

Alex Heath
Senior Manager, Development,
Dream Asset Management
30 Adelaide St. E., Ste. 301,
Toronto,
ON, M5C 3H1

Subject: 70 Park St. E. – Sun/Shadow Study
Our Ref: 141178 70_Park_Stre
Date: 2024-11-15

Dear Alex,

I am writing to confirm that Arcadis has produced a comprehensive sun/shadow study in support of the settlement offer proposal for the development of a 33-storey mixed-use residential building at 70 Park Street East that was submitted to City Council on July 17th, 2024. After that submission, an amendment to the settlement offer was submitted on July 29th, 2024. This amendment reduced the overall building height by 2 metres. Notwithstanding this height reduction, we are confident that the shadow impacts will not substantially differ from our initial findings.

Our team at Arcadis takes great care in ensuring the accuracy and reliability of our studies. Should you require any further information or assistance regarding the sun shadow study or any related matters, please do not hesitate to reach out to us. Thank you for your attention to this matter.

Regards,



Marco VanderMaas

Associate, Manager Architecture