

130 MOUNTAINVIEW ROAD N

1 NOVEMBER 2024

PRELIMINARY SHADOW STUDY

DISCLAIMER:

ALL PROVIDED PLANS, INFORMATION AND STATISTICS ARE PRELIMINARY AND BASED ON CLIENT'S BRIEF AND ASSUMPTIONS AND ARE SUBJECT TO CHANGE IN FUTURE PRESENTATIONS AND DESIGN STAGES.

PARAMETERS

THIS SHADOW STUDY IS BASED ON THE AND LONGITUDE OF THE PROPOSED DEVELOPMENT AT 130 MOUNTAINVIEW RD N, GEORGETOWN ON.

LATITUDE: 43° 39' 20.8" N
LONGITUDE: 79° 54' 42.2" W

THE 3D CONTEXT MODEL WAS DEVELOPED BASED ON "MAPLINKS" INTERACTIVE MAP CREATED BY THE TOWN OF HALTON HILLS WHILE THE STUDY ITSELF WAS GENERATED USING SKETCHUP.

THIS STUDY DEMONSTRATES THE SHADOW IMPACTS OF THE PROPOSED DEVELOPMENT AT 130 MOUNTAINVIEW RD N, WHICH INCLUDES (THE "PROPOSED SHADOWS") COMPARED TO THE SHADOW IMPACTS OF THE AS OF RIGHT LAND USE PERMISSIONS (THE "AS OF RIGHT SHADOWS") AND THE SHADOWS GENERATED BY THE CURRENT BUILDING ON THE PROPERTY (THE "EXISTING SHADOW").

AREAS OF INTEREST

THE KEY MAP HIGHLIGHTS THE SURROUNDING ZONING AREAS AND ADDRESSES OF NOTE. OF PARTICULAR INTEREST IS THE LOW-DENSITY RESIDENTIAL ZONE TO THE NORTH-WEST OF THE SITE THAT INCLUDES THE HOUSES ALONG ROSSET VALLEY CT AND RIVER DRIVE. THE MEDIUM-DENSITY RESIDENTIAL AREA ALONG DANIELLA CT AND THE EMPLOYMENT ZONE TO THE NORTH-EAST OF THE SITE ARE AMONGST THE AFFECTED AREAS AS WELL. LASTLY THE PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACE (POPS) PARK AREA WAS AN IMPORTANT AREA WITHIN THE PROPOSAL.

AS OF RIGHT

WHEN CREATING THE PARAMETERS FOR THE AS OF RIGHT SHADOWS, POLICY H3.5.5 WAS REFERENCED AND ALL THE TOWER HEIGHTS WERE SET TO 16 STOREYS. ADDITIONALLY REFERRING TO POLICY H3.3.6, 3 STOREY BASE PODIUMS WERE USED INSTEAD OF THE PROPOSED 4 STOREY PODIUMS. ABOVE THIS HEIGHT, IN ACCORDANCE WITH H3.3.6, THERE ARE INCREASED SETBACKS ABOVE THE PODIUM.

POPS

IN MARCH THE POPS WAS MOSTLY UNIMPACTED FROM 11:18AM-12:18PM. IN JUNE IT WAS MOSTLY UNIMPACTED AT 9:18AM AND COMPLETELY CLEAR FROM 10:18AM-1:18PM. THERE WAS A SLIGHT IMPACT IN THE SOUTH-WEST CORNER FOR THE REST OF THE DAY ALTHOUGH THE REST OF THE POPS WAS UNIMPEDED. IN SEPTEMBER THE POPS WAS MOSTLY UNIMPACTED AT 11:18AM.

KEY MAP



- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- DEVELOPMENT
- EMPLOYMENT
- OPEN SPACE

MARCH

AT 9:18 AM FOR ONE HOUR OF TEST TIME 18-40 ROSSET VALLEY CT, 4-6 AND 11 RIVER DRIVE, AND 4-10 DANIELLA COURT WERE IMPACTED. ADDITIONALLY, THE DANIELLA COURT MEDIUM DENSITY RESIDENTIAL AREA WAS AFFECTED TO THE SOUTH AS WELL AS SMALL PARTS OF THE LANDS WITHIN THE DEVELOPMENT ZONE. 2 RIVER DRIVE IS UNIMPACTED.

LESS PROPERTIES WERE IMPACTED BY AS OF RIGHT SHADOWS FOR THE ONE HOUR OF TEST TIME AT 9:18 AM. THEY INCLUDE 24-40 ROSSET VALLEY CT, 11 RIVER DRIVE, AND 4-10 DANIELLA COURT.

BETWEEN 10:18 AM-11:18 AM, 11 RIVER DRIVE WAS IMPACTED FOR THE TWO HOURS OF TEST TIME. THE BUILDING WAS CLEAR BY 11:18AM ALTHOUGH THE BACKYARD IS NOT.

36-42 ROSSET VALLEY CT WAS IMPACTED FOR ONE HOUR OF TEST TIME AT 10:18 AM. THE BACKYARDS OF 42 & 35 ROSSET VALLEY CT WERE IMPACTED FOR ONE HOUR OF TEST TIME AT 11:18 AM.

FROM THE TEST TIMES OF 12:18PM-4:18PM NONE OF THE SURROUNDING BUILDINGS WERE SHADOWED ALTHOUGH THE BACKYARDS OF 42 AND 35 ROSSET VALLEY CT AND 11-17 RIVER DRIVE WERE AFFECTED FOR ONE HOUR AT 12:18PM. THE MEDIUM DENSITY RESIDENTIAL AREA AND THE EMPLOYMENT AREA TO THE EAST OF THE PROPERTY WERE SLIGHTLY IMPACTED AT 3:18-4:18PM.

THE MEDIUM DENSITY RESIDENTIAL AREA AND THE EMPLOYMENT AREA TO THE EAST BEGAN TO BE SLIGHTLY SHADOWED AT 5:18PM ALTHOUGH ONLY ALONG THE WEST EDGE AND MOST OF THE BUILDINGS WERE UNIMPACTED.

THE 6:18PM SHADOWS EXTENDED FURTHER EAST WITH THE AS OF RIGHT SHADOWS ALIGNING WITH THE EDGE OF THE EMPLOYMENT ZONE WITH THE PROPOSED SHADOWS EXTENDING FURTHER.

JUNE

AT 9:18 AM 4-10 DANIELLA COURT AND THE BACKYARDS OF 38 AND 40 ROSSET VALLEY CT WERE IMPACTED BY AS OF RIGHT SHADOWS. 2 RIVER DRIVE WAS IMPACTED BY PROPOSED SHADOWS.

FROM THE TEST TIMES OF 10:18AM-5:18PM NONE OF THE SURROUNDING BUILDINGS WERE SHADOWED ALTHOUGH THE BACKYARDS OF 38 AND 40 ROSSET VALLEY CT WERE AFFECTED FOR ONE HOUR AT 10:18PM. THE MEDIUM DENSITY RESIDENTIAL AREA AND THE EMPLOYMENT AREA TO THE EAST OF THE DEVELOPMENT WERE SLIGHTLY AFFECTED AT 5:18PM THOUGH NO BUILDINGS WERE IMPACTED.

AT 6:18PM SHADOWS EXTENDED FURTHER EAST INTO THE MEDIUM DENSITY RESIDENTIAL AREA ALTHOUGH MOST OF THE BUILDINGS WERE UNAFFECTED.

SEPTEMBER

AT 9:18AM FOR ONE HOUR OF TEST TIME 20-40 ROSSET VALLEY CT, 6 AND 11 RIVER DRIVE, AND PARTS 4-10 DANIELLA COURT WERE IMPACTED BY THE PROPOSED SHADOWS. 6 DANIELLA COURT AND 20-22 DANIELLA COURT ARE NOT IMPACTED BY AS OF RIGHT SHADOWS.

AT 10:18AM-11:18AM FOR ONE HOUR OF TEST TIME 36-42 ROSSET VALLEY CT AND 11 RIVER DRIVE WERE IMPACTED, ALTHOUGH ONLY BACKYARD BY 11:18AM.

FROM THE TEST TIMES OF 11:18AM-3:18PM NONE OF THE SURROUNDING BUILDINGS WERE SHADOWED ALTHOUGH THE BACKYARDS OF 40,42 AND 35 ROSSET VALLEY CT AND 11-17 RIVER DRIVE WERE AFFECTED FOR TWO HOURS.

THE MEDIUM DENSITY RESIDENTIAL AREA AND THE EMPLOYMENT AREA TO THE EAST BEGAN TO BE MORE SHADOWED AT 4:18PM-5:18PM ALTHOUGH ONLY ALONG THE WEST EDGE AND MOST OF THE BUILDINGS WERE UNIMPACTED.

THE 6:18PM SHADOWS EXTENDED FURTHER EAST WITH THE AS OF RIGHT SHADOWS EXTENDING LESS THAN THE PROPOSED SHADOWS.

DECEMBER

AT 9:18AM FOR ONE HOUR OF TEST TIME MOST OF ROSSET VALLEY CT, 174-182A MOUNTAINVIEW ROAD N, 4-24 DANIELLA COURT, 11-17 RIVER DRIVE WERE IMPACTED BY THE PROPOSED SHADOWS. THE HOUSES FROM 4-14 AND 3-17 ROSSET VALLEY CT ARE NOT IMPACTED BY AS OF RIGHT SHADOWS.

