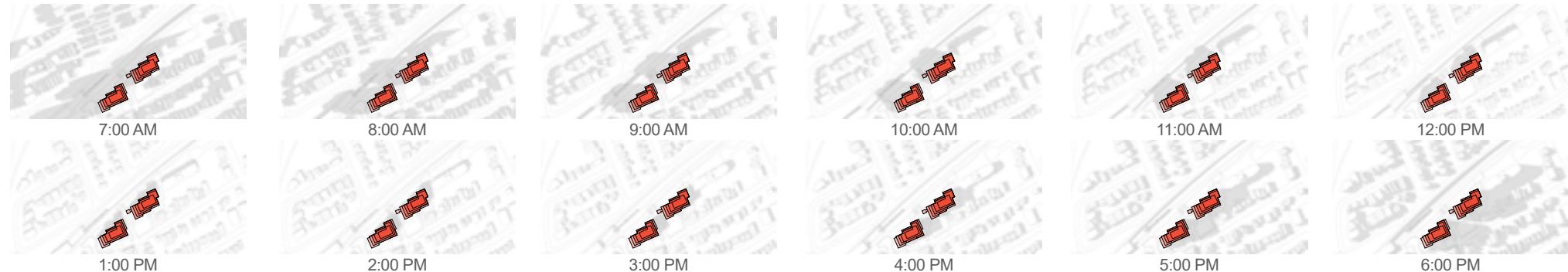


JUNE 21



MARCH/SEPTEMBER 21



DECEMBER 21



LEGEND

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

Public Space (Proposed Park)
Public Space (MUP)



355 ROOSEVELT AVE. Top-View Shadow Analysis

Scale: 1:10,000
Application No.: D07-12-25-0097
Date: December 19th, 2025

City Plan #: 18281



LEGEND

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

JUNE 7:00am



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281

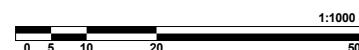
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Application No.: D07-12-25-0097
Date: December 19th, 2025

JUNE 8:00am



335 ROOSEVELT AVE.
Top-View Shadow Analysis



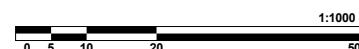
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 9:00am

