

SHADOW STUDY FOR THE PROPOSED 3 STOREY RESIDENTIAL BUILDING

1839 FOUR MILE CREEK RD | NIAGARA-ON-THE-LAKE| ONTARIO| LOS 1J0

PROJECT DESCRIPTION

THIS SHADOW STUDY ENCOMPASSES A PROPOSED 3-STOREY RESIDENTIAL DEVELOPMENT LOCATED IN NIAGARA- ON- THE- LAKE . THE BUILDING OF FOCUS IS COMPRISED OF 29 UNITS AND IS 11.28 m IN HEIGHT. THE PROPOSED DEVELOPMENT IS LOCATED AT 1839 FOUR MILE CREEK RD, NIAGARA-ON-THE-LAKE, ONTARIO THE COORDINATES BEING LAT: 43.2310393, LONG: -79.1241217.

SURROUNDING USES AND SPACES SHOWN WITHIN THE SHADOW STUDY AREA



AREA ANALYSIS

1 : 1000

SUBJECT SITE: CURRENTLY ZONED RESIDENTIAL (R1). THE LOT IS CURRENTLY R1-21/ 21A AND PROPOSED RE-ZONED TO RM2 SITE SPECIFIC. THE PROPOSED DEVELOPMENT WILL BE A 3 STOREY RESIDENTIAL BUILDING.

1. RESIDENTIAL (R1)
2. AGRICULTURAL (A)

MITIGATION AND CONCLUSION

THE SHADOWS OF THE PROPOSED 3 -STOREY BUILDING HAVE A MINIMAL IMPACT ON THE SURROUNDING RESIDENTIAL PROPERTIES. THE RESIDENTIAL HOUSES TO THE NORTH 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 NORTH SIDE OF THE PROPERTY SHADING DURING THE HOURS OF 10 AM - 3 PM IN WINTER SEASONS. MAJORITY OF THE SHADOWS CAST ENCROACHES ONTO THE REAR PROPERTY DURING THE EVENING HOURS (4-6PM) OF ALL FOUR SEASON. THIS PROPERTY IS AN AGRICULTURAL PROPERTY AND SO, THE SHADOWING DOES NOT IMPACT ANY NEIGHBORING RESIDENTS.

THE SHORTED BUILDING HEIGHT, OF 3 STOREYS NOT ONLY HELPS MINIMIZE SHADOWING BUT IT ALSO HELPS THE PROPOSED DEVELOPMENT BLEND INTO THE SURROUNDING RESIDENTIAL FABRIC. THE BUILDING WAS DESIGNED WITH A LARGER PODIUM BASE FOR PARKING AND THE UPPER RESIDENTIAL FLOORS STEP BACK SO THAT IT IS MORE CENTRALIZED ON THE LOT TO HELP MINIMIZE THE IMPACT OF SHADOWING ON NEIGHBORING PROPERTIES.

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 3 STOREY HEIGHT AND SETBACK OF THE BUILDING ENSURES A WELL THOUGHT-OUT DESIGN STRIVING TO MINIMIZE IMPACT ON THE SURROUNDING NEIGHBORHOOD.



SOUTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE

LEGEND	
	PROPOSED 3-STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

APRIL 21ST 2025	SR: 6:25 AM SS: 8:05 PM
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

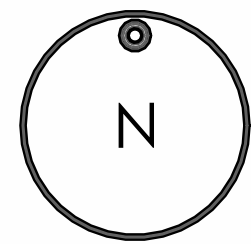
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No.	DATE:	DESCRIPTION:	BY:
0	JULY 26 2024	PRELIMINARY CONCEPT	JKC
1	MAY 27 2025	REV SHADOW STUDY LABELS	JKC

COMMISSION:

NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE-LAKE, ON, LOS 1J0



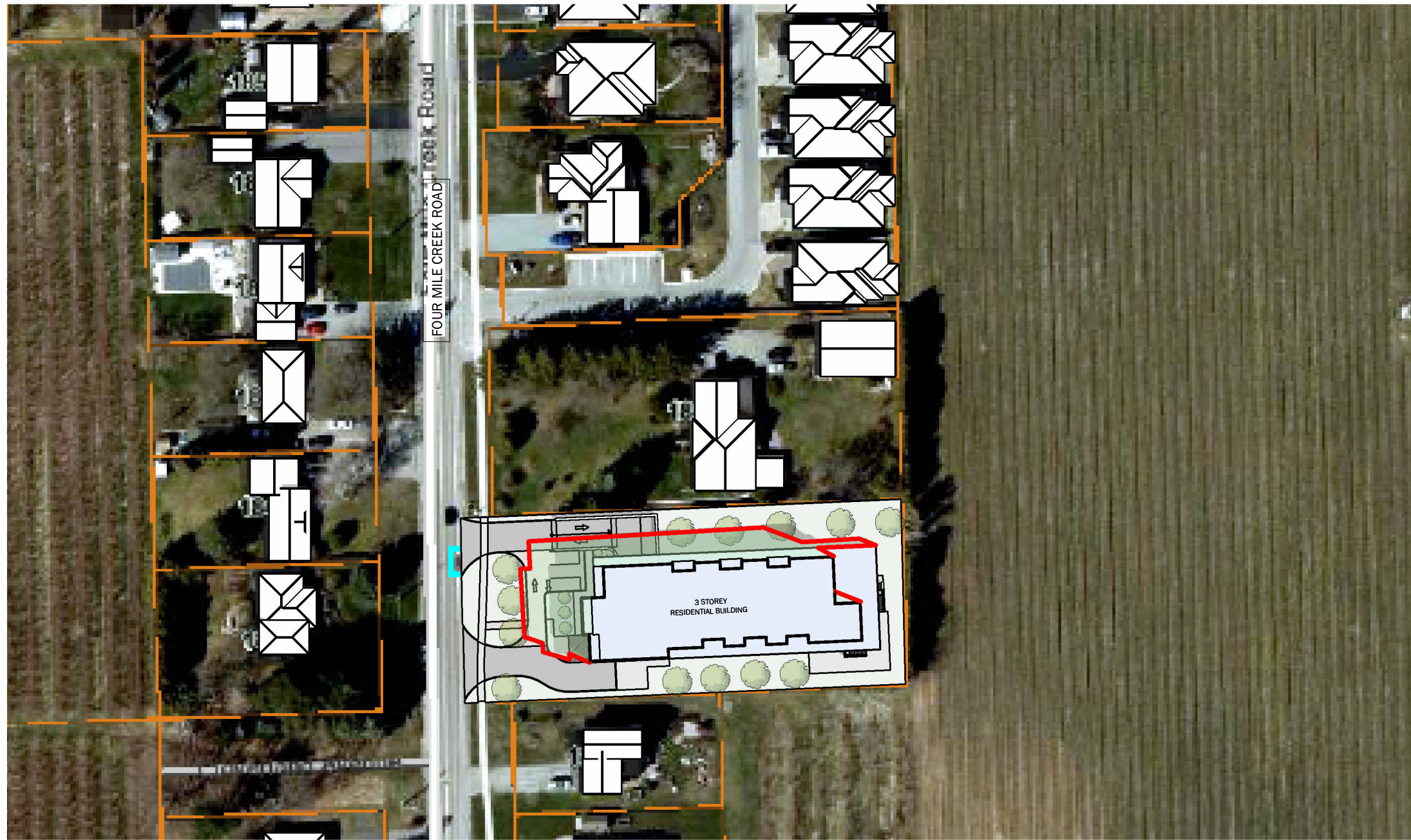
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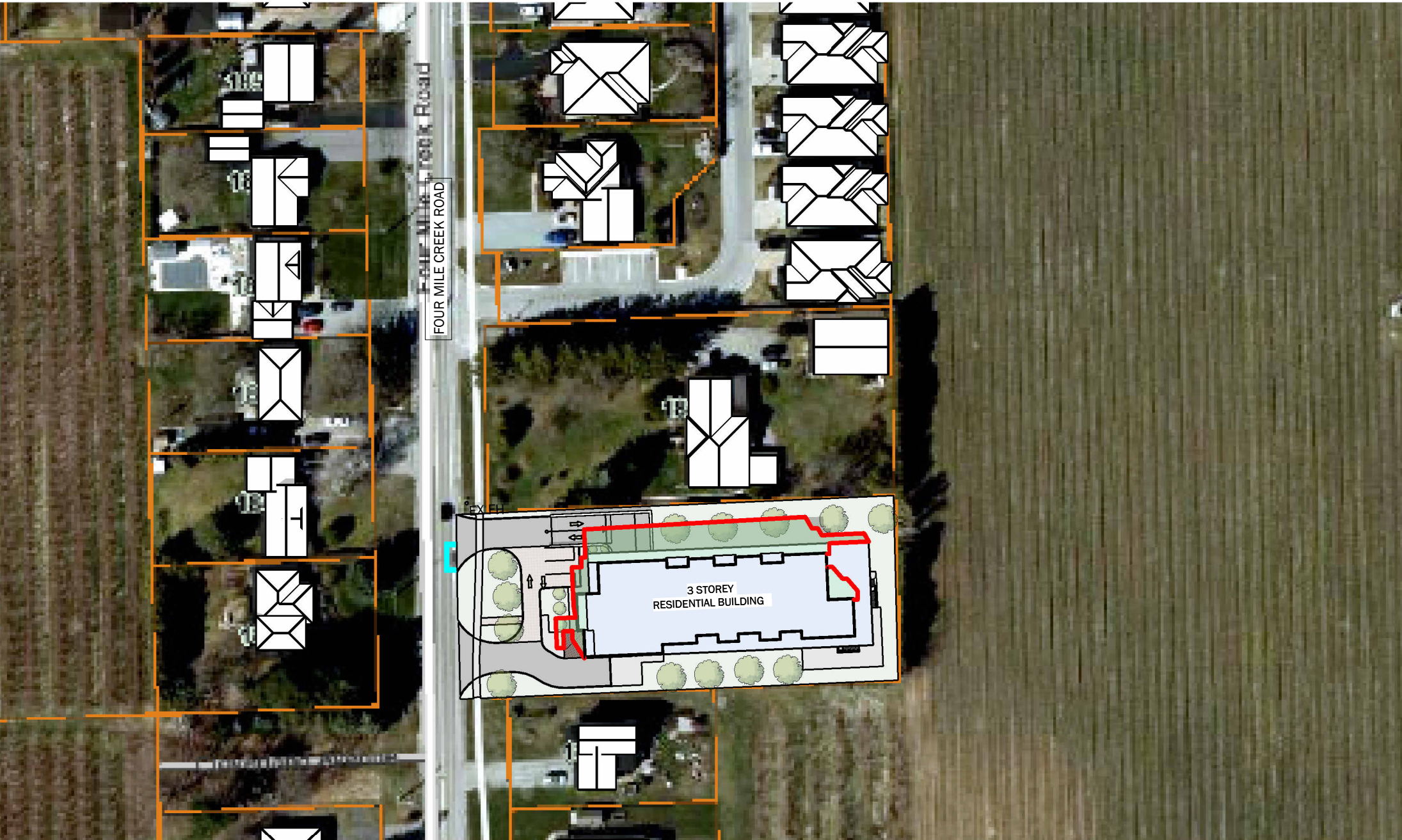
SHADOW STUDY- COVER PAGE

