



**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

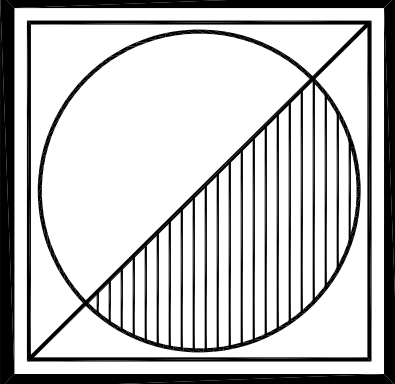
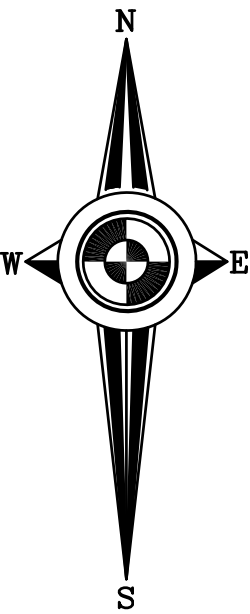
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*	10.27 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	37.79 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

APRIL 21 at 10:00 AM

SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t

1465 Dumfries Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-267-1112  
e-mail: plesdow@pjohnet.com



SHADOW STUDY  
APRIL 21, 10:00am

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS

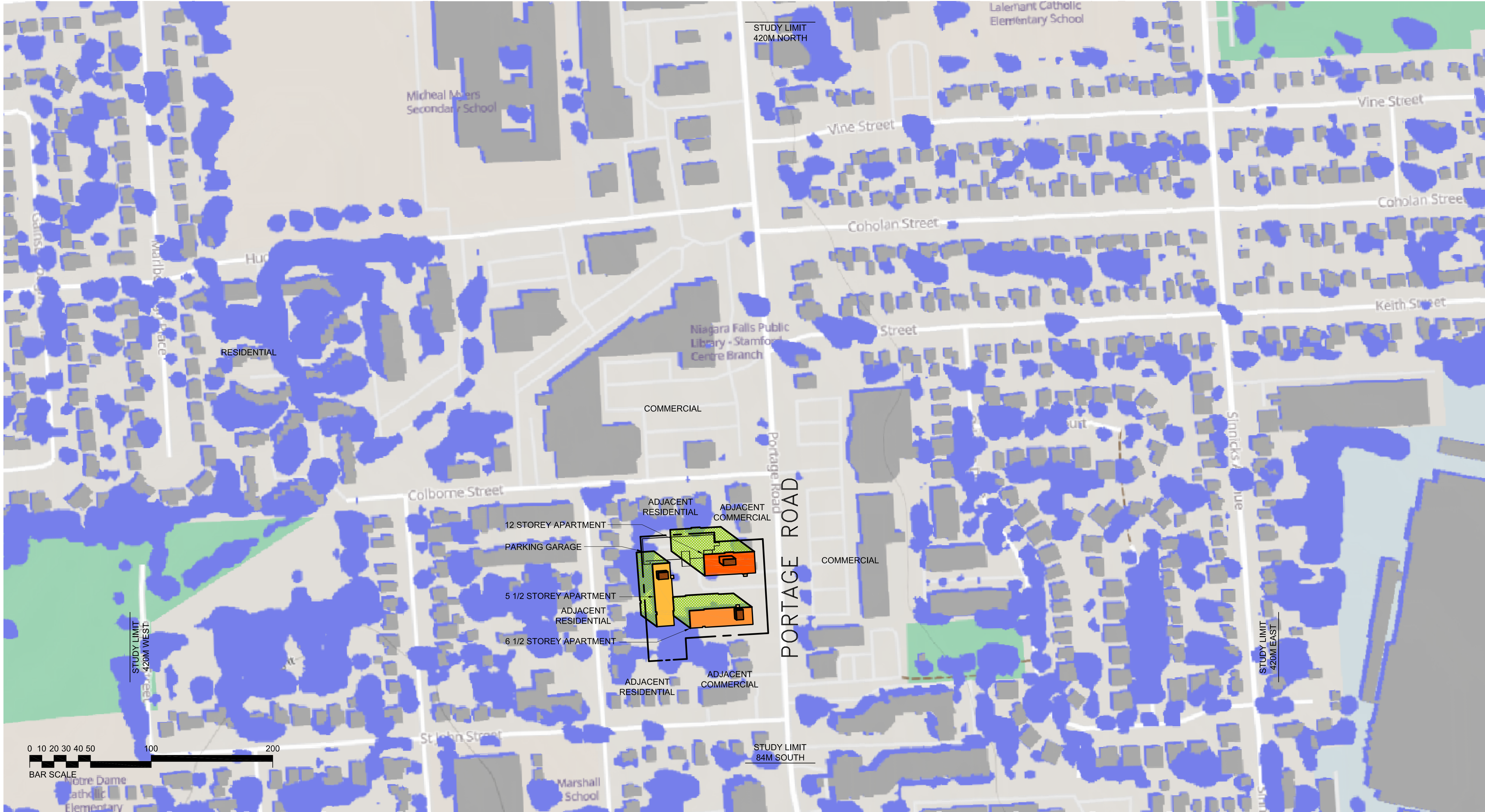
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

21 - 03

SH-1





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

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BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

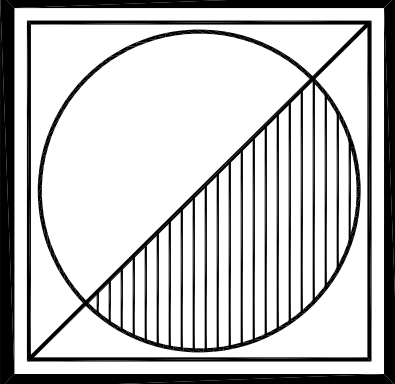
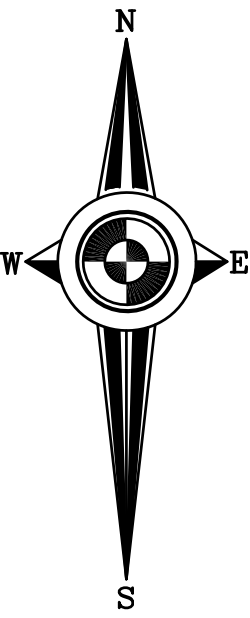
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*	7.32 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	26.95 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

APRIL 21 at 11:00 AM

SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t

4465 Dumfries Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-207-1112  
e-mail: plesdow@pjohnet.com



SHADOW STUDY  
APRIL 21, 11:00am

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

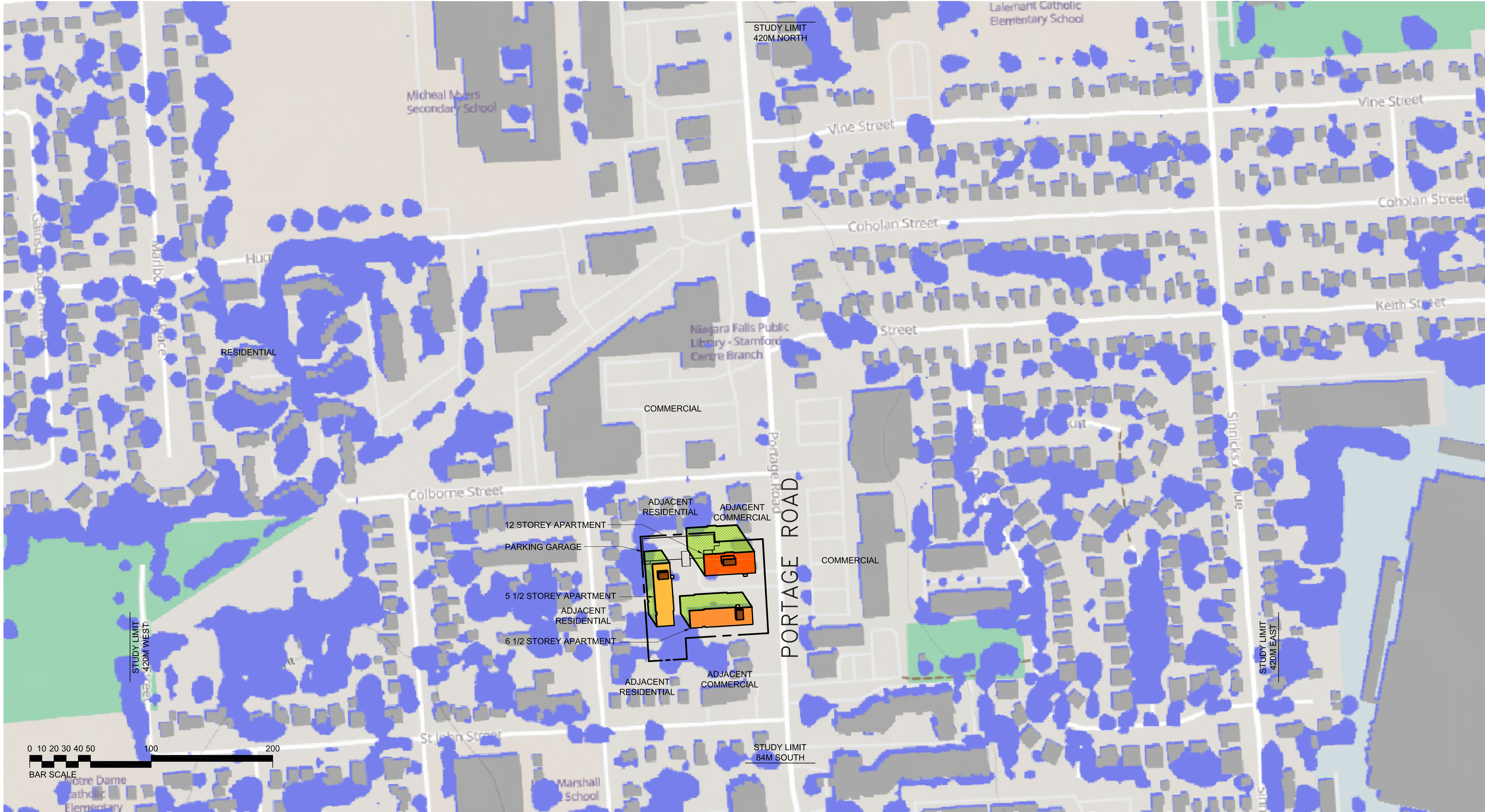
COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

21 - 03

SH-2





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
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BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	5.58 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	20.53 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**APRIL 21 at 12:00 PM**  
SCALE: 1:2000

**Peter J. Lesdow**  
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**SHADOW STUDY**  
**APRIL 21, 12:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

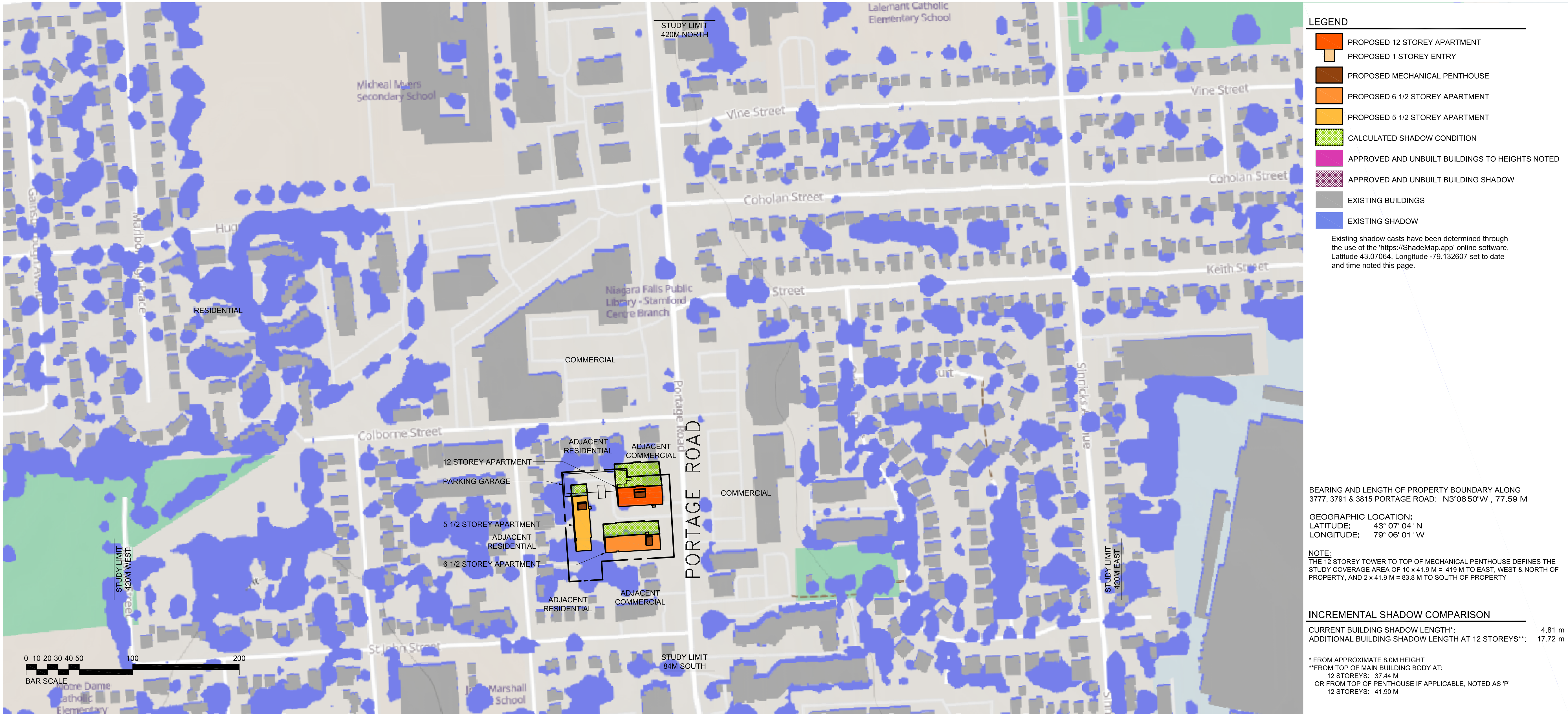
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

21 - 03

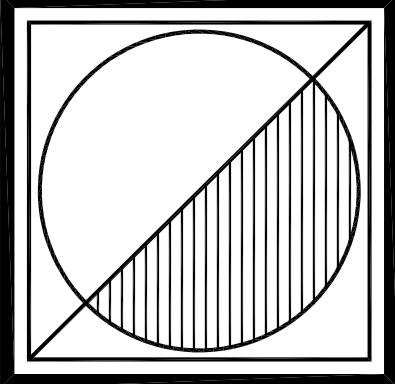
**SH-3**





APRIL 21 at 1:00 PM

SCALE: 1:2000



Peter J. Lesdow  
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1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
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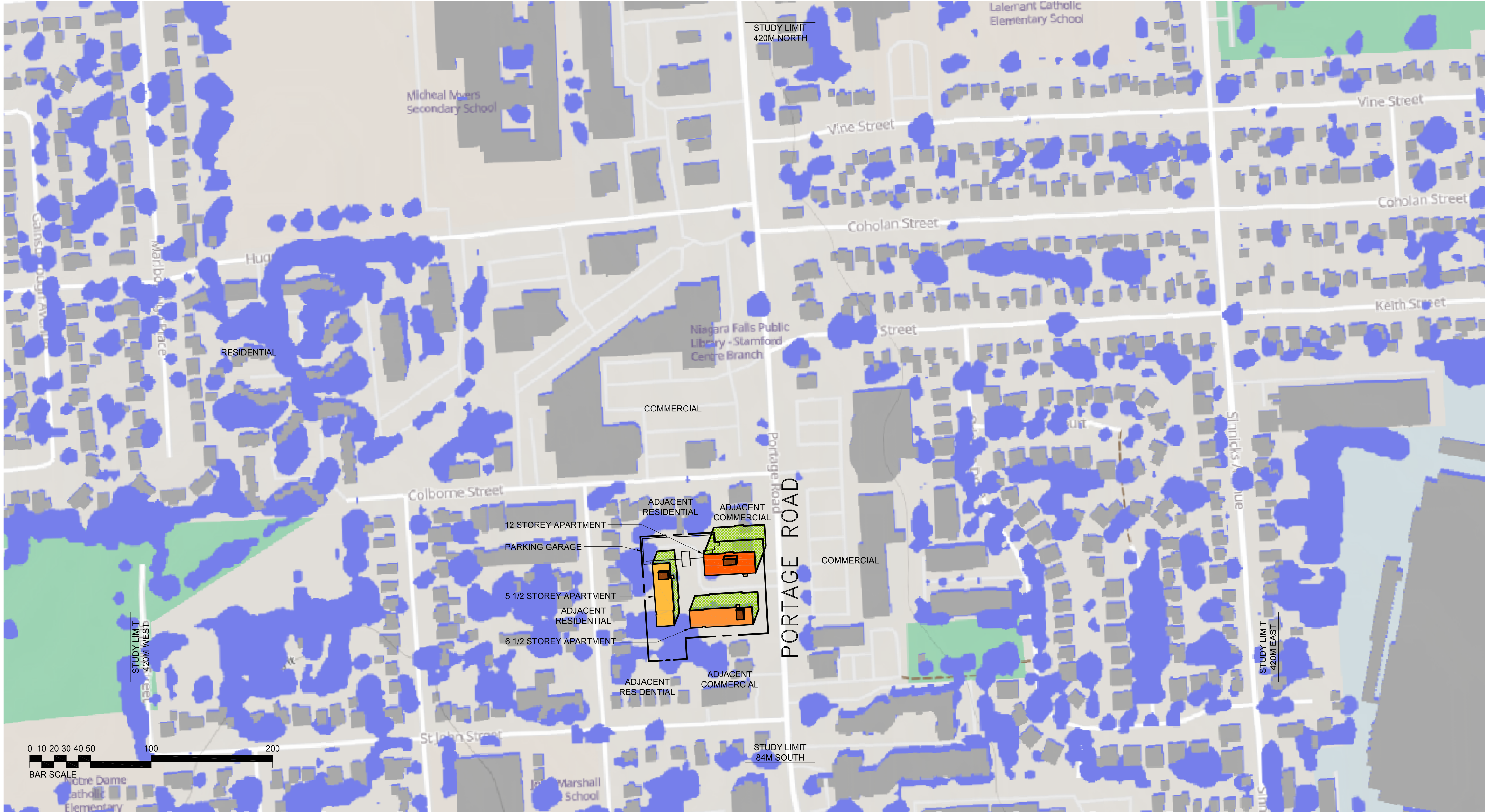
SHADOW STUDY  
APRIL 21, 1:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
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LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

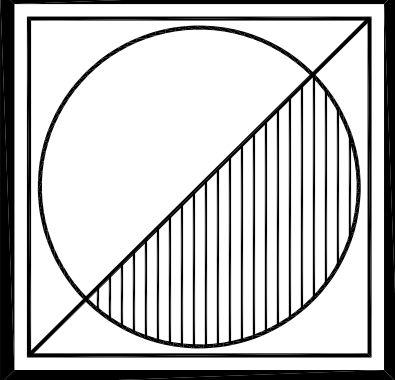
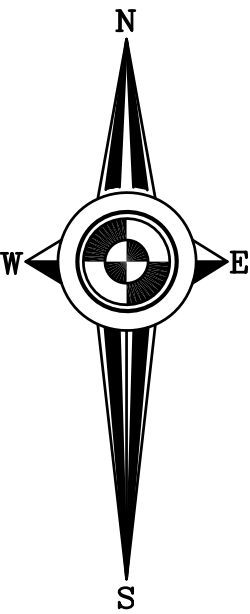
NOTE:  
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INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*	5.07 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	18.64 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

APRIL 21 at 2:00 PM

SCALE: 1:2000



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SHADOW STUDY  
APRIL 21, 2:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

