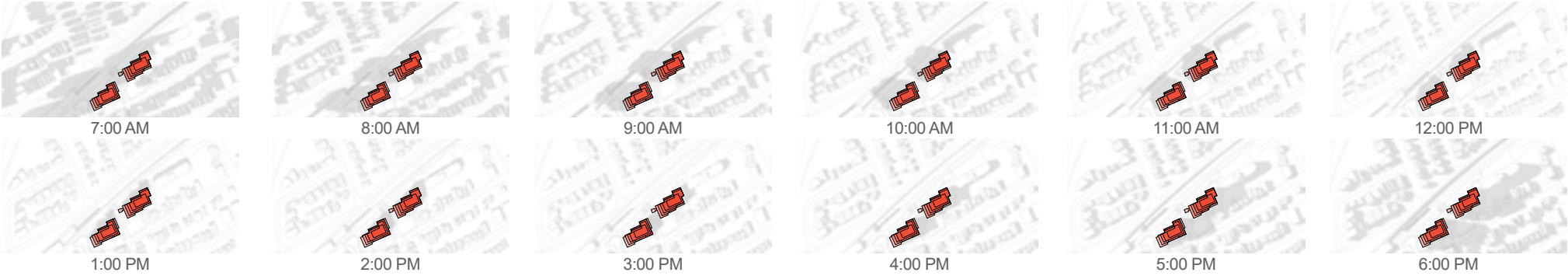
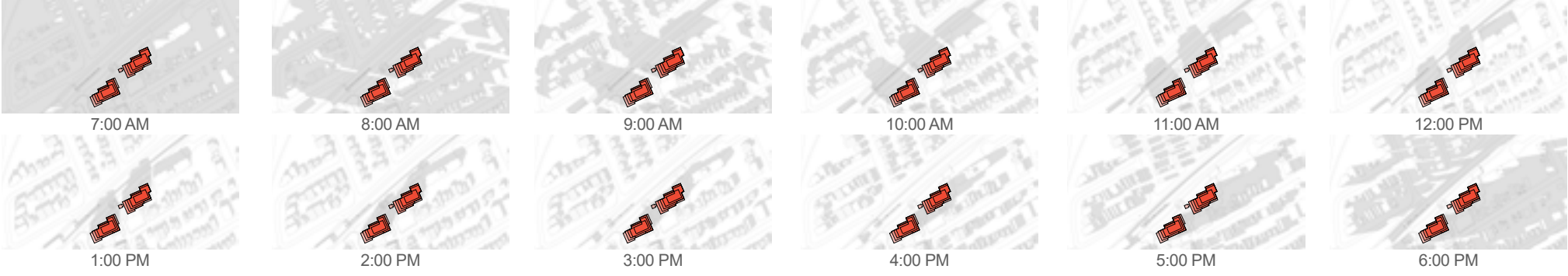


JUNE 21



MARCH/SEPTEMBER 21



DECEMBER 21



FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

FULL SHADOW COVERAGE,
TIME NOT APPLICABLE

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

Public Space (Proposed Park)
Public Space (MUP)





335 ROOSEVELT AVE. Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 7:00am



City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



LEGEND

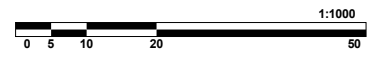
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 8:00am



City Plan #: _____



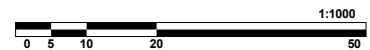
335 ROOSEVELT AVE. Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 9:00am

