

SHADOW IMPACT STUDY

878 YONGE STREET

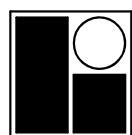
Proposed 154.8 m Residential Development
874-878 Yonge St. & 3-11 Scollard St.
City of Toronto

Prepared for:
Yonge & Scollard Developments Inc.

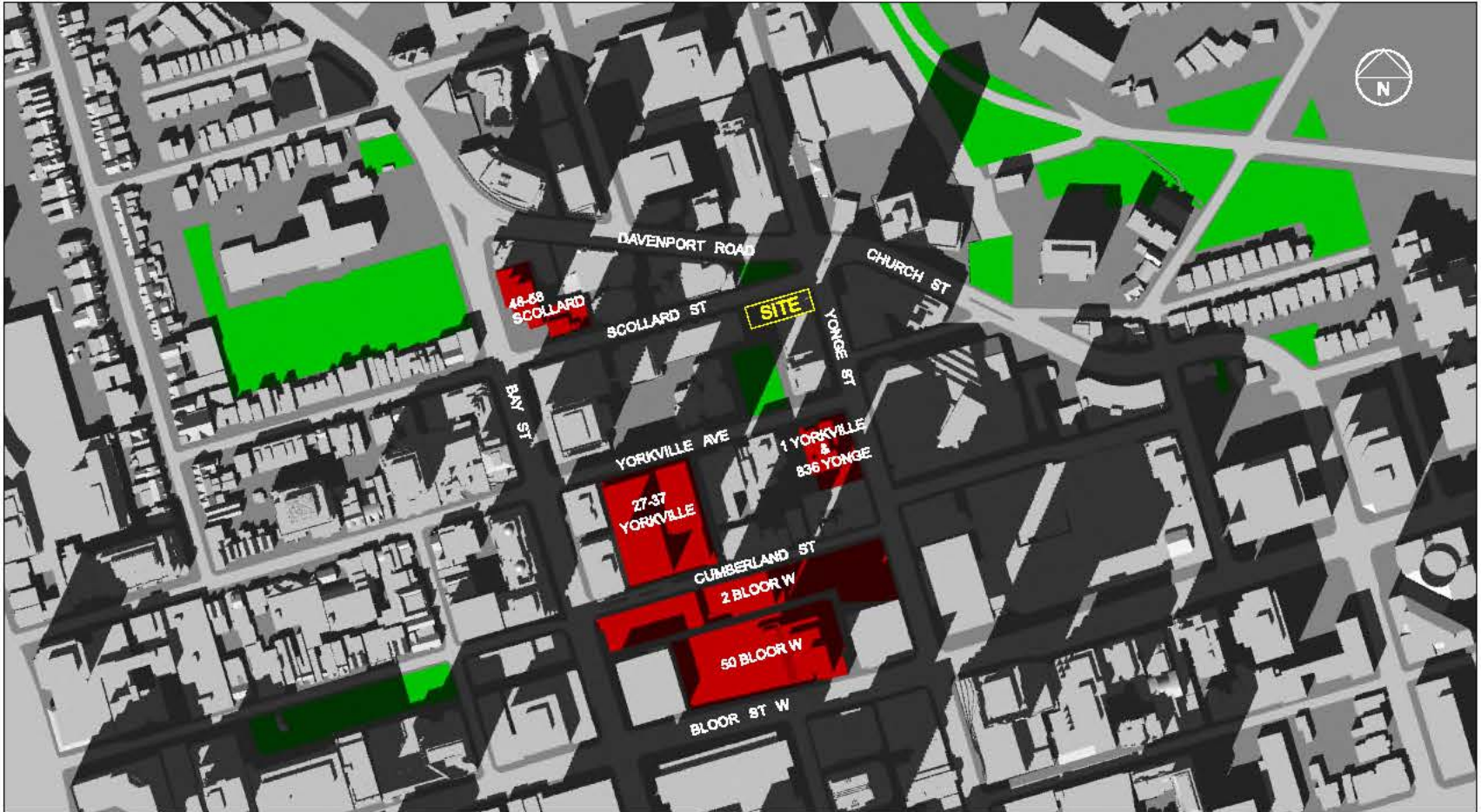
Prepared by:
Ralph Bouwmeester, P. Eng.

