

February 29, 2024
To: Town of Oakville
Re: Shadow Impact Analysis Summary
157-165 Cross Avenue
Oakville, Ontario

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Shadow Impact Analysis Summary

The project site is located roughly North-West of the GO Train Station fronted by three streets along its South-East, North-East and North-West boundaries with the South-East face being the existing Cross Avenue, while the others are designated as Future Local Streets. South-West boundary is adjacent to a neighboring property. The development consists of two towers with 5-storey podium levels, with Tower A at 61 storeys, and Tower B at 45. Tower A is situated at the South-West corner of the property while Tower B is at the opposite North-East corner maximizing tower separation. Privately-Owned Public Space is allocated at the South-East corner of ground level with access from corner of Cross Avenue and the Future Local Street running North to South. Residential Outdoor Amenities are located at the second and third levels connecting both towers approximately situated in the middle of the site.

Shadow Impact Analysis was conducted on the 21st 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 a more than adequate tower separation of about 30 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 30-meter separation also lessened the overall shadow mass at grade for most of the daylight hours reading as two 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 157-165 Cross Avenue Project located in the Town of Oakville.

Yours very truly,



Stephen Teeple
President

TEEPLE ARCHITECTS INC.