

**26-38 Hounslow Ave, North York, ON M2N 2A8**

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SUN SHADOW STUDY  
March 06, 2024

STUDIO**JCI**

## Summary

Official Plan Policy 3.1.3(5) requires that new development be located and massed to ensure access to sunlight and daylight in the public realm. Policy 3.1.4(10) further provides that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties and maximize access to sunlight and sky view from the public realm. Policy 3.2.3(3) requires that the effects of development on parks and open spaces, including additional shadows, “be minimized as necessary to preserve their utility”. The policies specific to the *Mixed Use Areas* designation require buildings to be located and massed to adequately limit shadow impacts upon adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes (Policy 4.5(2)(d)).

Accordingly, a shadow study has been prepared by Studio JCI to assess the shadow impacts of the proposal. In accordance with the City’s terms of reference, shadow impacts have been analyzed for the spring/fall equinoxes (March / September 21<sup>st</sup>) and the summer solstice (June 21<sup>st</sup>) between the hours of 9:18 a.m. and 6:18 p.m. The study includes shadows for the existing context of the site and surrounding area, as well as the shadows created from the proposal and surrounding approved buildings. The shadow study demonstrates that the proposal would not result in any unacceptable incremental shadowing on neighbouring streets, properties that are designated *Neighbourhoods* and *Parks* and open spaces.

The closest *Neighbourhoods* designated lands, identified as the east relevant residential property line associated with the property at 60 Hounslow Avenue, are located approximately 67.5 metres to the west, west of Beecroft Road and Kempford Parkette. The study demonstrates that on the spring and fall equinoxes and the summer solstice, the proposal will generate minor incremental shadows on a select few *Neighbourhoods* designated properties to the northwest in the morning hours, moving swiftly to the east by 11:18 a.m. on March 21<sup>st</sup> and by 10:18 a.m. on June 21<sup>st</sup> and September 21<sup>st</sup>. In our opinion, the incremental shadows produced by the proposal on *Neighbourhoods* designated lands are minor and in keeping with the extent and nature of the shadows cast on *Neighbourhoods* designated lands west of Beecroft Road by existing and approved buildings in proximity to the site, including 5400 Yonge Street, 75 Canterbury Place, 68 Canterbury Place, and 503 and 509 Beecroft Road.

In terms of parks and open spaces, the shadow study demonstrates that the proposal would cast minor incremental shadows on the Kempford Parkette in the morning hours. On March 21<sup>st</sup>, the proposal will cast minor incremental shadows on the northernmost portion of the parkette at 9:18 a.m. (the balance of the parkette will be shadowed by 5400 Yonge Street at this time). By 10:18 a.m., only the northernmost tip of the parkette is shadowed by the proposal, with the shadows moving off the space by 11:18 a.m. On the summer solstice, the proposal casts very minor shadows on the southernmost portion of Kempford Parkette at 9:18 a.m. and the easternmost sliver of the space at 10:18 a.m. The shadow moves quickly off the space by 11:18 a.m. On September 21<sup>st</sup>, the proposal will cast very minor shadows on the northernmost portion of the parkette in the morning hours, moving off the space by 11:18 a.m. In our opinion, the minor shadow impacts on this parkette are minimized as necessary to preserve its utility in accordance

with Policy 3.2.3(3). We note that the proposal will not cast any shadows on the approved park to the south at 5400 Yonge Street due to its location north of space.

The proposal has also been designed to limit shadow impacts on the outdoor amenity spaces of 5444 Yonge Street (located immediately north of the site) through the provision of a generous building setback from the mutual property line, and an additional step back at the tower levels. While the complete absence of new shadows on these spaces is not achievable given the site's location immediately south of this property, the shadows move swiftly across the property ensuring that all amenity areas have multiple consecutive hours of sunlight at varying times of day during the spring and fall equinoxes and the summer solstice.

We note that many of the amenity spaces are already shadowed given the concentration of mature trees across the 5444 Yonge Street property (particularly surrounding the tennis court). Furthermore, we note that given the location of the amenity spaces immediately north of the site, even a building with the 'as-of-right' heights set out in the Secondary Plan would generate shadows on these spaces. Based on the foregoing, it is our opinion that the shadow impacts generated by the proposal on these spaces are adequately limited, in accordance with Official Plan Policy 3.1.4(10)(b).

With respect to adjacent streets and sidewalks, the shadow study demonstrates that the proposal would not produce any incremental shadowing on the Hounslow Avenue right-of-way at of the assessed times during the spring and fall equinoxes and the summer solstice. On March 21<sup>st</sup>, the proposal would produce minor incremental shadowing on the Beecroft Road rights-of-way from 9:18 a.m. until 11:18 a.m. and on the Yonge Street right-of-way from 5:18 p.m. to 6:18 p.m. On June 21<sup>st</sup>, the proposal would not impact any area streets with the exception of a minor shadow cast on Beecroft Road from 9:18 a.m. until 10:18 a.m. On September 21<sup>st</sup>, the proposal would produce very minor incremental shadowing on the Beecroft Road rights-of-way from 9:18 a.m. until 11:18 a.m. and the Yonge Street right-of-way from 4:18 p.m. to 5:18 p.m.

Based on the foregoing analysis, it is Bousfields' opinion that the incremental shadow impact on neighbouring properties, sidewalks and open spaces would be "adequately limited" in accordance with the applicable Official Plan policies, having regard for the site's location within an urban context in proximity to numerous tall slab-style and point-tower buildings, and in a "strategic growth area", "urban growth centre", and "major transit station area" which is served by "frequent transit" and "higher order transit".



Existing

March 21, 9:18 AM

0 10 20 50 100 200m



Proposed

March 21, 9:18 AM

0 10 20 50 100 200m



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|--------------|------------------------------|------------------------------|--|
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| Parks        | Shadow of Existing Massing   | Shadow of Applicant Proposal | As-of-Right North York Centre SP massing (3.4 FSI, 9 ST) |
| Curb         | Approved/Not Yet Constructed | Site Existing Massing        | Shadow of As-of-Right North York Centre SP massing       |

## Sun Shadow Study

20 De Boers Drive, suite 525  
Toronto, Ontario, M3J 0H1  
t. 416 901 6528 www.studiojci.com

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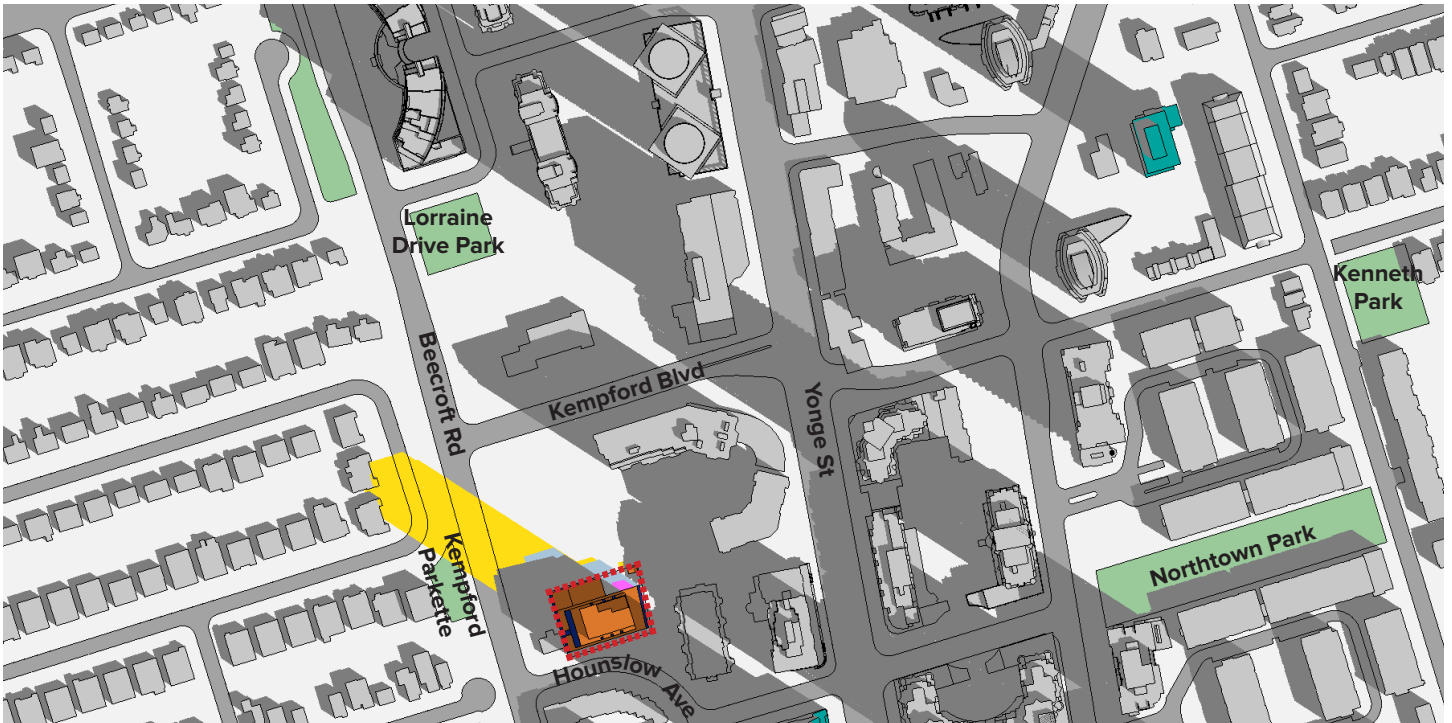
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Scale: NTS  
Date: 03.06.2024



