

September 3, 2019

Town of Oakville
550 Kerr Street
Shadow Impact Summary

This shadow impact analysis has been completed for the proposed development at 550 Kerr Street, generally consisting of a mixed-use building with three 16-storey towers above a podium base (with heights of one and six storeys). This analysis has been prepared in accordance with the Town's Development Application Guidelines. The following analysis, including the diagrammatic figures enclosed to this Letter, demonstrates the effects of shadows cast by the proposed building throughout the day and at set intervals during the year.

In accordance with the Development Application Guidelines, shadow tests were prepared using Eastern Time Zone and the Geographic coordinates 43.46* N, 79.72* W. Tests were taken at hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset for the following dates:

- April 21
- June 21
- September 21
- December 21

The model for the shadow test includes all streets, blocks, parks and open spaces in proximity to the subject lands. The existing built form on the surrounding lands, including the shadows cast by these buildings, is also modeled as part of this analysis. A base plan of the proposed built form for the proposed development is modeled, with the shadows resulting from the proposed development cast in a blue shade so as to differentiate it from the shadows cast from surrounding buildings.

The shadow impact analysis demonstrates the following:

- The common rooftop amenity space is provided sufficient sunlight (in excess of 6 consecutive hours) that will contribute to maximizing it's use throughout the spring, summer and fall months
- The proposed development will not cast prolonged shadows on existing public parks in proximity to the subject lands
- That following the proposed development the public sidewalks along Kerr Street, Speers Road, and the Future Shepherd Road extension will all receive at least 5 hours of continuous sunlight throughout the day in the spring, summer and fall months
- It is understood that a future urban square is planned/anticipated in proximity to the subject lands. The analysis demonstrates that the proposed development will allow extended periods of continuous sunlight (6 consecutive hours) to the lands to the south/east, where a future urban square may be positioned

- Building faces and roofs will receive adequate sunlight

The siting of the building maximizes sun exposure to public areas and private amenity spaces, and minimizes shadow impacts to adjacent lands.

If you require any additional information, please let us know.

Regards

Stephen Berrill B.Arch OAA
Architectural Design Associates Inc., Architect

Shadow Impact Analysis

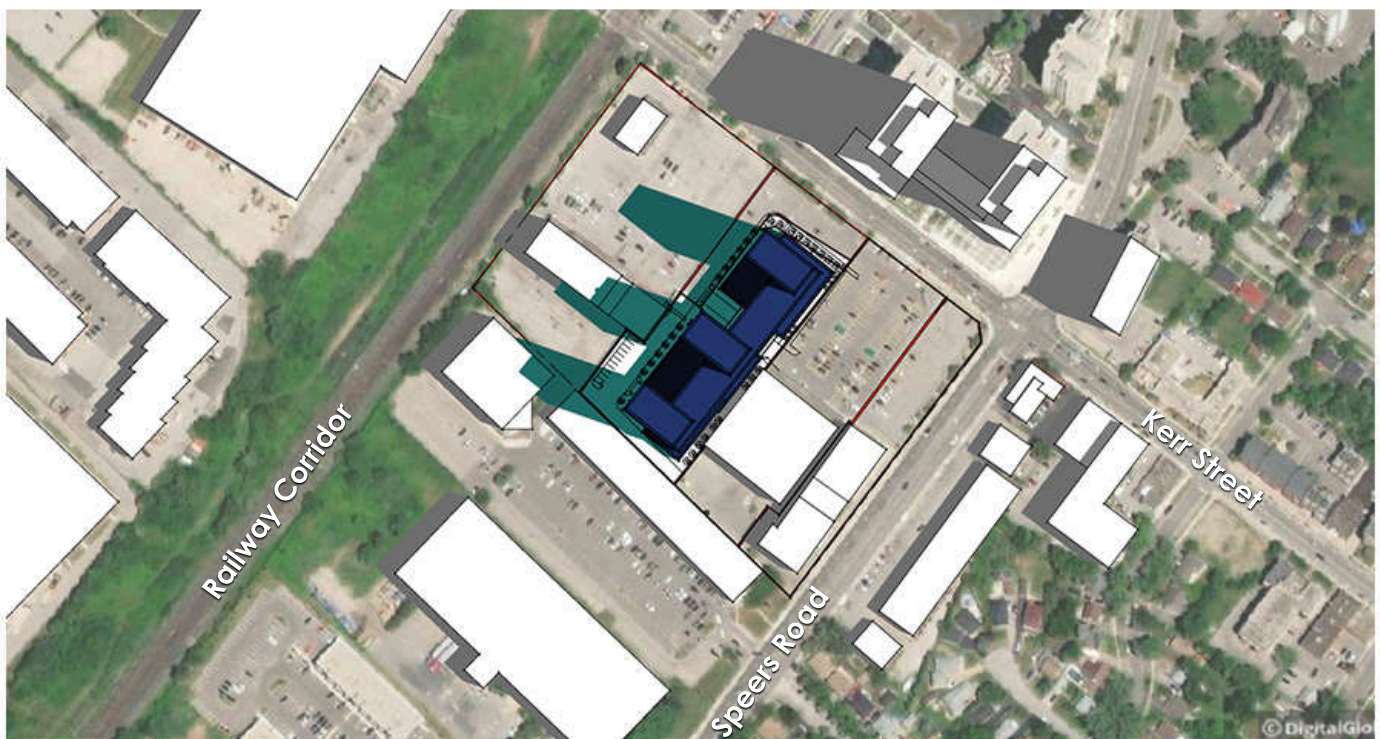
April 21

Proposed Commercial/Residential Development
550 Kerr Street, Oakville, ON

Sunrise **6:26 AM**
Sunset **8:10 PM**



7:56 AM



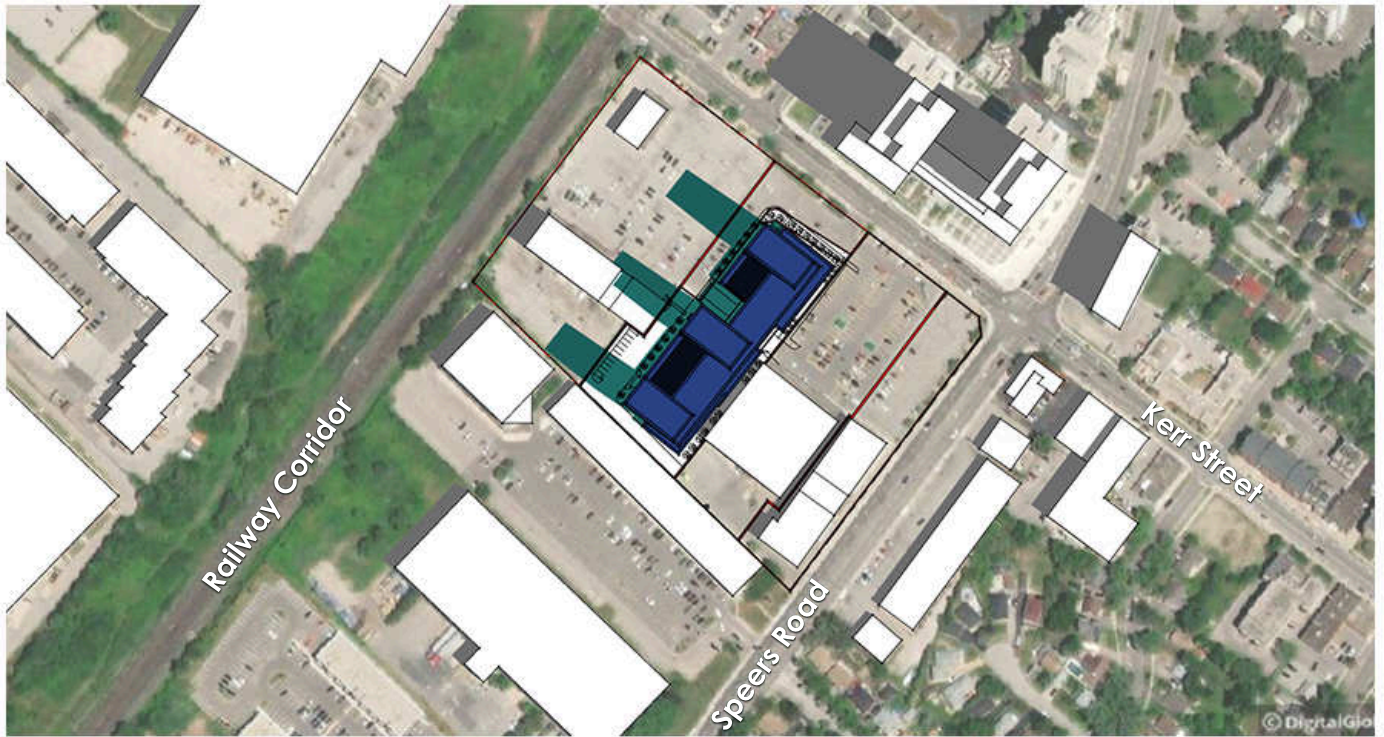
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Shadow Impact Analysis

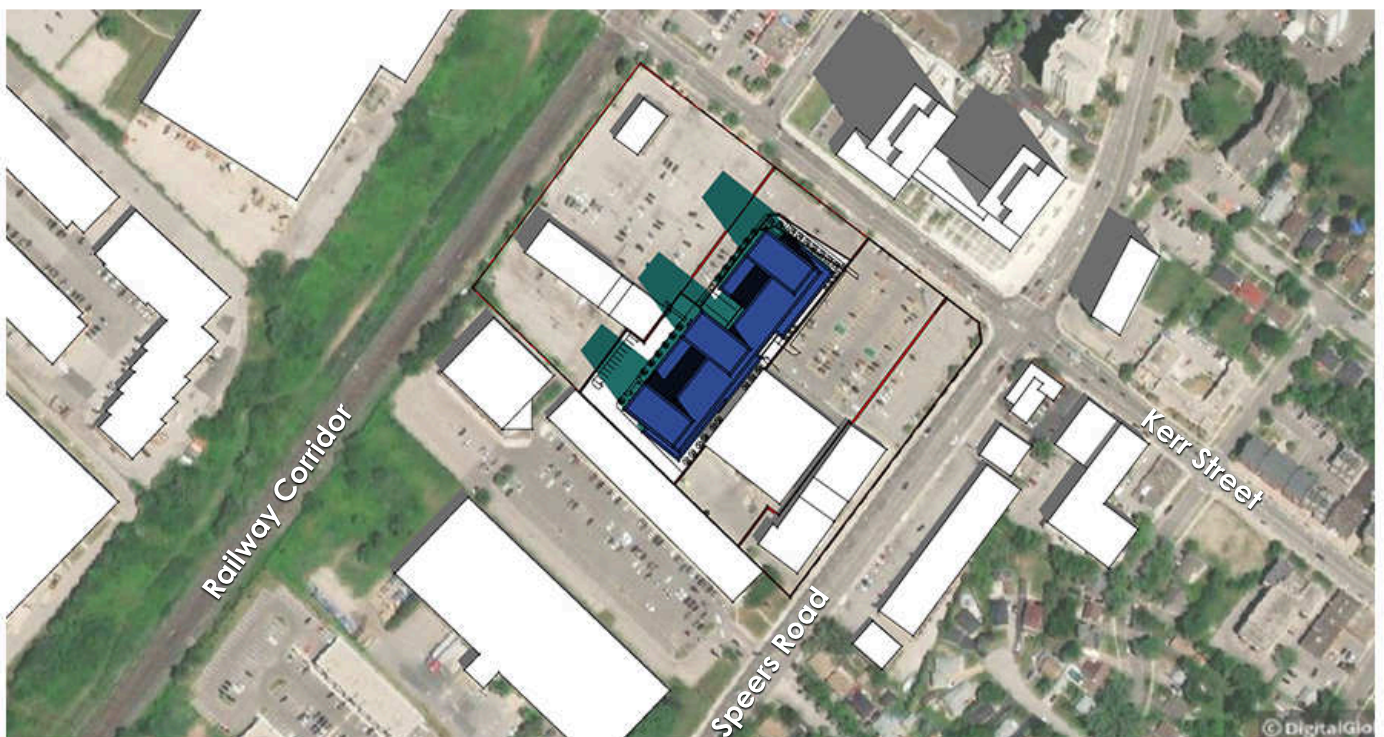
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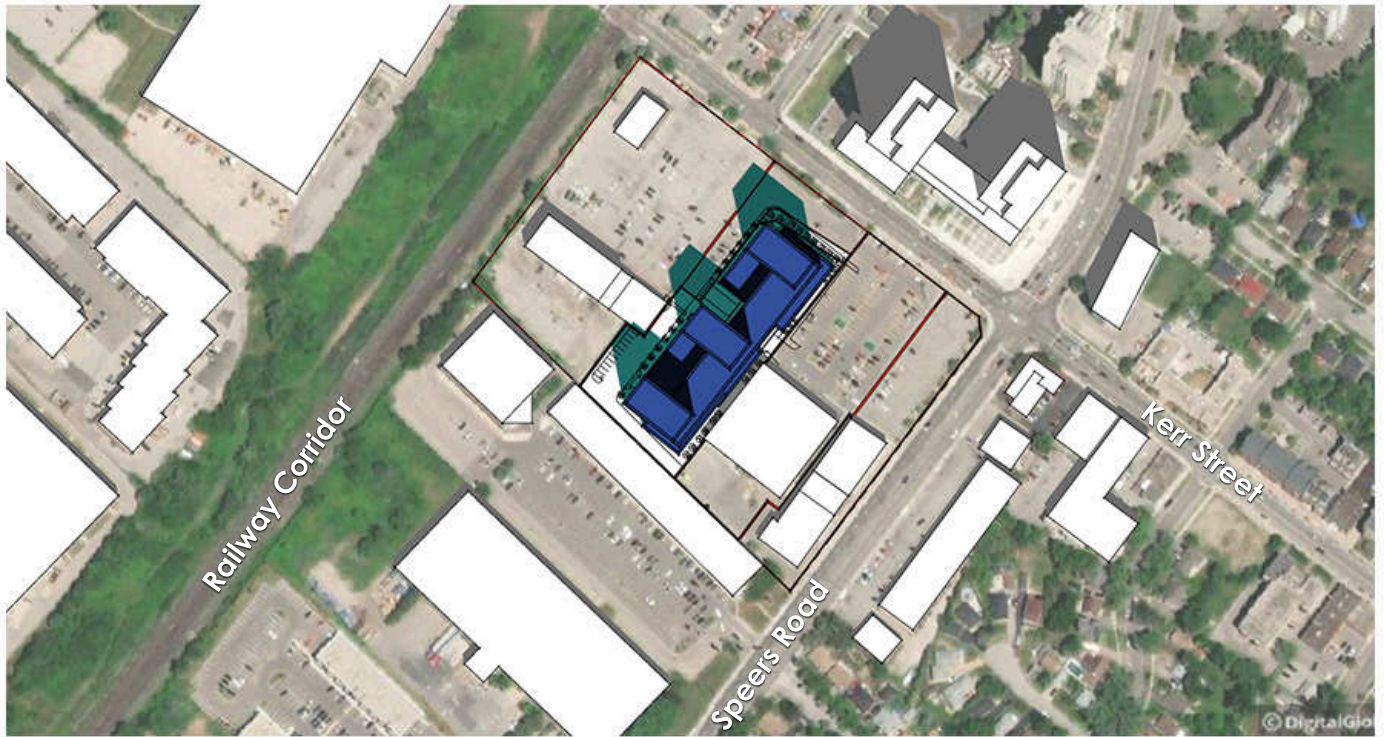
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Shadow Impact Analysis

