

# WINTER SOLSTICE - DEC 21



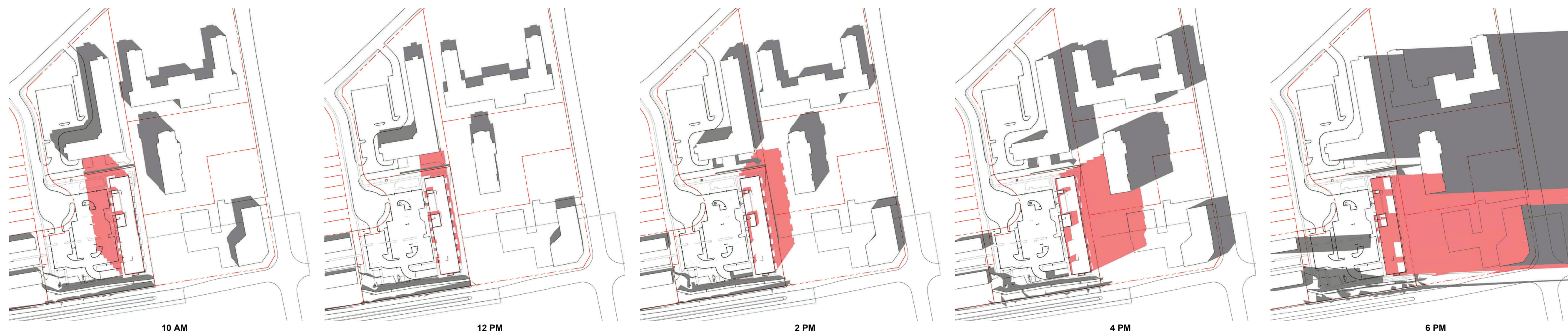
# SPRING EQUINOX - MARCH 21



# SUMMER SOLSTICE - JUNE 21



# FALL EQUINOX - SEPTEMBER 21



## LEGEND

- EXISTING SHADING
- NEW SHADING FROM PROPOSED BUILDING

## SHADOW STUDY INFORMATION

### METHODOLOGY

THIS SHADOW STUDY WAS PREPARED ACCORDING TO THE GUIDANCE AND STANDARDS GIVEN BY THE CITY OF OWEN SOUND'S SHADOW STUDY CRITERIA, RETRIEVED 2026. A 3D MODEL OF THE PROPOSED DEVELOPMENT WAS PREPARED BY BIMSTUDIO AND PATRICK DAVID TROTTER ARCHITECT.

THE MODEL WAS PLACED INTO AN APPROXIMATE MASSING CONTEXT ALSO PREPARED BY BIMSTUDIO USING CIVIL PLANS FROM GEI CONSULTANTS, SATELLITE IMAGERY OF THE SURROUNDING BUILDINGS, AND SITE PHOTOS. THE MASSING CONTEXT INCLUDES SURROUNDING BUILDINGS, THEIR HEIGHT IN STOREYS, AND THEIR FOOTPRINTS.

THE COMBINED MODEL WAS GEOLOCATED TO 44°34'16.4"N 80°55'03.8"W ACCORDING TO THE WGS 84 GPS STANDARD, AND ASTRONOMIC NORTH WAS DETERMINED IN CONJUNCTION WITH THE SITE'S PROPERTY LINE BEARINGS GIVEN ON THE CIVIL PLANS.

DUE TO THE DOMINANT EFFECT OF THE ELEVATION FROM 10TH STREET EAST TO THE SOUTH, A BASIC TRIANGULATED TOPOGRAPHIC MAP WAS PREPARED FOR THE STREET AND SURROUNDING AREA ACCORDING TO THE ELEVATION CONTOURS PREPARED BY GEI AND IS EVIDENT IN THE EXISTING SHADING MAP.

THE IMAGES AND SHADOWS SHOWN ARE IN RELATION TO TRUE/SOLAR NORTH.

STUDY IMAGES WERE PREPARED TO CAPTURE THE REQUIRED STILL-FRAME DATES AND TIMES GIVEN BY THE CITY OF OWEN SOUND:

- SPRING, MARCH 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- SUMMER, JUNE 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- AUTUMN, SEPTEMBER 21,
  1. 10AM,
  2. 12PM,
  3. 2PM,
  4. 4PM,
  5. 6PM.
- WINTER, DECEMBER 21,
  1. 10AM,
  2. 12PM,
  3. 2PM.

SHADING IS COLOUR-HIGHLIGHTED TO SHOW SHADOWS CAST BY PROPOSED DEVELOPMENT. EXISTING SHADOWS ARE SHOWN FROM EXISTING BUILDINGS IN GREY.

