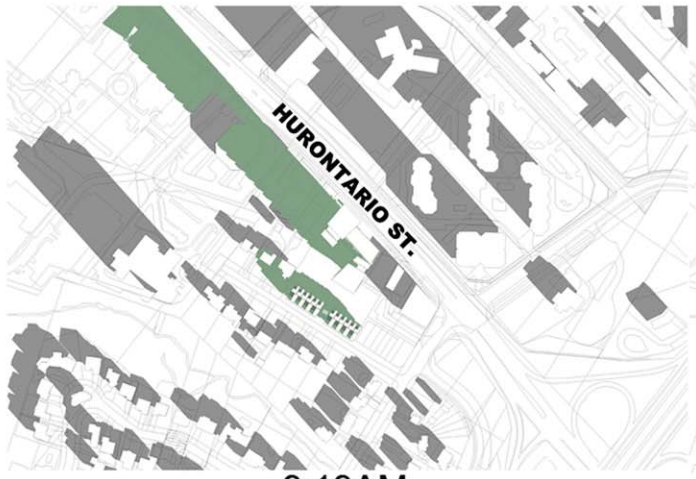
EDENSHAW

2120 HURONTARIO STREET
OPA/REZONING

SHADOW STUDY

MARCH 5, 2012

IBI GROUP



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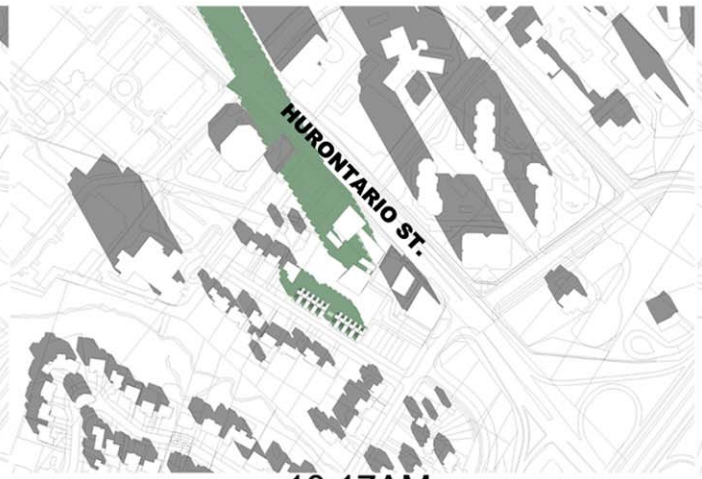

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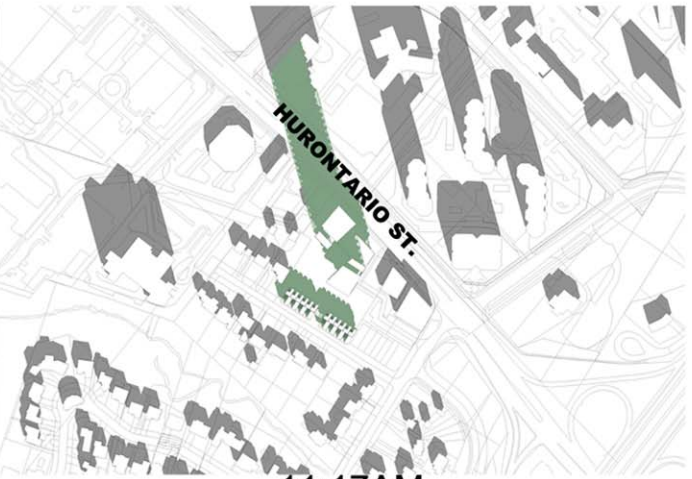

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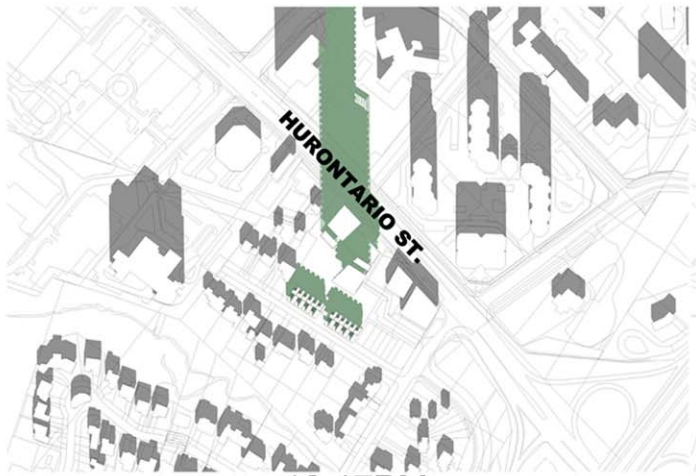

