

SUN/SHADOW STUDY

221 Sterling

Proposed Mixed-Use Development

221 Sterling Road

City of Toronto

Prepared for:

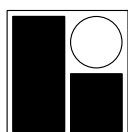
221 Sterling Road Holdings Inc.

Prepared by:

Ralph Bouwmeester, P. Eng.

RBA File: S20018

MAR 17, 2021

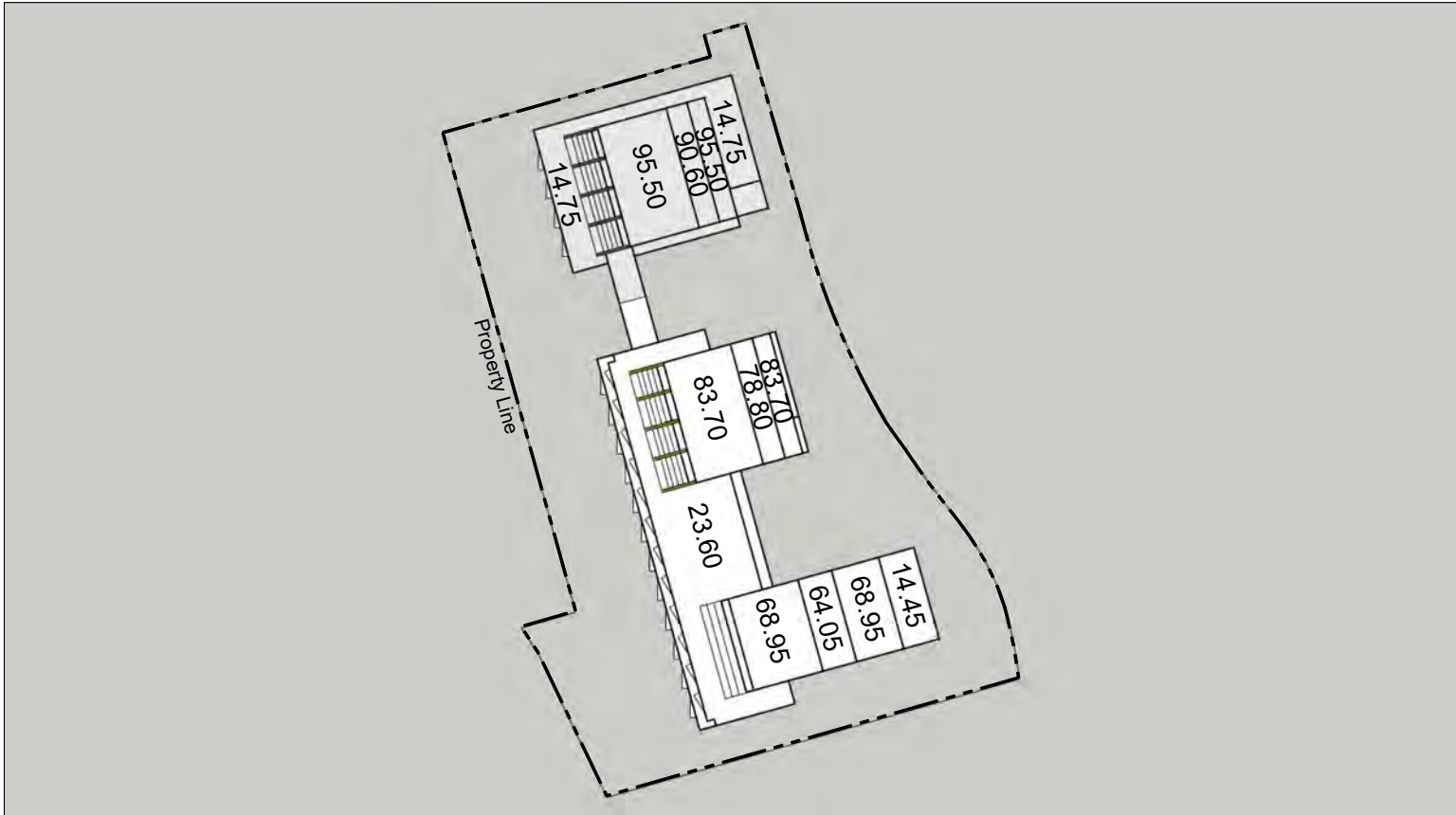


R. BOUWMEESTER & ASSOCIATES

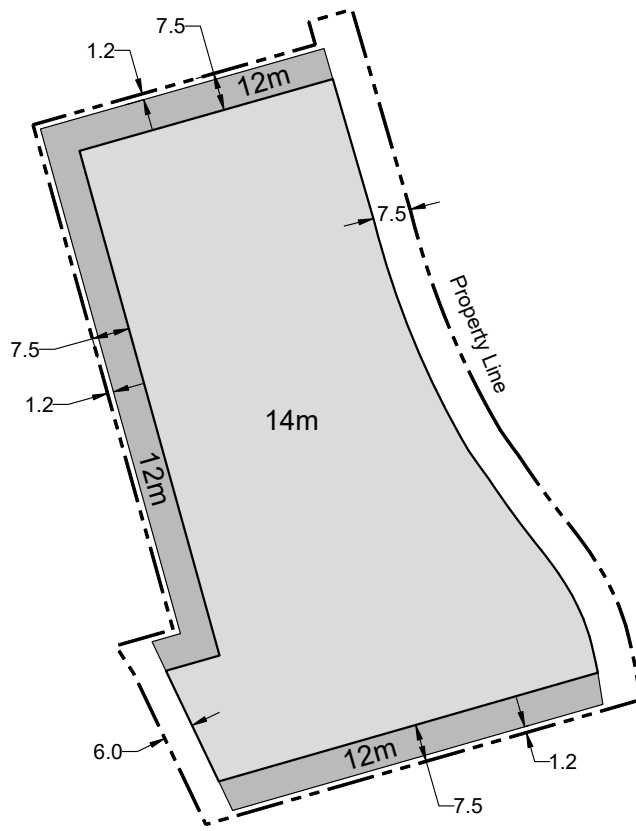
Sun & Shadow Position Specialists

165 Browning Trail, Barrie ON Tel/Fax (705) 726-3392

Web: www.sunposition.com Email: rba@sunposition.com



PROPOSED KEY ROOF HEIGHTS



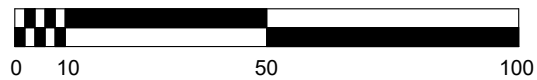
AS-OF-RIGHT ROOF HEIGHTS

GEOGRAPHICAL SITE LOCATION:

LATITUDE: 43° 39' 24" N
LONGITUDE: 79° 26' 49" W

TIME ZONE:

EASTERN
- STANDARD TIME (EST) (UT - 5 hrs)
- DAYLIGHT TIME (EDT) (UT - 4 hrs)

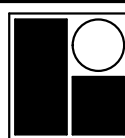


SCALE 1:1500

NOTES:

- SHADOWS INCLUDE PARAPETS, RAILINGS, AND ROOF-TOP FEATURES, WHERE APPLICABLE.
- PROPOSED ROOF HEIGHTS INCLUDE ITEMS IN NOTE 1. AND ARE SHOWN IN METRES ABOVE ESTABLISHED GRADE AT SUBJECT SITE.
- SHADOWS ARE SHOWN ON ASSUMED FLAT GROUND PLANE.
- ROOF HEIGHTS DERIVED FROM PLANS AND MODELS BY TURNER FLEISCHER ARCHITECTS INC.

**ROOF HEIGHTS
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RH-1



JUN 21

9:18 AM ^E_DT

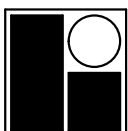
-  PROPOSED SHADOW
-  AS-OF-RIGHT ZONING SHADOW
-  INCREMENTAL GROUND LEVEL SHADOW
(BEYOND EXISTING, AS-OF-RIGHT AND SITE PROPERTY LIMITS)



JUN 21

10:18 AM ^E_DT




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11:18 AM ^{EDT}

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12:18 PM ^{EDT}

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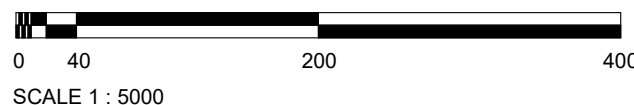
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Checked by:	RB	Date:	MAR 17/21	



