

SHADOW IMPLICATIONS FOR NEIGHBOURHOOD

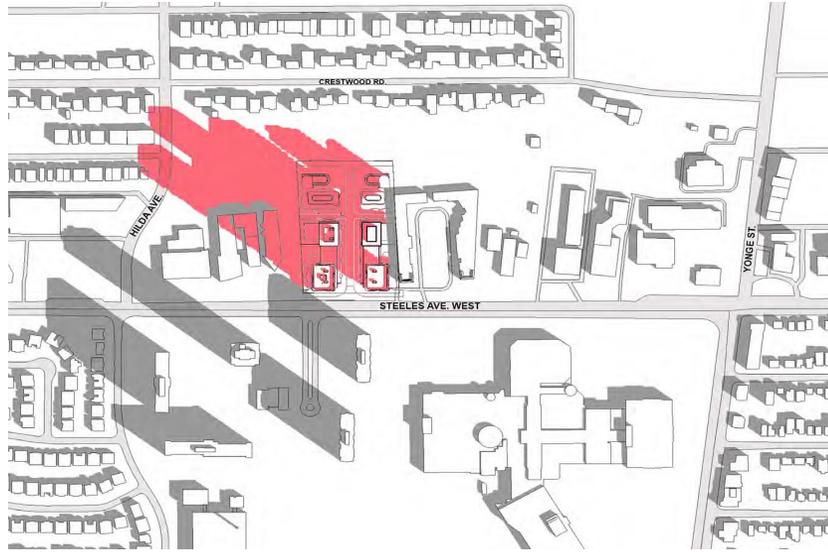
Re: 100 Steeles, 180 Steeles

Disclaimer

- I am presenting this information to the City as a local resident, not as an authority on shadow studies per se
- I assume no liability for any of the information presented

Combined effect of multiple developments is significant

- Cannot view Shadow studies for each developer along Steeles from Hilda to Yonge in isolation
- “Wall” effect resulting from multiple towers in multiple locations across length and depth of adjoining lots
- Fall/Winter/early Spring period, the majority of the year, Crestwood and Royal Palm residents are in the dark and cold as a result of the shadows for the majority of the day (see slide 3 on)



Combined effect of multiple developments is significant

Keeping to 22 Storey limit (at Steeles part of property), and respecting 45 degree plane from that level, already results in large towers and shadowing. Exceeding this has drastic implications on the neighbouring properties, particularly residential properties along Crestwood and Royal Palm, including;

- Extreme cold

- Snow and Ice accumulation without melting effect

- Quality of Life issues – lack of sunlight

- Decline in property value

- “Wall effect” and view changing from blue skies to exceedingly large towers next to 2 storey homes.



