SHADOW ANALYSIS - 3055 Richmond Road 2022-07-27

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01 - site conditions in section

02 - june shadow patterns

03 - september shadow patterns

04 - december shadow patterns

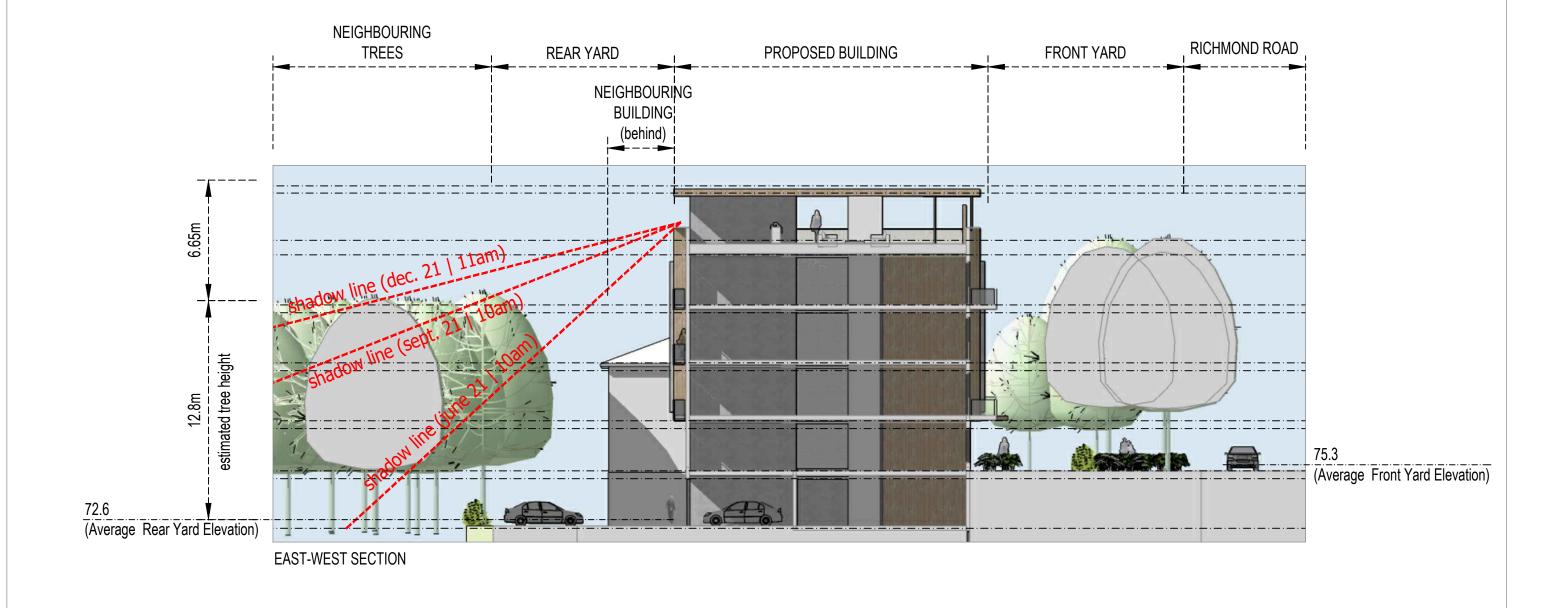


view looking north

PROPERTY

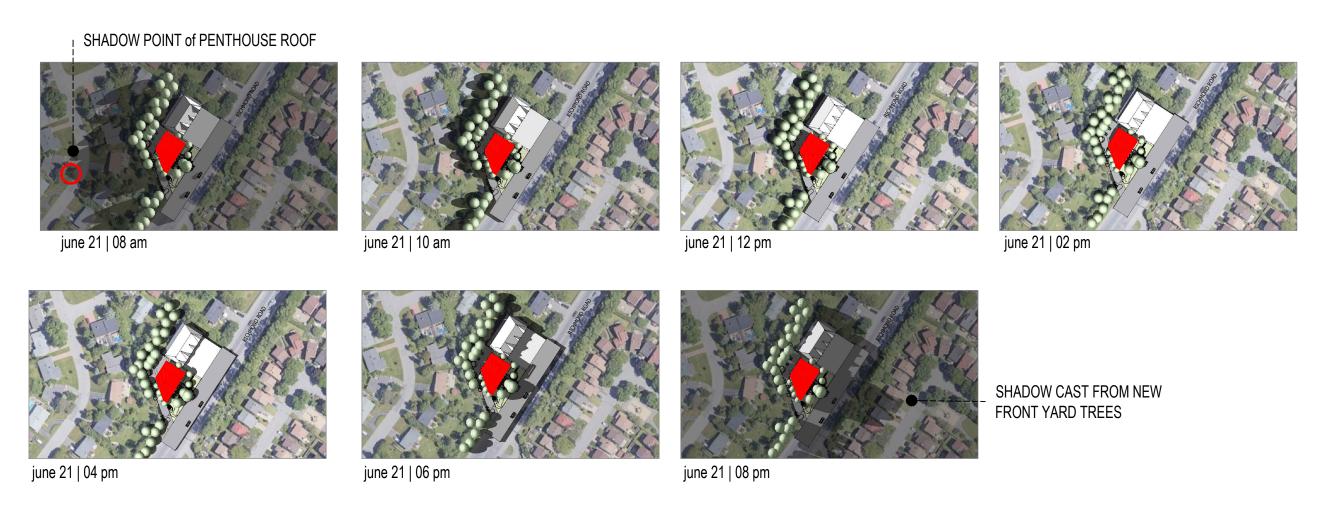
north neighbour

SITE CONDITIONS - TREES, TOPOGRAPHY, BUILDING



JUNE SHADOW PATTERNS

- developed with geo-location settings within Sketch-Up version 2021



JUNE ANALYSIS

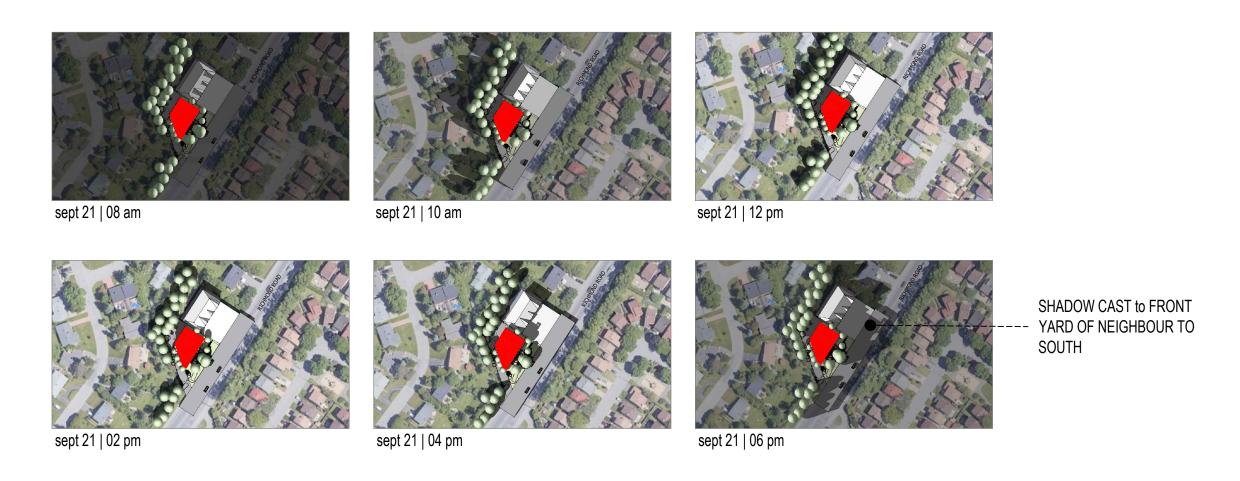
The largest shadow impact is to the neighbouring rear yards to the west of the property at 8am in the morning. The mature trees, estimated at 12.8m high and located in the neighbouring rear yards, have a larger impact on this shadow than the new building with the exception of the penthouse roof shadow shown in the red circle.

The largest impact to the neighbours across Richmond Road to the east of the property is at 8pm in the evening and is not from the proposed building but from the proposed new trees planned to be planted in the front yard when they reach 12.8m high.



SEPTEMBER SHADOW PATTERNS

- developed with geo-location settings within Sketch-Up version 2021



SEPTEMBER ANALYSIS

The largest shadow impact is to the neighbouring rear yards to the west of the property is at 10am in the morning and as a result fo the mature trees, estimated at 12.8m high and located in the neighbouring rear yards. The proposed building does not impact this shadow line.

The largest impact to the neighbour neighbour to the north is between 4pm and 6pm where the proposed building effectively shadows this full front yard.



DECEMBER SHADOW PATTERNS

- developed with geo-location settings within Sketch-Up version 2021



DECEMBER ANALYSIS

The largest shadow impact is to the neighbouring rear yards to the west of the property is at 11am in the morning. Unlike the other seasons, this study assumes that the neighbouring trees are coniferous and will have lost their leaves at this time. This leaves the buildings as shadow casting elements. At 11am, both this new proposal and the existing building to the north will have similar shadow impacts to the properties to the west with the exception that the new proposal will extend longer to Penny Street West at this time. Come 1pm the shadows only cover the rear yards of these properties.

The largest impact to the neighbour neighbour to the north is at 3pm where the proposed building has minor shadowing over the south roof of this building.

