

SUN/SHADOW STUDY

1546 Scott Street

Ottawa, ON

14-SEPT-2021

TREGBOV COGAN ARCHITECTURE

40 ST CLAIR AVENUE EAST

SUITE 303, TORONTO, ON M4T1M9

TEL: 647-352-3350

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1) INTRODUCTION

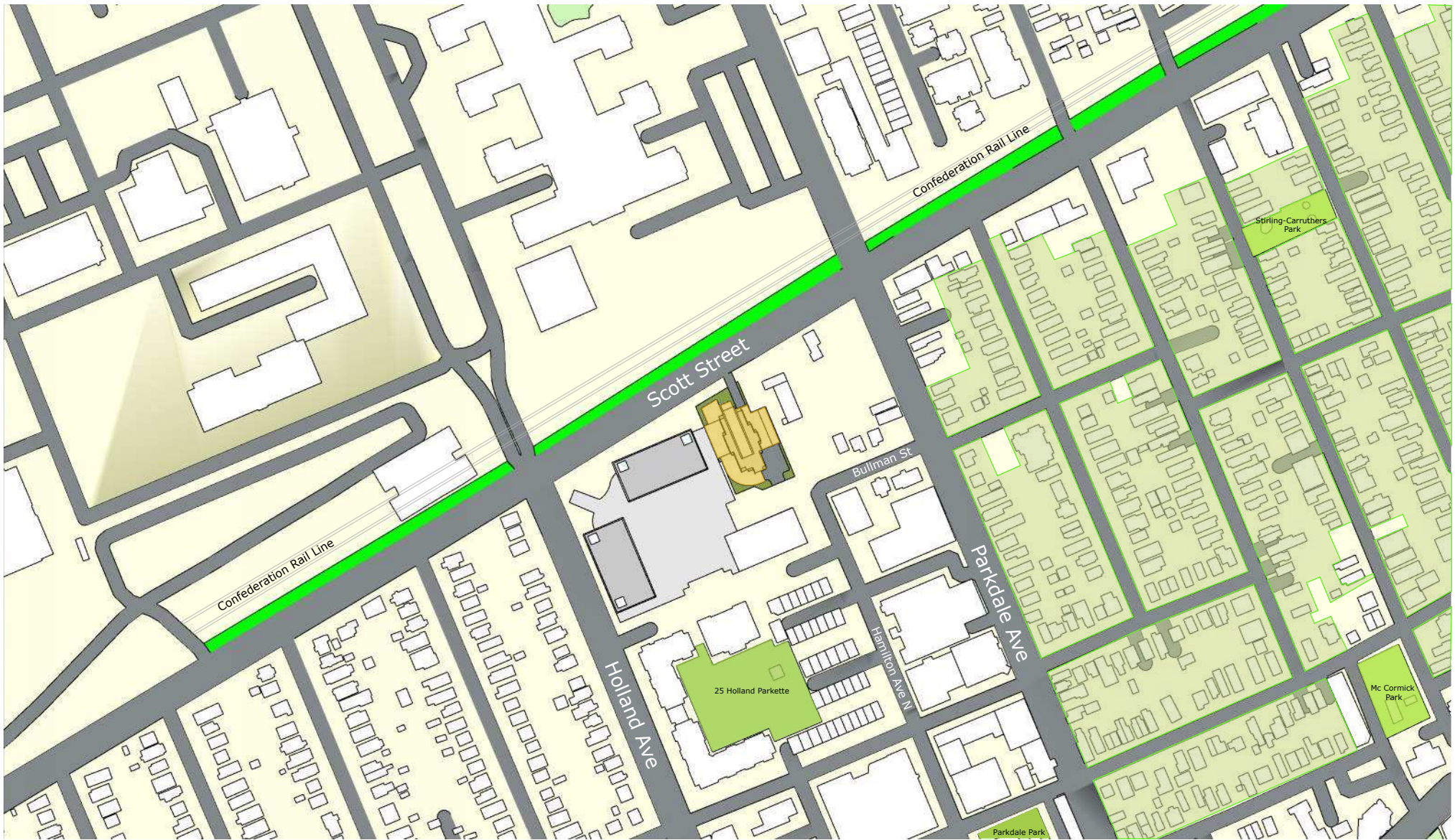
The proposed development is a 25 storey, 13,948 m² GFA mixed-use commercial and residential building located at 1546 Scott Street, Ottawa, ON. PT LT 3 and 4 (N of Bullman St), PT LT 3 and 4 (S of Scott St) RP 58 and PT LT 1290, 1292 and 1303 RP 157 City of Ottawa.

The shadow study was completed by staff at Tregebov Cogan Architecture and was supervised by practice principal Michael Cogan.

The reference bearing used for this development at 1546 Scott Street, Ottawa, was N58°27'00"E (survey from Fairhall Moffatt & Woodland Ltd. Jan 2020). The latitude used was 45°24'15"N and longitude used was 75°43'58"W.

The base plans for the studies were obtained using CADMapper and Google Earth.

Surrounding building heights were confirmed by using a 3m floor to floor height as a conservative value where CADmappers information was not available so as not to skew any of the shadow impact data.



Scale: 1:3500

1546 Scott St Ottawa, ON K1Y 4S8

Top View Shadow Study

Figure 1.1: Key Plan

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- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- Residential Private Outdoor Amenity Zone



3) ANALYSIS

3.1 Public Space

3.1. A Site 'A' – Confederation Rail Line (Open Space)

September 21

As shown in figures 2.1 to 2.11, the designated open space along the Confederation Rail Line and Scott Street is partially cast in shadow by the proposed development between the hours of 8am EDST to 3pm EDST. Less than 50% of the space is in cast shadow at any given time and does not cover a given area during the 5 hourly interval times during the September 21 test dates. Thus, the proposed development meets the criteria and recommendations outlined by the City of Ottawa.

3.2 Communal Amenity Areas

3.2. A Park 'A' – 25 Holland Ave. Park (Commercial Outdoor)

September 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of September 21. See figures 2.1 through 2.11.

December 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of December 21. See figures 3.1 through 3.7.

June 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of June 21. See figures 4.1 through 4.13.

3.2. B Park 'B' – 366 Parkdale Ave. (Parkdale Park and Playground)

September 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of September 21. See figures 2.1 through 2.11.

December 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of December 21. See figures 3.1 through 3.7.

June 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of June 21. See figures 4.1 through 4.13.

3.2.C Park 'C' – 294 Carruthers Ave. (McCormick Park and Playground)

September 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of September 21. See figures 2.1 through 2.11.

December 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of December 21. See figures 3.1 through 3.7.

June 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of June 21. See figures 4.4 through 4.8. A portion of the park is partially cast in shadow during the June 21 test date at 8pm EDST however this occurs outside of recommended hourly intervals. See figure 4.13. This criterion is being met.

3.2.D Park 'D' – 195 Carruthers Ave. (Stirling-Carruthers Park and Playground)

September 21

Within this shadow sensitive area no cast shadow from the proposed development has any impact on the given space for the test times of September 21. During this period the new net shadow does appear to be in close proximity of the park but does not cast shadow while transitioning between the 5pm EDST and 6pm EDST time intervals. See figures 2.10 and 2.11. See also appendix figure 6.5 .

December 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of December 21. See figures 3.1 through 3.7.

June 21

Within this shadow sensitive area, there is no cast shadow from the proposed development for the test times of June 21. See figures 4.1 through 4.13.

3.3 Traditional and Arterial Mainstreets

The sidewalks on Scott Street, Holland Avenue and Parkdale Avenue were analyzed on September 21. No other sidewalks with a traditional or arterial mainstreet designation within the captured study area were impacted by casted shadows from the proposed development during the required September 21 test dates.

