

SHADOW IMPACT STUDY REPORT

296 George street, Cobourgh Ontario.



Date:
March 15, 2021

Prepared for:
296 George Street Corporation &
R.W. Brynson inc.

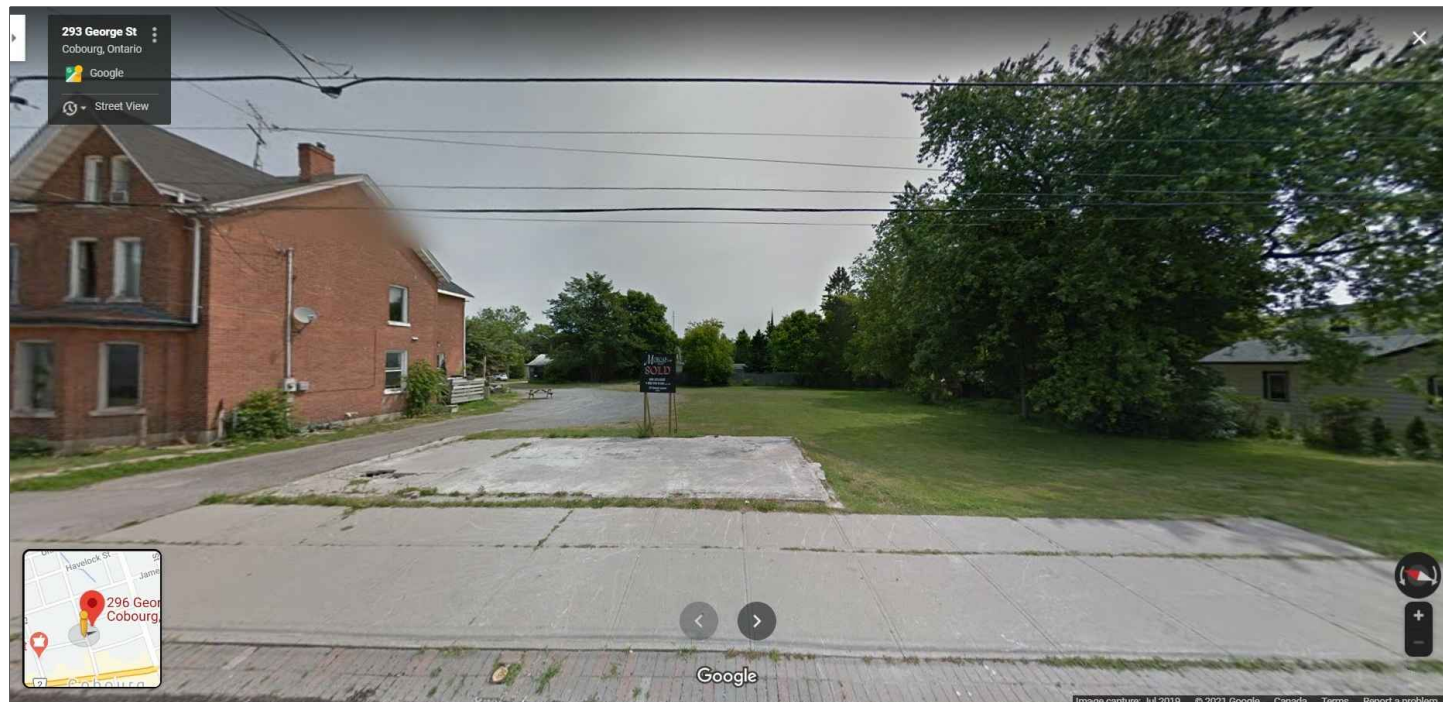
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VIEW FROM BUCK ST.



VIEW FROM GEORGE ST.

PURPOSE

The purpose of this report is to undertake a Shadow Study to assess the impact of the proposed development on the surrounding areas. In undertaking and evaluating potential shadows on the site and surrounding areas, this report applied the following methodology and approach.

METHODOLOGY

The evaluation of acceptable solar access will rely on 3 hour increments between the timeframes of 9:30 and 6:30 p.m. which allow for a rigorous assessment of shadow impact throughout the day. These timeframes will be applied equally to the following dates:

March 21 st -	Spring Equinoxe
June 21 st -	Summer Solstice
September 21 st -	Fall Equinoxe
December 21 -	Winter Solstice

The testing dates and evaluation method allow for the ability to quantify the shadow impact as it moves across a property. Together, the testing times and evaluation method are appropriate and comprehensive for the evaluation of shadow impact.

EVALUATION AND CONCLUSION

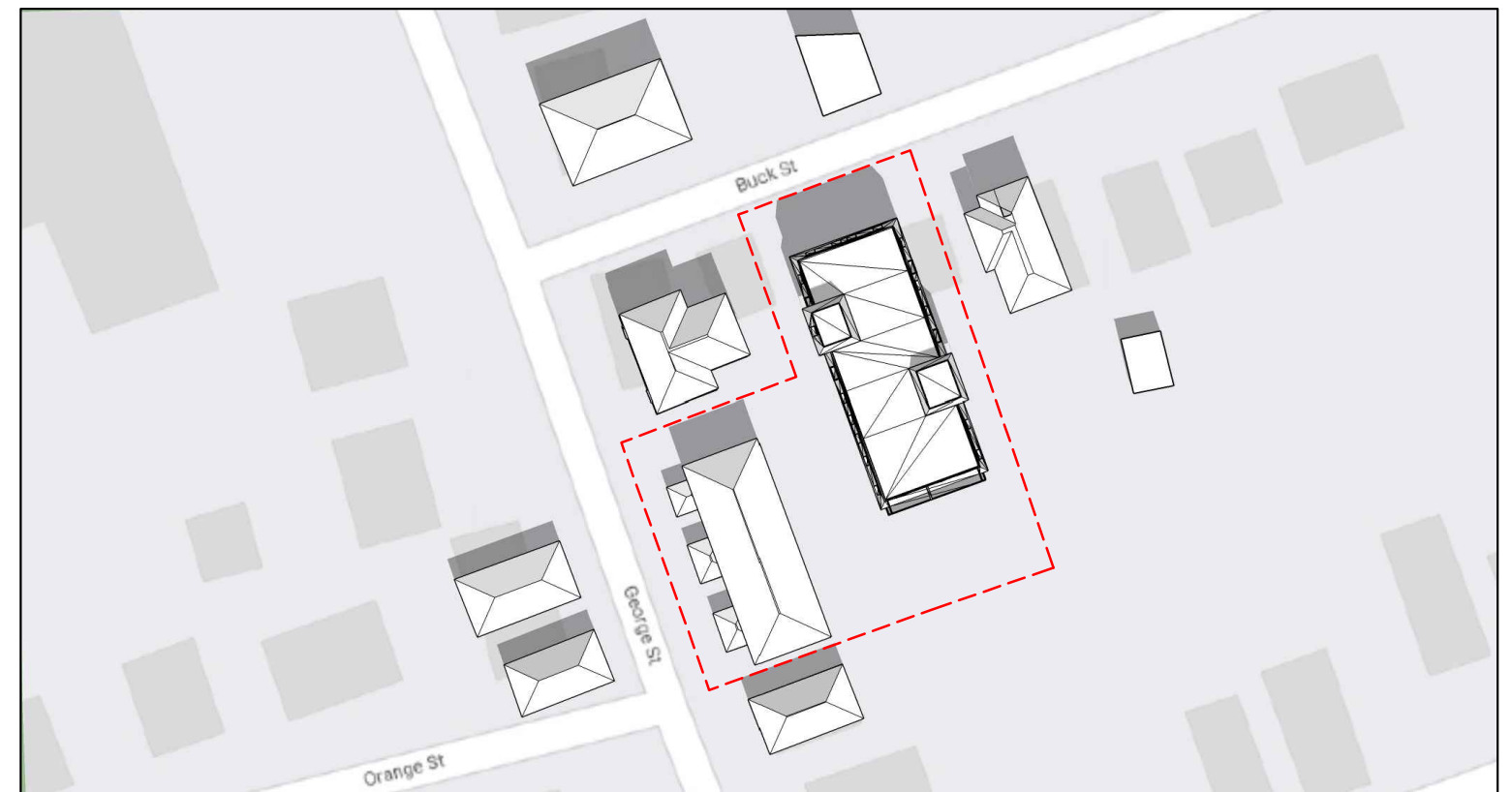
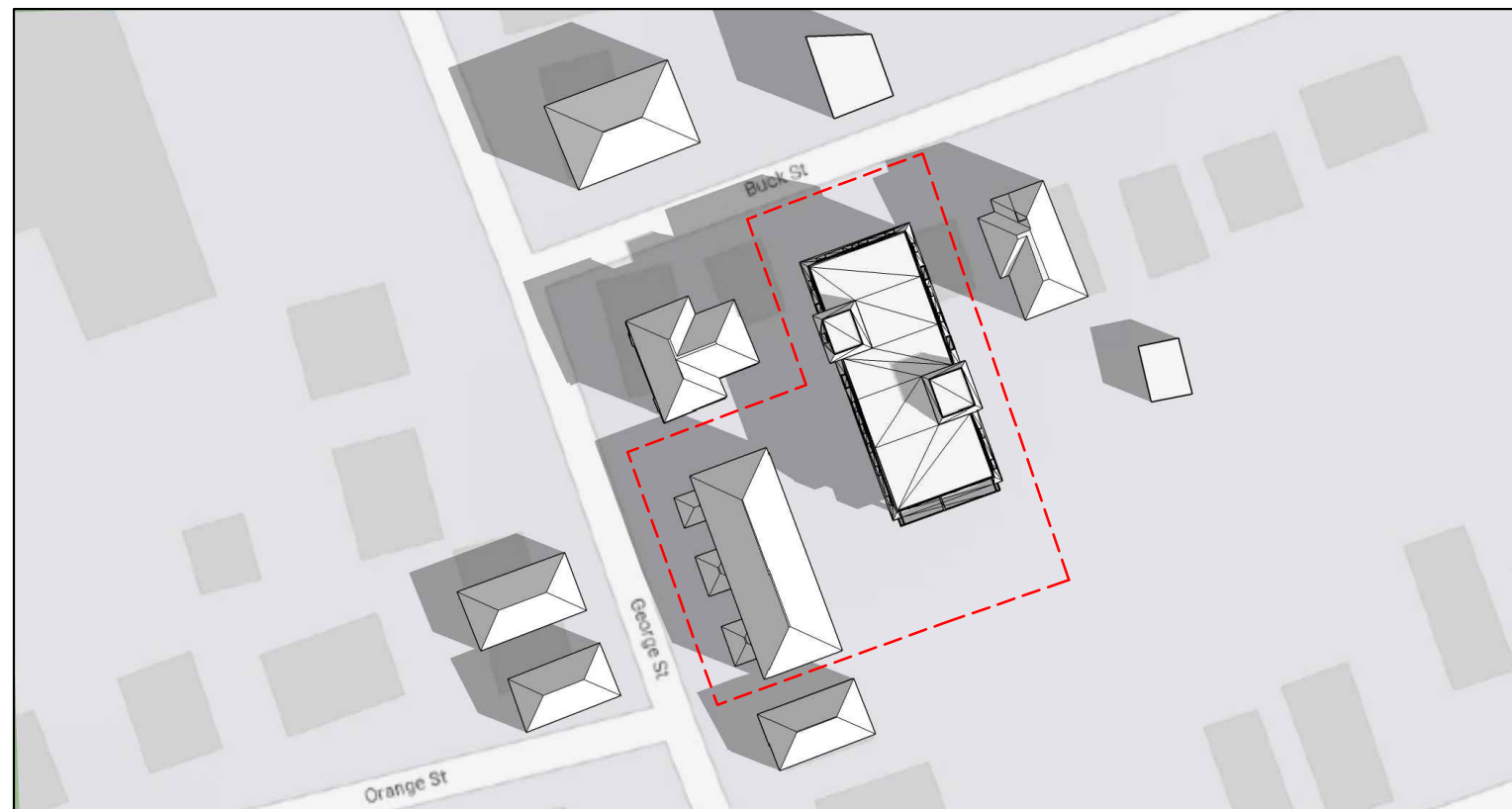
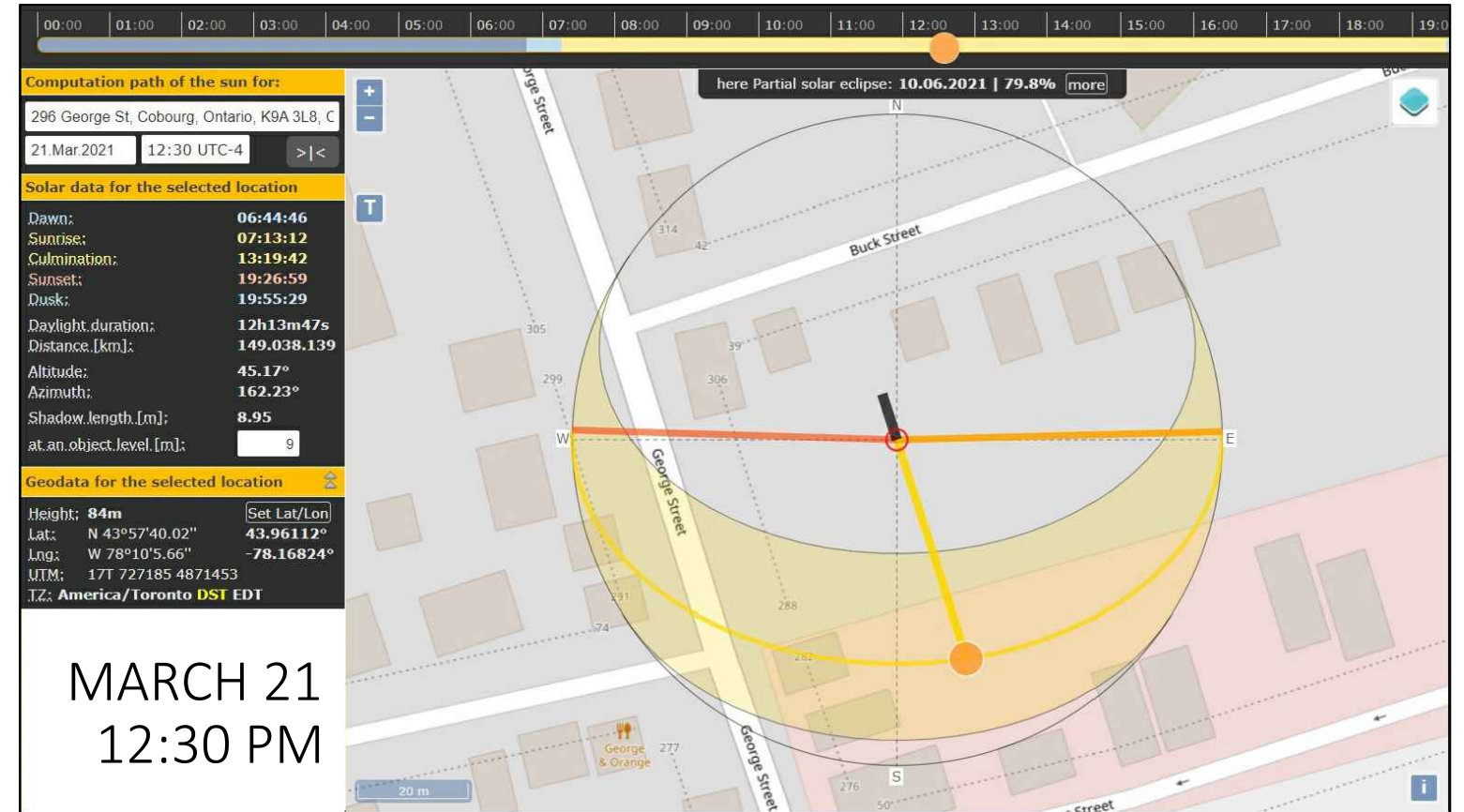
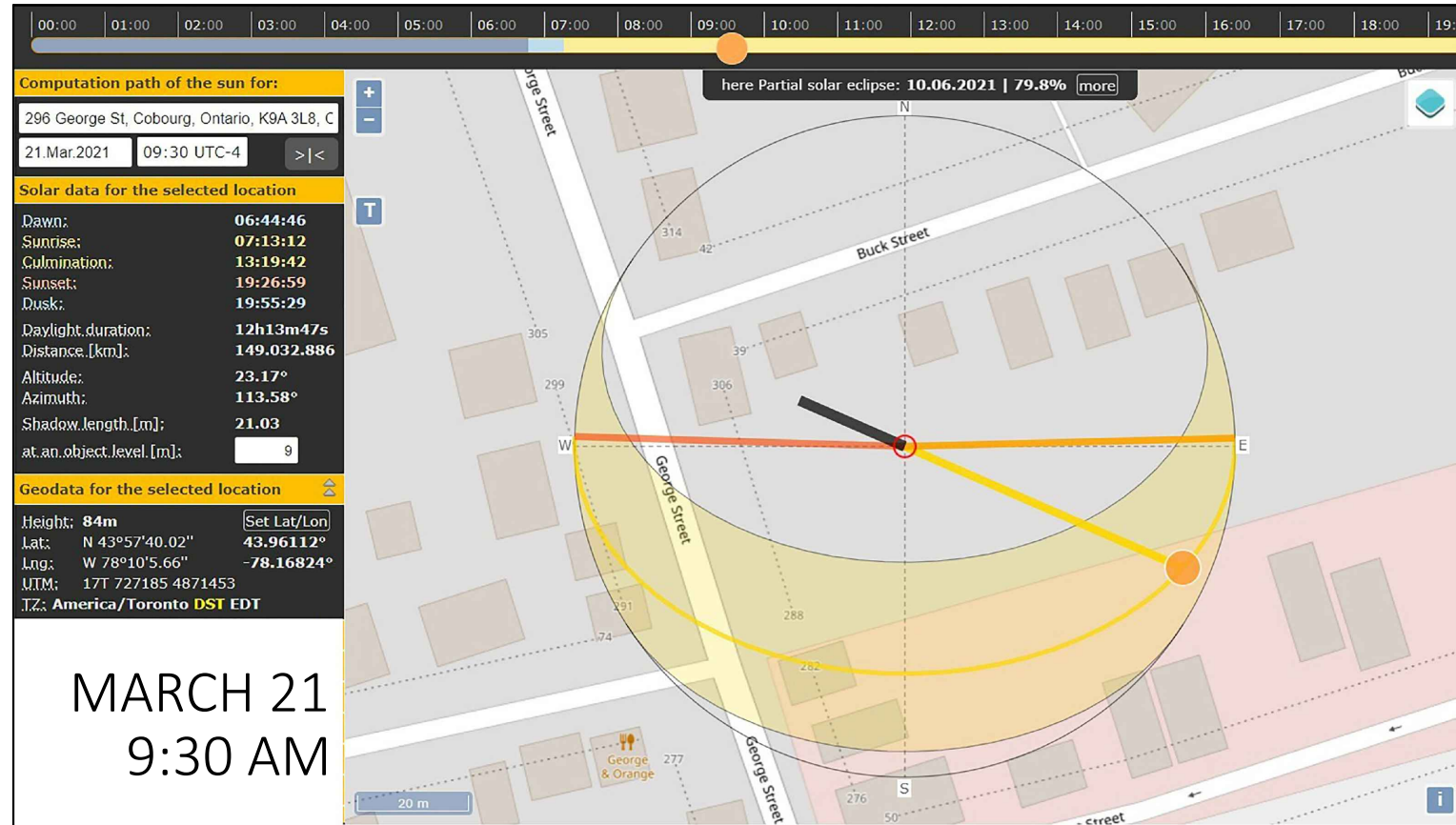
Significant sun-shadowing for extended periods on adjacent properties, particularly outdoor amenity areas, is at an acceptable level. The proposed development will have minimal shadow impact on the neighbouring streets surrounding the subject lands. The design and orientation of the proposed apartment building will ensure that adequate solar access is achieved on neighbouring streets throughout the day and will lessen the shadow impact during each of the seasons.

