



MICHAEL GOLDBERG, RPP, MCIP
mgoldberg@goldberggroup.ca
TEL: (416) 322-6364 EXT. 2100

August 2022

**Re: Shadow Study Cover Letter
15 and 17 Elm Street,
City of Toronto**

Goldberg Group has been retained by 17 Elm GP Inc. (the "Applicant") to prepare this shadow study cover letter as supplementary to the shadow study prepared by Partisans, in support of the proposed development located 15 and 17 Elm Street (the "subject site"). The purpose of this cover letter is to assess the impact of shadows cast by the proposed development on surrounding streets, parks and open space (including natural areas), privately owned publicly accessible spaces and other properties during the spring/fall equinoxes (March, September, June, December).

In support of the shadow study, the following materials are included in the online submission package:

1. Shadow Study Terms of Reference Checklist, prepared by Partisans; and
2. Shadow Study, prepared by Partisans.

The proposed development does not cast any new net shadows on any signature parks or open spaces. A new park was recently approved on the north side of Elm Street as part of the Chelsea Hotel redevelopment (33 Gerrard Street and 22 Elm Street). The proposed development will cast a quickly moving, slender shadow on the future park in March and September between 9:18am and 12:18pm. In general, the proposed development casts very limited additional shadows to the surrounding area. In our opinion, the shadow impacts are minimal, as they move quickly through the landscape, and do not stay on any open spaces or on any one spot for extensive periods of time. In view of the above, any new incremental shadows arising from the proposal are adequately limited and are minor in nature.

Yours truly,
GOLDBERG GROUP

A handwritten signature in blue ink, appearing to read "Michael Goldberg".

Michael Goldberg, RPP, MCIP
Principal

1. General	
A. Name of the Project: 17 Elm St.	B. Date: 08/25/2022
C. Address of Application: 17 Elm St.	D. Name of Consultant: PARTISANS
E. Phone number and email of the Consultant: ian@partisans.com	

2. Project Description	
A. Short Description of the Project:	
B. Number of buildings for this Application: 1	
C. Number of Floors : 32	D. Height in Metres : 99
E. Did you submit the 3d Model for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>File Format Submitted:</u> Skp	

3. Massing Information	
A. Software Used <input type="checkbox"/> SketchUp <input type="checkbox"/> Revit <input checked="" type="checkbox"/> Other If Other describe below: RHINO 7	B. Terrain Corrected : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. 3D Massing Context Tile Used (Open Data) – <i>Please provide date of obtaining data</i> 08/05/22 55H_SOUTH3, 501H_SOUTH, 50H_NORTH	

4. Massing Model Location	
A. Coordinates Used: Longitude: -79.413 Latitude : 43.721	B. Solar North Matches True North? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Shadow Diagrams Information	
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
B. Do the Shadow Diagrams use a standard metric scale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. Are the Shadow Diagrams provided in Colour? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis?

Yes No

5. Shadow Diagrams Information – Continued

D. Date Used for Shadow Analysis : Year 2021 Month(s) march, september

E. Daylight Savings Time considered? Yes No

6. General Comments

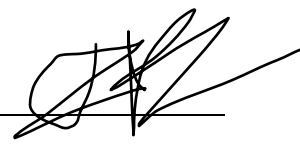
Declaration of Consultant

I IAN PICA LIMBASEANU

(Print name)

certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.

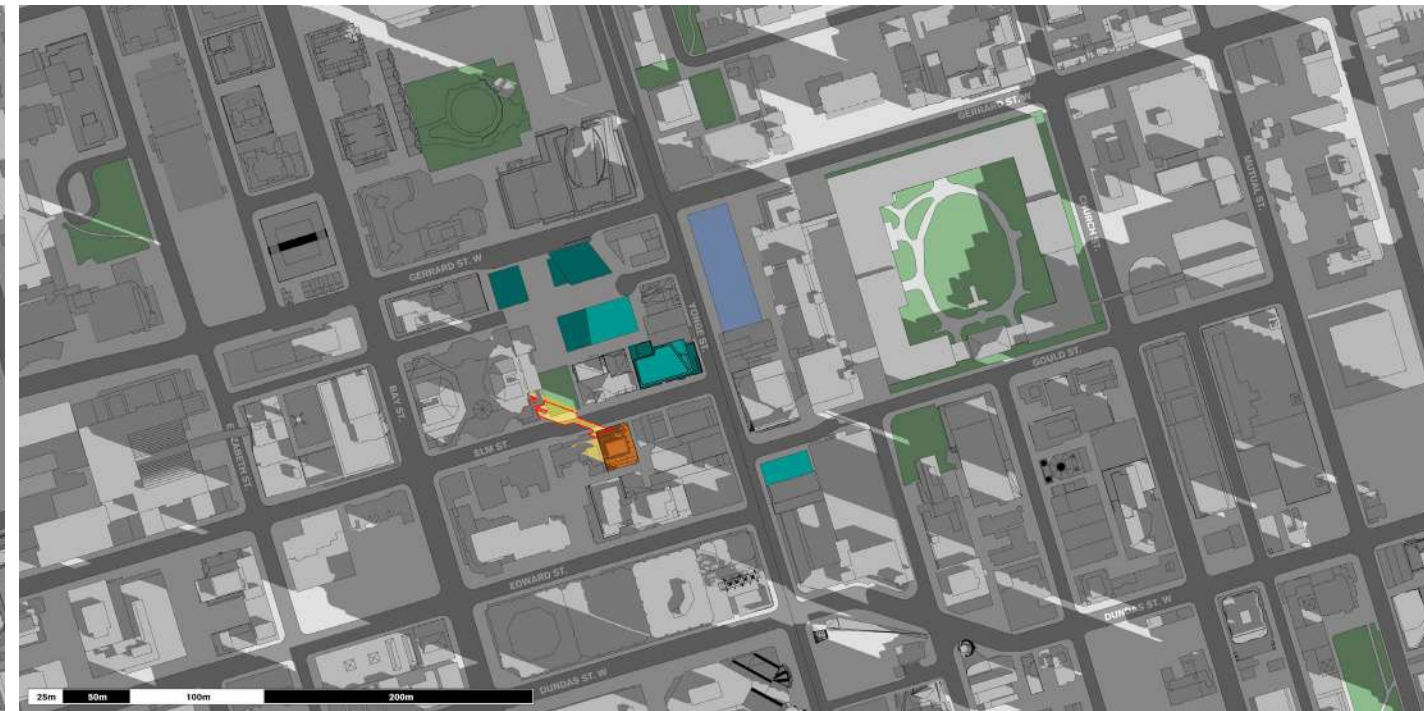
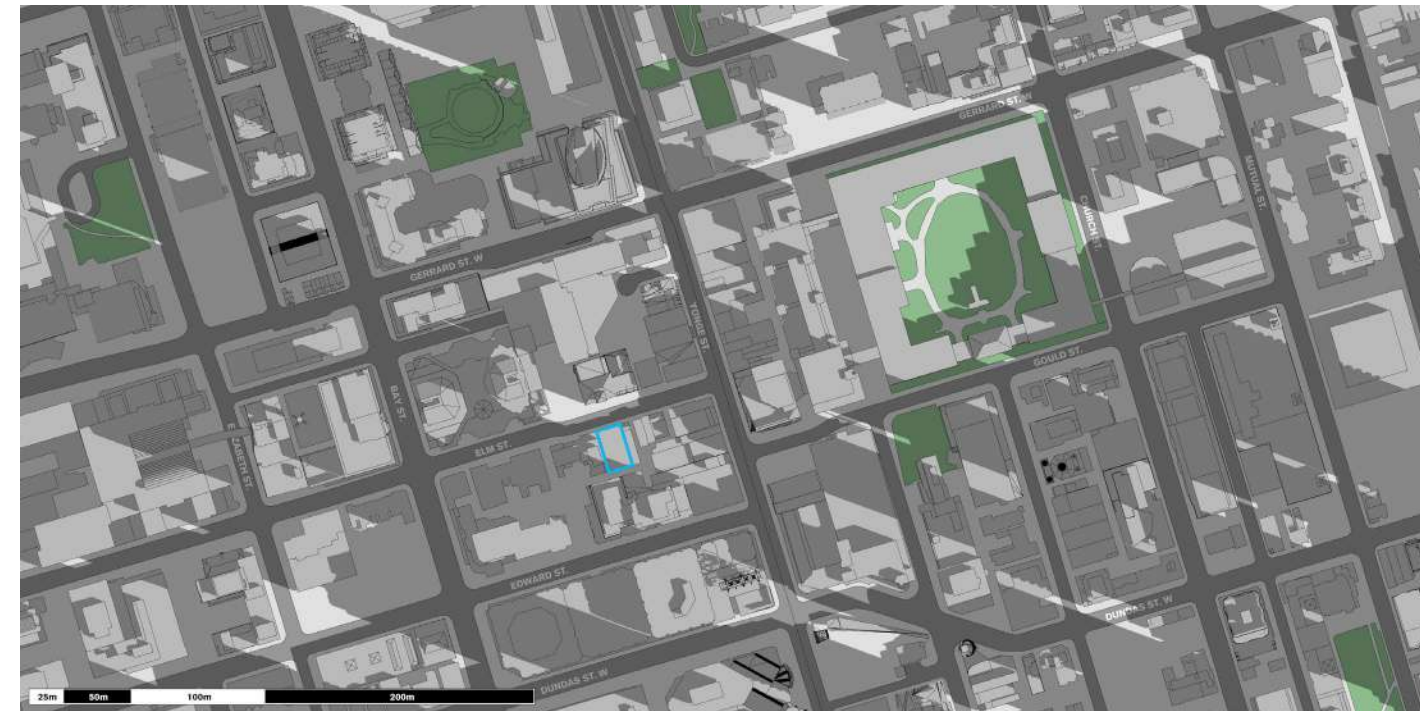
Date: 08/25/2022









Signature of Consultant: X 

Please send the completed form with Sun Shadow Analysis package to:

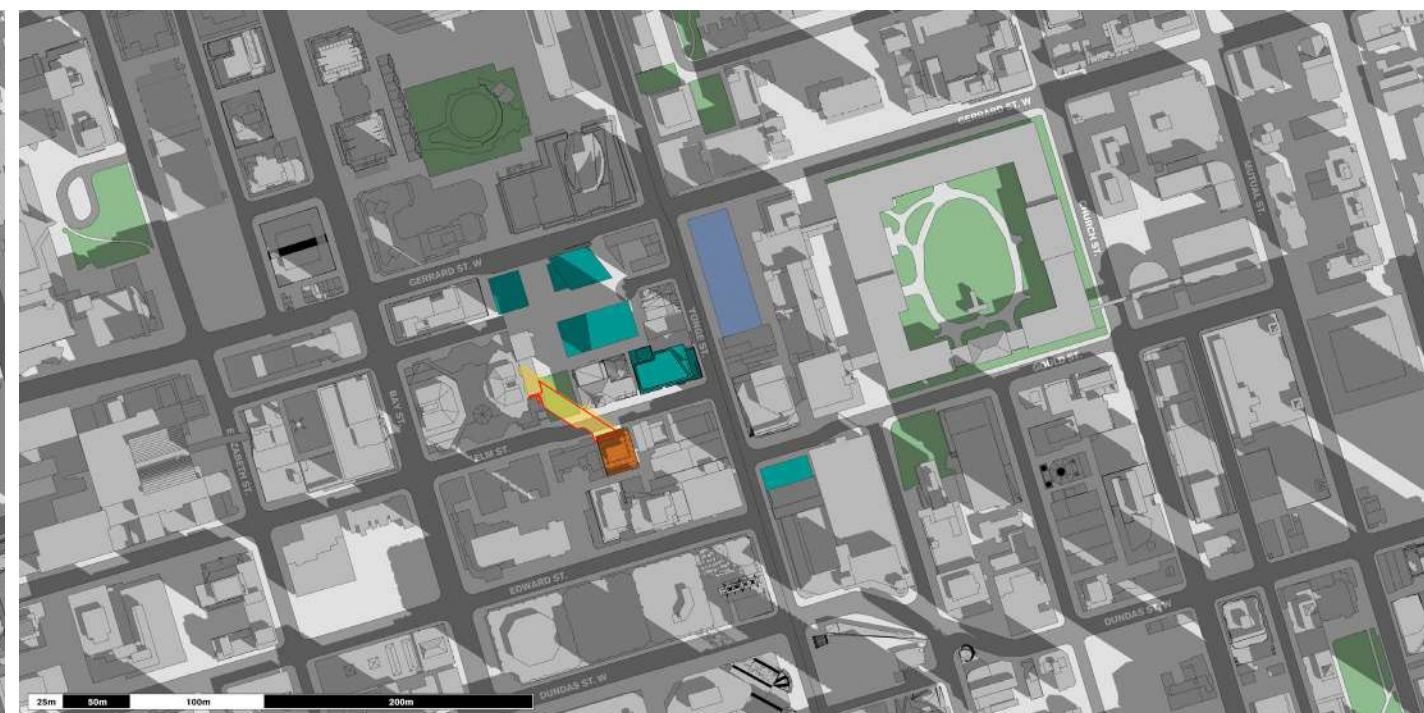
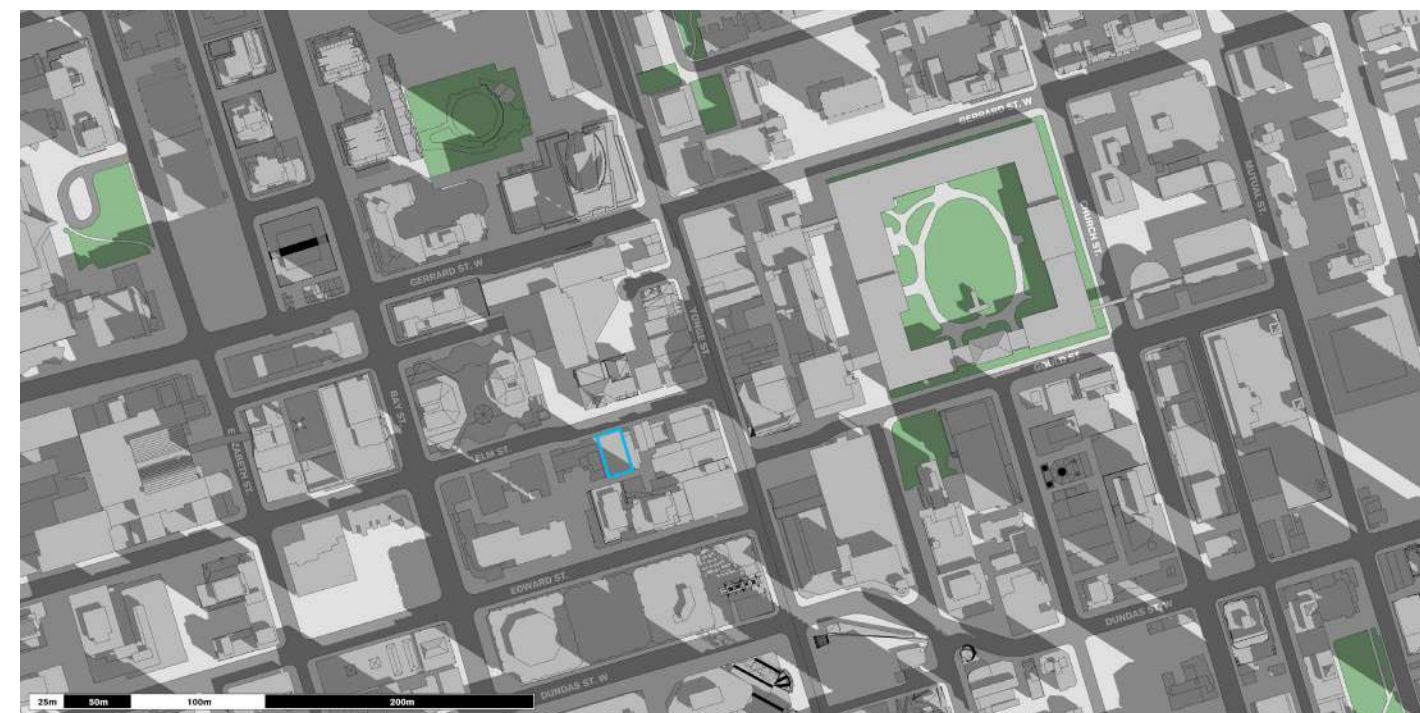
If you require further assistance, please contact: Abdullah.diab@toronto.ca or Dulini.ratnayake@toronto.ca









MARCH 21st – 9:18am



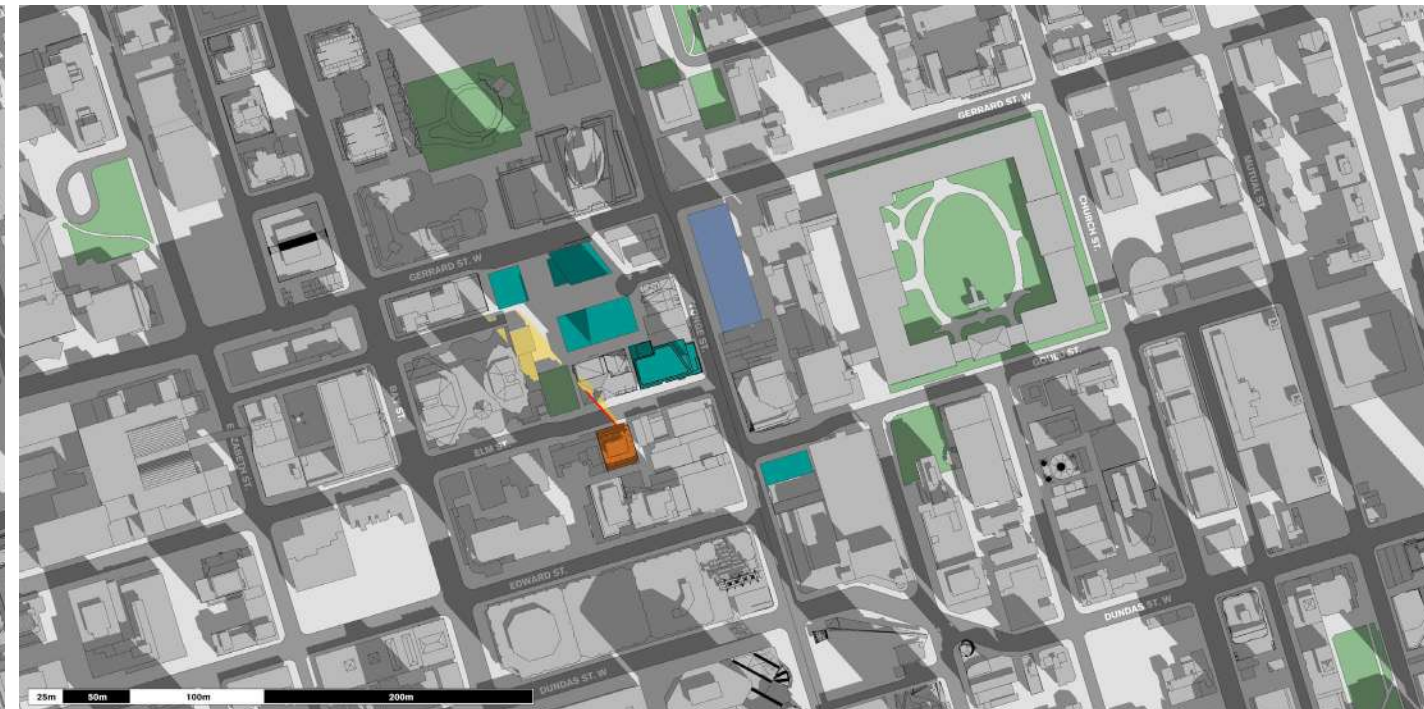
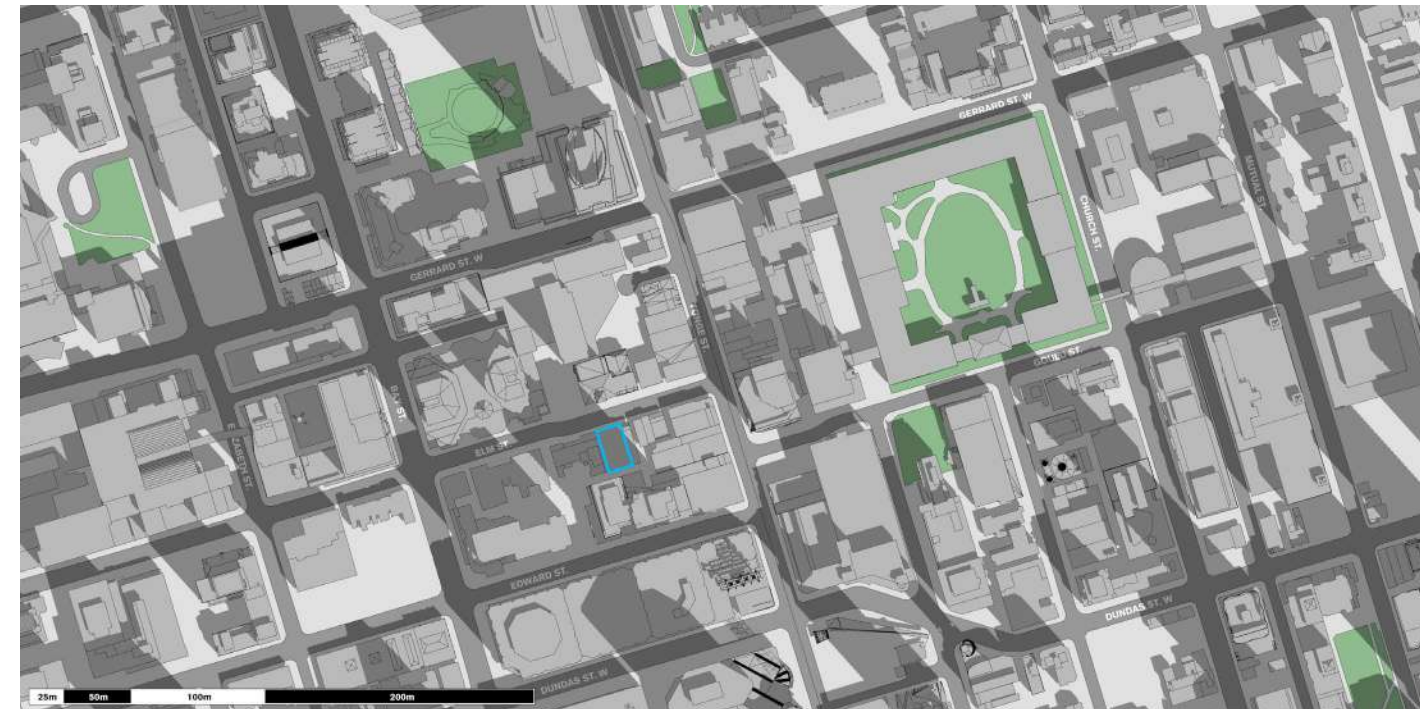
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MARCH 21st – 10:18am



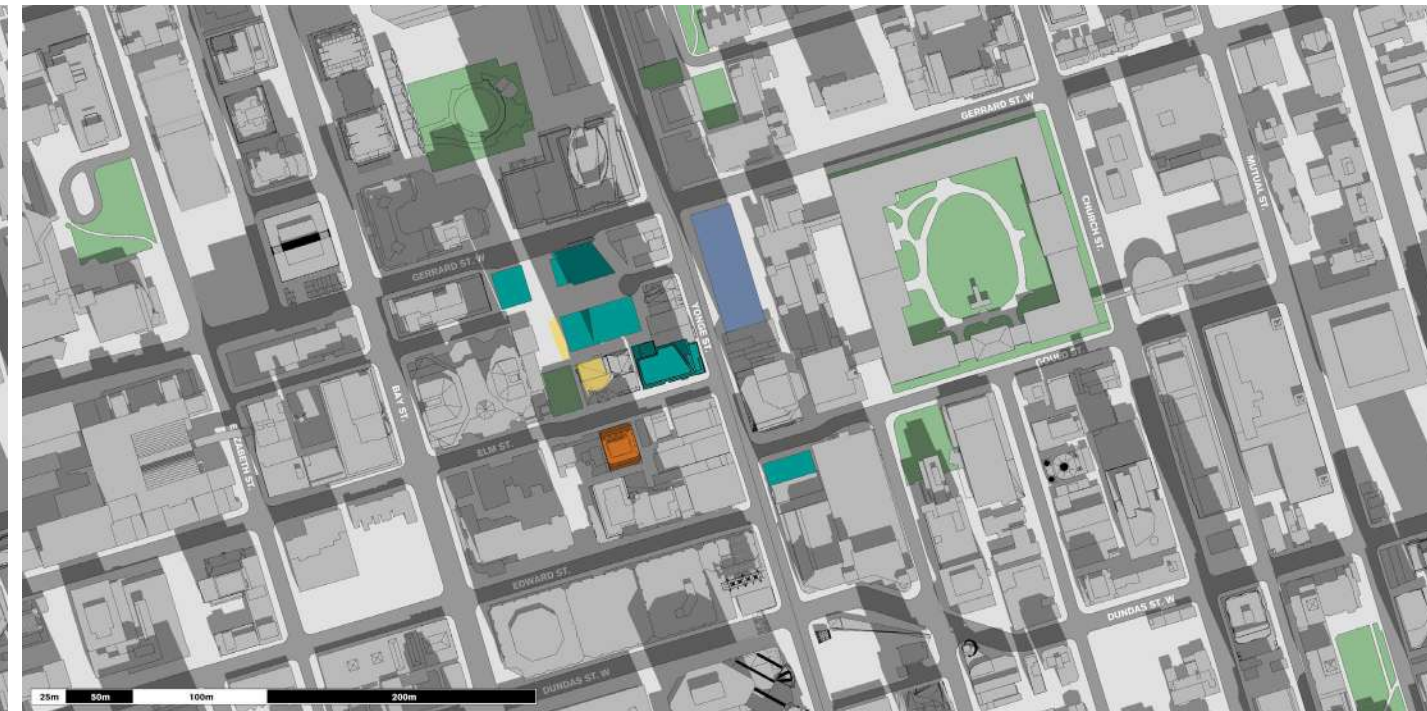
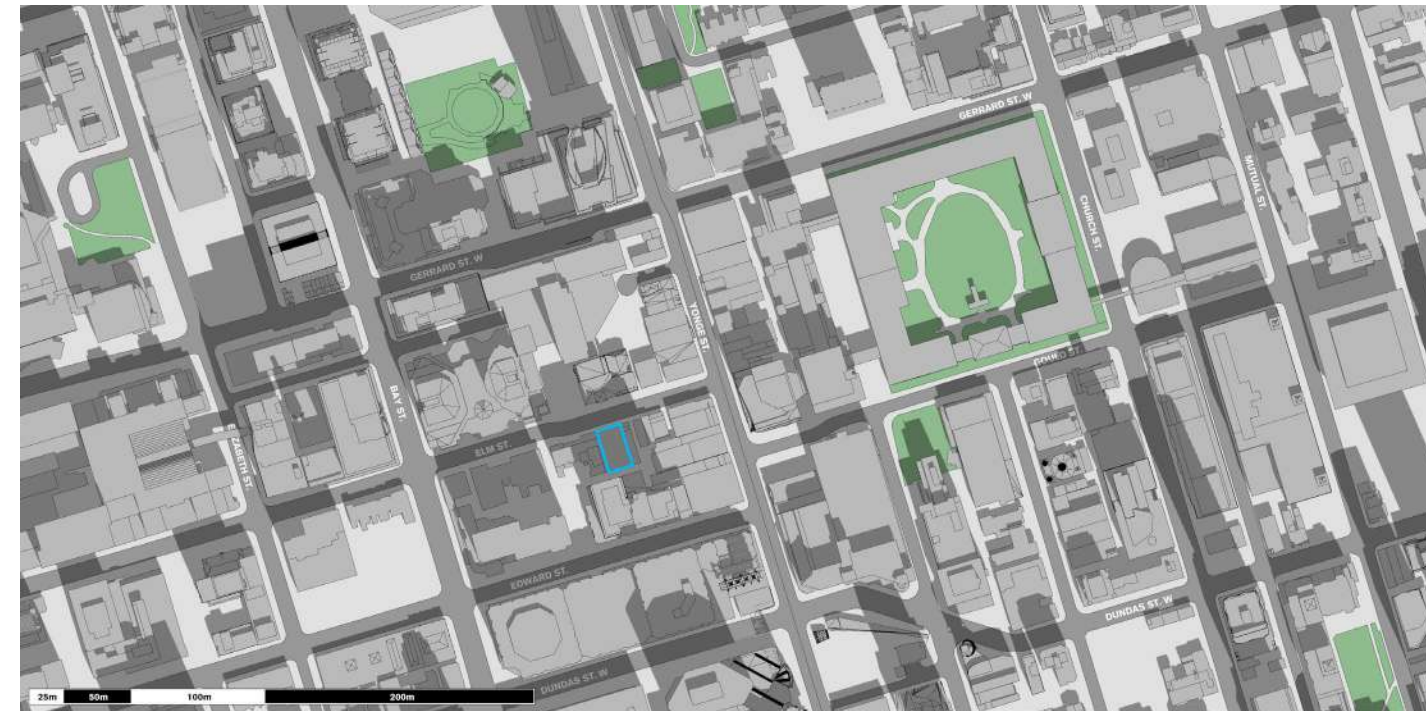
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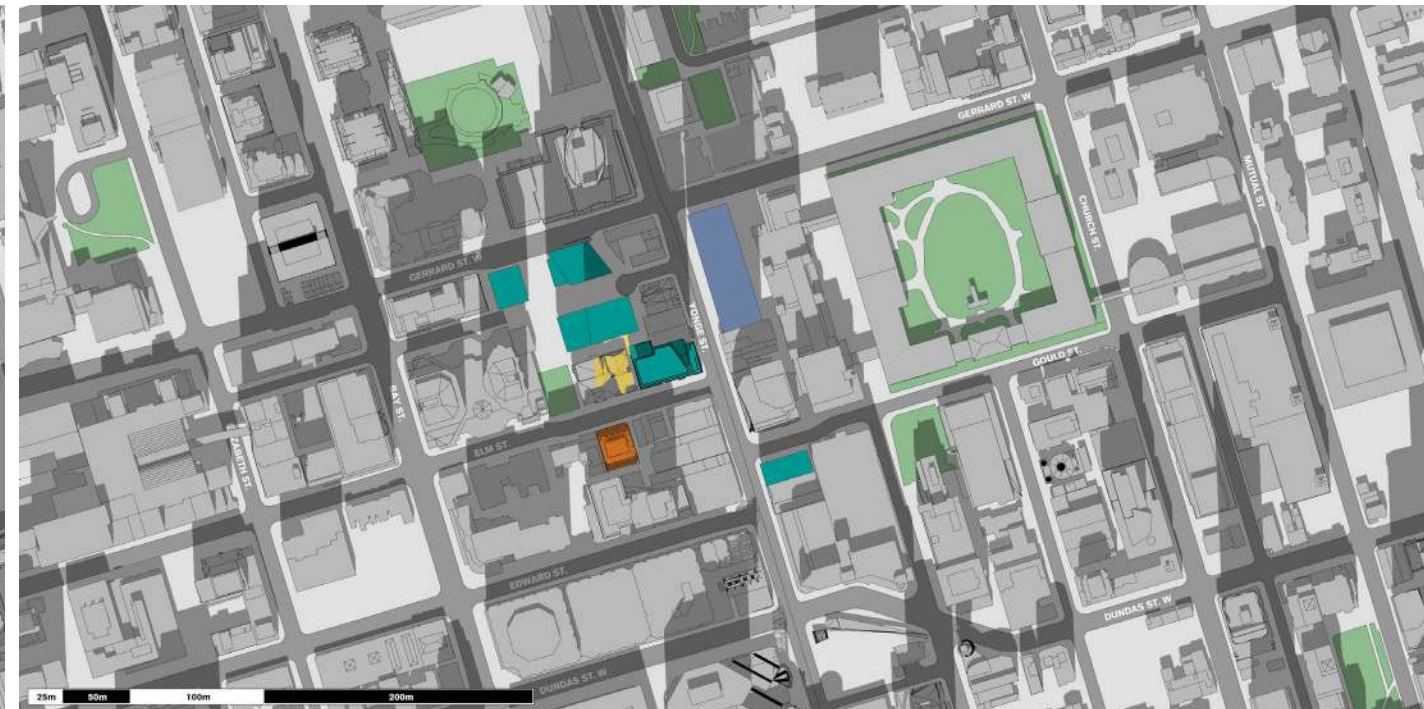
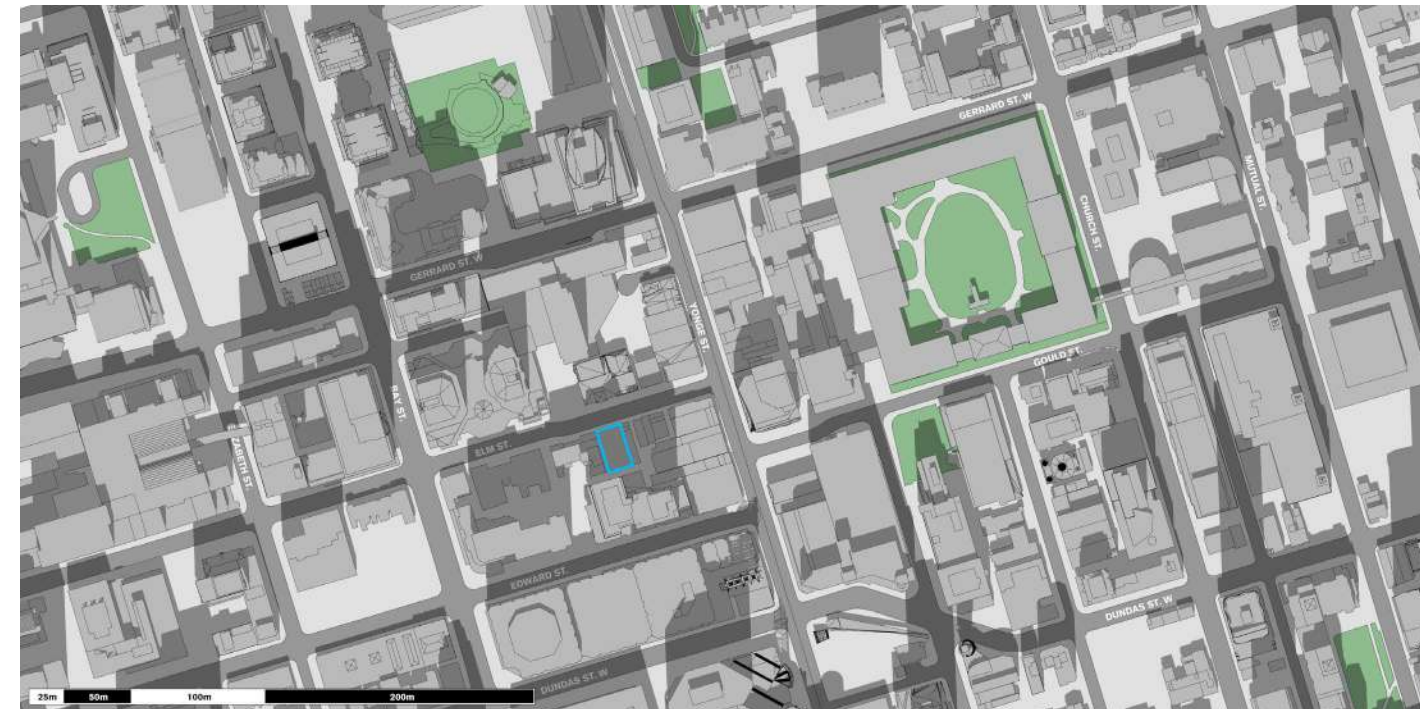
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MARCH 21st – 12:18pm



