



Appendix D

143-153 Sackville Drive - Shadow Study



Proposed Commercial and Multi-Unit Residential Building

143-153 Sackville Drive

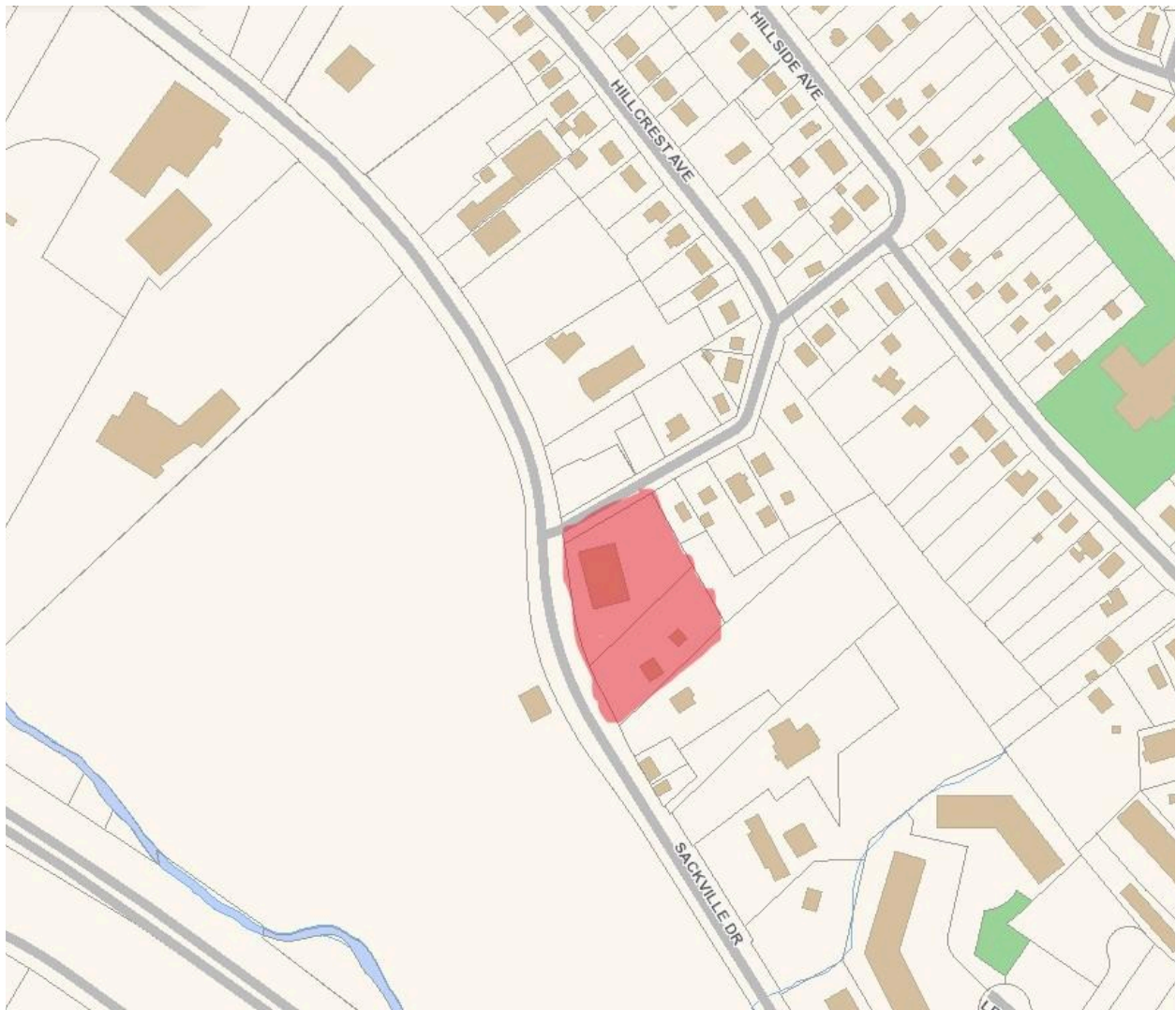
Sackville, Nova Scotia

Prepared By: Paul Skerry Architects Limited

Greg Johnston, Architect, NSAA

Ph: 902-455-4361 Email: gregj@pskerry.ca

Apr 24, 2024



<https://www.arcgis.com/apps/Viewer/index.html?appid=4085113524b44ed99606224723aec713>

