

# SHADOW STUDY

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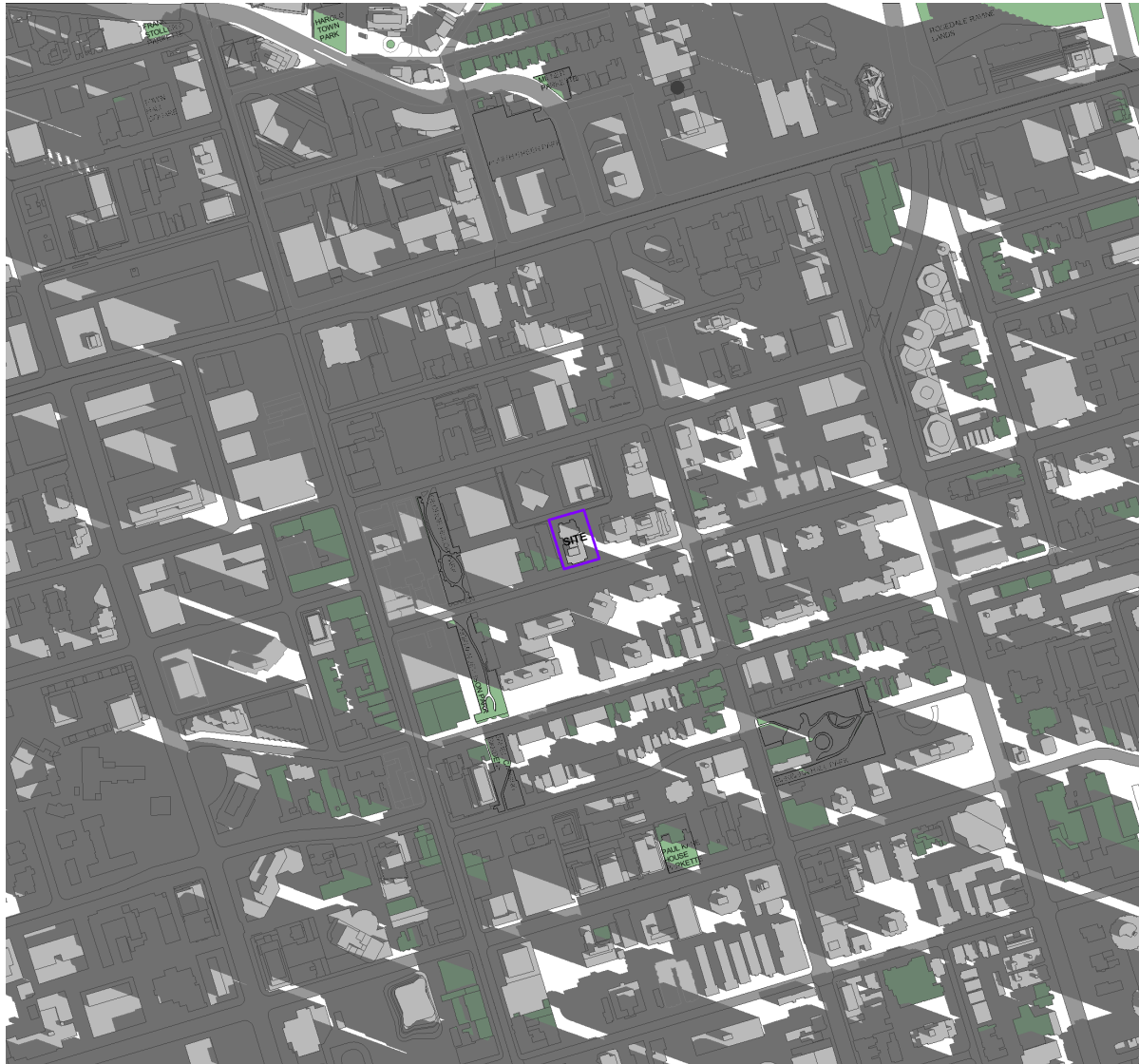
48 ISABELLA ST

PREPARED FOR:  
LAND'S EDGE PROPERTIES

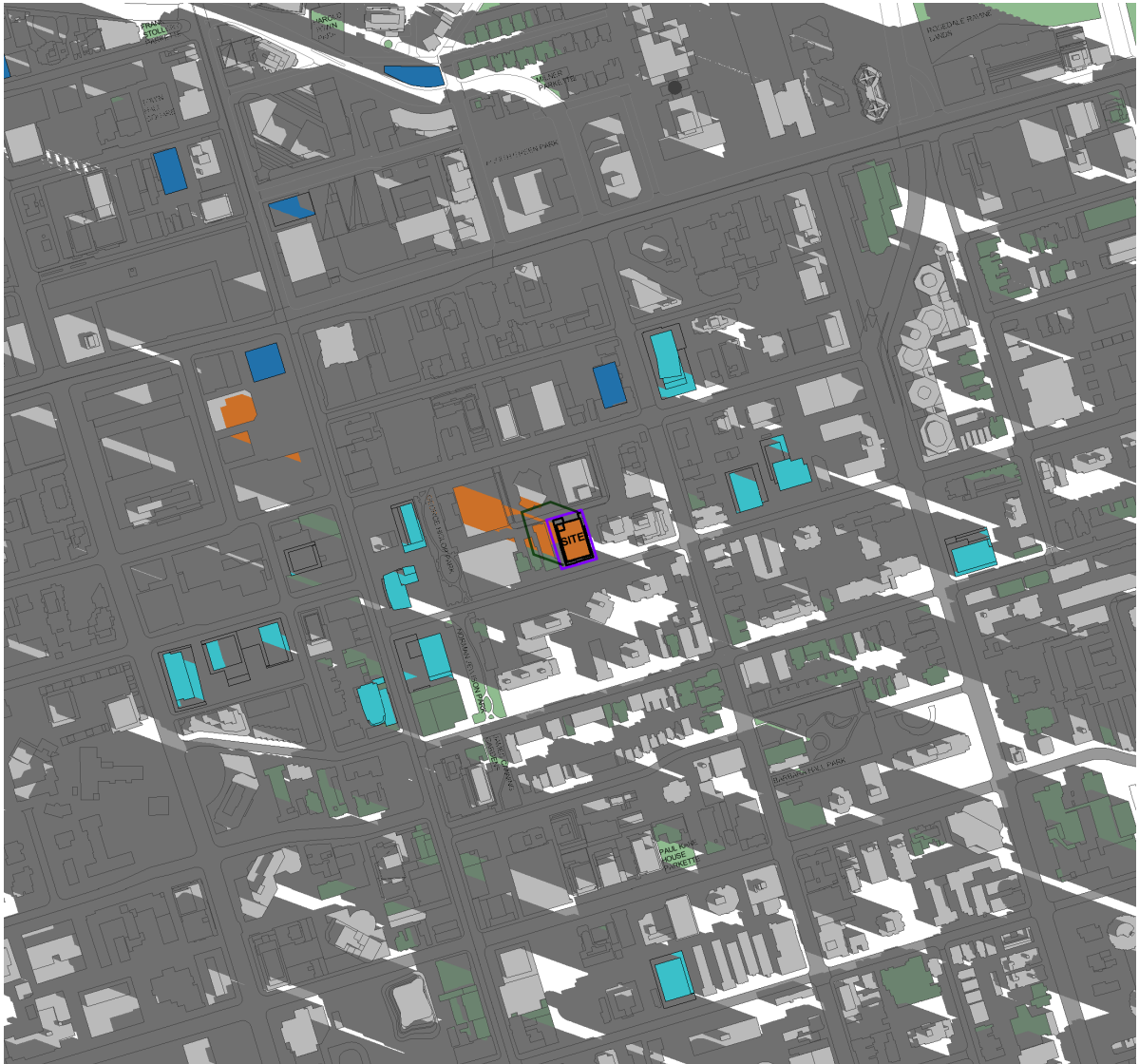
2025 MAY

A shadow study has been prepared by Kirkor Architects & Planners in assessing the shadow impacts during the spring/fall equinoxes (March/September 21st). The official plan requires buildings to be located and massed to adequately limit shadow impacts on adjacent Neighborhoods, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

The subject site is located between Yonge St and Church St, which is a dense urban area. Based on our analysis, it is our opinion that the incremental shadow impact is adequately limited, both in terms of its extent and duration, and would not adversely affect the surrounding neighbourhood.



Existing Development

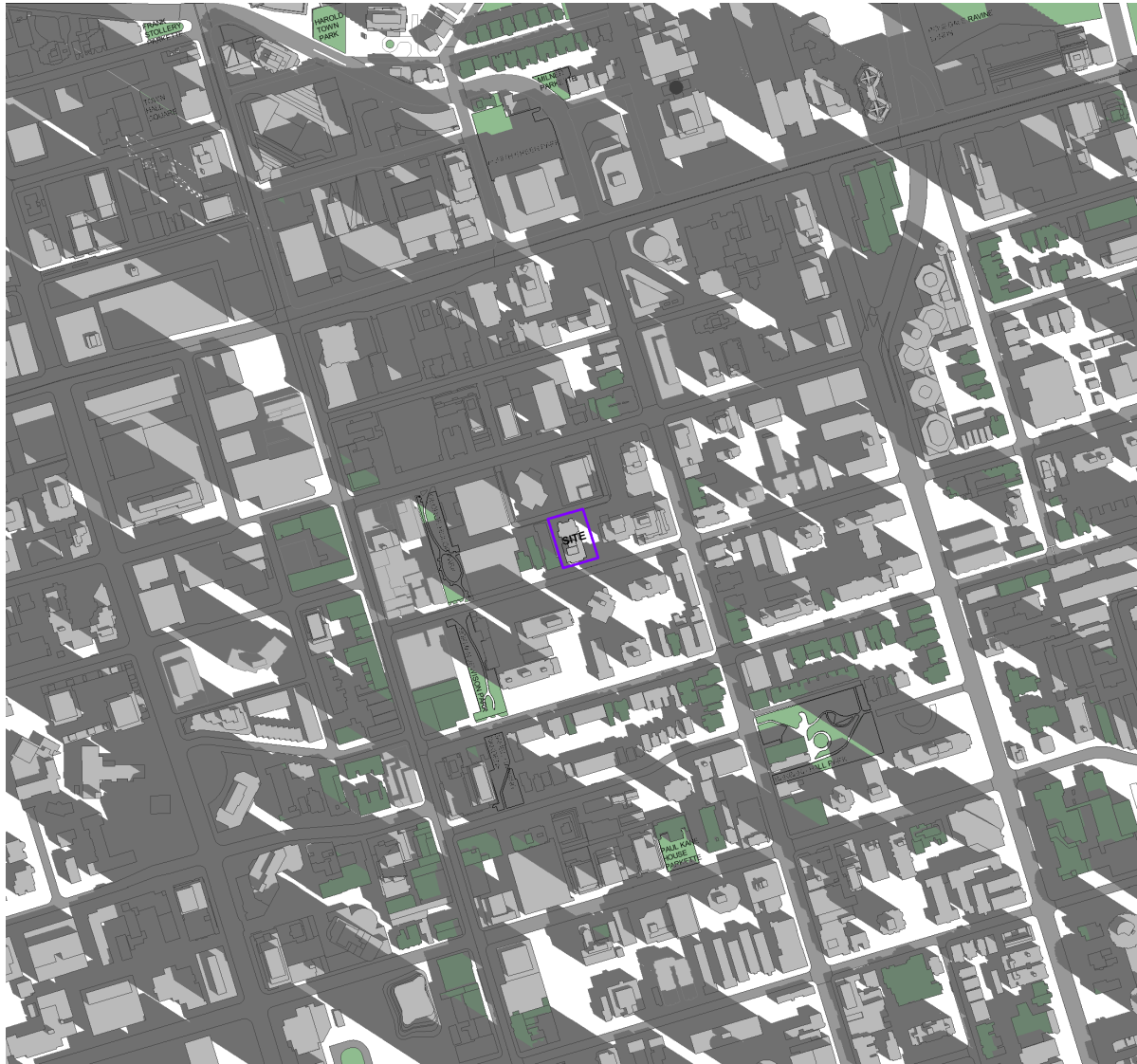


Proposed Development

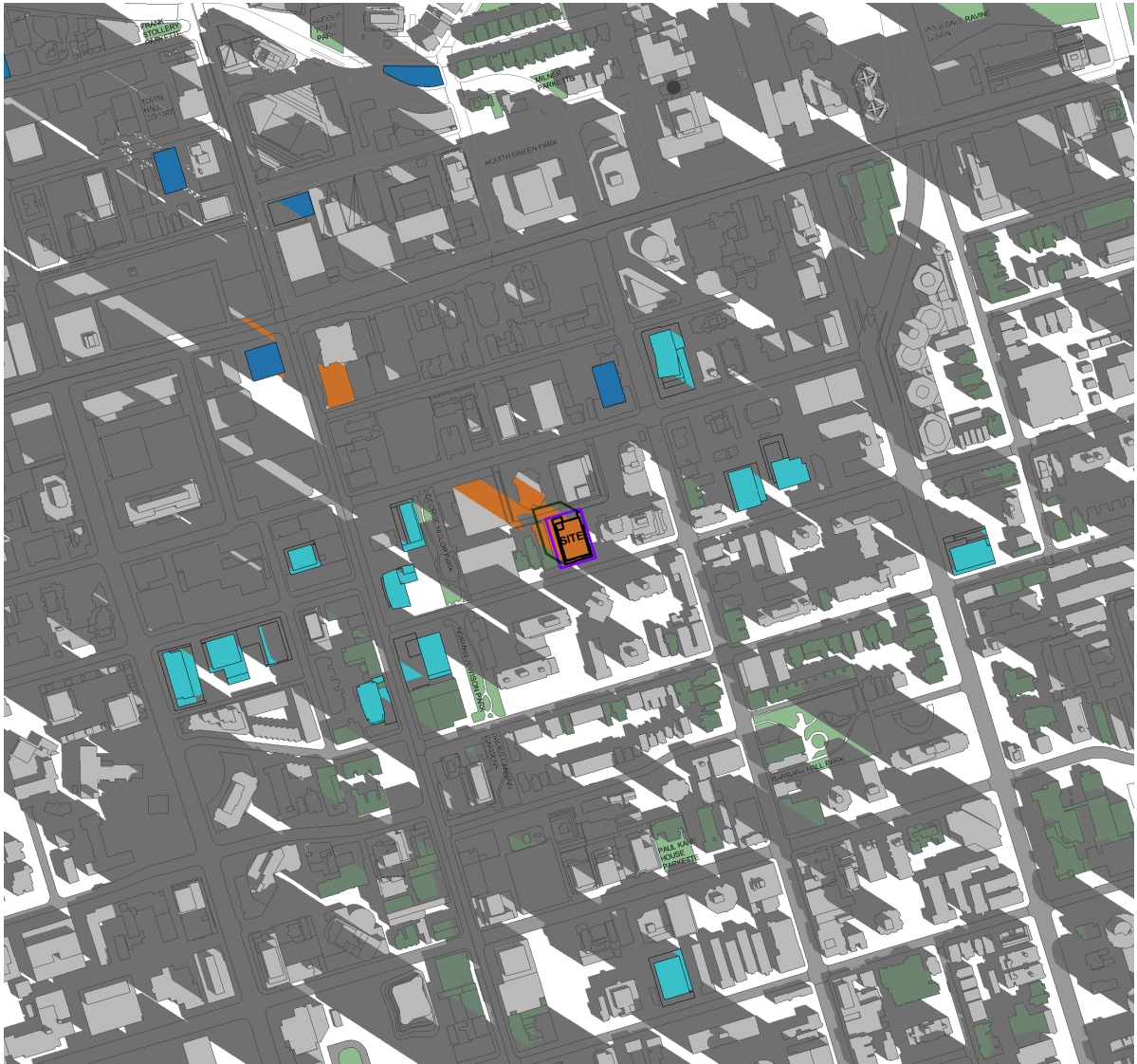
9:18 am

Legend

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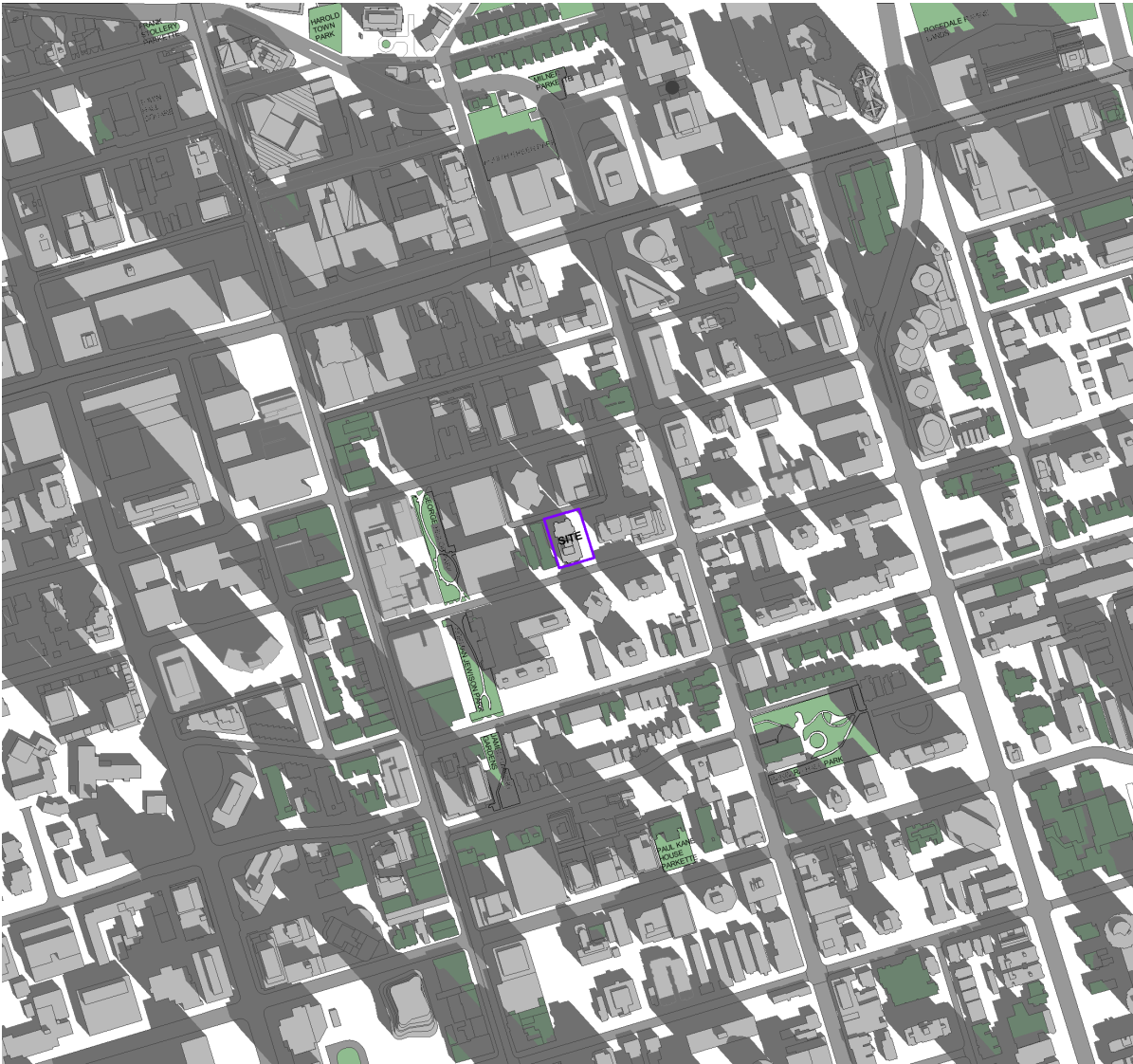


