

SHADOW IMPACT ANALYSIS

6-STOREY AFFORDABLE HOUSING DEVELOPMENT
1493 SIXTH LINE
TOWN OF OAKVILLE

AUGUST 08, 2025

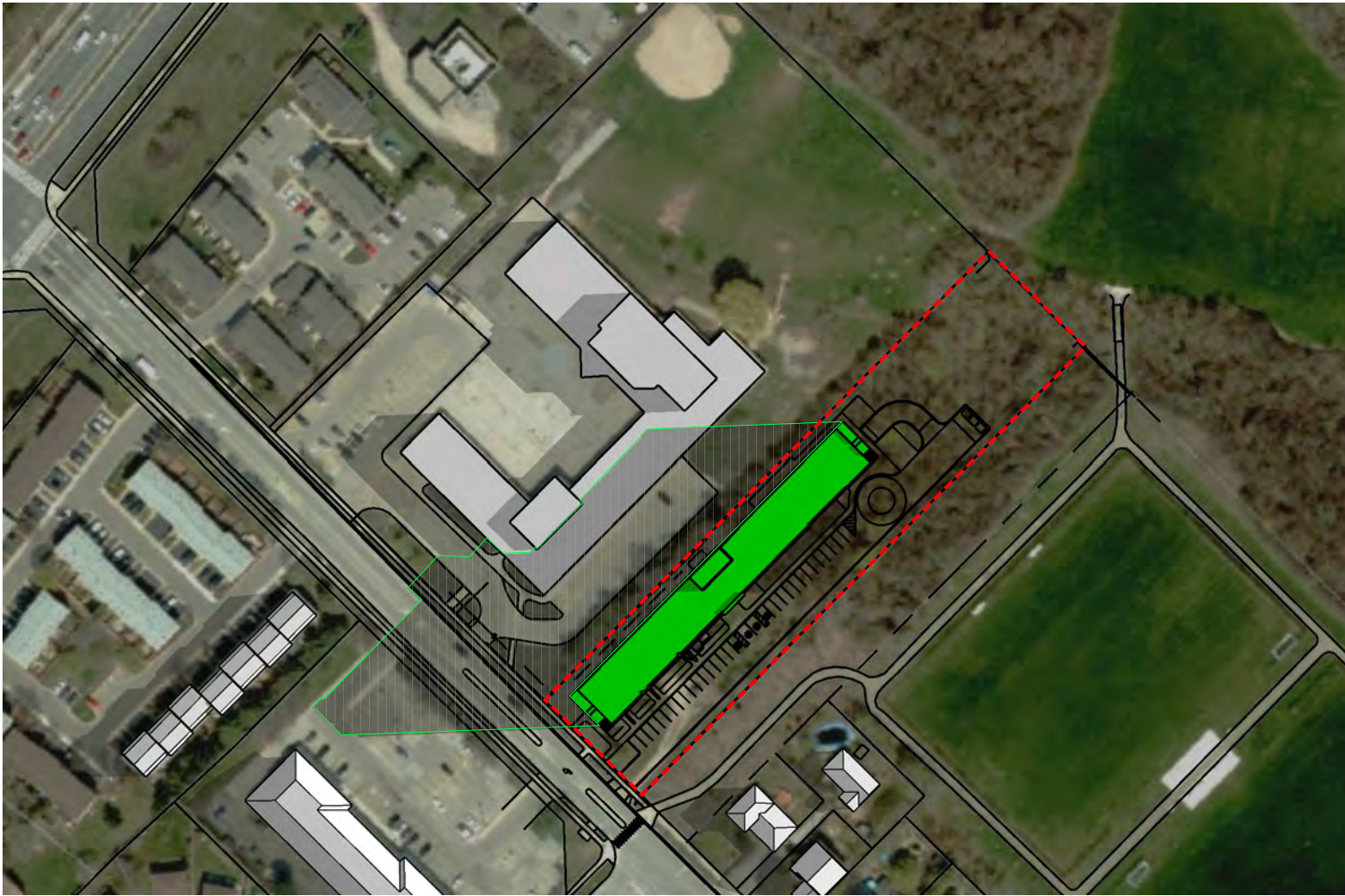


PREPARED BY:

pml.A

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patrick@pmlA.ca





43.46°N, 79.72°W

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April 21 - 7:56 am

1493 Sixth Line Shadow Impact Study

REVISIONS

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43.46°N, 79.72°W

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April 21 - 8:56 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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April 21 - 9:56 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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April 21 - 11:56 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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April 21 - 12:56 pm

1493 Sixth Line Shadow Impact Study

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April 21 - 1:56 pm

1493 Sixth Line Shadow Impact Study

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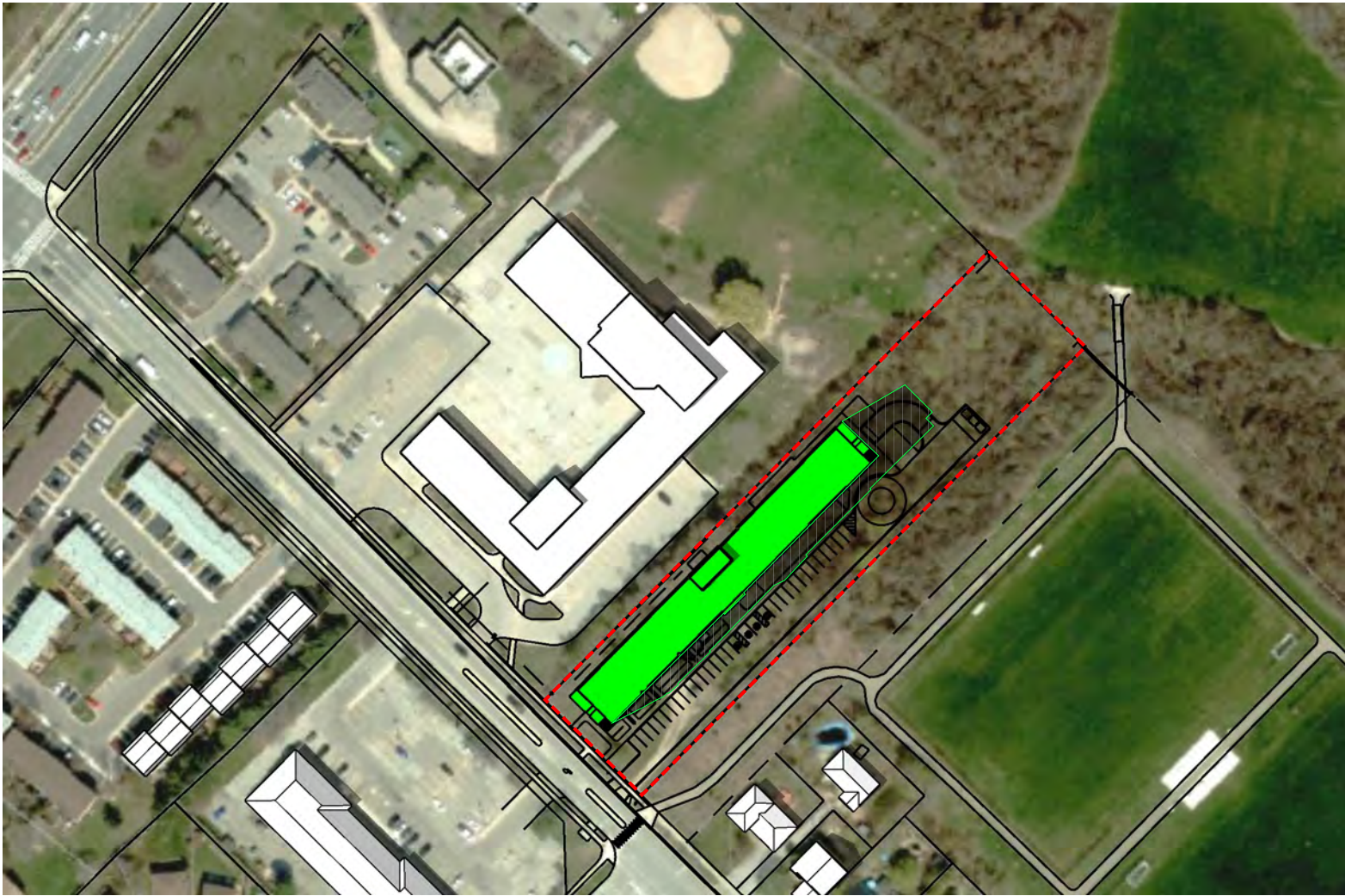
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April 21 - 2:56 pm

