

# Shadow Study

**895 Lawrence Avenue East**  
City Of Toronto

**Prepared For:**  
FCHT Holdings (Ontario) Corporation

July 2022



 **BOUSFIELDS INC.**  
Job Number  
20337

[www.bousfields.ca](http://www.bousfields.ca)

Urban Planning  
Urban Design  
Community Engagement

**Toronto Office**

3 Church Street, Suite 200  
Toronto, ON  
M5E 1M2

T. 416.947.9744  
F. 416.947.0781

**Hamilton Office**

1 Main Street East, Suite 200  
Hamilton, ON  
L8N 1E7

T. 905.549.3005  
F. 416.947.0781

## **Table of Contents**

<b>1 Summary of Shadow Impacts</b>	<b>3</b>
<b>2 Shadow Analysis March 21<sup>st</sup></b>	<b>5</b>
<b>3 Shadow Analysis June 21<sup>st</sup></b>	<b>16</b>
<b>4 Shadow Analysis September 21<sup>st</sup></b>	<b>27</b>

# 1 Summary of Shadow Impacts

This Shadow Study has been prepared by Bousfields Inc. to assess the incremental shadow impact from the proposed development at 895 Lawrence Avenue East ("subject site") at the spring and fall equinoxes (March 21<sup>st</sup> and September 21<sup>st</sup>) and the summer solstice (June 21<sup>st</sup>).

In this regard, the Official Plan places a particular emphasis on potential shadow impacts on lands designated *Neighbourhoods*. Policy 3.1.2(3) requires that new development be massed to adequately limit any resulting shadowing of neighbouring streets, properties and open spaces, having regard for the varied nature of such areas, and to minimize any additional shadowing on neighbouring parks as necessary to preserve their utility, while Policy 4.5(2)(d) requires buildings to be located and massed to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly for the period between March 21<sup>st</sup> and September 21<sup>st</sup>. The Study has been assessed having regard for a number of factors, including the general character of the shadow created by the existing built form in the general area surrounding the subject site and the shadowing created by the proposed development.

With respect to adjacent streets and sidewalks, the Study demonstrates that, on March 21<sup>st</sup> and September 21<sup>st</sup>, portions of the Lawrence Avenue East right-of-way is in incremental shade from the proposal until shortly after 4:18 PM at which point there is no further incremental shadowing of the street or sidewalks. Shadowing from the proposal on The Donway West begins around 2:18 PM and continues for the remainder of the afternoon on both dates as well. On June 21<sup>st</sup>, the proposal casts no significant shadow on Lawrence Avenue East, limiting any minor impact to the southern portion of the right-of-way in the vicinity of the subject site. After 2:18 PM, there is incremental shadowing from the proposal on The Donway West right-of-way for the remainder of the afternoon.

With respect to the lands designated *Neighbourhoods* near to the subject site, the Study demonstrates that shadow impacts from the proposal fall on the *Neighbourhoods* north of Lawrence Avenue East during the morning and midday on March 21<sup>st</sup> and September 21<sup>st</sup>. It should be noted, however, that for the majority of this time, the shadow impacts from the proposal fall on the *Neighbourhoods*-designated lands fronting the north side of Lawrence Avenue that are occupied by the Toronto Public Library Don Mills Branch front yard and associated side yard surface parking lot. There are no shadow impacts from the proposal onto the *Neighbourhoods*-designated lands surrounding the subject site on June 21<sup>st</sup>. To that end, there are no shadow impacts from the proposal onto the *Neighbourhoods*-designated lands west and southwest of the subject site on March 21<sup>st</sup>, June 21<sup>st</sup>, nor September 21<sup>st</sup>.

Further, two houses in the surrounding low-rise residential neighbourhood have been identified as having private solar panels installed. These houses are located at 29 Sanderling Place west of the subject site and 7 Rainham Place north of the subject site. In the instance of each private solar panel installation, it should be noted that the incremental impact from the proposal is limited. On March 21<sup>st</sup> and September 21<sup>st</sup>, the shadow impact from the proposal does not extend to the property limits of either 29 Sanderling Place or 7 Rainham Place. Similarly, when the shadows from the proposal are shorter on June 21<sup>st</sup>, there is no impact on the properties at 29 Sanderling Place or 7 Rainham Place.

With respect to the northeasterly and easterly lands designated *Apartment Neighbourhoods*, it is our opinion that the proposal does not cause undue impact on these areas on any of the dates/times studied. Incremental shadow impact from the proposal on these areas primarily occurs late in the day close to 6:18 PM on March 21<sup>st</sup> and September 21<sup>st</sup>. With the minimal occurrence of incremental impact on these areas, it is our opinion that the shadowing here is adequately limited in accordance with the Official Plan direction.

Parks and open spaces considered in this Study near to the subject site include Macklin Hancock Park and Paperbirch Walkway onto which the proposal does not cast any shadow on any of the dates studied.

Based on the foregoing analysis, it is our opinion that the incremental shadow impact on the surrounding *Neighbourhoods* (and *Apartment Neighbourhoods*) is "adequately limited" in accordance with the applicable Official Plan policies, both in terms of the extent of new shadowing as a result of the development proposal and the amount of time during which nearby sidewalks, properties and open spaces experience shadowing.

