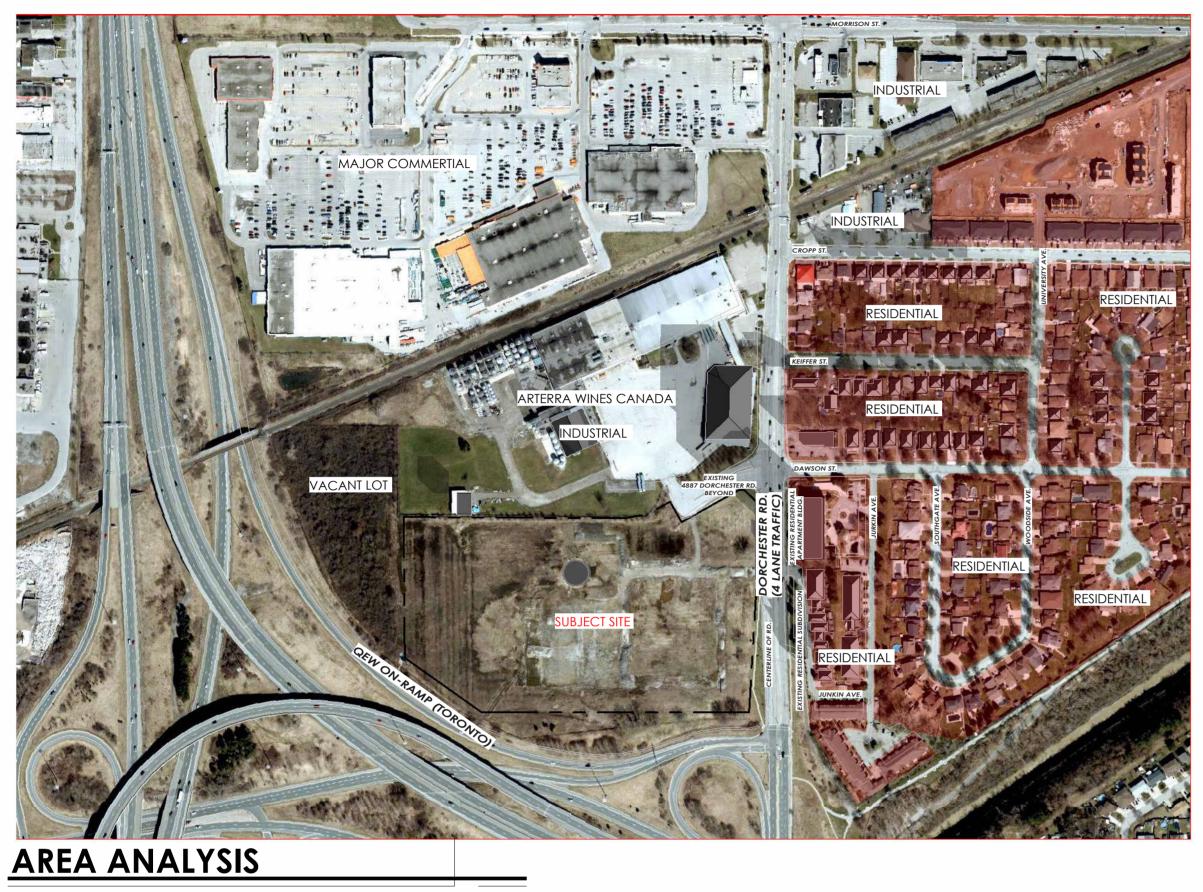
5259 DORCHESTER RD | NIAGARA FALLS | ON | L2E 6N8

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES 8 MULTI STOREY BUILDINGS LOCATED IN NIAGARA FALLS. THE PROPERTY OF FOCUS IS COMPRISED OF 1,784 RESIDENTIAL UNITS AND 5,885 SQ.M COMMERCIAL SPACE. THE TALLEST BUILDING IS 221.1 FT (67.4 M) IN HEIGHT. THE PROPOSED DEVELOPMENT IS LOCATED AT 5259 DORCHESTER ROAD, NIAGARA FALLS, ON. THE COORDINATES BEING LAT: 43.1003435, LONG: -79.1196344.

