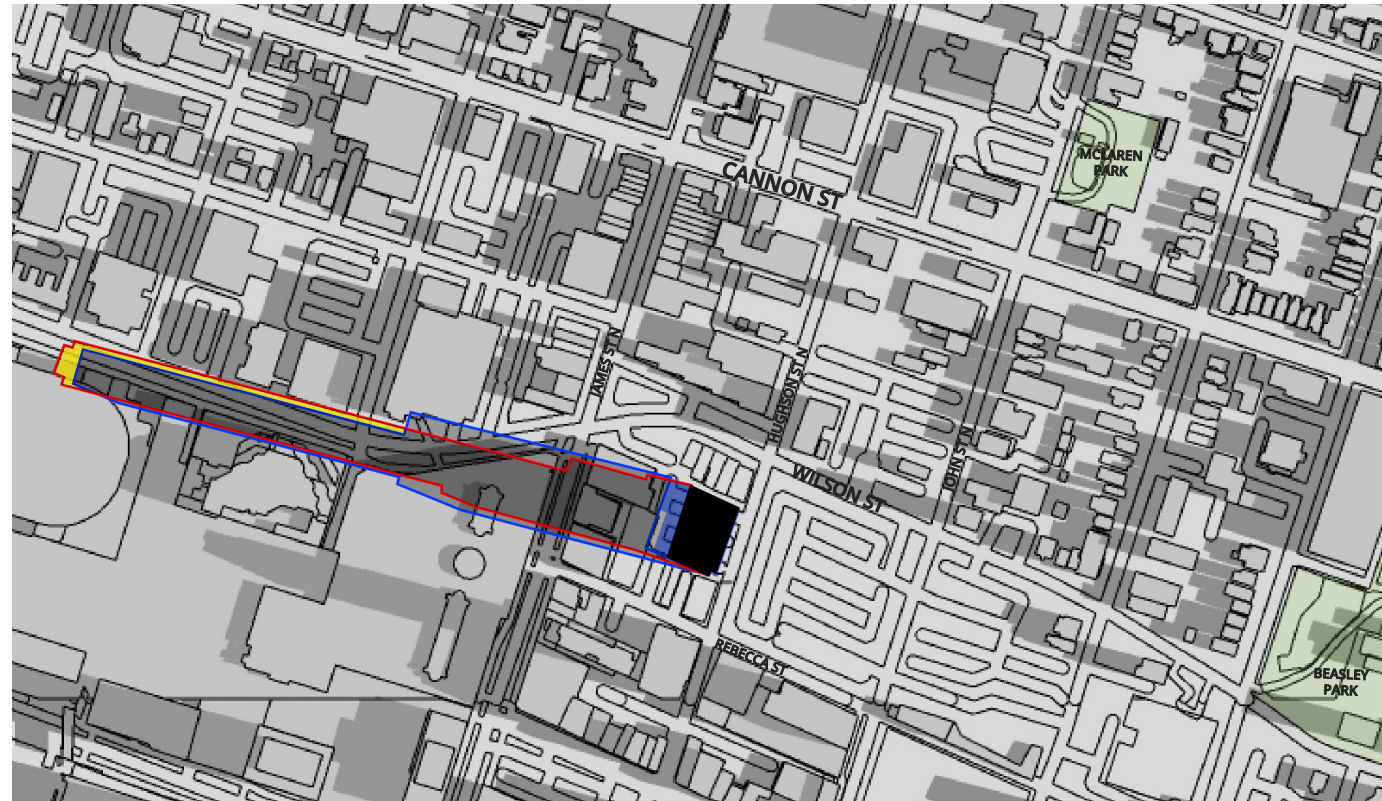
