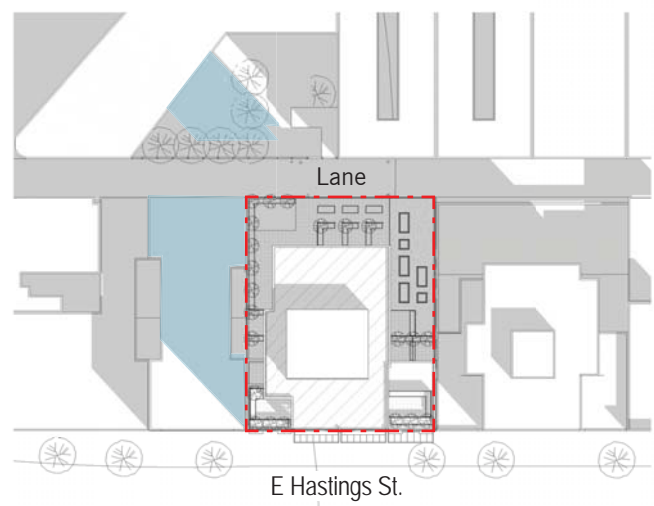




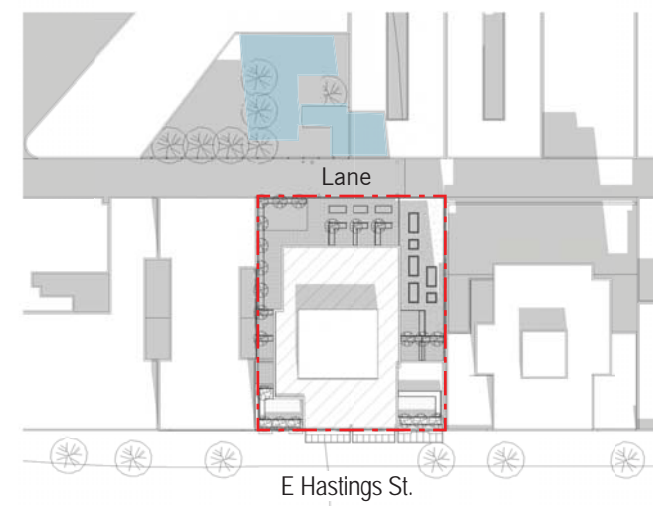
Shadow Studies

- - - Property line
- Additional shadow cast by proposed building (as compared to existing conditions)