Existing

March 21, 10:18 AM

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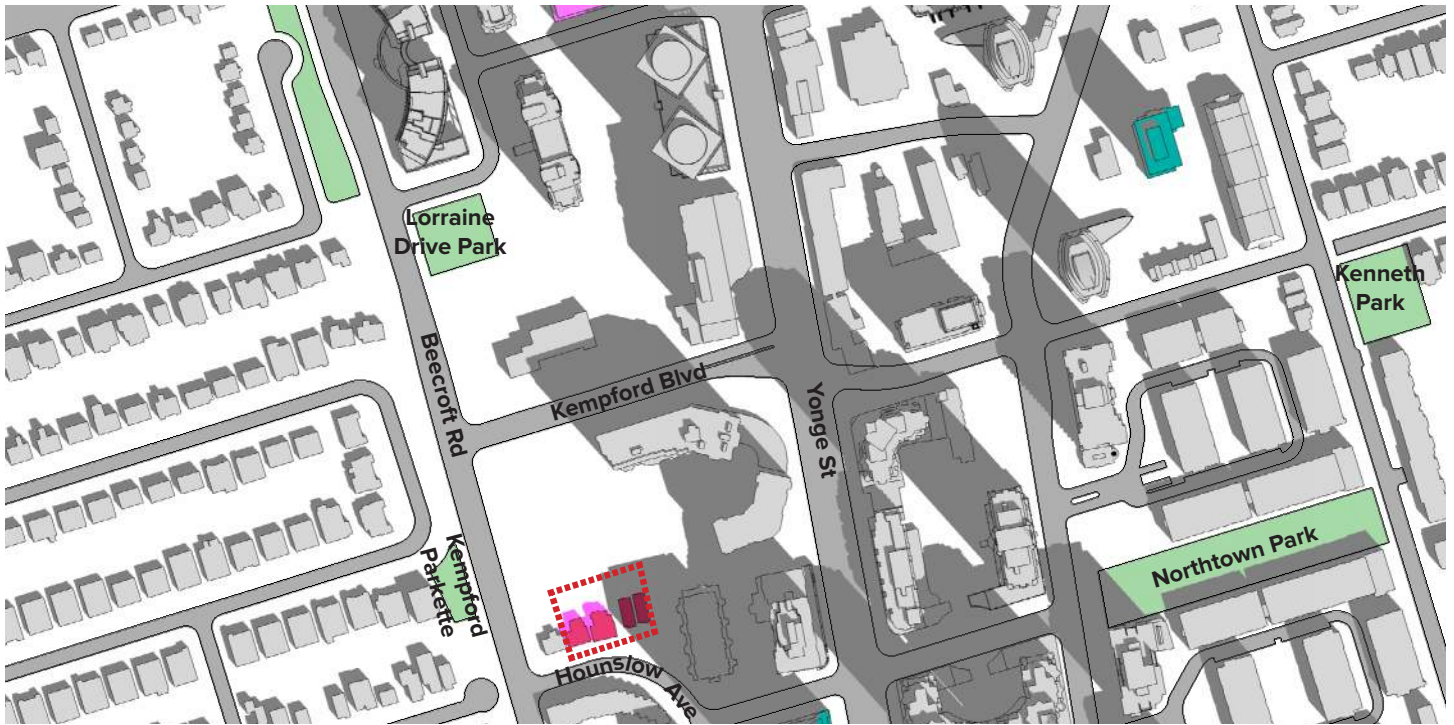
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Existing

March 21, 11:18 AM

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Proposed

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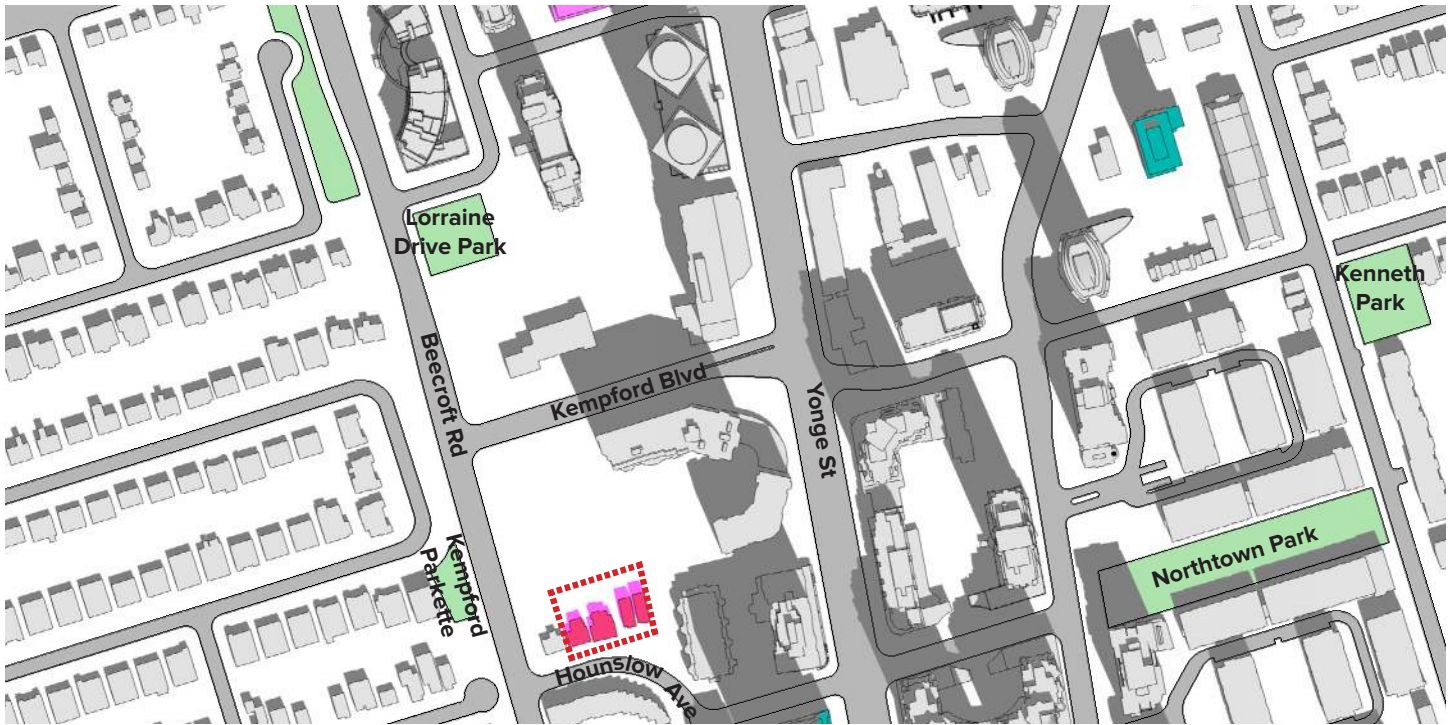
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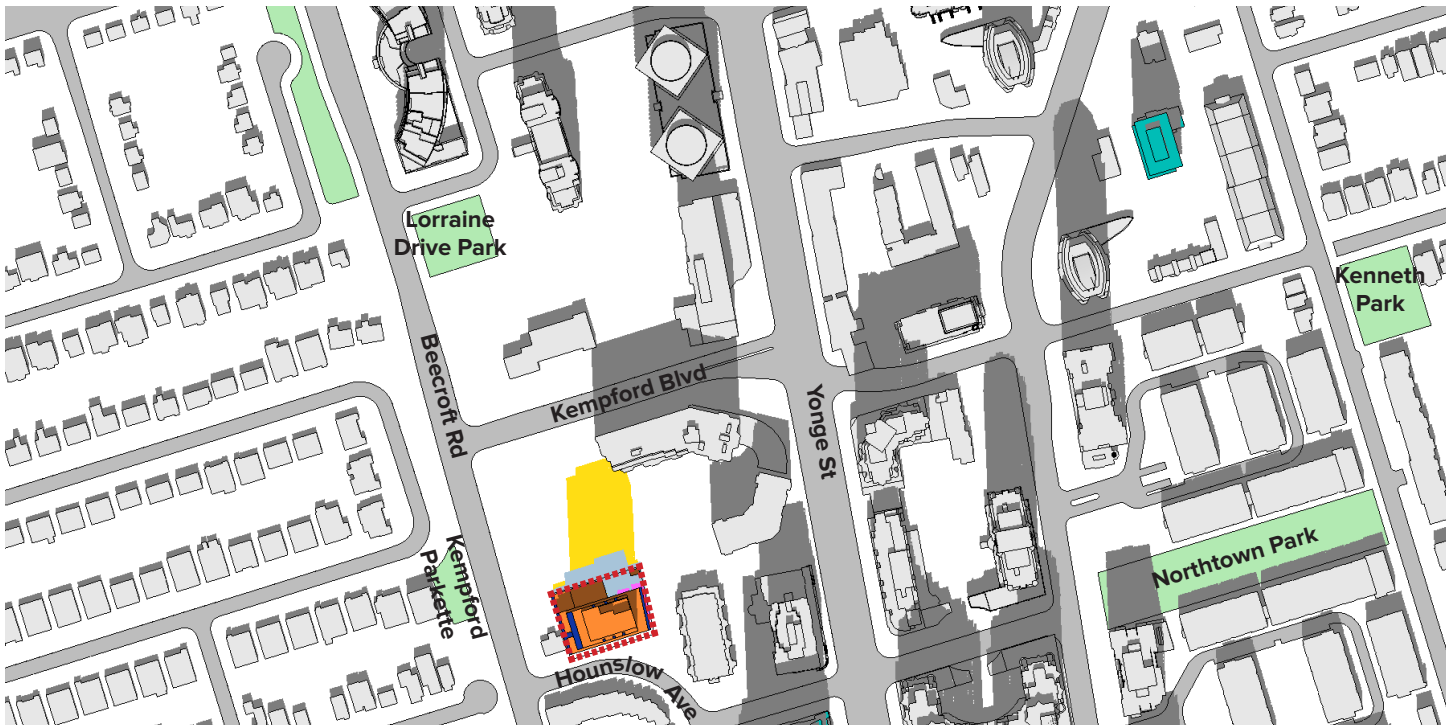