RBA File: S15032

February 15, 2018



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Sun & Shadow Position Specialists
165 Browning Trail, Barrie ON Tel/Fax (705) 726-3392
Web: www.sunposition.com Email: rba@sunposition.com



AREA CONTEXT

NOTES:

1. BUILDINGS SHOWN IN RED ARE APPROVED BUT UNBUILT
2. BUILDINGS SHOWN IN RED ARE INCLUDED IN THE EXISTING SHADOW CONTEXT
3. MASSING FOR BUILDINGS SHOWN IN RED WAS DERIVED FROM ZONING BYLAW HEIGHT MAPS

AREA CONTEXT
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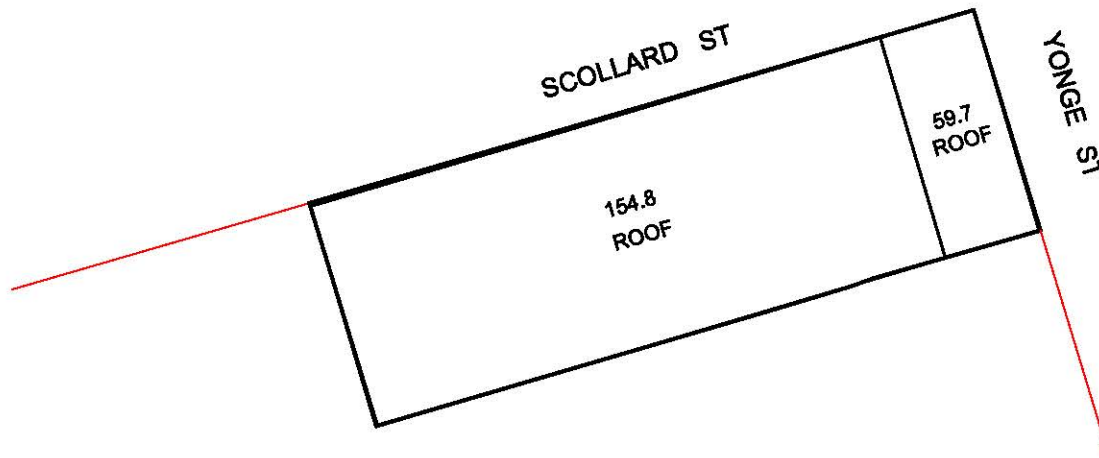
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Drawn by:	RB	Scale:	N.T.S.	
Checked by:	RB	Date:	FEB 15/18	

AC-1

NOTES:

1. ROOF HEIGHTS INCLUDE PARAPETS, RAILINGS, AND ROOF-TOP FEATURES, WHERE APPLICABLE.
2. ROOF HEIGHTS ARE SHOWN IN METRES ABOVE GRADE AT SITE.
3. SHADOWS ARE SHOWN ON ASSUMED FLAT GROUND PLANE.
4. ROOF HEIGHTS DERIVED FROM ARCHITECTURAL PLANS AND MODELS BY KPMB ARCHITECTS.



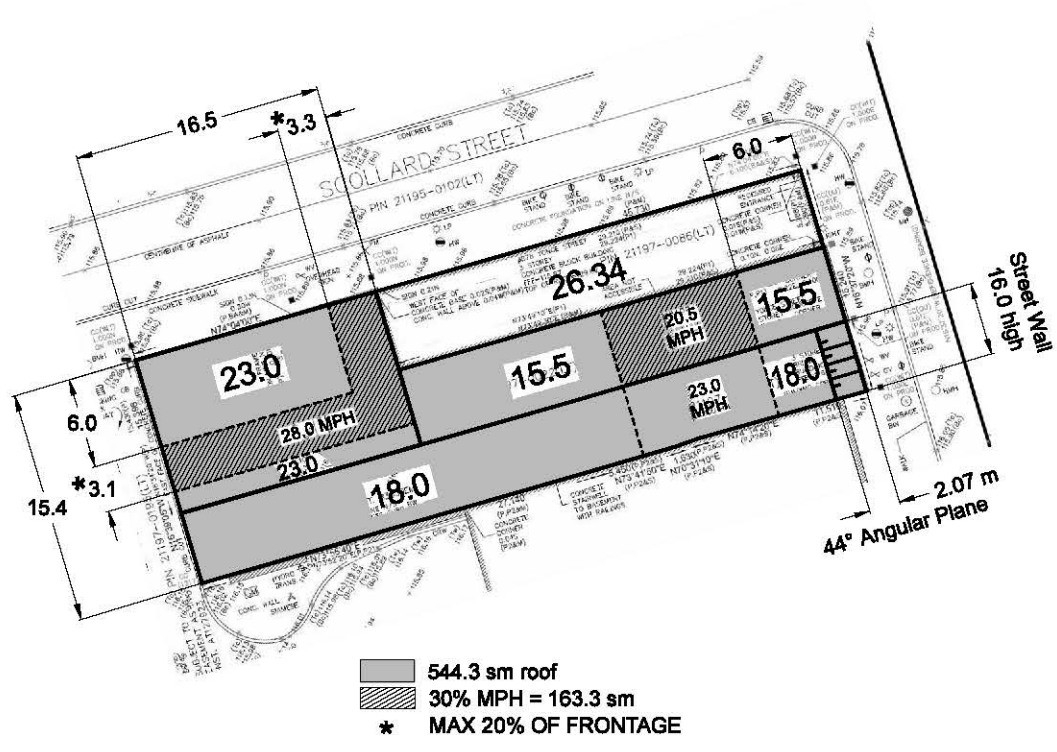
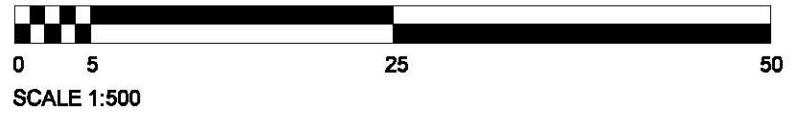
PROPOSED ROOF HEIGHTS

