2365-2377 Lakeshore Rd W Shadow Study
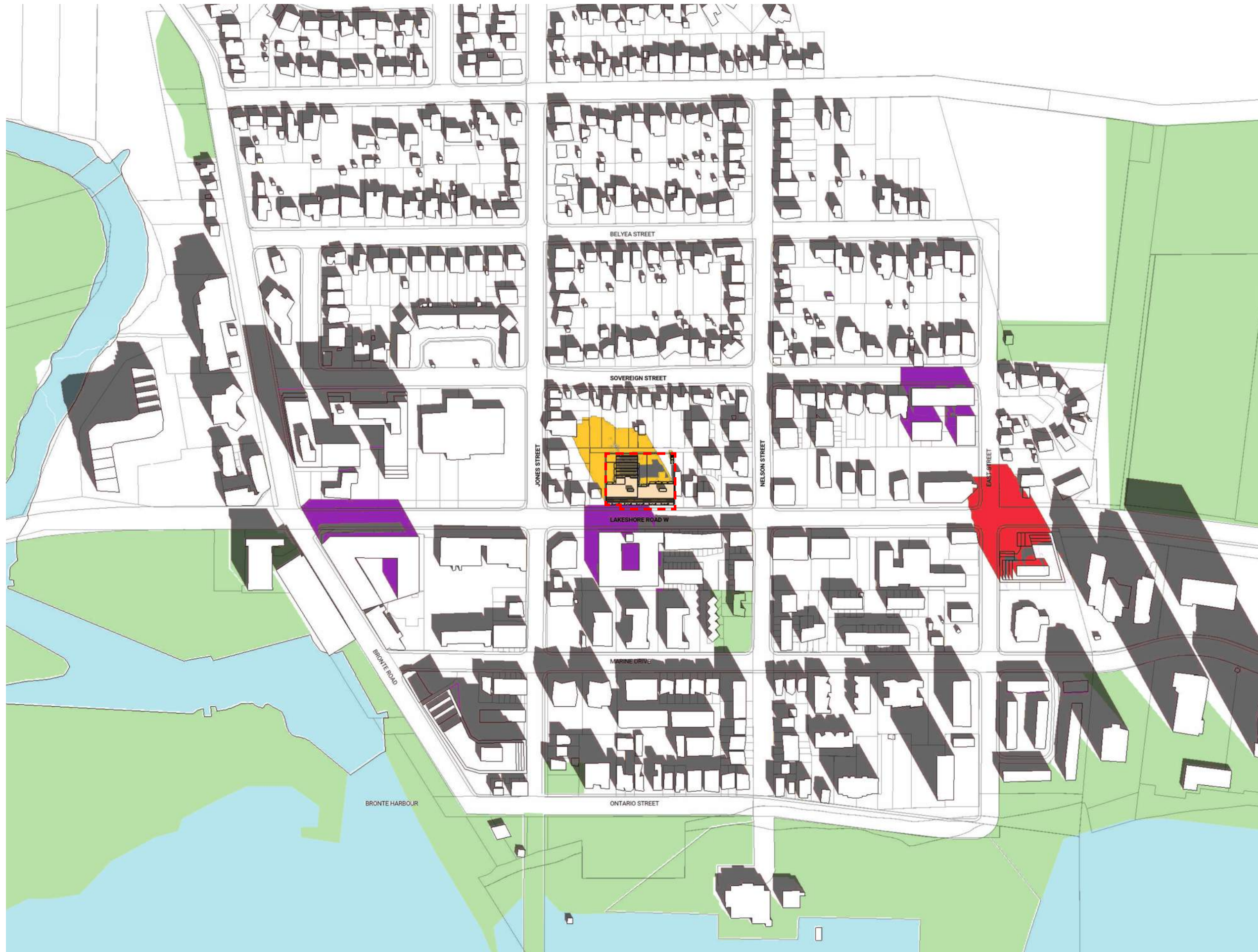
31 March 2022

