SHADOW STUDY FOR THE PROPOSED NIAGARA FALLS NON-PROFIT HOUSING COPORATION SENIORS BUILDING

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES A PROPOSED 6-STOREY MULTI-RESIDENTIAL SENIOR DEVELOPMENT FOR THE NIAGARA FALLS NON-PROFIT HOUSING CORPORATION. THE BUILDING OF FOCUS LOCATED WITHIN THE DEVELOPMENT IS COMPRISED OF 112 UNITS AND IS 123' - 8 3/8" IN HEIGHT

THE PROPOSED DEVELOPMENT IS LOCATED IN THE PARCEL OF 8055 & 8065 MCLEOD RD, THE COORDINATES BEING LAT: 43.070476, LONG: -79.132349.

SURROUNDING USES AND SPACES SHOWN WITHIN THE SHADOW STUDY ARE AS FOLLOWS (REFER TO THE DIAGRAM PROVIDED):

PROJECT LANDS: THIS IS THE LAND ON WHICH THE PROPOSED 6-STOREY MULTI-RESIDENTIAL DEVELOPMENT IS TO BE SITUATED. ZONED TRM; TRANSITION RESIDENTIAL MULTIPLE ZONE.

1. NON-EQUITY COOPERATIVE HOUSING DEVELOPMENT, ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE. COMPLETE WITH 9 2-STOREY ROW TOWNHOUSE BLOCKS, A SINGLE 1 -STOREY ADMINISTRATIVE BUILDING, AND A PLAYGROUND.

2. PROTECTED GREEN AREA. ZONED EPA; ENVIRONMENTAL PROTECTION AREA ZONE.

3. PROPOSED DEVELOPMENT FOR A TRI-LEVEL RESIDENTIAL BUILDING COMPOSED OF A 12-STOREY SECTION, AN 8-STOREY SECTION. AND A 6-STOREY SECTION. ZONED R5F: RESIDENTIAL APARTMENT 5F DENSITY ZONE.

4. NEIGHBORHOOD SHOPPING CENTER. ZONED NC; NEIGHBORHOOD COMMERCIAL ZONE.

5. MEDICAL/DENTAL BUILDING. ZONED GC; GENERAL COMMERCIAL ZONE.

6. SMALL 1-STOREY RETAIL STRIP. ZONED LI; LIGHT INDUSTRIAL ZONE.

7. SMALL RESIDENTIAL DEVELOPMENT COMPRISED OF A 2-STOREY DUPLEX BUILDING AND A 2-STOREY ROW TOWNHOUSE BLOCK. ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE.

8. PROTECTED GREEN AREA. ZONED EPA, ENVIRONMENTAL PROTECTION AREA ZONE.

9. SINGLE 2-STOREY DETACHED HOME. ZONED LI; LIGHT INDUSTRIAL ZONE.

10. MULTI-RESIDENTIAL VACANT LAND SPACE. ZONED R5B; RESIDENTIAL APARTMENT 5B DENSITY ZONE.

11. PROTECTED GREEN AREA. ZONED EPA; ENVIRONMENTAL PROTECTION AREA ZONE.

12. PROPOSED DEVELOPMENT FOR A 10-STOREY RESIDENTIAL BUILDING. ZONED R5E; RESIDENTIAL APARTMENT 5E DENSITY ZONE

13. PROTECTED GREEN AREA. ZONED EPA; ENVIRONMENTAL PROTECTED AREA ZONE

14. VACANT INDUSTRIAL SPACE. ZONED LI; LIGHT INDUSTRIAL ZONE.

15. AUTOMOTIVE FUEL STATION. ZONED GC; GENERAL COMMERCIAL ZONE.

16. RESIDENTIAL DEVELOPMENT COMPRISED OF 10 2-STOREY ROW TOWNHOUSE BLOCKS, A 1-STOREY ADMINISTRATIVE BUILDING, A PLAYGROUND, AND A 6-STOREY RESIDENTIAL BUILDING. ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE.

17. LARGE RETAIL BUILDING CENTER/NEIGHBORHOOD SHOPPING CENTER. ZONED SC; PLANNED SHOPPING CENTER COMMERCIAL ZONE.

18. MUNICIPAL PARK. ZONED OS; OPEN SPACE ZONE

19. SINGLE FAMILY DETACHED HOMES. ZONED R2; RESIDENTIAL TWO ZONE.

MITIGATION AND COLLUSION

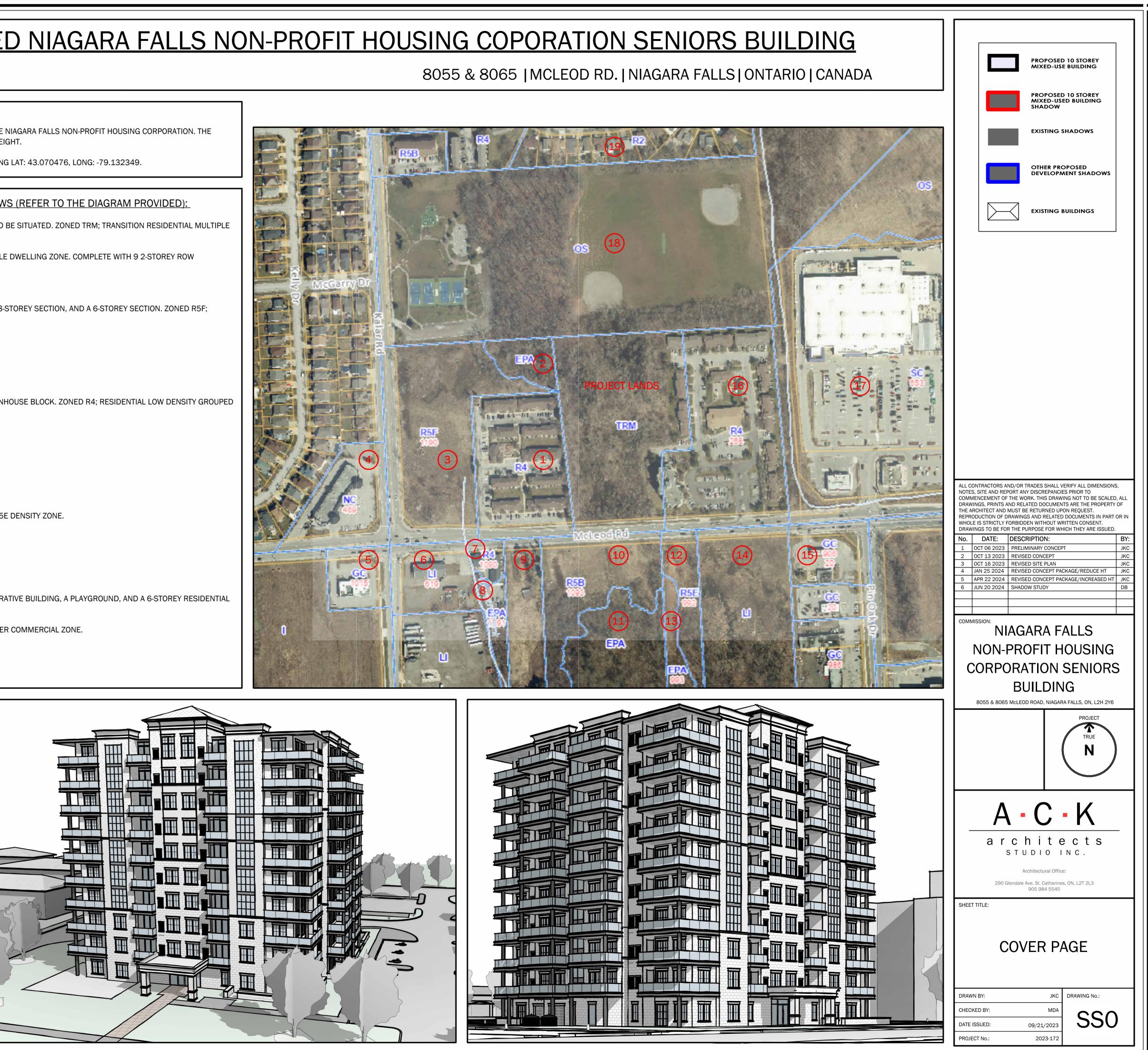
THE SHADOWS CAST FRONT HE PROPOSED BUILDING ARE LARGEST IN THE WINTER

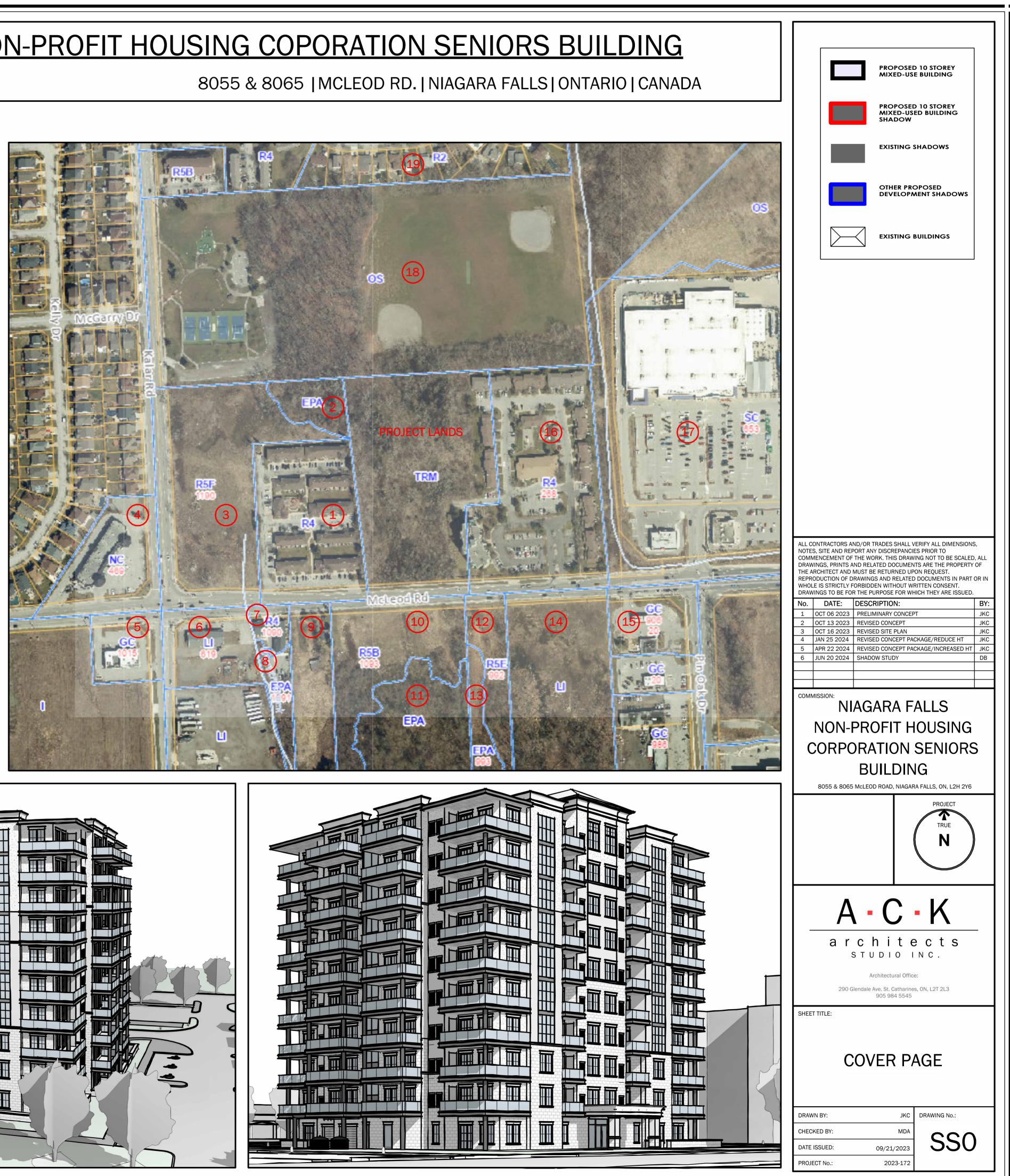
EVENING SHADOWS SPRING, SUMMER, FALL AND WINTER TYPICALLY FALL ON TO THE ADJACENT RESIDENTIAL PROPERTY AT 8065 MCLEOD.