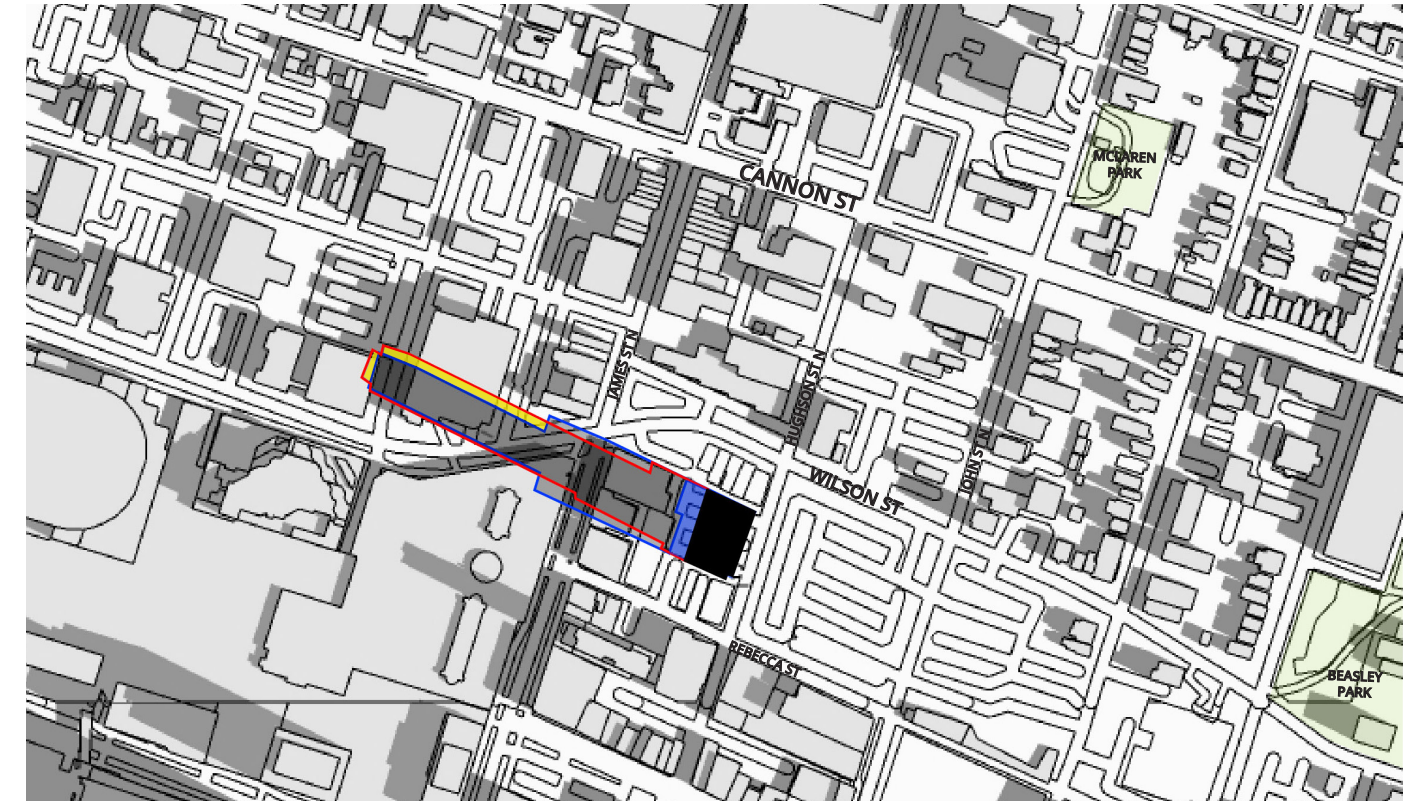


