



SHADOW ANALYSIS

3055 Richmond Road - Low Rise Residential Building Proposal 2023-01-10

client
Azul Designs | 2277 Prospect Aveune, Ottawa ON

architect
unPoised Architecture INC | 5-16 Sweetland Avenue | Ottawa ON

INTRODUCTION

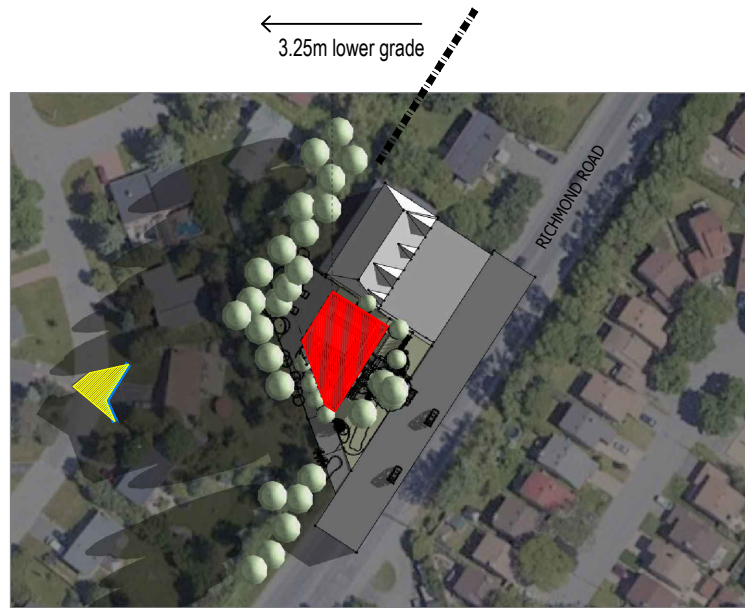
This Shadow Analysis is part of a larger submission in support of a Major By-law Amendment and Site Plan Control Submission for a new 4 storey multi-unit residential building. The contents and format of this analysis is modelled after the City of Ottawa's Draft Terms of Reference for Shadow Analysis.

AS OF RIGHT HEIGHT AND MASSING

Images showing the as-of-right shadow line are based on the current zoning by-law R1GG which allows a building height of 8m, rear yard setback of 7.5m and side yard setbacks of 3.6m collectively (with one yard not less than 1.2m)

SUMMARY OF FINDINGS

- except for a few occasions the existing mature trees in the rear and south side of the property impact shadow with the summer leaves more so than the new building.
- the as-of-right zoning by-law permits a building that has less of a rear yard setback than the proposal and in some cases the new building is impacting less shadow than what could be built within the current zoning by-law.