3.3.1 Scott Street Sidewalks

September 21

North Sidewalk:

As shown on drawings 2.1 to 2.11, the proposed development casts a shadow onto Scott Street and the accompanied sidewalks between the hours of 8am EDST and 3pm EDST. During this period of study, the new net shadow does not cover any one spot of the opposite side (north) of Scott Streets sidewalks for any more than 3 consecutive hourly test times. This criterion is being met. Beyond the 3pm EDST test time the proposed development does not impact Scott Street and its sidewalks during the September 21 test times. This analysis is supported by appendix diagrams 6.1 to 6.4, illustrating 3 hour interval shadow overlays of the September 21 test dates.

3.3.2 Holland Avenue Sidewalks

September 21

West Sidewalk:

As shown in drawings 2.1 to 2.11, the proposed development has no cast shadow on Holland Avenue and its sidewalks.

3.3.3 Parkdale Avenue Sidewalks

September 21

East Sidewalk:

As shown on drawings 2.1 to 2.11, the proposed development casts shadow onto Parkdale Avenue and the accompanied sidewalks between the hours of 3pm EDST and 6pm EDST. During this period of study, the new net shadow does not cover any one spot of the opposite side (east) of Parkdale Avenues sidewalks for any more than 3 consecutive hourly test times. This criterion is being met. Prior to the 3pm

EDST test time the proposed development does not impact Parkdale Avenue and its sidewalks during the September 21 test times. This analysis is supported by appendix diagrams 6.5, illustrating 3 hour interval shadow overlays of the September 21 test dates.

3.4 Ground Level Residential Private Outdoor Amenity Space

The ground level residential private outdoor amenity spaces have been analyzed for the September 21 and June 21 test dates. This shadow sensitive area of study examines the neighboring areas to the east of the proposed development that will be impacted between Parkdale Avenue, eastward to Carruthers Avenue. These zones are identified in the key plan (figure 1.1), refer to legend.

3.4.1 Parkdale Ave, Pinehurst Ave, Hinchey Ave and Carruthers Ave

September 21

As shown in drawings 2.9 to 2.11, the new net shadow of the proposed development cast a shadow on the neighboring ground level residential private outdoor amenity spaces between the hours of 4pm EDST and 6pm EDST. While this casted shadow does fall within the no impact zone of some of these spaces, the shadow does not persist in any one spot for more than 2 consecutive hourly test times during the September 21 test dates. This can be confirmed by referencing the appendix figure 6.5 that illustrates that this criterion is being met.

June 21

As shown in drawings 4.10 to 4.13, the new net shadow of the proposed development casts a shadow on the neighboring ground level residential private outdoor amenity spaces between the hours of 6pm EDST and 8pm EDST. While this casted shadow does fall within the no impact zone of these spaces, the shadow does not persist in any one spot for more than 2 consecutive hourly test times during the June 21 test dates. This can be confirmed by referencing appendix figures 6.6 to 6.9 that illustrates that this criterion is being met.

4) CONCLUSION

As demonstrated in the drawings ranging from 2.1 to 4.13, 6.1 to 6.9, and the supporting analysis of studies 3.1 Public Space, 3.2 Communal Amenity Areas, 3.3 Traditional and Arterial Mainstreets and 3.4 Ground Level Residential Private Outdoor Amenity Space – it is evident that the proposed development has a minimal shadow impact upon adjacent lands. Moreover, these impacts meet the City of Ottawa’s shadow study criteria.

The public realm of open space along Scott Street and the Confederation Rail Line is not significantly impacted by the new net shadow of the proposed development. The cast shadow does not result in an average of 50% of any of this public space being cast in shadow for 5 or more hourly intervals during the September 21 test dates.

In analyzing the Communal Amenity area of study, it was determined that the new net shadow of the proposed development does not have any impact on these shadow sensitive areas. The proposed development does not affect the criteria of allowing for an average of 50% of any communal amenity being exposed to sun light during two consecutive hourly interval times between 11am and 3pm within the September 21 and June 21 test dates.

The analysis of the Traditional and Arterial Mainstreets indicated that the most significant shadow impacts occur along the Scott Street and Parkdale Avenue, while Holland Avenue receives no shadow impact. Additionally, the shadows casted on the impacted streets and the sidewalks meets the required criteria, in not casting a shadow in one given spot for more 3 consecutive hourly test time during the September 21 test dates.

Lastly, the Ground Level Residential Private Outdoor Amenity Space analysis illustrates the impact of the proposed developments shadow on the neighboring residential private outdoor amenity space during the September 21 and June 21 test dates. While the shadows do cover some of the no impact zones, no one zone is cast in shadow for more than 2 consecutive hourly test times during the specified test dates.



Scale: 1:3500
Test Date: Sept 21
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Top View Shadow Study

Figure 2.1: Test Time 8AM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

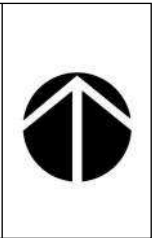
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Top View Shadow Study

Figure 2.2: Test Time 9AM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Sept 21

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Top View Shadow Study

Figure 2.3: Test Time 10AM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

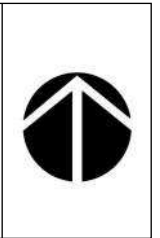
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Top View Shadow Study

Figure 2.4: Test Time 11AM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

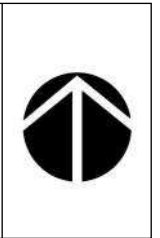
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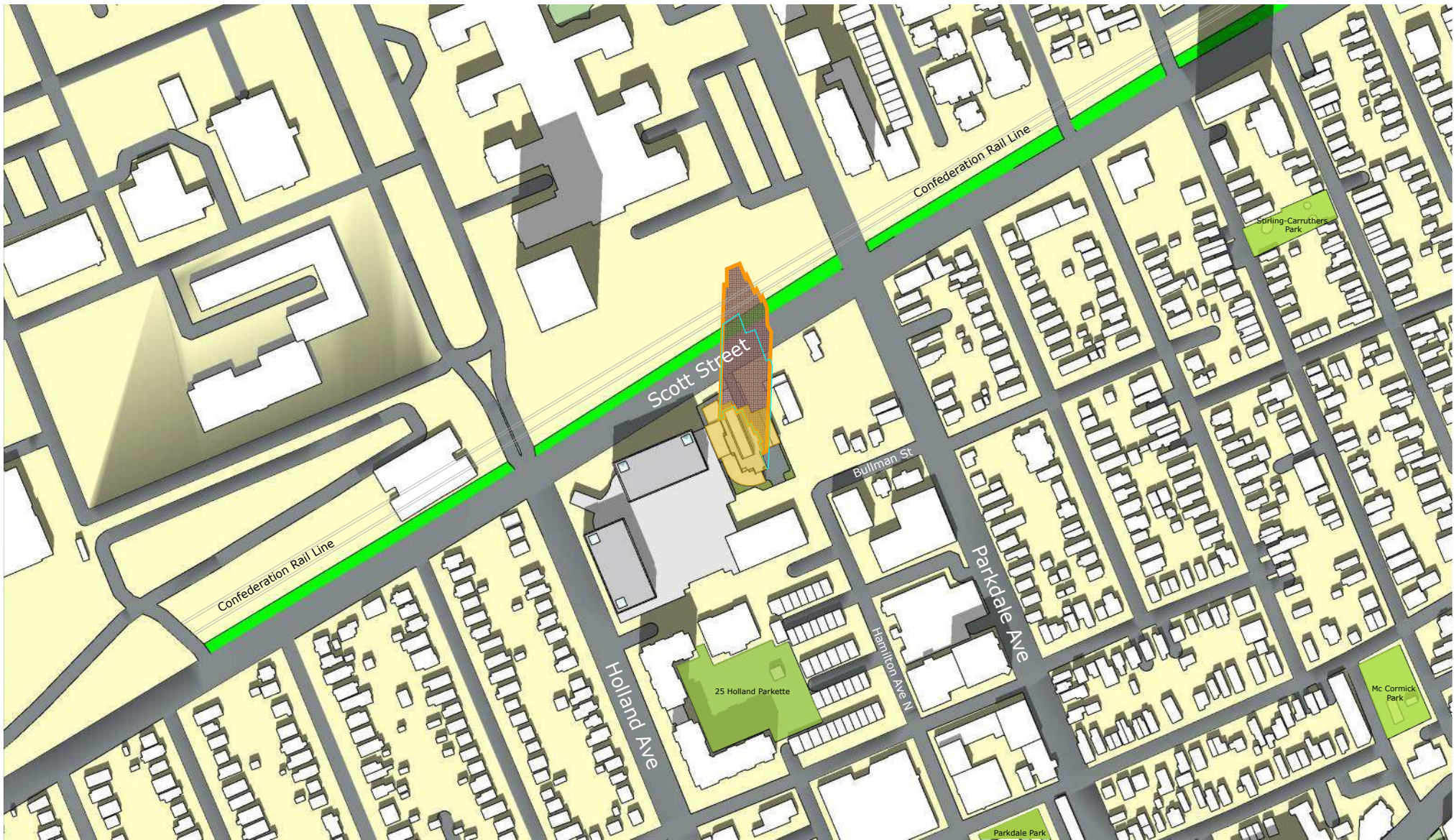
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Top View Shadow Study