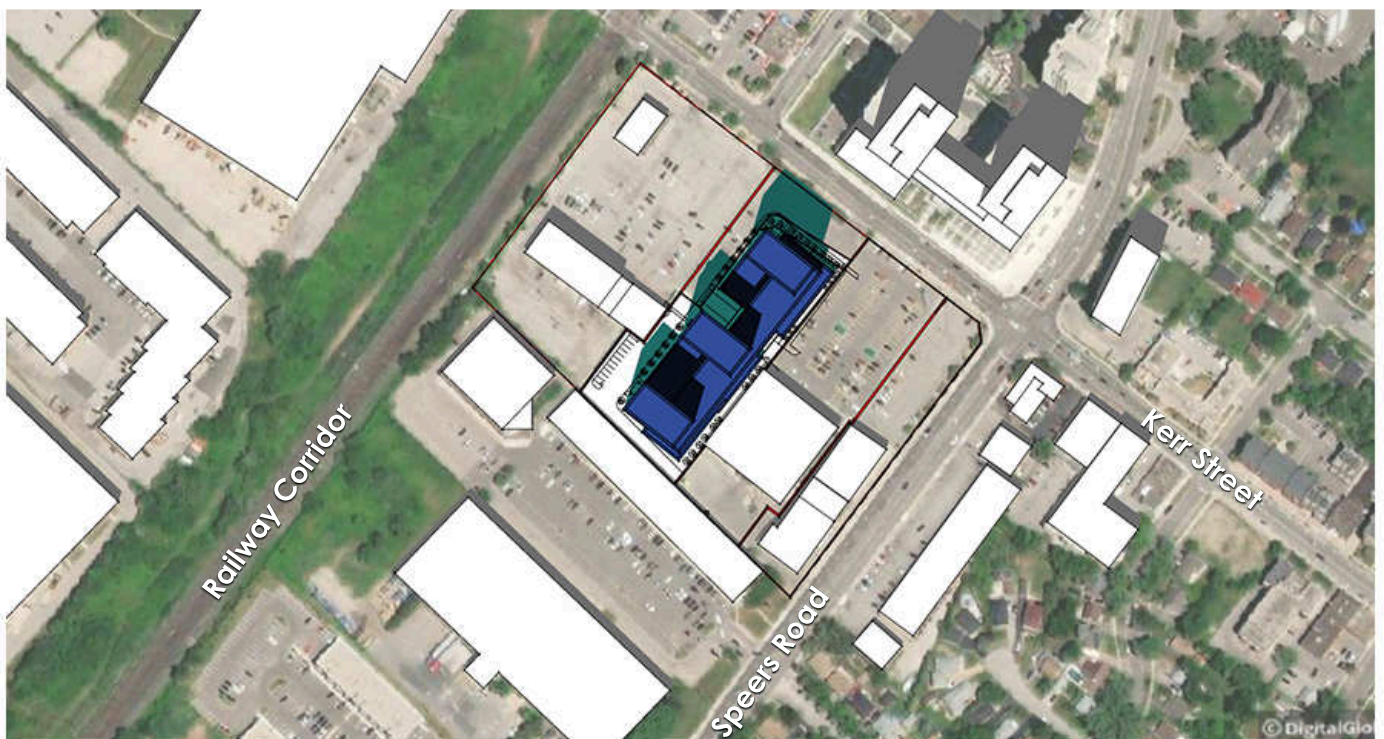
April 21

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Sunrise **6:26 AM**
Sunset **8:10 PM**



11:56 AM



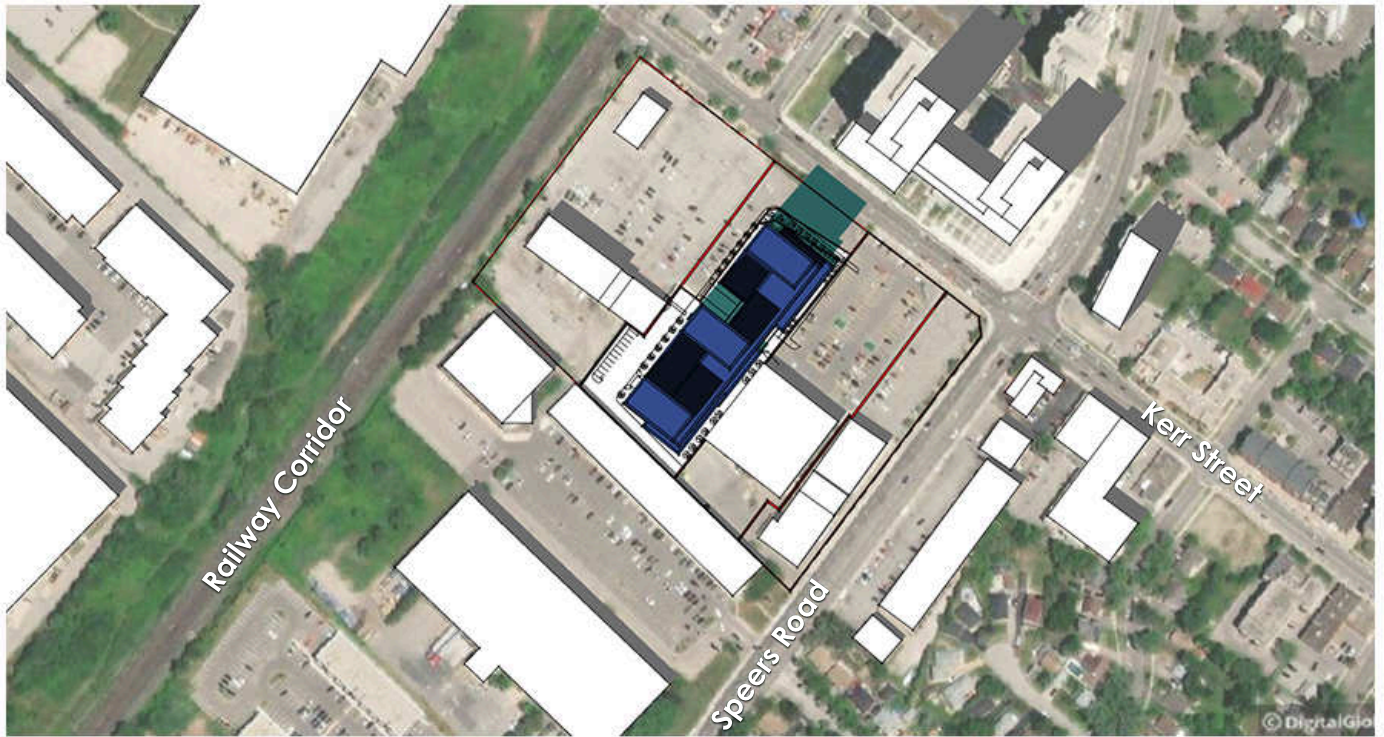
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Shadow Impact Analysis

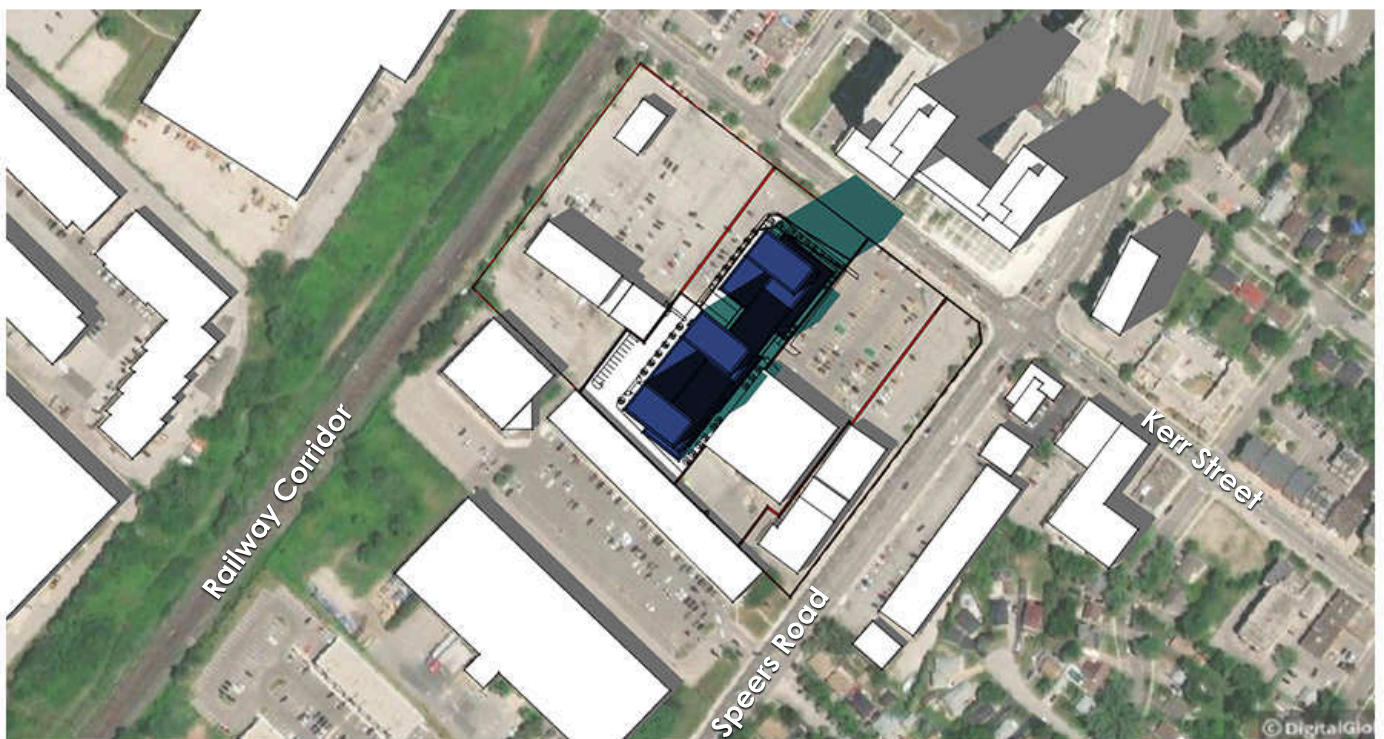
April 21

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Sunrise **6:26 AM**
Sunset **8:10 PM**



1:56 PM



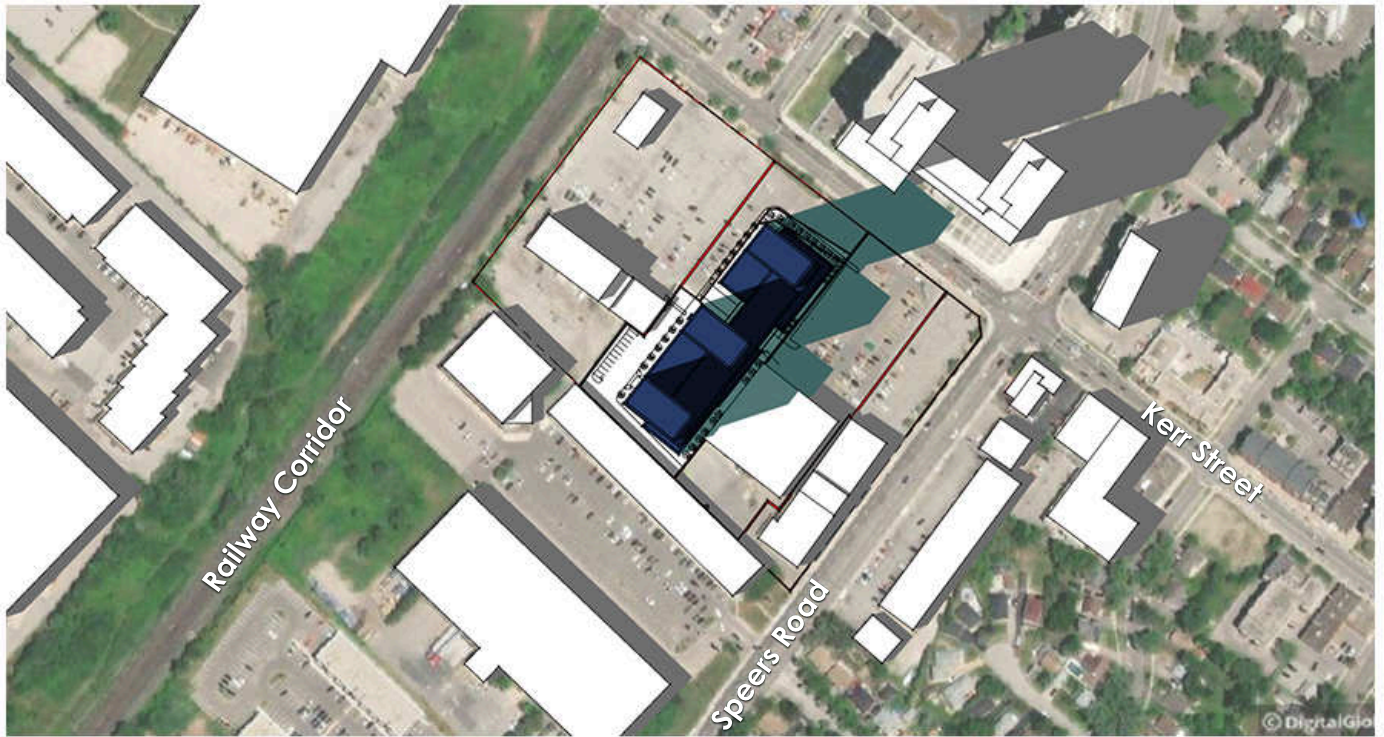
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Shadow Impact Analysis

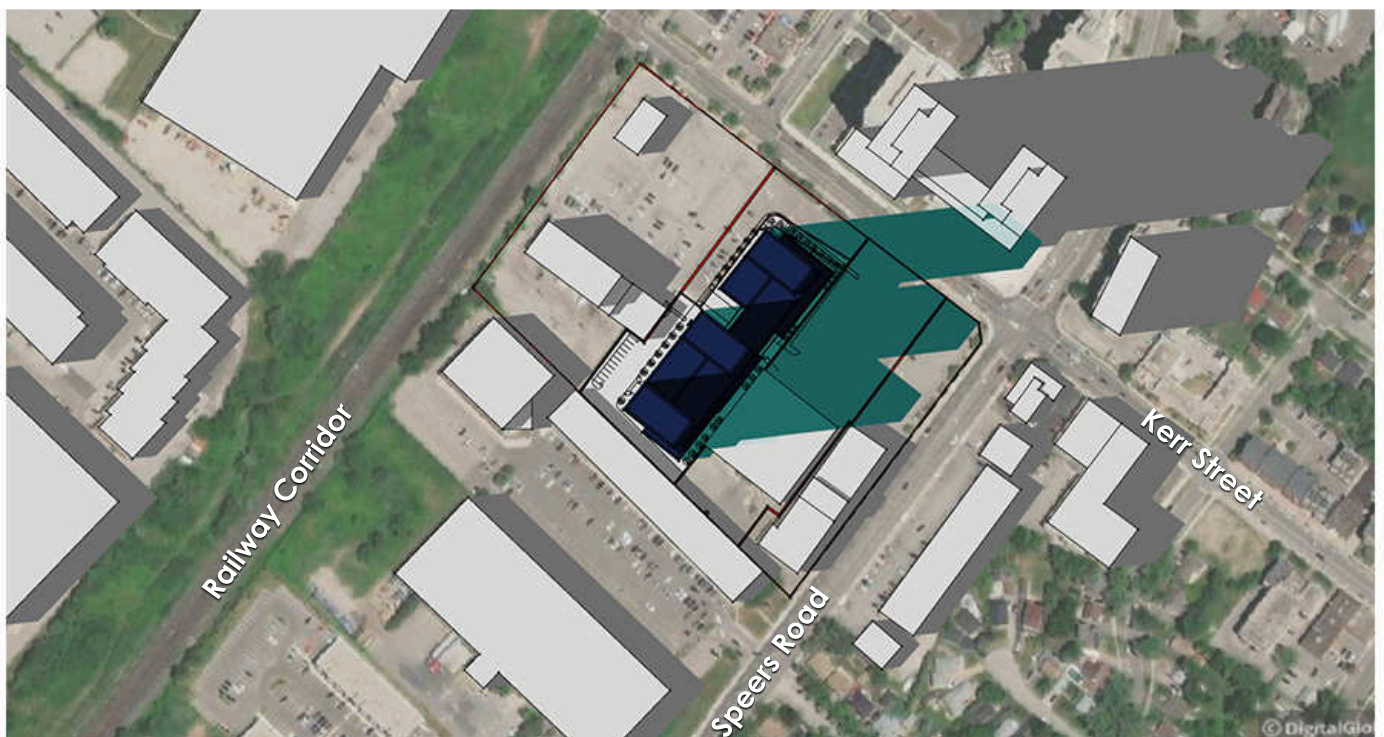
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3:56 PM



