

Shadow Study

**118-132 Cross Avenue
Oakville, ON**

Prepared For
Batory Planning and Management
August 2026



Job Number
2373

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1 Summary of Shadow Impacts

This Shadow Study was prepared Bousfields Inc. to assess any potential impacts from the built form on the surrounding context, both existing and planned. The study follows the Town's Development Application Guidelines for Shadow Impact Analysis and responds to the existing and emerging policy context for the area. The following test dates and times were prepared as part of this study:

- Test Dates: April 21st, June 21st, September 21st and December 21st.
- Test Times: Hourly intervals starting 1.5 hours after sunrise and ending 1.5 hours before sunset for each Test Date.

The Shadow Study incorporates existing buildings and property lines within the immediate context, as well as buildings that are approved but not yet built. Parks and open spaces have also been identified. Accordingly, the Shadow Study distinguishes between those shadows that are existing and proposed by the development proposal.

The findings of the Shadow Study demonstrate that the development proposal conforms to and maintains the general intent of the policy direction set out in the Livable Oakville Plan, and in particular to Policy 6.9.15 in terms of ensuring adequate sunlight and avoiding excessive shadows. The development proposal also addresses the emerging policy framework for Midtown Oakville contained in the draft OPA for the Midtown Oakville Urban Growth Centre (the "OPA"). In that regard, the proposals address policy 20.11.3c(iv) by designing and siting buildings to mitigate shadowing on adjacent streets, parks and open spaces. Further, the Shadow Study demonstrates that the development generally meets the criteria established by the Town with respect to any potential outdoor amenity areas, public realm and wall surfaces and roofs used for solar gain.

As noted above, the subject site is situated in the Midtown Oakville Urban Growth Centre which is planned for intensification associated with public transit infrastructure. With respect to the existing in-force policy, building heights identified in Schedule L2 of the Livable Oakville Plan permit heights of up to 20 storeys on the subject site. Based on the foregoing, the general character of shadow and sunlight conditions is going to change in the Midtown area.

The following provides an overview of the criteria established in the Town's Development Application Guidelines for Shadow Impact Analysis.

Criterion 1

The shadow impact analysis must demonstrate that adequate sunlight is available for residential amenity spaces to maximize their use during spring, summer and fall afternoons and evenings. 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 the adjacent site is undeveloped, on at least 60% of that site).

The subject proposal meets Criterion 1. The resulting shadows do not exceed two consecutive hourly test times after 12pm on April, June and September 21. The subject site is situated on the south side of the QEW, a significant distance from existing low scale residential neighbourhoods. The shadows do not reach any residential neighbourhoods after 12pm on the applicable dates ensuring that the private yards continue to receive sunlight in the afternoons and evenings.

Criterion 2

The shadow impact analysis must demonstrate that public sidewalks, public plazas, public parks, and school yards receive at least 5 hours of continuous sunlight per day on April 21, June 21 and September 21.

None of the existing public parks or school yards in the surrounding area would be affected by the shadows produced by the proposal beyond the 5 hour window of sunlight. In terms of sidewalks, part of the sidewalk directly along the frontage of the proposed development experiences shadows cast by the proposal in the mornings and early afternoon, but disappears by around 2:40pm on April and September 21; otherwise the proposal does not appear to adversely affect surrounding public sidewalks.

Criterion 3

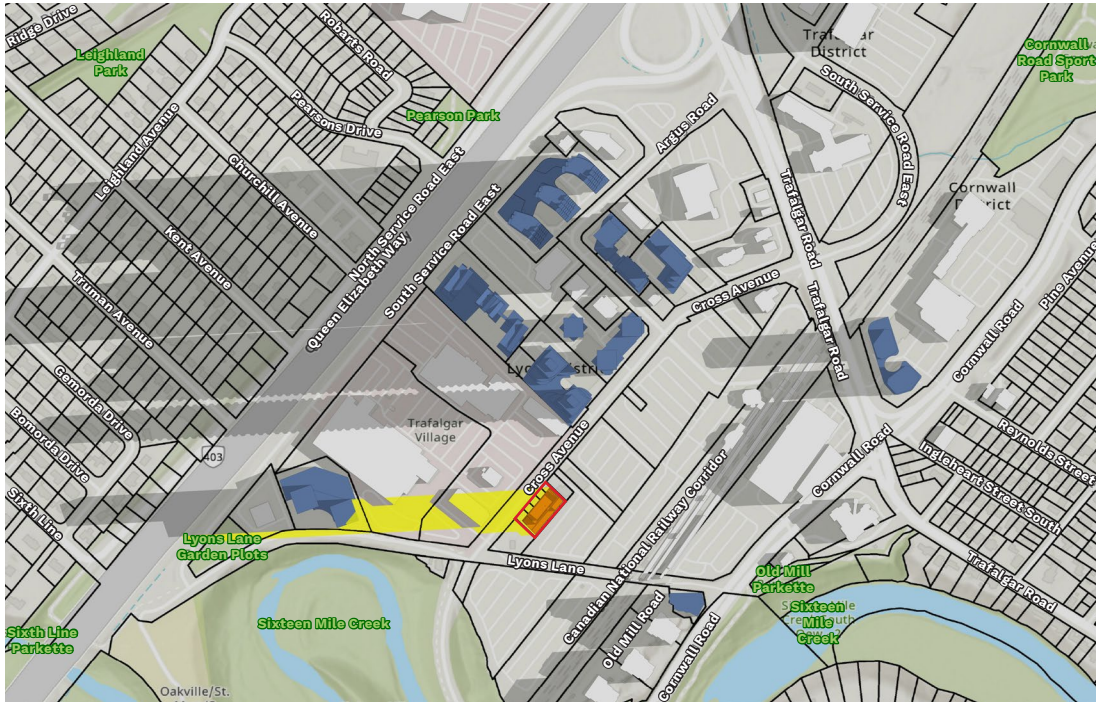
The shadow impact analysis must demonstrate that proposed development allows adequate sunlight on building faces and roofs for the possibility of using solar energy. Shadow impacts from proposed development should not exceed two consecutive hourly test times on December 21.

