



# SHADOW ANALYSIS

## 3055 Richmond Road - Low Rise Residential Building Proposal 2023-01-10

client  
Azul Designs | 2277 Prospect Aveune, Ottawa ON

architect  
unPoised Architecture INC | 5-16 Sweetland Avenue | Ottawa ON

### INTRODUCTION

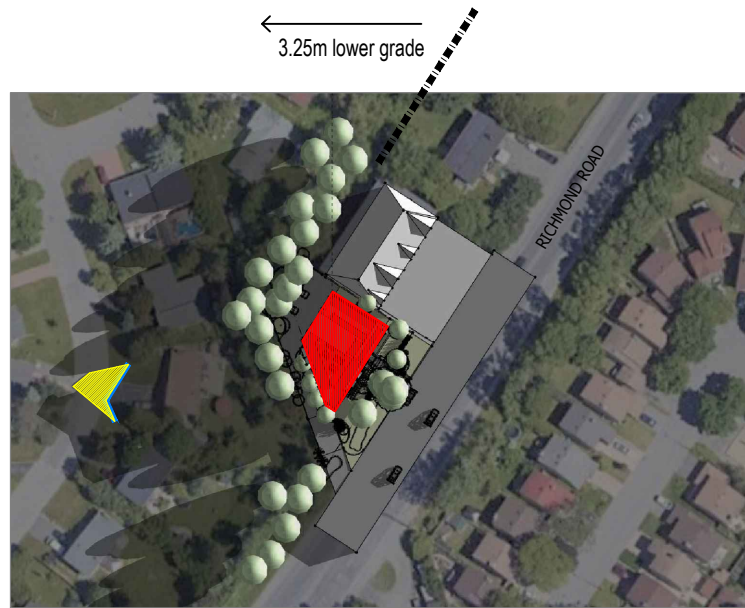
This Shadow Analysis is part of a larger submission in support of a Major By-law Amendment and Site Plan Control Submission for a new 4 storey multi-unit residential building. The contents and format of this analysis is modelled after the City of Ottawa's Draft Terms of Reference for Shadow Analysis.

### AS OF RIGHT HEIGHT AND MASSING

Images showing the as-of-right shadow line are based on the current zoning by-law R1GG which allows a building height of 8m, rear yard setback of 7.5m and side yard setbacks of 3.6m collectively (with one yard not less than 1.2m)

### SUMMARY OF FINDINGS

- except for a few occasions the existing mature trees in the rear and south side of the property impact shadow with the summer leaves more so than the new building.
- the as-of-right zoning by-law permits a building that has less of a rear yard setback than the proposal and in some cases the new building is impacting less shadow than what could be built within the current zoning by-law.



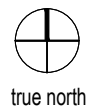
june 21 | 08 am



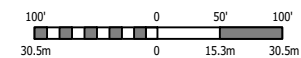
june 21 | 10 am

NEW NET SHADOW  
WITHIN SHADOW  
OF TREES

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



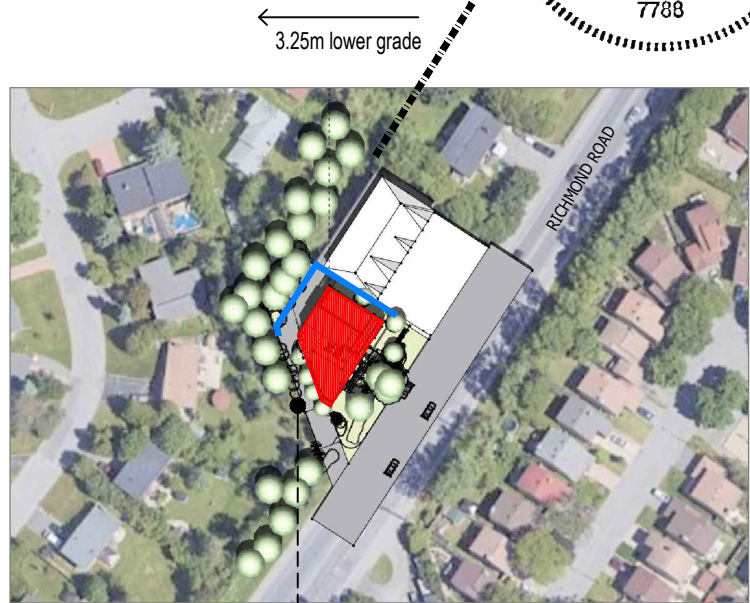
**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal





june 21 | 12 pm

NEW NET SHADOW  
WITHIN SHADOW  
OF TREES

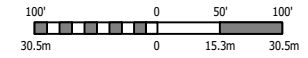


june 21 | 02 pm

MINUS NET  
SHADOW -  
CURRENT ZONING  
PERMITS LESS  
SETBACKS

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow

**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal



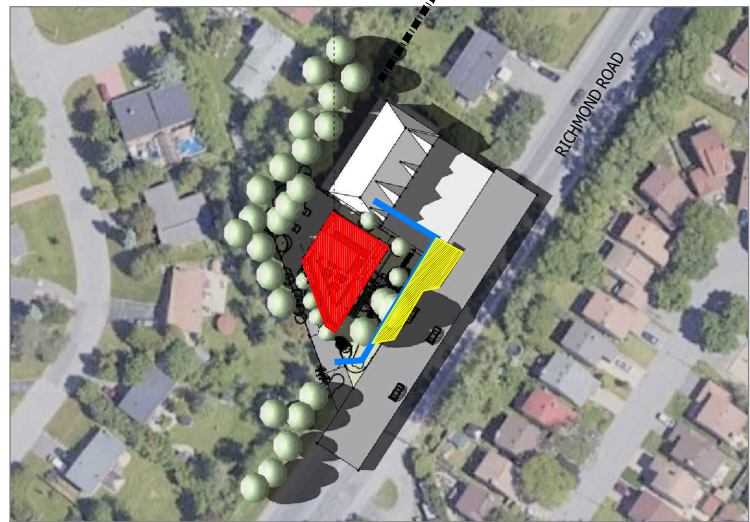


← 3.25m lower grade



June 21 | 04 pm

← 3.25m lower grade



June 21 | 06 pm

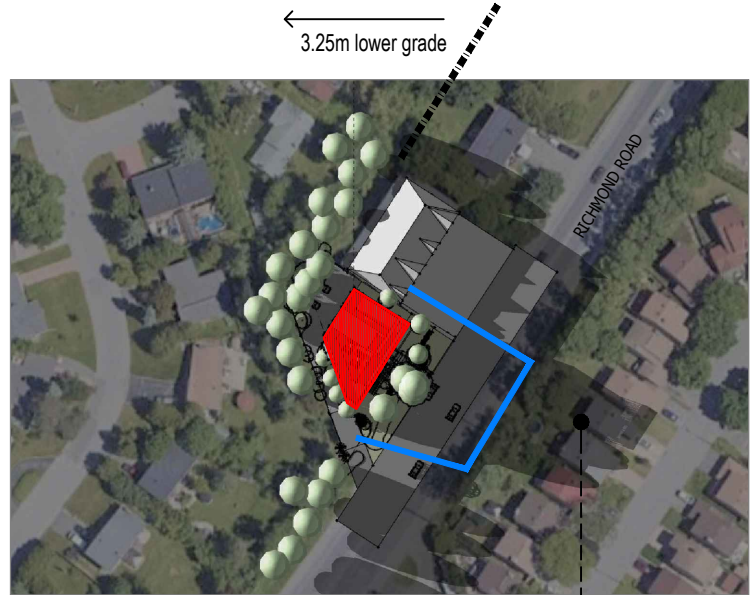
- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



