

# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

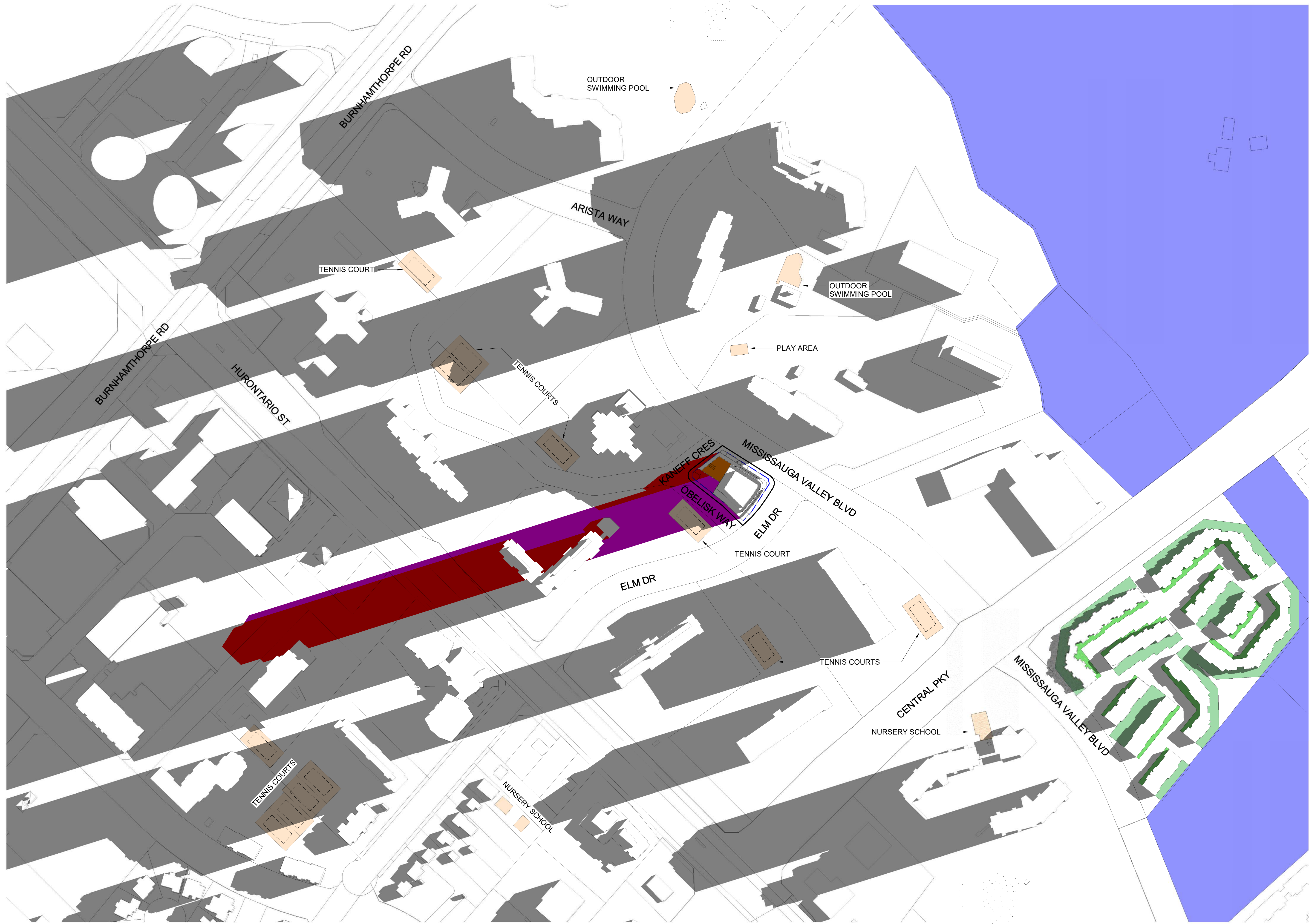
**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16.286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
MPA  
CHECKED BY  
RMM  
SCALE  
1 : 1500

DRAWING NO. **A811** REV. **4**

**1** JUNE 21 - 0537 AM  
A811 1 : 1500





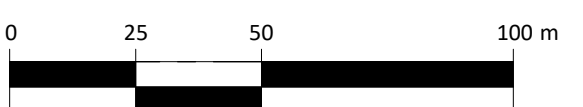
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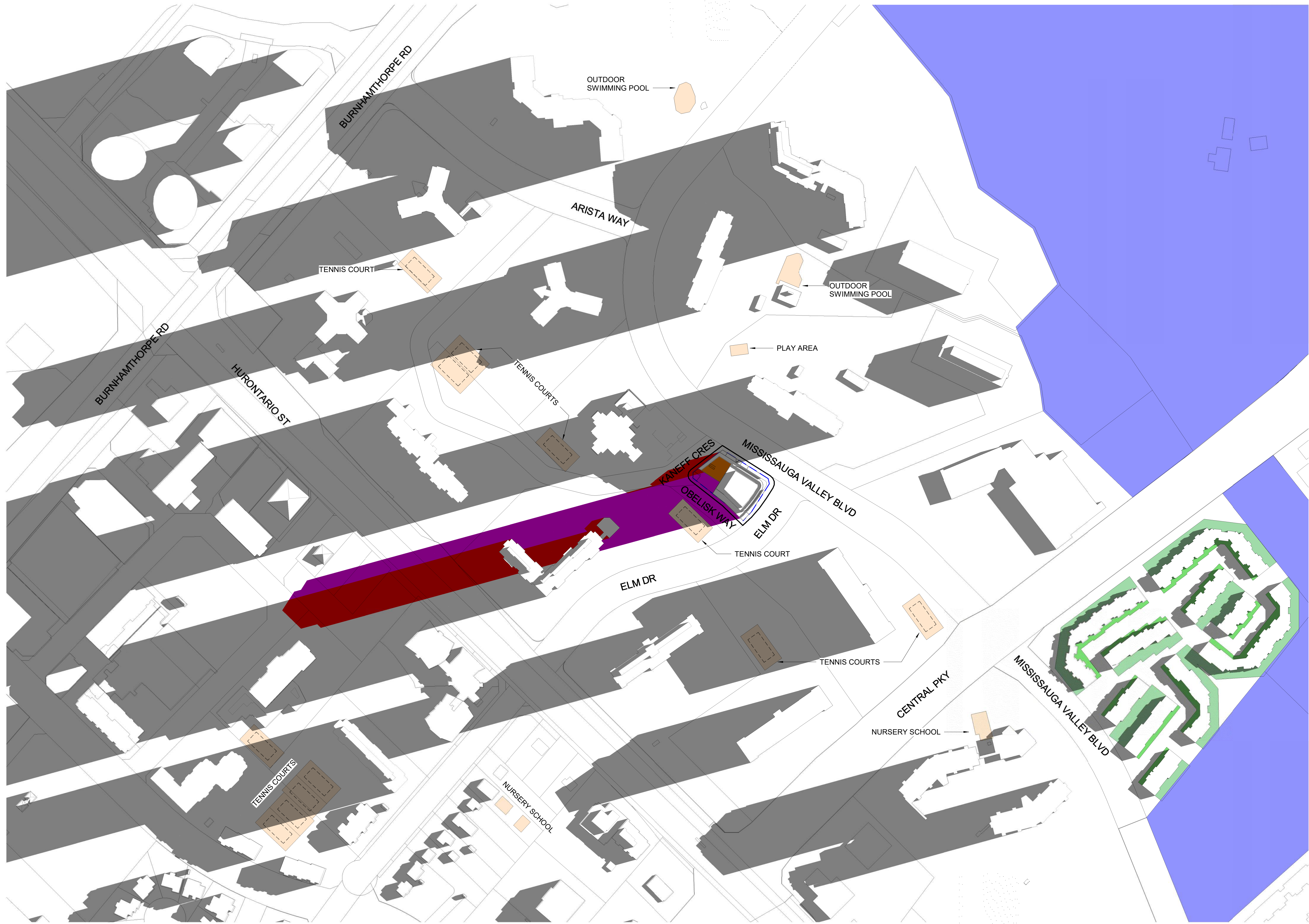
**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

N 	DRAWING NO. <b>A812</b>	REV. <b>4</b>
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**1** JUNE 21 - 0707 AM  
A812 1 : 1500





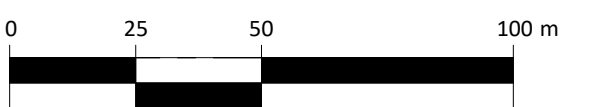
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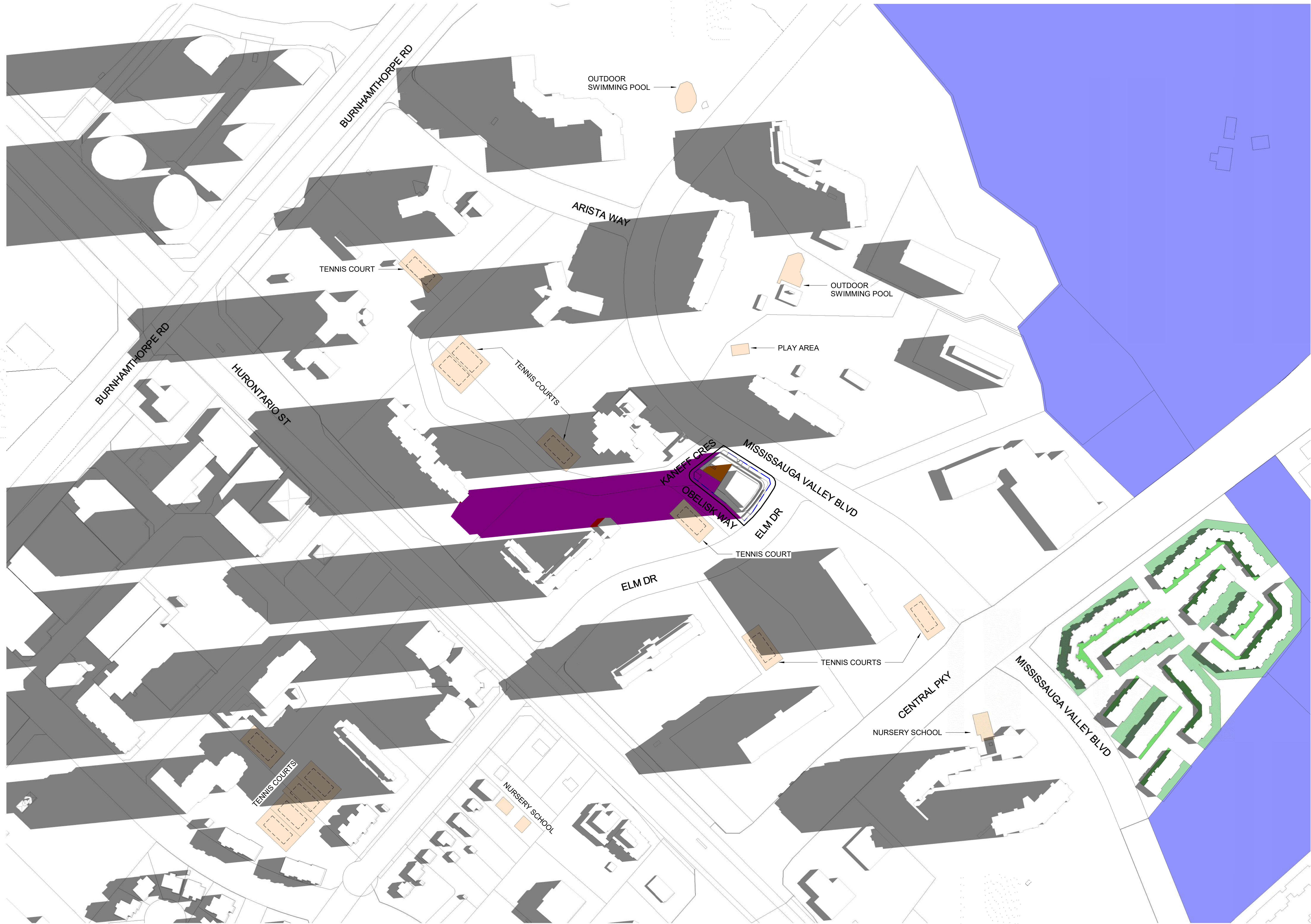
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**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

DRAWING NO. <b>A813</b>	REV. <b>4</b>
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**1** JUNE 21 - 0720 AM  
A813 1 : 1500





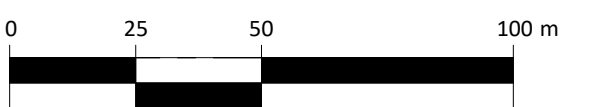
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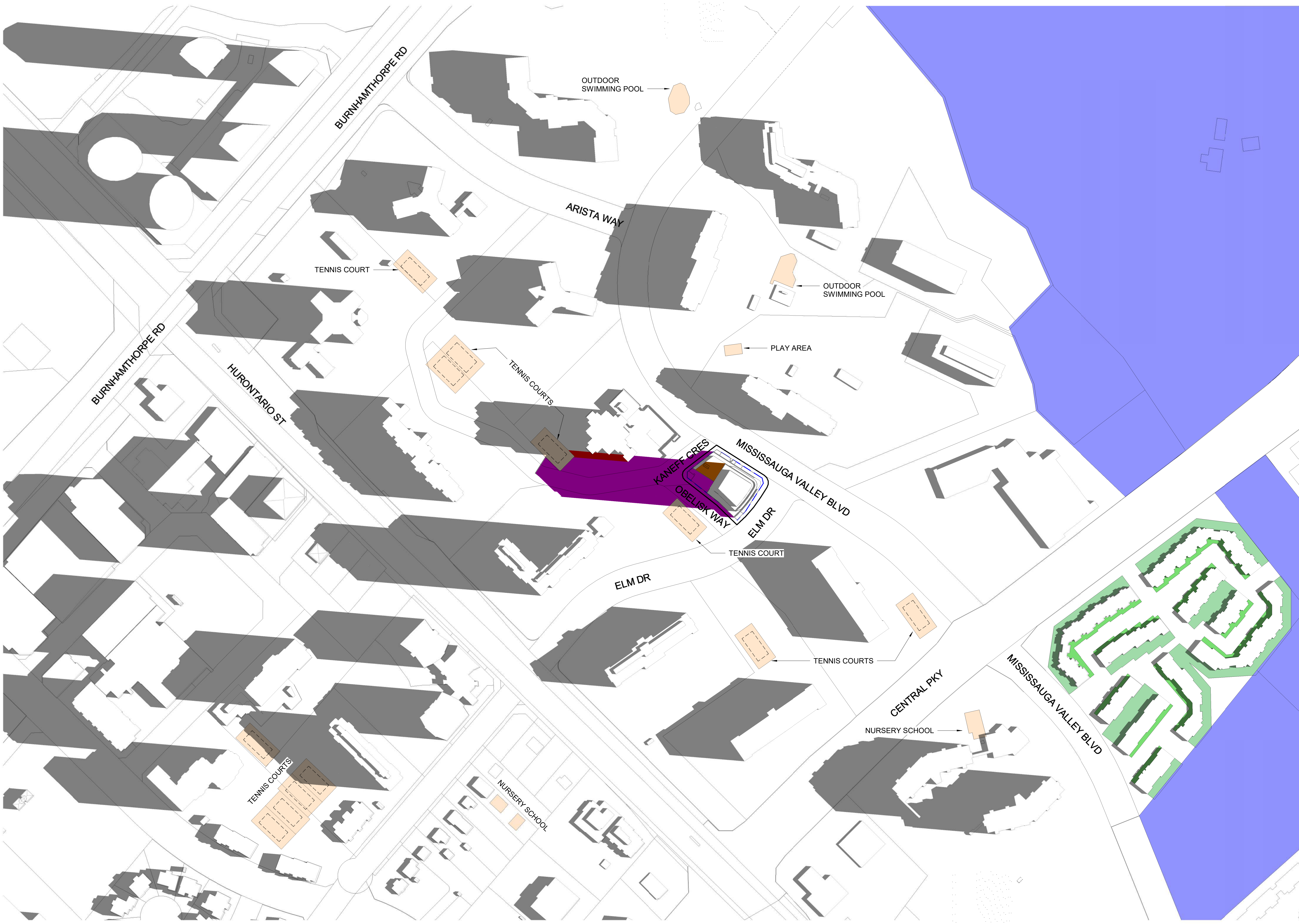
**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.	16-286SPA
PROJECT DATE	2018-04-20
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1500

DRAWING NO.	<b>A814</b>	REV.	<b>4</b>
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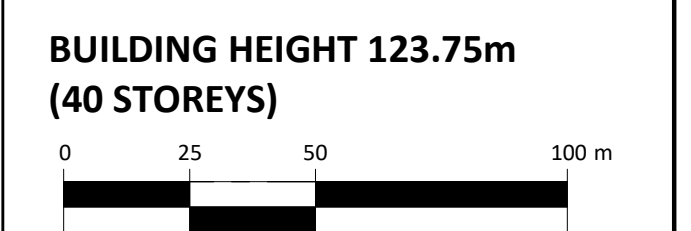
**1** JUNE 21 - 0820 AM  
A814 1 : 1500





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**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY MPA	
CHECKED BY RMM	
SCALE 1 : 1500	

