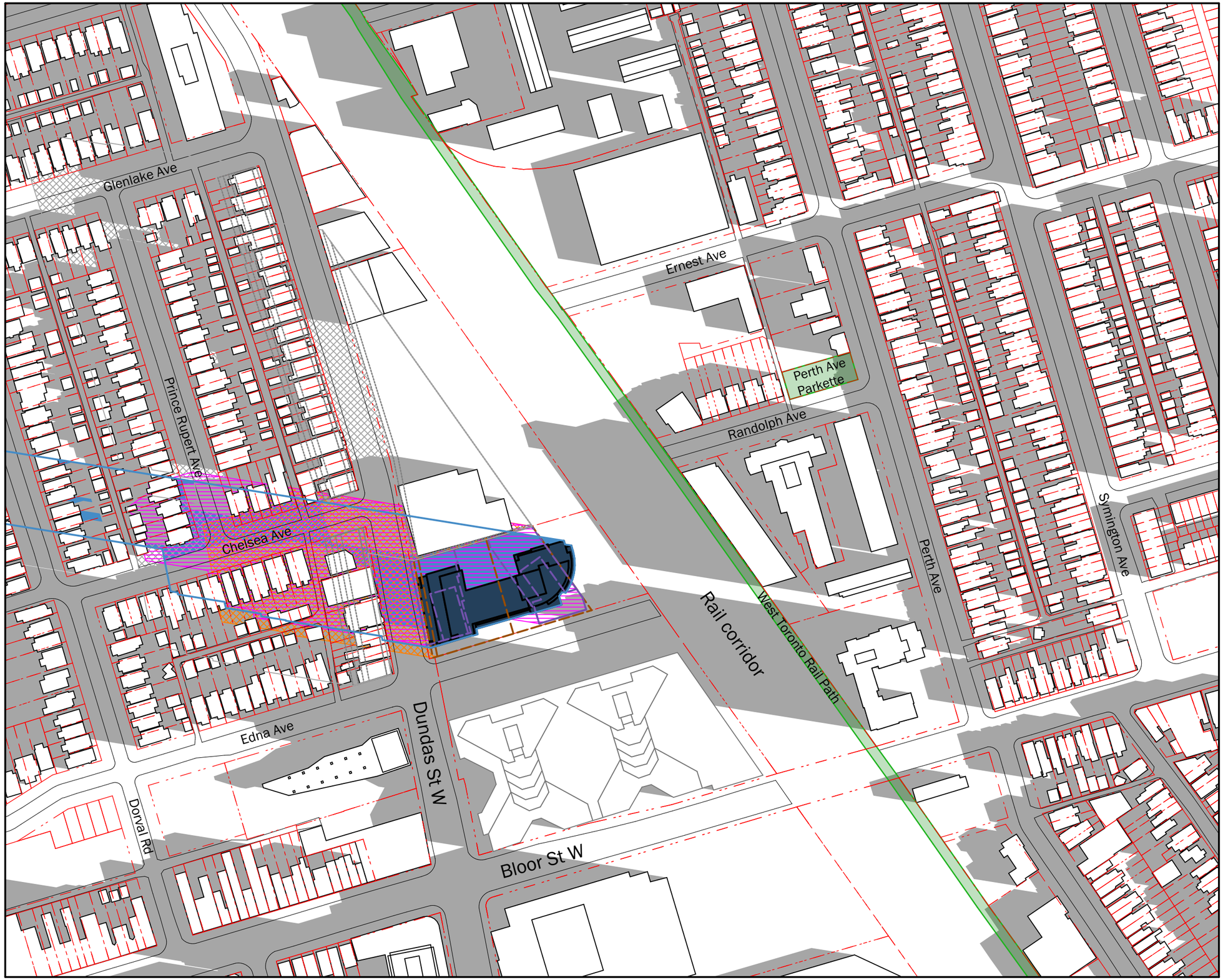
2376 DUNDAS STREET WEST

Sun and Shadow Study

September 2013

URBAN STRATEGIES INC.



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 8:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC.

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Perth Ave
Symington Ave
Rail corridor
West Toronto Rail Path
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 9:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 10:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Symington Ave
Perth Ave
Rail corridor
West Toronto Rail Path
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 11:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 12:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 1:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