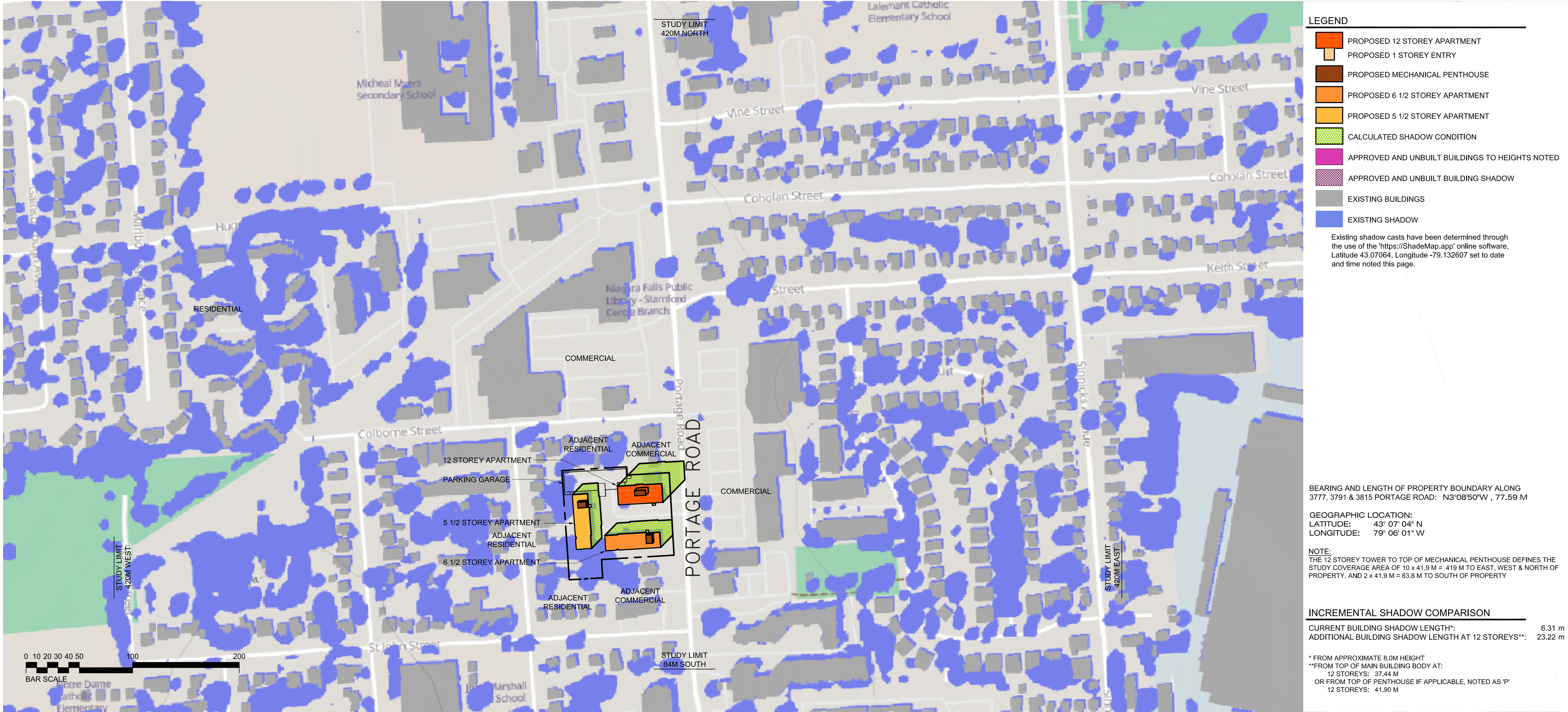
COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL

21 - 03

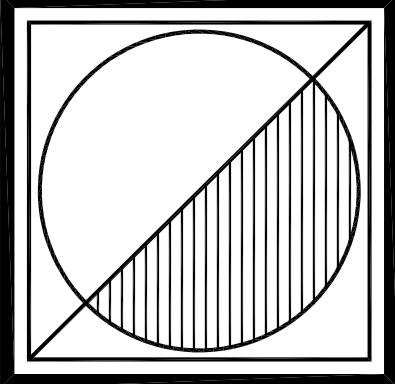
SH-5





APRIL 21 at 3:00 PM

SCALE: 1:2000



Peter J. Lesdow  
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Telephone: 905-307-1112    e-mail: plesdow@pjohnson.net



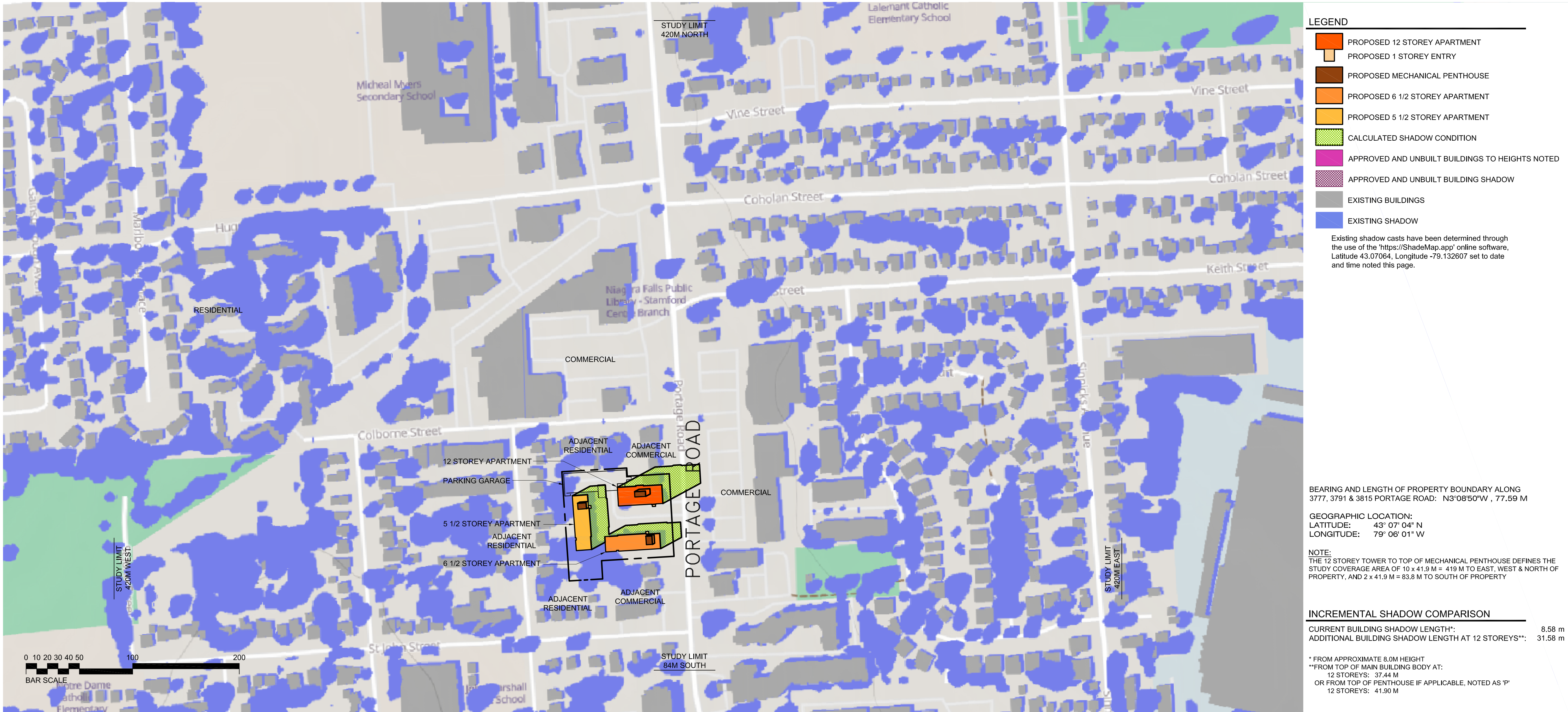
SHADOW STUDY  
APRIL 21, 3:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

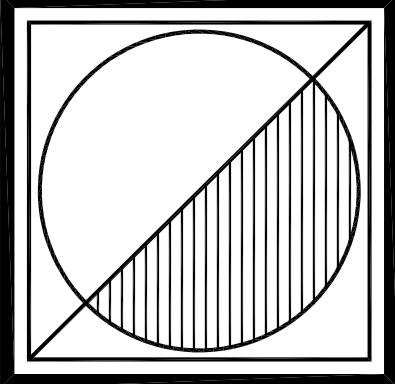
DATE:	Jan. 06/ 25
SCALE:	AS NOTED
DRAWN BY:	MRW
CHECK BY:	PJL





APRIL 21 at 4:00 PM

SCALE: 1:2000



Peter J. Lesdow  
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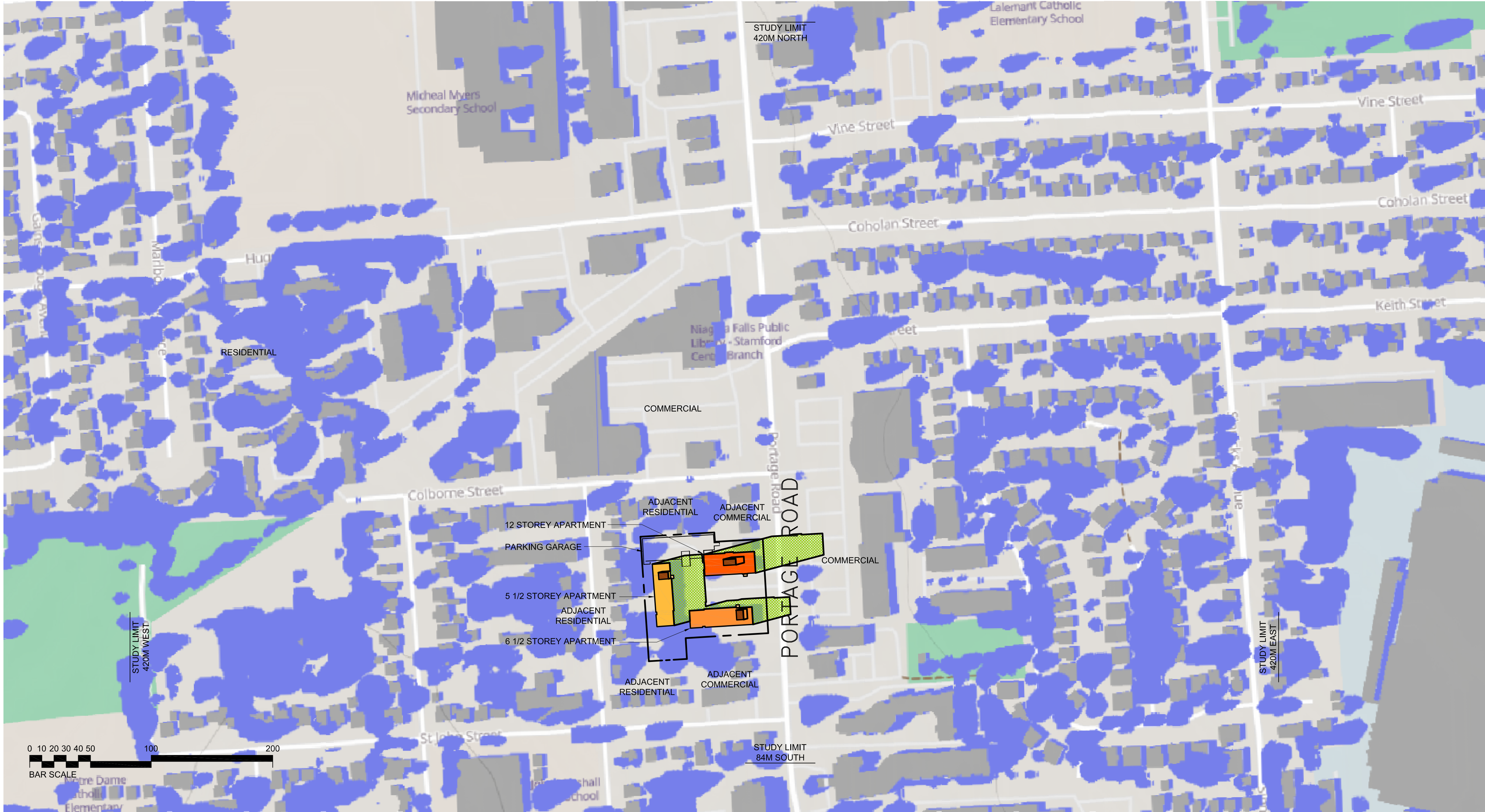
SHADOW STUDY  
APRIL 21, 4:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
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- CALCULATED SHADOW CONDITION
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LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
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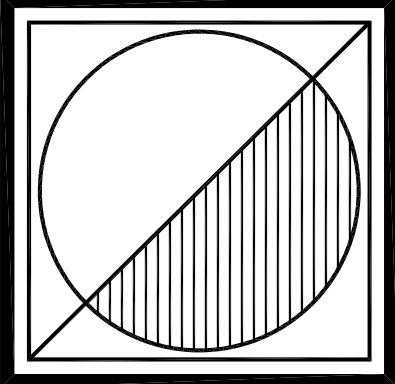
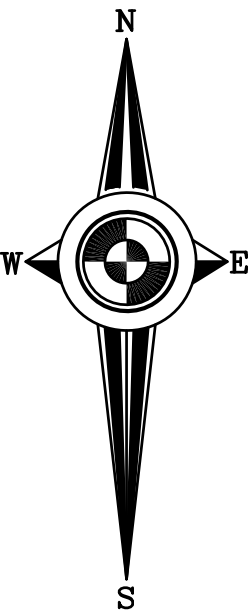
**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	45.63 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	12.4 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**APRIL 21 at 5:00 PM**

SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**APRIL 21, 5:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

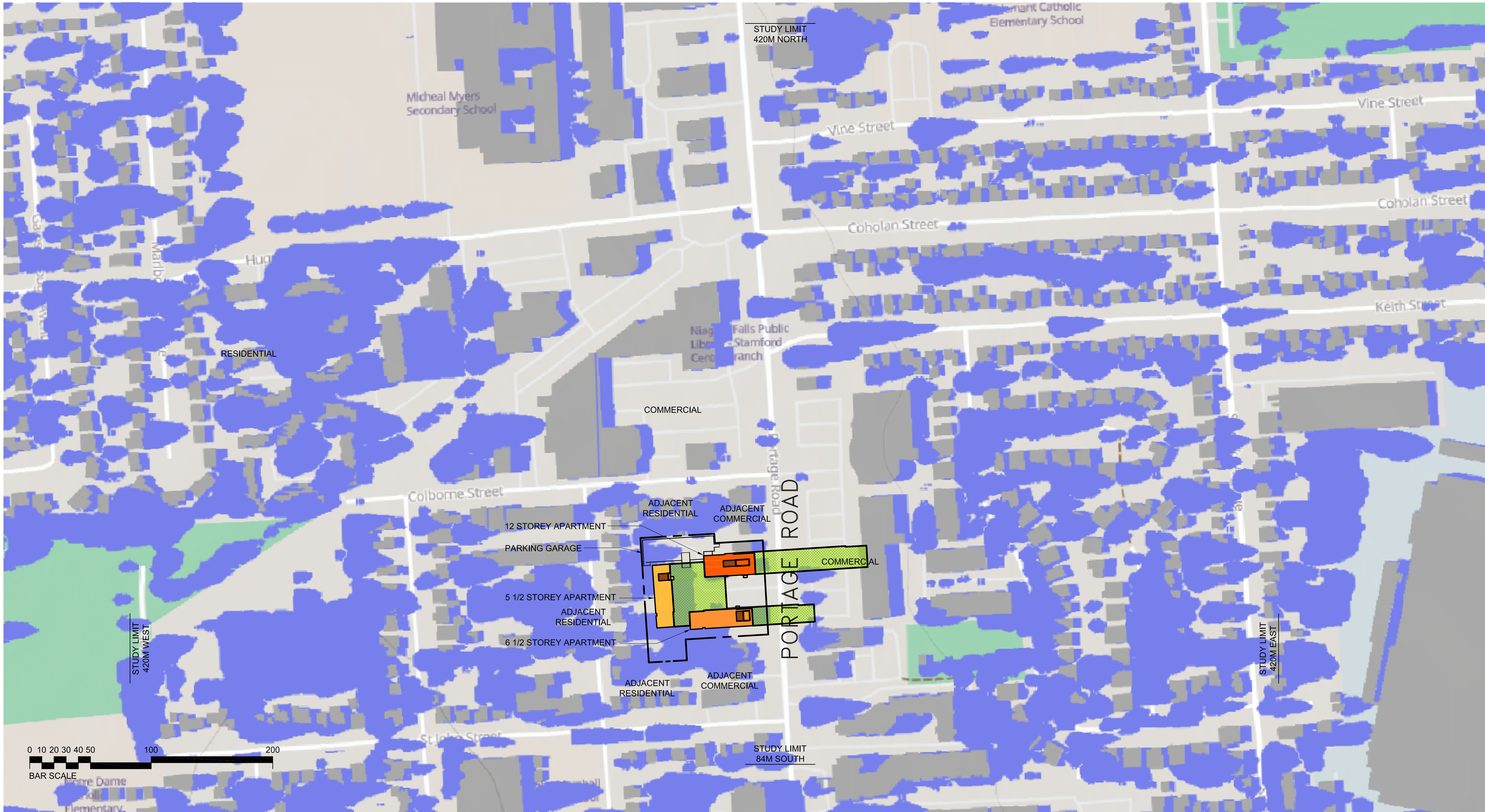
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-8**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
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GEOGRAPHIC LOCATION:  
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LONGITUDE: 79° 06' 01" W

NOTE:  
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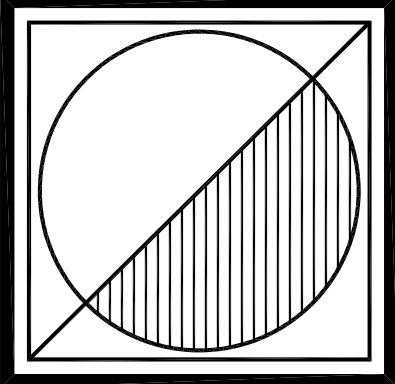
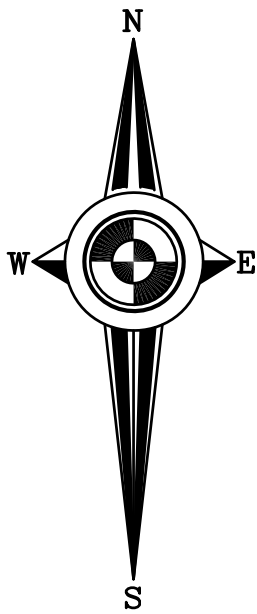
**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*:	19.75 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	72.68 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**APRIL 21 at 6:00 PM**

SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**APRIL 21, 6:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jun. 06/25	FOR ZONING BYLAW AMENDMENT

