

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

8055 & 8065 | MCLEOD RD. | NIAGARA FALLS | ONTARIO | CANADA

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES A PROPOSED 6-STORY 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-STORY MULTI-RESIDENTIAL DEVELOPMENT IS TO BE SITUATED. ZONED TRM; TRANSITION RESIDENTIAL MULTIPLE ZONE.

- NON-EQUITY COOPERATIVE HOUSING DEVELOPMENT, ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE. COMPLETE WITH 9 2-STORY ROW TOWNHOUSE BLOCKS, A SINGLE 1-STORY ADMINISTRATIVE BUILDING, AND A PLAYGROUND.
- PROTECTED GREEN AREA, ZONED EPA; ENVIRONMENTAL PROTECTION AREA ZONE.
- PROPOSED DEVELOPMENT FOR A TRI-LEVEL RESIDENTIAL BUILDING COMPOSED OF A 12-STORY SECTION, AN 8-STORY SECTION, AND A 6-STORY SECTION. ZONED R5F; RESIDENTIAL APARTMENT 5F DENSITY ZONE.
- NEIGHBORHOOD SHOPPING CENTER, ZONED NC; NEIGHBORHOOD COMMERCIAL ZONE.
- MEDICAL/DENTAL BUILDING, ZONED GC; GENERAL COMMERCIAL ZONE.
- SMALL 1-STORY RETAIL STRIP, ZONED LI; LIGHT INDUSTRIAL ZONE.
- SMALL RESIDENTIAL DEVELOPMENT COMPRISED OF A 2-STORY DUPLEX BUILDING AND A 2-STORY ROW TOWNHOUSE BLOCK. ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE.
- PROTECTED GREEN AREA, ZONED EPA, ENVIRONMENTAL PROTECTION AREA ZONE.
- SINGLE 2-STORY DETACHED HOME, ZONED LI; LIGHT INDUSTRIAL ZONE.
- MULTI-RESIDENTIAL VACANT LAND SPACE, ZONED R5B; RESIDENTIAL APARTMENT 5B DENSITY ZONE.
- PROTECTED GREEN AREA, ZONED EPA; ENVIRONMENTAL PROTECTION AREA ZONE.
- PROPOSED DEVELOPMENT FOR A 10-STORY RESIDENTIAL BUILDING, ZONED R5E; RESIDENTIAL APARTMENT 5E DENSITY ZONE.
- PROTECTED GREEN AREA, ZONED EPA; ENVIRONMENTAL PROTECTED AREA ZONE.
- VACANT INDUSTRIAL SPACE, ZONED LI; LIGHT INDUSTRIAL ZONE.
- AUTOMOTIVE FUEL STATION, ZONED GC; GENERAL COMMERCIAL ZONE.
- RESIDENTIAL DEVELOPMENT COMPRISED OF 10 2-STORY ROW TOWNHOUSE BLOCKS, A 1-STORY ADMINISTRATIVE BUILDING, A PLAYGROUND, AND A 6-STORY RESIDENTIAL BUILDING. ZONED R4; RESIDENTIAL LOW DENSITY GROUPED MULTIPLE DWELLING ZONE.
- LARGE RETAIL BUILDING CENTER/NEIGHBORHOOD SHOPPING CENTER, ZONED SC; PLANNED SHOPPING CENTER COMMERCIAL ZONE.
- MUNICIPAL PARK, ZONED OS; OPEN SPACE ZONE
- SINGLE FAMILY DETACHED HOMES, ZONED R2; RESIDENTIAL TWO ZONE.

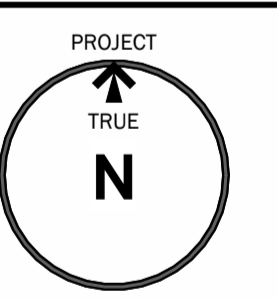


- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USE BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

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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1	OCT 06 2023	PRELIMINARY CONCEPT	JKC
2	OCT 13 2023	REVISED CONCEPT	JKC
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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

COMMISSION: **NIAGARA FALLS NON-PROFIT HOUSING CORPORATION SENIORS BUILDING**
8055 & 8065 MCLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



A · C · K
architects
STUDIO INC.

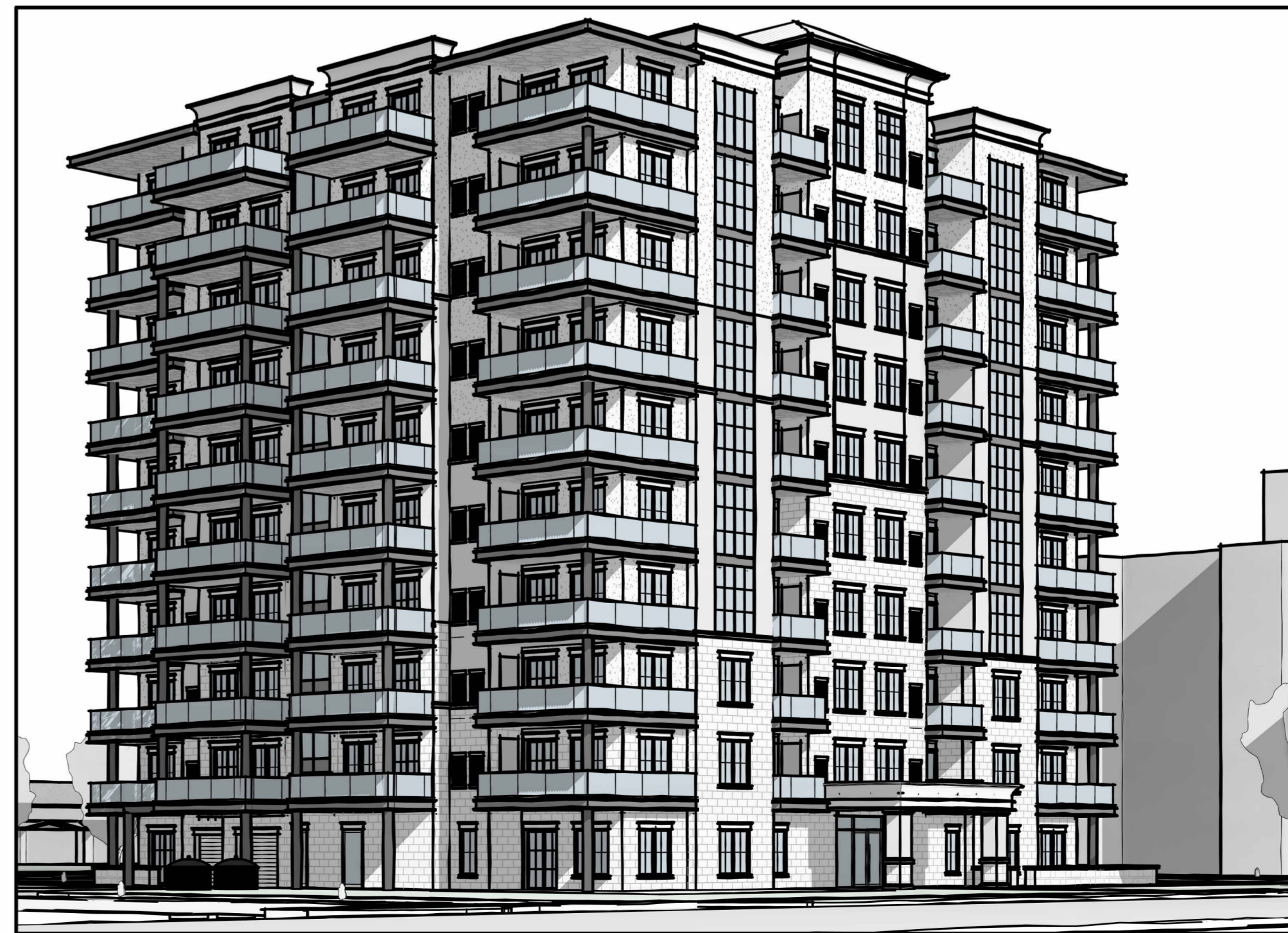
Architectural Office:
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PROJECT No.:	2023-172		

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.

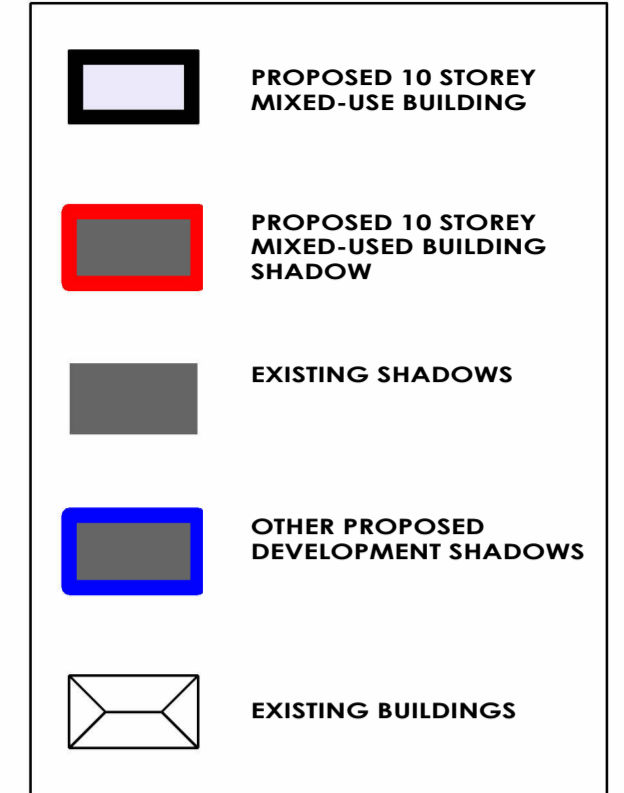




1 April 21, 10.00AM
1:2000



2 April 21, 11.00AM
1:2000



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 ACHIEVED (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)

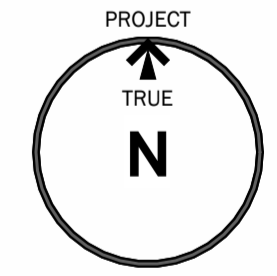
4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

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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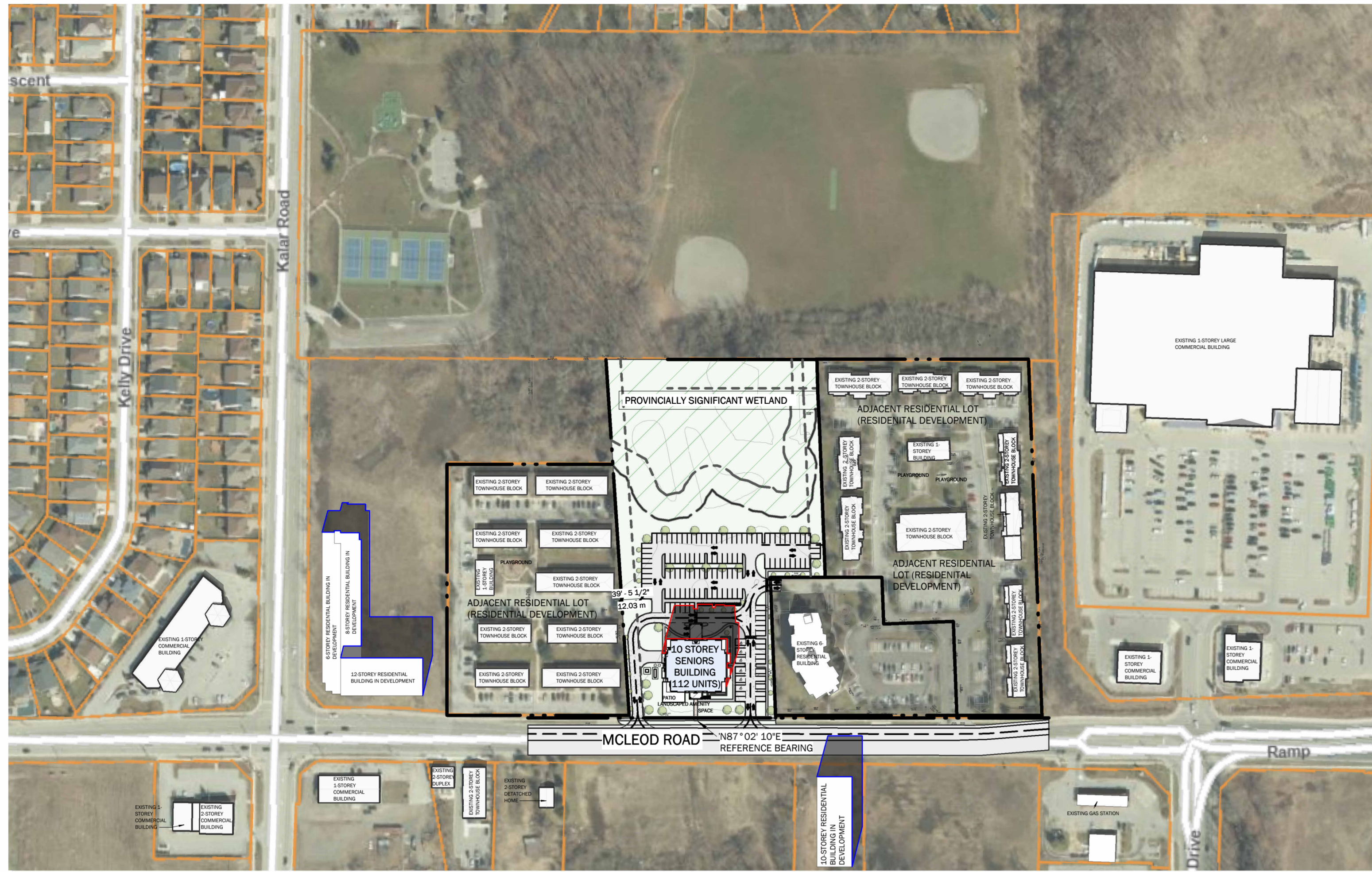
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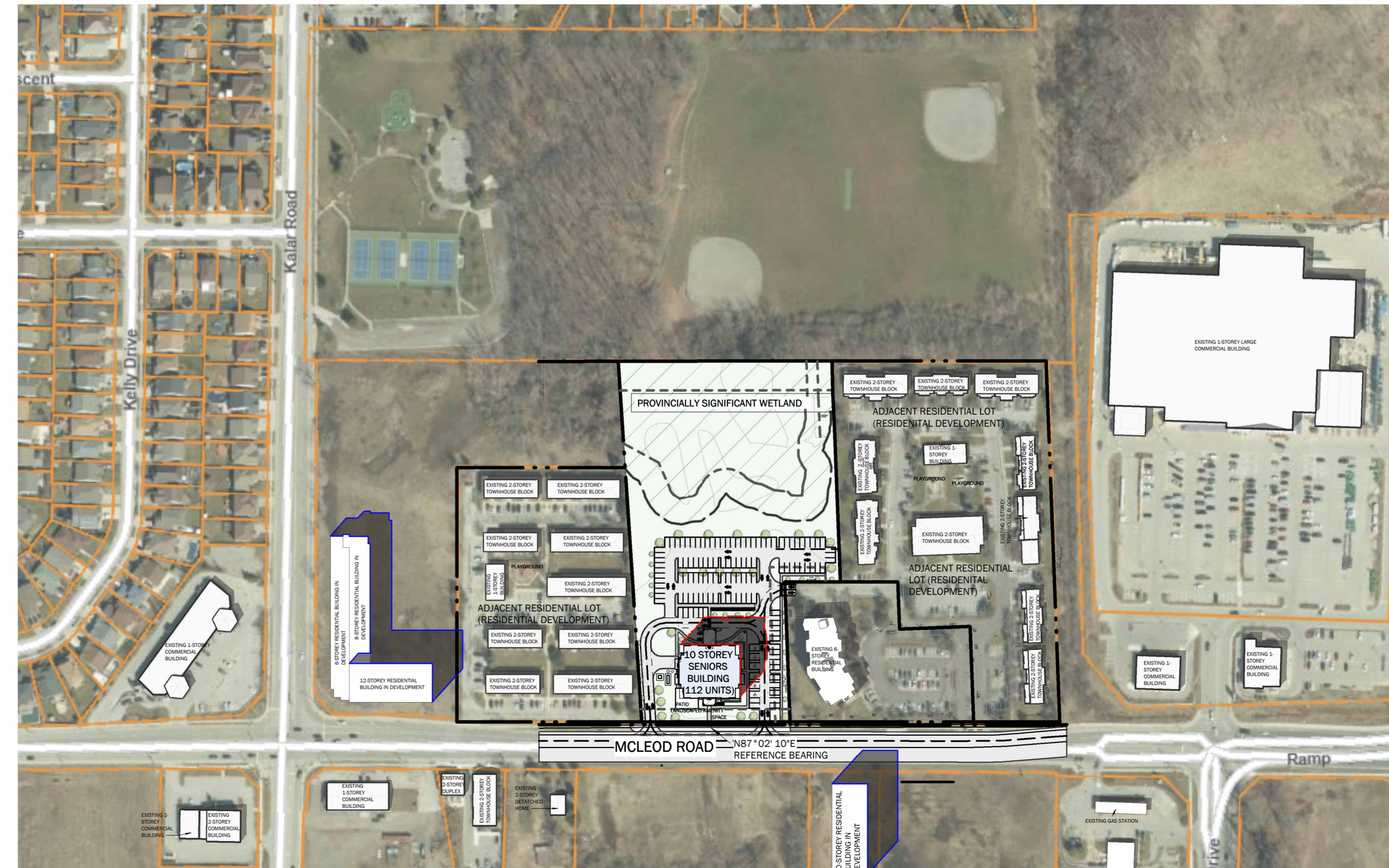
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SS1



