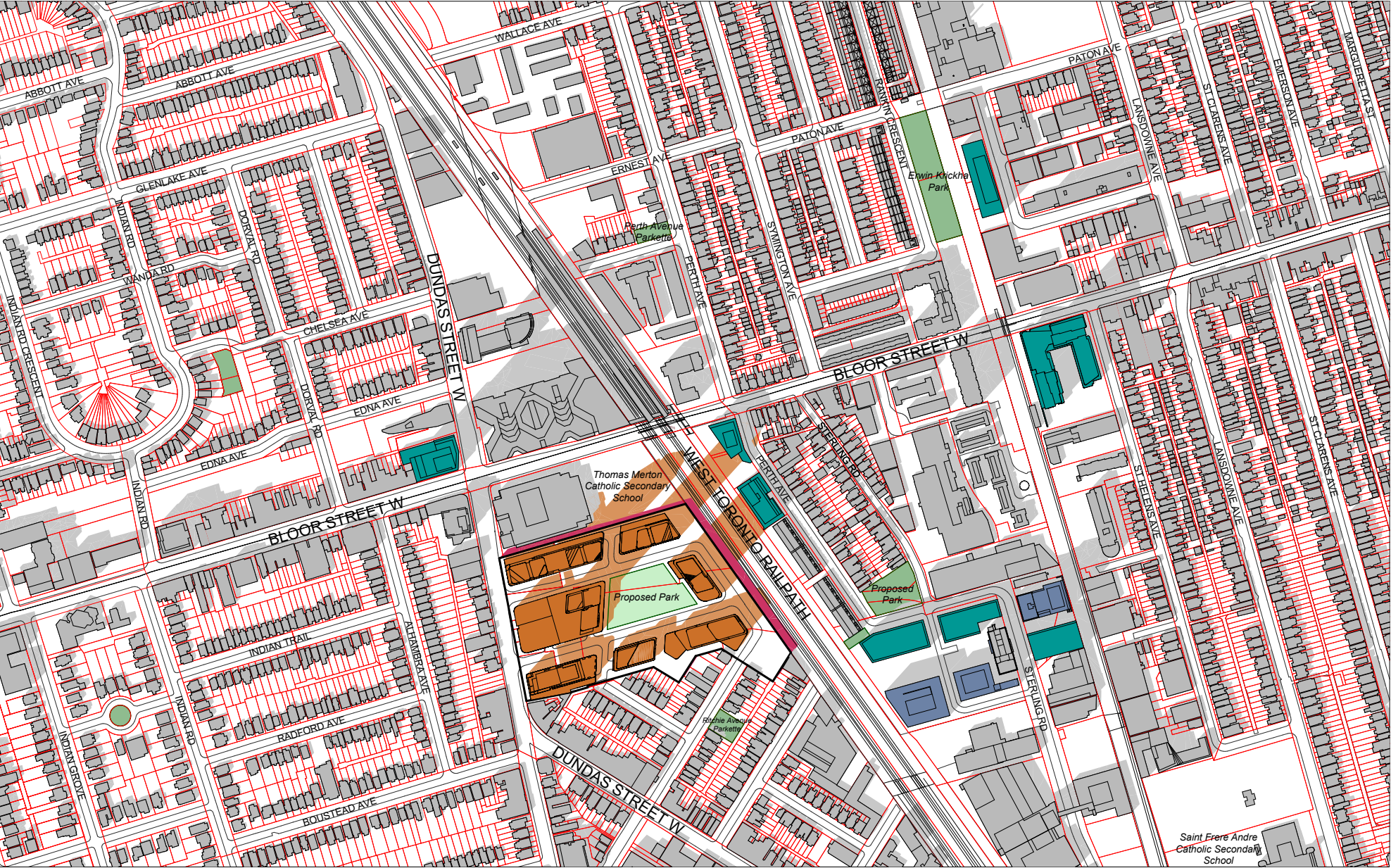
