

Sun Shadow Analysis Written Summary

Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include mainstreet corridors (Merivale Rd and Baseline Rd), public spaces (parks and capital greenspaces), and a communal amenity area (daycare outdoor play area). This sun shadow study represents mainstreet corridors as a blue dotted line, the park spaces as a light green hatch, capital greenspaces as a dark green hatch, and the communal amenity area as a pink hatch (please refer to sensitive areas legend).

The public spaces including parks and capital greenspaces (Experimental Farm) are **not** impacted by the criteria: the new net shadow must not result in an average of 50 per cent of any public space being cast in shadow for 5 or more hourly interval times during the September test date.

The arterial mainstreets (Merivale Rd and Baseline Rd) are **not** impacted by the criteria: no new net shadow in any one spot for more than 3 consecutive hourly test times of the sidewalk on the opposite side of the street, being cast in shadow during the September test date.

The communal area (a daycare outdoor play area) is **not** impacted by the criteria of: the new net shadow must allow for an average of 50 per cent of any communal amenity area being exposed to sun light during two consecutive hourly interval times per day between 11 am and 3 pm (both are inclusive) during all three test dates.

Latitude and Longitude of Site:

Lat: 45.364748892761035

Lng: -75.72991538219897



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
 3D Massing - Looking North West_PHASE 1

Company: Hobin Architecture
 Prepared by: Cristina Hoang
 Date: FEB 19, 2026

Application No.: _____
 Application Type: ZBA Submission - UD Brief

PROPOSED HEIGHTS

BUILDING A TOWER: 100.0 m
BUILDING A PODIUM: 17.5 m

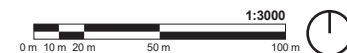
BUILDING B TOWER: 85.0 m
BUILDING B PODIUM: 17.5 m
BUILDING A & B LINKED PODIUM: 8.5 m

PHASE 1 PROPERTY LINE

AS- OF-RIGHT ZONING HEIGHTS

30.0 m

PHASE 1 PROPERTY LINE



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Height and Massing_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:3000

