

6310 Hazeldean Rd
Shadow Impacts and Analysis

Shadow Analysis

As per the City of Ottawa's Terms of Reference for Shadow Analysis, a detailed Shadow Analysis is required at a Zoning Bylaw Amendment application submission.

This section demonstrates the shadow impacts of the proposed development during the Spring/Fall Equinox, and the Winter and Summer Solstice. Test Dates and Times:

- / Equinox: September 21st, 8am – 6pm (EDT)
- / Summer Solstice: June 21st, 8am – 8pm (EDT)
- / Winter Solstice: December 21st, 9am – 3pm (EST)

The proposed development for 6310 Hazeldean Rd does not present major adverse impacts on sensitive areas adjacent to the subject site. Most of the shadows are casted away from residential zones or public open spaces. The most impacted lands are designated arterial mainstreet and general mixed-use located to the north and northeast of the subject site. The low-rise residential zone (north-west and south-east) receive continued direct sunlight exposure throughout the year.

Winter Solstice - December 21 (EST)

On the Winter Solstice, impacts are mainly over arterial mainstreet and mixed-use areas north of subject site. The low-rise residential area is not impacted during the hours established in the terms of reference and used in this study.

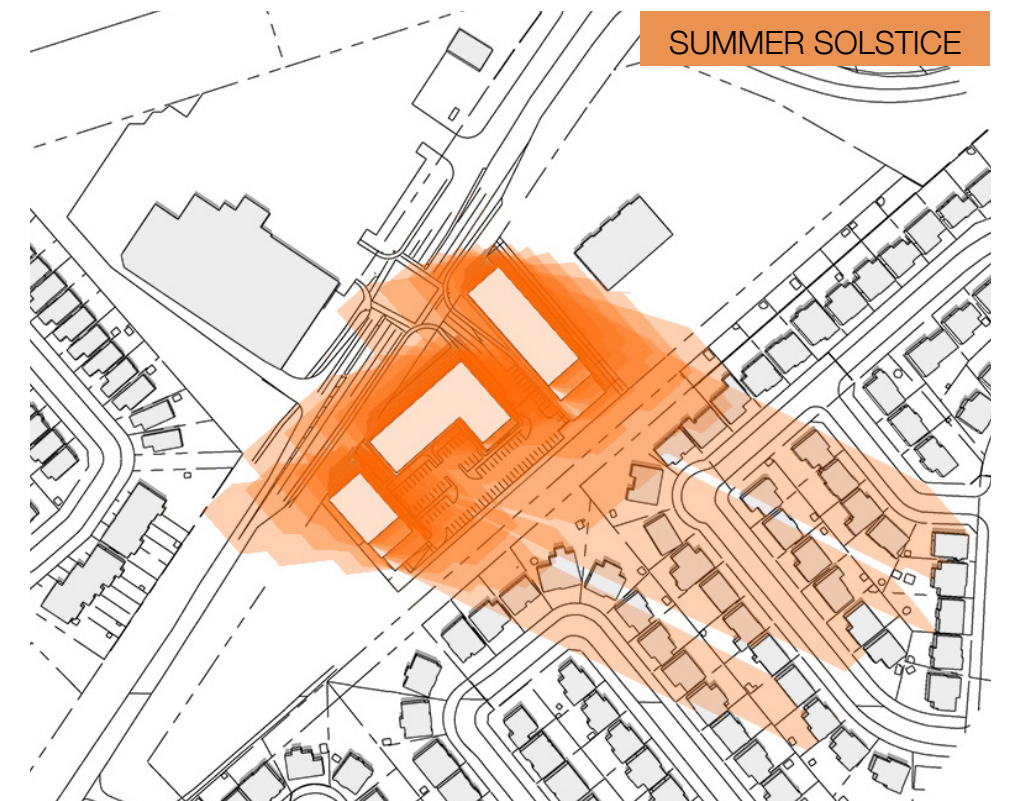
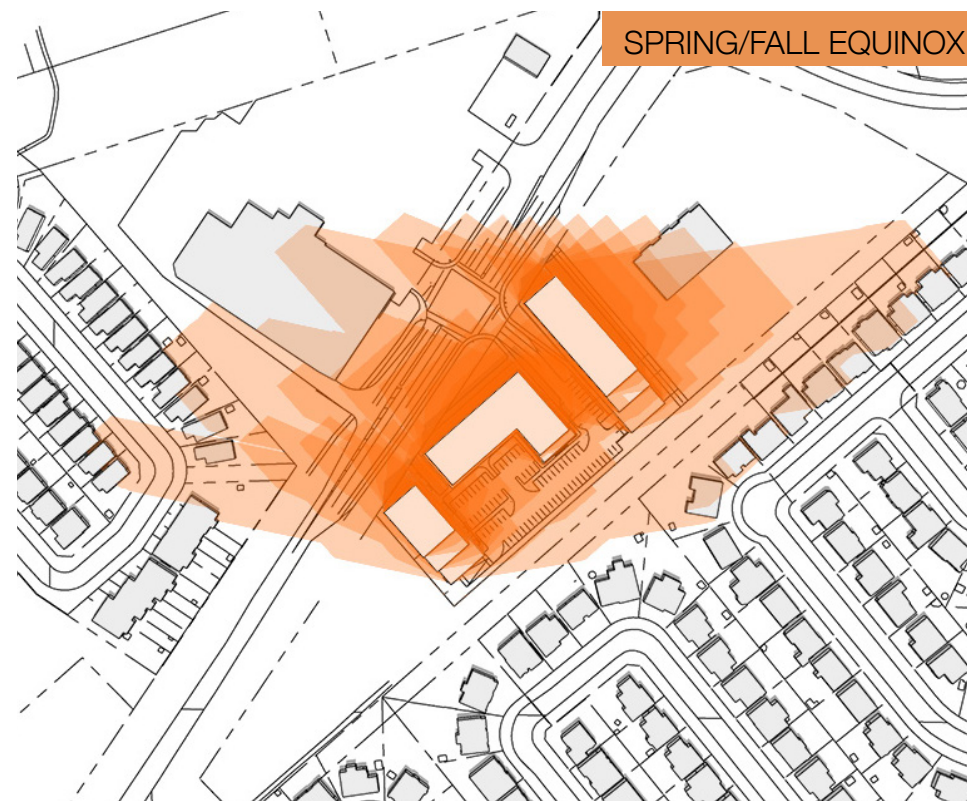
Spring/ Fall Equinox - March/ September 21 (EDT)

During the Spring or Fall Equinox, shadows partially reach the low-rise residential area north-west until 8am, and the area south-east after 6pm. There are no impacts in these areas for the remainder of the studied times. For the most part of the day tower shadows affect only commercial development immediately north and east of the site.

Summer Solstice - June 21 (EDT)