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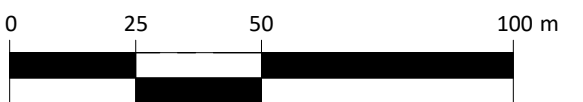
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PROJECT NO.  
16-286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
Author  
CHECKED BY  
Checker  
SCALE  
1 : 1500

DRAWING NO. **A816** REV. **4**

**1** JUNE 21 - 1020 AM  
A816 1 : 1500





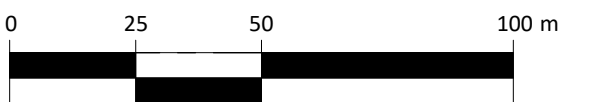
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Kaneff Crescent and Mississauga Valley Boulevard,  
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City File NO. OZ 20/070

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**SHADOW STUDIES**

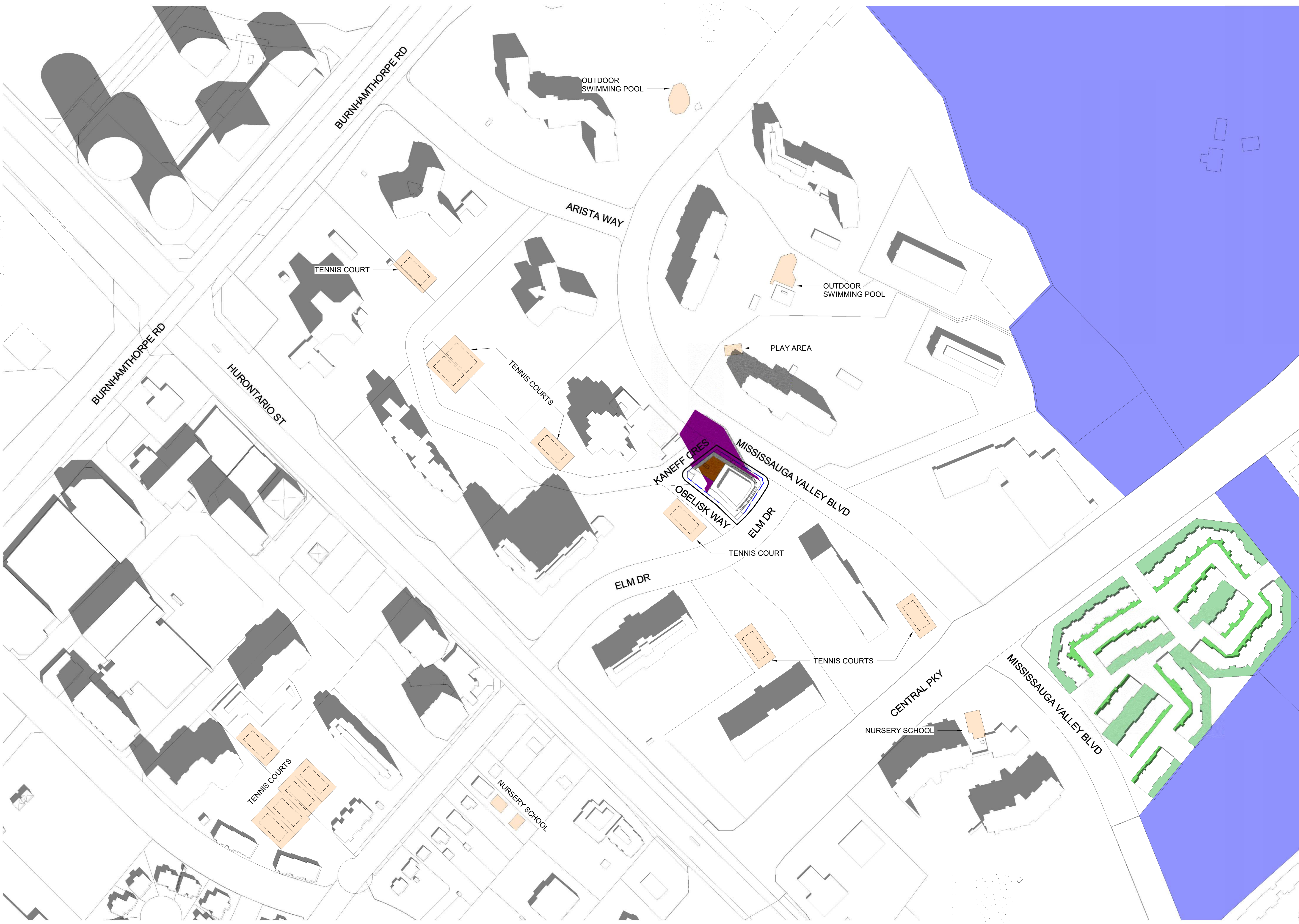
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16-286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
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DRAWING NO. **A817** REV. **4**

**1** JUNE 21 - 1120 AM  
A817 1 : 1500

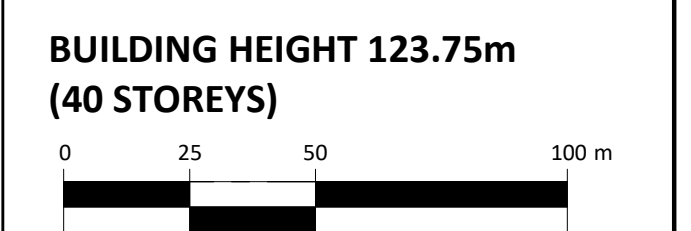
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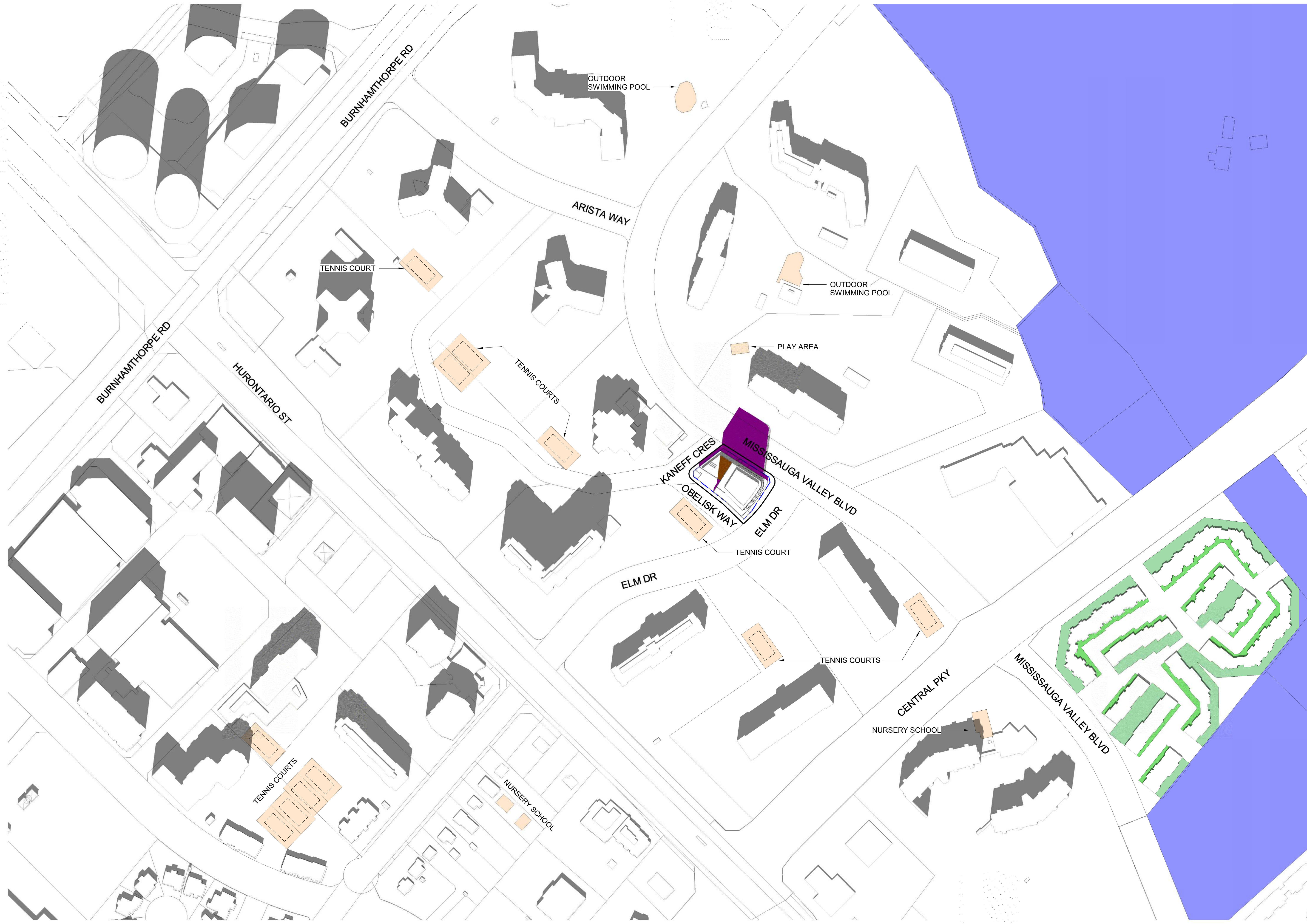
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PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

N

DRAWING NO. <b>A818</b>	REV. <b>4</b>
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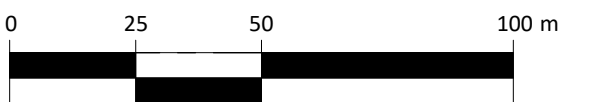
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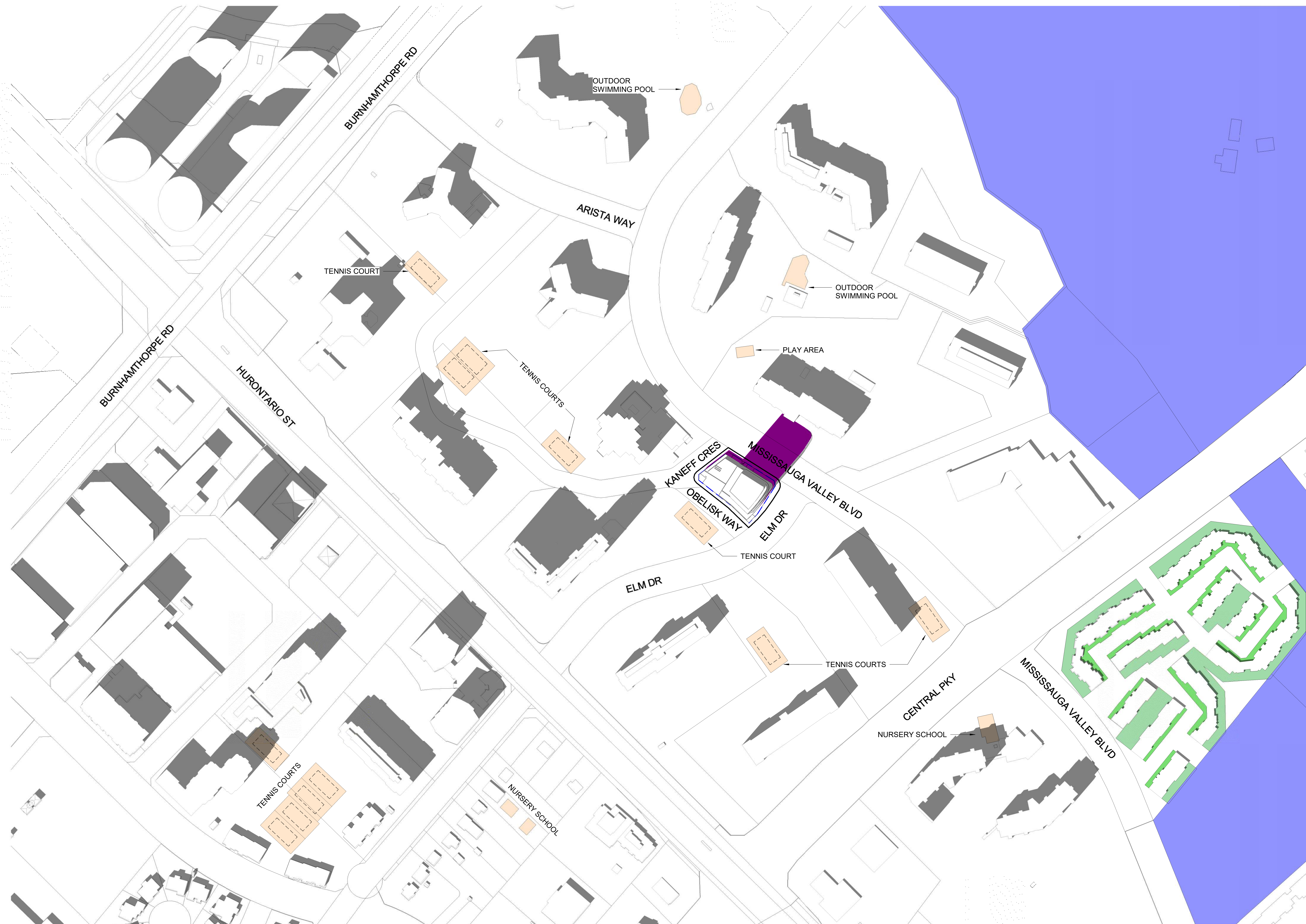
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16-286SPA  
PROJECT DATE  
2018-04-20  
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DRAWING NO.	A819
REV.	4

1 JUNE 21 - 1320 PM  
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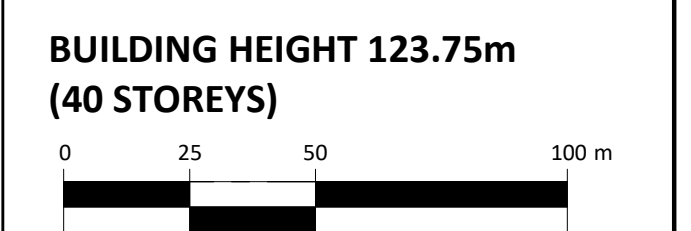
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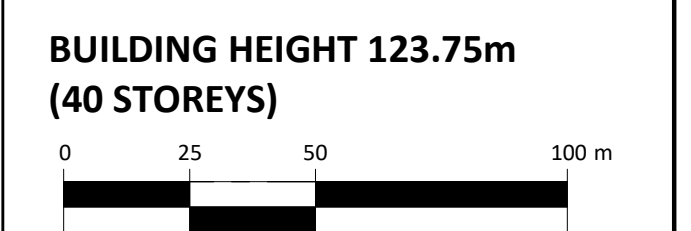
PROJECT NO. 16-286SPA
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DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500





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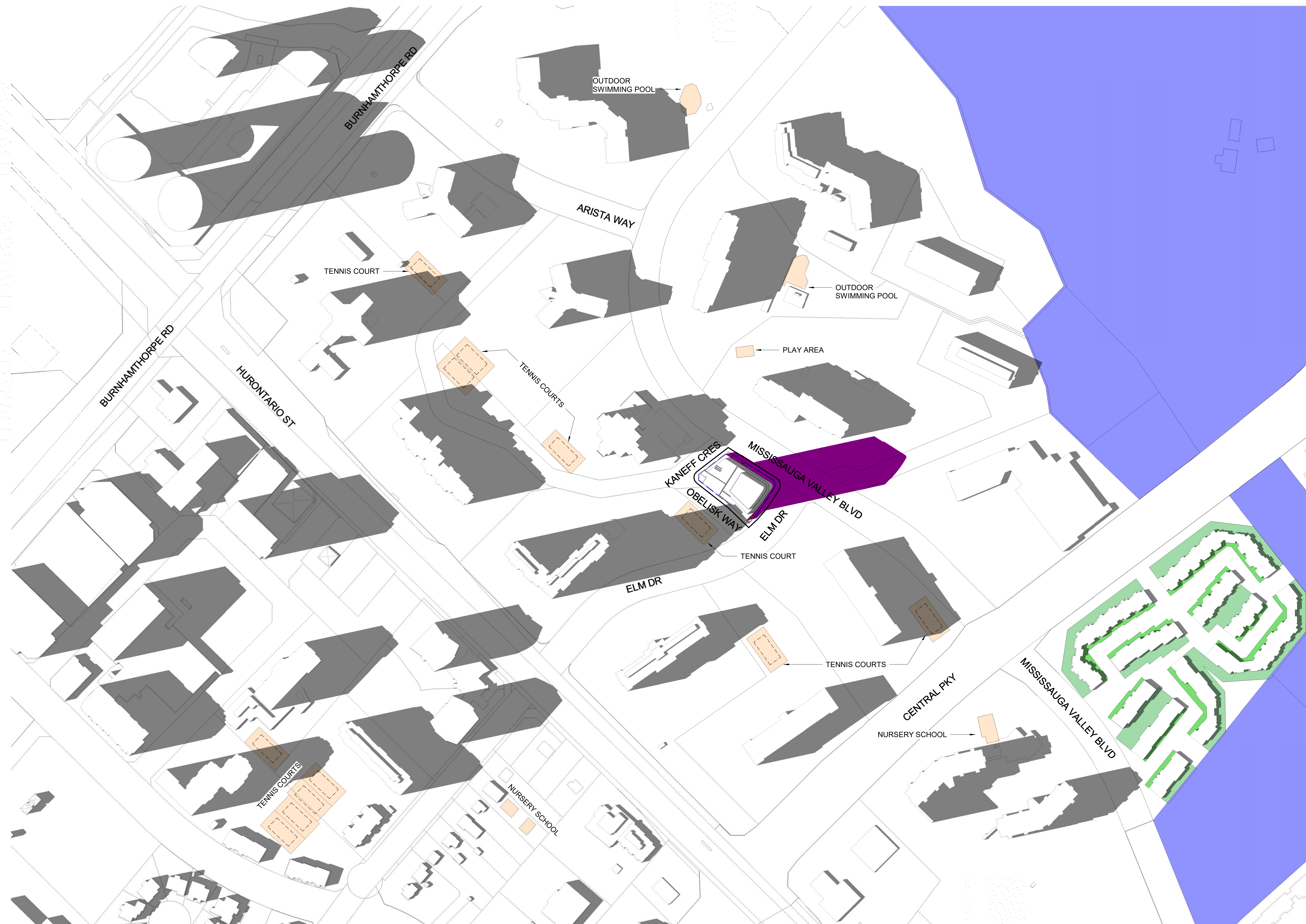
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PROJECT NO. 16-286SPA		DRAWING NO. <b>A821</b>	REV. <b>4</b>
PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			

