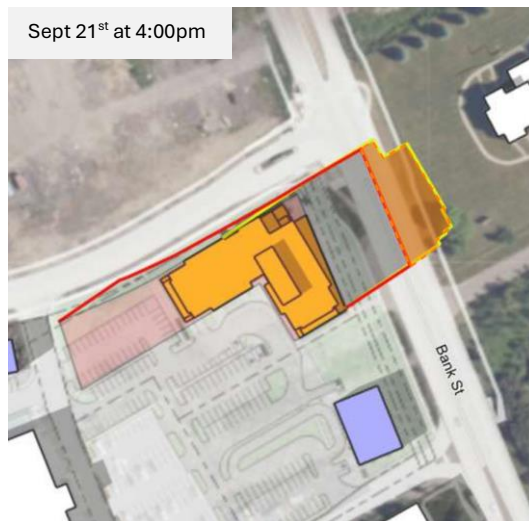
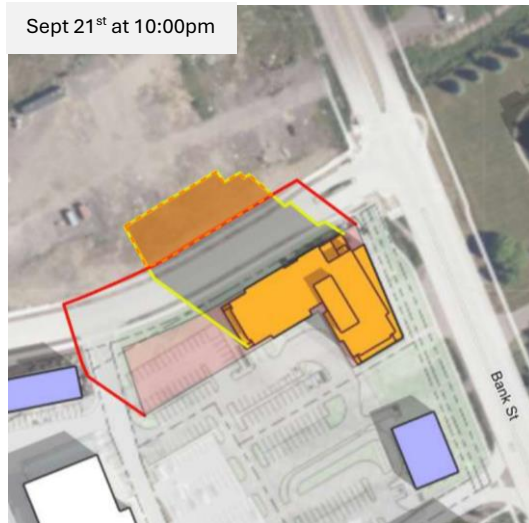


Shadow Study

155 Dun Skipper Drive, Ottawa

Latitude: 45.30964N, Longitude 75.58820W

9 December 2024



A Shadow Analysis is required as part of a Zoning By-law amendment application submission package for development proposals located outside of the Greenbelt when a proposed development is over 3 storeys in height and is near a shadow sensitive area such as ground level private outdoor amenity spaces, which includes rear yards of low-rise residential buildings.

Northern Impact

This proposed project is located to the east of an existing subdivision with an undeveloped property to the north zoned for General Mixed use which permits residential uses ranging from townhouse dwellings to mid-rise apartments.

In reviewing the September 21st shadow impacts on this property, the requested increase in building height results in an increased shadow impact from 8am to 12pm. However, due to the relationship between the two properties, this shadow impact will likely be to front yards and not private backyards.

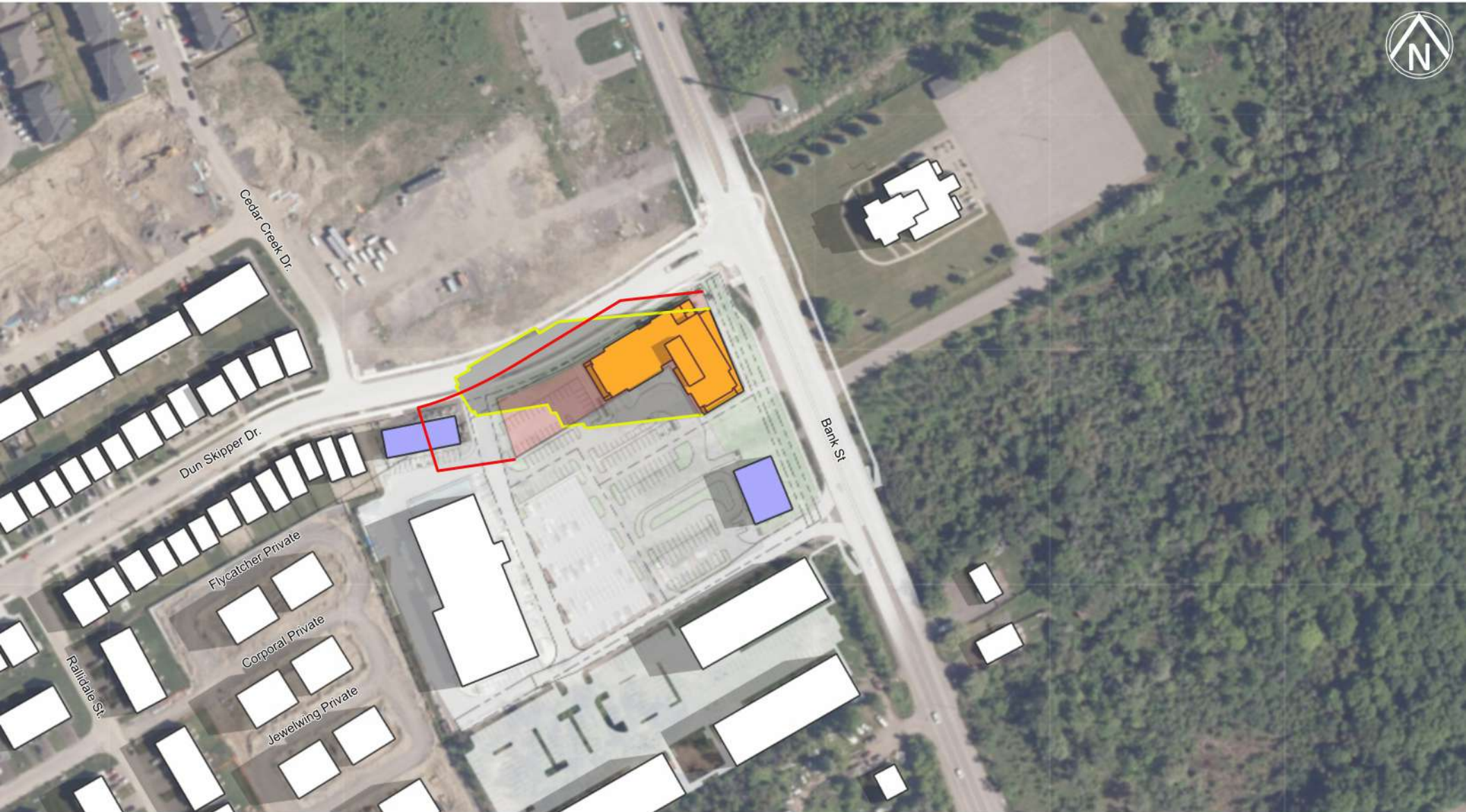
Eastern Impact

The proposed project is also located adjacent to a southern segment Bank Street, outside of where Bank Street is classified as a Mainstreet Design Priority Area.

However, should that Mainstreet Design Priority Area designation extend south to this portion of Bank St in the future, the additional height requested for this project will result in 1 additional hour of shadow on this segment of Bank Street.

Shadow Analysis Slides

As this is a mid-rise, the following shadow analysis slides have been provided at hourly increments.

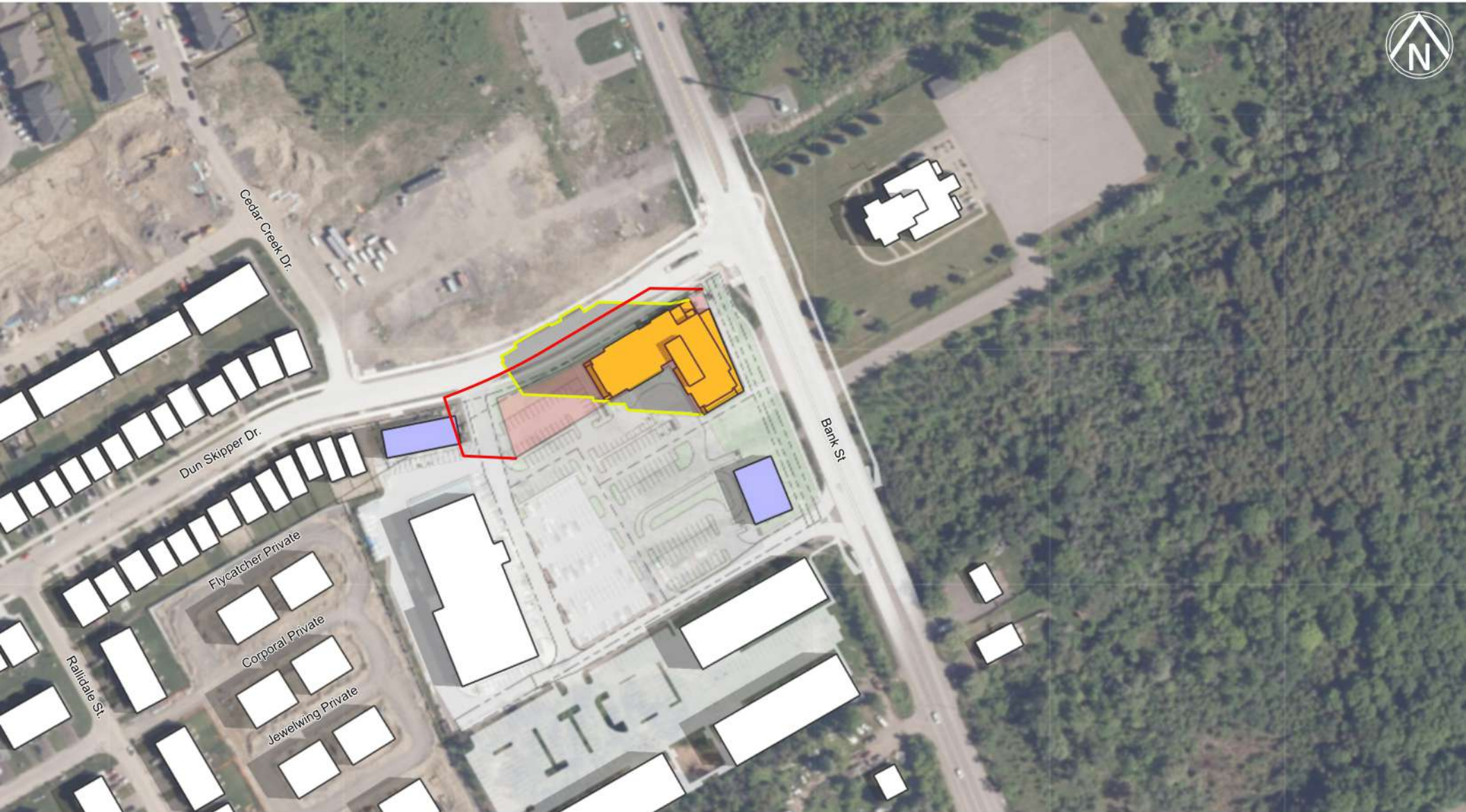


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f: 613.545.1411

155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 8AM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