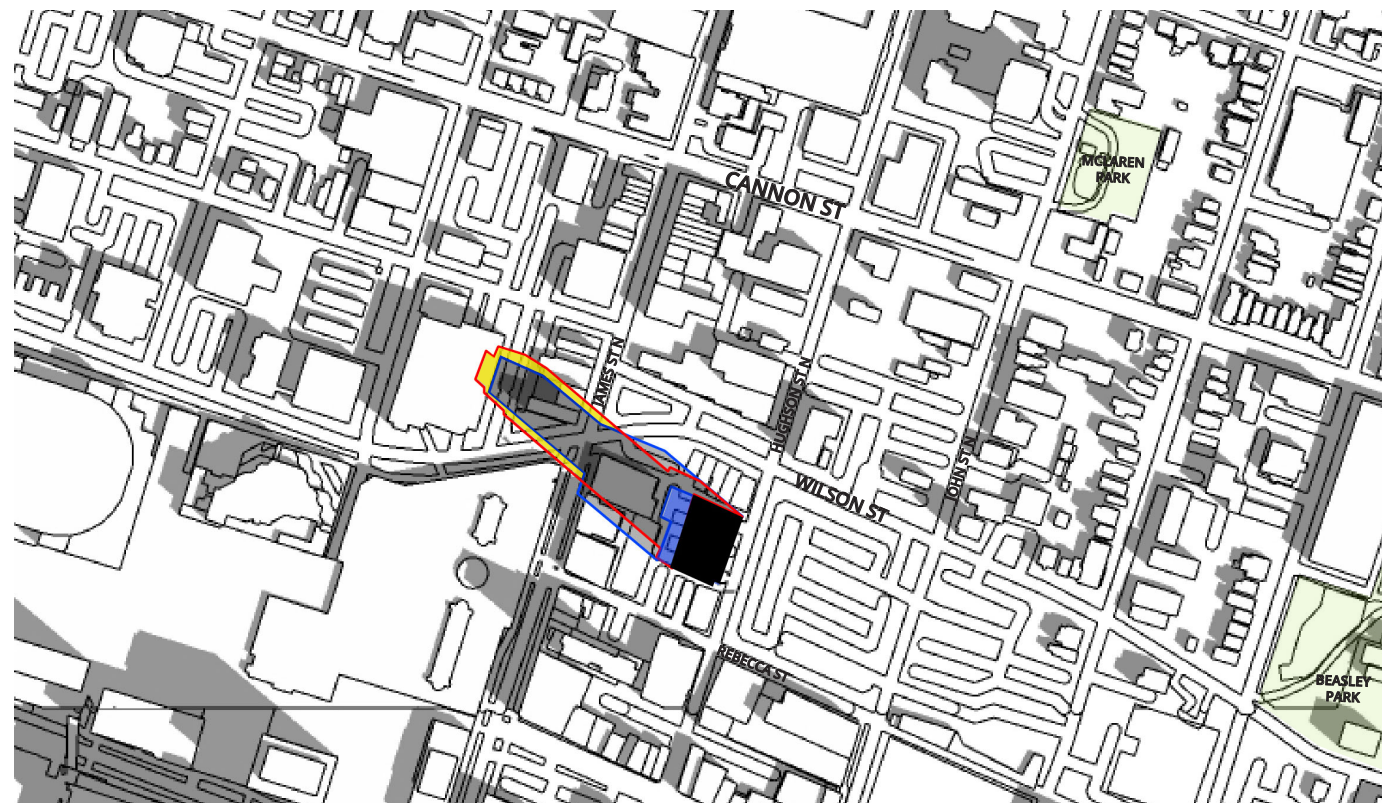
MARCH 21



8:48 AM (1.5hrs after sunrise)