3 April 21, 12.00PM
1:2000



4 April 21, .1.00PM
1:2000

-  PROPOSED 10 STOREY MIXED-USE BUILDING
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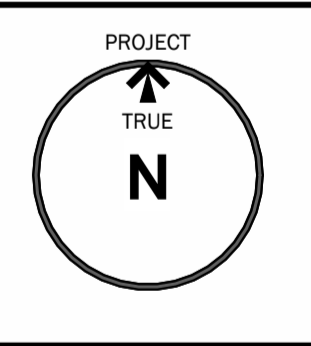
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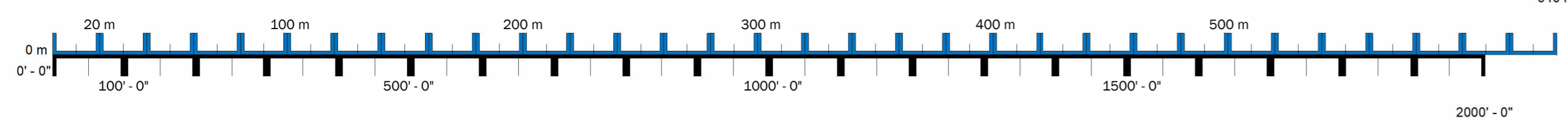


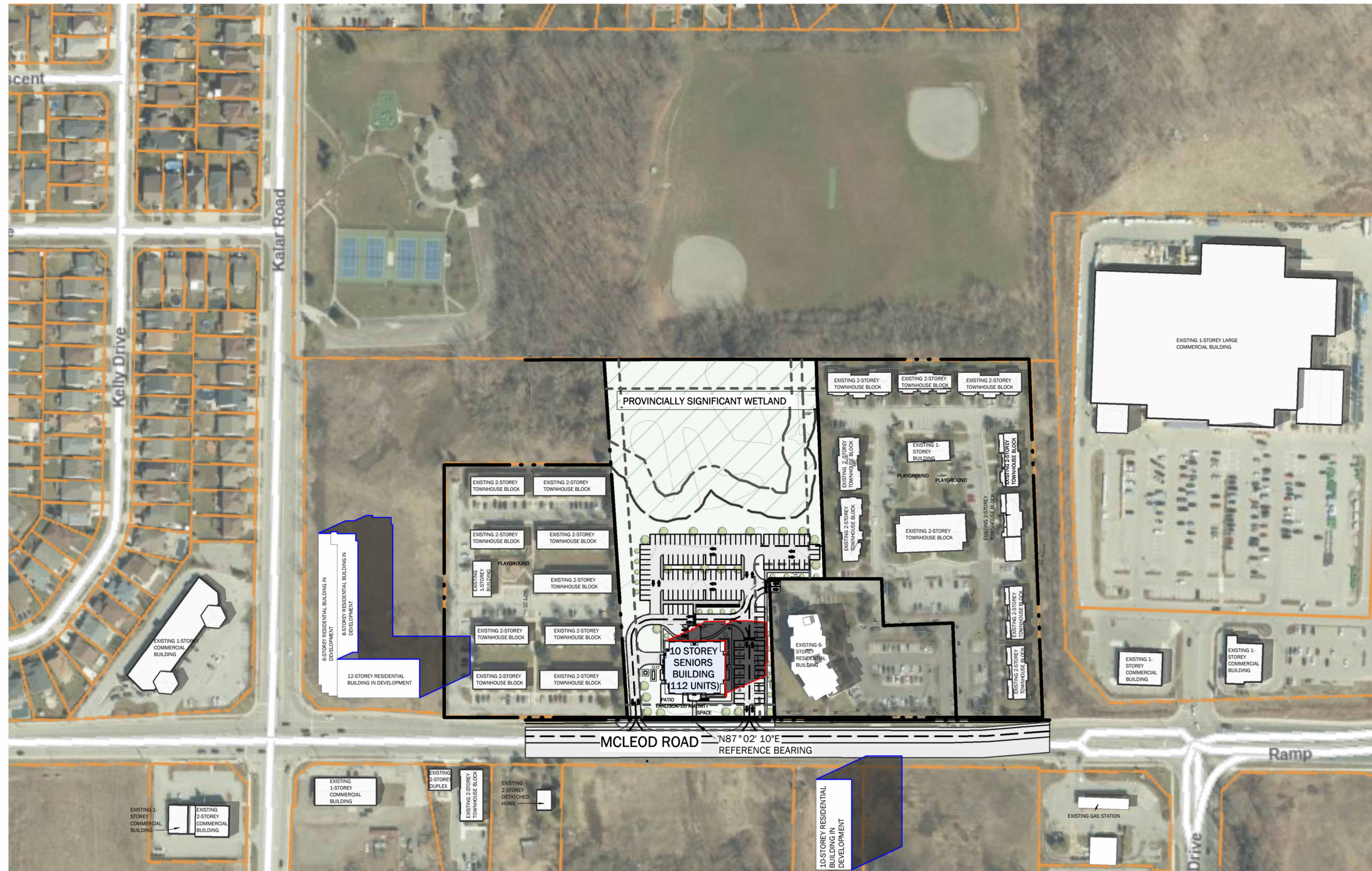
A · C · K
 architects
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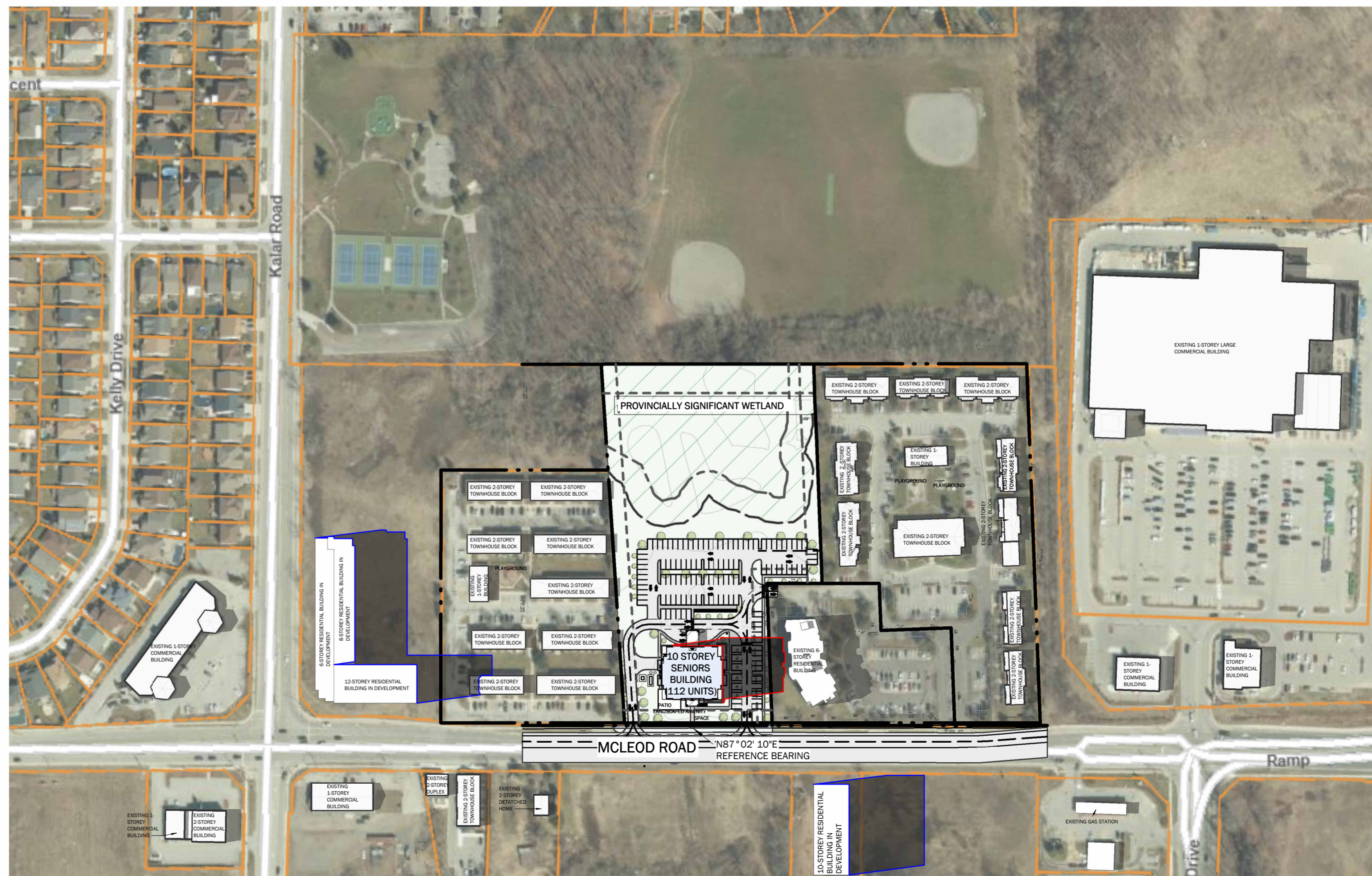
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SS2

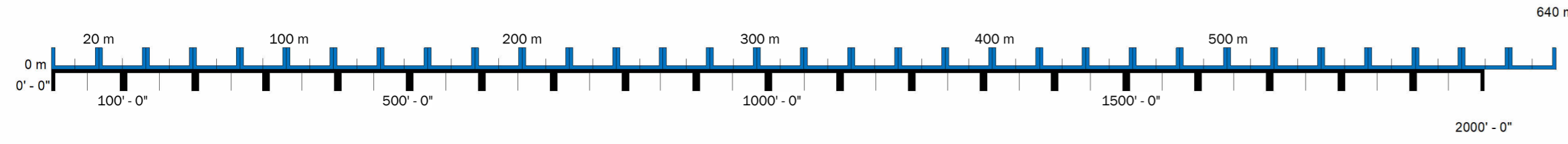




5 April 21, .2.00PM
1:2000



6 April 21, .3.00PM
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APRIL 21 2024
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SUNSET IN NIAGARA FALLS 8:06PM

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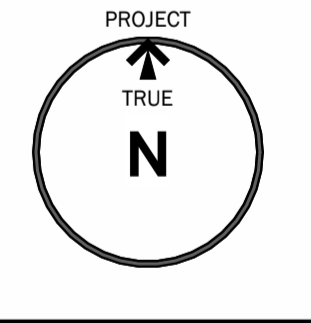
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3 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)