Figure 2.5: Test Time 12PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

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Top View Shadow Study

Figure 2.6: Test Time 1PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
Test Date: Sept 21
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Top View Shadow Study

Figure 2.7: Test Time 2PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Sept 21

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Top View Shadow Study

Figure 2.8: Test Time 3PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

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Top View Shadow Study

Figure 2.9: Test Time 4PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: Sept 21

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Top View Shadow Study

Figure 2.10: Test Time 5PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
Test Date: Sept 21
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Top View Shadow Study

Figure 2.11: Test Time 6PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Dec 21

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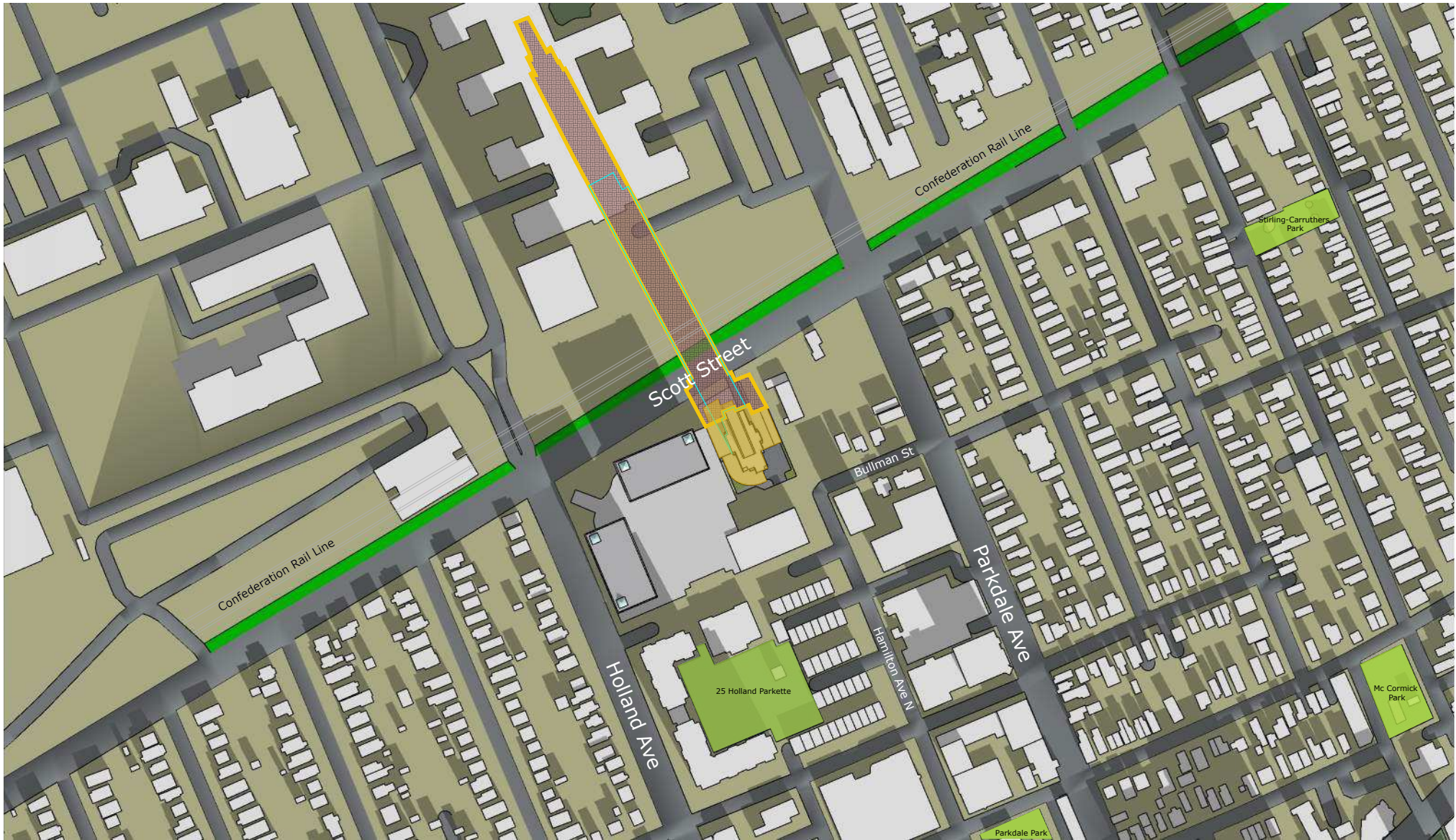
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Top View Shadow Study