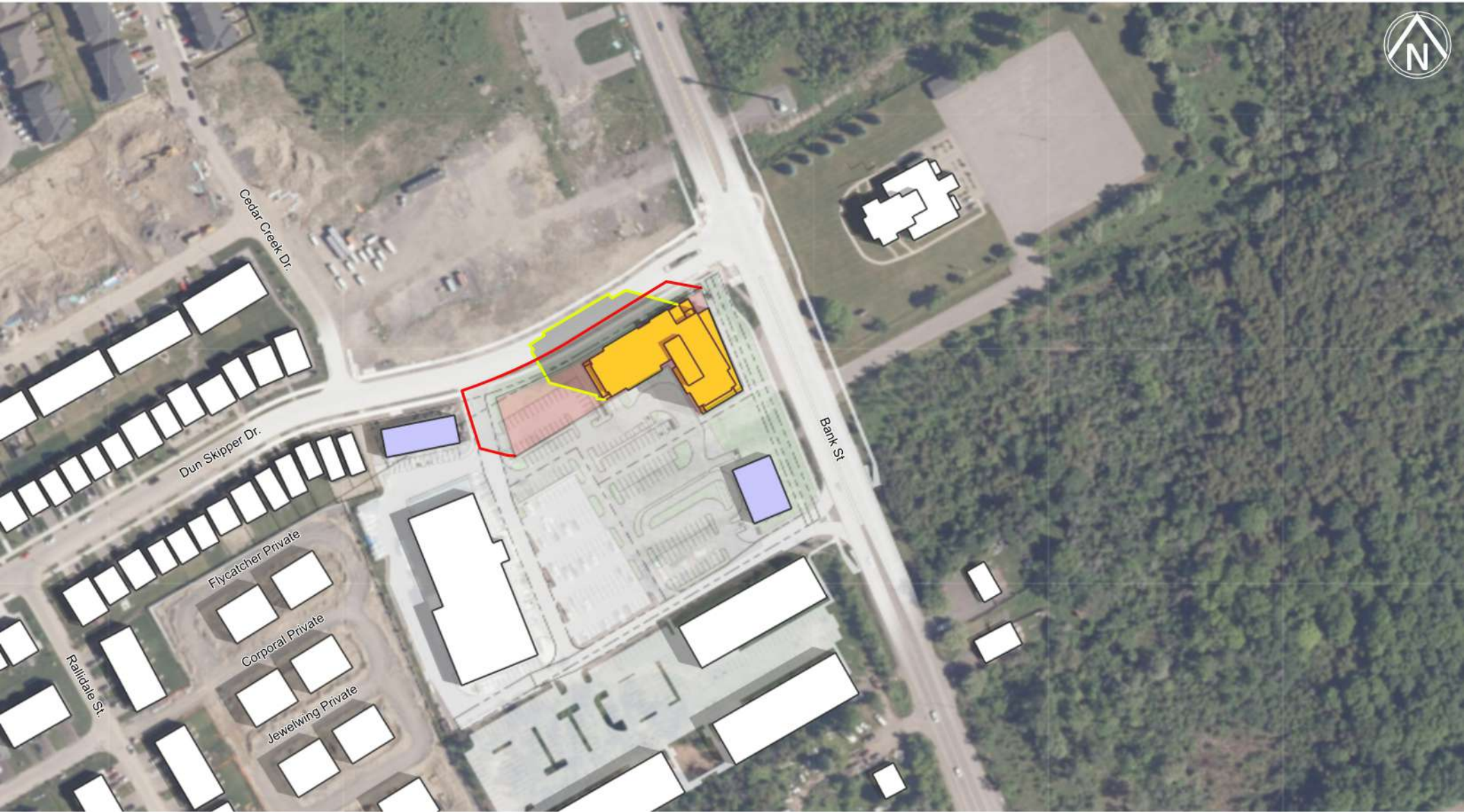


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 9AM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

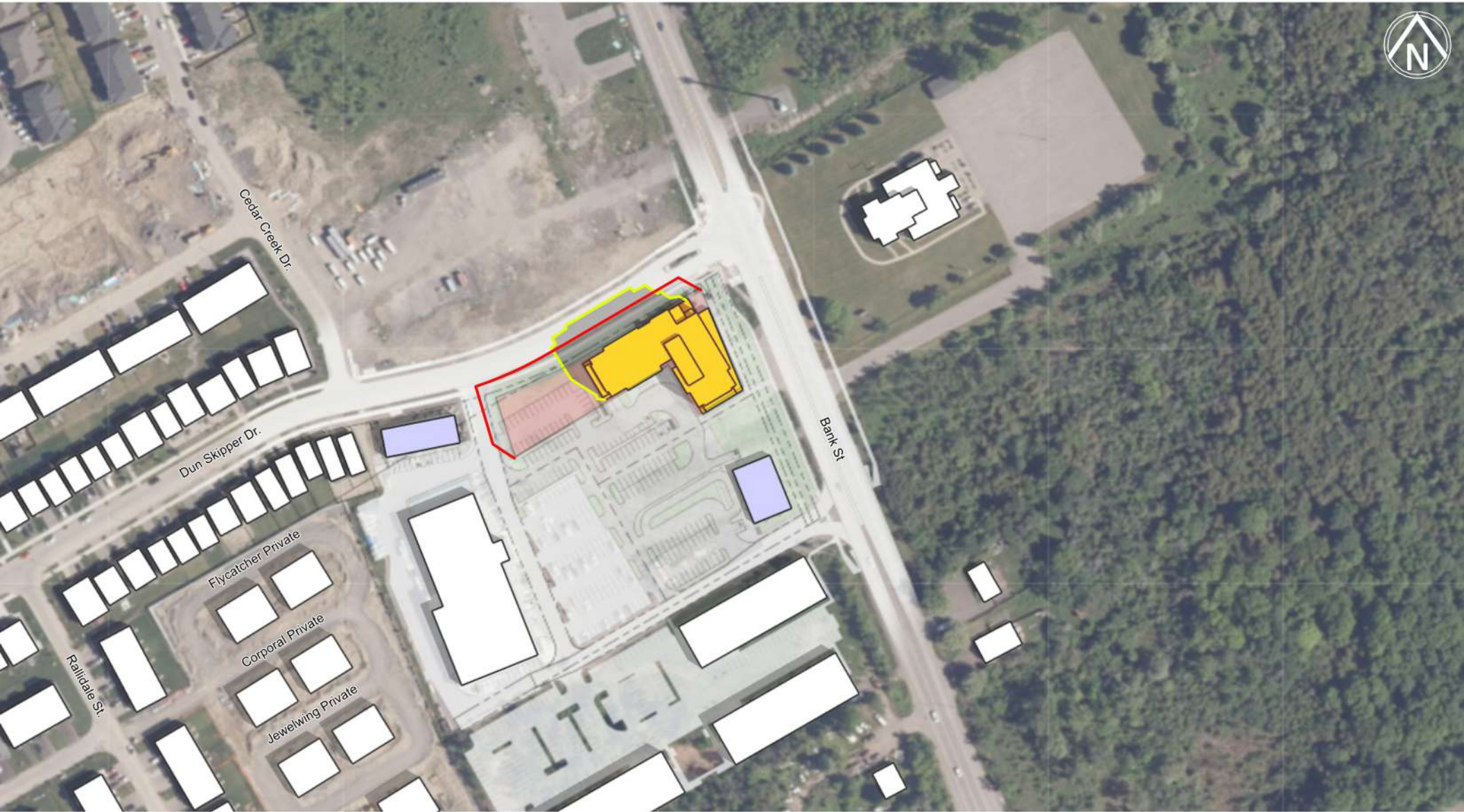


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FIGURE: TEST DATE & TIME
JUNE 21ST - 10AM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development



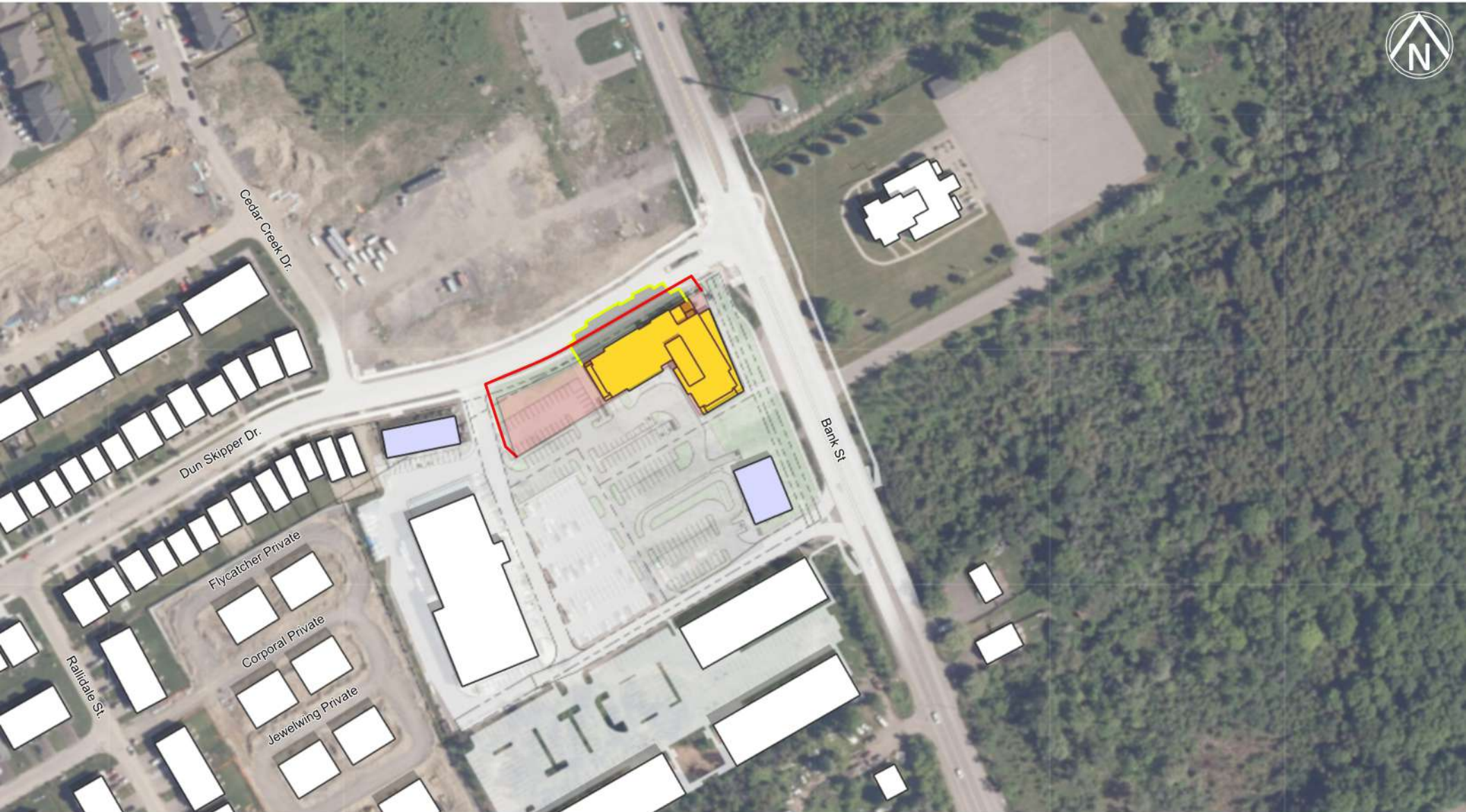
155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 11AM EDT



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- Proposed Shadow Line
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- Approved Development
- Future Development

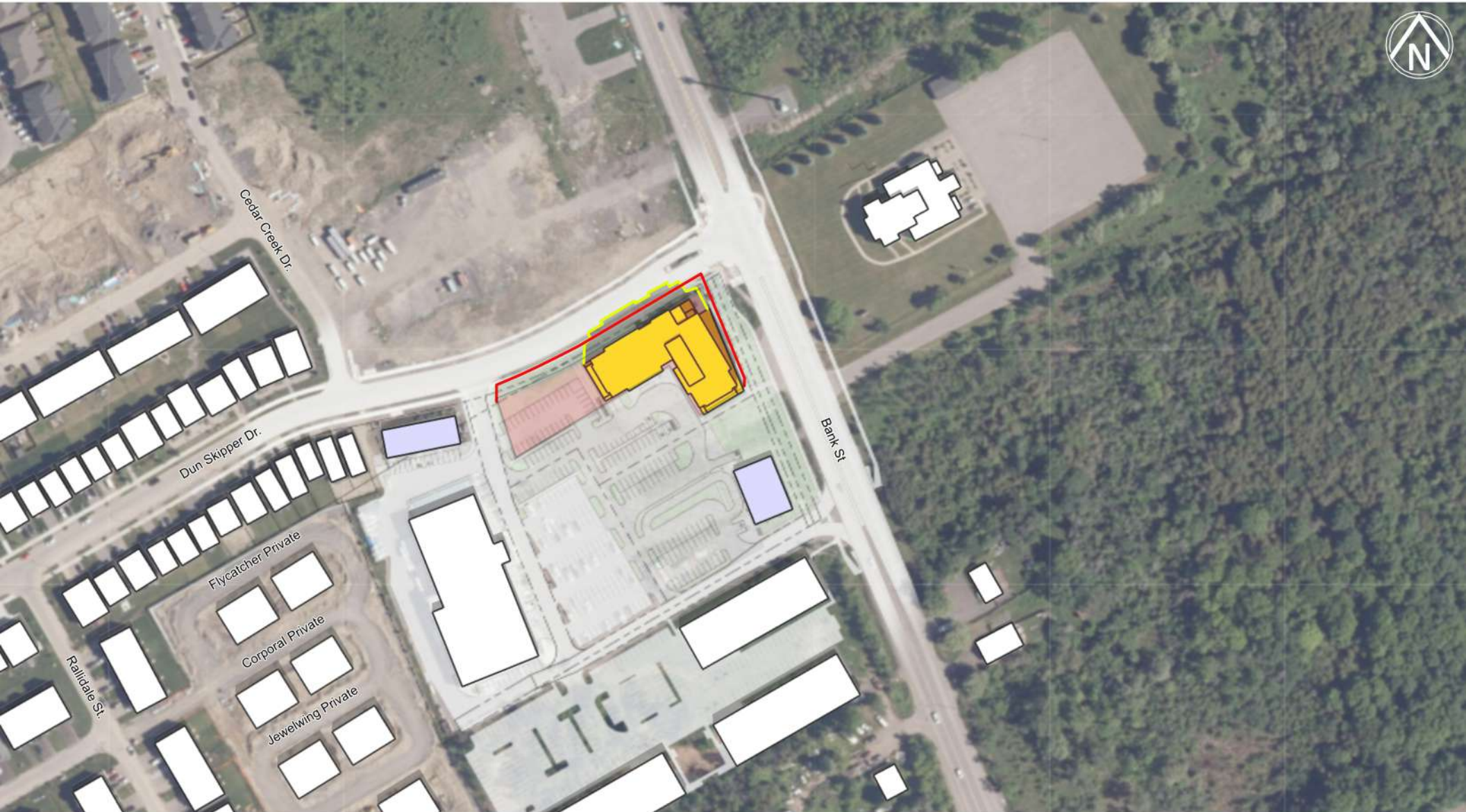


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 12PM EDT

-  Proposed Shadow Line
-  As of Right Shadow Line
-  Proposed Development
-  Approved Development
-  Future Development