Based on the evaluation undertaken in this report, it is concluded that there is an acceptable level of shadow impact from the proposed development relative to neighbouring streets and the low-rise residential properties surrounding the site.

It is our opinion that the proposed development results in acceptable levels of shadow on the site and surrounding land uses, and acceptable solar access has been maintained for the public realm and adjacent properties.

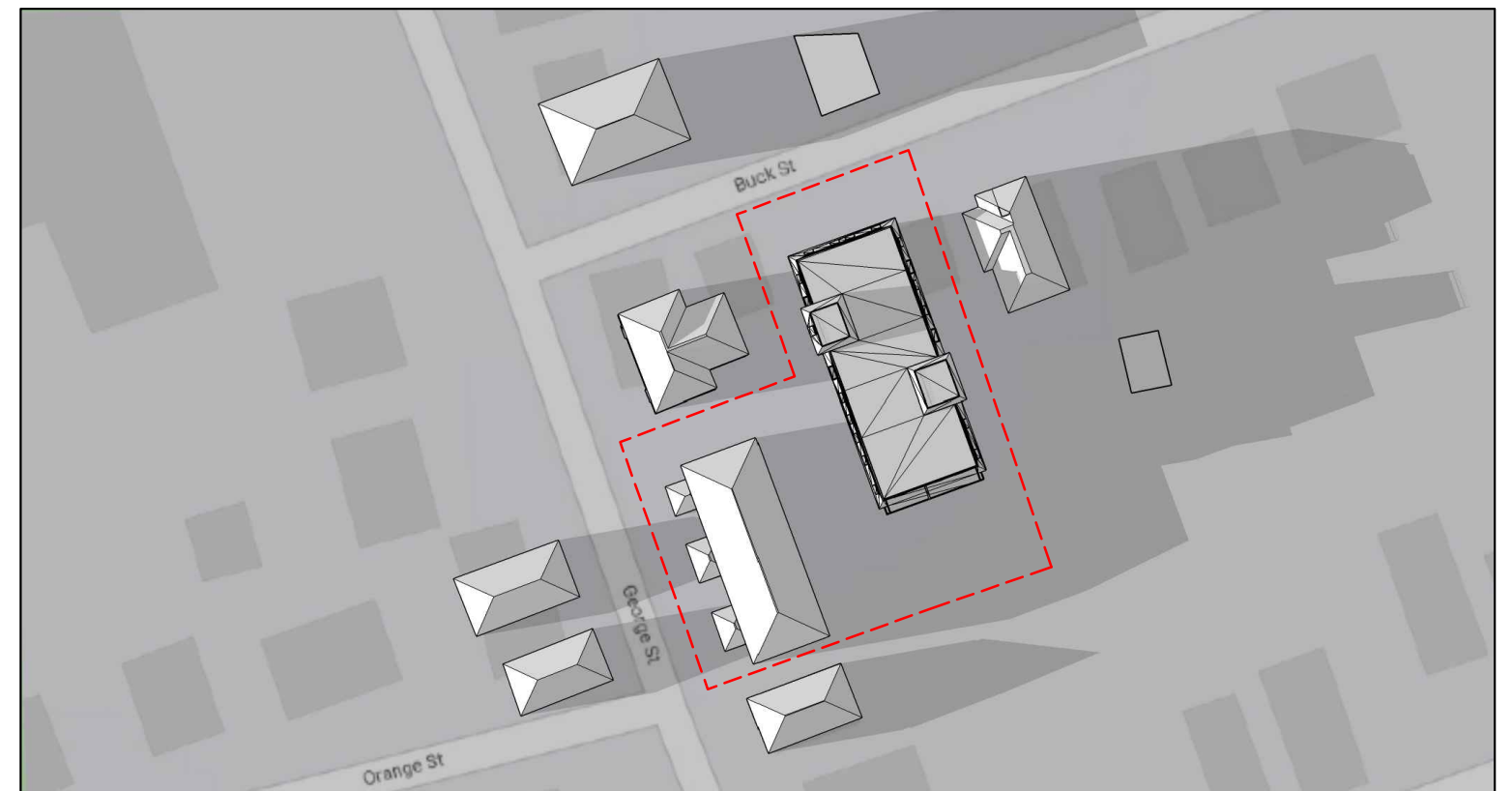
