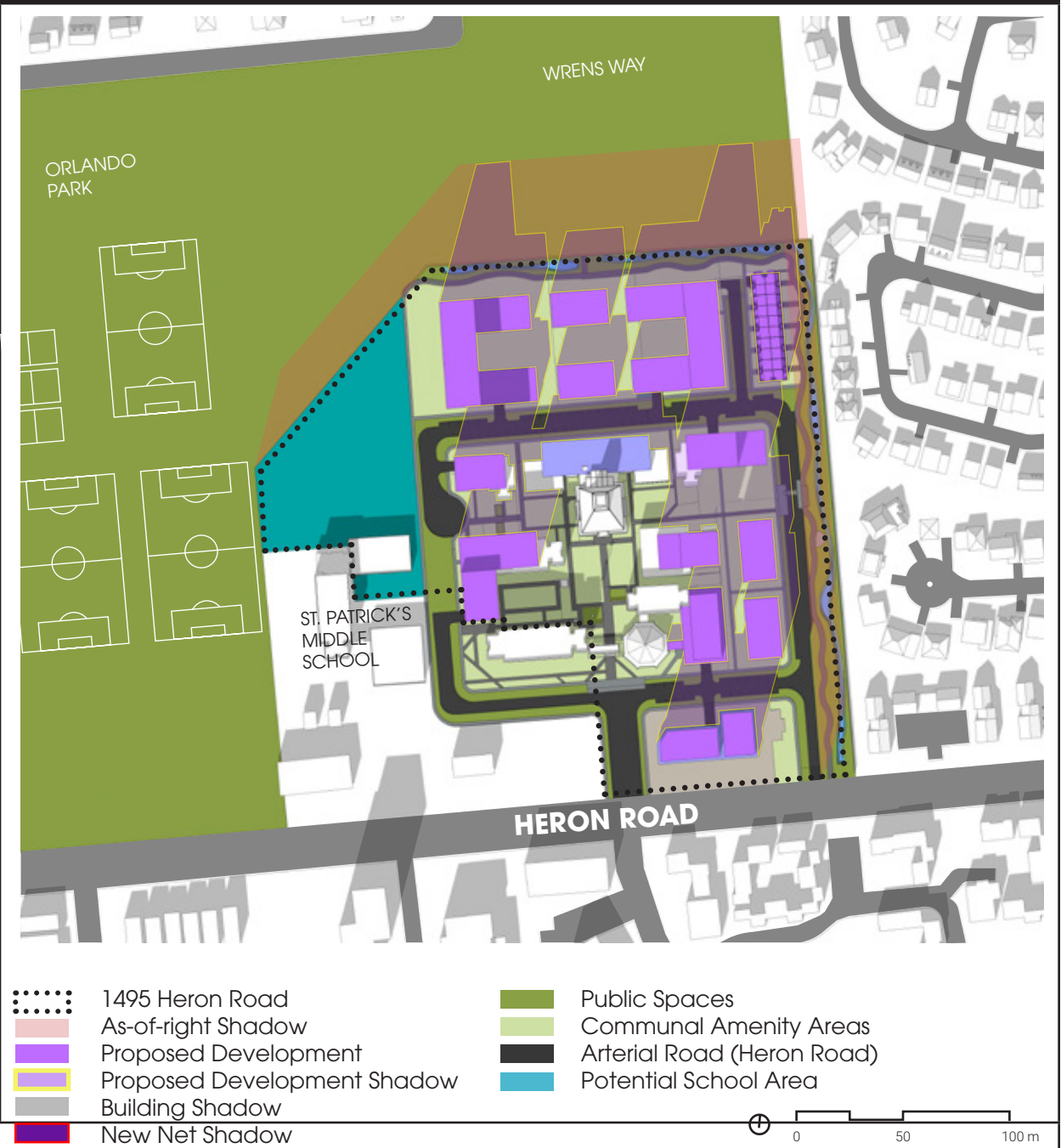
TEST DATE: **DECEMBER 21**

TEST TIME: 1 PM (EST)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Wren's Way)

SHADOW ANALYSIS | SUMMER 2024

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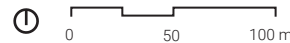
TEST DATE: **DECEMBER 21**

TEST TIME: 3 PM (EST)