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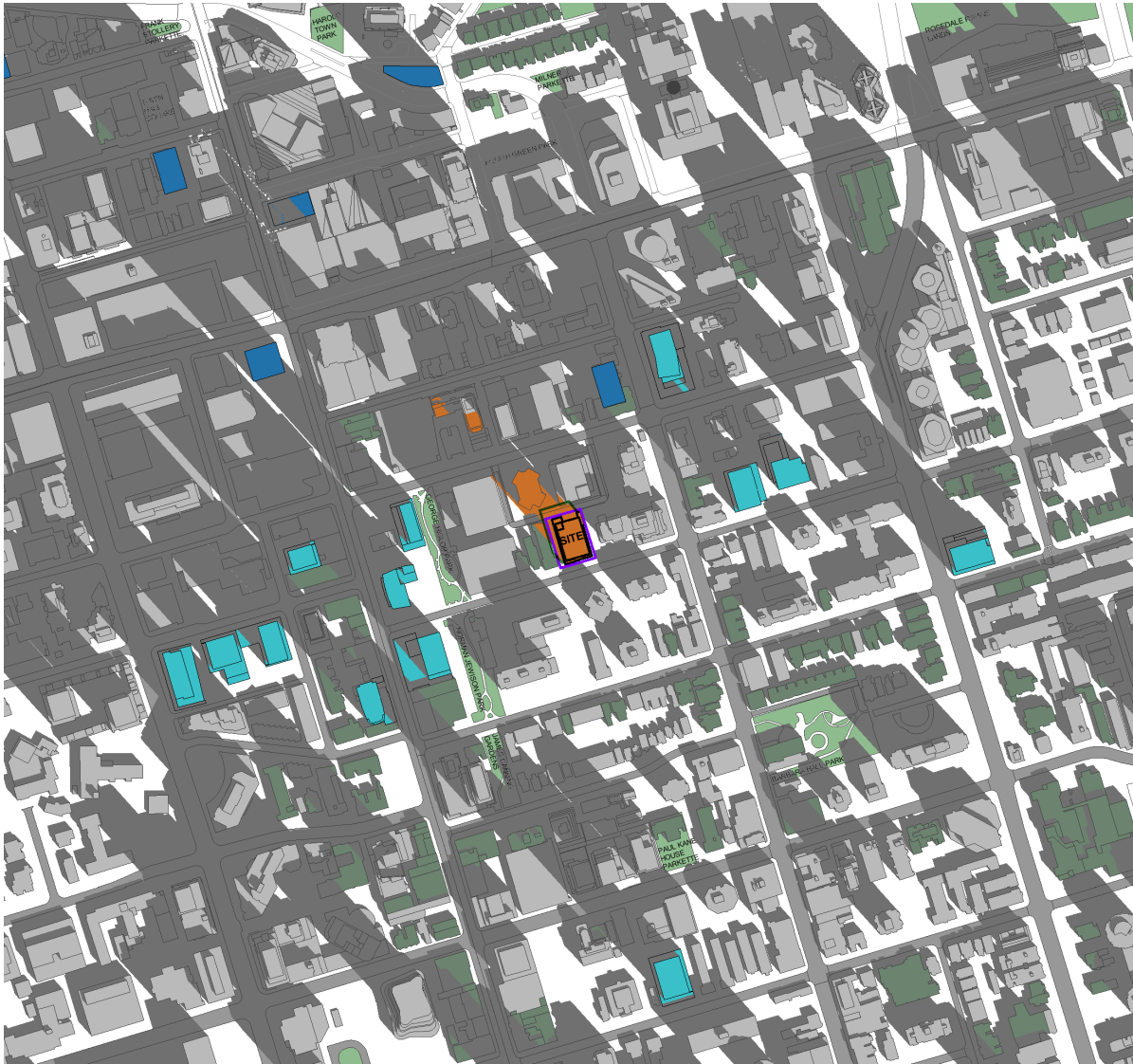
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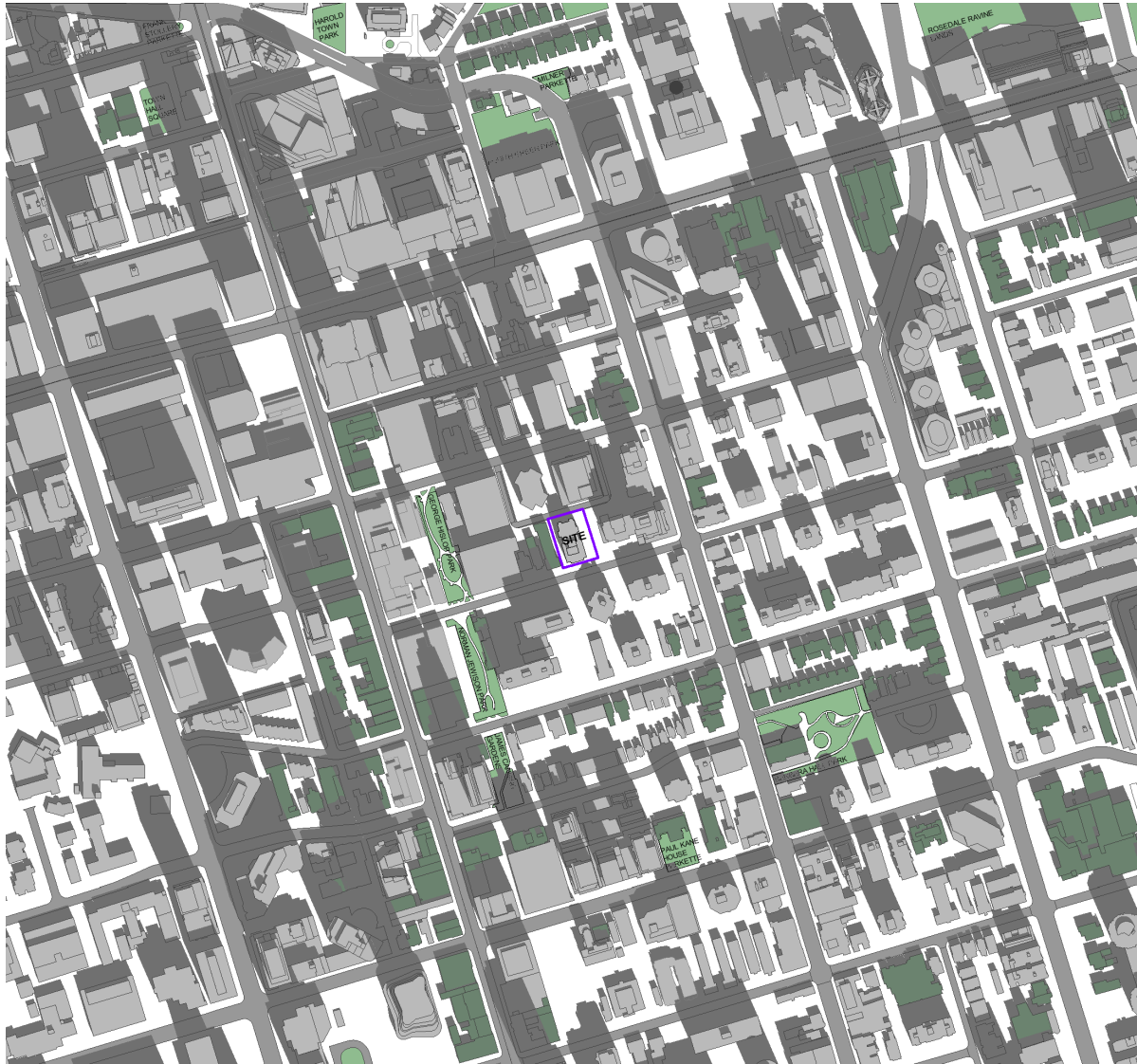


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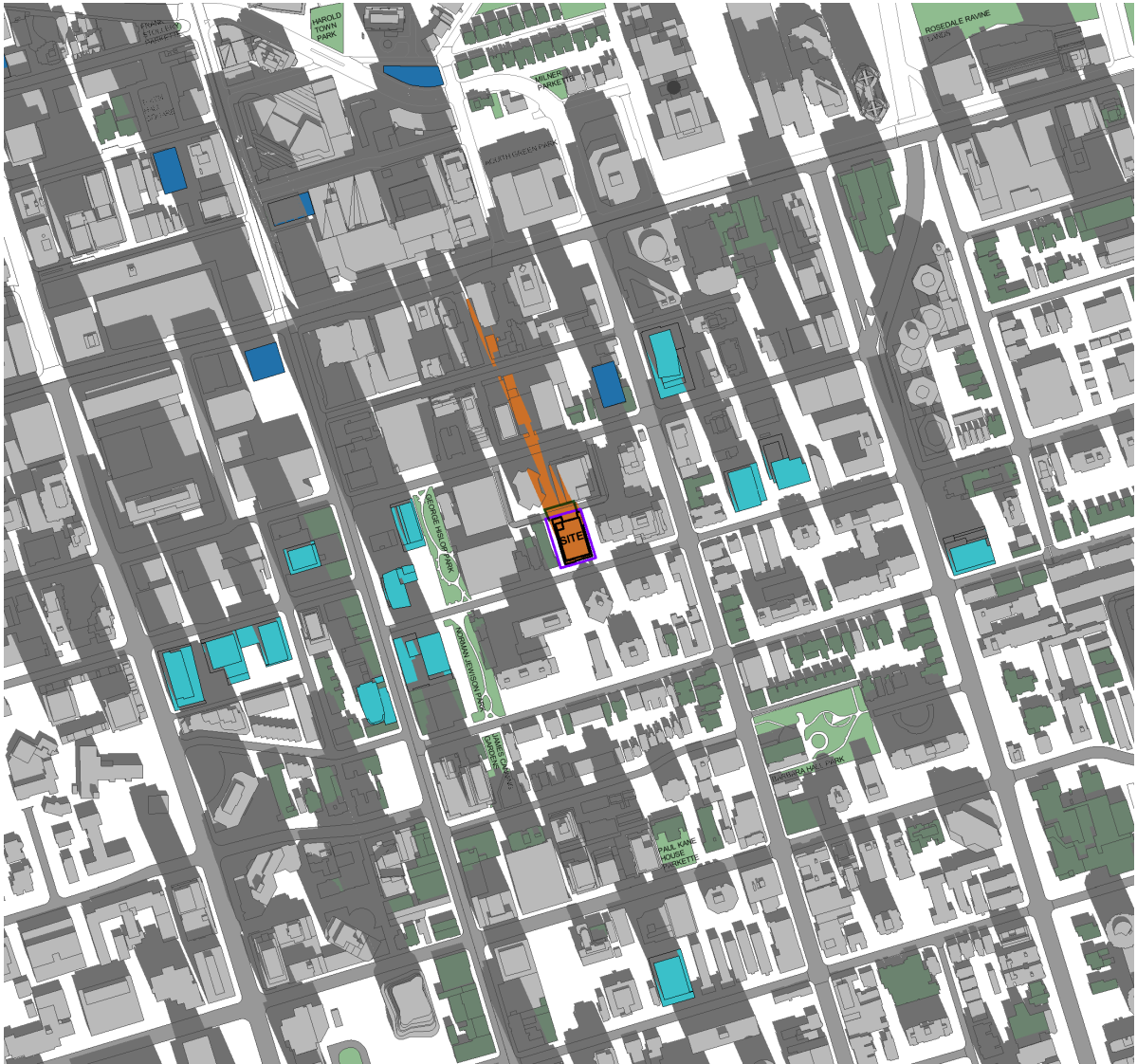
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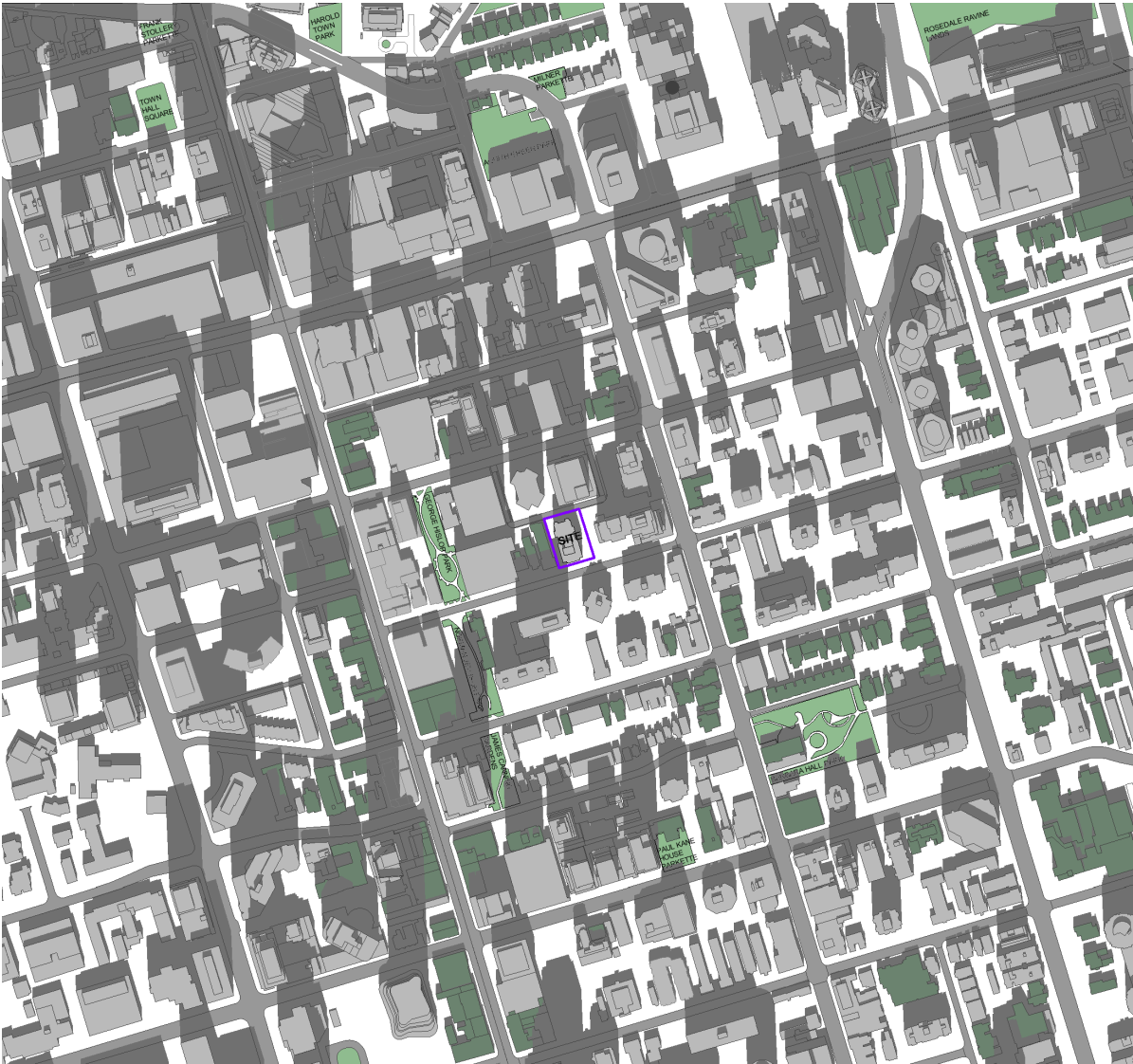


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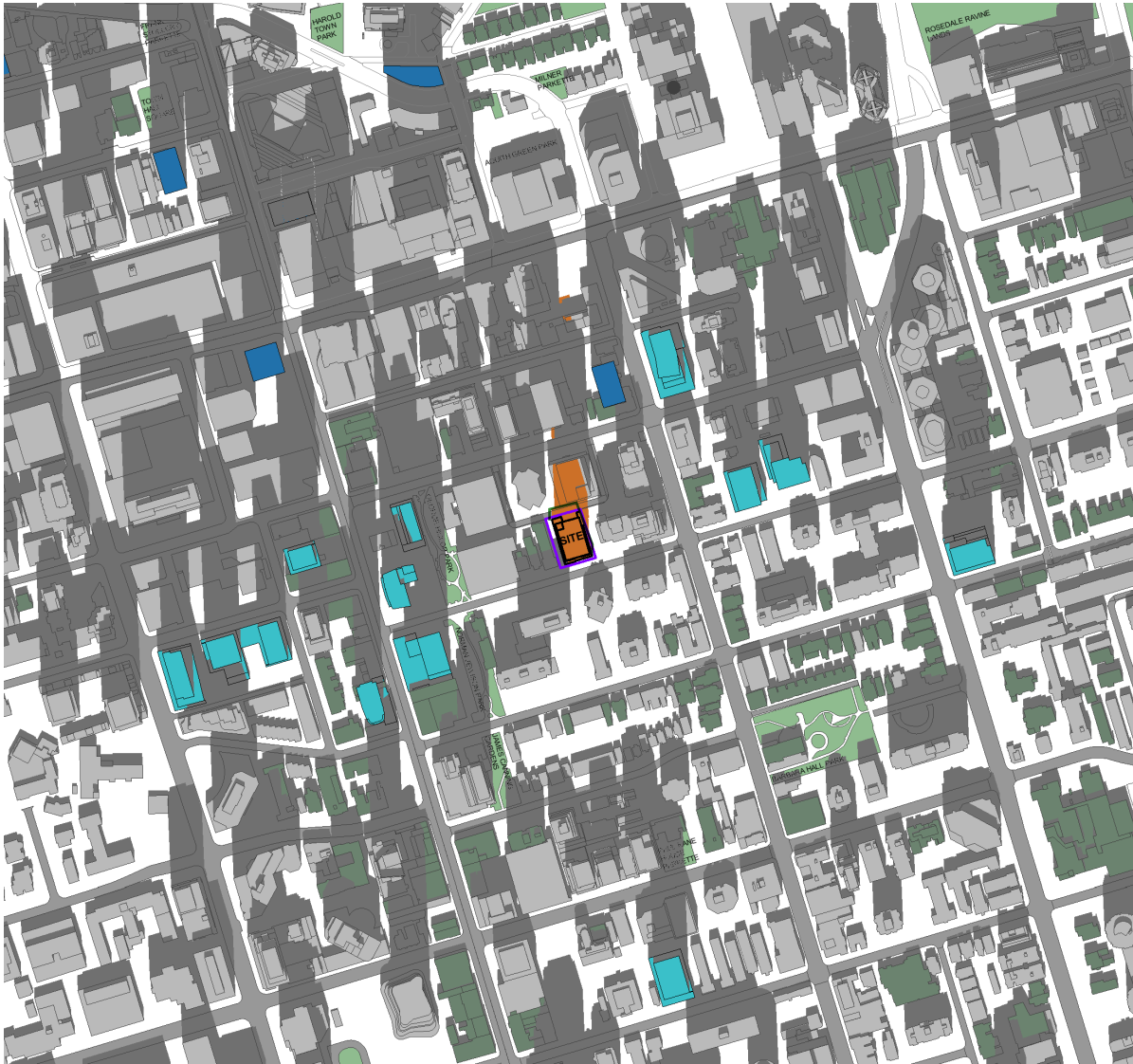
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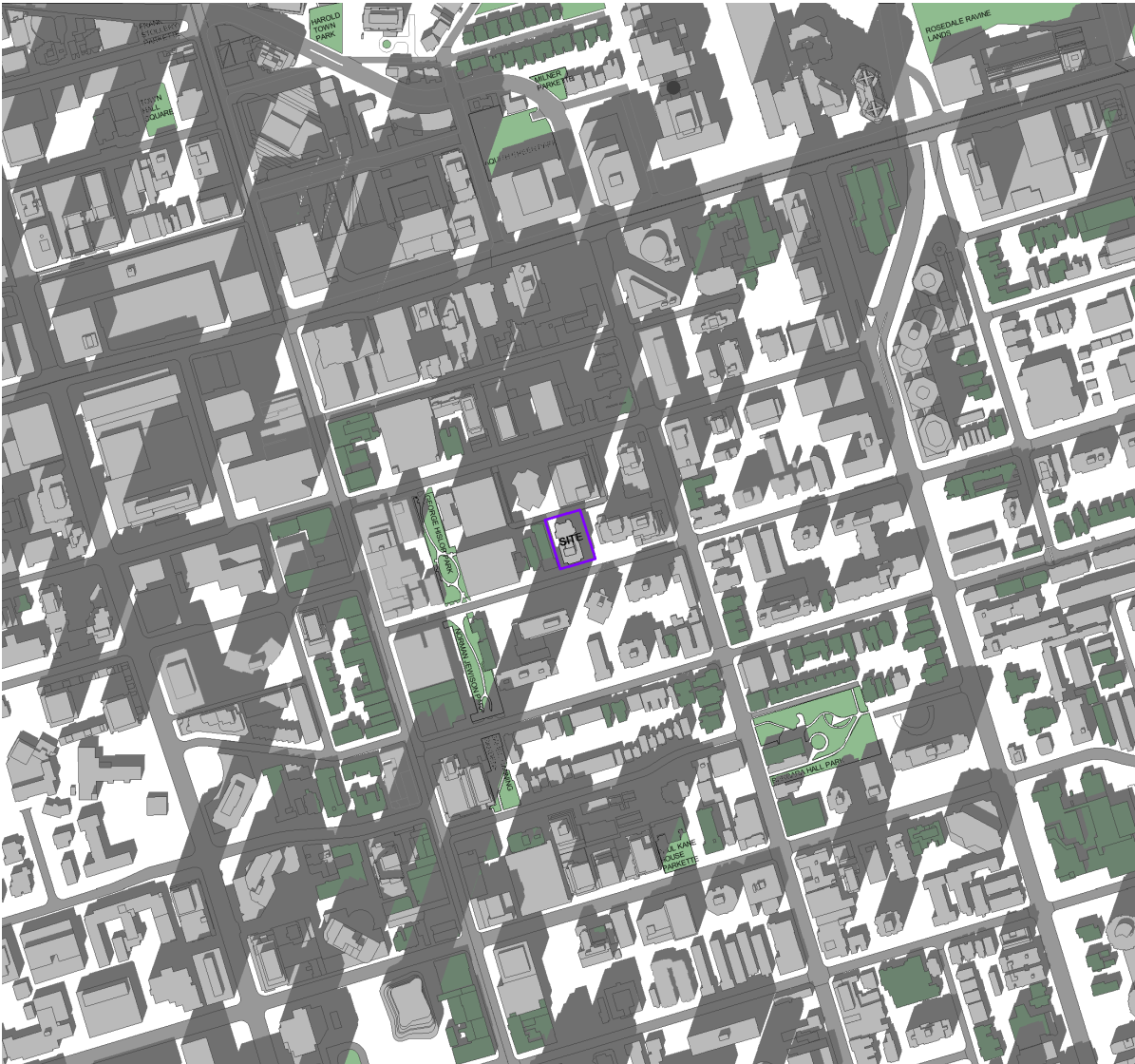