AT 10:18AM 30-35 ROSSET VALLEY CT, 174 MOUNTAINVIEW DRIVE N AND 4-10 DANIELLA COURT WERE IMPACTED. 30, 32, AND 34 ROSSET VALLEY CT WERE ONLY IMPACTED BY THE PROPOSED SHADOWS.

AT 11:18AM NONE OF THE SURROUNDING BUILDINGS EXCEPT 36 AND 38 MOUNTAINVIEW ROAD N WERE SHADOWED ALTHOUGH EMPLOYMENT AREA TO THE EAST OF THE DEVELOPMENT WAS SLIGHTLY AFFECTED. 38 MOUNTAINVIEW ROAD N WAS NOT IMPACTED BY THE AS OF RIGHT SHADOWS.

FROM 12:18PM-1:18PM 36-40 MOUNTAINVIEW ROAD N WERE SHADOWED. THE EMPLOYMENT AREA TO THE EAST OF THE DEVELOPMENT WAS SLIGHTLY AFFECTED. 38-40 MOUNTAINVIEW ROAD N WERE NOT IMPACTED BY THE AS OF RIGHT SHADOWS AT 12:18PM.

FROM 2:18PM-3:18PM PREDOMINANTLY THE EMPLOYMENT ZONE IS IMPACTED ALONG WITH THE WESTERN EDGE OF THE MEDIUM DENSITY RESIDENTIAL AREA TO THE EAST OF THE PROPOSAL.

AT 4:18PM THE SUN HAS SET.

CONCLUSION

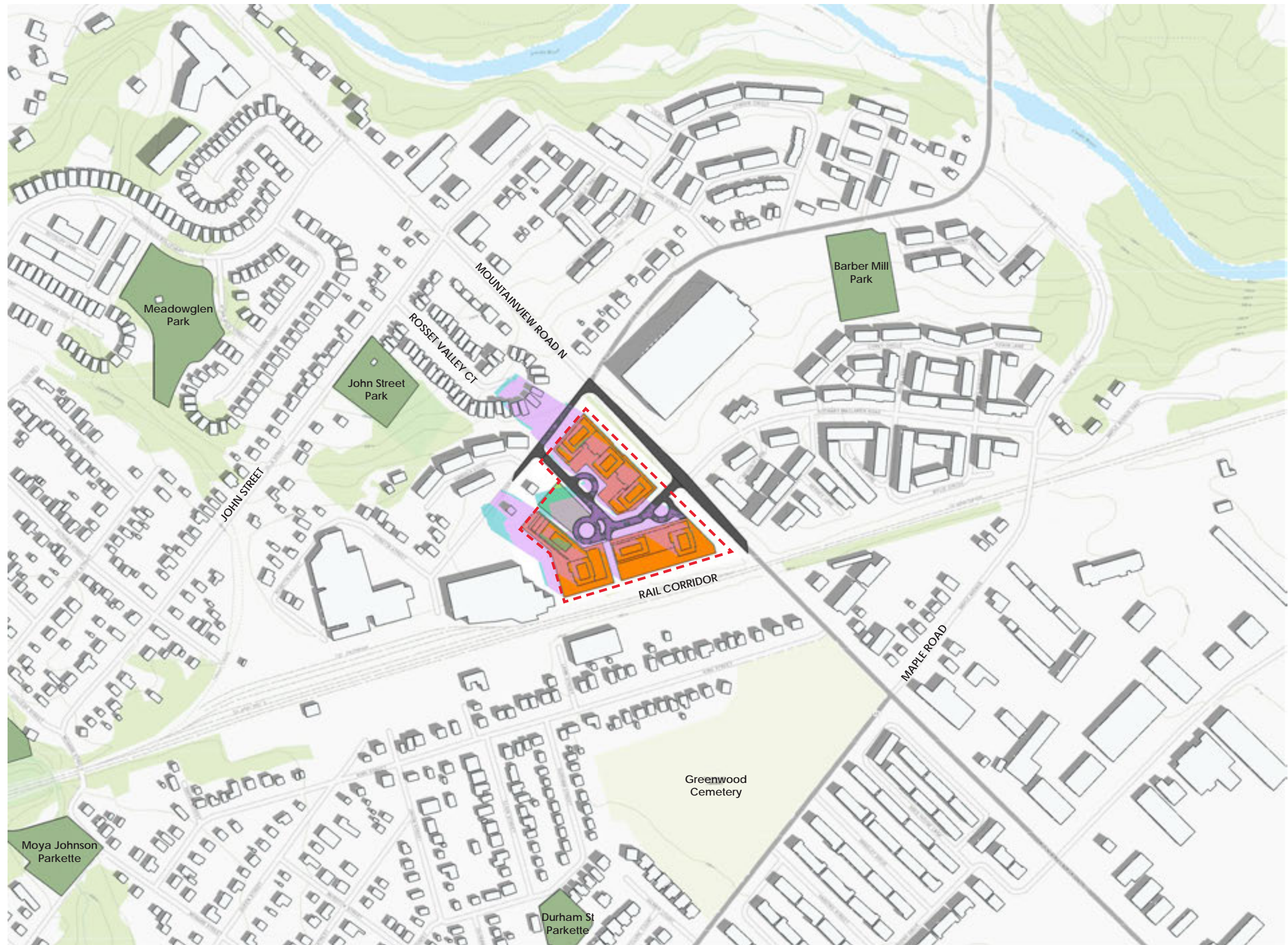
WE BELIEVE THE PROPOSED SHADOWS ARE ACCEPTABLE. THE PROPOSED SHADOWS ARE NOT MUCH MORE SIGNIFICANT THAN THOSE PERMITTED AS-OF-RIGHT WITH THE BIGGEST DIFFERENCE BEING IN DECEMBER. OVERALL, THE IMPACTS ON NEIGHBORING STREETS AND SHADOW-SENSITIVE PROPERTIES ARE MINIMAL, WITH MOST PROPERTIES NEVER BEING IMPACTED FOR MORE THAN TWO HOURS AT A TIME.



