

**PRECISE
STUDIO**



Architectural Services

Thursday June 9th 2016

City of Toronto
Planning and Growth Committee

Re: PG13.8 (64 Fordhouse Blvd)

Attn: Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Precise Architectural Services has been at the forefront of 3D visualization since 2001. We use the latest in (BIM) Building information technology to generate accurate representations of real life scenarios.

We were asked to perform a study on the proposed LED Signage at 64 Fordhouse Blvd to determine if there was any potential impact on neighboring properties in particular 76 Fordhouse Blvd. We proposed 4 Perspective Match images, 3 images were created from photography taken on site May 19th 2016 and 1 image used google street view as it presented the safest way to get a photograph from the Gardiner Expressway. In addition we proposed creating a shadow study report to determine the impacts of shadows throughout the year. The shadow study uses 9am, 12pm and 4pm during the Spring Equinox, Summer Solstice and Fall Equinox.

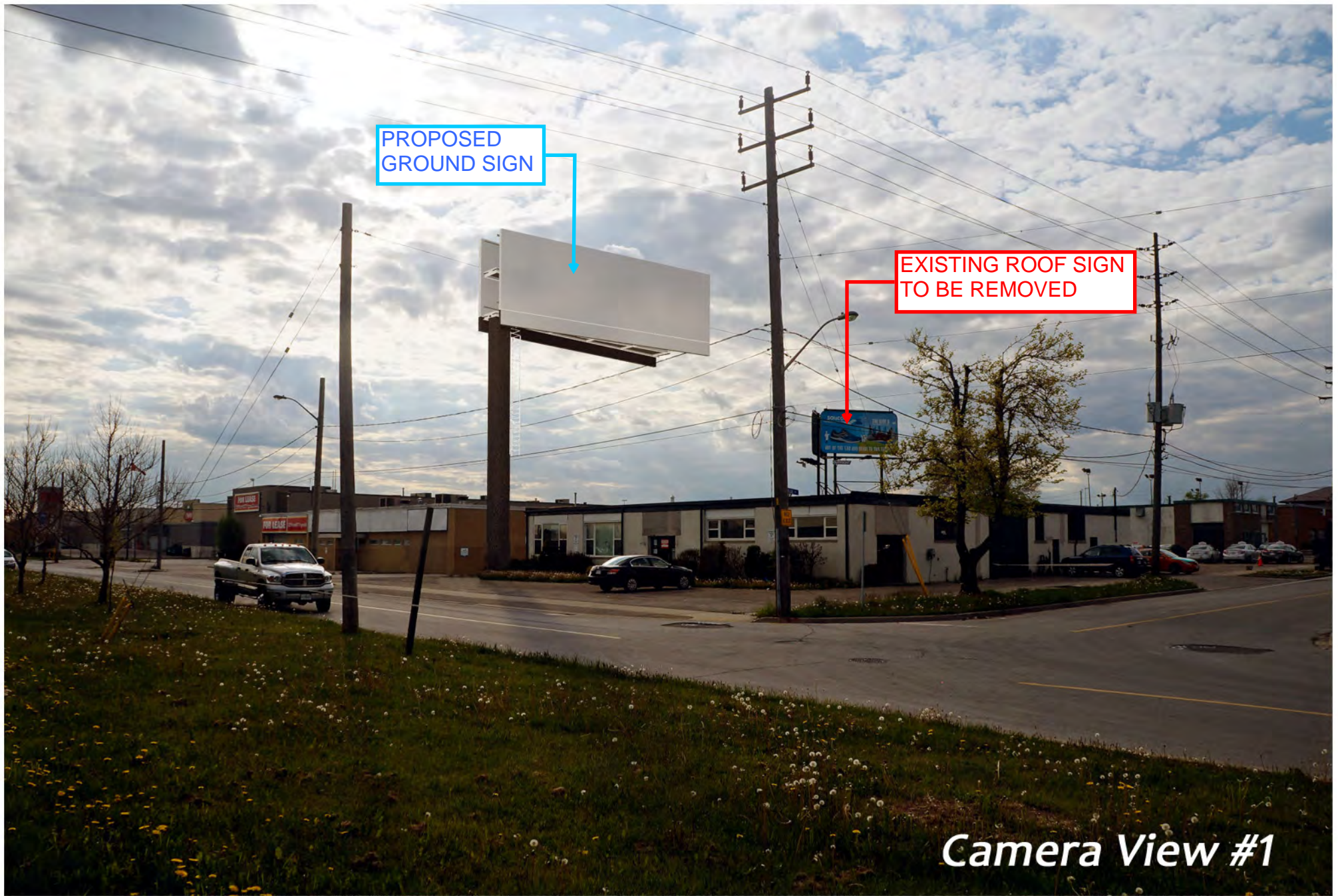
During our review we were not able to find a view where the proposed signage negatively impacted the existing neighboring buildings. The location of the proposed signage is located such that it does not impact the sight lines of the neighboring buildings from the Gardiner Expwy East or Westbound or from any point on Fordhouse Blvd. The Size and location of the sign does not cast imposing shadows on the neighboring properties and furthermore does not extend to 76 Fordhouse Blvd during these periods.