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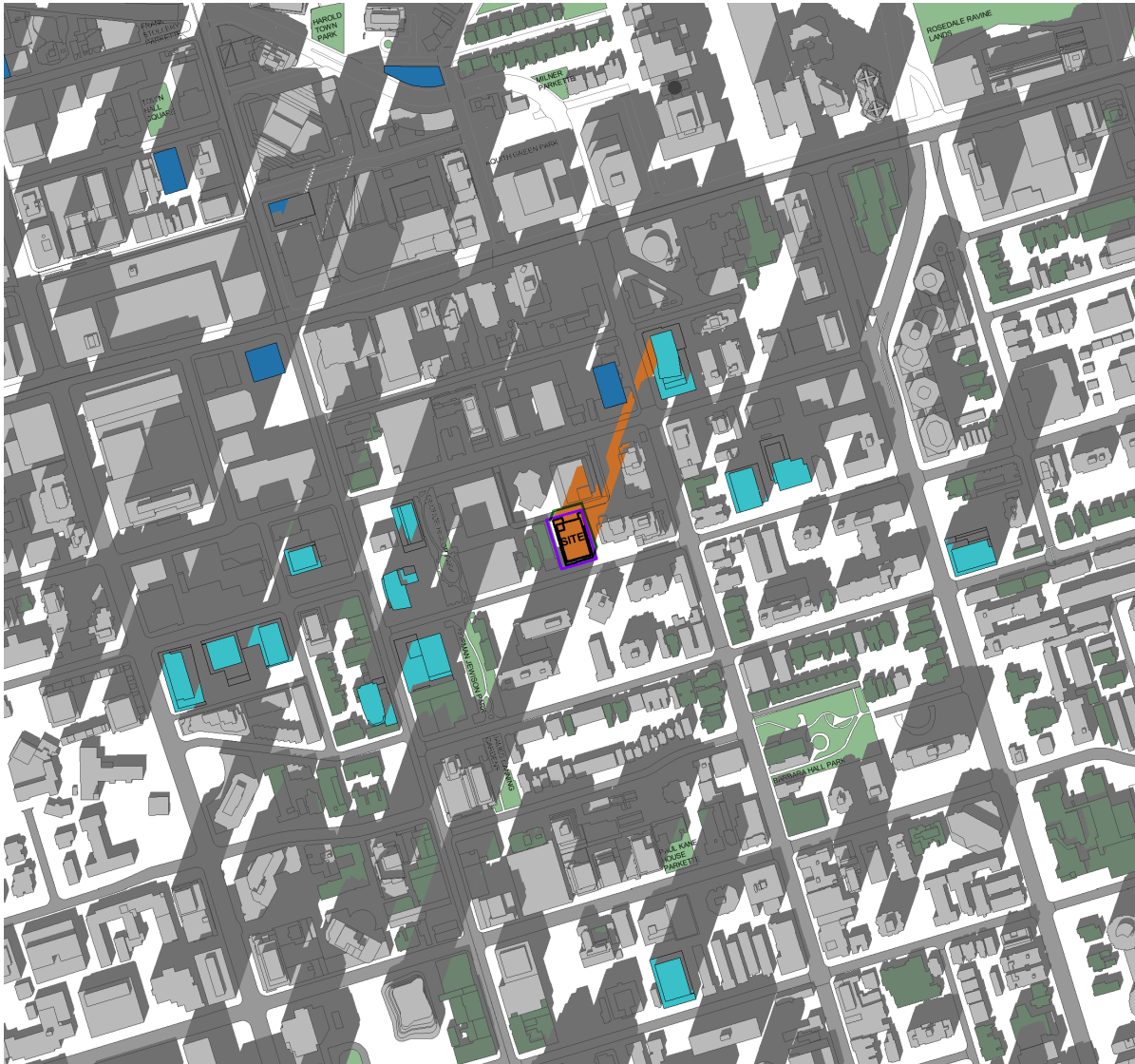
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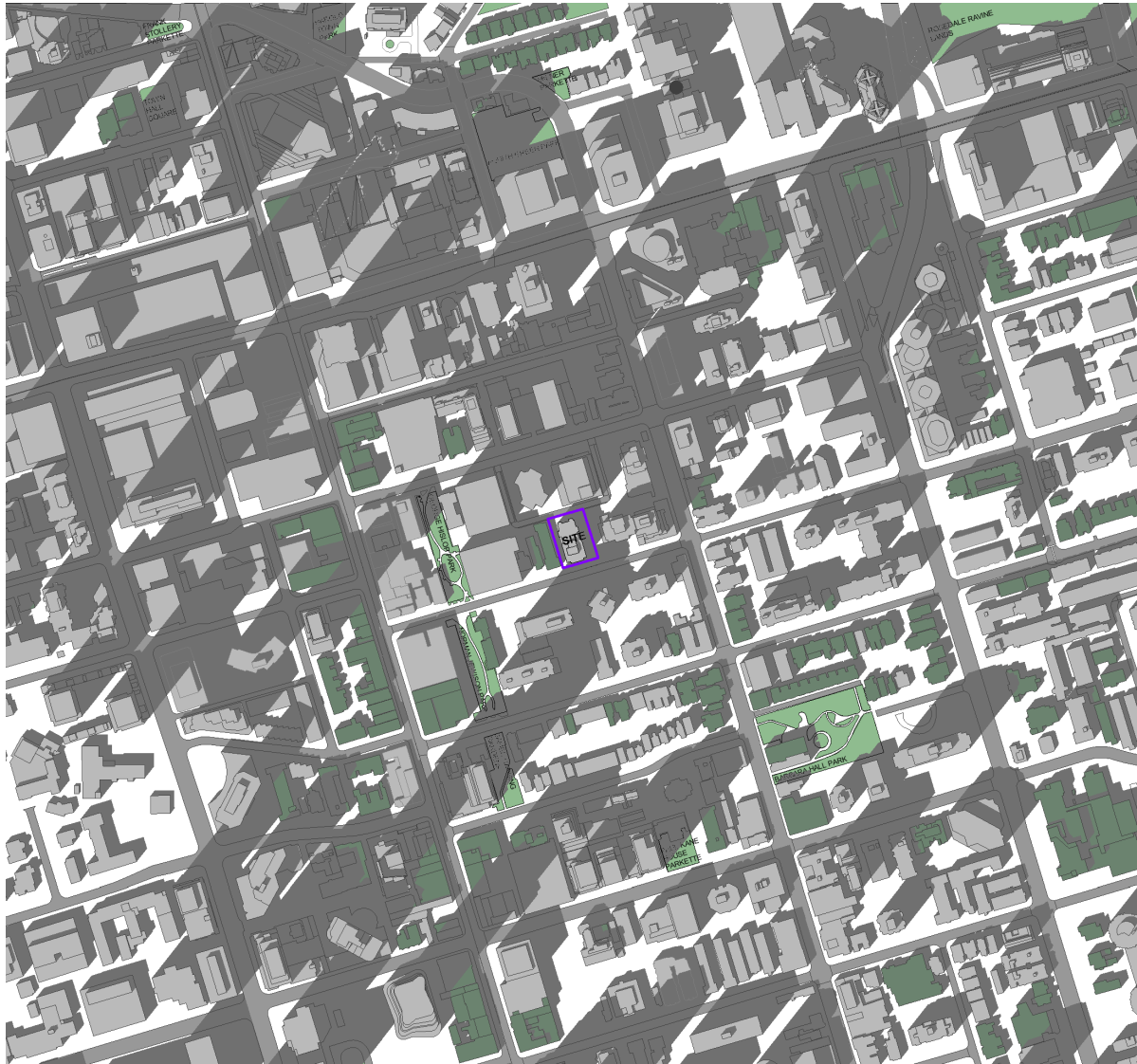


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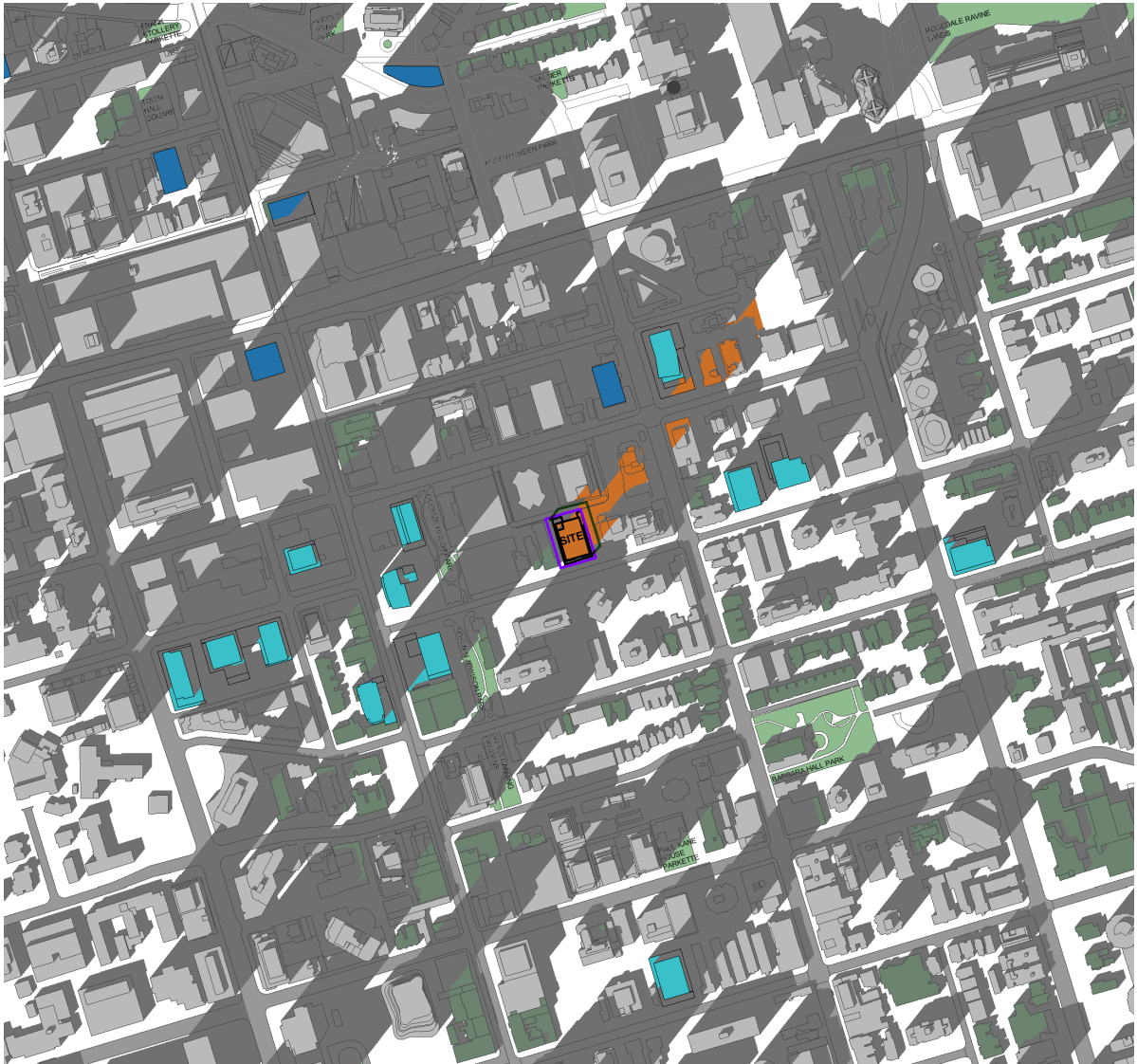
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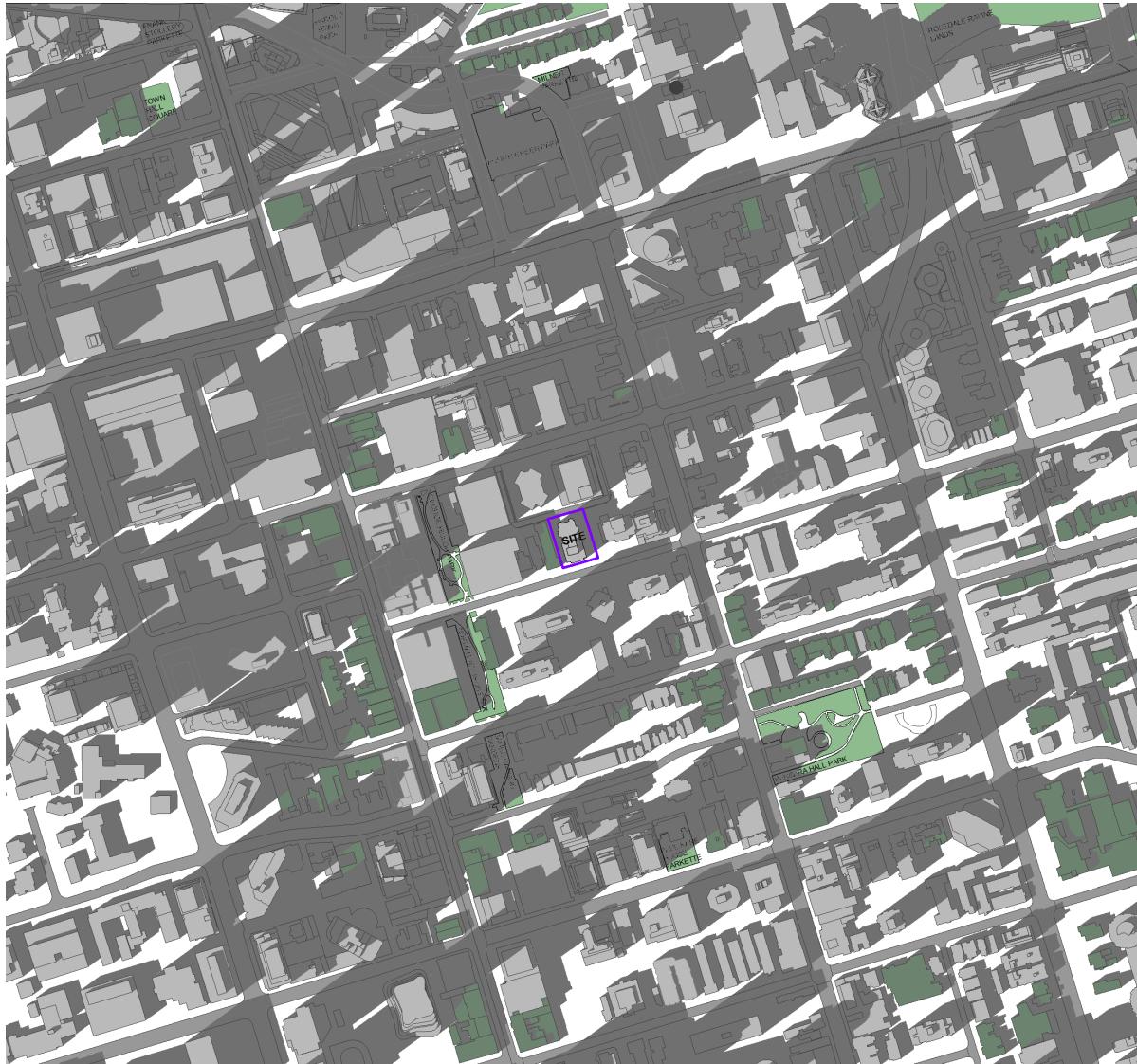