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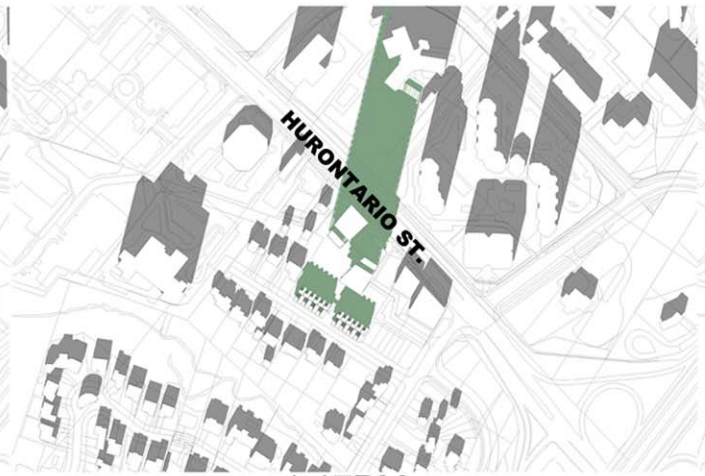

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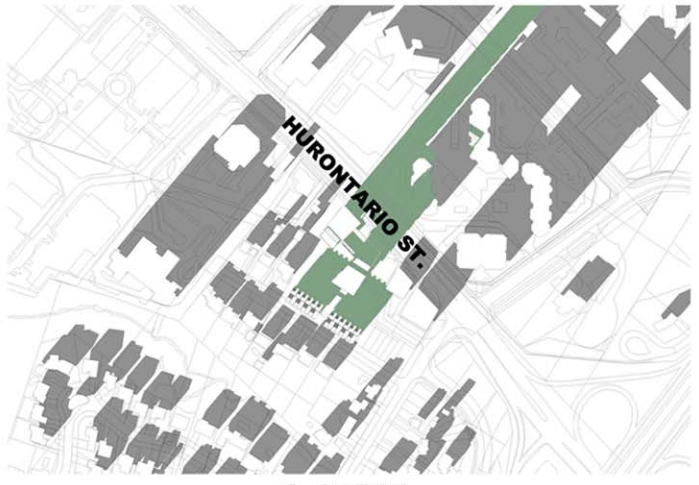

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DECEMBER

0 75m 225m 525m

N

APPLICANT:
IBI GROUP
230 RICHMOND ST W
TORONTO, ON M5V 3E5
(416) 596-1930

ISSUED FOR OPA & ZONING BY-LAW AMENDMENT APPLICATION

CONTEXT PLAN & SITE STATISTICS

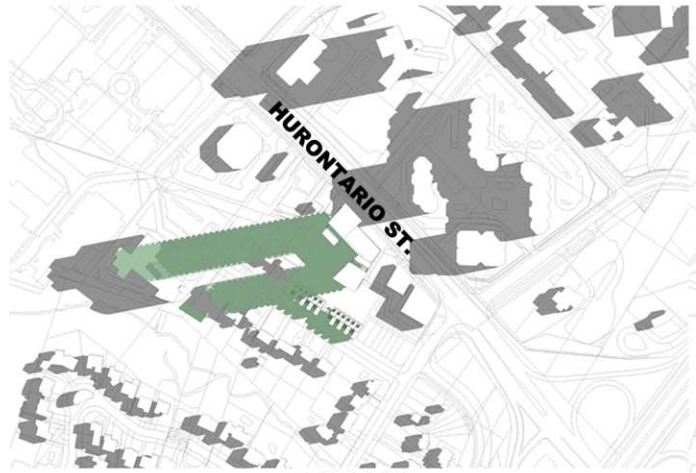
PROJECT No. 28755 SCALE: 1 : FEBRUARY 28 2012

PROPOSED 22 & 36 STOREY
RESIDENTIAL BUILDINGS @
HURONTARIO STREET
& GRANGE DRIVE
MISSISSAUGA, ONTARIO

DWG NO:

S-1

Page+Steele
IBI Group
Architects
Certificate of Practice #3833
95 St. Clair West Suite 200
Toronto Canada M4V 1N6
Tel. (416)924-6966 Fax (416)924-9067



