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8 STOREY RETIREMENT HOME SUN/SHADOW STUDY

8 STOREY RETIREMENT HOME

4103 Palladium Way, Burlington Ontario

2024.11.27

This sun shadow study reflects shading within the confines of the Subject Property, as the adjacent properties consist of the natural feature to the north and the Provincial courthouse to the south that is located closer to Walker's Line. The site includes an approved 5 storey long term care facility, currently under construction, and was previously approved to also include a 6 storey retirement home. This sun shadow study is being prepared in support of Official Plan Amendment and Zoning By-law Amendment applications to change the permitted height of the retirement home from 6 storeys to 8 storeys. The shadows previously approved are shown in a dark gray shade and the 2 storey addition from 6 to 8 storeys in shown in a lighter gray.

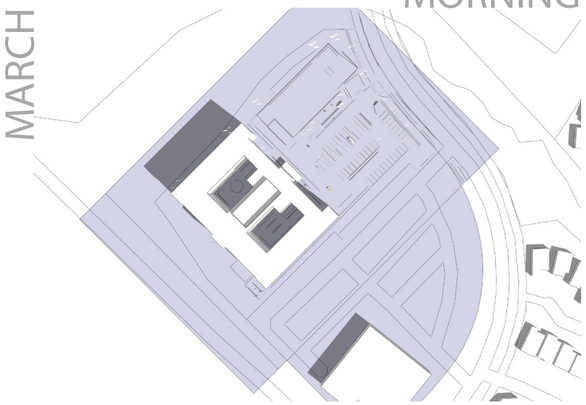
The following pages illustrate the shadow impacts on the site and along Palladium Way. There is minimal impact on the public sidewalk. Additionally, Palladium Park is only impacted by shade around the evening times throughout the year with little to none during the summer months. The LTC courtyards have the most sun in the summer around noon and the least sun in the winter. The RTH has two patios, one for use off the dining room looking northwest at the green open space, and one at the front façade by the main entrance of the site. The LTC has one patio facing south along Walker's Line. The patios are located so that at least one of the three patios always has sun, allowing for maximum duration of sun exposure.

MORNING

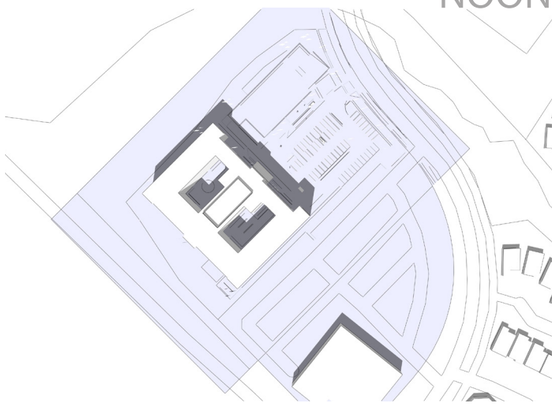
NOON

AFTERNOON

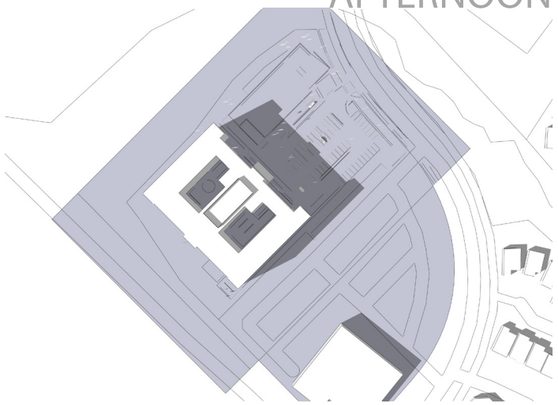
MARCH



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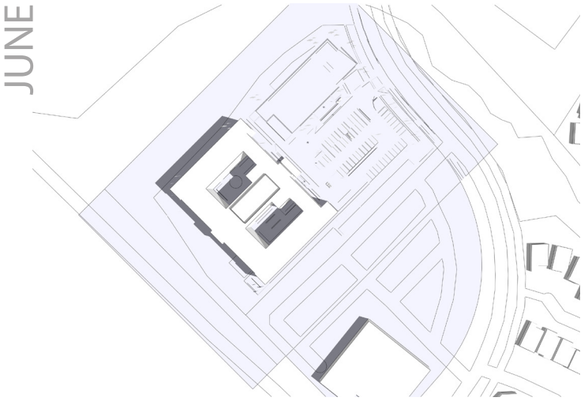