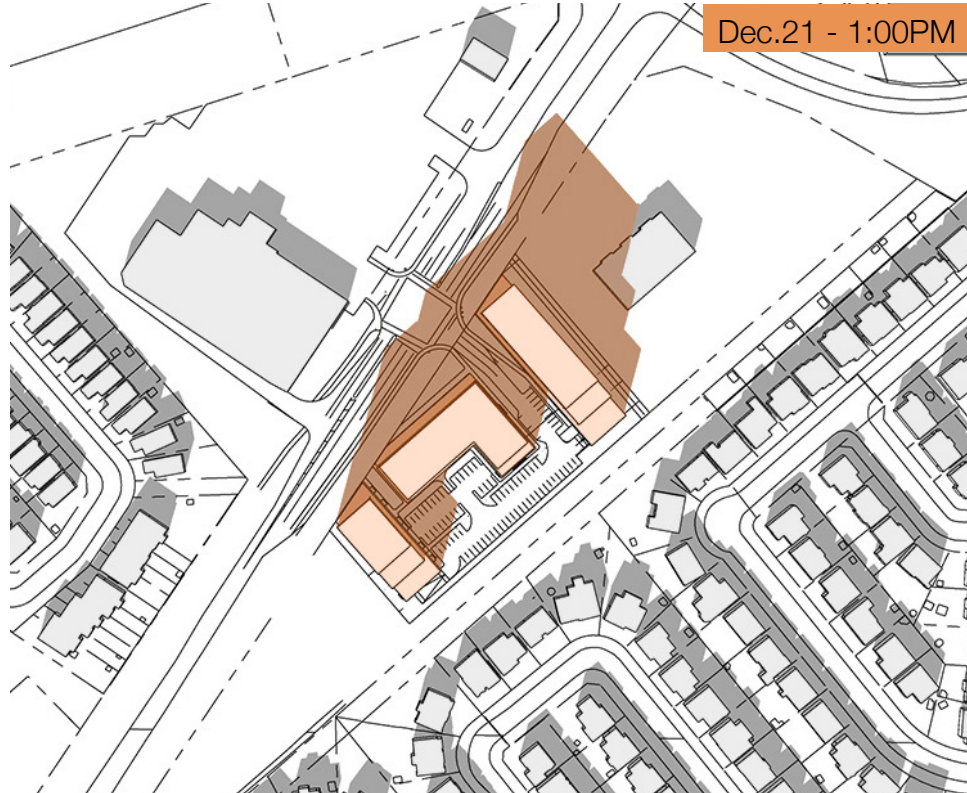
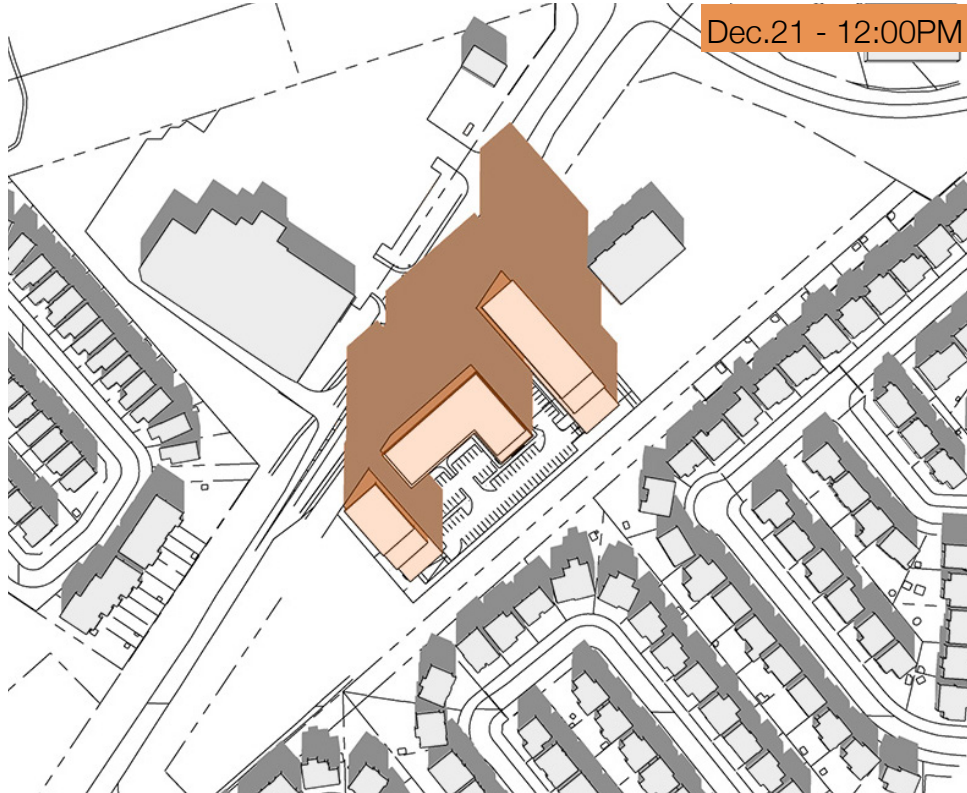
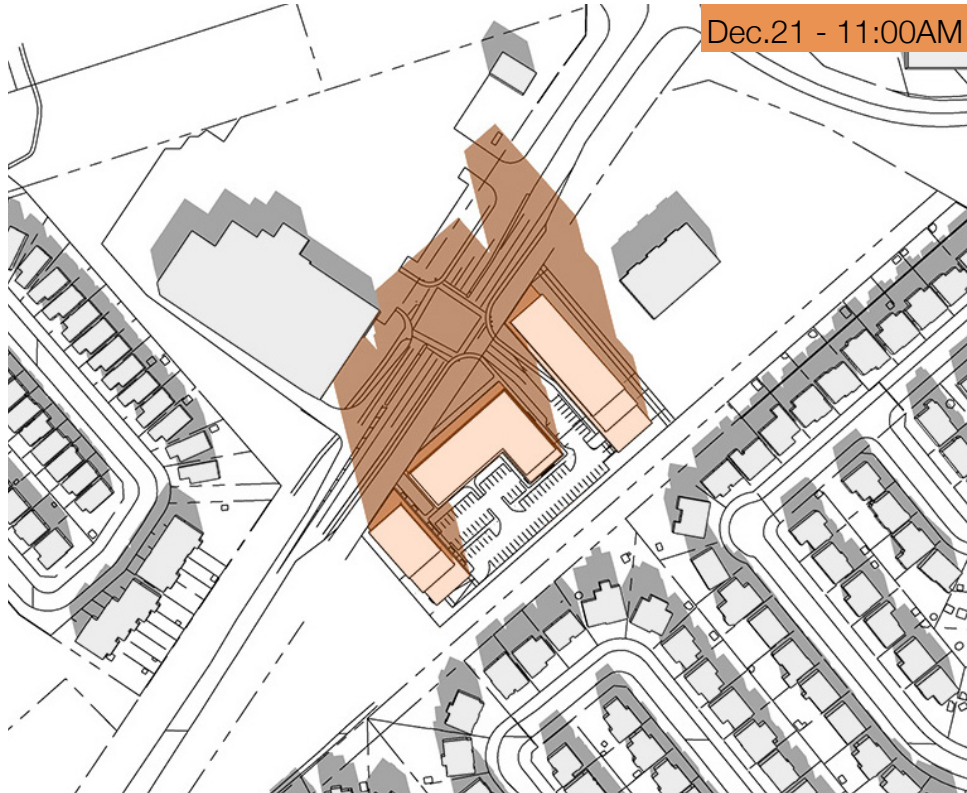
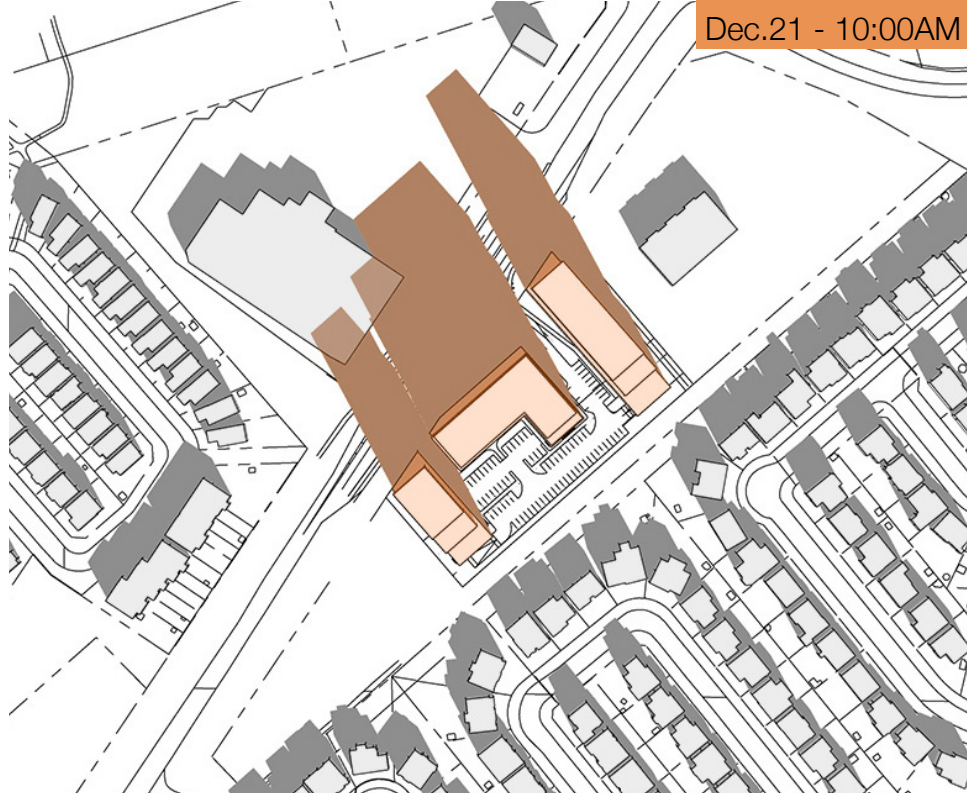
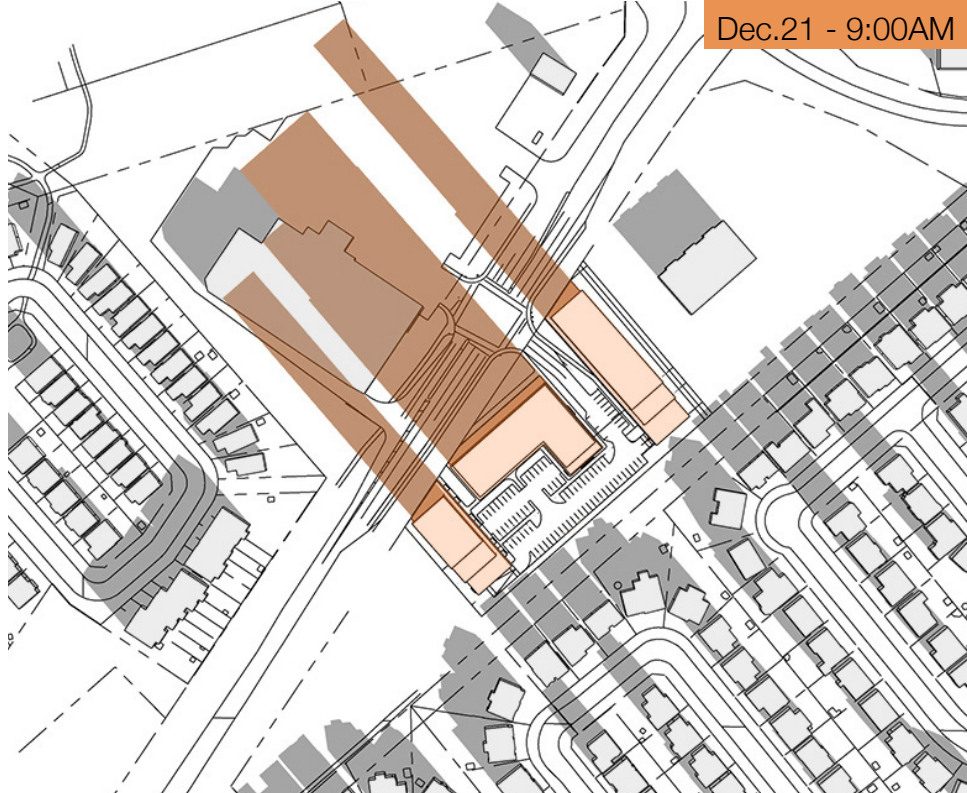
In Summer months, shadows stay mostly within site boundaries since 9AM until 7PM when some shadows are casted on the south-east residential area without significant impacts.

The following pages show shadow projections on an hourly basis.

