

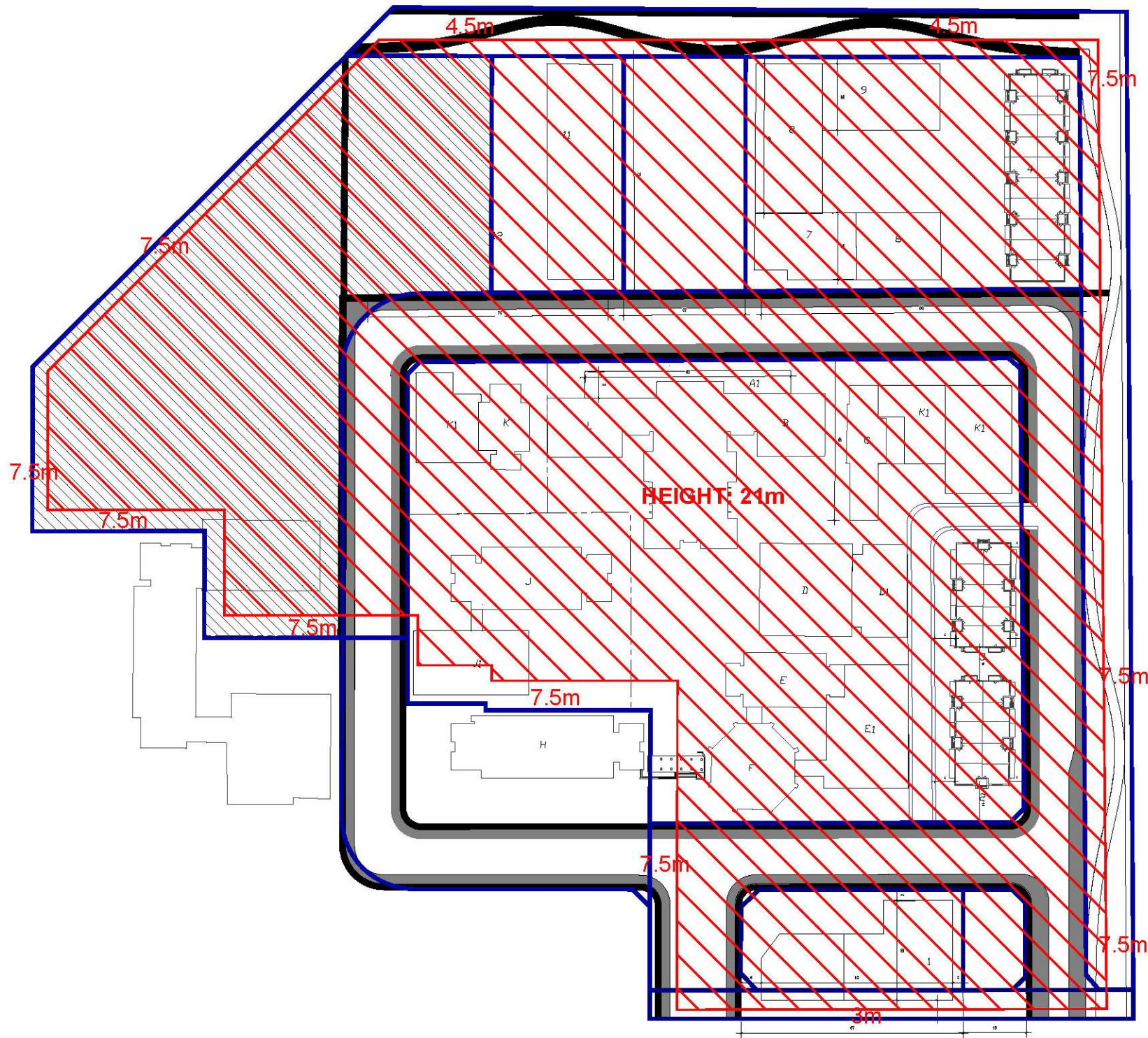
SHADOW ANALYSIS

1495 HERON ROAD

MAY 2023

AS-OF-RIGHT PROJECTION

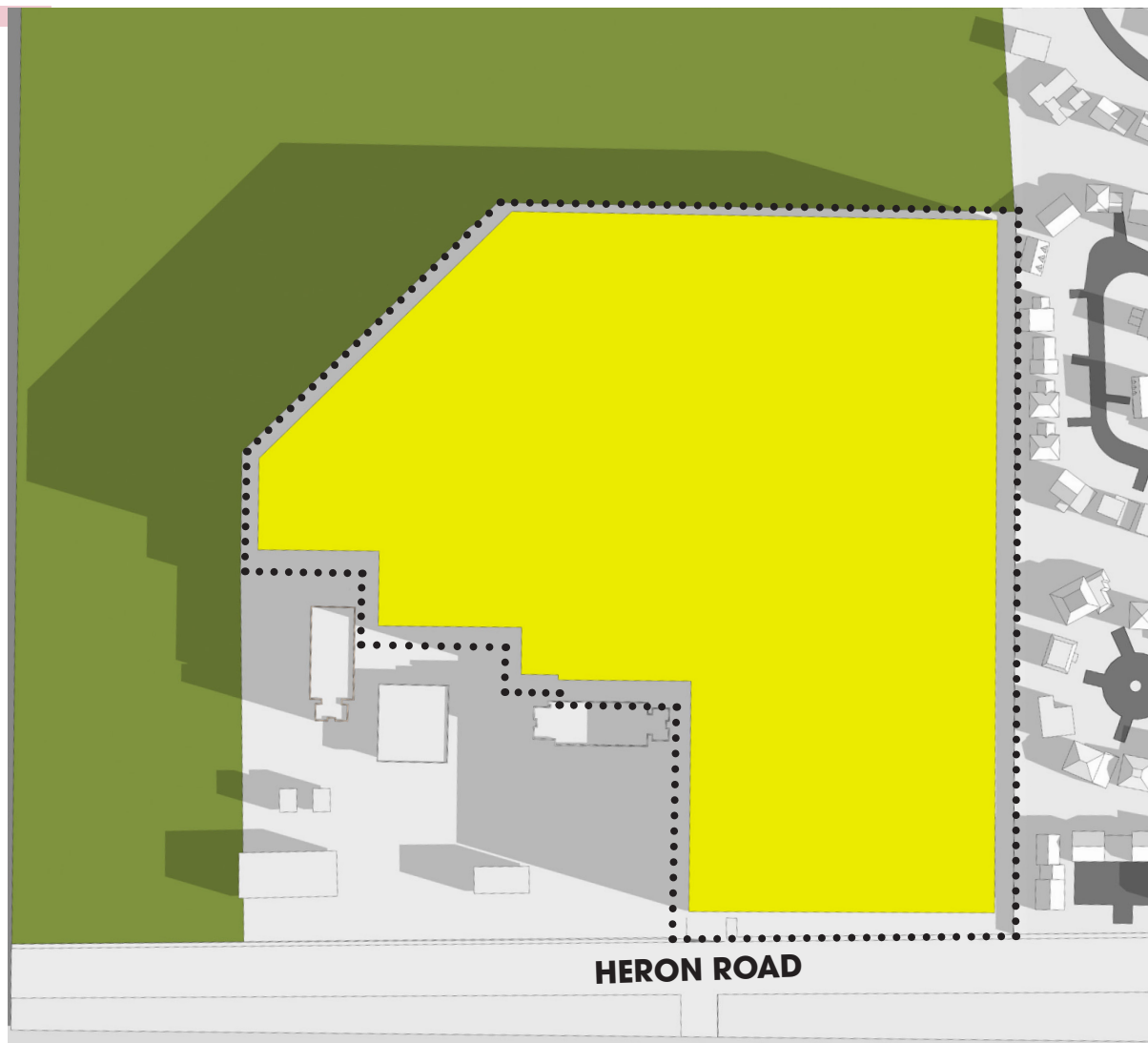
ZONING INFORMATION



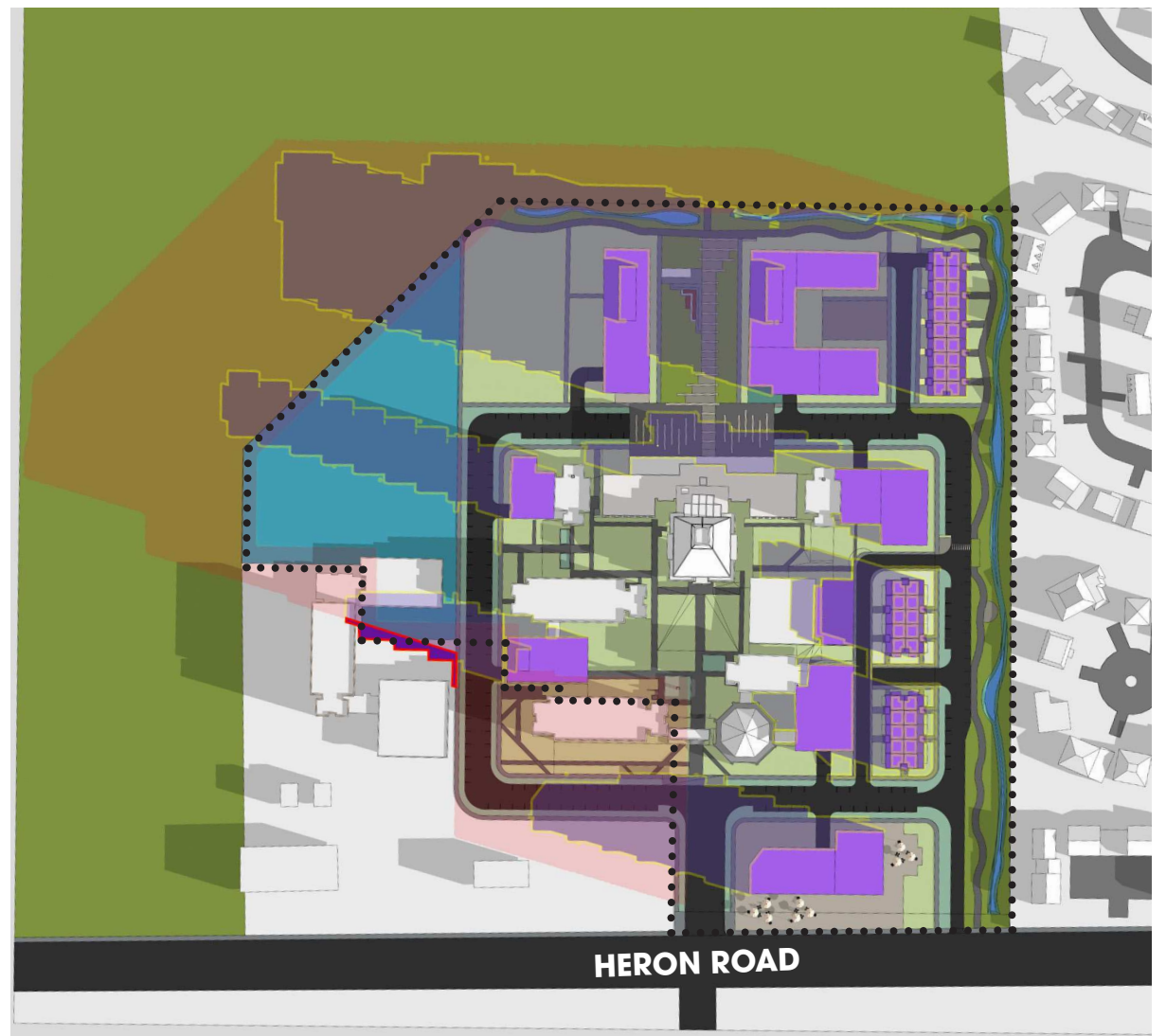
- Zone : I1A (366) H (21)
- Minimum Lot Width: 15 m
- Minimum Lot Area: 400m²
- Minimum Front Yard Setback: 3 m
- Minimum Rear Yard Setback: 4.5 m
- Minimum Interior Side Yard Setback: 7.5 m
- Minimum Corner Side Yard Setback: 4.5 m
- Maximum Height: 21 m

AS-OF-RIGHT

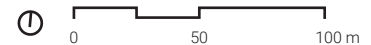
PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a communal amenity area (Marie-Curie Public Elementary School school yard)

