RESIDENTIAL/COMMERCIAL COMPLEX AT
84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE IN BURLINGTON
SHADOW STUDIES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster,
ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED

THE OBJECTIVES OF THIS STUDY IS TO ILLUSTRATE THE SHADOW PATTERNS FOR THE PROPOSED DEVELOPMENT AND DETERMINE THE POTENTIAL EXPOSURE TO SUNLIGHT AND SHADOW ON AND AROUND THE STUDY SITE.

KOZLOWSKI ARCHITECT HAS CONDUCTED THIS ANALYSIS PER THE REQUIREMENTS OF THE CITY OF BURLINGTON'S SHADOW STUDY GUIDELINES AND TERMS OF REFERENCE.

THIS STUDY INVOLVED THE USE OF A THREE-DIMENSIONAL (3D) COMPUTER MODEL OF THE EXISTING SURROUNDINGS AS PROVIDED BY WORLDWIDE MAP FILES CADMAPPER. THE PROPOSED DEVELOPMENT AND THE NEARBY DEVELOPMENTS APPROVED BY THE CITY WERE INSERTED IN PLACE USING A CAD PROGRAM. A 3D MODEL (AUTOCAD 3DSMAX) WAS USED TO PRODUCE RENDERINGS OF THE SHADOWS CAST BY ALL BUILDINGS. THE FOLLOWING REPORT PROVIDES A DISCUSSION OF THE METHODOLOGY AND GRAPHIC RESULTS OF THE SUN/SHADOW STUDY.

THE PROPOSED DEVELOPMENT IS LOCATED ON THE SOUTH SIDE OF PLAINS ROAD EAST BETWEEN BIRCHVIEW AND GLENWOOD AVENUES. ALL IMAGES ARE ORIENTED WITH TRUE NORTH AT THE TOP OF THE PAGE. THE HEIGHT OF THE PROPOSED BUILDING IS 40.5M TO THE TOP PARAPET OF THE ROOF TOP MECHANICAL ENCLOSURE. THE BUILDING IS 11 STORIES HIGH. CURRENTLY THE SITE CONSISTS OF LOW-RISE RESIDENTIAL BUILDINGS AND OF A VACANT PROPERTY. THE NEIGHBORHOOD CONSISTS OF A MIX OF LOW TO MID-RISE BUILDINGS COMPRISING OF AN ASSORTMENT OF RESIDENTIAL, RETAIL, SERVICE, AND EMPLOYMENT, AND INSTITUTIONAL USES, AS WELL AS RECREATIONAL AND OPEN SPACE USES.

WITHIN THE SUBJECT SITE'S IMMEDIATE VICINITY IS A RECENTLY OLT-APPROVED 12-STOREY MIXED-USE DEVELOPMENT AT40-70 PLAINS ROAD EAST AND RECENTLY OLT-APPROVED IN-PRINCIPAL 9 AND 18-STOREY MIXED-USE DEVELOPMENT AT 53-71 PLAINS ROAD EAST AND 1025 COOKE BOULEVARD..

THE SHADOW PLOTS ILLUSTRATED IN THIS REPORT WERE CONFIGURED TO SIMULATE THE APPROPRIATE GEOGRAPHIC CHARACTERISTICS AND SOLAR ANGLES FOR THIS SITE. THE COMPUTER-GENERATED RENDERINGS EXHIBIT THE SIMULATED SHADOW CONDITIONS ANTICIPATED TO OCCUR IN THE VICINITY OF THE STUDY SITE. THE TESTS CONDUCTED IN THIS STUDY ASSUME BRIGHT SUNLIGHT FROM SUNRISE TO SUNSET TO PROPERLY IDENTIFY SHADOW PATTERNS CREATED BY THE PROPOSED STRUCTURE. THE OUTPUT OF THIS STUDY ILLUSTRATES THE NET-NEW SHADOWING CREATED BY THE PROPOSED DEVELOPMENT (COLOURED PURPLE ON ROOF SURFACES AND LIGHT BLUE ON GROUND SURFACES). THAT IS TO SAY, THE SHADOWING CREATED BY THE PROPOSED DEVELOPMENT, LESS ANY SHADOWS THAT OCCUR DUE TO THE EXISTING BUILT ENVIRONMENT (COLOURED IN DARK GREY IN THE PLOTS). PER STANDARD INDUSTRY PRACTICE, SHADOWING DUE TO TREES HAS BEEN PURPOSELY NEGLECTED.

PER THE CITY OF BURLINGTON REQUIREMENTS, THE NEW SHADOWS CAST BY THE PROPOSED BUILDING WERE PREDICTED FOR EVERY HOUR BETWEEN 9:00 AM EDT AND 6:00 PM EDT ON MARCH 21 AND SEPTEMBER 21, AS WELL AS FOR DECEMBER 21 BETWEEN 11:00 AM EST AND 3:00 PM EST AND JUNE 21 BETWEEN 8:00 AM EDT AND 7:00 PM EDT.

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED

SHADOW STUDY ANALYSIS

PRIVATE OUTDOOR AMENITY SPACES

THE SHADOW STUDY MEASURES THE PROPOSED DEVELOPMENT'S SHADOWING ON PRIVATE OUTDOOR AMENITY SPACES, BY CALCULATING THE SUN ACCESS FACTOR (SAF) FOR SHADOWS CAST ON INDIVIDUAL PRIVATE RESIDENTIAL PROPERTIES' REAR YARDS BETWEEN 9:00AM AND 6:00PM ON MARCH 21ST.

THE SHADOW STUDY FINDS THAT APART FROM THE 991 GLENWOOD AVENUE PROPERTY, THE PROPOSED DEVELOPMENT DOES NOT CAST SHADOWS ON THE REAR YARDS OF PRIVATE RESIDENTIAL PROPERTIES FOR MORE THAN 2 HOURS IN DURATION. WITH RESPECT TO THE SHADOWING ON THE 991 GLENWOOD AVENUE PROPERTY, THE PROPERTY CONTAINS A SAF OF 0.83, EXCEEDING THE MINIMUM DESIRED SAF OF 0.22. THE PROPOSED DEVELOPMENT CONTRIBUTING LIMITED FAST-MOVING NET NEW SHADOWS ON THE PROPERTY'S REAR YARD WHICH ARE LIMITED TO THE LATER HOURS OF THE DAY.

ACCORDINGLY, THE PROPOSED DEVELOPMENT SATISFIES THIS CRITERION.

PUBLIC REALM AND SIDEWALKS

THE SHADOW STUDY MEASURES EXISTING BUILDING'S AND PROPOSED DEVELOPMENT'S SHADOWING ON THE FULL EXTENTS OF THE BOULEVARD AND SIDEWALK ON THE OPPOSITE SIDES OF GLENWOOD AVENUE, PLAINS ROAD EAST, AND BIRCHWOOD AVENUE, BY CALCULATING THE SAF FOR SHADOWS BETWEEN 9:00AM AND 6:00PM ON MARCH 21ST.

WITH RESPECT TO GLENWOOD AVENUE, EXISTING BUILDINGS AND THE PROPOSED DEVELOPMENT CONTRIBUTE LIMITED SHADOWS ON THE PUBLIC REALM AND SIDEWALKS IN THE AFTERNOON, FOR A SAF OF 0.63, EXCEEDING THE MINIMUM DESIRED SAF OF 0.5.

WITH RESPECT TO BIRCHWOOD AVENUE, THE PROPOSED DEVELOPMENT CONTRIBUTES NO SHADOWS ON THE PUBLIC REALM OR SIDEWALKS, WITH ONLY LIMITED SHADOWS CAST BY EXISTING BUILDINGS IN THE AFTERNOON, FOR A SAF OF 0.67, EXCEEDING THE MINIMUM DESIRED SAF OF 0.5.

WITH RESPECT TO PLAINS ROAD EAST, THE PROPOSED DEVELOPMENT CONTRIBUTES SHADOWS ON THE PUBLIC REALM AND SIDEWALKS IN THE MORNING AND EARLY AFTERNOON, WITH SOME SHADOWS BEING CAST BY EXISTING BUILDINGS LATER IN THE AFTERNOON, FOR A SAF OF 0.41, BEING SLIGHTLY BELOW THE MINIMUM DESIRED SAF OF 0.5.

THE PROPOSED DEVELOPMENT CASTS ONLY LIMITED SHADOWS ON THE PLAINS ROAD EAST PUBLIC REALM AND SIDEWALK STUDY AREA BY 1:00PM AND CASTS NO SHADOWS ON THE ADJACENT PLAINS ROAD EAST PUBLIC REALM AND SIDEWALK FROM 2:00PM ONWARDS. THE SHADOWING CAST BY THE ADJACENT BUILDINGS FROM 2:00PM ONWARDS SERVES AS A CONTRIBUTING FACTOR TOWARDS THE SAF CALCULATION BEING BELOW MINIMUM DESIRED 0.5 RATE.

THE PROPOSED DEVELOPMENT INCORPORATES A SERIES OF SETBACKS, STEP-BACKS, AND RELEVANT MASSING AND DESIGN INTERVENTIONS, PROVIDING A BUILT FORM THAT CASTS LIMITED NEW SHADOWS ON THE ADJACENT PUBLIC REALM AND SIDEWALKS, WHICH ARE FAST-MOVING OVER THE COURSE OF THE DAY, AND REFLECT SIMILAR SHADOWING CONDITIONS FOUND WITHIN THE VICINITY OF THE PLAINS ROAD EAST CORRIDOR.

