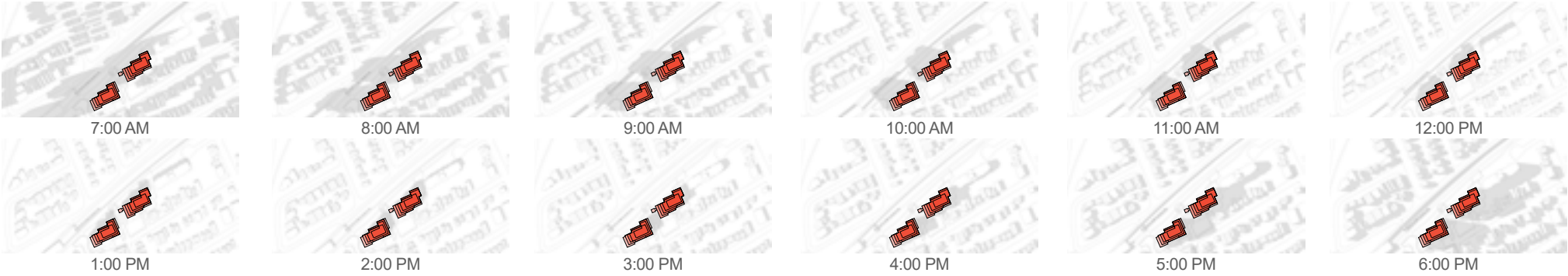


JUNE 21



MARCH/SEPTEMBER 21



DECEMBER 21





LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow

- Public Space (Proposed Park)
- Public Space (MUP)



335 ROOSEVELT AVE.
Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 7:00am





LEGEND

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335 ROOSEVELT AVE. Top-View Shadow Analysis

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Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 8:00am



City Plan #: 18281

File No: D07-12-25-0097



LEGEND

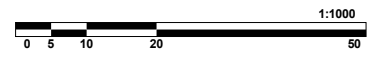
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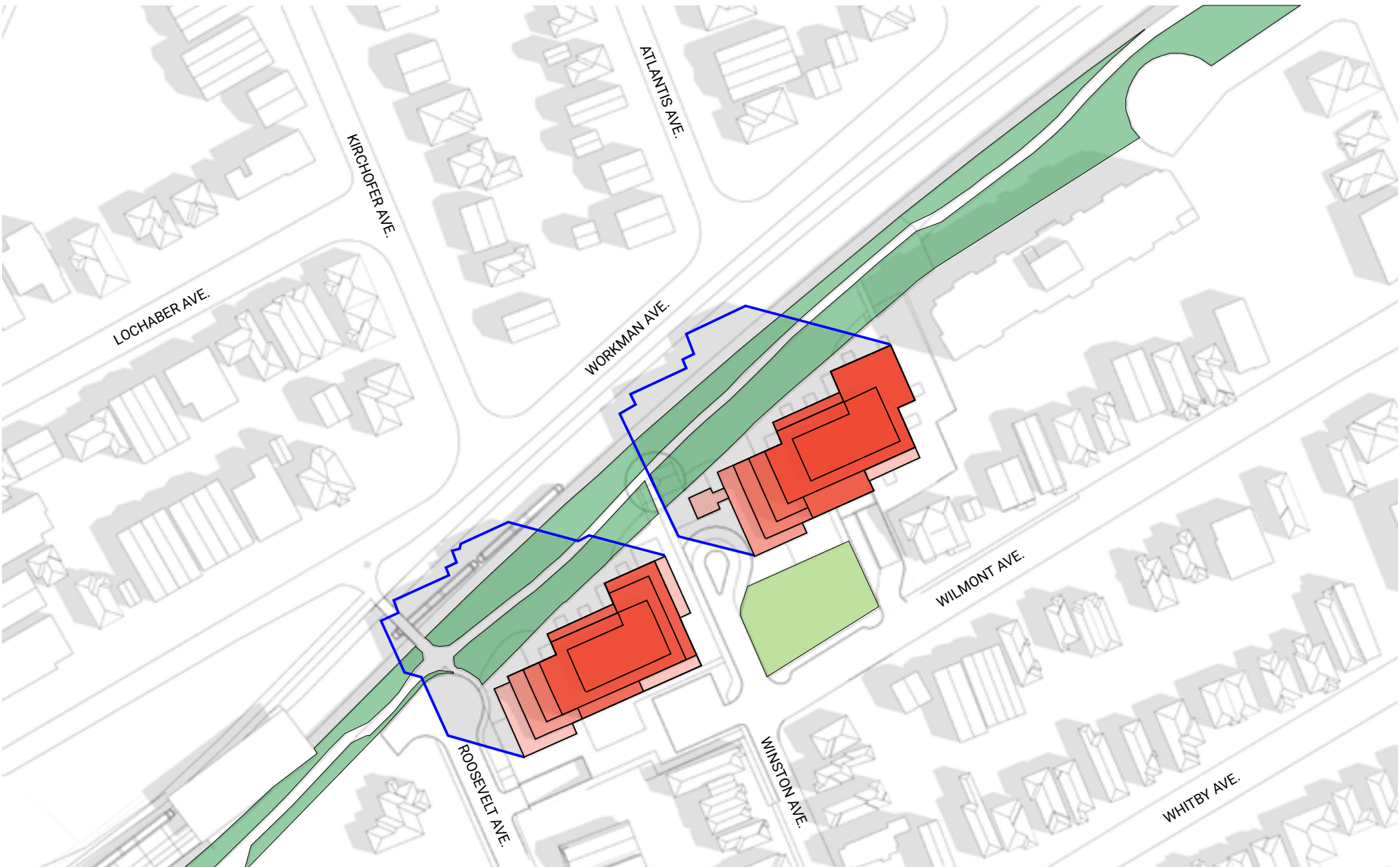


