

SHADOW STUDIES

The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring / Fall Equinox. The proposed site currently has a one-storey building.
The proposed building is a 14 Storey residential building consisting of 68 units.

Lot Area: 1,295.2 m²

Building Area: 548 m²

Gross Floor Area: 5,920 m²

Building Height: 48.4m + Mechanical Penthouse

March 21st Sunrise: ±7:20am

March 21st Sunset: ±7:33pm

The shadow impact study takes place from 8:50am until 6:03pm at hourly intervals, and is located at:

Latitude: N43 degrees: 43.25"

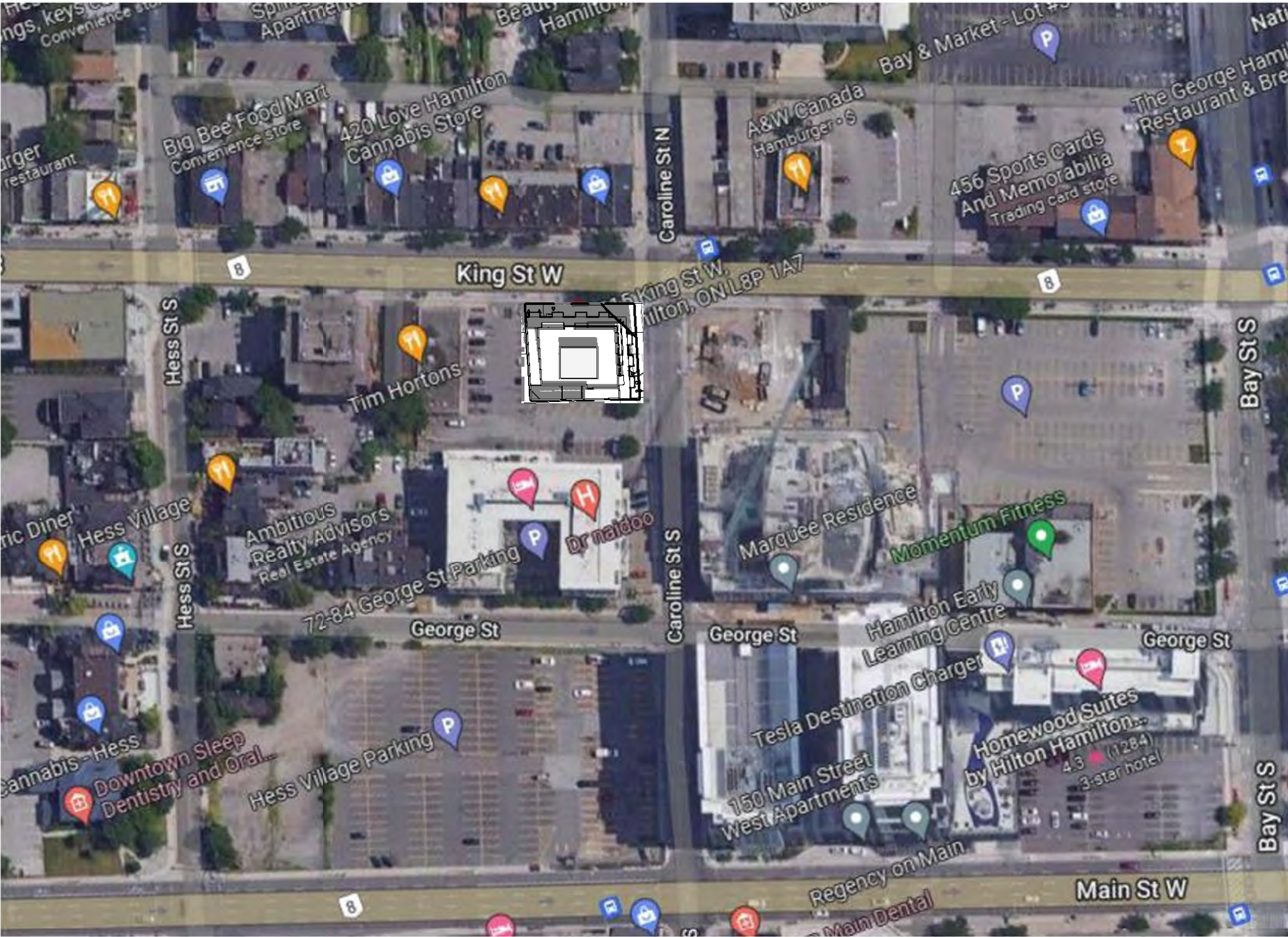
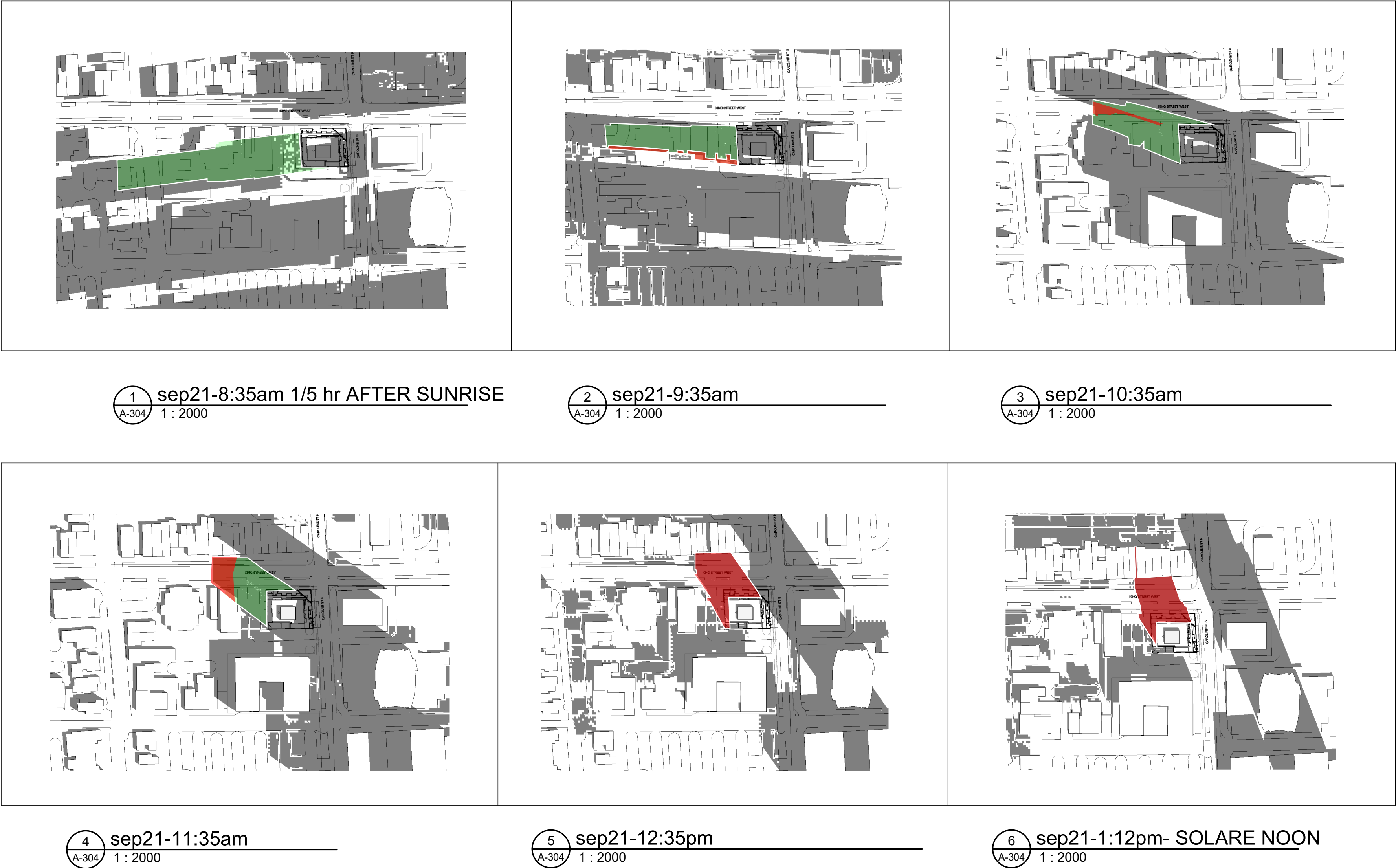
Longitude: W79 degrees:79.87"

