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Memorandum

To:	City of Pickering	Date:	2021-05-19
From:	Caterina Cuda (Turner Fleischer Architects Inc.)	Project Name:	1899 Brock Road
Subject:	Shadow Study Response	Proj. No.:	02.046FS

Turner Fleischer Architects Inc. have prepared a shadow study for the Proposed Development located at 1899 Brock Road in the City of Pickering.

The attached study follows the City of Pickering comments for a proposed development’s impact on neighbouring streets, parks and open space, privately managed publicly accessible spaces and other properties. These studies are done to evaluate the impact of shadows at various times of day, through the year. The studies have been prepared in accordance with the latest Draft Urban Design Guidelines outlined in Section 4.4 of the City’s comments.

Test Times

Sun/Shadow tests have been prepared for March 21, June 21, and September 21 at the following hours:

- 9:18 a.m.
- 10:18 a.m.
- 11:18 a.m.
- 12:18 p.m.
- 1:18 p.m.
- 2:18 p.m.
- 3:18 p.m.
- 4:18 p.m.
- 5:18 p.m.
- 6:18 p.m.
- 7:18 p.m.

Sun/Shadow tests have been prepared for December 21 at the following hours:

- 9:18 a.m.
- 11:18 a.m.
- 13:18 a.m.
- 5:18 p.m.

The proposed building has been designed to position the towers at the south end of the site to mitigate shadow impacts on the parks and open space as shown during the morning and afternoon times between 9:18 a.m. and 1:18 p.m. The open space is located along Pickering Parkway, on the southern edge of the site, where it can feed into the ultimate proposal. The location is optimal for southern exposure and has minimal shadow impact throughout the day. Although there will be

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some shadows on the site starting at 1:18 p.m., the study demonstrates that shadows on March, June and September will generally impact the existing surface parking.

The staggered tower heights, with lowest to the north and tallest to the south, also allows for optimal daylight onto the open space and reducing shadow impact onto the neighbouring residential located across west of Brock Road.

In conclusion, the staggered heights and re-located open space reduces shadow impacts onto adjacent neighbourhoods and provides ample daylighting within March, September, and June within the proposed open space.