335 ROOSEVELT AVE.
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JUNE 9:00am





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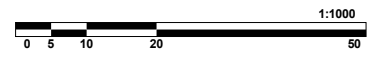
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335 ROOSEVELT AVE.
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JUNE 10:00am





LEGEND

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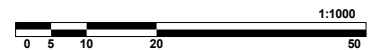
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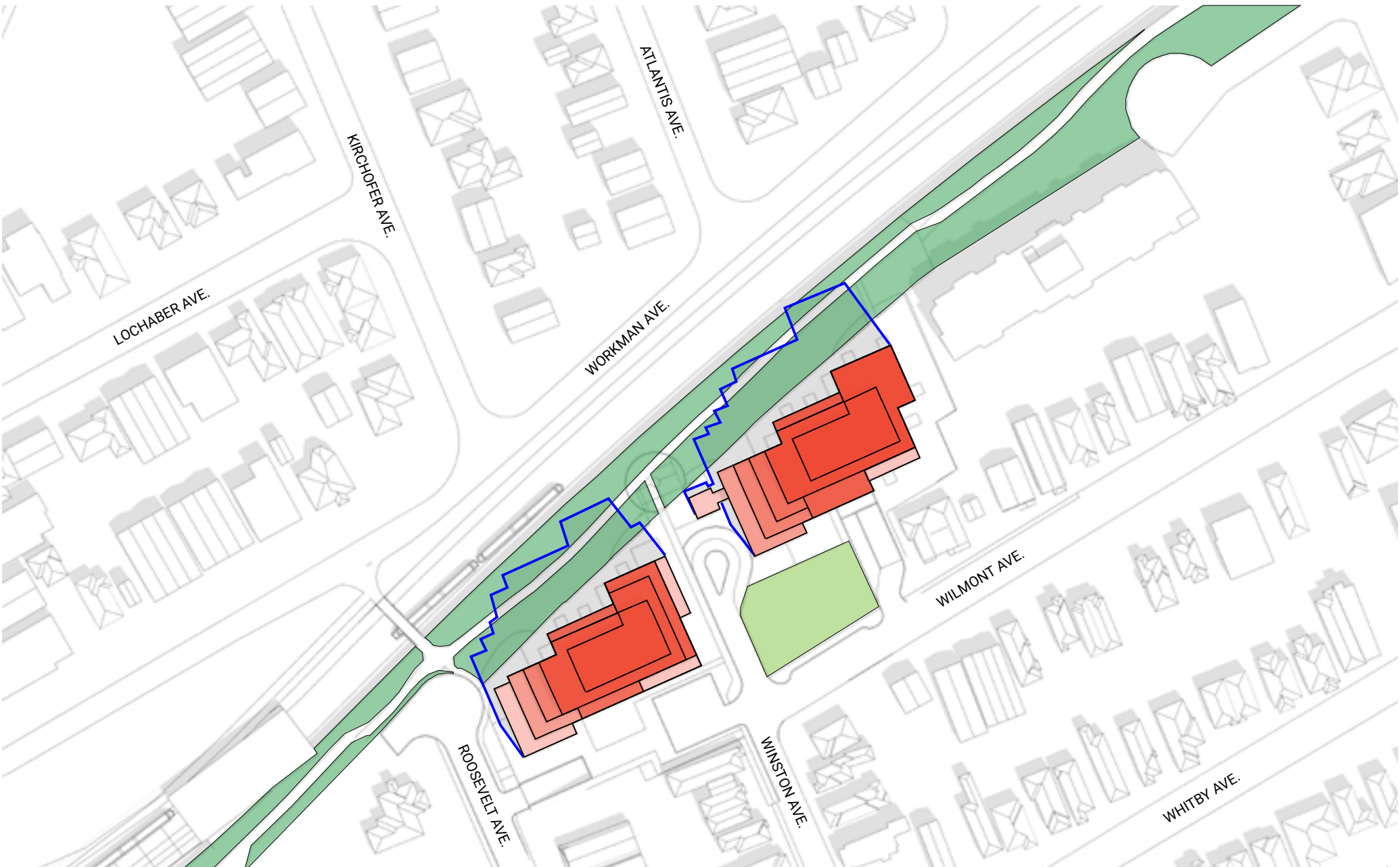