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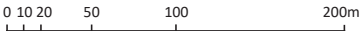
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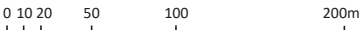
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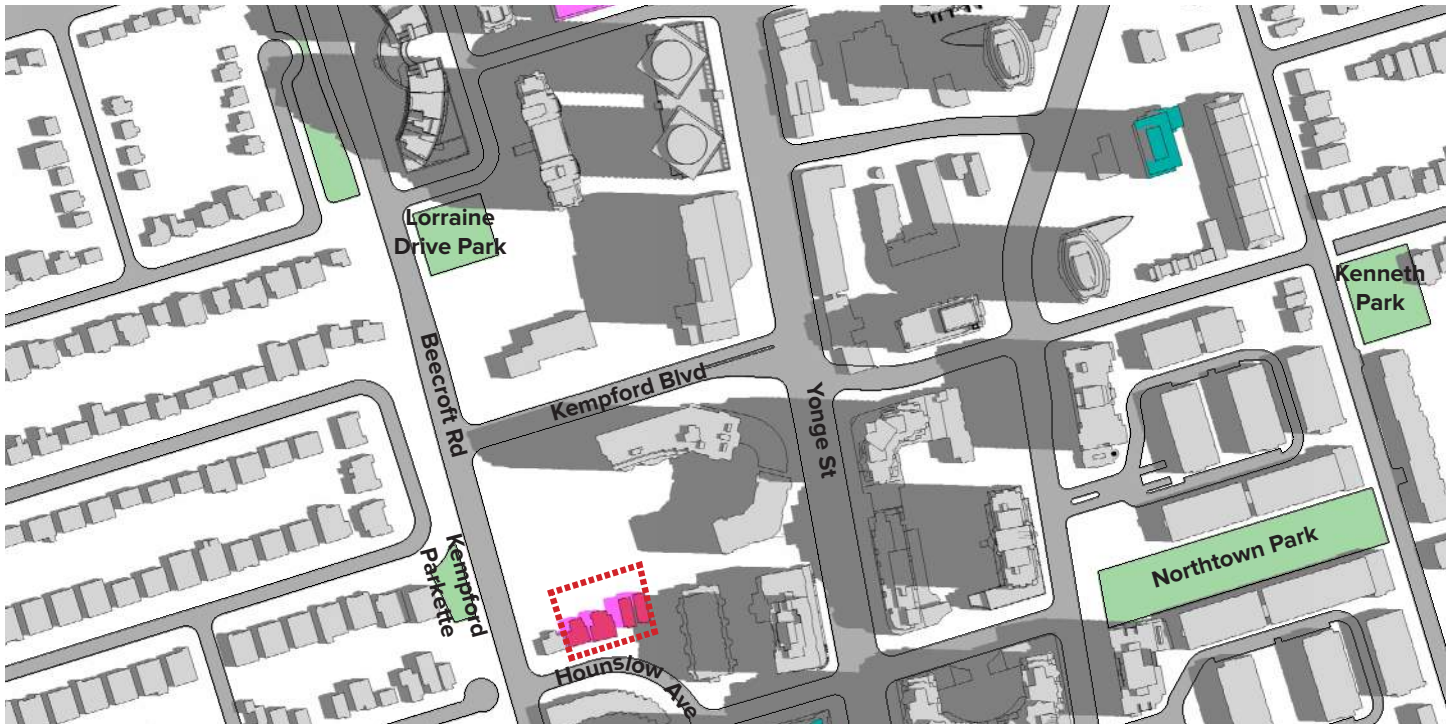
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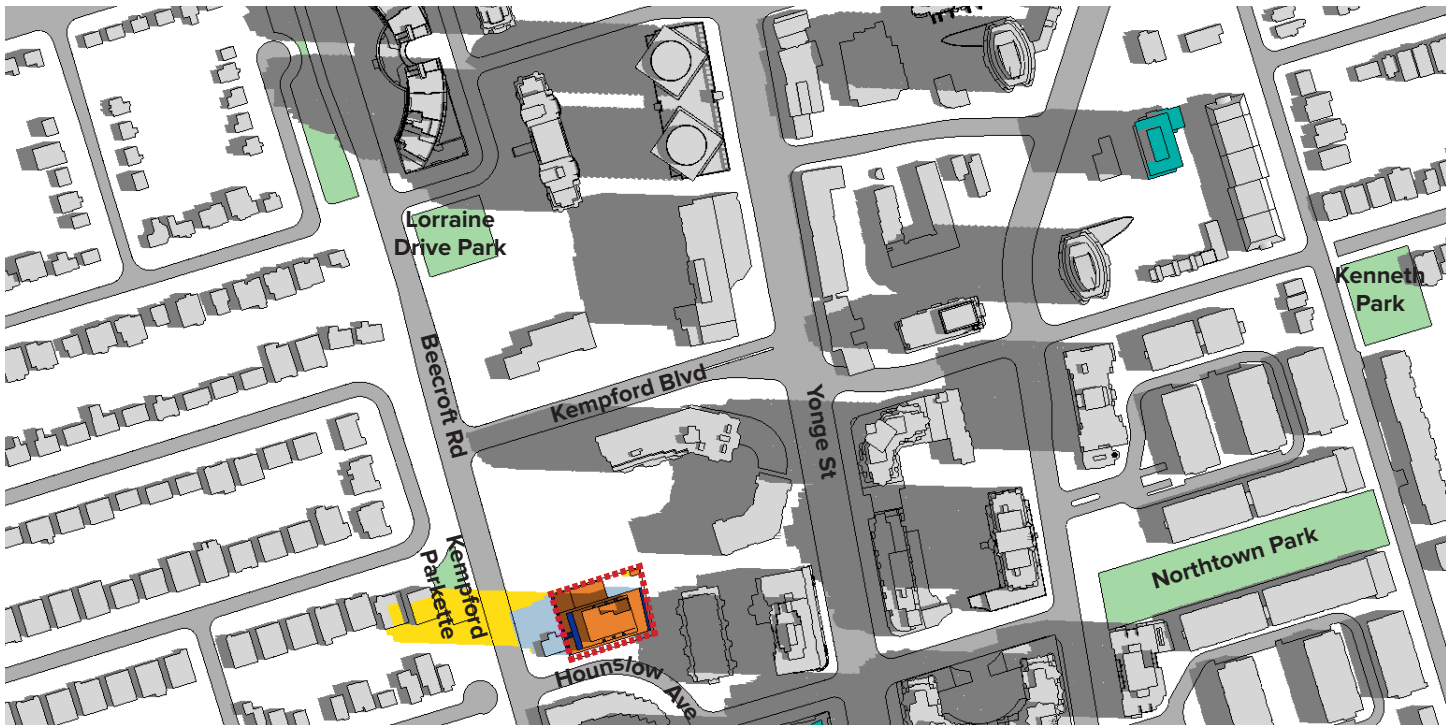
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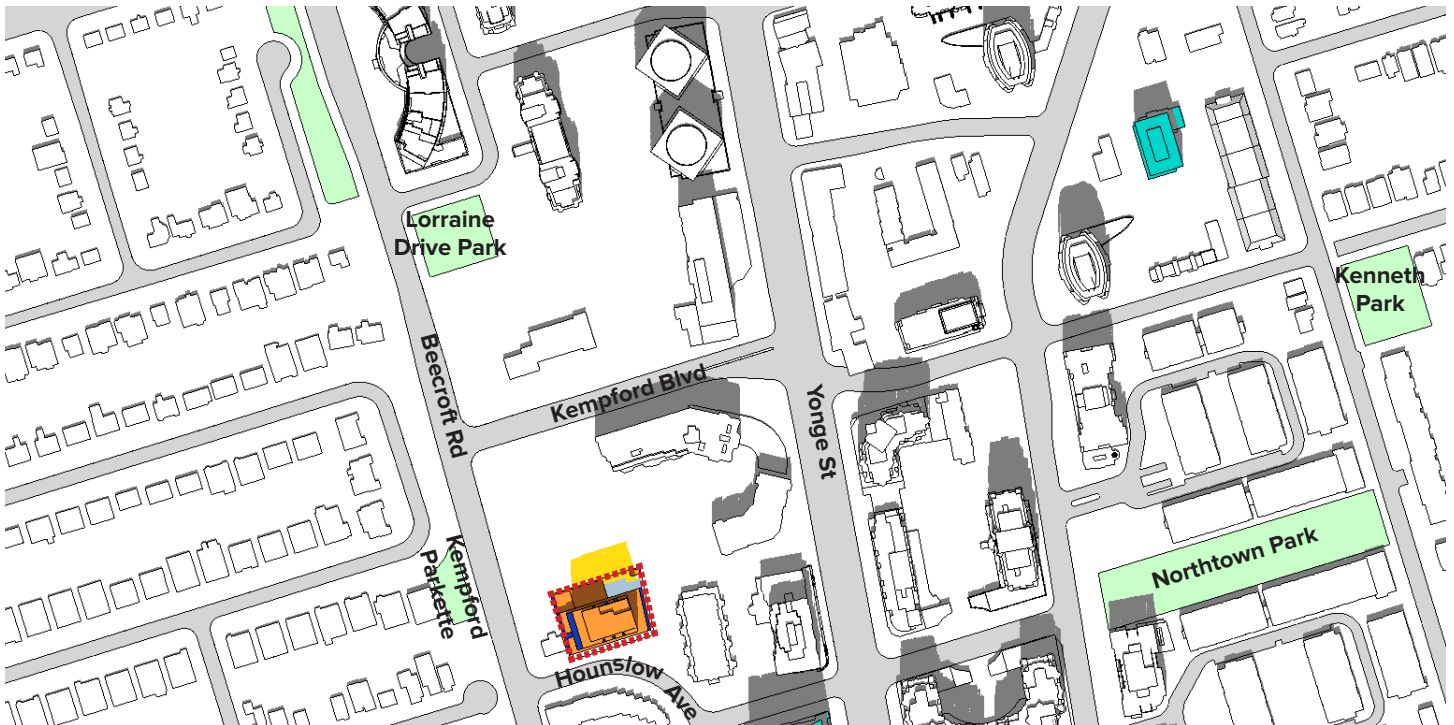




