

STUDY SUMMARY

This shadow study was undertaken to identify the impact of shadows for the proposed development along Sixth Line Road. The basis of this study is geographic location identified by Google Earth and a Draft Plan of Subdivision which forms part of Lots 16, Concession 1, North of Dundas Street, Town of Oakville, The Regional Municipality of Halton prepared by J.D. Barnes LTD dated November 25, 2019. This study was performed using Autodesk Revit Architecture program.

The proposed development is an eight-storey condominium building with 103 units.

The criteria upon which the development was assessed are the following:

1. Shadow impacts from proposed development should not exceed two consecutive hourly test times after 12:00pm on April 21, June 21, and September 21 (or where adjacent site is undeveloped, on at least 60% of that site).
2. Sunlight access and shadow impact on public sidewalks, public plazas, public parks and school yards on April 21, June 21, and September 21.
3. Shadow impact on building faces and roofs for the possibility of using solar energy on December 21.

The shadow study was conducted using the days prescribed per criterion by the Shadow Impact Analysis Guidelines published by the Town of Oakville. These dates are April 21, June 21, September 21, and December 21. The shadow modeling is performed in 1-hour increments between 1.5 hours after sunrise to 1.5 hours before sunset.

Criterion 1

The study illustrates that no more than 60% of the adjacent future development sites have shadow impacts from the proposed development on April 21, June 21, and September 21.

Criterion 2

The shadow impact on public sidewalks, public plazas, public parks, and school yards do not impede these areas receiving 5 hours of continuous sunlight per day on the criterion dates provided.

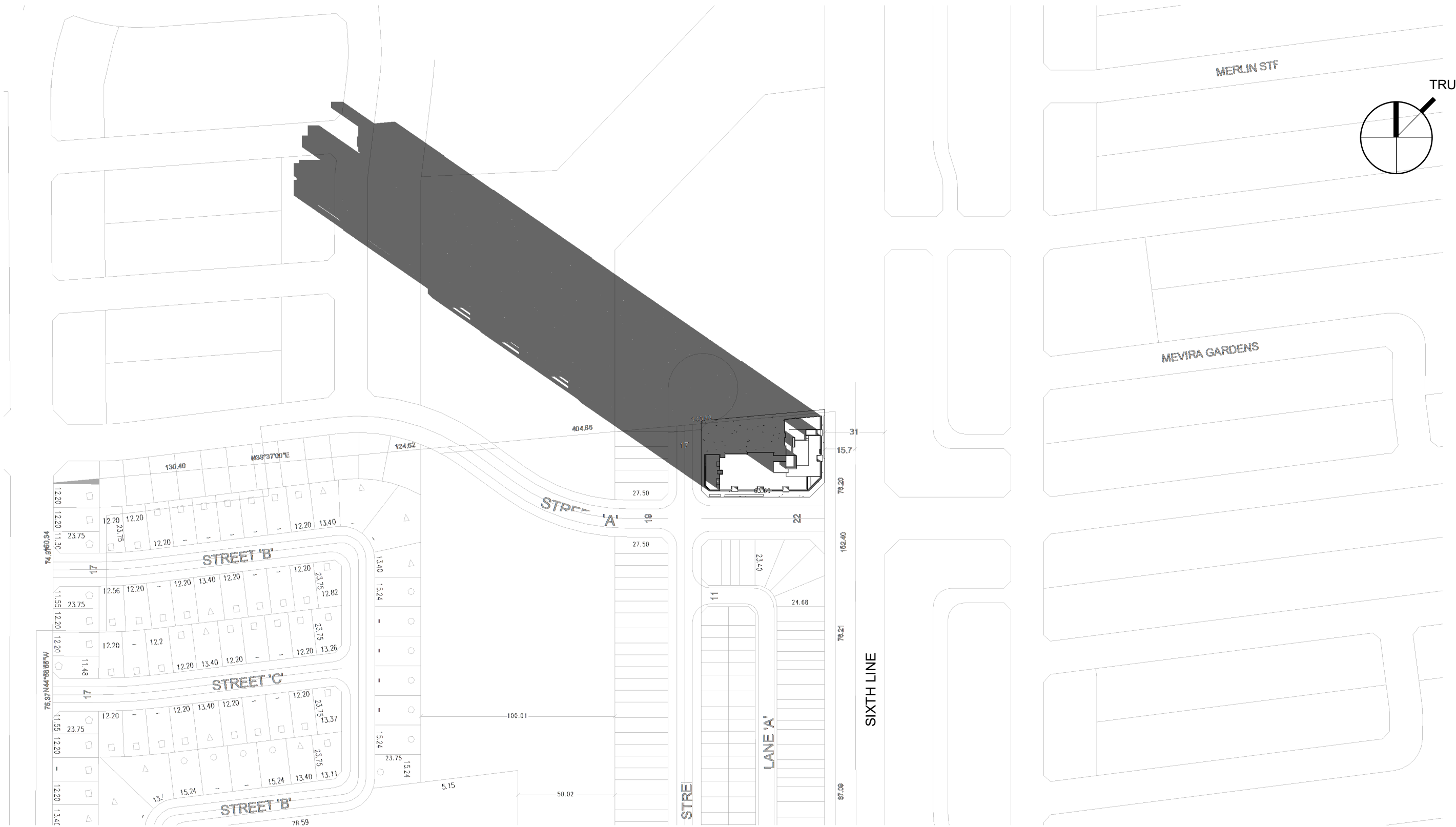
Under this criterion, although the sidewalks bounding the proposed development block on Sixth Line receive incremental shadows, the proposed development still allow for full sunlight for at least five hours within the prescribed dates.

Criterion 3

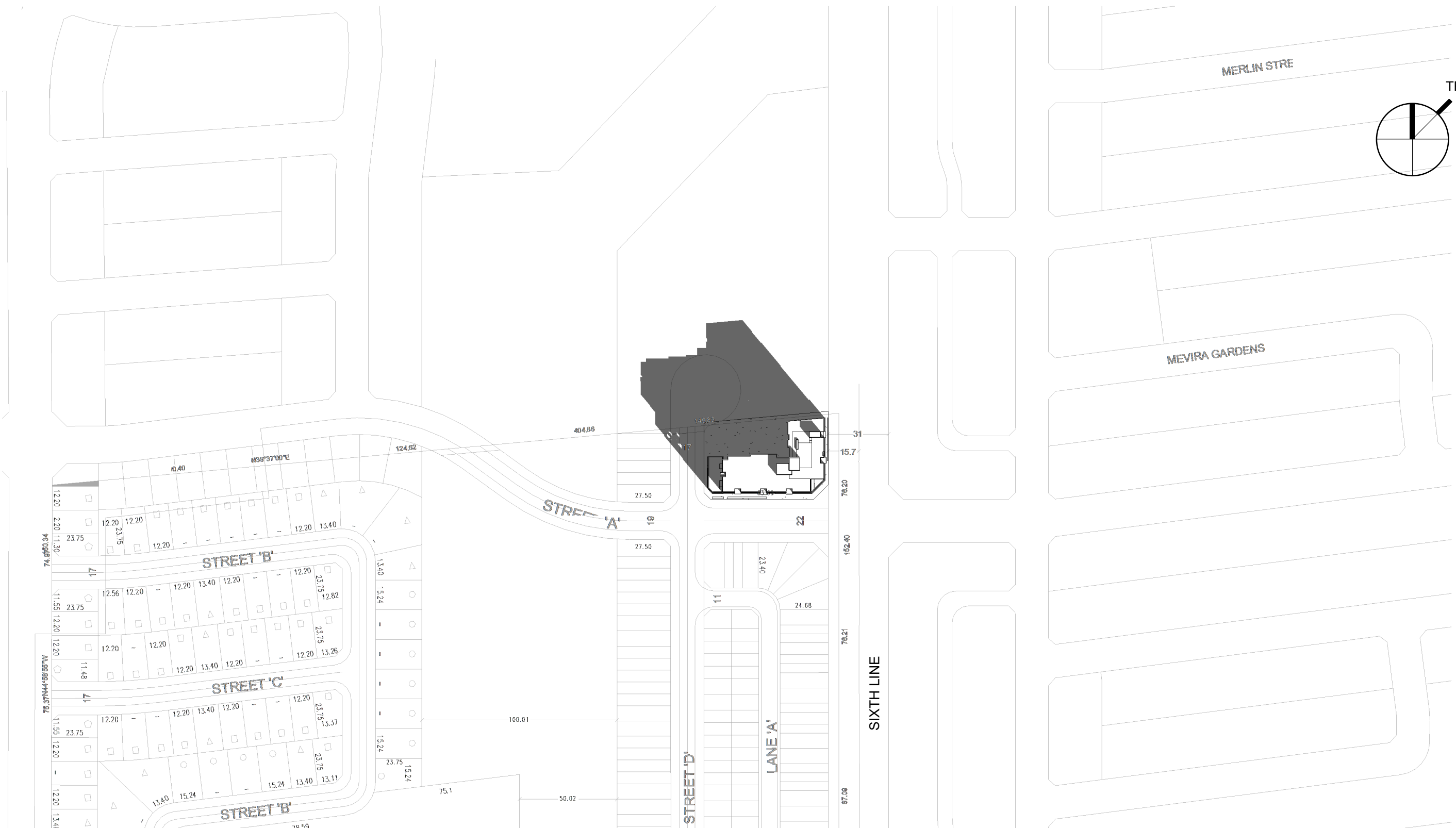
The shadow casting by the proposed development on December 21 on future townhouse blocks revealed that about 75% of them do not have significant impact from shadows in the areas prescribed by the building face assessment criterion. Although there are incremental shadows, these are limited to the northeastern blocks of future townhouses and are not being cast in two consecutive times.

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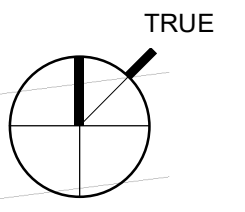
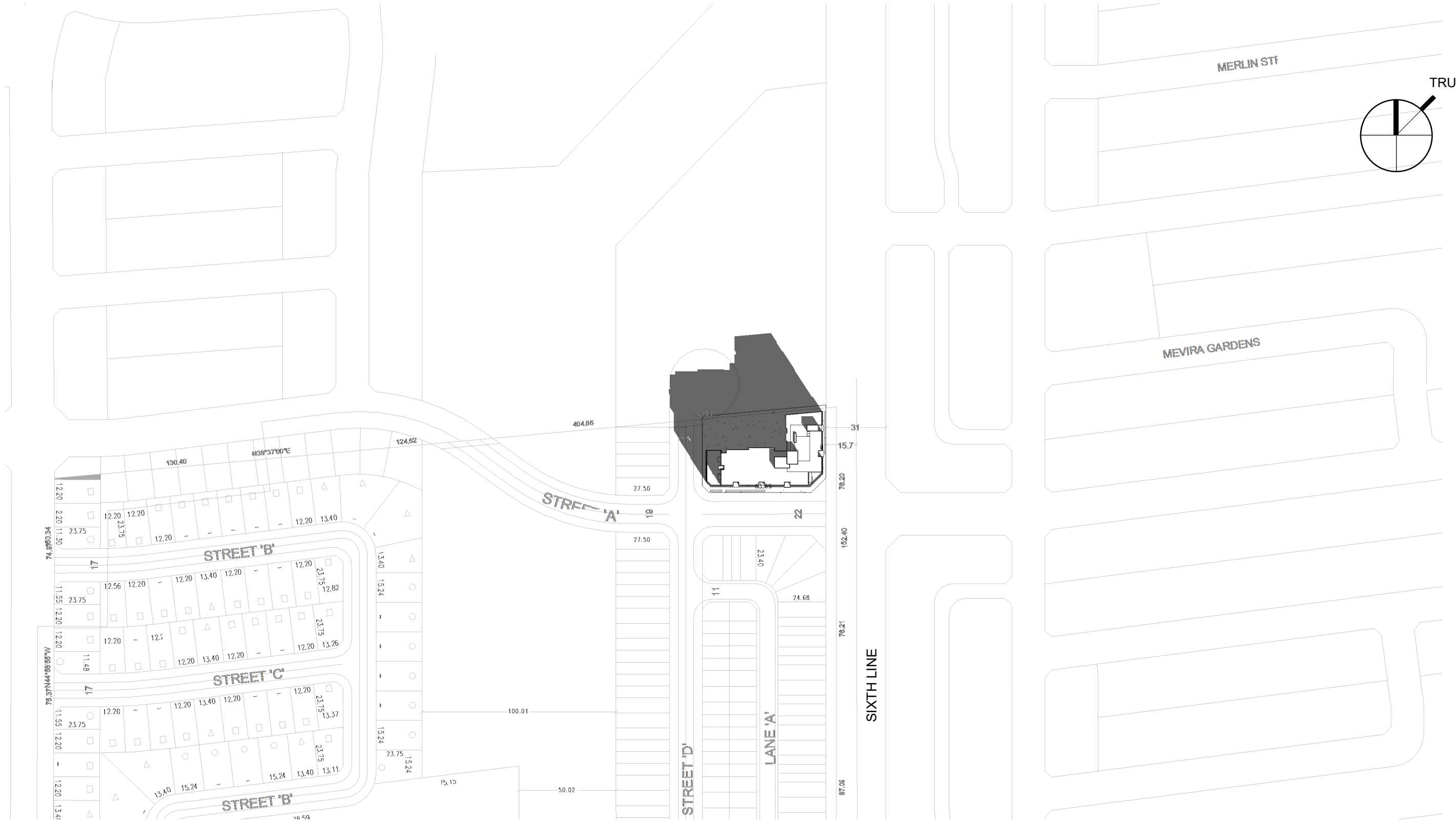
Overall, the shadow impact of the proposed development on adjacent future developments is minor and in most, if not all of the criteria, the proposed development permits the required sun exposure. The minor impacts observed in some of the surrounding future blocks can be mitigated by several design solutions such as using different floor plate shapes, selection of building materials and colours, and landscape treatments. These can all be explored and addressed in more detail during the design phase.