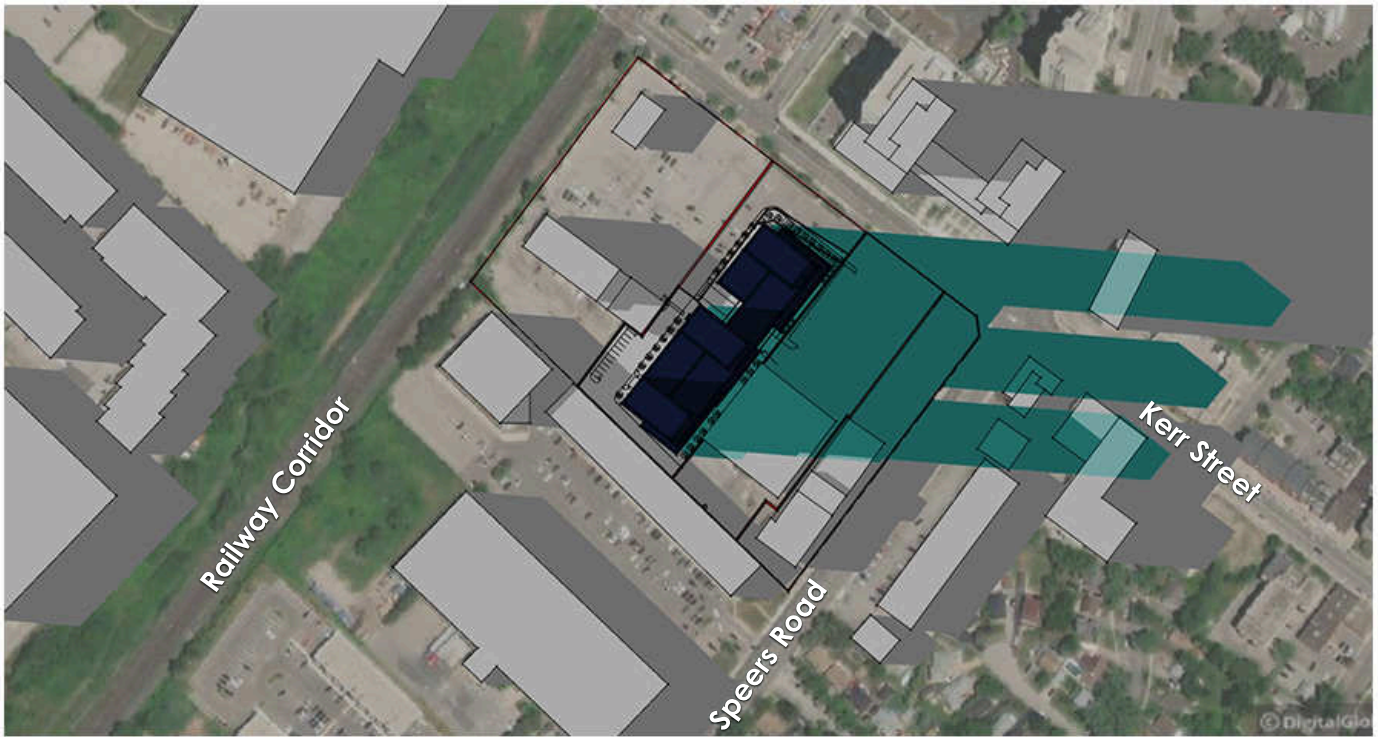
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Shadow Impact Analysis

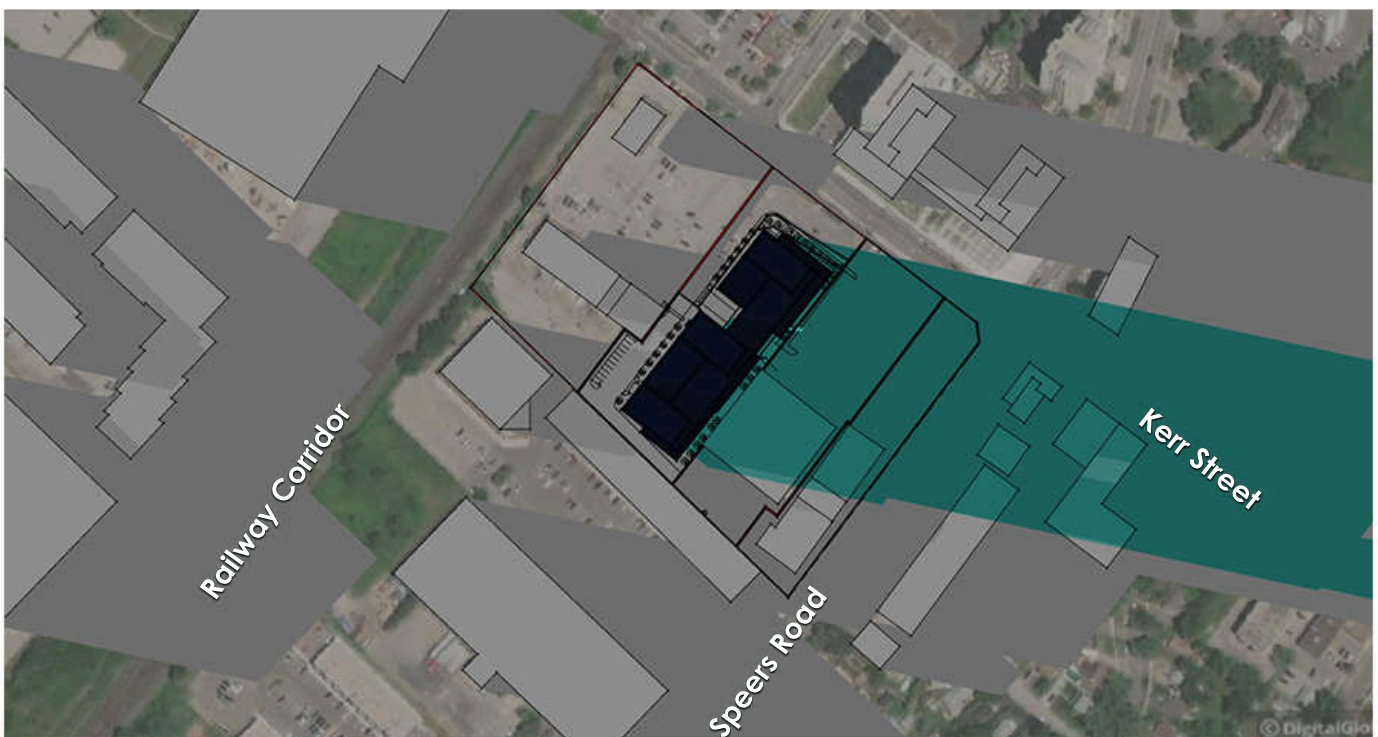
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5:56 PM



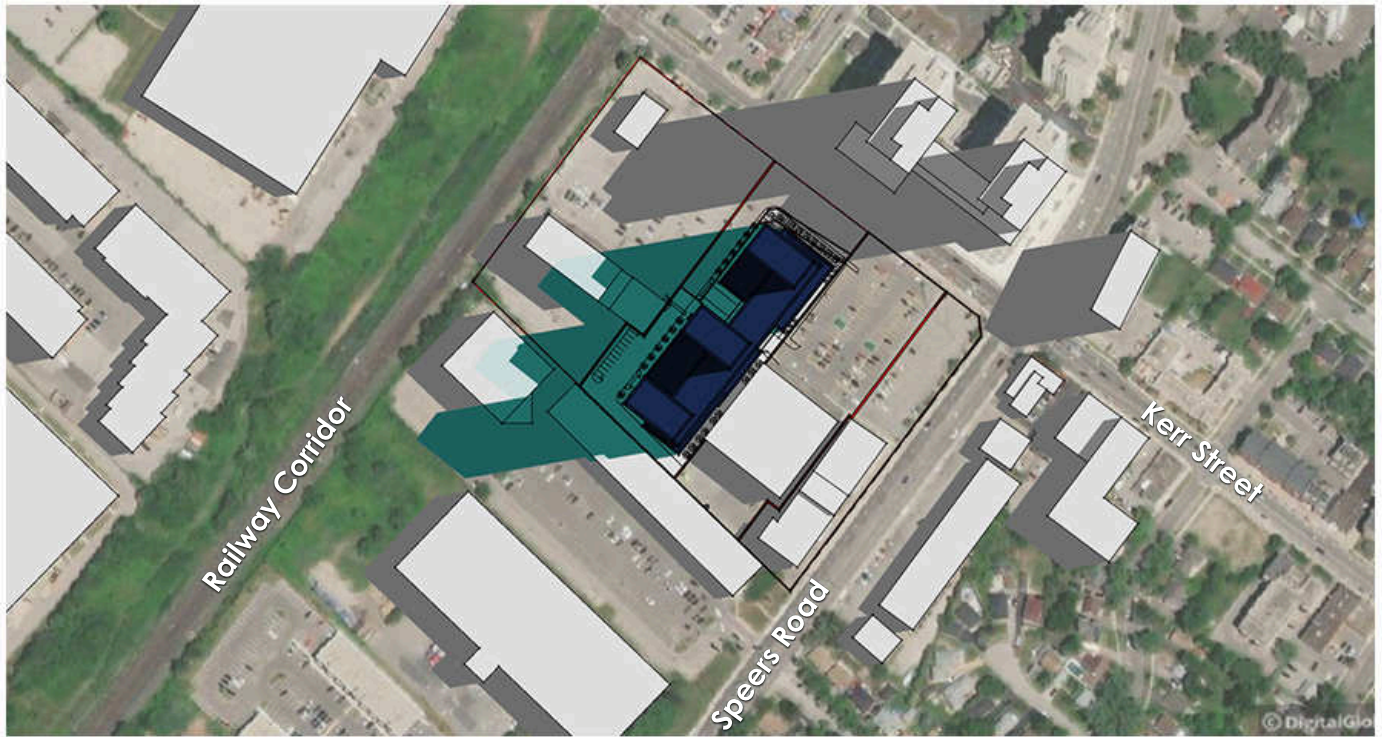
6:40 PM

Shadow Impact Analysis

June 21

Proposed Commercial/Residential Development
550 Kerr Street, Oakville, ON

Sunrise **5:38 AM**
Sunset **9:03 PM**



7:08 AM



8:08 AM

Shadow Impact Analysis

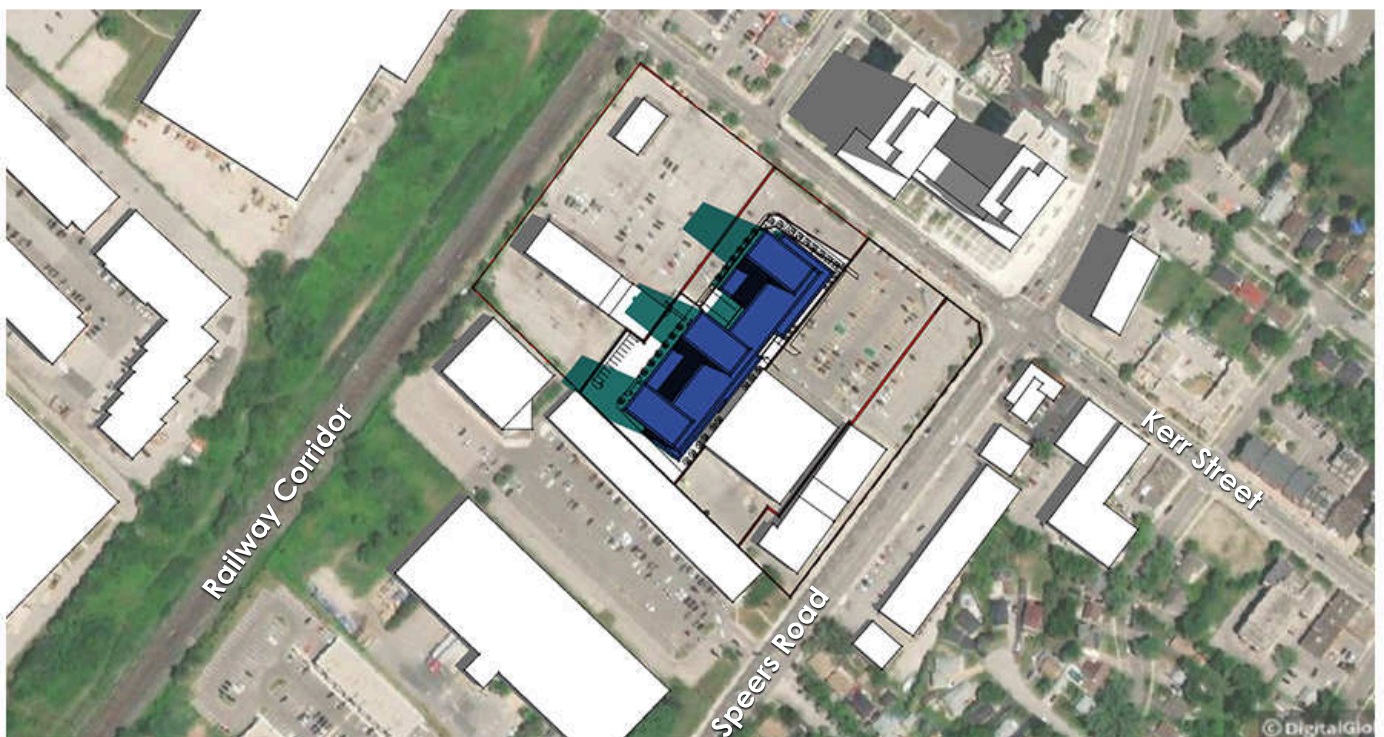
June 21

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Sunrise **5:38 AM**
Sunset **9:03 PM**



9:08 AM



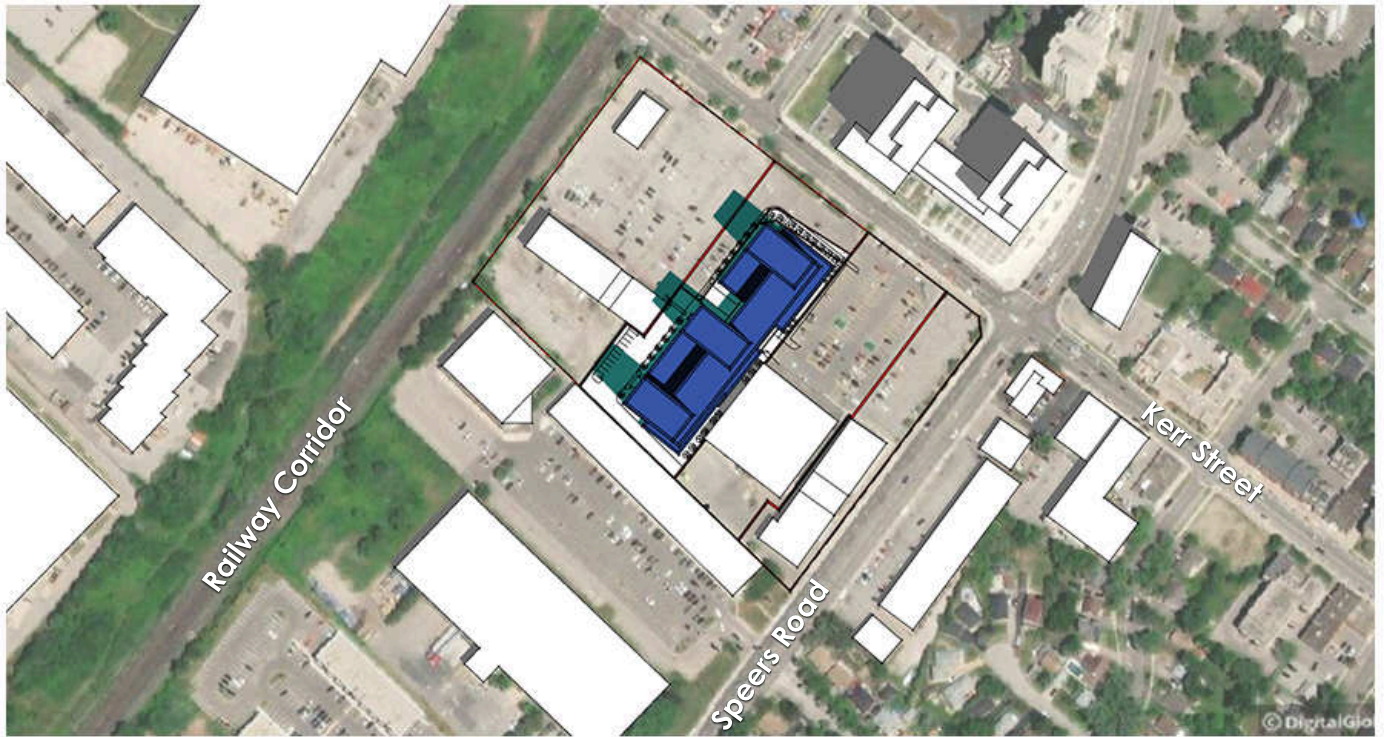
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Shadow Impact Analysis