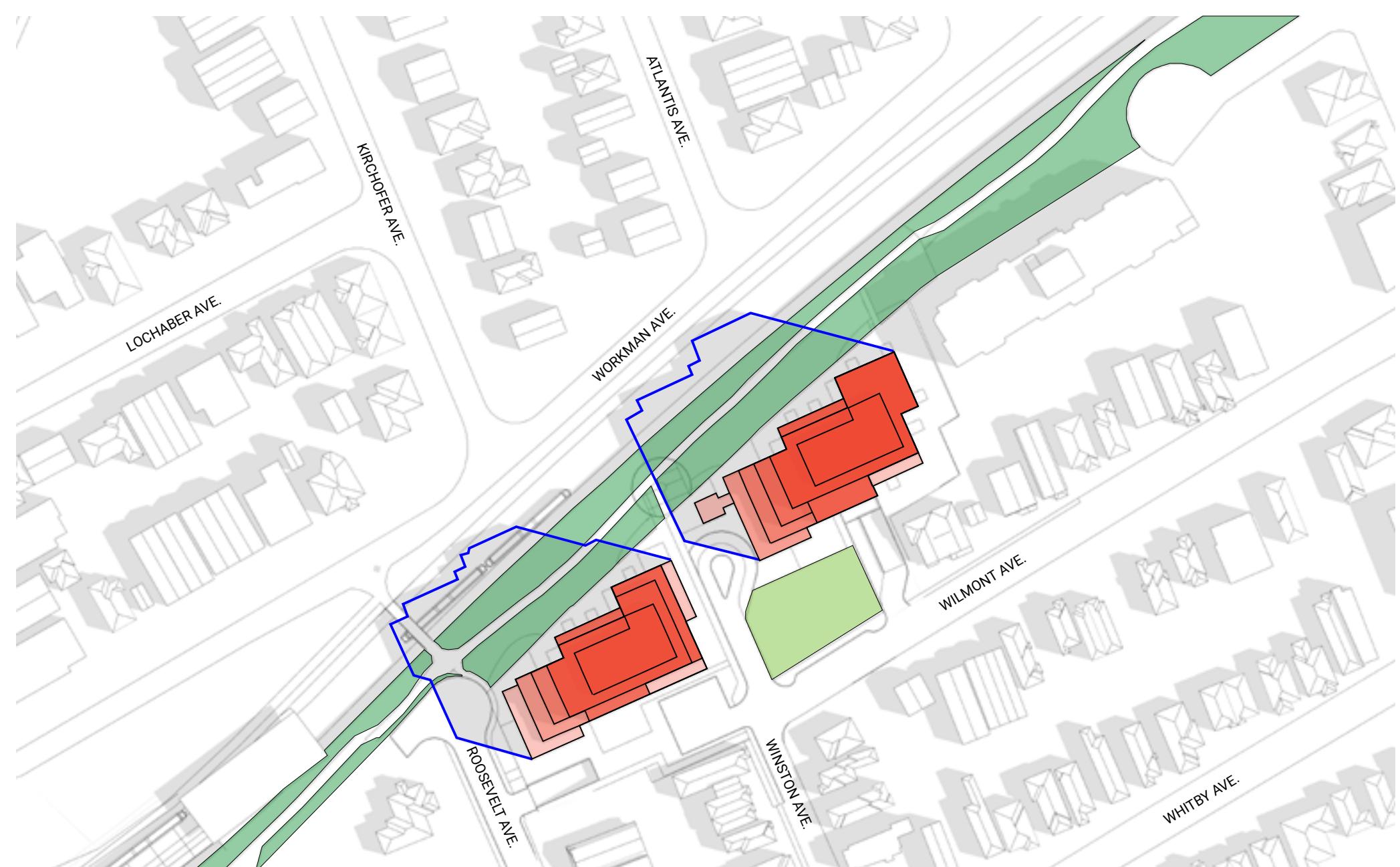


File No.: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



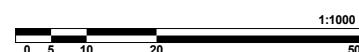
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 10:00am



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



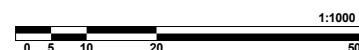
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 Date: December 19th, 2025

JUNE 11:00am



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



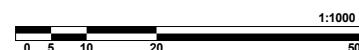
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 12:00pm



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



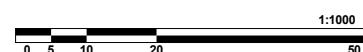
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JUNE 1:00pm



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



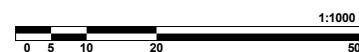
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 2:00pm



File No.: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



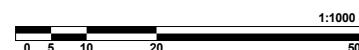
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 Date: December 19th, 2025

JUNE 3:00pm



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335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



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335 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:1000
 Application No.: D07-12-25-0097
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JUNE 4:00pm





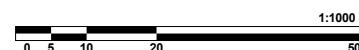
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Scale: 1:1000
 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 5:00pm



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281



LEGEND

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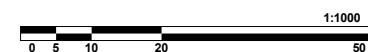
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335 ROOSEVELT AVE. Top-View Shadow Analysis

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

JUNE 6:00pm





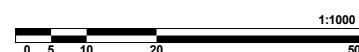
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