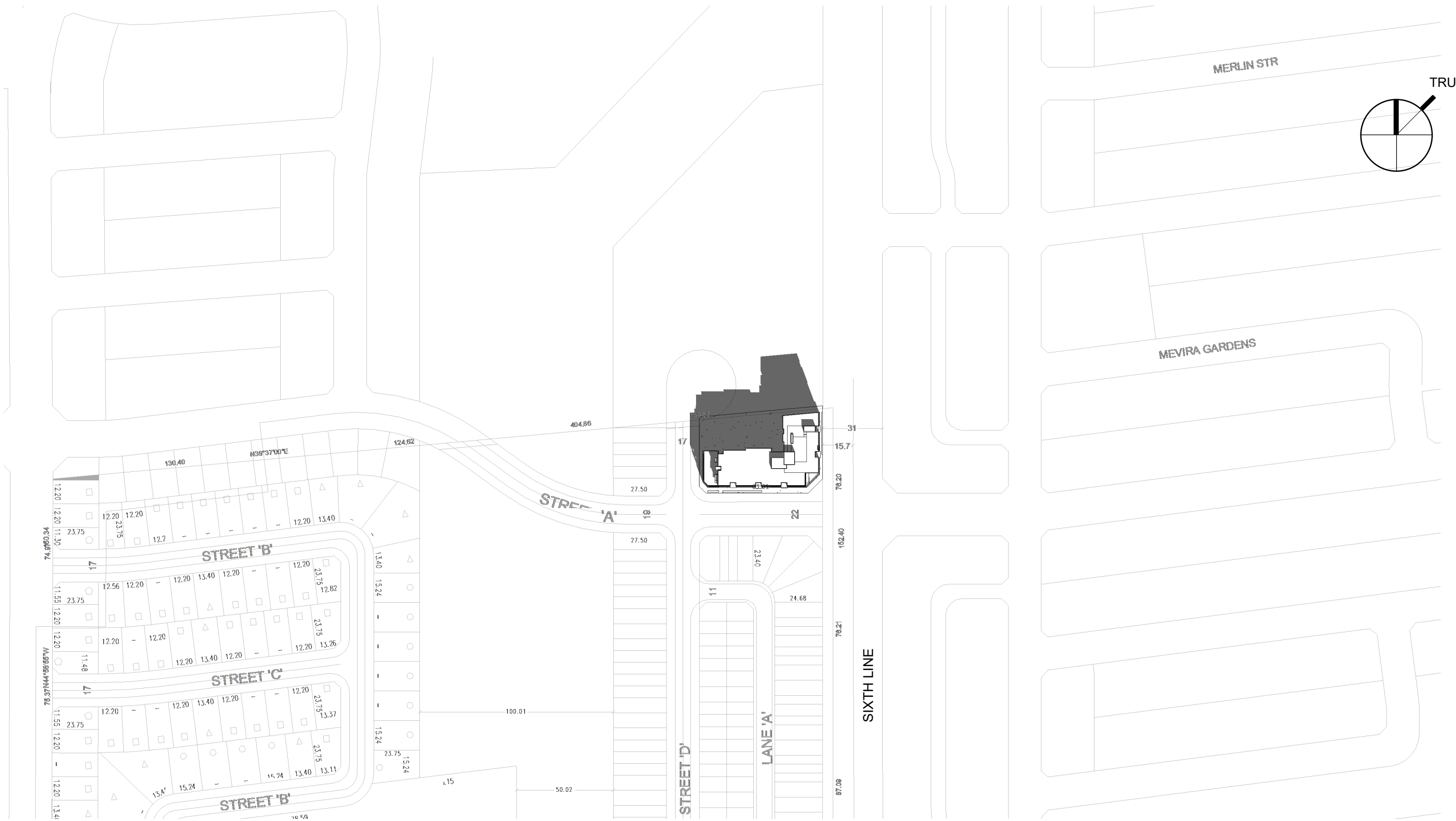
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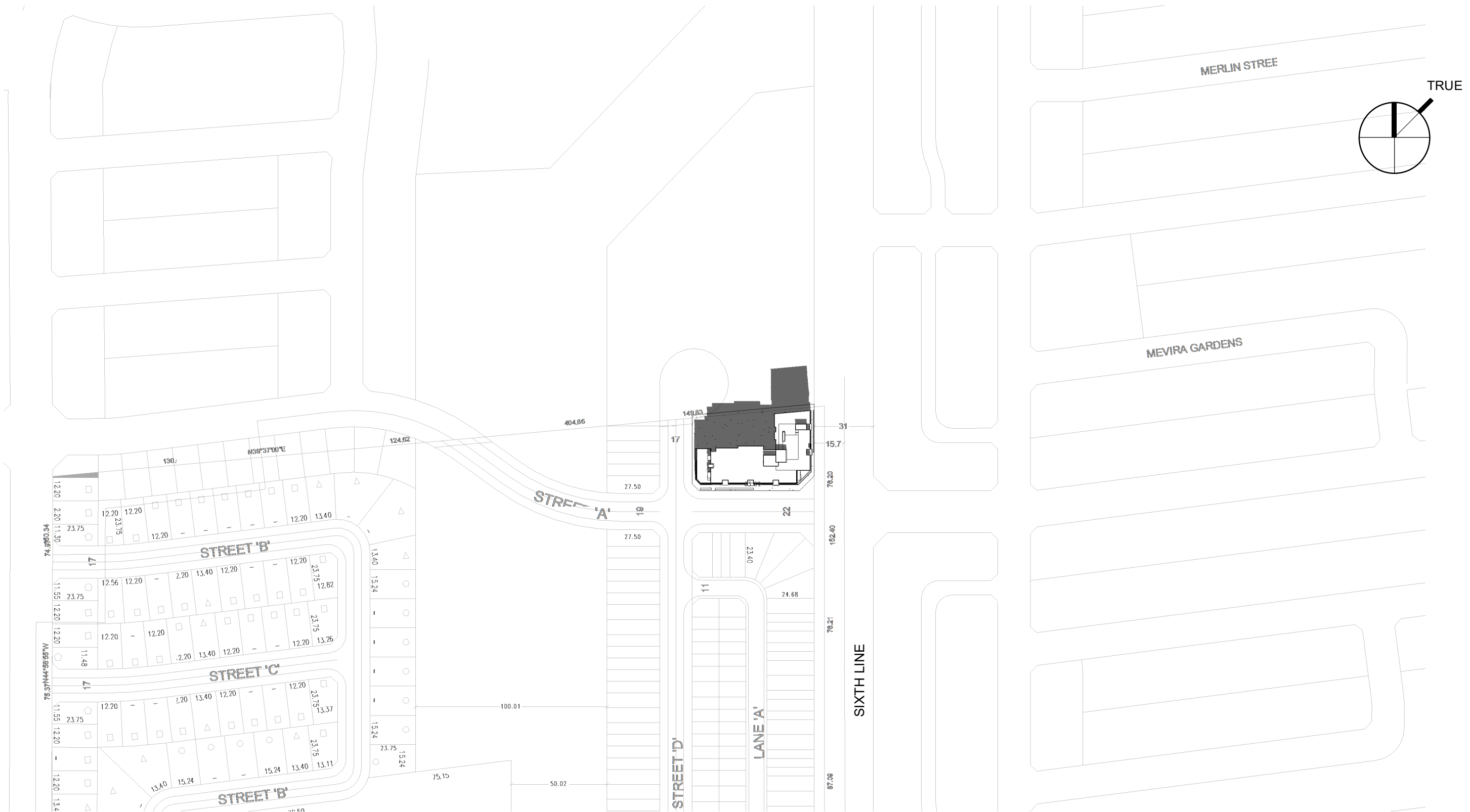
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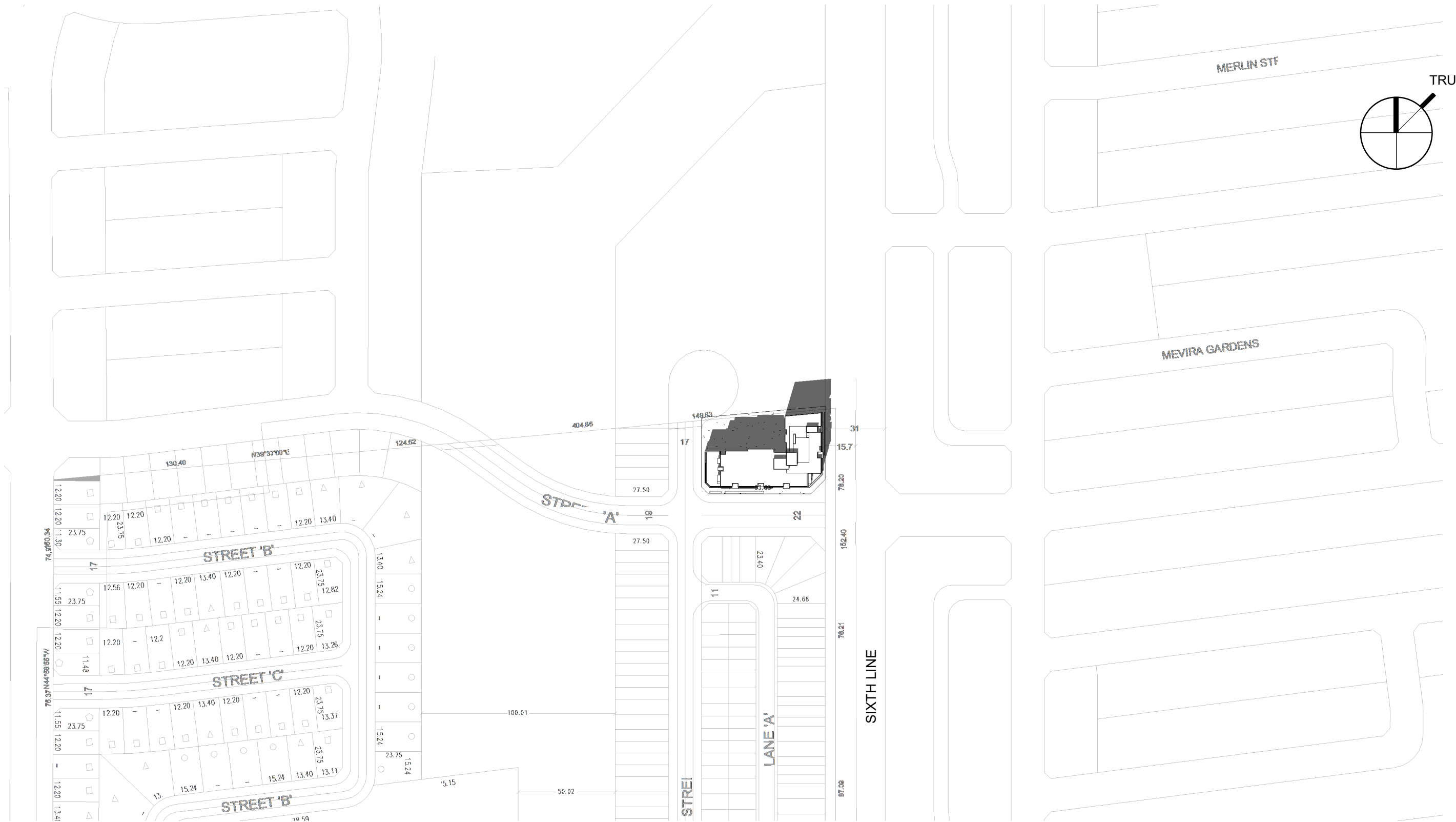
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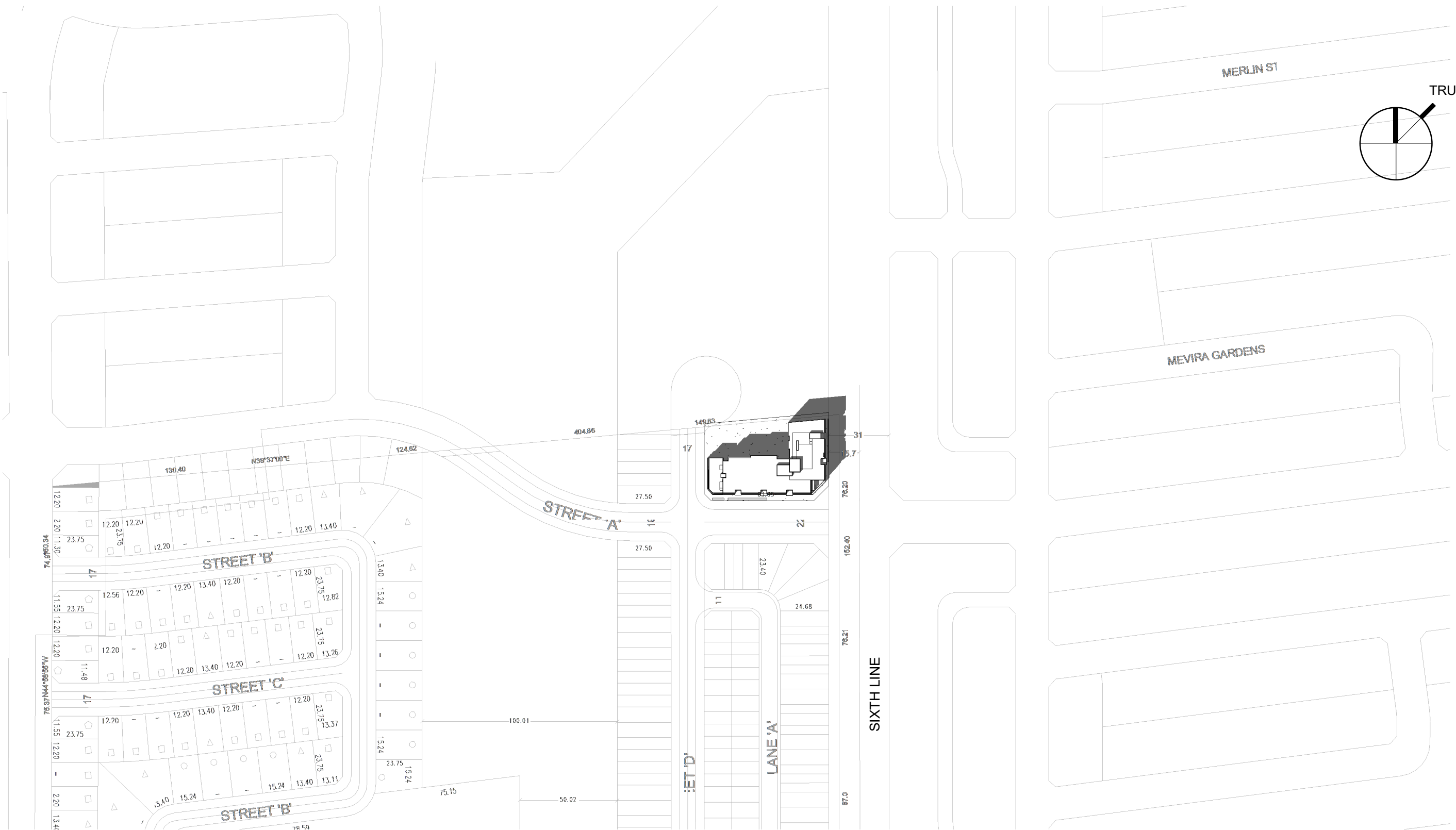
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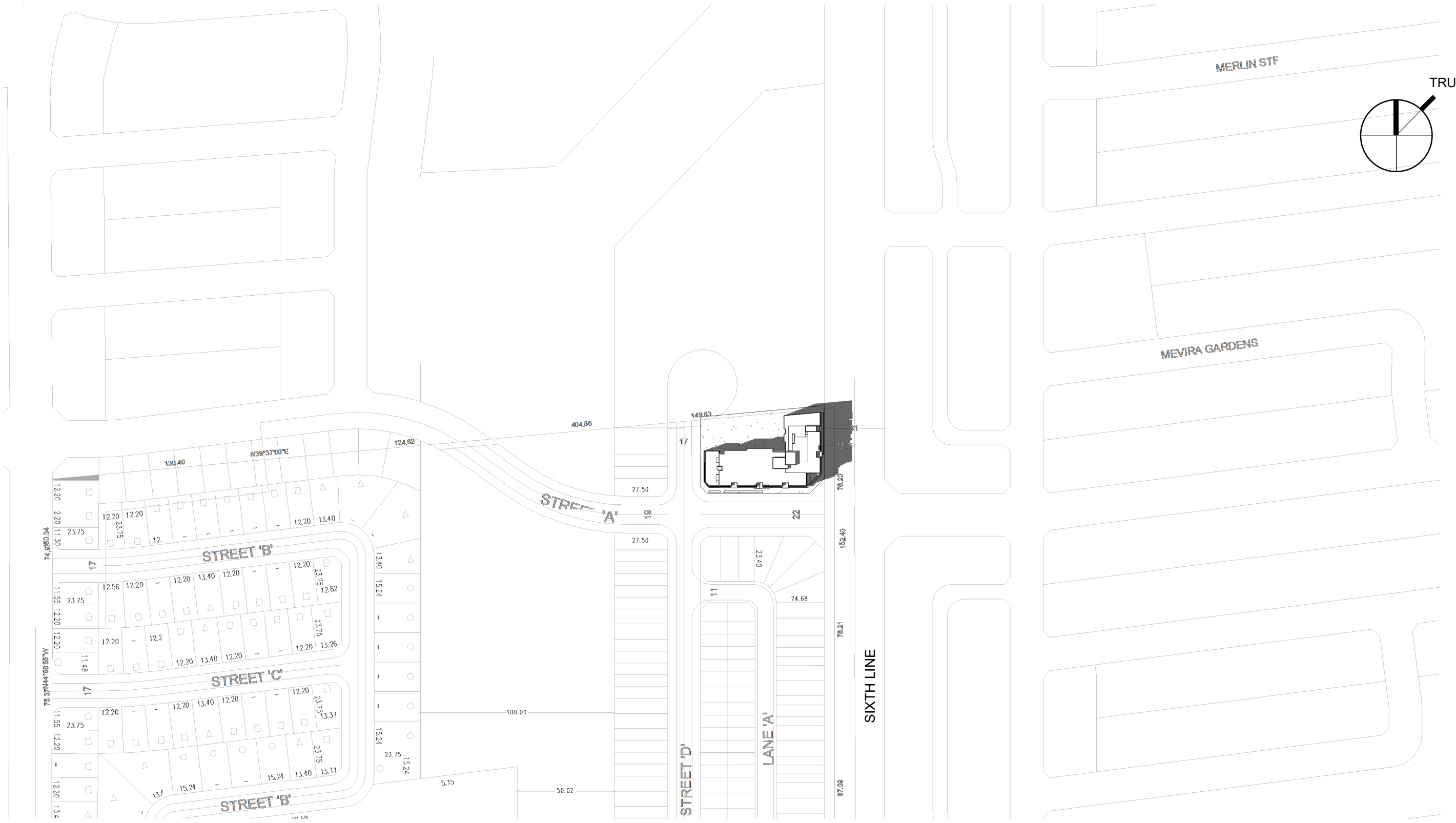
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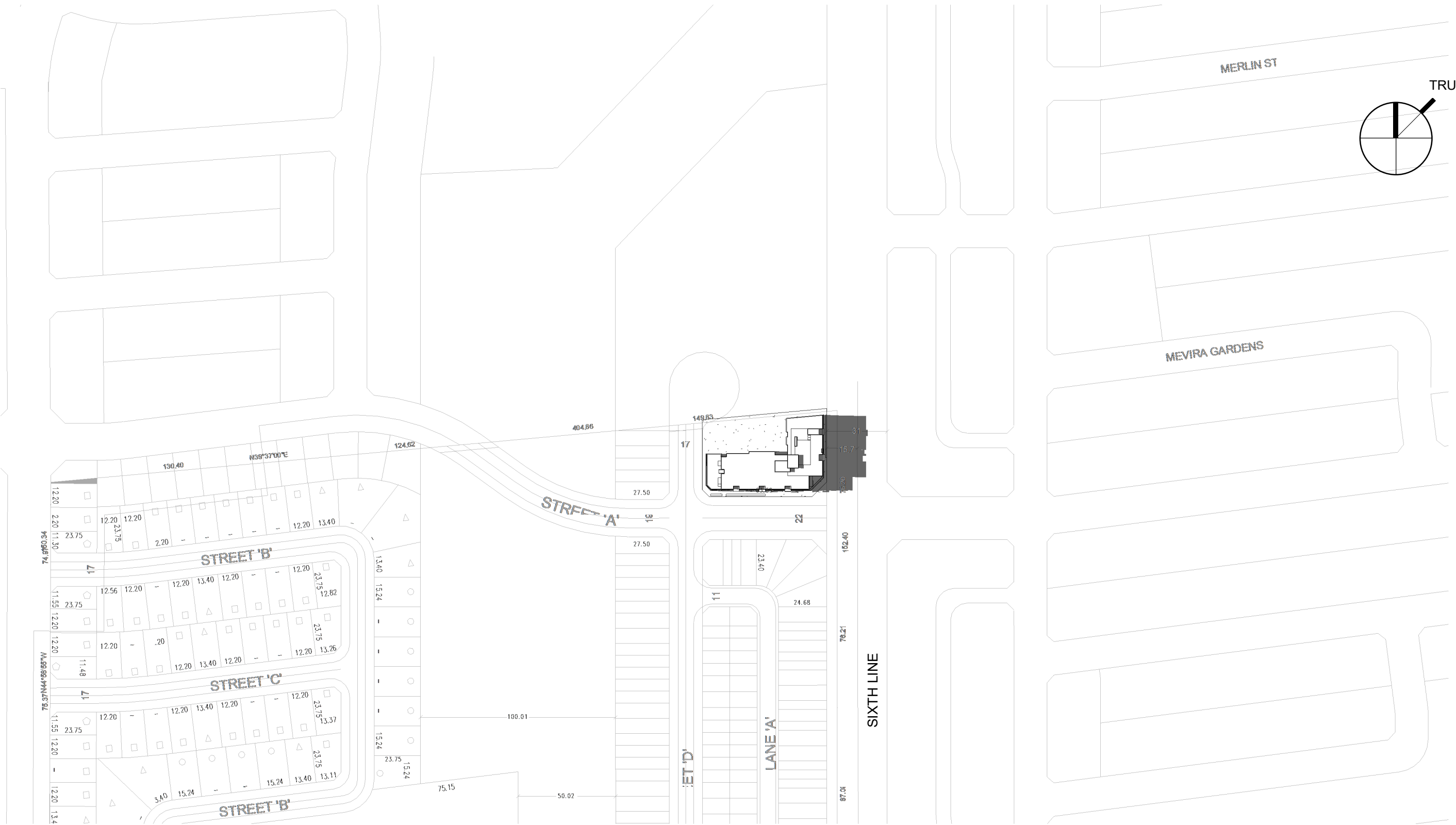
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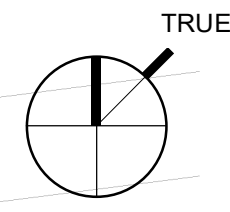
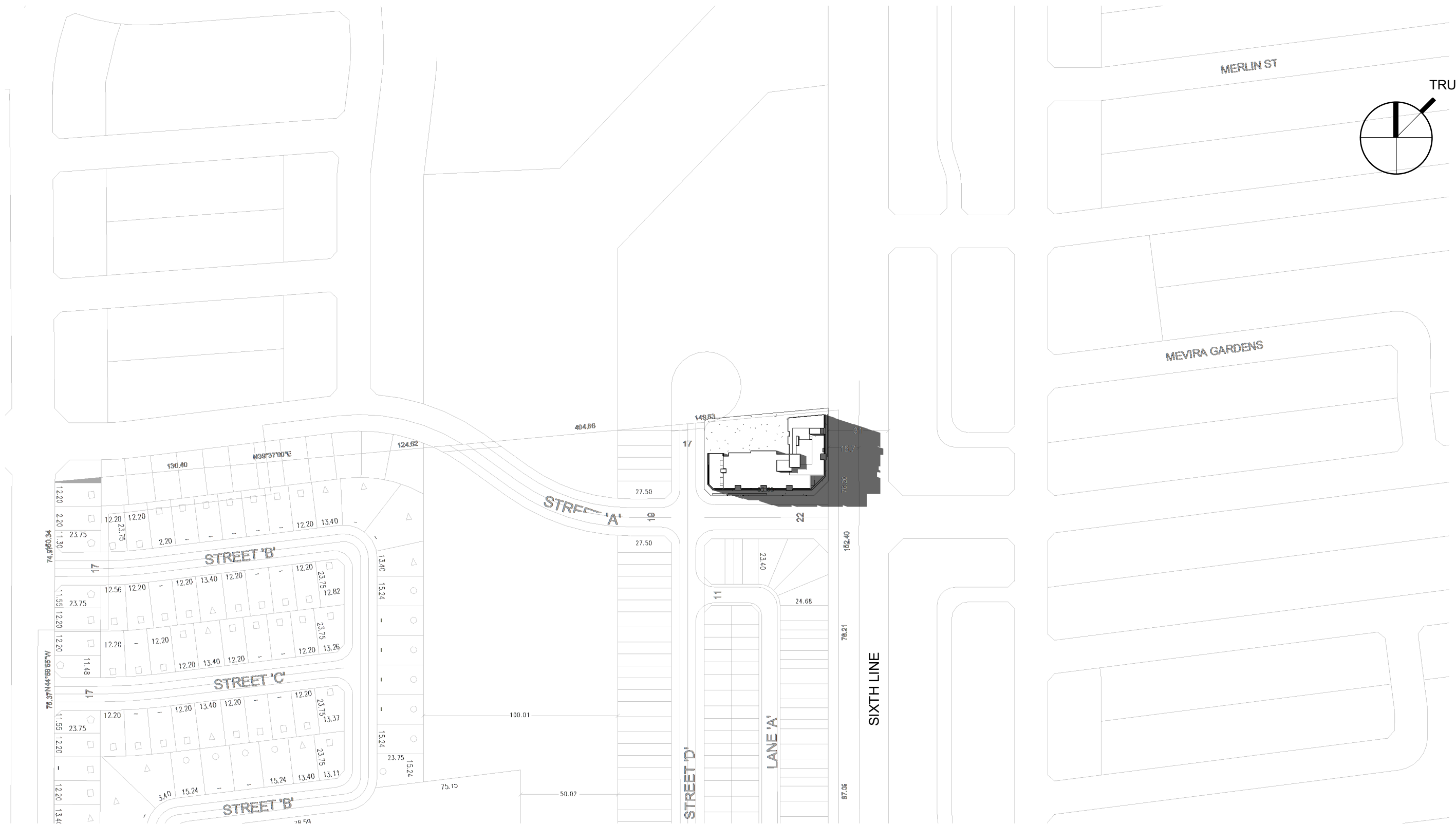
