



Shadow Study Analysis

5500 Dundas Street West

City of Toronto

Prepared For

FCHT Holdings (Ontario) Corporation

December 2025

Executive Summary

This Shadow Study was prepared by Bousfields Inc. to assess the incremental shadow impacts from the proposed development at 5500 Dundas Street West (the “subject site”). In accordance with the City of Toronto Terms of Reference for Sun/Shadow Studies, the Study assesses shadow impacts at the spring and fall equinoxes (March 21st and September 21st).

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, while Policy 3.2.3(3) requires that the effects of development on parks and open spaces, including additional shadows, “be minimized as necessary to preserve their utility”. Finally, the policies specific to the *Mixed Use Areas* designation require buildings to be located and massed to adequately limit shadow impacts upon adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes (Policy 4.5(2)(d)).

In this regard, the closest *Neighbourhoods*-designated lands are located directly north of the subject site along Silverhill Drive and Paulart Drive.

Further, the closest *Parks*-designated lands are located approximately 220 metres northeast of the subject site at Cloverdale Park, east of Shaver Avenue South, and approximately 235 metres northwest of the subject site at Silverhill Park, north of Billingham Road. Two approved parks will also be located approximately 400 metres east of the subject site on the south side of Dundas Street West.

Also acknowledged is the existing approval for various building heights on the lands south of the subject site at 5555 Dundas Street West and 10 Shorncliffe Road, in accordance with Site-Specific Zoning By-law 1166-2022(OLT). The height

permissions relate to development blocks created through the site-specific zoning by-law and are not related to precise built form locations. As such, conceptual buildings with the approved heights have not been demonstrated as part of this Study as their resultant shadow impacts would be speculative.

The following provides a summary of the shadow impacts at the spring and fall equinoxes.

March 21st

On March 21st, at 9:18am there are incremental shadow impacts from the proposal on the *Neighbourhoods* fronting the southern portion of Silverhill Drive, including those lands directly north of the subject site. Additionally, there is shadowing on the rear yard of one property fronting Paulart Drive, as well as on the Billingham Road right-of-way. By 11:18am, shadow impacts from the proposal are limited to the lands south of Silverhill Drive and the rear yards of three properties fronting Paulart Drive. From 12:18pm to 3:18pm, there are incremental shadow impacts from the proposal on the *Neighbourhoods*-designated lands directly north of the proposal, with very limited impact at 4:18pm.

For comparison, shadowing from an as-of-right building on the subject site would also impact the *Neighbourhoods*-designated lands directly to the north for a similar duration of time on March 21st from 9:18am to approximately 3:18pm.

There are no incremental shadow impacts from the proposal on the *Parks*-designated lands in the vicinity of the subject site on March 21st.

September 21st

On September 21st, at 9:18am there are incremental shadow impacts from the proposal on the *Neighbourhoods* fronting the southern portion of Silverhill Drive, including those lands directly north of the subject site. Additionally, there is shadowing on the rear yard of one property fronting Paulart Drive, as well as on the Billingham Road right-of-way. By 11:18am, shadow impacts from the proposal are limited to the lands south of Silverhill Drive and the rear yards of four properties fronting Paulart Drive. From 12:18pm to 3:18pm, there are incremental shadow impacts from the proposal on the *Neighbourhoods*-designated lands directly north of the proposal. Shadowing from the proposal is off the *Neighbourhoods* by 4:18pm.

Again, for comparison, shadowing from an as-of-right building on the subject site would also impact the *Neighbourhoods*-designated lands directly to the north for a comparable duration of time on September 21st from 9:18am to approximately 3:18pm.

There are no incremental shadow impacts from the proposal on the *Parks*-designated lands in the vicinity of the subject site on September 21st.

Conclusion

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.

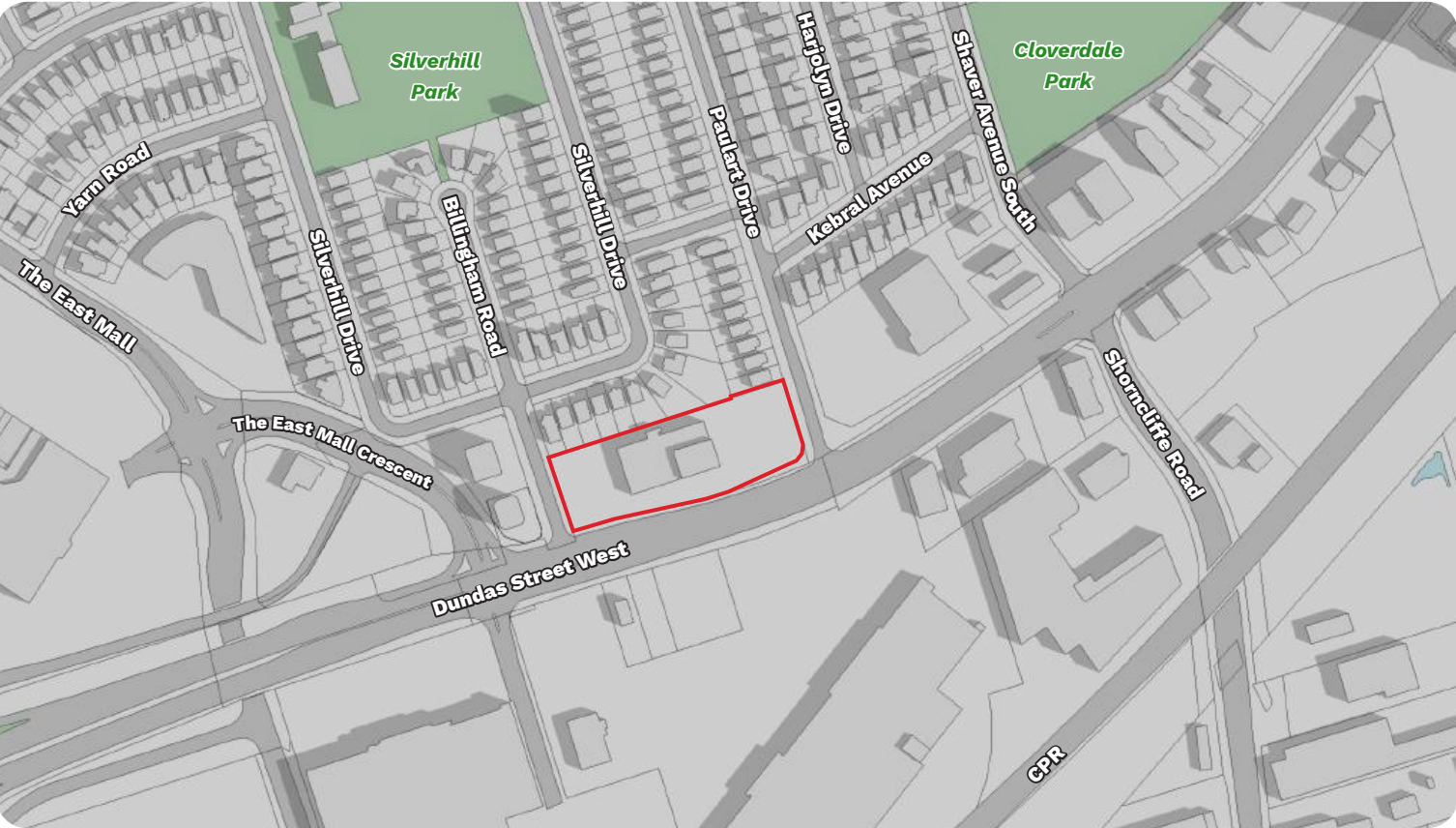
An aerial photograph of a city street grid, overlaid with a semi-transparent red filter. A specific building complex, located in the upper-left quadrant, is highlighted with a thin purple rectangular border. The text 'March 21st' is printed in white in the upper-right area.

March 21st

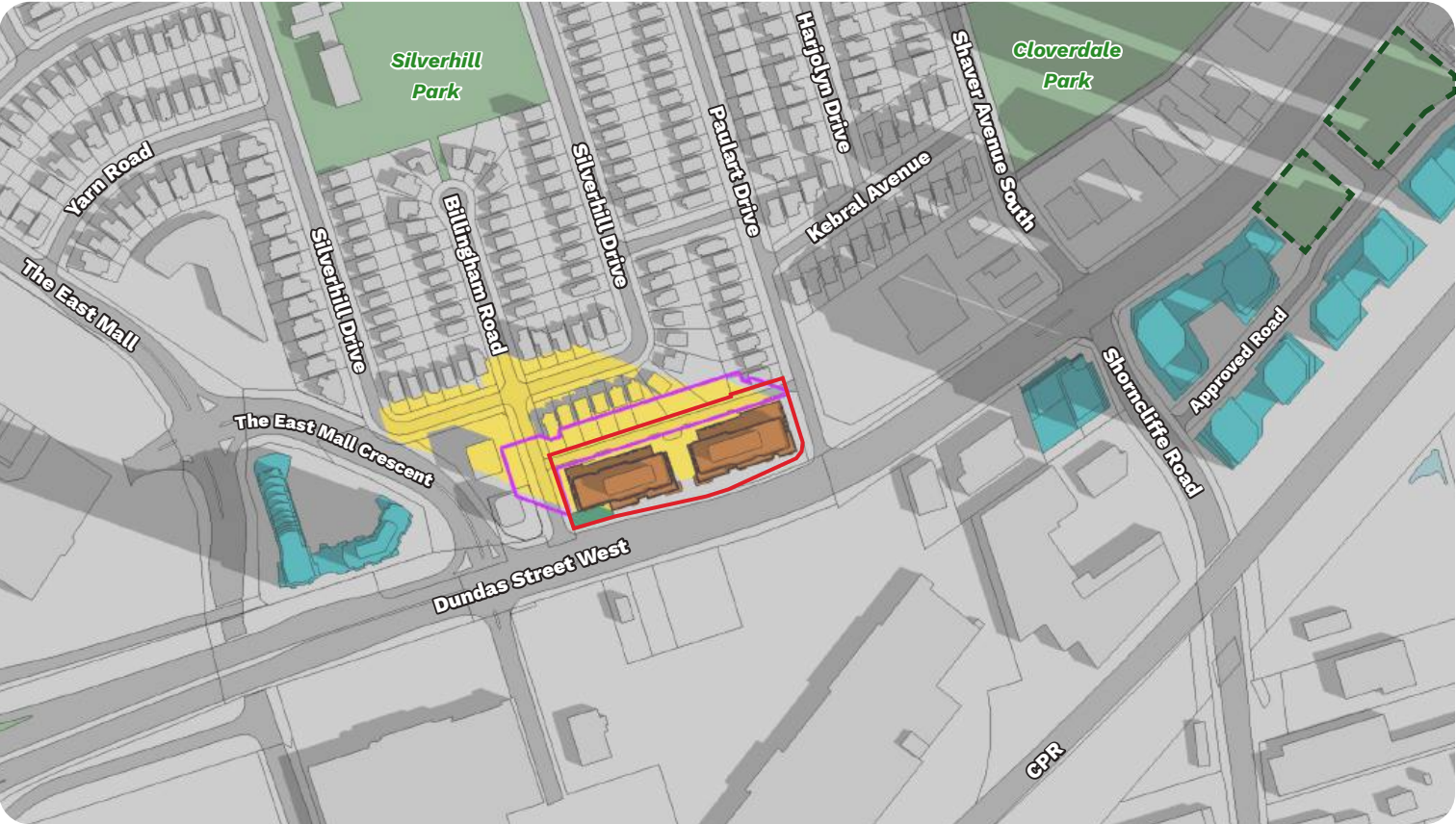
March 21st

9:18am

Existing Condition



Proposed Condition



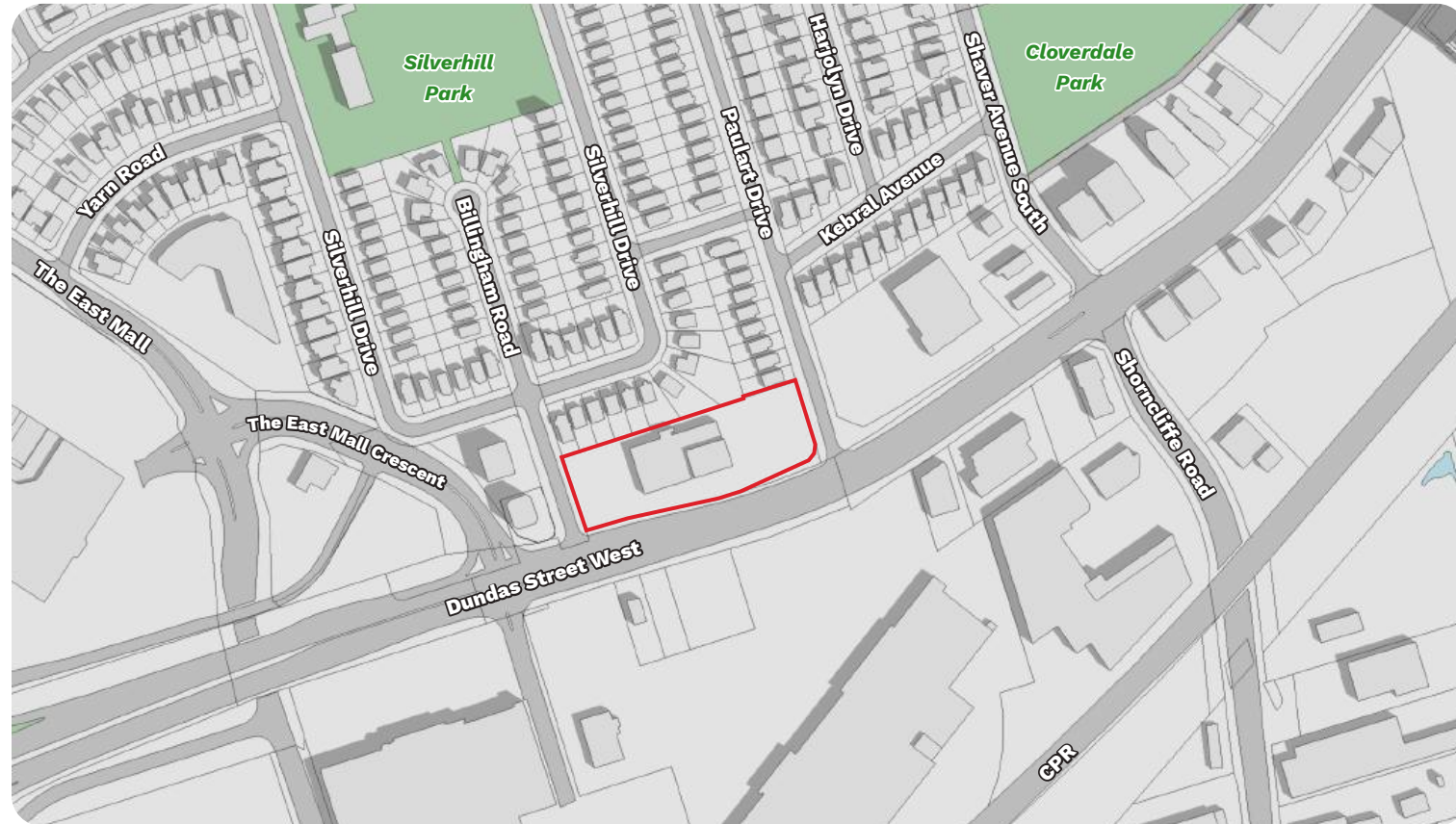
Legend

- | | | | |
|--|--|---|---|
|  Subject Site |  Shadow Cast by As-Of-Right Massing |  Existing Park |  Shadow Cast by Existing and Approved Building |
|  Development Proposal |  Approved Building |  Approved Park | |
|  Shadow Cast by Development Proposal |  Existing Building |  Proposed POPS | |

