



April 24, 2023

MICHAEL GOLDBERG, RPP, MCIP
mgoldberg@goldberggroup.ca
TEL: (416) 322-6364 EXT. 2100

**Re: Sun/Shadow Study Review Letter
1437-1455 Queen Street West
City of Toronto**

Goldberg Group has been retained by Jameson Plaza Ltd (the “Owners”) as its land use planners. We have reviewed the shadow study prepared by RAW Design and have prepared this letter reviewing and analyzing the shadow study. This letter assesses the shadow implications of the proposed development on surrounding streets, parks, and open space, and other properties during March, June, and September.

The following materials are included in the online submission package:

1. Shadow Study and Checklist, prepared by RAW Design, dated April 18, 2023.

There are no shadows cast on *Neighbourhoods* designated lands by the proposed development and new net shadows cast on the north side of Queen Street West are limited to the properties fronting Queen Street West, and are incremental, fast moving and do not stay in one spot for long. The proposed building generally allows for sunlight on Queen Street West sidewalk from 2:18 am to 6:18 pm in accordance with the mid-rise guidelines seeking a minimum of 5 hours of sunlight from March 21st – September 21st. In our opinion, based on this review, we are satisfied that the proposal adequately limits shadow impacts.

Yours truly,
GOLDBERG GROUP

A handwritten signature in black ink, appearing to read "Michael Goldberg".

Michael Goldberg, RPP, MCIP
Principal