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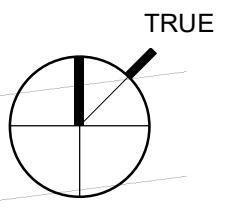
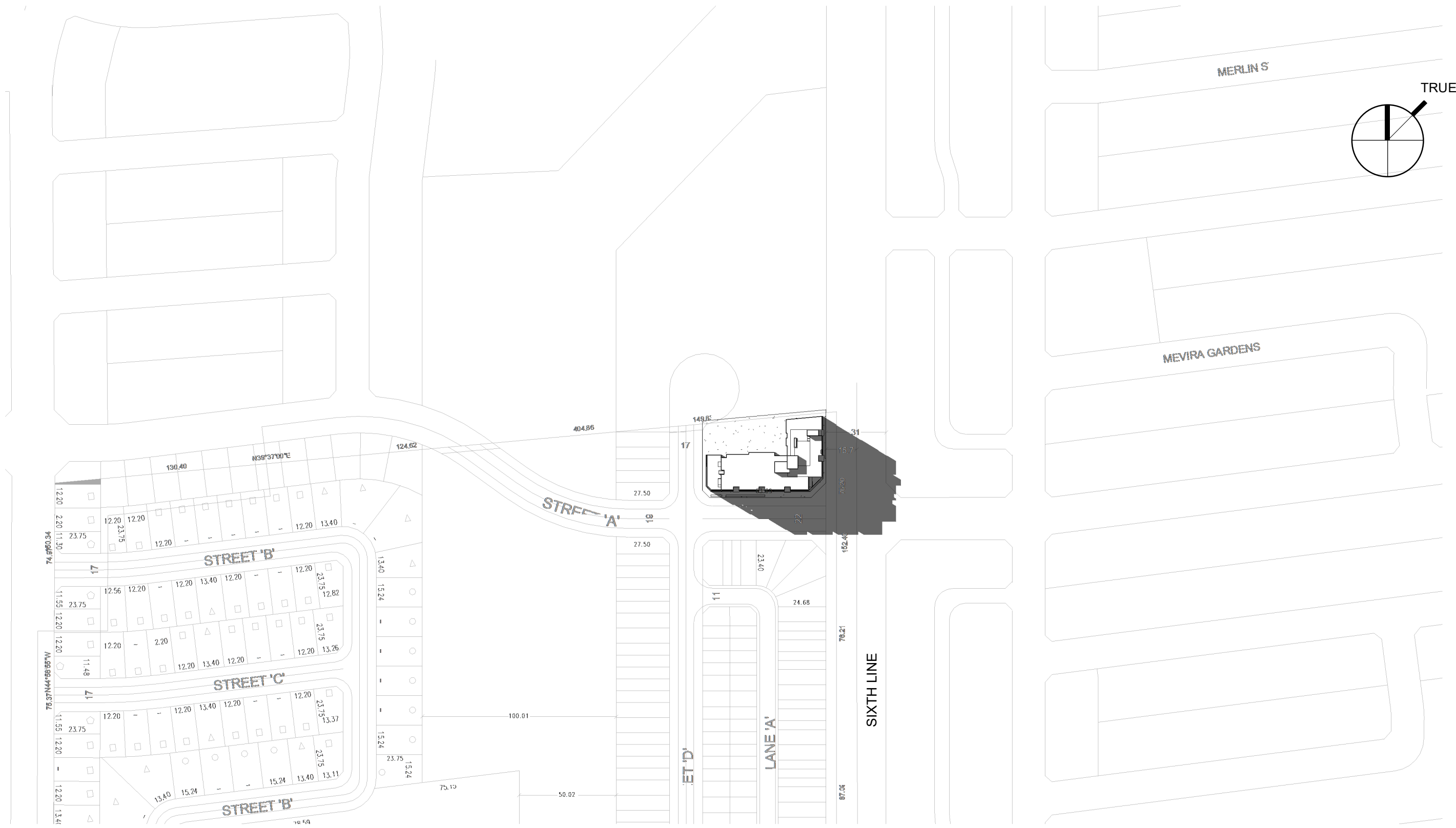
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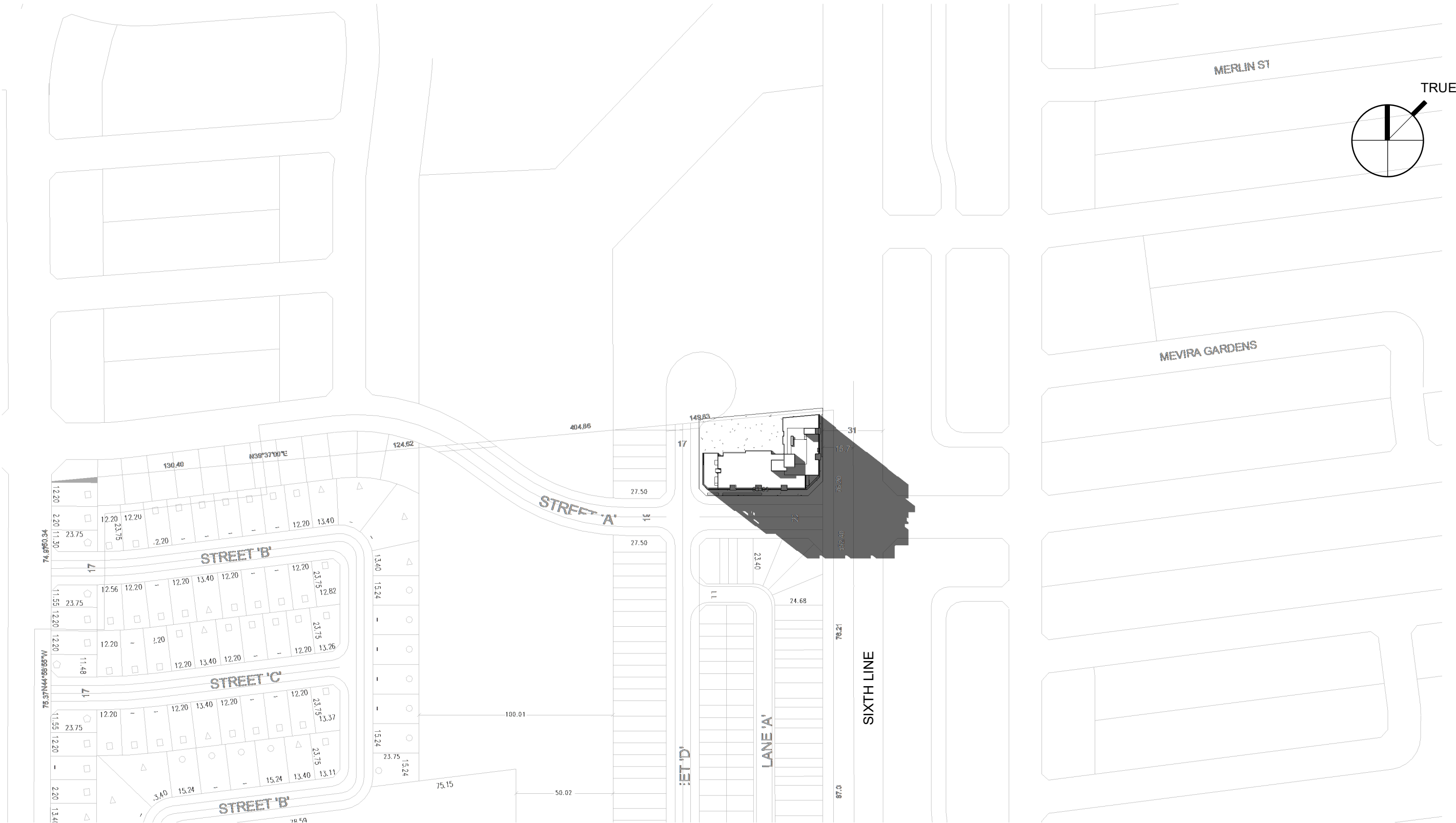
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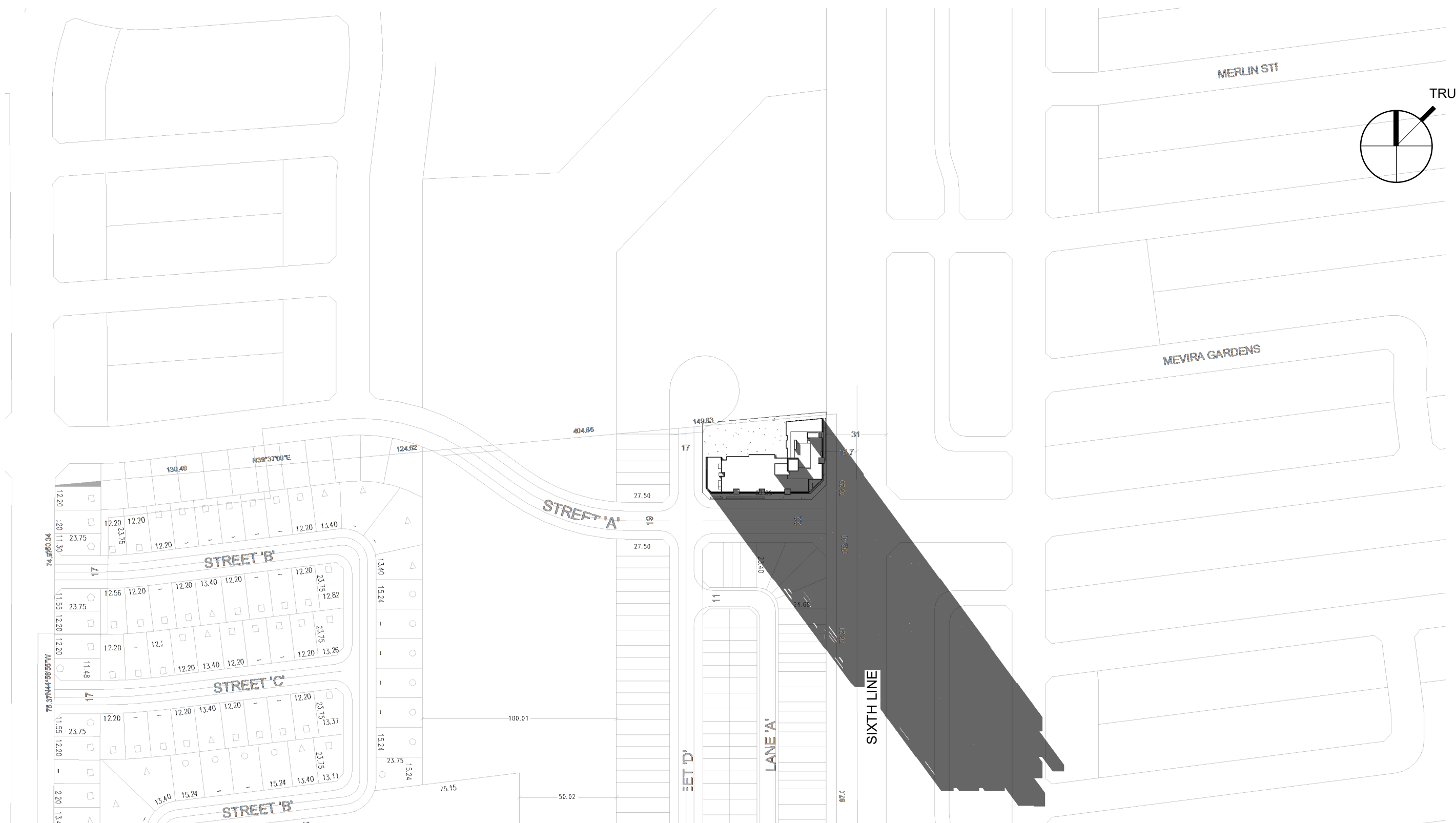
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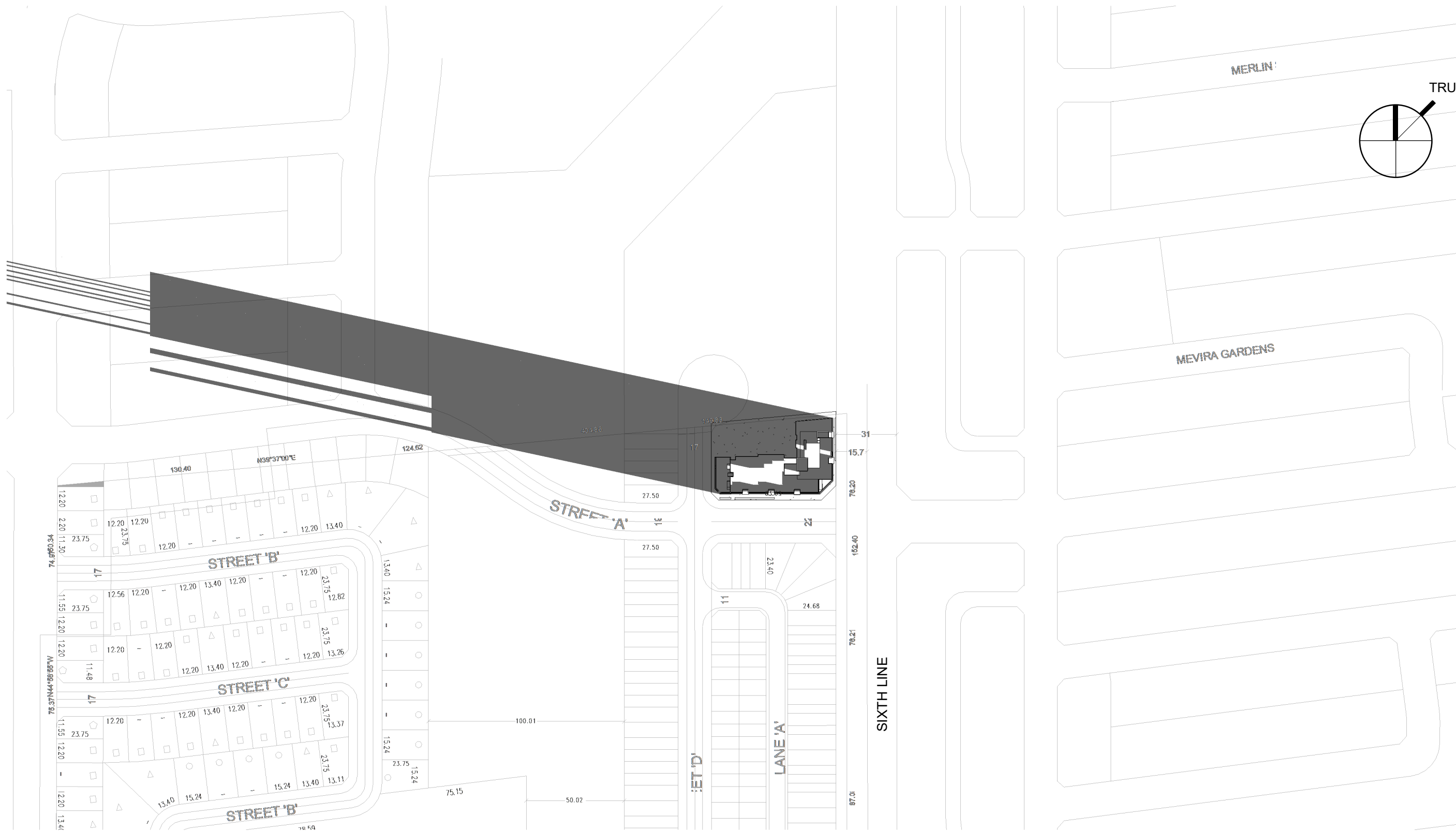
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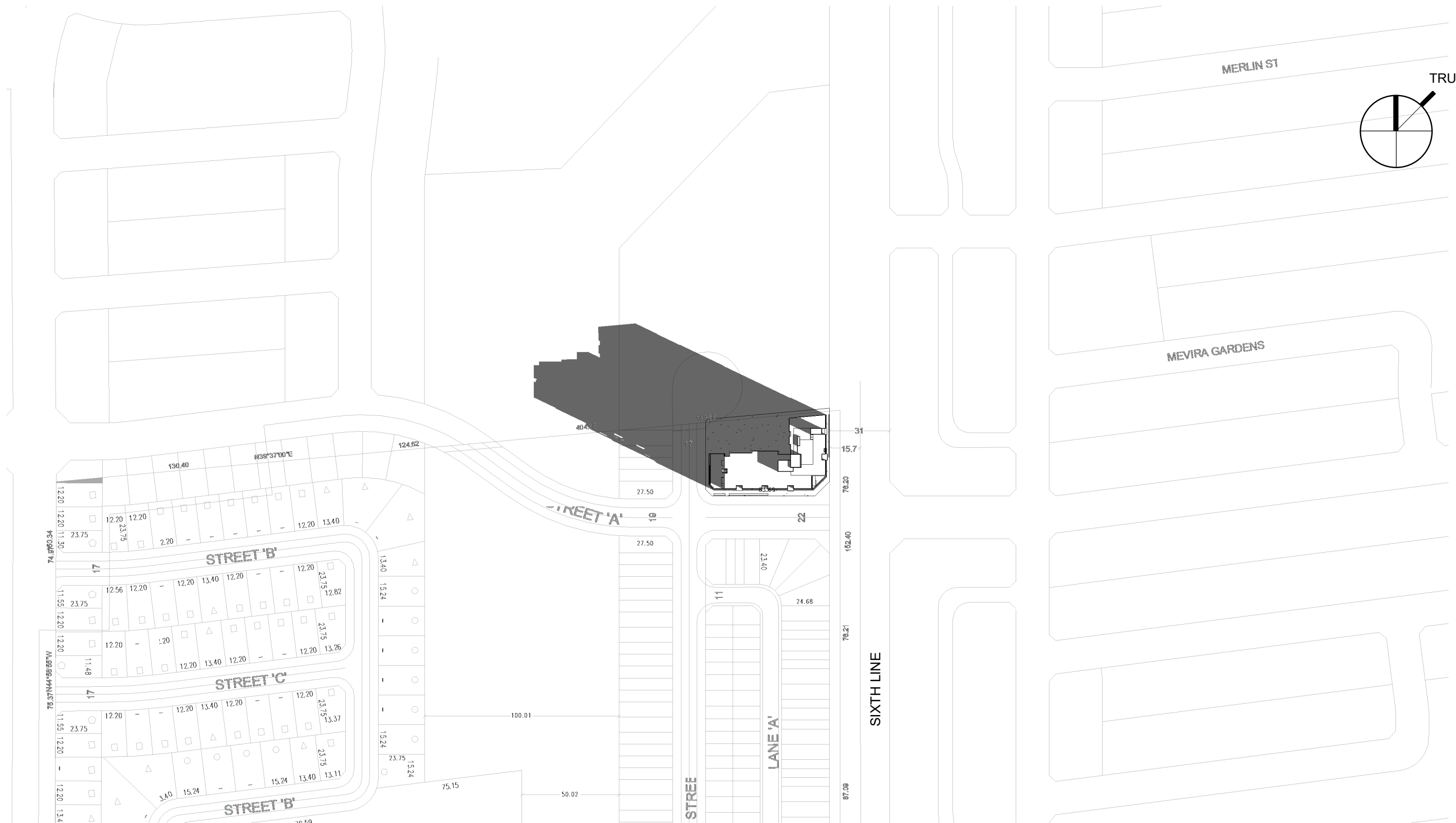
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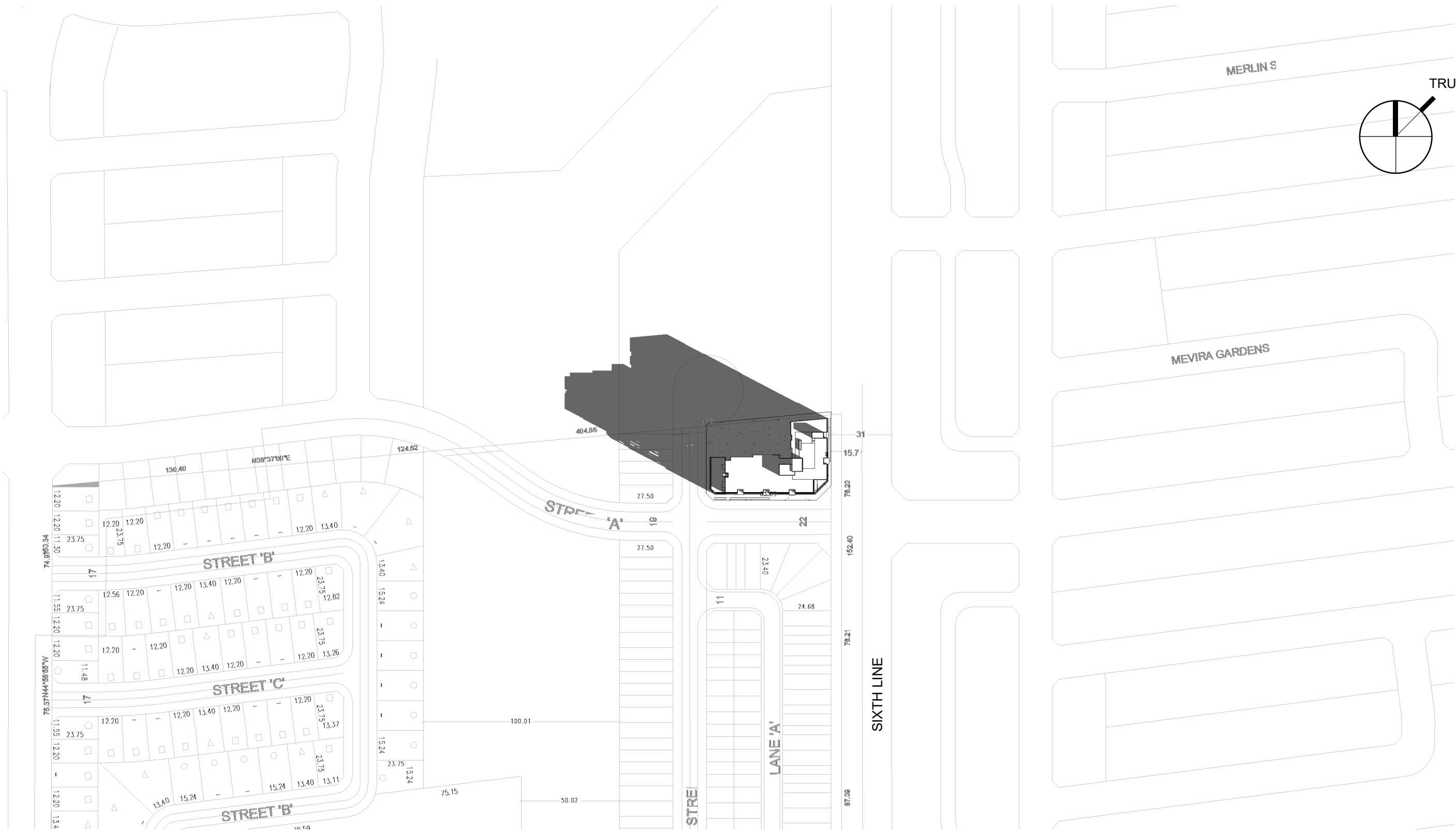
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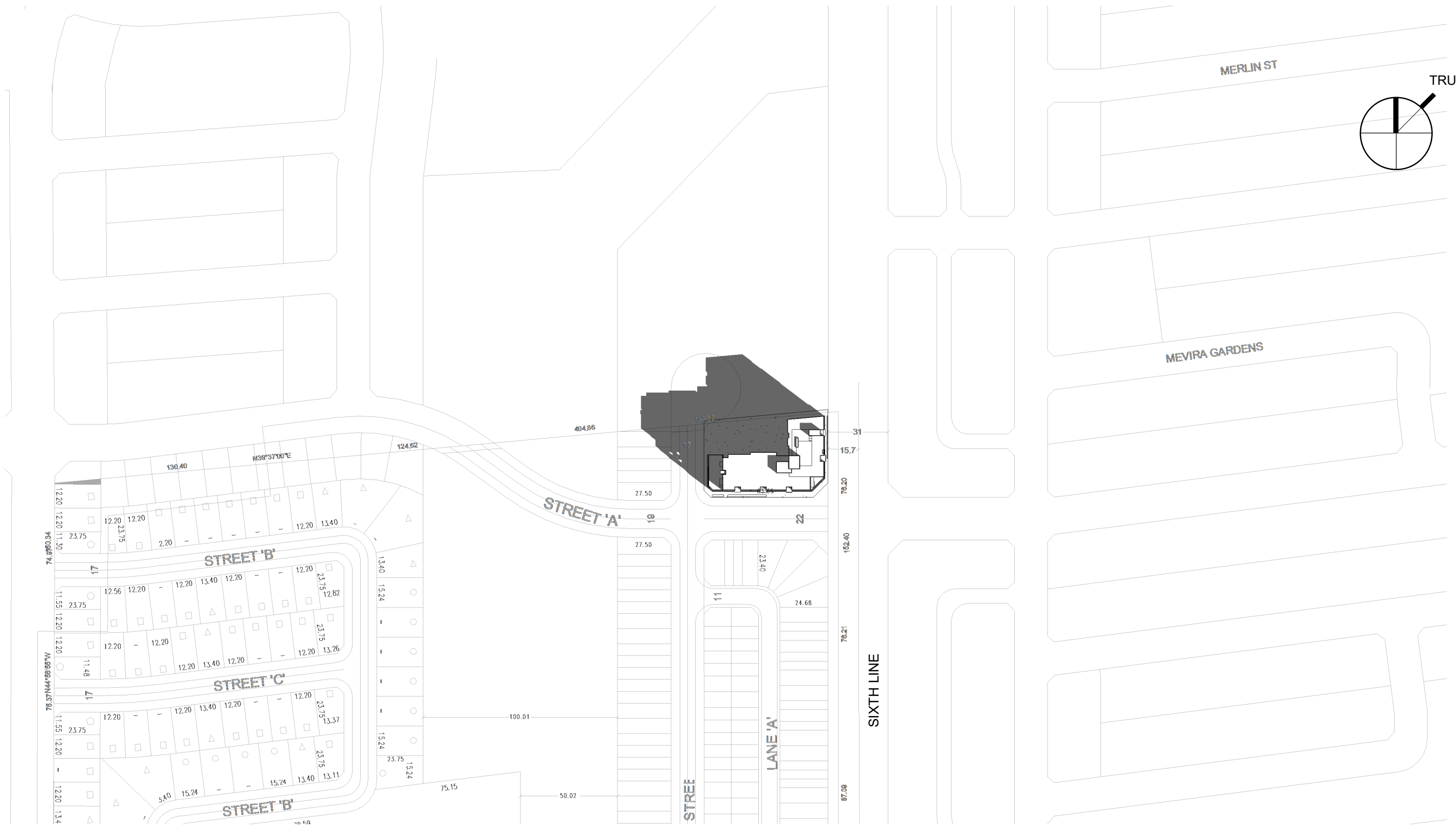
