

SHADOW STUDY WRITTEN ANALYSIS

The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring / Fall Equinox. The proposed site is currently located at 2481 Barton Street East, Hamilton, Ontario.

Tower = 17 Storey Tower with a net floor area of 795 m²
Podium = 5 Storey Tower with a net floor area of 1,200 m²

March 21st sunrise = 7:20am +/- and sunset = 7:30pm +/-
September 21st sunrise = 7:00am +/- and sunset = 7:18pm +/-

The shadow impact study for Spring Equinox takes place from 9:00am until 6:00pm at 1.5 hour intervals.
The shadow impact study for Fall Equinox takes place from 8:30am until 6:00pm at 1.5 hour intervals.
Latitude:43.236974
Longitude:-79.759063

Mitigation measures include:

- Level 6 has been stepped back at the podium.
- Level 7-17 are kept away from the East and North property lines.
- Level 6 to feature outdoor amenities.
- Building located away from north property line (Project North).
- Parking entrance and ramp located within building footprint.

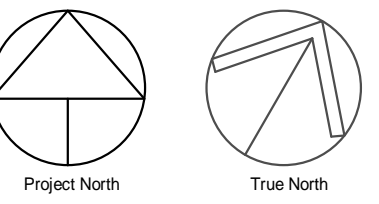
March 21st (Spring Equinox)

The proposed development has the following:

- The proposed development has no impact on Barton Street East on March 21st.
- The proposed development has no impact on the Centennial Parkway North from +/-10:00am to sunrise.
- The proposed development has no impact on the Covington Street from sunrise to +/- 5:00pm.
- The proposed development has minor impact on the adjacent commercial / industrial plazas from sunrise to sunset.

Conclusion: March 21st.