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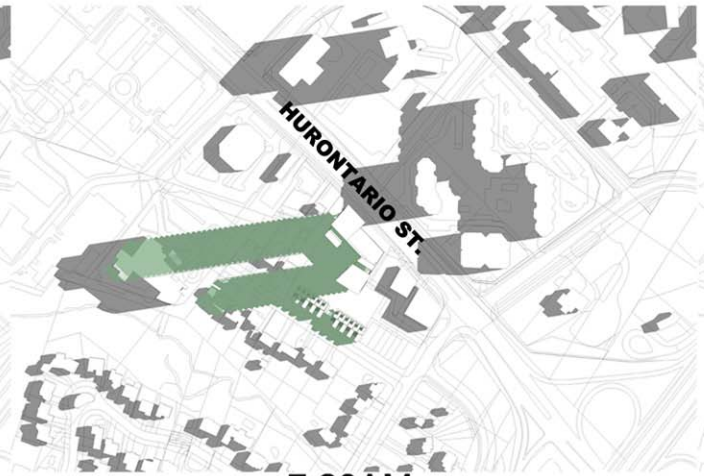

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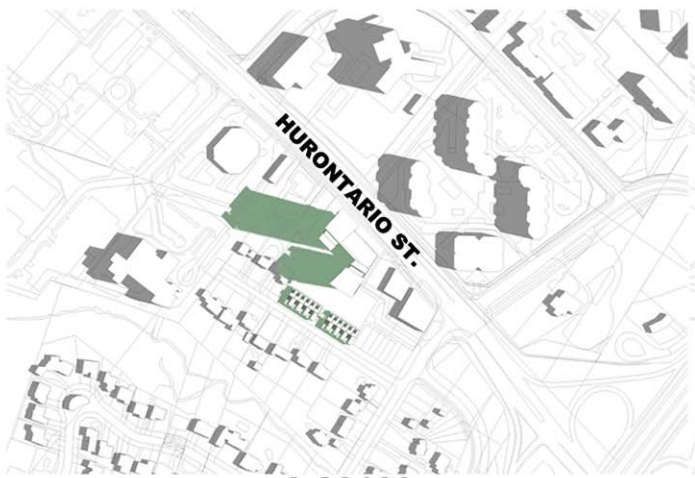

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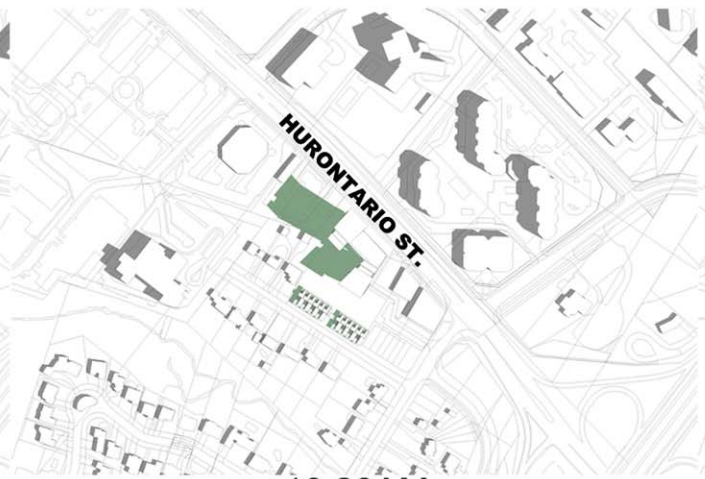

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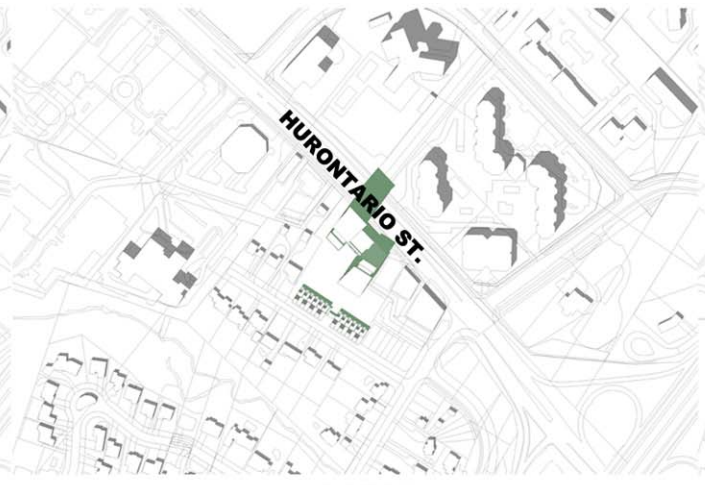