**SHADOW ANALYSIS | 3055 Richmond Road - Low Rise Residential Building Proposal**







June 21 | 08 pm

NEW NET SHADOW  
WITHIN SHADOW  
OF TREES

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



true north



**SHADOW ANALYSIS | 3055 Richmond Road - Low Rise Residential Building Proposal**



← 3.25m lower grade



sept 21 | 08 am

← 3.25m lower grade



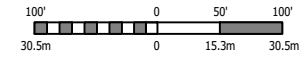
sept 21 | 10 am

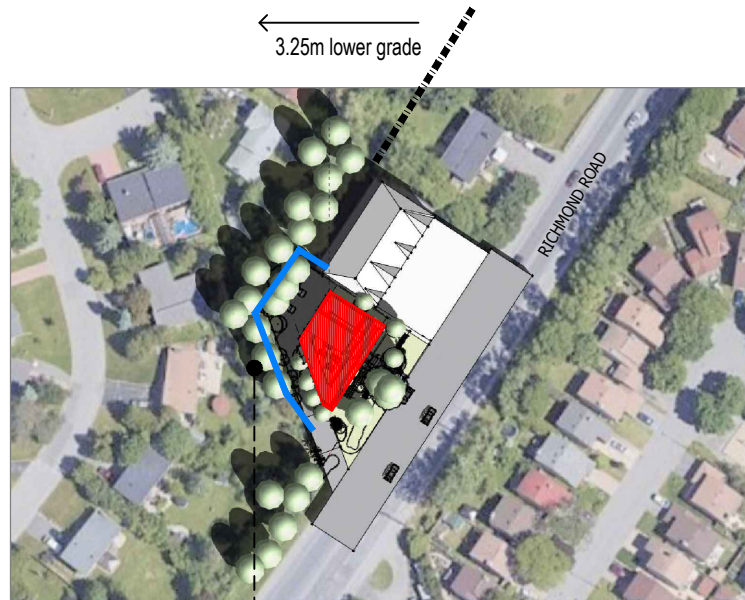
NEW NET SHADOW  
WITHIN SHADOW  
OF TREES