SURROUNDING USES AND SPACES SHOWN WITHIN THE SHADOW STUDY AREA



1:4000



NORTH EAST VIEW

SOUTH WEST VIEW

EAST VIEW



DURING SPRING AND FALL (APRIL 21ST AND SEPTEMBER 21ST, 10 AM TO 6 PM), SHADOWING ON THE NORTH EAST RESIDENTIAL PROPERTIES WILL BE MINIMAL, MAINLY OCCURRING IN AFTERNOON FROM 1 PM TO 6 PM. AS THE SUN RISES HIGHER IN THE SKY, THE SHADOWING EFFECT WILL DECREASE, REDUCING THE IMPACT ON THE PROPERTIES. IN SUMMER (JUNE 21ST, 10 AM TO 6 PM), WHEN THE SUN IS AT ITS HIGHEST, THE SHADOW CAST BY THE BUILDINGS WILL BE MINIMAL. THE HIGH SUN ANGLE ON JUNE 21ST ENSURES THAT SHADOWING WILL BE LIMITED,

WHILE THE 20-STOREY BUILDINGS WILL HAVE SOME SHADOWING EFFECTS, PARTICULARLY DURING THE WINTER MONTHS, THE OVERALL IMPACT ON NEIGHBOURIN STEPPED DESIGN AND CAREFUL SITE PLACEMENT. THE BUILDING ENSURES OPTIMAL USE OF THE SITE, MAXIMIZING RESIDENTIAL UNITS WHILE RESPECTING THE SURRO

WITH THE SURROUNDING PROPERTIES RECEIVING AMPLE SUNLIGHT THROUGHOUT THE DAY.

MITIGATION AND COLLUSION

MINIMIZE THE SHADOWING EFFECT ON THESE PROPERTIES.

JUNE 21ST 2025 SR : 5: 37AM SS : 8: 59 PM

25 SEPTEMBER 21ST 2025 SR : 7: 03AM SS : 7: 15 PM
 5 DECEMBER 21ST 2025 SR : 7: 46AM SS : 4: 45 PM

1 : 2500





NG RESIDENTIAL PROPERTIES IS LIMITED DUE TO THE
ROUNDING NEIGHBOURHOOD ACCESS TO SUN LIGHT.

THE PROPOSED PROJECT IS LOCATED IN AN AREA SURROUNDING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES. THE BUILDING'S SHADOW IMPACT IS MODERATE. THE MOST SIGNIFICANT SHADOWING WILL AFFECT THE RESIDENTIAL HOMES TO THE NORTH EAST, PARTICULARLY DURING THE WINTER MONTHS (12 PM TO 6 PM), DUE TO THE LOW ANGLE OF THE SUN. HOWEVER, THE BUILDING'S STEPPED DESIGN HELPS