The Shadow Study demonstrates that the residential properties to the north would not be impacted for more than two consecutive hourly times. The proposed project would not reasonably hinder the future implementation of rooftop solar panels of adjacent properties.

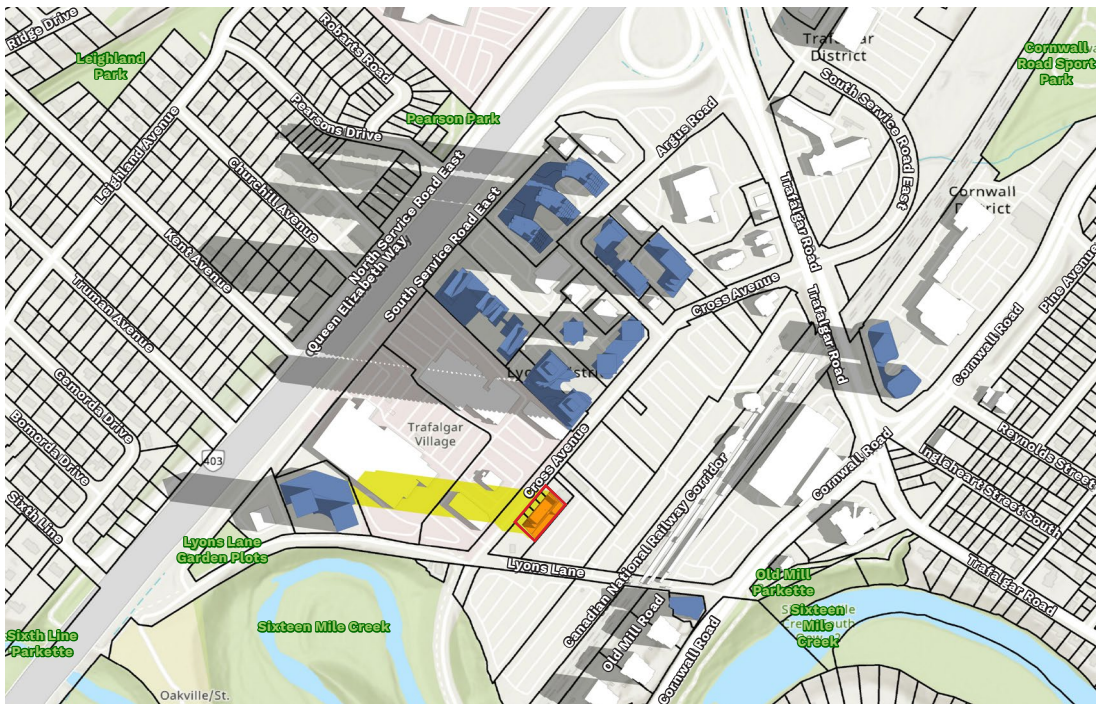
1