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



**SHADOW ANALYSIS | 3055 Richmond Road - Low Rise Residential Building Proposal**





sept 21 | 12 pm

NEW NET SHADOW  
WITHIN SHADOW  
OF TREES



sept 21 | 02 pm

MINUS NET  
SHADOW -  
CURRENT ZONING  
PERMITS LESS  
SETBACKS

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



true north

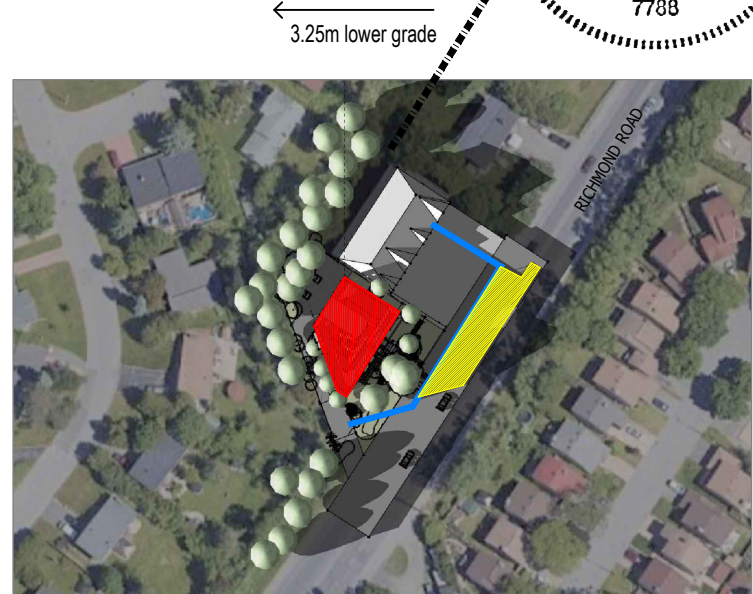


**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal



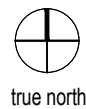


sept 21 | 04 pm

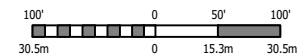


sept 21 | 06 pm

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow

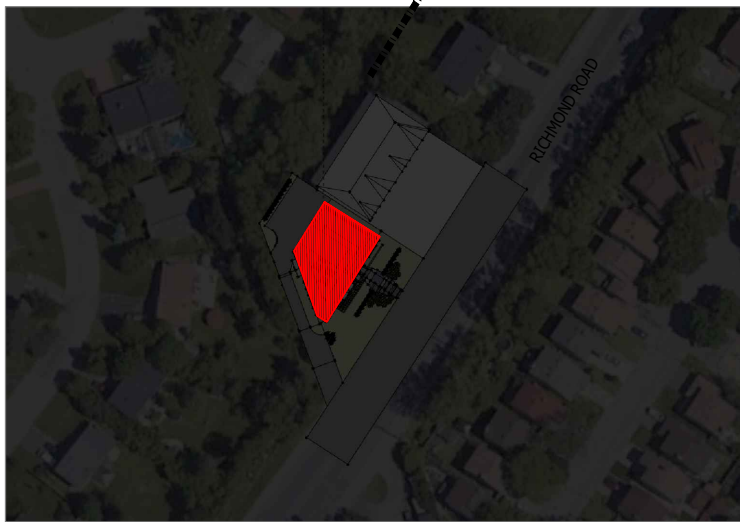


**SHADOW ANALYSIS | 3055 Richmond Road - Low Rise Residential Building Proposal**



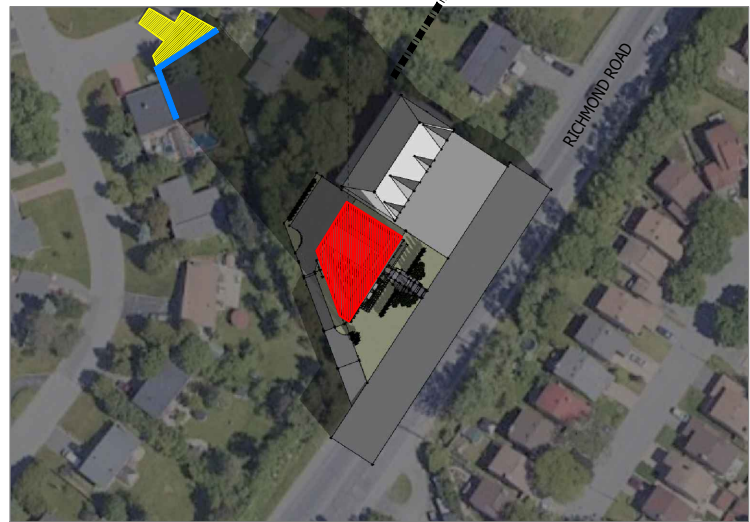


