

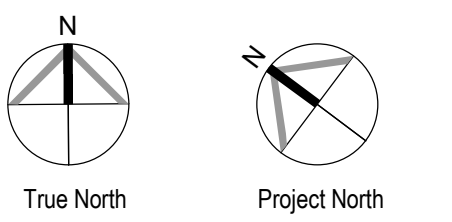
**SHADOW STUDY LEGEND**

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENT SHADOWS
- OUTDOOR AMENITY (PROPOSED AND ADJACENT TRAIL)
- NO IMPACT ZONE

- KIDS PLAY AREA: 287m2
- AMENITY BY PARKING: 569m2
- OFF LEASH AREA: 471m2
- ROOF TOP AMENITY: 156m2
- TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2

111m2 of OUTDOOR AMENITY AREA IS ALSO PROVIDED AT THE PRIVATE TERRACES ALONG THE WEST FACADE. THESE AREAS ARE MOSTLY COVERED BY THE BUILDING BALCONIES SO THEY HAVE NOT BEEN CALCULATED WITH THE SUN ACCESS FACTOR

- NEIGHBOURING AMENITY AREAS
- 1759 BLOOR STREET: 133m2
- 1835 BLOOR STREET: 1027m2
- 3375 PONYTRAIL DRIVE: 88m2
- 3395 PONYTRAIL DRIVE: 220m2
- 3401 PONYTRAIL DRIVE: 292m2



No.	DATE	ISSUED
21	FEB 2024	ISSUED FOR OPA AND ZBA SUBMISSION
21	DEC 2023	ISSUED FOR OPA AND ZBA SUBMISSION
20	SEP 2023	ISSUED FOR OPA AND ZBA SUBMISSION
19	MAY 2022	ISSUED FOR OPA AND ZBA SUBMISSION



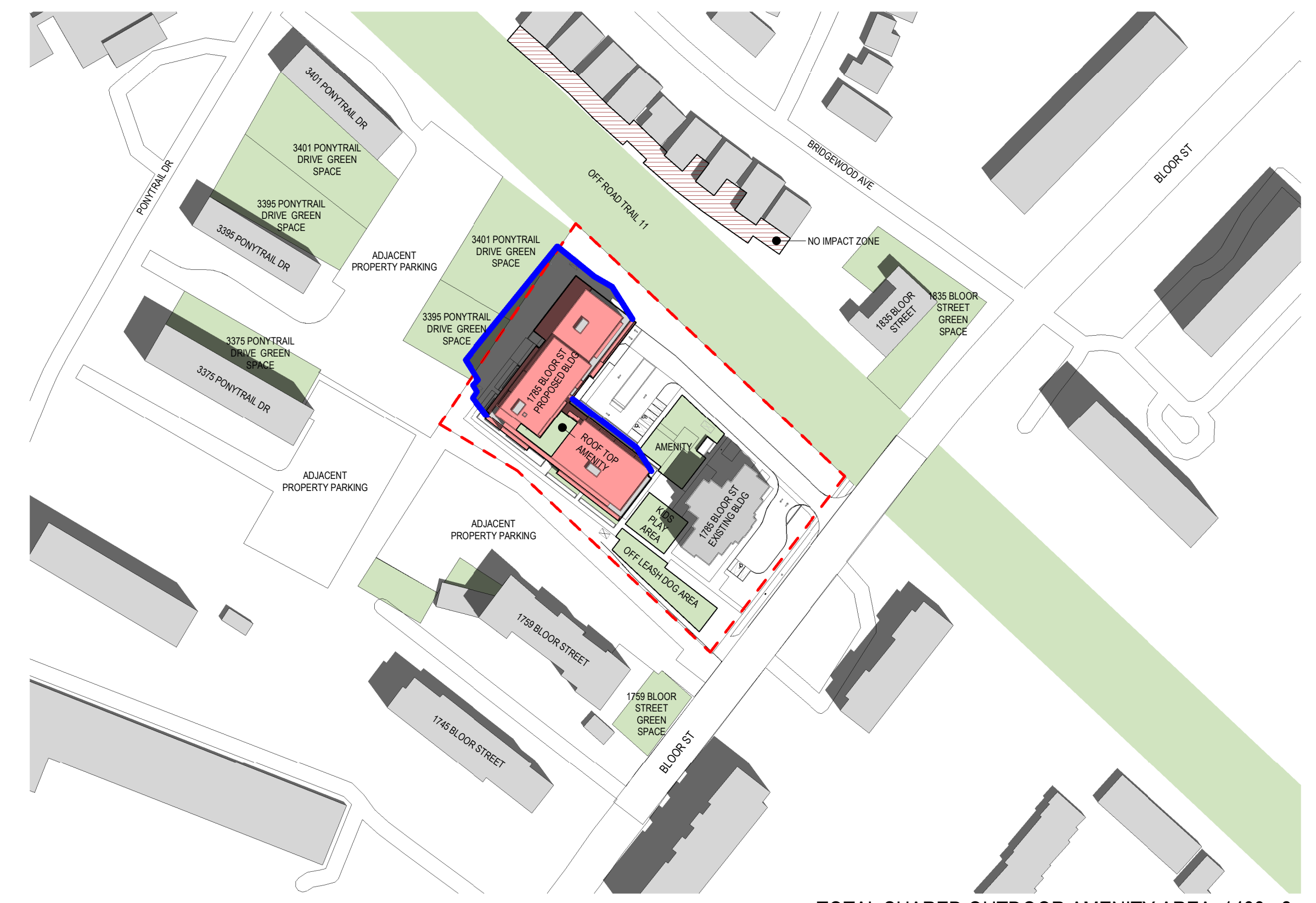
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CLIENT  
1785 Bloor Holdings Inc.  
181 Eglinton Avenue East, Suite 204,  
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ON L4X 1S8

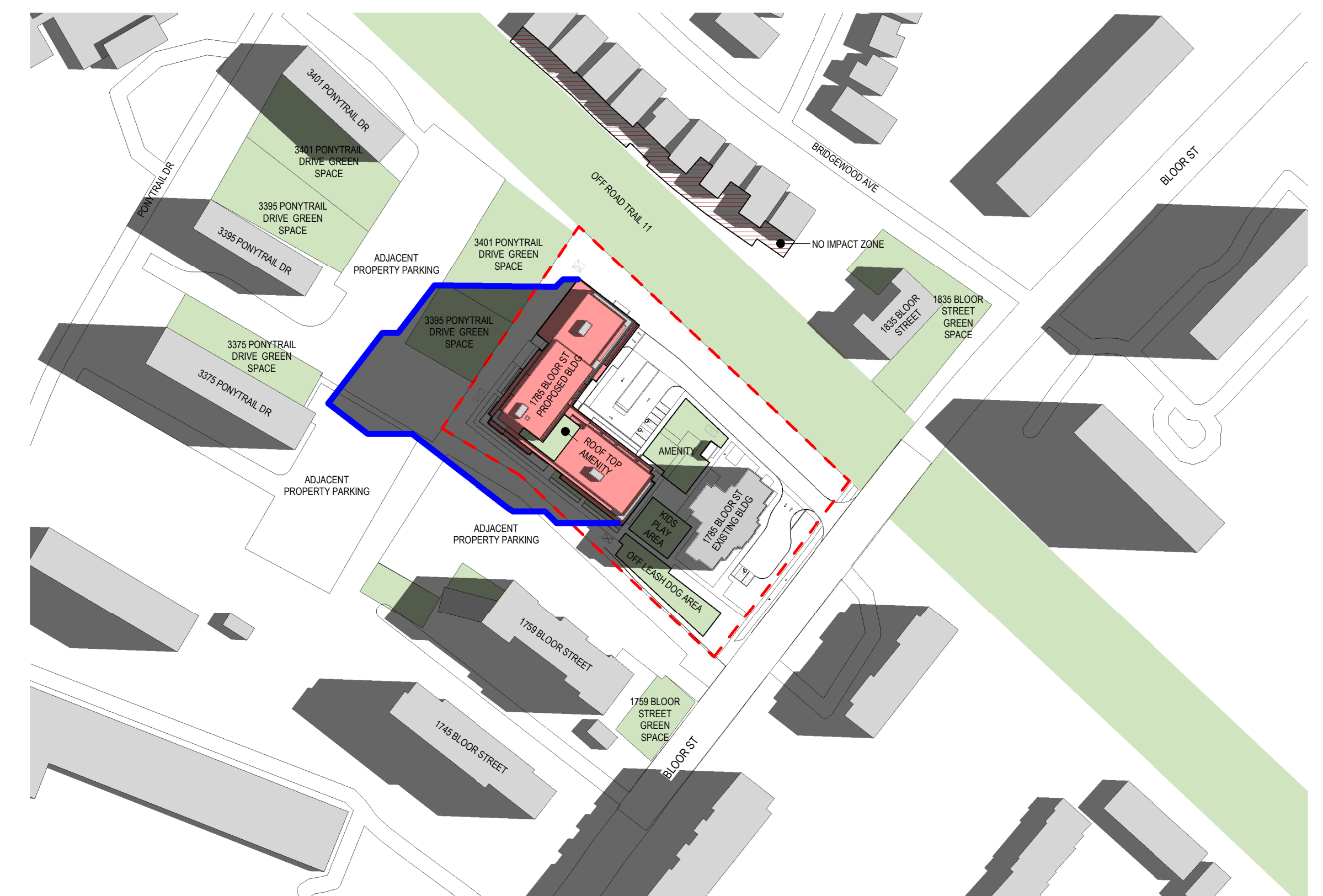
DRAWING  
Shadow Studies

PROJECT NUMBER	DATE
21045	21 FEB 2024
SCALE	PLOTTED DATE
As indicated	21 FEB 2024



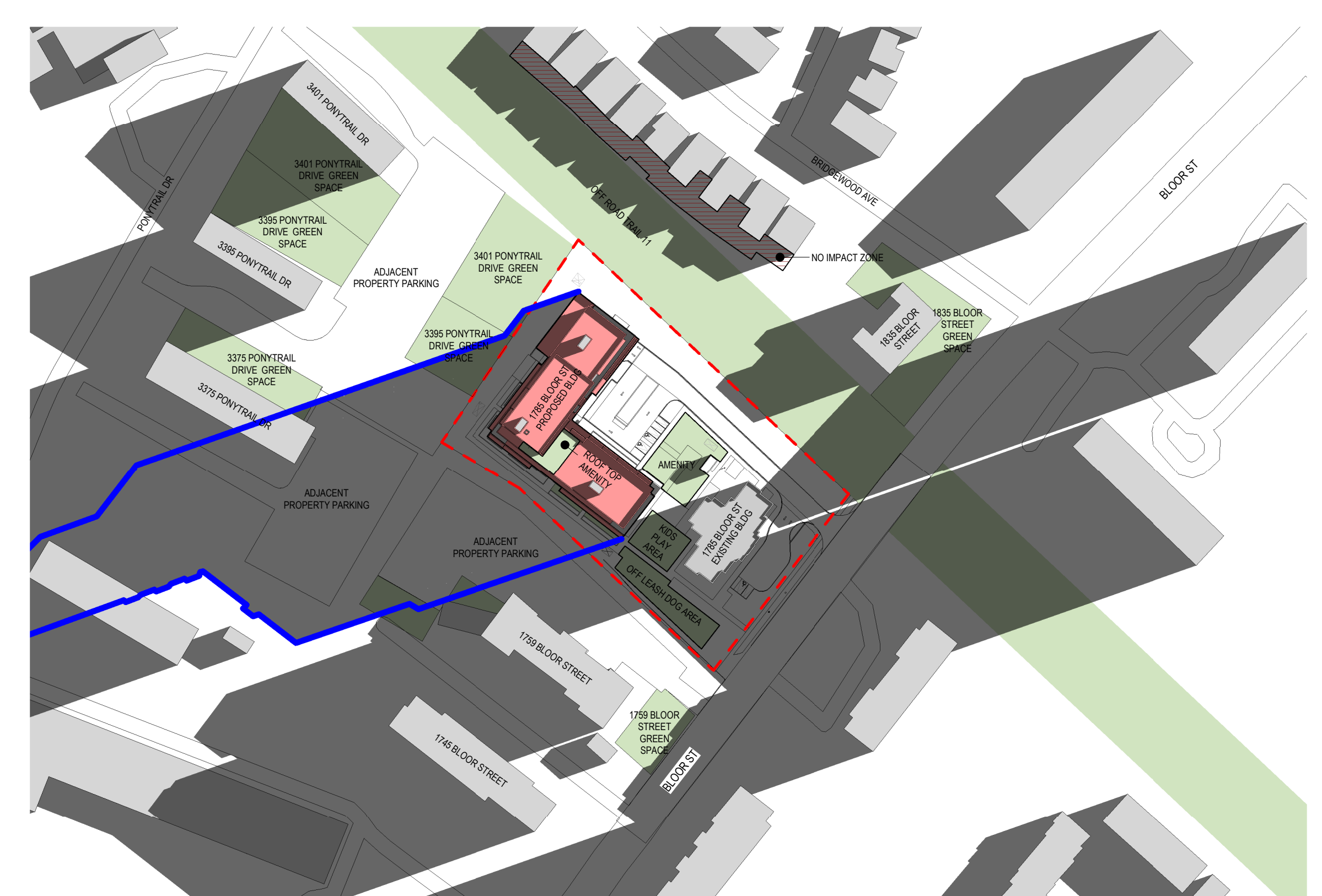
**JUNE 21 AT 12.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 938m2  
1835 BLOOR STREET 1287m2  
3375 PONYTRAIL DRIVE 556m2  
3395 PONYTRAIL DRIVE 1973m2  
3401 PONYTRAIL DRIVE 2853m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 1280m2**  
**OFF LEASH AREA: 226m2**  
**KIDS PLAY AREA: 471m2**  
**ROOF TOP AMENITY: 156m2**  
**AMENITY BY PARKING: 427m2**



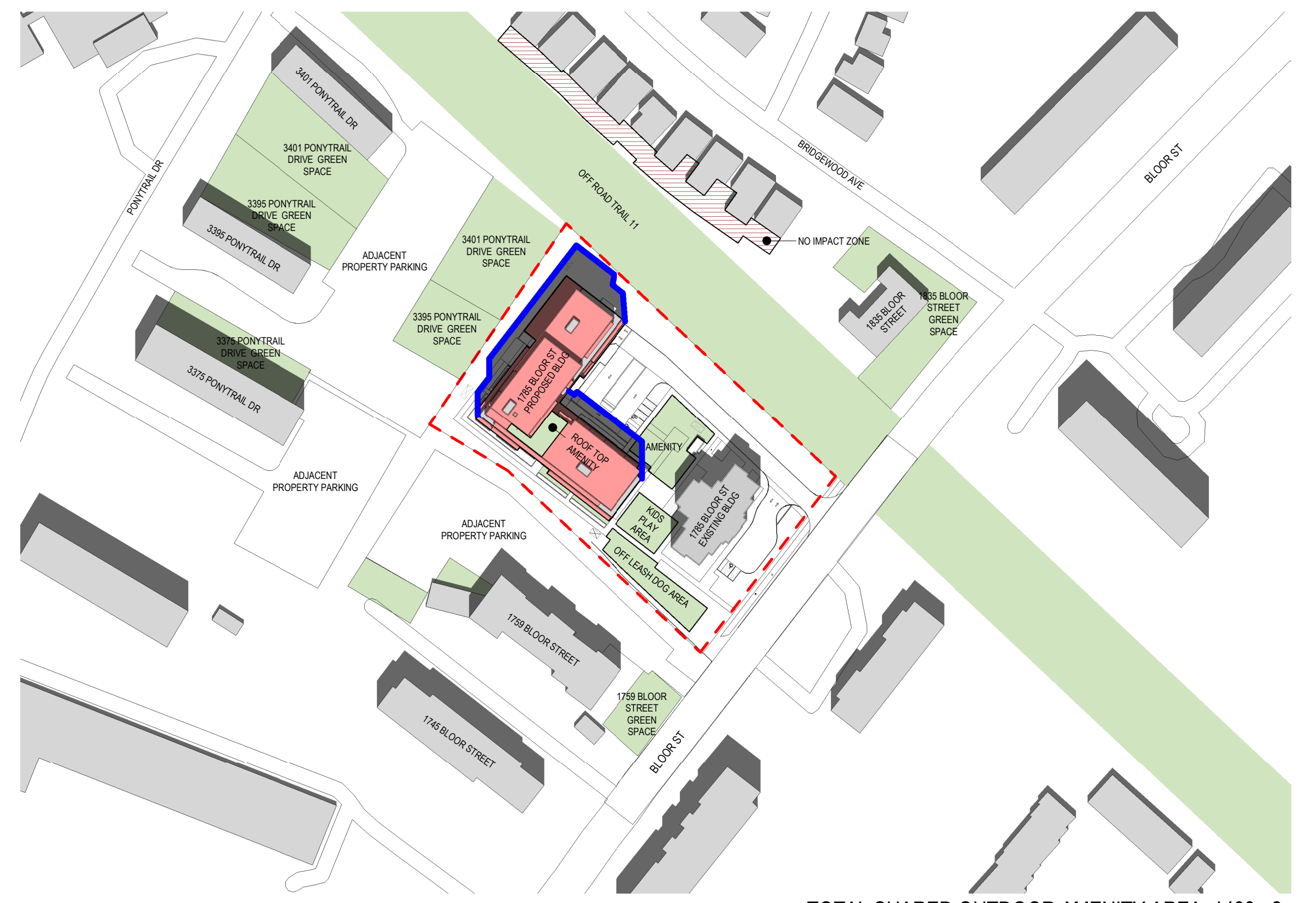
**JUNE 21 AT 9.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 732m2  
1835 BLOOR STREET 1230m2  
3375 PONYTRAIL DRIVE 894m2  
3395 PONYTRAIL DRIVE 1360m2  
3401 PONYTRAIL DRIVE 2061m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 903m2**  
**OFF LEASH AREA: 332m2**  
**KIDS PLAY AREA: 0m2**  
**ROOF TOP AMENITY: 148m2**  
**AMENITY BY PARKING: 423m2**