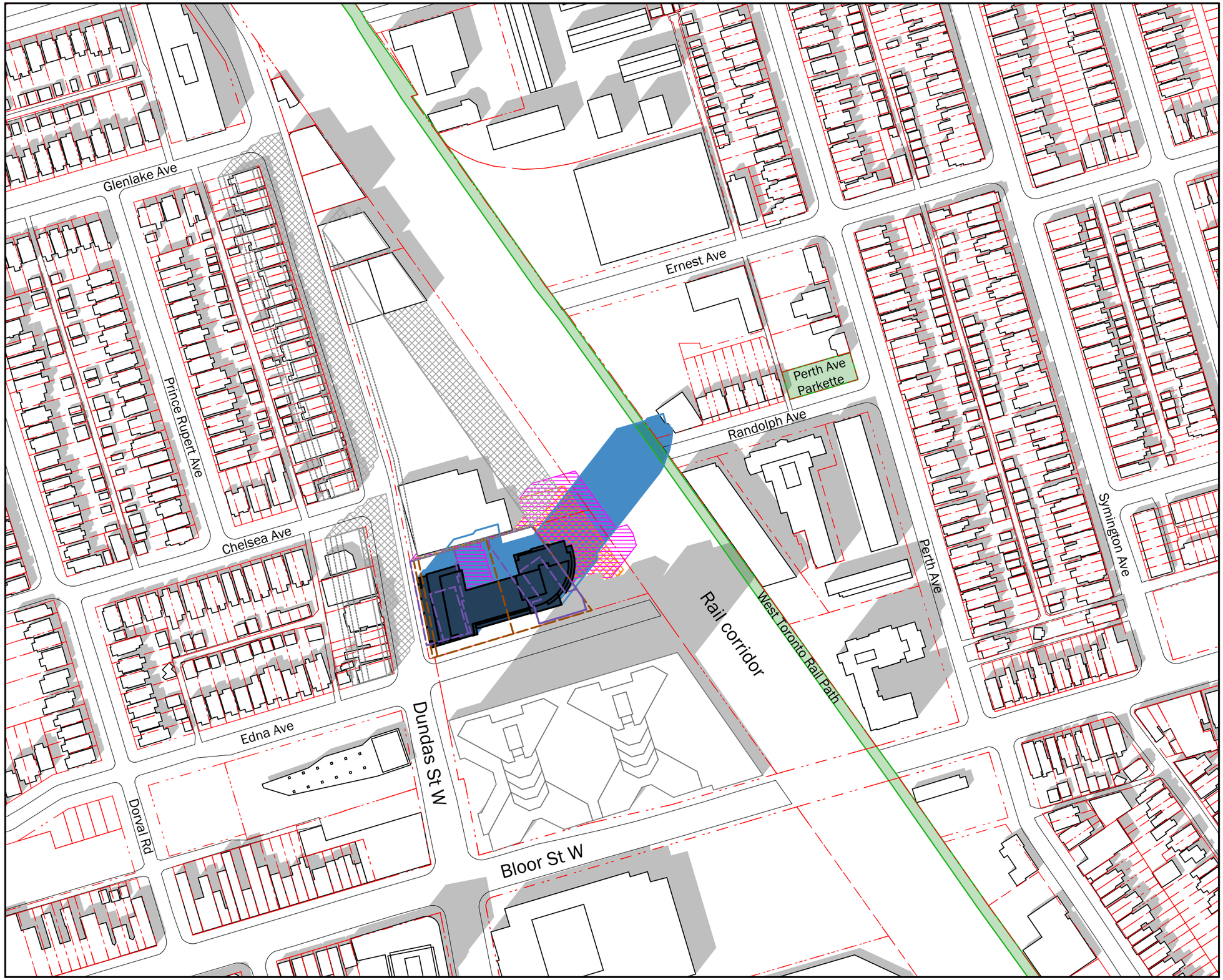
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 2:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

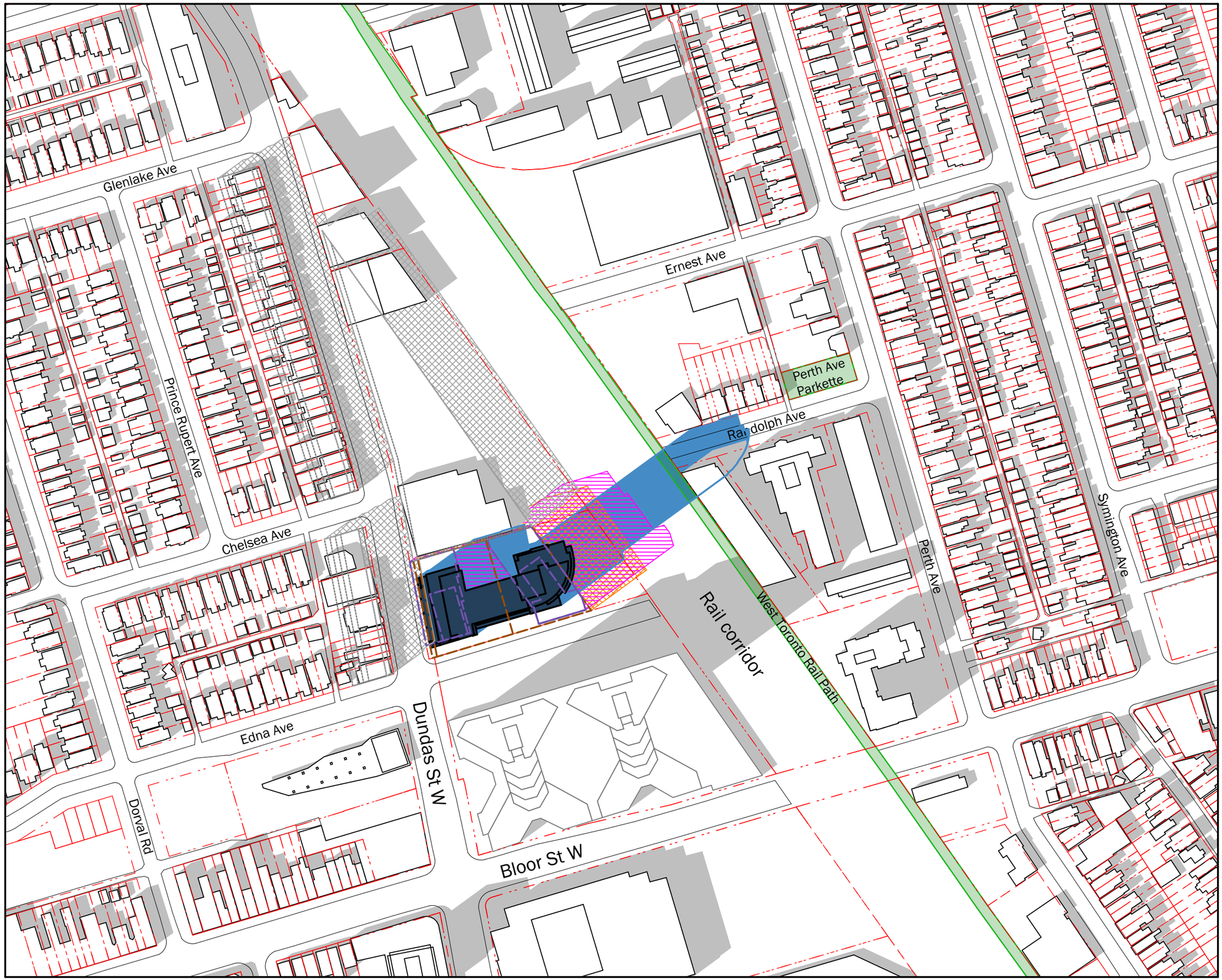
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 3:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