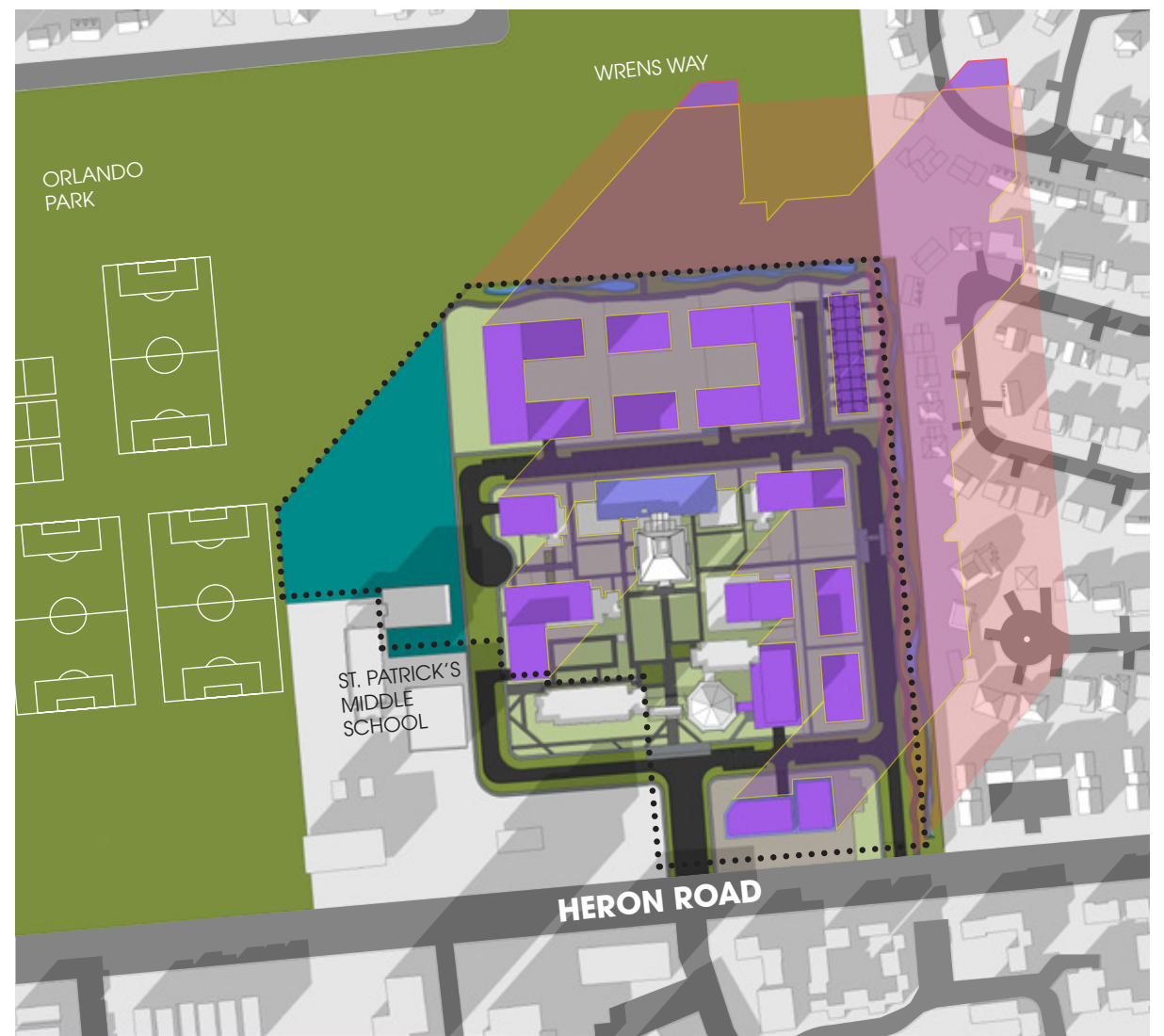
AS-OF-RIGHT



- 1495 Heron Road
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)

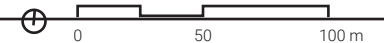


PROPOSED



- 1495 Heron Road
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow

- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Wren's Way) and in nearby residential courtyard

SHADOW ANALYSIS | SUMMER 2024

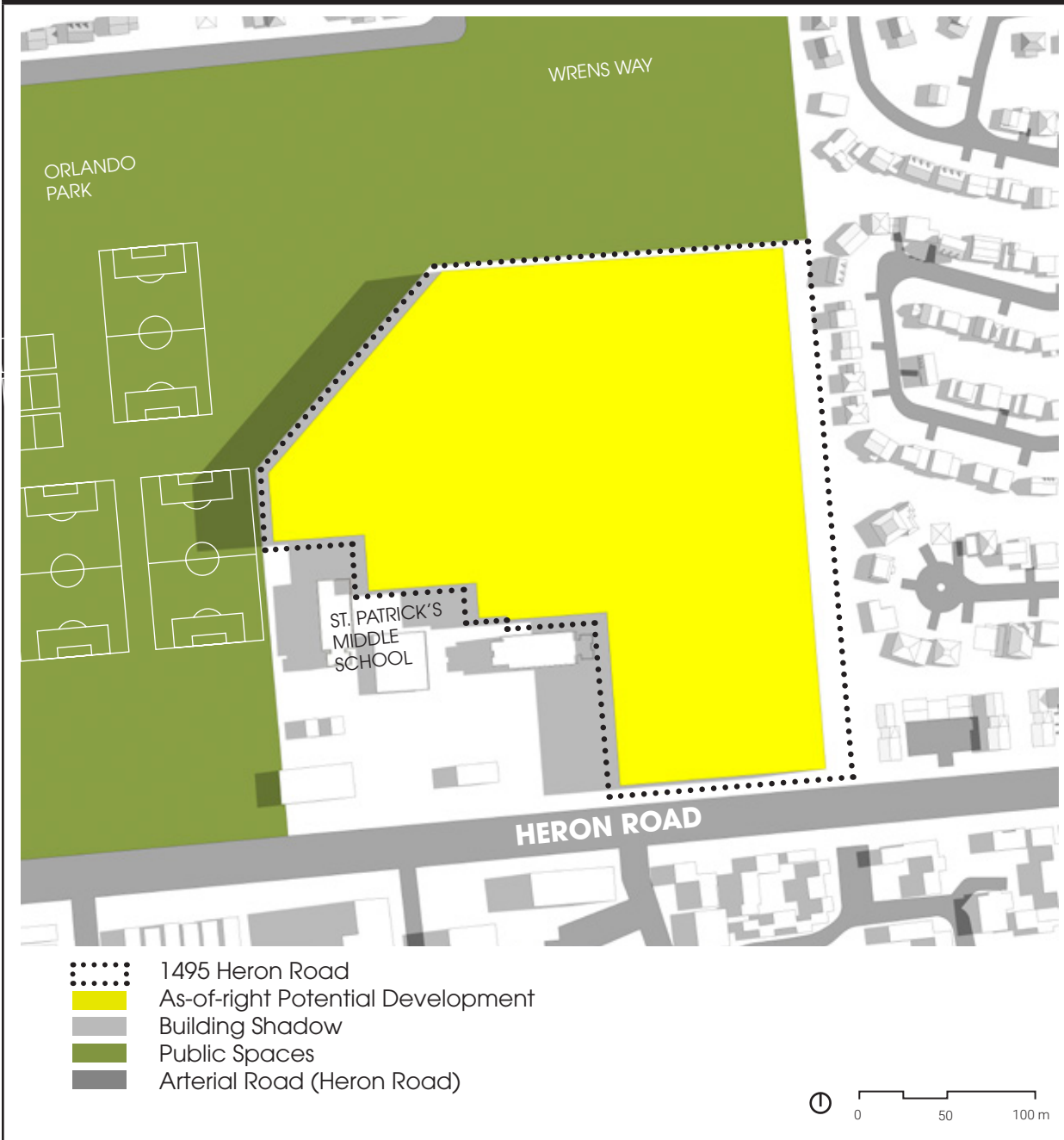
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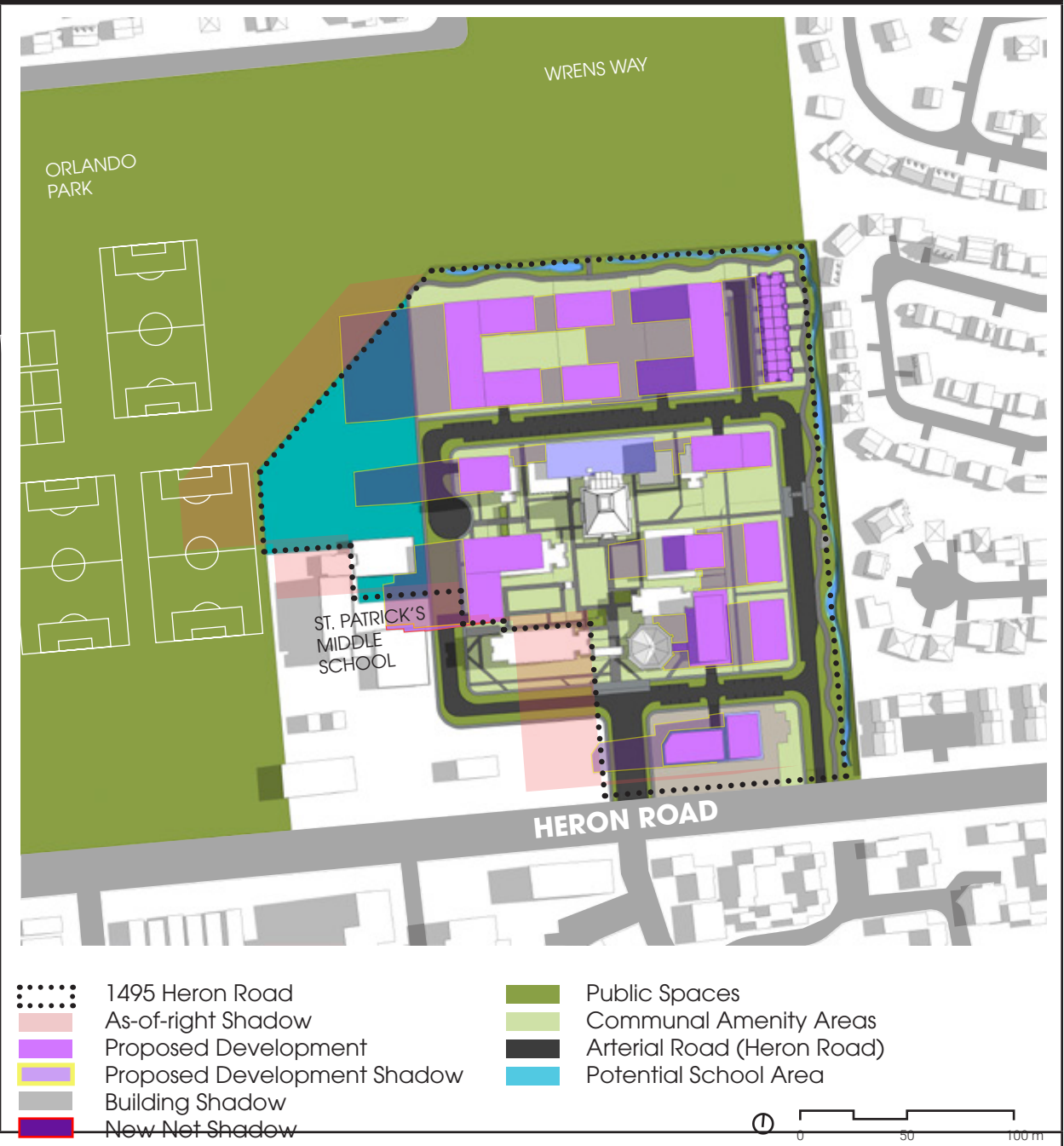
TEST DATE: **JUNE 21**