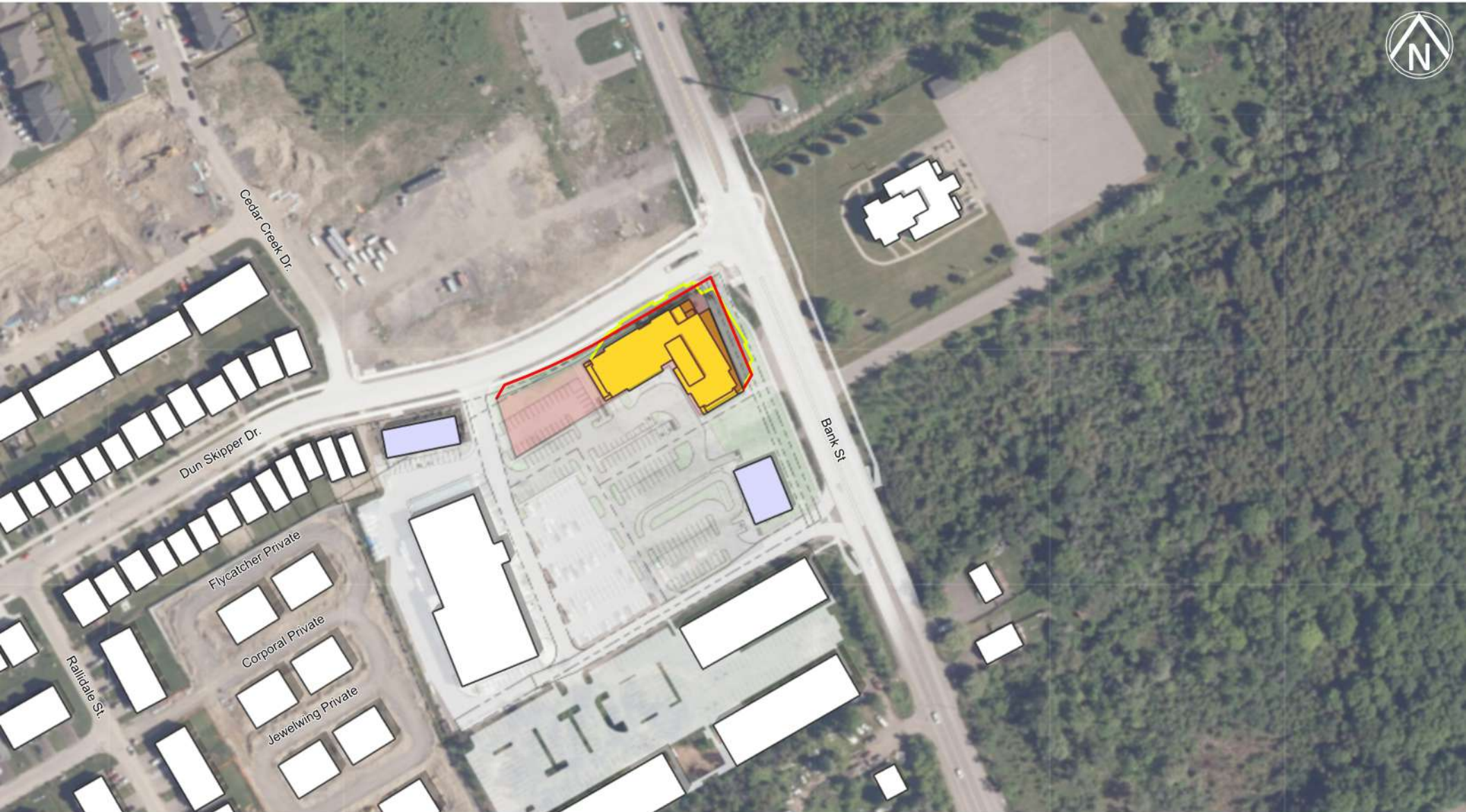


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FIGURE: TEST DATE & TIME
JUNE 21ST - 1PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

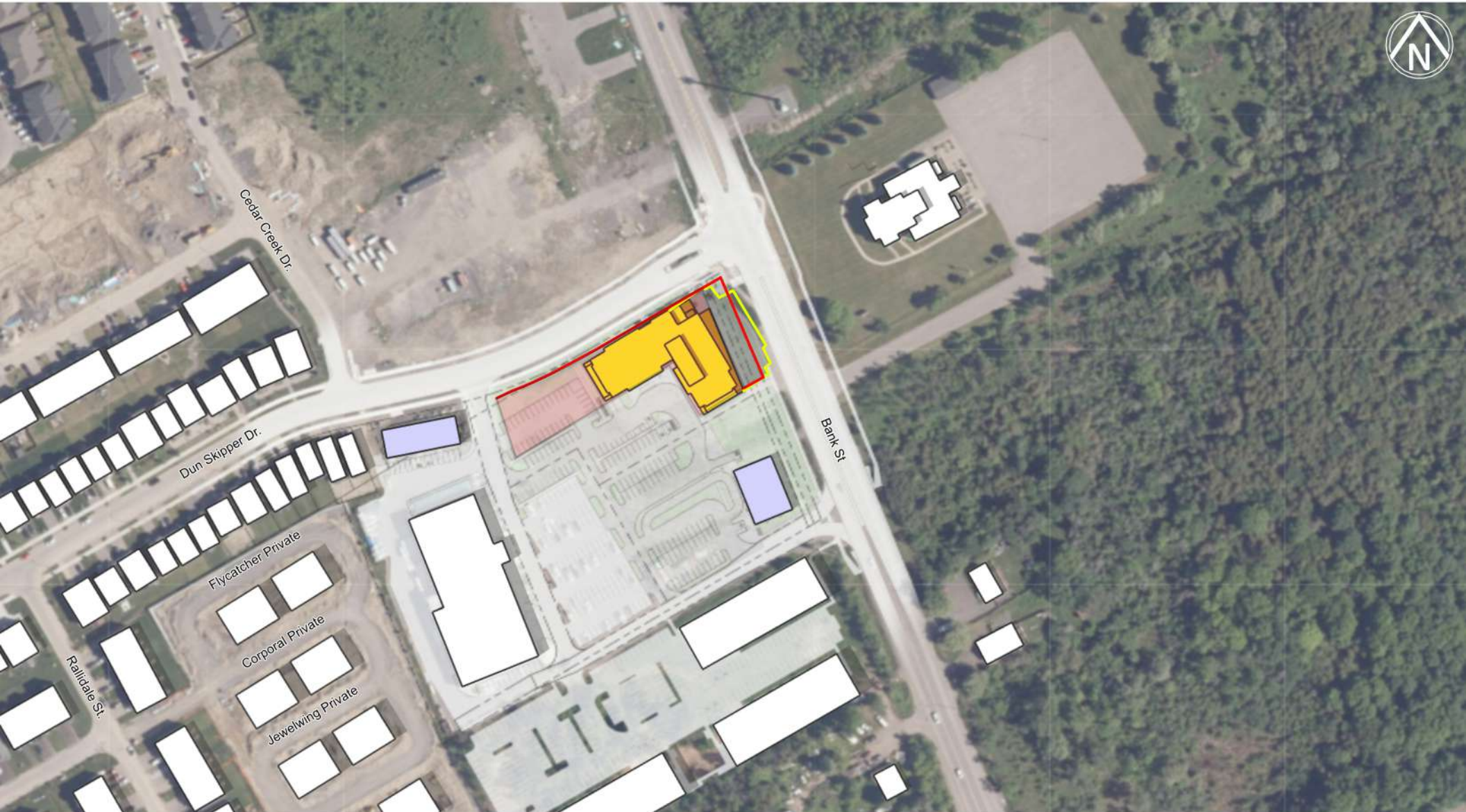


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 2PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

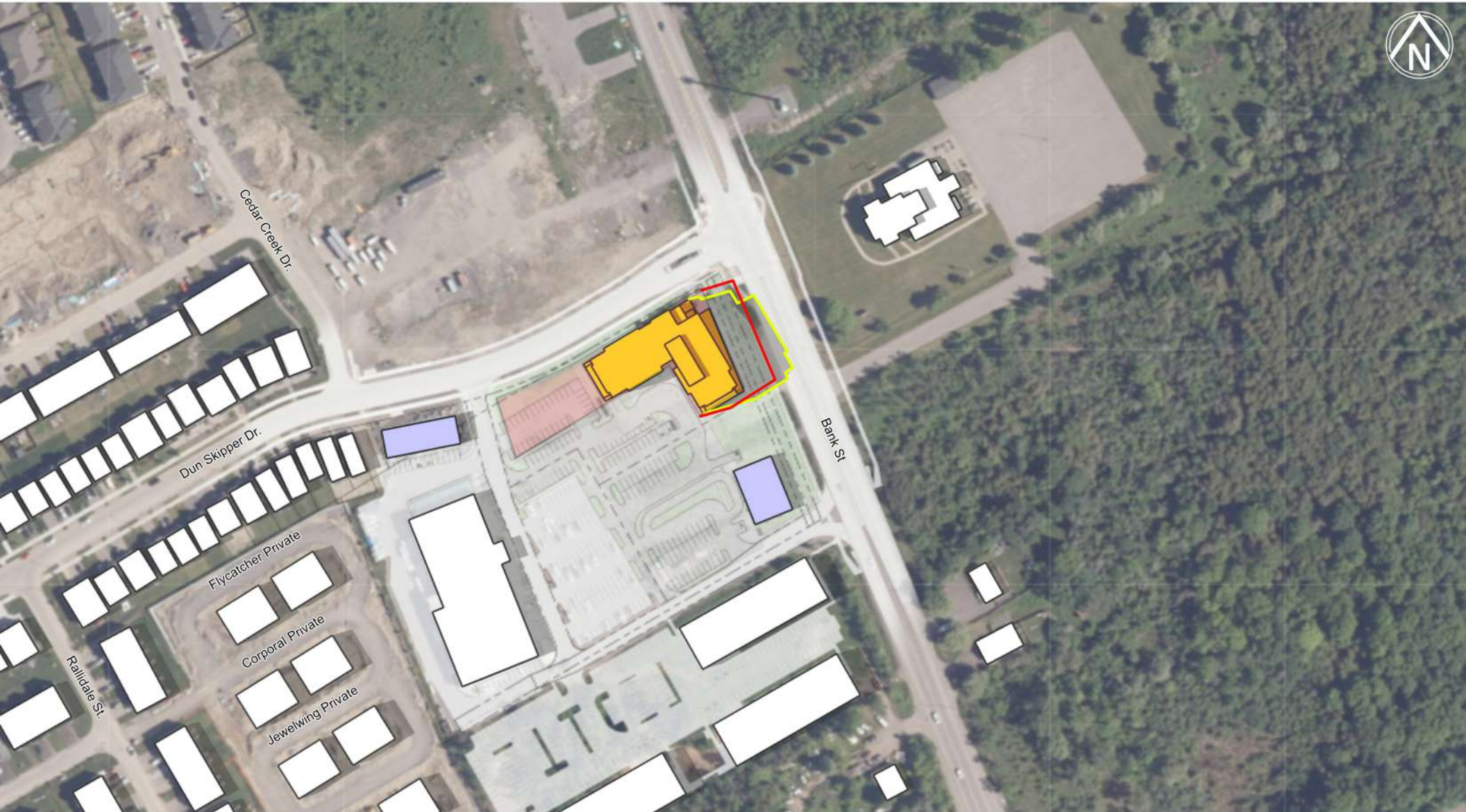


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 3PM EDT

-  Proposed Shadow Line
-  As of Right Shadow Line
-  Proposed Development
-  Approved Development
-  Future Development

