



October 3, 2025 *via email*

City of Ottawa
Planning Infrastructure and Economic Development
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1
Attention Tess Peterman, Planner I
Wendy Tse, Planner II

Re: **1296-1300 Carling Ave.**
New Development
Design Brief

SHADOW STUDY

This sun study has been prepared by Architects DCA for 1296-1300 Carling Avenue following the guidelines provided by the City of Ottawa.

The site's AM10 S126, Table 185 and Schedule 126, zoning provides an as-of-right building mass height of 36.5m for approximately the first 40m from the front lot line identified as Area A, and 4.5m height for the remainder of the property identified as Area B. Additionally, a 7.5m setback from the rear lot-line residential Zones and has been used to provide the baseline as of right shadow for developments on this property. The proposed construction is seeking relief from this height limit in both Area A and Area B outlined in Schedule 126 to provide reasonable density to match similar developments in this area. Further details on the proposed can be found in the Design Brief for this project.

Test dates and times have been provided per the shadow analysis criteria for a high-rise building and provide 1-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°23'09.1"N 75°44'02.5"W which has been used to accurately depict the path of shadows across the surrounding properties at three key dates throughout the year as well as accounting for Daylight Savings Time.

This property is located on the Southern side of Carling Avenue; impact across the low-density residential zone to the east is limited to the late evening (7-8pm) in June, while the high-rise opposite shows most shadow impact during the September 4pm range, and December 3pm timeframe when any exterior amenity spaces would be closed seasonally. The next nearest shadow sensitive public area would be the public park and playing fields of Hampton Park to the north-east and the Westgate Shopping Centre to the north which is untouched by the shadows cast from the proposed massing. The effect on Westgate as a commercial area is primarily on parking areas within the site. Some redevelopment may occur on this site, but current plans appear to demolish the majority of the shopping center and reinstate a new parking layout and tower located behind the existing Rythm Tower which would also fall outside the area of shadow impact for the proposed construction.

There is a modest increase of shadow coverage along Carling Avenue, however this increase is in line with neighbouring developments and expected coverage for increased densification per City objectives. Similar impact would occur with the as of right building height from Schedule 126 at 36.5m.

It should be noted that a proposed revision to zoning in this area has been tabled to create an H2 zoning region along Carling which includes the subject property, and such rezoning would increase the as of right building height beyond the proposed massing.

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

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

President

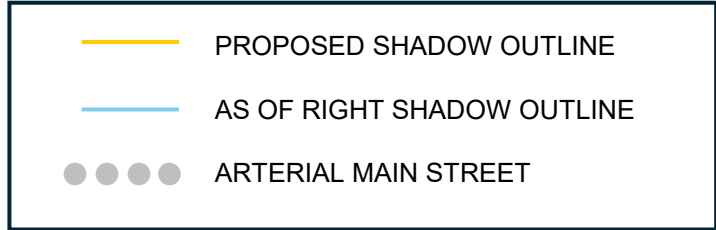
Architects DCA

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SUN STUDY – JUNE 21 EDT
1296-1300 CARLING AVENUE
SITE LOCATED
45°23'09.1"N 75°44'02.5"W



8 AM



9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



3 PM



4 PM



5 PM



6 PM



SUN STUDY – JUNE 21 EDT
1296-1300 CARLING AVENUE
SITE LOCATED
45°23'09.1"N 75°44'02.5"W

PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

ARTERIAL MAIN STREET

7 PM



8 PM



SUN STUDY – SEPT 21 EDT
1296-1300 CARLING AVENUE
SITE LOCATED
45°23'09.1"N 75°44'02.5"W

PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

ARTERIAL MAIN STREET

8 AM



9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



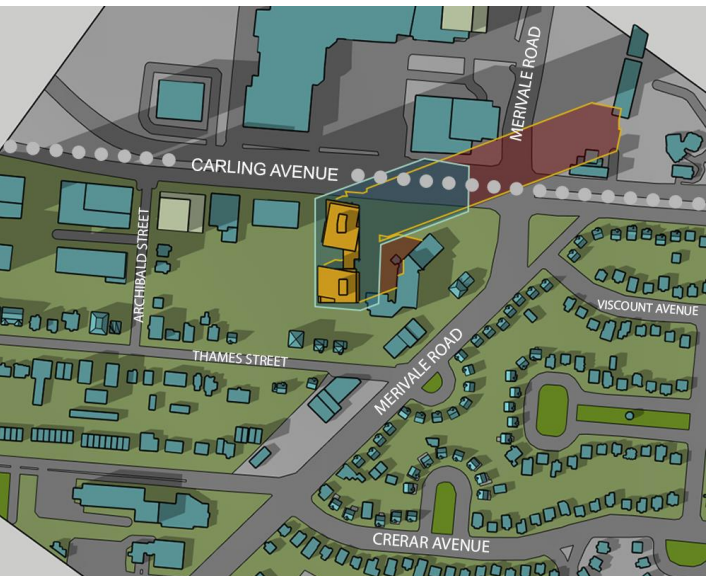
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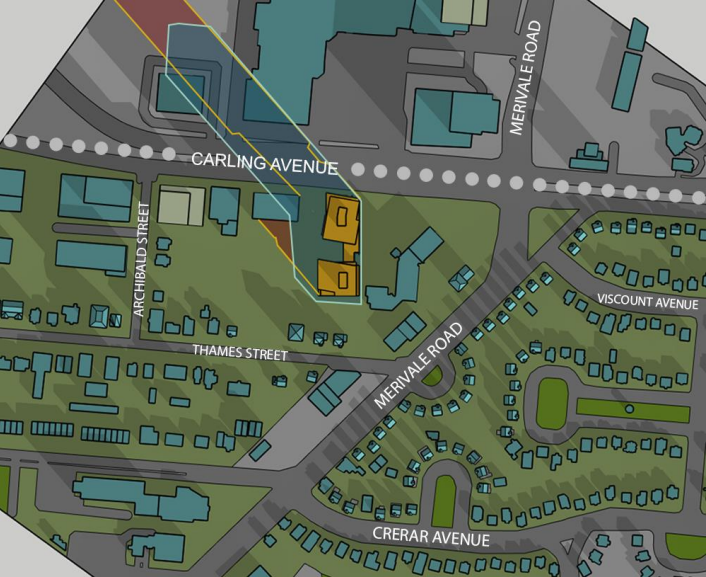
SUN STUDY – DEC 21
1296-1300 CARLING AVENUE
SITE LOCATED
45°23'09.1"N 75°44'02.5"W

PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

ARTERIAL MAIN STREET

9 AM



10 AM



11 AM



12 PM



1 PM



2 PM



3 PM