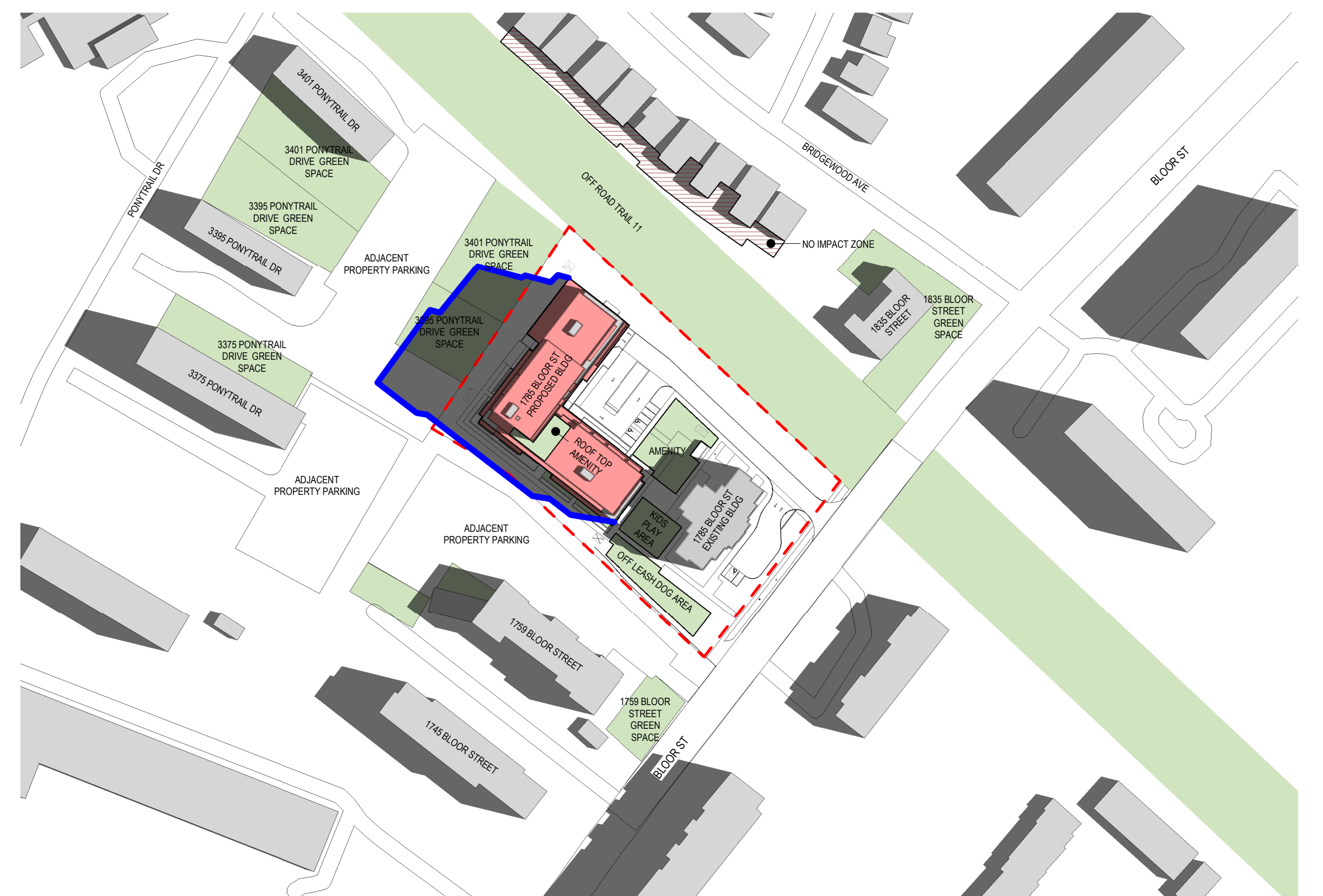
**JUNE 21 AT 7.07**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 439m2  
1835 BLOOR STREET 710m2  
3375 PONYTRAIL DRIVE 643m2  
3395 PONYTRAIL DRIVE 1300m2  
3401 PONYTRAIL DRIVE 1855m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 614m2**  
**OFF LEASH AREA: 0m2**  
**KIDS PLAY AREA: 6m2**  
**ROOF TOP AMENITY: 124m2**  
**AMENITY BY PARKING: 484m2**



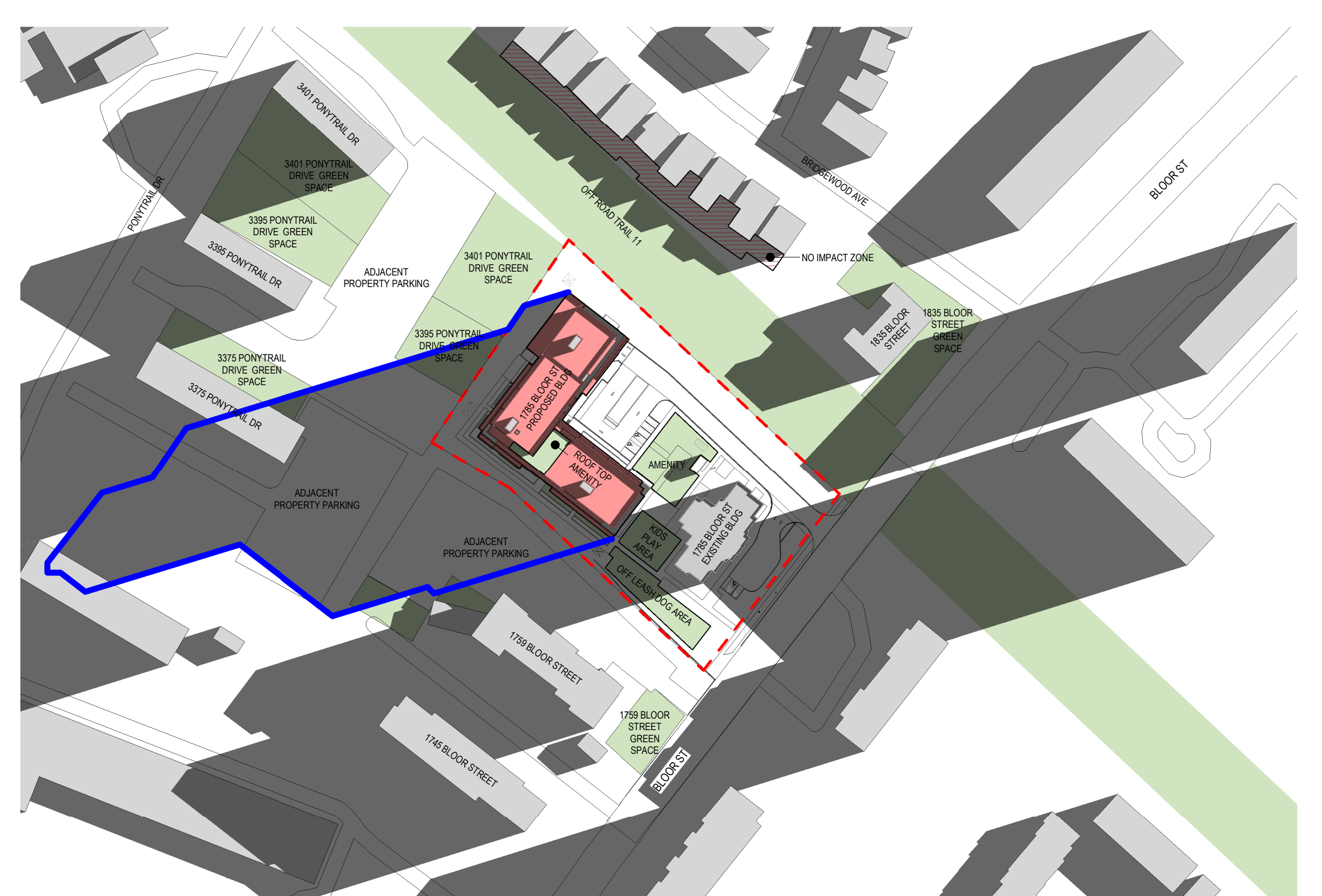
**JUNE 21 AT 13.20 (SOLAR NOON)**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 967m2  
1835 BLOOR STREET 1251m2  
3375 PONYTRAIL DRIVE 287m2  
3395 PONYTRAIL DRIVE 1951m2  
3401 PONYTRAIL DRIVE 2928m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 1419m2**  
**OFF LEASH AREA: 277m2**  
**KIDS PLAY AREA: 515m2**  
**ROOF TOP AMENITY: 156m2**  
**AMENITY BY PARKING: 515m2**



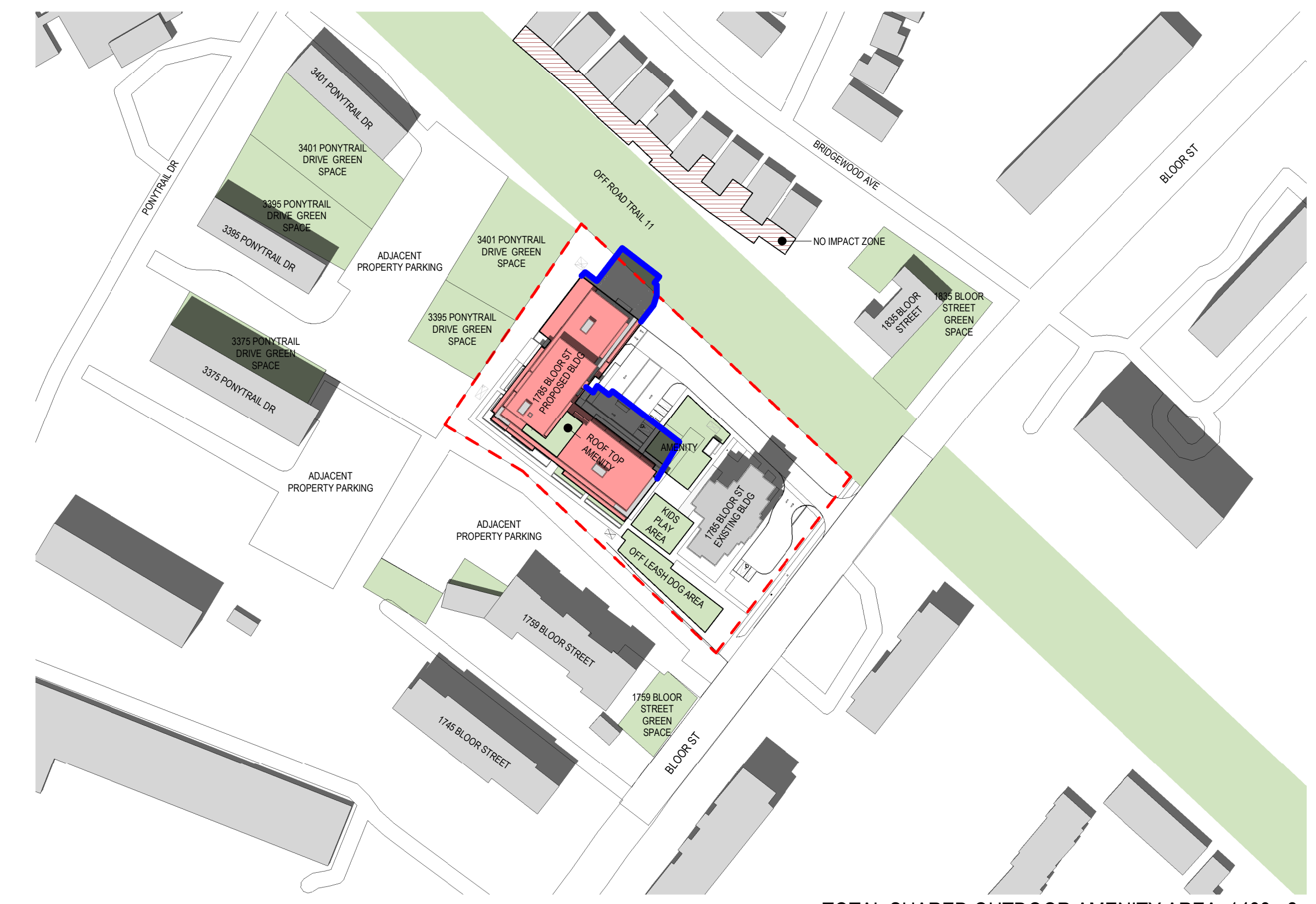
**JUNE 21 AT 10.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 830m2  
1835 BLOOR STREET 1237m2  
3375 PONYTRAIL DRIVE 884m2  
3395 PONYTRAIL DRIVE 1509m2  
3401 PONYTRAIL DRIVE 2246m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 954m2**  
**OFF LEASH AREA: 441m2**  
**KIDS PLAY AREA: 0m2**  
**ROOF TOP AMENITY: 147m2**  
**AMENITY BY PARKING: 366m2**