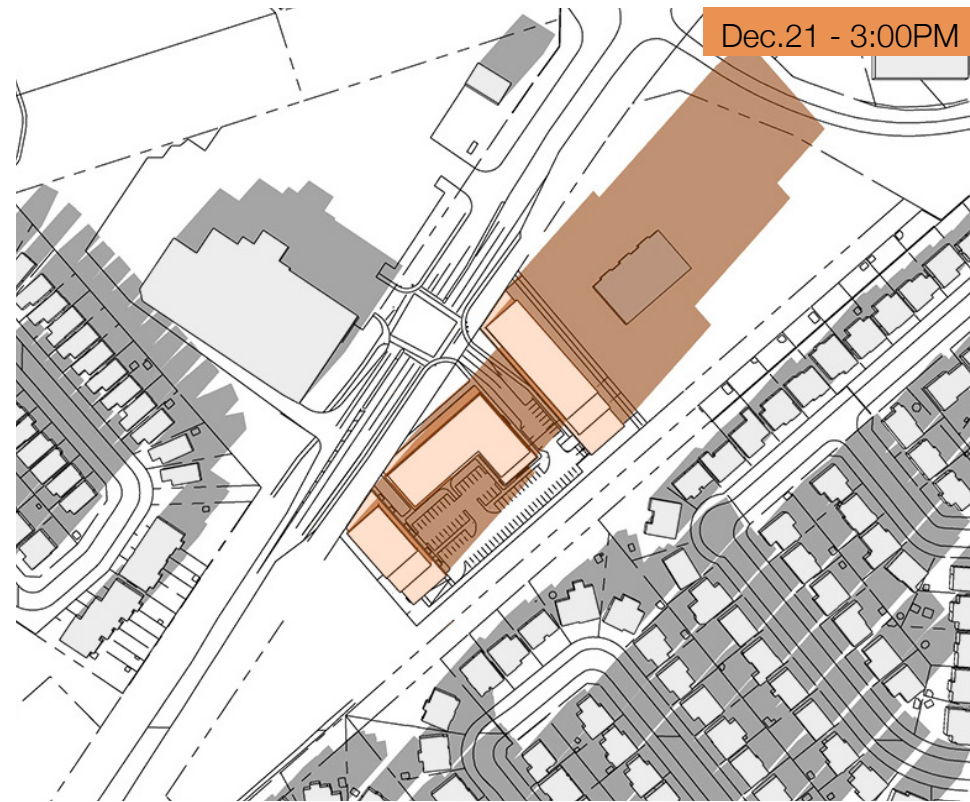
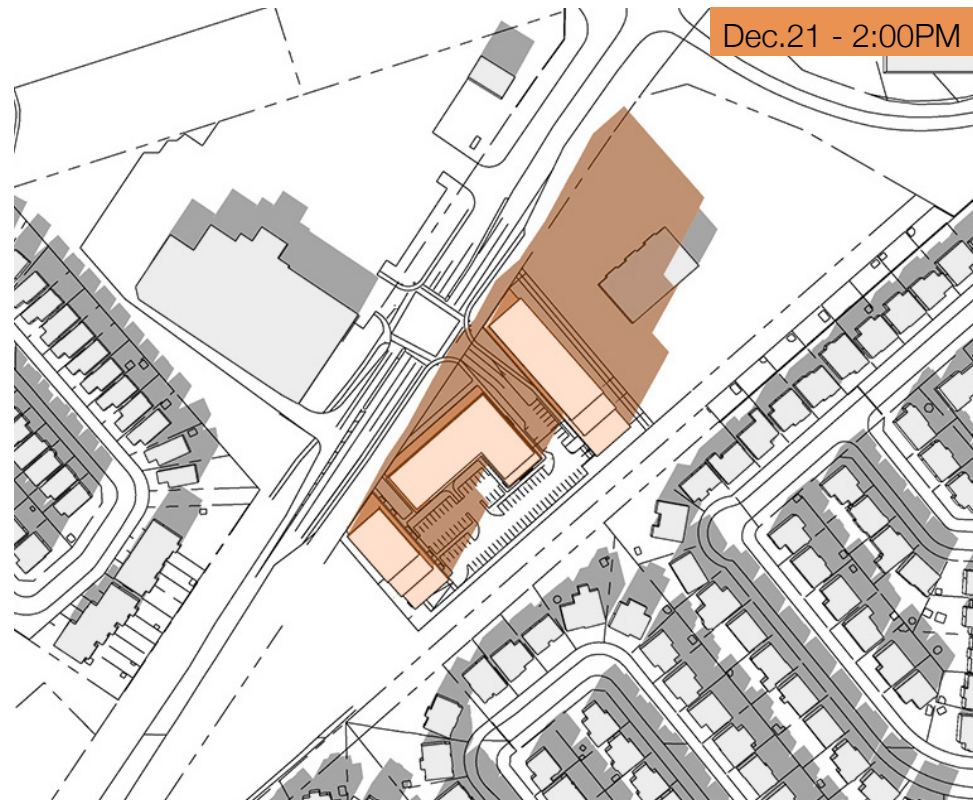


Shadow Analysis

WINTER SOLSTICE
December 21st, 9am – 5pm (EST)