SHADOW ANALYSIS | MAY 2023

1495 HERON ROAD

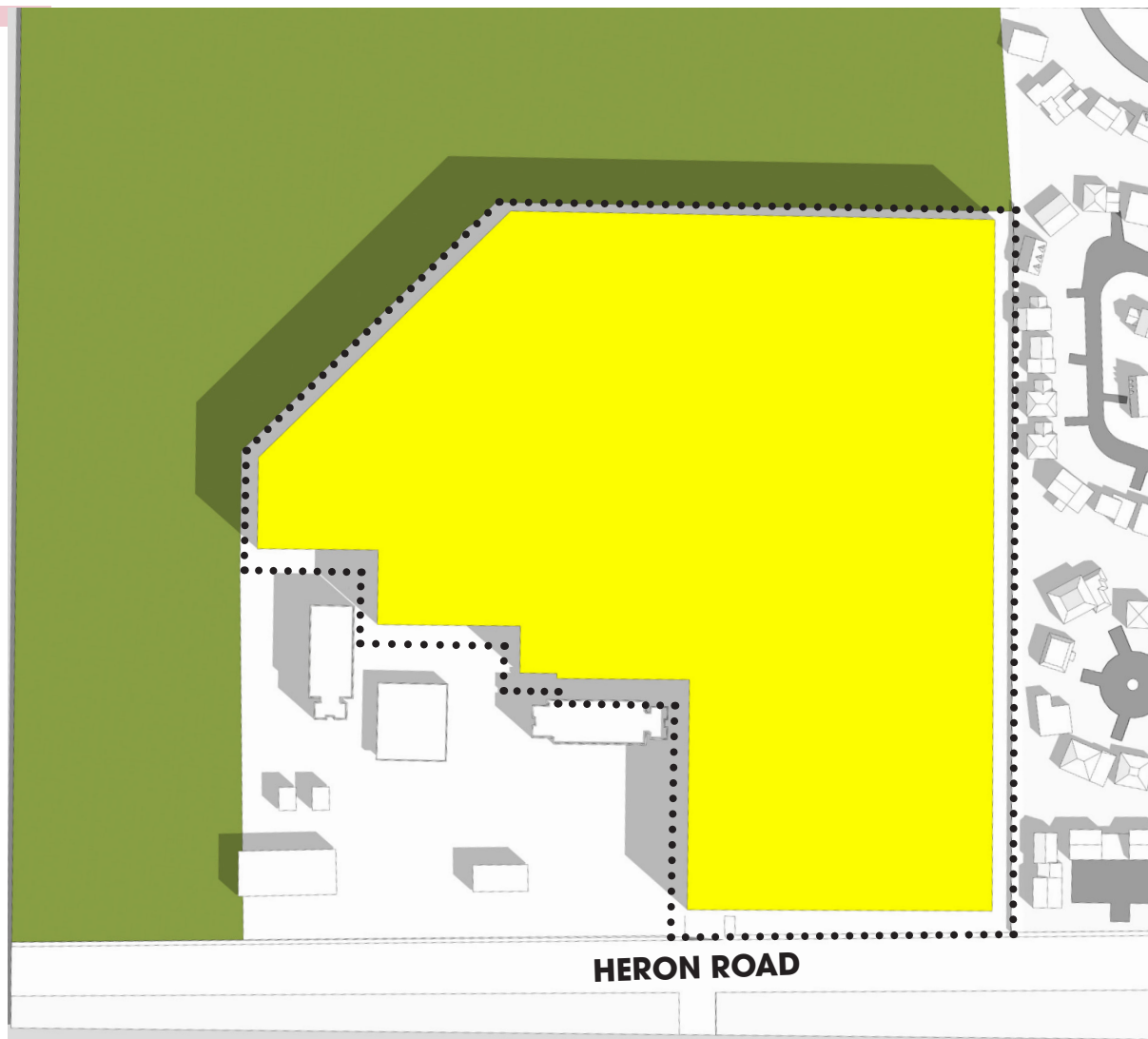
45.379778, -75.652738

TEST DATE: **SEPTEMBER 21**

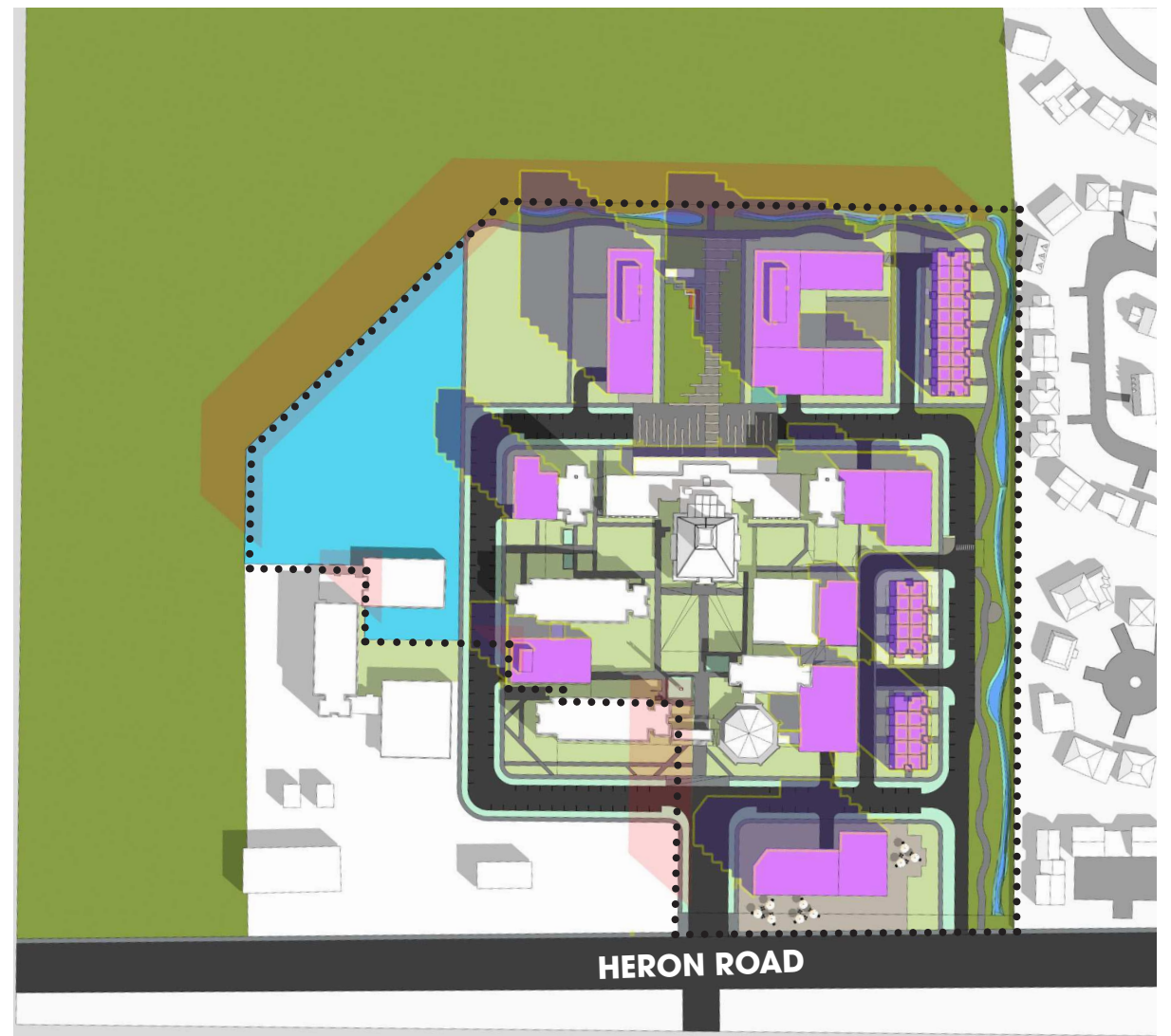
TEST TIME: 10 AM (EDT)

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:
No new net shadow

SHADOW ANALYSIS | MAY 2023

1495 HERON ROAD

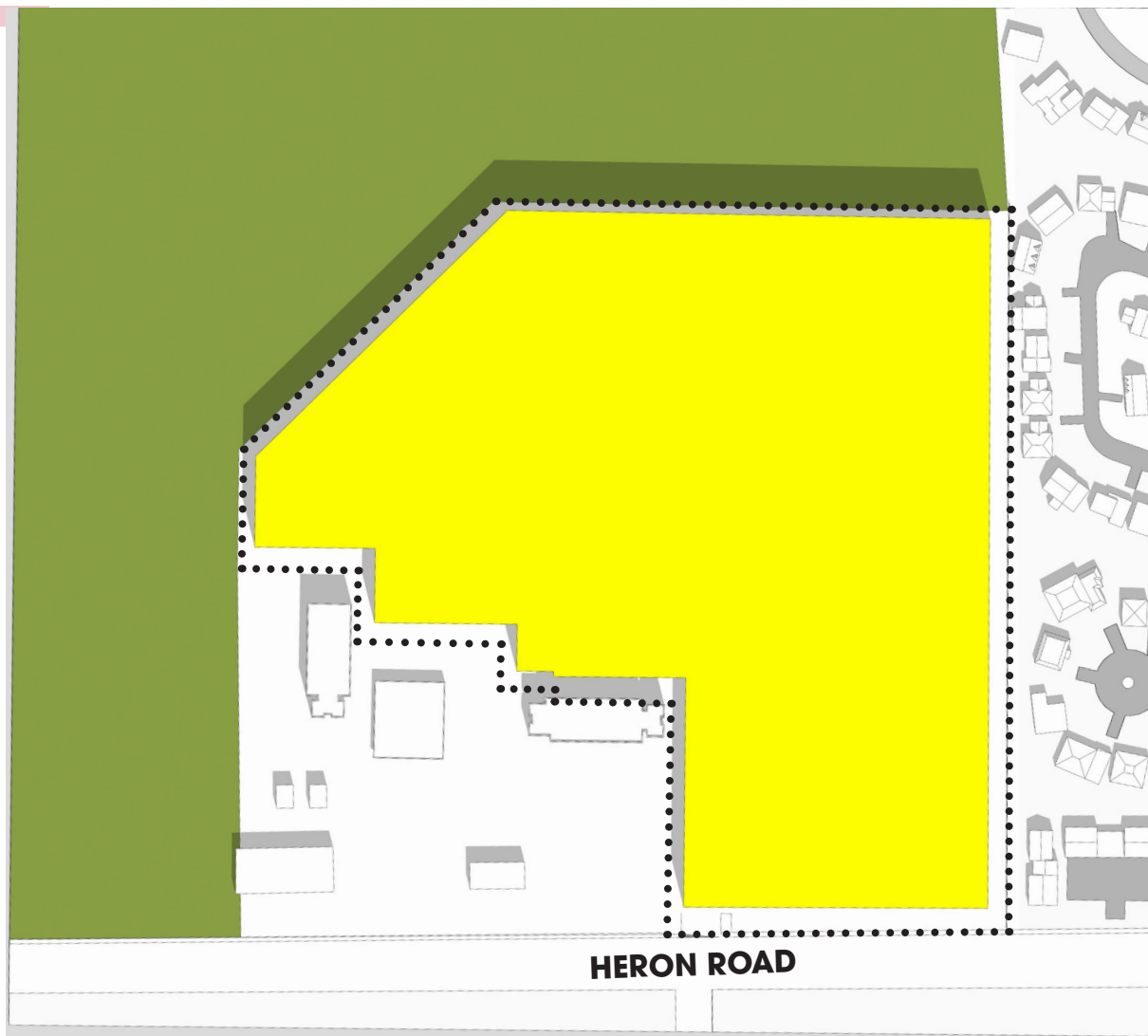
45.379778, -75.652738

TEST DATE: **SEPTEMBER 21**

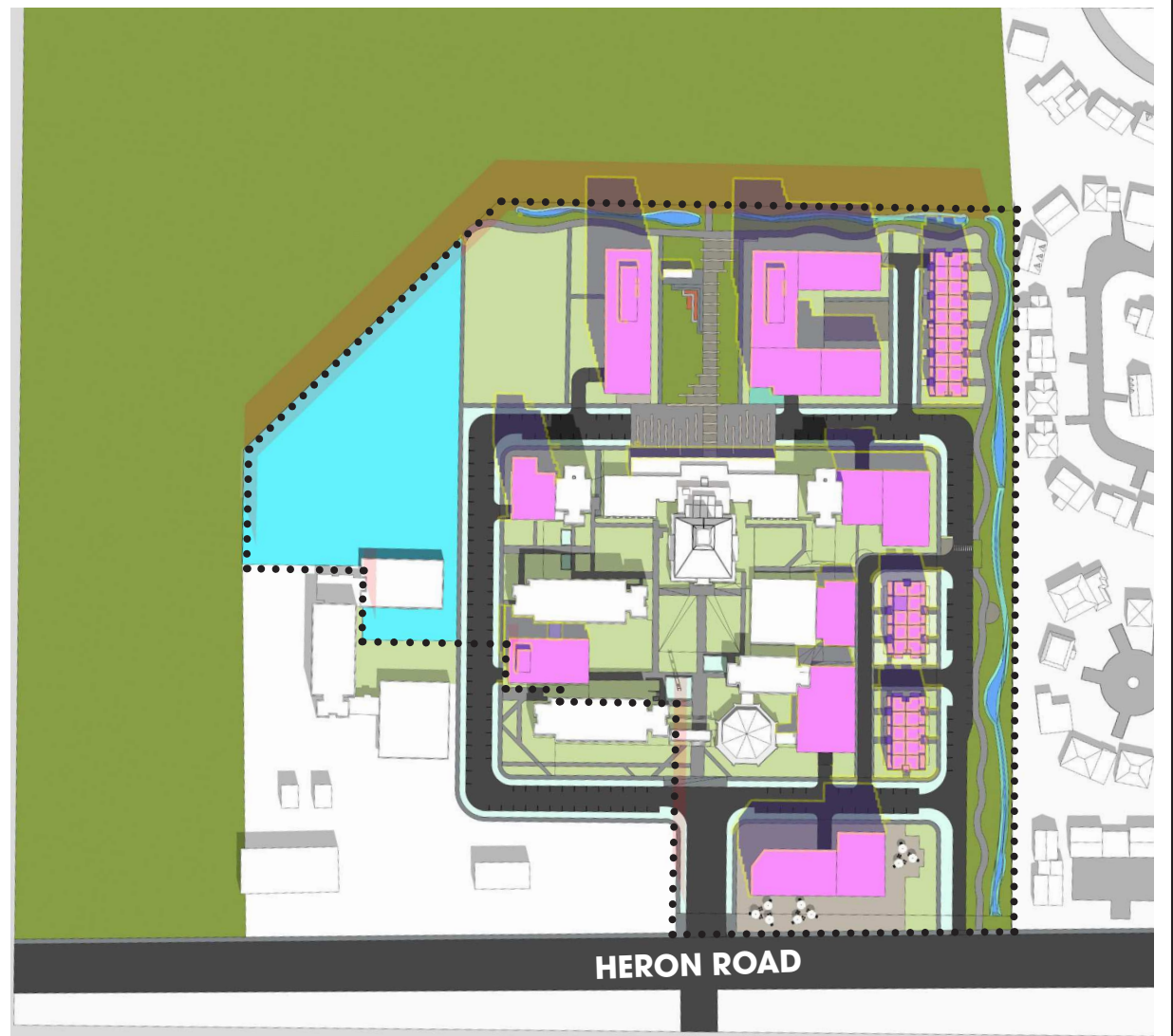
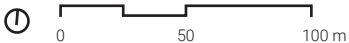
TEST TIME: 12 PM (EDT)

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



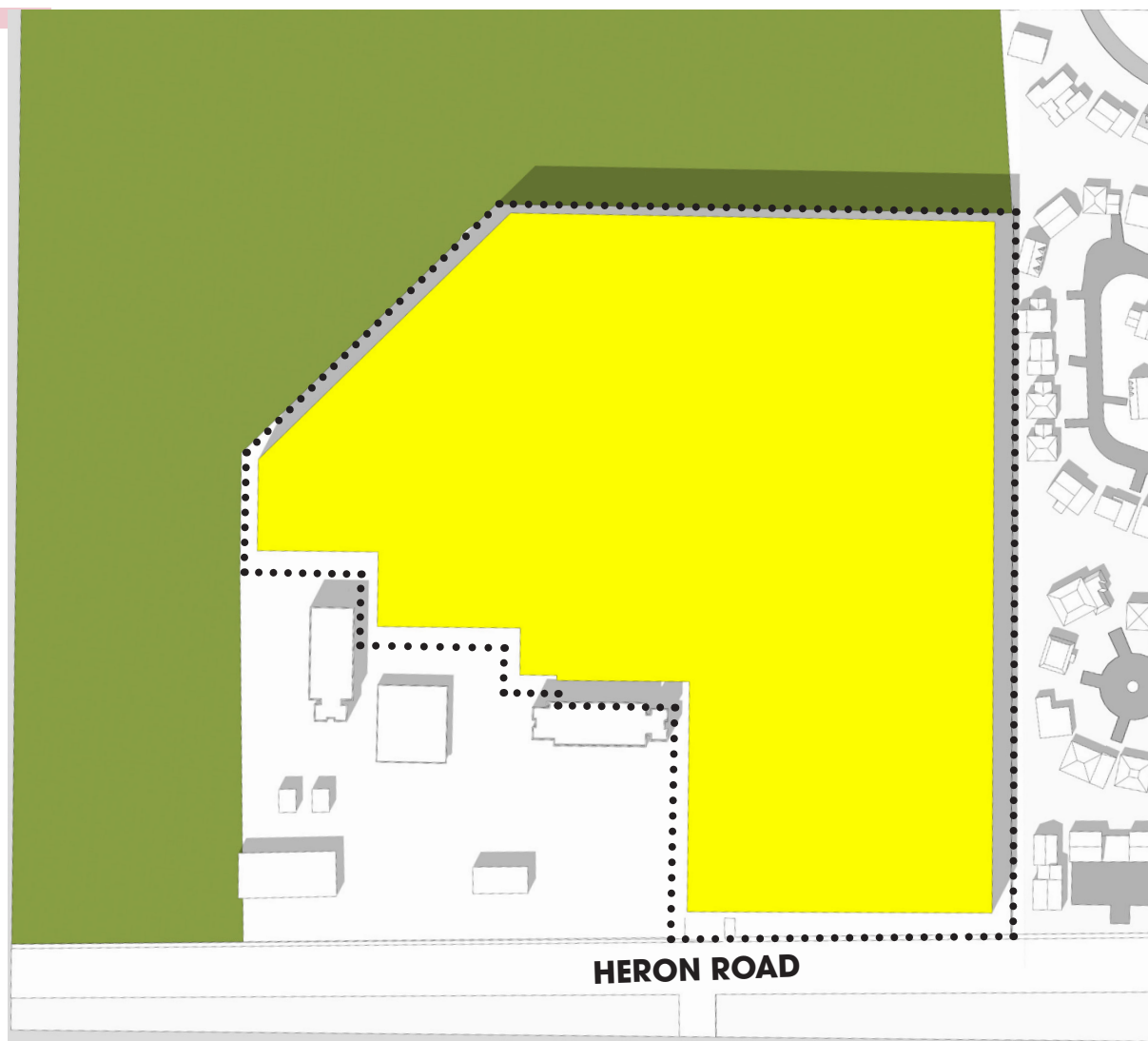
- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