Shadow Analysis
April 21st

April 21st



7:56am



8:56am

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

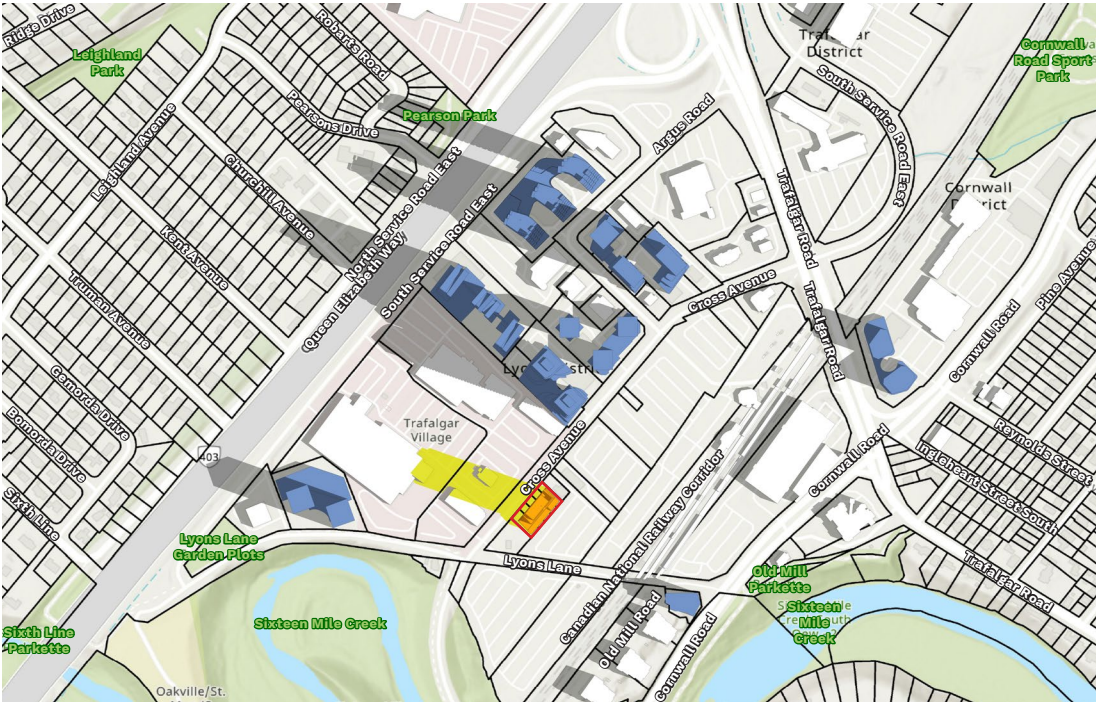
Approved Development

Park / Open Space

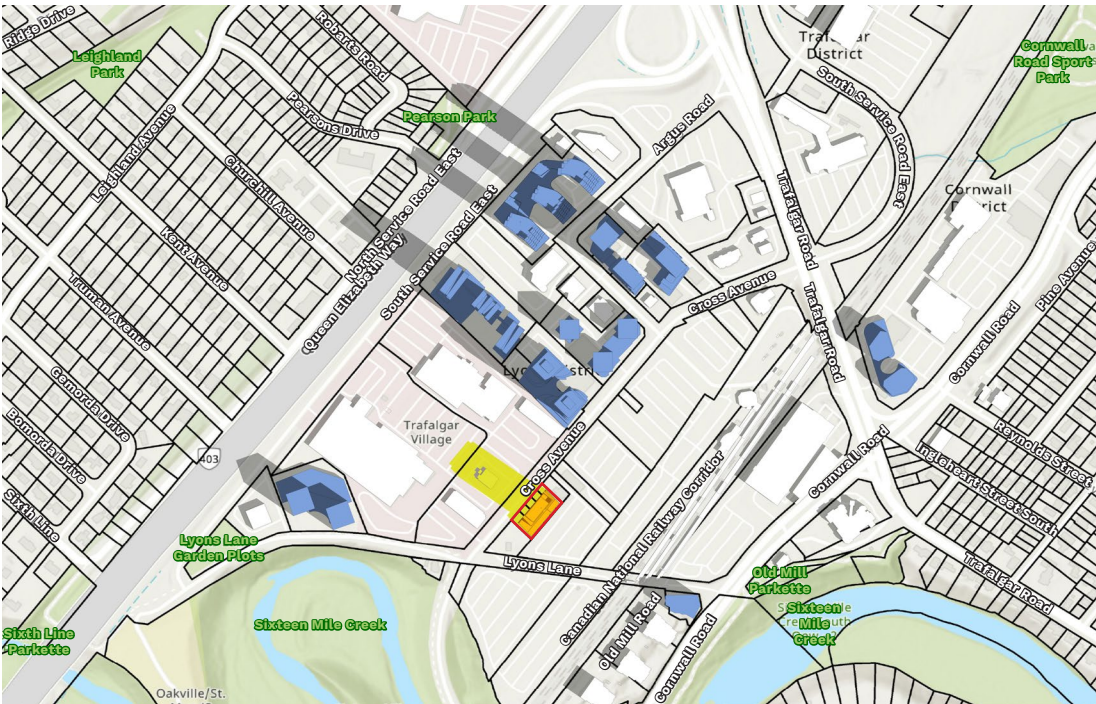
0m 50m 100m 200m



April 21st



9:56am



10:56am