DRAWN BY:	JKC	DRAWING No.:
CHECKED BY:	MDA	SS0
DATE ISSUED:	07/26/2024	
PROJECT No.:	2024-159	



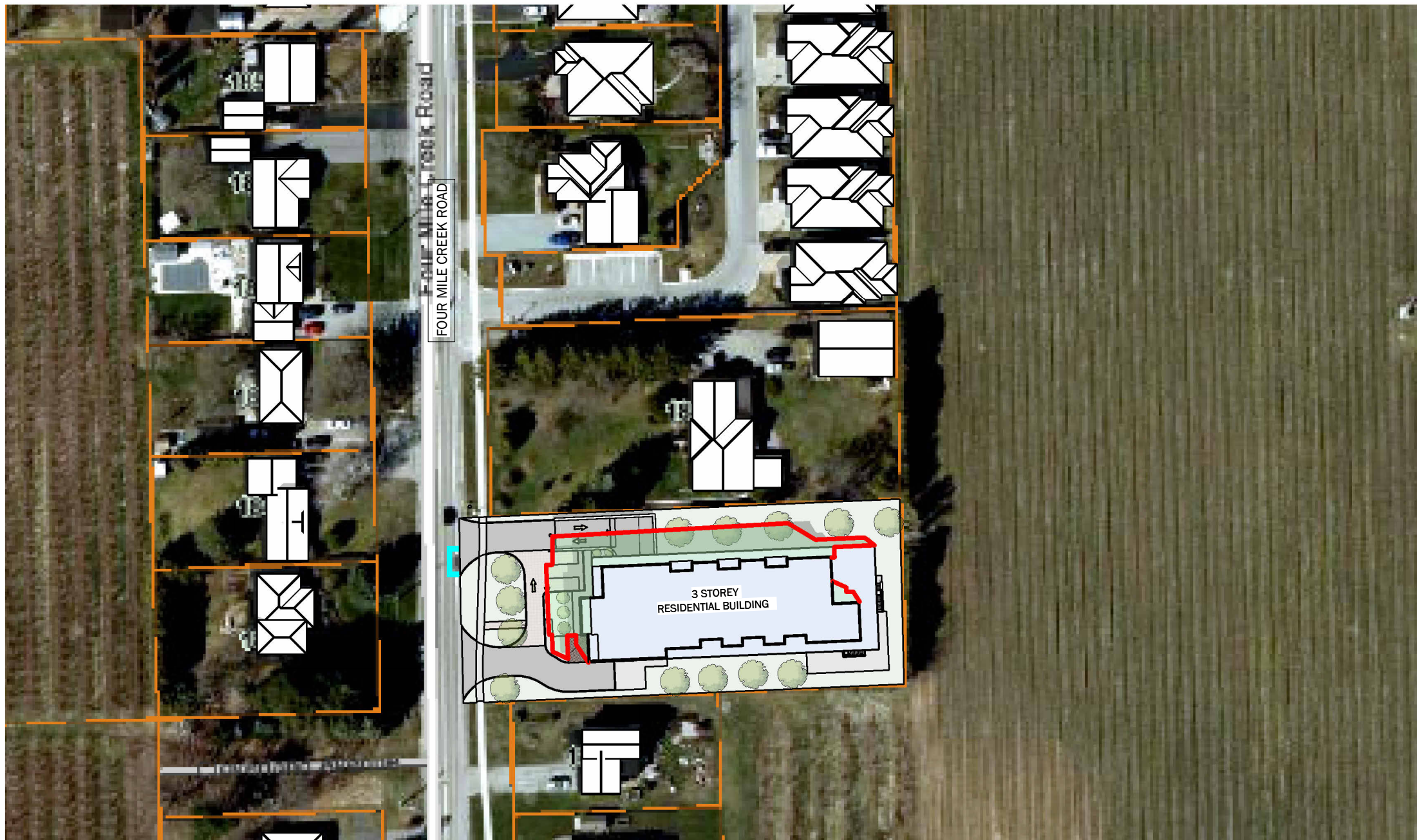
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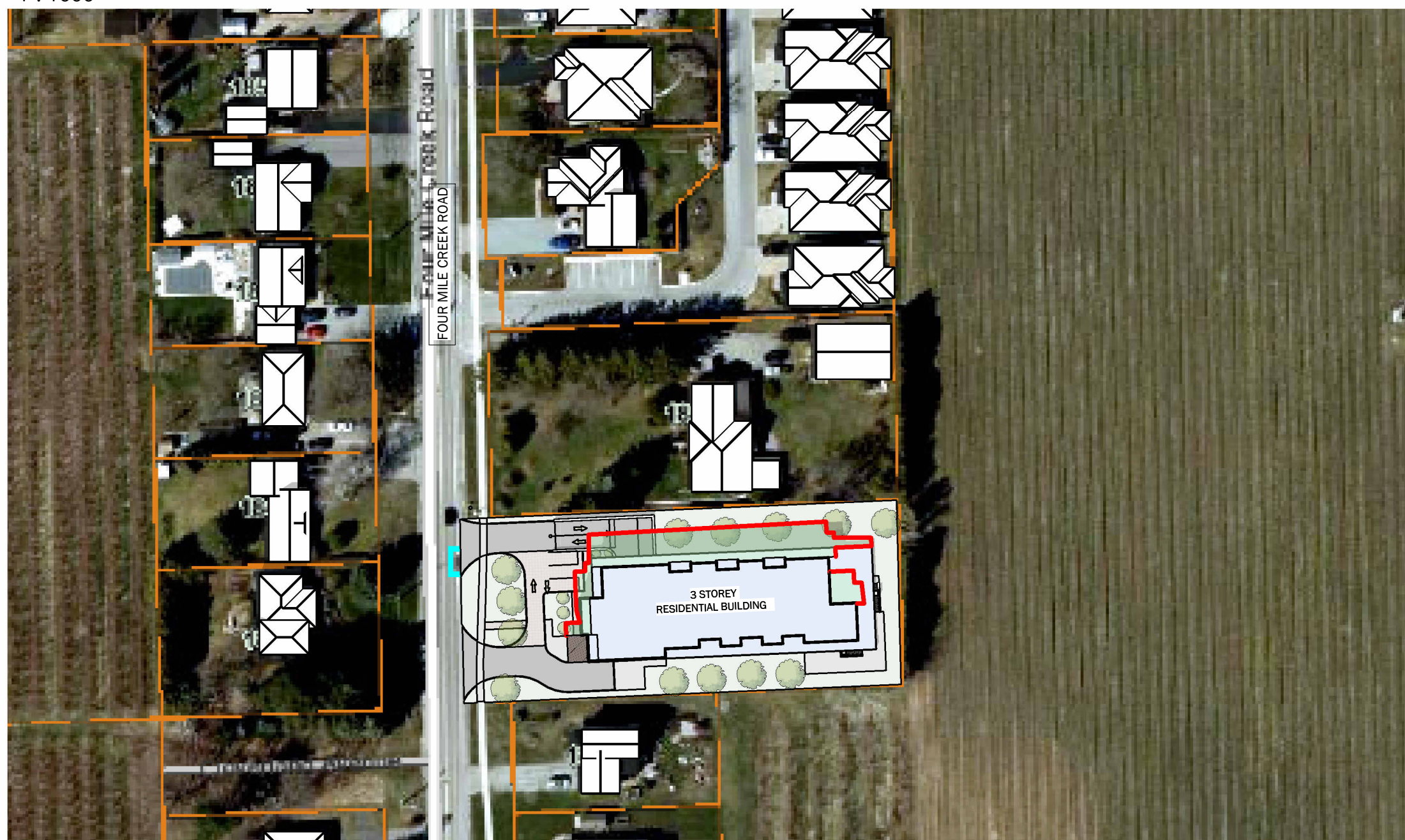
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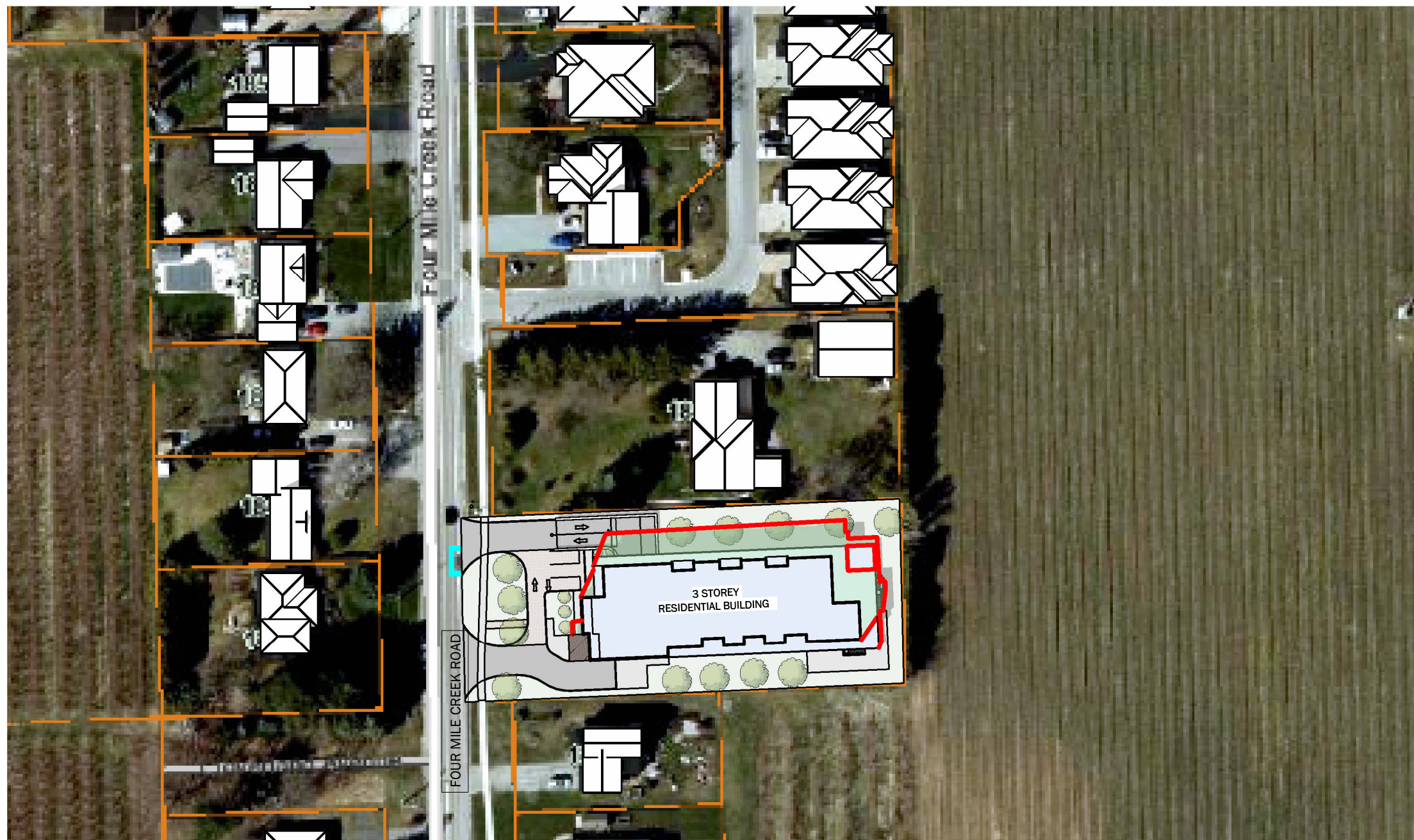
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APRIL 21- 1 PM

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APRIL 21- 2 PM

1 : 1000

LEGEND	
	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

1" = 100'
SCALE: 1:1000

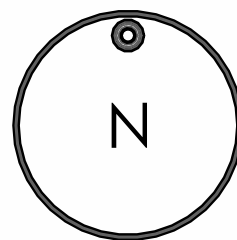
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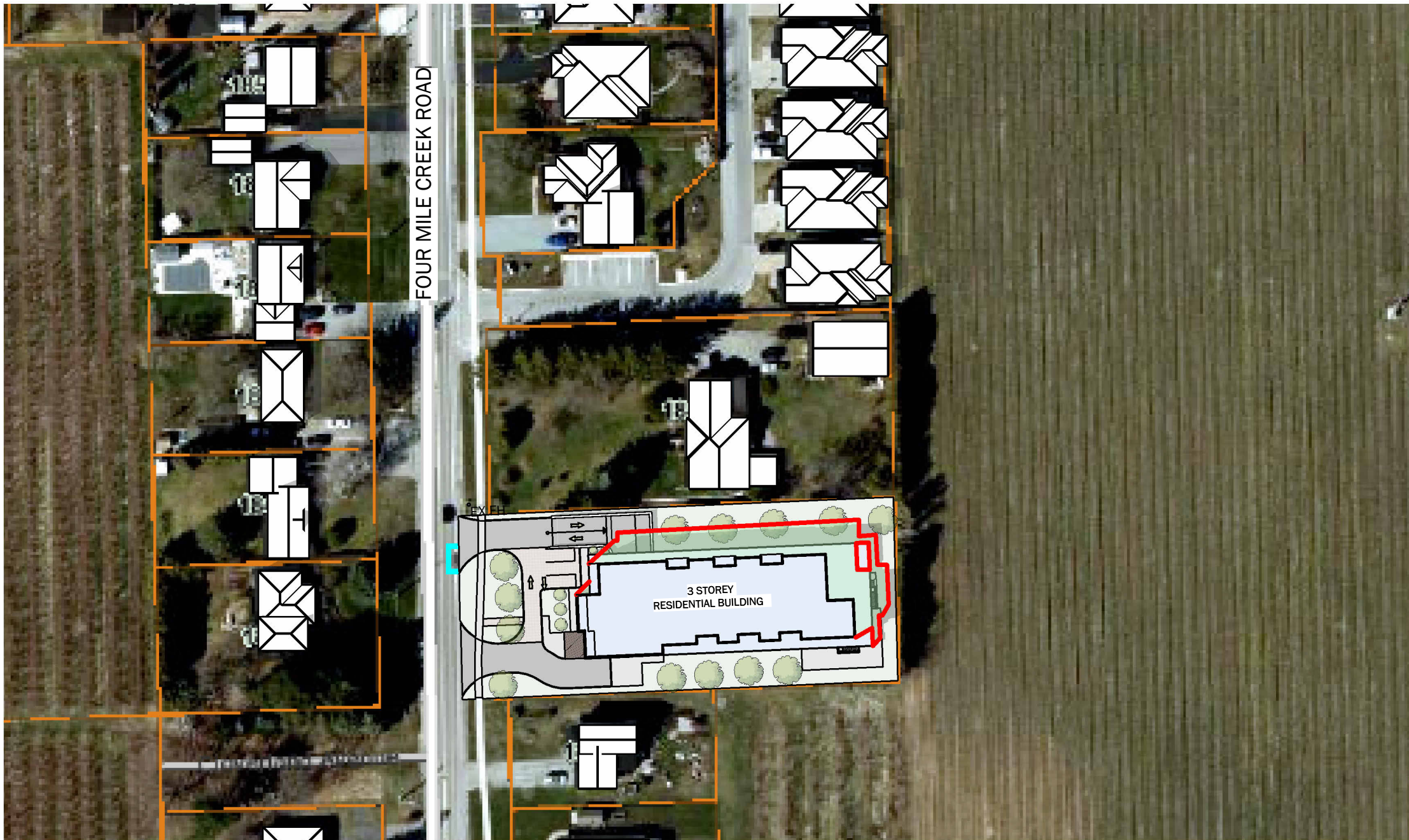
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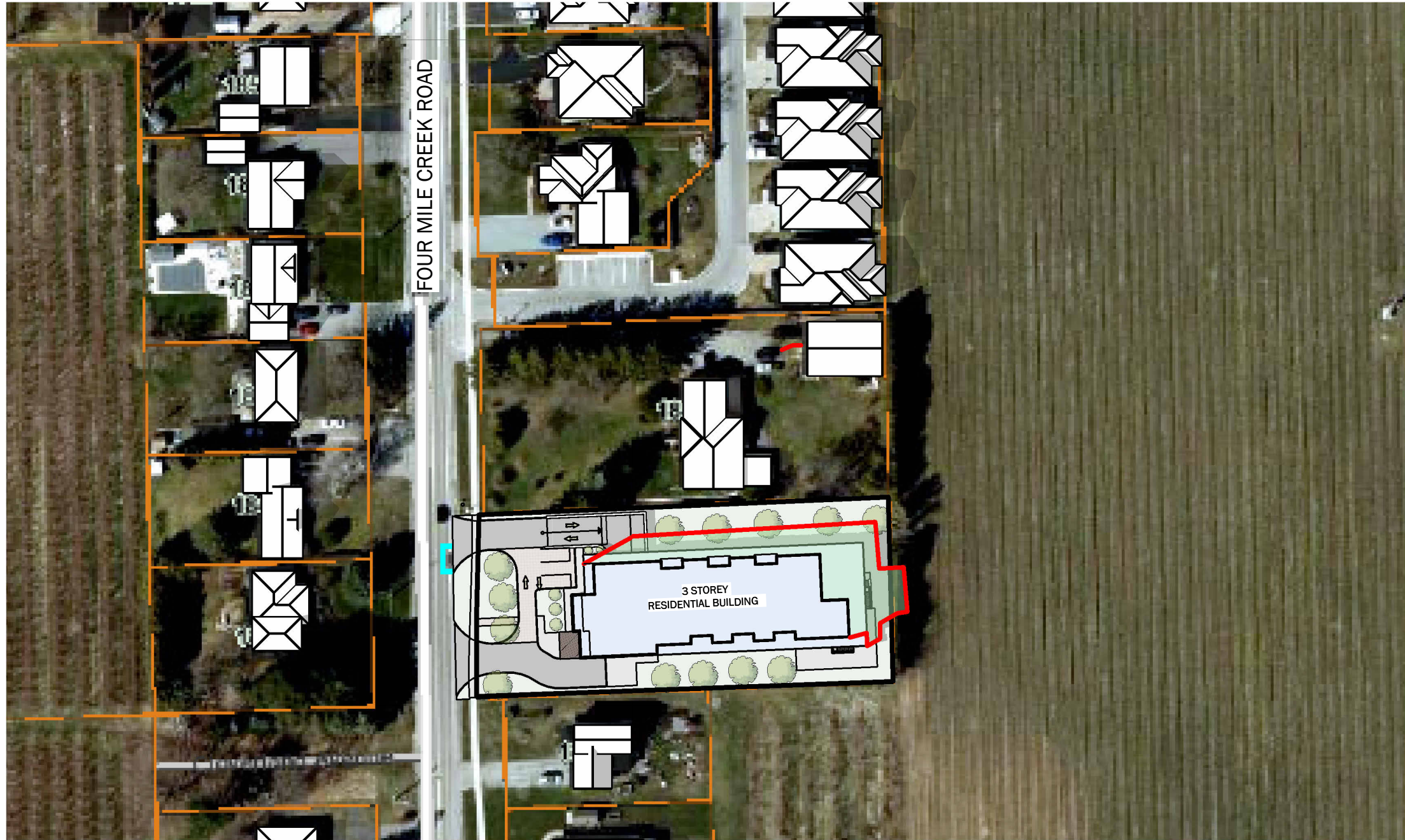
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CHECKED BY:	MDA		
DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		



