

**PROPOSED DEVELOPMENT OF ADDITION OF
TWO 12 STOREY APARTMENT BUILDINGS
4094 TOMKEN ROAD MISSISSAUGA**

Monday November 25 2024 at 6pm

Eugene Gierczak



Opposing Proposed Development as it relates to increasing height to 12 floors

4094 Tomken Road

- Introduction
- 1 Setback /Stepback
- 2 Shadow Study
 - Will compare the Shadow Study of Dec 2022(first proposal) to Sept 2024(latest proposal) .
 - No significant improvement
 - Does not conform to Mississauga standards

Setback

Original proposal provided a **19.5** meter setback along the southern property line from the ground level to the 6th floor

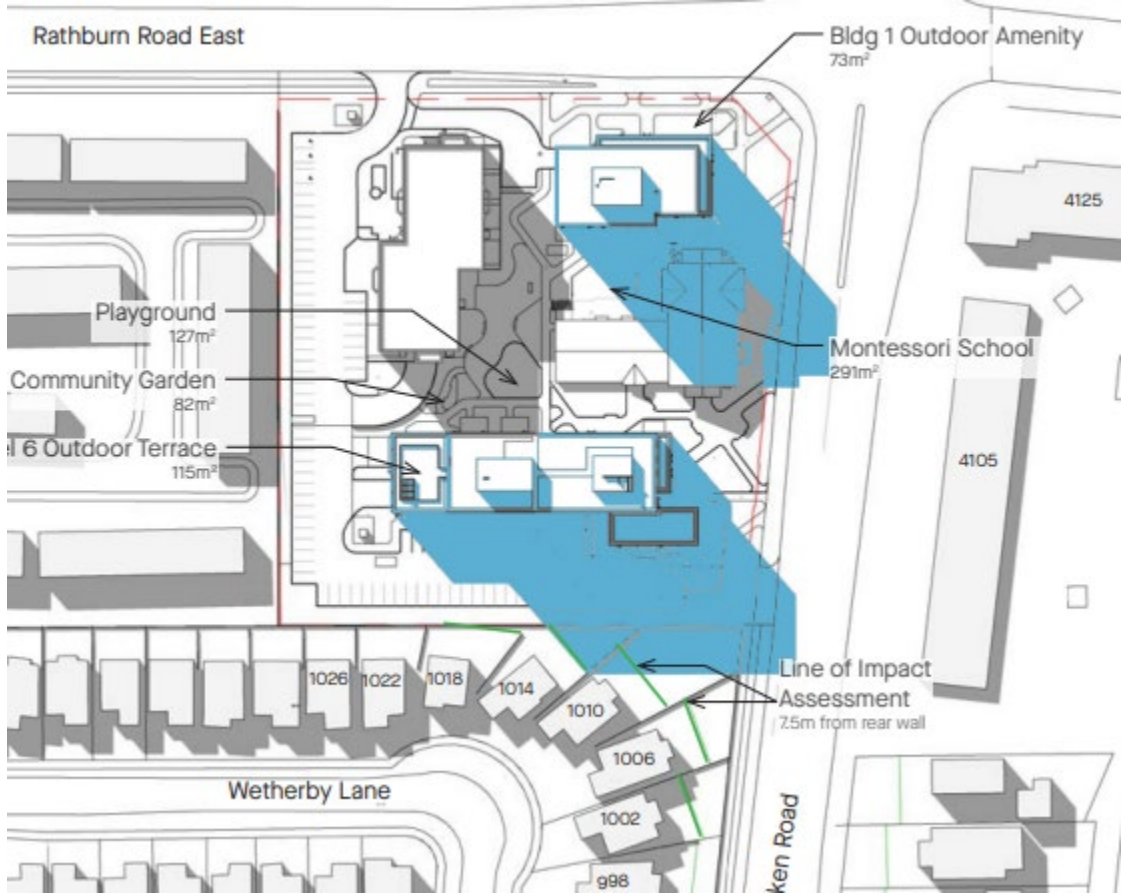
In the new proposal there is a setback of **18.7** meters along the southern property line from the ground level to the 4th floor

The set back **has become smaller in the new proposal** by .8 meters or **2.7** feet which is material against a 12 story building

COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT at June 21 4:20 pm



DEC 2022 REPORT



SEPT 2024 REPORT



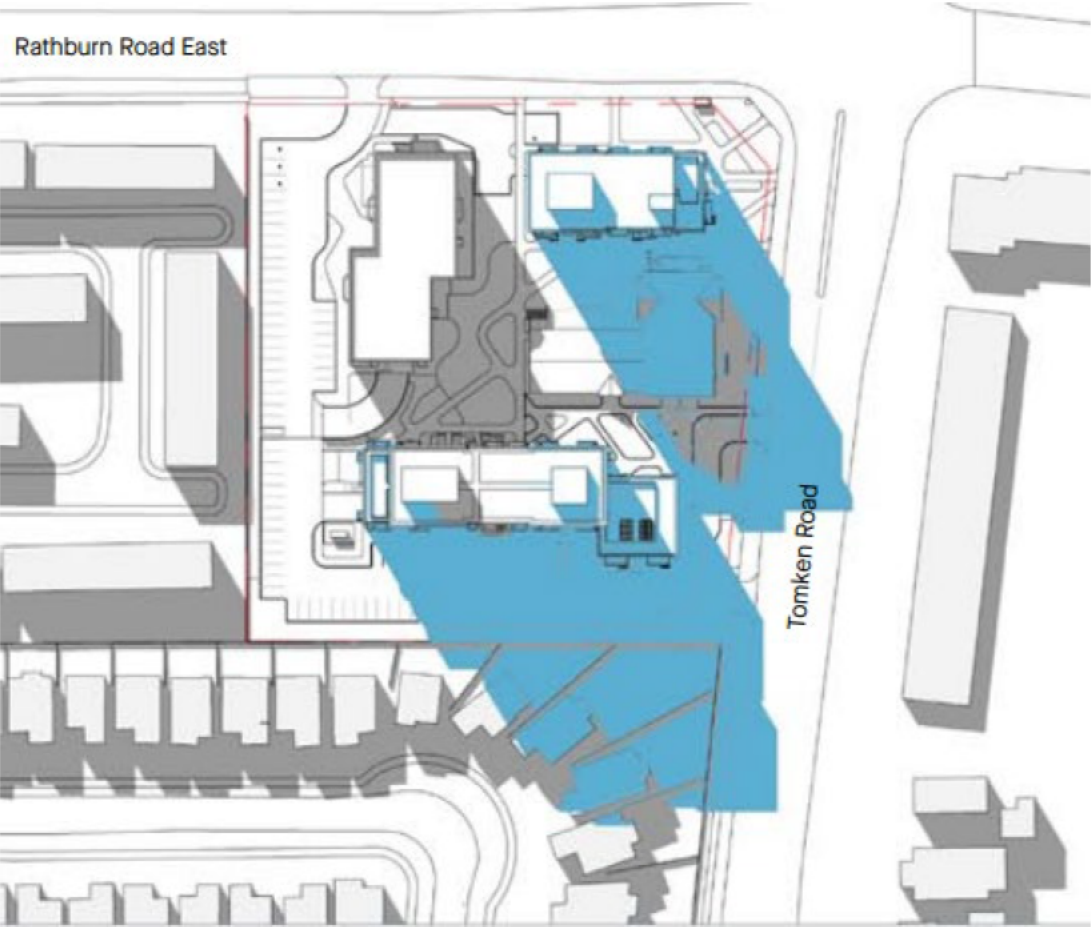
Existing Shadow



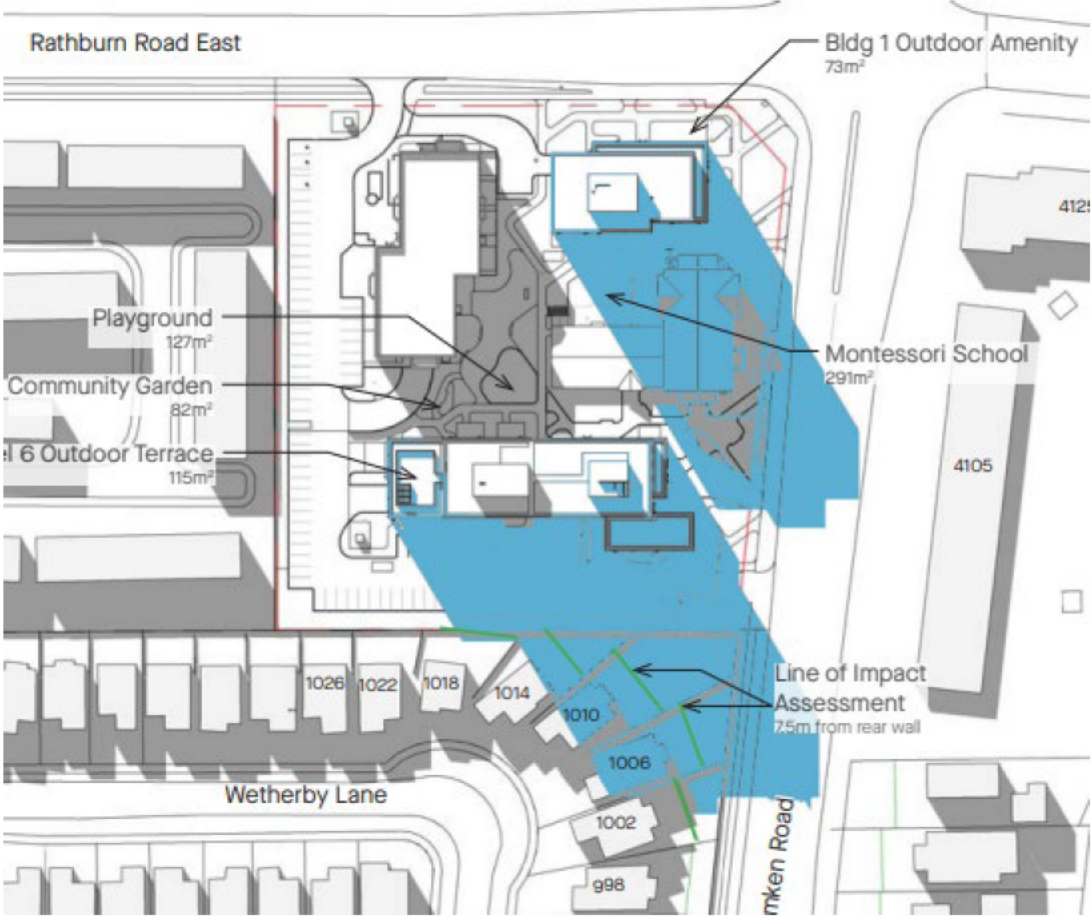
Net New Shadow

JUNE 21, 4:20PM

COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT at June 21 5:20 pm



DEC 2022 REPORT

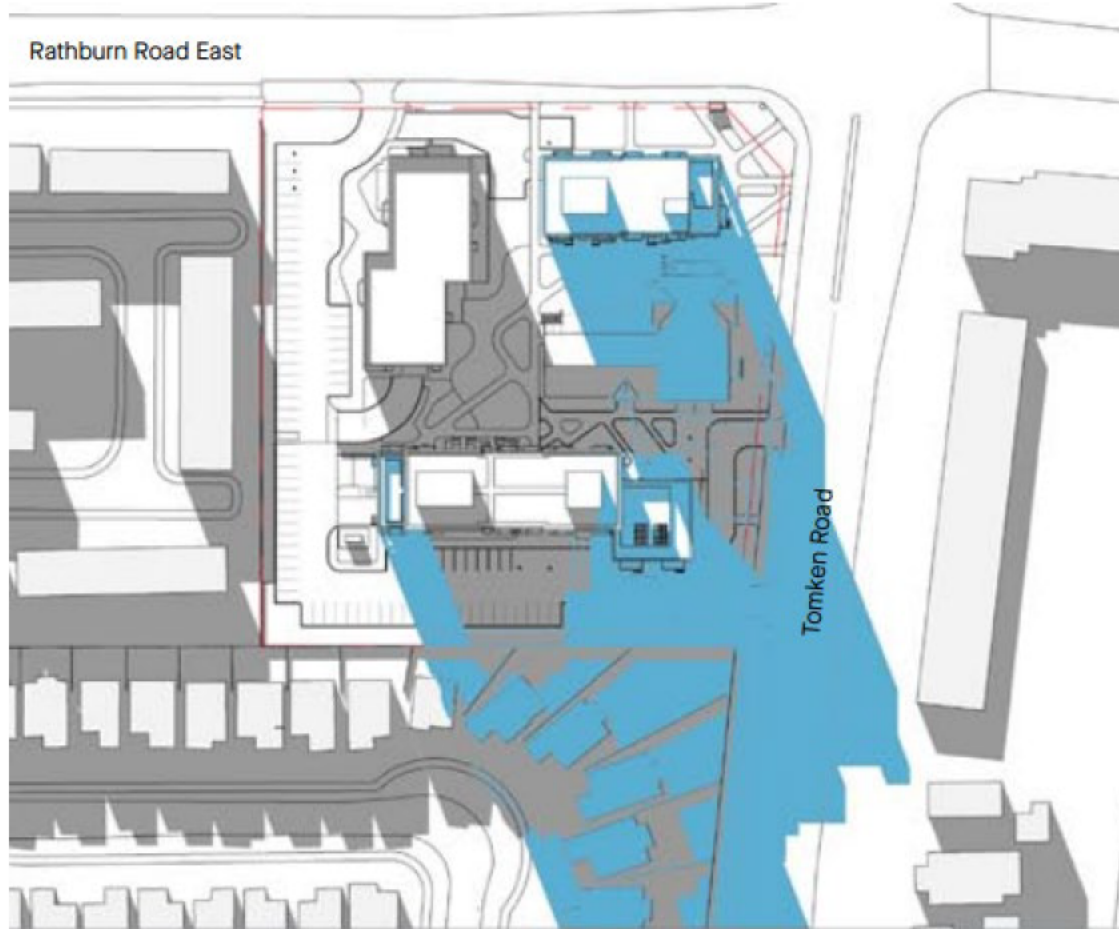


SEPT 2024 REPORT

Existing Shadow Net New Shadow

JUNE 21, 5:20 PM

COMPARISON OF SHADOW STUDY AT DEC 22 REPORT vs SEPT 2024 REPORT at June 21 6:20 pm



DEC 2022 REPORT