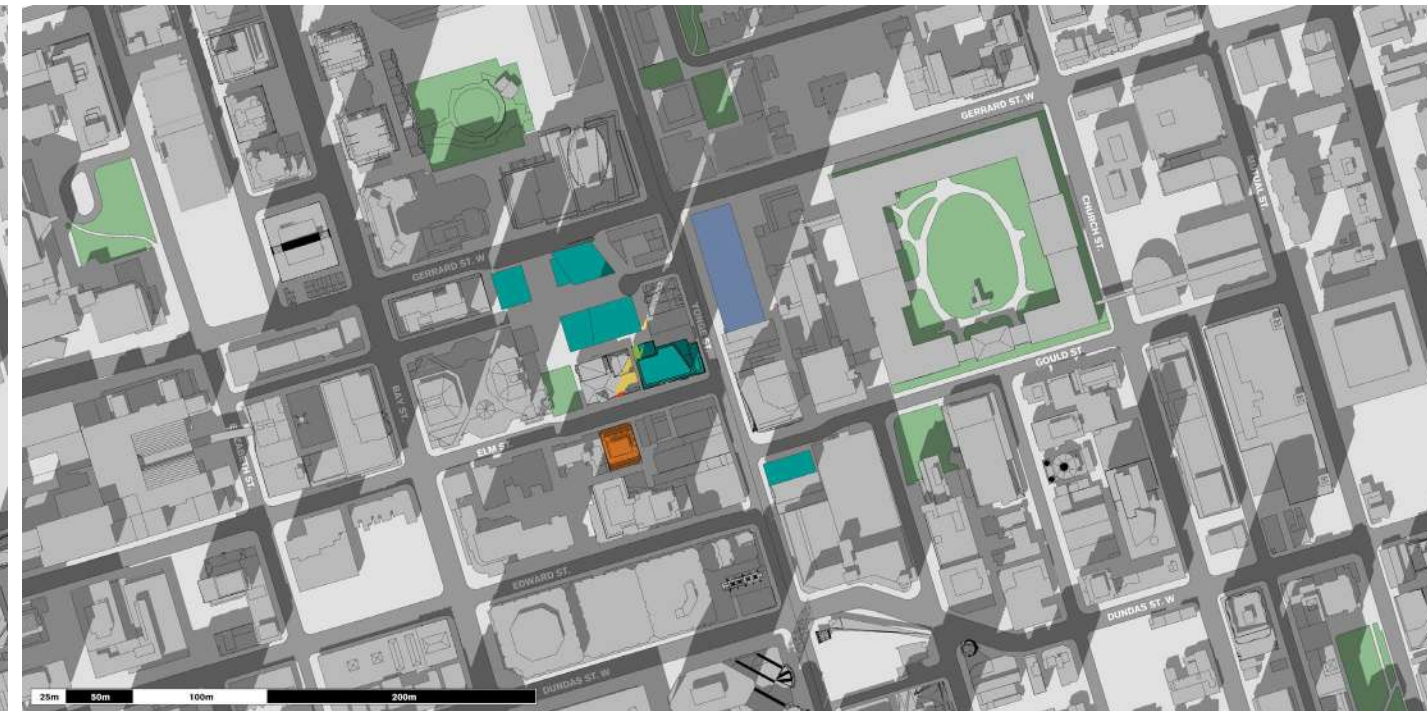
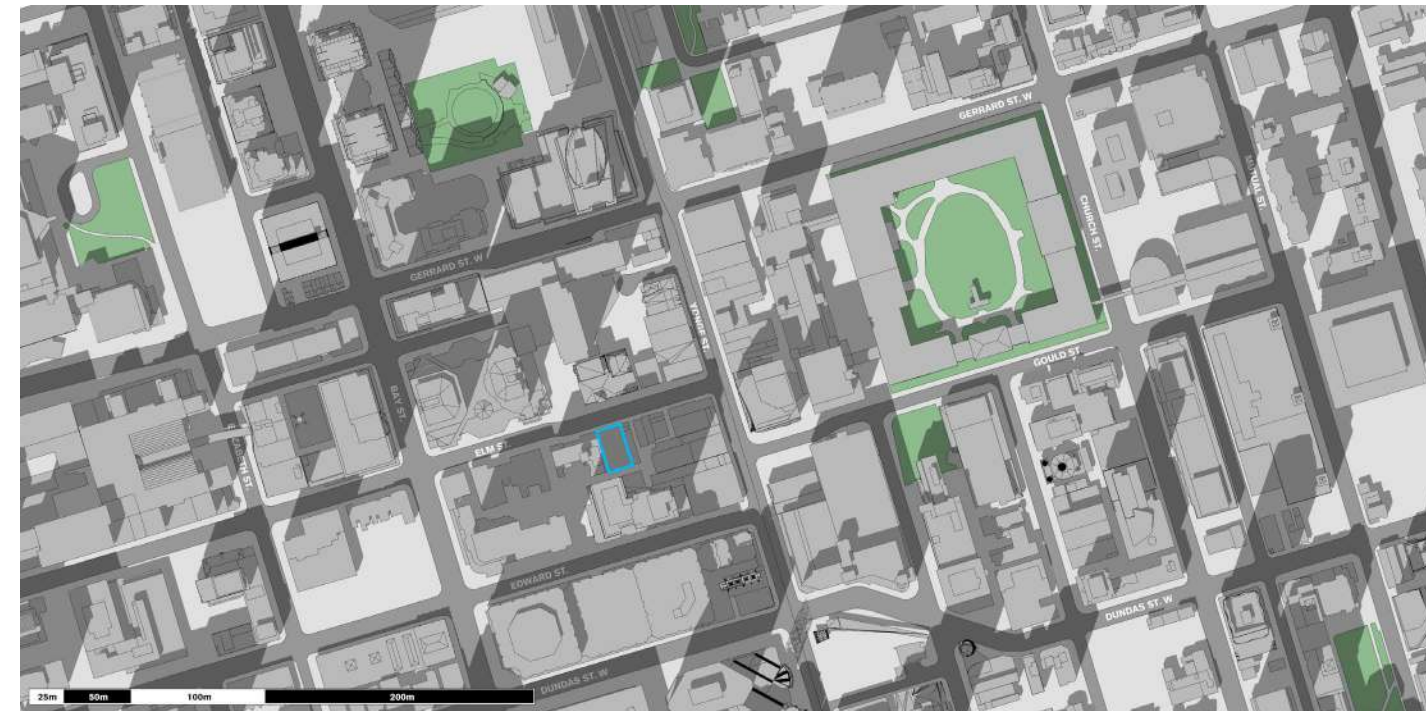
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MARCH 21st – 1:18pm



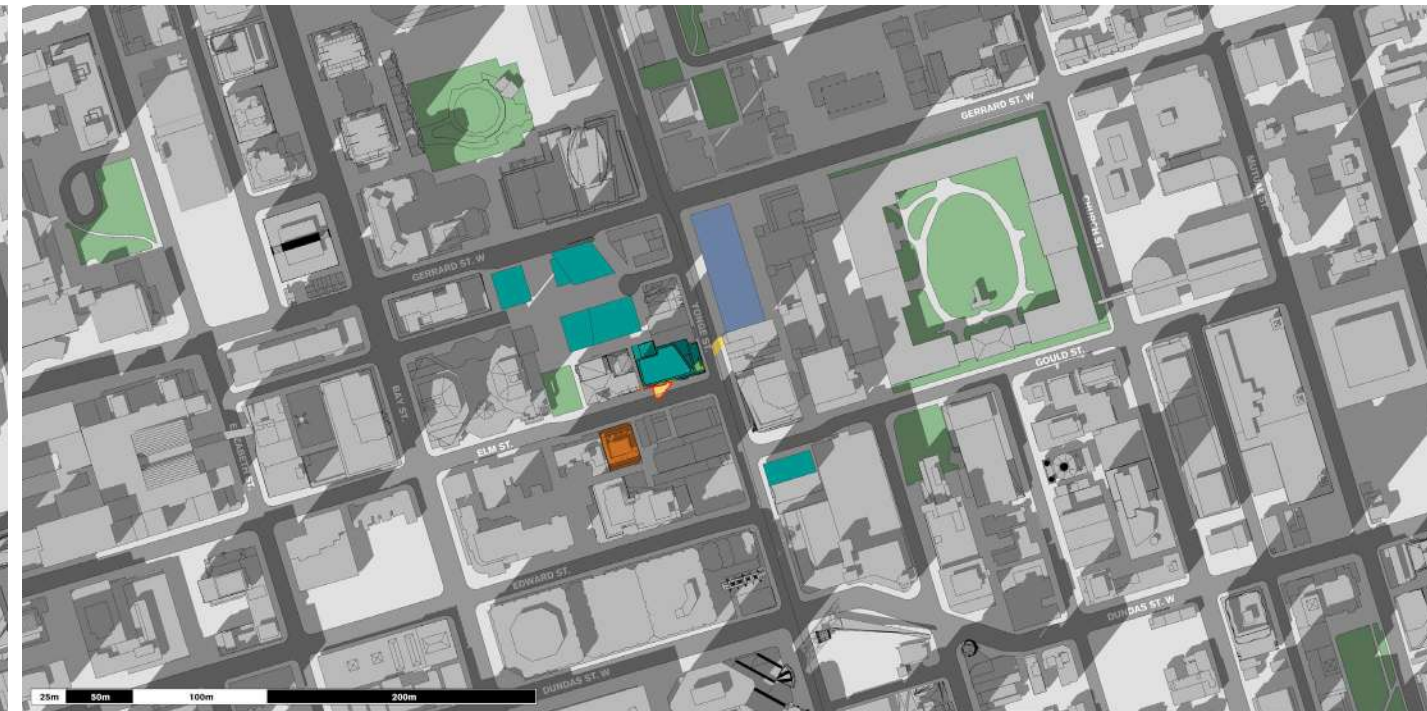
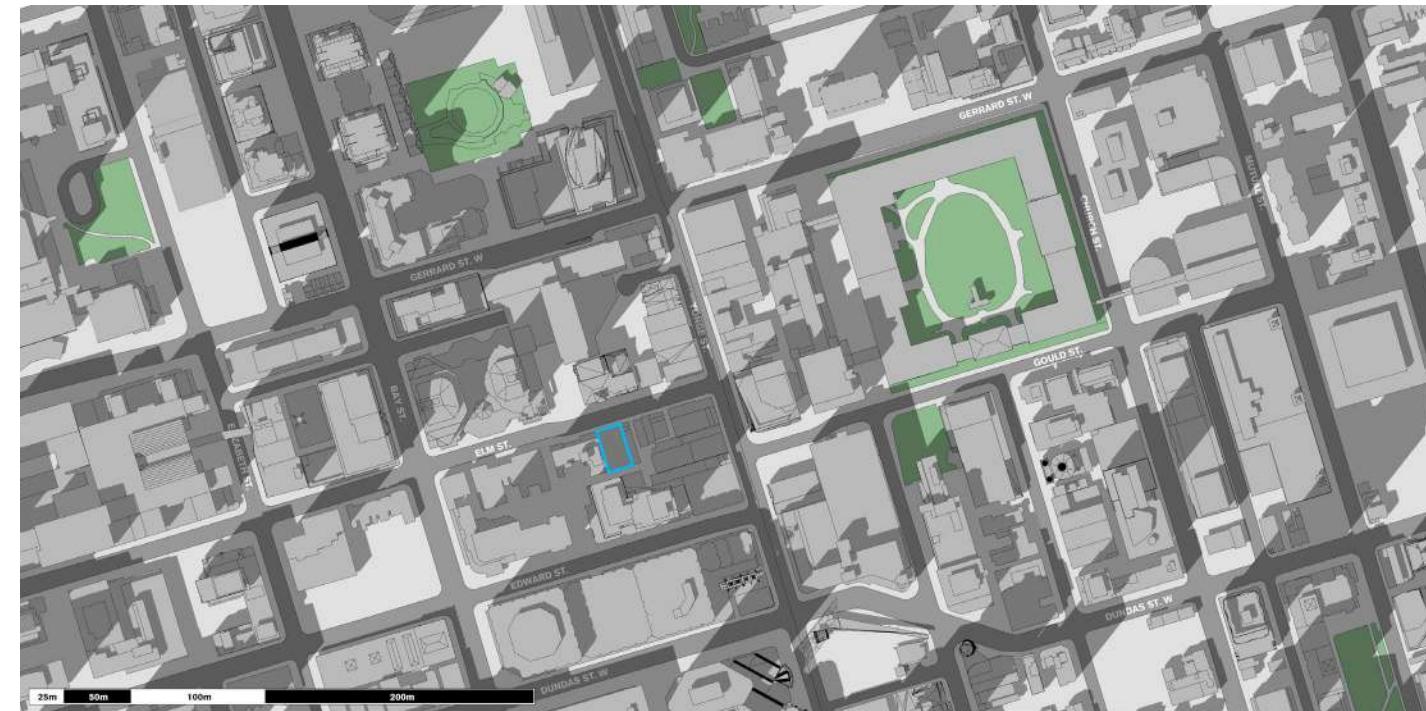
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MARCH 21st – 2:18pm



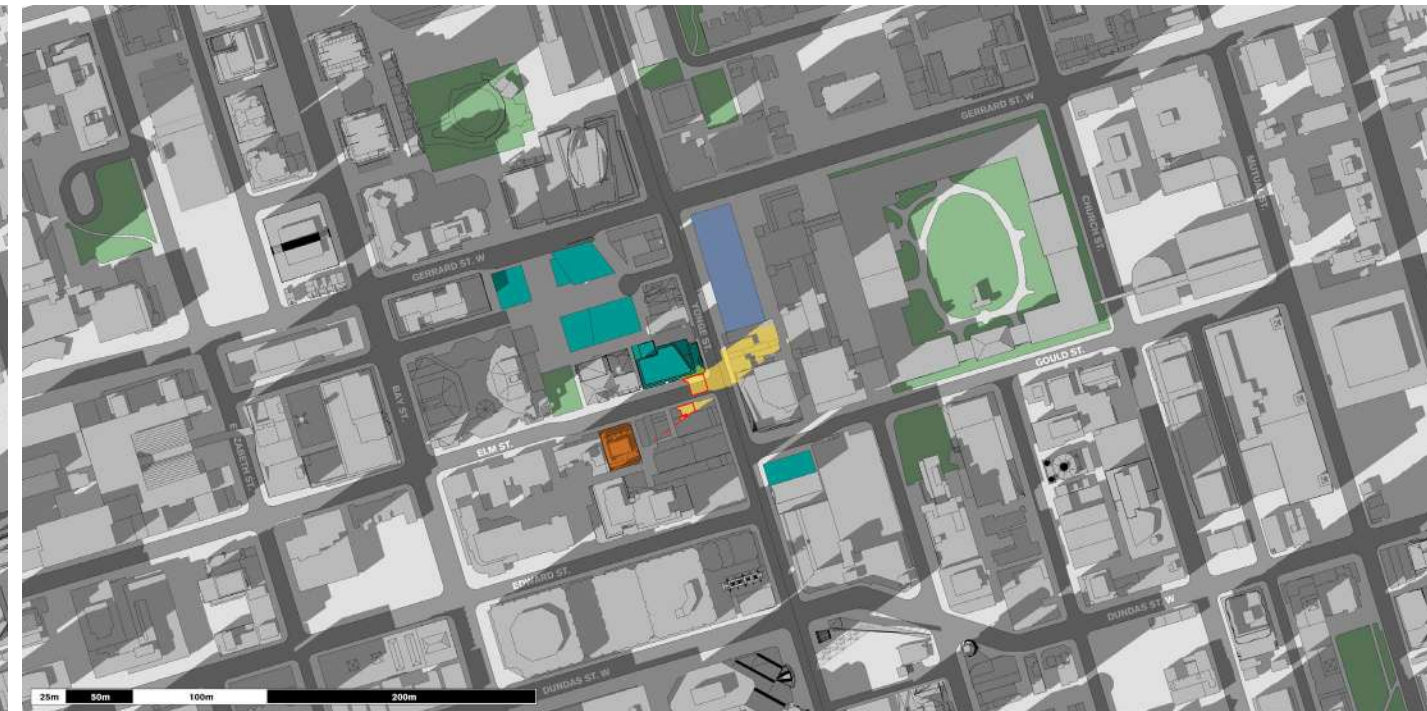
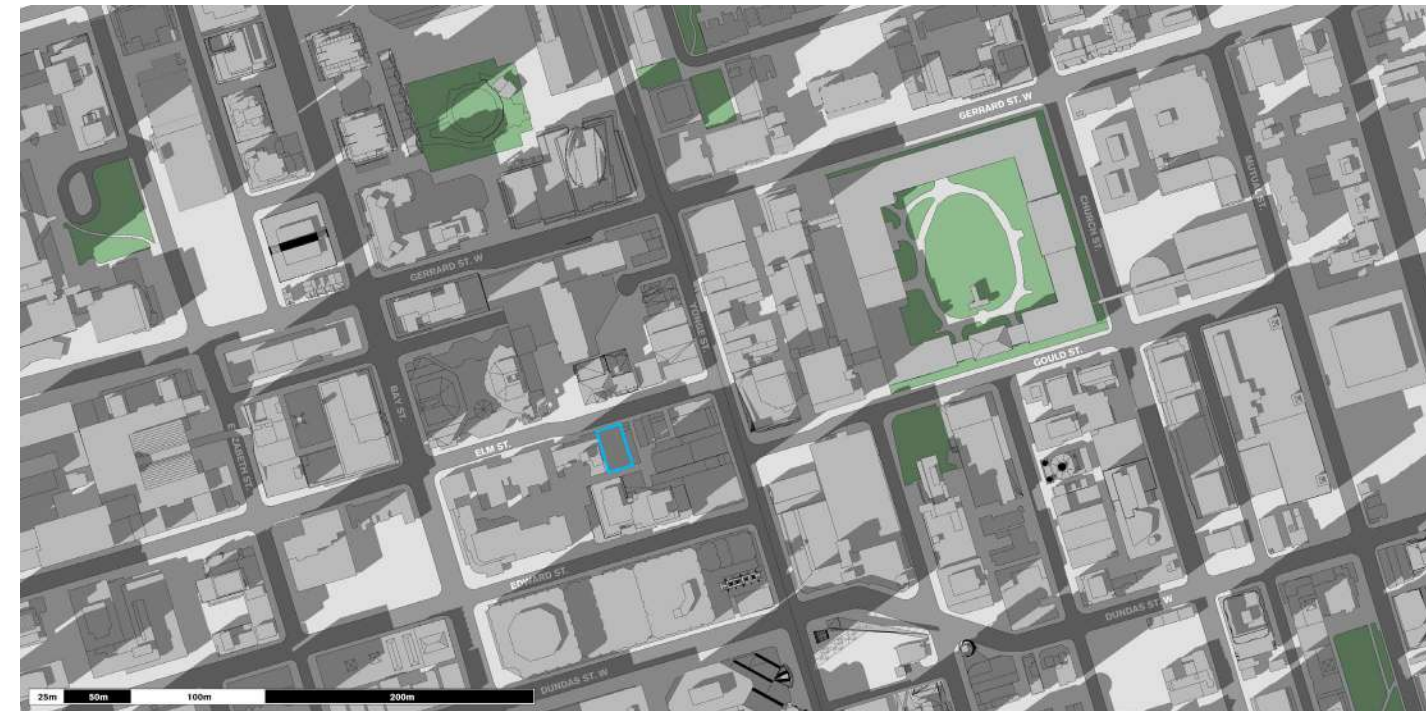
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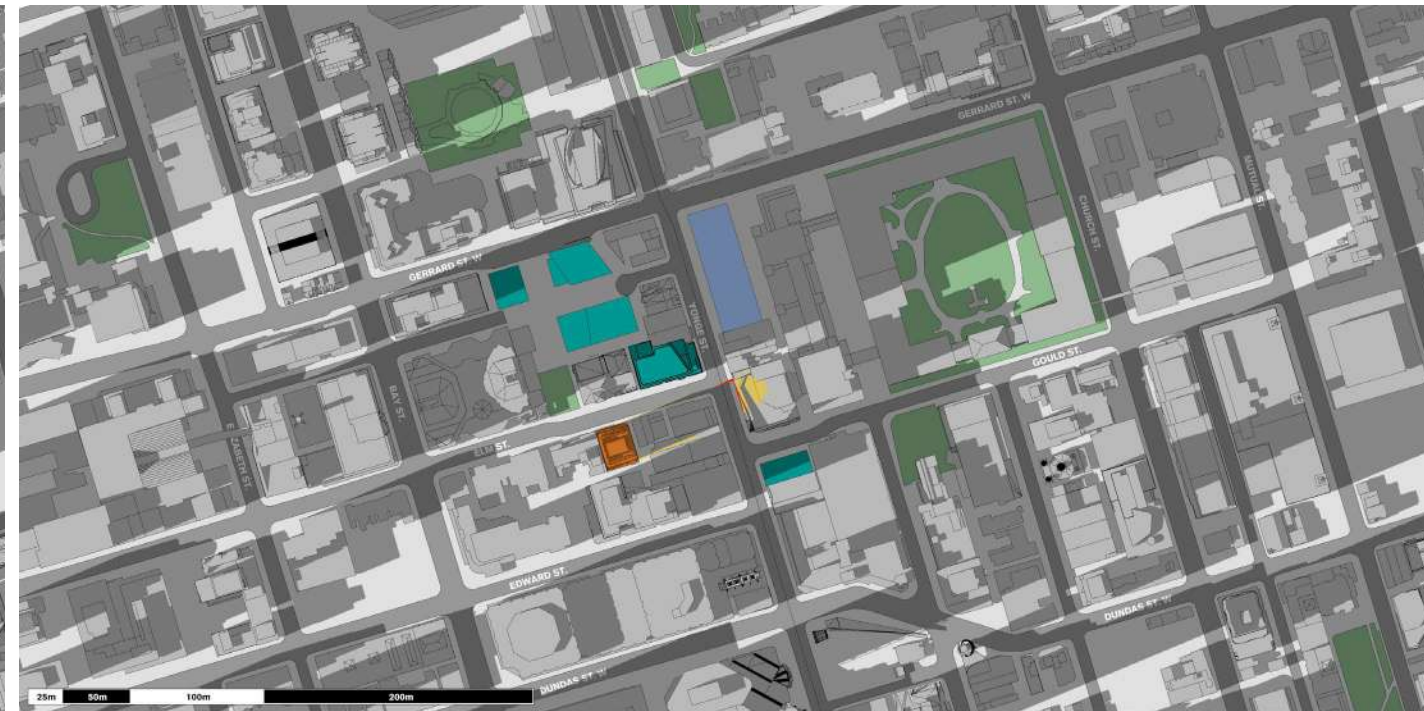
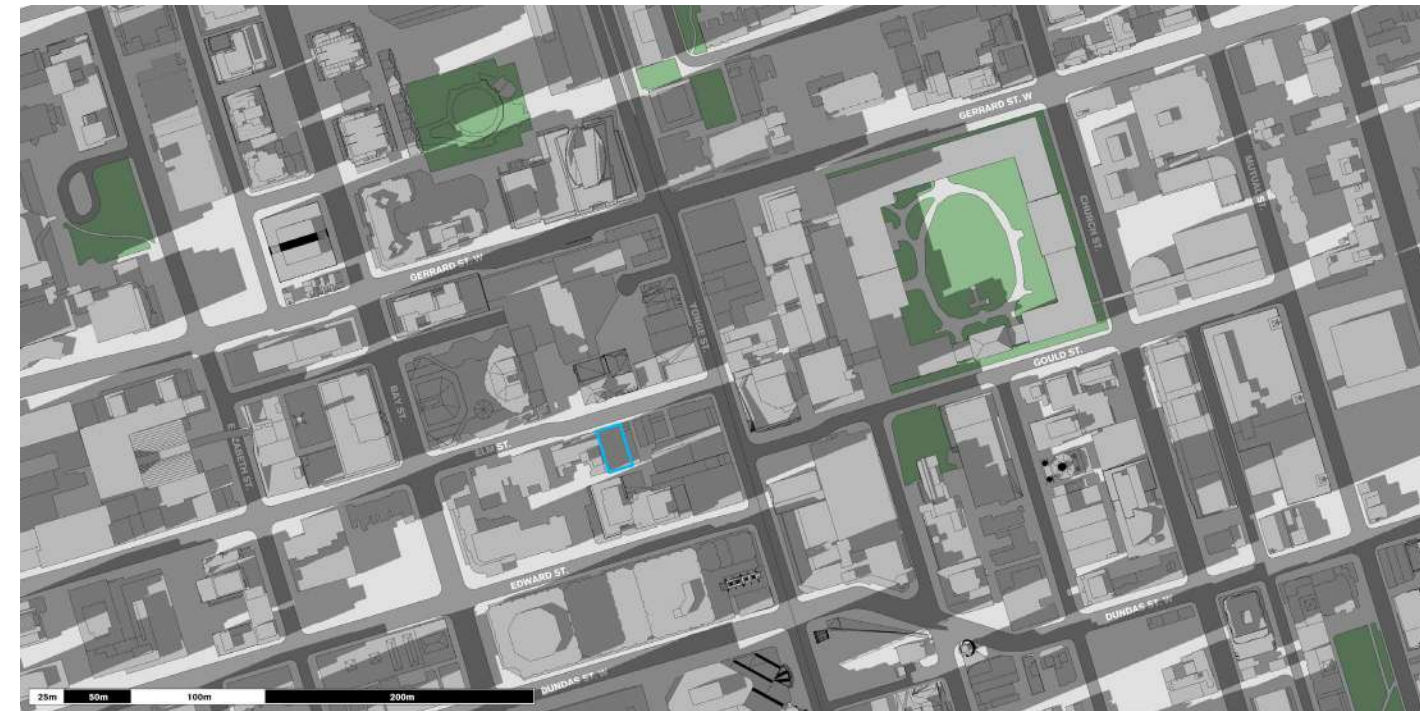
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MARCH 21st – 4:18pm



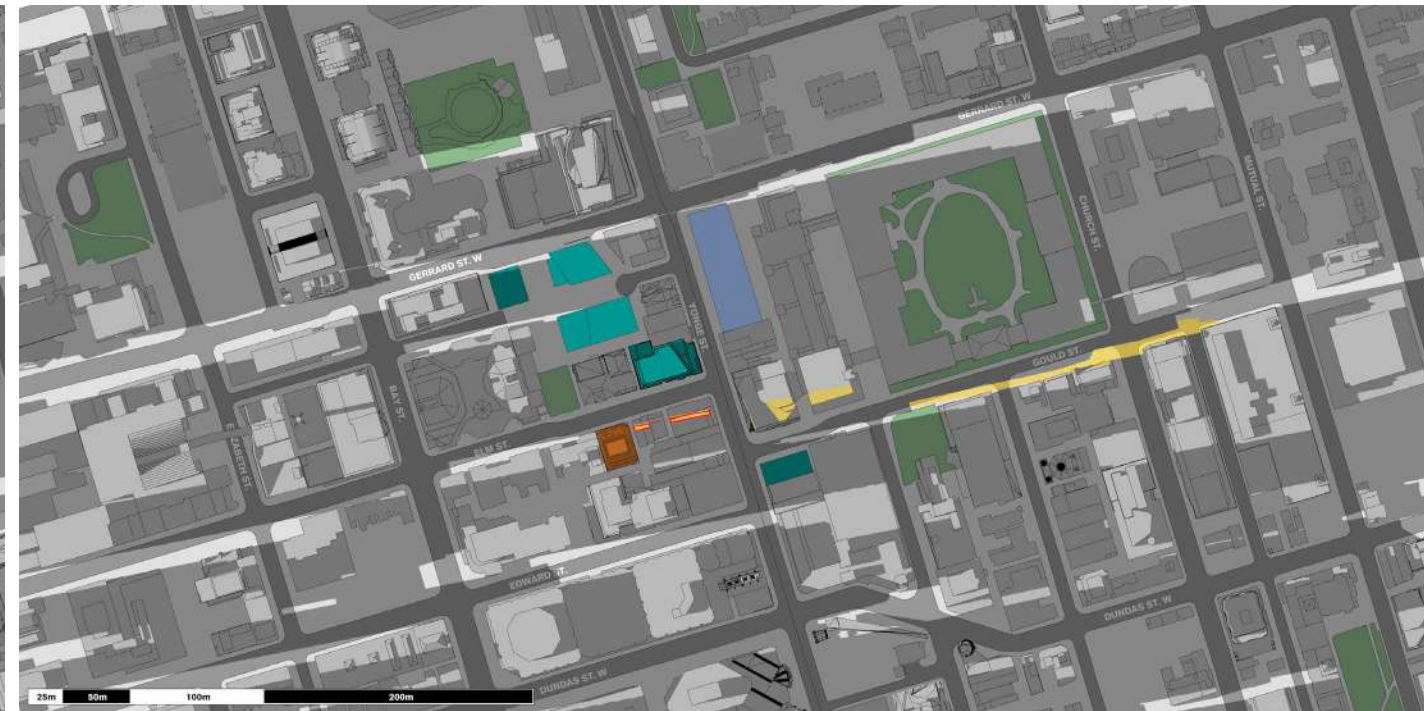
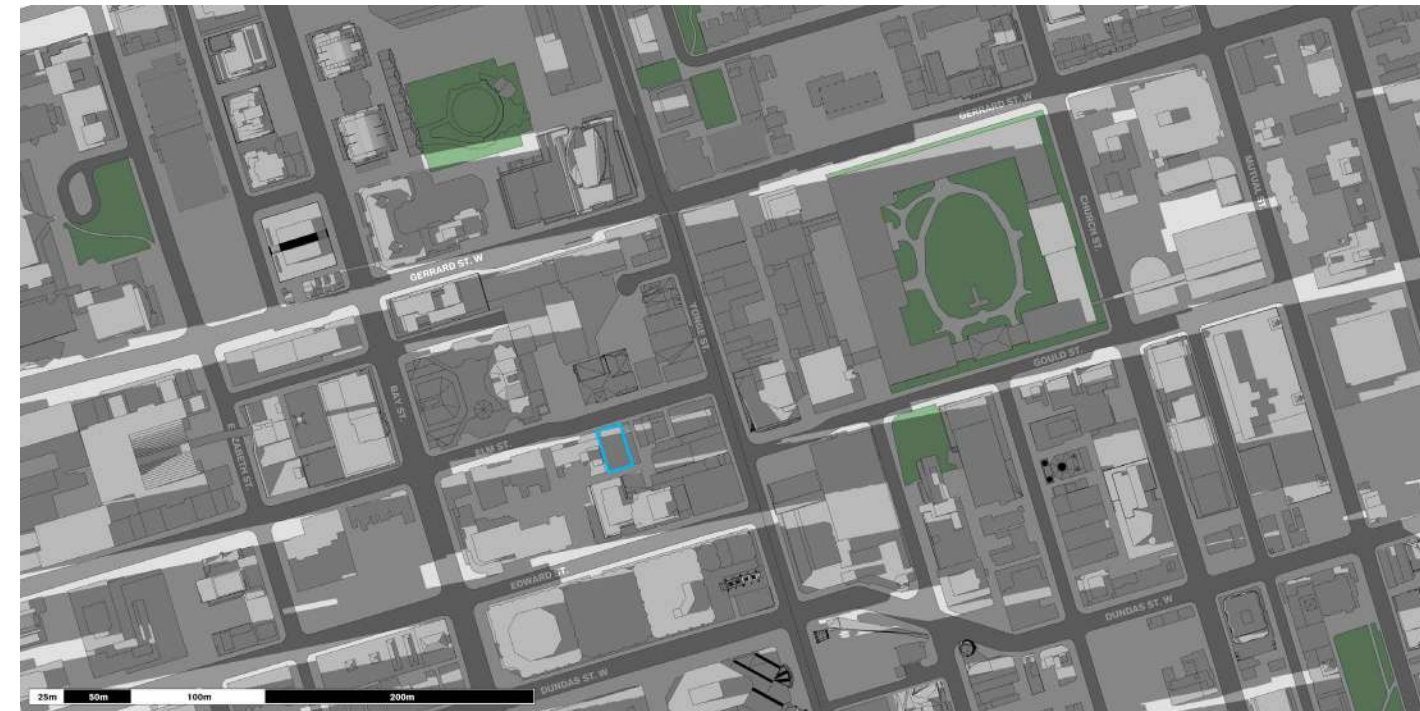
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MARCH 21st – 5:18pm



