



# Shadow Study Analysis

**2451-2495 Danforth Avenue**  
City of Toronto

**Prepared For**  
FCHT Holdings (Ontario) Corporation

November 2024

## Summary of Shadow Impacts

This Shadow Study was prepared by Bousfields Inc. in support of the subject Official Plan and Zoning By-law Amendment application to assess the incremental shadow impacts from the proposed development at the spring and fall equinoxes (March 21st and September 21st), and the summer and winter solstices (June 21st and December 21st) in accordance with the City of Toronto Terms of Reference for Sun/Shadow Studies.

Official Plan Policy 3.1.3(5) requires that new development be located and massed to ensure access to direct sunlight and daylight on the public realm. Policy 3.1.4(10) further provides that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties and maximize access to sunlight and open views of the sky from the public realm. Policy 3.2.3(3) provides that the effects of development from adjacent properties on parks and open spaces, including additional shadows, will be “minimized as necessary to preserve their utility”. The policies specific to the *Mixed Use Areas* designation direct that new buildings will be located and massed to “adequately limit” shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

The closest *Neighbourhoods*-designated lands are located directly south of the subject south (i.e. the lands fronting the north side of Stephenson Avenue and the east side of Westlake Avenue). *Neighbourhoods* are also located west of the subject site across Westlake Avenue and approximately 60 metres to the north, fronting the south side of Harris Avenue.

The closest *Parks*-designated lands are located south

of the subject site, on the south side of Stephenson Avenue (i.e. Stephenson Park). *Parks* are also located approximately 98 metres northeast of the subject site on the east side of Chisholm Avenue (i.e. Stanley G. Grizzle Park). Other *Parks*-designated lands located in the surrounding area are Coleman Park, Maryland Park, and Dentonia Park.

The Shadow Study demonstrates that, at the spring and fall equinoxes, there will be minor incremental shadow impacts from the proposal on the portions of the surrounding *Neighbourhoods*- and/or *Parks*-designated lands during the times outlined below.

### March 21st

On March 21st, from 9:18am to shortly after 12:18pm, there are incremental shadow impacts from the proposal on portions of the *Neighbourhoods*-designated lands on Gates Avenue and Harris Avenue. At 1:18pm, there is minor incremental shadow impact on the southwest corner of Stanley G. Grizzle Park. The incremental impact from the proposal is off the park by 2:18 pm. Due to the short duration of shadow and limited area of impact, it is our opinion that the utility of this open space will not be unduly impacted.

### June 21st

On June 21st, the proposal has limited incremental shadow impact on the *Neighbourhoods*-designated lands south of the subject site at 6:18pm. The proposal does not cast incremental shadow on surrounding *Parks* on this date.

### September 21st

On September 21st, the proposal has incremental shadow impacts from 9:18am to shortly after 12:18pm on the *Neighbourhoods*-designated lands on Gates Avenue and Harris Avenue. The proposal will also cast shadows on the *Neighbourhoods*-designated lands located south of the subject site at 6:18pm.

### December 21st

On December 21st, there is incremental shadow impact from the proposal on *Neighbourhoods*-designated lands throughout the day. These shadows reach as far north as Epsom Avenue west of Westlake Avenue in the early morning hours. By mid-afternoon, incremental shadow from the proposal reaches Balfour Avenue, and before sunset to east of Victoria Park Avenue. With respect to *Parks*, the proposal has impacts on Coleman Park to the northeast from 3:18pm to 4:18pm, and at 4:18pm the Proposal has impacts on Dentonia Park, further to the northeast.

Based on the foregoing analysis, it is our opinion that the resulting incremental shadow impacts from the proposed development on lands designated *Neighbourhoods* and/or *Parks* are “adequately limited” in accordance with the applicable Official Plan policies and that the incremental shadow impacts from the proposed development are minor and acceptable.

# Open Space Key Map



## Legend

-  Subject Site
-  Existing Buildings
-  Parks/Open Space
-  Under Construction Buildings
-  POPS

The background is a semi-transparent red overlay on a grayscale aerial map of a city. The map shows a dense grid of streets and building footprints. A prominent road runs diagonally from the top left towards the bottom right. In the upper right, there is a large, irregularly shaped area that appears to be a park or a large open space. The text "March 21st" is written in a large, white, sans-serif font in the upper right quadrant of the image.

March 21<sup>st</sup>

# March 21<sup>st</sup>

9:18am

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

10:18am

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

11:18am

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

12:18pm

Existing Condition



Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |

 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

1:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

2:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

3:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

4:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
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 Shadows Cast by Existing, Approved and Under Construction Buildings

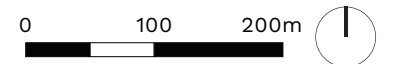
# March 21<sup>st</sup>

5:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# March 21<sup>st</sup>

6:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

The background is a semi-transparent red overlay on a detailed aerial map of a city. The map shows a dense grid of streets, building footprints, and some green spaces. The text 'June 21st' is positioned in the upper right quadrant, rendered in a clean, white, sans-serif typeface.