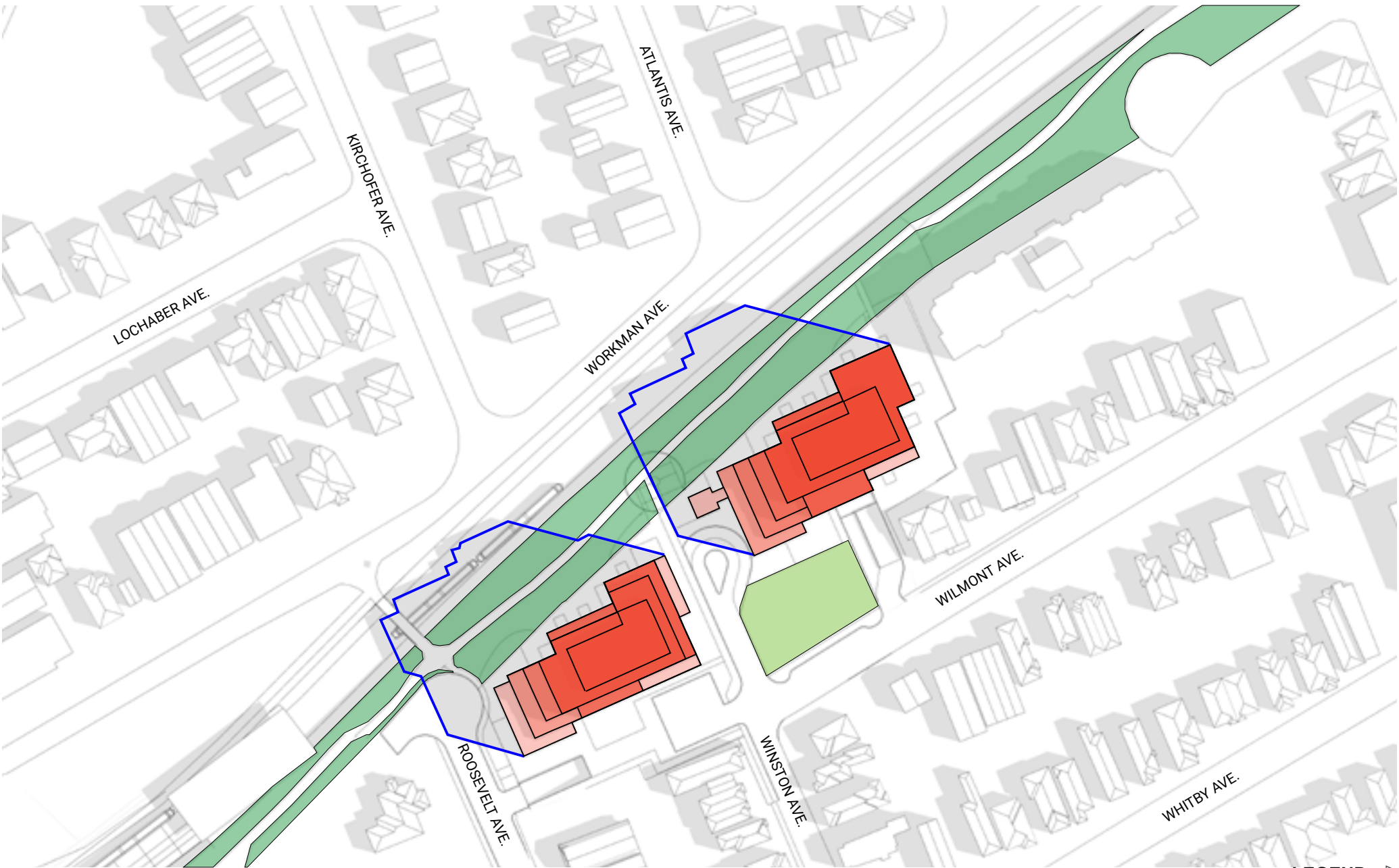
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



City Plan #: _____

File No: D07-12-25-0097



LEGEND

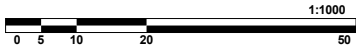
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 10:00am



City Plan #: _____



LEGEND

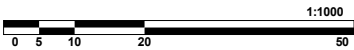
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 11:00am



City Plan #: _____



LEGEND

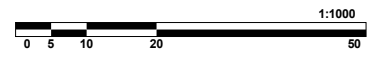
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