March 21st

10:18am


Existing Condition



Proposed Condition



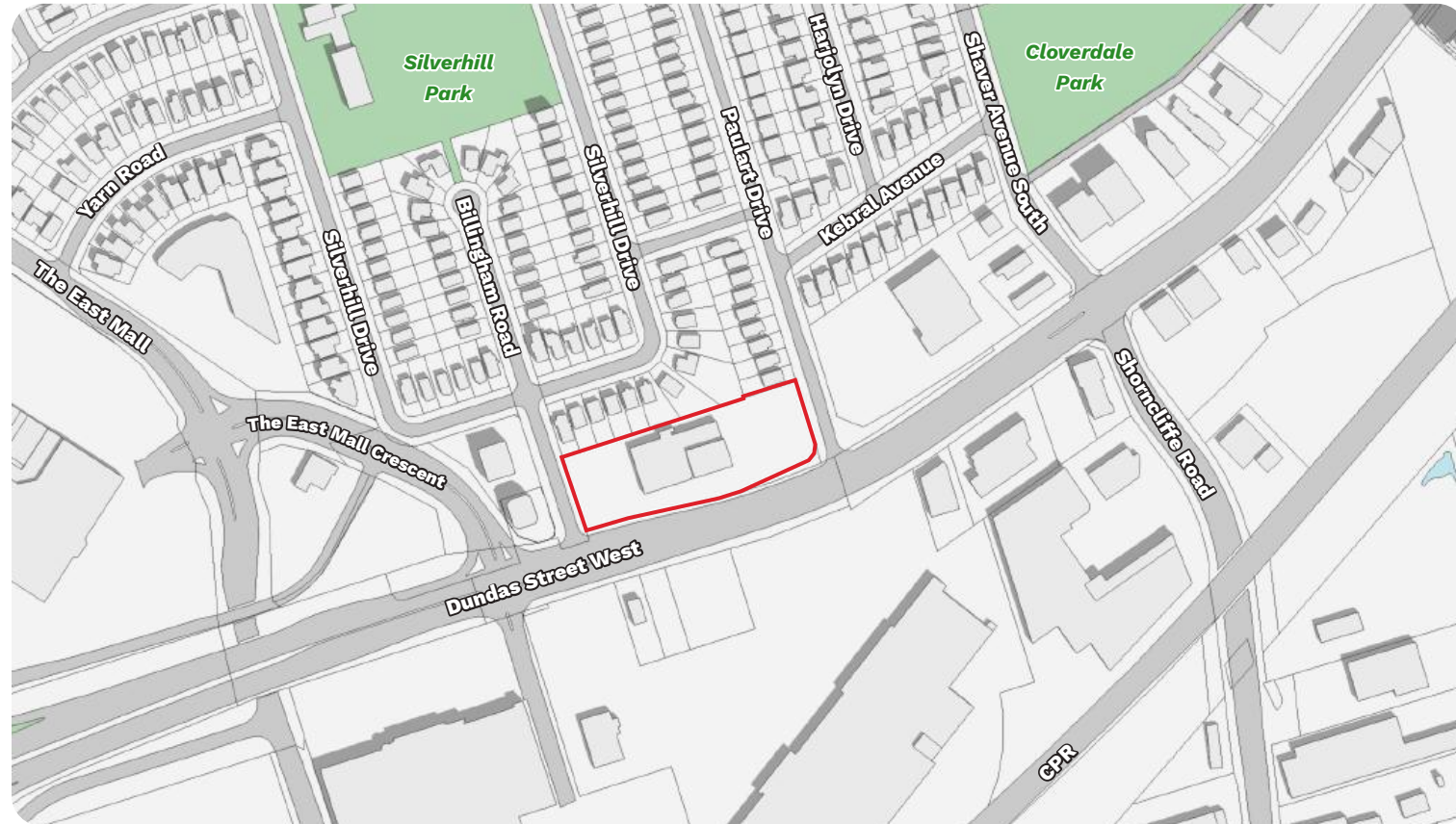
Legend

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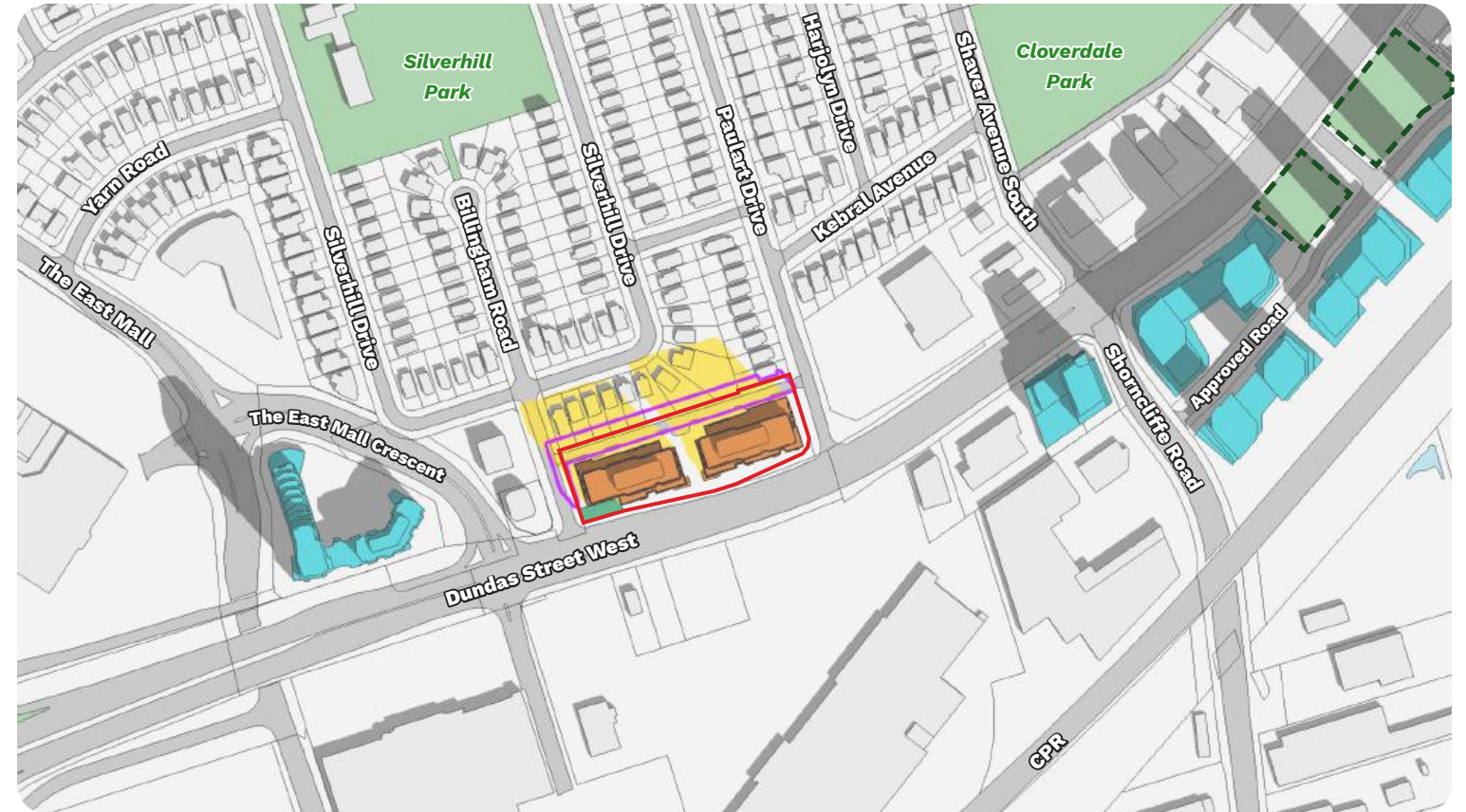
March 21st

11:18am

Existing Condition



Proposed Condition



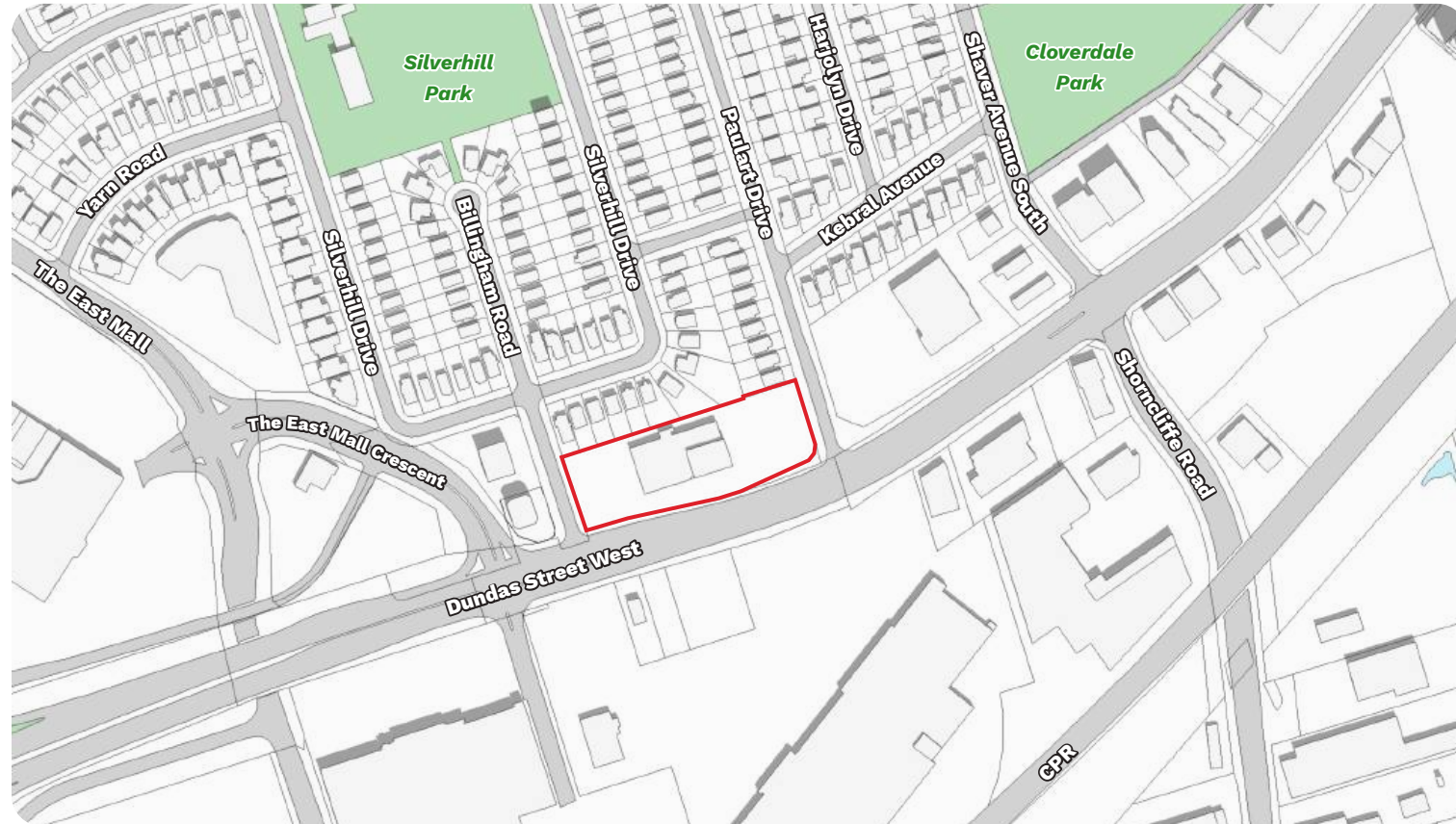
Legend

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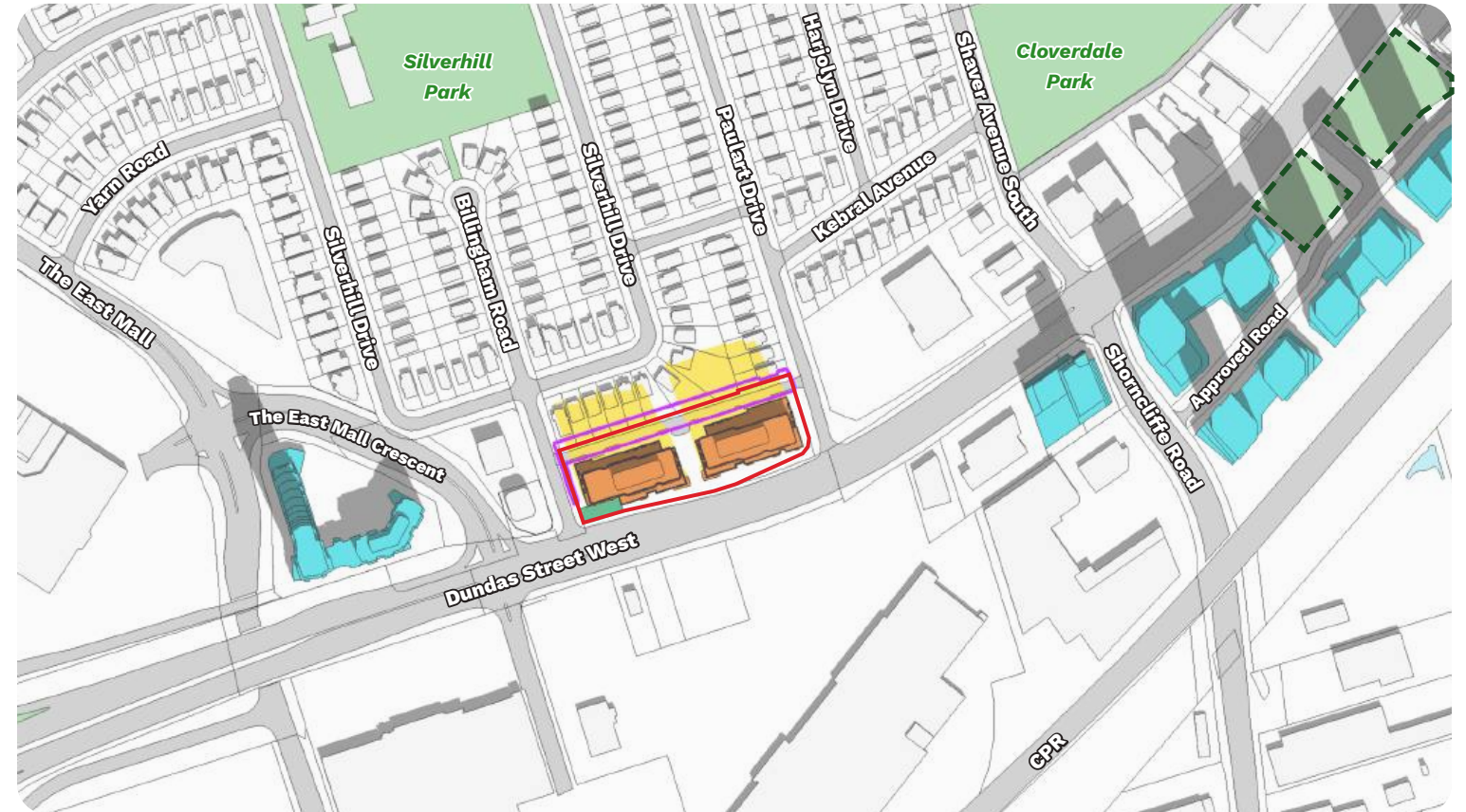
March 21st

12:18pm

Existing Condition



Proposed Condition



Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

- Shadow Cast by As-Of-Right Massing
- Approved Building
- Existing Building

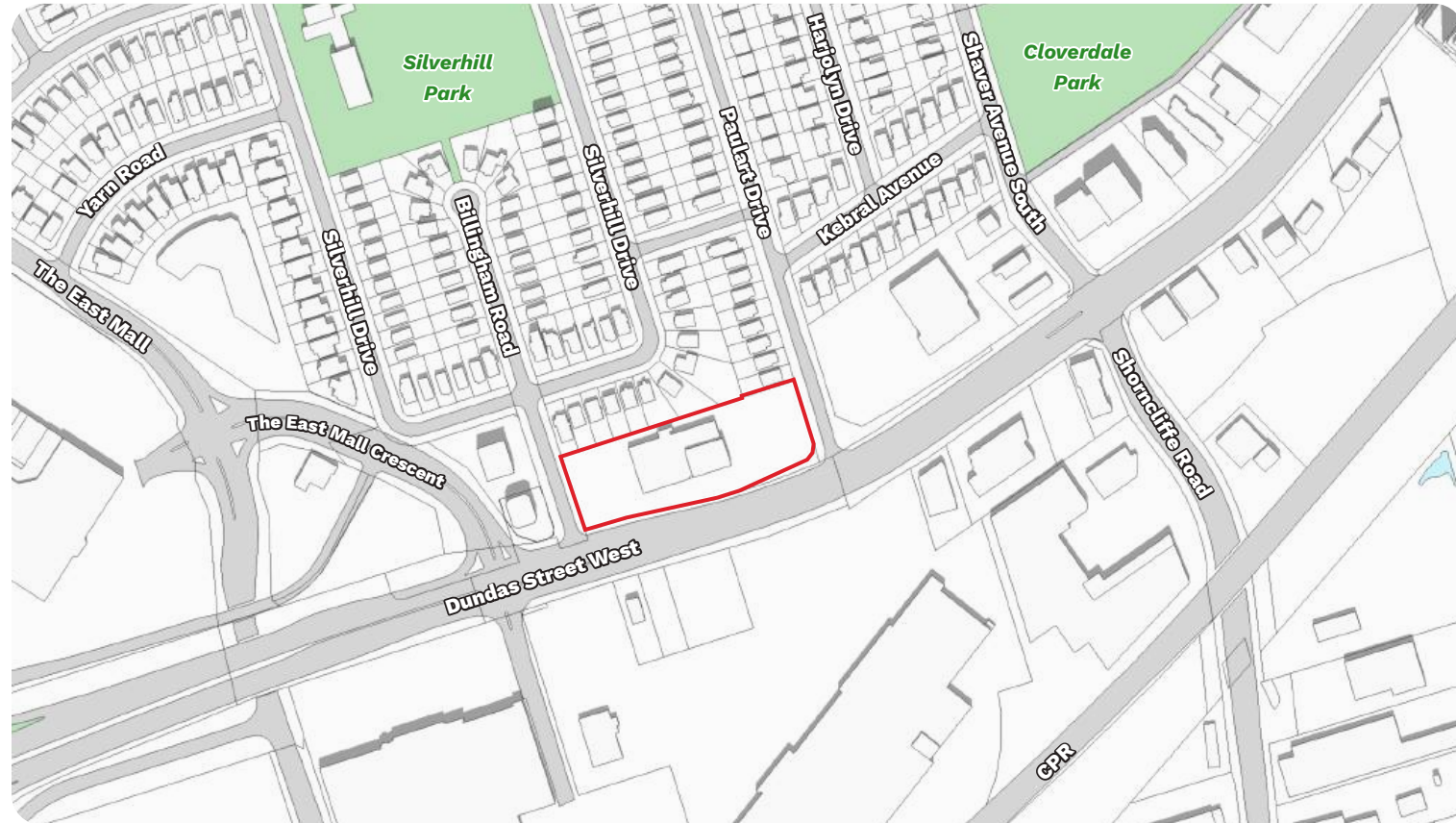
- Existing Park
- Approved Park
- Proposed POPS