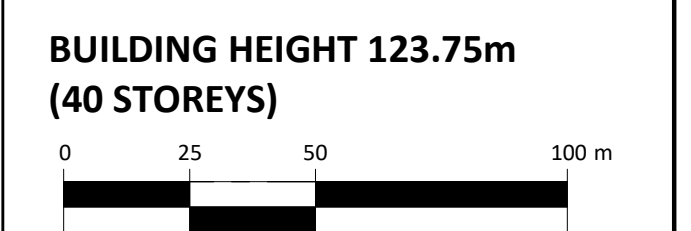
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

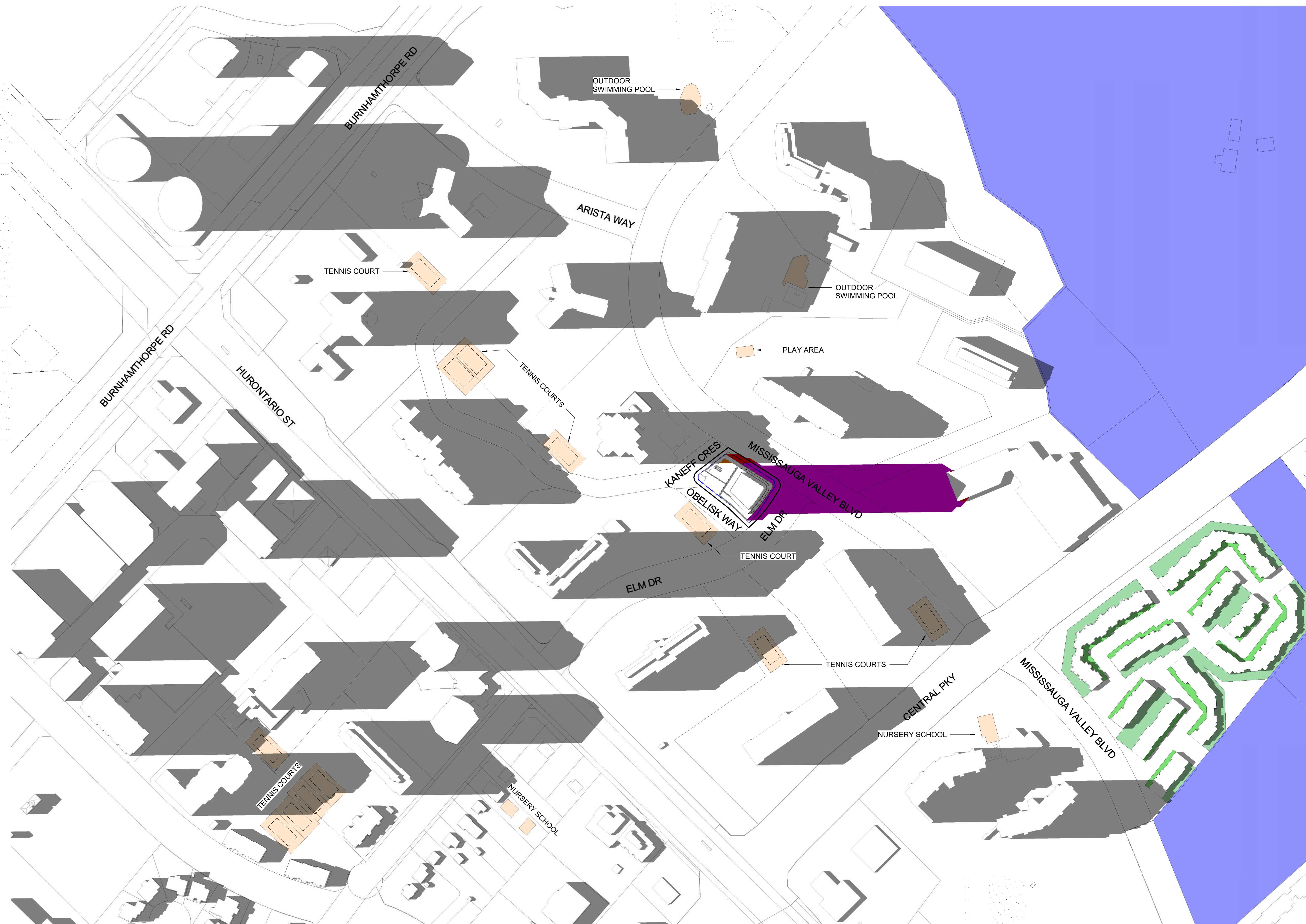
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA		DRAWING NO. <b>A822</b>	REV. 4
PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			

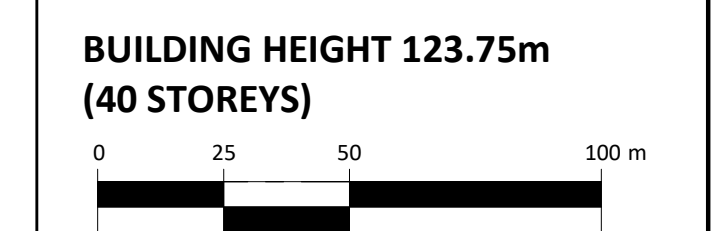
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



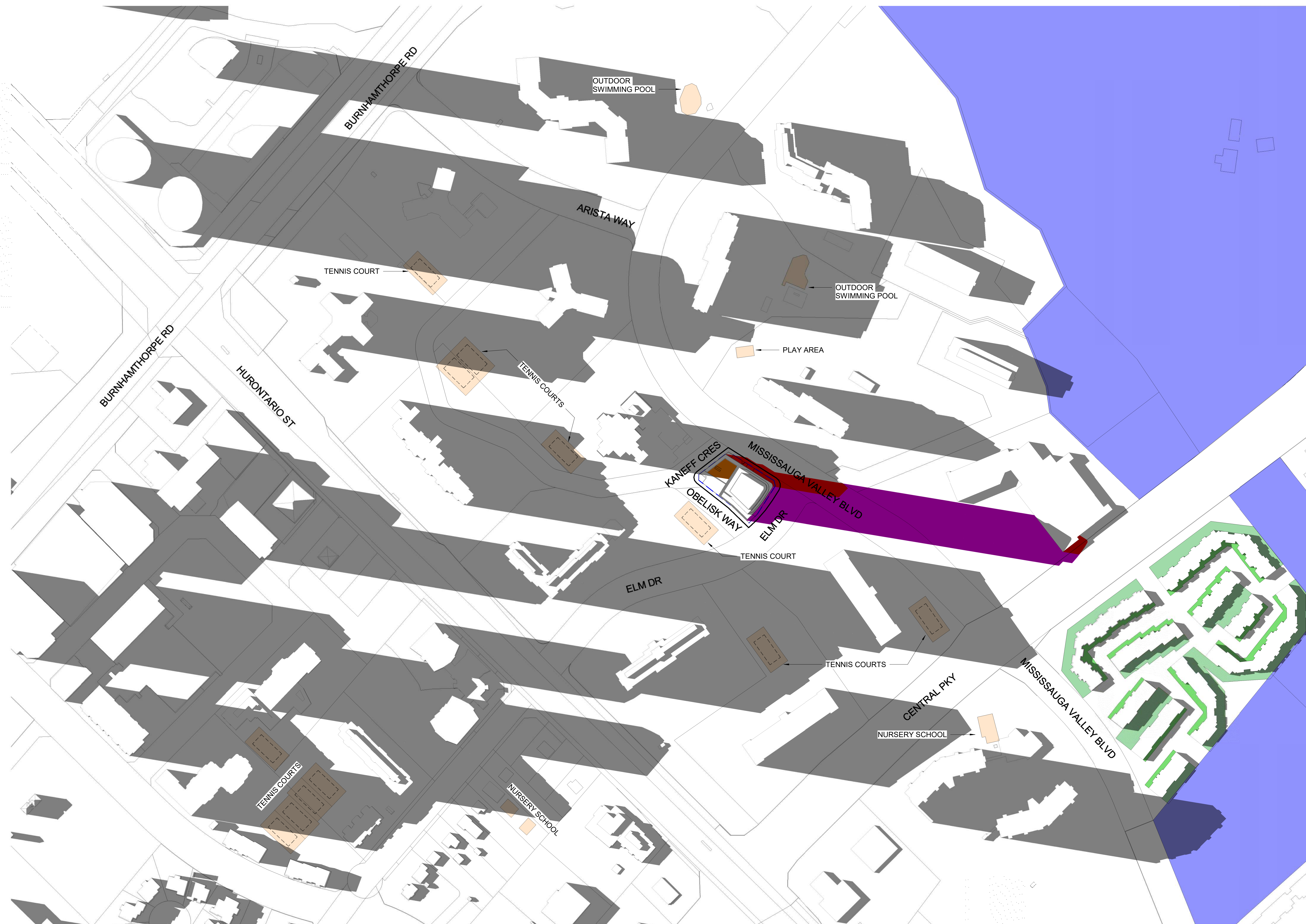
4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

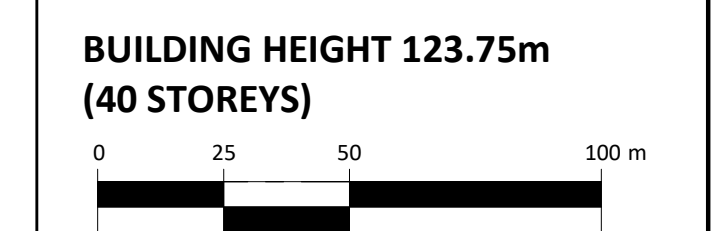
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PROJECT DATE 2018-04-20			
DRAWN BY MPA			
CHECKED BY RMM			
SCALE 1 : 1500			





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

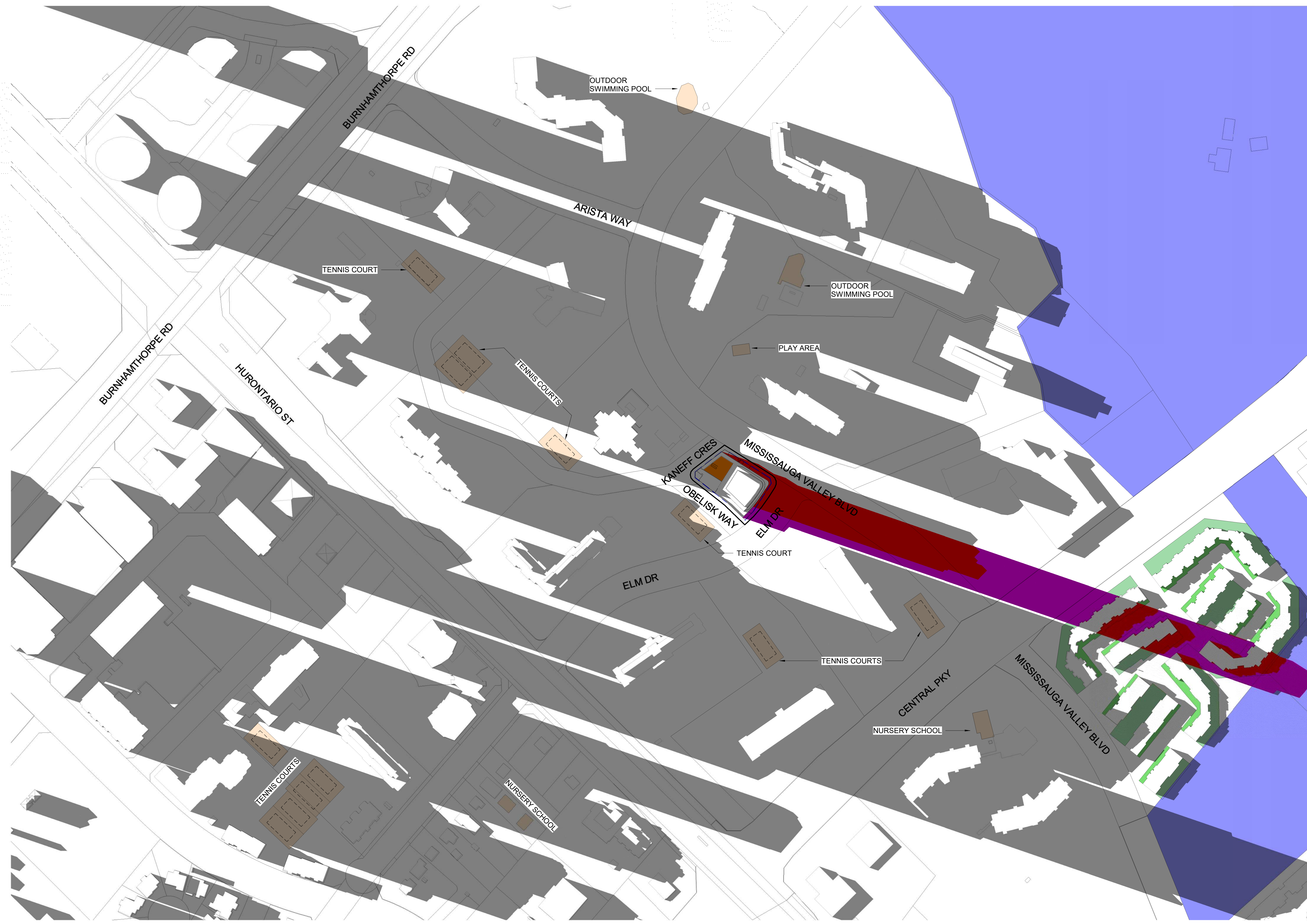
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA		DRAWING NO. <b>A824</b>	REV. <b>4</b>
PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			

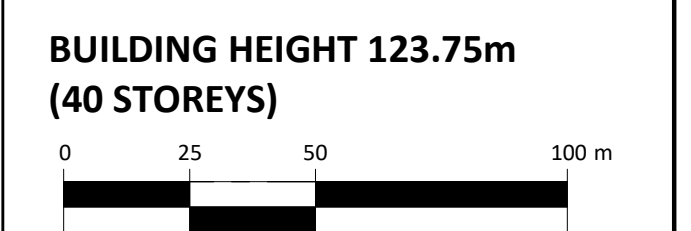
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



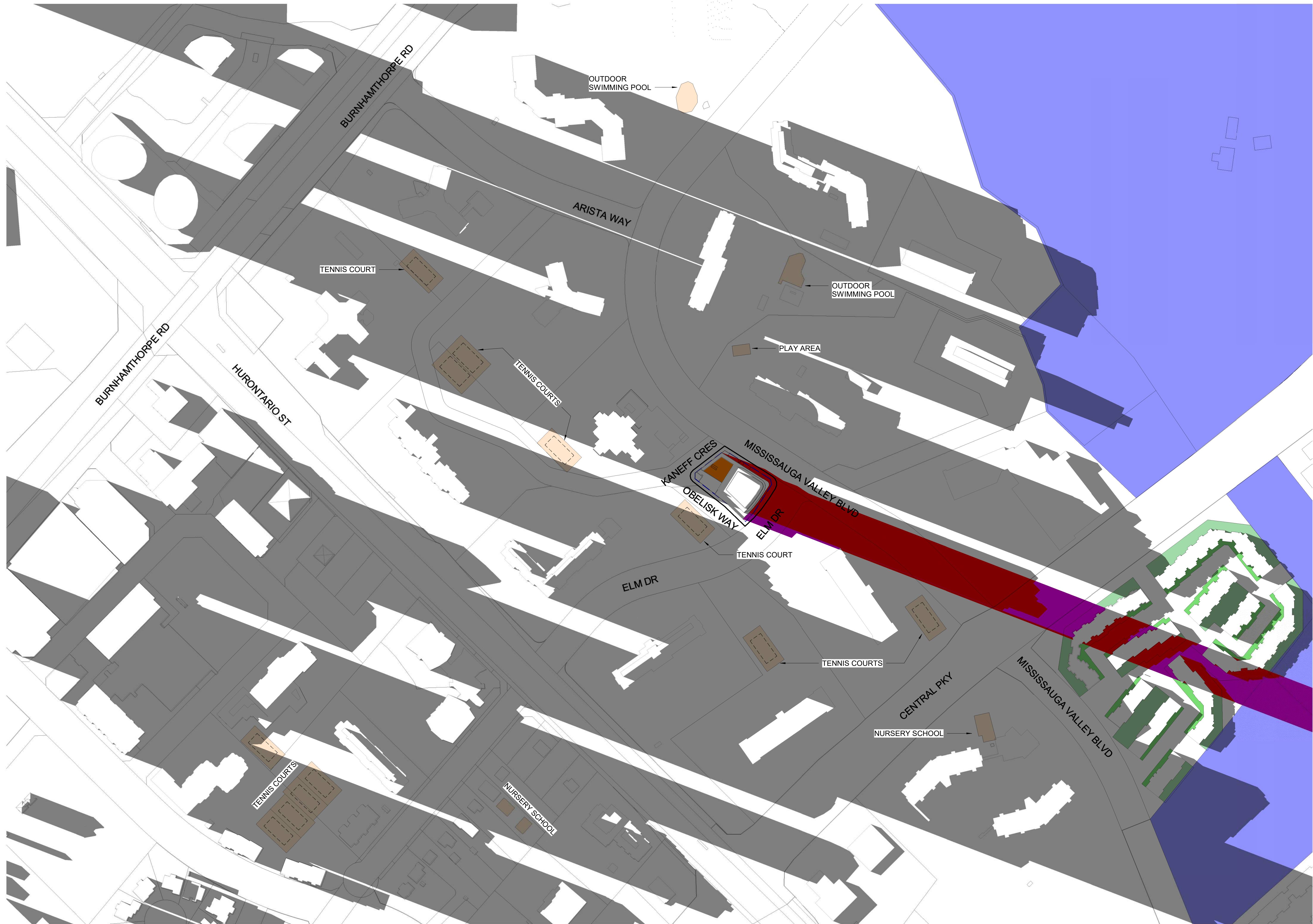
4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**SHADOW STUDIES**