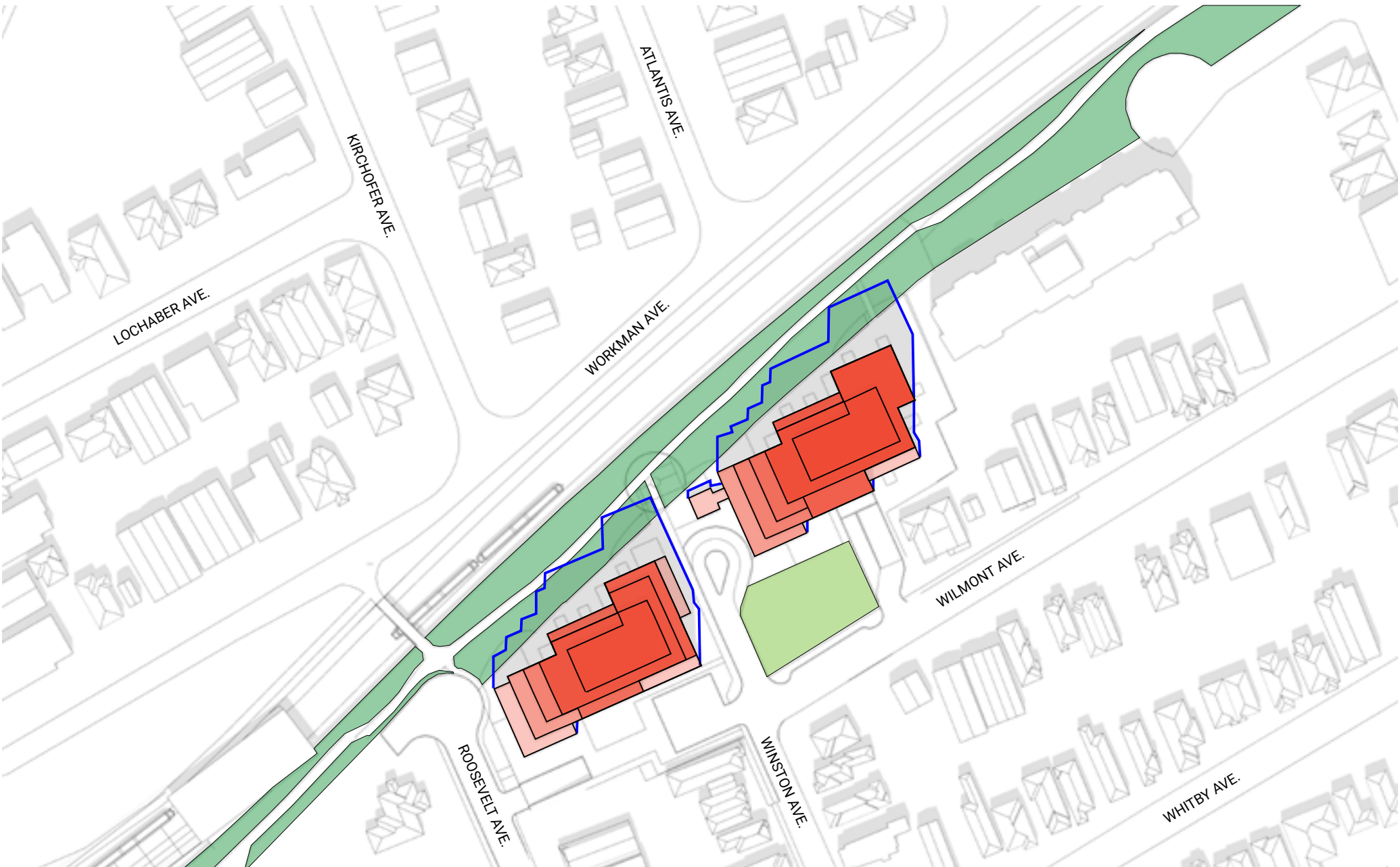
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 12:00pm



City Plan #: _____

File No: D07-12-25-0097



LEGEND

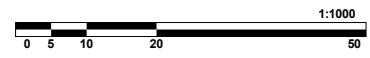
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 1:00pm



City Plan #: _____

File No: D07-12-25-0097



LEGEND

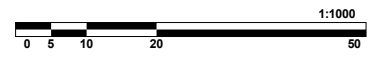
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 2:00pm



City Plan #: _____



LEGEND

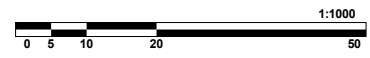
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 3:00pm



City Plan #: _____



LEGEND

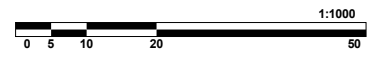
-  Proposed Development
-  As-of-Right Shadow Outline
-  New Net Shadow
-  Public Space (Proposed Park)
-  Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 4:00pm



City Plan #: _____



335 ROOSEVELT AVE. Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 5:00pm



City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)

File No: D07-12-25-0097



LEGEND

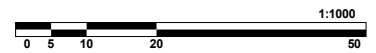
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 6:00pm



City Plan #: _____



LEGEND

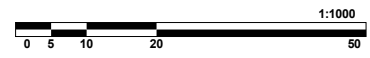
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