Sincerely,

Fabio Martinello, Precise

Architectural Services

W: byprecise.com E: info@byprecise.com



Camera View #1

FORDHOUSE BLVD. AND ALGIE AVE.
LOOKING WEST



Camera View #2



Camera View #3



Camera View #4

LOOKING WEST



CAM#2

CAM#3

CAM#1

CAM#4

64 FORDHOUSE CAMERA LOCATIONS



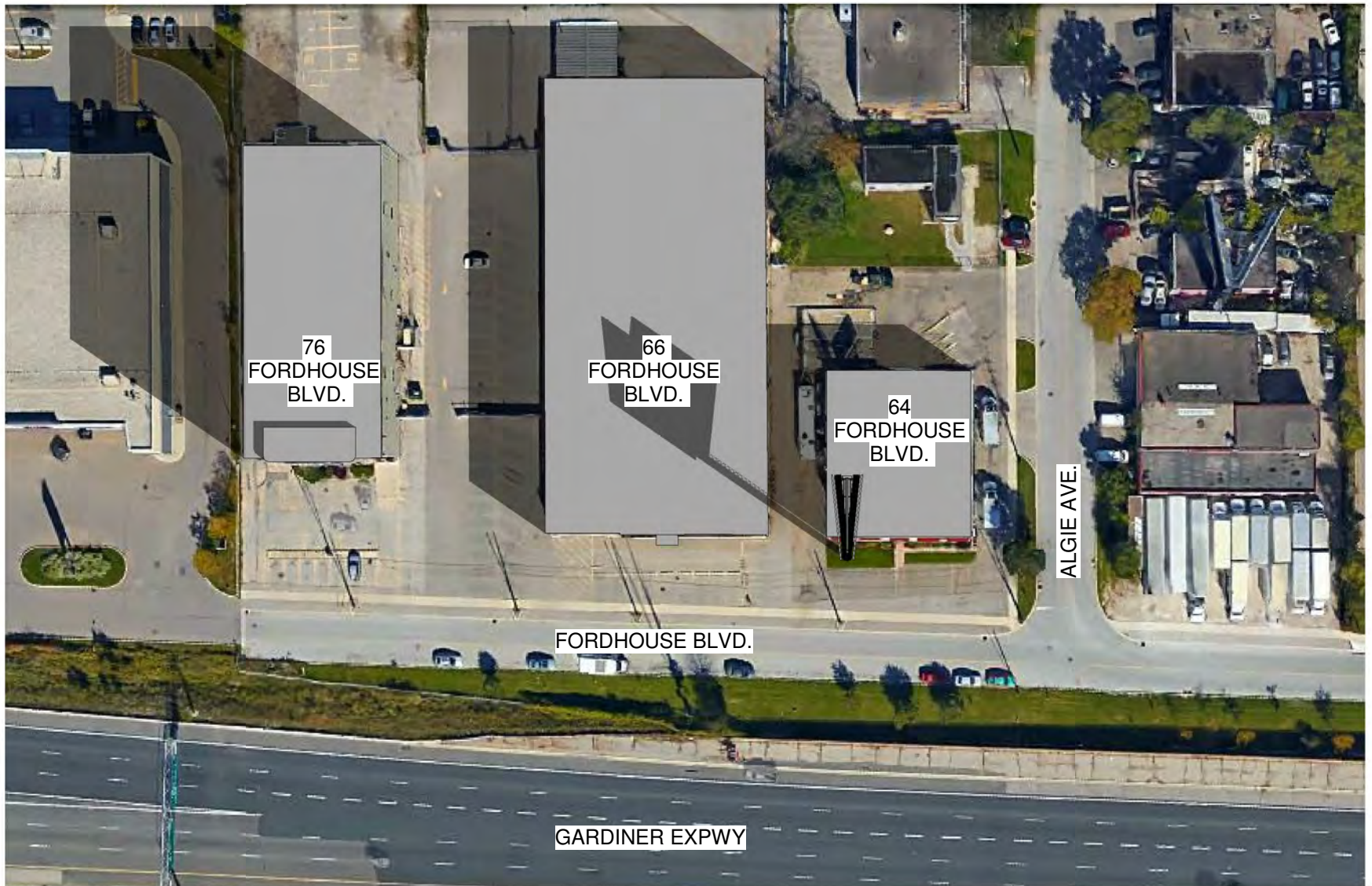
Precise Architectural

SHADOW STUDY REPORT

64 Fordhouse Boulevard

5/28/2016 8:40:26 AM

Scale:



SPRING EQUINOX 9AM 2016

Scale: 1 : 1000





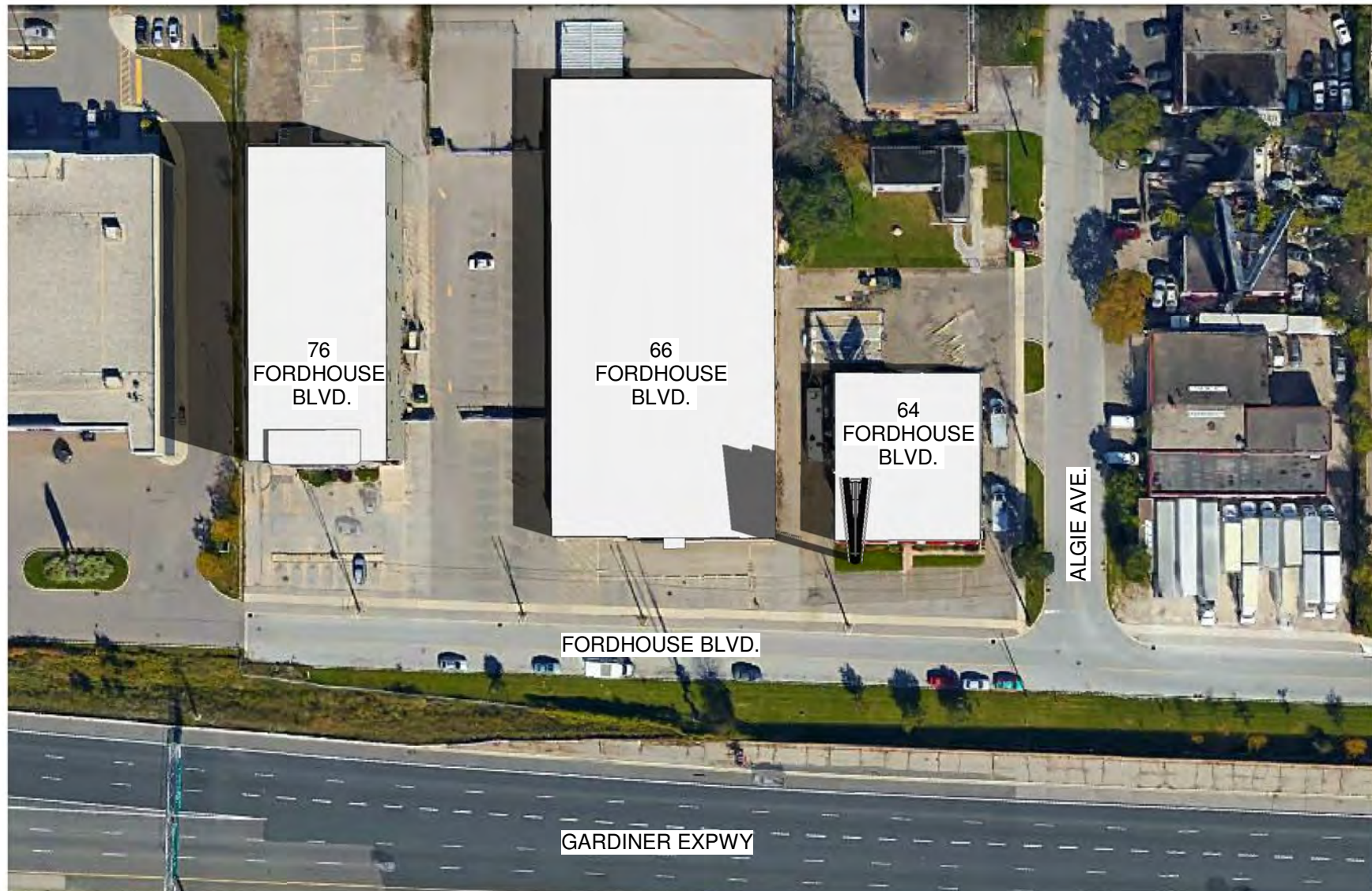
SPRING EQUINOX 12PM 2016

Scale: 1 : 1000