JUN 21

1:18 PM ^E_D^T

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2:18 PM ^E_D^T

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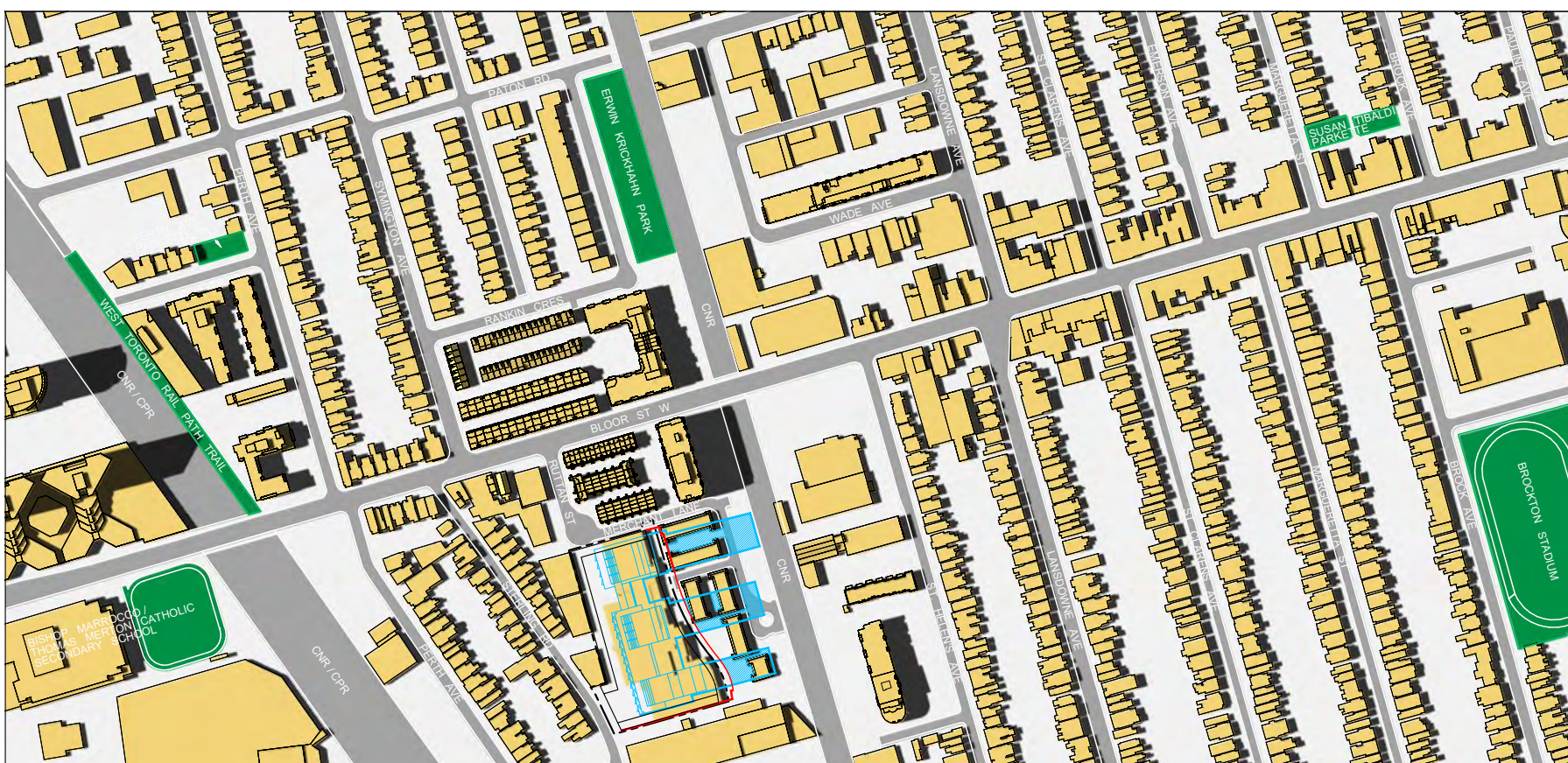
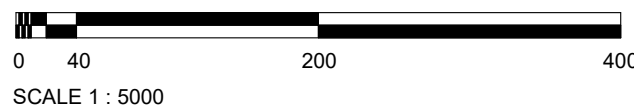
SS-3



JUN 21

3:18 PM ^E_D^T

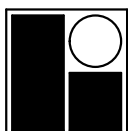
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JUN 21