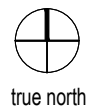
june 21 | 08 am



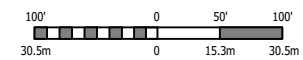
june 21 | 10 am

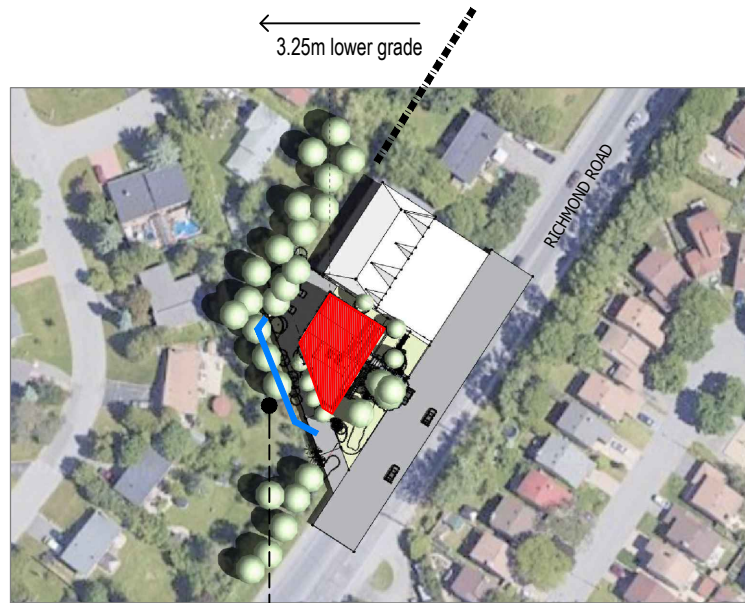
NEW NET SHADOW
WITHIN SHADOW
OF TREES

- as of right shadow line | as of right building height: 8m
- proposed new 4 storey building: 14.2m
- new net shadow



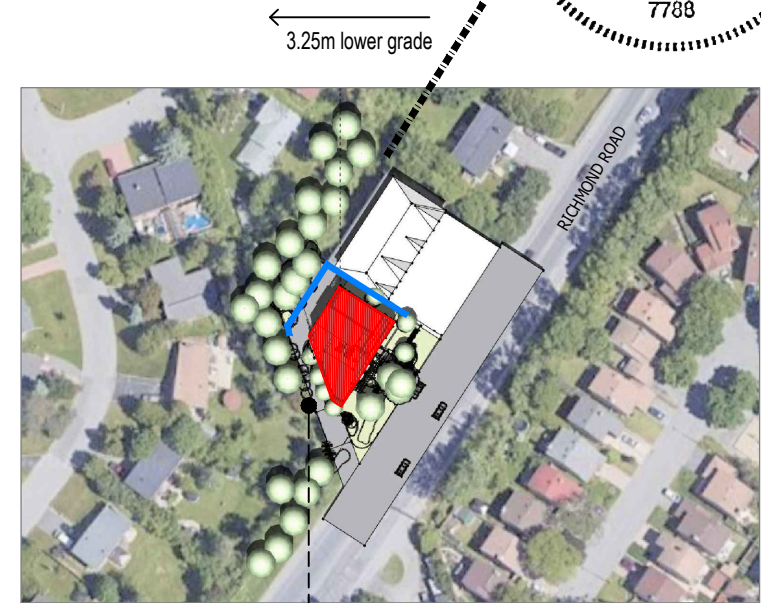
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June 21 | 12 pm

NEW NET SHADOW
WITHIN SHADOW
OF TREES



June 21 | 02 pm

MINUS NET
SHADOW -
CURRENT ZONING
PERMITS LESS
SETBACKS

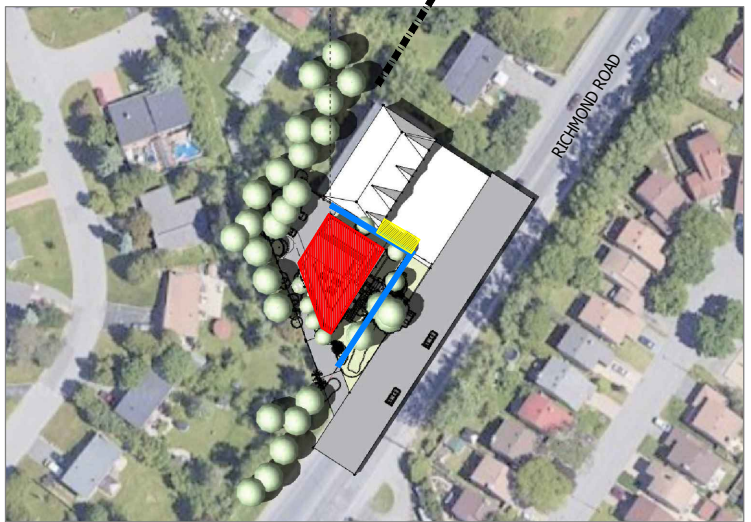
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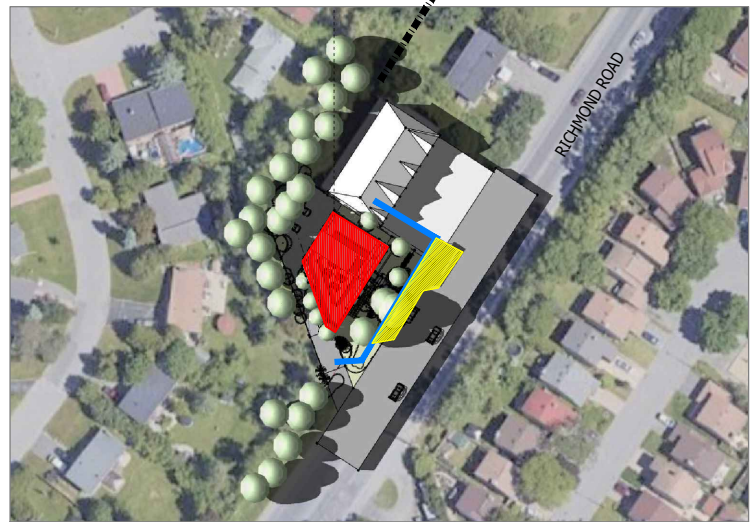