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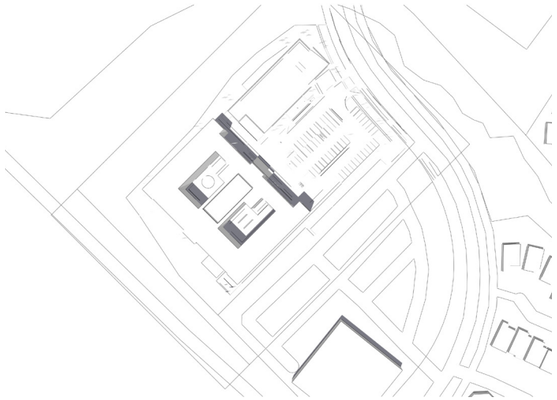


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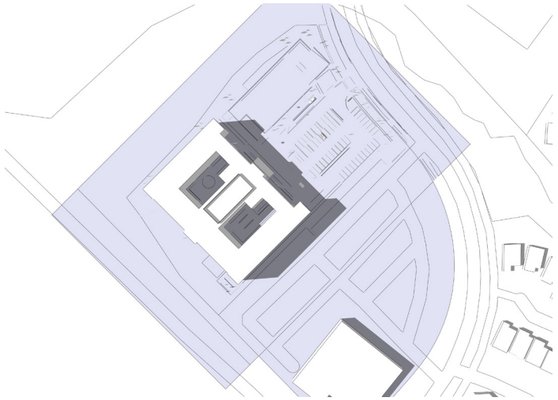
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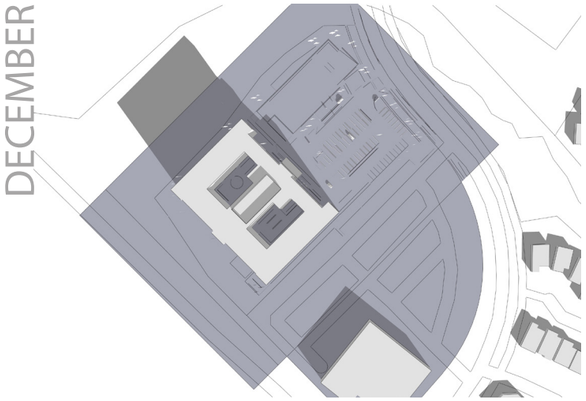


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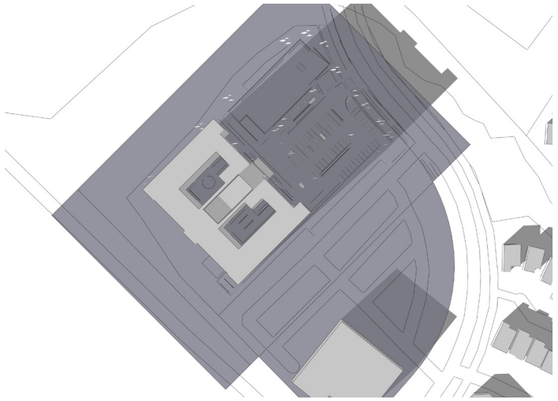
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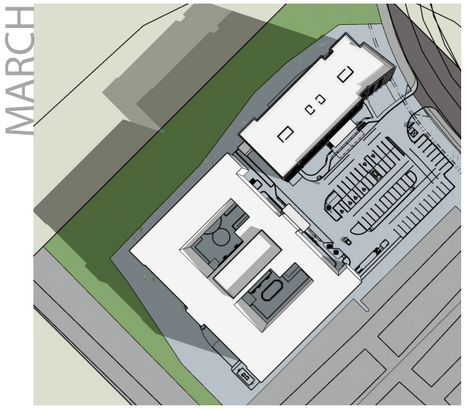
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4103 PALLADIUM WAY
URBAN DESIGN BRIEF

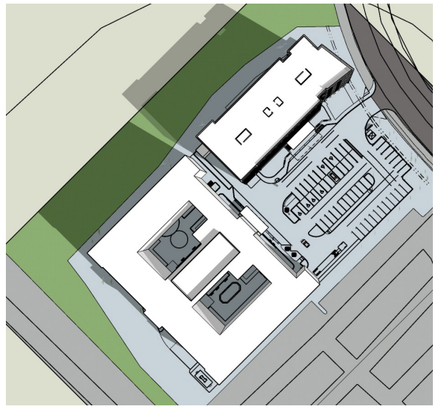
EXISTING CONDITION:
5 STOREY LONG TERM CARE BUILDING
(CURRENTLY UNDER CONSTRUCTION)