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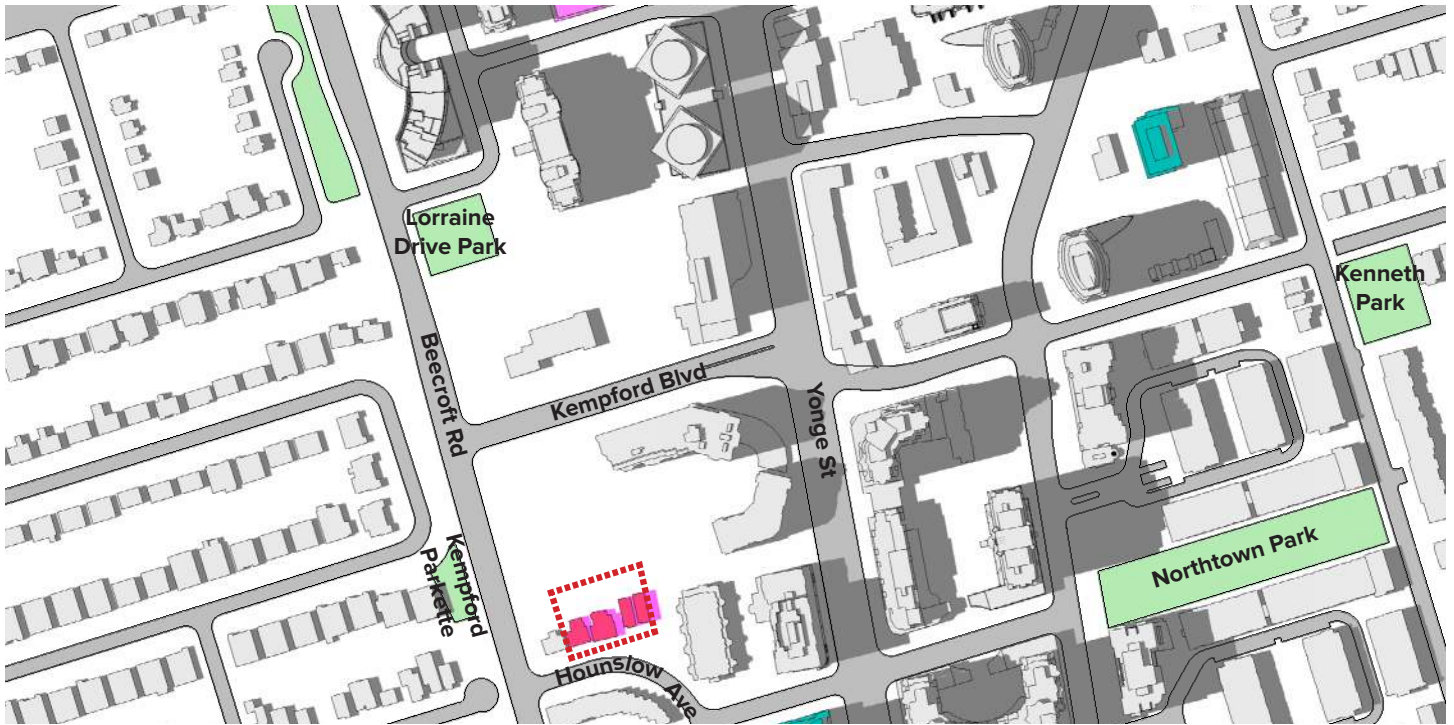
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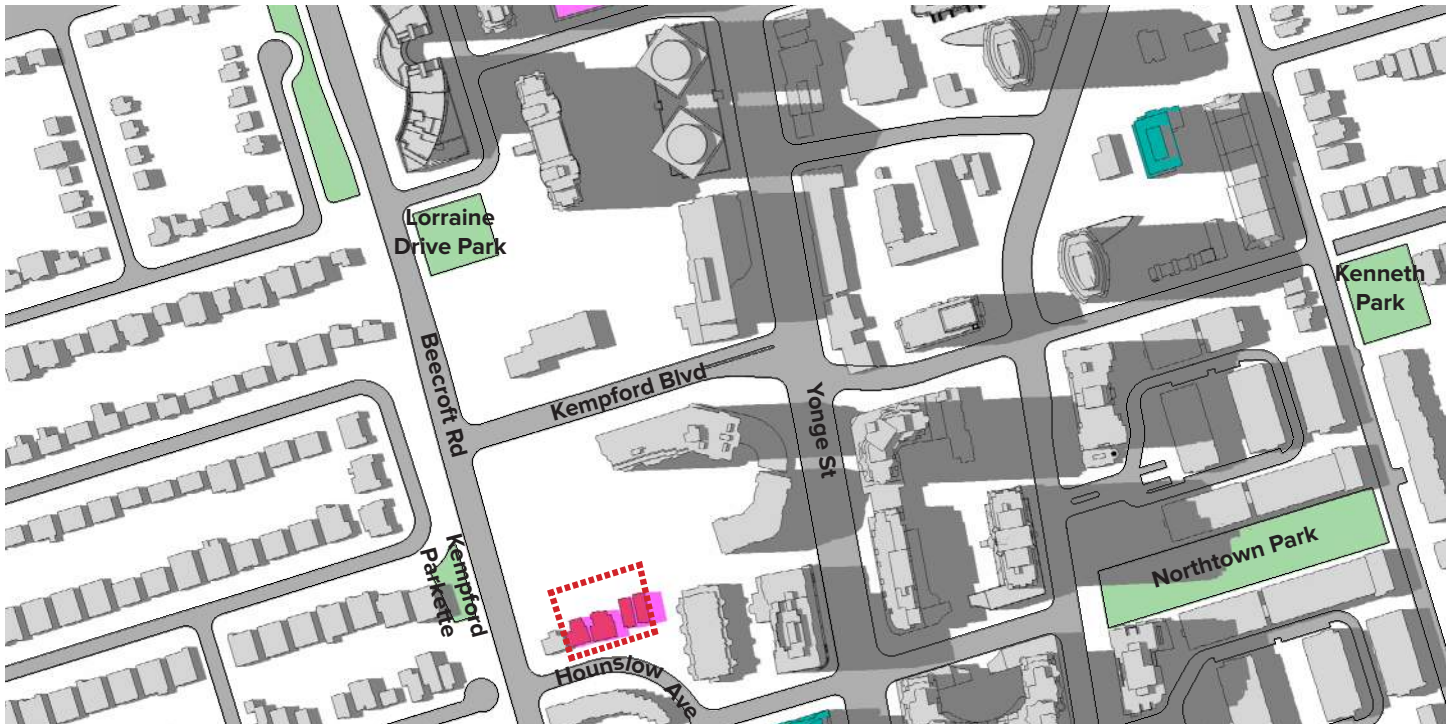
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| Subject Site | Existing Massing             | Applicant Proposal           | Shadow of Site Existing Massing                          |
| Parks        | Shadow of Existing Massing   | Shadow of Applicant Proposal | As-of-Right North York Centre SP massing (3.4 FSI, 9 ST) |
| Curb         | Approved/Not Yet Constructed | Site Existing Massing        | Shadow of As-of-Right North York Centre SP massing       |

