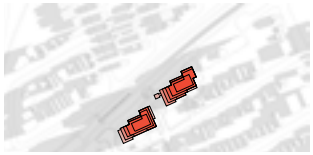
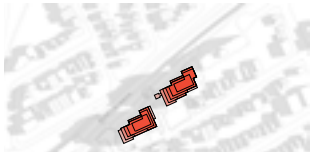
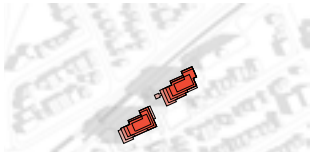
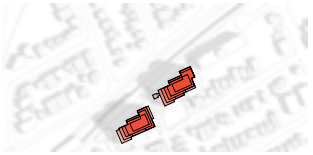
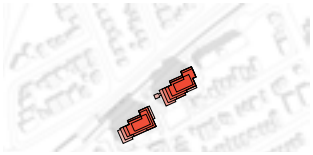
JUNE 21

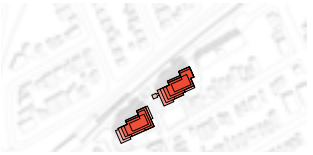

7:00 AM

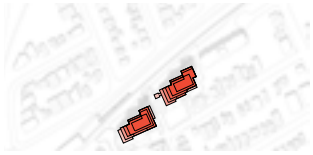

8:00 AM

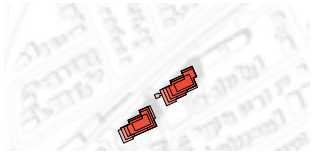

9:00 AM

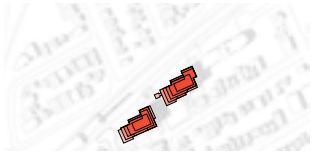

10:00 AM

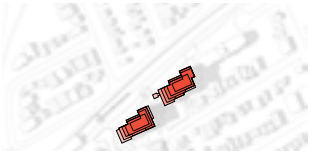

11:00 AM

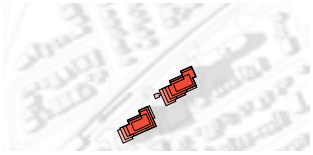

12:00 PM

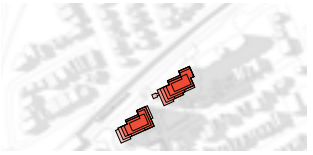

1:00 PM


2:00 PM

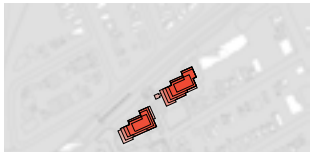

3:00 PM

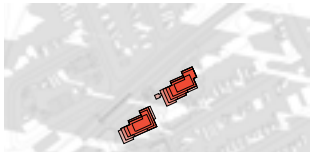

4:00 PM

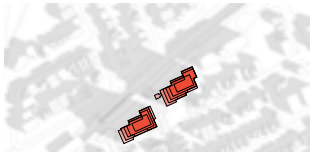

5:00 PM

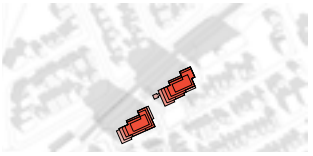

6:00 PM

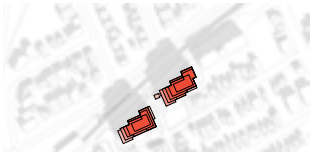
MARCH/SEPTEMBER 21

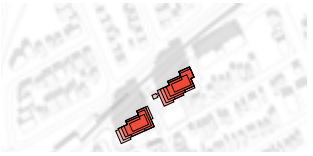

7:00 AM

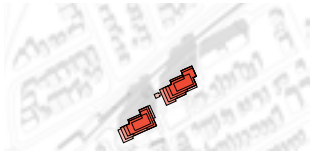

8:00 AM

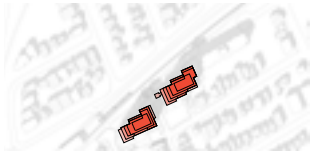

9:00 AM

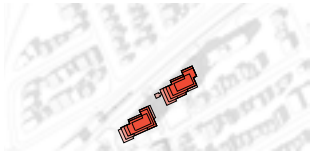

10:00 AM

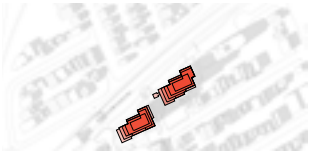

11:00 AM

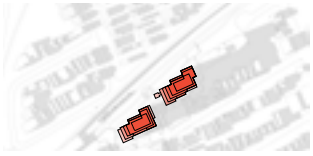

12:00 PM

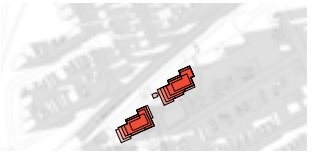

1:00 PM


2:00 PM


3:00 PM


4:00 PM