The as of right massing model is bassed off of a 16m high building for a C3 zone.

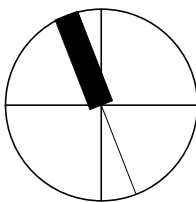
Mitigation measures include:

- 3 meter step at levels 0-6 along King West St. and Caroline St.
- 6 meter step at levels 7-14 along King West St. and Caroline St.

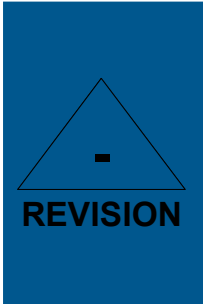
SEPTEMBER 21st



- PROPOSED DEVELOPMENT OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT SHADOW



ISSUED FOR: SPA II
ISSUE DATE: 20-DEC-2021
PROJECT No.: S20-056



HAMILTON RESIDENTIAL/RETAIL
215 KING STREET WEST,
HAMILTON, ON L8P 1A7

SHADOW STUDY-Sep 21st

A-304

BY: API & SAI
FOR
LAVISH DESIGN BUILD

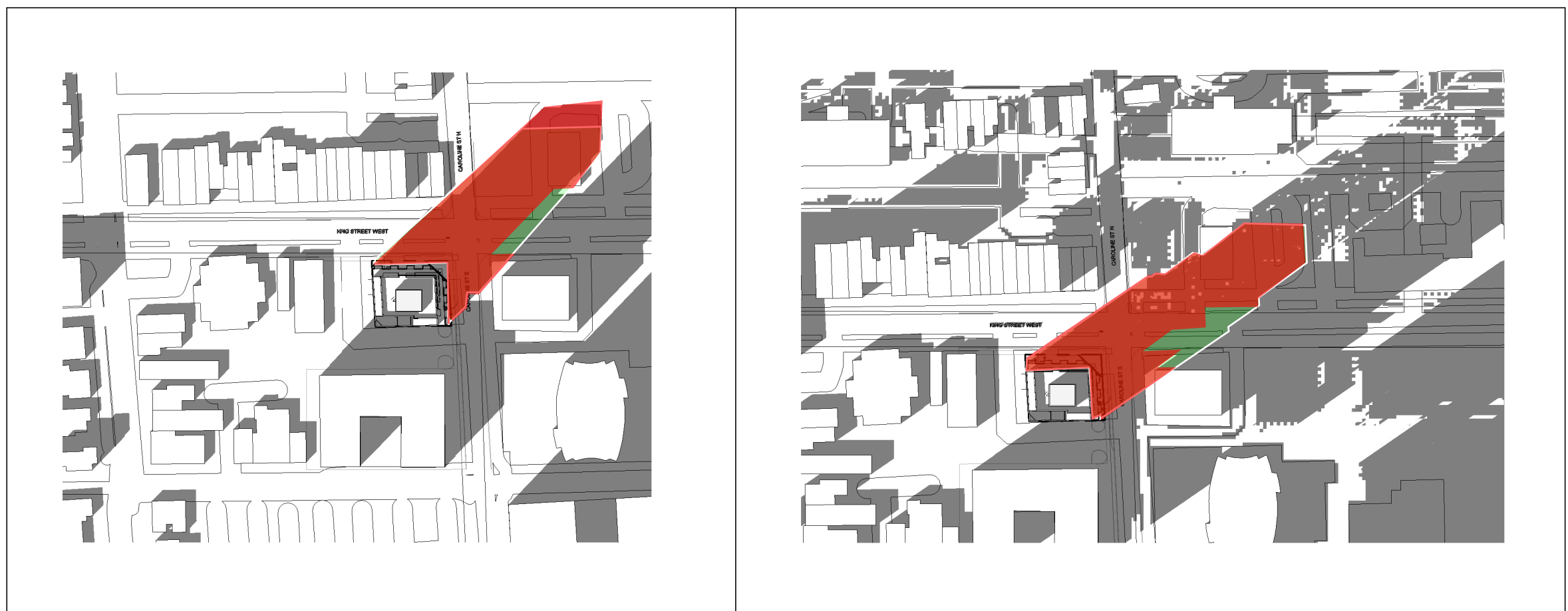




1 sep21-1:52pm
A-305 1 : 2000

2 sep21-2:52pm
A-305 1 : 2000