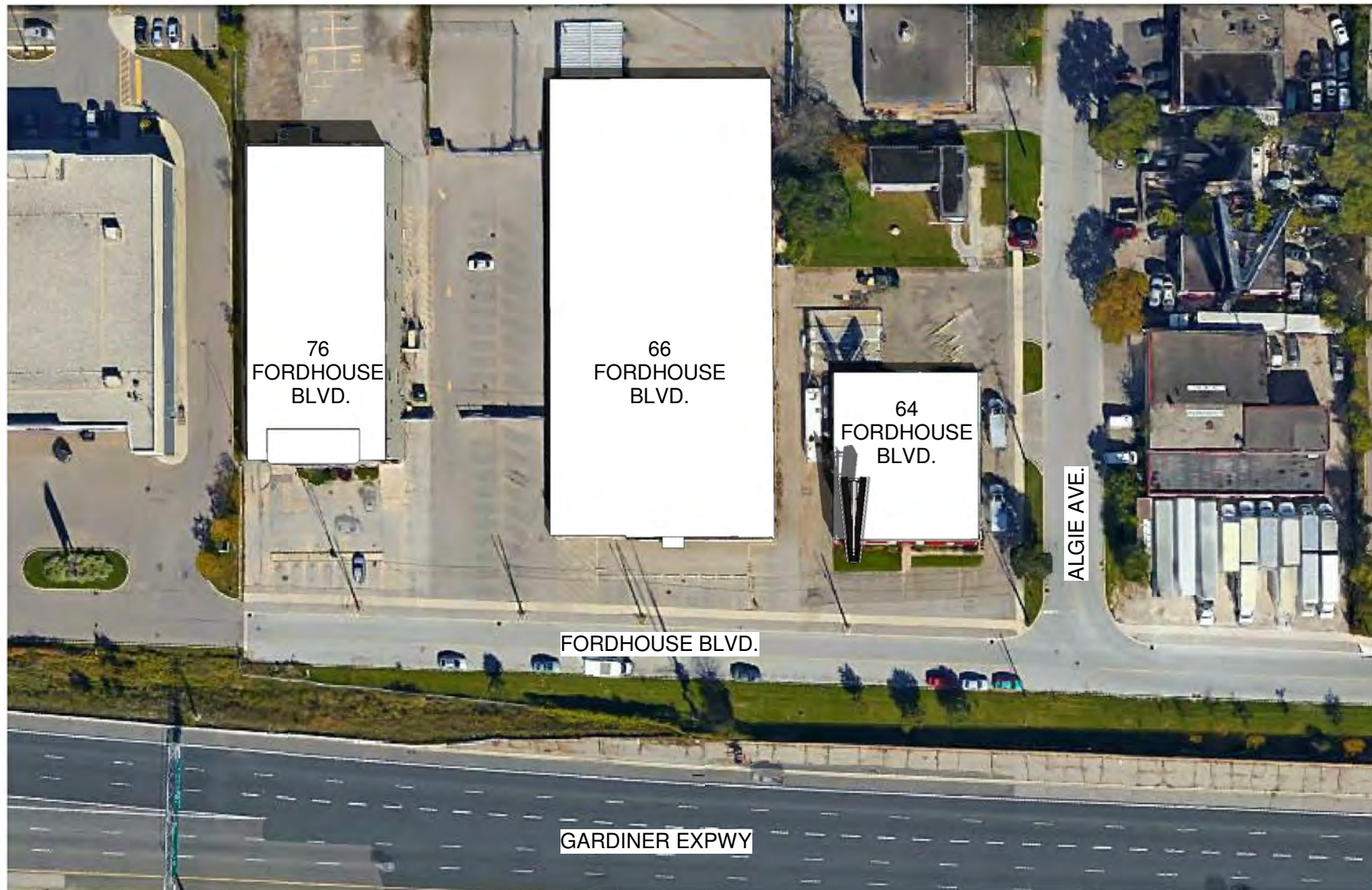
SPRING EQUINOX 4pm 2016

Scale: 1 : 1000



SUMMER SOLSTICE 9AM 2016

Scale: 1 : 1000