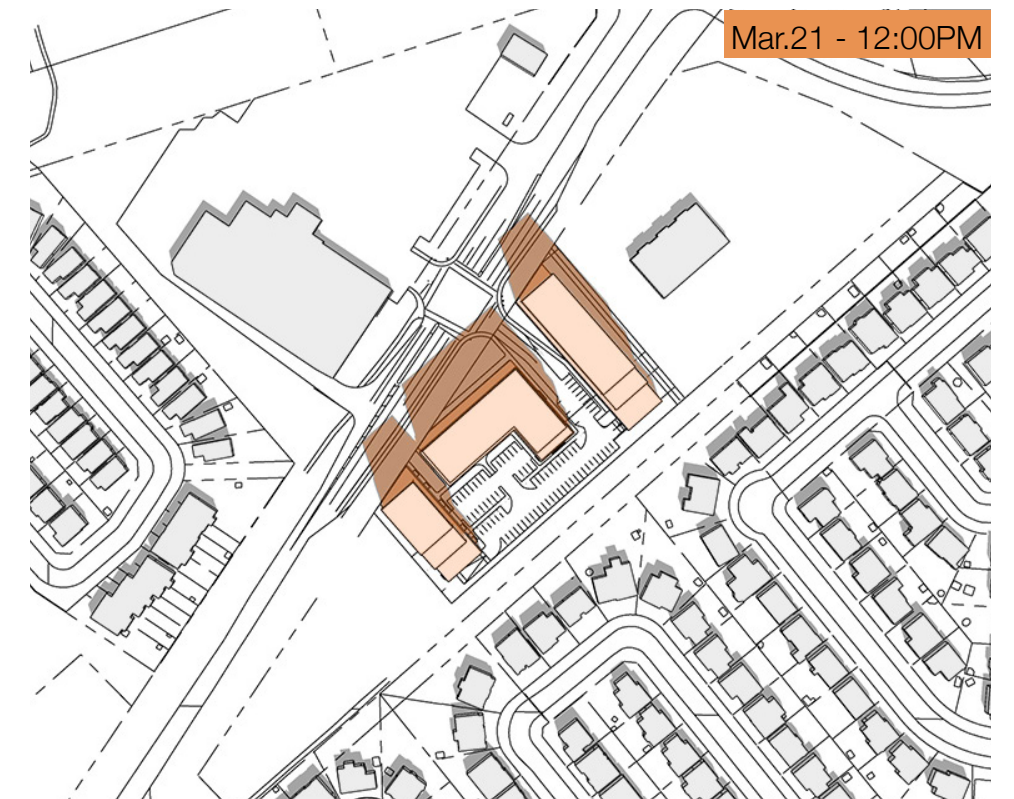
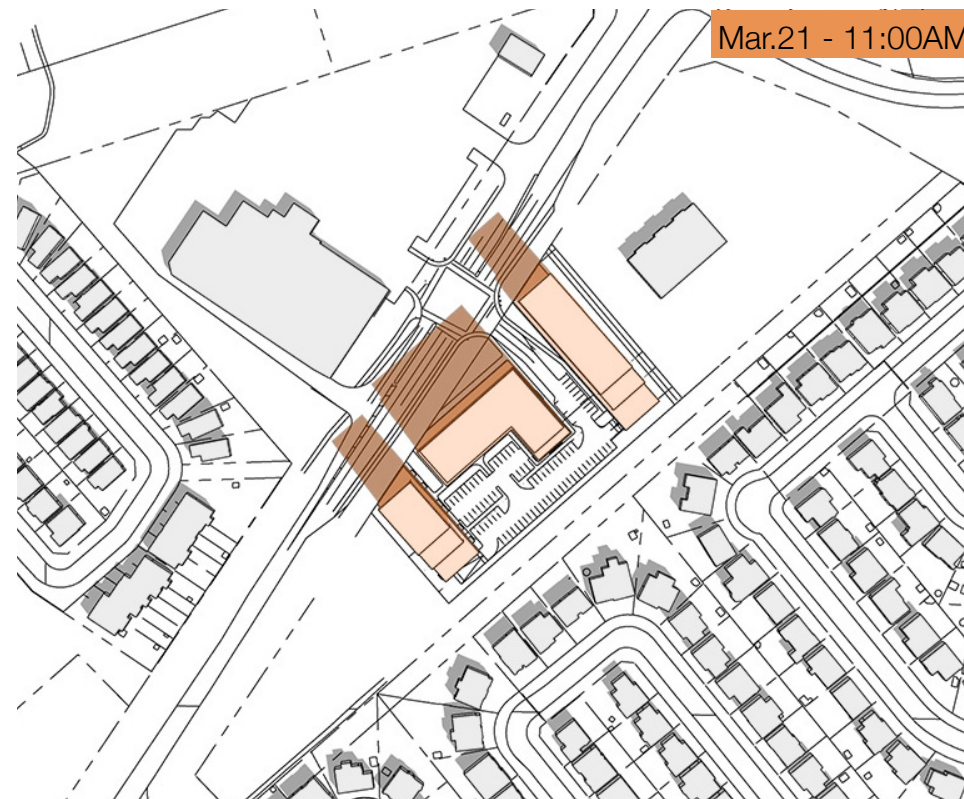
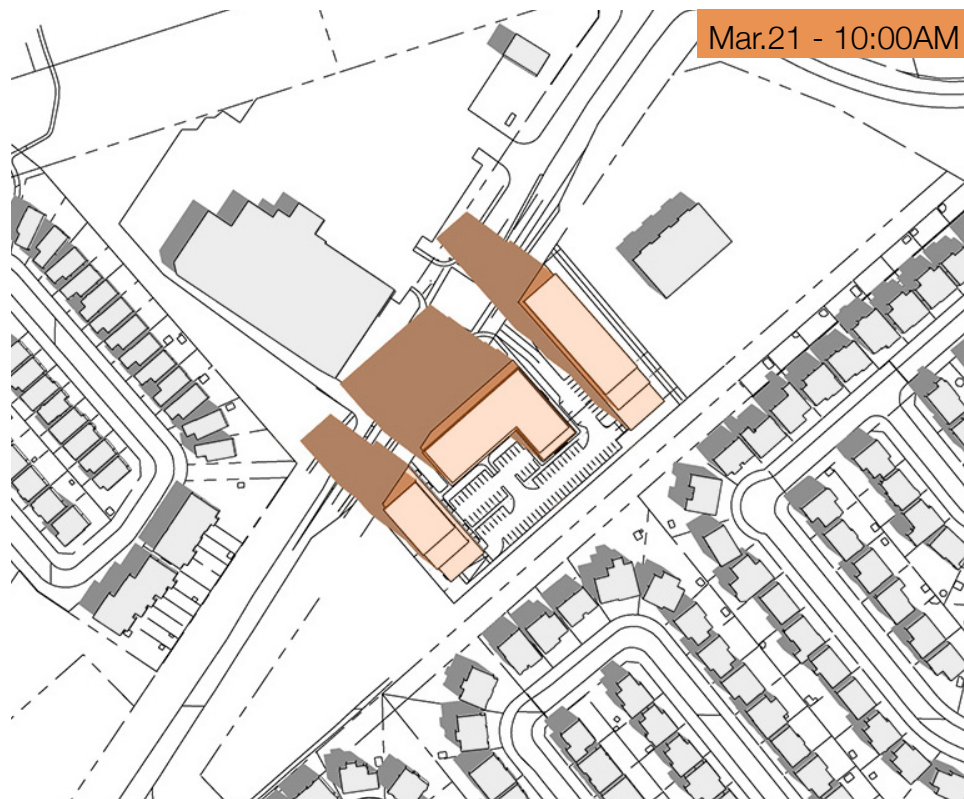
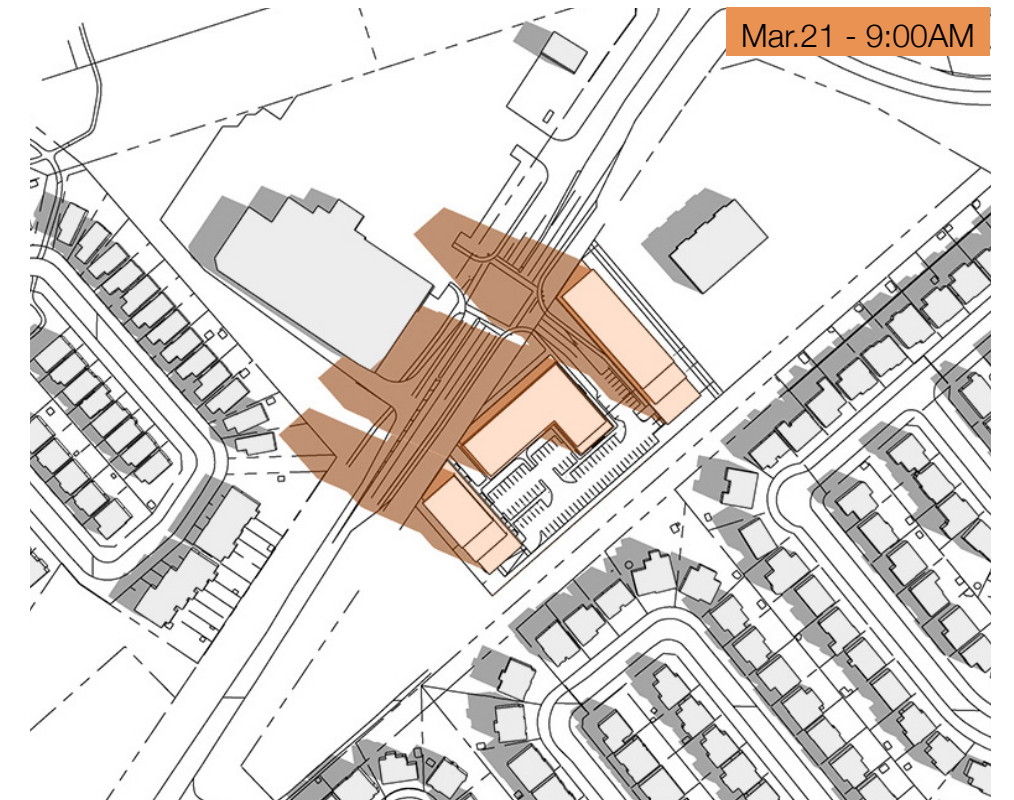
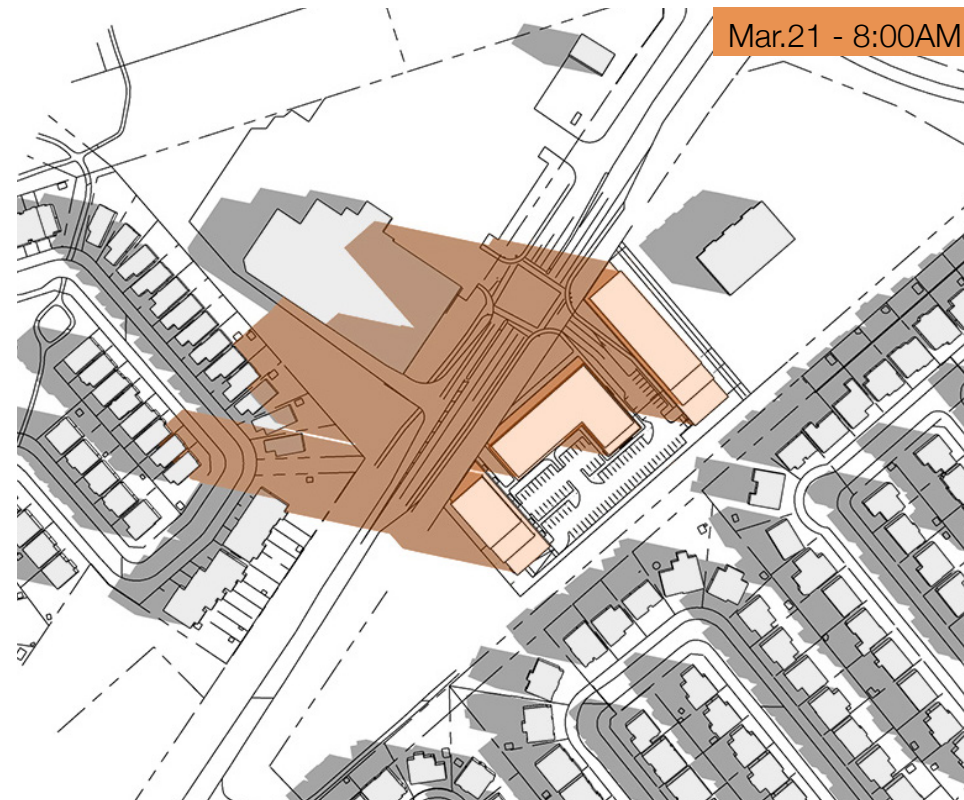