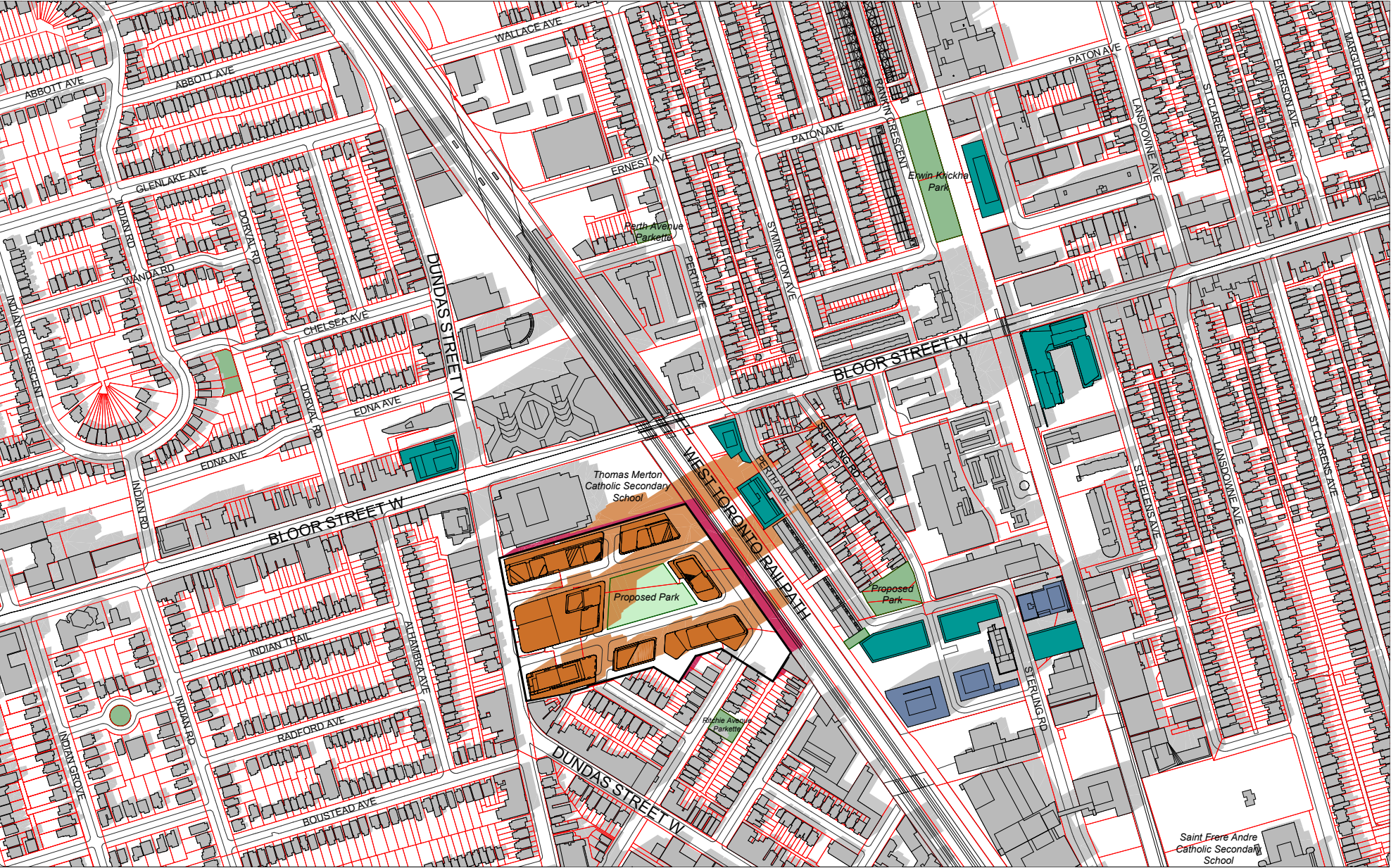


