

R. BOUWMEESTER & ASSOCIATES

Sun and Shadow Position Specialists

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Shadow Impact & Solar Access Studies • Site Planning & Building Design Input • Collision Investigation Input

January 23, 2026

“BY E-MAIL ONLY”

Shearling Heights Estates Ltd.
c/o Trinity Point Developments
1681 Langstaff Road
Vaughan, ON L4K 5T3

Attention: Carmina Tupe, MCIP RPP
Development Manager

Dear Carmina:

**Re: Shadow Impact Opinion Letter
Review of January 2026 Design Revisions
Proposed Residential Development
Shearling Heights Estates Ltd.
Britannia and Bronte, Town of Milton**

This letter relates to our Sep 17/25 shadow study and the subsequent mid-rise building design revisions made by G+C Architects per their Jan 23/26 plans and 3D massing model. The purpose of this letter is to provide an overview and opinion as to the impact of the revisions on the proposed incremental shadows shown in our September 2025 shadow study. This letter specifically pertains to the L-shaped mid-rise building proposed at the site's southwest corner

To inform our opinion, we carried out a comparison between the massing model used in our 2025 shadow study and the current model received Jan 23/26. Generally speaking, the building footprint has not changed although its height has been reduced by 5 floors from 12 to 7 resulting in a height reduction of 14.7m. In addition, the top floor has been stepped back 6.6m at the end of the north wing creating a terrace on the 6th floor roof for a height reduction of 18.9m.

The revised heights are red-marked on Dwg SS-1 (attached) of our 2025 shadow study.

The reduction of 5/6 floors results in shadow length decreases of 37% for the 7-storey portion and 48% for the 6-storey end. As a result of these reductions, the 9:00 AM shadows no longer reach the opposite boulevard of Bronte Street but rather end just beyond the middle of the street.

The conclusion (Section 10) of our Sep 17/25 shadow study remains unchanged.

Yours very truly,

R. BOUWMEESTER & ASSOCIATES

A handwritten signature in blue ink, appearing to be 'R. Bouwmeester', written in a cursive style.

Ralph Bouwmeester, P. Eng.
Principal

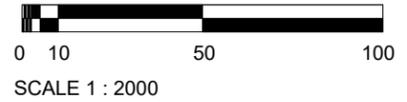


APR 21

**ROOF HEIGHT
REDUCTIONS
(January 2026)**

9:00 AM

ALL TIMES IN EDT



APR 21

10:00 AM

SHADOW IMPACT STUDY
Proposed Residential Development
Shearling Heights Estates Ltd.
Britannia and Bronte
Town of Milton



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Calculated by:	RB	Project:	S20023	Drawing No.:
Drawn by:	RB	Scale:	1 : 2000	
Checked by:	RB	Date:	NOV 27/20 (Rev. Jan 31/22) (Rev. Sep 17/25)	

SS-1