

SHADOW STUDY FOR THE PROPOSED 6 STOREY MIXED USE BUILDING

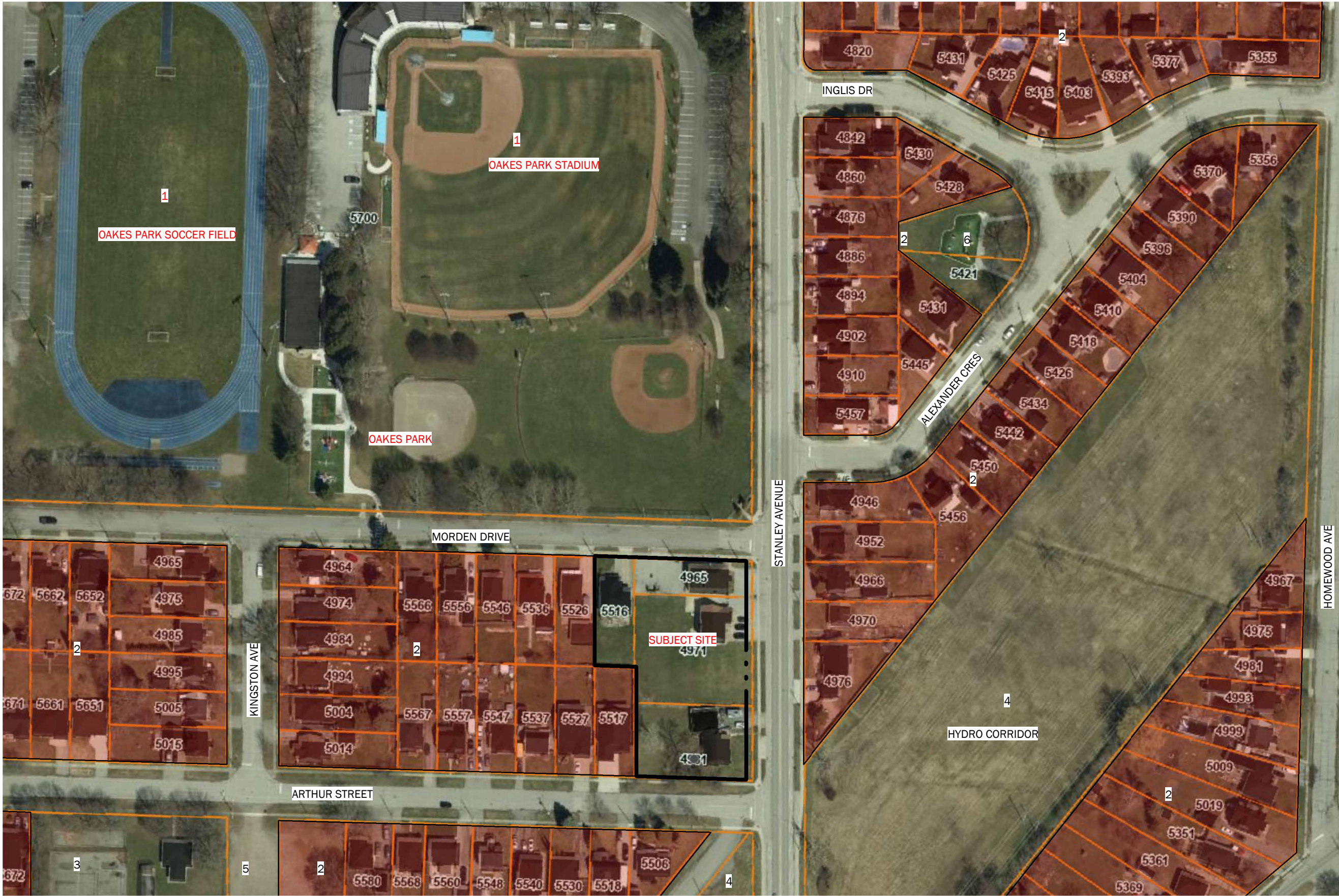
4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE | NIAGARA FALLS| ONTARIO | L2E 5A2/L2E 3C4

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES A PROPOSED 6-STOREY MIXED-USE DEVELOPMENT LOCATED IN NIAGARA FALLS. THE BUILDING OF FOCUS IS COMPRISED OF 76 UNITS AND IS 23.02m IN HEIGHT.

THE PROPOSED DEVELOPMENT IS LOCATED ON SEVERAL PARCELS AT 4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE. THE COORDINATES BEING LAT: 43.102080, LONG: -79.086060.

SURROUNDING USES AND SPACES SHOWN WITHIN THE SHADOW STUDY AREA



SUBJECT SITE: CURRENTLY ZONED NEIGHBORHOOD COMMERCIAL (NC1) AND RESIDENTIAL (RC1). THE MULTI LOT IS PROPOSED REZONING TO RESIDENTIAL SITE SPECIFIC. THE PROPOSED DEVELOPMENT WILL BE A 6 STOREY MIXED USE BUILDING.

- 1. OAKS PARK AND OAKS PARK STADIUM - ZONED OPEN SPACE (OS)
- 2. SINGLE FAMILY DWELLINGS (SHADED RED) - ZONED RESIDENTIAL (R1C)
- 3. GREATER NIAGARA BASEBALL ASSOCIATION - ZONED OPEN SPACE (OS)
- 4. HYDRO CORRIDOR - ZONED RESIDENTIAL (R1C)
- 5. VACANT LOT - ZONED RESIDENTIAL (R1C)
- 6. ALEXANDER PARK - ZONED RESIDENTIAL (R1C)

MITIGATION AND COLLUSION

THE SHADOWS OF THE PROPOSED 6-STOREY BUILDING HAVE A MINIMAL IMPACT ON THE SURROUNDING RESIDENTIAL PROPERTIES AND HAS NO IMPACT ON THE PUBLIC PARK. THE RESIDENTIAL HOUSES TO THE EAST OF THE PROPOSED DEVELOPMENT WILL RECEIVE THE MOST SHADOWING DURING THE WINTER. THIS CAN BE EXPECTED DUE TO THE LOW ANGLE OF THE SUN. THE STEPPING OF THE BUILDING AT THE FORTH FLOOR PLAYS A ROLE IN THE MINIMAL SHADOWING ON THE PUBLIC PARK.

THE NORTH SIDE OF THE PROPERTY, SIDEWALK AND ROADWAY RECEIVE THE MOST SHADING DURING THE HOURS OF 10AM - 1PM IN ALL SEASONS. WHILE THE EAST/FRONT SIDE OF THE PROPERTY RECEIVE THE MOST SHADING DURING THE HOURS OF 2PM-6PM IN ALL SEASONS.

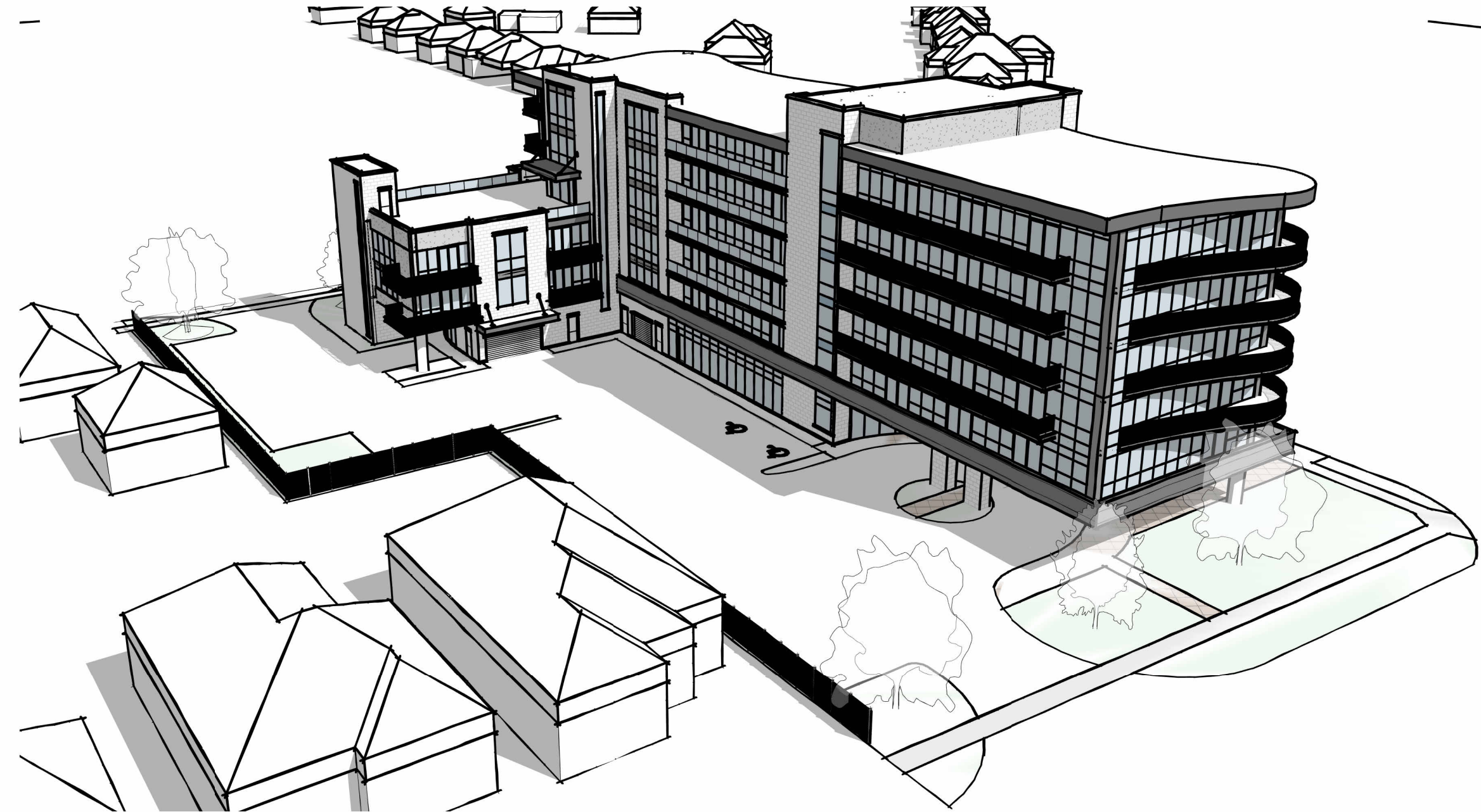
THE PROPOSED 4TH FLOOR ROOFTOP TERRACE IS NOT IMPACTED BY REST OF THE 6 STOREY BUILDING. IT IS ONLY IN SHADE DURING THE MORNING AND THE REMAINDER OF THE DAY IS UNSHADED.

AS PER THE CITSY URBAN DESIGN PRINCIPLES THE BUILDING WAS PLACED CLOSE TO THE STREETS WITH PARKING BEHIND THE BUILDING TO PROMOTE A PEDESTRIAN FRIENDLY ENVIRONMENT. THE POSITION OF THE BUILDING PLAYS A FACTOR IN THE AMOUNT OF SHADOWS CAST ON THE EASTERN RESIDENTIAL PROPERTIES DURING THE WINTER MONTHS.

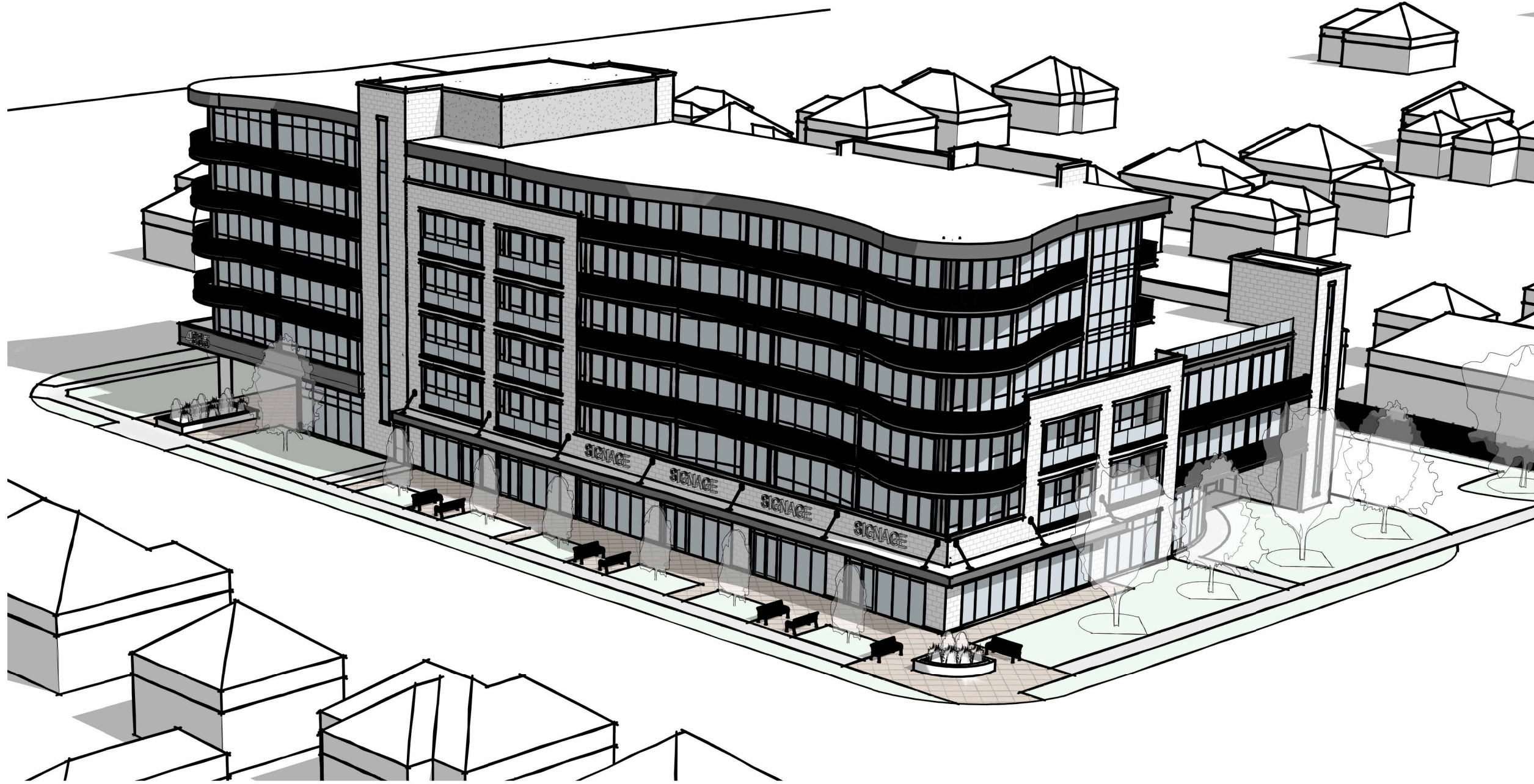
IN CONCLUSION THE BUILDING HAS BEEN DESIGNED TO ENSURE GOOD USE OF THE SUBJECT SITE, WHILE MAXIMIZING UNITS AND RESPECTING SHADOWING AND OVERLOOK OF NEIGHBORING PROPERTIES. THE 6 STOREY HEIGHT AND SETBACK OF THE BUILDING ENSURES A WELL THOUGHT-OUT AND PEDESTRIAN FOCUSED DESIGN WHILE STRIVING TO MINIMIZE IMPACT ON THE SURROUNDING NEIGHBORHOOD.