2

# Shadow Analysis

## March 21<sup>st</sup>

# March 21st

# 9:18am

## Existing Condition



## Proposed Development



0 50 100 200m




### Legend

 Subject Site

 Proposed Development


 Shadows Cast by Proposed Development

 Approved Development (Not Yet Built)

 Parks

 Houses with Solar Panels

 Existing Buildings

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21st

# 10:18am

## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |



# March 21st

# 11:18am

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

Subject Site

Proposed Development

Shadows Cast by Proposed Development

Approved Development (Not Yet Built)

Parks

Houses with Solar Panels

Existing Buildings

Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21st

# 12:18pm

## Existing Condition



## Proposed Development



### Legend

- |                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Subject Site                         | Approved Development (Not Yet Built) | Existing Buildings  |
| Proposed Development                 | Parks                                | Shadows Cast by Existing, Approved and Under Construction Buildings |
| Shadows Cast by Proposed Development | Houses with Solar Panels             |   |

# March 21st

# 1:18pm

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- |                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Subject Site                         | Approved Development (Not Yet Built) | Existing Buildings  |
| Proposed Development                 | Parks                                | Shadows Cast by Existing, Approved and Under Construction Buildings |
| Shadows Cast by Proposed Development | Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



### Legend

- |                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Subject Site                         | Approved Development (Not Yet Built) | Existing Buildings  |
| Proposed Development                 | Parks                                | Shadows Cast by Existing, Approved and Under Construction Buildings |
| Shadows Cast by Proposed Development | Houses with Solar Panels             |   |

# March 21st

# 3:18pm

## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



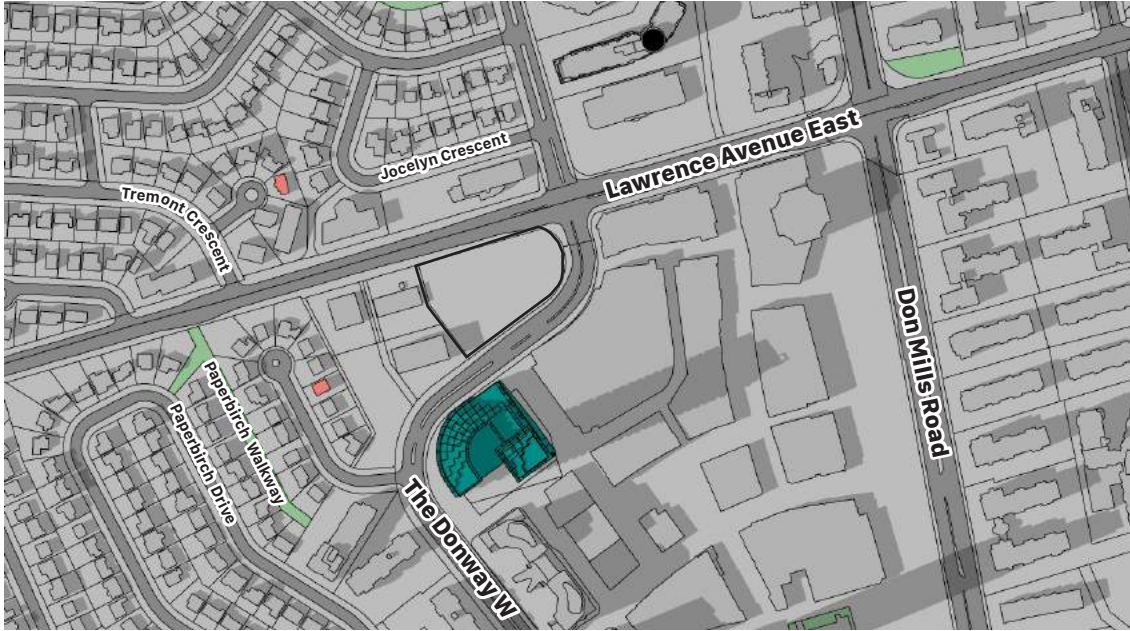
### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# March 21st

# 5:18pm

## Existing Condition



## Proposed Development



0 50 100 200m




### Legend

 Subject Site

 Proposed Development


 Shadows Cast by Proposed Development

 Approved Development (Not Yet Built)

 Parks

 Houses with Solar Panels

 Existing Buildings

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21st

# 6:18pm

## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |



# 3

## Shadow Analysis June 21<sup>st</sup>

# June 21st

# 9:18am


## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# June 21st

# 11:18am


## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# June 21st

# 12:18pm

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- Subject Site
- Approved Development (Not Yet Built)
- Existing Buildings
- Proposed Development
- Parks
- Shadows Cast by Existing, Approved and Under Construction Buildings
- Shadows Cast by Proposed Development
- Houses with Solar Panels

# June 21st

# 1:18pm


## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# June 21st

# 3:18pm

## Existing Condition



## Proposed Development



0 50 100 200m



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |



## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# June 21st

# 5:18pm

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# June 21st

# 6:18pm

## Existing Condition



## Proposed Development



### Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

# 4

## Shadow Analysis September 21<sup>st</sup>

## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |



## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



0 50 100 200m




## Legend

 Subject Site

 Proposed Development


 Shadows Cast by Proposed Development

 Approved Development (Not Yet Built)

 Parks

 Houses with Solar Panels

 Existing Buildings

 Shadows Cast by Existing, Approved and Under Construction Buildings






## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |



## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition




## Proposed Development



0 50 100 200m



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition











## Proposed Development



0 50 100 200m



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



0 50 100 200m



## Legend

- |  |  |   |
|--|--|---|
|  Subject Site                         |  Approved Development (Not Yet Built) |  Existing Buildings  |
|  Proposed Development                 |  Parks                                |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Shadows Cast by Proposed Development |  Houses with Solar Panels             |   |

## Existing Condition



## Proposed Development



0 50 100 200m



### Legend

- |                                      |                                      |   |
|--------------------------------------|--------------------------------------|---|
| Subject Site                         | Approved Development (Not Yet Built) | Existing Buildings  |
| Proposed Development                 | Parks                                | Shadows Cast by Existing, Approved and Under Construction Buildings |
| Shadows Cast by Proposed Development | Houses with Solar Panels             |   |