As-Of-Right & Proposed
HEIGHT & MASSING

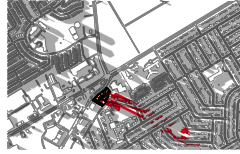
JUNE 21



8:00 AM



2:00 PM



8:00 PM



9:00 AM



3:00 PM



10:00 AM



4:00 PM



11:00 AM



5:00 PM



12:00 PM



6:00 PM



1:00 PM



7:00 PM

SEPTEMBER 21



8:00 AM



2:00 PM



9:00 AM



3:00 PM



10:00 AM



4:00 PM



11:00 AM



5:00 PM



12:00 PM



6:00 PM

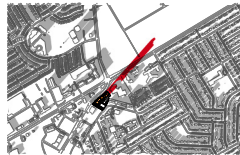


1:00 PM

DECEMBER 21



9:00 AM



3:00 PM



10:00 AM



11:00 AM



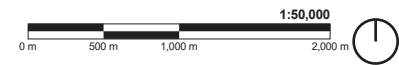
12:00 PM



1:00 PM



2:00 PM



1:50,000

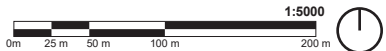




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

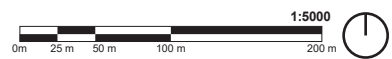




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

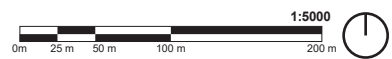




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

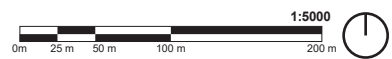


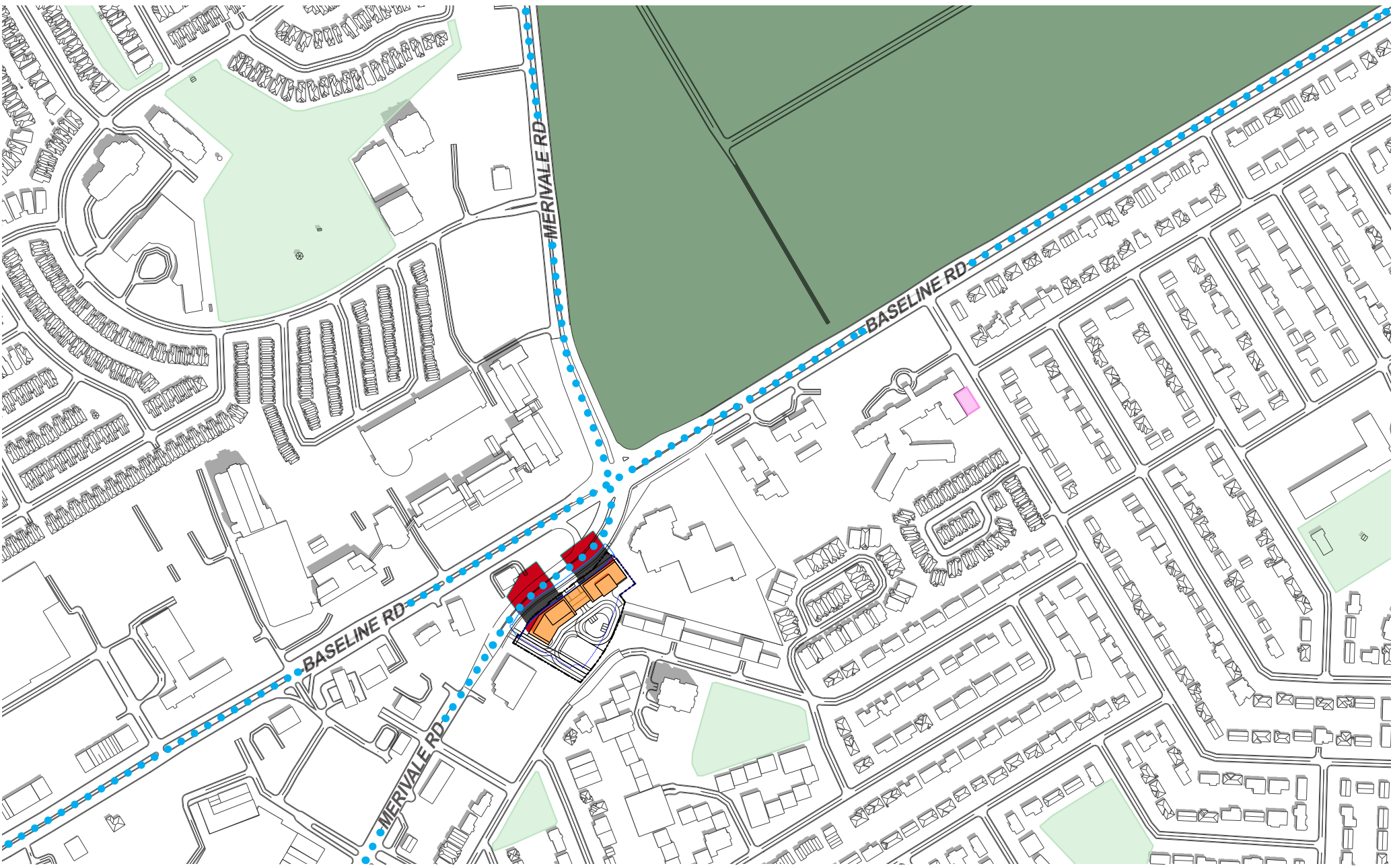


- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



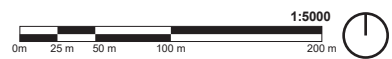


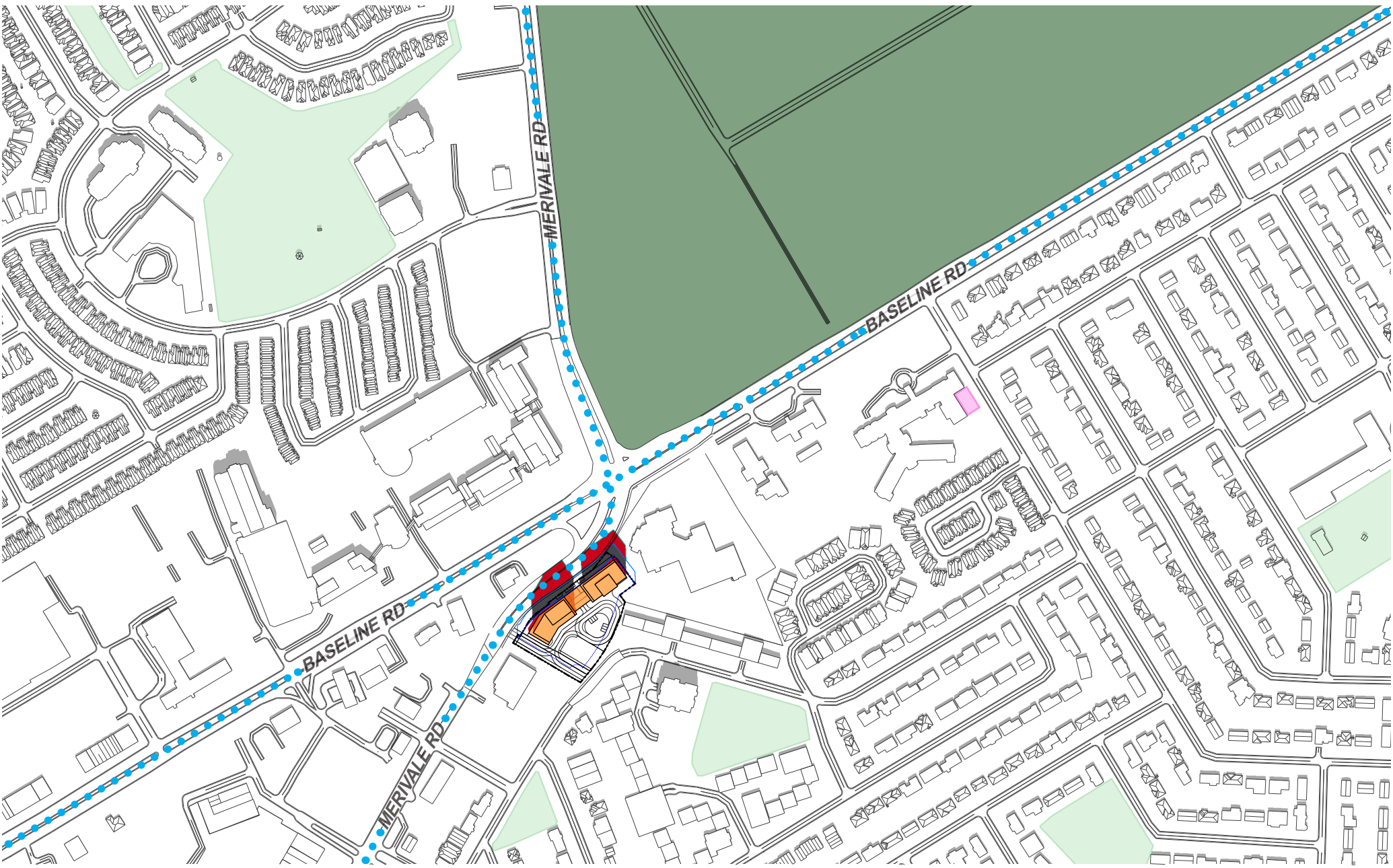
- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

SENSITIVE AREAS:

- Capital Greenspaces
- Park Spaces
- Daycare Outdoor Play Area
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





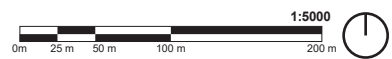
LEGEND:

New Shadow Outline	AOR Footprint	Property Line
AOR Shadow Outline	New Net Shadow	
New Development	Overlap of AOR & New Shadow	

SENSITIVE AREAS:

Capital Greenspaces	Traditional / Arterial Mainstreets
Park Spaces	
Daycare Outdoor Play Area	