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

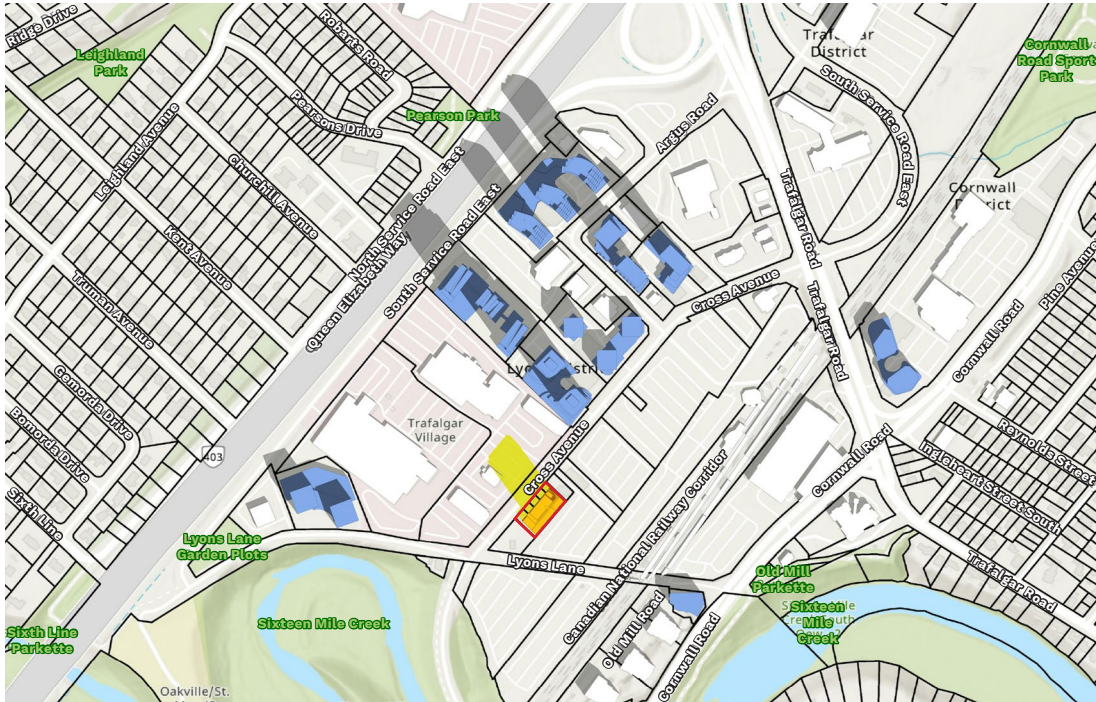
 Approved Development

 Park / Open Space

0m 50m 100m 200m



April 21st



11:56am



12:56pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

Approved Development

Park / Open Space

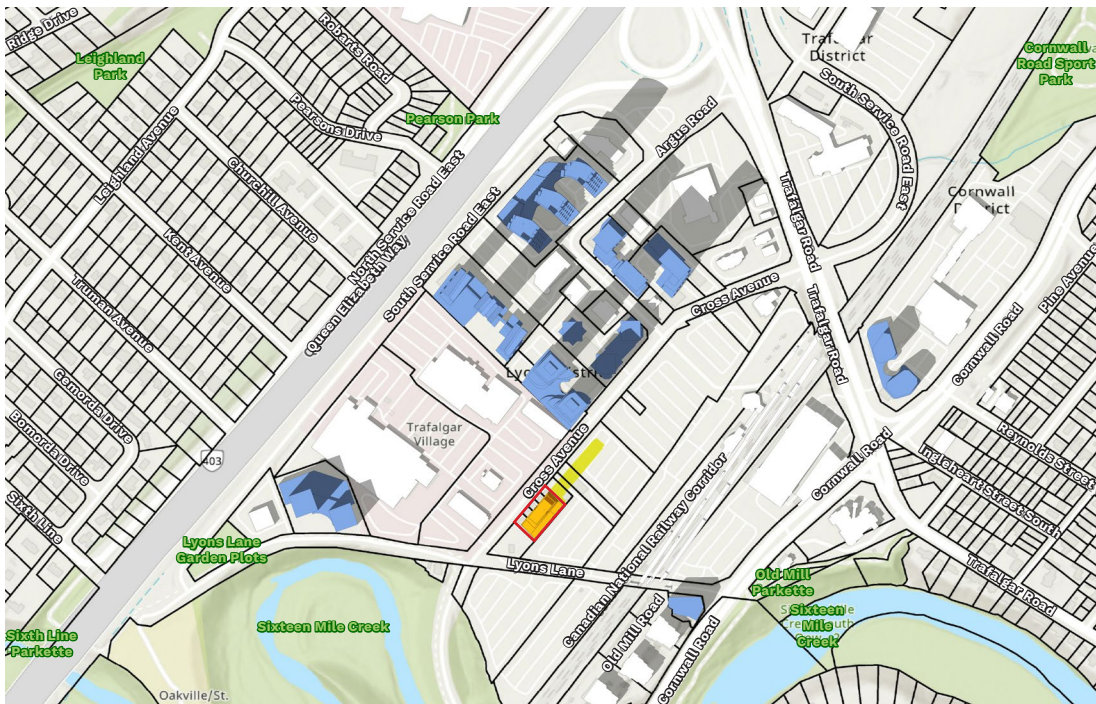