1493 Sixth Line Shadow Impact Study

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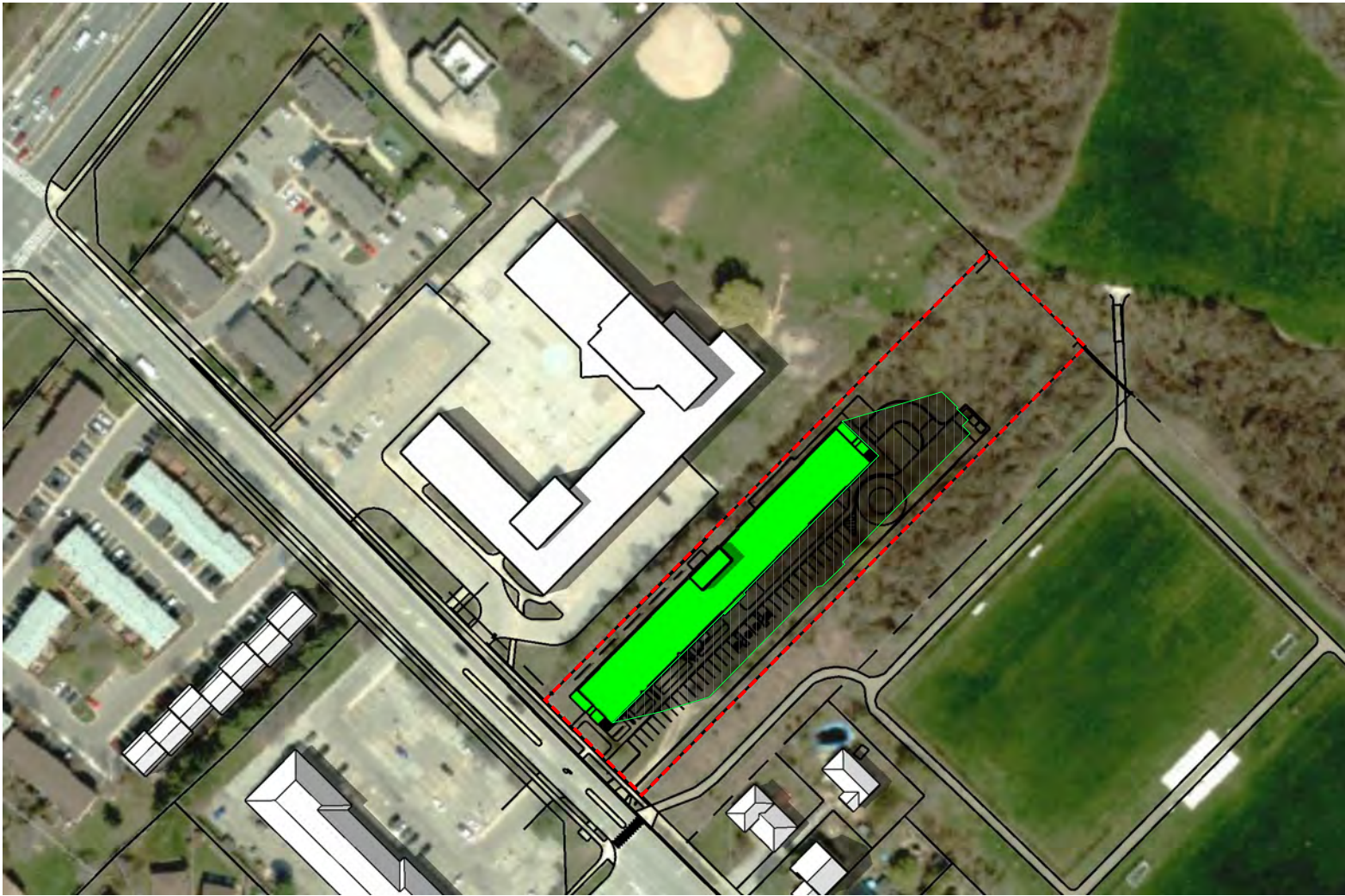
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April 21 - 3:56 pm

1493 Sixth Line Shadow Impact Study

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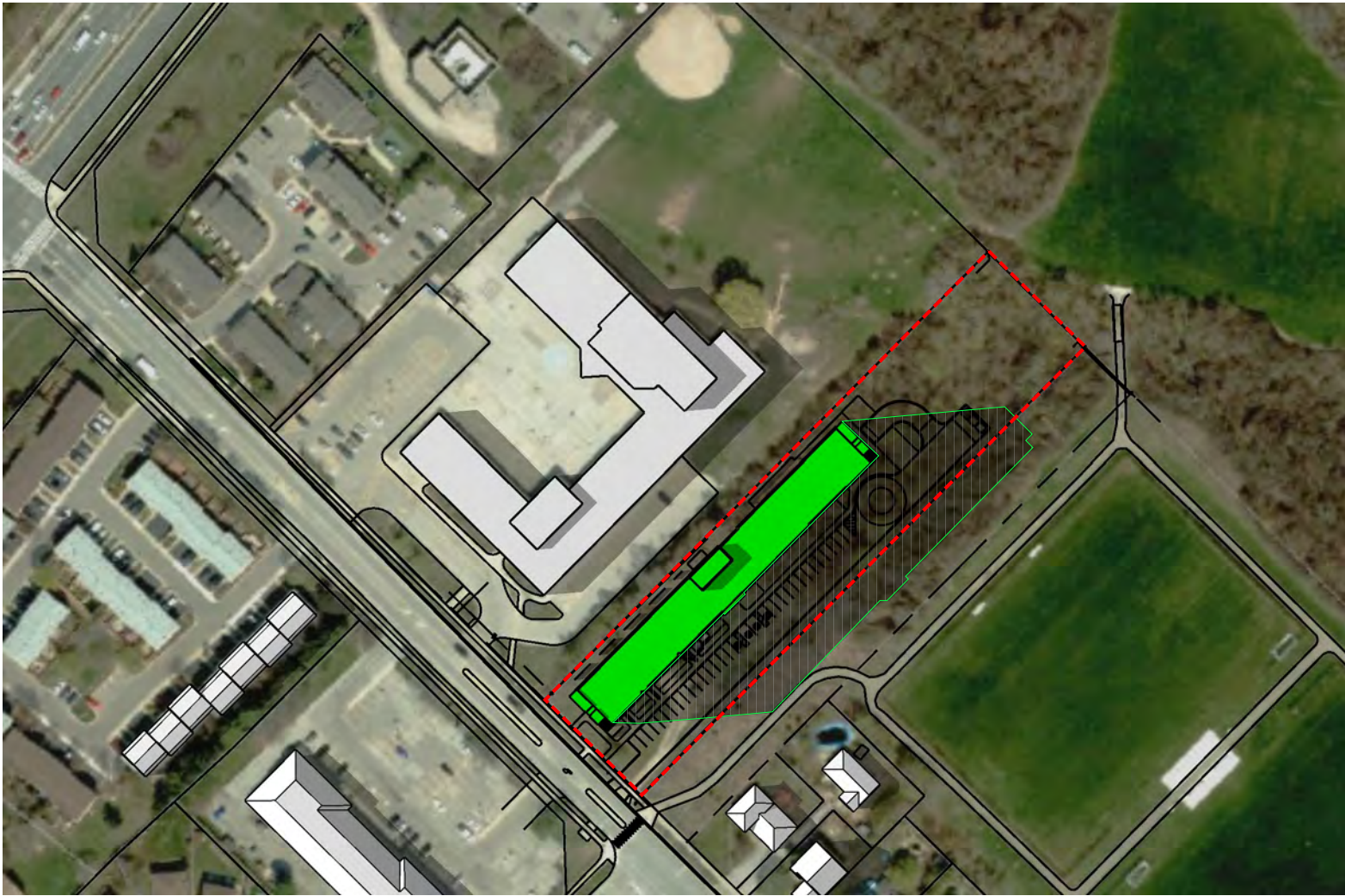
1493 Sixth Line Shadow Impact Study