GEOGRAPHICAL SITE LOCATION:

LATITUDE: 43° 40' 21" N
 LONGITUDE: 79° 23' 17" W

TIME ZONE:

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



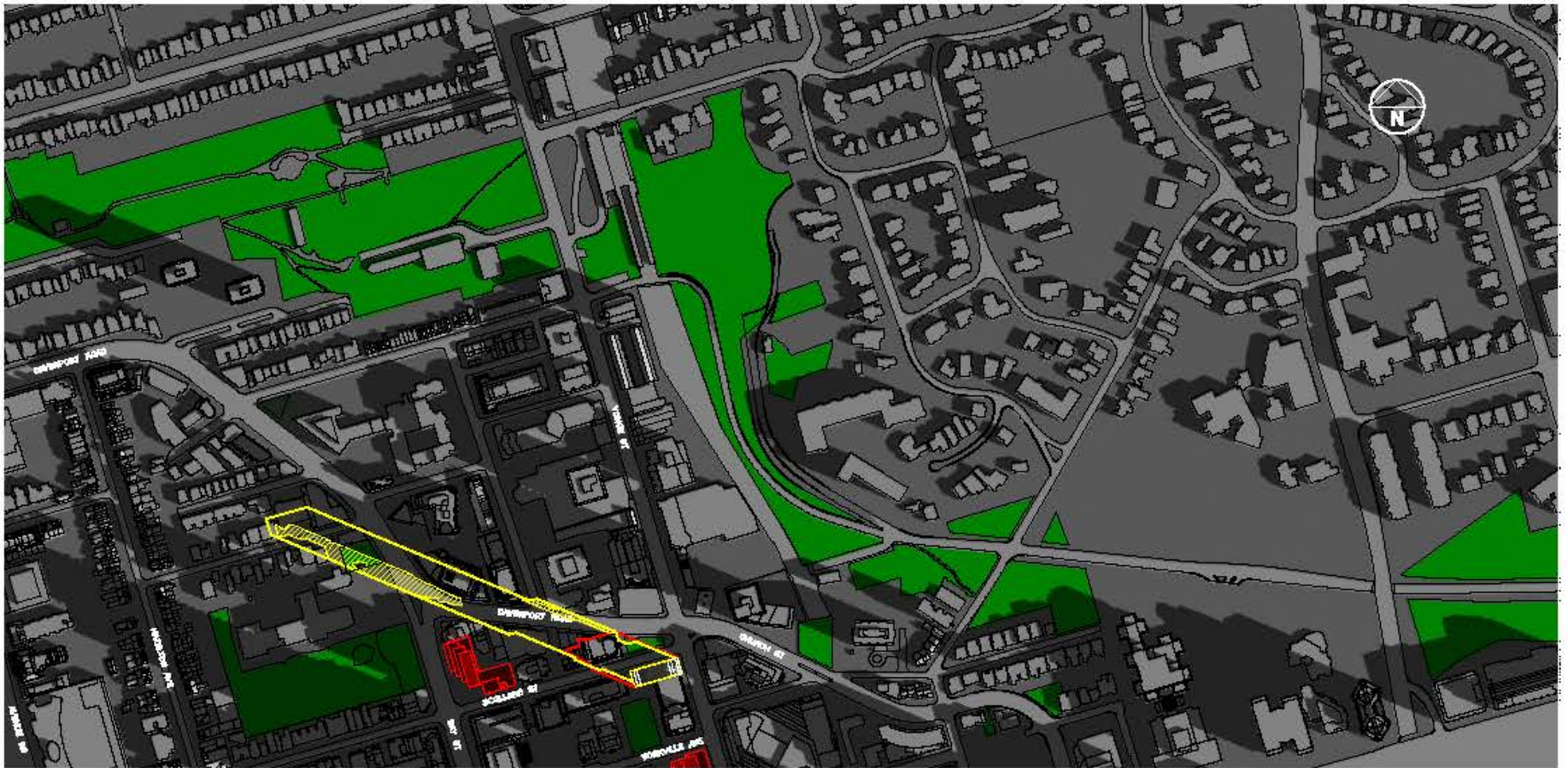