Summary

Our proposal is located on a 2.14 acre site across Sackville Drive from Gate of Heaven Cemetery. This park is a beloved space to honour family members and friends who have passed. It consists of maintained grasslands outlined by several mature trees lining Sackville Drive. The trees create a safety and noise barrier from the street, and provide a blanket of shade for a portion of the cemetery.



Google from Sackville Drive looking towards Gate of Heaven Cemetery to the East

Across Hillcrest Avenue to the North is a single storey car dealership.



Google Sackville Drive and Hillcrest Avenue street corner looking North

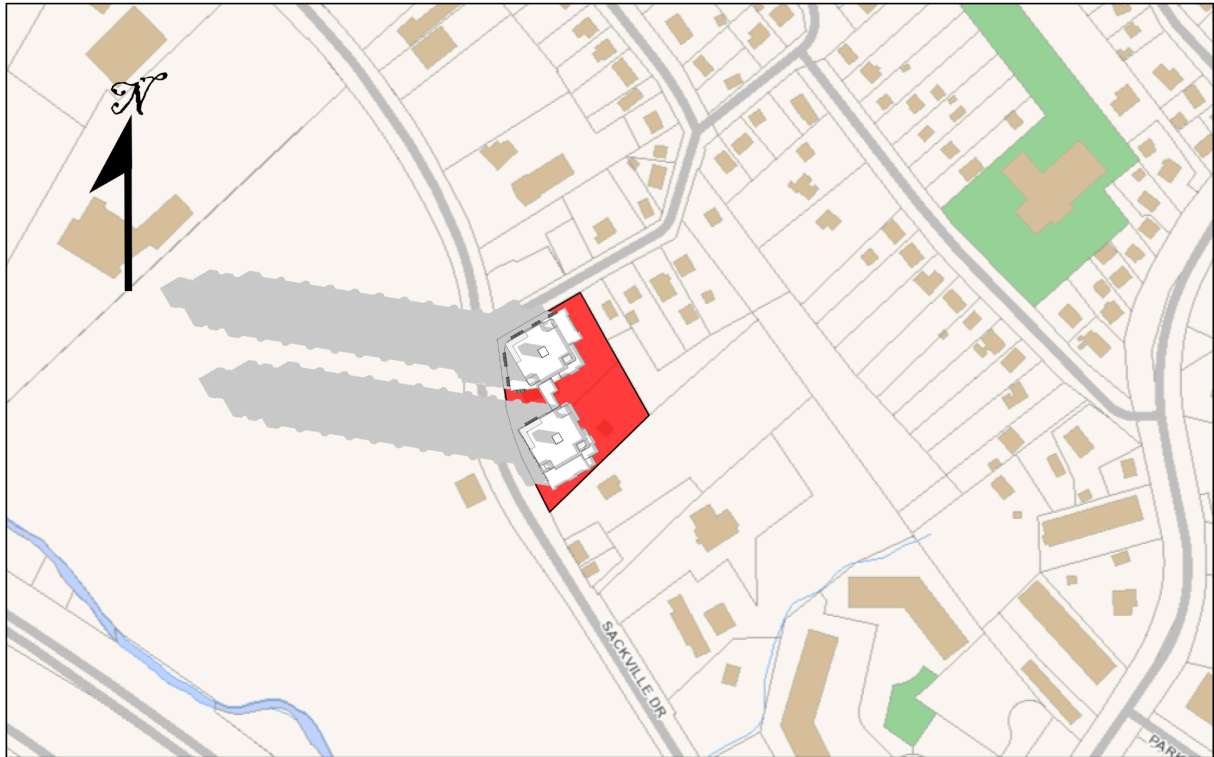
A low-density residential neighbourhood commences directly adjacent to the subject property to the West. Dense vegetation with heights around 40' high provides an existing barrier for sunshine onto the first few lots.