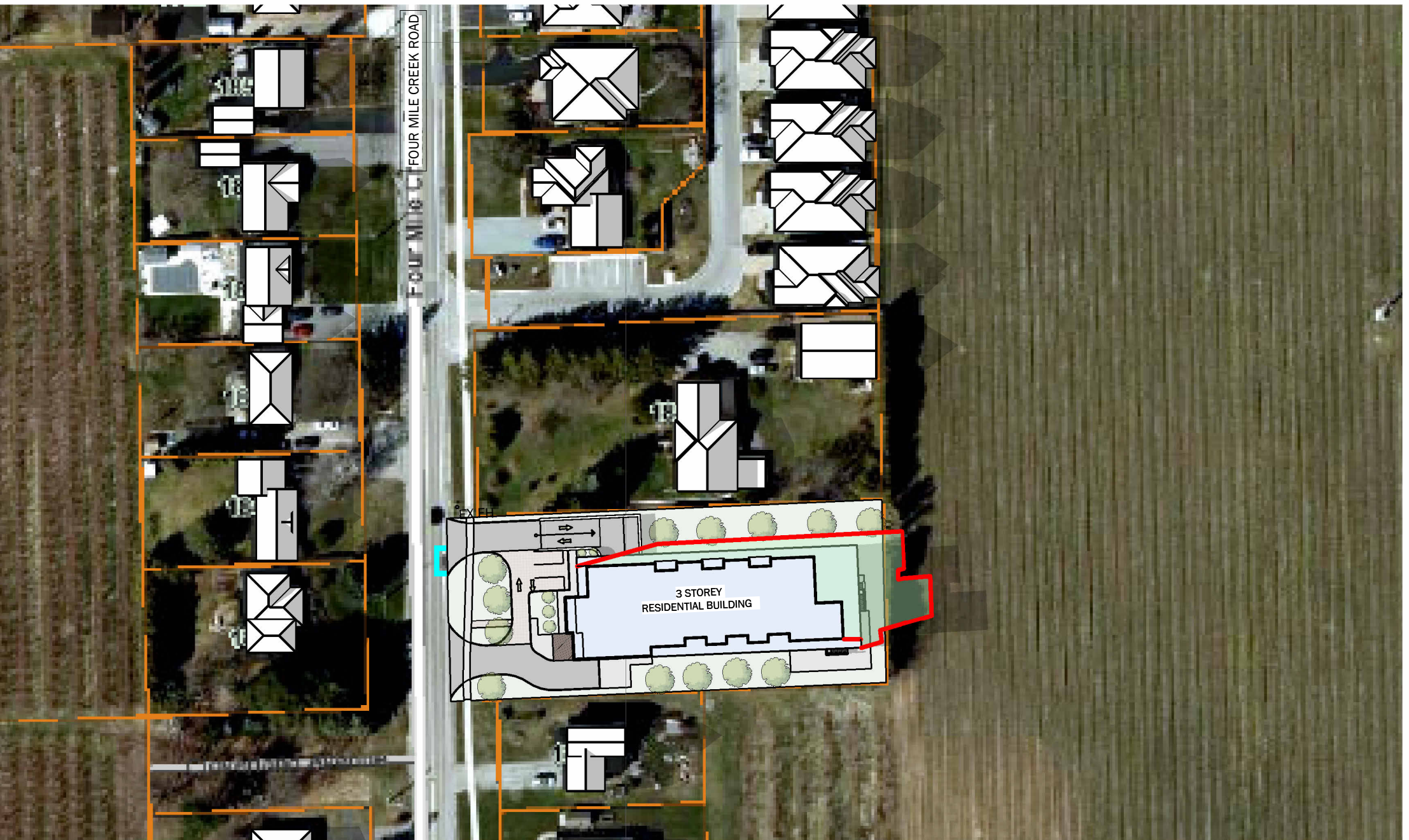
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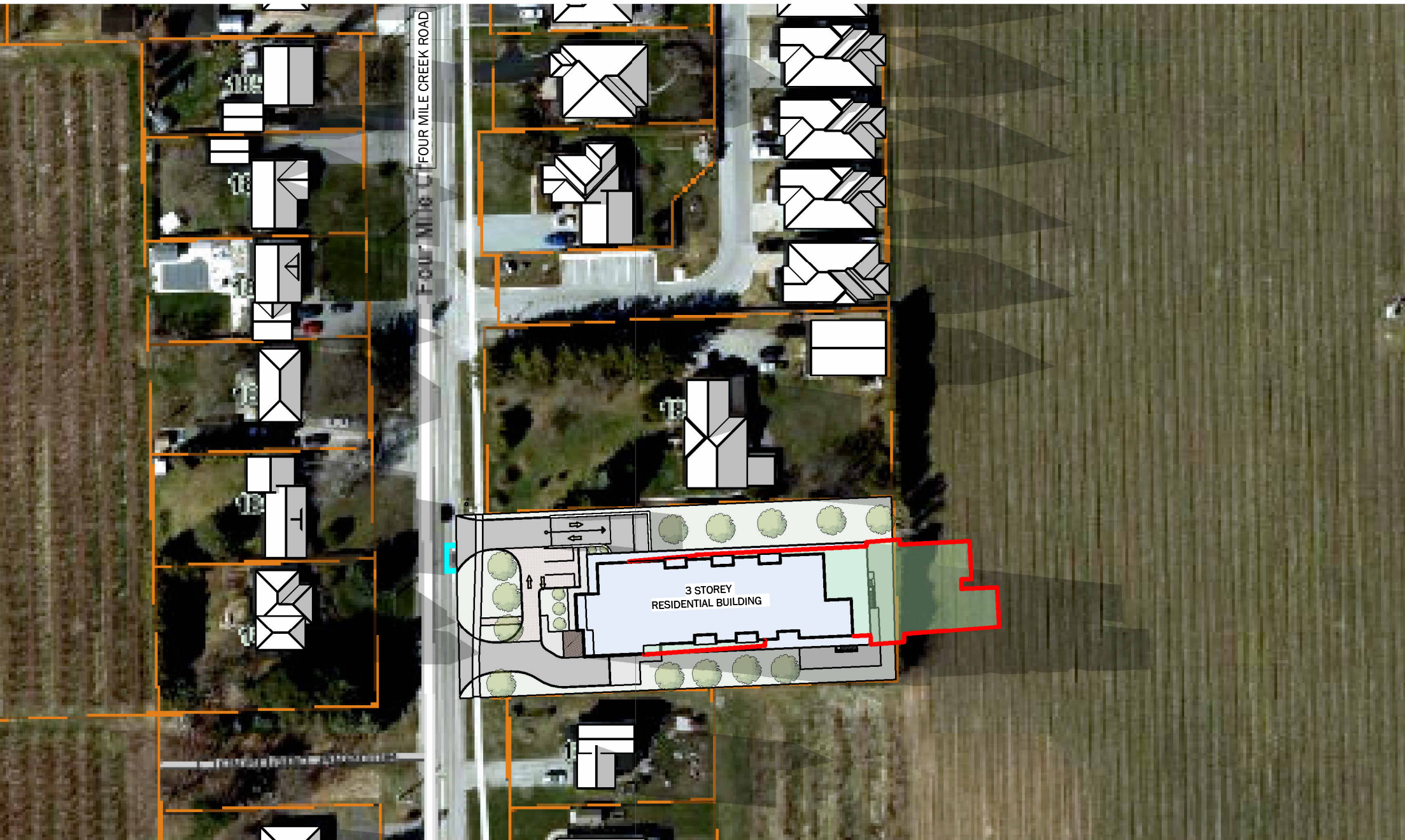
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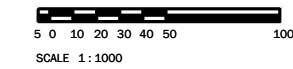
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APRIL 21- 6 PM

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LEGEND	
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	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS



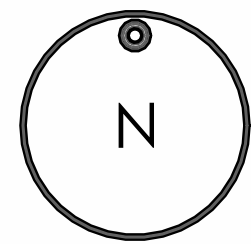
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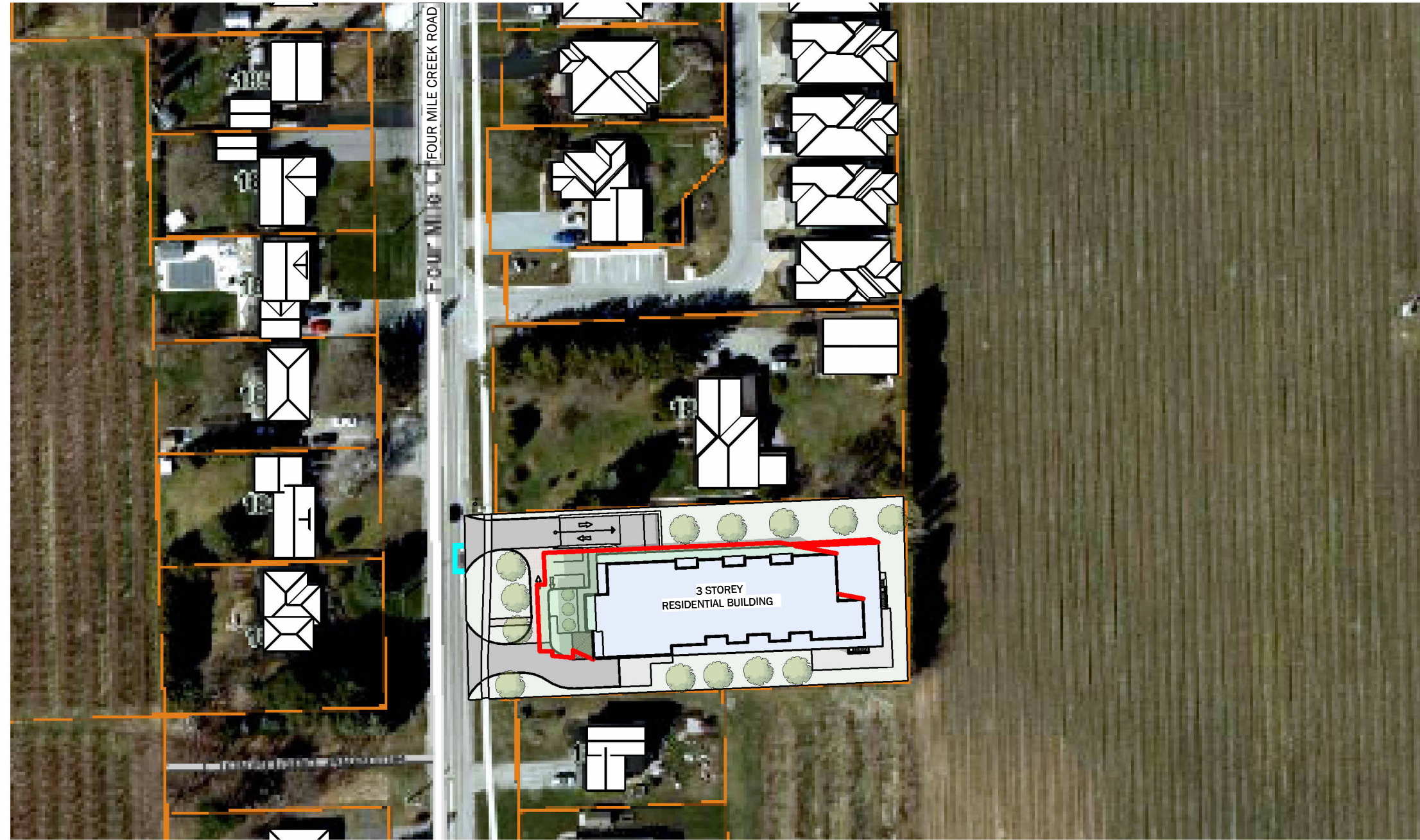
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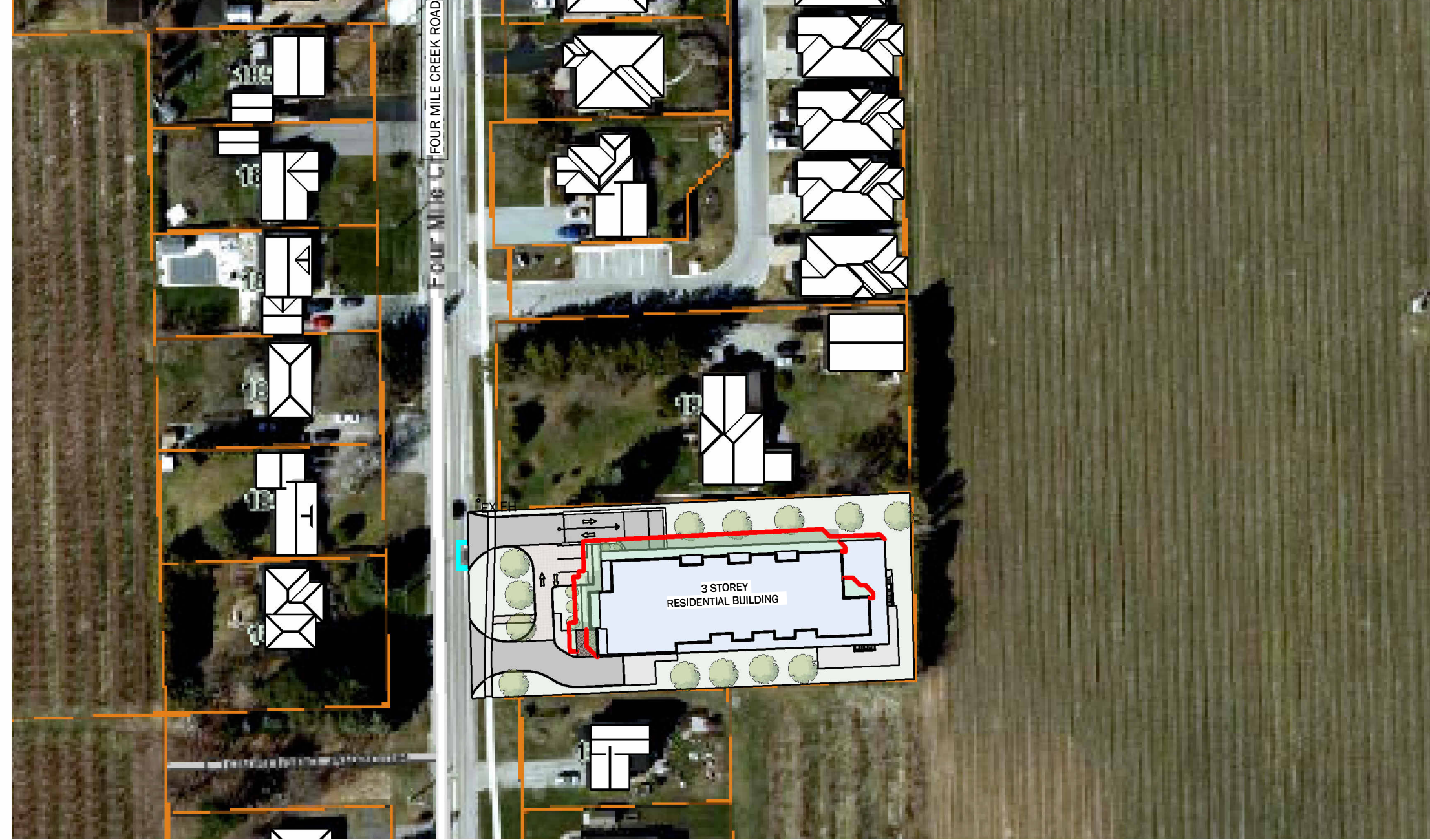
SHADOW STUDY-
SPRING

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DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		