AS-OF-RIGHT ZONING HEIGHT LIMITS

**ROOF HEIGHTS
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RH-1

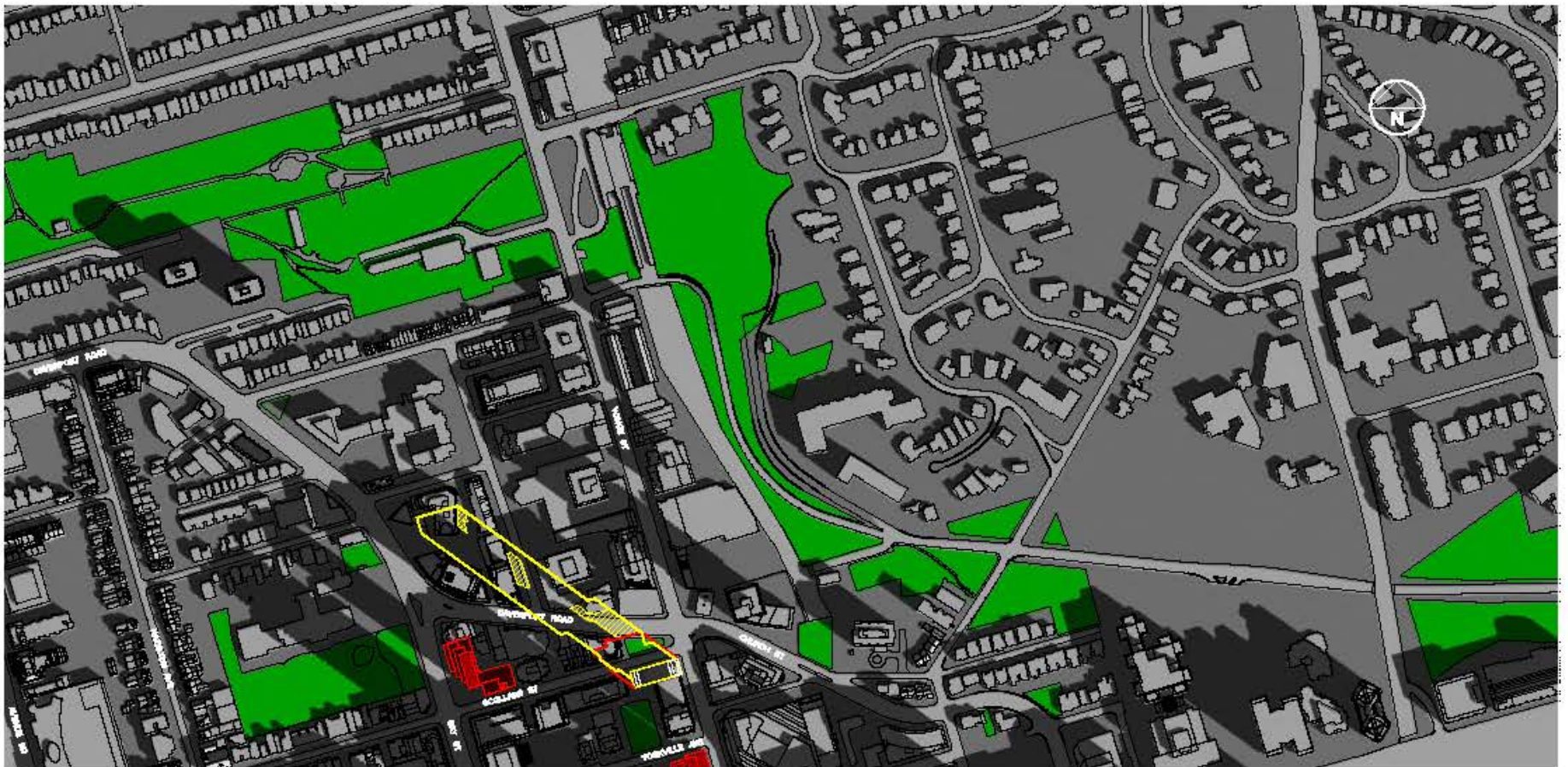
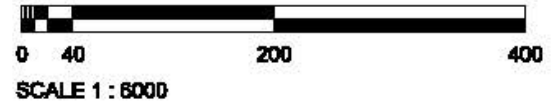