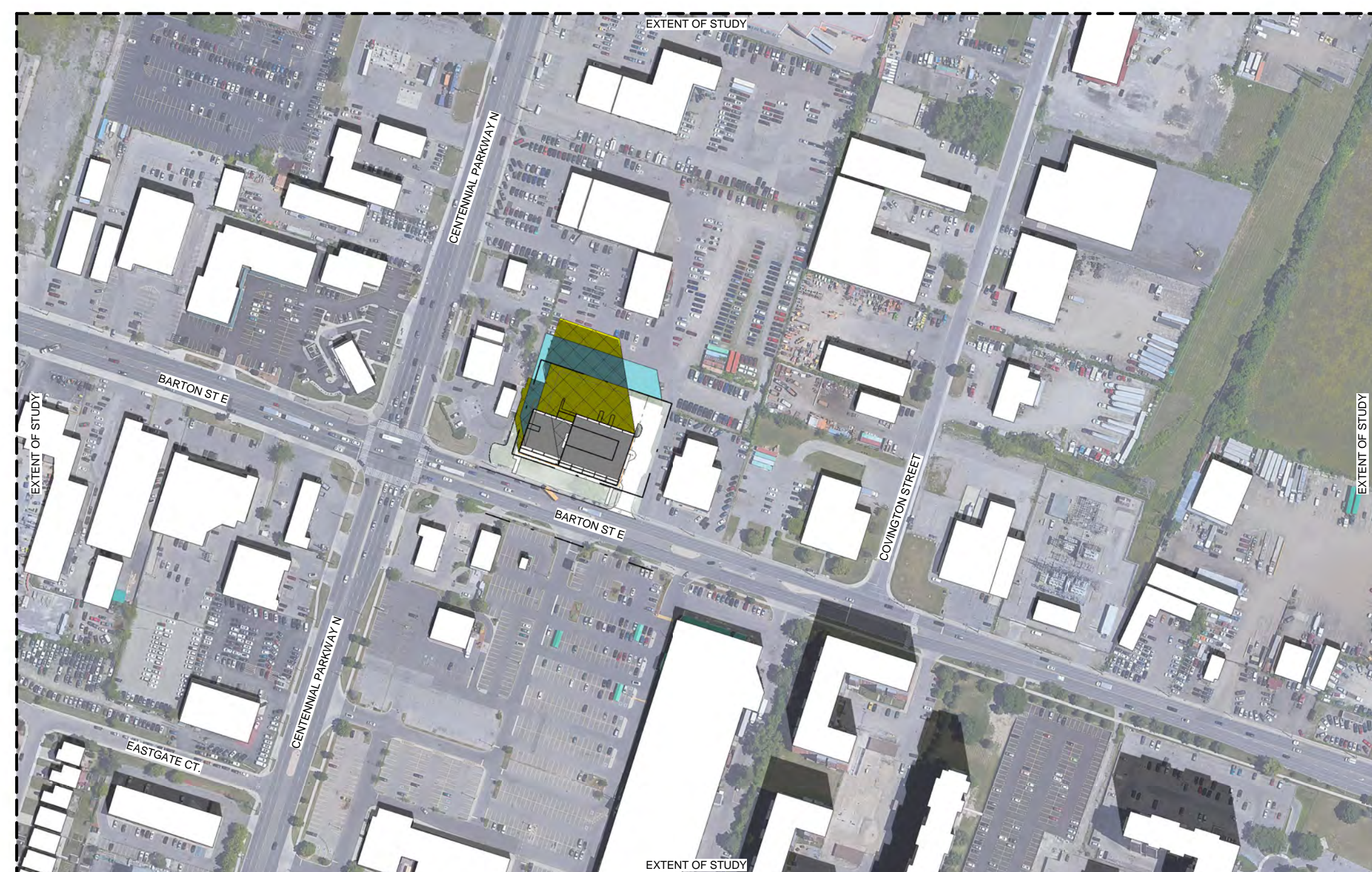
- No impact on public realm, plaza, parks or green spaces.
- Proposed development is not located within the Downtown Hamilton area.
- Adjacent car dealership is not greatly impacted and receives more than 50% sun coverage, i.e. 7 hours of sunlight within a typical day (not including sunlight caused by existing buildings).
- Adjacent gas station is not greatly impacted and receives more than 50% sun coverage, i.e. 7 hours of sunlight within a typical day (not including sunlight caused by existing buildings).
- Adjacent industrial property is not greatly impacted and receives more than 50% sun coverage, i.e. 7 hours of sunlight within a typical day (not including sunlight caused by existing buildings).
- Sidewalk adjacent to Barton Street is not impacted by shadows.
- Sidewalk adjacent to Centennial Parkway receives around 11 hours of sunlight a day.
- The proposed development does not have any impact on any existing surrounding residential buildings



1 SHADOW STUDY MARCH 21st 9:00 AM (SUNRISE +/- 7:20 AM)
1 : 2500



2 SHADOW STUDY MARCH 21st 10:30 AM
1 : 2500



3 SHADOW STUDY MARCH 21st 12:00 PM
1 : 2500



4 SHADOW STUDY MARCH 21st 1:30 PM
1 : 2500

SHADOW STUDY LEGEND

	AS-OF-RIGHT SHADOW (4 STOREY, 17m HEIGHT)		PROPERTY LINE
	PROPOSED DEVELOPMENT SHADOWS (17 STOREY, 53m HEIGHT)		EXTENT OF SHADOW STUDY
	NEW NET SHADOWS	NOTE: TIMES HAVE BEEN ADJUSTED FOR DAYLIGHT SAVINGS.	
	PROPOSED BUILDING FOOTPRINT		

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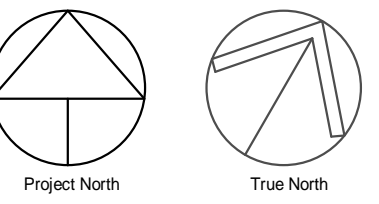
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Conclusion: March 21st.

