Cibinel Architecture Ltd
560 Academy Road Winnipeg Manitoba R3N 0E3 204 989 8910
George Cibinel MAA Michael Robertson MAA Michael Acht MAA

September 20, 2021

Planning. Property and Development Department
Zoning and Permits
Unit 31-30 Fort St.
Winnipeg, MB R3C 4X7
aross@winnipeg.ca

Attn: Andrew Ross, Senior Planner
Re: Sun Shadow Study, 634 Portage Avenue Mixed-Use Development

Dear Andrew,

Attached is our technical evaluation of sun shadows cast by the proposed development at 634 Portage Avenue on neighbouring properties and streets at test times 9:00 am, 12:00 pm, 3:00 pm, and 6:00 pm, on March 21 and September 21 (equinox), as requested.

This study was completed using 3D modeling software with geo-located and accurate height and massing of the proposed development and context, illustrating the direction, extent and duration of light on the surroundings and depicting the proposed development's impact during spring and fall.

The illustrations demonstrate that the northerly areas surrounding the tower, that are beyond the shadow of the five-storey structure, will be in the tower's shadow for approximately 2 – 2.5 hours, and in direct sunlight for 6.5 – 7 hours during the test time period. The shadow of the five-storey structure does not reach the other side of Portage.

During the hours of the test period, the proposed development will allow for more than 5 hours of full sunlight on the opposite boulevard along Portage, including the full width of the sidewalk, which is also occupied by a street café.

Within the development site, more than 50% of the proposed roof-top green space receives direct sunlight starting at approximately 12:00 noon and through the rest of the day.

Sincerely,



George Cibinel, MAA, FRAIC
Cibinel Architecture Ltd.