SEP 21

9:18 AM

ALL TIMES IN EDT


-  PROPOSED SHADOW
-  AS OF RIGHT ZONING SHADOW
-  INCREMENTAL GROUND LEVEL SHADOW

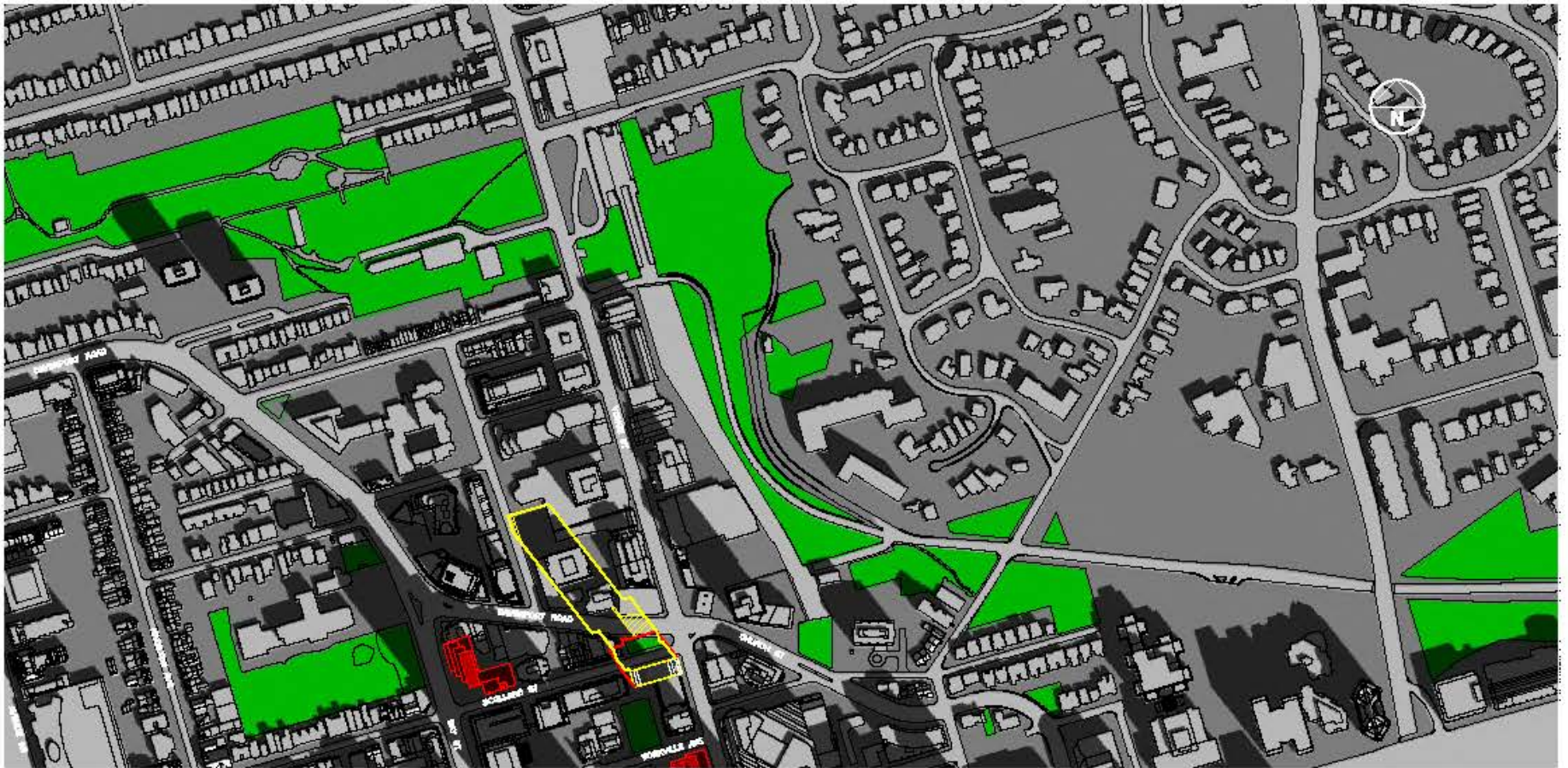


SEP 21

10:18 AM

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	Checked by:	RB	Date:	FEB 15/18	