MARCH 18 & 21. 10:18AM

180 STEELES

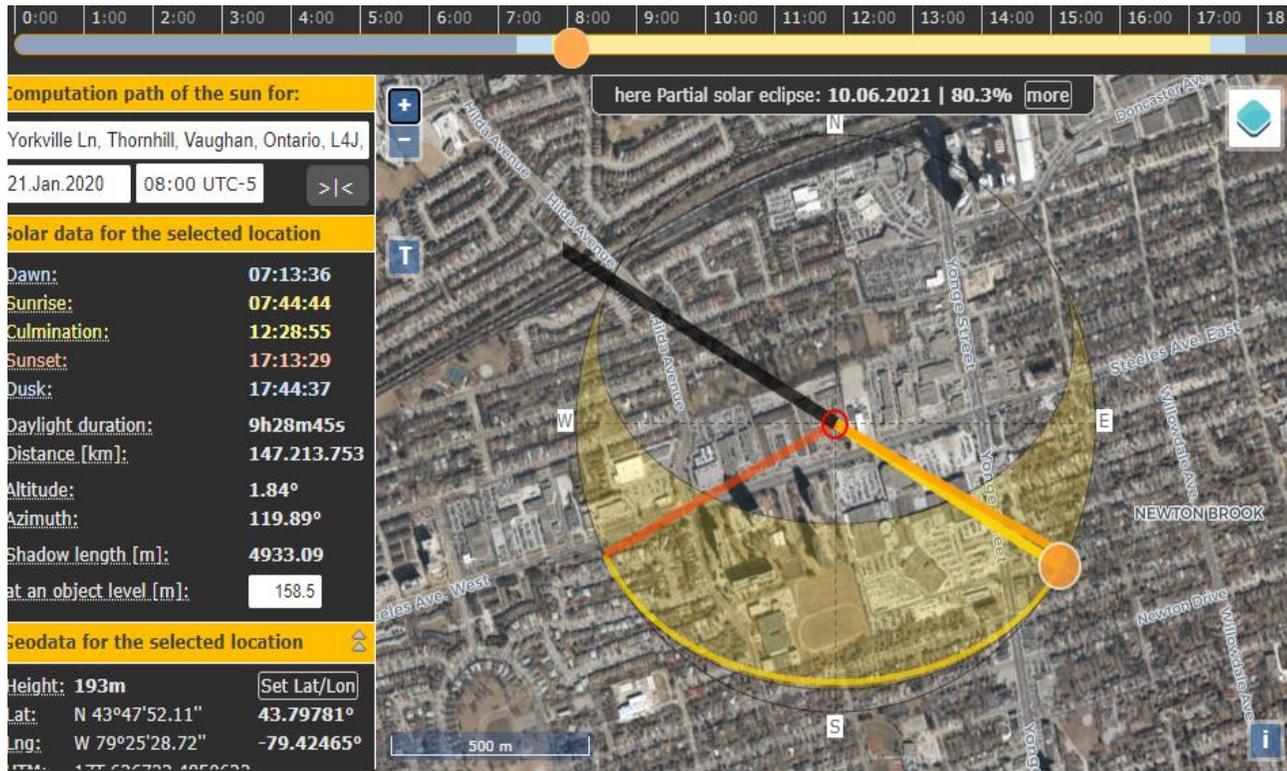
100 STEELES

COMBINED EFFECT ON NEIGHBOURHOOD
NOTE SHADOWS CAST IN COMBINATION.

SHADOW EFFECT ACROSS THE MORNING HOURS MARCH 21. 9:18-11:18AM 100 STEELES

NOTE EFFECT ON ROYAL PALM AND CRESTWOOD RESIDENTS. ADD SHADOW EFFECT OF 180 STEELES. NOTE HEIGHT AND REACH AS PROPOSED.





Shadow Presence over residences =

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00					
9:00					
10:00					
11:00					
12:00					
13:00					
14:00					
15:00					
16:00					
17:00					

JANUARY SNAPSHOT – 100 STEELES - SHADOW REACHING NEIGHBOURING STREET RESIDENCES

<https://www.suncalc.org/#/43.7979,-79.4248,16/2020.01.21/14:00/158.5/1>

Height and Position Calculation: 49 Storeys at right of center of property = 344.83-192.33 (add 6m mechanical) = 158.5m

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Jan					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	
13:00	█	█	█	█	
14:00	█	█	█	█	
15:00	█	█	█	█	
16:00					█
17:00					█
21-Feb					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	
13:00	█	█	█	█	
14:00	█	█	█	█	
15:00	█	█	█	█	
16:00					█
17:00					█
21-Mar					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	
13:00	█	█	█	█	
14:00	█	█	█	█	
15:00	█	█	█	█	
16:00	█	█	█	█	
17:00					█
18:00					█
21-Apr					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	

JAN-APRIL /SEPT-DEC SNAPSHOT - 100 STEELES SHADOW REACH

	Royal Palm	Crestwood	Pinewood & Adjoining	North of Railroad	NE Yonge/
21-Sep					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	
13:00	█	█	█	█	
14:00	█	█	█	█	
15:00	█	█	█	█	
16:00					
17:00					
18:00					
21-Oct					
8:00	█	█	█	█	
9:00	█	█	█	█	
10:00	█	█	█	█	
11:00	█	█	█	█	
12:00	█	█	█	█	
13:00	█	█	█	█	
14:00	█	█	█	█	
15:00	█	█	█	█	
16:00					
17:00					
18:00					
21-Nov					
8:00	█	█	█	█	█
9:00	█	█	█	█	█
10:00	█	█	█	█	█
11:00	█	█	█	█	█
12:00	█	█	█	█	█
13:00	█	█	█	█	█
14:00	█	█	█	█	█
15:00	█	█	█	█	█
16:00					█
21-Dec					
8:00	█	█	█	█	█
9:00	█	█	█	█	█
10:00	█	█	█	█	█
11:00	█	█	█	█	█
12:00	█	█	█	█	█
13:00	█	█	█	█	█
14:00	█	█	█	█	█
15:00	█	█	█	█	█
16:00					█