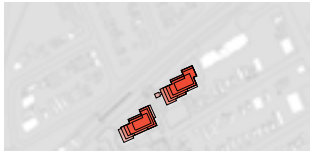

5:00 PM

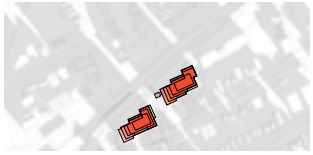

6:00 PM

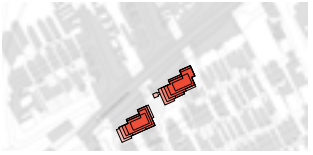
DECEMBER 21

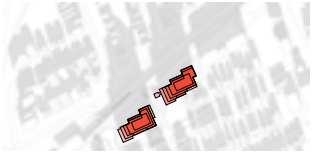
FULL SHADOW COVERAGE, TIME NOT APPLICABLE

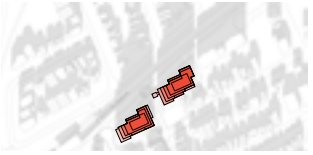
7:00 AM

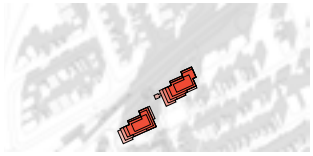

8:00 AM

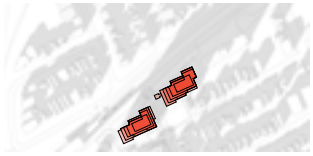

9:00 AM

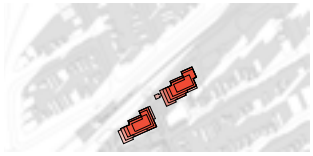

10:00 AM

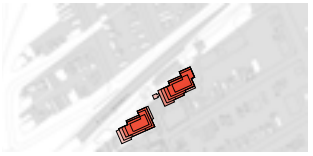

11:00 AM


12:00 PM


1:00 PM


2:00 PM


3:00 PM


4:00 PM

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

5:00 PM

FULL SHADOW COVERAGE, TIME NOT APPLICABLE

6:00 PM

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

355 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:10,000
Application No.: D07-12-25-0097
Date: September 17th, 2025

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 7:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 8:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 9:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 10:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 11:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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

