

From: Steve Pentz
Sent: Thursday, October 29, 2020 3:30 PM
To: Maggie Yet <myet@mississippimills.ca>

Subject: RE: 430 Ottawa Street - Follow Up

Maggie,

Further to my email below, please find attached the updated Shadow Study.

The study shows the shadow effects created by a 5-storey building, as well as the shadow effects for the proposed 4-storey building (4-storey shadow limit shown with red line). The study produces favorable results and indicates that the townhouses to the north are unaffected by shadows during the June (summer) period, and only marginally affected for a short duration in the early morning during the September and December periods.

It is important to note that while shadow effects would be expected at certain time periods when the sun is low (i.e. early in morning), this type of study is typically meant to identify shadow effects at periods of the day when outdoor space would normally be occupied. The present study clearly illustrates that the proposed 4-storey building does not create a significant shadow effect that would impact the outdoor living space associated with the townhouse development to the north.

Steve

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