4:18 PM ^E_D^T

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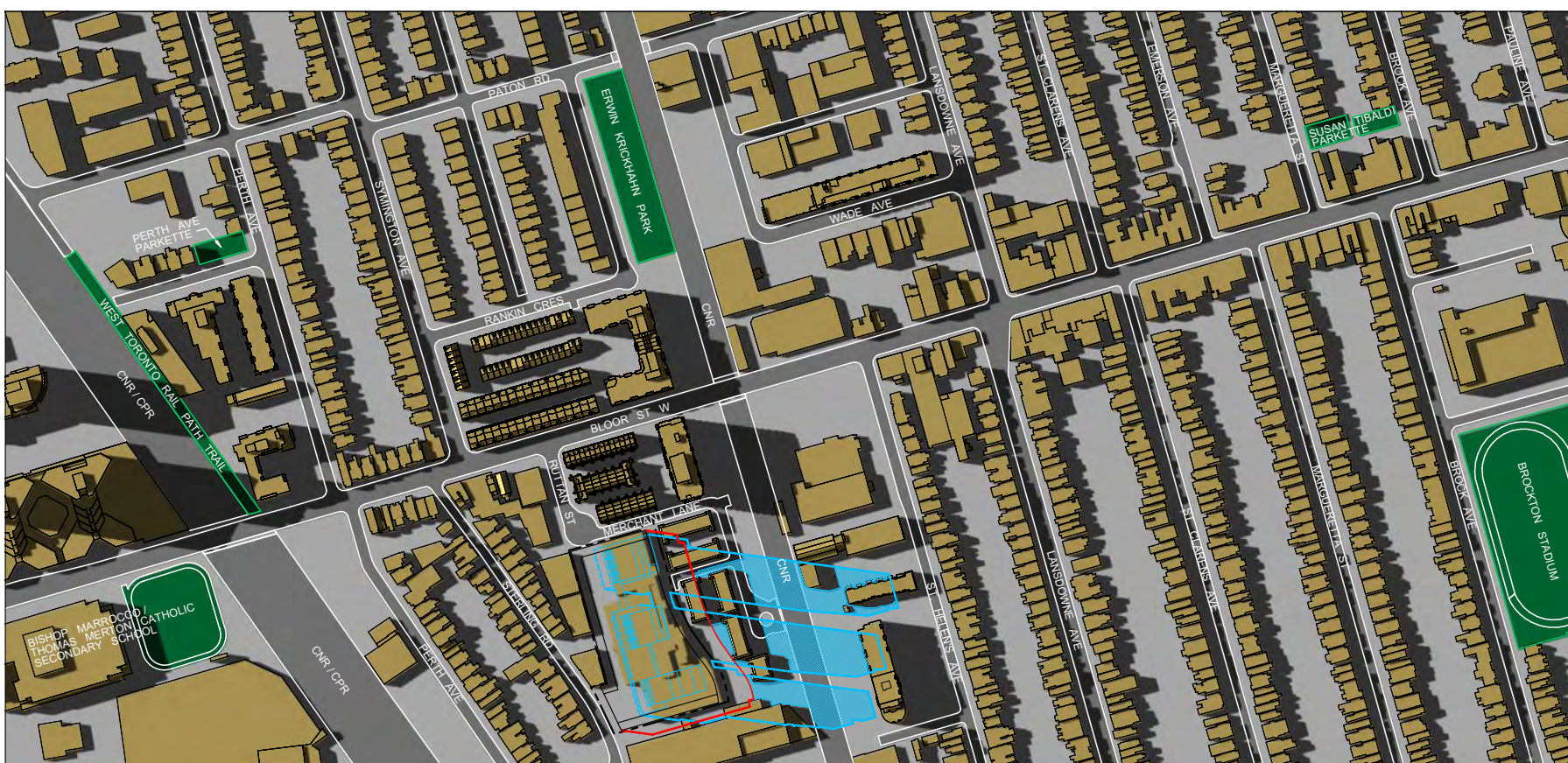
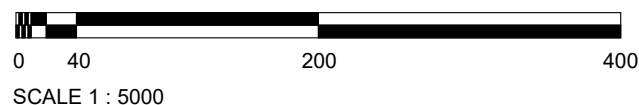
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Calculated by:	RB	Project: S20018	Drawing No.: SS-4
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JUN 21

5:18 PM ^{EDT}

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JUN 21

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SS-5



SEP 21

(NOTE: SEP 21 AND MAR 21 SHADOWS ARE SIMILAR WITH MAR SHADOWS OCCURRING ±14 MINUTES LATER.)