TEST TIME: 8 AM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach near St. Patrick's Middle School

SHADOW ANALYSIS | SUMMER 2024

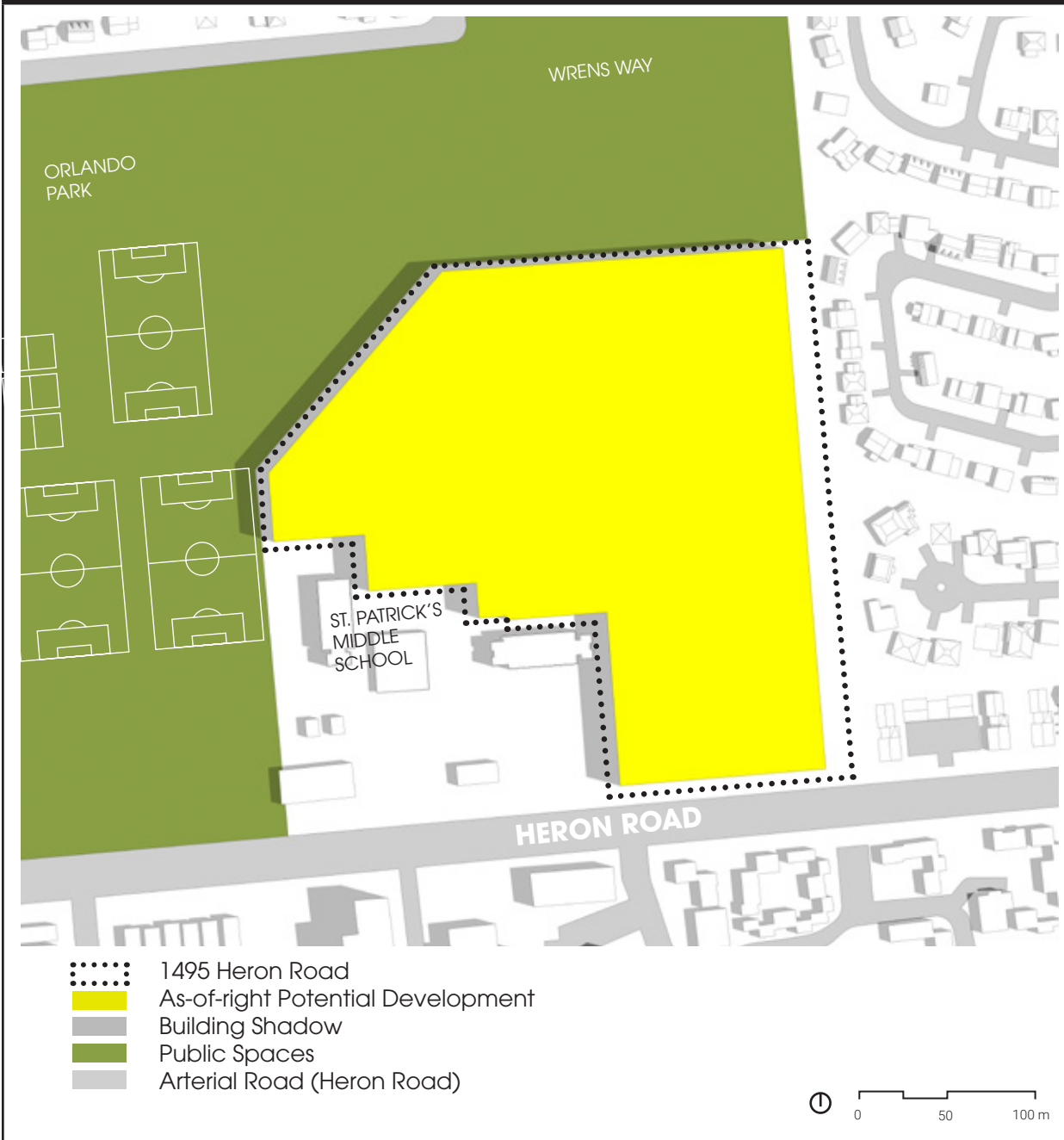
1495 HERON ROAD

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TEST DATE: **JUNE 21**

TEST TIME: 10 AM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach near St. Patrick's Middle School