SEPT 2024 REPORT



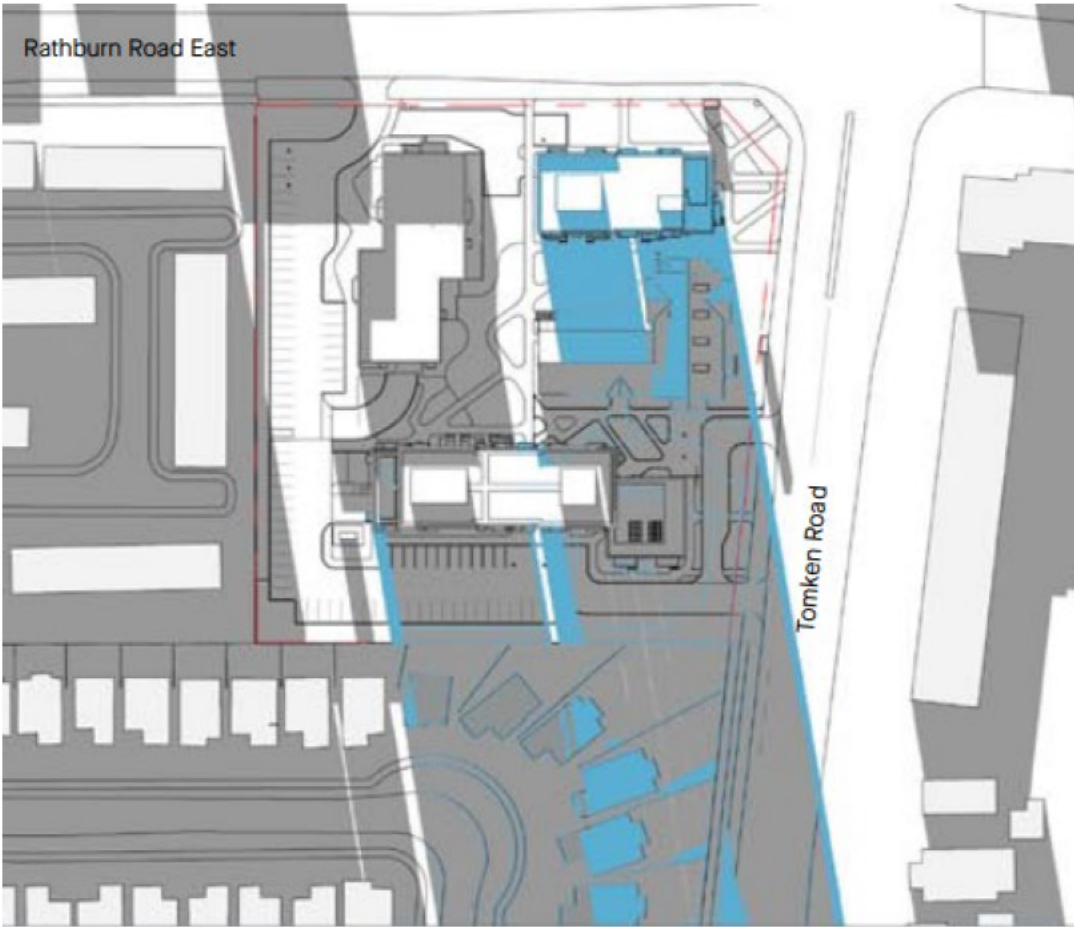
Existing Shadow



Net New Shadow

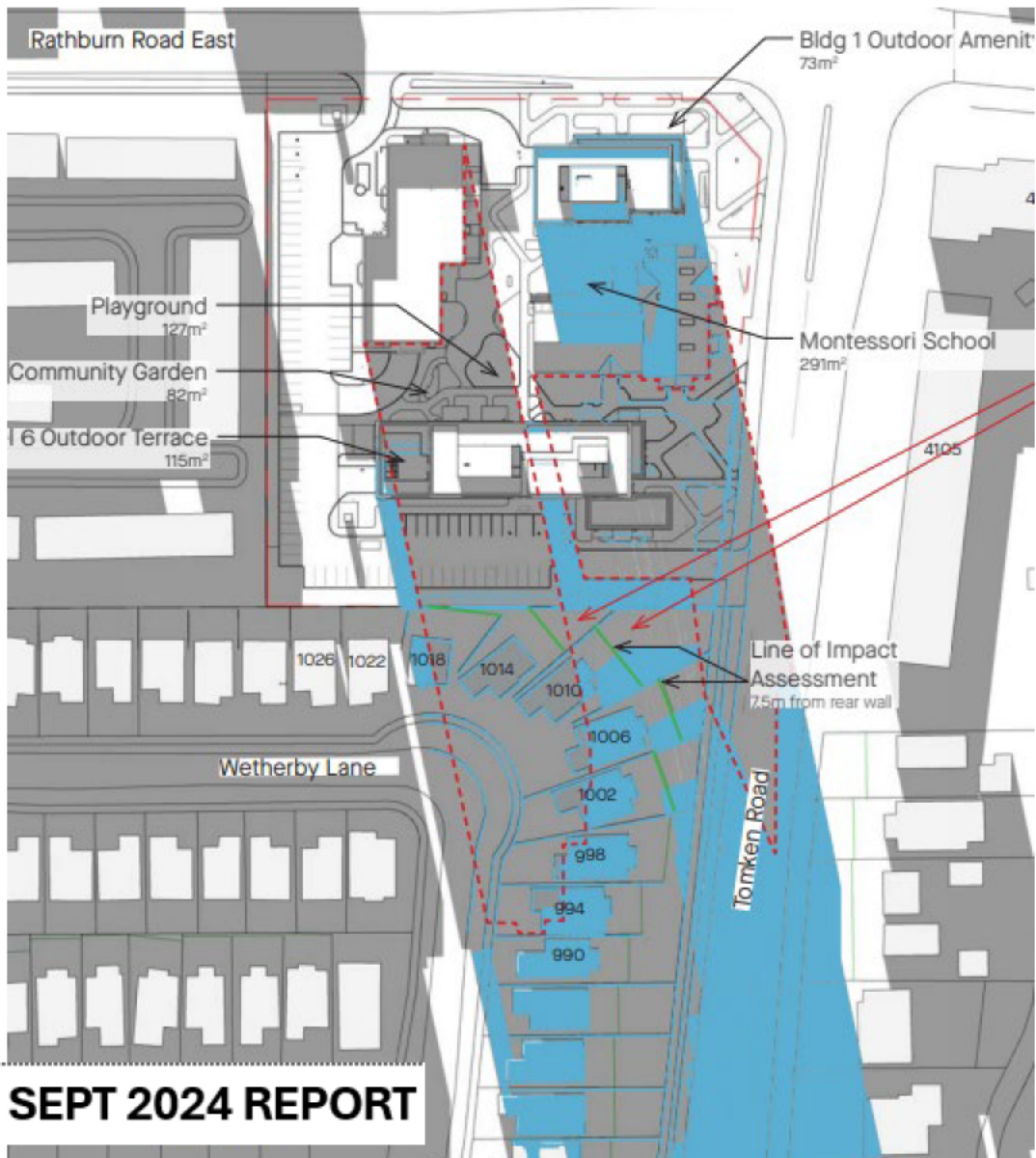
JUNE 21, 6:20PM

COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT at June 21 7:33 pm



DEC 2022 REPORT June 21 7:33 pm

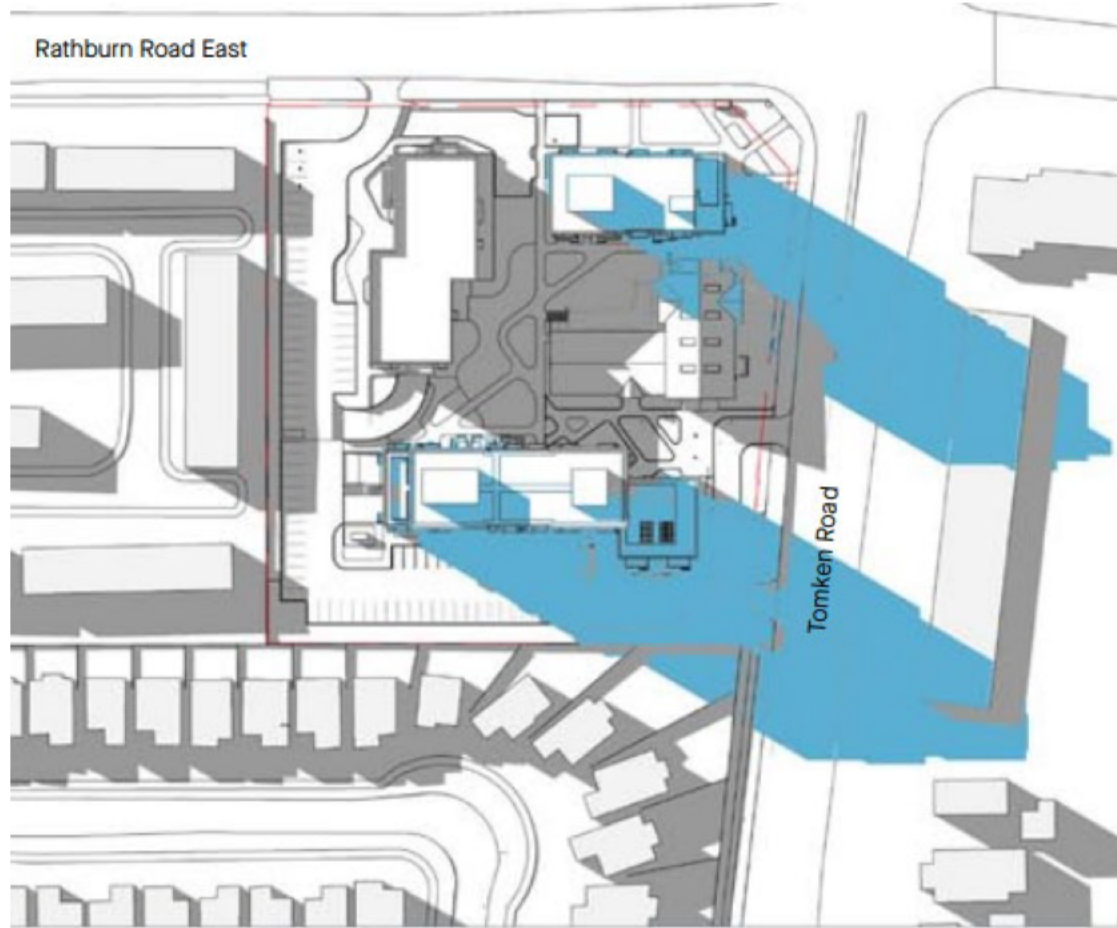
Existing Shadow Net New Shadow



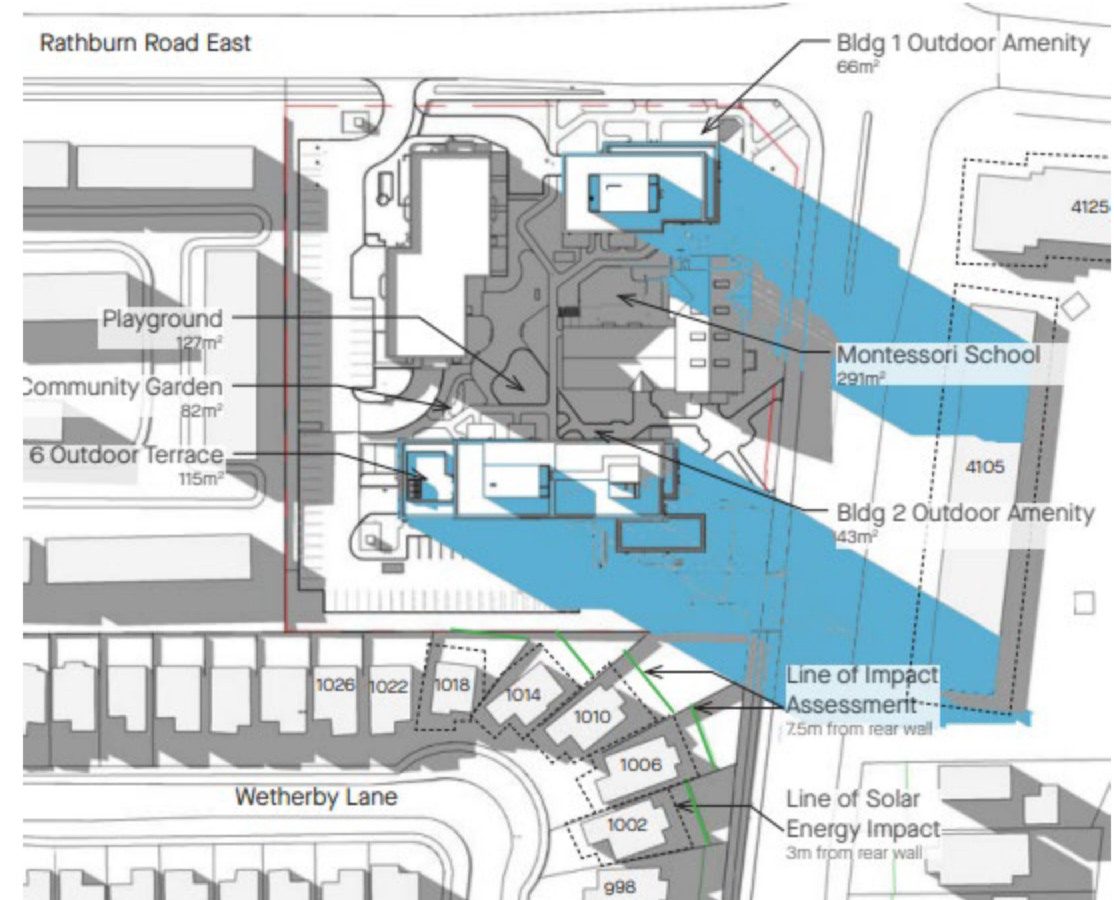
SEPT 2024 REPORT

JUNE 21, 7:20PM

COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT at SEPT 21 4:12 pm



DEC 2022 REPORT



SEPT 2024 REPORT