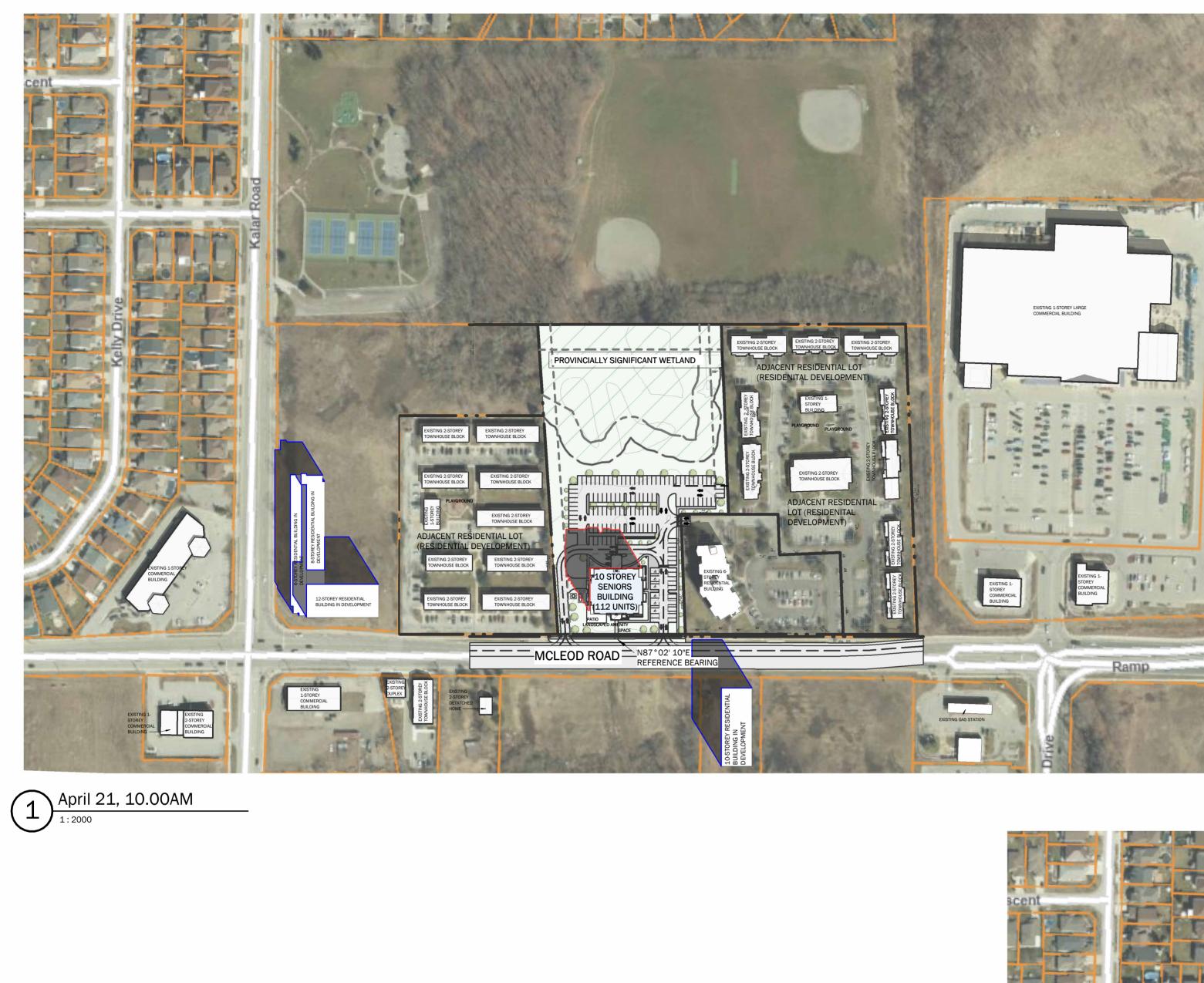
SOME EVEN SHADOWS DURING THE SUMMER FALL INTO THE FRONT YARD OF 8056 MCLEOD

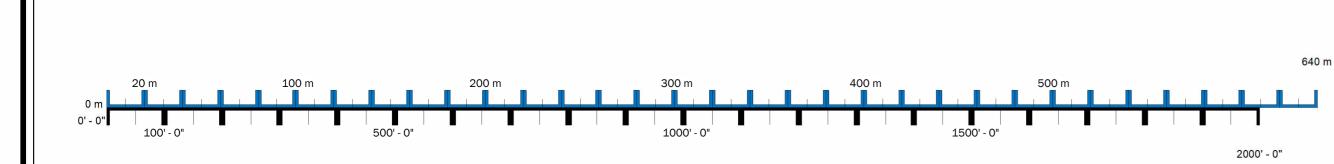
THE POSITION OF THE BUILDING, CENTERED ON THE SITE REDUCES THE AMOUNT OF SHADOWING ON ADJACENT PROPERTIES DURING THE DAY.

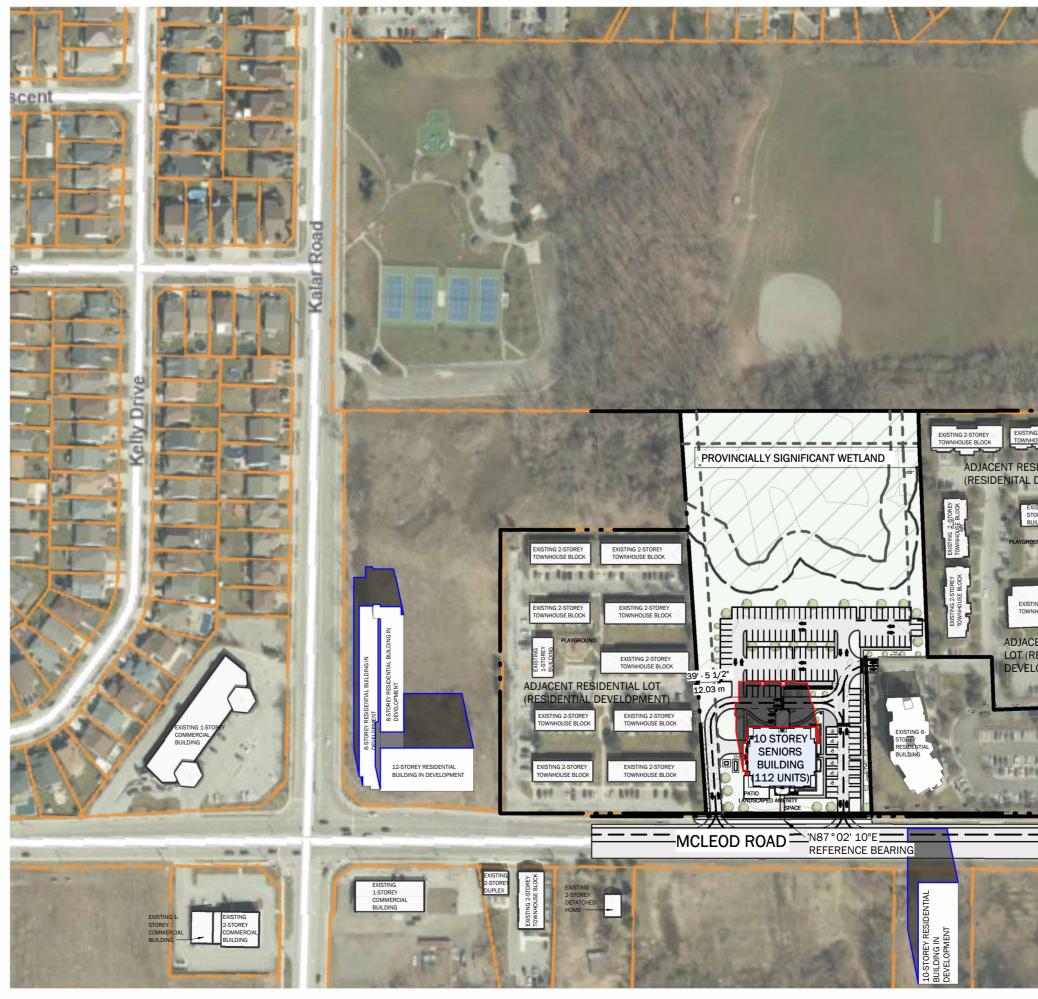
THE HEIGHT AND SCALE OF THE BUILDING PLAY A ROLE IN THE AMOUNT OF SHADOWS CAST. BY HAVING A SMALLER FOOTPRINT THE BUILDING CASTS LESS SHADOWS, THAN A BUILDING WITH A LARGER FOOTPRINT.