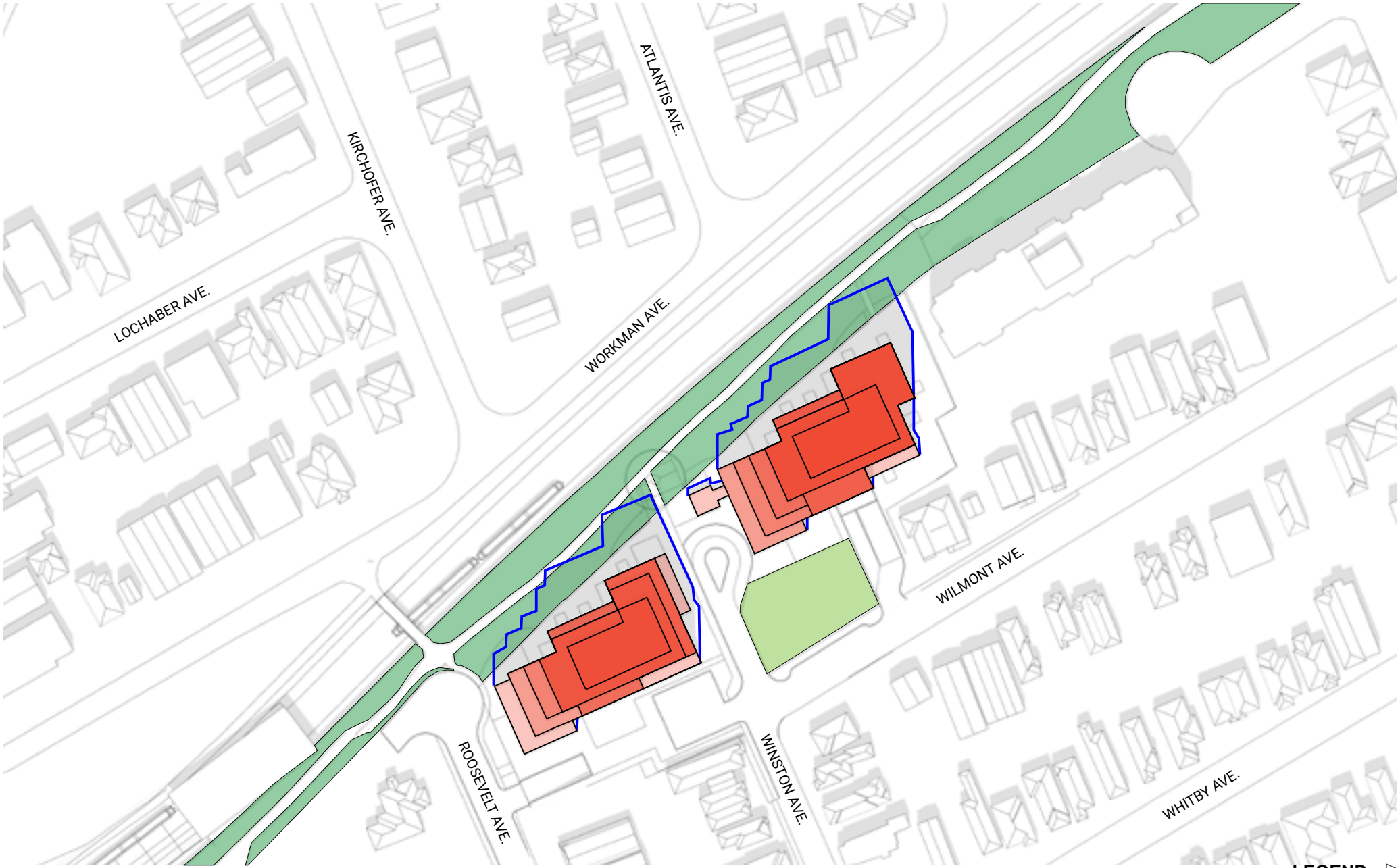
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 12:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____



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: September 17th, 2025

JUNE 1:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 2:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 3:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 4:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 5:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

