



Shadow Study Analysis

2451-2495 Danforth Avenue
City of Toronto

Prepared For
FCHT Holdings (Ontario) Corporation

September 2025

Summary of Shadow Impacts

This Shadow Study was prepared by Bousfields Inc. in support of the subject Official Plan and Zoning By-law Amendment application to assess the incremental shadow impacts from the proposed development at the spring and fall equinoxes (March 21st and September 21st), and the summer and winter solstices (June 21st and December 21st) in accordance with the City of Toronto Terms of Reference for Sun/Shadow Studies.

Official Plan Policy 3.1.3(5) requires that new development be located and massed to ensure access to direct sunlight and daylight on the public realm. Policy 3.1.4(10) further provides that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties and maximize access to sunlight and open views of the sky from the public realm. Policy 3.2.3(3) provides that the effects of development from adjacent properties on parks and open spaces, including additional shadows, will be “minimized as necessary to preserve their utility”. The policies specific to the *Mixed Use Areas* designation direct that new buildings will be located and massed to “adequately limit” shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes (Policy 4.5.2(d)).

The closest *Neighbourhoods*-designated lands are located directly south of the subject south (i.e. the lands fronting the north side of Stephenson Avenue and the east side of Westlake Avenue). *Neighbourhoods* are also located west of the subject site across Westlake Avenue and approximately 60 metres to the north, fronting the south side of Harris Avenue.

The closest *Parks*-designated lands are located south of the subject site, on the south side of Stephenson Avenue (i.e. Stephenson Park). *Parks* are also located approximately 98 metres northeast of the subject site on the east side of Chisholm Avenue (i.e. Stanley G. Grizzle Park). Other *Parks*-designated lands located in the surrounding area are Coleman Park, Maryland Park, and Dentonia Park.

The Shadow Study demonstrates that, at the spring and fall equinoxes, there will be minor incremental shadow impacts from the proposal on the portions of the surrounding *Neighbourhoods*- and/or *Parks*-designated lands during the times outlined below.

March 21st

On March 21st, from 9:18am to shortly after 12:18pm, there are incremental shadow impacts from the proposal on portions of the *Neighbourhoods*-designated lands on Harris Avenue, with some shadow impact on the *Neighbourhoods*-designated lands on Gates Avenue and Westlake Avenue north of Danforth Avenue at 9:18am. No incremental shadow impact on the Stanley G. Grizzle Park.

June 21st

On June 21st, the proposal has limited incremental shadow impact on the *Neighbourhoods*-designated lands south of the subject site at 6:18pm. The proposal does not cast incremental shadow on surrounding *Parks* on this date.

September 21st

On September 21st, the proposal has incremental shadow impacts from 9:18am to shortly after 12:18pm on the *Neighbourhoods*-designated lands on Harris Avenue, with some shadow impact on the *Neighbourhoods*-designated lands on Westlake Avenue north of Danforth Avenue at 9:18am.

December 21st

On December 21st, there is incremental shadow impact from the proposal on *Neighbourhoods*-designated lands throughout the day. These shadows reach as far north as Doncaster Avenue west of Westlake Avenue in the early morning hours. By mid-afternoon, incremental shadow from the proposal reaches Balfour Avenue, and before sunset to east of Victoria Park Avenue. With respect to *Parks*, the proposal has limited shadow impact on Coleman Park to the northeast from 3:18pm to 4:18pm, and at 4:18pm the proposal shadows portions of Dentonia Park, further to the northeast.

Based on the foregoing analysis, it is our opinion that the resulting incremental shadow impacts from the proposed development on lands designated *Neighbourhoods* and/or *Parks* are “adequately limited” in accordance with the applicable Official Plan policies and that the incremental shadow impacts from the proposed development are minor and acceptable.

Open Space Key Map



Legend

- Subject Site
- Existing Buildings
- Parks/Open Space
- Under Construction Buildings
- POPS

The background is a semi-transparent red overlay on a grayscale aerial photograph of a city. The map shows a dense grid of streets and building footprints. A prominent road runs diagonally from the top left towards the bottom right. In the upper center, there is a large, irregularly shaped area that appears to be a park or a large open lot. The text "March 21st" is written in a large, white, sans-serif font in the upper right corner.

March 21st

March 21st

9:18am

Existing Condition




Proposed Condition



Legend

- | | | |
|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

10:18am

Existing Condition




Proposed Condition



Legend

- | | | |
|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

11:18am

Existing Condition




Proposed Condition



Legend

- | | | |
|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

12:18pm


Existing Condition




Proposed Condition



Legend

- | | | |
|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

1:18pm


Existing Condition




Proposed Condition



Legend

- | | | |
|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

2:18pm


Existing Condition




Proposed Condition



Legend

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|--|--|--|
|  Subject Site |  Approved Buildings |  POPS |
|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
|  Shadow Cast by Development Proposal |  Existing Buildings |  Approved Park |

 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

3:18pm

Existing Condition




Proposed Condition



Legend

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|--|--|--|
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|  Development Proposal |  Under Construction Buildings |  Parks/Open Space |
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 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

4:18pm

Existing Condition




Proposed Condition



Legend

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 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

5:18pm

Existing Condition




Proposed Condition



Legend

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 Shadows Cast by Existing, Approved and Under Construction Buildings

March 21st

6:18pm

Existing Condition




Proposed Condition



Legend

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|--|--|--|
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 Shadows Cast by Existing, Approved and Under Construction Buildings

The background is a detailed aerial map of a city, showing a grid of streets, building footprints, and green spaces. A semi-transparent red overlay covers the entire map. In the top right corner, the text "June 21st" is written in a large, white, sans-serif font.

June 21st

June 21st

9:18am

Existing Condition




Proposed Condition



Legend

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 Shadows Cast by Existing, Approved and Under Construction Buildings

June 21st

10:18am

Existing Condition



Proposed Condition



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June 21st

11:18am

Existing Condition



Proposed Condition



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June 21st

12:18pm

Existing Condition



Proposed Condition



Legend

Subject Site

Development Proposal

Shadow Cast by Development Proposal

Approved Buildings

Under Construction Buildings

Existing Buildings

POPS

Parks/Open Space

Approved Park

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June 21st

1:18pm

Existing Condition



Proposed Condition



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June 21st

2:18pm



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The background of the image is a semi-transparent red overlay on a detailed aerial map. The map shows a dense urban grid with numerous streets, building footprints, and some green spaces. The red overlay is uniform in color and opacity, creating a monochromatic effect for the background.

September 21st

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9:18am

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Proposed Condition



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