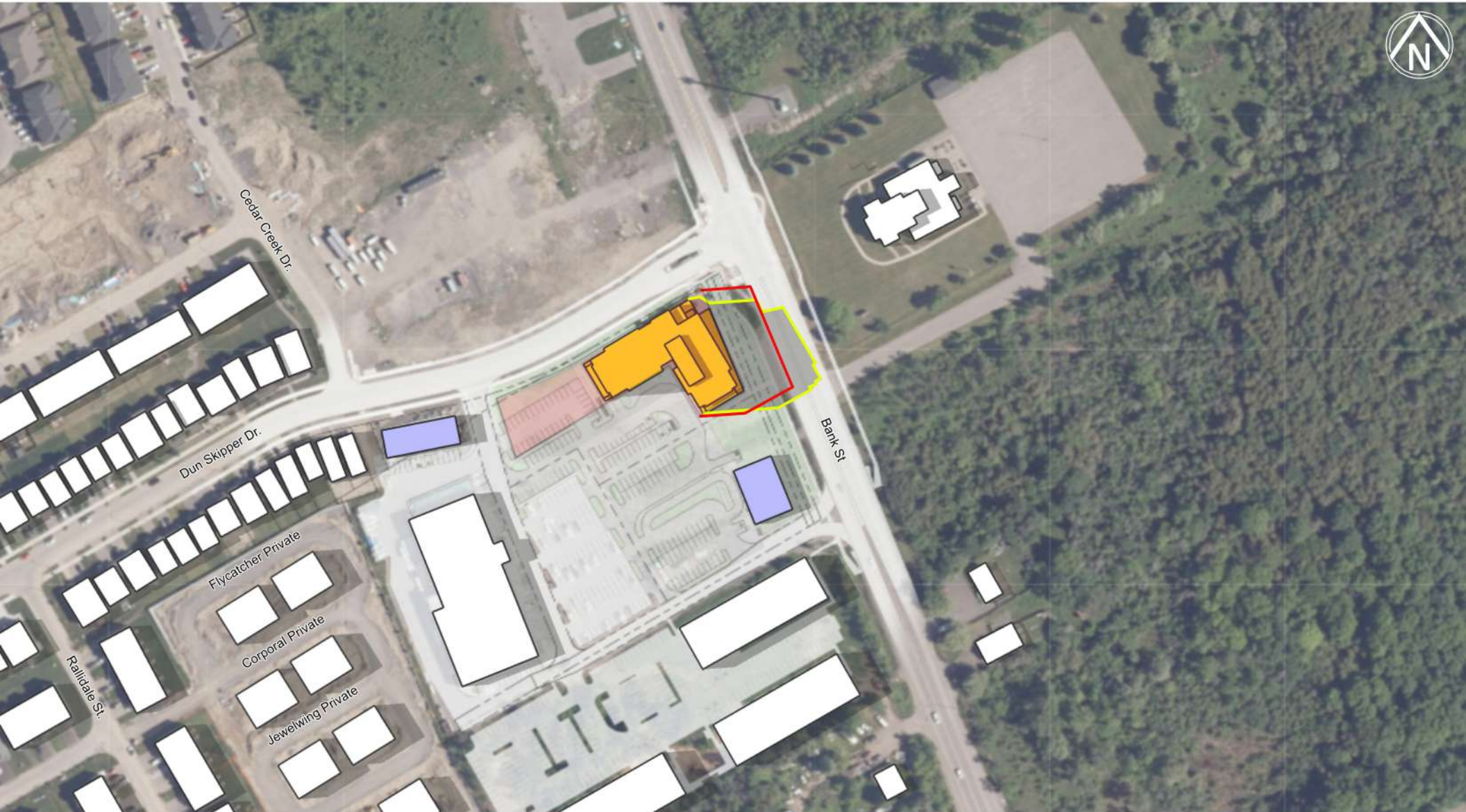


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 4PM EDT

- Proposed Shadow Line
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- Proposed Development
- Approved Development
- Future Development

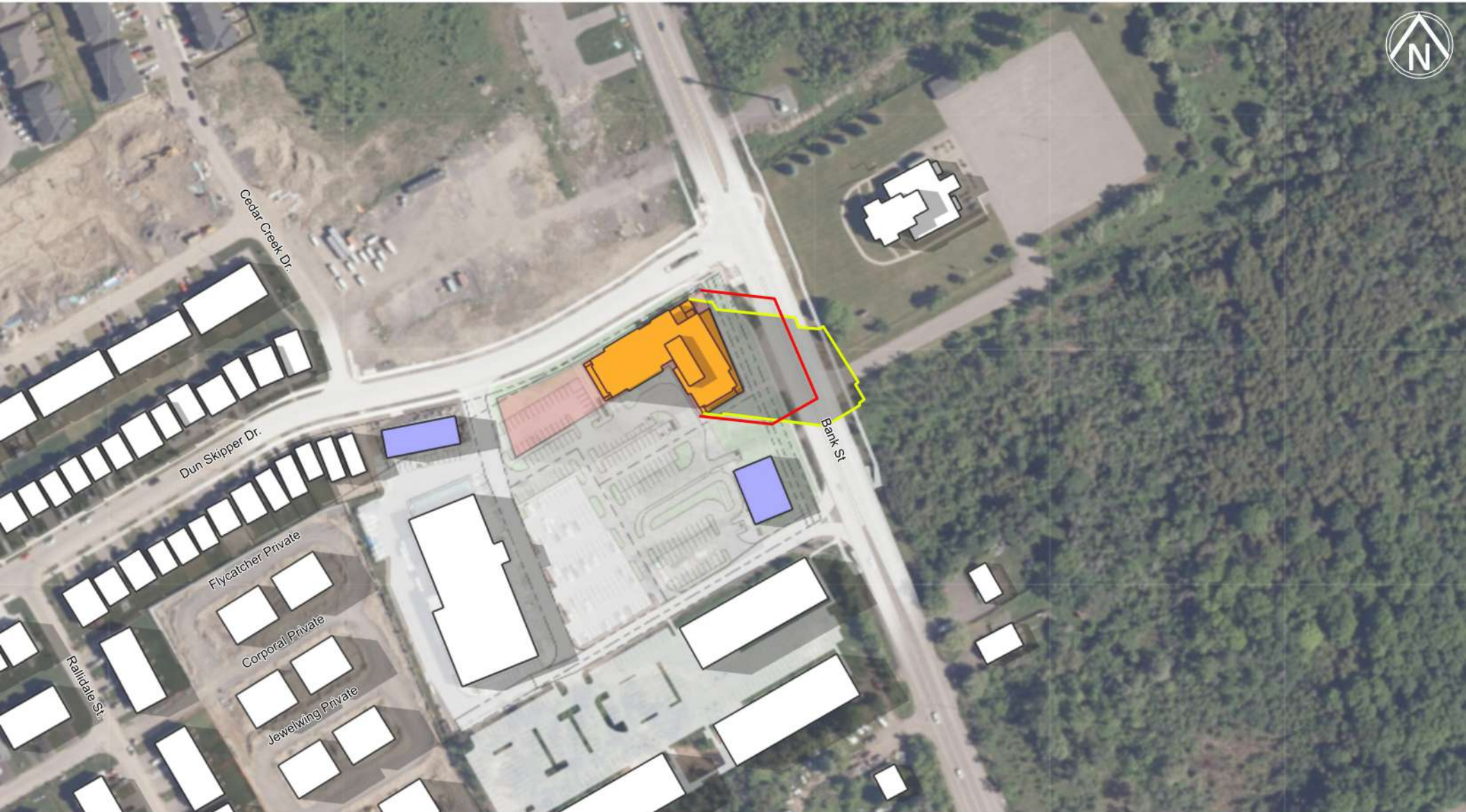


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 5PM EDT

- Proposed Shadow Line
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- Future Development



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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 6PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

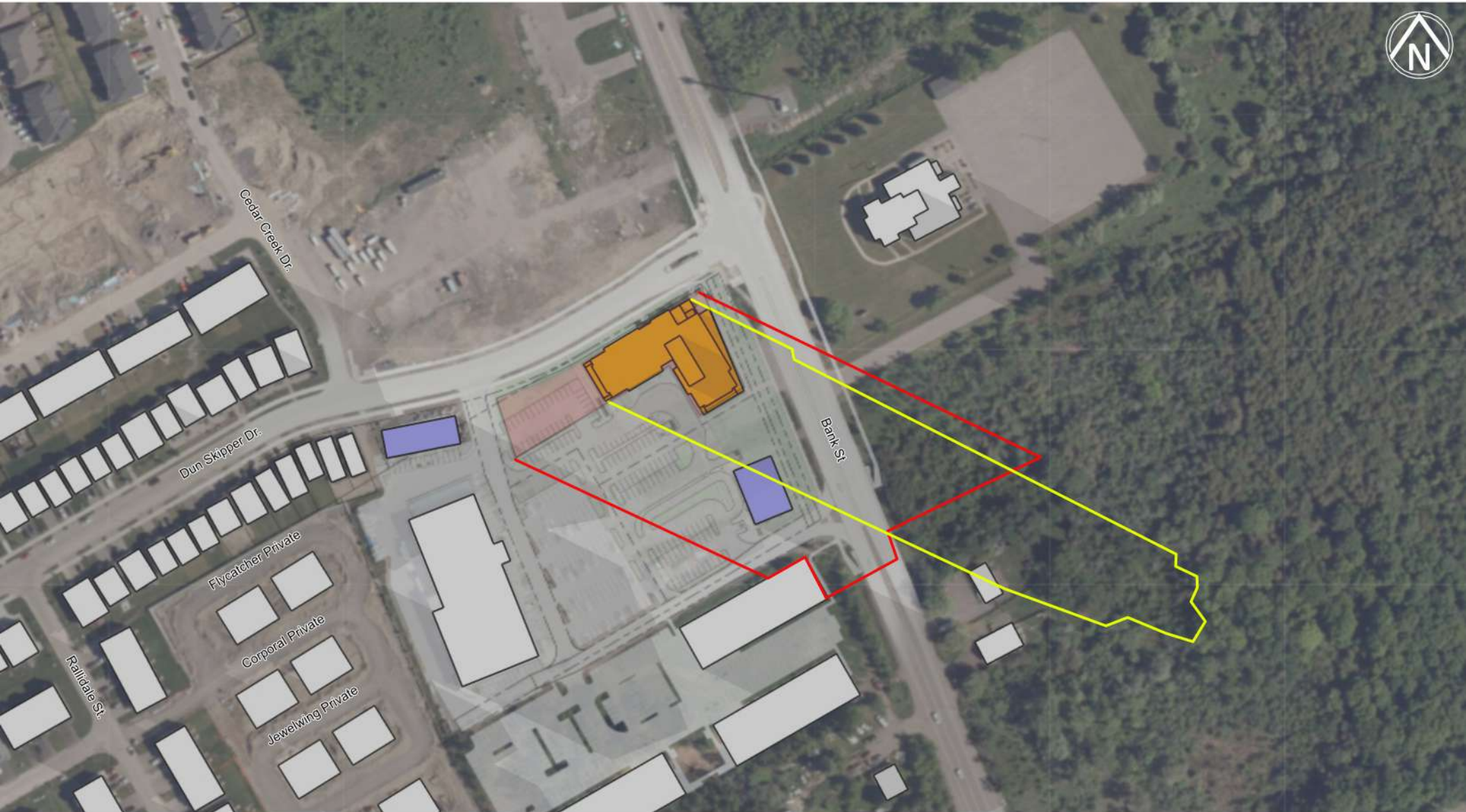


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 7PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

