

1. General	
A. Name of the Project: 21 JOHN / SOUTH STATION	B. Date: 10/06/2022
C. Address of Application: 13-21 JOHN ST, 36-40 SOUTH STATION ST, TORONTO, ON	D. Name of Consultant: 3XN USA LLC
E. Phone number and email of the Consultant: JHO@3XN.DK / +1 646 843 9770	

2. Project Description	
A. Short Description of the Project: MIXED-USE RESIDENTIAL CONDOMINIUM WITH COMMUNITY SPACE AT GRADE	
B. Number of buildings for this Application: 1	
C. Number of Floors : 40	D. Height in Metres : 124.0 M (TOP OF ROOF) / 130.0 M (TOP OF MPH)
E. Did you submit the 3d Model for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No File Format Submitted: SKETCHUP	

3. Massing Information	
A. Software Used <input type="checkbox"/> SketchUp <input type="checkbox"/> Revit <input checked="" type="checkbox"/> Other If Other describe below: RHINO 7	B. Terrain Corrected : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. 3D Massing Context Tile Used (Open Data) – <i>Please provide date of obtaining data</i> TILE 46M AND TILE 46L / DATA OBTAINED ON: 04/12/2022	

4. Massing Model Location	
A. Coordinates Used: Longitude: 43.721 Latitude : -79.413	B. Solar North Matches True North? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

5. Shadow Diagrams Information	
A. Are you fully compliant with all of the technical specifications in the Terms of Reference? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
B. Do the Shadow Diagrams use a standard metric scale?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Are the Shadow Diagrams provided in Colour?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



Sun/Shadow Analysis Terms of Reference - Checklist

D. Does the Shadow Diagrams use The City's Shadow Study Drawing Standards – Colour Analysis?

Yes No

5. Shadow Diagrams Information – Continued

D. Date Used for Shadow Analysis : Year Month(s)
2022 MARCH 21ST, JUNE 21ST, SEPTEMBER 21ST

E. Daylight Savings Time considered? Yes No

6. General Comments

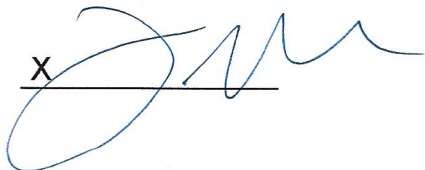
AFTER A CAREFUL ANALYSIS OF THE SITE AND CONTEXT OF THE DEVELOPMENT AT 13-21 JOHN ST. AND 36-40 SOUTH STATION ST., TO, IT WAS ESTABLISHED THAT NO MAJOR PARK, HERITAGE SITE OR PUBLIC AREA WOULD BE AFFECTED BY THE OVERSHADOWING OF A HIGHRISE DEVELOPMENT ON SITE. THERE ARE NO HERITAGE-RELATED POLICIES OR DESIGNATIONS WHICH WOULD IMPACT DEVELOPMENT ON THE SITE.

Declaration of Consultant

I JENS HOU
(Print name)

certify that I have examined the contents of the application, certify that the information submitted with it is accurate and concur with the submission of the application.

Date: OCT. 6 2022

Signature of Consultant: X 

Please send the completed form with Sun Shadow Analysis package to:

If you require further assistance, please contact: Abdullah.diab@toronto.ca or Dulini.ratnayake@toronto.ca