Figure 3.1: Test Time 9AM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
Test Date: Dec 21
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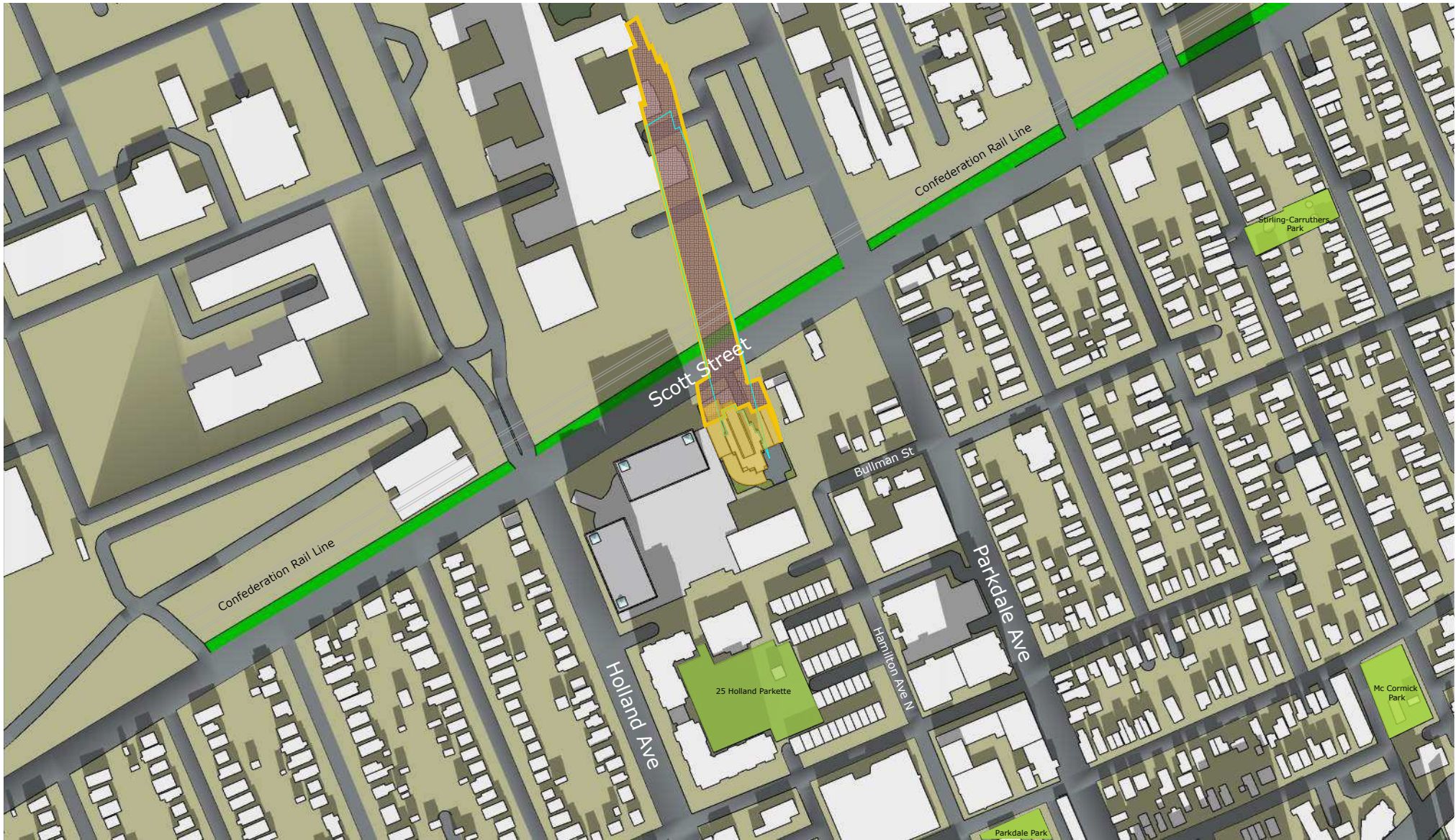
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Top View Shadow Study

Figure 3.2: Test Time 10AM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Dec 21

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Top View Shadow Study

Figure 3.3: Test Time 11AM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
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- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Dec 21

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Top View Shadow Study

Figure 3.4: Test Time 12PM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
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Top View Shadow Study

Figure 3.5: Test Time 1PM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: Dec 21

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Top View Shadow Study

Figure 3.6: Test Time 2PM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

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Top View Shadow Study

Figure 3.7: Test Time 3PM EST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500

Test Date: June 21

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Top View Shadow Study

Figure 4.1: Test Time 8AM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





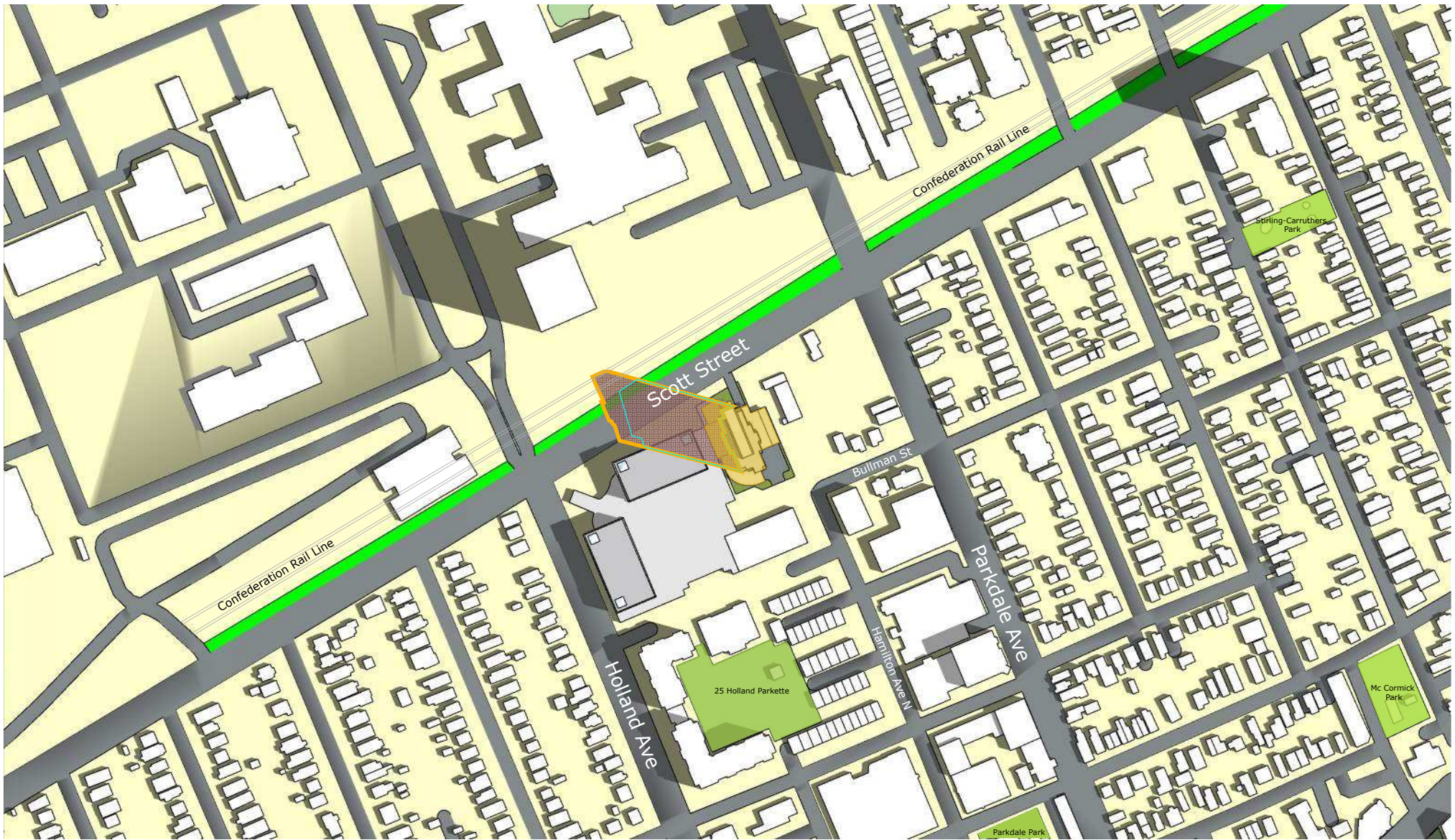
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1546 Scott St Ottawa, ON K1Y 4S8
 Top View Shadow Study
Figure 4.2: Test Time 9AM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: June 21

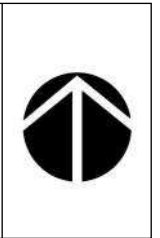
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Top View Shadow Study

Figure 4.3: Test Time 10AM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
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- New Net Shadow