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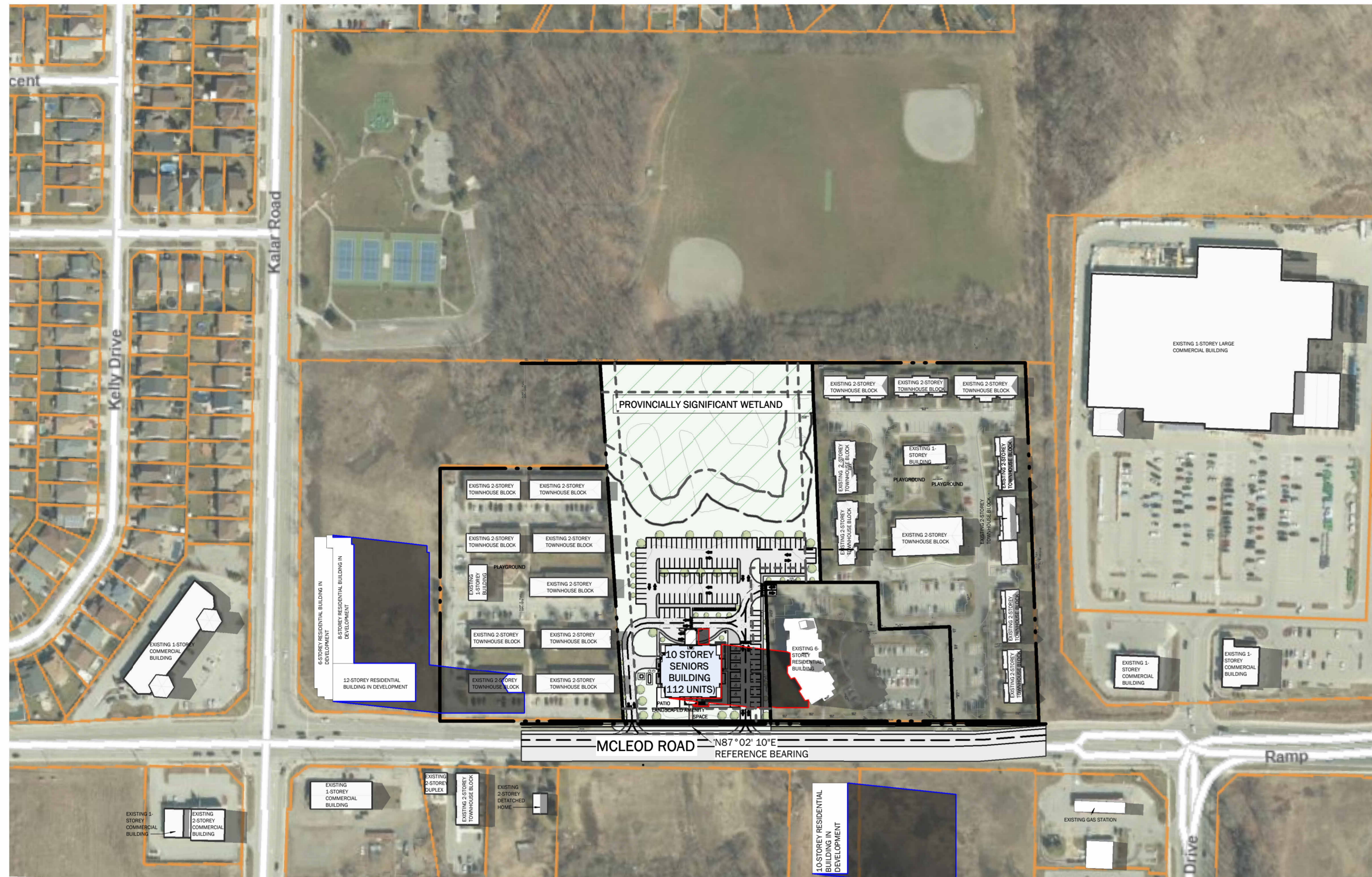


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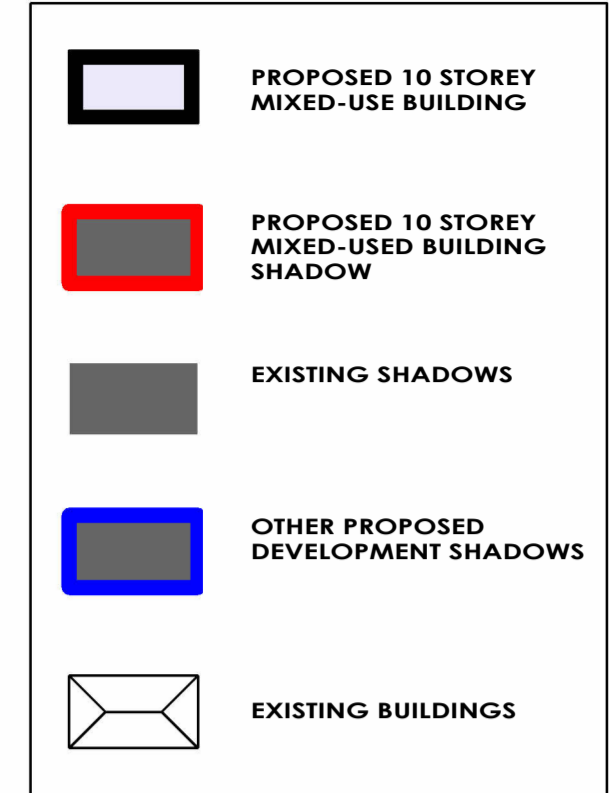
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CHECKED BY:	MDA		
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7 April 21, .4.00PM
1:2000



8 April 21, .5.00PM
1:2000



APRIL 21 2024
SUNRISE IN NIAGARA FALLS: 6:23AM
SUNSET IN NIAGARA FALLS 8:06PM

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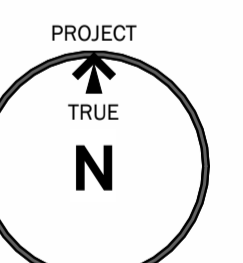
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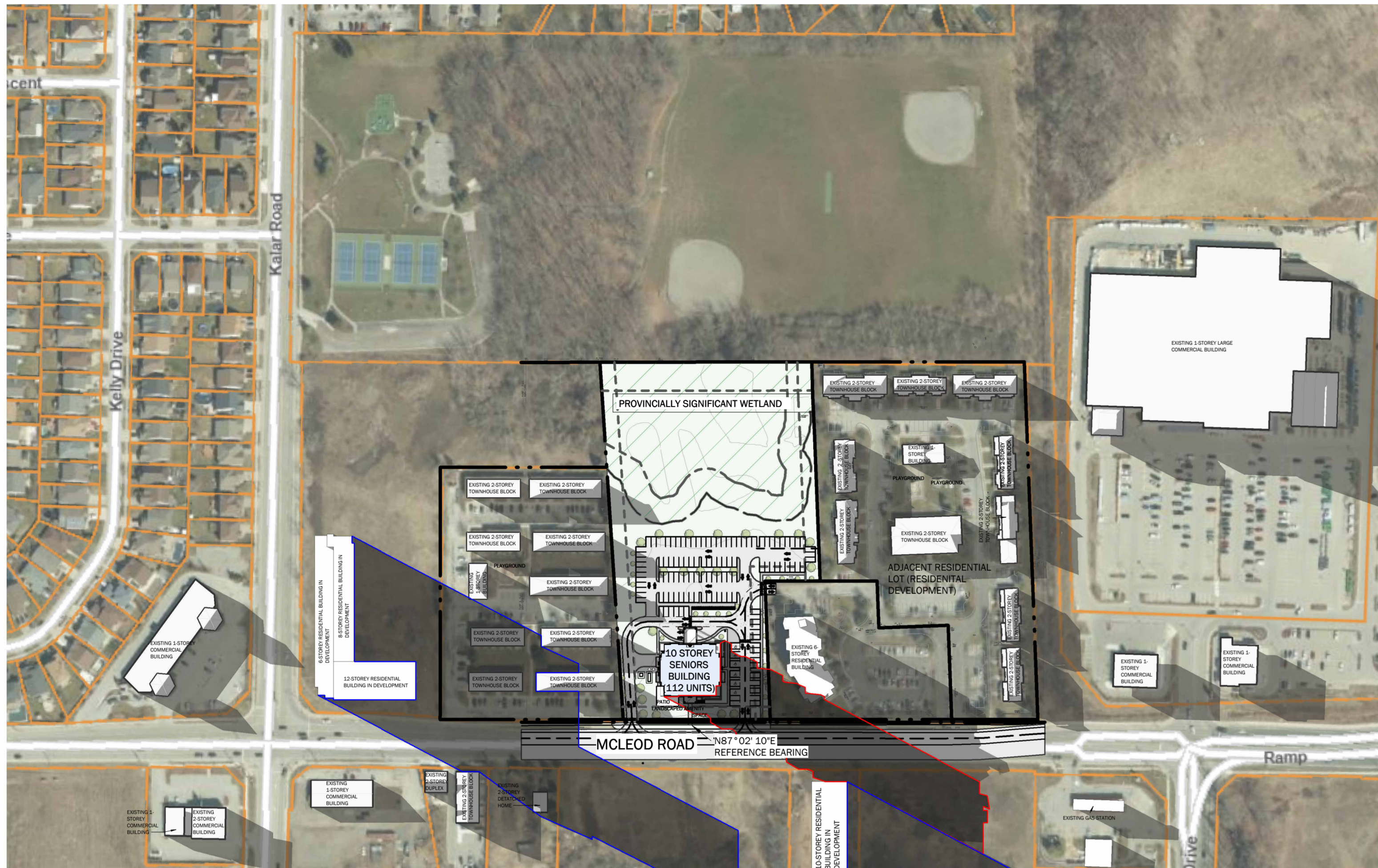


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9 April 21, 6.00PM
1:2000

PROPOSED 10 STOREY MIXED-USE BUILDING

PROPOSED 10 STOREY MIXED-USE BUILDING SHADOW

EXISTING SHADOWS

OTHER PROPOSED DEVELOPMENT SHADOWS

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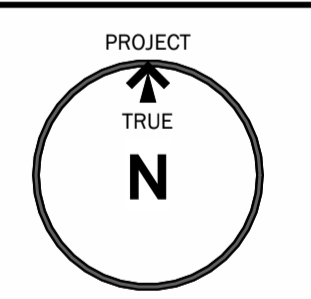
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- 4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT SIDEWALK ACHIEVED (AS PER 4.3.2 SHADOW STUDY TERMS OF REFERENCE)
- 4 HOURS OF SUNLIGHT ON APRIL 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY 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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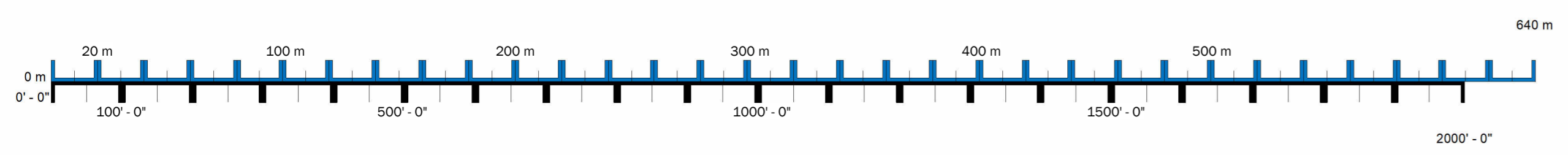
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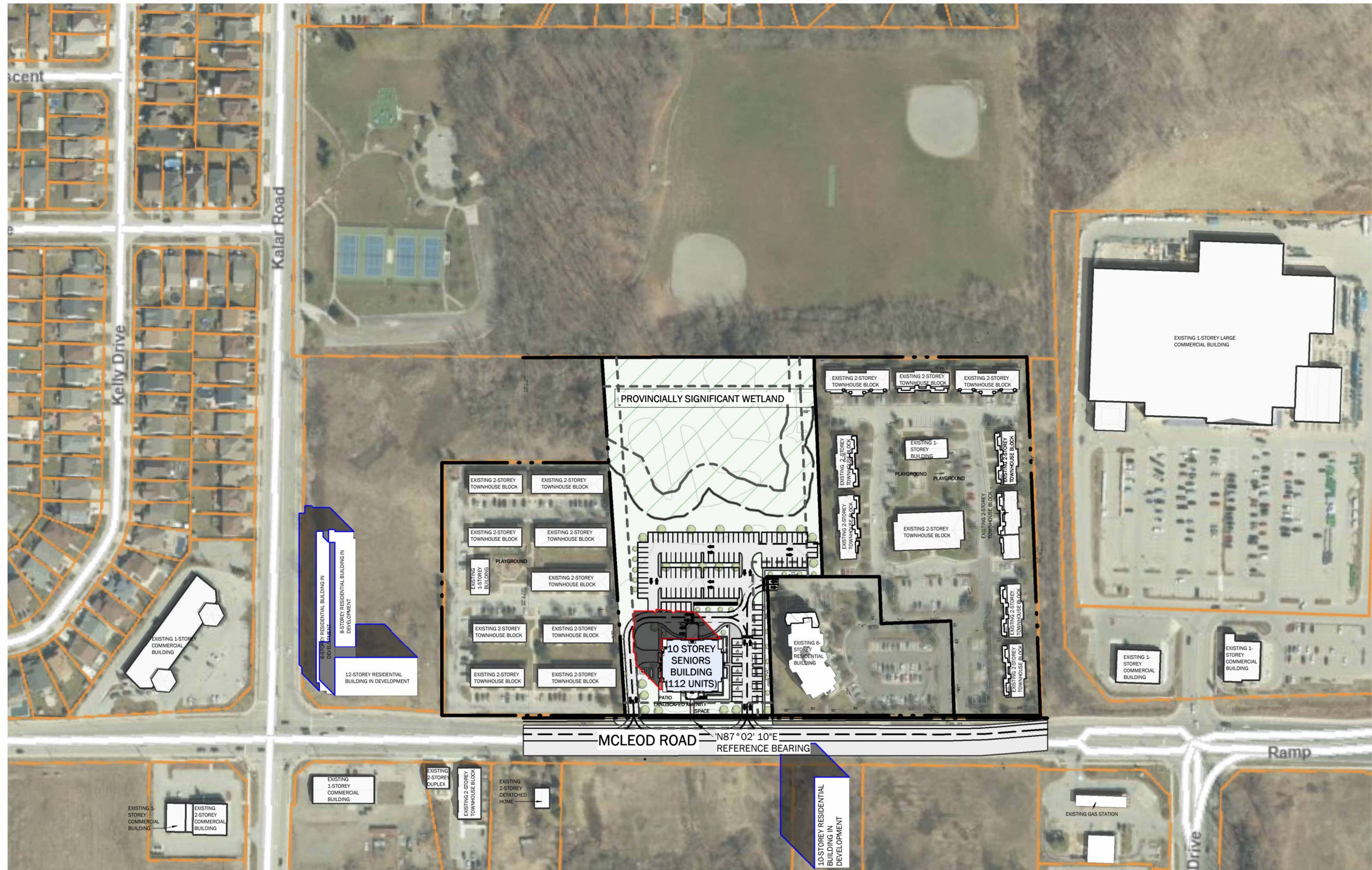