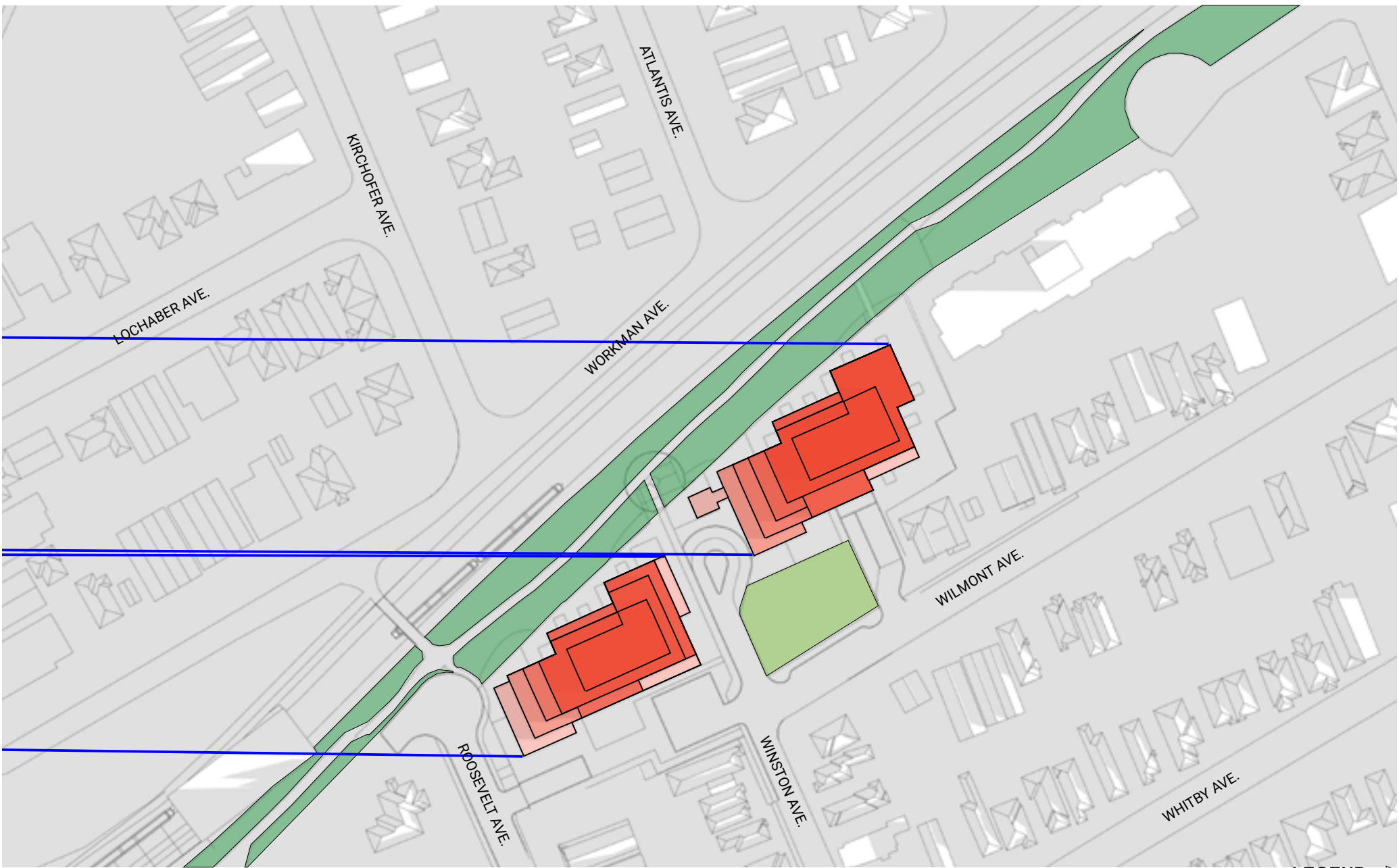
335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 7:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