0m 50m 100m 200m



April 21st



1:56pm



2:56pm

Legend

Subject Site

Subject Proposal

Shadow Cast by
Proposed Development

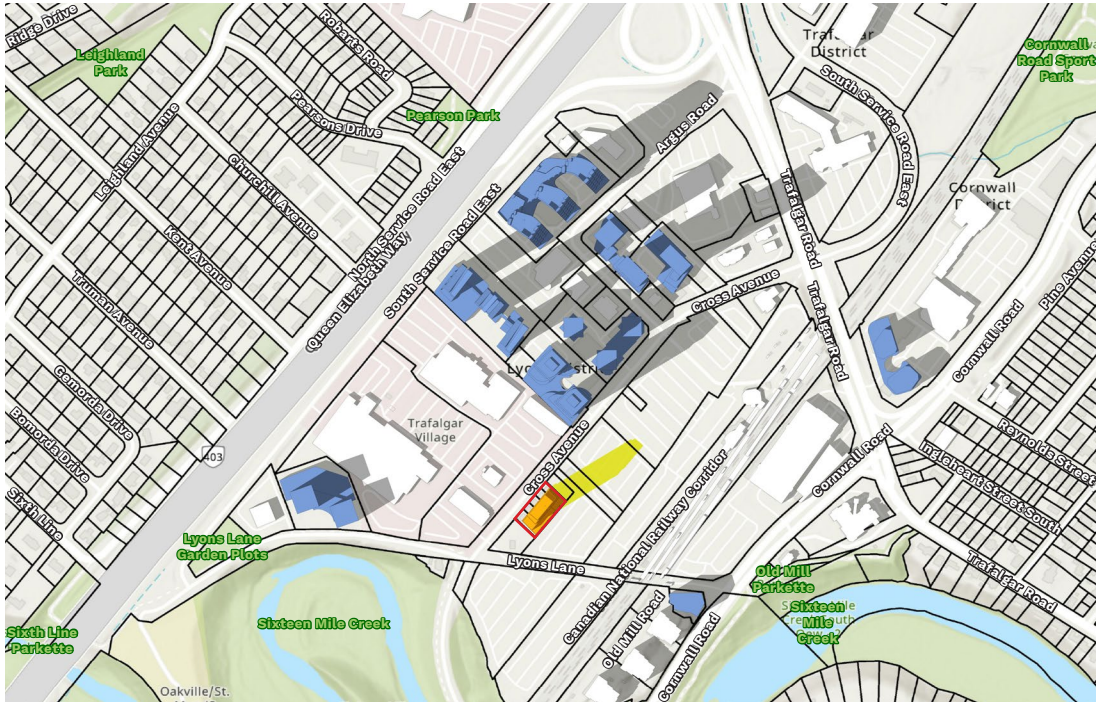
Approved Development

Park / Open Space

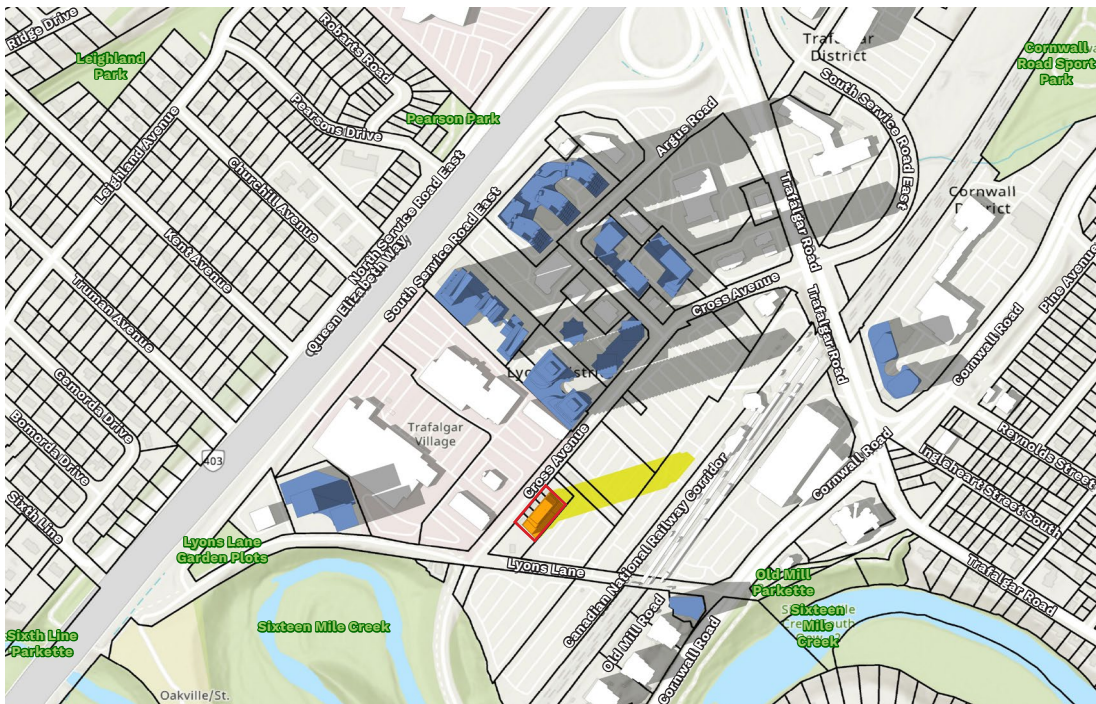
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April 21st