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DATE ISSUED:	09/21/2023		
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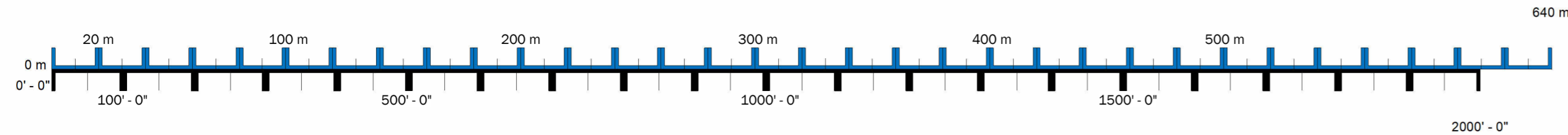




1 June 21, 10.00AM
1:2000



2 June 21, 11.00AM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USE BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

JUNE 21 2024
SUNRISE IN NIAGARA FALLS: 5:37AM
SUNSET IN NIAGARA FALLS 8:59PM

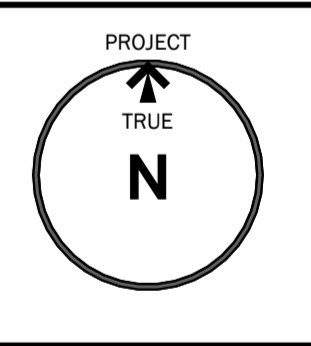
6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT REDENTRAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)

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)

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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

COMMISSION:
**NIAGARA FALLS
NON-PROFIT HOUSING
CORPORATION SENIORS
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:
SUMMER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	SS6
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		



3 June 21, 12.00PM
1:2000



4 June 21, 1.00PM
1:2000

- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

JUNE 21 2024
SUNRISE IN NIAGARA FALLS: 5:37AM
SUNSET IN NIAGARA FALLS 8:59PM

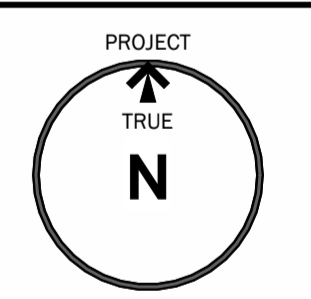
6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

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)

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION: **NIAGARA FALLS NON-PROFIT HOUSING CORPORATION SENIORS BUILDING**
 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

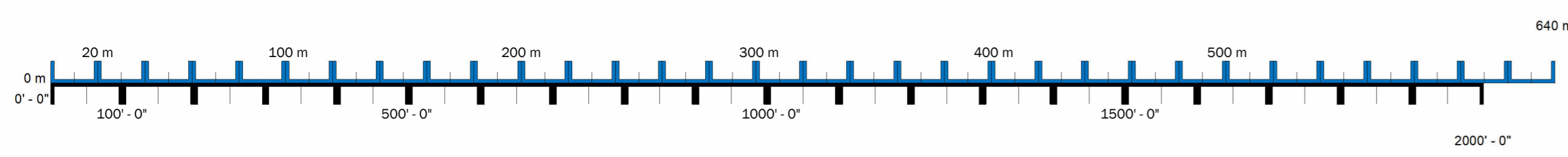


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 905 984 5545

SHEET TITLE:
SUMMER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	SS7
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		

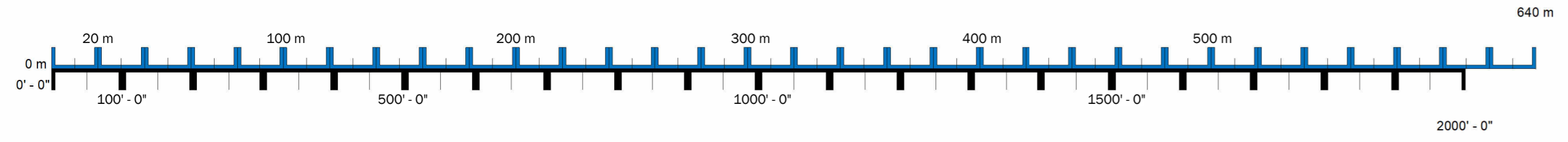




5 June 21, 2.00PM
1:2000



6 June 21, 3.00PM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

JUNE 21 2024
SUNRISE IN NIAGARA FALLS 5:37AM
SUNSET IN NIAGARA FALLS 8:59PM

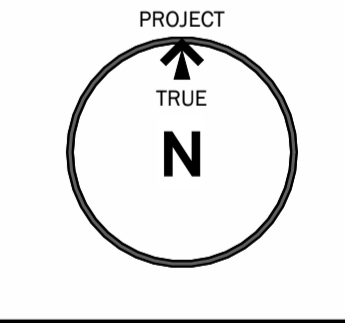
6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)

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)

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION: **NIAGARA FALLS NON-PROFIT HOUSING CORPORATION SENIORS BUILDING**
 8055 & 8065 MCLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

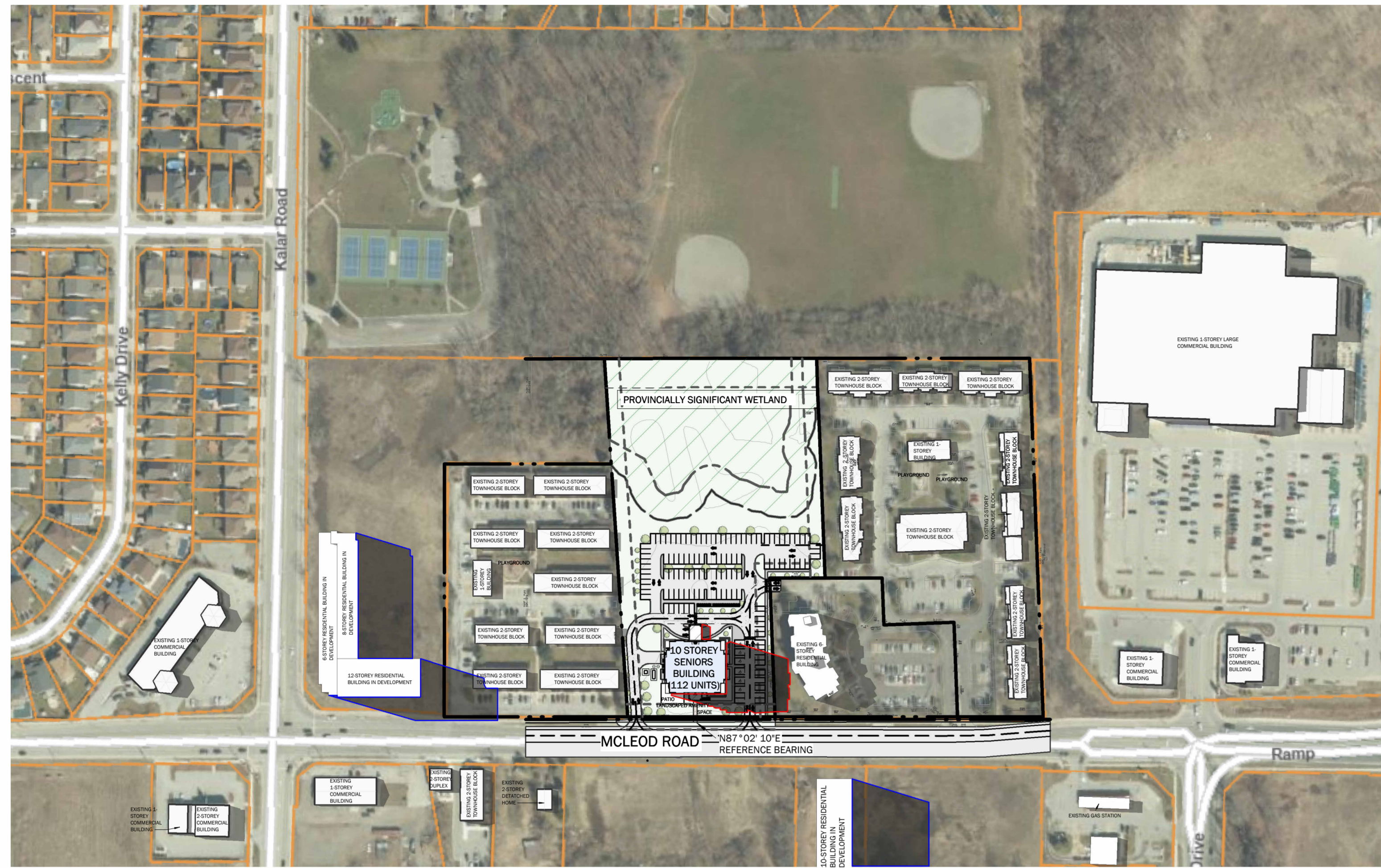


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Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

SHEET TITLE:
SUMMER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	SS8
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		



7 June 21, 4.00PM
1:2000



8 June 21, 5.00PM
1:2000

- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USE BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

JUNE 21 2024
SUNRISE IN NIAGARA FALLS: 5:37AM
SUNSET IN NIAGARA FALLS 8:59PM

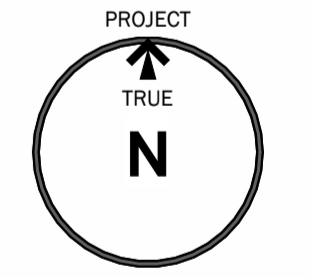
6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT REDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)

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)

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
NON-PROFIT HOUSING
CORPORATION SENIORS
BUILDING**
8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



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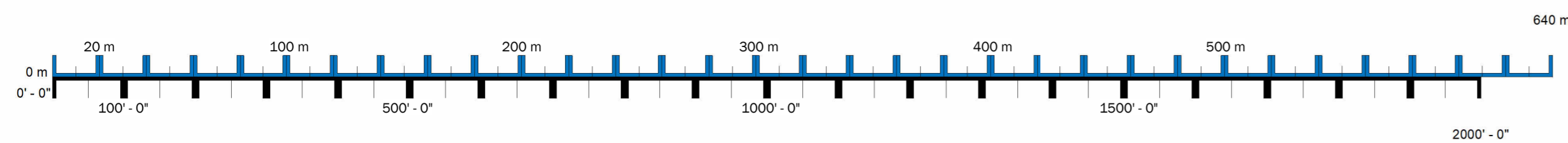
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:
SUMMER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	SS9
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		



9 June 21, .6.00PM
1 : 2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

JUNE 21 2024
 SUNRISE IN NIAGARA FALLS: 5:37AM
 SUNSET IN NIAGARA FALLS 8:59PM

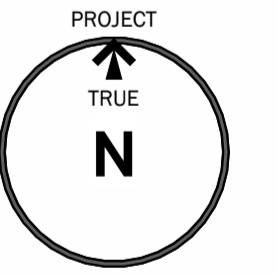
6 HOURS OF SUNLIGHT ON JUNE 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON ADJACENT RESIDENTIAL AMENITY SPACES ACHIEVED (AS PER 4.2.1 SHADOW STUDY TERMS OF REFERENCE)

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



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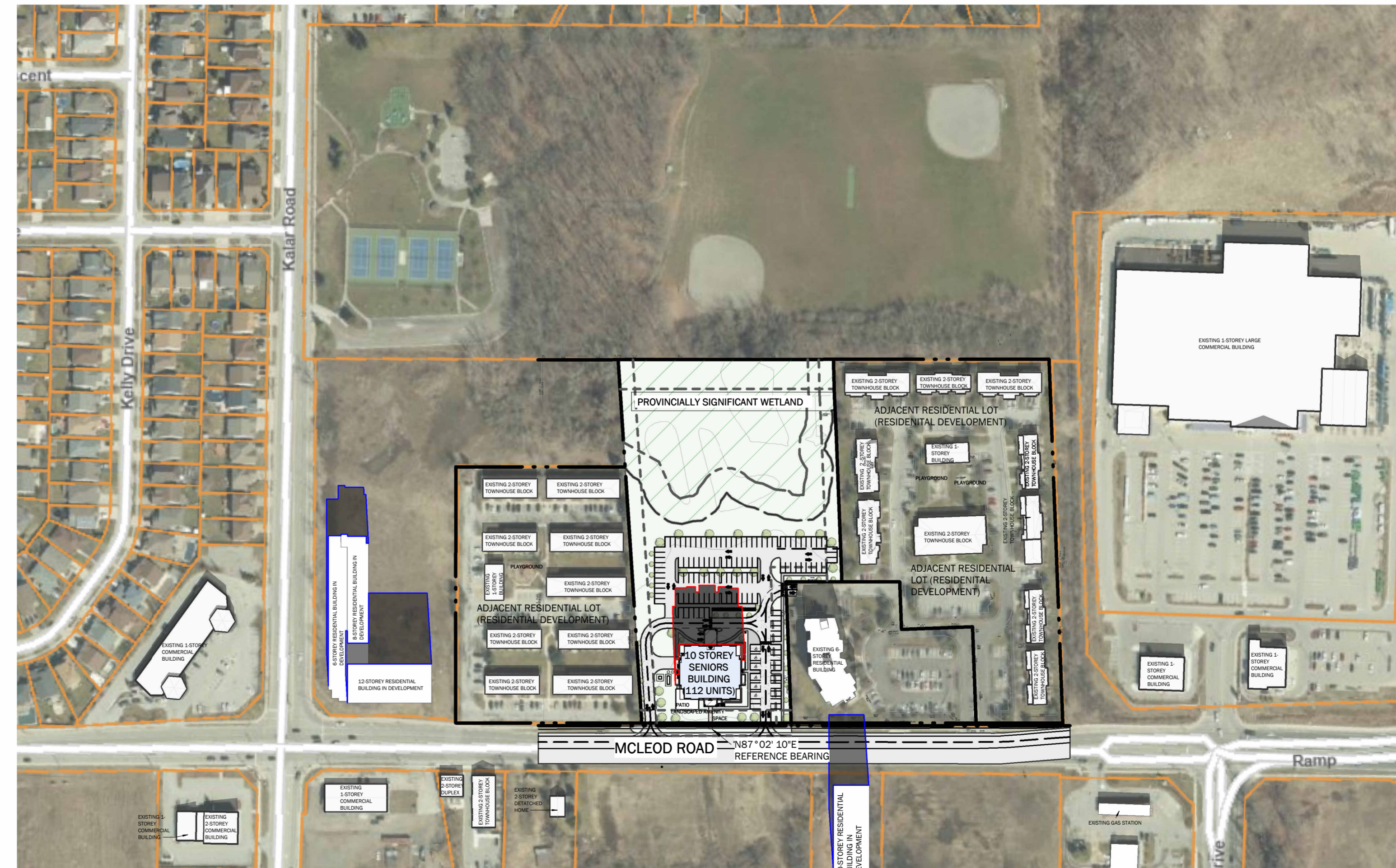
SHEET TITLE:
SUMMER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		





