

East Elevation31 : 50dA5.2

Exterior Finish Legend

dA5.2





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	Project No.: 21-050
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41	4 5&409 Yonge St 9&1 	Project: 15 Yonge St 15 Yonge St 7 McGill St, Toronto Scale: Drawn by: Checked by: Project No.: 050 Date: 13, 2023

A Name of the Project: 415 Yonge St. C. Address of Application: 415 Yonge St. D. Name of Consultant: Auto Econsultant: (416) 665-6060-2324 - aershad@kirkorarchi (416) 665-6060-2324 - aershad@kirkorarchi (416) 665-6060-2324 - aershad@kirkorarchi 2. Project Description A. Short Description of the Project: Mond-use residential & office tower of 07 storeys, with 2 levels of Metamical Pentiouse and an underground parking garage. Loc moth-east of the Yonge X Gerrard Intersection. B. Number of Floors : 67 D. Height in Metres : 2. 229.655m E. Did you submit the 3d Model for this project? Yes No File Format Submitted: 3. Massing Information A Software Used C. 3D Massing Context Tile Used (Open Data) – <i>Please provide date of obtaining data</i> 0. 66/16/21 4. Massing Model Location A. Are you fully compliant with all of the technical specifications in the Terms of Reference? Wes No 5. Shadow Diagrams use a standard metric scale? C. Are the Shadow Diagrams use a standard metric scale? D. Does the Shadow Diagrams provided in Colour? Month Shadow Diagrams provided in Colour? Month Shadow Diagrams use a standard metric scale? D. Does the Shadow Diagrams use the City's Shadow Study Drawing Standards – Colour And Wes No 5. Shadow Diagrams Information D. Does the Shadow Diagrams provided in Colour? Month(s) March, June, Sept. & De E. Daylight Savings Time considered? Yes No 5. Shadow Diagrams Information – Continued D. Date Used for Shadow Analysis : Year 2022 Month(s) March, June, Sept. & De E. Daylight Savings Time considered? Yes No 5. Shadow Diagrams Information – Continued D. Date Used for Shadow Analysis : Year 2022 Month(s) March, June, Sept. & De E. Daylight Savings Time considered? Yes No 5. Shadow Diagrams Information – Continued (Print name) certify that I have examined the contents of the application, certify that the information sub with it is accurate and concur with the submission of the application.	TORONTO	Tei	Sun/Shadow A rms of Reference - Ch
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E. Phone number and email of the Consultant: (416) 665-6060-2324 - aershad@kirkorarchi A. Short Description of the Project: Naved-use residential & office town of 67 storpe, with 2 lawles on Mechanical Perturbations and an underson of part of the project of the store of 7 storpe, with 2 lawles on Mechanical Perturbations and an underson of the project of 7 storpe, with 2 lawles on Mechanical Perturbations and an underson of the store of 7 storpe, with 2 lawles on Mechanical Perturbations and an underson of the store of 7 storpe, with 2 lawles on Mechanical Perturbations and an underson of the store of 7 storpe, with 2 lawles on Mechanical Perturbations and the store of 7 storpe, with 2 lawles on the file format Submittee: 3. Massing Information A. Software Used 5. Shadow Diagrams Information A. Coordinates Used: 1. Official to Used: 1. Ongitude: -73,381828(Latitude : 43,65967) 5. Shadow Diagrams provided in Colour? 6. Shadow Diagrams provided in Colour? 6. Are you fully compliant with all of the technical specifications in the Terms of Reference? 6. Yes No 8. Do the Shadow Diagrams use a standard metric scale? 6. Vers No 8. Do the Shadow Diagrams provided in Colour? 6. Does the Shadow Diagrams use as the City's Shadow Study Drawing Standards – Colour Anse 6. Yes No 5. Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Anse 6. Centeral Comments 6. General Comments 6. General Comments 6. General Comments 6. General Comments 6. General Comments 6. General Commutation - Continued 9. January 13, 2023 Signature of Consultant: 7. January 13, 2023 7. Signature of Consultant: 7. Yes end the completed form with Sun Shadow Analysis package to: 7. You require further assistance, please contact: Abduliah.diab@torprotoc.co or 7. You require further assistance, please contact: Abduliah.diab@torprotoc.co or 7. You require further assistance, please contact: Abduliah.diab@torprotoc.co or 7. You require further assistance, please contact: Abduliah.diab@torprotoc.co or	C. Address of Application: 115 Vonce St	D.Name	of Consultant:
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A shadow study has been prepared by Kirkor Architects & Planners in assessing the shadow impacts at the spring/fall equinoxes (March/September 21st) and the summer/winter solstices (June/December 21st). From a policy perspective, the Official Plan requires buildings to be located and massed to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

The subject site is located near the north-east corner of the Yonge St. and Gerrard St. intersection. The site currently hosts an existing 19 storey office building which will be replaced by the proposed 67 storey development. The proposed tower has been designed to minimize incremental shadows on public parks, especially Allan Gardens. This was achieved by adjusting the location and height of the tower to fit within the already existing shadows.

During the required times of the spring/fall equinoxes there are no new incremental shadows cast on public squares and parks including College Park and Allan Gardens and any other shadow sensitive properties.

With respect to shadow cast during the times measured in June, the proposed development casts an incremental shadow on College Park between the times of 9:18am-11:18am. There is an incremental shadow cast on the Joseph Sheard Parkette during 1:18pm-2:18pm.

Based on our analysis, it is our opinion the incremental shadows created by the proposed development are adequately limited both in terms of its extent and duration, and would not adversely affect the surrounding neighbourhood.



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