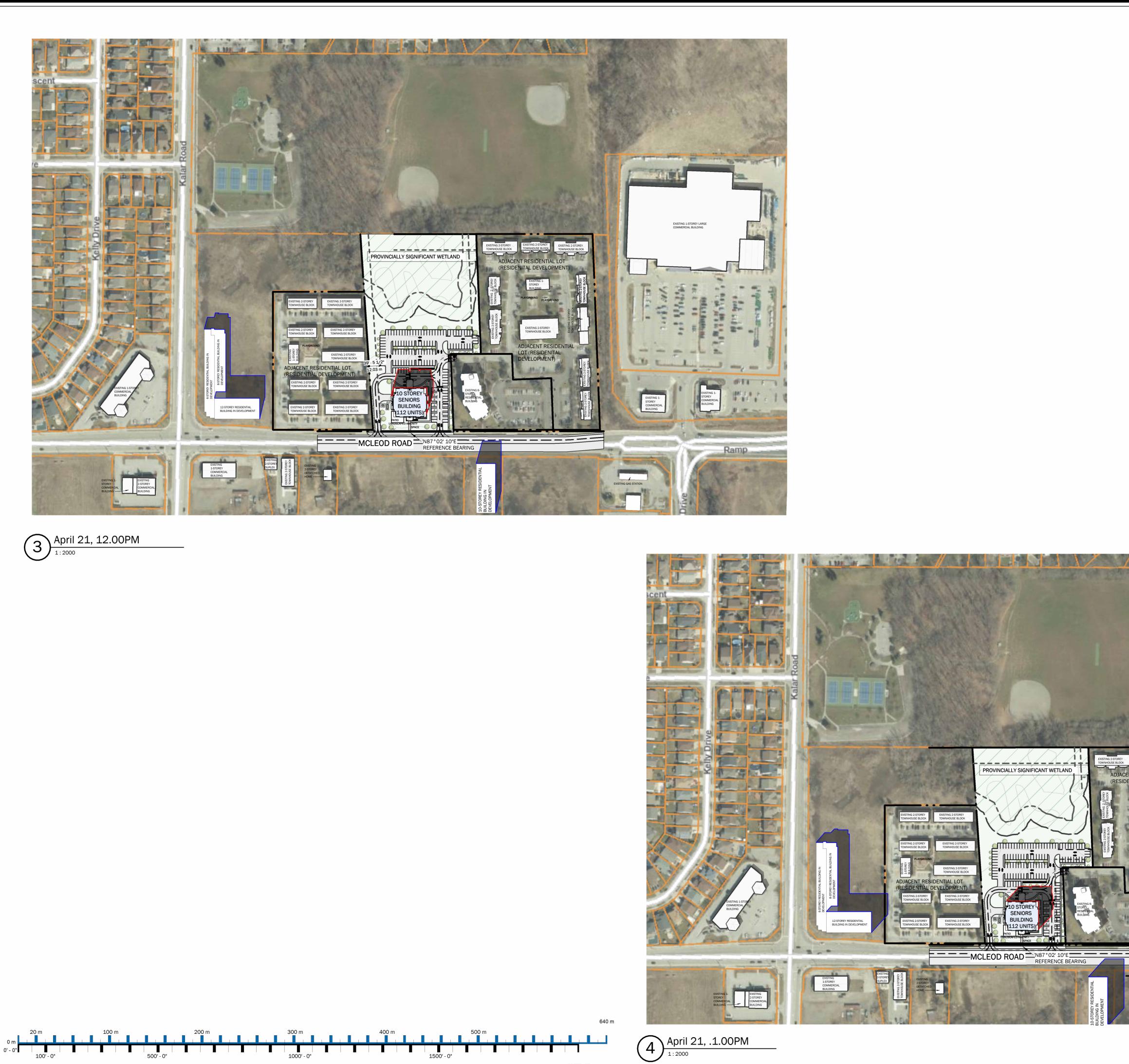




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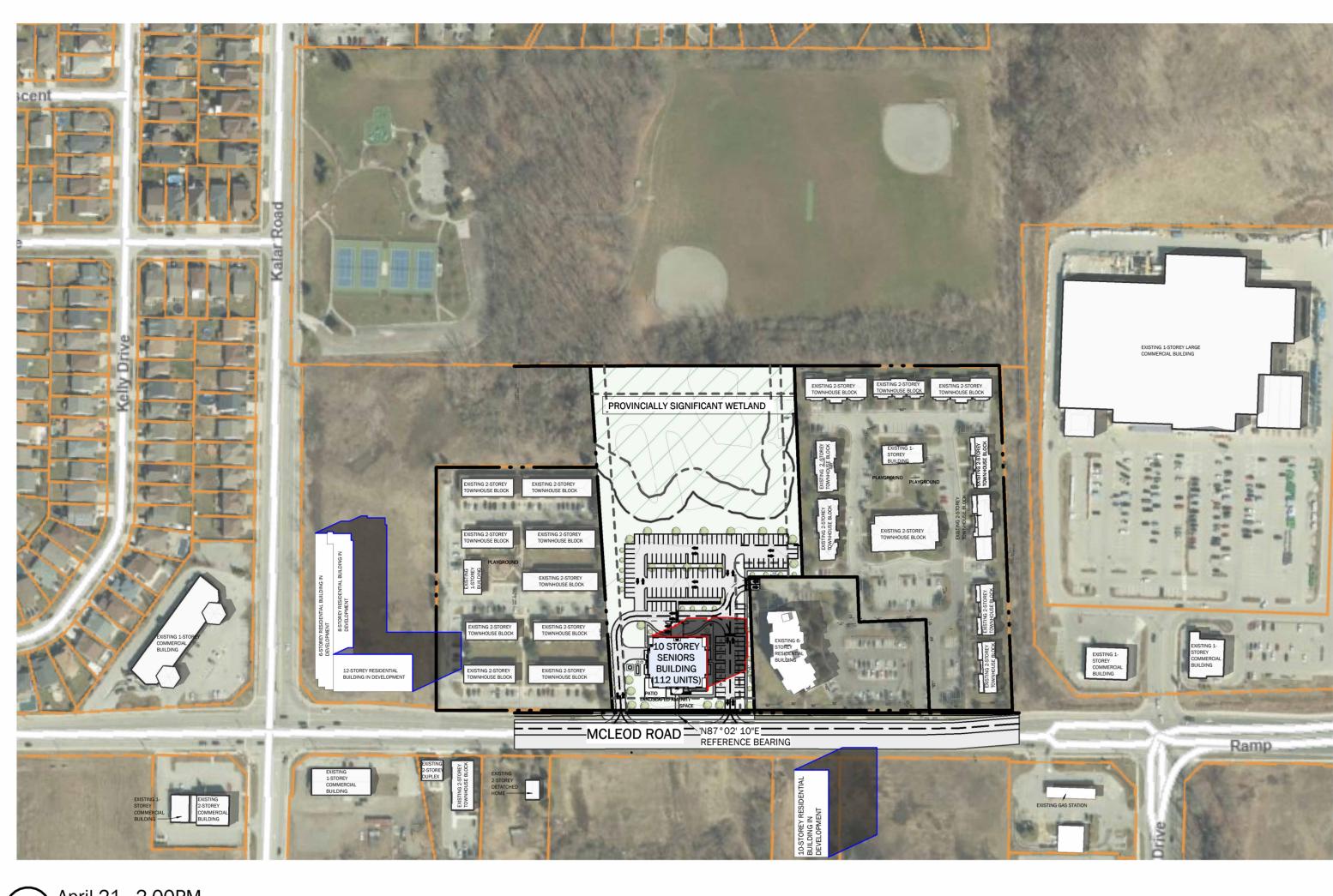
2 April 21, 11.00AM

	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	APRIL 21 2024 SUNRISE IN NIAGARA FALLS: 6:23AM SUNSET IN NIAGARA FALLS 8:06PM 6 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED
	(AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE) 5 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ALL COMMUNAL OUTDOOR AMENITY SPACES ACHEIVED
	(AS PER 4.3.1 SHADOW STUDY TERMS OF REFERENCE) 4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT SIDEWALK ACHIEVED
	(AS PER 4.3.2 SHADOW STUDY TERMS OF REFERENCE) 4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE
	OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE) 3 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON
	SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.
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RESIDENTIAL DENITAL IENT)	architects studio INC. Architectural Office:
EXISTING 1- STOREY COMMERCIAL BUILDING	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
Ramp	SPRING
	DRAWN BY: JKC DRAWING No.:
	CHECKED BY: MDA DATE ISSUED: 09/21/2023
	PROJECT No.: 2023-172

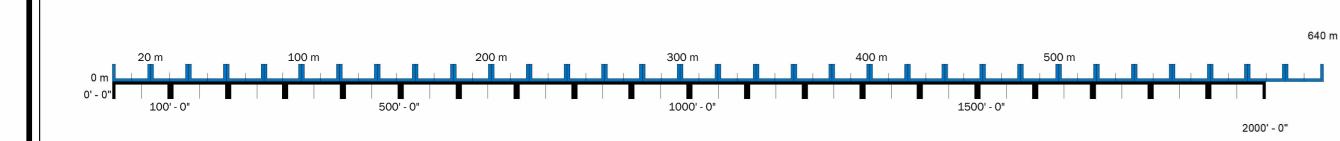


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	PROPOSED 10 STOREY MIXED-USE BUILDING
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	5 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ALL COMMUNAL OUTDOOR AMENITY SPACES ACHEIVED (AS PER 4.3.1 SHADOW STUDY TERMS OF REFERENCE)
	4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT SIDEWALK ACHIEVED (AS PER 4.3.2 SHADOW STUDY TERMS OF REFERENCE)
	4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)
	3 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)
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EXISTING 1 STOREY COMMERCIAL BUILDING	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
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	DRAWN BY:JKCDRAWING No.:CHECKED BY:MDA MDA DATE ISSUED:09/21/2023 SS2 PROJECT No.:2023-172