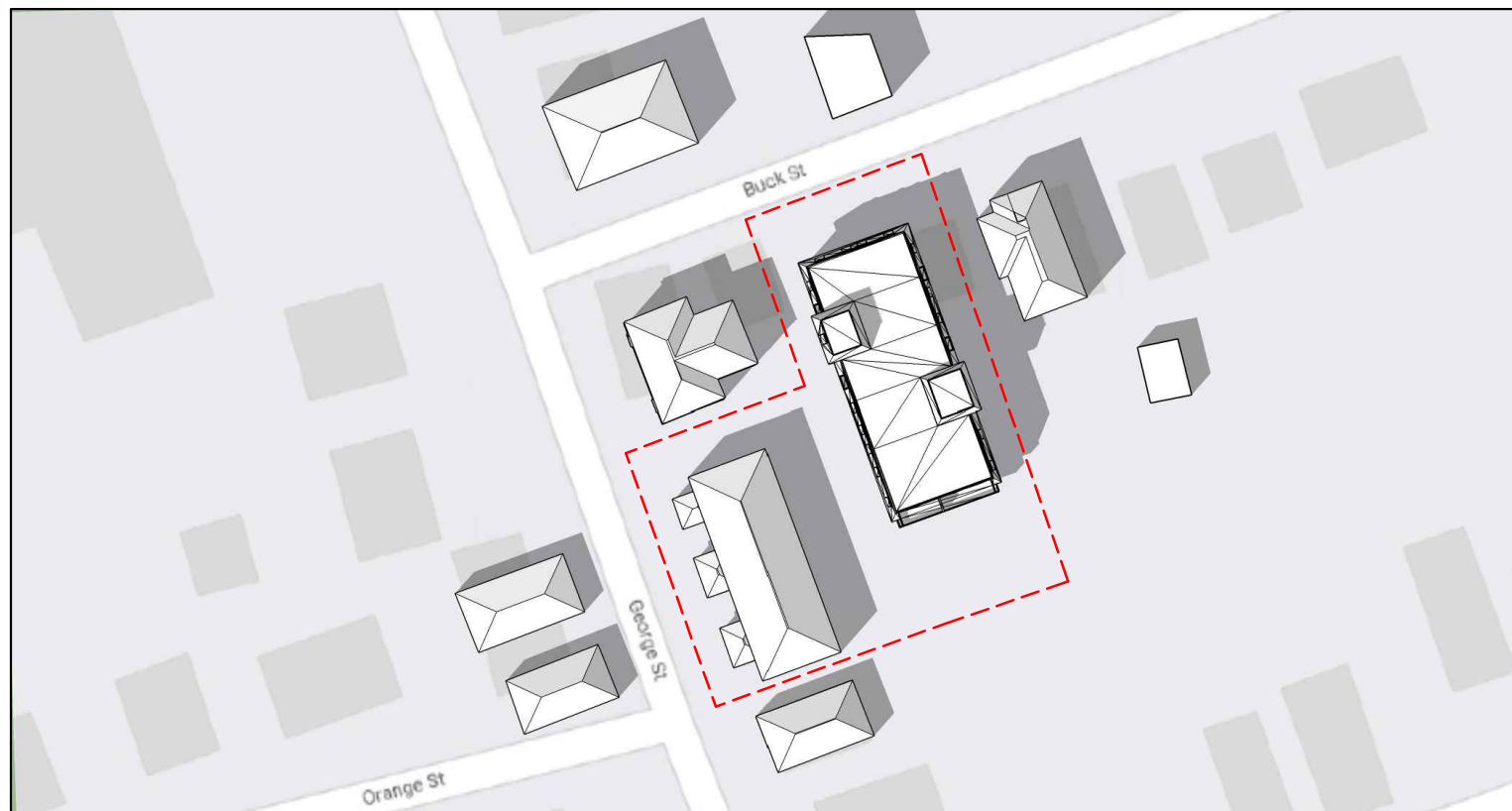
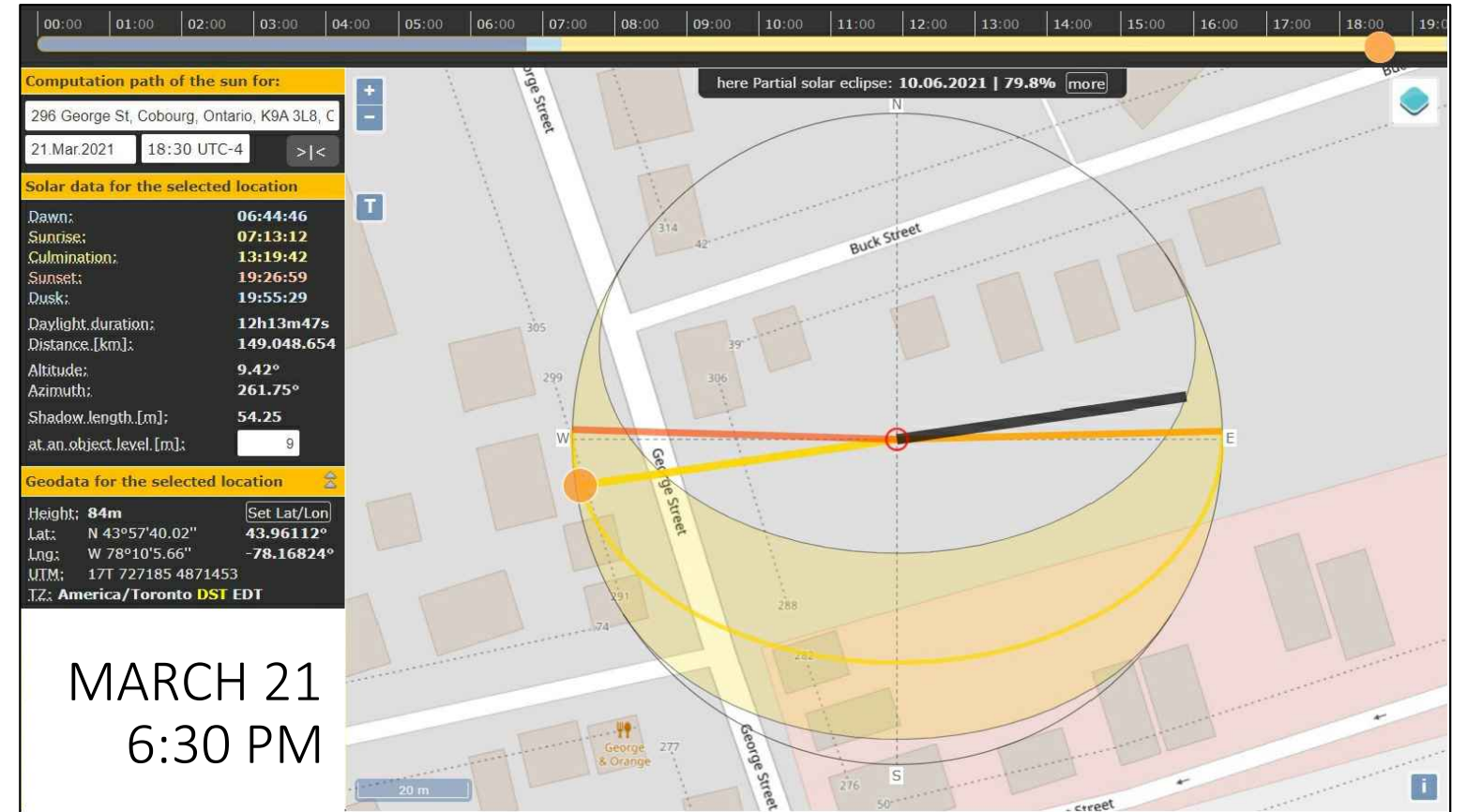
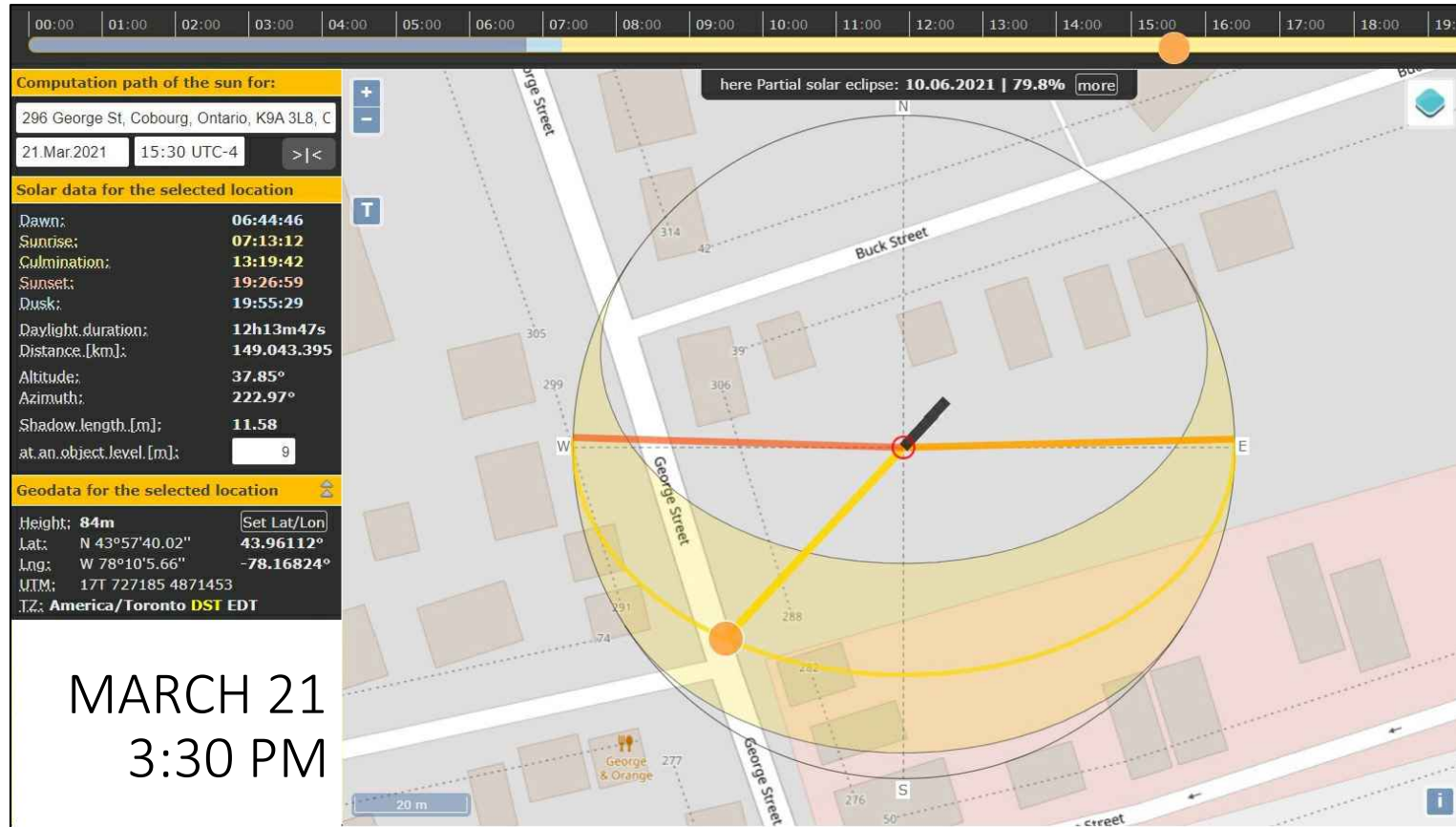
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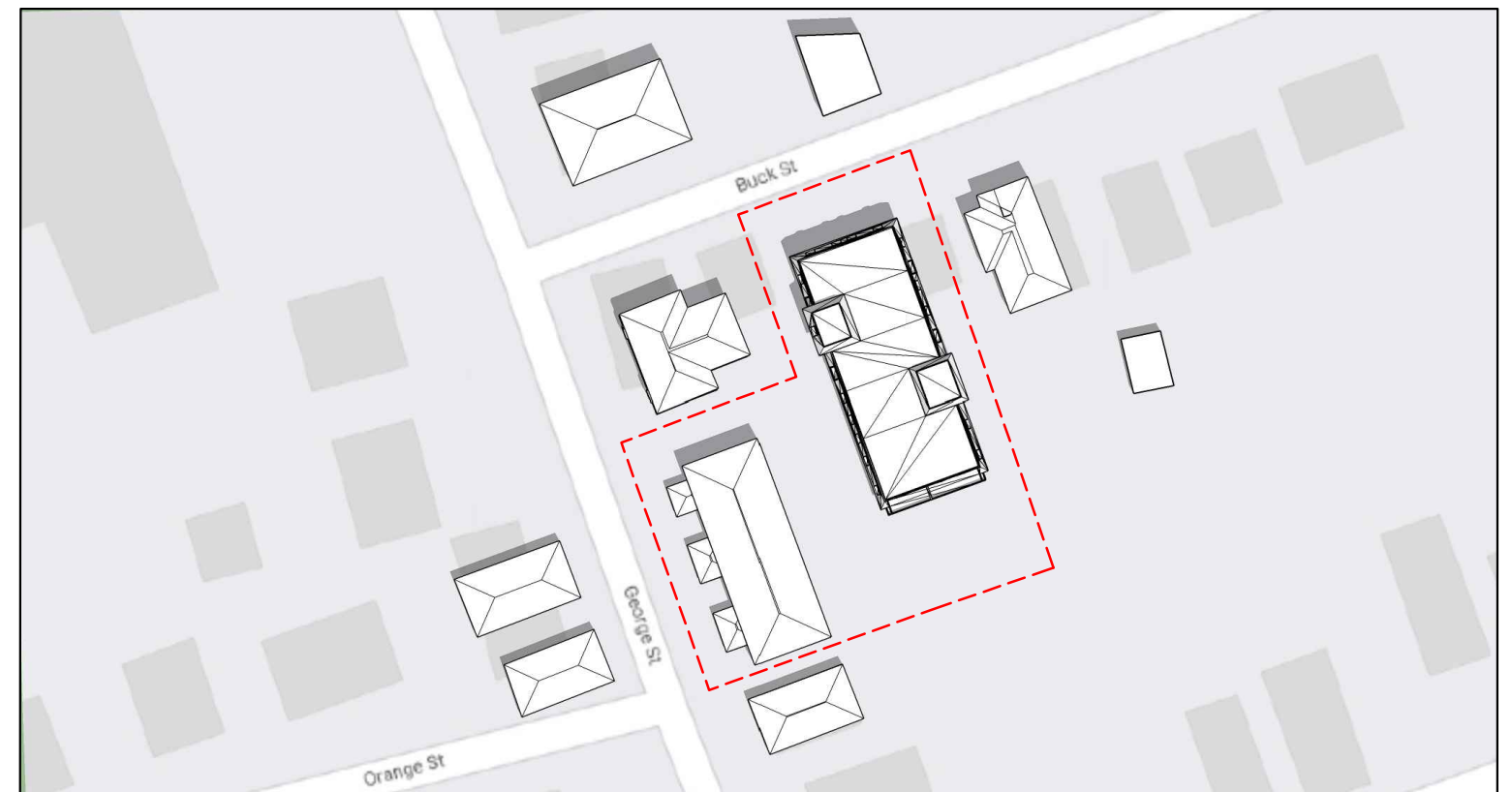