Shadow Analysis

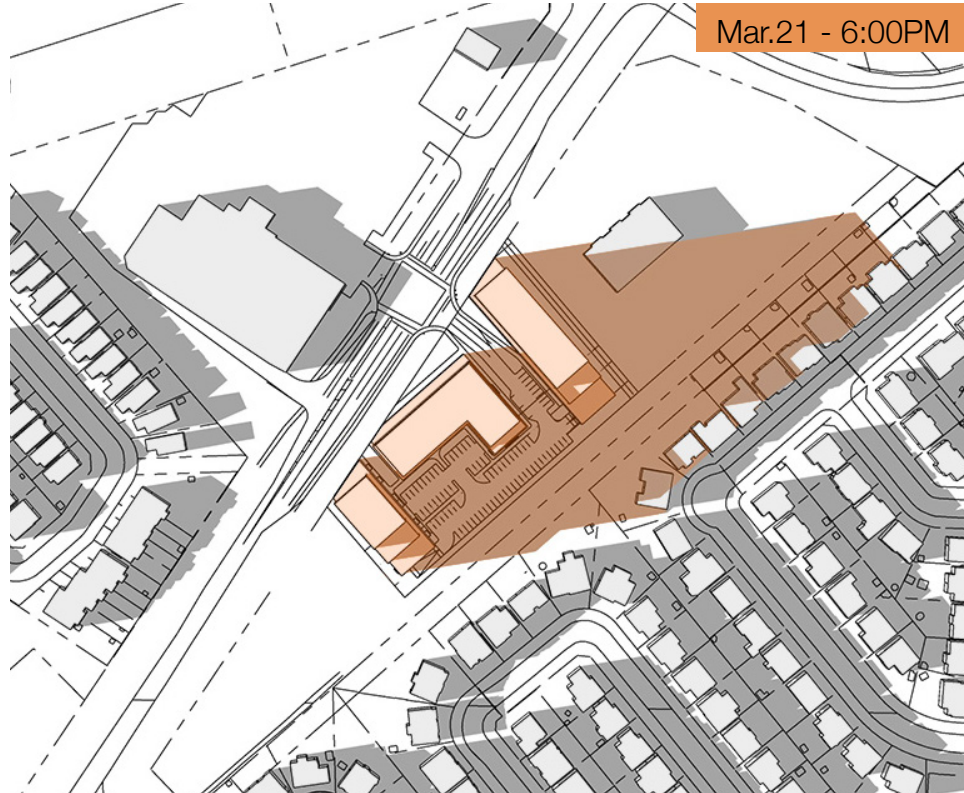
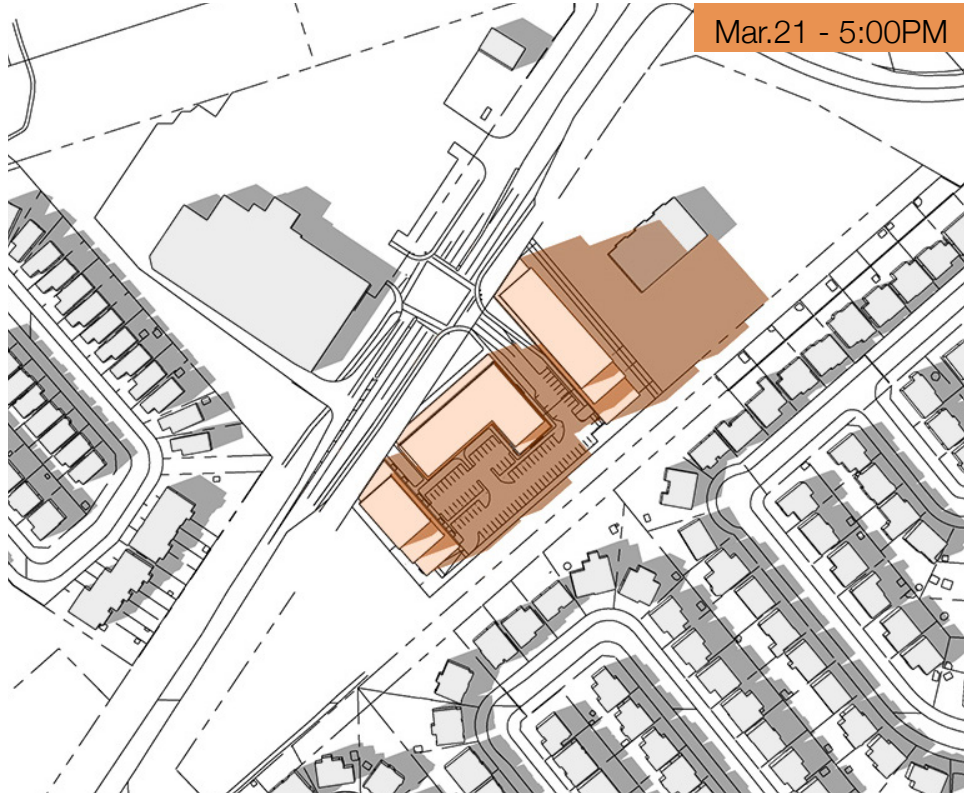
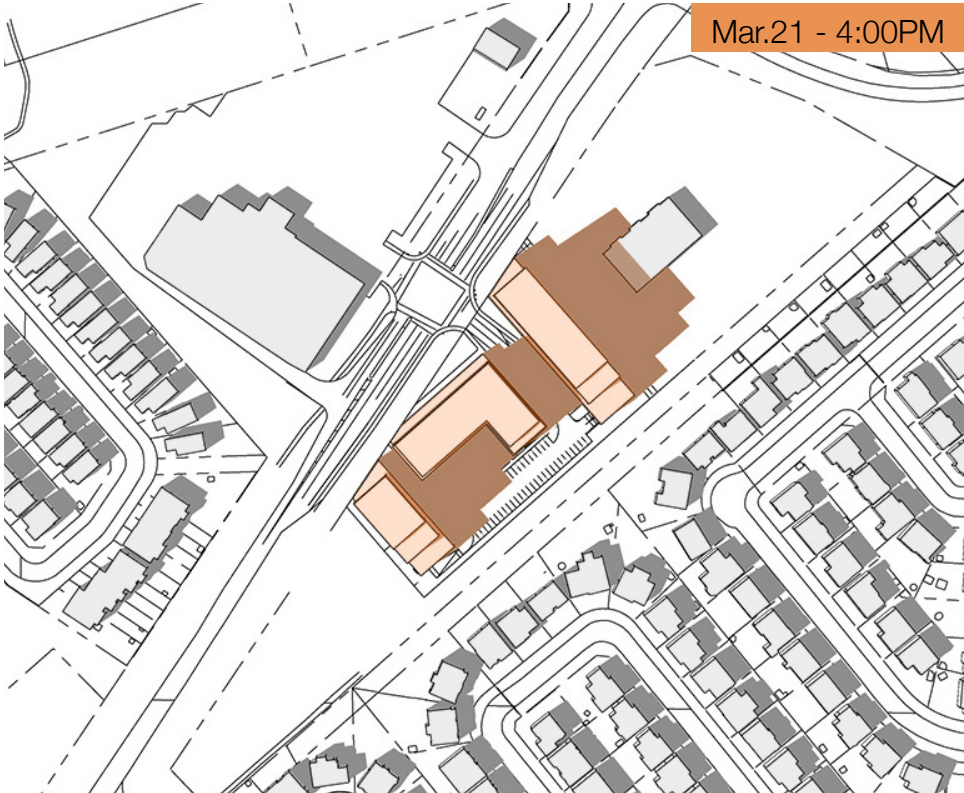
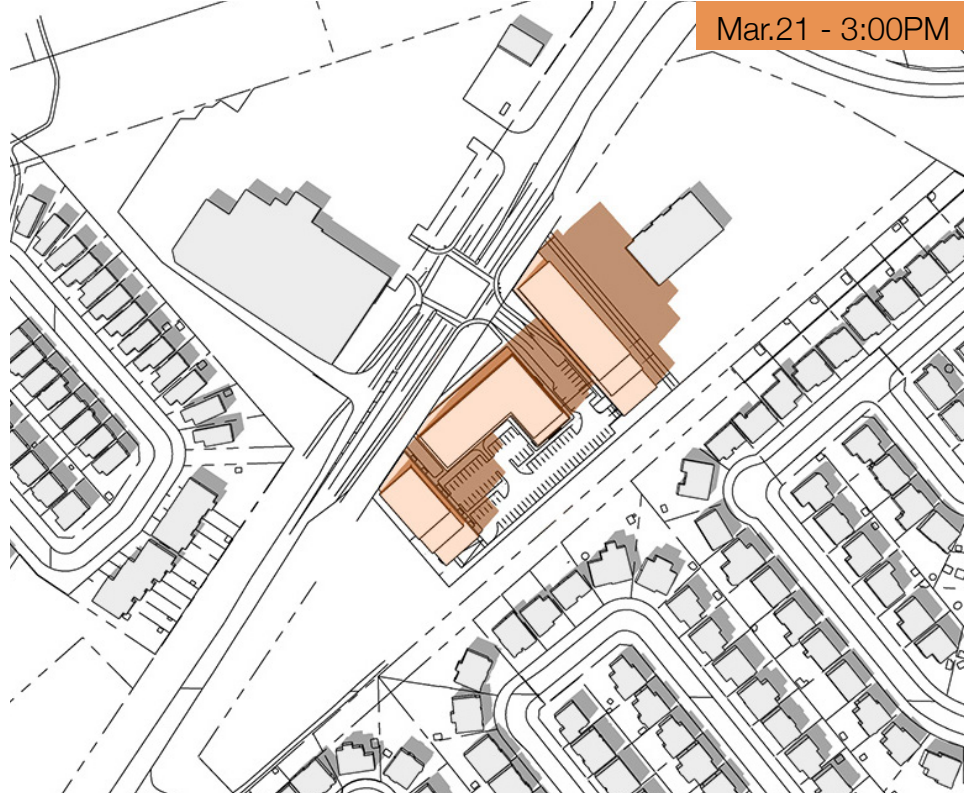
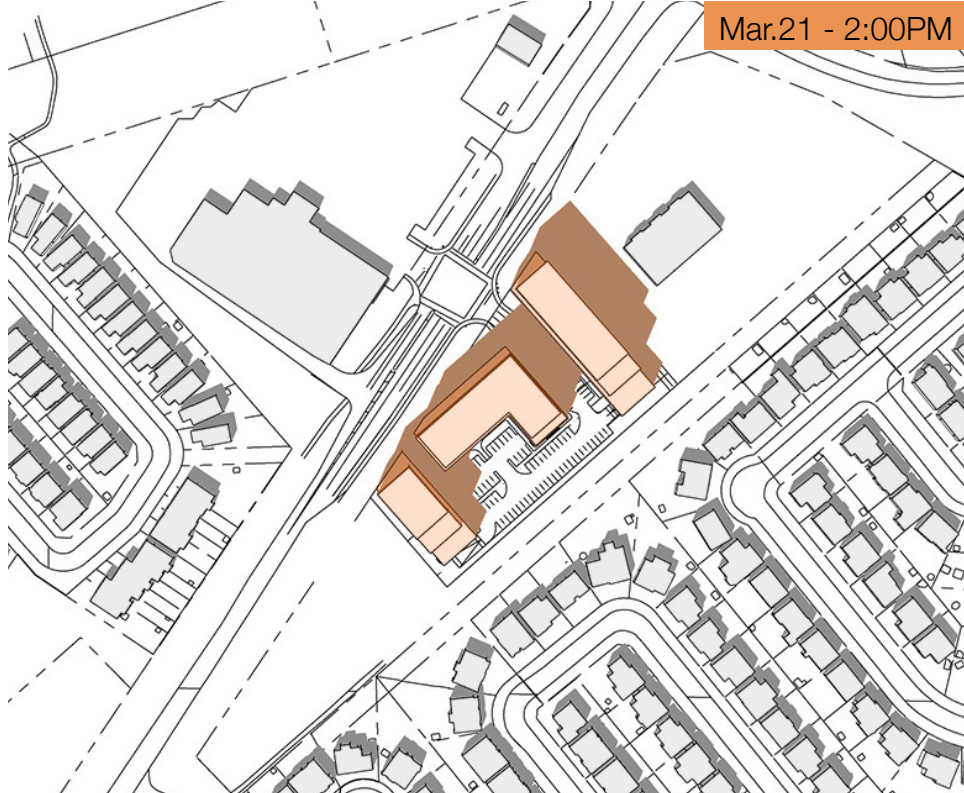
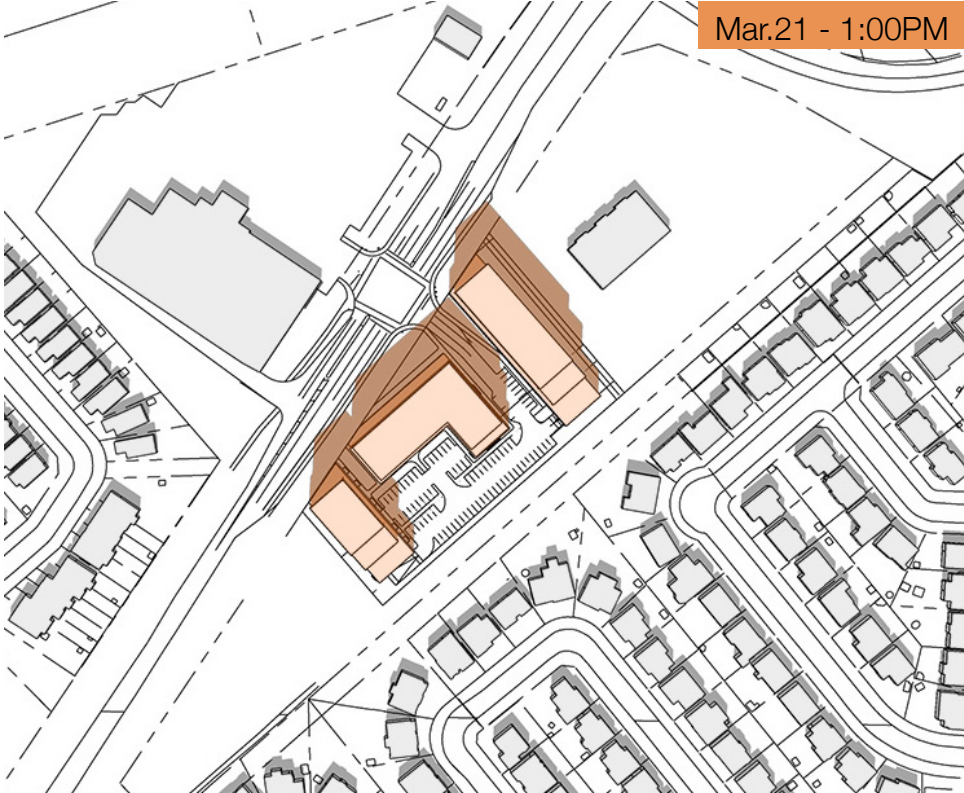