- Shadow Cast by Existing and Approved Building

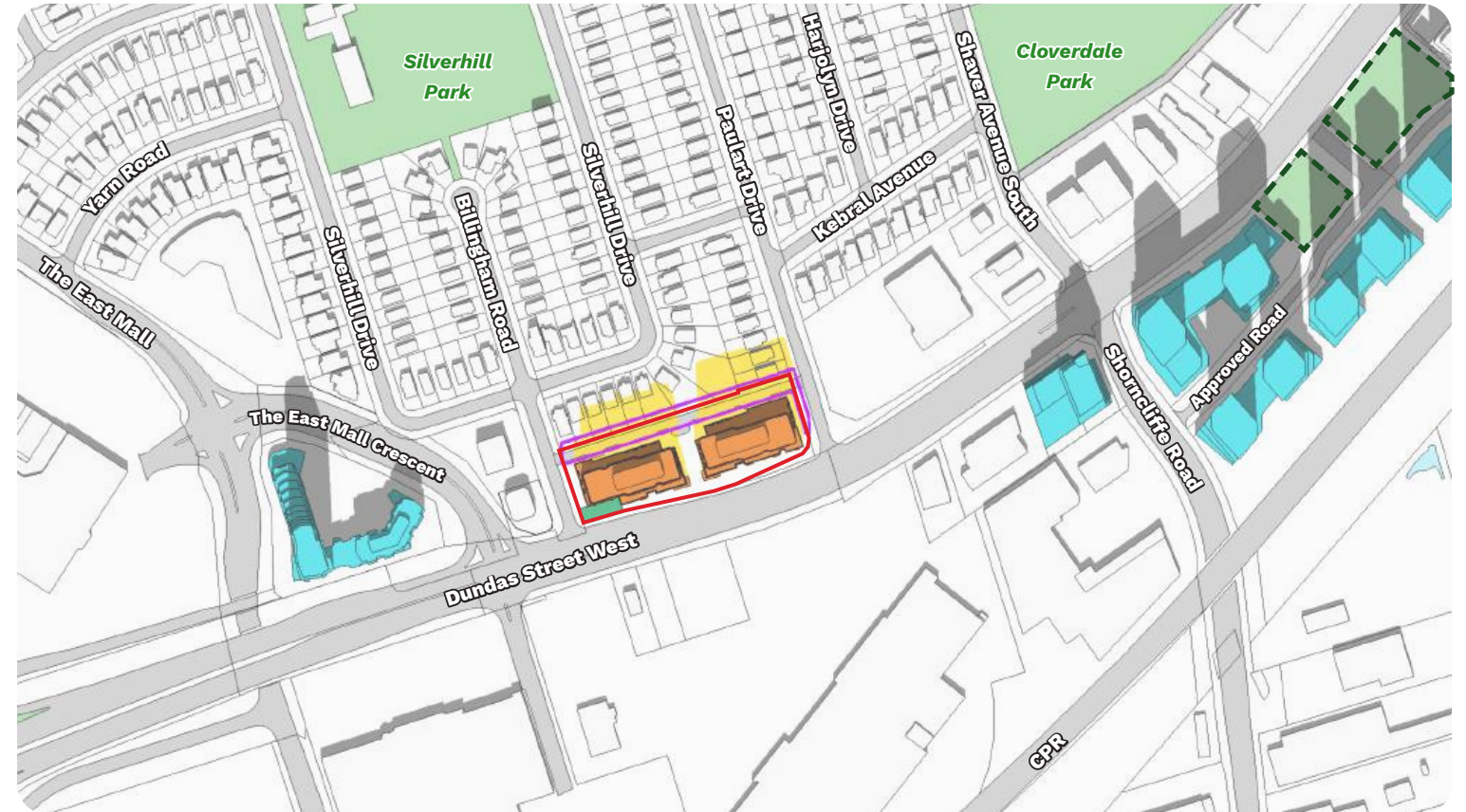
March 21st

1:18pm

Existing Condition



Proposed Condition



Legend

- Subject Site
- Development Proposal
- Shadow Cast by Development Proposal

- Shadow Cast by As-Of-Right Massing
- Approved Building
- Existing Building

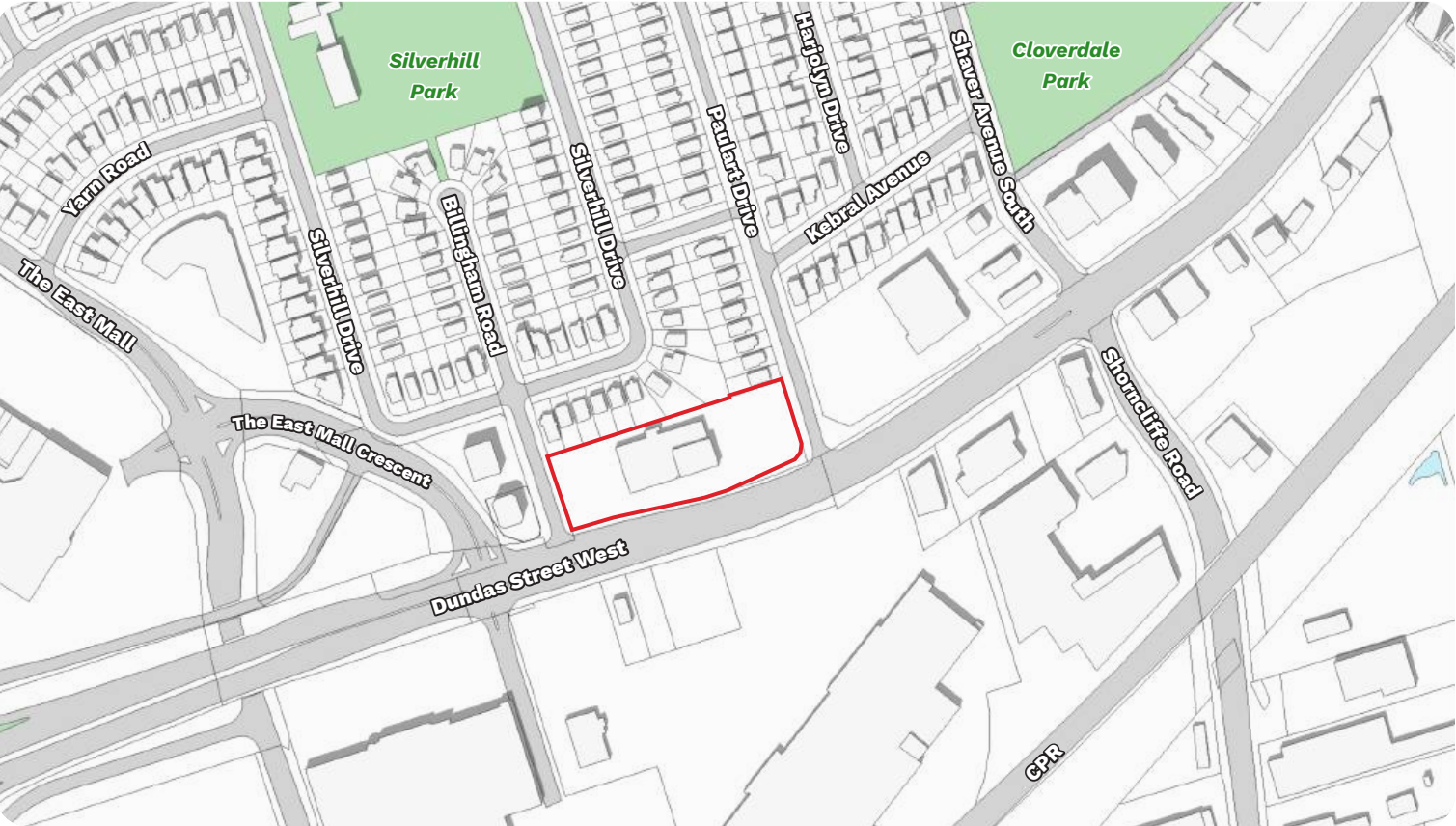
- Existing Park
- Approved Park
- Proposed POPS

- Shadow Cast by Existing and Approved Building

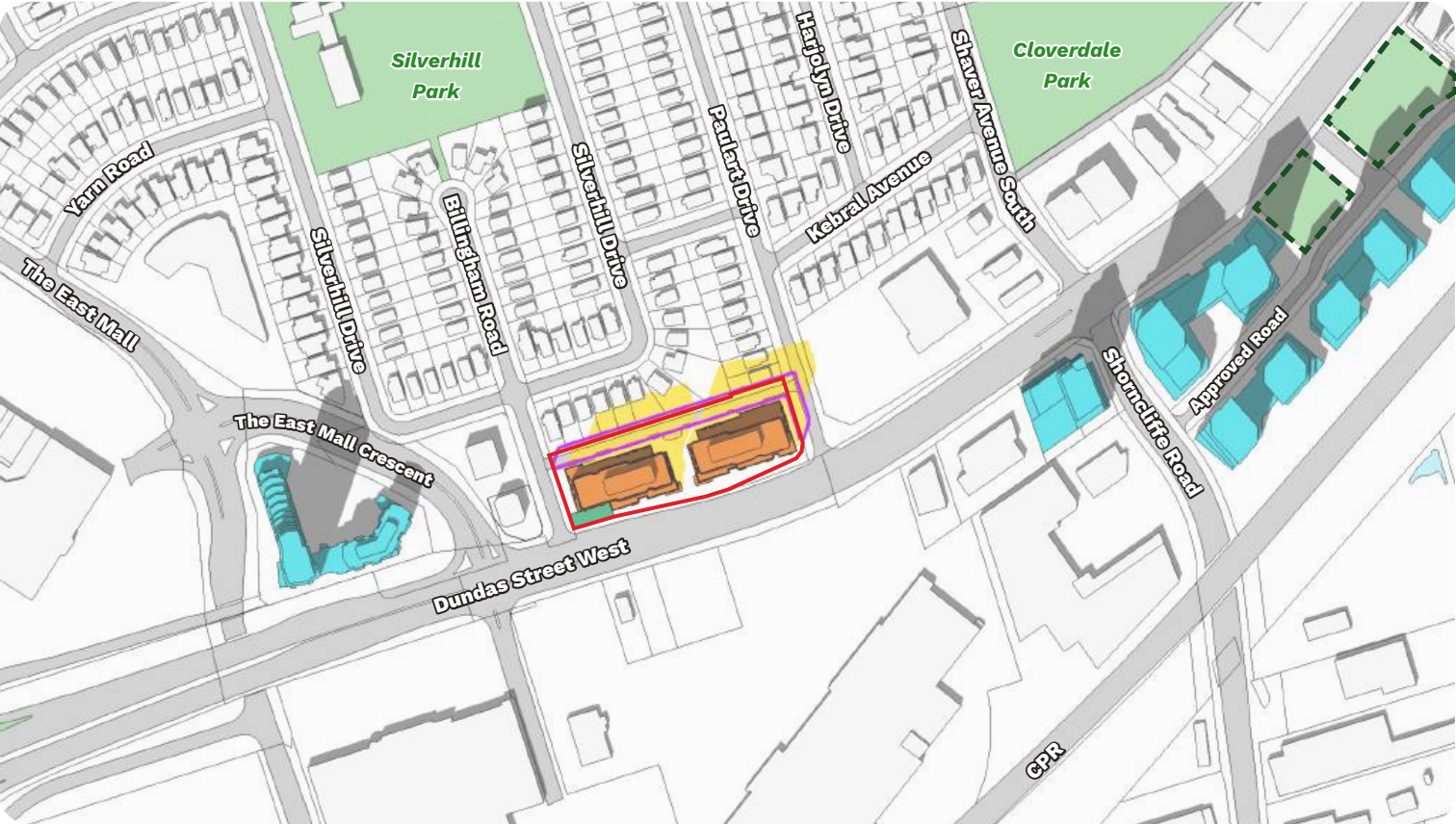
March 21st

2:18pm

Existing Condition



Proposed Condition



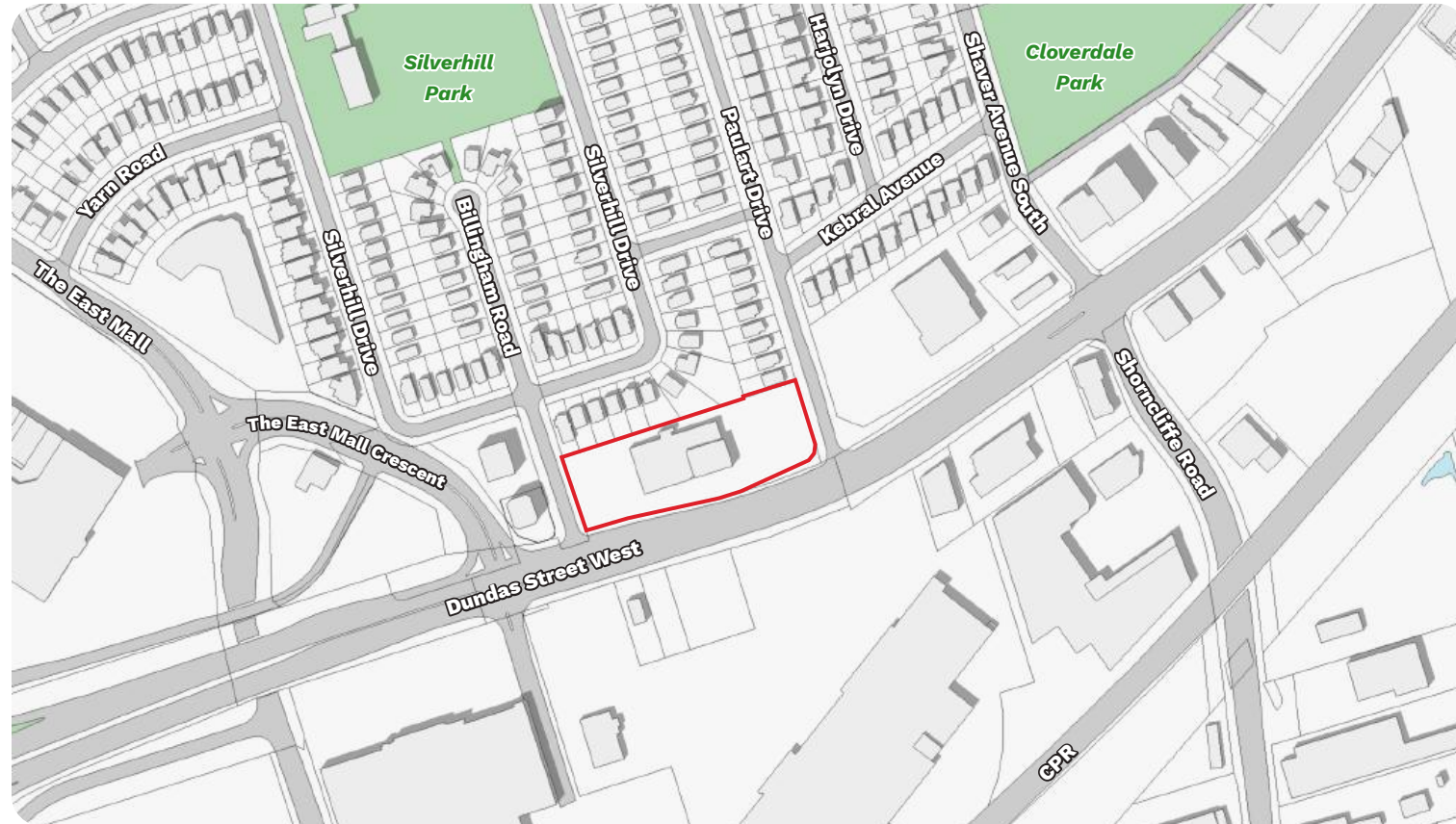
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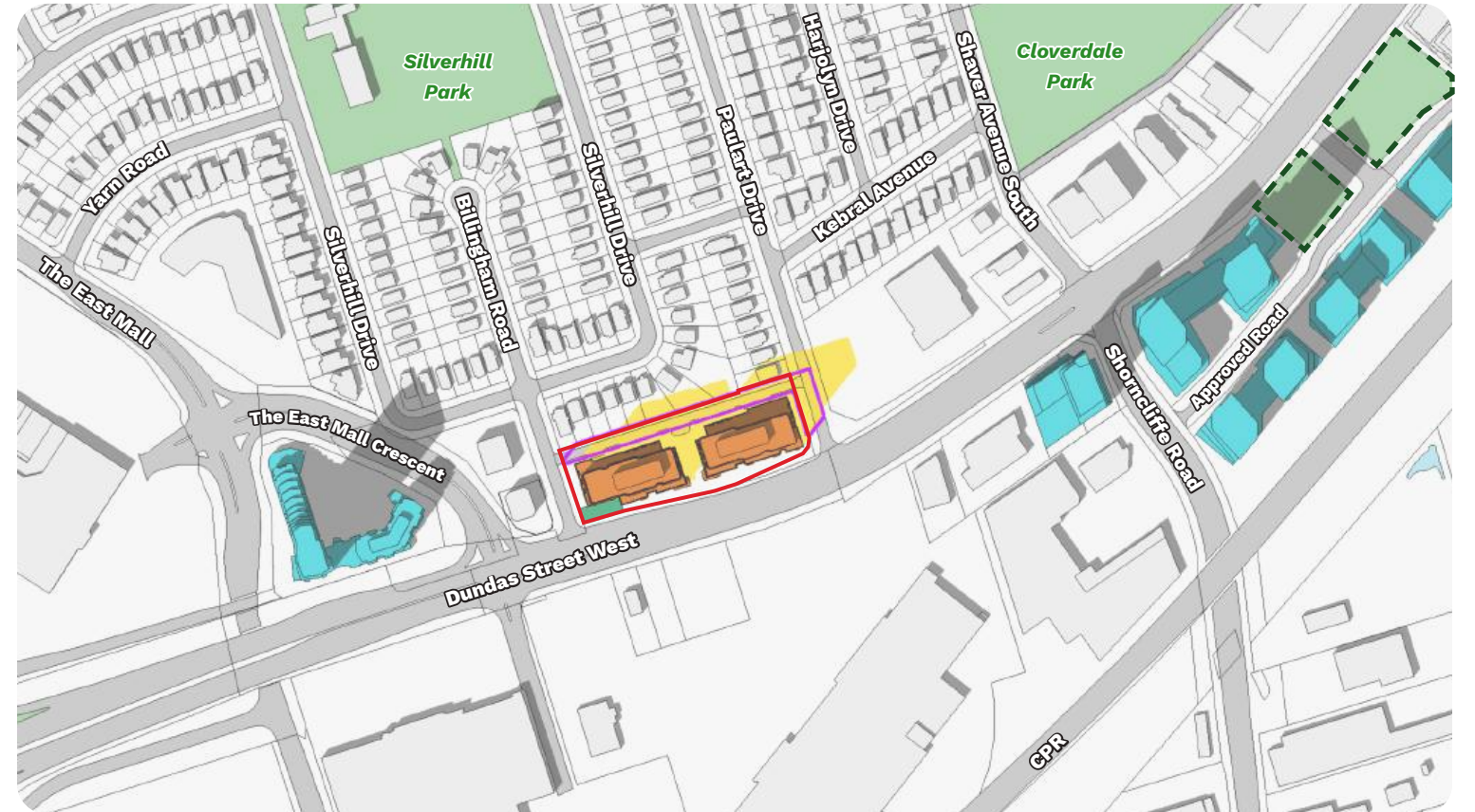
March 21st