THE PROPOSED DEVELOPMENT IS STRATEGICALLY SITED ALONG THE EDGE OF THE PLAINS ROAD EAST CORRIDOR, MAINTAINING A MINIMUM 1.2 METRE AT-GRADE SETBACK, ENSURING THAT AN ATTRACTIVE AND COMFORTABLE INTERFACE BETWEEN THE PUBLIC AND PRIVATE REALM CAN BE ACHIEVED ALONG THE CORRIDOR. CORRESPONDINGLY, THE PROPOSED DEVELOPMENT ENSURES IT ACHIEVES A MAXIMUM SEPARATION DISTANCE TO THE LOW-RISE DWELLINGS LOCATED TO THE SOUTH OF THE SUBJECT LANDS, PROVIDING A MINIMUM AT-GRADE SETBACK OF 14.34 – 22.97 METRES TO THE REAR (SOUTH) LOT LINE, WHICH FURTHER INCREASES AS PART OF THE BUILDING'S ABOVE-GRADE STEP-BACKS.

ACCORDINGLY, THE PROPOSED DEVELOPMENT GENERALLY SATISFIES THIS CRITERION.

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

REVISED/ISSUED

ISSUED FOR PUBLIC CONSULTATION 2024/10/30

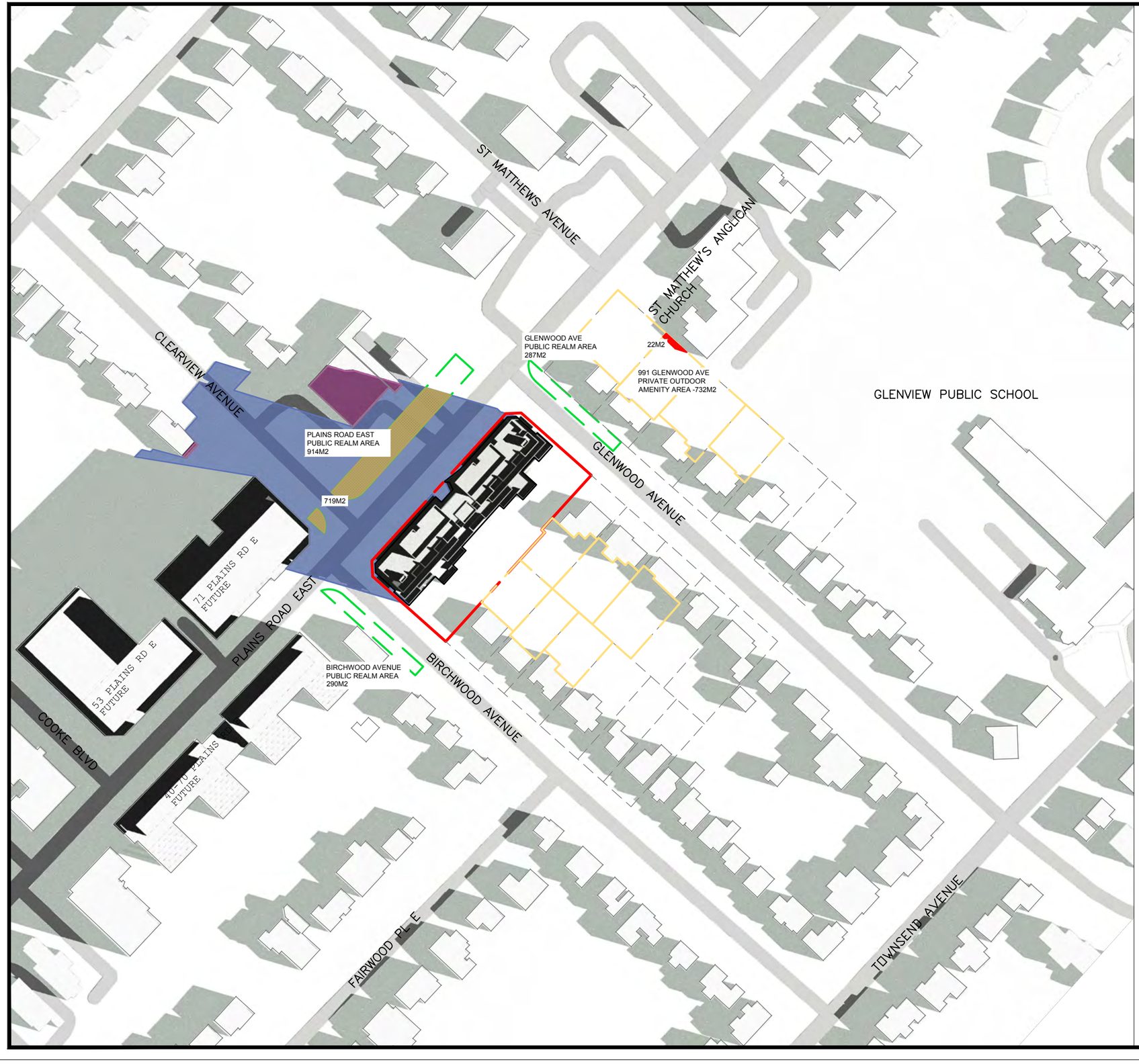
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
ANALYSIS AND CONCLUSION

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @9:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
MARCH 21 @10:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

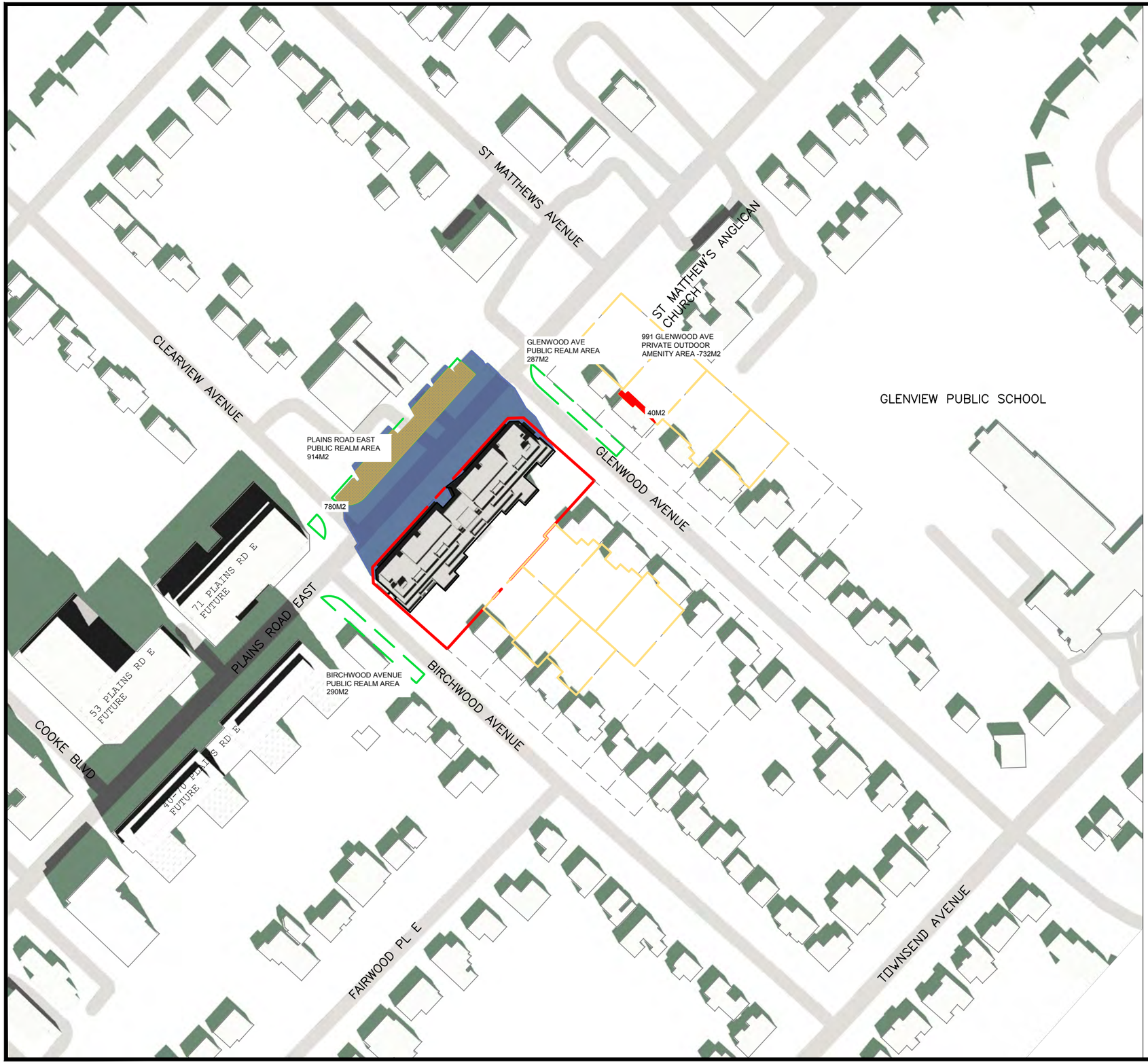
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @11:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