diamond schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

APRIL 21 / 7:56 AM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

diamond schmitt

Legend:
- – – – Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
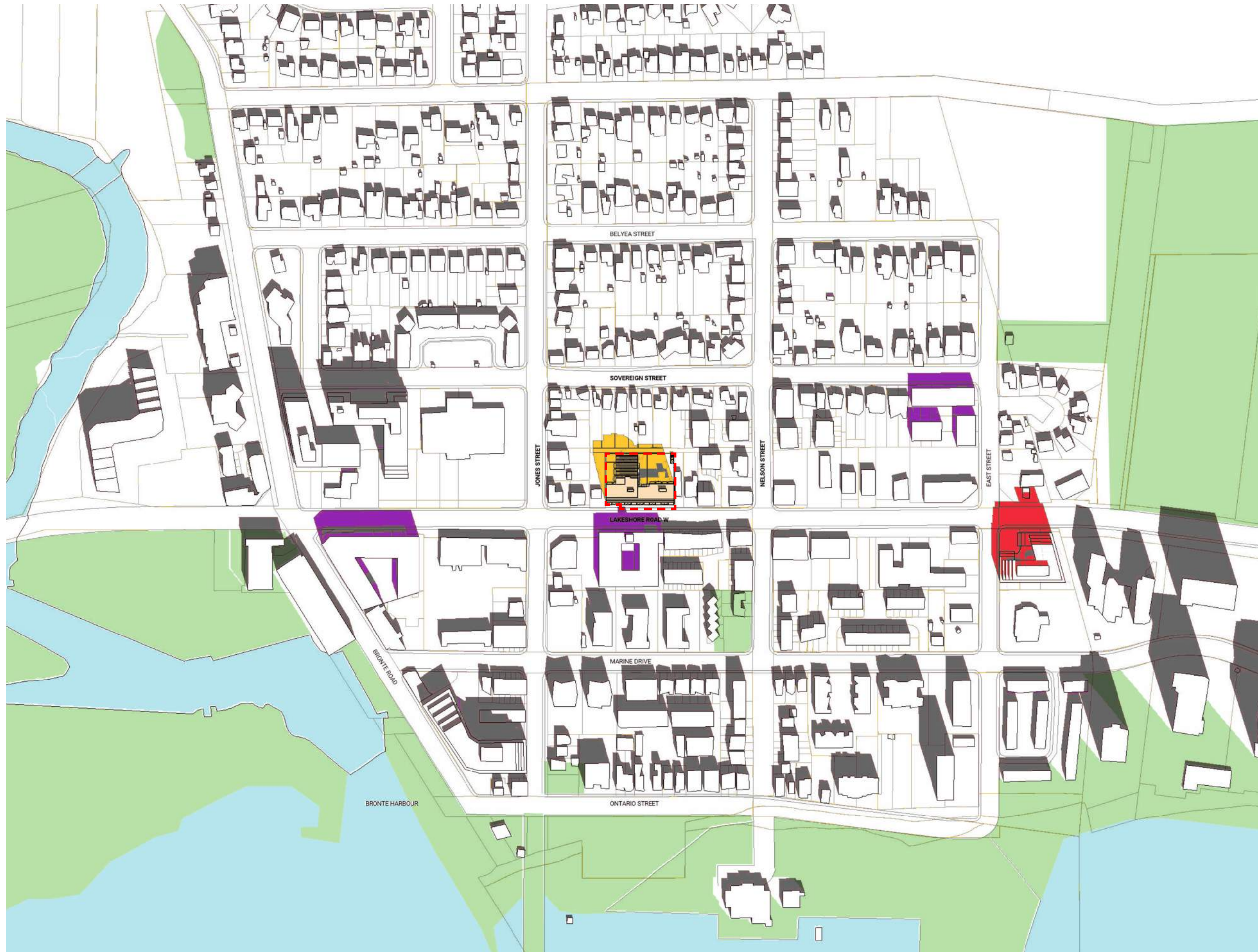- Proposed Development

APRIL 21 / 8:56 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

APRIL 21 / 9:56 AM

Scale: 1:4000

BELYEA STREET
SOVEREIGN STREET
JONES STREET
NELSON STREET
EAST STREET
LAKESHORE ROAD W
MARINE DRIVE
ONTARIO STREET
BRONTE ROAD
BRONTE HARBOUR

diamond schmitt

Legend:
- – – – Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

APRIL 21 / 10:56 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Legend	
- - -	Property Line
⬤	Water
⬤	Parks
⬤	Existing Shadow
⬤	Proposed Shadow
⬤	Neighbouring Proposed Shadows
⬤	Neighbouring Approved Shadows
⬤	Proposed Development

APRIL 21 / 11:56 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

APRIL 21 / 12:56 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

LAKESHORE ROAD W

MARINE DRIVE

ONTARIO STREET

JONES STREET

NELSON STREET

EAST STREET

BRONTE ROAD

BRONTE HARBOUR

diamond
schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

APRIL 21 / 1:56 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

ONTARIO STREET

BRONTE HARBOUR

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

APRIL 21 / 2:56 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond
schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed
Shadows

Neighbouring Approved
Shadows

Proposed Development

APRIL 21 / 3:56 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

diamond schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

APRIL 21 / 4:56 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

MARINE DRIVE

BRONTE ROAD

BRONTE HARBOUR

ONTARIO STREET

diamond
schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

APRIL 21 / 5:56 PM

Scale: 1:4000

BELYEA STREET
SOVEREIGN STREET
JONES STREET
NELSON STREET
EAST STREET
LAKESHORE ROAD W
MARINE DRIVE
BRONTE ROAD
BRONTE HARBOUR
ONTARIO STREET

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Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