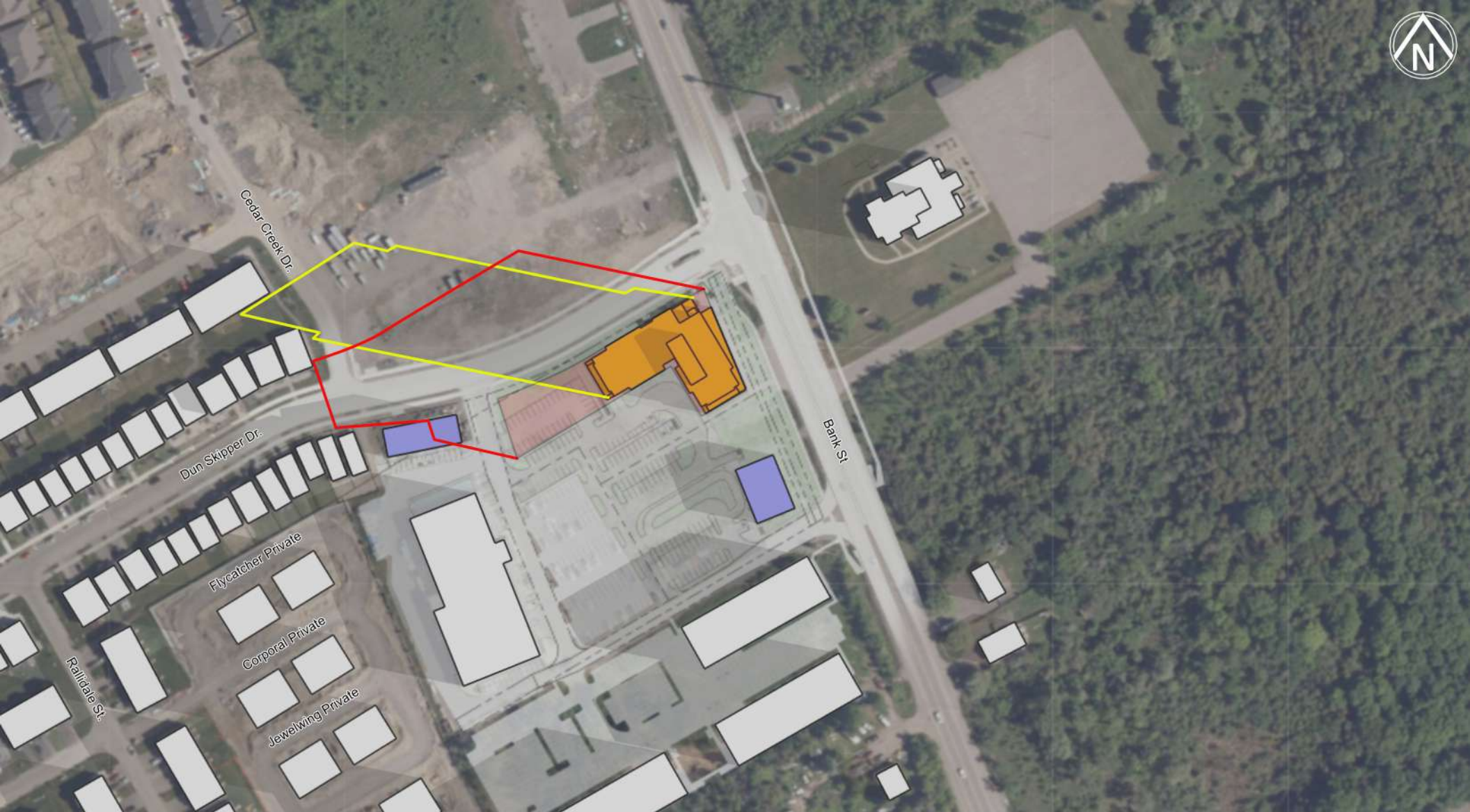


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
JUNE 21ST - 8PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

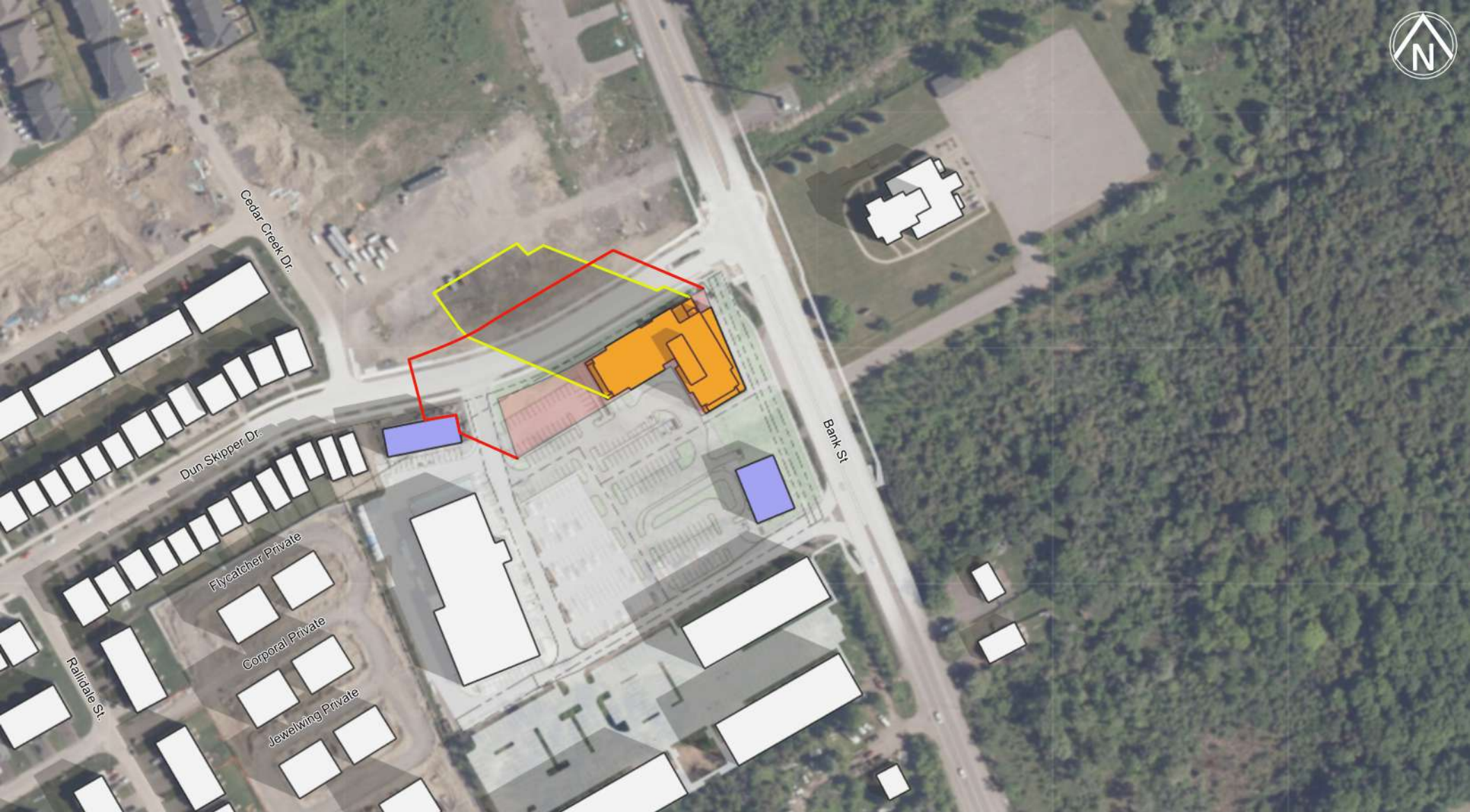


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 8AM EDT

- Proposed Shadow Line
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- Proposed Development
- Approved Development
- Future Development



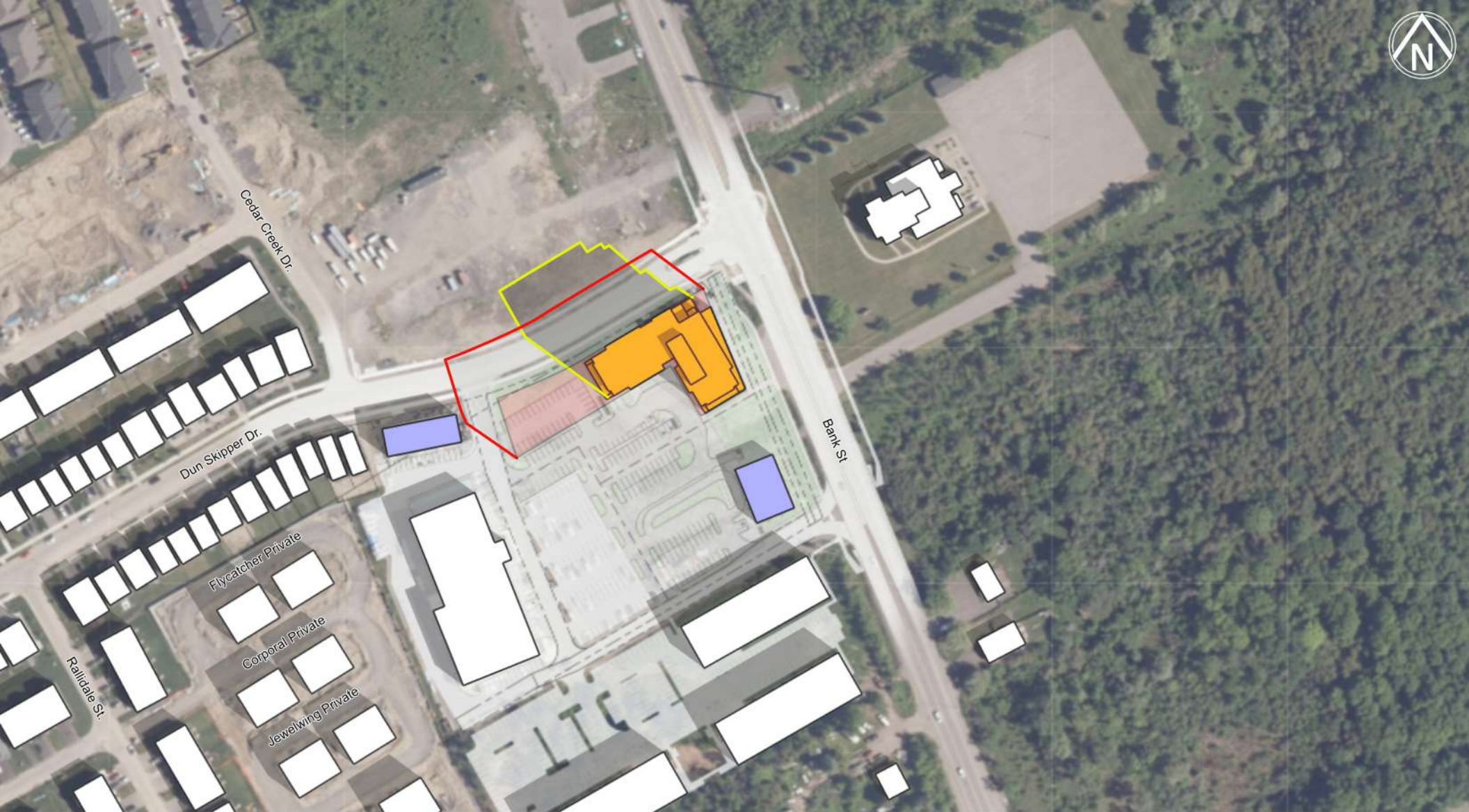
155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 9AM EDT