MARCH 21 - 9:18AM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





MARCH 21 - 10:18AM

130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





MARCH 21 - 11:18AM



130 MOUNTAINVIEW ROAD N SNADOW



AS OF RIGHT SHADOW



EXISTING SHADOW





MARCH 21 - 12:18PM



130 MOUNTAINVIEW ROAD N SNADOW

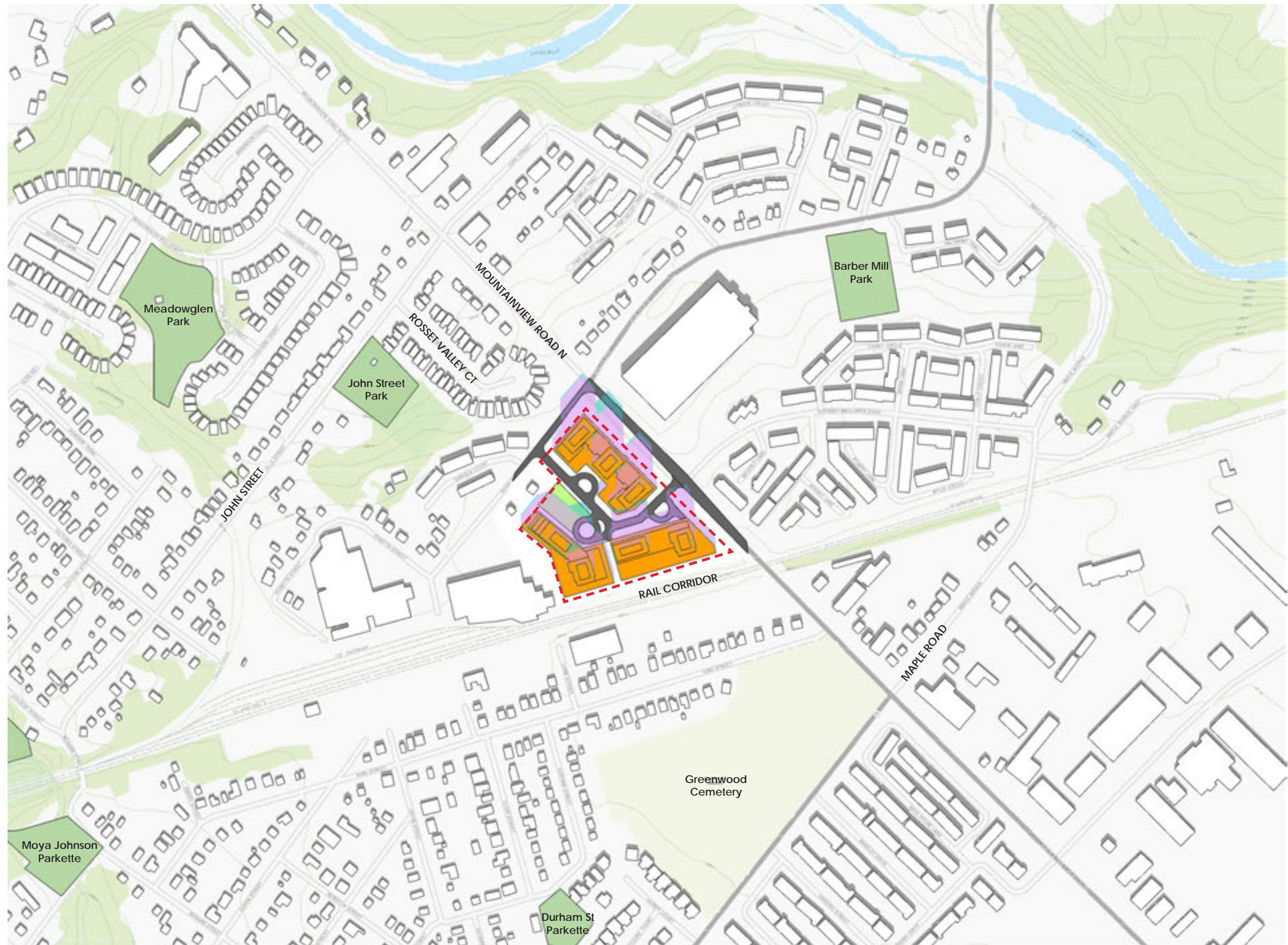


AS OF RIGHT SHADOW



EXISTING SHADOW

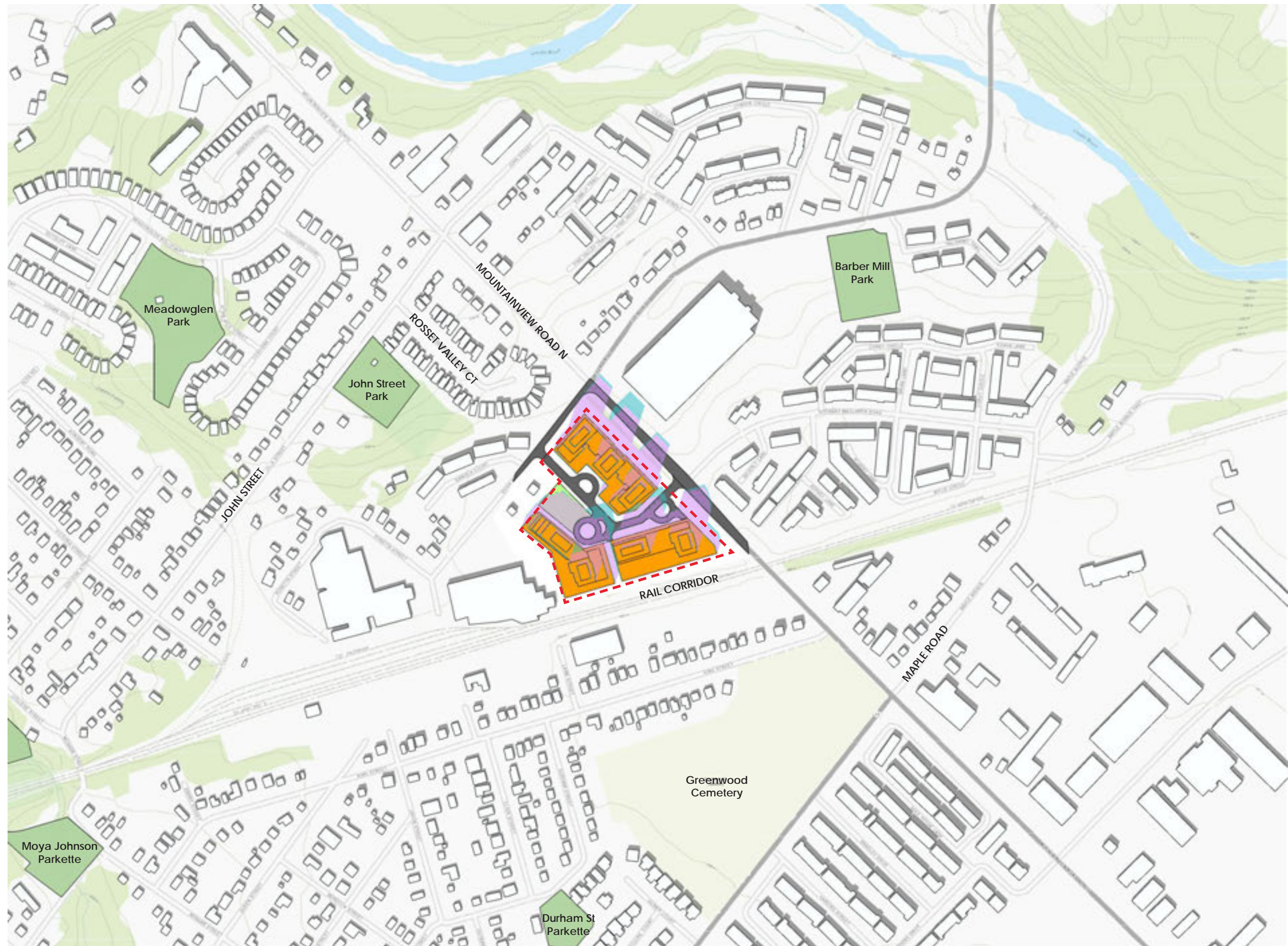




MARCH 21 - 1:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