APRIL 21 / 6:39 PM

Scale: 1:4000
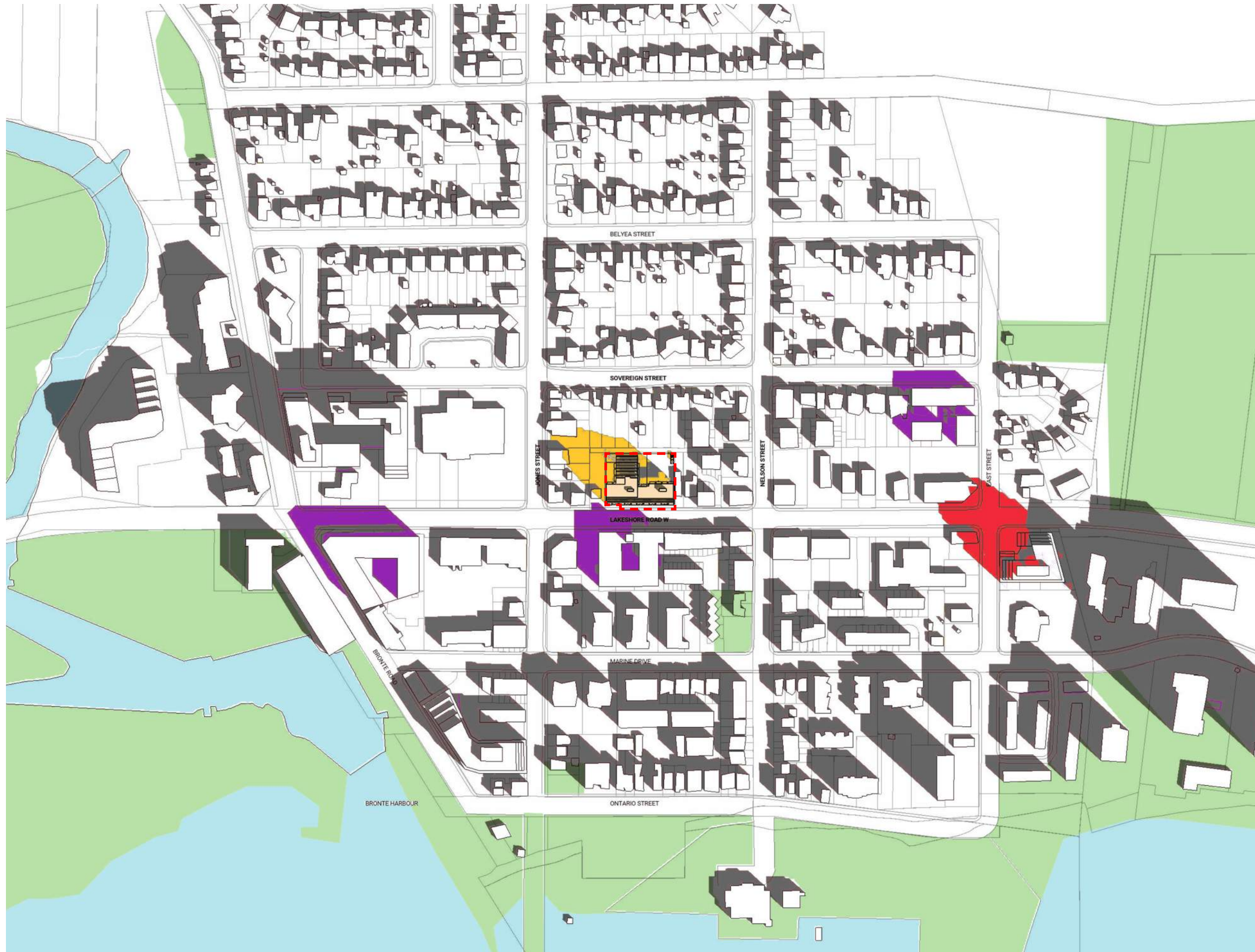
diamond schmitt

Legend:

- - - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 7:08 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond
schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