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- Proposed Shadow Line
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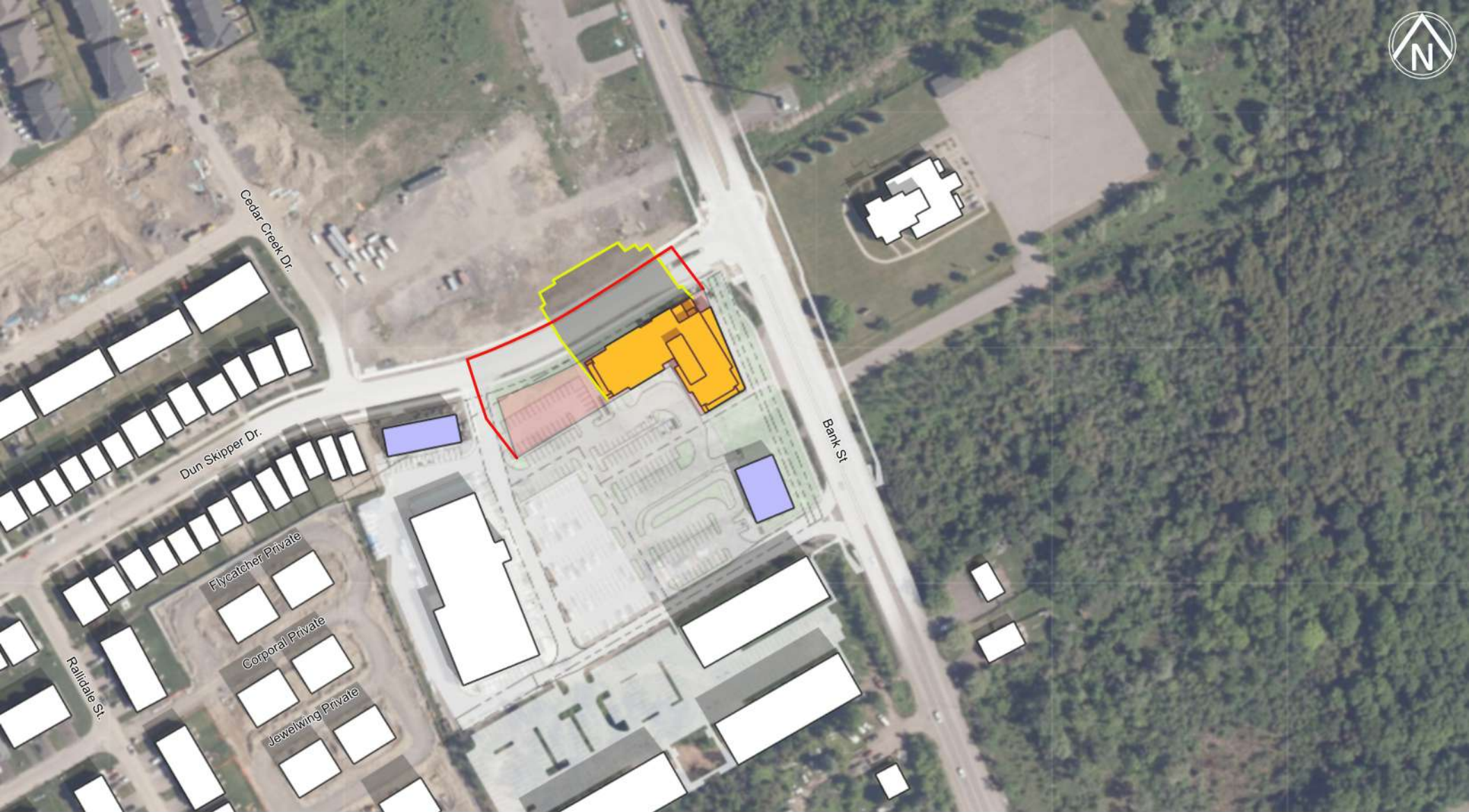
155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 10AM EDT



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- Proposed Shadow Line
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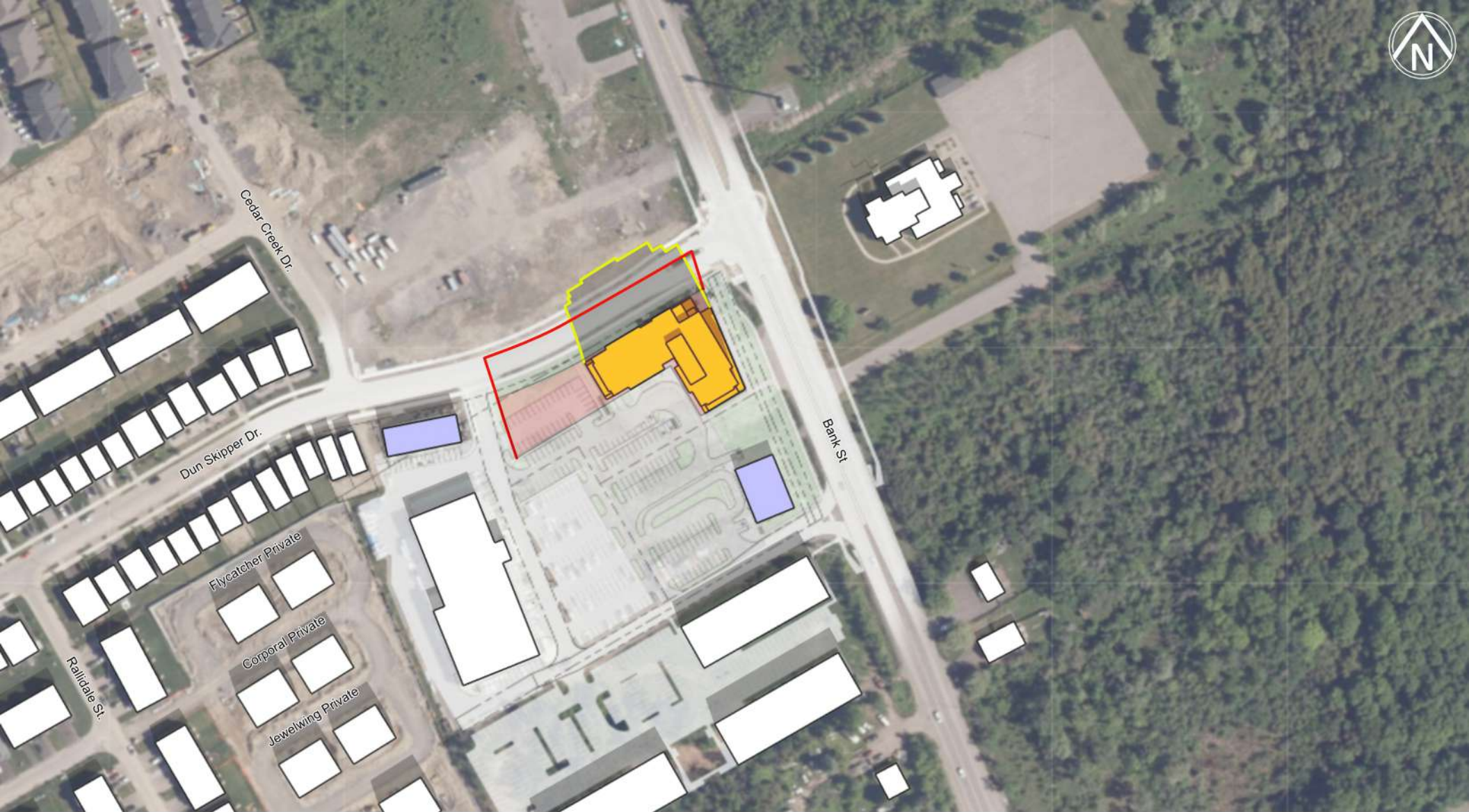
155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 11AM EDT



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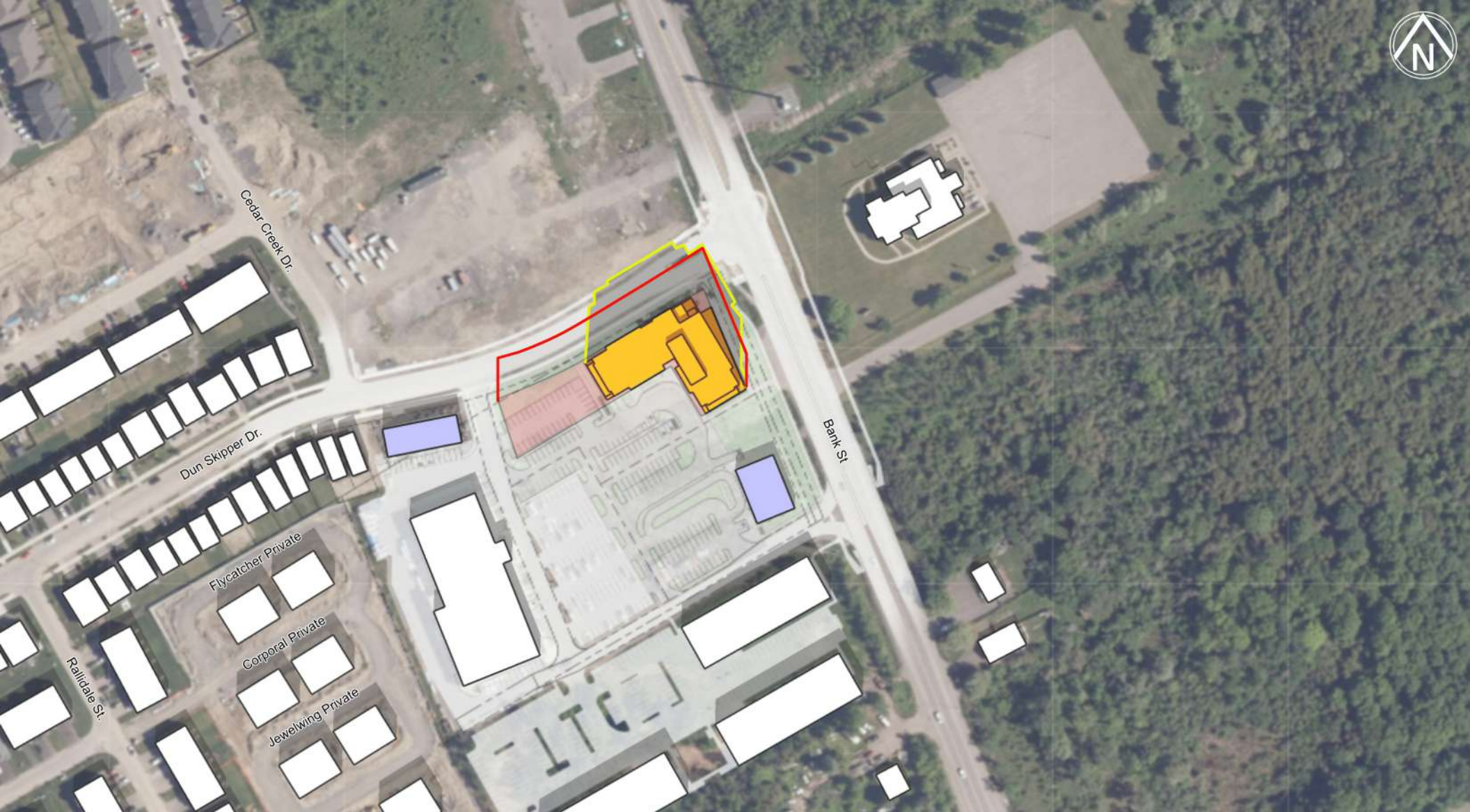


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 12PM EDT

- Proposed Shadow Line
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- Approved Development
- Future Development

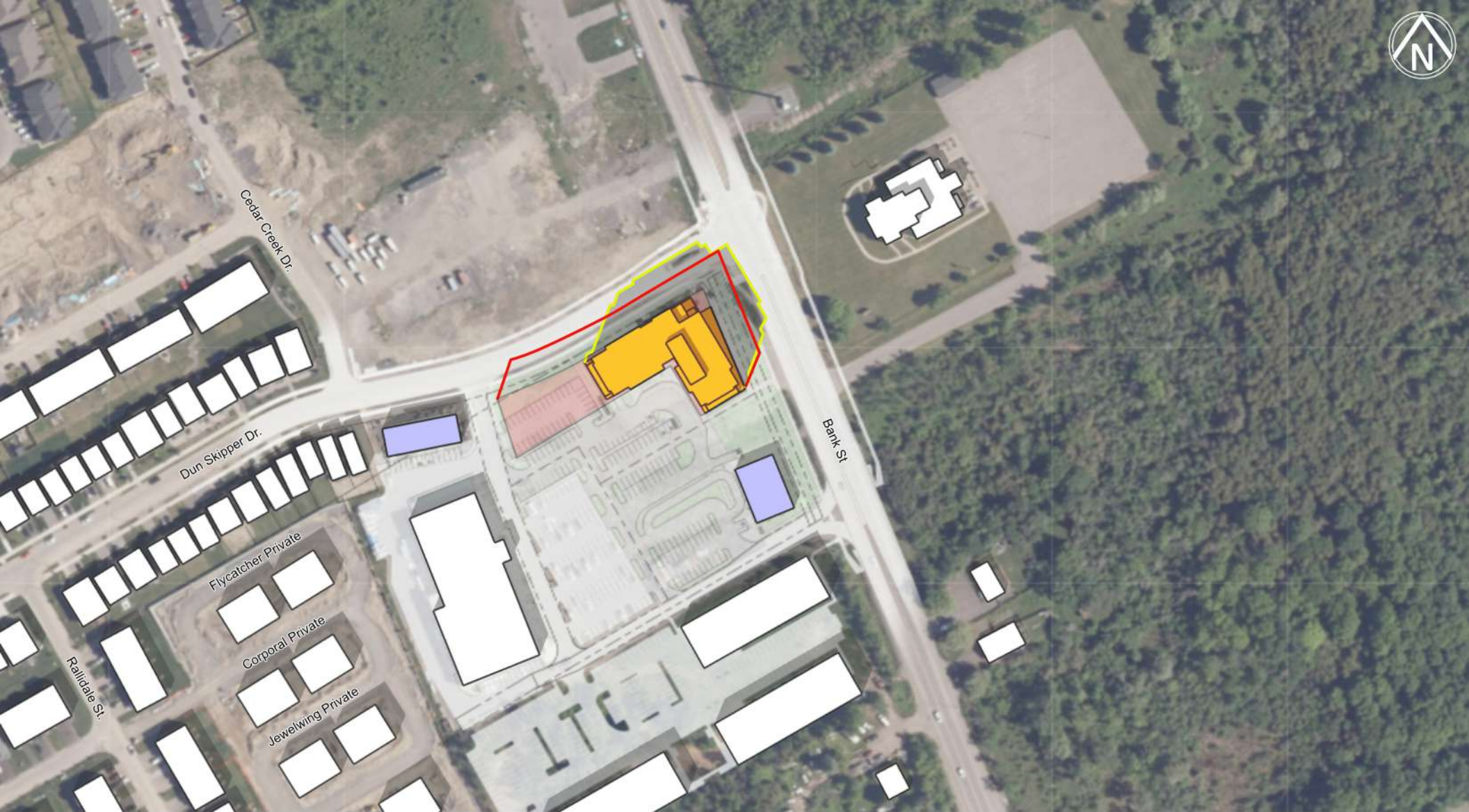


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 1PM EDT

- Proposed Shadow Line
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- Proposed Development
- Approved Development
- Future Development