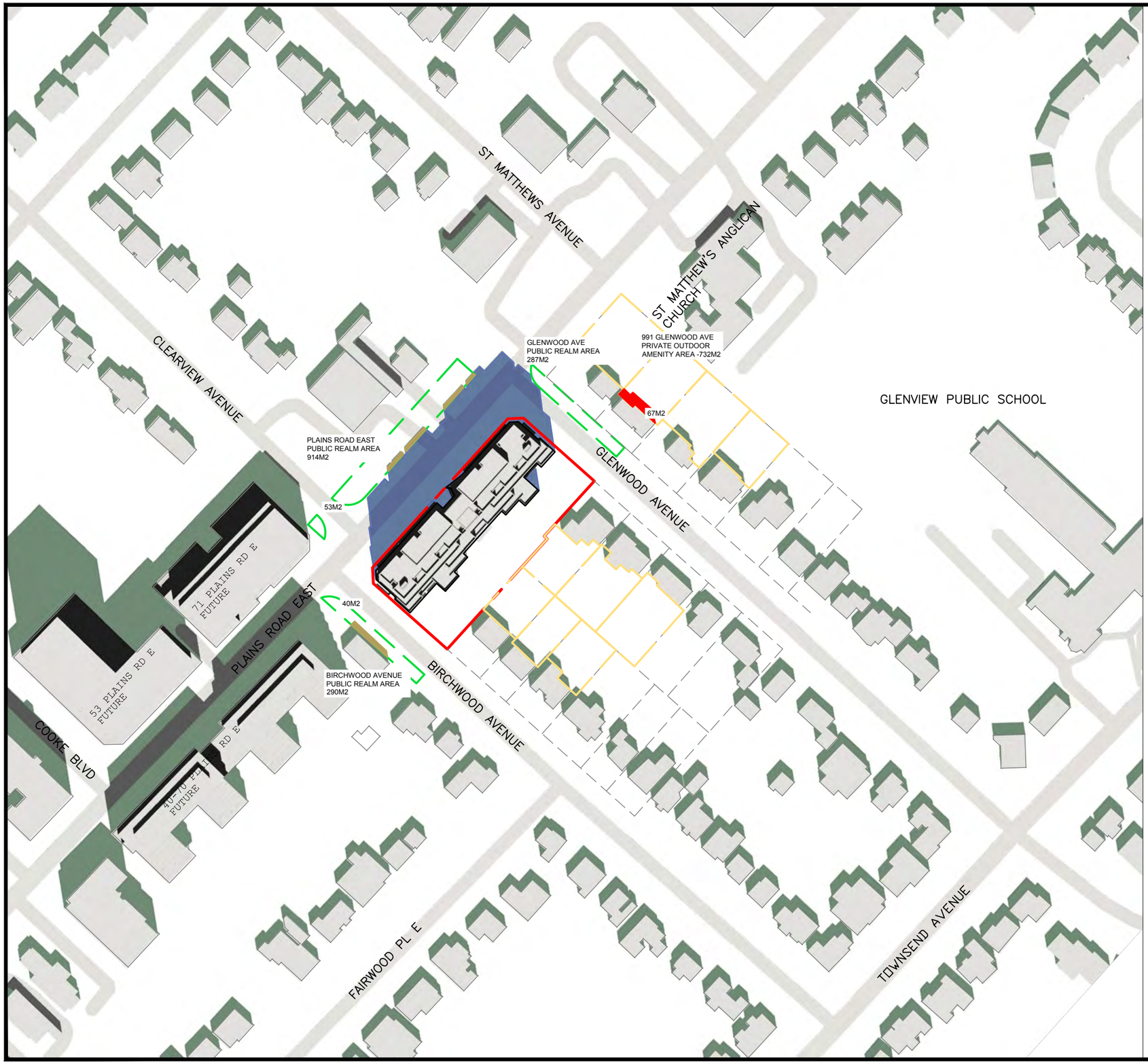
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
MARCH 21
@12:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @1:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

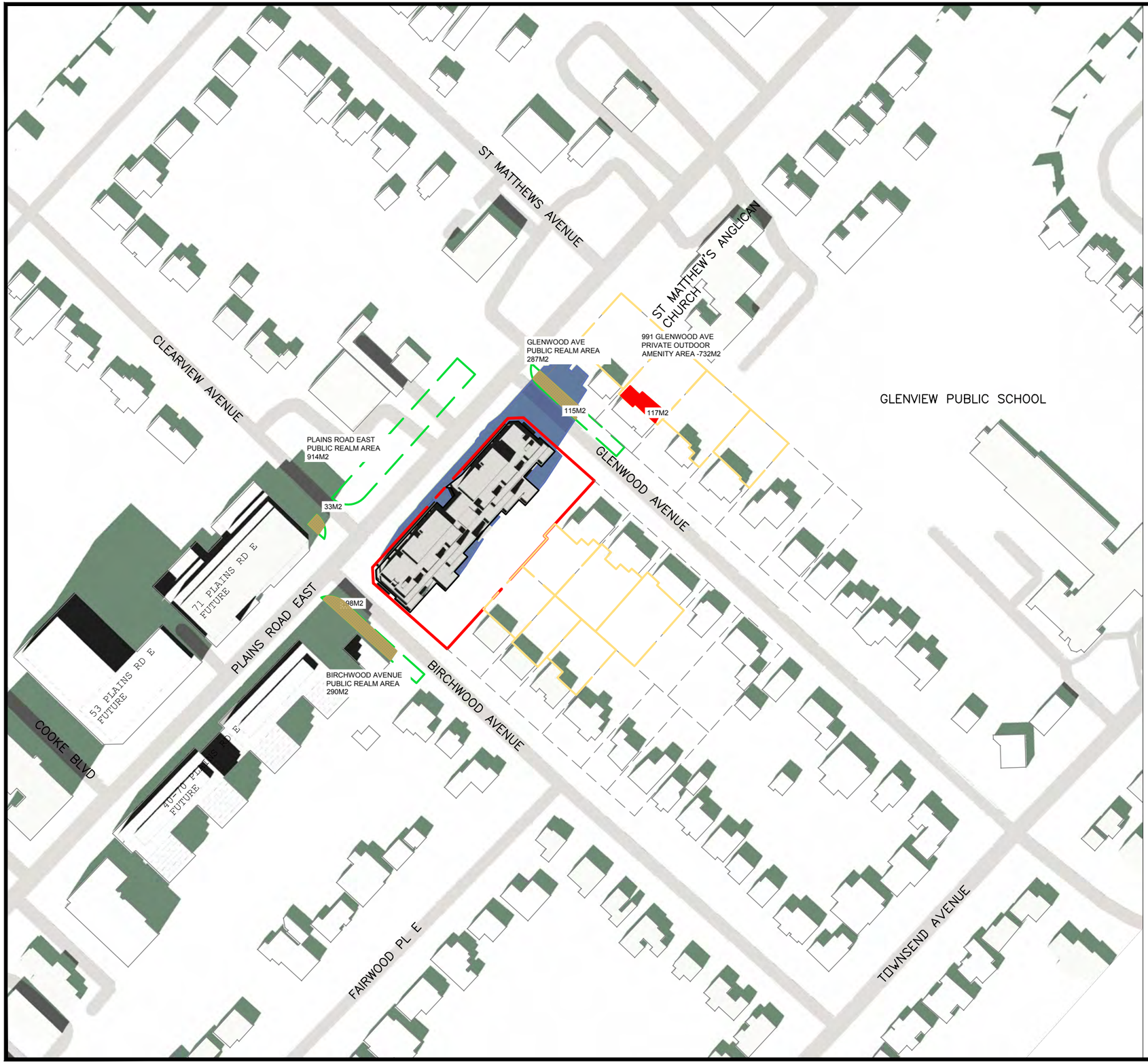
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
MARCH 21 @2:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