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1 SHADOW STUDY MARCH 21st 3:00 PM
1:2500

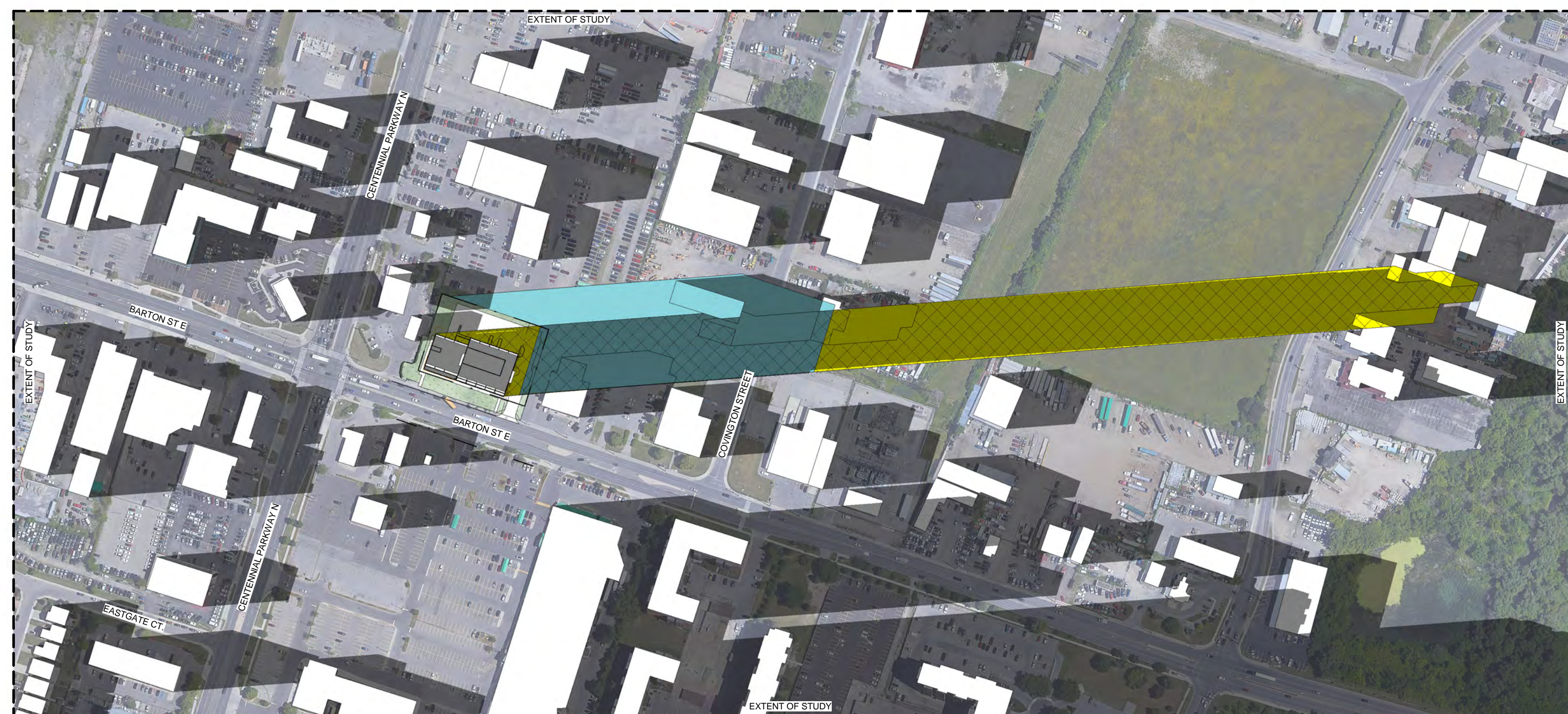


2 SHADOW STUDY MARCH 21st 4:30 PM
1:2500

SHADOW STUDY LEGEND

	AS-OF-RIGHT SHADOW (4 STOREY, 17m HEIGHT)		PROPERTY LINE
	PROPOSED DEVELOPMENT SHADOWS (17 STOREY, 53m HEIGHT)		EXTENT OF SHADOW STUDY
	NEW NET SHADOWS		
	PROPOSED BUILDING FOOTPRINT		

NOTE: TIMES HAVE BEEN ADJUSTED FOR DAYLIGHT SAVINGS.