PROJECT NO. 16.286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 1500	





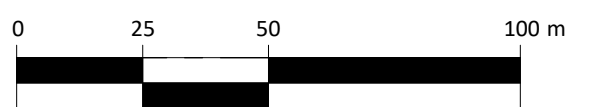
# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	L.S.V.
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

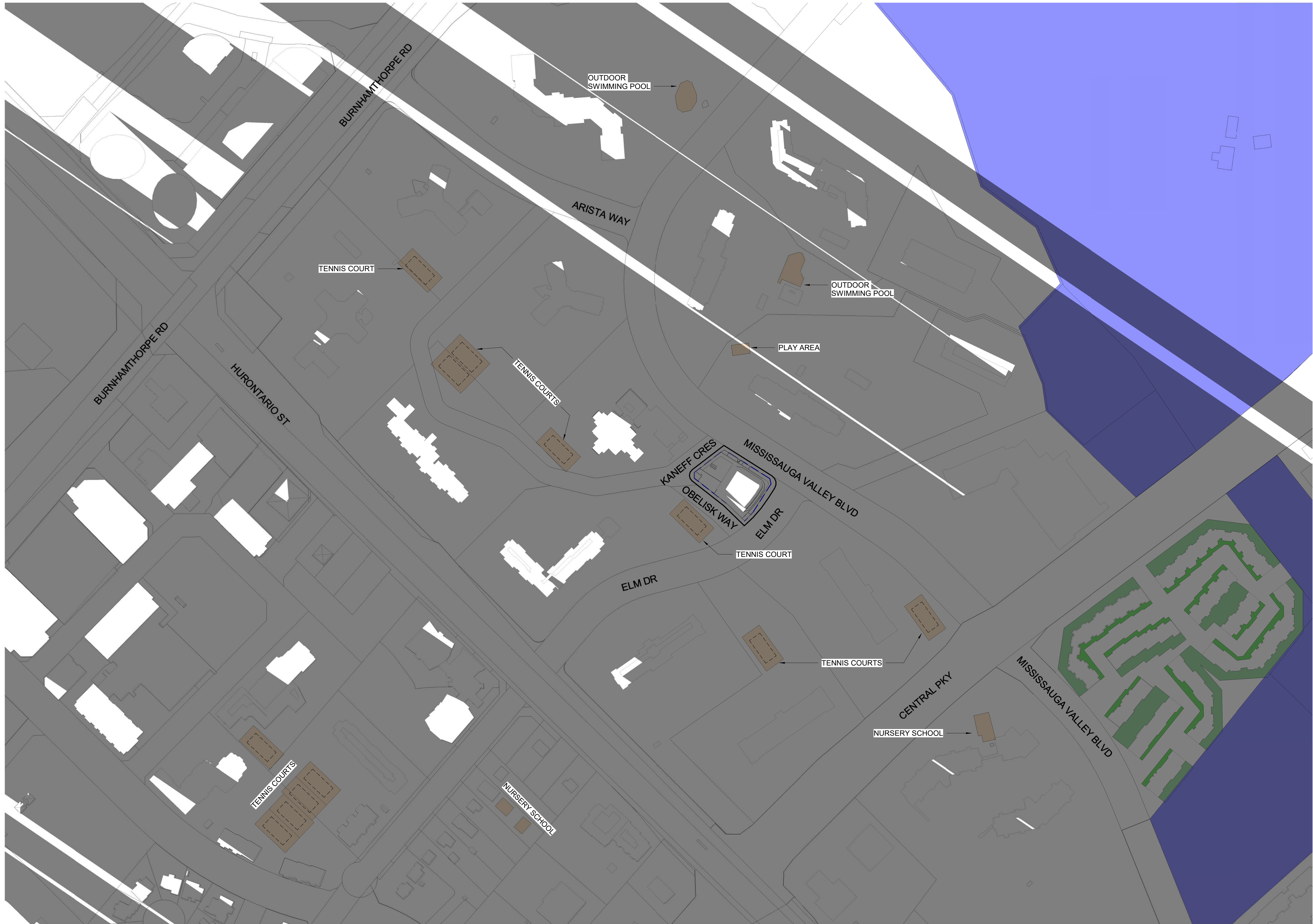
PROJECT NO. 16.286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

DRAWING NO.	<b>A826</b>	REV.	<b>4</b>
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**1** JUNE 21 - 1933 PM  
A826 1 : 1500

2023-06-08 10:51:20 AM





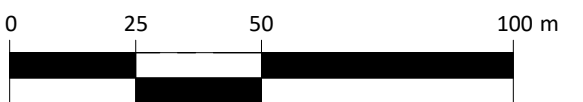
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

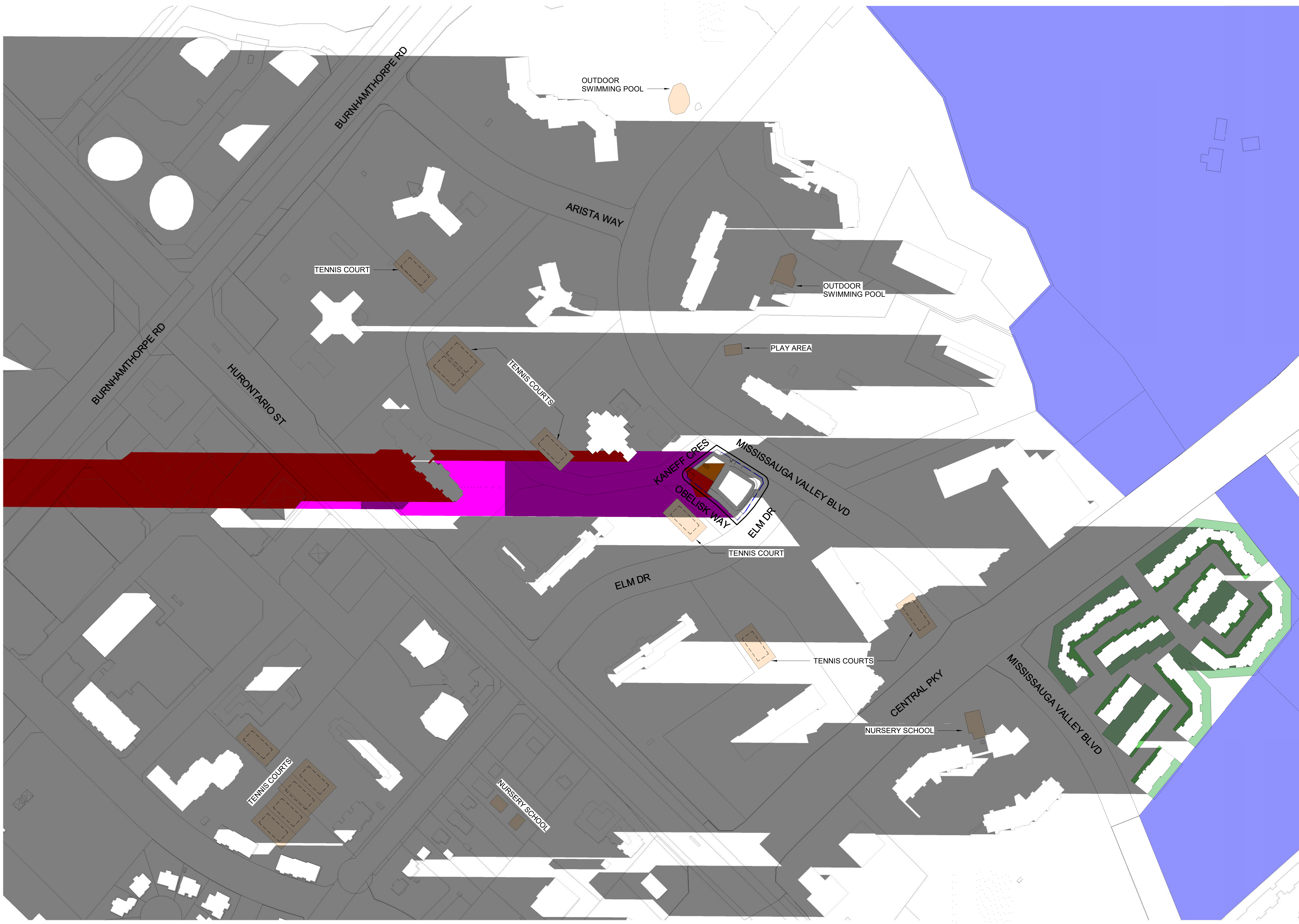
**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16.286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
MPA  
CHECKED BY  
RMM  
SCALE  
1 : 1500

DRAWING NO.	<b>A827</b>	REV.	<b>4</b>
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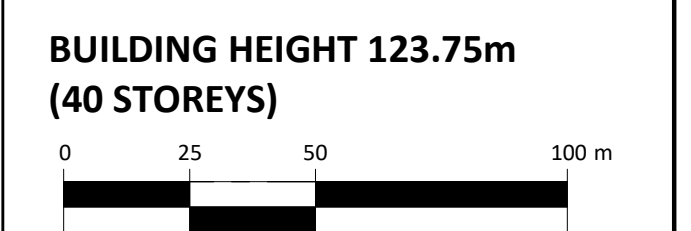




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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	L.S.V.
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

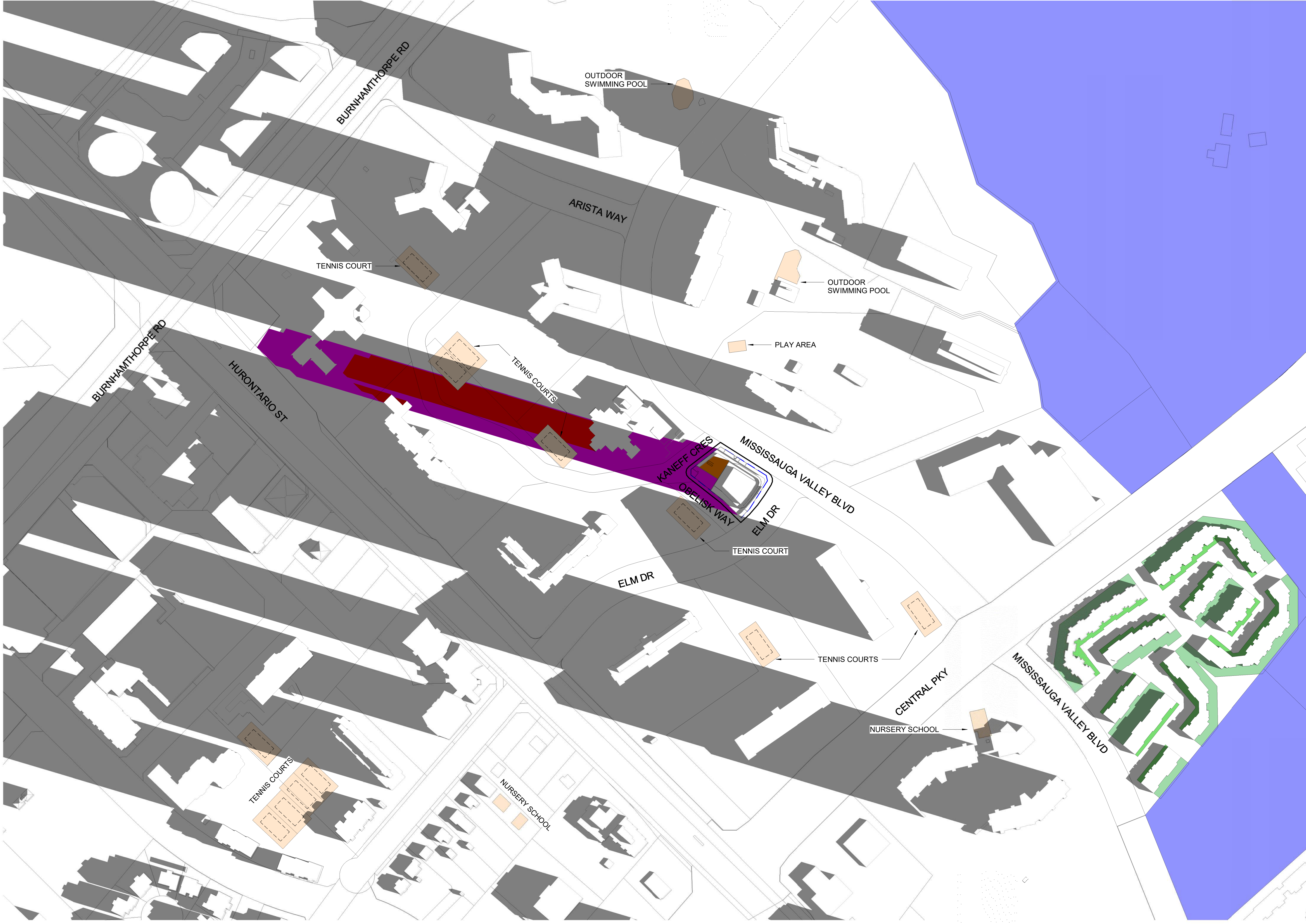
**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA		DRAWING NO. <b>A828</b>	REV. <b>4</b>
PROJECT DATE 2018-04-20			
DRAWN BY MPA			
CHECKED BY RMM			
SCALE 1 : 1500			

**1** SEPTEMBER 21 - 0705 AM  
 A828 1 : 1500

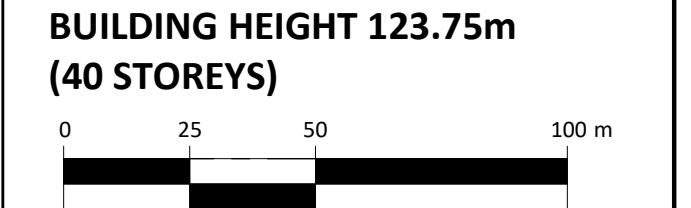
2023-06-08 10:51:40 AM





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

N

DRAWING NO. <b>A829</b>	REV. <b>4</b>
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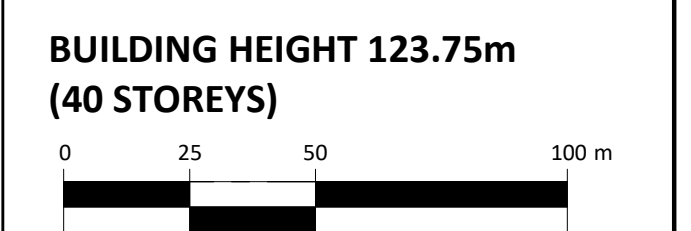
2023-06-08 10:51:49 AM





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.	16-286SPA
PROJECT DATE	2018-04-20
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 1500

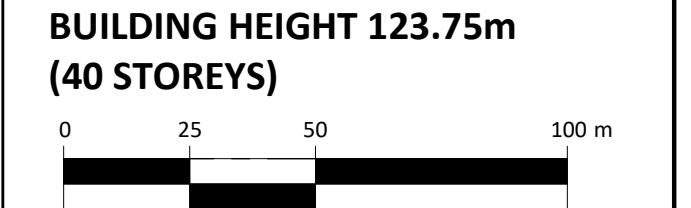
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

N

DRAWING NO. <b>A831</b>	REV. <b>4</b>
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2023-06-08 10:52:07 AM





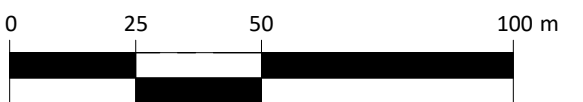
# TURNER FLEISCHER

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67 Leasmill Road  
Toronto, ON, M3B 2T8  
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16-286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
MPA  
CHECKED BY  
RMM  
SCALE  
1 : 1500

