

## Jaswal, Gagandeep

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**From:** City Clerks Office  
**Sent:** 2023/11/03 9:17 AM  
**To:** Jaswal, Gagandeep; Urquhart, Chandra; Gravlev, Charlotte  
**Subject:** FW: [EXTERNAL]RE: Sheldrake Residence (Shadow Studies) 137 Steeles Ave. W. City File# OZS-2023-0018

CCIB

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**From:** Gabriel Virag <[REDACTED]>  
**Sent:** Friday, November 3, 2023 9:13 AM  
**To:** City Clerks Office <City.ClerksOffice@brampton.ca>  
**Cc:** Li, Wang Kei (Edwin) <WangKei.Li@brampton.ca>; Rania Virag <[REDACTED]>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>; info <[REDACTED]>  
**Subject:** [EXTERNAL]RE: Sheldrake Residence (Shadow Studies) 137 Steeles Ave. W. City File# OZS-2023-0018

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Results of Public Meeting July 31<sup>st</sup>, 2023.  
Part of Appendix 8

Shadow impacts onto adjacent residential dwellings	The Sun and Shadow Study prepared by Turner Fleischer Architects confirmed that the surrounding area will have limited shadowing impacts throughout the day, with some shadowing impacts during the morning hours onto Steeles Avenue West during the spring and fall equinox and winter solstice. Some impacts were also present to the adjacent commercial properties to the east.
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During the [Planning and Development Committee](#) hearing at City hall on Monday July 31<sup>st</sup> at 7pm, I was one of the residence that spoke regarding the development at 137 Steeles Ave. West (City File# OZS-2023-0018) and during my delegation you gave me your contact information in order to find out where to view the "SHADOW STUDY" for this project.

*As a resident of Sheldrake court located just north west of the proposed site we are deeply concerned with what we see based on the various diagrams provided in the "shadow impact study" report dated 04/13/23.*

The report states that "conformance is Met. The proposed development does not shadow residential outdoor areas for more than 2 consecutive hourly test times"

How can this be? The report does not reflect the full number of proposed towers on the site (12 in total) , insert images below indicates in red the additional towers that appear on the master plan and the pedestrian wind tunnel study.

The shadow study should indicate the full site development as per what was tested in the wind tunnel report to show the full impact on the surrounding residence and public realm.

*Based on the dates and times shown in the shadow study report the residence of sheldrake court will be shadowed by the development for at least 5 consecutive hours, not 2 and this will be all year round.....*

Mr. Gabriel Virag  
[REDACTED] Sheldrake Crt  
Brampton Ontario

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