New = Proposed Development
AOR = As-Of-Right

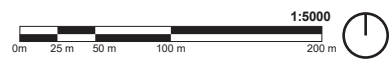




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

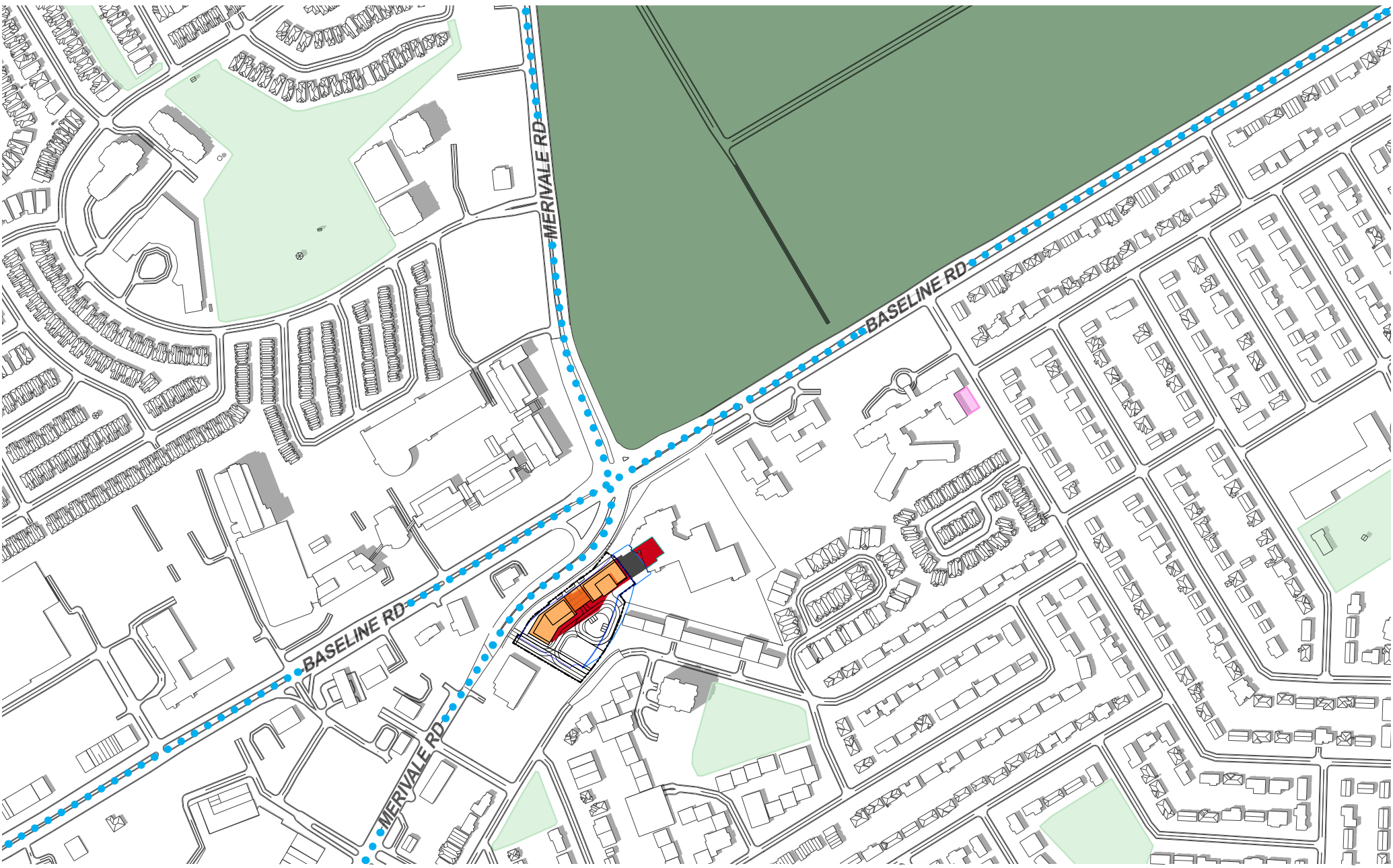


1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

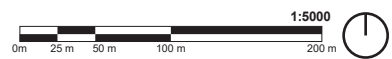
Figure test time:
JUNE 21 2:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours
Page 11 of 36

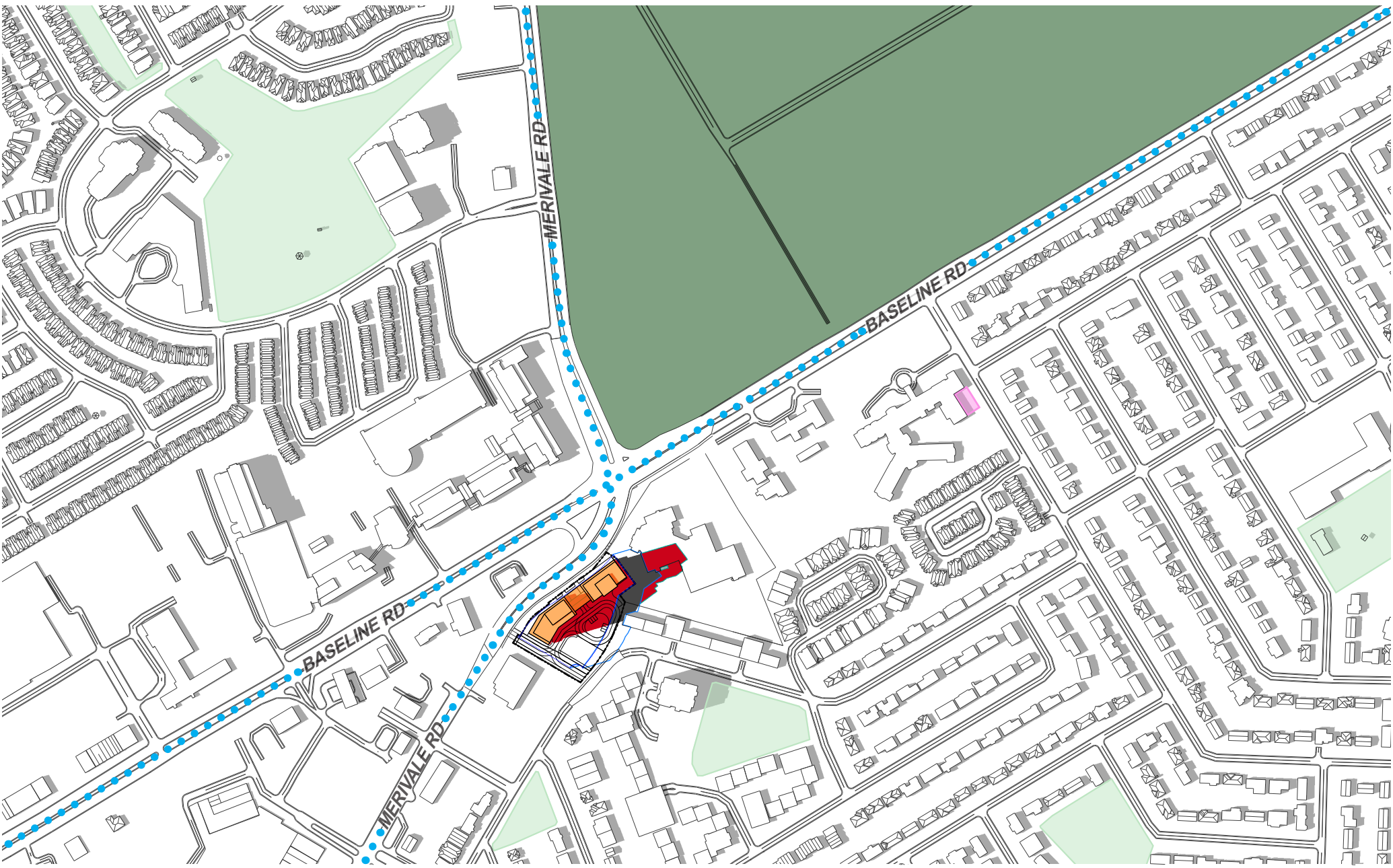


- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





LEGEND:

New Shadow Outline

AOR Shadow Outline

New Development

AOR Footprint

New Net Shadow

Overlap of AOR & New Shadow

Property Line

SENSITIVE AREAS:

Capital Greenspaces

Park Spaces

Daycare Outdoor Play Area

Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

0m 25 m 50 m 100 m 200 m

1:5000



1200 BASELINE RD,
OTTAWA, ON K2C 0A6

Top-View Shadow Analysis_PHASE 1

Company:
Prepared by:
Date:

Hobin Architecture
Cristina Hoang
FEB 19, 2026

Application No.:
Application Type:
Scale:

ZBA Submission - UD Brief

1:5000

Figure test time:

JUNE 21 4:00pm

Eastern Daylight Time (EDT) = Universal Time, 4 hours

Page 13 of 36



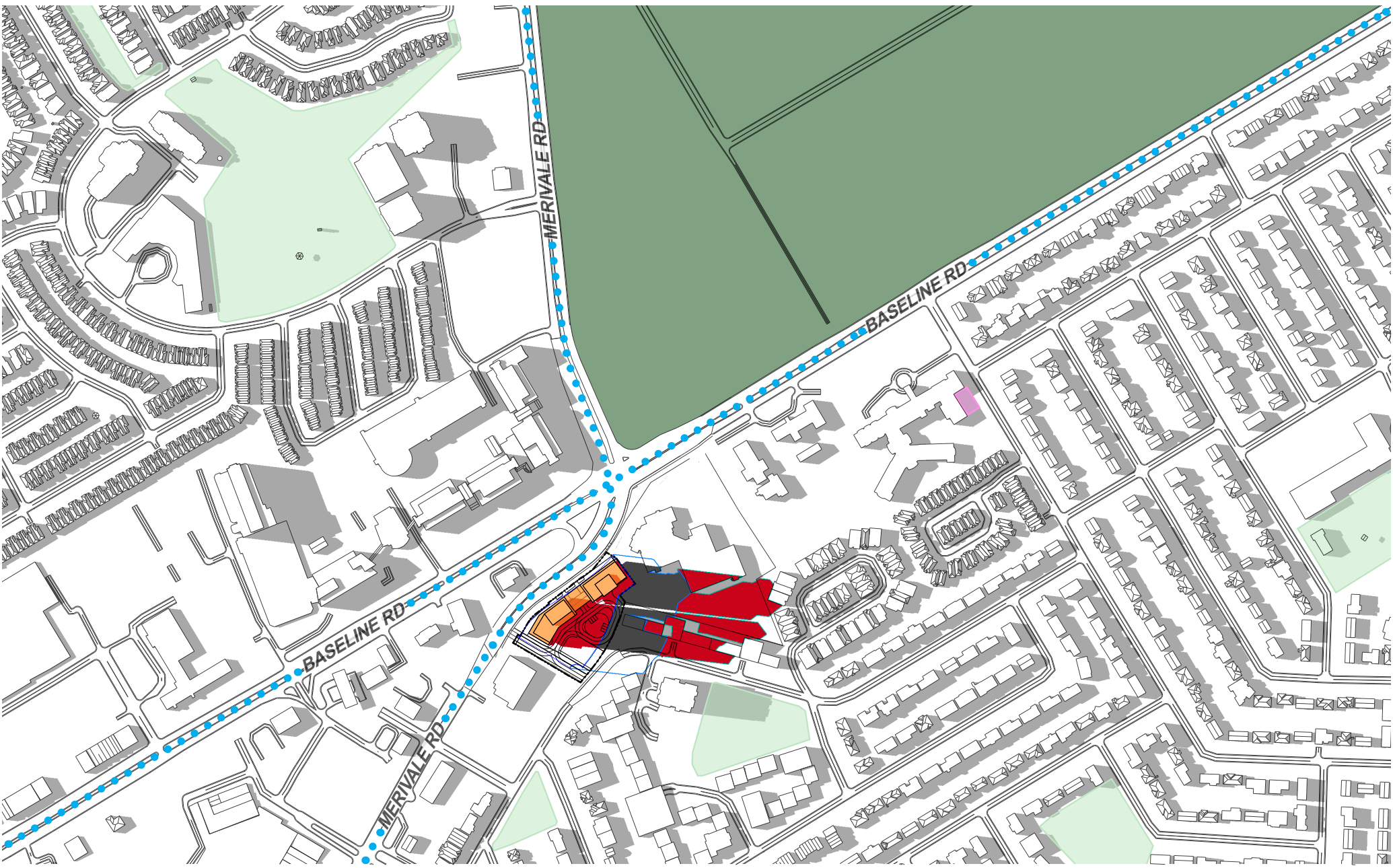
LEGEND:

SENSITIVE AREAS:

New = Proposed Development
AOR = As-Of-Right

0m 25 m 50 m 100 m 200 m

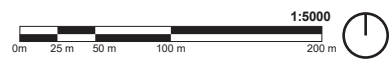
1:5000



- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



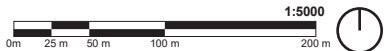


- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

SENSITIVE AREAS:

- Capital Greenspaces
- Park Spaces
- Daycare Outdoor Play Area
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

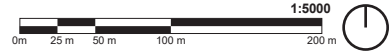
Figure test time:
JUNE 21 7:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours
Page 16 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