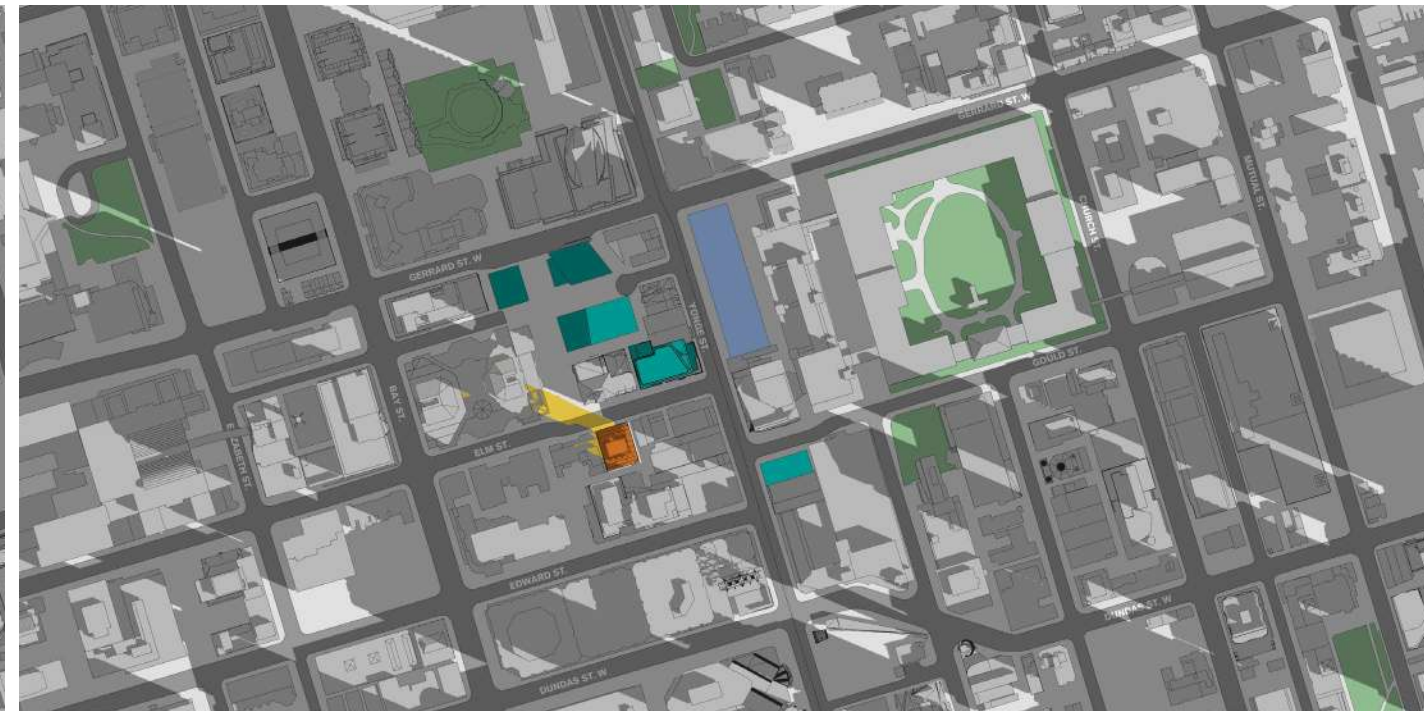
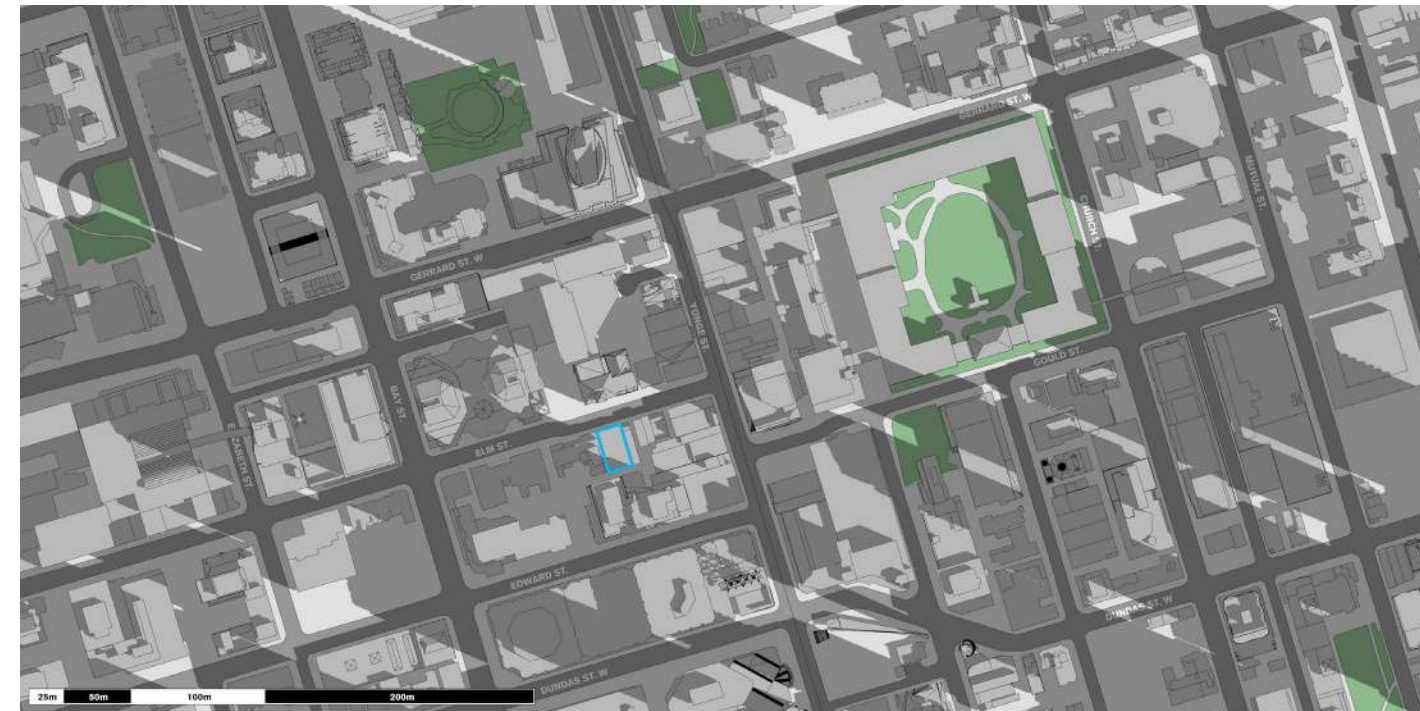
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MARCH 21st – 6:18pm



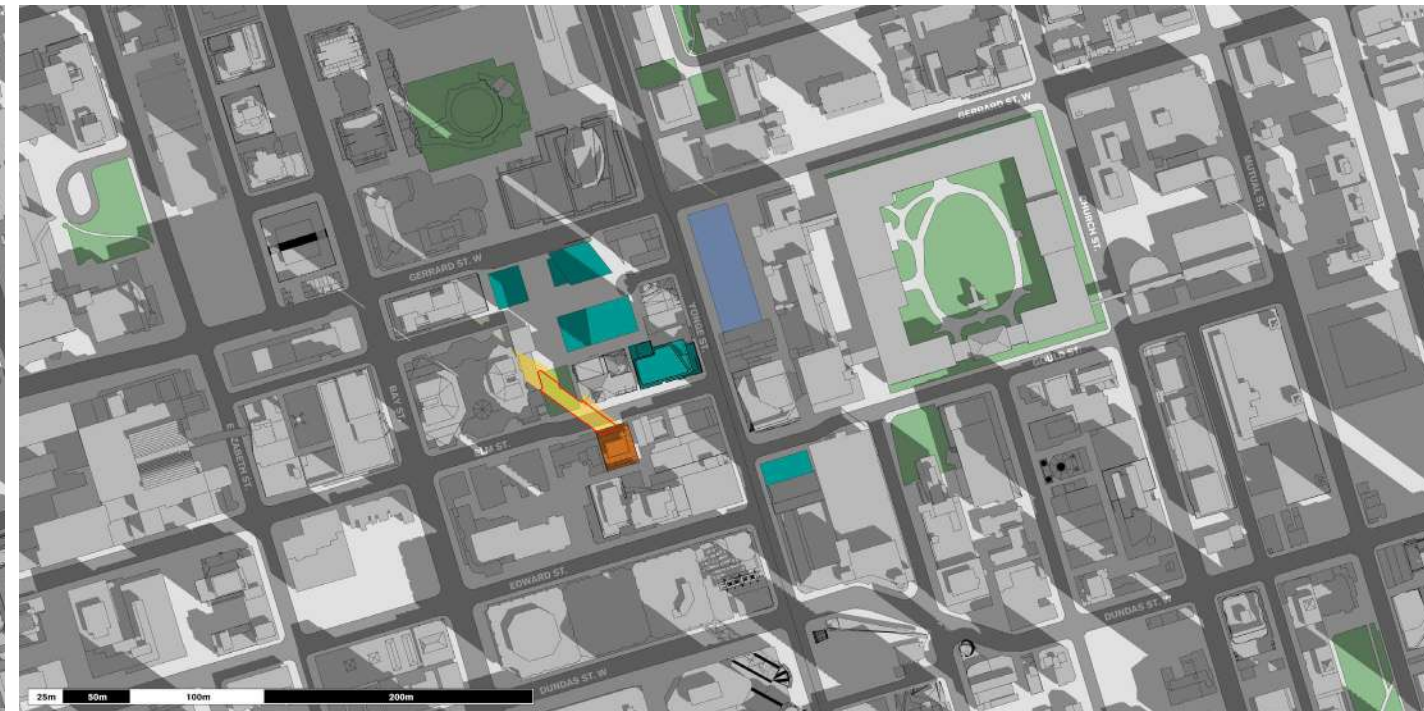
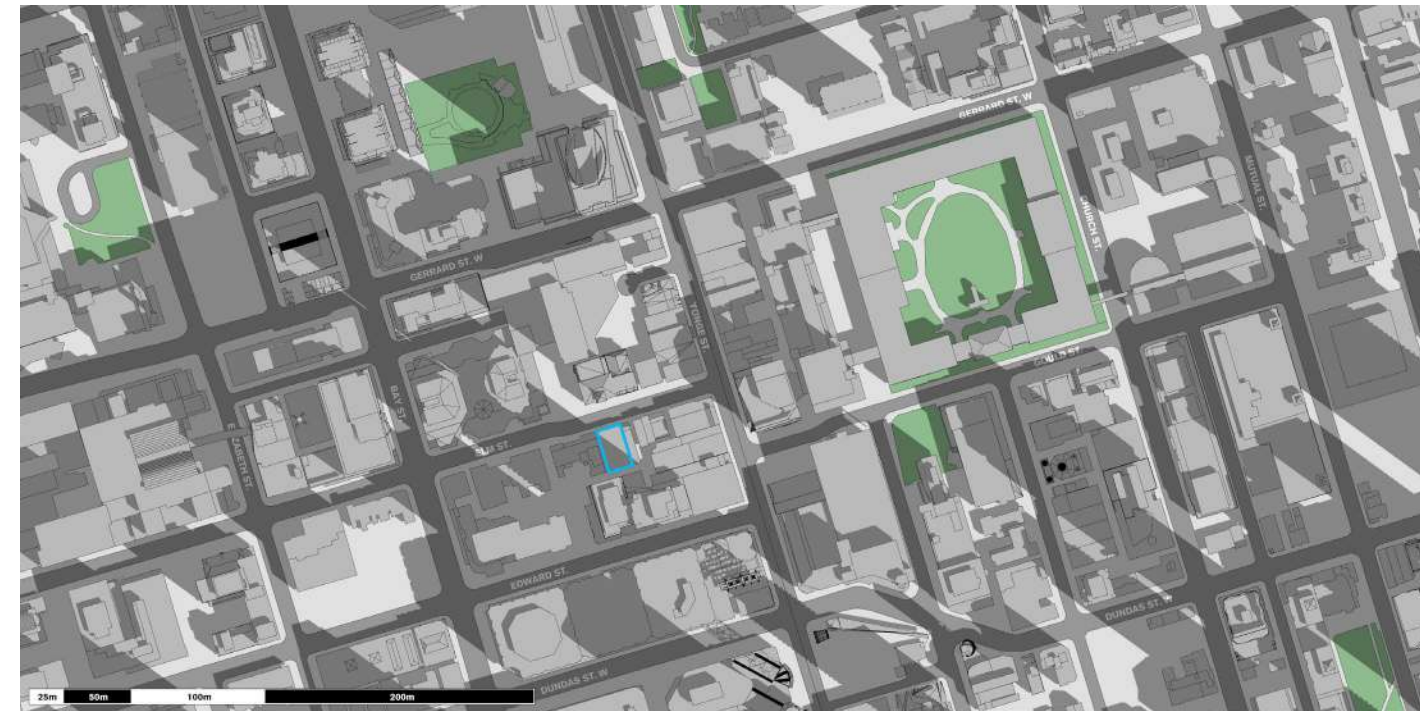
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SEPTEMBER 21st – 9:18am



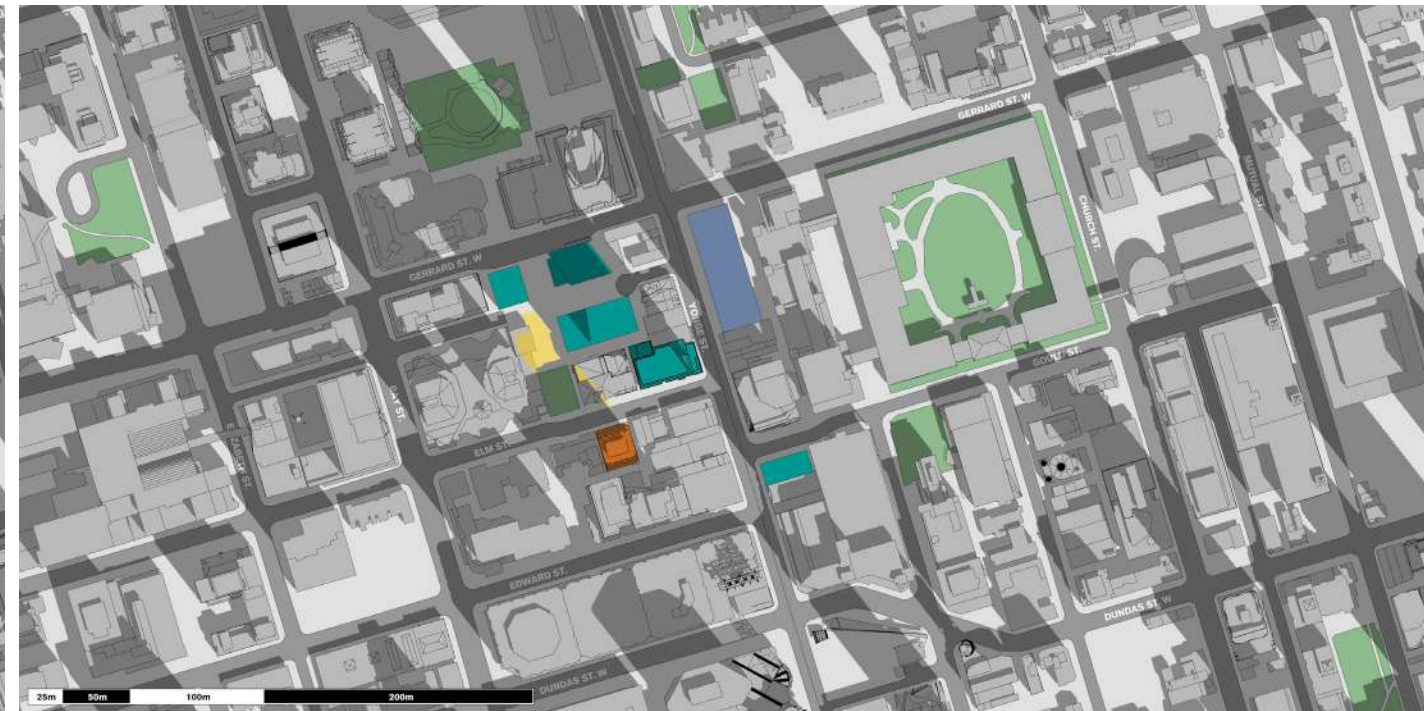
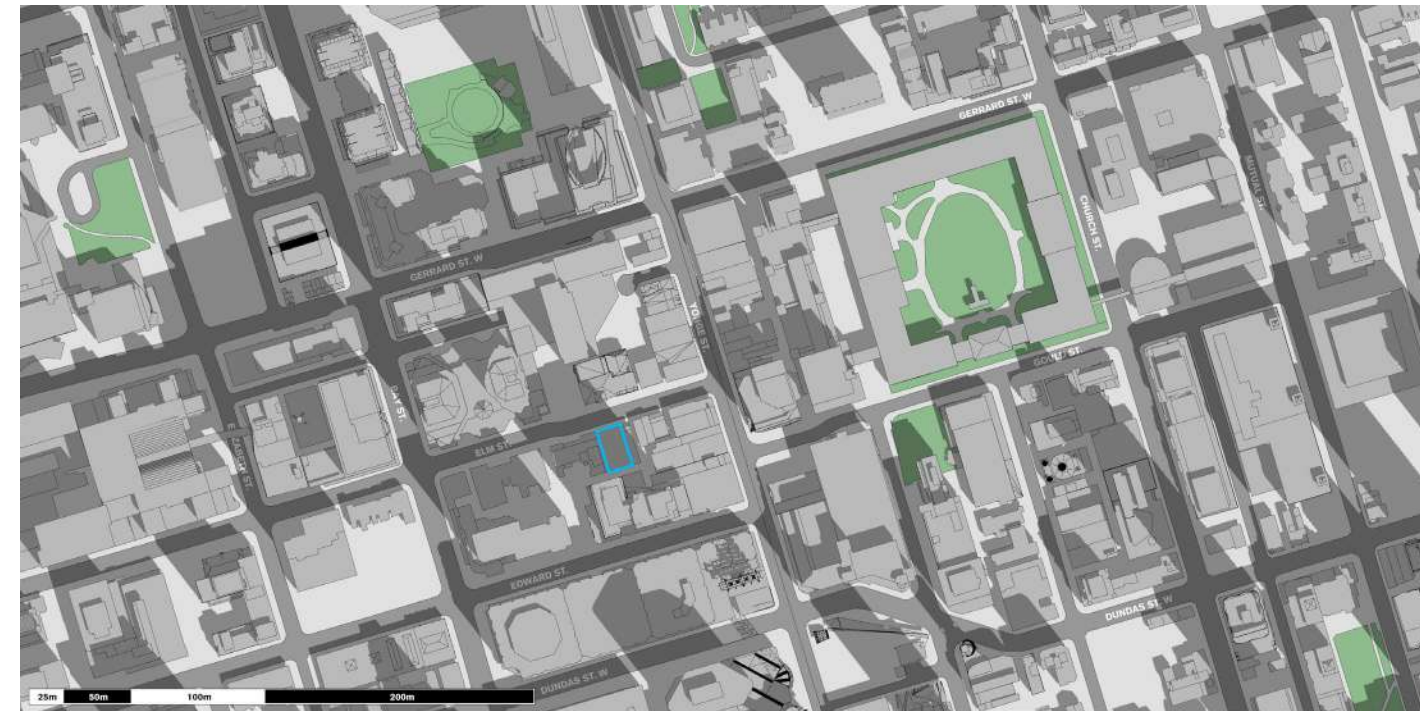
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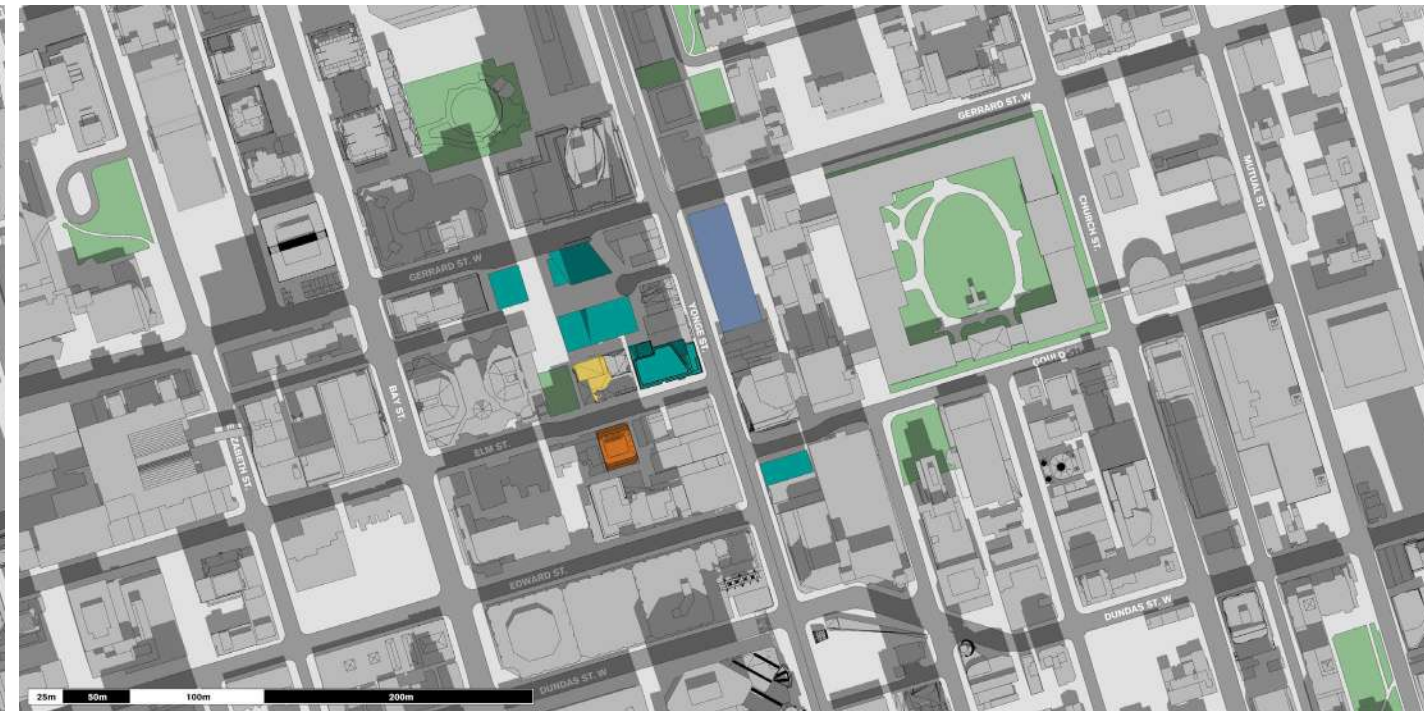
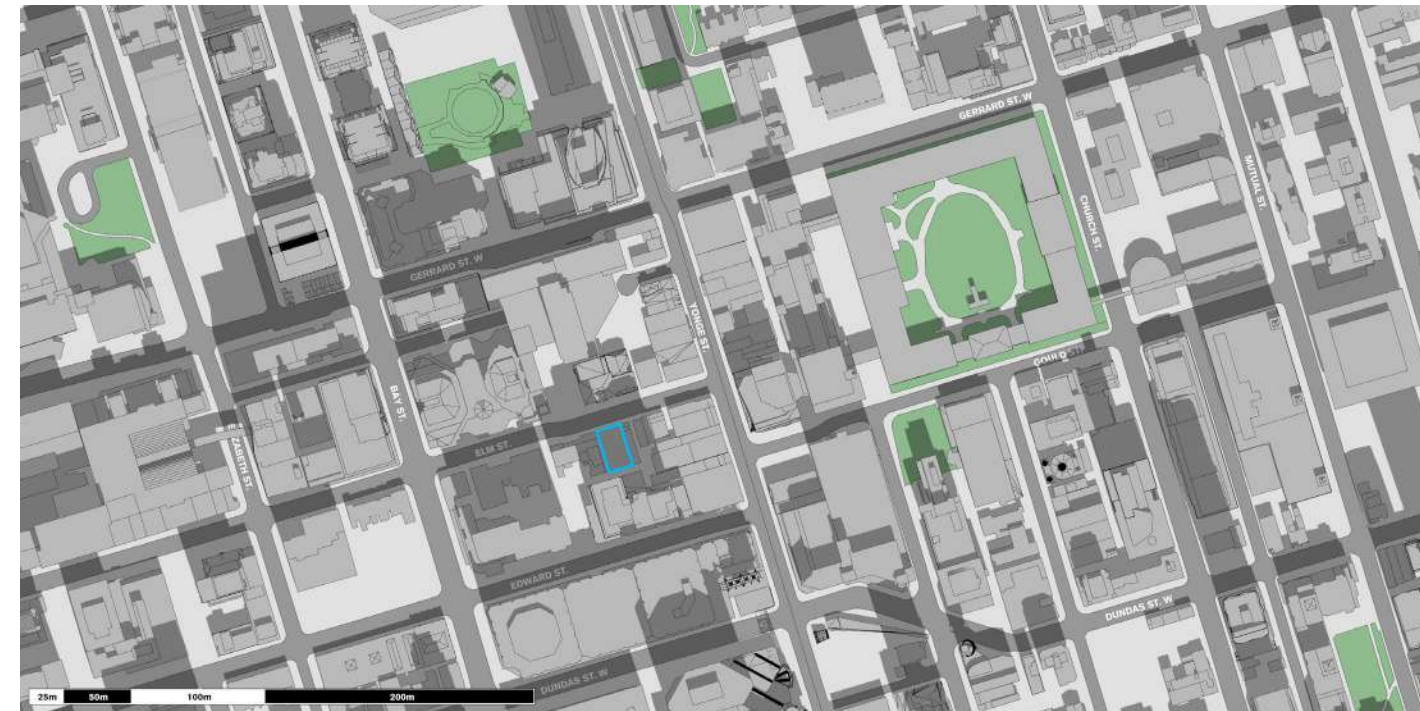
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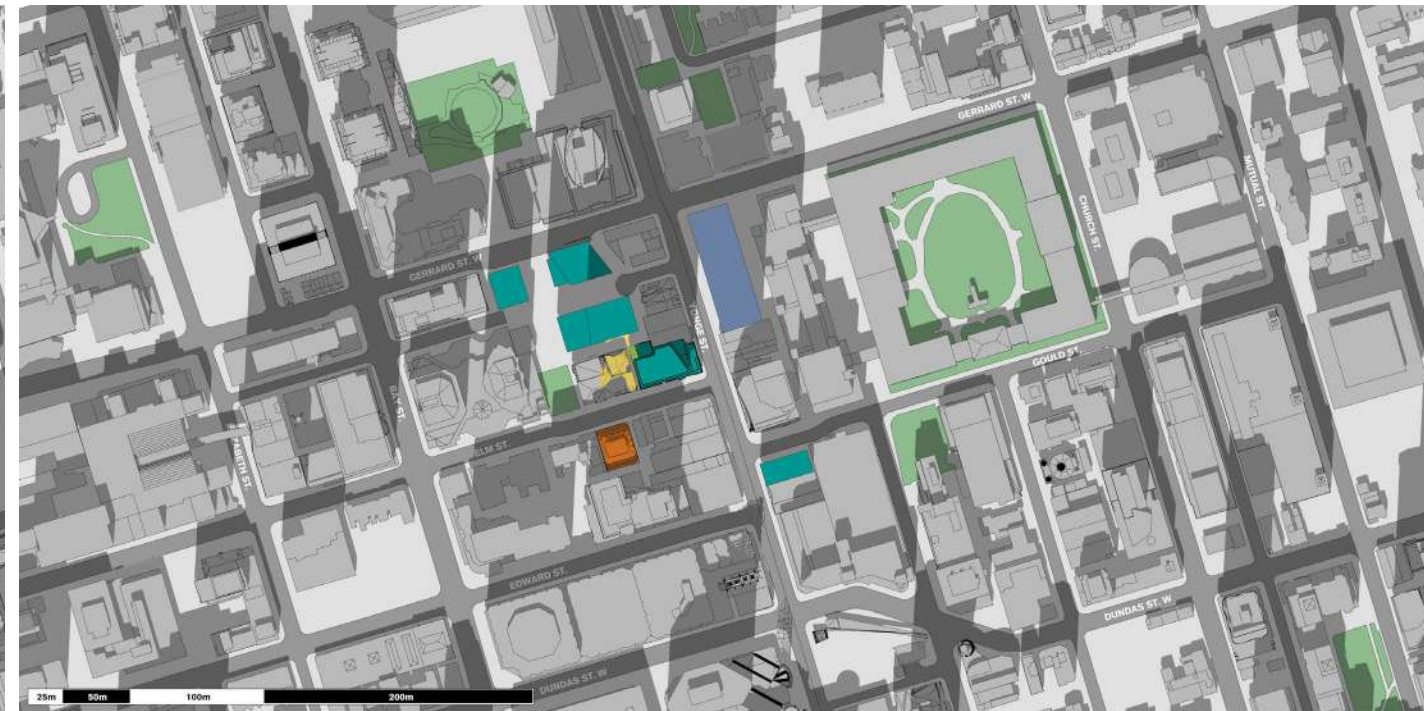
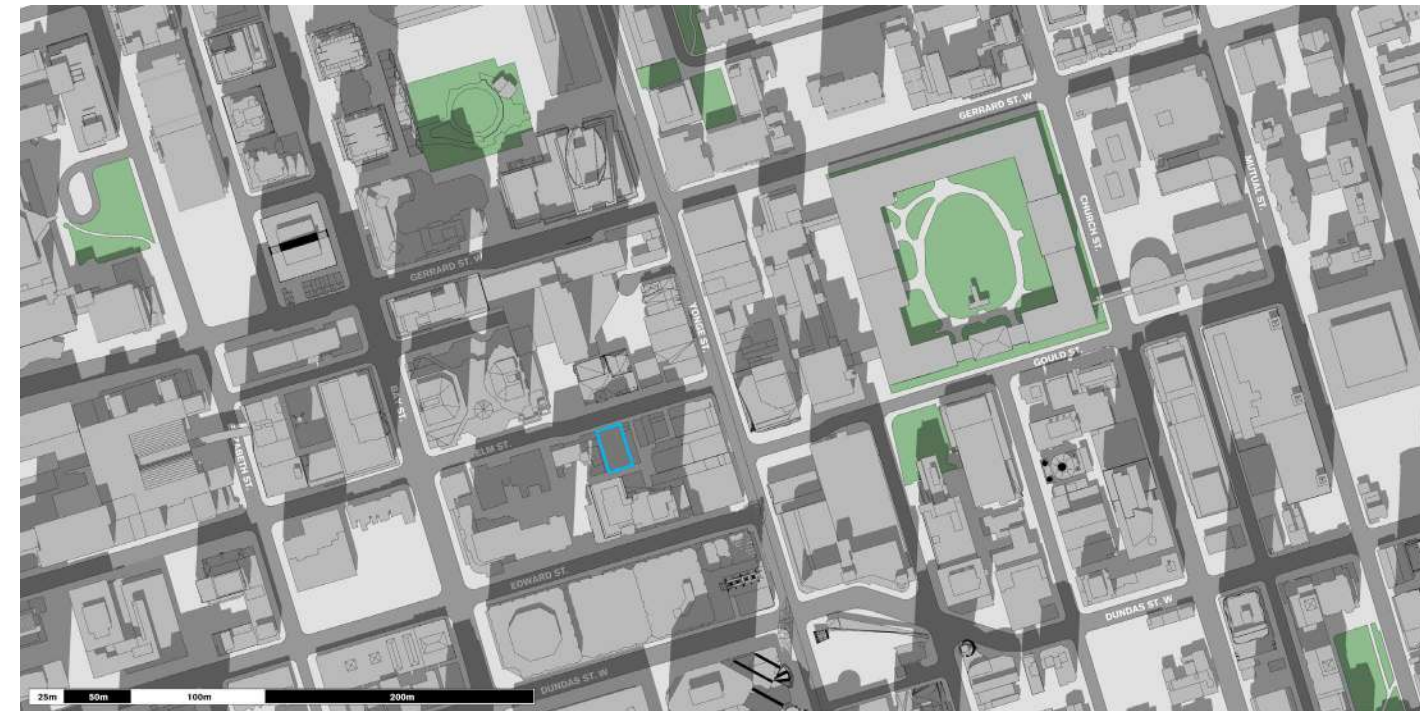
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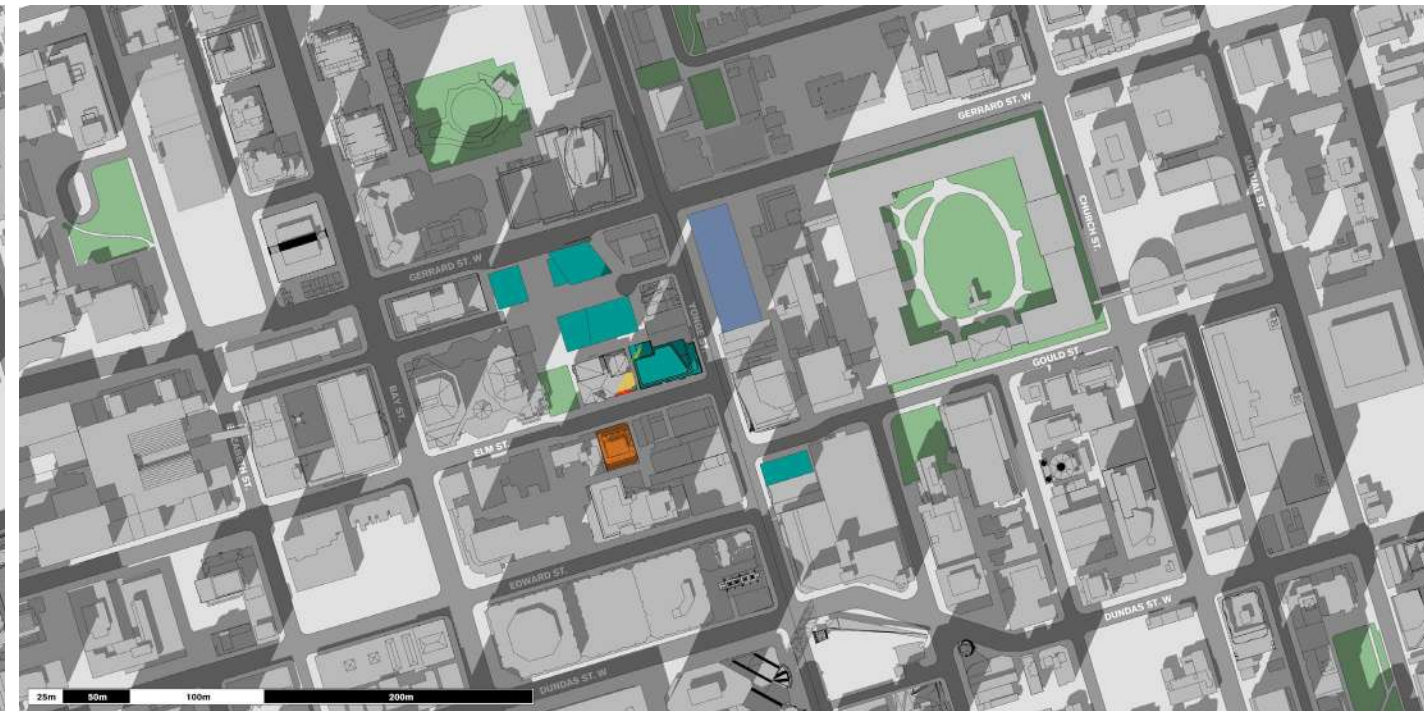
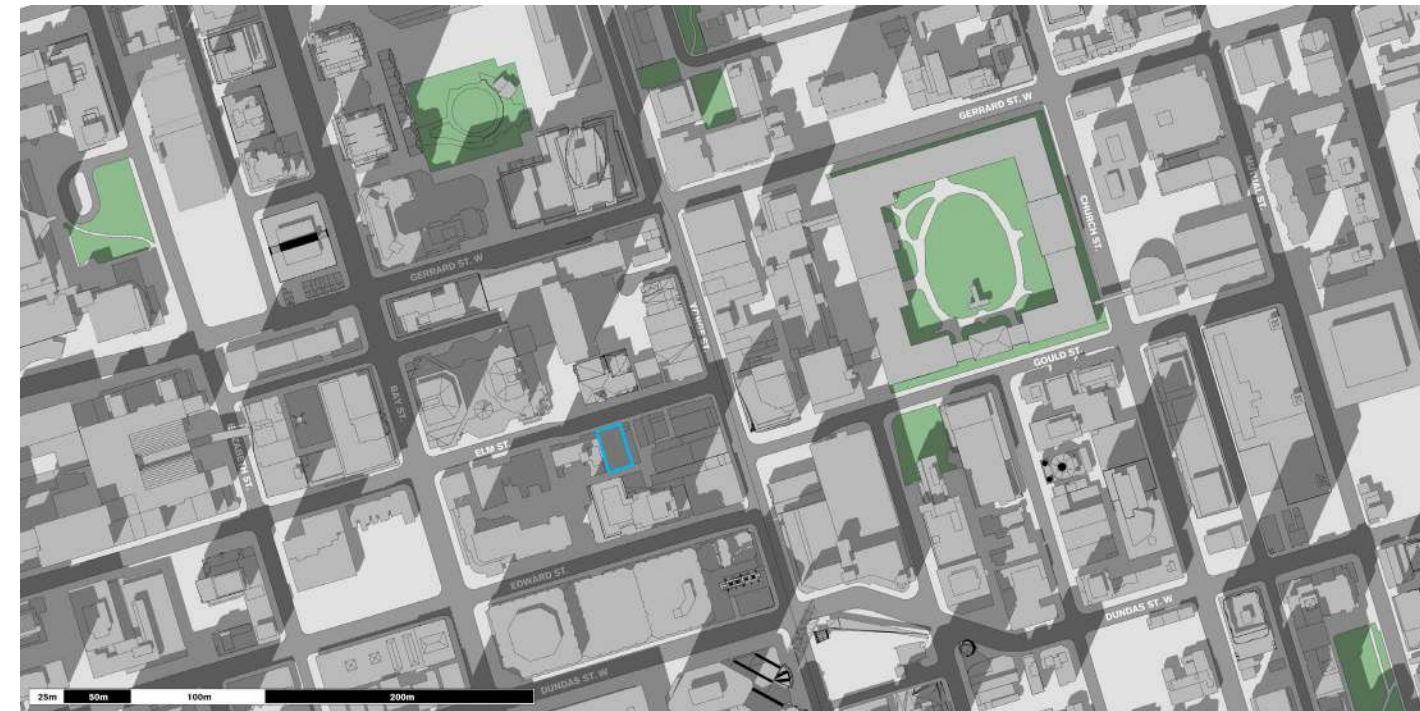
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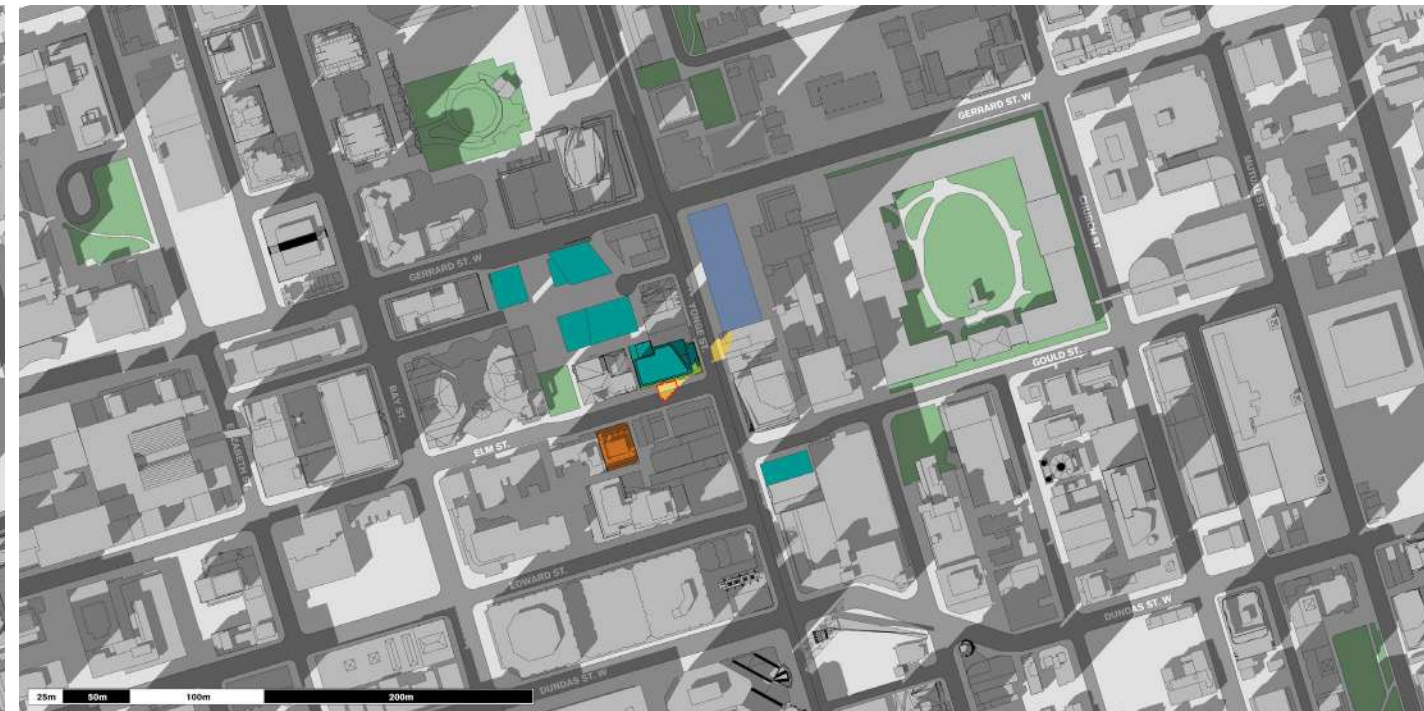
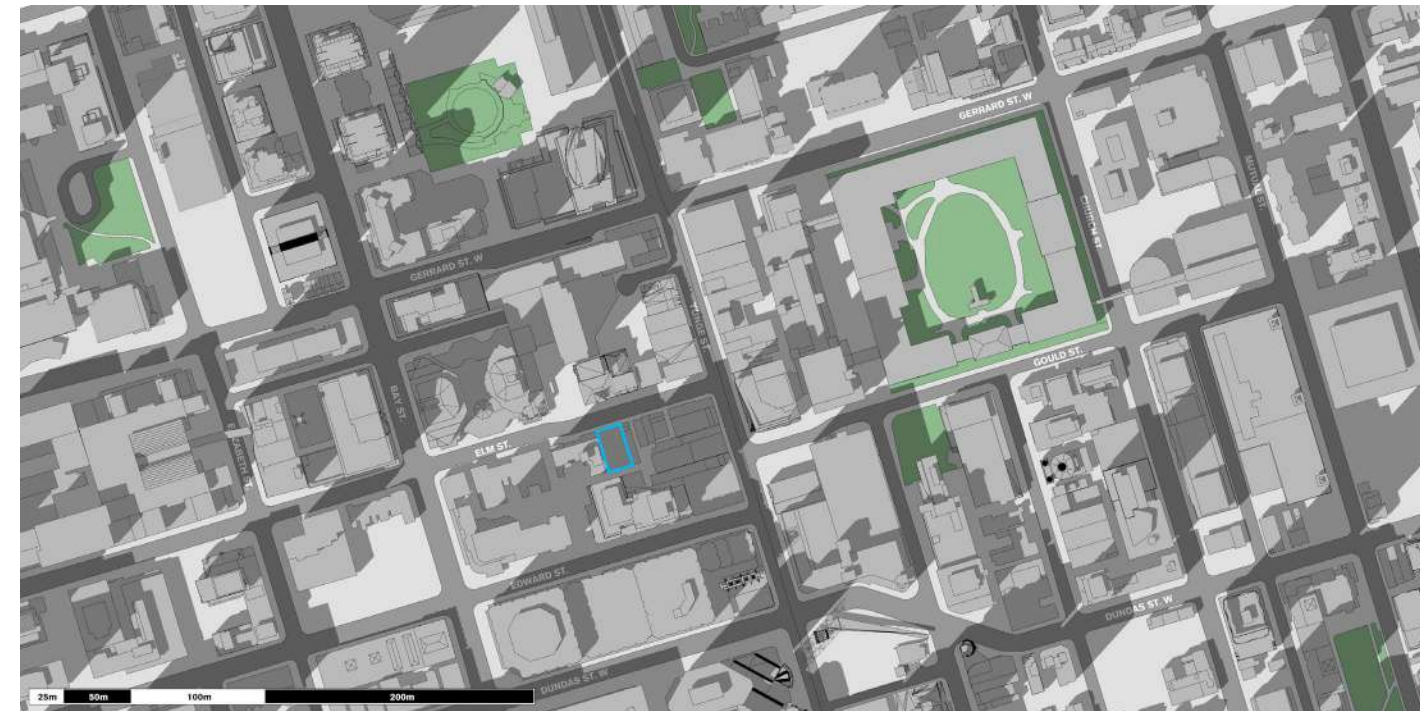
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SEPTEMBER 21st – 2:18pm