SUN/ SHADOW STUDY

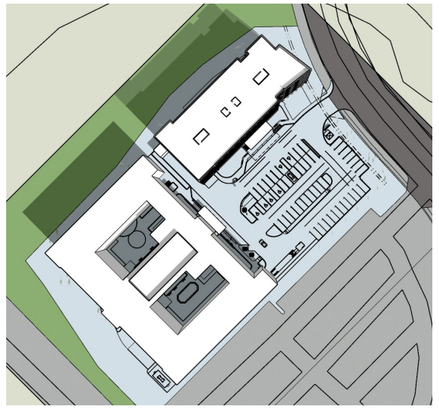
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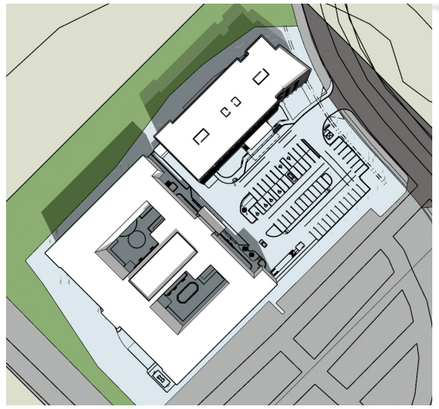
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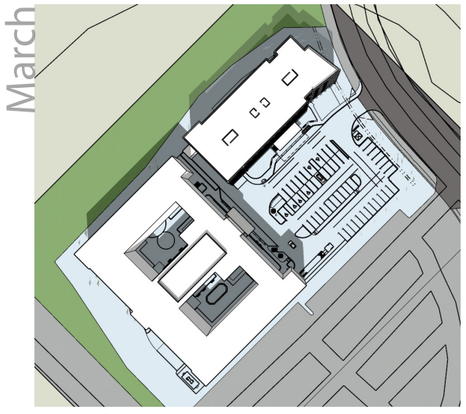


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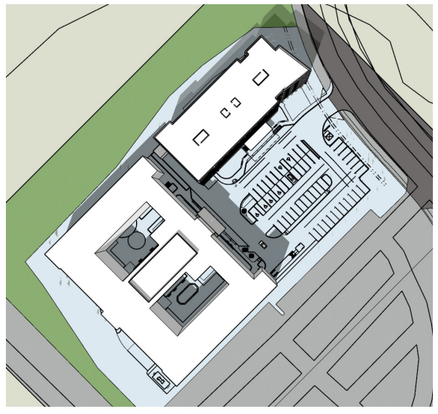


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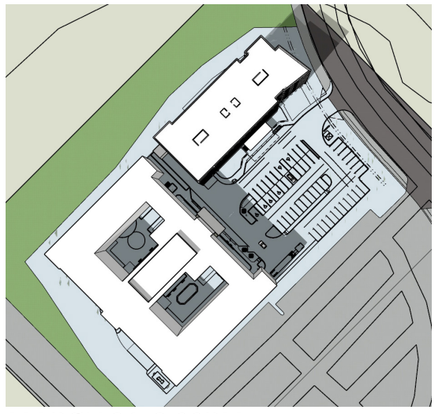
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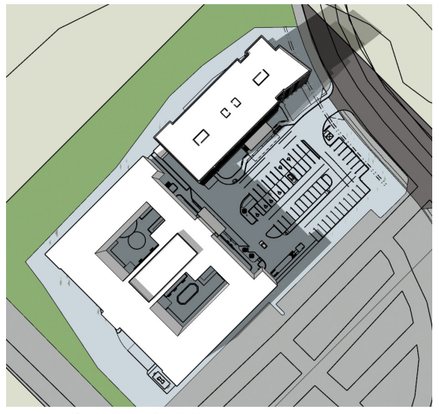
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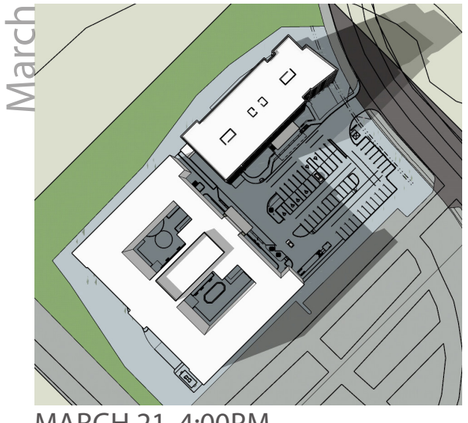


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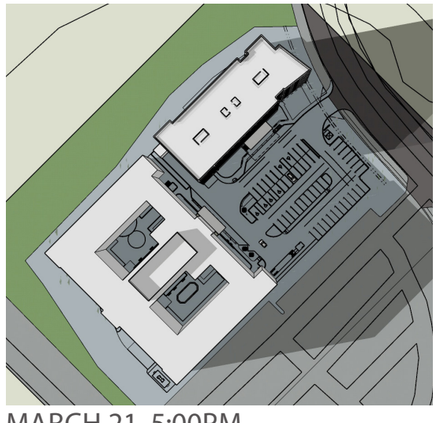