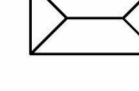
SS10



1 September 21, 10.00AM
1:2000



2 September 21, 11.00AM
1:2000

-  PROPOSED 10 STOREY MIXED-USE BUILDING
-  PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
-  EXISTING SHADOWS
-  OTHER PROPOSED DEVELOPMENT SHADOWS
-  EXISTING BUILDINGS

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)

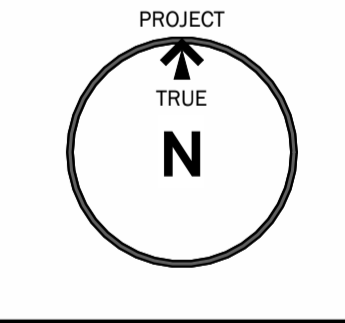
4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

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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5	APR 22 2024	REVISED CONCEPT PACKAGE/INCREASED HT	JKC
6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 MCLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

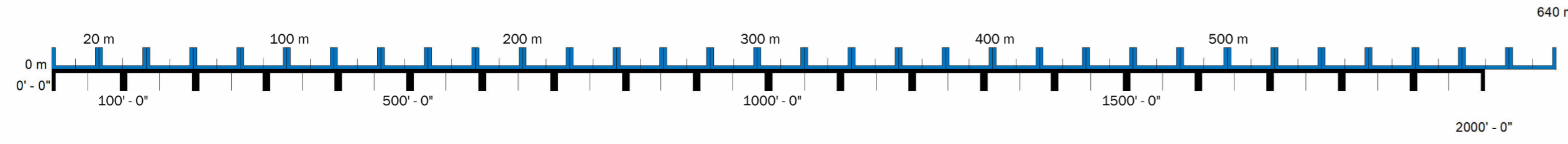


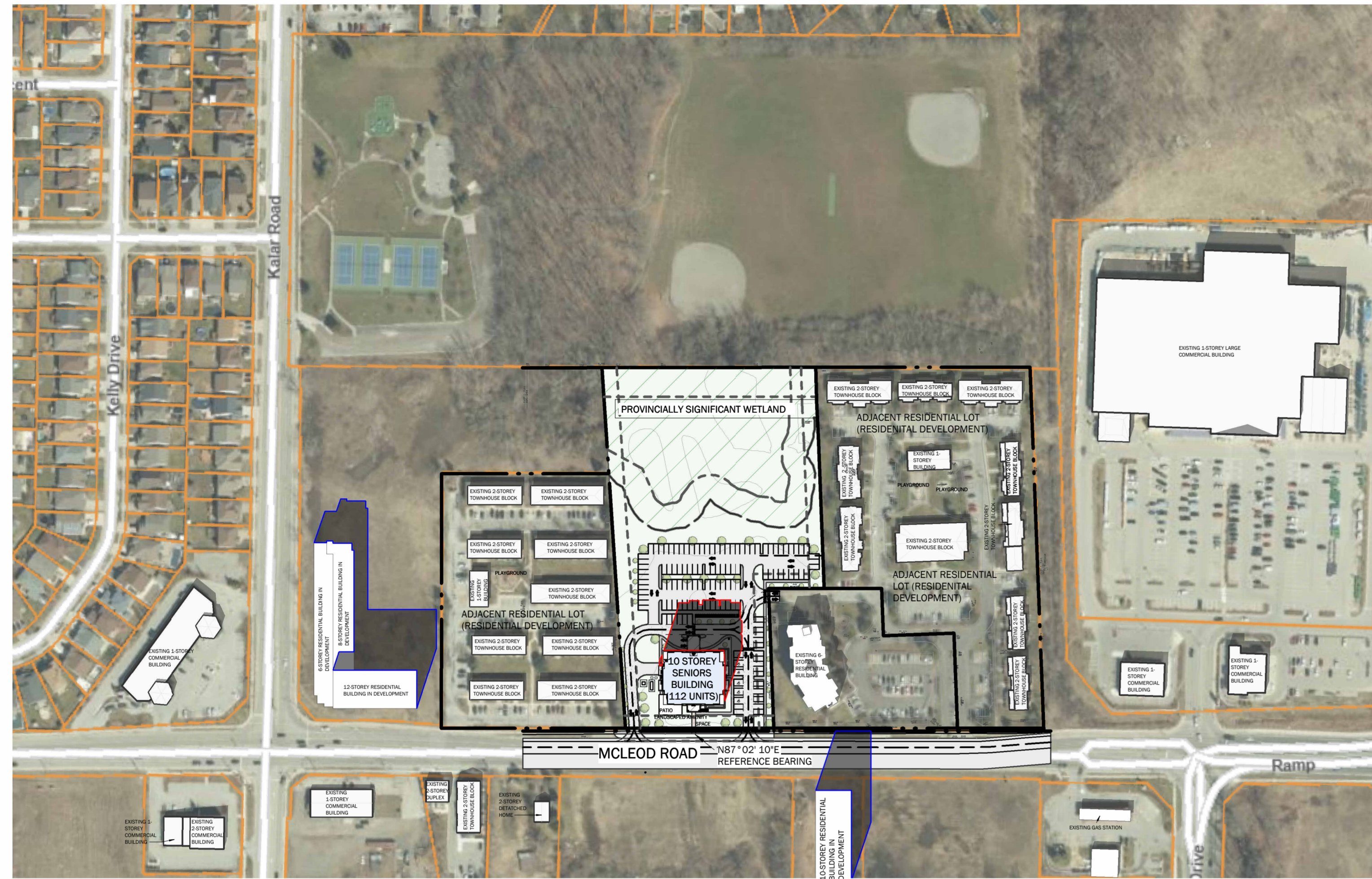
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 architects
 STUDIO INC.

Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

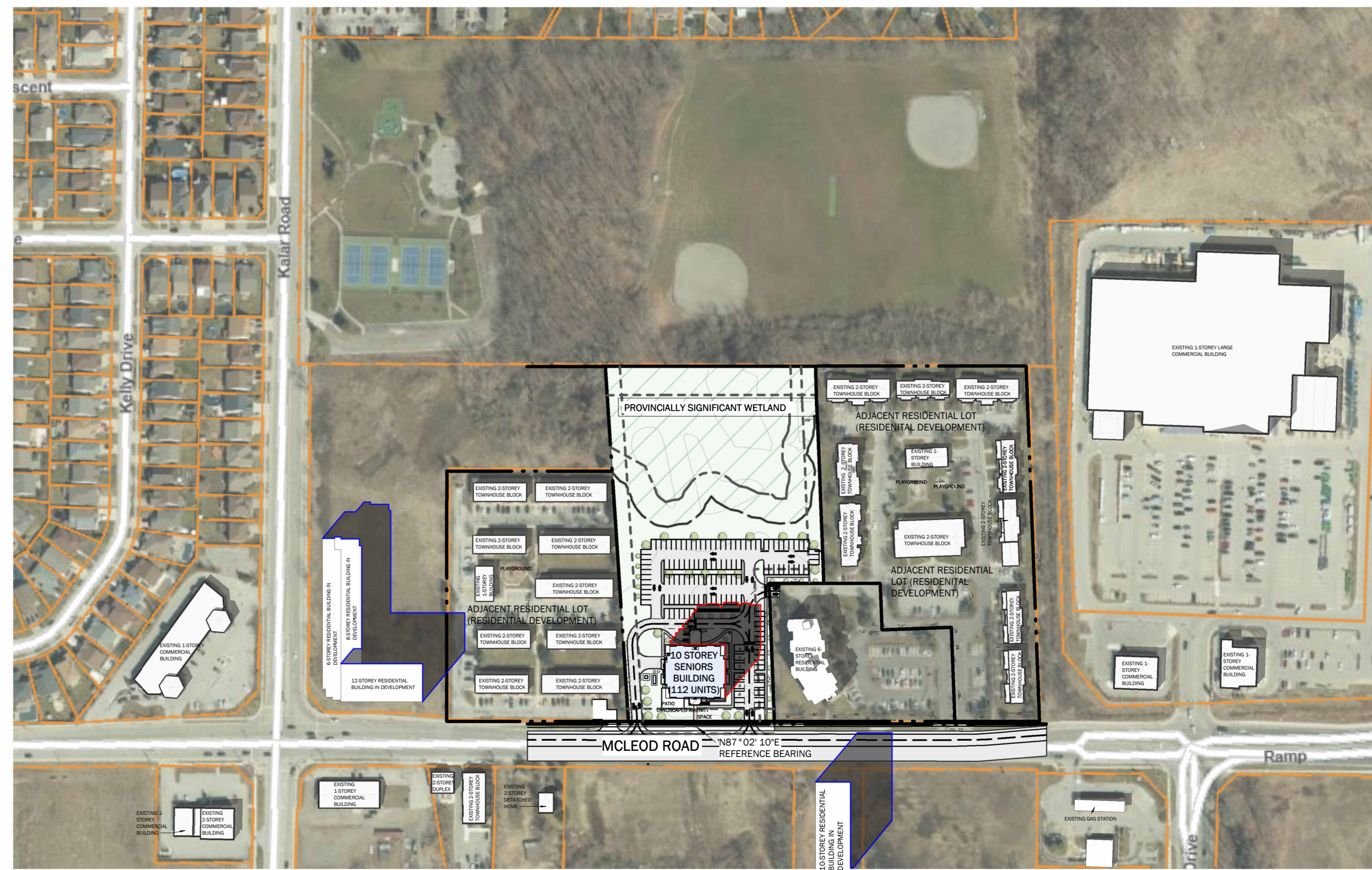
SHEET TITLE:
FALL EQUINOX

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS11
PROJECT No.:	2023-172		

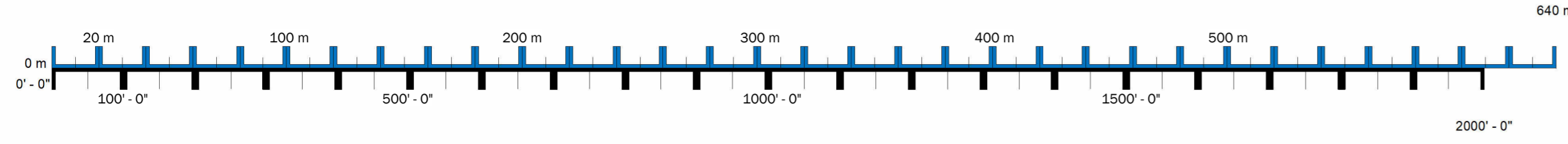




3 September 21, 12.00PM
1:2000



4 September 21, .100PM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
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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)

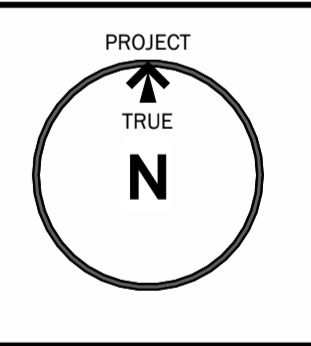
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3 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON SURROUNDING PARKS/OPEN SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