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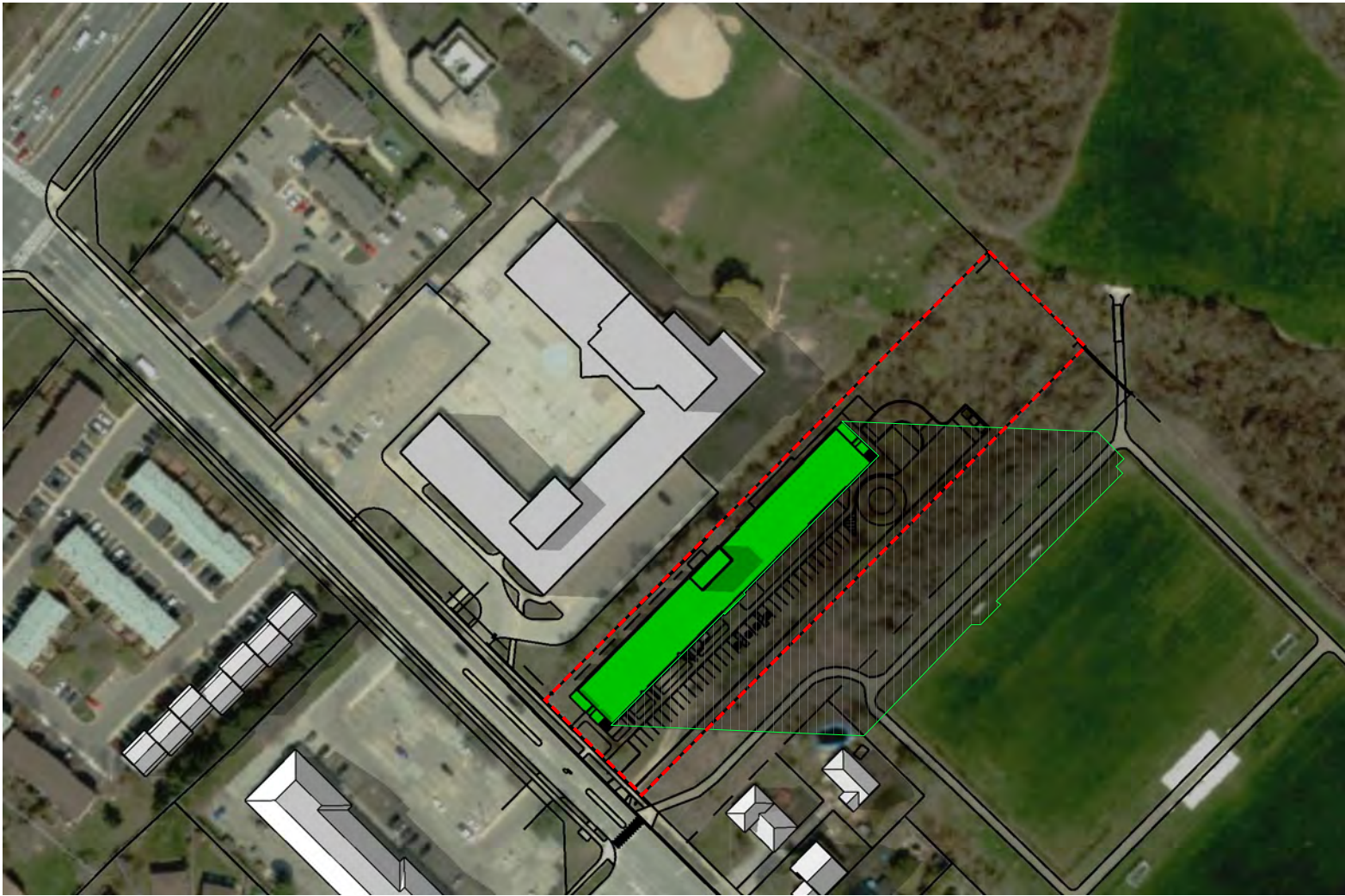
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April 21 - 5:56 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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April 21 - 6:39 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 7:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 8:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 9:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 10:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 11:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 12:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 1:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 2:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 3:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 4:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 5:08 pm

1493 Sixth Line Shadow Impact Study

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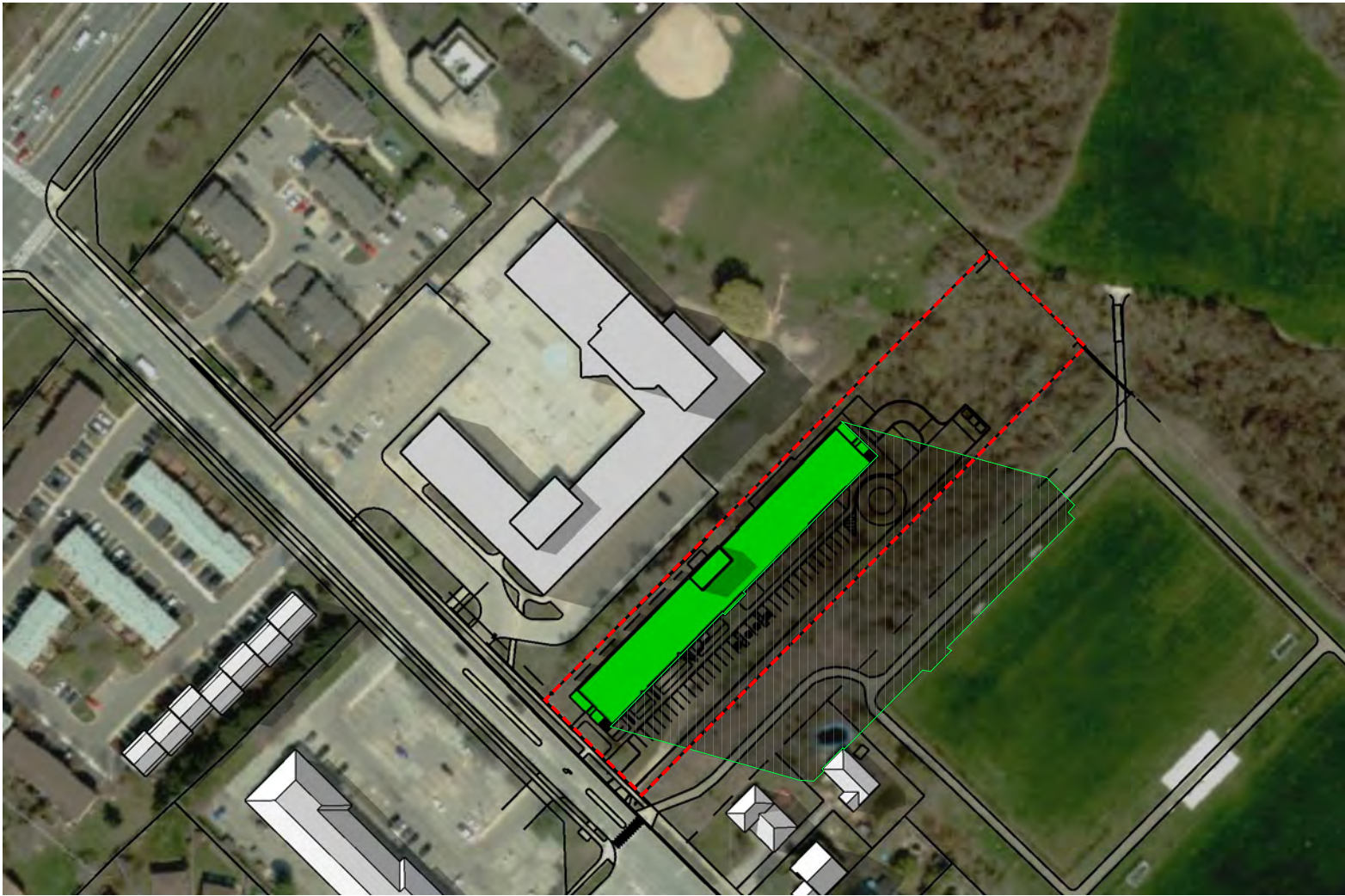
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June 21 - 6:08 pm