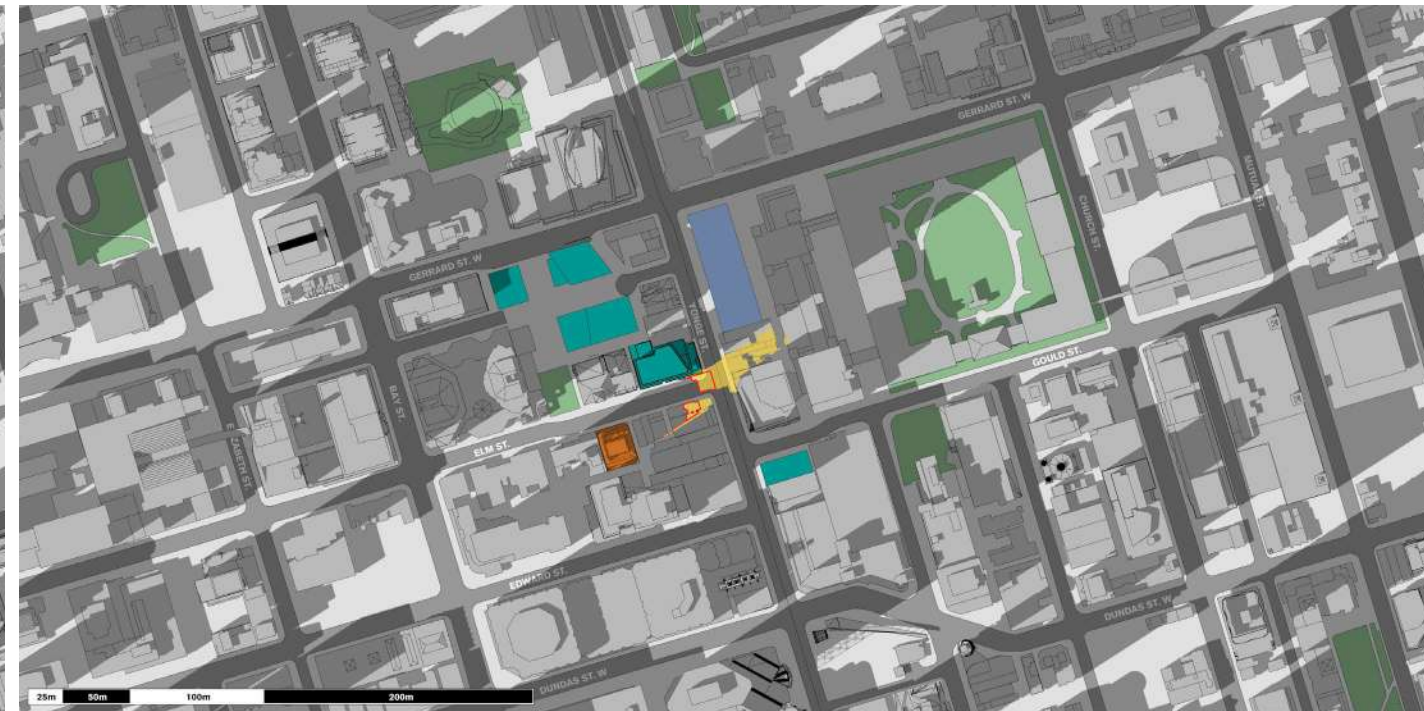
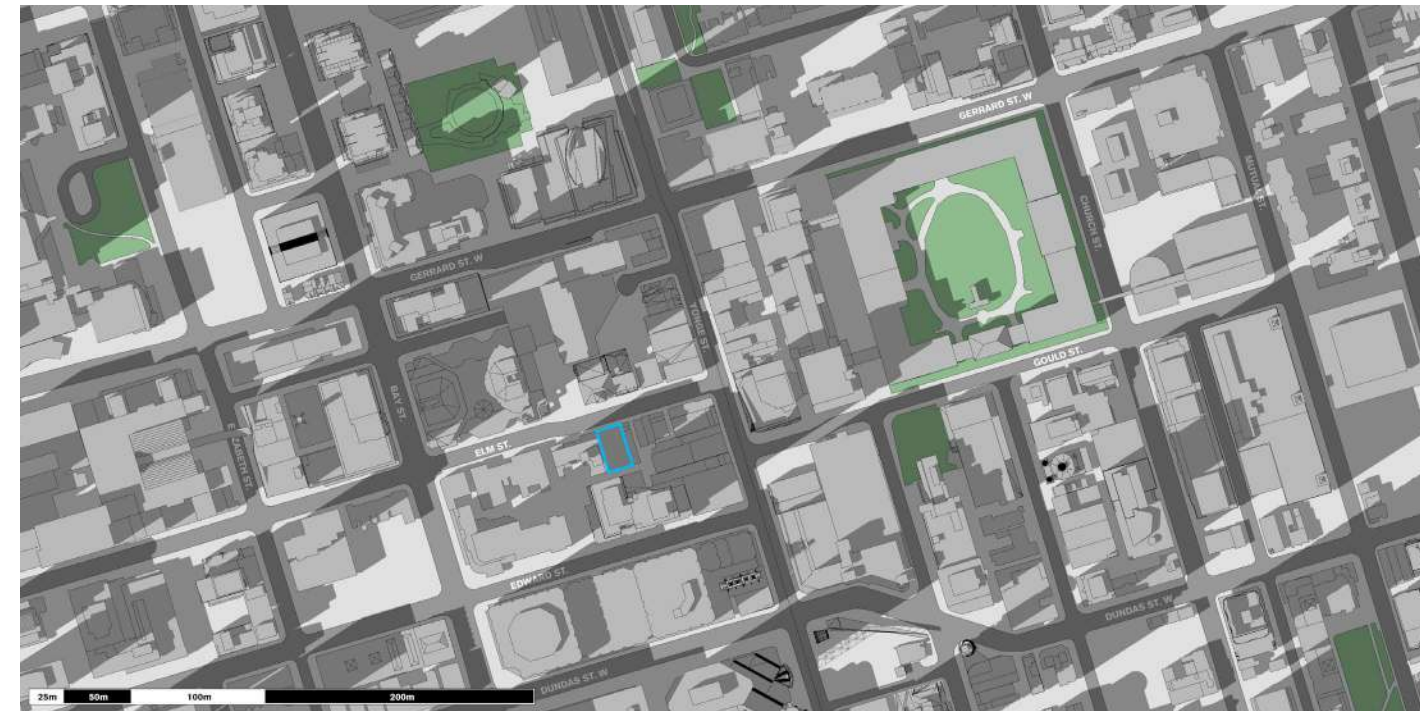
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SEPTEMBER 21st – 3:18pm