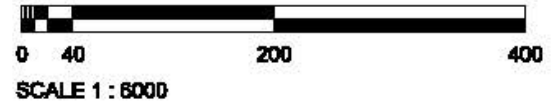


SEP 21

11:18 AM

ALL TIMES IN EDT

-  PROPOSED SHADOW
-  AS OF RIGHT ZONING SHADOW
-  INCREMENTAL GROUND LEVEL SHADOW



SEP 21

12:18 PM

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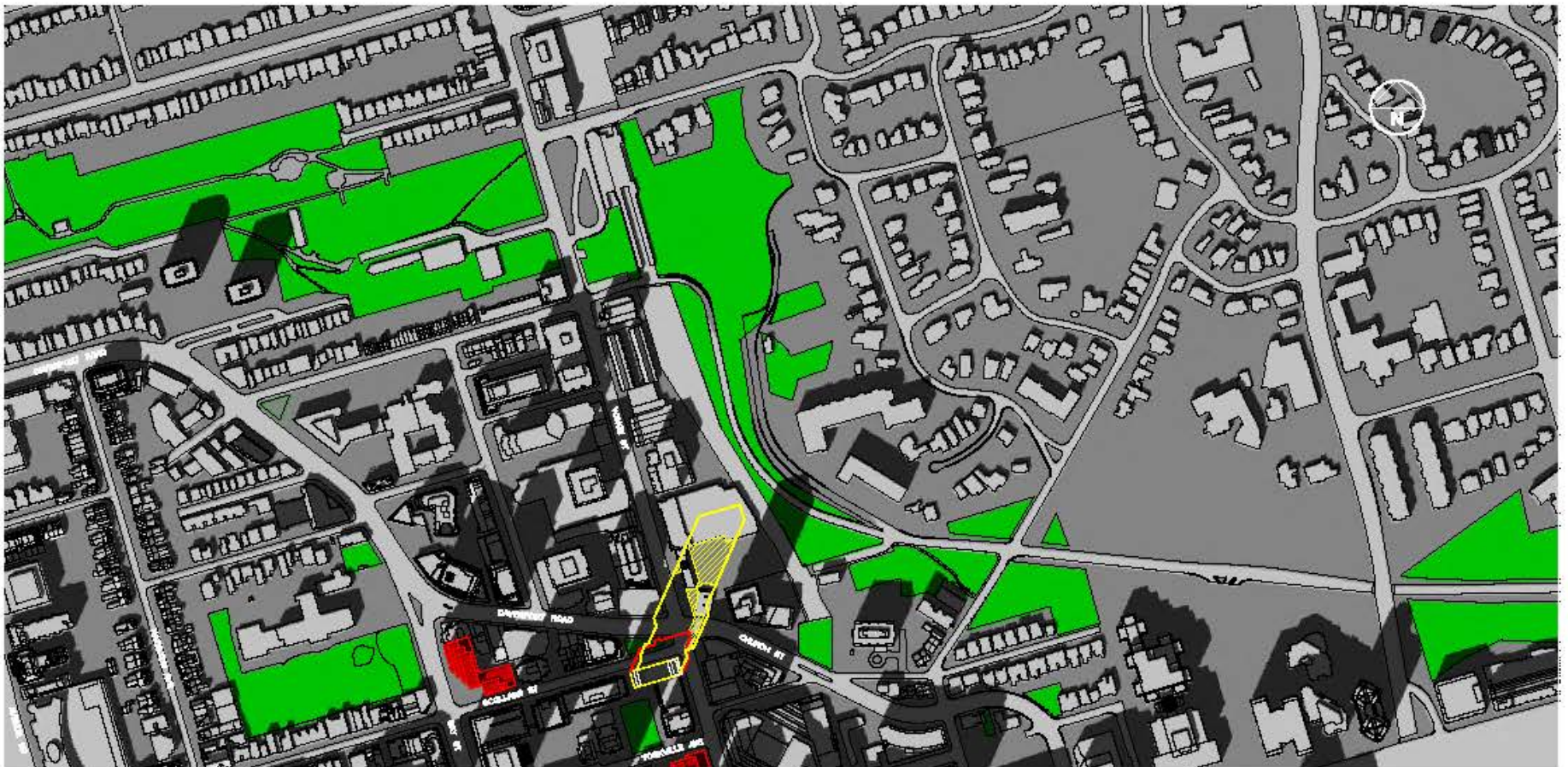
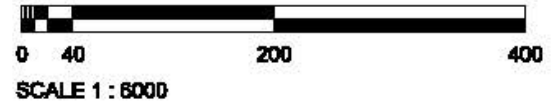