DRAWING NO. **A832**

REV. **4**

**1** SEPTEMBER 21 - 1112 AM  
A832 1 : 1500

2023-06-08 10:52:17 AM





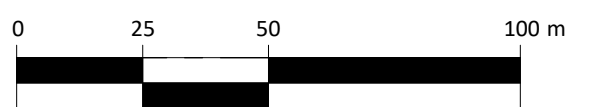
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

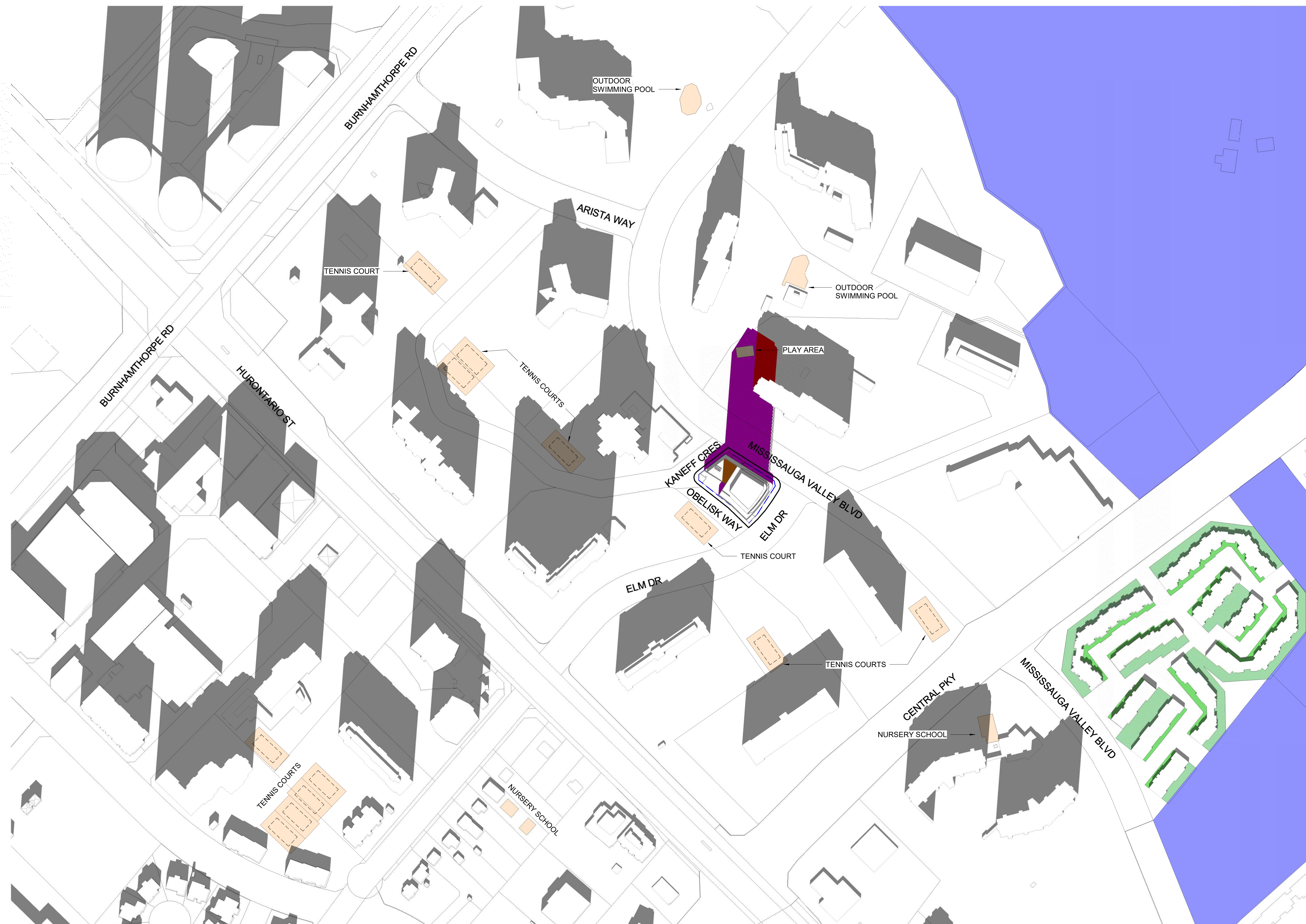
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DRAWING NO.	REV.
<b>A833</b>	<b>4</b>

**1** SEPTEMBER 21 - 1212 PM  
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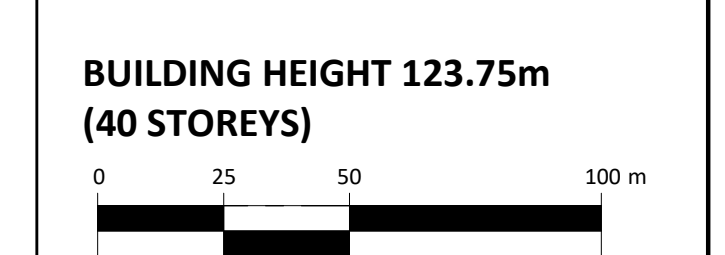
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

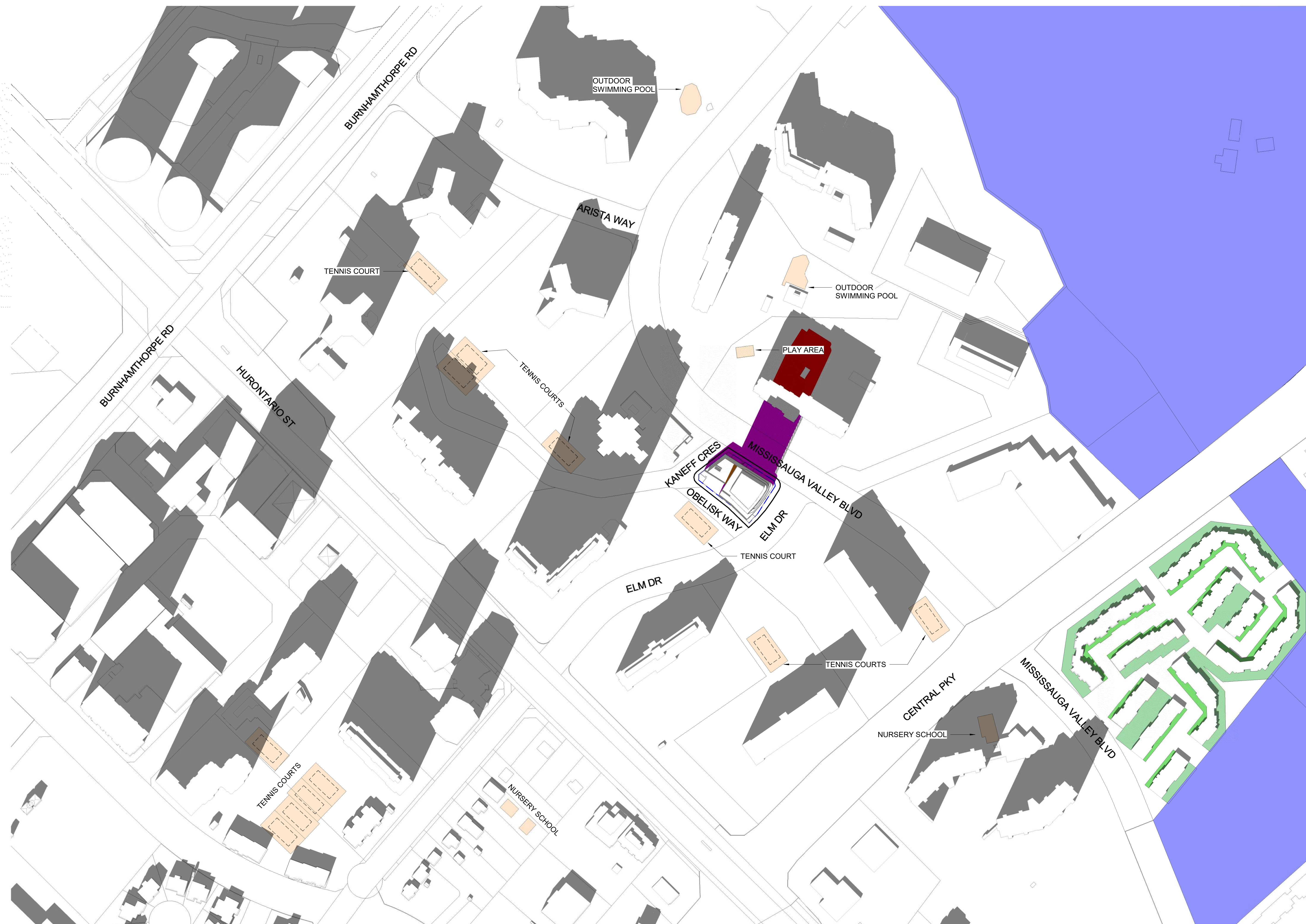
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA		DRAWING NO. <b>A834</b>	REV. <b>4</b>
PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			

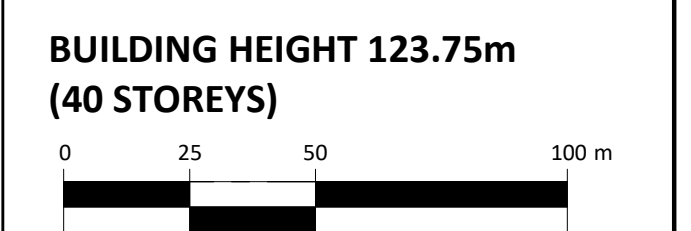
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



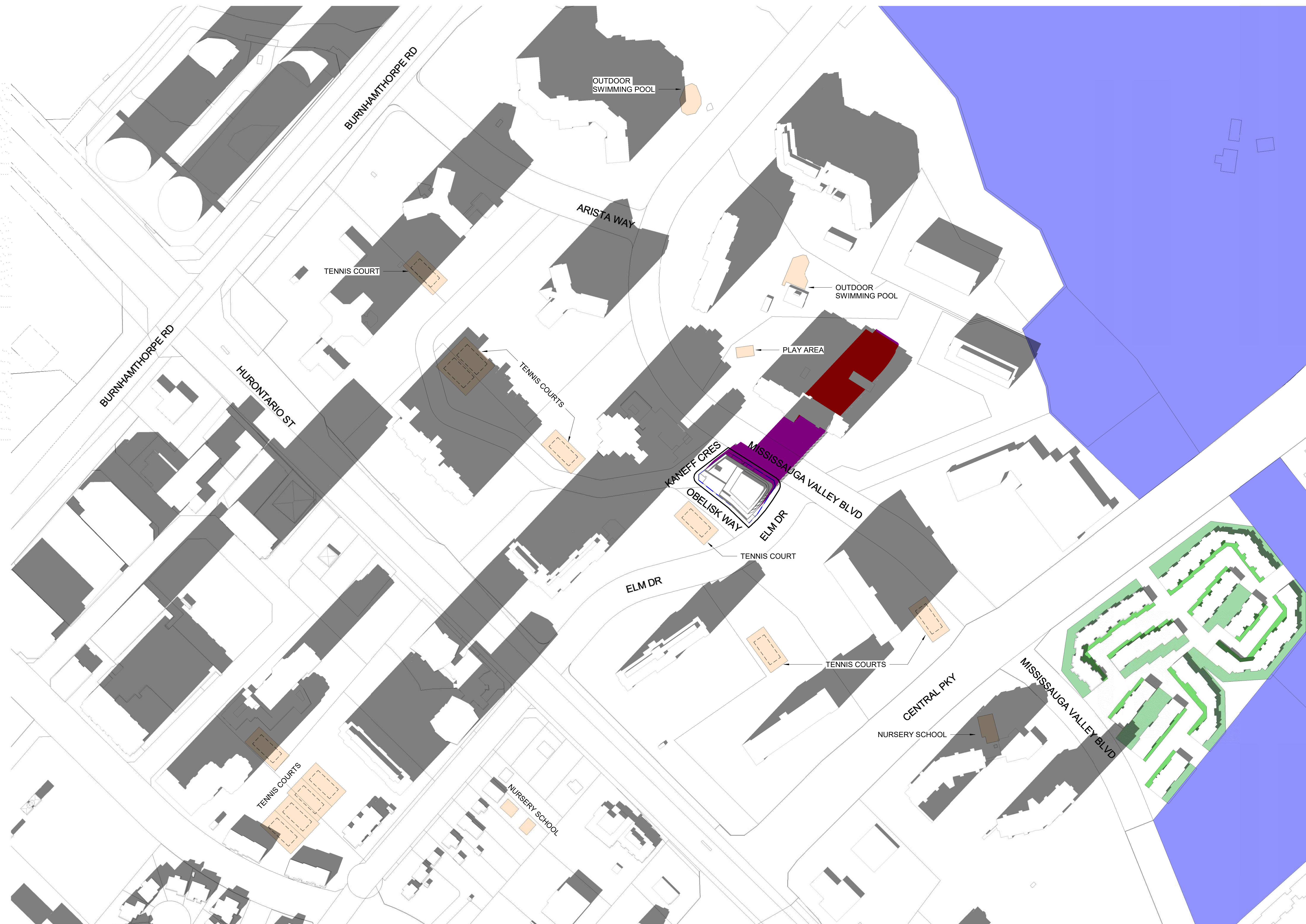
4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

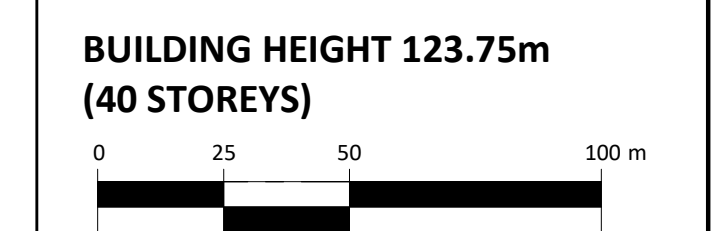
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PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

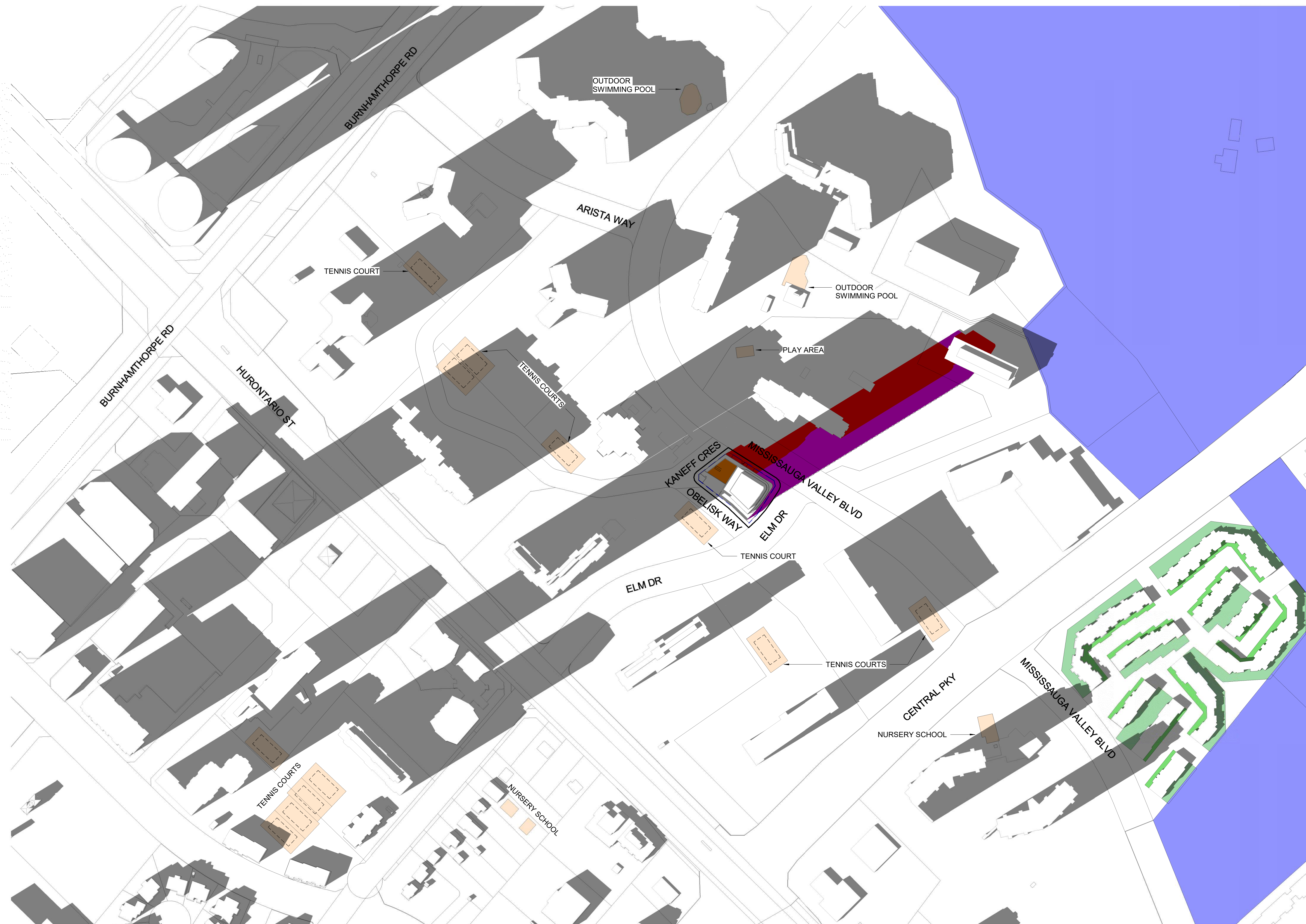
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY MPA	
CHECKED BY RMM	
SCALE 1 : 1500	