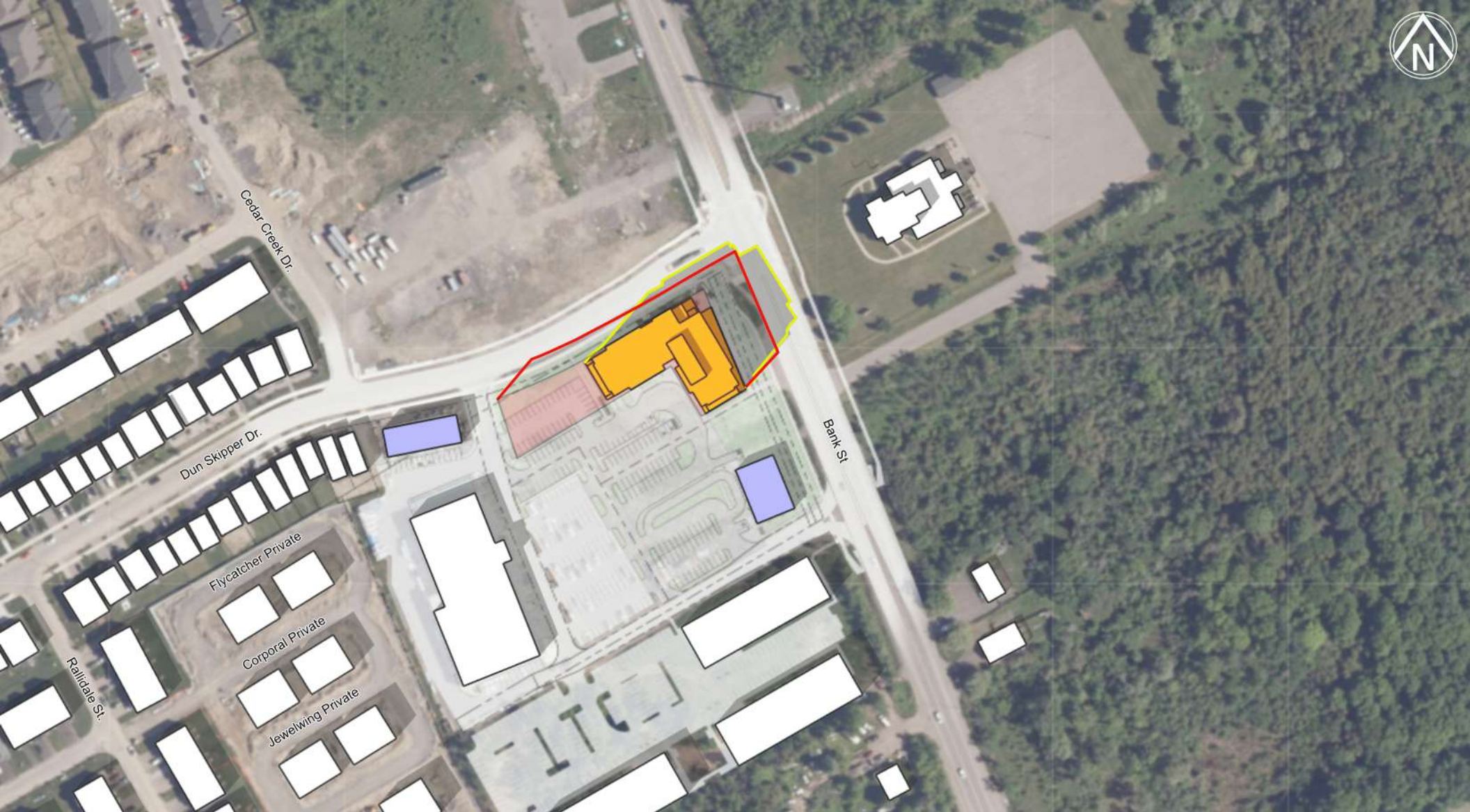
155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 2PM EDT



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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 3PM EDT

- Proposed Shadow Line
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- Approved Development
- Future Development

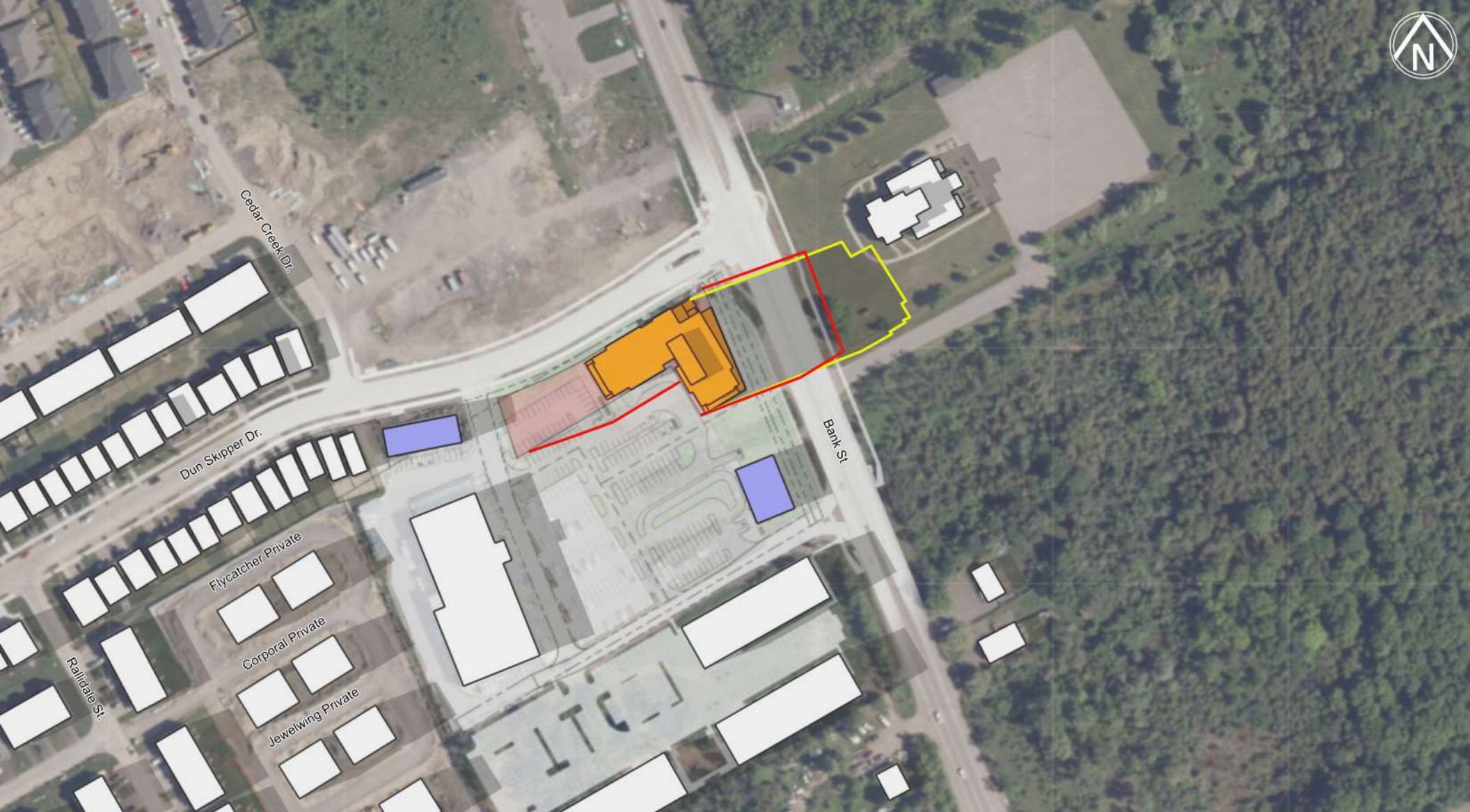


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 4PM EDT

- Proposed Shadow Line
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- Proposed Development
- Approved Development
- Future Development

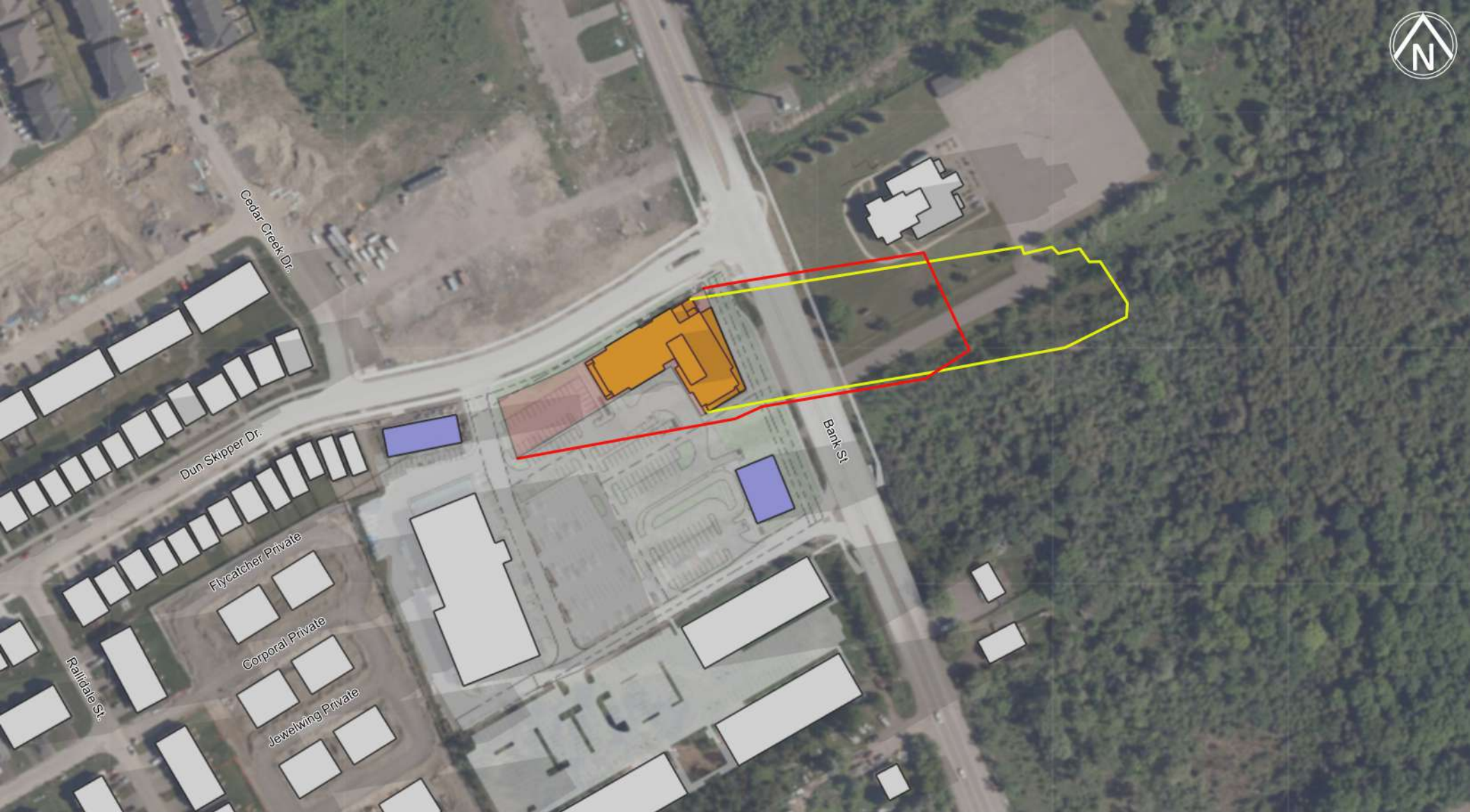


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 5PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