Google Hillcrest Avenue looking West towards the residential neighbourhood

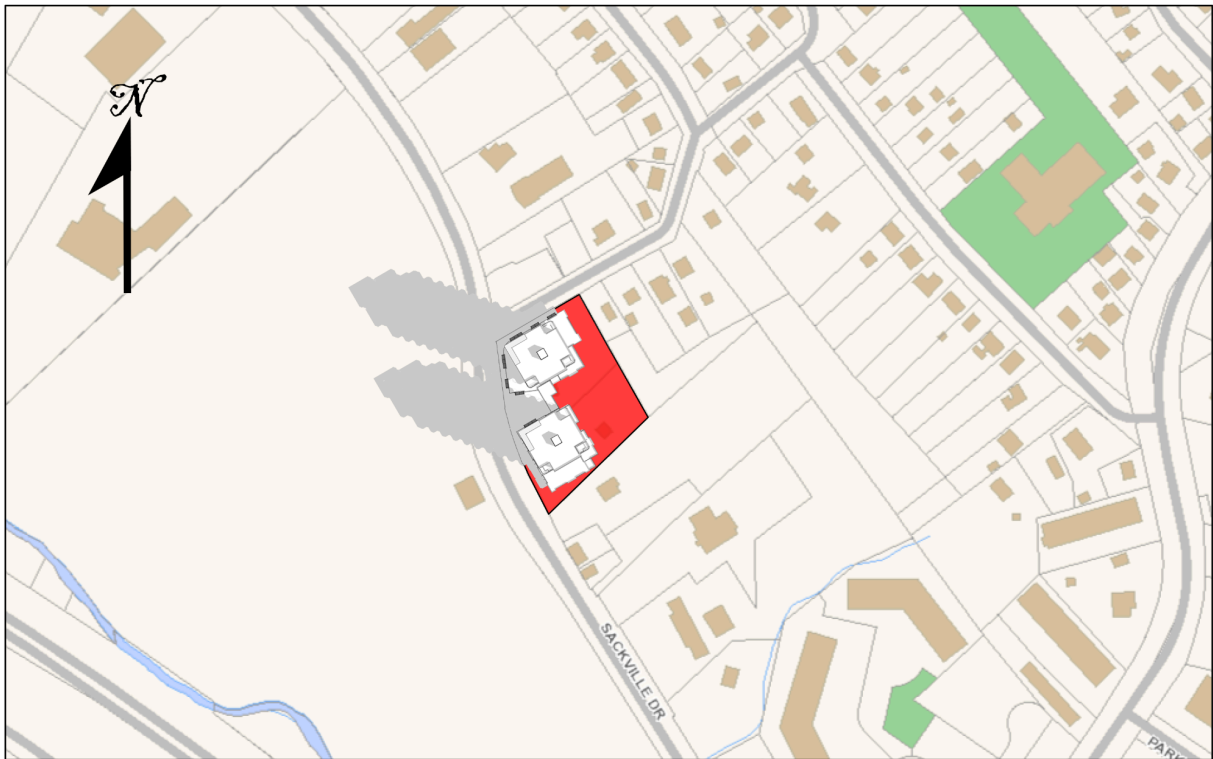
We created a shadow study using the parameters outlined in the Centre Plan's land use by-law. Between the hours of 8:00 am and 6:00 pm on September 21, our proposed development would not create fewer than 6 hours of sunlight. Nor would it shade a single area of the cemetery or the residential community continuously for 4 hours. For all shadow calculations, the latitude and longitude data shown on Table A2-1 of the Regional Centre Land Use By-law was utilized, and the base mapping for the shadow diagrams used true north as its directive.