← 3.25m lower grade



June 21 | 04 pm

← 3.25m lower grade

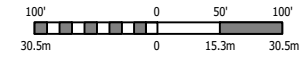


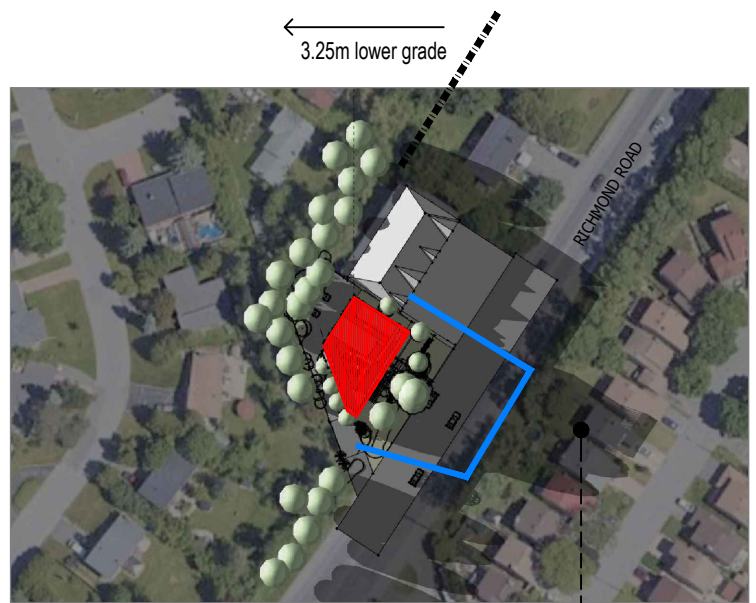
June 21 | 06 pm

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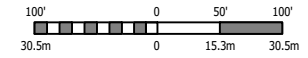
June 21 | 08 pm

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sept 21 | 08 am

← 3.25m lower grade



sept 21 | 10 am

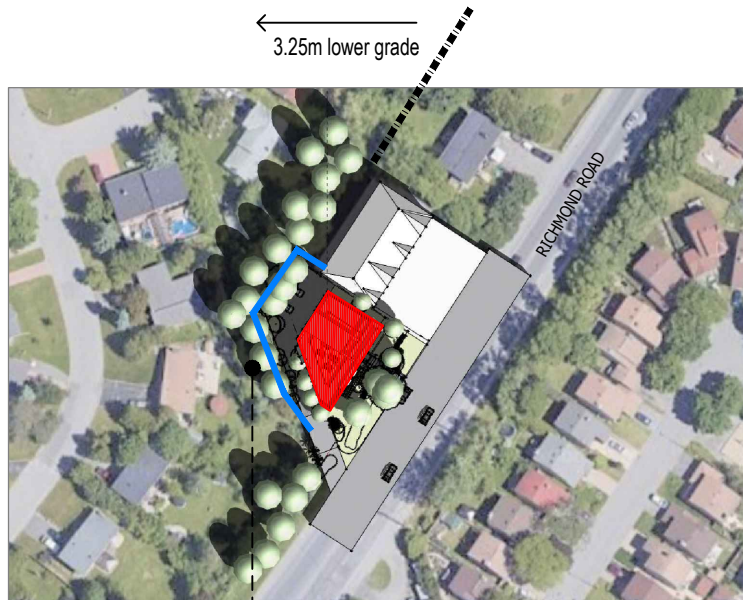
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sept 21 | 12 pm