	Royal Palm	Crestwood
21-Sep		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
18:00		
21-Oct		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
18:00		
21-Nov		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
21-Dec		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		

	Royal Palm	Crestwood
21-Jan		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
21-Feb		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
21-Mar		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		



CLOSER LOOK – 100 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 7 MONTHS OF THE YEAR

	Royal Palm	Crestwood	Pinewood & Adjoining
21-Jan			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00			
17:00			
21-Feb			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00			
17:00			
21-Mar			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			

JAN-MAR
/SEPT-DEC
SNAPSHOT
180
STEELES
SHADOW
REACH

	Royal Palm	Crestwood	Pinewood & Adjoining
21-Sep			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
21-Oct			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00			
17:00			
18:00			
21-Nov			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00			
21-Dec			
8:00			
9:00			
10:00			
11:00			
12:00			
13:00			
14:00			
15:00			
16:00			

	Royal Palm	Crestwood
21-Jan		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
21-Feb		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
21-Mar		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		

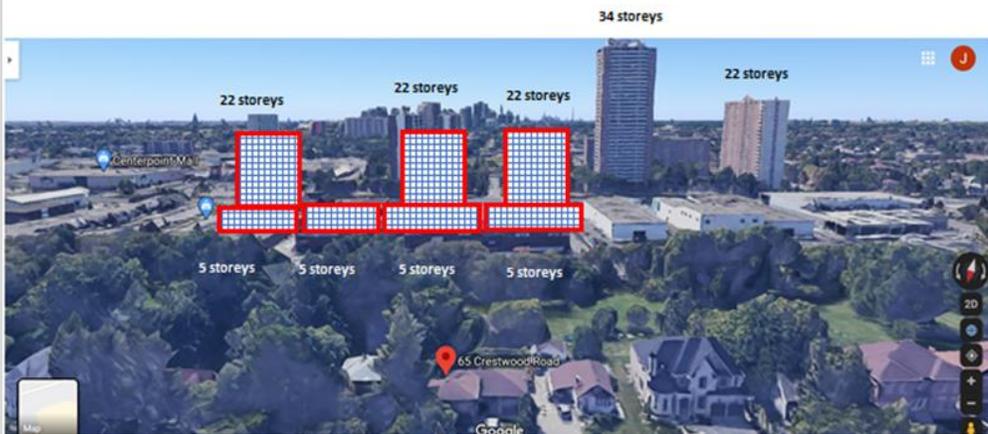
	Royal Palm	Crestwood
21-Sep		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
21-Oct		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
17:00		
18:00		
21-Nov		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		
21-Dec		
8:00		
9:00		
10:00		
11:00		
12:00		
13:00		
14:00		
15:00		
16:00		