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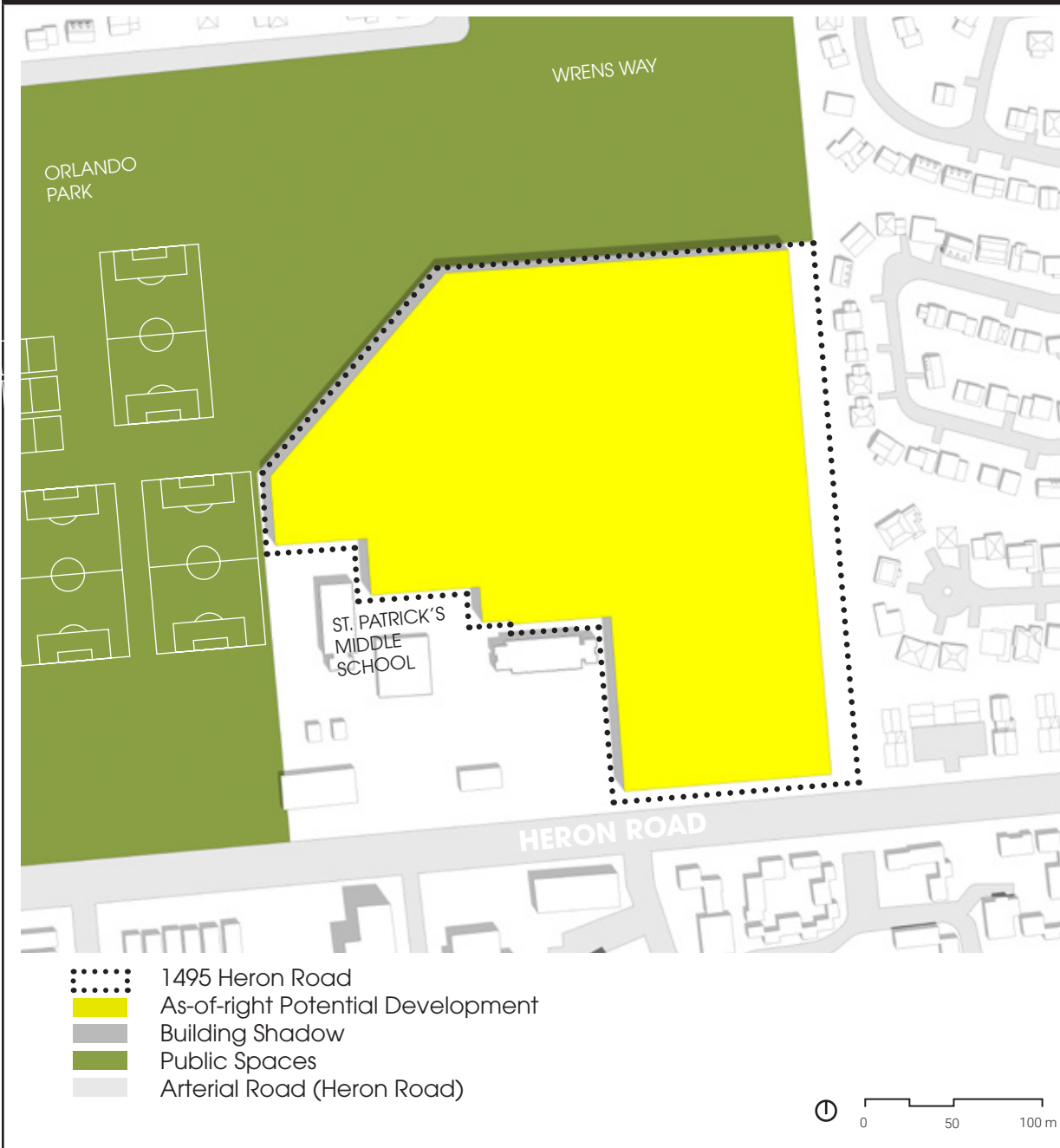
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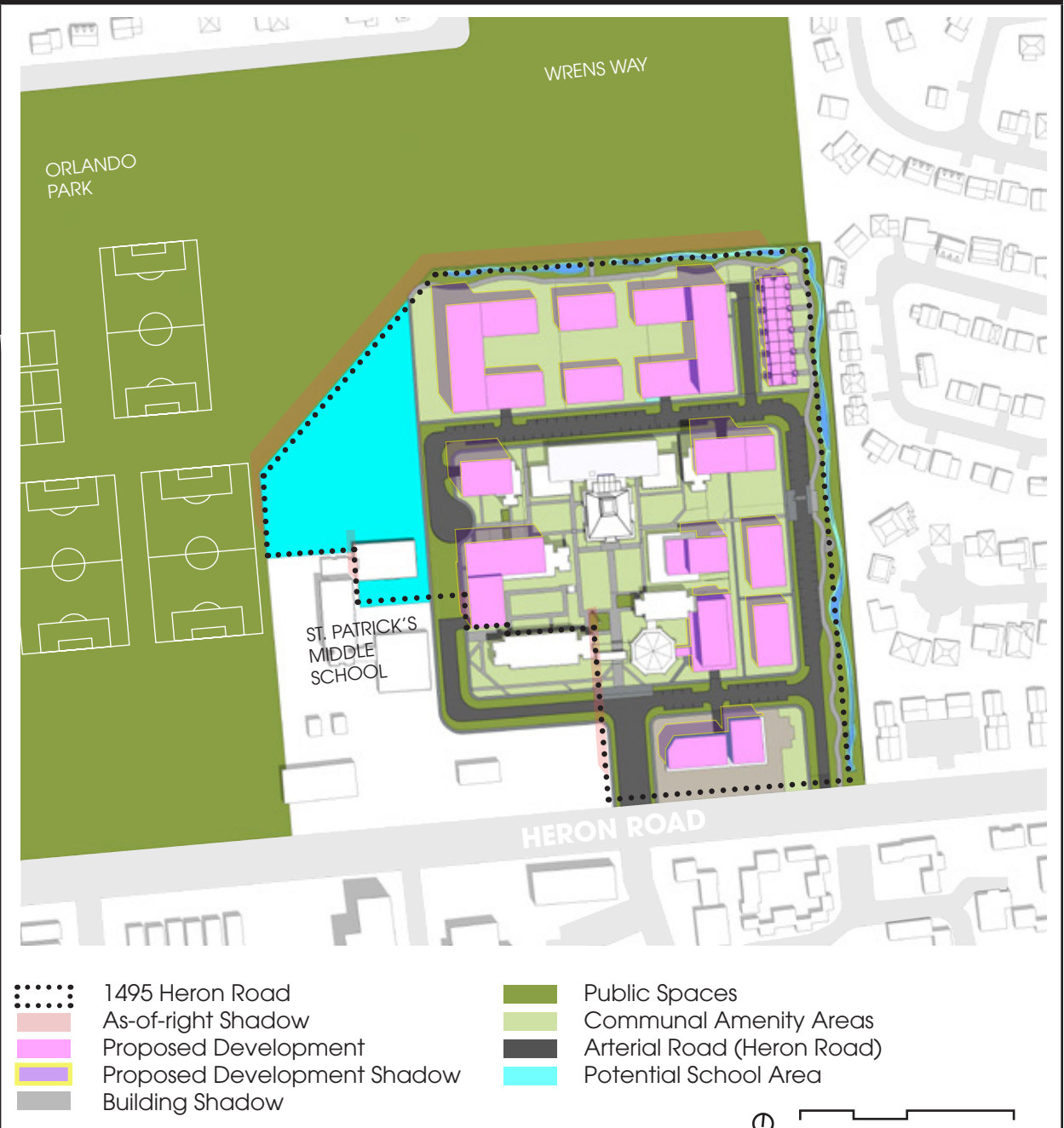
TEST DATE: **JUNE 21**