NEW NET SHADOW
WITHIN SHADOW
OF TREES



sept 21 | 02 pm

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SHADOW -
CURRENT ZONING
PERMITS LESS
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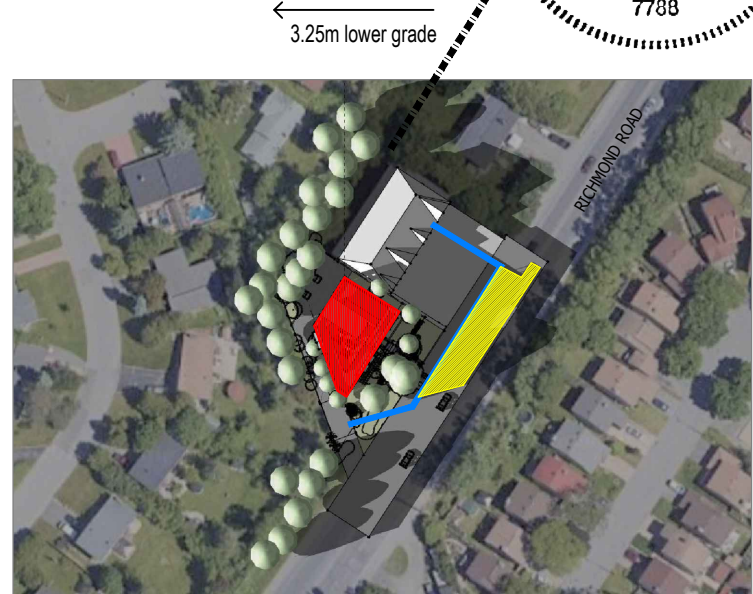
true north

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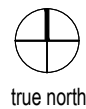


sept 21 | 04 pm

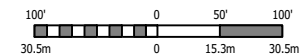


sept 21 | 06 pm

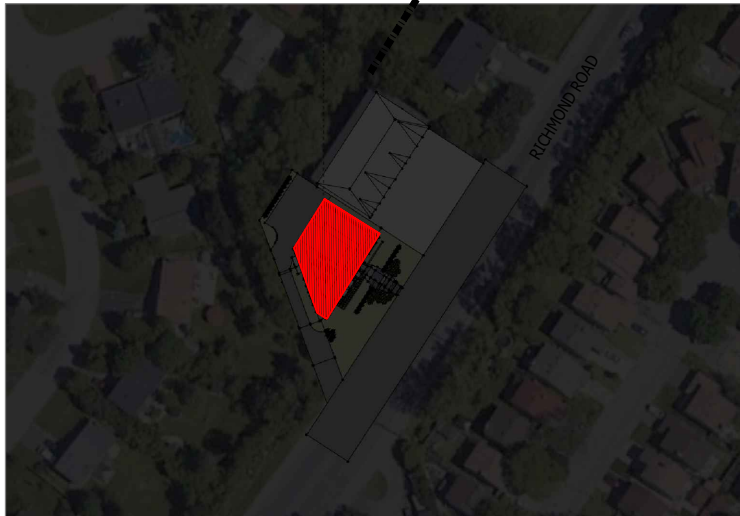
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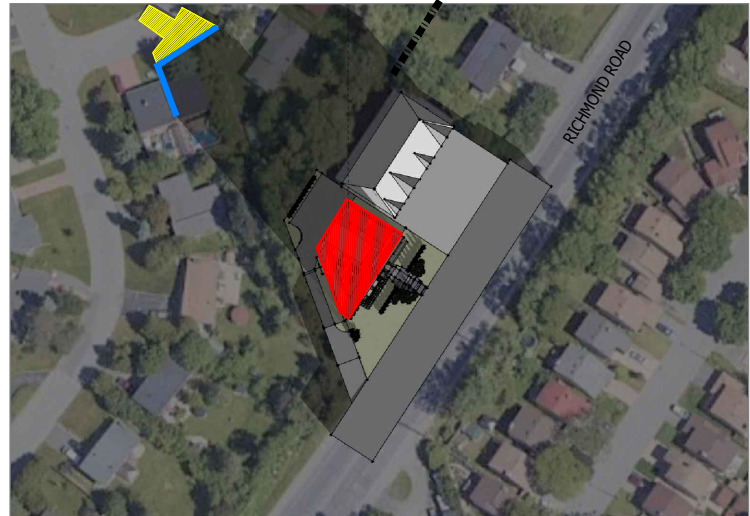