## Sun Shadow Study

20 De Boers Drive, suite 525  
Toronto, Ontario, M3J 0H1  
t. 416 901 6528 www.studiojci.com

**STUDIOJCI**

Address: 26-38 Hounslow Ave, North York,  
Scale: NTS  
Date: 03.06.2024





Existing

0 10 20 50 100 200m

September 21, 12:18 PM



Proposed

0 10 20 50 100 200m

September 21, 12:18 PM



- |              |                              |                              |  |
|--------------|------------------------------|------------------------------|--|
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Existing

September 21, 1:18 PM

0 10 20 50 100 200m



Proposed

September 21, 1:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
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Existing

September 21, 2:18 PM

0 10 20 50 100 200m



Proposed

September 21, 2:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
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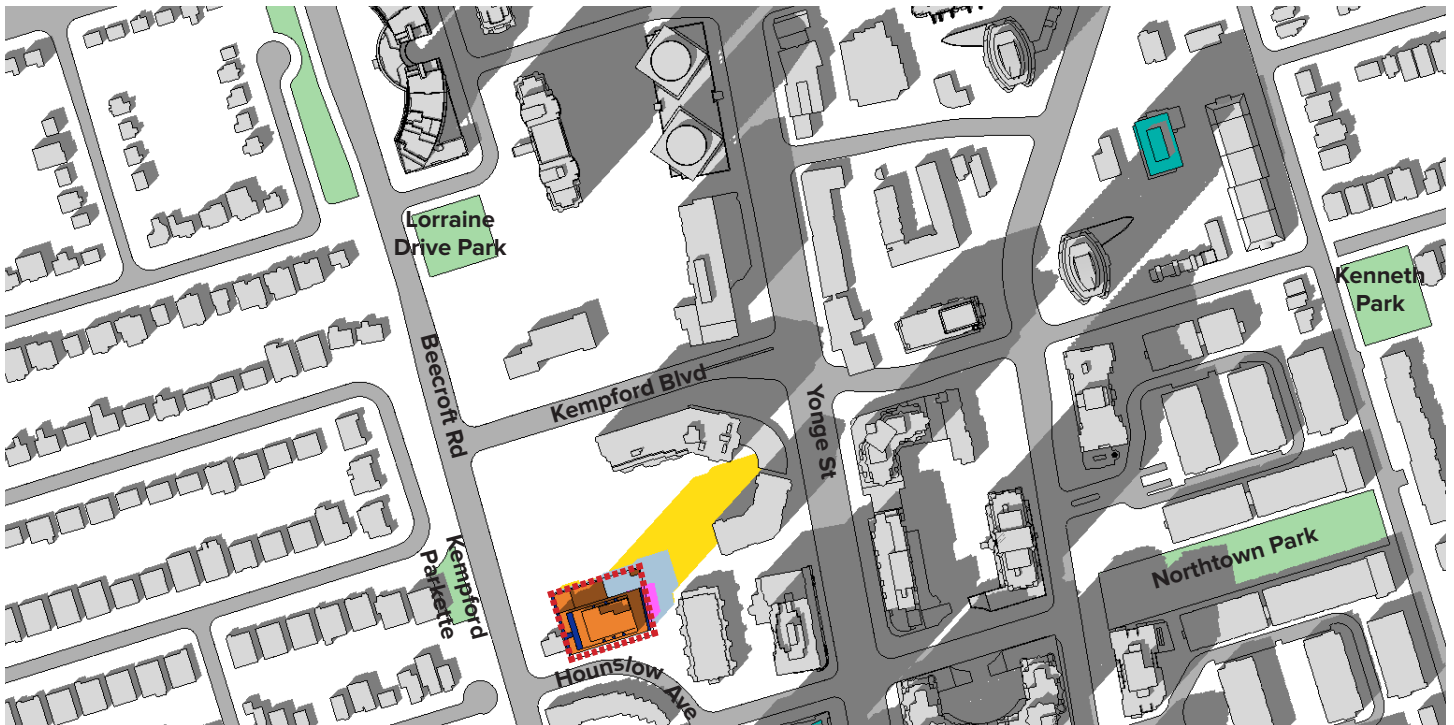




Existing

September 21, 3:18 PM

0 10 20 50 100 200m



Proposed

September 21, 3:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
|--------------|------------------------------|------------------------------|--|
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Existing

September 21, 4:18 PM

0 10 20 50 100 200m



Proposed

September 21, 4:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
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Existing

September 21, 5:18 PM

0 10 20 50 100 200m



Proposed

September 21, 5:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
|--------------|------------------------------|------------------------------|--|
| Subject Site | Existing Massing             | Applicant Proposal           | Shadow of Site Existing Massing                          |
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Date: 03.06.2024



Existing

September 21, 6:18 PM



Proposed

September 21, 6:18 PM



Subject Site	Existing Massing	Applicant Proposal	Shadow of Site Existing Massing
Parks	Shadow of Existing Massing	Shadow of Applicant Proposal	As-of-Right North York Centre SP massing (3.4 FSI, 9 ST)
Curb	Approved/Not Yet Constructed	Site Existing Massing	Shadow of As-of-Right North York Centre SP massing

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Scale: NTS  
Date: 03.06.2024