AREA ANALYSIS

1 : 1500



SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

LEGEND	
	PROPOSED 6-STOREY MIXED-USE BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

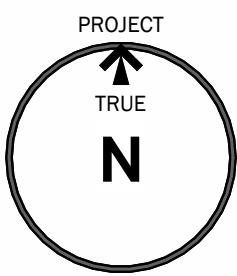
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JUNE 21ST 2025	SR: 5:35 AM SS: 9:00 PM
SEPT 21ST 2025	SR: 7:00 AM SS: 7:15 PM
DEC 21ST 2025	SR: 7:45 AM SS: 4:45 PM

No.	DATE:	DESCRIPTION:	BY:
0	MAR 15 2024	PRELIMINARY CONCEPT	JKC
1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC

COMMISSION:

STANLEY/MORDEN DEVELOPEMENT

4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 5A2/L2E 3C4



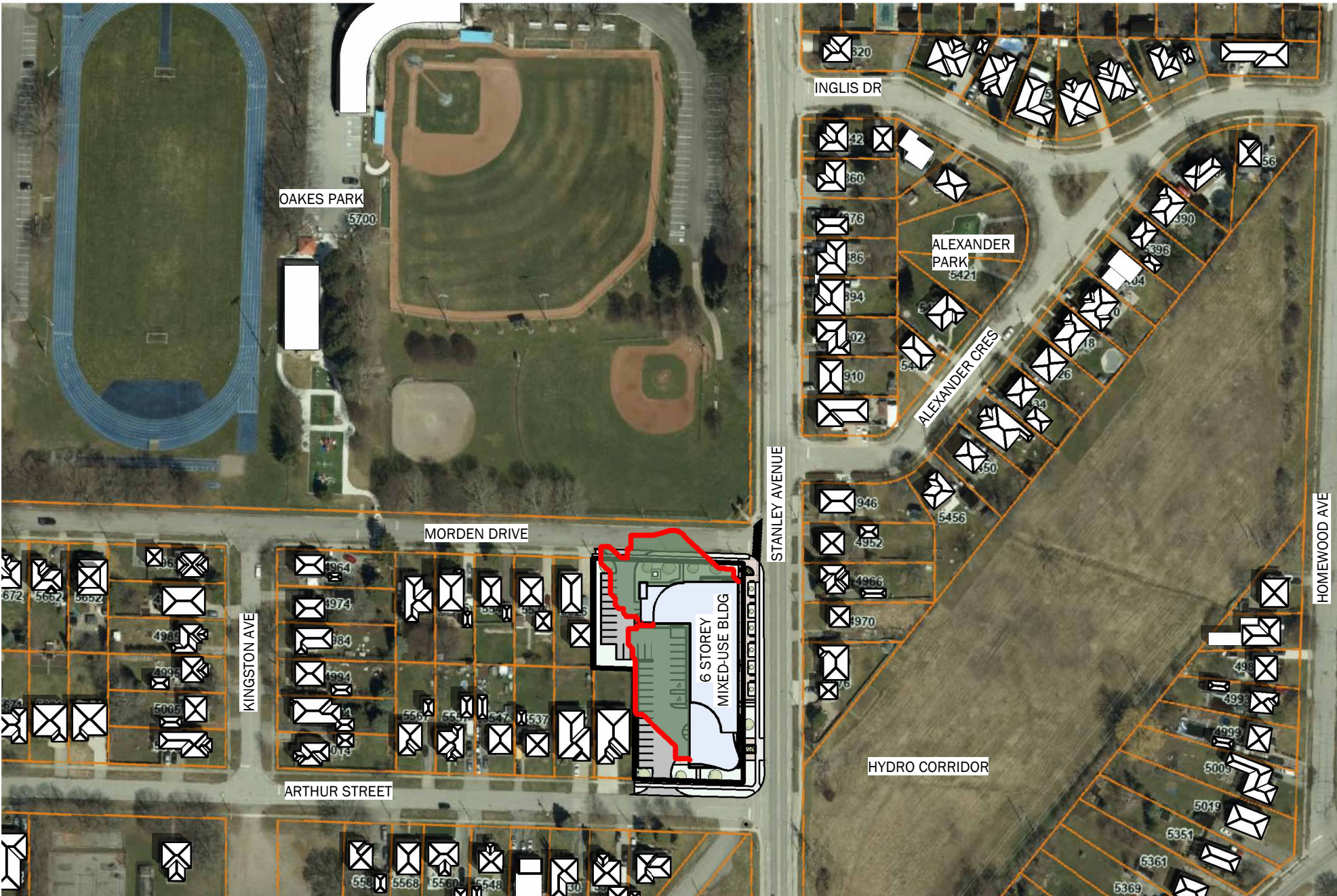
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SHEET TITLE:

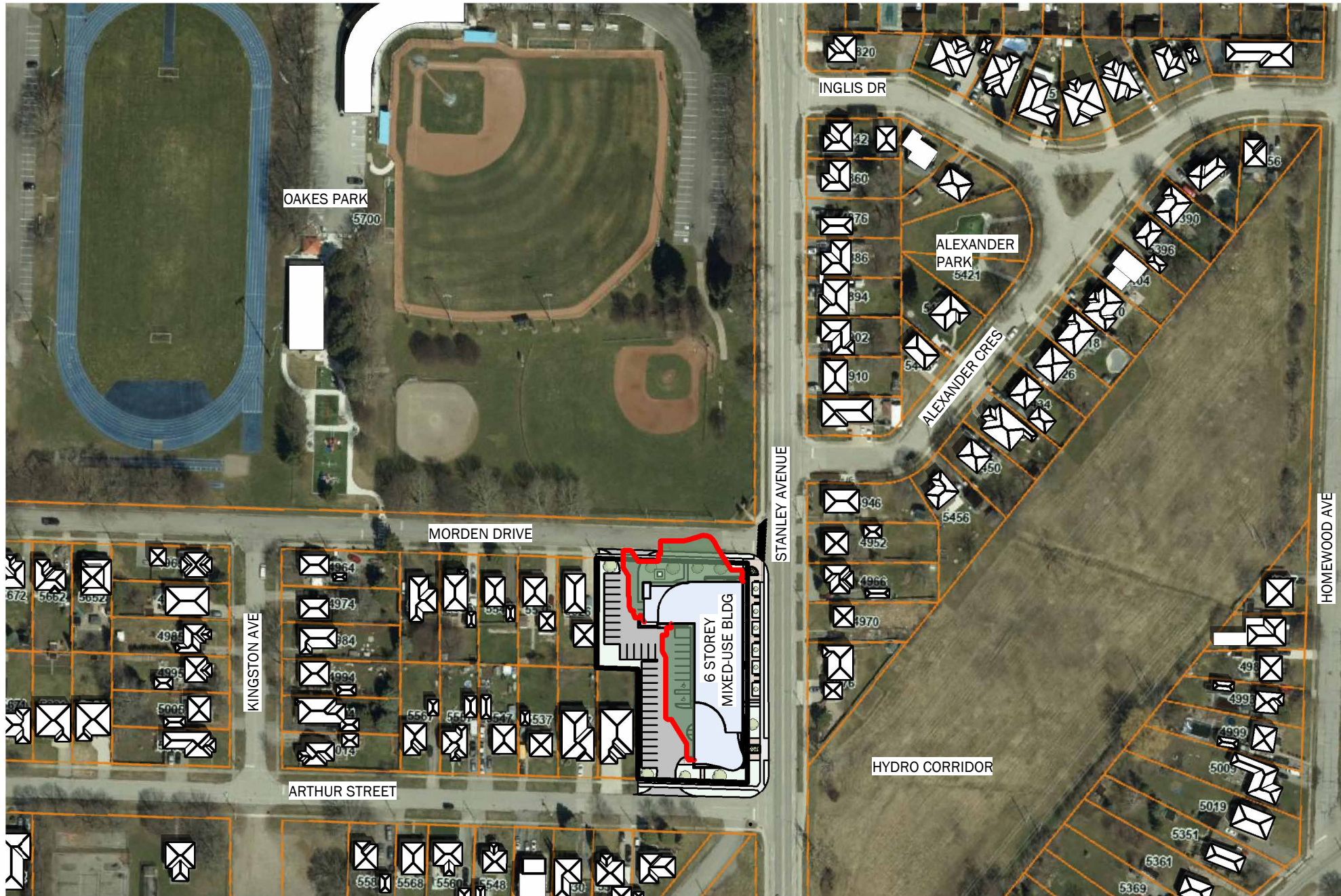
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DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	



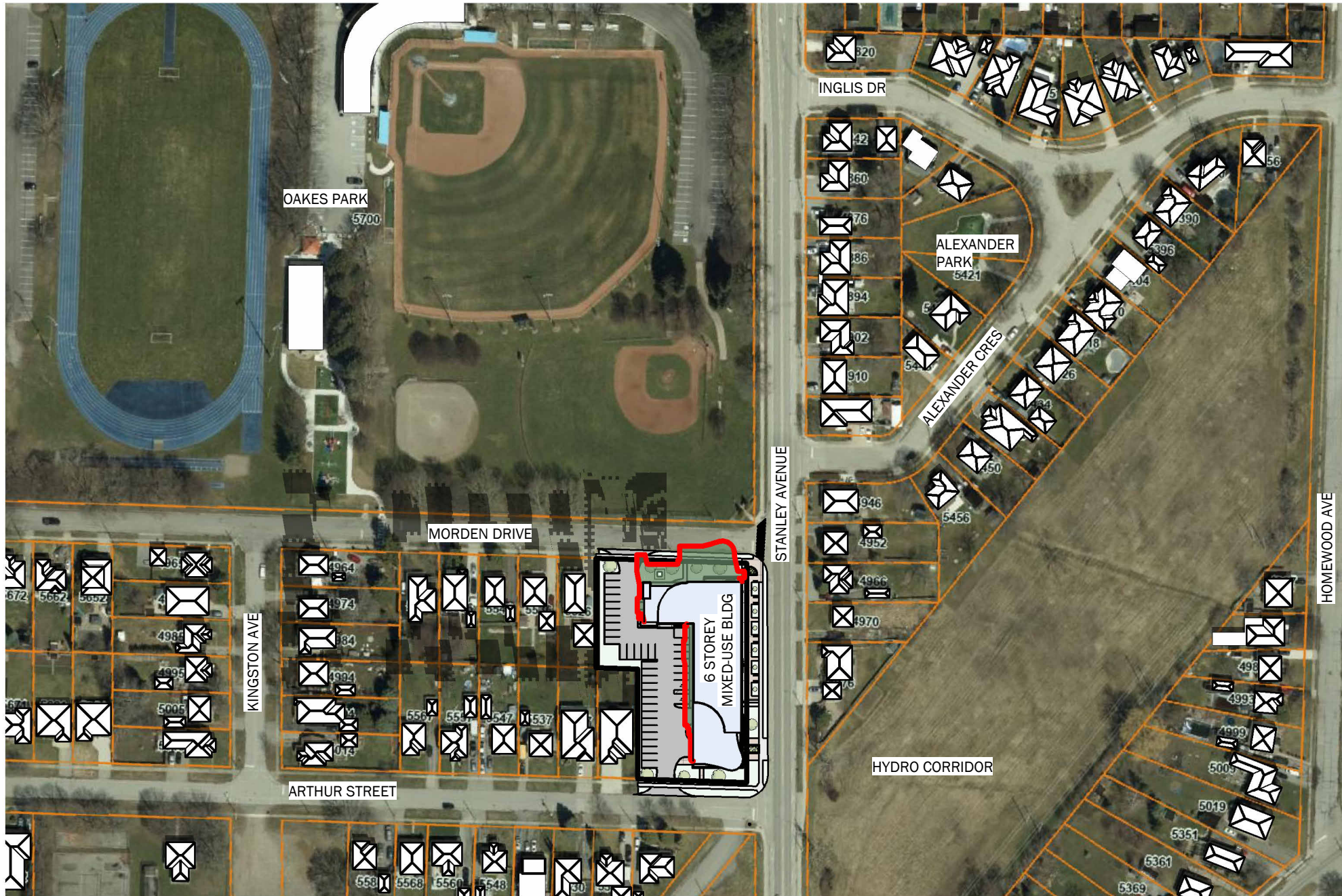
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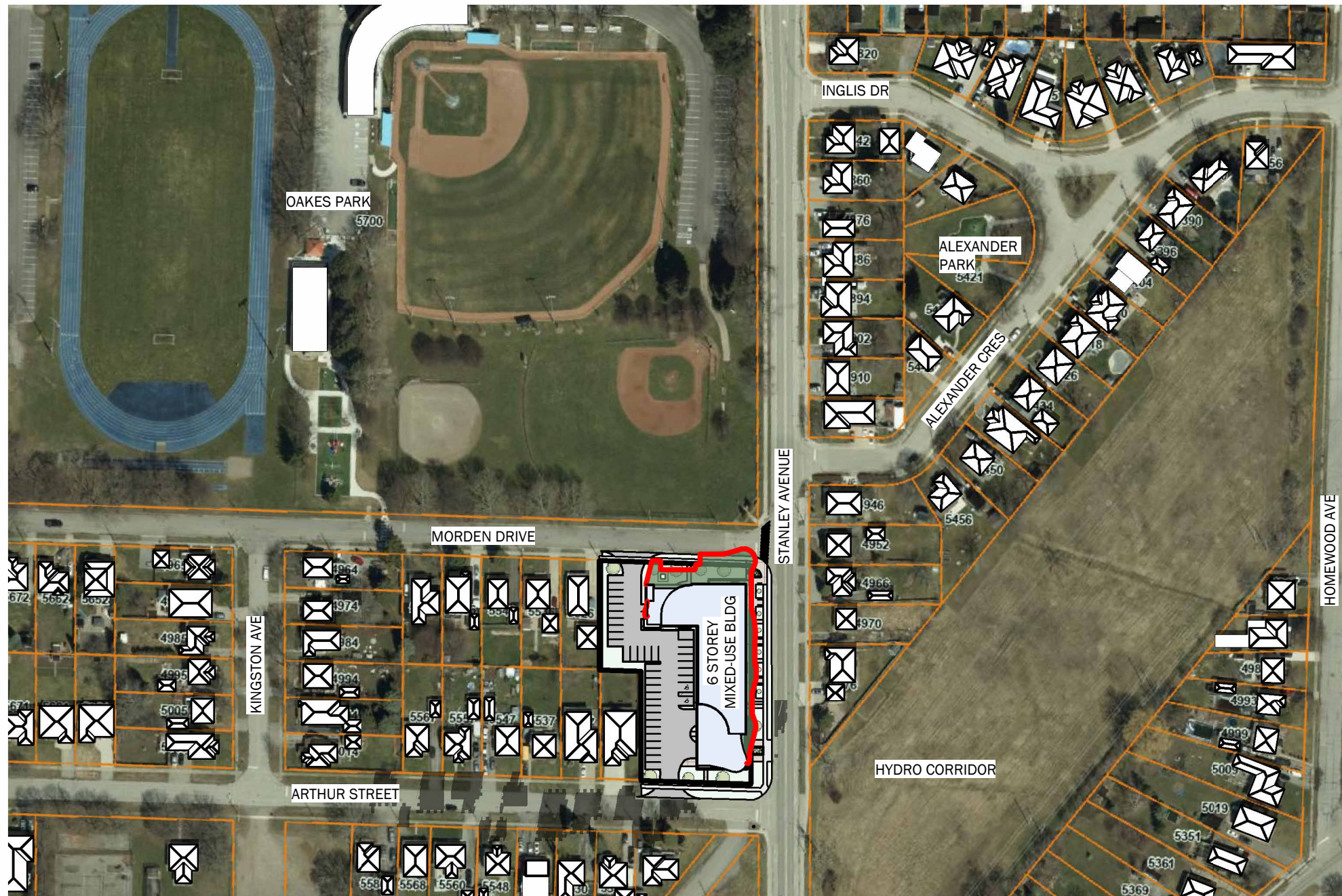
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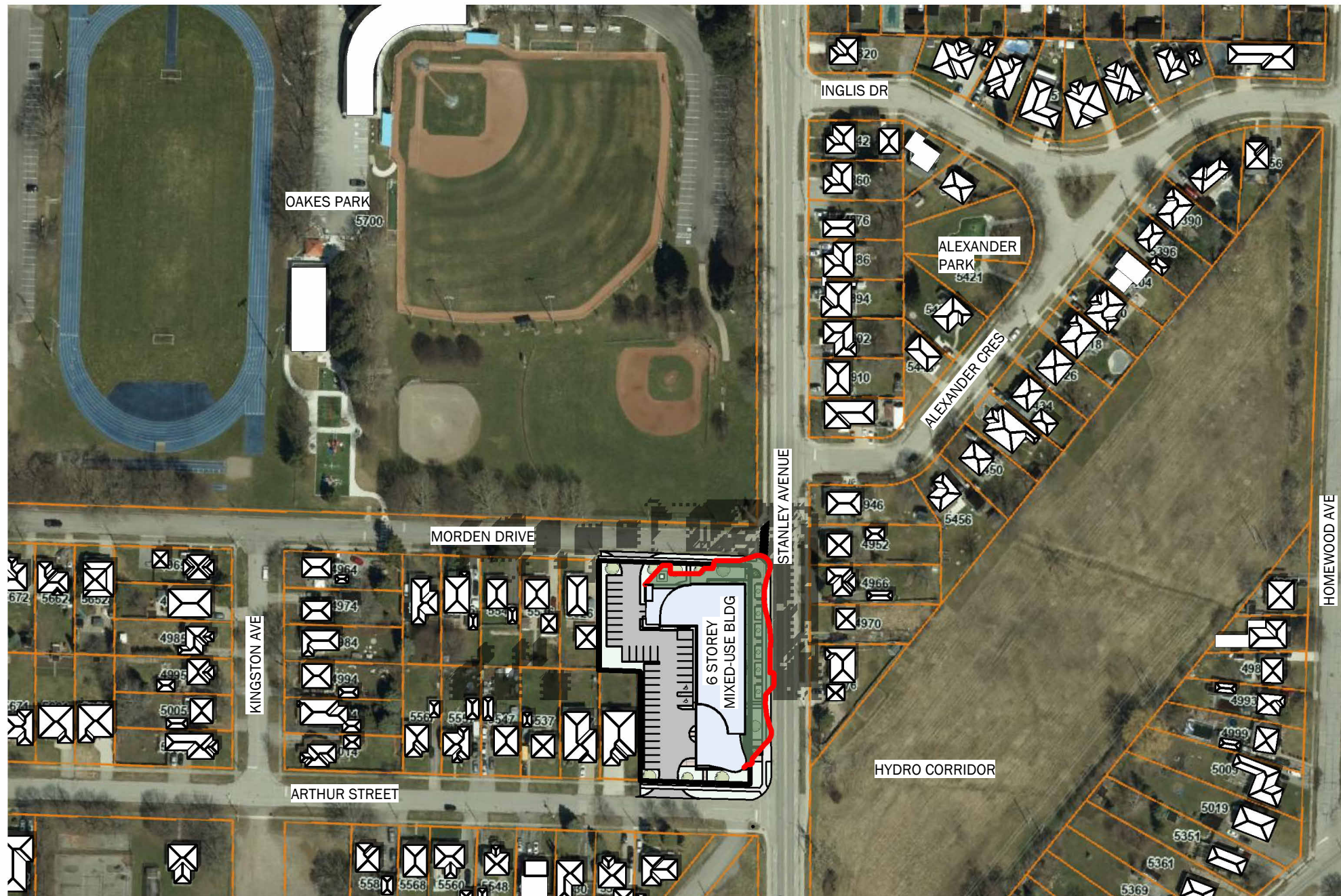
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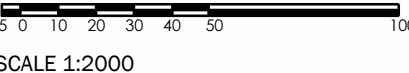
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LEGEND			
	PROPOSED 6 STOREY MIXED-USE BUILDING		EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT		EXISTING BUILDINGS