JUNE 7:00pm

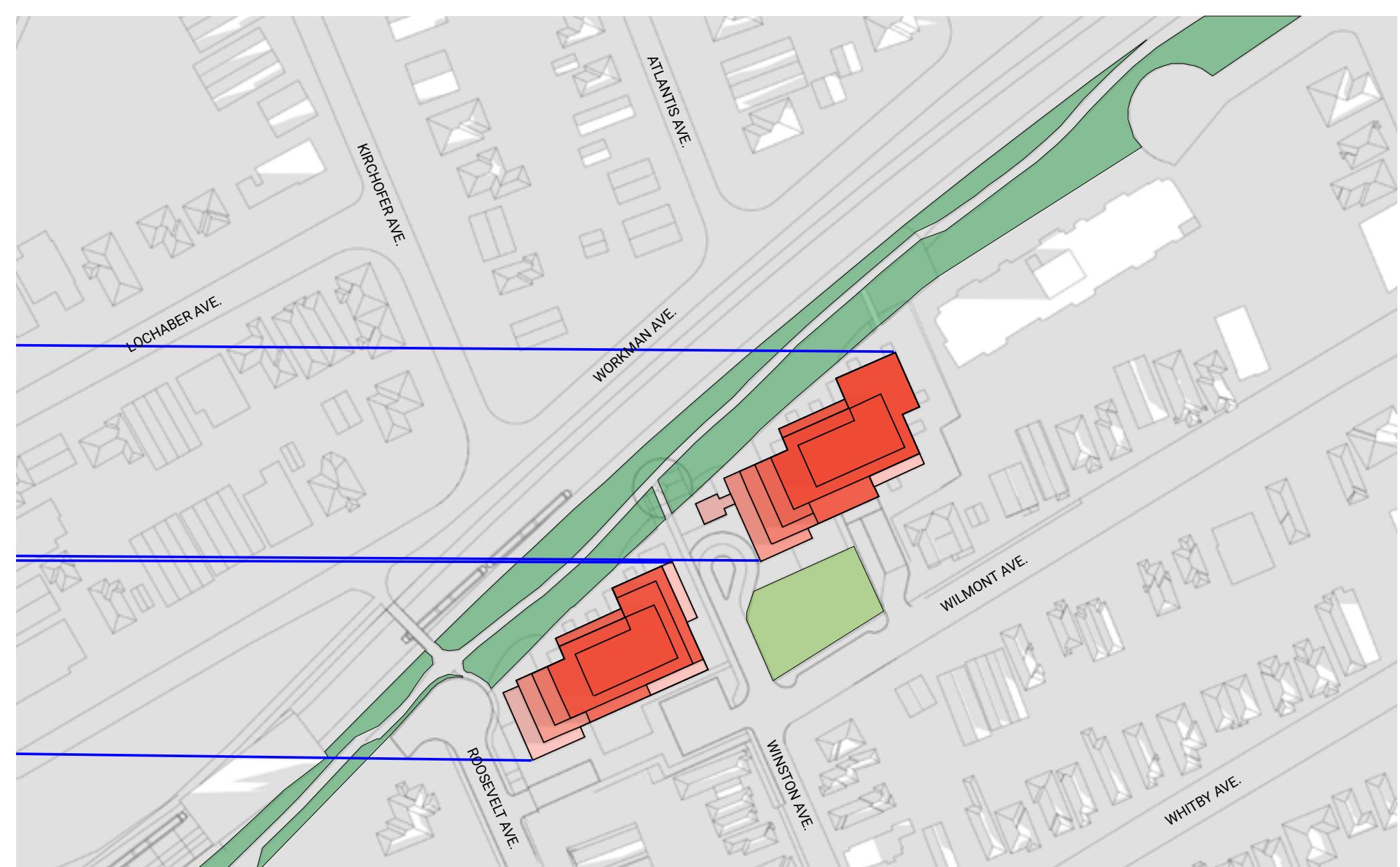


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335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281


LEGEND

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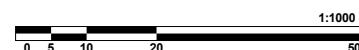


335 ROOSEVELT AVE.

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

MAR/SEPT 7:00am





LEGEND

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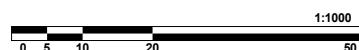


335 ROOSEVELT AVE.

Top-View Shadow Analysis

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

MAR/SEPT 8:00am



File No: D07-12-25-0097

City Plan #: 18281

**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 9:00am





LEGEND

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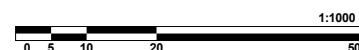
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335 ROOSEVELT AVE. Top-View Shadow Analysis

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MAR/SEPT 10:00am




LEGEND

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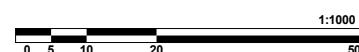


335 ROOSEVELT AVE.

Top-View Shadow Analysis

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 Date: December 19th, 2025

MAR/SEPT 11:00am





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335 ROOSEVELT AVE.

Top-View Shadow Analysis

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

MAR/SEPT 12:00pm

1:1000
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File No.: D07-12-25-0097

City Plan #: 18281



LEGEND

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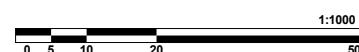
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MAR/SEPT 1:00pm





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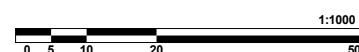
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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MAR/SEPT 2:00pm



**LEGEND**

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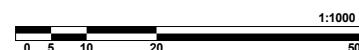
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335 ROOSEVELT AVE. Top-View Shadow Analysis

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

MAR/SEPT 3:00pm





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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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Date: December 19th, 2025

MAR/SEPT 4:00pm





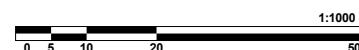
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 Application No.: D07-12-25-0097
 Date: December 19th, 2025

MAR/SEPT 5:00pm



File No: D07-12-25-0097



335 ROOSEVELT AVE.
 Top-View Shadow Analysis

City Plan #: 18281

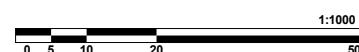
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Date: December 19th, 2025