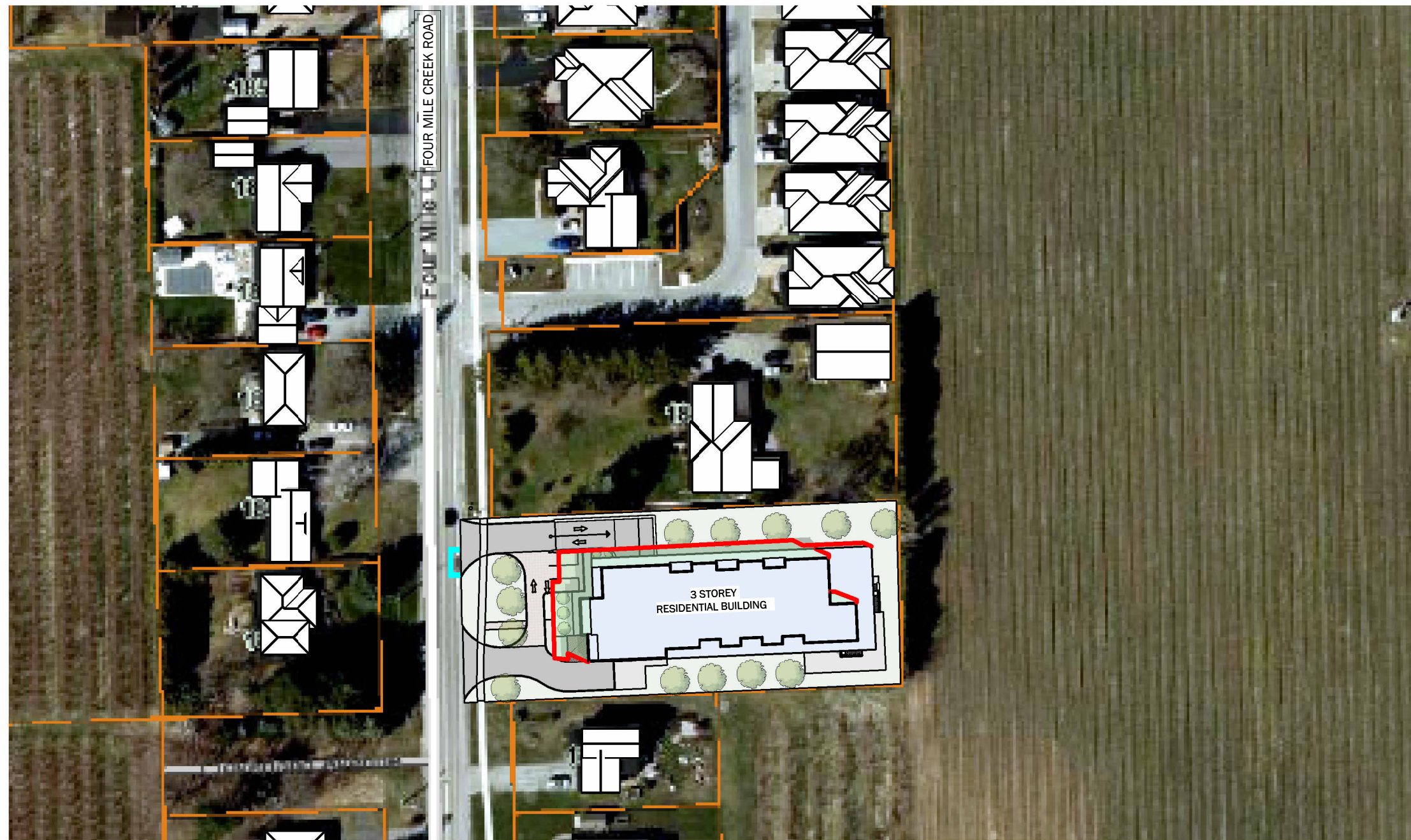
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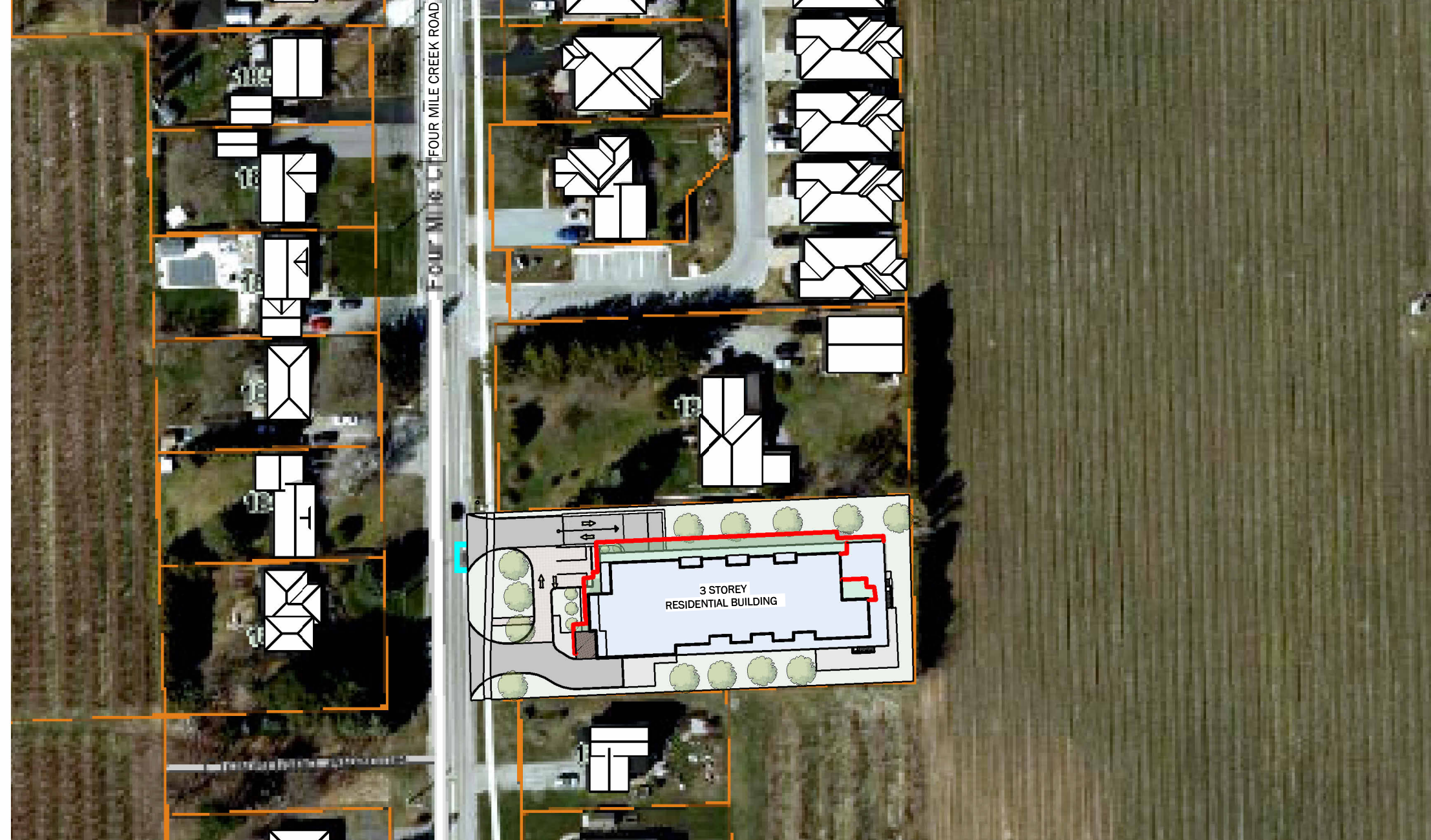
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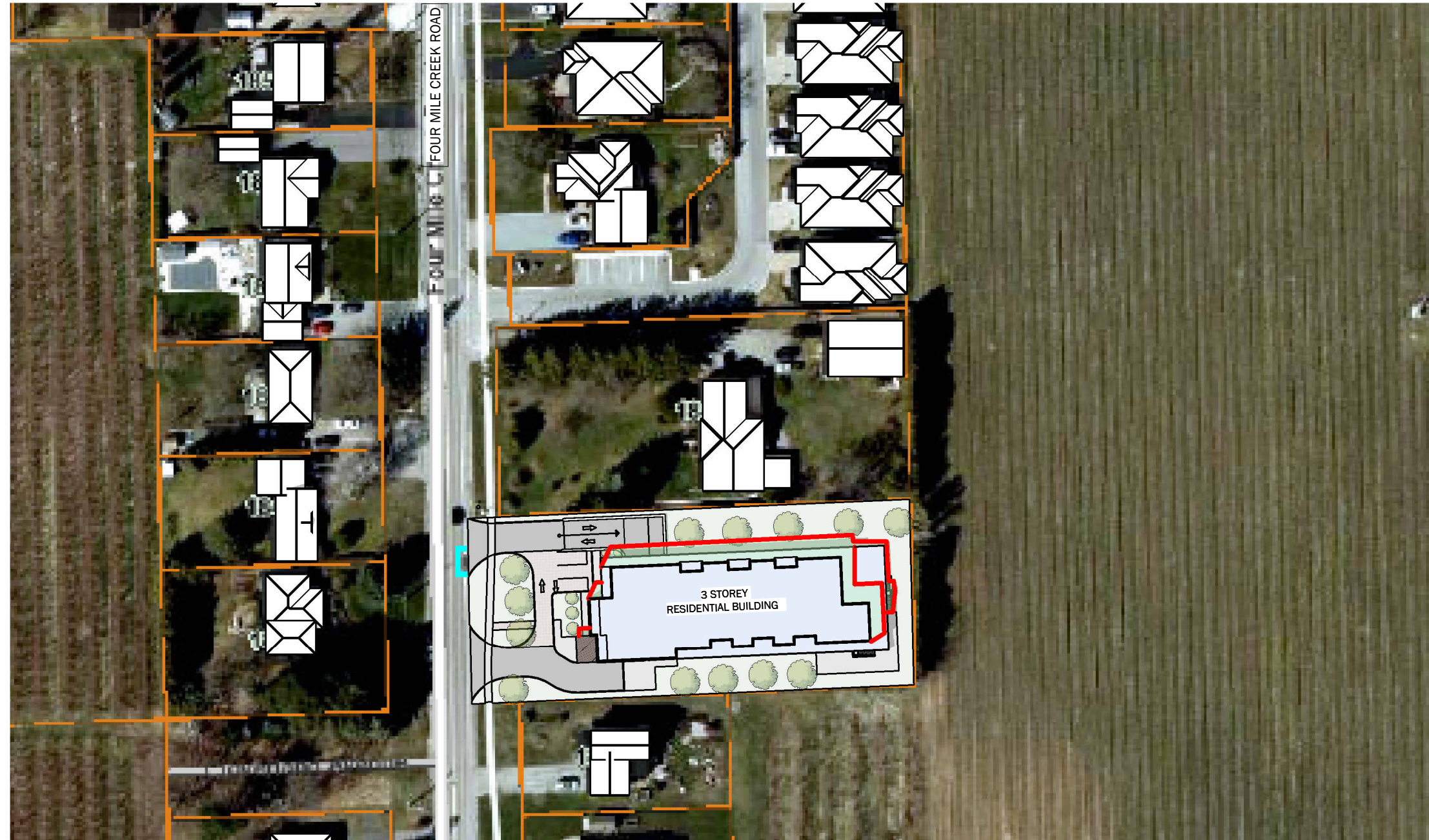
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1 : 1000



JUNE 21- 1 PM

1 : 1000



JUNE 21- 2 PM

1 : 1000

LEGEND	
	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

0 10 20 30 40 50
SCALE: 1 : 1000

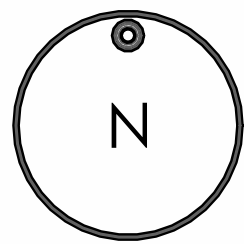
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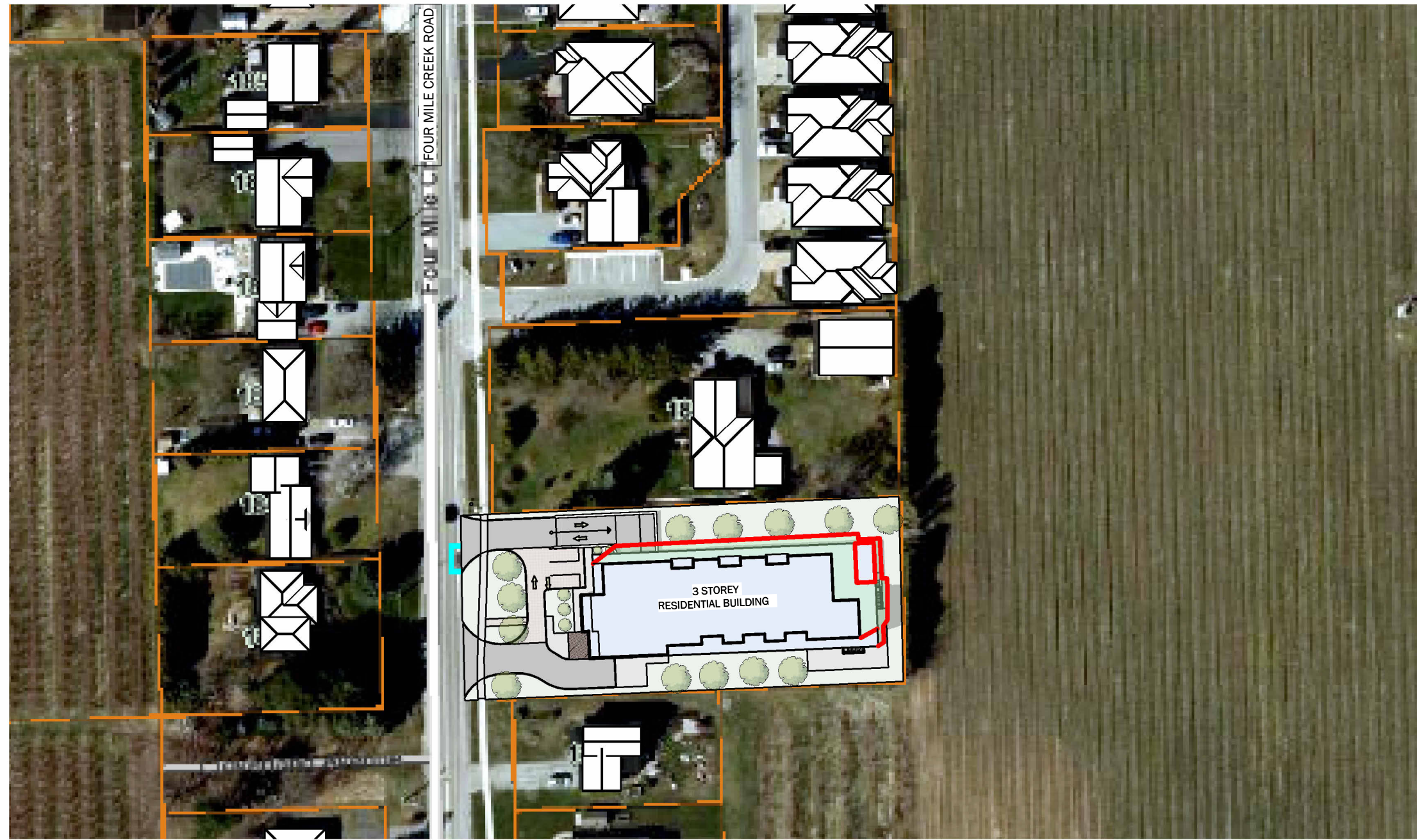
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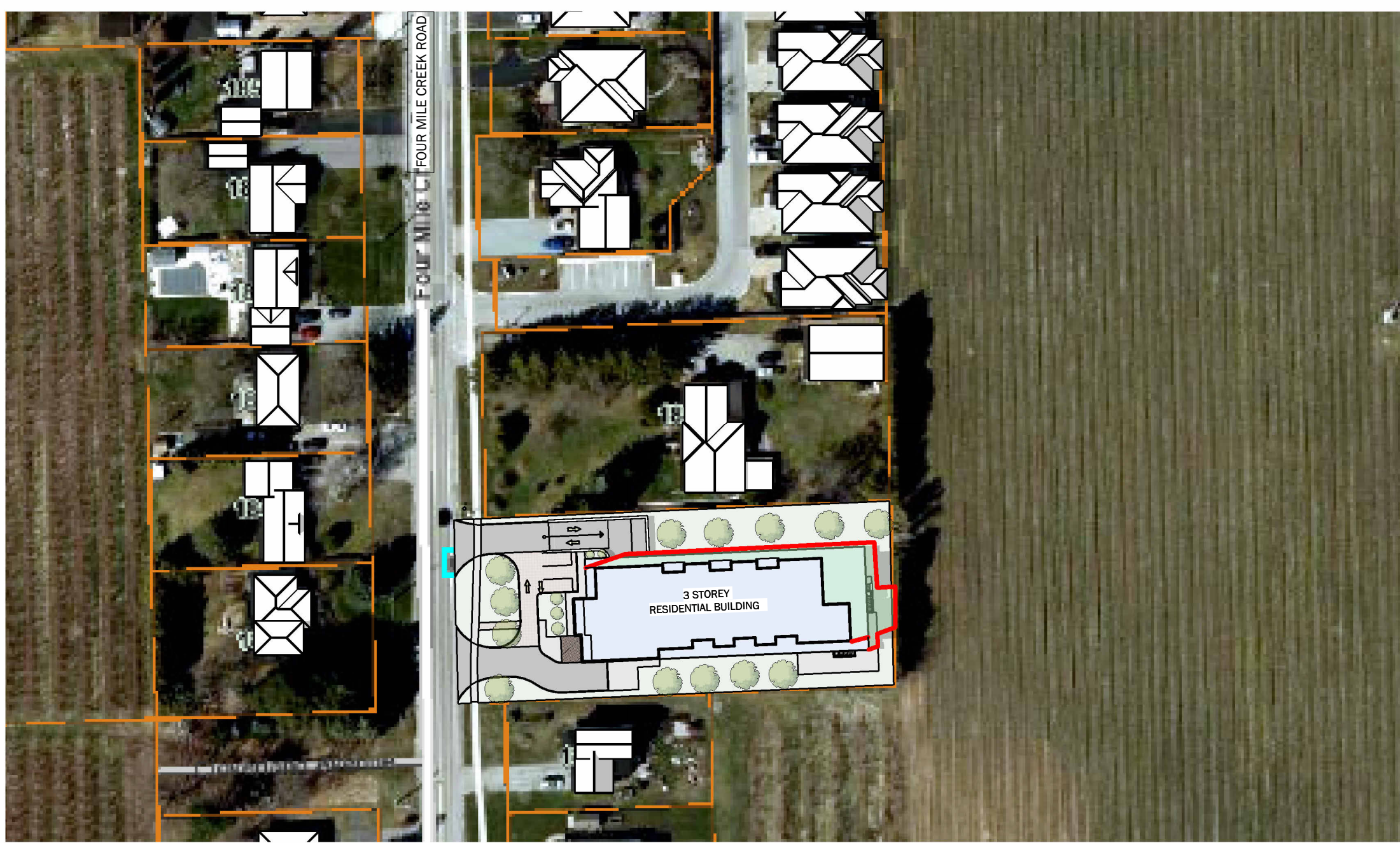
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SUMMER**