APRIL 21ST 2025
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4965,4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 9A2/L2E 3C4

PROJECT

TRUE

N

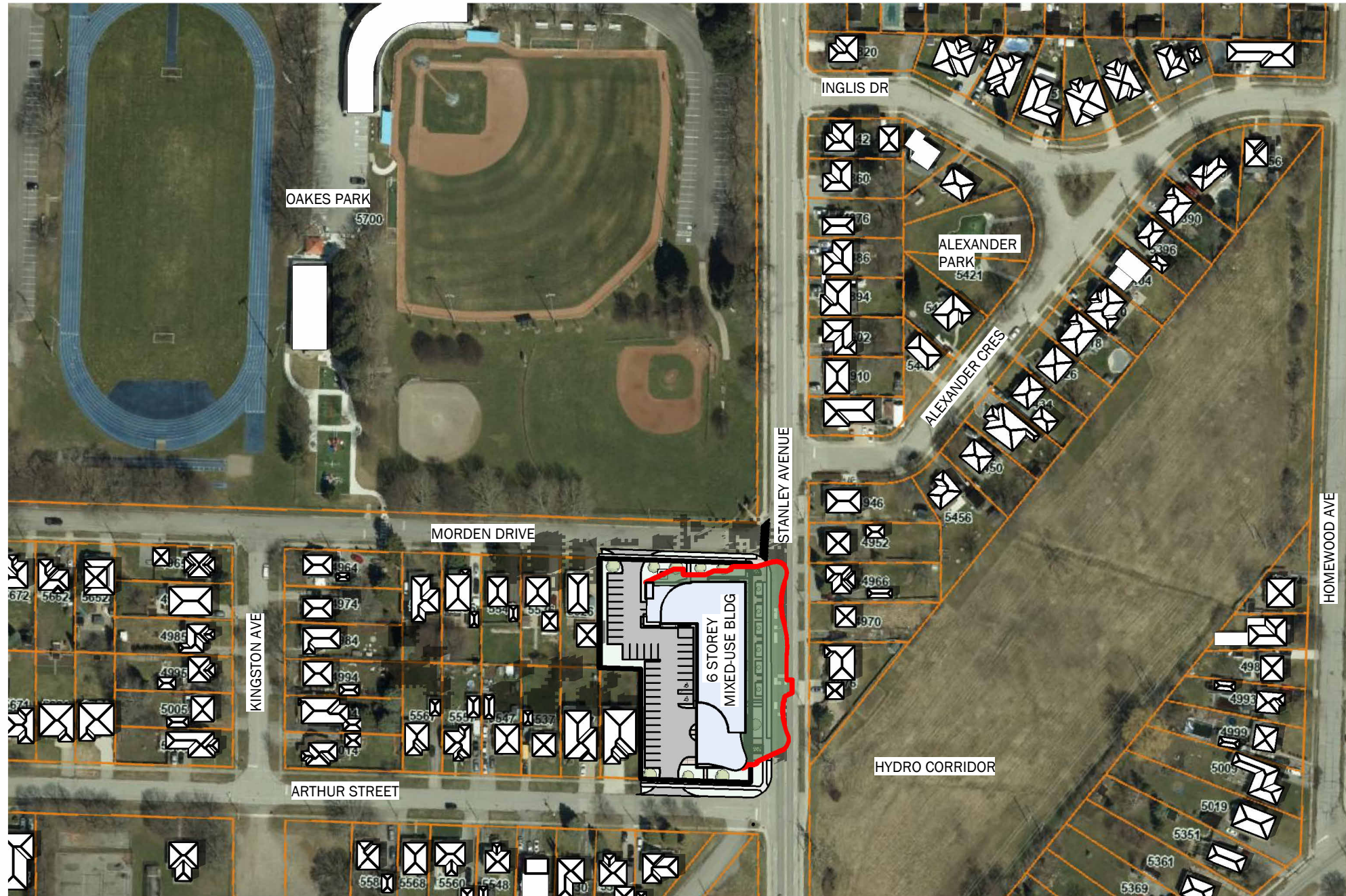
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SHEET TITLE:

SHADOW STUDY -
SPRING

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PROJECT No.:	2024-101	



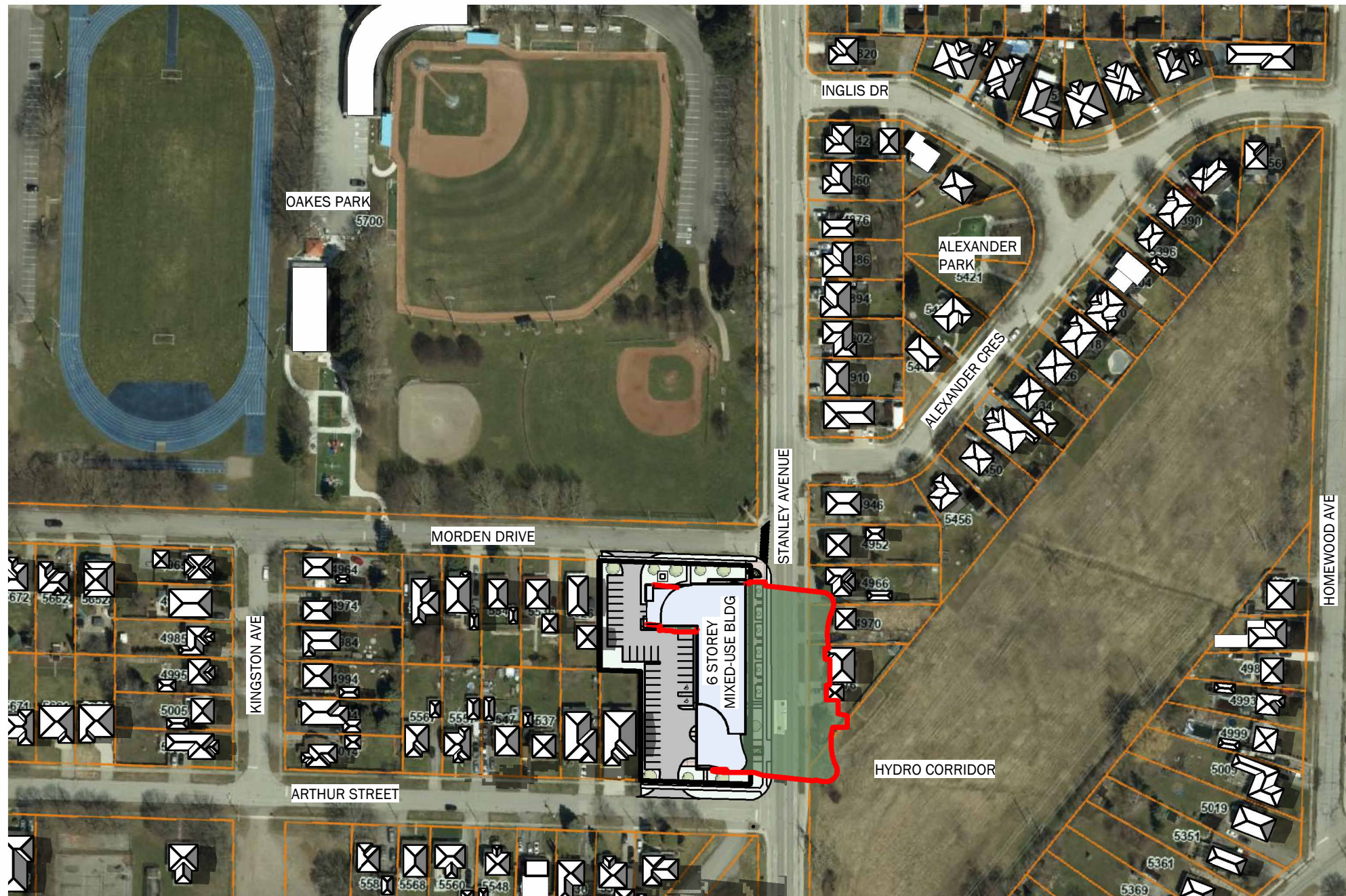
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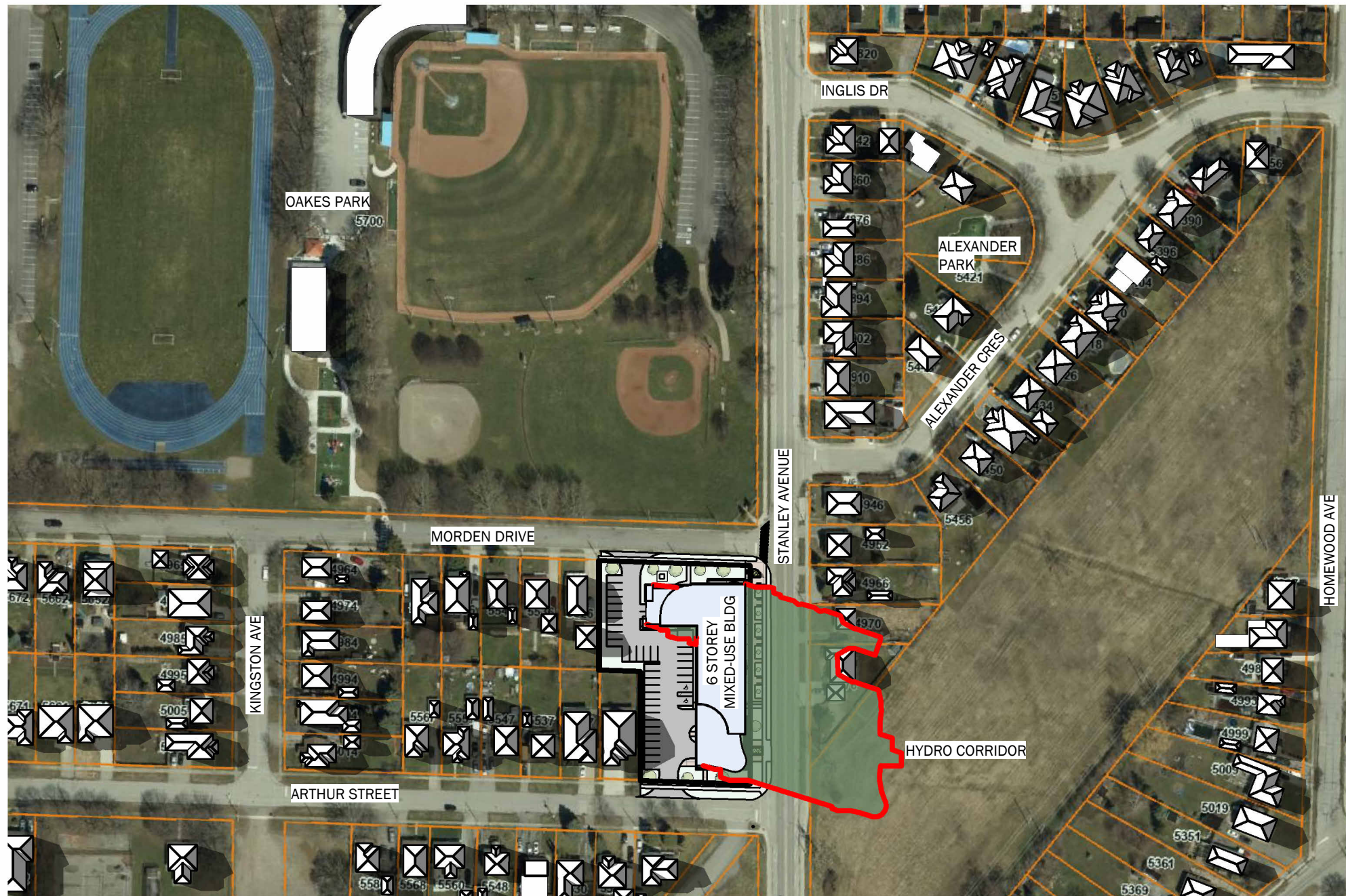
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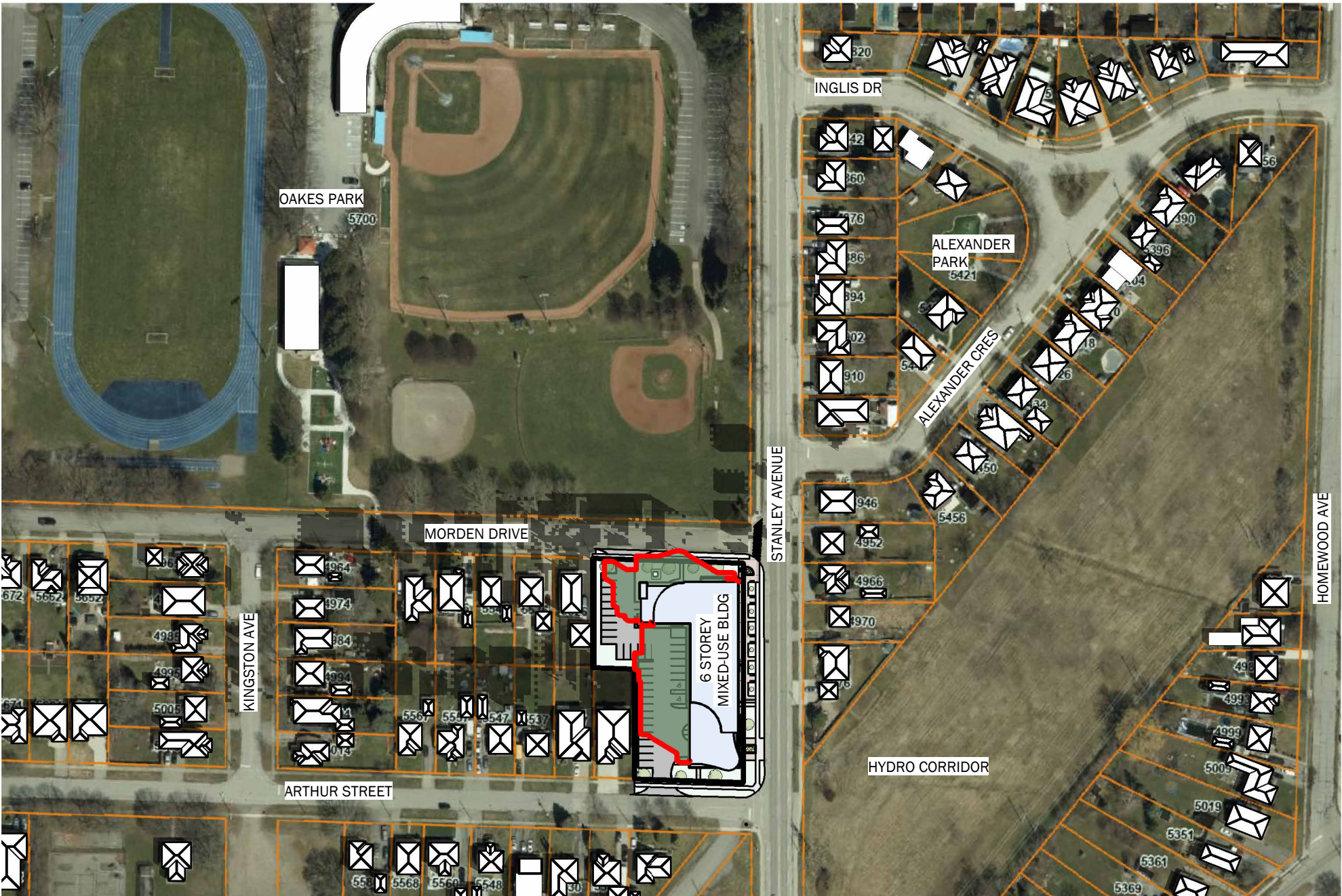
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	EXISTING BUILDINGS