TEST TIME: 12 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

SHADOW ANALYSIS | SUMMER 2024

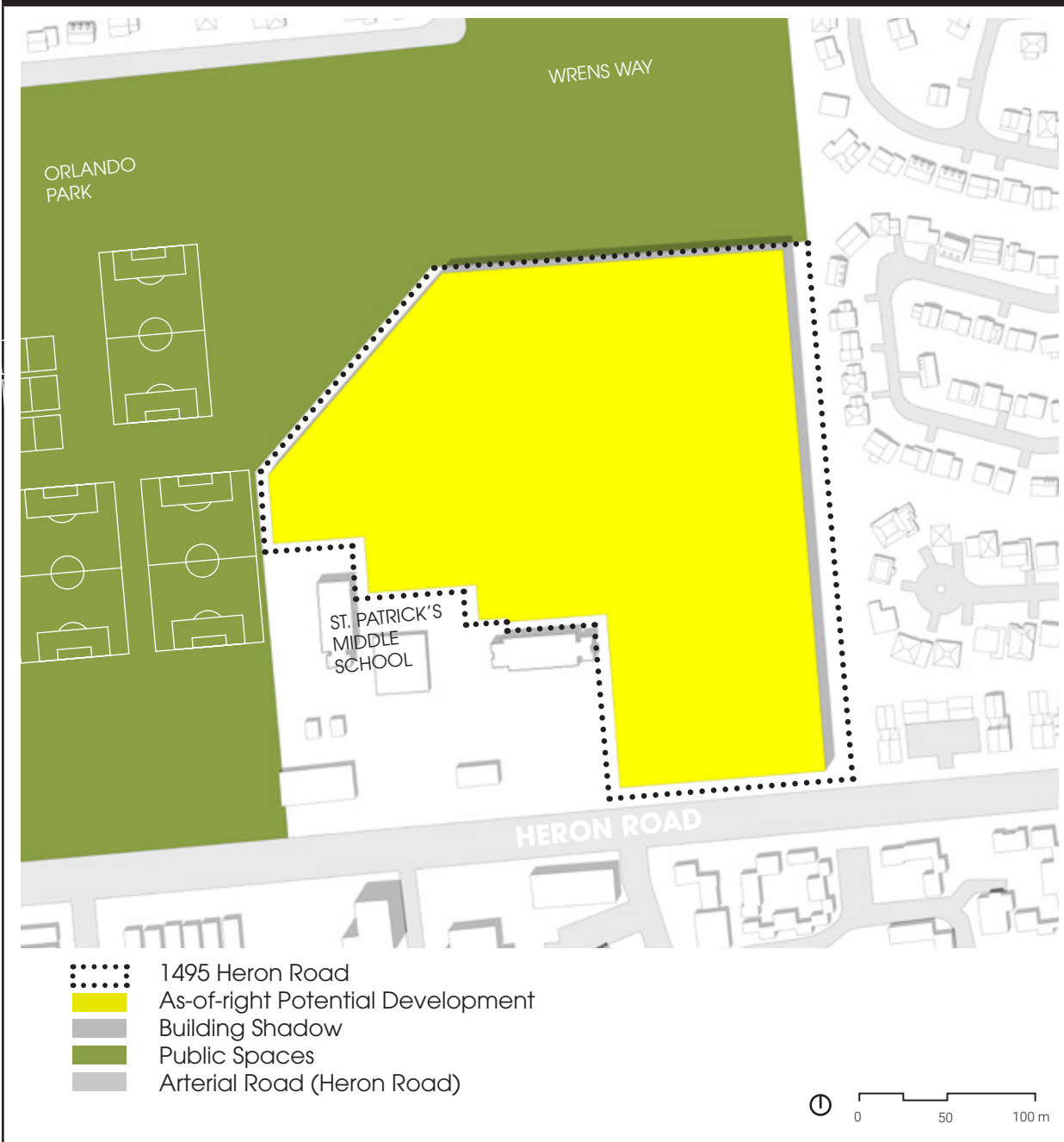
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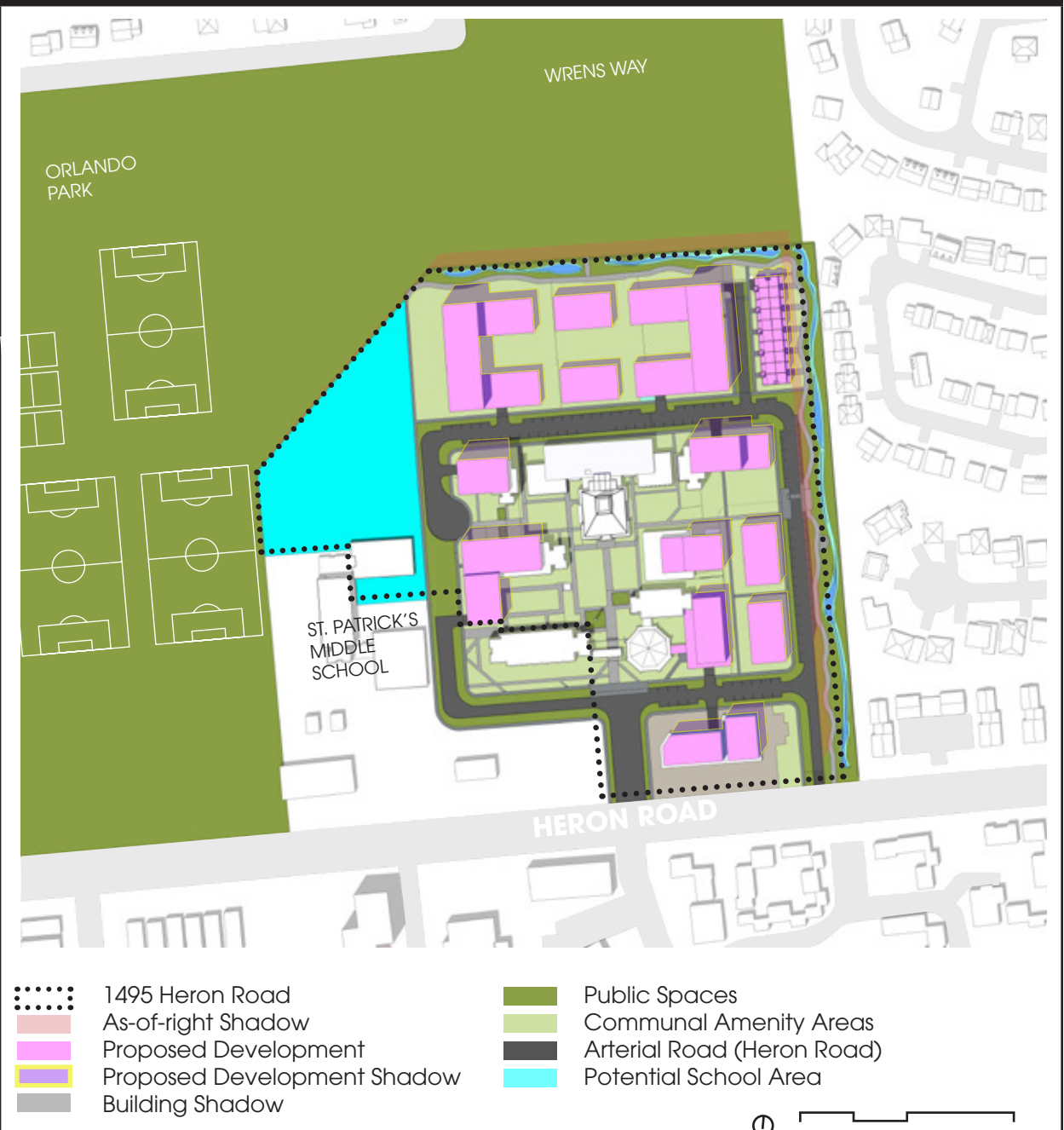
TEST DATE: **JUNE 21**

