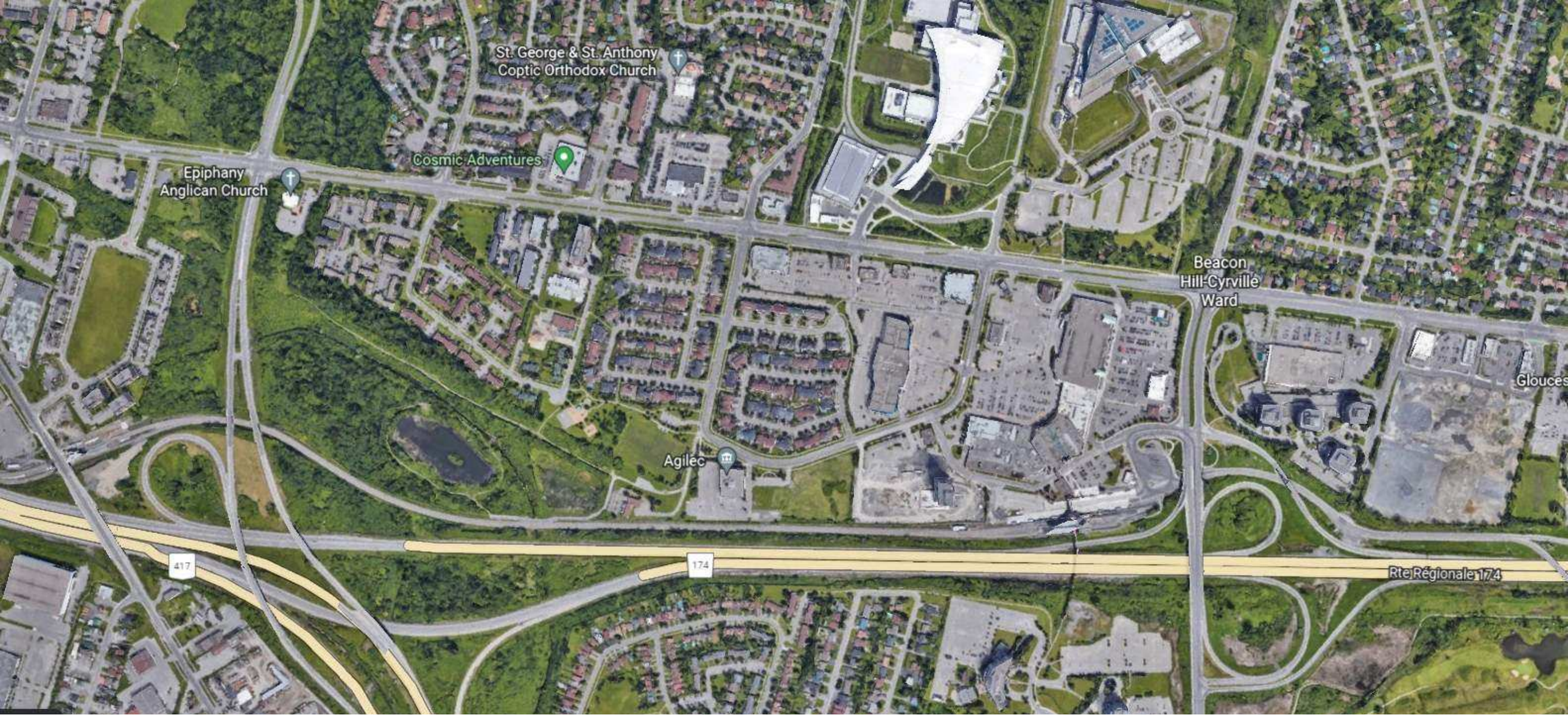


2000 CITY PARK DRIVE

SHADOW ANALYSIS | GLOUCESTER, ON

JULY 16, 2025 | 13048

NEUF COLONNADE BRIDGEPORT NOVATECH

ROOF HEIGHTS - SHADOW IMPACT STUDY

AS OF RIGHT ZONING HEIGHT LIMIT

PROPOSED ROOF HEIGHTS