3:56pm



4:56pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

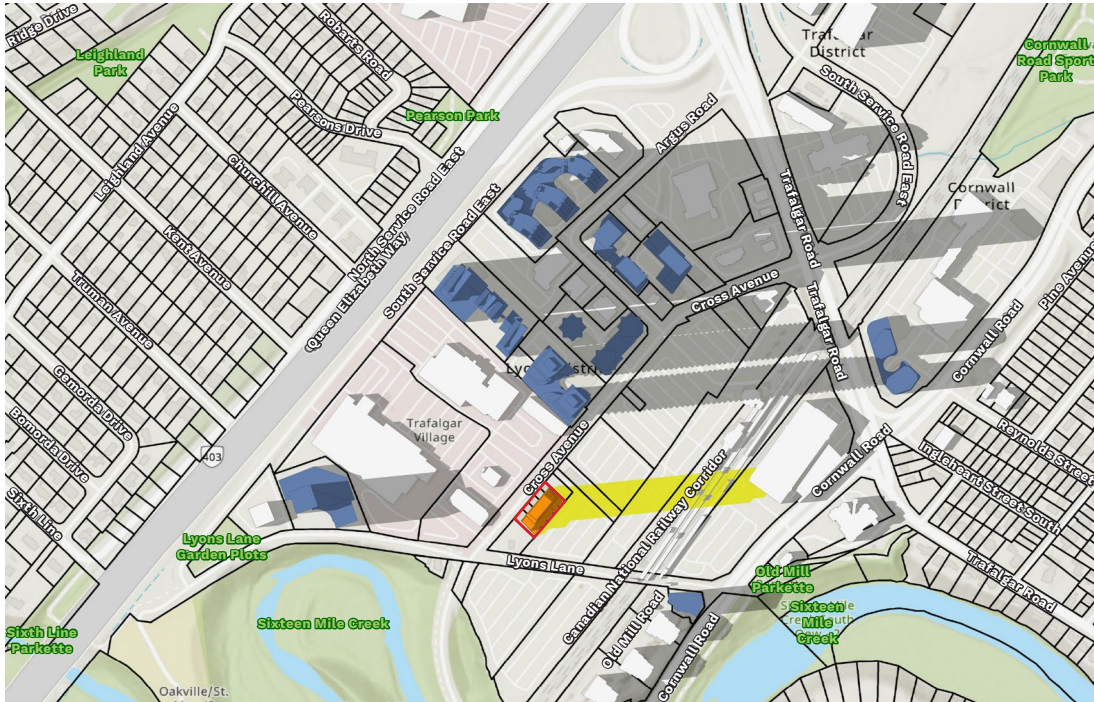
Approved Development

Park / Open Space

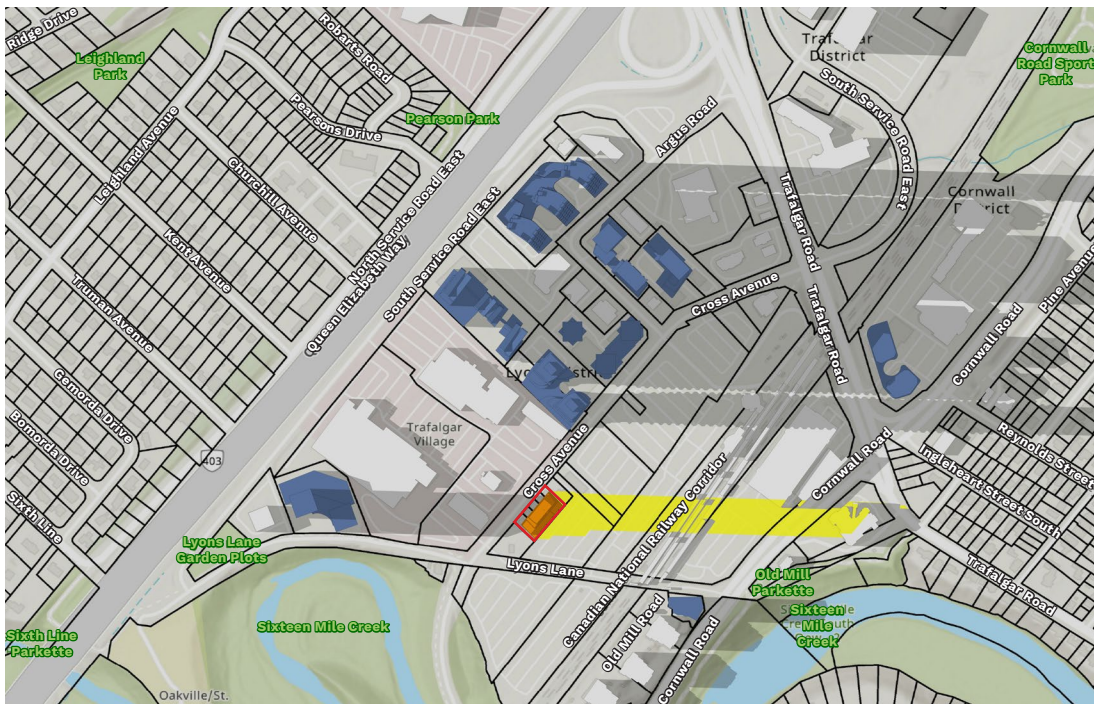
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April 21st



5:56pm