# June 21<sup>st</sup>

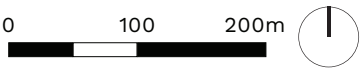
June 21<sup>st</sup>

9:18am

Existing Condition




Proposed Condition



Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21<sup>st</sup>

10:18am

Existing Condition




Proposed Condition



Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21<sup>st</sup>

11:18am

Existing Condition




Proposed Condition



Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21<sup>st</sup>

12:18pm










Existing Condition



Proposed Condition



Legend

- |  |  |  |   |
|--|--|--|---|
|  Subject Site                        |  Approved Buildings           |  POPS             |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |   |
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# June 21<sup>st</sup>

1:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21<sup>st</sup>

2:18pm

Existing Condition




Proposed Condition



Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21<sup>st</sup>

3:18pm

Existing Condition




Proposed Condition



Legend

- |  |  |  |
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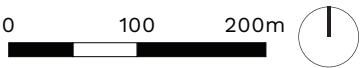
June 21<sup>st</sup>

4:18pm

Existing Condition




Proposed Condition



Legend

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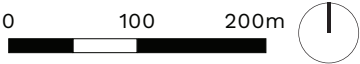
June 21<sup>st</sup>

5:18pm

Existing Condition




Proposed Condition



Legend

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June 21<sup>st</sup>

6:18pm

Existing Condition




Proposed Condition



Legend

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 Shadows Cast by Existing, Approved and Under Construction Buildings

The background of the image is a detailed aerial map of a city, likely New York City, showing a dense grid of streets and building footprints. The entire map is overlaid with a semi-transparent red color. In the upper right quadrant, the date "September 21st" is written in a large, white, sans-serif font.

September 21<sup>st</sup>

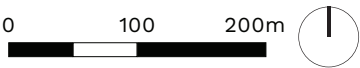
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9:18am

Existing Condition




Proposed Condition



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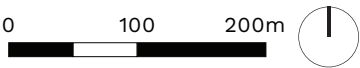
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10:18am

Existing Condition




Proposed Condition



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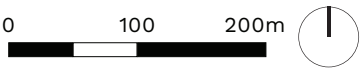
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11:18am

Existing Condition




Proposed Condition



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 Shadows Cast by Existing, Approved and Under Construction Buildings

# September 21<sup>st</sup>

12:18pm











Existing Condition



Proposed Condition



## Legend

- |  |  |  |   |
|--|--|--|---|
|  Subject Site                        |  Approved Buildings           |  POPS             |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |   |
|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |   |

# September 21<sup>st</sup>

1:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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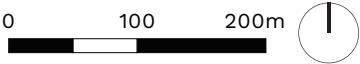
# September 21<sup>st</sup>

2:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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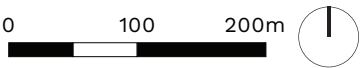
# September 21<sup>st</sup>

3:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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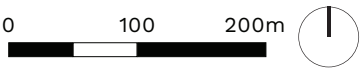
# September 21<sup>st</sup>

4:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
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|  Shadow Cast by Development Proposal |  Existing Buildings           |  Approved Park    |

 Shadows Cast by Existing, Approved and Under Construction Buildings

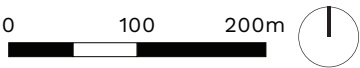
# September 21<sup>st</sup>

5:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
|  Subject Site                        |  Approved Buildings           |  POPS             |
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# September 21<sup>st</sup>

6:18pm

Existing Condition



Proposed Condition



## Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

- Approved Buildings
- Under Construction Buildings
- Existing Buildings
- POPS
- Parks/Open Space
- Approved Park

- Shadows Cast by Existing, Approved and Under Construction Buildings

The background is a semi-transparent red overlay on a grayscale aerial photograph of a city. The map shows a dense grid of streets and building footprints. A prominent road runs vertically through the center-left, and a large, irregularly shaped area, possibly a park or a large lot, is visible in the upper-middle section. The text "December 21st" is written in a large, white, sans-serif font in the upper right corner.

