

BDP. Quadrangle

28 March 2024

Mr. Muzaib Riaz
Planner
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario.
L6H 0H3

Re: 217 Cross Ave, 571, 581-587 Argus Road
Shadow Impact Analysis Required for Official Plan Amendment for Heights Greater Than Five Storeys

Dear Mr. Riaz:

Please find below a detailed description of the shadow impact analysis submitted as a requirement for the Official Plan Amendment, Zoning Bylaw Amendment, and Site Plan Amendment for heights greater than five storeys for the proposed development at 217 Cross Ave, 571, 581-587 Argus Road

The shadow impact analysis confirms that the following criteria, as outlined below, have been satisfactorily met:

- The shadow impact analysis for the proposed development at 217 Cross Ave, 571, 581-587 Argus Road does not exceed two consecutive hourly test times after 12:00 pm on 21 April, 21 June and 21 September (where the adjacent site is undeveloped, this criterion is demonstrated on at least 60% of that site);
- The shadow impact analysis for the proposed development at 217 Cross Ave, 571, 581-587 Argus Road demonstrates that public sidewalks across Cross Avenue, Argus Road, and the future Local Road receive a minimum of five hours of continuous sunlight per day on 21 April, 21 June, and 21 September.
- As far as our knowledge extends, the proposed abutting developments east of Trafalgar Road do not propose solar energy infrastructure.
- For potential future developments to the north and west of the site, the shadow impacts do not exceed two consecutive hours on 21 December.

Should you require any further clarification or have inquiries regarding the submitted analysis, please do not hesitate to contact us.

Yours sincerely,

Quadrangle Architects Limited

Per: 
Karl Van Es

Copies



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Peter Smith, Bousfields Inc.
Mona Al-Sharari, Bousfields Inc.
Sasha Lauzon, Oakville Argus Cross LP
Clarence Zichen Qian, Oakville Argus Cross LP

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