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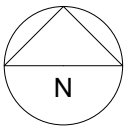
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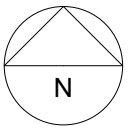
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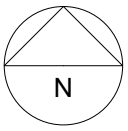
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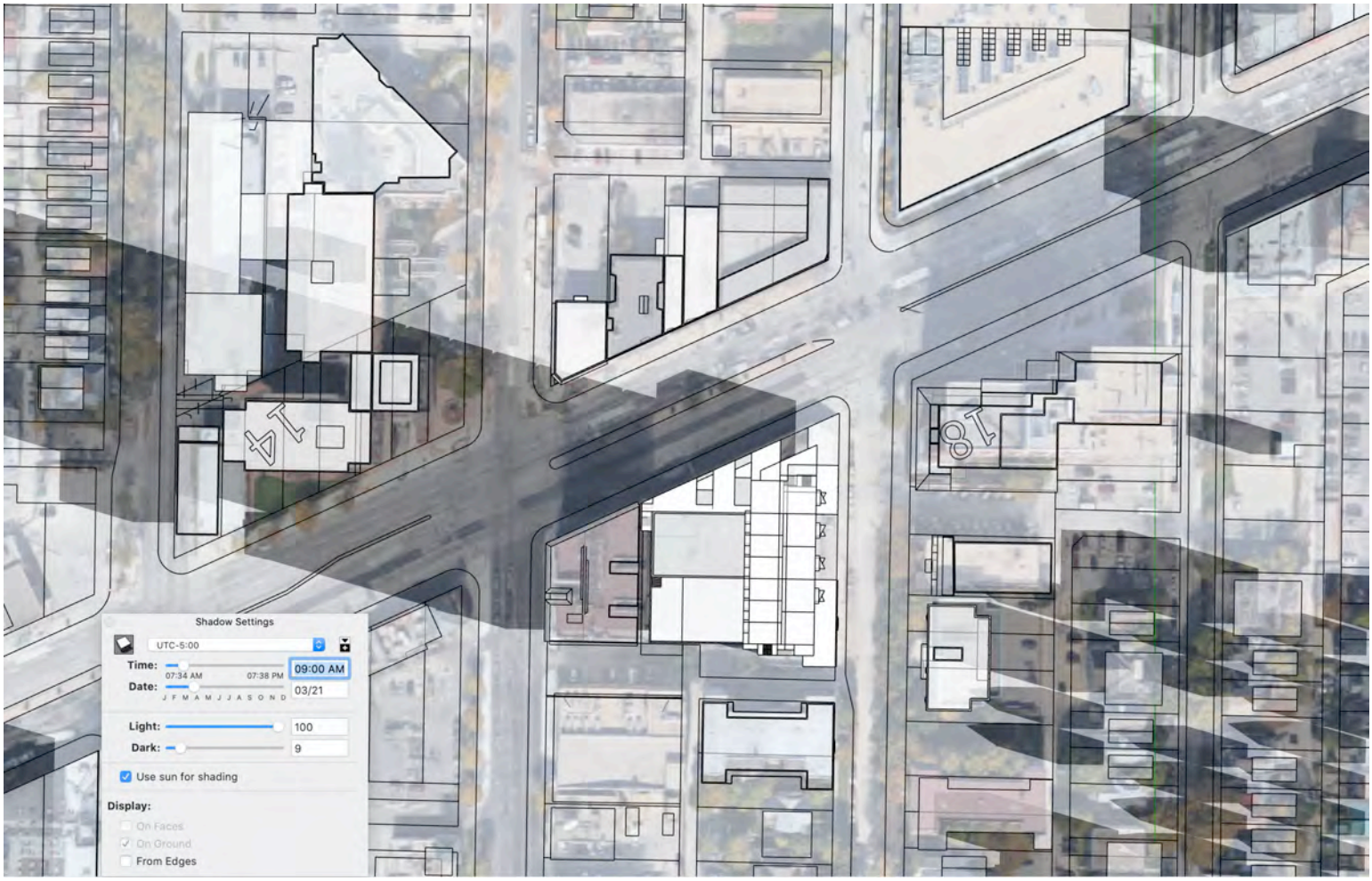
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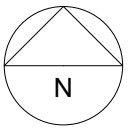
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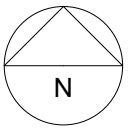