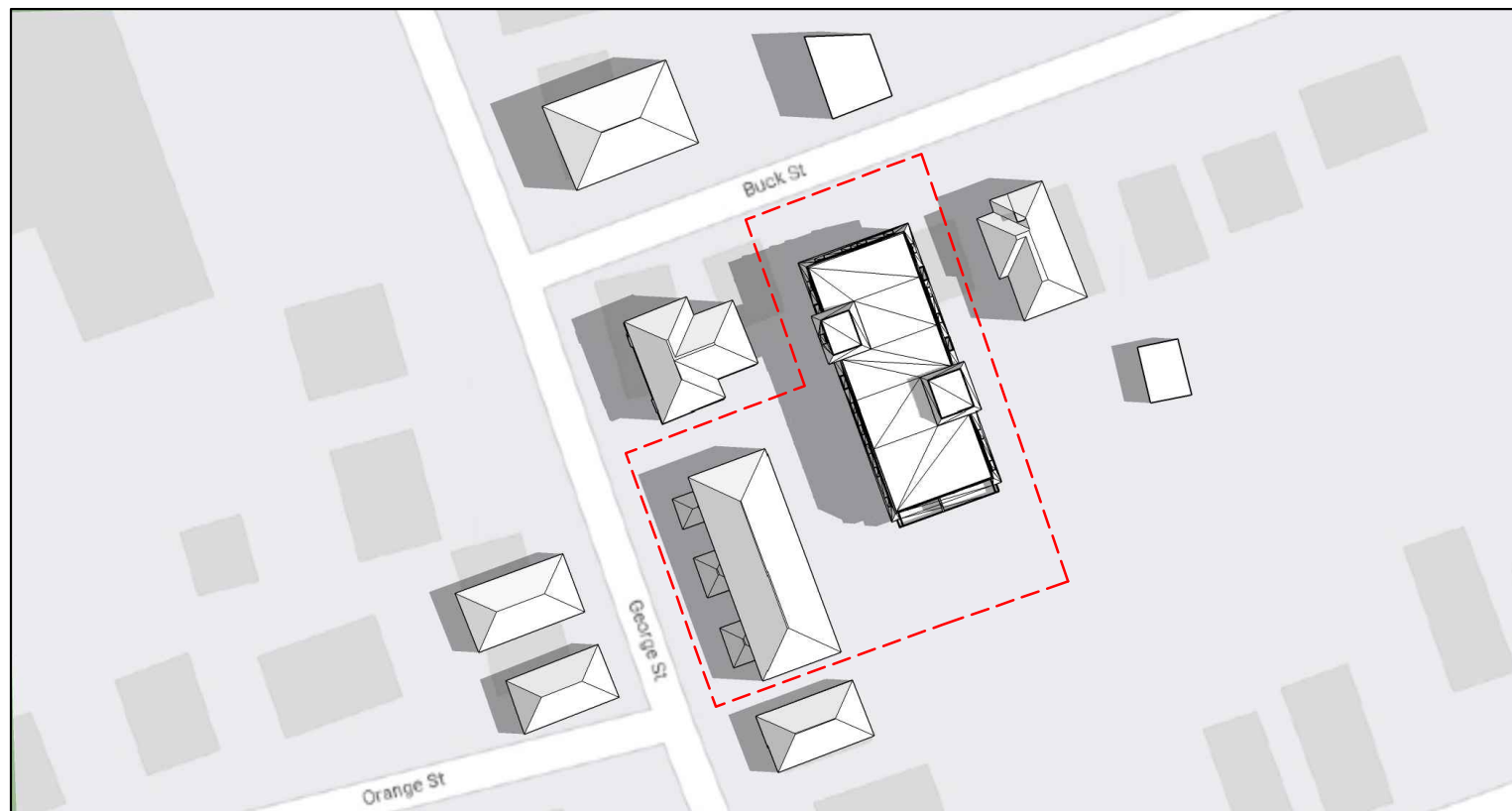
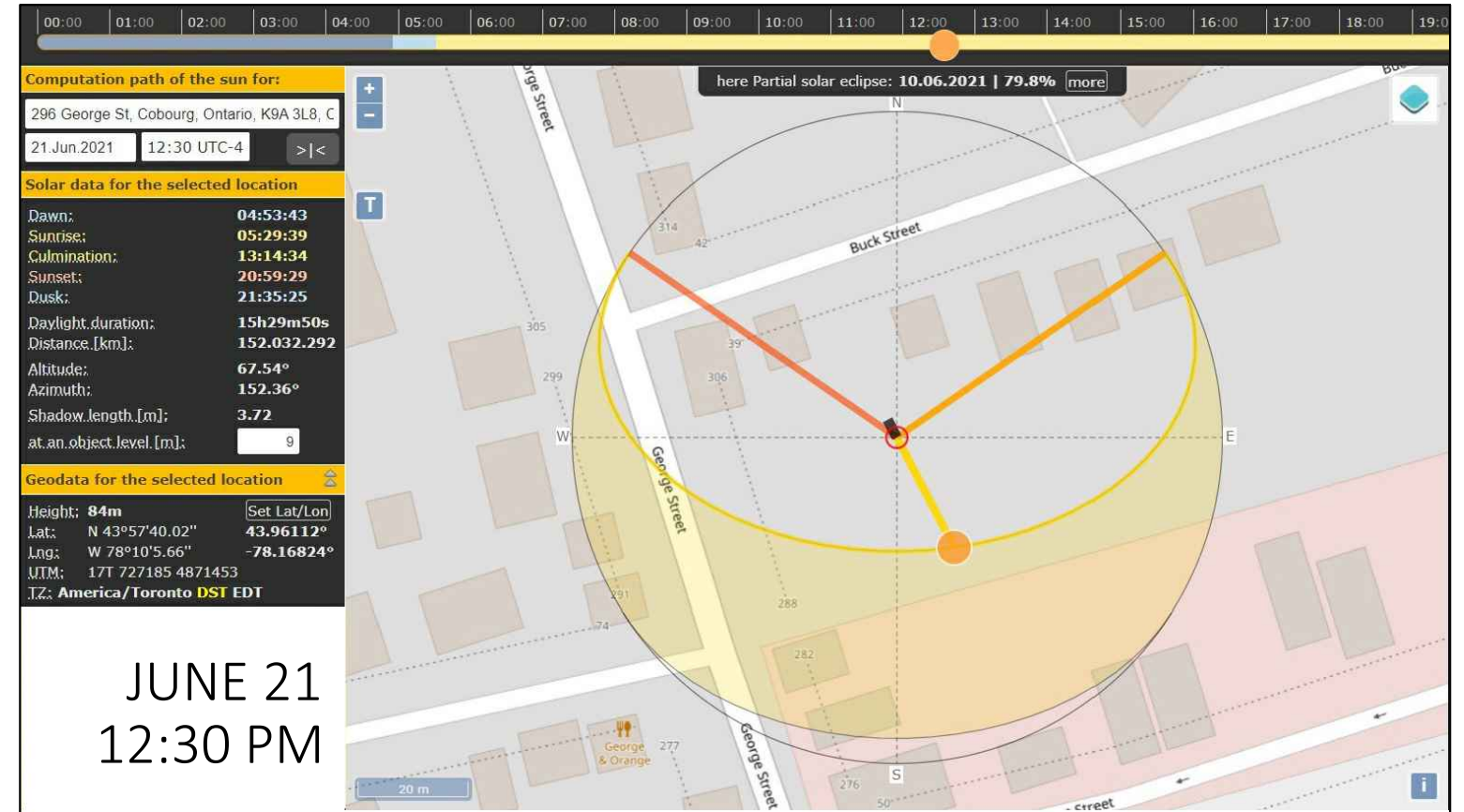
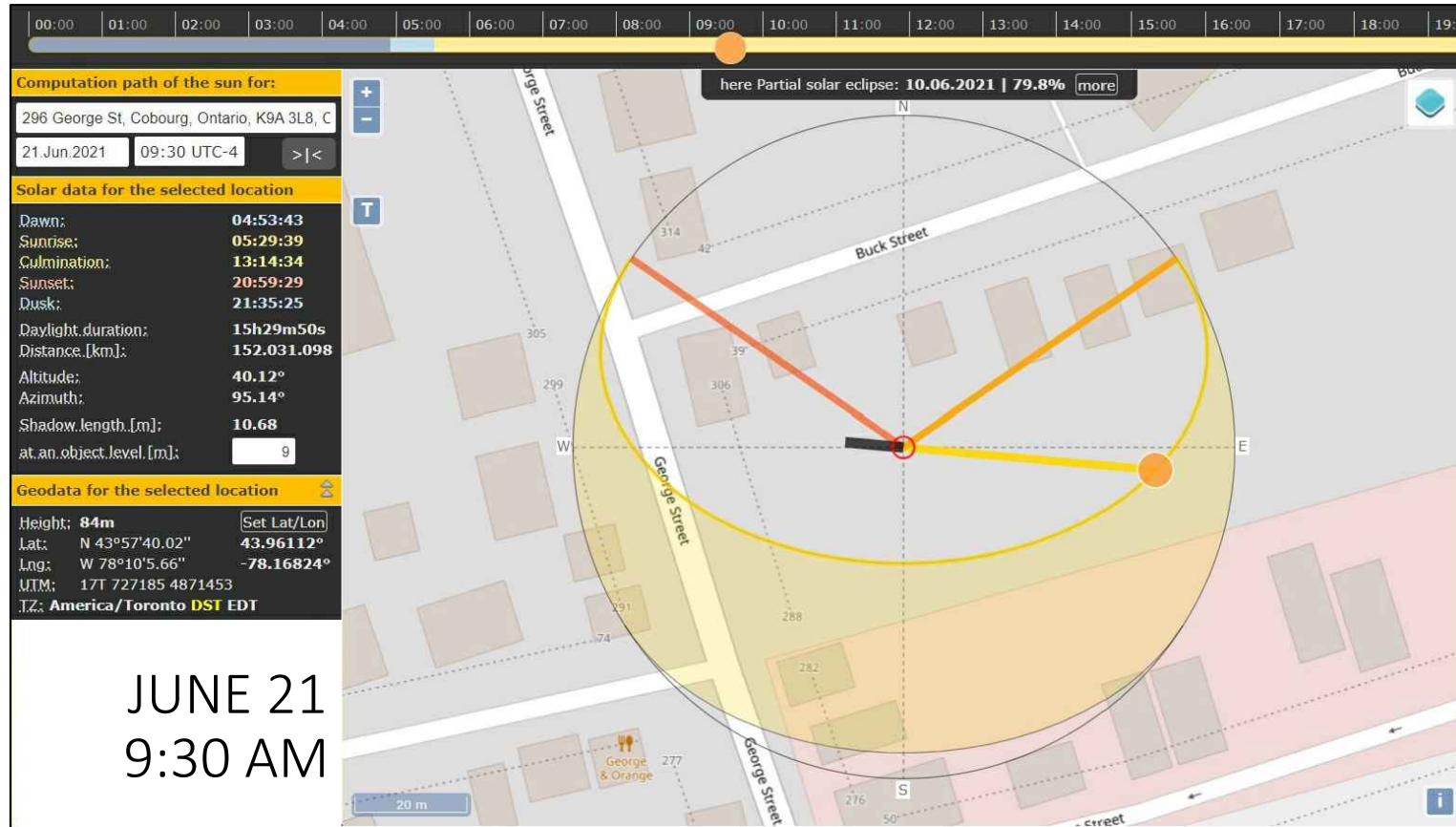
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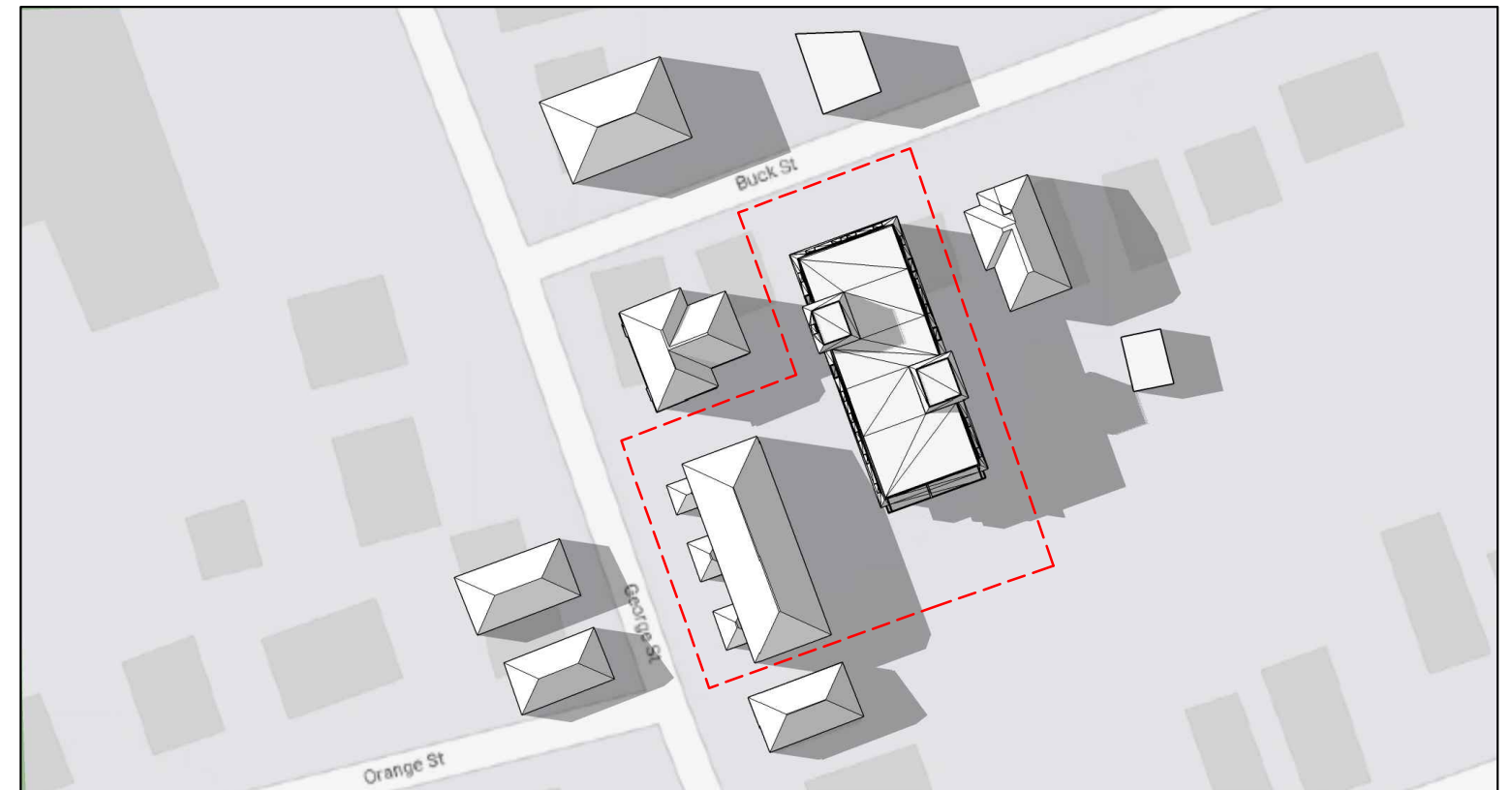
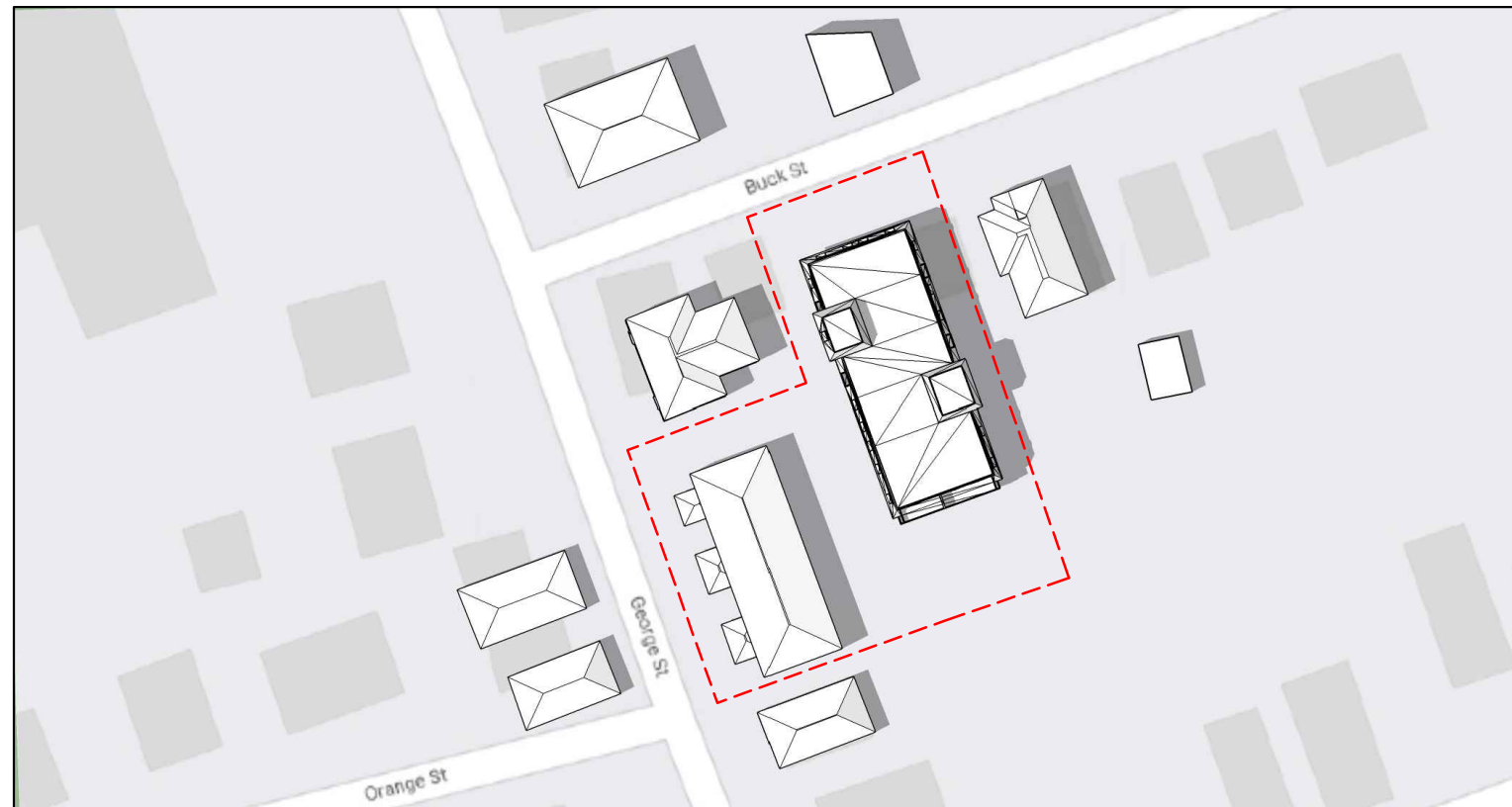