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JUNE

APPLICANT:
IBI GROUP
230 RICHMOND ST W
TORONTO, ON M5V 3E5
(416) 596-1930

ISSUED FOR OPA & ZONING BY-LAW AMENDMENT APPLICATION

SHADOW STUDY

PROJECT No. 28755 SCALE: 1 : FEBRUARY 28 2012

PROPOSED 22 & 36 STOREY
RESIDENTIAL BUILDINGS @
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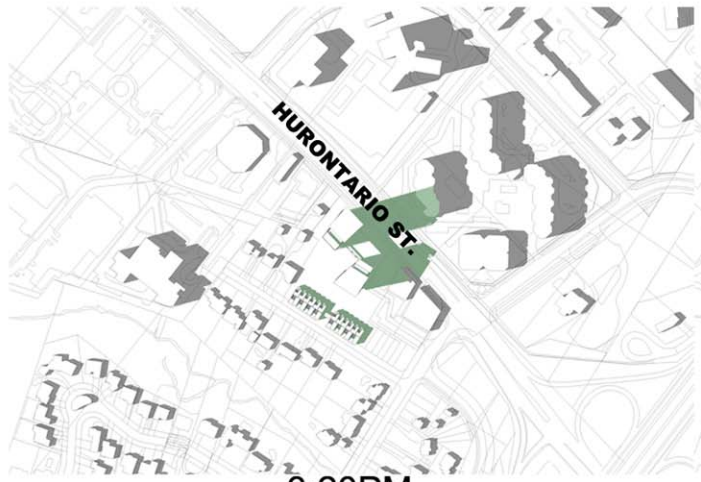
& GRANGE DRIVE
MISSISSAUGA, ONTARIO

DWG NO:

S-2

Page+Steele
IBI Group
Architects
Certificate of Practice #3833
95 St. Clair West Suite 200
Toronto Canada M4V 1N6
Tel. (416)924-6660 Fax (416)924-9087



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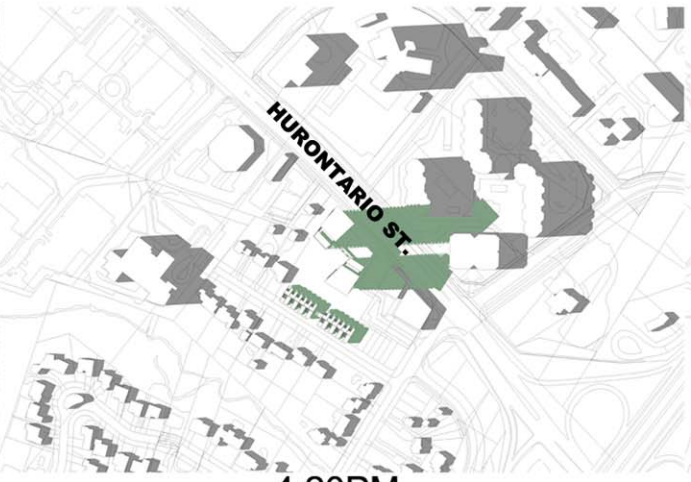

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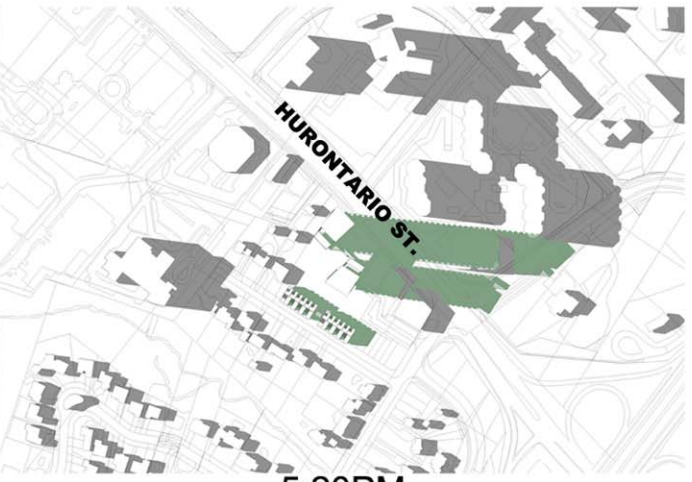

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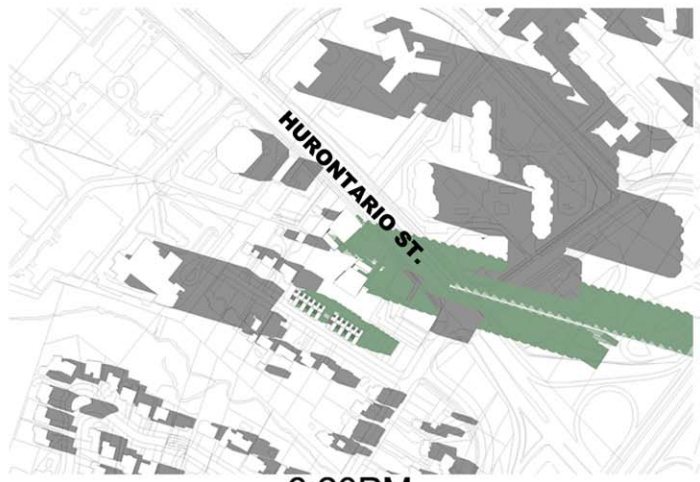