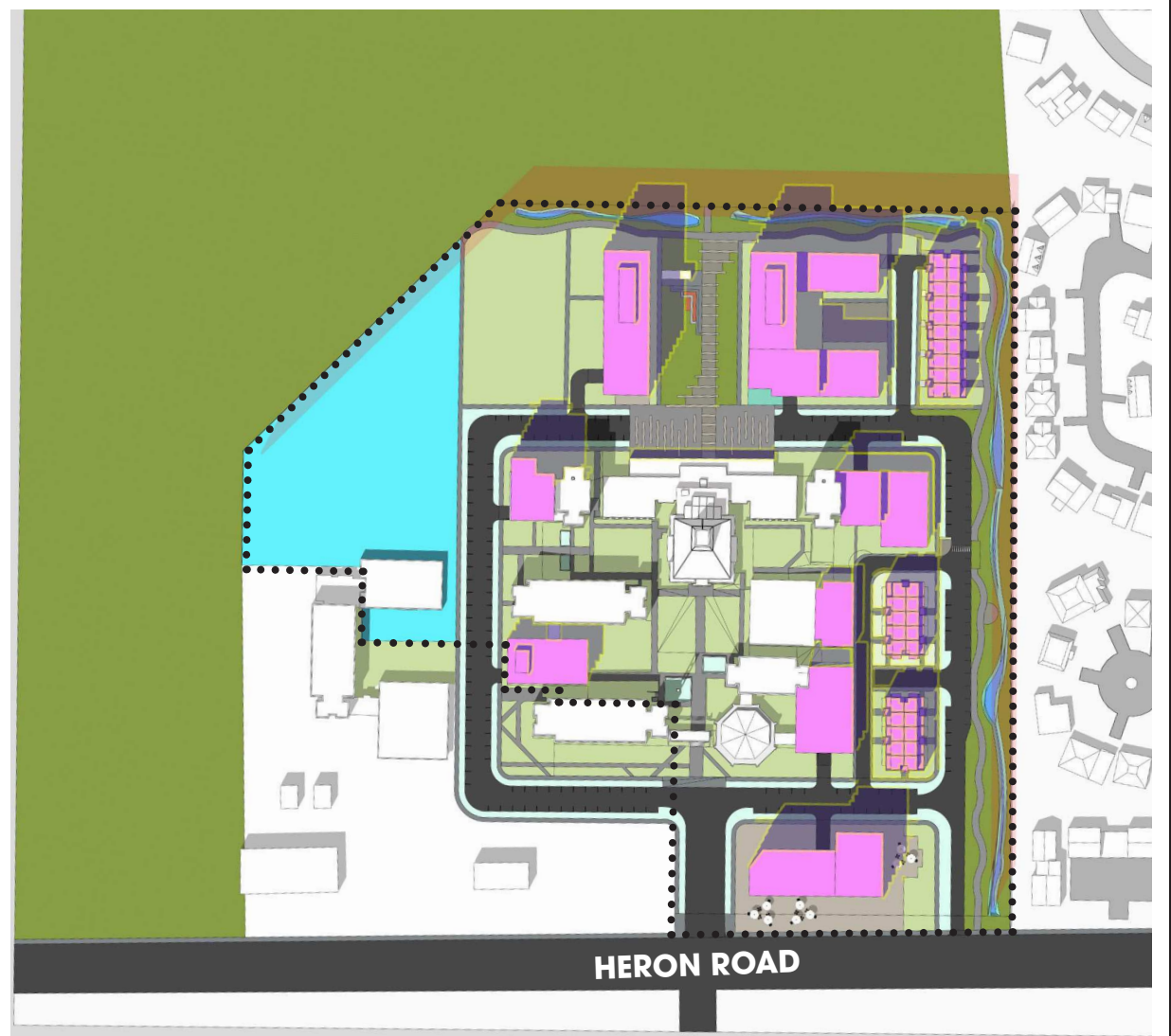
SHADOW IMPACT:
No new net shadow

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



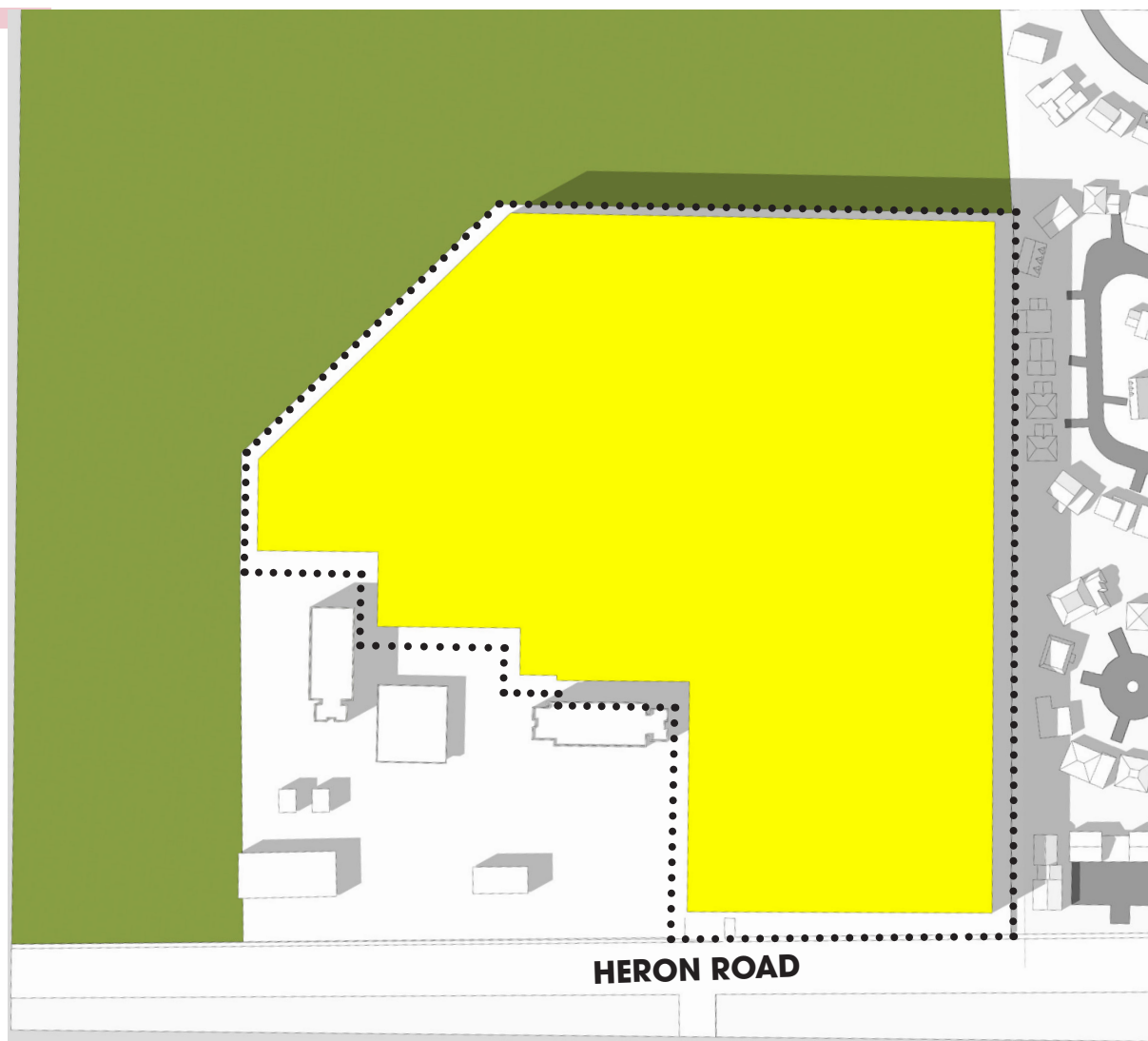
- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



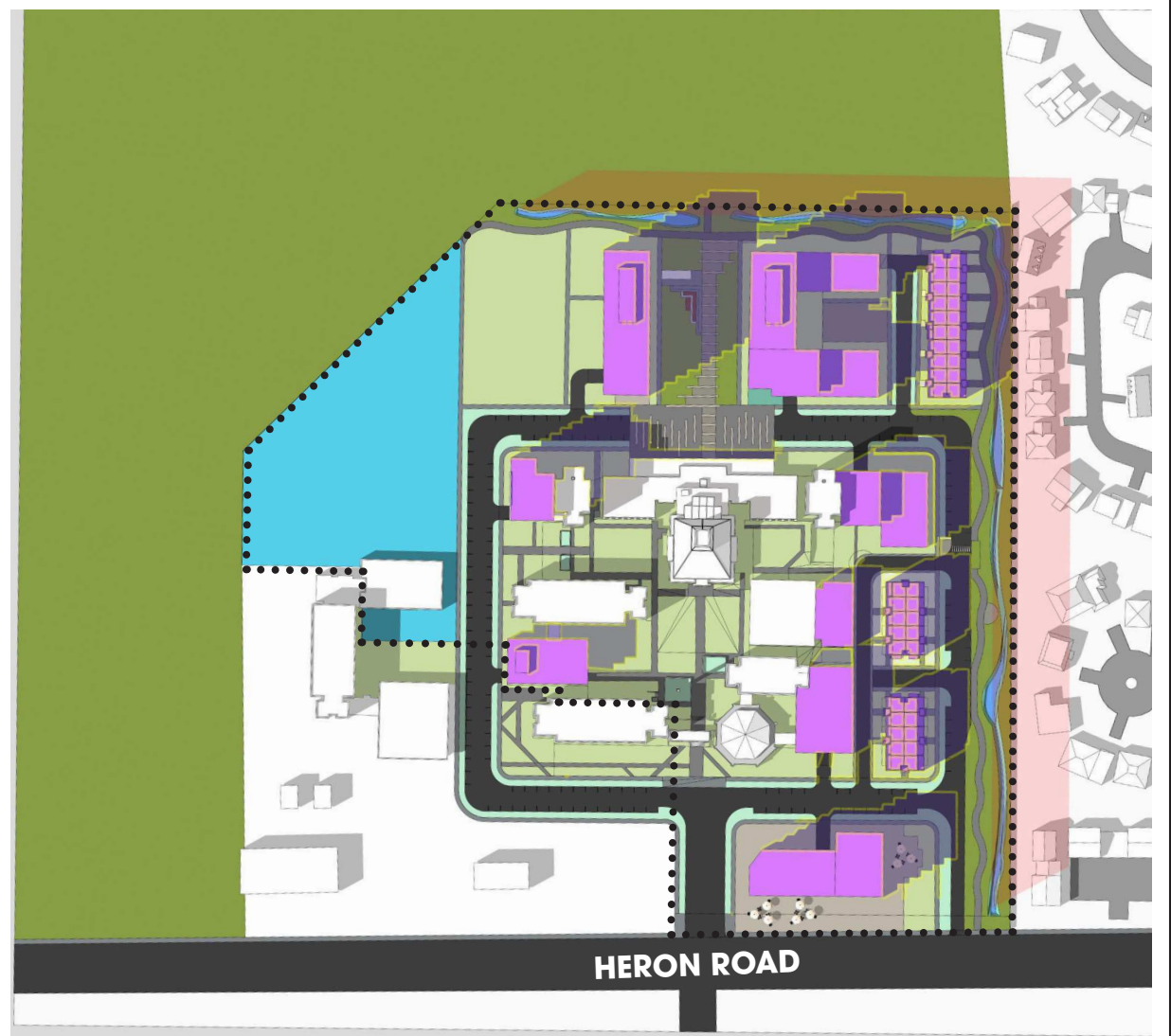
SHADOW IMPACT:
No new net shadow

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



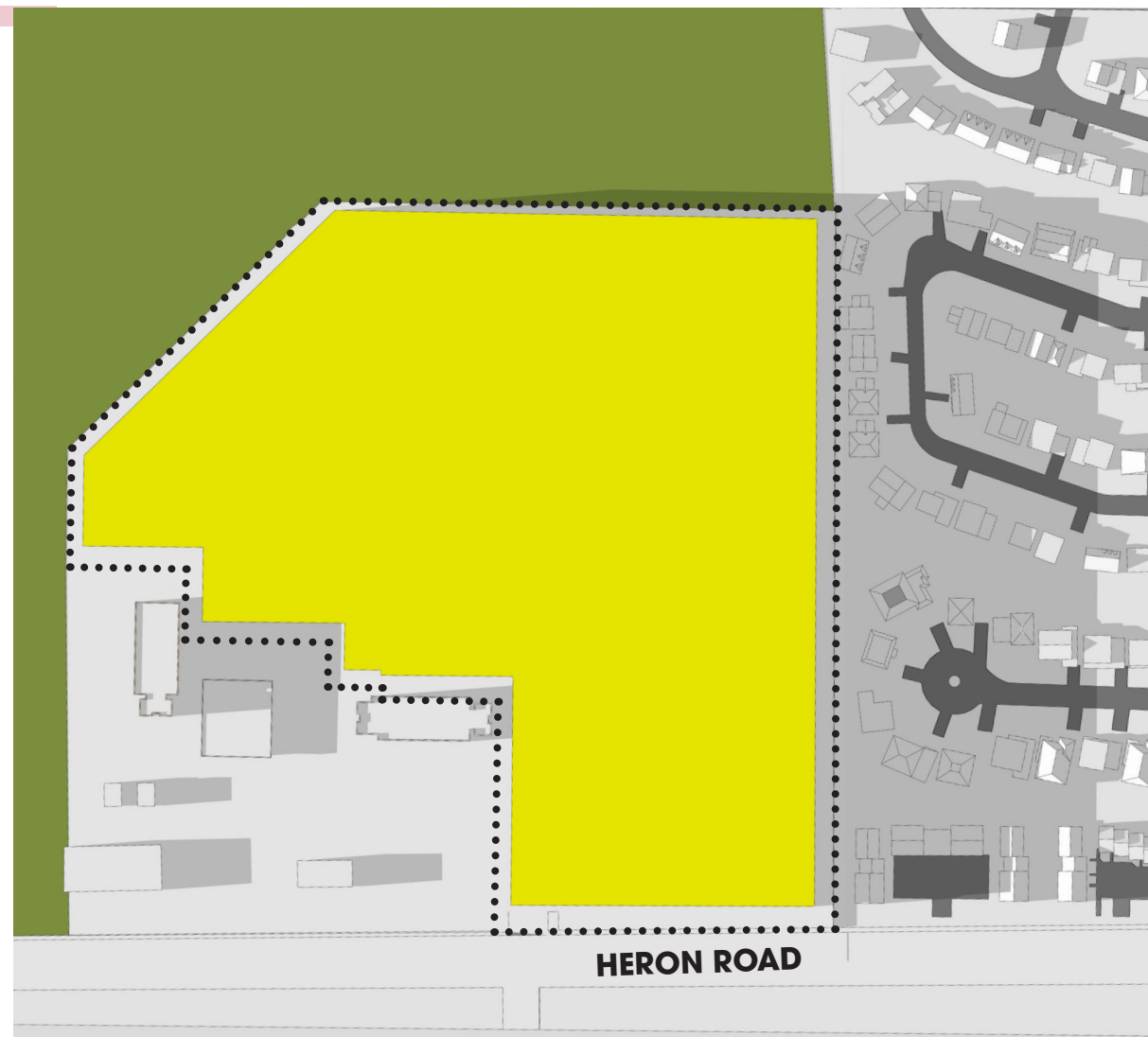
- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