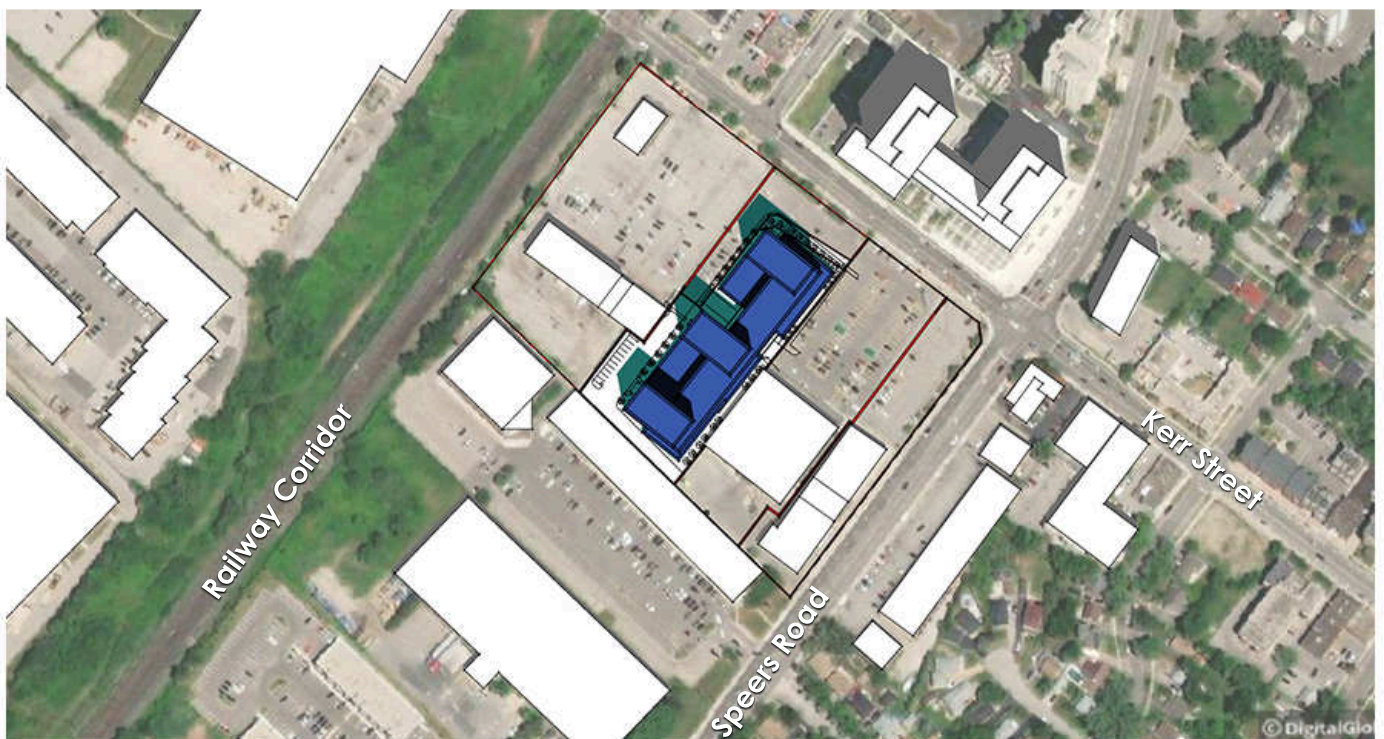
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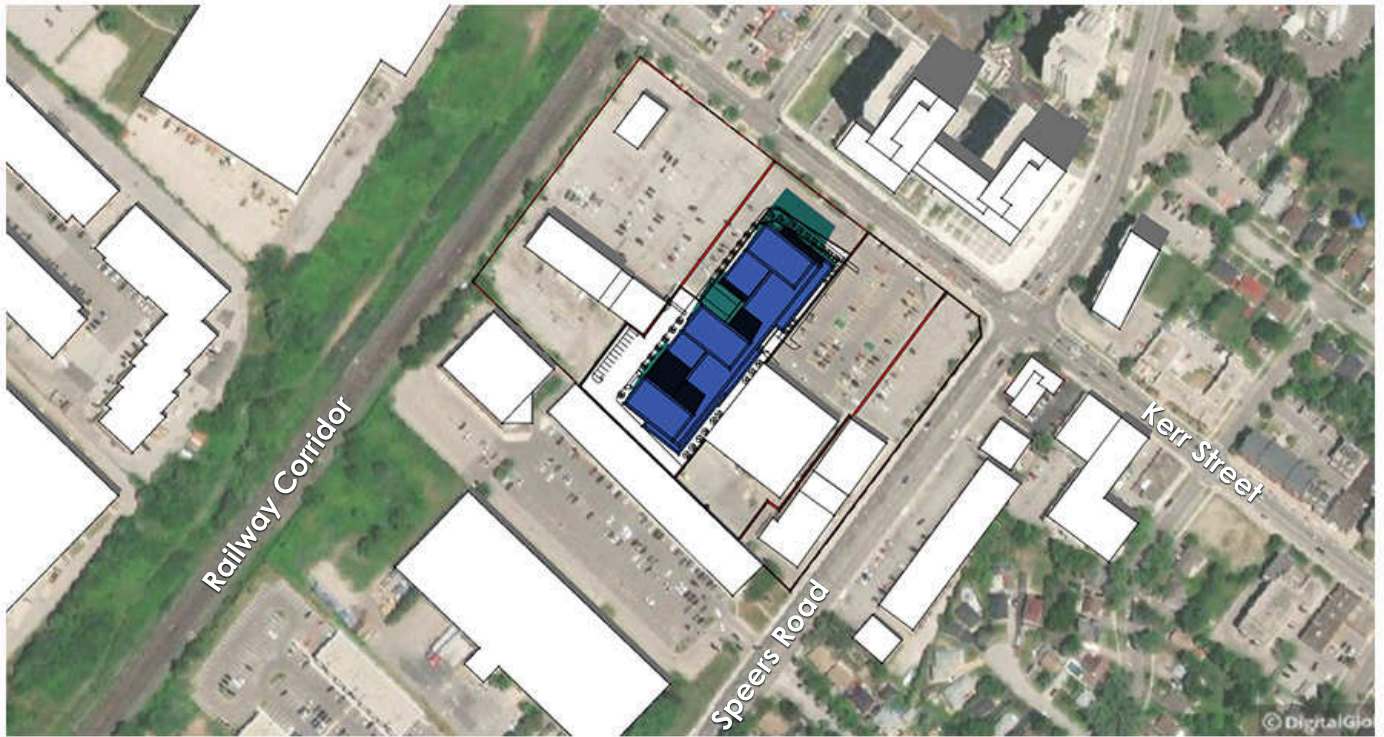
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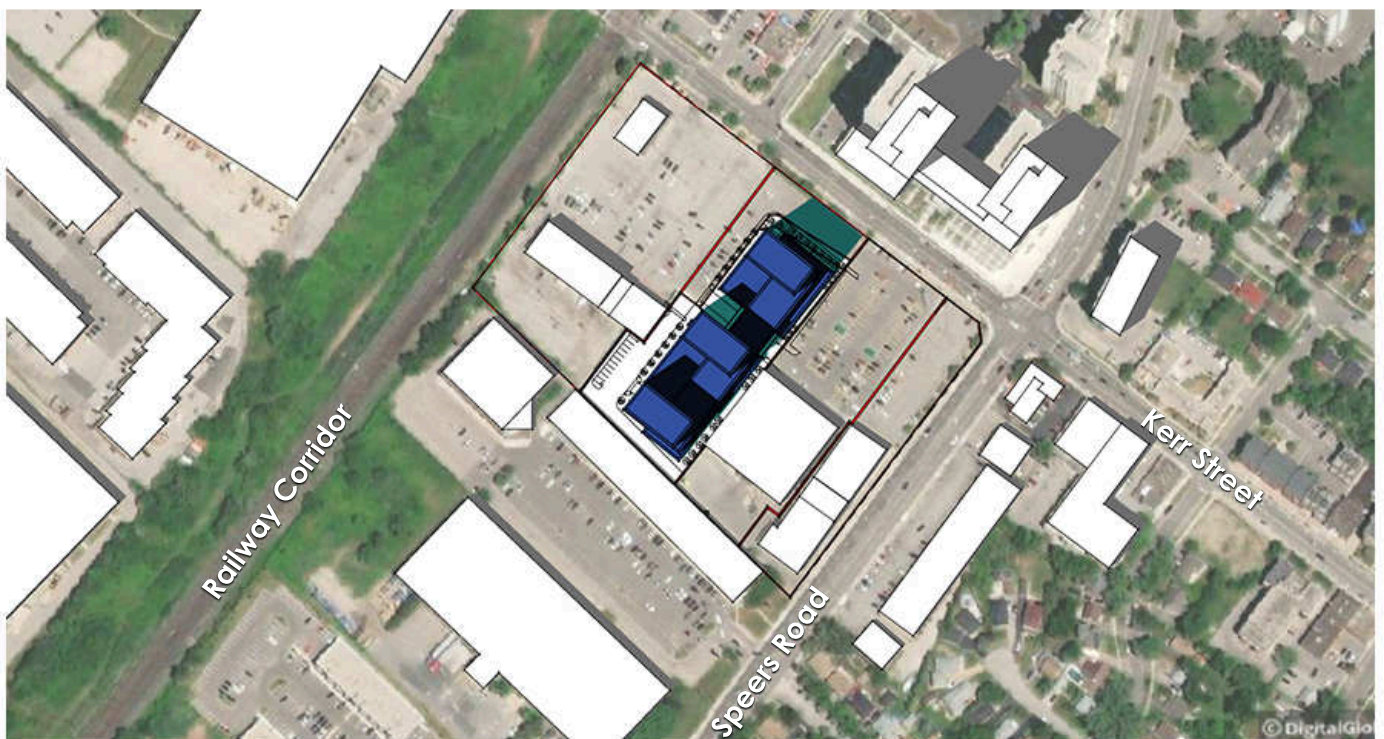
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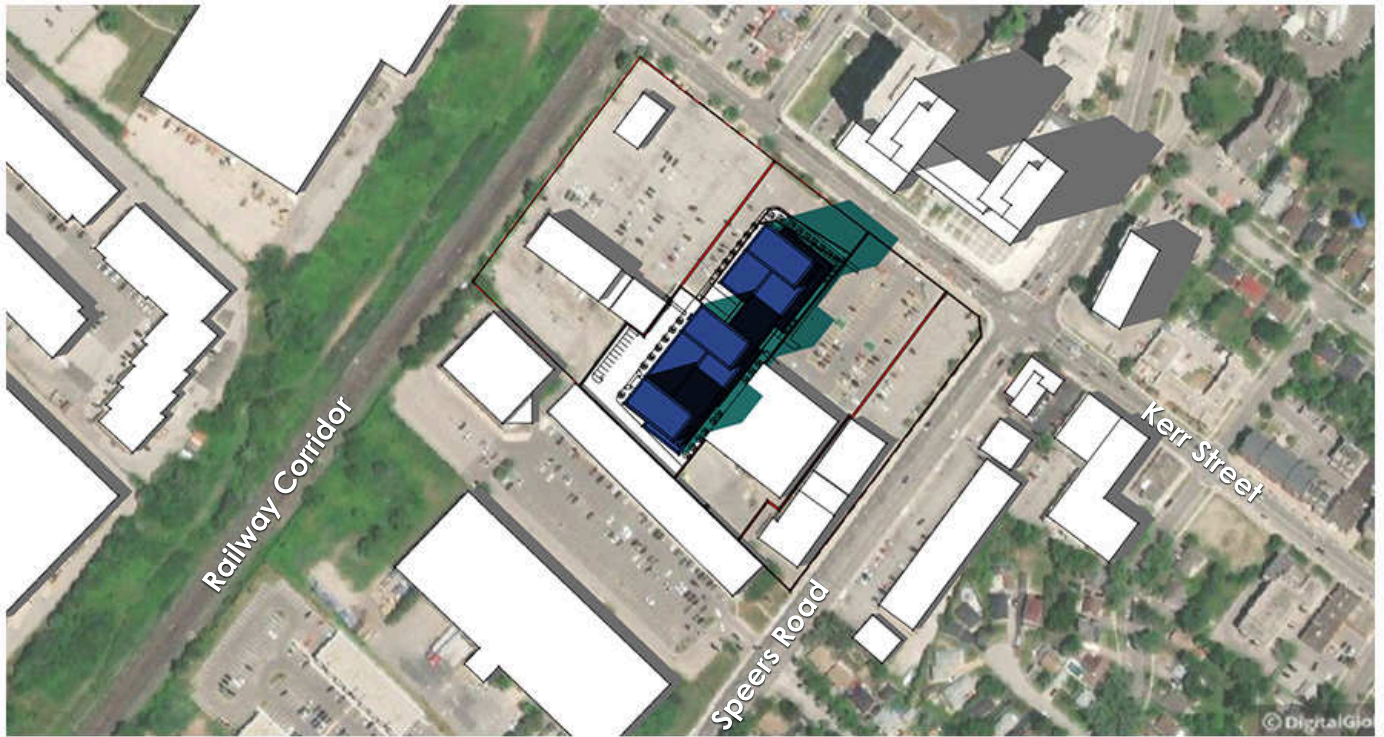
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Shadow Impact Analysis