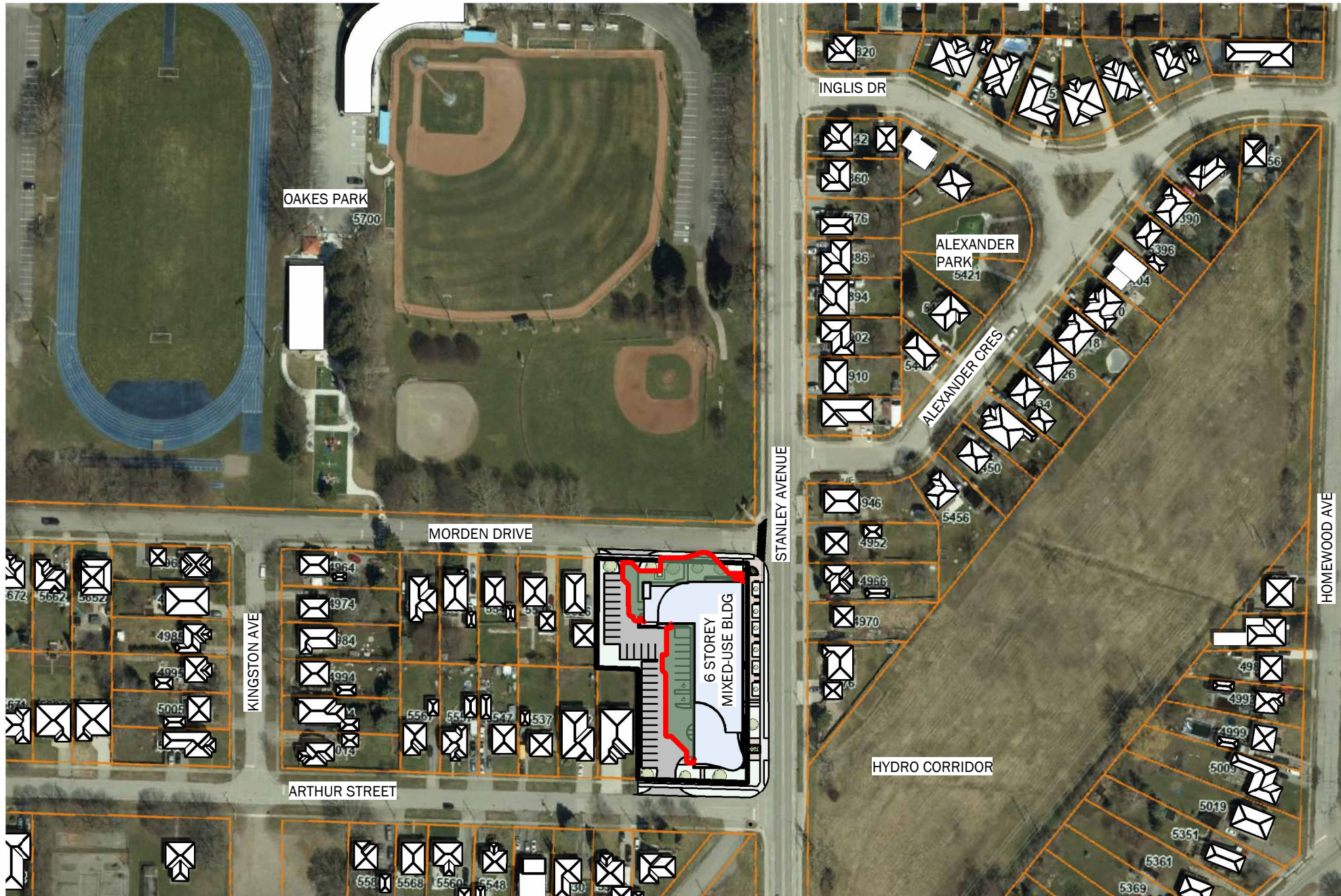
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SHADOW STUDY - SPRING			
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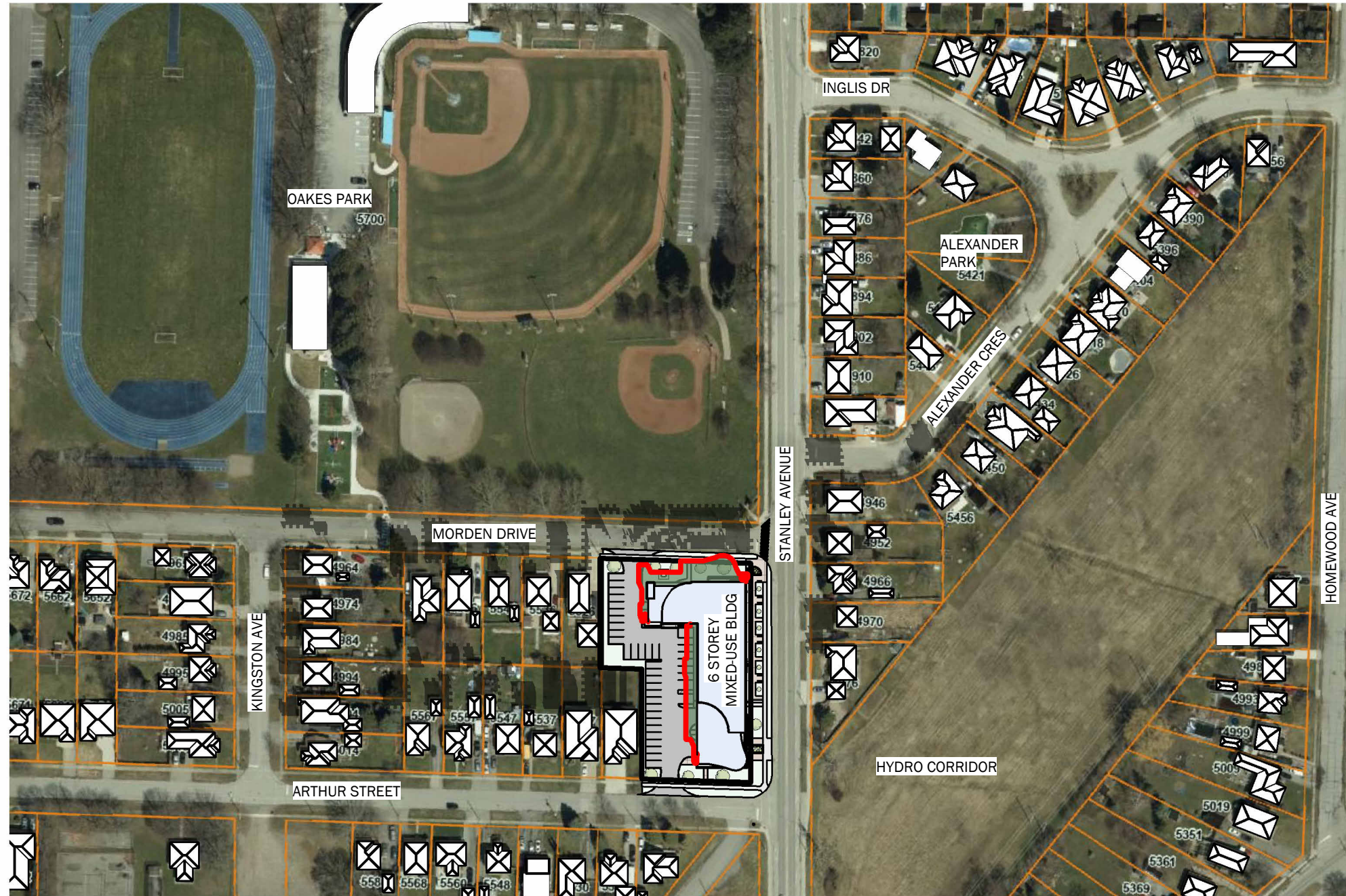
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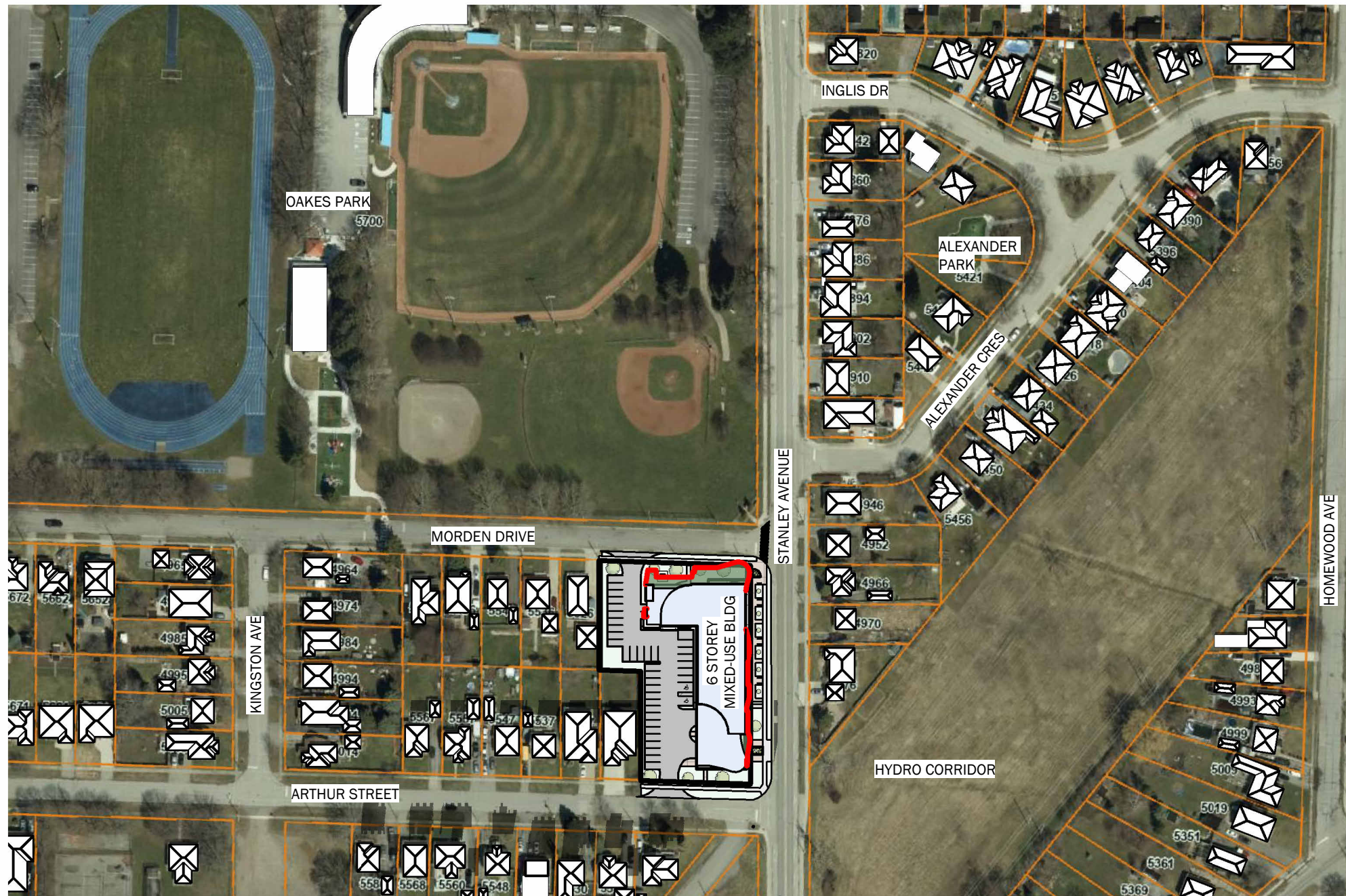
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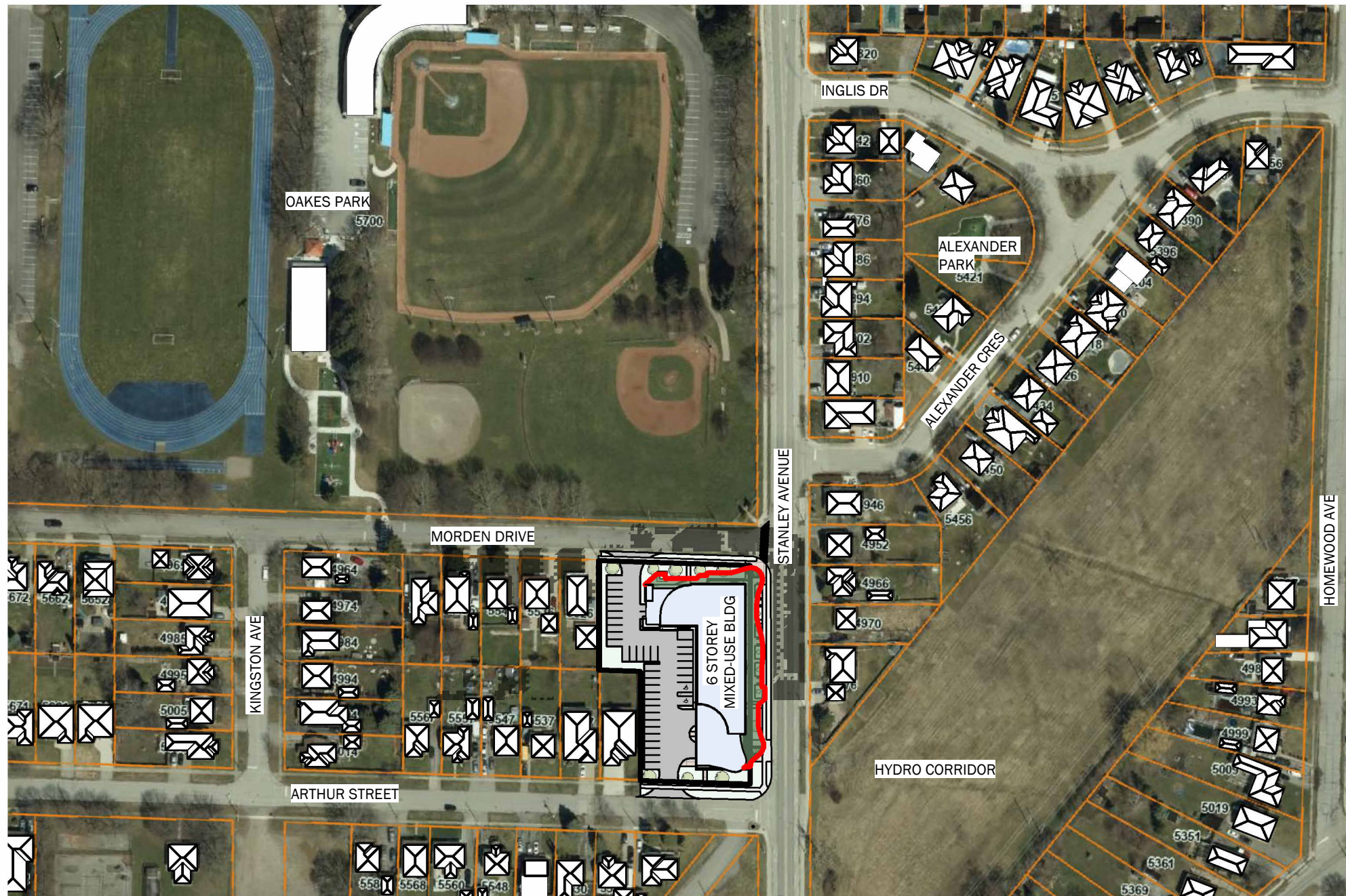
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JUNE 21 - 2 PM