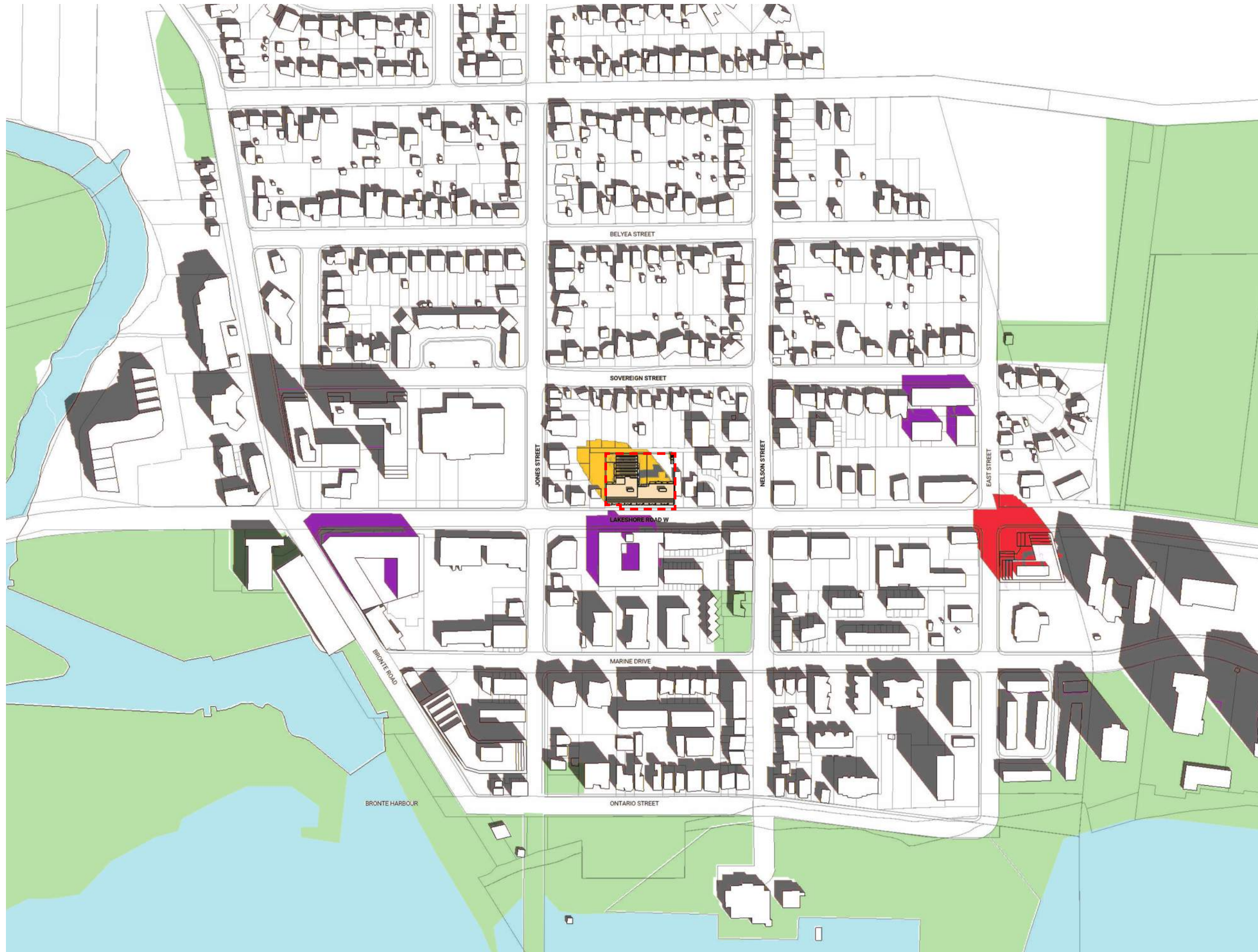Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 8:08 AM