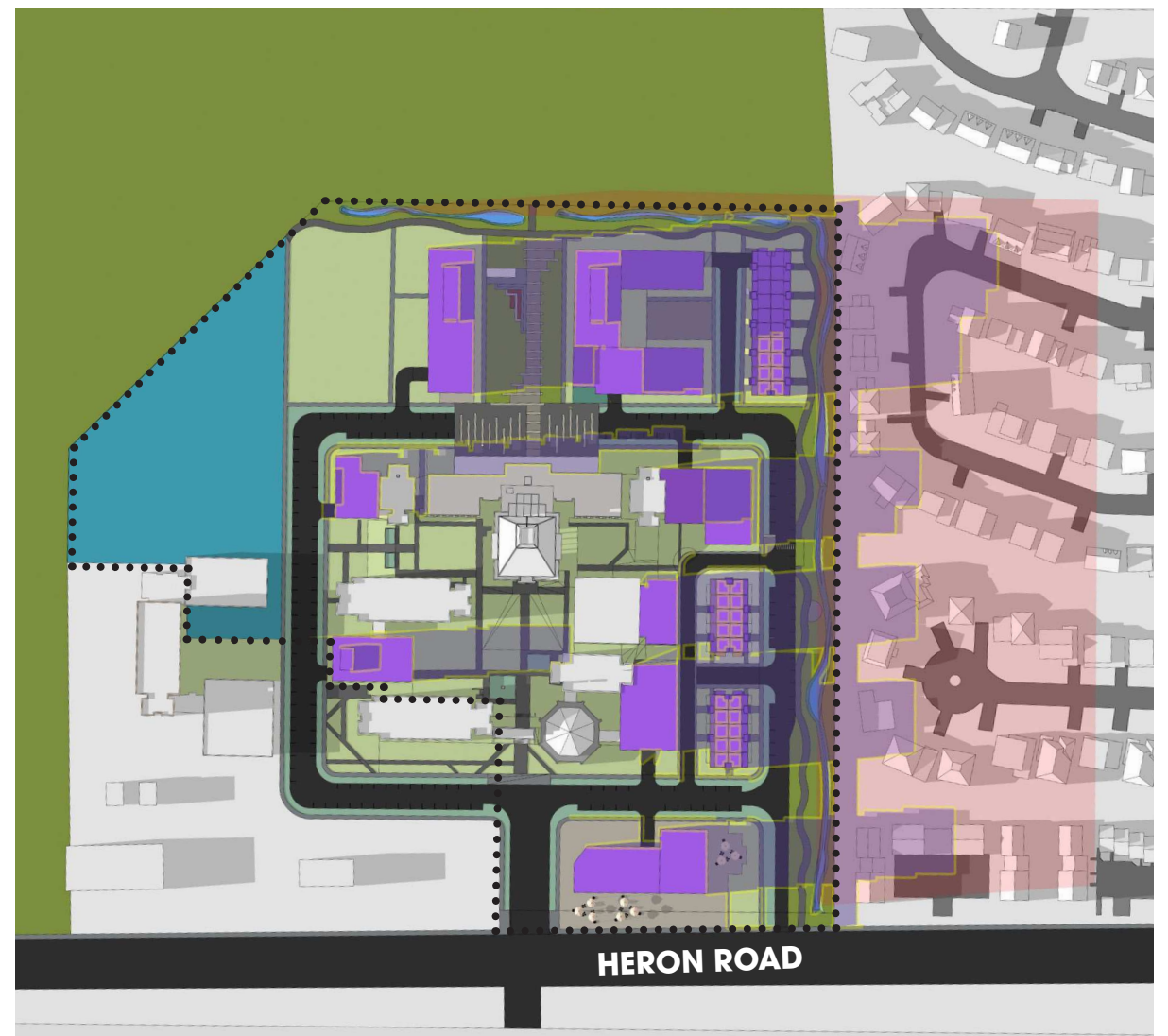
SHADOW IMPACT:
No new net shadow

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:
No new net shadow

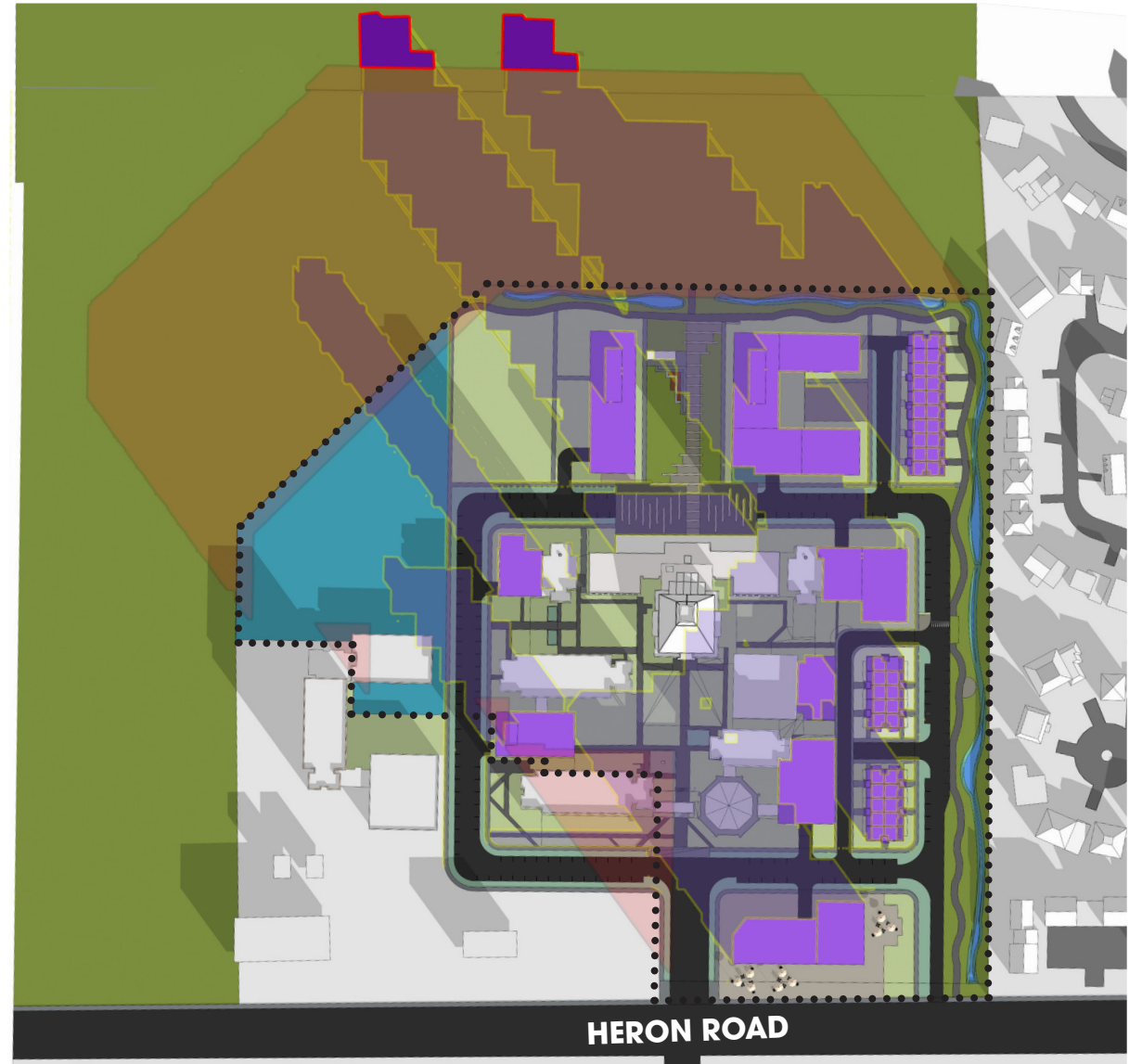
AS-OF-RIGHT



- ⋯ Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- ⋯ Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



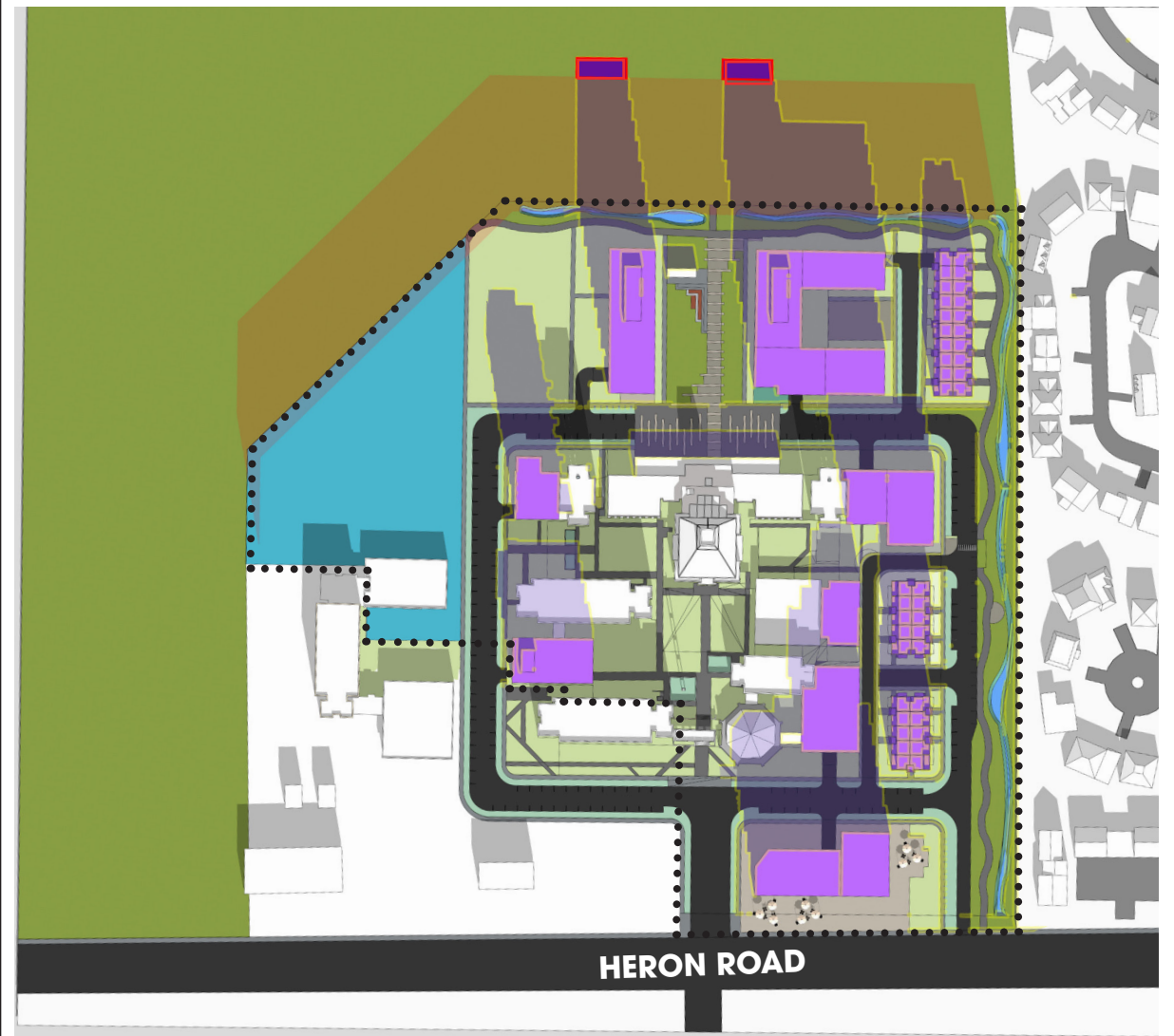
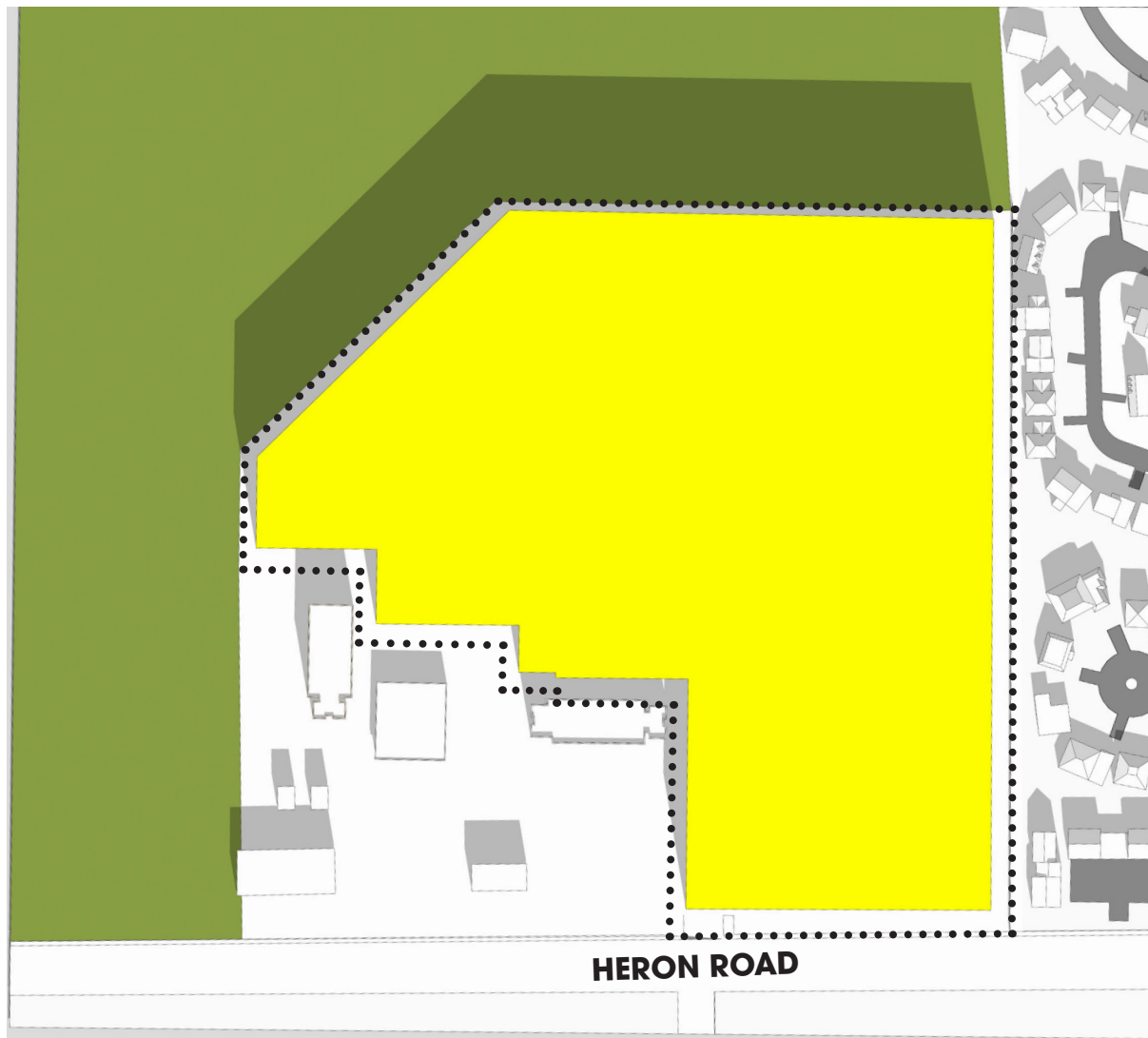
SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Parkland)

AS-OF-RIGHT

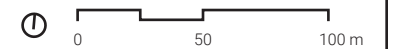
PROPOSED



- ⋯ Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- ⋯ Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area

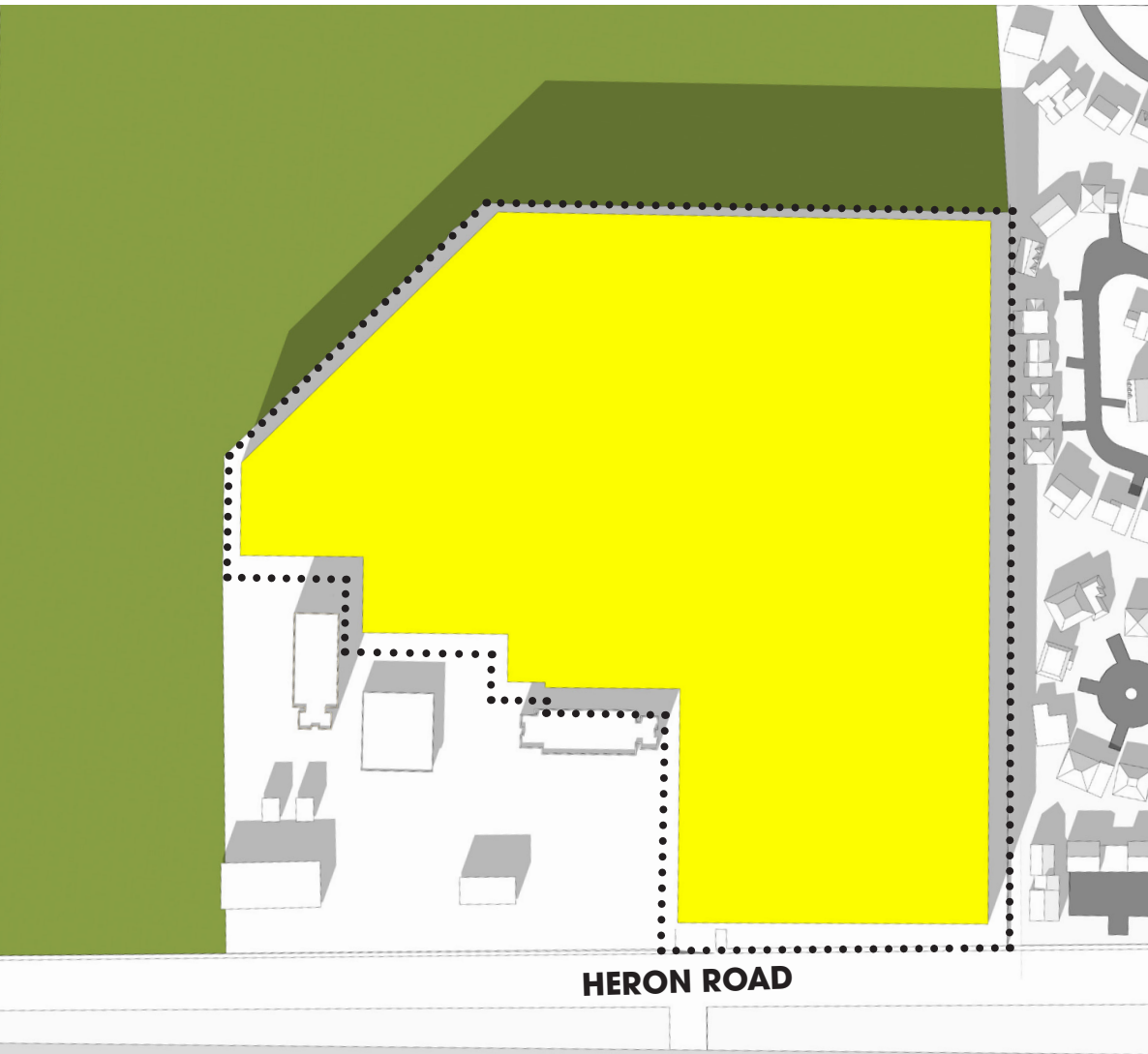


SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Parkland)