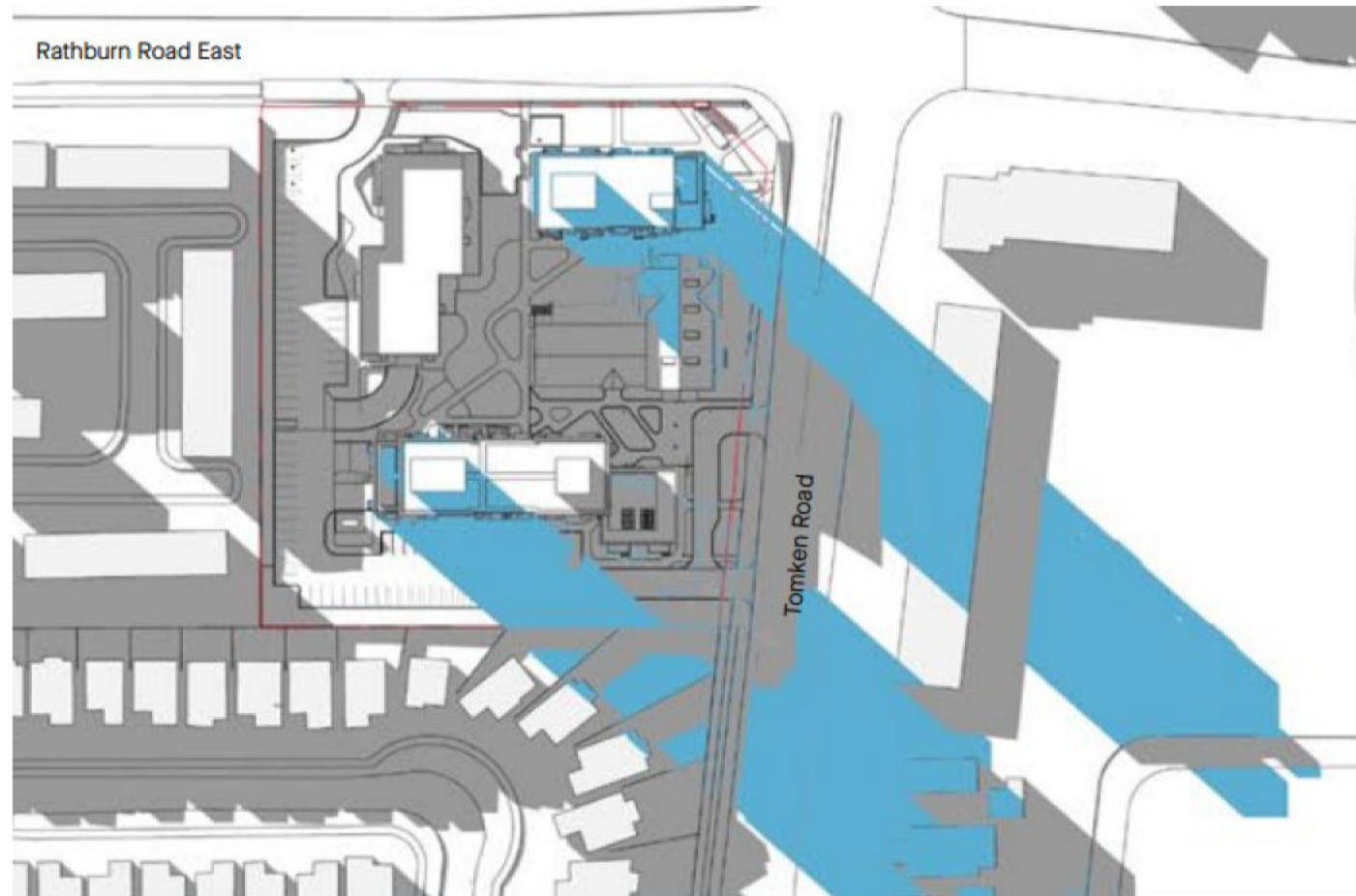
Existing Shadow



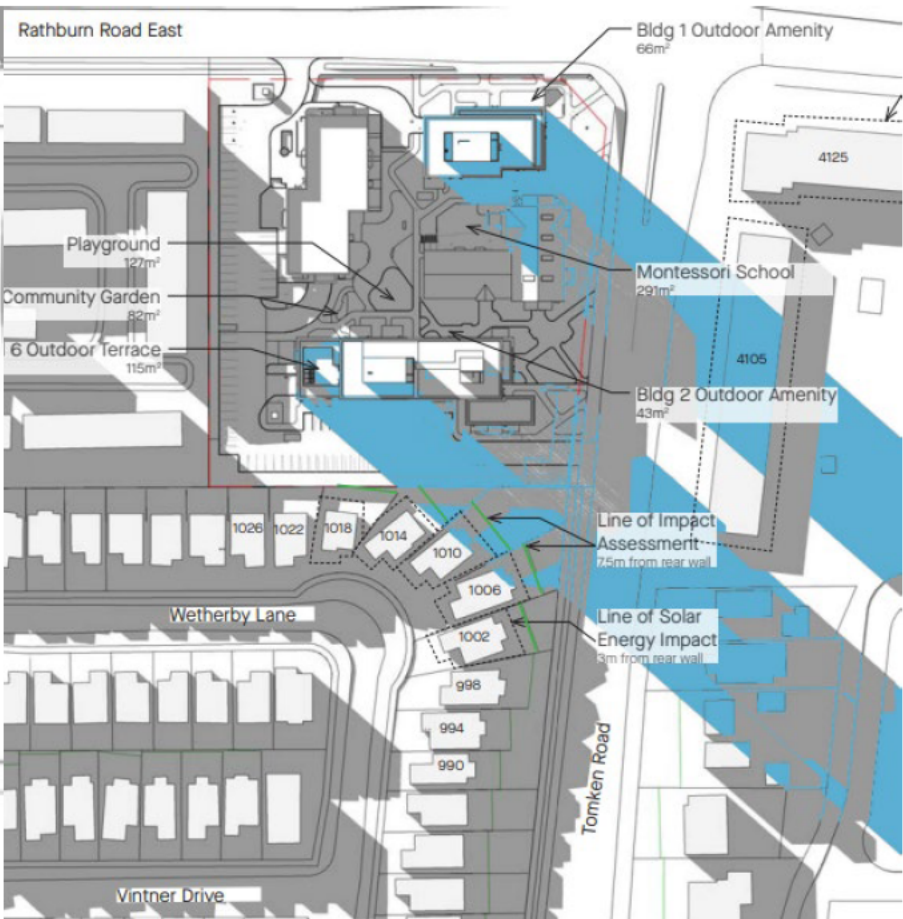
Net New Shadow

SEPTEMBER 21, 4:12PM

COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT SEPT 21 5:12 pm



DEC 2022 REPORT



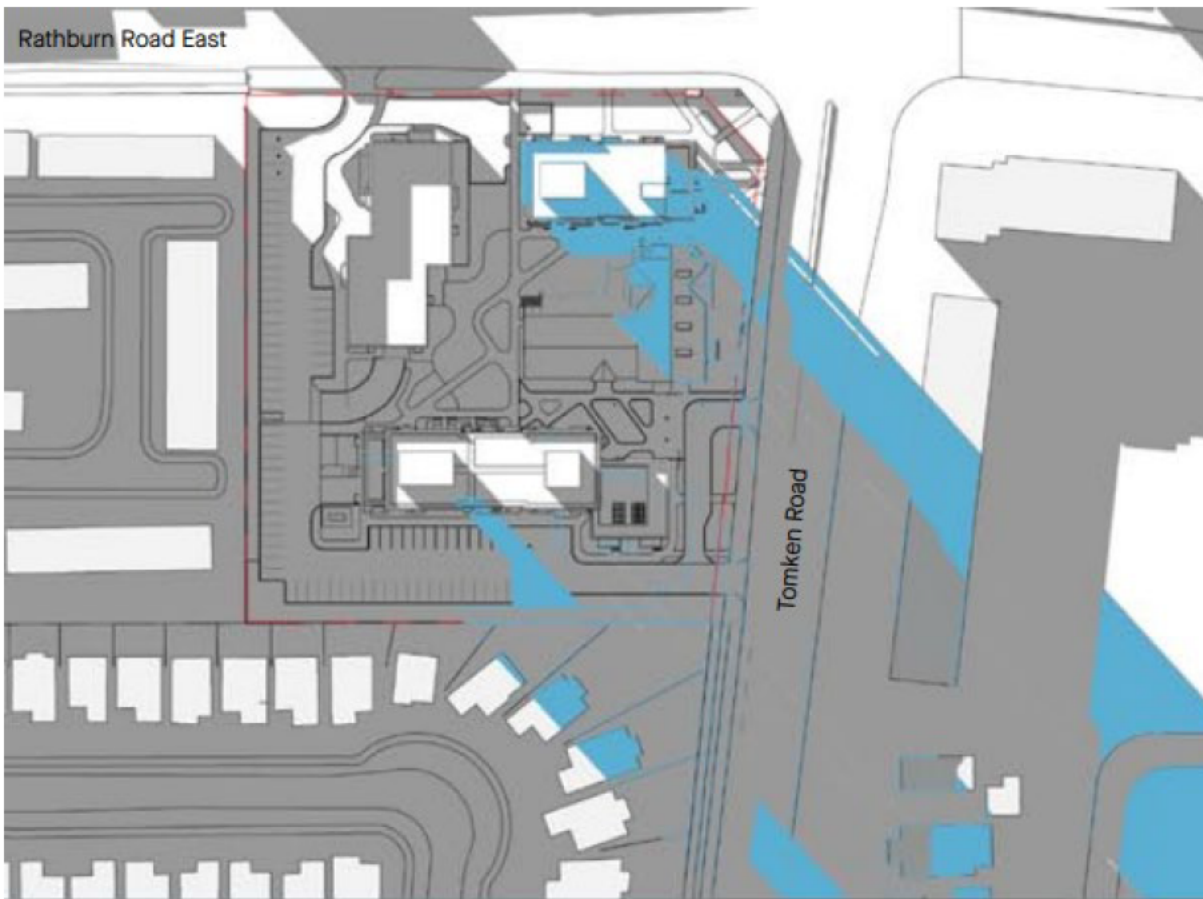
SEPT 2024 REPORT

Existing Shadow

Net New Shadow

SEPTEMBER 21, 5:12PM

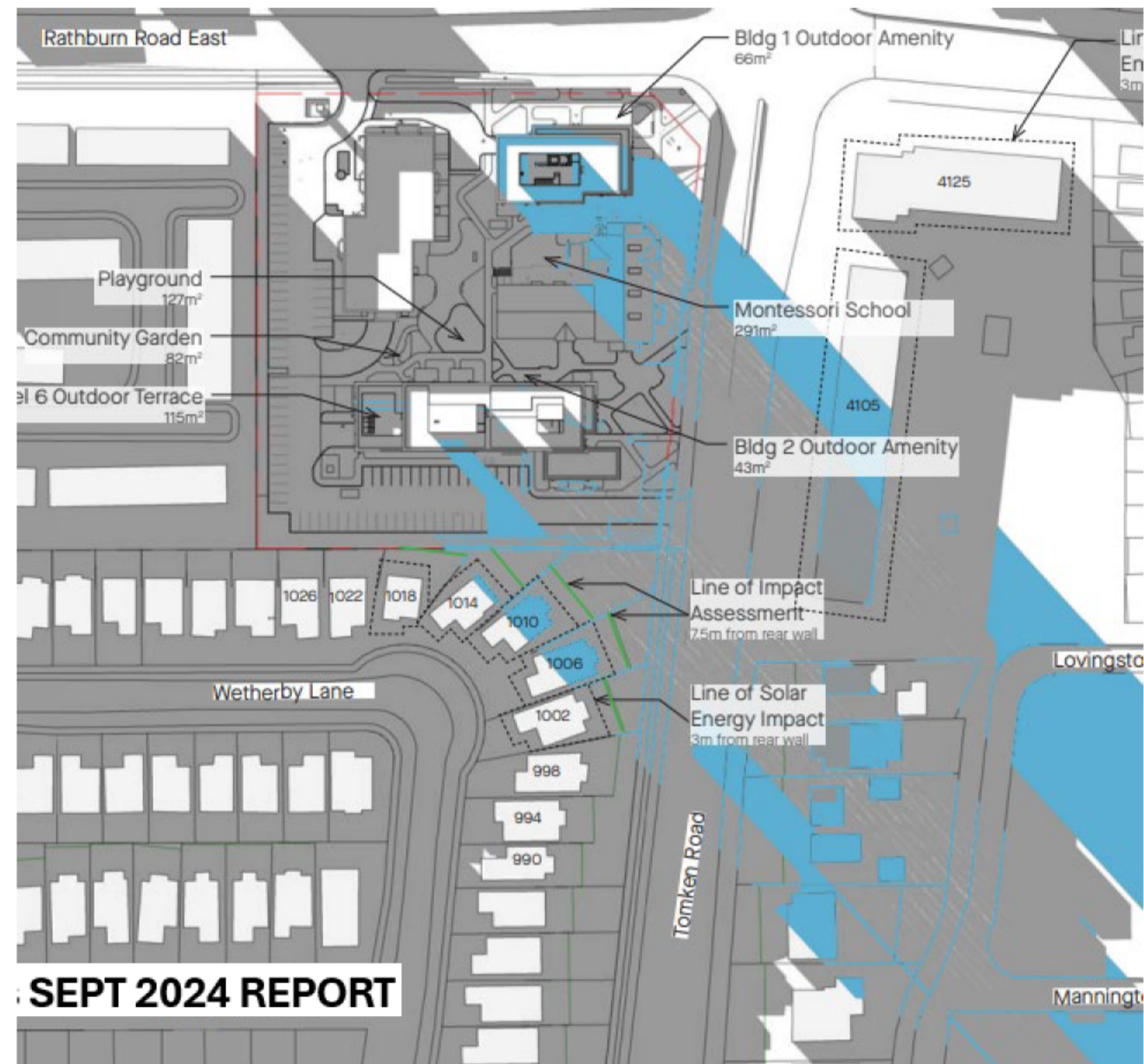
COMPARISON OF SHADOW STUDY AT DEC 2022 REPORT vs SEPT 2024 REPORT on SEPT 21 5:48 pm



DEC 2022 REPORT

Existing Shadow Net New Shadow

SEPTEMBER 21, 5:48PM



SEPT 2024 REPORT