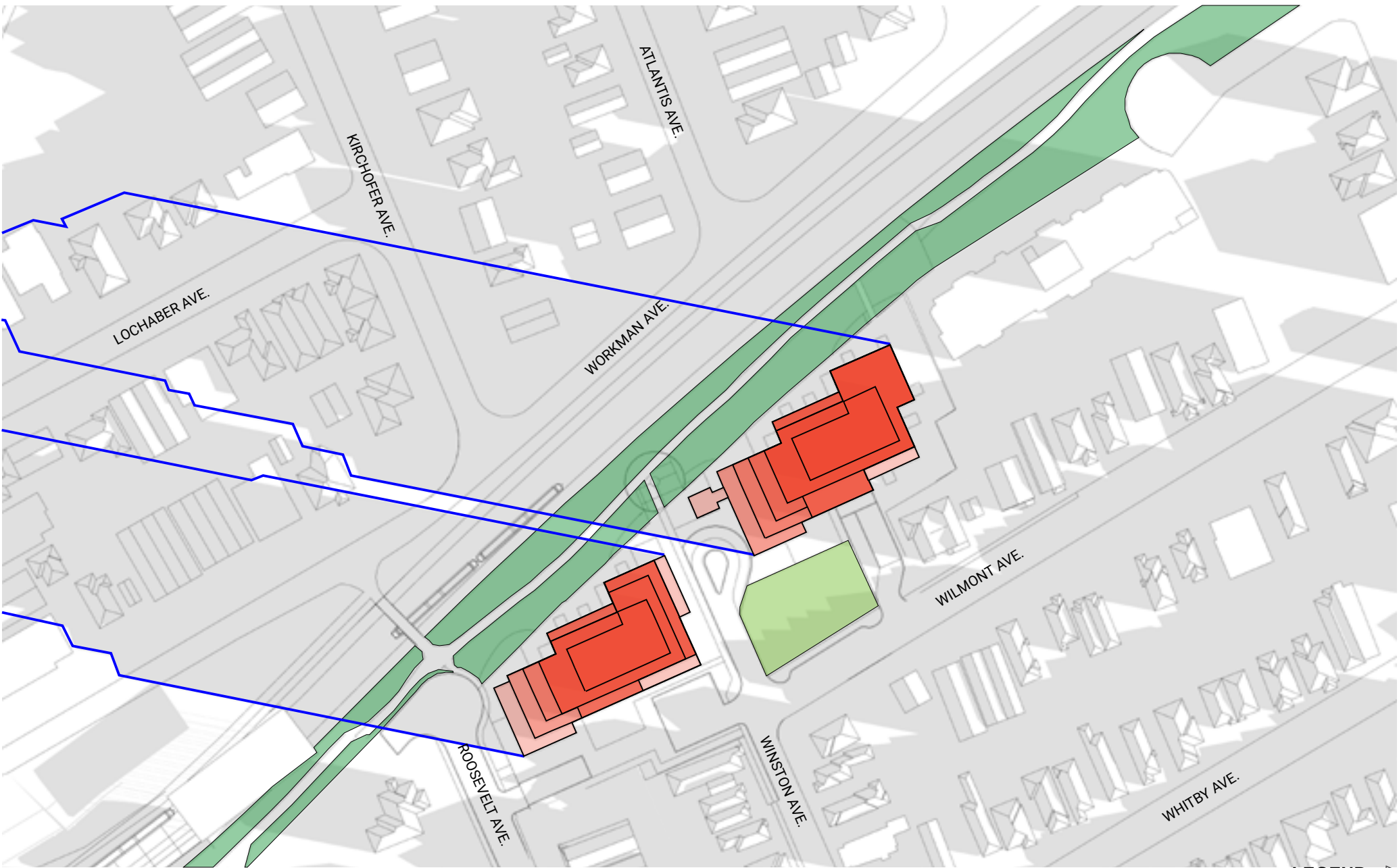
335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 7:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 8:00am



City Plan #: _____



LEGEND

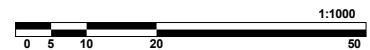
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 9:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 10:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 11:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