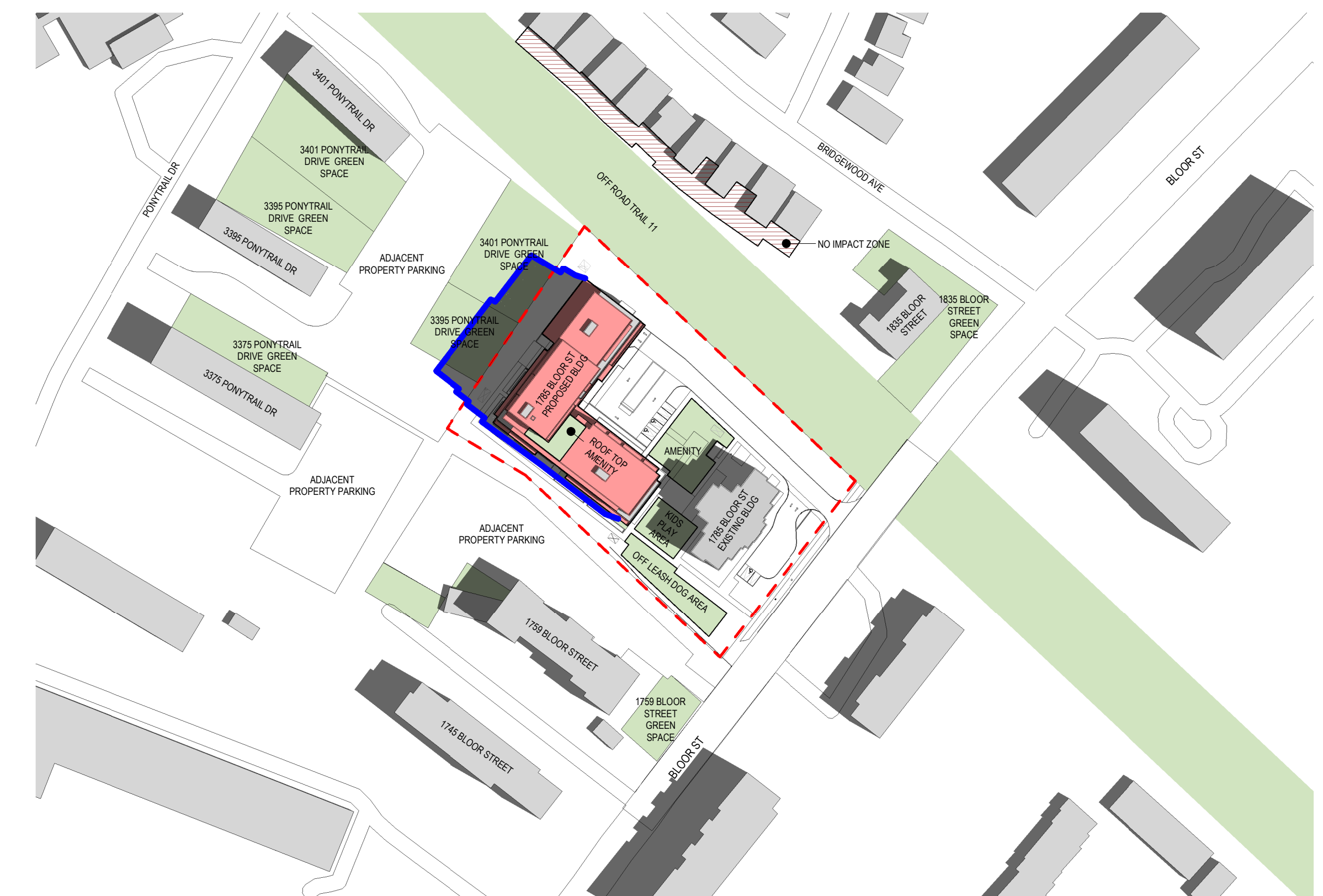
**JUNE 21 AT 7.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 621m2  
1835 BLOOR STREET 698m2  
3375 PONYTRAIL DRIVE 617m2  
3395 PONYTRAIL DRIVE 1287m2  
3401 PONYTRAIL DRIVE 1904m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 859m2**  
**OFF LEASH AREA: 244m2**  
**KIDS PLAY AREA: 0m2**  
**ROOF TOP AMENITY: 126m2**  
**AMENITY BY PARKING: 489m2**



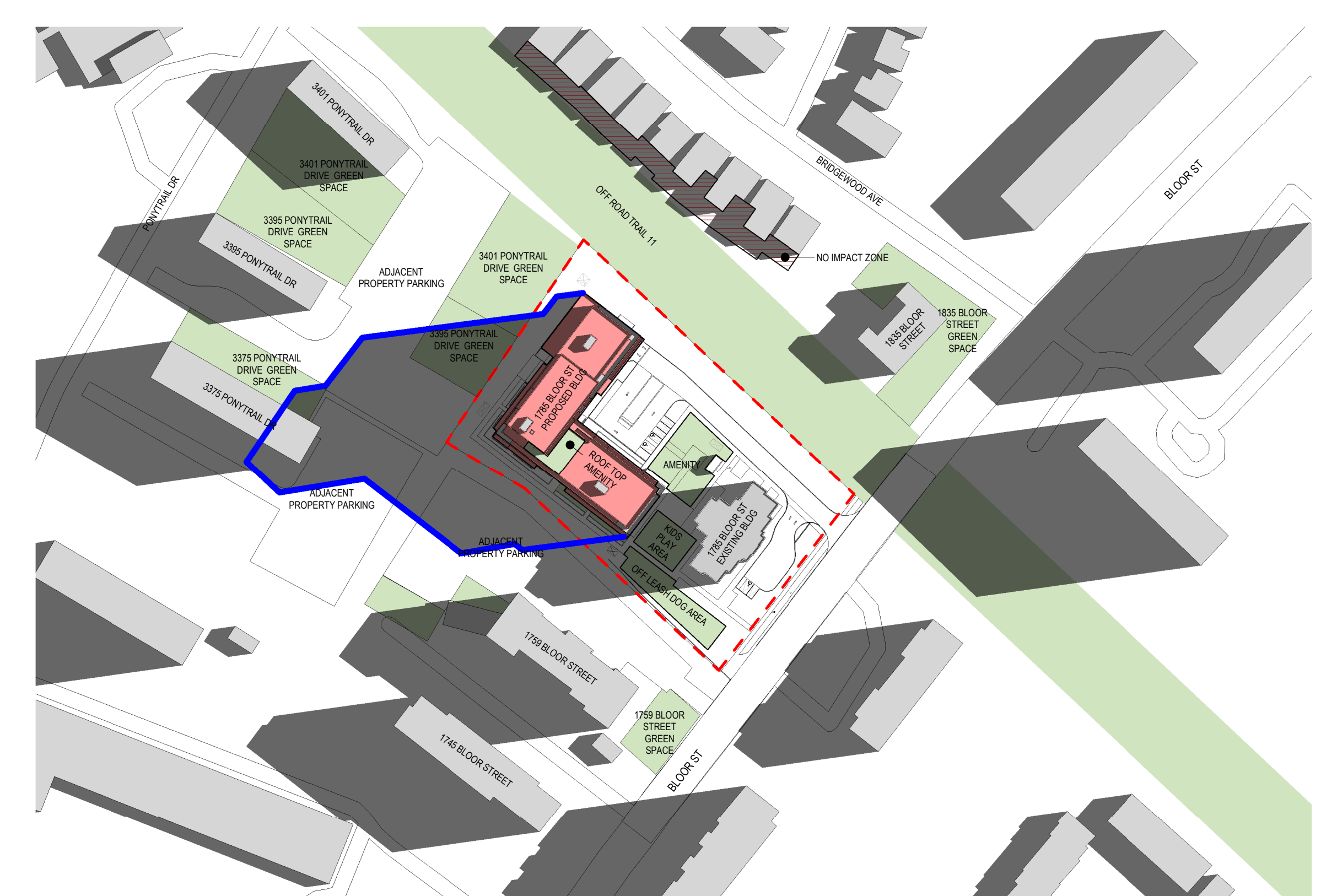
**JUNE 21 AT 14.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 991m2  
1835 BLOOR STREET 1220m2  
3375 PONYTRAIL DRIVE 85m2  
3395 PONYTRAIL DRIVE 1818m2  
3401 PONYTRAIL DRIVE 2928m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 1379m2**  
**OFF LEASH AREA: 471m2**  
**KIDS PLAY AREA: 287m2**  
**ROOF TOP AMENITY: 156m2**  
**AMENITY BY PARKING: 465m2**



**JUNE 21 AT 11.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 887m2  
1835 BLOOR STREET 1271m2  
3375 PONYTRAIL DRIVE 894m2  
3395 PONYTRAIL DRIVE 1794m2  
3401 PONYTRAIL DRIVE 2540m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 1117m2**  
**OFF LEASH AREA: 471m2**  
**KIDS PLAY AREA: 94m2**  
**ROOF TOP AMENITY: 156m2**  
**AMENITY BY PARKING: 397m2**



**JUNE 21 AT 8.20**  
1 : 1600  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 759m2  
1835 BLOOR STREET 1264m2  
3375 PONYTRAIL DRIVE 629m2  
3395 PONYTRAIL DRIVE 1422m2  
3401 PONYTRAIL DRIVE 1920m2

**TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2**  
**TOTAL AREA OF SUNSHINE AT THIS TIME: 897m2**  
**OFF LEASH AREA: 280m2**  
**KIDS PLAY AREA: 0m2**  
**ROOF TOP AMENITY: 141m2**  
**AMENITY BY PARKING: 476m2**



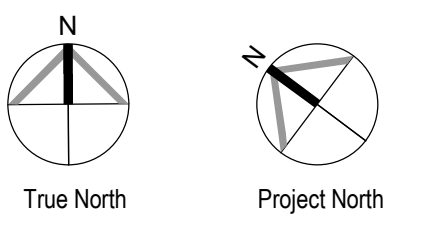
**SHADOW STUDY LEGEND**

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENT SHADOWS
- OUTDOOR AMENITY (PROPOSED AND ADJACENT TRAIL)
- NO IMPACT ZONE

KIDS PLAY AREA:  
281m<sup>2</sup>  
AMENITY BY PARKING:  
589m<sup>2</sup>  
OFF LEASH AREA:  
471m<sup>2</sup>  
ROOF TOP AMENITY:  
156m<sup>2</sup>  
**TOTAL SHARED OUTDOOR AMENITY AREA:**  
1483m<sup>2</sup>

11m<sup>2</sup> OF OUTDOOR AMENITY AREA IS ALSO PROVIDED AT THE PRIVATE TERRACES ALONG THE WEST FACADE. THESE AREAS ARE MOSTLY COVERED BY THE BUILDING BALCONIES SO THEY HAVE NOT BEEN CALCULATED WITH THE SUN ACCESS FACTOR

**NEIGHBOURING AMENITY AREAS**  
1759 BLOOR STREET 138m<sup>2</sup>  
1835 BLOOR STREET 102m<sup>2</sup>  
3375 PONYTRAIL DRIVE 894m<sup>2</sup>  
3395 PONYTRAIL DRIVE 2200m<sup>2</sup>  
3401 PONYTRAIL DRIVE 2928m<sup>2</sup>



NO.	DATE	ISSUED
21 FEB 2024	ISSUED FOR OPA AND ZBA SUBMISSION	
21 DEC 2023	ISSUED FOR OPA AND ZBA SUBMISSION	
28 SEPT 2023	ISSUED FOR OPA AND ZBA SUBMISSION	
21 MAY 2022	ISSUED FOR OPA AND ZBA SUBMISSION	



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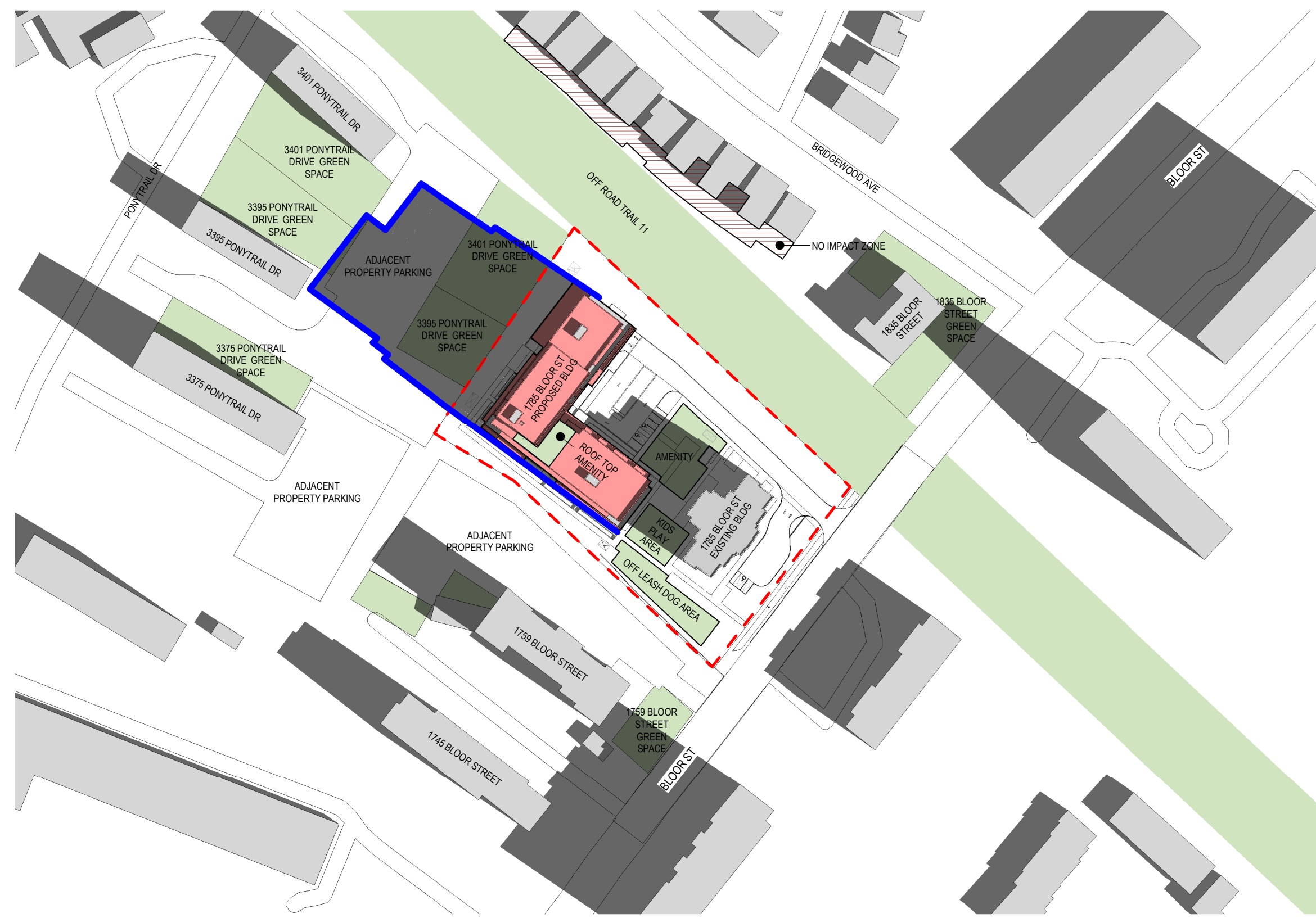
DRAWING  
Shadow Studies

PROJECT NUMBER	DATE
21045	21 FEB 2024
SCALE	PLOTTED DATE
As indicated	21 FEB 2024

AVERAGE AREA OF SUNSHINE FOR JUNE		SUN ACCESS FACTOR FOR JUNE	
1759 BLOOR STREET	774.93m <sup>2</sup>	1759 BLOOR STREET	0.75
1835 BLOOR STREET	1005.26m <sup>2</sup>	1835 BLOOR STREET	0.74
3375 PONYTRAIL DRIVE	479m <sup>2</sup>	3375 PONYTRAIL DRIVE	0.53
3395 PONYTRAIL DRIVE	1592.13m <sup>2</sup>	3395 PONYTRAIL DRIVE	0.72
3401 PONYTRAIL DRIVE	2568.6m <sup>2</sup>	3401 PONYTRAIL DRIVE	0.87

SUN ACCESS FACTOR BY AMENITY AREA:  
OFF LEASH AREA: KIDS PLAY AREA: 0.75  
0.86 0.44  
ROOF TOP AMENITY: AMENITY BY PARKING:  
0.72 0.52

AVERAGE AREA OF SUNSHINE (As) = 946.4m<sup>2</sup>  
As (AVERAGE) / Ar = 946.4m<sup>2</sup> / 1483m<sup>2</sup> =  
**TOTAL SUN ACCESS FACTOR OF 0.63 FOR JUNE 21ST**