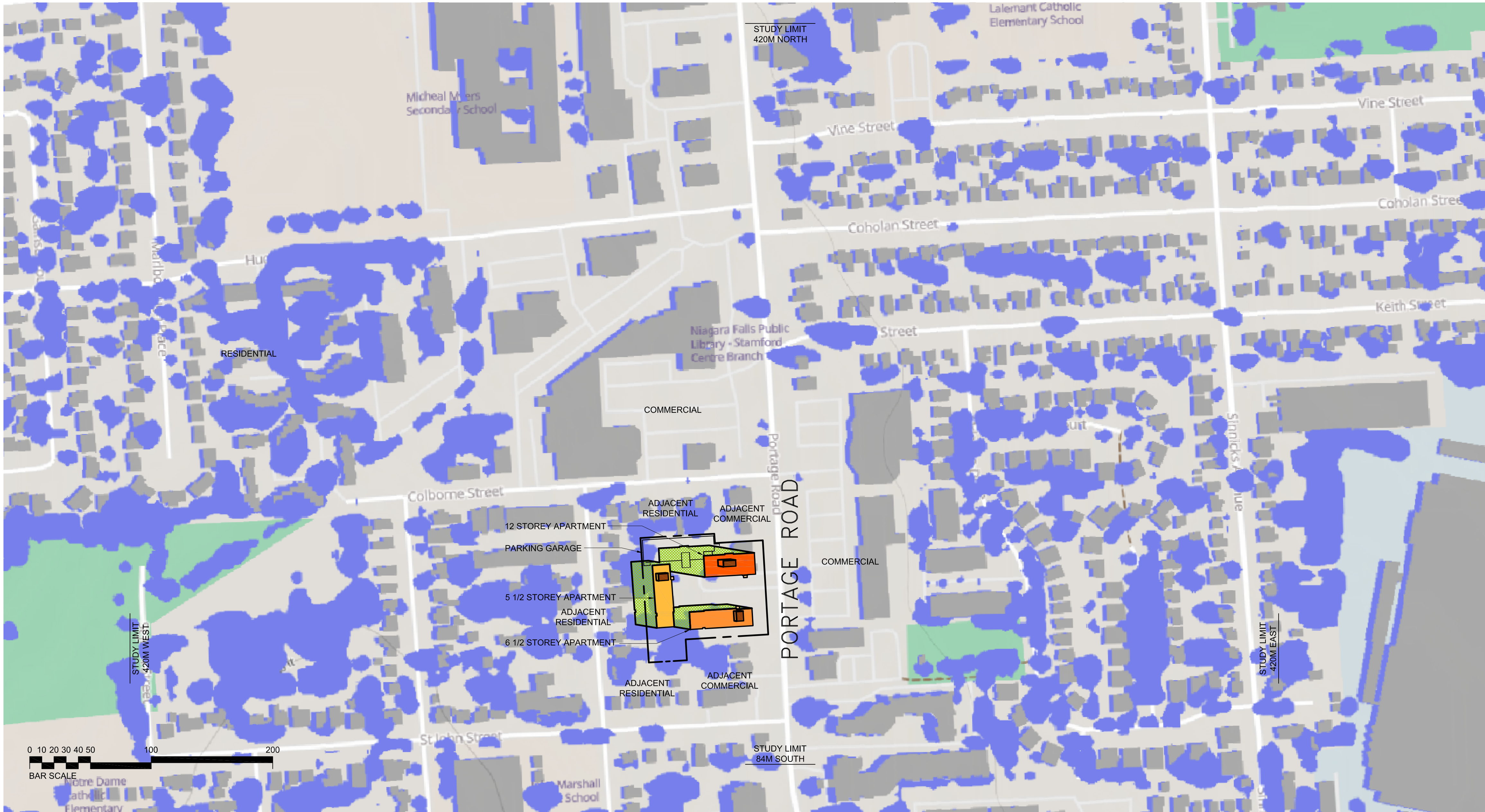
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-9**





**LEGEND**

PROPOSED 12 STOREY APARTMENT

PROPOSED 1 STOREY ENTRY

PROPOSED MECHANICAL PENTHOUSE

PROPOSED 6 1/2 STOREY APARTMENT

PROPOSED 5 1/2 STOREY APARTMENT

CALCULATED SHADOW CONDITION

APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED

APPROVED AND UNBUILT BUILDING SHADOW

EXISTING BUILDINGS

EXISTING SHADOW

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LONGITUDE: 79° 06' 01" W

NOTE:  
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**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*:	8.02 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	29.5 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**JUNE 21 at 10:00 AM**  
SCALE: 1:2000

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SHADOW STUDY

JUNE 21, 10:00am

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS

ADDITIONS & ALTERATIONS

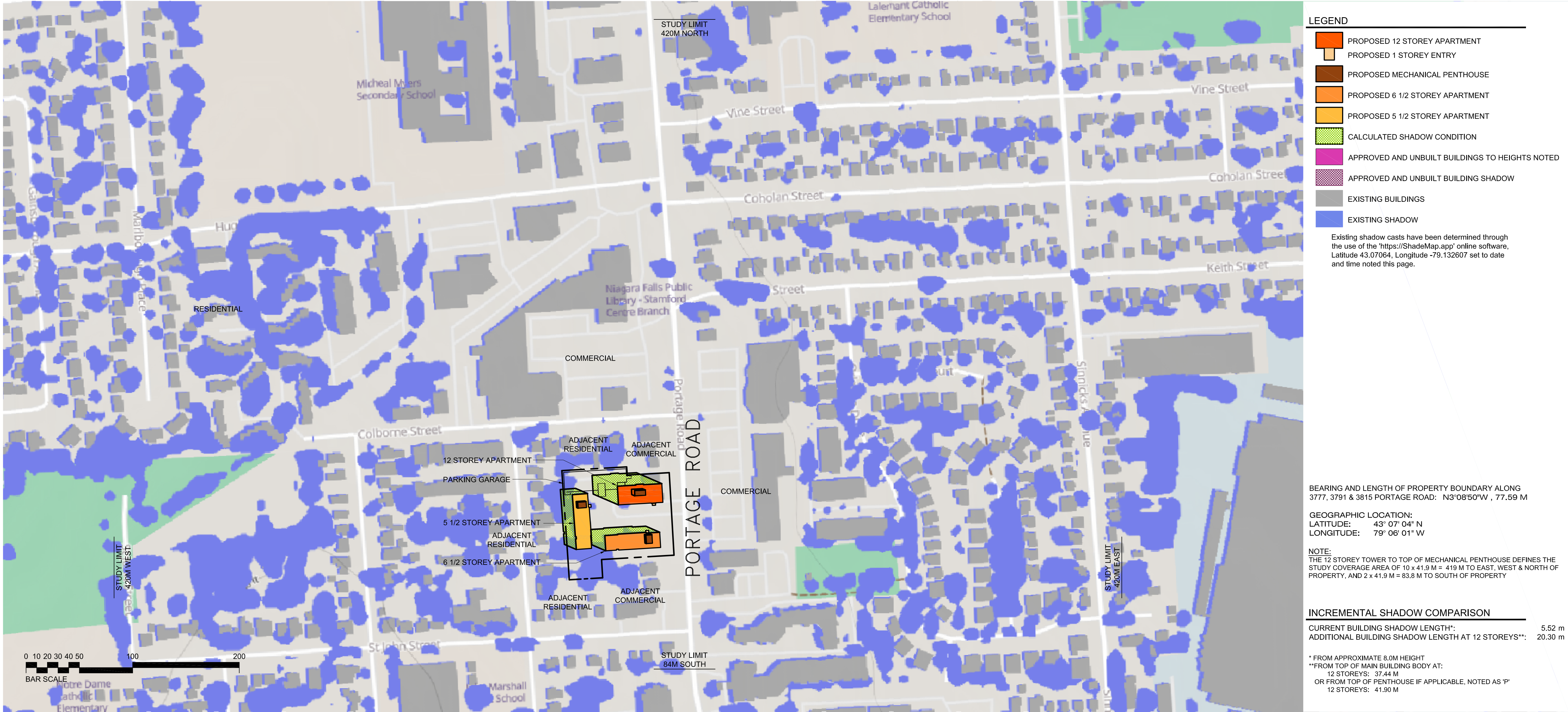
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-10





**JUNE 21 at 11:00 AM**

SCALE: 1:2000

Peter J. Lesdow  
a r c h i t e c t



**SHADOW STUDY**  
**JUNE 21, 11:00am**

DATE	REVISIONS
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Apr. 24/24	FOR CONSULTANTS
Jun. 06/25	FOR ZONING BY-LAW AMENDMENT

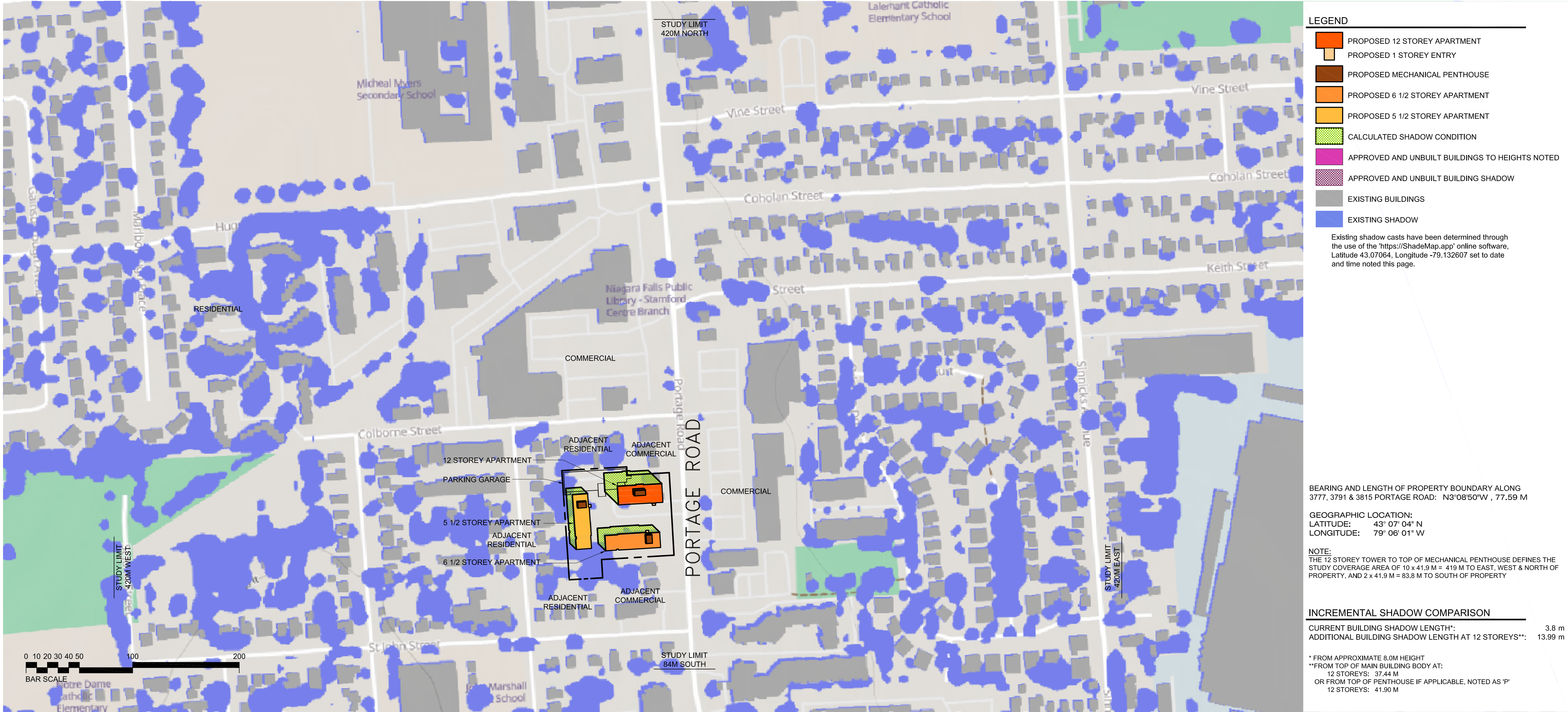
**COLBORNE COURT  
APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

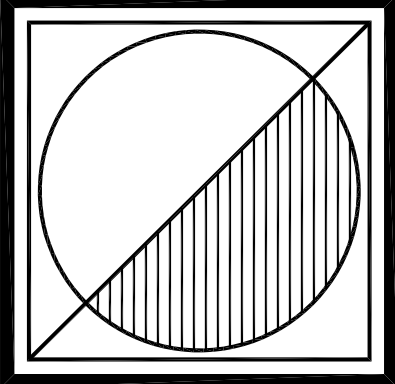
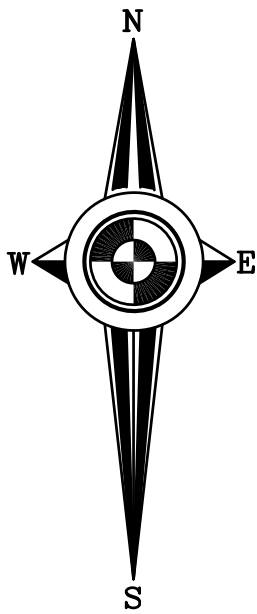
**SH-11**





**JUNE 21 at 12:00 PM**

SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**JUNE 21, 12:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

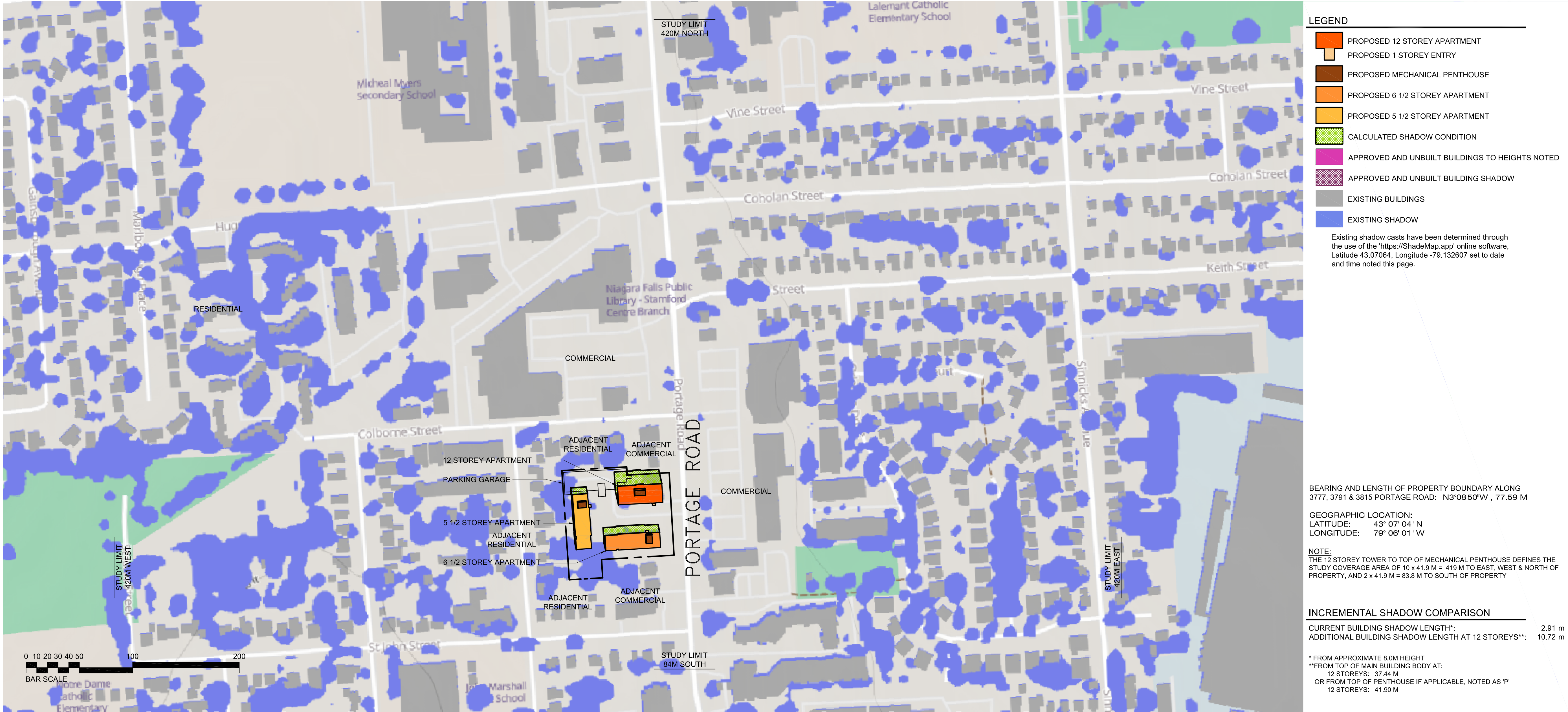
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

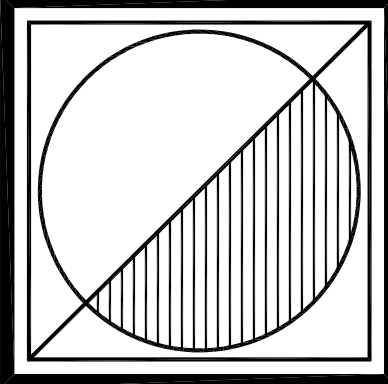
**SH-12**





JUNE 21 at 1:00 PM

SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t



SHADOW STUDY  
JUNE 21, 1:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

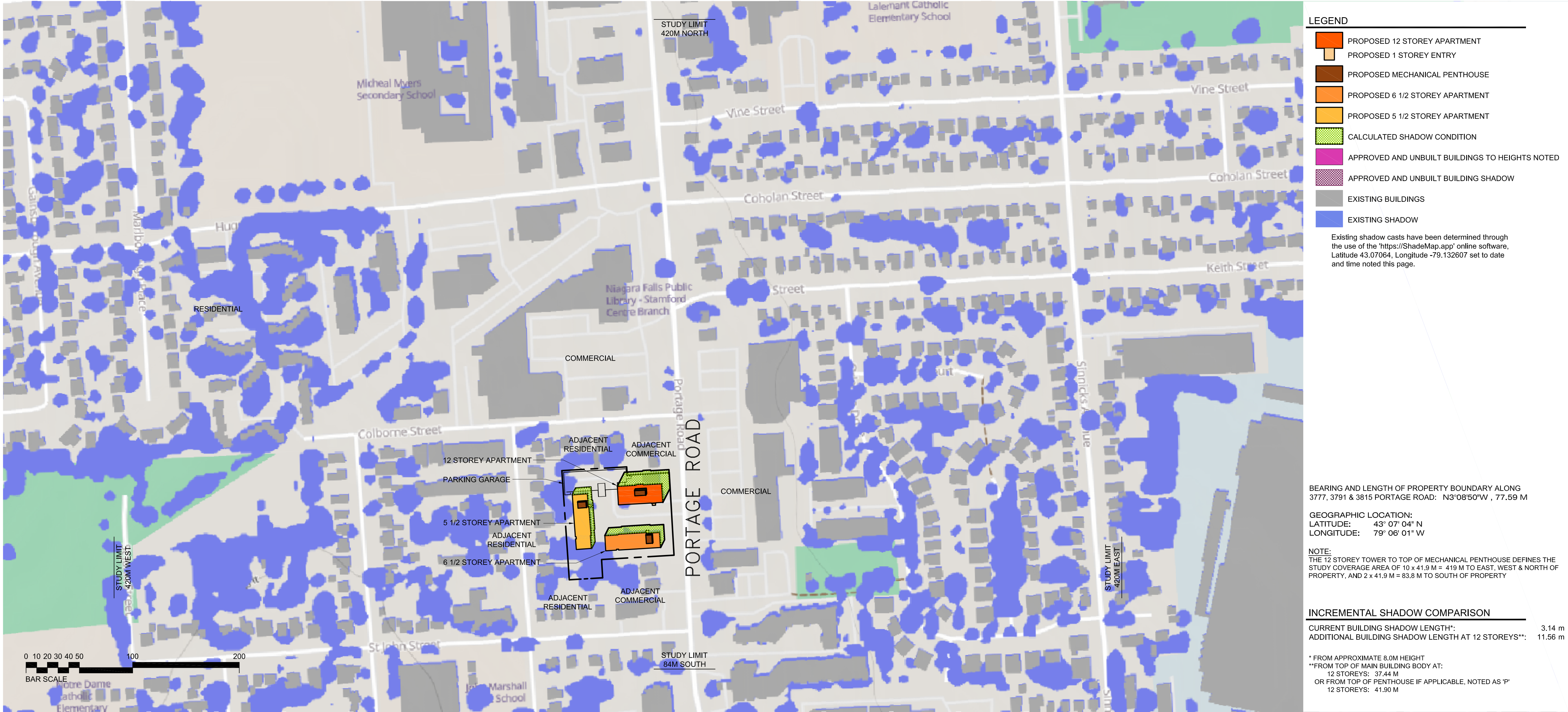
COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

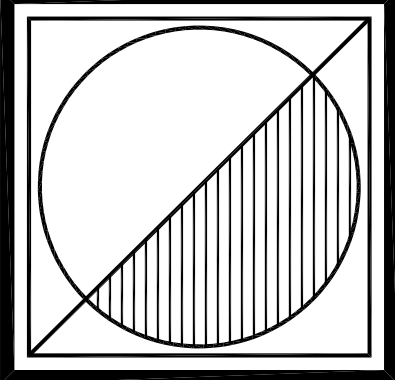
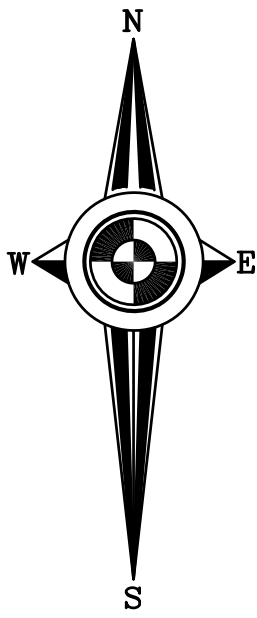
SH-13