← 3.25m lower grade



dec 21 | 09 am

← 3.25m lower grade

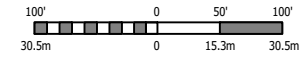


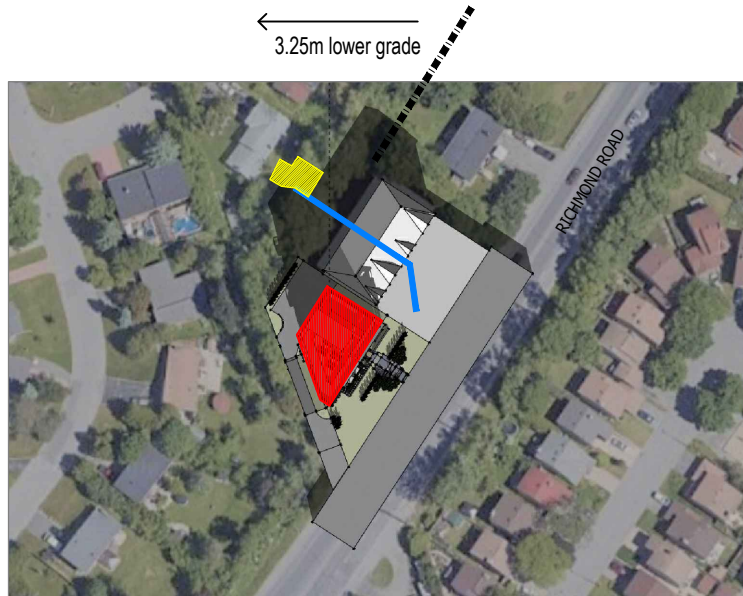
dec 21 | 11 am

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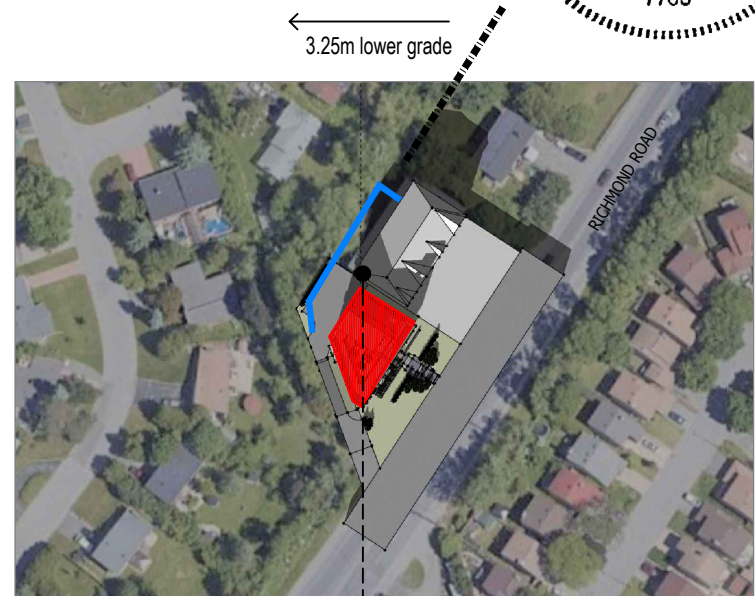