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ONTARIO, L2E 9A2/L2E 3C4

PROJECT
TRUE
N

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SHADOW STUDY -
SUMMER

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PROJECT No.:	2024-101	



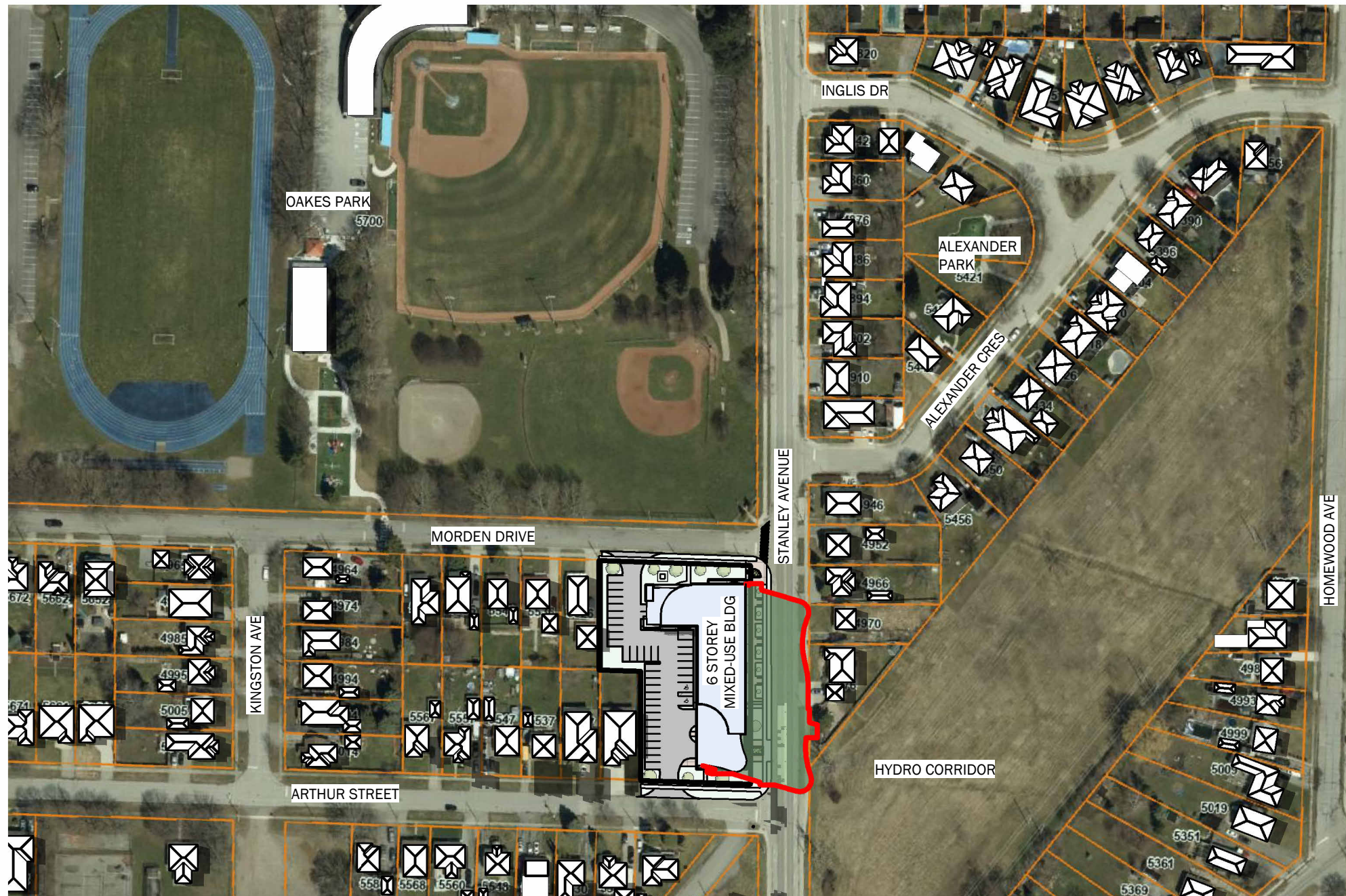
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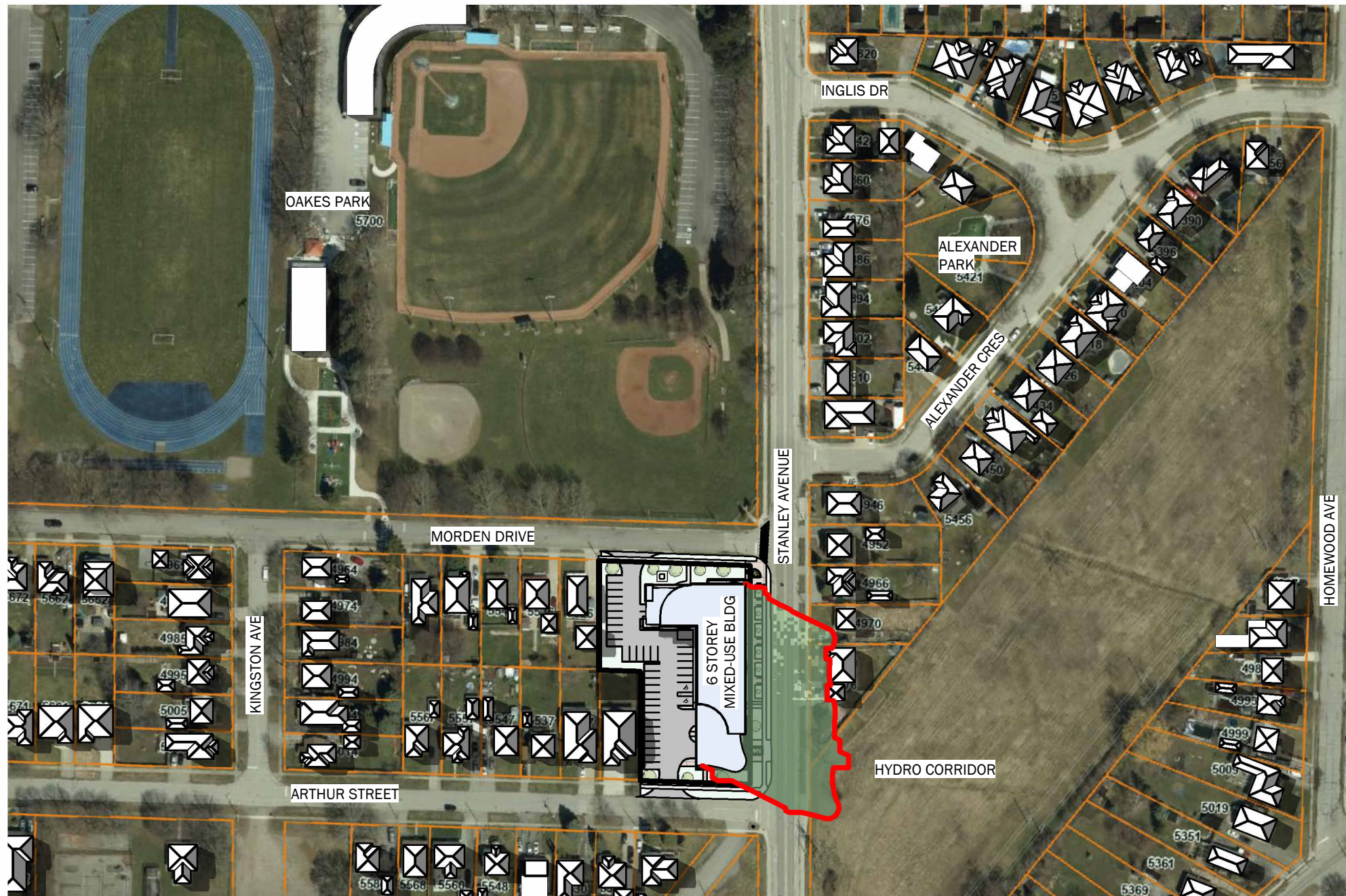
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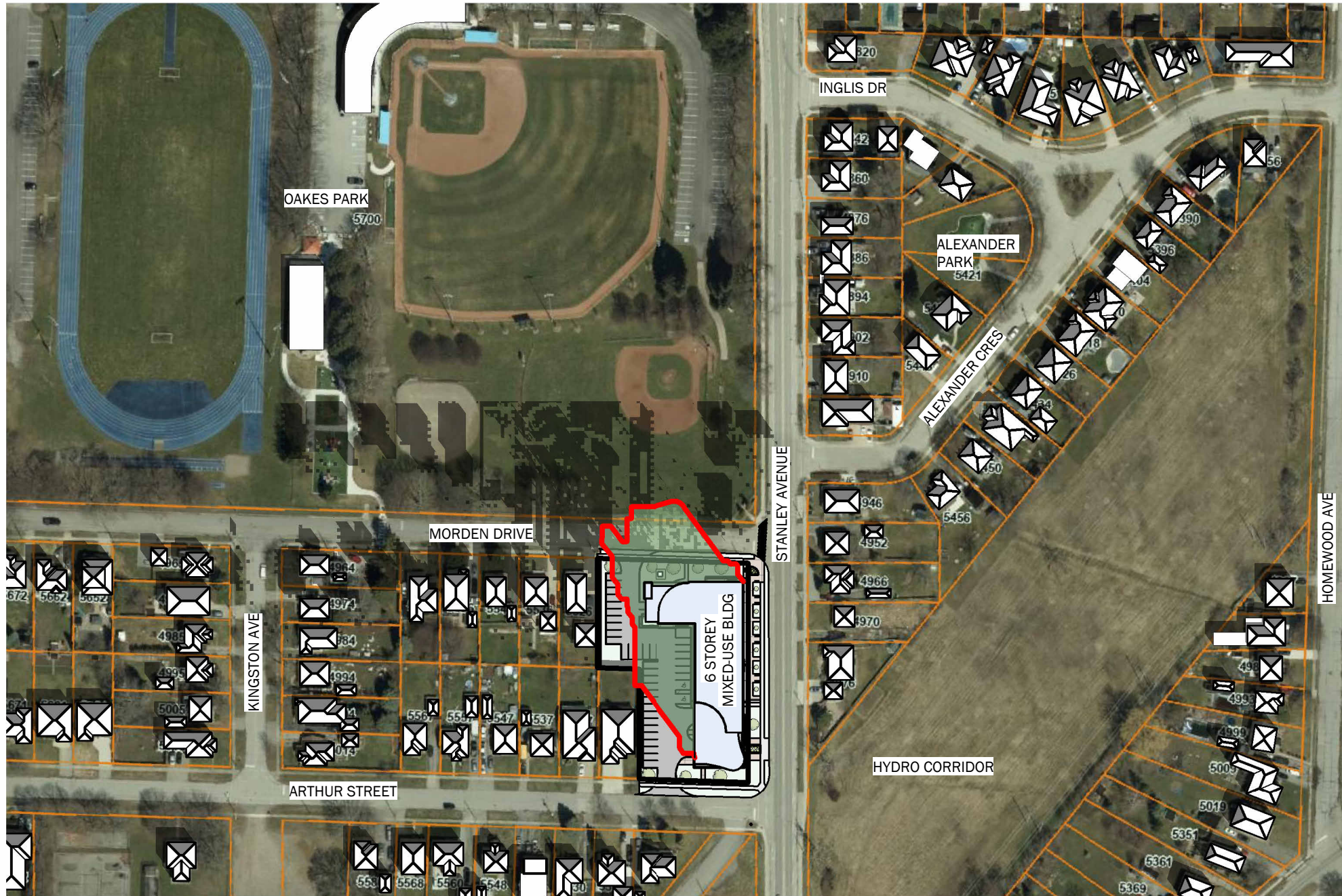
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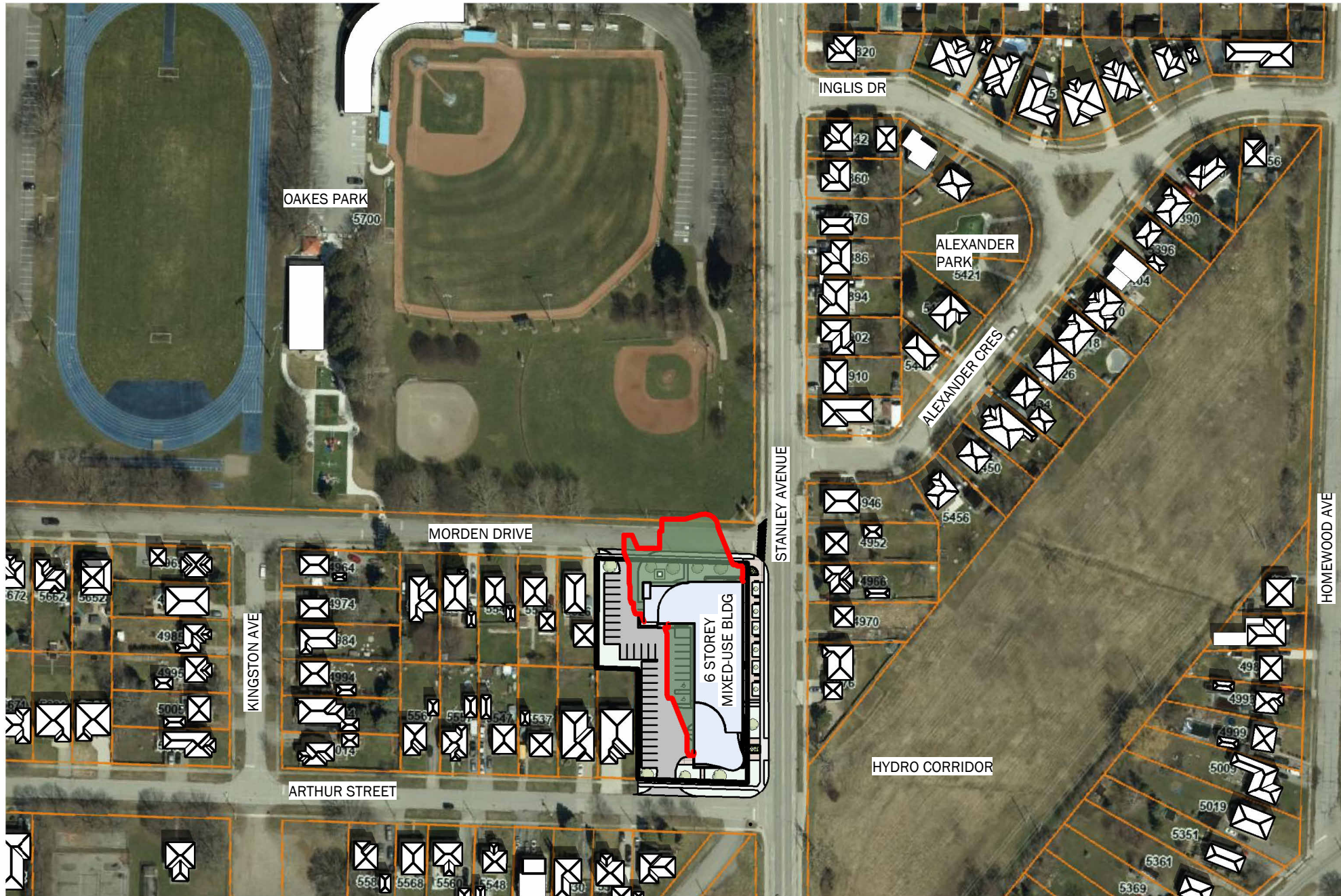
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4965.4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS, ONTARIO, L2E 5A2/L2E 3C4			
		PROJECT	
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SHEET TITLE:			
SHADOW STUDY - SUMMER			
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DATE ISSUED: 14/02/2024			
PROJECT No.: 2024-101			