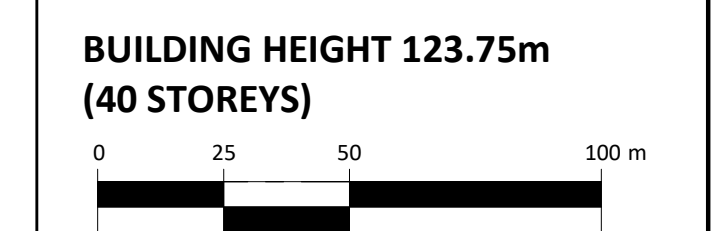
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

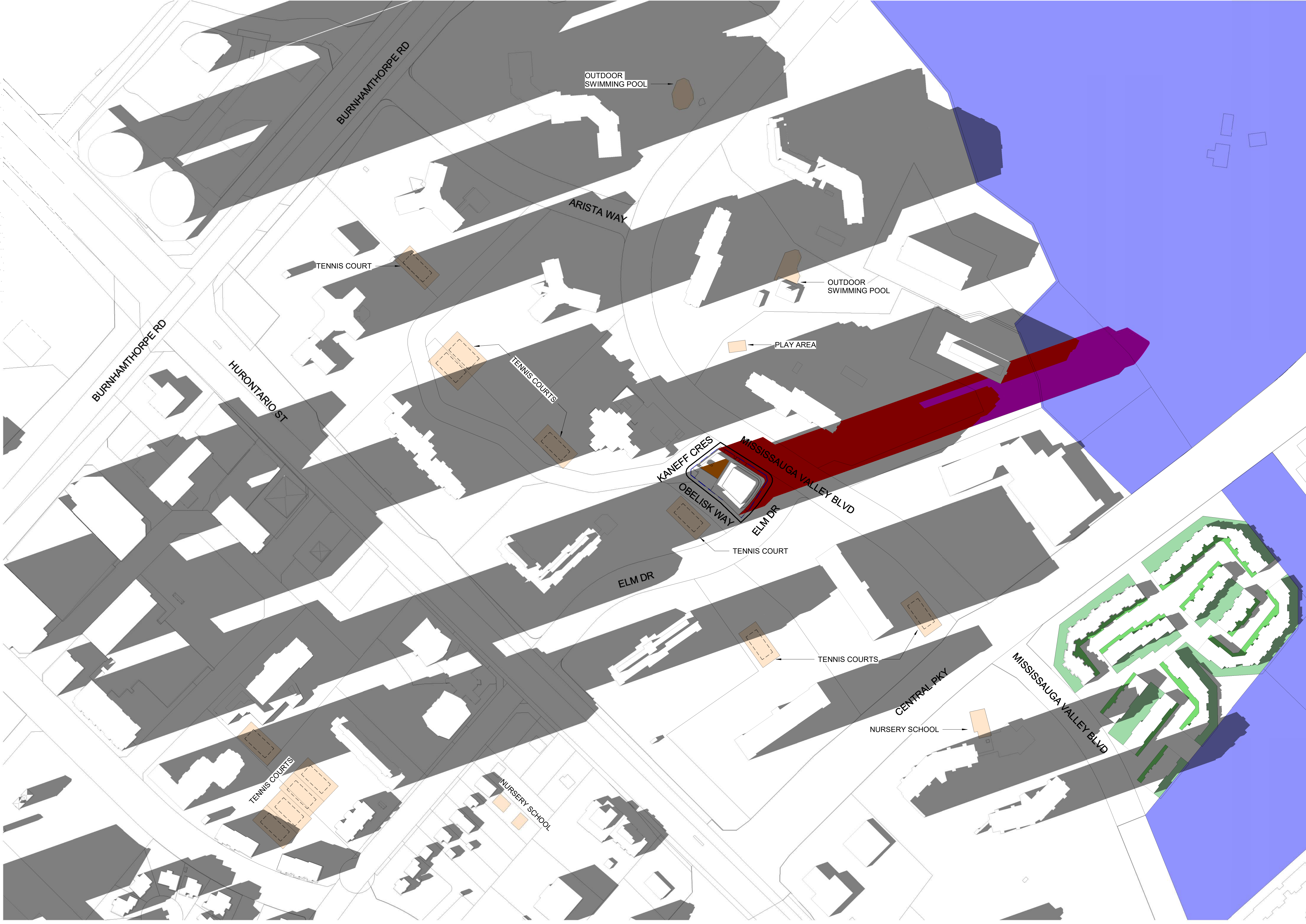
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 1500	

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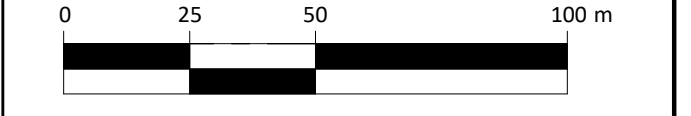
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 67 Leasmill Road  
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 turnerfleischer.com

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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

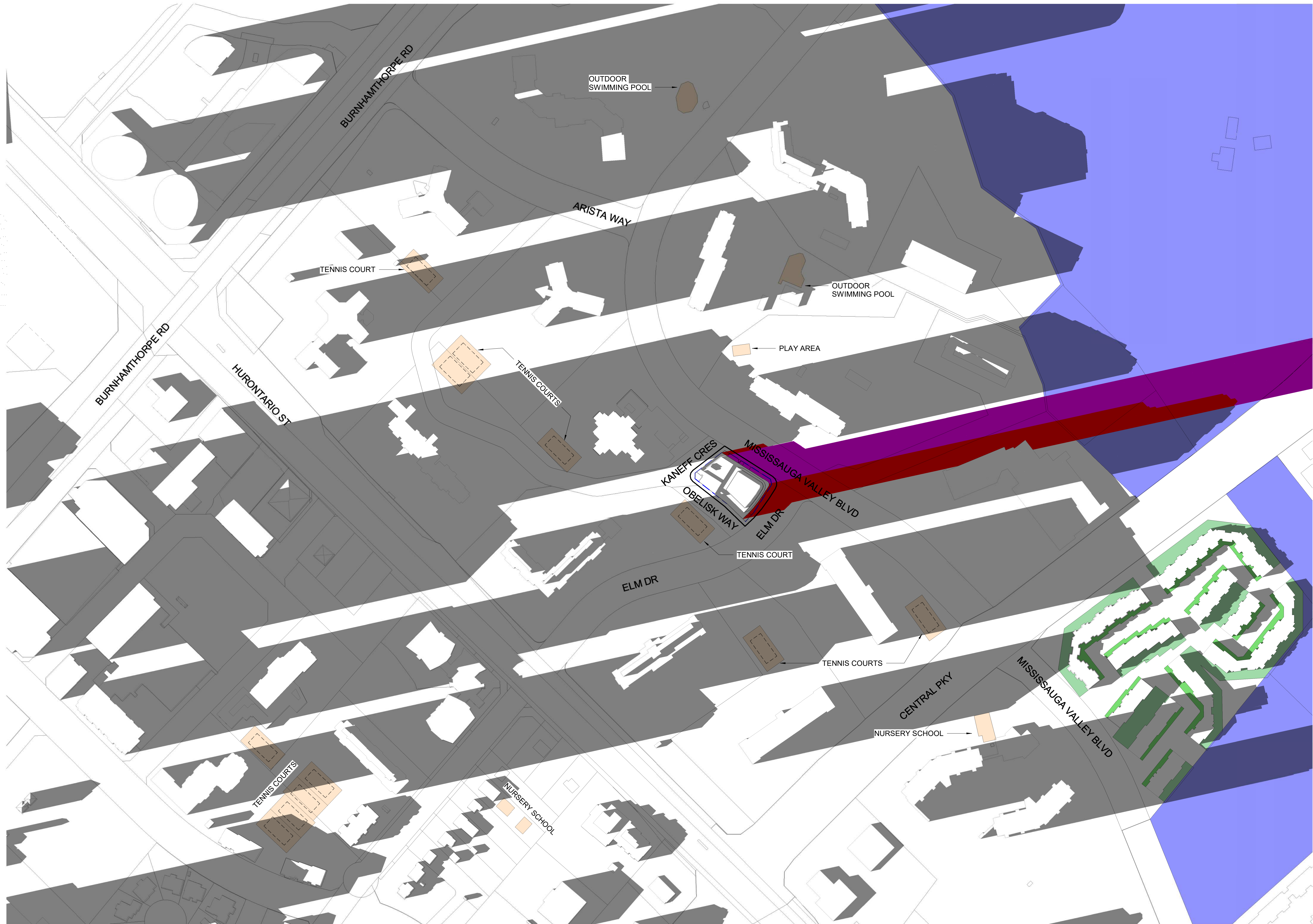
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PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

DRAWING NO.	A838
REV.	4

**1** SEPTEMBER 21 - 1712 PM  
 A838 1 : 1500

2023-06-08 10:53:12 AM





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT 40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES, GREEN LANDS
- COMMUNAL OUTDOOR AMENITY AREAS
- SHADOW AT COMMUNAL OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m (40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16-286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
Author  
CHECKED BY  
Checker  
SCALE  
1 : 1500

DRAWING NO. **A839** REV. **4**

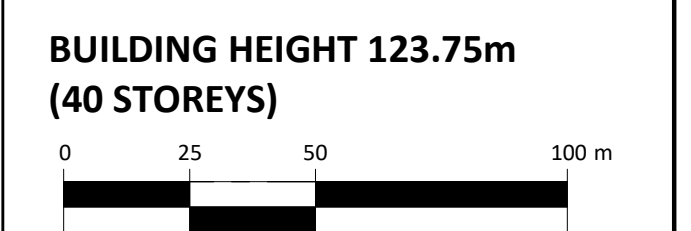
**1** SEPTEMBER 21 - 1748 PM  
A839 1 : 1500





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

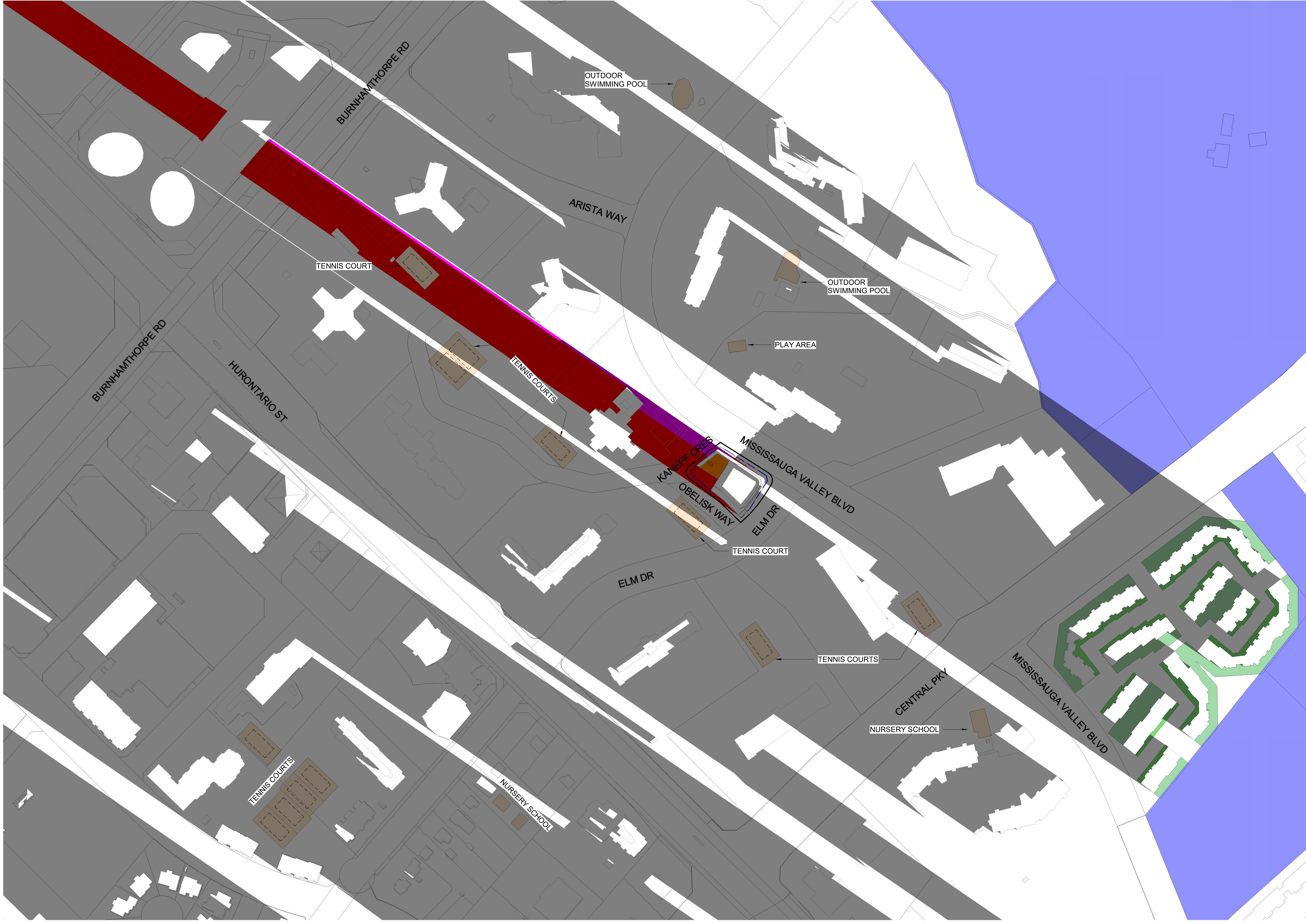
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16.286SPA	<table border="1"> <tr> <td>DRAWING NO.</td> <td>A840</td> <td>REV.</td> <td>4</td> </tr> </table>	DRAWING NO.	A840	REV.	4
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PROJECT DATE 2018-04-20					
DRAWN BY MPA					
CHECKED BY RMM					
SCALE 1 : 1500					

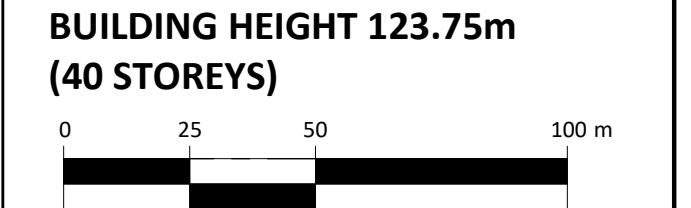






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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT 40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES, GREEN LANDS
- COMMUNAL OUTDOOR AMENITY AREAS
- SHADOW AT COMMUNAL OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSEV
#	DATE	DESCRIPTION	BY

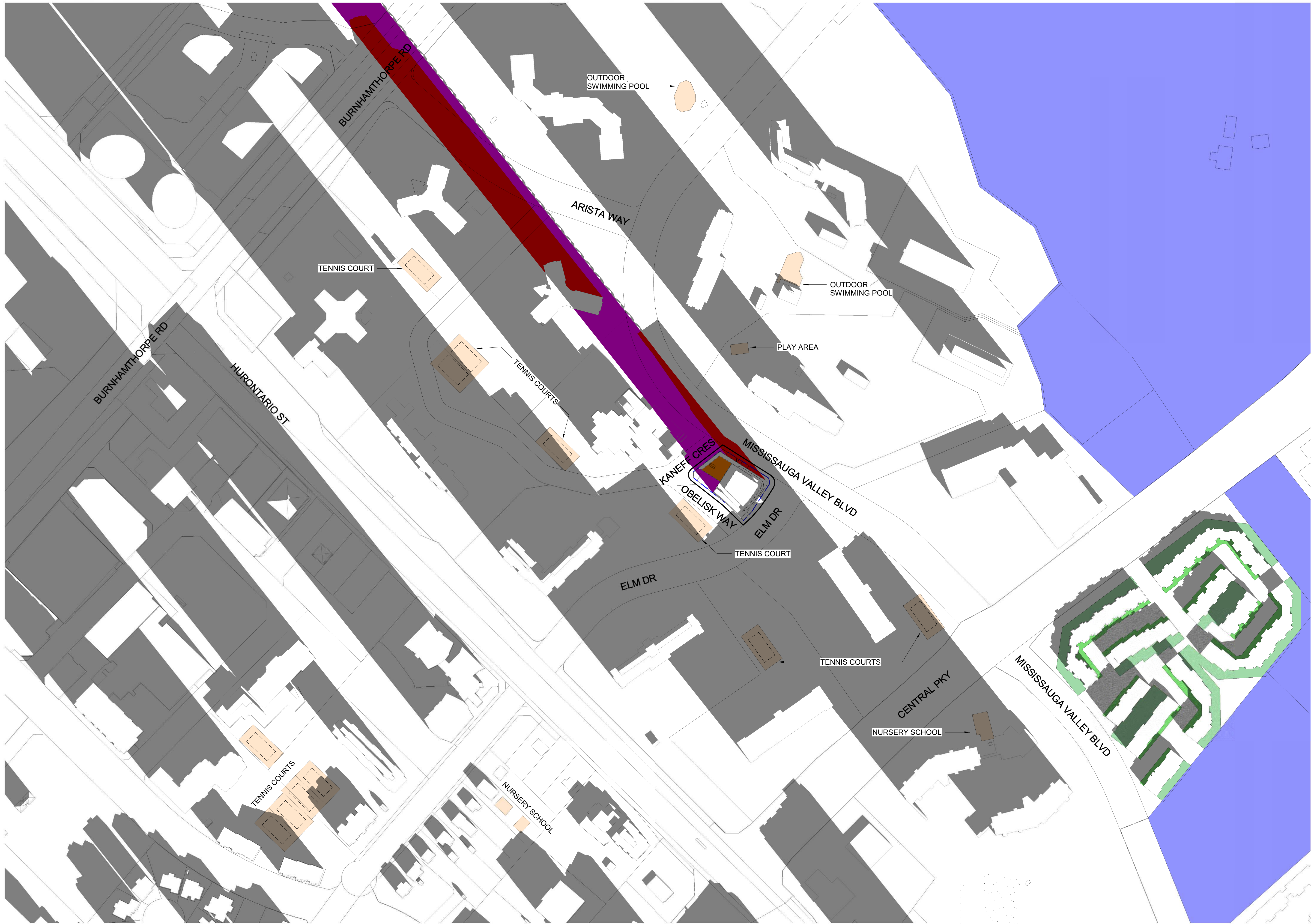
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16.286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY MPA	
CHECKED BY RMM	
SCALE 1 : 1500	