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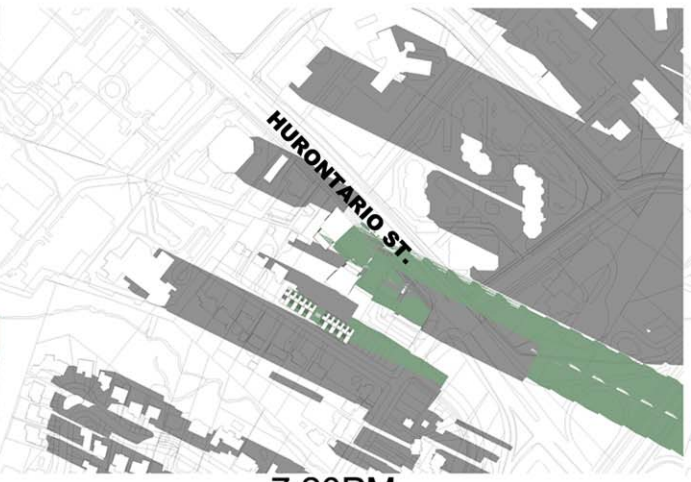

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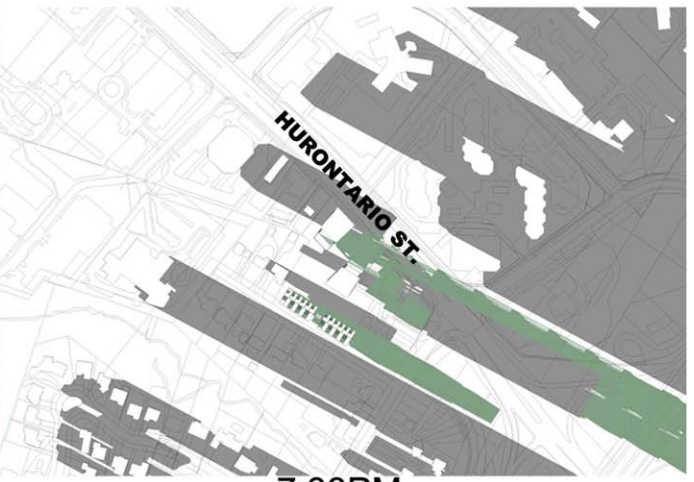

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JUNE

0 75m 225m 525m

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APPLICANT:
IBI GROUP
230 RICHMOND ST W
TORONTO, ON M5V 3E5
(416) 596-1930

ISSUED FOR OPA & ZONING BY-LAW AMENDMENT APPLICATION

SHADOW STUDY

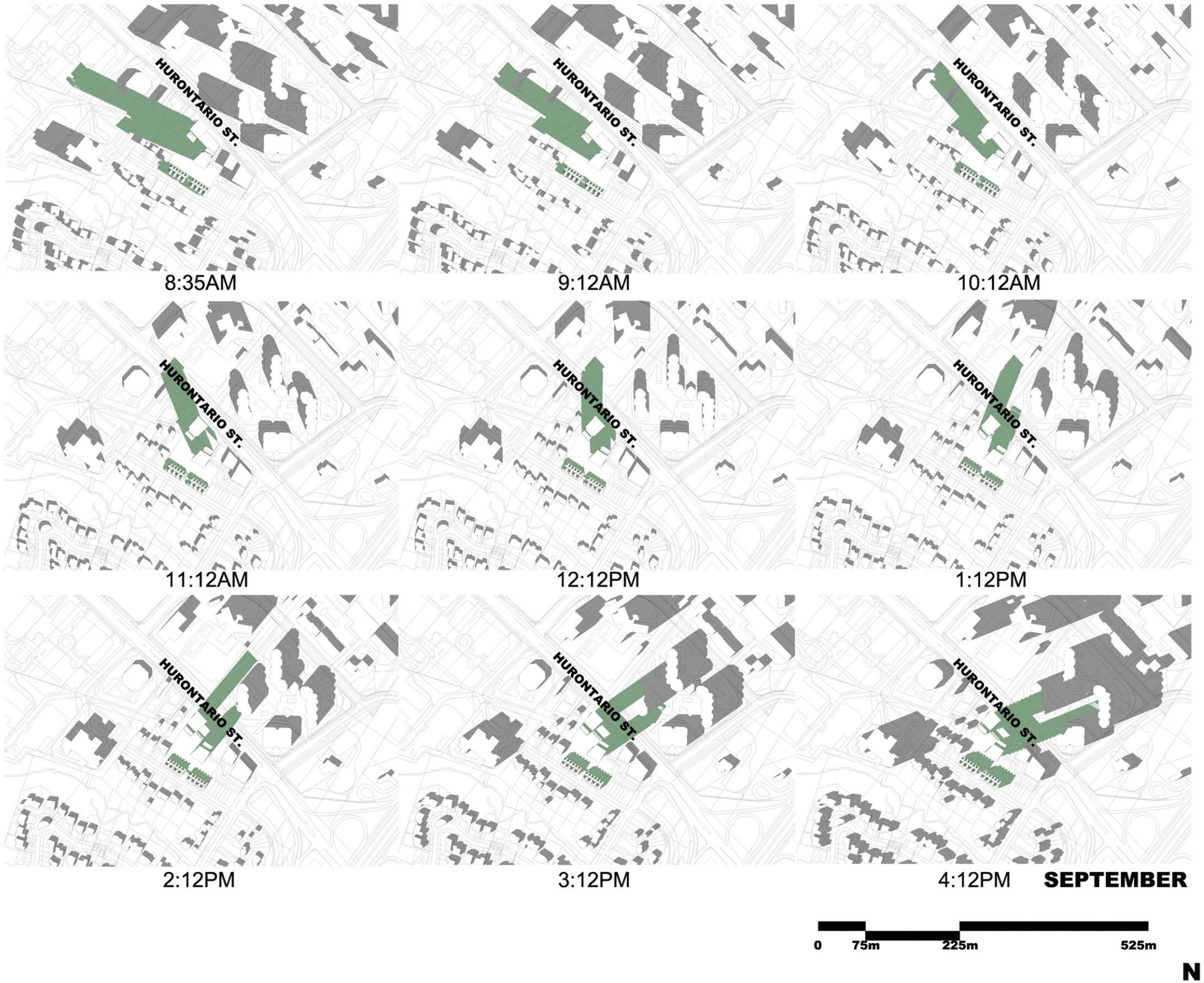
PROJECT No. 28755 SCALE: 1 : FEBRUARY 28 2012

