

MEO & ASSOCIATES INC.

Architectural & Engineering Consultants, Project Managers

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April 10, 2024

RE: SHADOW IMPACT STUDY
PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
2121 RIVERSIDE DR. W., WINDSOR, ONTARIO

Attention: Mr. Marko Agbaba

I am writing to provide further clarity regarding the potential shadow impact of the proposed development. For your reference, please consult our shadow study drawings which illustrate the projected shadow extents at various times throughout the day on the 21st of March, June, September and December.

These drawings depict the annual range of shadows, with the longest shadows occurring in December and the shortest in June. Typically, March and September represent average conditions in terms of shadow length.

Regarding the impact on the surrounding single-family houses' rear yards (outdoor living spaces), the following observations can be made:

- March 21
 - 2135 Riverside Dr. W.: Minimal shadow is observed at the southeast corner of the house adjacent to the east property line between the hours of 8:00-10:00
 - 2081 Riverside Dr. W.: Shadow is cast in the rear yard during the late afternoon at 18:00 hours
- June 21
 - 2135 Riverside Dr. W.: Minimal shadow is observed at the southeast corner of the house adjacent to the east property line during the early morning hours
- September 21
 - 2135 Riverside Dr. W.: Minimal shadow is observed at the southeast corner of the house adjacent to the east property line during the early morning hours
 - 2081 Riverside Dr. W.: Shadow is cast in the rear yard during the late afternoon at 18:00 hours
 - 126 and 136 Rankin Ave.: Shadow is cast in the rear yards during the late afternoon at 18:00 hours
- December 21
 - 2081 Riverside Dr. W.: Shadow is cast in the rear yard after 15:00 hours
 - 126 Rankin Ave.: Shadow is cast in the rear yard after 14:30 hours

Overall, the shadows generated by the proposed development are anticipated to have minimal impact on the neighbours' rear yards.

If you have any questions or require any additional information, please call or email me.

Yours Truly,

MEO & ASSOCIATES INC.

A handwritten signature in dark ink, appearing to read 'M. Piskovic', written in a cursive style.

PER: Michael J. Piskovic, Architect, OAA



9:00



11:00



13:00



15:00



16:00

Shadow Study – 2121 Riverside Drive West

Meo & Associates Inc.



DECEMBER 21



8:00



10:00



12:00



14:00



16:00



18:00

Shadow Study – 2121 Riverside Drive West

Meo & Associates Inc.



JUNE 21



8:00



10:00



12:00



14:00



16:00



18:00

Shadow Study – 2121 Riverside Drive West

Meo & Associates Inc.



MARCH 21



8:00



10:00



12:00



14:00



16:00



18:00

Shadow Study – 2121 Riverside Drive West

Meo & Associates Inc.



SEPTEMBER 21