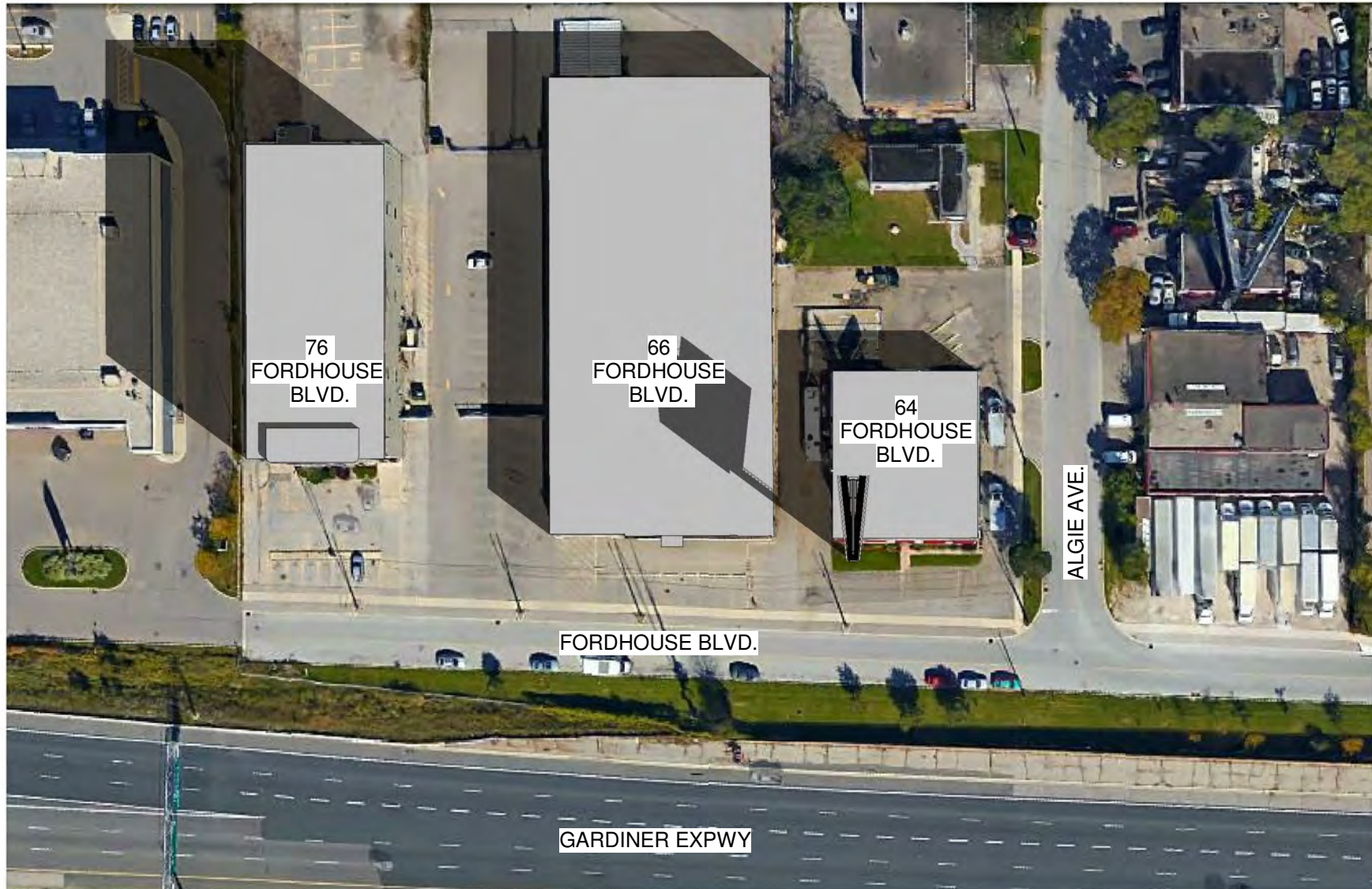
SUMMER SOLSTICE 12PM 2016

Scale: 1 : 1000



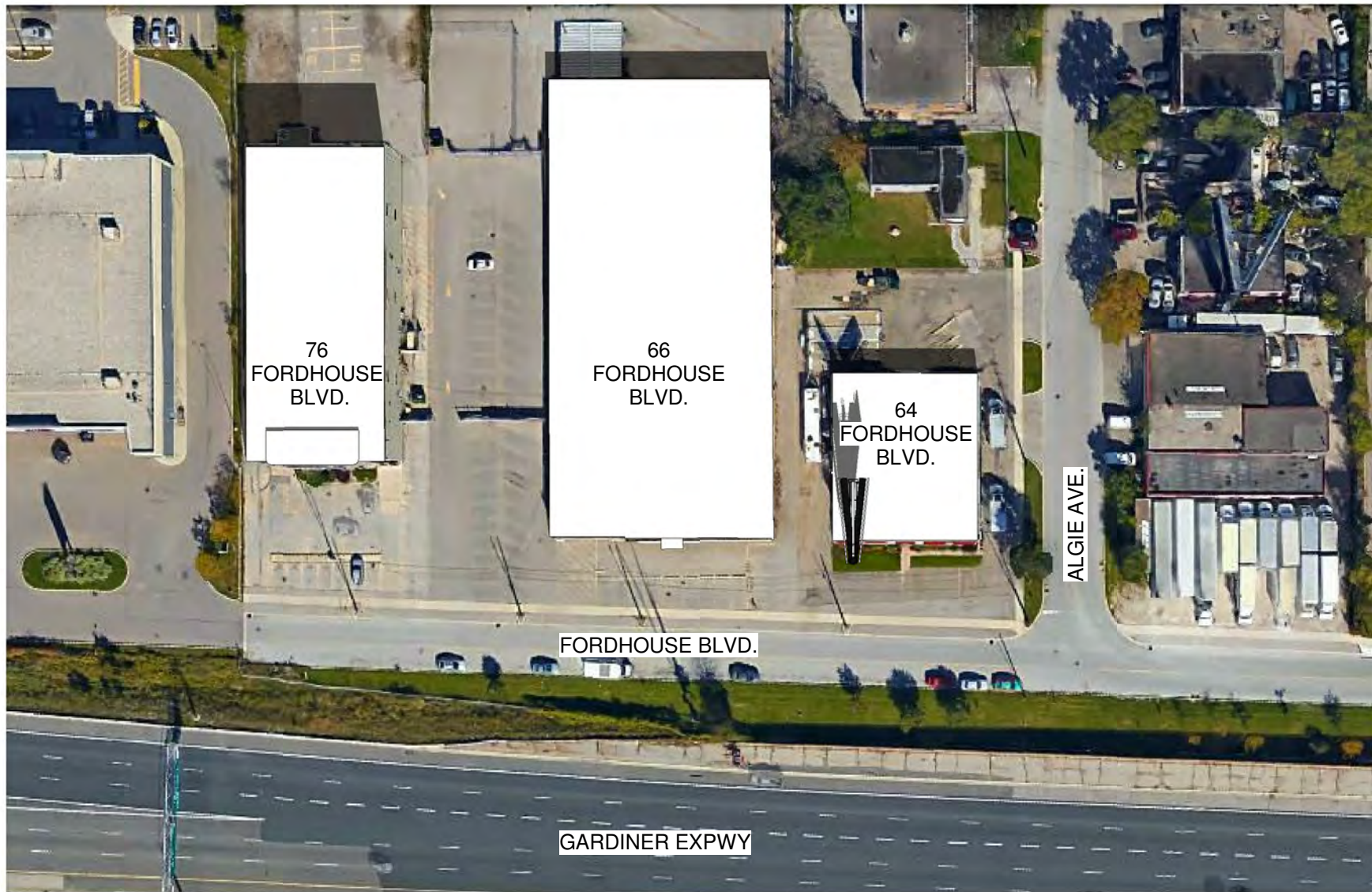
SUMMER SOLSTICE 4PM 2016

Scale: 1 : 1000



FALL EQUINOX 9AM 2016

Scale: 1 : 1000



FALL EQUINOX 12PM 2016

Scale: 1 : 1000



FALL EQUINOX 4PM 2016

Scale: 1 : 1000