335 ROOSEVELT AVE.
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JUNE 11:00am





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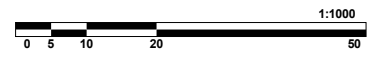
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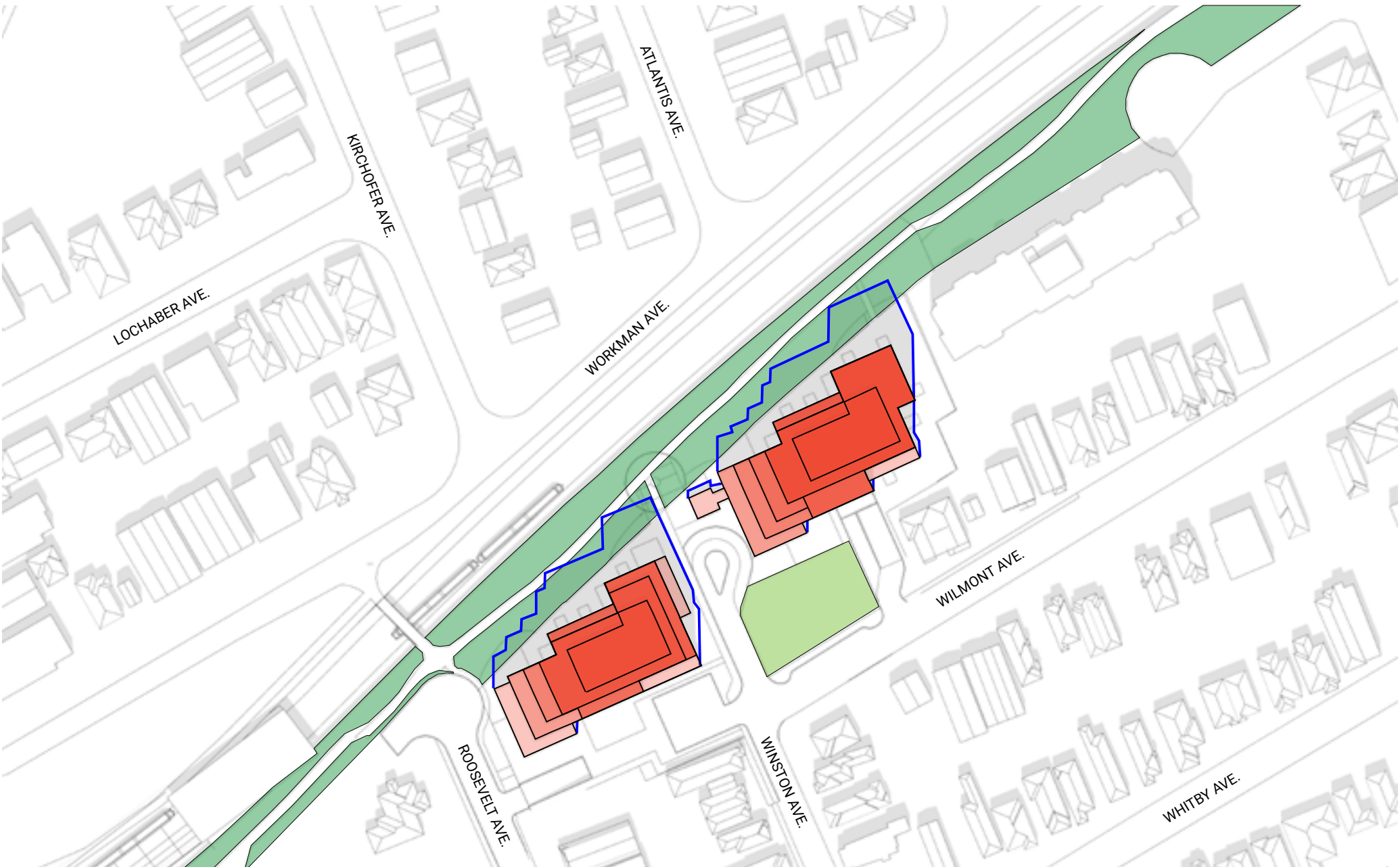


335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 12:00pm





LEGEND

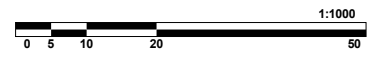
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335 ROOSEVELT AVE.
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JUNE 1:00pm





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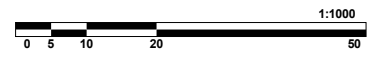
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335 ROOSEVELT AVE.
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JUNE 2:00pm





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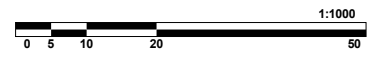
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335 ROOSEVELT AVE.
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JUNE 3:00pm