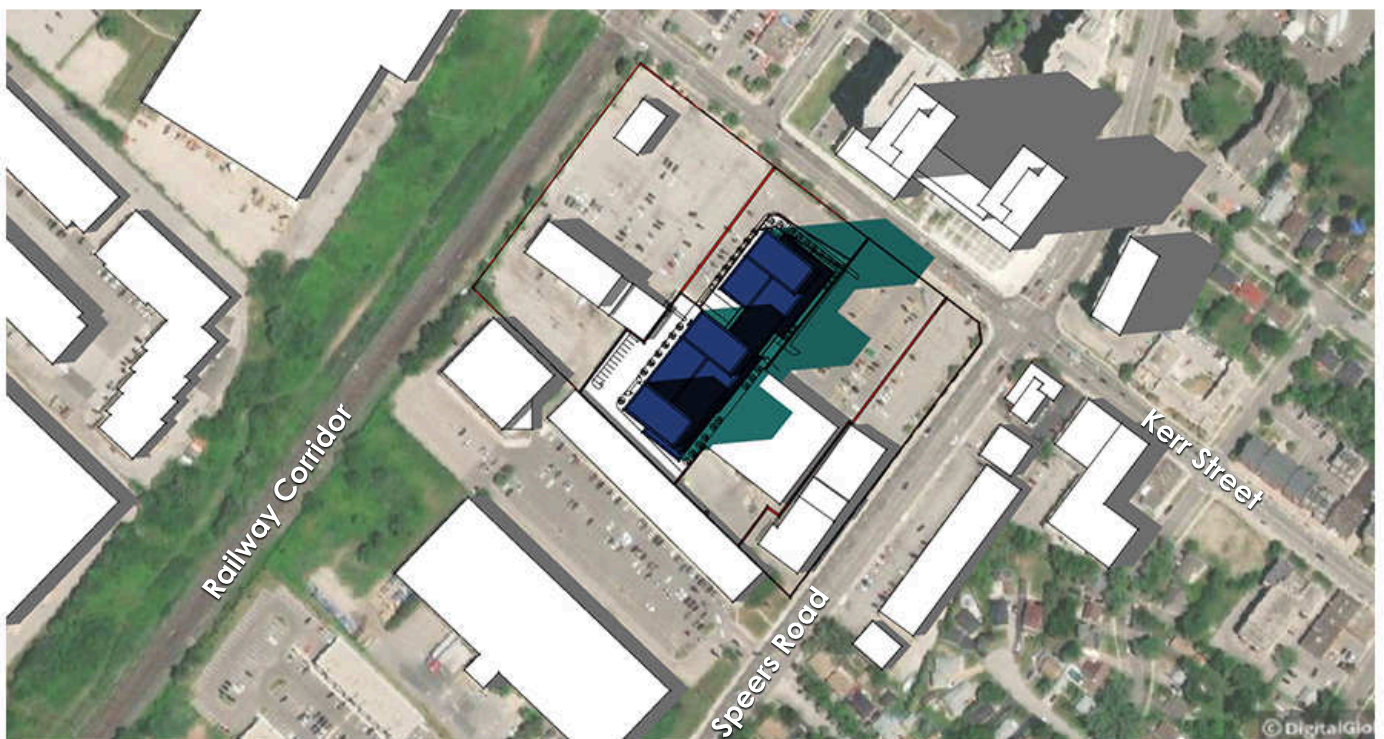
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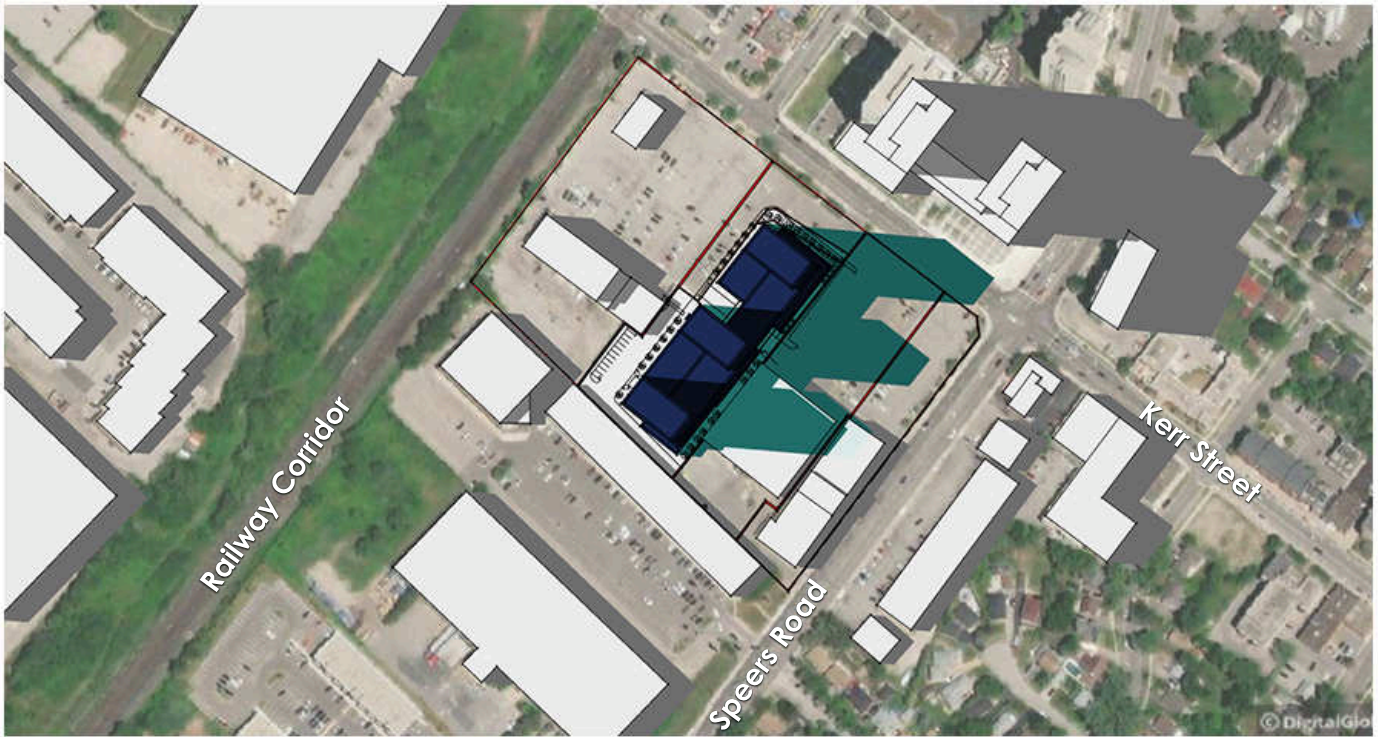
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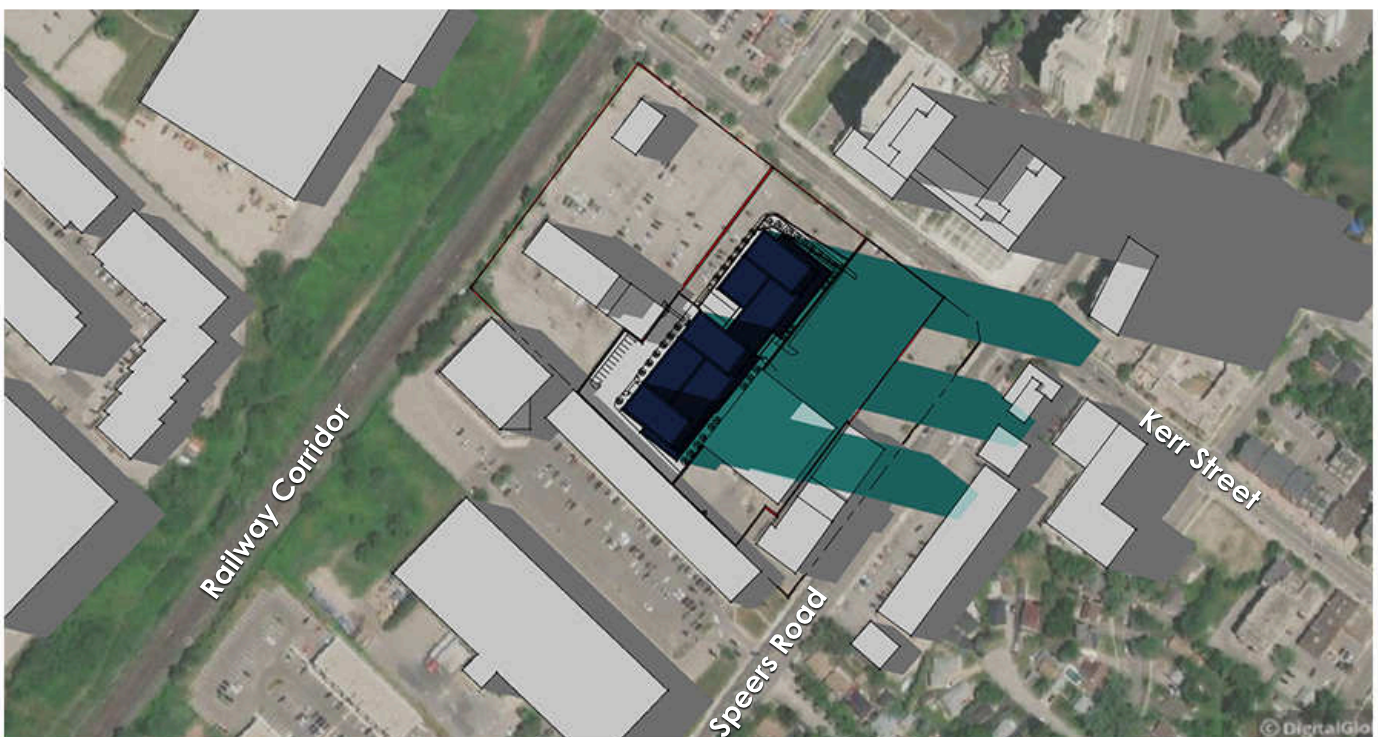
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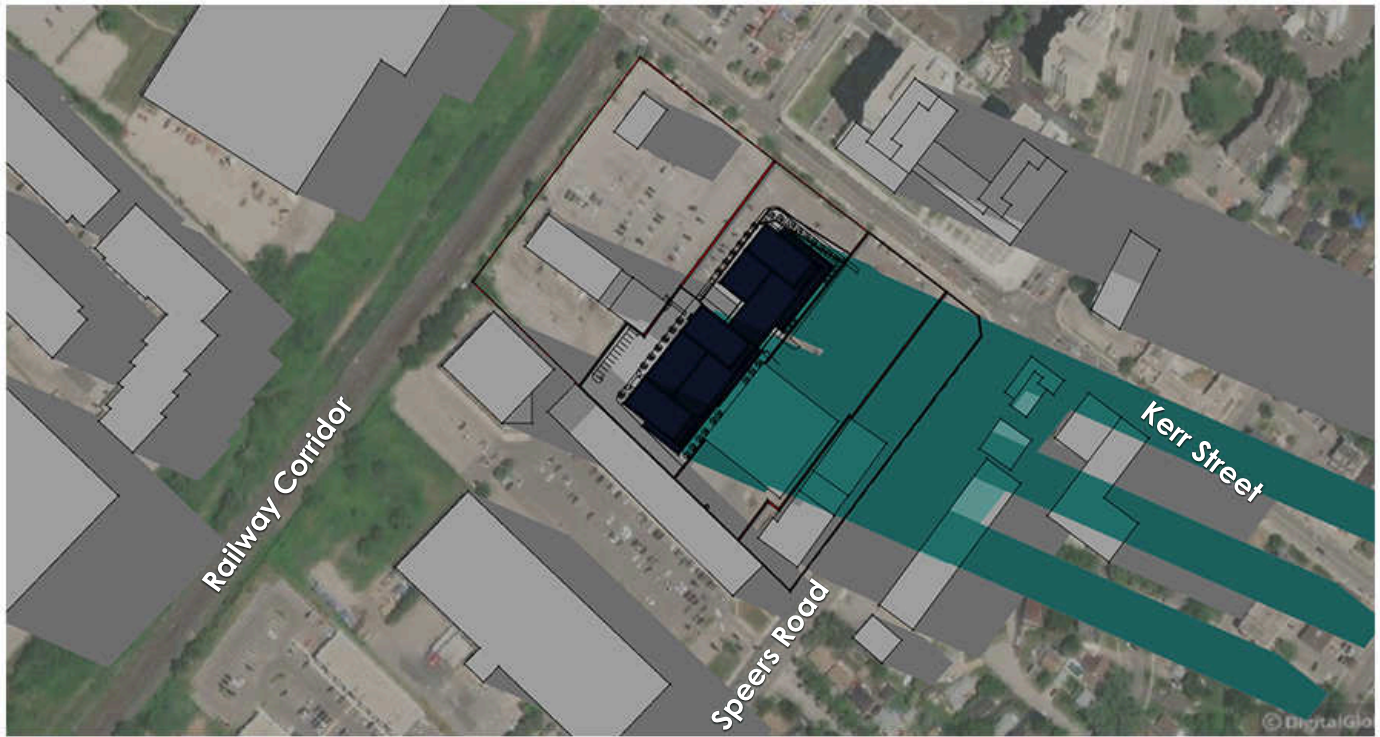
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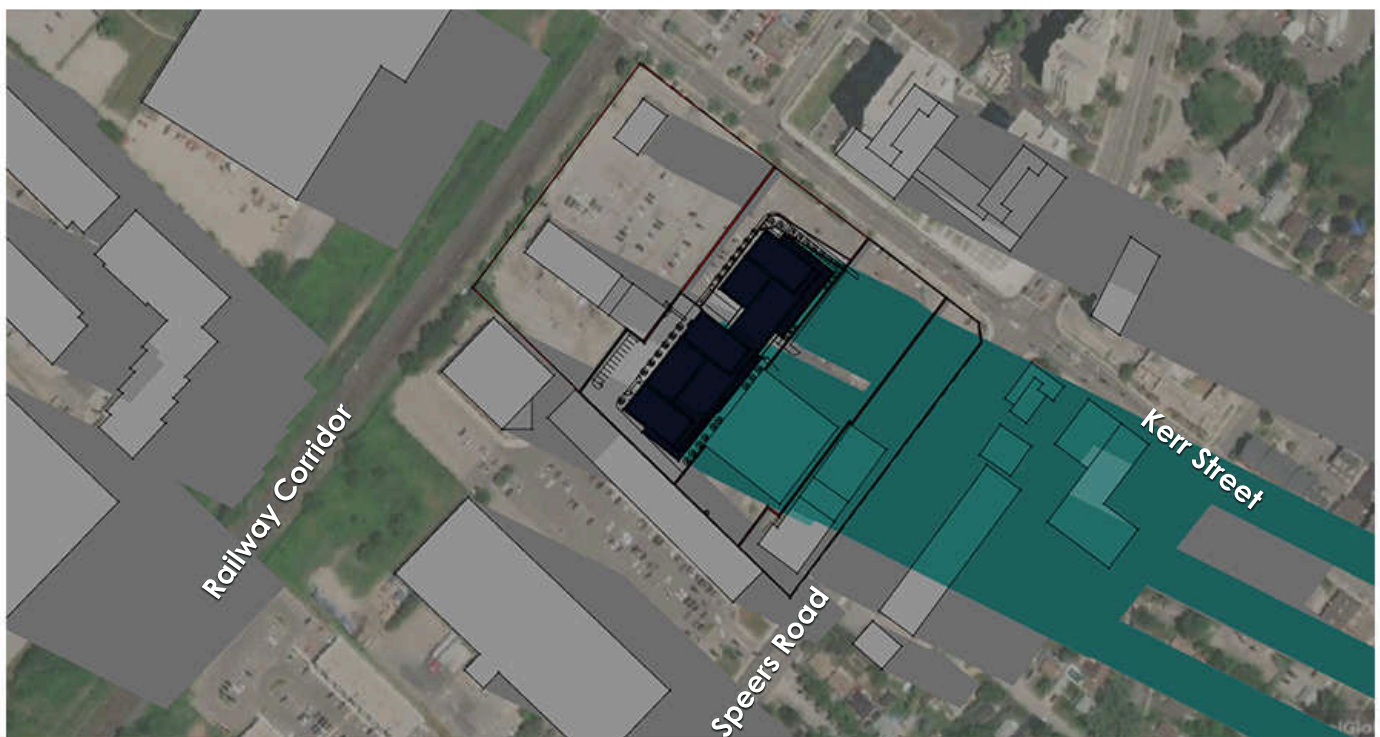
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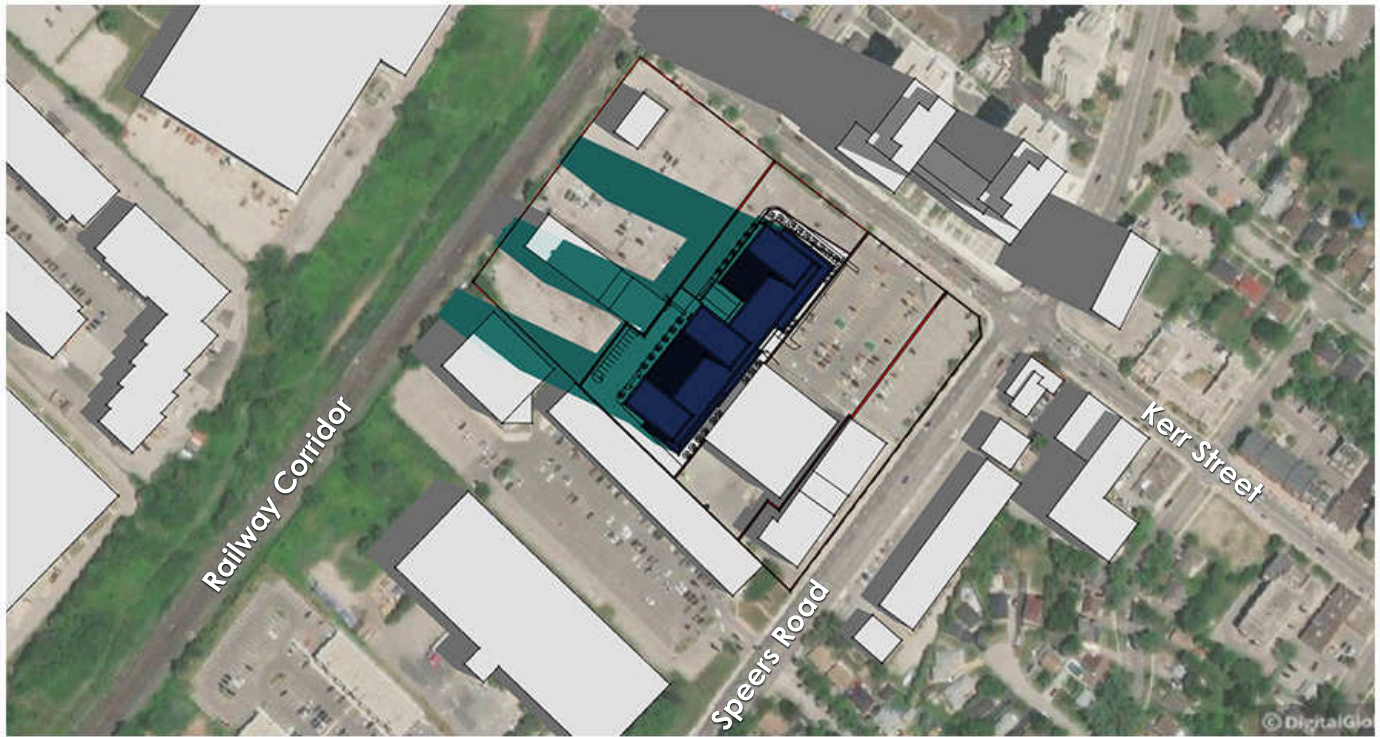
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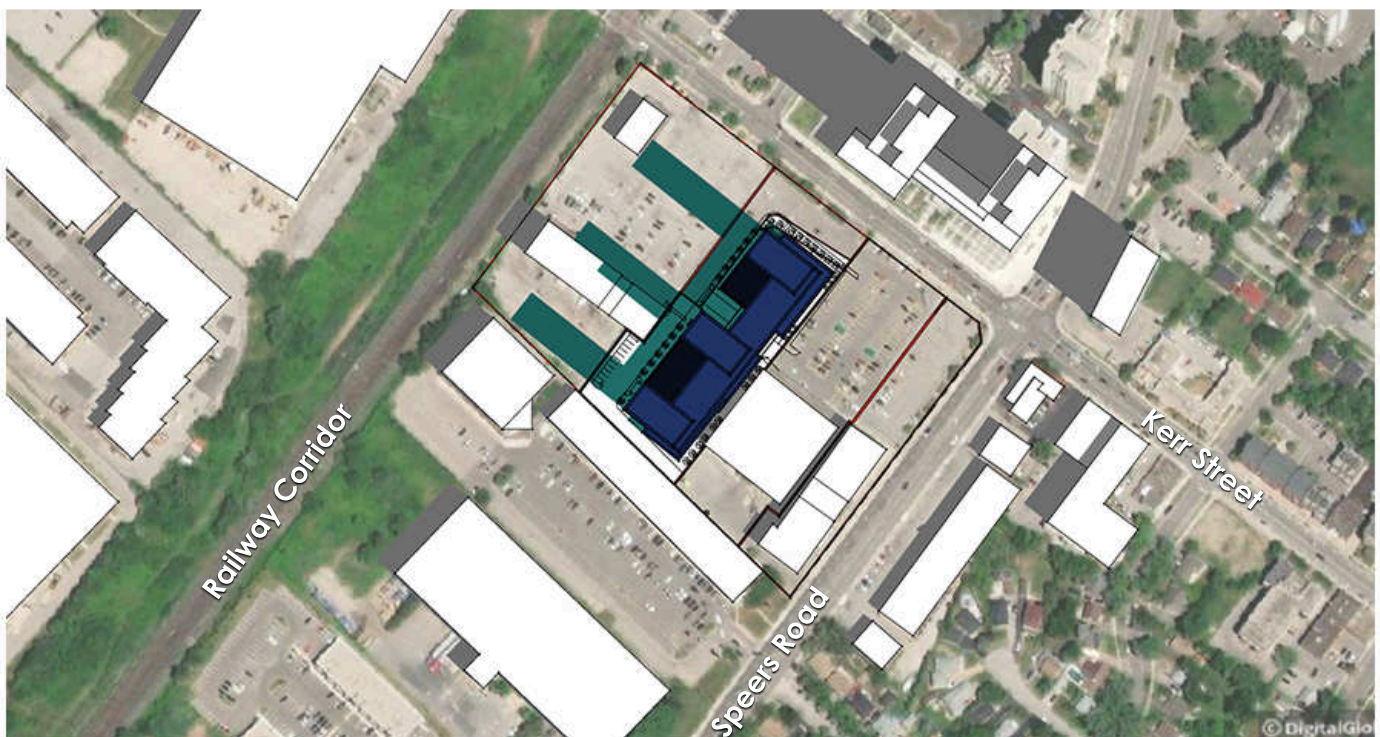
September 21