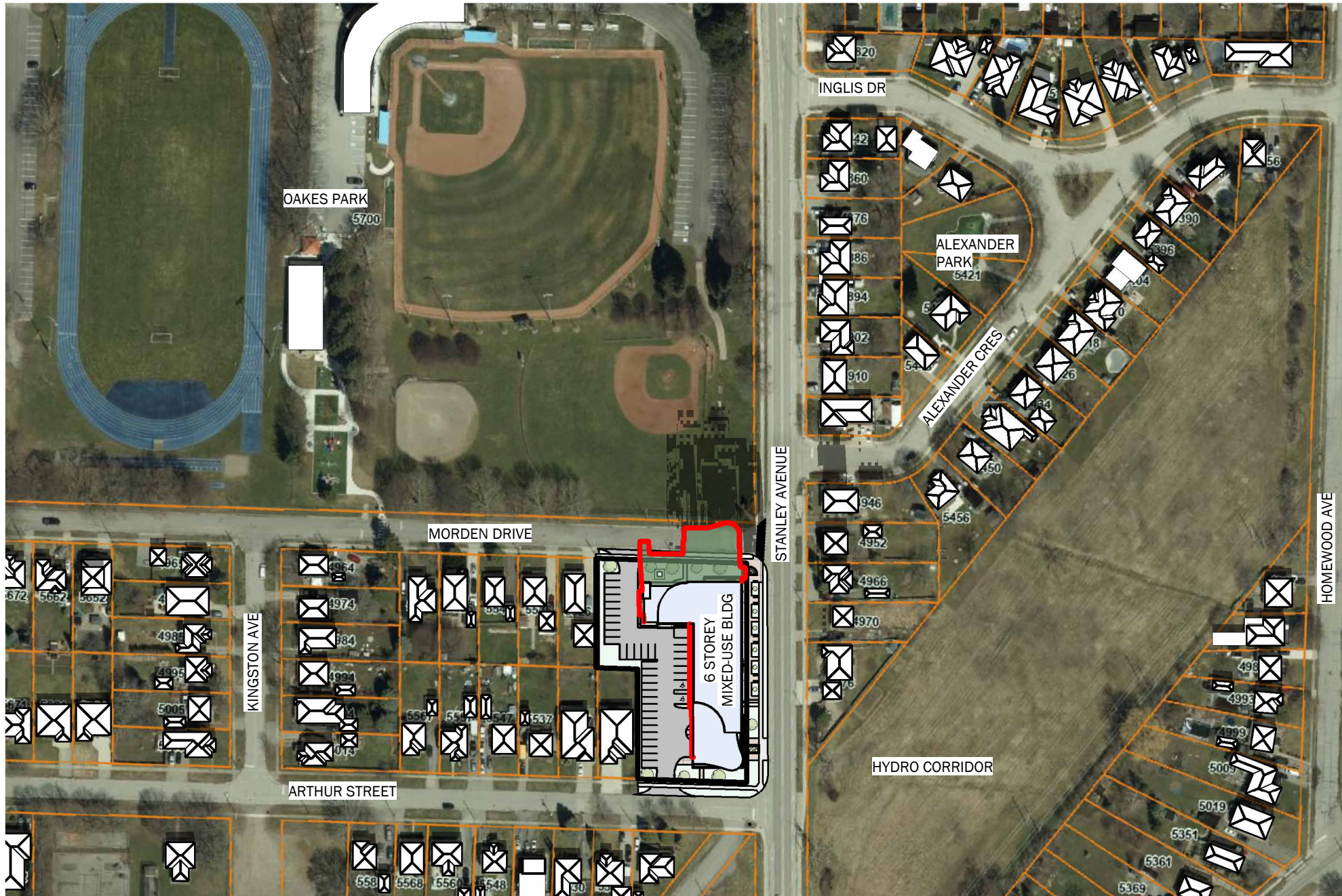
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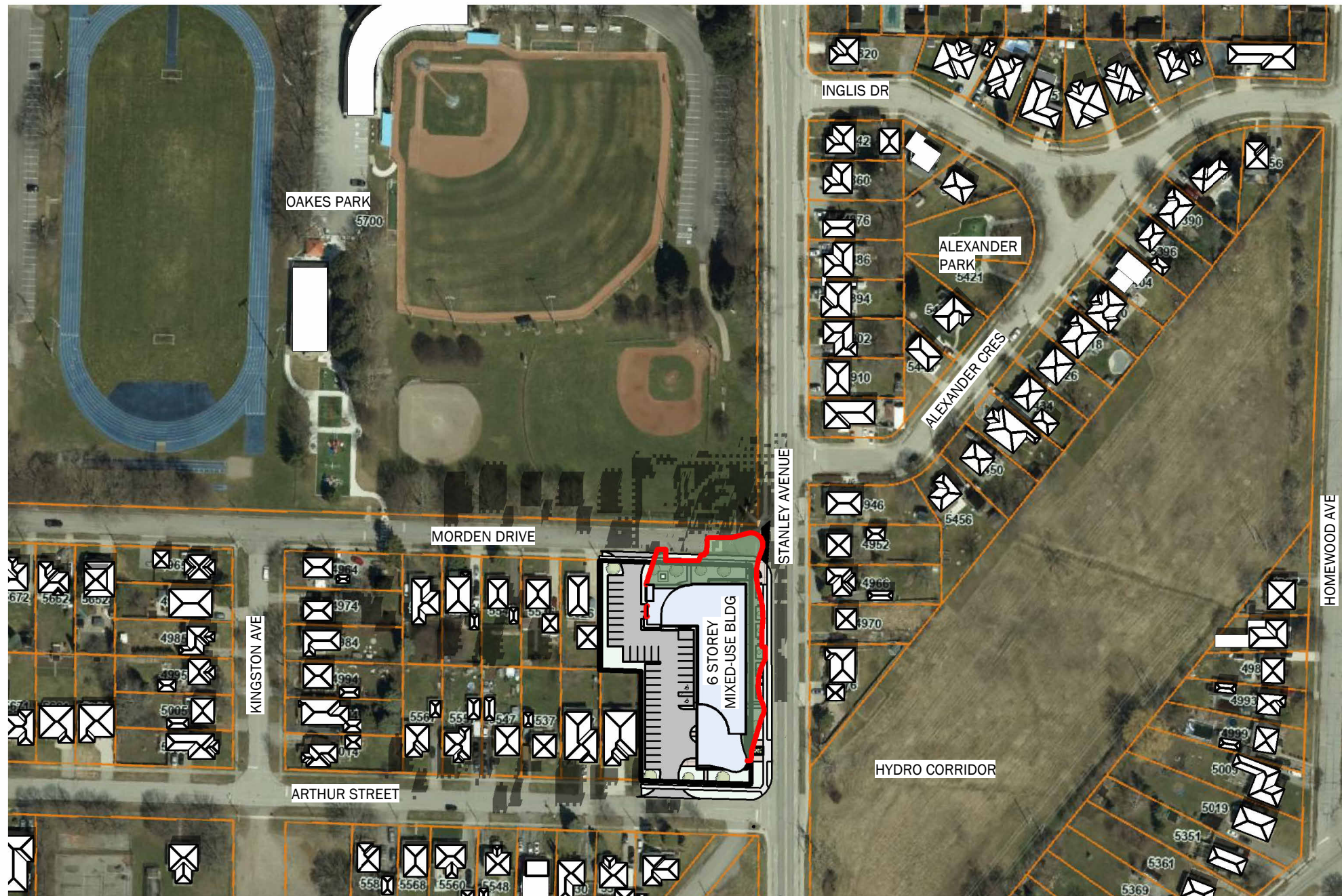
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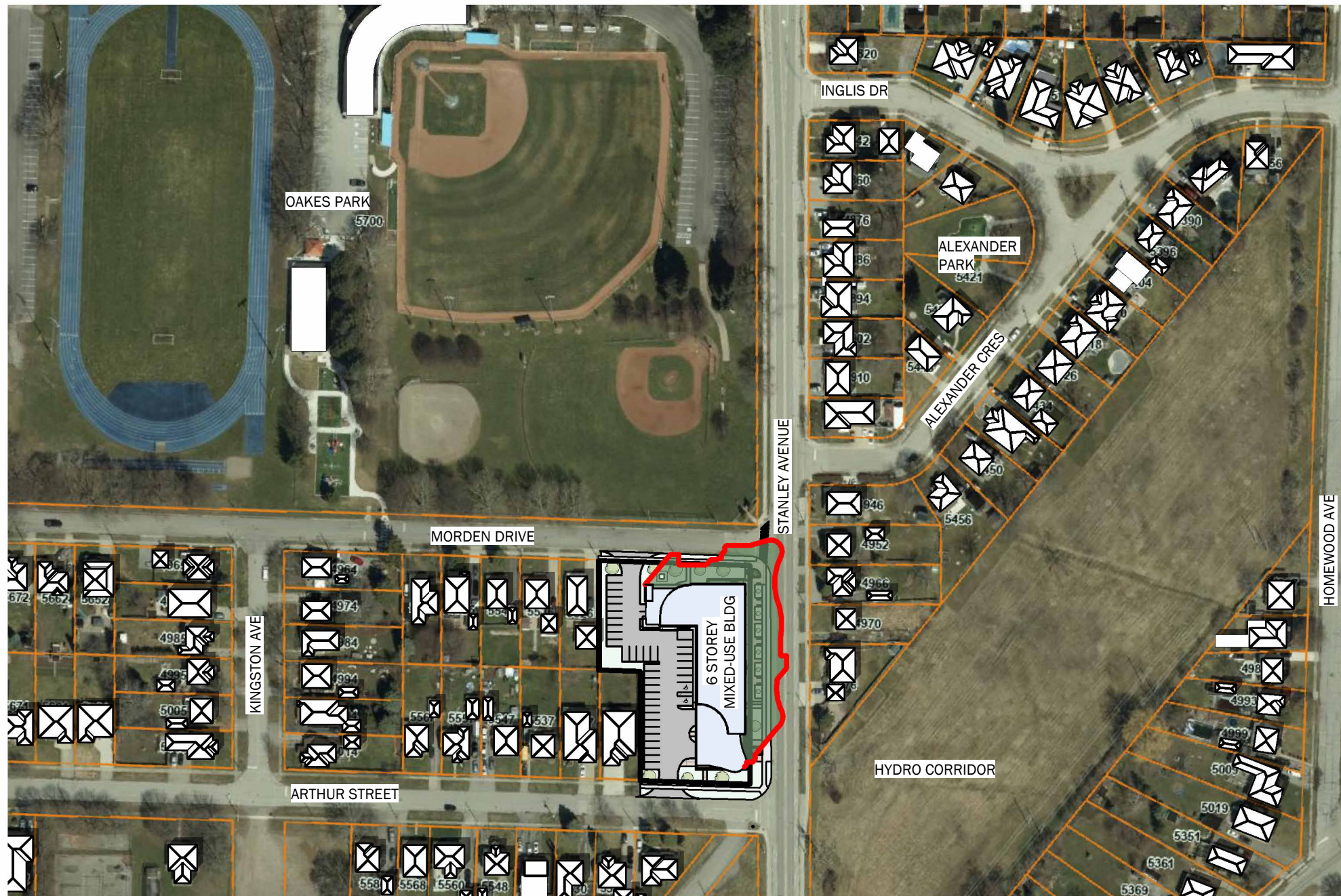
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SEPT 21 - 1 PM

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SEPT 21 - 2 PM

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LEGEND	
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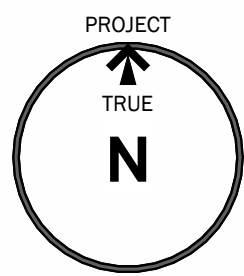
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DEVELOPEMENT

4965,4971, 4961 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 9A2/L2E 3C4



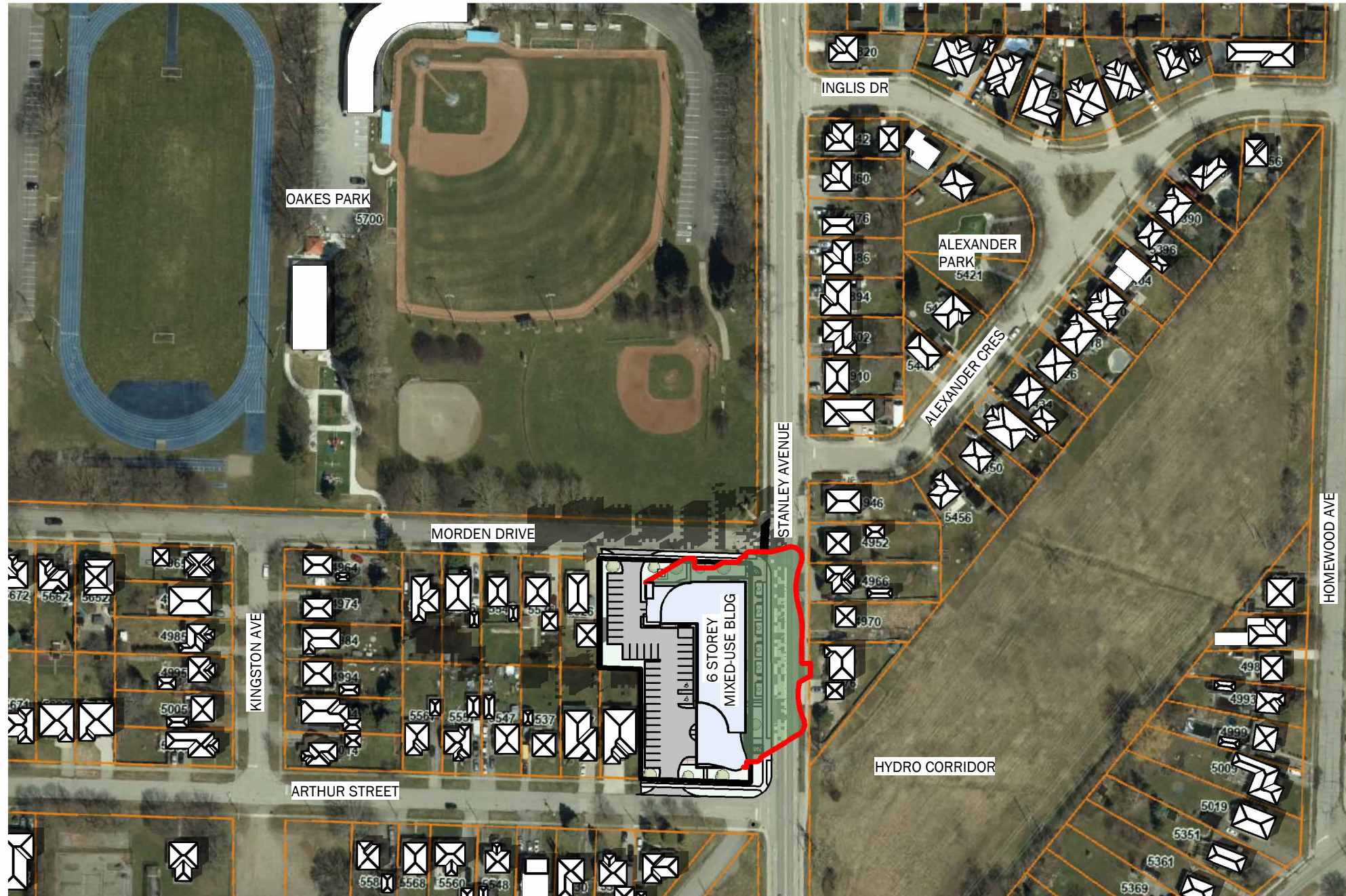
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SHADOW STUDY - FALL

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DATE ISSUED:	14/02/2024	
PROJECT No.:	2024-101	



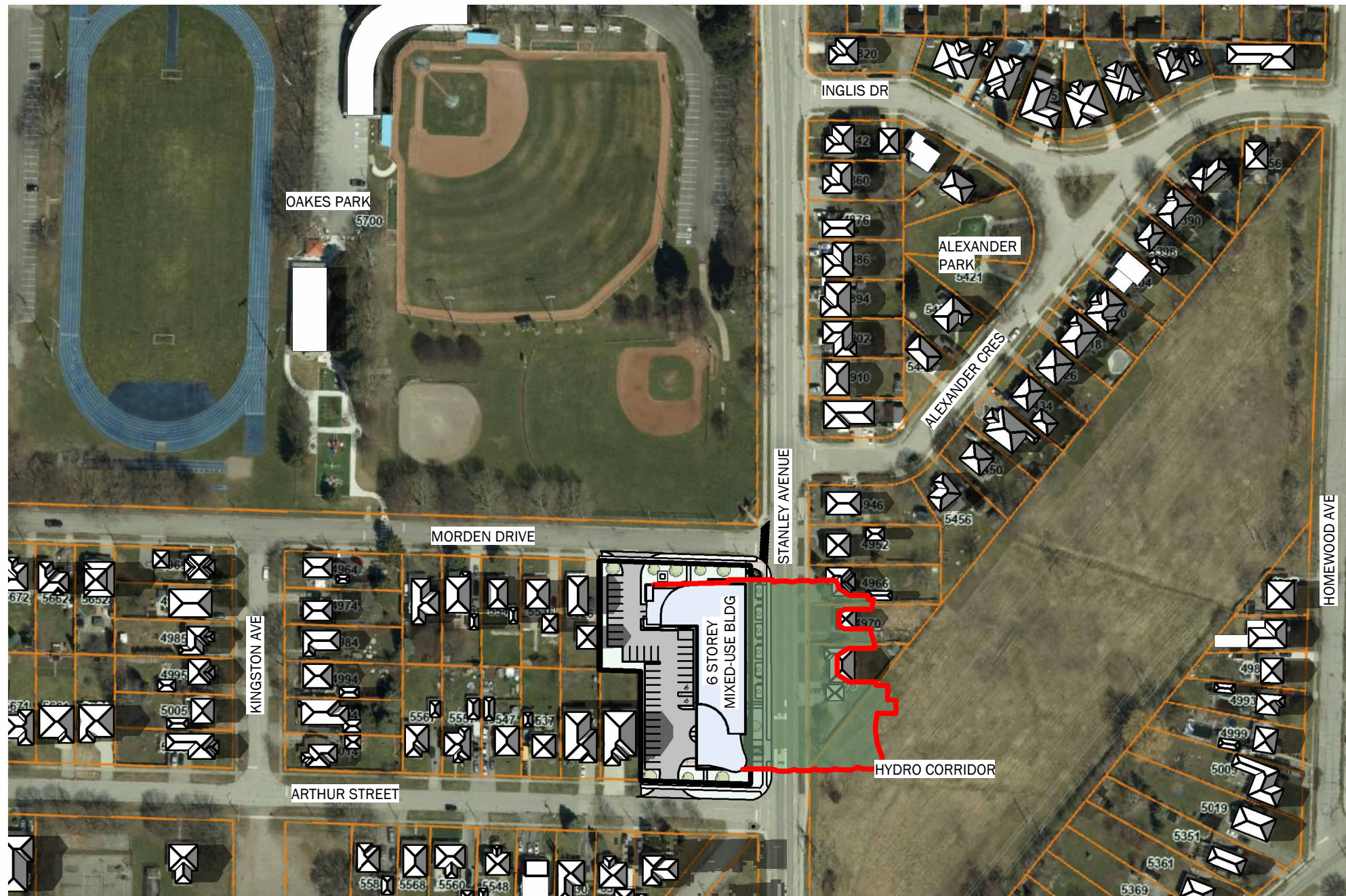
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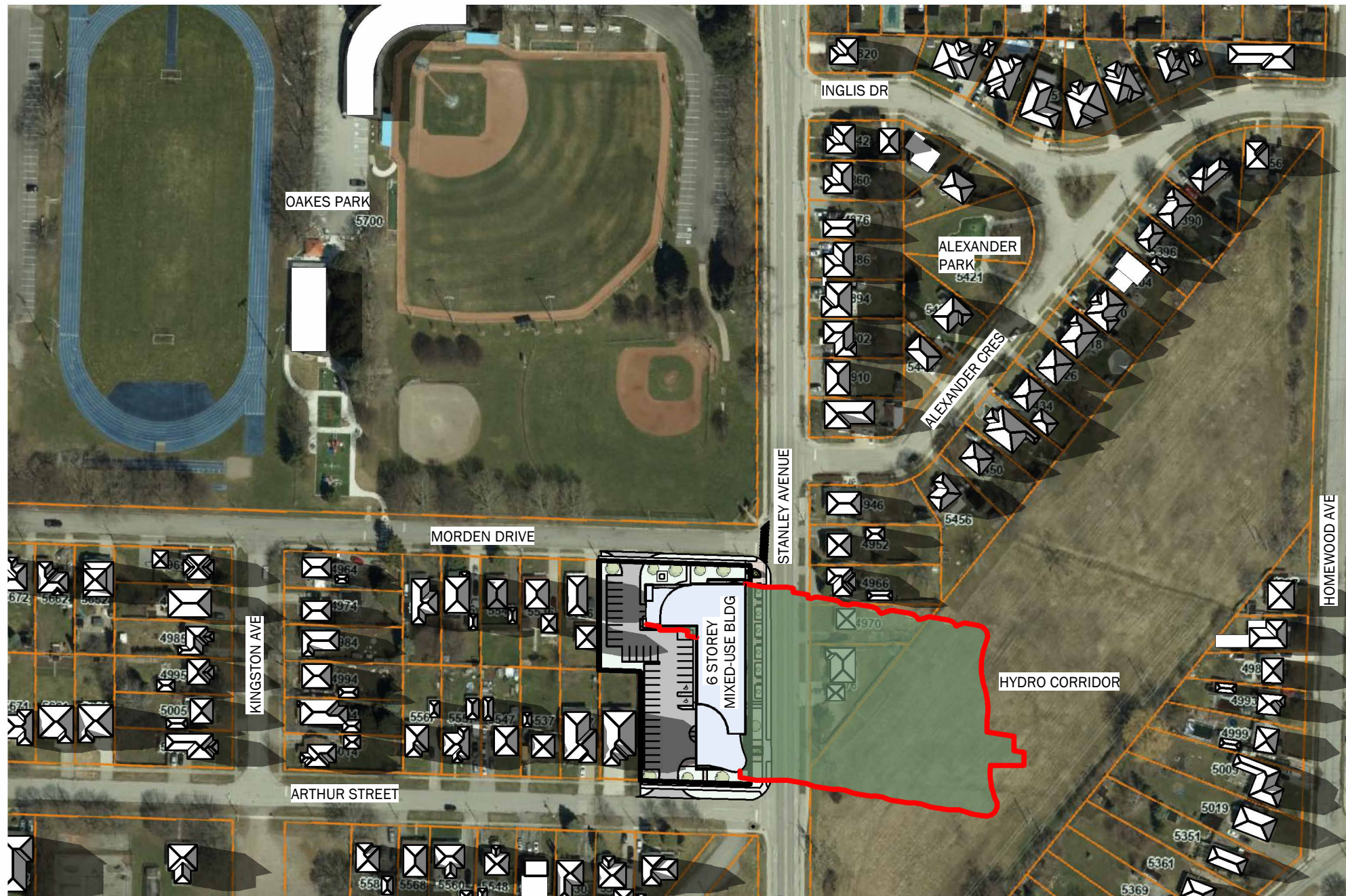
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SEPT 21 - 5 PM