JUNE 6:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

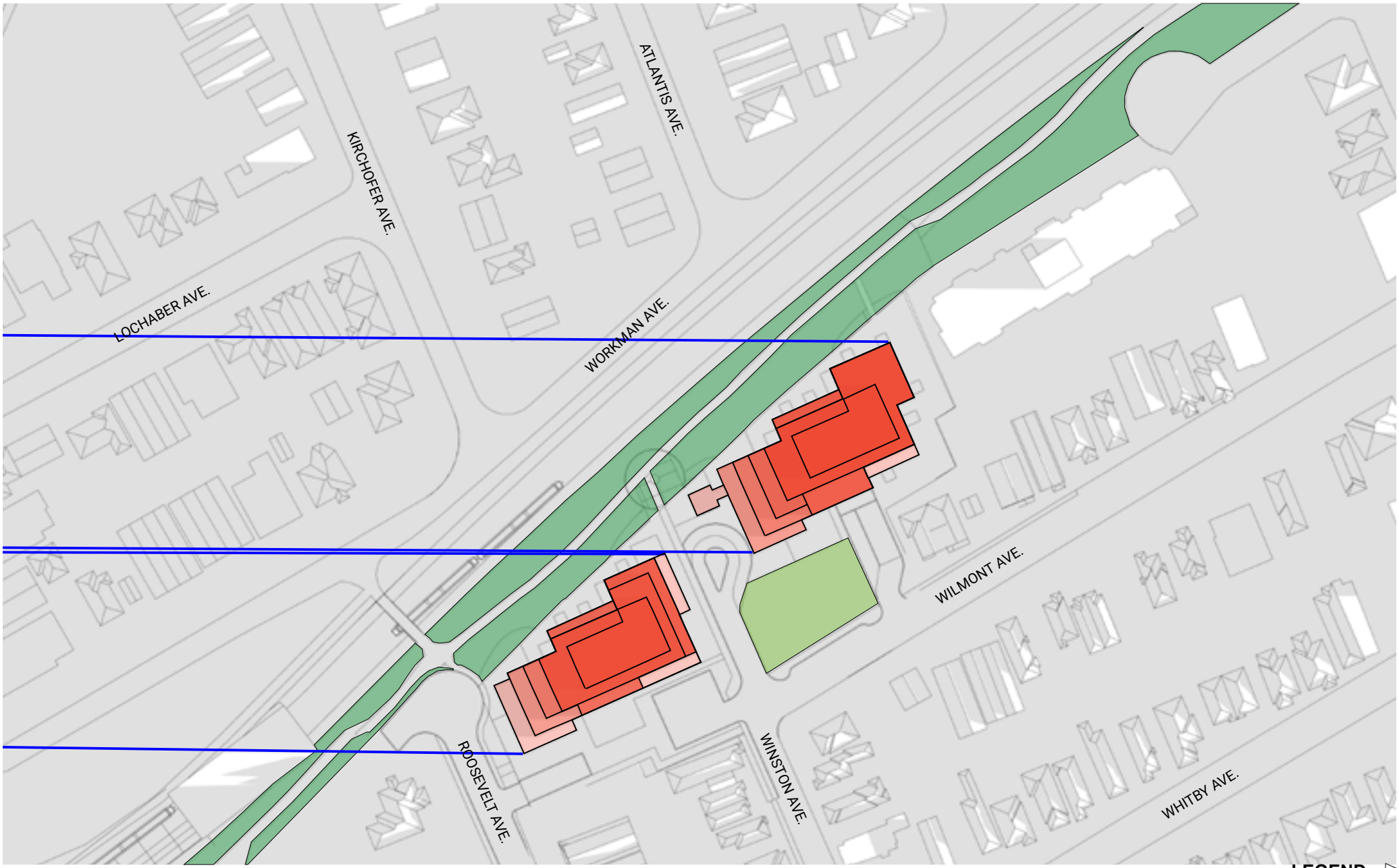
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