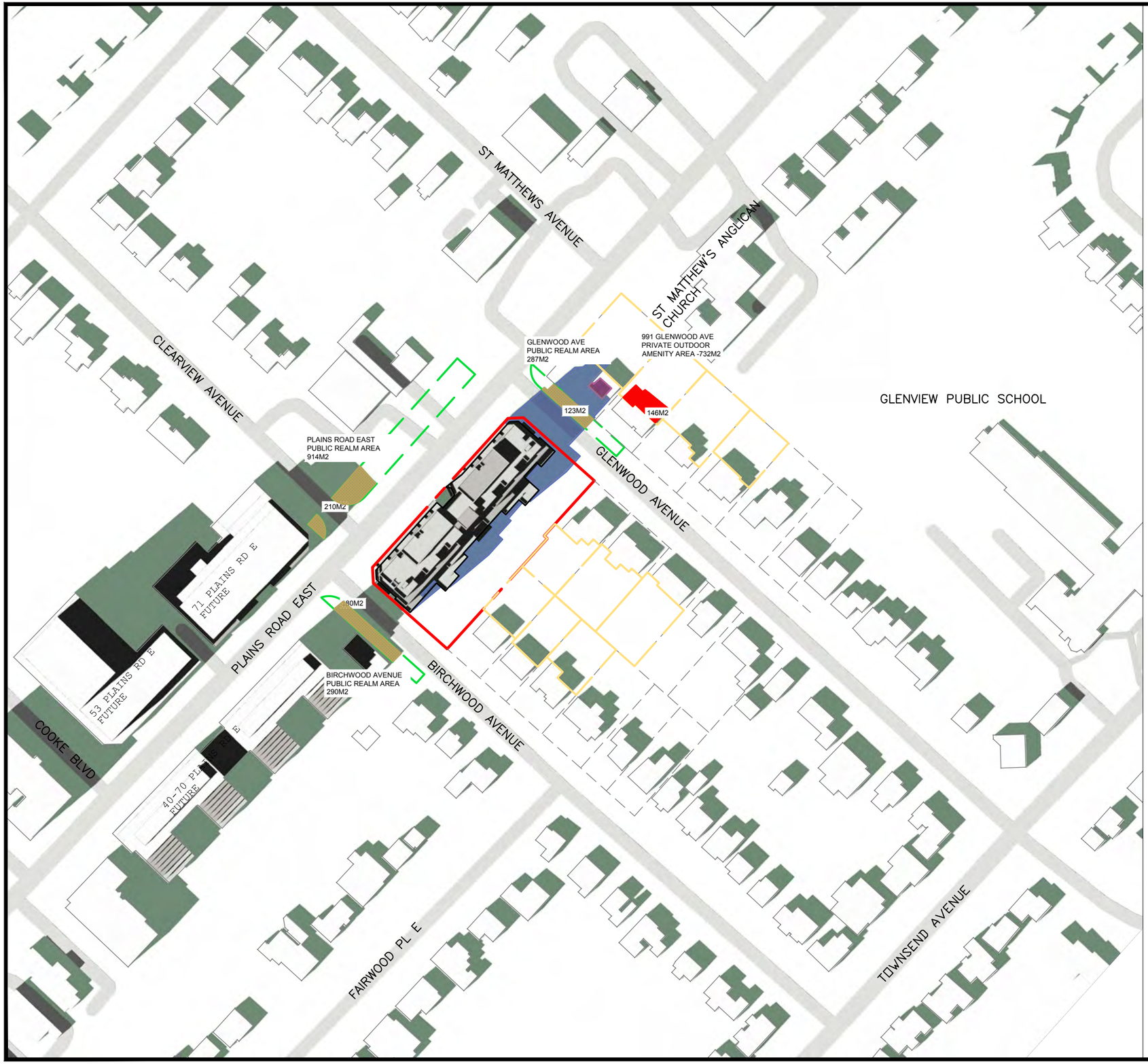
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @3:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @4:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

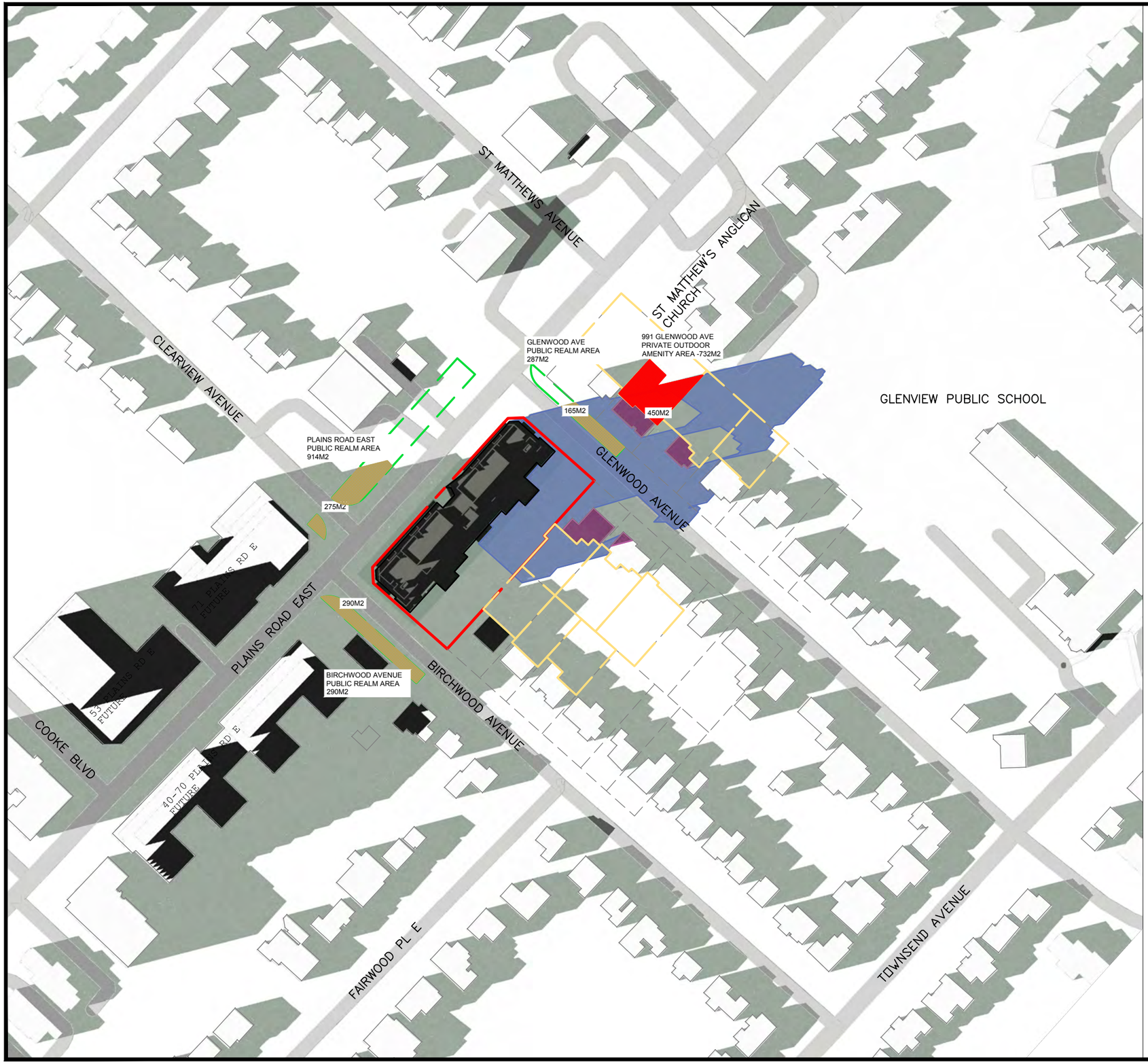
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @5:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



SUN ACCESS FACTOR
MARCH 21

PUBLIC REALM AND SIDEWALK

PLAINS ROAD EAST - SAF=0.41
BRICHWOOD AVENUE - SAF=0.67
GLENWOOD AVENUE - SAF=0.63

SAF's FOR PUBLIC REALMS AT BIRCHWOOD AND GLENWOOD ARE GREATER THAN 0.50; THEREFORE, CRITERIA IS MET.
SAF FOR PUBLIC REALM AT PLAINS ROAD EAST IS LESS THAN 0.50; THEREFORE, CRITERIA IS NOT MET.
REFER TO CALCULATIONS

PRIVATE OUTDOOR SPACES - EXCEPT FOR PROPERTY AT 991 GLENWOOD AVENUE PROPOSED DEVELOPMENT DOES NOT CAST SHADOW ONTO PRIVATE OUTDOOR AMENITY AREAS FOR MORE THAN 2 HOURS IN DURATION ON MARCH 21 BETWEEN HOURS 09:00 AND 18:00; THEREFORE, CRITERIA IS MET.

SAF FOR 991 GLENWOOD AVENUE = 0.83 WHICH IS GREATER THAN 0.22; THEREFORE, CRITERIA IS MET.
REFER TO CALCULATIONS

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

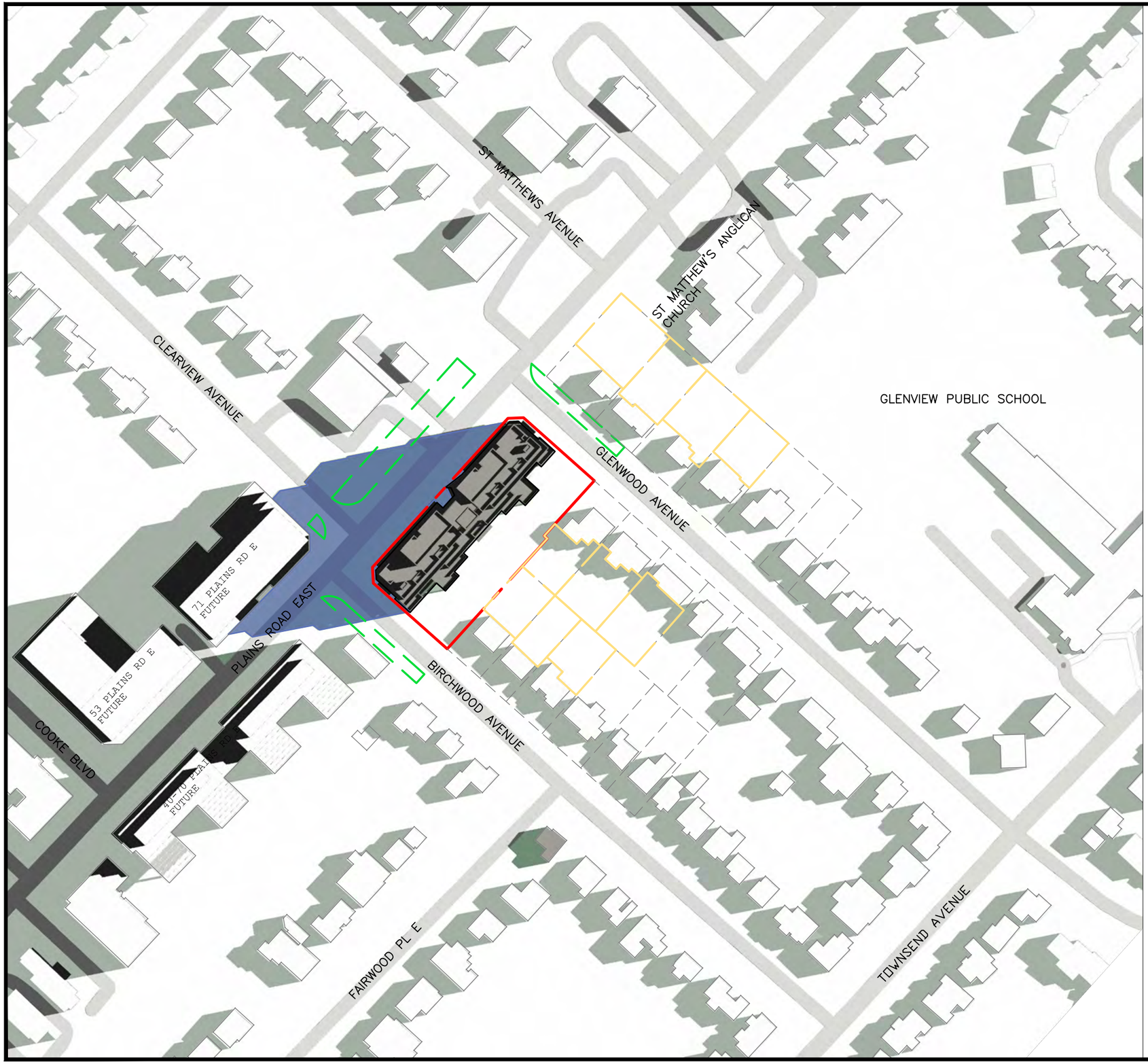
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES MARCH 21 @6:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