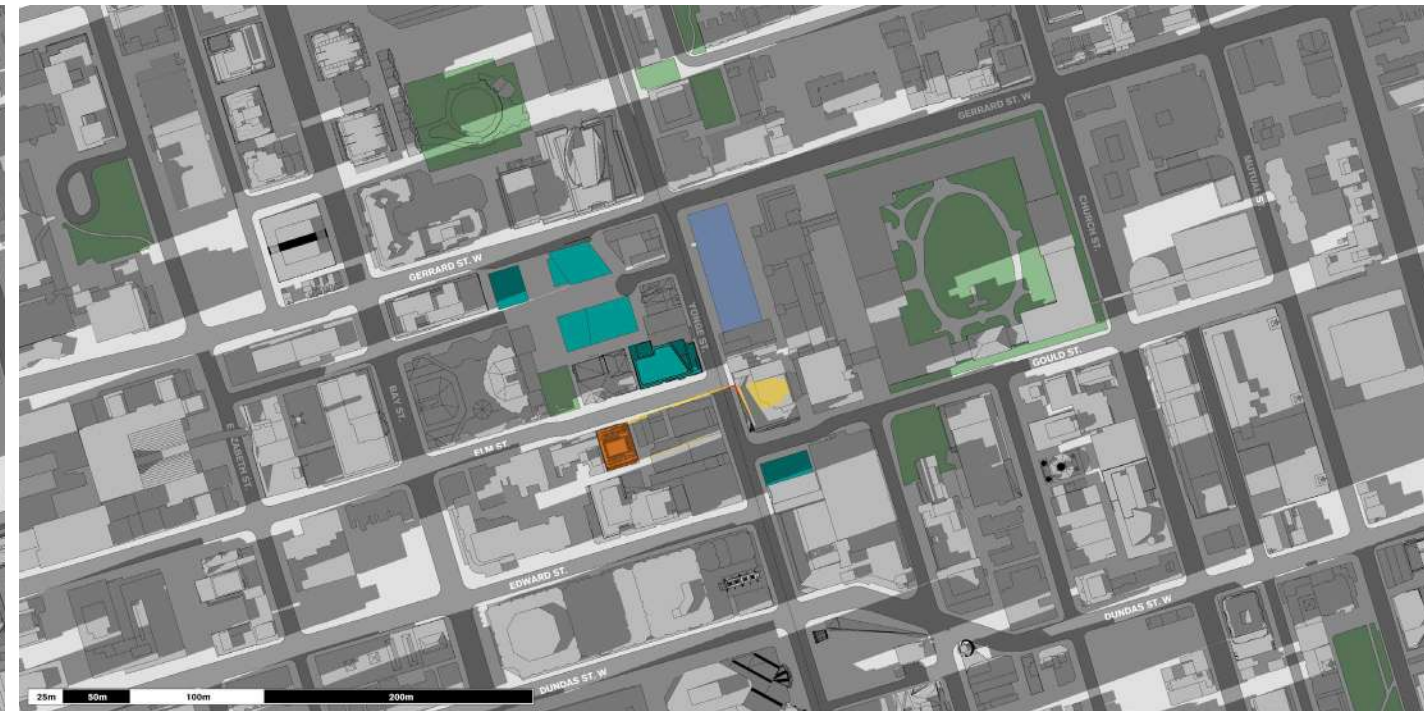
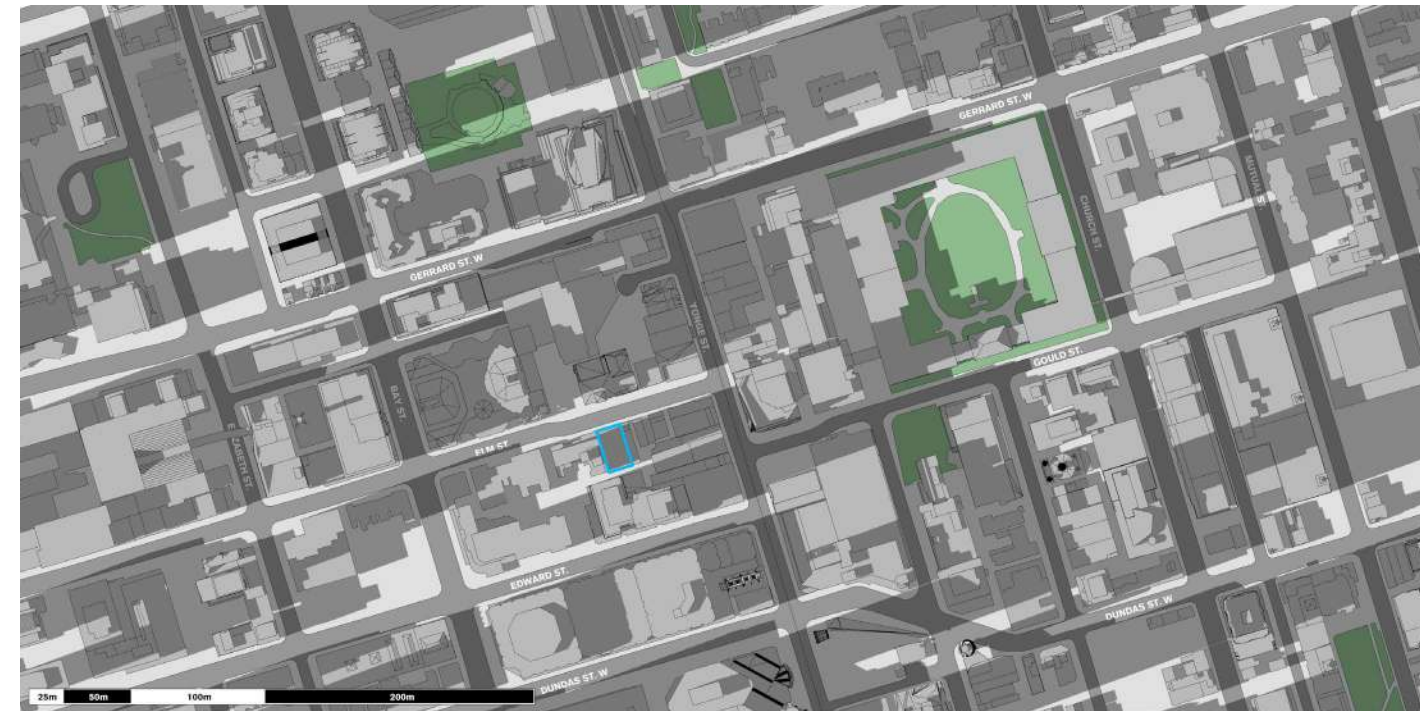
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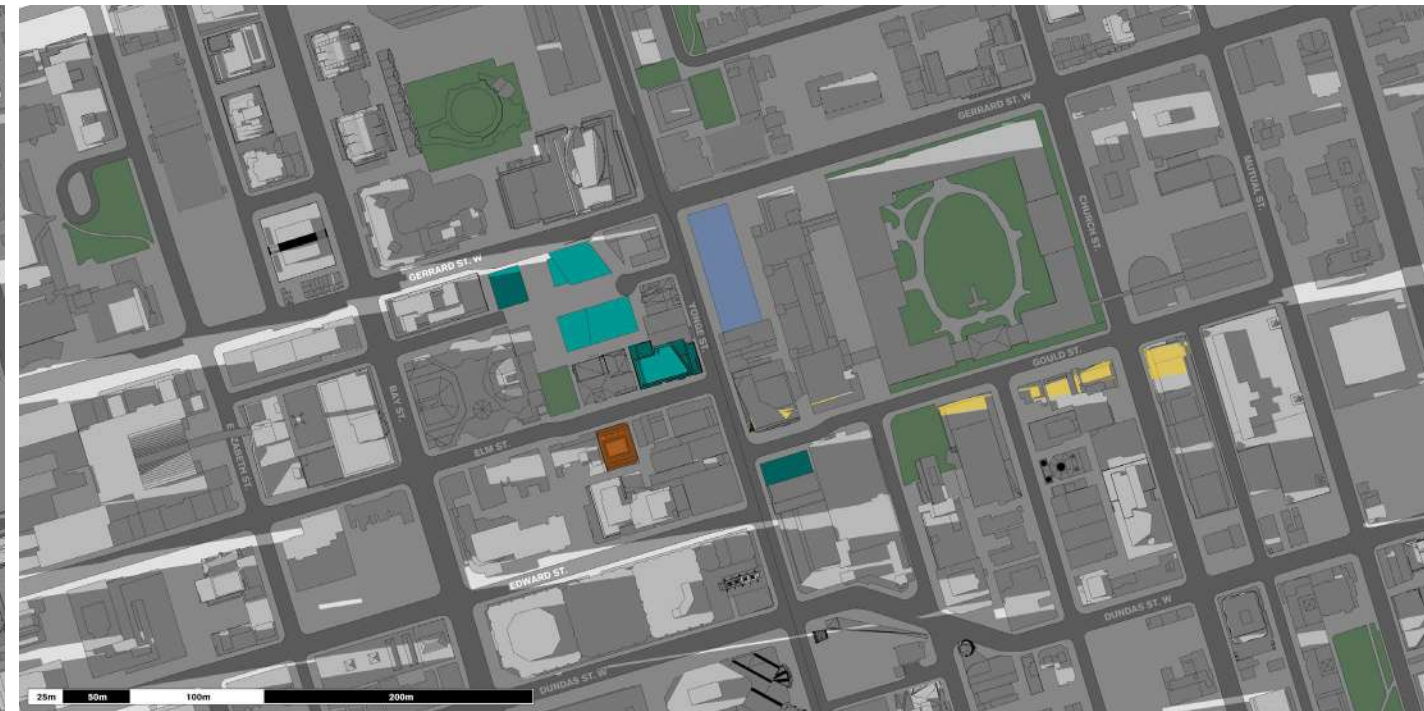
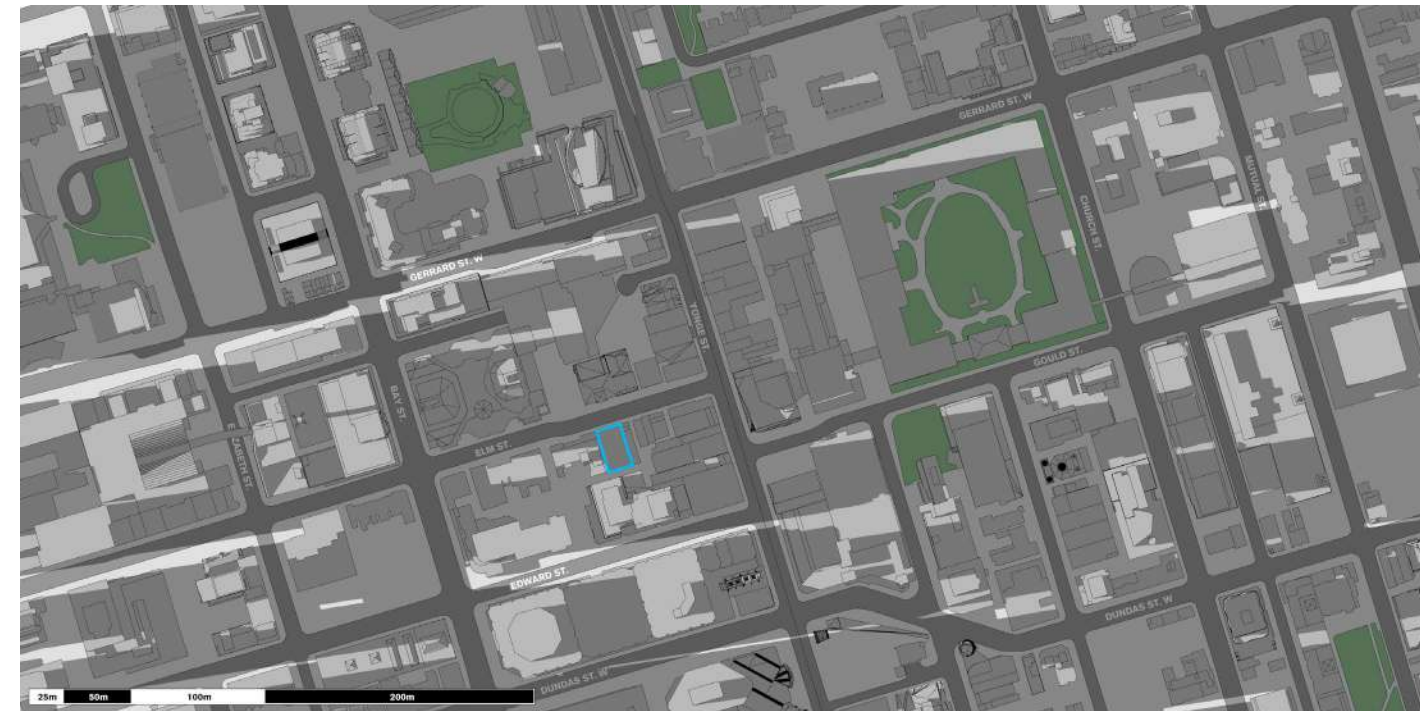
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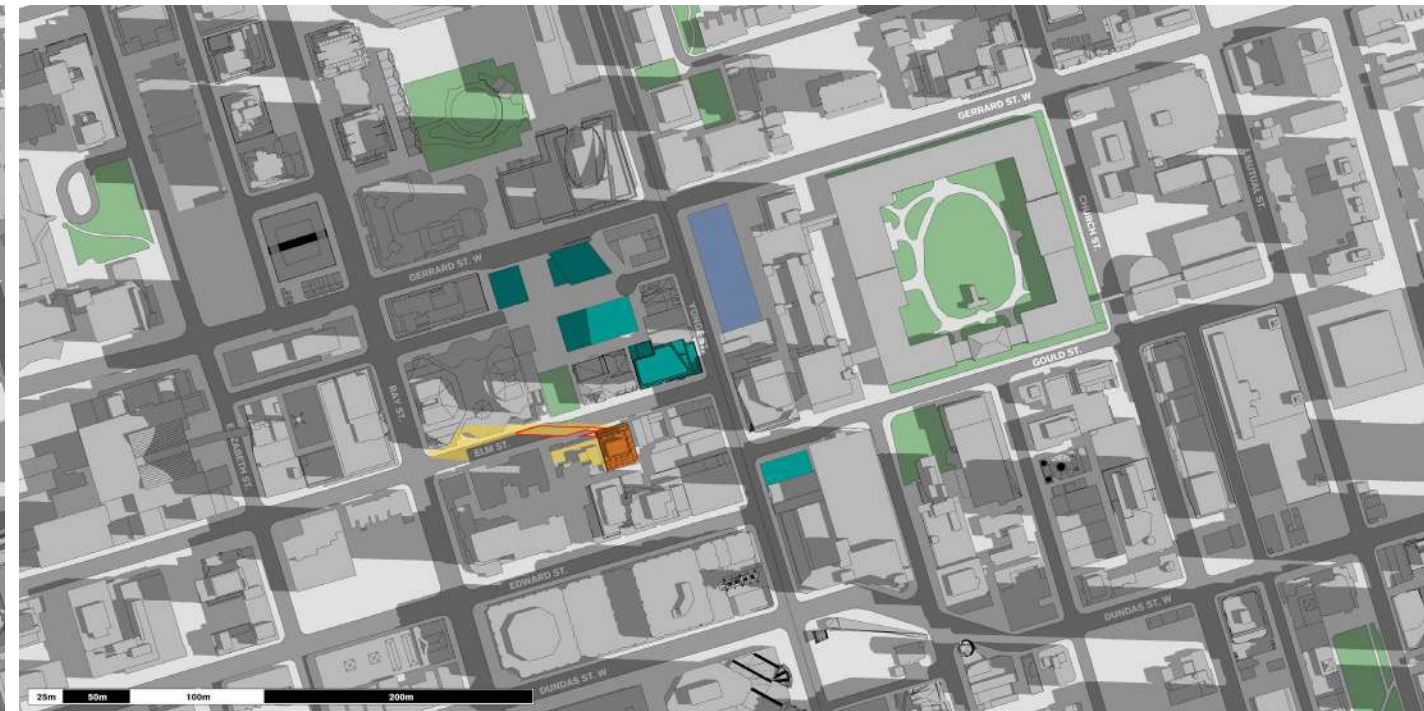
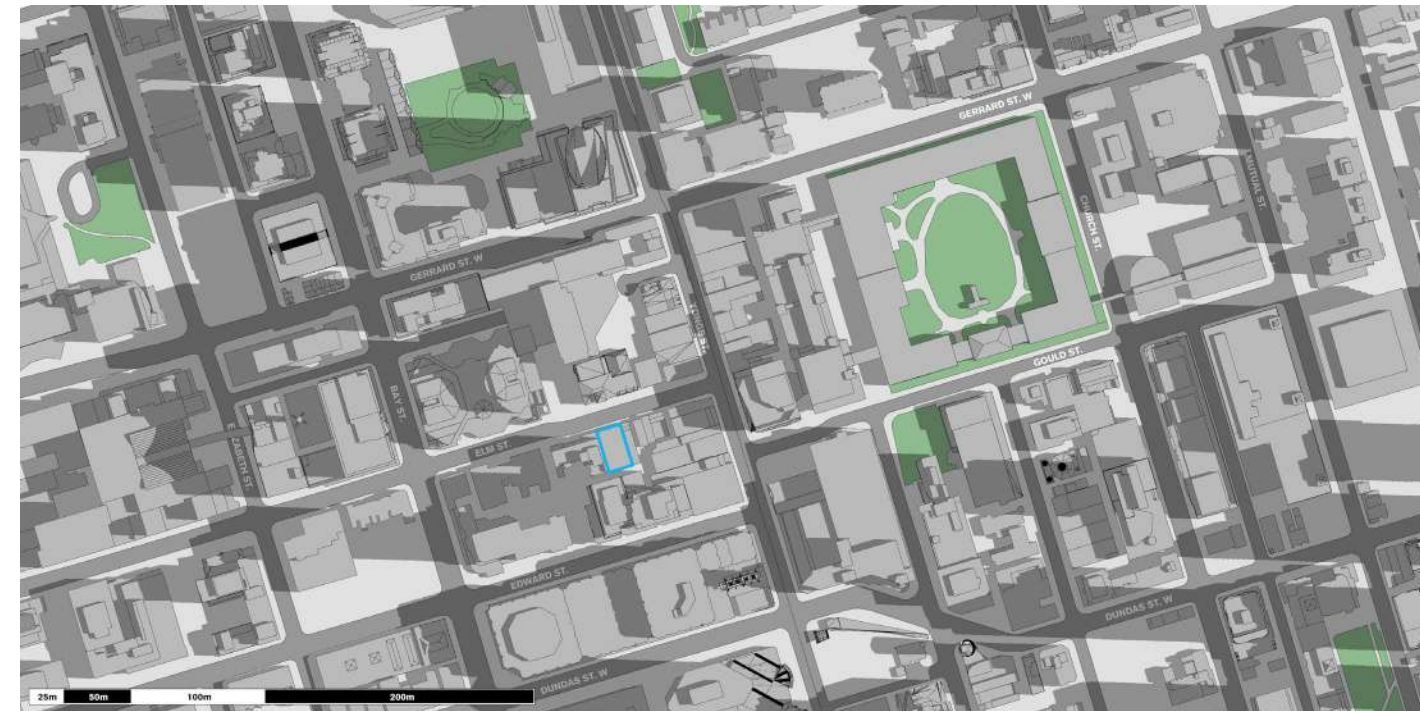
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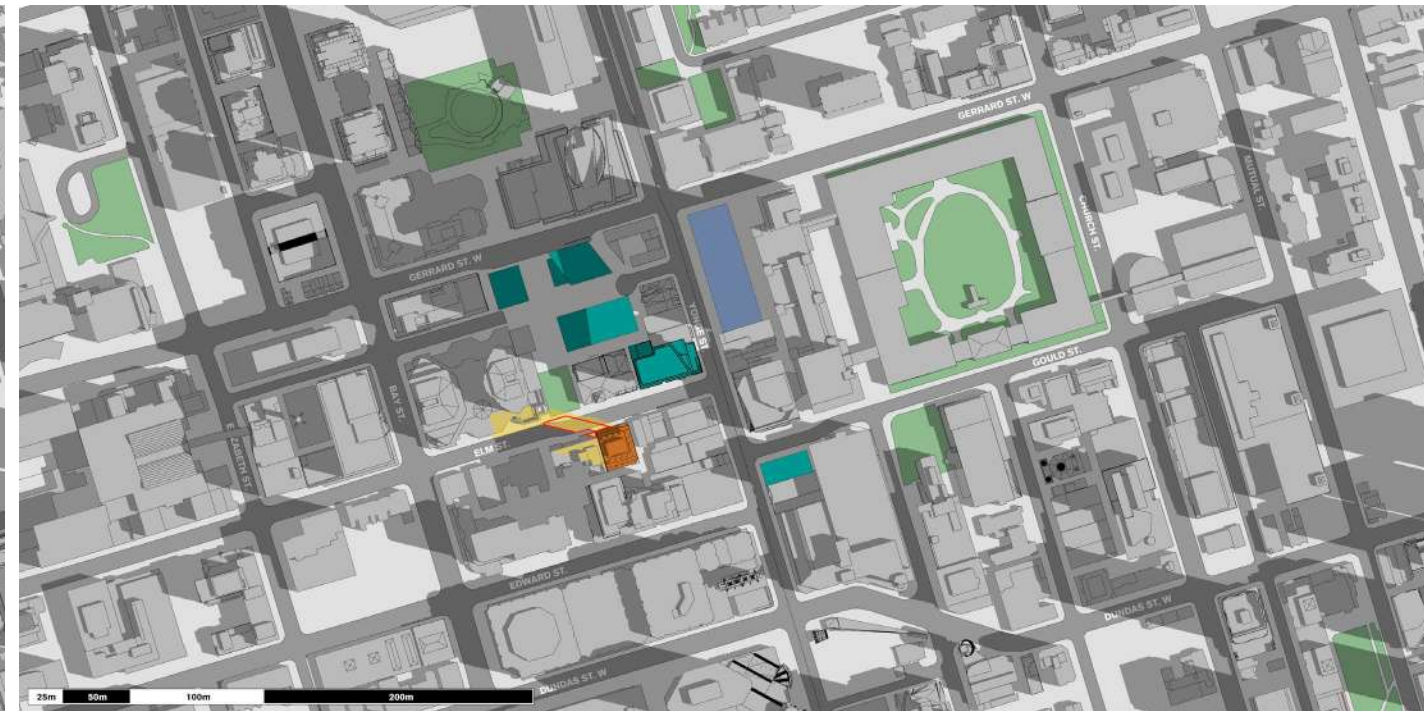
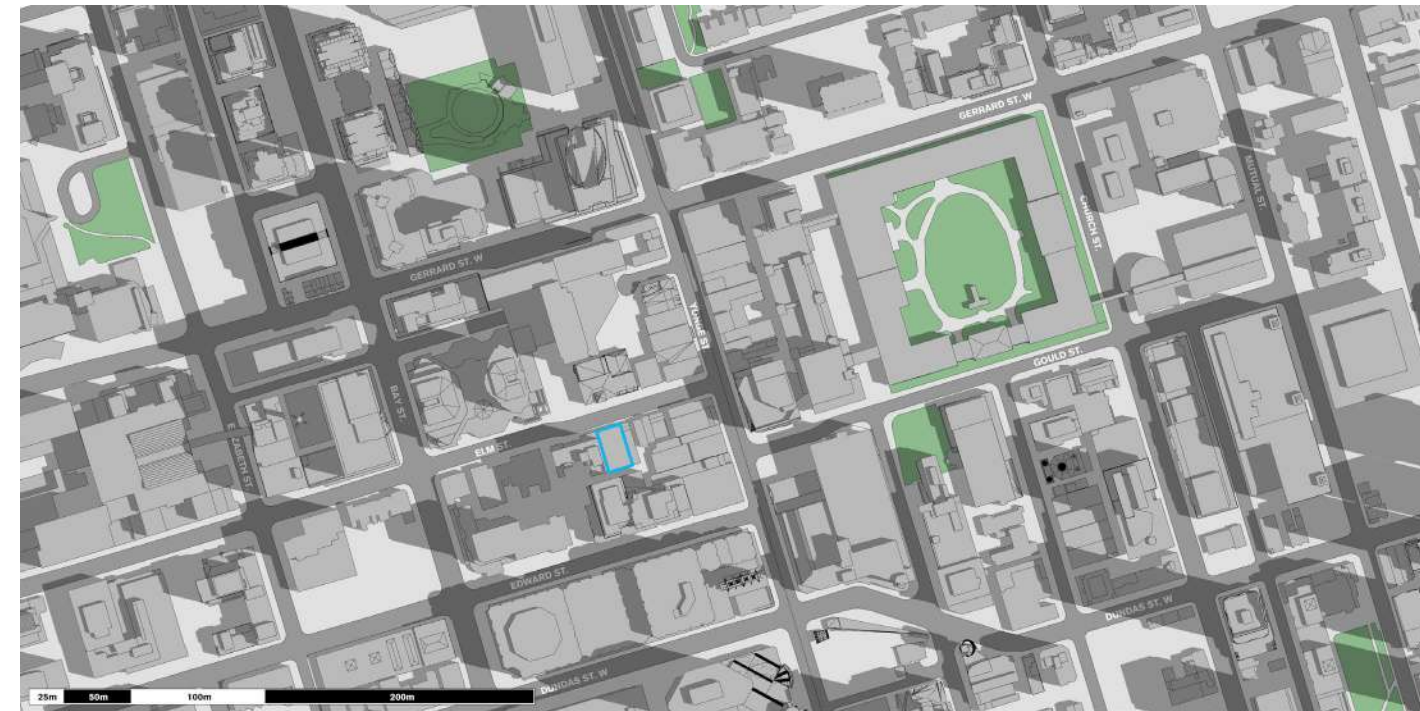
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JUNE 21st – 9:18am