Scale: 1:4000

diamond
schmitt

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

MARINE DRIVE

BRONTE ROAD

BRONTE HARBOUR

ONTARIO STREET

- - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 9:08 AM

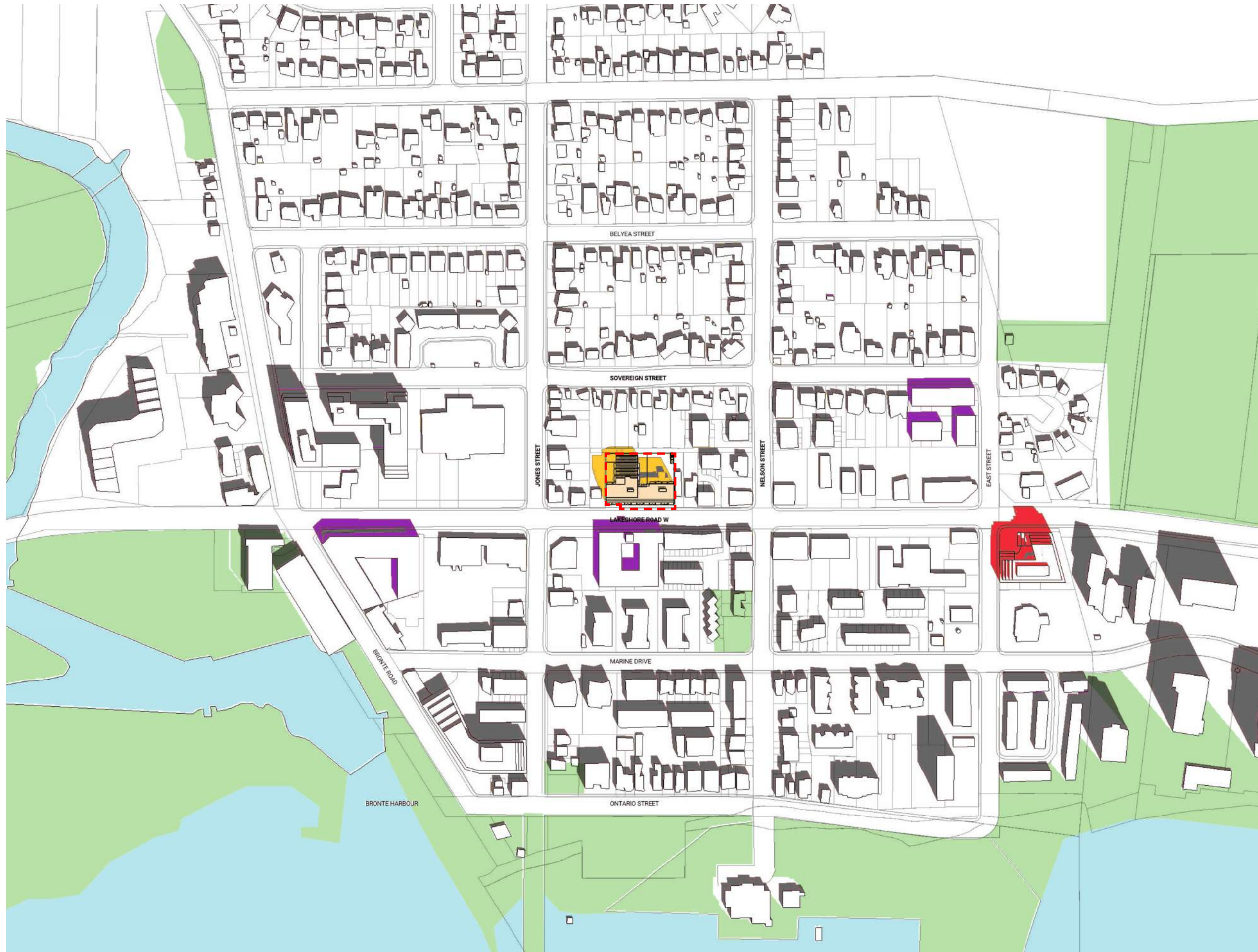Scale: 1:4000

diamond
schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 10:08 AM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

MARINE DRIVE

ONTARIO STREET

BRONTE ROAD

BRONTE HARBOUR

diamond
schmitt

Legend:

- - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 11:08 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

JUNE 21 / 12:08 PM

Scale: 1:4000

BELYEA STREET
SOVEREIGN STREET
JONES STREET
NELSON STREET
EAST STREET
LAKESHORE ROAD W
BRONTE ROAD
MARINE DRIVE
ONTARIO STREET
BRONTE HARBOUR

diamond schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows
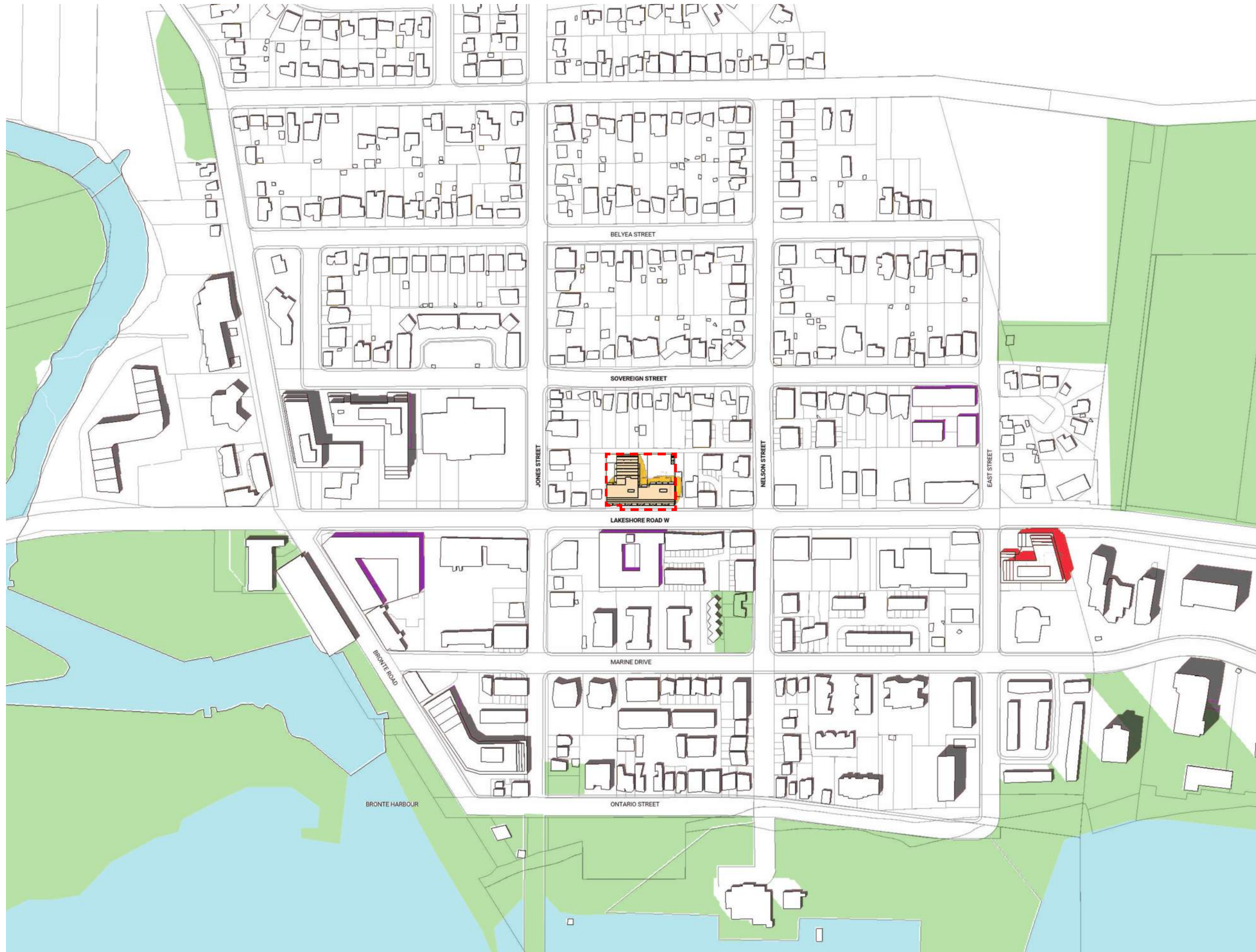
Proposed Development