9:18 AM EDT

-  PROPOSED SHADOW
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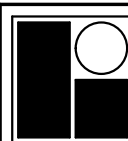


SEP 21

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10:18 AM EDT

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SS-6



SEP 21

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11:18 AM ^{EDT}

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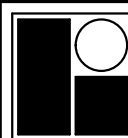


SEP 21

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12:18 PM ^{EDT}

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SS-7



SEP 21

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1:18 PM EDT

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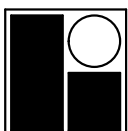


SEP 21

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2:18 PM EDT

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Calculated by:	RB	Project:	S20018	Drawing No.:	SS-8
Drawn by:	RB	Scale:	1 : 5000		
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SEP 21

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3:18 PM EDT

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SEP 21

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SS-9

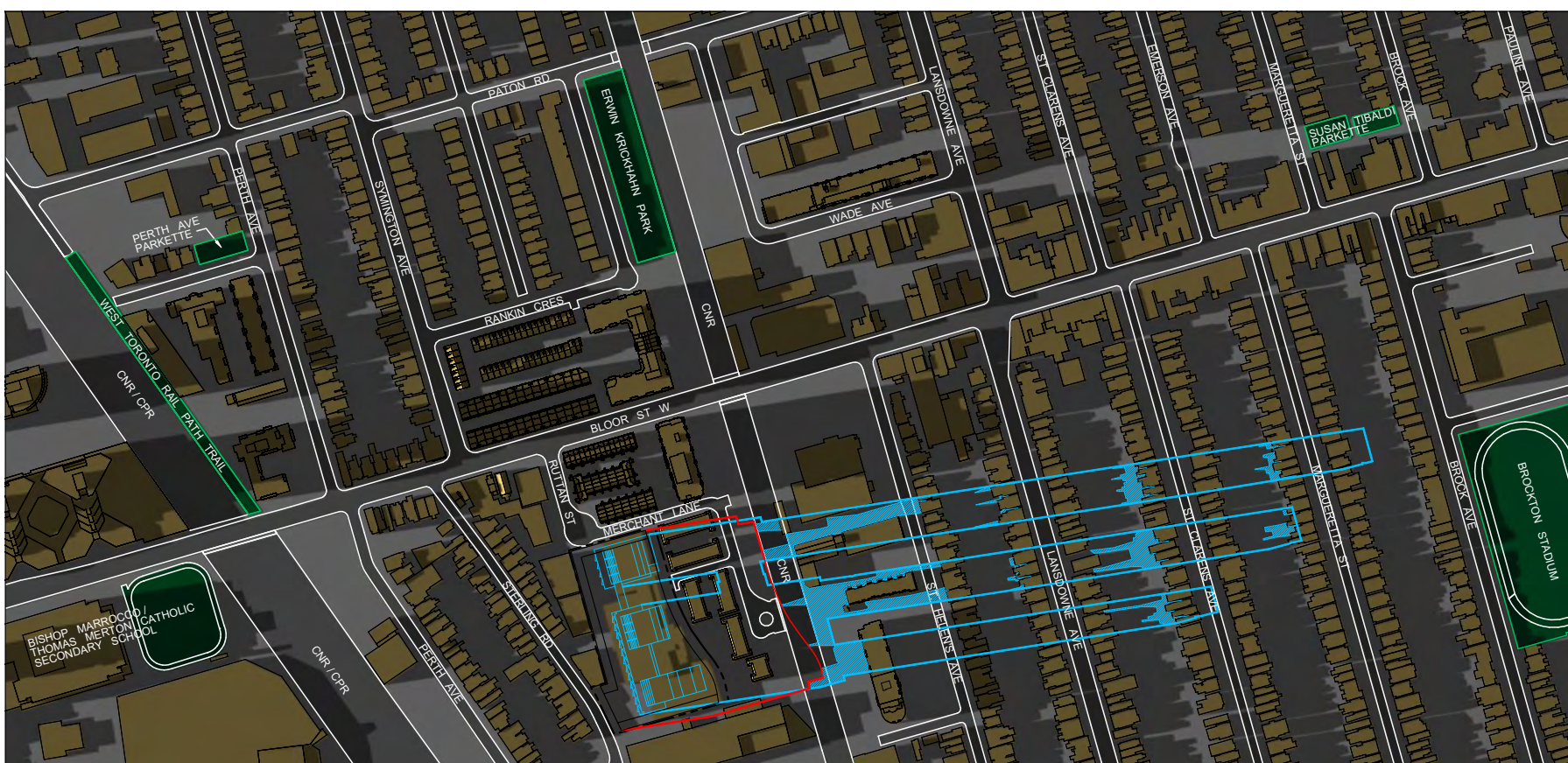
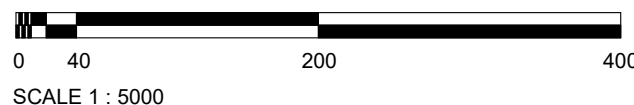