Shadow Analysis

SPRING/ FALL EQUINOX
March/ September 21st, 8am – 6pm (EDT)

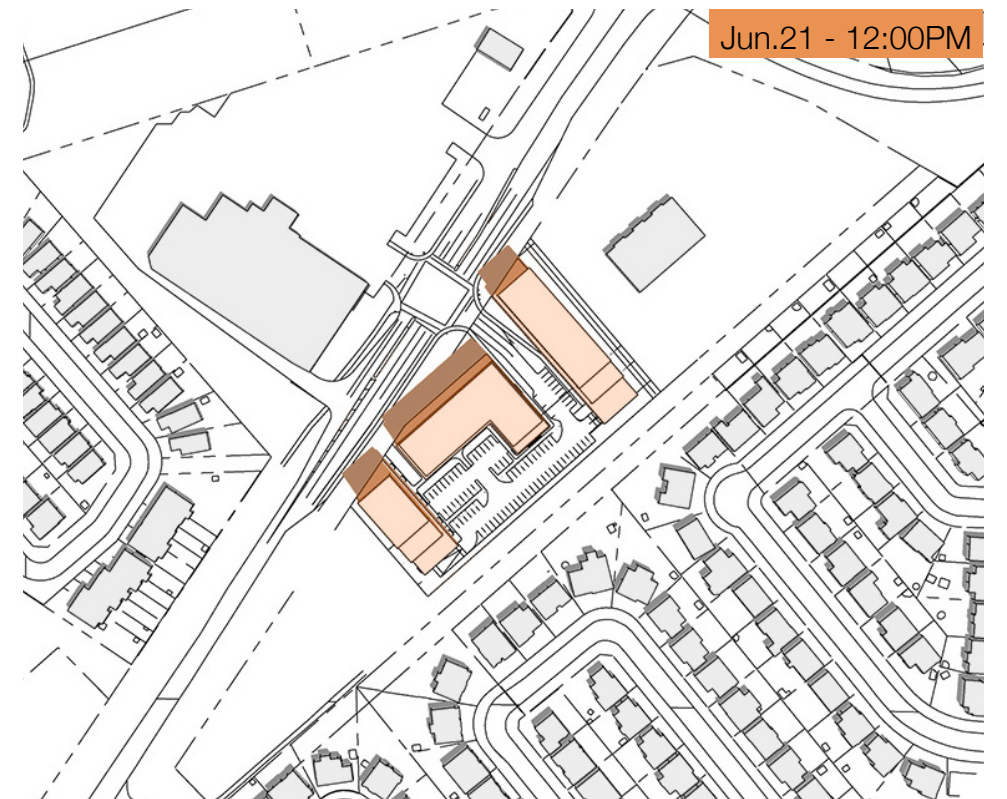
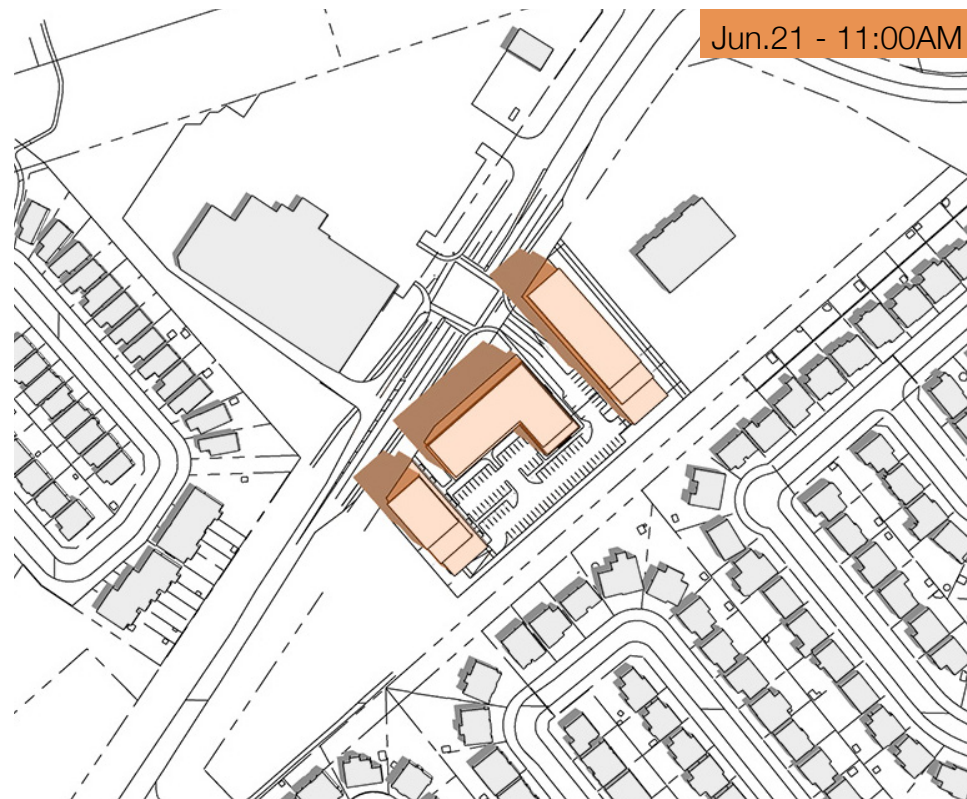
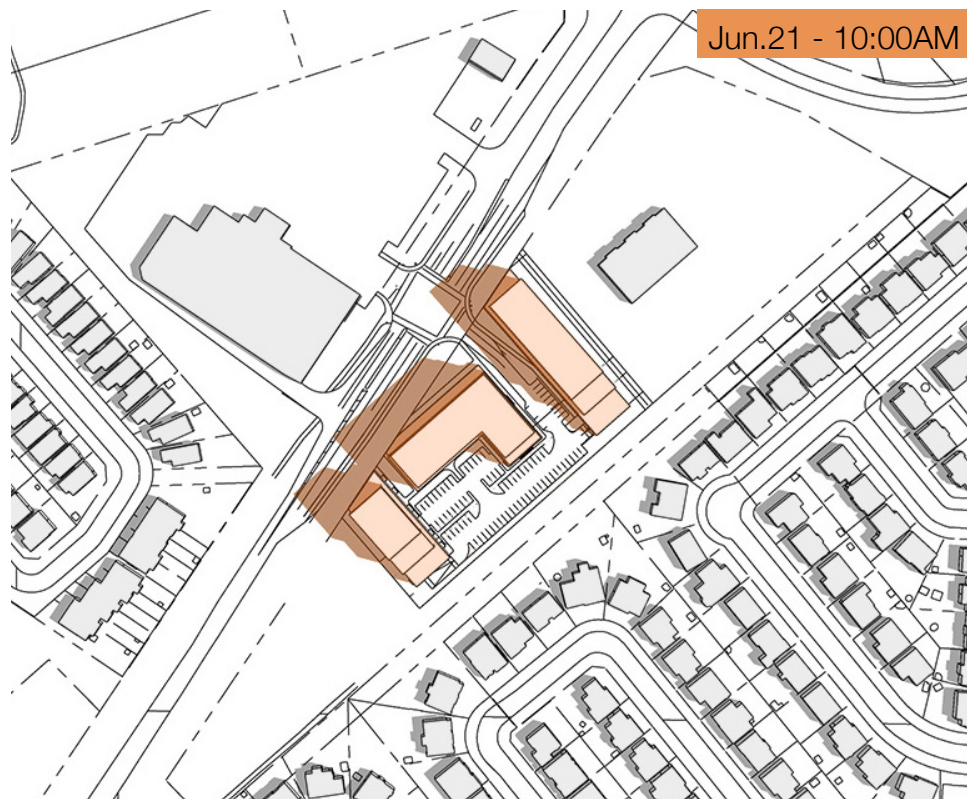
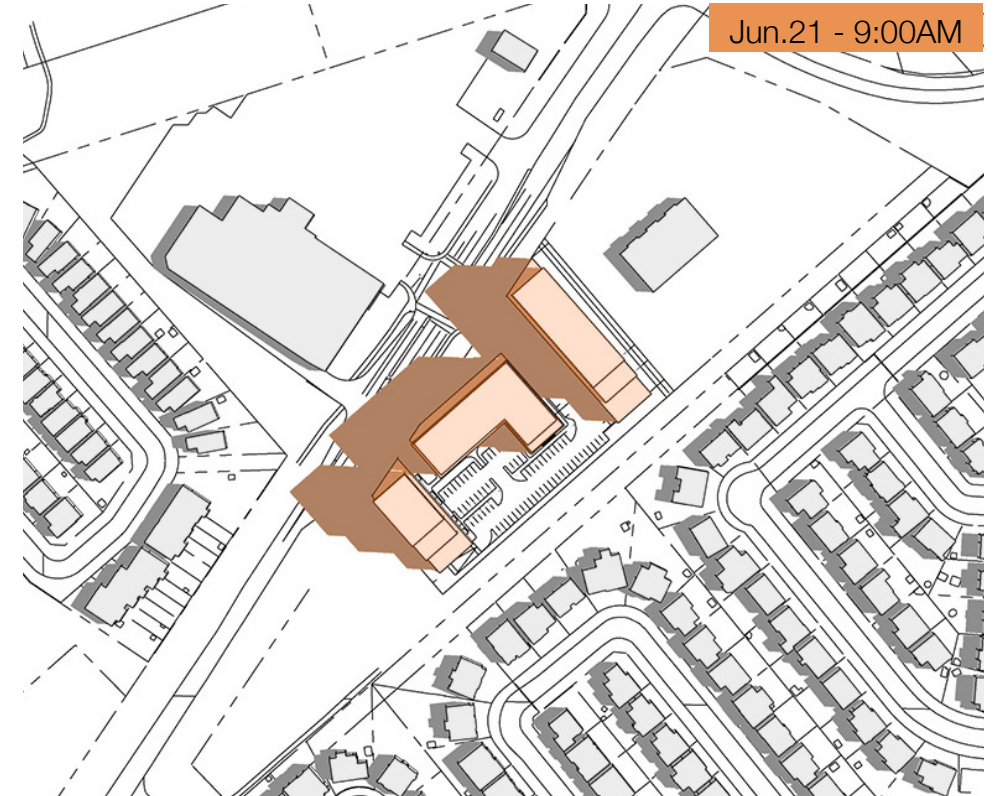
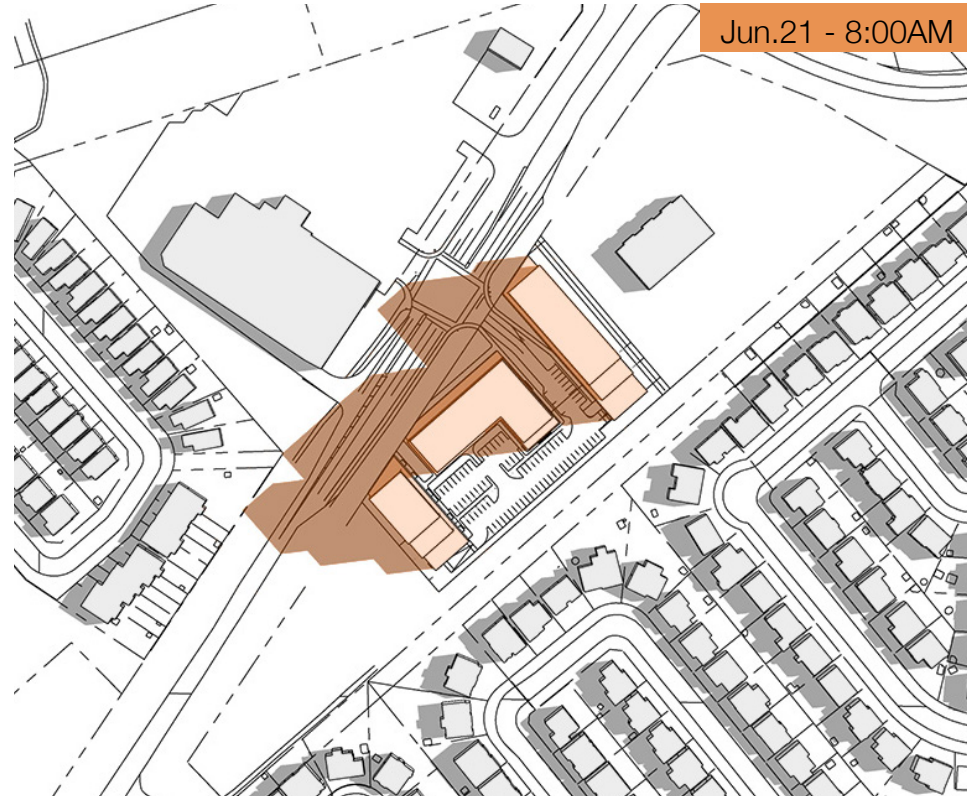