Shadow Study

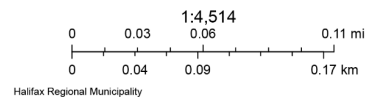


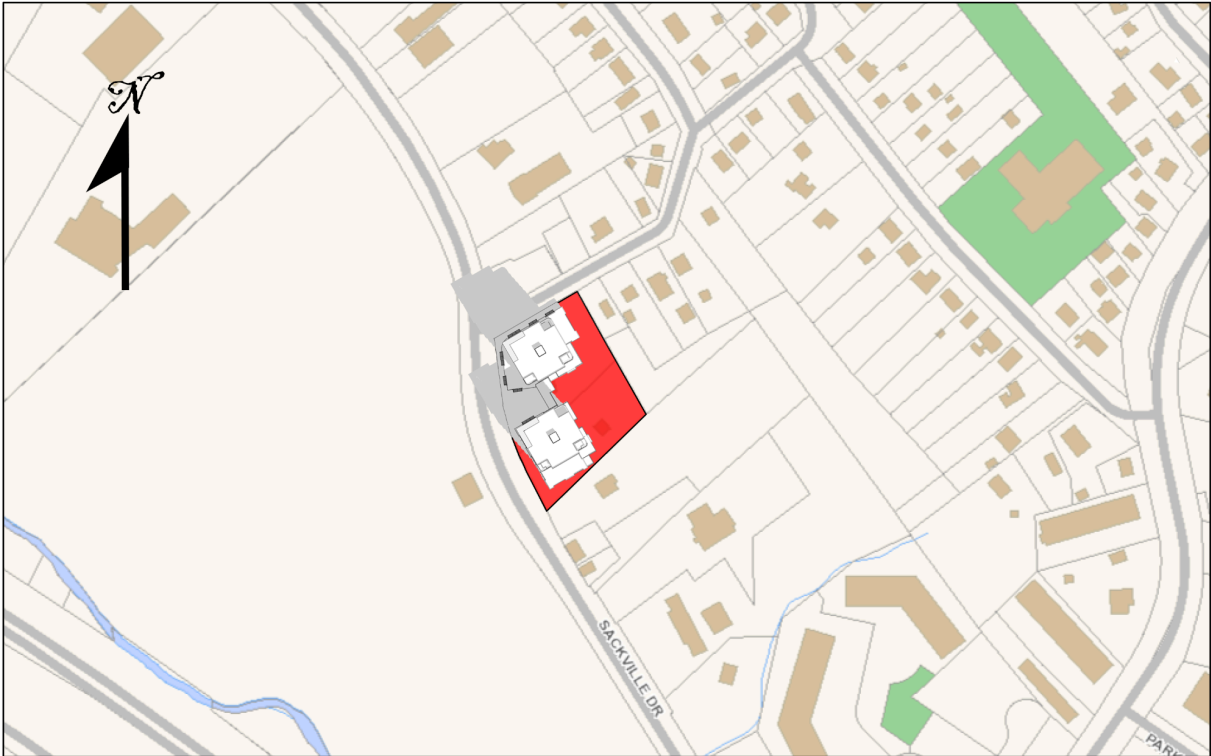
Sept. 21st - 8am

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
Halifax Regional Municipality