3:18pm

Existing Condition



Proposed Condition



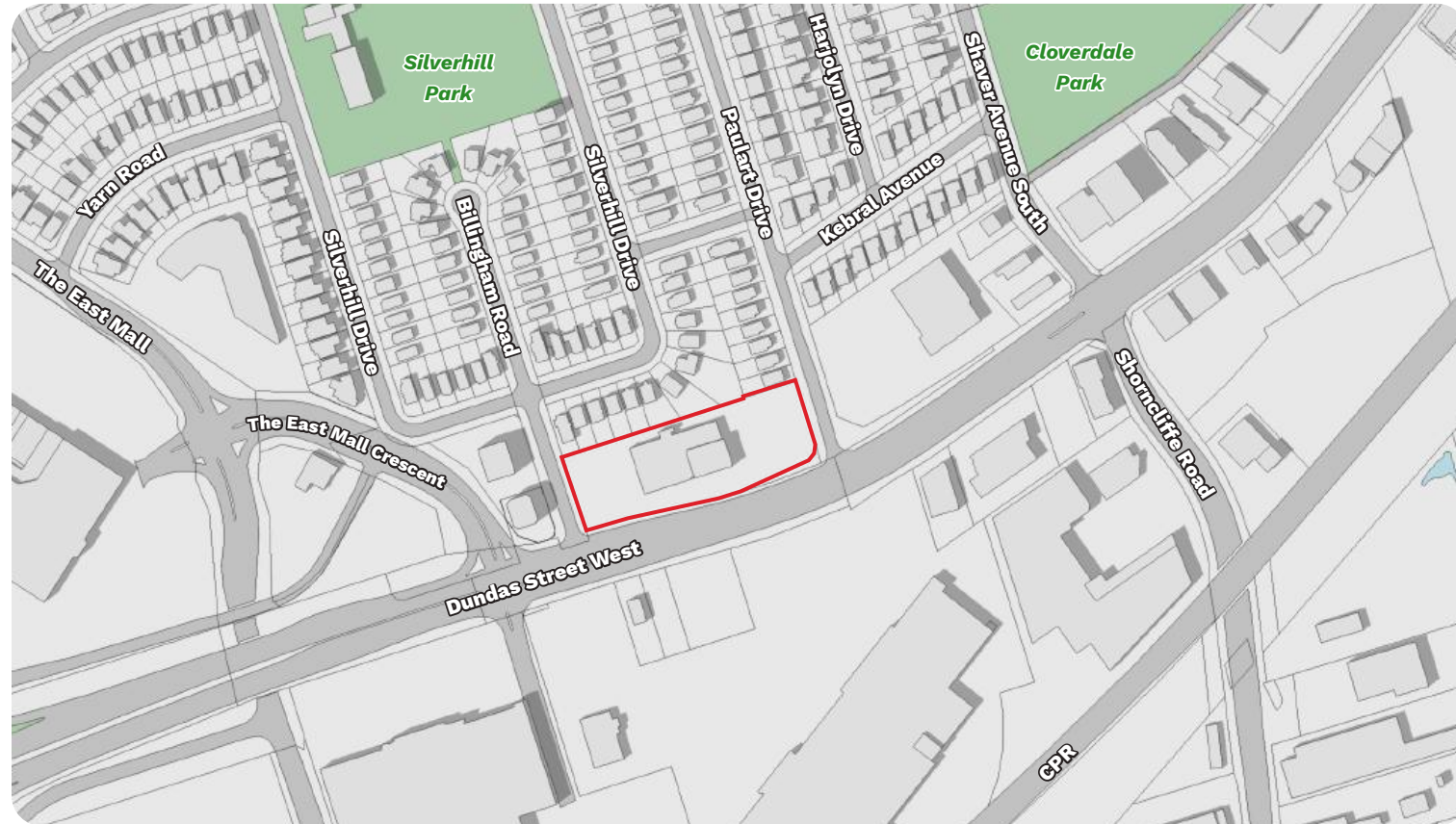
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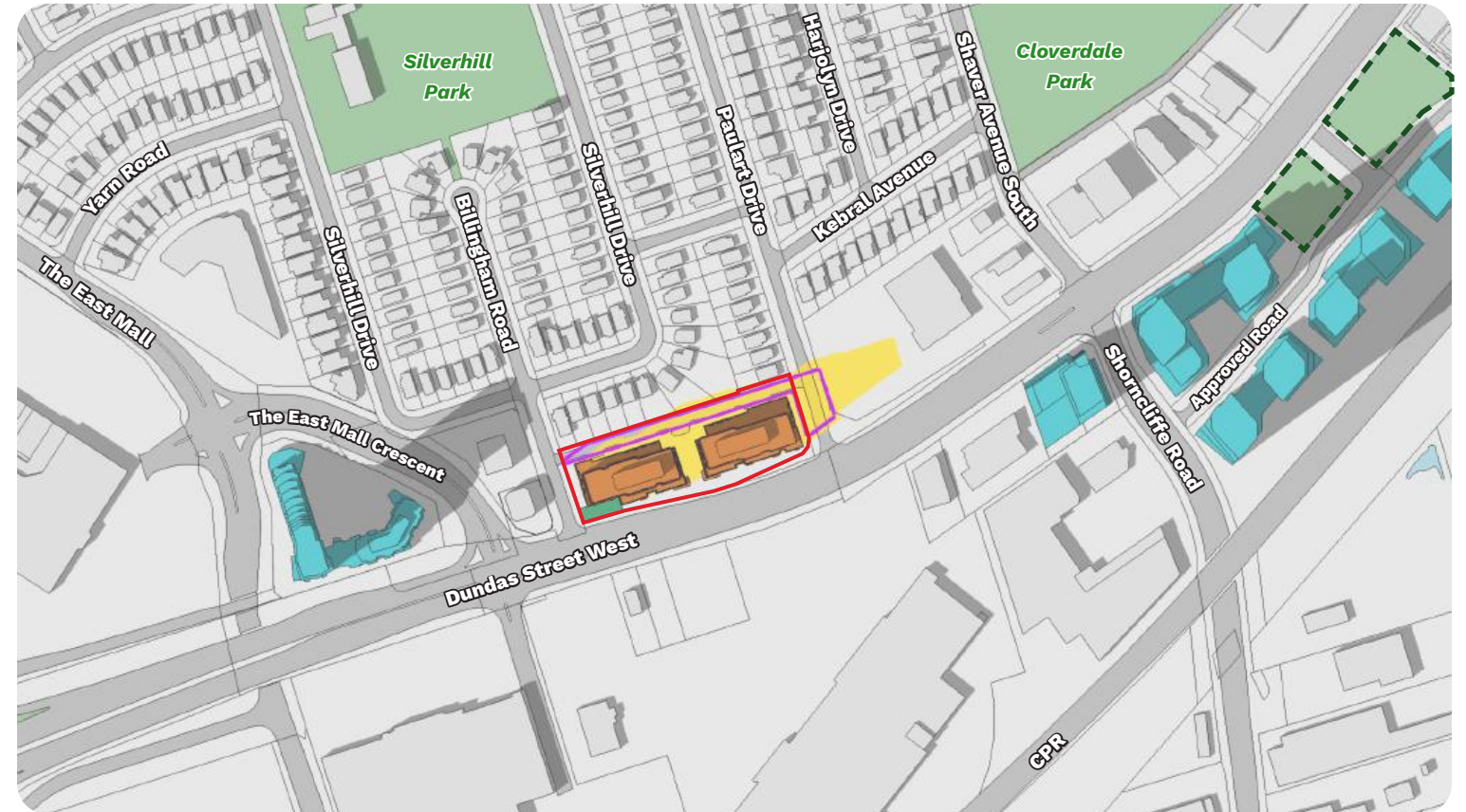
March 21st

4:18pm


Existing Condition



Proposed Condition



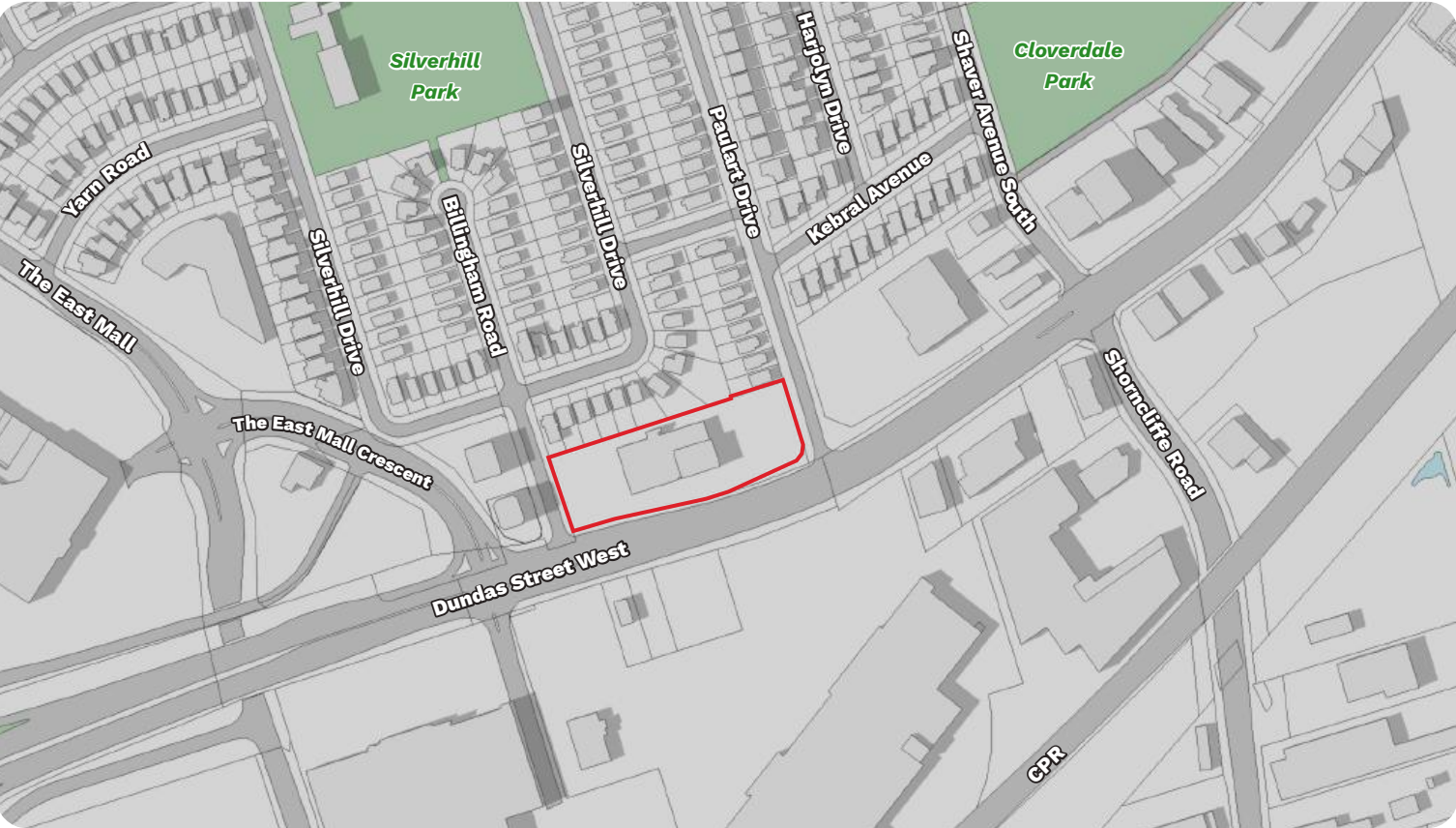
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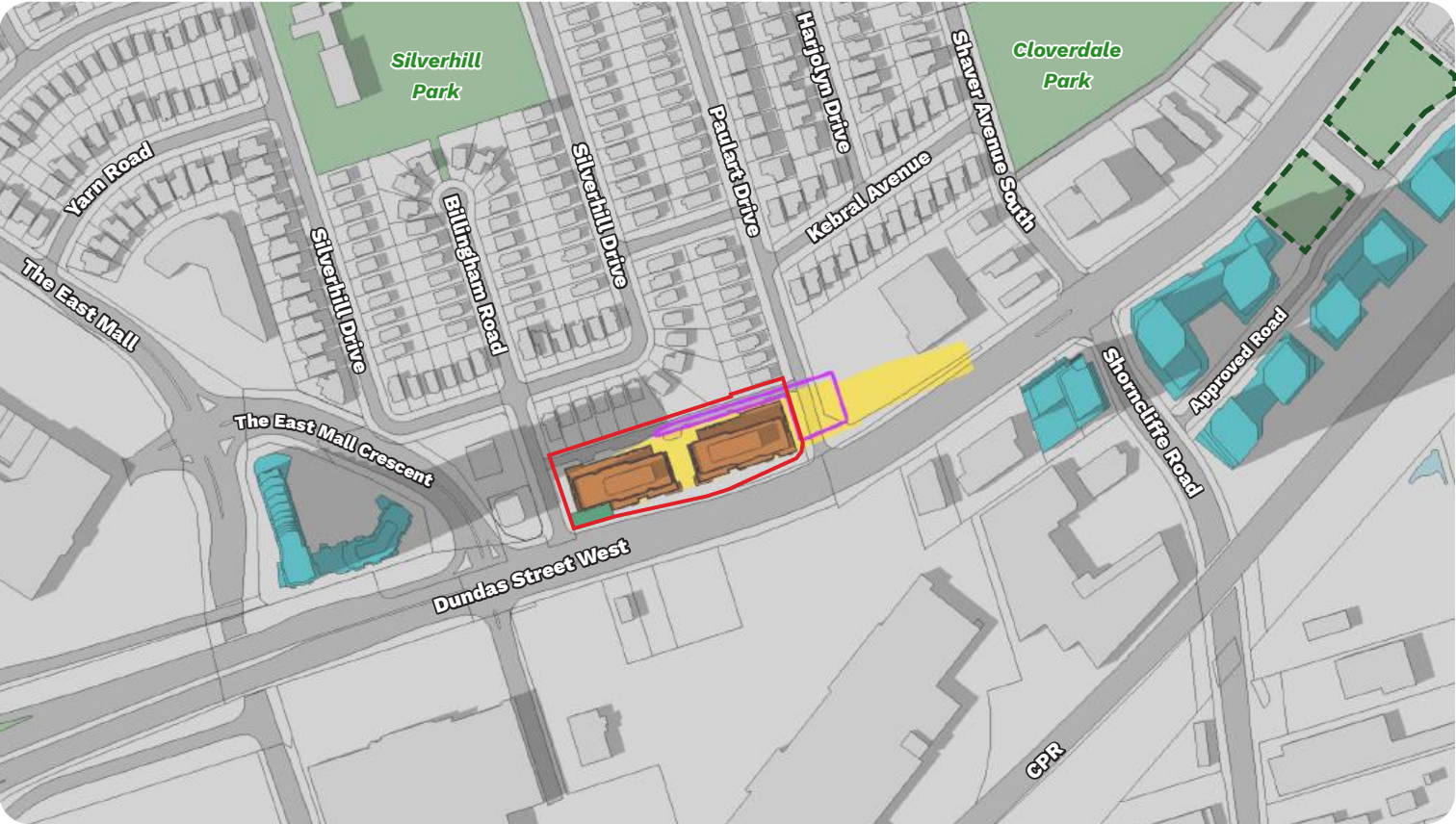
March 21st

5:18pm

Existing Condition



Proposed Condition



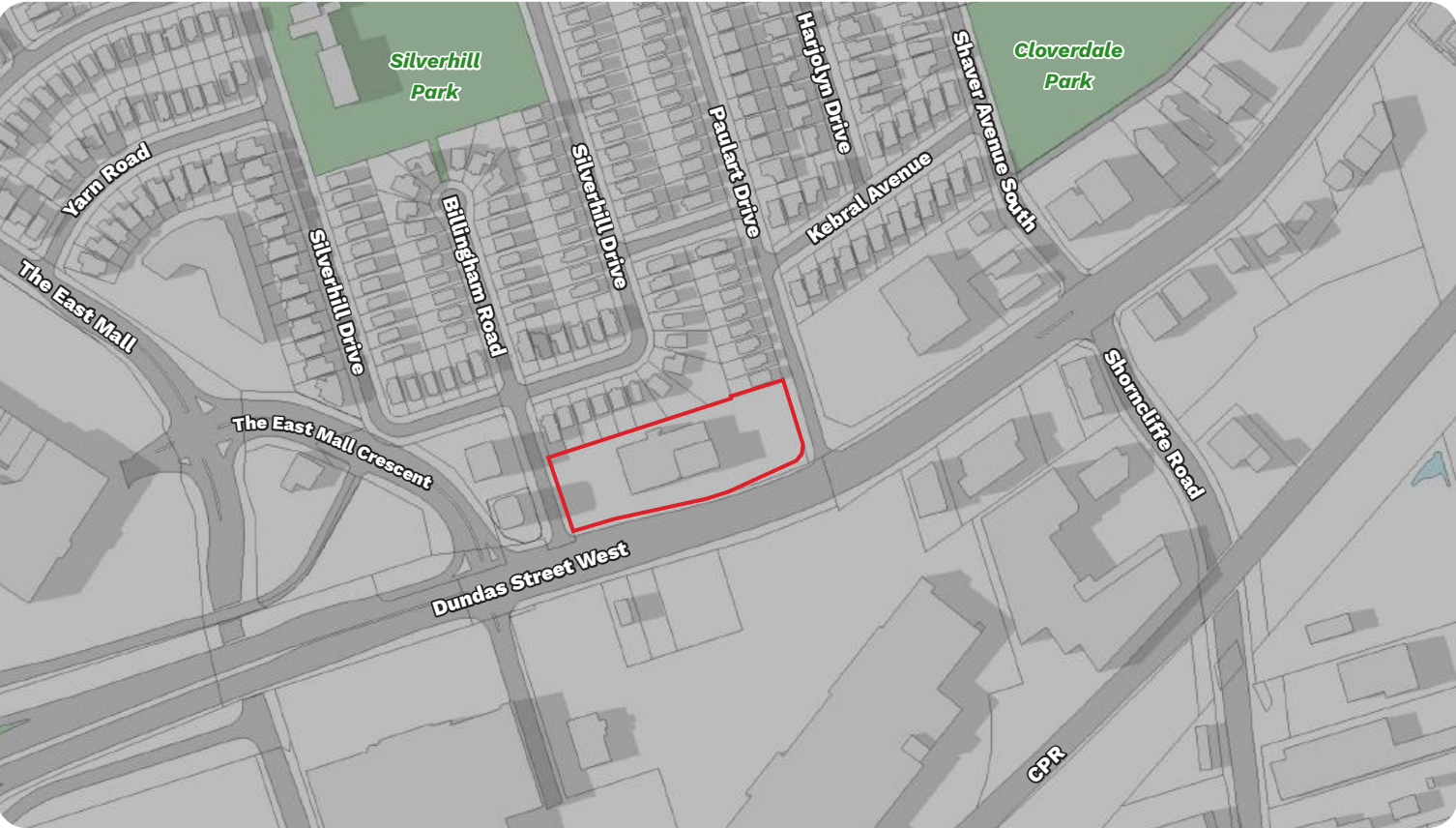
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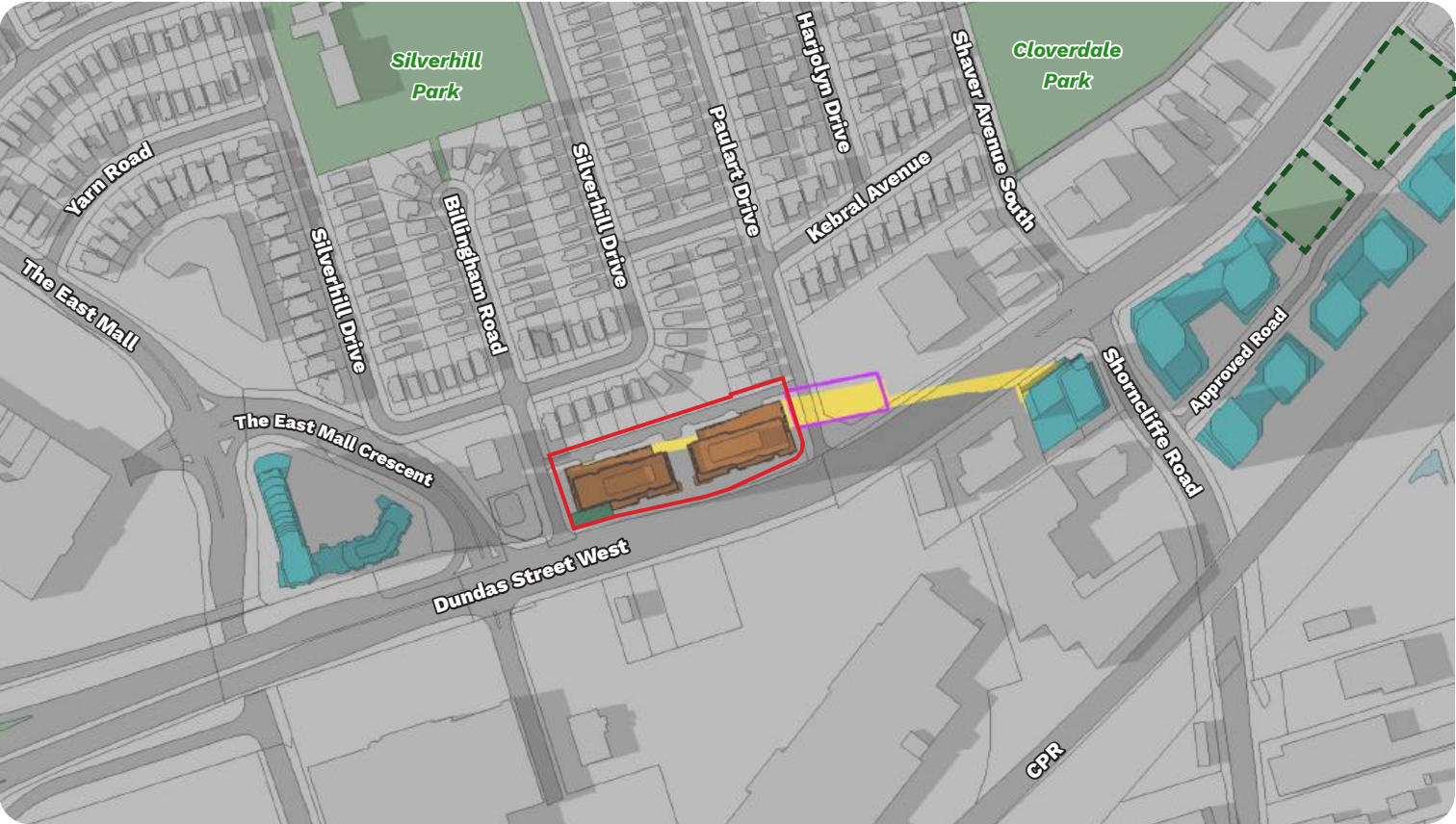
March 21st