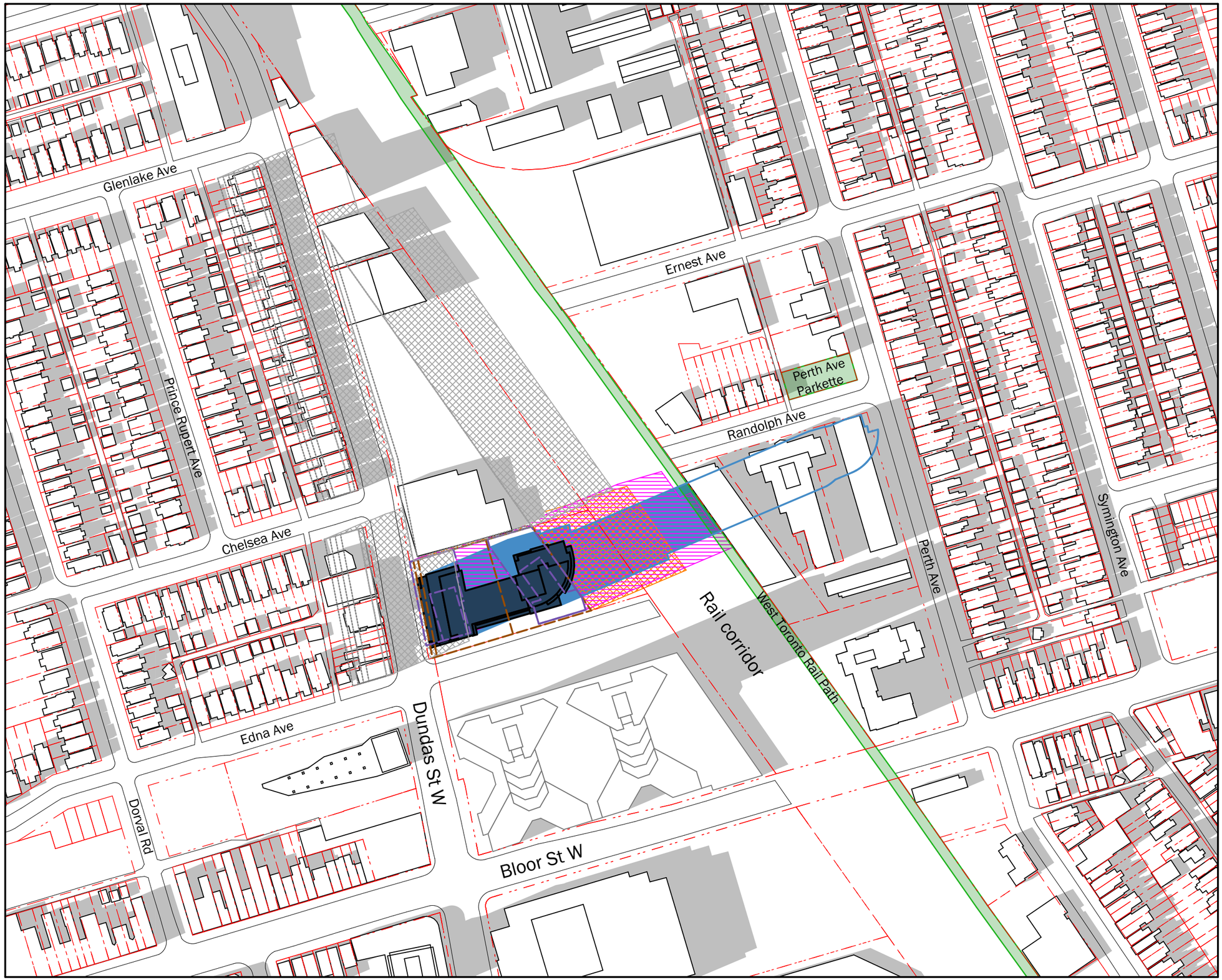
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 4:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

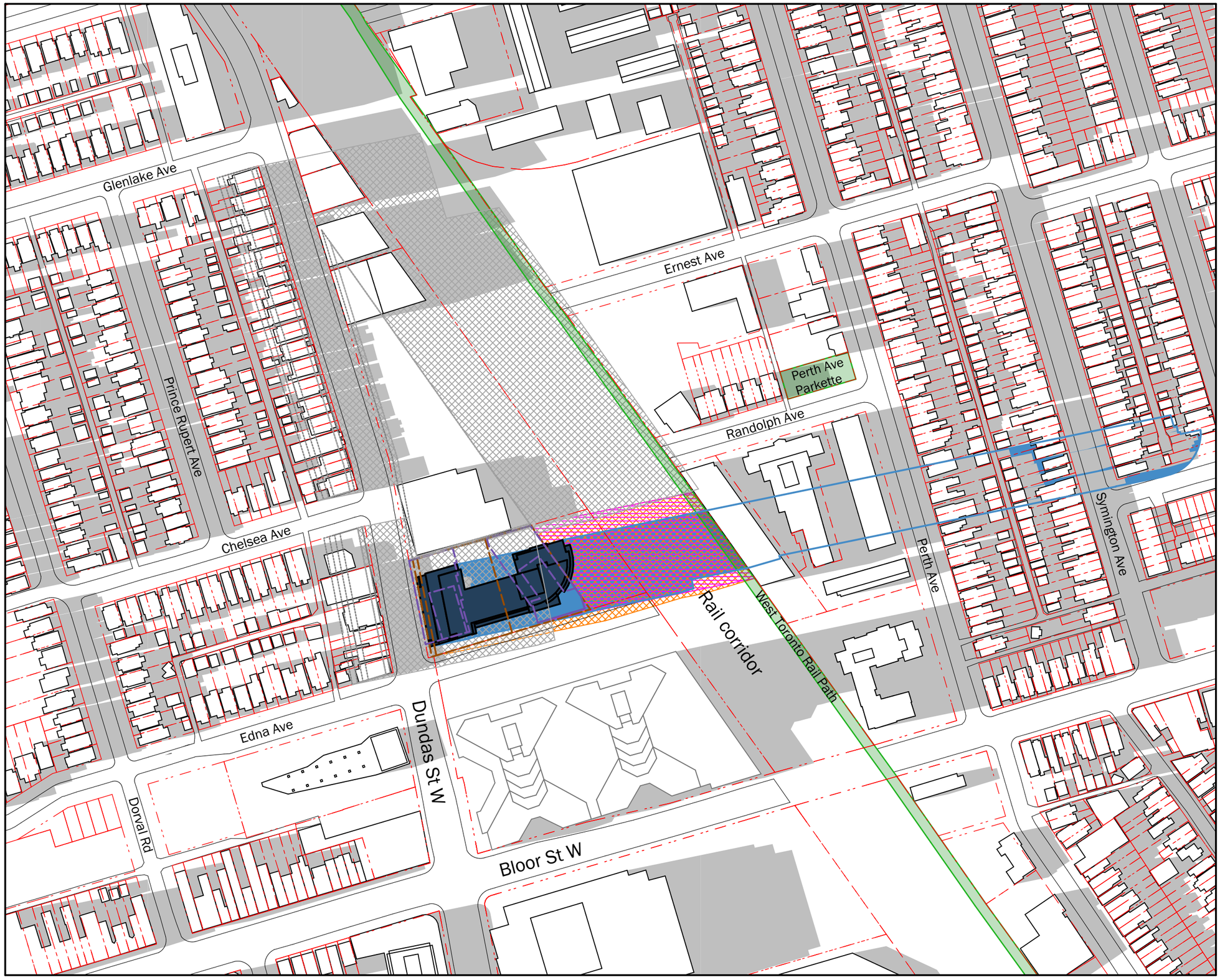
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 5:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