AS-OF-RIGHT

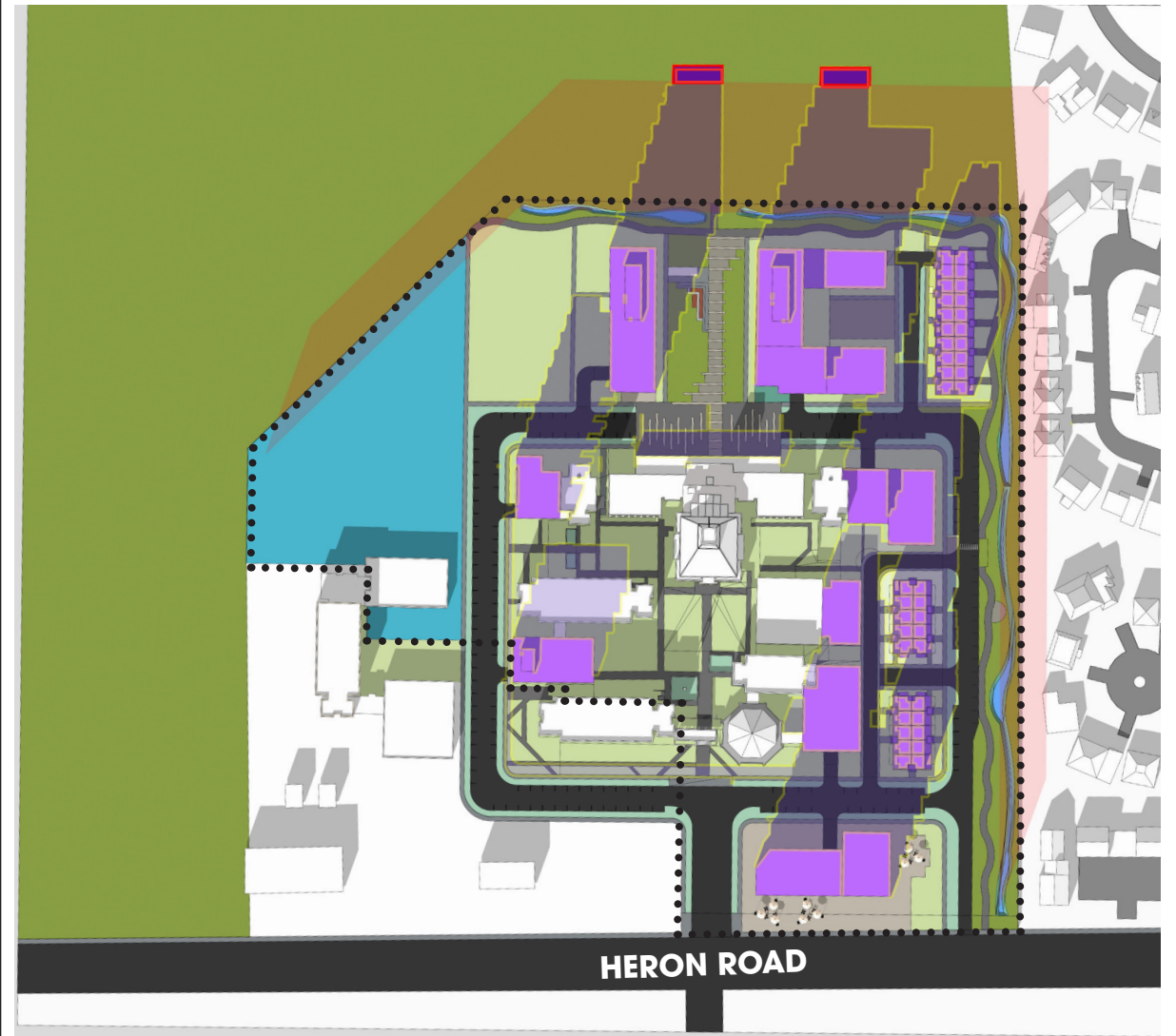


HERON ROAD

- ⋯ Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



HERON ROAD

- ⋯ Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Parkland)

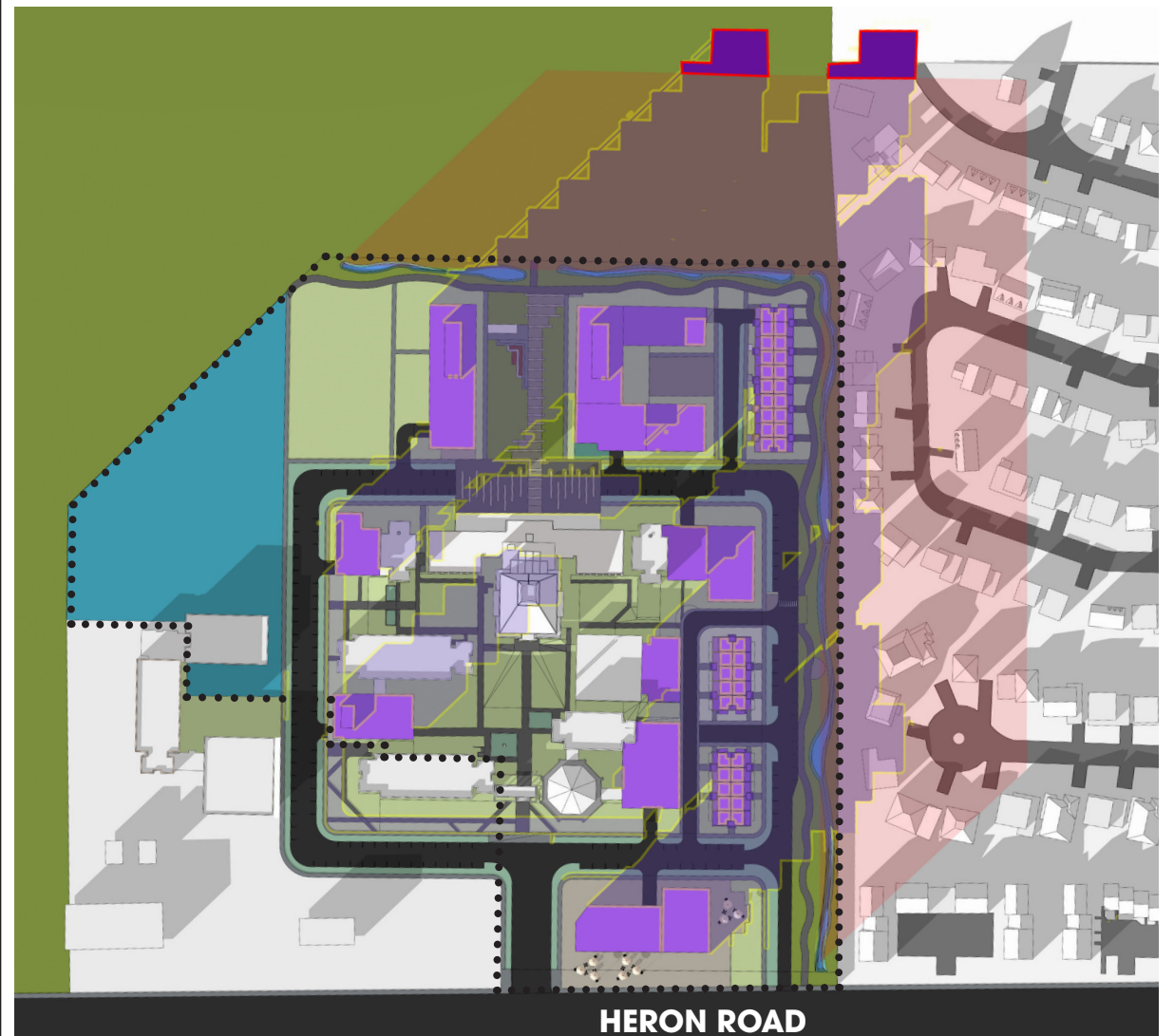
AS-OF-RIGHT



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



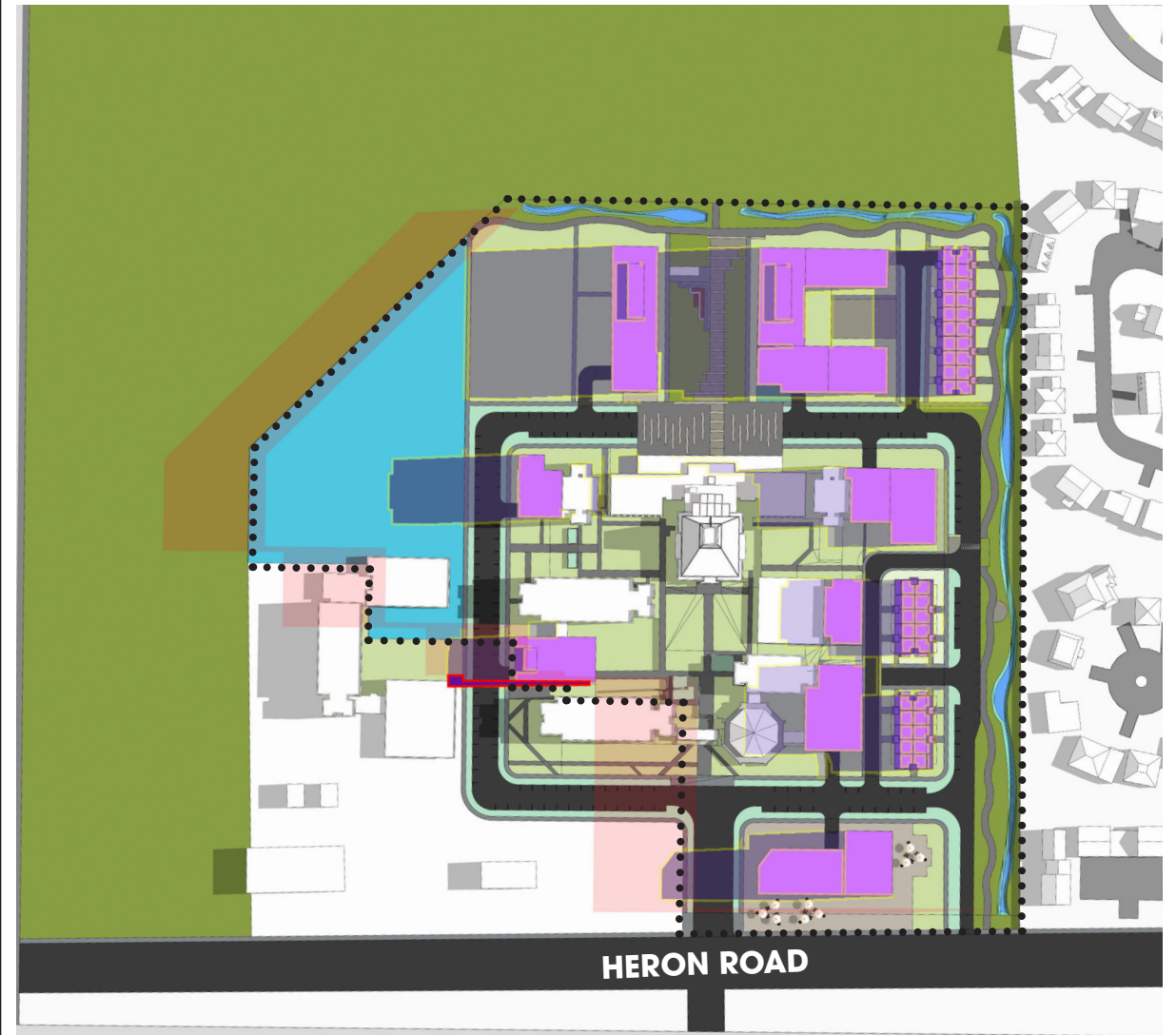
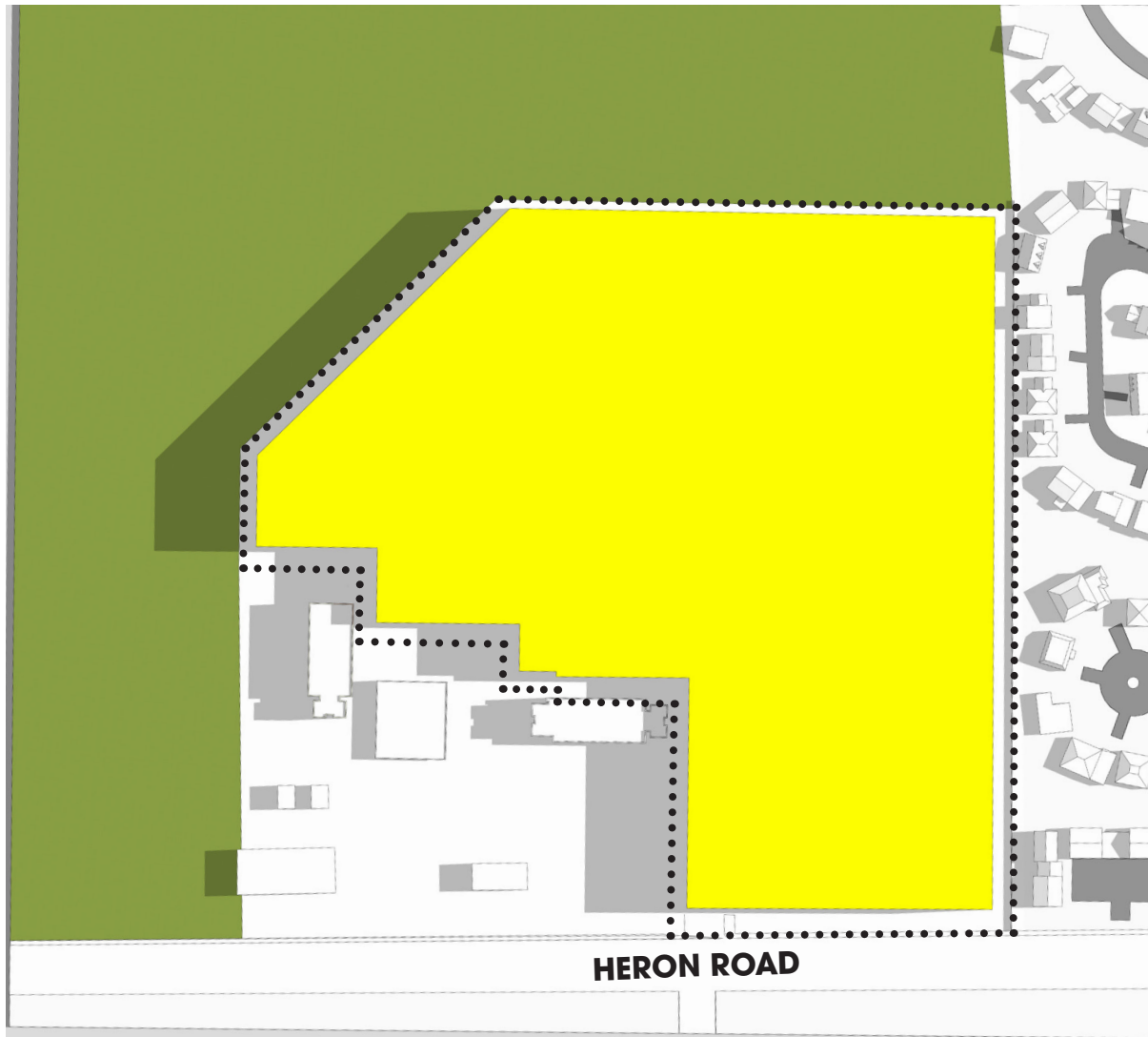
SHADOW IMPACT:

New net shadow:

- Narrow in size
- Reach in a public space (Parkland)

AS-OF-RIGHT

PROPOSED



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- Study area
- As-of-right Shadow
- Proposed Development
- Proposed Development Shadow
- Building Shadow
- New Net Shadow

- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



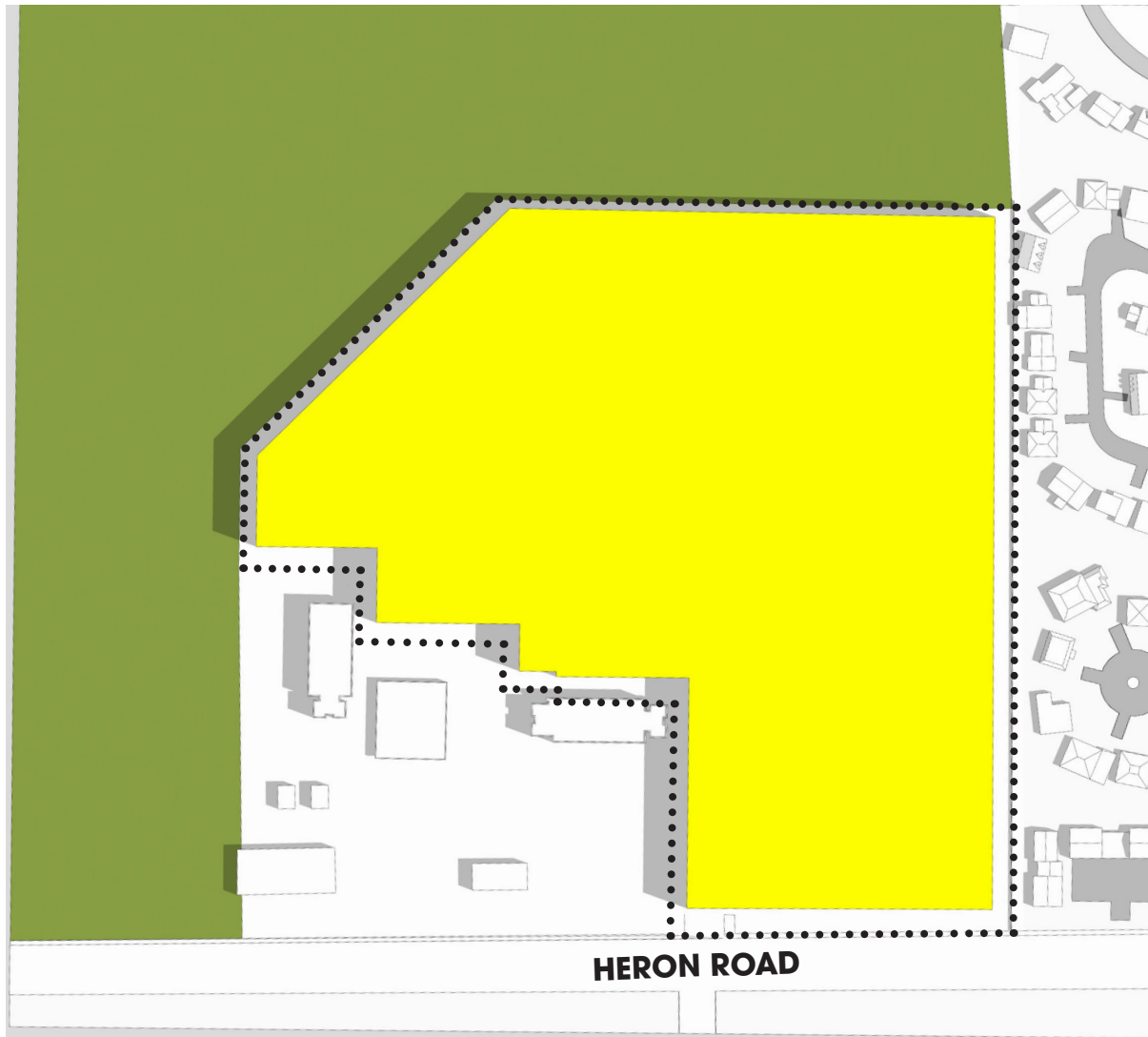
SHADOW IMPACT:

New net shadow:

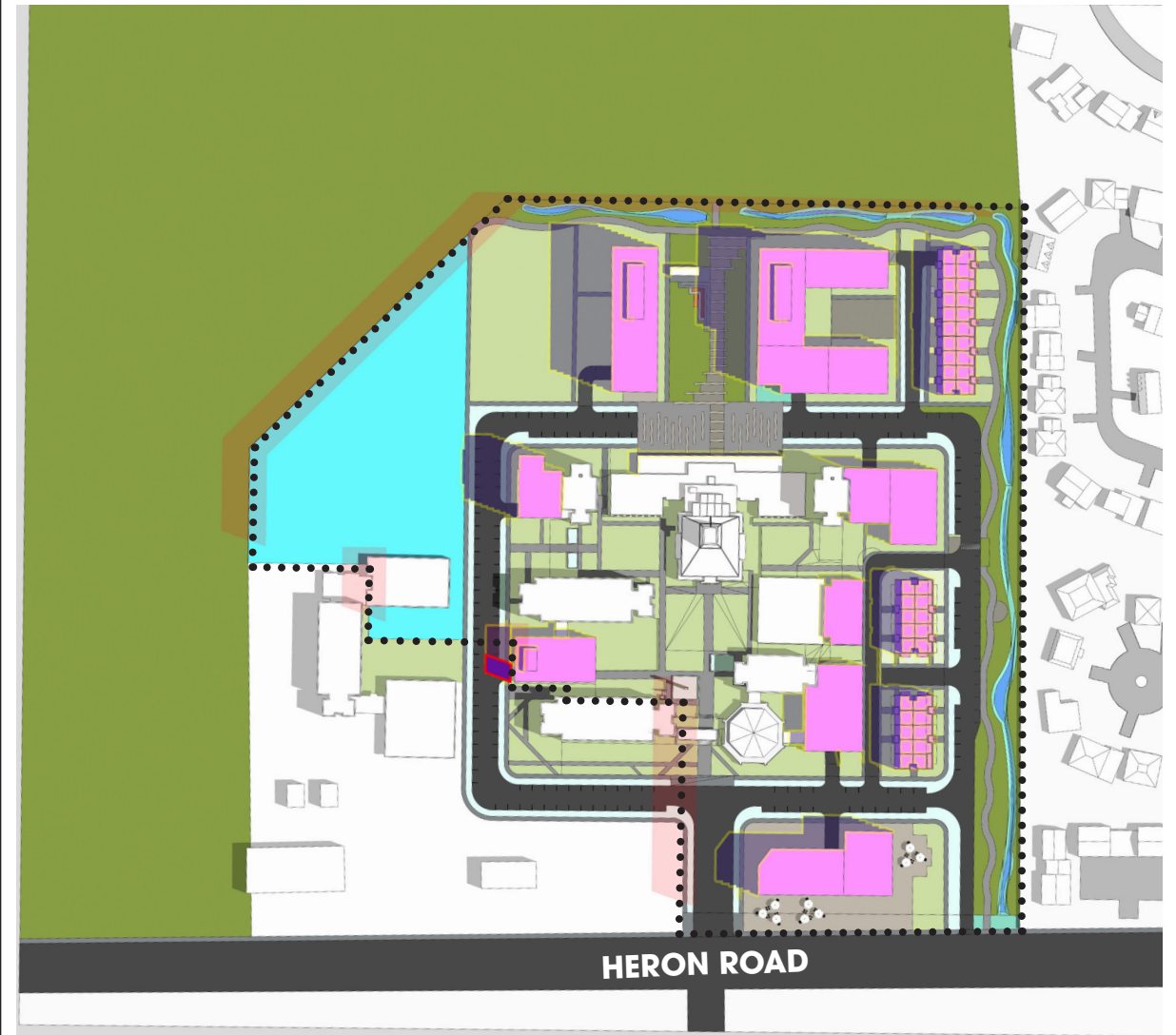
- Narrow in size
- Reach in a communal amenity area (Marie-Curie Public Elementary School school yard)

AS-OF-RIGHT

PROPOSED



- ⋯ Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



- ⋯ Study area
- As-of-right Shadow
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- Public Spaces
- Communal Amenity Areas
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- Potential School Area



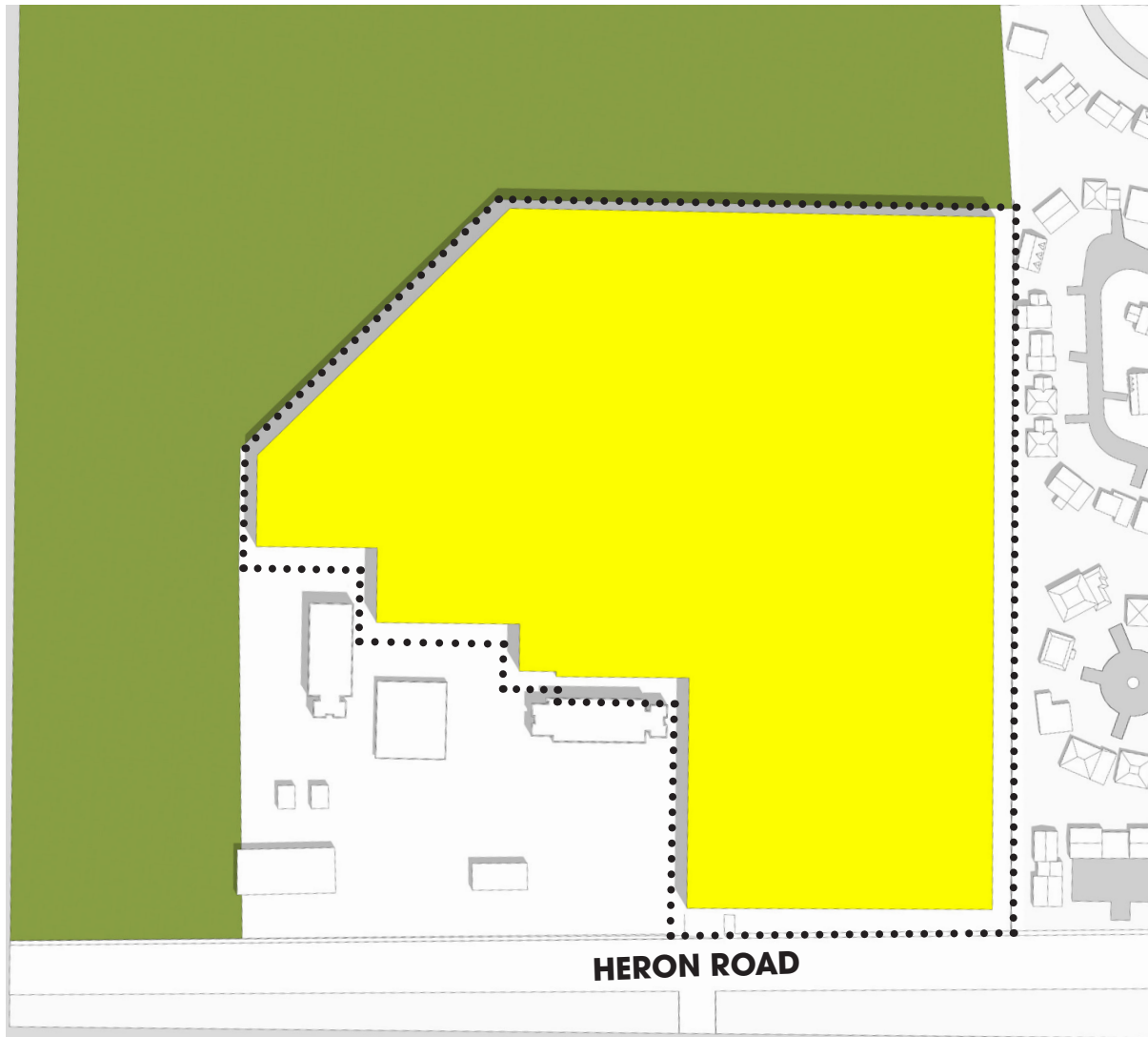
SHADOW IMPACT:

New net shadow:

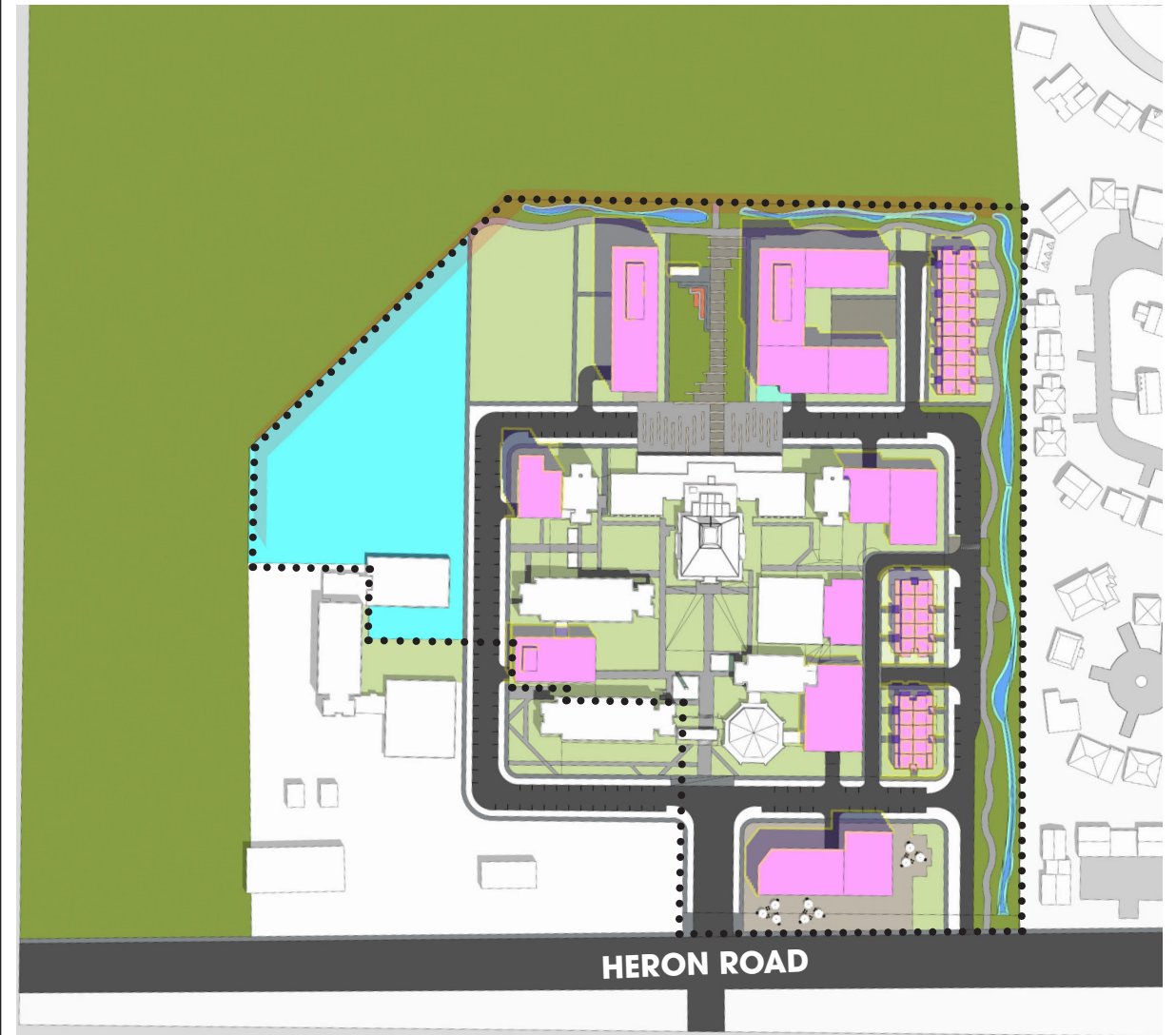
- Narrow in size
- Reach in a communal amenity area (Marie-Curie Public Elementary School school yard)