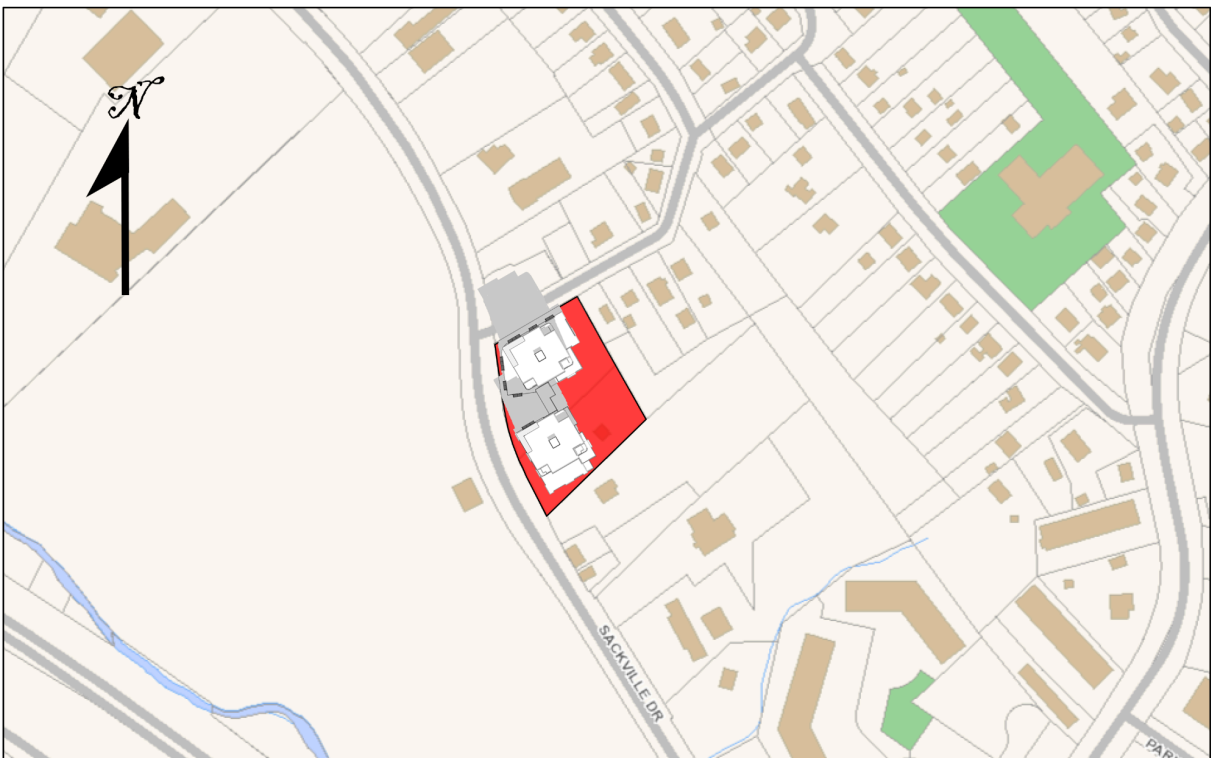
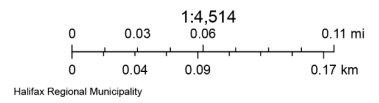