3 sep21-3:52pm
A-305 1 : 2000

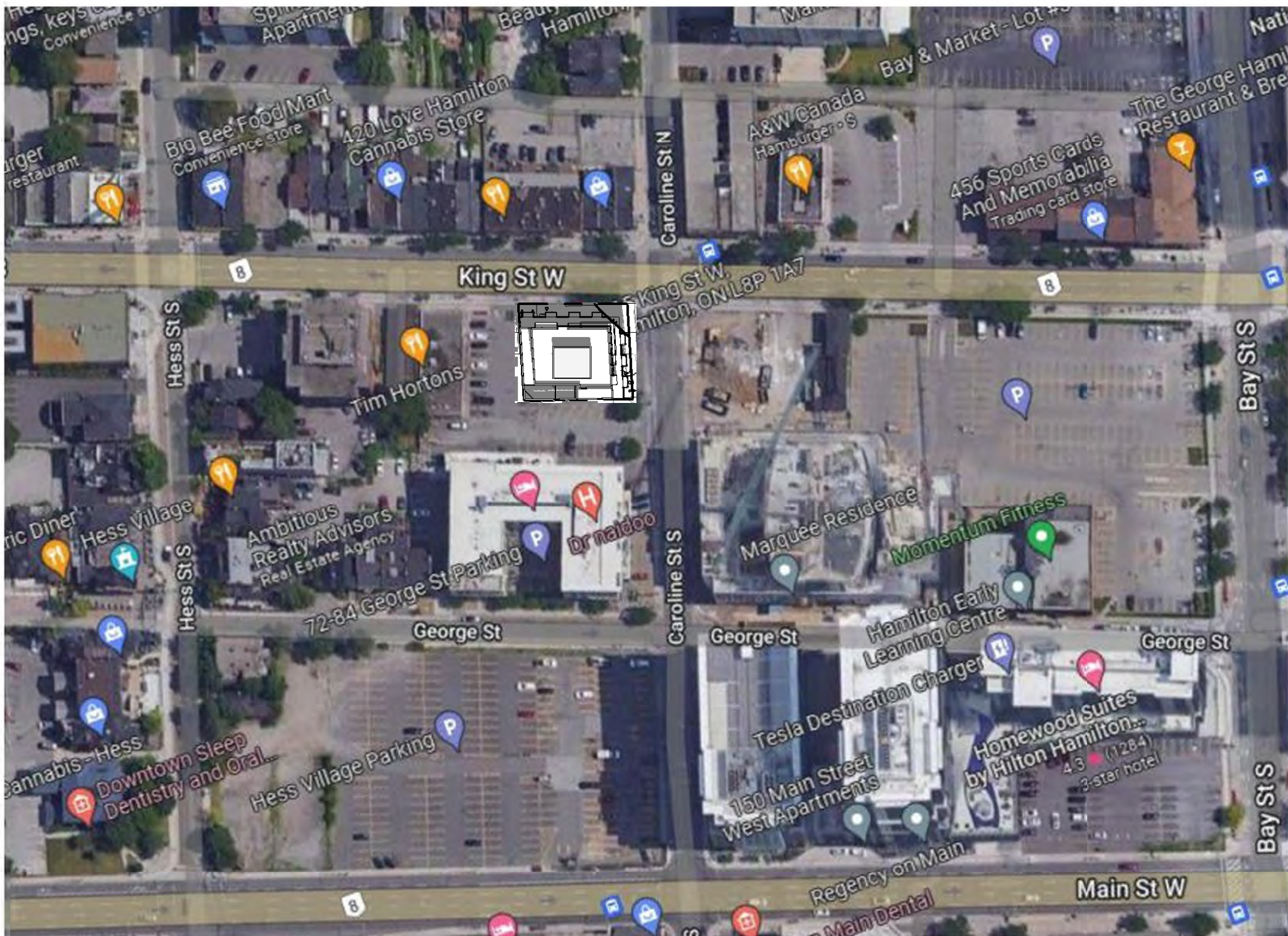


4 sep21-4:52pm
A-305 1 : 2000

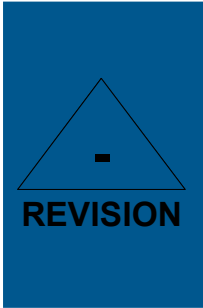
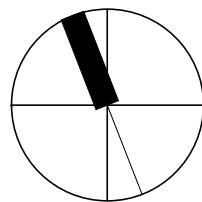
5 sep21-5:52pm 1/5 hr BEFORE SUNSET
A-305 1 : 2000

September 21st (Fall Equinox)

- The proposed development has the following:
- No impact on the buildings across from the development on the South Side and along Caroline St.
 - Minor impact on the residential buildings across from the development on King West St. between 3:03pm and 5:03pm.
 - After 4:03pm, the proposed development will add minimal new shadows as the existing 30-storey building across from the proposed development is already casting large shadows; no new shadows will be cast at 5:47pm.