1493 Sixth Line Shadow Impact Study

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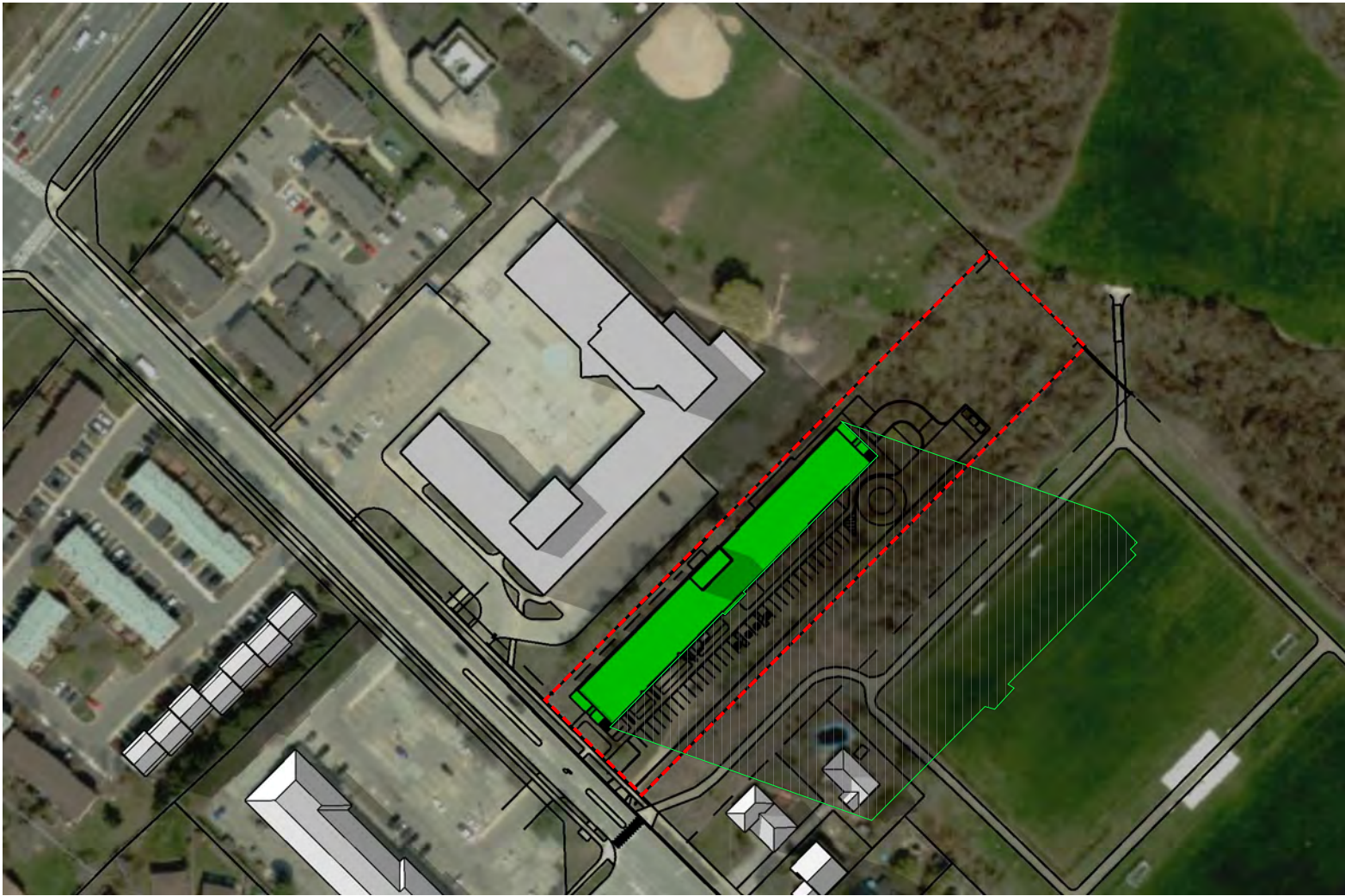
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June 21 - 7:08 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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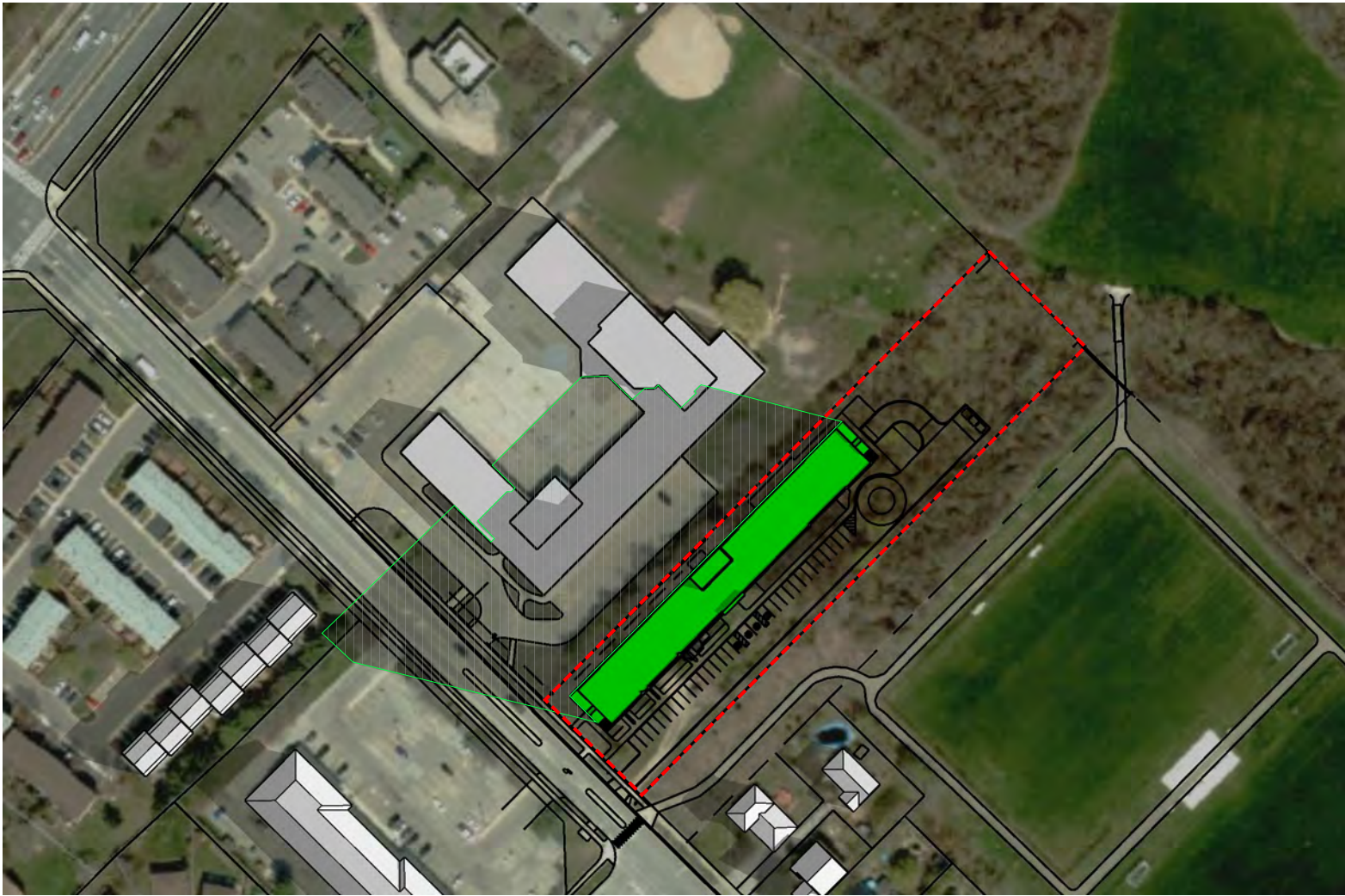
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1493 Sixth Line Shadow Impact Study

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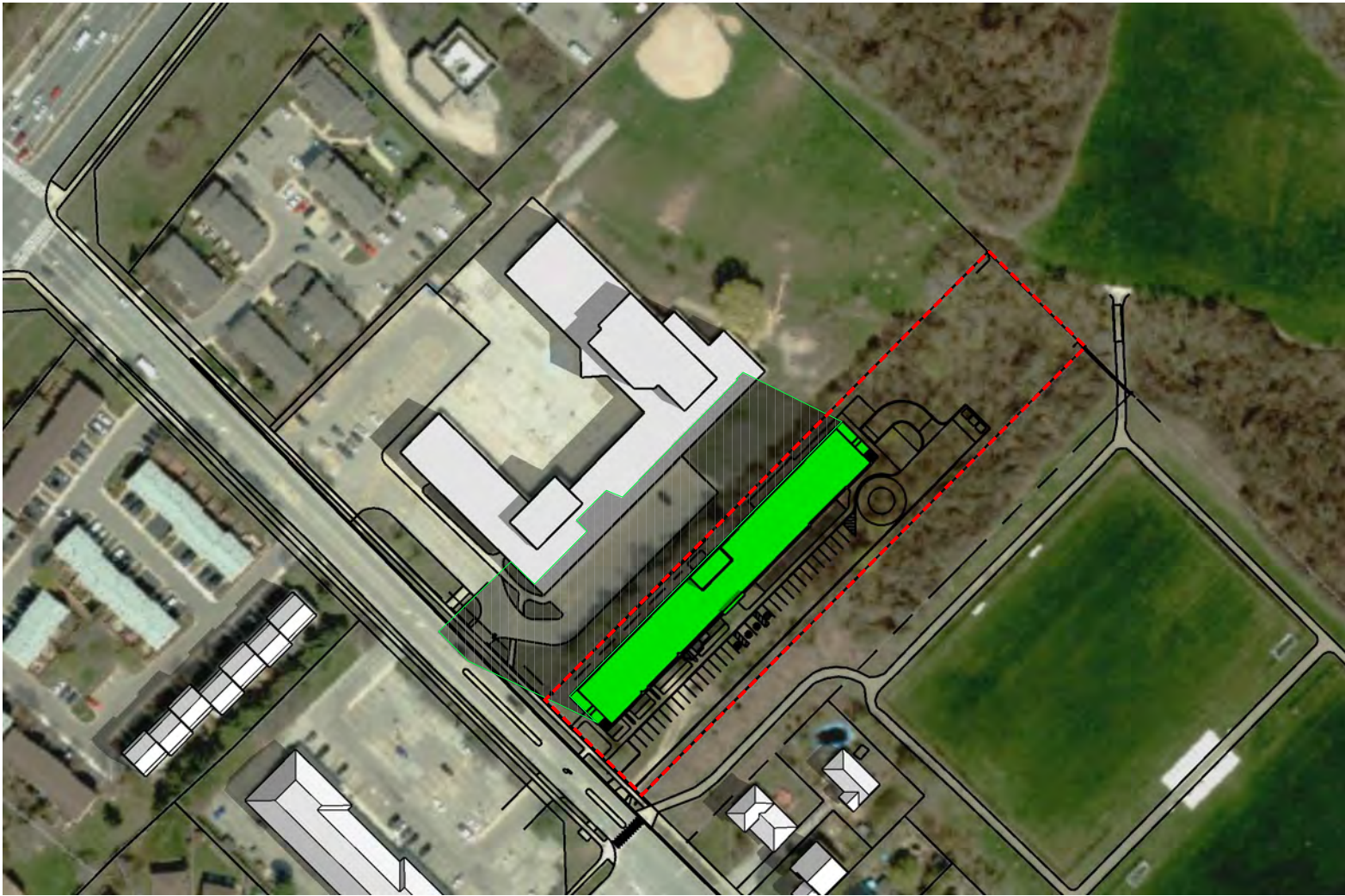
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September 21 - 8:35 am