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dec 21 | 01 pm



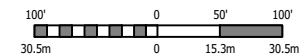
dec 21 | 03 pm

MINUS NET
SHADOW -
CURRENT ZONING
PERMITS LESS
SETBACKS

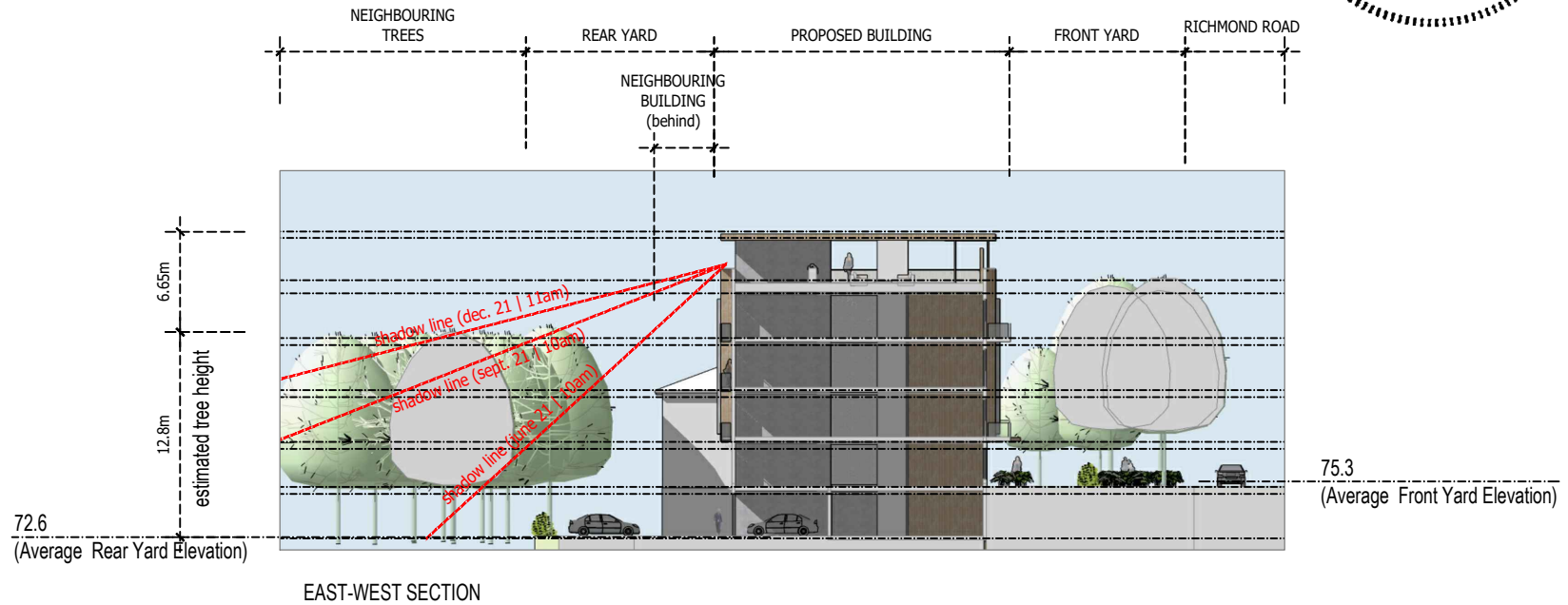
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true north



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SITE CONDITION IN SECTION

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