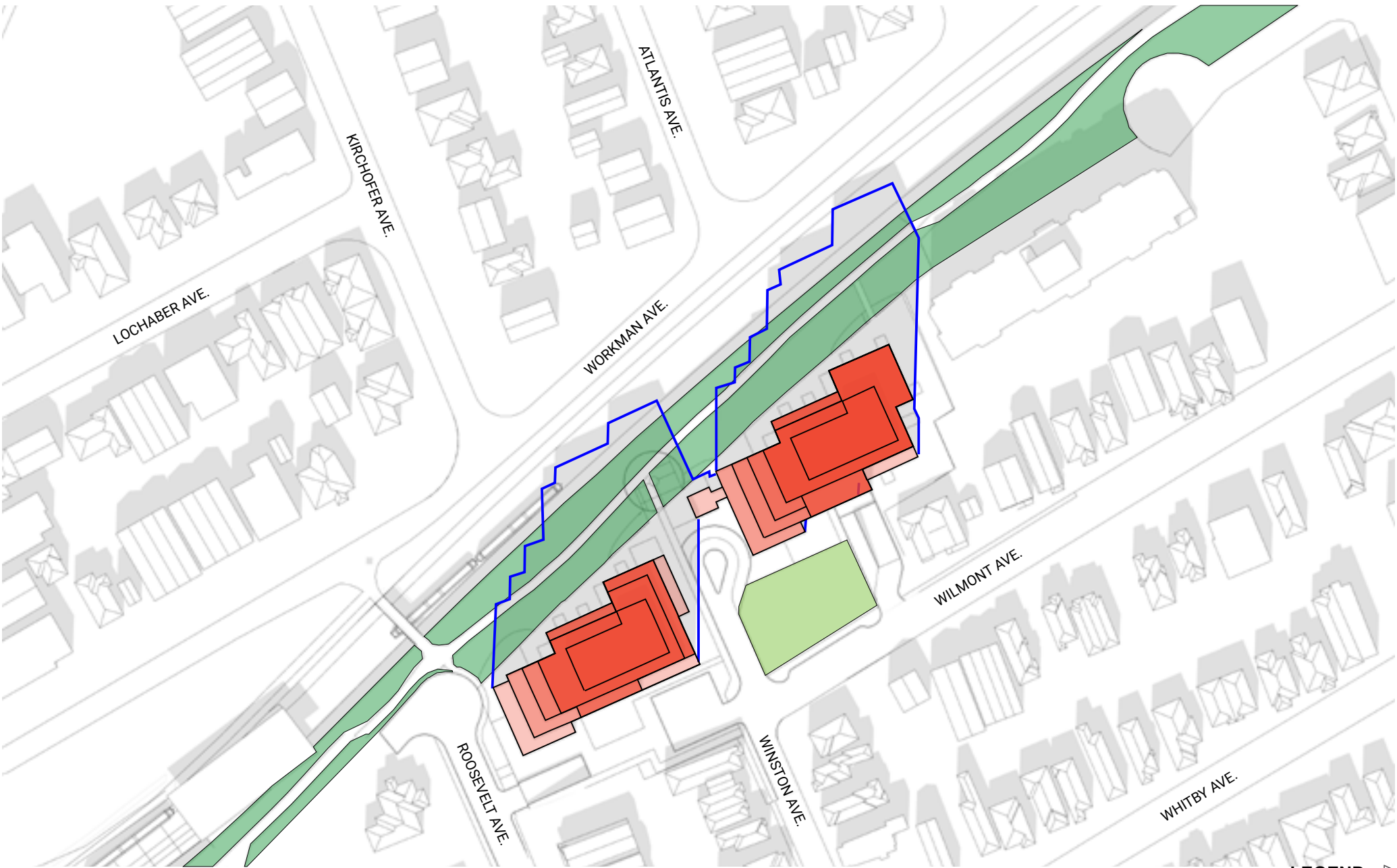
335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 12:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 1:00pm



City Plan #: _____



LEGEND

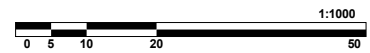
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 2:00pm



City Plan #: _____



LEGEND

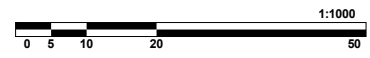
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 3:00pm



City Plan #: _____



LEGEND

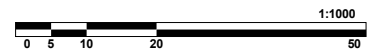
-  Proposed Development
-  As-of-Right Shadow Outline
-  New Net Shadow
-  Public Space (Proposed Park)
-  Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 4:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 5:00pm



City Plan #: _____



LEGEND

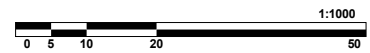
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