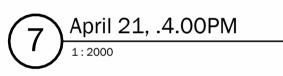


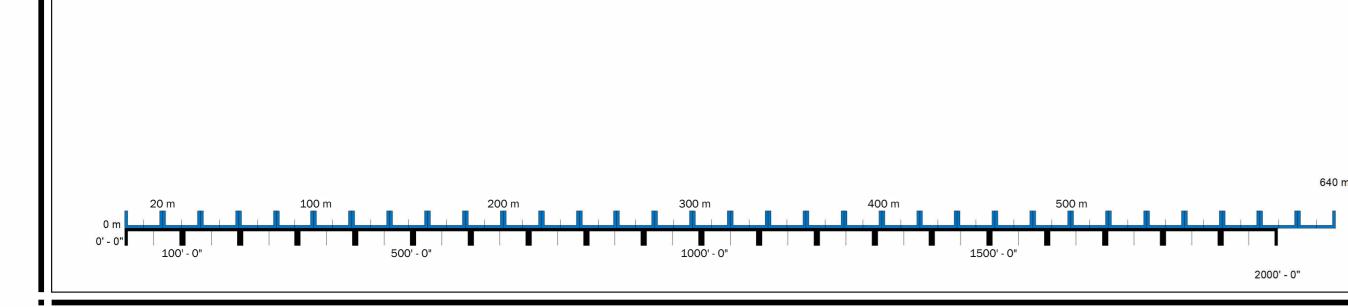


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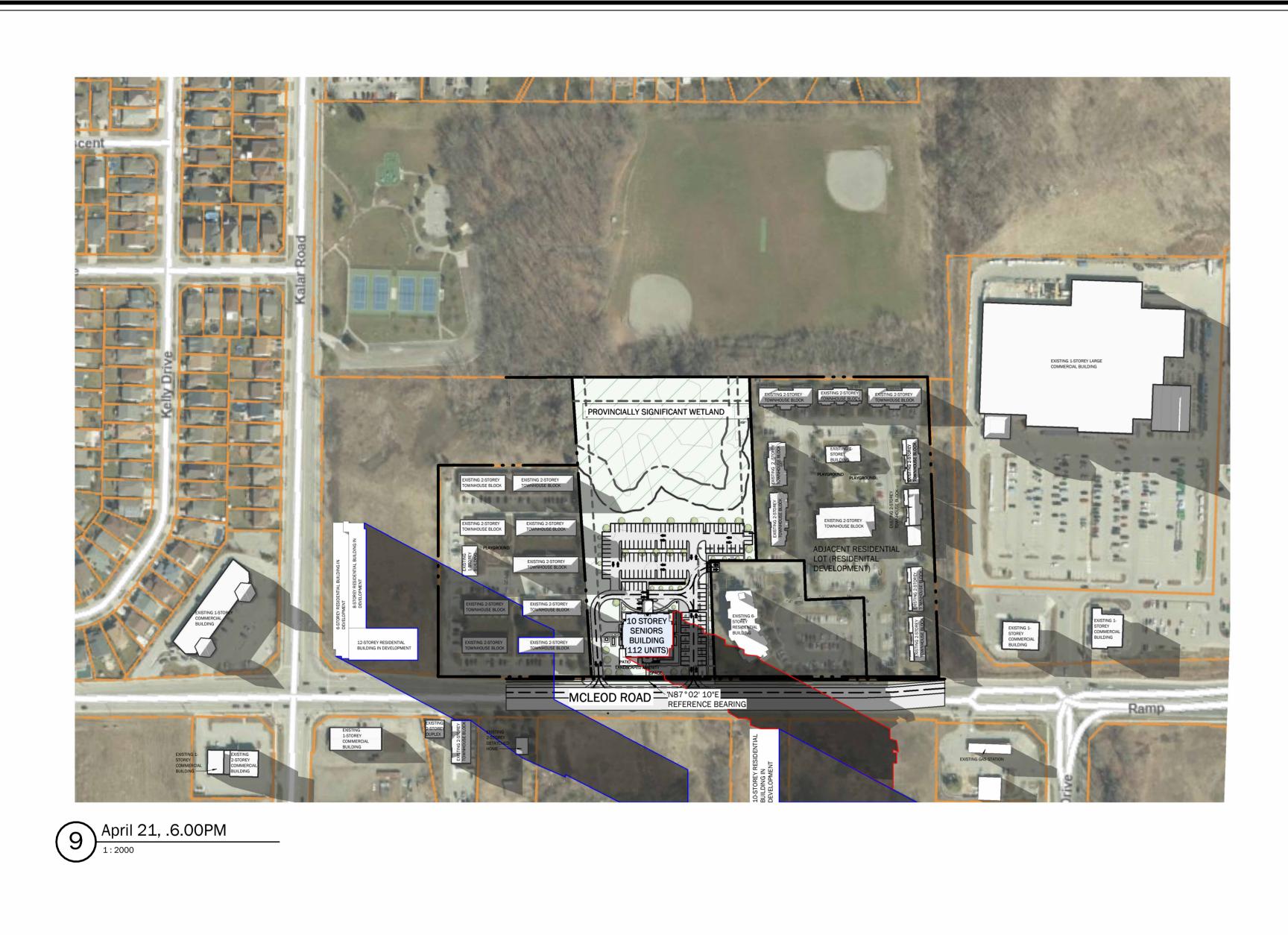


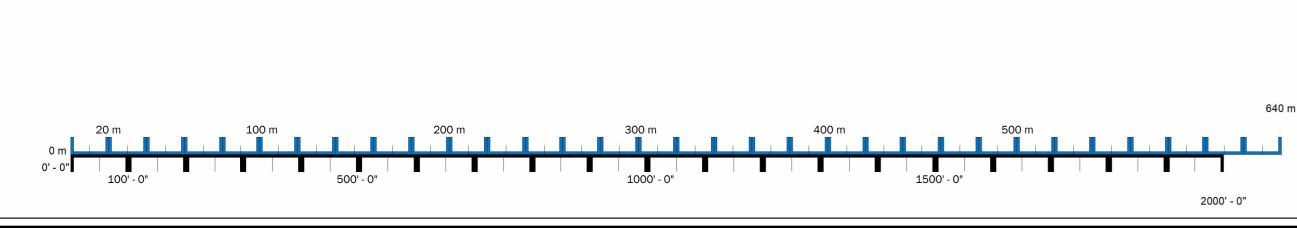


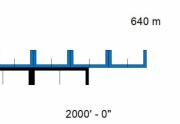
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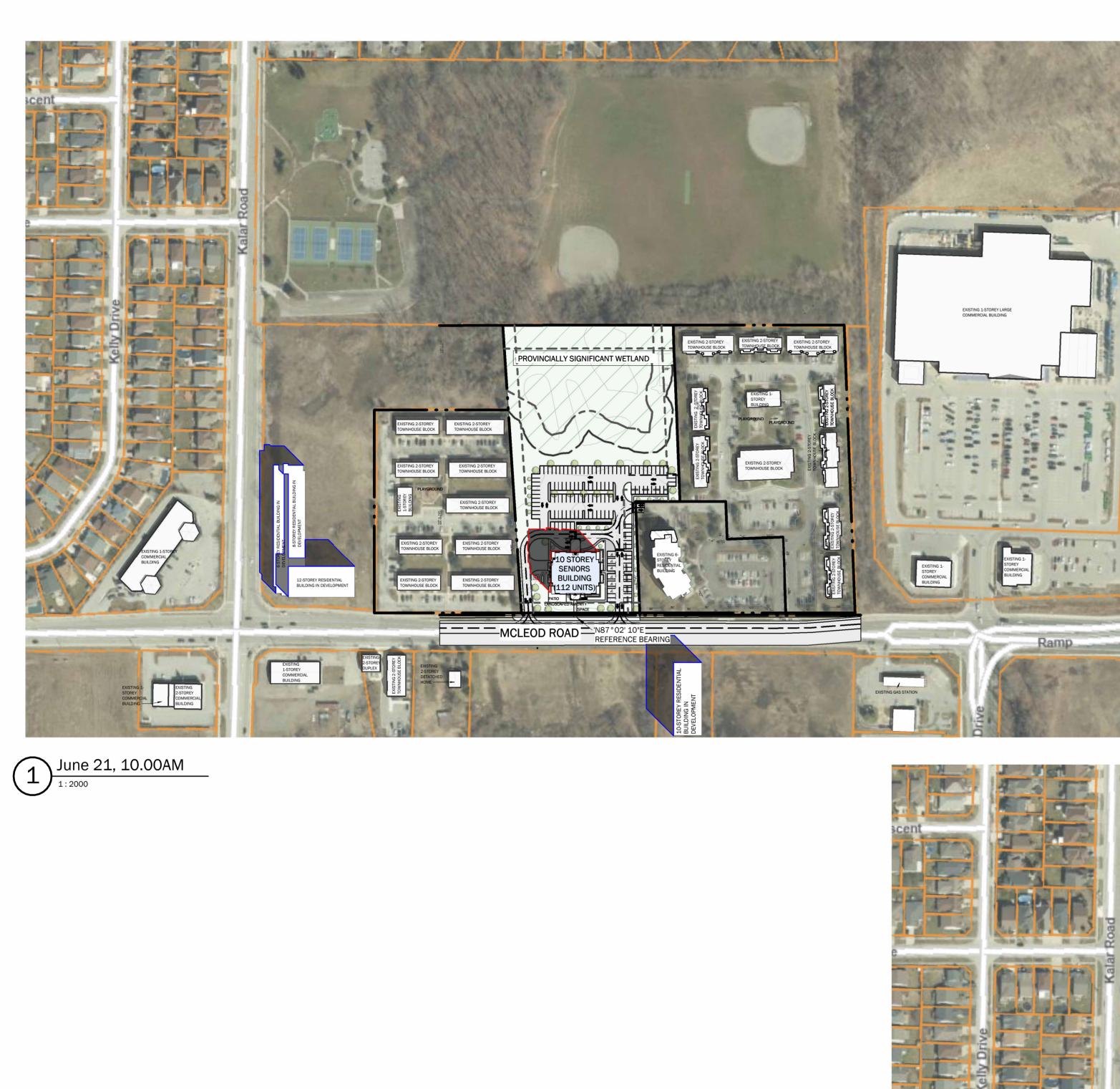
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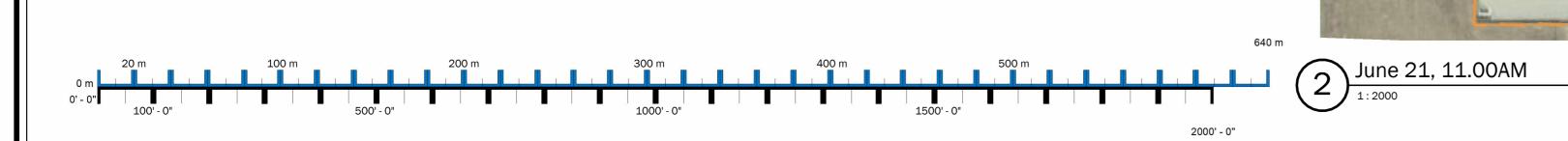


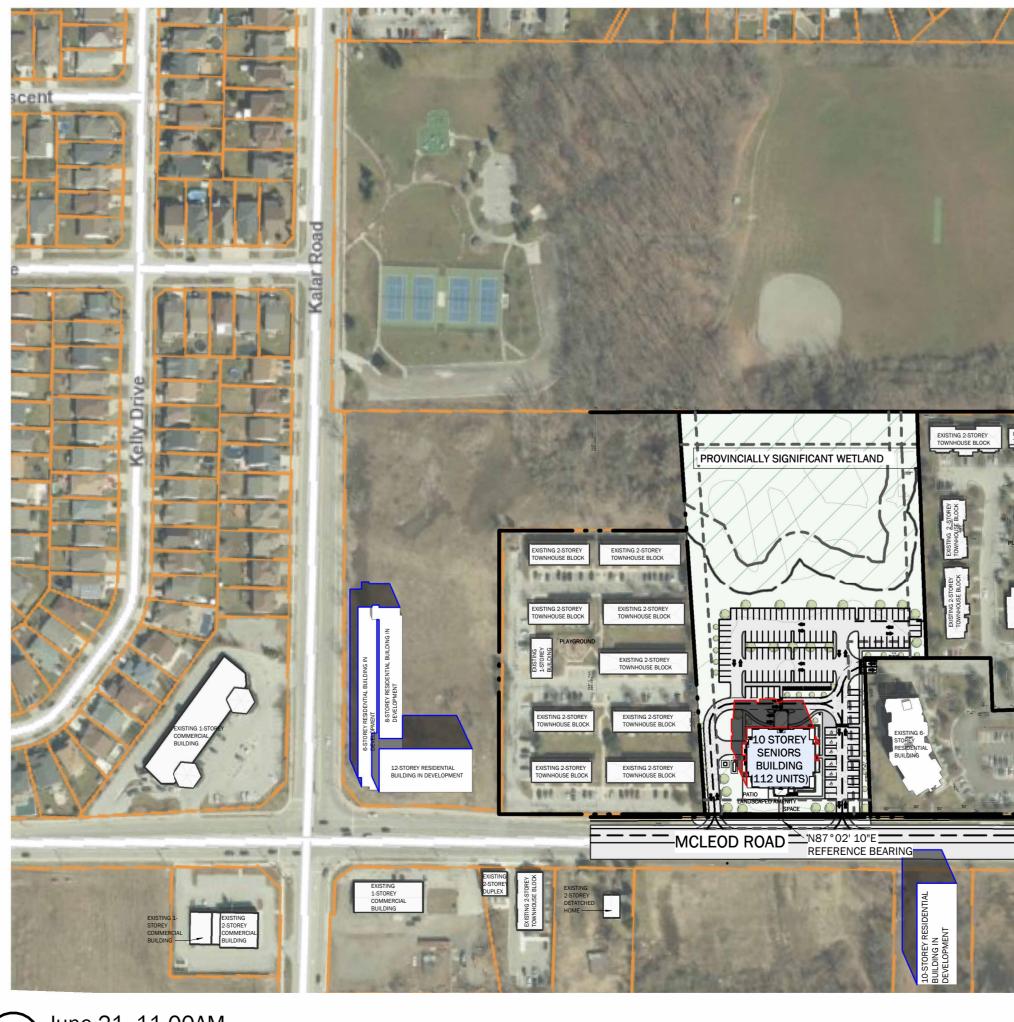




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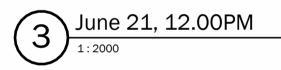