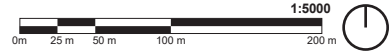




- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

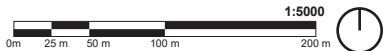




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

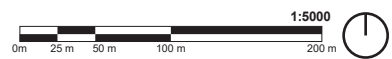


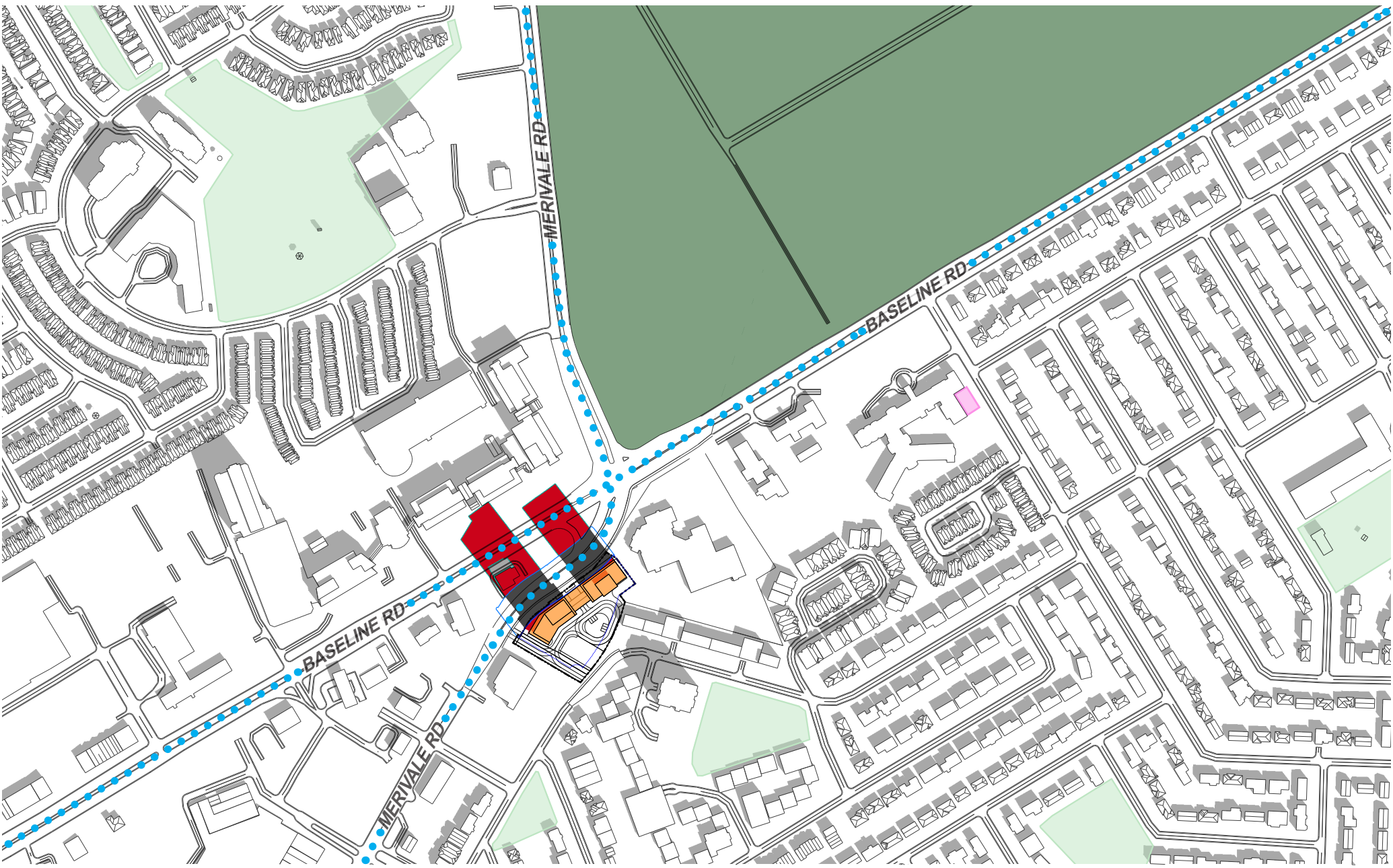


- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

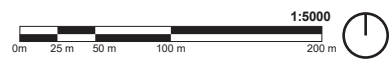


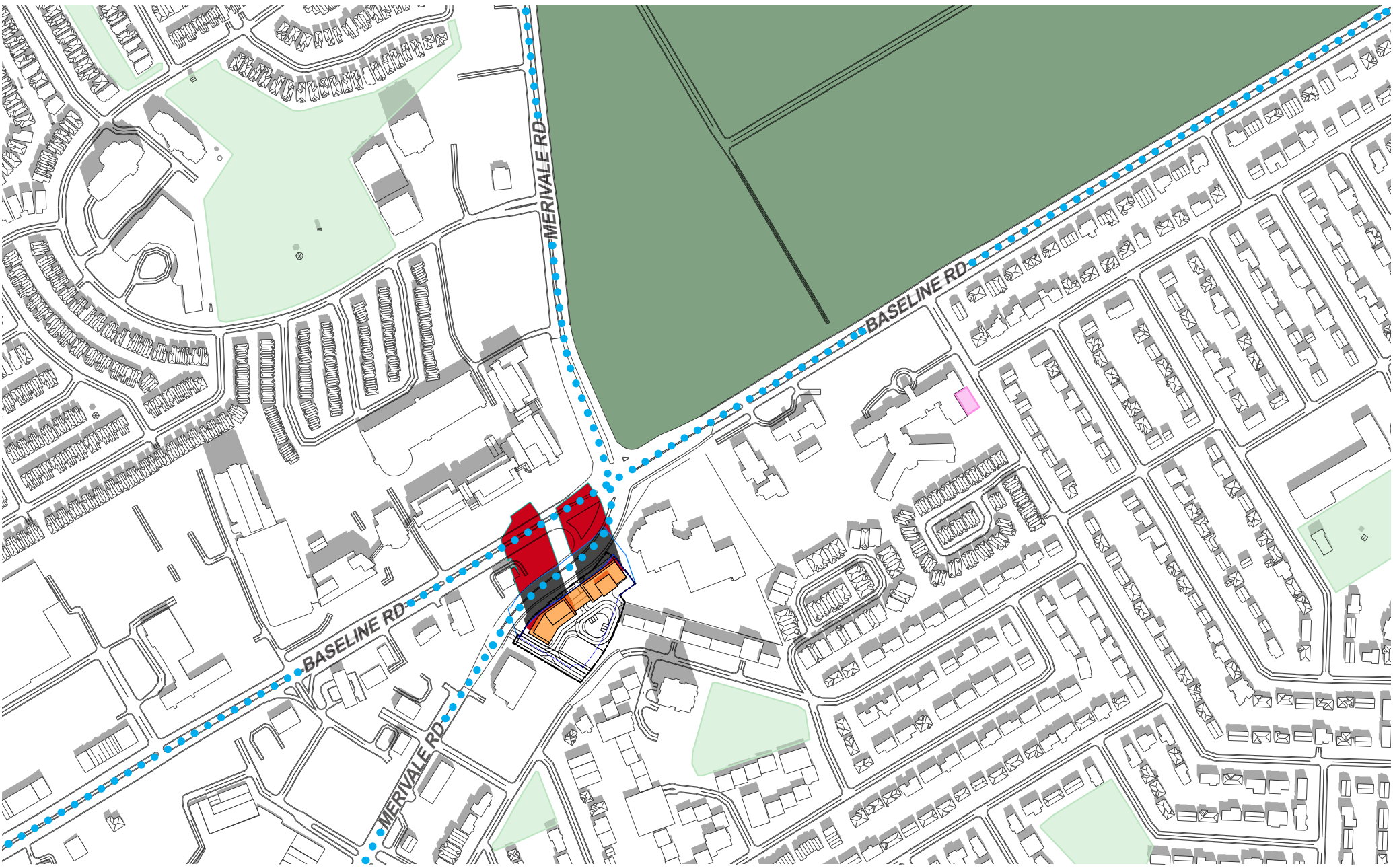


- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right





LEGEND:

New Shadow Outline	AOR Footprint	Property Line
AOR Shadow Outline	New Net Shadow	
New Development	Overlap of AOR & New Shadow	

SENSITIVE AREAS:

Capital Greenspaces	Traditional / Arterial Mainstreets
Park Spaces	
Daycare Outdoor Play Area	

New = Proposed Development
AOR = As-Of-Right

0m 25 m 50 m 100 m 200 m

1:5000



LEGEND:

New Shadow Outline

AOR Shadow Outline

New Development

AOR Footprint

New Net Shadow

Overlap of AOR & New Shadow

Property Line

SENSITIVE AREAS:

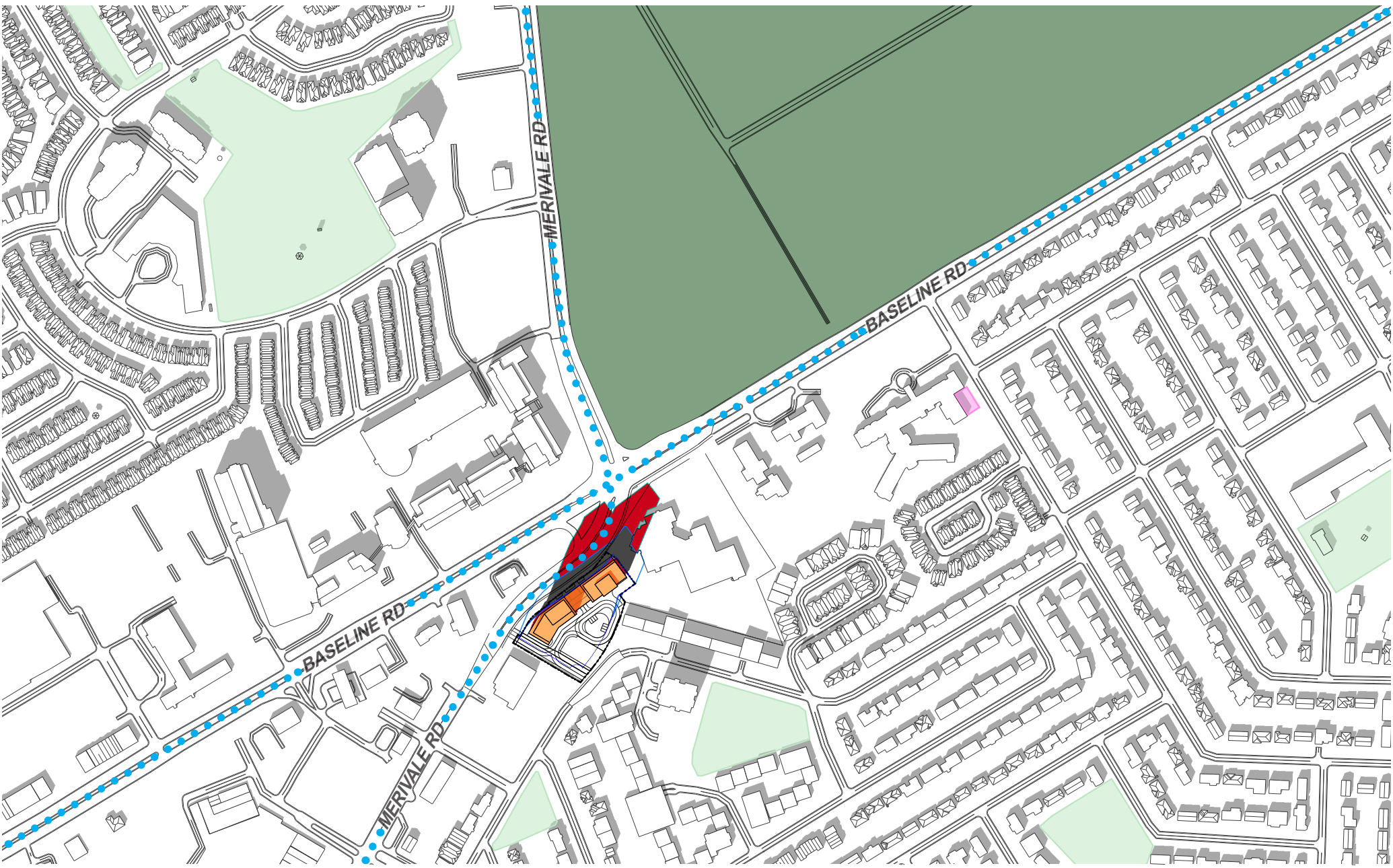
Capital Greenspaces

Park Spaces

Daycare Outdoor Play Area

Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



LEGEND:

New Shadow Outline

AOR Shadow Outline

New Development

AOR Footprint

New Net Shadow

Overlap of AOR & New Shadow

Property Line

SENSITIVE AREAS:

Capital Greenspaces

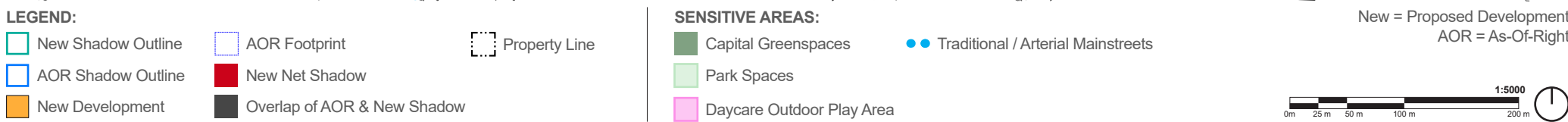
Park Spaces

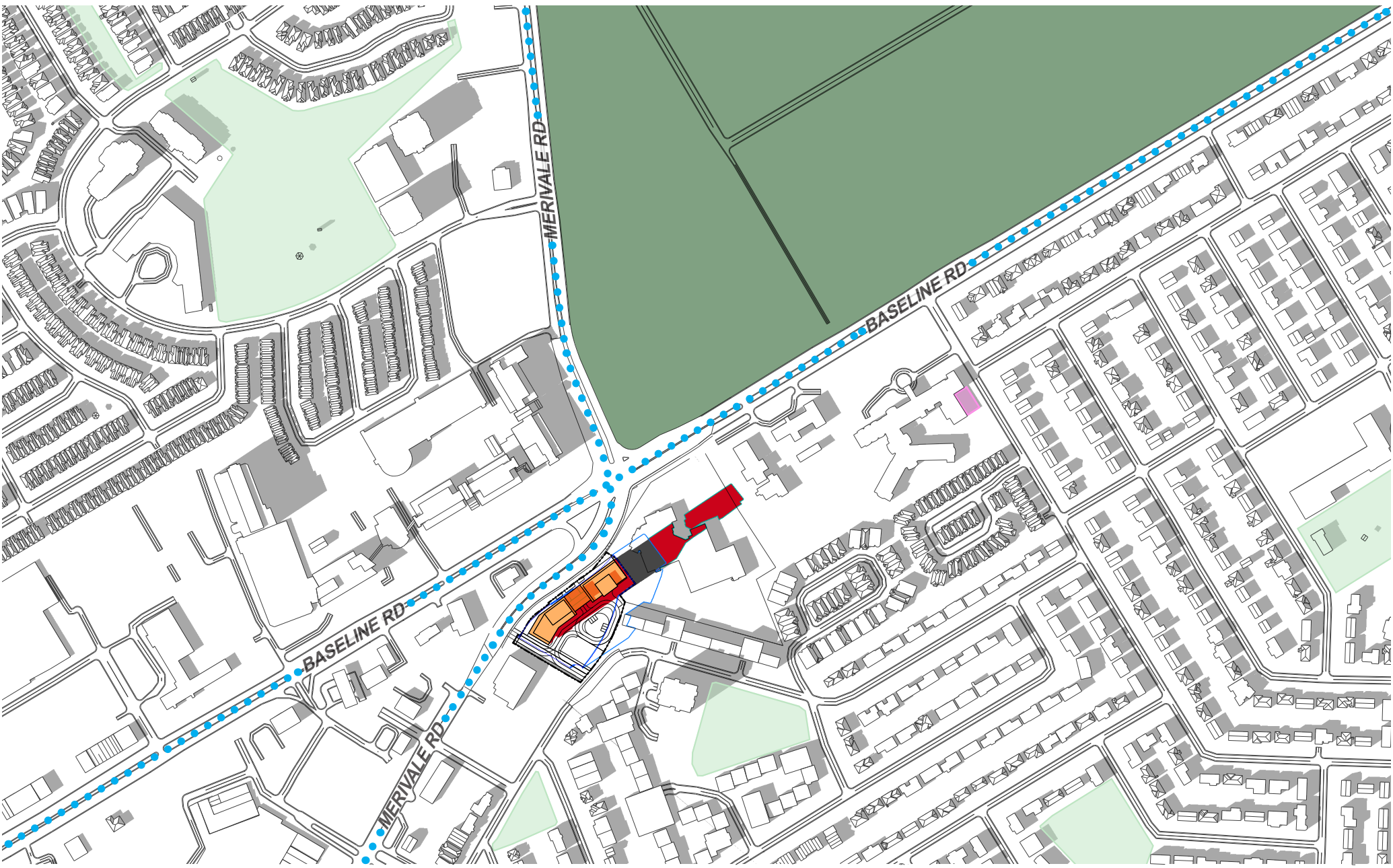
Daycare Outdoor Play Area

Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

0m 25 m 50 m 100 m 200 m





LEGEND:

- New Shadow Outline
- AOR Shadow Outline
- New Development
- AOR Footprint
- New Net Shadow
- Overlap of AOR & New Shadow
- Property Line