3 SHADOW STUDY MARCH 21st 6:00 PM (SUNSET @ 7:30 PM)
1:2500

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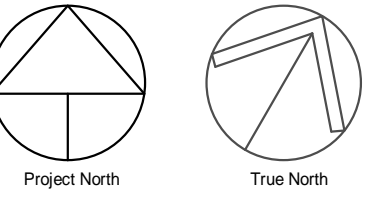
September 21st (Fall Equinox)

The proposed development has the following:

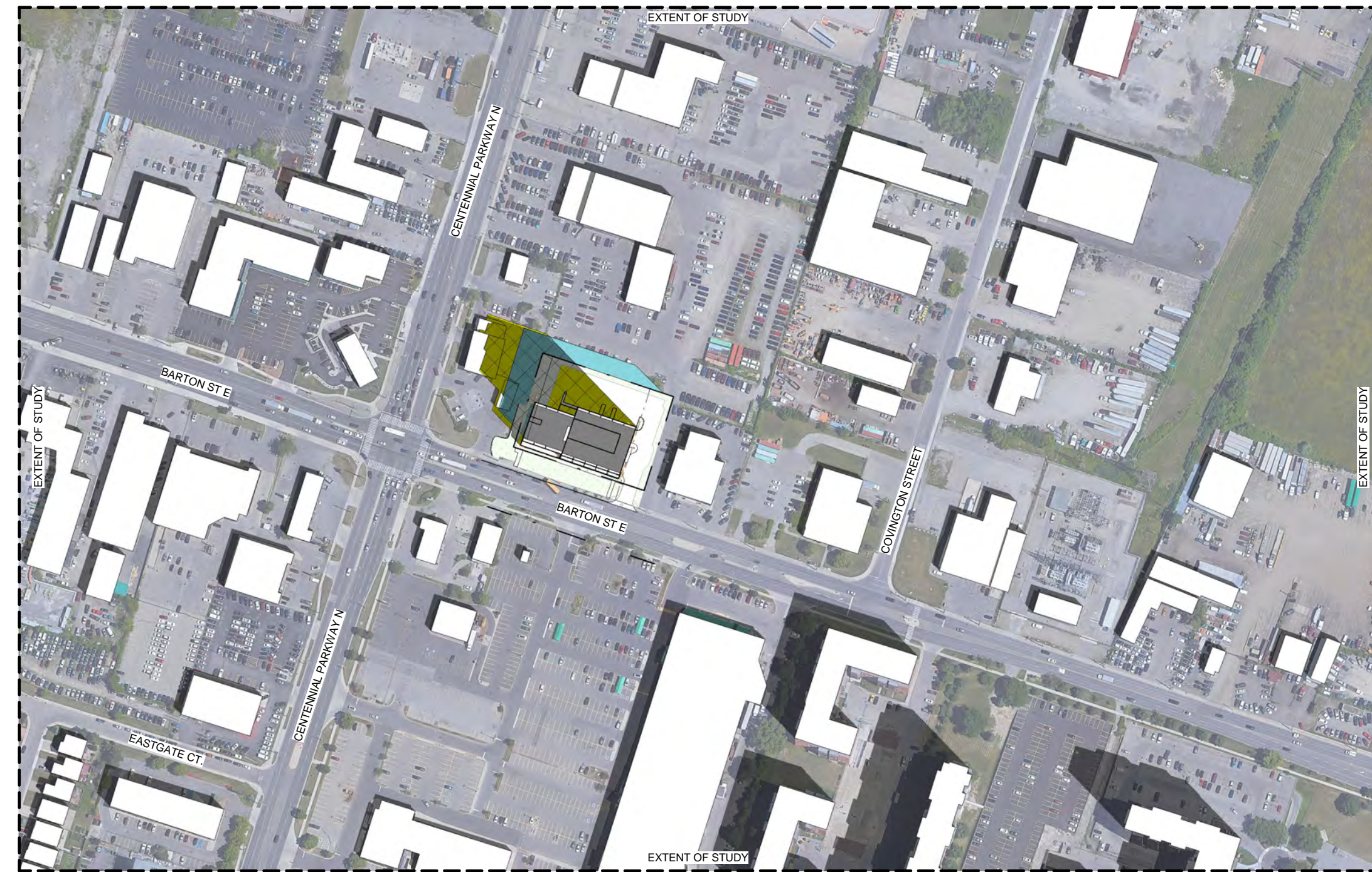
- The proposed development has no impact on Barton Street East on September 21st.
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Conclusion: September 21st.