MARCH 21 - 2:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





MARCH 21 - 3:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

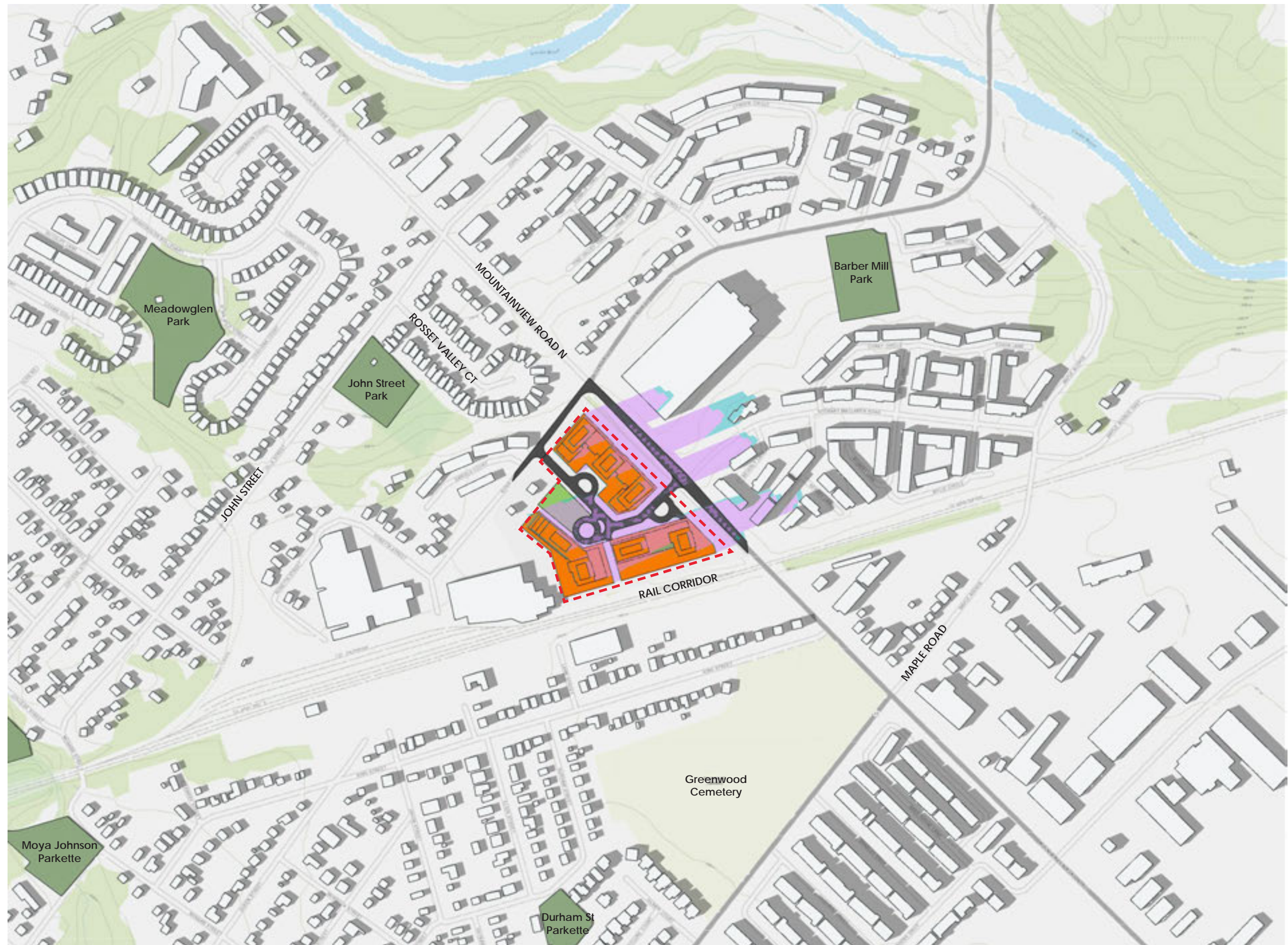




MARCH 21 - 4:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

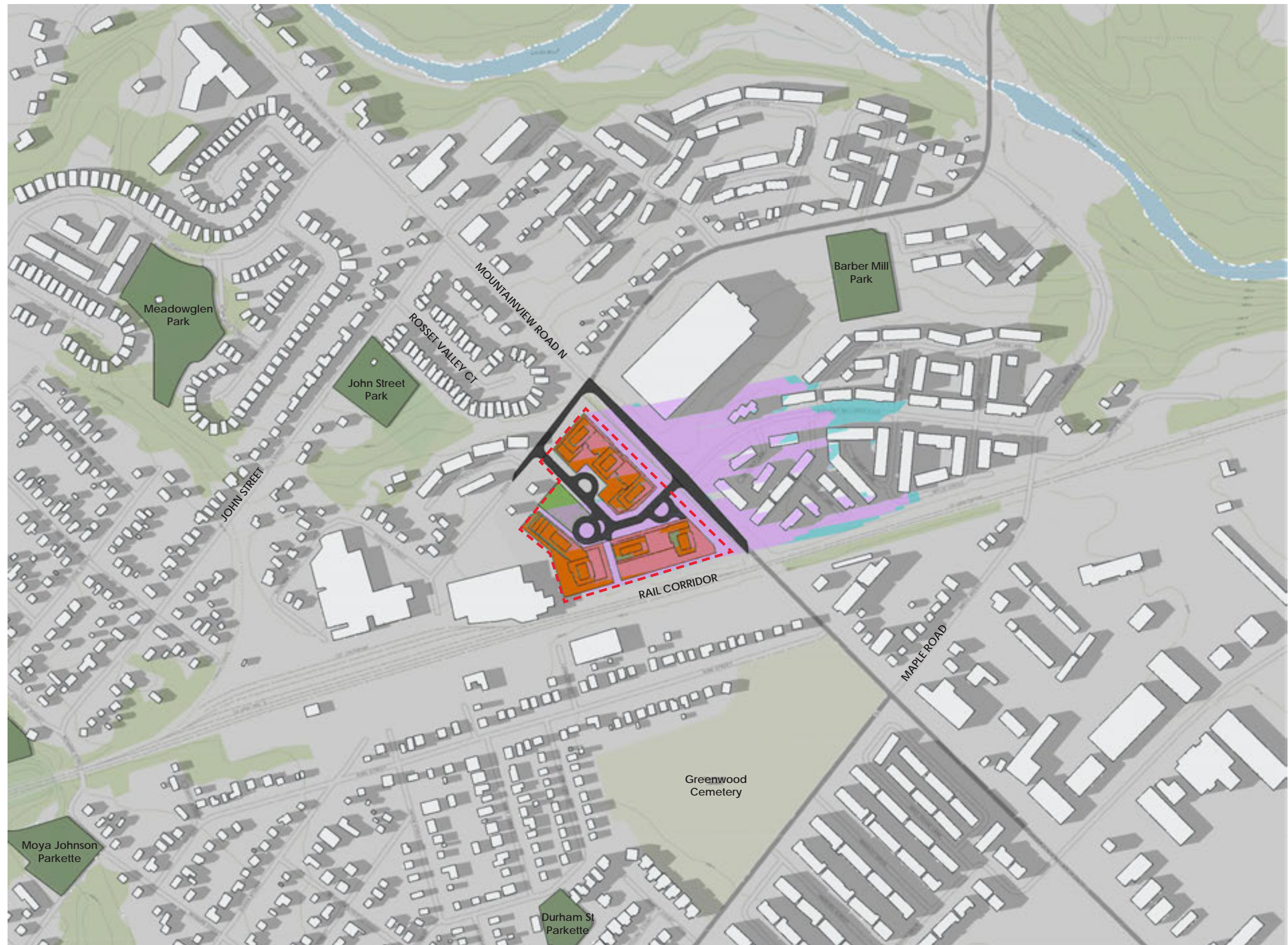




MARCH 21 - 5:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





MARCH 21 - 6:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





JUNE 21 - 9:18AM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





JUNE 21 - 10:18AM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