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DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		



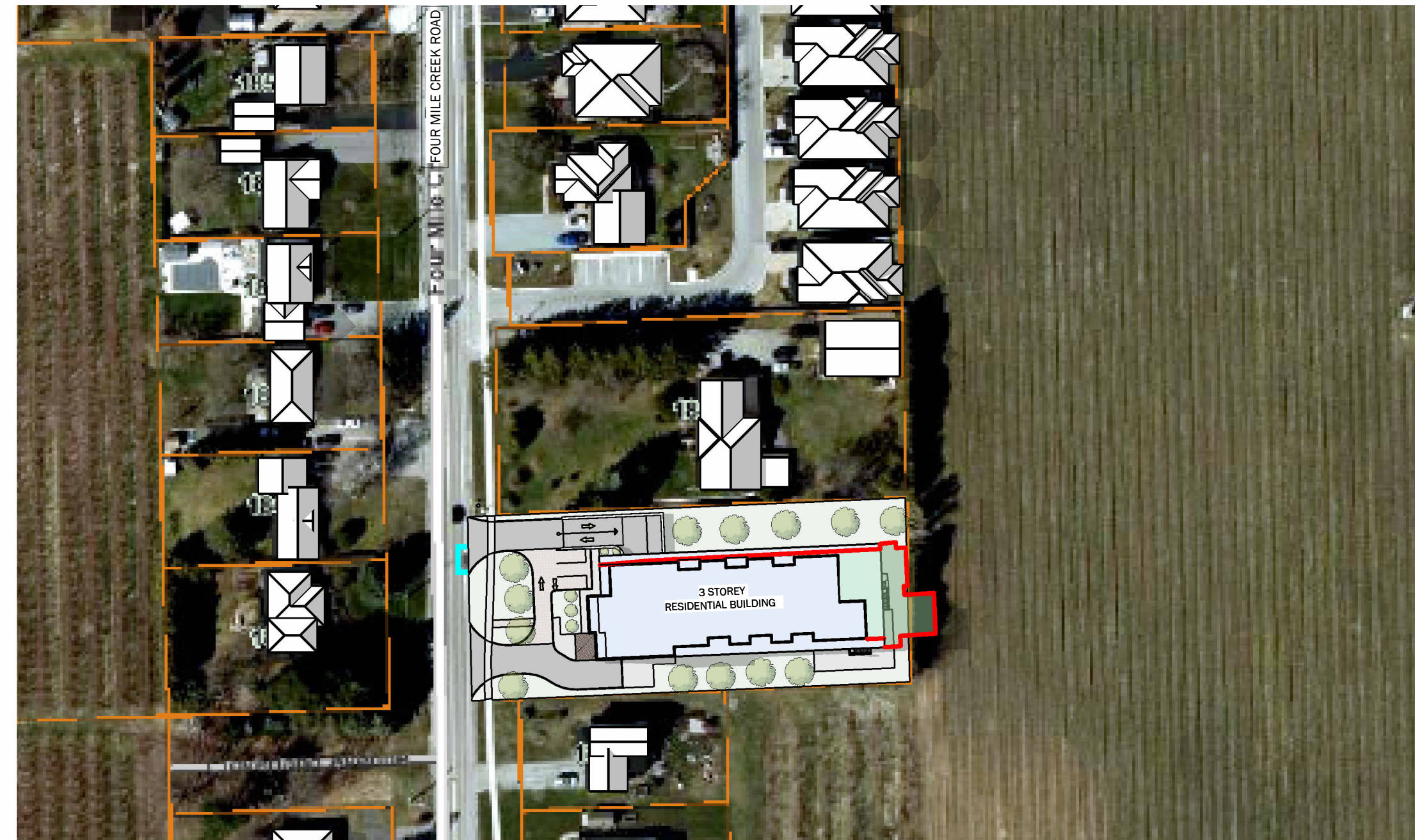
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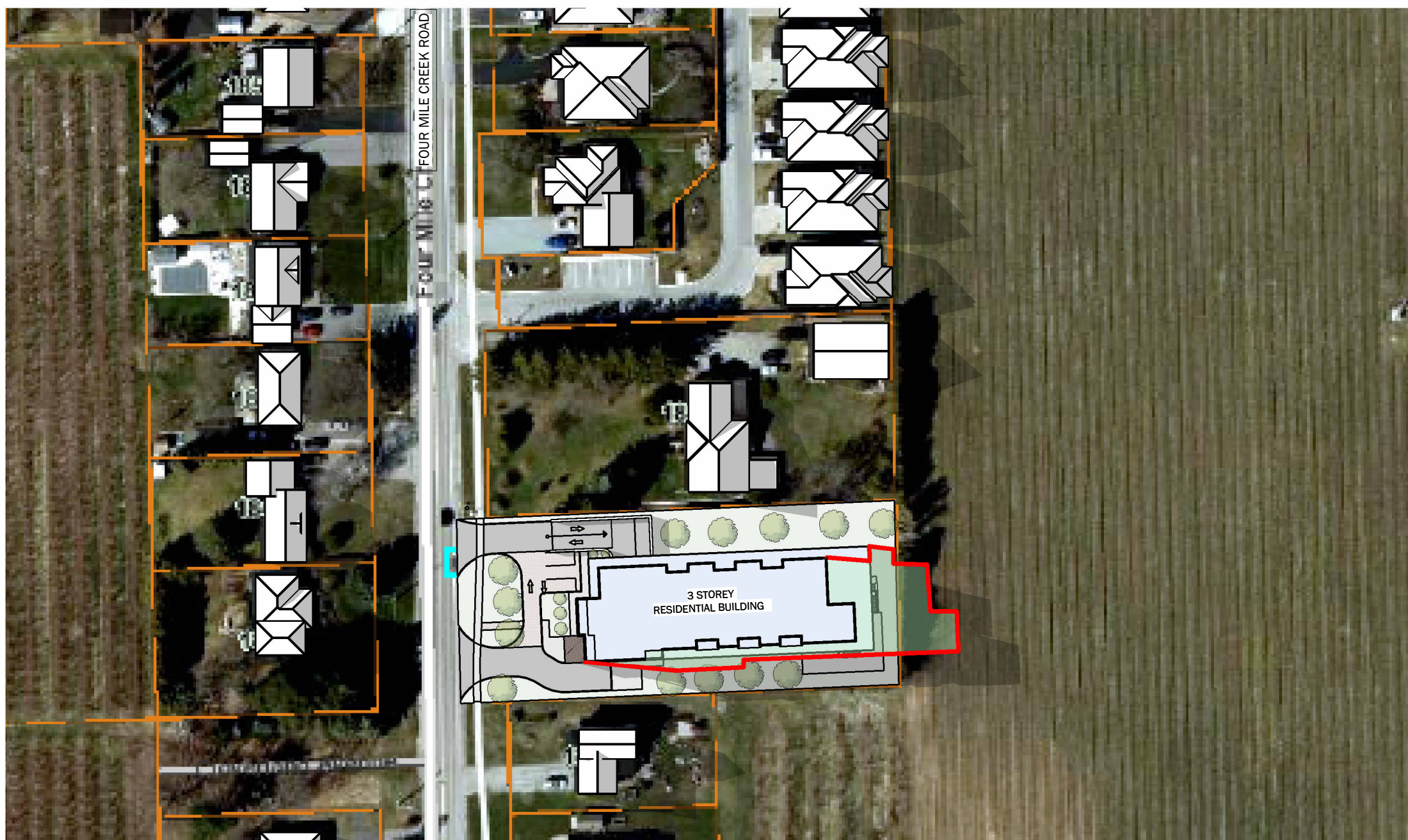
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JUNE 21- 5 PM

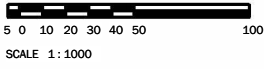
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JUNE 21- 6 PM

1 : 1000

LEGEND	
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	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS



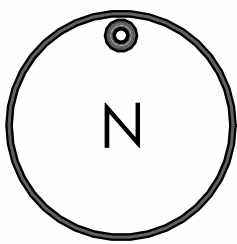
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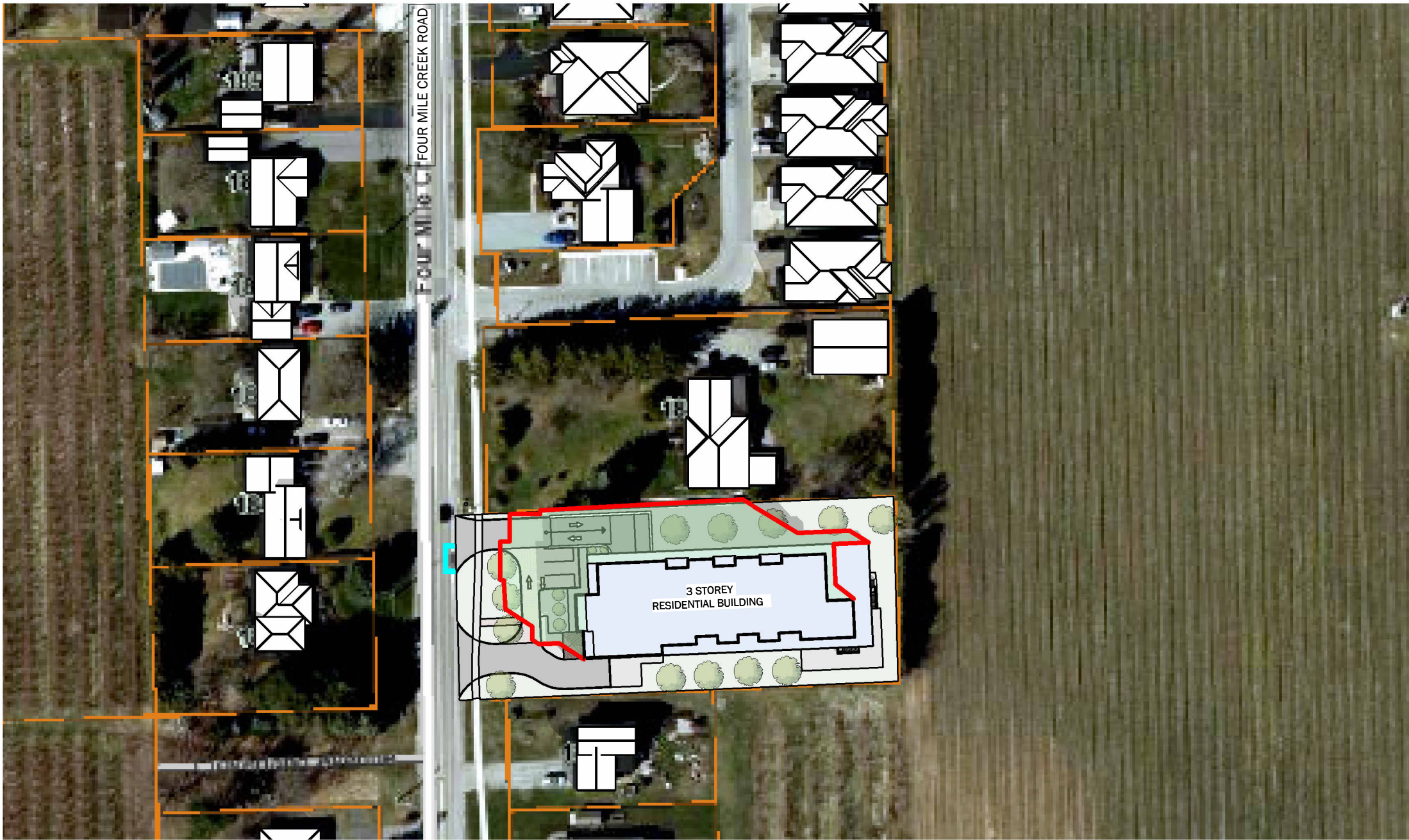
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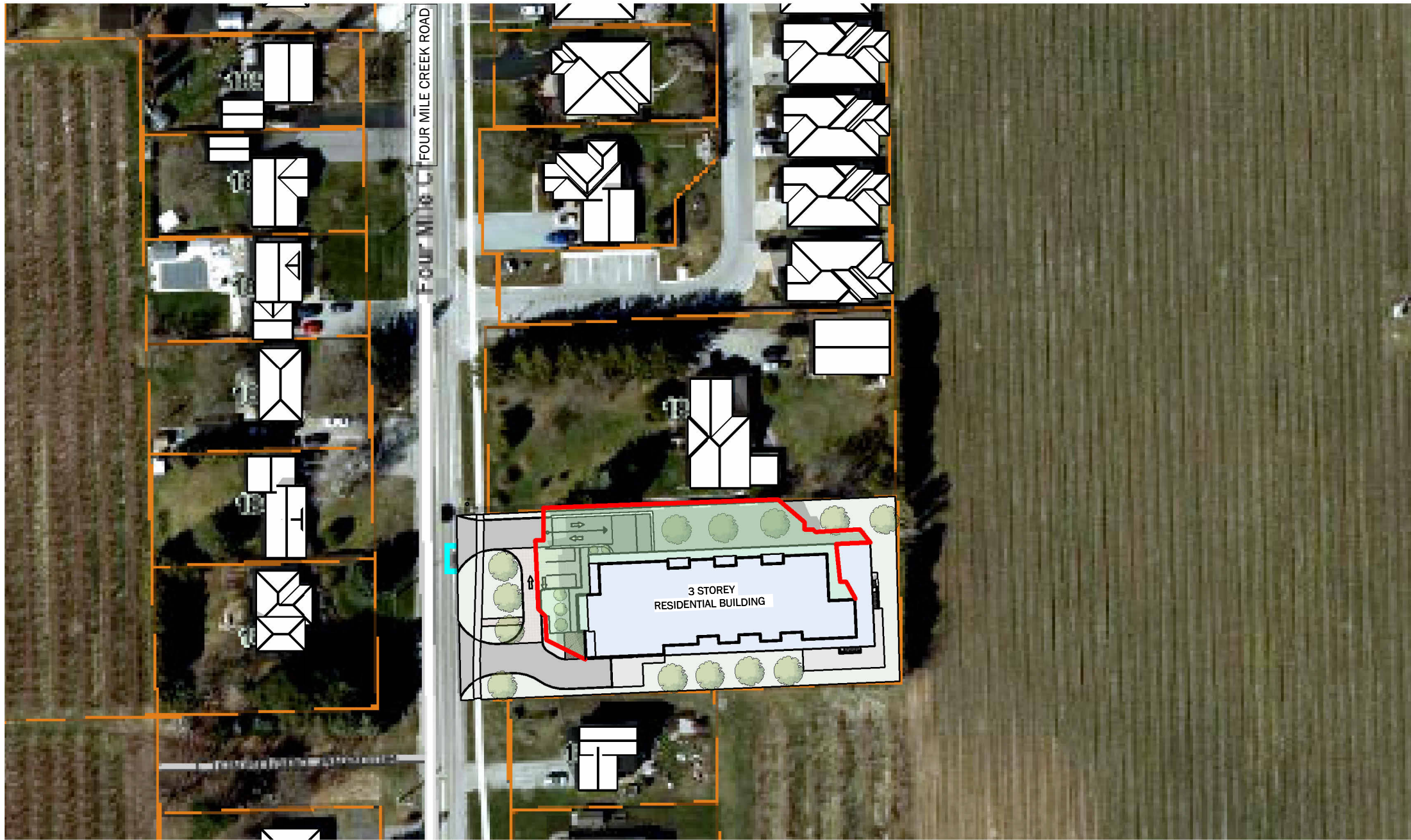
**SHADOW STUDY-
SUMMER**