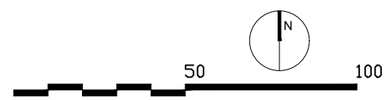
ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @8:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED





SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @9:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @10:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE 4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @11:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

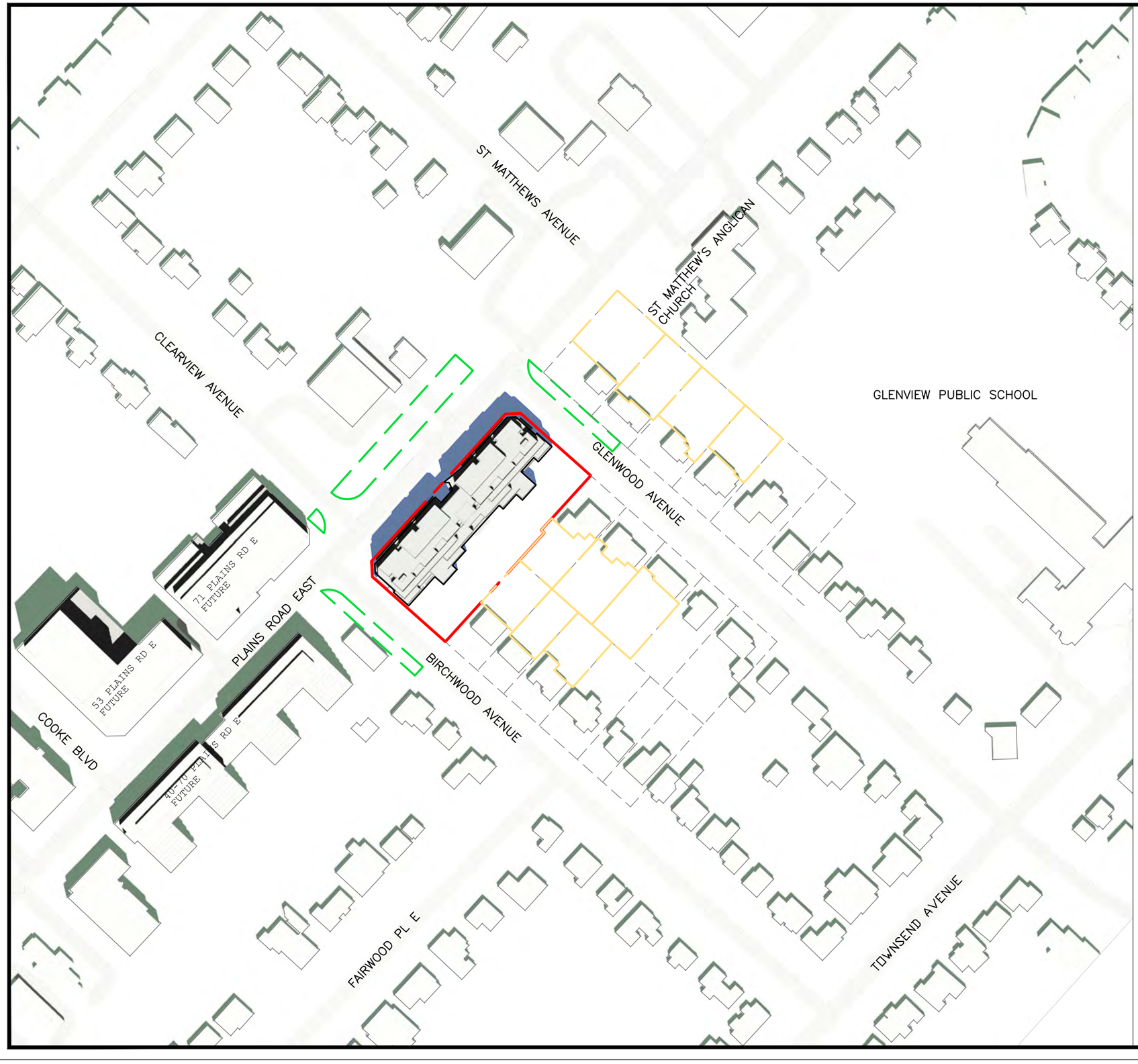
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @12:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @1:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

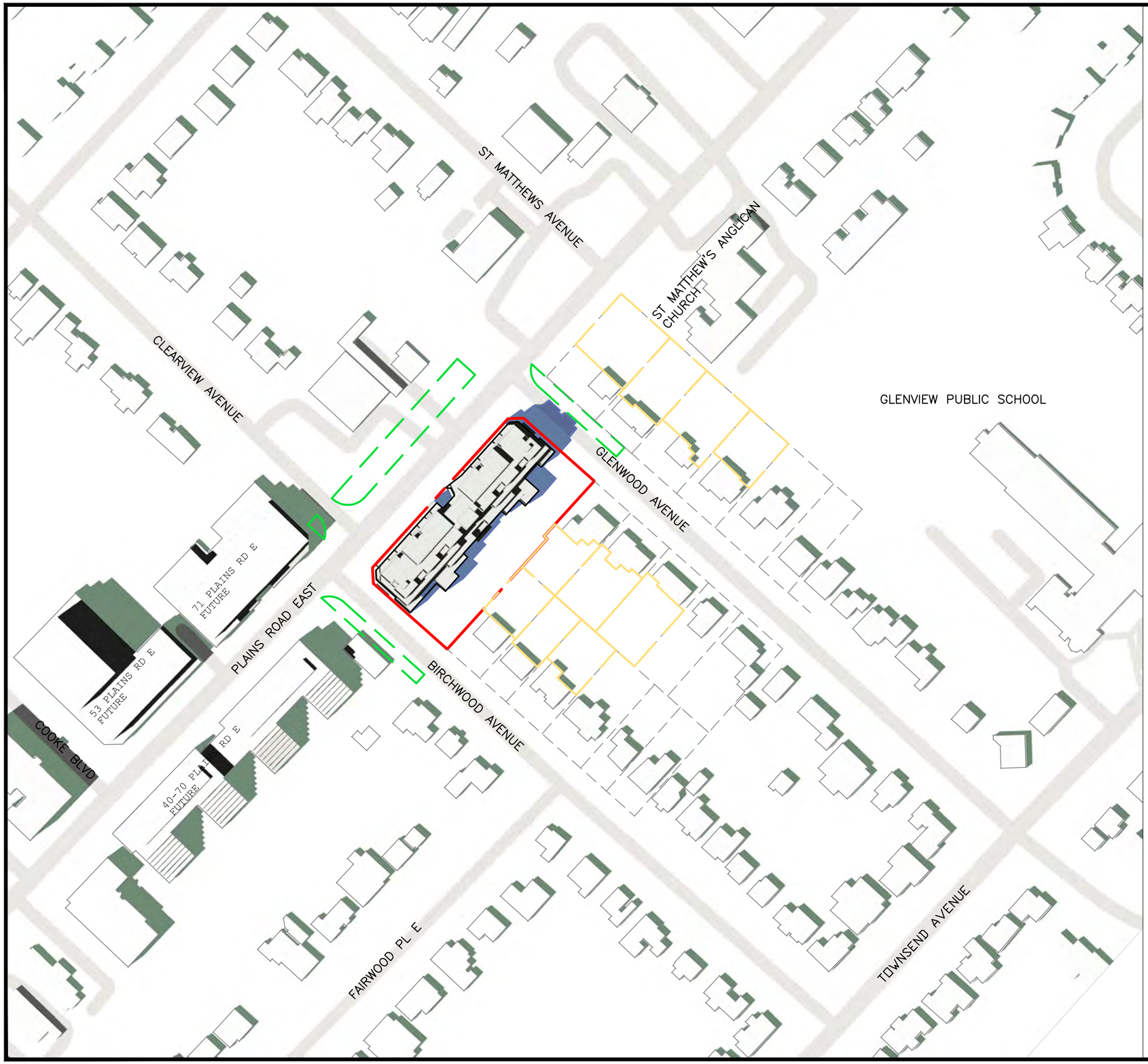
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @2:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @3:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