6:18pm

Existing Condition



Proposed Condition



Legend

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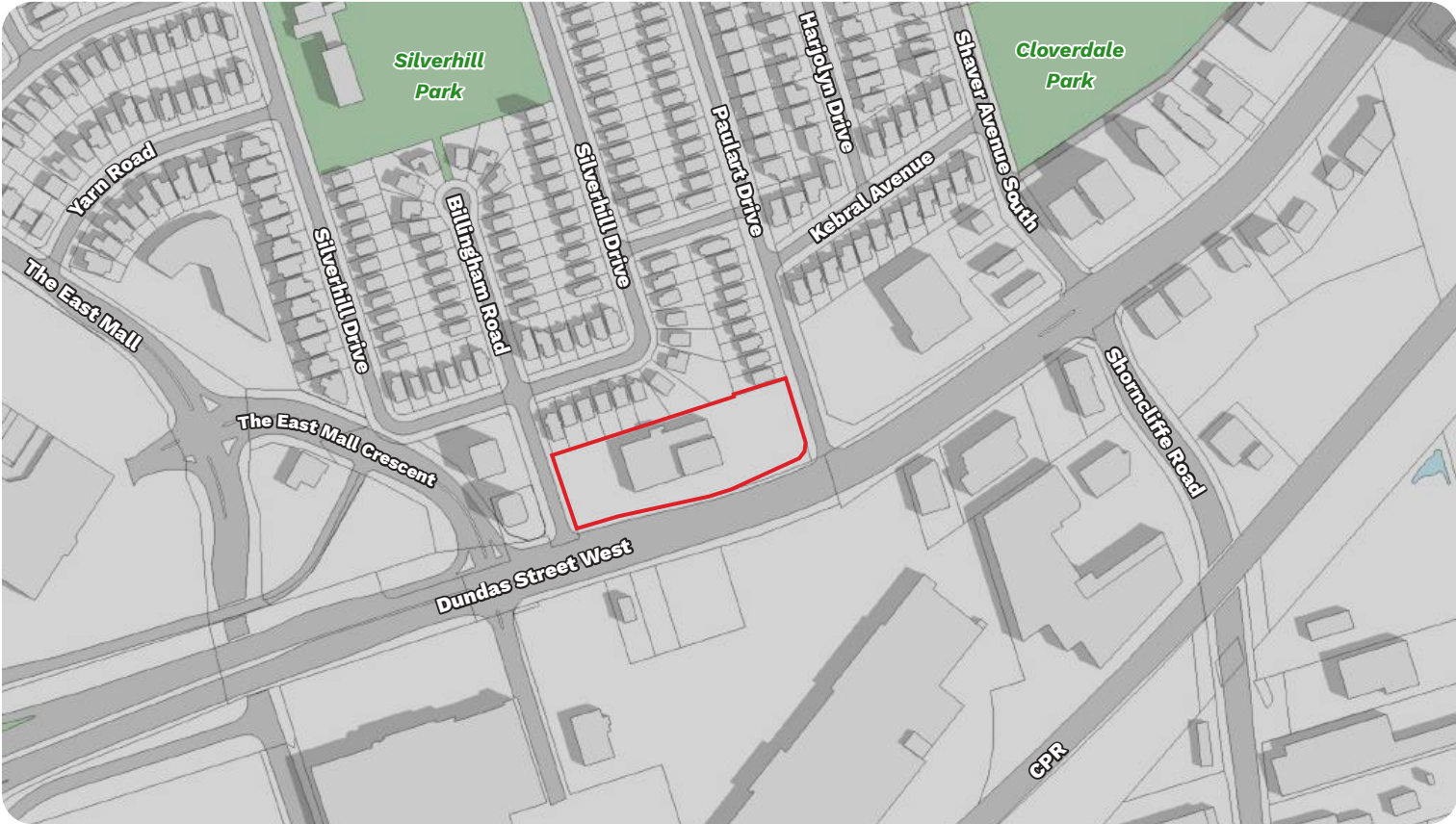
An aerial photograph of a city street grid, overlaid with a semi-transparent red filter. A small rectangular area in the upper-middle section of the map is outlined with a thin purple line, highlighting a specific block or intersection. The text "September 21st" is printed in white, sans-serif font in the upper right corner.

September 21st

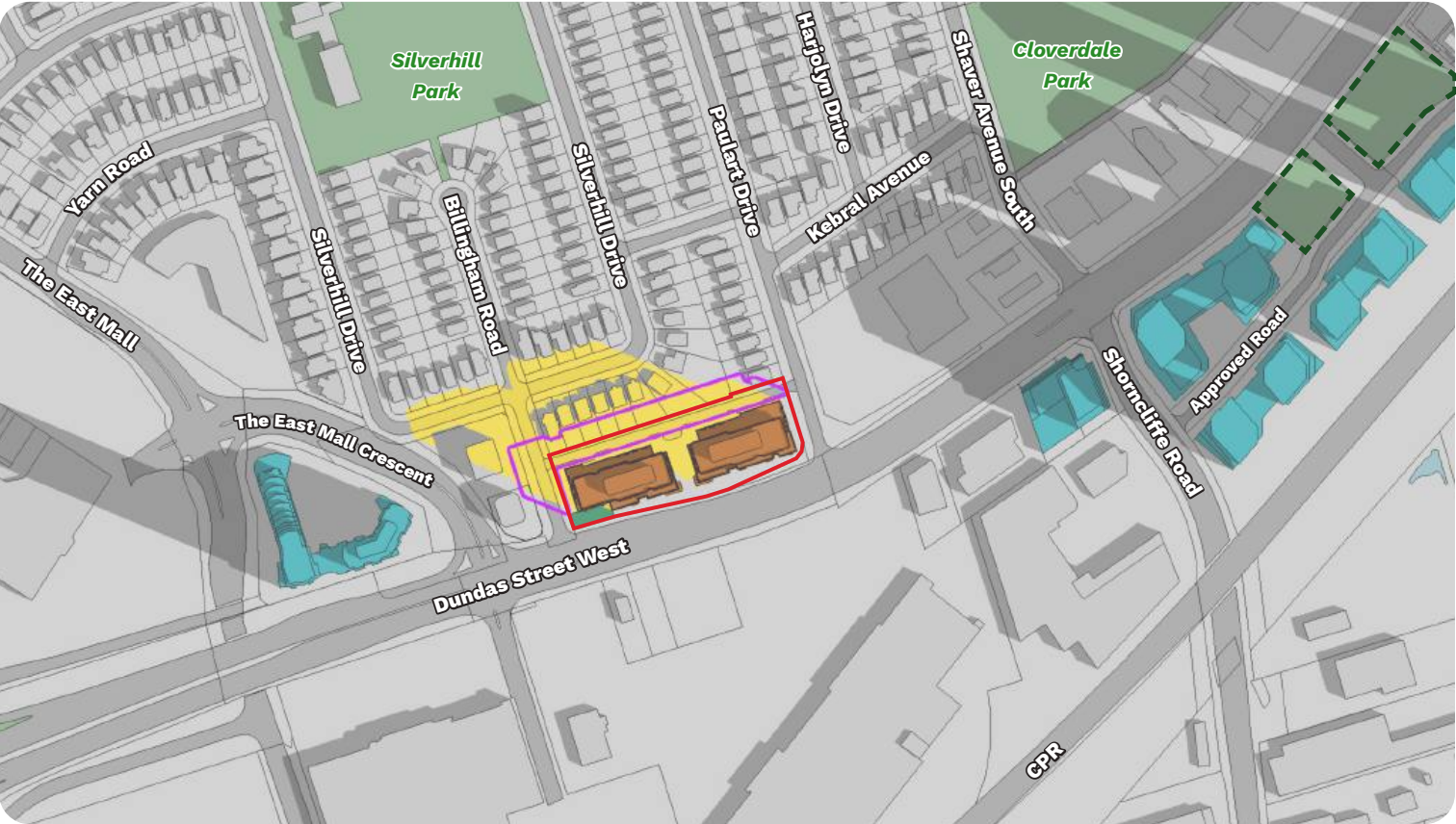
September 21st

9:18am

Existing Condition



Proposed Condition



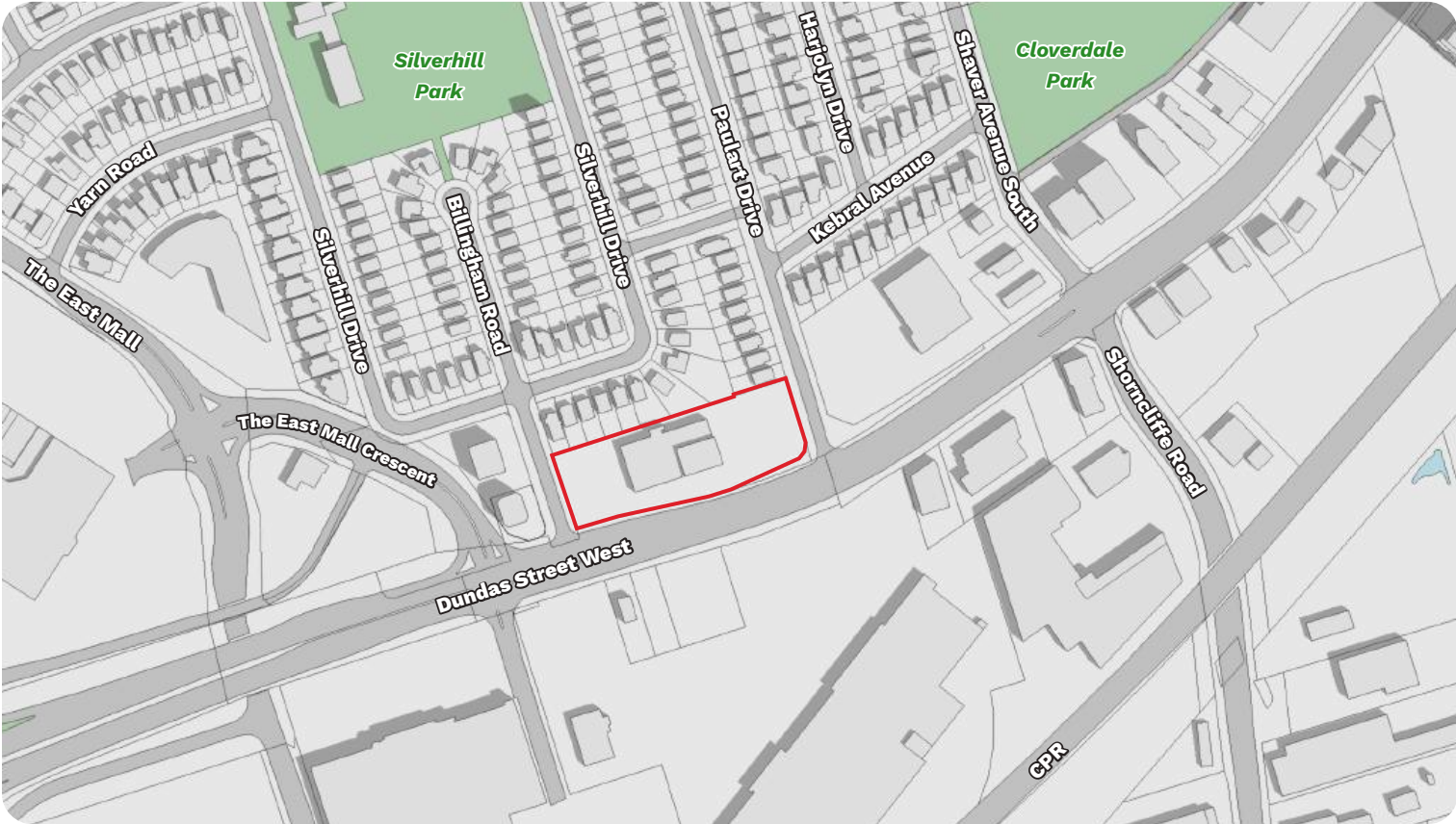
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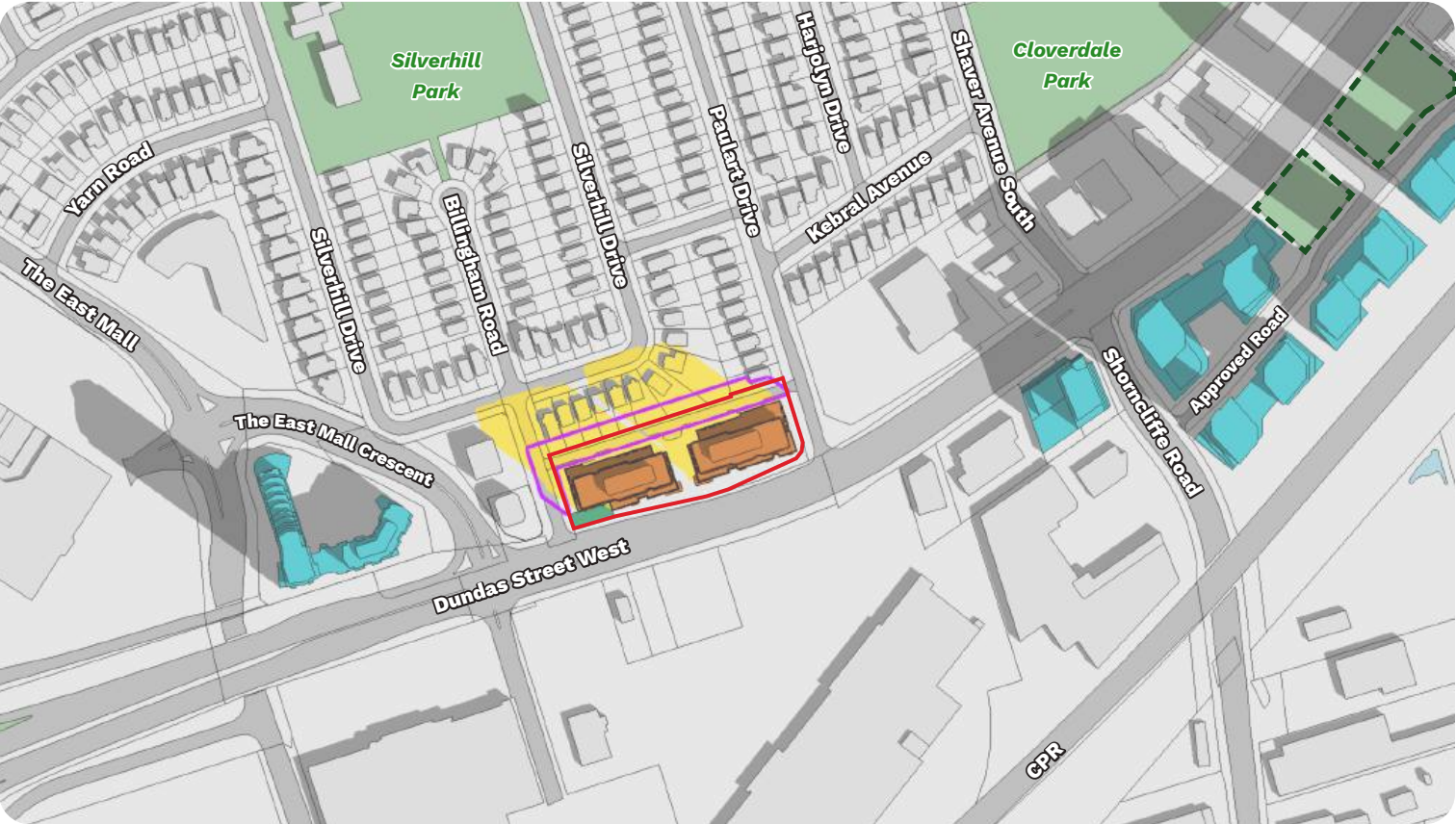
September 21st