SEP 21

1:18 PM

ALL TIMES IN EDT

-  PROPOSED SHADOW
-  AS OF RIGHT ZONING SHADOW
-  INCREMENTAL GROUND LEVEL SHADOW

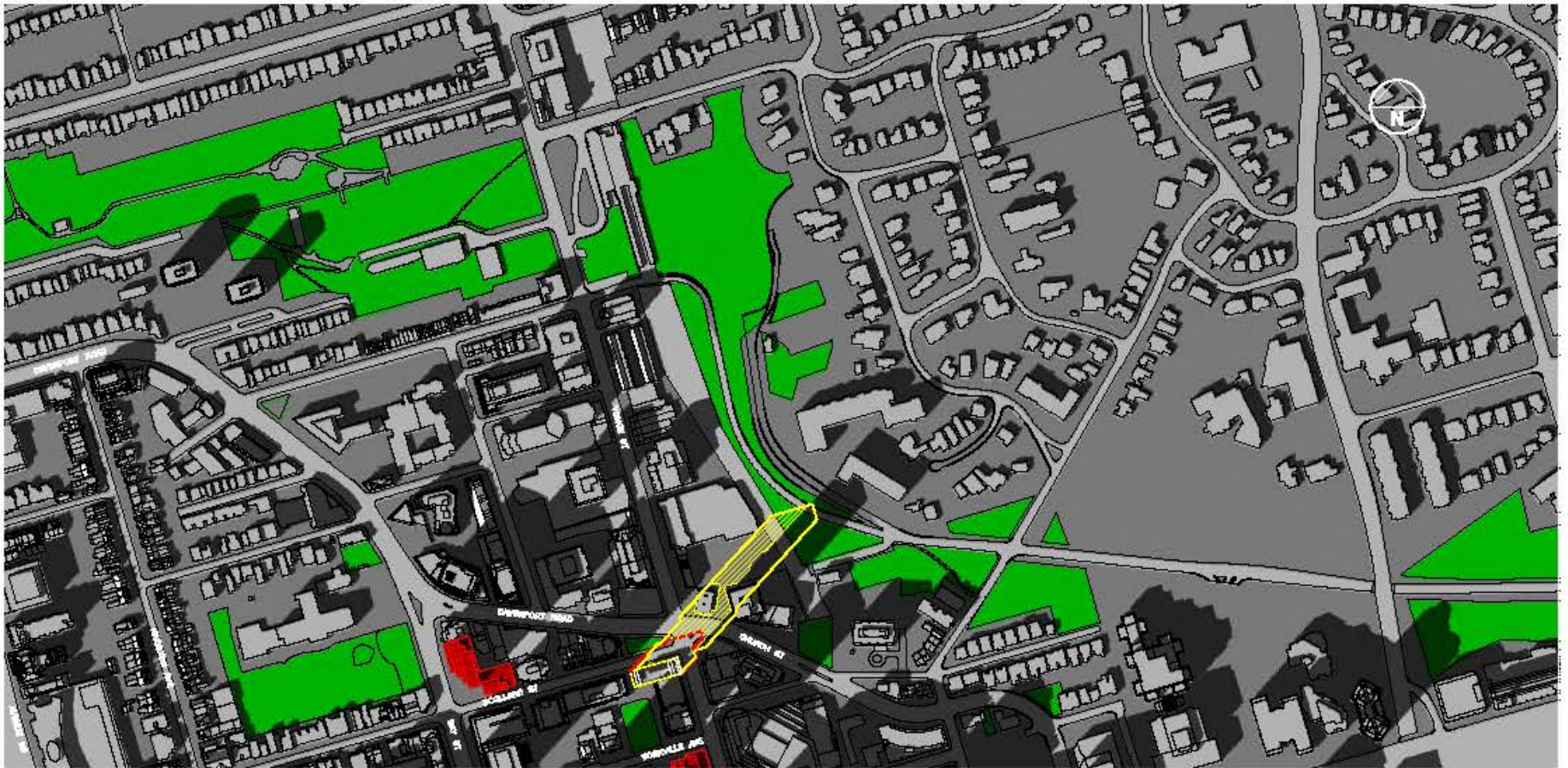


SEP 21

2:18 PM

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	Drewn by:	RB	Scale:	1 : 6000		
Checked by:	RB	Date:	FEB 15/18			