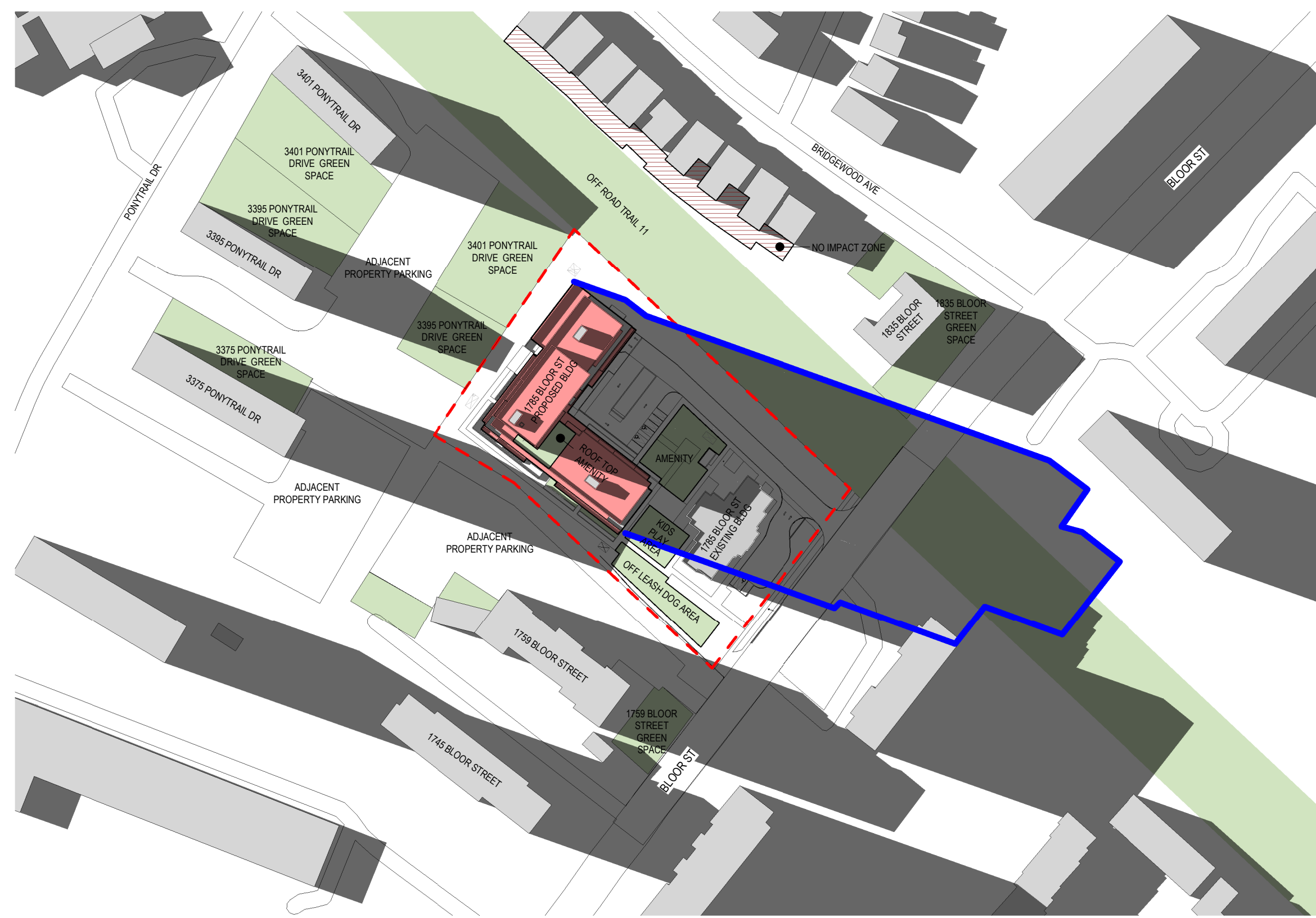


**SEPTEMBER 21 AT 10.12**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:	
1759 BLOOR STREET	577m <sup>2</sup>	3375 PONYTRAIL DRIVE	755m <sup>2</sup>
1835 BLOOR STREET	886m <sup>2</sup>	3395 PONYTRAIL DRIVE	2175m <sup>2</sup>
3375 PONYTRAIL DRIVE	755m <sup>2</sup>		
3395 PONYTRAIL DRIVE	1281m <sup>2</sup>		
3401 PONYTRAIL DRIVE	1814m <sup>2</sup>		

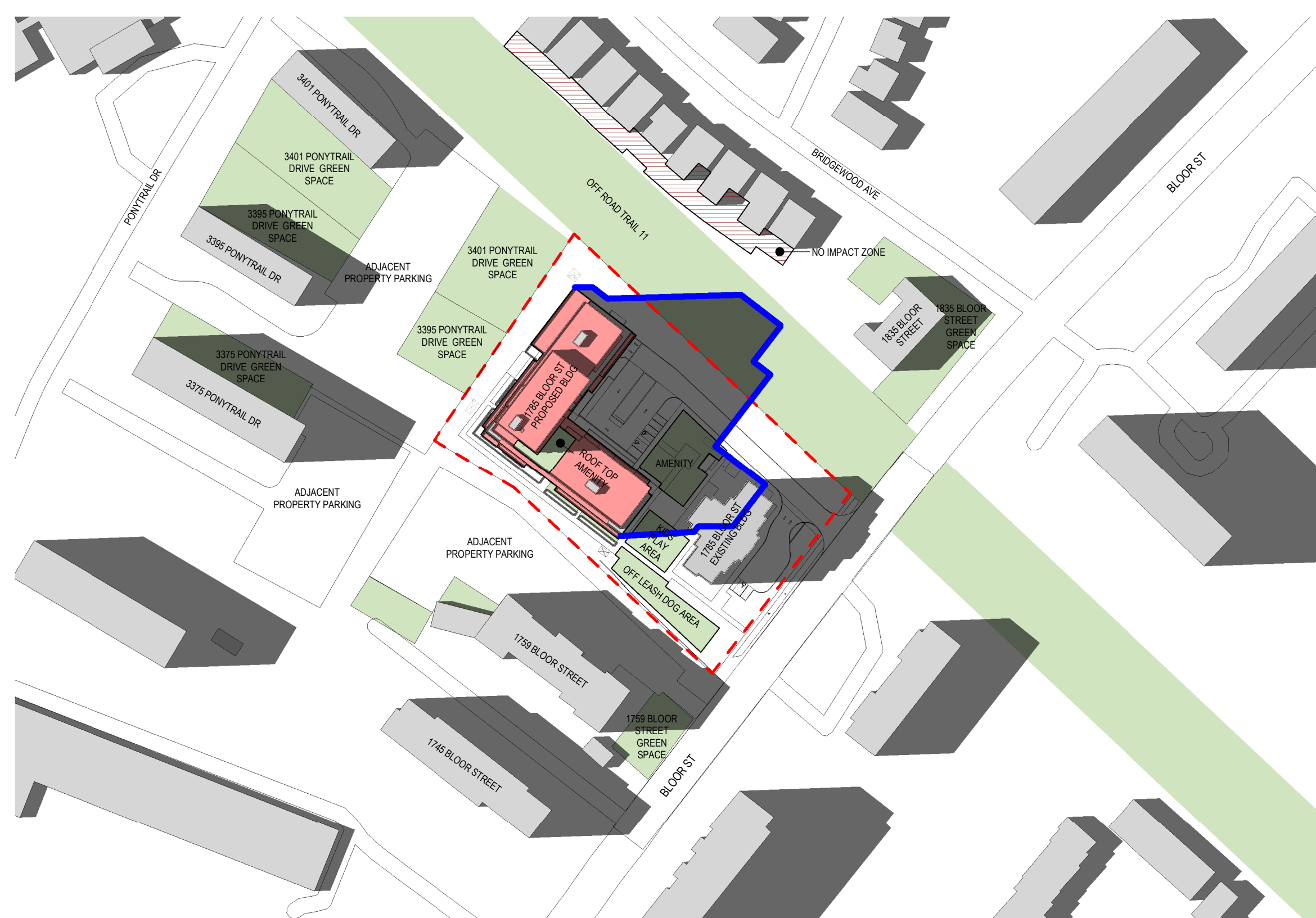
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 863m<sup>2</sup>  
OFF LEASH AREA: KIDS PLAY AREA: 471m<sup>2</sup> 92m<sup>2</sup>  
ROOF TOP AMENITY: AMENITY BY PARKING: 156m<sup>2</sup> 144m<sup>2</sup>



**JUNE 21 AT 19.33**

1 : 1600

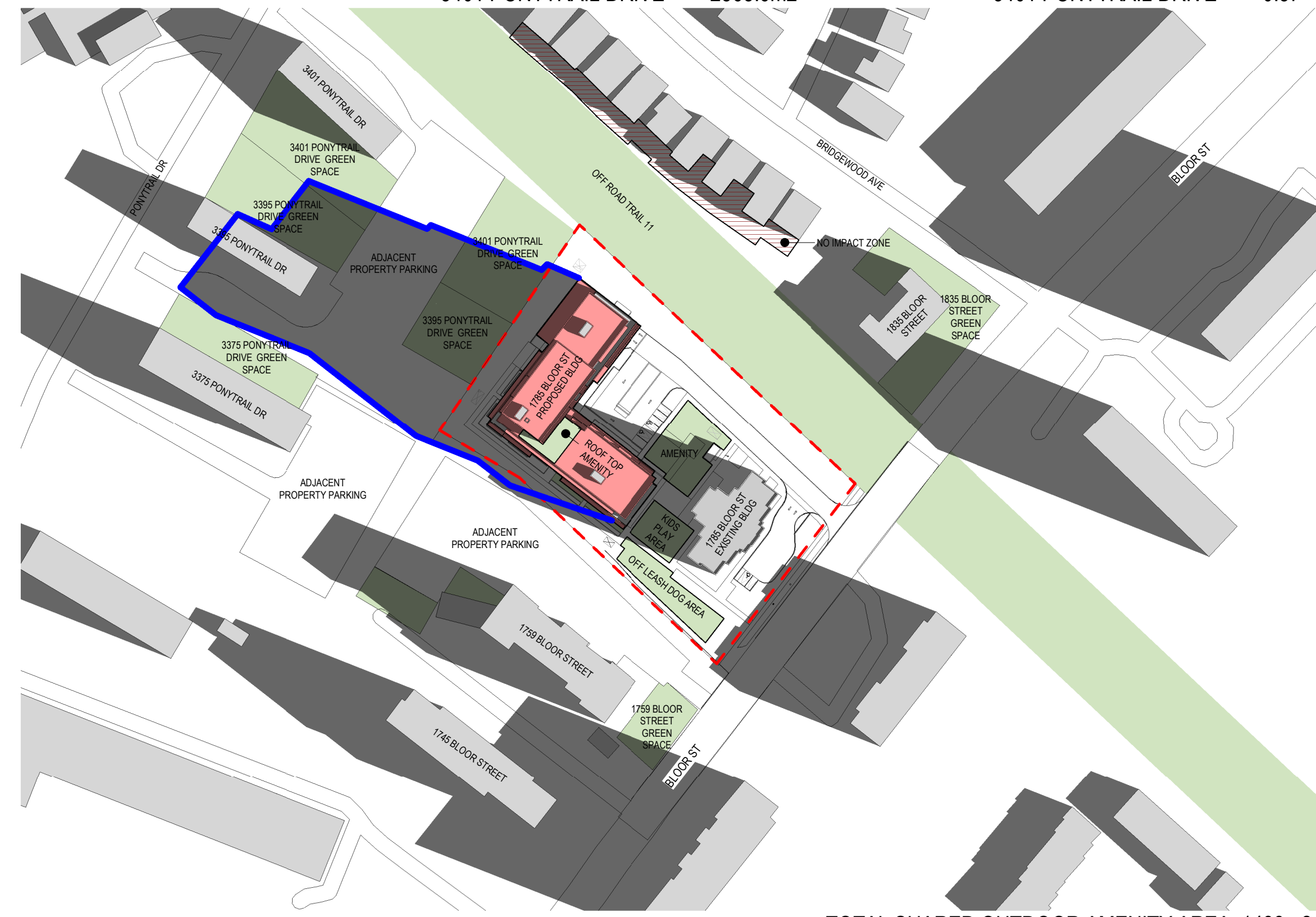
AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	530m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 578m <sup>2</sup>	
1835 BLOOR STREET	698m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 457m <sup>2</sup> 77m <sup>2</sup>	
3375 PONYTRAIL DRIVE	568m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 44m <sup>2</sup> 0m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1386m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2758m <sup>2</sup>		



**JUNE 21 AT 17.20**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	783m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 755m <sup>2</sup>	
1835 BLOOR STREET	755m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 471m <sup>2</sup> 192m <sup>2</sup>	
3375 PONYTRAIL DRIVE	173m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 1606m <sup>2</sup> 5m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1606m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2928m <sup>2</sup>		



**SEPTEMBER 21 AT 9.12**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:	
1759 BLOOR STREET	429m <sup>2</sup>	3375 PONYTRAIL DRIVE	894m <sup>2</sup>
1835 BLOOR STREET	691m <sup>2</sup>	3395 PONYTRAIL DRIVE	2200m <sup>2</sup>
3375 PONYTRAIL DRIVE	694m <sup>2</sup>		
3395 PONYTRAIL DRIVE	731m <sup>2</sup>		
3401 PONYTRAIL DRIVE	1655m <sup>2</sup>		

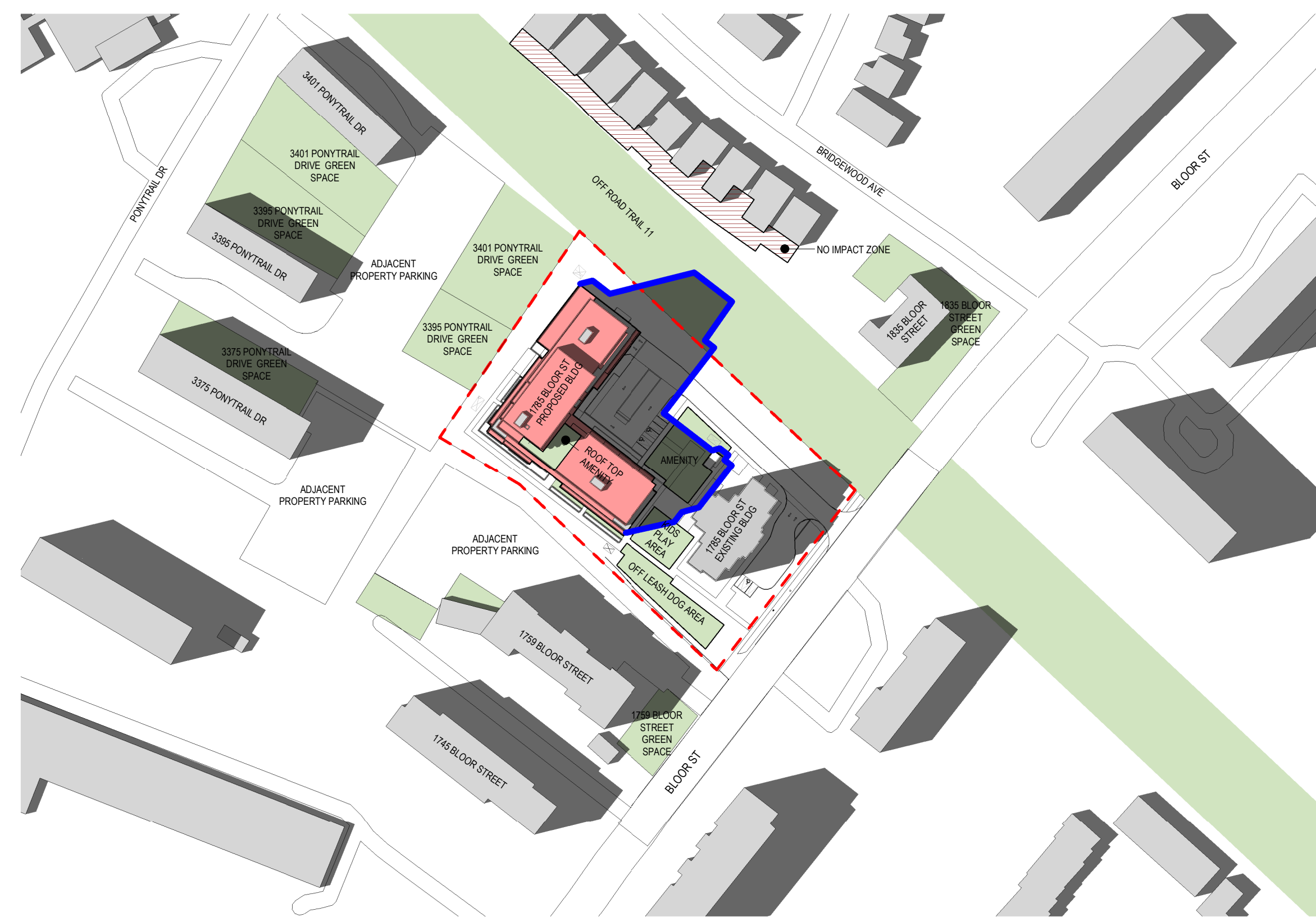
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 852m<sup>2</sup>  
OFF LEASH AREA: KIDS PLAY AREA: 470m<sup>2</sup> 10m<sup>2</sup>  
ROOF TOP AMENITY: AMENITY BY PARKING: 149m<sup>2</sup> 223m<sup>2</sup>