December 21<sup>st</sup>

# December 21<sup>st</sup>

9:18am

Existing Condition



Proposed Condition



## Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

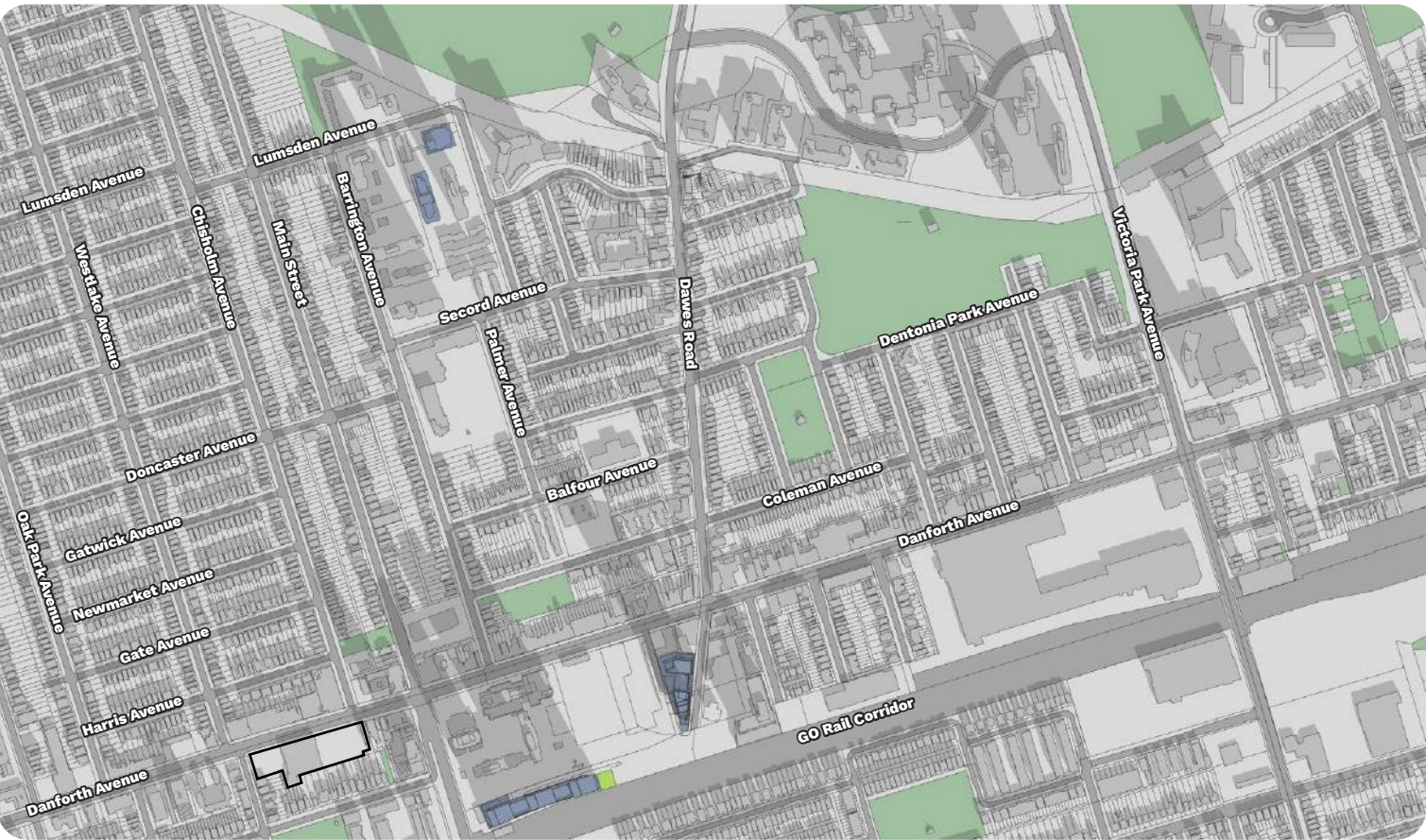
- Approved Buildings
- Under Construction Buildings
- Existing Buildings
- POPS
- Parks/Open Space
- Approved Park

- Shadows Cast by Existing, Approved and Under Construction Buildings

# December 21<sup>st</sup>

10:18am

Existing Condition



Proposed Condition



## Legend

- |                                     |                              |                  |
|-------------------------------------|------------------------------|------------------|
| Subject Site                        | Approved Buildings           | POPS             |
| Development Proposal                | Under Construction Buildings | Parks/Open Space |
| Shadow Cast by Development Proposal | Existing Buildings           | Approved Park    |