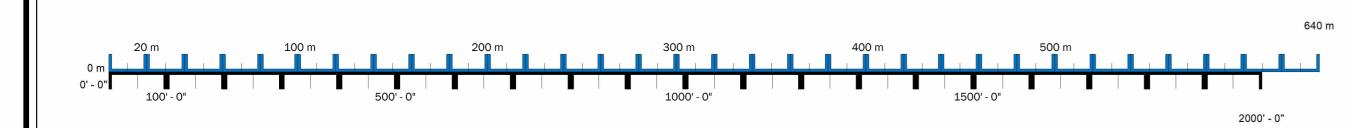


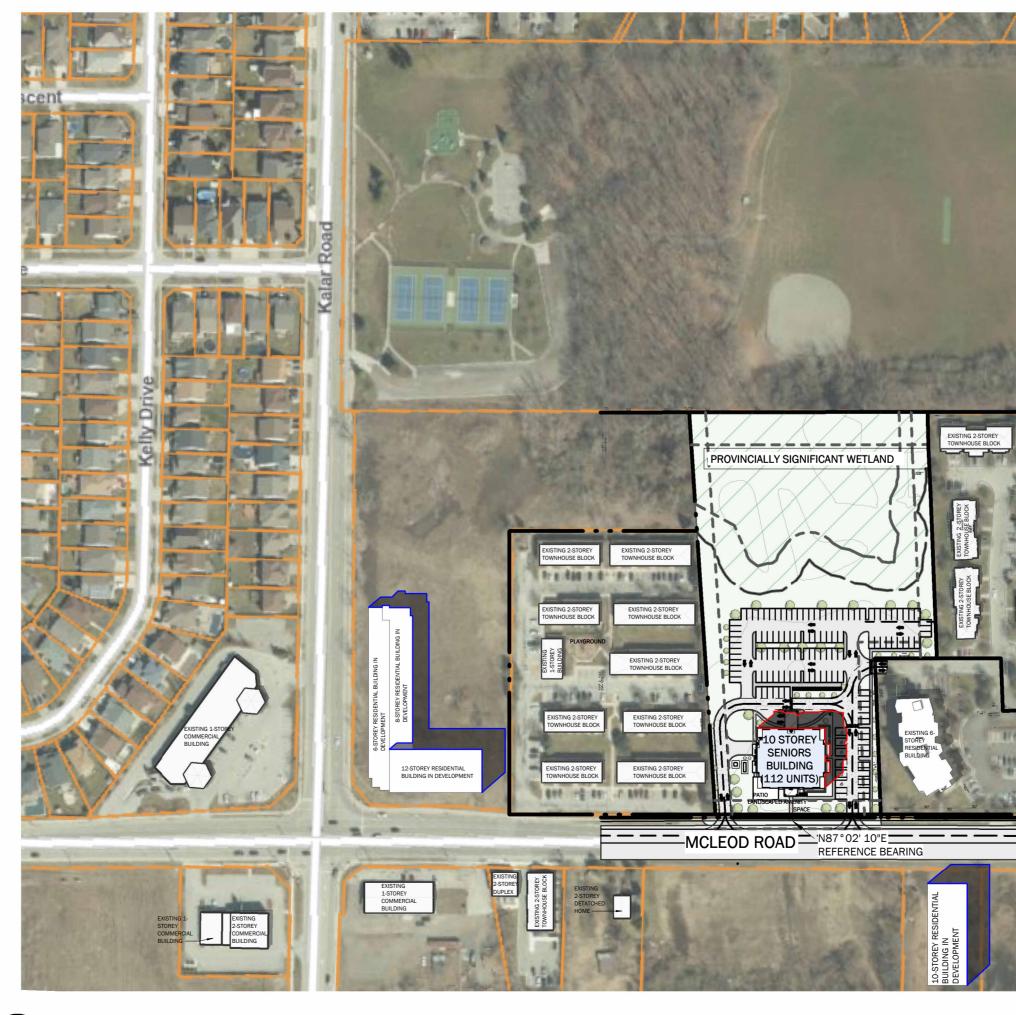
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	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	OTHER PROPOSED DEVELOPMENT SHADOWS
	JUNE 21 2024 SUNRISE IN NIAGARA FALLS: 5:37AM SUNSET IN NIAGARA FALLS 8:59PM
	6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT REDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)
	4 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS,
	NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.
A DECEMBER OF THE OWNER OWNER OF THE OWNER OWNE	DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.No.DATE:DESCRIPTION:BY:10CT 06 2023PRELIMINARY CONCEPTJKC20CT 13 2023REVISED CONCEPTJKC30CT 16 2023REVISED SITE PLANJKC
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The second se	NON-PROFIT HOUSING CORPORATION SENIORS
III III	BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
EXISTING 2-STOREY INHOUSE BLOCK	PROJECT
EXISTING 1- BUILDING	
HAVENUE PLAYGROUND	A · C · K
The second	architects studio inc.
A BOOMERCIAL BUILDING BUILDING	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
Ramp	SUMMER EQUINOX
EXISTING GAS STATION	
	DRAWN BY:JKCDRAWING No.:CHECKED BY:MDADATE ISSUED:09/21/2023
	PROJECT No.: 2023-172





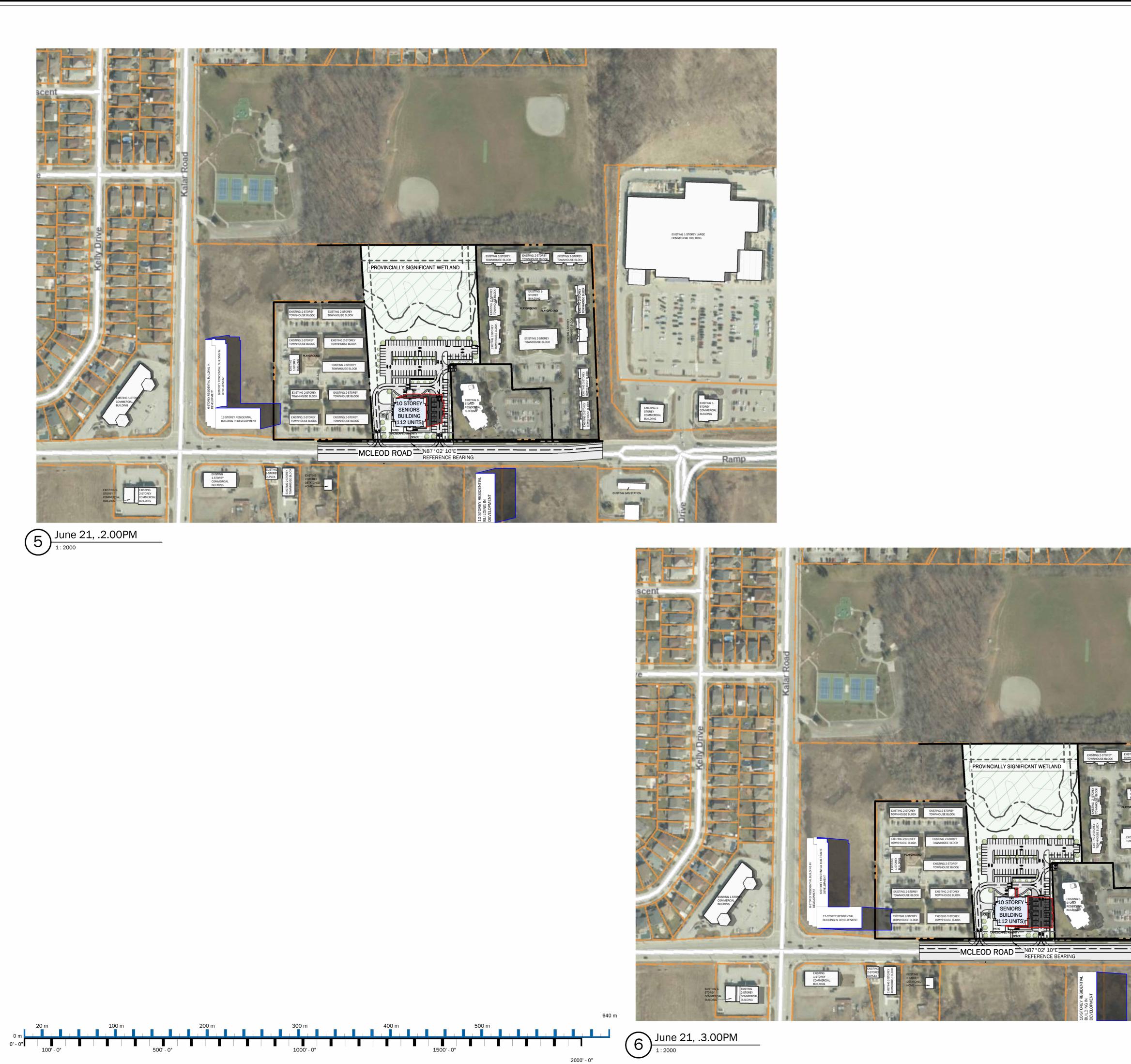




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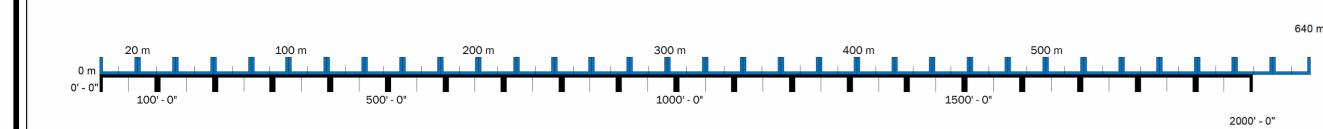
4 June 21, .1.00PM

	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	JUNE 21 2024 SUNRISE IN NIAGARA FALLS: 5:37AM SUNSET IN NIAGARA FALLS 8:59PM
	6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)
	4 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN
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	2OCT 13 2023REVISED CONCEPTJKC3OCT 16 2023REVISED SITE PLANJKC4JAN 25 2024REVISED CONCEPT PACKAGE/REDUCE HTJKC5APR 22 2024REVISED CONCEPT PACKAGE/INCREASED HTJKC6JUN 20 2024SHADOW STUDYDB
	COMMISSION: NIAGARA FALLS
the second secon	NON-PROFIT HOUSING
STATES - STATES	BUILDING
EXISTING 1.STOREY LARGE COMMERCIAL BUILDING	8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6 PROJECT
ENSTING 2-STOREY TOWNHOUSE BLOCK	TRUE
LAYGROUND PLAYGROUND	
EXISTING 2-STOREY TOWNHOUSE BLOCK	A · C · K
Restaura 2 Store	architects studio inc. Architectural Office:
A REAL PROVIDE A REAL PROVIDA REAL PROVIDA REAL PROVIDE A REAL PROVIDE A REAL PRO	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
Ramp	SUMMER EQUINOX
EXISTING GAS STATION	
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA SS7 DATE ISSUED: 09/21/2023 SS7
	DATE ISSUED: 09/21/2023 JJI PROJECT No.: 2023-172 JUI