10:18am

Existing Condition



Proposed Condition



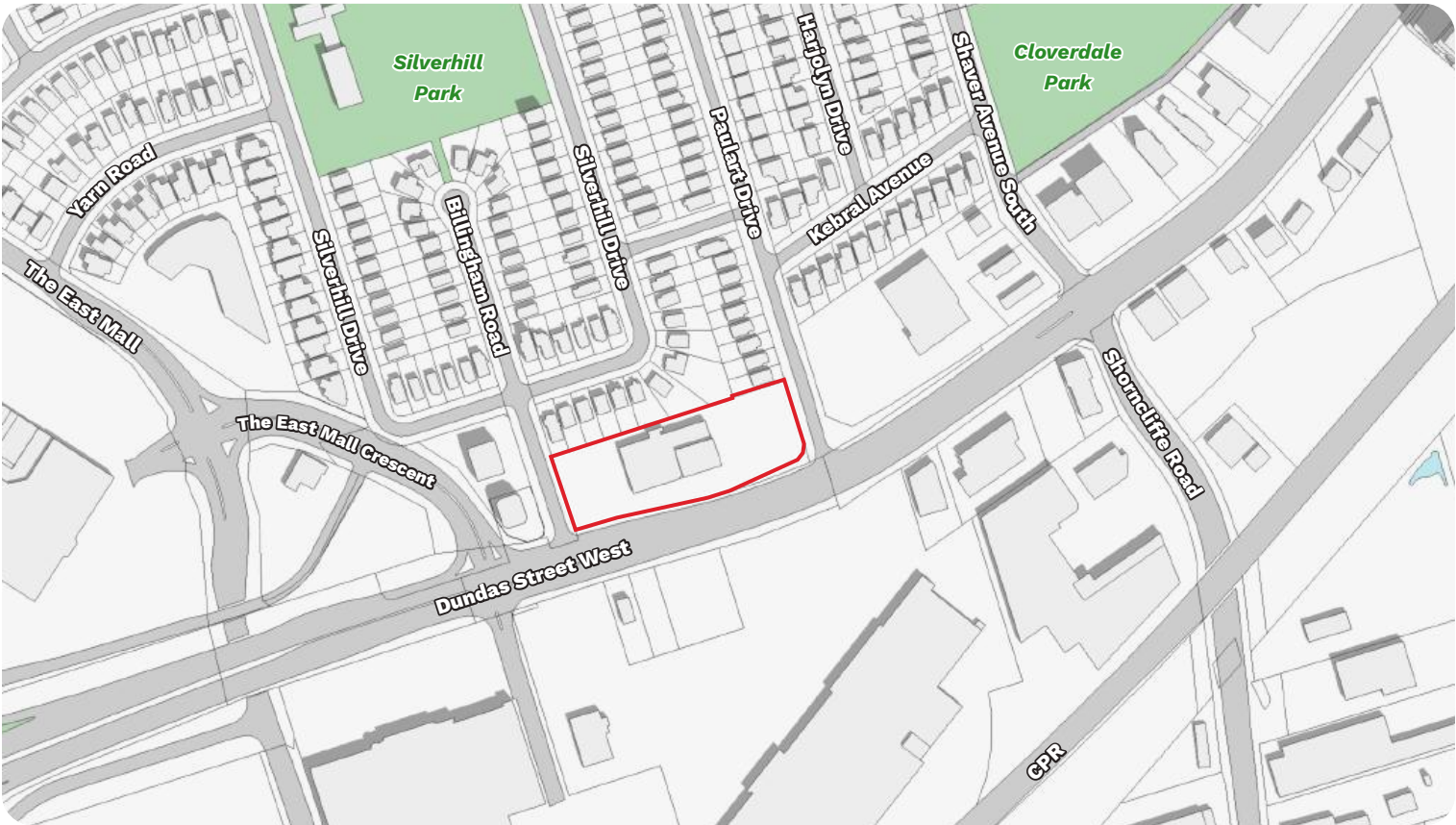
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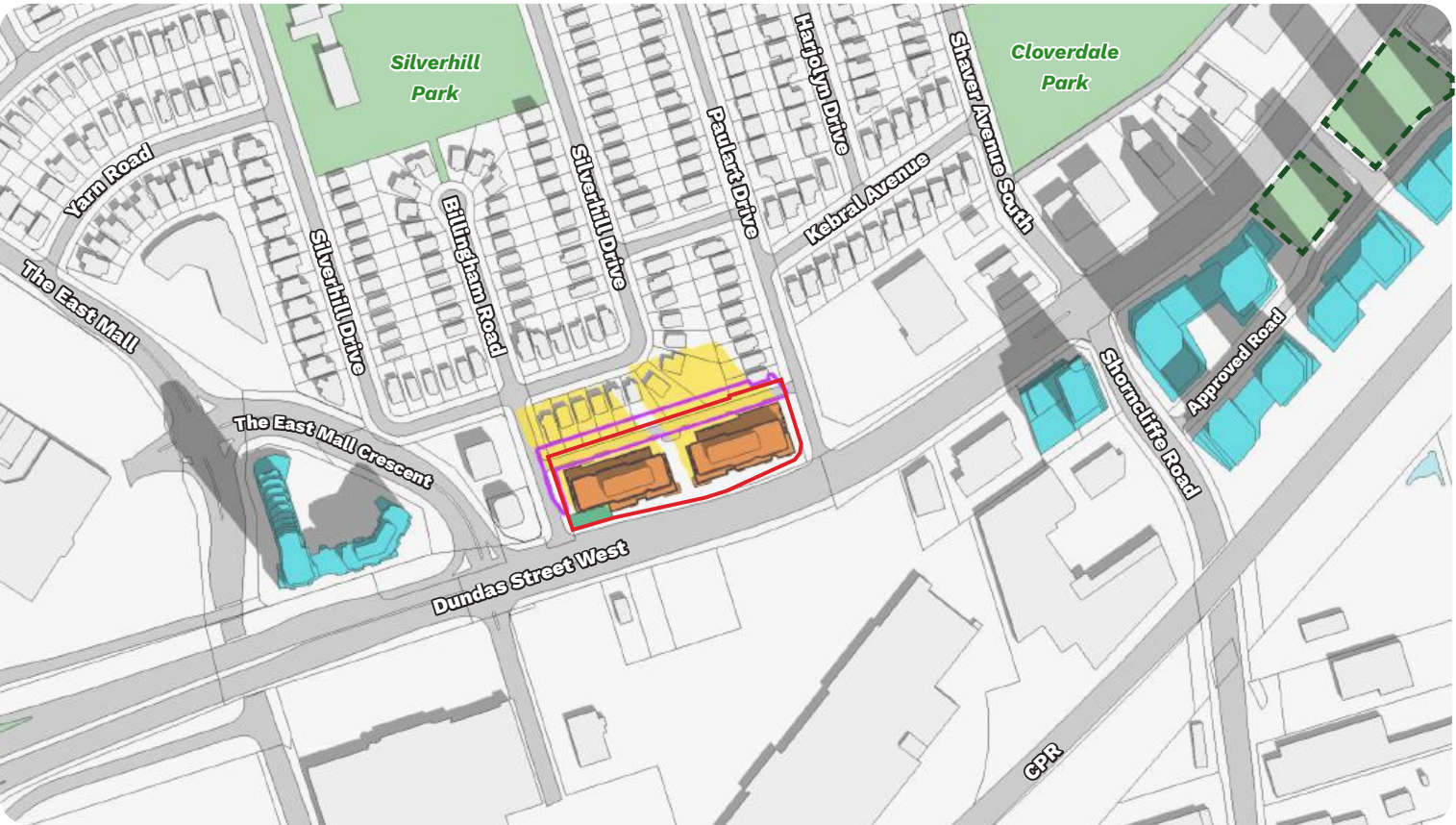
September 21st

11:18am

Existing Condition



Proposed Condition



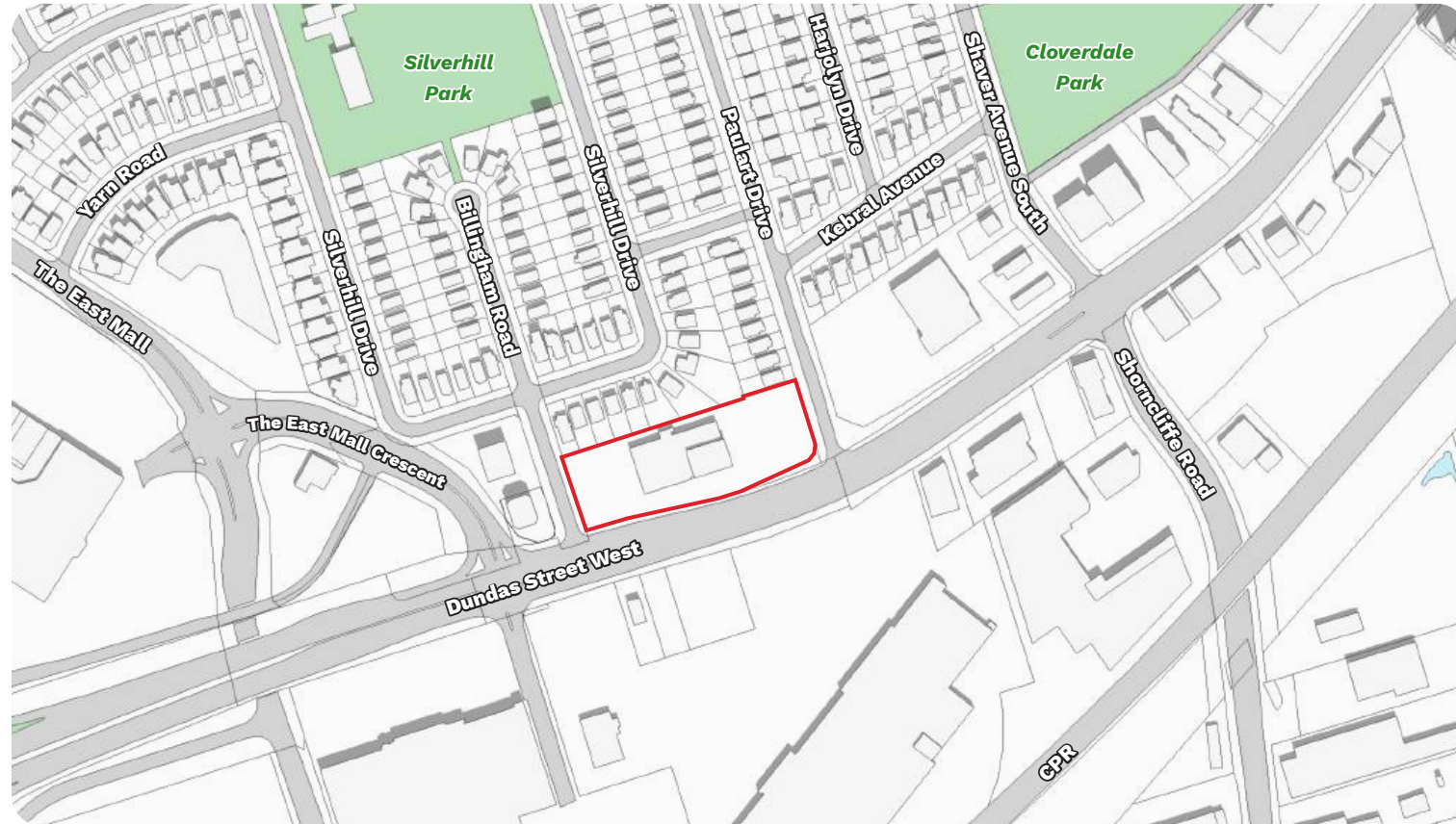
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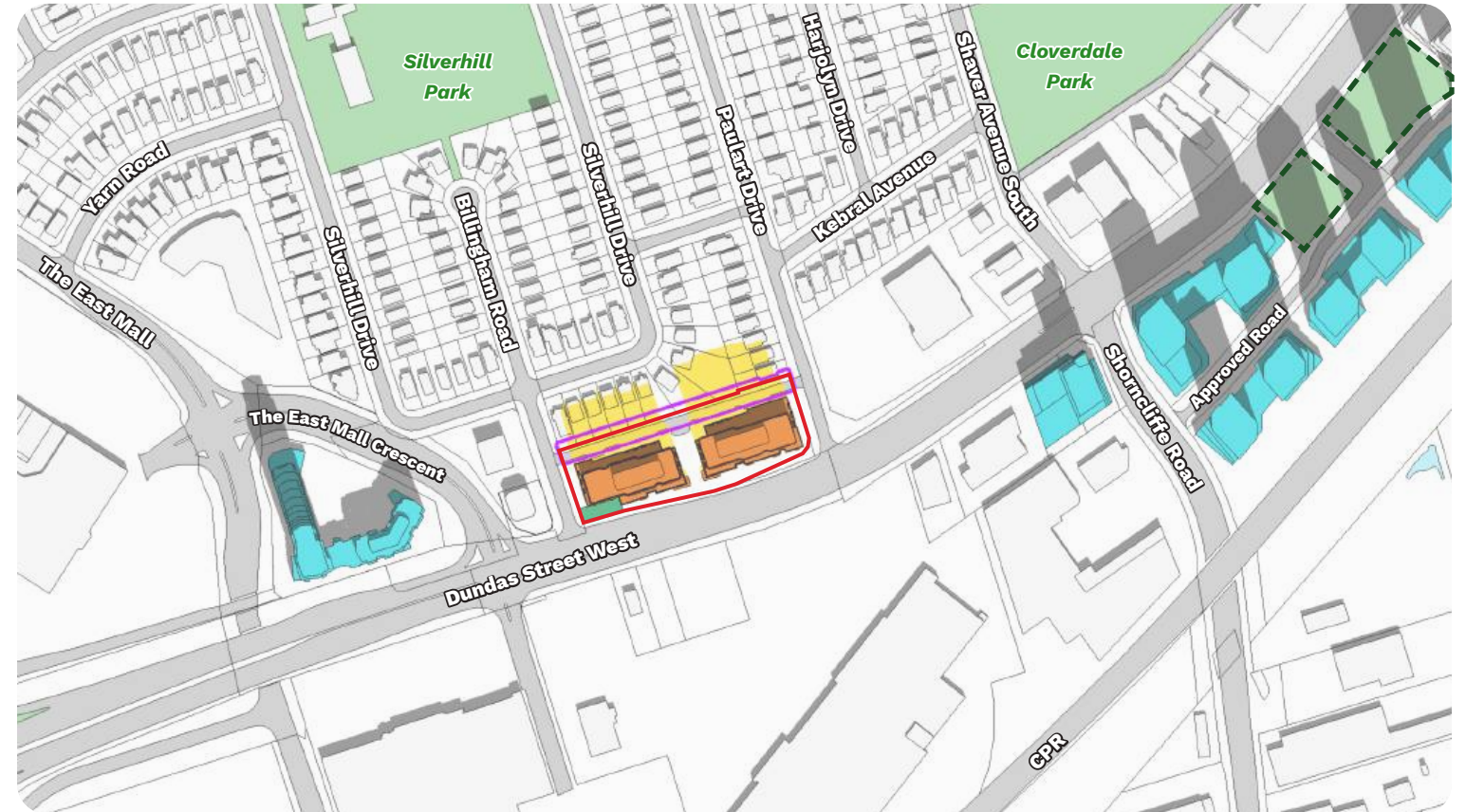
September 21st

12:18pm

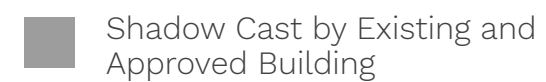
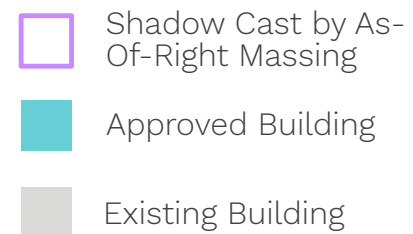
Existing Condition



Proposed Condition



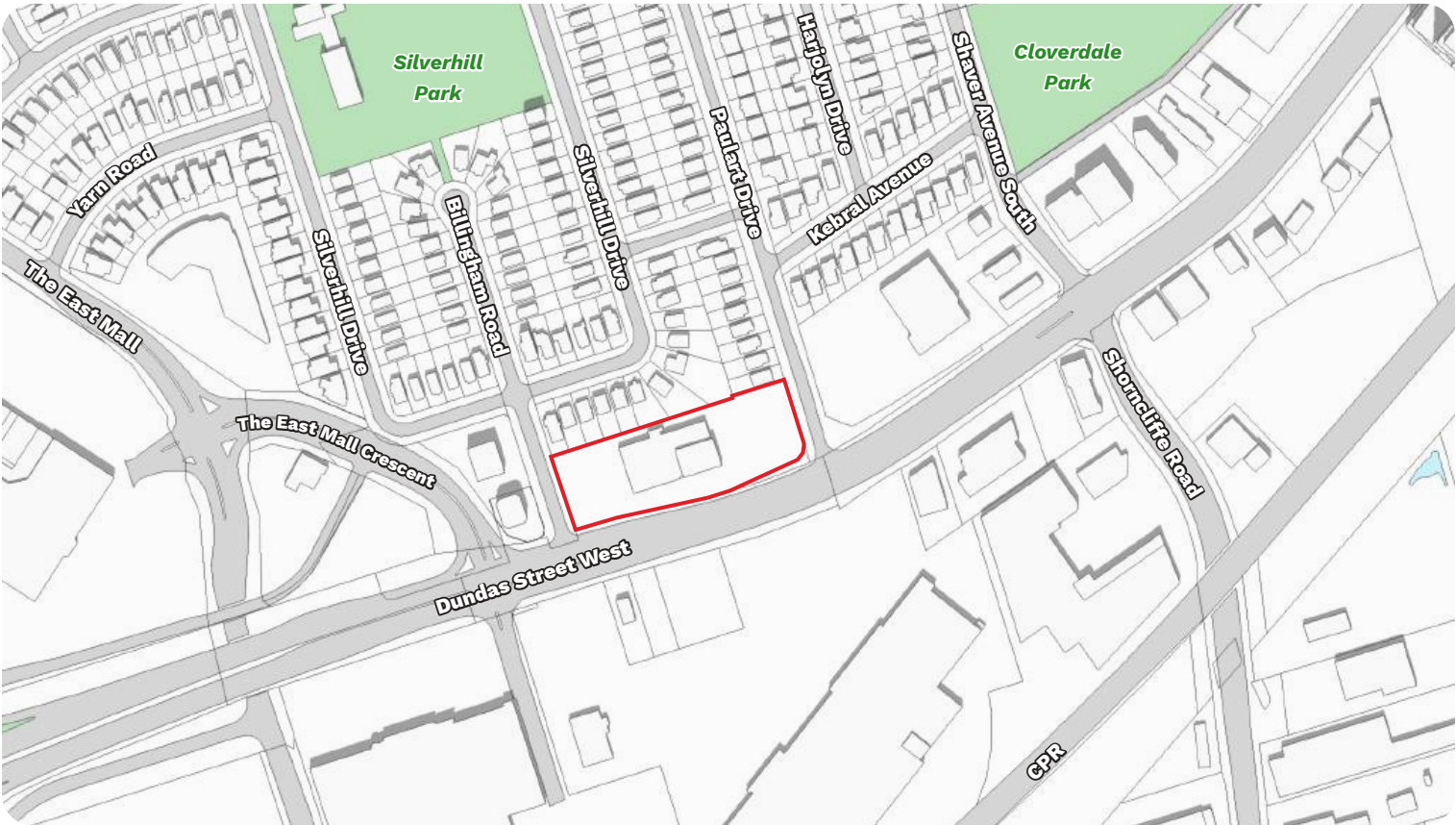
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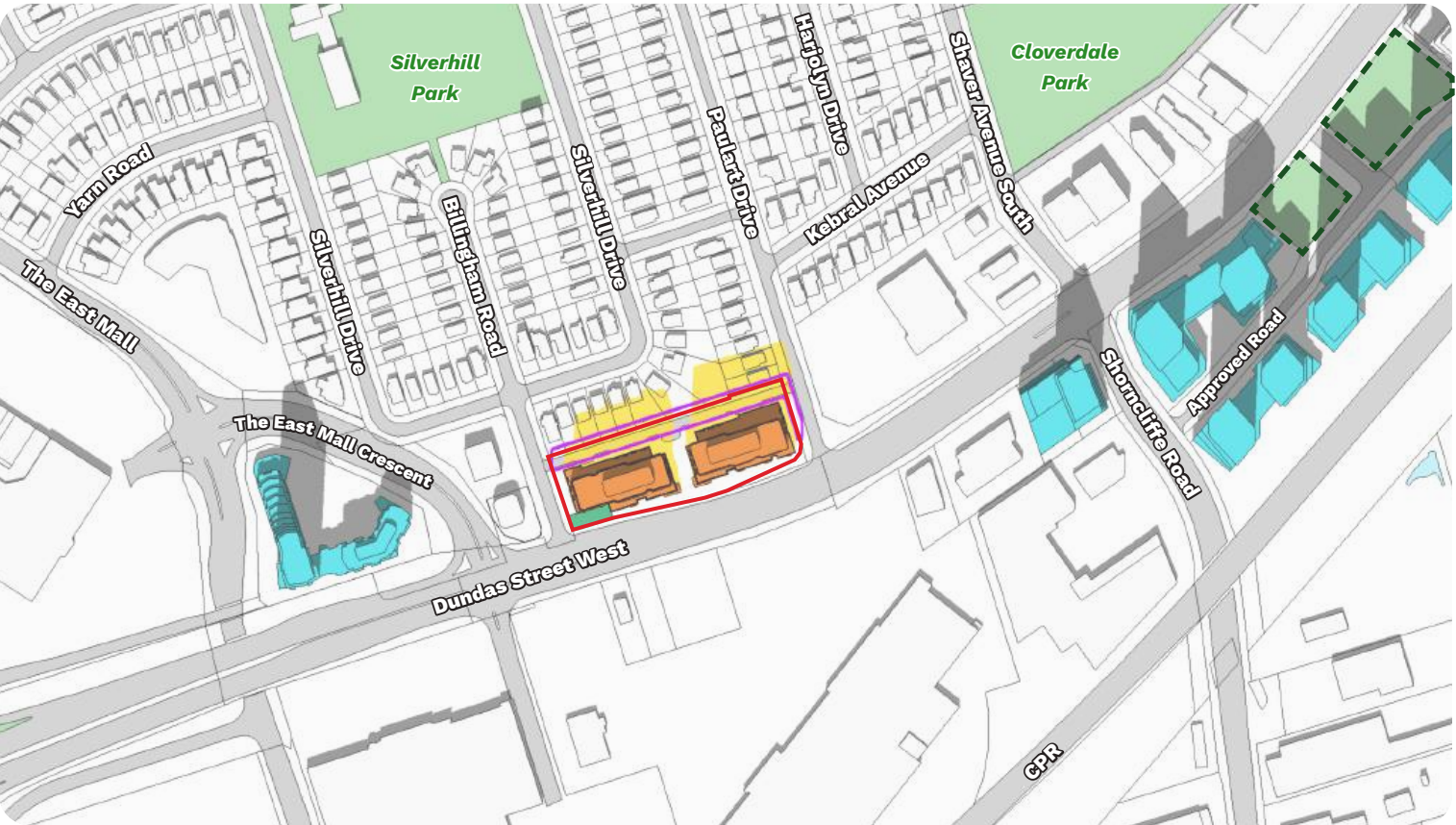
September 21st