- PROPOSED DEVELOPMENT OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT SHADOW



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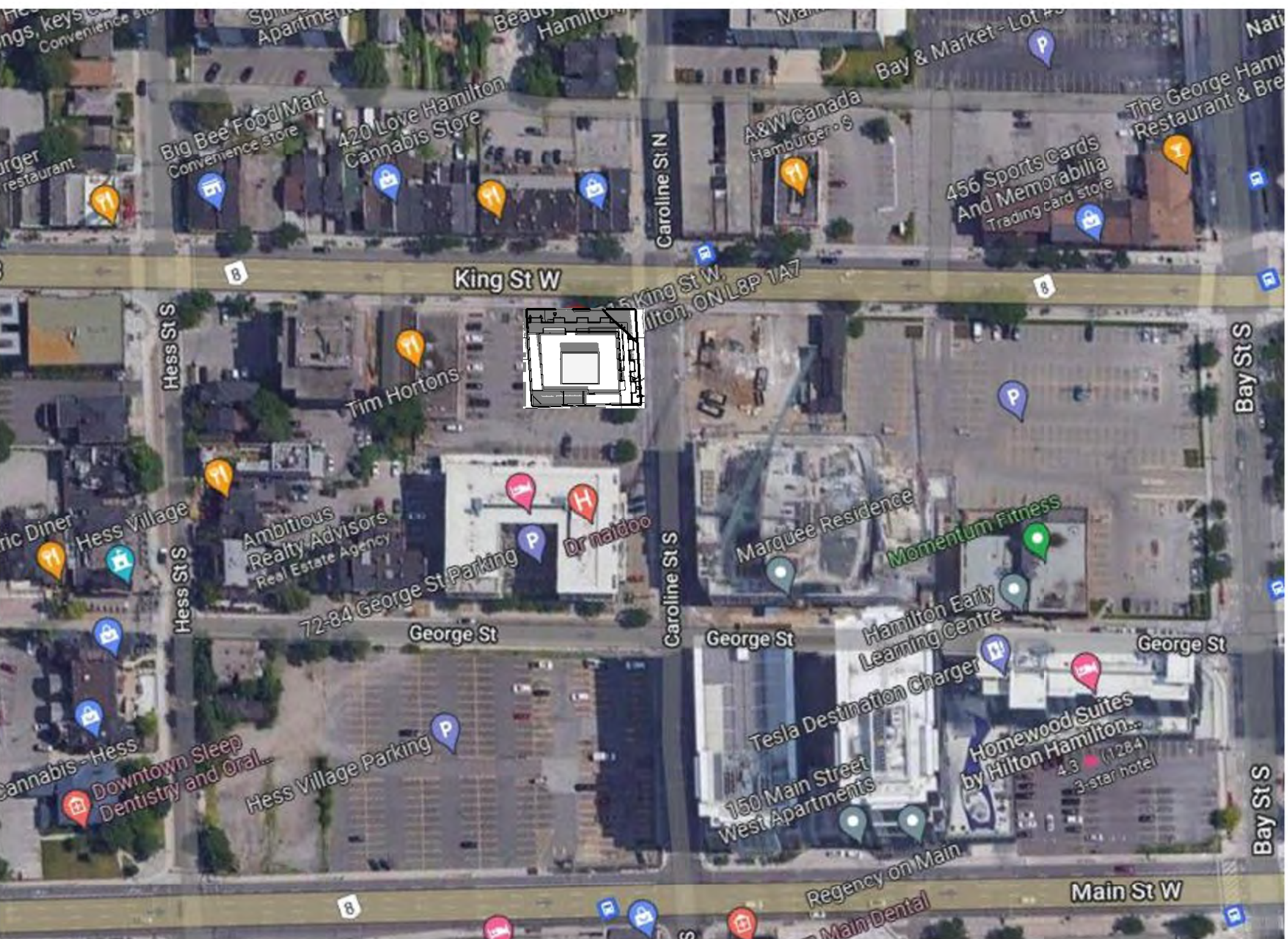
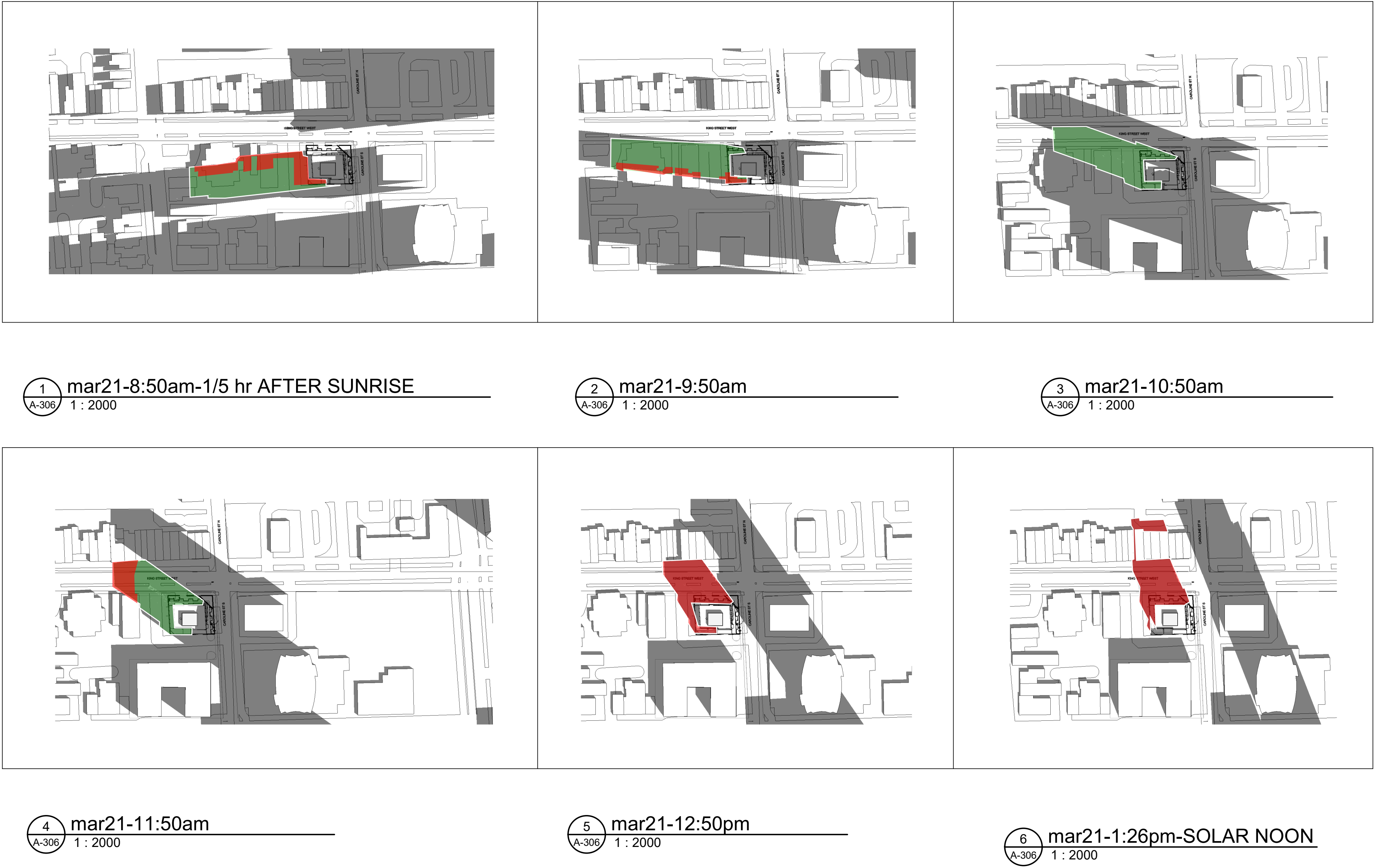
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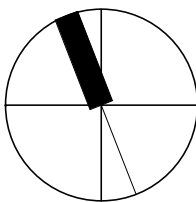
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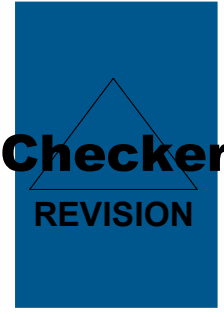
MARCH 21st