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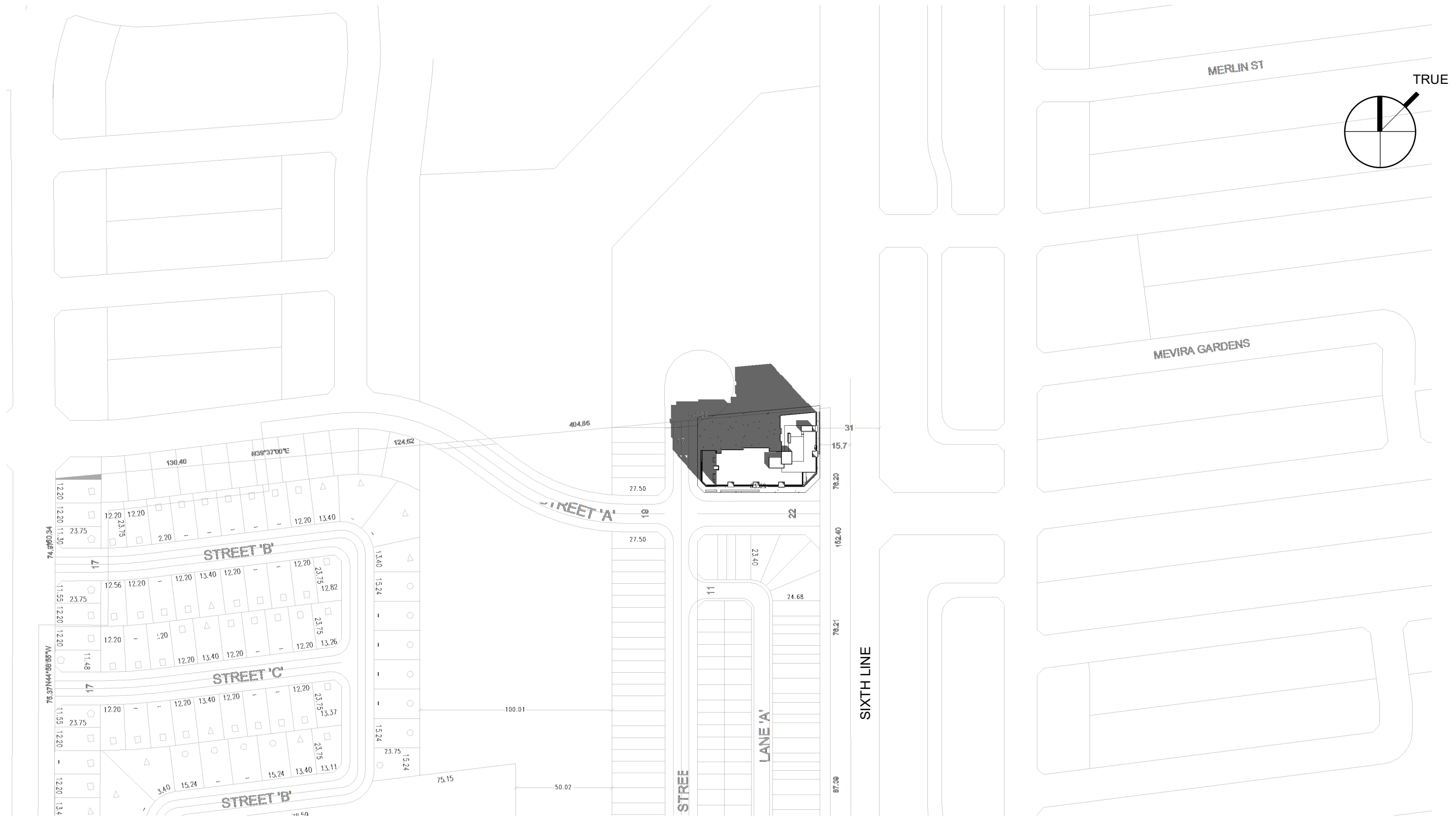
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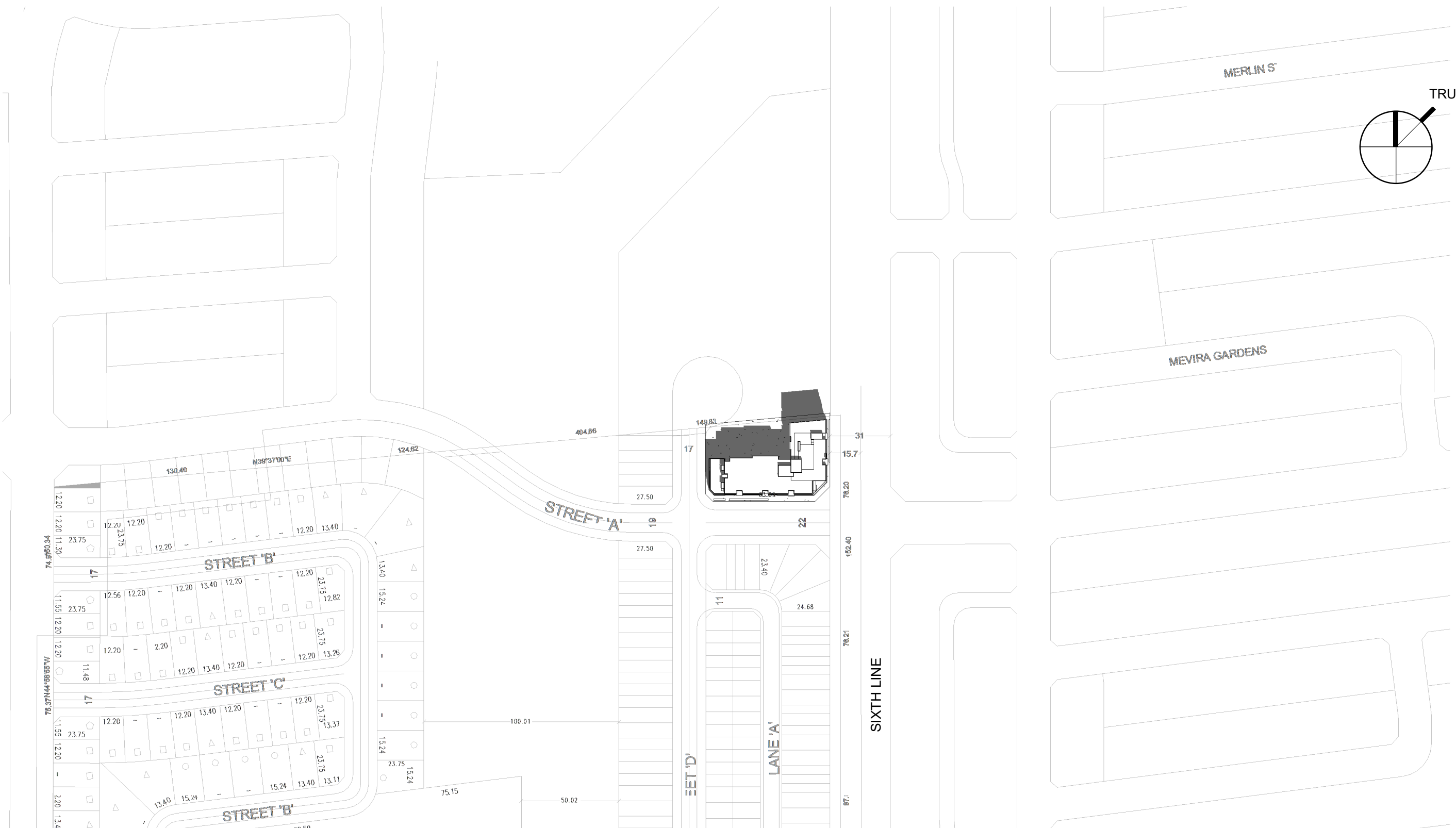
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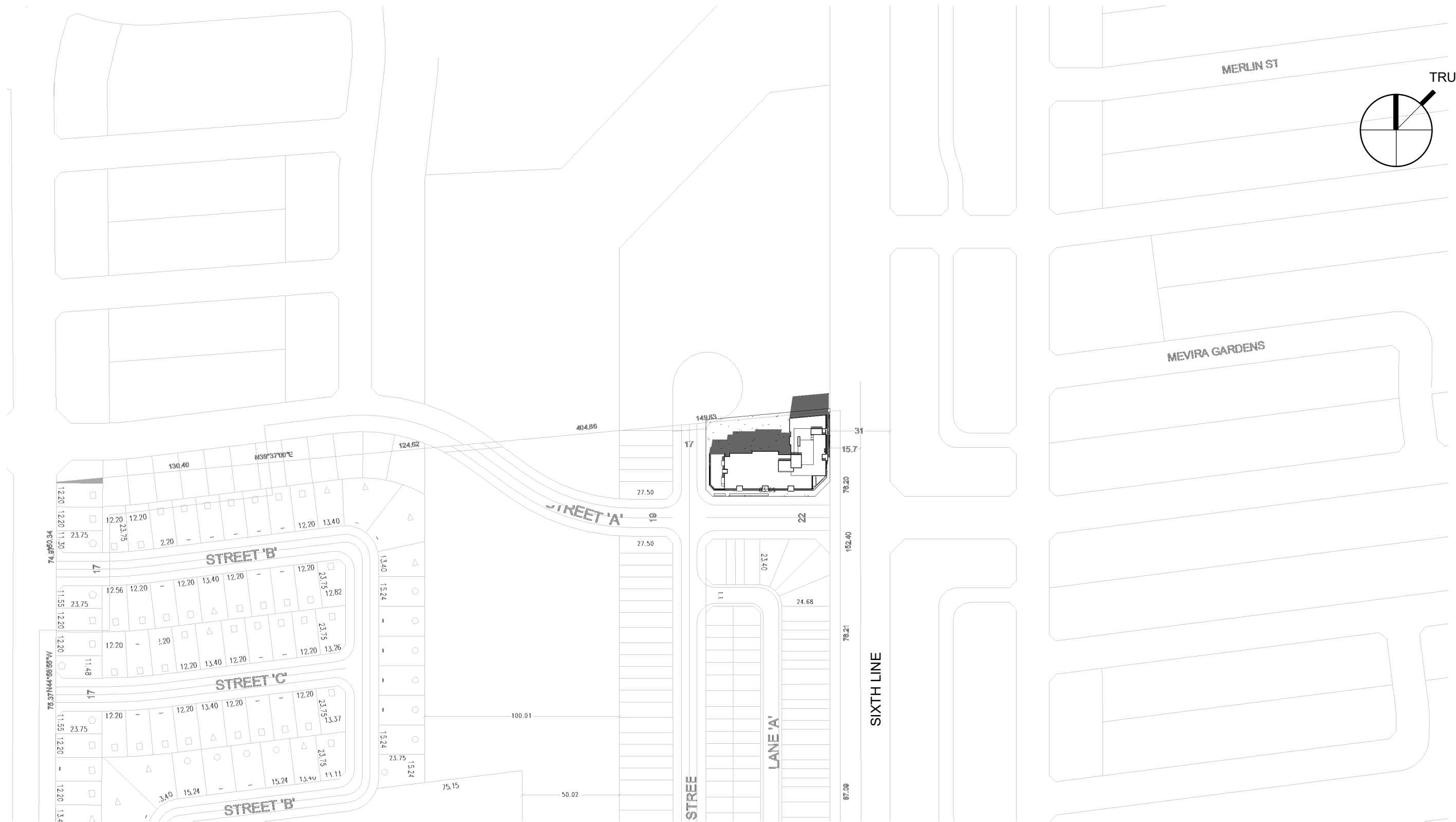
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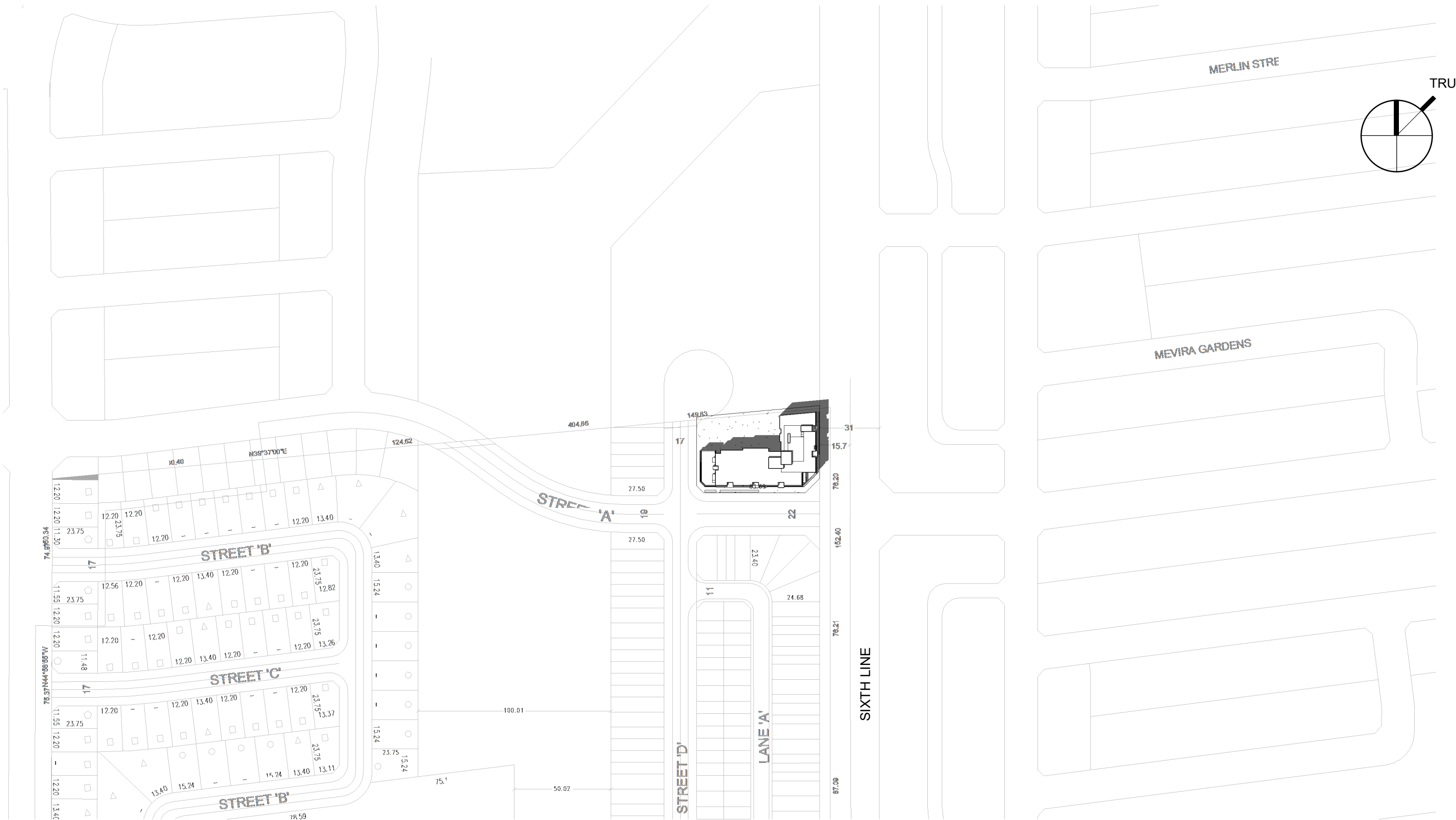
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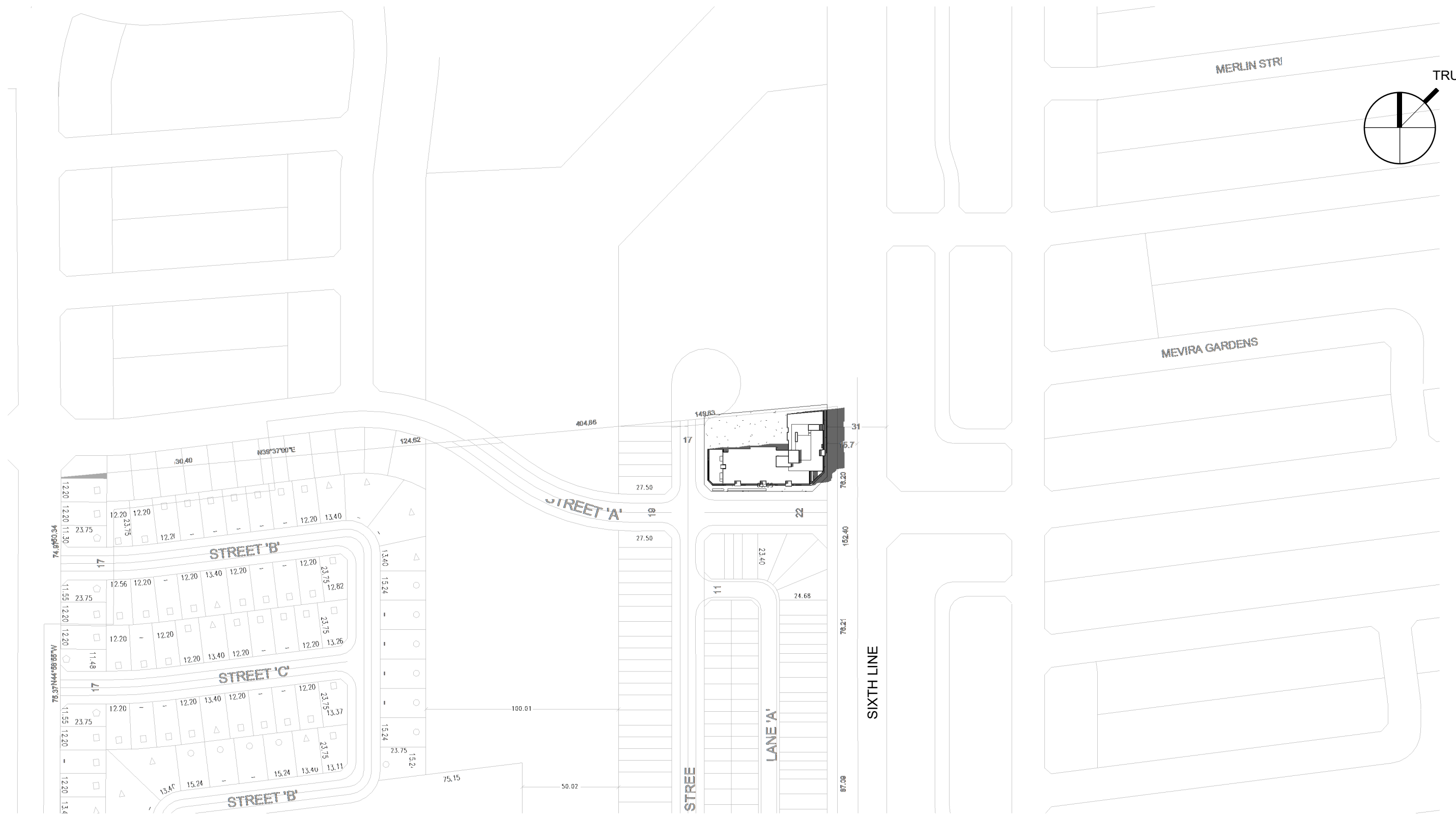
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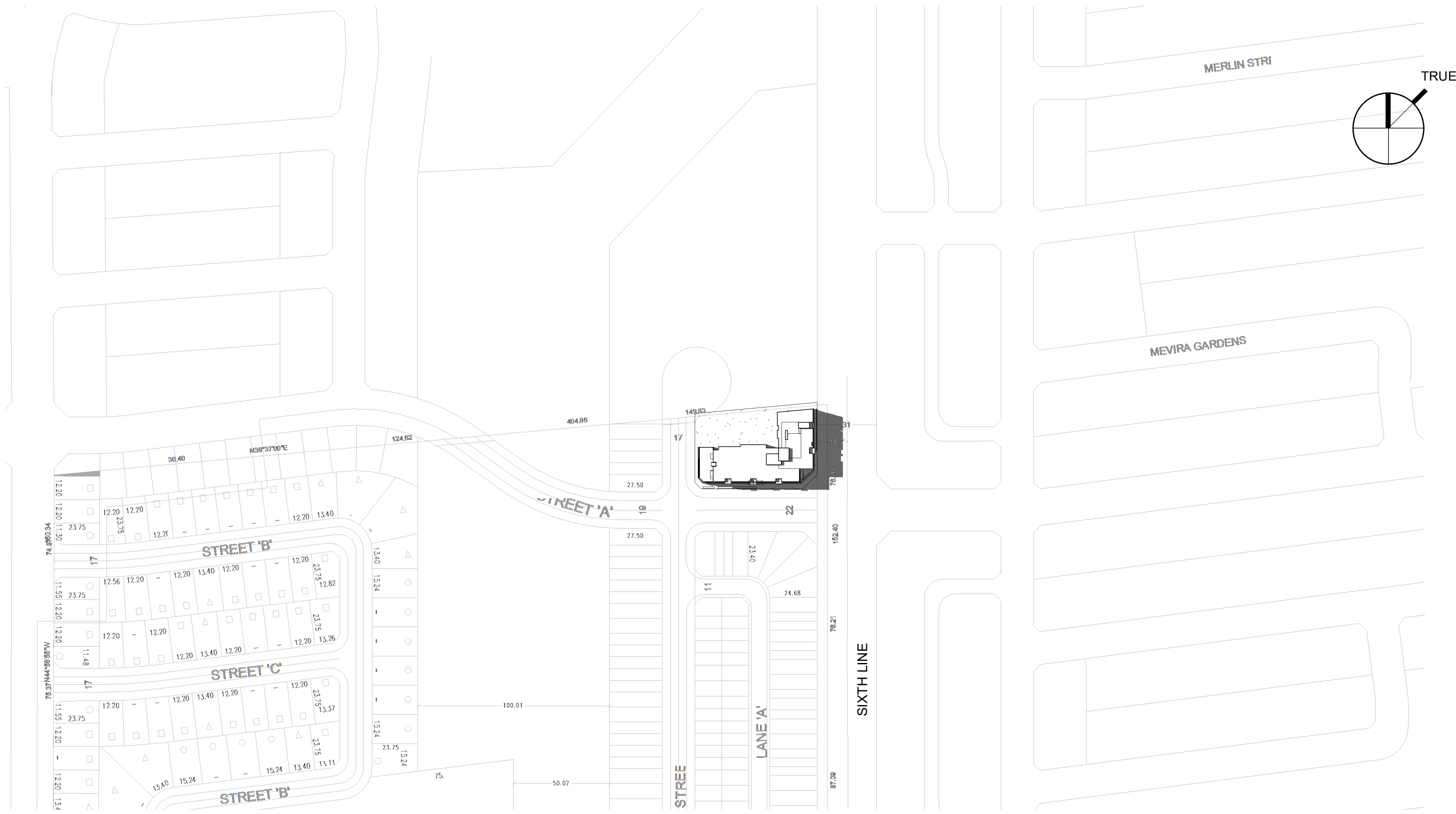
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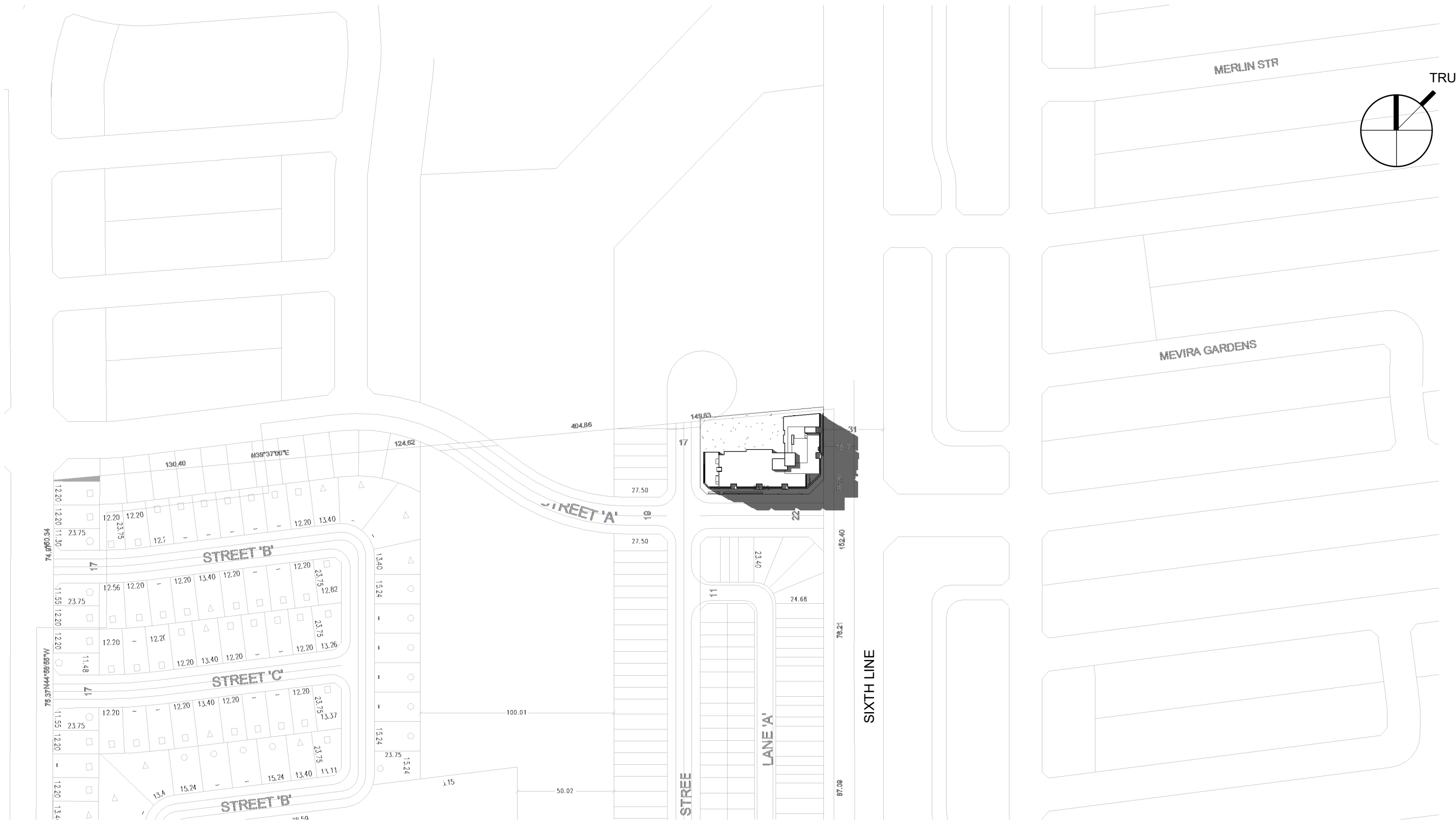