2023-06-08 10:53:43 AM





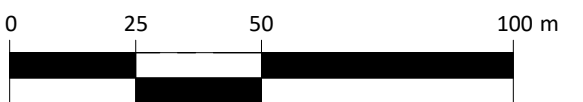
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

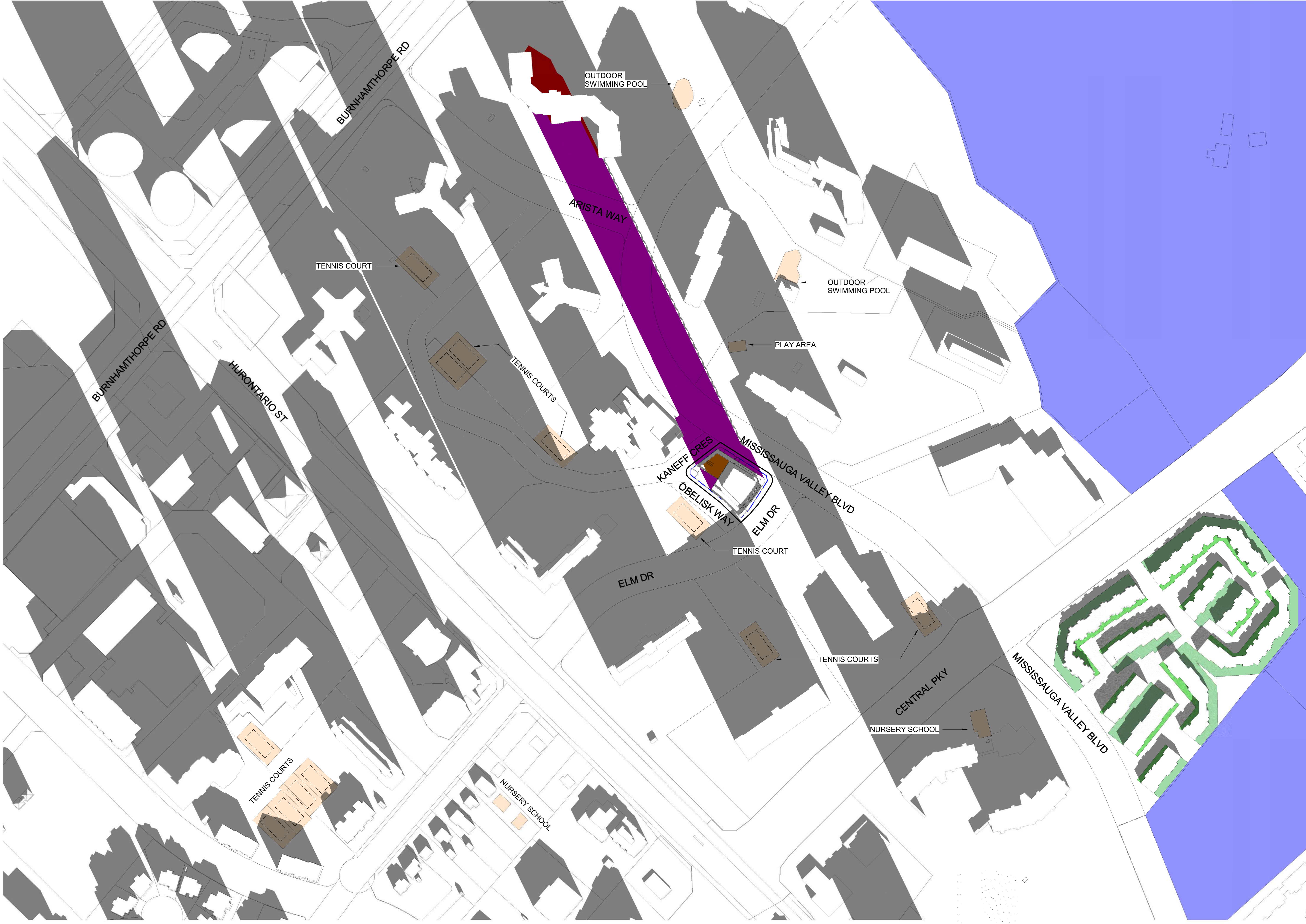
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PROJECT DATE  
2018-04-20  
DRAWN BY  
Author  
CHECKED BY  
Checker  
SCALE  
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DRAWING NO. **A842** REV. **4**

**1** DECEMBER 21 - 0919 AM  
A842 1 : 1500

2023-06-08 10:53:52 AM





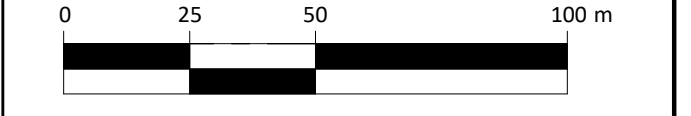
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

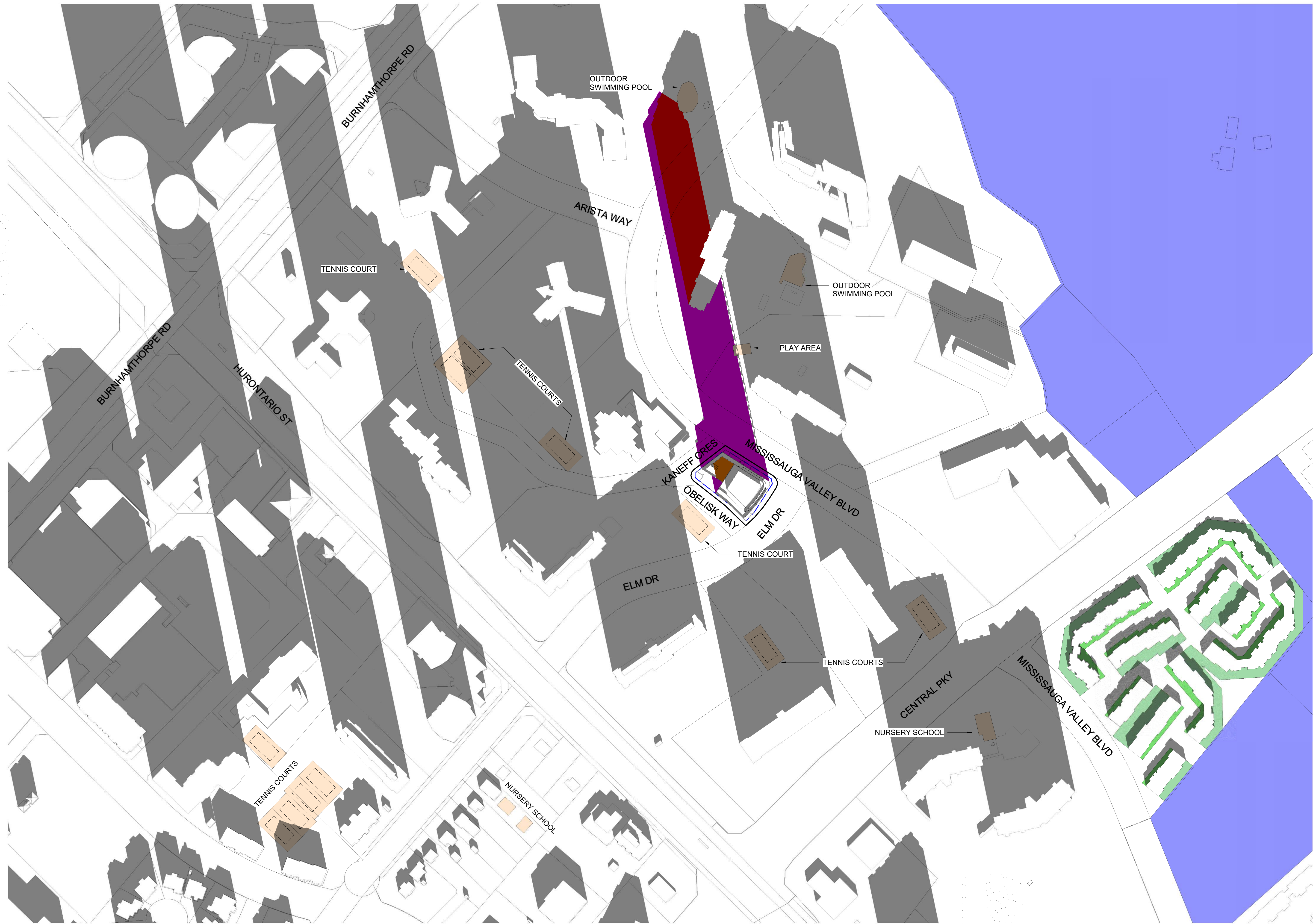
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

DRAWING NO. <b>A843</b>	REV. <b>4</b>
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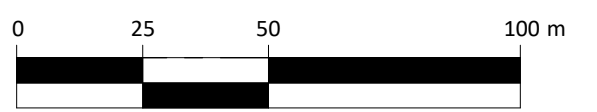
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
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1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

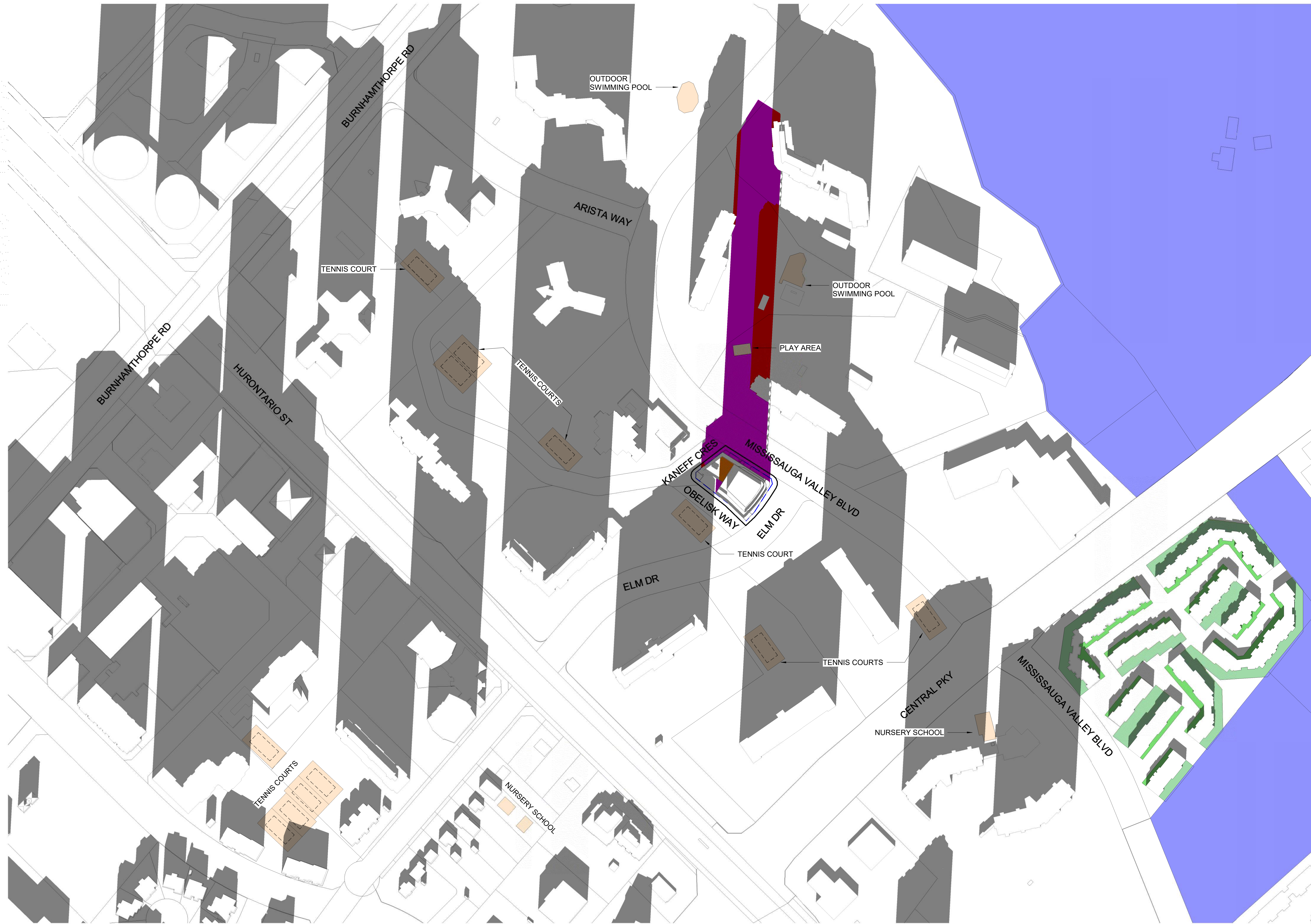
**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA	
PROJECT DATE 2018-04-20	
DRAWN BY Author	
CHECKED BY Checker	
SCALE 1 : 1500	

DRAWING NO. **A844** REV. **4**





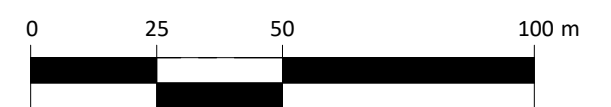
# TURNER FLEISCHER

Turner Fleischer Architects Inc.  
67 Leasmill Road  
Toronto, ON, M3B 2T8  
T 416 425 2222  
turnerfleischer.com

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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSEV
#	DATE	DESCRIPTION	BY

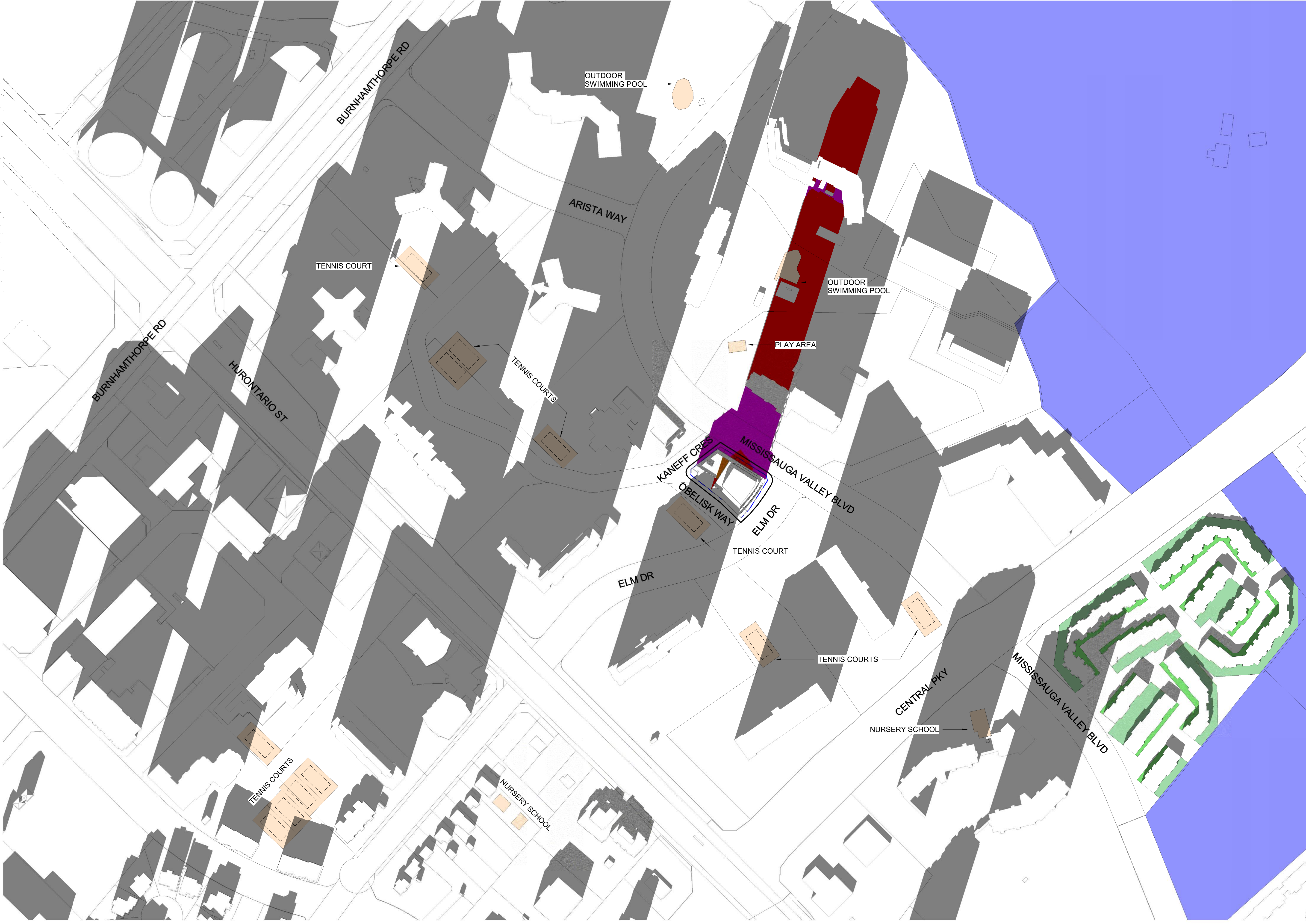
**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16-286SPA  
PROJECT DATE  
2018-04-20  
DRAWN BY  
MPA  
CHECKED BY  
RMM  
SCALE  
1 : 1500