TEST TIME: 2 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

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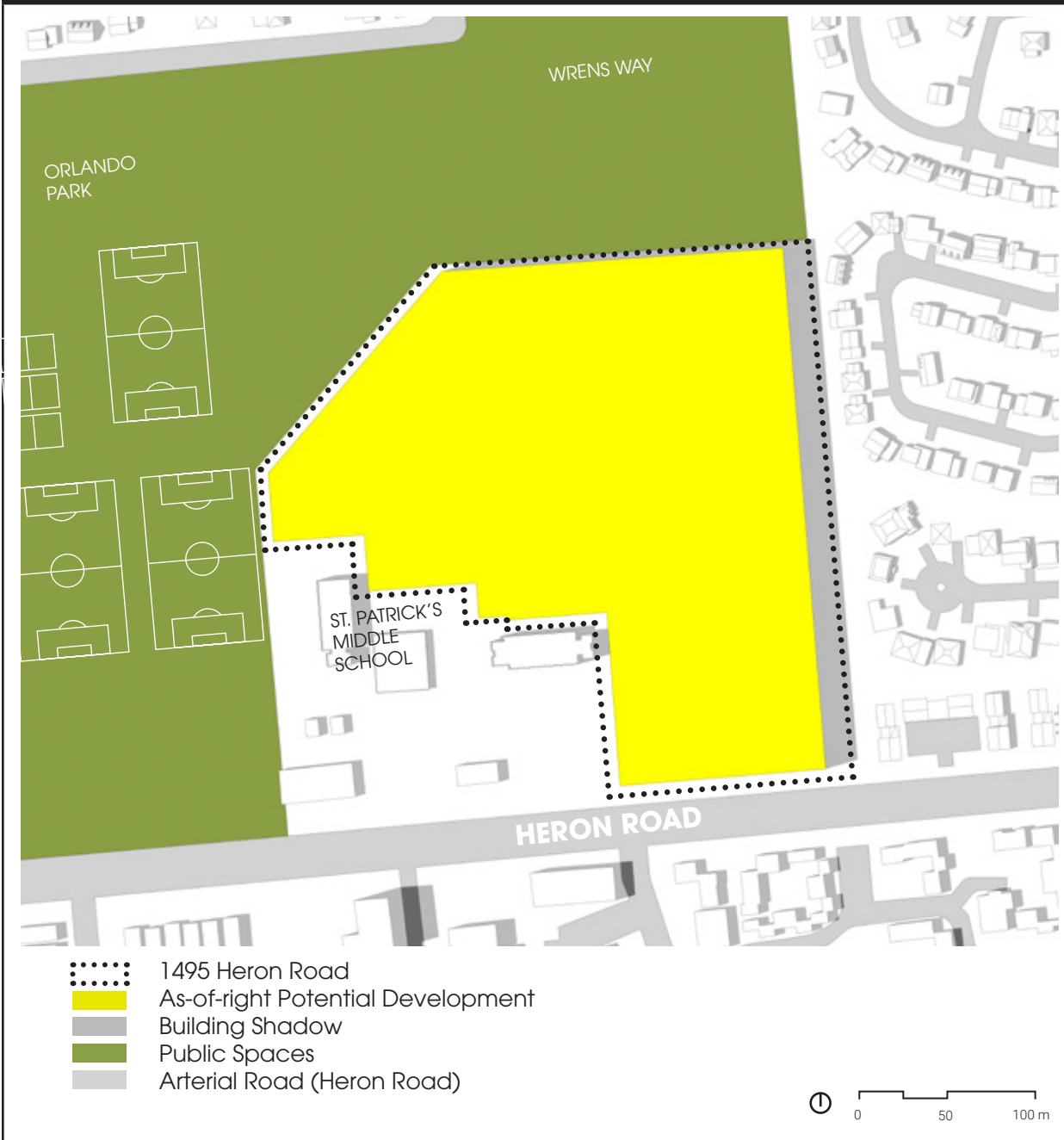
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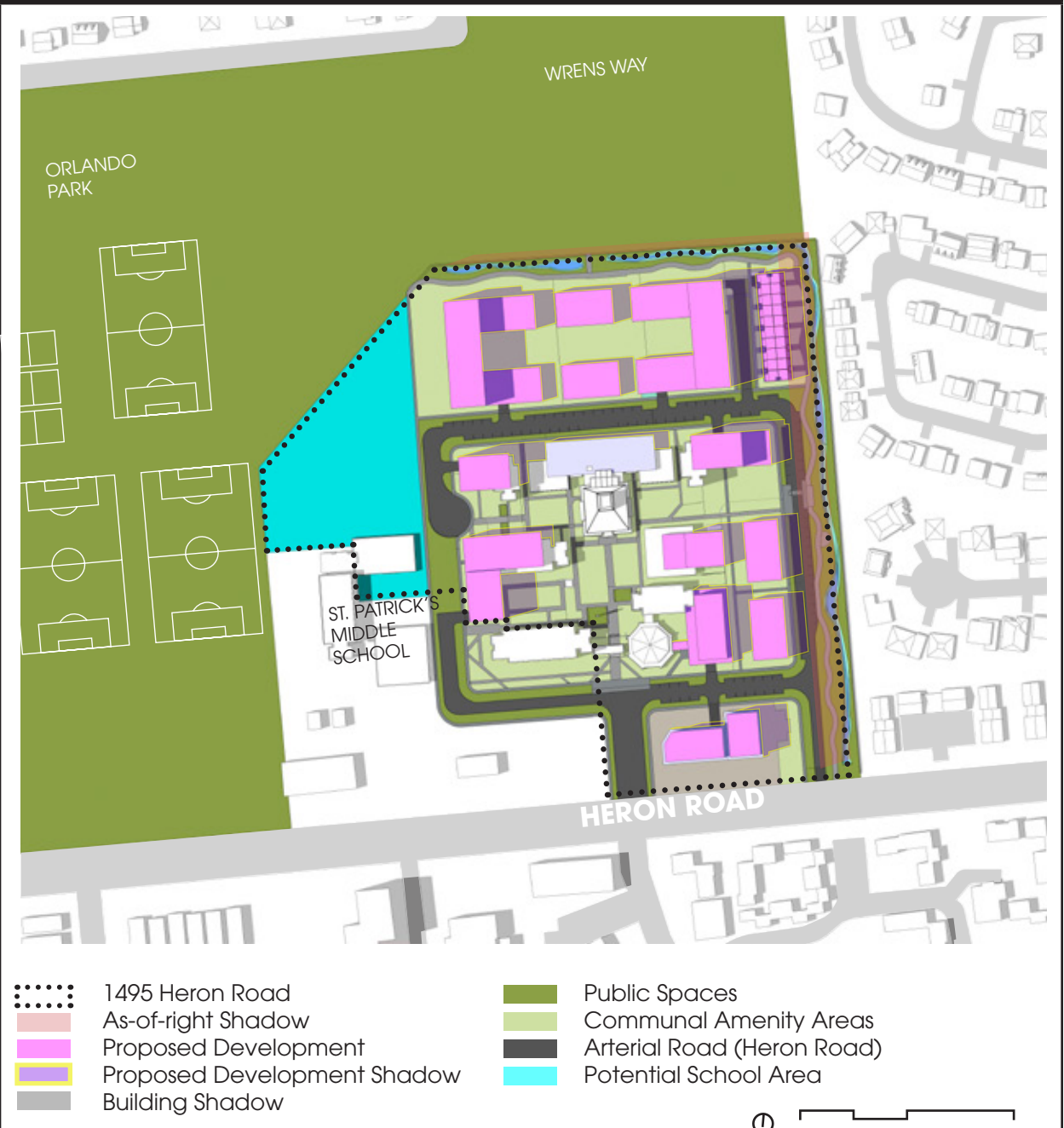
TEST DATE: **JUNE 21**