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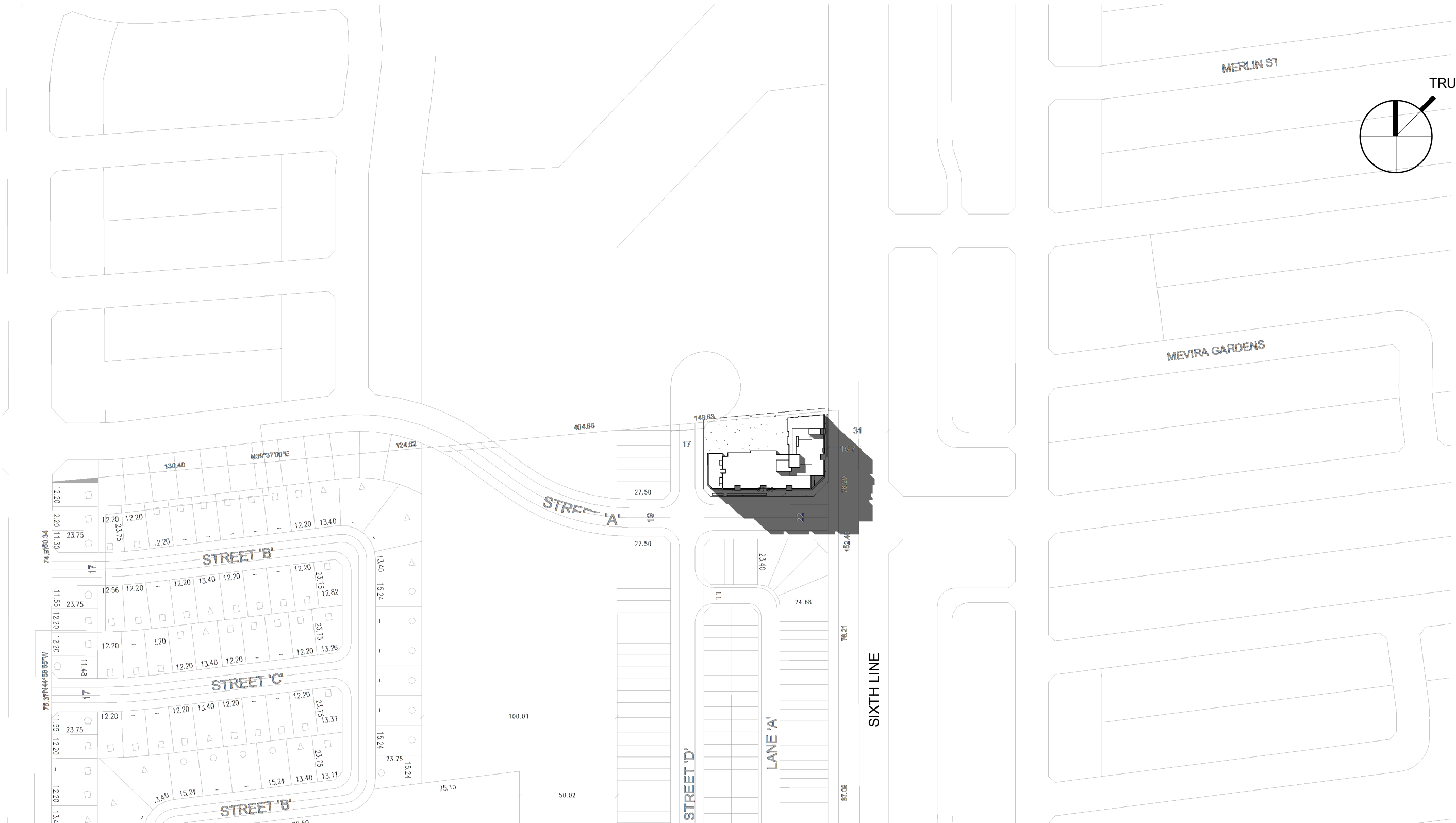
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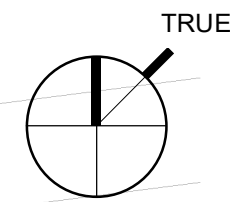
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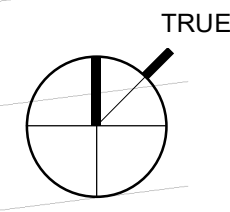
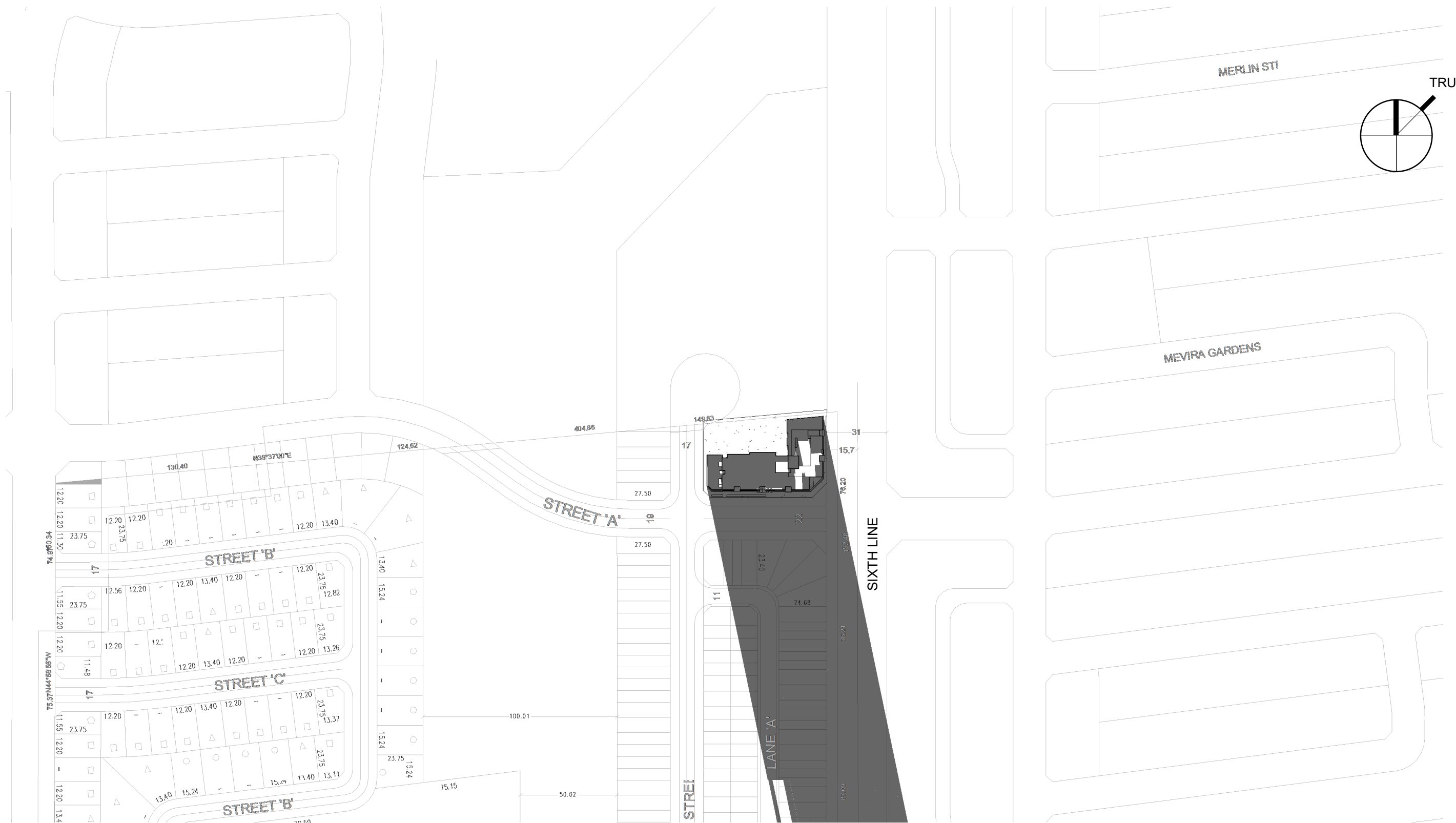
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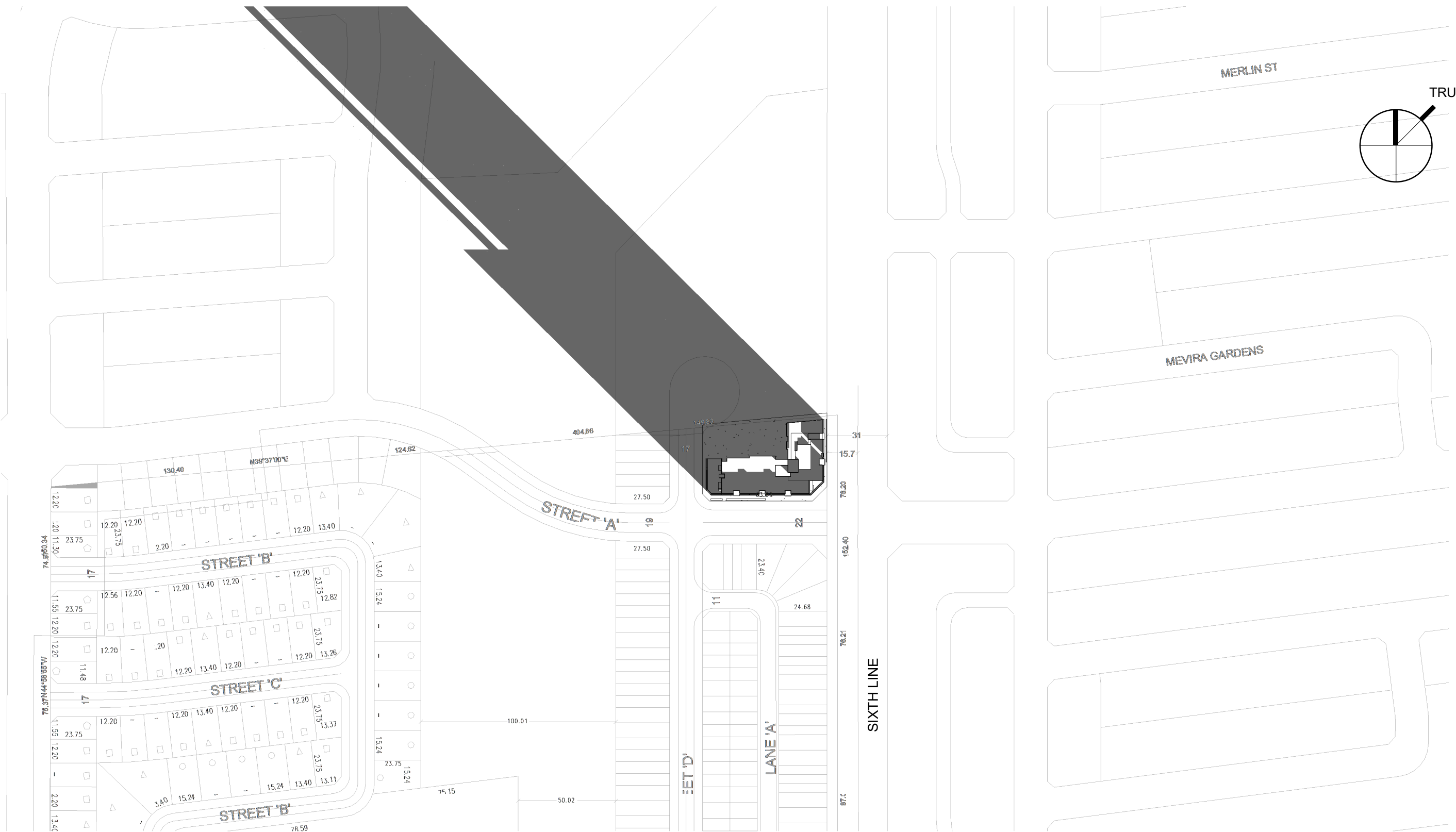
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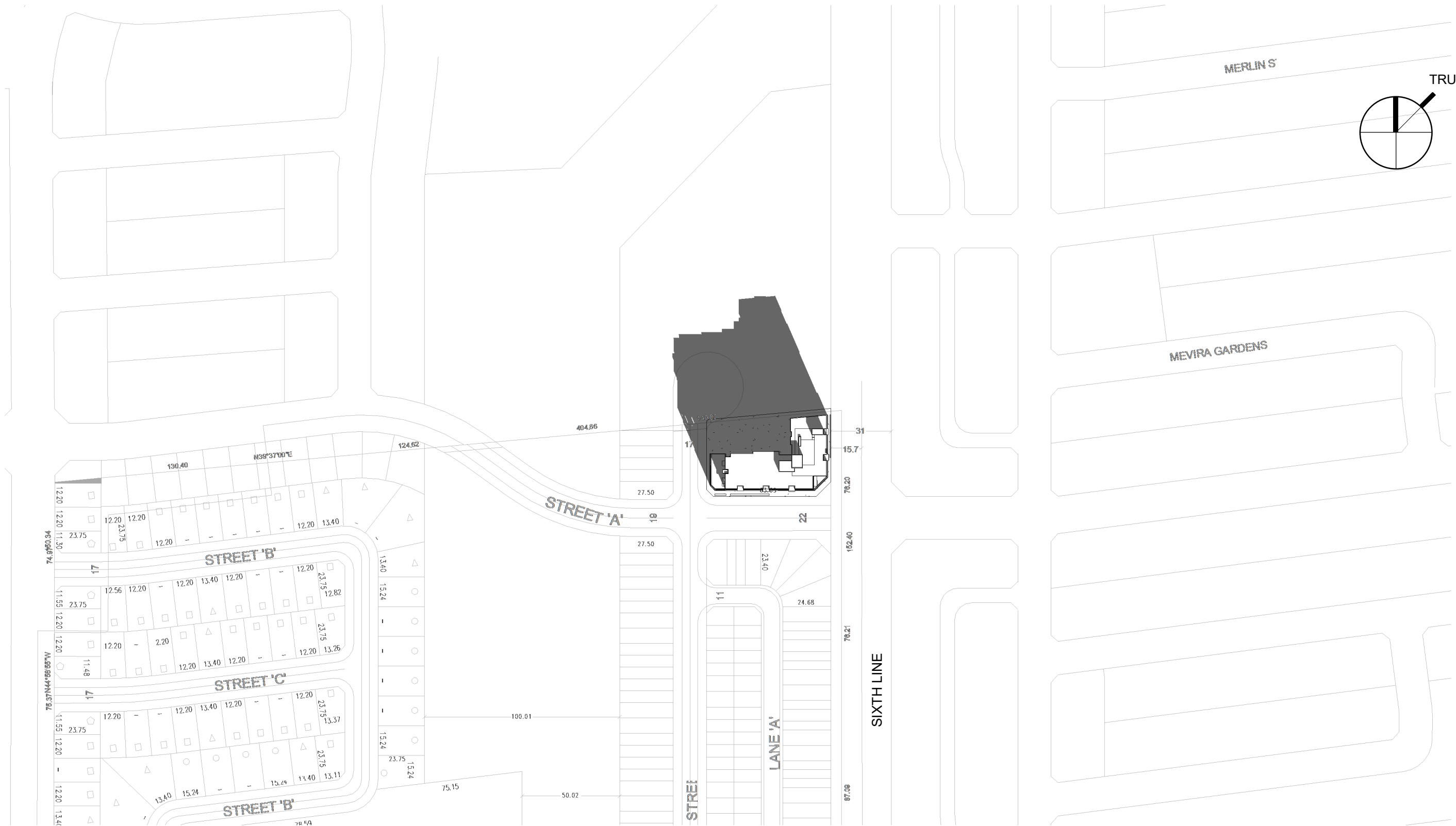
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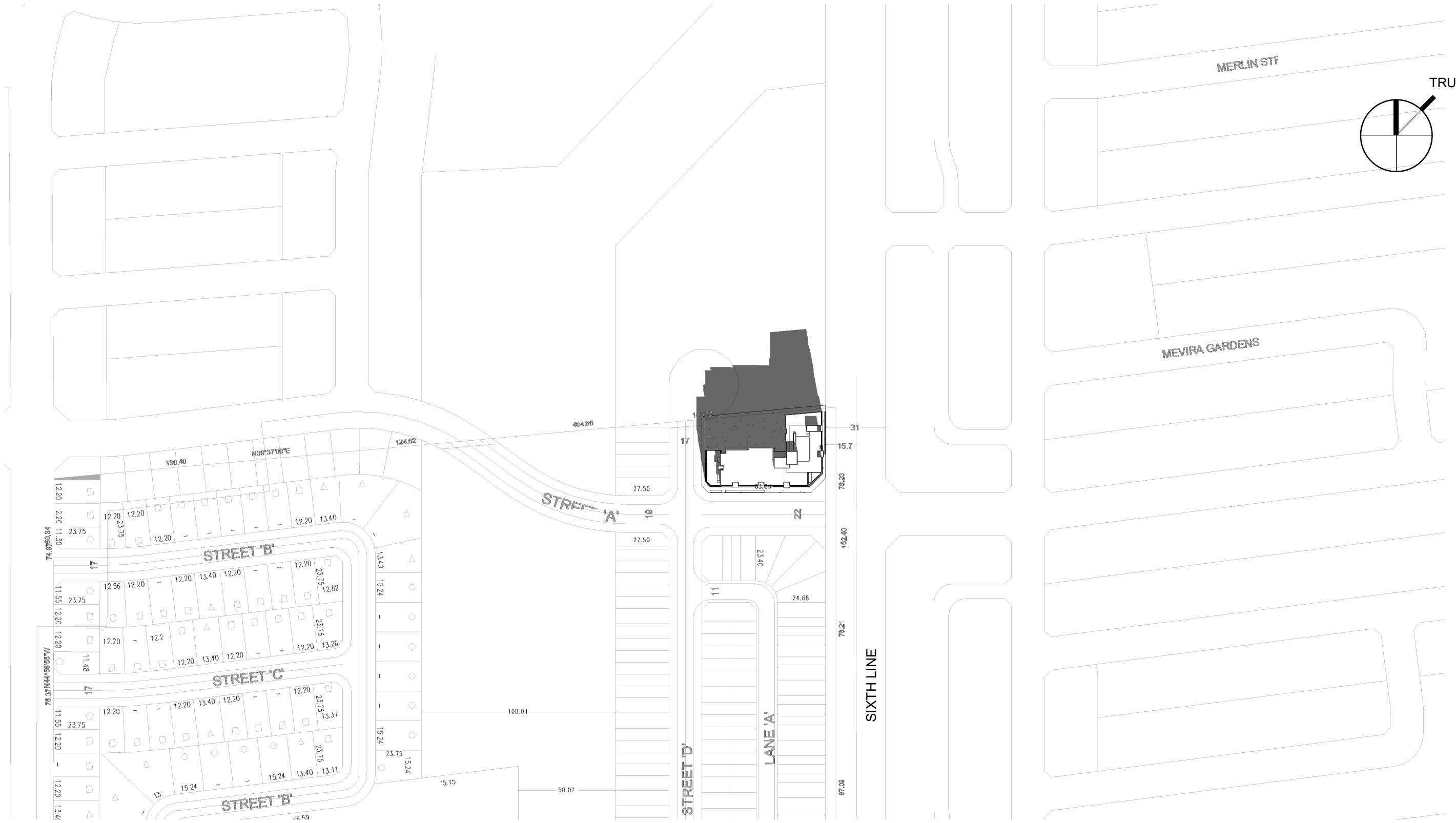