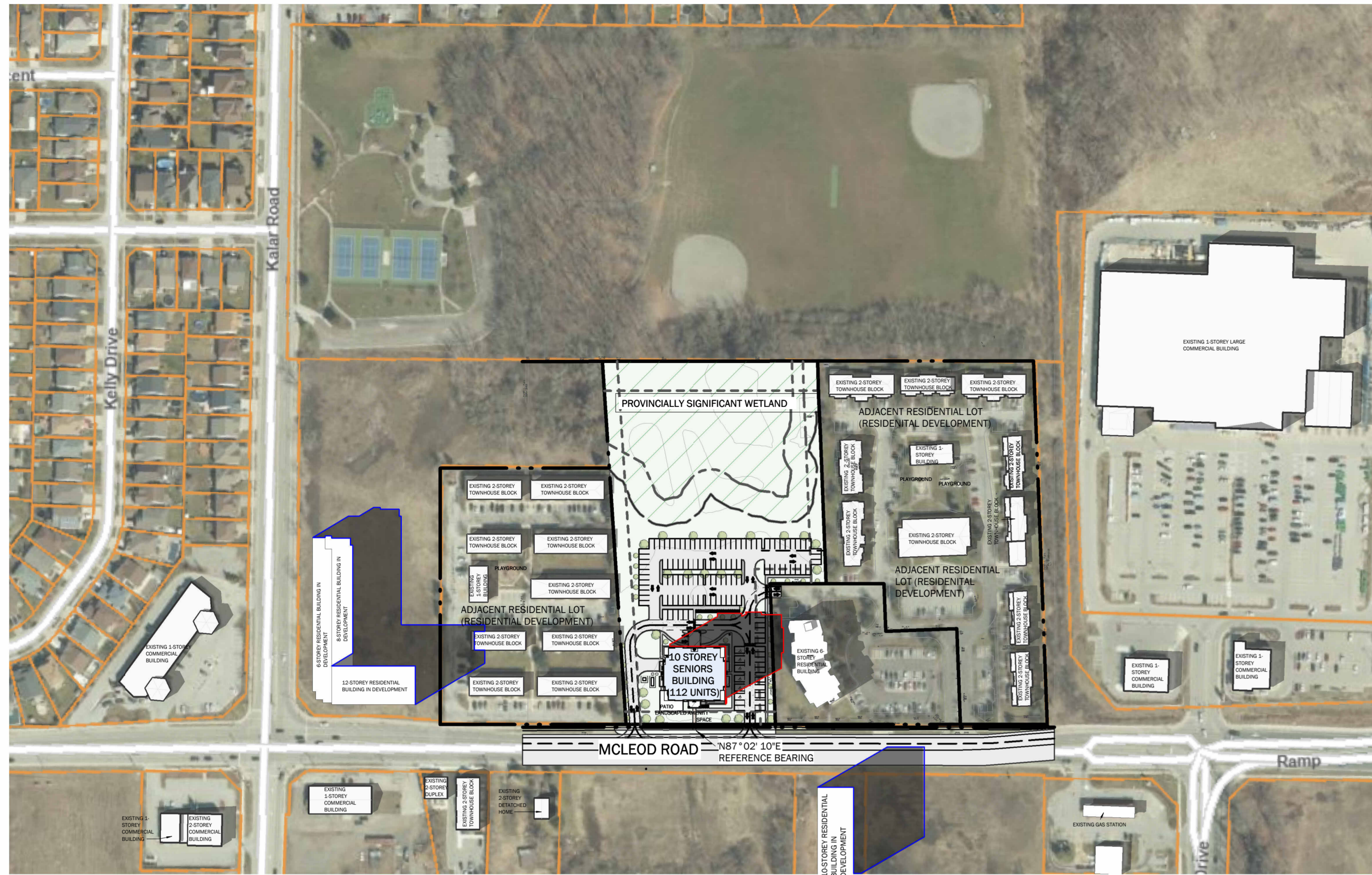


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 architects
 STUDIO INC.

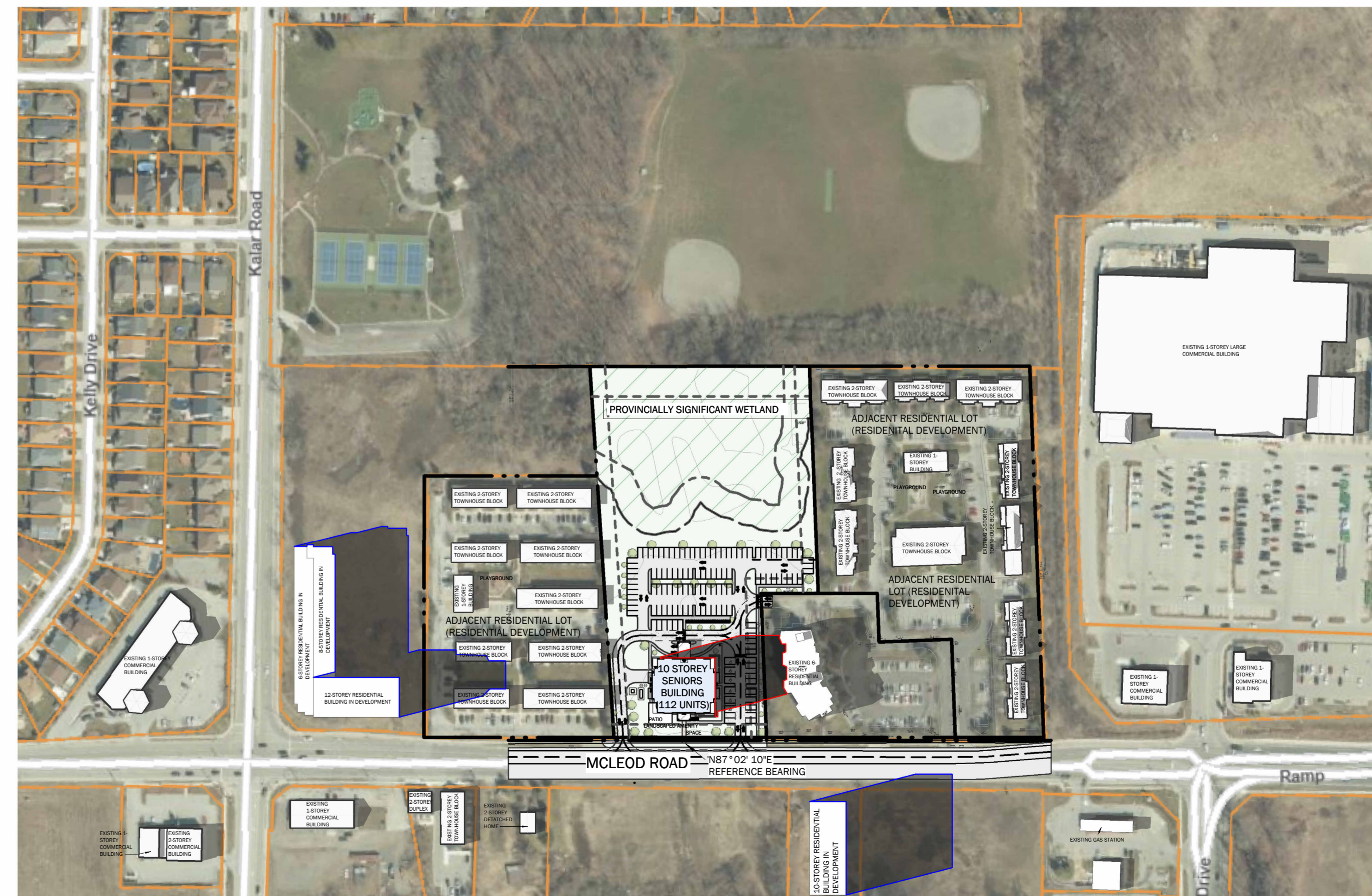
Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

SHEET TITLE:
FALL EQUINOX

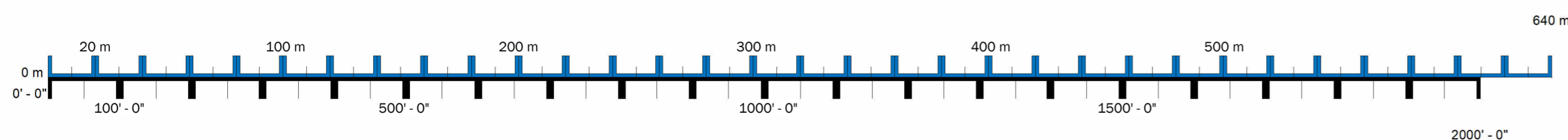
DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS12
PROJECT No.:	2023-172		



5 September 21, .2.00PM
1:2000



6 September 21, .3.00PM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
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SEPTEMBER 21 2024
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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 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

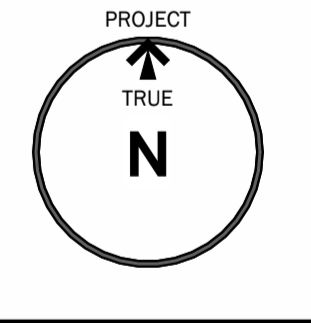
4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

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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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
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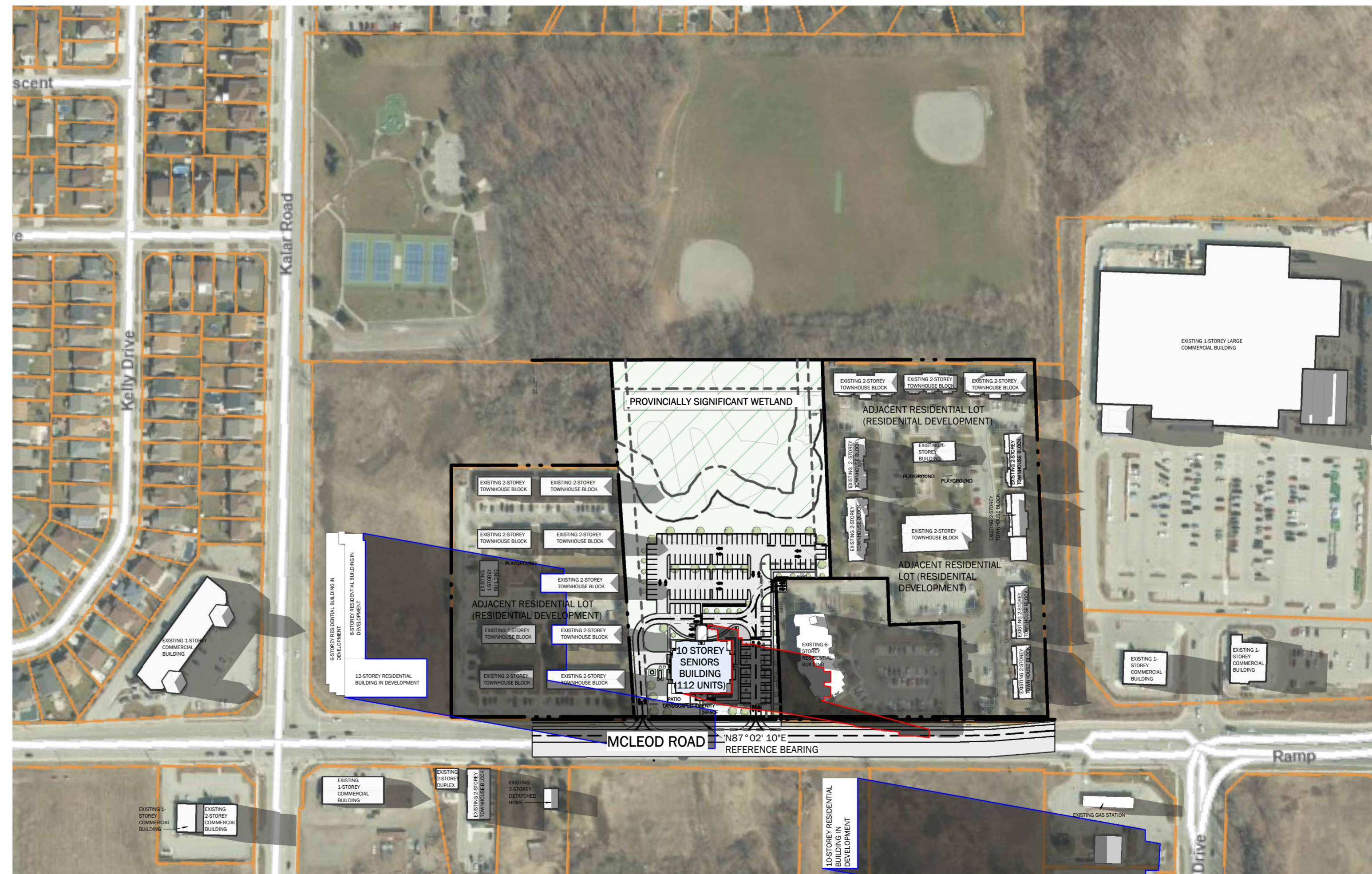
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 architects
 STUDIO INC.
 Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2L 2T3
 905 984 5545

SHEET TITLE:
FALL EQUINOX

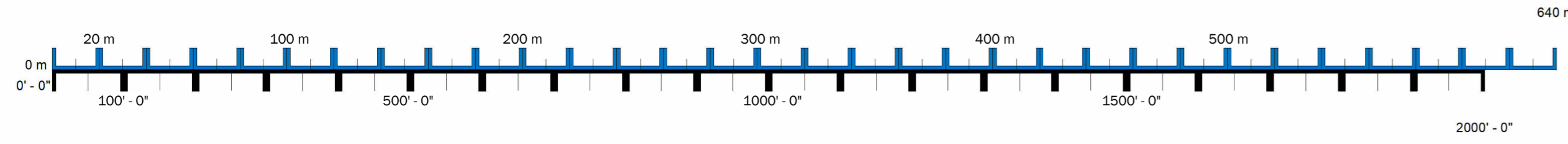
DRAWN BY:	JKC	DRAWING No.:	SS13
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		
PROJECT No.:	2023-172		



7 September 21, 4.00PM
1:2000



8 September 21, 5.00PM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

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 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

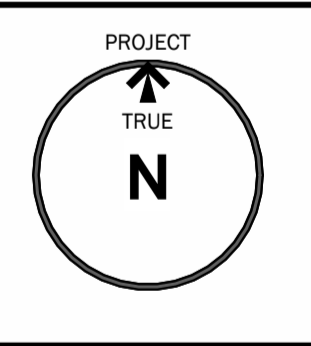
4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED (AS PER 4.3.3 SHADOW STUDY TERMS OF REFERENCE)

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

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 MCLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



A · C · K
 architects
 STUDIO INC.
 Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

SHEET TITLE:
FALL EQUINOX

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS14
PROJECT No.:	2023-172		



9 September 21, 6.00PM
1:2000

PROPOSED 10 STOREY MIXED-USE BUILDING

PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW

EXISTING SHADOWS

OTHER PROPOSED DEVELOPMENT SHADOWS

EXISTING BUILDINGS

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)

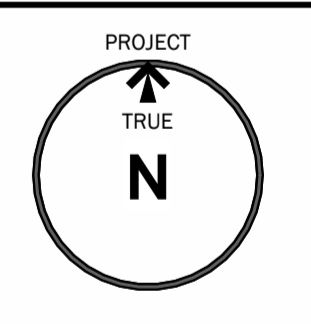
4 HOURS OF SUNLIGHT ON SEPTEMBER 21ST BETWEEN THE TIMES OF 10:00AM TO 6:00PM ON PRIVATE OUTDOOR AMENITY SPACES ACHIEVED
 (AS PER 4.2.2 SHADOW STUDY TERMS OF REFERENCE)