JUNE 7:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____



LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

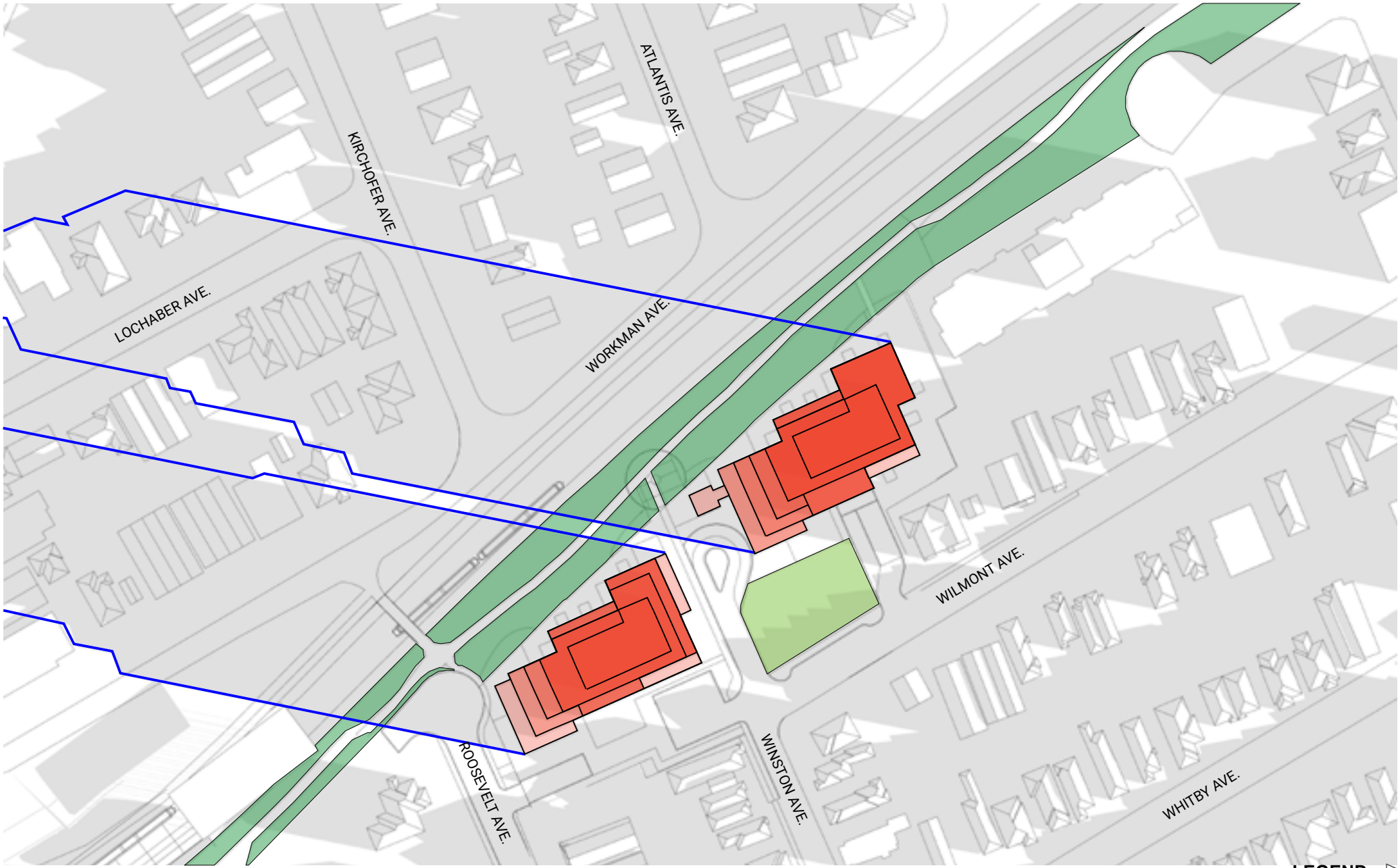
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 7:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____



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: September 17th, 2025

MAR/SEPT 8:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 9:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 10:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 11:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 12:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 1:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 2:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 3:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

MAR/SEPT 4:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 5:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