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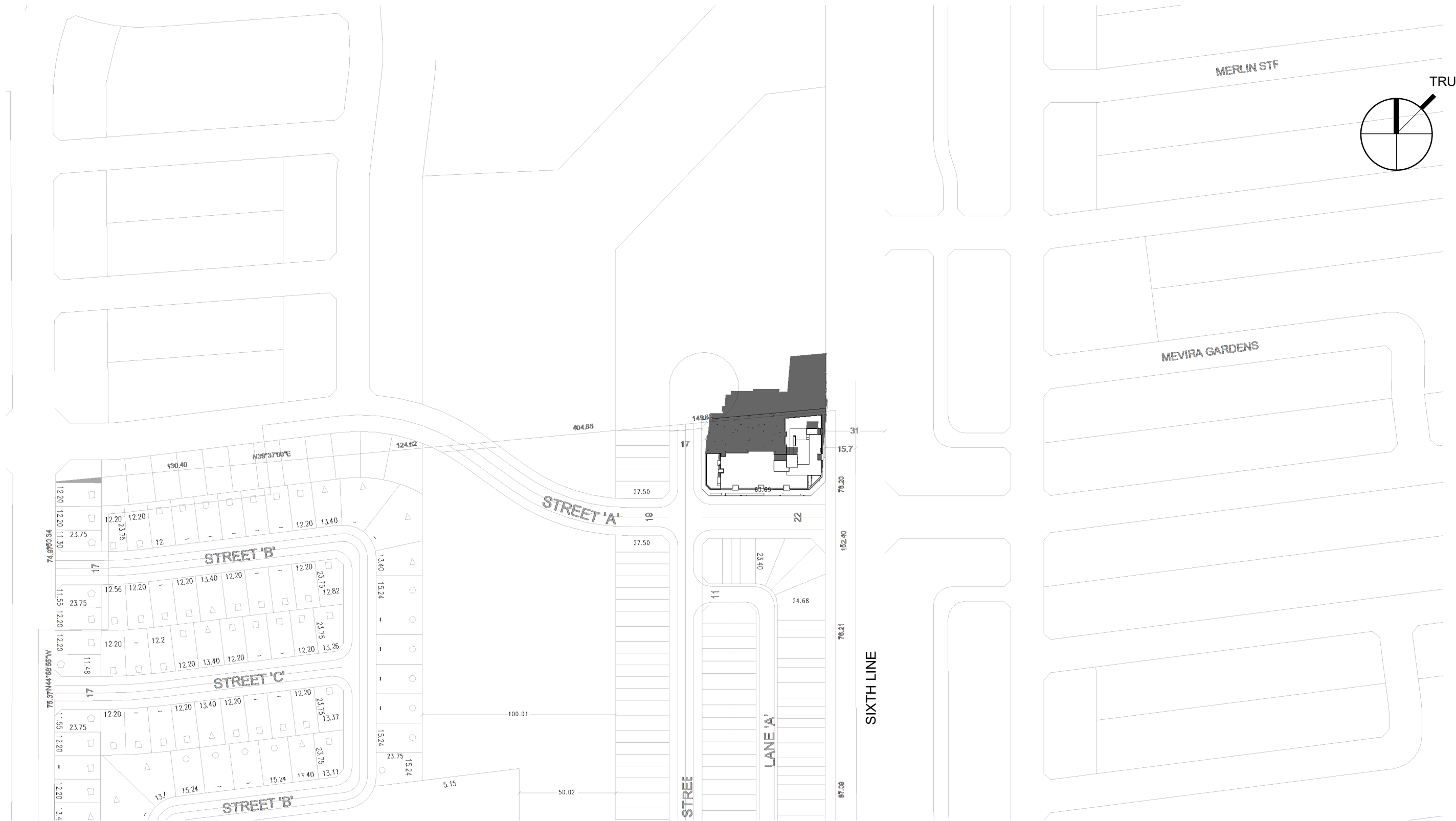
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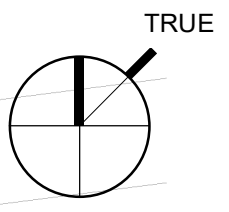
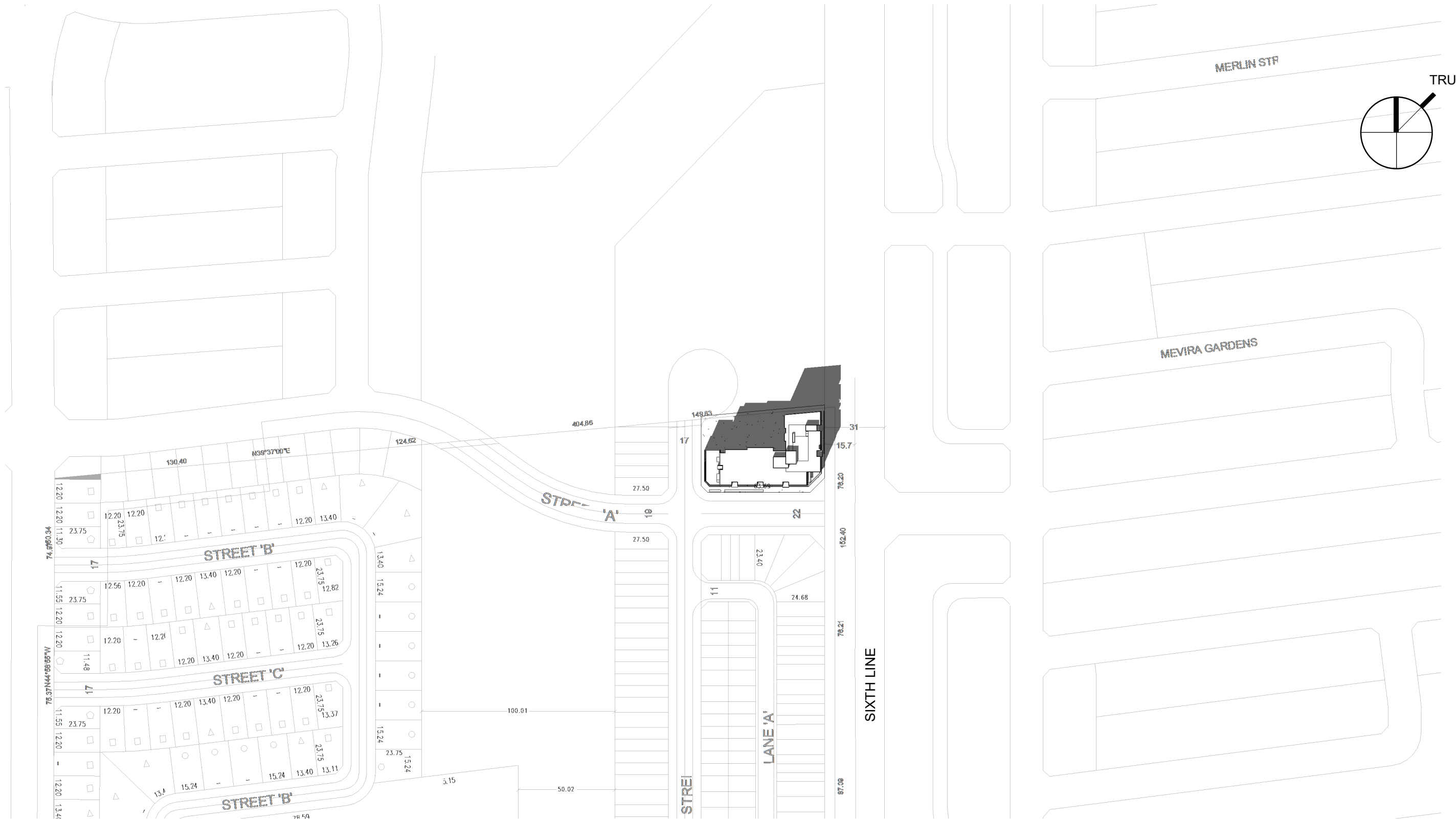
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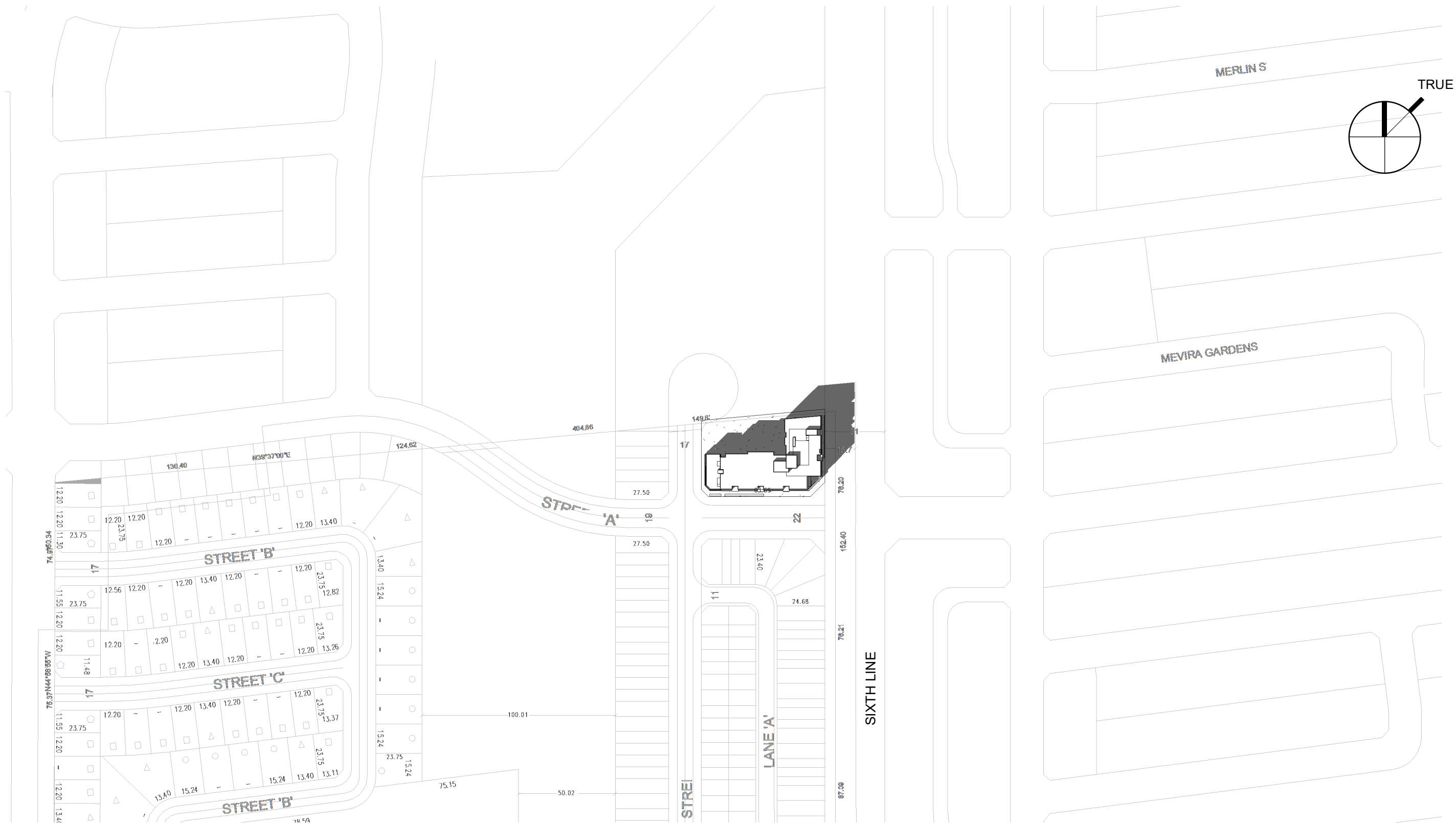
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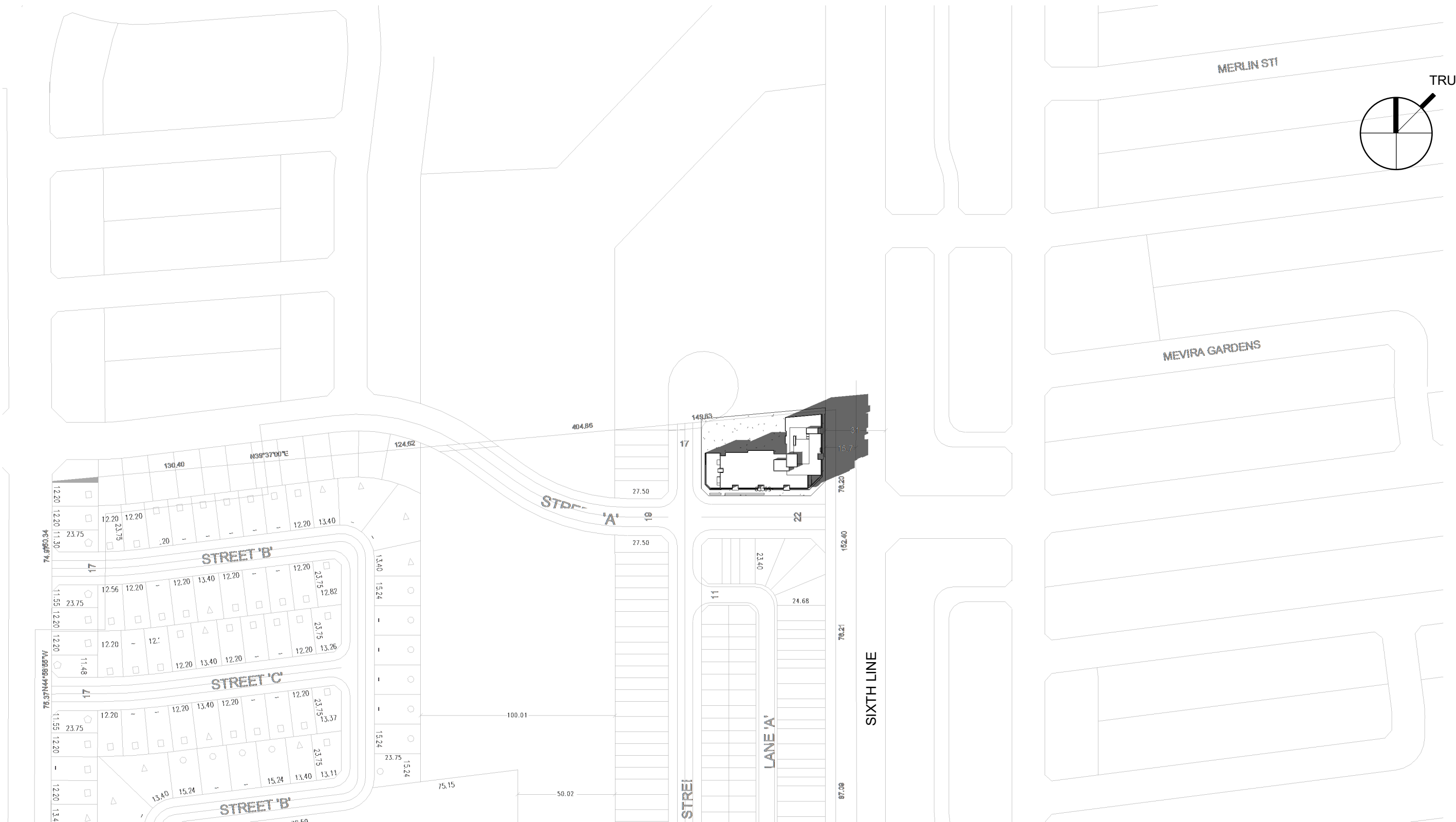
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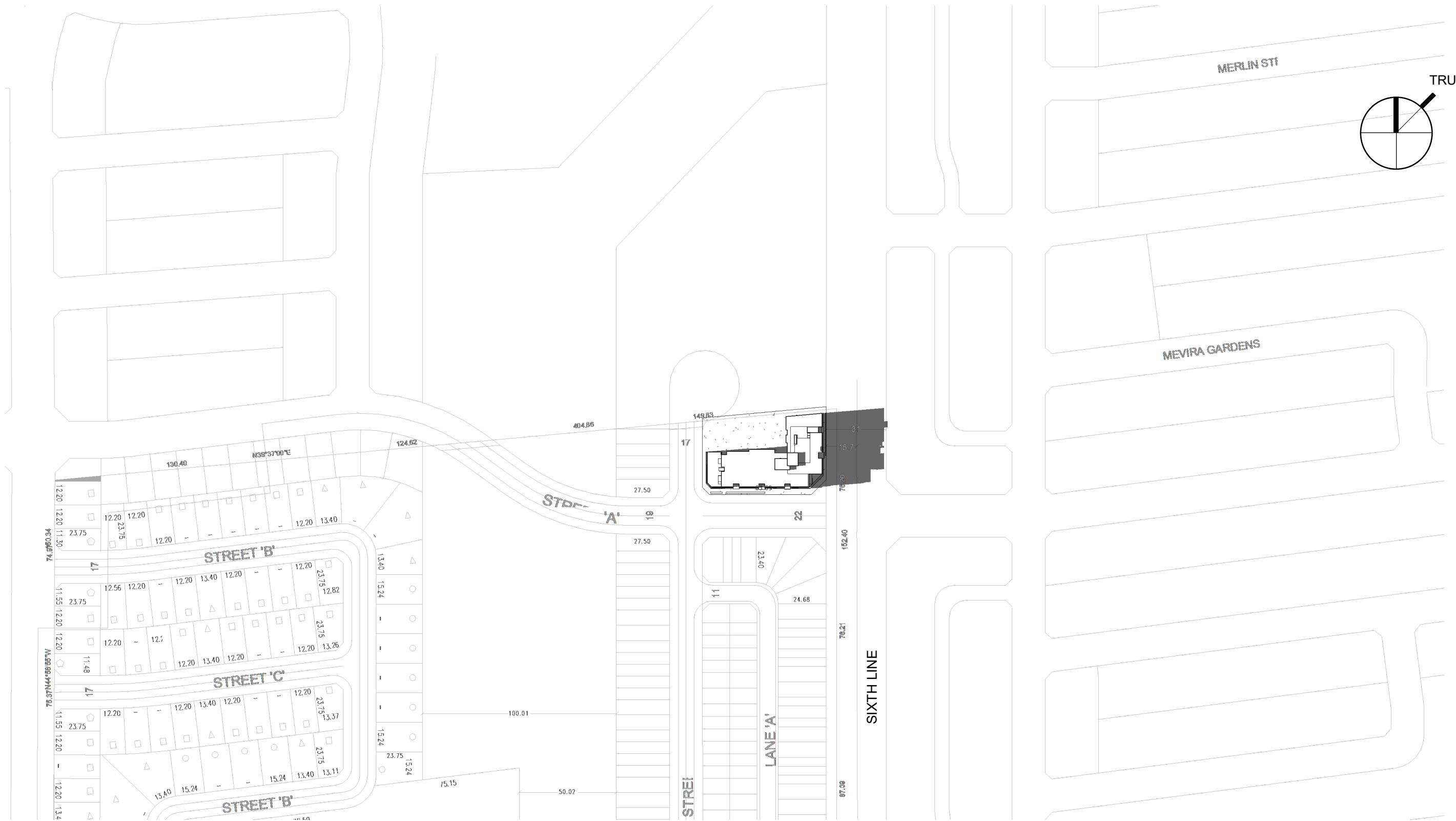
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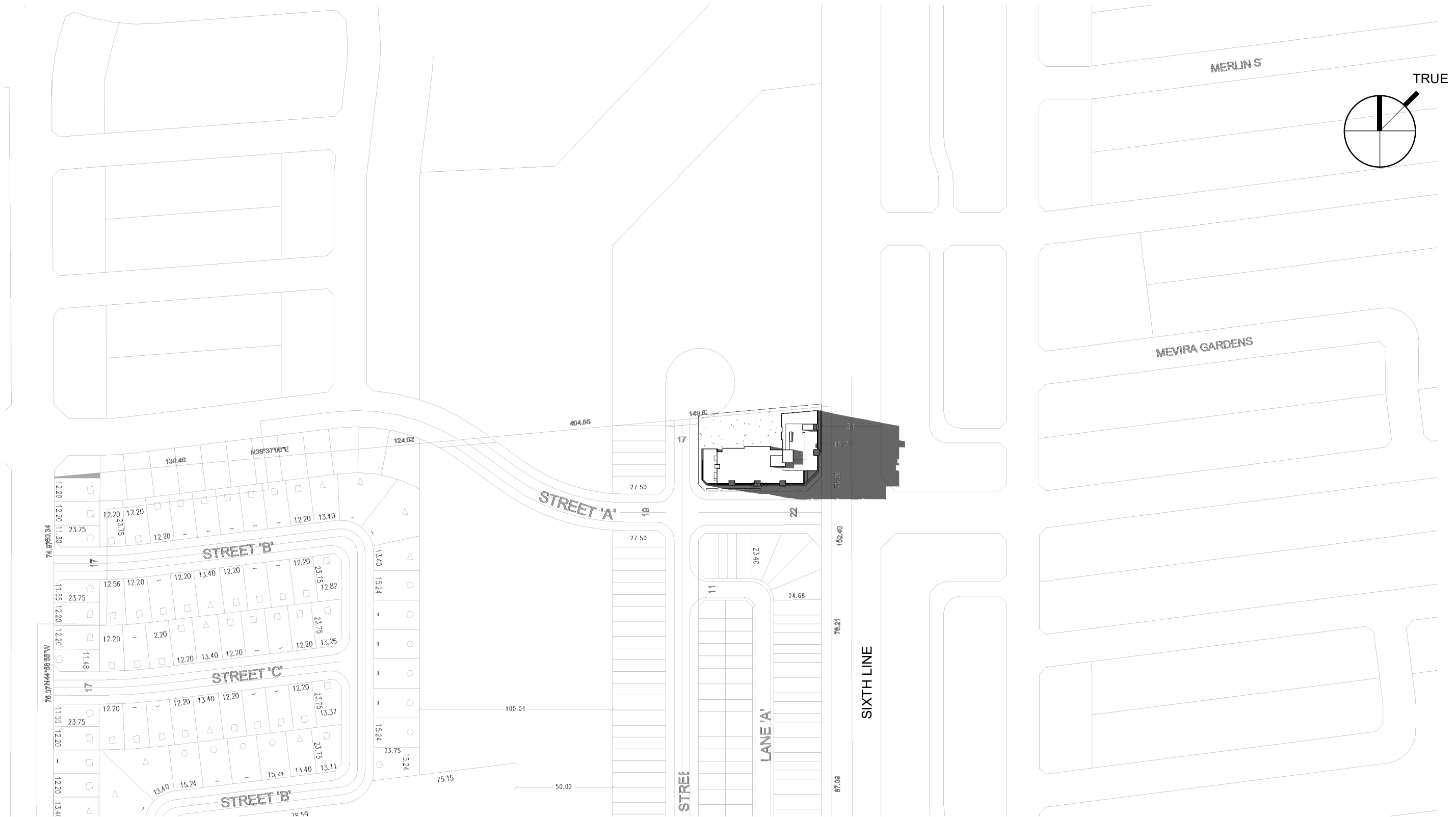
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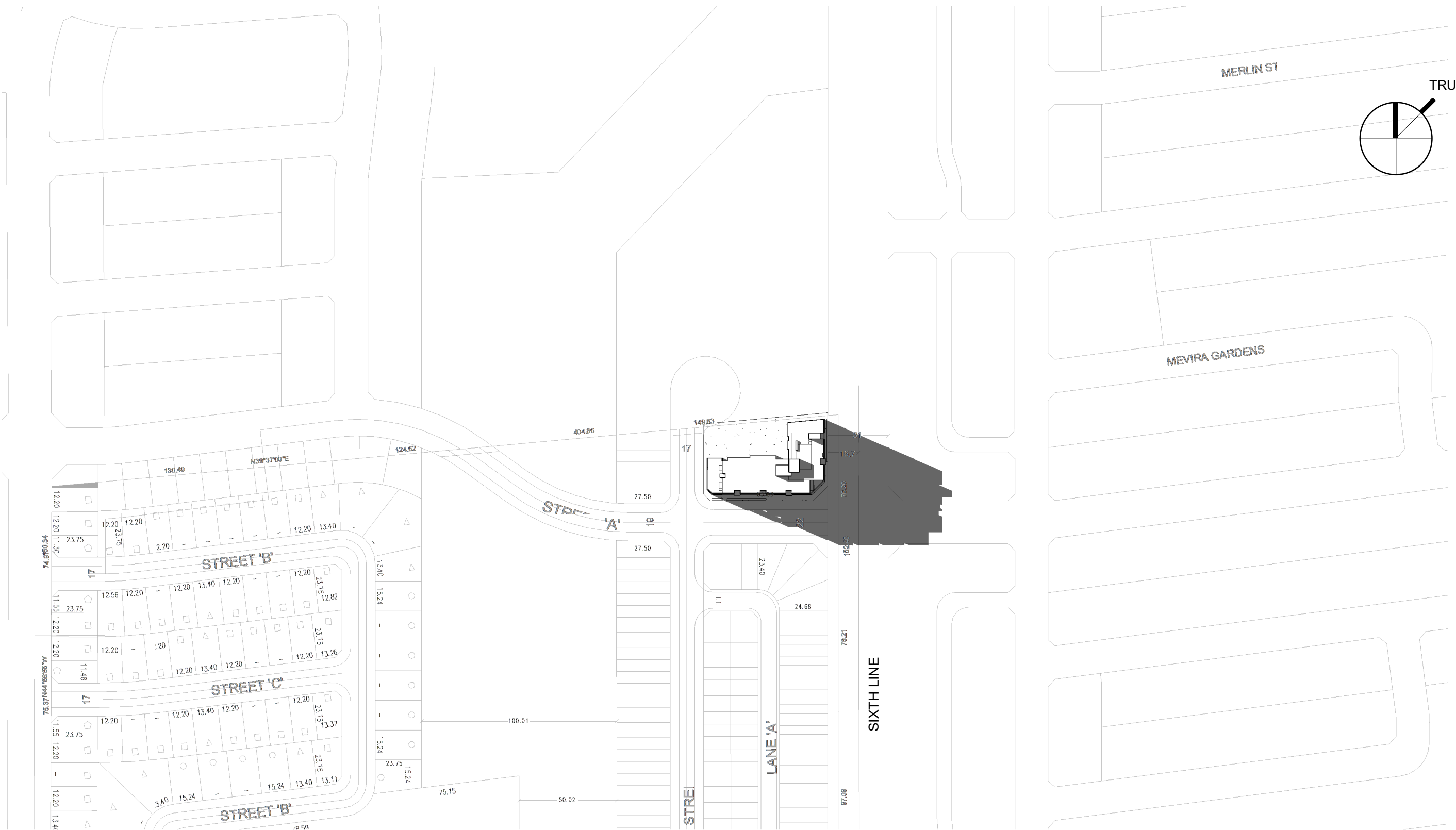
