

May 1, 2020

Michelle Banfield
MCIP, RPP Director of Planning

City of Barrie
70 Collier Street
P.O. Box 400
Barrie, Ontario L4M 4T5

Re: 136 Bayfield Street, Barrie – Shadow Study Response

Michelle Banfield,

The shadow studies prepared and submitted by onespace unlimited inc. have been reviewed for impact on the adjacent properties.

Through the analysis of our shadow study we reviewed the impact of our development's shadows on neighbouring single family homes, apartment buildings and park areas. Our focus was on the areas that impact the residents directly including shadow on residential windows and areas of outdoor amenity. Through our shadow modelling the following was determined:

Maple Avenue – Single Family Homes

Shadowing completely moves off of the single family homes by approximately:
10:18am on April 21st, June 21st. Sept 21st and Dec 21st

Bayfield Street – Existing Apartment Building (125 Bayfield Street)

Shadow impact on the apartment building begins around 2:18pm and completely moves off by approximately:

4:18pm on April 21st and Sept 21st

Minimal shadow on street front facade on June 21st

On December 21st the proposed development has minimal impact on adjacent properties due to the existing long shadows cast by the neighbouring buildings

Bayfield Street – Future Apartment Building (117/ 113 Bayfield Street)

Shadow impact on the future apartment building begins around 3:18pm and completely moves off by approximately:

5:18pm on April 21st

4:18pm on June 21st

6:18pm on Sept 21st

On December 21st the proposed development has minimal impact on adjacent properties due to the existing long shadows cast by the neighbouring buildings

Drury Lane – Single Family Homes

Shadow impact on the rear yards of the houses on the west side of Drury Lane is limited to approximately:

3:18pm to 4:18pm on April 21st

No shadow impact on June 21st

2:18pm to 4:18pm on Sept 21st

On December 21st the proposed development has minimal impact on adjacent properties due to the existing long shadows cast by the neighbouring buildings

Lions Park

Shadow impact on Lions Park is limited to approximately:

4:18p to 5:18pm on Sept 21st

No shadow impact on April 21st or June 21st

On December 21st the proposed development has minimal impact on adjacent properties due to the existing long shadows cast by the neighbouring buildings

136 Bayfield Development – Townhouse Rear Yards

The shadow caused by the proposed development completely moves off of the townhouse rear yards by approximately:

11:18am on April 21st and Sept 21st

12:18pm on June 21st

136 Bayfield Development – Outdoor Amenity Area

The shadow caused by the proposed development completely moves off of the outdoor amenity area by approximately:

12:18pm on April 21st, June 21st and Sept 21st

Incorporated Features of the Proposed development to minimize shadow Impact:

In order to minimize shadow impact of adjacent properties, several measures were taken including the following:

- Minimizing the tower footprint
- Podium height along Bayfield reflects existing developments on east side of the street for minimal shadow impact
- Lower density townhouses proposed facing Maple reduce the shadows on the existing houses
- Located tower on south end of property (addressing the street) to minimize shadows on single family homes nearby

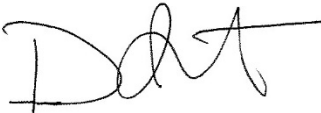
Summary Conclusion:

Our analysis shows that the impact on the adjacent properties is acceptable both in duration and placement of shadows. Areas that benefit from direct sunlight have ample exposure during relevant timeframes. In conclusion, it can be determined that the proposed development will have minimal impact on the existing neighbourhood.

I trust this is satisfactory.

Yours truly,

onespace unlimited inc . architecture + interior design

A handwritten signature in black ink, appearing to read 'D. Iafrate', with a long horizontal stroke extending to the right.

Don Iafrate, B.Tech., M.Arch., OAA, LEED AP
VP-studio operations, Architect