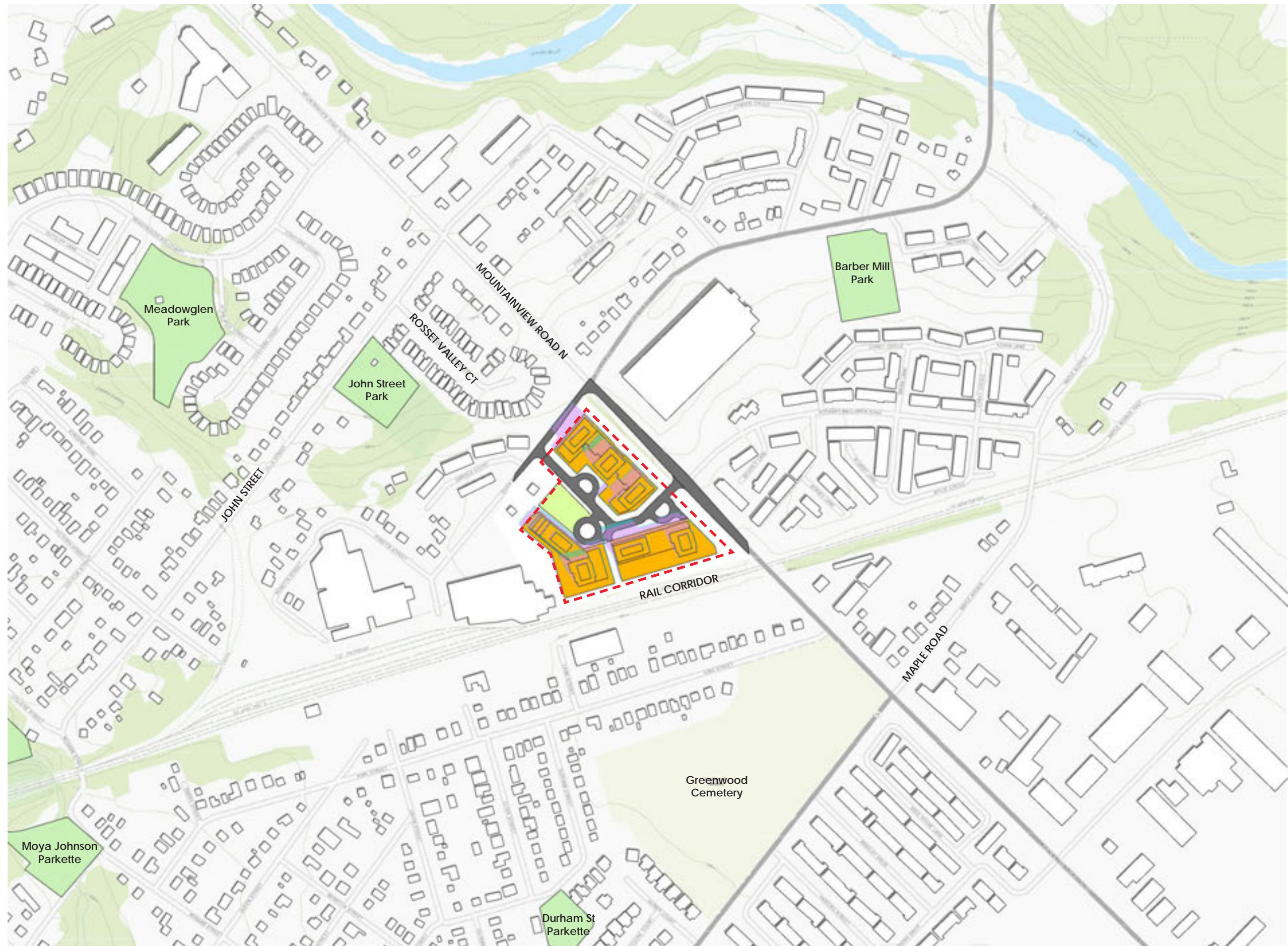




JUNE 21 - 11:18AM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

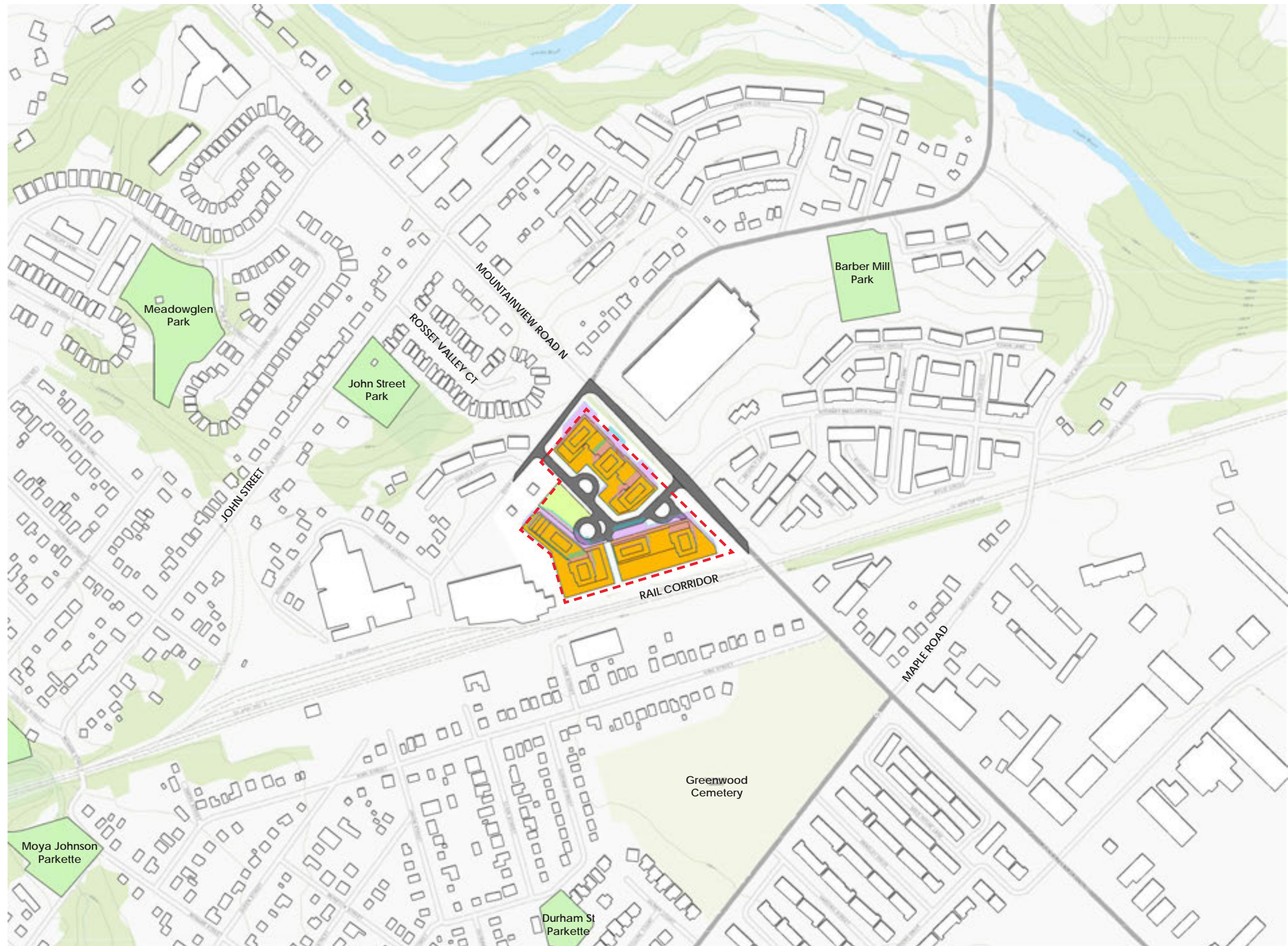




JUNE 21 - 12:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





JUNE 21 - 1:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

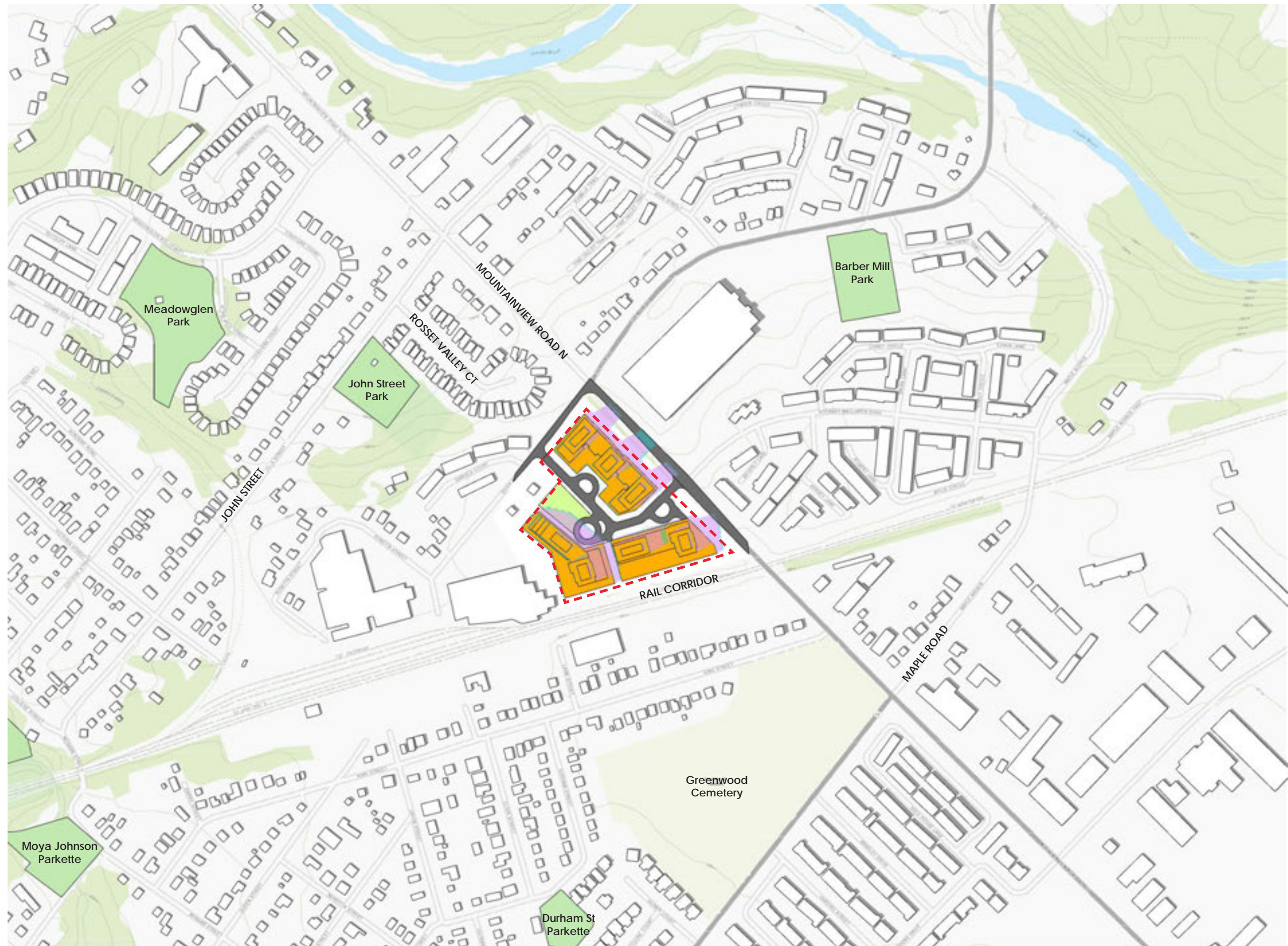




JUNE 21 - 2:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





JUNE 21 - 3:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





JUNE 21 - 4:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