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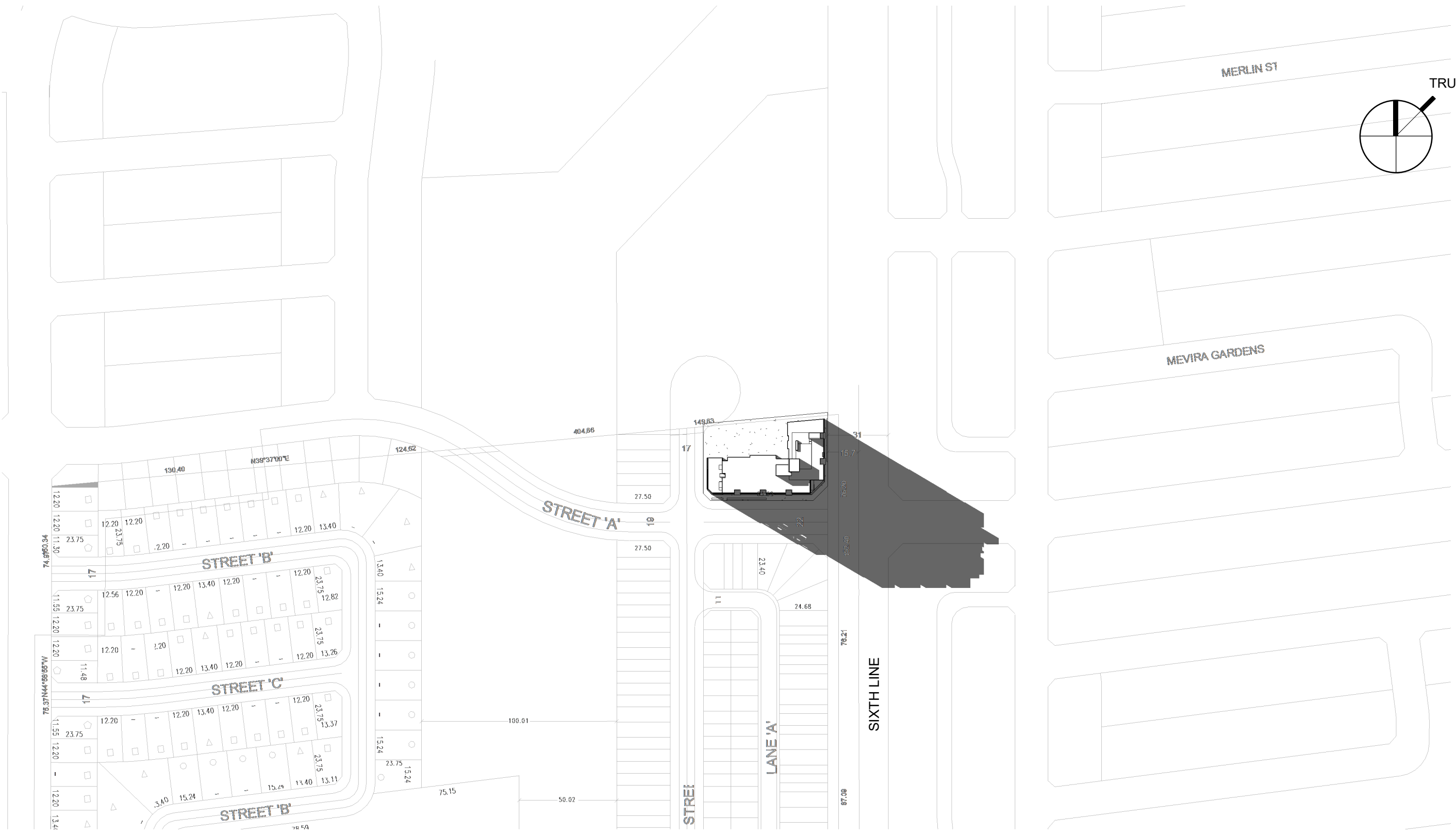
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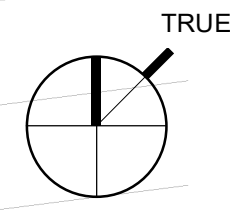
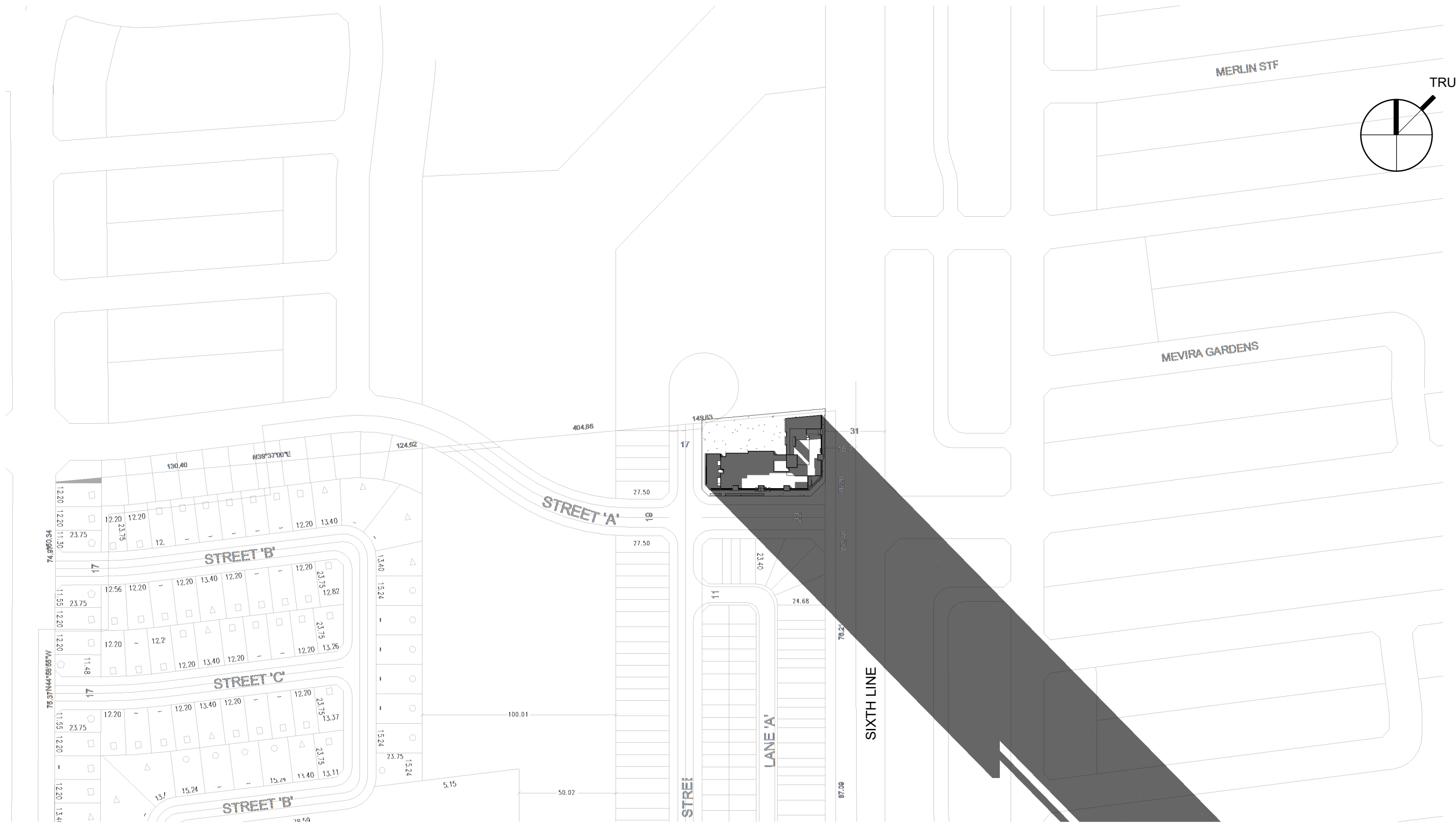
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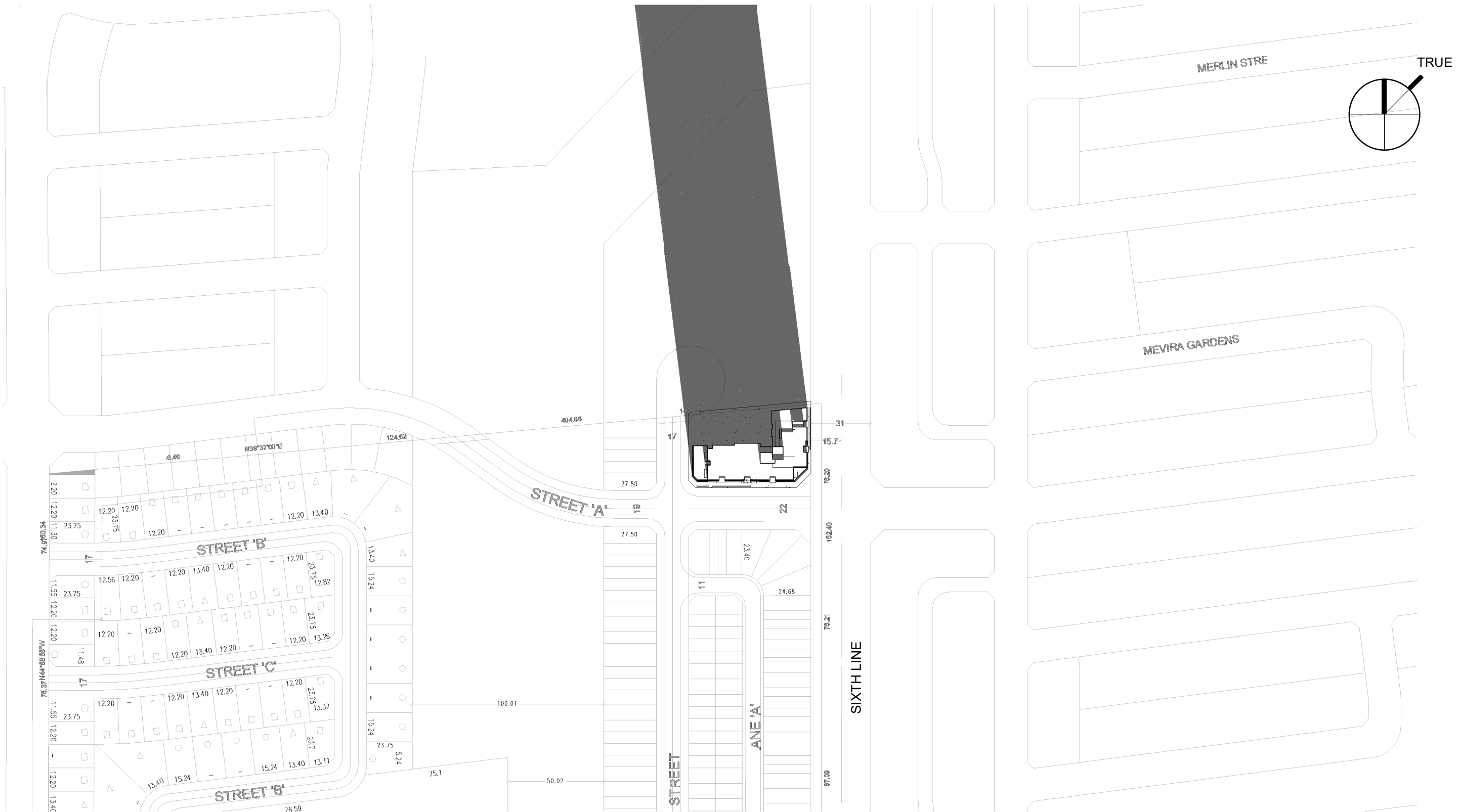
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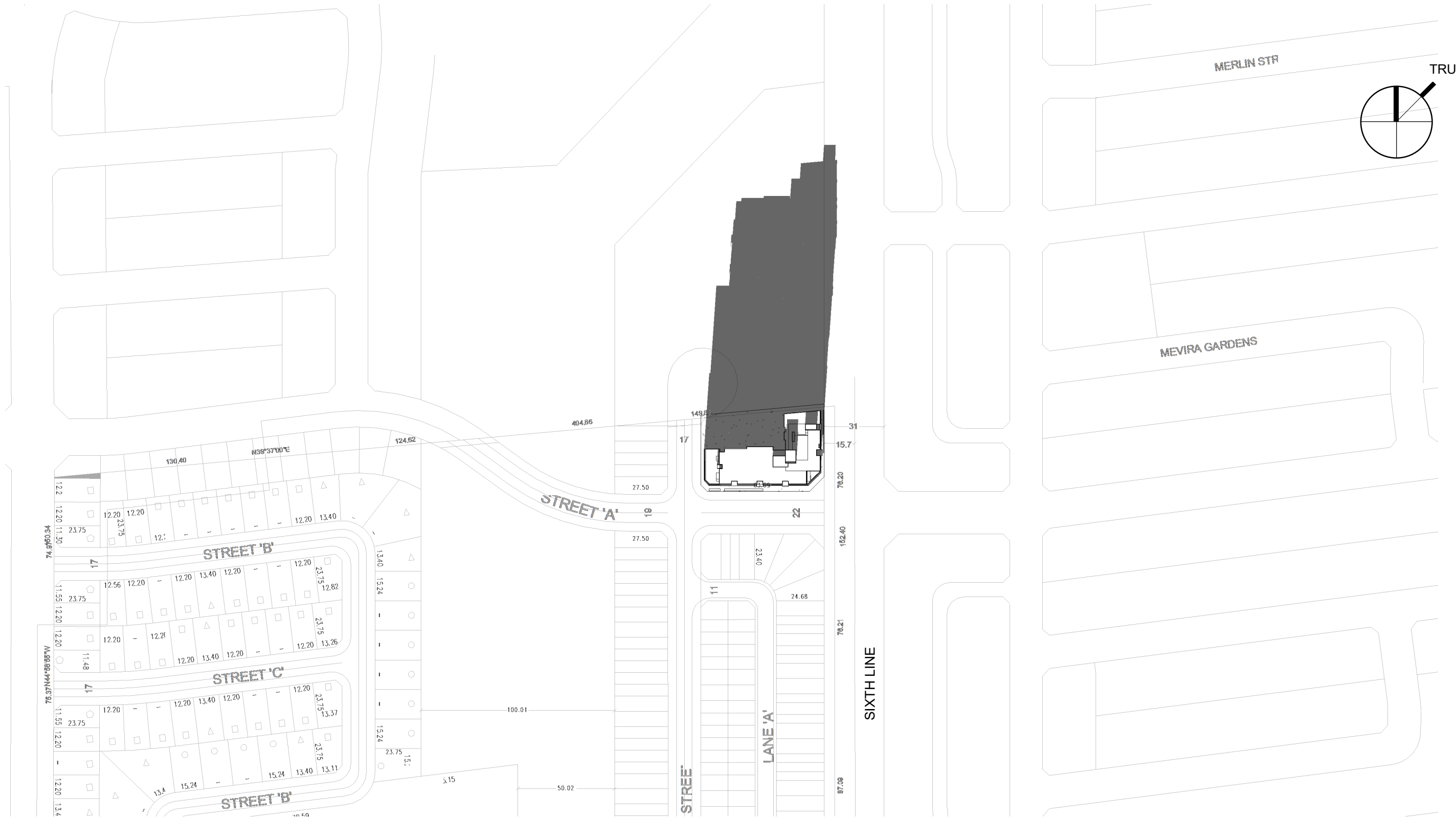
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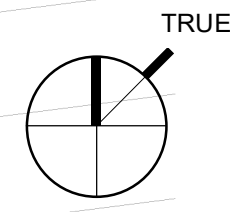
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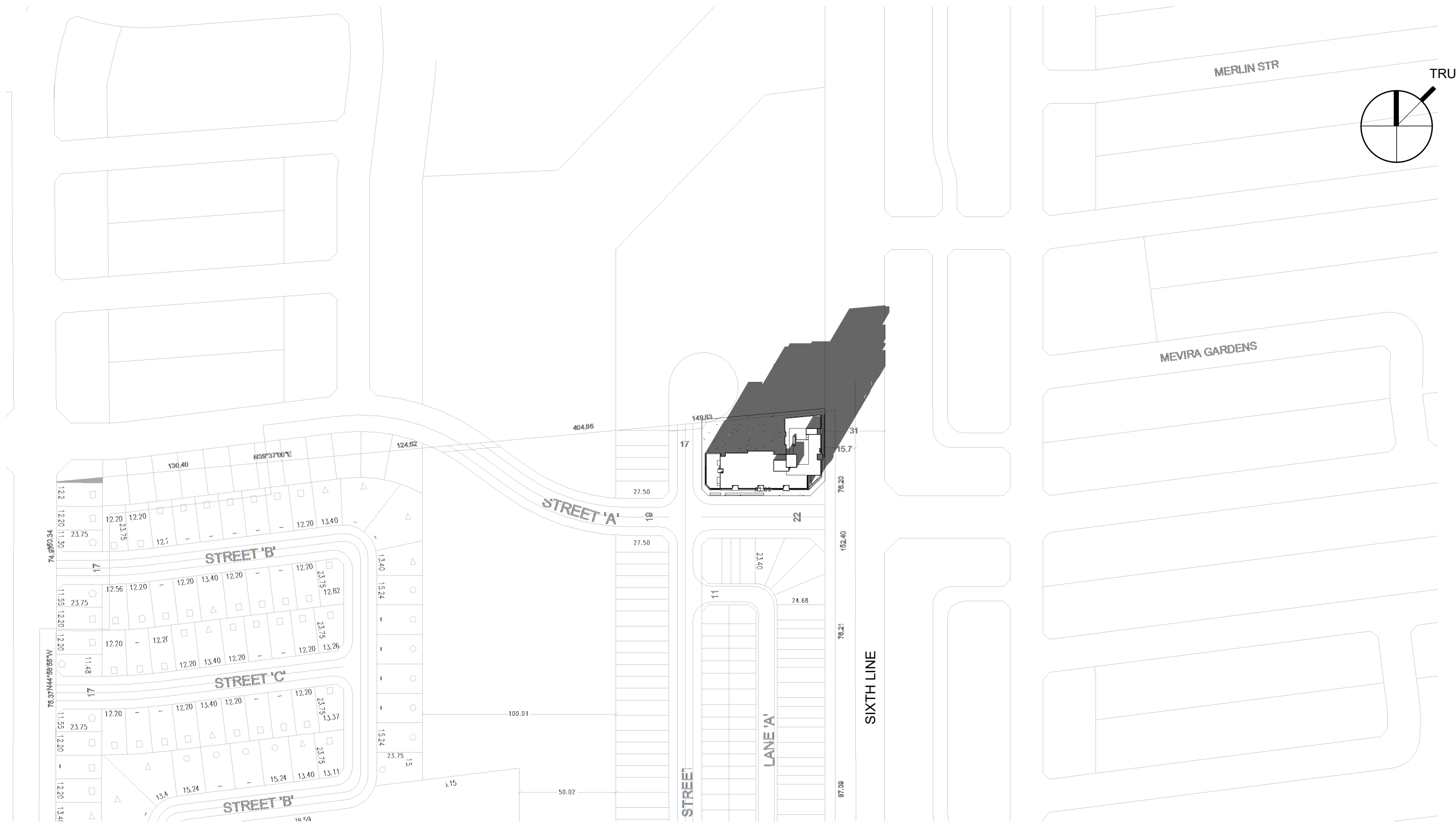