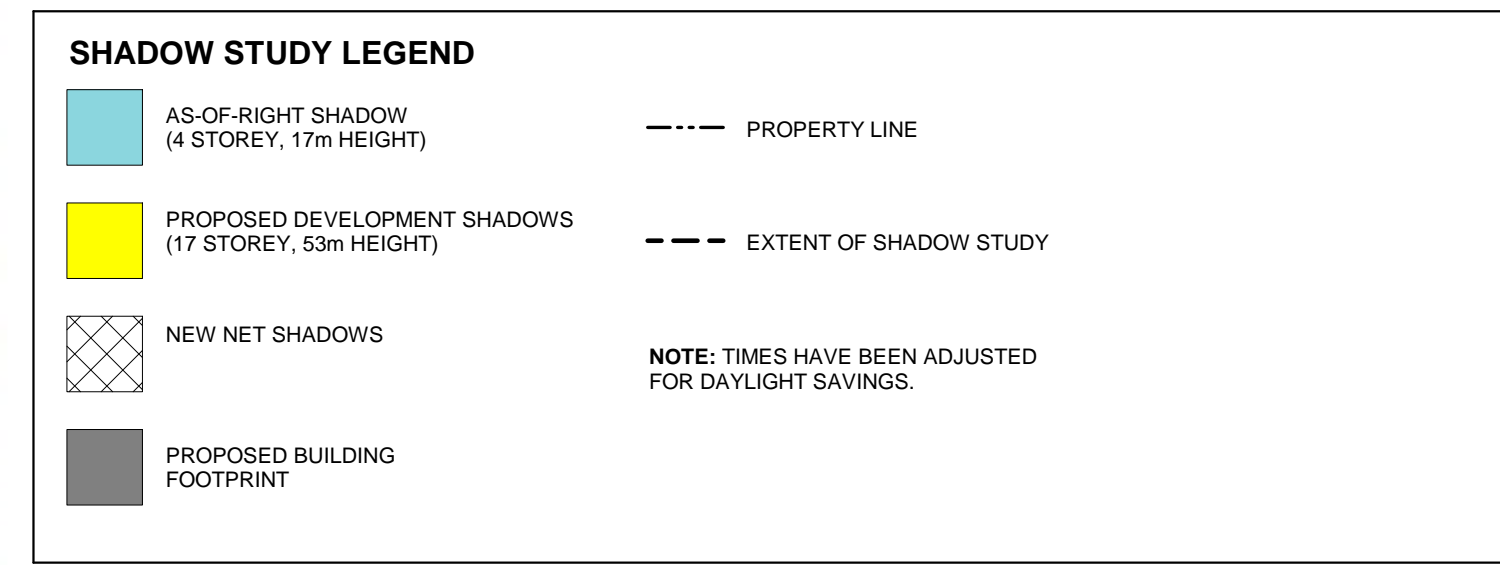
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1 SHADOW STUDY SEPTEMBER 21st 8:30 AM (SUNRISE +/- 7:00 AM)
 1:2500