CLOSER LOOK – 180 STEELES SHADOW REACH OVER ROYAL PALM & CRESTWOOD RESIDENCES - 6 MONTHS OF THE YEAR

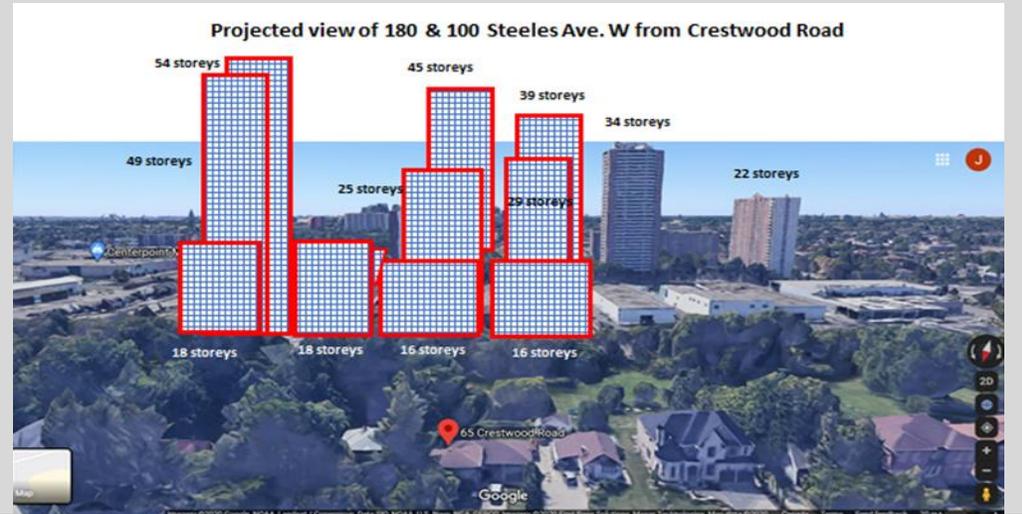
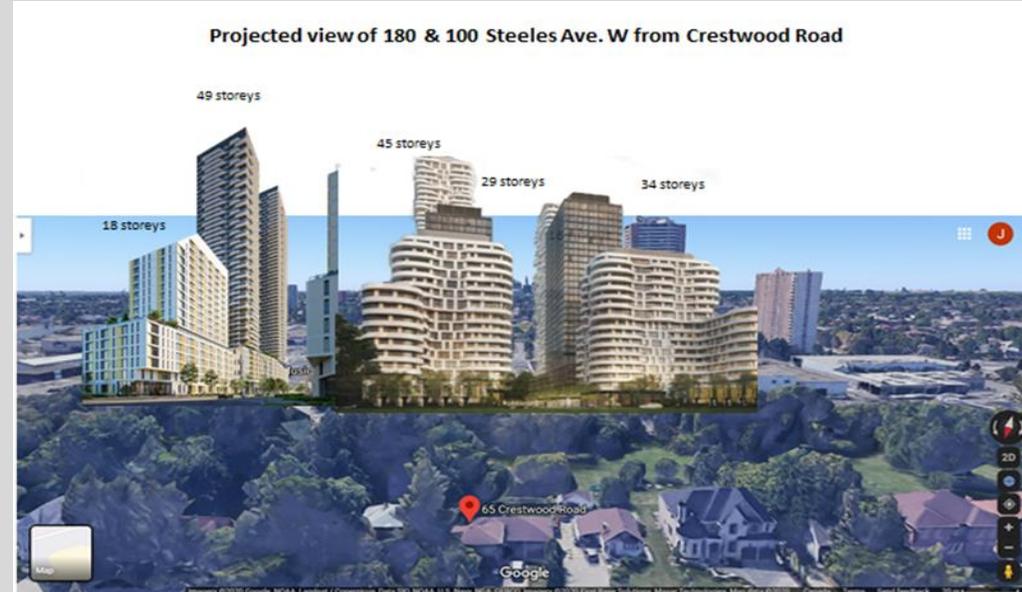
Approved



View of 180 & 100 Steeles Ave. W from Crestwood Road as per Secondary Plan



Proposed



Shadow impact quotes

"The shadow study shows that virtually all the open spaces, including the POPS (Public Owned Private Spaces), are in shadow all day except at noon. Even for the retail experience, this may not be enough. The applicant should seek to optimize sun exposure within the limitations."

Vaughan Design Review Panel. May 28, 2020 minutes regarding shadows (p. 4) for 180 Steeles proposal

"future development at the intersection of Steeles Avenue West and Yonge Street will feature the tallest and most dense development in the area. As such, the proposed development at 180 Steeles Avenue West is an appropriate design in terms of its role in supporting the height and massing strategy along the corridor. Therefore, shadowing impacts must be broadly acceptable in light of the future anticipated condition".

Urban Design Brief, 180 Steeles. Weston Consulting, page 92

Summary

- Combined effect of proposed plus neighbouring developments cast excessively large and prolonged shadow over adjacent residences for more than half of the year. This is not an acceptable building height, massing, and resulting shadow level proposed.
- Multiple adverse effects including quality of life, property values, lack of sunlight, health hazards, heating costs, snow accumulation due to excessive and prolonged exacerbation of cold in winter.
- Design should be within Thornhill Secondary Plan approved heights of 22 storey maximum (at Steeles) and not greater. Council, please respect the Yonge Steeles corridor plan you approved in 2010.
- Living things such as people, plants, trees need light to grow, and they are not getting it here.