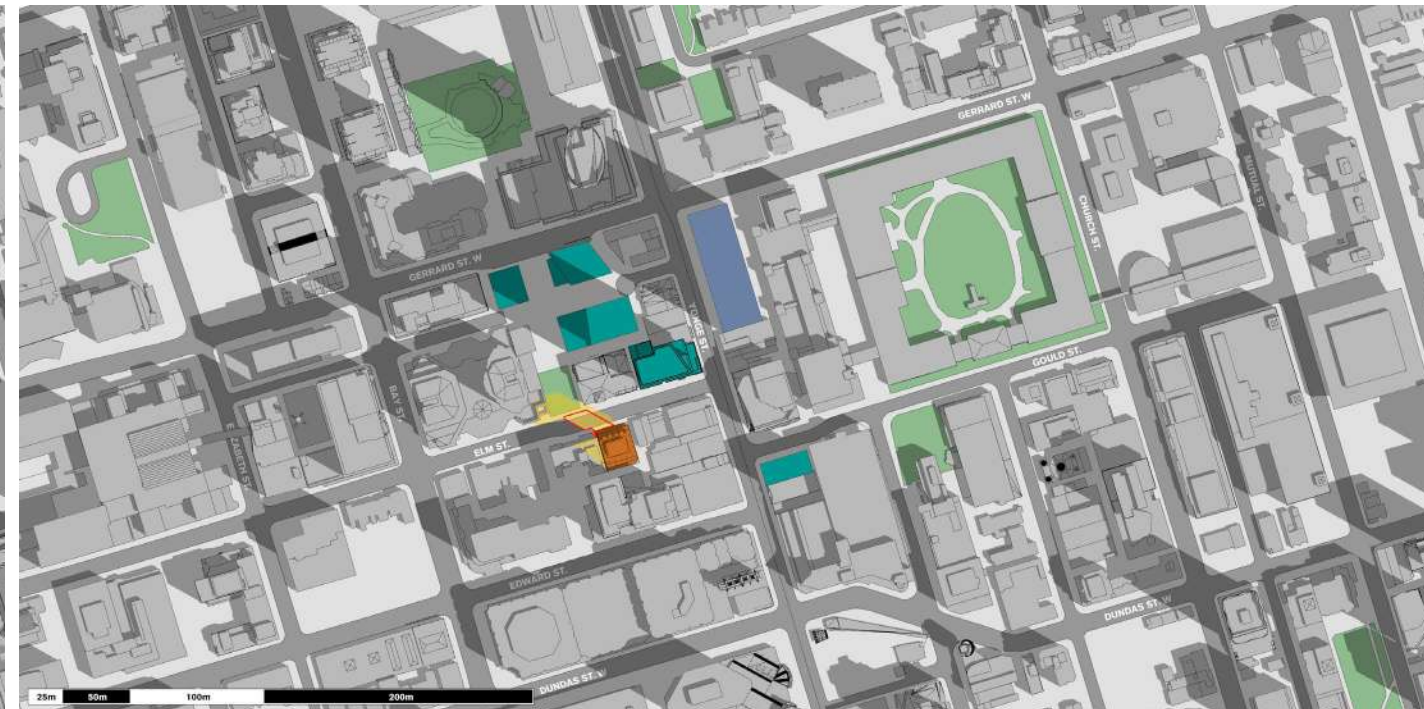
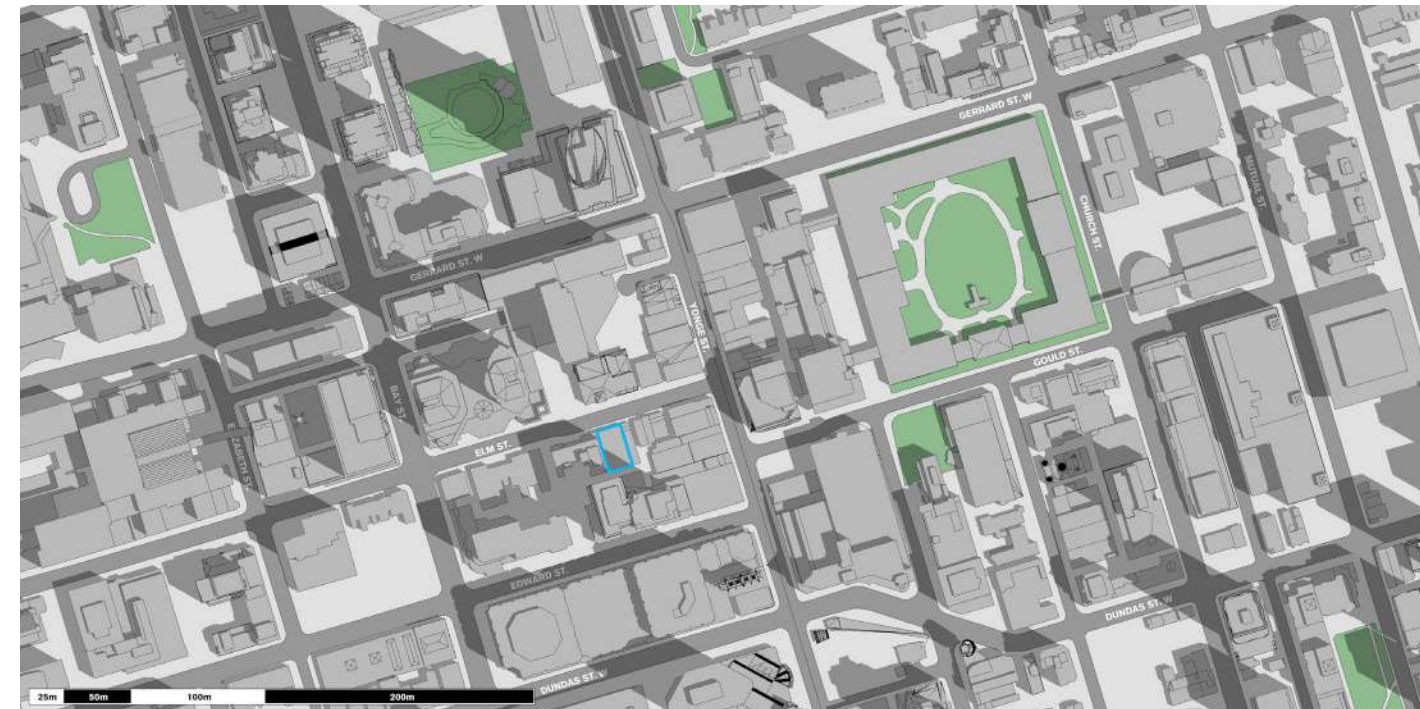
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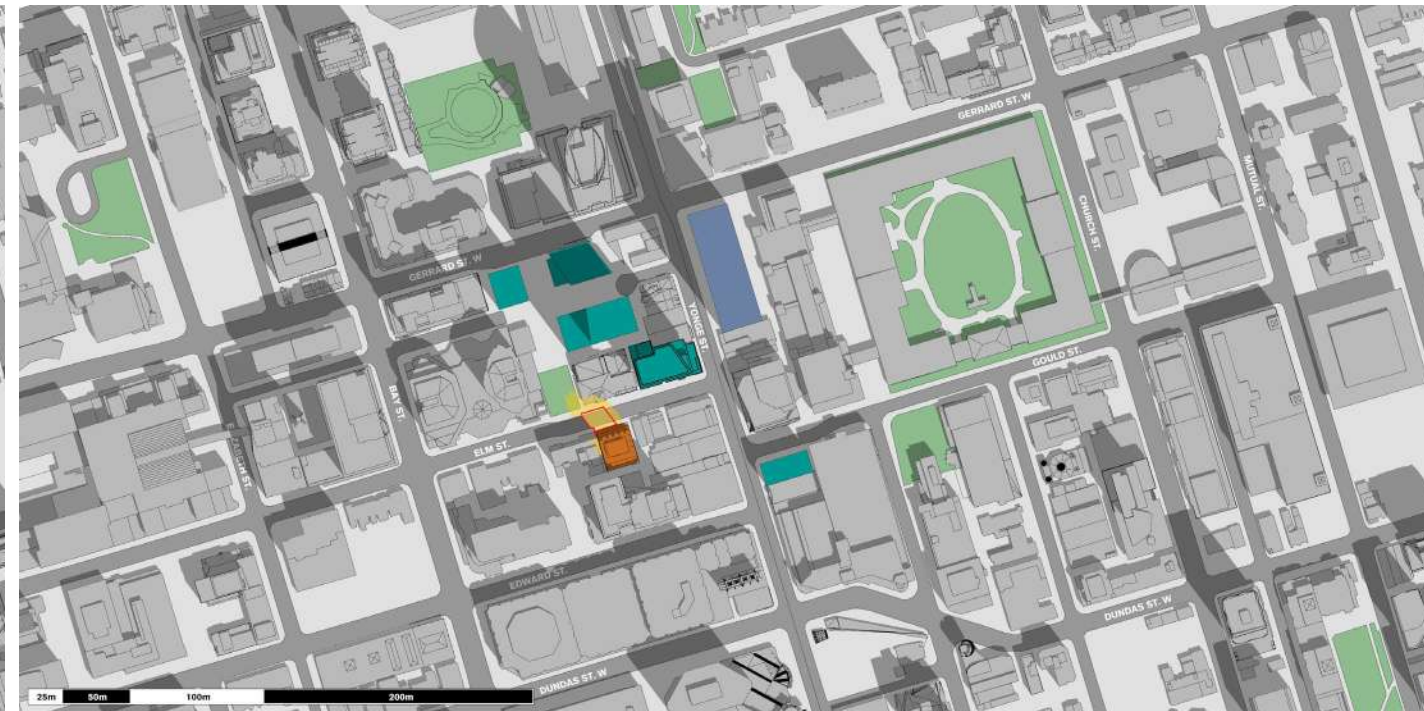
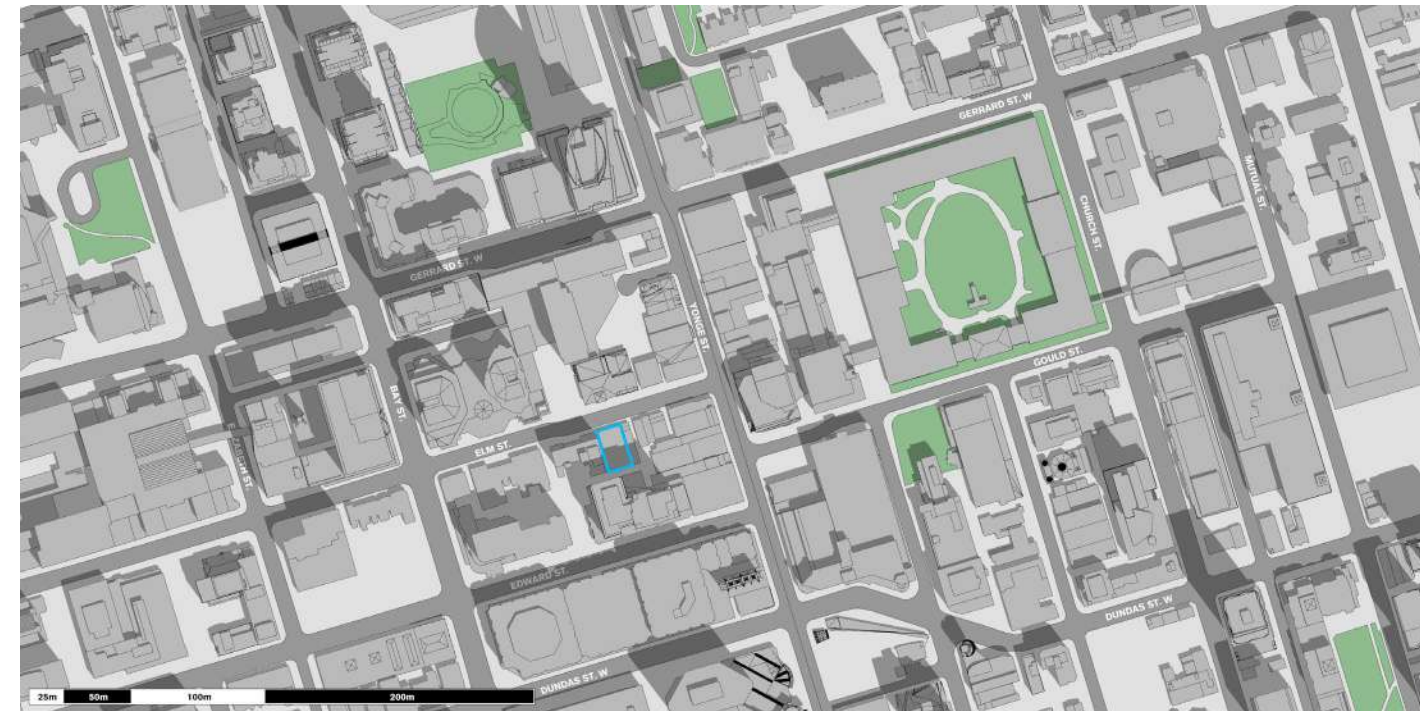
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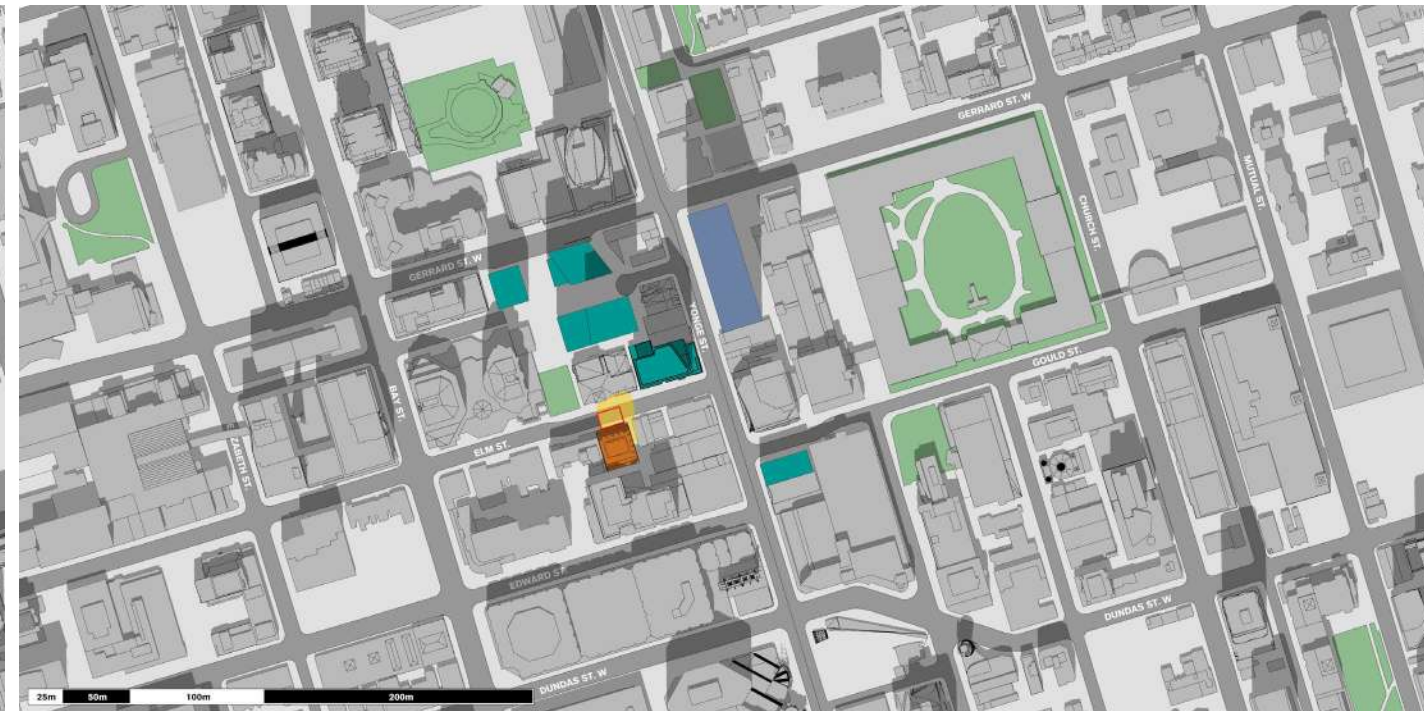
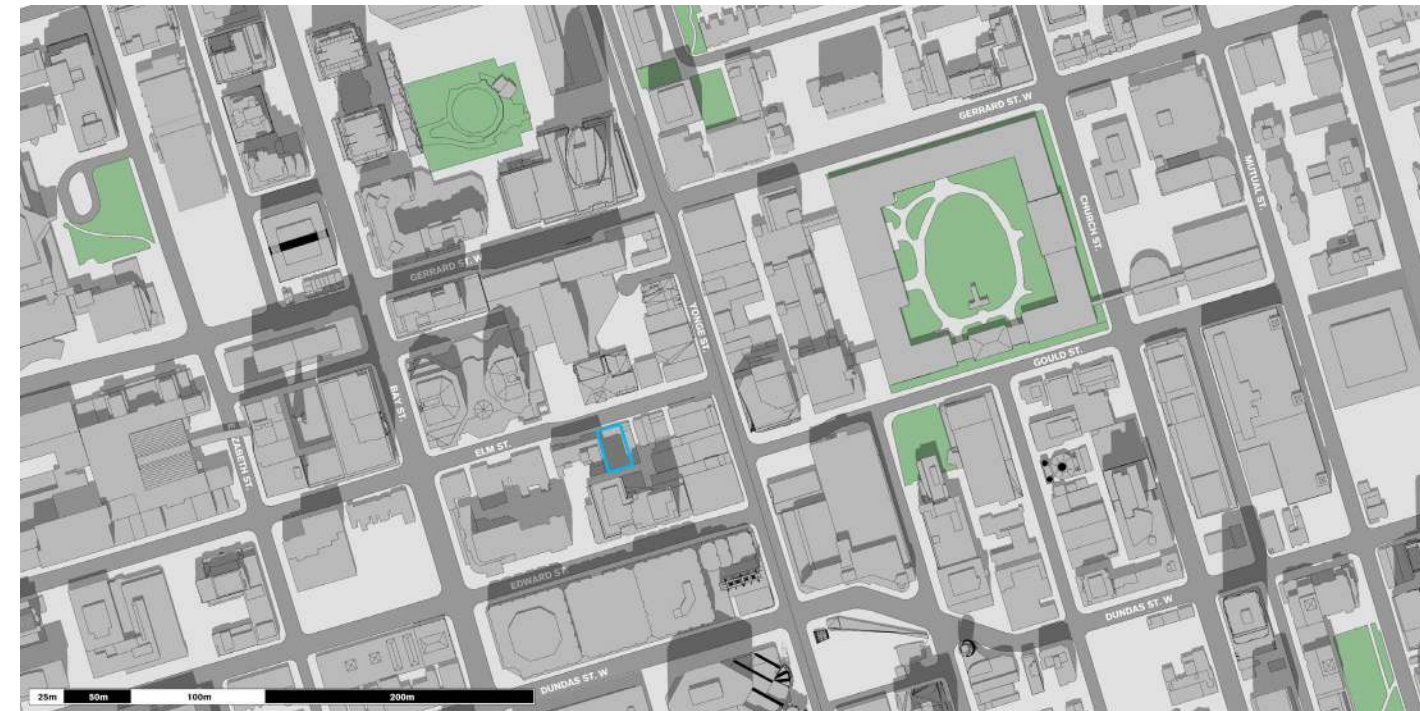
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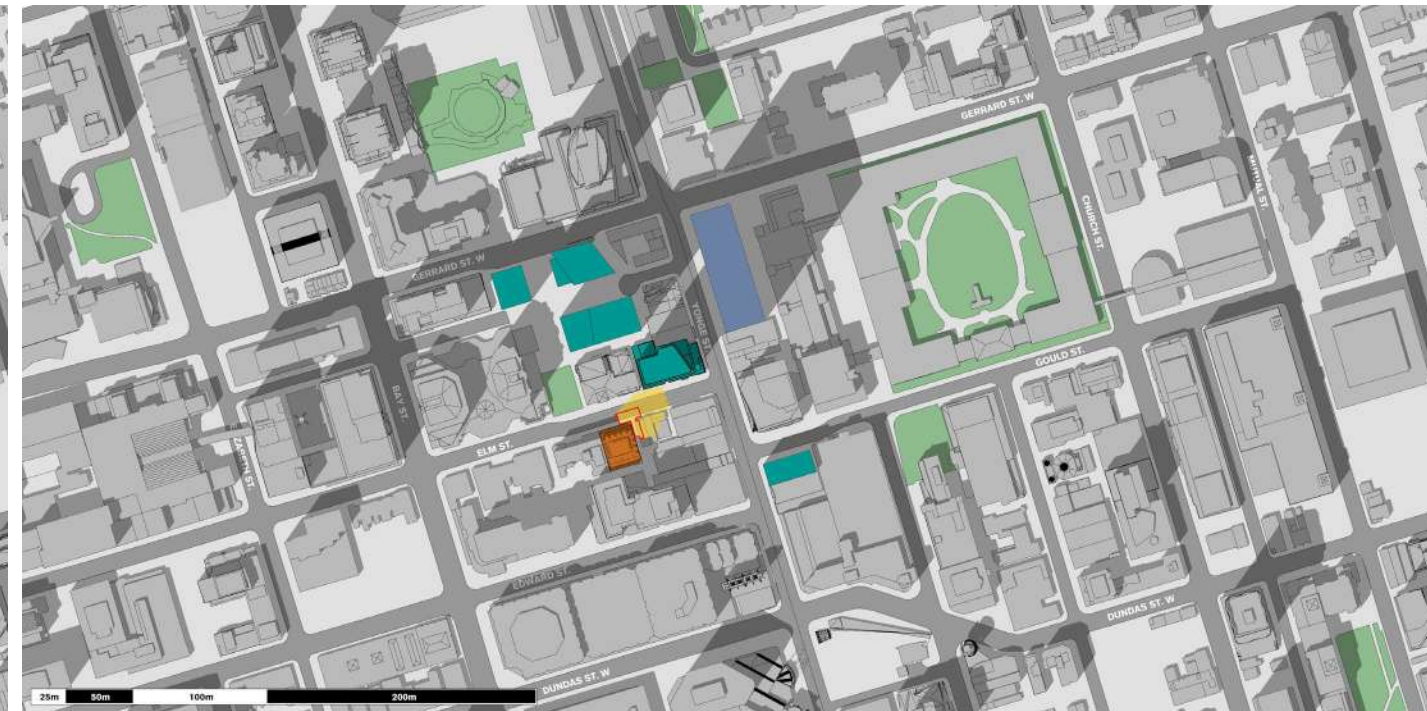
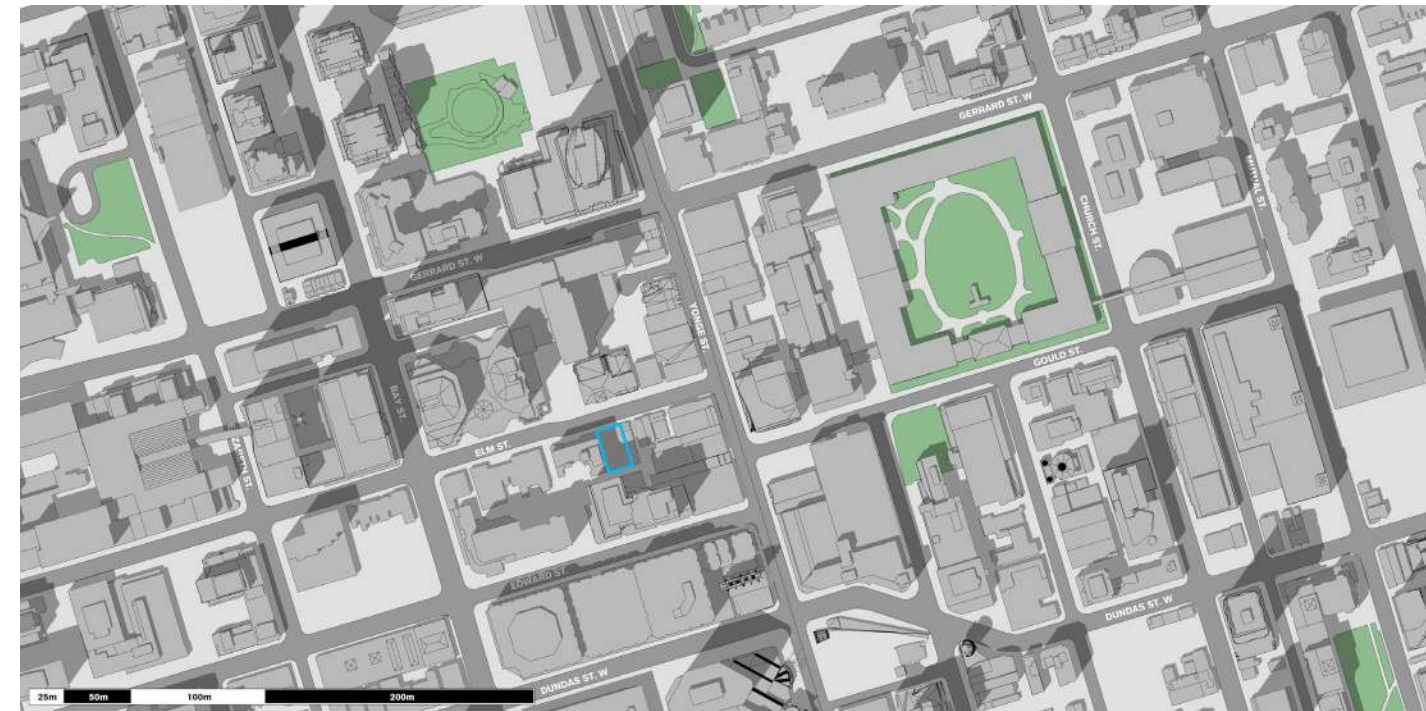
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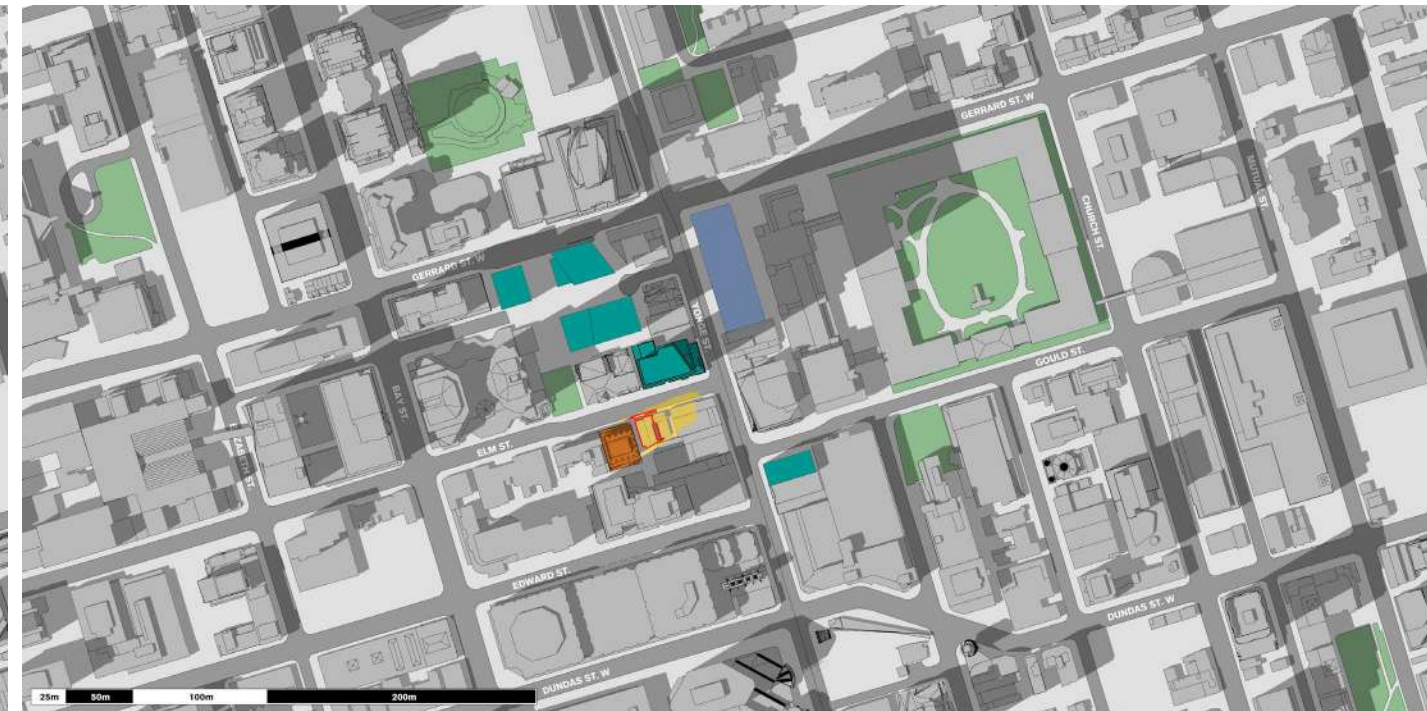
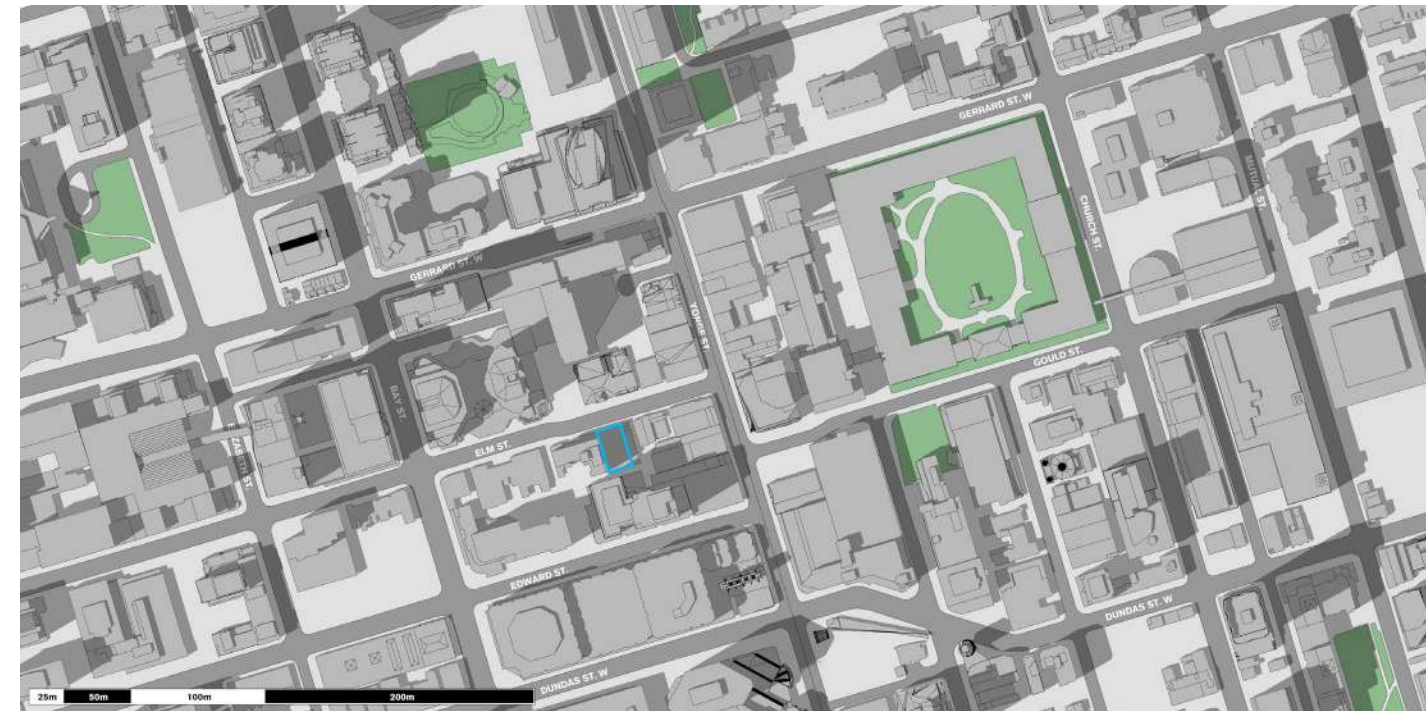
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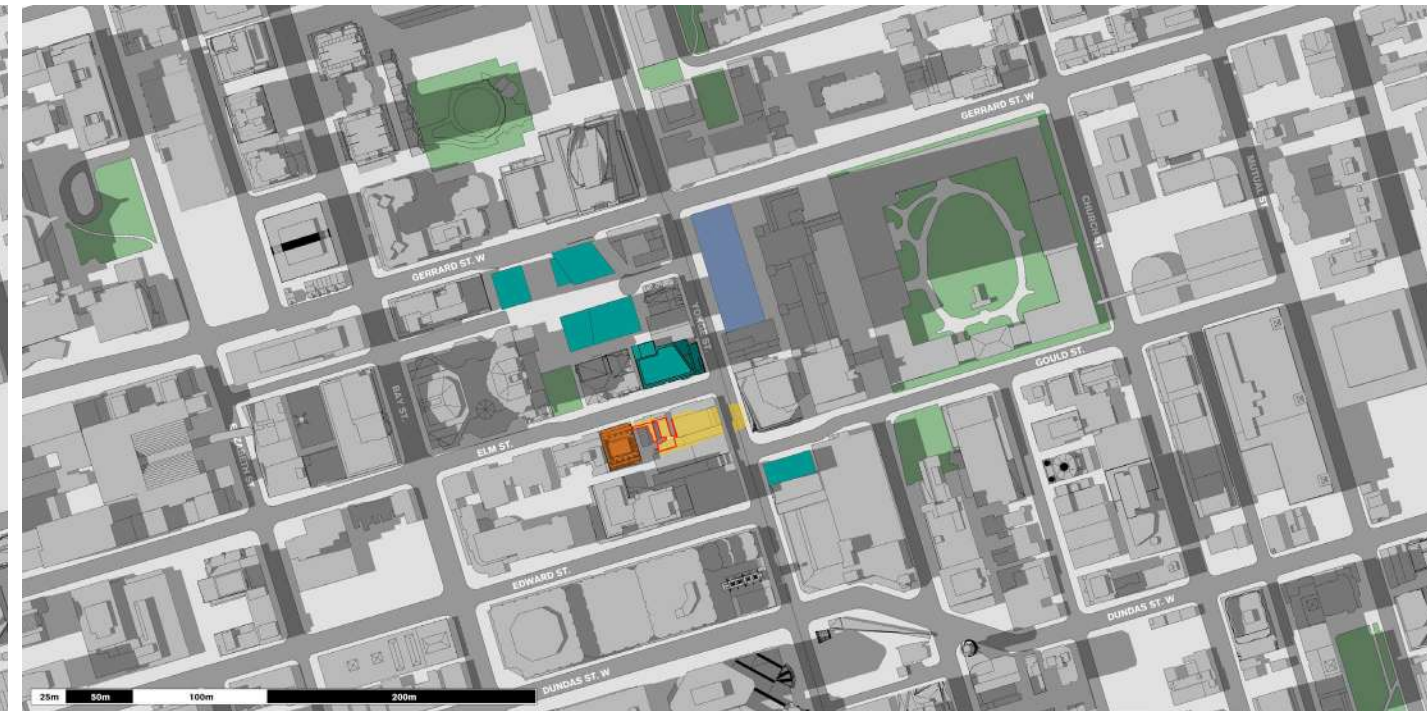
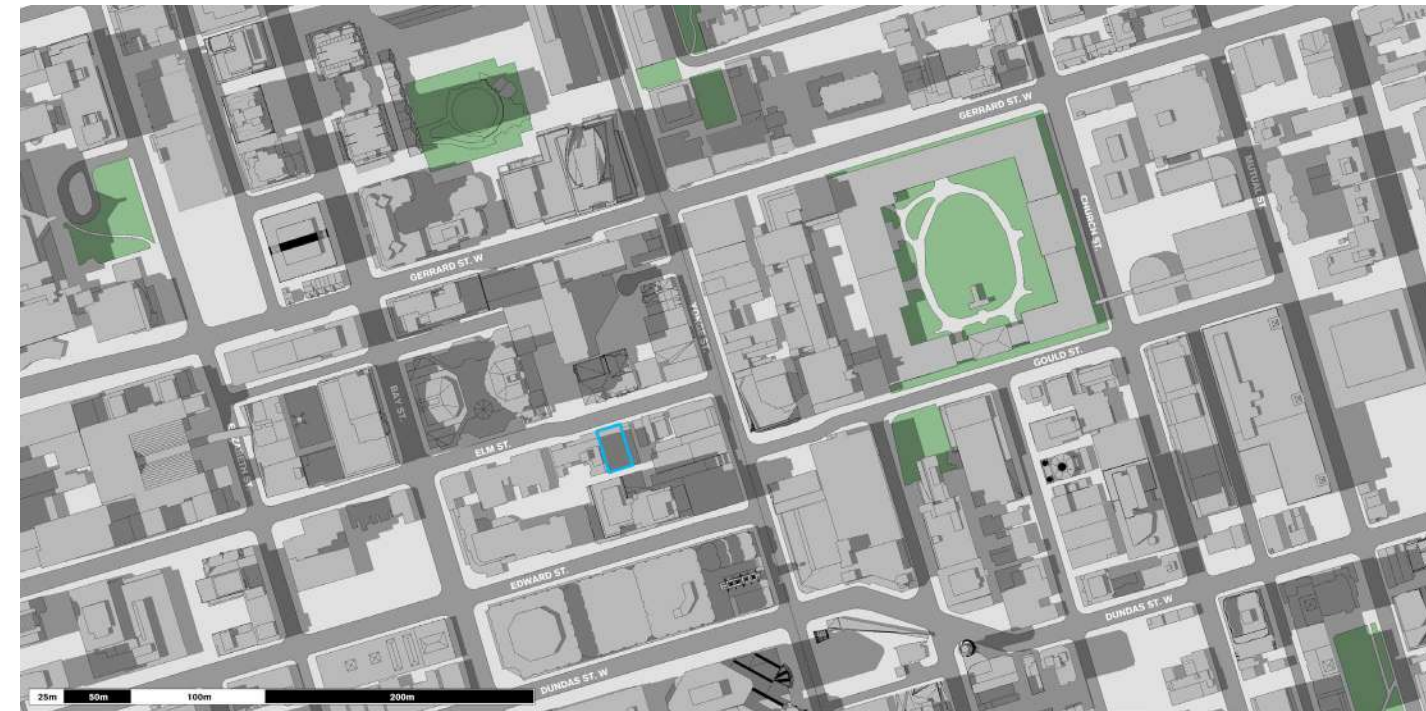
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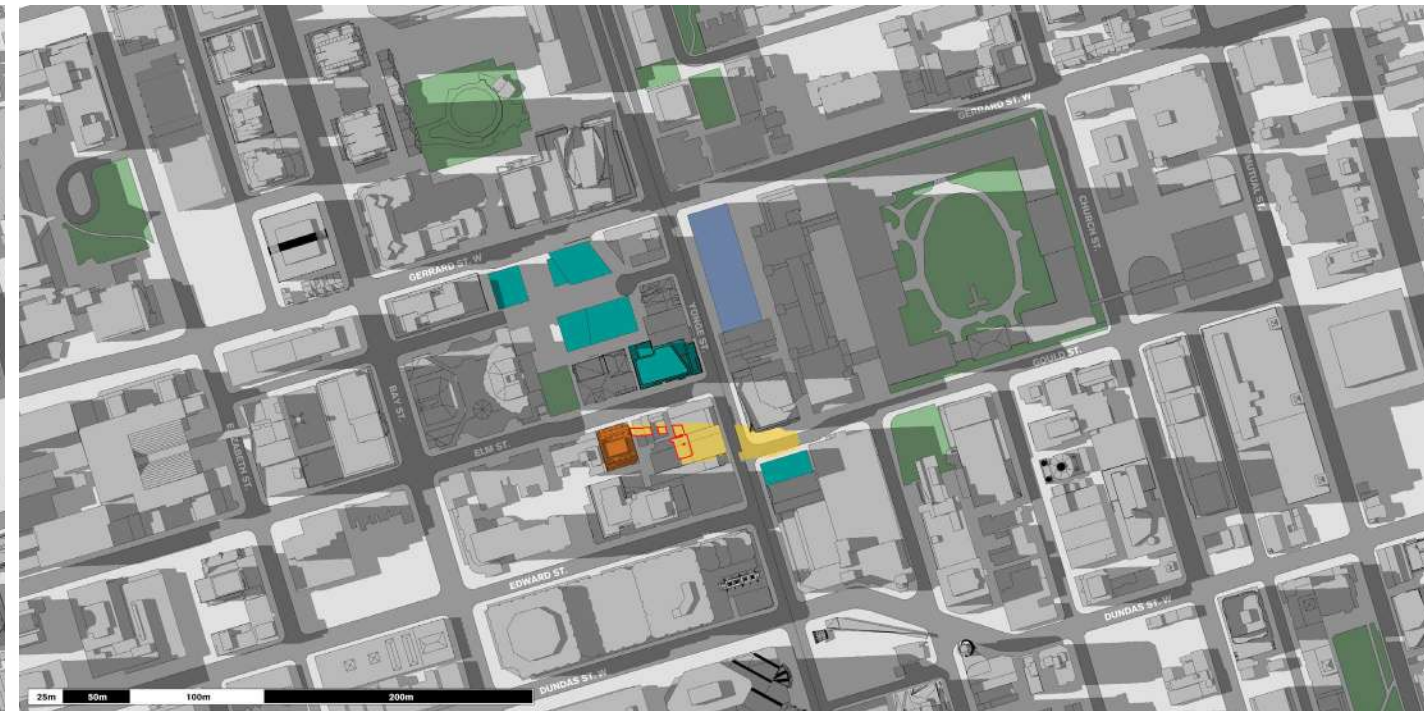
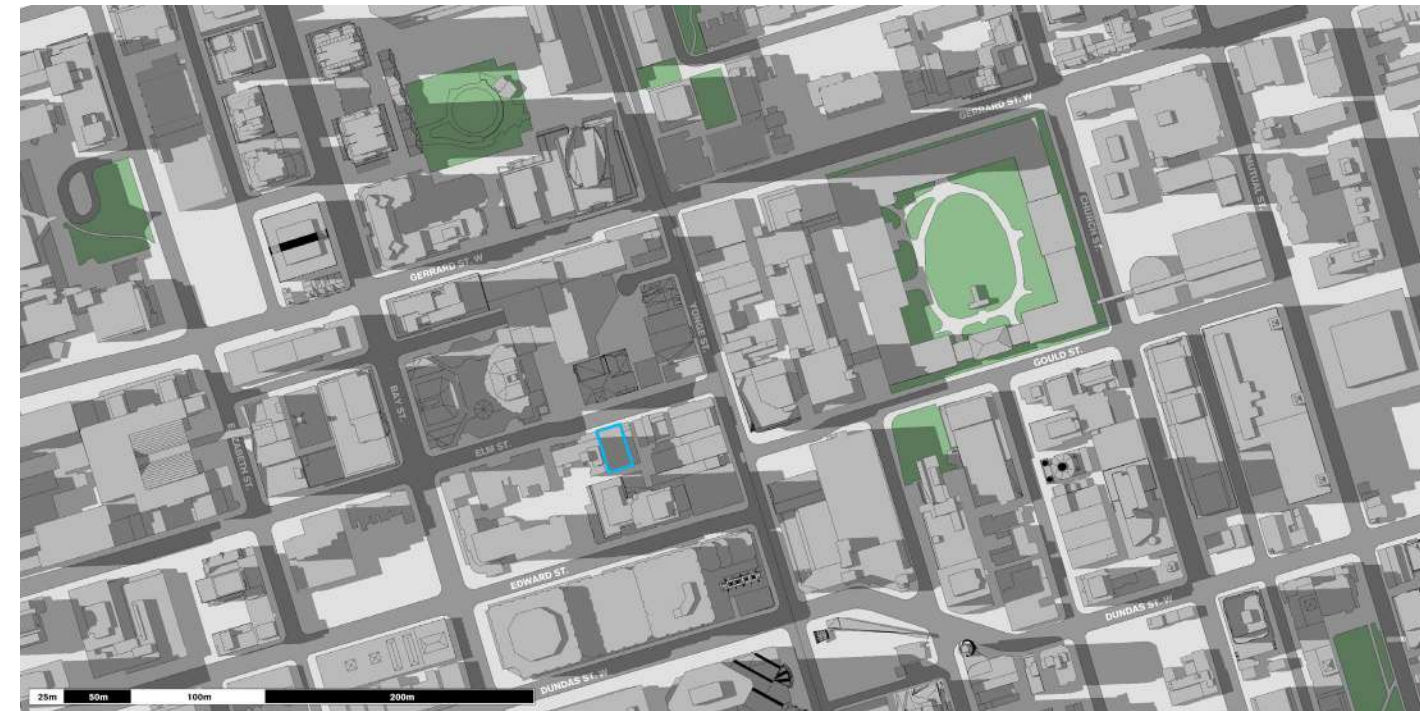
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-  Shadow cast by existing, under construction, and approved development









JUNE 21st – 4:18pm



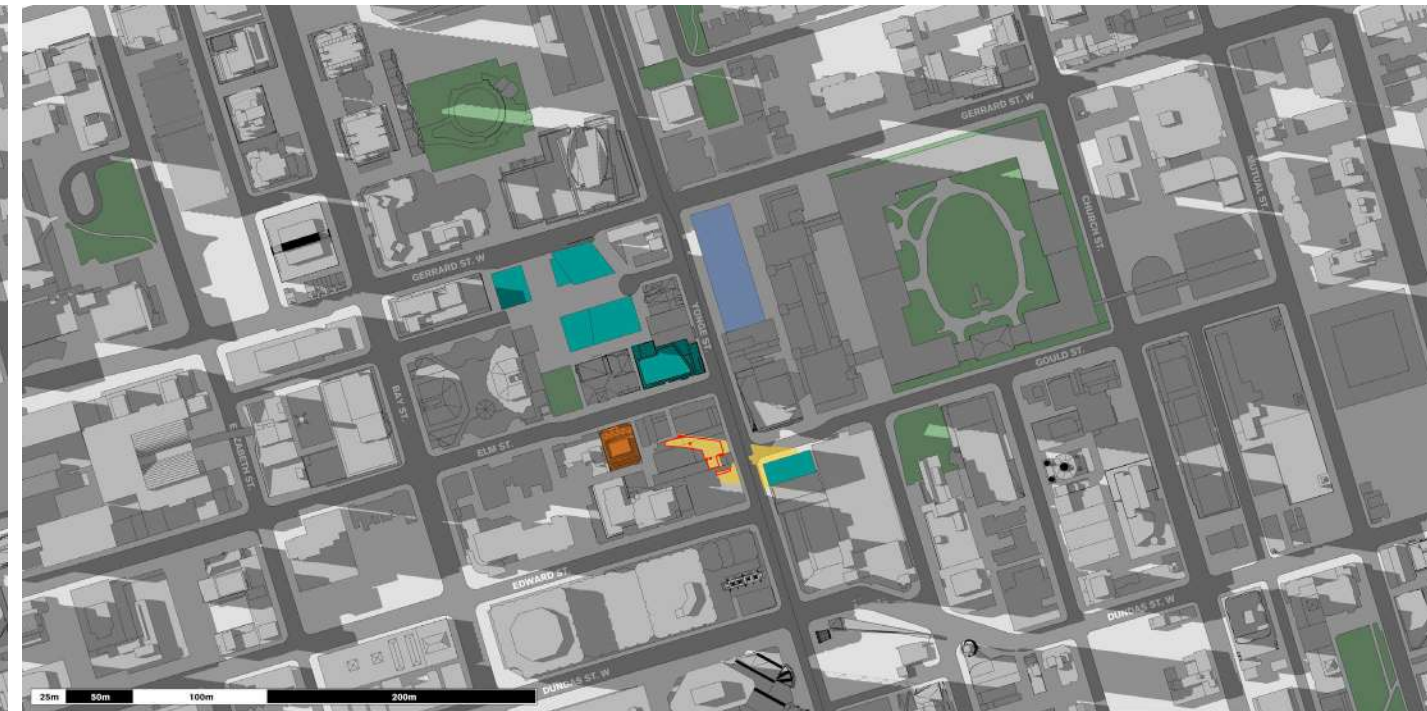
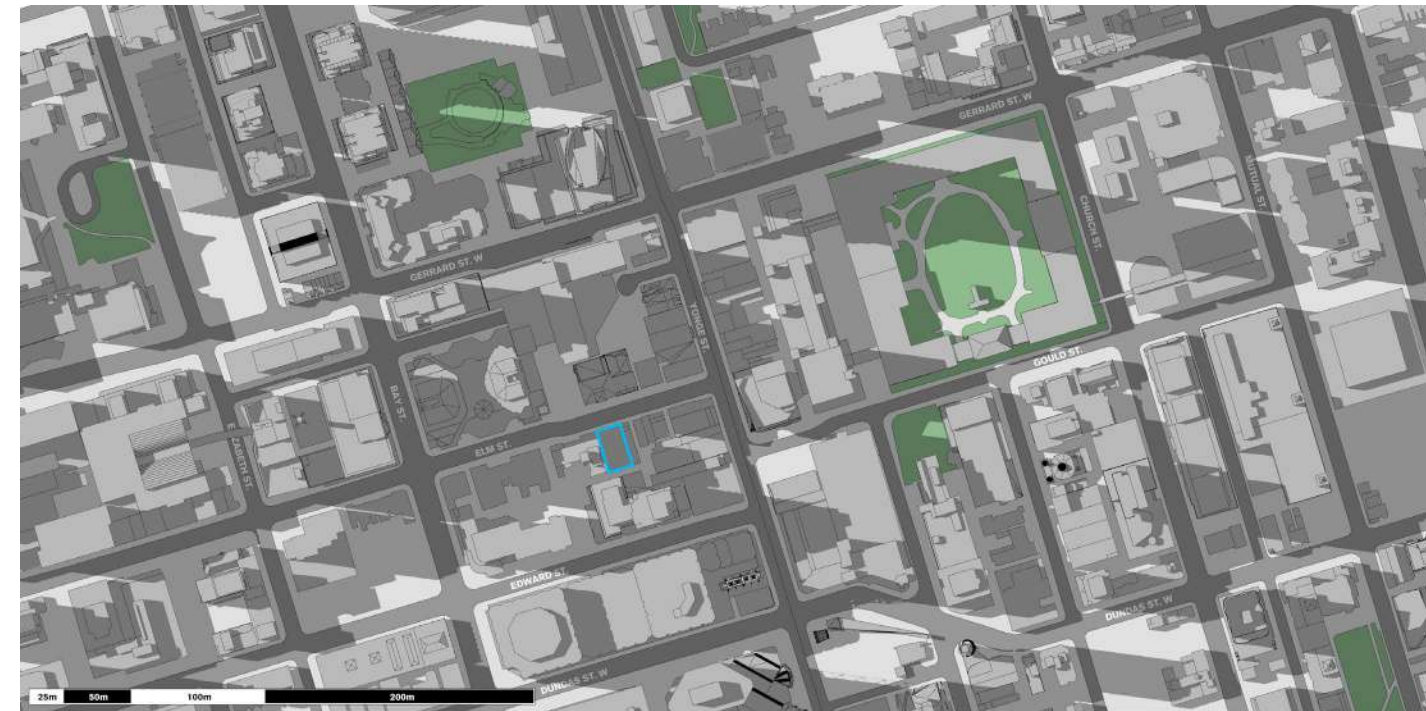
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