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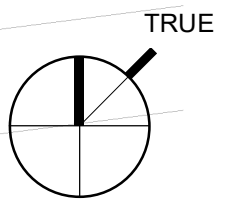
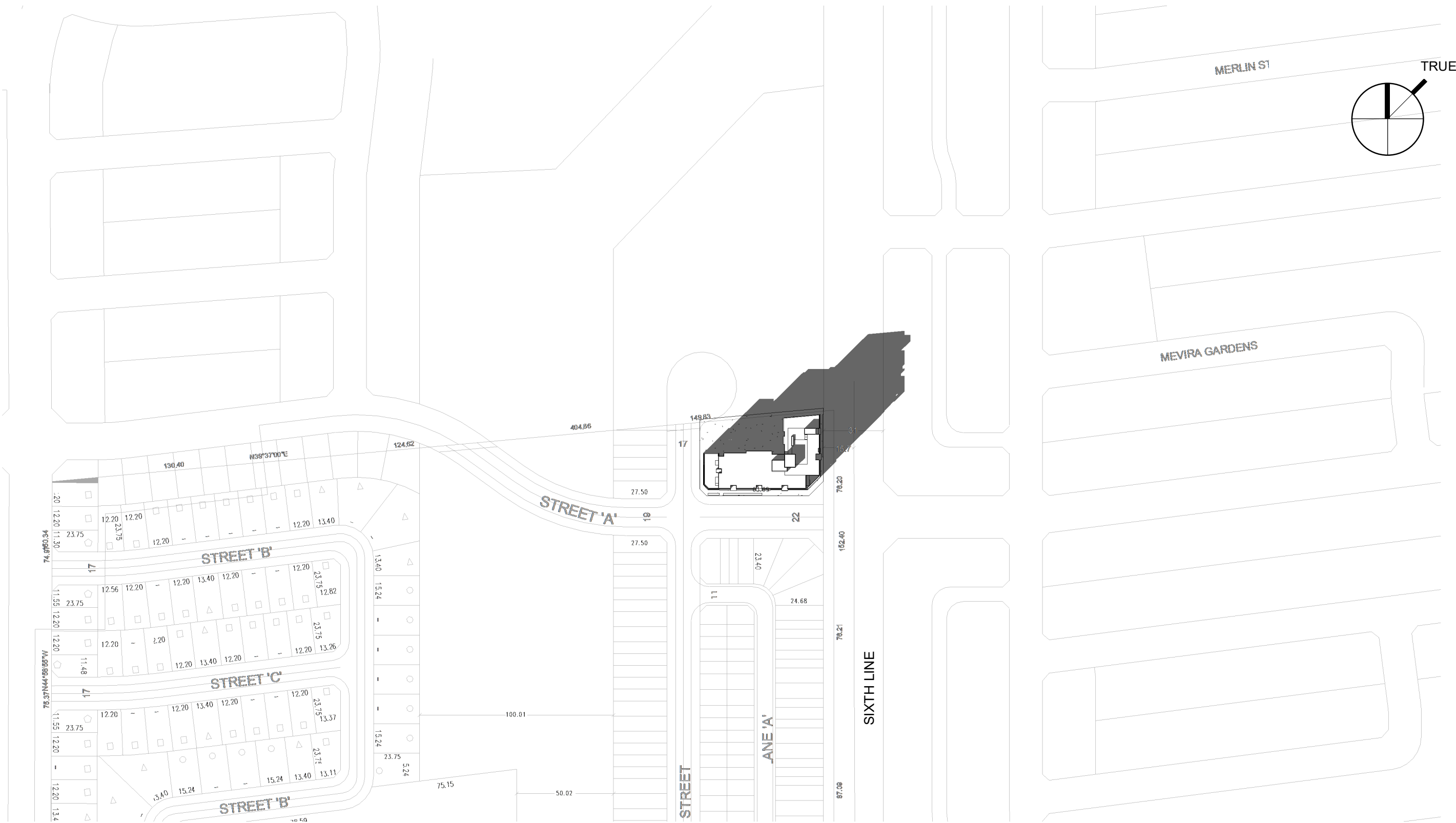
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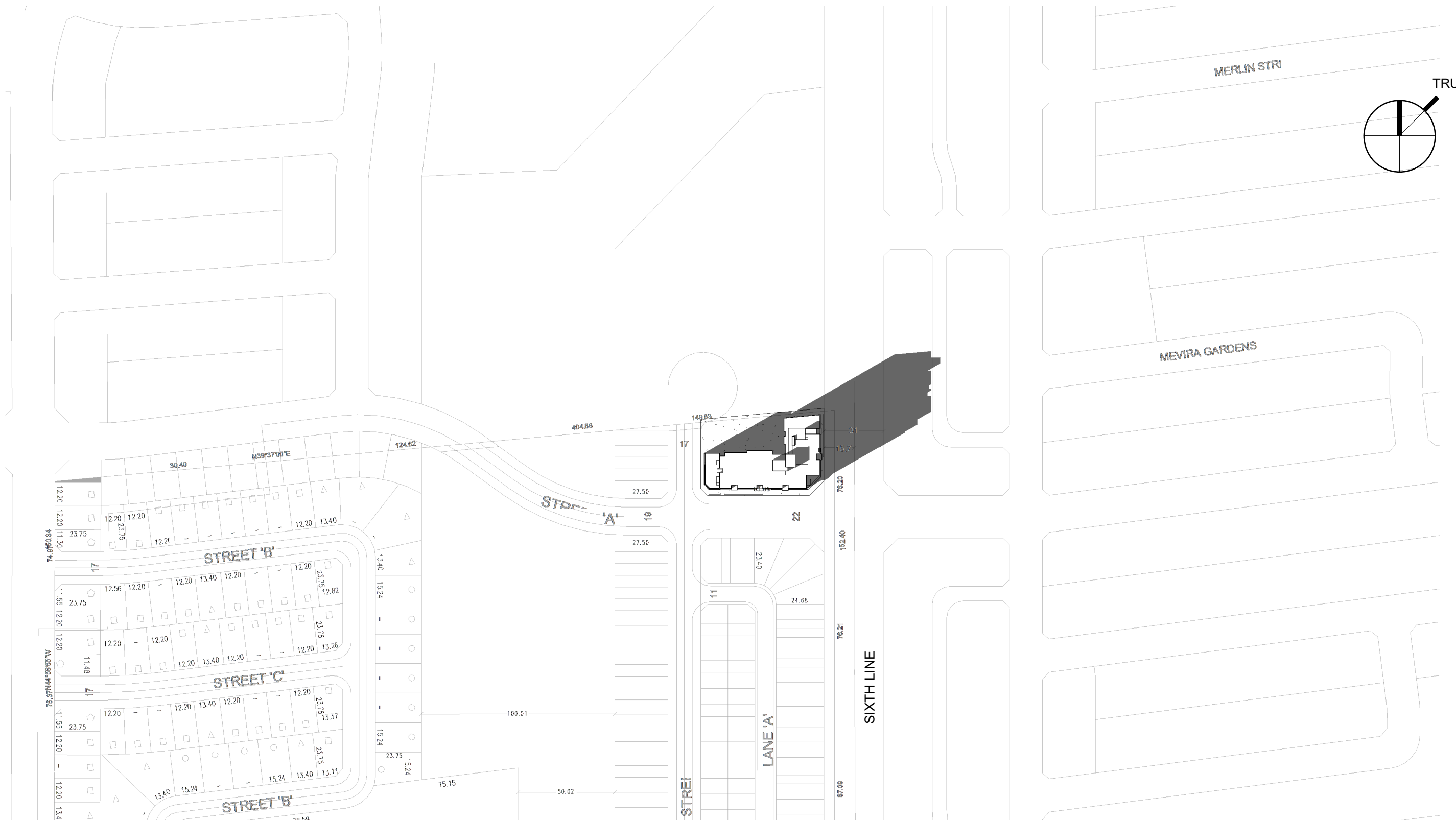
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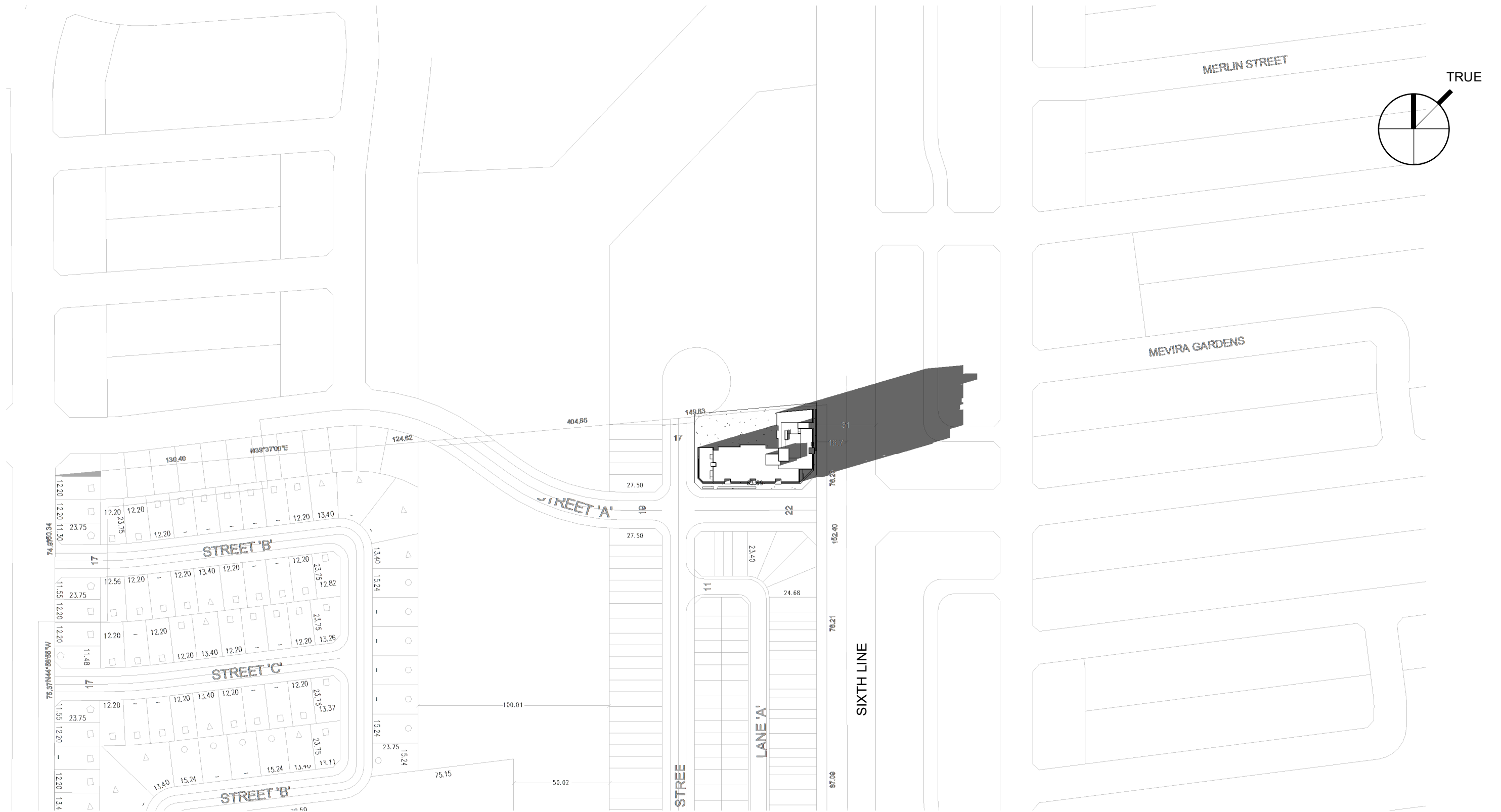
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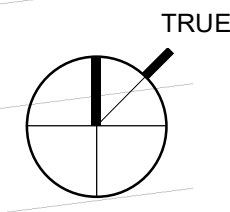
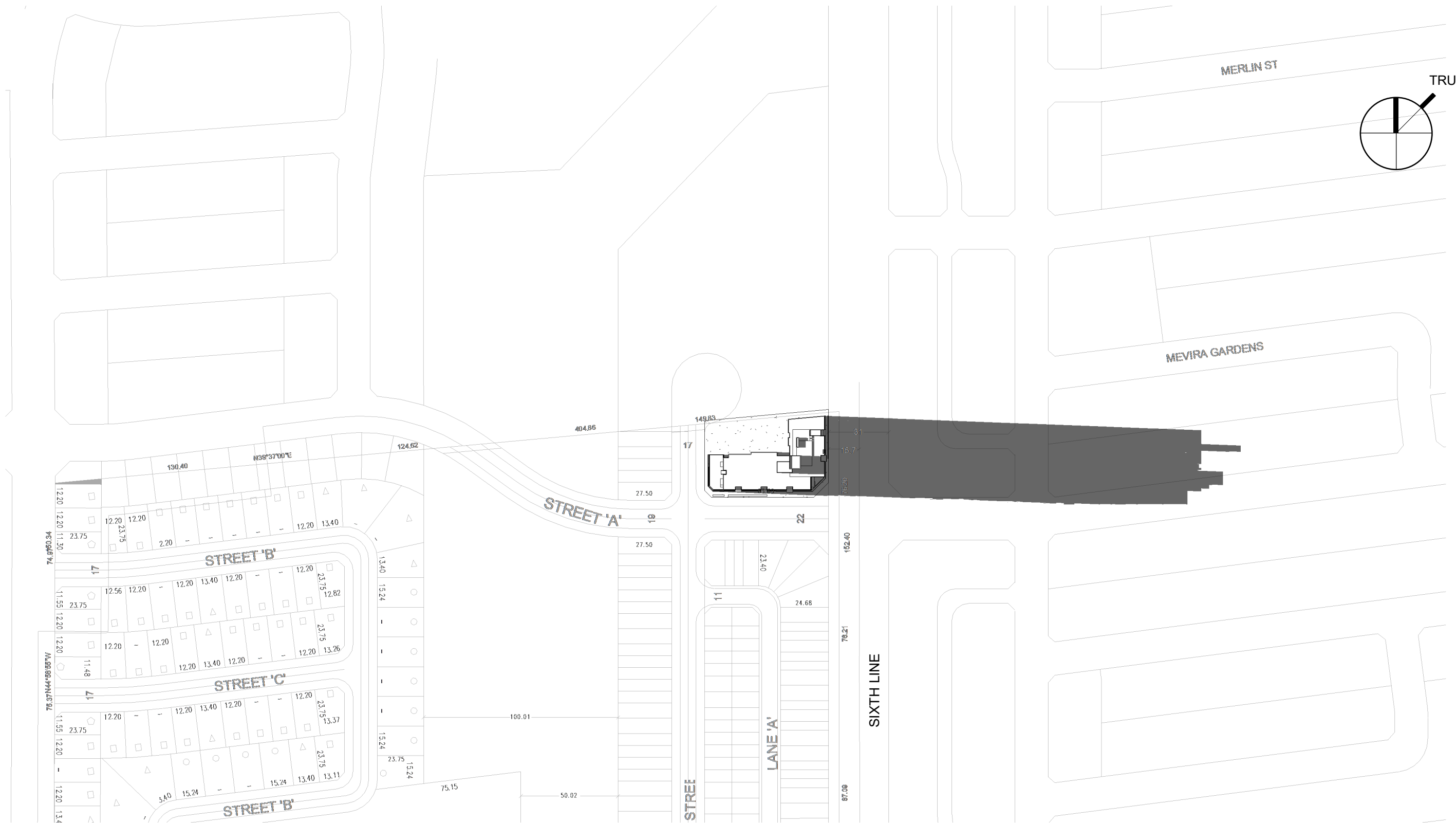
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① Shadow Study - December 21, 14.17hrs
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1 Shadow Study - December 21, 16.45hrs
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