- PROPOSED DEVELOPMENT OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT SHADOW



ISSUED FOR: SPA II
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PROJECT No.: S20-056



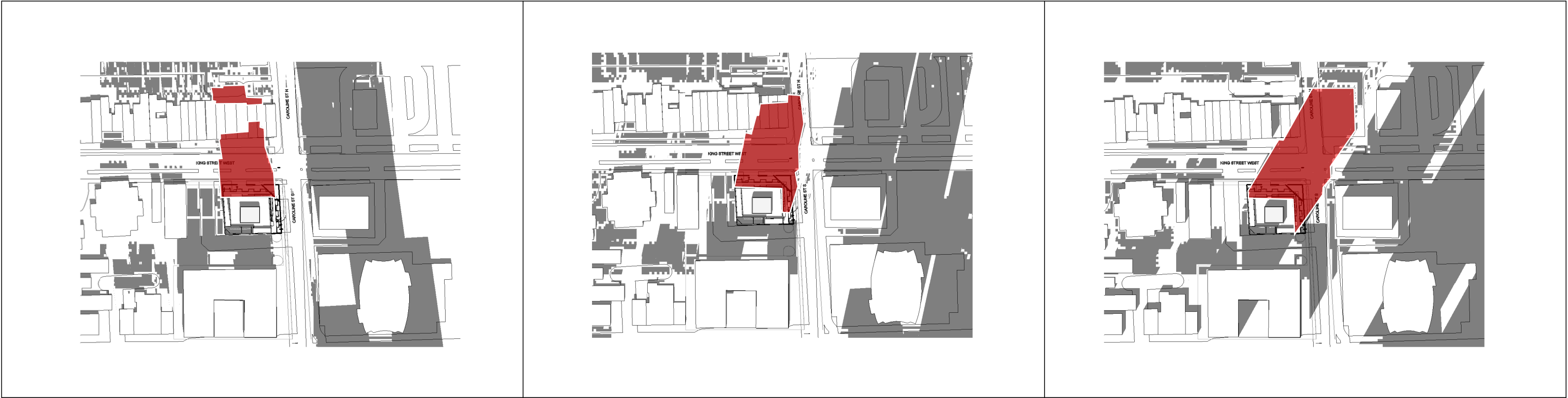
HAMILTON RESIDENTIAL/RETAIL
215 KING STREET WEST,
HAMILTON, ON L8P 1A7

SHADOW STUDY- MAR 21st

A-306

BY: API & SAI
FOR
LAVISH DESIGN BUILD





1

mar21-2:03pm

A-307

1 : 2000

2

mar21-3:03pm

A-307

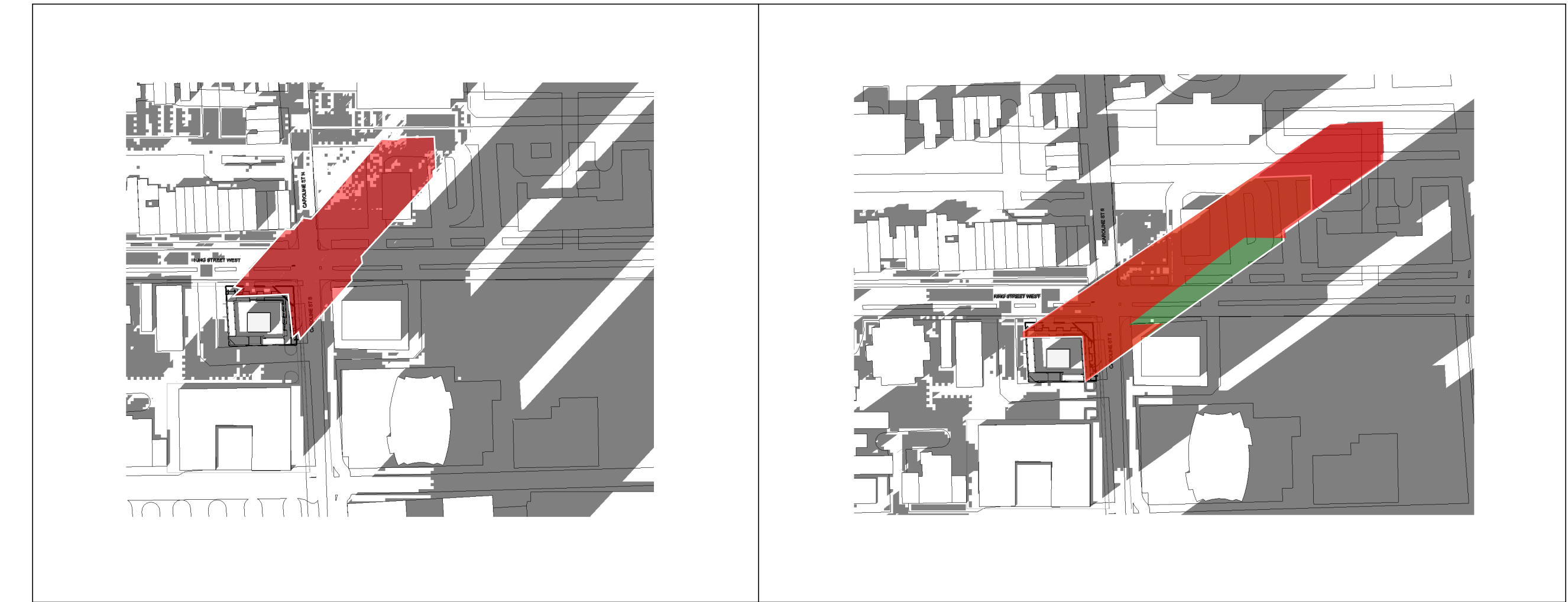
1 : 2000

3

mar21-4:03pm

A-307

1 : 2000



4

mar21-5:03pm

A-307