March 21 - 6:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

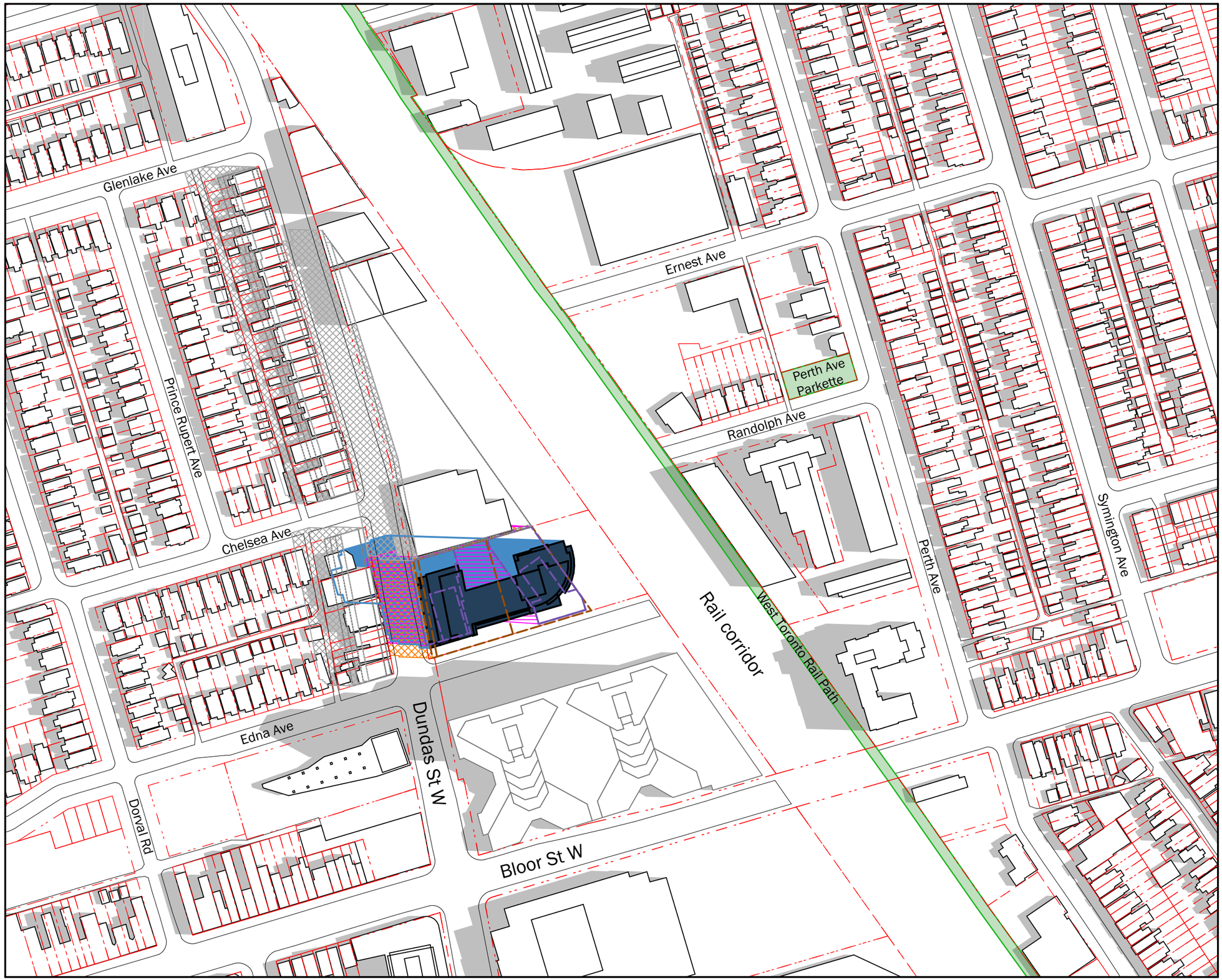
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 8:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 9:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Perth Ave
Symington Ave
Rail corridor
West Toronto Rail Path
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 10:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Edna Ave
Dorval Rd
Dundas St W
Bloor St W
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 11:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 12:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 1:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 2:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 3:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Edna Ave
Dorval Rd
Dundas St W
Bloor St W
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave

Legend

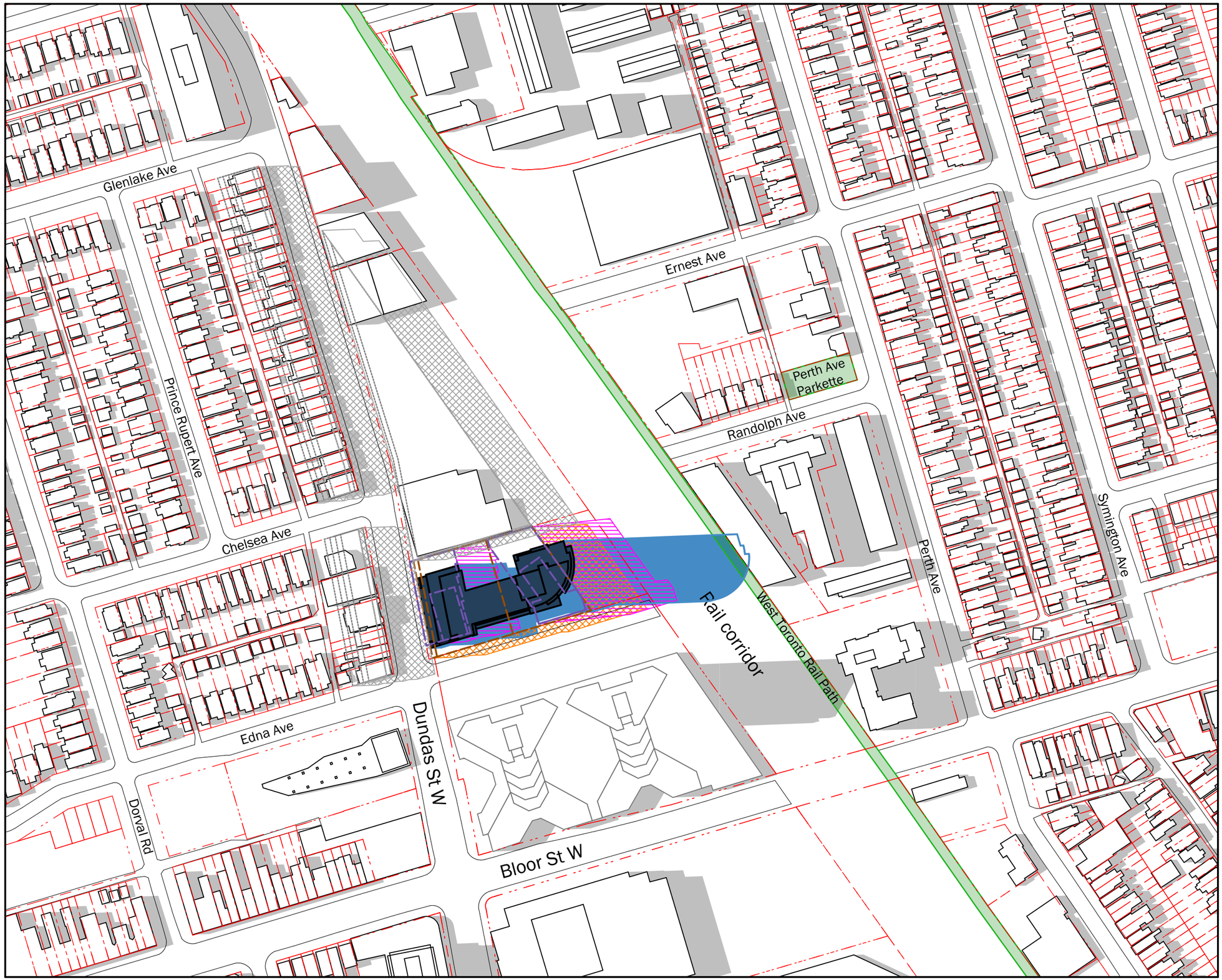
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 4:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 5:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Edna Ave
Dorval Rd
Dundas St W
Bloor St W
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail Corridor
West Toronto Rail Path
Perth Ave
Symington Ave

Legend

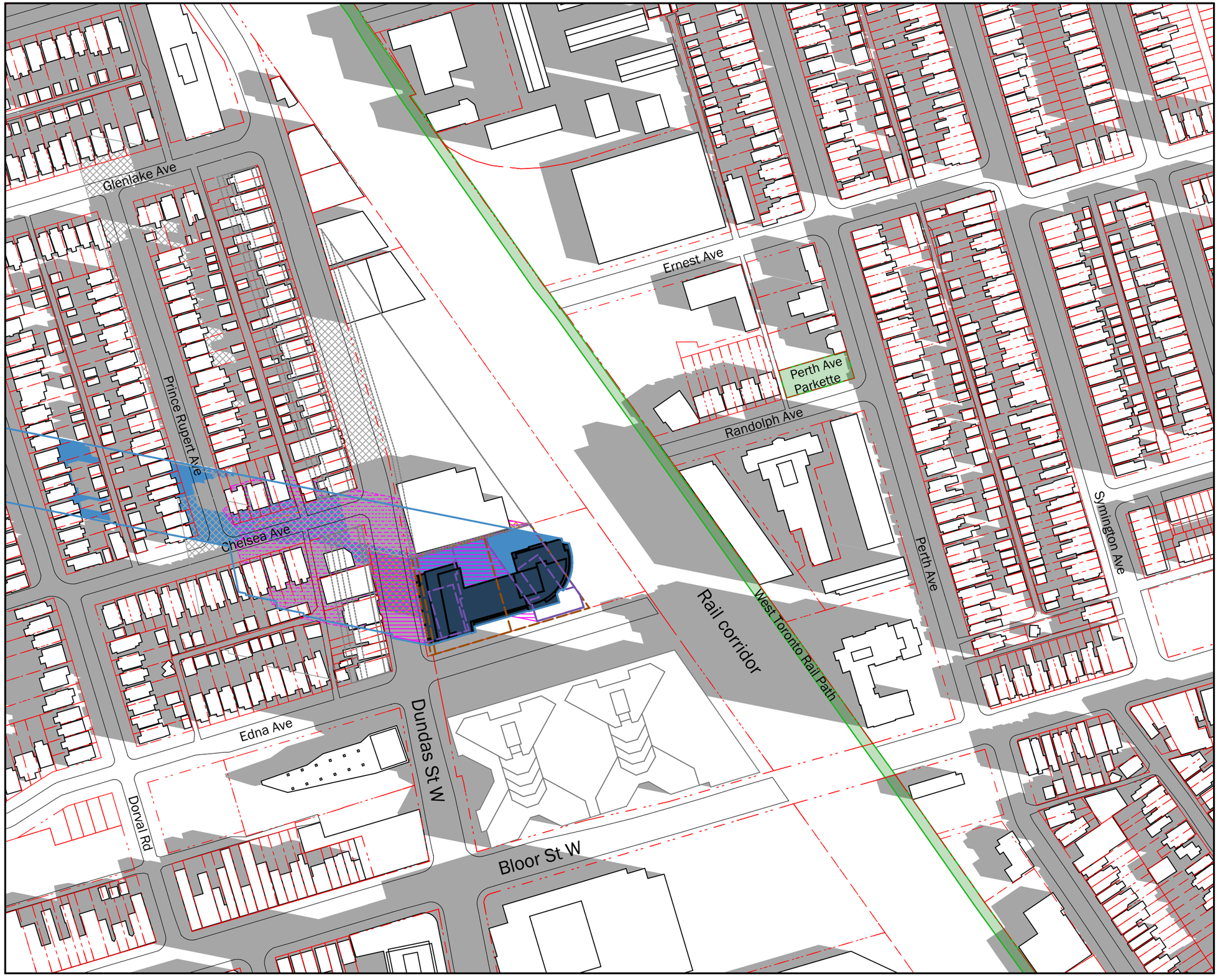
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