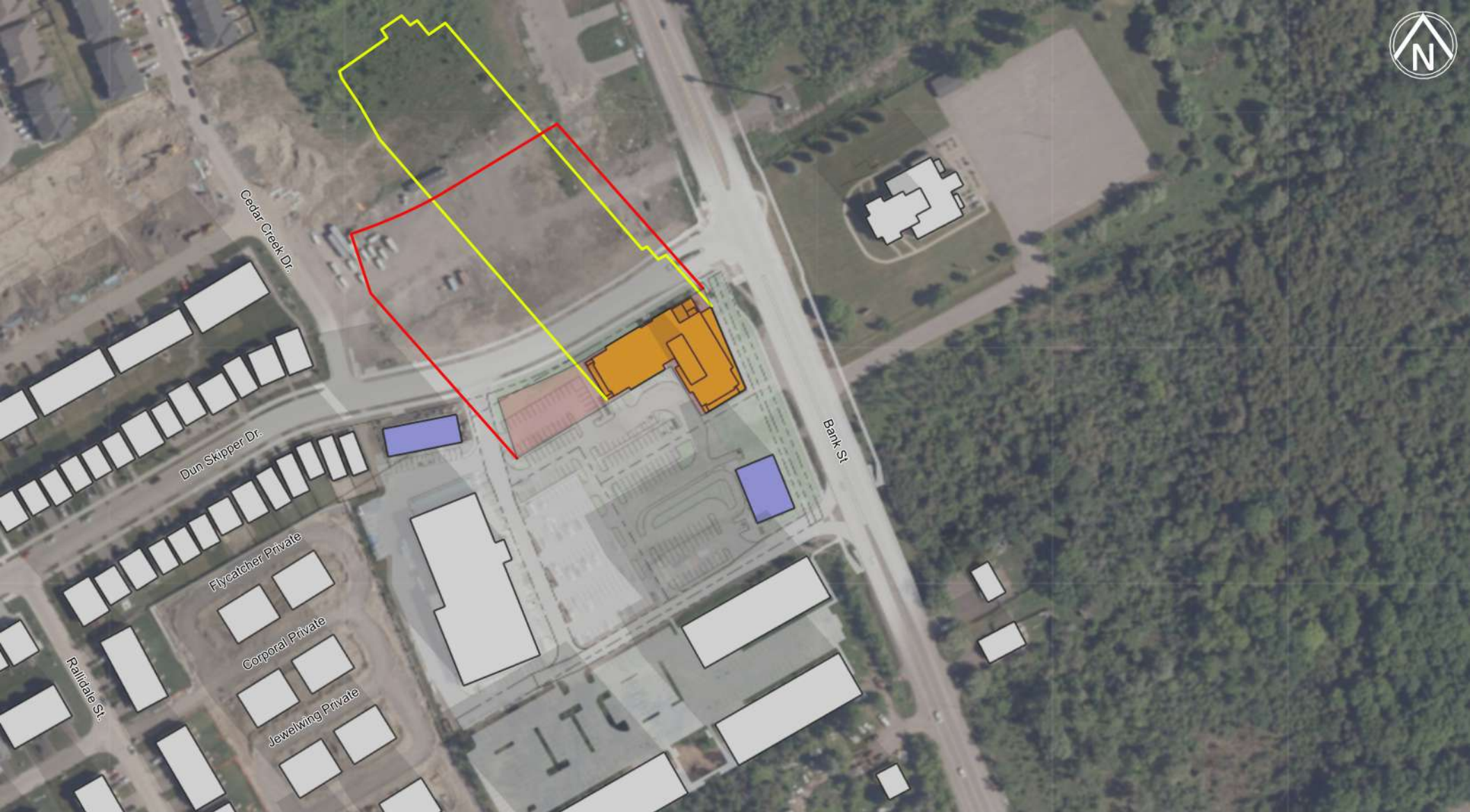


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
SEPT 21ST - 6PM EDT

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

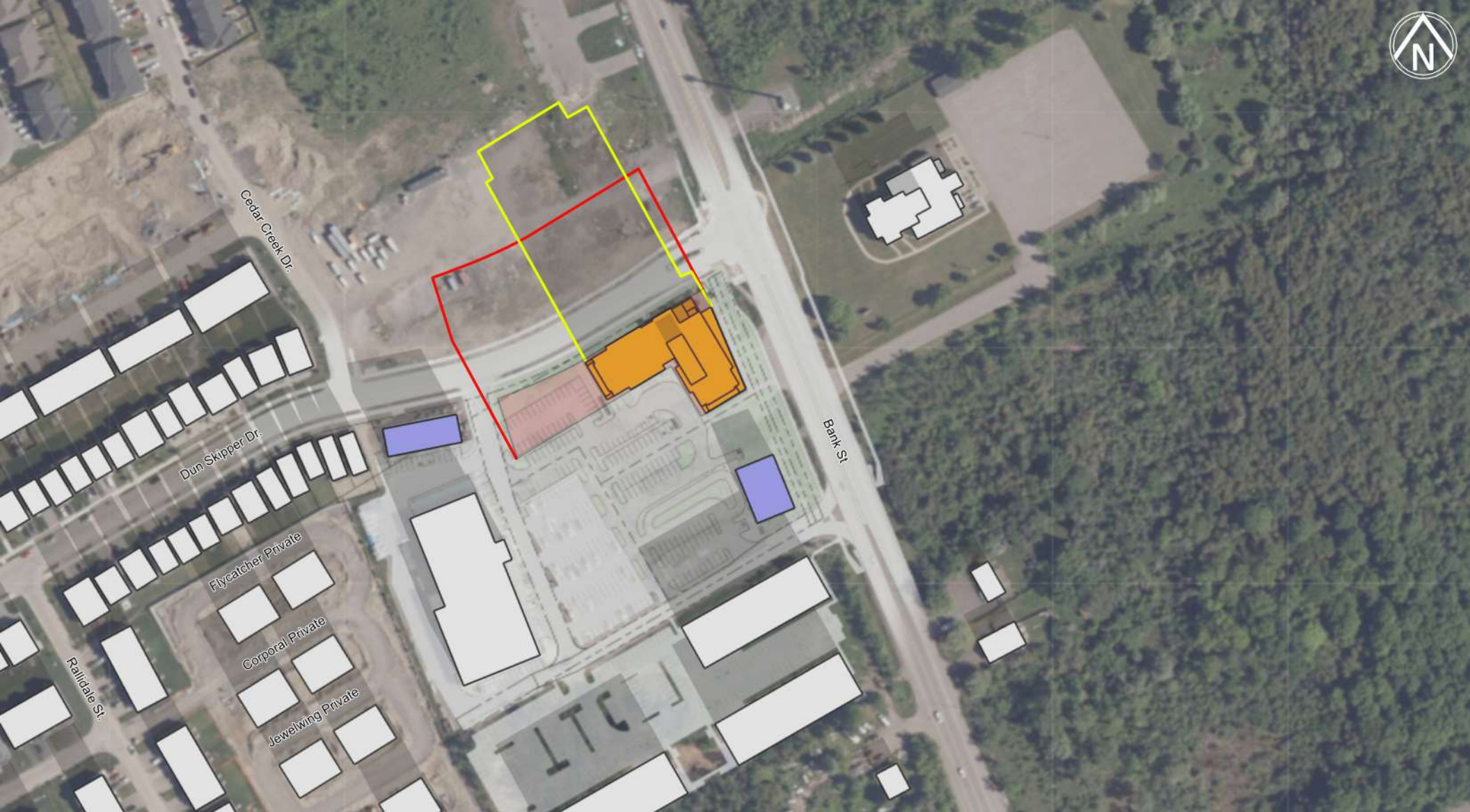


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
DEC 21ST - 9AM EST

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- Approved Development
- Future Development



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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
DEC 21ST - 10AM EST

- Proposed Shadow Line
- As of Right Shadow Line
- Proposed Development
- Approved Development
- Future Development

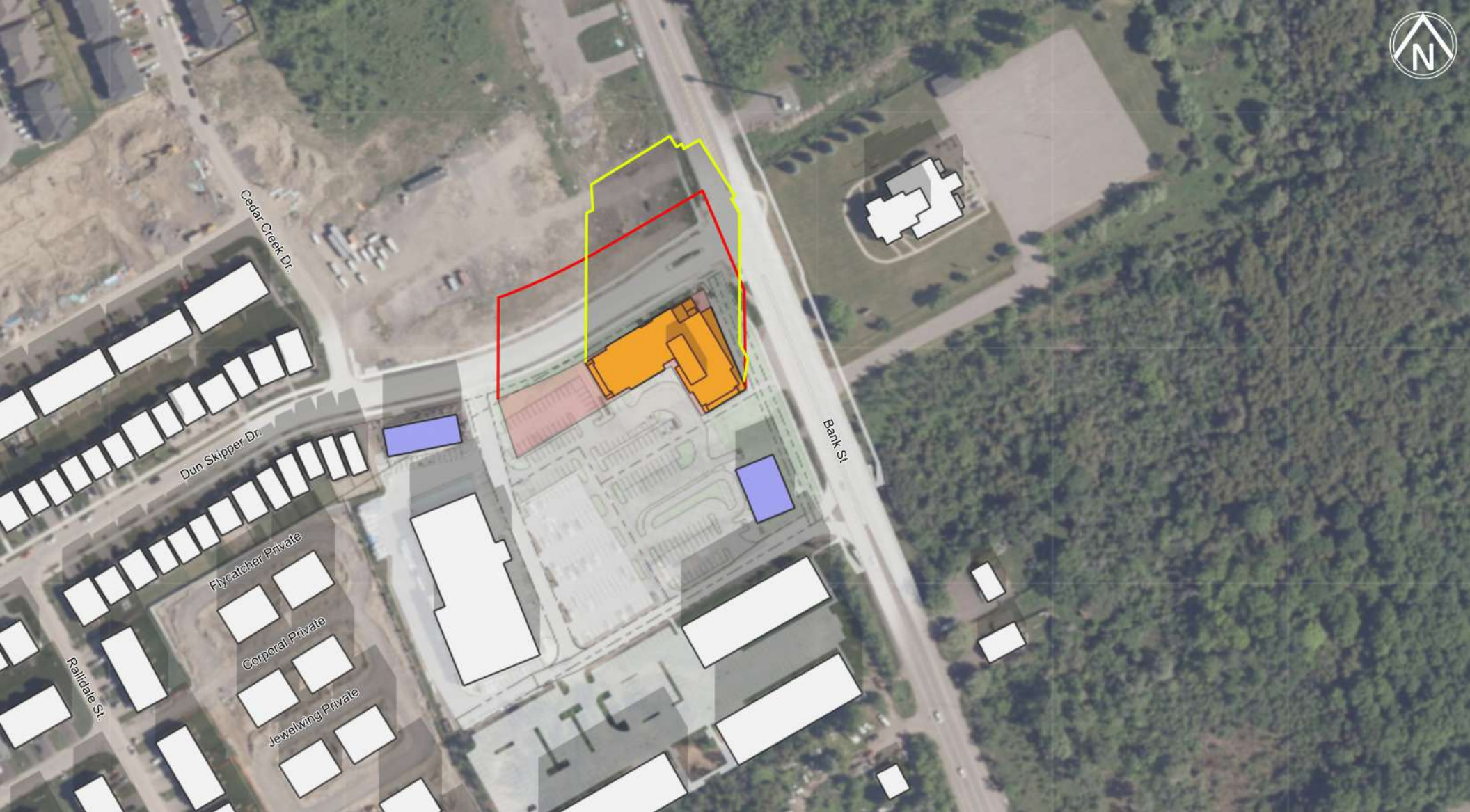


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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
DEC 21ST - 11AM EST

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- Approved Development
- Future Development



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FIGURE: TEST DATE & TIME
DEC 21ST - 12PM EST

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- Future Development



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FIGURE: TEST DATE & TIME
DEC 21ST - 1PM EST

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DEC 21ST - 2PM EST

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- Future Development



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155 DUN SKIPPER DR. TOP VIEW SHADOW STUDY

FIGURE: TEST DATE & TIME
DEC 21ST - 3PM EST

- Proposed Shadow Line
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