1 : 2000

5

mar21-6:03pm-1/5 hr BEFORE SUNSET

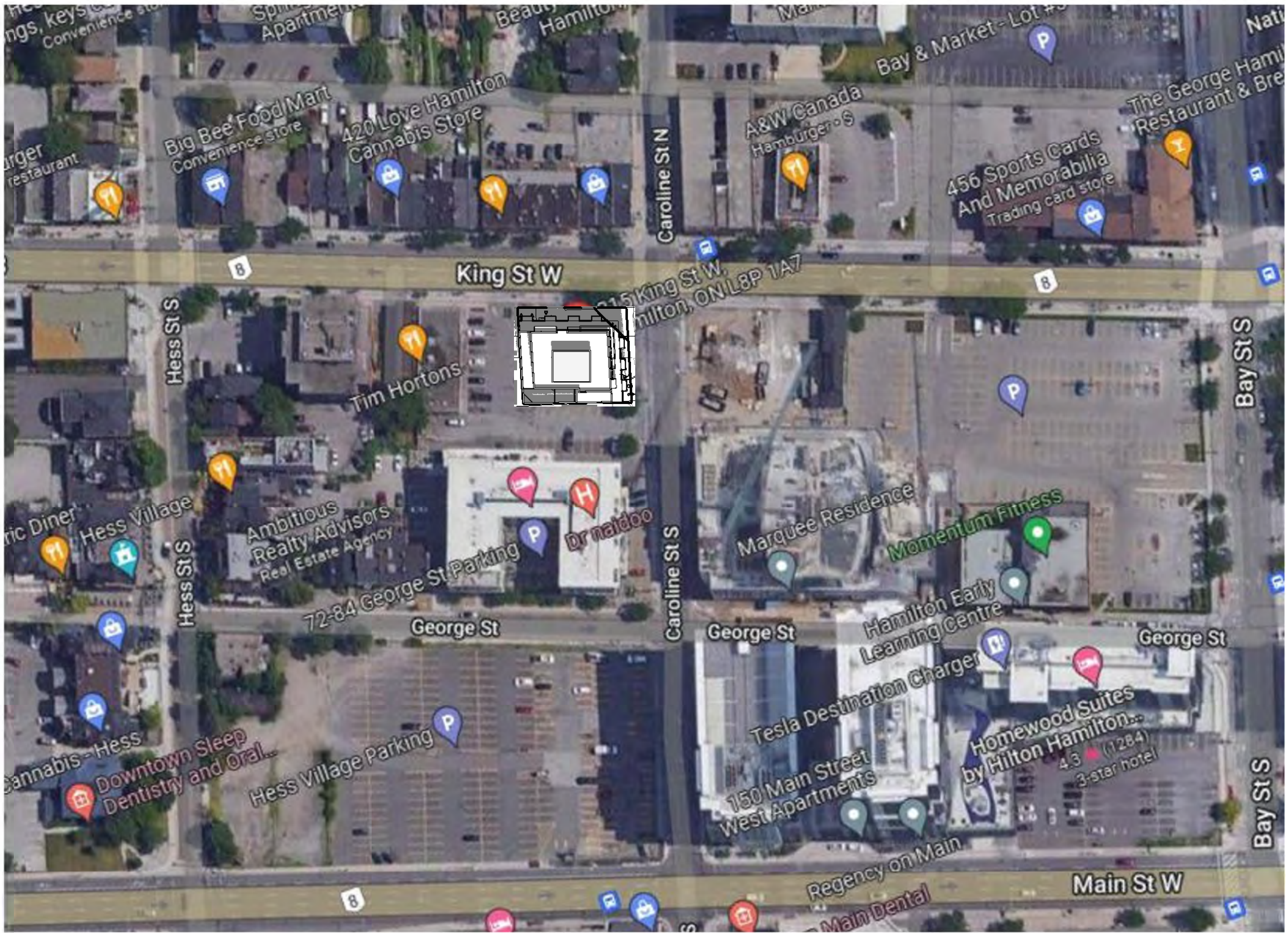
A-307

1 : 2000

March 21st (Spring Equinox)

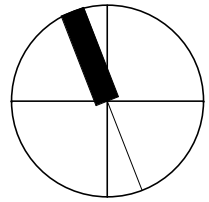
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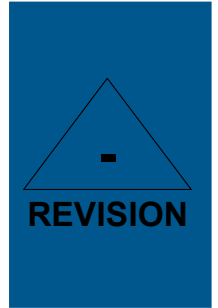


PROPOSED DEVELOPMENT
OVERLAPPING SHADOW

PROPOSED DEVELOPMENT SHADOW



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HAMILTON RESIDENTIAL/RETAIL
 215 KING STREET WEST,
 HAMILTON, ON L8P 1A7

SHADOW STUDY-MAR 21st

A-307

BY: API & SAI
 FOR
 LAVISH DESIGN BUILD