Proposed Commercial/Residential Development
550 Kerr Street, Oakville, ON

Sunrise **7:05 AM**
Sunset **7:18 PM**



8:35 AM



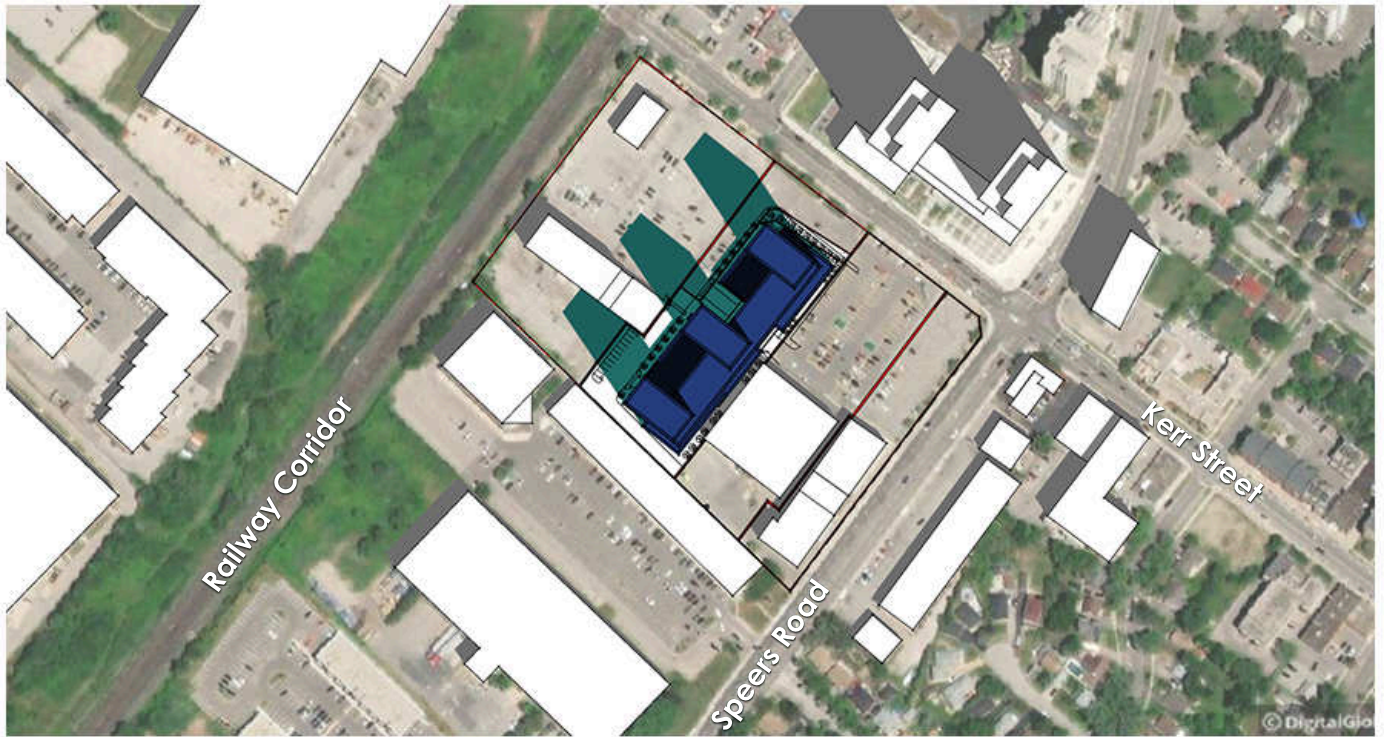
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Shadow Impact Analysis

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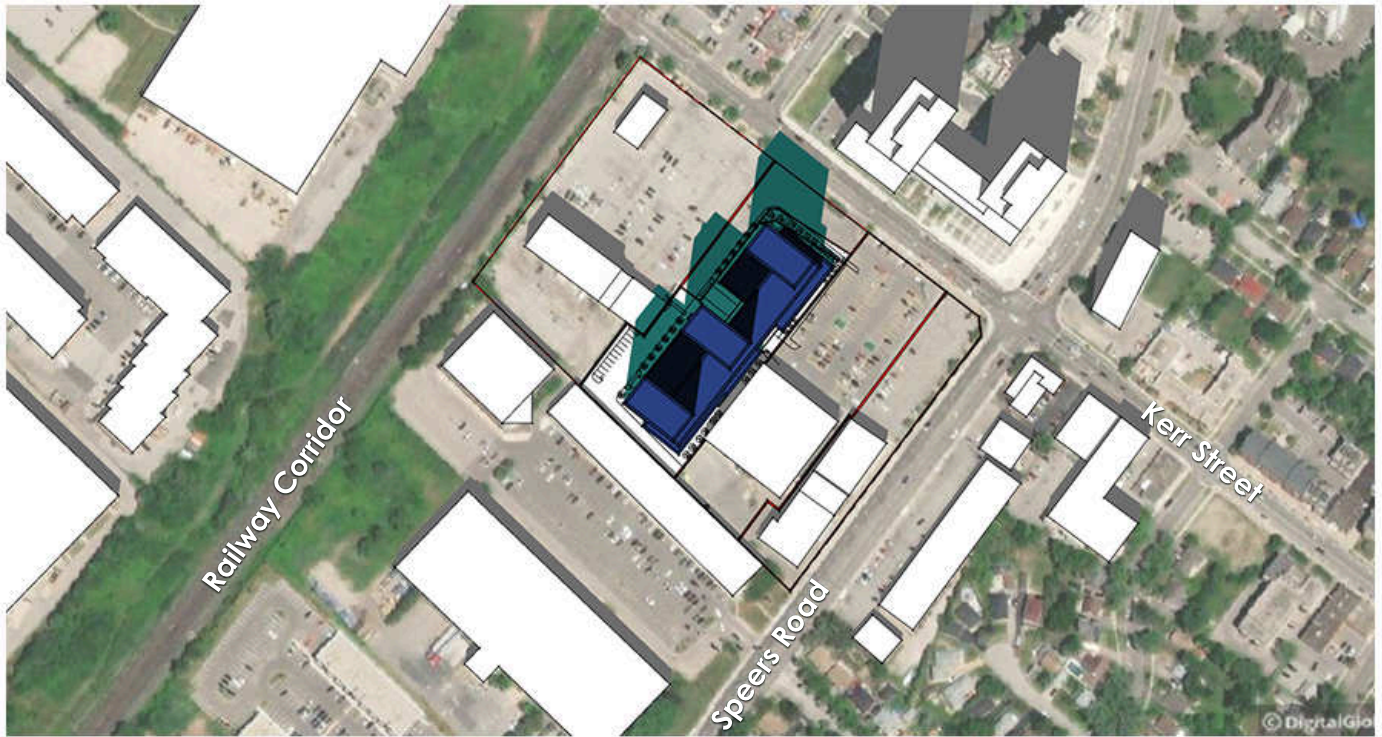
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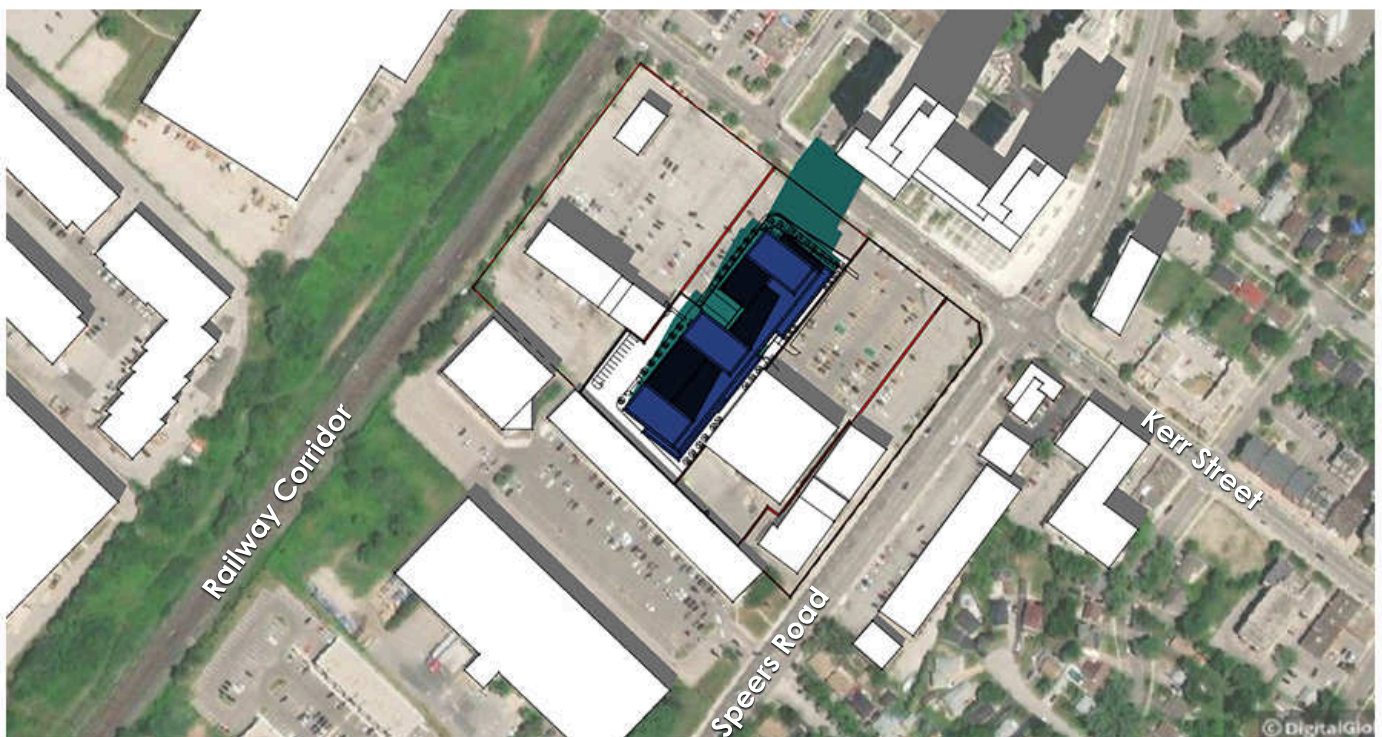
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Sunrise **7:05 AM**
Sunset **7:18 PM**