JUNE 21 at 2:00 PM

SCALE: 1:2000



Peter J. Lesdow  
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SHADOW STUDY

JUNE 21, 2:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

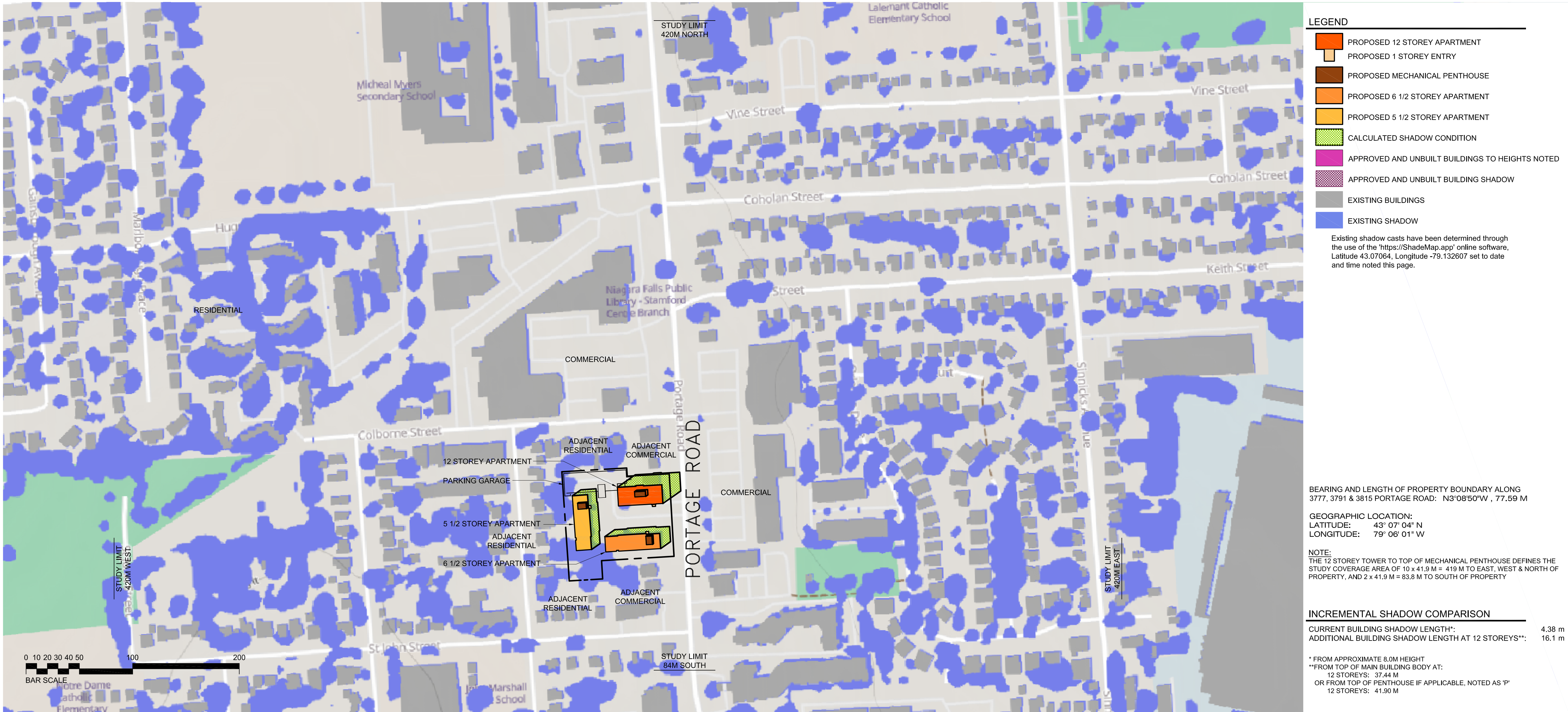
COLBORNE COURT  
APARTMENTS

ADDITIONS & ALTERATIONS

3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

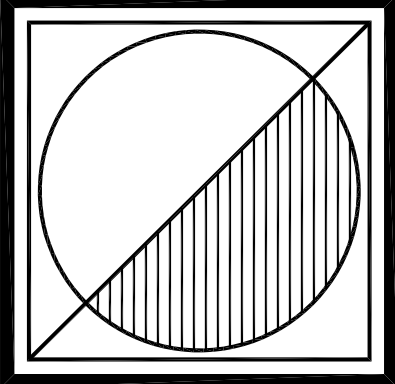
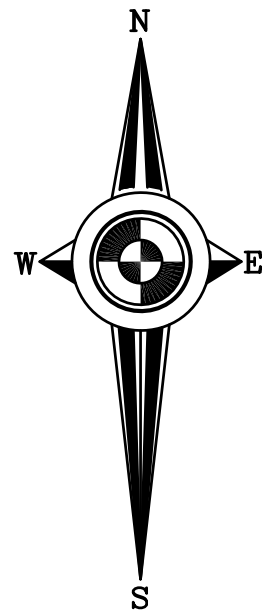
DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL





JUNE 21 at 3:00 PM

SCALE: 1:2000



Peter J. Lesdow  
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SHADOW STUDY  
JUNE 21, 3:00pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

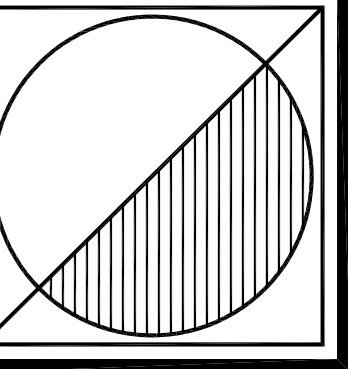
COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

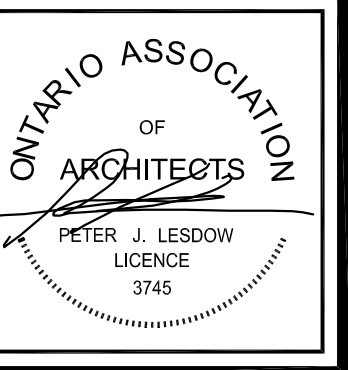
21 - 03

SH-15





telephone: 905-357-1112  
e-mail: [plawstow@cogeco.net](mailto:plawstow@cogeco.net)

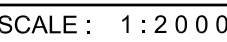


DATE	REVISIONS
Nov. 26/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

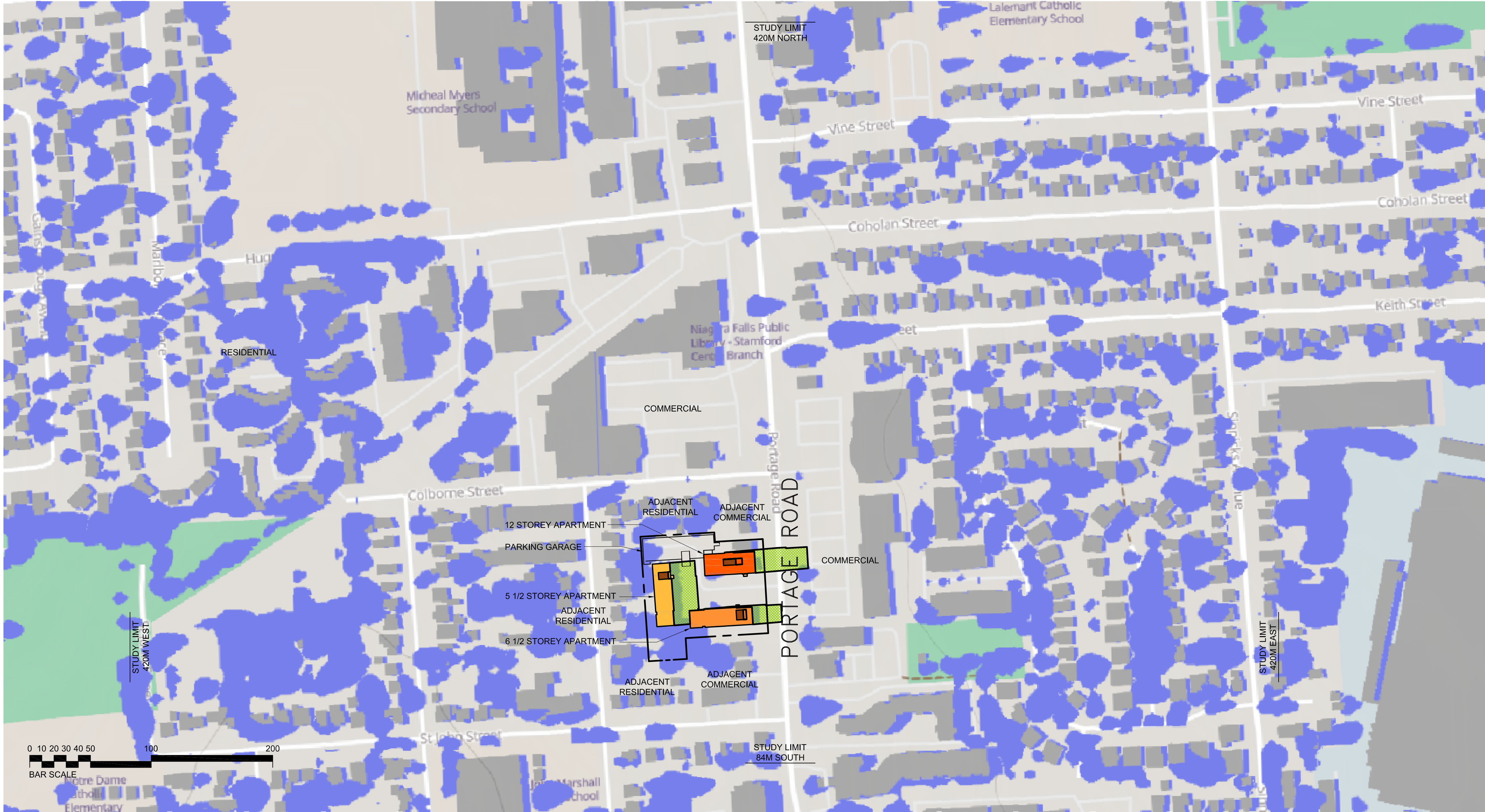
Niagara Falls, ON

21 - 03

# SH-16







**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

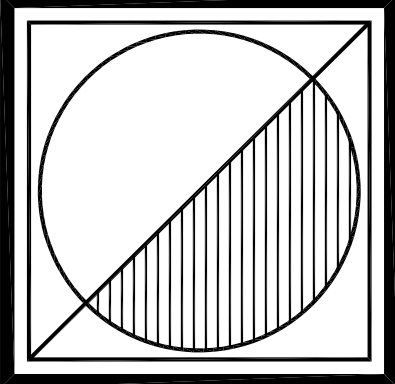
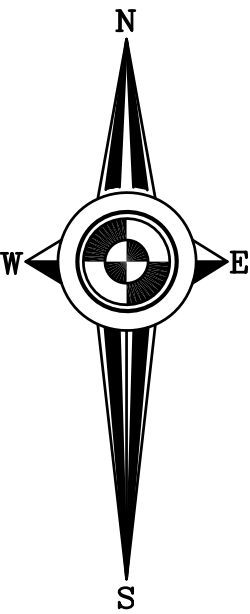
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	9.28 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	34.17 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**JUNE 21 at 5:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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**SHADOW STUDY**  
**JUNE 21, 5:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

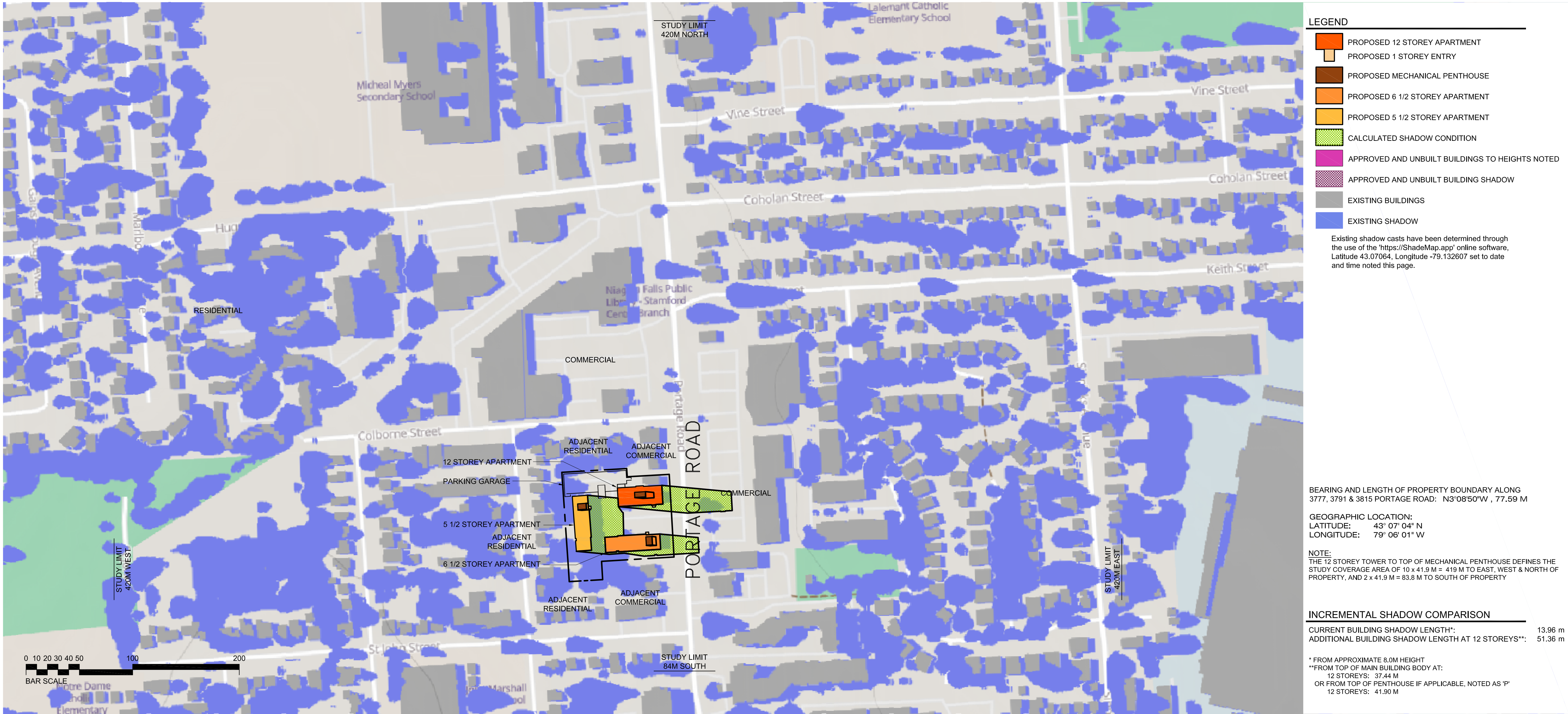
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-17**





**JUNE 21 at 6:00 PM**

SCALE: 1:2000

**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

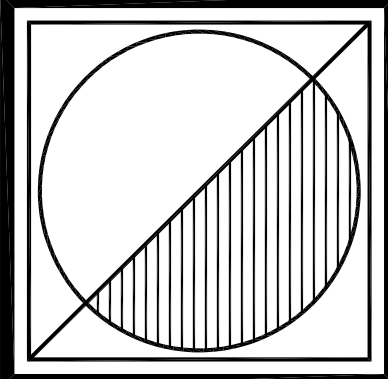
GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	13.96 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	51.36 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M



**Peter J. Lesdow**  
a r c h i t e c t

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**SHADOW STUDY**  
**JUNE 21, 6:00pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jun. 06/25	FOR ZONING BYLAW AMENDMENT

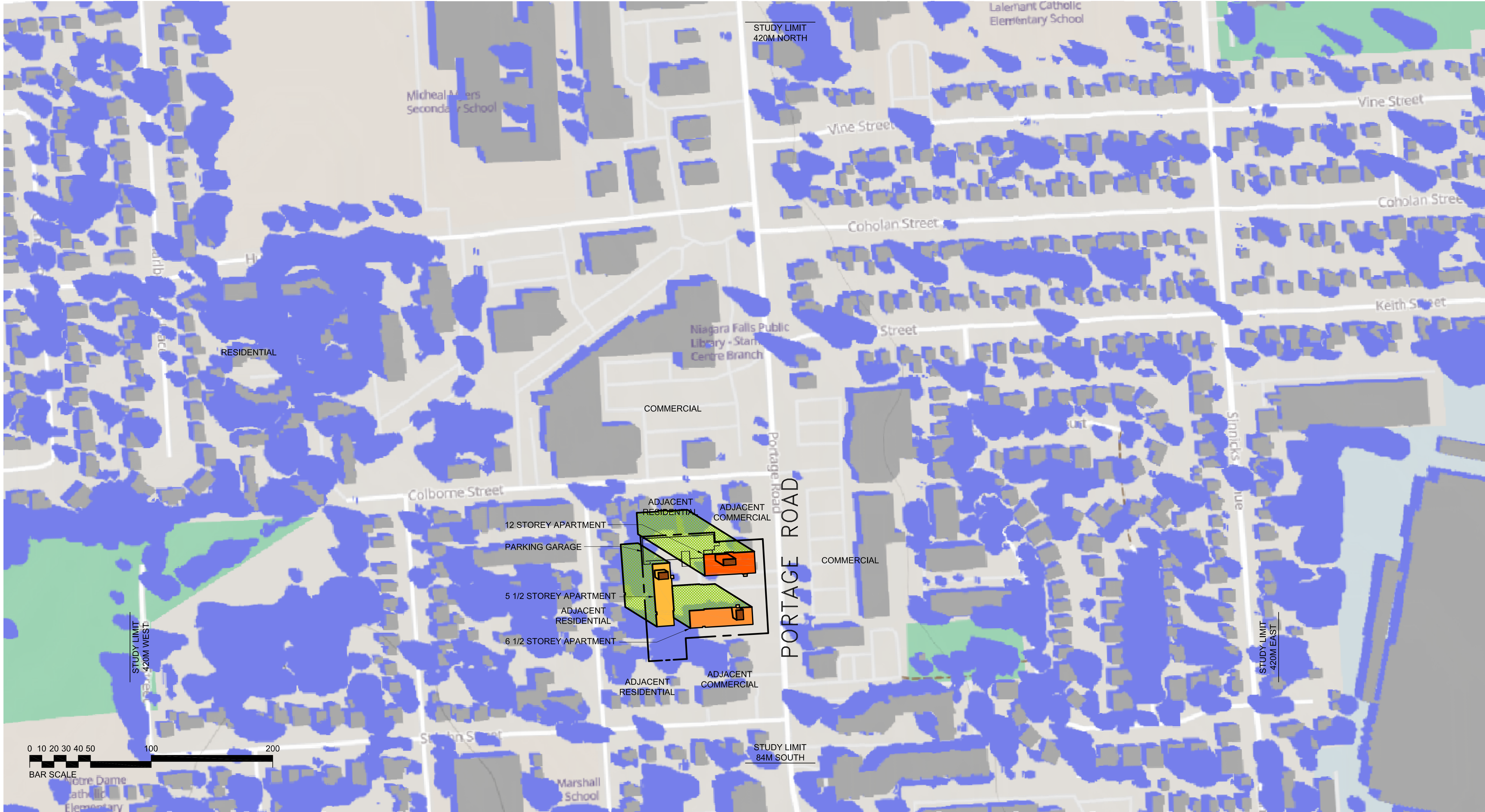
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-18**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

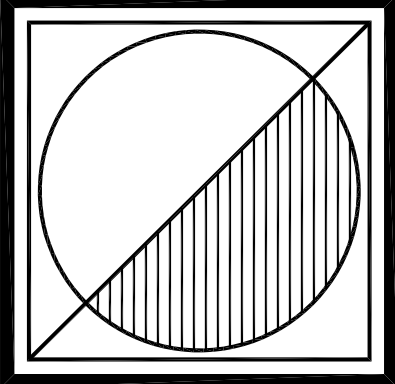
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	13.87 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	51.03 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 10:00 AM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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**SHADOW STUDY**  
**SEPTEMBER 21, 10am**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

