

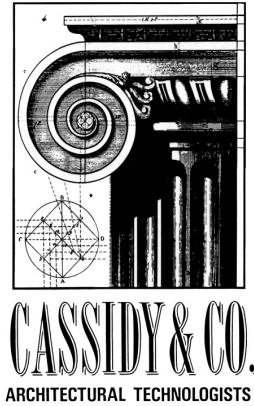
June 18, 2018

ATTN:

To whom it may concern.

RE:

Shadow Impact Analysis – 2100 Brant Street



A Shadow Impact Analysis has been performed for the proposed development of the property located at 2100 Brant Street in Burlington. The effects of shading have been studied for the following dates and times. The times of 4pm, 5pm, and 6pm have been added per request of the neighboring residents:

March 21st at 9am
March 21st at 12:30pm
March 21st at 3:30pm
March 21st at 4:00pm
March 21st at 5:00pm
March 21st at 6:00pm

June 21st at 9am
June 21st at 12:30pm
June 21st at 3:30pm
June 21st at 4:00pm
June 21st at 5:00pm
June 21st at 6:00pm

December 21st at 9am
December 21st at 12:30pm
December 21st at 3:30pm
December 21st at 4:00pm
December 21st at 5:00pm
December 21st at 6:00pm

Given the orientation of the site, there is virtually no shading effects on the property to the South which includes existing condo townhouses. Shading is not an issue on the east side which sides on to Brant, nor on the west and south-west which sides on to the Natural Heritage feature. The effects of shading on the existing residential properties to the north are mitigated by the increased rear yard setback. In addition the existing trees along the property line which are intended to be preserved already provide shading on these properties. Marginal shading has been observed on March 21st at 9am into the rear yards of these properties, which is entirely eliminated by 12:30pm. There are no shading effects on these properties on June 21st during the above-noted times. These properties will experience shading on December 21st at 9am, which reduces down to only partial shading of the rear yard by 12:30pm, and no shading effects by 3:30pm. Given that this date is the worst-case scenario for the year in terms of shading, and that the existing trees already provide some shading, we do not consider the properties to the north to be significantly impacted by the proposed development in terms of shading.

In conclusion, the proposed development will not have a significant impact, in terms of shading, on any of the adjacent properties.

I am available for any further questions, should they arise.

Sincerely,

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