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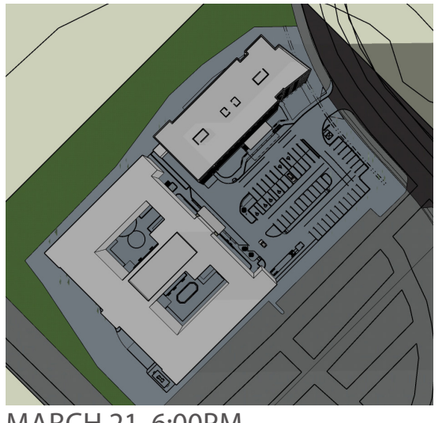
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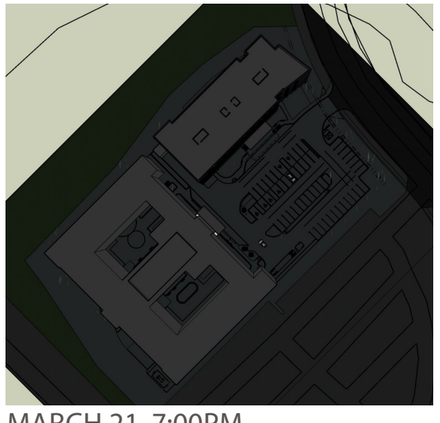
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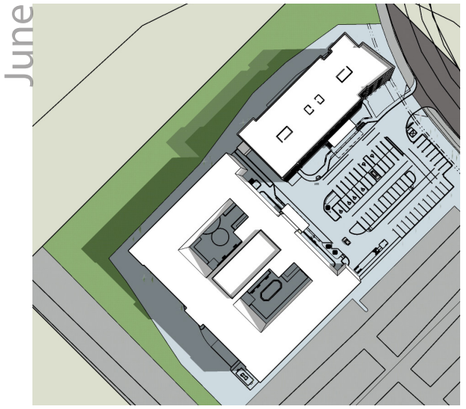


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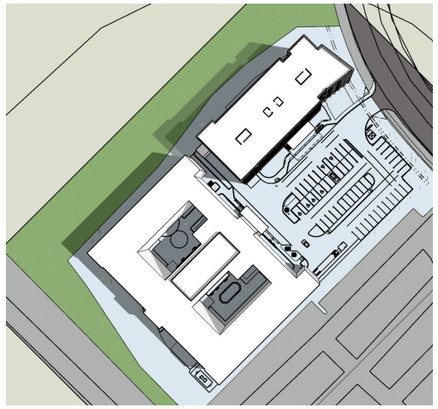


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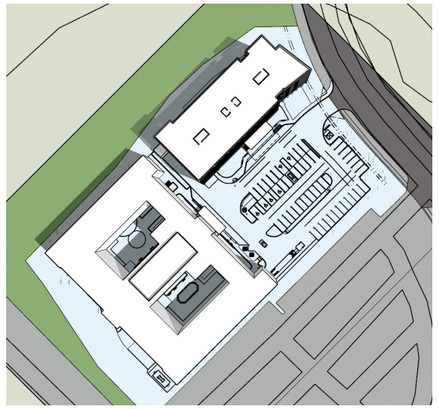
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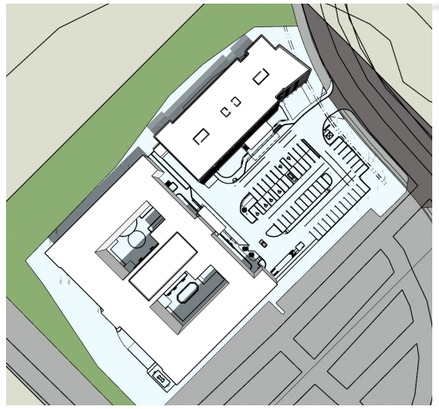
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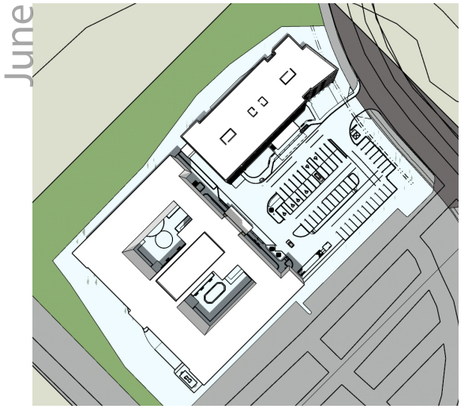


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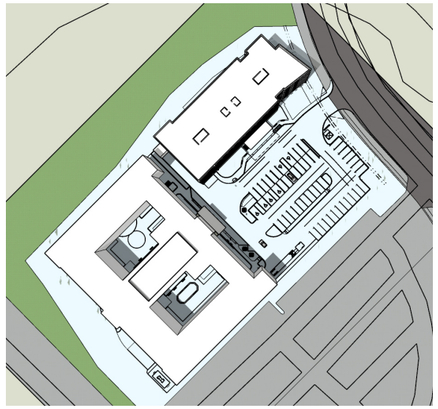