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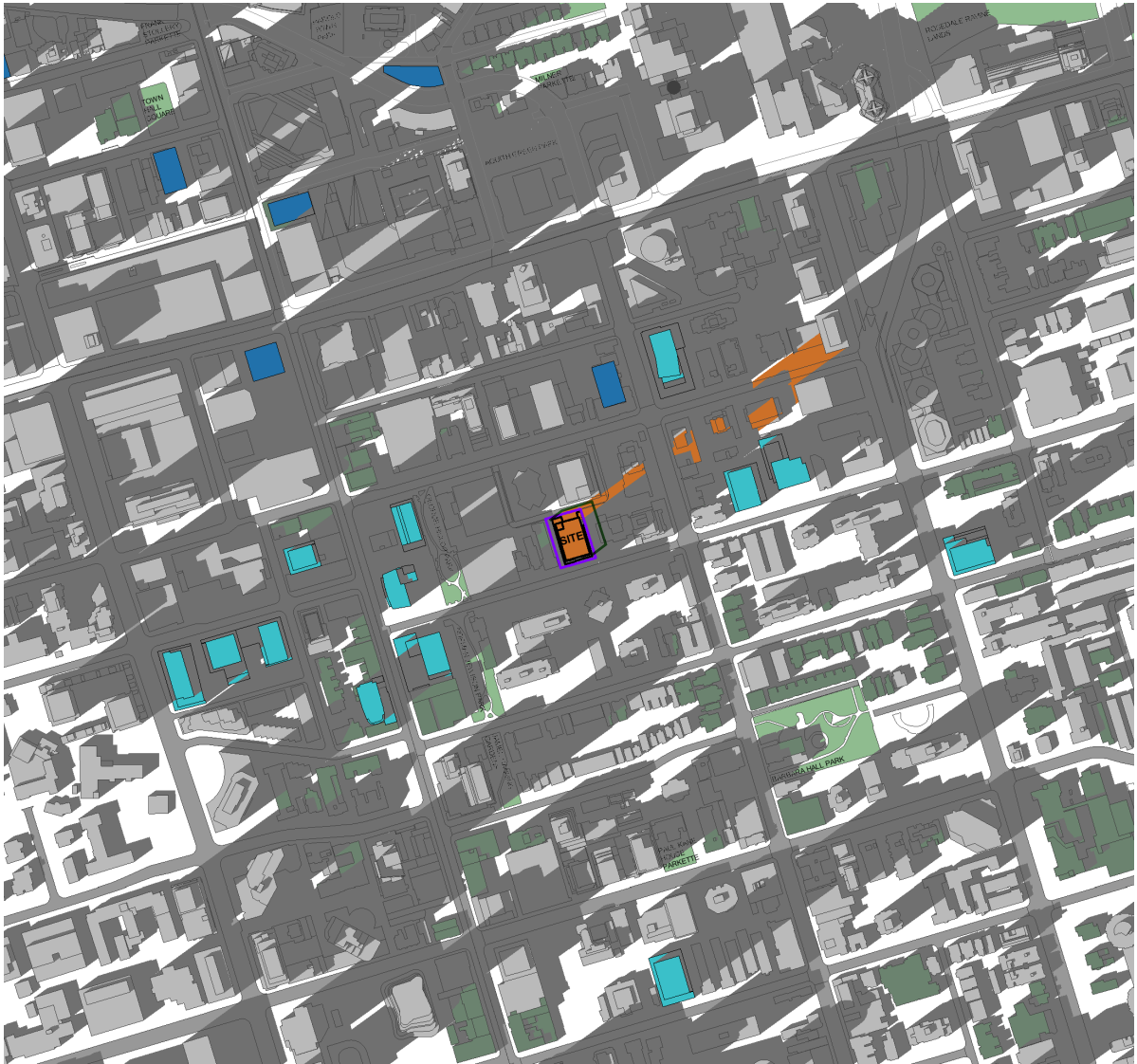
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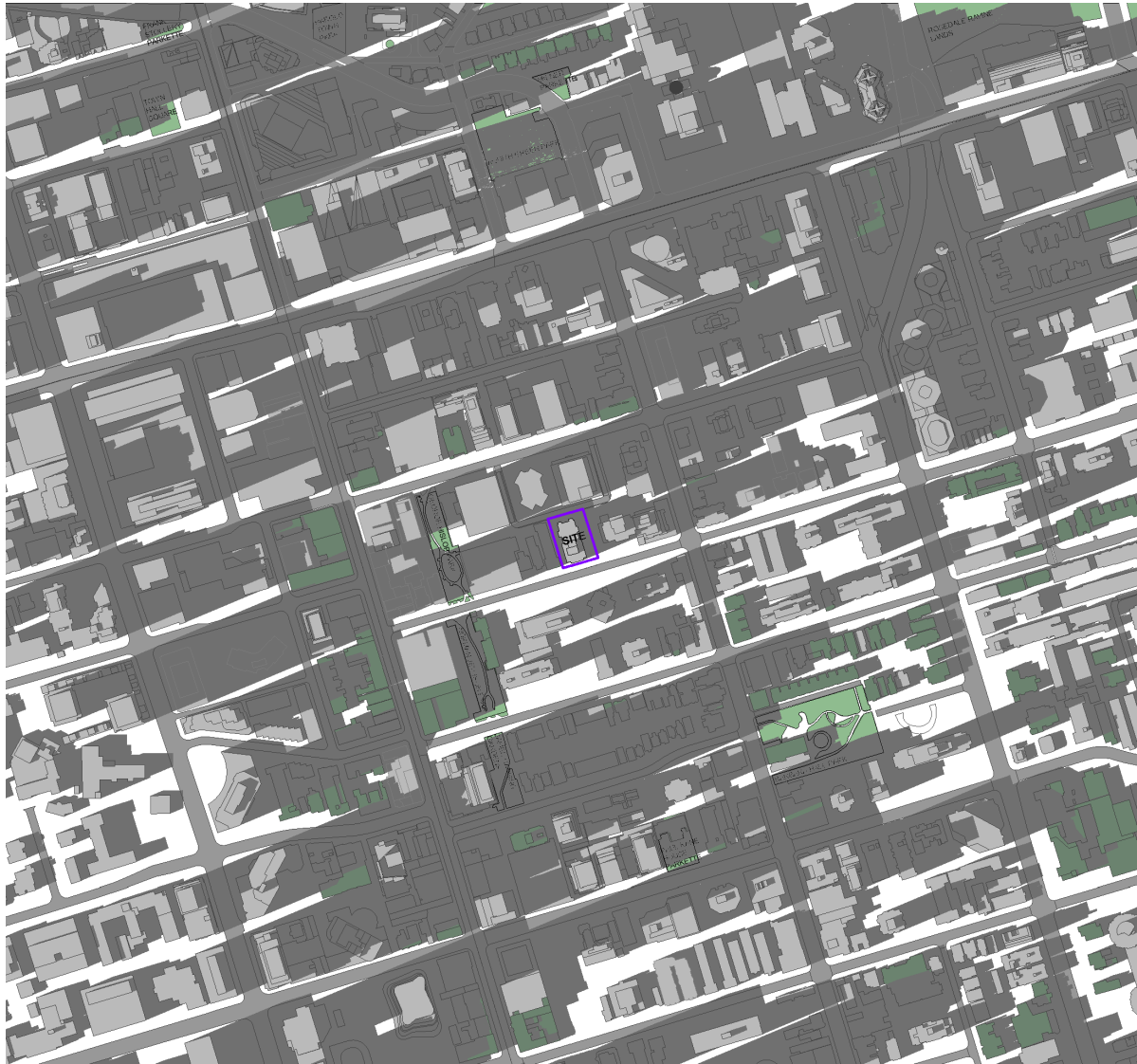


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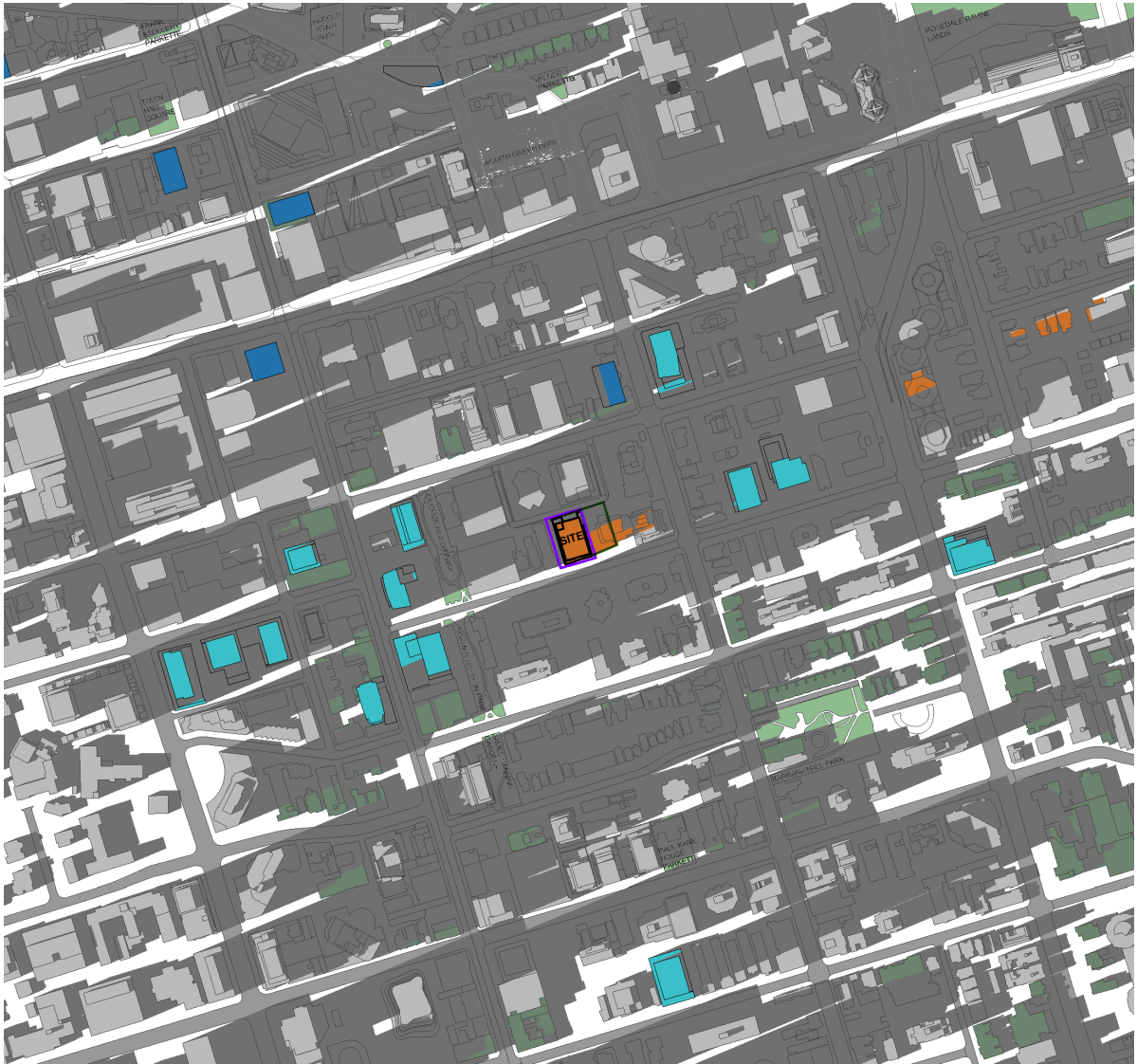
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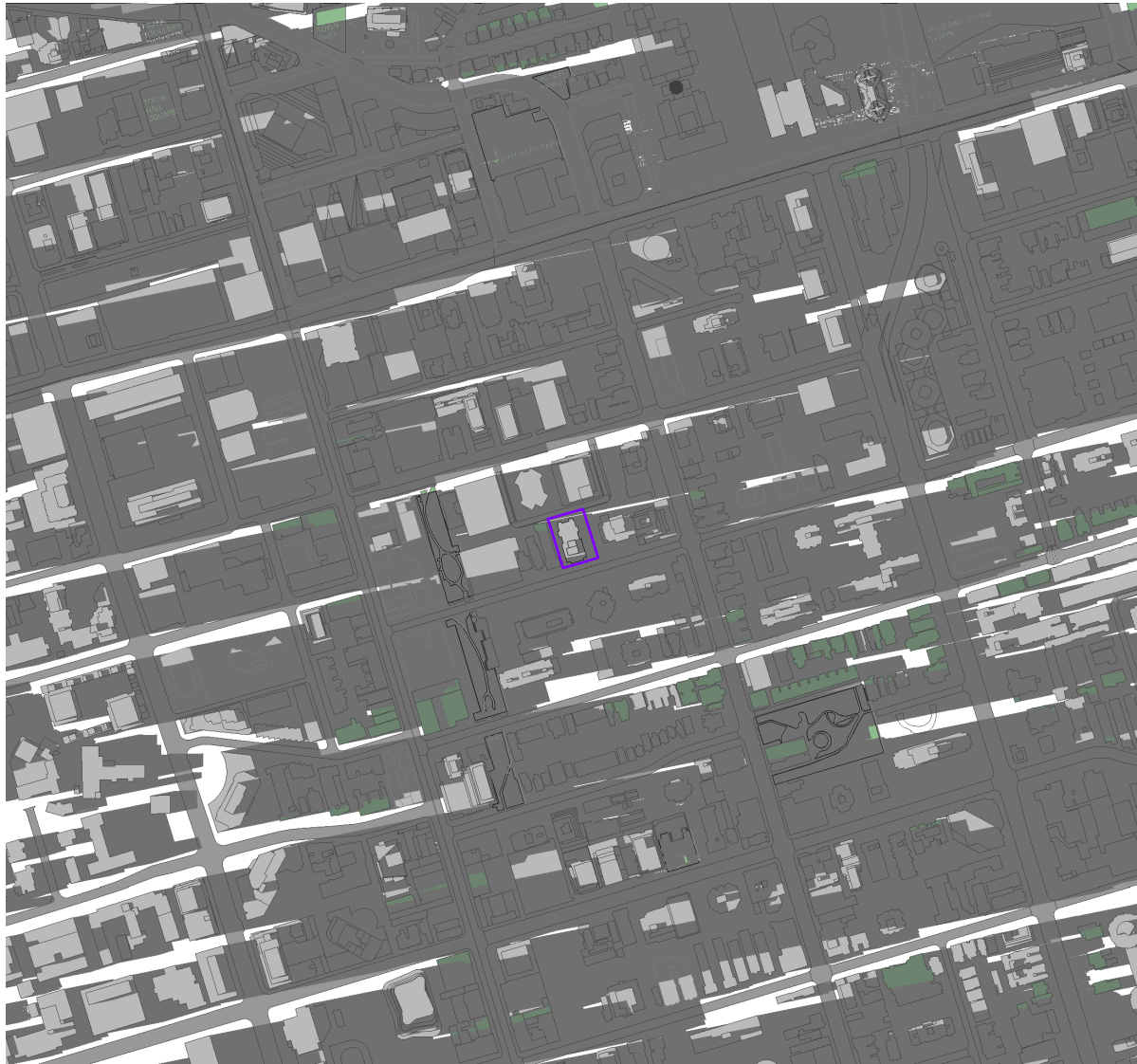


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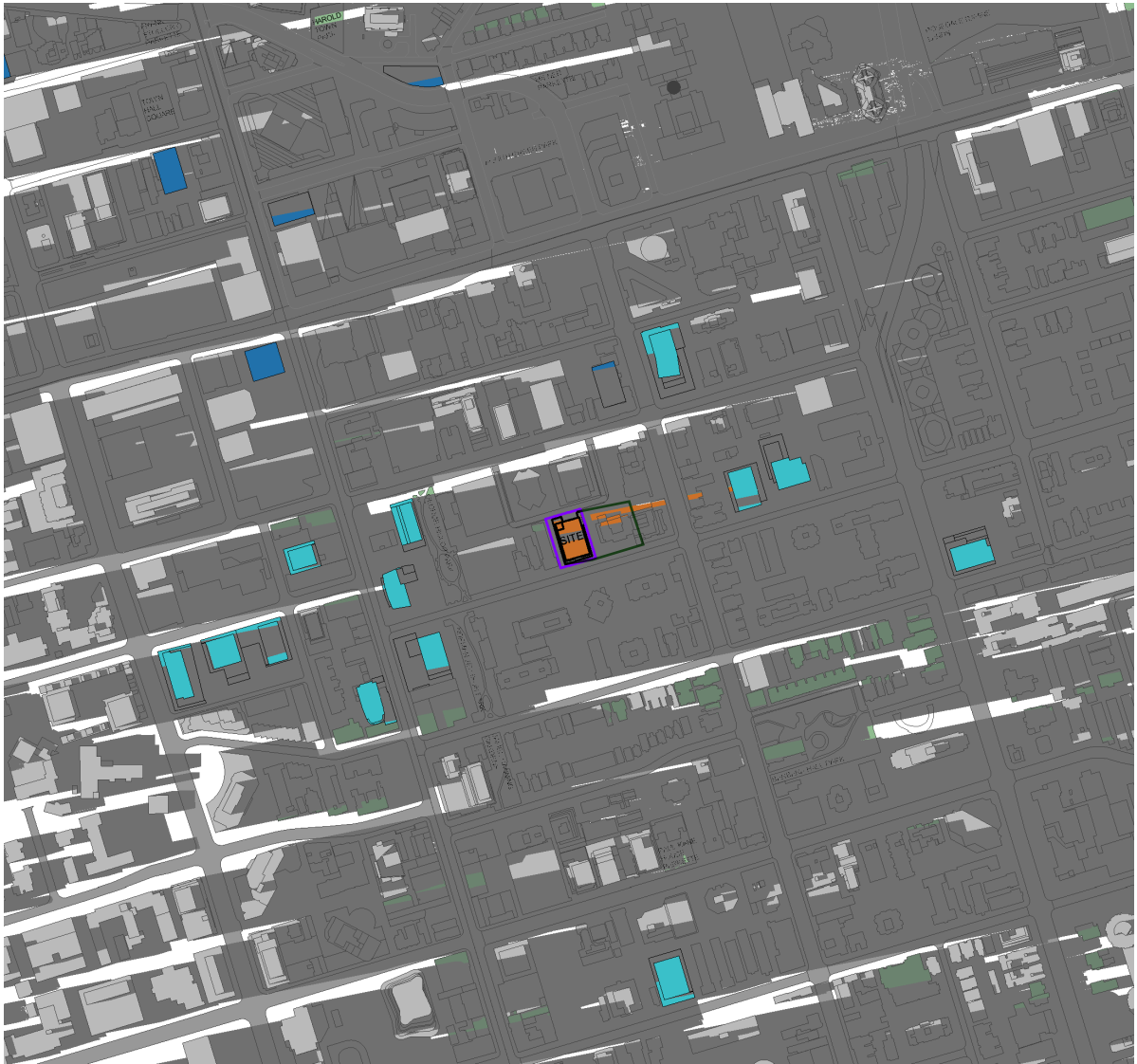
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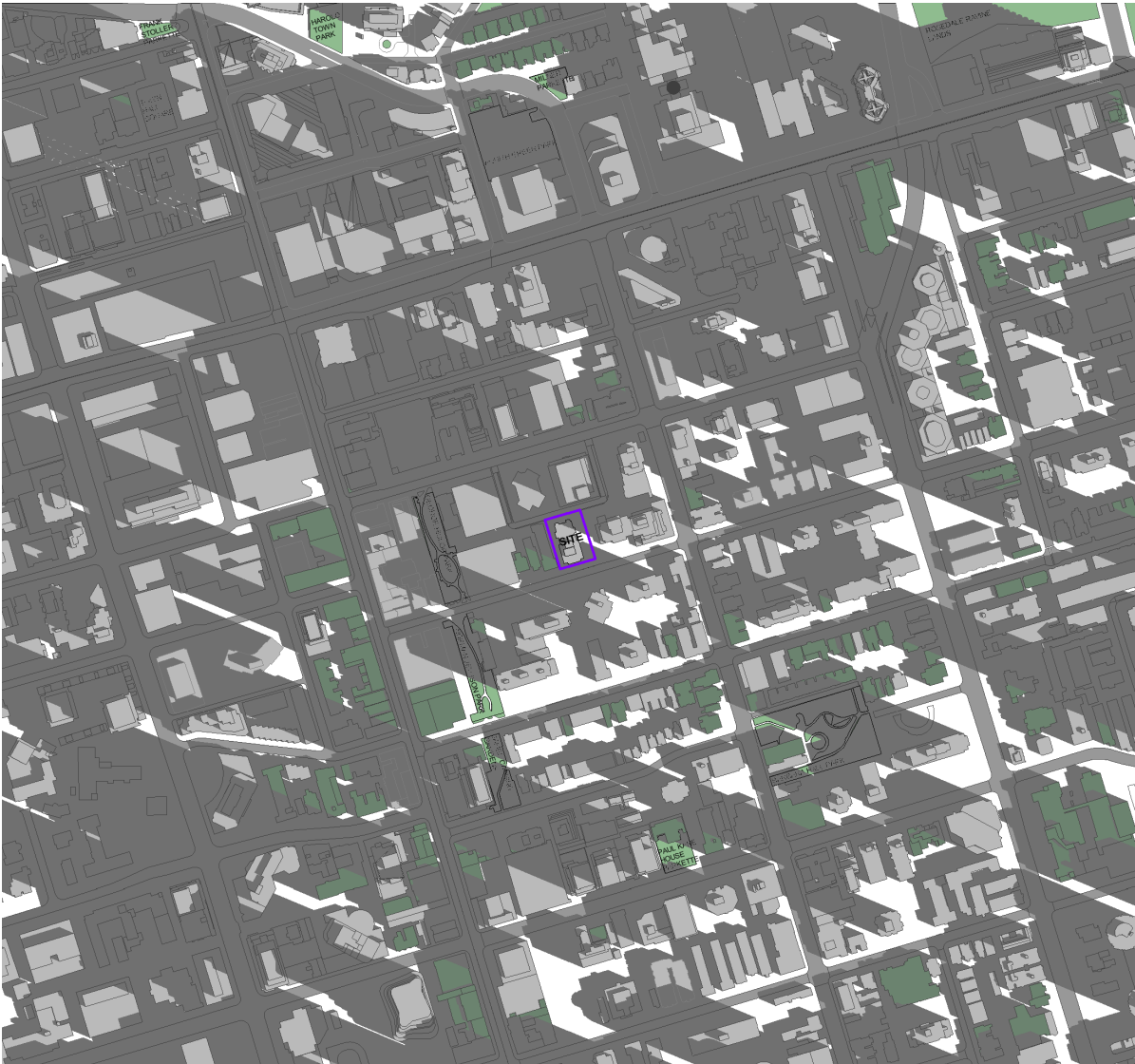