June 21 - 6:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 8:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 9:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 10:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Edna Ave
Dorval Rd
Dundas St W
Bloor St W
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 11:18 AM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 12:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Prince Rupert Ave
Chelsea Ave
Edna Ave
Dorval Rd
Dundas St W
Bloor St W
Ernest Ave
Perth Ave Parkette
Randolph Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave

Legend

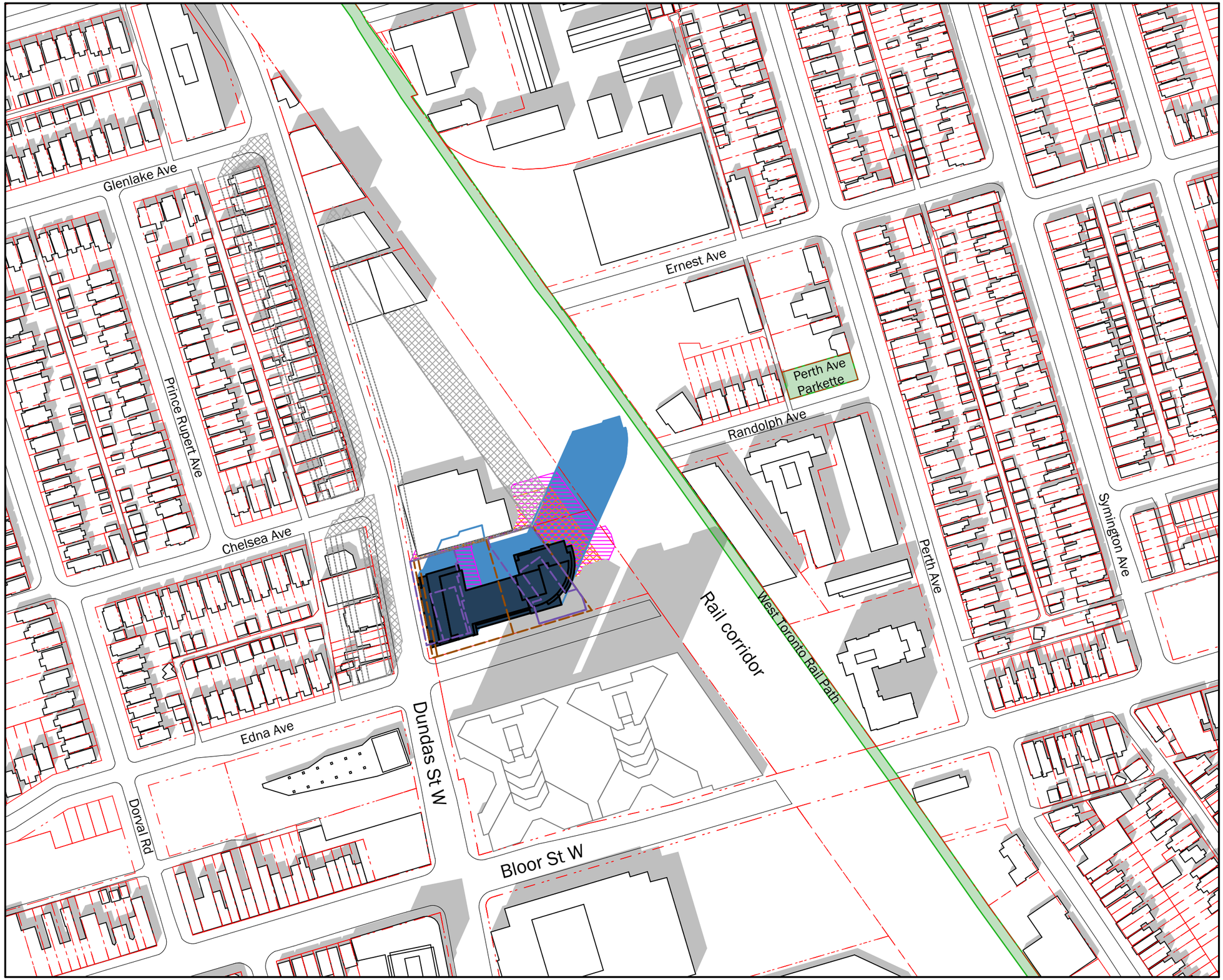
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 1:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