Scale: 1:3500
 Test Date: June 21

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Top View Shadow Study

Figure 4.4: Test Time 11AM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: June 21

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Top View Shadow Study

Figure 4.5: Test Time 12PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
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- New Net Shadow





Scale: 1:3500

Test Date: June 21

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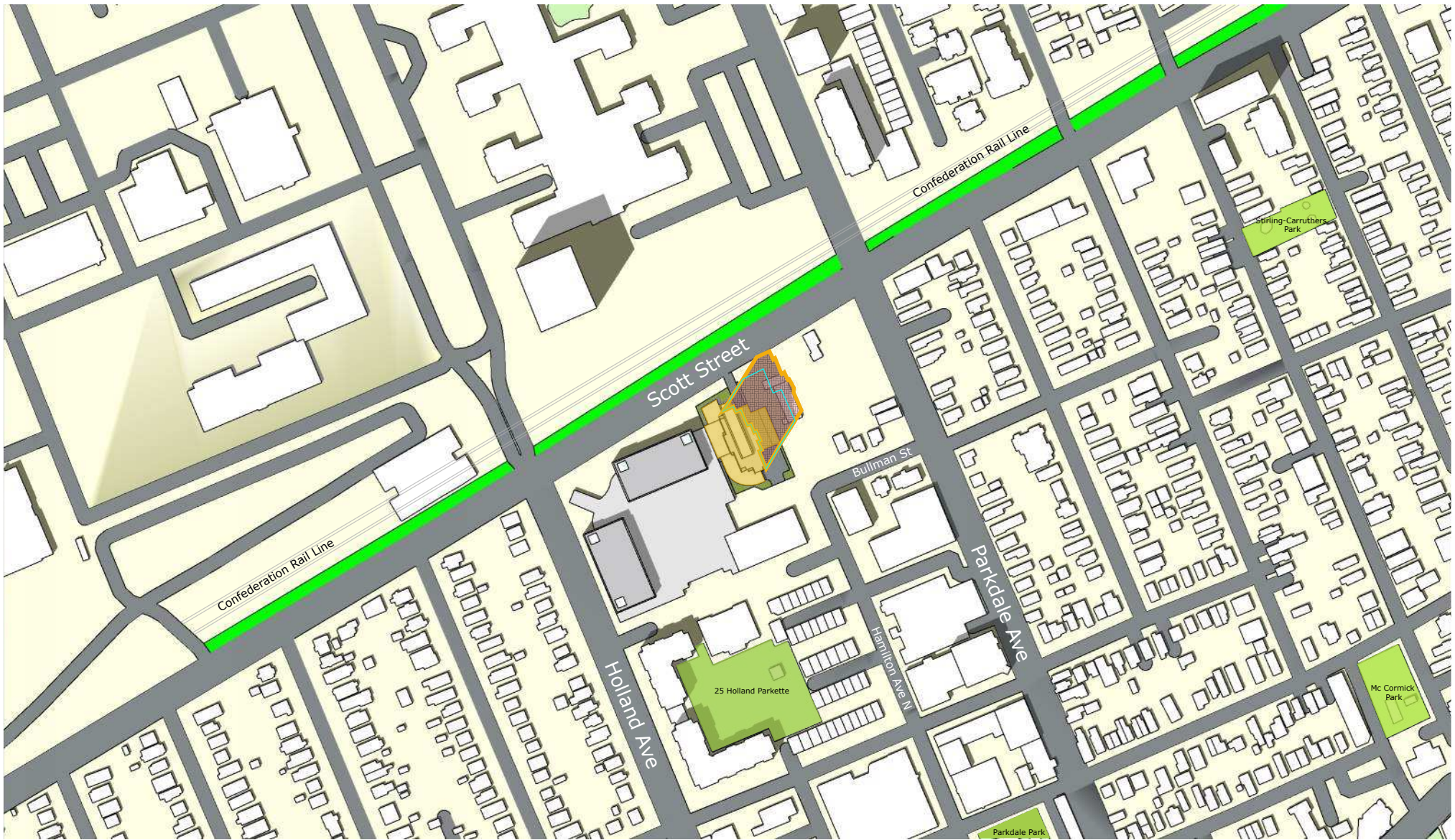
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Top View Shadow Study

Figure 4.6: Test Time 1PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
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- New Net Shadow





Scale: 1:3500
Test Date: June 21
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Top View Shadow Study

Figure 4.7: Test Time 2PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow






Scale: 1:3500
 Test Date: June 21

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Top View Shadow Study

Figure 4.8: Test Time 3PM EDST

-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow





Scale: 1:3500

Test Date: June 21

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Top View Shadow Study

Figure 4.9: Test Time 4PM EDST

- Proposed Shadow Outline
- As of Right Shadow Outline
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Scale: 1:3500

Test Date: June 21

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Top View Shadow Study

Figure 4.10: Test Time 5PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: June 21

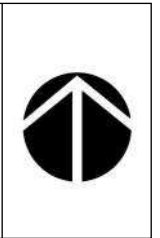
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Top View Shadow Study

Figure 4.11: Test Time 6PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
 Test Date: June 21

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Top View Shadow Study

Figure 4.12: Test Time 7PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Scale: 1:3500
Test Date: June 21
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Top View Shadow Study