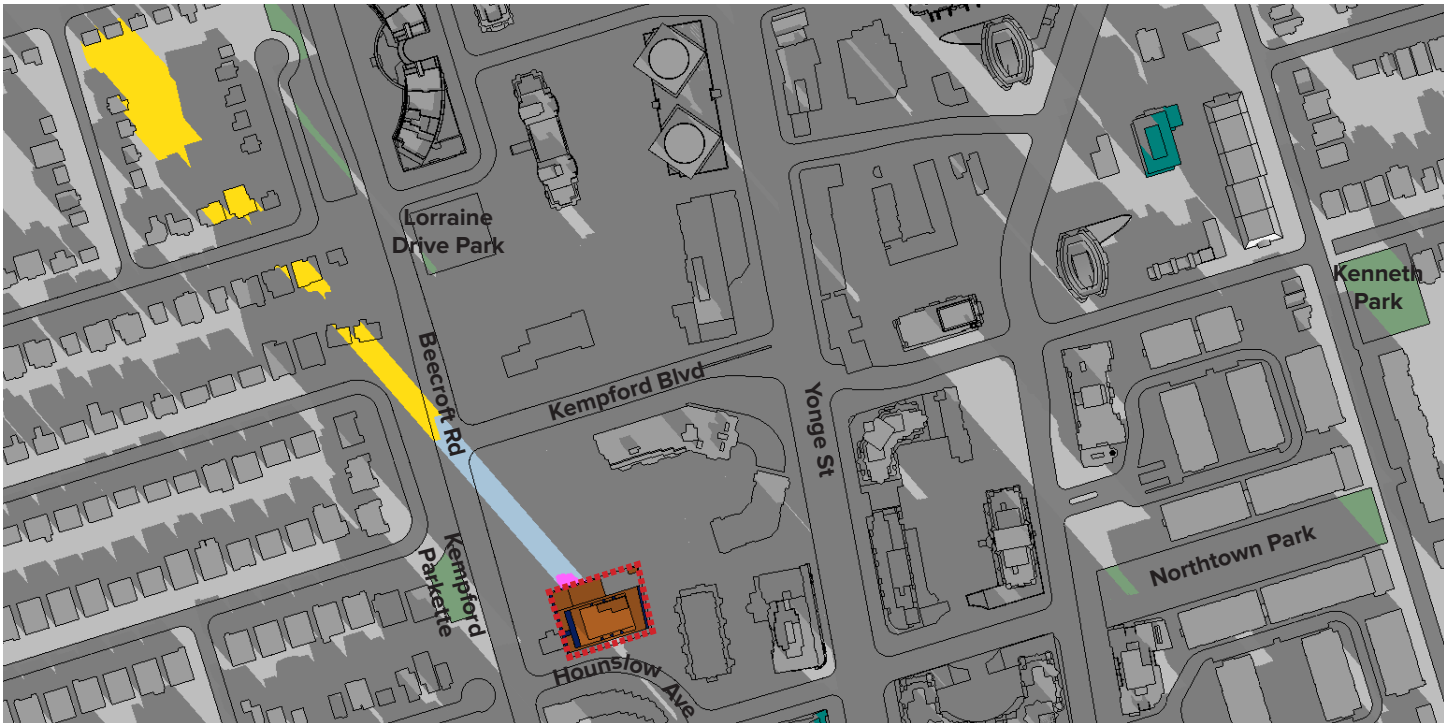




Existing

December 21, 9:18 AM

0 10 20 50 100 200m



Proposed

December 21, 9:18 AM

0 10 20 50 100 200m



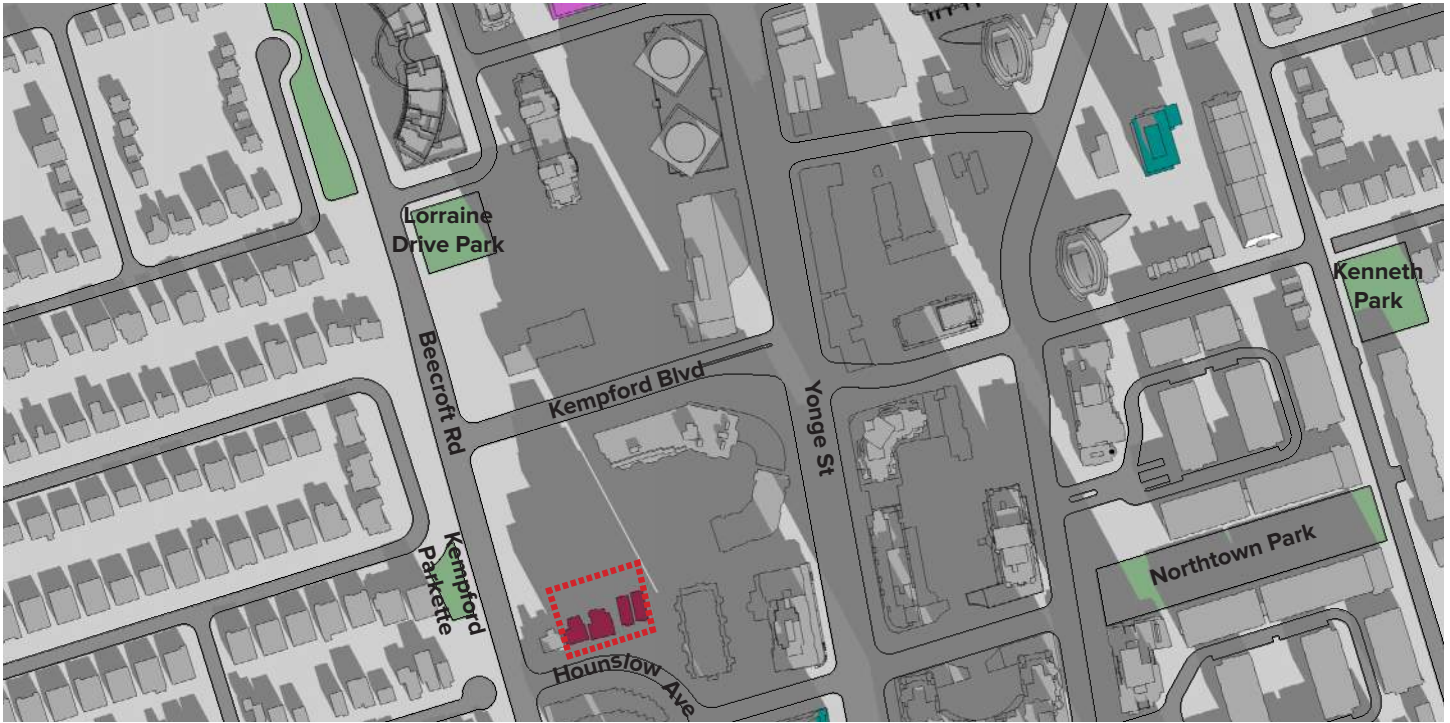
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|--------------|------------------------------|------------------------------|--|
| Subject Site | Existing Massing             | Applicant Proposal           | Shadow of Site Existing Massing                          |
| Parks        | Shadow of Existing Massing   | Shadow of Applicant Proposal | As-of-Right North York Centre SP massing (3.4 FSI, 9 ST) |
| Curb         | Approved/Not Yet Constructed | Site Existing Massing        | Shadow of As-of-Right North York Centre SP massing       |

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 t. 416 901 6528 www.studiojci.com