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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5	APR 22 2024	REVISED CONCEPT PACKAGE/INCREASED HT	JKC
6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

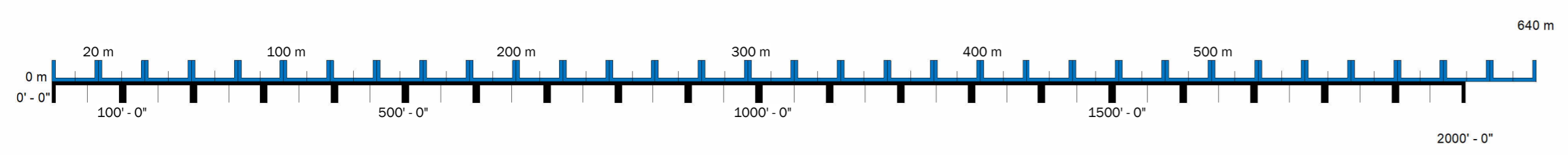


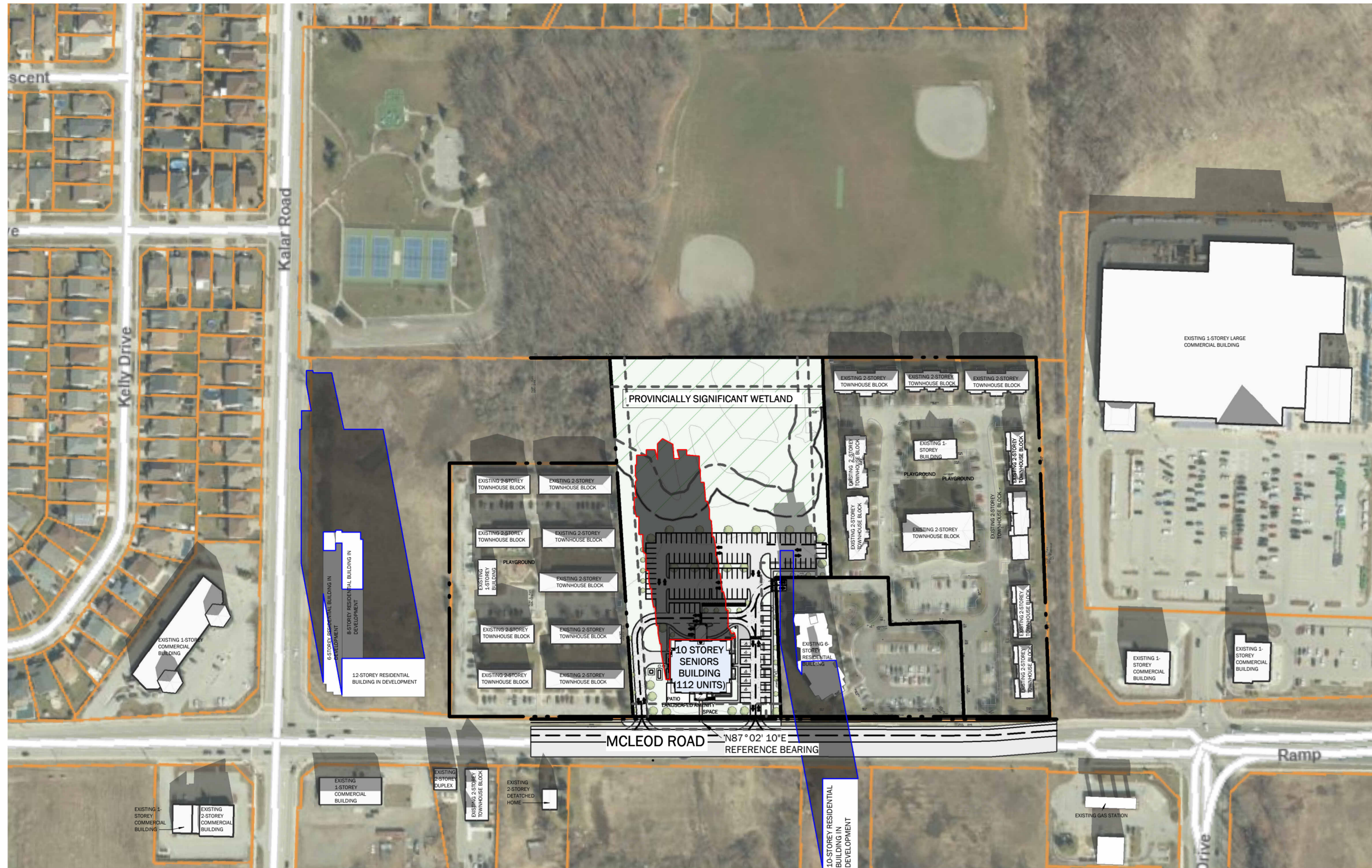
A · C · K
 architects
 STUDIO INC.

Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2T 2L3
 905 984 5545

SHEET TITLE:
FALL EQUINOX

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS15
PROJECT No.:	2023-172		





1 December 21, 10.00AM
1:2000



2 December 21, 11.00AM
1:2000

- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

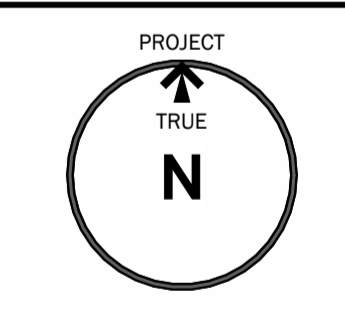
DECEMBER 21 2024
 SUNRISE IN NIAGARA FALLS: 7:44AM
 SUNSET IN NIAGARA FALLS 4:44PM

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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5	APR 22 2024	REVISED CONCEPT PACKAGE/INCREASED HT	JKC
6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
 NON-PROFIT HOUSING
 CORPORATION SENIORS
 BUILDING**
 8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

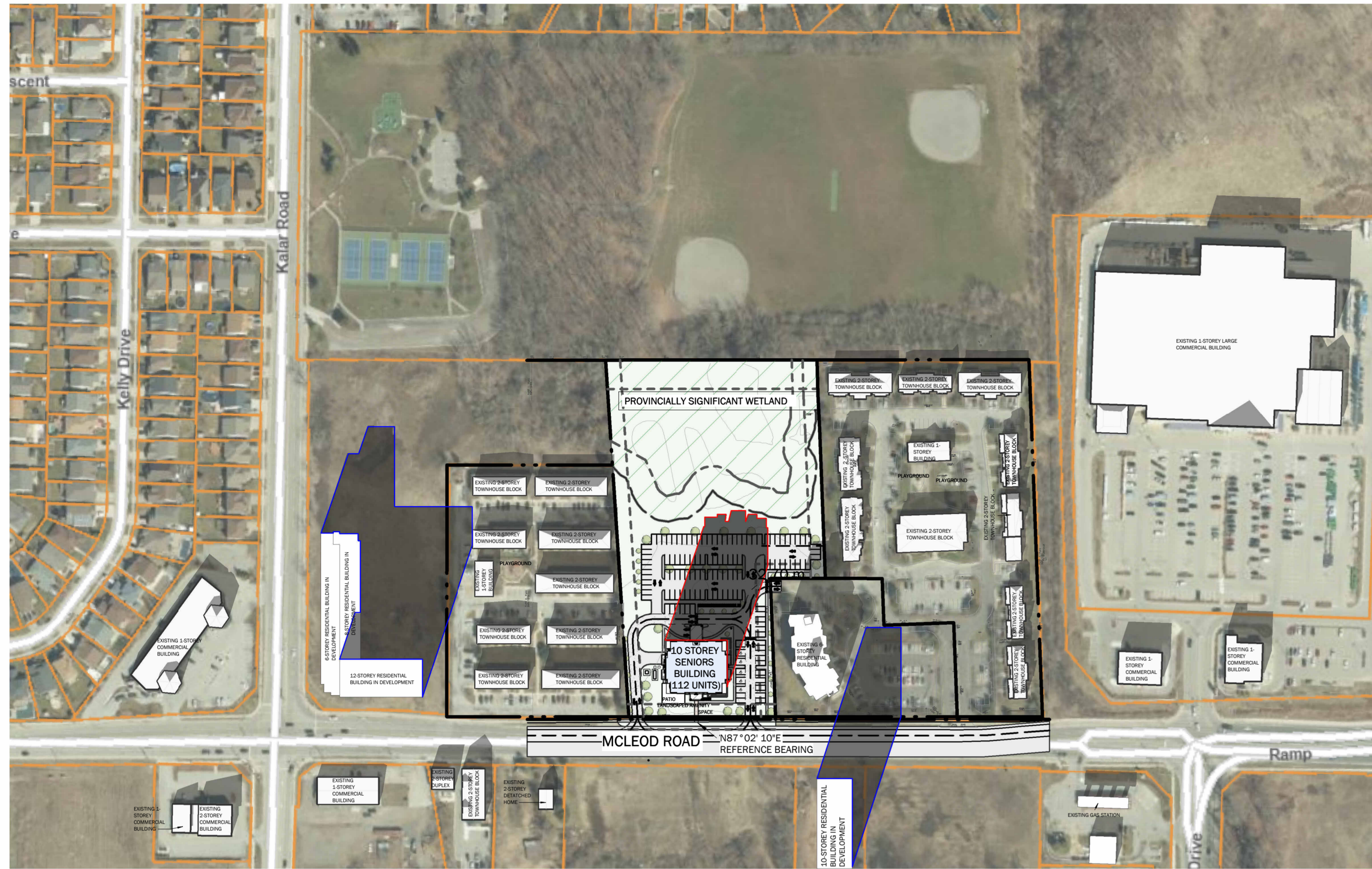


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Architectural Office:
 290 Glendale Ave. St. Catharines, ON, L2L 2L3
 905 984 5545

SHEET TITLE:
WINTER EQUINOX

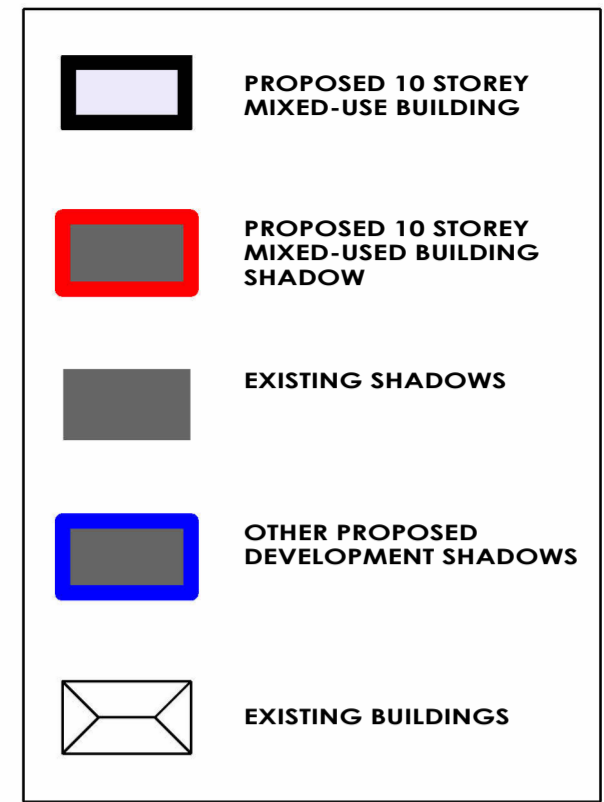
DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS16
PROJECT No.:	2023-172		



3 December 21, 12.00PM
1:2000



4 December 21, 1.00PM
1:2000



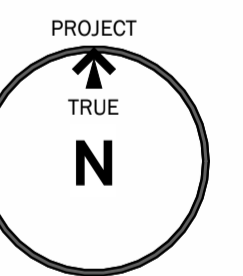
DECEMBER 21 2024
SUNRISE IN NIAGARA FALLS: 7:44AM
SUNSET IN NIAGARA FALLS 4:44PM

3 HOURS OF SUNLIGHT ON DECEMBER 21ST
BETWEEN THE TIMES OF 10:00AM TO 3:00PM ON
ALL CHILDRENS PLAY AREAS ACHIEVED
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5	APR 22 2024	REVISED CONCEPT PACKAGE/INCREASED HT	JKC
6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
NON-PROFIT HOUSING
CORPORATION SENIORS
BUILDING**
8055 & 8065 MCLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6