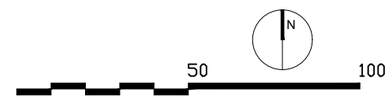
ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE 4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @4:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED





SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @5:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

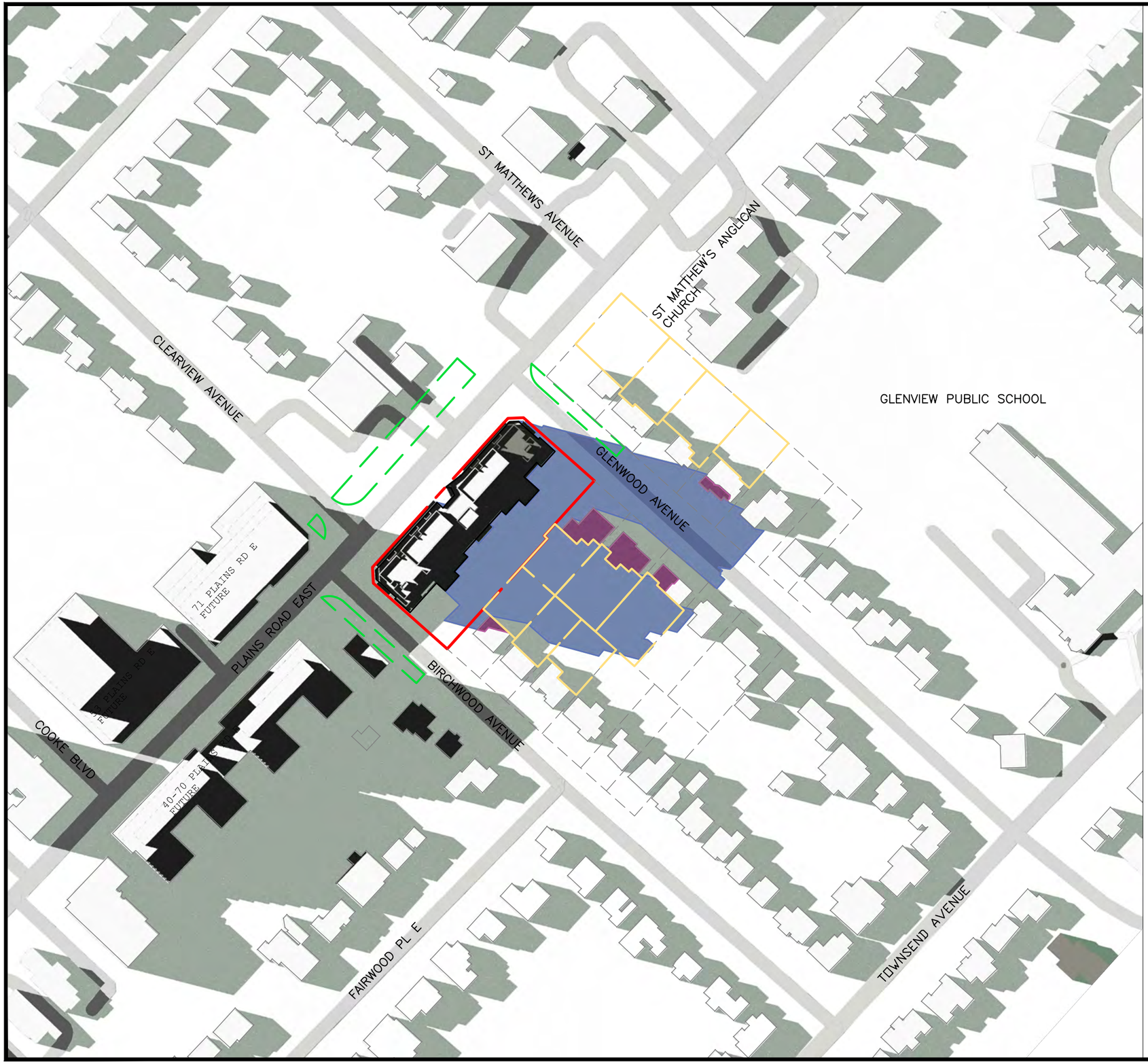
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @6:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

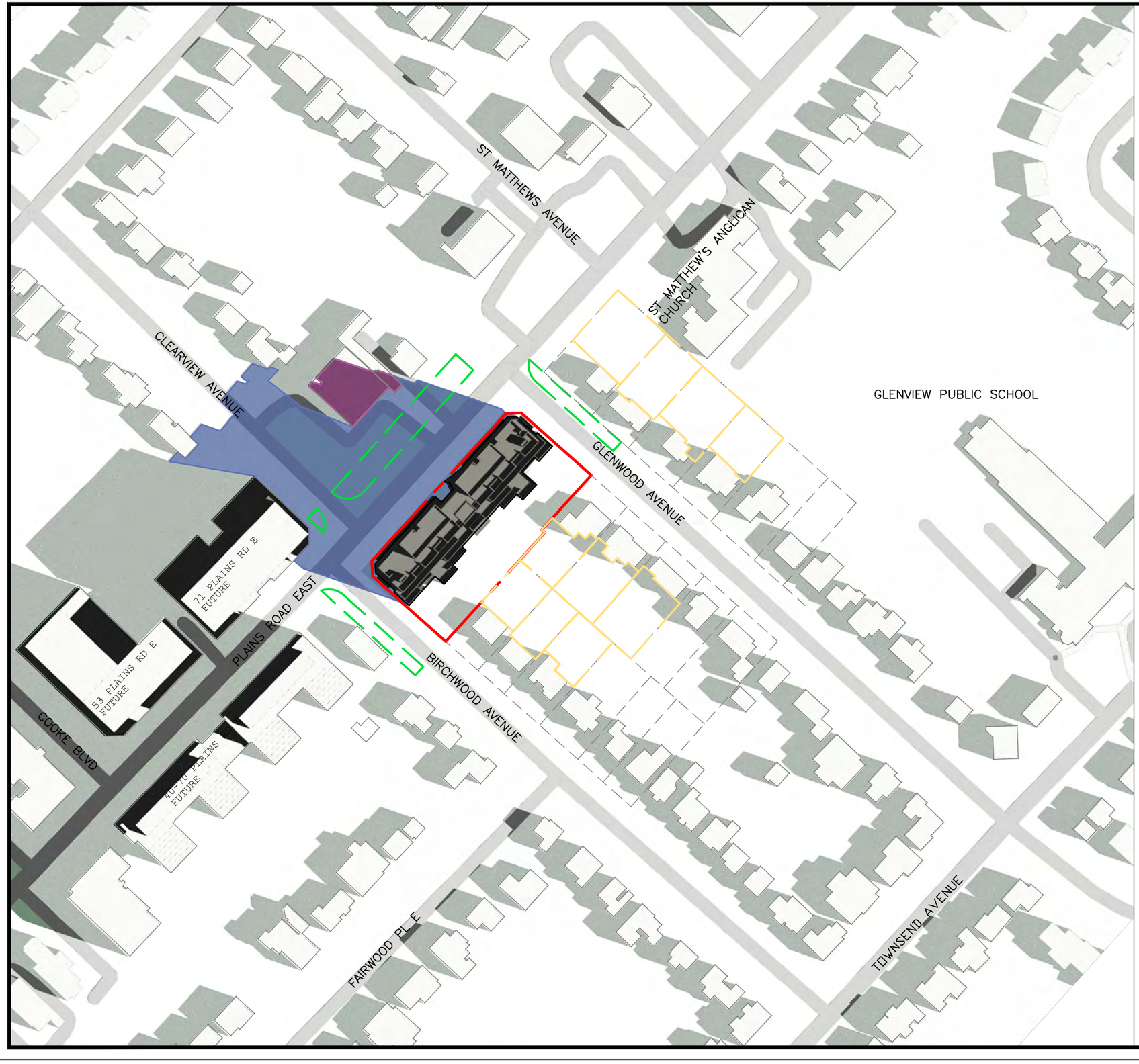
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
JUNE 21 @7:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
SEPTEMBER 21 @9:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES SEPTEMBER 21 @10:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
SEPTEMBER 21 @11:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
SEPTEMBER 21 @12:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES SEPTEMBER 21 @1:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