	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
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	JUNE 21 2024 SUNRISE IN NIAGARA FALLS: 5:37AM SUNSET IN NIAGARA FALLS 8:59PM
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	2OCT 13 2023REVISED CONCEPTJKC3OCT 16 2023REVISED SITE PLANJKC4JAN 25 2024REVISED CONCEPT PACKAGE/REDUCE HTJKC5APR 22 2024REVISED CONCEPT PACKAGE/INCREASED HTJKC6JUN 20 2024SHADOW STUDYDB
	COMMISSION:
	NIAGARA FALLS NON-PROFIT HOUSING
Freezeward	CORPORATION SENIORS
The second se	BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
EXISTING 1-STOREY LARGE COMMERCIAL BUILDING	PROJECT TRUE N
ING 2-STOREY HOUSE BLOOK	A · C · K
	architectural Office:
EXISTING 1- STOREY COMMERCIAL BUILDING	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
Ramp	SUMMER EQUINOX
EXISTING GAS STATION	
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA SS8
	PROJECT No.: 2023-172





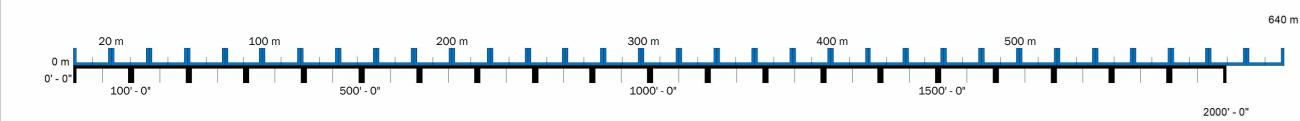


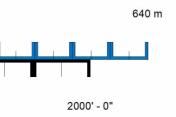
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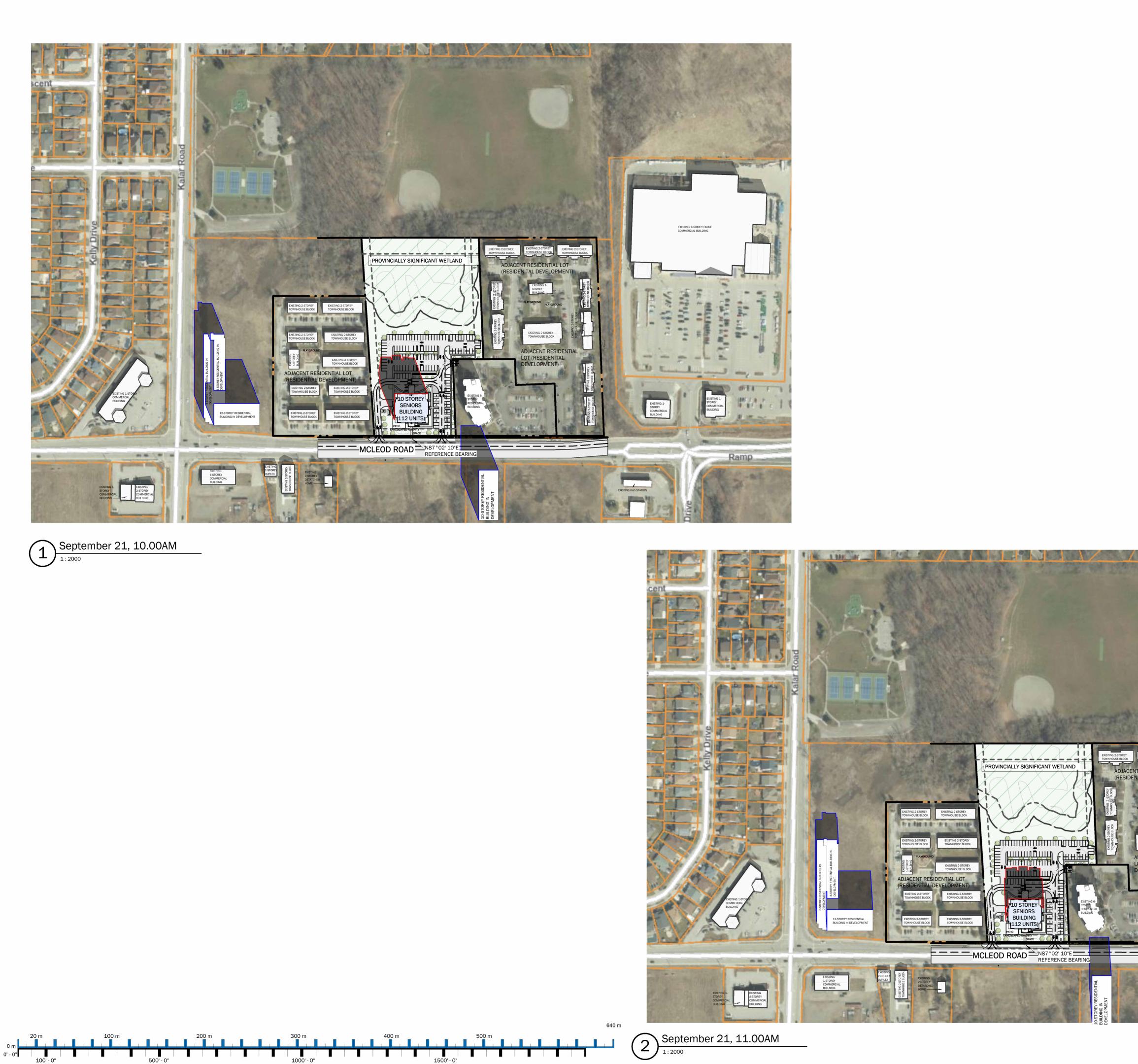
	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	JUNE 21 2024 SUNRISE IN NIAGARA FALLS: 5:37AM SUNSET IN NIAGARA FALLS 8:59PM
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	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO
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	4JAN 25 2024REVISED CONCEPT PACKAGE/REDUCE HTJKC5APR 22 2024REVISED CONCEPT PACKAGE/INCREASED HTJKC6JUN 20 2024SHADOW STUDYDB
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and the second s	NON-PROFIT HOUSING CORPORATION SENIORS
	BUILDING
EXISTING 1.STOREY LARGE COMMERCIAL BUILDING	8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6 PROJECT
Y EXISTING 2-STOREY TOWNHOUSE BLOCK	TRUE N
EXISTING 1- STOREY PLAYGROUND PLAYGROUND PLAYGROUND PLAYGROUND	A · C · K
EXISTING 2-STOREY TOWNHOUSE BLOCK	architects
HARDING 1	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
EXISTING 1- STOREY COMMERCIAL BUILDING	SHEET TITLE:
Ramp	SUMMER EQUINOX
EXISTING GAS STATION	DRAWN BY: JKC DRAWING No.:
	CHECKED BY: MDA DATE ISSUED: 09/21/2023 DROJECT No : 2023 172
	PROJECT No.: 2023-172





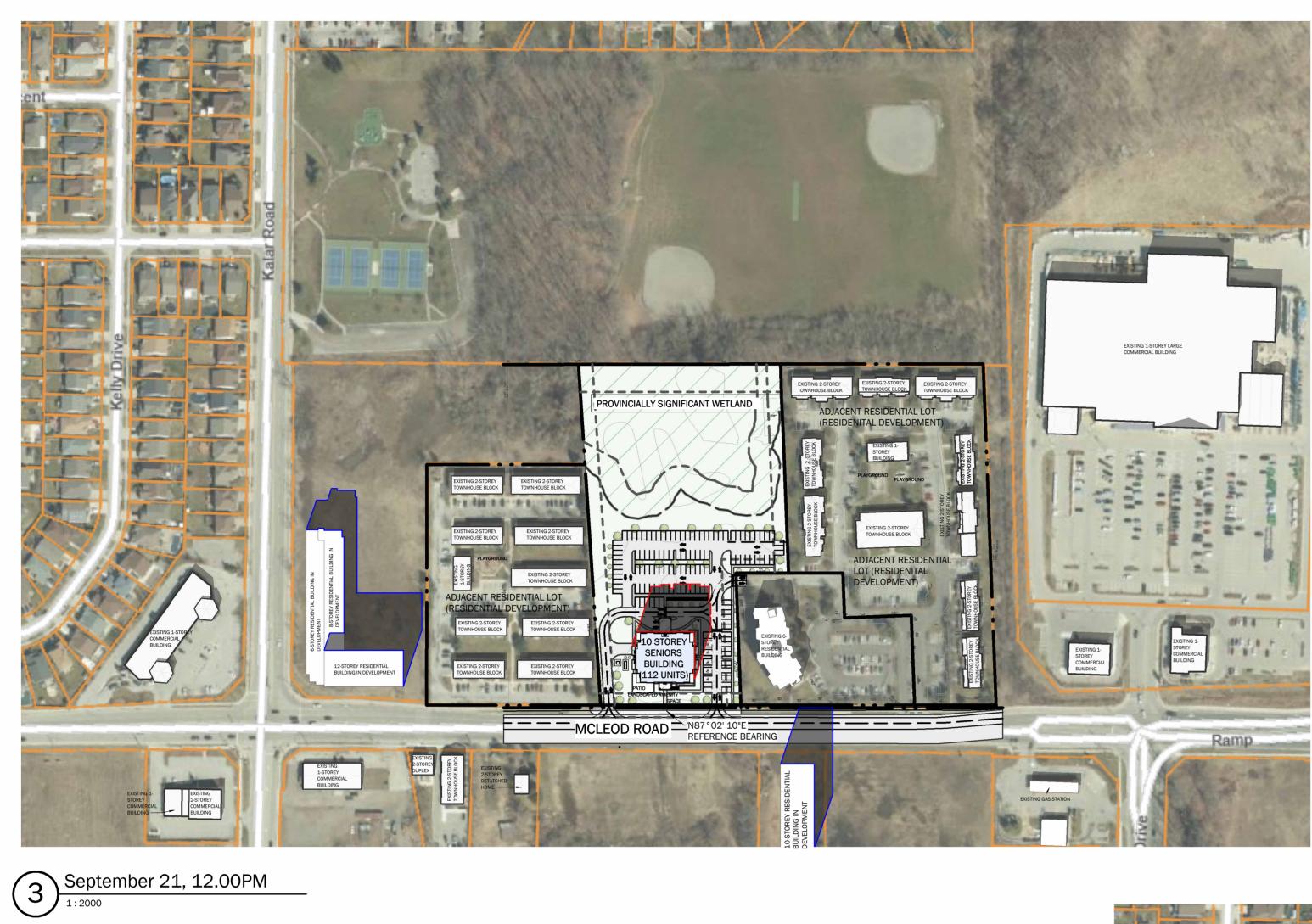


PROPOSED 10 STOREY MIXED-USE BUILDING			
PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW			
OTHER PROPOSED DEVELOPMENT SHADOWS			
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6 JUN 20 2024 SHADOW STUDY DB			
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BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6			
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architects studio INC. Architectural Office:			
290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:			
SHEET TITLE:			
DRAWN BY: JKC DRAWING No.:			
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DATE ISSUED: 09/21/2023 09/21/2023			