LEGEND

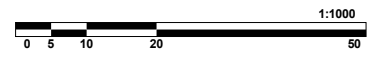
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335 ROOSEVELT AVE.
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JUNE 4:00pm





335 ROOSEVELT AVE. Top-View Shadow Analysis

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Date: December 19th, 2025

JUNE 5:00pm



LEGEND

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City Plan #: 18281

File No: D07-12-25-0097



LEGEND

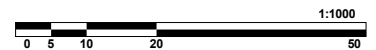
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335 ROOSEVELT AVE.
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LEGEND

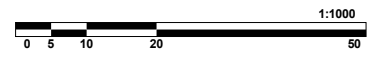
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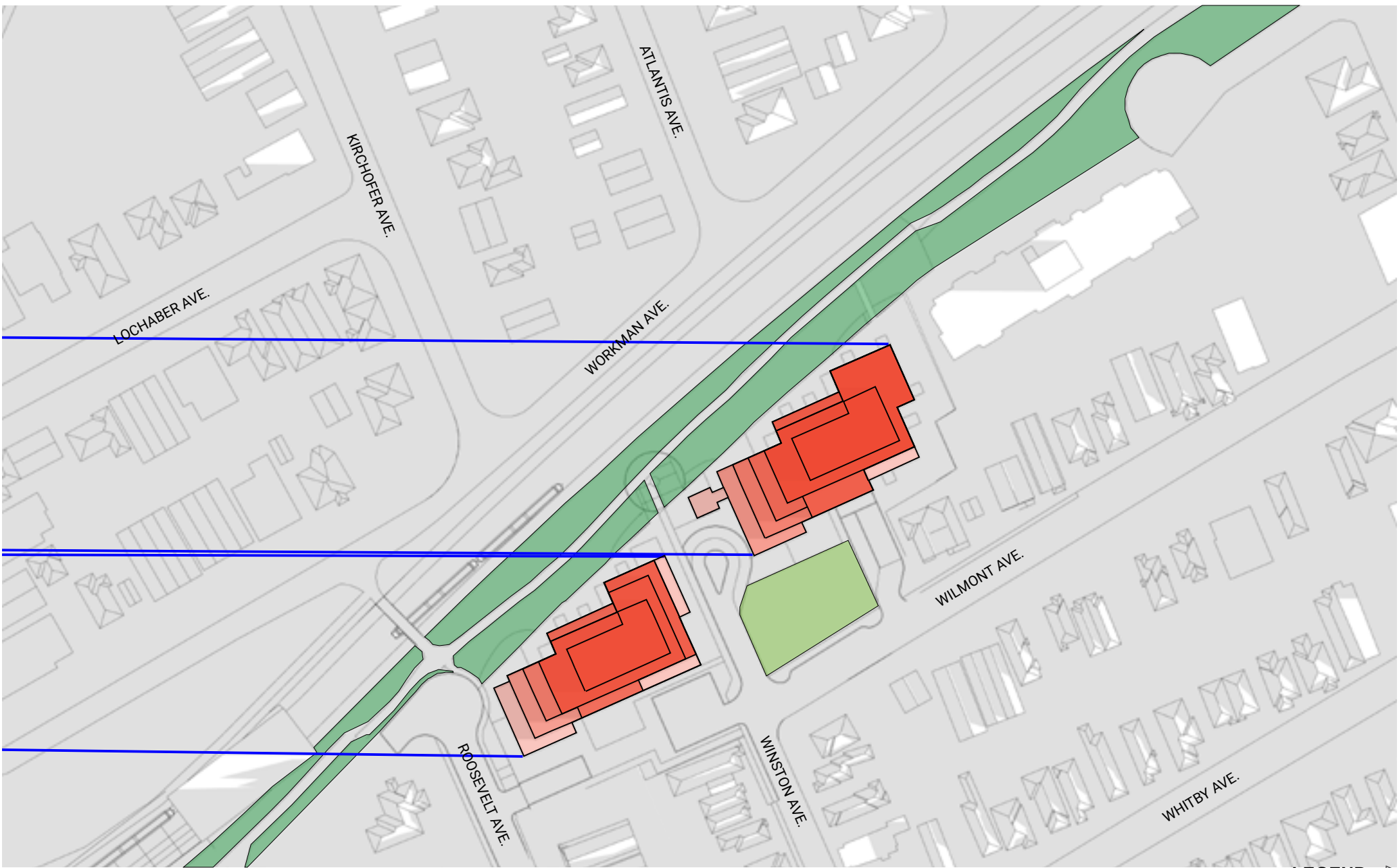