6:39pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by Proposed Development

 Approved Development

 Park / Open Space

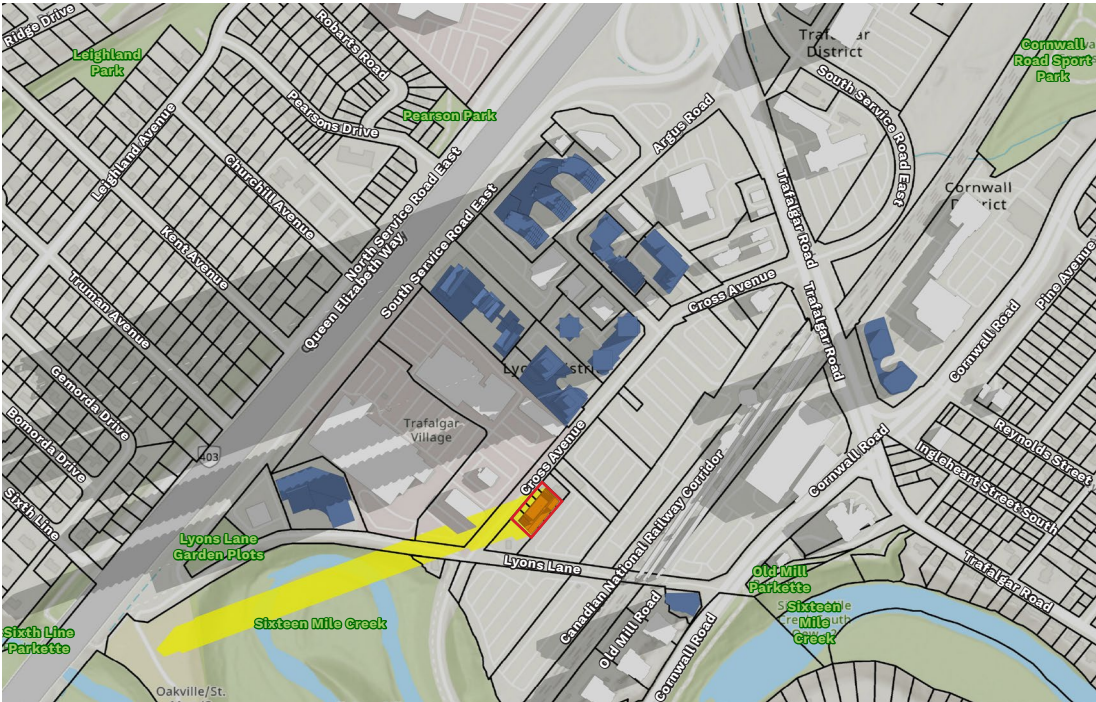
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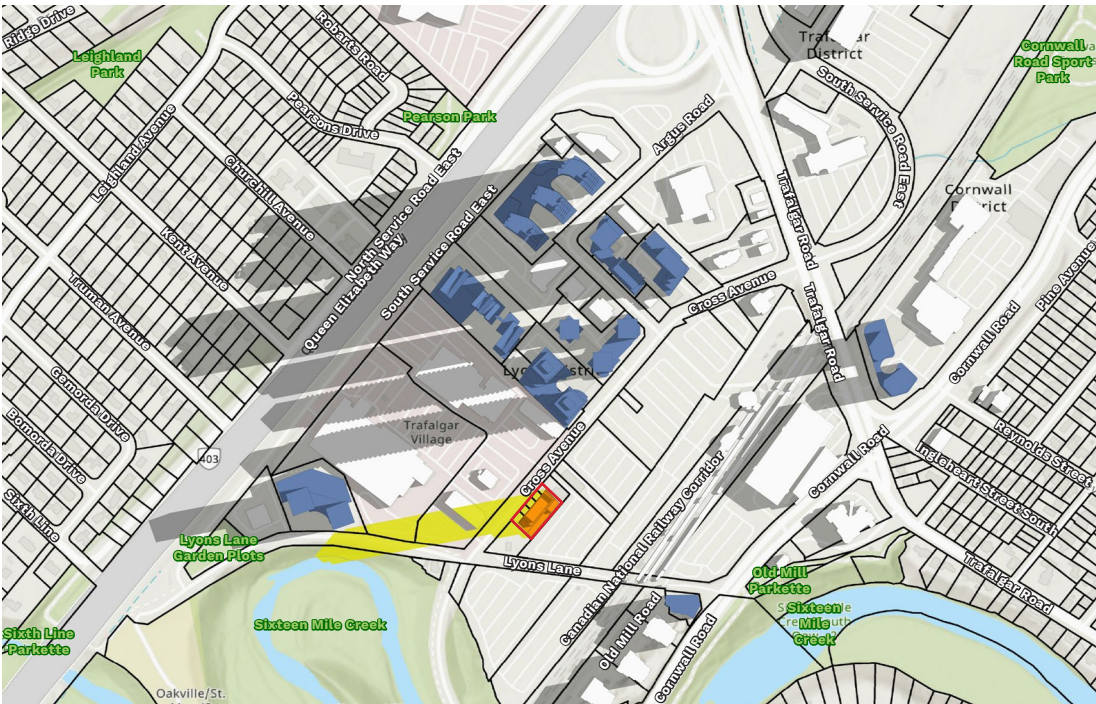
2