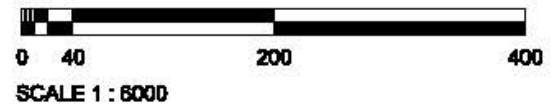


SEP 21

3:18 PM

ALL TIMES IN EDT

- PROPOSED SHADOW
- AS OF RIGHT ZONING SHADOW
- INCREMENTAL GROUND LEVEL SHADOW



SEP 21

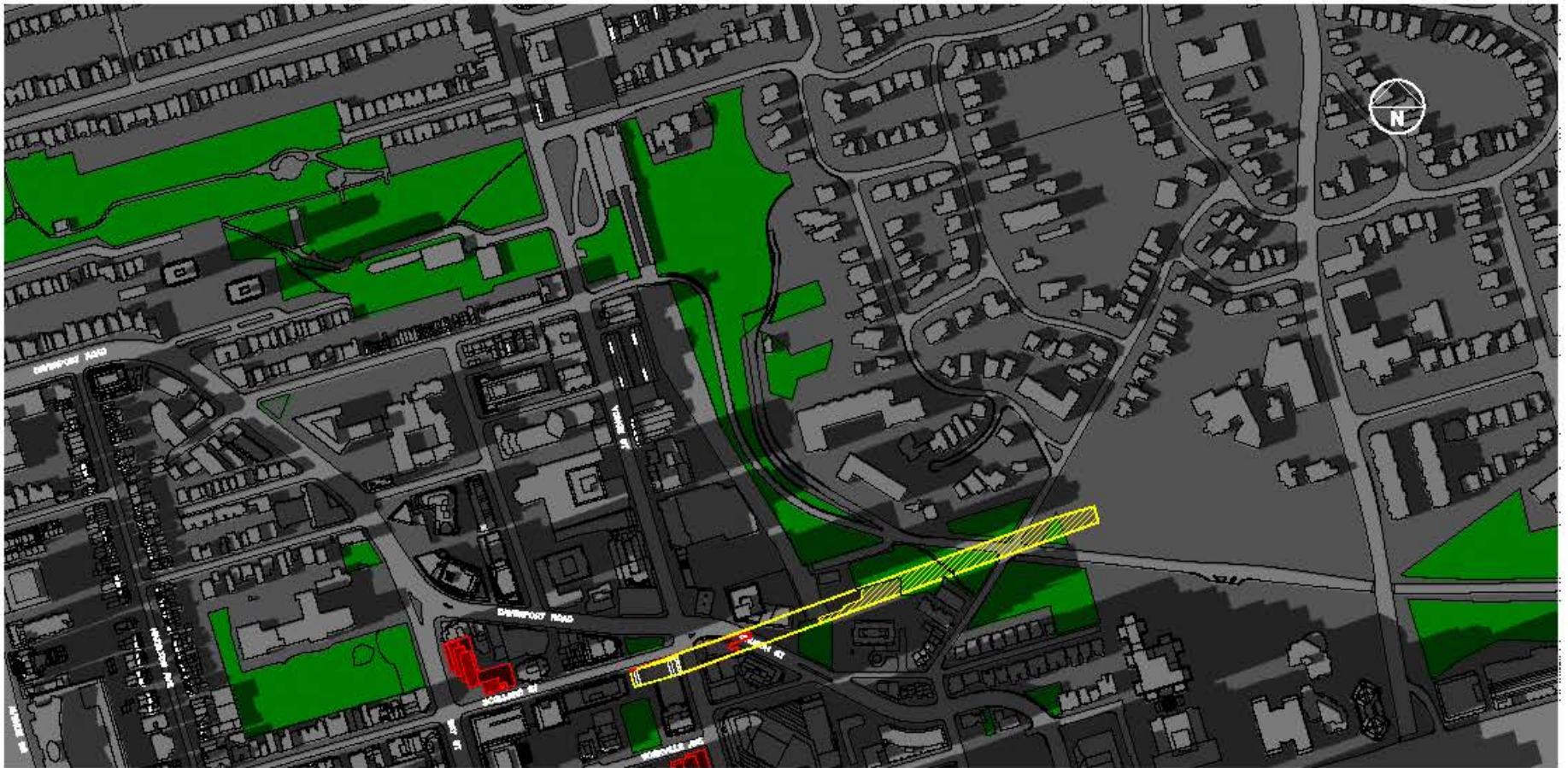
4:18 PM

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Checked by:	RB	Date:	FEB 15/18	




SS-4

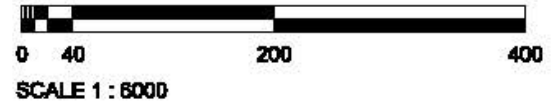


SEP 21

5:18 PM

ALL TIMES IN EDT

-  PROPOSED SHADOW
-  AS OF RIGHT ZONING SHADOW
-  INCREMENTAL GROUND LEVEL SHADOW



SEP 21

6:18 PM

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Drawn by:	RB	Scale:	1 : 6000		
Checked by:	RB	Date:	FEB 15/18		