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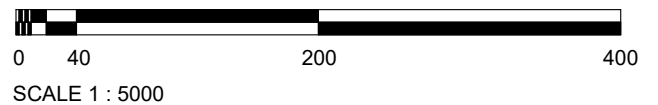
SS-10



DEC 21

9:18 AM ^E_S^T

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DEC 21

10:18 AM ^E_S^T

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SS-11



DEC 21

11:18 AM ^E_S^T

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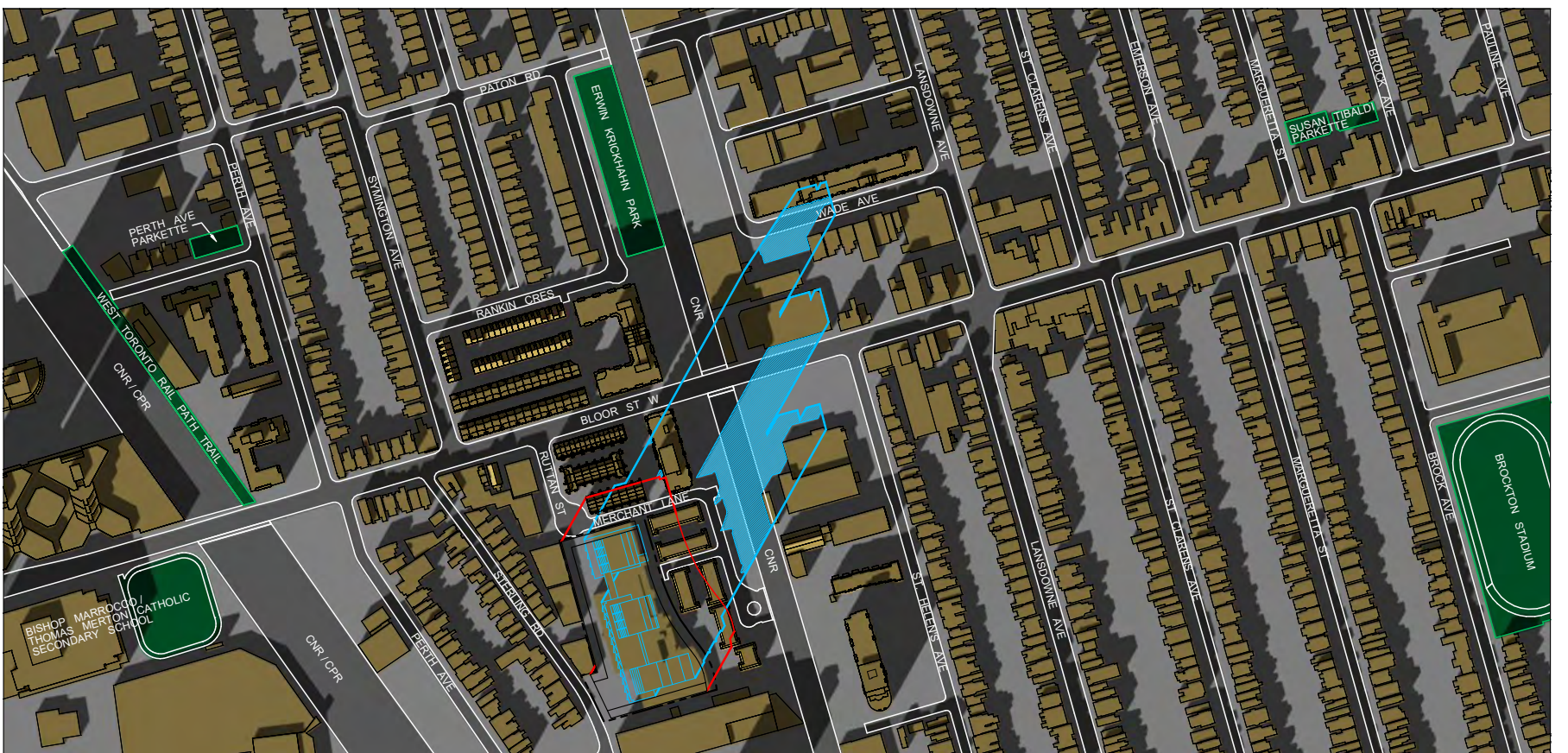
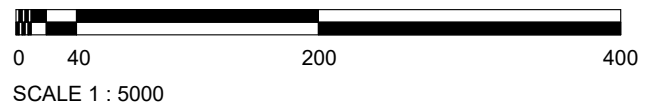
SS-12