Figure 4.13: Test Time 8PM EDT

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow



3) APPENDIX



Figure 5.1: Roof Heights of Proposed Building

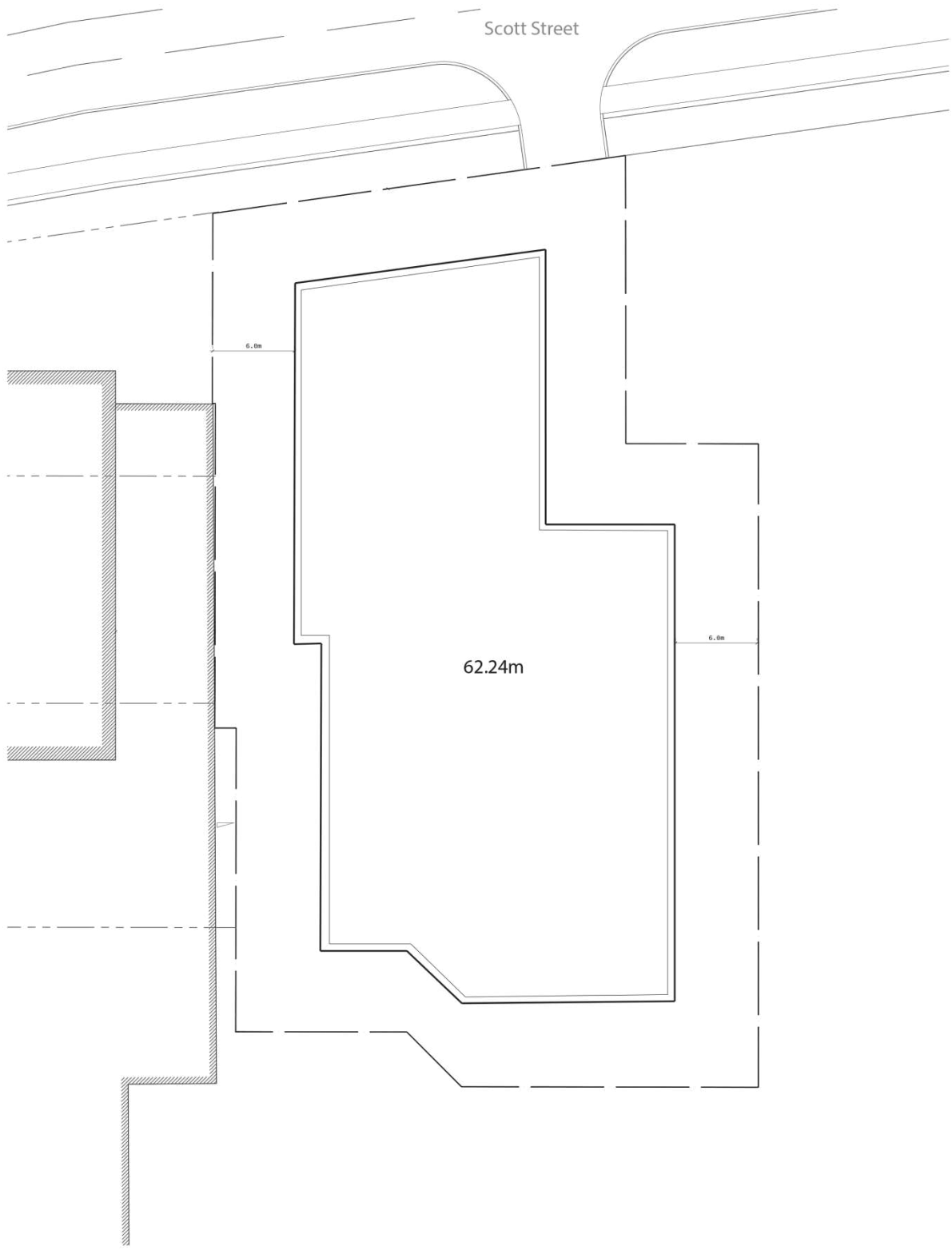
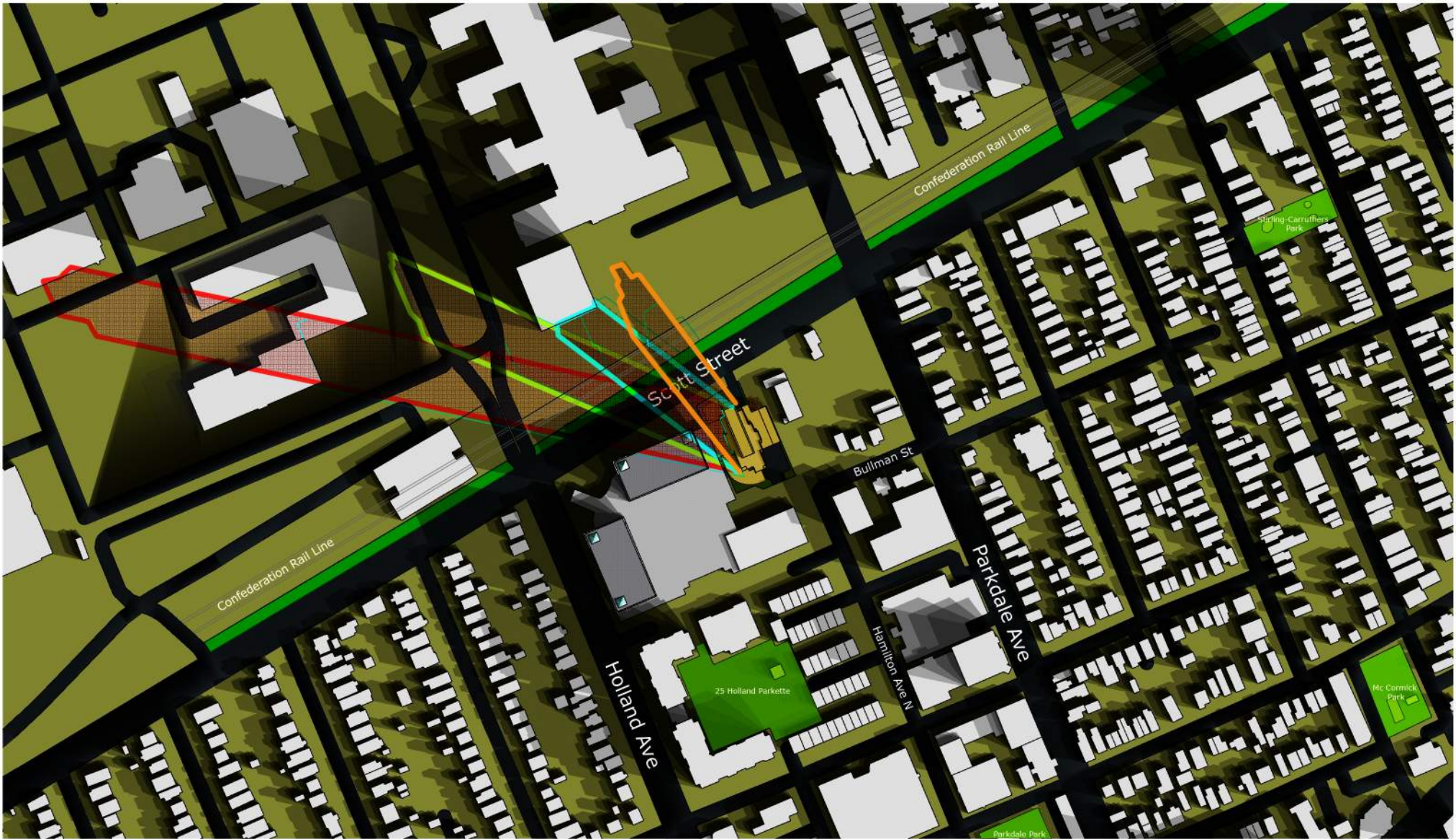


Figure 5.2: Roof Heights of As-of-Right Building



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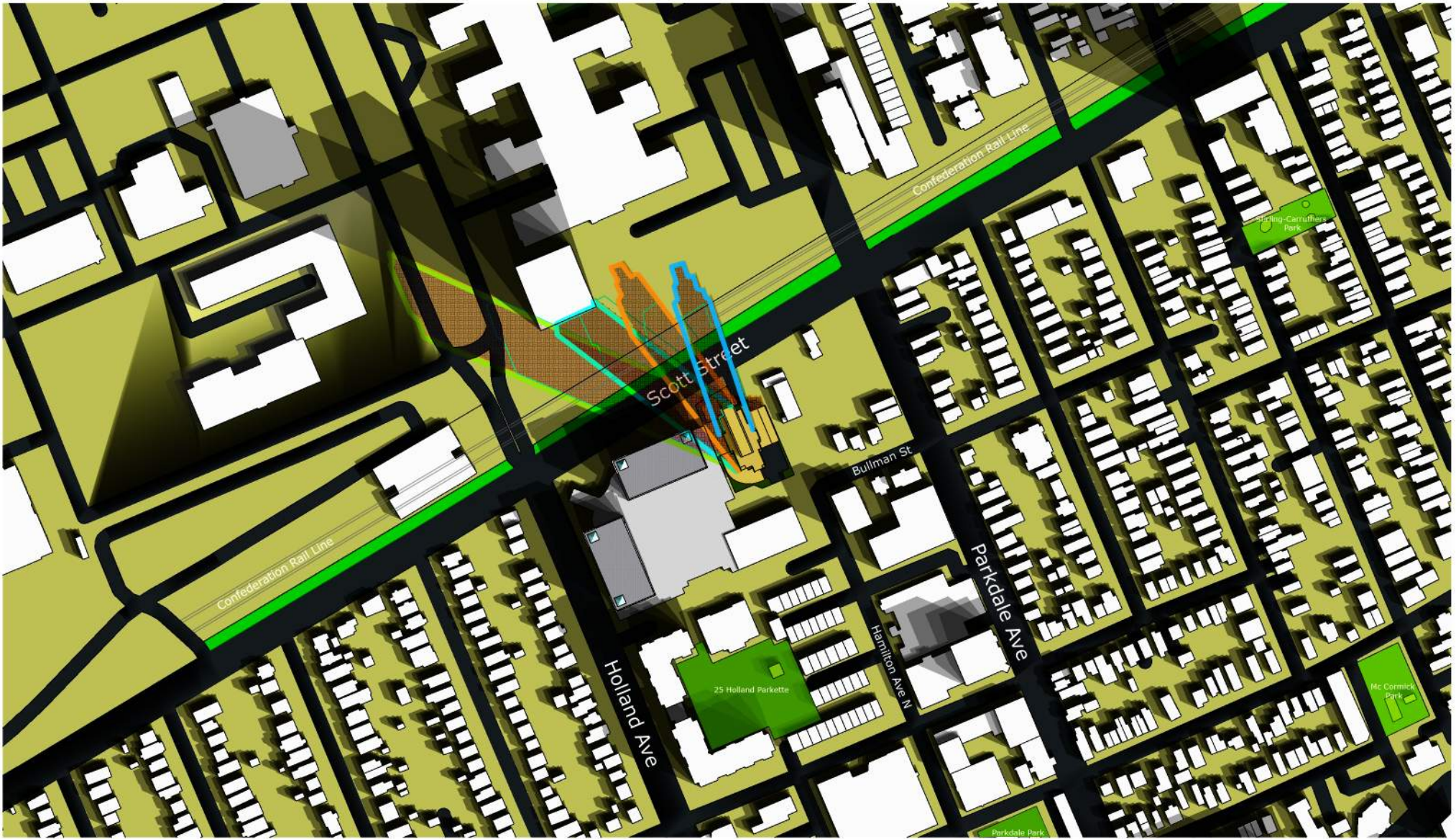
1546 Scott St Ottawa, ON K1Y 4S8