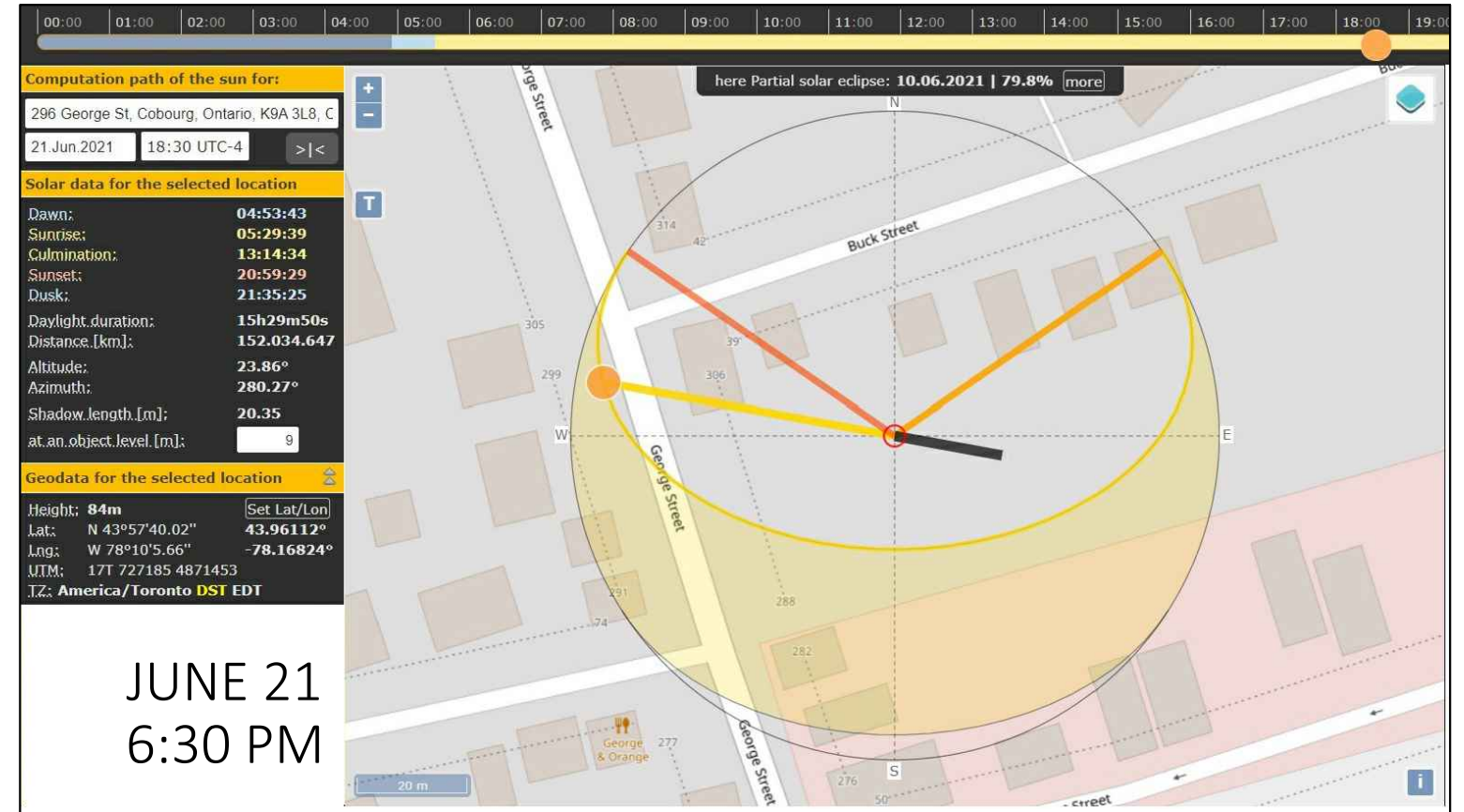
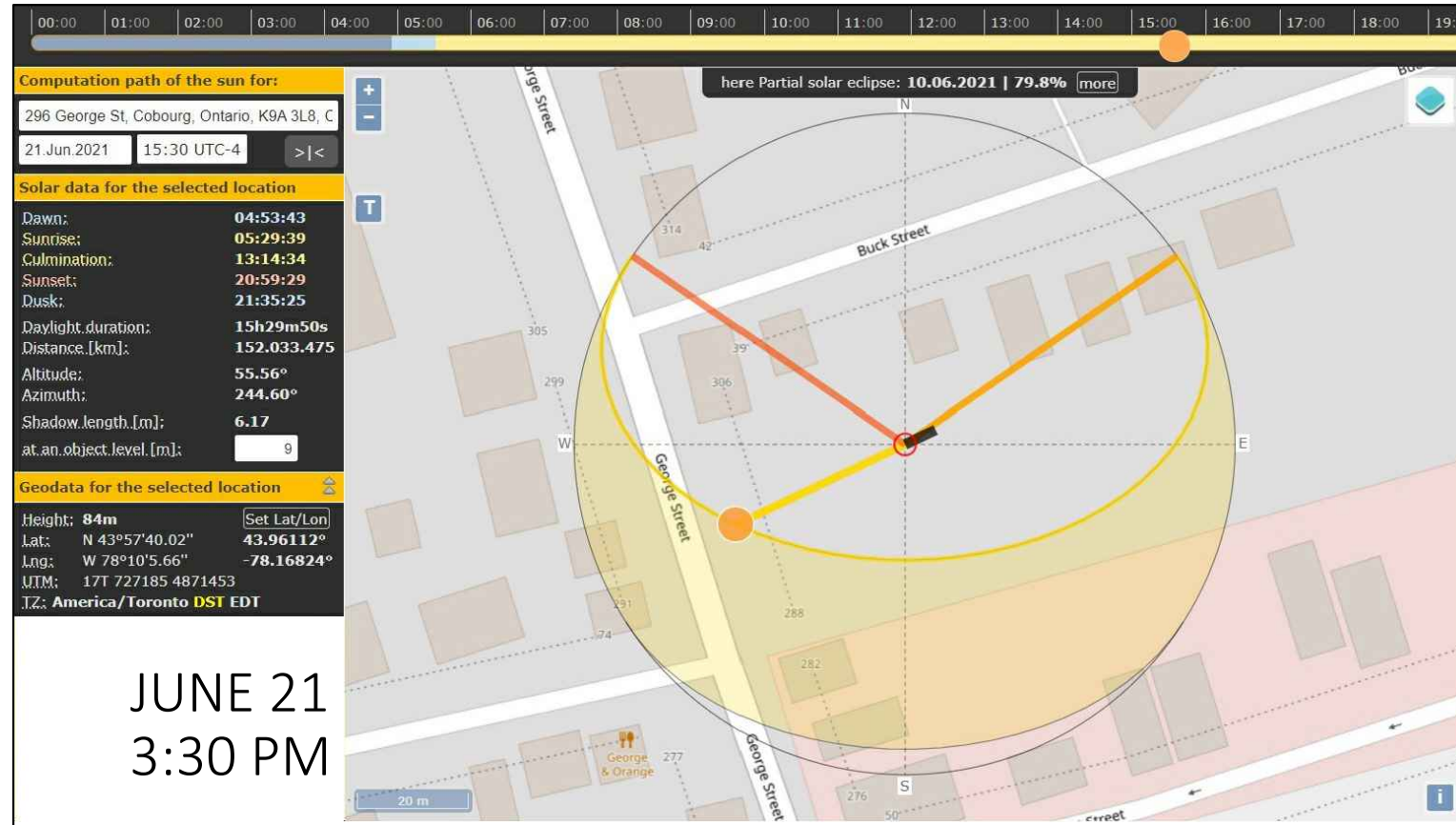
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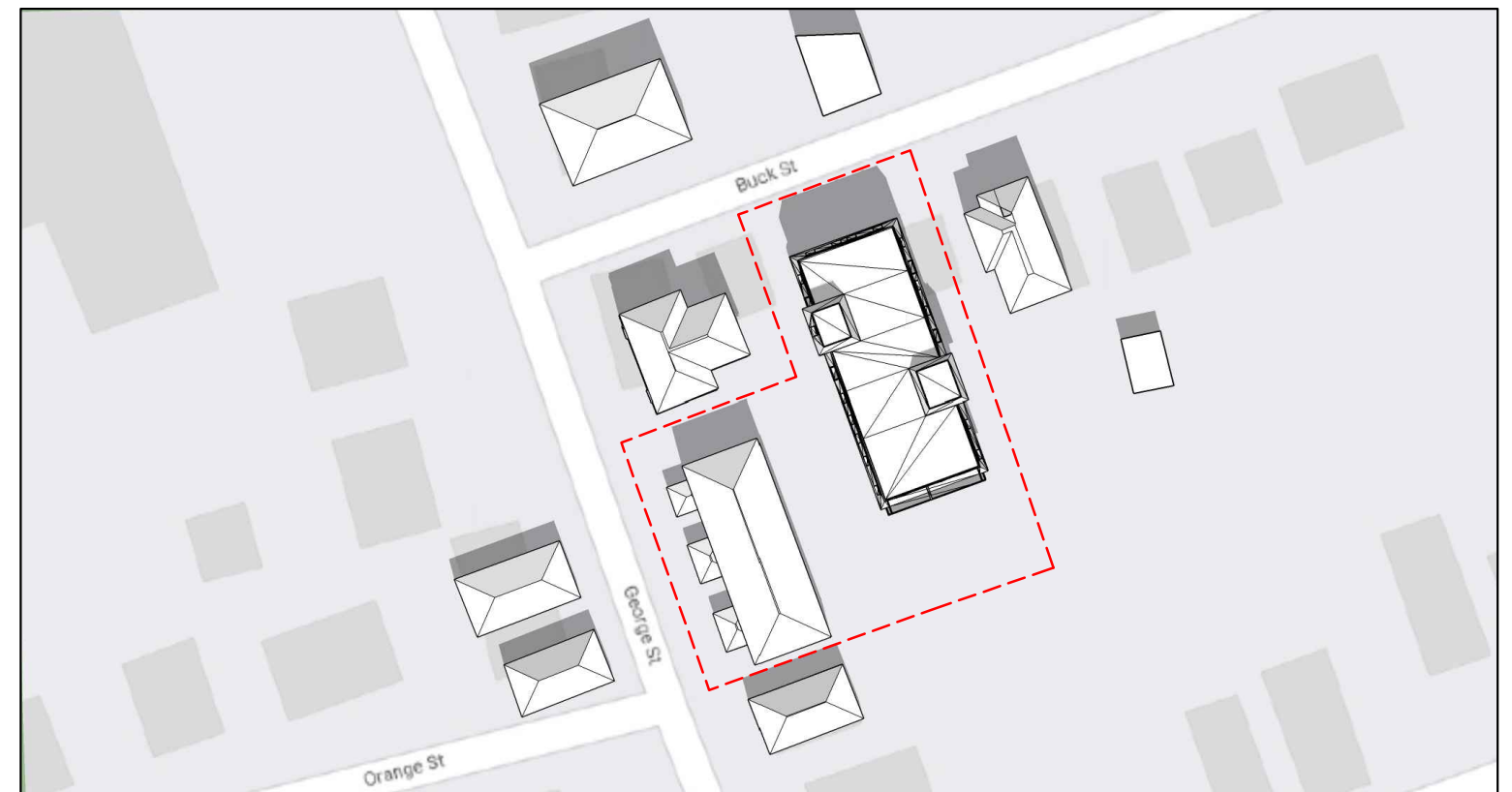
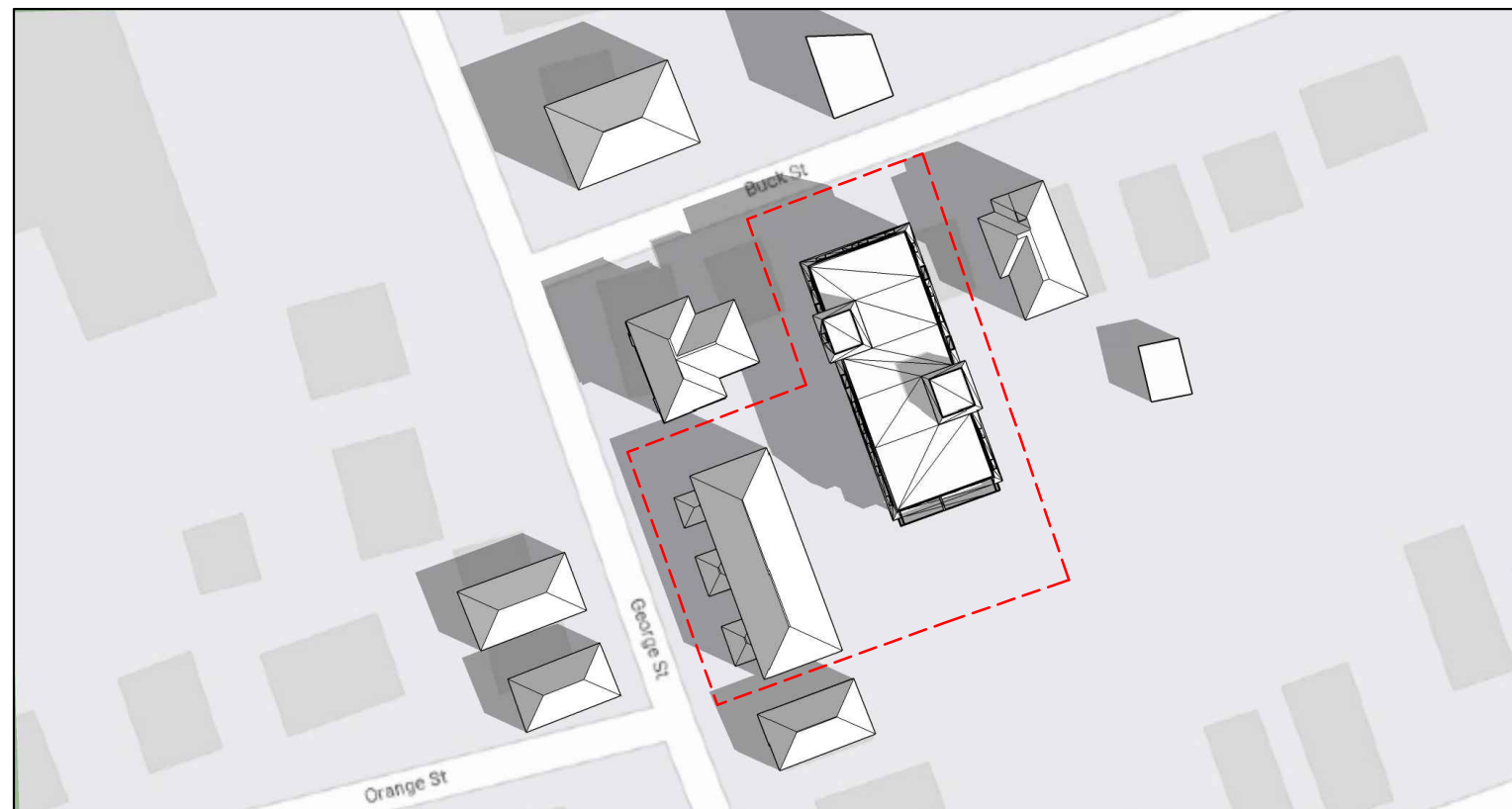
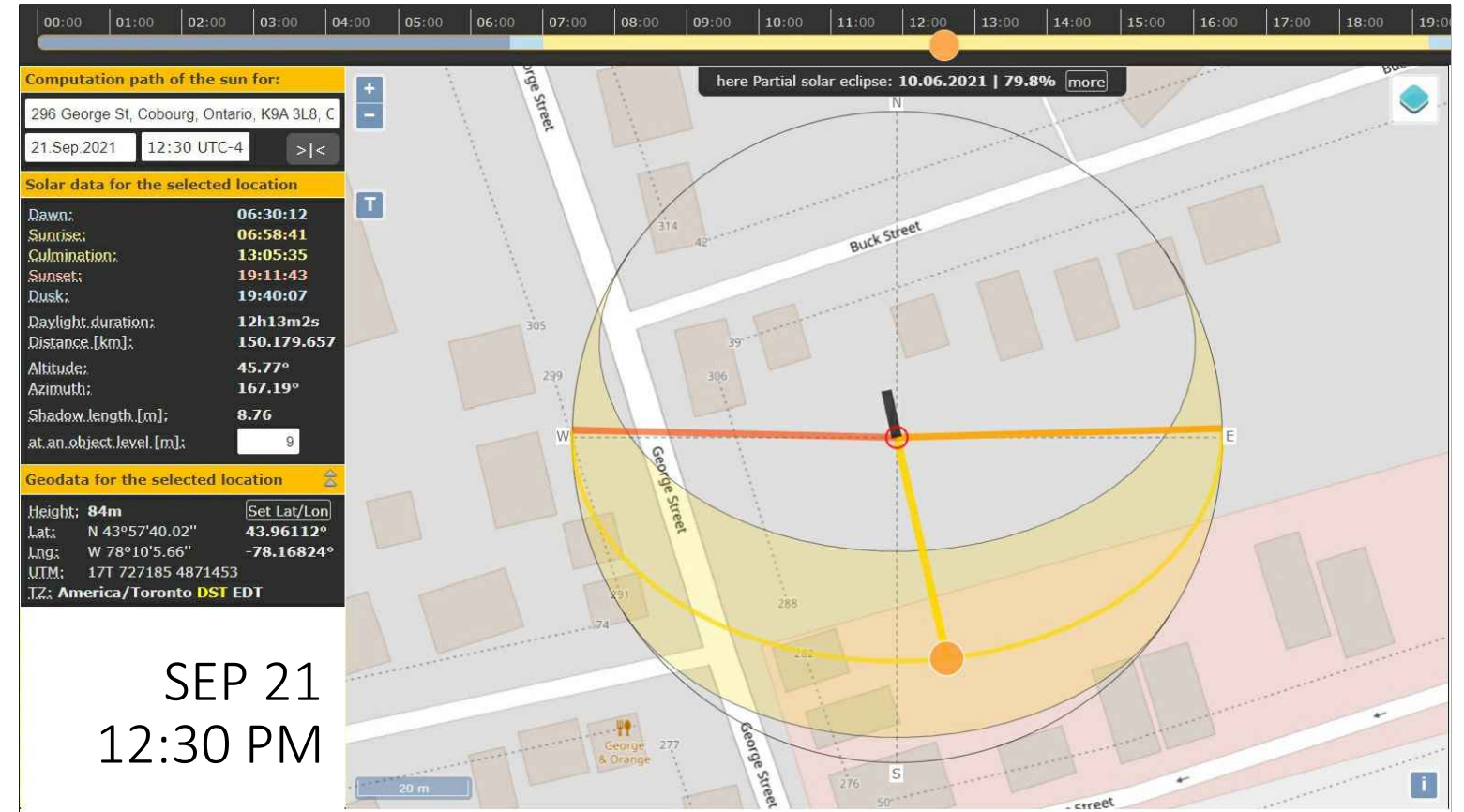