AS-OF-RIGHT

PROPOSED



- Study area
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- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)

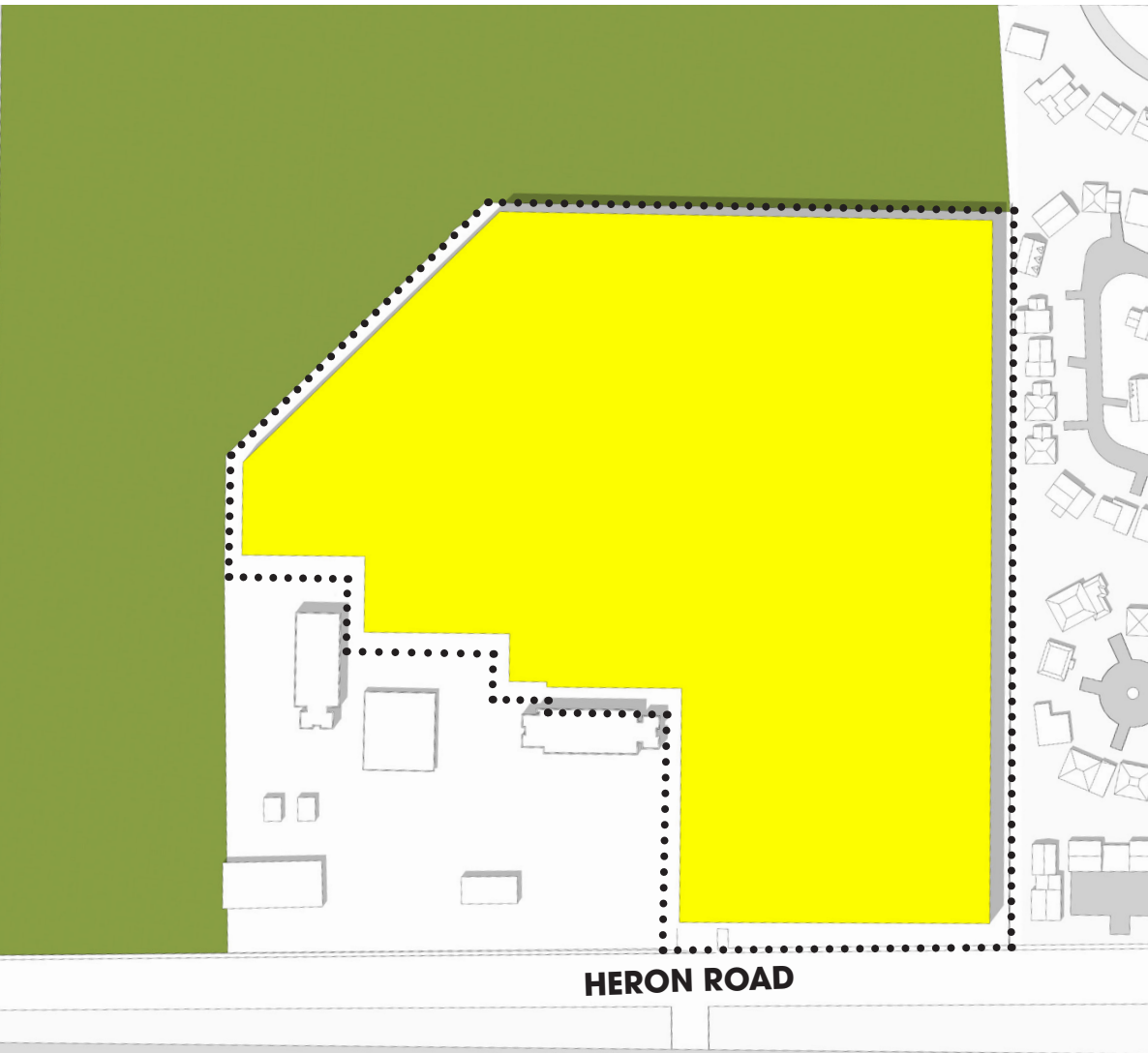


- Study area
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- Proposed Development
- Proposed Development Shadow
- Building Shadow
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:
No new net shadow

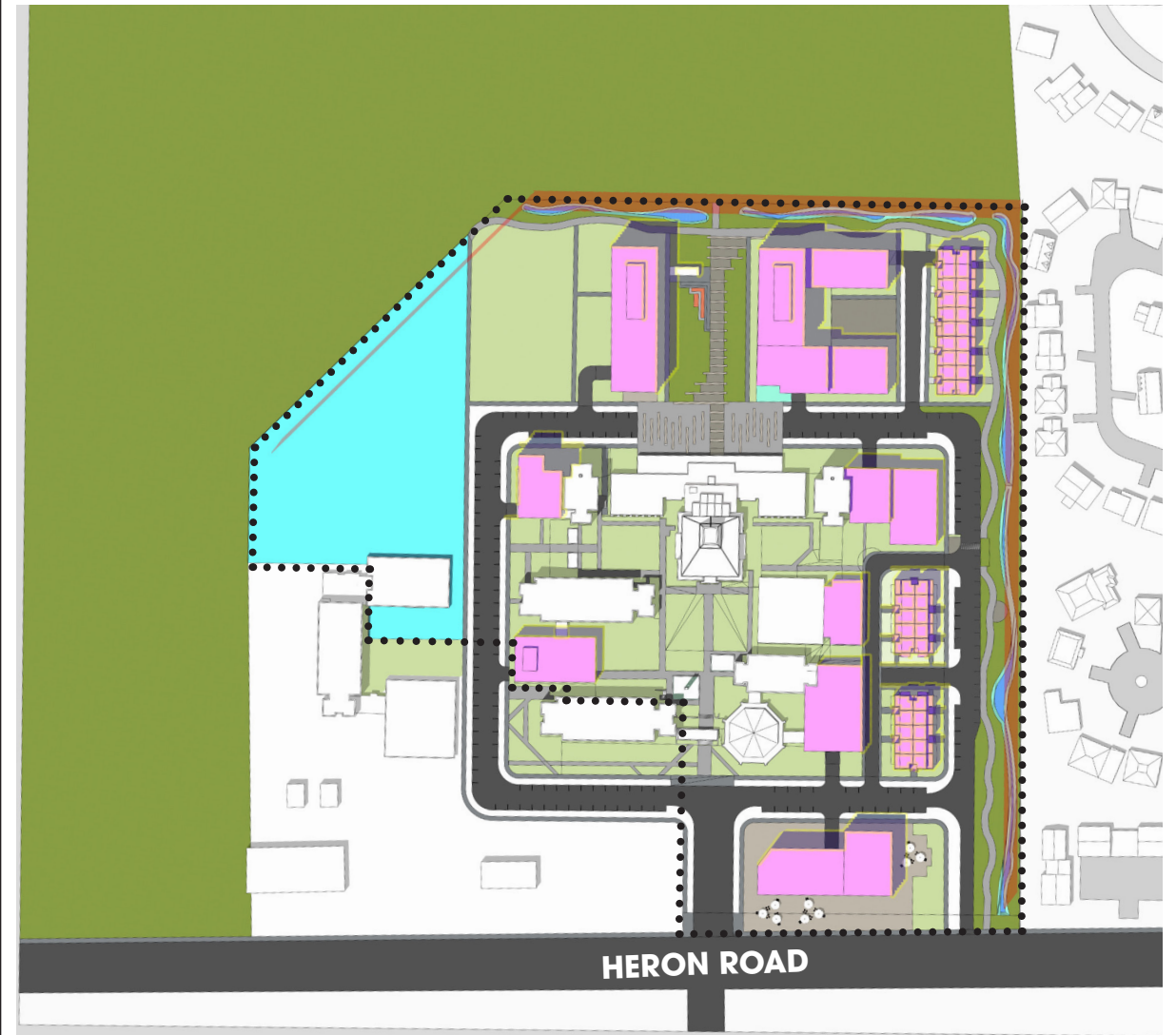
AS-OF-RIGHT



- Study area
- As-of-right Potential Development
- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



PROPOSED



- Study area
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- Proposed Development
- Proposed Development Shadow
- Building Shadow

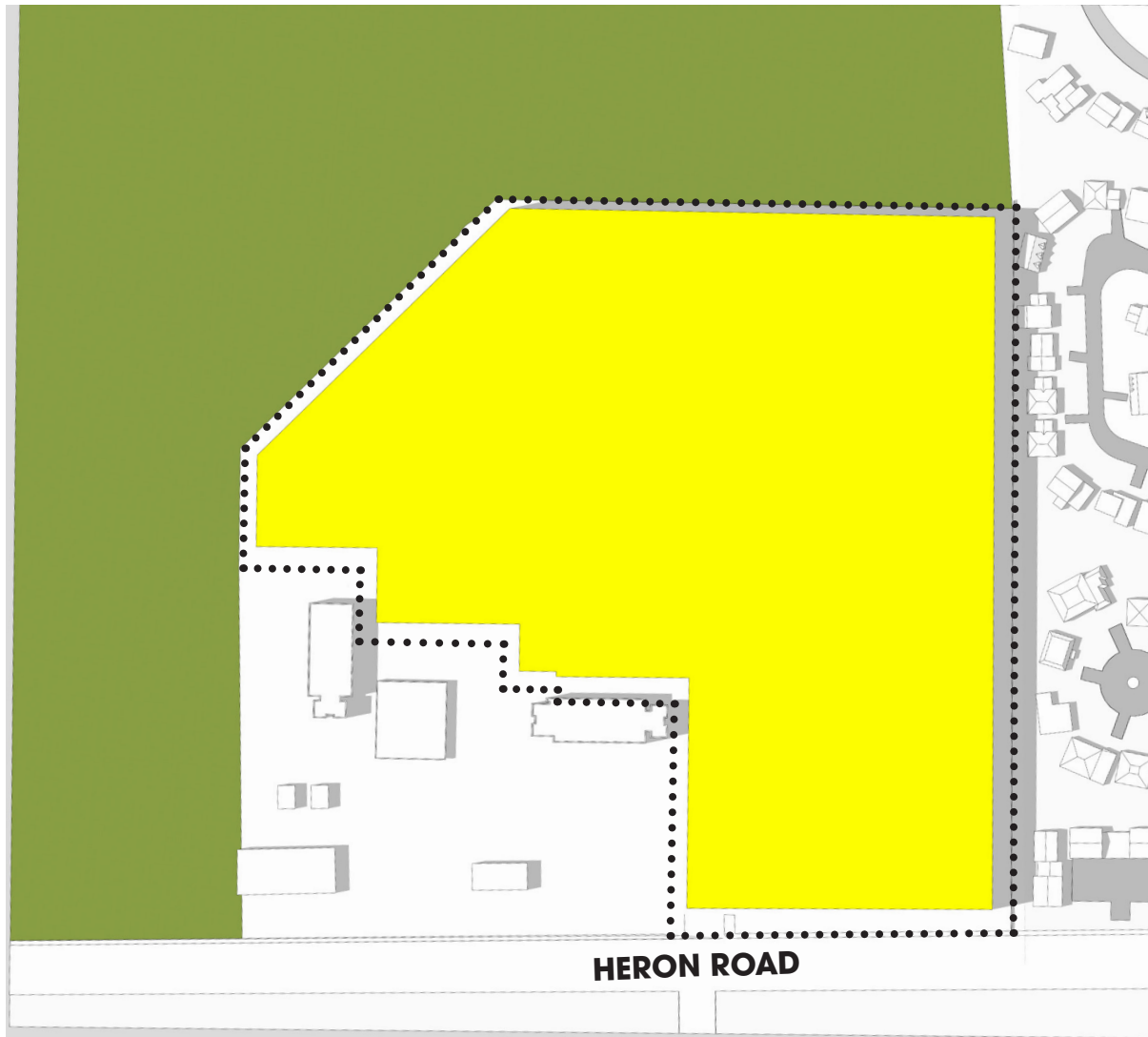
- Public Spaces
- Communal Amenity Areas
- Arterial Road (Heron Road)
- Potential School Area



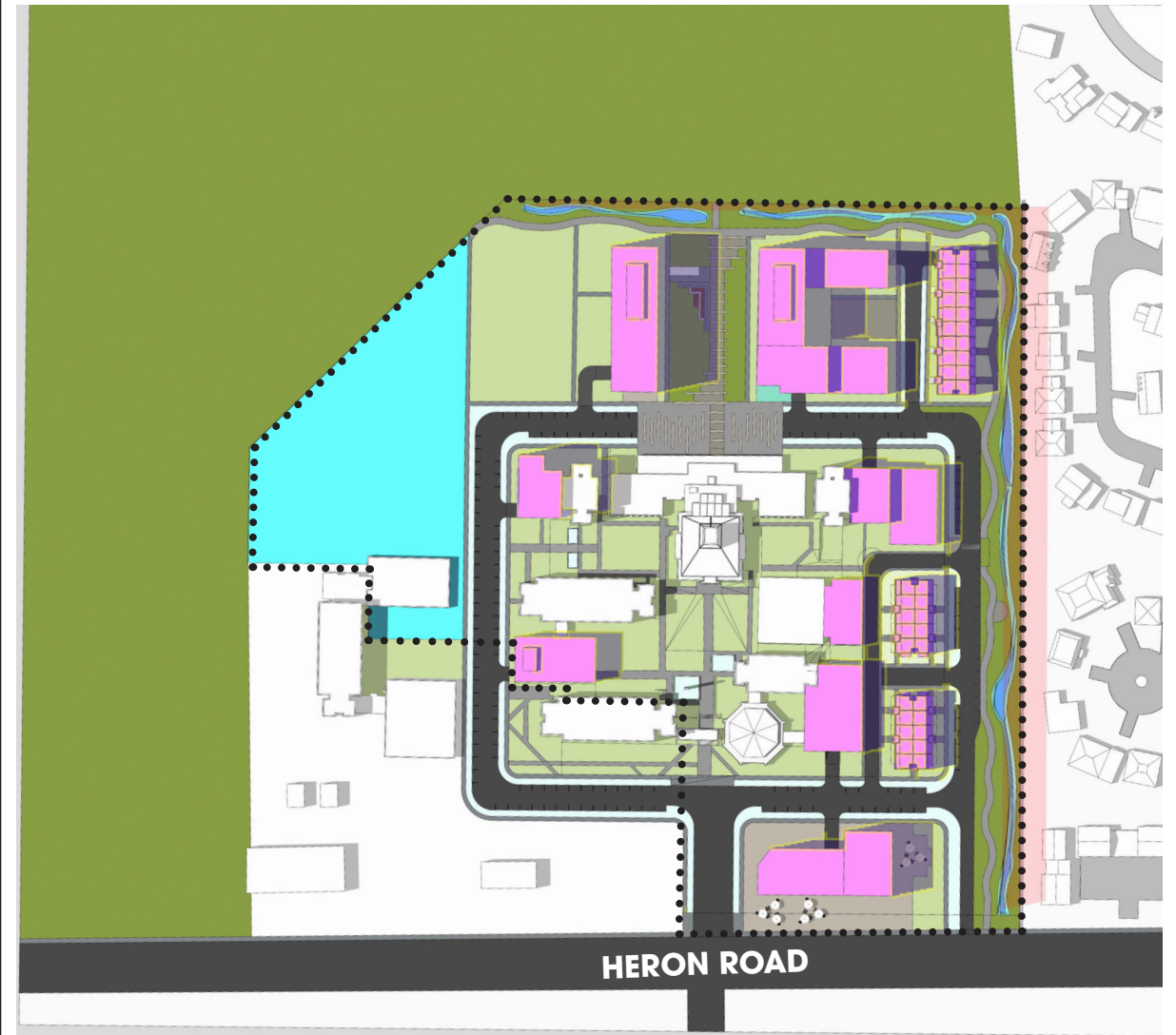
SHADOW IMPACT:
No new net shadow

AS-OF-RIGHT

PROPOSED



- Study area
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- Building Shadow
- Public Spaces
- Arterial Road (Heron Road)