**JUNE 21 AT 19.20**

1 : 1600

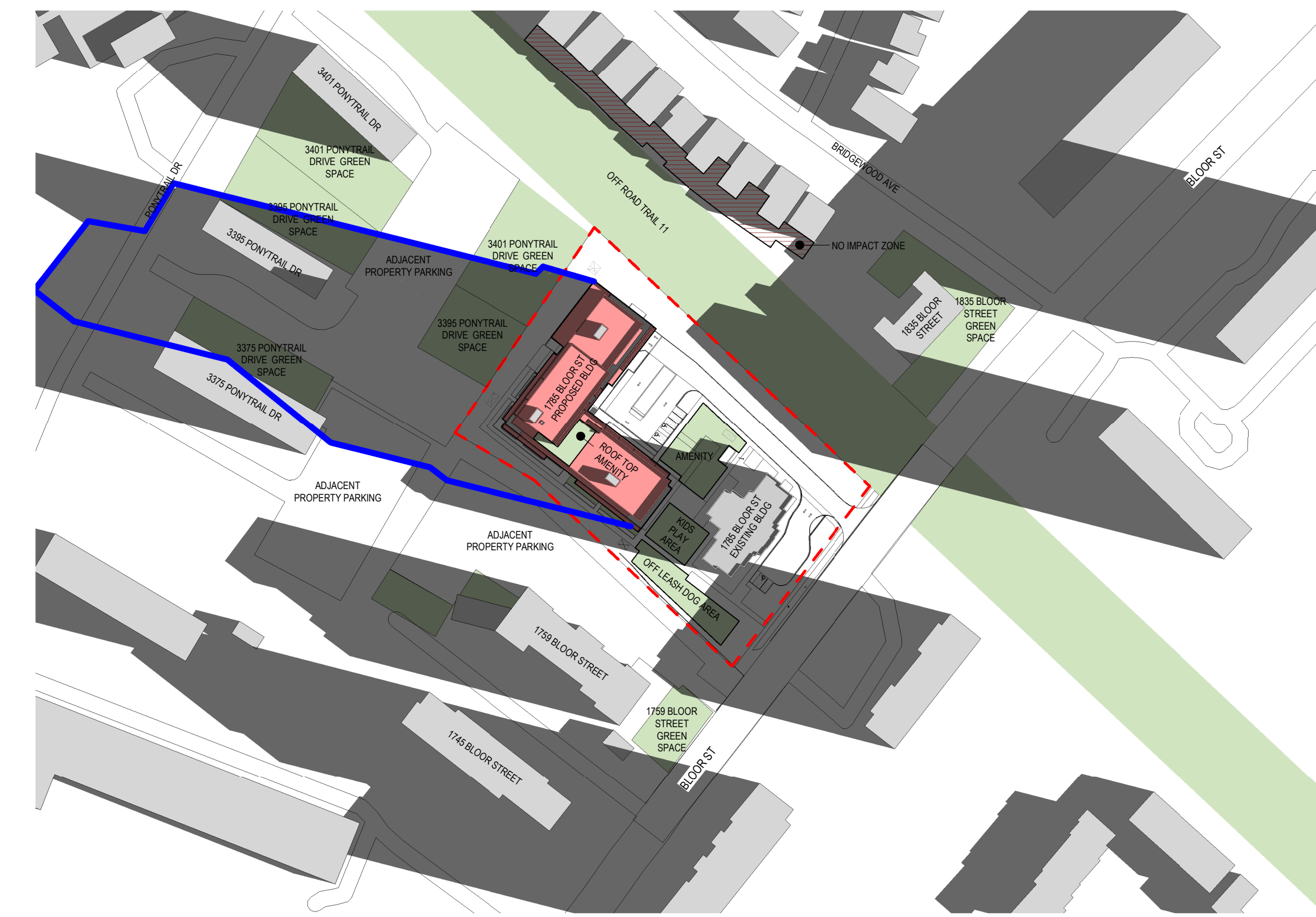
AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	594m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 614m <sup>2</sup>	
1835 BLOOR STREET	701m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 471m <sup>2</sup> 94m <sup>2</sup>	
3375 PONYTRAIL DRIVE	471m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 49m <sup>2</sup> 0m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1467m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2824m <sup>2</sup>		



**JUNE 21 AT 16.20**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	877m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 945m <sup>2</sup>	
1835 BLOOR STREET	933m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 471m <sup>2</sup> 228m <sup>2</sup>	
3375 PONYTRAIL DRIVE	115m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 105m <sup>2</sup> 141m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1639m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2928m <sup>2</sup>		



**SEPTEMBER 21 AT 8.35**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:	
1759 BLOOR STREET	472m <sup>2</sup>	3375 PONYTRAIL DRIVE	894m <sup>2</sup>
1835 BLOOR STREET	498m <sup>2</sup>	3395 PONYTRAIL DRIVE	2200m <sup>2</sup>
3375 PONYTRAIL DRIVE	0m <sup>2</sup>		
3395 PONYTRAIL DRIVE	176m <sup>2</sup>		
3401 PONYTRAIL DRIVE	1786m <sup>2</sup>		

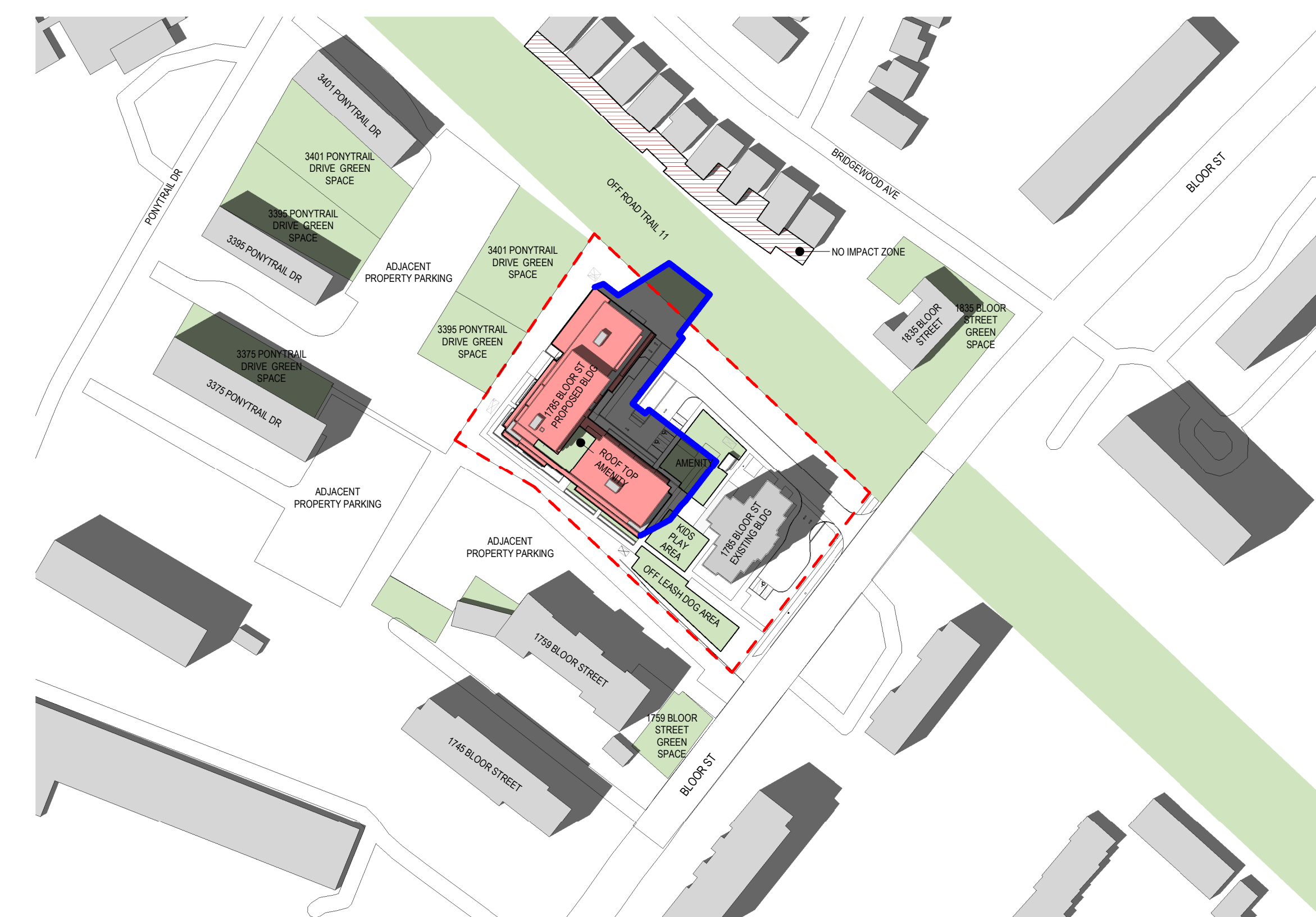
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 686m<sup>2</sup>  
OFF LEASH AREA: KIDS PLAY AREA: 288m<sup>2</sup> 0m<sup>2</sup>  
ROOF TOP AMENITY: AMENITY BY PARKING: 146m<sup>2</sup> 252m<sup>2</sup>



**JUNE 21 AT 18.20**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	692m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 695m <sup>2</sup>	
1835 BLOOR STREET	674m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 471m <sup>2</sup> 149m <sup>2</sup>	
3375 PONYTRAIL DRIVE	304m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 78m <sup>2</sup> 0m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1655m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2928m <sup>2</sup>		



**JUNE 21 AT 15.20**

1 : 1600

AREA OF SUNSHINE ON OUTDOOR AMENITY:		TOTAL SHARED OUTDOOR AMENITY AREA: 1483m <sup>2</sup>	
1759 BLOOR STREET	984m <sup>2</sup>	TOTAL AREA OF SUNSHINE AT THIS TIME: 1184m <sup>2</sup>	
1835 BLOOR STREET	1122m <sup>2</sup>	OFF LEASH AREA: KIDS PLAY AREA: 471m <sup>2</sup> 267m <sup>2</sup>	
3375 PONYTRAIL DRIVE	54m <sup>2</sup>	ROOF TOP AMENITY: AMENITY BY PARKING: 1715m <sup>2</sup> 309m <sup>2</sup>	
3395 PONYTRAIL DRIVE	1715m <sup>2</sup>		
3401 PONYTRAIL DRIVE	2928m <sup>2</sup>		



**EXISTING AVERAGE AREA OF SUNSHINE FOR SEPTEMBER**

3375 PONYTRAIL DRIVE	288m2
3395 PONYTRAIL DRIVE	1452.54m2

**EXISTING SUN ACCESS FACTOR FOR SEPTEMBER**

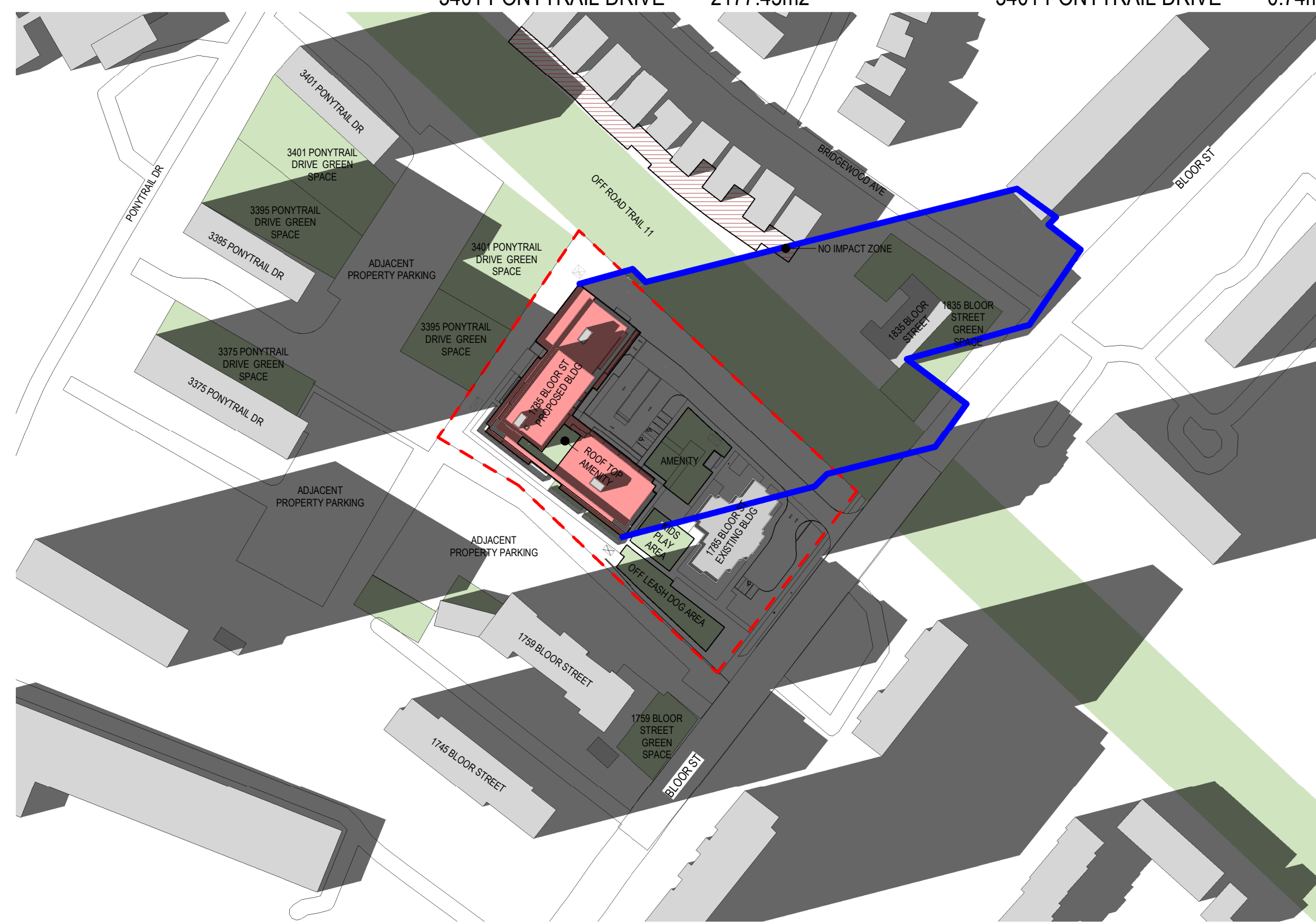
3375 PONYTRAIL DRIVE	0.32
3395 PONYTRAIL DRIVE	0.66

**AVERAGE AREA OF SUNSHINE FOR SEPTEMBER**

1759 BLOOR STREET	846.2m2
1835 BLOOR STREET	641.18m2
3375 PONYTRAIL DRIVE	206.72m2
3395 PONYTRAIL DRIVE	1010m2
3401 PONYTRAIL DRIVE	2177.45m2

**SUN ACCESS FACTOR FOR SEPTEMBER**

1759 BLOOR STREET	0.62m2
1835 BLOOR STREET	0.62m2
3375 PONYTRAIL DRIVE	0.23m2
3395 PONYTRAIL DRIVE	0.45m2
3401 PONYTRAIL DRIVE	0.74m2



**SEPTEMBER 21 AT 17.48**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	198m2	3375 PONYTRAIL DRIVE	117m2
1835 BLOOR STREET	153m2	3395 PONYTRAIL DRIVE	357m2
3375 PONYTRAIL DRIVE	117m2		
3395 PONYTRAIL DRIVE	357m2		
3401 PONYTRAIL DRIVE	1833m2		