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DIMENSIONS ADDED

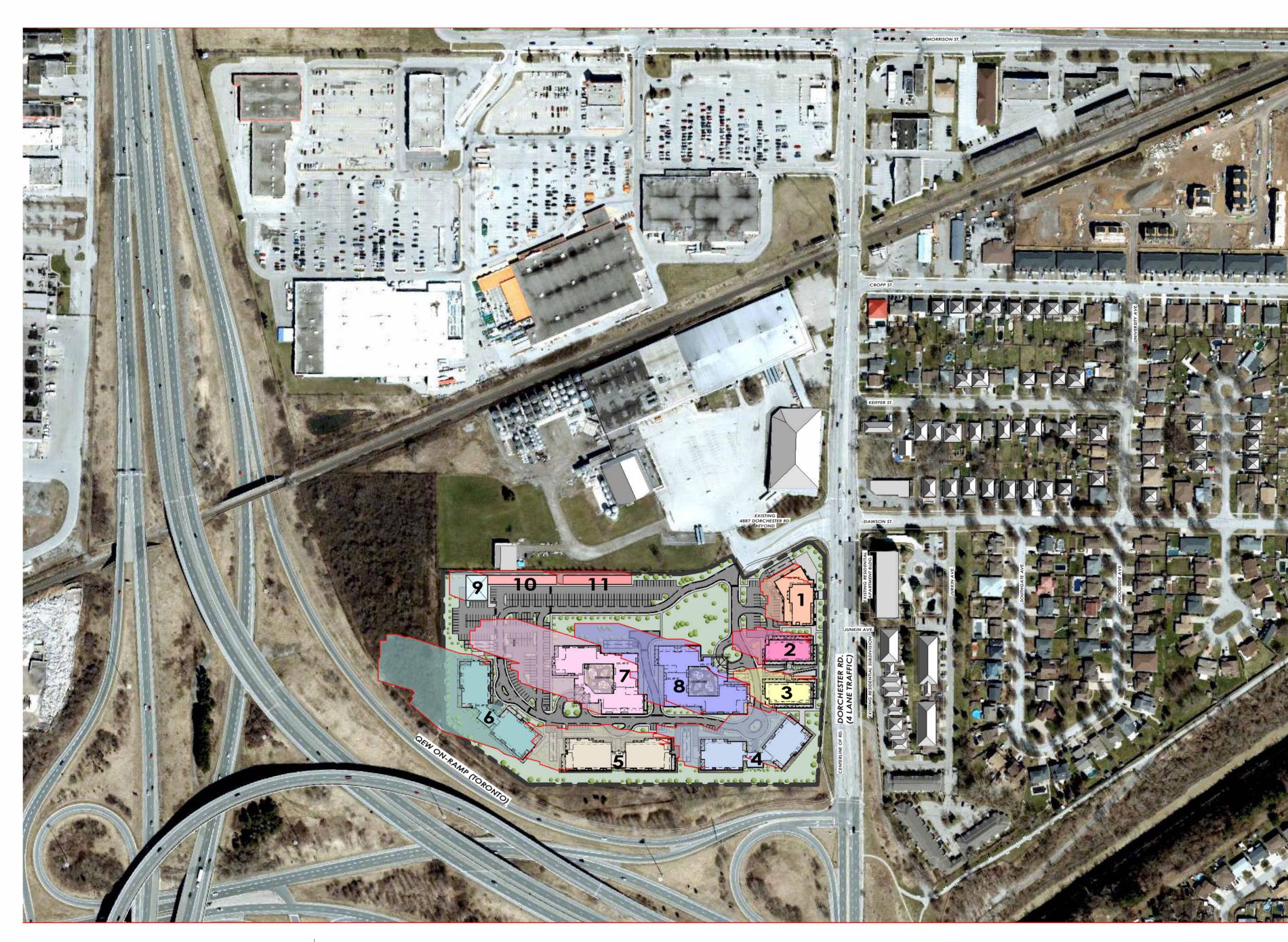
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APRIL 21 - 10.00 AM

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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PROJECT No.:

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GENERAL NOTES

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6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
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PROJECT No.:

2018-214

APRIL 21ST 2025 SR : 6: 24AM SS : 8: 06 PM



JUNE 21ST 10.00 AM

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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NO.	DATE:	REVISION:	BY:
1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC
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JUNE 21ST 2025 SR : 5: 37AM SS : 8: 59 PM