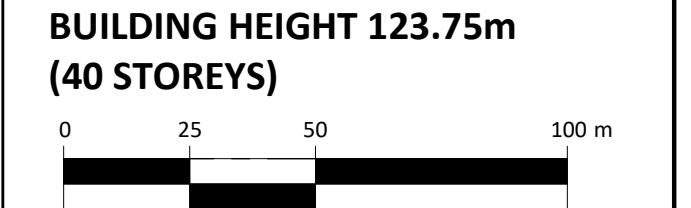
DRAWING NO.	<b>A845</b>	REV.	<b>4</b>
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

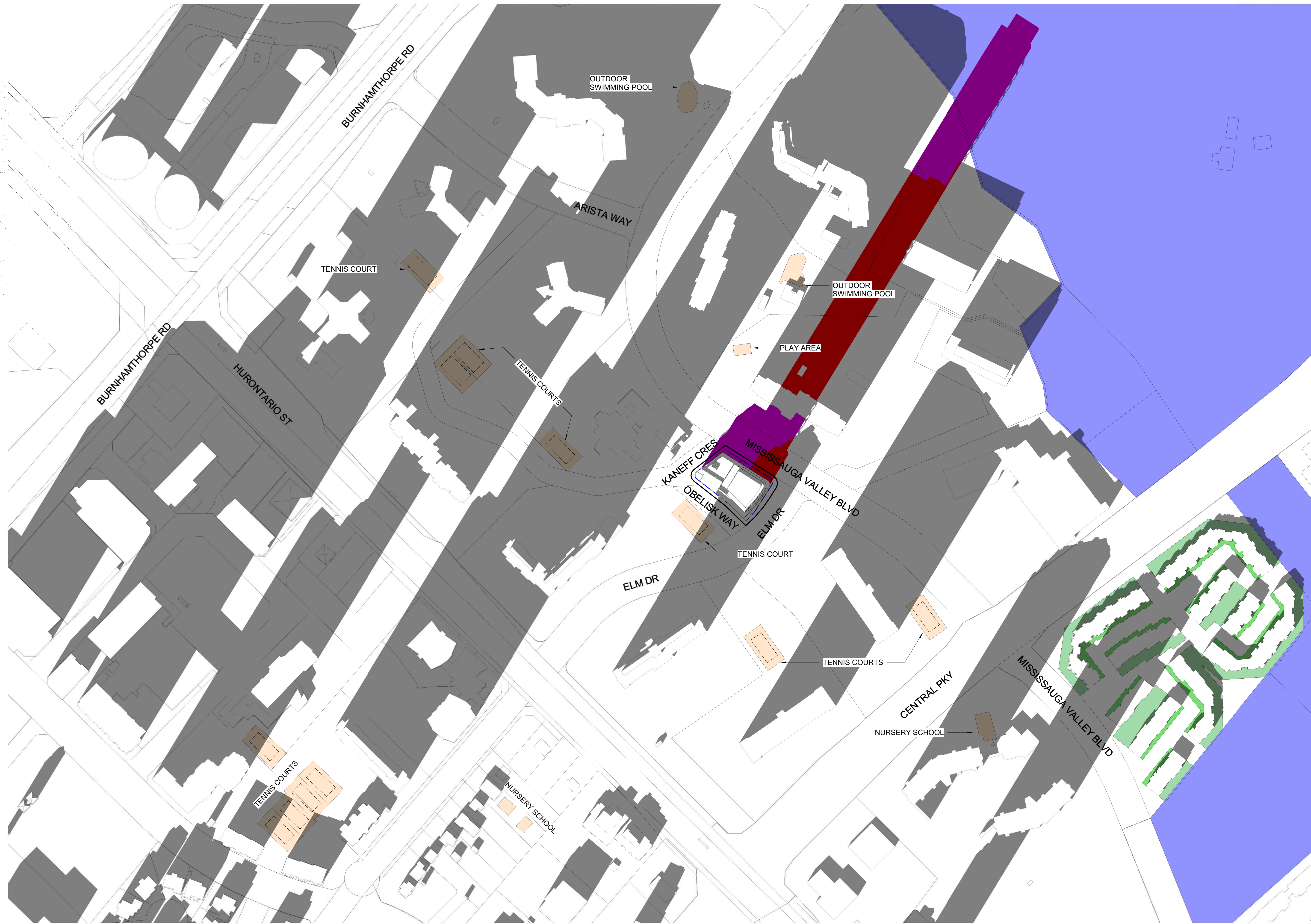
**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

N

DRAWING NO. <b>A846</b>	REV. <b>4</b>
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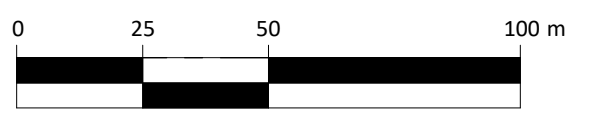
# TURNER FLEISCHER

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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR  
PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL  
DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

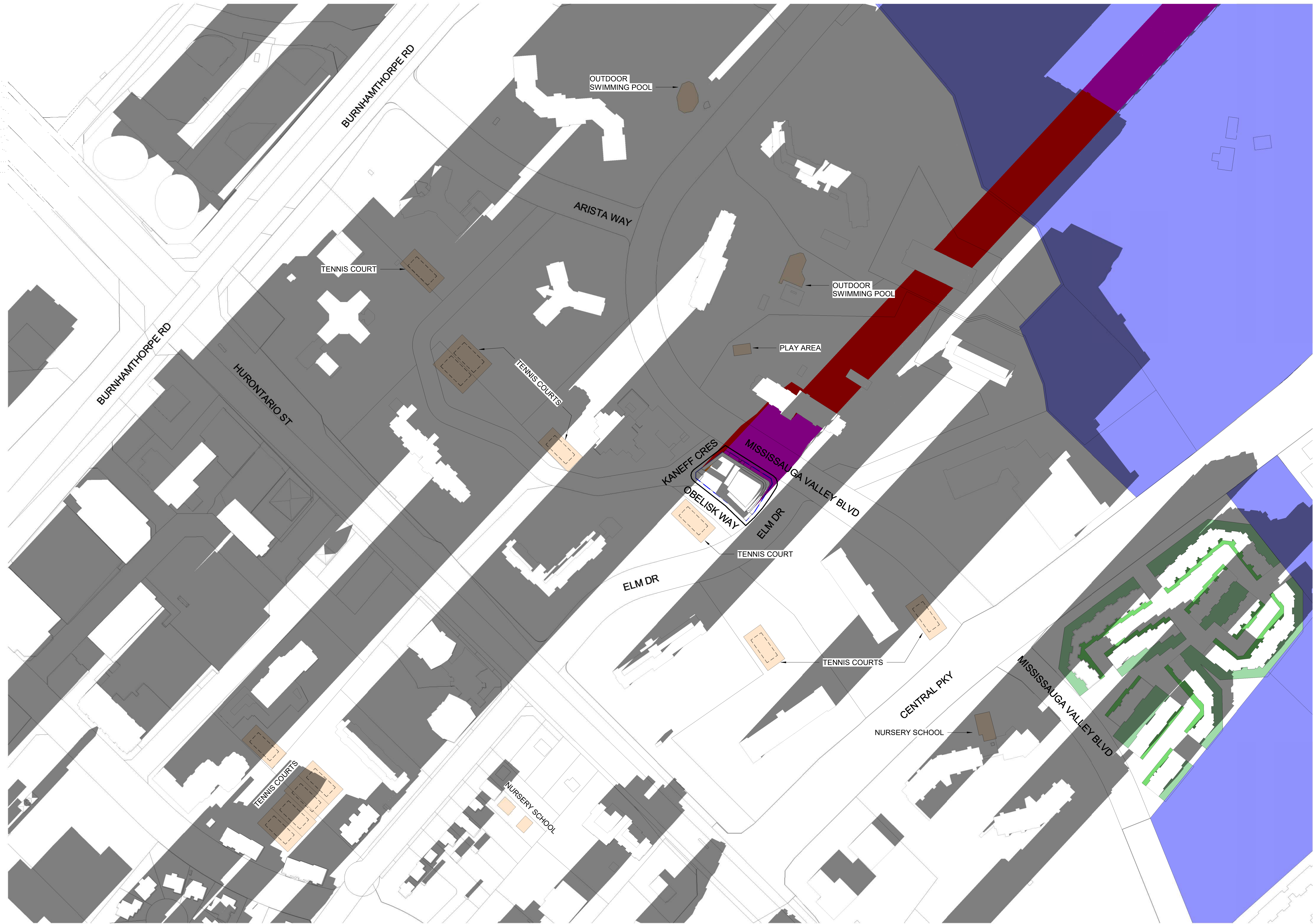
PROJECT NO. 16-286SPA
PROJECT DATE 2018-04-20
DRAWN BY Author
CHECKED BY Checker
SCALE 1 : 1500

DRAWING NO. <b>A847</b>	REV. <b>4</b>
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**1** DECEMBER 21 - 1417 PM  
A847 1 : 1500

2023-06-08 10:54:40 AM





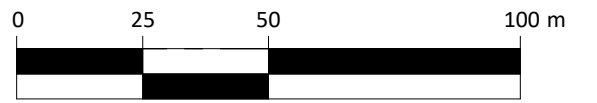
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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS

**BUILDING HEIGHT 123.75m  
(40 STOREYS)**



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.  
16.286SPA  
 PROJECT DATE  
2018-04-20  
 DRAWN BY  
Author  
 CHECKED BY  
Checker  
 SCALE  
1 : 1500

DRAWING NO.	REV.
A848	4

**1** DECEMBER 21 - 1515 PM  
 A848 1 : 1500

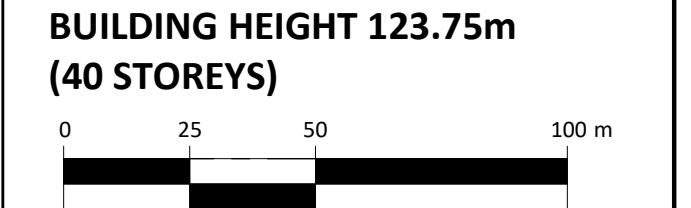
2023-06-08 10:54:49 AM





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- CONTEXT SHADOW
- OVERLAPPING SHADOW
- PROPOSED DEVELOPMENT  
40 STOREY - 850 m<sup>2</sup> FLOOR PLATE
- 3.0m NO IMPACT ZONES
- 7.5m NO IMPACT ZONES
- PUBLIC OPEN SPACES,  
GREEN LANDS
- COMMUNAL OUTDOOR  
AMENITY AREAS
- SHADOW AT COMMUNAL  
OUTDOOR AMENITY AREAS



4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRD
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSEV
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 Kaneff Crescent and Mississauga Valley Boulevard,  
 Mississauga, ON  
 City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO. 16.286SPA		DRAWING NO. <b>A849</b>	REV. <b>4</b>
PROJECT DATE 2018-04-20			
DRAWN BY Author			
CHECKED BY Checker			
SCALE 1 : 1500			

**1** DECEMBER 21 - 1645 PM  
 A849 1 : 1500

2023-06-08 10:55:00 AM



**COMMUNAL OUTDOOR AMENITY AREAS  
JUNE 21**

TENNIS COURT TO THE NORTH @ 3575 KANEFF CRES  
– NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT ONLY  
FROM 8:30-10AM

TENNIS COURT TO THE WEST OPPOSITE OF OBELISK WAY  
– NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT  
ONLY FROM 7-9AM

PLAY AREA TO THE NORTH EAST @1547 MISSISSAUGA VALLEY RD  
– NO NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT

**OUTDOOR AMENITY AREA AT FLOOR 5  
JUNE 21**

$A_T$  = TOTAL AREA OF OUTDOOR AMENITY AREA AT FLOOR 5

$A_S$  = AREA IN SUNSHINE

$A_{S(ave)}$  = AVERAGE OF  $A_S$  VALUES

SUN ACCESS FACTOR =  $A_{S(ave)} / A_T$

JUNE 21	Time	$A_S$ (m <sup>2</sup> )
	5:37	-
	7:07	0.0
	7:20	0.0
	8:20	59.2
	9:20	23.8
	10:20	2.7
	11:20	0.0
	12:20	0.0
	13:20	127.7
	14:20	261.3
	15:20	261.3
	16:20	261.3
	17:20	238.4
	18:20	13.2
19:20	0.0	
19:33	0.0	
21:03	-	
<b><math>A_S(ave)</math></b>		<b>83.3</b>
<b>AT</b>		<b>261.3</b>
<b>Sun Access Factor</b>		<b>0.32</b>

**COMMUNAL OUTDOOR AMENITY AREAS  
SEPTEMBER 21**

TENNIS COURT TO THE NORTH @ 3575 KANEFF CRES  
– NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT  
ONLY FROM 7-9AM

TENNIS COURT TO THE WEST OPPOSITE OF OBELISK WAY  
– NO NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT

PLAY AREA TO THE NORTH EAST @1547 MISSISSAUGA VALLEY RD  
– NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT  
ONLY FROM 12:30-1:30PM

**OUTDOOR AMENITY AREA AT FLOOR 5  
SEPTEMBER 21**

$A_T$  = TOTAL AREA OF OUTDOOR AMENITY AREA AT FLOOR 5

$A_S$  = AREA IN SUNSHINE

$A_{S(ave)}$  = AVERAGE OF  $A_S$  VALUES

SUN ACCESS FACTOR =  $A_{S(ave)} / A_T$

SEPTEMBER 21	Time	$A_S$ (m <sup>2</sup> )
	7:05	-
	8:35	4.3
	9:12	0.0
	10:12	0.0
	11:12	0.0
	12:12	22.4
	13:12	110.2
	14:12	227.6
	15:12	261.3
	16:12	0.0
	17:12	67.1
	17:48	261.3
	19:18	-
	<b><math>A_S(ave)</math></b>	
<b>AT</b>		<b>261.3</b>
<b>Sun Access Factor</b>		<b>0.33</b>

**COMMUNAL OUTDOOR AMENITY AREAS  
DECEMBER 21**

TENNIS COURT TO THE NORTH @ 3575 KANEFF CRES  
– NO NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT

TENNIS COURT TO THE WEST OPPOSITE OF OBELISK WAY  
– NO NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT

PLAY AREA TO THE NORTH EAST @1547 MISSISSAUGA VALLEY RD  
– NEW SHADOWS CASTED BY PROPOSED DEVELOPMENT  
ONLY FROM 11AM-12:30PM

**OUTDOOR AMENITY AREA AT FLOOR 5  
DECEMBER 21**

$A_T$  = TOTAL AREA OF OUTDOOR AMENITY AREA AT FLOOR 5

$A_S$  = AREA IN SUNSHINE

$A_{S(ave)}$  = AVERAGE OF  $A_S$  VALUES

SUN ACCESS FACTOR =  $A_{S(ave)} / A_T$

DECEMBER 21	Time	$A_S$ (m <sup>2</sup> )
	7:49	-
	9:19	0.0
	10:17	13.7
	11:17	39.6
	12:17	103.6
	13:17	187.0
	14:17	261.3
	15:15	254.1
	16:45	-
	<b><math>A_S(ave)</math></b>	
<b>AT</b>		<b>261.3</b>
<b>Sun Access Factor</b>		<b>0.47</b>

**TURNER  
FLEISCHER**

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4	2023-05-31	Issued for Rezoning Submission	TCH
3	2022-10-20	Issued for Rezoning	DRO
2	2022-04-22	Issued for SPA	TCH
1	2020-05-22	Issued for Rezoning Submission #1	LSW
#	DATE	DESCRIPTION	BY

**PROJECT**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
Kaneff Crescent and Mississauga Valley Boulevard,  
Mississauga, ON  
City File NO. OZ 20/070

**DRAWING**  
**SHADOW STUDIES**

PROJECT NO.	16.286SPA
PROJECT DATE	2018-04-20
DRAWN BY	DRO
CHECKED BY	Checker
SCALE	
DRAWING NO.	<b>A850</b>
REV.	<b>4</b>