



Memorandum

architectsAlliance
a partnership of corporations

To	Nilesh Surti	Project Name	Pickering Town Centre Phase 1
From	Rob Cadeau	Project No.	21811
Date	August 06, 2019	File No.	aA Memo Shadow Studies for
Re	Shadow Study Report for PTC		PTC.dotx

The Shadow Study Report for Pickering Town Centre Phase 1 contains:

Part 1: Existing situation

Part 2: Development scenario as per City Centre zoning bylaw with max. permitted height of 77m

- a) Showing Phase 1 development extent (Block 1 SYC, Library, PAC, South Block)
- b) Showing all future phases

Part 3: Proposed development

- c) Showing Phase 1 development extent (Block 1 SYC, Library, PAC, South Block)
- d) Showing all future phases

Statistics comparing Part 3 with Part 2.

All parts include shadow studies for March, June, September and December 21 9.18am-6.18pm, as well as an aerial and a street view.

Conclusion:

South Block

The as of right zoning, with its 77M height allowance and 5.75 x coverage allows for a three-tower scheme on the site. This approach as illustrated in the perspective views and shadow studies, creates a wall of towers that are monotonous in appearance, would be highly impactful to light and sky view and impose a very opaque series of shadows on the park. Comparatively, in the proposed design, the approach is to displace tower massing to the east and west edges of the block in a two-tower scheme, providing a larger opening between the towers. This greatly improves the light and sky view, creates a variation in tower height that builds to the town center and mitigates shadow impact onto the park.

Block 1

In the As of Right scheme for Block 1, in order to achieve the 5.75 x coverage within the allowable height envelope, two lower towers are created. This creates a dense impression of the massing of the podium impacting light and sky view and imposes tight facing conditions between the towers. In the proposed scheme for Block 1, a taller single tower is proposed at the south east corner which is less imposing to light and sky views and provides open views from the tower units. The proportion of

aA

/ page 2

the block podium heights to street widths of both the as of right and proposed schemes impose the same relative shadow impacts on the surrounding streets.

Distribution

File:

190730_Shadow Study for PTC

190730_Proposed vs Zoning Stats