← 3.25m lower grade



dec 21 | 09 am

← 3.25m lower grade

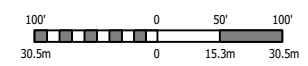


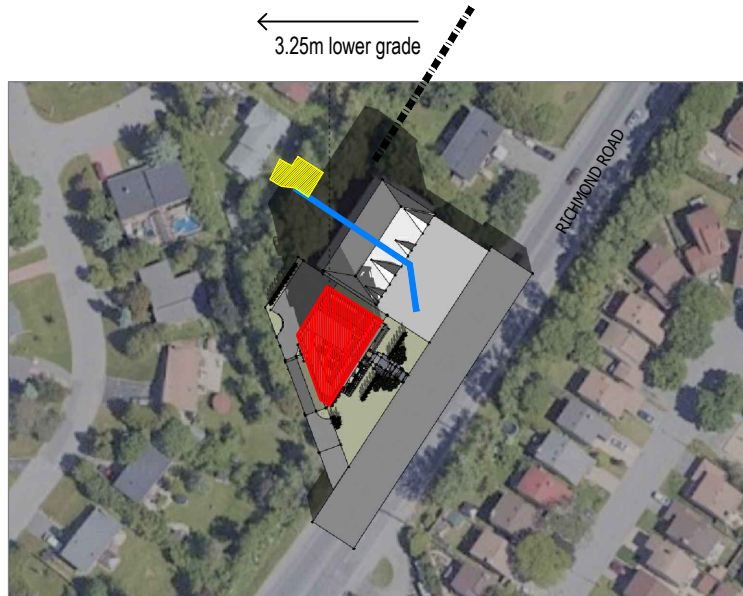
dec 21 | 11 am

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow

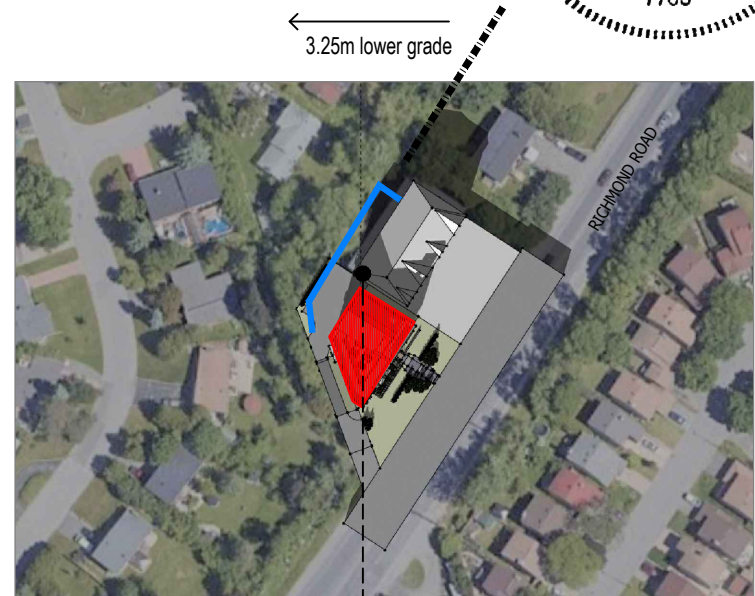


**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal





dec 21 | 01 pm

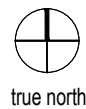


dec 21 | 03 pm

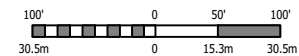
- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow

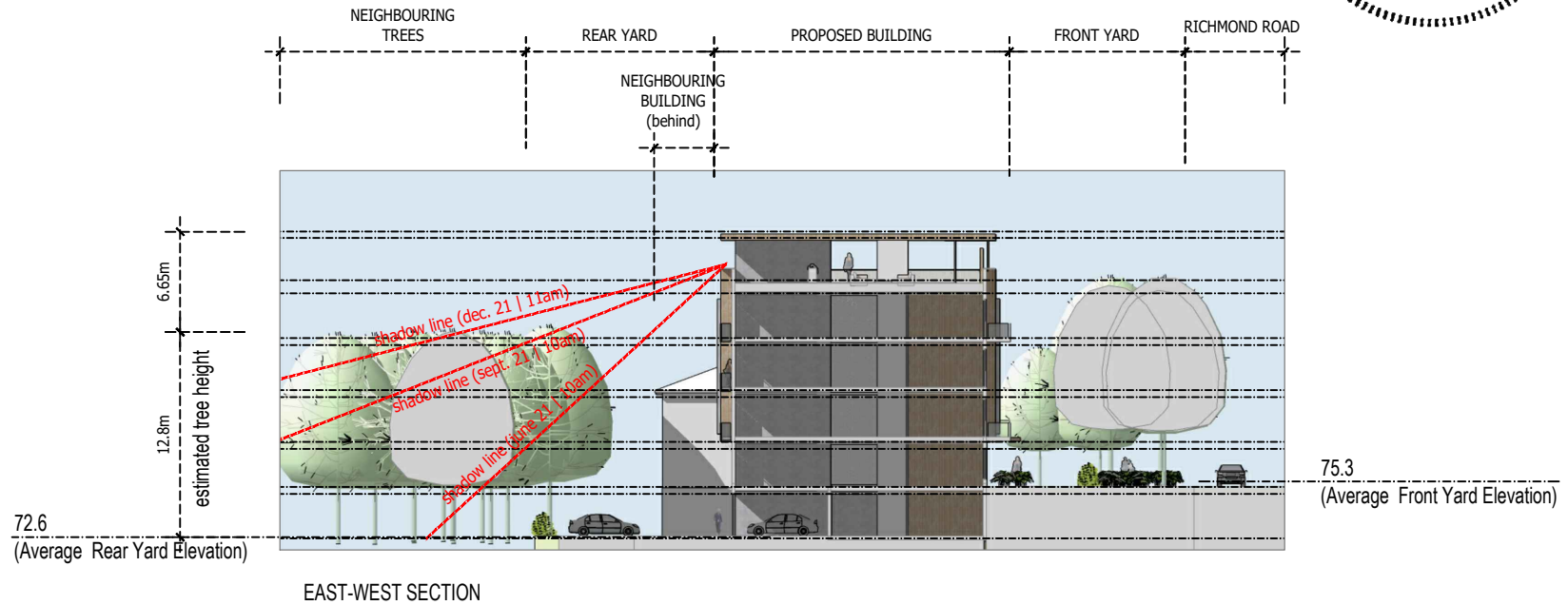
**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal

MINUS NET  
SHADOW -  
CURRENT ZONING  
PERMITS LESS  
SETBACKS



true north





SITE CONDITION IN SECTION

**SHADOW ANALYSIS** | 3055 Richmond Road - Low Rise Residential Building Proposal