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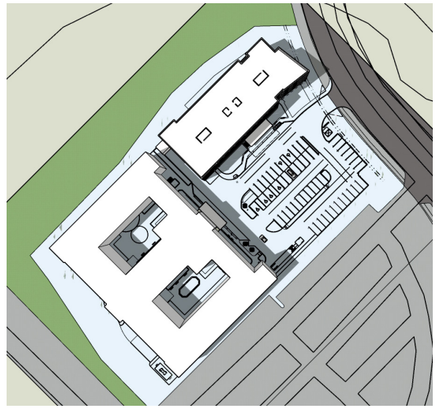
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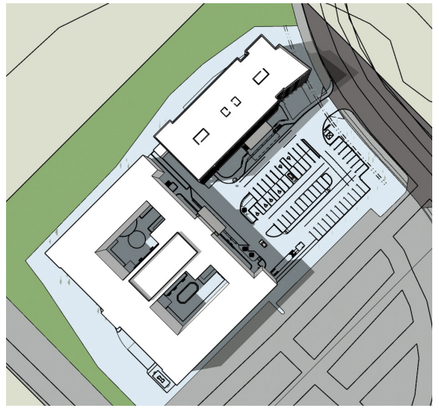
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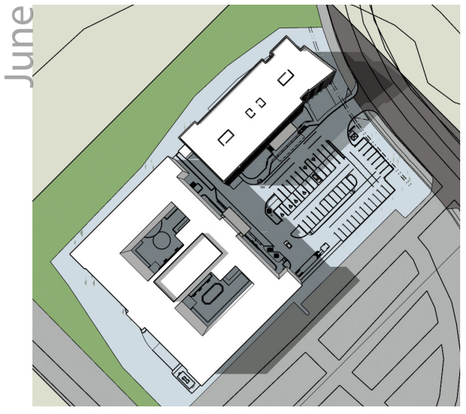


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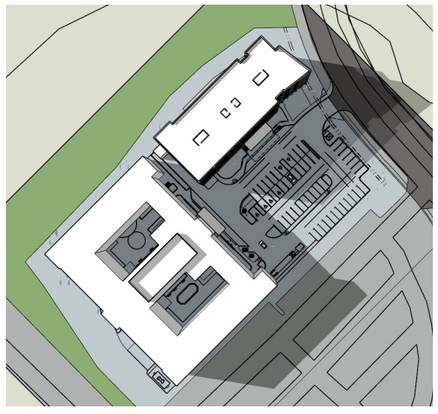


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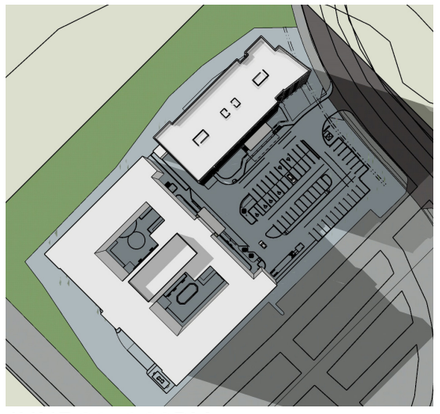
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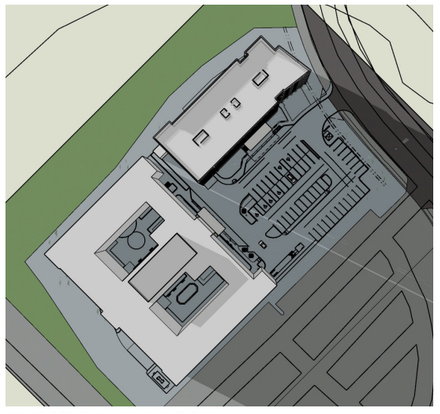
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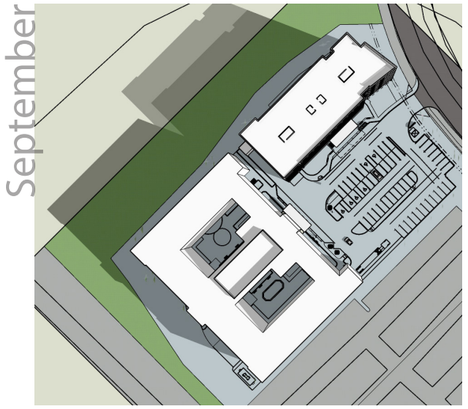