Shadows Cast by Existing, Approved and Under Construction Buildings

# December 21<sup>st</sup>

11:18am

Existing Condition



Proposed Condition



## Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

- Approved Buildings
- Under Construction Buildings
- Existing Buildings
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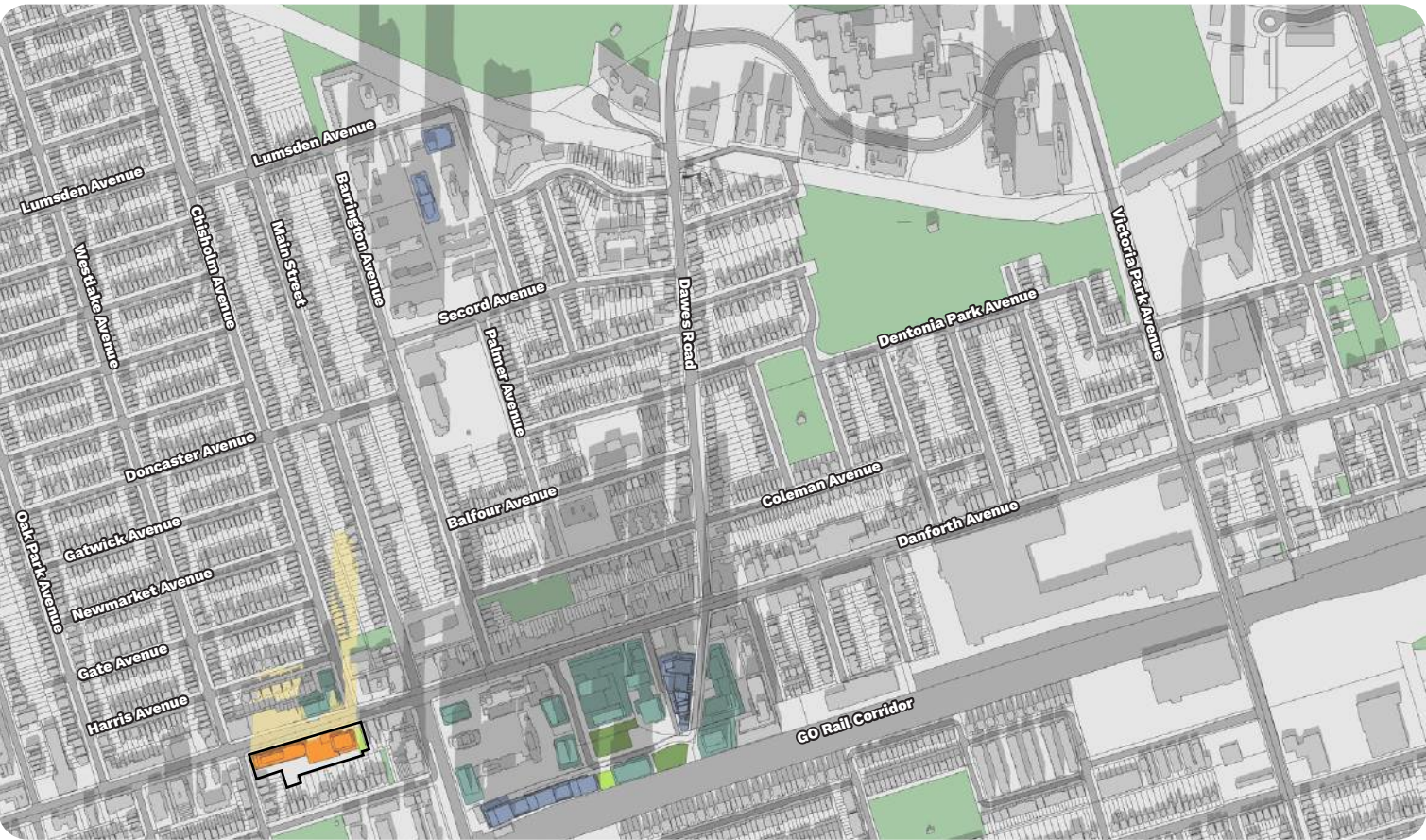
# December 21<sup>st</sup>

12:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

# December 21<sup>st</sup>

1:18pm





Existing Condition



Proposed Condition



**Legend**

- |  |  |  |   |
|--|--|--|---|
|  Subject Site                        |  Approved Buildings           |  POPS             |  Shadows Cast by Existing, Approved and Under Construction Buildings |
|  Development Proposal                |  Under Construction Buildings |  Parks/Open Space |   |
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# December 21<sup>st</sup>

2:18pm







Existing Condition



Proposed Condition



Legend

- |  |  |  |   |
|--|--|--|---|
|  Subject Site                        |  Approved Buildings           |  POPS             |  Shadows Cast by Existing, Approved and Under Construction Buildings |
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# December 21<sup>st</sup>

3:18pm

Existing Condition



Proposed Condition



## Legend

- |                                     |                              |                  |   |
|-------------------------------------|------------------------------|------------------|---|
| Subject Site                        | Approved Buildings           | POPS             | Shadows Cast by Existing, Approved and Under Construction Buildings |
| Development Proposal                | Under Construction Buildings | Parks/Open Space |   |
| Shadow Cast by Development Proposal | Existing Buildings           | Approved Park    |   |
|                                     |                              |                  |   |

# December 21<sup>st</sup>

4:18pm

Existing Condition




Proposed Condition



## Legend

- |  |  |  |
|--|--|--|
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