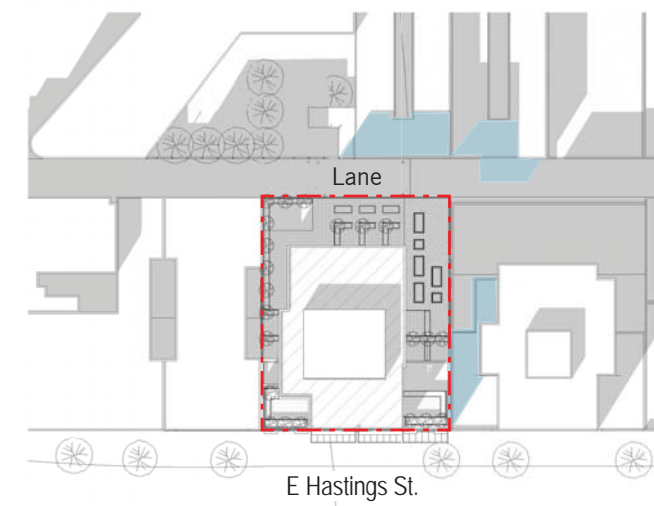
Vernal Equinox
March 21



10am

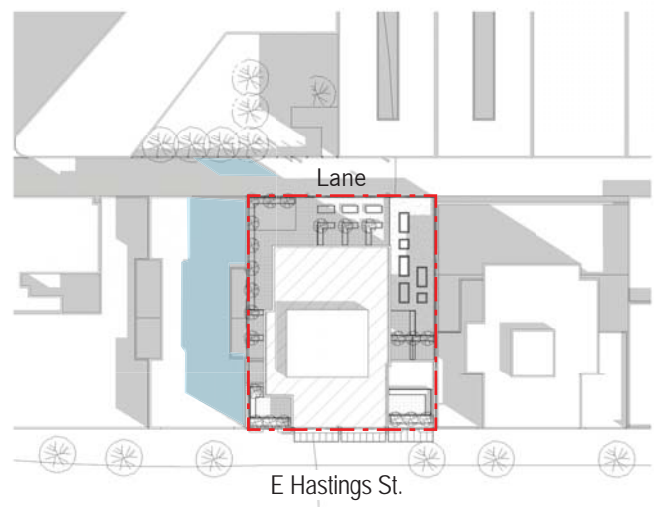


12pm

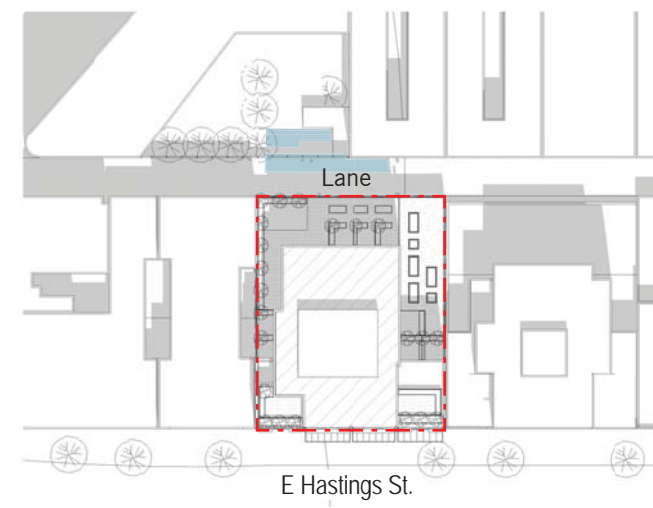


2pm

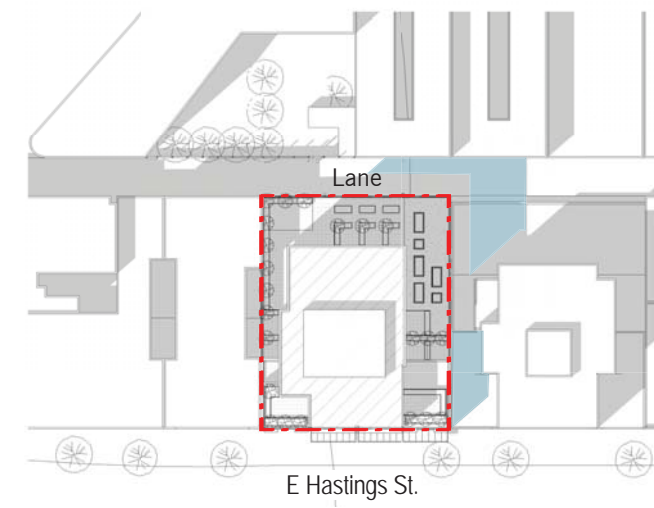
Summer Solstice
June 21



10am



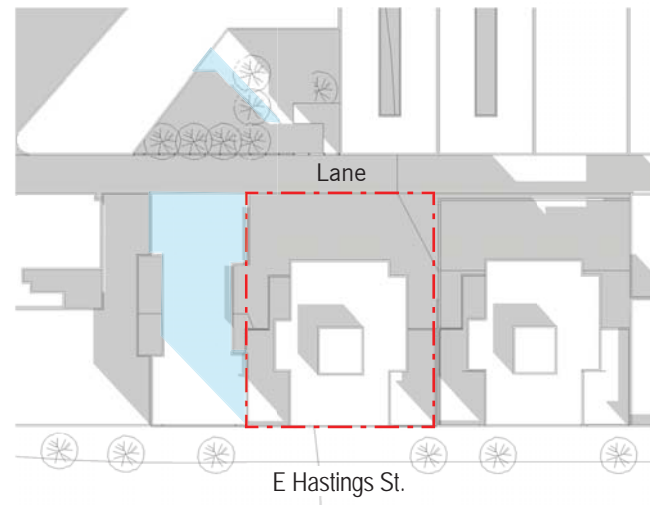
12pm



2pm

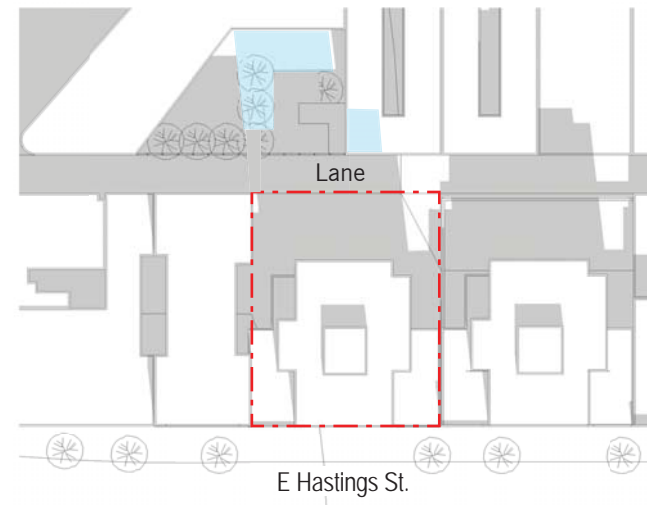


Shadow Study Comparison