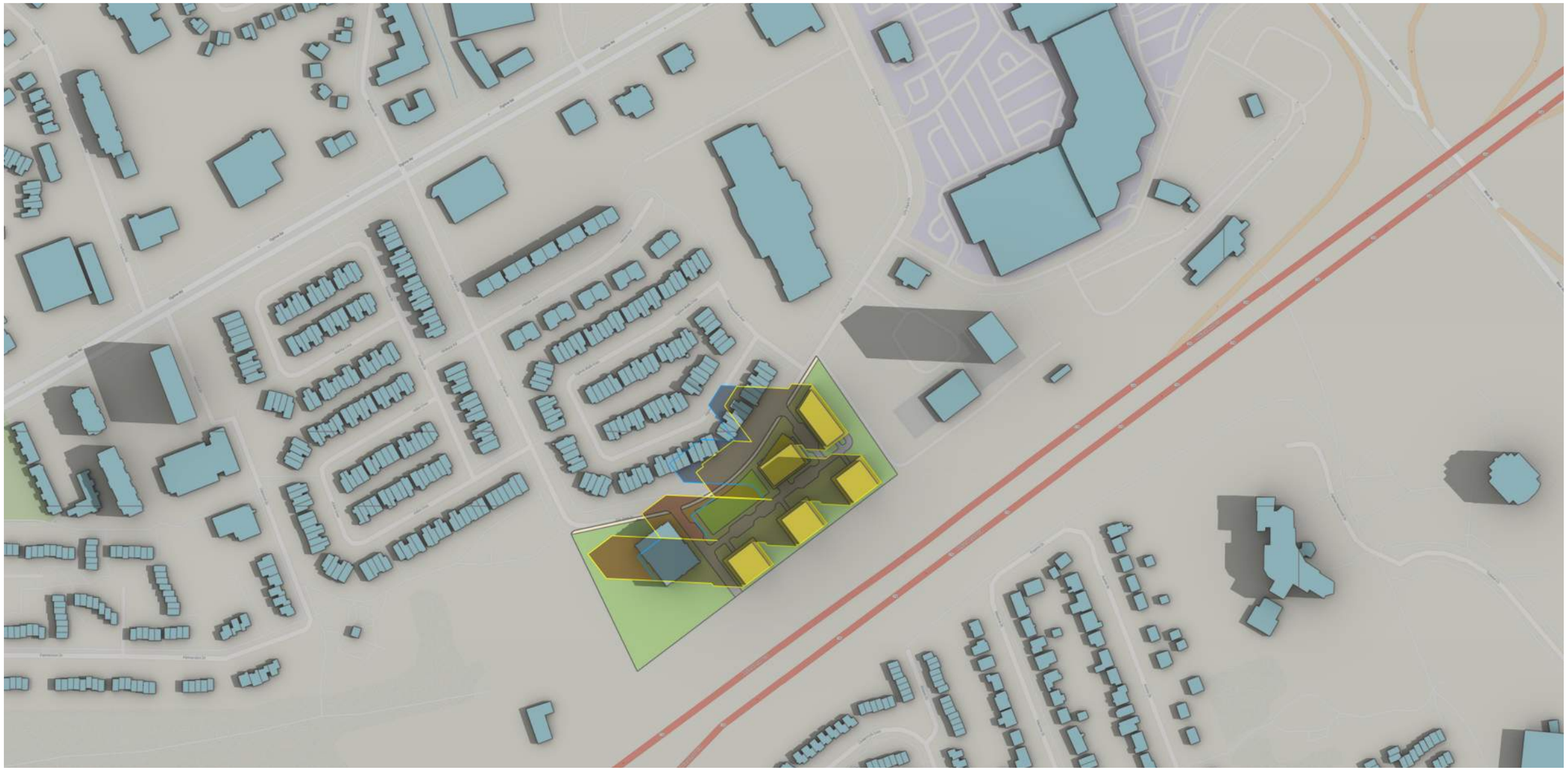
DESCRIPTION

The shadow study demonstrates impacts on the public areas (parks) and neighboring buildings as signifactly 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 enviroment.