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DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		



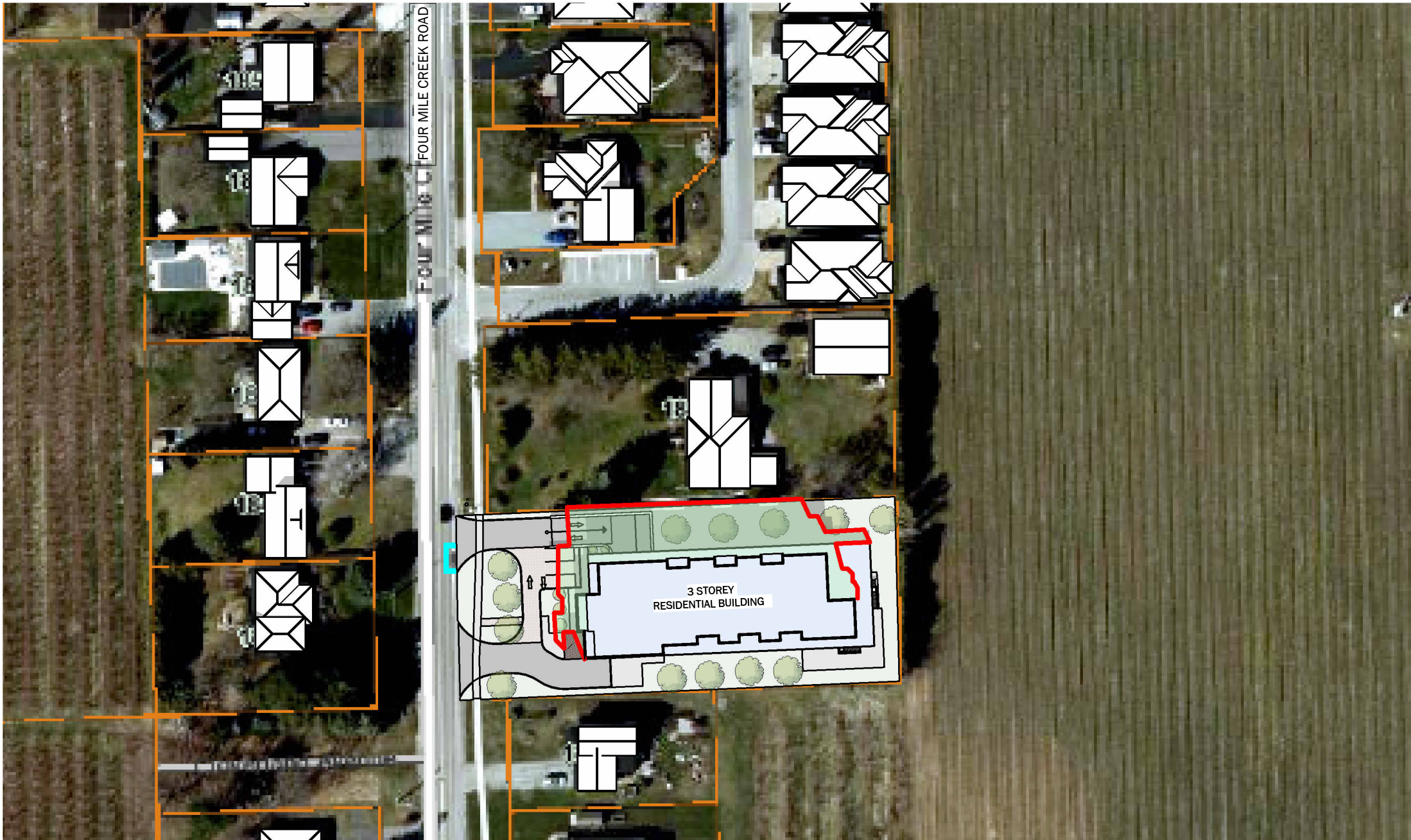
SEPT 21- 10 AM

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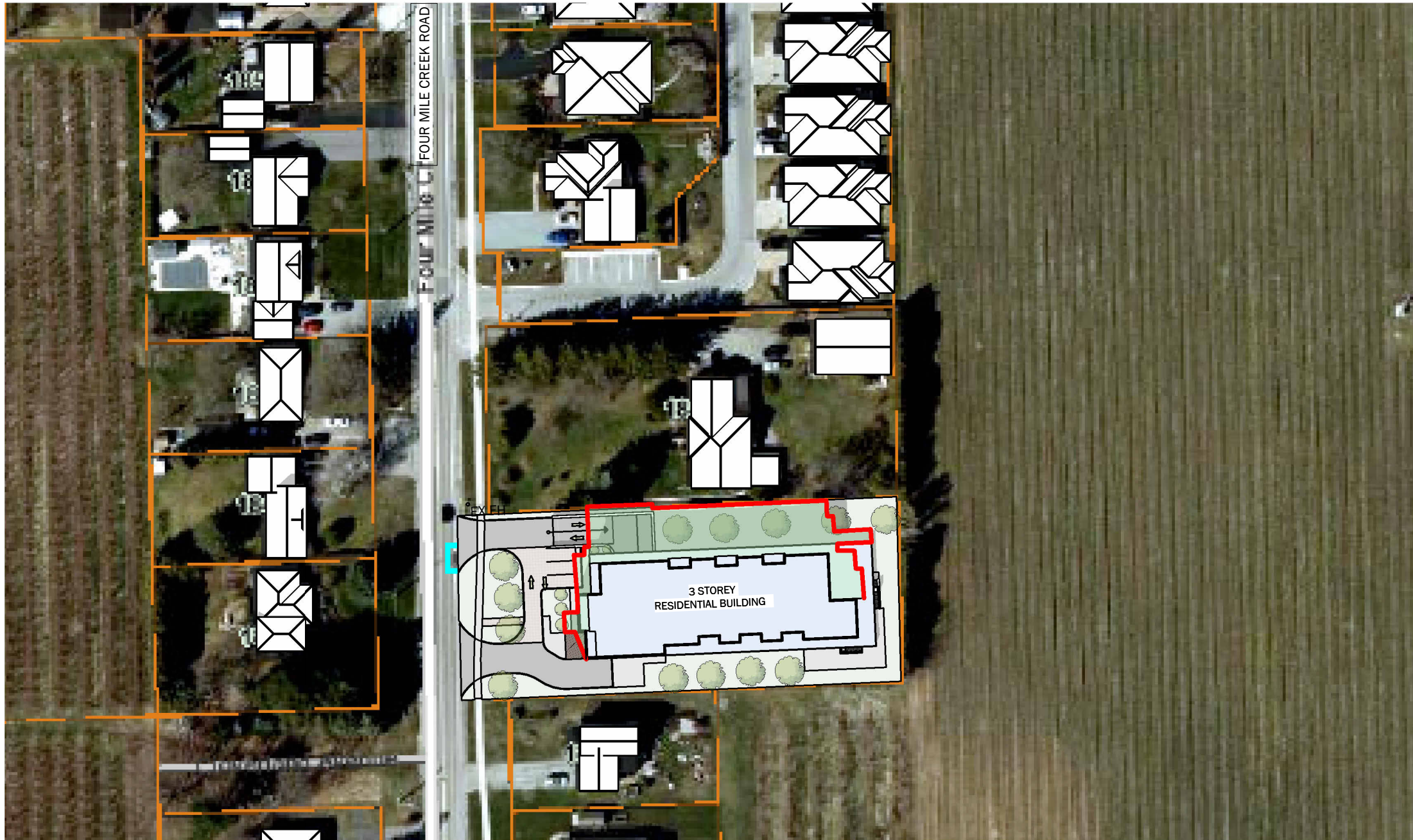
SEPT 21- 11 AM

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SEPT 21- 12 PM

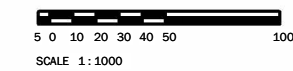
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SEPT 21- 1 PM

1 : 1000

LEGEND	
	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS



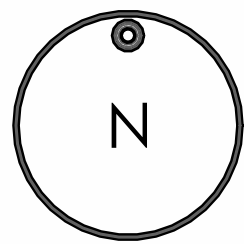
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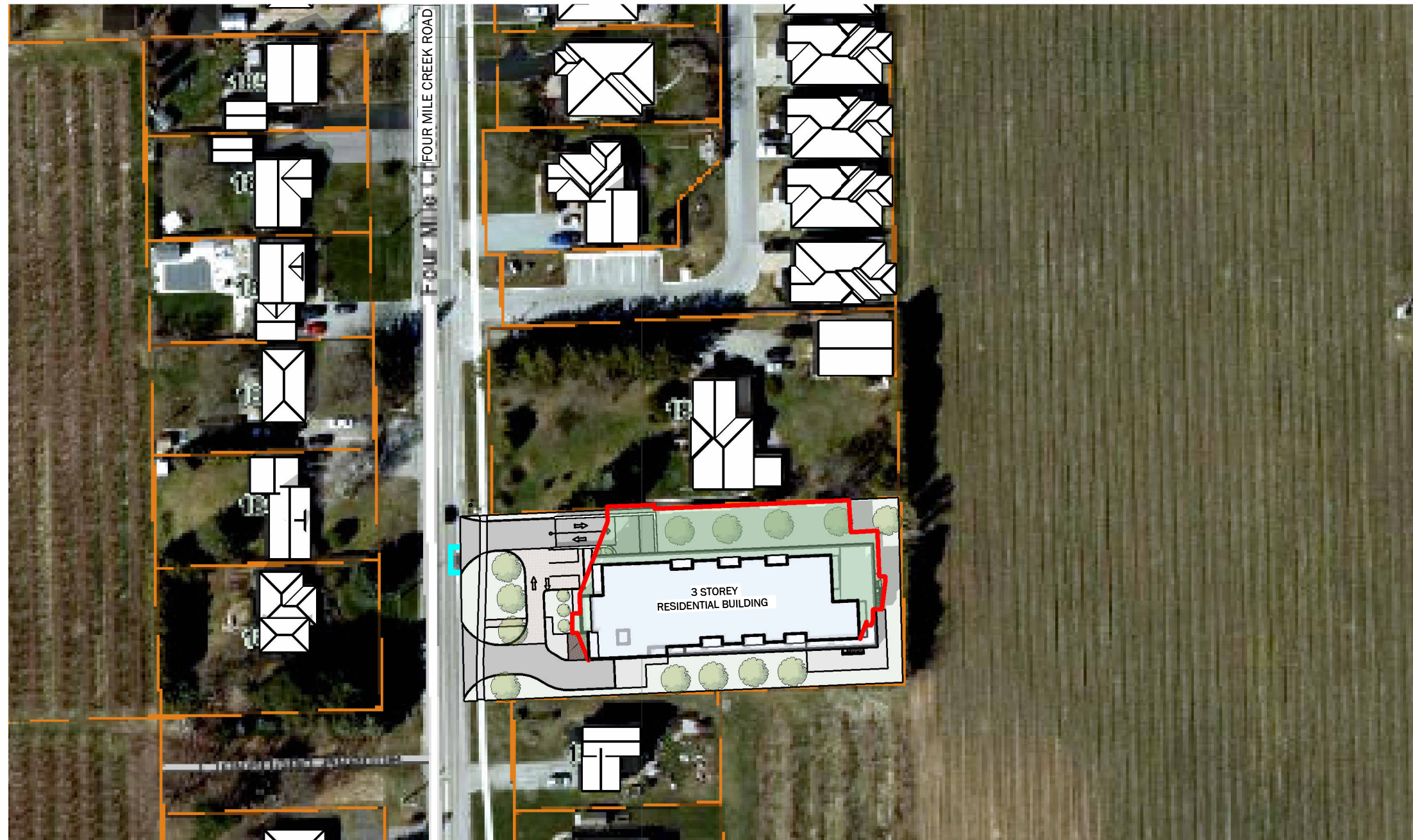
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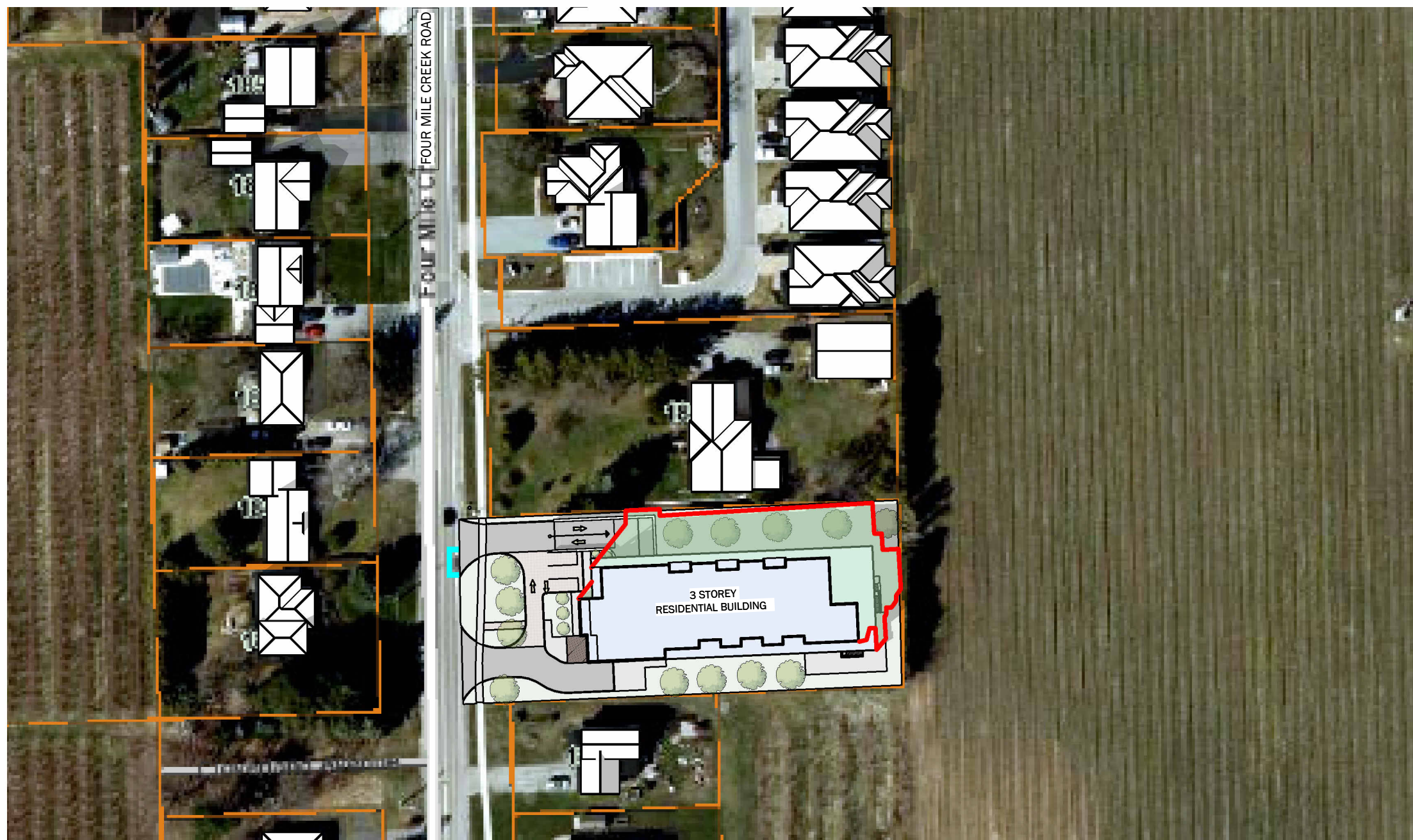
SHADOW STUDY- FALL