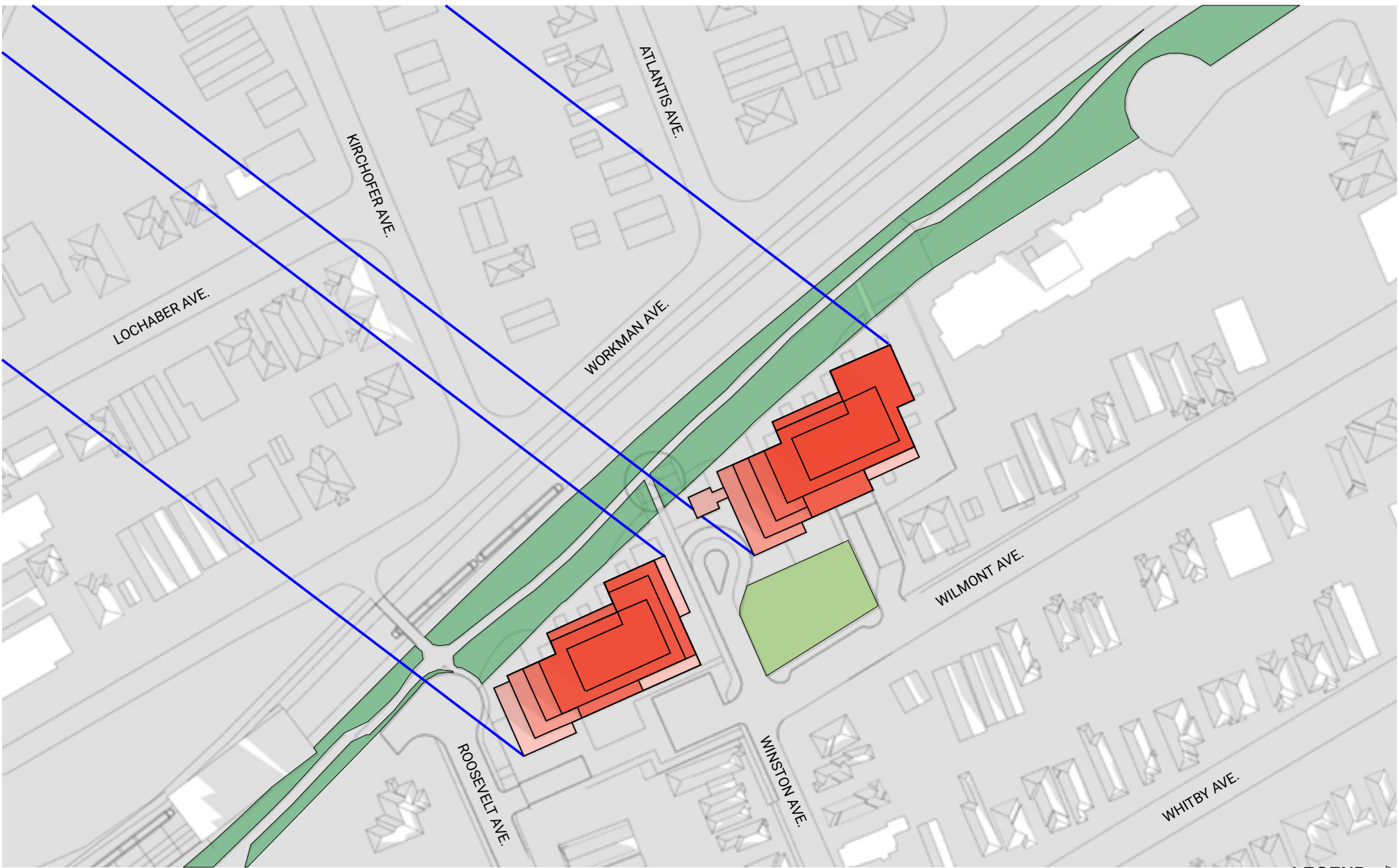
335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 6:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 8:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

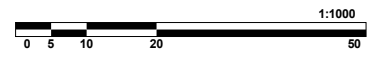
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 9:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

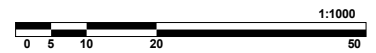
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 10:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 11:00am



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 12:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 1:00pm



City Plan #: _____



LEGEND

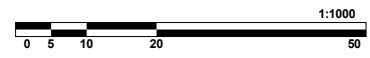
- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 2:00pm



City Plan #: _____



LEGEND

-  Proposed Development
-  As-of-Right Shadow Outline
-  New Net Shadow
-  Public Space (Proposed Park)
-  Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 3:00pm



City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



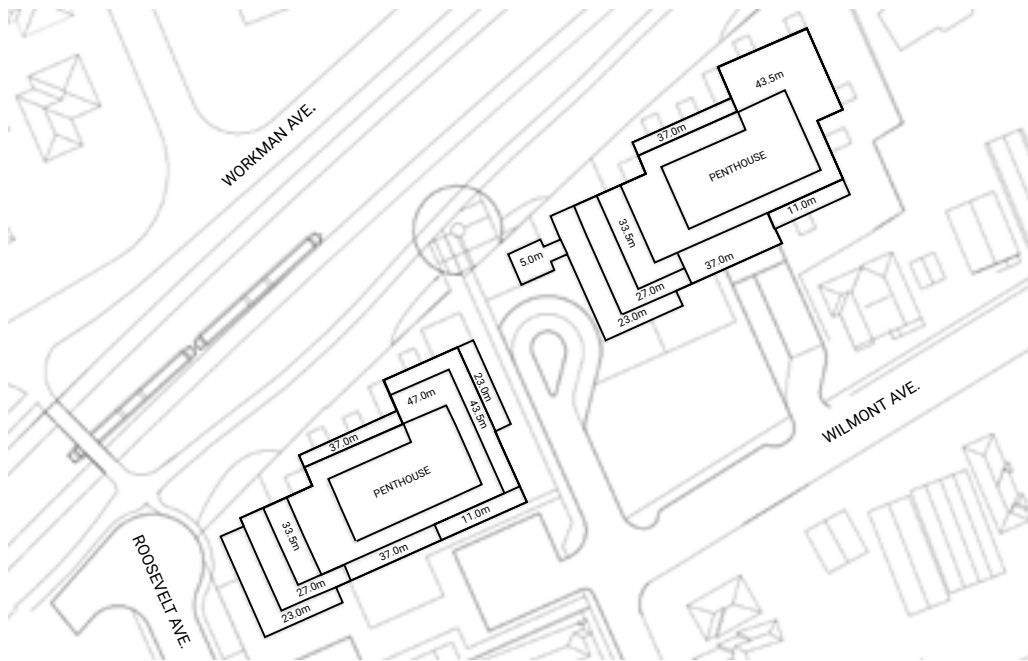
335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