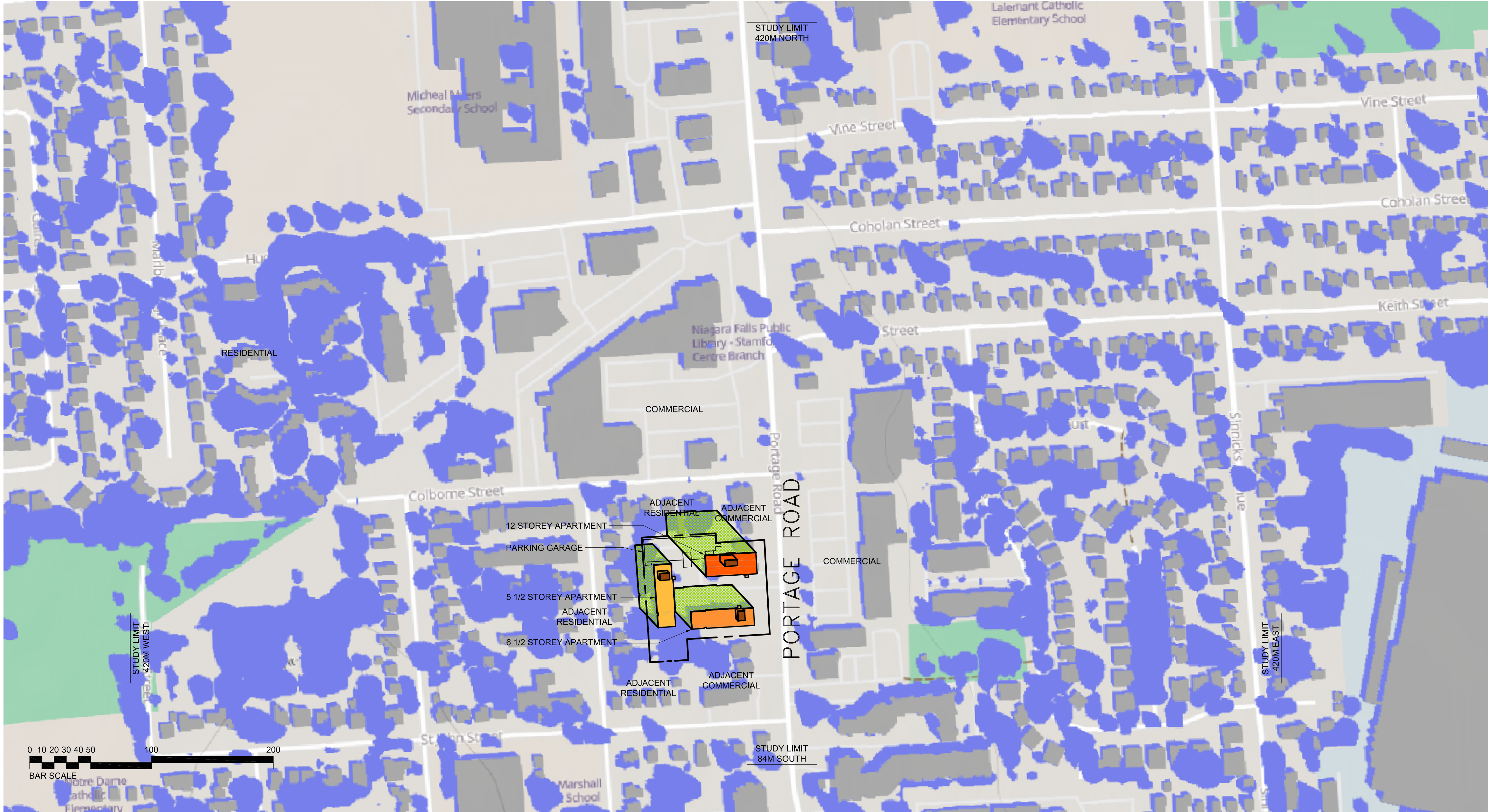
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-19**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

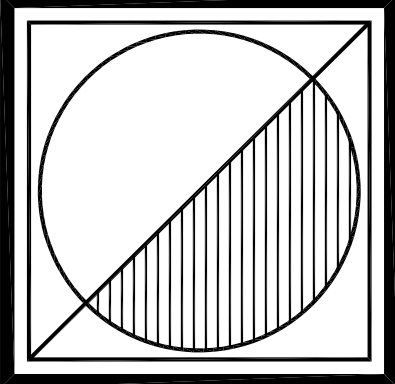
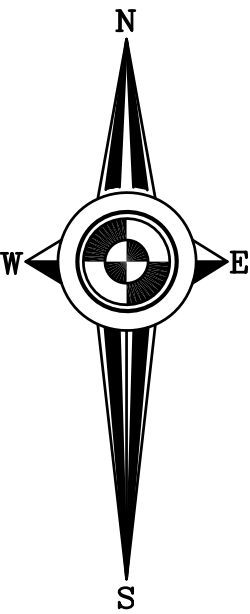
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	10.08 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	37.1 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 11:00 AM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**SEPTEMBER 21, 11am**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

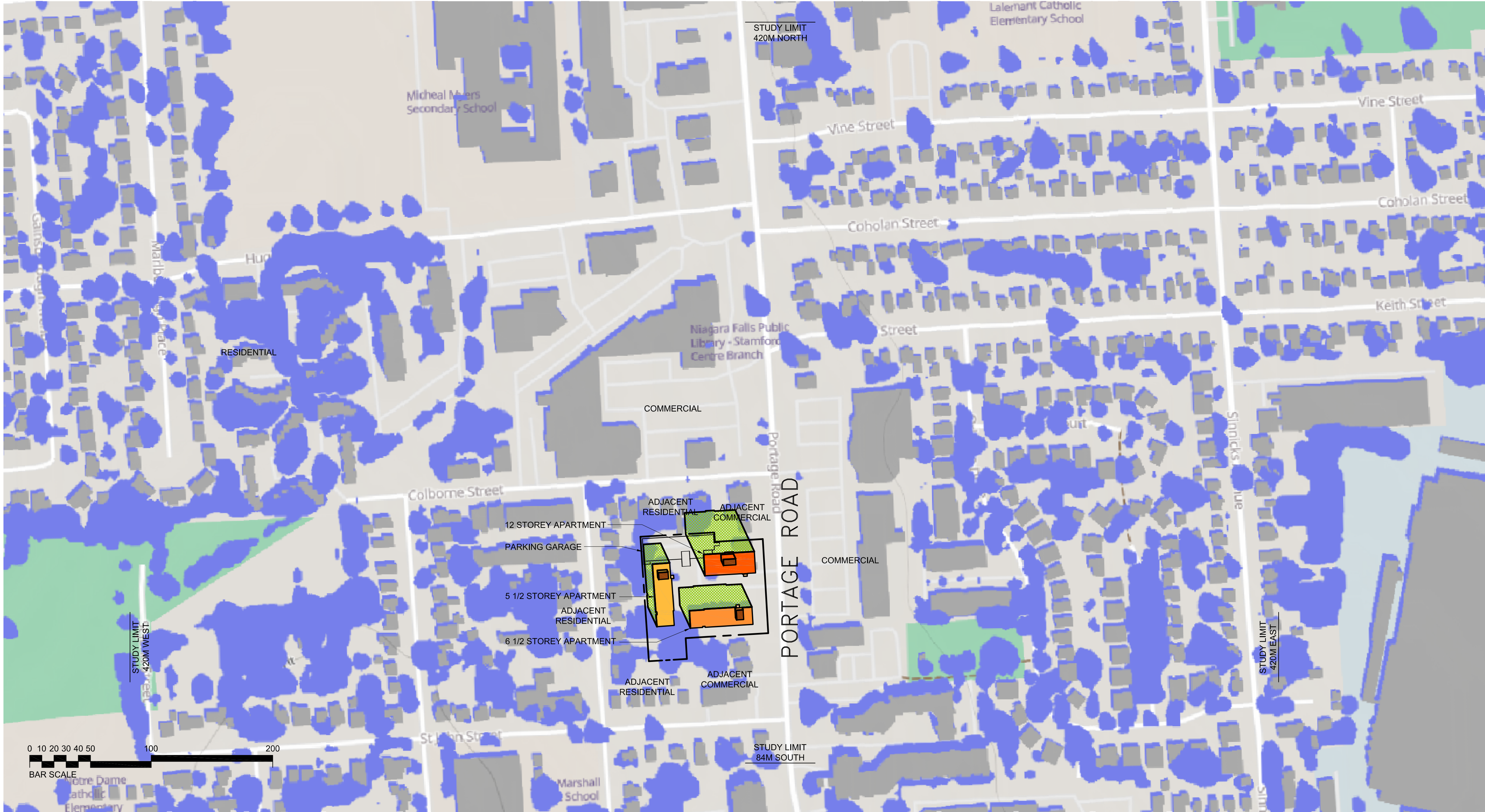
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-20**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

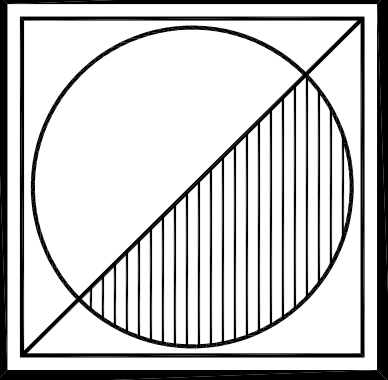
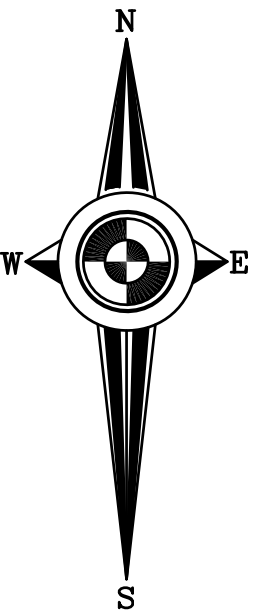
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	8.05 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	29.64 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 12:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112    e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**SEPTEMBER 21, 12pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

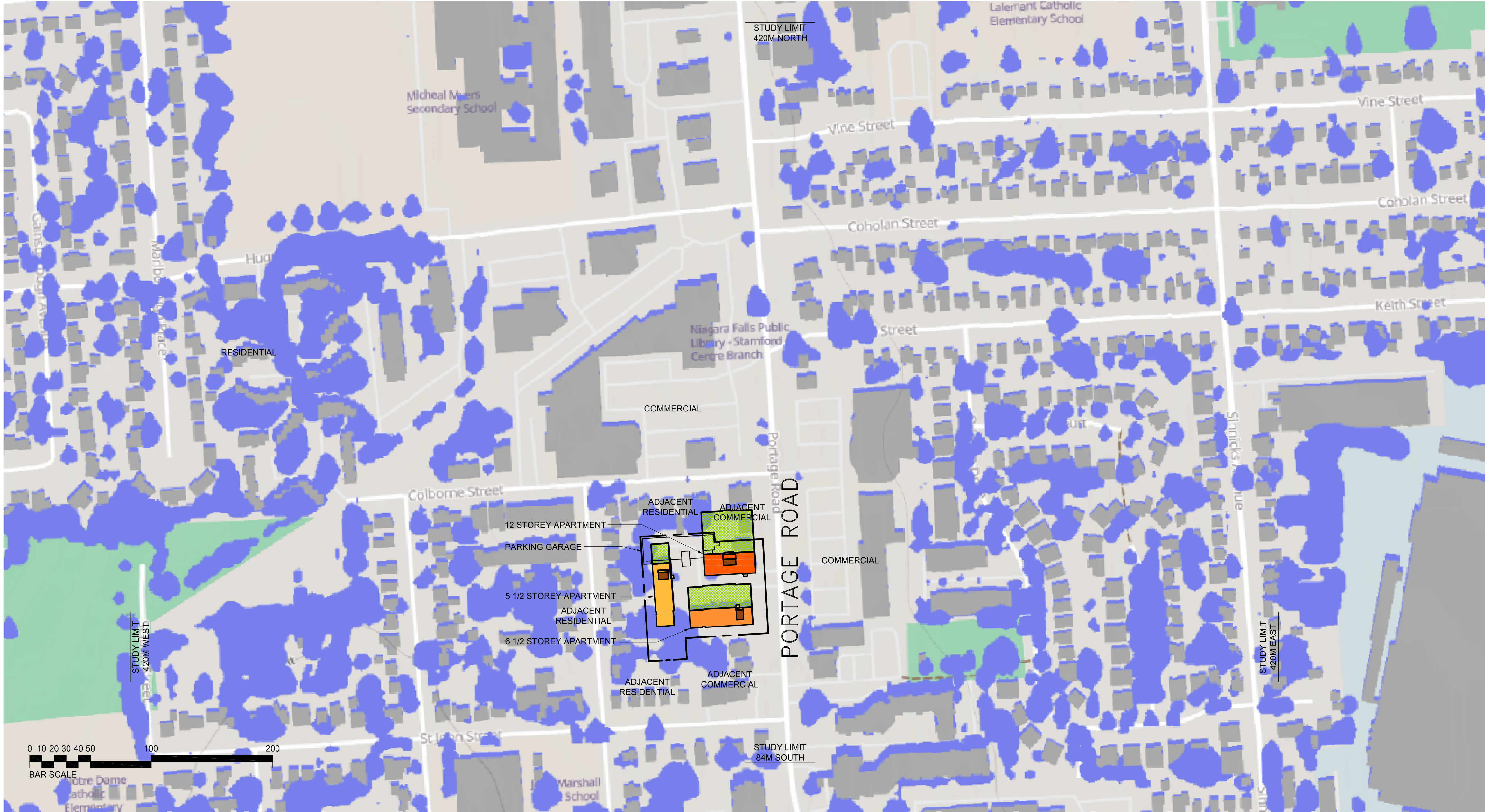
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-21**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

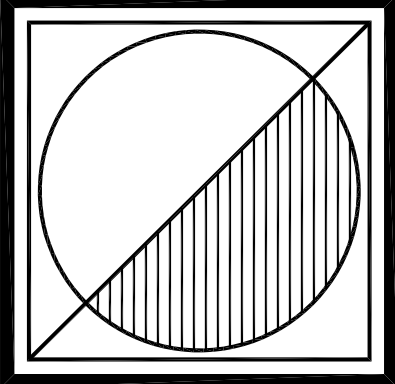
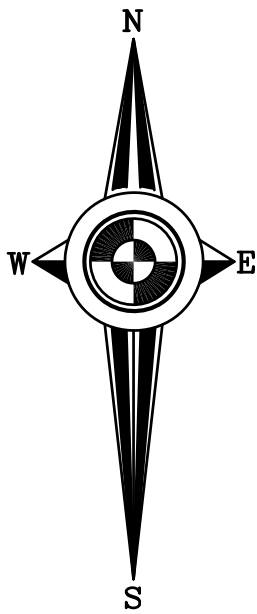
GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*	7.41 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	27.25 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 1:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112    e-mail: plesdow@pjohnet.com

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PETER J. LESDOW  
LICENCE  
3745

SHADOW STUDY

SEPTEMBER 21, 1pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

**COLBORNE COURT**  
**APARTMENTS**

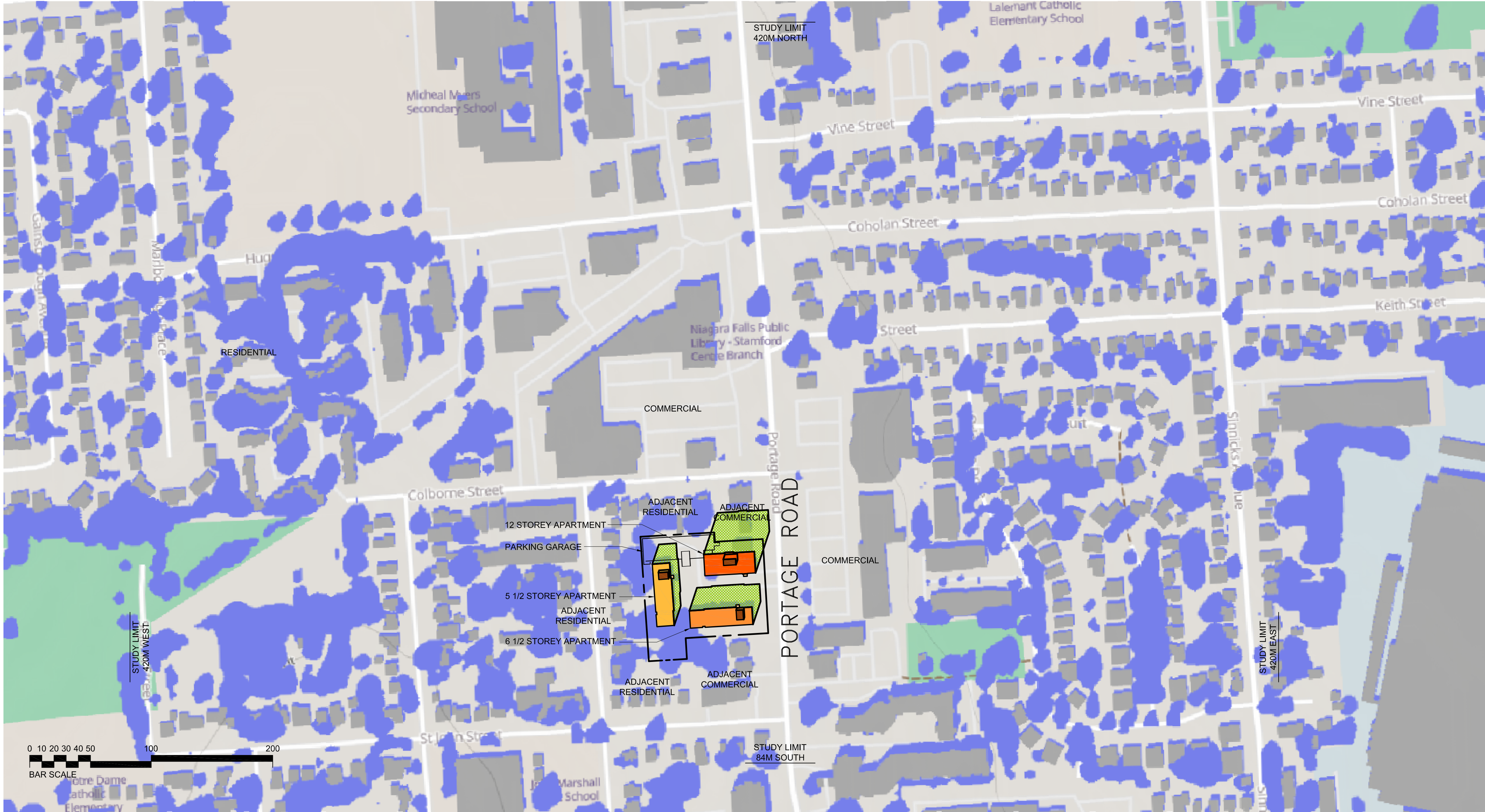
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-22





LEGEND

PROPOSED 12 STOREY APARTMENT

PROPOSED 1 STOREY ENTRY

PROPOSED MECHANICAL PENTHOUSE

PROPOSED 6 1/2 STOREY APARTMENT

PROPOSED 5 1/2 STOREY APARTMENT

CALCULATED SHADOW CONDITION

APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED

APPROVED AND UNBUILT BUILDING SHADOW

EXISTING BUILDINGS

EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON

CURRENT BUILDING SHADOW LENGTH\*: 7.71 m

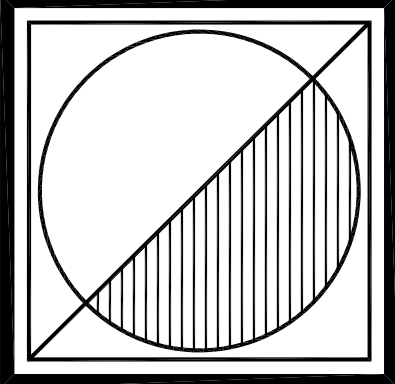
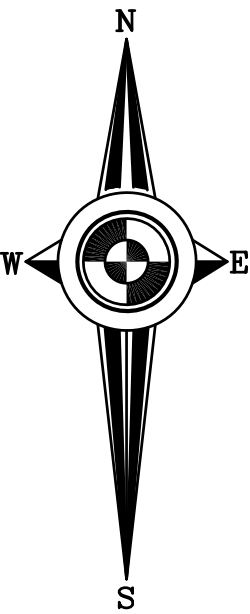
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS\*\*: 28.36 m