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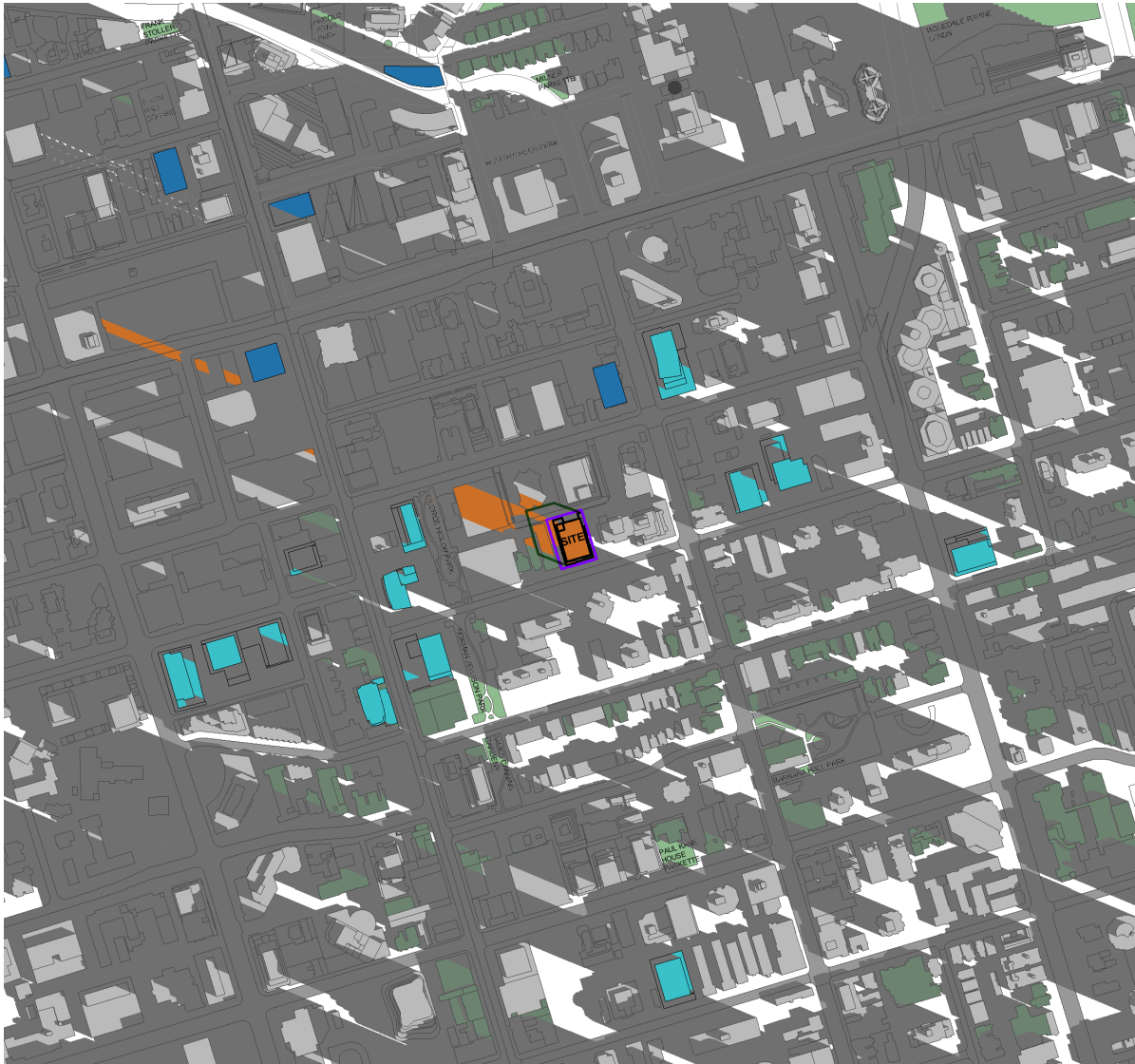
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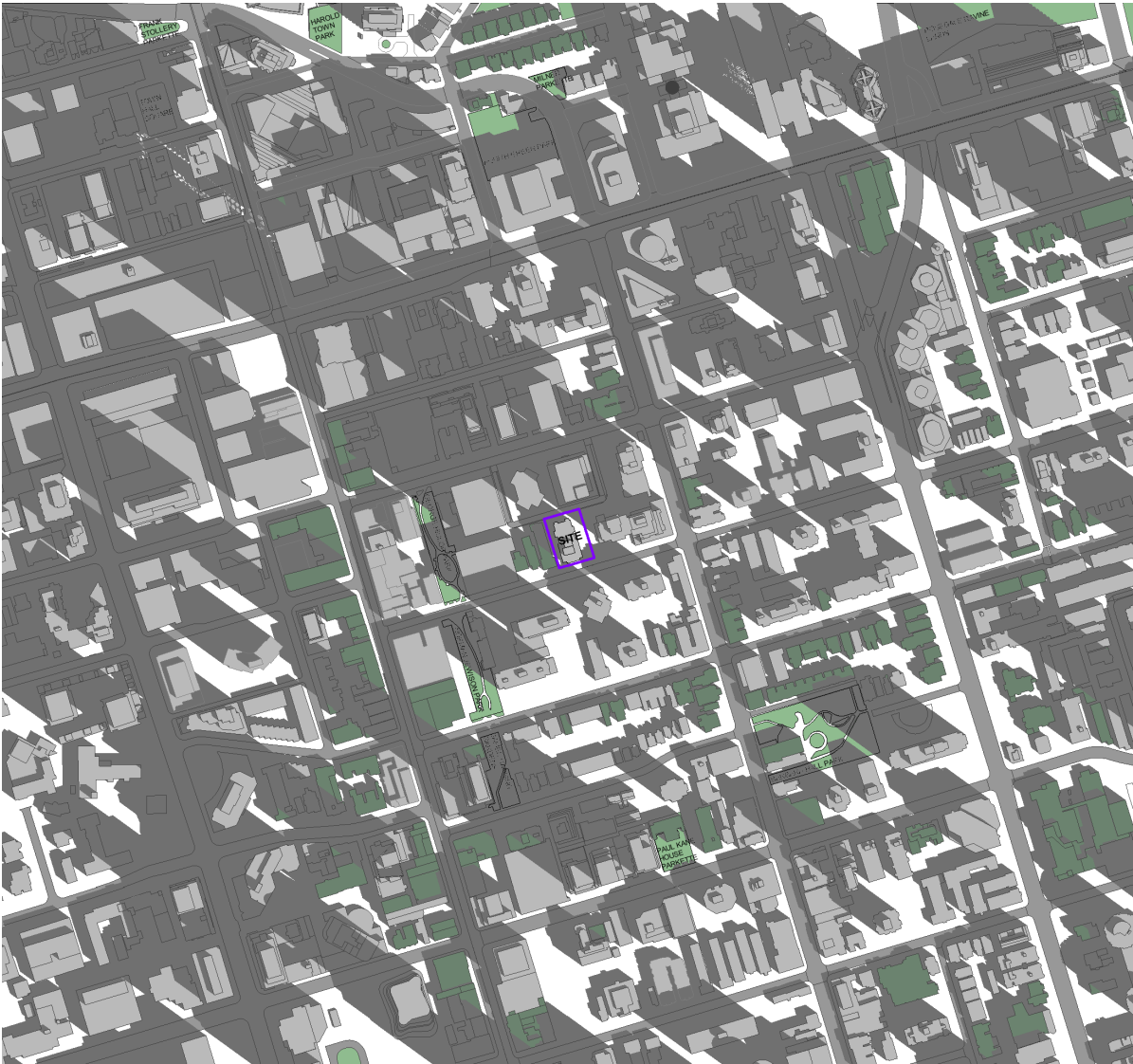


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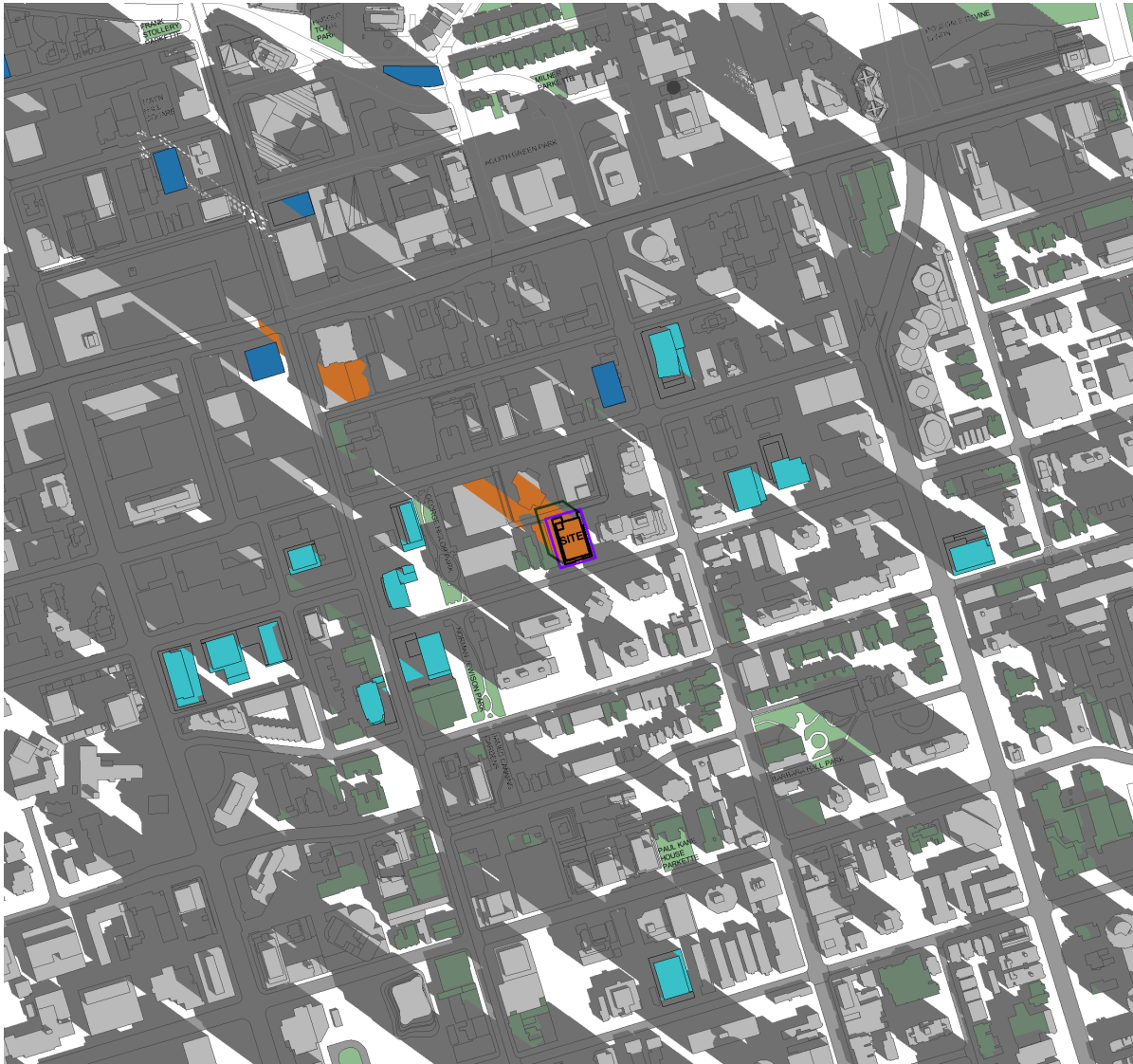
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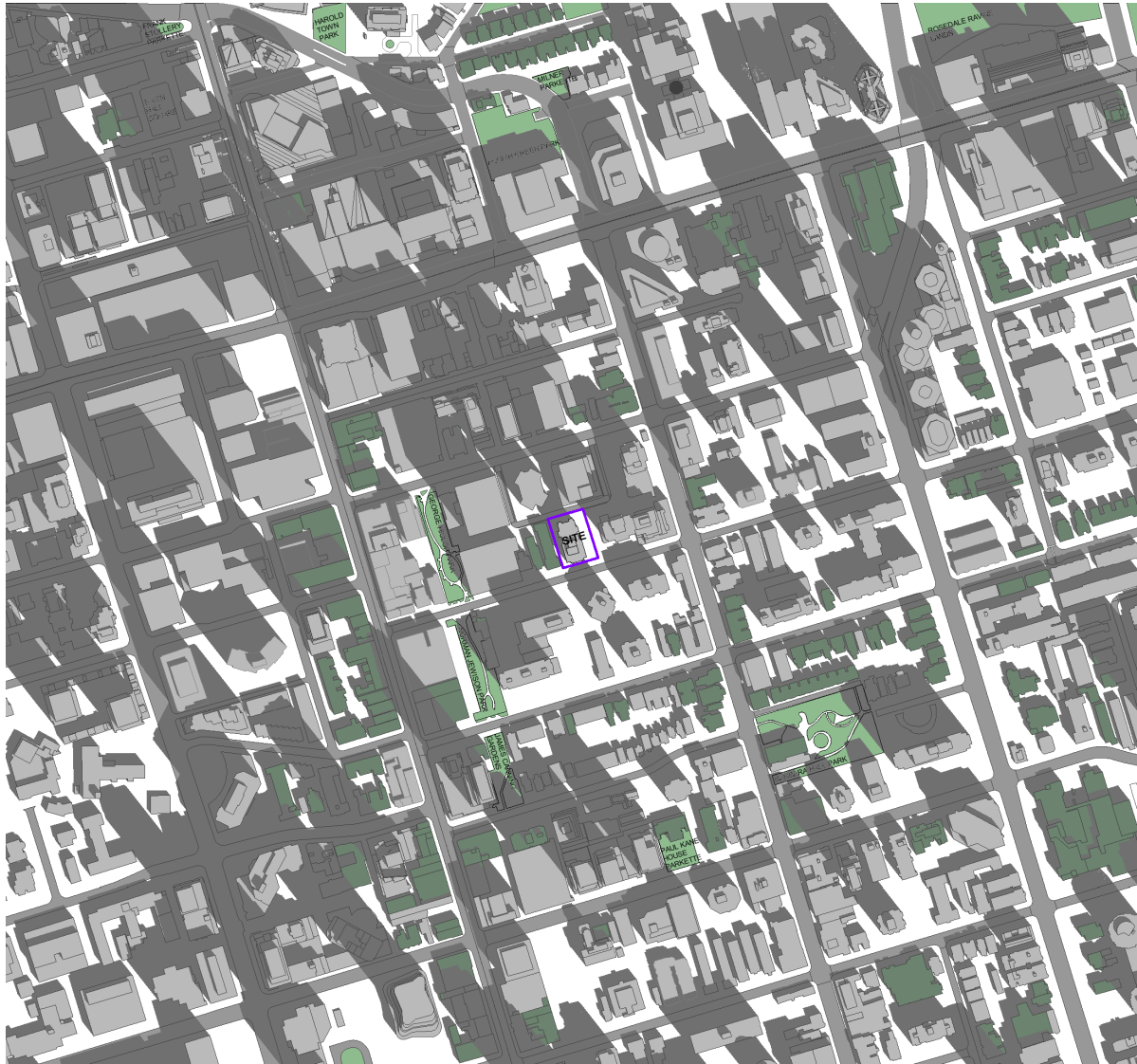