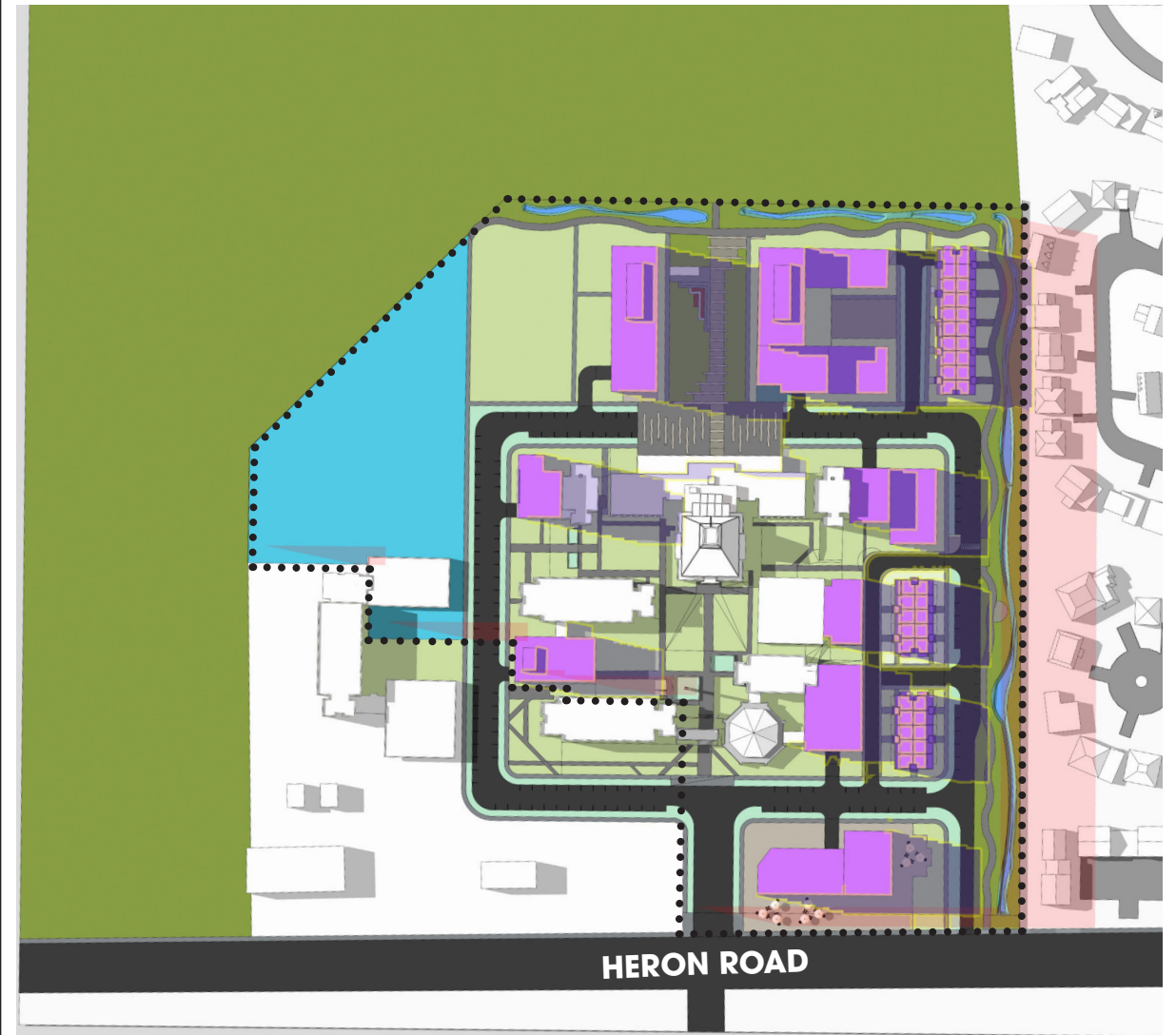
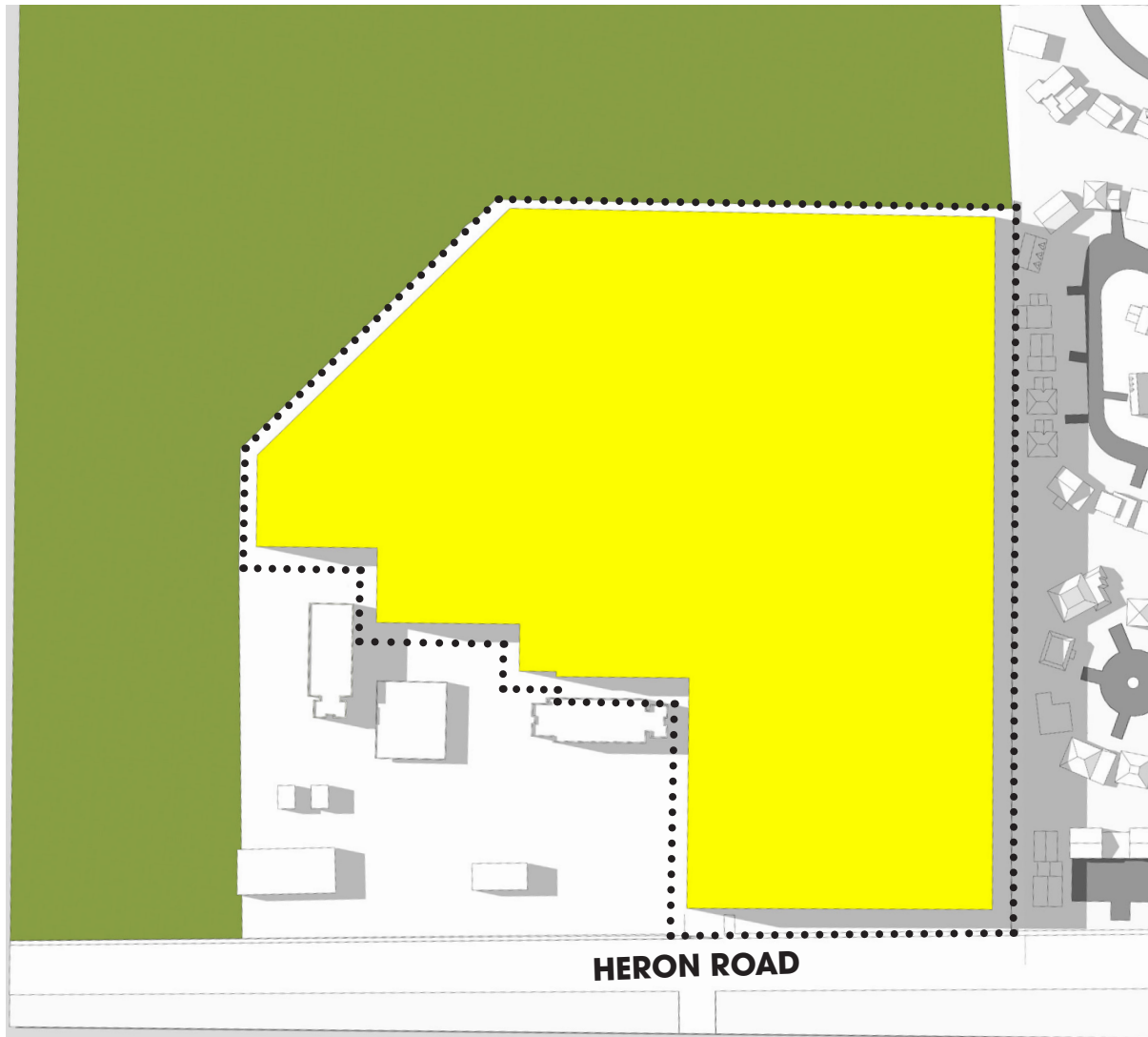
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AS-OF-RIGHT

PROPOSED



- ⋯ Study area
- As-of-right Potential Development
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- Public Spaces
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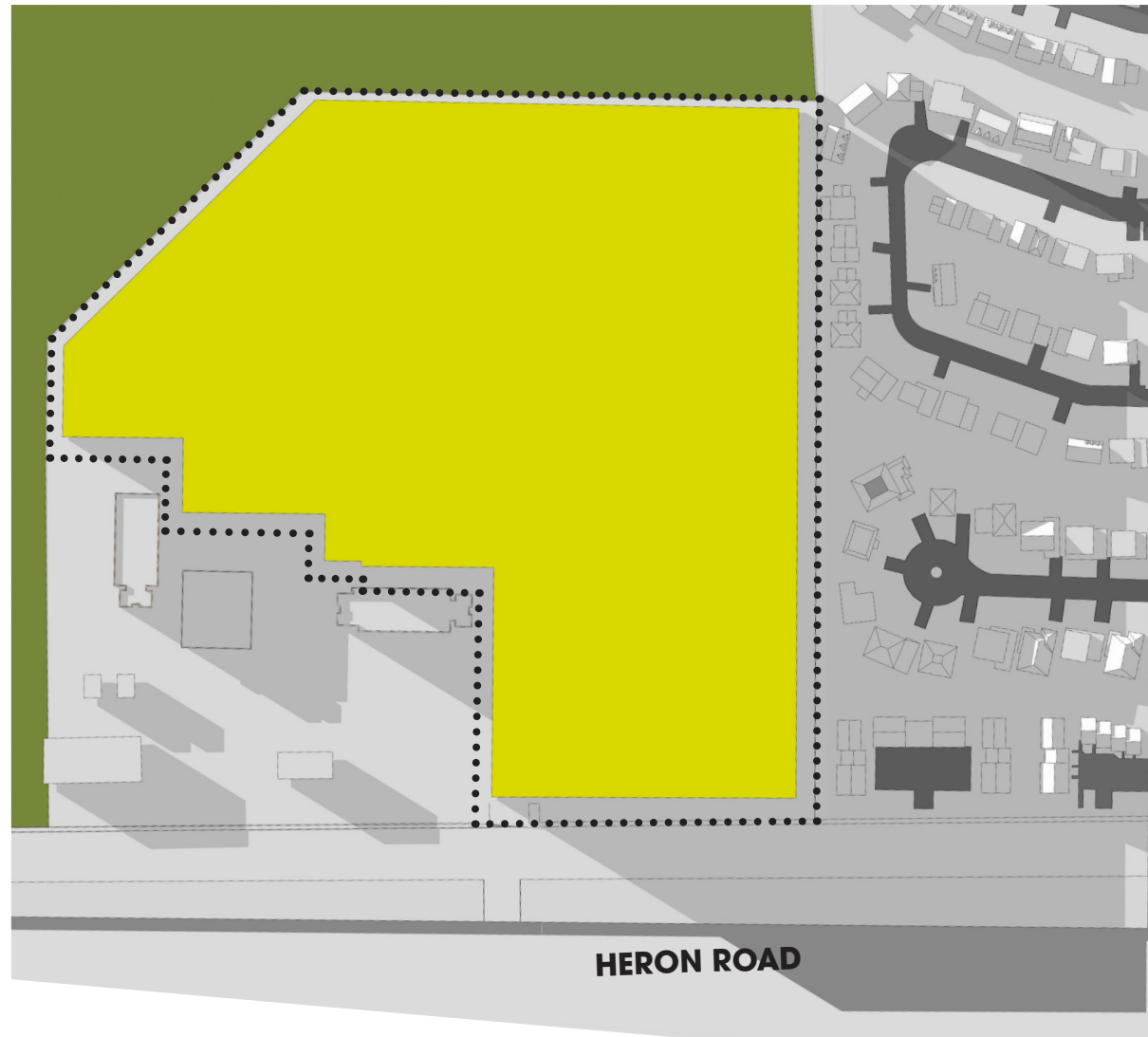
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- Arterial Road (Heron Road)
- Potential School Area



SHADOW IMPACT:
No new net shadow

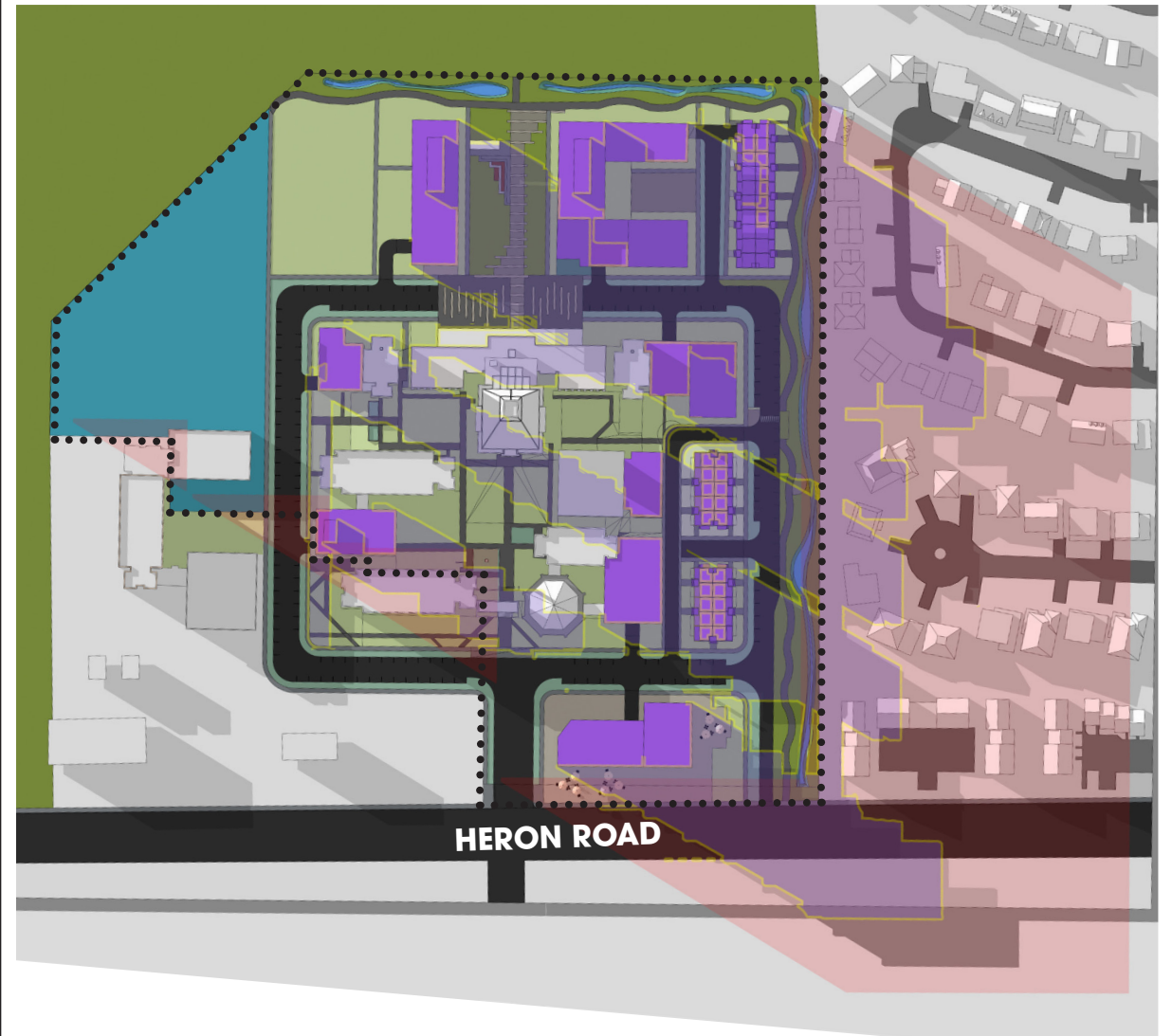
AS-OF-RIGHT



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