\* FROM APPROXIMATE 8.0M HEIGHT

\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

SEPTEMBER 21 at 2:00 PM

SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



SHADOW STUDY  
SEPTEMBER 21, 2pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTING
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

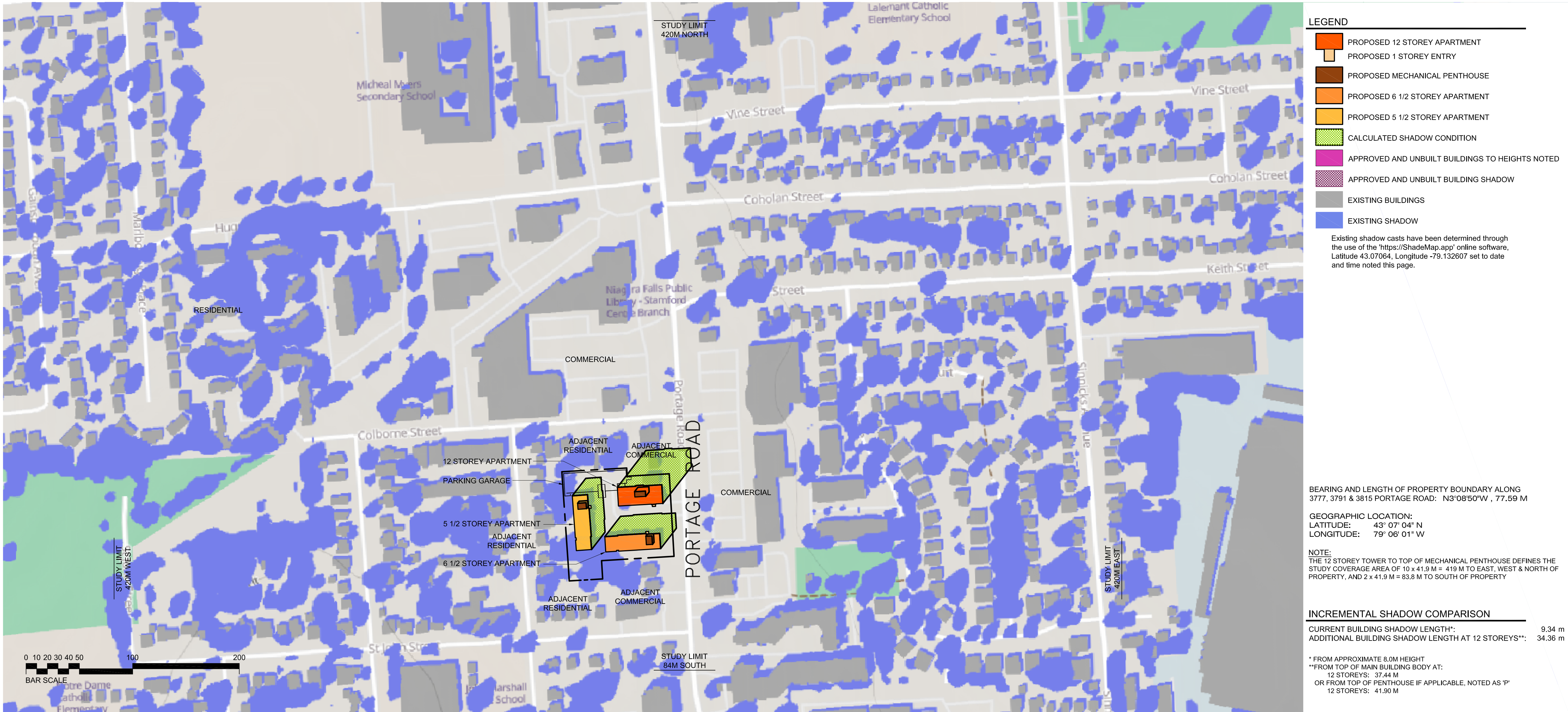
COLBORNE COURT  
APARTMENTS  
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

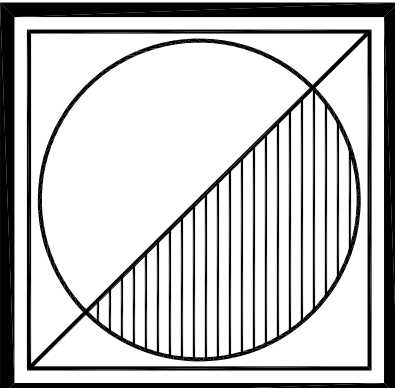
SH-23





SEPTEMBER 21 at 3:00 PM

SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t

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SHADOW STUDY

SEPTEMBER 21, 3pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jun. 06/25	FOR ZONING BY-LAW AMENDMENT

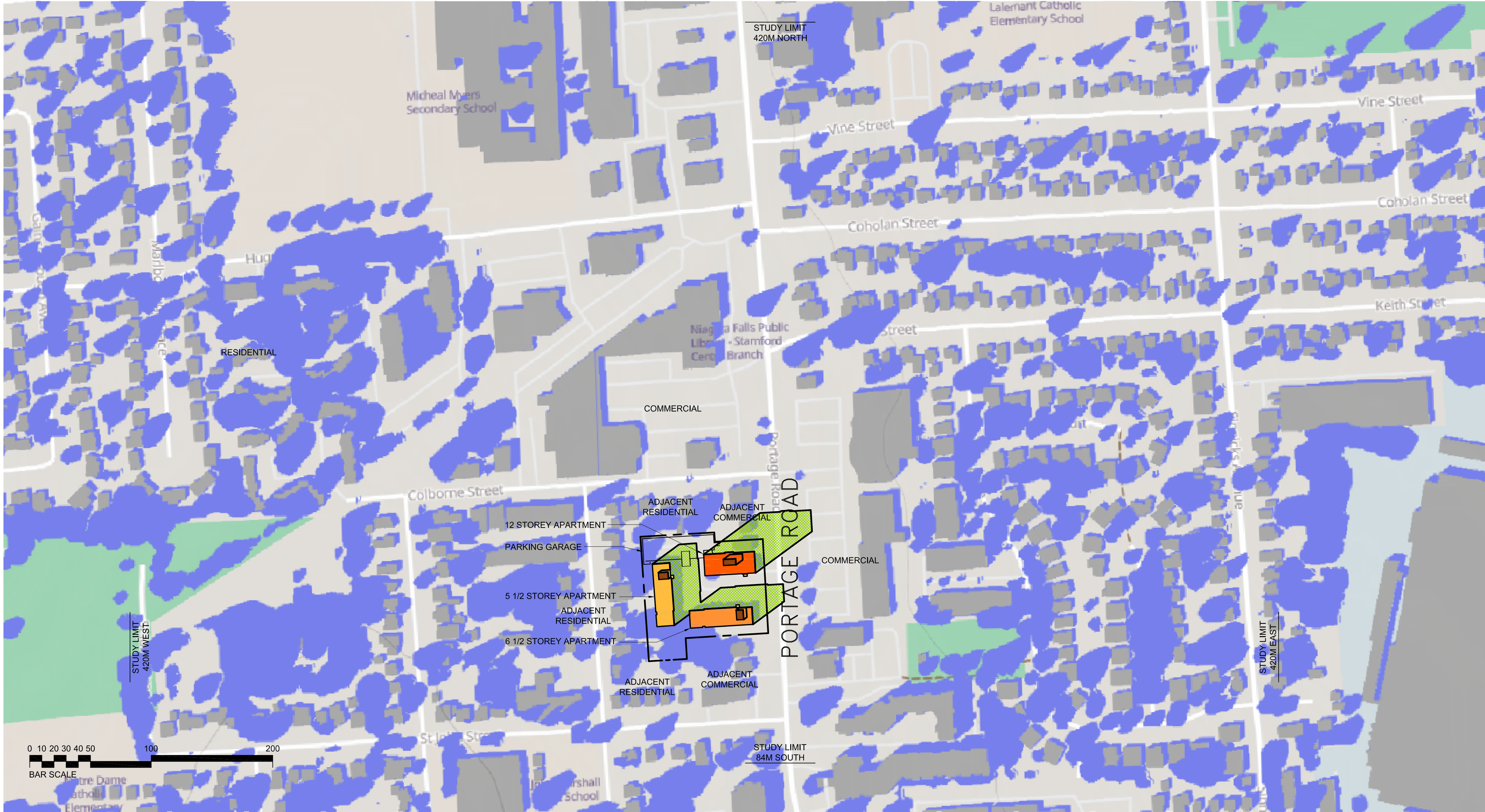
COLBORNE COURT  
APARTMENTS

ADDITIONS & ALTERATIONS

3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

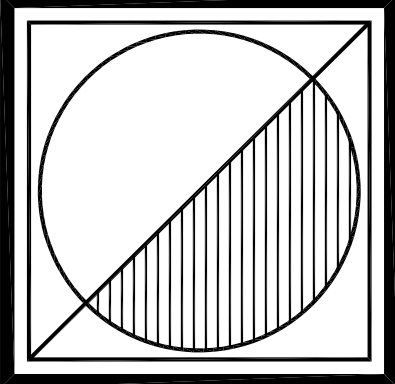
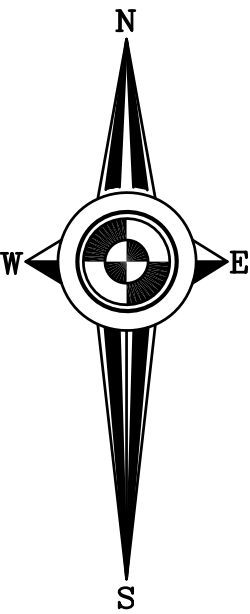
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	12.31 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**	45.32 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 4:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dumfries Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnson.net



**SHADOW STUDY**  
**SEPTEMBER 21, 4pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jun. 06/25	FOR ZONING BY-LAW AMENDMENT

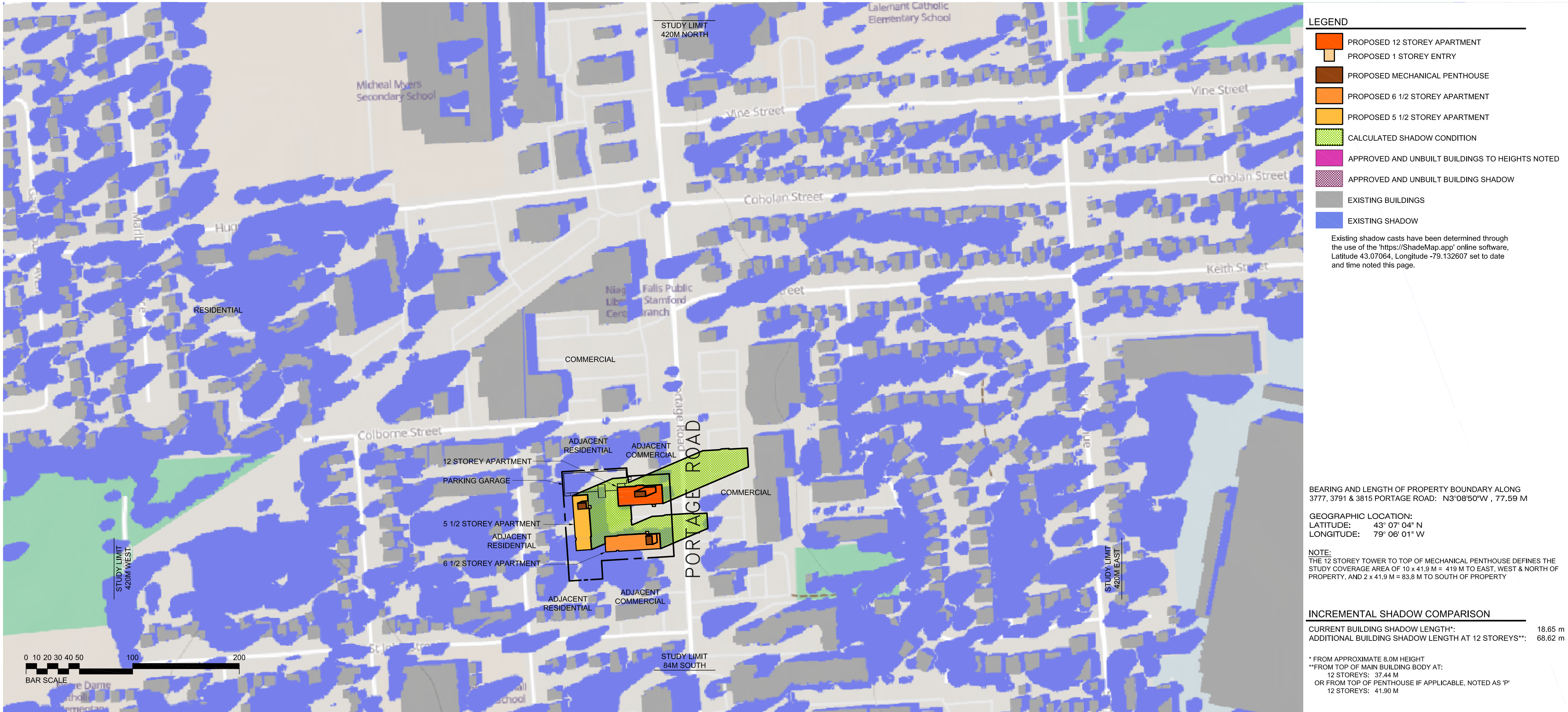
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

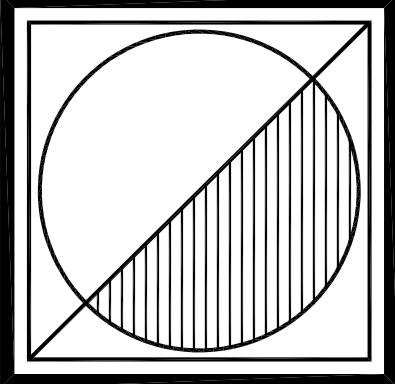
**SH-25**





SEPTEMBER 21 at 5:00 PM

SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-207-1112    e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**SEPTEMBER 21, 5pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

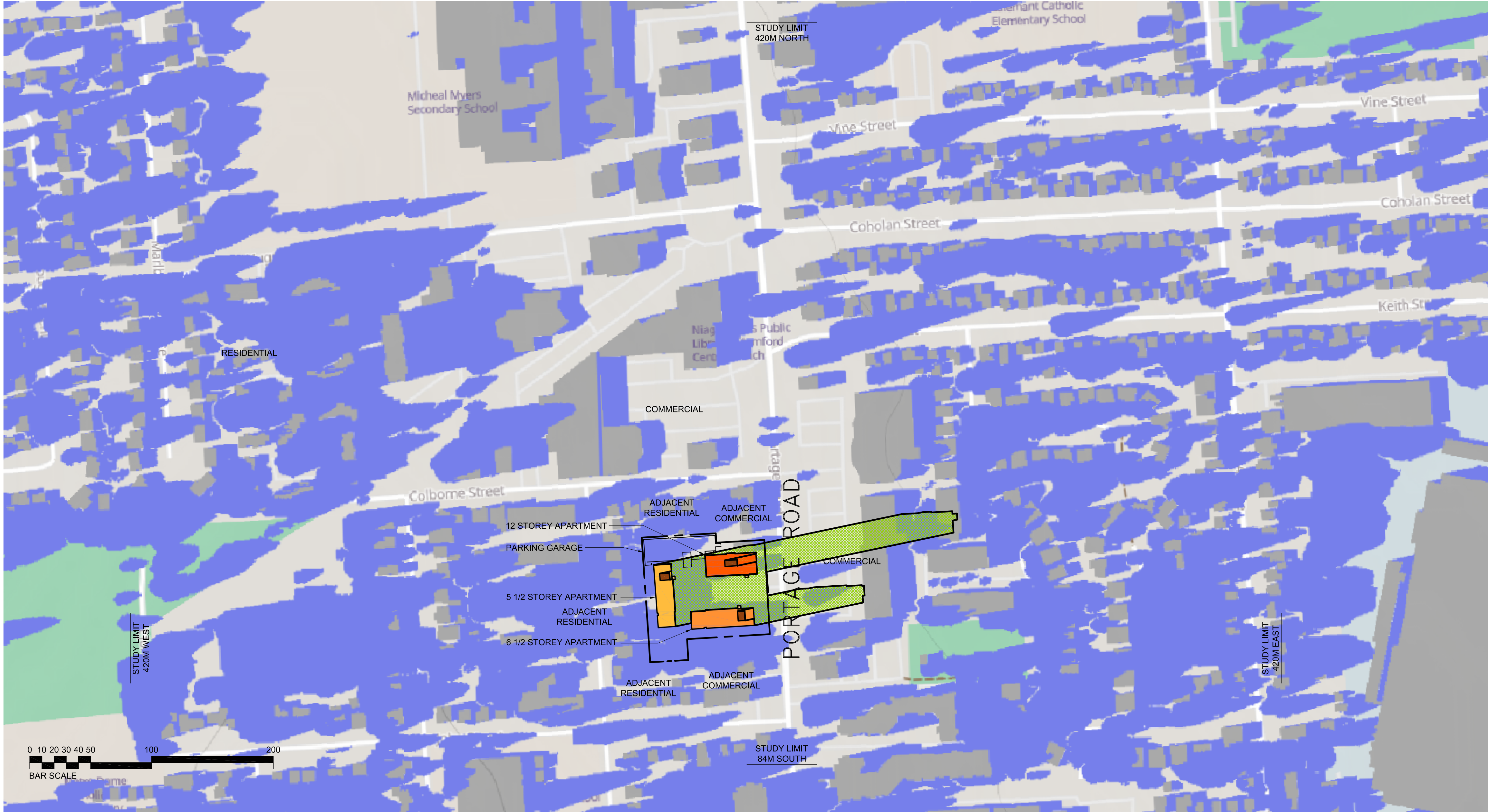
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-26





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

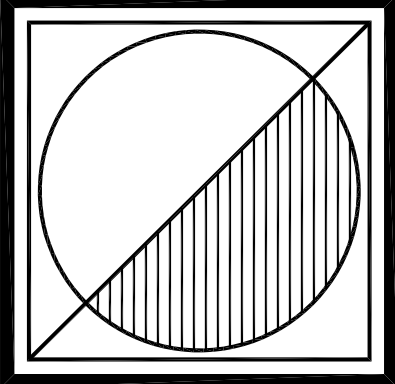
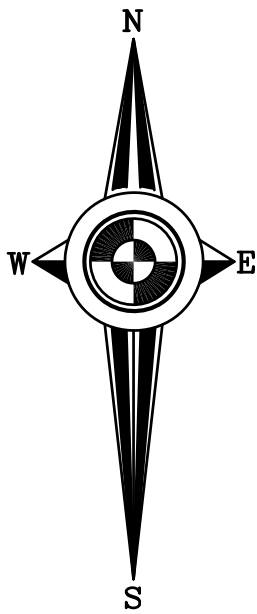
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	35.2 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**	P 149.3 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**SEPTEMBER 21 at 6:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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e-mail: plesdow@pjohnet.com

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PETER J. LESDOW  
LICENCE  
3745

SHADOW STUDY  
SEPTEMBER 21, 6pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTING
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**