JUNE 21 / 1:08 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

LAKESHORE ROAD W

MARINE DRIVE

ONTARIO STREET

JONES STREET

NELSON STREET

EAST STREET

BRONTE ROAD

BRONTE HARBOUR

diamond schmitt

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

- - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 2:08 PM

Scale: 1:4000

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

JUNE 21 / 3:08 PM

Scale: 1:4000

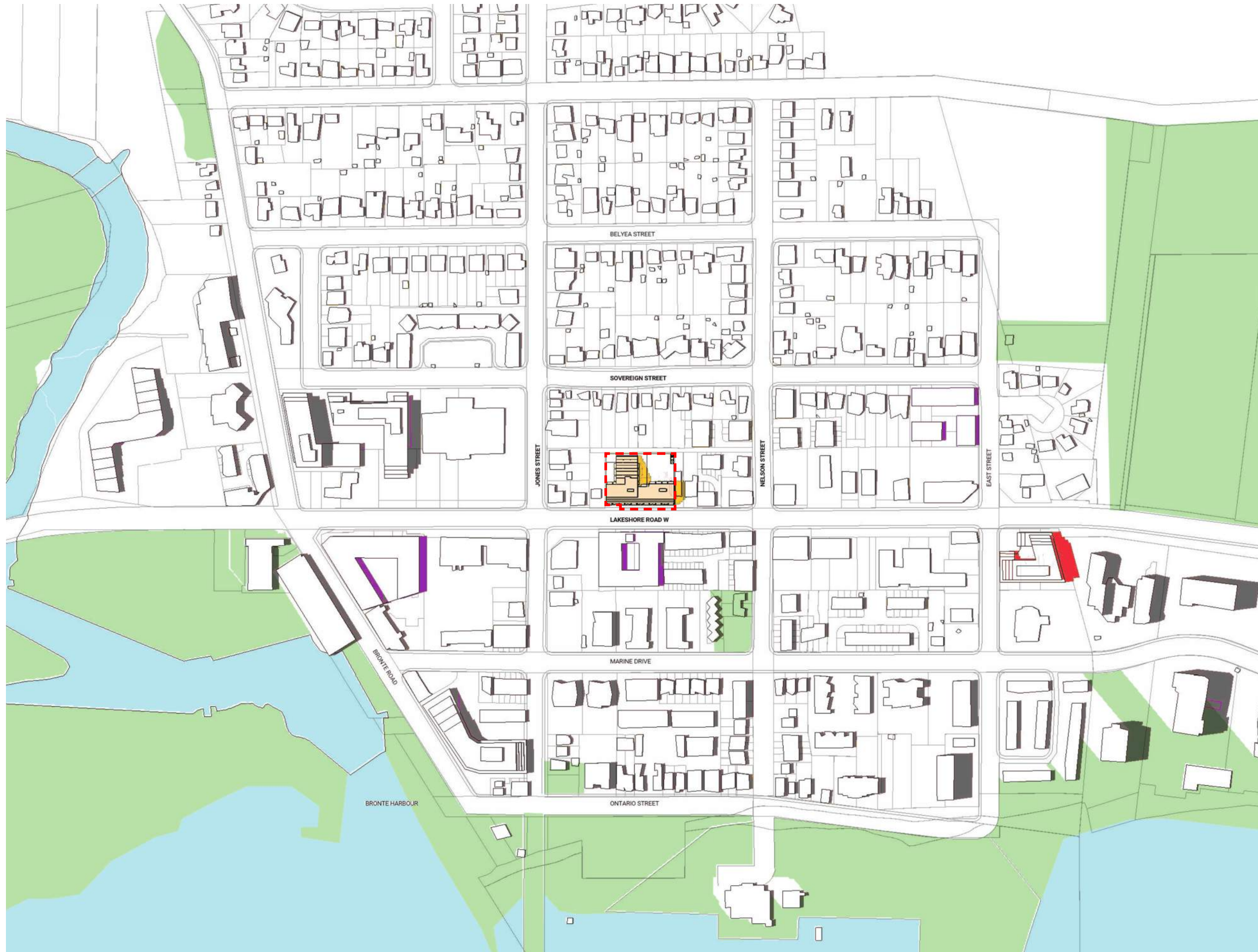BELYEA STREET
SOVEREIGN STREET
LAKESHORE ROAD W
MARINE DRIVE
ONTARIO STREET
JONES STREET
NELSON STREET
EAST STREET
BRONTE ROAD
BRONTE HARBOUR