MAR/SEPT 6:00pm

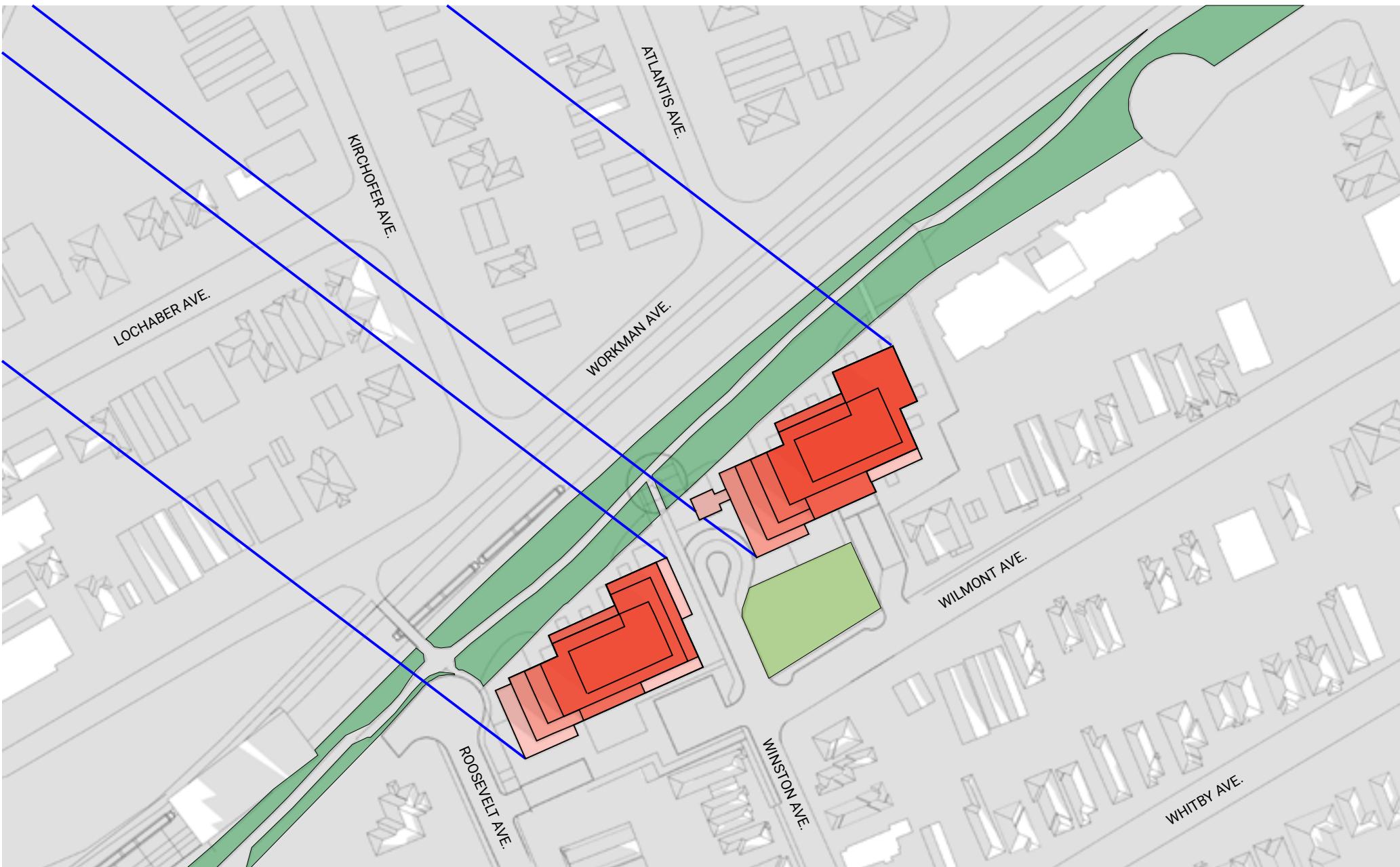


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335 ROOSEVELT AVE.
Top-View Shadow Analysis

City Plan #: 18281



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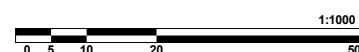
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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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DEC 8:00am



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DEC 9:00am

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335 ROOSEVELT AVE.
Top-View Shadow Analysis

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DEC 10:00am

335 ROOSEVELT AVE. Top-View Shadow Analysis

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DEC 11:00am



335 ROOSEVELT AVE. Top-View Shadow Analysis



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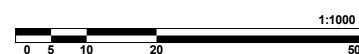


335 ROOSEVELT AVE.

Top-View Shadow Analysis

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DEC 12:00pm



**LEGEND**

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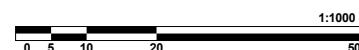
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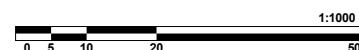
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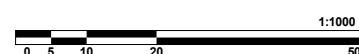
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335 ROOSEVELT AVE. Top-View Shadow Analysis