3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-27





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

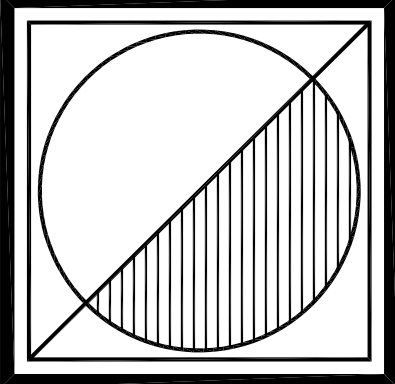
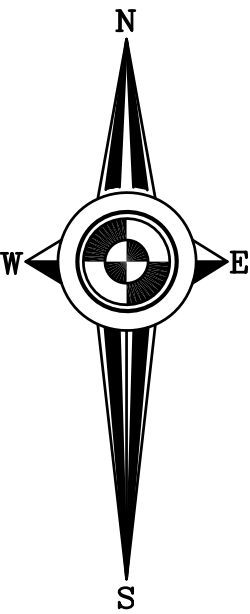
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*:	26.73 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	98.38 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 10:00 AM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1445 Dunsmuir Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**DECEMBER 21, 10am**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-28**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

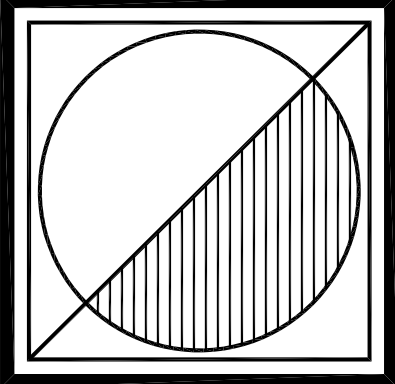
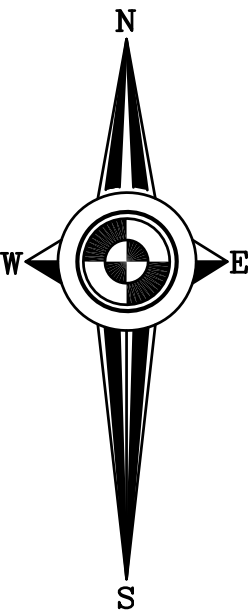
GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*:	20.49 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	75.39 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 11:00 AM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dummer Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112    e-mail: plesdow@pjohnet.com

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PETER J. LESDOW  
LICENCE  
3745

SHADOW STUDY

DECEMBER 21, 11am

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

**COLBORNE COURT**  
**APARTMENTS**

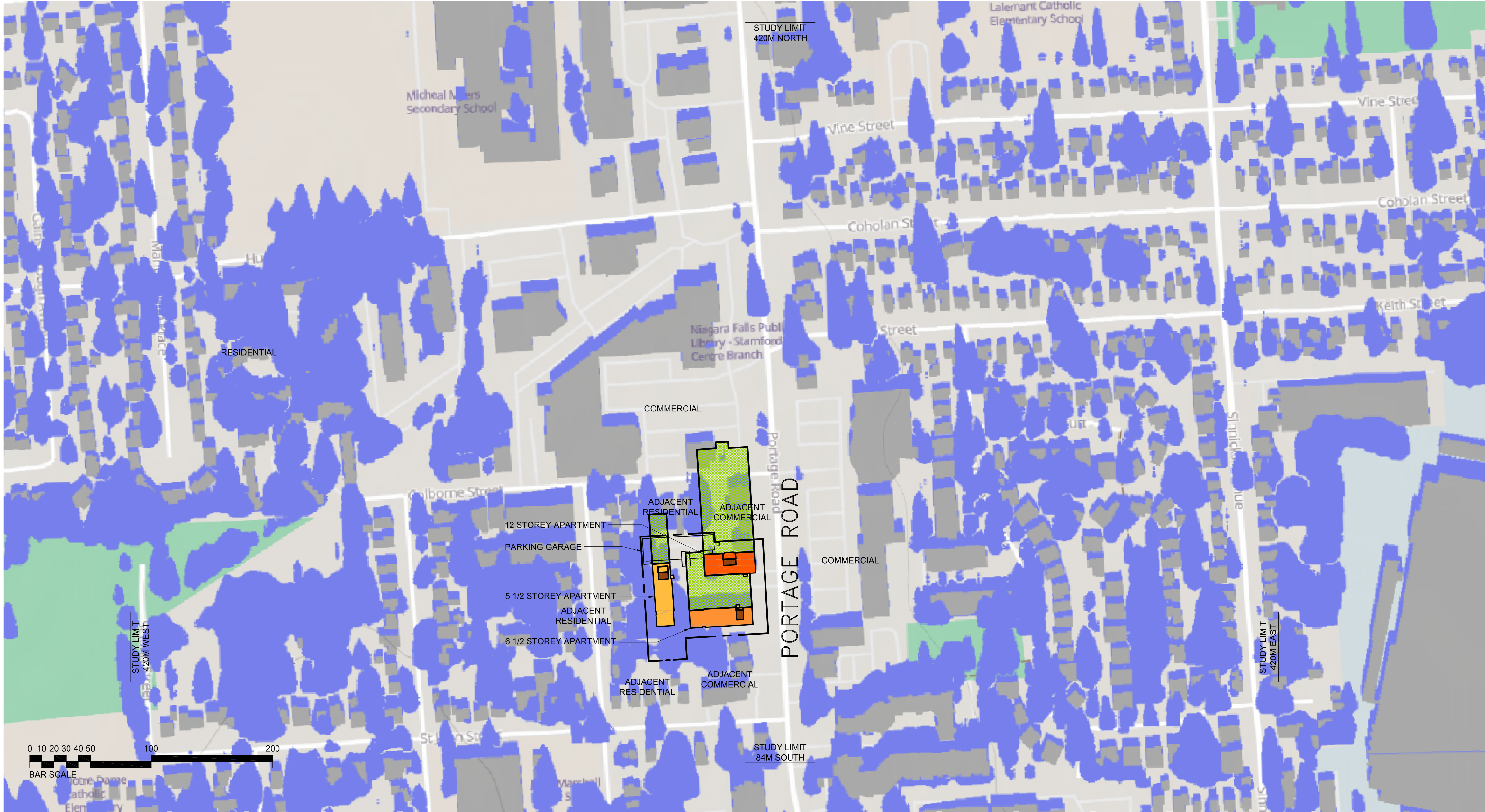
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-29





**LEGEND**

PROPOSED 12 STOREY APARTMENT

PROPOSED 1 STOREY ENTRY

PROPOSED MECHANICAL PENTHOUSE

PROPOSED 6 1/2 STOREY APARTMENT

PROPOSED 5 1/2 STOREY APARTMENT

CALCULATED SHADOW CONDITION

APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED

APPROVED AND UNBUILT BUILDING SHADOW

EXISTING BUILDINGS

EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

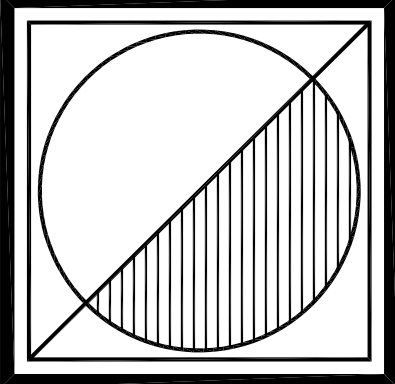
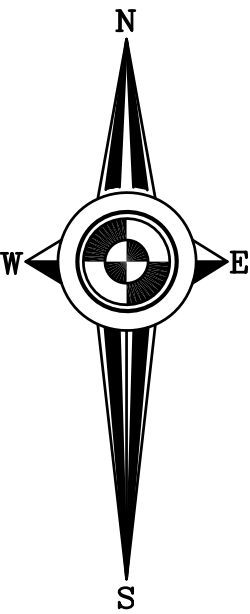
GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

INCREMENTAL SHADOW COMPARISON	
CURRENT BUILDING SHADOW LENGTH*:	18.45 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	67.9 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 12:00 PM**  
SCALE: 1:2000



Peter J. Lesdow  
a r c h i t e c t

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ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PETER J. LESDOW  
LICENCE  
3745

SHADOW STUDY  
DECEMBER 21, 12pm

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

COLBORNE COURT  
APARTMENTS

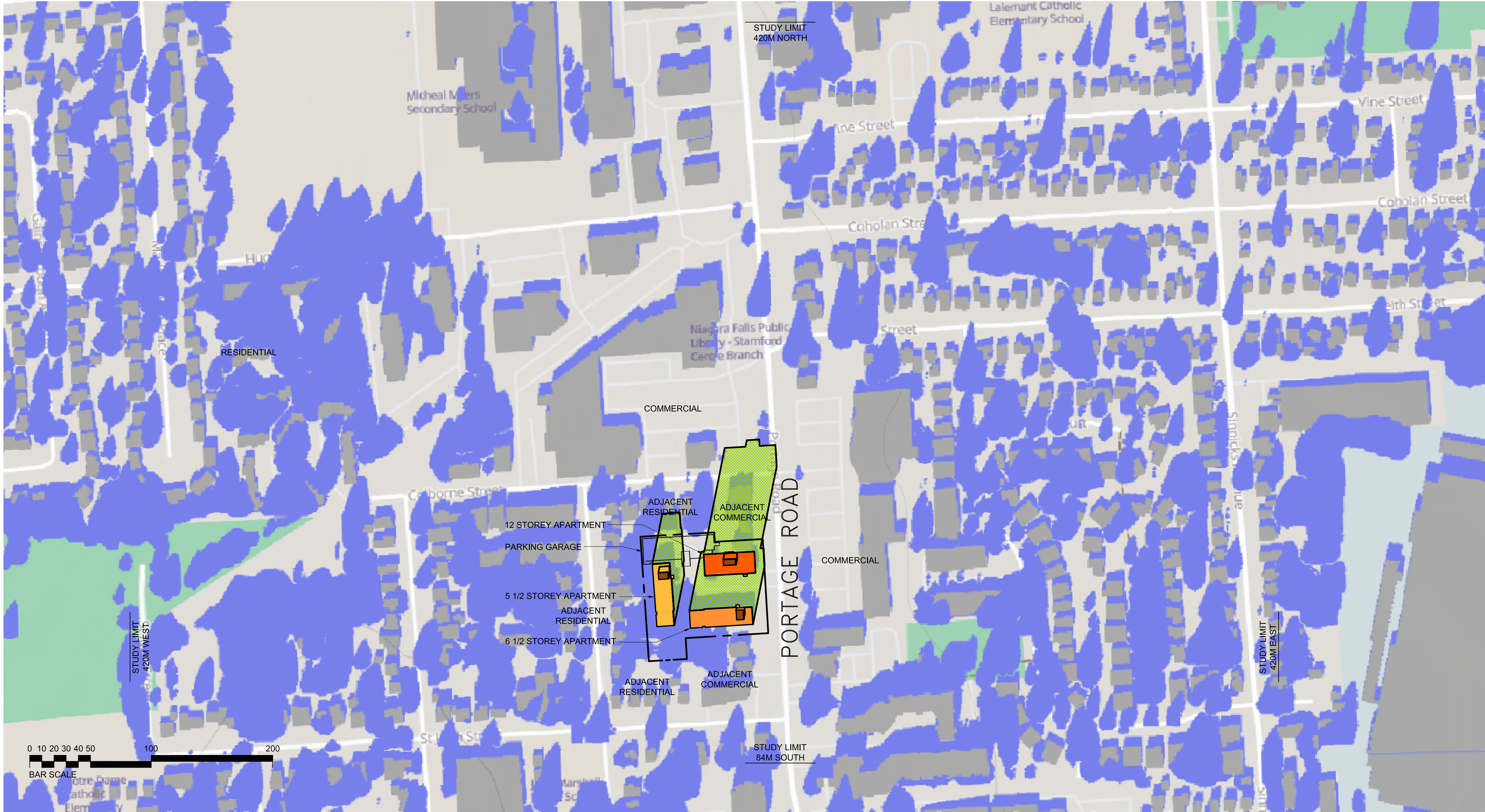
ADDITIONS & ALTERATIONS  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

SH-30





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

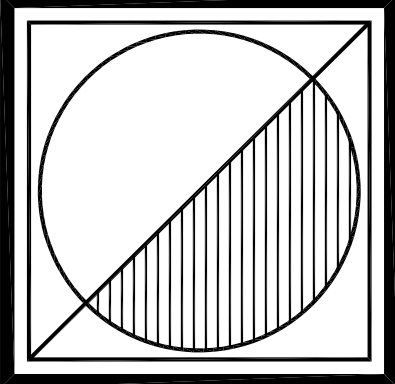
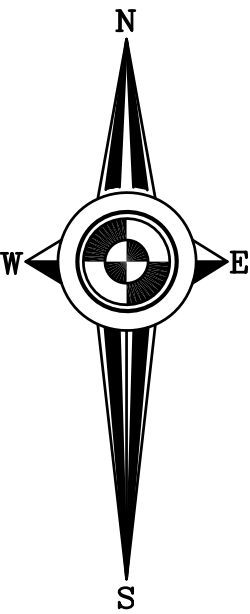
**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	19.1 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	70.28 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 1:00 PM**

SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dumfries Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnson.net



**SHADOW STUDY**  
**DECEMBER 21, 1pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

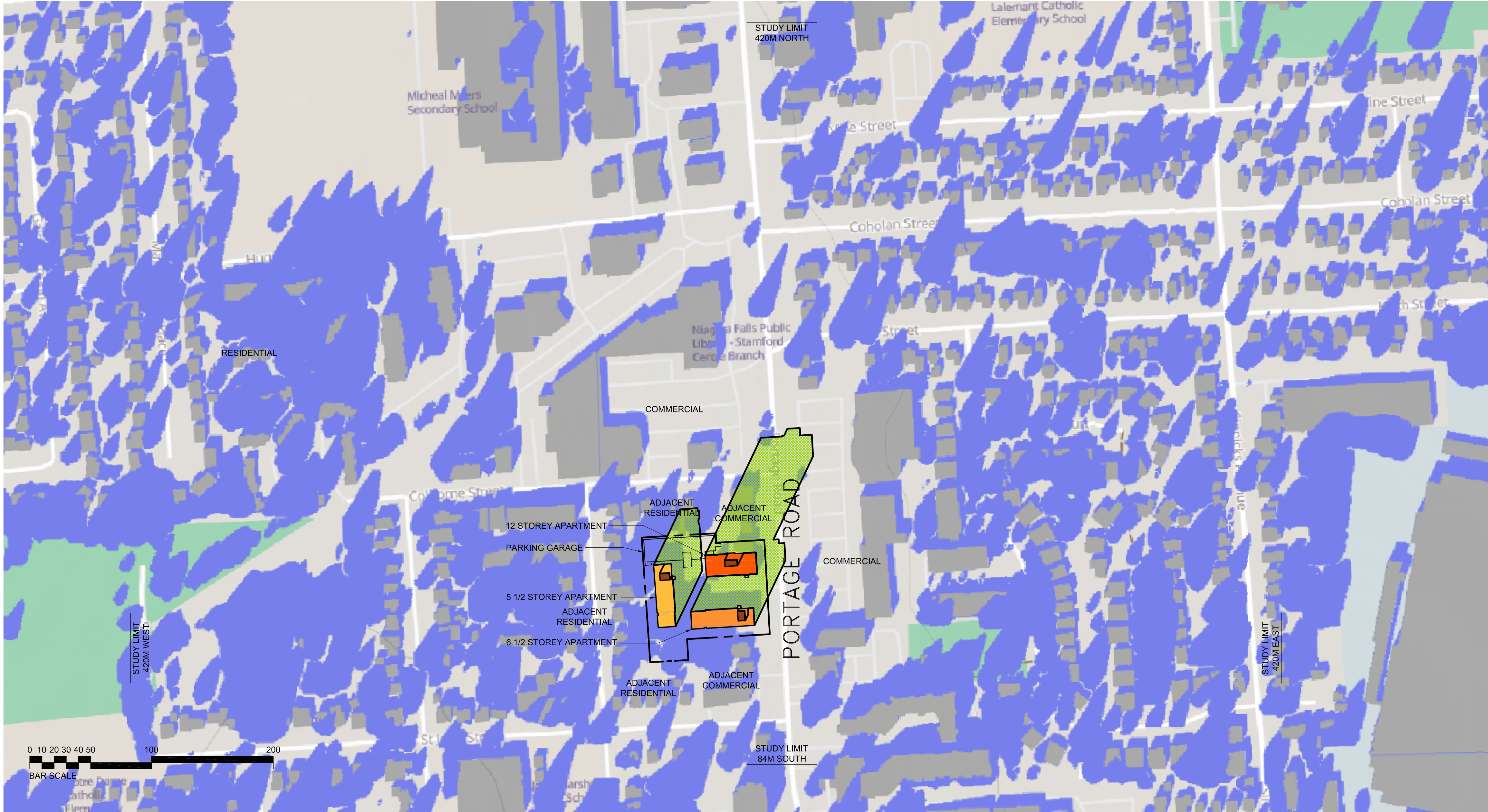
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-31**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

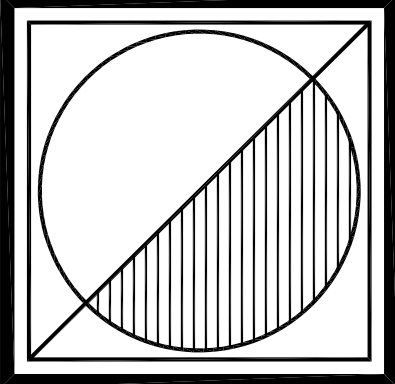
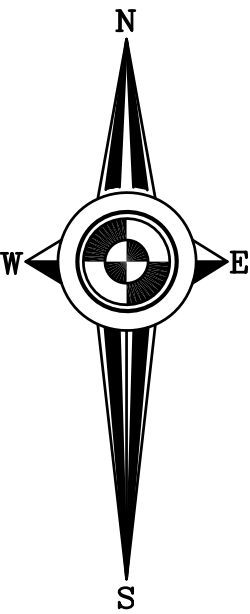
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	22.87 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	84.16 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 2:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

1465 Dumfries Road, Unit 11, Niagara Falls, Ontario L2E 6C5  
Telephone: 905-307-1112 e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**DECEMBER 21, 2pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

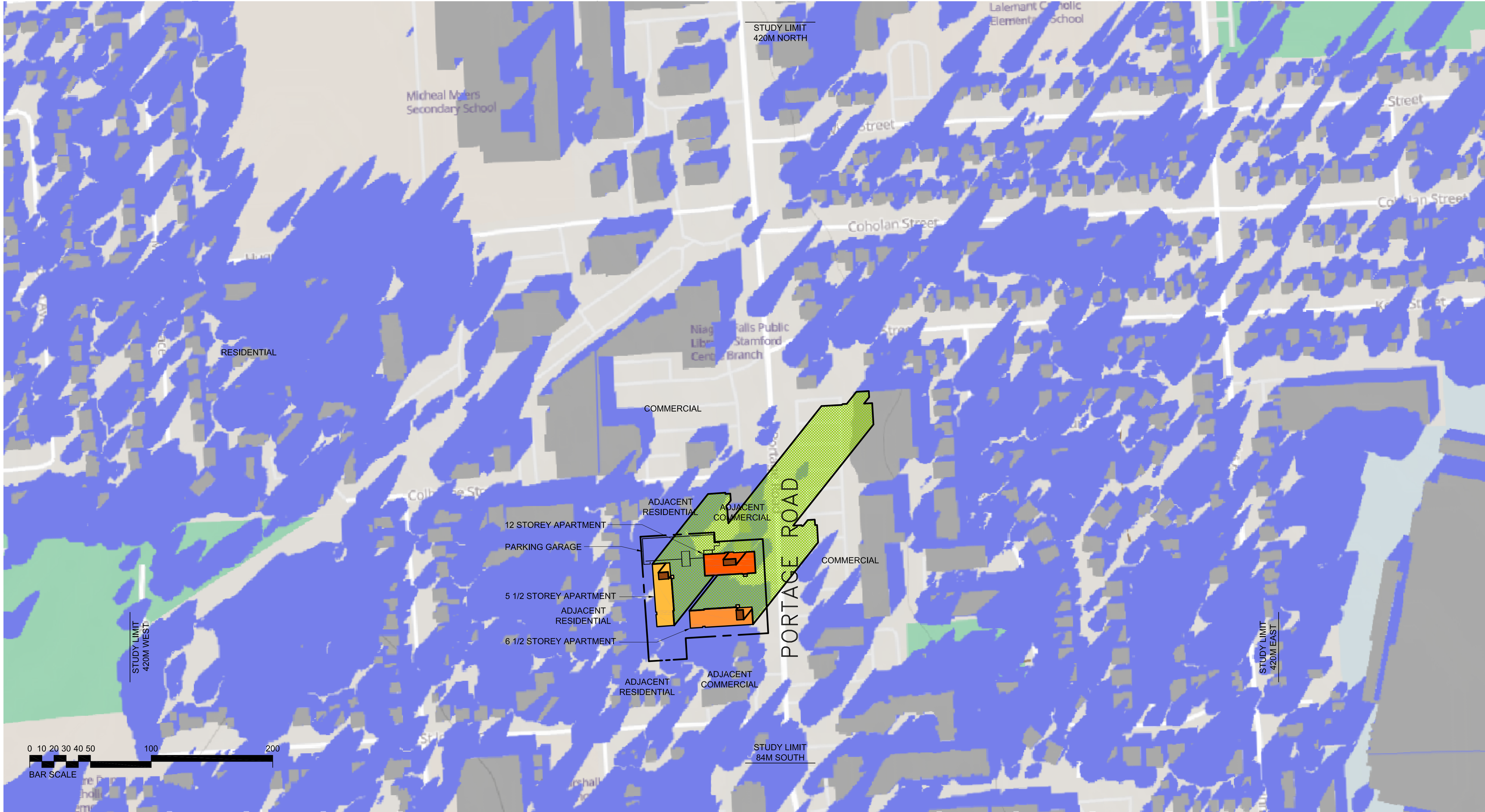
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-32**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