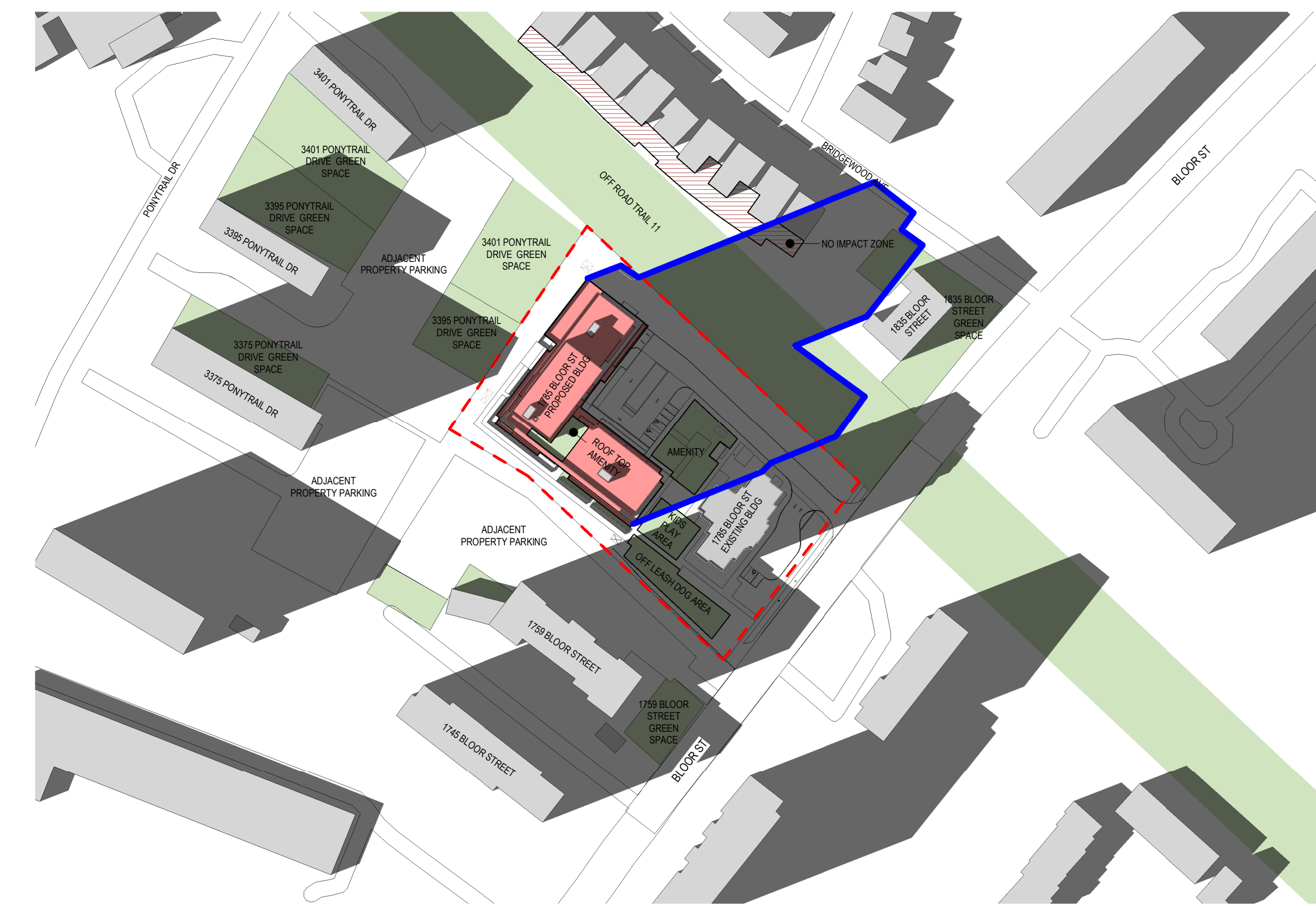
TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	276m2
OFF LEASH AREA:	40m2
ROOF TOP AMENITY:	49m2
KIDS PLAY AREA:	187m2
AMENITY BY PARKING:	0m2

**SUN ACCESS FACTOR BY AMENITY AREA:**

OFF LEASH AREA:	0.66	AMENITY BY PARKING:	0.27
ROOF TOP AMENITY:	0.86		

**AVERAGE AREA OF SUNSHINE (As) = 773.7**

As (AVERAGE) / Ar = 773.7 / 1483m2 =  
**TOTAL SUN ACCESS FACTOR OF 0.52 FOR SEPTEMBER 21ST**



**SEPTEMBER 21 AT 17.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	401m2	3375 PONYTRAIL DRIVE	88m2
1835 BLOOR STREET	523m2	3395 PONYTRAIL DRIVE	435m2
3375 PONYTRAIL DRIVE	88m2		
3395 PONYTRAIL DRIVE	435m2		
3401 PONYTRAIL DRIVE	2387m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	163m2
OFF LEASH AREA:	0m2
ROOF TOP AMENITY:	88m2
KIDS PLAY AREA:	75m2
AMENITY BY PARKING:	0m2

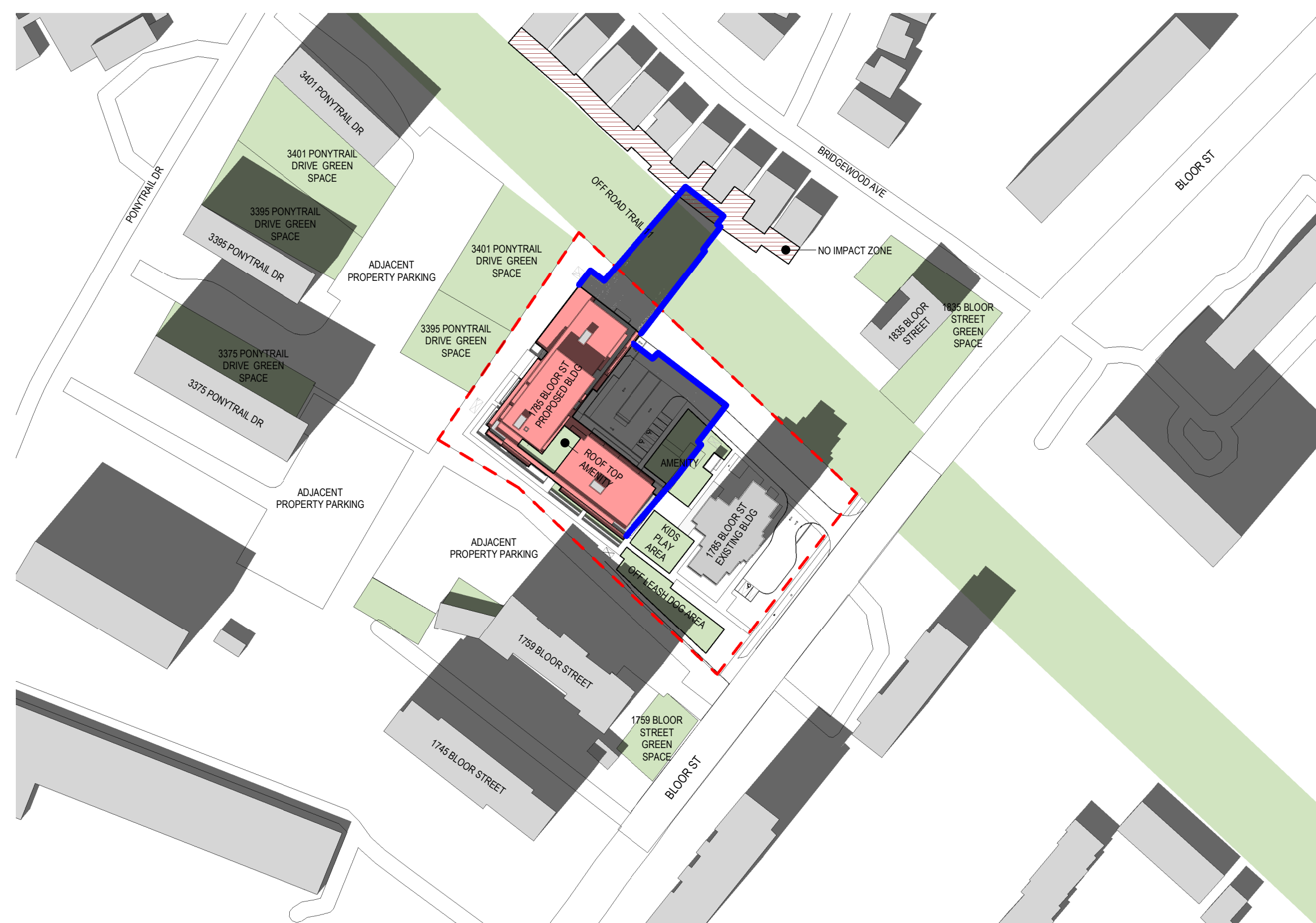


**SEPTEMBER 21 AT 16.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	774m2	3375 PONYTRAIL DRIVE	52m2
1835 BLOOR STREET	1021m2	3395 PONYTRAIL DRIVE	974m2
3375 PONYTRAIL DRIVE	52m2		
3395 PONYTRAIL DRIVE	974m2		
3401 PONYTRAIL DRIVE	2670m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	386m2
OFF LEASH AREA:	0m2
ROOF TOP AMENITY:	116m2
KIDS PLAY AREA:	243m2
AMENITY BY PARKING:	27m2

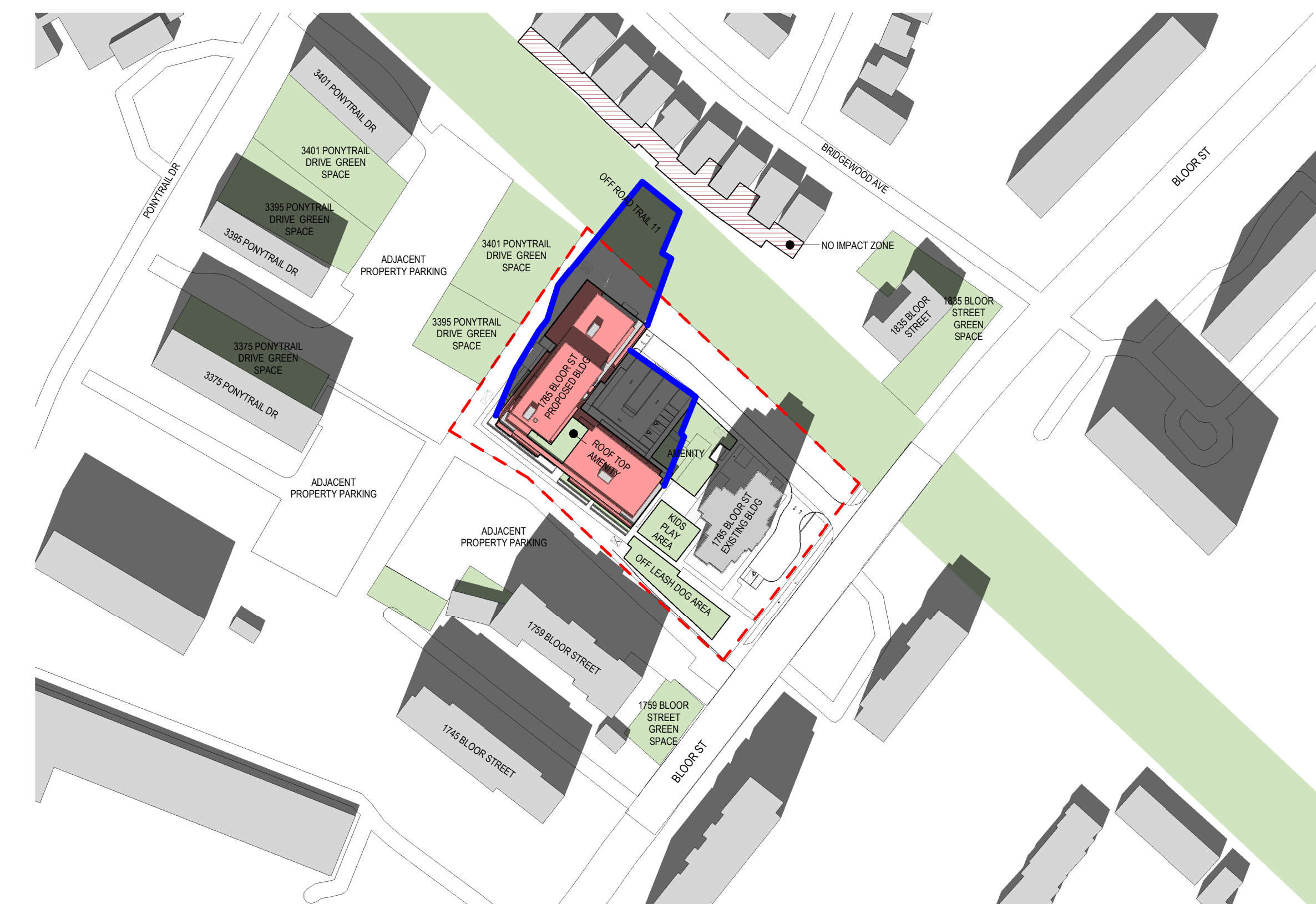


**SEPTEMBER 21 AT 15.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	925m2	3375 PONYTRAIL DRIVE	18m2
1835 BLOOR STREET	1147m2	3395 PONYTRAIL DRIVE	1049m2
3375 PONYTRAIL DRIVE	18m2		
3395 PONYTRAIL DRIVE	1049m2		
3401 PONYTRAIL DRIVE	2903m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	983m2
OFF LEASH AREA:	306m2
ROOF TOP AMENITY:	156m2
KIDS PLAY AREA:	283m2
AMENITY BY PARKING:	238m2



**SEPTEMBER 21 AT 14.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	926m2	3375 PONYTRAIL DRIVE	0m2
1835 BLOOR STREET	1119m2	3395 PONYTRAIL DRIVE	1320m2
3375 PONYTRAIL DRIVE	0m2		
3395 PONYTRAIL DRIVE	1320m2		
3401 PONYTRAIL DRIVE	2928m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	1328m2
OFF LEASH AREA:	471m2
ROOF TOP AMENITY:	156m2
KIDS PLAY AREA:	287m2
AMENITY BY PARKING:	414m2

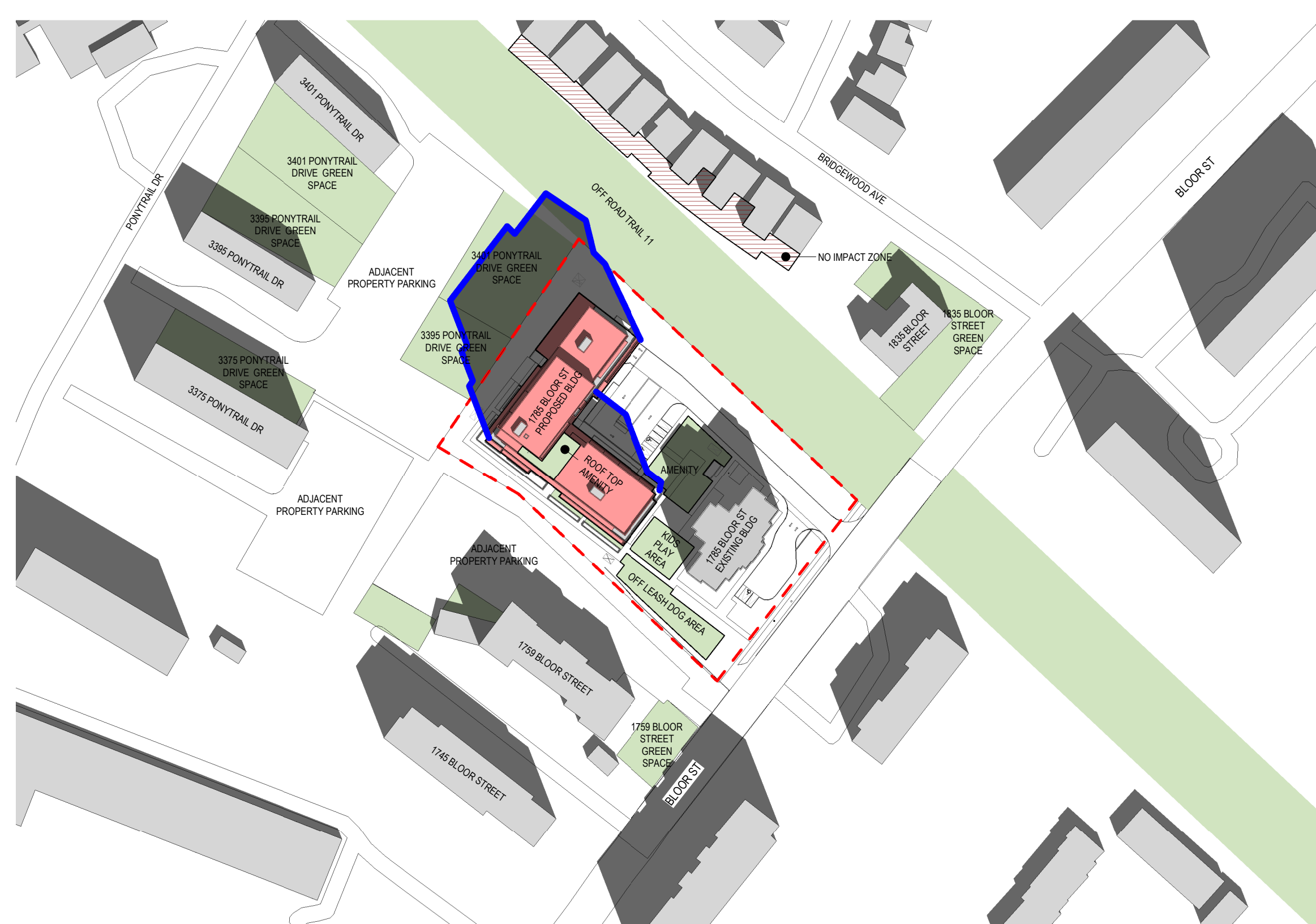


**SEPTEMBER 21 AT 13.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	920m2	3375 PONYTRAIL DRIVE	9m2
1835 BLOOR STREET	1087m2	3395 PONYTRAIL DRIVE	1575m2
3375 PONYTRAIL DRIVE	9m2		
3395 PONYTRAIL DRIVE	1513m2		
3401 PONYTRAIL DRIVE	2508m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	1241m2
OFF LEASH AREA:	471m2
ROOF TOP AMENITY:	156m2
KIDS PLAY AREA:	281m2
AMENITY BY PARKING:	333m2