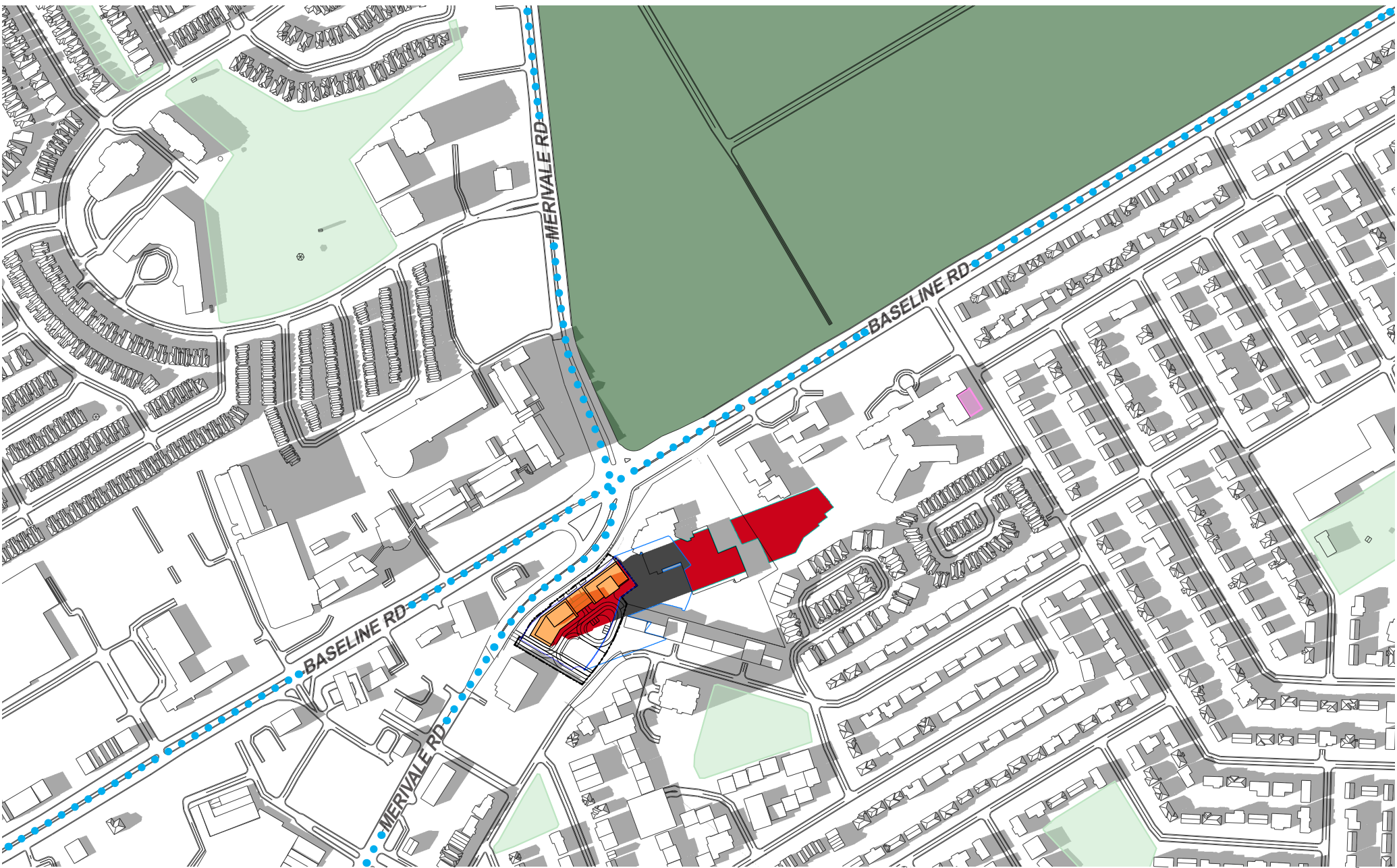
SENSITIVE AREAS:

- Capital Greenspaces
- Park Spaces
- Daycare Outdoor Play Area
- Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

0m 25 m 50 m 100 m 200 m

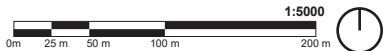
1:5000



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

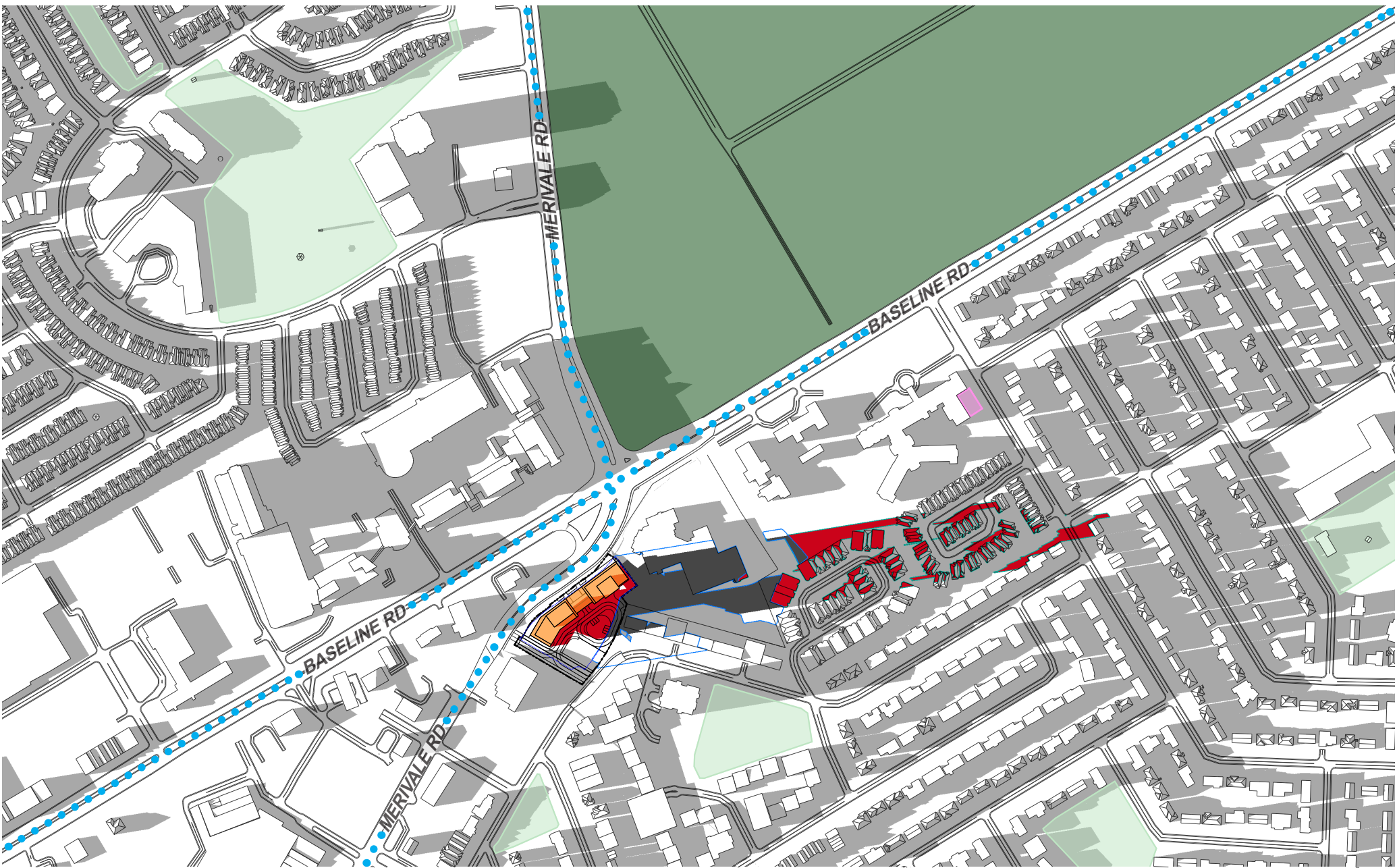


1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

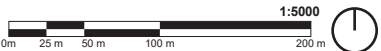
Figure test time:
SEPTEMBER 21 5:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours
Page 27 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