9:48 AM



10:48 AM

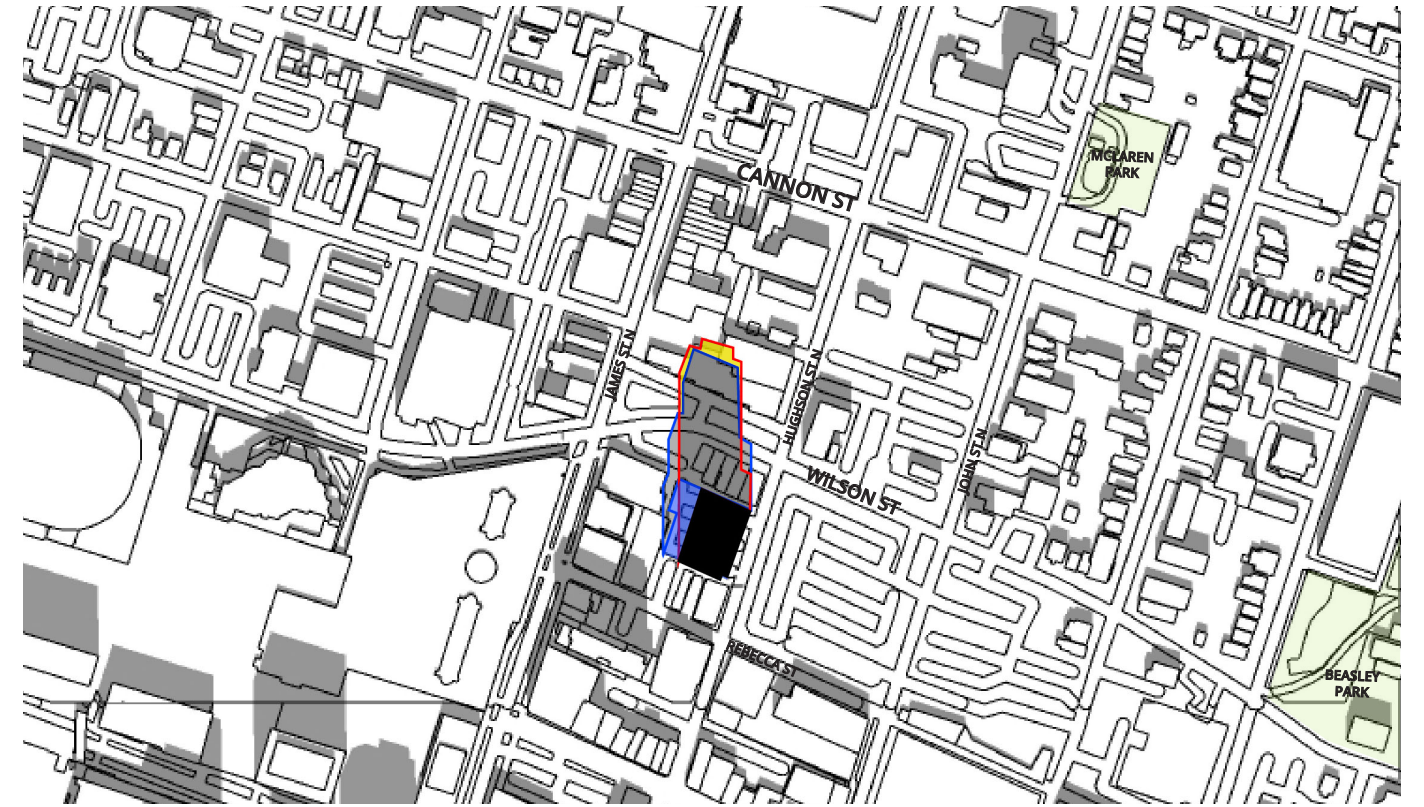


11:48 AM

MARCH 21



12:48 AM



1:23 PM (solar noon)