1:18pm

Existing Condition



Proposed Condition



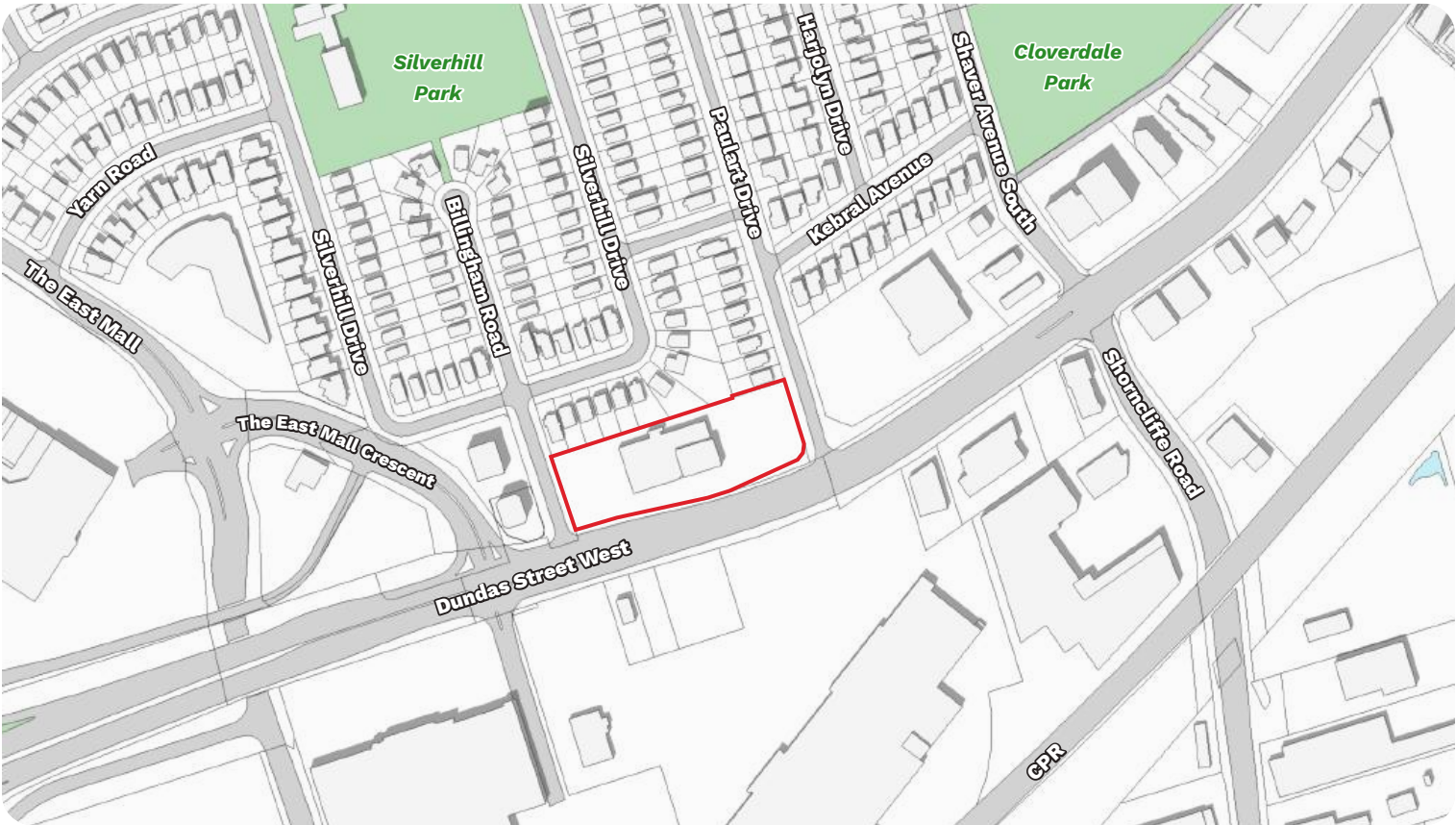
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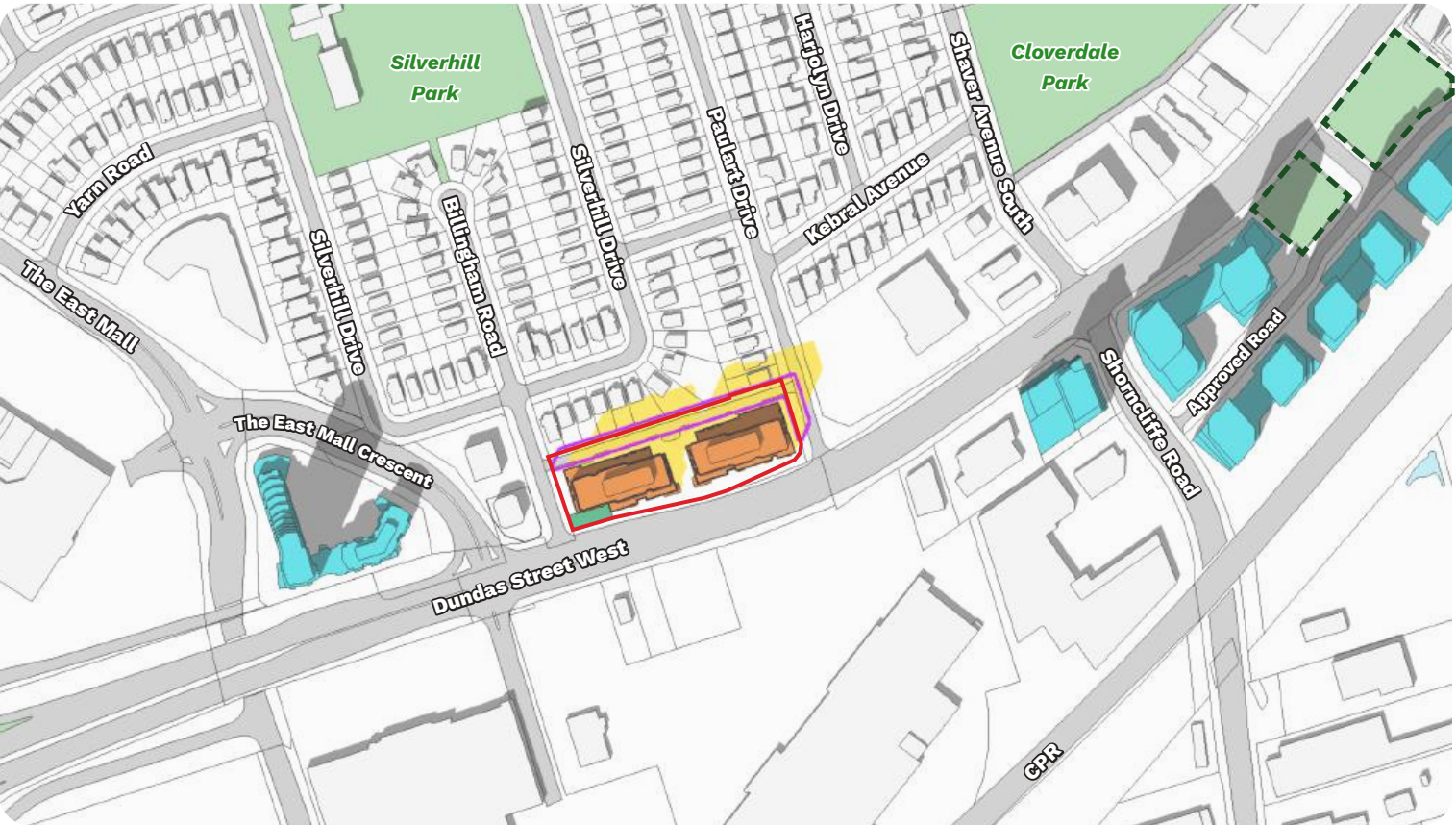
September 21st

2:18pm

Existing Condition



Proposed Condition



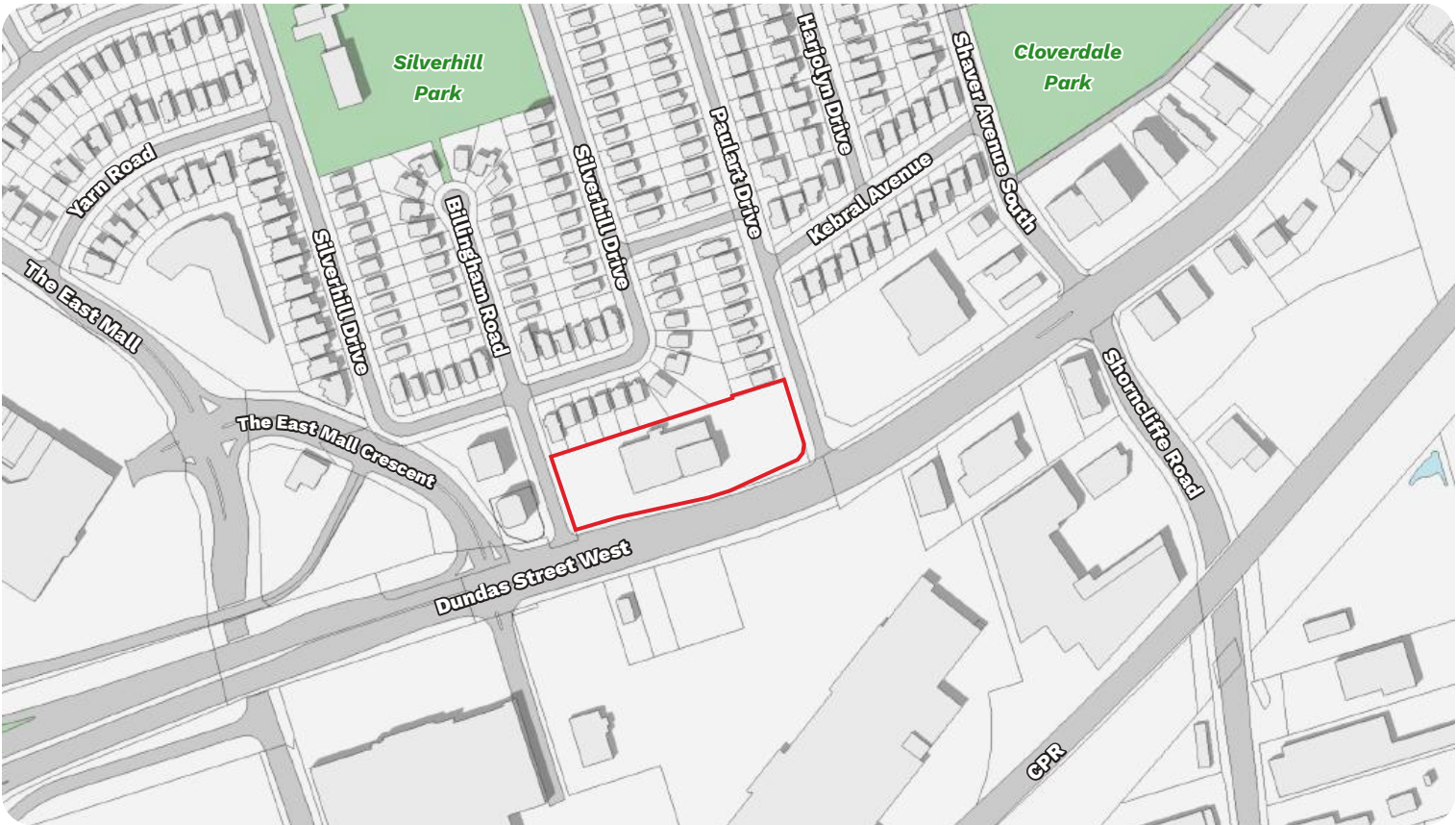
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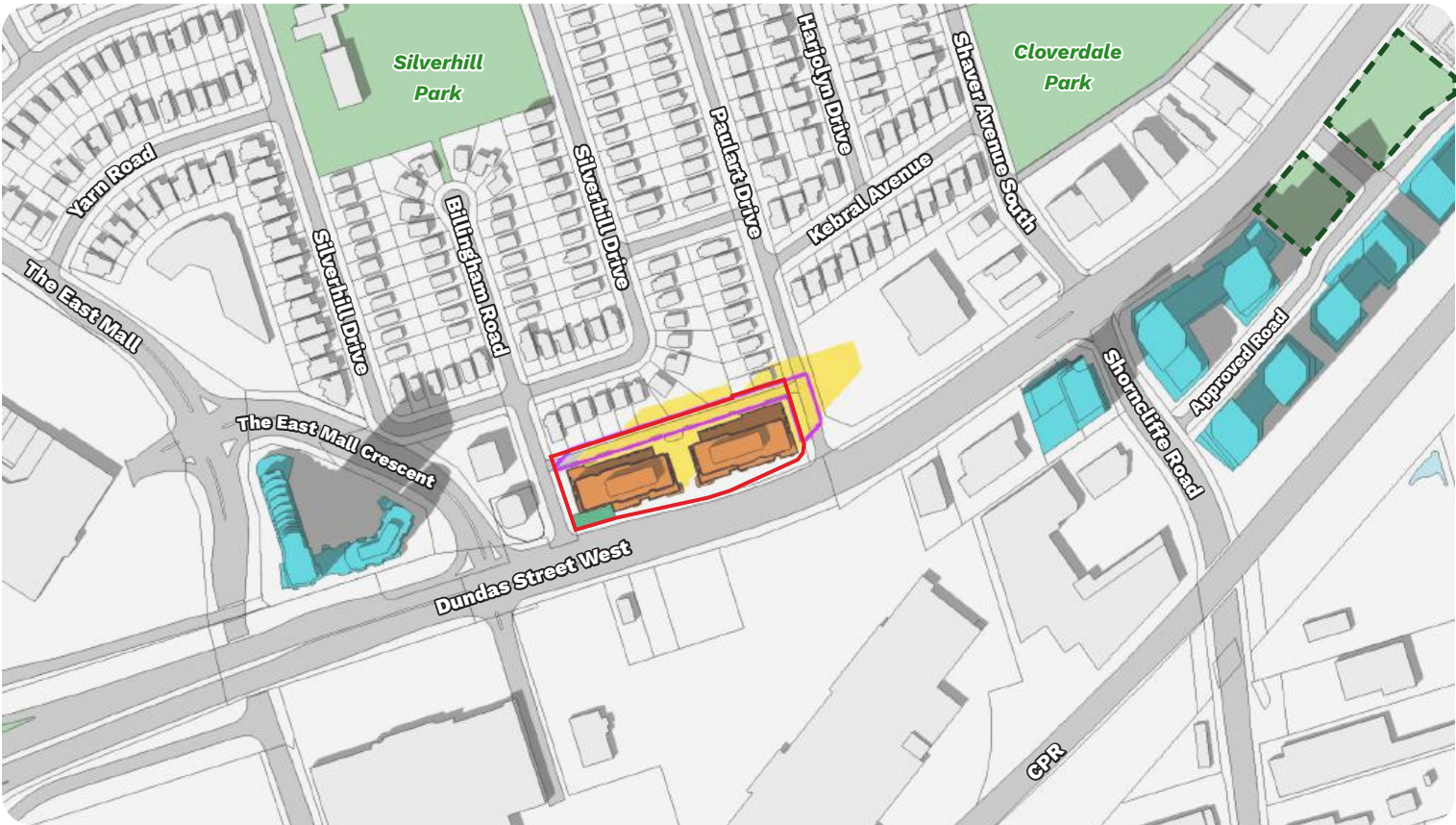
September 21st