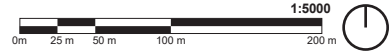
Figure test time:
SEPTEMBER 21 6:00pm
Eastern Daylight Time (EDT) = Universal Time, 4 hours



- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

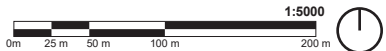




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

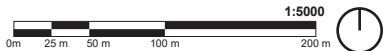
Figure test time:
DECEMBER 21 10:00am
Eastern Standard Time (EST) = Universal Time, 5 hours
Page 30 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

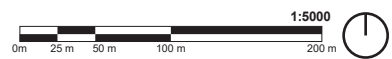




- LEGEND:**
- New Shadow Outline
 - AOR Shadow Outline
 - New Development
 - AOR Footprint
 - New Net Shadow
 - Overlap of AOR & New Shadow
 - Property Line

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

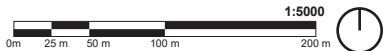




- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

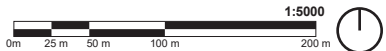
Figure test time:
DECEMBER 21 1:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours
Page 33 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

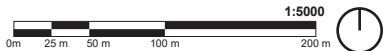
Figure test time:
DECEMBER 21 2:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours
Page 34 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right

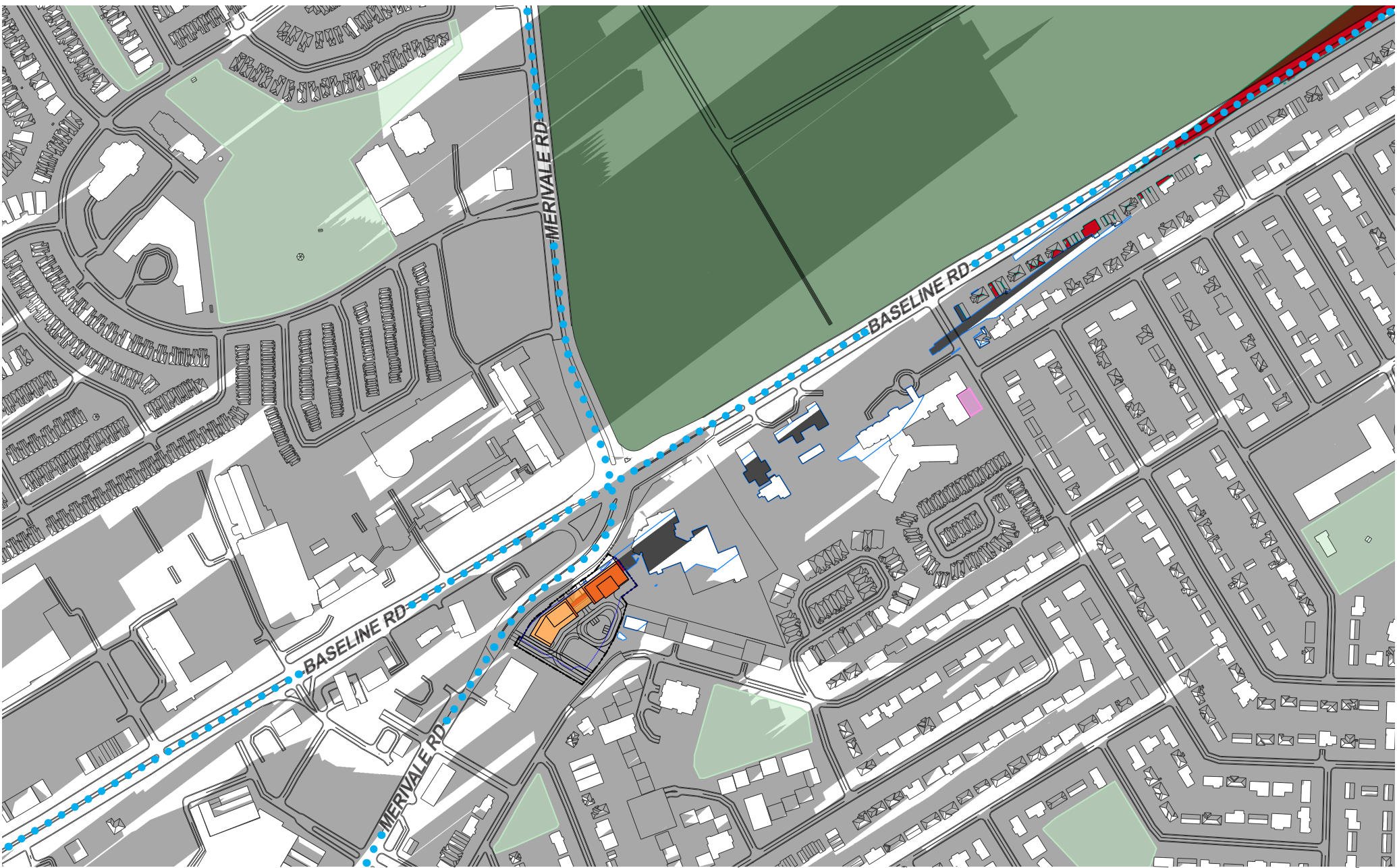


1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

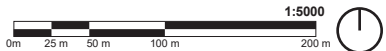
Figure test time:
DECEMBER 21 3:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours
Page 35 of 36



- LEGEND:**
- New Shadow Outline
 - AOR Footprint
 - Property Line
 - AOR Shadow Outline
 - New Net Shadow
 - New Development
 - Overlap of AOR & New Shadow

- SENSITIVE AREAS:**
- Capital Greenspaces
 - Park Spaces
 - Daycare Outdoor Play Area
 - Traditional / Arterial Mainstreets

New = Proposed Development
AOR = As-Of-Right



1200 BASELINE RD,
OTTAWA, ON K2C 0A6
Top-View Shadow Analysis_PHASE 1

Company: Hobin Architecture
Prepared by: Cristina Hoang
Date: FEB 19, 2026

Application No.:
Application Type: ZBA Submission - UD Brief
Scale: 1:5000

Figure test time:
DECEMBER 21 4:00pm
Eastern Standard Time (EST) = Universal Time, 5 hours
Page 36 of 36