PROPOSED 22 & 36 STOREY
RESIDENTIAL BUILDINGS @
HURONTARIO STREET
& GRANGE DRIVE
MISSISSAUGA, ONTARIO

DWG NO:

S-3

Page+Steele
IBI Group
Architects
Certificate of Practice #3833
95 St. Clair West Suite 200
Toronto Canada M4V 1N6
Tel. (416)924-6666 Fax (416)924-8067



APPLICANT:
IBI GROUP
230 RICHMOND ST W
TORONTO, ON M5V 3E5
(416) 596-1930

ISSUED FOR OPA & ZONING BY-LAW AMENDMENT APPLICATION

SHADOW STUDY

PROJECT No. 28755 SCALE: 1 : FEBRUARY 28 2012

PROPOSED 22 & 36 STOREY
RESIDENTIAL BUILDINGS @
HURONTARIO STREET
& GRANGE DRIVE
MISSISSAUGA, ONTARIO

DWG NO:

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Page+Steele
IBI Group
Architects
Certificate of Practice #3833
95 St. Clair West Suite 200
Toronto Canada M4V 1N6
Tel. (416)324-6000 Fax (416)324-6087

5:12PM

5:48PM

SEPTEMBER

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APPLICANT: IBI GROUP 230 RICHMOND ST W TORONTO, ON M5V 3E5 (416) 596-1930	ISSUED FOR OPA & ZONING BY-LAW AMENDMENT APPLICATION SHADOW STUDY PROJECT No. 28755 SCALE: 1 : FEBRUARY 28 2012		PROPOSED 22 & 36 STOREY RESIDENTIAL BUILDINGS @ HURONTARIO STREET & GRANGE DRIVE MISSISSAUGA, ONTARIO	DWG NO: S-5

Page+Steele
IBI Group
Architects
Certificate of Practice #3833
95 St. Clair West Suite 200
Toronto Canada M4V 1N6
Tel. (416)924-9860 Fax (416)924-9067

Shadow Analysis

a.) The site latitude is 43.570084N and longitude 79.602739W.

b.) Astronomical north was based on the base mapping obtained from the City of Mississauga.

c.) The base mapping (CAD files) for Cooksville District were obtained from the City of Mississauga.

d.) There is some minor impact along the eastern boulevard of Hurontario Street relating to Criteria 3b.

e.) There are some shadows at 12:12pm, 1:12pm and 2:12pm, however they are relatively narrow. In regards to Criteria 3b.) there are no shadows within the eastern boulevard of Hurontario Street at 9:12am and 10:12 am, however at 11:12am there are some minor shadows cast.

f.) A summary table outlining the compliance to the City's Shadow Studies Criteria is shown opposite.