335 ROOSEVELT AVE.
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JUNE 7:00pm





LEGEND

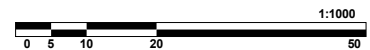
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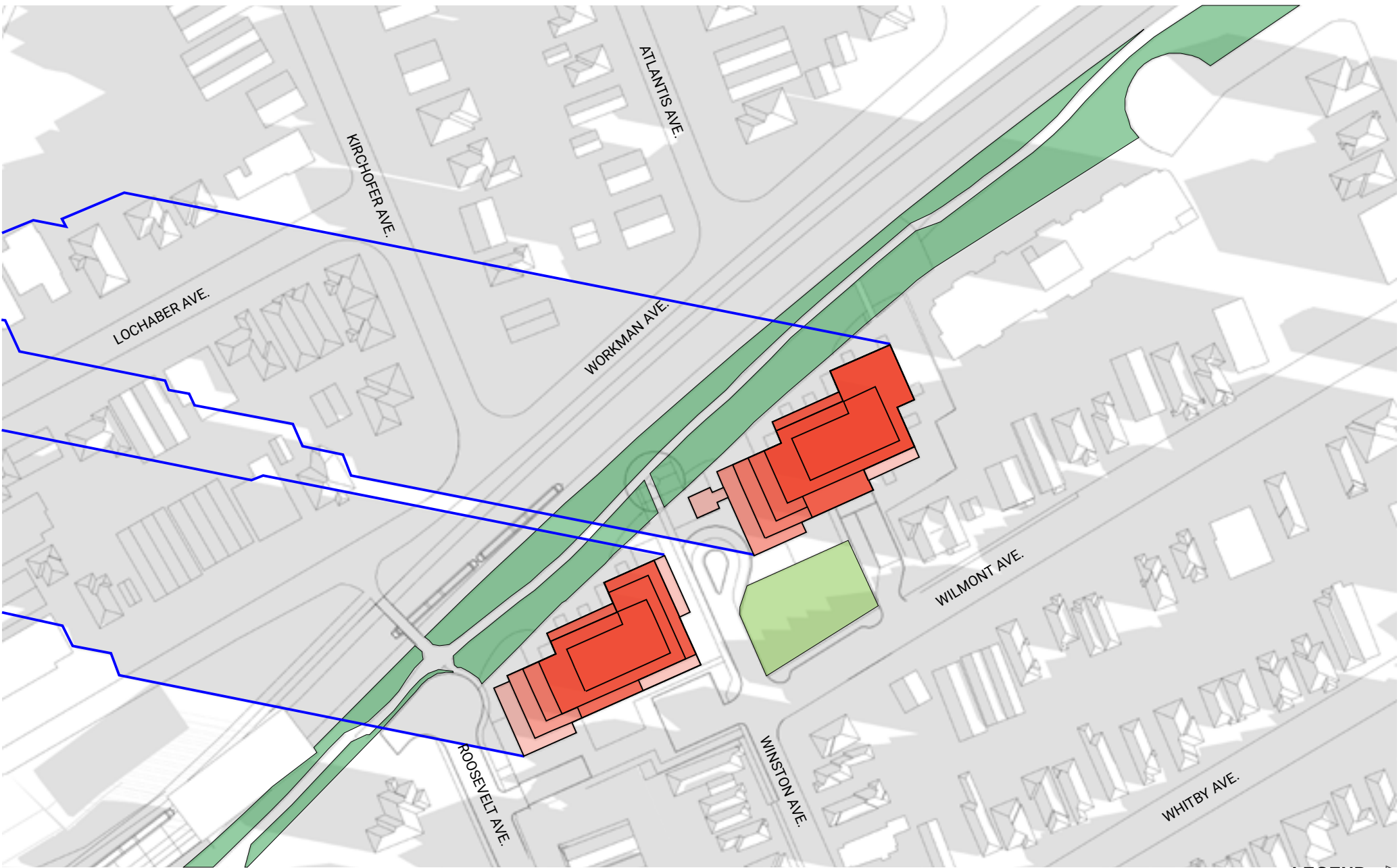


335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Application No.: D07-12-25-0097
Date: December 19th, 2025

MAR/SEPT 7:00am





LEGEND

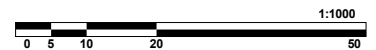
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MAR/SEPT 8:00am





LEGEND

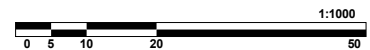
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335 ROOSEVELT AVE.
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MAR/SEPT 9:00am





LEGEND

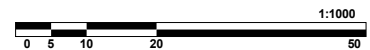
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LEGEND

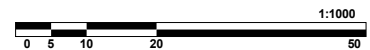
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LEGEND