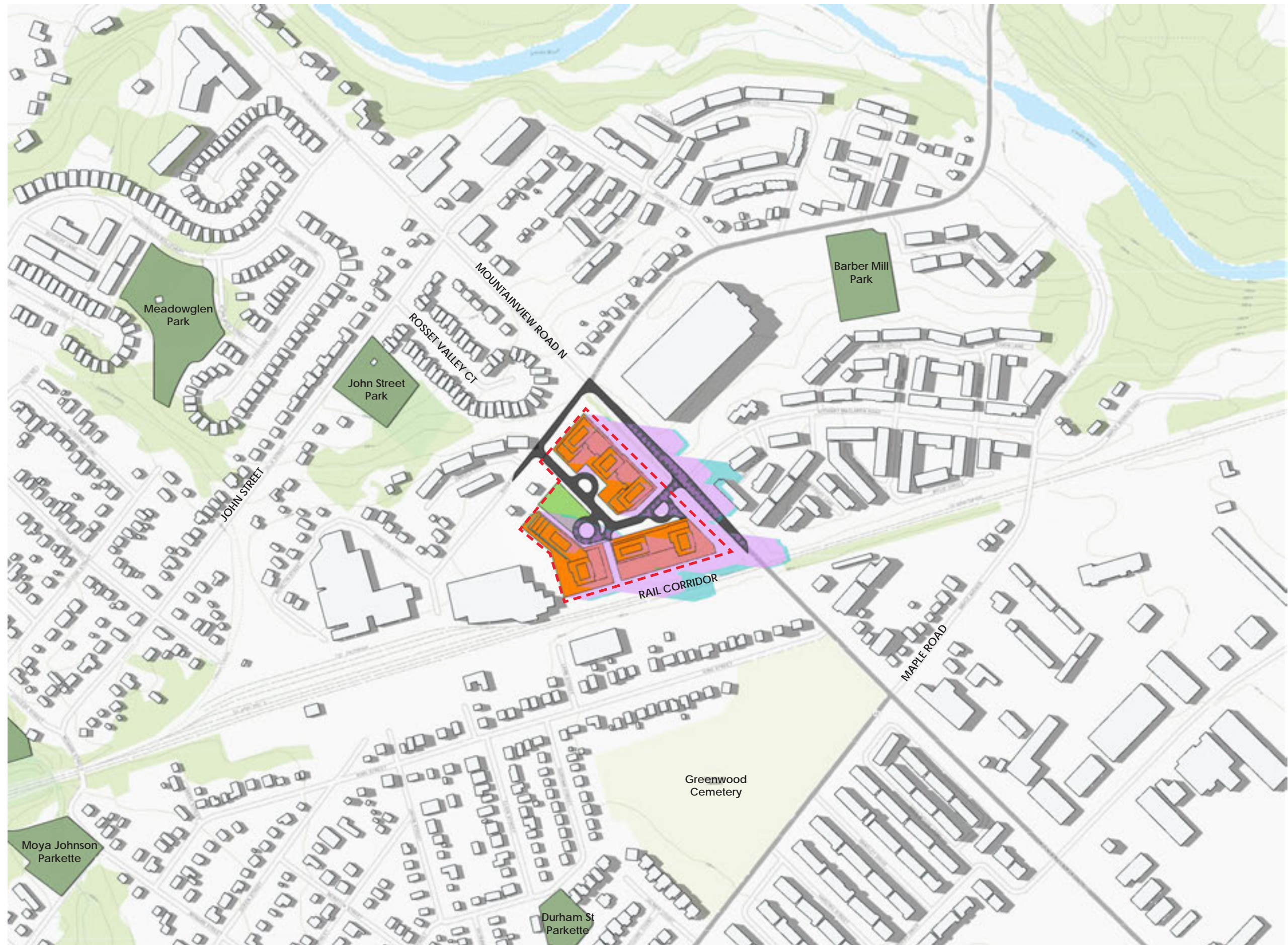




JUNE 21 - 5:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW

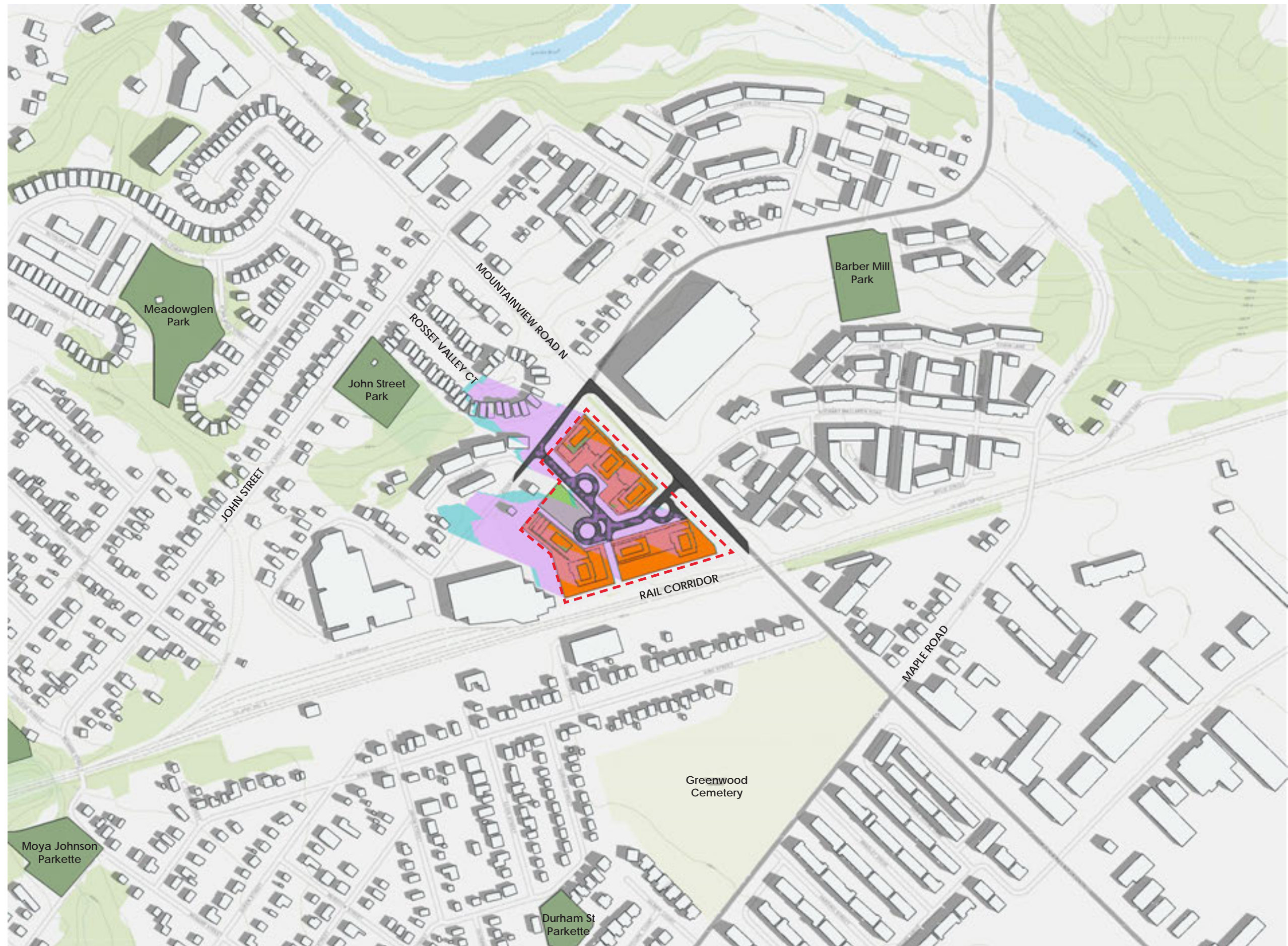




JUNE 21 - 6:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





SEPTEMBER 21 - 9:18AM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





SEPTEMBER 21 - 10:18AM 130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





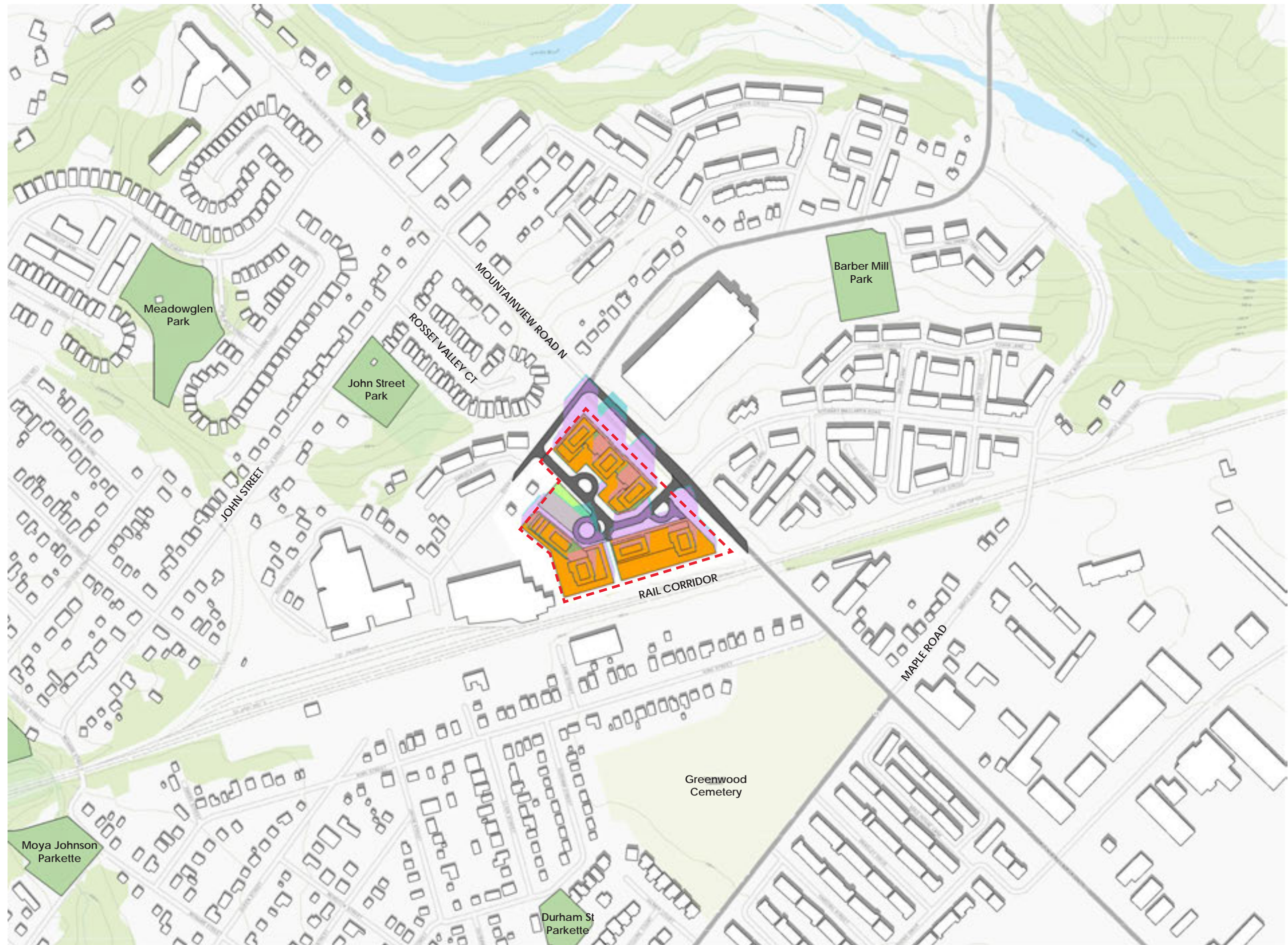
SEPTEMBER 21 - 11:18AM 130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