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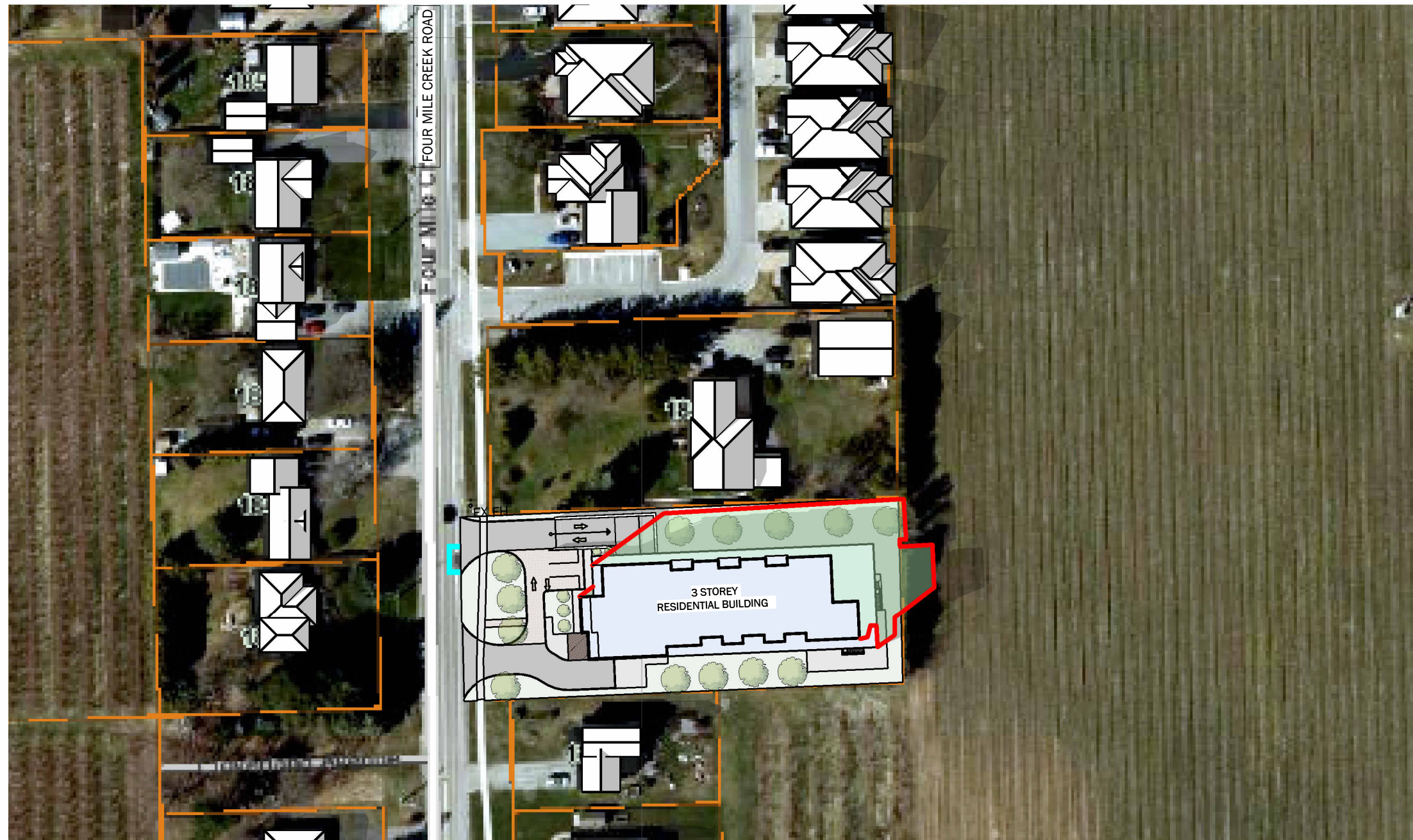
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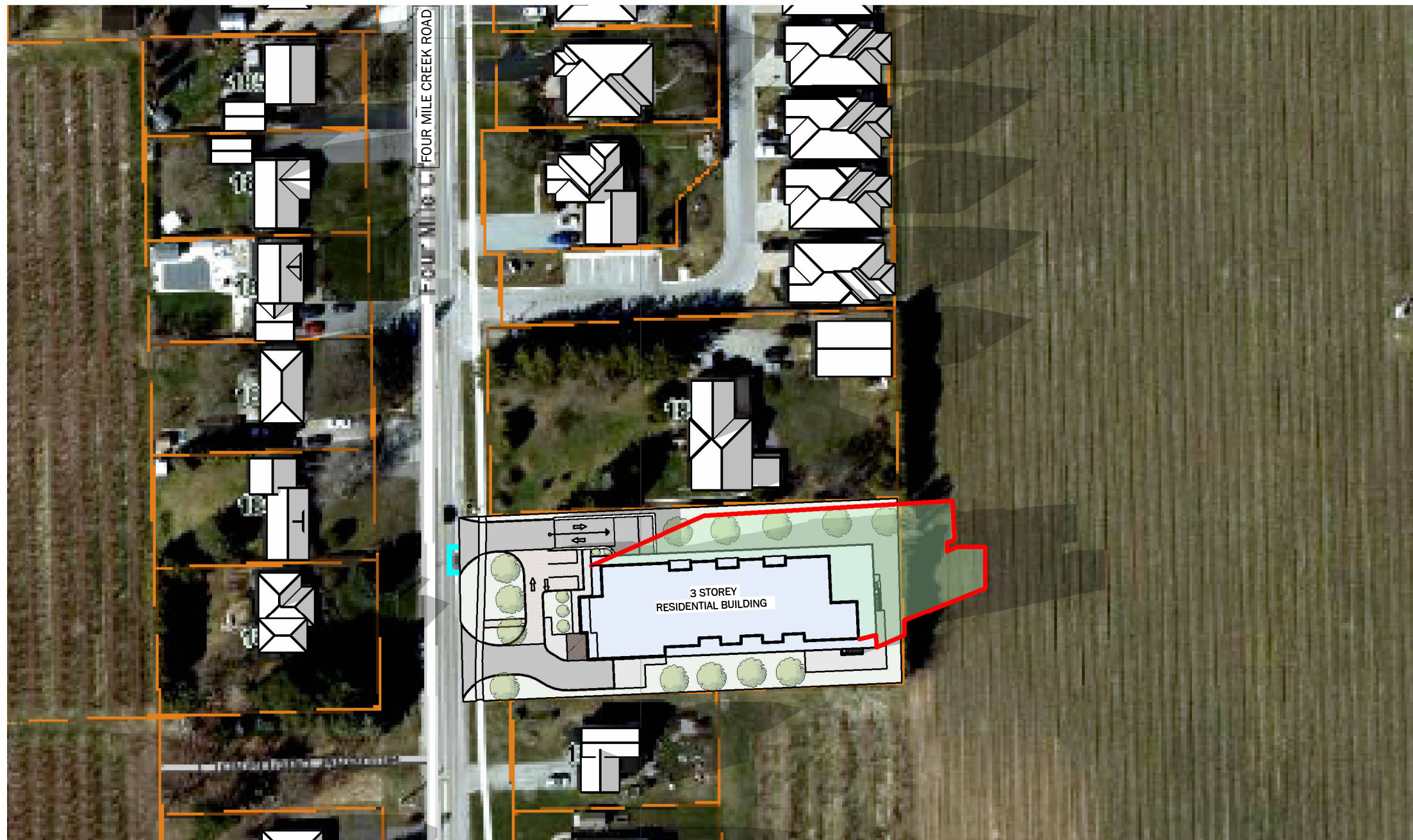
SEPT 21- 3 PM

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SEPT 21- 4 PM

1 : 1000



SEPT 21- 5 PM

1 : 1000

LEGEND	
	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

0 5 10 20 30 40 50 100
SCALE: 1:1000

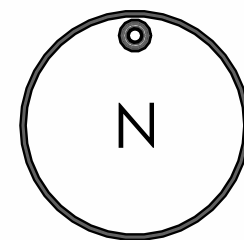
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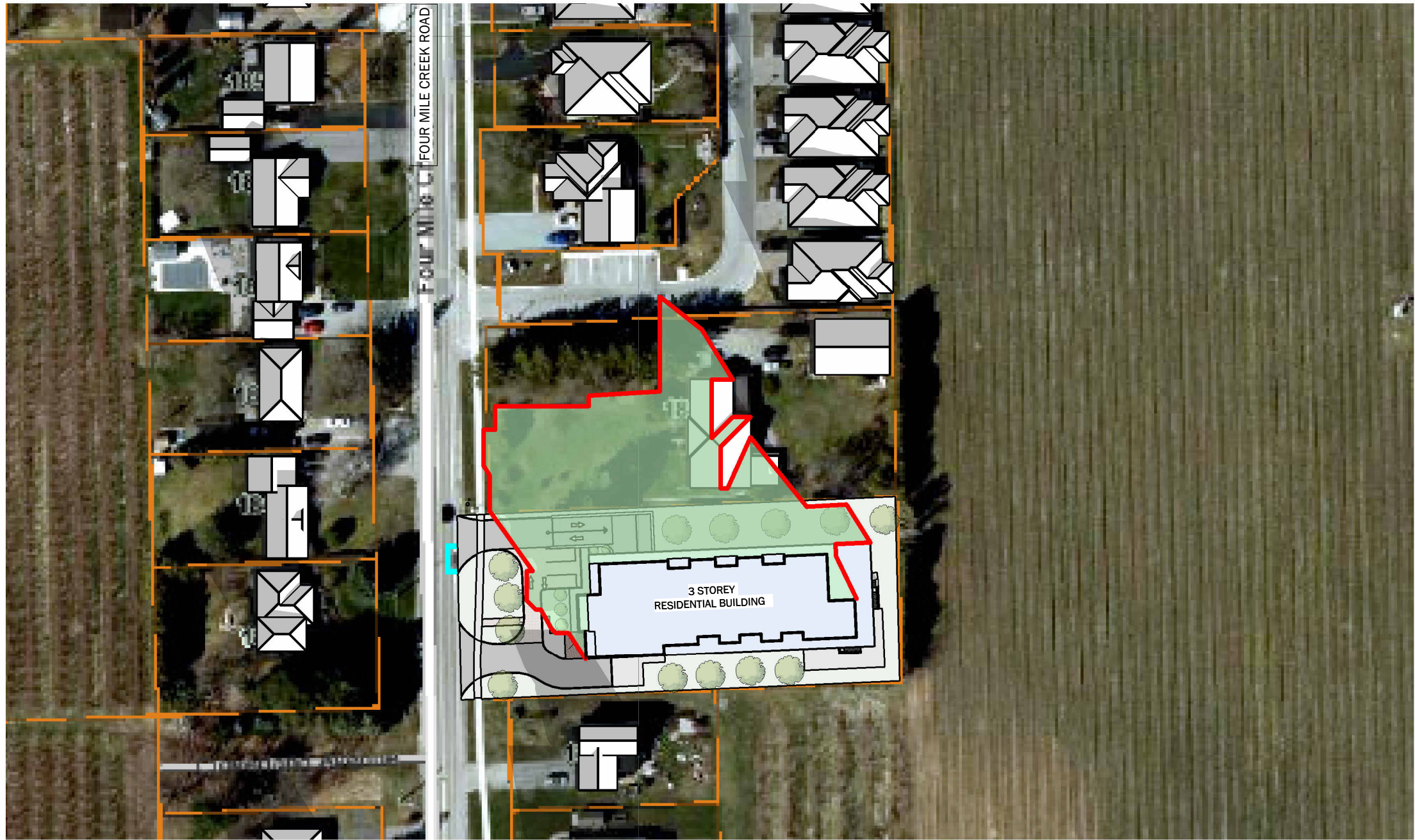
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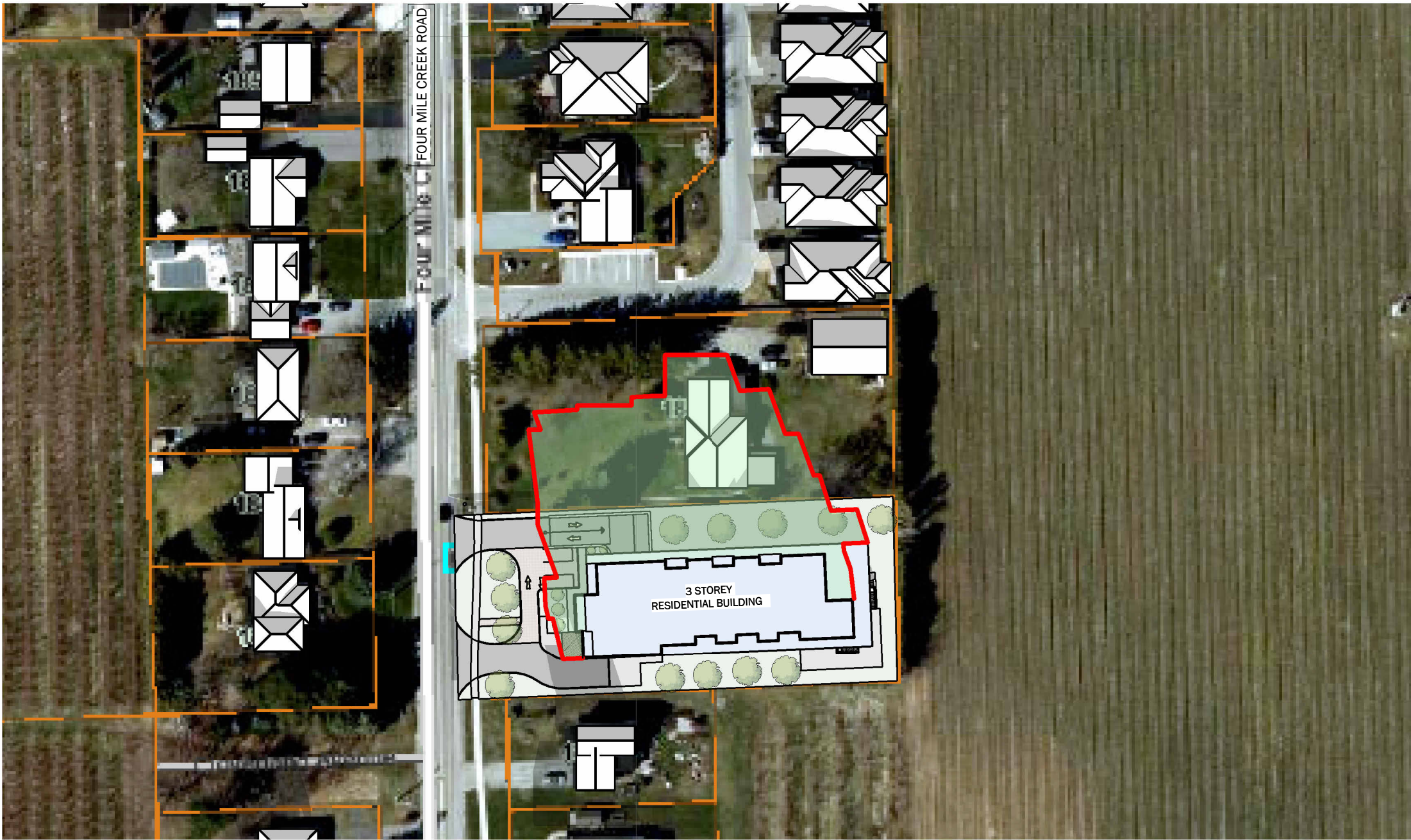
SHADOW STUDY- FALL