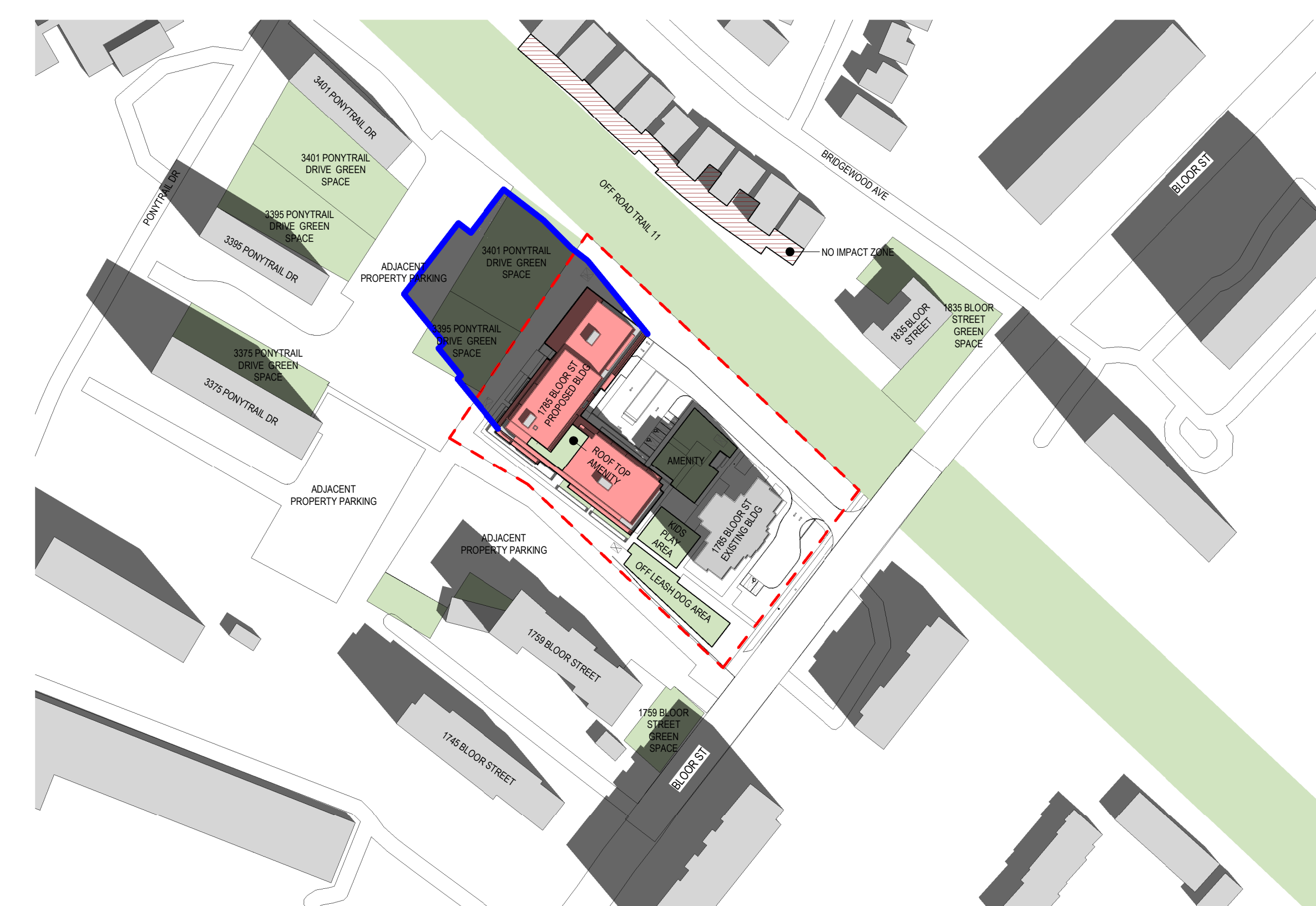


**SEPTEMBER 21 AT 12.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	873m2	3375 PONYTRAIL DRIVE	71m2
1835 BLOOR STREET	1084m2	3395 PONYTRAIL DRIVE	1738m2
3375 PONYTRAIL DRIVE	71m2		
3395 PONYTRAIL DRIVE	1427m2		
3401 PONYTRAIL DRIVE	1848m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	935m2
OFF LEASH AREA:	471m2
ROOF TOP AMENITY:	156m2
KIDS PLAY AREA:	245m2
AMENITY BY PARKING:	63m2



**SEPTEMBER 21 AT 11.12**

1 : 1600

<b>AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>		<b>EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:</b>	
1759 BLOOR STREET	558m2	3375 PONYTRAIL DRIVE	270m2
1835 BLOOR STREET	1100m2	3395 PONYTRAIL DRIVE	1247m2
3375 PONYTRAIL DRIVE	270m2		
3395 PONYTRAIL DRIVE	1247m2		
3401 PONYTRAIL DRIVE	1620m2		

TOTAL SHARED OUTDOOR AMENITY AREA:	1483m2
TOTAL AREA OF SUNSHINE AT THIS TIME:	798m2
OFF LEASH AREA:	471m2
ROOF TOP AMENITY:	156m2
KIDS PLAY AREA:	171m2
AMENITY BY PARKING:	0m2

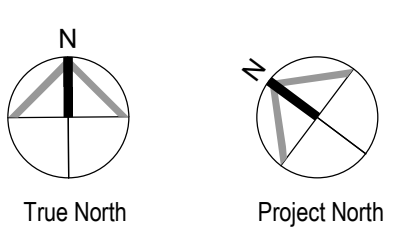
**SHADOW STUDY LEGEND**

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENT SHADOWS
- OUTDOOR AMENITY (PROPOSED AND ADJACENT TRAIL)
- NO IMPACT ZONE

KIDS PLAY AREA: 287m2  
AMENITY BY PARKING: 599m2  
OFF LEASH AREA: 471m2  
ROOF TOP AMENITY: 156m2  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m2

111m2 of OUTDOOR AMENITY AREA IS ALSO PROVIDED AT THE PRIVATE TERRACES ALONG THE WEST FACADE. THESE AREAS ARE MOSTLY COVERED BY THE BUILDING/BALCONIES SO THEY HAVE NOT BEEN CALCULATED WITH THE SUN ACCESS FACTOR

**NEIGHBOURING AMENITY AREAS**  
1759 BLOOR STREET: 238m2  
1835 BLOOR STREET: 1027m2  
3375 PONYTRAIL DRIVE: 89m2  
3395 PONYTRAIL DRIVE: 2200m2  
3401 PONYTRAIL DRIVE: 2928m2



No.	DATE	ISSUED
21 FEB 2024	REVISED FOR OPA AND ZBA SUBMISSION	
21 DEC 2023	REVISED FOR OPA AND ZBA SUBMISSION	
28 SEPT 2023	REVISED FOR OPA AND ZBA SUBMISSION	
21 MAY 2022	ISSUED FOR OPA AND ZBA SUBMISSION	



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DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND GENERAL ARRANGEMENTS AND NOT TO BE USED FOR CONTRACT ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.  
ALL DIMENSIONS TO BE ACCORDING TO BEST CANNON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

CLIENT  
1785 Bloor Holdings Inc.  
181 Eglinton Avenue East, Suite 204, Toronto, ON M4P 1J4  
ADDRESS

1785 Bloor Street, Mississauga, ON L4X 1S8

DRAWING  
Shadow Studies

PROJECT NUMBER	DATE
21045	21 FEB 2024
SCALE	PLOTTED DATE
As indicated	21 FEB 2024



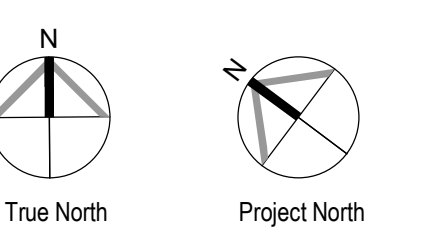
**SHADOW STUDY LEGEND**

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- PROPOSED DEVELOPMENT SHADOWS
- OUTDOOR AMENITY (PROPOSED AND ADJACENT TRAIL)
- NO IMPACT ZONE

- KIDS PLAY AREA: 20m<sup>2</sup>
- AMENITY BY PARKING: 50m<sup>2</sup>
- OFF LEASH AREA: 47m<sup>2</sup>
- ROOF TOP AMENITY: 150m<sup>2</sup>
- TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>

11m<sup>2</sup> OF OUTDOOR AMENITY AREA IS ALSO PROVIDED AT THE PRIVATE TERRACES ALONG THE WEST FACADE. THESE AREAS ARE MOSTLY COVERED BY TREE BUILDINGS/COMES SO THEY HAVE NOT BEEN CALCULATED WITH THE SUN ACCESS FACTOR.

- NEIGHBOURING AMENITY AREAS**
- 1759 BLOOR STREET 1483m<sup>2</sup>
  - 1835 BLOOR STREET 1027m<sup>2</sup>
  - 3375 PONYTRAIL DRIVE 89m<sup>2</sup>
  - 3395 PONYTRAIL DRIVE 220m<sup>2</sup>
  - 3401 PONYTRAIL DRIVE 292m<sup>2</sup>



21 FEB 2024	ISSUED FOR OPA AND ZBA SUBMISSION	
21 DEC 2023	ISSUED FOR OPA AND ZBA SUBMISSION	
28 SEPT 2023	ISSUED FOR OPA AND ZBA SUBMISSION	
21 MAY 2022	ISSUED FOR OPA AND ZBA SUBMISSION	
<b>No.</b>	<b>DATE</b>	<b>ISSUED</b>



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CHANGES AND INTEND TO CONVEY SCOPE OF WORK AND DESIGN DEVELOPMENT AND PROGRESSIVE LOCAL ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.  
ALL LOGS/TIME/TASKS TO ACCORDANCE TO BEST PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

**CLIENT**  
1785 Bloor Holdings Inc.  
181 Eglinton Avenue East, Suite 204, Toronto, ON M4P 1J4  
ADDRESS

1785 Bloor Street, Mississauga, ON L4X 1S8

**DRAWING**  
Shadow Studies

<b>PROJECT NUMBER</b>	<b>DATE</b>
21045	21 FEB 2024
<b>SCALE</b>	<b>PLOTTED DATE</b>
As indicated	21 FEB 2024

**SUN ACCESS FACTOR BY AMENITY AREA:**  
OFF LEASH AREA: 0.55  
ROOF TOP AMENITY: 0.79  
KIDS PLAY AREA: 0.48  
AMENITY BY PARKING: 0.18  
AVERAGE AREA OF SUNSHINE (As) = 629m<sup>2</sup>  
As (AVERAGE) / Ar = 629 / 1483m<sup>2</sup> =  
**TOTAL SUN ACCESS FACTOR OF 0.42 FOR DECEMBER 21ST**



**DECEMBER 21 AT 15.15**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 111m<sup>2</sup>  
OFF LEASH AREA: 22m<sup>2</sup>  
ROOF TOP AMENITY: 89m<sup>2</sup>  
KIDS PLAY AREA: 0m<sup>2</sup>  
AMENITY BY PARKING: 0m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 798m<sup>2</sup>  
1835 BLOOR STREET 901m<sup>2</sup>  
3375 PONYTRAIL DRIVE 25m<sup>2</sup>  
3395 PONYTRAIL DRIVE 587m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1470m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 587m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1470m<sup>2</sup>



**DECEMBER 21 AT 12.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 1000m<sup>2</sup>  
OFF LEASH AREA: 336m<sup>2</sup>  
ROOF TOP AMENITY: 129m<sup>2</sup>  
KIDS PLAY AREA: 275m<sup>2</sup>  
AMENITY BY PARKING: 260m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 152m<sup>2</sup>  
1835 BLOOR STREET 670m<sup>2</sup>  
3375 PONYTRAIL DRIVE 8m<sup>2</sup>  
3395 PONYTRAIL DRIVE 1079m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1574m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 1155m<sup>2</sup>  
3401 PONYTRAIL DRIVE 2490m<sup>2</sup>

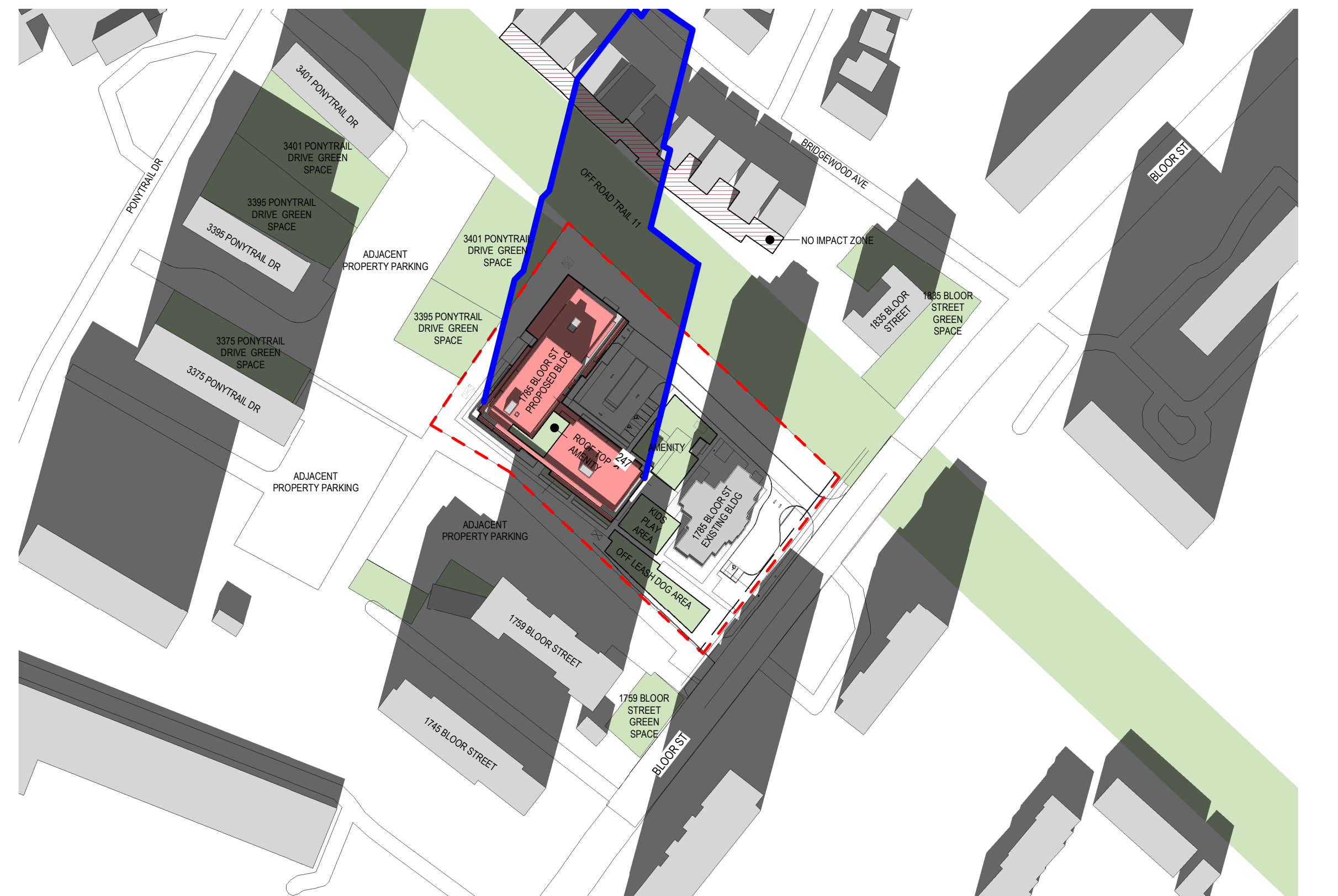


**DECEMBER 21 AT 9.19**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 786m<sup>2</sup>  
OFF LEASH AREA: 47m<sup>2</sup>  
ROOF TOP AMENITY: 156m<sup>2</sup>  
KIDS PLAY AREA: 159m<sup>2</sup>  
AMENITY BY PARKING: 0m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 5m<sup>2</sup>  
1835 BLOOR STREET 906m<sup>2</sup>  
3375 PONYTRAIL DRIVE 11m<sup>2</sup>  
3395 PONYTRAIL DRIVE 781m<sup>2</sup>  
3401 PONYTRAIL DRIVE 74m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 1734m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1501m<sup>2</sup>