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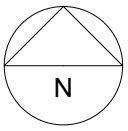
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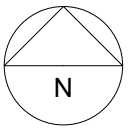
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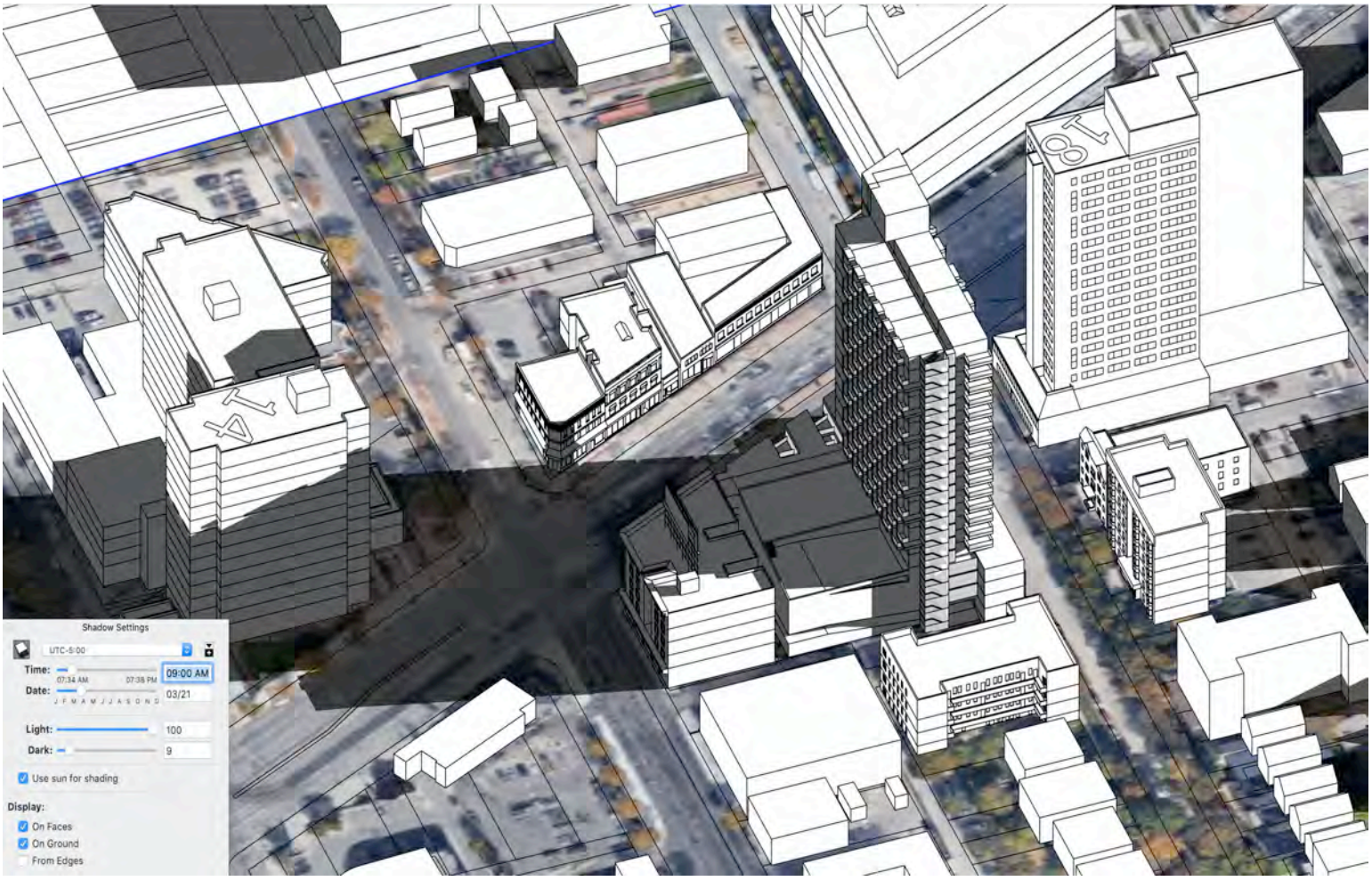