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DATE ISSUED:	07/26/2024		
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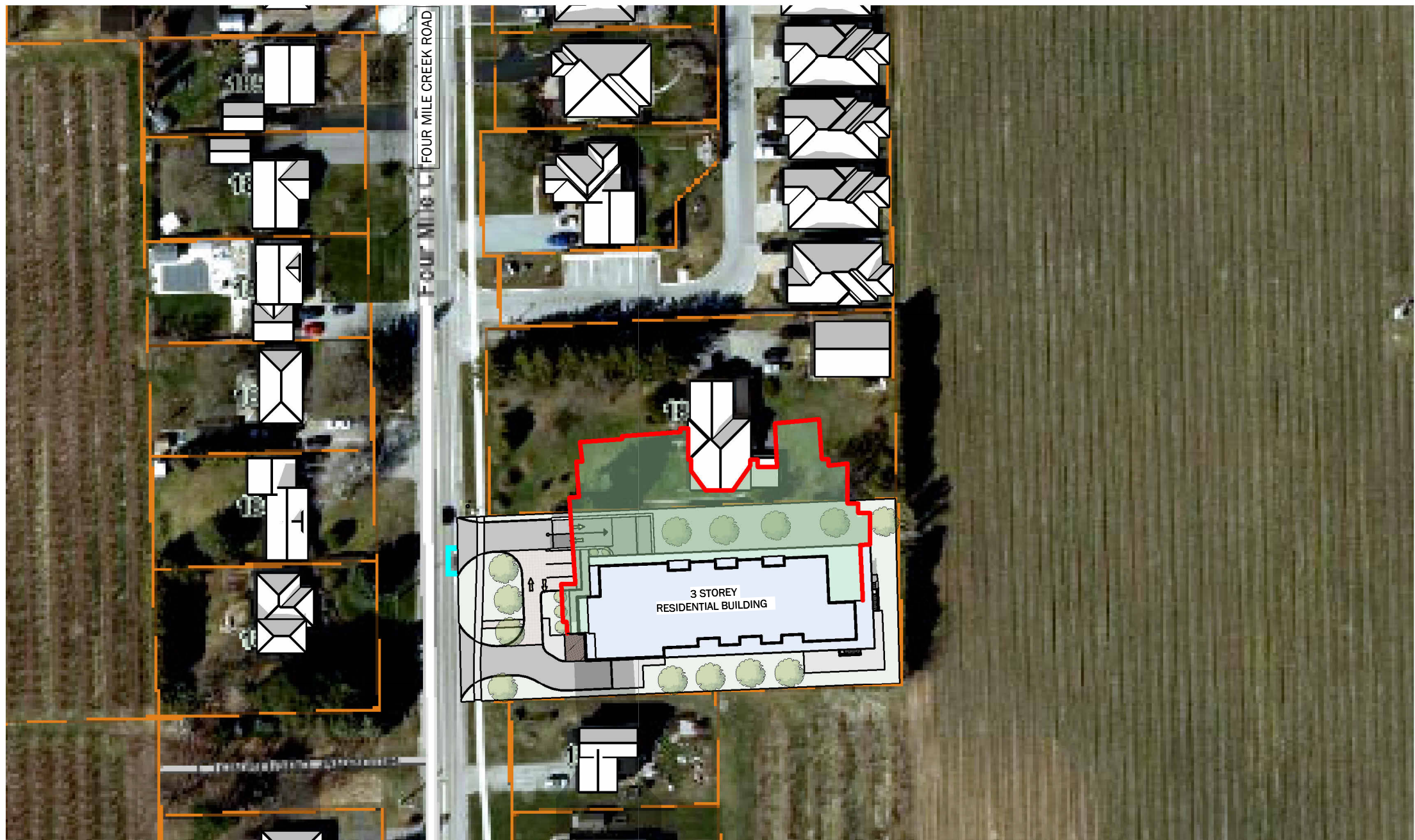
DEC 21- 10 AM

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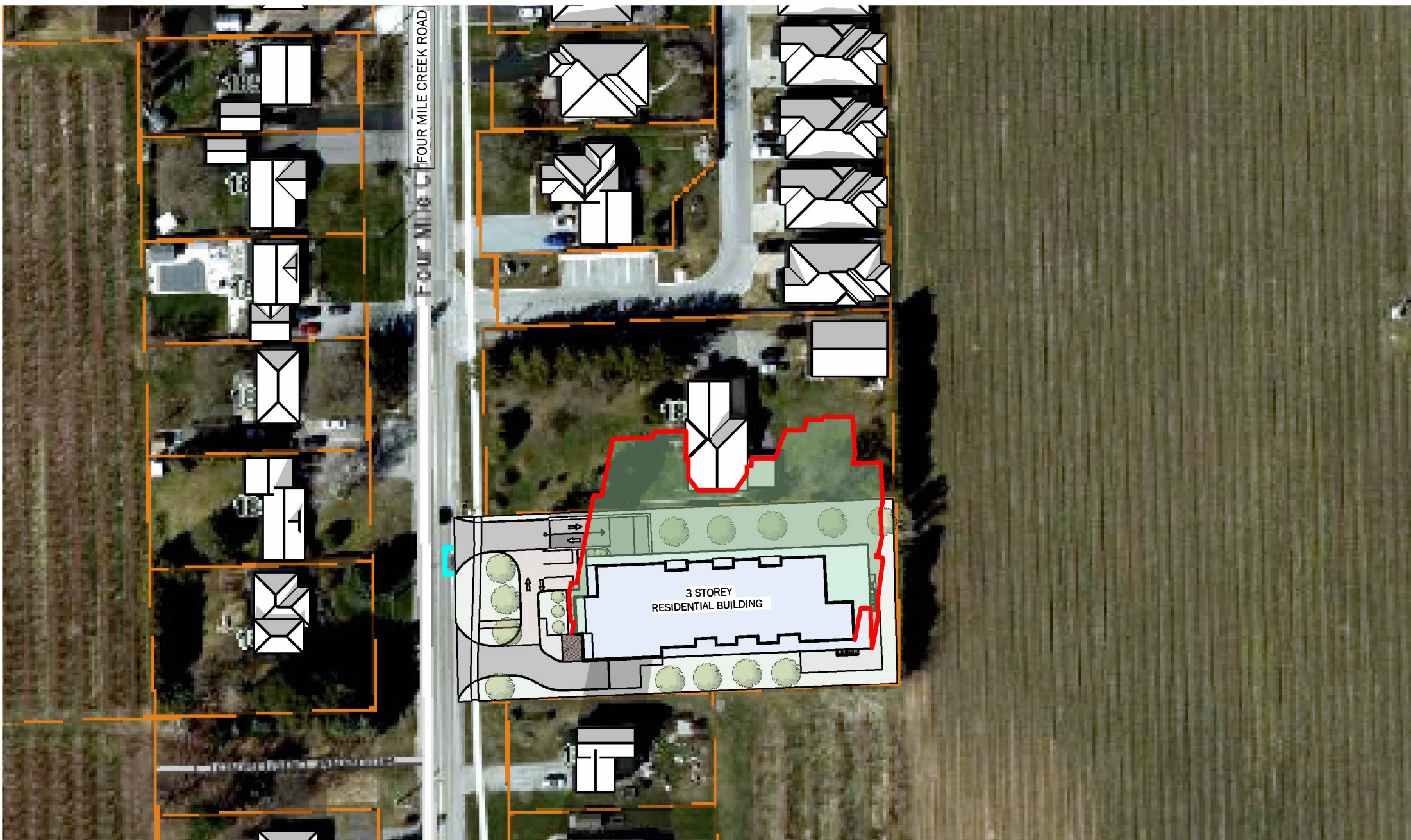
DEC 21- 11 AM

1 : 1000



DEC 21- 12 PM

1 : 1000



DEC 21- 1 PM

1 : 1000

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	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

0 10 20 30 40 50 100
SCALE 1:1000

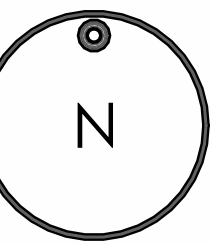
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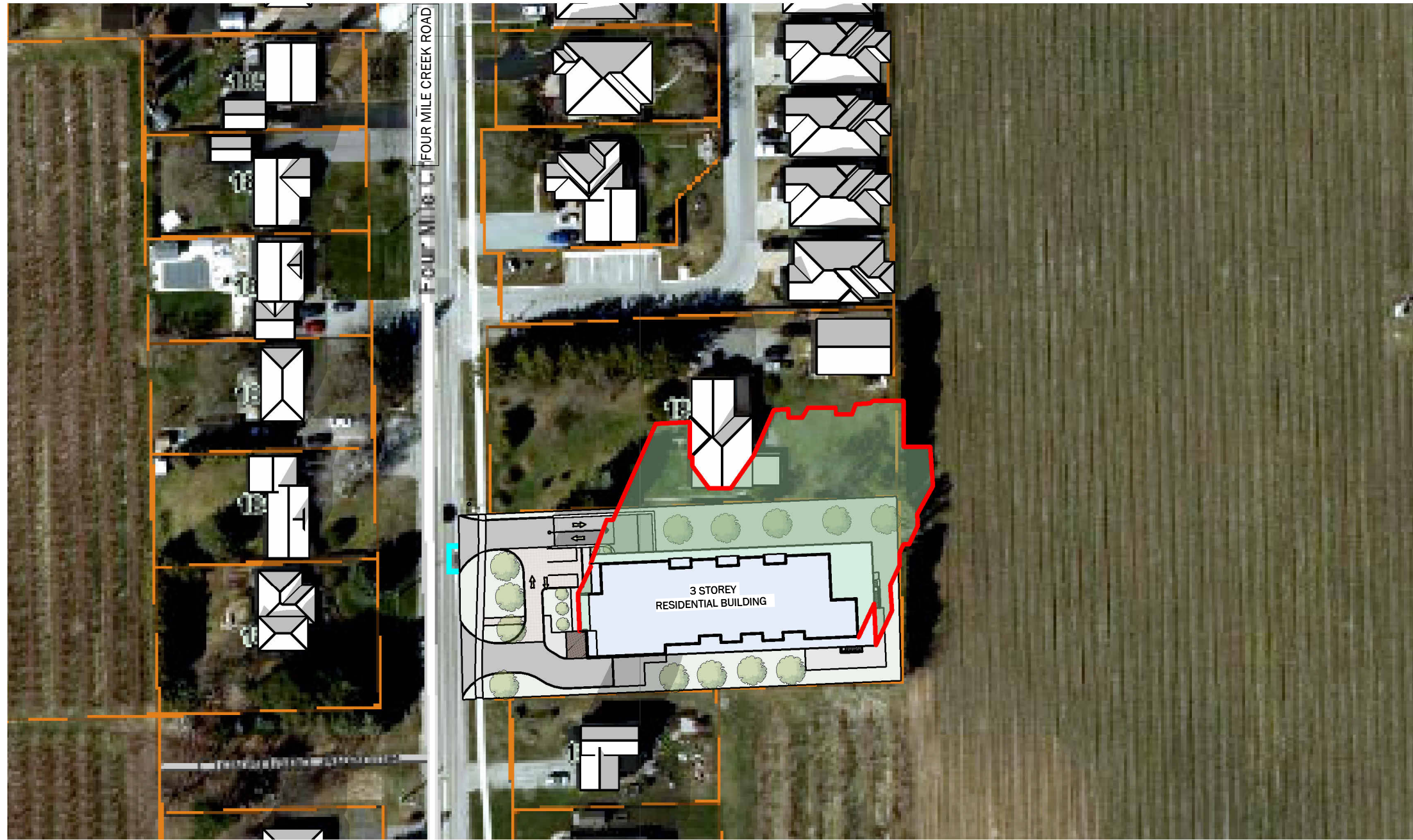
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905 984 5545

SHEET TITLE:

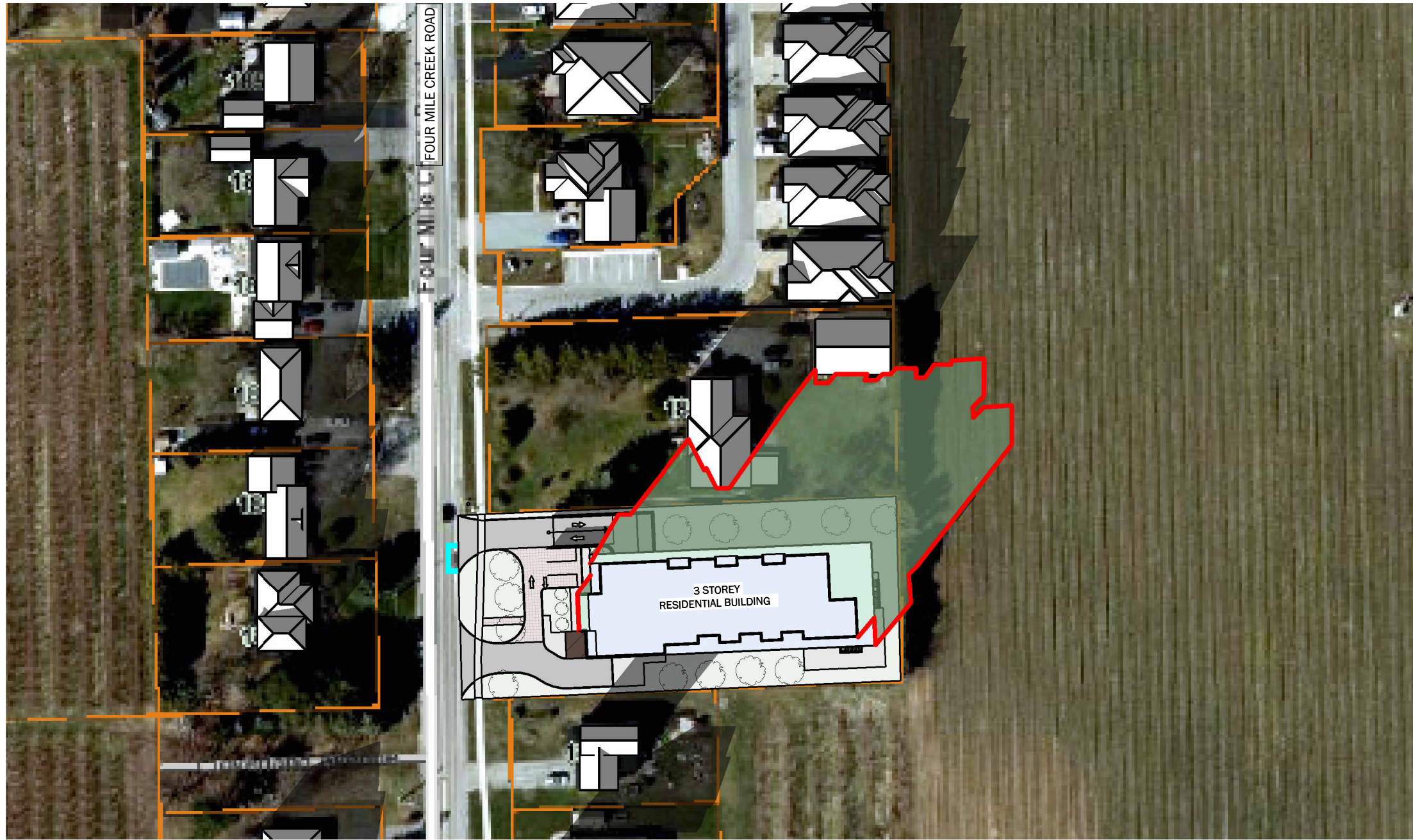
SHADOW STUDY-
WINTER

DRAWN BY:	JKC	DRAWING No.:	SS7
CHECKED BY:	MDA		
DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		



DEC 21- 2 PM

1 : 1000



DEC 21- 3 PM

1 : 1000



DEC 21- 4 PM

1 : 1000

LEGEND	
	PROPOSED 3 STOREY RESIDENTIAL BUILDING
	EXISTING SHADOWS
	NEW SHADOWS BY PROPOSED DEVELOPMENT
	EXISTING BUILDINGS

0 10 20 30 40 50 100
SCALE 1:1000

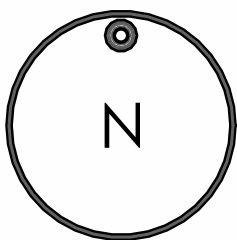
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No.	DATE	DESCRIPTION	BY
0	JULY 26 2024	PRELIMINARY CONCEPT	JKC
1	MAY 27 2025	REV SHADOW STUDY LABELS	JKC

COMMISSION:

NOTL RESIDENTIAL DEVELOPMENT

1839 FOUR MILE CREEK ROAD, NIAGARA-ON-THE LAKE, ON, L0S 1J0



A . C . K
architects
STUDIO INC.

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

SHEET TITLE:

SHADOW STUDY- WINTER

DRAWN BY:	JKC	DRAWING No.:	SS8
CHECKED BY:	MDA		
DATE ISSUED:	07/26/2024		
PROJECT No.:	2024-159		