Sept. 21st - 9am

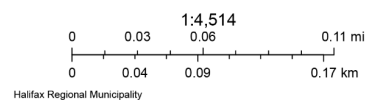


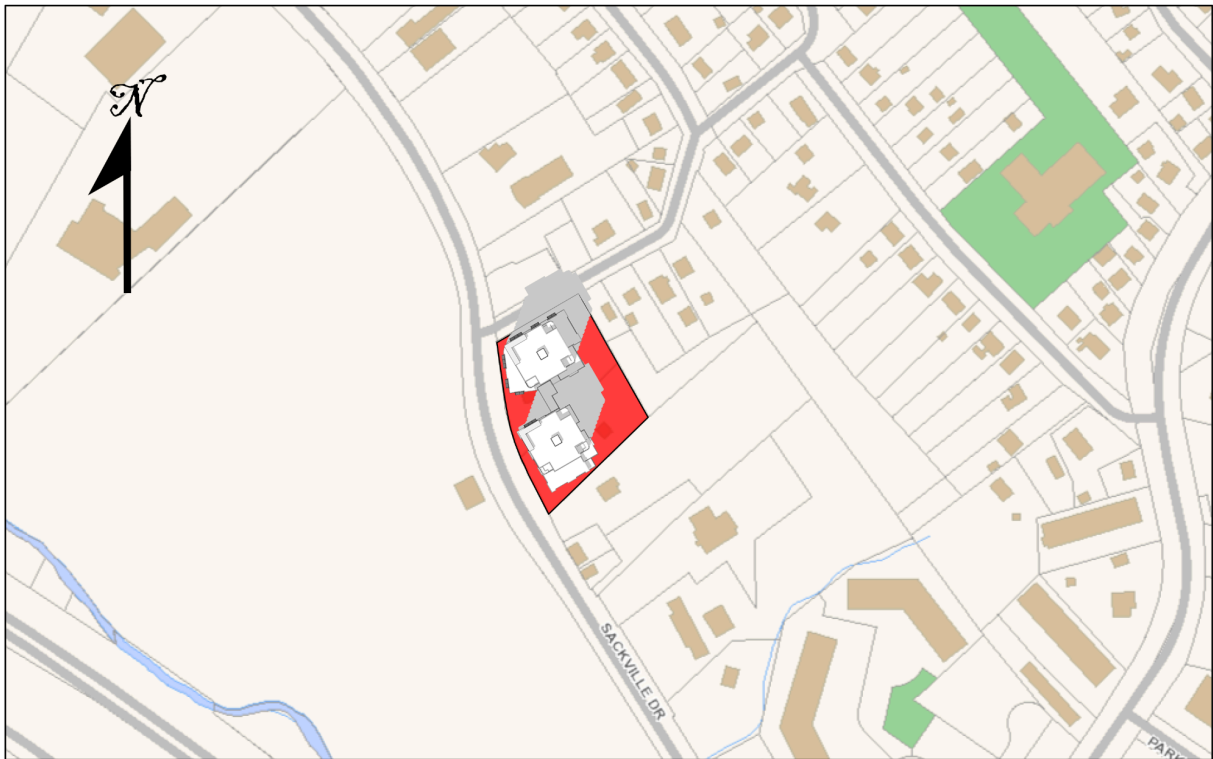


Sept. 21st - 11am

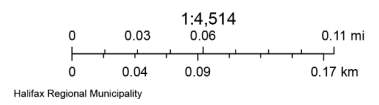