JUNE 21ST 11.00 AM

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
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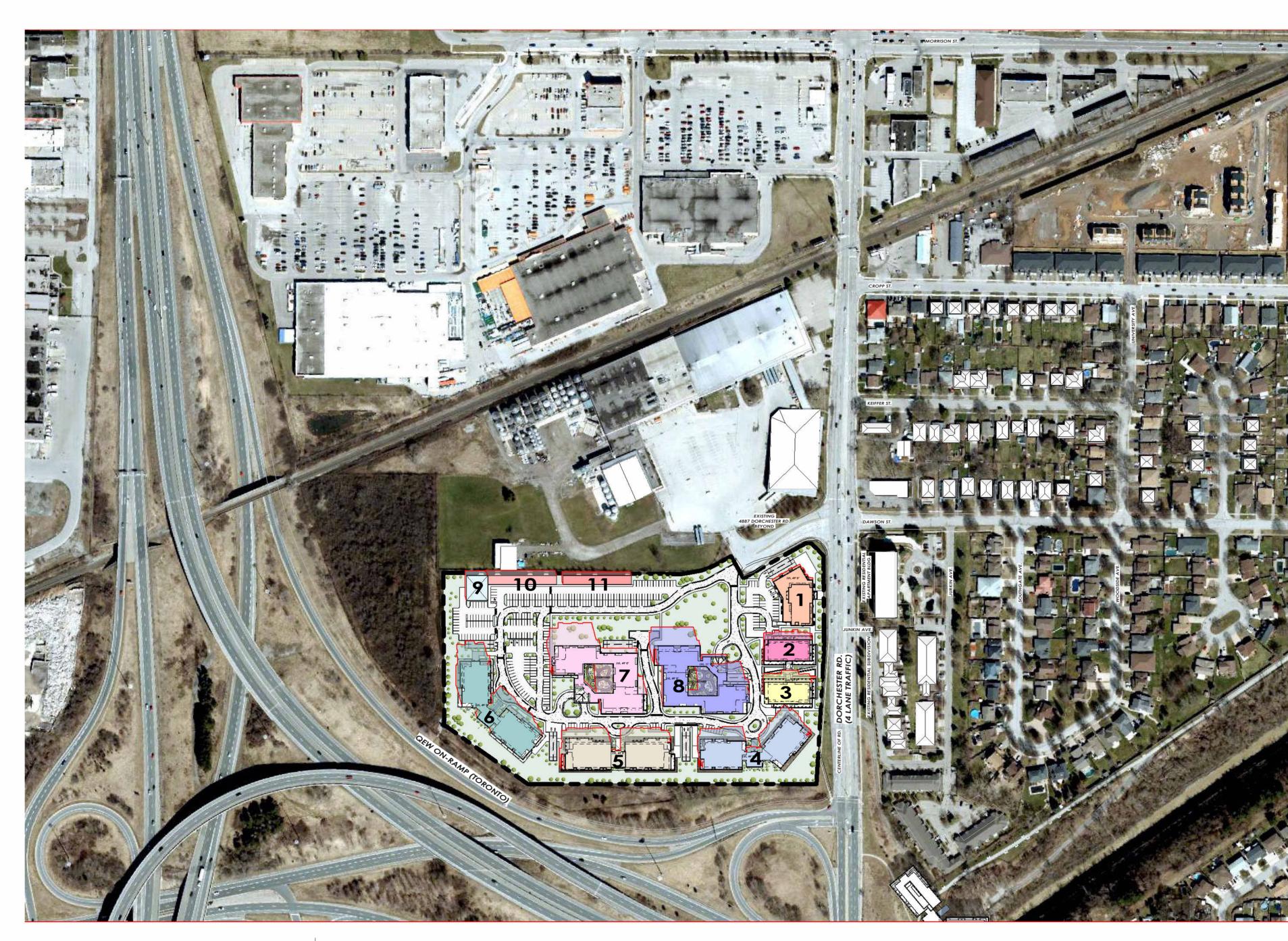
GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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7	7	20 STOREY RESIDENTIAL
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10	10	3-4 STOREY STORAGE
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5	03.16.2022	REVISED SITE DESIGN	CH
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
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4	03.10.2022	REVISED SITE DESIGN	СН
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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2	10.20.2021	DIMENS	IONS ADDED	JKC
3	10.20.2021	SIT	E STATS	CH
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	08.20.2021	SCHEM	ATIC DESIGN	JKC
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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8	8	20 STOREY RESIDENTIAL
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10	10	3-4 STOREY STORAGE
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4	03.10.2022	_	SITE DESIGN	CH
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6	07.23.2024	REVISED S	SITE & PARKING	JKC
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JUNE 21ST 2025 SR : 5: 37AM SS : 8: 59 PM