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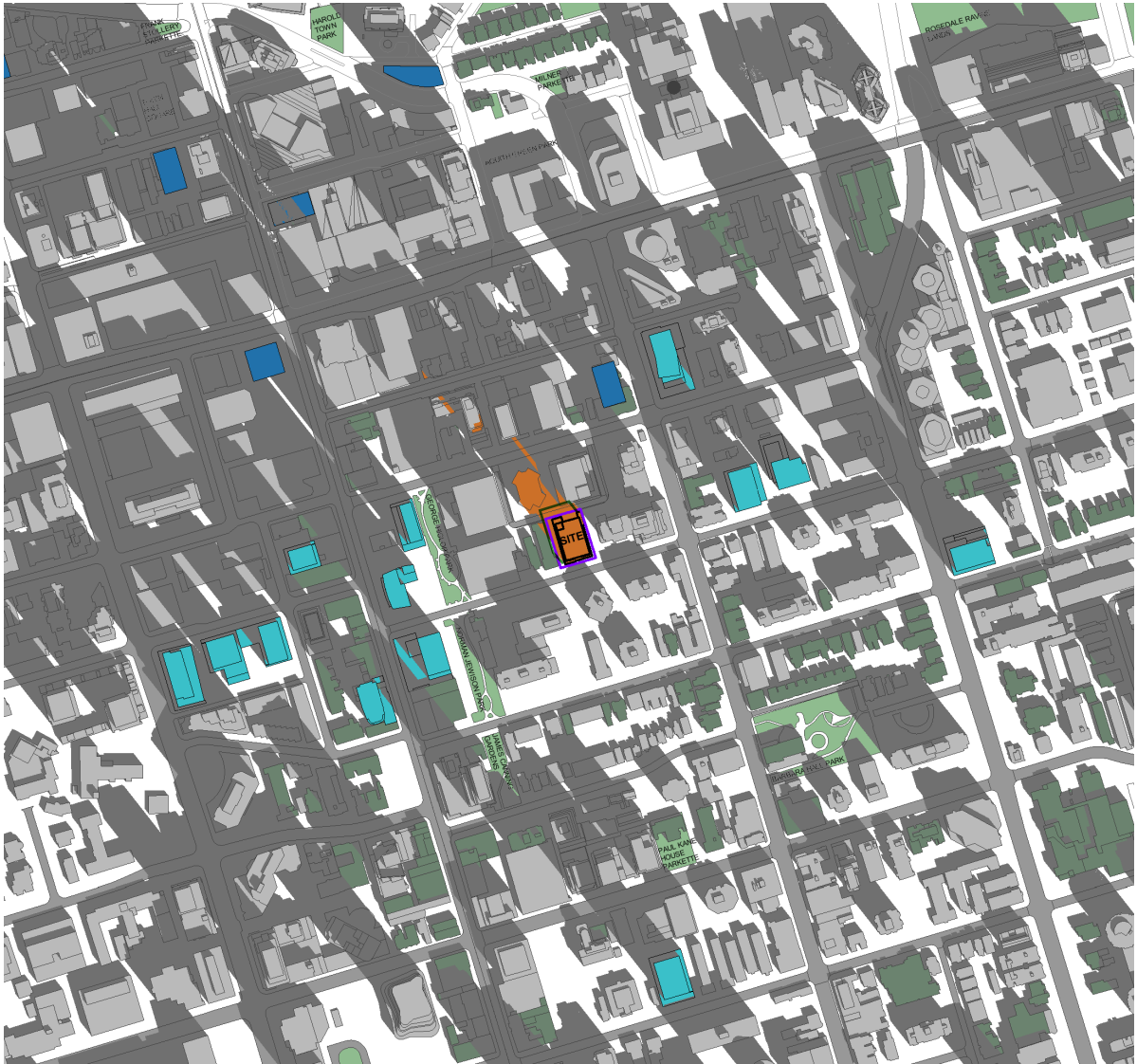
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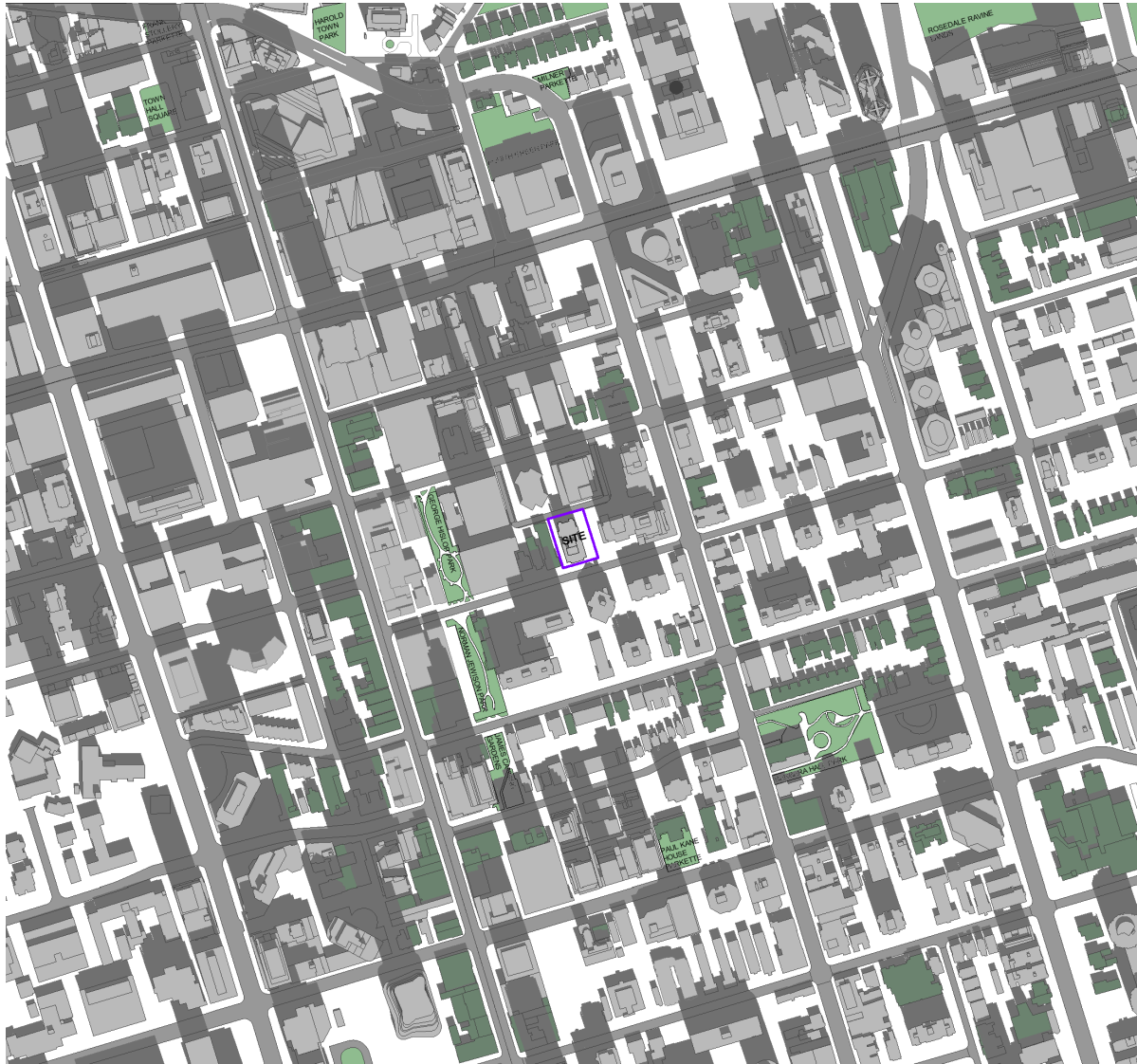


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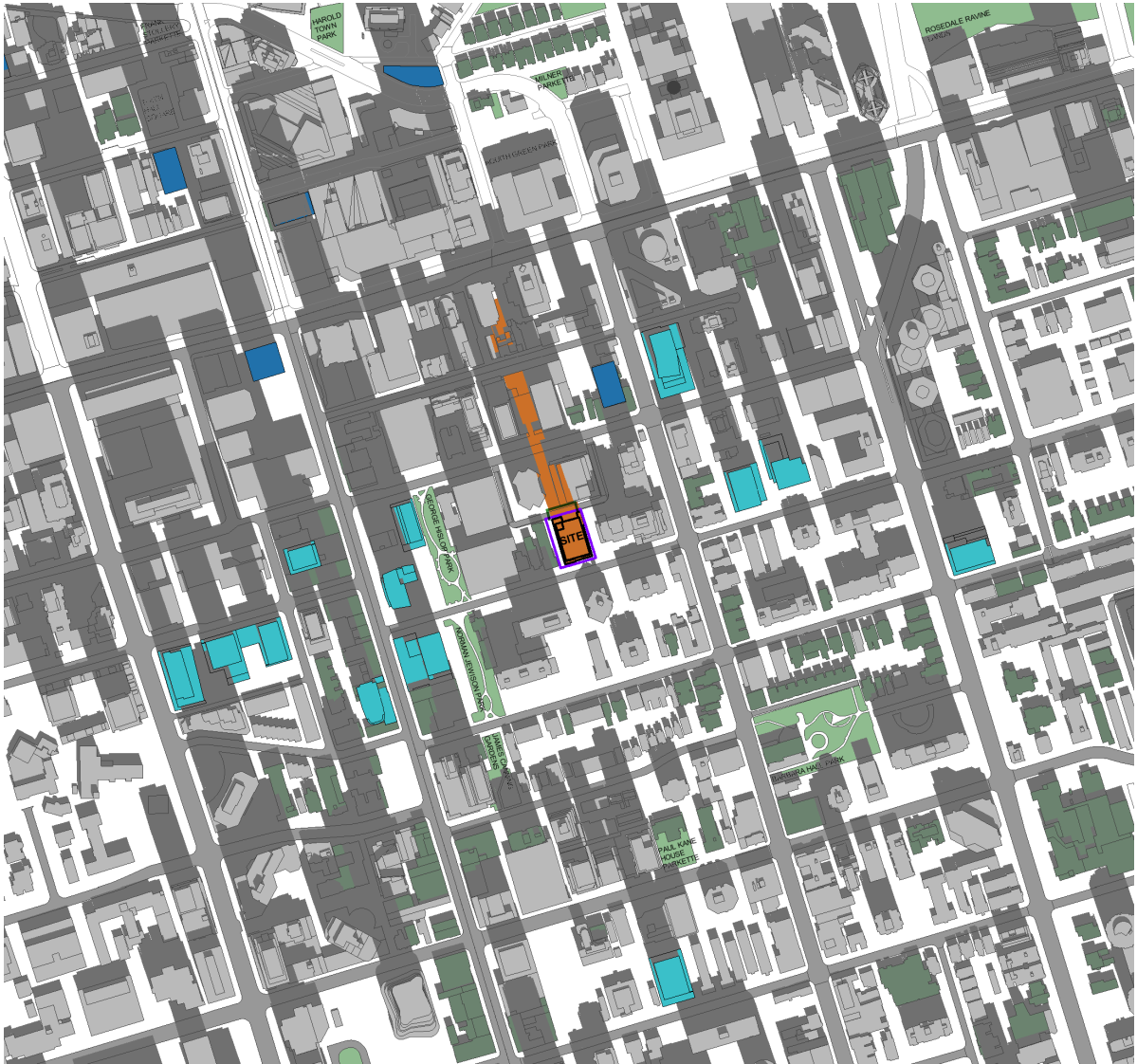
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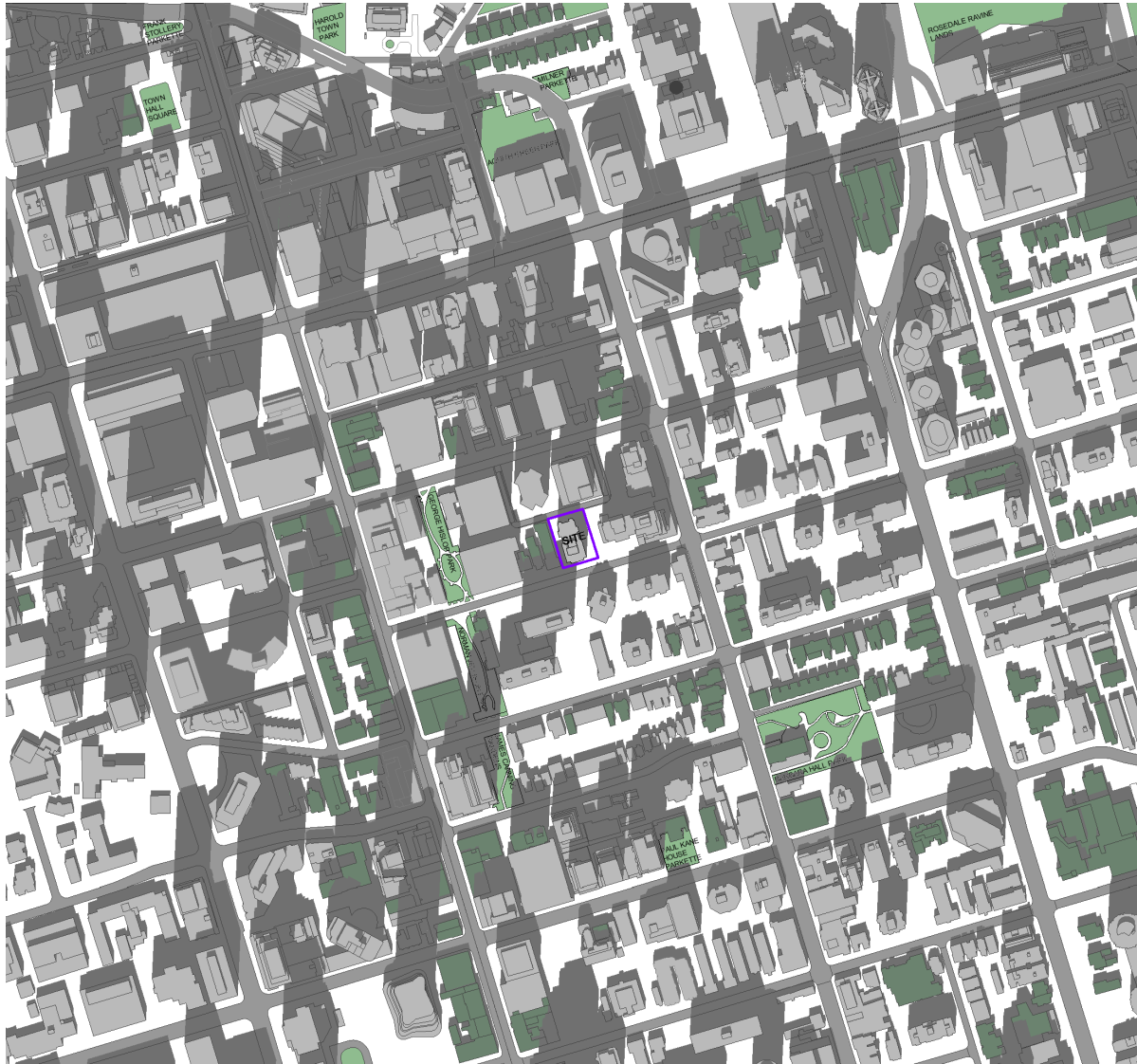


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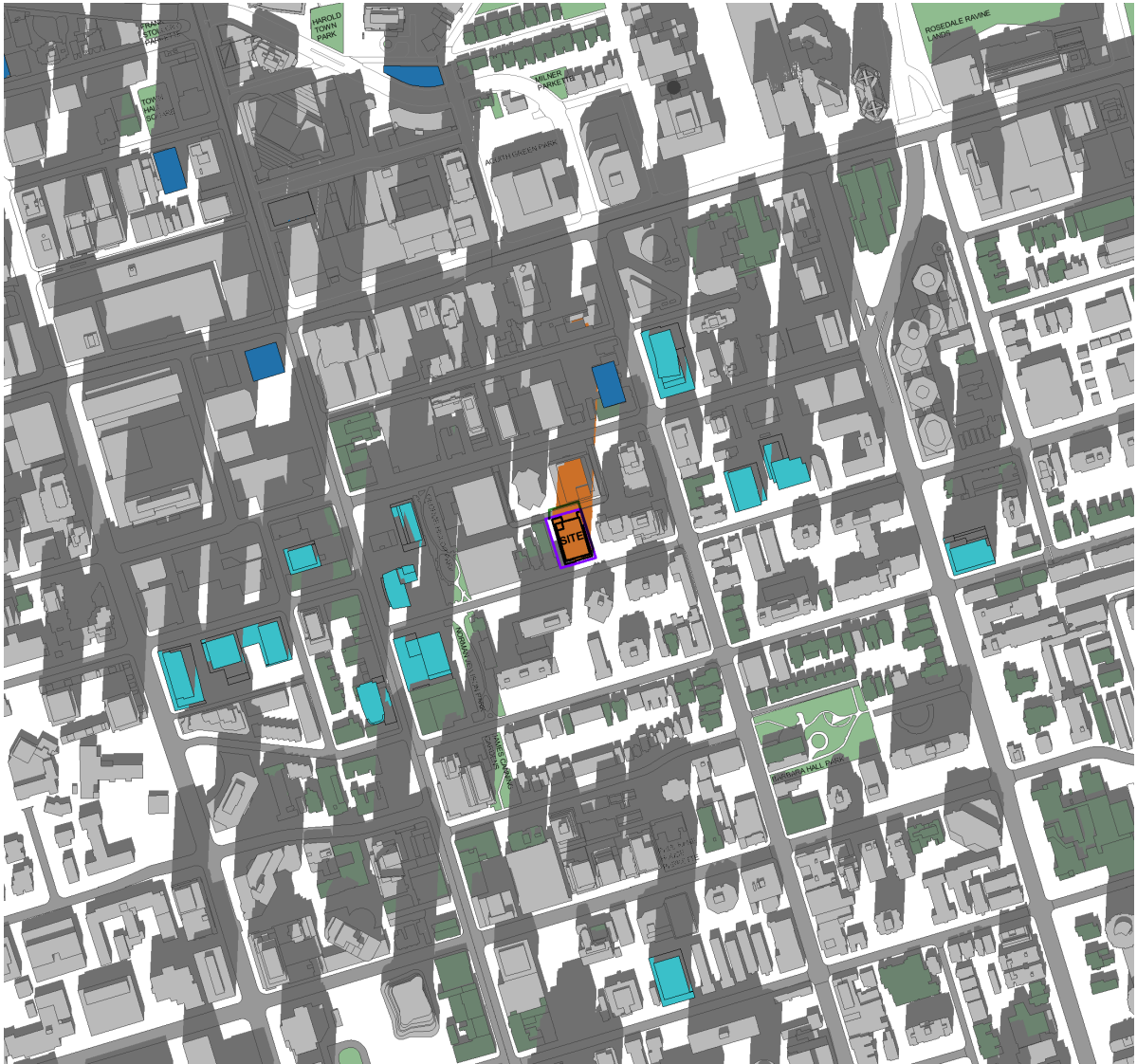
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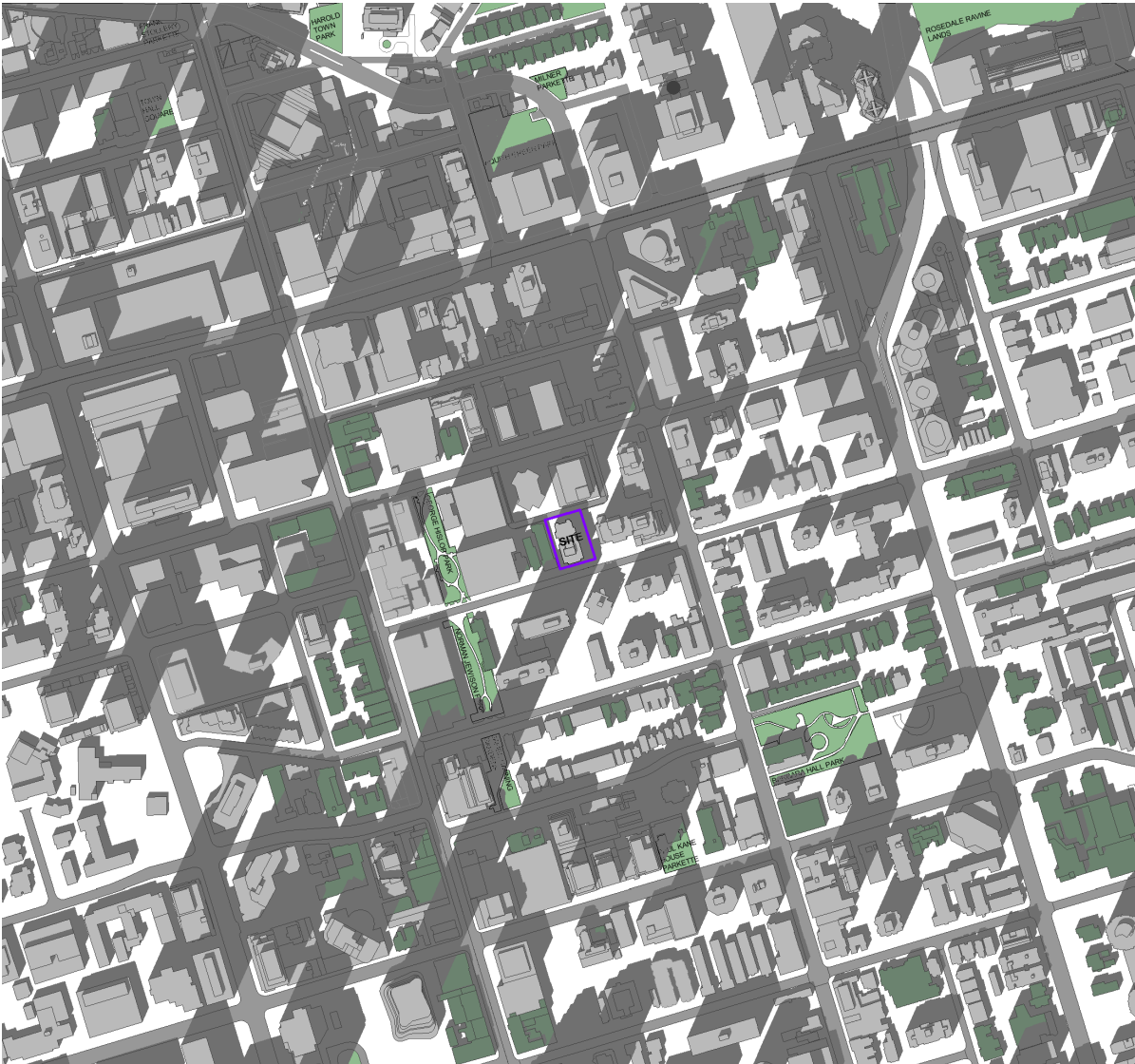