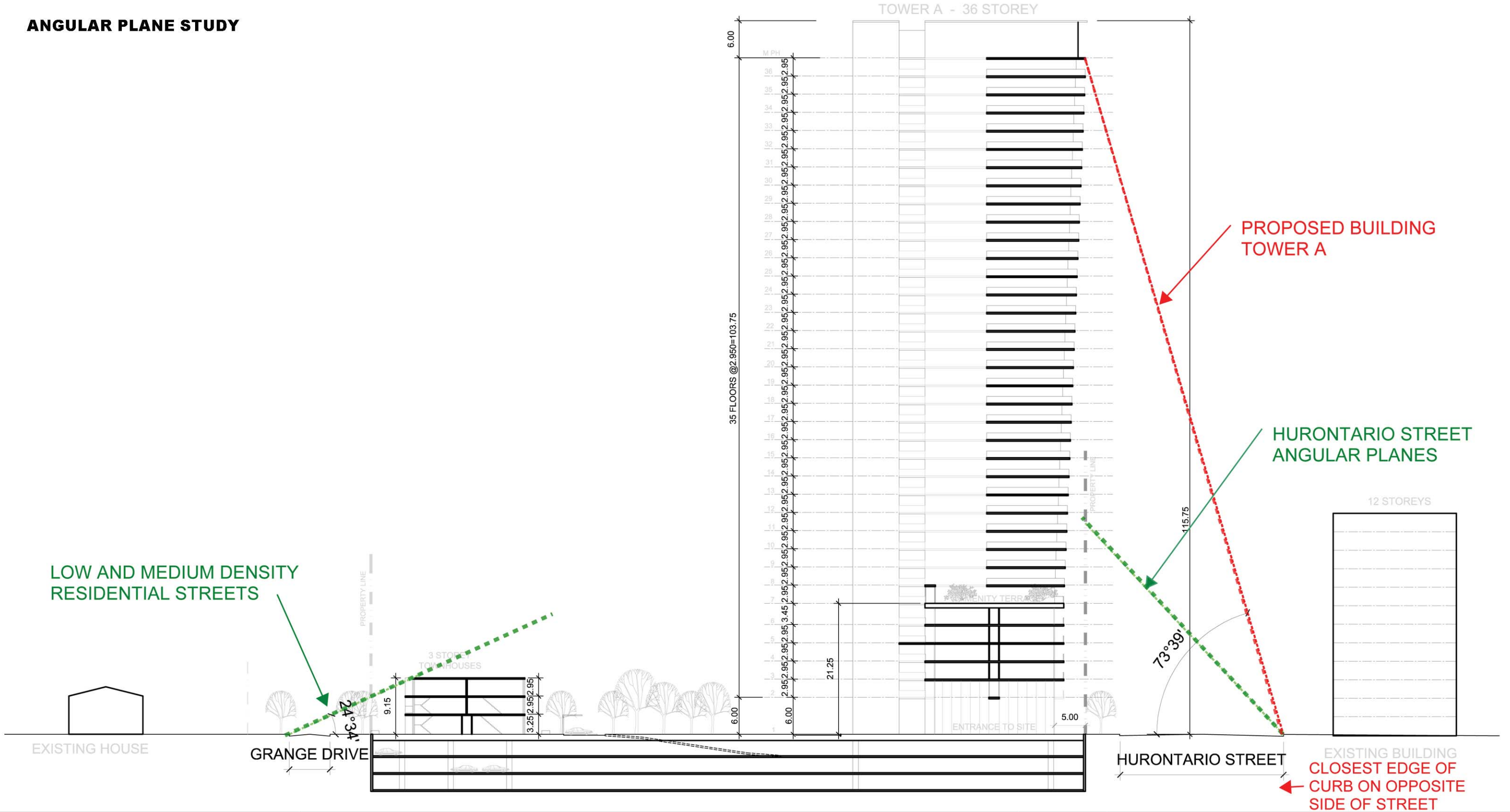
Some of the mitigating features incorporated in the design include the following:

- Point tower design with small floorplates of approximately 500 to 700 square metres. This slender built form casts shadows that are narrower compared to wider buildings. These narrow shadows also tend to move quickly throughout the day, reducing the extent of impact on any affected properties.
- The south tower (Tower B) was designed lower than the north tower (Tower A) and significantly setback from the street, reducing the extent of the shadow.
- A separation distance of 25 metres was provided between the towers, allowing greater light to penetrate through the complex, thus breaking up the extent of the shadow.