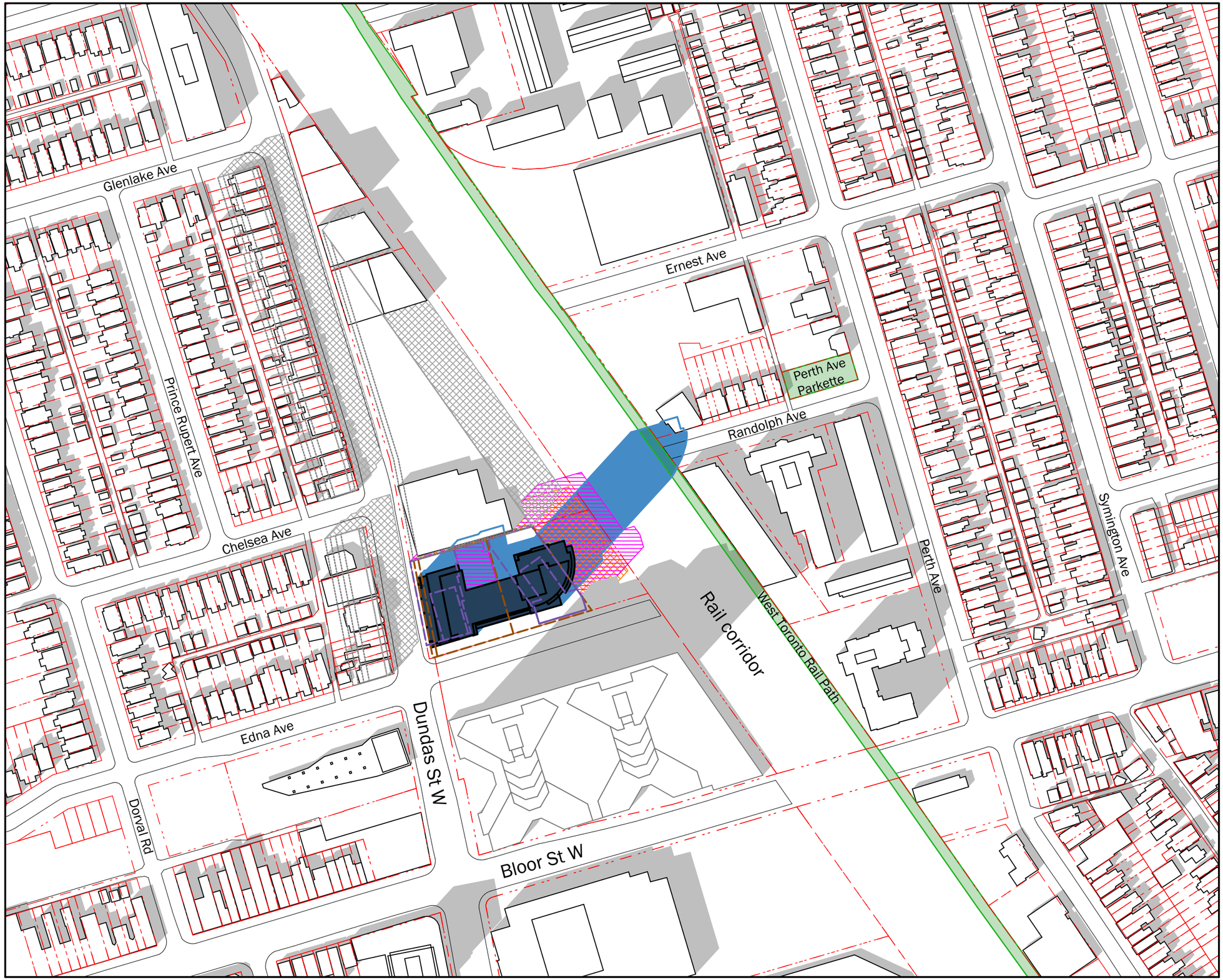
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 2:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

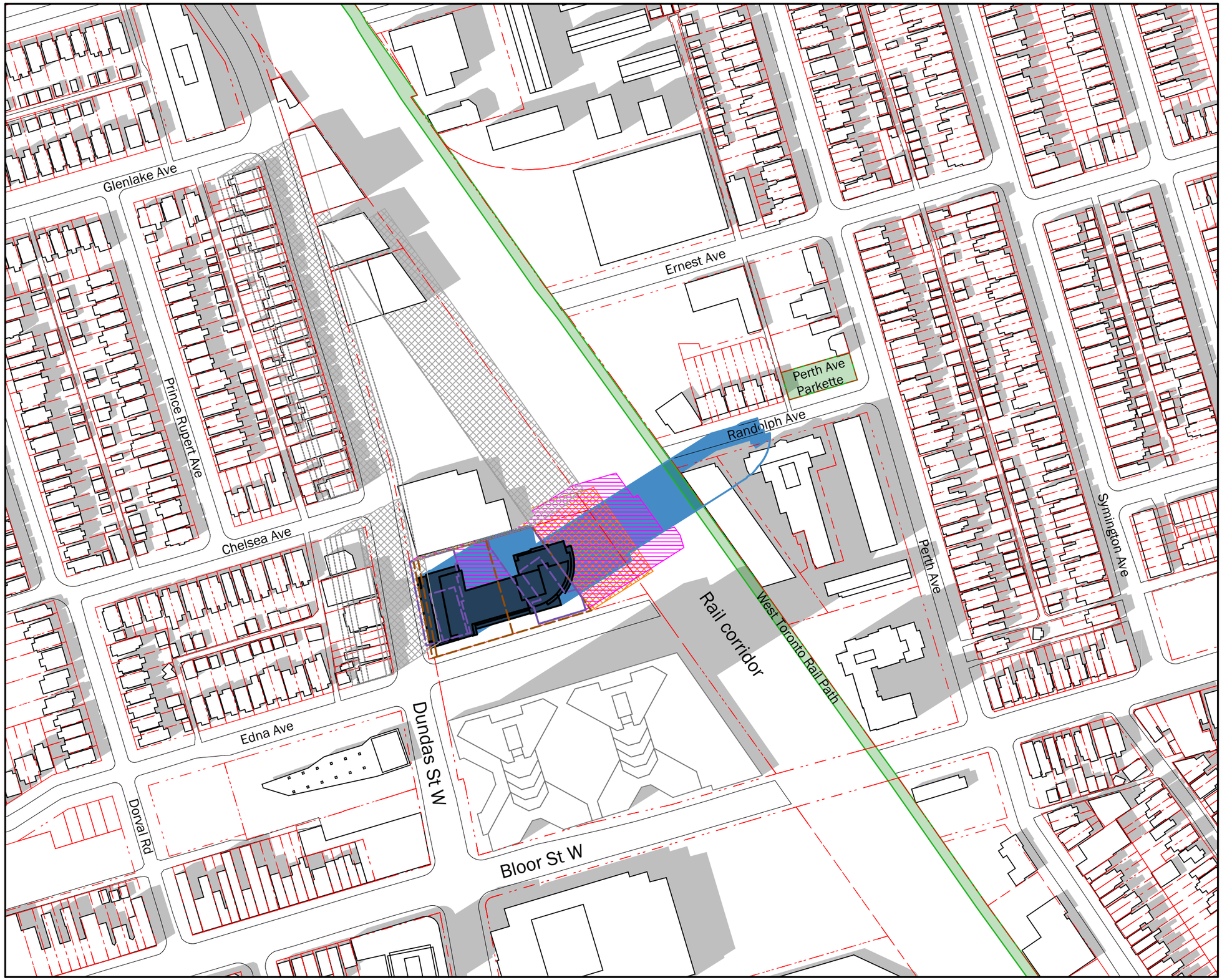
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 3:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