1493 Sixth Line Shadow Impact Study

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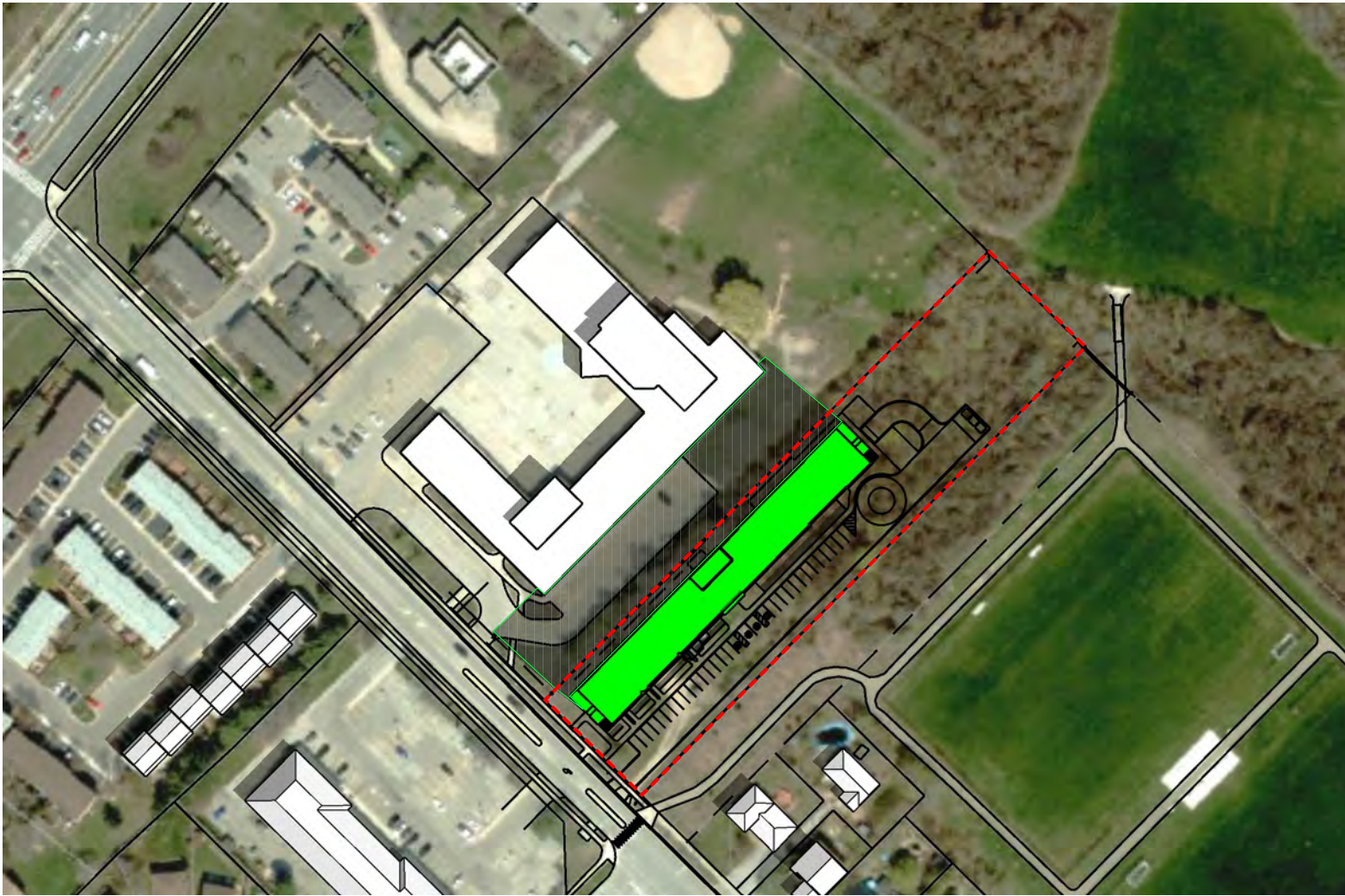
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43.46°N, 79.72°W

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September 21 - 10:35 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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September 21 - 11:35 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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September 21 - 12:35 pm

1493 Sixth Line Shadow Impact Study

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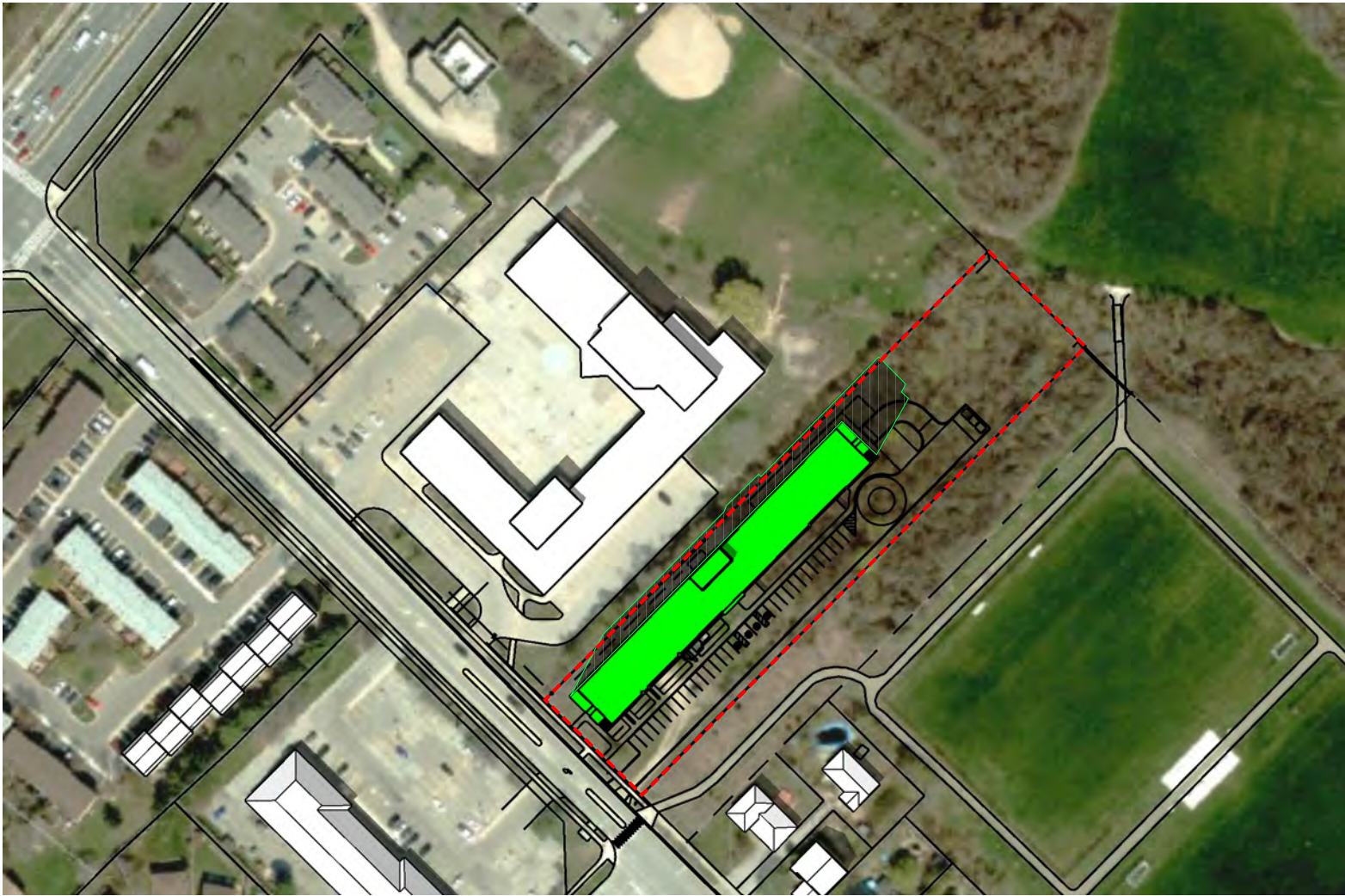
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September 21 - 1:35 pm