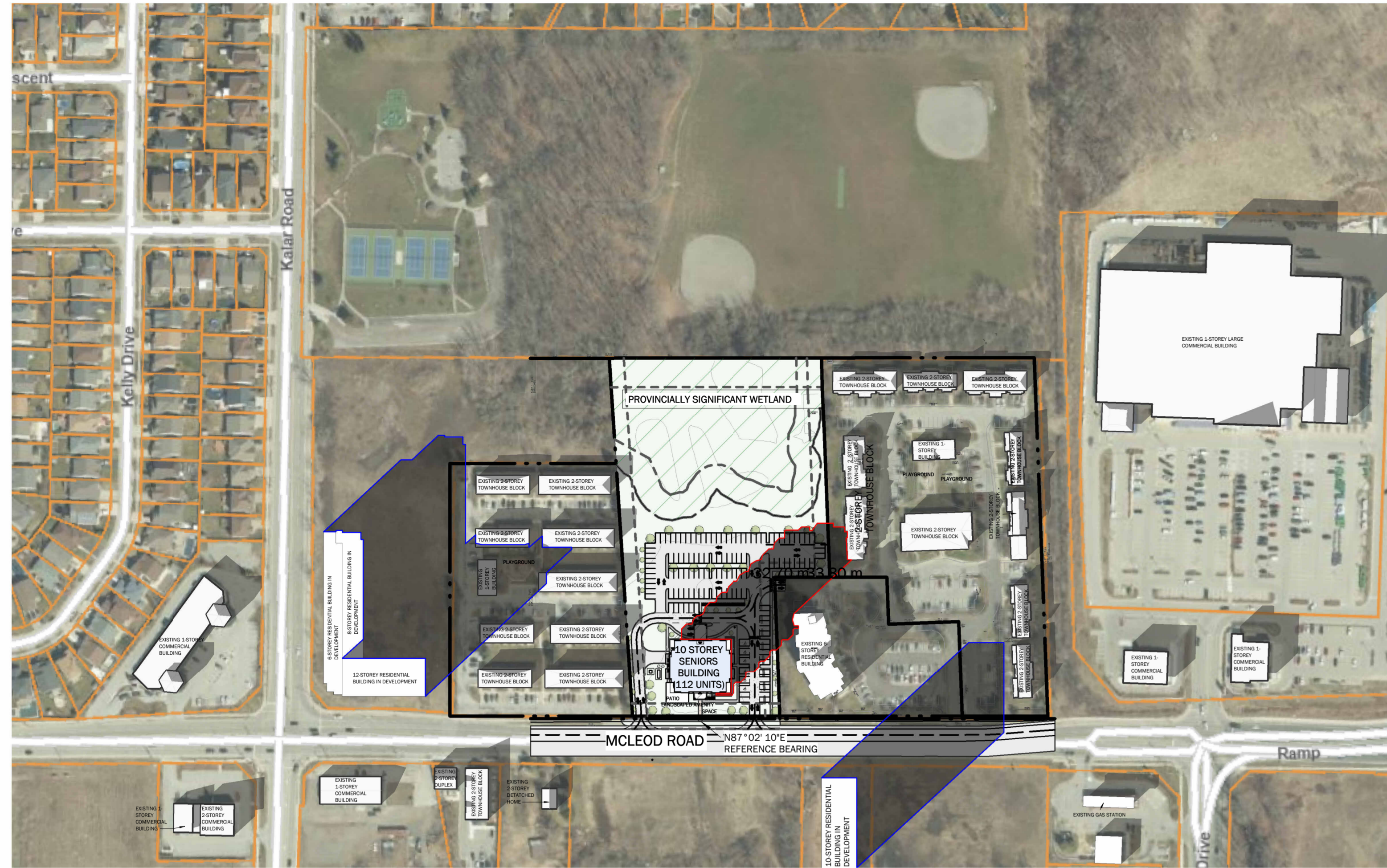


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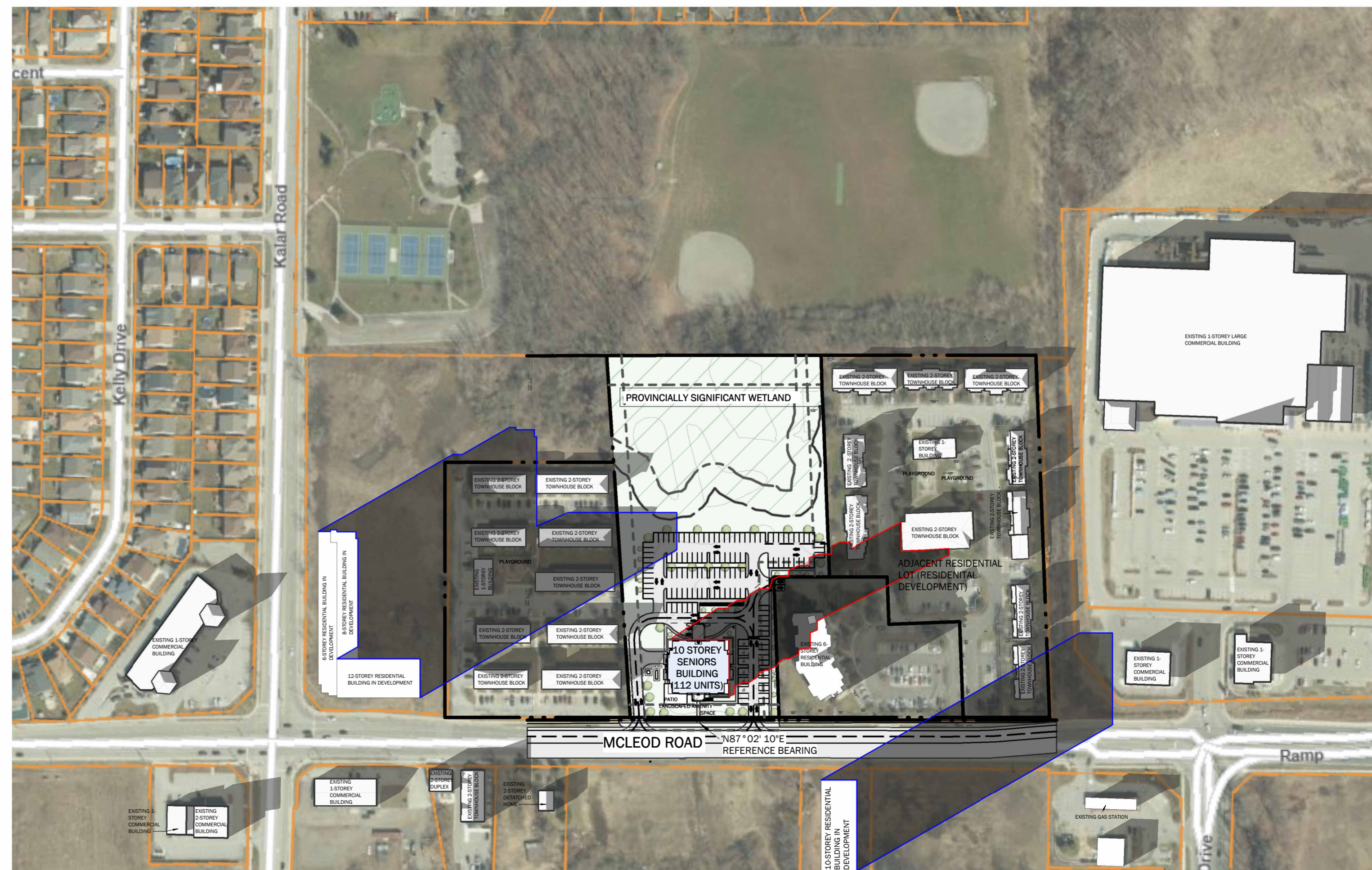
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2L 2T3
905 984 5545

SHEET TITLE:
WINTER EQUINOX

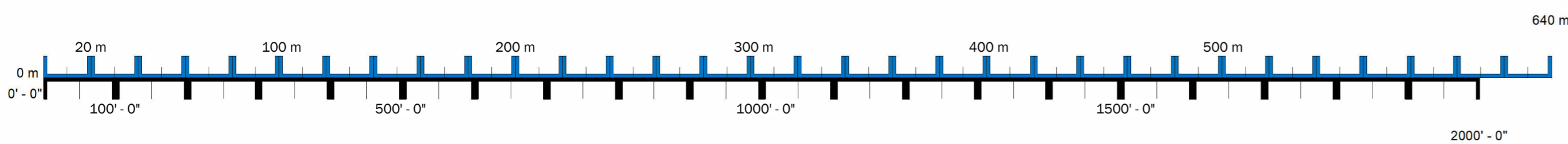
DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS17
PROJECT No.:	2023-172		



5 December 21, .2:00PM
1:2000



6 December 21, .3:00PM
1:2000



- PROPOSED 10 STOREY MIXED-USE BUILDING
- PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW
- EXISTING SHADOWS
- OTHER PROPOSED DEVELOPMENT SHADOWS
- EXISTING BUILDINGS

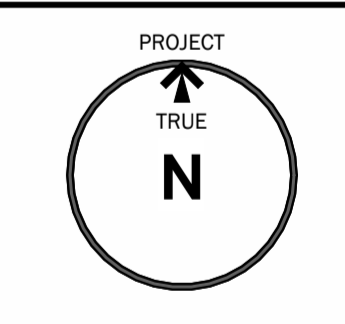
DECEMBER 21 2024
SUNRISE IN NIAGARA FALLS: 7:44AM
SUNSET IN NIAGARA FALLS 4:44PM

3 HOURS OF SUNLIGHT ON DECEMBER 21ST
BETWEEN THE TIMES OF 10:00AM TO 3:00PM ON
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(AS PER 4.3.1 SHADOW STUDY TERMS OF
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6	JUN 20 2024	SHADOW STUDY	DB

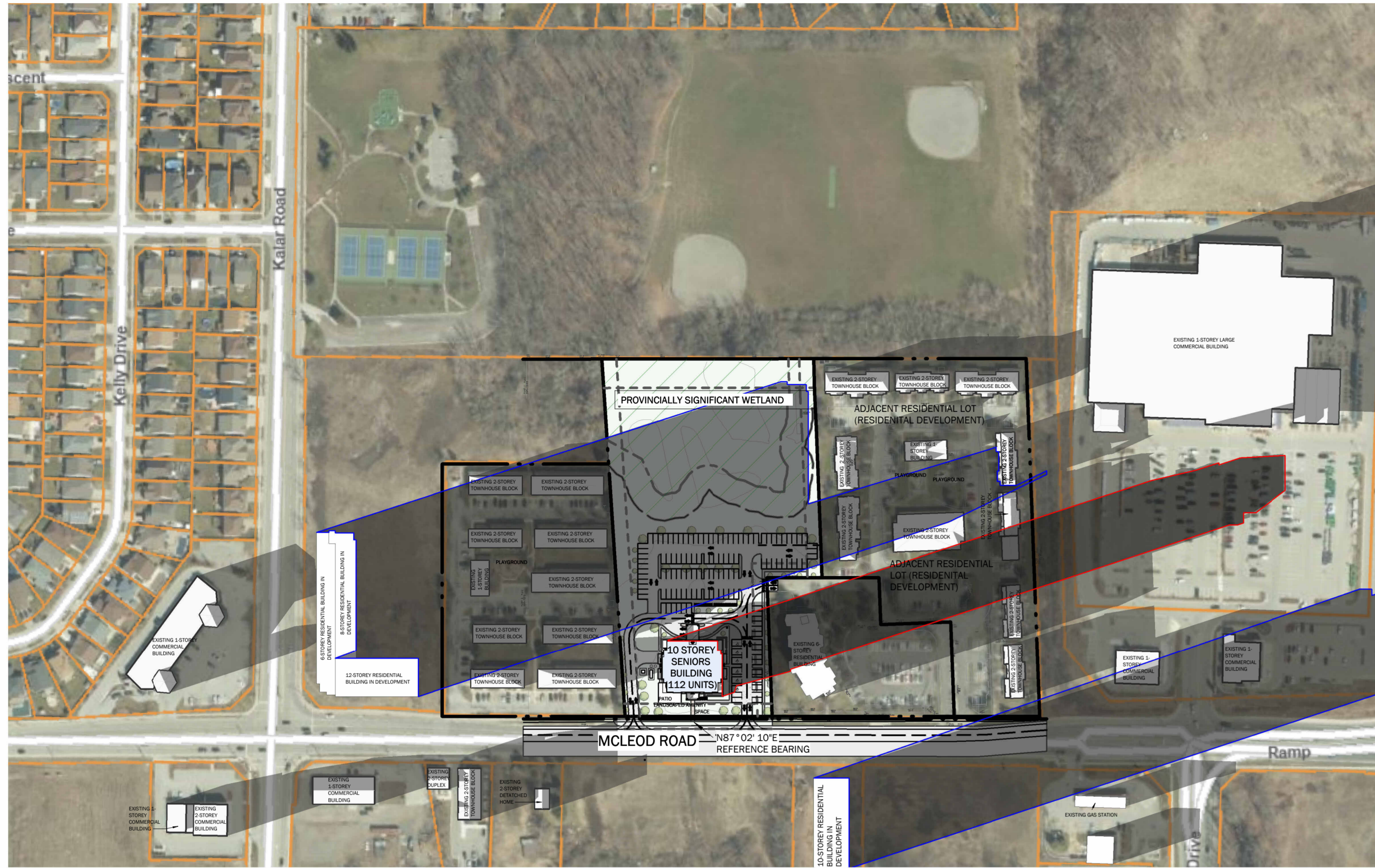
COMMISSION:
**NIAGARA FALLS
NON-PROFIT HOUSING
CORPORATION SENIORS
BUILDING**
8055 & 8065 McLEOD ROAD, NIAGARA FALLS, ON, L2H 2Y6



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architects
STUDIO INC.
Architectural Office:
290 Glendale Ave. St. Catharines, ON, L2L 2T3
905 984 5545

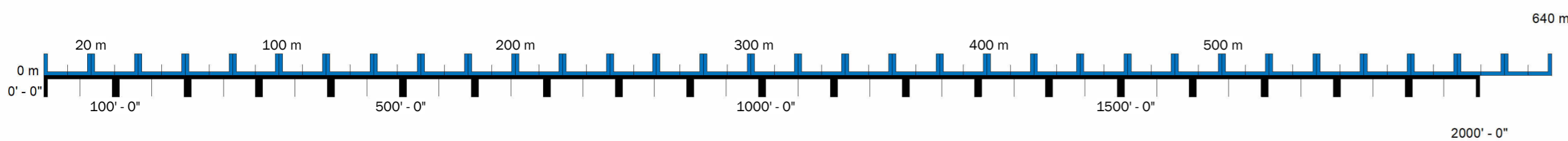
SHEET TITLE:
WINTER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	SS18
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.

7 December 21, .4.00PM
1:2000



PROPOSED 10 STOREY MIXED-USE BUILDING

PROPOSED 10 STOREY MIXED-USED BUILDING SHADOW

EXISTING SHADOWS

OTHER PROPOSED DEVELOPMENT SHADOWS

EXISTING BUILDINGS

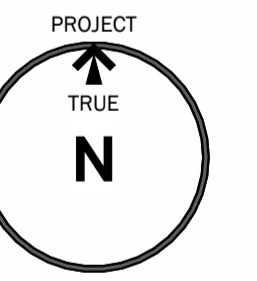
DECEMBER 21 2024
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SUNSET IN NIAGARA FALLS 4:44PM

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6	JUN 20 2024	SHADOW STUDY	DB

COMMISSION:
**NIAGARA FALLS
NON-PROFIT HOUSING
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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:
WINTER EQUINOX

DRAWN BY:	JKC	DRAWING No.:	
CHECKED BY:	MDA		
DATE ISSUED:	09/21/2023		SS19
PROJECT No.:	2023-172		