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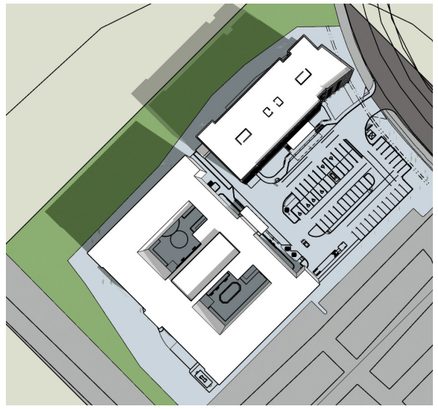


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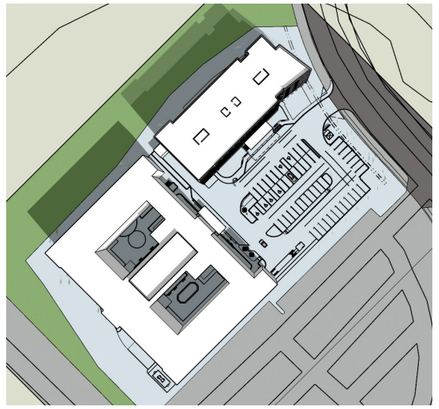
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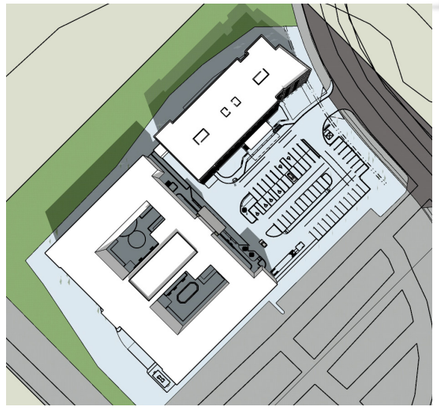
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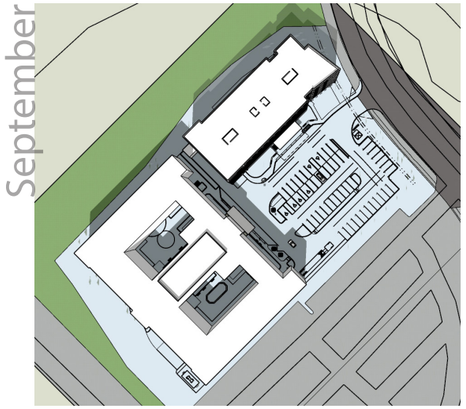


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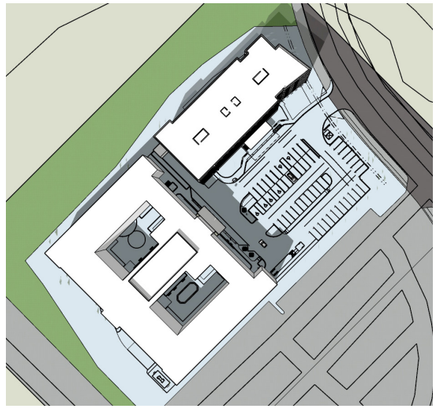


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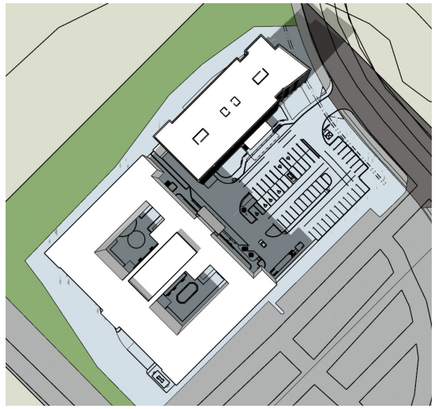
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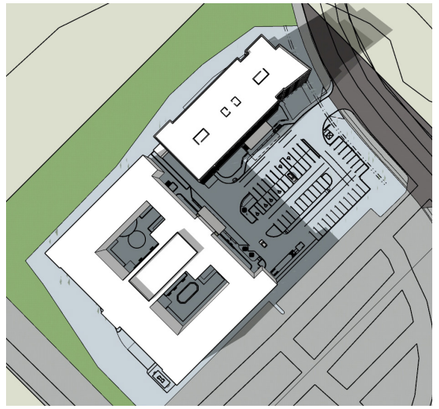
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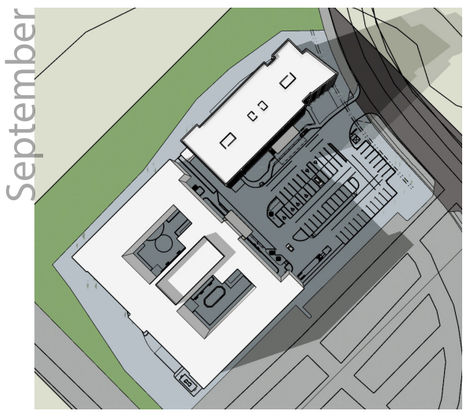