SEPTEMBER 21 - 12:18PM 130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





SEPTEMBER 21 - 1:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





SEPTEMBER 21 - 2:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





SEPTEMBER 21 - 3:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
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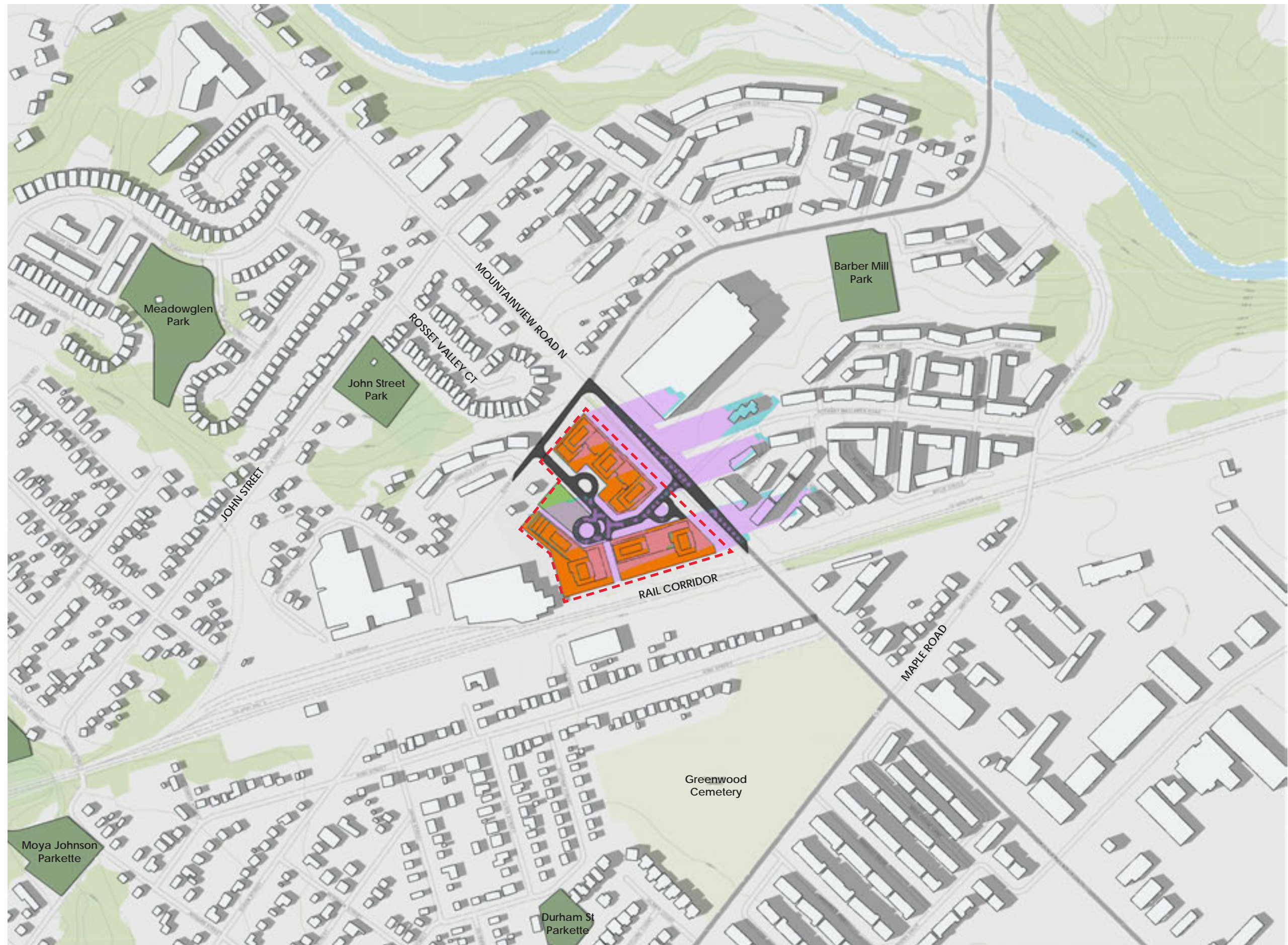




SEPTEMBER 21 - 4:18PM

130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





SEPTEMBER 21 - 5:18PM

130 MOUNTAINVIEW ROAD N SNADOW
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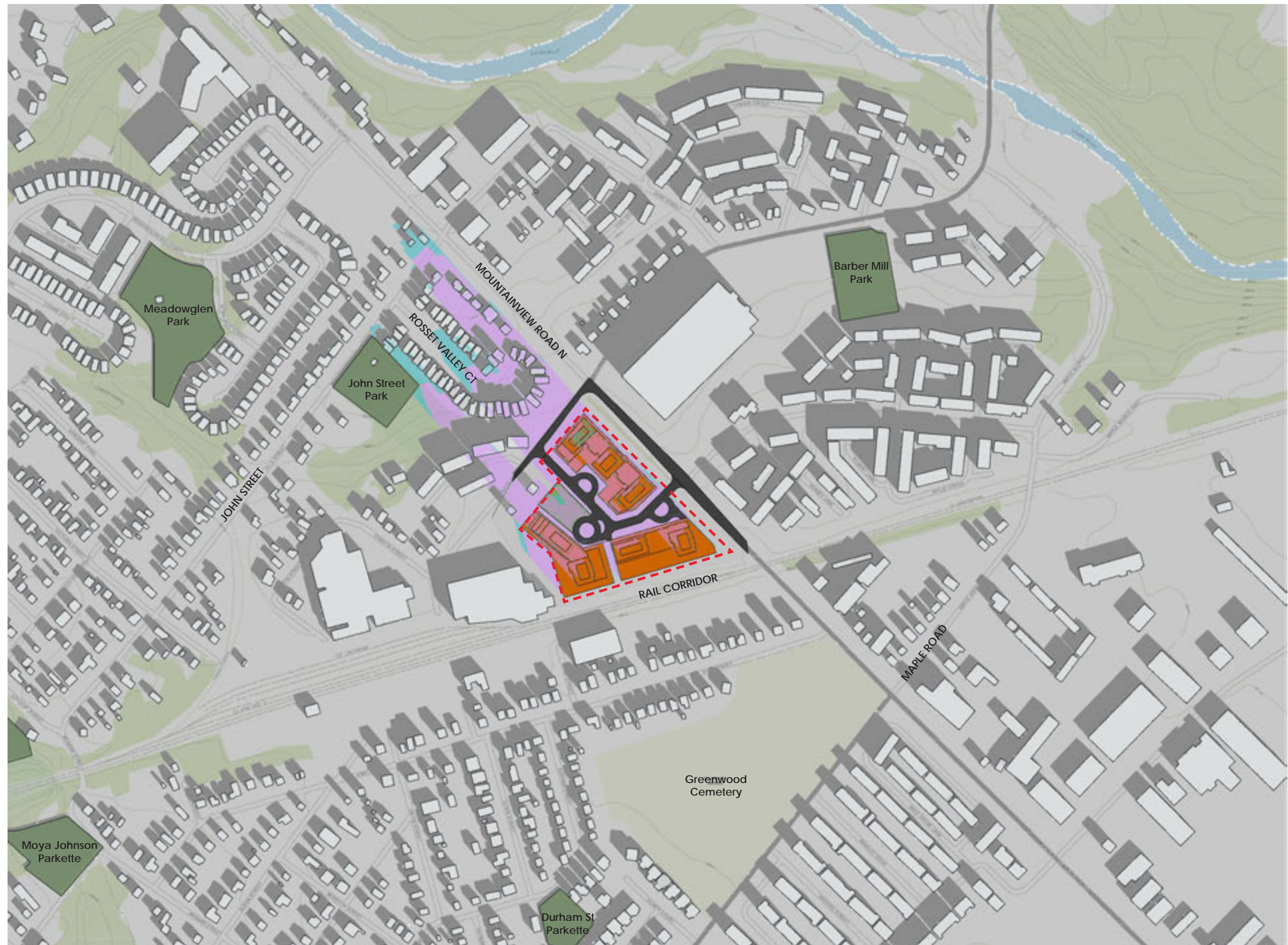




SEPTEMBER 21 - 6:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





DECEMBER 21 - 9:18AM

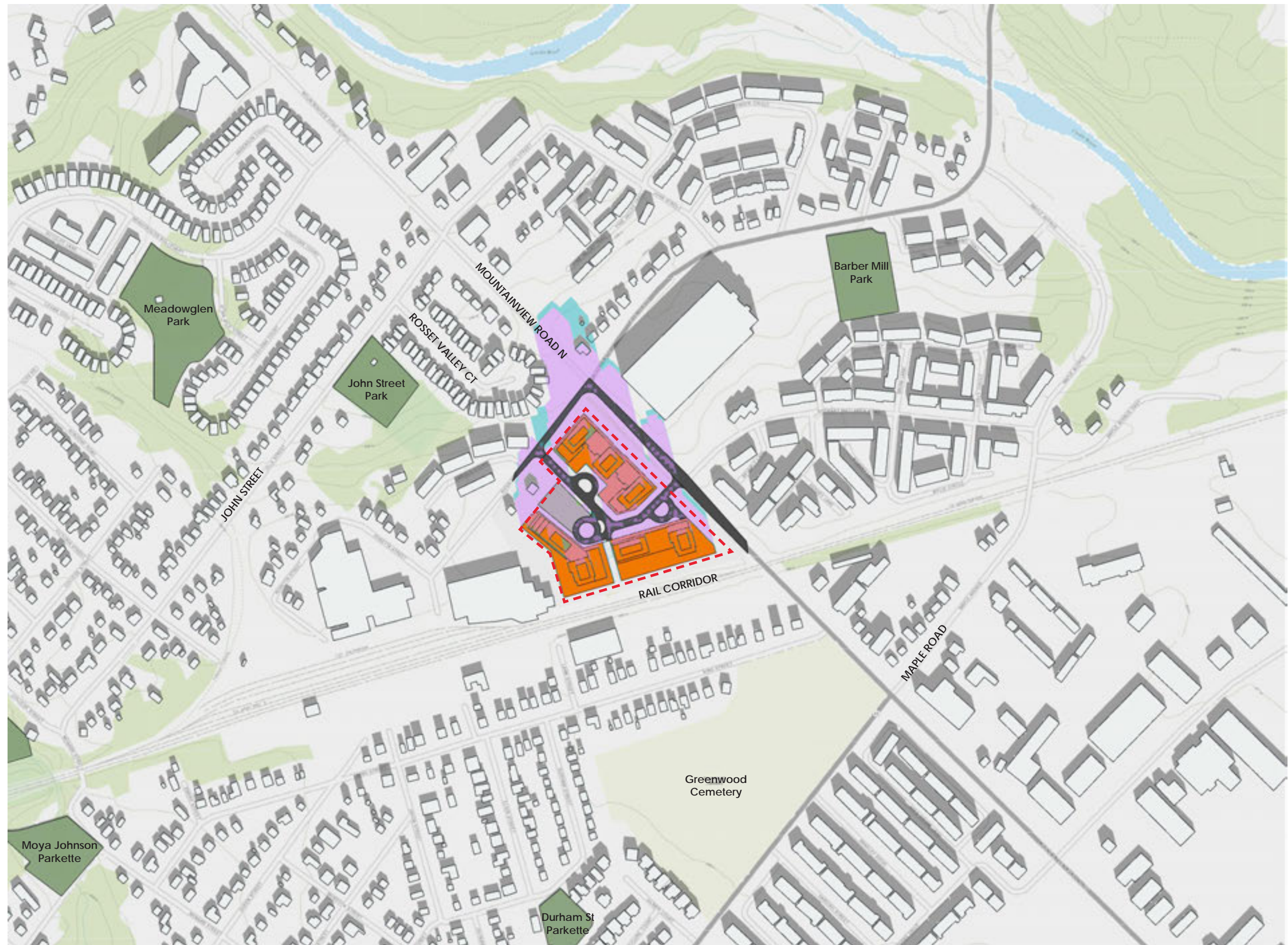
130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