DEC 21

1:18 PM ^E_S^T

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DEC 21

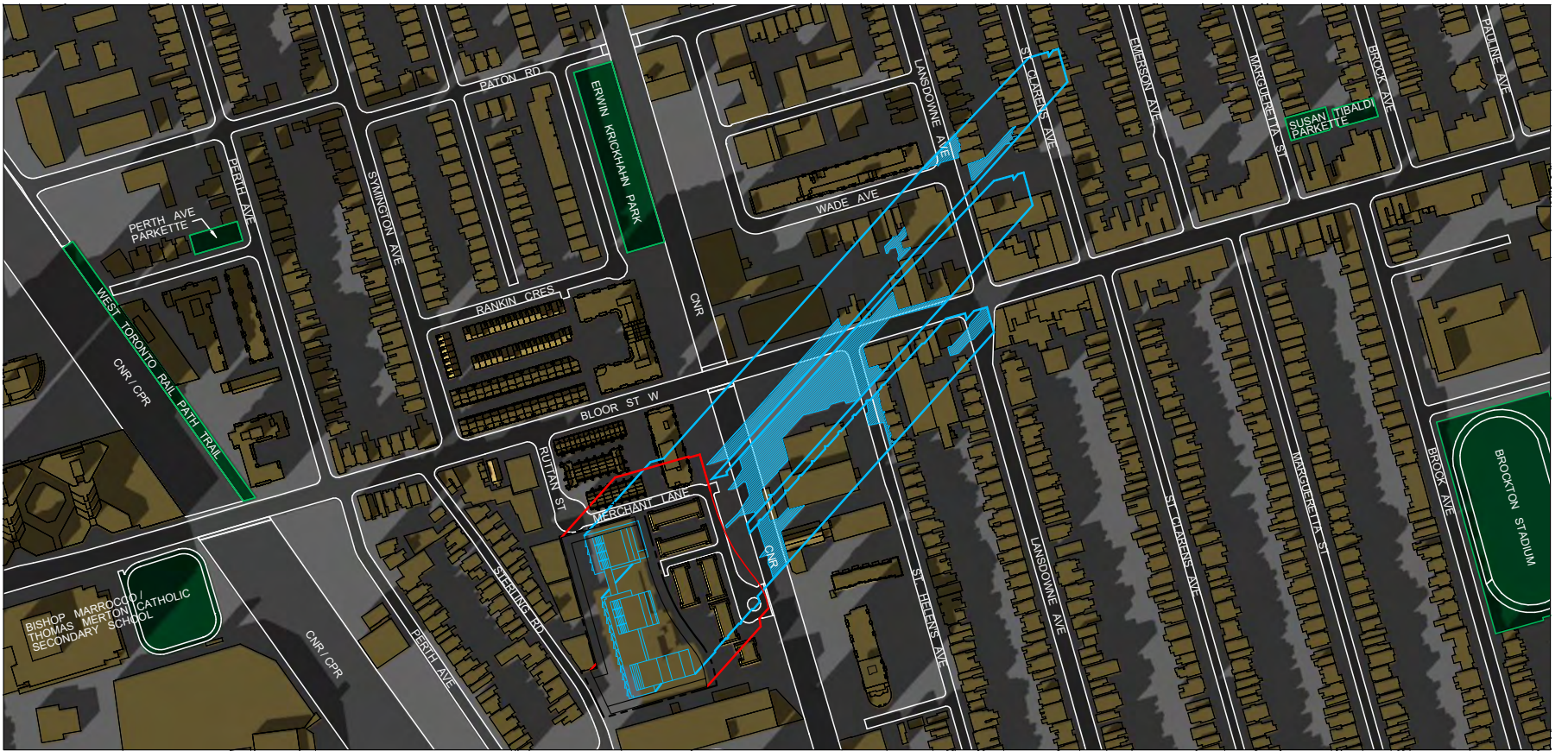
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