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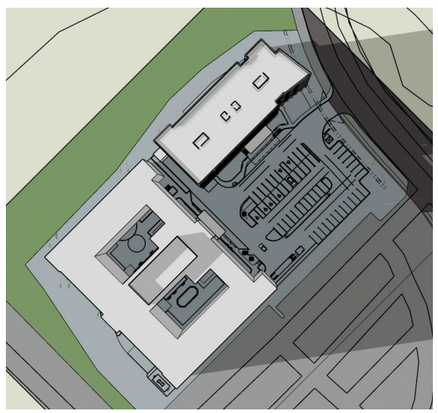


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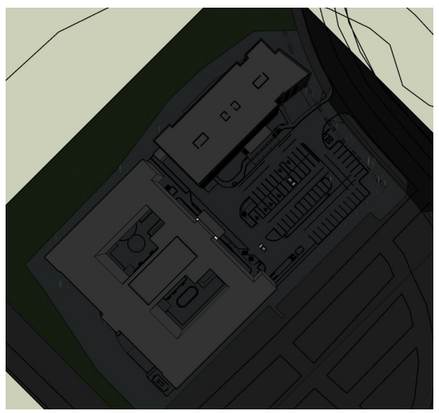
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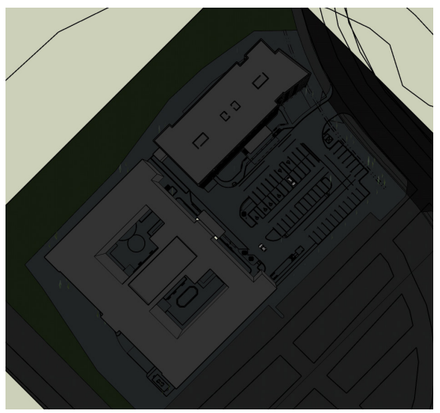
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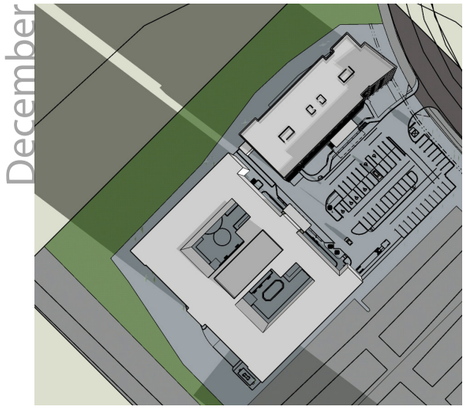


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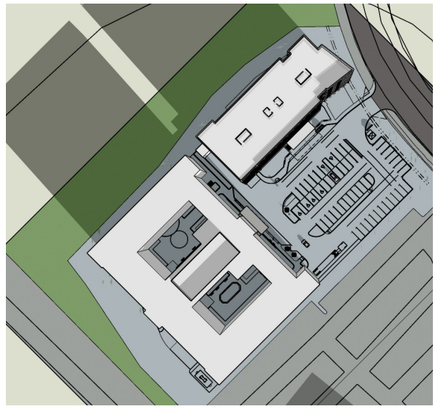


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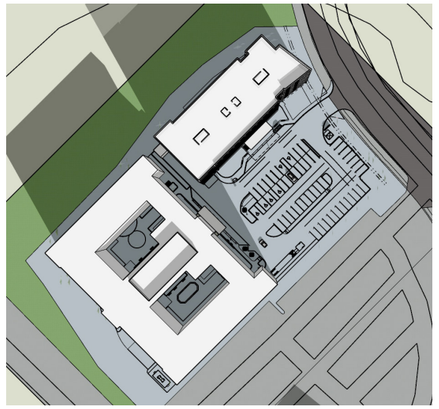
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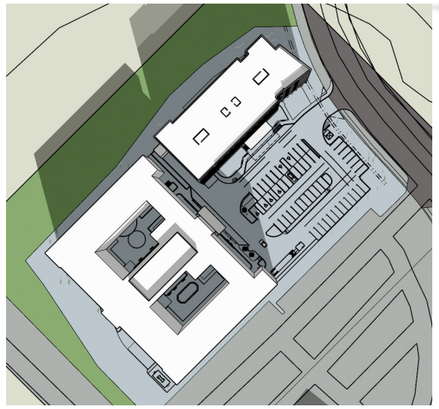
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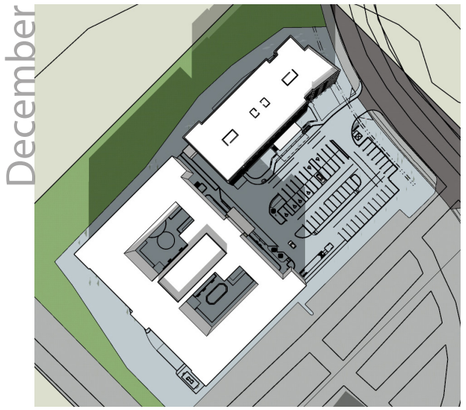


