SUN/SHADOW STUDY FOR
PROPOSED TOWNHOUSE DEVELOPMENT

2095 PROSPECT STREET
BURLINGTON, ONTARIO

DECEMBER 11TH, 2017

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Date: December 11, 2017

Project: 2095 Prospect Street,
Burlington, ON

File Ref: 17108

Sun/Shadow Study

The images included in this sun/shadow study are an illustration of the effects of shadows of the proposed three (3) storey development at 2095 Prospect Street on the surrounding properties. The base plan was drawn from a combination of the site survey (October 20, 2016, by S. Dan McLaren), interactive Maps from the City of Burlington website (zoning by-law hardcopy from Navigate Burlington) and Google Earth images in Google SketchUp. The images for this study were produced using SketchUp Pro's Shadow Engine and Geo-Location tool. All images in this document are scaled at 1:1000 and are all illustrated in colour. The first two pages are the key plan and reference plan showing the areas surrounding the proposed development that were included in the shadow study. The remaining pages, 3-11, show the proposed and existing shadow images for the proposed development on March 21, June 21 and December 21.

Shadow images have been provided at specific times as per the City of Burlington's Site Plan Application Guidelines, Section 12.10 - "Standardized Shadow Impact Criteria". Pages 3-5 of the study show the proposed development on March 21 at the following times: 9:30am, 12:30pm, and 3:30pm. Pages 6-8 of the study show the proposed development on June 21 at the following times: 9:30am, 12:30pm, and 3:30pm. Pages 9-11 of the study show the proposed development on December 21 at the following times: 9:30am, 12:30pm, and 3:30pm.

In review of these images we have determined that the shadows of the proposed development do not fall on any properties to the south. The shadows of the proposed development fall on five (5) properties to the north of the site, one (1) property to the west of the site and one (1) property to the east of the site.

The shadows of the proposed development fall on five (5) properties to the north of the proposed development. 2078 Maplewood Drive is impacted for one (1) test time on March 21 at 9:30am. 2084 Maplewood Drive is impacted for one (1) test time on March 21 at 9:30am, and one (1) test time on December 21 at 9:30am. 2092 & 2098 Maplewood Drive are impacted for one (1) test time on March 21 at 9:30am, and two (2) test times on December 21 at 9:30am and at 12:30pm. 2104 Maplewood Drive is impacted for two (2) test times on December 21 at 9:30am, and at 12:30pm.

The shadows of the proposed development fall on one (1) property to the west of the proposed development. This property contains one (1) back to back townhouse block which consists of four (4) units, 2079, 2081, 2083 & 2085 Prospect Street. The shadows of the proposed development fall on the rear yard of the back to back townhouse block for one (1) test time on March 21 at 9:30am, and one (1) test time on June 21 at 9:30am.

The shadows of the proposed development fall on one (1) property to the east of the proposed development, Optimist Park. The area affected by the shadows of the proposed development is the west corner of the park which is the outfield of the baseball field. The largest area of impact on the park is during December 21 in the late afternoon; this time is presumably when the outfield would have minimal use. The shadows of the proposed townhouse development fall on Optimist Park for two (2) test times on March 21 at 12:30pm and at 3:30pm, one (1) test time on June 21 at 3:30pm, and two (2) test times on December 21 at 12:30pm and at 3:30pm.

Included in this document:

- 1 page summary of sun/shadow study
- 1 page key plan
- 1 page reference plan
- 9 pages of illustrations of the proposed development situation



NO.	REVISION/ISSUE

NORTH N

PROJECT

PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
KEY PLAN

Scale: 1:1000	Drawn by: NC
Date: DECEMBER 11, 2017	Checked by: RE
Project No. 17108	Drawing No. 01

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2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
REFERENCE PLAN

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 02

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PROJECT

PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
MARCH 21 9:30AM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 03

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PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
MARCH 21 12:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 04

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PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
MARCH 21 3:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 05

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PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
JUNE 21 9:30AM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 06

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SHADOW STUDY
JUNE 21 12:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
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Drawing No. 07

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SHADOW STUDY
JUNE 21 3:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 08

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DRAWING TITLE

SHADOW STUDY
DECEMBER 21 9:30AM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 09

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PROPOSED 3 STOREY STACKED TOWNHOUSES

2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
DECEMBER 21 12:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 10

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2095 PROSPECT STREET- BURLINGTON - ONTARIO

DRAWING TITLE

SHADOW STUDY
DECEMBER 21 3:30PM

Scale: 1:1000
Date: DECEMBER 11, 2017
Project No. 17108
Drawn by: NC
Checked by: RE
Drawing No. 11

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