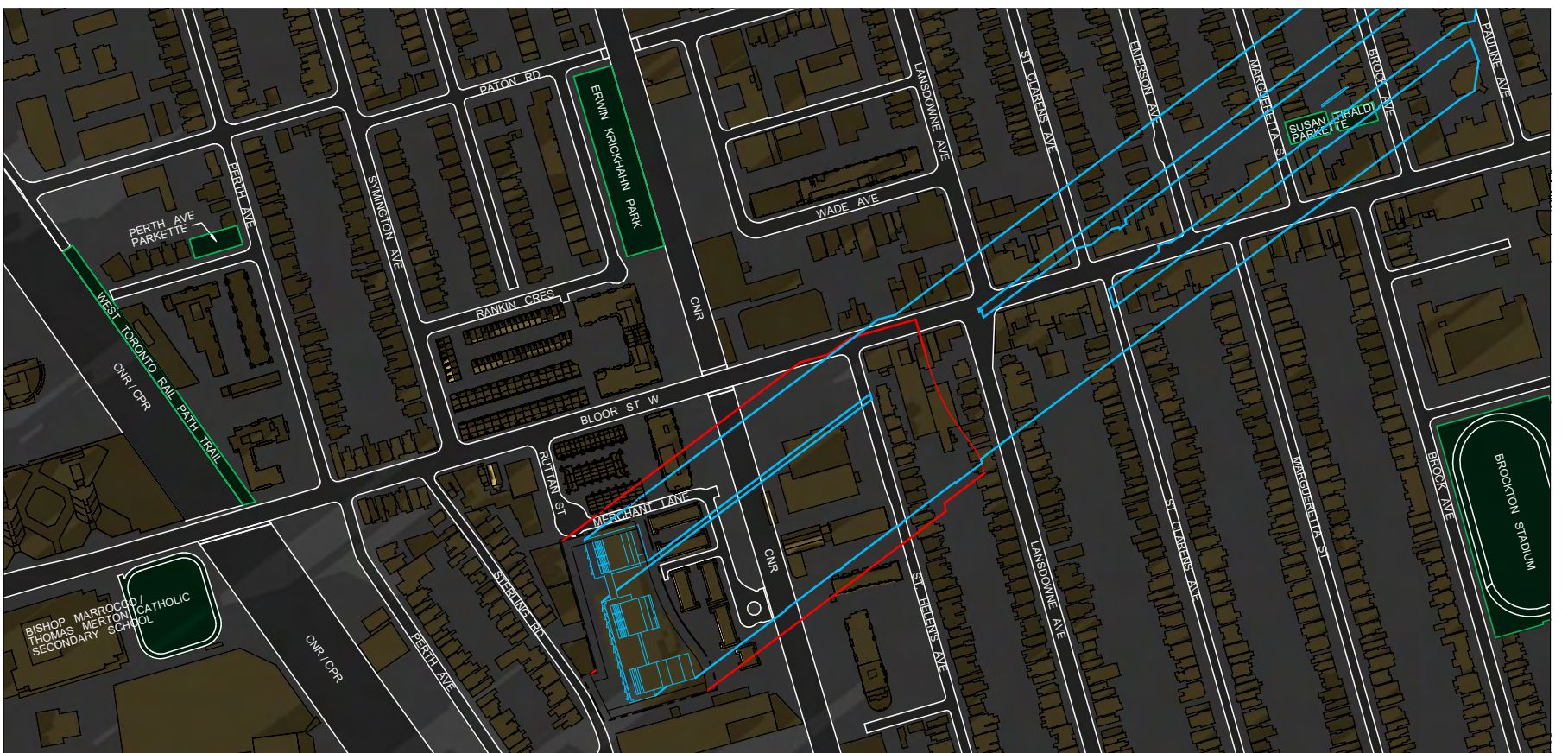
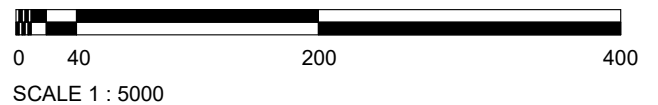
SS-13



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