



July 2, 2025 *via email*

City of Ottawa
Planning Infrastructure and Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1
Attention Nastassia Pratt, Planner I

Re: **627 Kirkwood Ave.**
New Development
Design Brief

SHADOW STUDY

This sun study has been prepared by Architects DCA for 627 Kirkwood Avenue following the guidelines provided by the City of Ottawa.

The site's I1A Minor Institutional zoning provides an as-of-right building mass height of 15m which has been used to provide the baseline shadow affect for developments on this property. The proposed development is requesting a minor variance to permit an additional 2 residential stories and accessible roof terrace for a roof height of 19.5m above the residential units, and 24m at the rooftop amenity space. The proposed massing includes setbacks on upper floors as well as providing an angular plane as illustrated in the sections included in this design brief to reduce the shadow impact on surrounding properties.

Test dates and times have been provided per the shadow analysis criteria for a mid-rise building seeking a modest increase in height and/pr massing and provide 2 hour increments in the following ranges: June 21st, 8am-8pm; September 21st, 8am-6pm, and December 21st, 9am-3pm.

As indicated on the shadow study diagrams, the site is located at 45°23'13.6"N 75°44'30.4"W which has been used to accurately depict the path of shadows across the surrounding properties at three key dates throughout the year.

This property is located on the eastern side of Kirkwood Avenue; impact across the public realm and sidewalks is limited to a small portion of road between 8am and 10am along the designated Minor Corridor as shown in all three test dates. The next nearest shadow sensitive public area would be the public park and playing fields of Hampton Park to the east and the Hampton Park Plaza to the south which are untouched by the shadows cast from the proposed massing.

There are no public amenity areas captured within the range of the proposed massing's cast shadow and no school yards, public outdoor pools, daycare outdoor play areas, communal private rooftop patios or those communal areas associated with commercial and employment areas.

There is a modest increase of shadow coverage along Westview Avenue, however this increase occurs in a neighbourhood with existing tree canopy of new and mature trees which reduces any additional impact

caused by the sought variance along this avenue. Residential private amenity space in this area will already be affected by the as-right massing.

We trust that this information is of use to you and satisfies the City's Terms of Reference regarding shadow study assessments.

Toon Dreesen, Architect, OAA, FRAIC, AIA, LEED AP

President

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2025-07-10

SUN STUDY - JUNE 21

SITE LOCATED
45°23'13.6"N 75°44'30.4"W

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

8 AM



10 AM



12 PM



2 PM



4 PM



6 PM



8 PM [DUSK]



SUN STUDY - SEPTEMBER 21

SITE LOCATED
45°23'13.6"N 75°44'30.4"W

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



8 AM



10 AM



12 PM



2 PM



4 PM



6 PM [DUSK]



SUN STUDY - DECEMBER 21

SITE LOCATED
45°23'13.6"N 75°44'30.4"W

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

9 AM



11 AM



1 PM



3 PM



4 PM [DUSK]