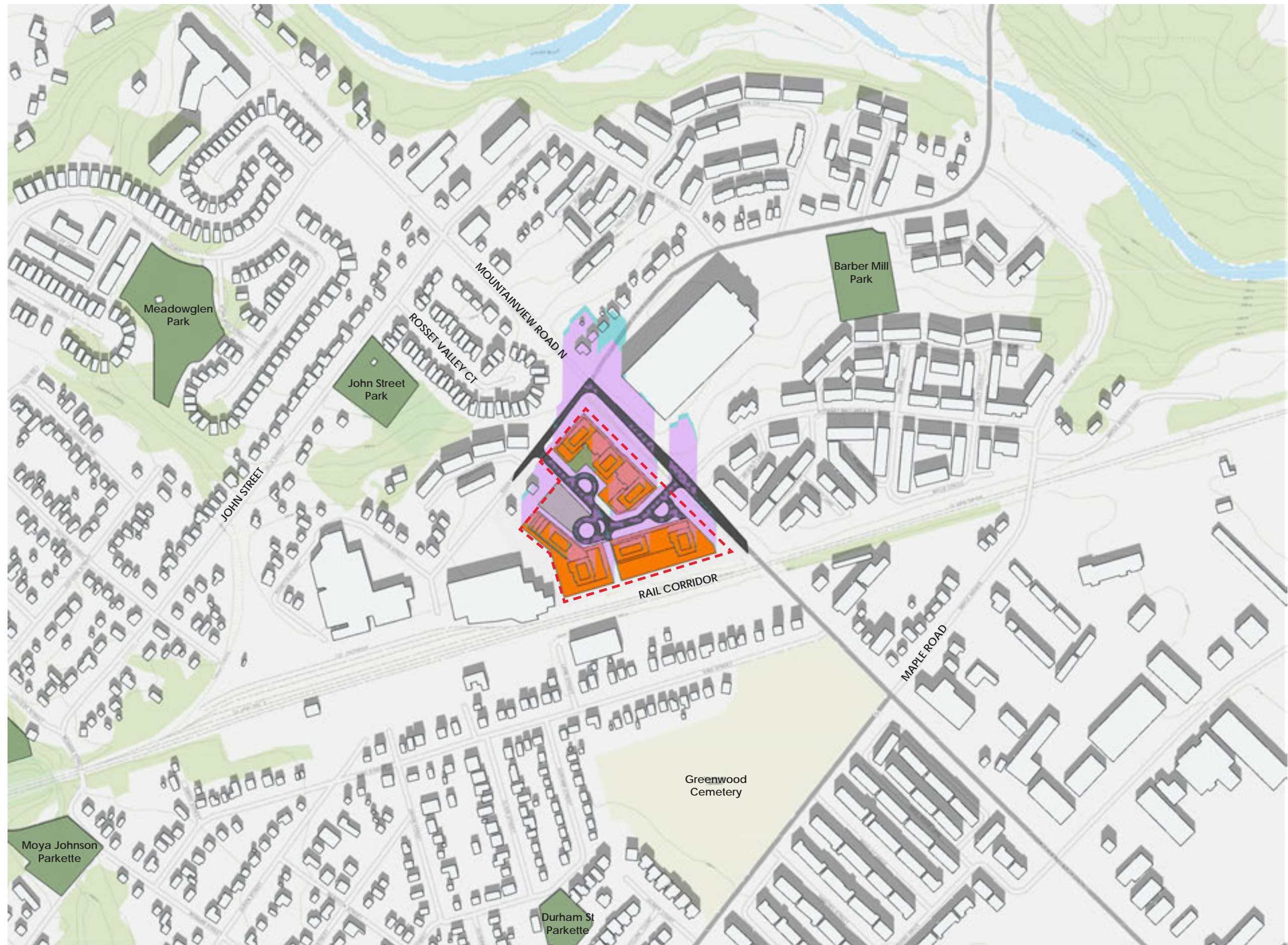
DECEMBER 21 - 10:18AM ■ 130 MOUNTAINVIEW ROAD N SNADOW ■ AS OF RIGHT SHADOW ■ EXISTING SHADOW





DECEMBER 21 - 11:18AM 130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW





DECEMBER 21 - 12:18PM 130 MOUNTAINVIEW ROAD N SNADOW AS OF RIGHT SHADOW EXISTING SHADOW

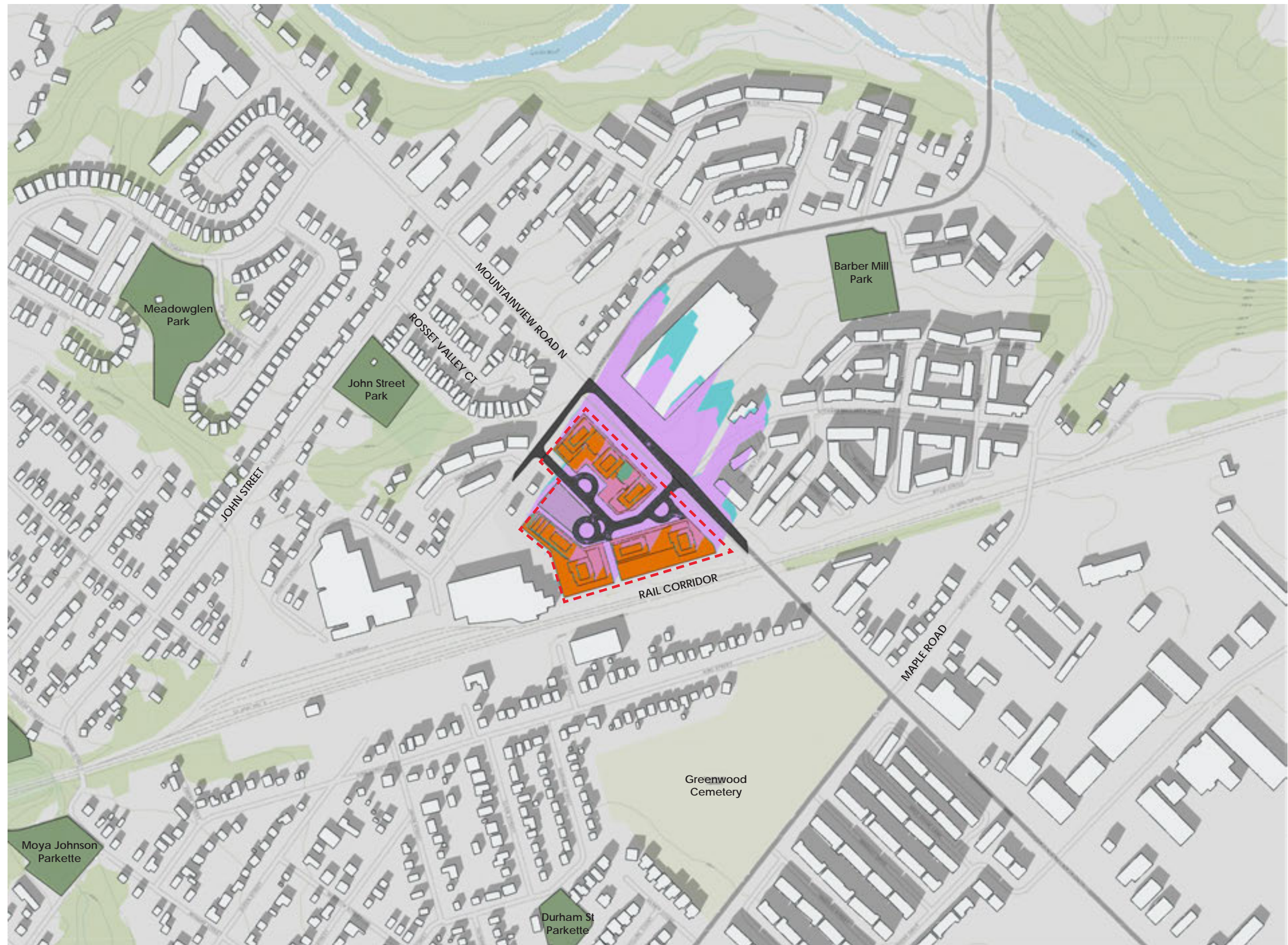




DECEMBER 21 - 1:18PM

130 MOUNTAINVIEW ROAD N SNADOW
 AS OF RIGHT SHADOW
 EXISTING SHADOW





DECEMBER 21 - 2:18PM ■ 130 MOUNTAINVIEW ROAD N SNADOW ■ AS OF RIGHT SHADOW ■ EXISTING SHADOW





DECEMBER 21 - 3:18PM

■ 130 MOUNTAINVIEW ROAD N SNADOW
 ■ AS OF RIGHT SHADOW
 ■ EXISTING SHADOW