12:35 PM



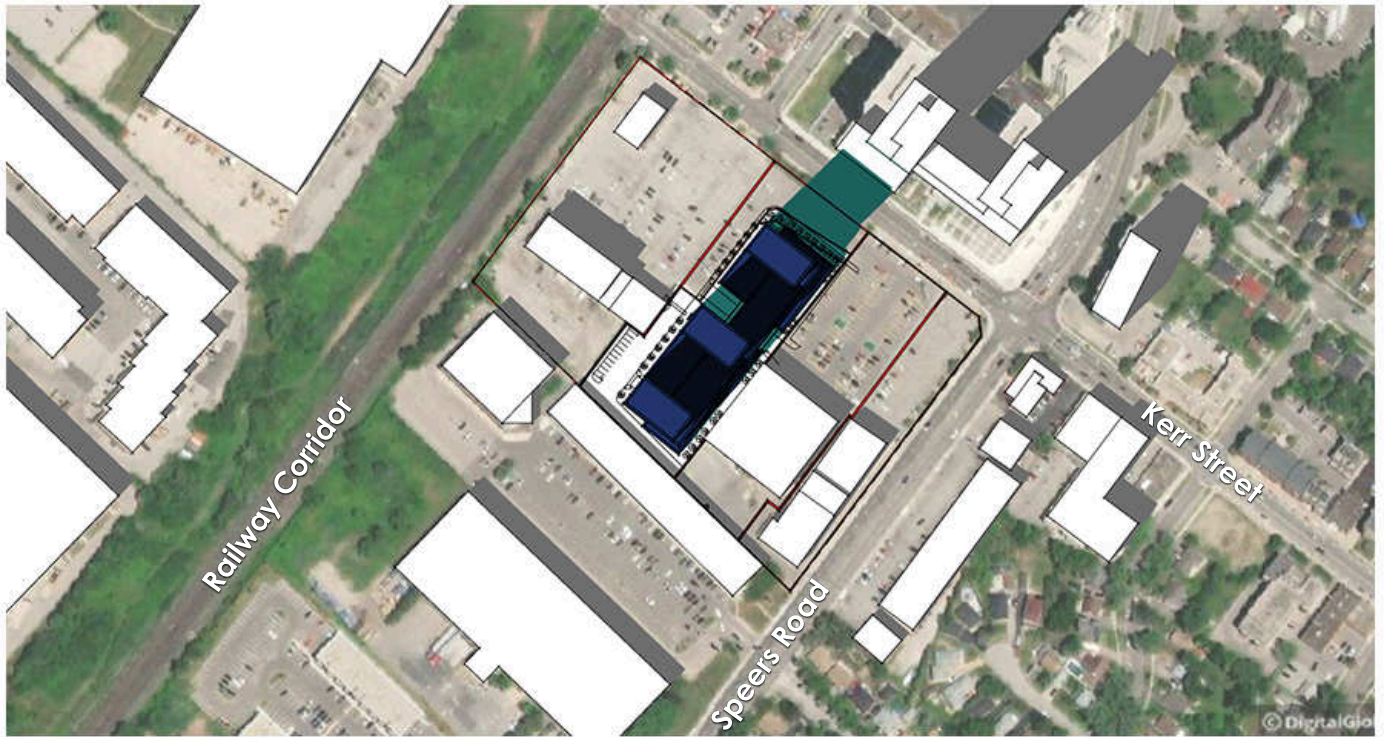
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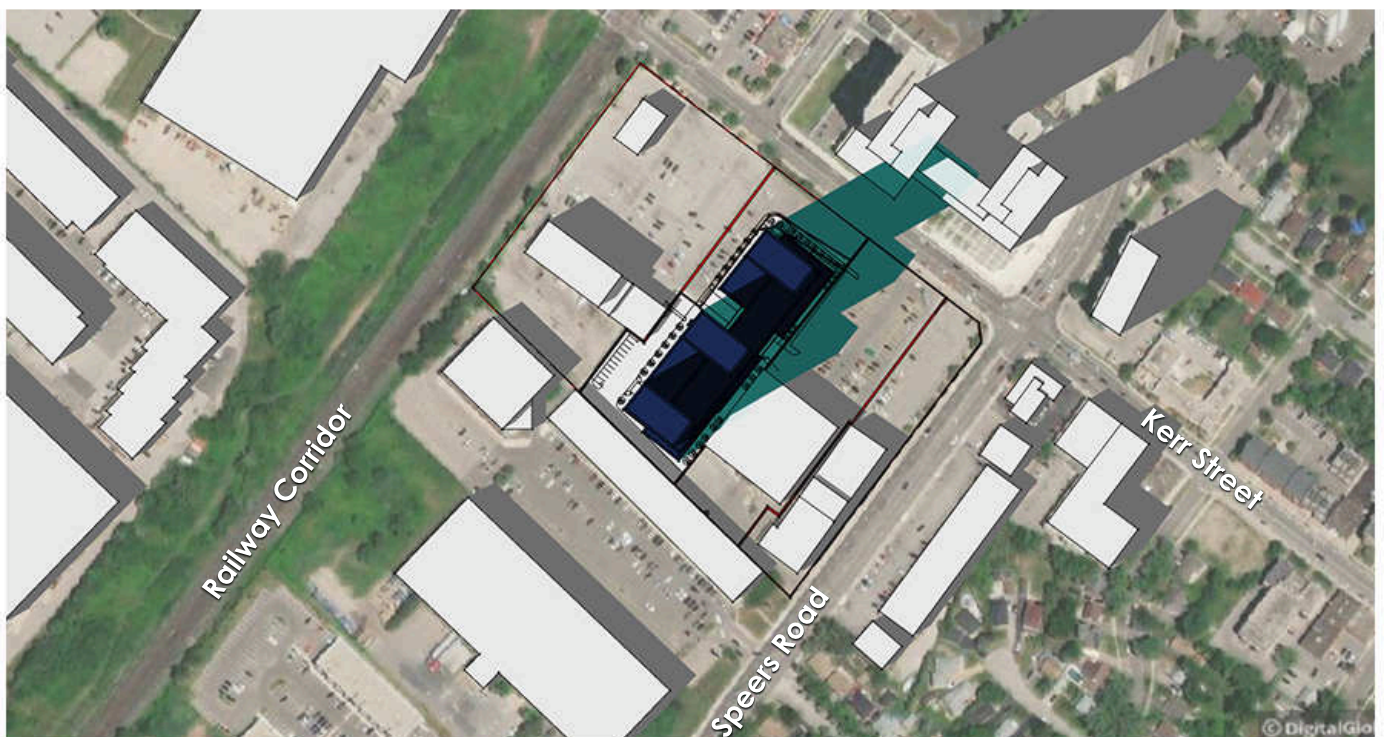
September 21

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Sunset **7:18 PM**



2:35 PM



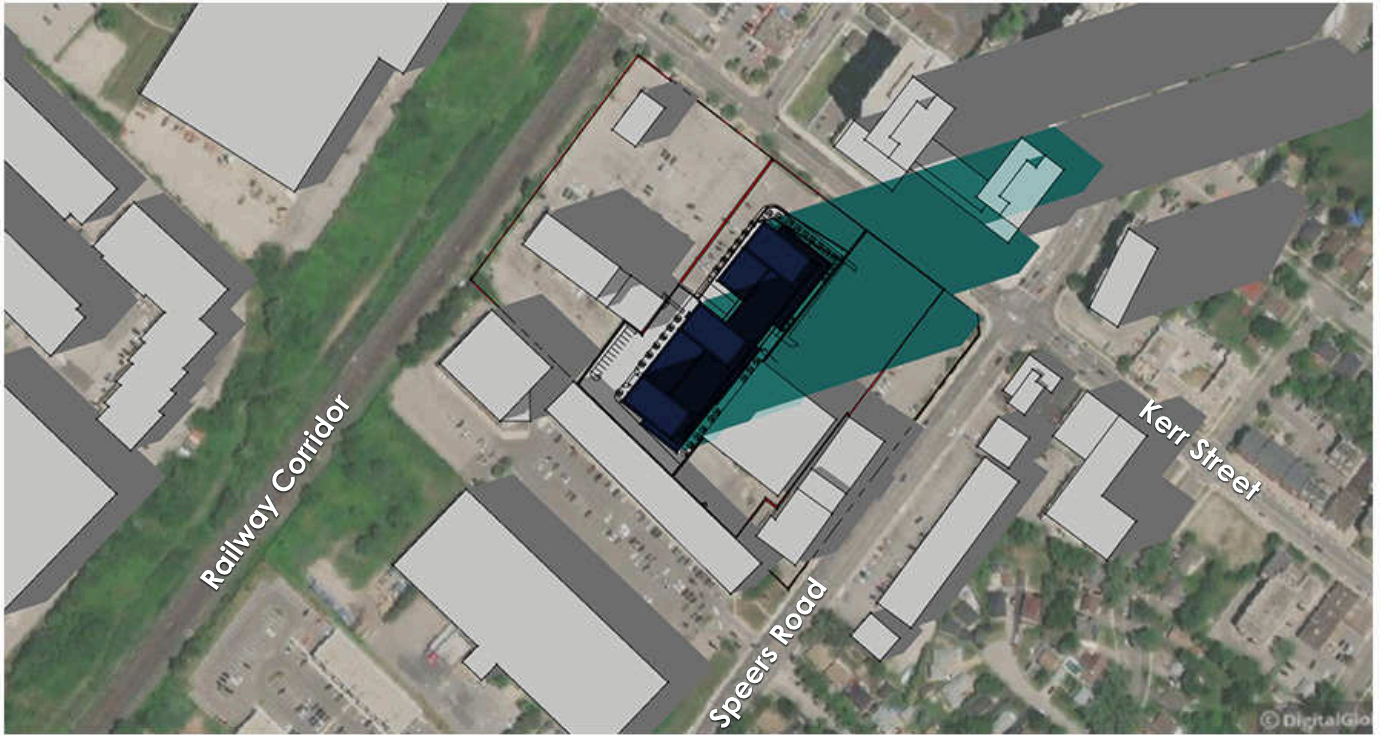
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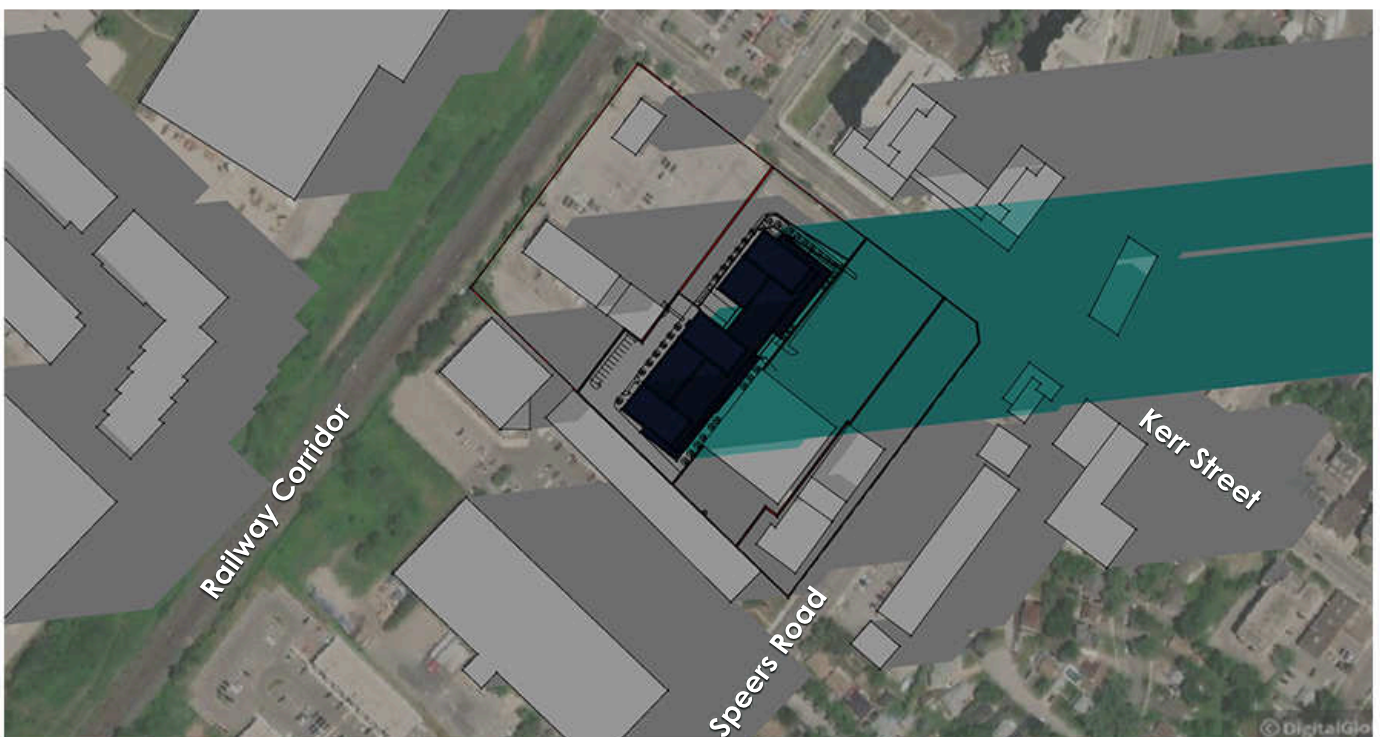
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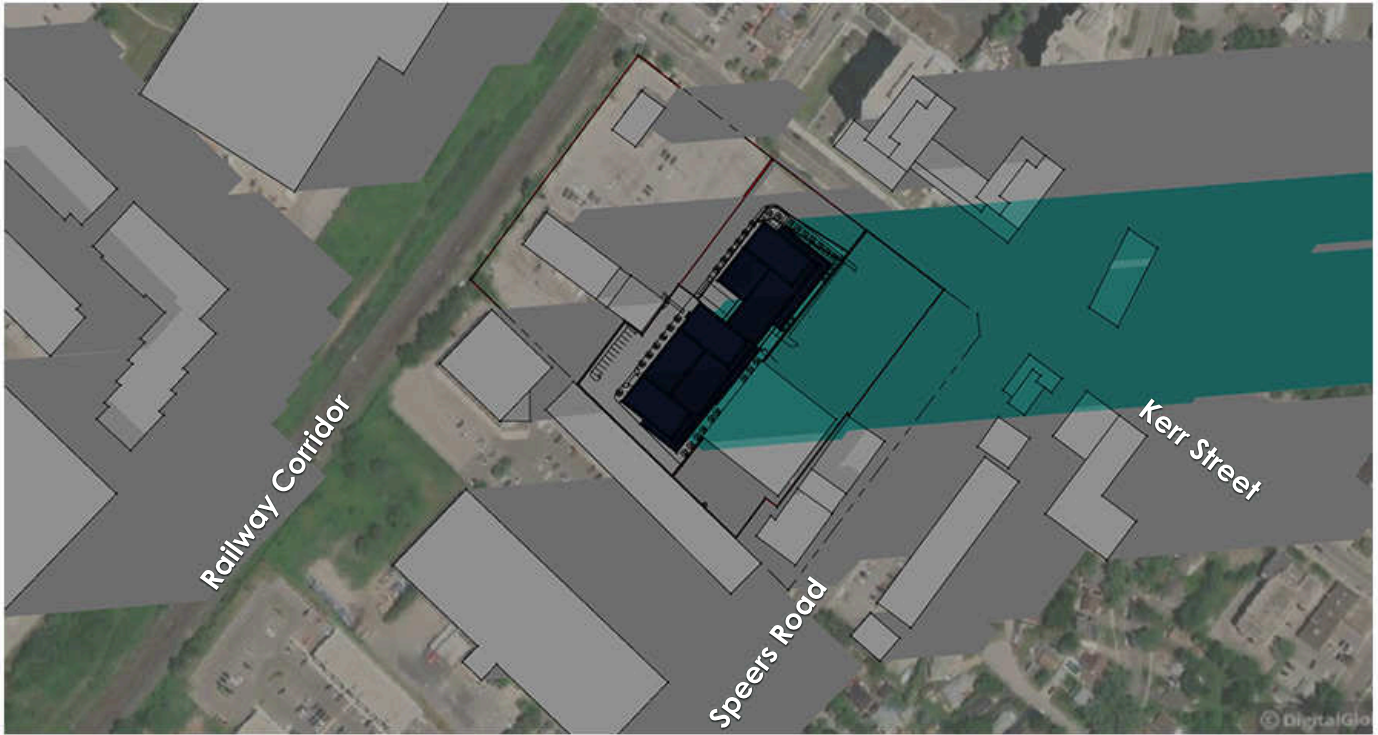
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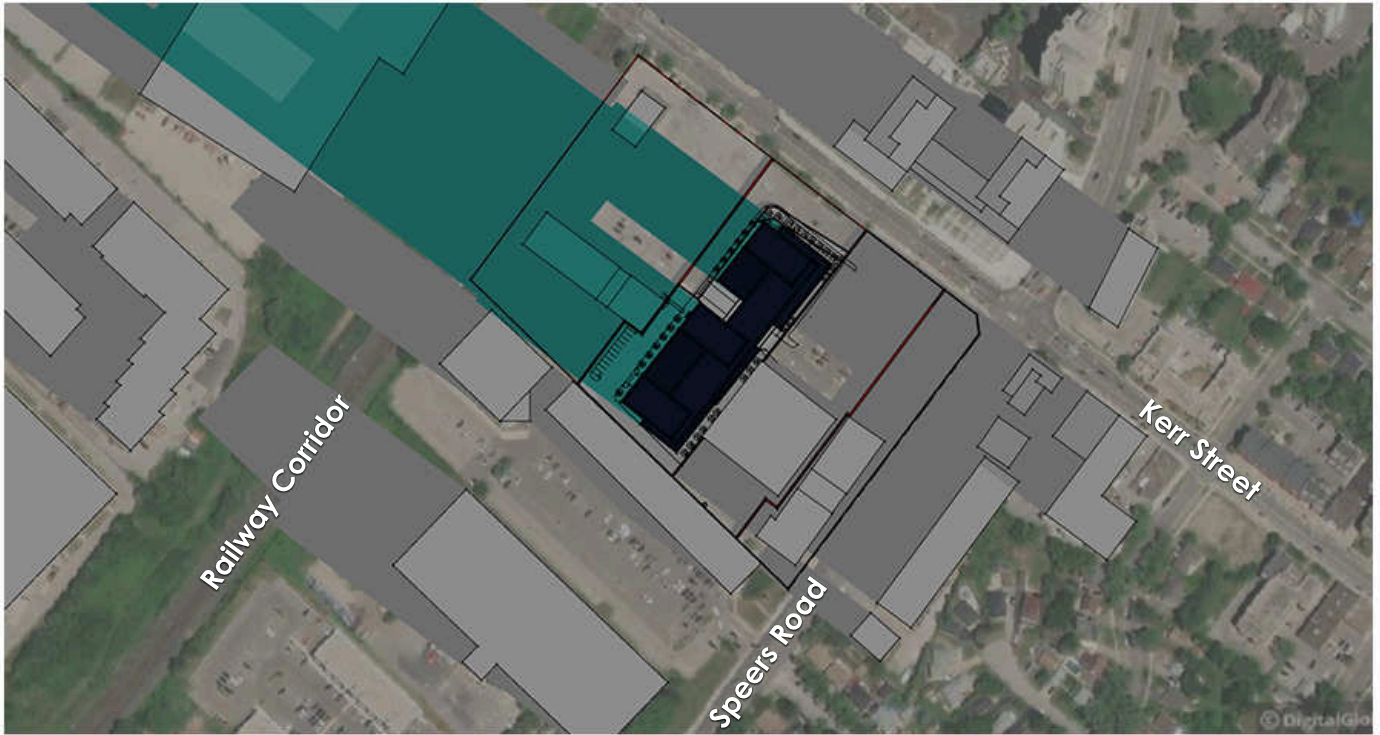
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Shadow Impact Analysis