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DEC 3:00pm



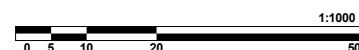
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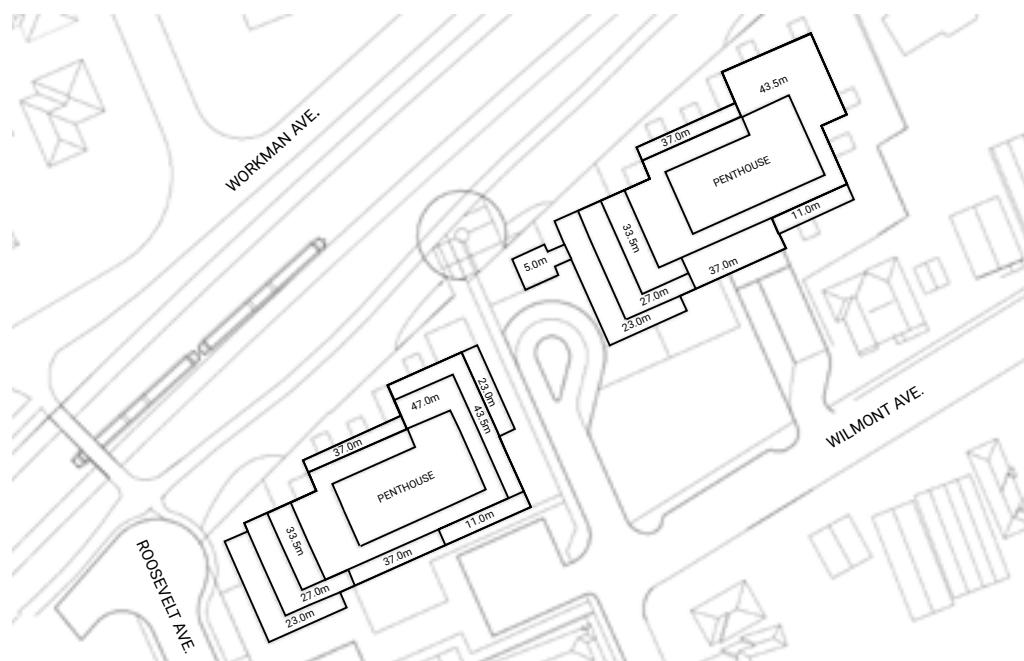
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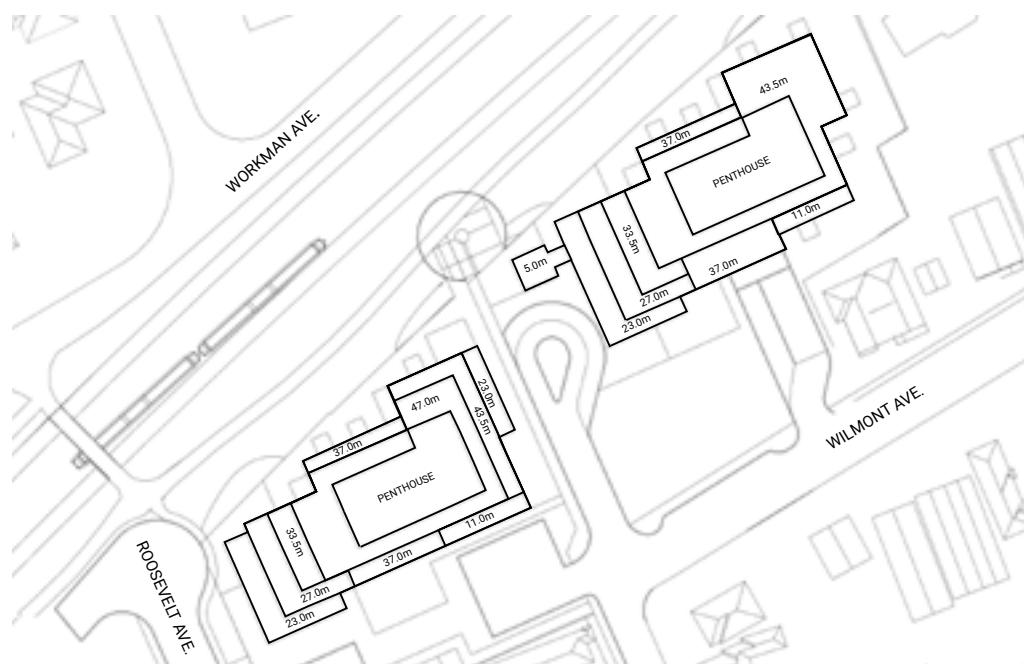


335 ROOSEVELT AVE.
Top-View Shadow Analysis

City Plan #: 18281



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

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

Written Summary

City Plan #: 18281