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
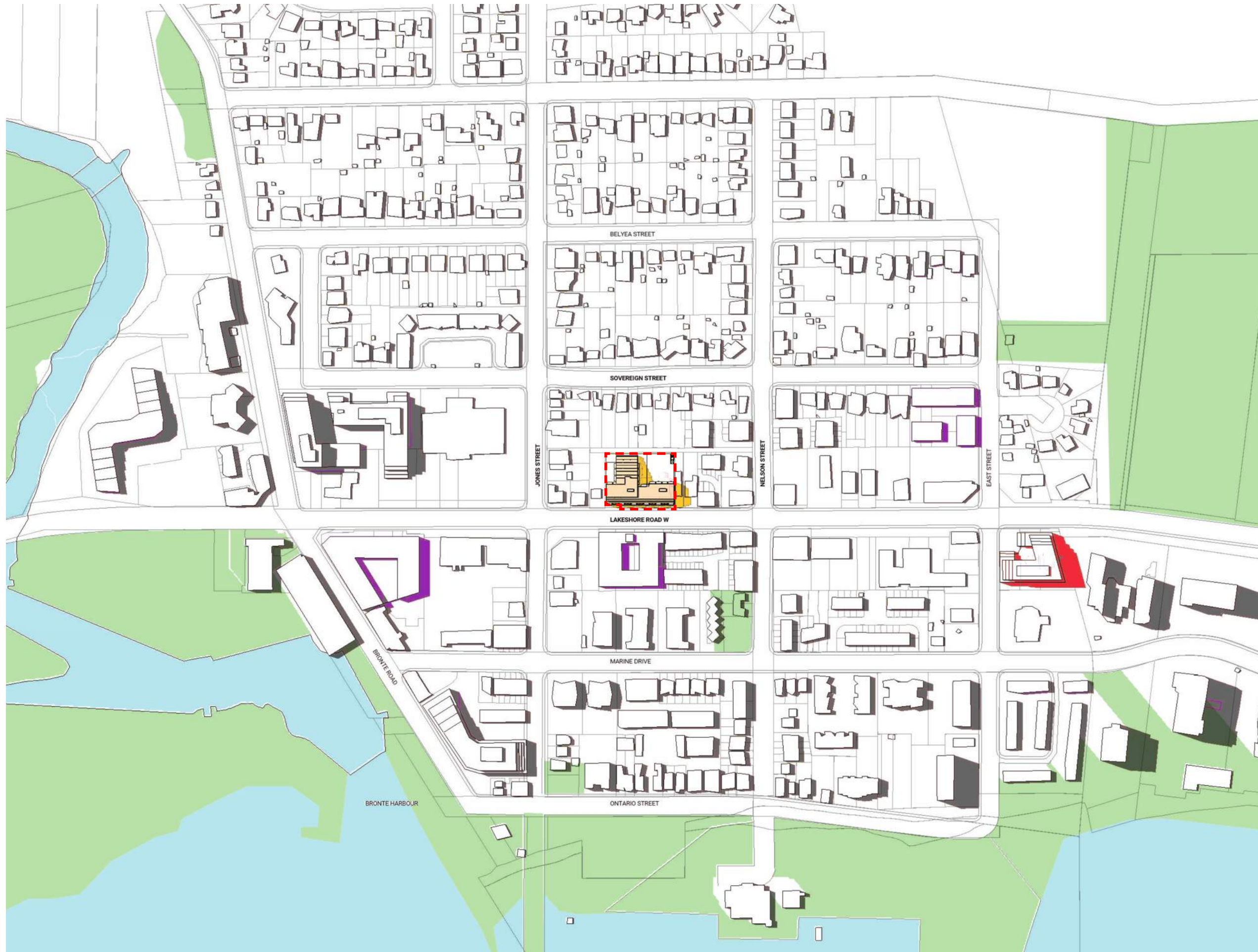Proposed Development

