

April 3, 2024  
To: Town of Oakville  
Re: Shadow Impact Analysis Summary  
590 Argus Road  
Oakville, Ontario

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### Shadow Impact Analysis Summary

The project site is located the south edge of the Queen Elizabeth Way highway, fronted by South Service Road along its North & East boundaries, with the south boundary being defined by Argus Road. The West boundary is shared with an adjacent neighboring property.

The development consists of three towers with 6-storey podium levels, with Tower A at 45 storeys, Tower B at 50 storeys and Tower C at 57 storeys. Tower A is situated roughly along the west property line, while Tower B is at the opposite end of the site, nestled along the curving east property line defined by South Service Road, with Tower C situated centrally, roughly equidistant between Tower A & Tower B.

Two courtyards are defined by the space between these three towers, which open up to Argus Road along the south property line. Both courtyards are connected at grade to the northerly portion of the site through pedestrian connections that connect the courtyard spaces to a porte-cochere driveway accessed from South Service Road along the north property line. The porte-cochere driveway is covered by a roof at the third level, with the roof top being allocated as shared Residential Outdoor Amenity space, connecting all three towers above grade at this level. Additional Residential Outdoor Amenity Space is provided on roof tops at the fourth level of Tower A & Tower C. Privately-Owned Public Space is allocated in each of the two courtyards at grade with access from Argus Road.

Shadow Impact Analysis was conducted on the 21<sup>st</sup> day for the months of April, June, September and December. With hourly intervals starting at an estimated 1.5 hours after sunrise and ending about 1.5 hours before sunset.

- As indicated in the diagrams, the strategic placement of towers within the developable property has provided adequate tower separation of no less than 25 meters and thus providing sufficient sunlight exposure for the amenities and public spaces at the lower levels during the afternoons and evenings of spring, summer and fall.
- The 25 meter tower separation also lessens the overall shadow mass at grade for most of the daylight hours reading as three narrow elements instead of a combined shadow mass, which has helped with avoiding overcast at adjacent properties exceeding two consecutive hourly test times after 12pm.
- The analysis has demonstrated provisions of at least 5 hours of continuous sunlight per day on public sidewalks, plazas and public parks per day on the months of April, June and September. No school yards are located near the vicinity of the project site.
- The Shadow Impact Analysis for the month of December has demonstrated an overcast not exceeding two consecutive hourly test times allowing adequate sunlight on neighboring building faces and roofs.

This letter is submitted in conjunction with the Shadow Impact Analysis diagrams dated as indicated above for the 590 Argus Road project located in the Town of Oakville.

Yours very truly,



Myles Craig, Principal  
TEEPLE ARCHITECTS INC.