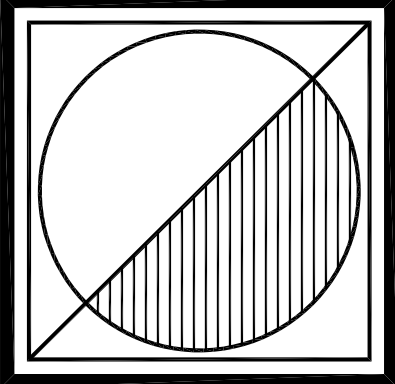
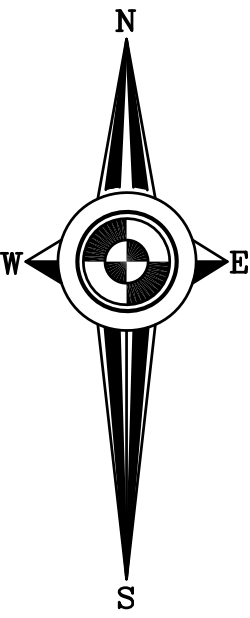
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	33.32 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	122.63 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 3:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
a r c h i t e c t

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**SHADOW STUDY**  
**DECEMBER 21, 3pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

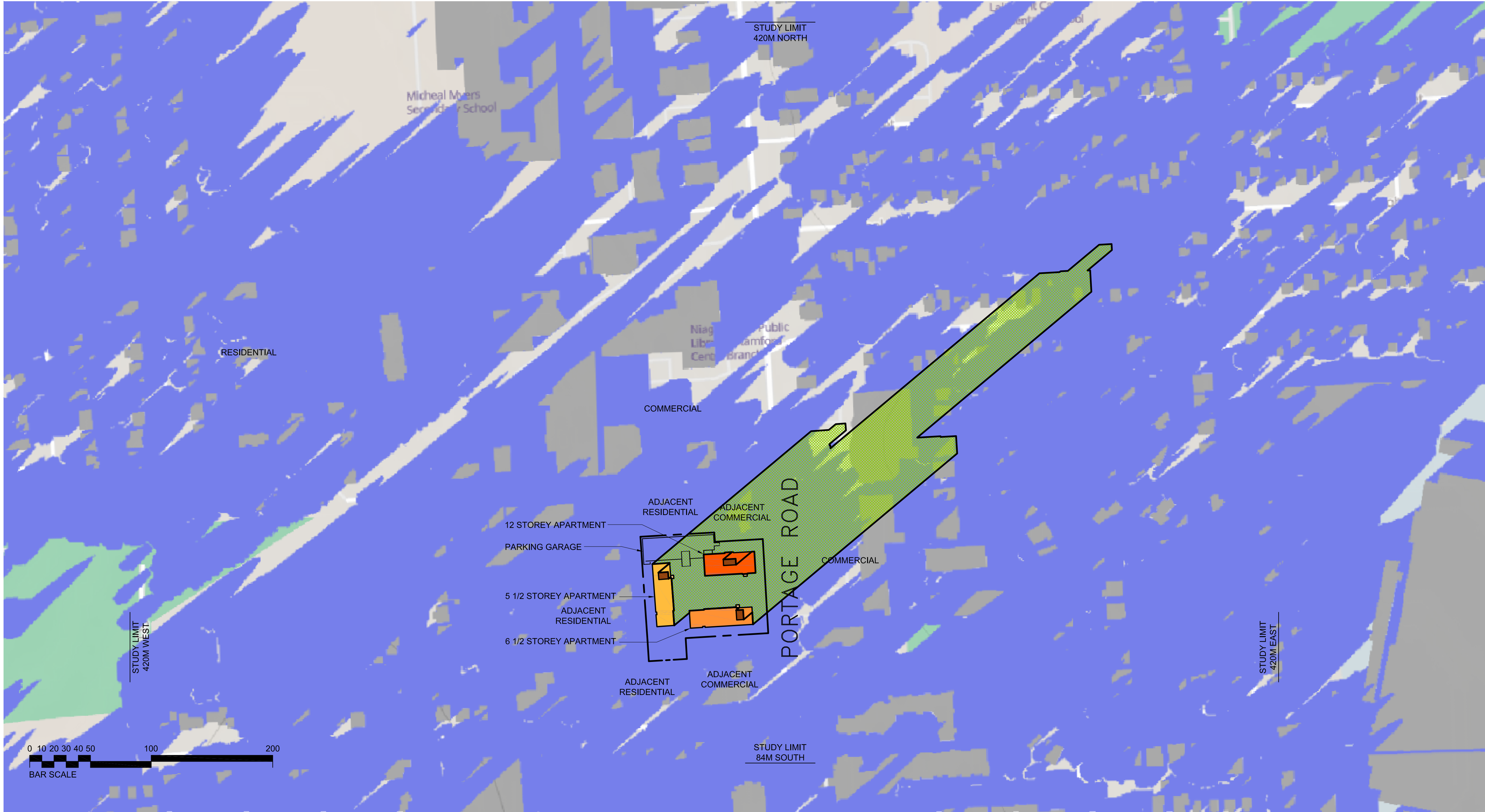
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**  
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-33**





**LEGEND**

- PROPOSED 12 STOREY APARTMENT
- PROPOSED 1 STOREY ENTRY
- PROPOSED MECHANICAL PENTHOUSE
- PROPOSED 6 1/2 STOREY APARTMENT
- PROPOSED 5 1/2 STOREY APARTMENT
- CALCULATED SHADOW CONDITION
- APPROVED AND UNBUILT BUILDINGS TO HEIGHTS NOTED
- APPROVED AND UNBUILT BUILDING SHADOW
- EXISTING BUILDINGS
- EXISTING SHADOW

Existing shadow casts have been determined through the use of the 'https://ShadeMap.app' online software, Latitude 43.07064, Longitude -79.132607 set to date and time noted this page.

BEARING AND LENGTH OF PROPERTY BOUNDARY ALONG 3777, 3791 & 3815 PORTAGE ROAD: N3°08'50"W , 77.59 M

GEOGRAPHIC LOCATION:  
LATITUDE: 43° 07' 04" N  
LONGITUDE: 79° 06' 01" W

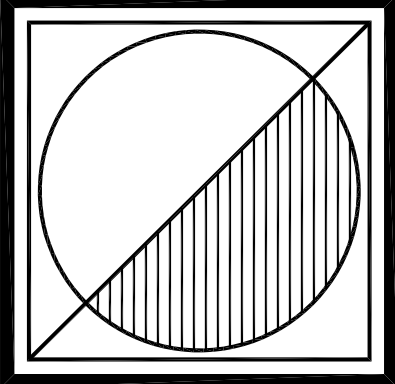
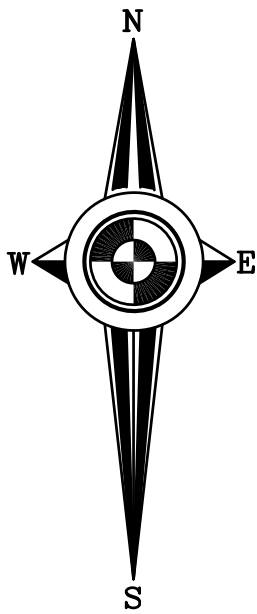
NOTE:  
THE 12 STOREY TOWER TO TOP OF MECHANICAL PENTHOUSE DEFINES THE STUDY COVERAGE AREA OF 10 x 41.9 M = 419 M TO EAST, WEST & NORTH OF PROPERTY, AND 2 x 41.9 M = 83.8 M TO SOUTH OF PROPERTY

**INCREMENTAL SHADOW COMPARISON**

CURRENT BUILDING SHADOW LENGTH*	78.26 m
ADDITIONAL BUILDING SHADOW LENGTH AT 12 STOREYS**:	P 225.2 m

\* FROM APPROXIMATE 8.0M HEIGHT  
\*\*FROM TOP OF MAIN BUILDING BODY AT:  
12 STOREYS: 37.44 M  
OR FROM TOP OF PENTHOUSE IF APPLICABLE, NOTED AS 'P'  
12 STOREYS: 41.90 M

**DECEMBER 21 at 4:00 PM**  
SCALE: 1:2000



**Peter J. Lesdow**  
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e-mail: plesdow@pjohnet.com

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

PETER J. LESDOW  
LICENCE  
3745

**SHADOW STUDY**  
**DECEMBER 21, 4pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BY-LAW AMENDMENT

**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**

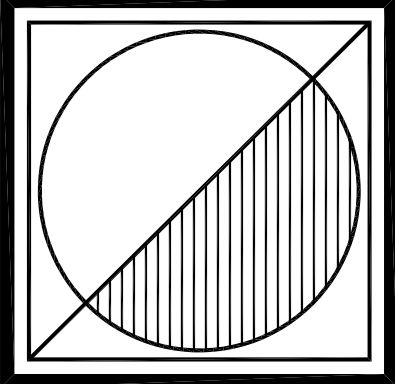
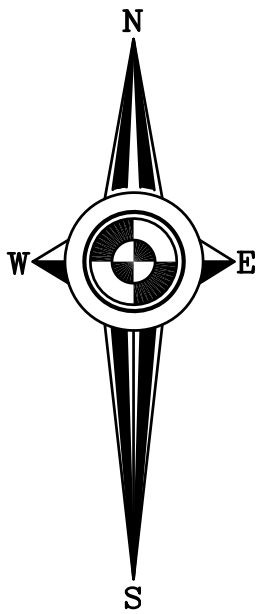
3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-34**





**Peter J. Lesdow**  
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**SHADOW STUDY**  
**DECEMBER 21, 5pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

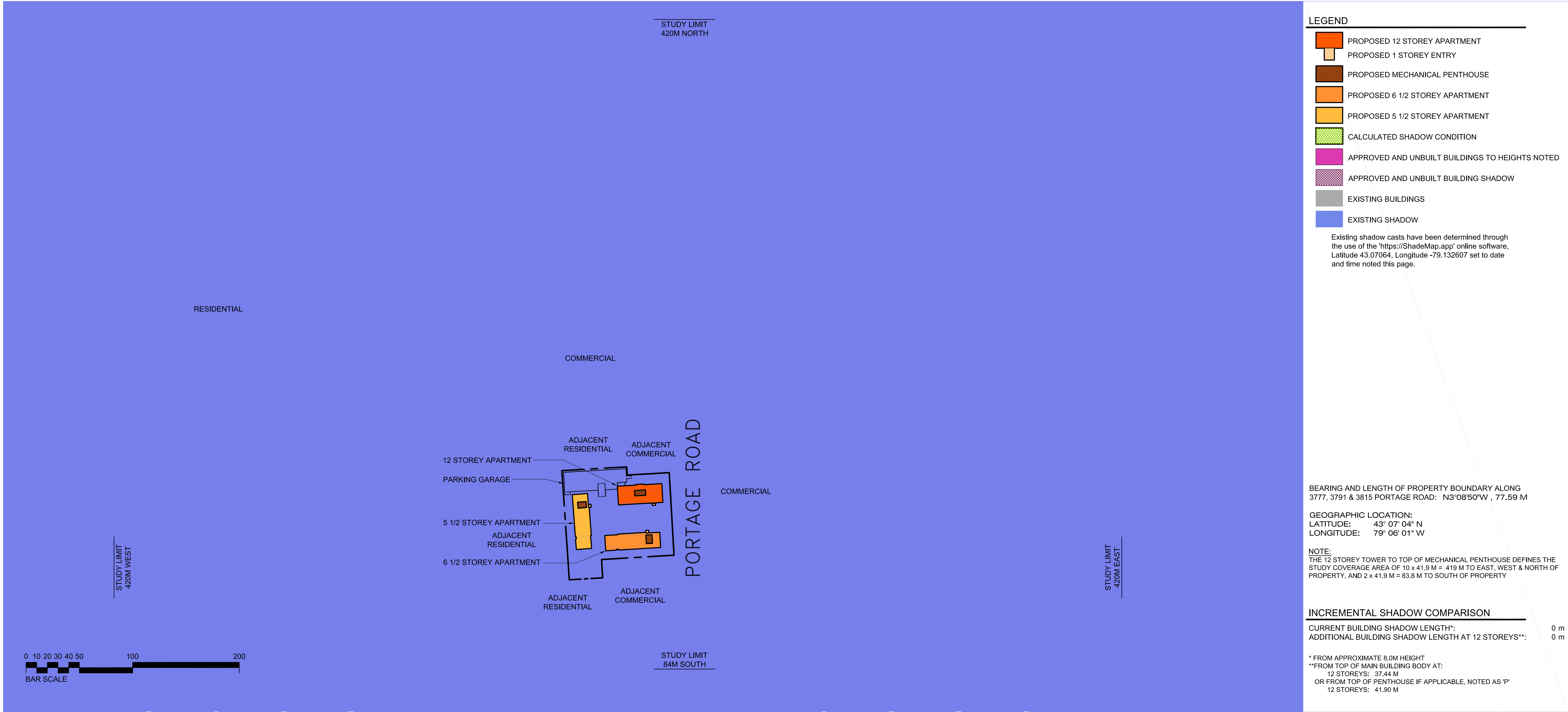
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**

3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

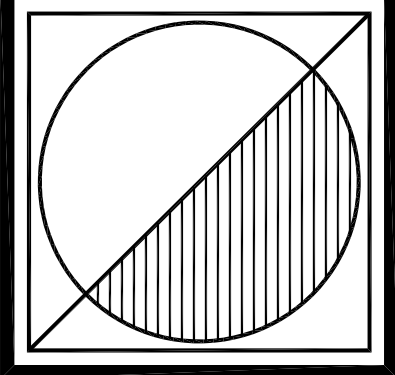
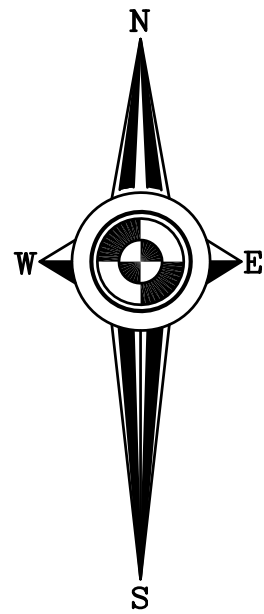
**SH-35**



**DECEMBER 21 at 5:00 PM**

SCALE: 1:2000





**Peter J. Lesdow**  
a r c h i t e c t

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Telephone: 905-307-1112    e-mail: plesdow@pjohnet.com



**SHADOW STUDY**  
**DECEMBER 21, 6pm**

DATE	REVISIONS
Nov. 28/21	FOR PRE-CONSULTATION
Apr. 19/23	FOR PRE-CONSULTATION
Apr. 24/24	FOR CONSULTANTS
Jan. 06/25	FOR ZONING BYLAW AMENDMENT

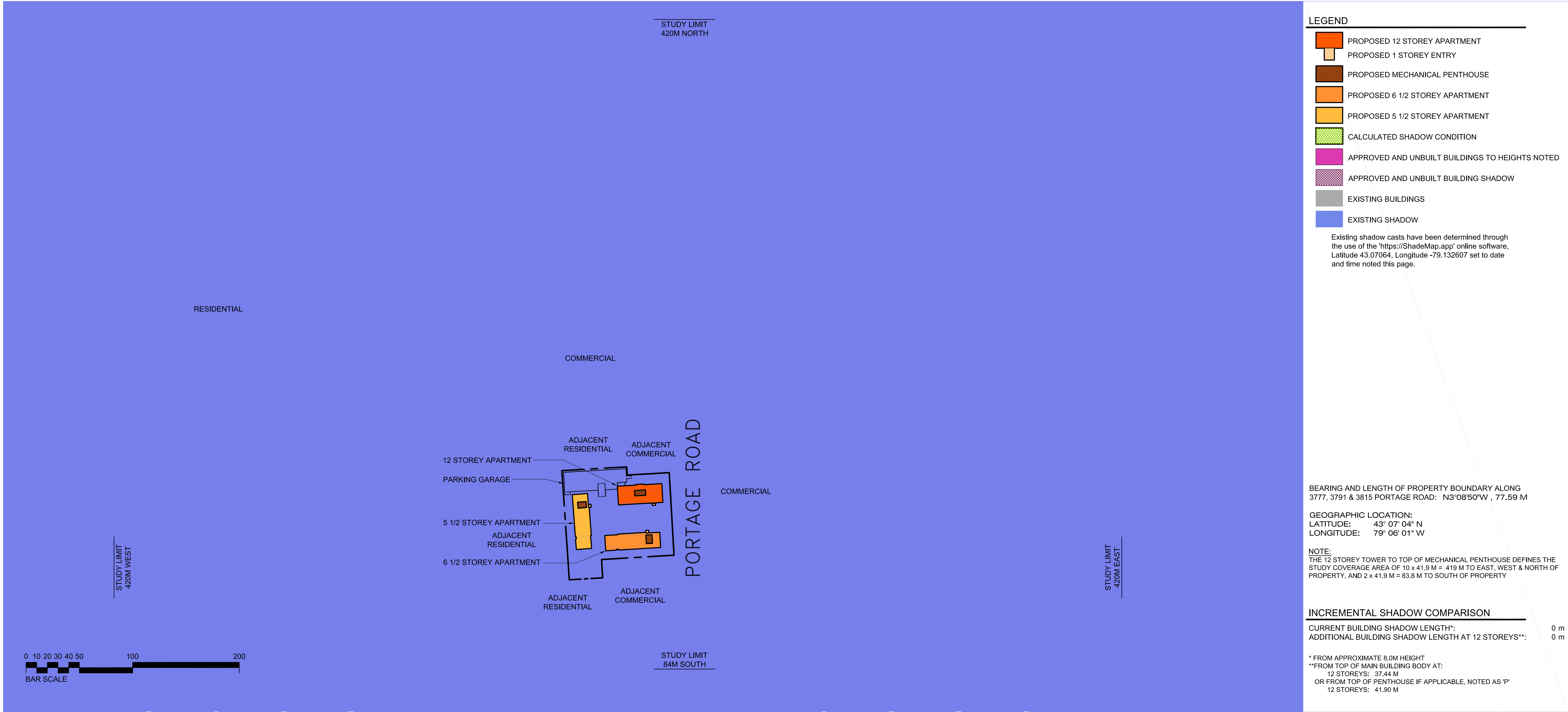
**COLBORNE COURT**  
**APARTMENTS**  
**ADDITIONS & ALTERATIONS**

3777, 3791 & 3815 Portage Road  
Niagara Falls, ON

DATE:
SCALE: AS NOTED
DRAWN BY: MRW
CHECK BY: PJL

21 - 03

**SH-36**



**DECEMBER 21 at 6:00 PM**

SCALE: 1:2000