

SHADOW ANALYSIS

19 DUNDONALD STREET
CITY OF BARRIE | COUNTY OF SIMCOE

PREPARED FOR: HARGREAVES
AUGUST 2023

IPS INNOVATIVE PLANNING SOLUTION
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EXECUTIVE SUMMARY

This shadow analysis has been prepared in accordance with the City of Barrie Terms of Reference for Shadow/Shading Study (October 2018) in support of the Zoning By-law Amendment for the lands located at 19 Dundonald Street in the City of Barrie.

The analysis demonstrates the shadows cast by the proposed development throughout the year on the lands adjacent to the subject property by the proposed residential tower.

The analysis has been conducted using a 3D Sketchup model which has been geolocated to Latitude: 44.392655N Longitude: 79.677418W. The model has accounted for topographic features through a combination of survey data for the subject property and 2m contour lines for the surrounding context (contour data taken from County of Simcoe Online Mapping). Daylight savings time has been accounted for for the months of April, June and September.

The analysis concludes that there is minimal and acceptable incremental shadow impact on the surrounding land uses throughout the year.

APRIL 21

7:54 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



8:54 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



APRIL 21

9:54 AM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



10:54 AM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



APRIL 21

11:54 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



12:54 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



APRIL 21

1:54 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



2:54 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



APRIL 21

3:54 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

4:54 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

APRIL 21

5:54 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

6:41 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

JUNE 21

7:05 AM



8:05 AM



JUNE 21

9:05 AM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

10:05 AM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

JUNE 21

11:05 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



12:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



JUNE 21

1:05 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



2:05 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



JUNE 21

3:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



4:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



JUNE 21

5:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

6:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

JUNE 21

7:05 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



7:37 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST

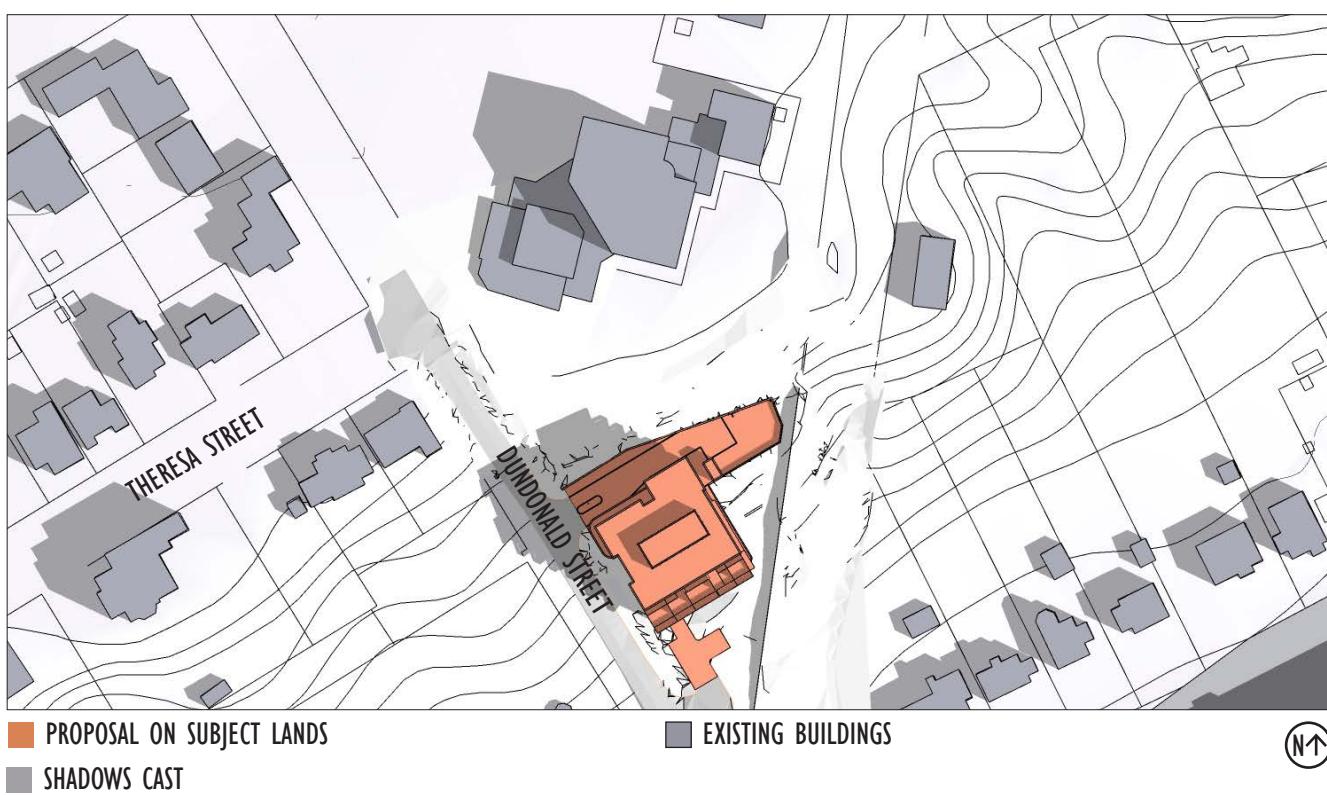


SEPTEMBER 21

8:35 AM



9:35 AM



SEPTEMBER 21

10:35 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



11:35 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



SEPTEMBER 21

12:35 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

1:35 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS



SHADOWS CAST

SEPTEMBER 21

2:35 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



3:35 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS

■ SHADOWS CAST



SEPTEMBER 21

4:35 PM



5:35 PM



SEPTEMBER 21

5:47 PM



PROPOSAL ON SUBJECT LANDS

EXISTING BUILDINGS

SHADOWS CAST



DECEMBER 21

9:22 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

10:22 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

DECEMBER 21

11:22 AM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

12:22 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

DECEMBER 21

1:22 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

2:22 PM



■ PROPOSAL ON SUBJECT LANDS

■ EXISTING BUILDINGS



■ SHADOWS CAST

DECEMBER 21

3:12 PM



The background image is an aerial photograph of a suburban residential area. The neighborhood consists of single-family homes with various roof colors and styles, surrounded by green lawns and mature trees. The streets are a mix of residential and commercial, with some larger buildings and parking lots. A body of water, likely a lake, is visible along the bottom right edge of the frame.

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