

2000 CITY PARK DRIVE

SHADOW ANALYSIS | GLOUCESTER, ON

JULY 21, 2025 | 13048

NEUF



COLONNADE
BRIDGEPORT

NOVATECH

ROOF HEIGHTS - SHADOW IMPACT STUDY



AS OF RIGHT ZONING HEIGHT LIMIT

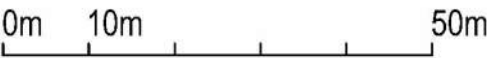
DESCRIPTION

The shadow study demonstrates impacts on the public areas (parks) and neighboring buildings as significantly less during the summer solstice compared to winter solstice. This variation is due to the higher position of the sun in the sky during the summer months, resulting in shorter shadows. In contrast, during the winter solstice, the sun remains lower on the horizon, producing longer shadows that extend further, affecting a larger portion of the surrounding environment.

The coordinates that were used for this shadow study are **45°25'45.2"N 75°36'50.7"W**



PROPOSED ROOF HEIGHTS



SUMMER SOLSTICE - JUNE -

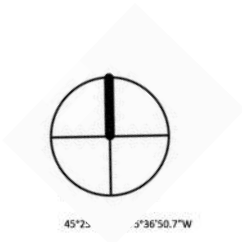


- PROPERTY LINE
- TRADITIONAL MAIN STREET
- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

PREPARED BY: **NEUF** ARCHITECT(E)S

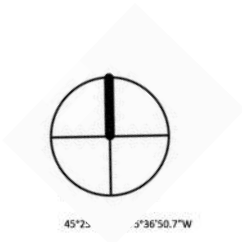
EVALUATION CRITERIA:
All criteria pass during the June 21st study.

- 1. PUBLIC SPACES**
Criteria: Not applicable in June
- 2. COMMUNAL AMENITY**
Criteria: The new net shadow must allow for an average of 50 per cent of any communal amenity area being exposed to sun light during two consecutive hourly interval times per day between 11 am and 3 pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria for June and Sept).
- 3. MAINSTREET AND MINOR CORRIDORS**
Criteria: Not applicable in June
- 4. Ground level residential private outdoor amenity space**
Criteria: No new net shadow within the no impact zone of any residential private outdoor amenity space being cast in shadow for more than two consecutive hourly test times during the June and September test date only



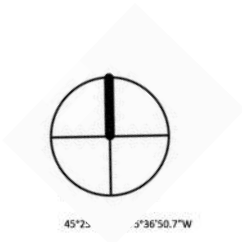
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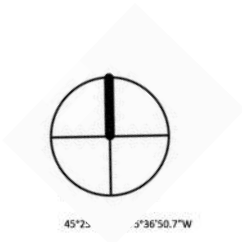
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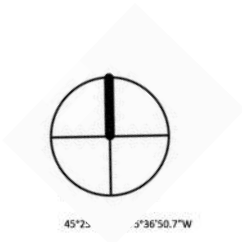
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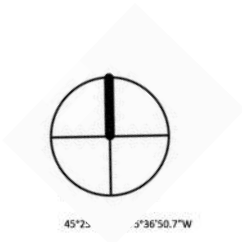
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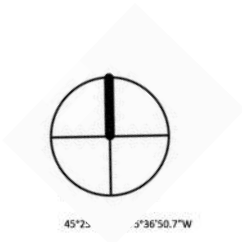
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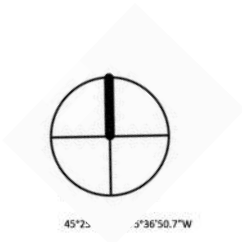
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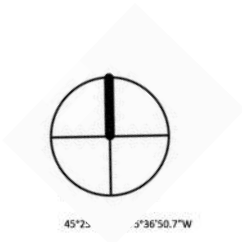
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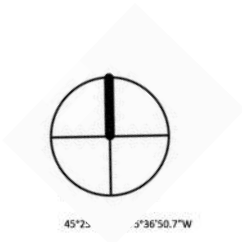


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Shadows at this late time are 2 miles from the site. The only criteria applicable at this time is ground level residential outdoor amenity and for not more than 2 consecutive hours. Since the net shadow in this southeast area are never more than 2 consecutive hours over any residential zone, the study shows this criteria passes.

AUTUMN EQUINOX - SEPTEMBER -



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EVALUATION CRITERIA:
All criteria pass during the September 21st study.

- 1. PUBLIC SPACES**
Criteria: The new net shadow must not result in an average of 50 per cent of any public space being cast in shadow for 5 or more hourly interval times during the September test date only.
- 2. COMMUNAL AMENITY**
Criteria: The new net shadow must allow for an average of 50 per cent of any communal amenity area being exposed to sun light during two consecutive hourly interval times per day between 11 am and 3 pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria for June and Sept).
- 3. MAINSTREET AND MINOR CORRIDORS**
Criteria: No 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 only.
- 4. Ground level residential private outdoor amenity space**
Criteria: No new net shadow within the no impact zone of any residential private outdoor amenity space being cast in shadow for more than two consecutive hourly test times during the June and September test date only.



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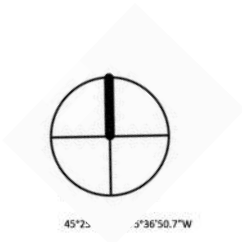
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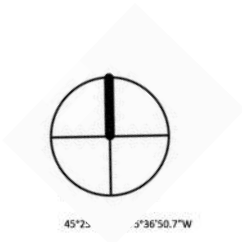
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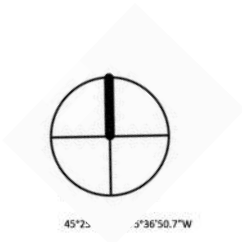
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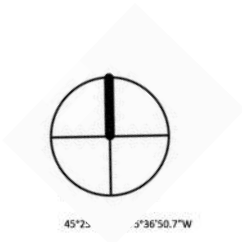
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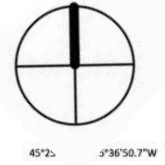
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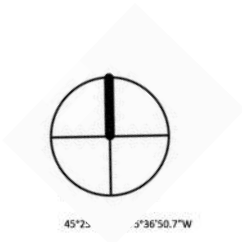
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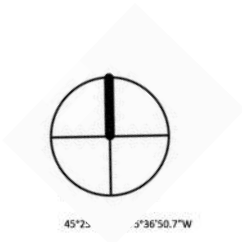
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WINTER SOLSTICE - DECEMBER -



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EVALUATION CRITERIA:
All criteria pass during the December 21st study.

2. COMMUNAL AMENITY
Criteria: The new net shadow must allow for an average of 50 per cent of any communal amenity area being exposed to sun light during two consecutive hourly interval times per day between 11 am and 3 pm (both are inclusive) during all three test dates (with the exception of pools and rooftop patios which only have to meet the criteria for June and Sept).



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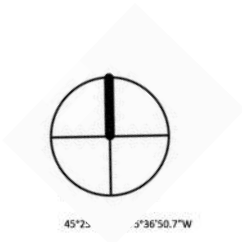
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