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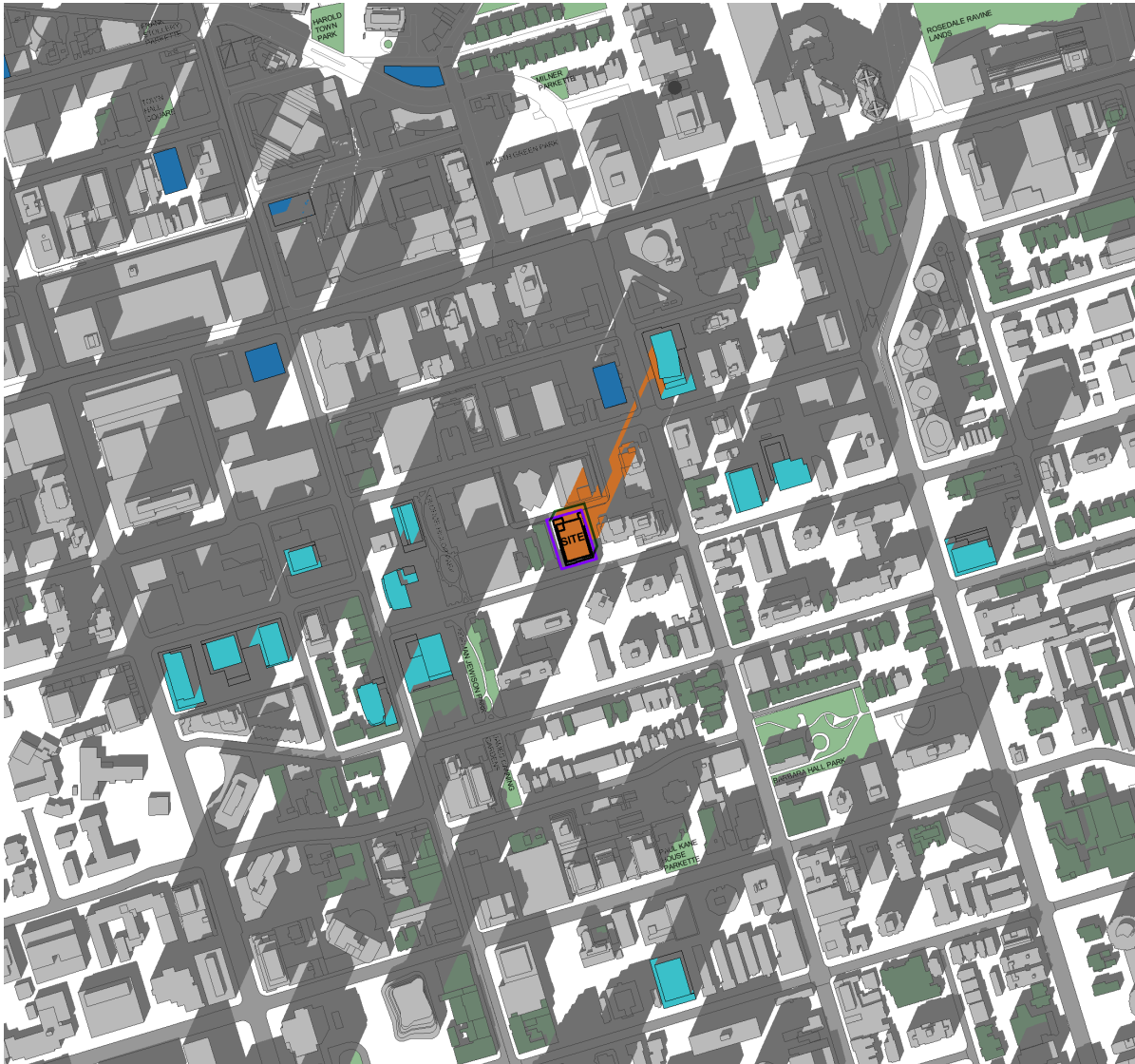
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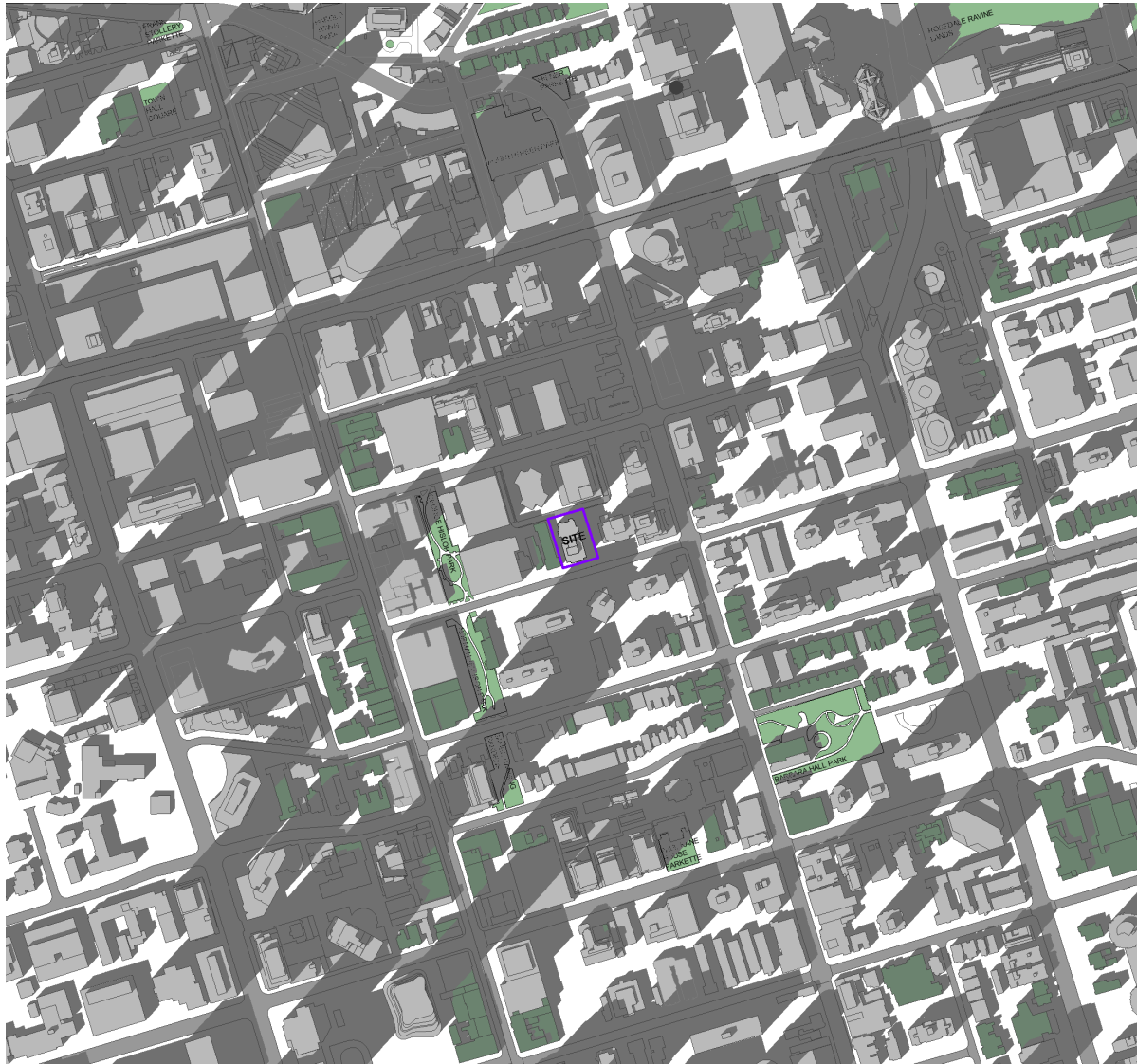


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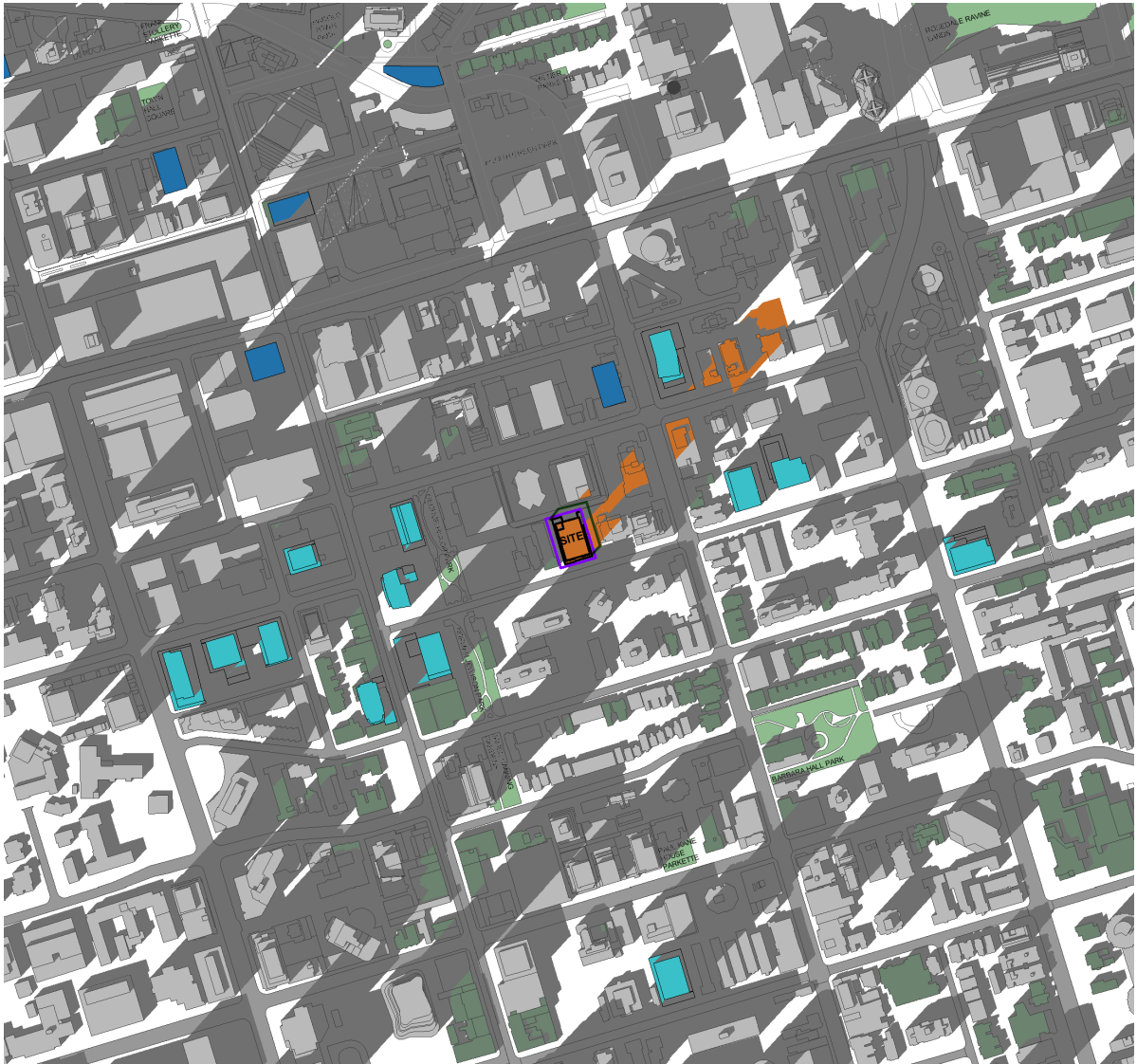
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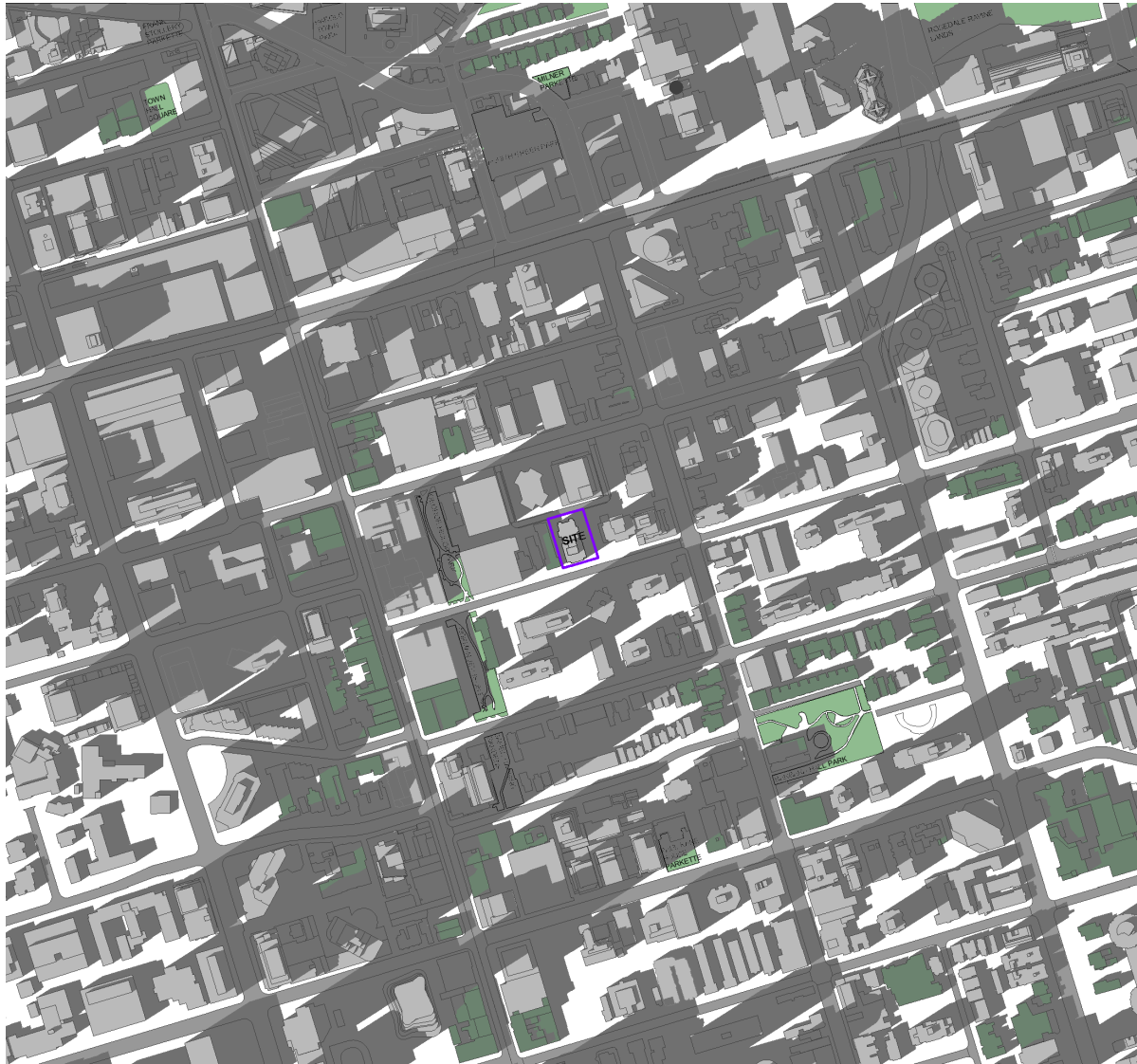