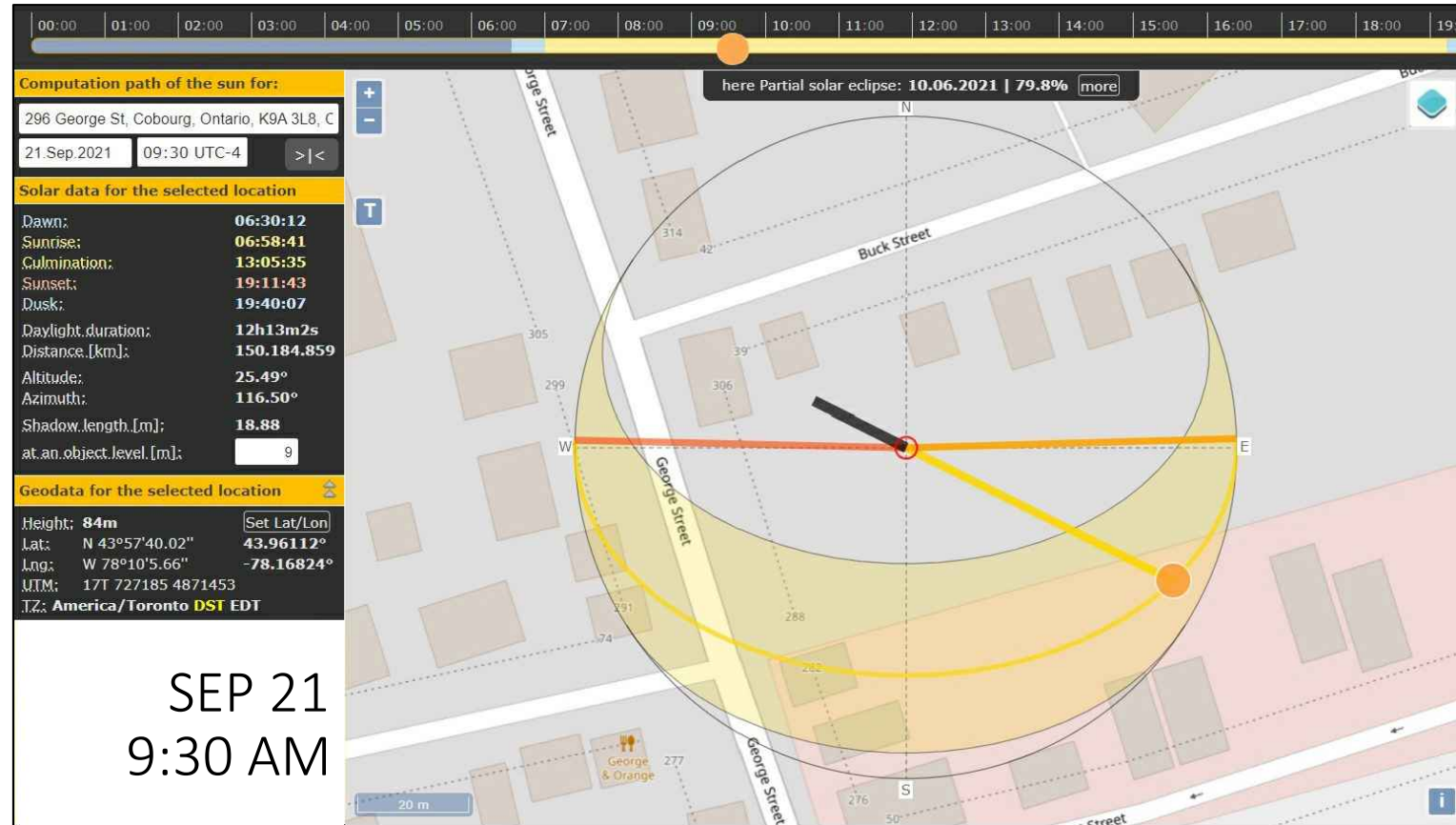
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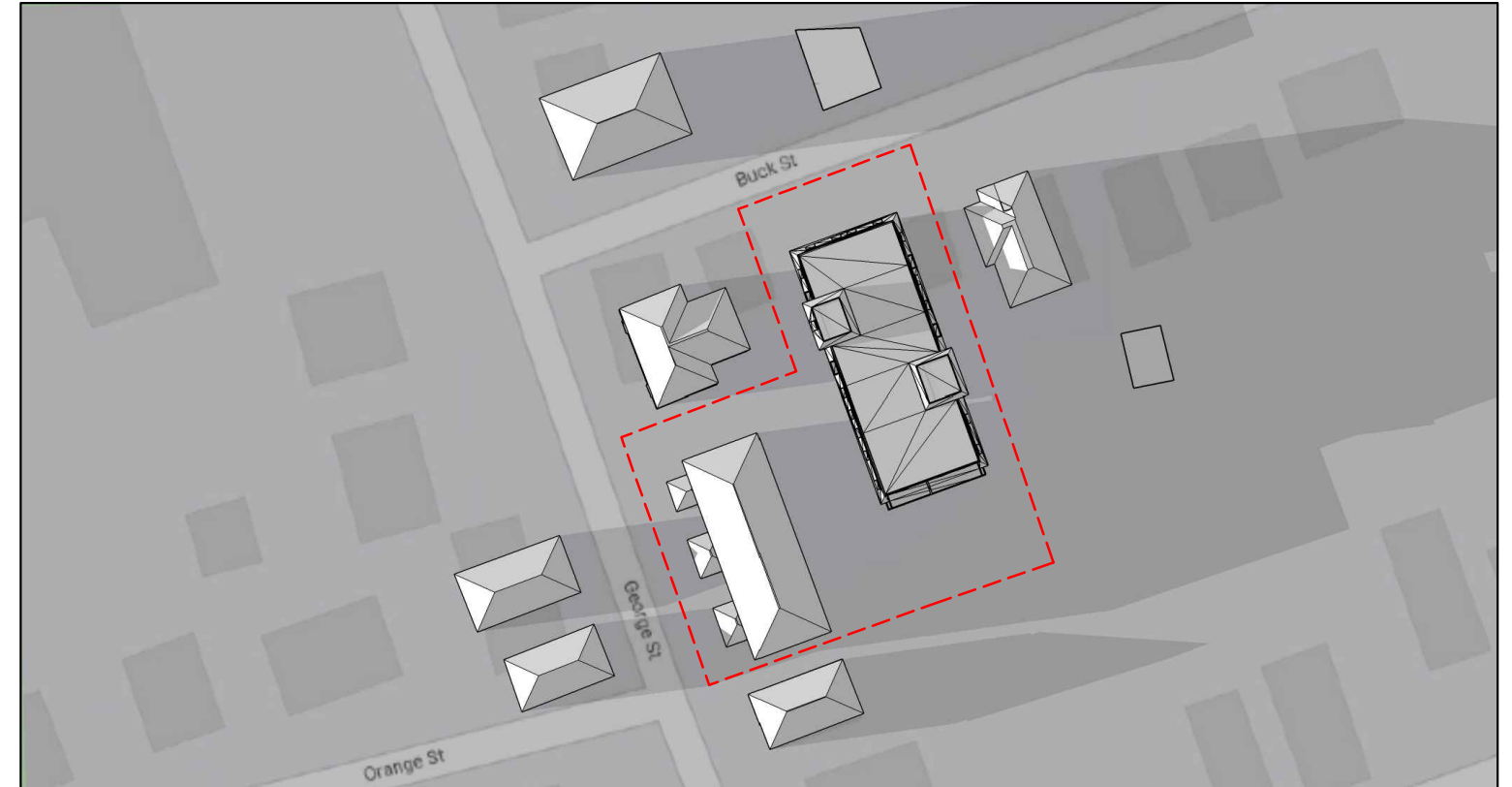
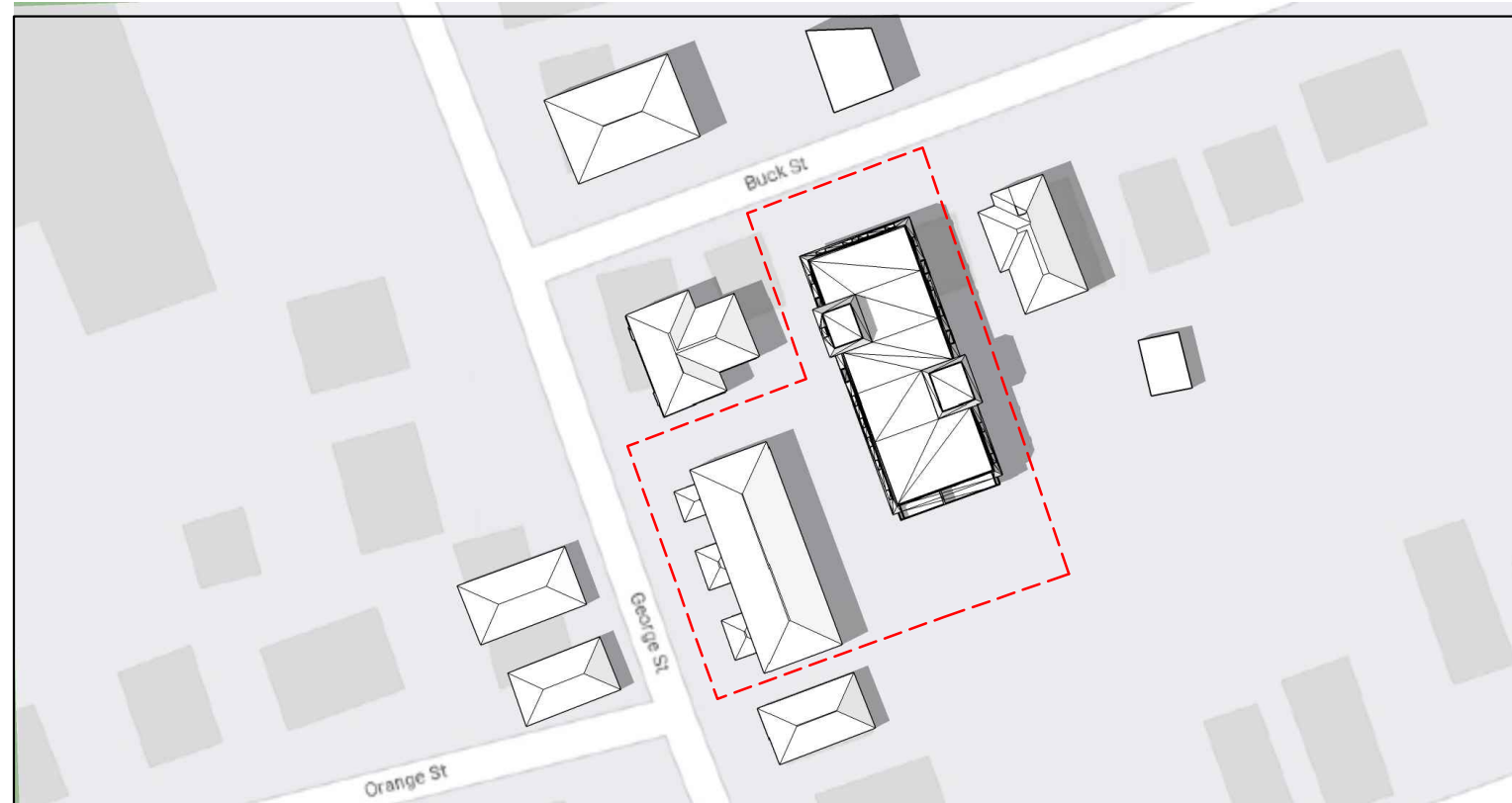
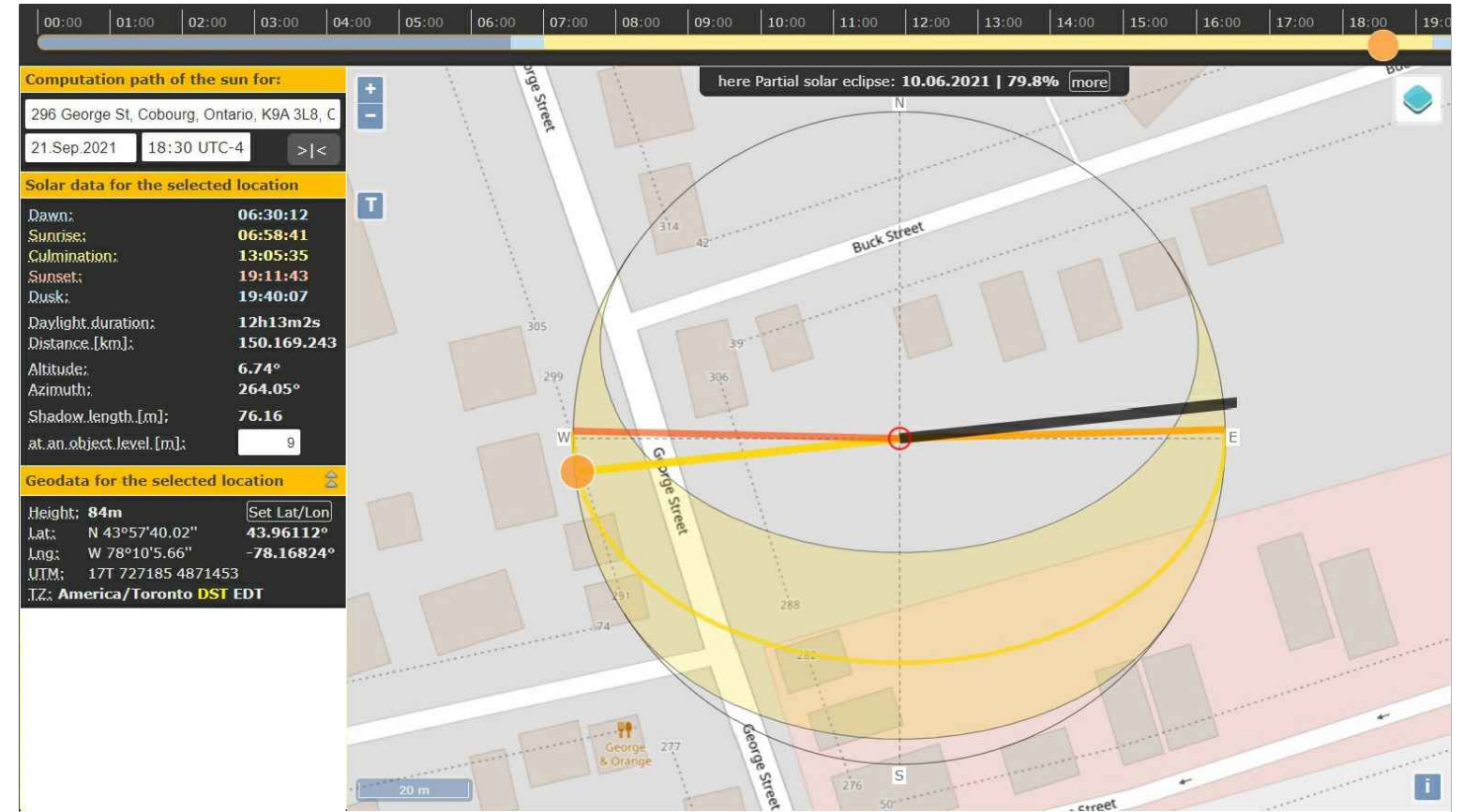
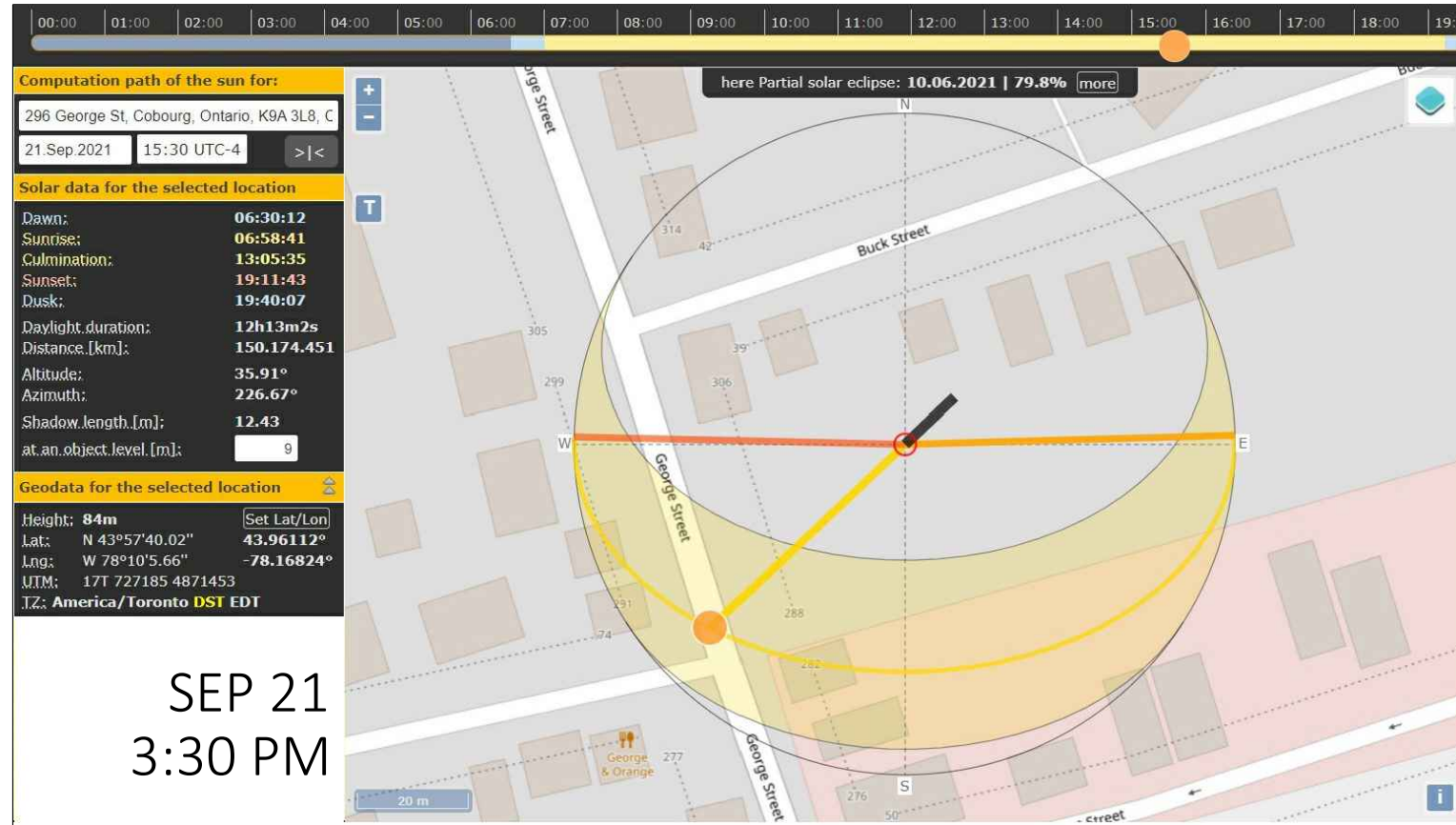