Top View Shadow Study

**Figure 6.1: Scott Street Sidewalk
 Overlay 8am EDST to 11am EDST**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





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Top View Shadow Study

**Figure 6.2: Scott Street Sidewalk
 Overlay 9am EDST to 12pm EDST**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: Sept 21

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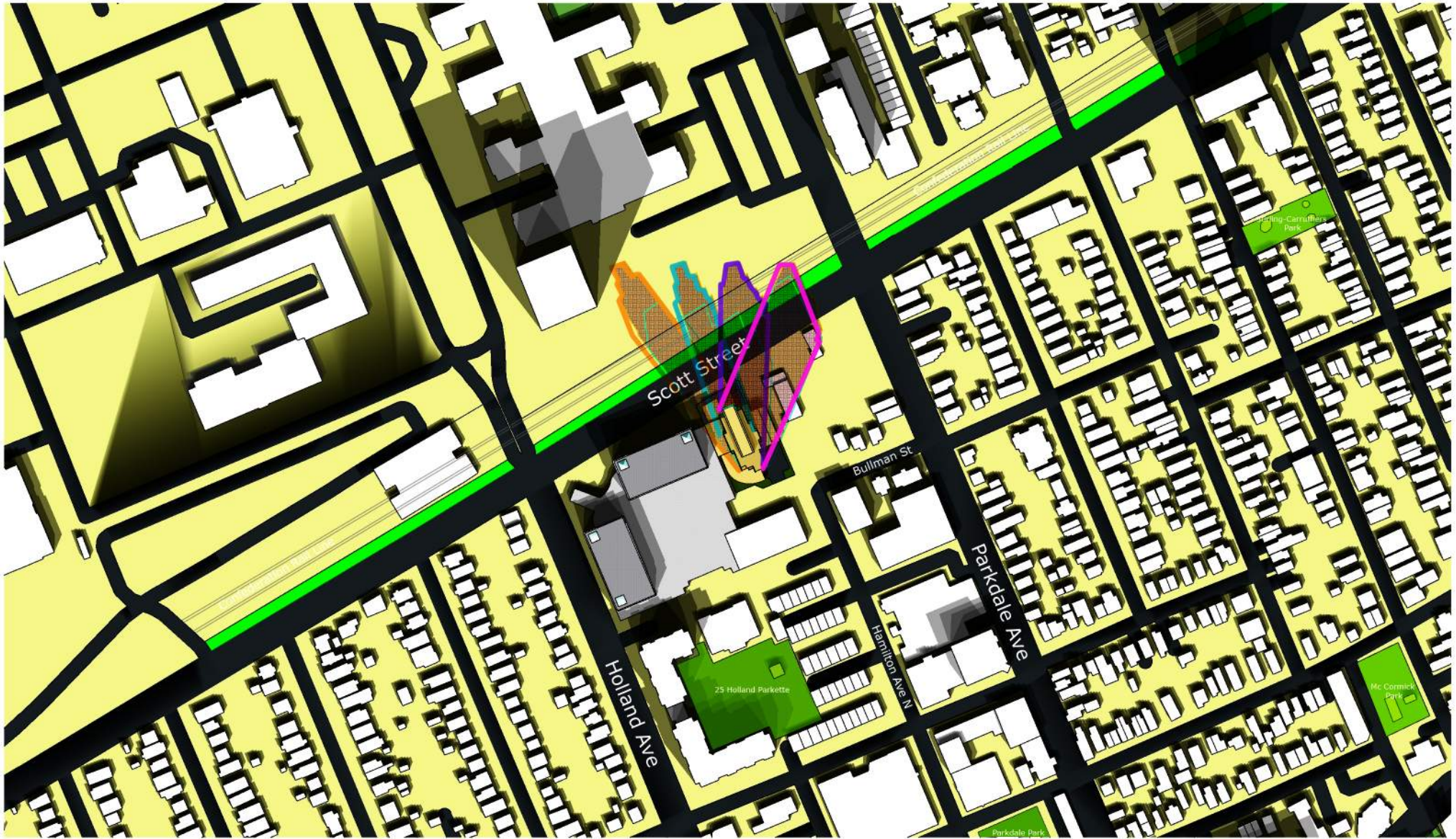
1546 Scott St Ottawa, ON K1Y 4S8

Top View Shadow Study

**Figure 6.3: Scott Street Sidewalk
 Overlay 10am EDST to 1pm EDST**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: Sept 21