JUNE 21st – 5:18pm



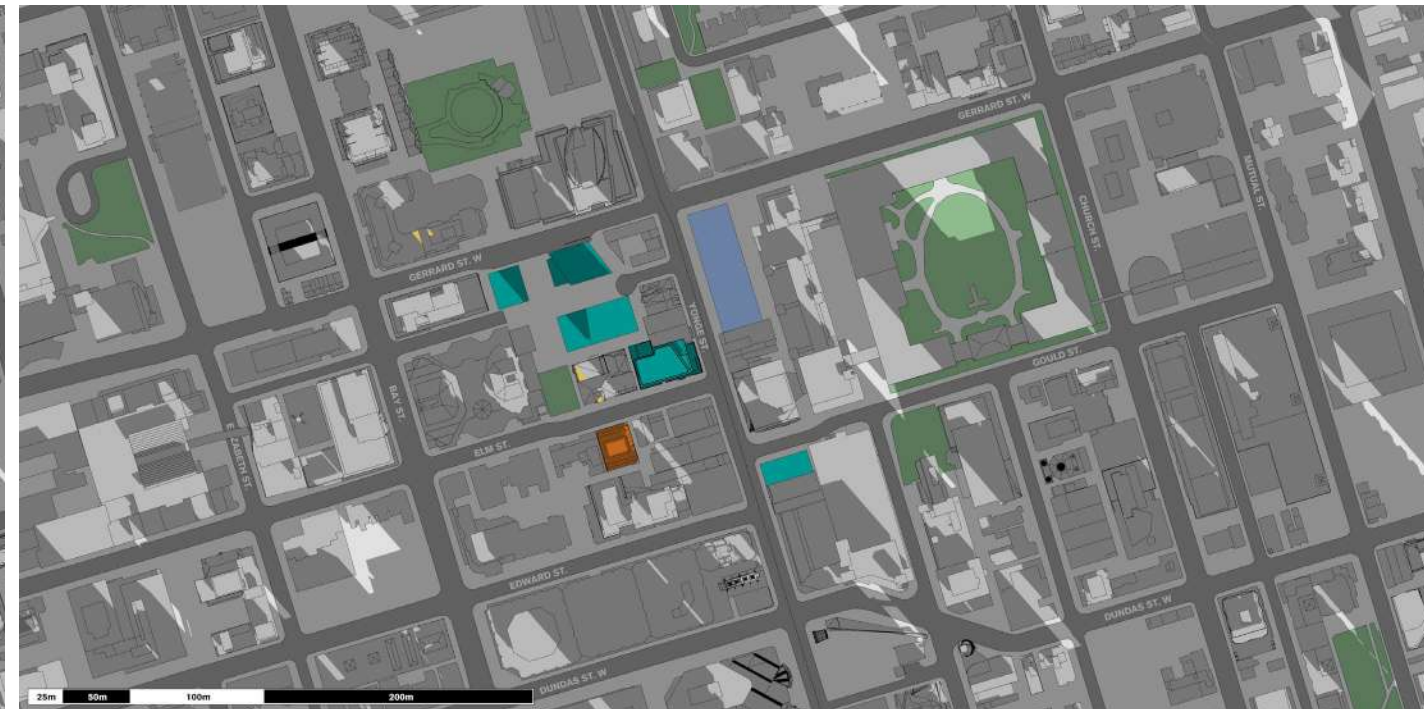
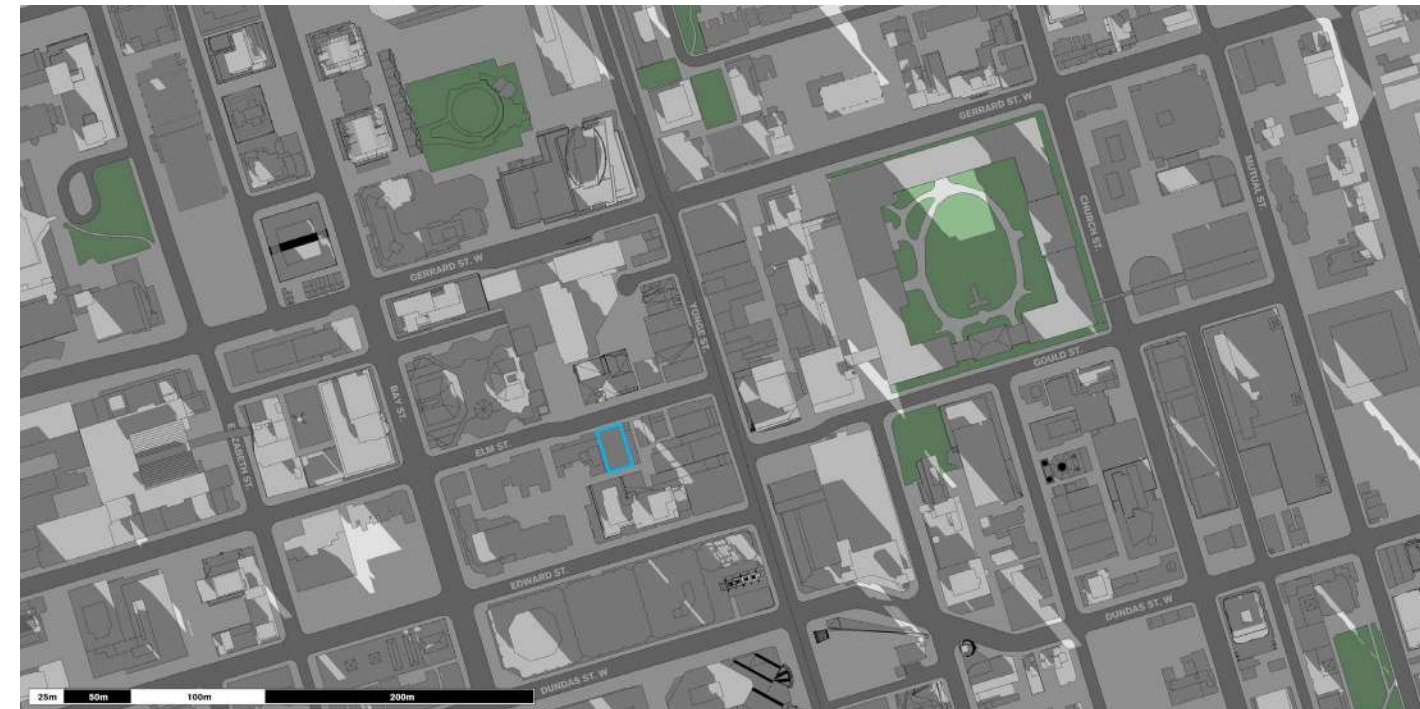
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









JUNE 21st – 6:18pm



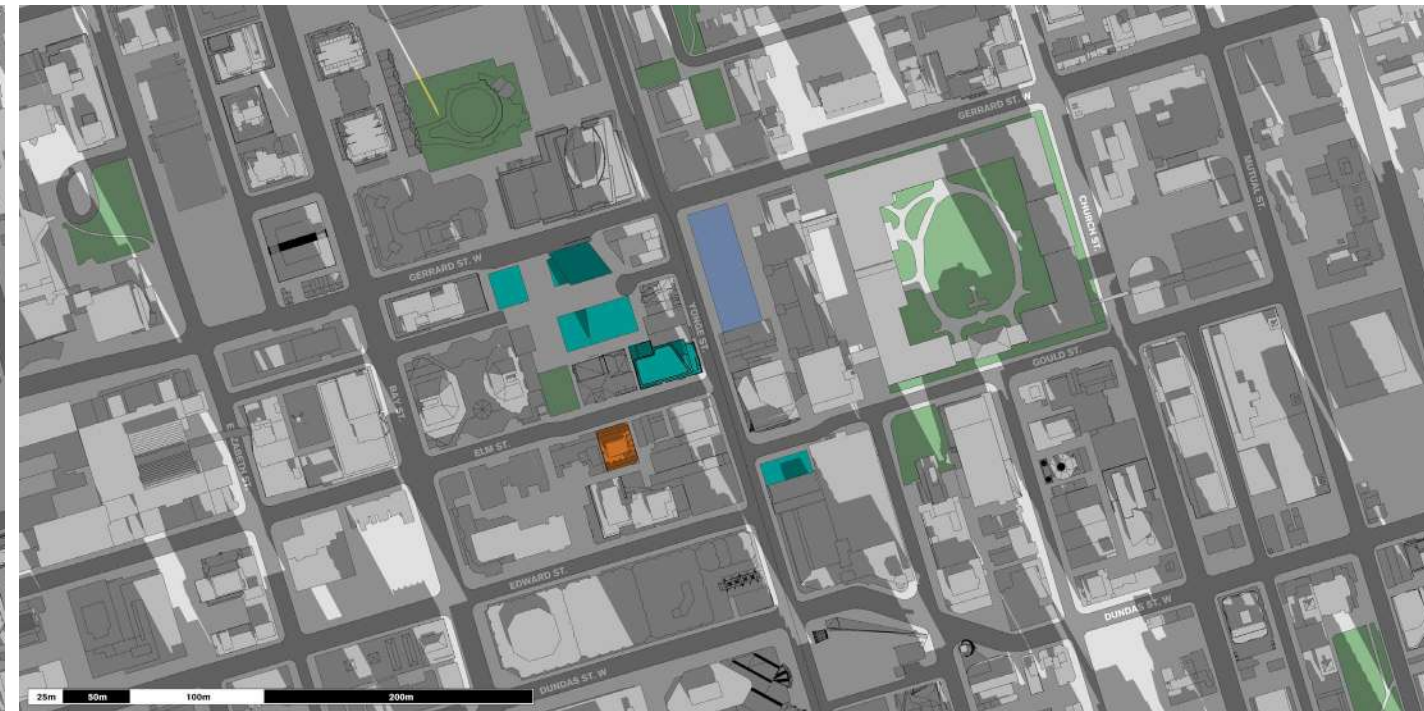
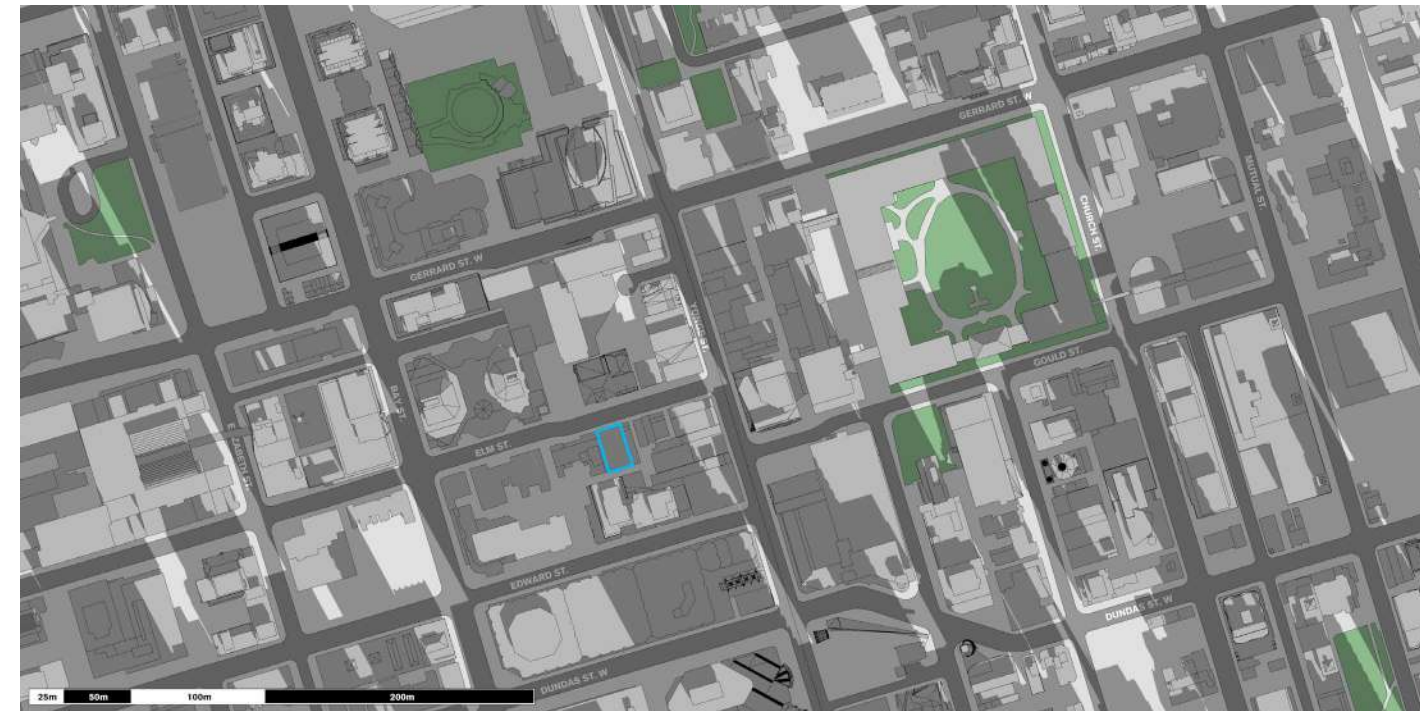
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 9:18am



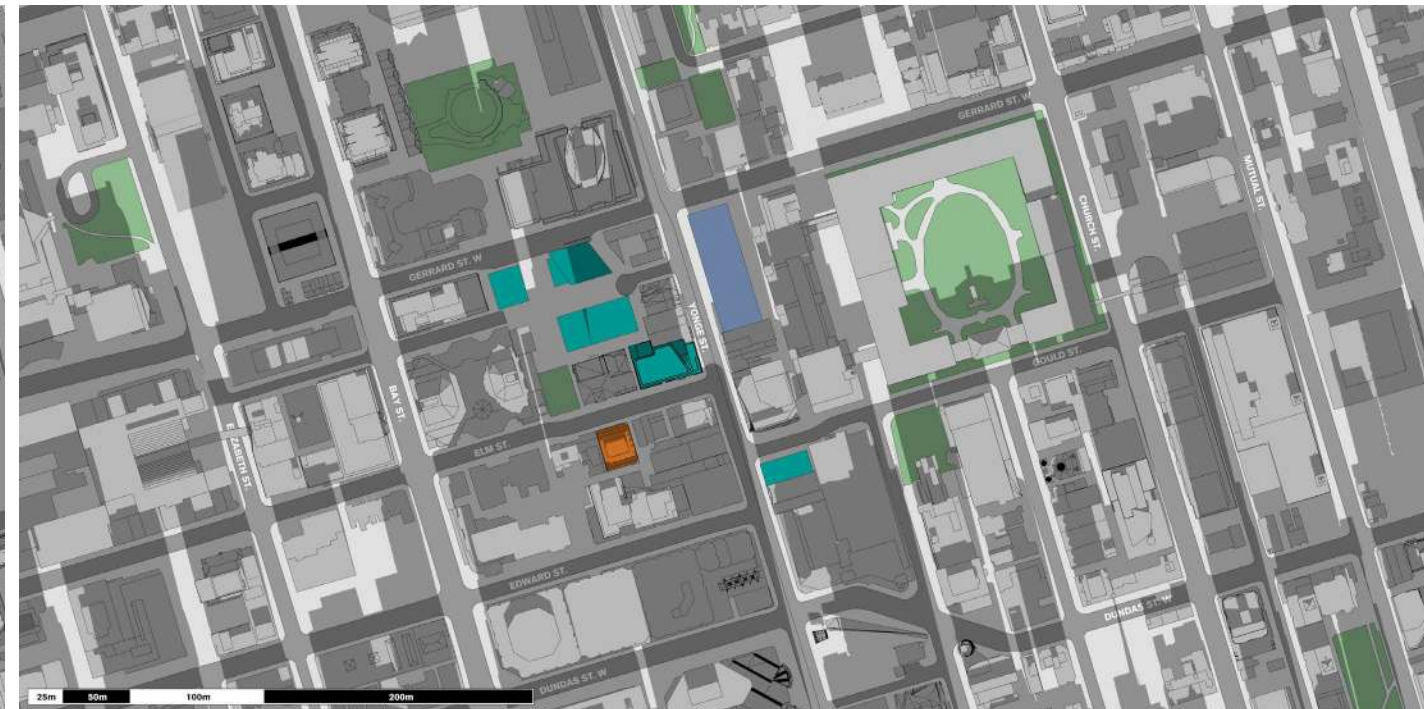
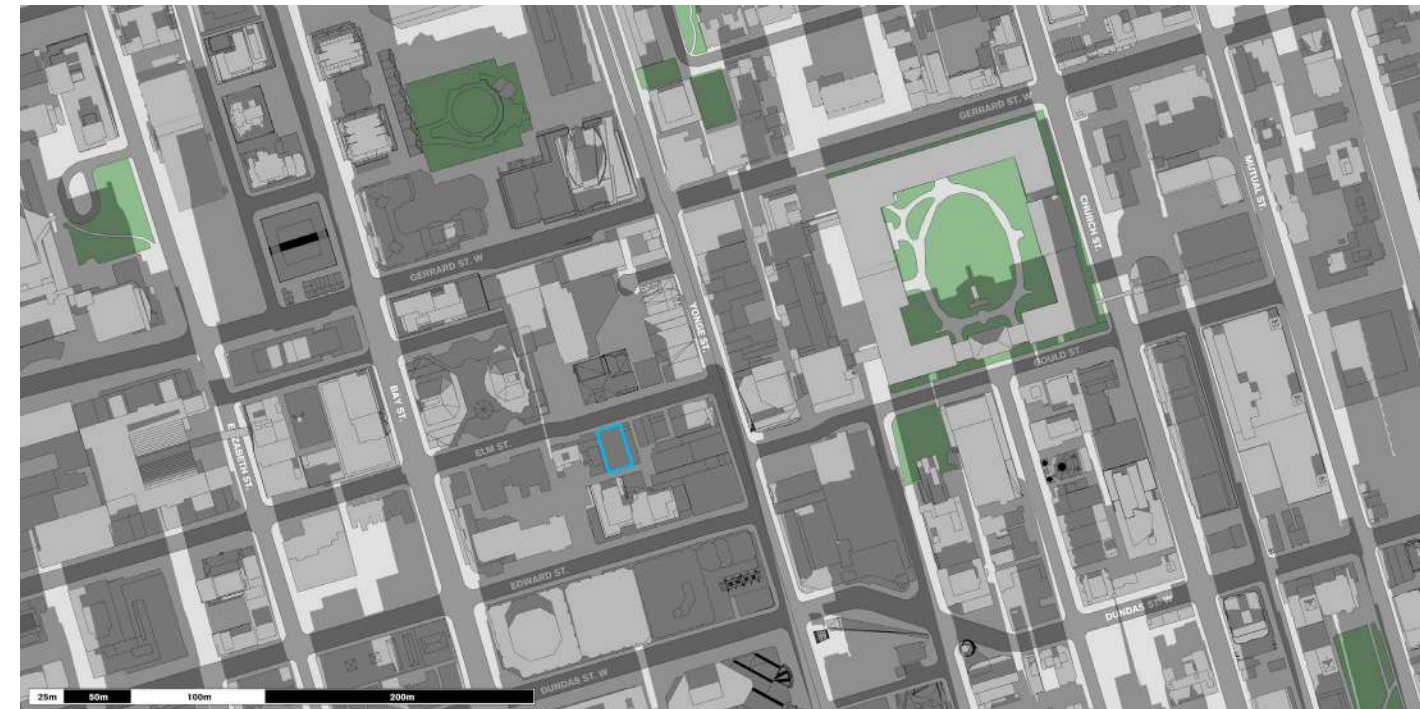
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 10:18am



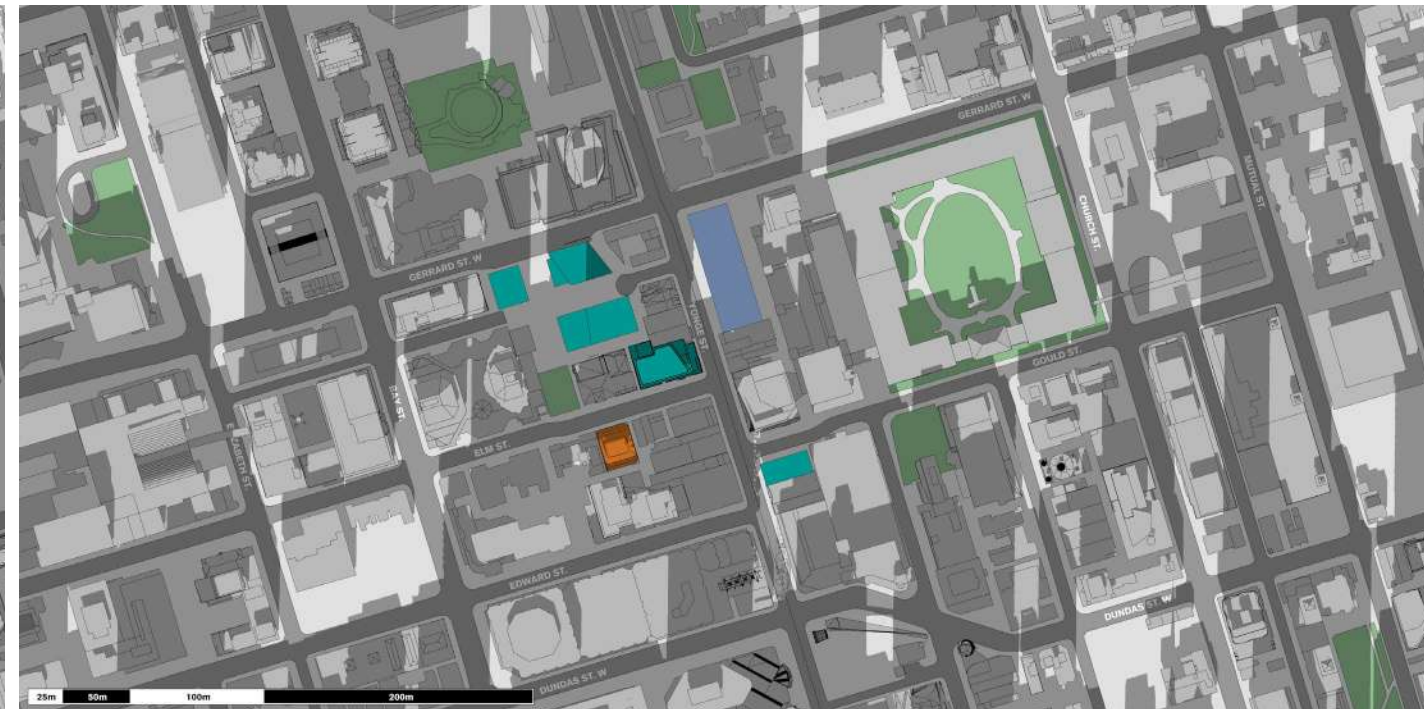
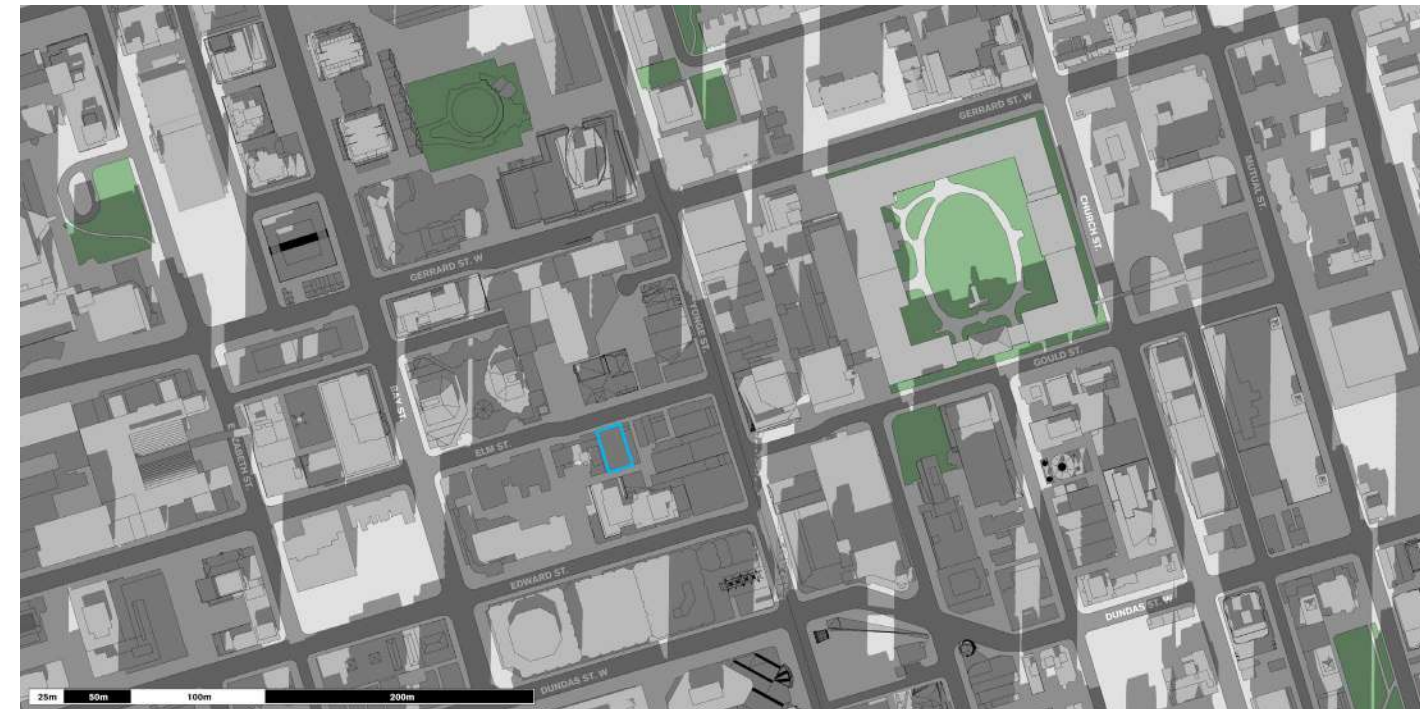
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 11:18am



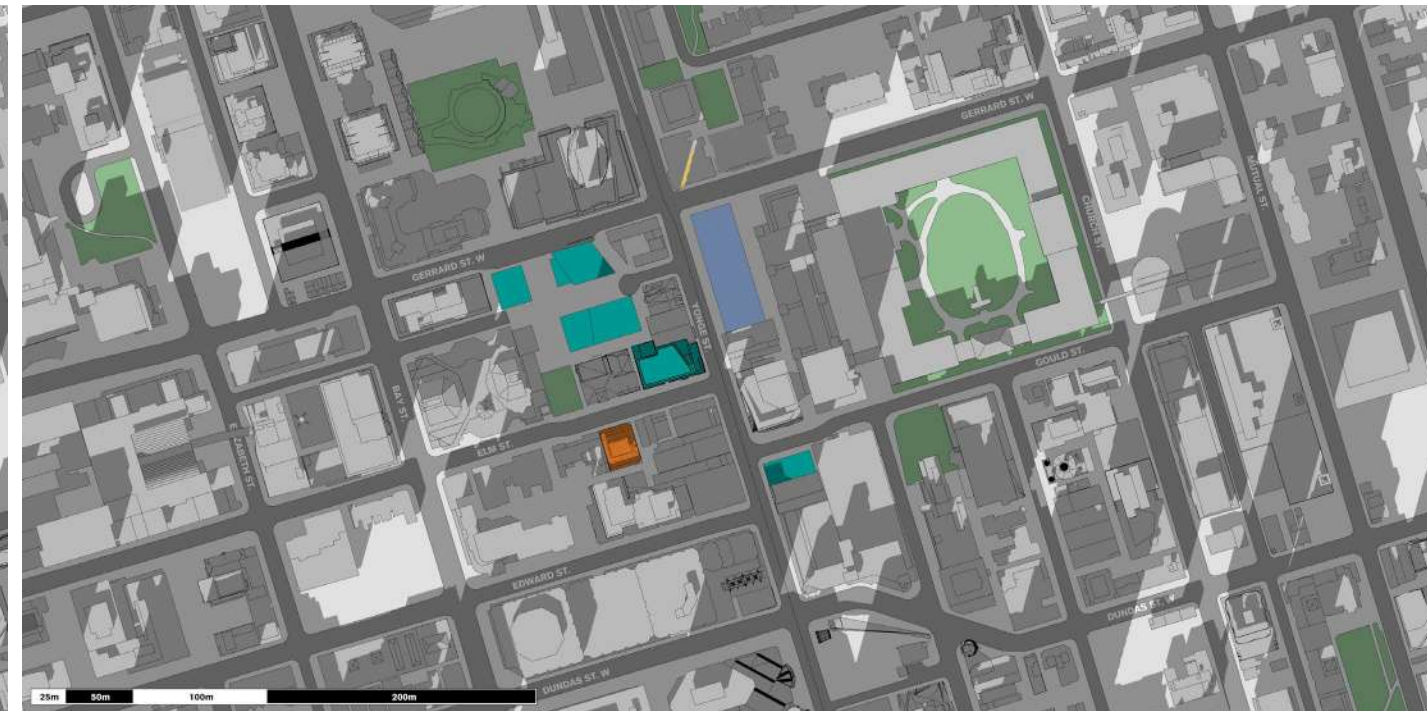
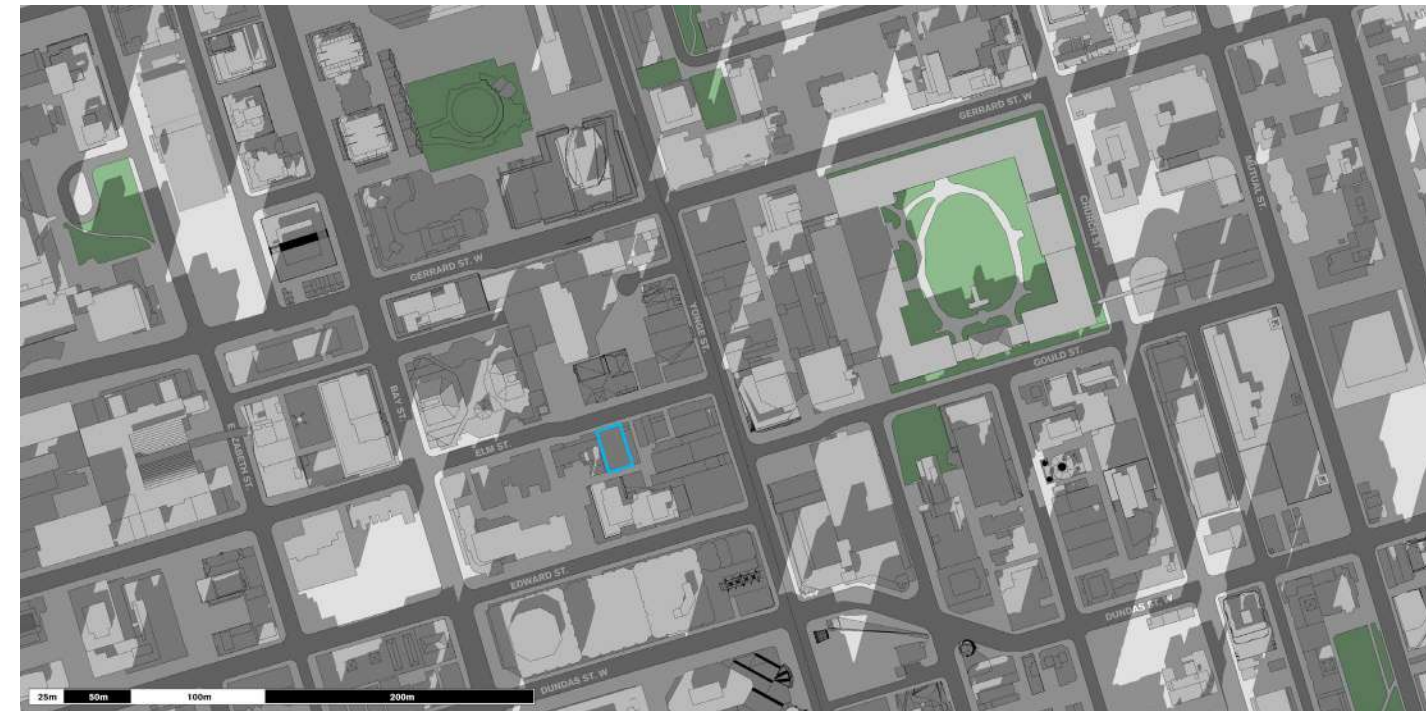
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 12:18pm