2 SHADOW STUDY SEPTEMBER 21st 10:00 AM
 1:2500



3 SHADOW STUDY SEPTEMBER 21st 11:30 AM
 1:2500



4 SHADOW STUDY SEPTEMBER 21st 1:00 PM
 1:2500

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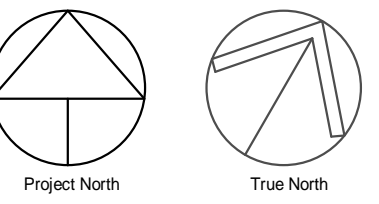
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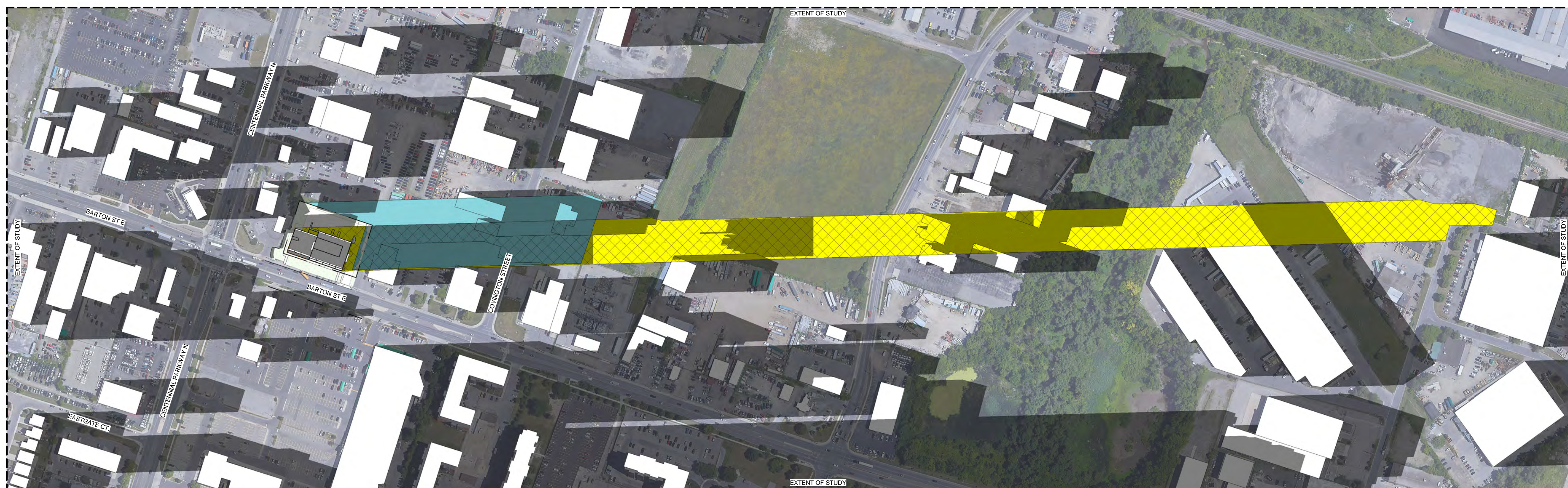
1 SHADOW STUDY SEPTEMBER 21st 2:30 PM
1:2500



2 SHADOW STUDY SEPTEMBER 21st 4:00 PM
1:2500

SHADOW STUDY LEGEND

	AS-OF-RIGHT SHADOW (4 STOREY, 17m HEIGHT)		PROPERTY LINE
	PROPOSED DEVELOPMENT SHADOWS (17 STOREY, 53m HEIGHT)		EXTENT OF SHADOW STUDY
	NEW NET SHADOWS	NOTE: TIMES HAVE BEEN ADJUSTED FOR DAYLIGHT SAVINGS.	
	PROPOSED BUILDING FOOTPRINT		



3 SHADOW STUDY SEPTEMBER 21st 6:00 PM (SUNSET @ 7:18 PM)
1:2500