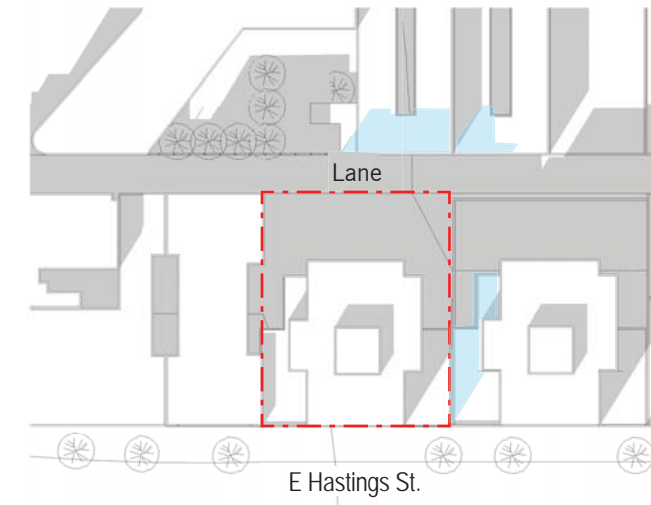


Vernal Equinox
March 21

10am

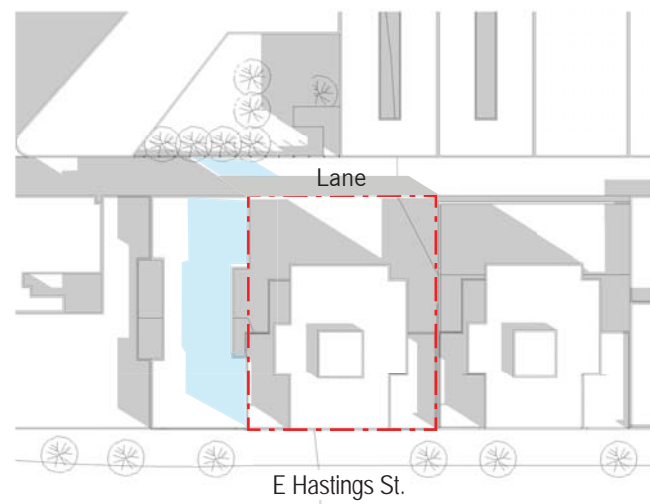


12pm



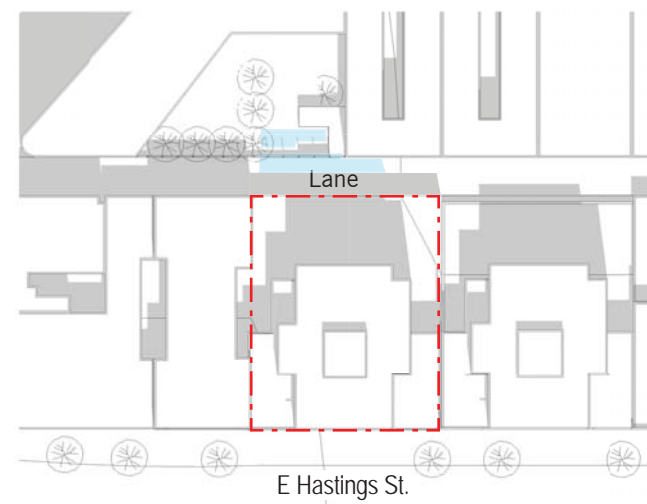
2pm

- - - Property line
- Additional shadow cast by the proposed building (as compared to a 9 storey building i.e. the Lux Building)

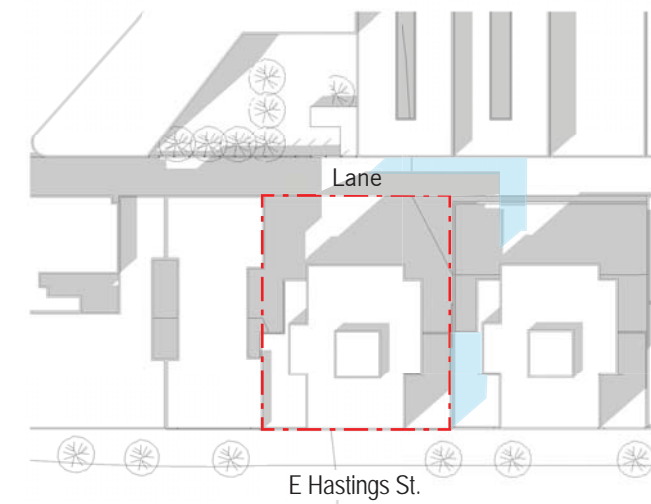


Summer Solstice
June 21

10am



12pm



2pm