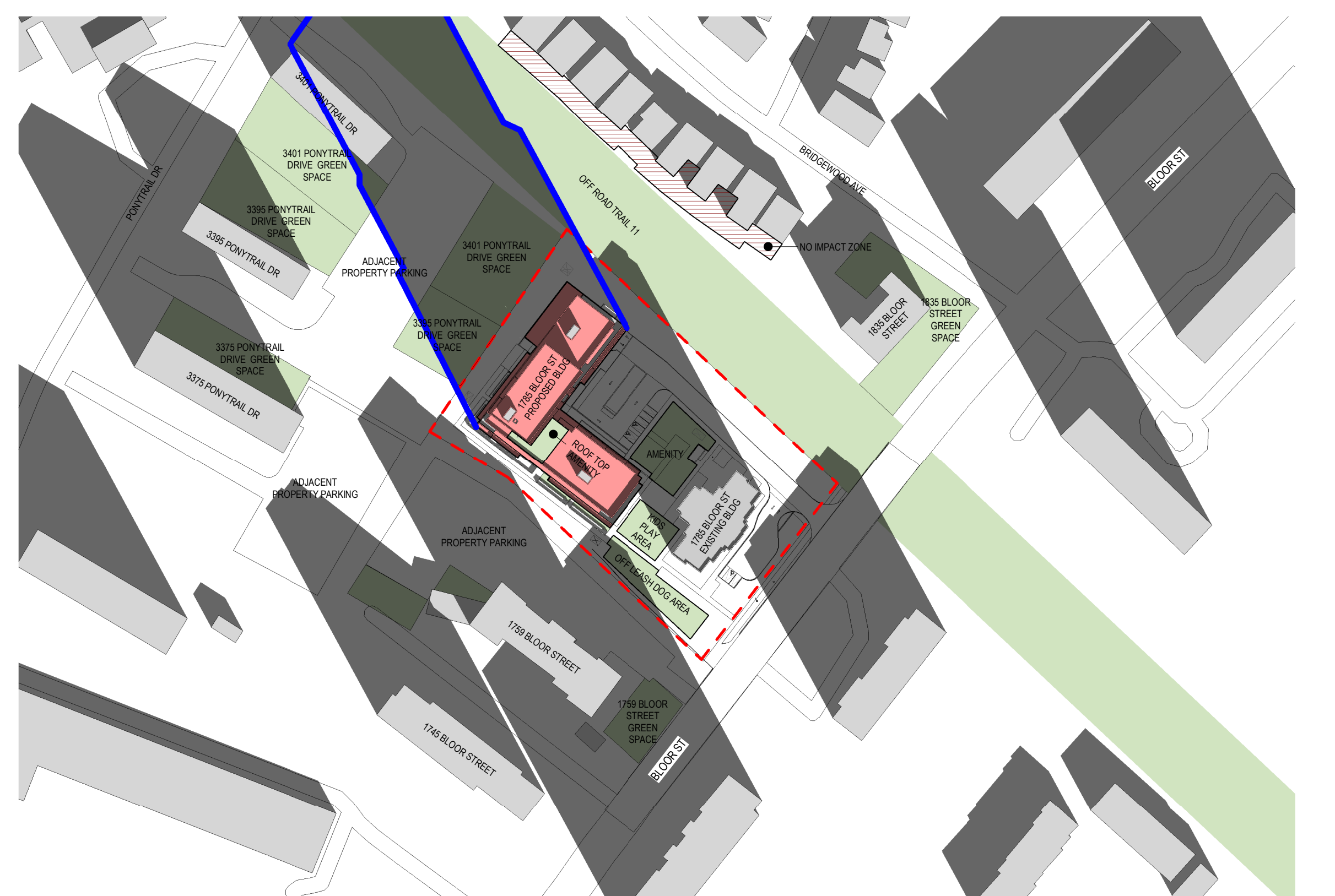
**EXISTING AVERAGE AREA OF SUNSHINE FOR DECEMBER**  
1759 BLOOR STREET 370.14m<sup>2</sup>  
3375 PONYTRAIL DRIVE 207m<sup>2</sup>  
3395 PONYTRAIL DRIVE 1137m<sup>2</sup>  
3401 PONYTRAIL DRIVE 2078m<sup>2</sup>  
**EXISTING SUN ACCESS FACTOR FOR DECEMBER**  
1759 BLOOR STREET 0.36  
3375 PONYTRAIL DRIVE 0.23  
3395 PONYTRAIL DRIVE 0.51  
3401 PONYTRAIL DRIVE 0.70  
**AVERAGE AREA OF SUNSHINE FOR DECEMBER**  
1759 BLOOR STREET 370.14m<sup>2</sup>  
1835 BLOOR STREET 899.14m<sup>2</sup>  
3375 PONYTRAIL DRIVE 207m<sup>2</sup>  
3395 PONYTRAIL DRIVE 860.14m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1289.71m<sup>2</sup>  
**SUN ACCESS FACTOR FOR DECEMBER**  
1759 BLOOR STREET 0.36  
1835 BLOOR STREET 0.66  
3375 PONYTRAIL DRIVE 0.23  
3395 PONYTRAIL DRIVE 0.39  
3401 PONYTRAIL DRIVE 0.44



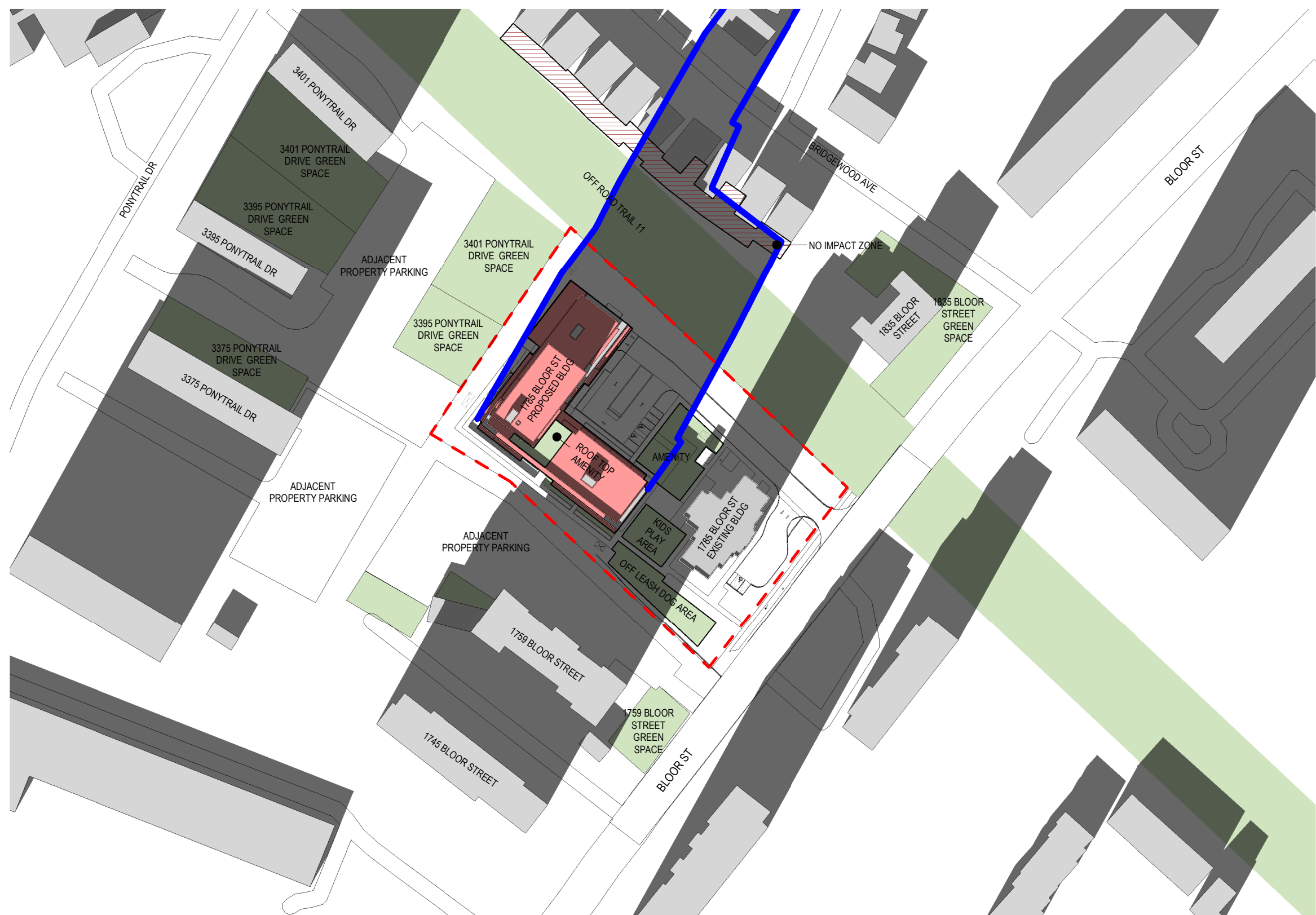
**DECEMBER 21 AT 13.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 864m<sup>2</sup>  
OFF LEASH AREA: 286m<sup>2</sup>  
ROOF TOP AMENITY: 114m<sup>2</sup>  
KIDS PLAY AREA: 65m<sup>2</sup>  
AMENITY BY PARKING: 399m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 781m<sup>2</sup>  
1835 BLOOR STREET 929m<sup>2</sup>  
3375 PONYTRAIL DRIVE 0m<sup>2</sup>  
3395 PONYTRAIL DRIVE 851m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1728m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 851m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1947m<sup>2</sup>



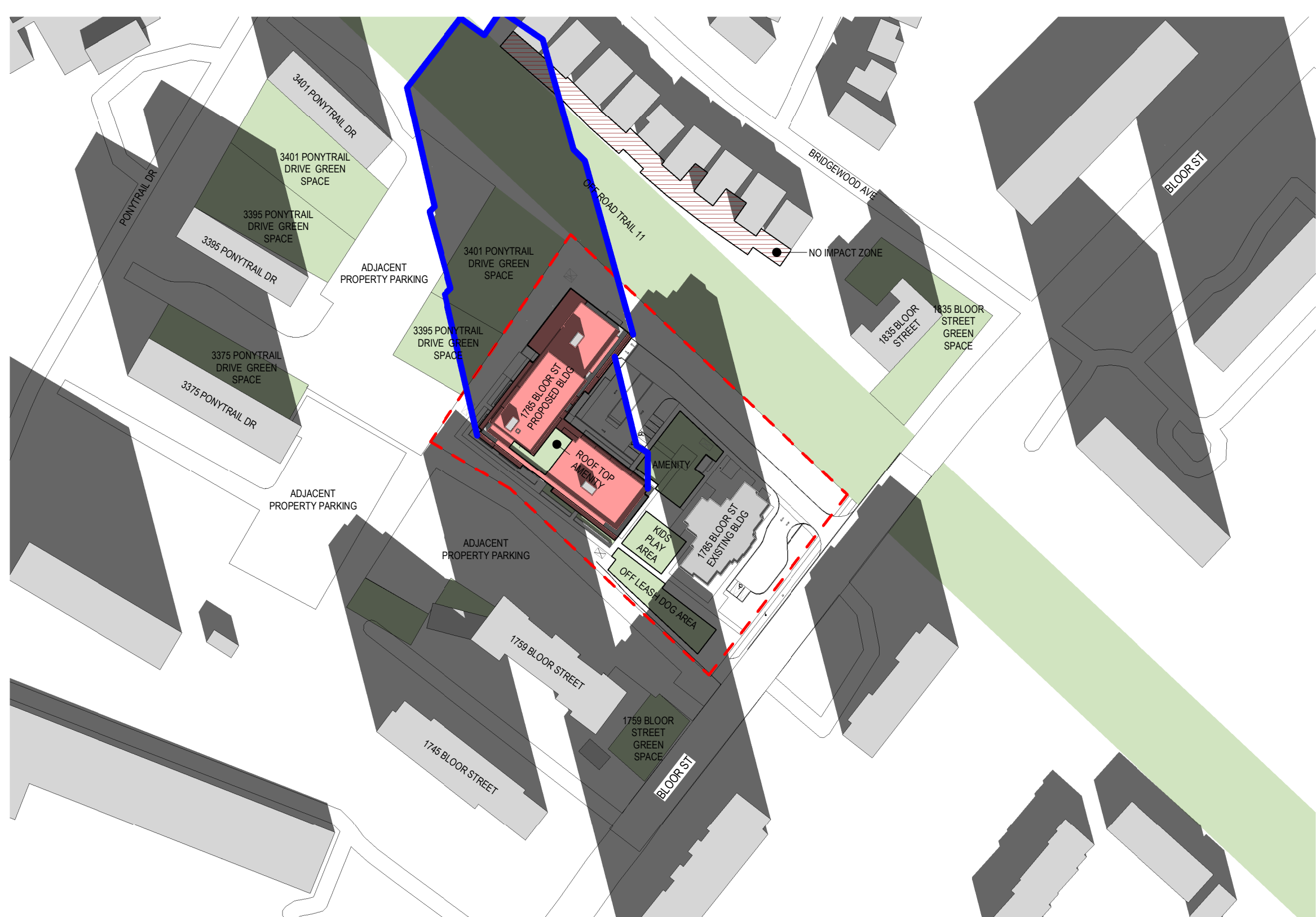
**DECEMBER 21 AT 11.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 612m<sup>2</sup>  
OFF LEASH AREA: 0m<sup>2</sup>  
ROOF TOP AMENITY: 103m<sup>2</sup>  
KIDS PLAY AREA: 0m<sup>2</sup>  
AMENITY BY PARKING: 47m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 855m<sup>2</sup>  
1835 BLOOR STREET 852m<sup>2</sup>  
3375 PONYTRAIL DRIVE 0m<sup>2</sup>  
3395 PONYTRAIL DRIVE 843m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1428m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 843m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1428m<sup>2</sup>



**DECEMBER 21 AT 10.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 700m<sup>2</sup>  
OFF LEASH AREA: 341m<sup>2</sup>  
ROOF TOP AMENITY: 136m<sup>2</sup>  
KIDS PLAY AREA: 223m<sup>2</sup>  
AMENITY BY PARKING: 0m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 0m<sup>2</sup>  
1835 BLOOR STREET 941m<sup>2</sup>  
3375 PONYTRAIL DRIVE 117m<sup>2</sup>  
3395 PONYTRAIL DRIVE 898m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1388m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 1515m<sup>2</sup>  
3401 PONYTRAIL DRIVE 2924m<sup>2</sup>



**DECEMBER 21 AT 14.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 330m<sup>2</sup>  
OFF LEASH AREA: 180m<sup>2</sup>  
ROOF TOP AMENITY: 103m<sup>2</sup>  
KIDS PLAY AREA: 0m<sup>2</sup>  
AMENITY BY PARKING: 47m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 855m<sup>2</sup>  
1835 BLOOR STREET 852m<sup>2</sup>  
3375 PONYTRAIL DRIVE 0m<sup>2</sup>  
3395 PONYTRAIL DRIVE 843m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1428m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 843m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1428m<sup>2</sup>



**DECEMBER 21 AT 11.17**  
1 : 1600  
TOTAL SHARED OUTDOOR AMENITY AREA: 1483m<sup>2</sup>  
TOTAL AREA OF SUNSHINE AT THIS TIME: 612m<sup>2</sup>  
OFF LEASH AREA: 0m<sup>2</sup>  
ROOF TOP AMENITY: 103m<sup>2</sup>  
KIDS PLAY AREA: 0m<sup>2</sup>  
AMENITY BY PARKING: 47m<sup>2</sup>  
**AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
1759 BLOOR STREET 0m<sup>2</sup>  
1835 BLOOR STREET 895m<sup>2</sup>  
3375 PONYTRAIL DRIVE 46m<sup>2</sup>  
3395 PONYTRAIL DRIVE 982m<sup>2</sup>  
3401 PONYTRAIL DRIVE 1396m<sup>2</sup>  
**EXISTING AREA OF SUNSHINE ON OUTDOOR AMENITY:**  
3395 PONYTRAIL DRIVE 1274m<sup>2</sup>  
3401 PONYTRAIL DRIVE 2786m<sup>2</sup>