3:18pm



Existing Condition



Proposed Condition



Legend

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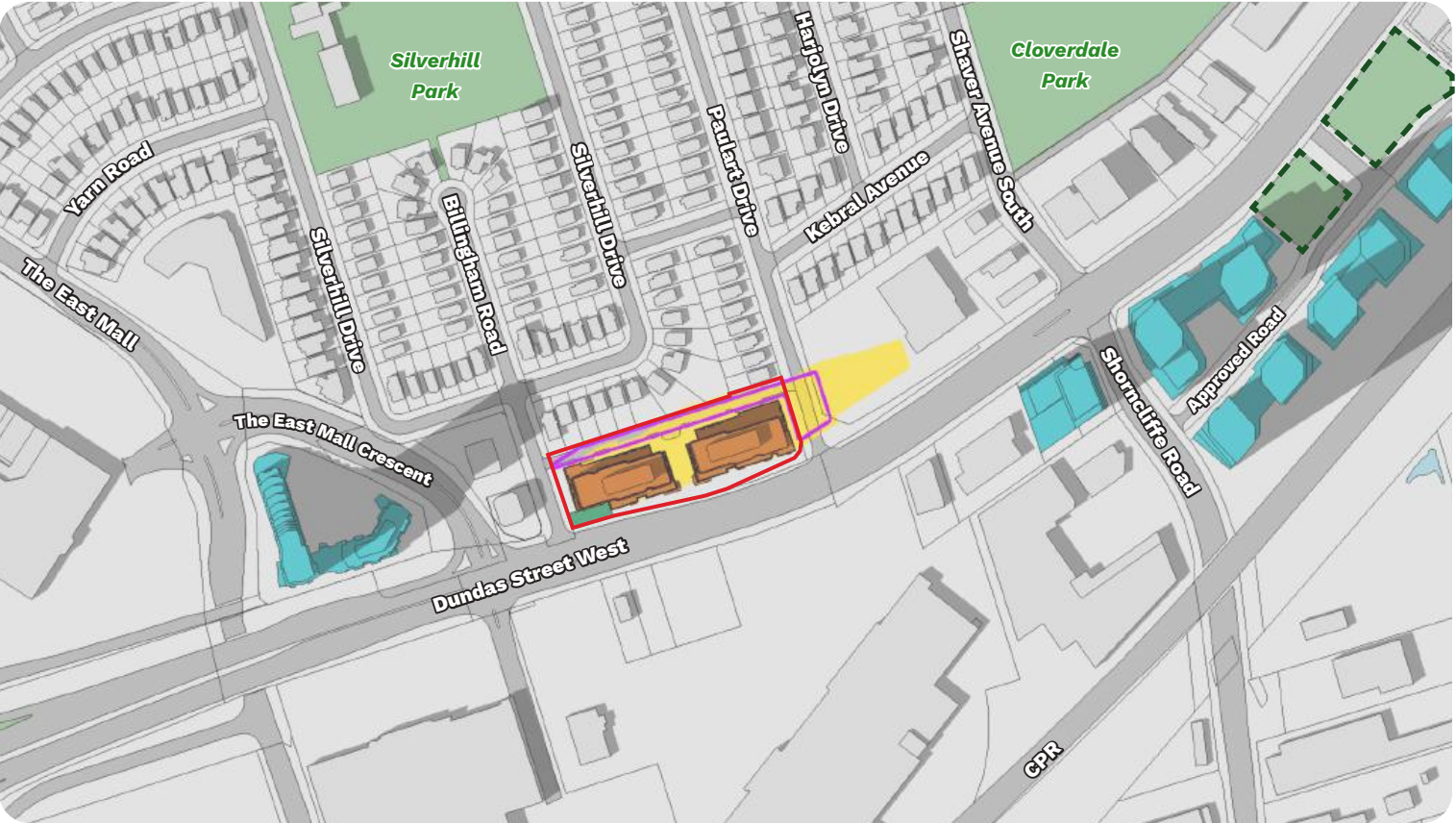
September 21st

4:18pm


Existing Condition



Proposed Condition



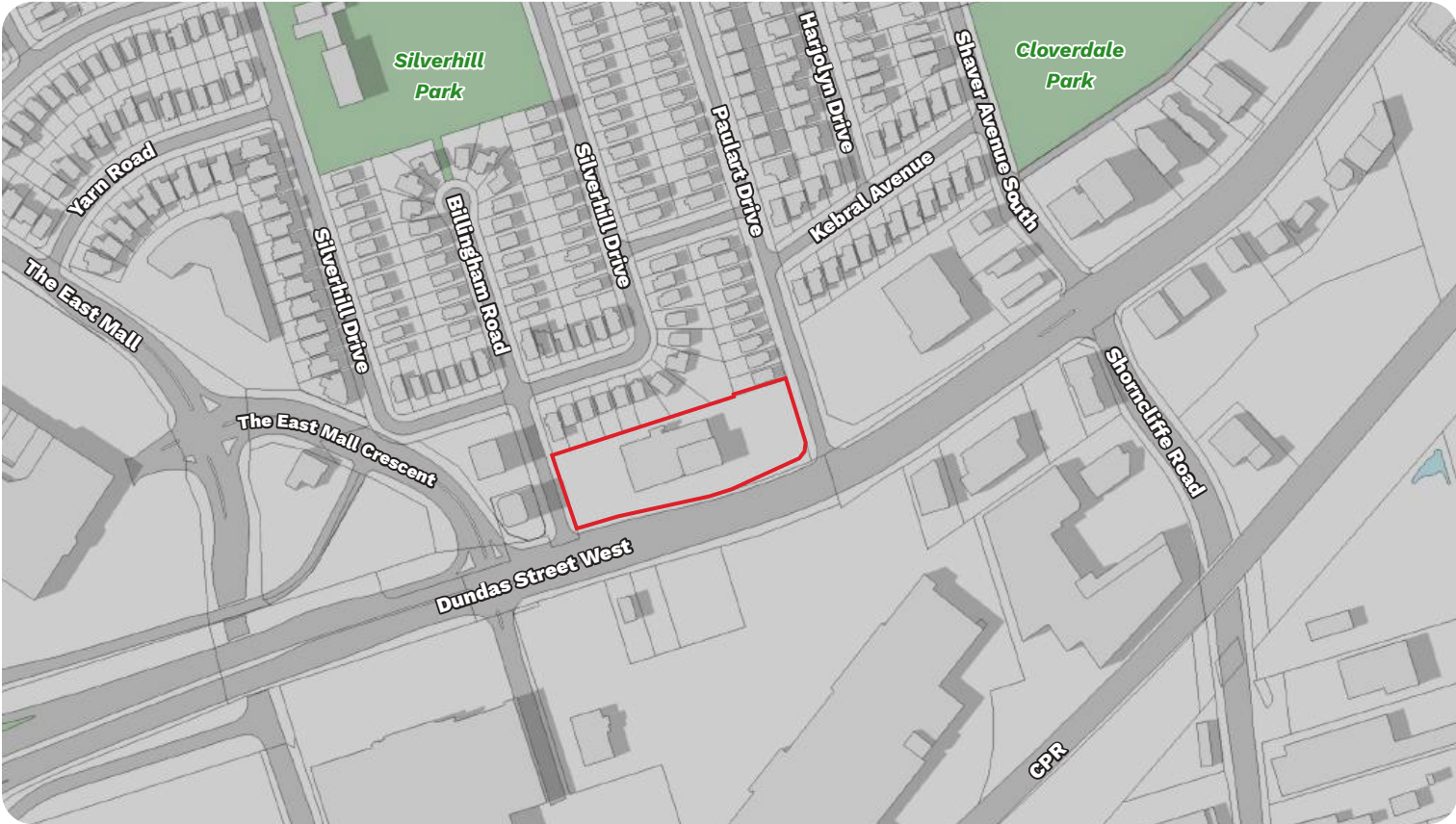
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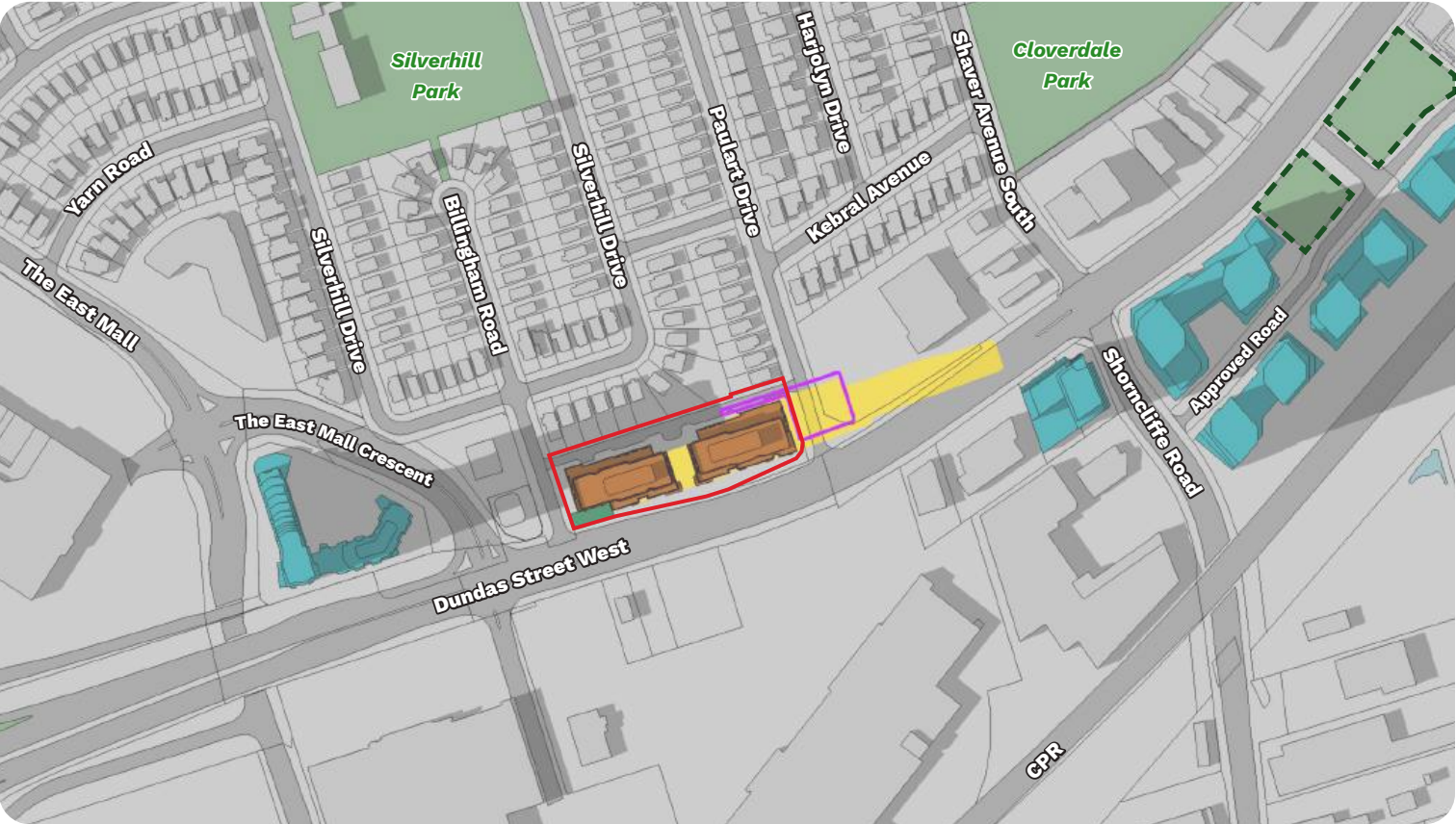
September 21st

5:18pm

Existing Condition



Proposed Condition



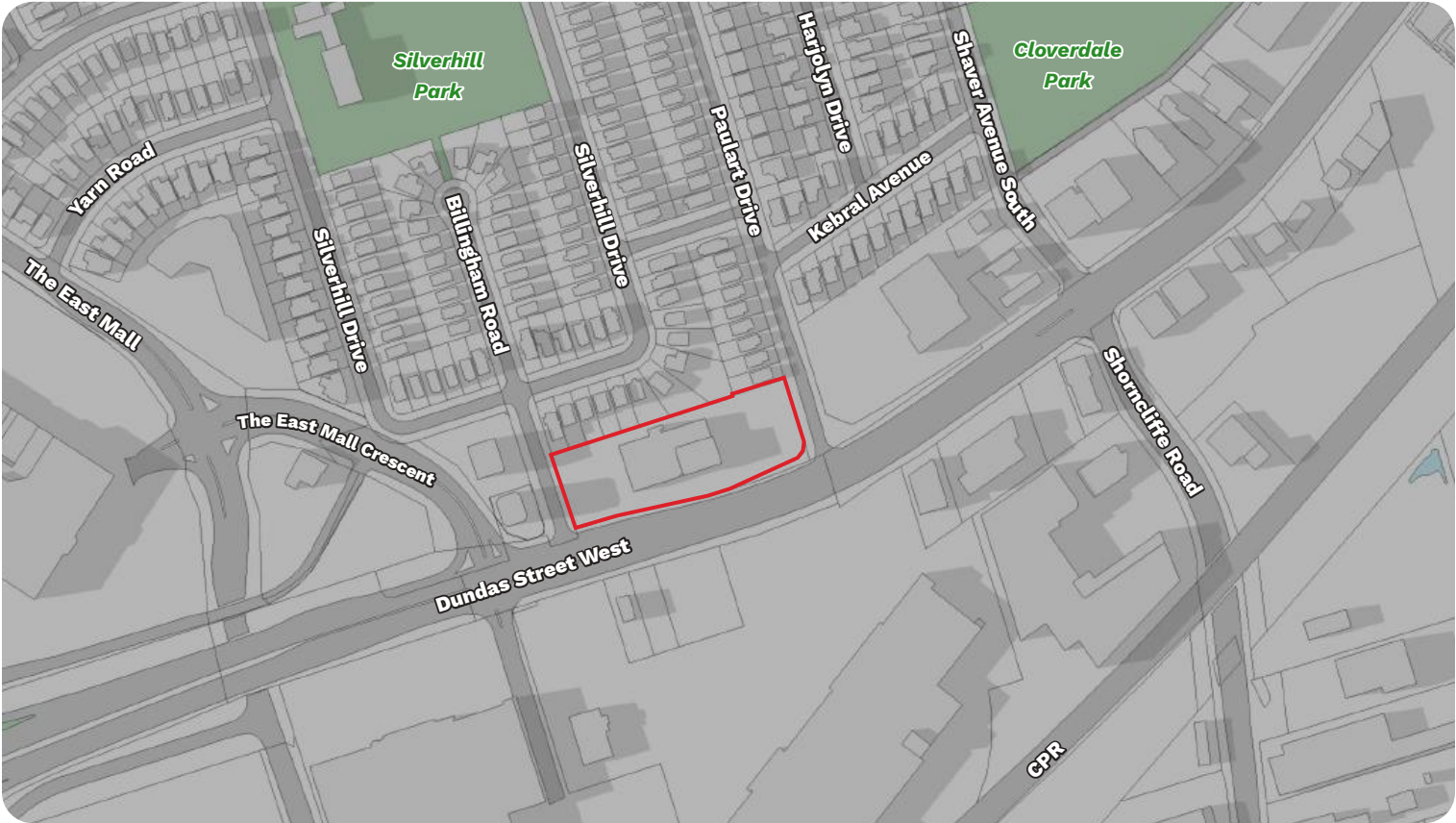
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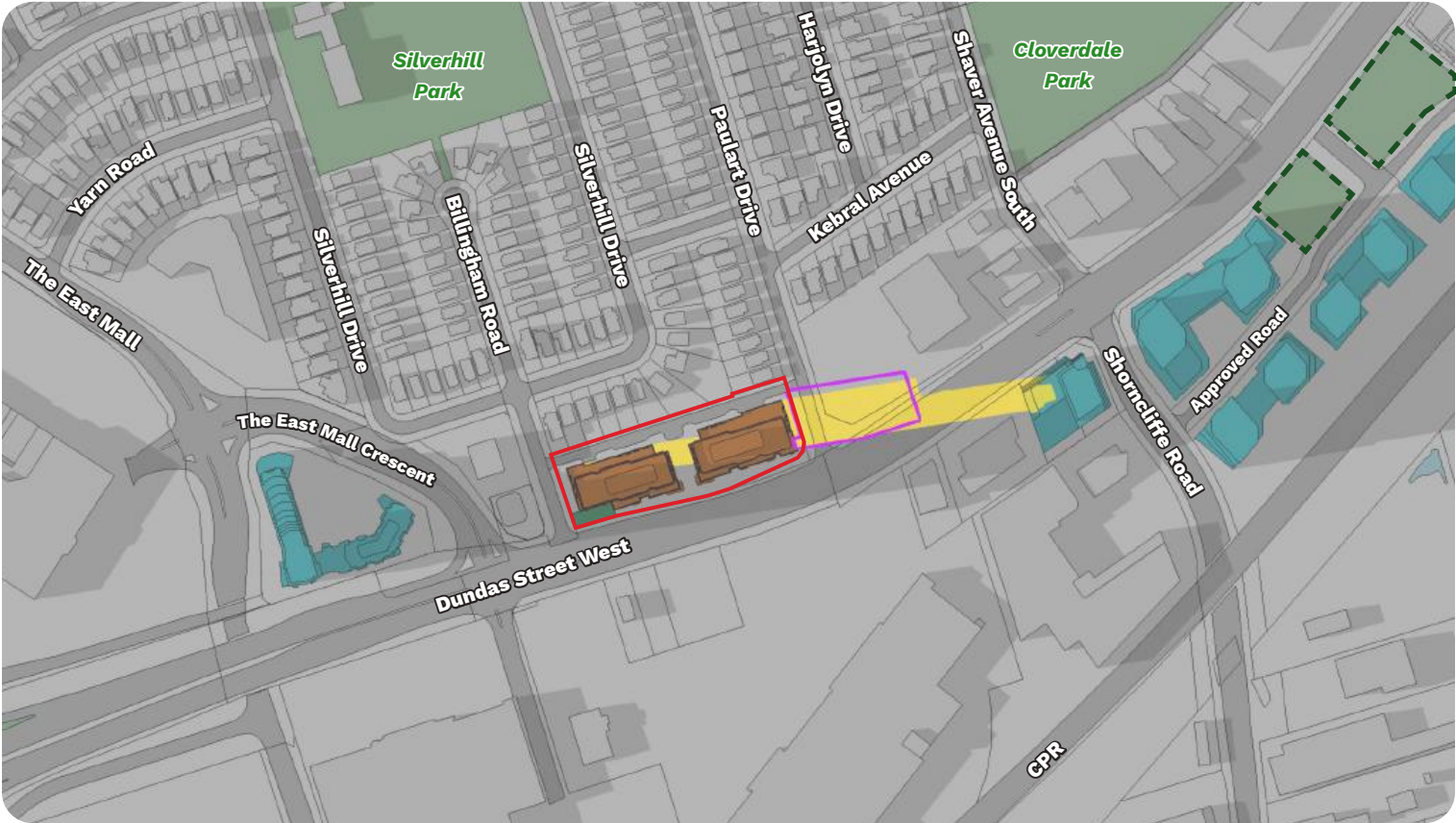
September 21st

6:18pm

Existing Condition



Proposed Condition



Legend

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