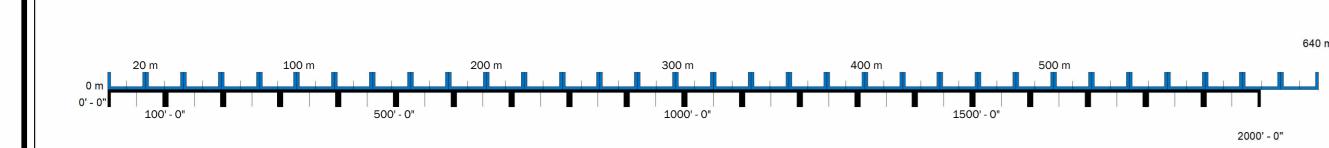


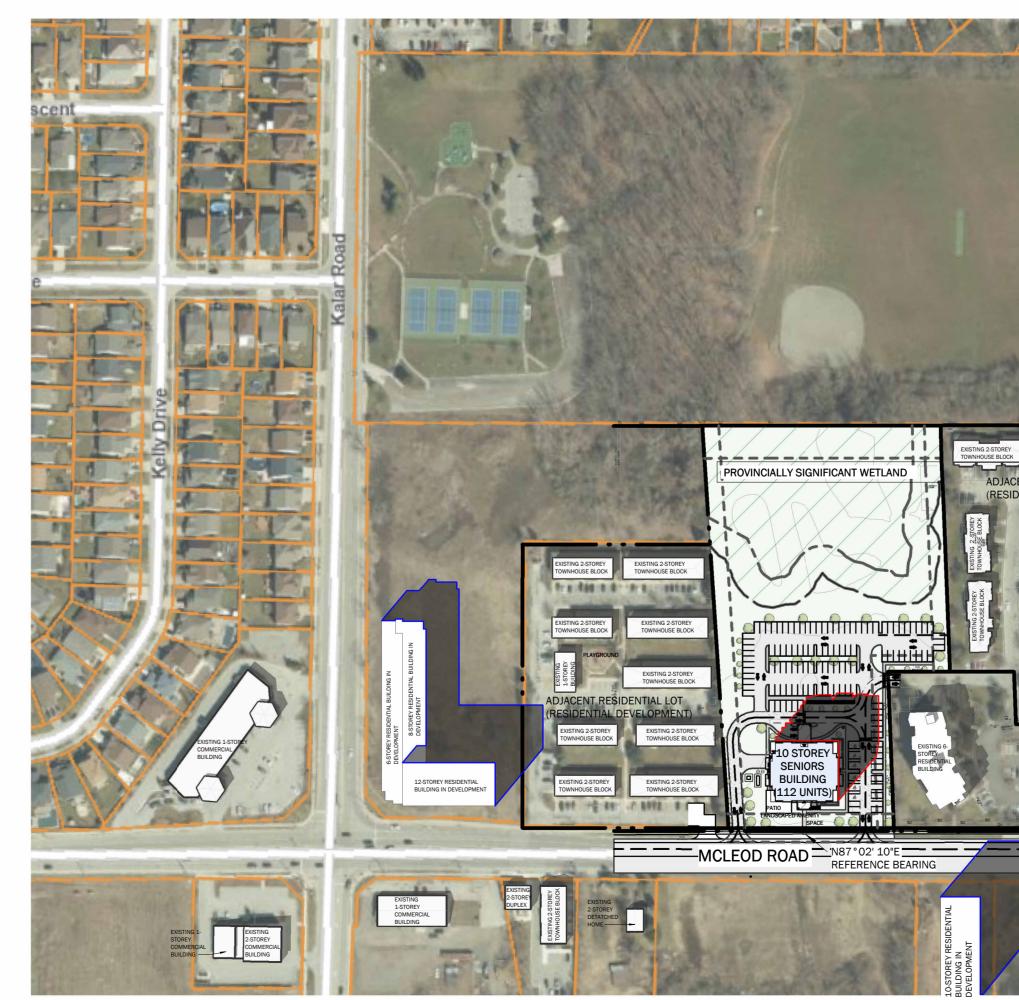
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	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	SEPTEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:03AM SUNSET IN NIAGARA FALLS 7:14PM 6 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE) 4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)
	3 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED. No. DATE: DESCRIPTION: BY: 1 OCT 06 2023 PRELIMINARY CONCEPT JKC 2 OCT 13 2023 REVISED CONCEPT JKC 3 OCT 16 2023 REVISED SITE PLAN JKC 4 JAN 25 2024 REVISED CONCEPT PACKAGE/REDUCE HT JKC 5 APR 22 2024 REVISED CONCEPT PACKAGE/INCREASED HT JKC 6 JUN 20 2024 SHADOW STUDY DB 2 COMMISSION: COMMISSION: STAP
	NIAGARA FALLS NON-PROFIT HOUSING CORPORATION SENIORS BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
ISTING 2-STOREY WHOUSE BLOCK ESIDENTIAL LOT AL DEVELOPMENT	PROJECT
EXISTING 2 STOREY OWNHOUSE BLOCK	A · C · K
ACENT RESIDENTIAL (RESIDENITAL /ELOPMENT)	architects STUDIO INC. Architectural Office:
EXISTING 1- STOREY COMMERCIAL BUILDING EVICTION	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
Ramp EXISTING GAS STATION	FALL EQUINOX
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA DATE ISSUED: 09/21/2023 PROJECT No.: 2023-172







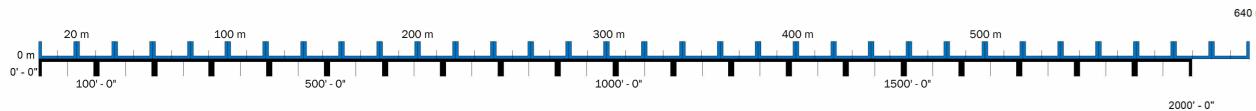


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4 September 21, .1.00PM

	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	SEPTEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:03AM SUNSET IN NIAGARA FALLS 7:14PM
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	3 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS,
	NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT.
	DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.No.DATE:DESCRIPTION:BY:1OCT 06 2023PRELIMINARY CONCEPTJKC2OCT 13 2023REVISED CONCEPTJKC
	3OCT 16 2023REVISED SITE PLANJKC4JAN 25 2024REVISED CONCEPT PACKAGE/REDUCE HTJKC5APR 22 2024REVISED CONCEPT PACKAGE/INCREASED HTJKC6JUN 20 2024SHADOW STUDYDB
	NIAGARA FALLS NON-PROFIT HOUSING
	CORPORATION SENIORS BUILDING
EXISTING 1-STOREY LARGE COMMERCIAL BUILDING	8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6 PROJECT
EXISTING 2-STOREY TOWNHOUSE BLOCK RESIDENTIAL LOT TAL DEVELOPMENT)	TRUE
EXISTING 4- STOREY BUILDING ANGROUND PLAYGROUND HANGROUND HANGROUND	
EXISTING 2 STOREY TOWNHOUSE BLOCK	A · C · K architects
EVELOPMENT)	STUDIO INC. Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3
EXISTING 1- STOREY COMMERCIAL BUILDING	905 984 5545 SHEET TITLE:
Ramp	FALL EQUINOX
EXISTING GAS STATION	
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA SS12 DATE ISSUED: 09/21/2023 SS12
	DATE ISSUED: 09/21/2023 USULZ PROJECT No.: 2023-172 USULZ





2000' - 0"



6 September 21, .3.00PM

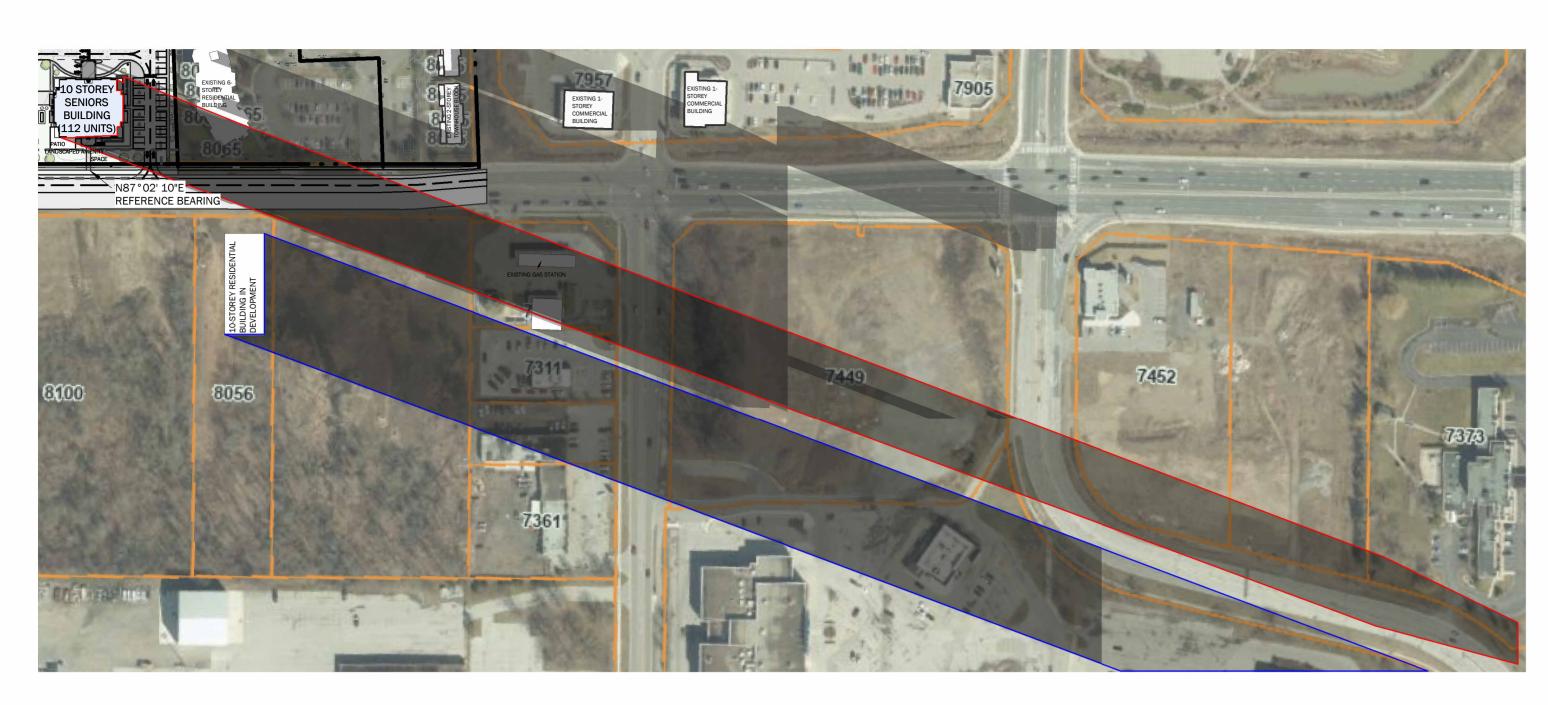
	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	SEPTEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:03AM SUNSET IN NIAGARA FALLS 7:14PM
	6 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY AREAS ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)
	4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)
	3 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)
	ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST.
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	1OCT 06 2023PRELIMINARY CONCEPTJKC2OCT 13 2023REVISED CONCEPTJKC3OCT 16 2023REVISED SITE PLANJKC4JAN 25 2024REVISED CONCEPT PACKAGE/REDUCE HTJKC5APR 22 2024REVISED CONCEPT PACKAGE/INCREASED HTJKC
	6 JUN 20 2024 SHADOW STUDY DB
	NIAGARA FALLS
	CORPORATION SENIORS
EXISTING 1-STOREY LARGE COMMERCIAL BUILDING	BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
EXISTING 2-STOREY TOWNHOUSE BLOCK DENTIAL LOT EVELOPMENT)	PROJECT TRUE N
NG 1- VIG PLAYGROUND LAYON CONTRACTOR STOREMOND	
12.STOREY USE BLOCK	A · C · K
NT RESIDENTIAL SIDENITAL IPMENT)	architects studio inc.
EXISTING 1- STOREY OOMMERCIAL BUILDING BUILDING	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
Ramp	SHEET TITLE:
EXISTING GAS STATION	FALL EQUINOX
	DRAWN BY: JKC DRAWING No.:
	CHECKED BY: MDA SSS SS13
	PROJECT No.: 2023-172