STUDIOJCI

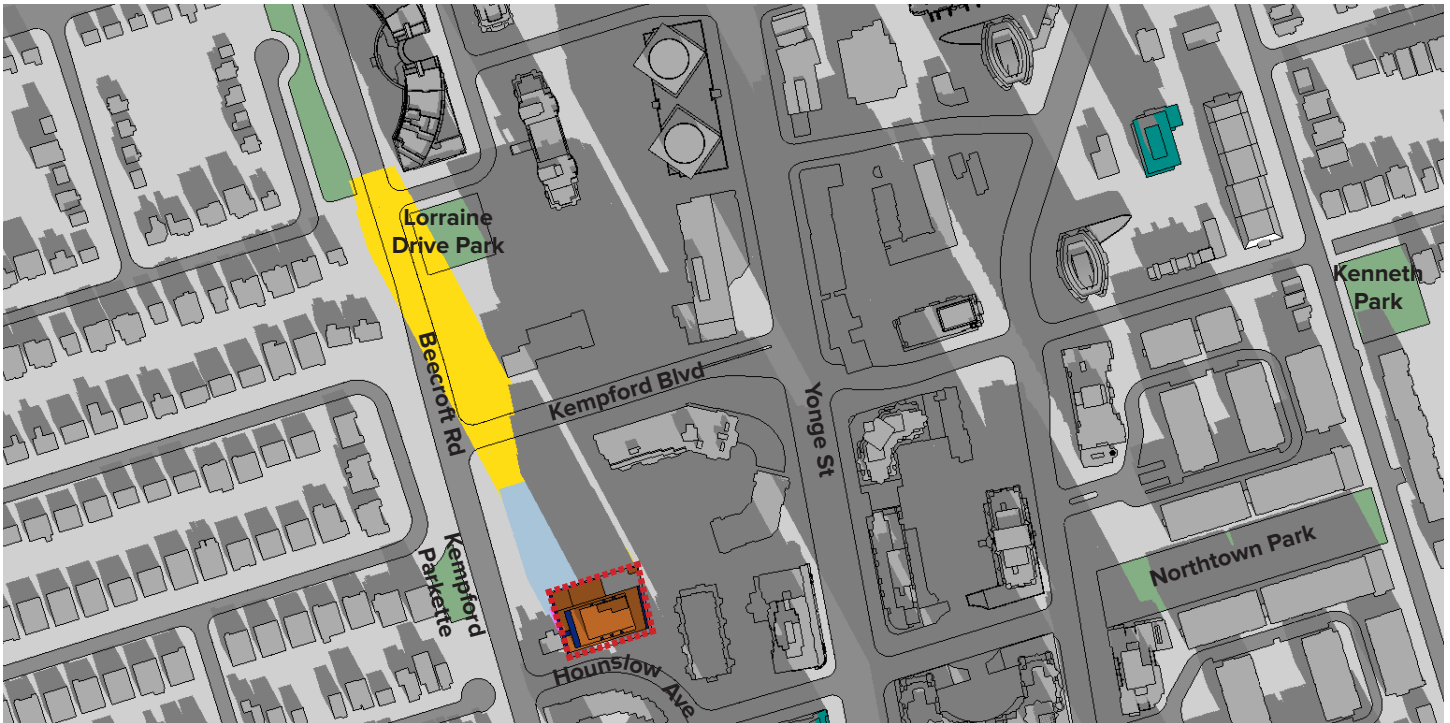
Address: 26-38 Hounslow Ave, North York,  
 Scale: NTS  
 Date: 03.06.2024



Existing

December 21, 10:18 AM

0 10 20 50 100 200m



Proposed

December 21, 10:18 AM

0 10 20 50 100 200m



- |              |                              |                              |  |
|--------------|------------------------------|------------------------------|--|
| Subject Site | Existing Massing             | Applicant Proposal           | Shadow of Site Existing Massing                          |
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Date: 03.06.2024





Existing

December 21, 11:18 AM

0 10 20 50 100 200m



Proposed

December 21, 11:18 AM

0 10 20 50 100 200m



- |              |                              |                              |  |
|--------------|------------------------------|------------------------------|--|
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Date: 03.06.2024



Existing

December 21, 12:18 PM

0 10 20 50 100 200m



Proposed

December 21, 12:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
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STUDIOJCI

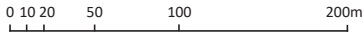
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Scale: NTS  
Date: 03.06.2024





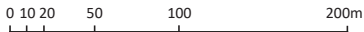
Existing

December 21, 1:18 PM



Proposed

December 21, 1:18 PM



- |              |                              |                              |  |
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Existing

December 21, 2:18 PM

0 10 20 50 100 200m



Proposed

December 21, 2:18 PM

0 10 20 50 100 200m



- |              |                              |                              |  |
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- |              |                              |                              |  |
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Existing

December 21, 4:18 PM

0 10 20 50 100 200m



Proposed

December 21, 4:18 PM

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- |              |                              |                              |  |
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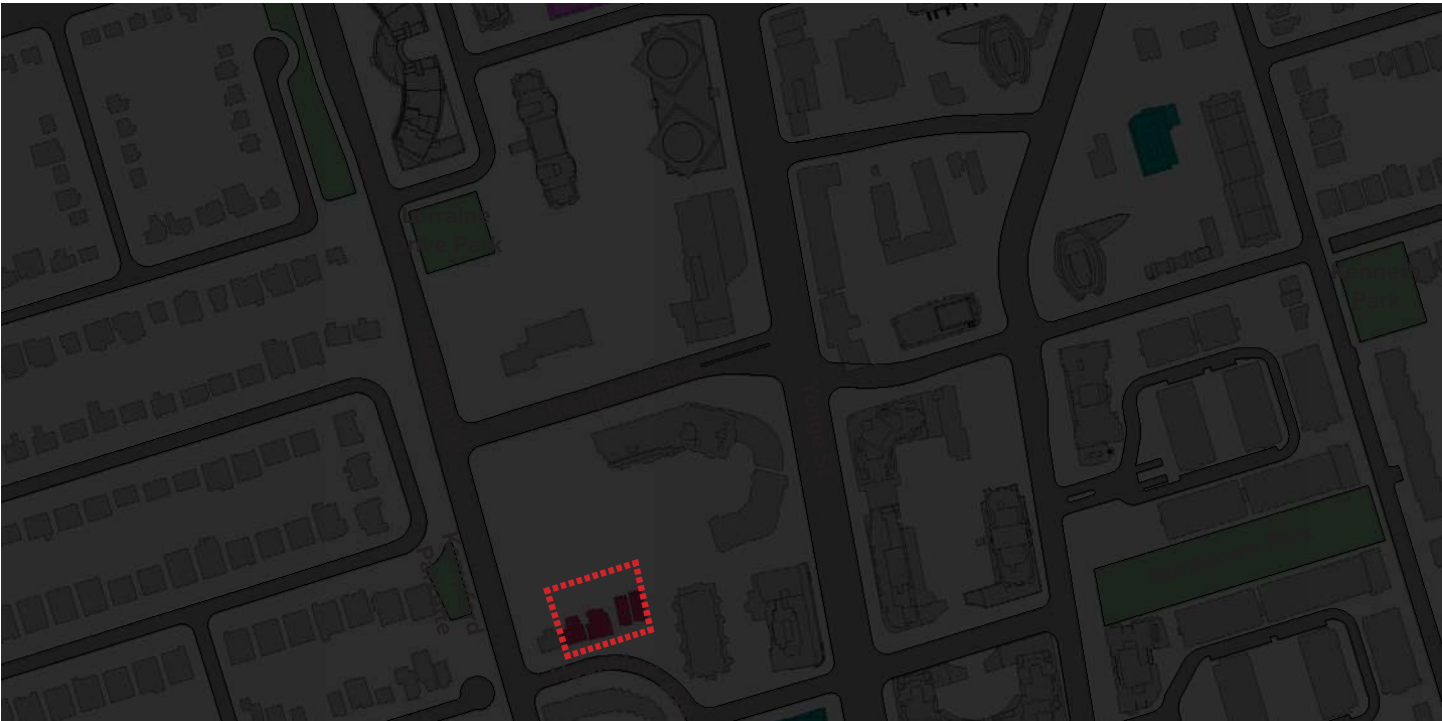
## Sun Shadow Study

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STUDIOJCI

Address: 26-38 Hounslow Ave, North York,  
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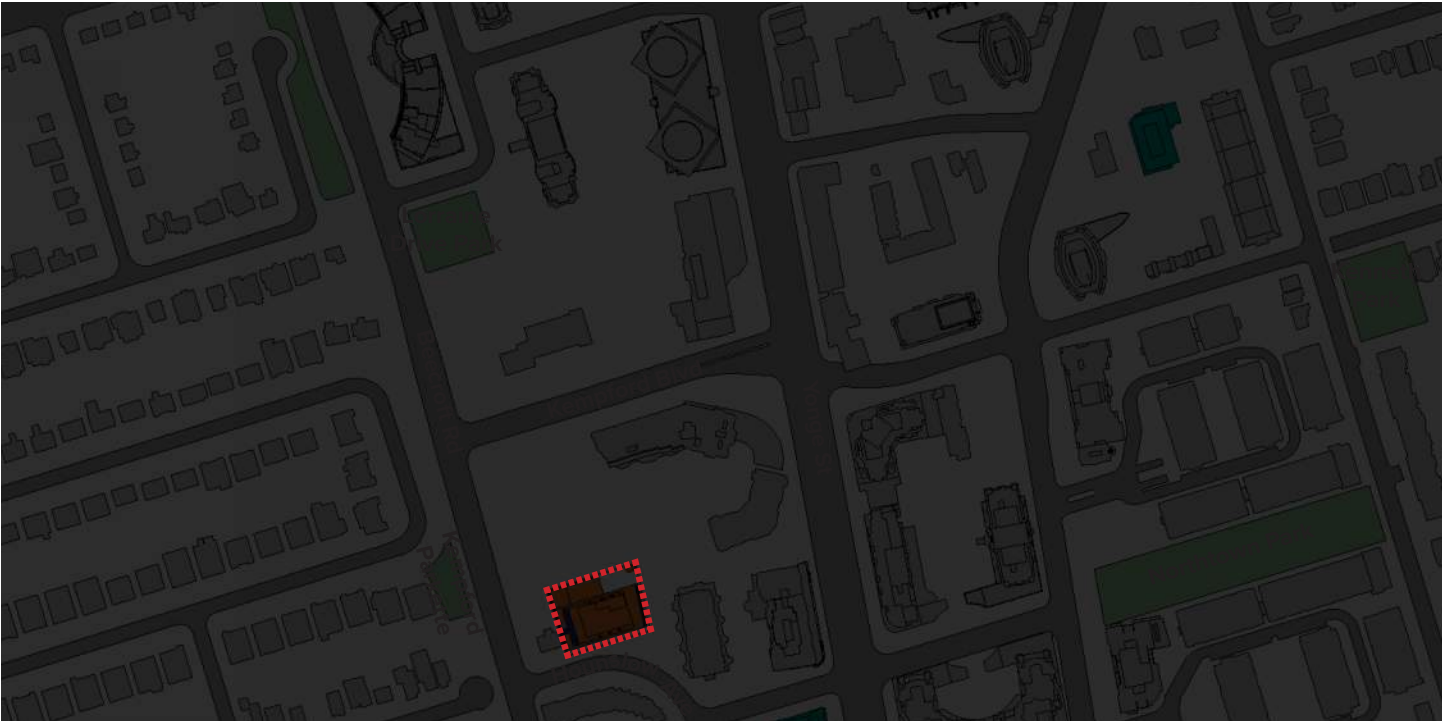