Shadow Study Summary Table

	Scenario	Criteria Achieved
1.	Residential Private Outdoor Amenity Spaces	
	• June 21	Yes
	• September 21	Yes
2.	Community Outdoor Amenity Areas	
	• June 21	Yes
	• September 21	Yes
	• December 21	Yes
3.	Public Realm	
	a. Low and medium residential streets	Yes
	b. Mixed Use, Commercial, Employment and High Density Residential Streets	Minor impact on opposite boulevard between 12:12p.m. to 2:12p.m.
	c. Public Open Spaces, Parks and Plazas	N/A
4.	Turf and flower gardens in public parks	N/A
5.	Building faces to allow for the possibility of using solar energy	Yes

ANGULAR PLANE STUDY



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SHADOW STUDY

PROJECT No. 28755 SCALE: 1 : 600 FEBRUARY 28 2012

PROPOSED 22 & 36 STOREY
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& GRANGE DRIVE
MISSISSAUGA, ONTARIO

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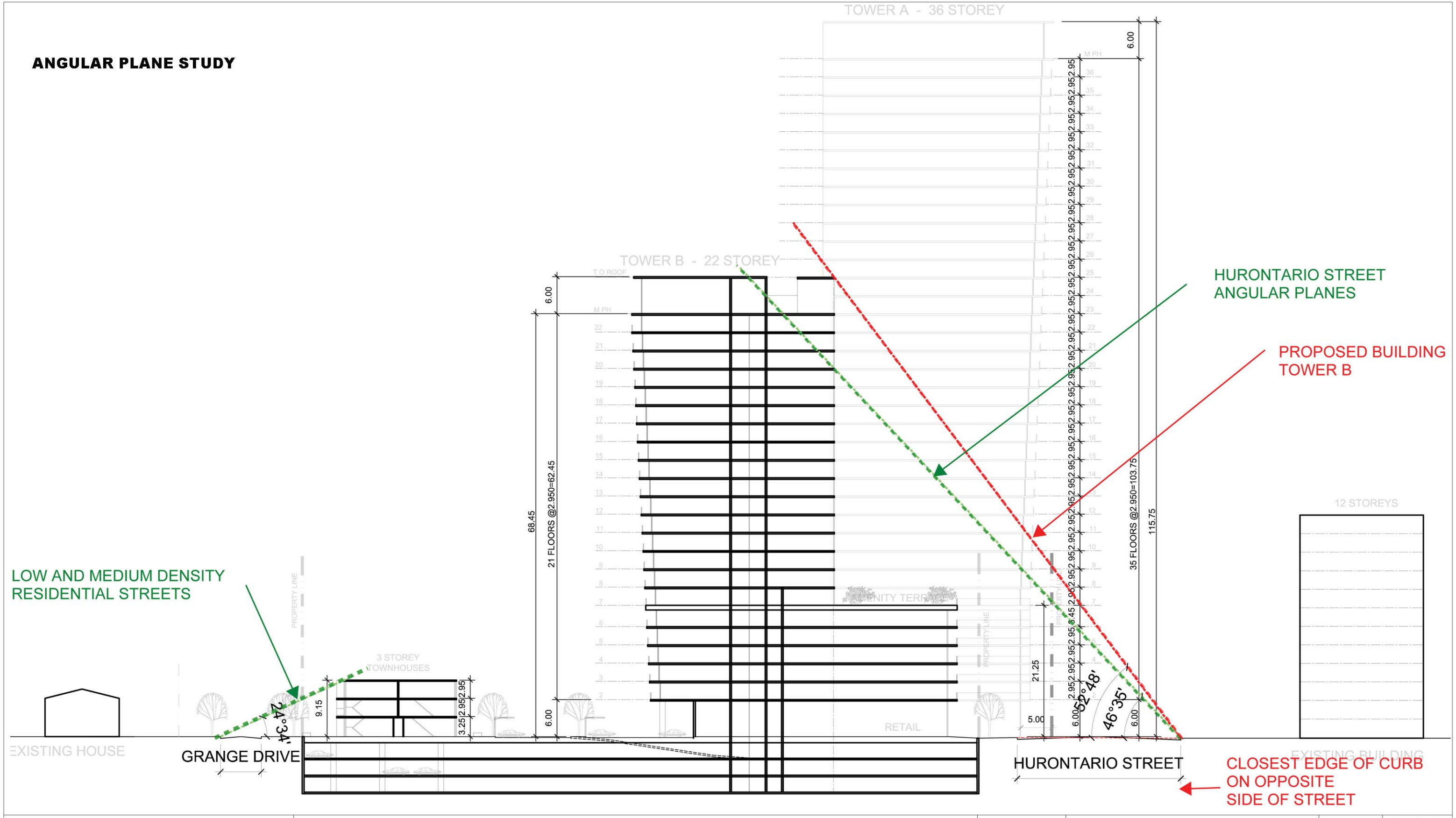
ANGULAR PLANE STUDY



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