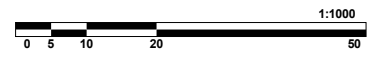
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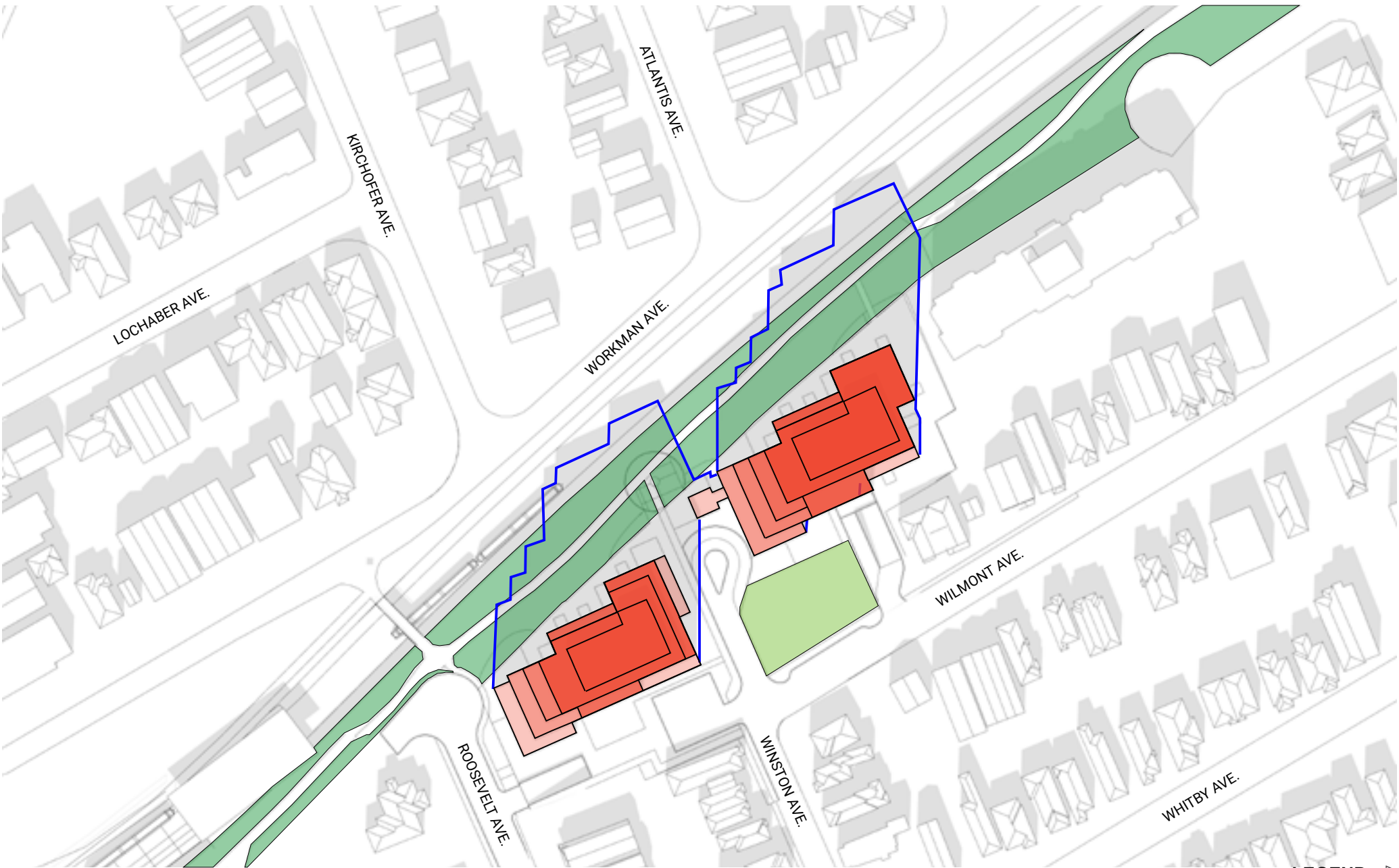


335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Date: December 19th, 2025

MAR/SEPT 12:00pm





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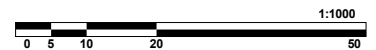
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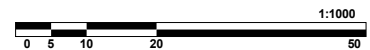
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335 ROOSEVELT AVE.
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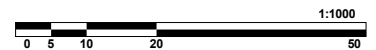
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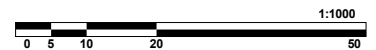
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MAR/SEPT 4:00pm