Existing

December 21, 5:18 PM

0 10 20 50 100 200m



Proposed

December 21, 5:18 PM

0 10 20 50 100 200m



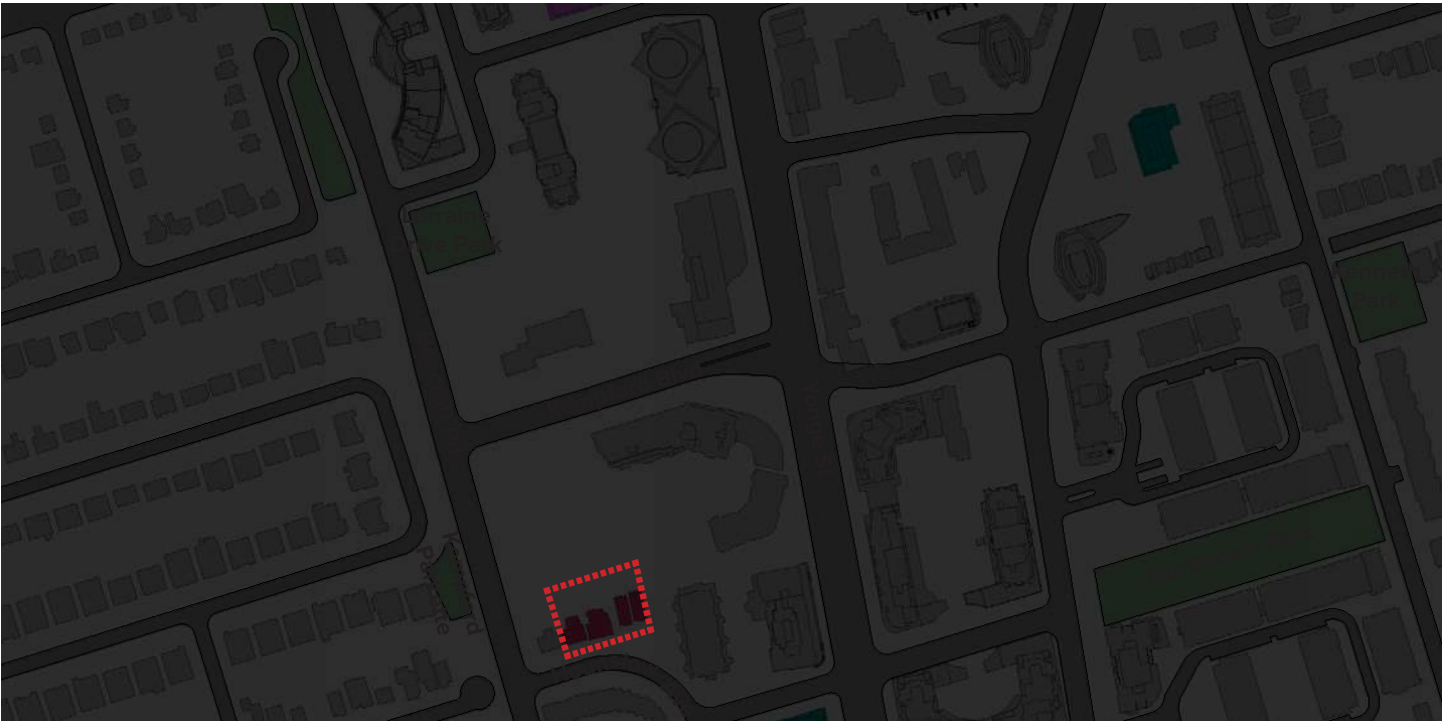
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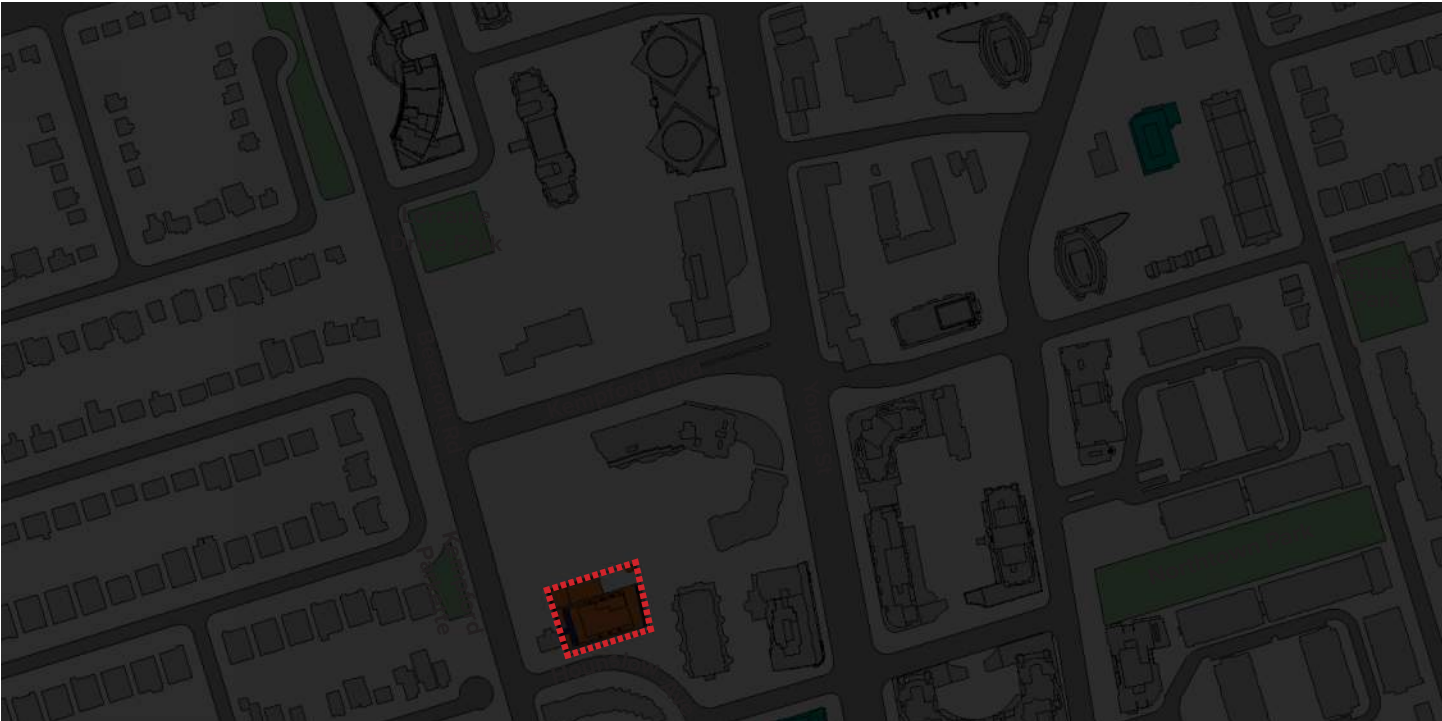
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Existing

December 21, 6:18 PM

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- |              |                              |                              |  |
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