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SEPT 21 - 6 PM

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LEGEND	
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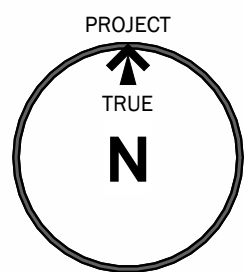
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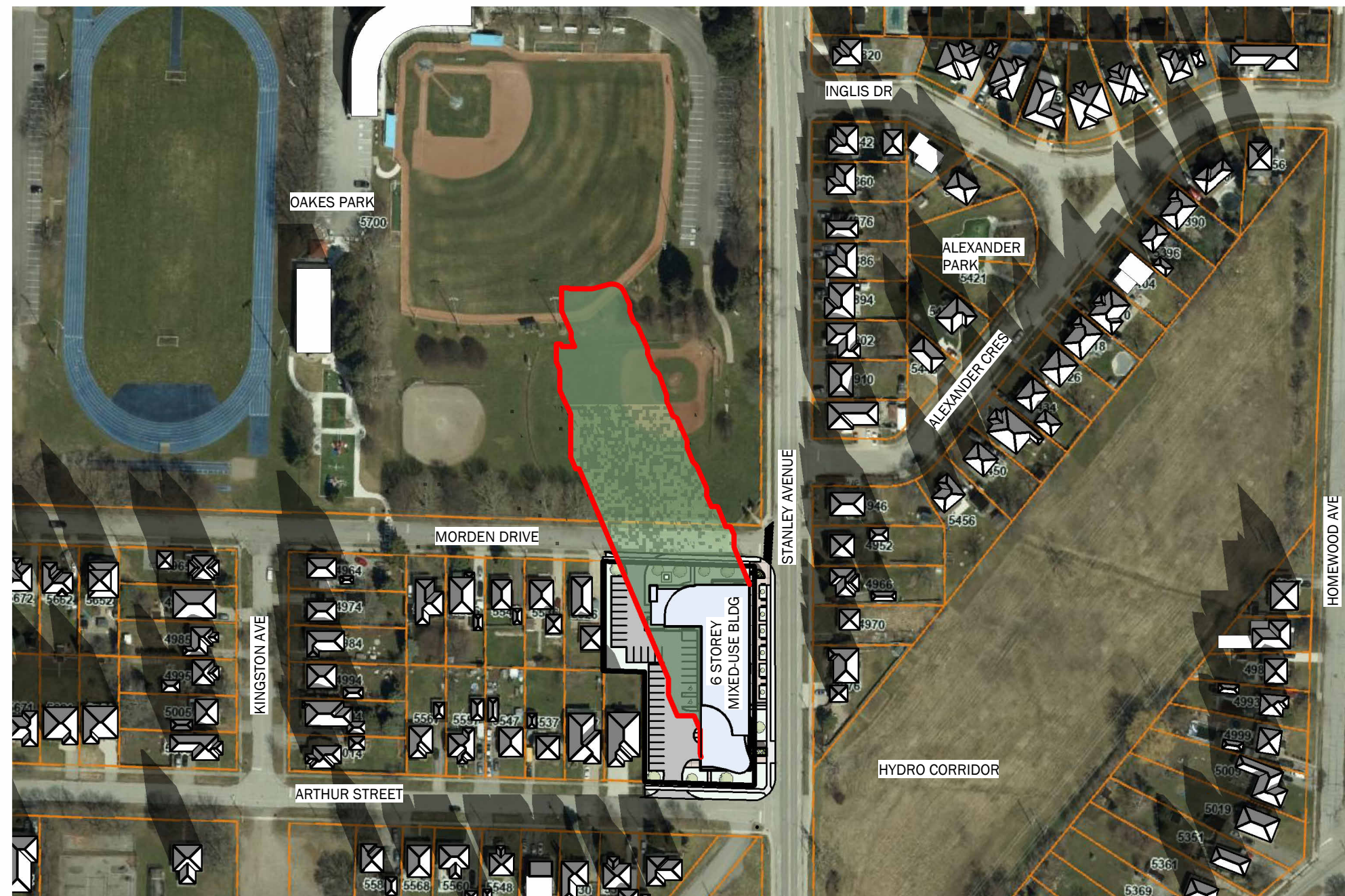
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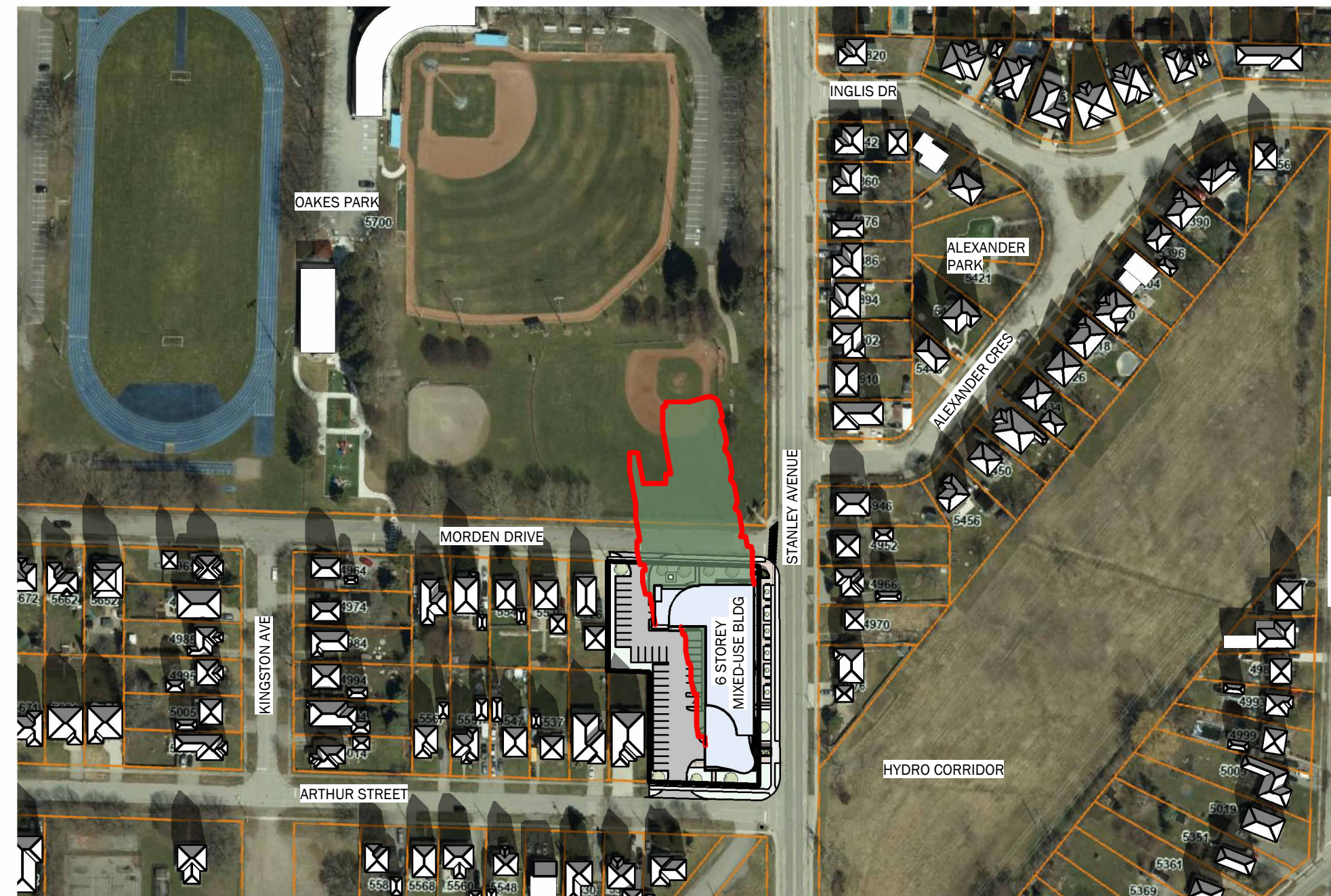
SHADOW STUDY - FALL

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PROJECT No.:	2024-101		



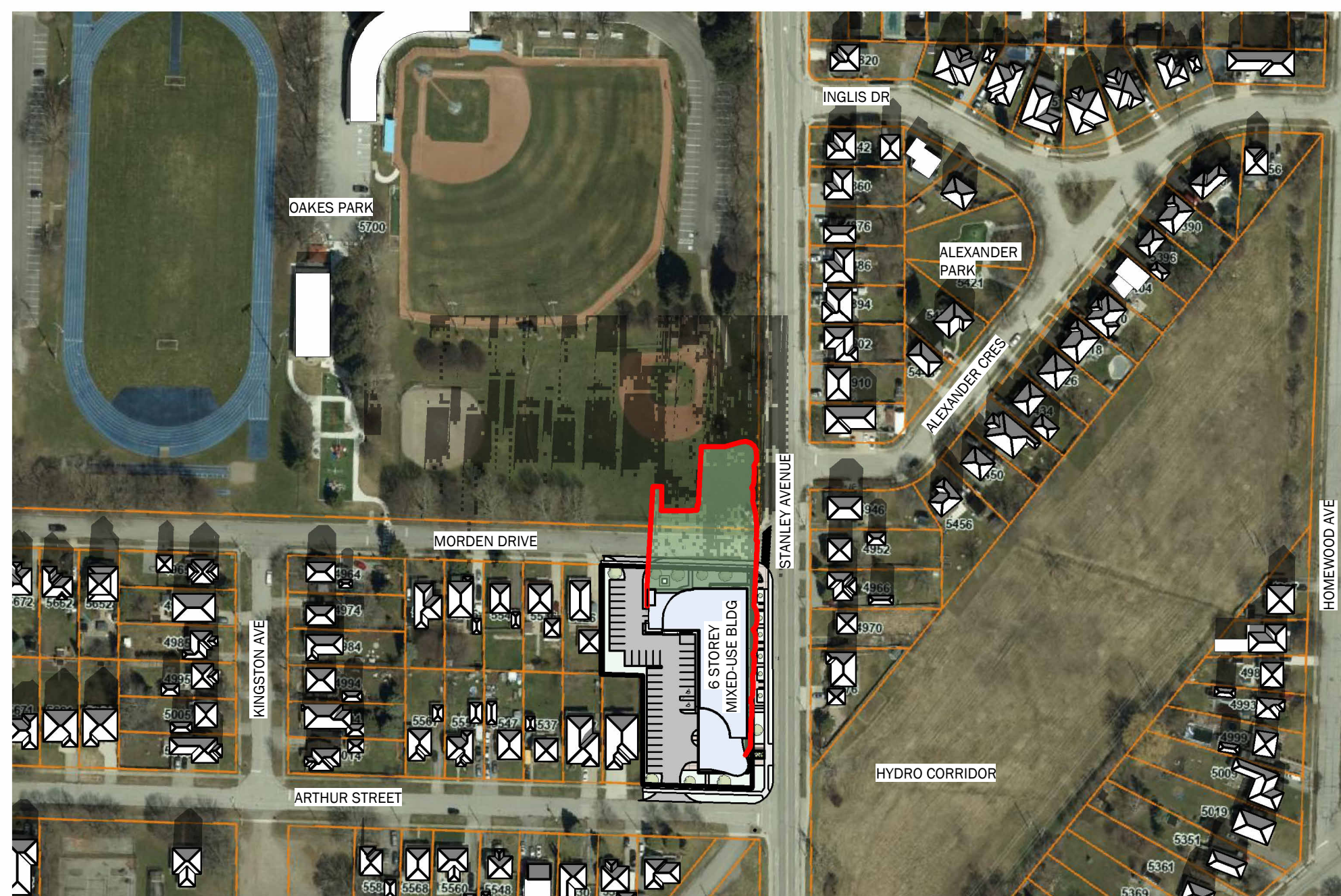
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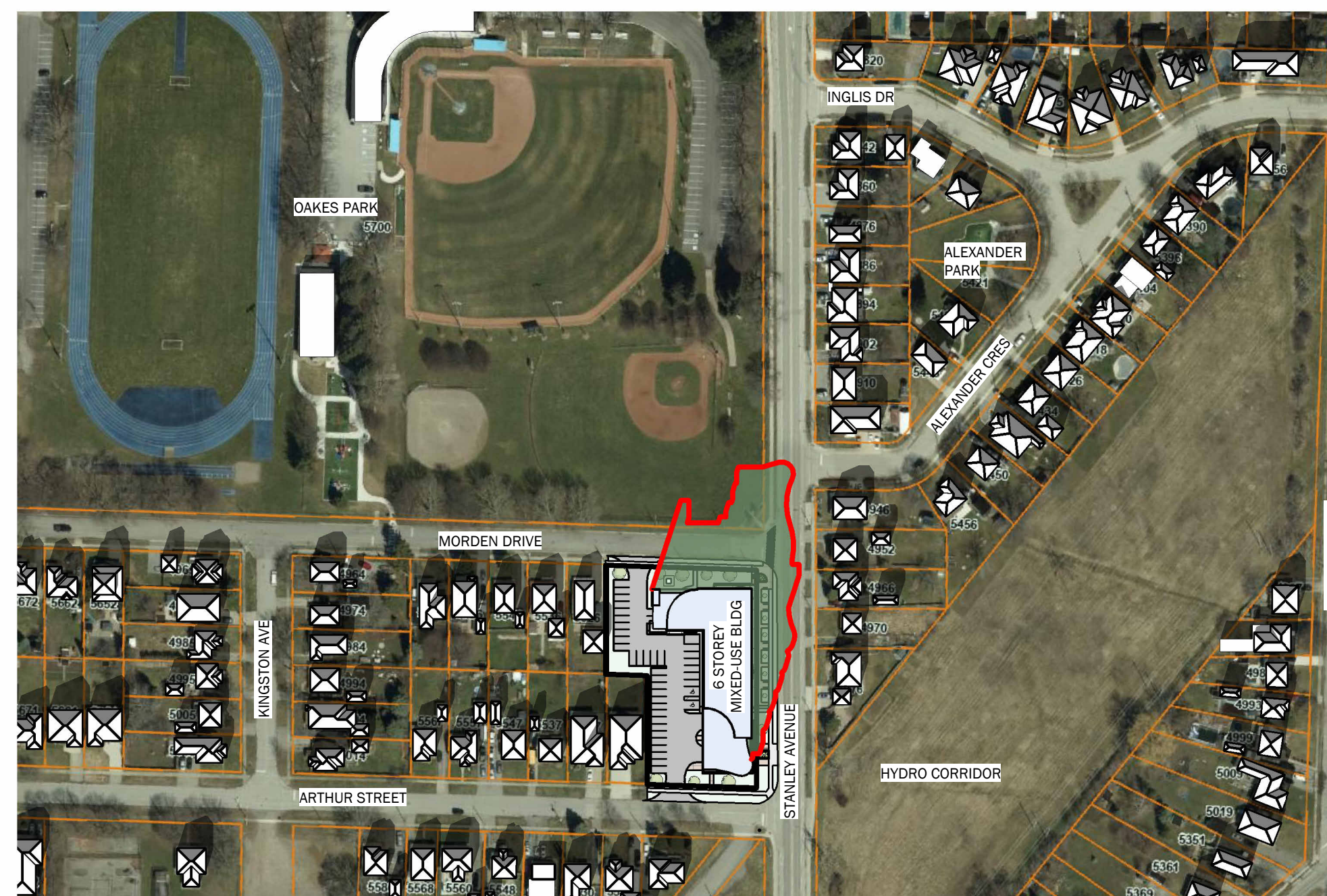
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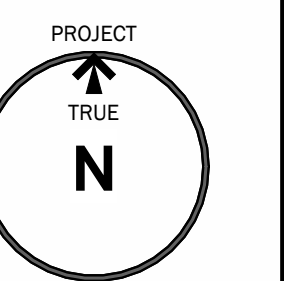
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ONTARIO, L2E 5A2/L2E 3C4.