TEST TIME: 4 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
No new net shadow

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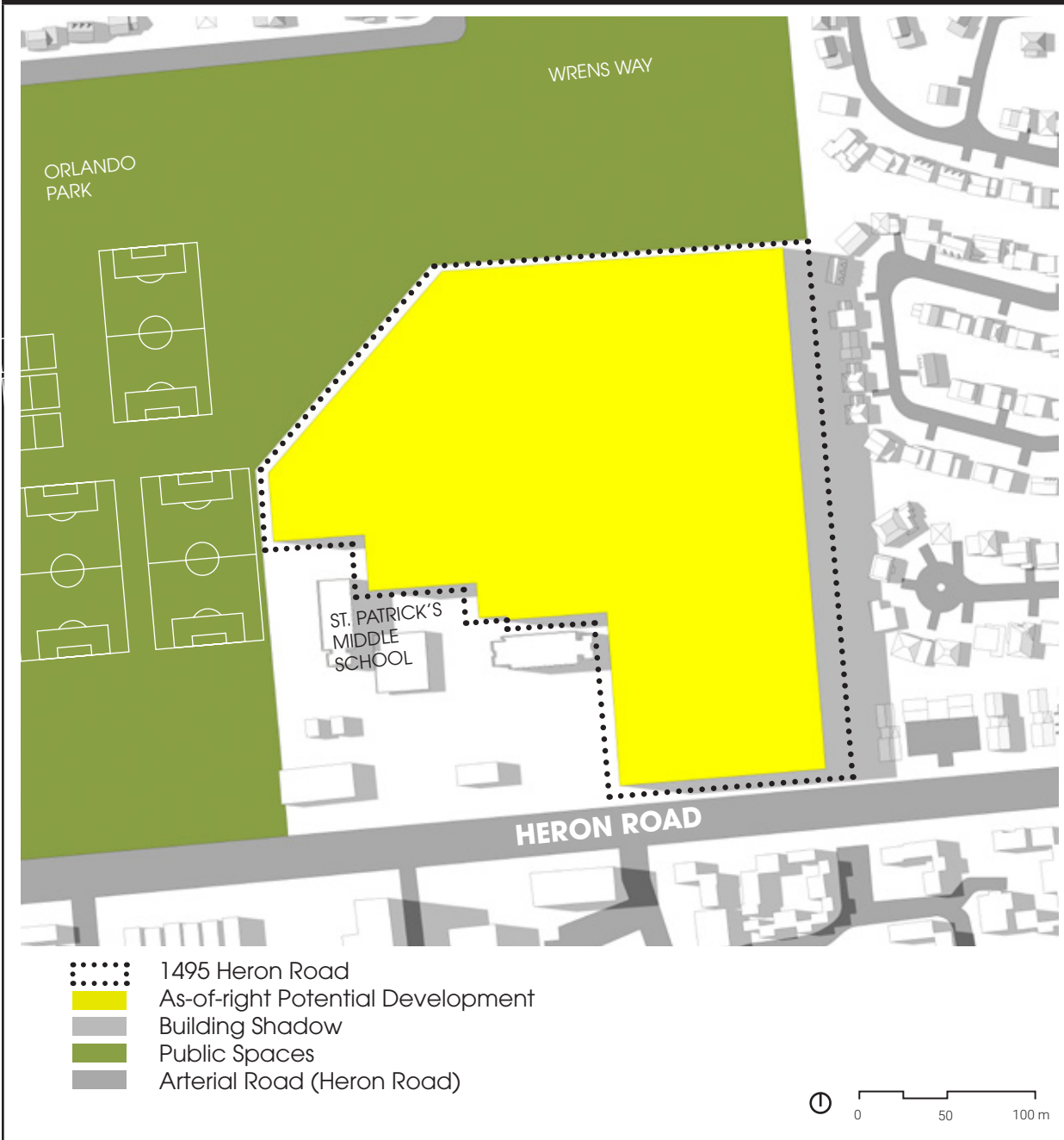
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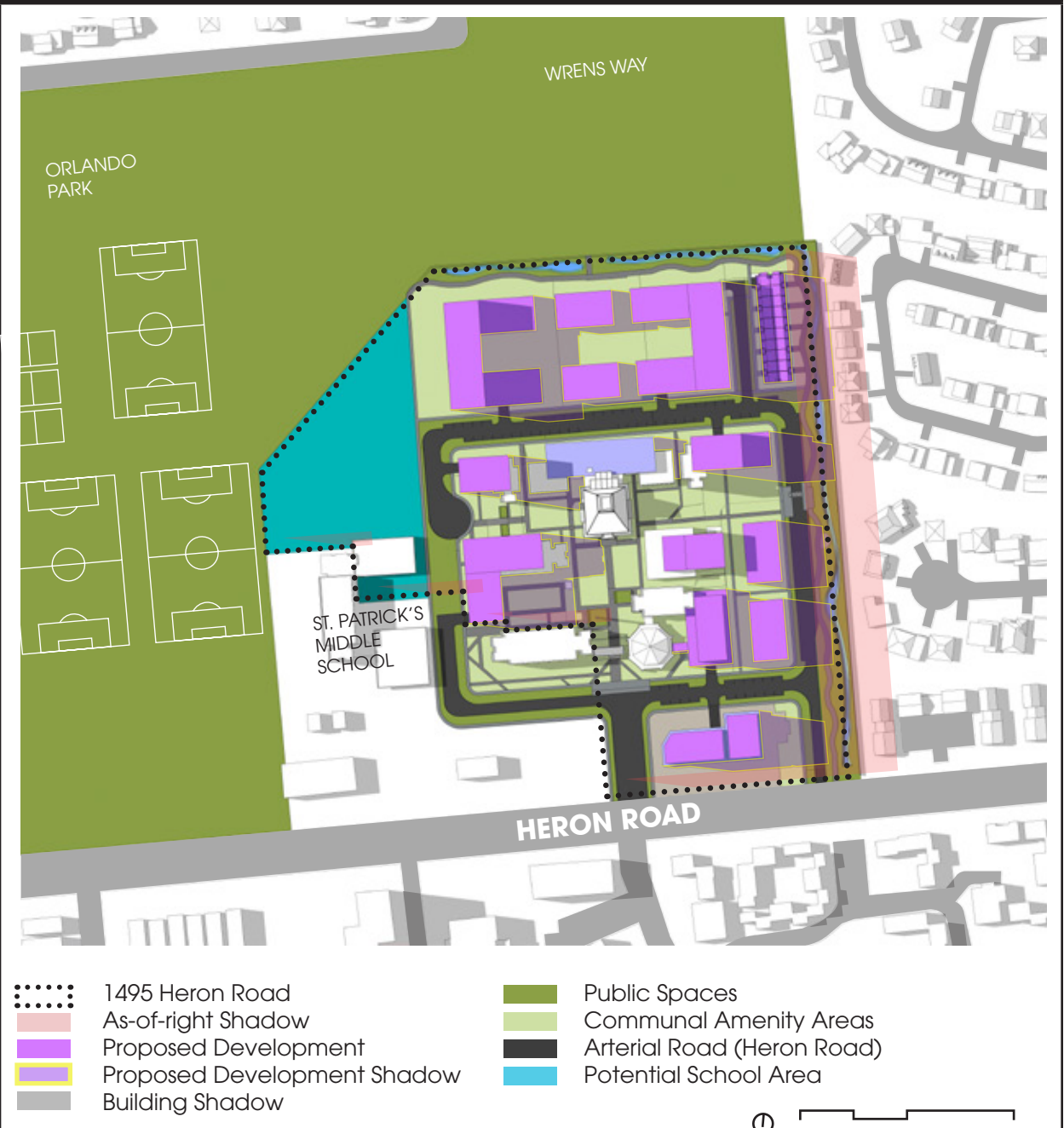
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TEST TIME: 6 PM (EDT)