1493 Sixth Line Shadow Impact Study

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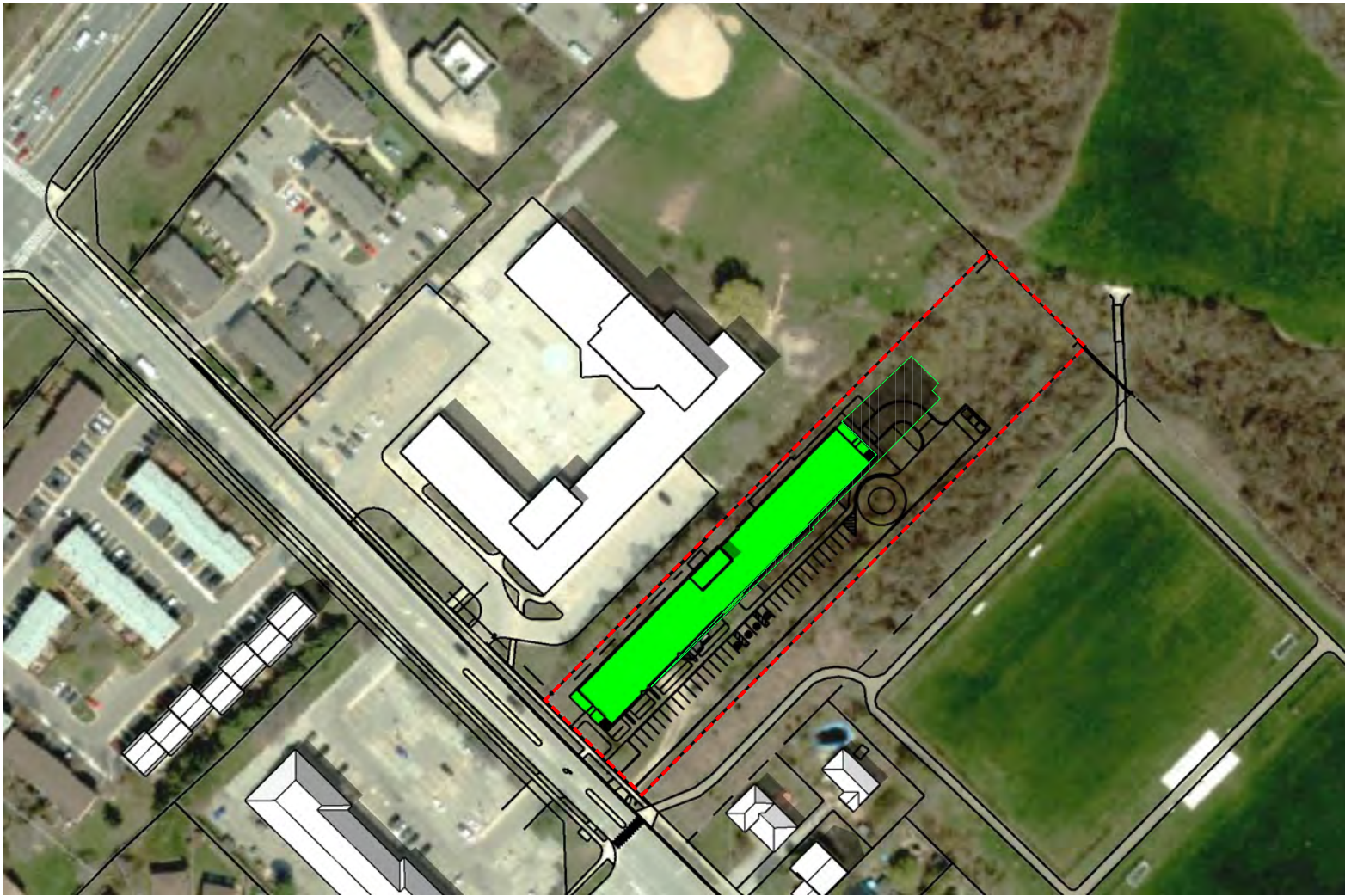
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September 21 - 2:35 pm

1493 Sixth Line Shadow Impact Study

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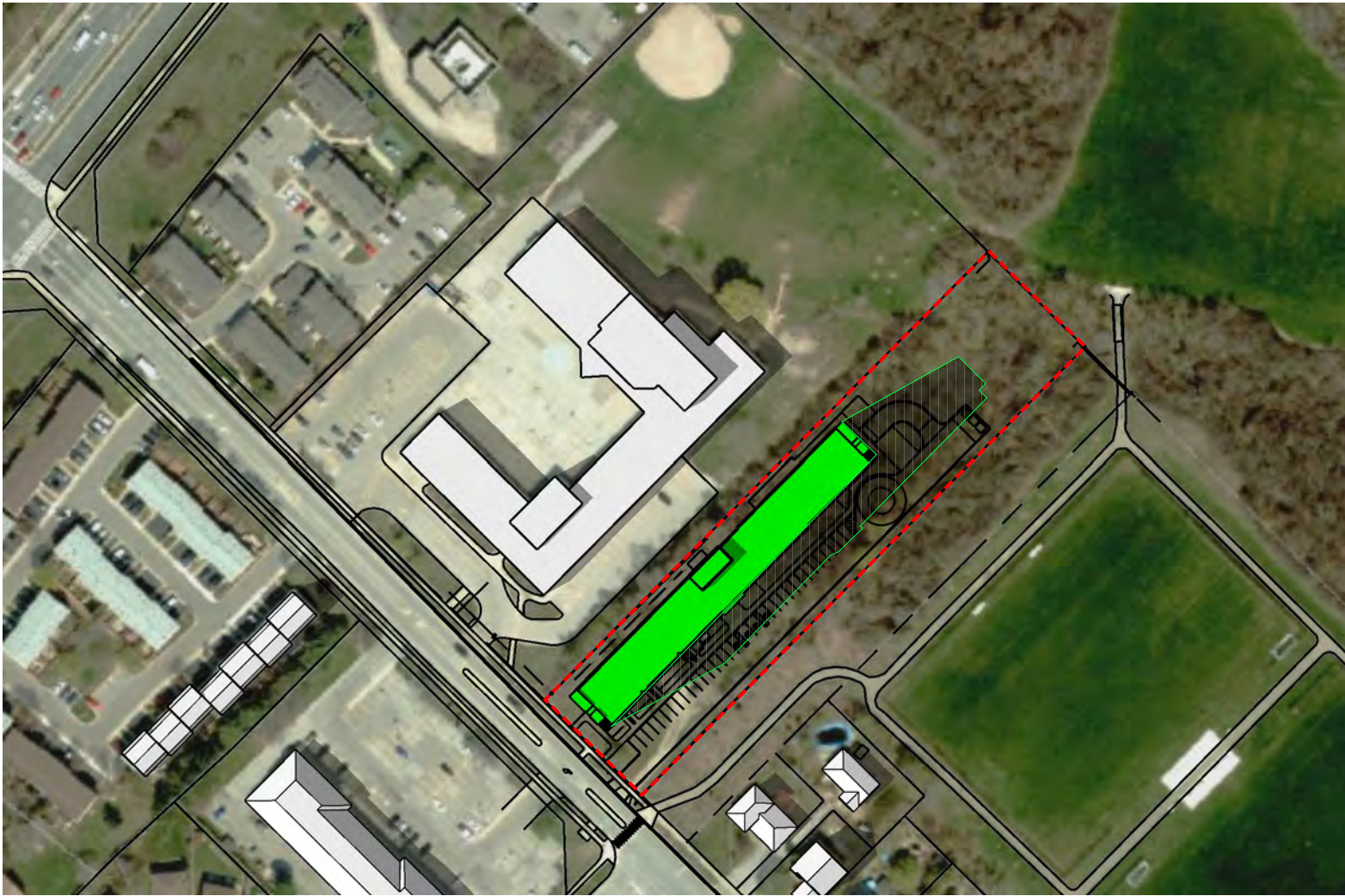
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September 21 - 3:35 pm

1493 Sixth Line Shadow Impact Study

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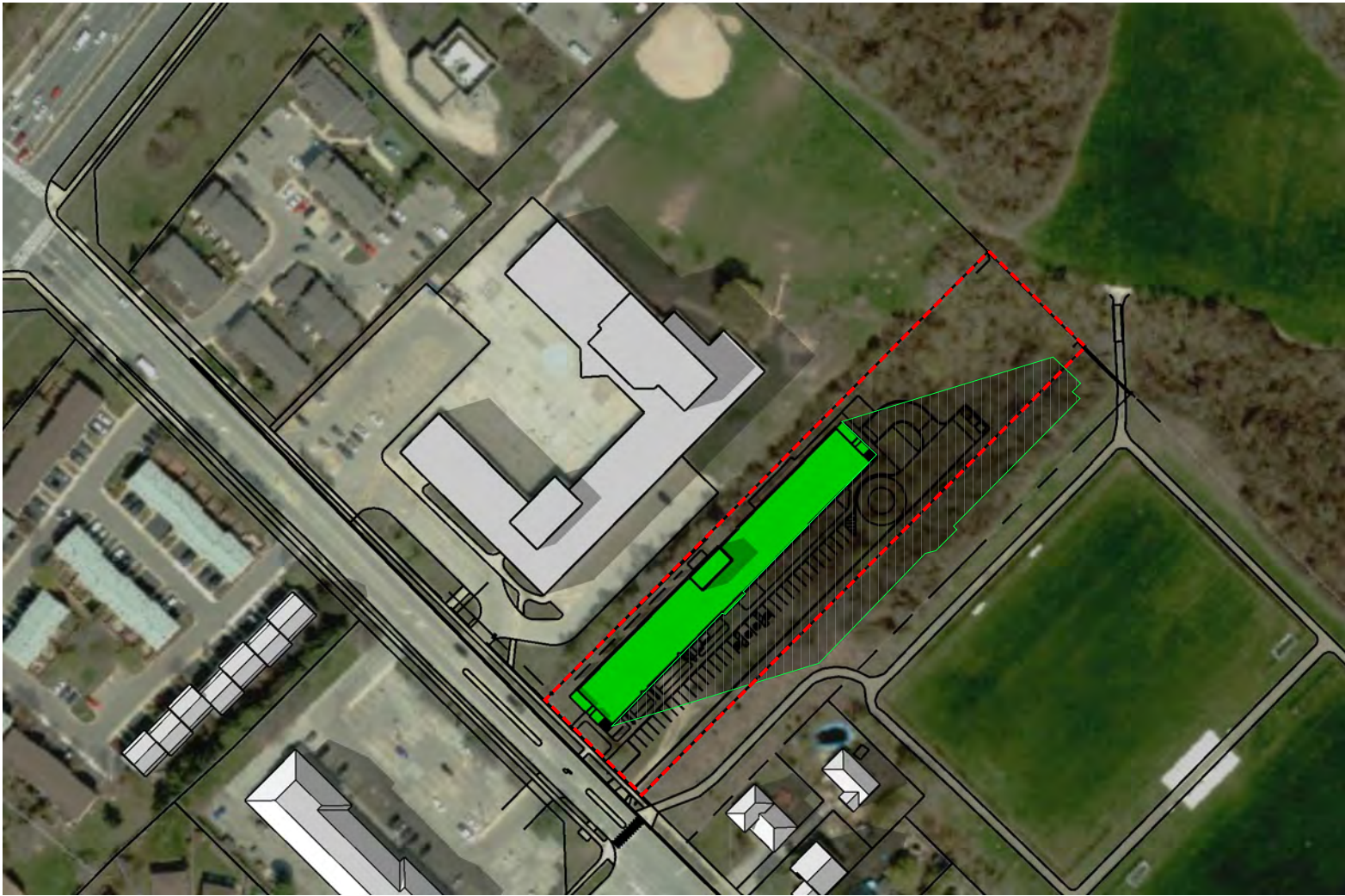
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September 21 - 4:35 pm