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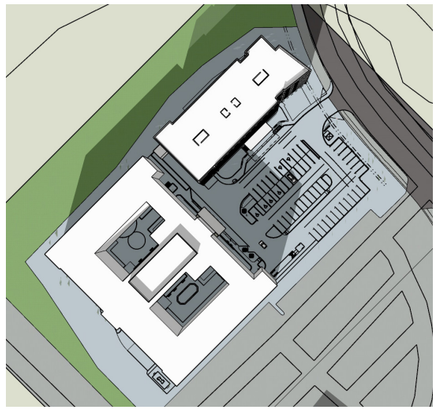


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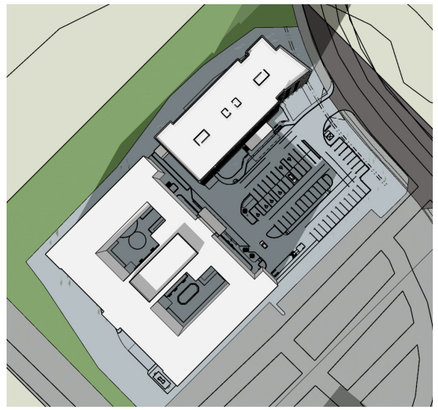
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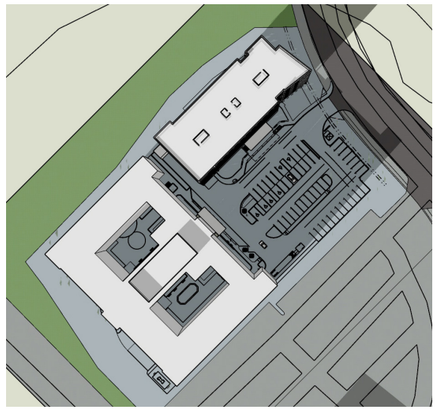
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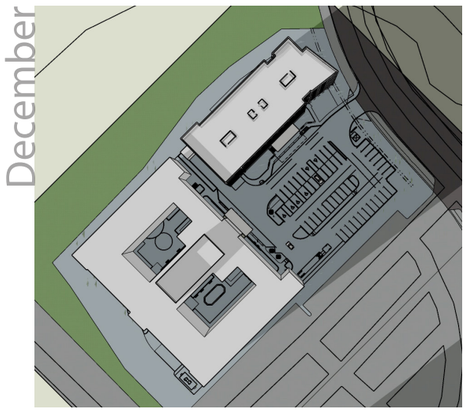


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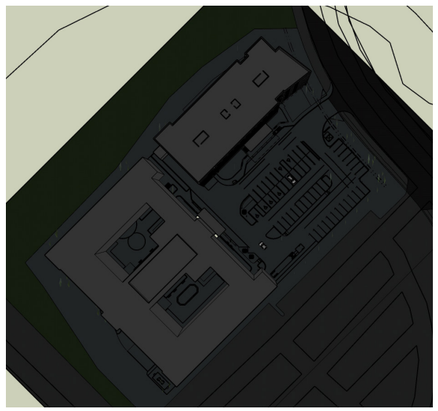


DECEMBER 21, 3:00PM

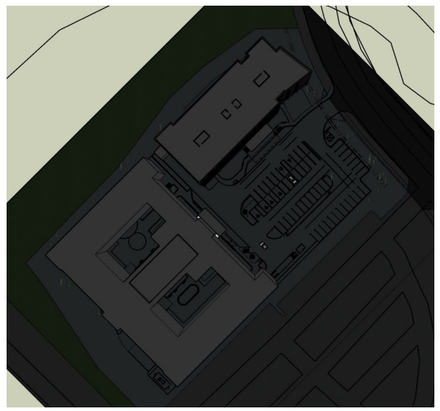
December



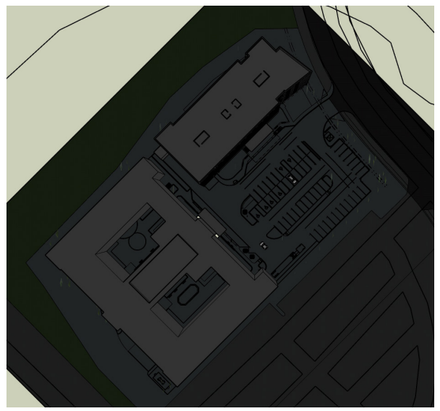
DECEMBER 21, 4:00PM



DECEMBER 21, 5:00PM



DECEMBER 21, 6:00PM



DECEMBER 21, 7:00PM