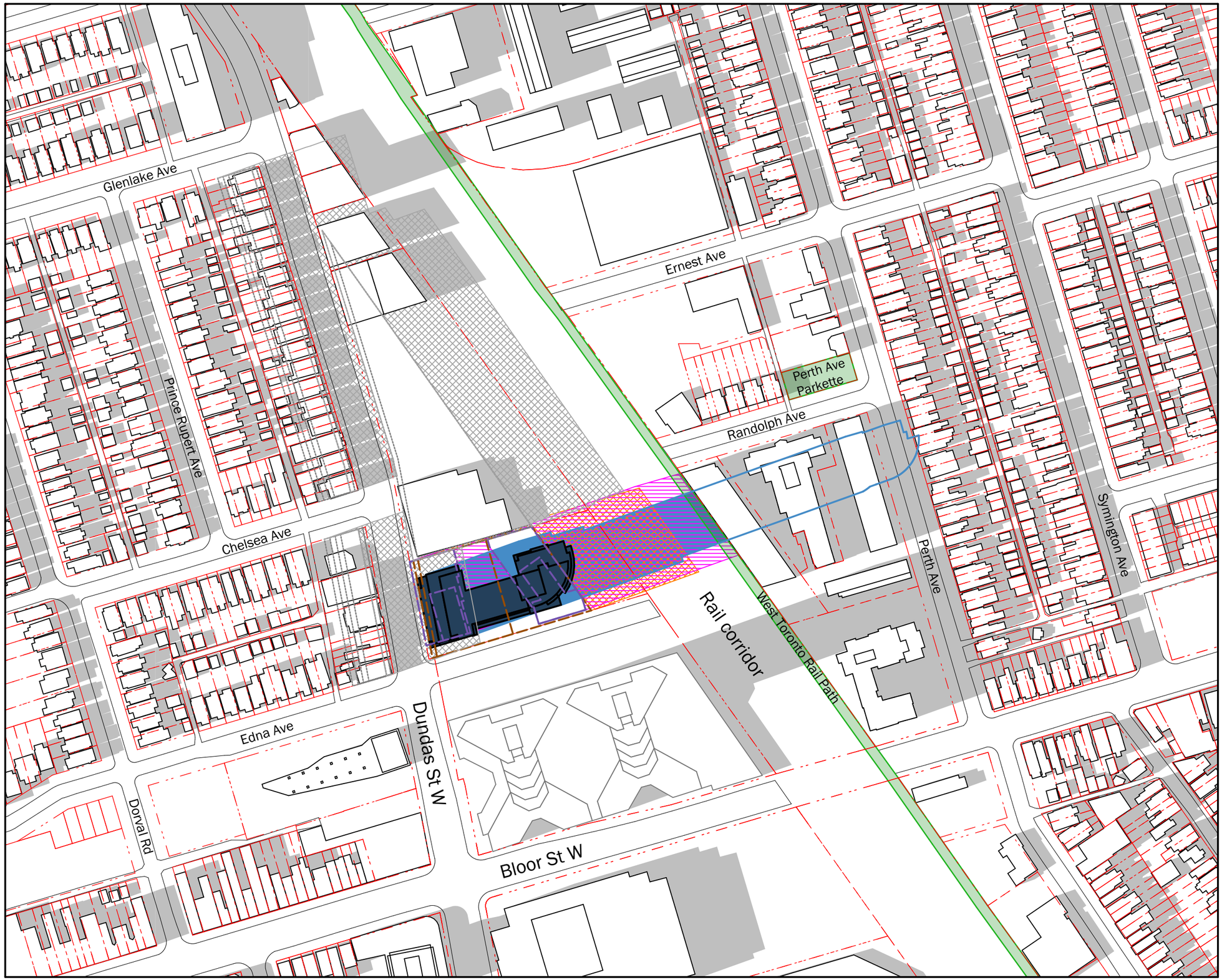
- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 4:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC



Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 5:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC

Glenlake Ave
Ernest Ave
Perth Ave Parkette
Randolph Ave
Prince Rupert Ave
Chelsea Ave
Rail corridor
West Toronto Rail Path
Perth Ave
Symington Ave
Edna Ave
Dundas St W
Dorval Rd
Bloor St W

Legend

- Proposed building
- Zoning By-law No. 1222-2009: Building Envelope
- 1998 OMB Decision and By-law No. 1994-0799: Building Envelope
- Existing building shadow
- 1998 OMB Decision and By-law No. 1994-0799: 5 and 11 storey shadow
- Zoning By-law No. 1222-2009: Subject property shadow
- Zoning By-law No. 1222-2009: Adjacent properties shadow
- Proposed building shadow
- Property line

September 21 - 6:18 PM

2376 Dundas Street West
Shadow Study
Prepared 9/3/2013

0 10 20 30 40 50
1:2000

URBAN STRATEGIES INC