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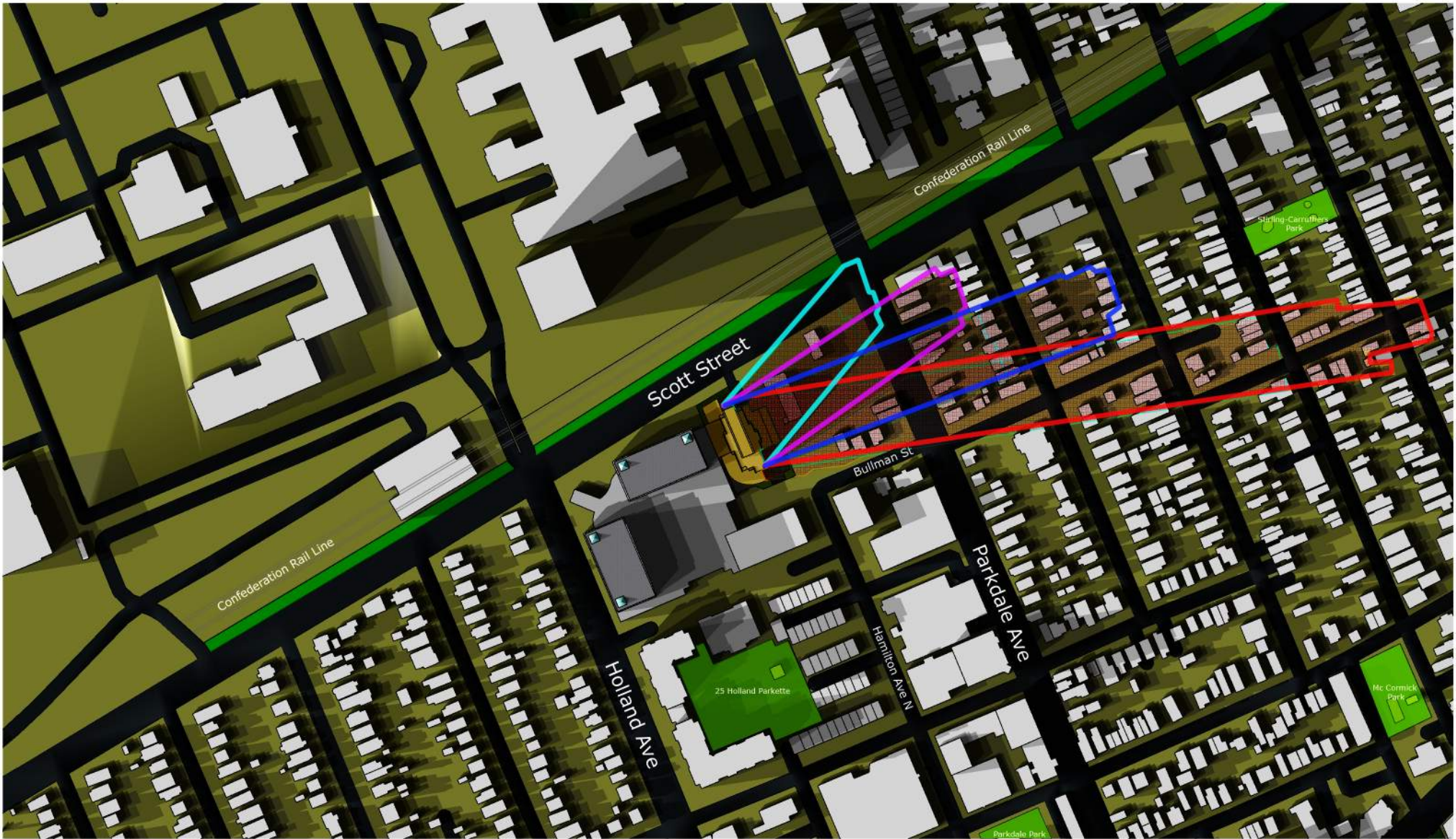
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Top View Shadow Study

**Figure 6.4: Scott Street Sidewalk
 Overlay 11am EDST to 2pm EDST**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: Sept 21

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Top View Shadow Study

**Figure 6.5: Parkdale Ave Sidewalk
 Overlay 3pm EDST to 6pm EDST**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: June 21








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Top View Shadow Study

**Figure 6.6: Private Outdoor
 Amenity Overlay 2pm EDST to 5pm**

-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow





Test Date: June 21

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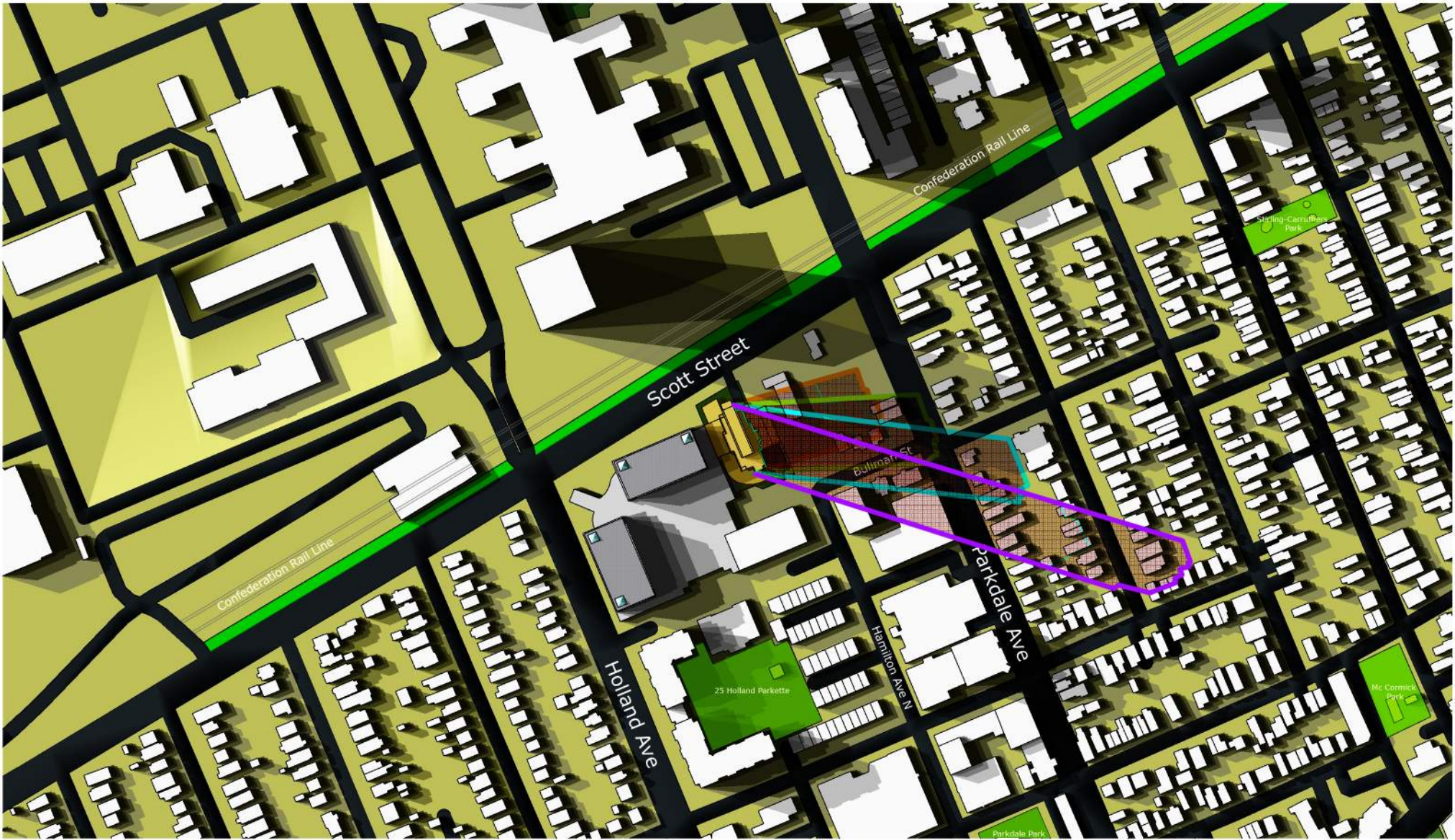
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Top View Shadow Study

**Figure 6.7: Private Outdoor
 Amenity Overlay 3pm EDST to 6pm**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: June 21

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Top View Shadow Study

**Figure 6.8: Private Outdoor
 Amenity Overlay 4pm EDST to 7pm**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow





Test Date: June 21

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Top View Shadow Study

**Figure 6.9: Private Outdoor
 Amenity Overlay 5pm EDST to 9pm**

- Proposed Shadow Outline
- As of Right Shadow Outline
- Traditional Main Street
- Proposed Development
- Public Spaces
- Communal Amenity Areas
- New Net Shadow