AS-OF-RIGHT



PROPOSED



SHADOW IMPACT:
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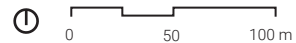
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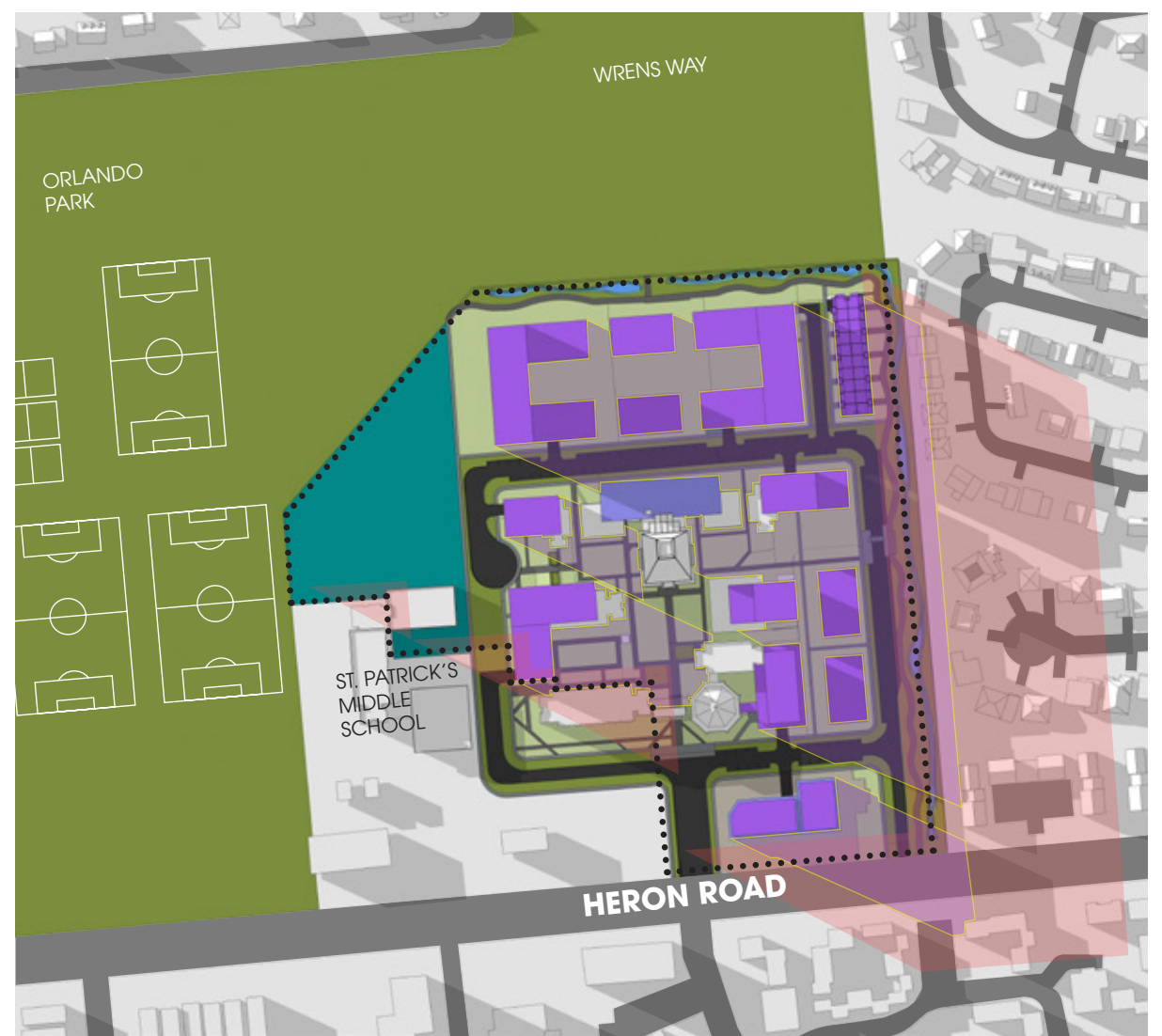
AS-OF-RIGHT



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- Public Spaces
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