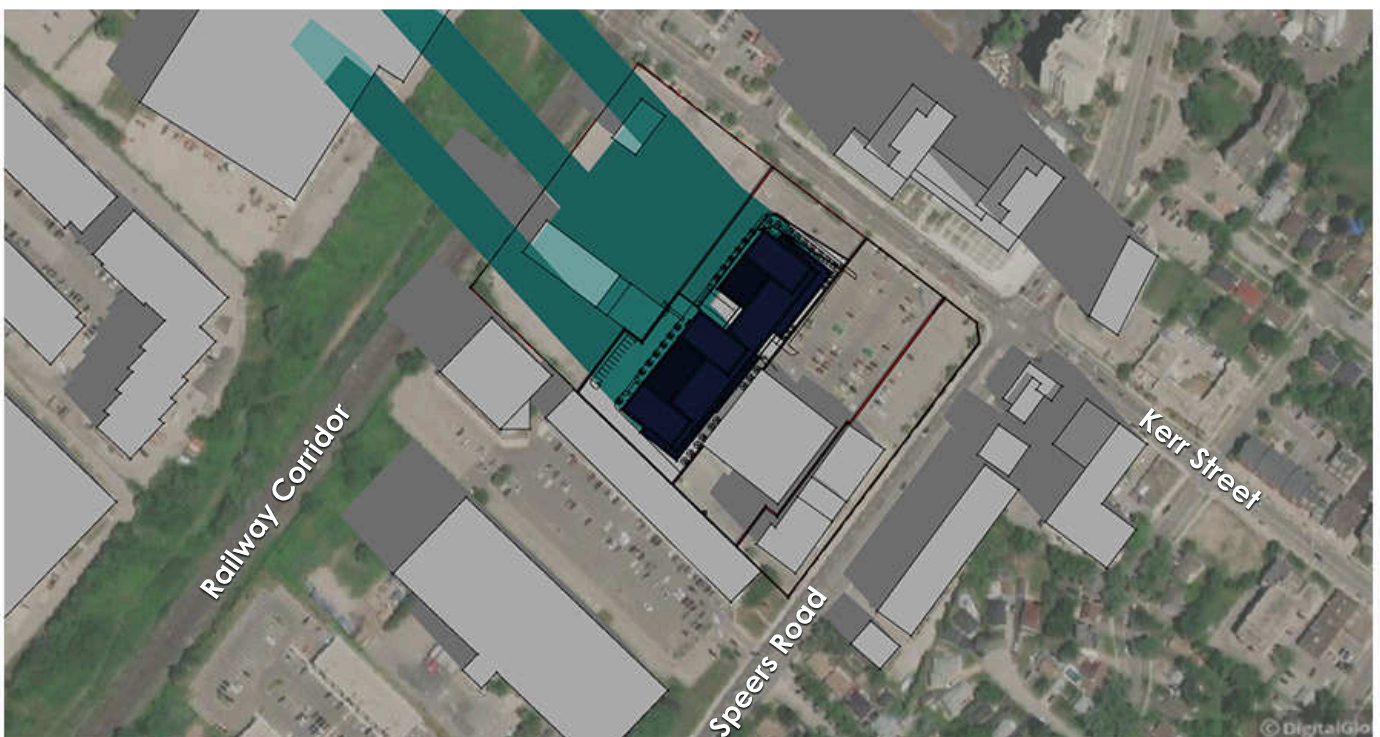
December 21

Proposed Commercial/Residential Development
550 Kerr Street, Oakville, ON

Sunrise **7:49 AM**
Sunset **4:46 PM**



9:19 AM



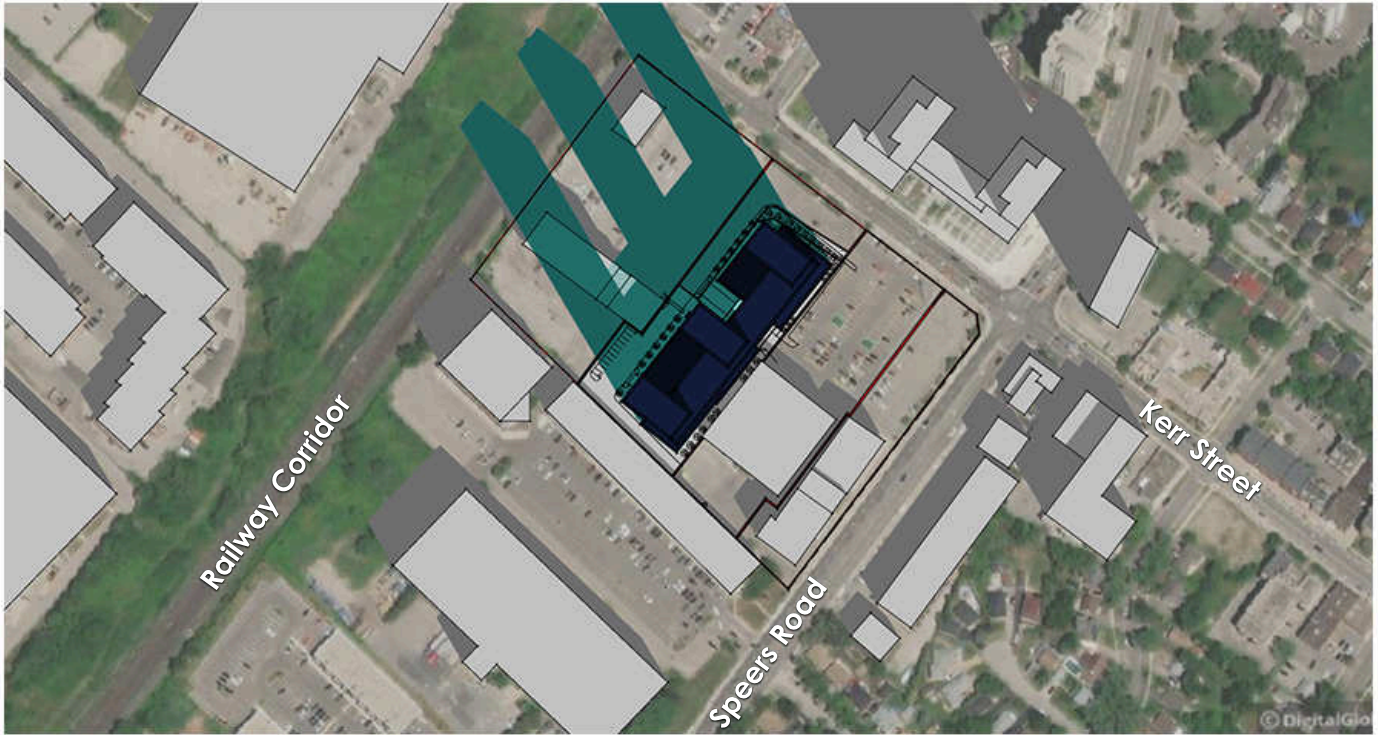
10:19 AM

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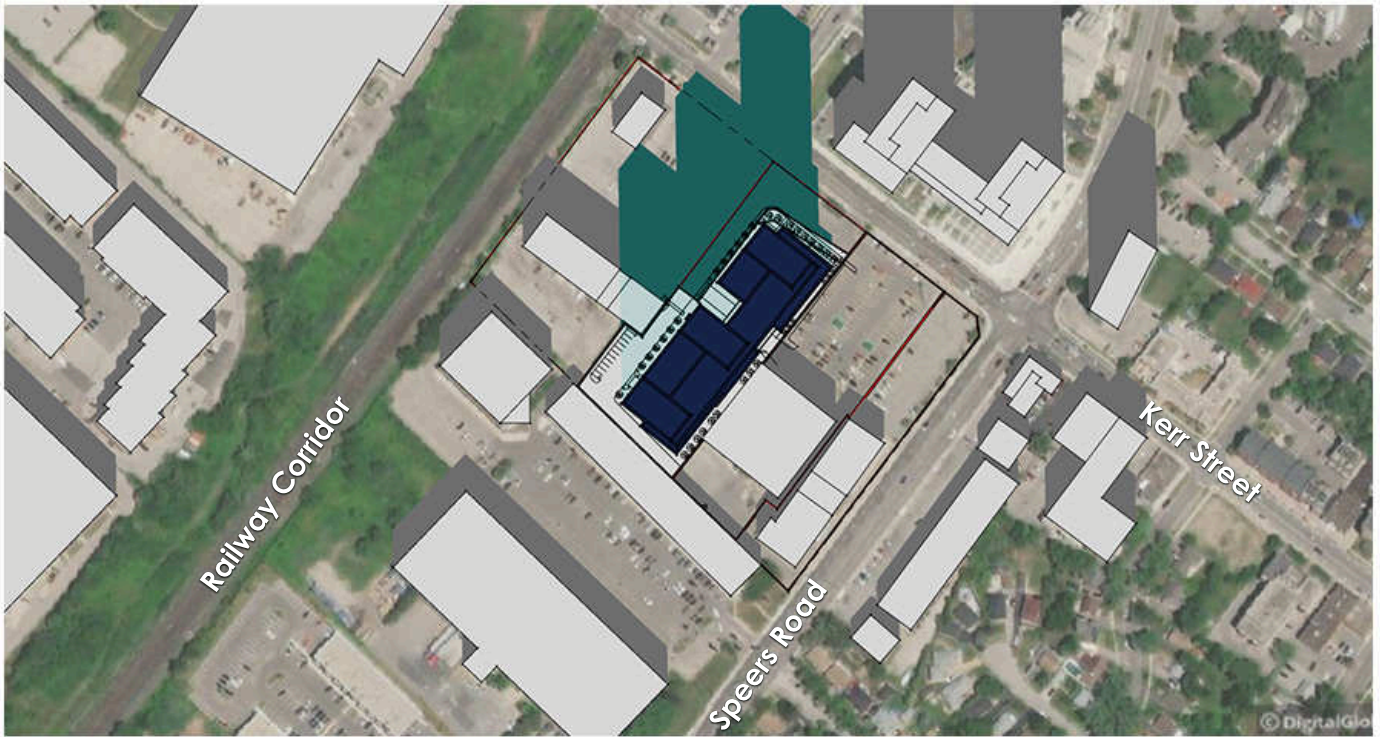
12:19 PM

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December 21

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Sunrise **7:49 AM**
Sunset **4:46 PM**



1:19 PM



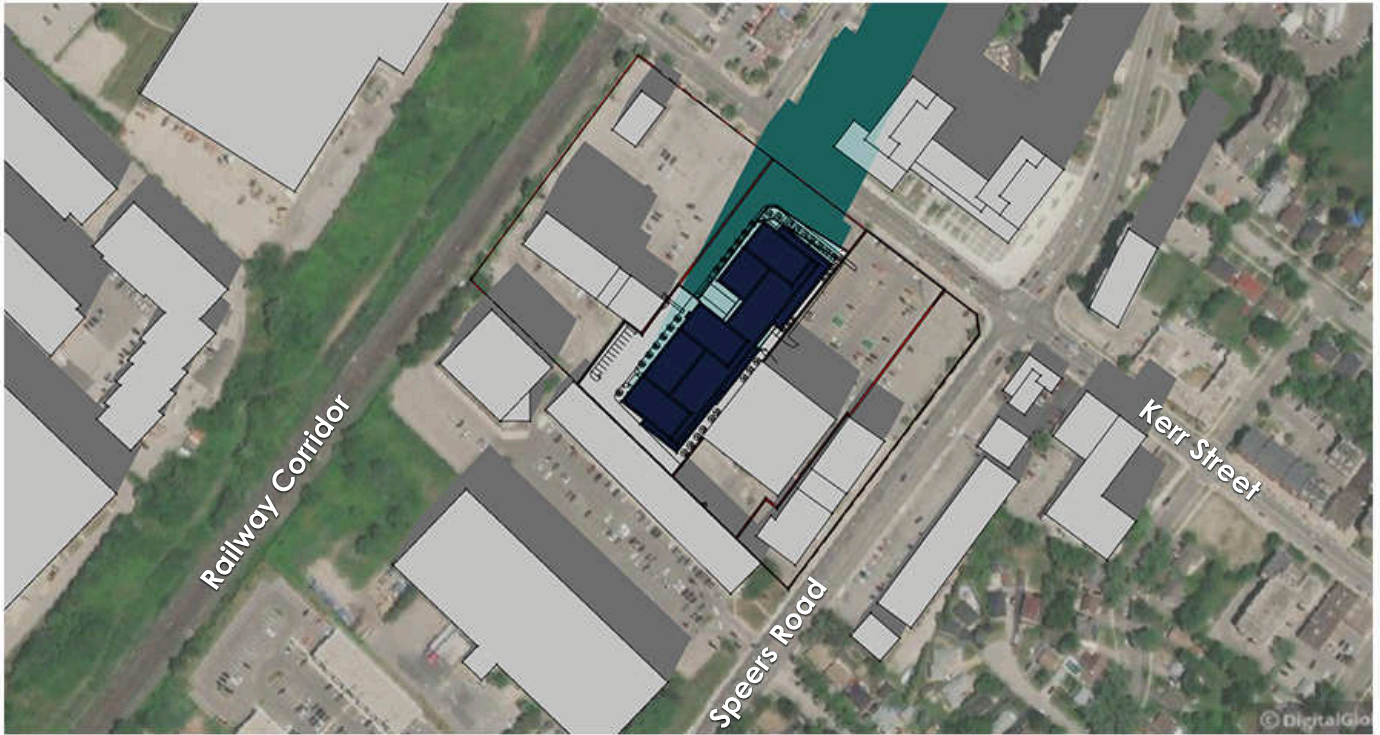
2:19 PM

Shadow Impact Analysis

December 21

Proposed Commercial/Residential Development
550 Kerr Street, Oakville, ON

Sunrise **7:49 AM**
Sunset **4:46 PM**



3:16 PM