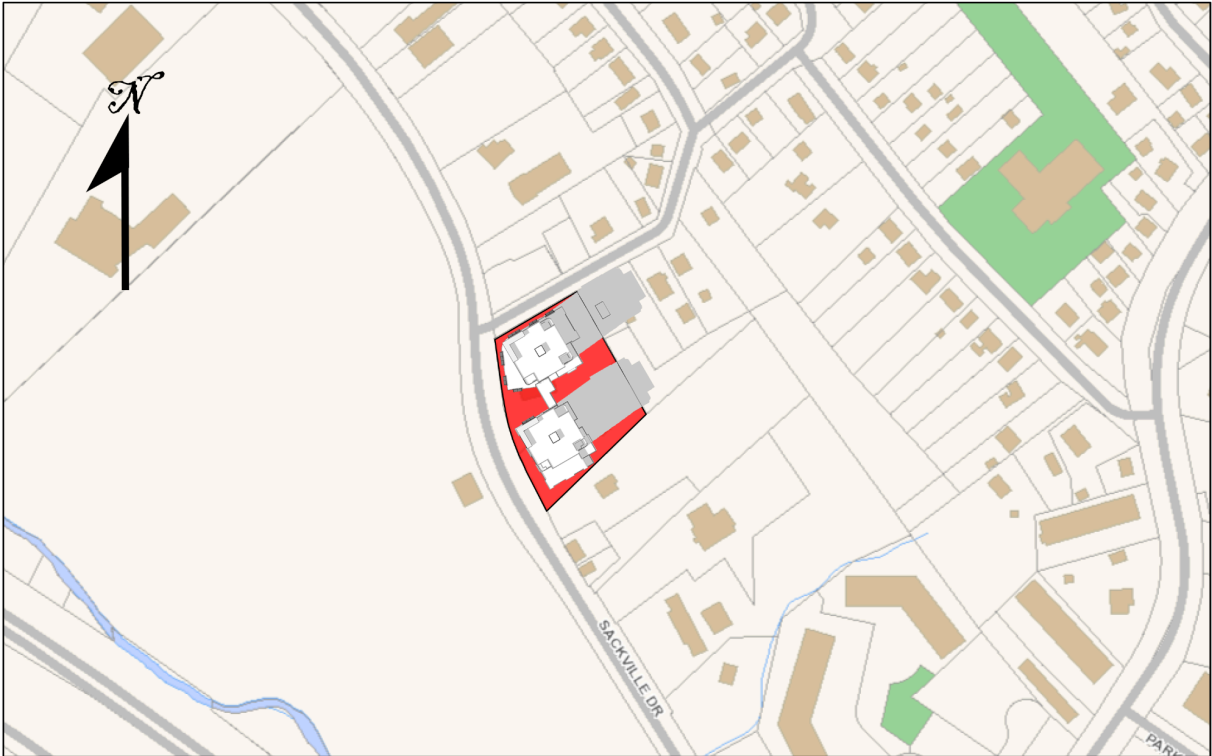
Sept. 21st - 12pm



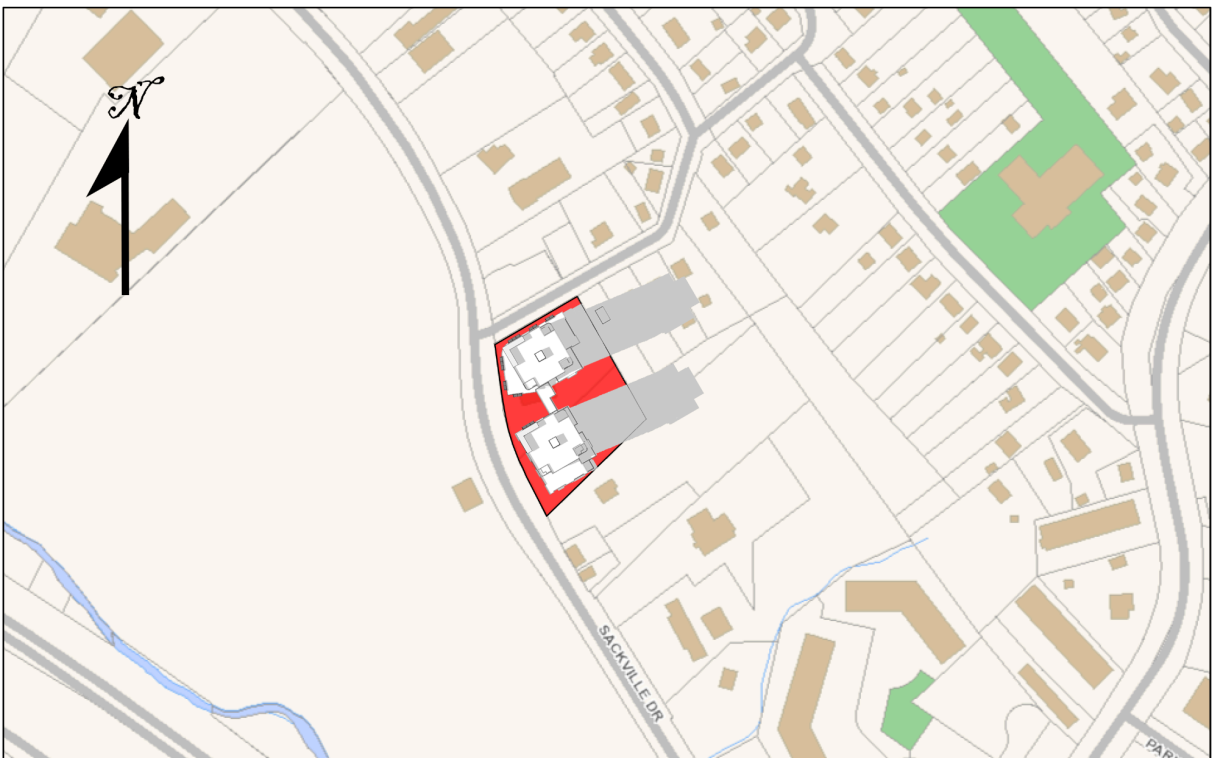
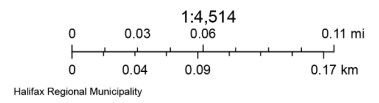