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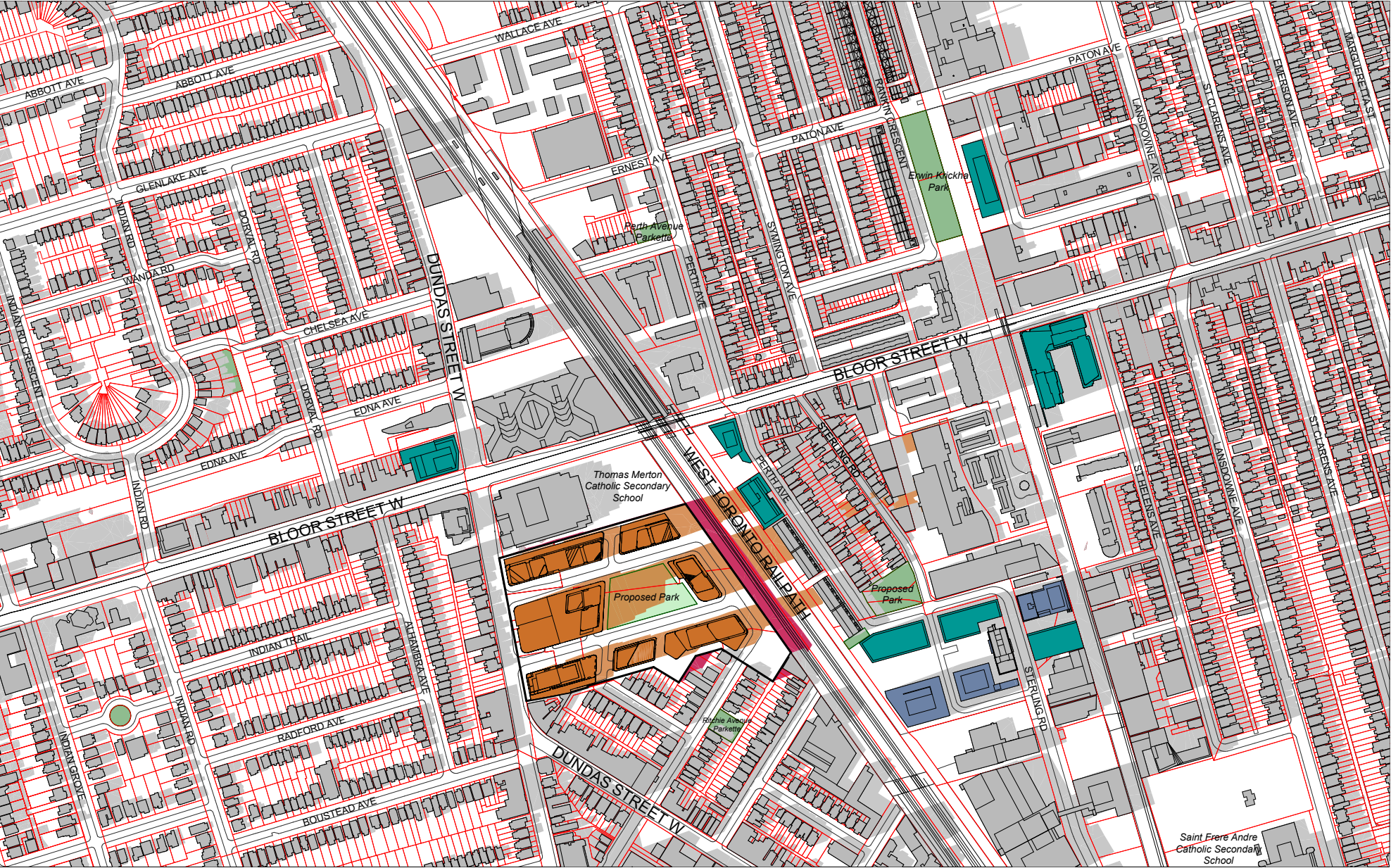