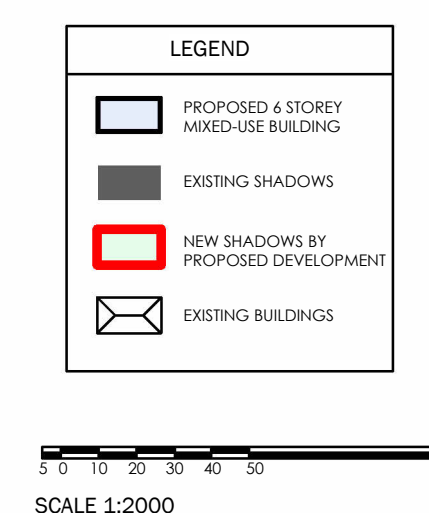
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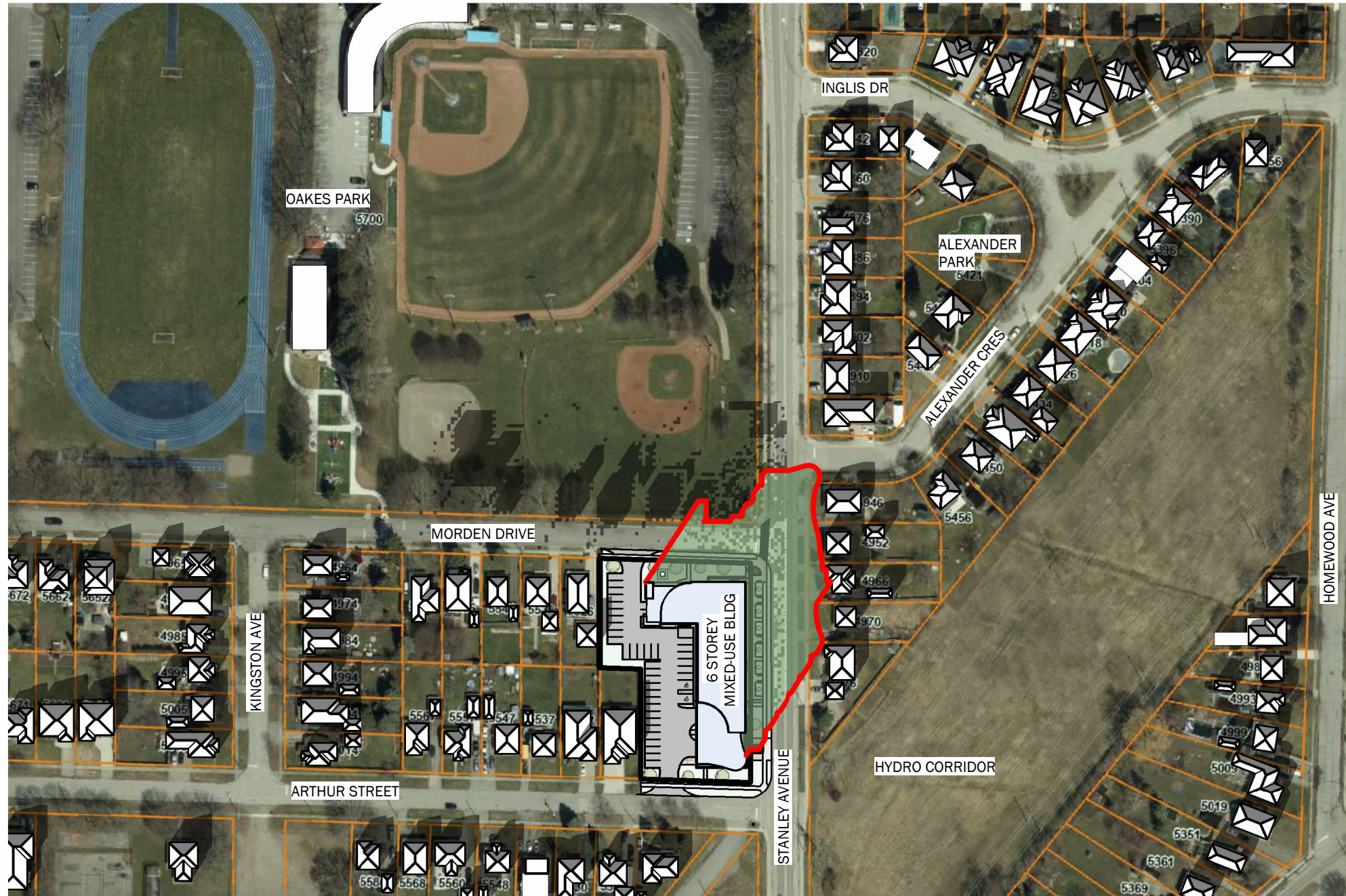
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SHADOW STUDY -
WINTER

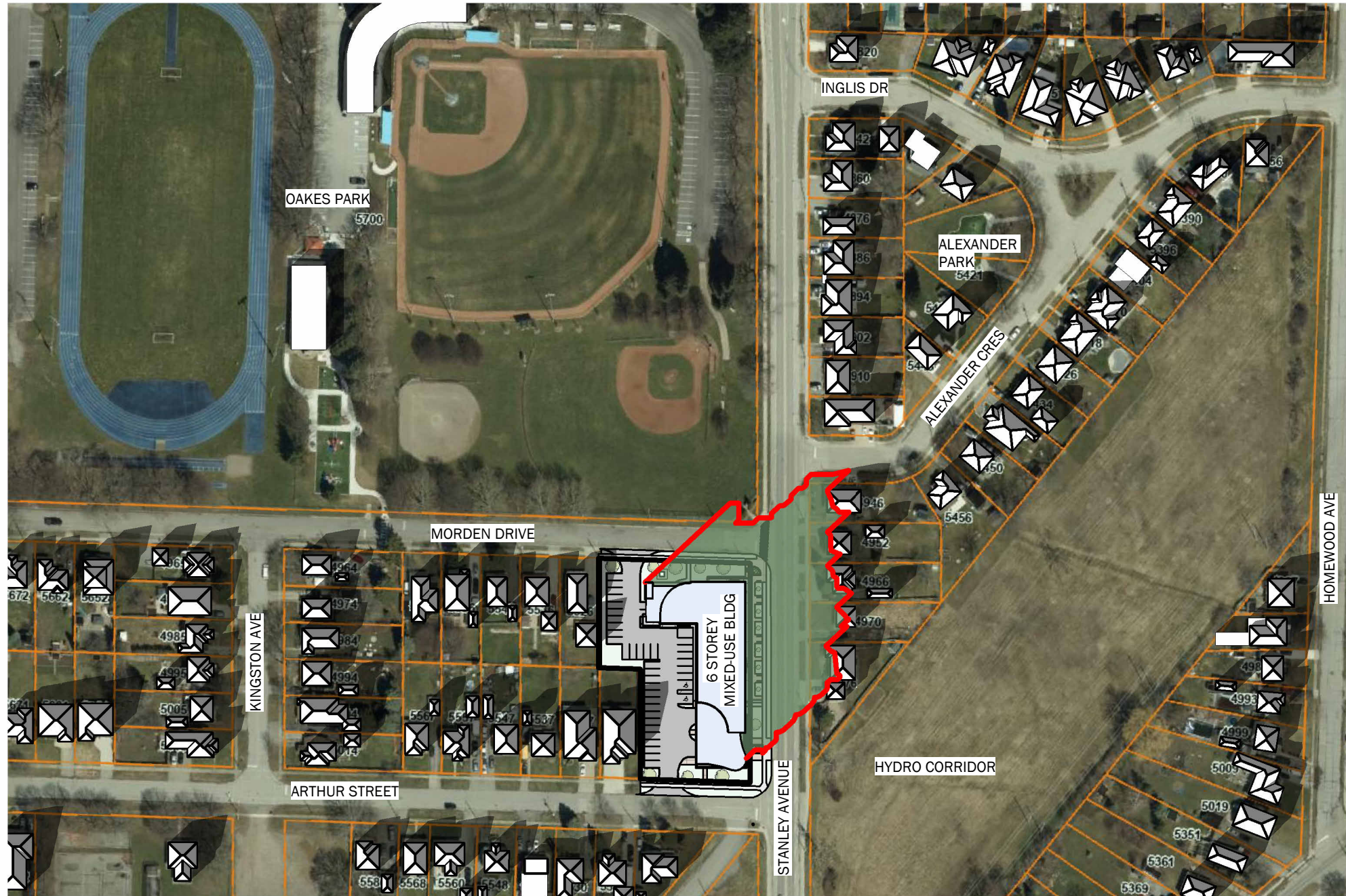
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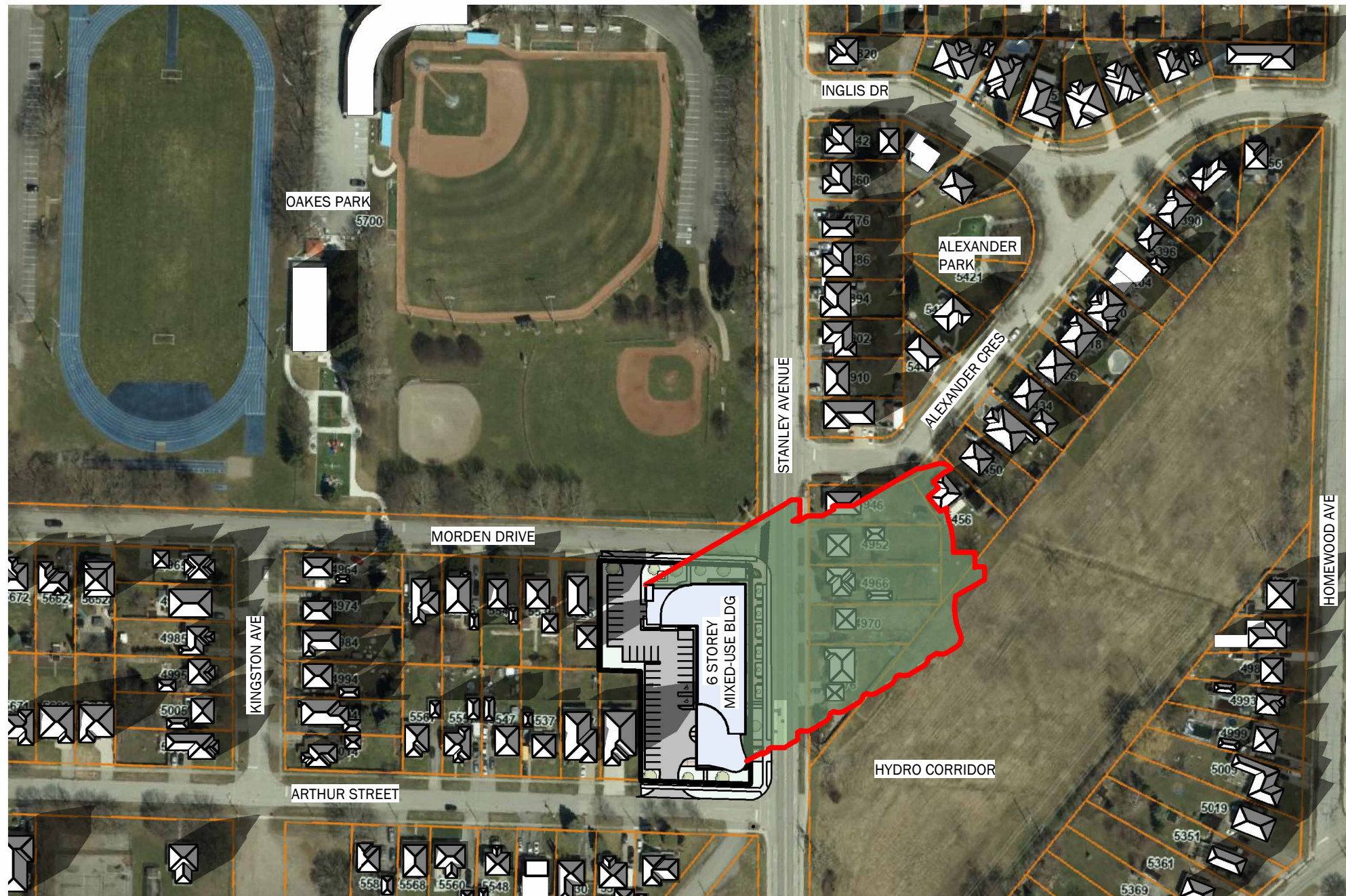
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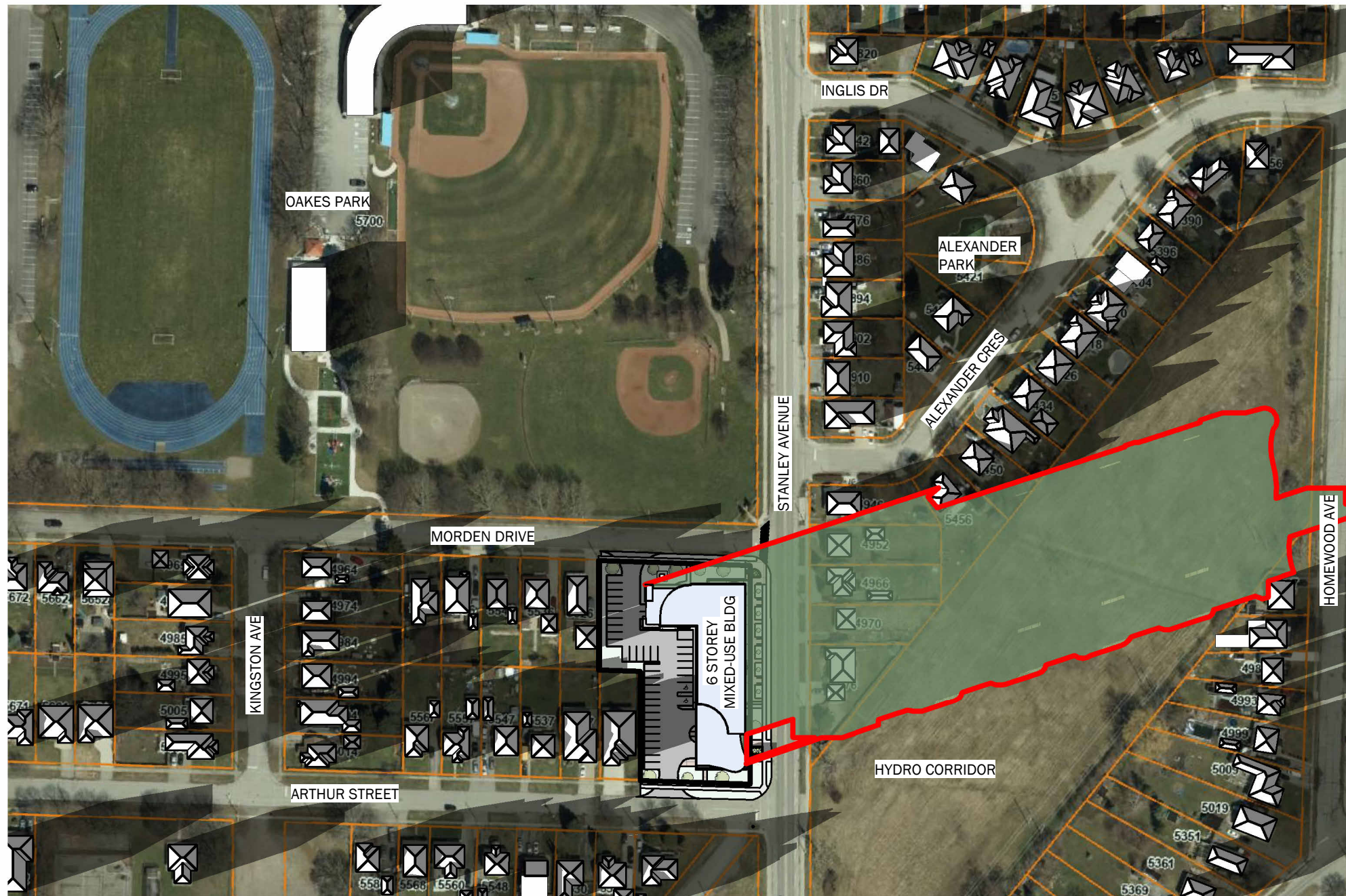
DEC 21 - 3 PM

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DEC 21 - 4 PM

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DEC 21 - 5 PM

1 : 2000

* DEC 21ST 6PM NOT PROVIDED.
THE SUN WOULD BE COMPLETELY
SET BY THIS TIME AND NO
SHADOWING WOULD BE PRODUCED

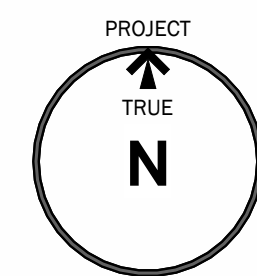
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1	SEPT 19 2024	SHADOW STUDY	JKC
2	OCT 09 2024	REVISED SITE PLAN	JKC
3	OCT 31 2024	REVISED SITE PLAN / GROUND FLR COMM.	JKC

COMMISSION:

**STANLEY/MORDEN
DEVELOPEMENT**

4965, 4971, 4981 STANLEY AVE & 5516 MORDEN DRIVE, NIAGARA FALLS,
ONTARIO, L2E 5A2/L2E 3C4



A . C . K
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SHEET TITLE:

**SHADOW STUDY -
WINTER**

DRAWN BY:	JKC	DRAWING No.:	SS8
CHECKED BY:	MDA/JRM		
DATE ISSUED:	14/02/2024		
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