Sept. 21st - 2pm

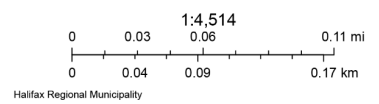


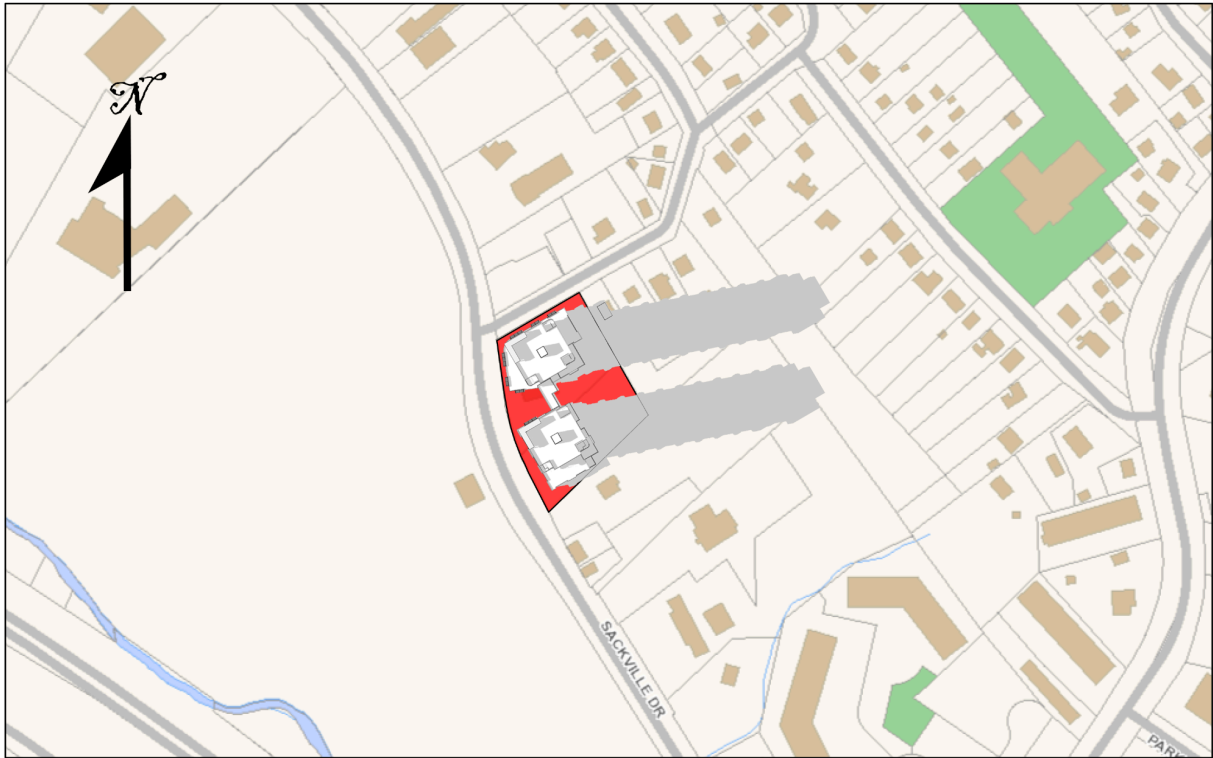


Sept. 21st - 4pm



Sept. 21st - 5pm





Sept. 21st - 6pm

