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FLOW TOWERS

11-15 Canal Street, Dartmouth NS

Summary of Analysis

As part of the proposed development, a shadow impact assessment has been conducted based on the standards identified in Appendix 2: Section 4 of the Regional Centre Land-Use By-Law. The section states that no proposed development shall cause fewer than 6 hours of sunlight, and no more than 4 continuous hours of shade between the hours of 8:00am and 6:00pm. The land in consideration is an open space abutting the west side of the proposed development, identified as **Martins Park** as per Schedule 27 of the RCLUB.

The shadow assessment illustrates that the standards identified in Section 4 are met. The proposed development does not cause fewer than 6 hours of sunlight, and no more than four continuous hours of shade on any point in the identified area during the extent of the test times. At the earliest extent of the test time, 8:00am, the proposal casts a shadow on the northern part of Martin's Park. Another shadow coverage outline illustrates that the area identified on Schedule 27 is not impacted by any shadow cast by the proposed development shortly after 11:30am. No other areas identified in Schedule 27 of the RCLUB are impacted by shadows cast by the proposed development.

This shadow impact assessment has been conducted using data provided in Table A2-1 of the RCLUB to verify its accuracy. The latitude (44.6639°N) and longitude (63.5874°W) were used to locate the project, while test times are expressed in Atlantic Daylight Time (UTC-03:00). The base map used to conduct this assessment was obtained from the HRM Open Data Catalogue, including the location of streets and buildings, elevation data, and location of open spaces. The data was used to calculate the elevation and location of features surrounding the proposed development to generate an accurate shadow impact assessment, oriented so that astronomic north points perfectly vertical on the page. The base mapping used in this shadow impact assessment follows the standards identified in Appendix 2 and complies with this section of the RCLUB.

Attached below is a survey plan of the site where the proposed development will be located.

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