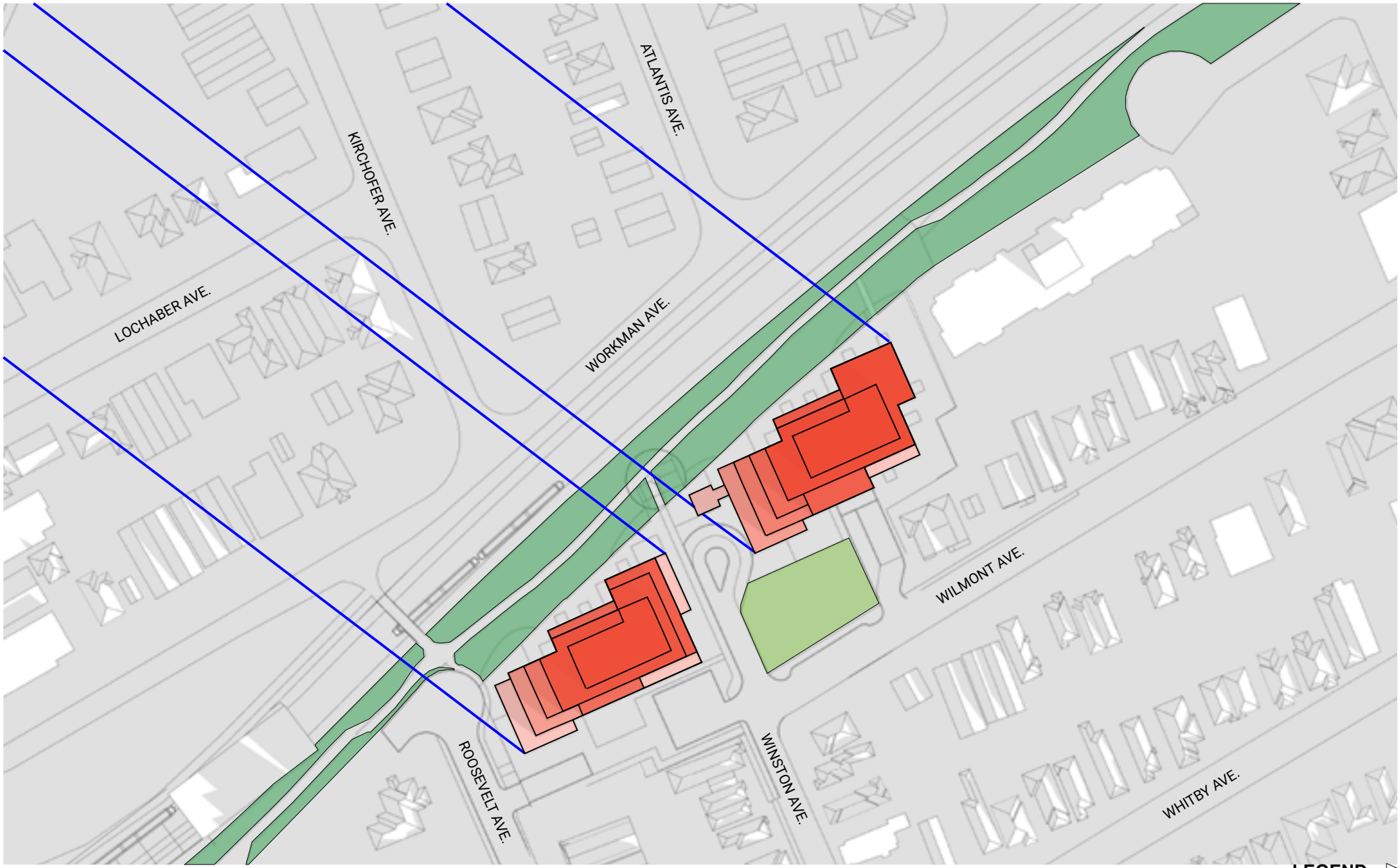
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

MAR/SEPT 6:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____



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: September 17th, 2025

DEC 8:00am

1:1000
0 5 10 20 50

City Plan #: _____

File No: D07-12-25-0097

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: September 17th, 2025

DEC 9:00am

1:1000
0 5 10 20 50

City Plan #: _____

File No: D07-12-25-0097

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 10:00am

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

LEGEND

- Proposed Development
- As-of-Right Shadow Outline
- New Net Shadow
- Public Space (Proposed Park)
- Public Space (MUP)

HOBIN

335 ROOSEVELT AVE.

Top-View Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 11:00am

1:1000
0 5 10 20 50

City Plan #: _____

File No: D07-12-25-0097

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: September 17th, 2025

DEC 12:00pm

1:1000
0 5 10 20 50

City Plan #: _____

File No: D07-12-25-0097

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: September 17th, 2025

DEC 1:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

DEC 2:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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: September 17th, 2025

DEC 3:00pm

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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