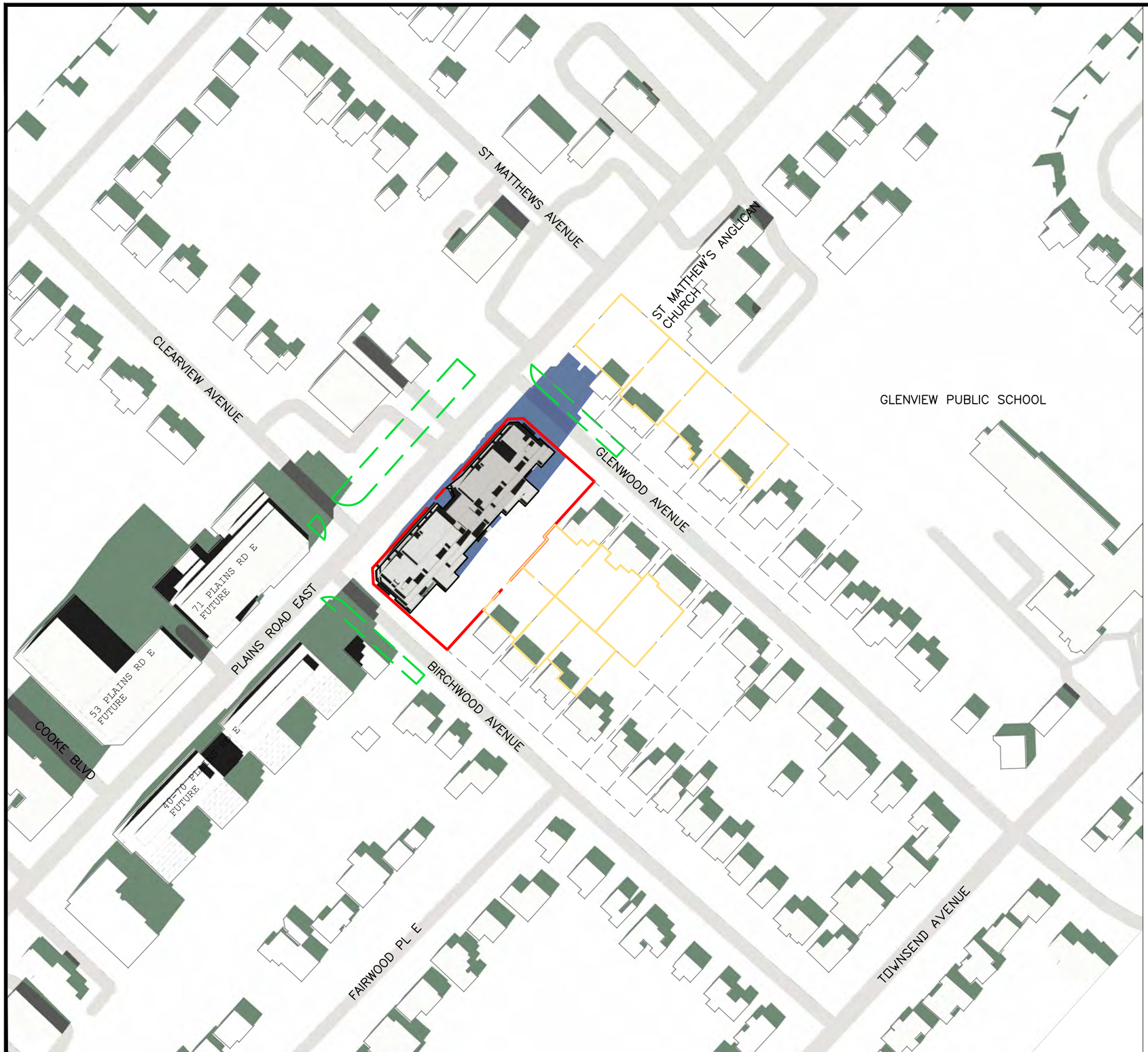
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
SEPTEMBER 21 @2:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES SEPTEMBER 21 @3:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

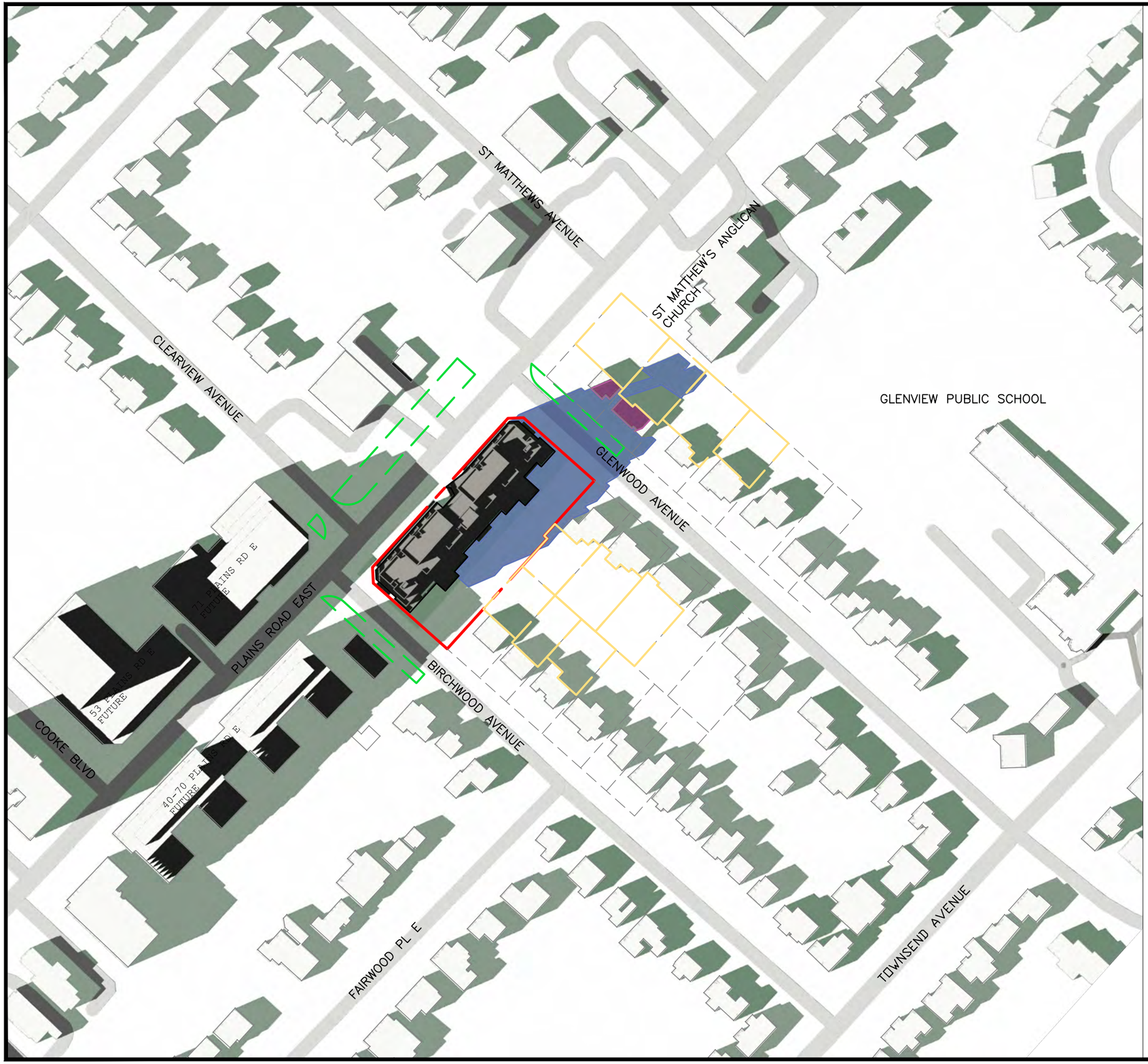
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES SEPTEMBER 21 @4:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

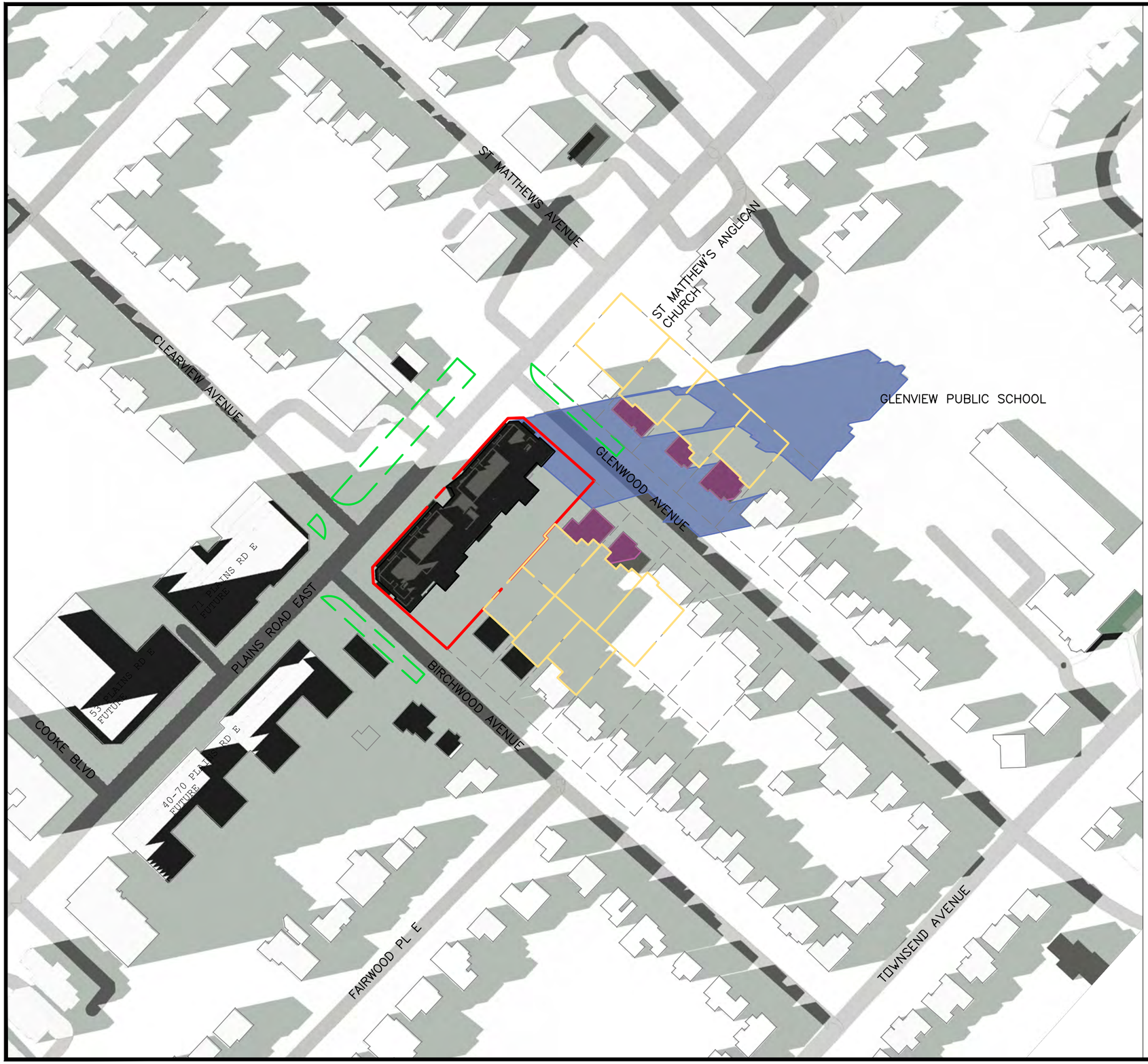
THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
SEPTEMBER 21 @5:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES SEPTEMBER 21 @6:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
DECEMBER 21 @11:00AM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
DECEMBER 21 @12:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE 4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
DECEMBER 21 @1:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