1493 Sixth Line Shadow Impact Study

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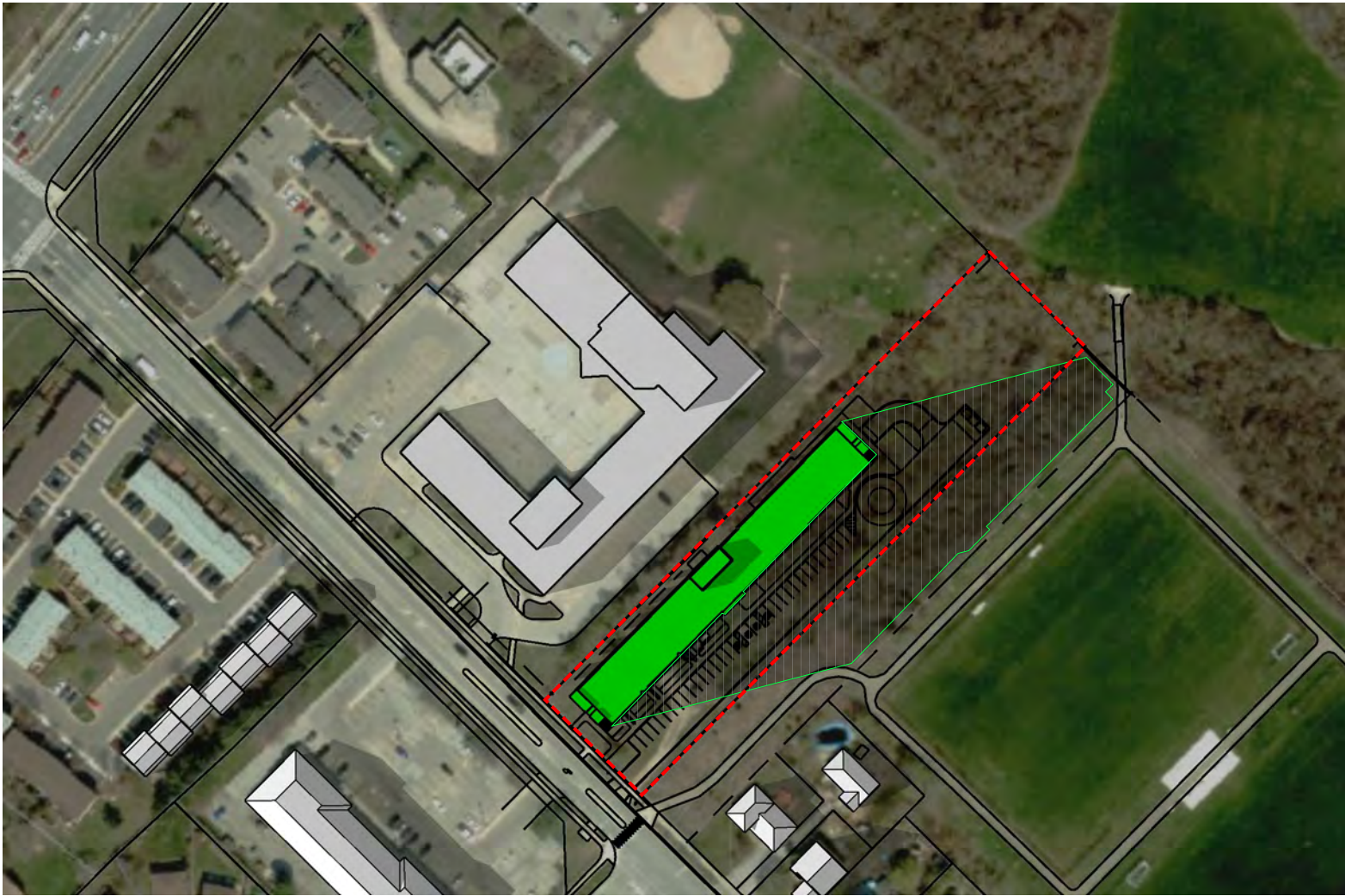
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September 21 - 5:35 pm

1493 Sixth Line Shadow Impact Study

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September 21 - 5:47 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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December 21 - 9:18 am

1493 Sixth Line Shadow Impact Study

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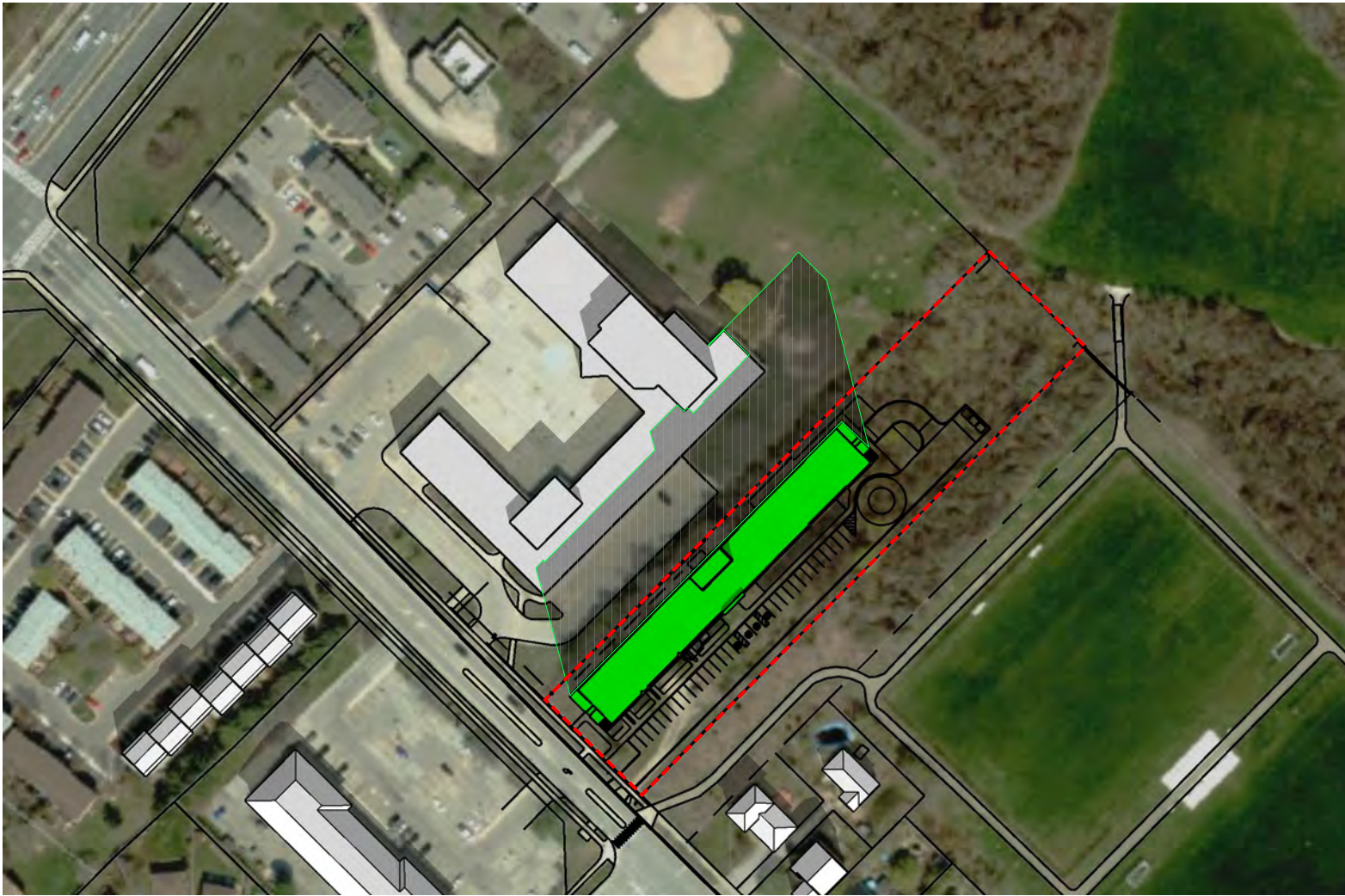
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December 21 - 10:18 am