Shadow Analysis

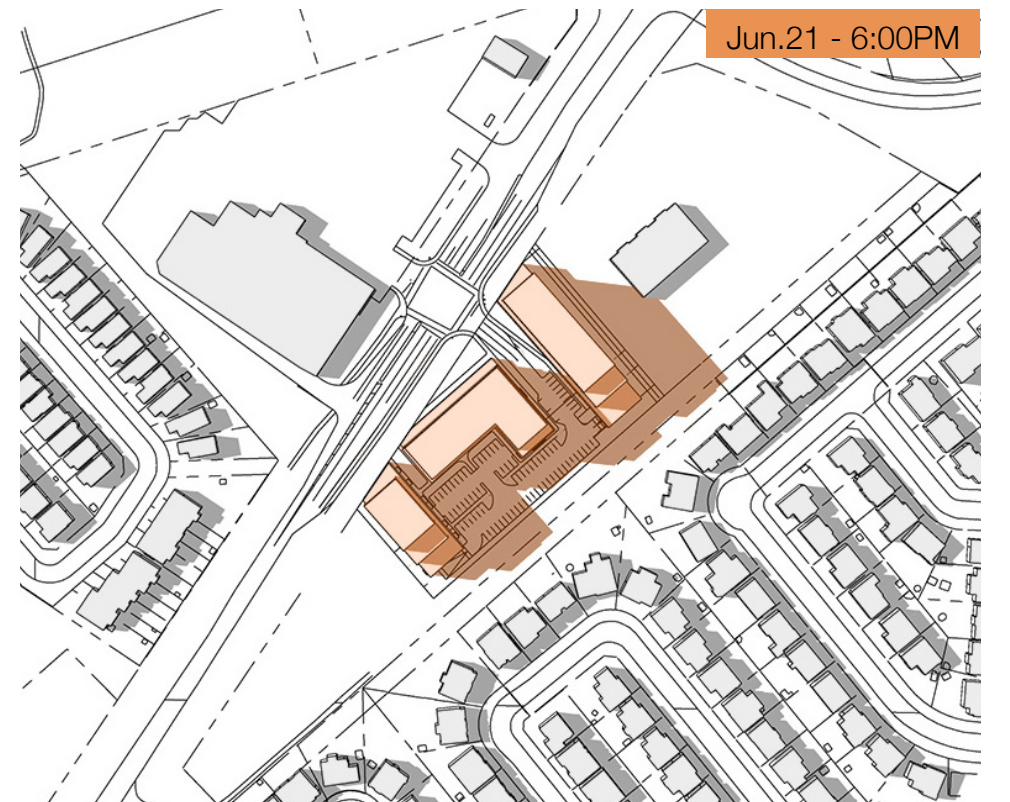
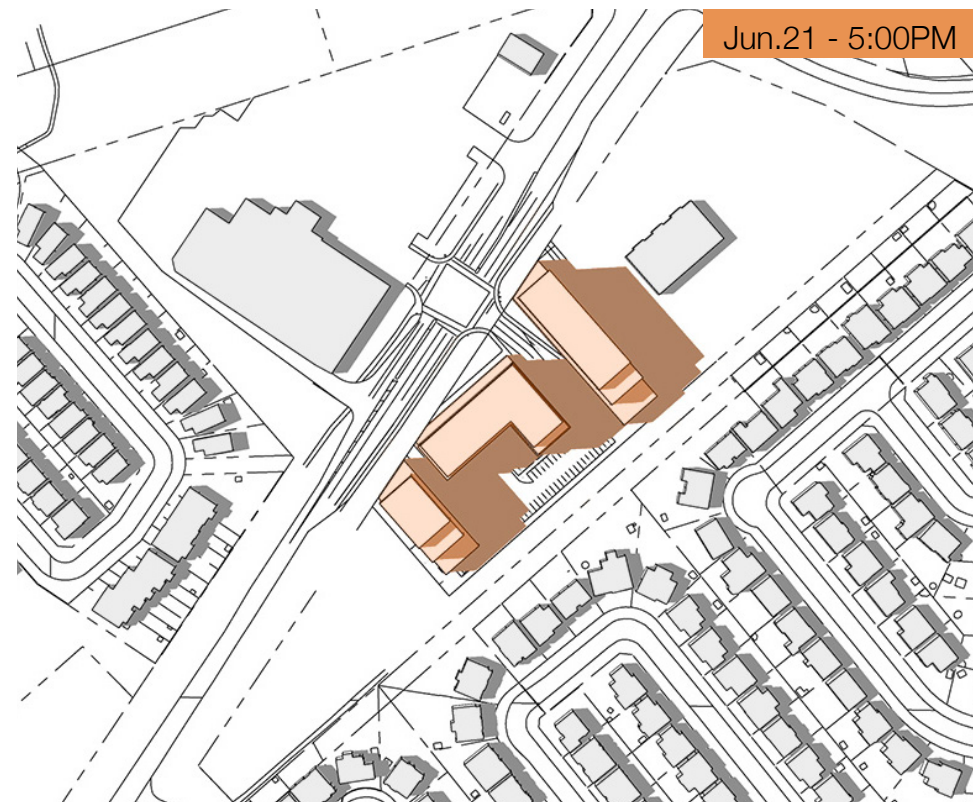
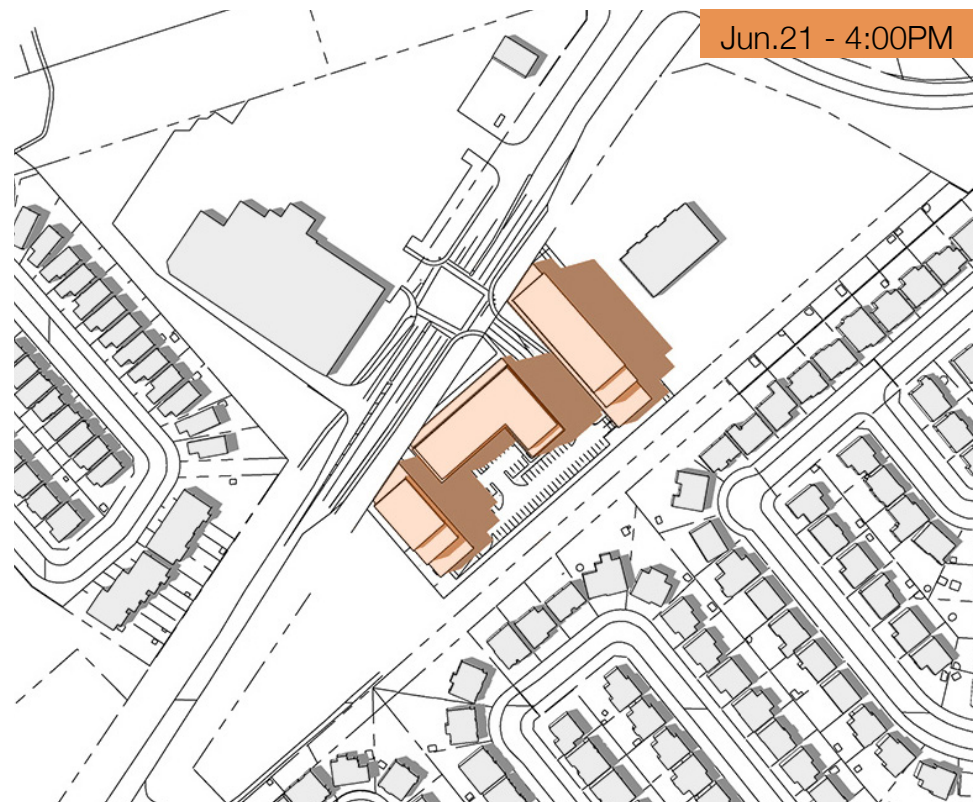
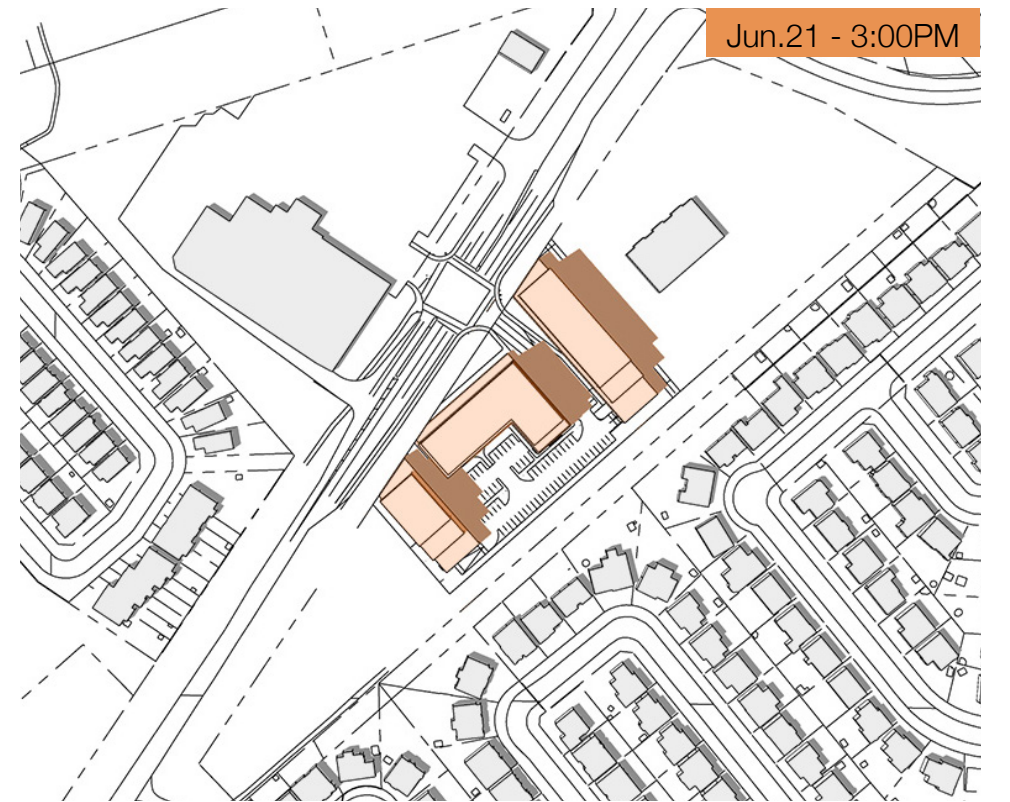