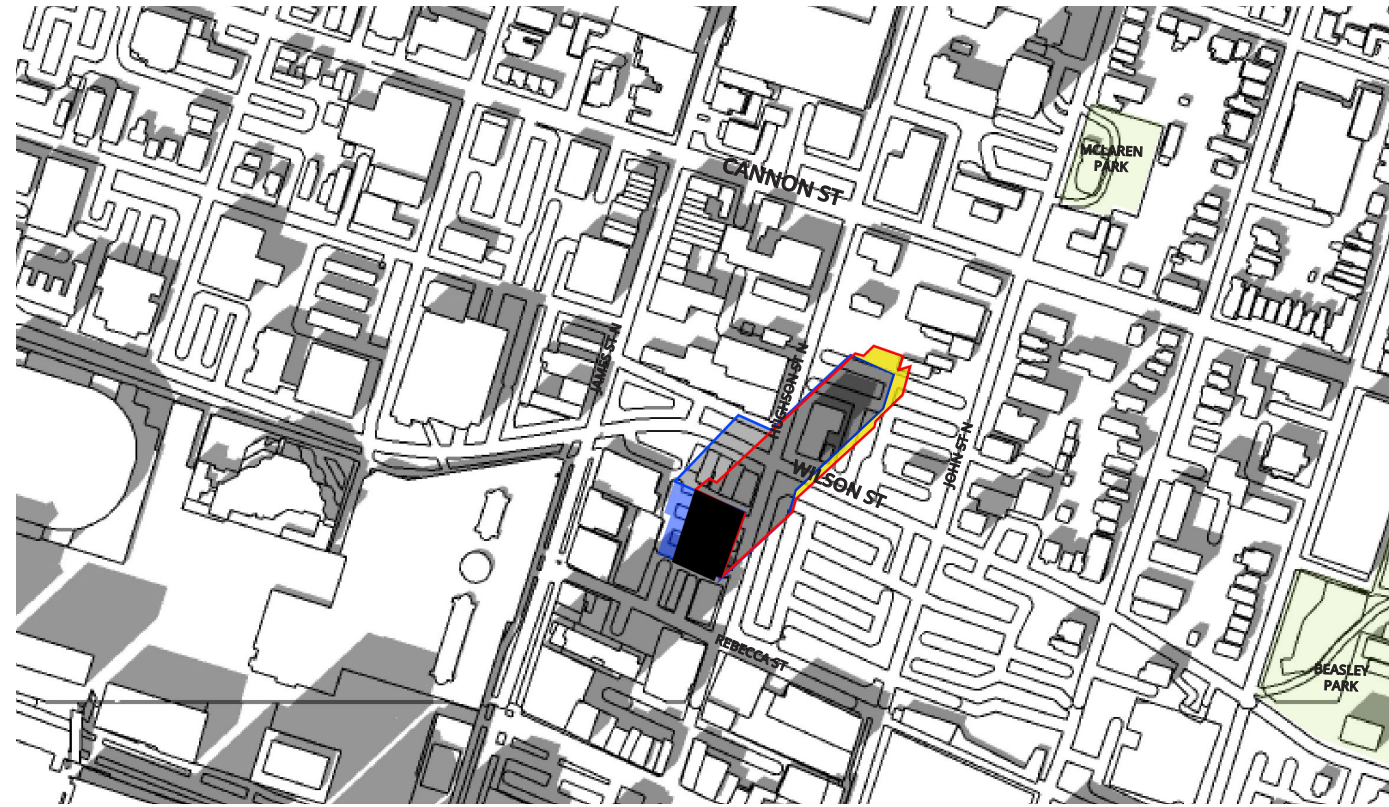


1:48 PM



2:48 PM

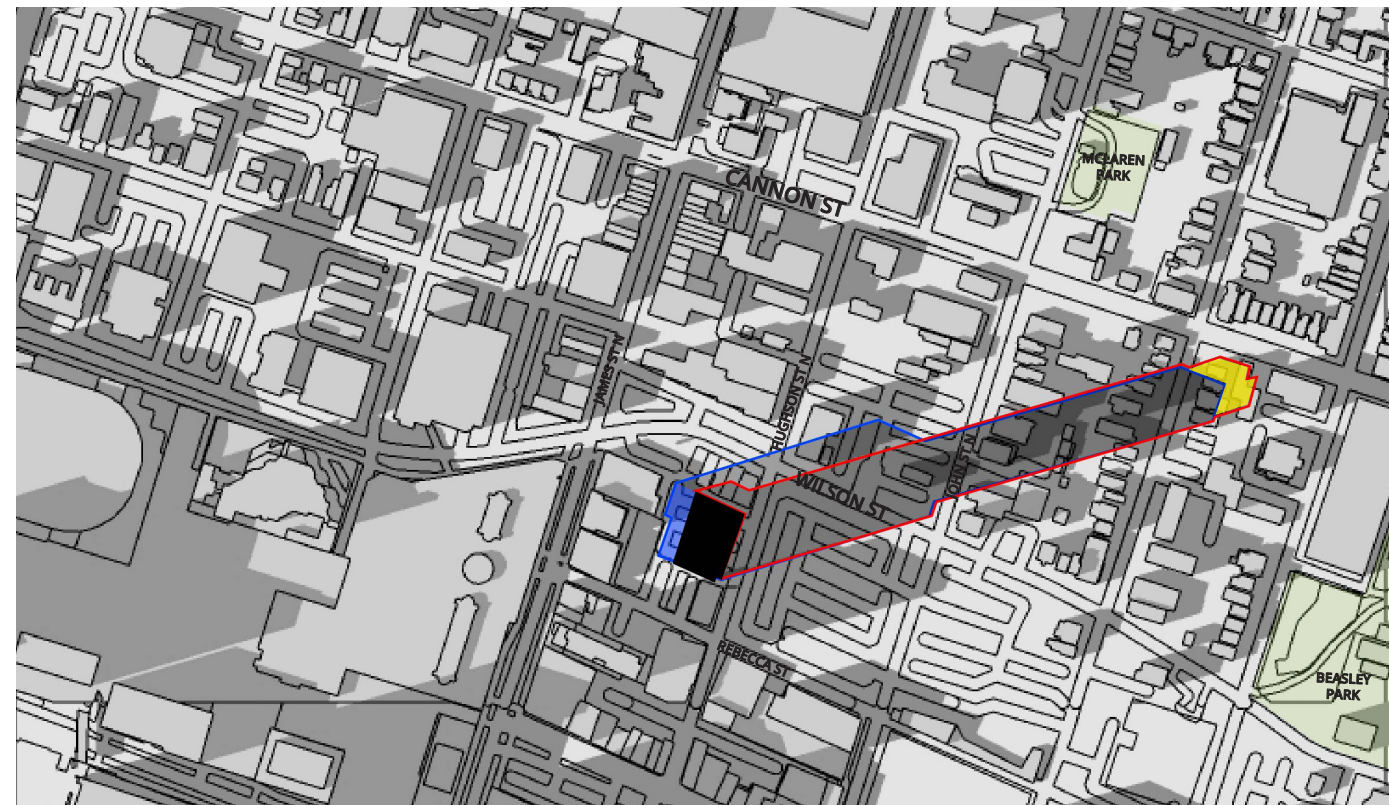
MARCH 21



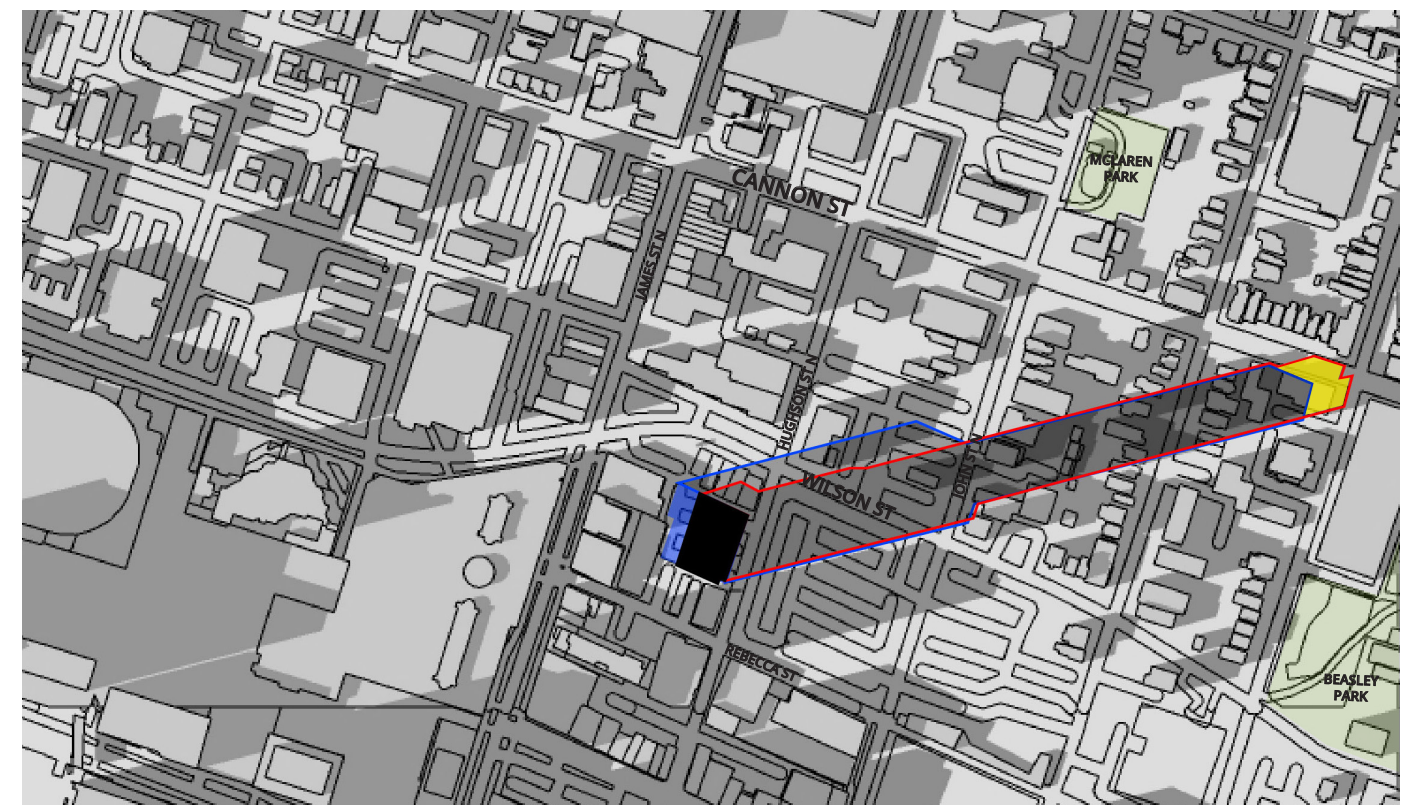
3:48 PM



4:48 PM



5:48 PM



5:59 PM (1.5hrs before sunset)

Sun Shadow Study - 73 Hughson Street North

1. This sun shadow study is based on the site location for 73 Hughson Street North in Hamilton Ontario.

2. The site latitude and longitude used for this study is Latitude: 43° 15' 31" N; Longitude: 79° 52' 01" W. The base plan used was created by mcCallumSather based on CAD files from the City of Hamilton open data mapping. The 3D model used for the context and proposal shadow study was developed by mcCallumSather. Shadow directions in this study are referenced to Astronomic North. The shadow study has been conducted as per "City of Hamilton Terms of Reference: Sun Shadow Study "- <https://www.hamilton.ca/sites/default/files/2023-01/pedguidelines-sun-shadow-study-nov2022.pdf>

- Dates – conducted on March 21st.
- Times – conducted at the following times: Solar Noon (SN), Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset
- Time Zone – Eastern; Standard Time: Universal Time minus 5 hours; Daylight Saving Time: Universal Time minus 4 hours.