1493 Sixth Line Shadow Impact Study

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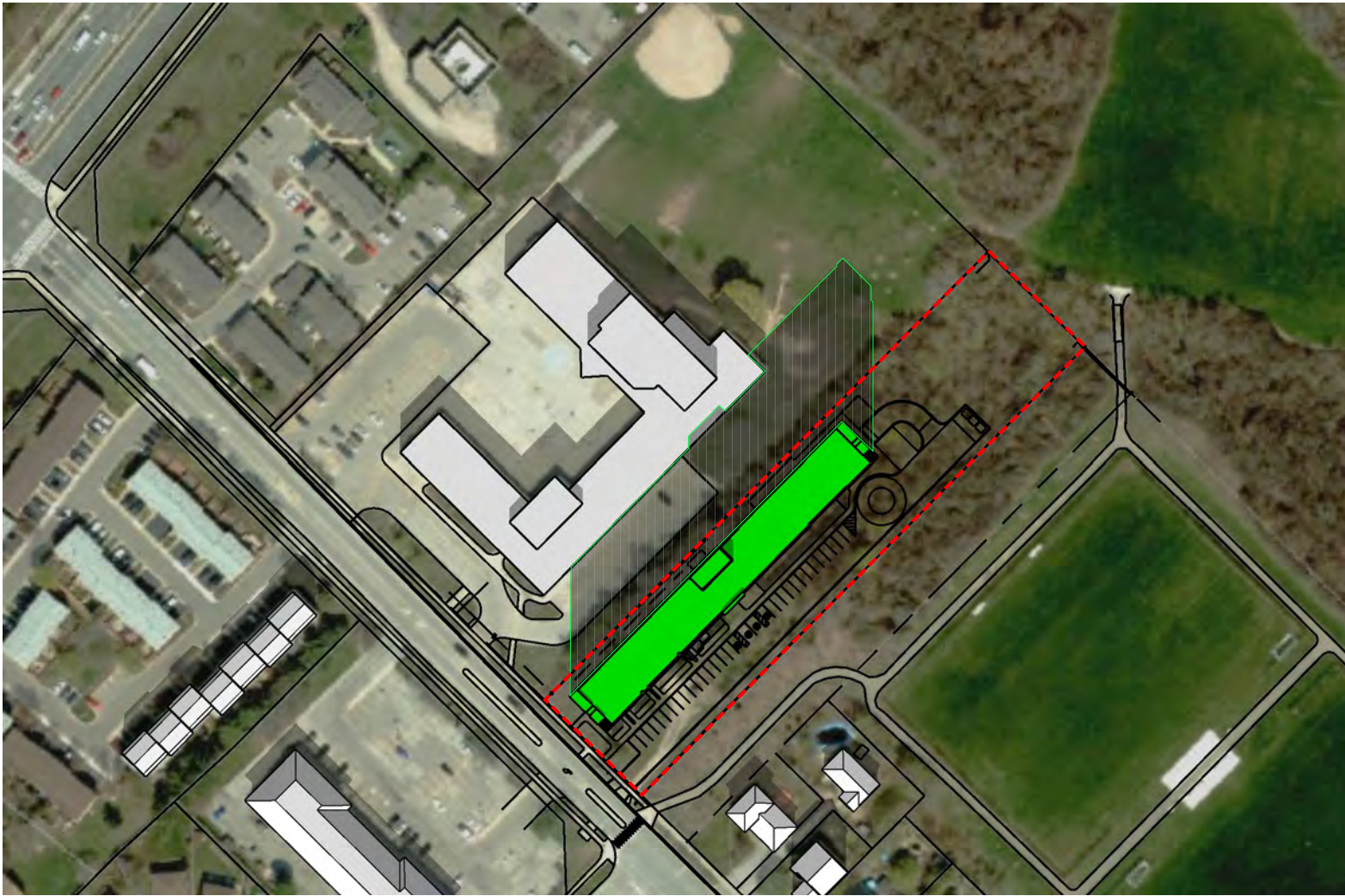
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December 21 - 11:18 am

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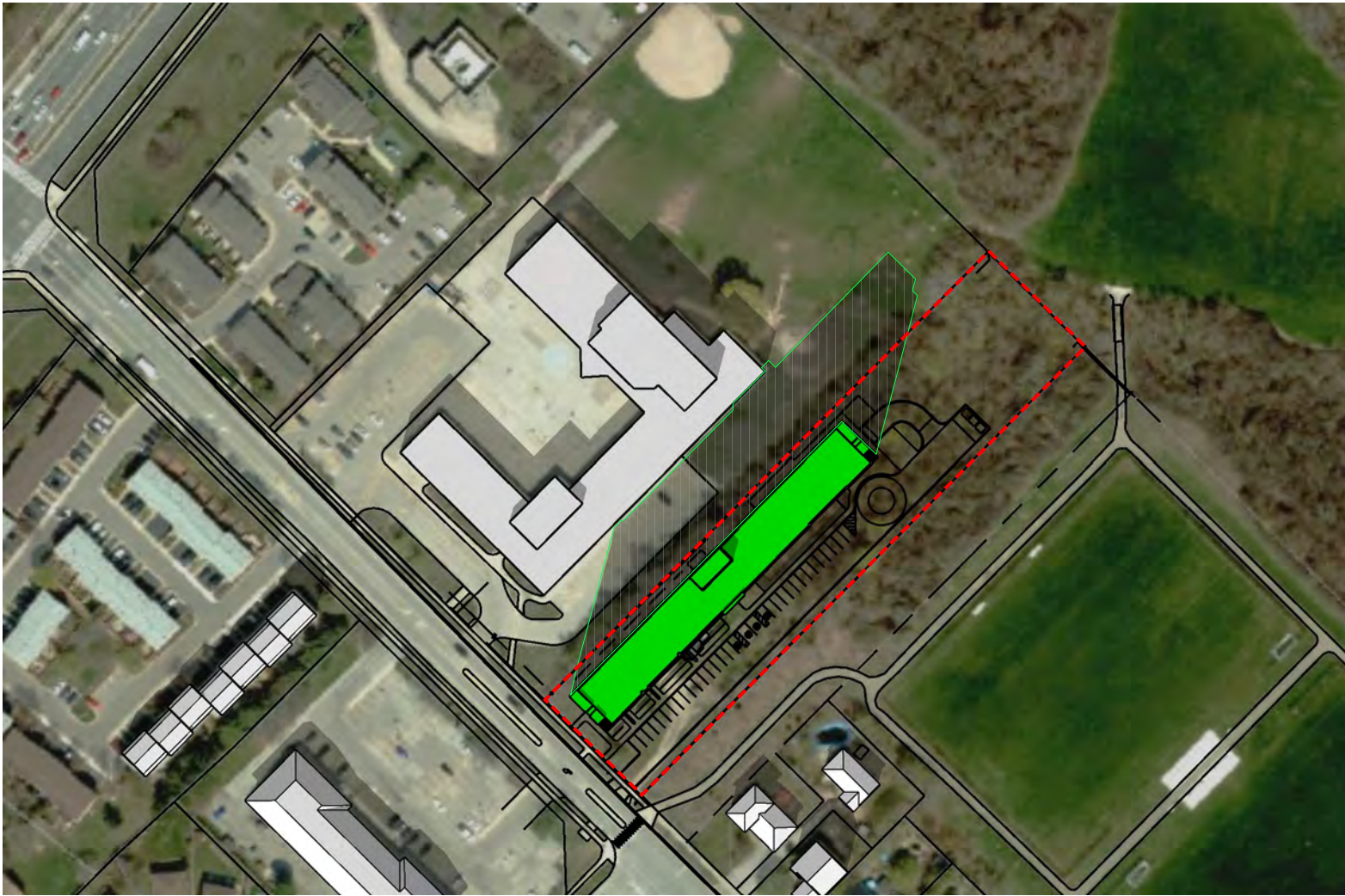
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December 21 - 12:18 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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December 21 - 1:18 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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December 21 - 2:18 pm

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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December 21 - 3:15 pm

1493 Sixth Line Shadow Impact Study

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Criteria

Residential amenity spaces

The development does not propose any new residential amenity spaces, so there is no impact analysis. There are no adjacent residential properties to the north, west, or east of the subject site. The one single family lot to the south is only impacted by shadow in the last test two times of the June test period - no other test cycles affected the lot.

Public realm

The subject site is across from a commercial plaza on Sixth Line to the west. In the early morning of April and June, shadows cast by the proposed development onto the commercial parking and municipal sidewalks on Sixth Line. For all other test times, more than 5 consecutive hours, there is no shadow impact.

Munn's Public School

To the immediate north of the subject land is Munn's Public School. The portion of the adjacent land immediately between the proposed building and the existing school is not part of the school yard, and is used as a school parking lot. However, in the event that land was to become recreational in the future, an analysis shows that in the test periods of April, June, and September there are more than 5 consecutive hours of sunlight on that land.

Natural lands and Parks

To the east and south are Natural zoned lands, with some trails and dense mature trees. Except for a couple of hours before sunset in the June test period, all other test times were unaffected by the shadow analysis. There are more than 5 consecutive hours of sunlight on those lands in all test periods.

Solar energy

The only adjacent building affected by December shadow is Munn's Public School. The roof of the school is in shadow during the first two test periods, and then unaffected the remainder of the test cycle. Given the large area of available roof space on the school, there is more than sufficient space for the possibility of using solar energy (roof arrays) for the remaining test times.

Summary

Based on the shadow impact modelling and the analysis above, it can be concluded that the proposed development has minimal shadow impact on residential amenity spaces, the adjacent public realm, and allows for the use of future solar energy on the adjacent Munn's public school roof.