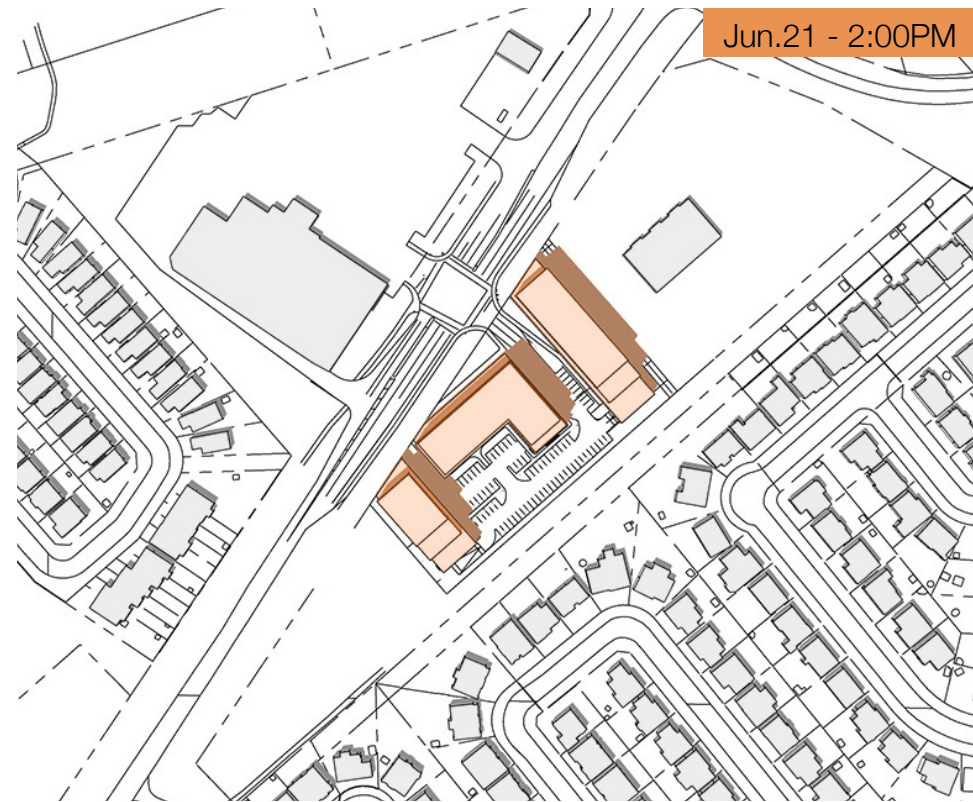
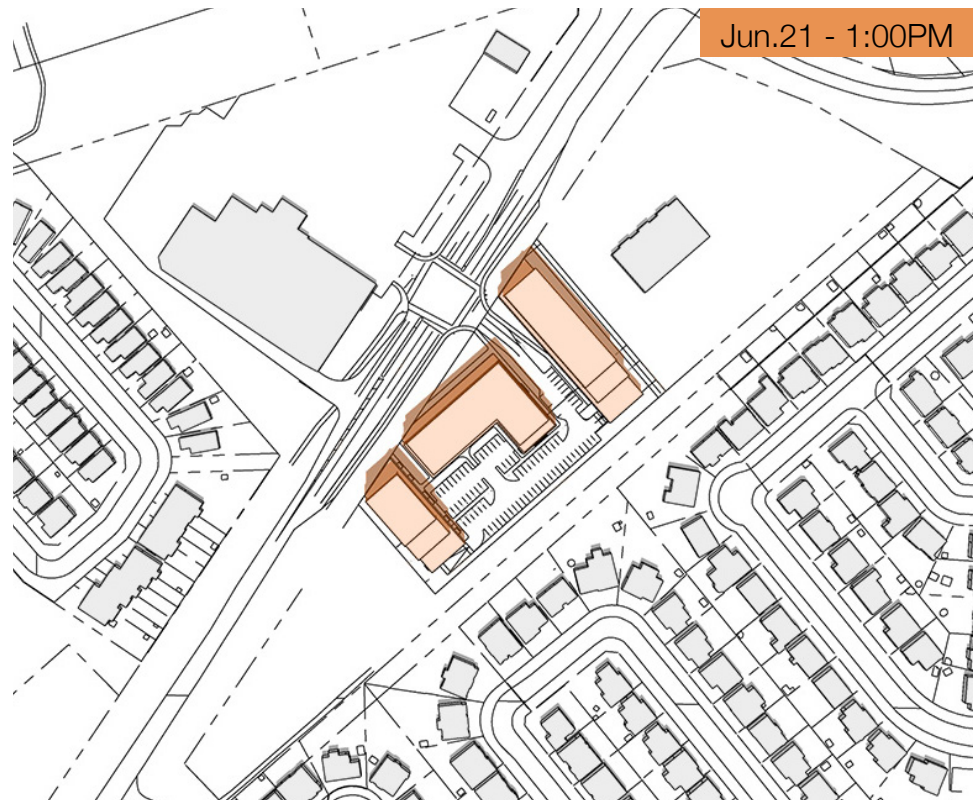


Shadow Analysis

SUMMER SOLSTICE
June 21st, 8am – 8pm (EDT)



Shadow Analysis



Shadow Analysis