LEGEND

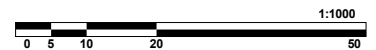
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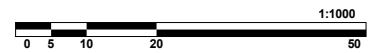
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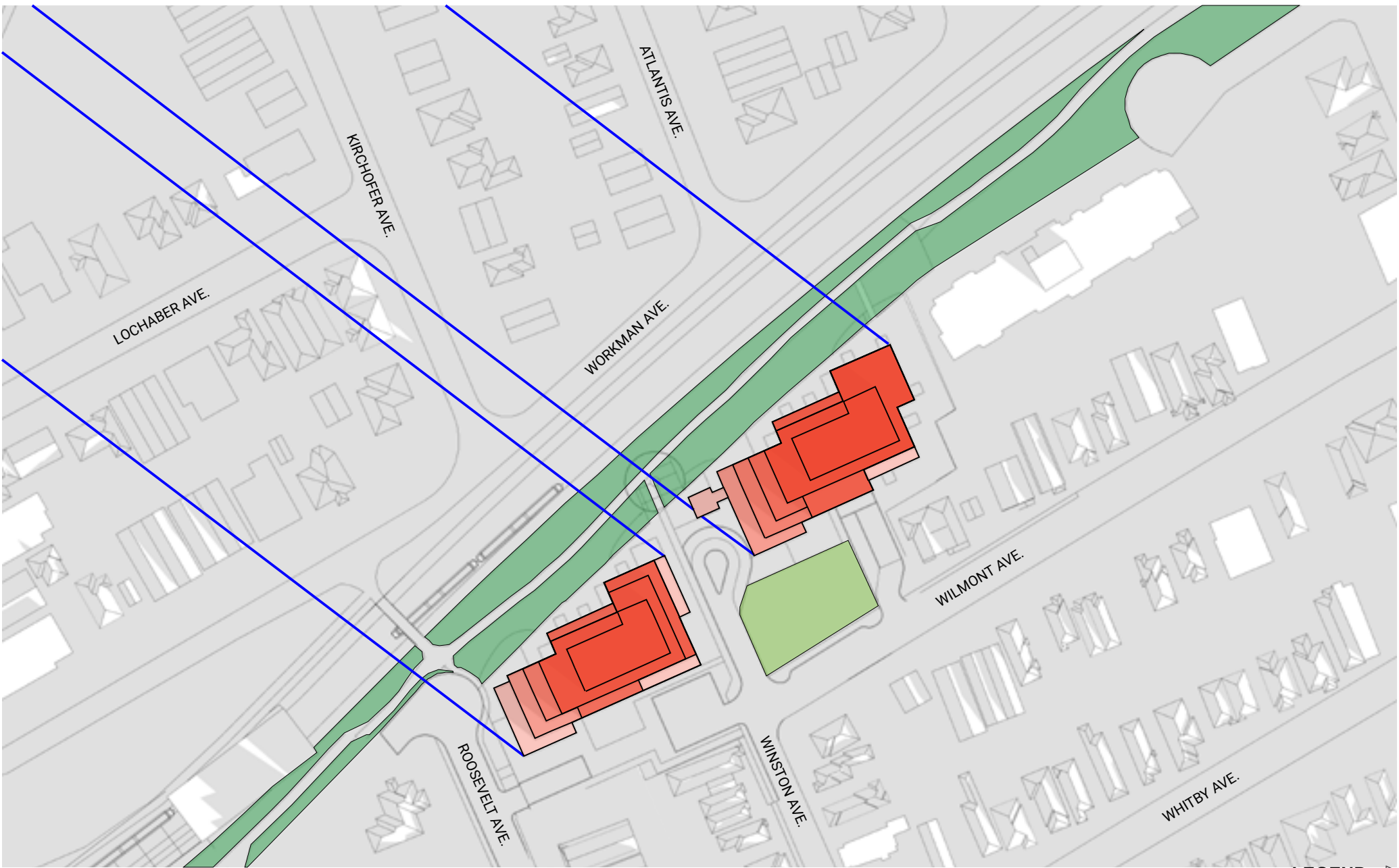


335 ROOSEVELT AVE.
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MAR/SEPT 6:00pm





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335 ROOSEVELT AVE.
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DEC 8:00am





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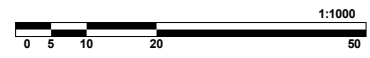
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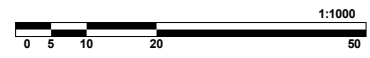
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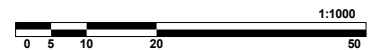
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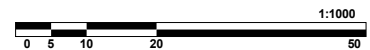
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335 ROOSEVELT AVE.
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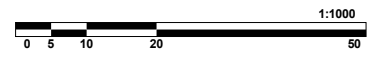
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335 ROOSEVELT AVE.
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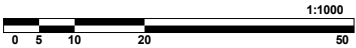
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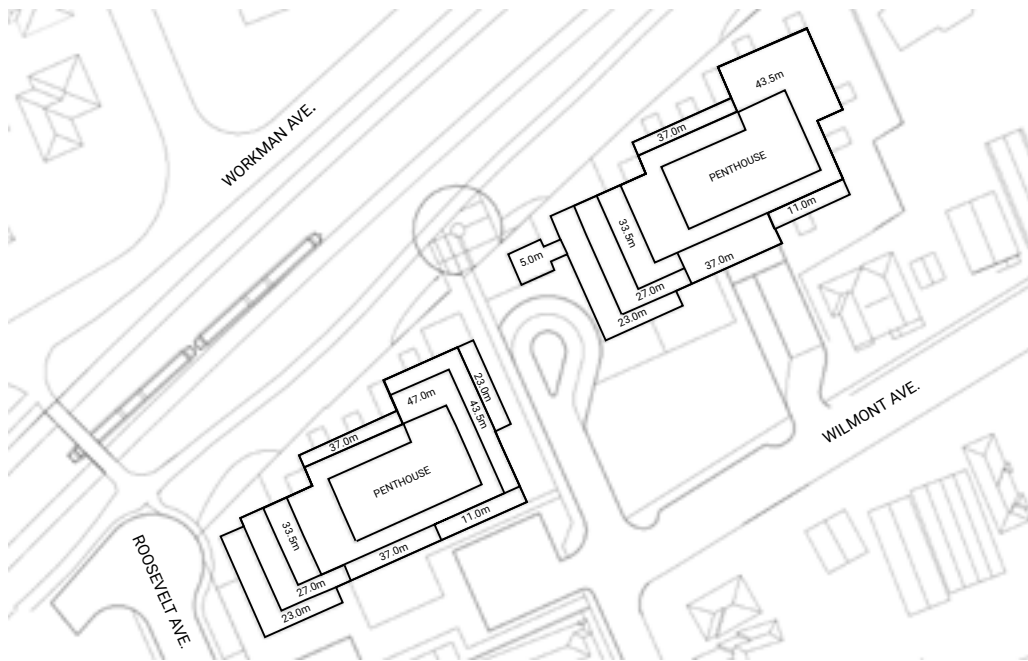