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

0m 10m 50m

SUMMER SOLSTICE
- JUNE -



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- PROPOSED SHADOW OUTLINE
- AS OF RIGHT SHADOW OUTLINE
- NEW NET SHADOW
- PROPOSED DEVELOPMENT
- PUBLIC SPACES

PREPARED BY:

NEUF
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2024-02-19

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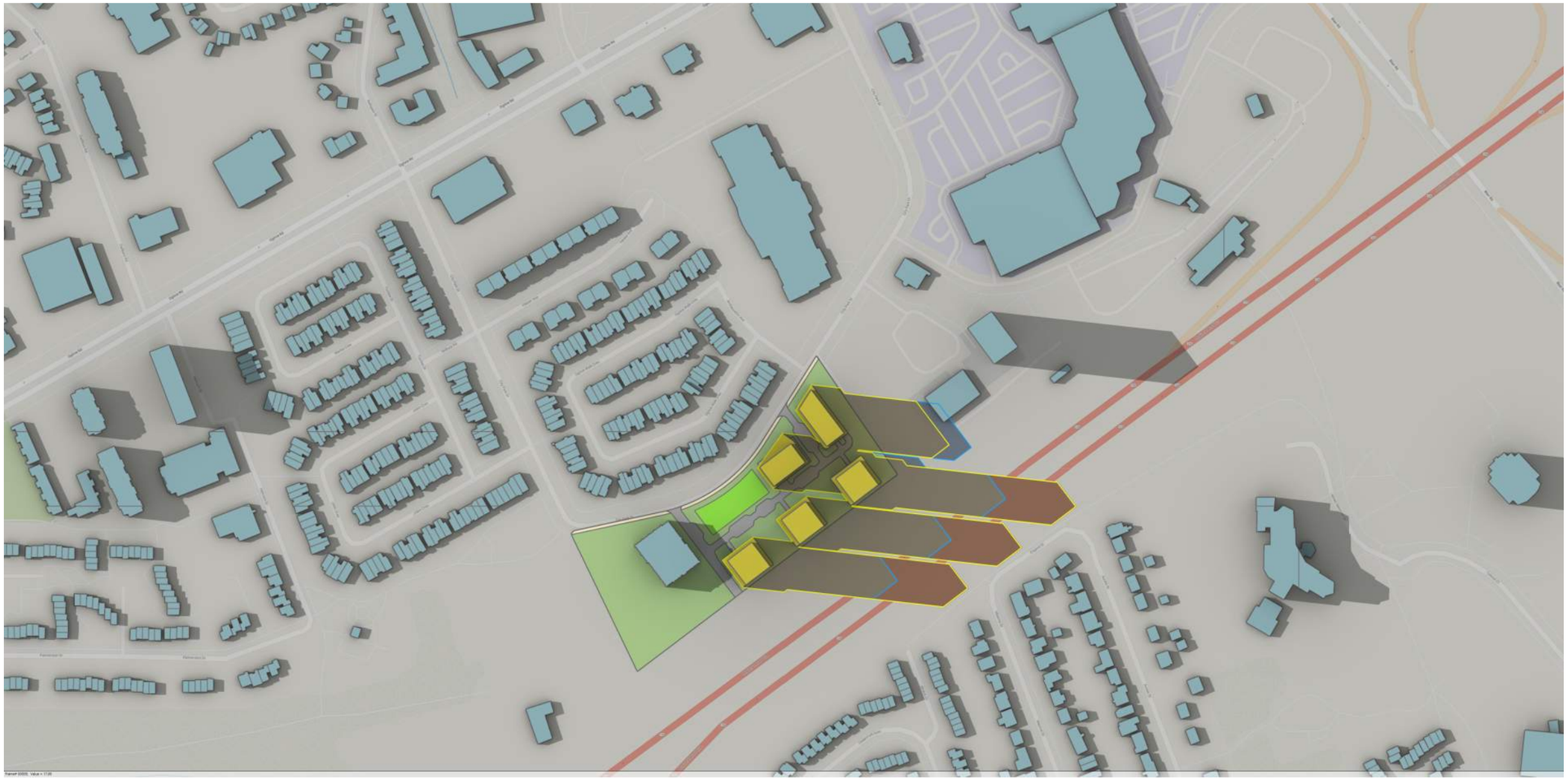

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AUTUMN EQUINOX

- SEPTEMBER -

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WINTER SOLSTICE

- DECEMBER -

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