JUNE 21 / 4:08 PM

Scale: 1:4000

BELYEA STREET
SOVEREIGN STREET
LAKESHORE ROAD W
MARINE DRIVE
ONTARIO STREET
JONES STREET
NELSON STREET
EAST STREET
BRONTE ROAD
BRONTE HARBOUR

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

JUNE 21 / 5:08 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond
schmitt

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

ONTARIO STREET

BRONTE HARBOUR

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

JUNE 21 / 6:08 PM

Scale: 1:4000

diamond
schmitt

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed
Shadows

Neighbouring Approved
Shadows

Proposed Development

JUNE 21 / 7:08 PM

Scale: 1:4000

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

JUNE 21 / 7:33 PM

Scale: 1:4000

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

SEPTEMBER 21 / 8:35 AM

Scale: 1:4000

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

SEPTEMBER 21 / 9:35 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond
schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

SEPTEMBER 21 / 10:35 AM

Scale: 1:4000

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

SEPTEMBER 21 / 11:35 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

SEPTEMBER 21 / 12:35 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W.

MARINE DRIVE

BRONTE ROAD

BRONTE HARBOUR

ONTARIO STREET

diamond
schmitt

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

- - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

SEPTEMBER 21 / 1:35 PM

Scale: 1:4000

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

SEPTEMBER 21 / 2:35 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, LAKESHORE ROAD W, MARINE DRIVE, ONTARIO STREET, JONES STREET, NELSON STREET, EAST STREET, BRONTE ROAD, BRONTE HARBOUR

diamond schmitt

Legend:
- – – – Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

SEPTEMBER 21 / 3:35 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

JONES STREET

NELSON STREET

EAST STREET

LAKESHORE ROAD W

BRONTE ROAD

MARINE DRIVE

BRONTE HARBOUR

ONTARIO STREET

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

SEPTEMBER 21 / 4:35 PM

Scale: 1:4000

BELYEA STREET
SOVEREIGN STREET
JONES STREET
NELSON STREET
EAST STREET
LAKESHORE ROAD W
BRONTE ROAD
MARINE DRIVE
ONTARIO STREET
BRONTE HARBOUR

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

SEPTEMBER 21 / 5:35 PM

Scale: 1:4000

BELYEA STREET

SOVEREIGN STREET

NELSON STREET

JONES STREET

EAST STREET

LAKESHORE ROAD W

MARINE DRIVE

BRONTE ROAD

BRONTE HARBOUR

ONTARIO STREET

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

SEPTEMBER 21 / 5:48 PM

Scale: 1:4000

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

DECEMBER 21 / 9:18 AM

Scale: 1:4000

BRONTE ROAD
BRONTE HARBOUR
JONES STREET
BELYEA STREET
SOVEREIGN STREET
LAKESHORE ROAD W
MARINE DRIVE
ONTARIO STREET
NELSON STREET
EAST STREET

diamond schmitt

Legend:

- - - Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

DECEMBER 21 / 10:18 AM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, BRONTE ROAD, BRONTE HARBOUR, ONTARIO STREET

diamond schmitt

Property Line
Water
Parks
Existing Shadow
Proposed Shadow
Neighbouring Proposed Shadows
Neighbouring Approved Shadows
Proposed Development

DECEMBER 21 / 11:18 AM

Scale: 1:4000

diamond schmitt

Legend:
- – – – Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

DECEMBER 21 / 12:18 PM

Scale: 1:4000

diamond schmitt

Legend:
- Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

DECEMBER 21 / 1:18 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, BRONTE ROAD, BRONTE HARBOUR, ONTARIO STREET

diamond schmitt

Legend:

- - - - Property Line

Water

Parks

Existing Shadow

Proposed Shadow

Neighbouring Proposed Shadows

Neighbouring Approved Shadows

Proposed Development

DECEMBER 21 / 2:18 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, MARINE DRIVE, BRONTE ROAD, BRONTE HARBOUR, ONTARIO STREET

diamond schmitt

Legend:

- — — — Property Line
- Water
- Parks
- Existing Shadow
- Proposed Shadow
- Neighbouring Proposed Shadows
- Neighbouring Approved Shadows
- Proposed Development

DECEMBER 21 / 3:16 PM

Scale: 1:4000

Street labels: BELYEA STREET, SOVEREIGN STREET, JONES STREET, NELSON STREET, EAST STREET, LAKESHORE ROAD W, BRONTE ROAD, MARINE DRIVE, BRONTE HARBOUR, ONTARIO STREET