- Massing
- Parks
- As of Right Shadows
- Approved
- Under Construction
- Proposal
- Proposed Park
- Boundary
- Property Lines

Prepared: June 17, 2022



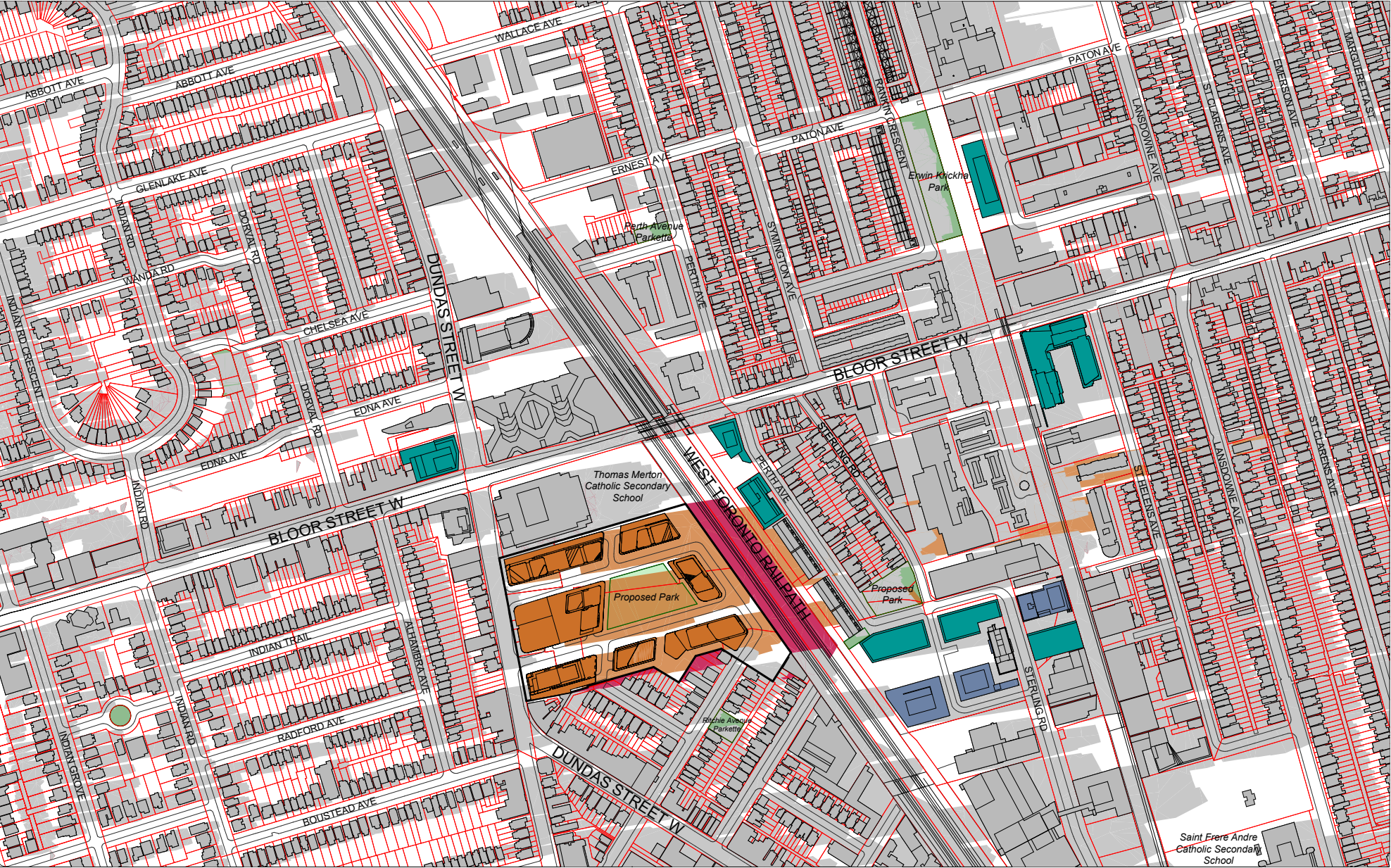
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Prepared: June 17, 2022



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APPENDIX A: SUN SHADOW CHECKLIST

1. General

A. Name of the Project:

2280 Dundas St W

B. Date:

06/30/2022

C. Address of Application

2238, 2252, 2264, 2280, 2288, 2290 Dundas St W; 104-105 Ritchie Ave

D. Name of Consultant:

Urban Strategies Inc.

E. Phone number and email of the Consultant:

416-340-9004
bhoff@urbanstrategies.com

2. Project Description

A. Short Description of the Project:

Proposal to redevelop existing retail plaza to include a new public park, public street system, and 7 buildings (mid-rise and tower) including retail spaces at grade, office uses, and a mix of ownership and rental residential units.

B. Number of buildings for this Application:

7

C. Number of Floors :

38

D. Height in Metres :

127.5 including mechanical

E. Did you submit the 3d Model for this project?

☒ Yes
☐ No

File Format Submitted:

3. Massing Information

A. Software Used

☐ SketchUp
☐ Revit
☒ Other

If Other describe below:

ArchiCAD

B. Terrain Corrected :

☒ Yes
☐ No

C. 3D Massing Context Tile Used (Open Data) – Please provide date of obtaining data

N/A see comments below

4. Massing Model Location

A. Coordinates Used:

Longitude: 79° 26' 59.9

Latitude : 43° 39' 21

B. Solar North Matches True North?

☒ Yes
☐ No

5. Shadow Diagrams Information

A. Are you fully compliant with all of the technical specifications in the Terms of Reference?


☒ Yes
☐ No

B. Do the Shadow Diagrams use a standard metric scale?

☒ Yes
☐ No

C. Are the Shadow Diagrams provided in Colour?

☒ Yes
☐ No



Sun/Shadow Analysis

Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis?

☒ Yes
☐ No

5. Shadow Diagrams Information – Continued

D. Date Used for Shadow Analysis :

Year

2021

Month(s)

03-2021, 06-2021, 09-2021

E. Daylight Savings Time considered?

☒ Yes
☐ No

6. General Comments

Used Urban Strategies Inc. 3D model for analysis.

Declaration of Consultant

I

Benjamin Hoff

(Print name)

certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.

Date:

June 30, 2022

X

Signature of Consultant:

Please send the completed form with Sun Shadow Analysis package to:

If you require further assistance, please contact: Abdullah.diab@toronto.ca or Dulini.ratnayake@toronto.ca

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2280 Dundas Street West 37