N

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
DECEMBER 21 @2:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED



. . .

50 100

SCALE 1:2000

NET NEW SHADOWS CAST ON GROUND SURFACES

NET NEW SHADOWS CAST ON ROOF SURFACES

SHADOWS CAST BY EXISTING AND APPROVED BUILDINGS ON ALL SURFACES

SITE BOUNDARY

PUBLIC REALM AND SIDEWALK

PRIVATE OUTDOOR AMENITY SPACES

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
DECEMBER 21 @3:00PM

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED

SUN ACCESS FACTOR CALCULATIONS
PUBLIC REALM AND SIDEWALKS
GLENWOOD AVENUE

MARCH 21

1. total area of open space (A_t) = 287m2
2. areas exposed to sunshine at each hourly test time ($AS_{(test)}$)

09:00 – 287m2
10:00 – 287m2
11:00 – 287m2
12:00 – 287m2
13:00 – 287m2
14:00 – 200m2
15:00 – 172m2
16:00 – 164m2
17:00 – 88m2
18:00 – 122m2

Number of test times = 10

3. The averages for the nine one-hour intervals ($AS_{(interval)}$):

09:00-10:00 – [287+287]/2= 287m2
10:00-11:00 – [287+287]/2= 287m2
11:00-12:00 – [287+287]/2= 287m2
12:00-13:00 – [287+287]/2= 287m2
13:00-14:00 – [287+200]/2= 244m2
14:00-15:00 – [200+172]/2= 186m2
15:00-16:00 – [172+164]/2= 168m2
16:00-17:00 – [164+88]/2= 252m2
17:00-18:00 – [88+122]/2= 105m2

Number of test intervals = 9
Sum of ($AS_{(interval)}$) = 2,103m2

4. The overall average area in sunshine ($AS_{(average)}$)= [Sum of ($AS_{(interval)}$)] divided by [number of intervals]

2,103 / 9 = 234m2

5. SAF = ($AS_{(average)}$) divided by (A_t)

234m2 / 287m2 = 0.63

SAF 0.82 is greater than the minimum required of 0.50; therefore, the SAF meets the criteria.

SUN ACCESS FACTOR CALCULATIONS
PUBLIC REALM AND SIDEWALKS
BIRCHWOOD AVENUE

MARCH 21

1. total area of open space (A_t) = 290m2
2. areas exposed to sunshine at each hourly test time ($AS_{(test)}$)

09:00 – 290m2
10:00 – 290m2
11:00 – 290m2
12:00 – 290m2
13:00 – 250m2
14:00 – 169m2
15:00 – 92m2
16:00 – 110m2
17:00 – 120m2
18:00 – 0m2

Number of test times = 10

3. The averages for the nine one-hour intervals ($AS_{(interval)}$):

09:00-10:00 – [290+290]/2= 290m2
10:00-11:00 – [290+290]/2= 290m2
11:00-12:00 – [290+290]/2= 290m2
12:00-13:00 – [290+250]/2= 270m2
13:00-14:00 – [250+169]/2= 210m2
14:00-15:00 – [169+92]/2= 131m2
15:00-16:00 – [92+110]/2= 101m2
16:00-17:00 – [110+120]/2= 115m2
17:00-18:00 – [120+0]/2= 60m2

Number of test intervals = 9
Sum of ($AS_{(interval)}$) = 1,787m2

4. The overall average area in sunshine ($AS_{(average)}$)= [Sum of ($AS_{(interval)}$)] divided by [number of intervals]

1,757 / 9 = 195m2

5. SAF = ($AS_{(average)}$) divided by (A_t)

195m2 / 290m2 = 0.67

SAF 0.67 is greater than the minimum required of 0.50; therefore, the SAF meets the criteria.

SUN ACCESS FACTOR CALCULATIONS
PUBLIC REALM AND SIDEWALKS
PLAINS ROAD EAST

MARCH 21

1. total area of open space (A_t) = 914m2
2. areas exposed to sunshine at each hourly test time ($AS_{(test)}$)

09:00 – 195m2
10:00 – 121m2
11:00 – 44m2
12:00 – 34m2
13:00 – 861m2
14:00 – 908 m2
15:00 – 881m2
16:00 – 704m2
17:00 – 581m2
18:00 – 639m2

Number of test times = 10

3. The averages for the nine one-hour intervals ($AS_{(interval)}$):

09:00-10:00 – [195+121]/2= 158m2
10:00-11:00 – [121+44]/2= 83m2
11:00-12:00 – [44+34]/2= 39m2
12:00-13:00 – [34+861]/2= 448m2
13:00-14:00 – [861+908]/2= 885m2
14:00-15:00 – [908+881]/2= 895m2
15:00-16:00 – [881+704]/2= 793m2
16:00-17:00 – [704+581]/2= 643m2
17:00-18:00 – [581+639]/2= 610m2

Number of test intervals = 9
Sum of ($AS_{(interval)}$) =3,354m2

4. The overall average area in sunshine ($AS_{(average)}$)= [Sum of ($AS_{(interval)}$)] divided by [number of intervals]

3,354 / 9 = 373m2

5. SAF = ($AS_{(average)}$) divided by (A_t)

373m2 / 914m2 = 0.41

SAF 0.41 is less than the minimum required of 0.50; therefore, the SAF does not meet the criteria.

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
PUBLIC REALM AND SIDEWALK
SAF CALCULATIONS

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED

SUN ACCESS FACTOR CALCULATIONS
PRIVATE OUTDOOR AMENITY AREA
991 GLENWOOD AVENUE

MARCH 21

1. total area of open space (A_t) = 732m2
2. areas exposed to sunshine at each hourly test time ($AS_{(test)}$)

09:00 – 710m2
10:00 – 732m2
11:00 – 732m2
12:00 – 692m2
13:00 – 665m2
14:00 – 640m2
15:00 – 615m2
16:00 – 586m2
17:00 – 282m2
18:00 – 282m2

Number of test times = 10

3. The averages for the nine one-hour intervals ($AS_{(interval)}$):

09:00-10:00 – [710+732]/2= 721m2
10:00-11:00 – [732+732]/2= 732m2
11:00-12:00 – [732+692]/2= 712m2
12:00-13:00 – [692+665]/2= 679m2
13:00-14:00 – [665+640]/2= 653m2
14:00-15:00 – [640+615]/2= 628m2
15:00-16:00 – [615+586]/2= 601m2
16:00-17:00 – [586+282]/2= 434m2
17:00-18:00 – [282+282]/2= 282m2

Number of test intervals = 9
Sum of ($AS_{(interval)}$) = 5,442m2

4. The overall average area in sunshine ($AS_{(average)}$)= [Sum of ($AS_{(interval)}$)] divided by [number of intervals]

5,442 / 9 = 605m2

5. SAF = ($AS_{(average)}$) divided by (A_t)

605m2 / 732m2 = 0.83

SAF 0.83 is greater than the minimum required of 0.22; therefore, the SAF meets the criteria.

CLIENT:
Miura Group Ltd
931 Southcote Road Ancaster, ON L9G 3L1

KOZLOWSKI ARCHITECT
416-778-7092

	REVISED/ISSUED
	ISSUED FOR PUBLIC CONSULTATION 2024/10/30

THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED ALTERED OR REUSED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
THE GENERAL CONTRACTOR SHALL REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

ONTARIO ASSOCIATION OF ARCHITECTS
OCT. 2024
RADEK KOZLOWSKI
LICENCE
4810

84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE BURLINGTON

SHADOW STUDIES
991 GLENWOOD AVE
PRIVATE OUTDOOR
SAF CALCULATIONS

DESIGNED	RK
PROJ. NUMBER	2302
DATE	OCT 2024
SCALE	AS NOTED