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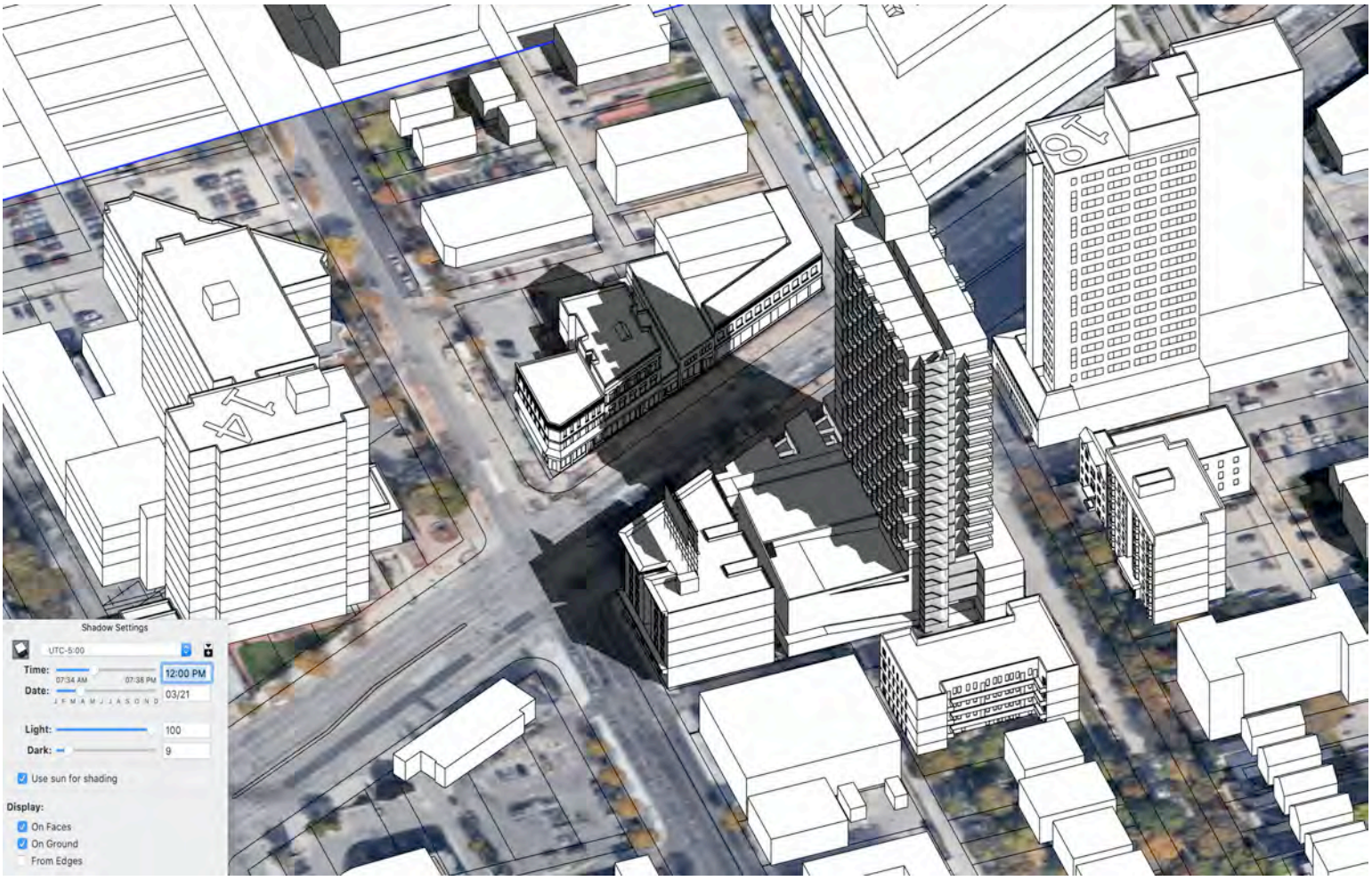
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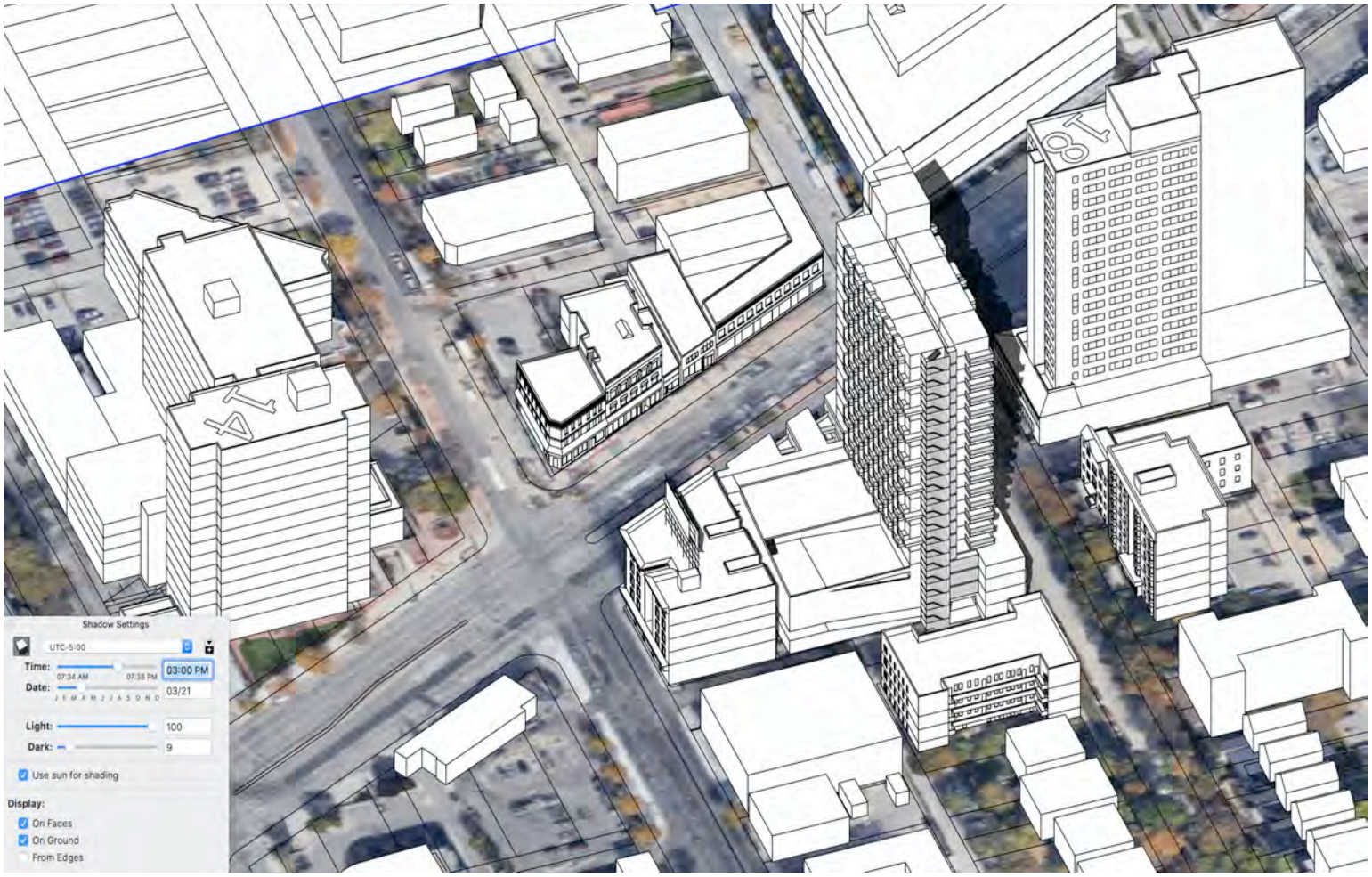
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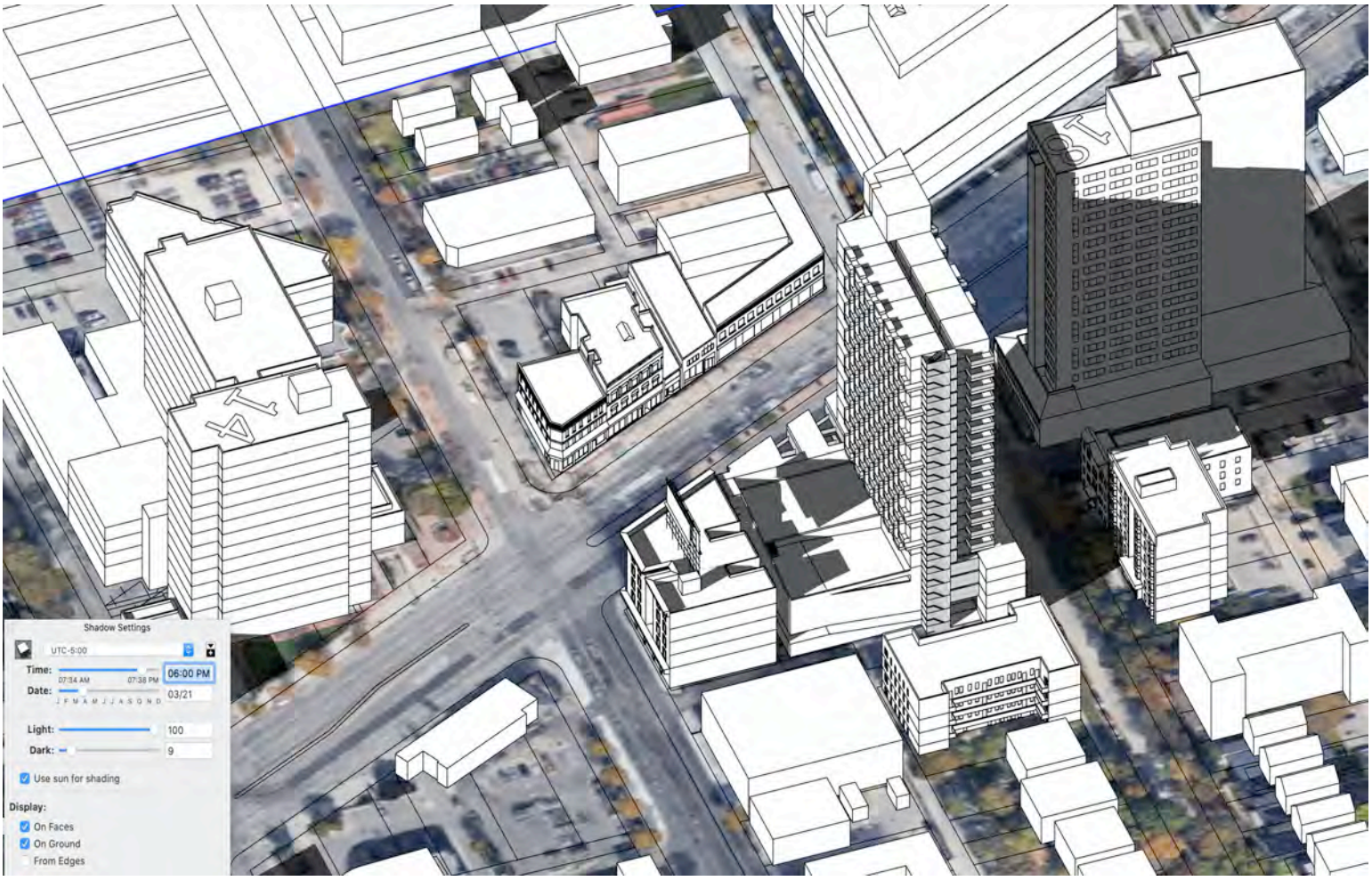
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