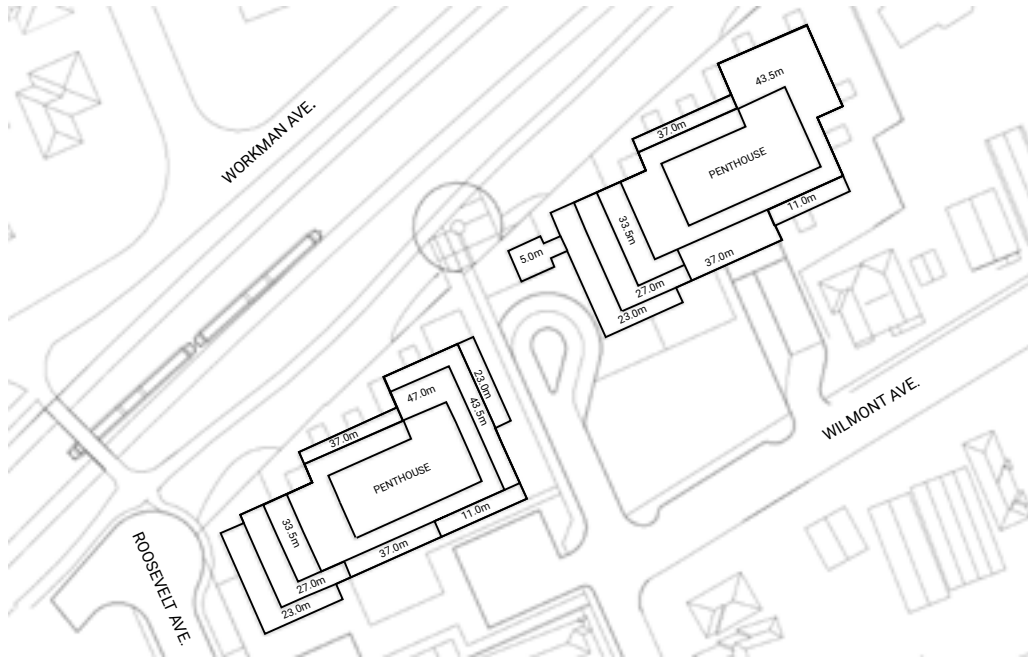
DEC 4:00pm



City Plan #: _____



PROPOSED ROOF HEIGHTS



AS-OF-RIGHT ZONING HEIGHT LIMITS



335 ROOSEVELT AVE. Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

HEIGHT SCHEDULE



City Plan #: _____

Sun Shadow Analysis Written Summary

Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include Public Spaces (the proposed park, and MUP along transit ways) and the adjacent residential neighbourhoods to the North and South. The sun shadow study represents Public Spaces as shaded green areas.

Neither the proposed park space and MUP are impacted by the criteria of any new net shadow resulting in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the March/September test date.

Regarding the adjacent residential neighbourhoods to the North and South, shadow impacts are not significant and the proposed building shadow remains within as-of-right zoning envelope. None of the individual properties within the neighbourhood to the north (which contains a mature treeline) are affected from shadow impacts related to the proposed building for more than 4 hourly interval times during the March/September test date. Regarding the neighbourhood to the South, none of the individual properties are affected from shadow impacts related to the proposed building for more than 3 hourly interval times during the March/September test date.

Latitude and Longitude of Site:

Lat: N 45°23'34.709"

Lng: W 75°45'30.404"



335 ROOSEVELT AVE.
Shadow Analysis

Application No.: D07-12-25-0097
Date: September 17th, 2025

Written Summary

City Plan #: _____