3. Zoning for the site permit a maximum height of 94m, with minimum 12.5m setback from all side and rear lot lines above 44m and a minimum 25m setback between exterior walls of tower on the same property above 44m. Building base height is a maximum of 16m. As of right massing for this study was developed using the above zoning permissions.

4. Analysis of the shadow impacts created by the proposed development at 73 Hughson Street North shows a slightly longer and narrower shadow impact compared to the as of right shadows per current site zoning by-laws. There are no new shadows

produced on public parks, school playgrounds or buildings, or childcare centres.

At 8:48AM the proposal shadow impacts produce a net increase in length of shadow and thicker tower shadow cast than as-of-right. The increase in shadow length falls along the northern edge of York Blvd and across the York Blvd right of way at Park Street North. The proposal podium casts a narrower than as of right shadow on the York Blvd right-of-way to the west of James Street North and a narrower than as of right shadow across James Street North and on site adjacent buildings along James Street to the west of the site. At 11:48 the proposal shadow casts a thicker and longer than as of right shadow on the James Street North right of way and buildings north of York Blvd, however the proposal produces less shadow on the corner of James Street North and Wilson Street and the adjacent heritage buildings. At 2:48 the proposal shadow casts a slightly longer than as of right shadow across the Hughson Street North right of way, and significantly less shadow impact across the Wilson Street public right of way and heritage buildings at the southwest corner of Wilson Street and Hughson Street North. At 5:48 the proposal shadow casts a longer than as of right shadow which falls on the properties at 104 Cannon Street East and 150 Catherine Street North. Proposal shadow impacts are significantly less than as of right along the Wilson Street right of way and do not impact Trinity Lutheran Church at 37 Wilson Street, as the as of right impact does.

While creating a longer shadow, particularly in the morning and evening, the proposal generally produces less overall shadow impact than as of right due to the slender massing and resulting narrow shadow impact on surrounding heritage buildings.