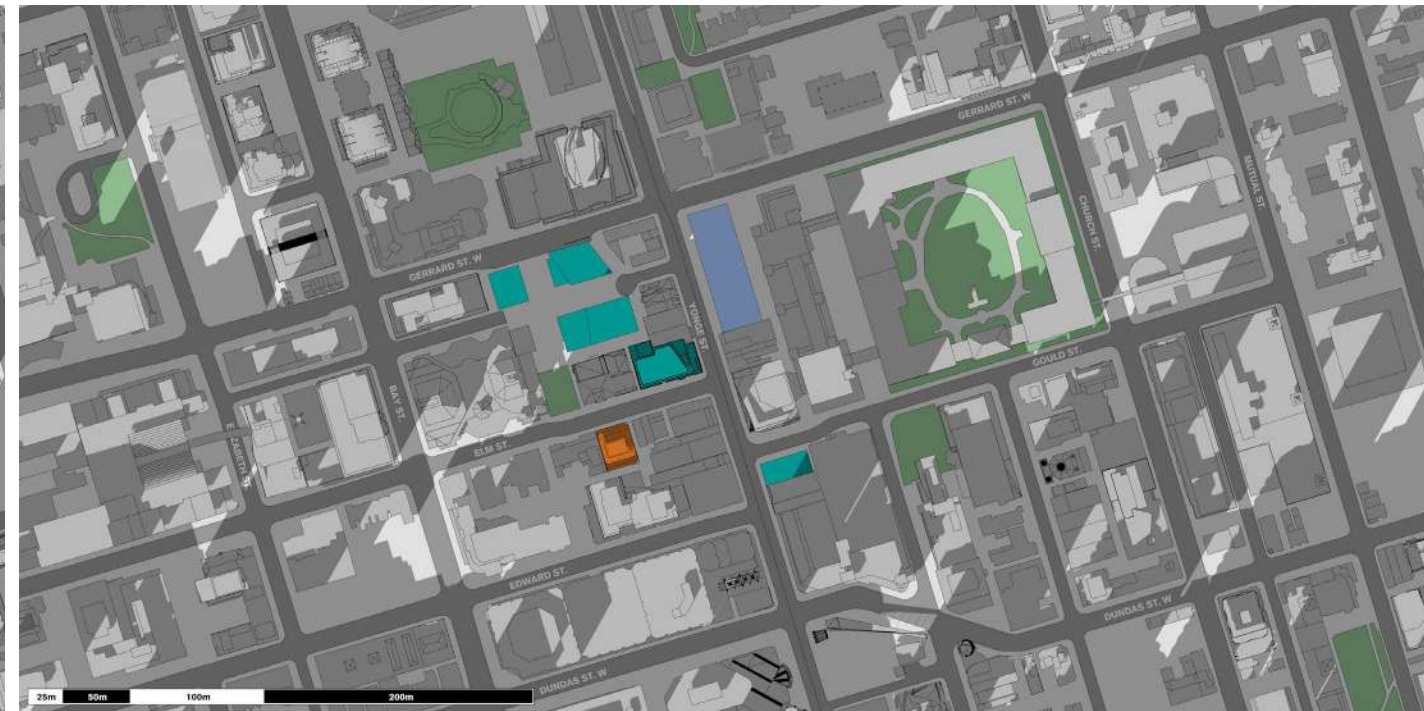
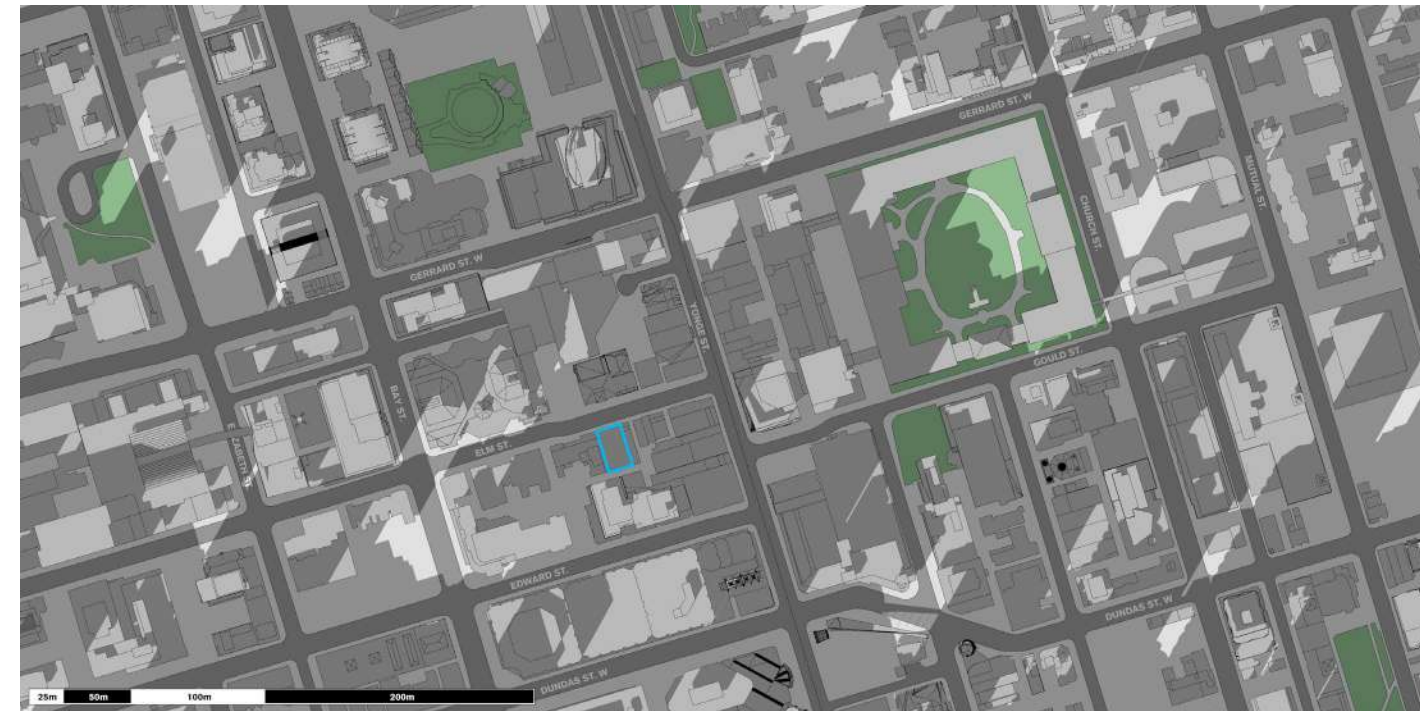
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 1:18pm



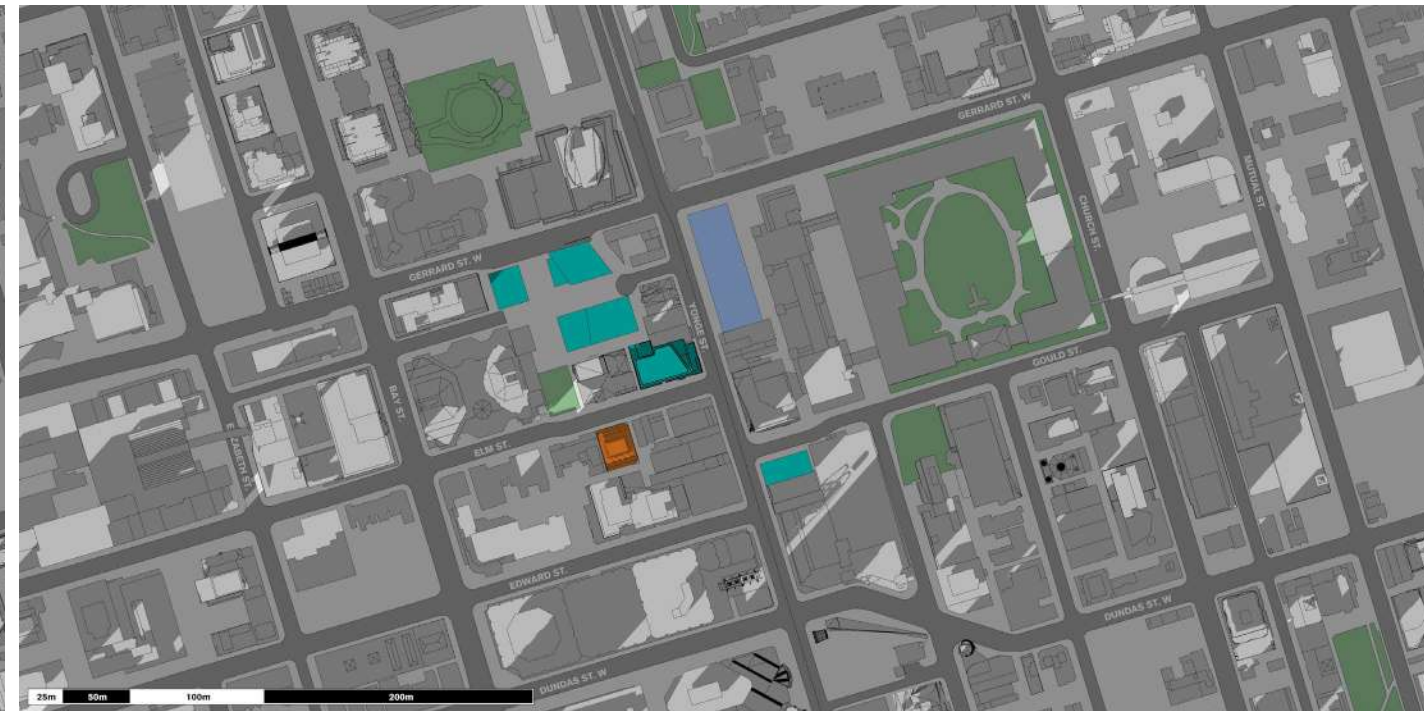
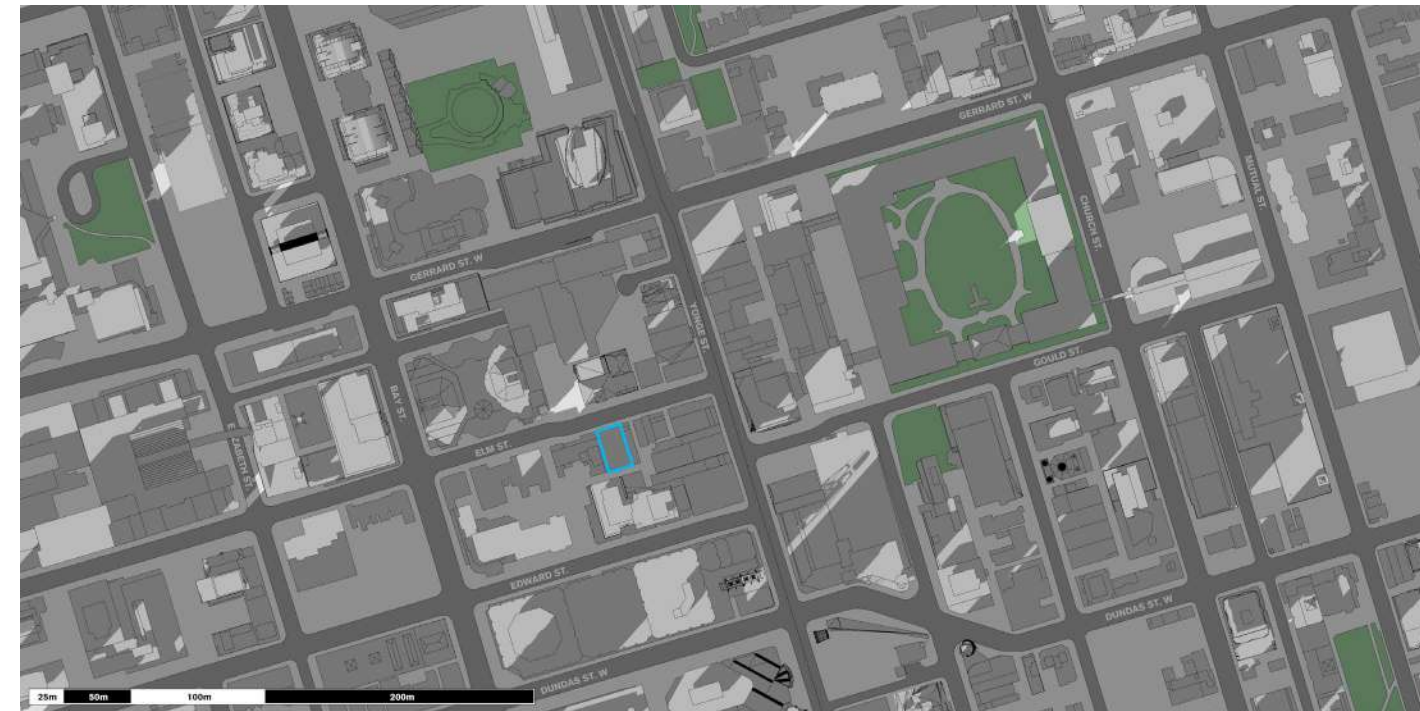
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 2:18pm



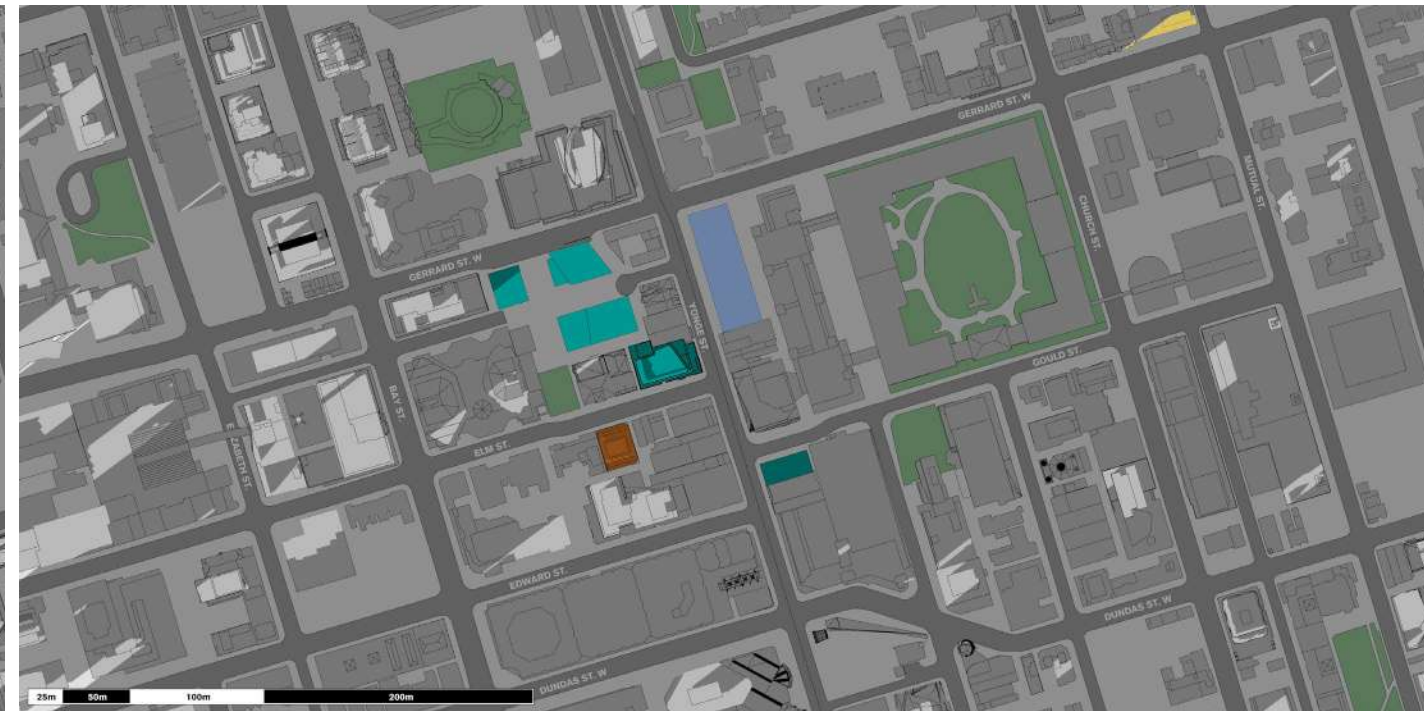
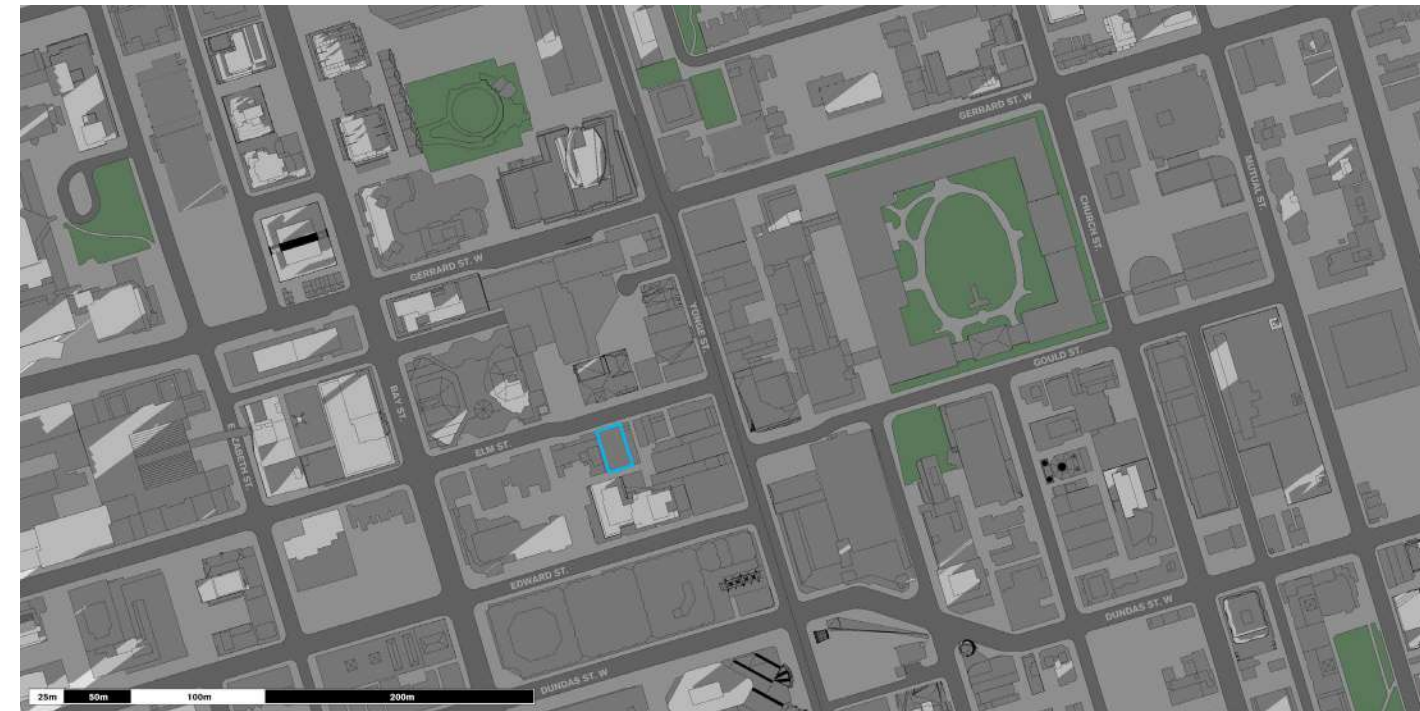
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 3:18pm



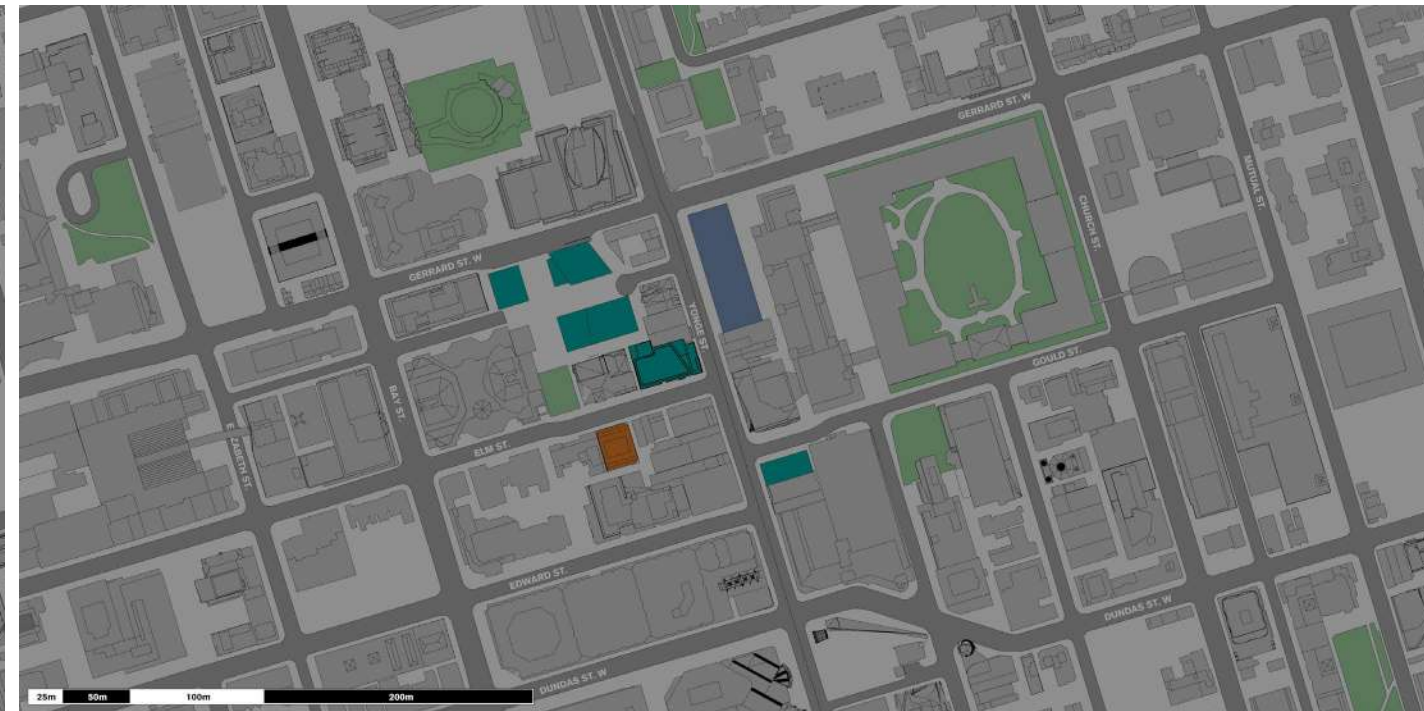
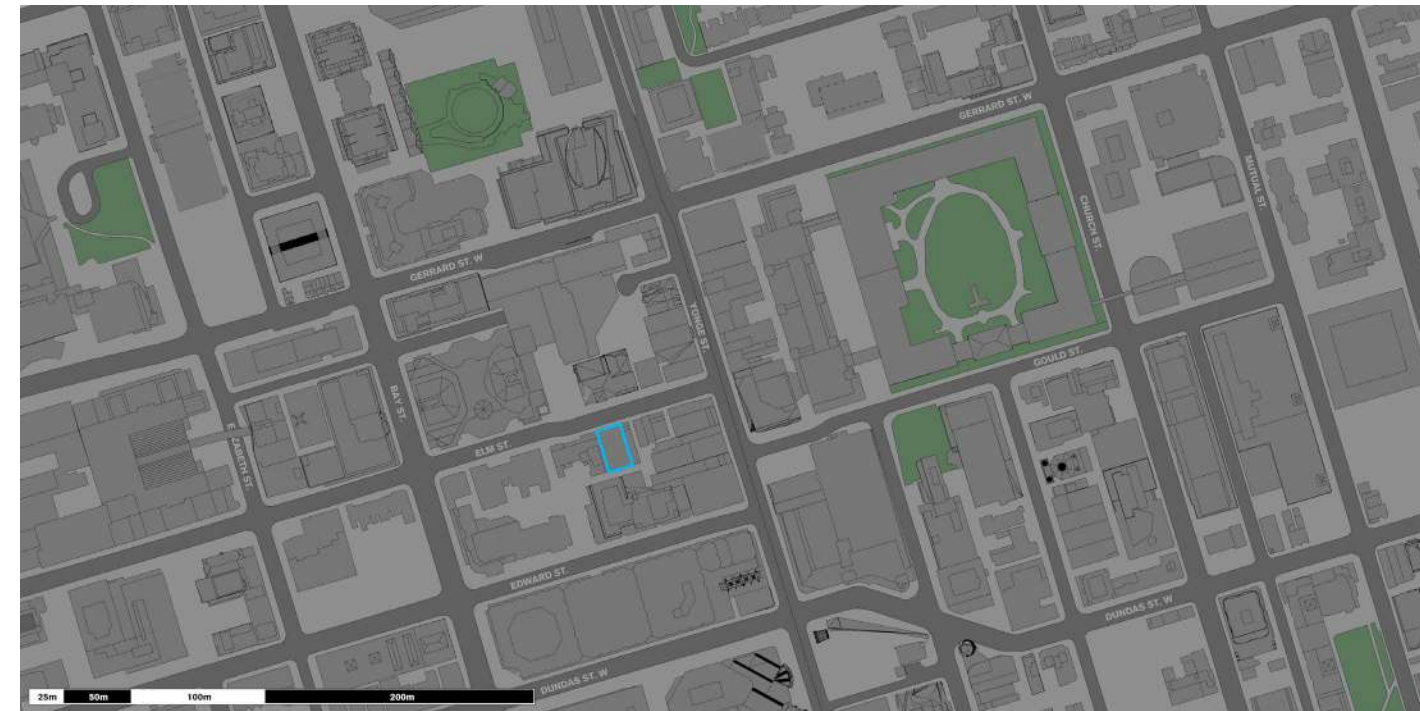
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 4:18pm



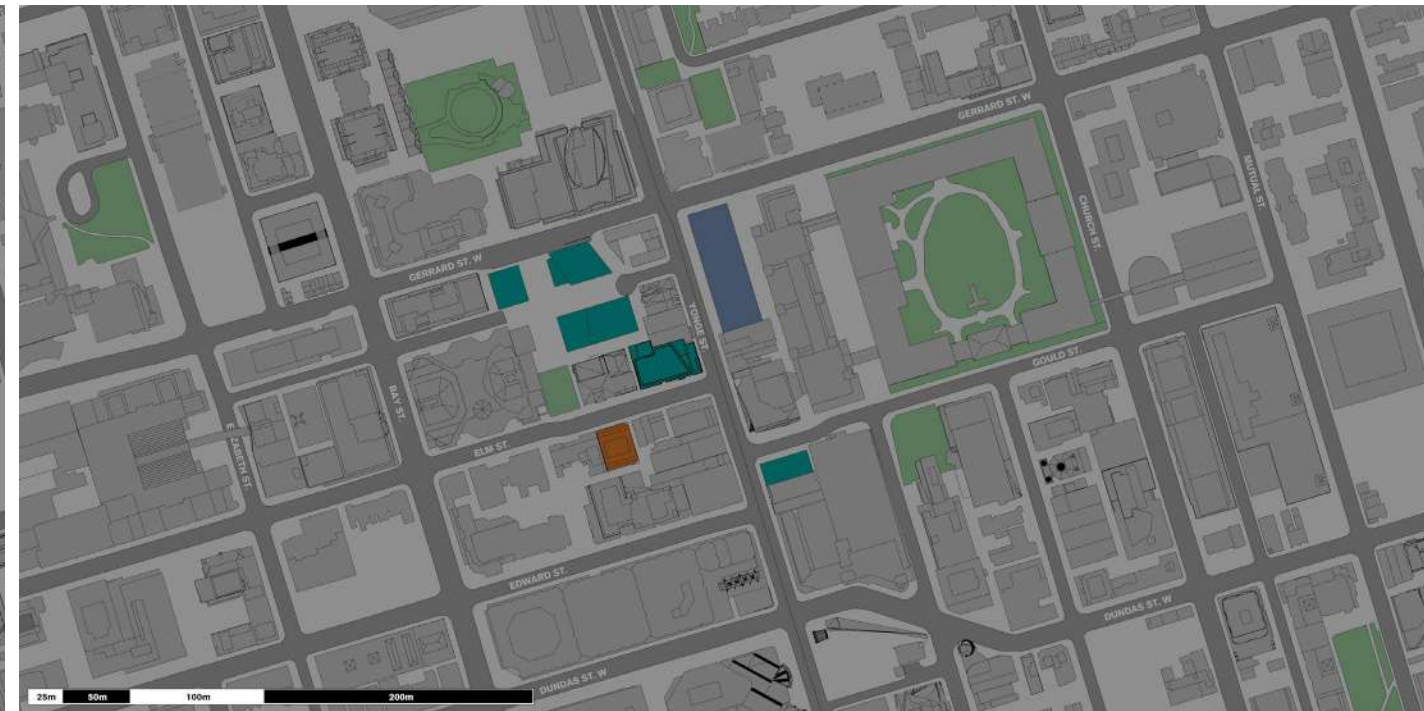
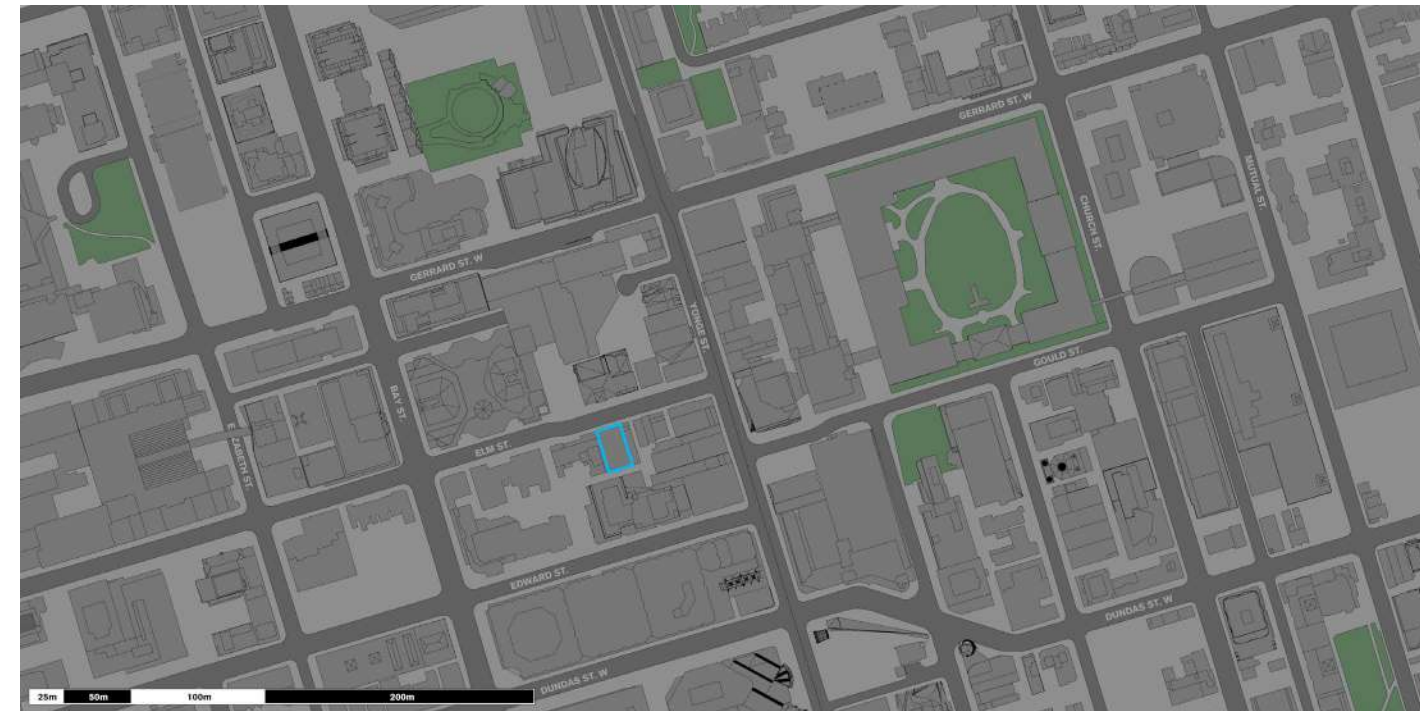
-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development









DECEMBER 21st – 5:18pm



-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development

DECEMBER 21st – 6:18pm



-  Subject site
-  Development proposal
-  Under construction
-  Approved development
-  Park and Open Space
-  Incremental shadow cast by development proposal
-  Shadow Cast by AOR massing
-  Shadow cast by existing, under construction, and approved development