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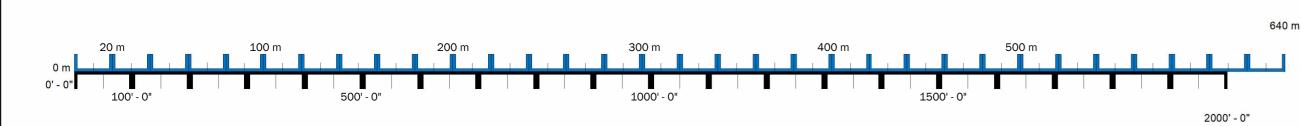
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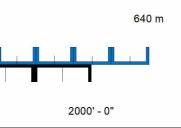
PROPOSED 10 STOREY MIXED-USE BUILDING		
PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW		
EXISTING SHADOWS		
OTHER PROPOSED DEVELOPMENT SHADOWS		
SEPTEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:03AM SUNSET IN NIAGARA FALLS 7:14PM 6 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)		
4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)		
3 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)		
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9 September 21, .6.00PM





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		EXI	STING BUILDINGS	
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			PROJECT	
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SHEE	\$	STUDI Architect Glendale Ave. St.	O I N C . ural Office: Catharines, ON, L2T 2L3	
SHEE	290 G	STUDI Architect Glendale Ave. St.	O I N C . ural Office: Catharines, ON, L2T 2L3	
SHEE	290 G T TITLE:	STUDI Architect Glendale Ave. St. 905 9	O I N C . ural Office: Catharines, ON, L2T 2L3	
	290 G T TITLE:	STUDI Architect Glendale Ave. St. 905 9	O INC. ural Office: Catharines, ON, L2T 2L3 84 5545	
DRAW	290 G T TITLE: /N BY: KED BY:	STUDI Architect Glendale Ave. St. 905 9	O INC. ural Office: Catharines, ON, L2T 2L3 84 5545 QUINOX JKC DRAWING No.: MDA C 1	5
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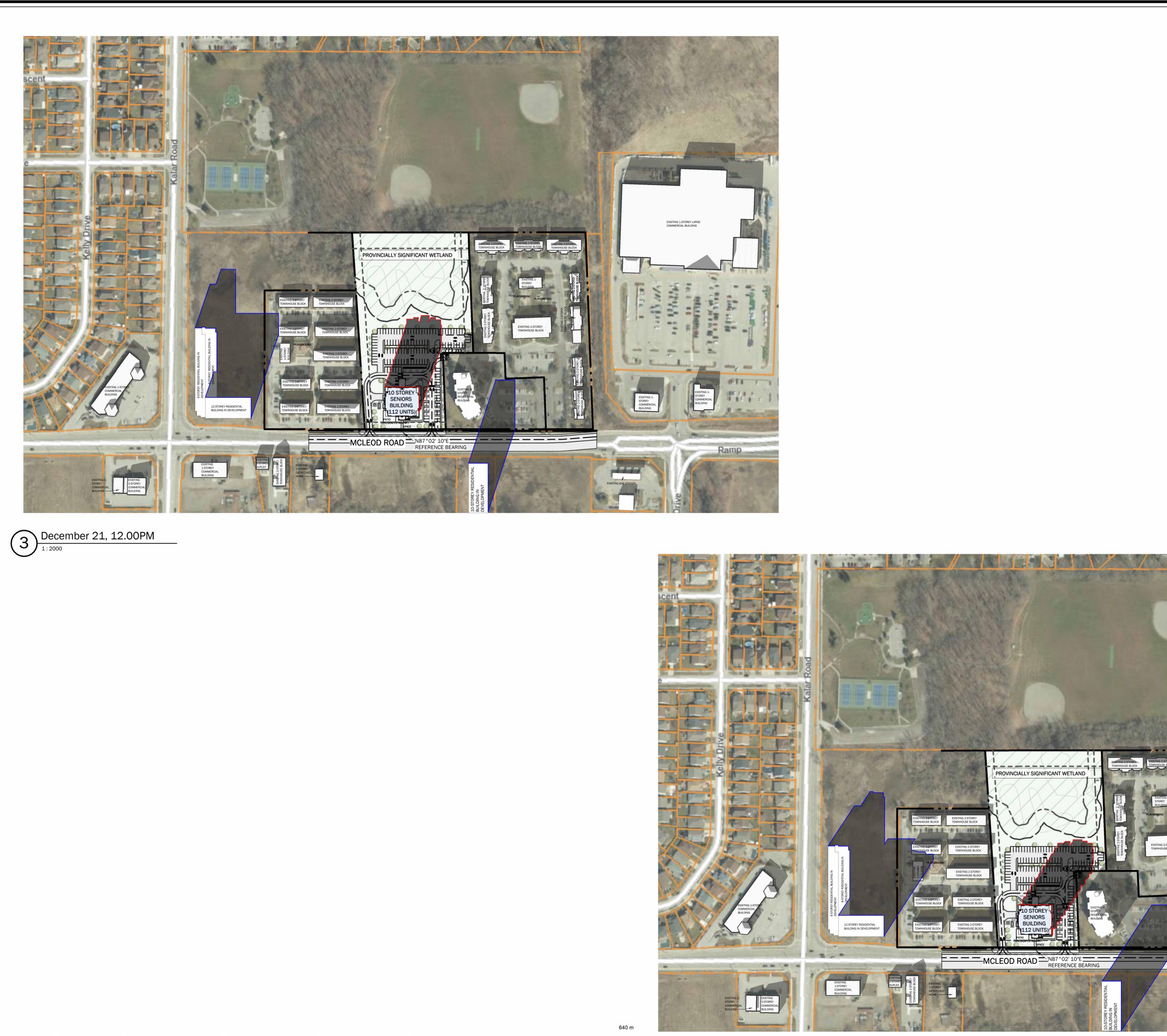
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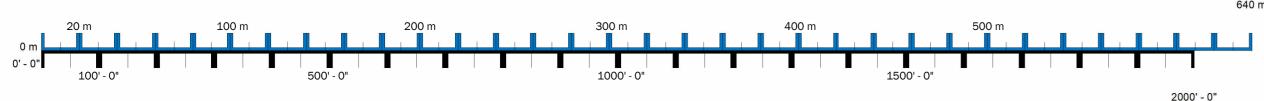
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0' - 0"

2 December 21, 11.00AM

	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
	DECEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:44AM SUNSET IN NIAGARA FALLS 4:44PM
	3 HOURS OF SUNLIGHT ON DECEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 3:00PM ON ALL CHILDREN'S PLAY AREAS ACHIEVED (AS PER 4.3.1 SHADOW STUDY TERMS OF REFERENCE)
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	6 JUN 20 2024 SHADOW STUDY DB
	NIAGARA FALLS
THE STREET	NON-PROFIT HOUSING CORPORATION SENIORS
T	BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
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PLAYGROUND AND AND AND AND AND AND AND AND AND A	
2.STOREY JSE BLOCK	A · C · K
The second	architects STUDIO INC. Architectural Office:
A AGO A AGO AG	290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545 SHEET TITLE:
EXISTING GAS STATION	WINTER EQUINOX
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA
	CHECKED BY: MDA DATE ISSUED: 09/21/2023 PROJECT No.: 2023-172



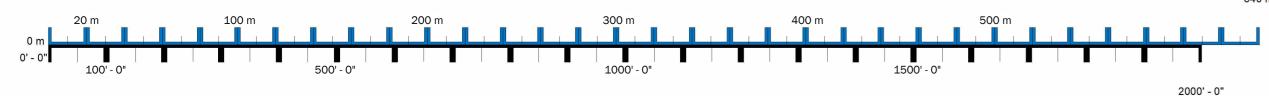


4 December 21, .1.00PM

2000' - 0"

	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
	OTHER PROPOSED DEVELOPMENT SHADOWS
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	5 APR 22 2024 REVISED CONCEPT PACKAGE/INCREASED HT JKC 6 JUN 20 2024 SHADOW STUDY DB
	COMMISSION: NIAGARA FALLS
The second	NON-PROFIT HOUSING CORPORATION SENIORS
	BUILDING 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6
EXISTING 1-STOREY LARGE COMMERCIAL BUILDING	PROJECT
disting 2.5TOREX. WINHOUSE BLOCK	
	A · C · K
	architects studio inc.
THE REAL PROPERTY OF THE REAL	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3 905 984 5545
TOREY COMMERCIAL BUILDING BUILDING	SHEET TITLE:
Ramp	WINTER EQUINOX
EXISTING GAS STATION	
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA DATE ISSUED: 09/21/2023 SS17
	DATE ISSUED: 09/21/2023 3317 PROJECT No.: 2023-172 2023-172





2000' - 0"



	PROPOSED 10 STOREY MIXED-USE BUILDING
	PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
	EXISTING SHADOWS
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	DECEMBER 21 2024 SUNRISE IN NIAGARA FALLS: 7:44AM SUNSET IN NIAGARA FALLS 4:44PM
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	5 APR 22 2024 REVISED CONCEPT PACKAGE/INCREASED HT JKC 6 JUN 20 2024 SHADOW STUDY DB
	COMMISSION: NIAGARA FALLS
A BELL	NON-PROFIT HOUSING CORPORATION SENIORS
III III	BUILDING
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SIDENTIAL	A · C · K
	architects studio inc.
EXISTING 1- STOREY COMMERCIAL BUILDING	Architectural Office: 290 Glendale Ave. St. Catharines, ON, L2T 2L3
	905 984 5545 SHEET TITLE:
Ramp	WINTER EQUINOX
EXISTING GAS STATION	
	DRAWN BY: JKC DRAWING No.: CHECKED BY: MDA
	CHECKED BY: MDA DATE ISSUED: 09/21/2023 PROJECT No.: 2023-172



DECEMBER 21ST AT 5:00PM & 6:00PM NOT SHOWN DUE TO THE SUN SETTING THIS DAY AT 4:44PM.

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		MI) 10 STOREY ED BUILDING	
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	3 HO	URS OF SUNI		ALLS 4:44PM DECEMBER 21ST DAM TO 3:00PM ON	
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