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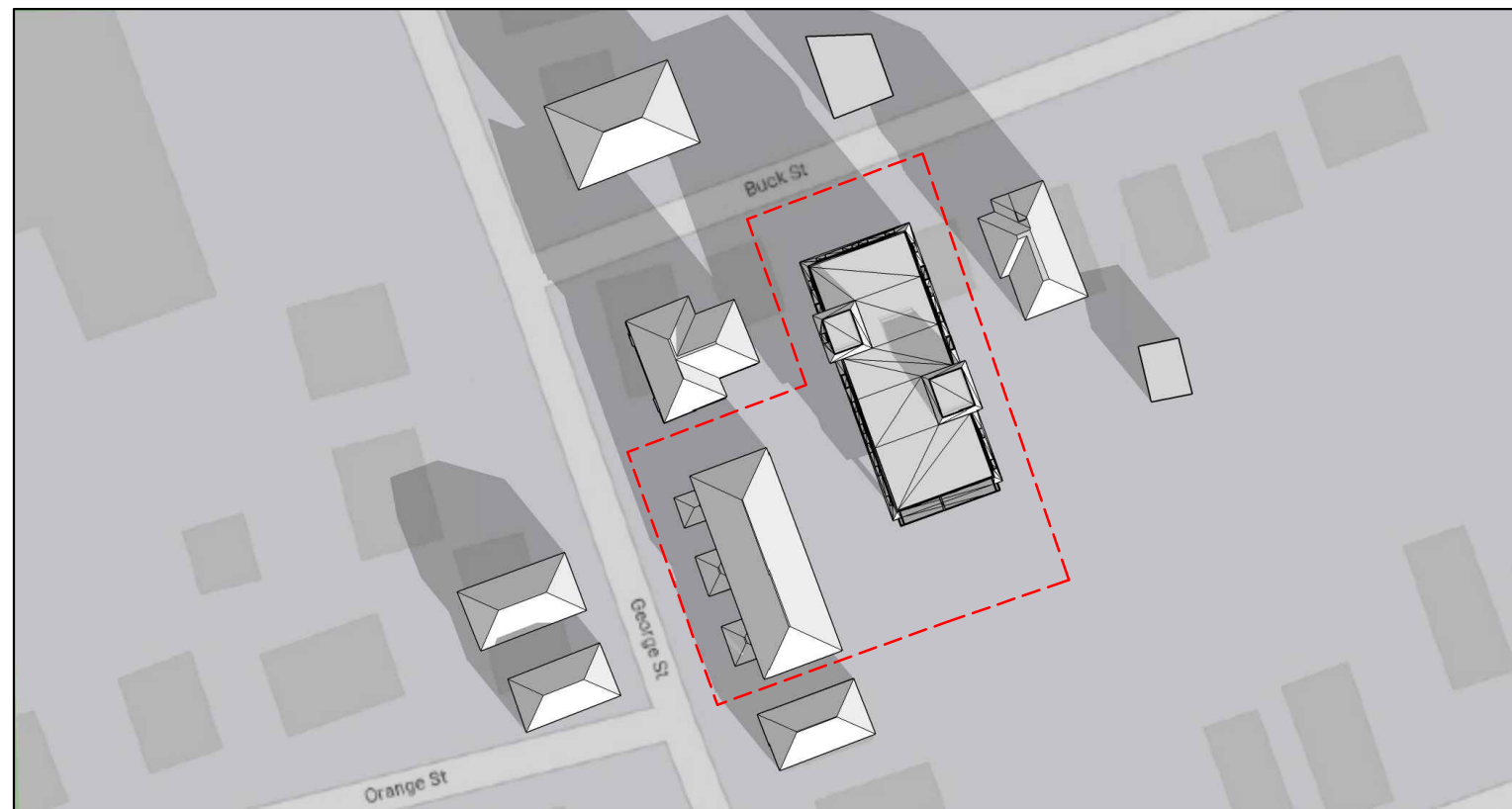
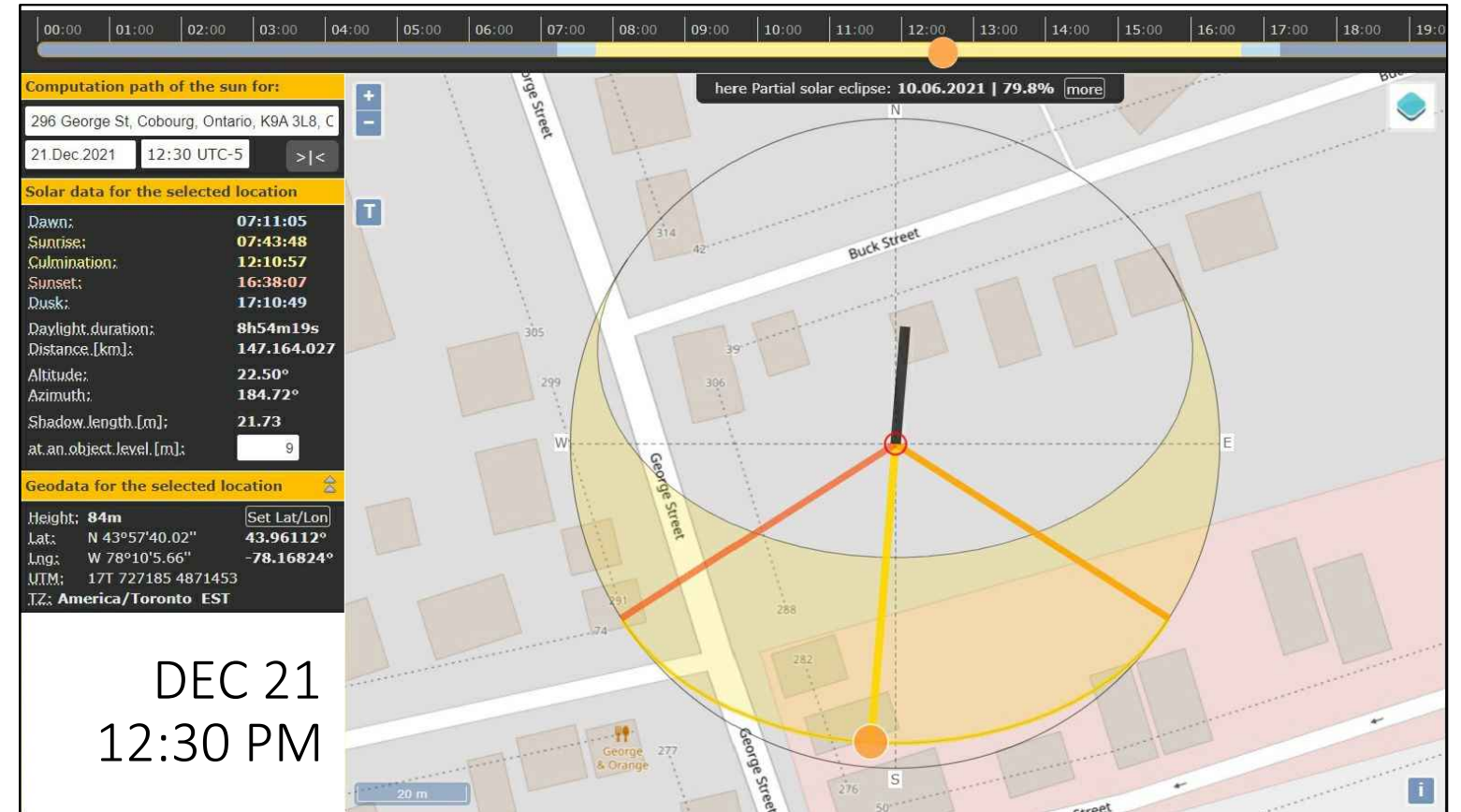
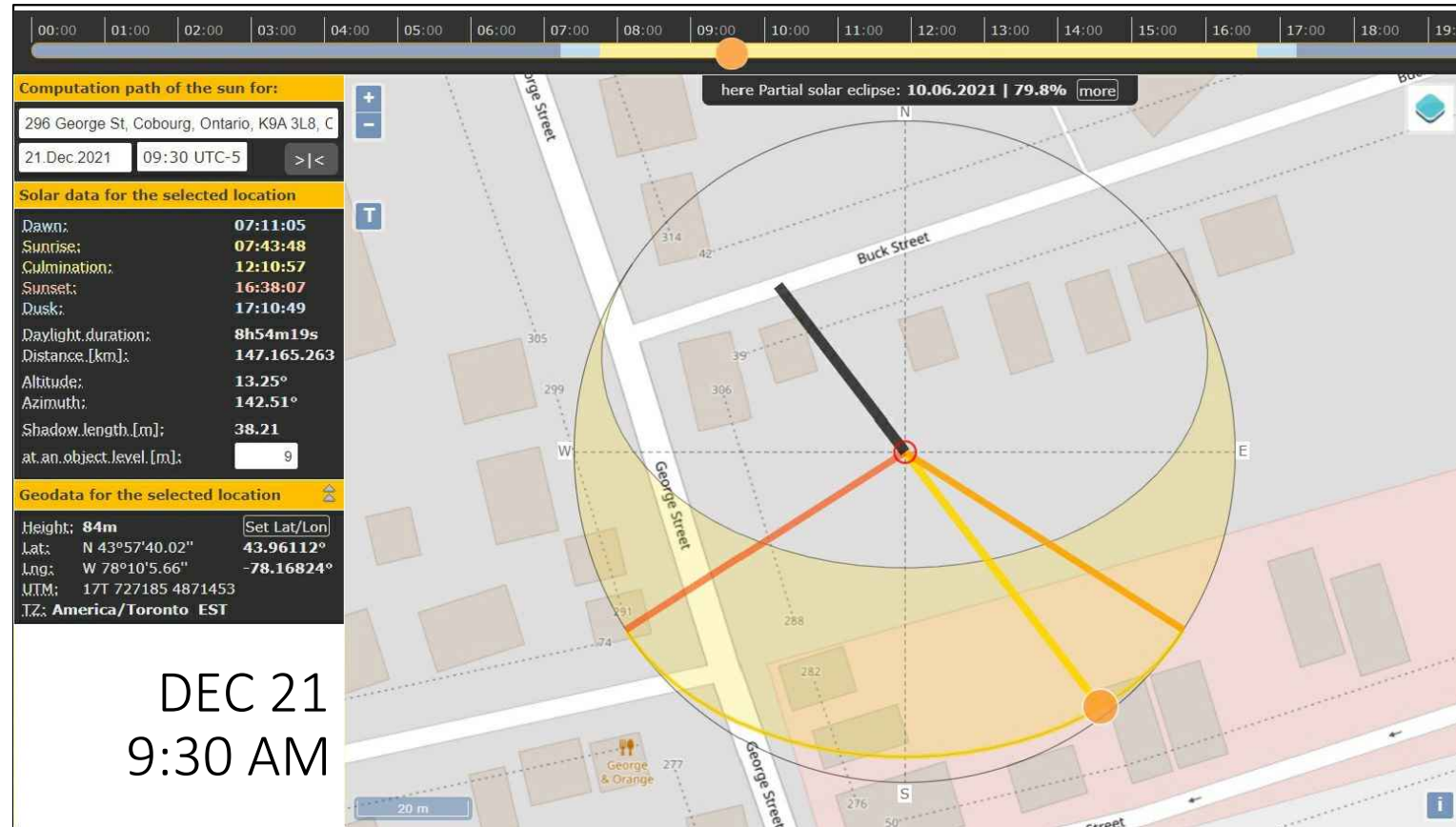
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