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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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NO.	DATE:	RE	VISION:	BY:
1	08.20.2021		ATIC DESIGN	JKC
2	10.20.2021	DIMENS	IONS ADDED	JKC
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4	03.10.2022	REVISED	SITE DESIGN	СН
5	03.16.2022	REVISED	SITE DESIGN	СН
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	08.20.2021	SCHEMA	TIC DESIGN	JKC
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
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6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
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5	03.16.2022	REVISED	SITE DESIGN	CH
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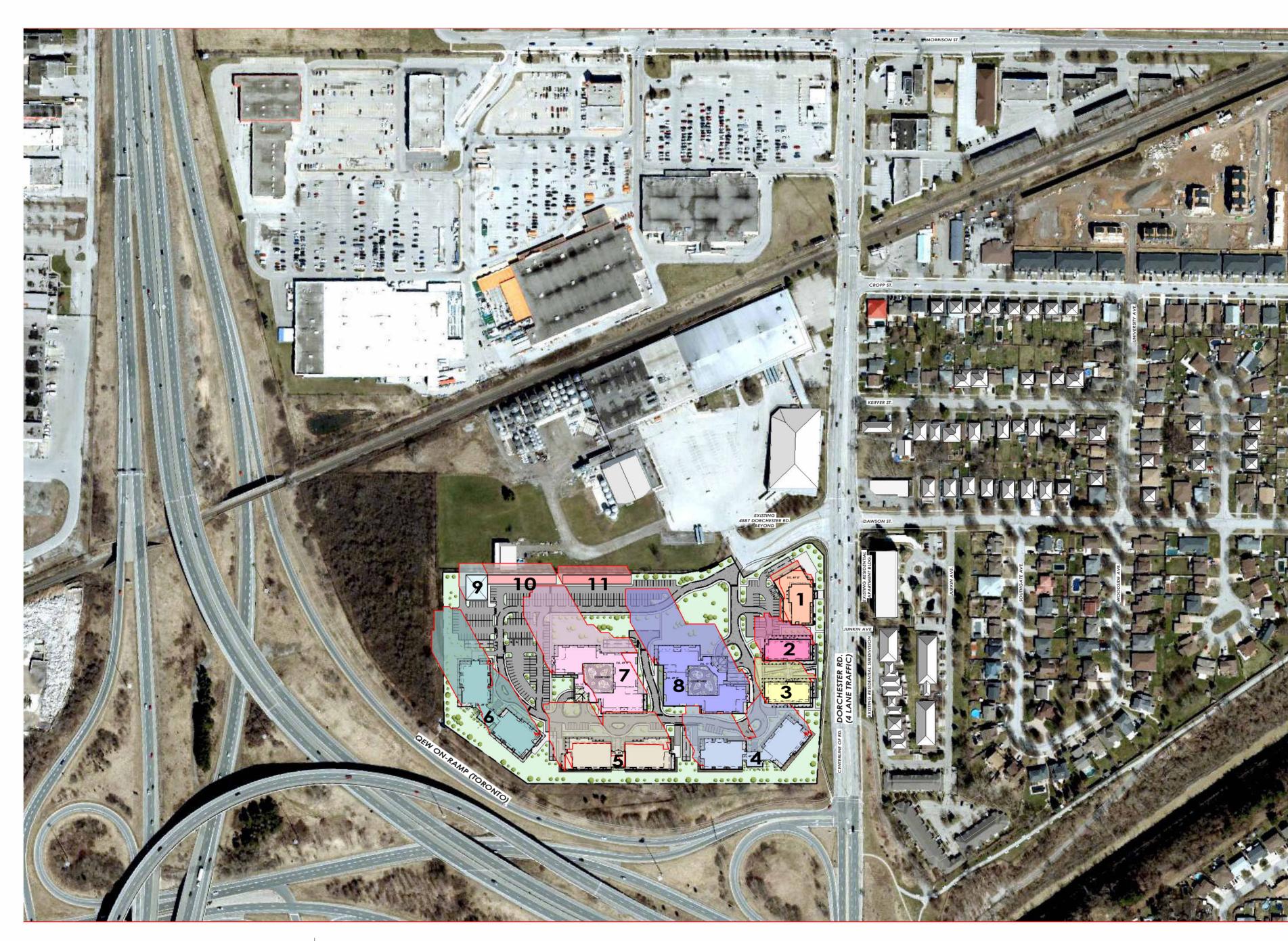
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	08.20.2021	SCHEM	ATIC DESIGN	JKC
2	10.20.2021	DIMENS	IONS ADDED	JKC
3	10.20.2021	SIT	E STATS	CH
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SEPTEMBER 21ST 2025 SR : 7: 03AM SS : 7: 15 PM



<u>SEPT 21 - 12.00 PM</u>

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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1	08.20.2021	SCHEMATIC DESIGN	JKC
2	10.20.2021	DIMENSIONS ADDED	JKC
3	10.20.2021	SITE STATS	CH
4	03.10.2022	REVISED SITE DESIGN	CH
5	03.16.2022	REVISED SITE DESIGN	CH
6	07.23.2024	REVISED SITE & PARKING	JKC
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SEPTEMBER 21ST 2025 SR : 7: 03AM SS : 7: 15 PM



<u>SEPT 21 - 1.00 PM</u>

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
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PROJECT No.:

2018-214

SEPTEMBER 21ST 2025 SR : 7: 03AM SS : 7: 15 PM



<u>SEPT 21 - 2.00 PM</u>

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
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9	9	MAINTANANCE BLD.
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
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GENERAL NOTES

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GENERAL NOTES

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7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
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GENERAL NOTES

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PROJECT No.:

2018-214

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
1	1	5 STOREY GROUND FLOOR COMMERTIAL
2	2	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
3	3	8 STOREY RESIDENTIAL, GROUND FLOOR COMMERTIAL
4	4	12 STOREY RESIDENTIAL
5	5	14 STOREY RESIDENTIAL
6	6	18 STOREY RESIDENTIAL
7	7	20 STOREY RESIDENTIAL
8	8	20 STOREY RESIDENTIAL
9	9	MAINTANANCE BLD.
10	10	3-4 STOREY STORAGE
11	11	3-4 STOREY STORAGE

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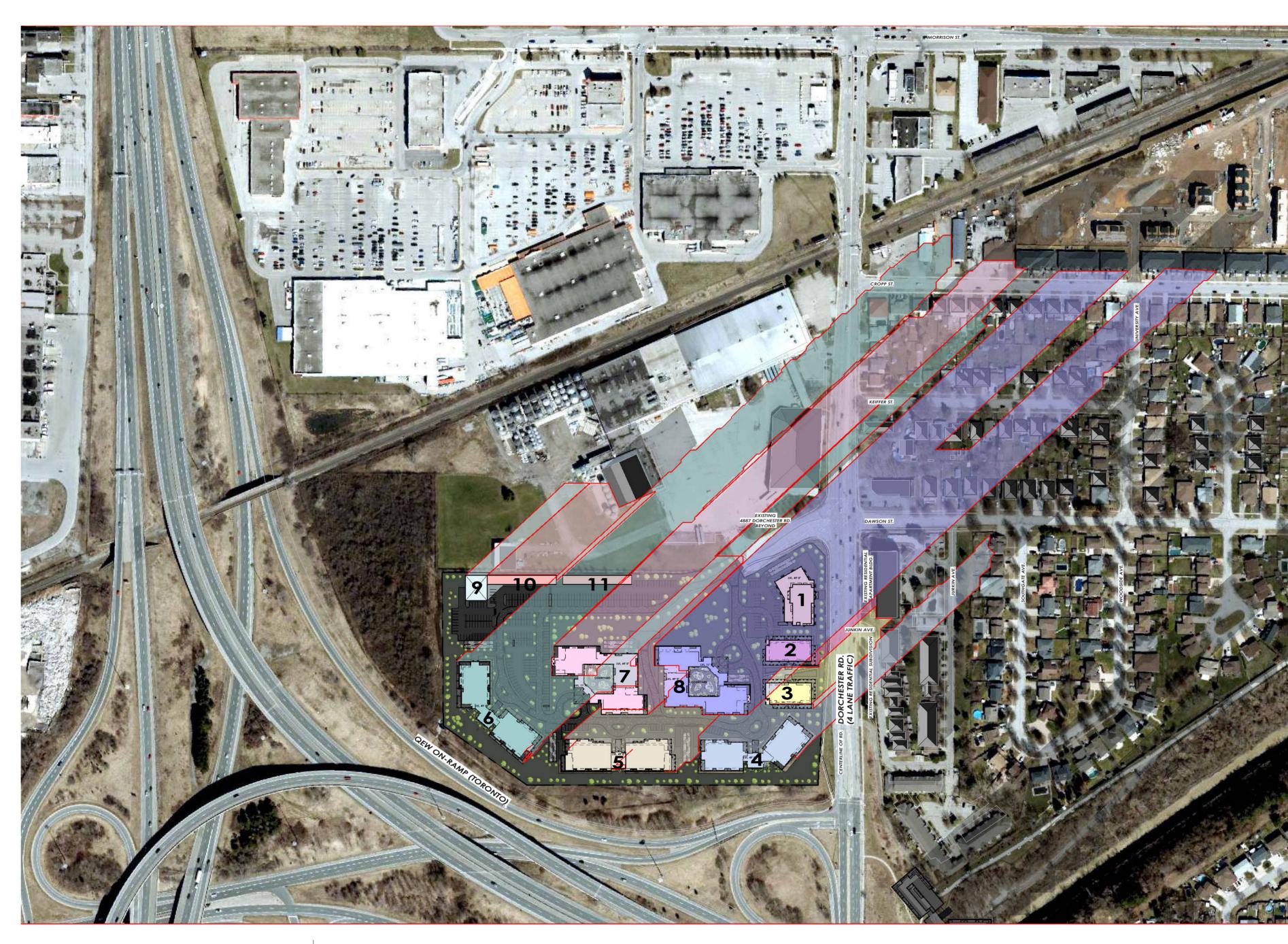
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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10	10	3-4 STOREY STORAGE
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GENERAL NOTES

LEGEND	SHADOW	BLDIG. TYPE
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