

**Marianneville: Estates of Glenway Subdivision, Newmarket
Report on Shadow Impacts**

**~ TECHNICAL ADDENDUM ~
November 2013**

Comment

Based on its preliminary evaluation, iPLANcorp requested further assessment of the potential shadowing impacts of the proposed apartments on proposed residential development within Block 168 (New Block 161) of the Marianneville Plan of Subdivision.

Response

Because there are no detailed design drawings for either the proposed high density residential apartment buildings in Block 171 (New Block 160) or the proposed “live-work” units in block 168 (161), only a general assessment can be made of the potential shadow impacts from apartment buildings on the live-work units.

The revised proposal, with apartment buildings having a maximum height of six storeys would, based on preliminary plans and a worst-case scenario, have the following shadowing effect:

At the winter solstice, three or fewer live-work units would be in partial shadow until only 9:30 a.m. From before the spring equinox until after the fall equinox there would be no shadow on any units after 9 a.m. This would be considered a nominal shadowing effect in an urban area.

Therefore, the proposed apartment buildings on Block 171 (160) will have no adverse shadow impacts on existing or proposed new dwellings.