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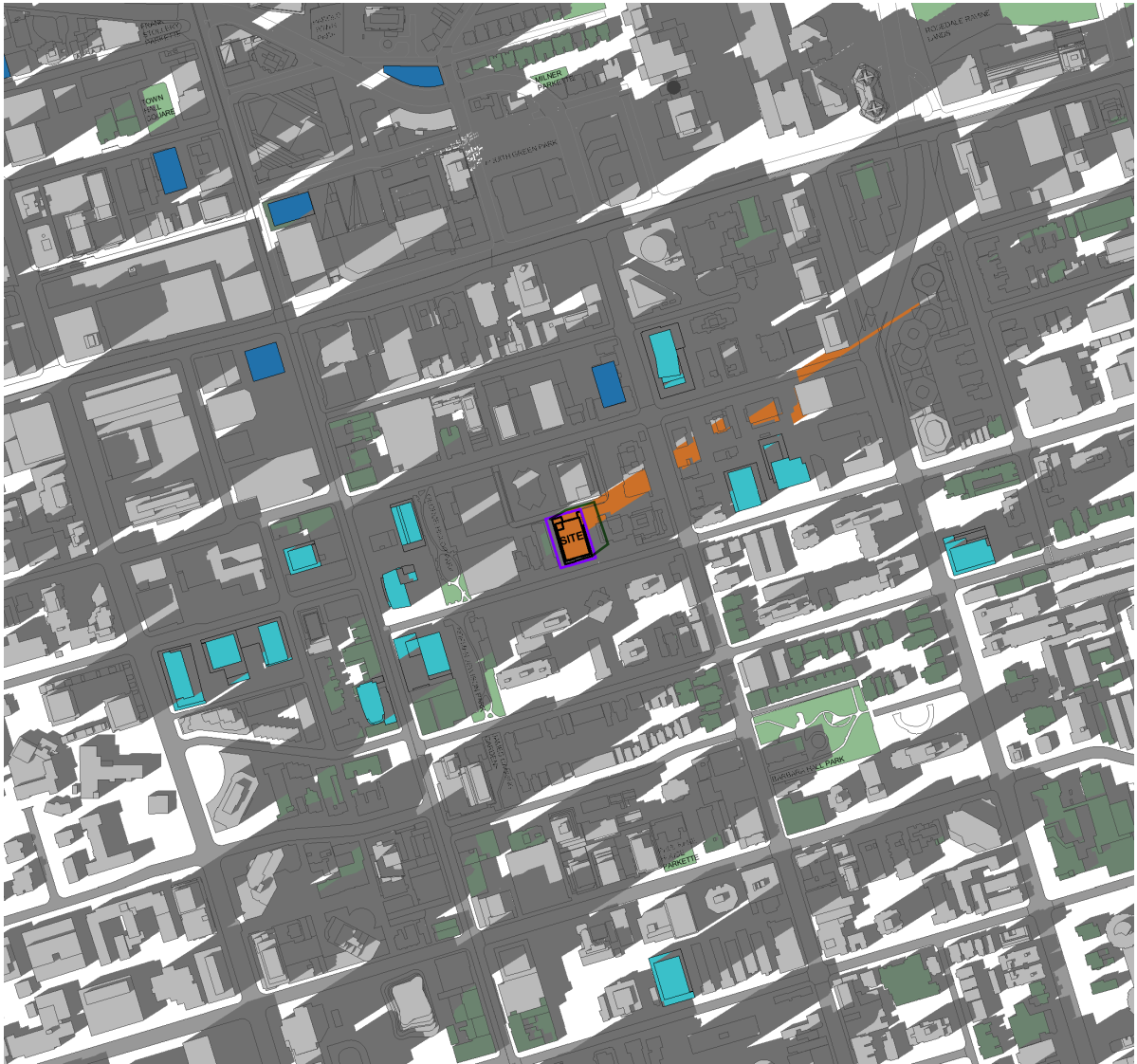
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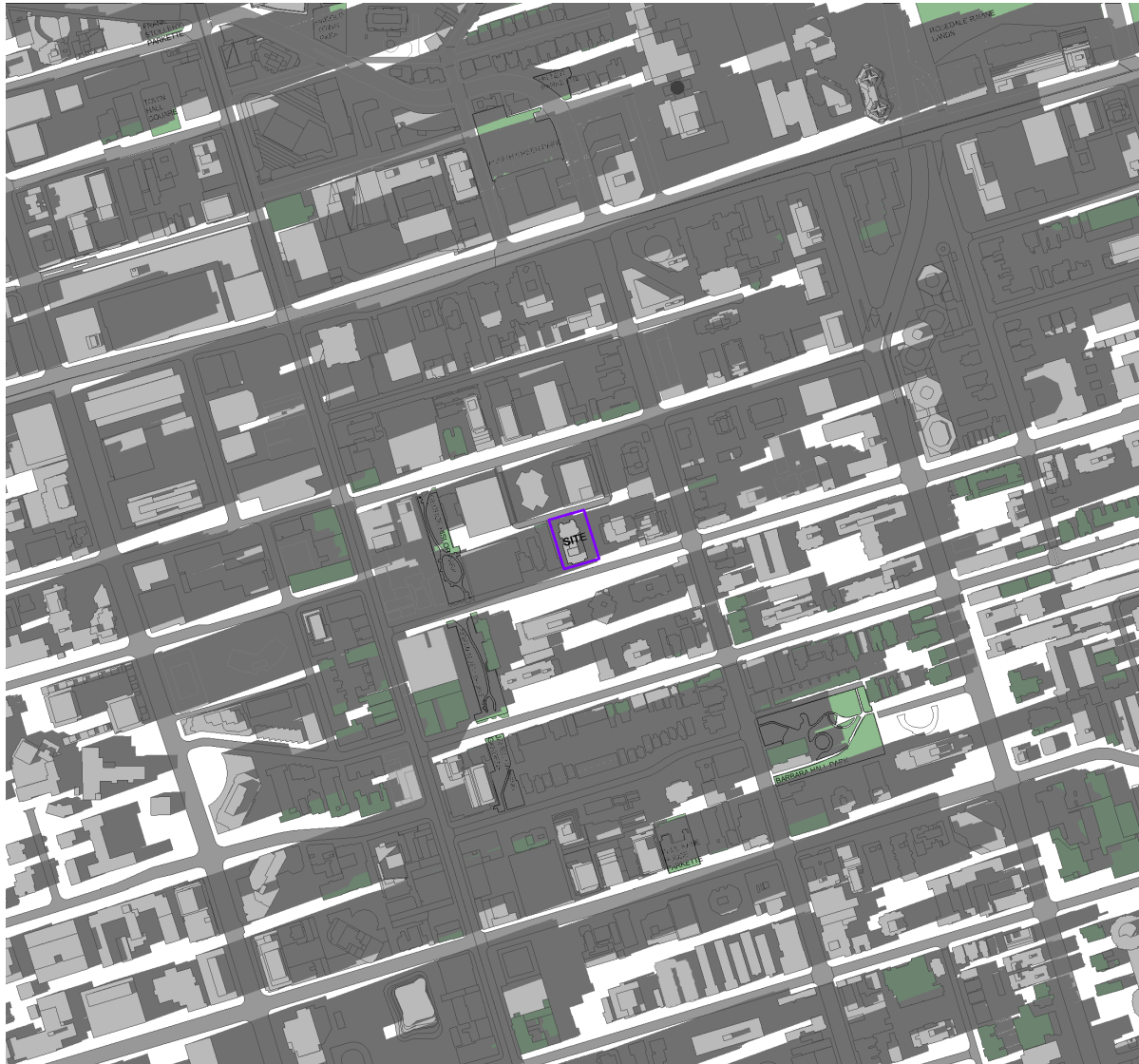


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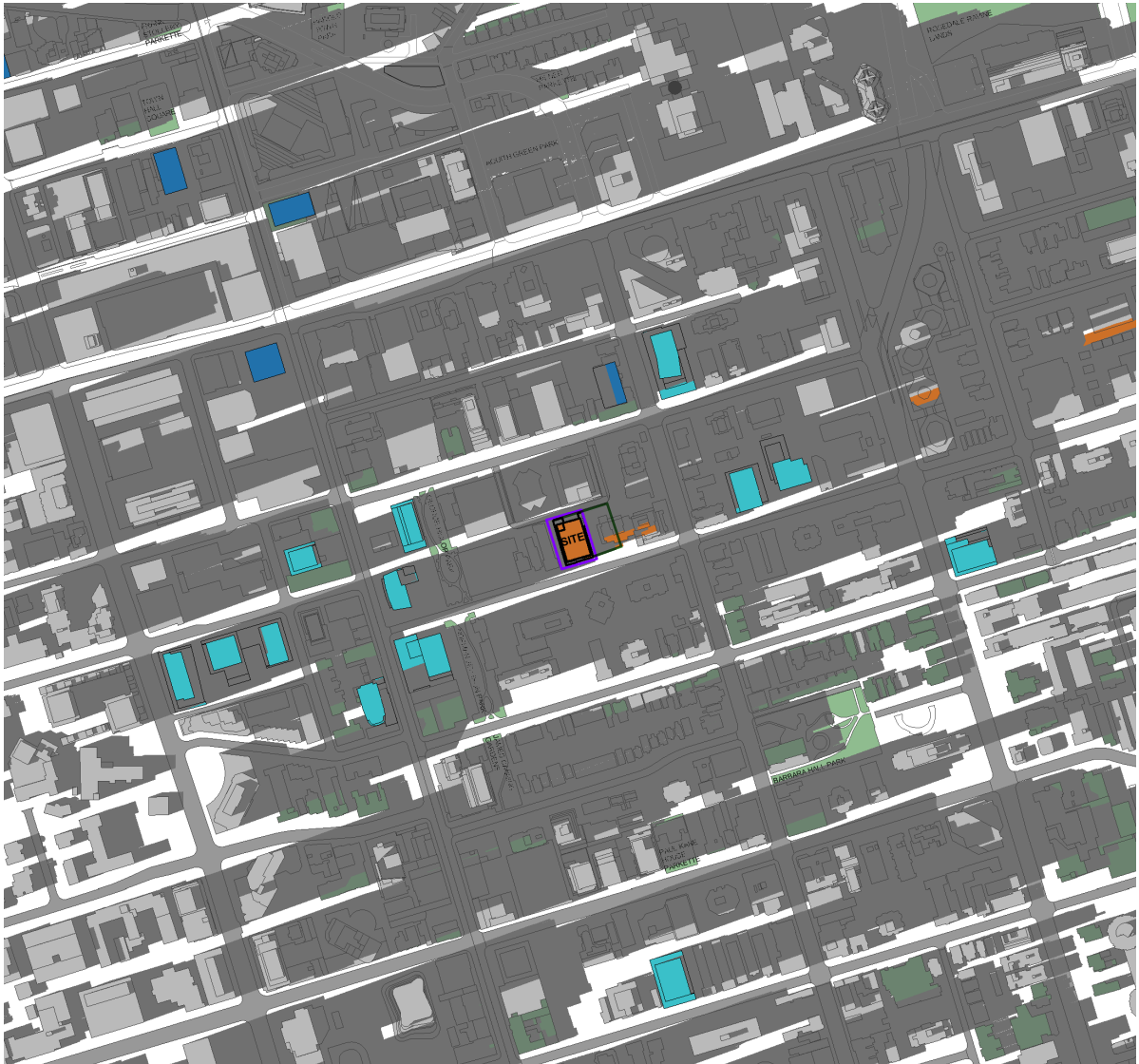
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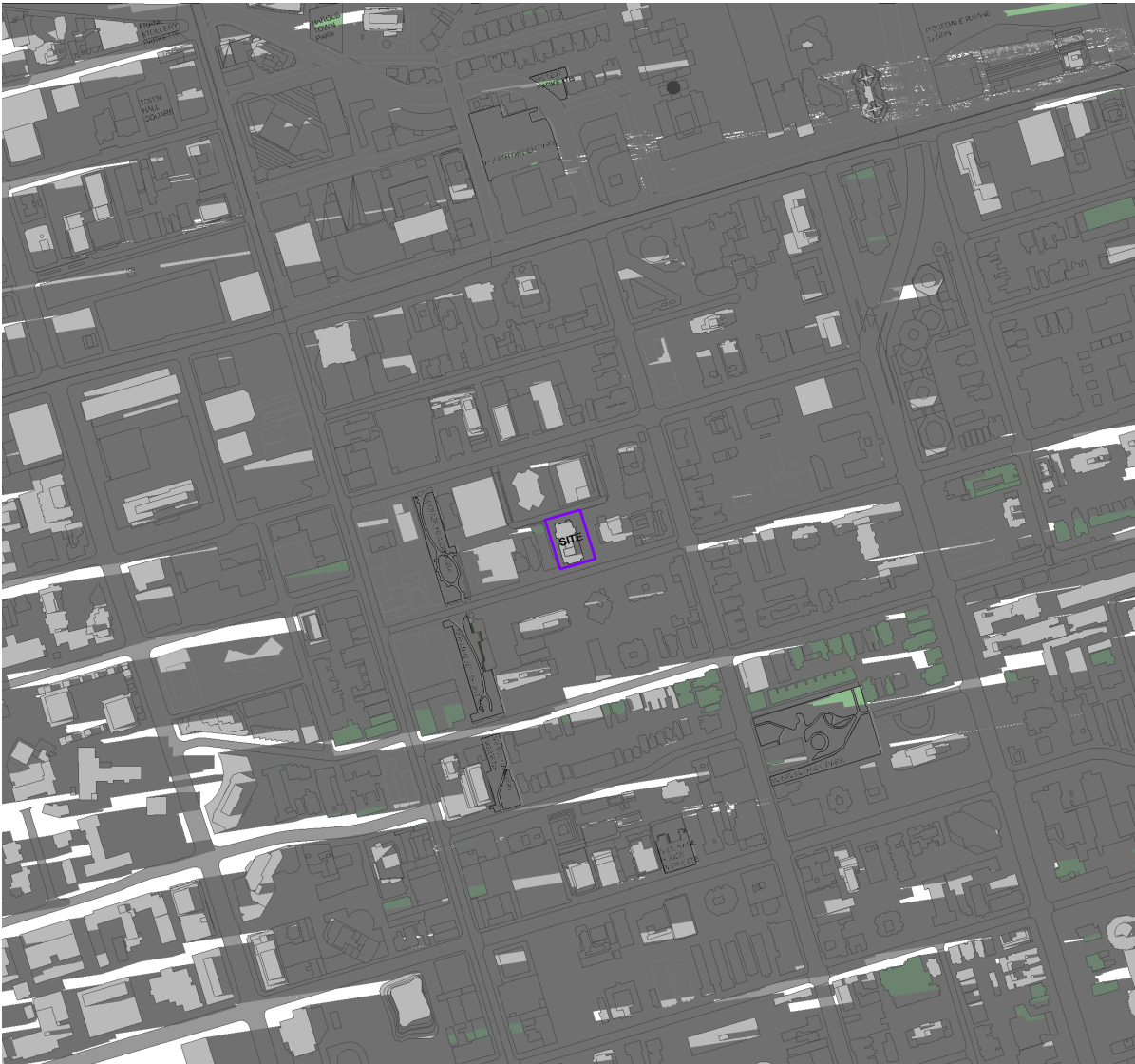
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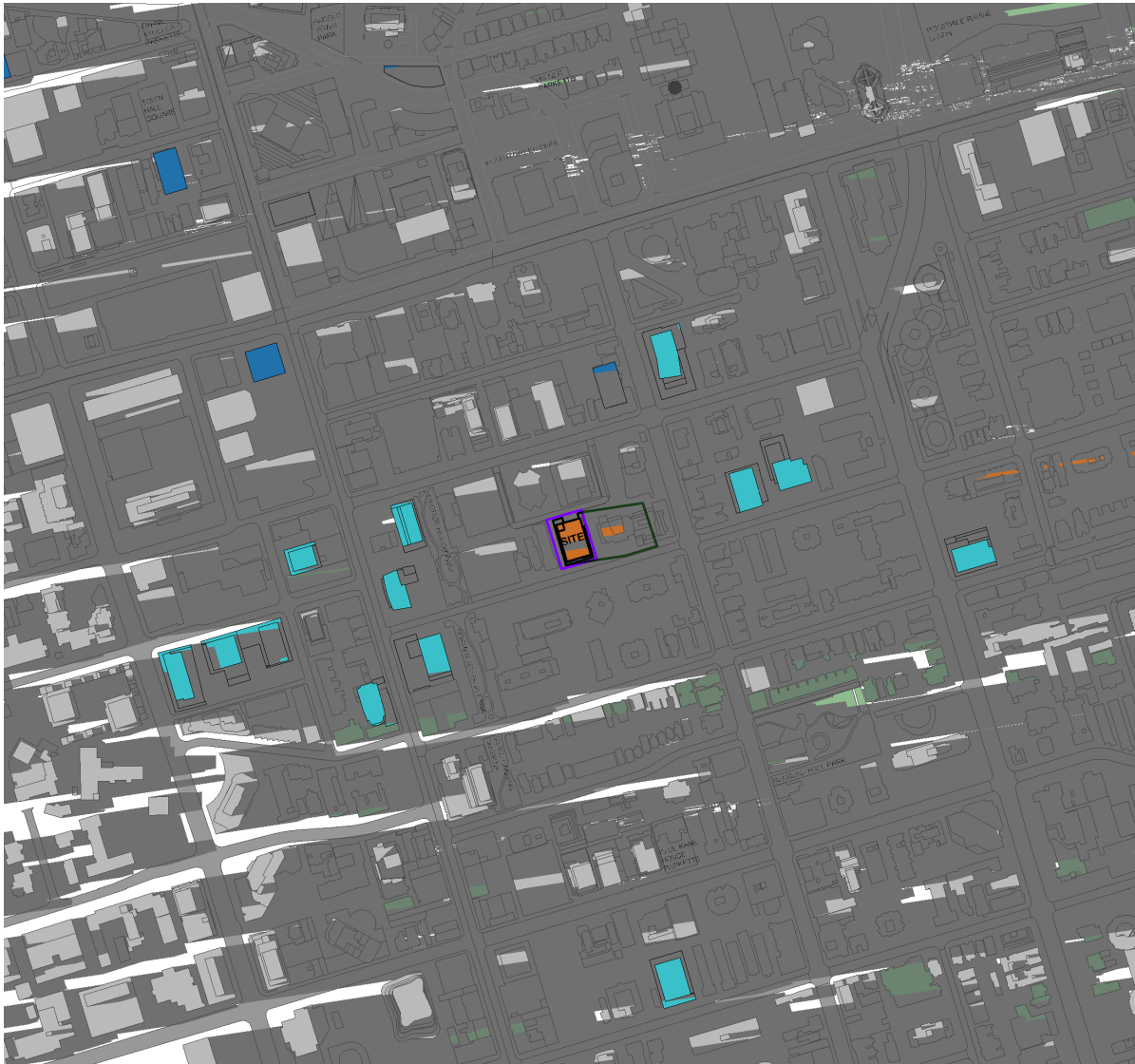
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Isabella Street, Toronto

SHADOW STUDY  
September 21



Existing Development



Proposed Development

18:18 pm

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Sun/Shadow Analysis  
Terms of Reference - Checklist

1. General	
A. Name of the Project: 48 Isabella St	B. Date: 2025-03-21
C. Address of Application: 48 Isabella St	D. Name of Consultant: Roman Pevevicius
E. Phone number and email of the Consultant: romanp@kirkorarchitects.com 416-985-4581	
2. Project Description	
A. Short Description of the Project: Residential Tower with 69 Storeys located on 48 Isabella	
B. Number of buildings for this Application: 1	
C. Number of Floors : 69	D. Height in Metres : 225.7m
E. Did you submit the 3d Model for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No File Format Submitted: Sketchup	
3. Massing Information	
A. Software Used <input type="checkbox"/> SketchUp <input checked="" type="checkbox"/> Revit <input type="checkbox"/> Other  If Other describe below:	B. Terrain Corrected : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. 3D Massing Context Tile Used (Open Data) – Please provide date of obtaining data 2025-03-02	
4. Massing Model Location	
A. Coordinates Used: Longitude: -79.3833014 Latitude : 43.6683072	B. Solar North Matches True North? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Shadow Diagrams Information	
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
B. Do the Shadow Diagrams use a standard metric scale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. Are the Shadow Diagrams provided in Colour? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



Sun/Shadow Analysis  
Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Shadow Diagrams Information – Continued
D. Date Used for Shadow Analysis : Year 2025 Month(s) March and September
E. Daylight Savings Time considered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. General Comments
Declaration of Consultant
I, <u>Roman Pevcevicius</u> (Print name) certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application. Date: <u>May 30, 2025</u>  Signature of Consultant: <u>X </u>

Please send the completed form with Sun Shadow Analysis package to:  
If you require further assistance, please contact: [Abdullah.diab@toronto.ca](mailto:Abdullah.diab@toronto.ca) or [Dulini.ratnayake@toronto.ca](mailto:Dulini.ratnayake@toronto.ca)