335 ROOSEVELT AVE.
Top-View Shadow Analysis

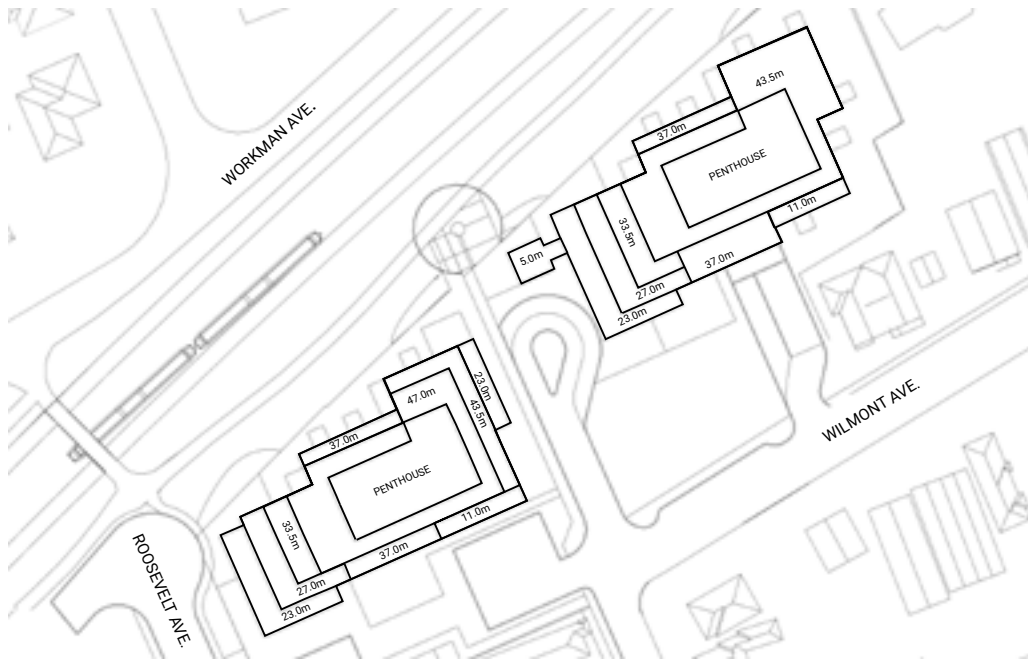
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DEC 4:00pm





PROPOSED ROOF HEIGHTS



AS-OF-RIGHT ZONING HEIGHT LIMITS



335 ROOSEVELT AVE. Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: December 19th, 2025

HEIGHT SCHEDULE



Sun Shadow Analysis Written Summary

Shadow impacts:

Sensitive areas within the sun shadow analysis' study area include Public Spaces (the proposed park, and MUP along transit ways) and the adjacent residential neighbourhoods to the North and South. The sun shadow study represents Public Spaces as shaded green areas.

Neither the proposed park space and MUP are impacted by the criteria of any new net shadow resulting in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during the March/September test date.

Regarding the adjacent residential neighbourhoods to the North and South, shadow impacts are not significant and the proposed building shadow remains within as-of-right zoning envelope. None of the individual properties within the neighbourhood to the north (which contains a mature treeline) are affected from shadow impacts related to the proposed building for more than 4 hourly interval times during the March/September test date. Regarding the neighbourhood to the South, none of the individual properties are affected from shadow impacts related to the proposed building for more than 3 hourly interval times during the March/September test date.

Latitude and Longitude of Site:

Lat: N 45°23'34.709"

Lng: W 75°45'30.404"



335 ROOSEVELT AVE.
Shadow Analysis

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Written Summary