TREES WERE NOT CONSIDERED AS PART OF THE STUDY.

### IMPACT SUMMARY

THE CITY'S STANDARDS REQUIRE THE PROPOSED DEVELOPMENT DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CRITERIA:

1. AS A PRINCIPLE, AT LEAST 60% OR MORE OF ANY PROPERTY SHOULD NOT BE SHADED FOR MORE THAN TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY); OR,
2. AS A PRINCIPLE, AT LEAST 50% OF ANY PROPERTY SHOULD BE IN FULL SUN FOR AT LEAST TWO INTERVAL TIMES (A FOUR HOUR EQUIVALENCY).

EACH SET OF 2 SOLAR SHADING IMAGES WERE OVERLAID IN 4 HOUR INTERVALS TO OBTAIN THE SHADING AREA FOR TWO INTERVAL TIMES.

FOR BREVITY, THE FOLLOWING DATE AND TIME INTERVALS ARE PROVIDED AS AN ANALYSIS OF THE HIGHEST-IMPACT CASES, NAMELY LOW-ANGLE EVENINGS.





PROPERTY	TIME INTERVAL	NET NEW SHADING
1100 16TH	MAR 4-6PM	1262.5m2 12.45%
1100 16TH	JUNE 4-6PM	1974.5m2 19.47%
1100 16TH	SEPT 4-6PM	2269.6m2 22.38%
1200 16th	MAR 4-6PM	746.5m2 8.90%
1200 16th	JUNE 4-6PM	1683.2m2 28.87%
1200 16th	SEPT 4-6PM	1310.9m2 15.63%
SUBJECT SITE	DEC 12-2PM	653.4m2 6.45%
SUBJECT SITE	MAR 2-4PM	830.4m2 8.20%
SUBJECT SITE	SEPT 2-4PM	819.6m2 8.09%

AS SHOWN, NET NEW SHADING ADDED BY THE PROJECT DOES NOT CONTRIBUTE MORE THAN 50% OF THE AREA OF ANY PROPERTY IN THE SURROUNDING CONTEXT.

\*1100 16TH AVE E IS CURRENTLY RETAIL USE AND ITS PROPERTY AREA WAS ESTIMATED TO BE ~10 141m2.

\*\*1200 16TH AVE E IS CURRENTLY IN DEVELOPMENT AS A MIXED USE HOTEL AND COMMERCIAL USE, ITS PROPERTY AREA WAS ESTIMATED TO BE ~8386m2.

\*\*\* THE SUBJECT SITE'S (PENDING FINAL ADDRESS ON 15TH AVE) AREA IS 10 127m2.

 <p>288 DUFFERIN AVE. BRANTFORD, ON N6T 4S2 226.205.1943 patrick@pdarch.ca www.pdarch.ca</p>	 <p>PATRICK DAVID TROTTER ARCHITECTS LICENCE 5270</p>	<p>CLIENT</p> 	<p>ASSOCIATION WITH</p>  <p>FastTrack by Stubbs's T: 519 424 2183 44 Muir Line, Harley, ON NOE 1E0</p>	<p>GENERAL DISCLAIMER</p> <p>1. ALL CONSTRUCTION TO MEET THE CURRENT REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ZONING BY-LAWS.</p> <p>2. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, ASSEMBLIES, AND TAGS PRIOR TO CONSTRUCTION. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.</p> <p>3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL REPORT(S) &amp; ENVIRONMENTAL REPORT(S).</p> <p>4. ARCHITECTURAL DRAWINGS SHALL NOT BE REPRODUCED WITHOUT CONSENT FROM THE ARCHITECT.</p>	<p>PROJECT</p> <p><b>EAST COURT RESIDENCE APARTMENTS</b></p> <p>ADDRESS</p> <p><b>1301 15th AVENUE EAST, OWEN SOUND, ON</b></p> <p>CLIENT</p> <p><b>FAST TRACK MODULAR PRECAST</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>1</td> <td>Issued for ZBA</td> <td>2026/03/26</td> <td>BIM</td> </tr> <tr> <td>2</td> <td>Reissued for ZBA</td> <td>2026/05/06</td> <td>BIM</td> </tr> </table>	1	Issued for ZBA	2026/03/26	BIM	2	Reissued for ZBA	2026/05/06	BIM	<p>SHEET NAME</p> <p><b>SHADOW STUDY</b></p>	<p>SHEET SIZE</p> <p>24"x36"</p> <p>ISSUE DATE</p> <p>2026-05-06</p> <p>PROJECT #</p> <p>PDTA#26-06</p> <p>DRAWN BY</p> <p>AM</p> <p>CHECKED BY</p> <p>PDTA</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">.A.806</p>
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