Mississauga Standards for Shadow Studies updated July 2024

3.1 Residential Private Outdoor Amenity Spaces

To maximize the use of private residential amenity spaces during spring, summer and fall, shadow impacts from proposed developments should not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates:

- ◆ June 21
- ◆ September 21 (March 21 shadow patterns are similar but occur 14 minutes later)

Mississauga Standards for Shadow Studies updated July 2024

3.2. Communal Outdoor Amenity Areas

Communal Outdoor Amenity Areas include children's play areas, school yards, tot lots, features such as sandboxes, wading pools etc., and other outdoor amenity areas that are part of an existing or proposed development, outdoor amenity areas used by seniors and outdoor amenity areas associated with commercial and employment areas, during spring, summer, fall and winter.

Shadows from proposed developments should allow for full sun on the above places at least half the time, or 50% sun coverage all the time, on each of the following dates:

- ◆ June 21
- ◆ September 21
- ◆ December 21

Mississauga Standards For Shadow Studies updated July 2024

3.3. Public Realm

The Public Realm includes sidewalks, open spaces, parks and plazas. The objective is to maximize the use of these spaces during the shoulder seasons (spring and fall).

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least 4 hours between

9:12 a.m. and 11:12 a.m.

and between

3:12 p.m. and 5:12 p.m.

CONCLUSIONS

Oppose any change to the bylaws to increase the height to 12 stories.

Proposed development has an elevation that is too high with a setback that is too small for the plan.

Many of the Wetherby properties will be in **complete shadow for the entire summer months** from June 21 4:10 pm to September 21 5:48. In other words many of the Wetherby properties will be unable to enjoy their backyards when they return from work for the entire summer.

- Developer has not met Mississauga's Shadow Study criteria as it relates to Residential Use, Communal Outdoor Amenity Areas and the Public Realm.
- **Shadows** must include **the cumulative effect** of the **existing shadows** and **new shadows-** not just the new shadows.