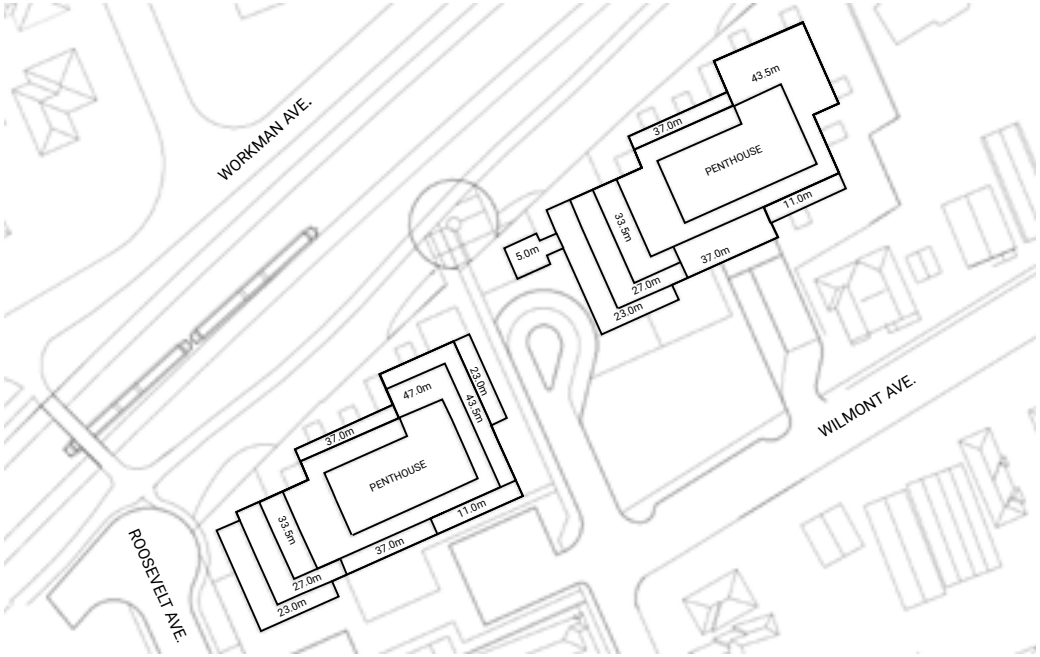
Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

DEC 4:00pm

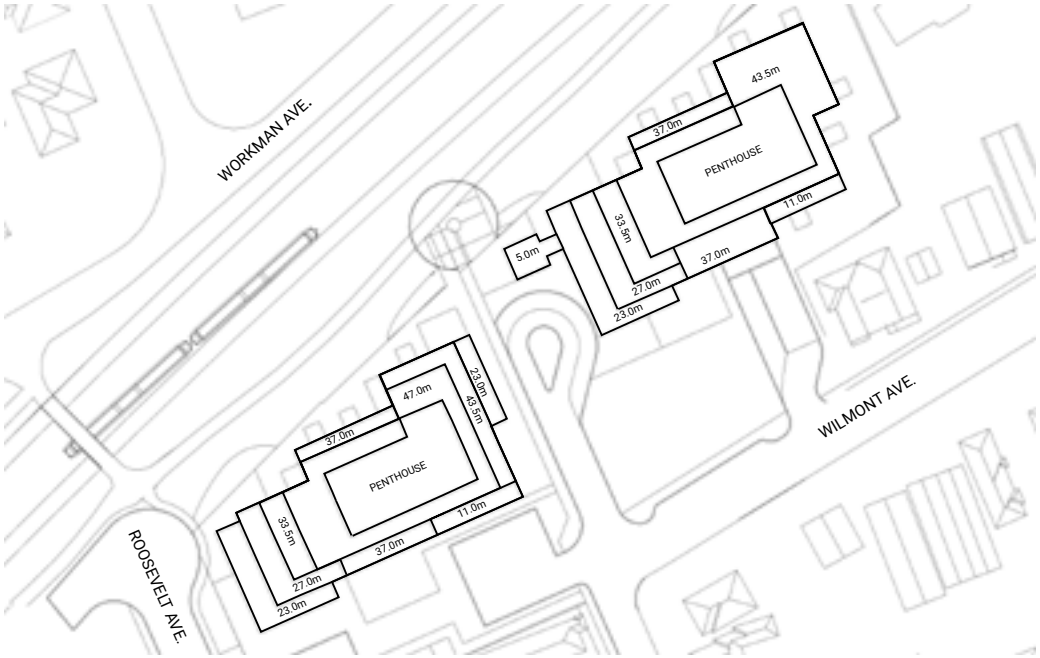
1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____



PROPOSED ROOF HEIGHTS



AS-OF-RIGHT ZONING HEIGHT LIMITS

HOBIN

335 ROOSEVELT AVE.

Shadow Analysis

Scale: 1:1000
Application No.: D07-12-25-0097
Date: September 17th, 2025

HEIGHT SCHEDULE

1:1000
0 5 10 20 50

File No: D07-12-25-0097

City Plan #: _____

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 remins 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"