Shadow Analysis
June 21st

June 21st



7:08am



8:08am

Legend

Subject Site

Subject Proposal

Shadow Cast by
Proposed Development

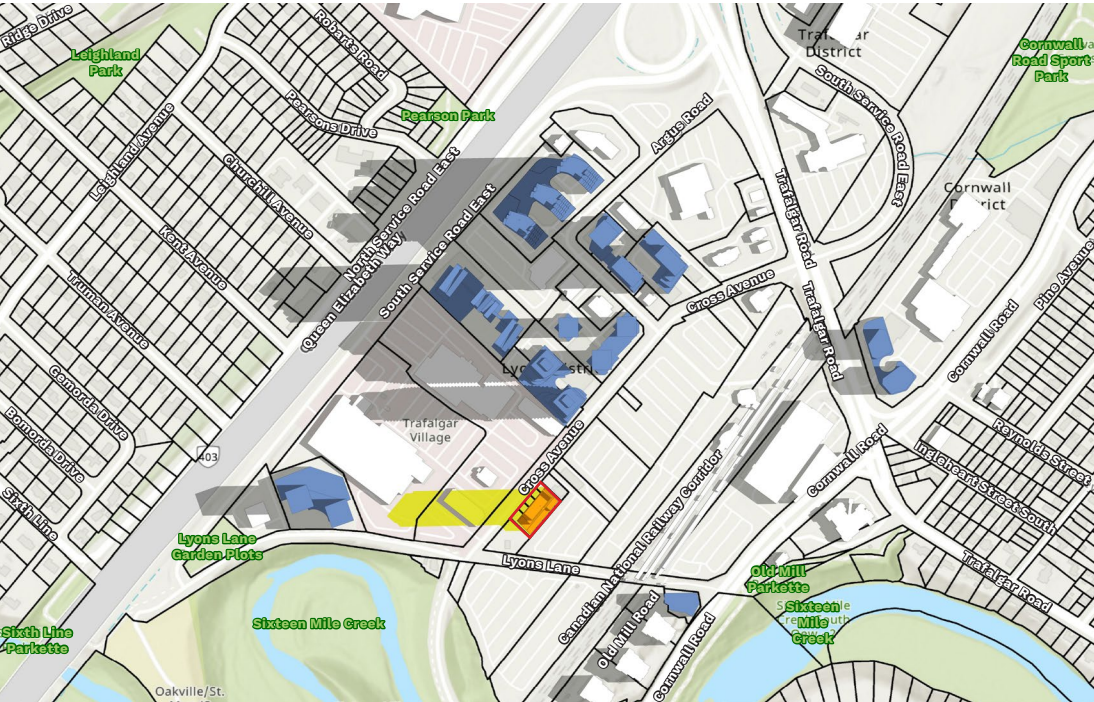
Approved Development

Park / Open Space

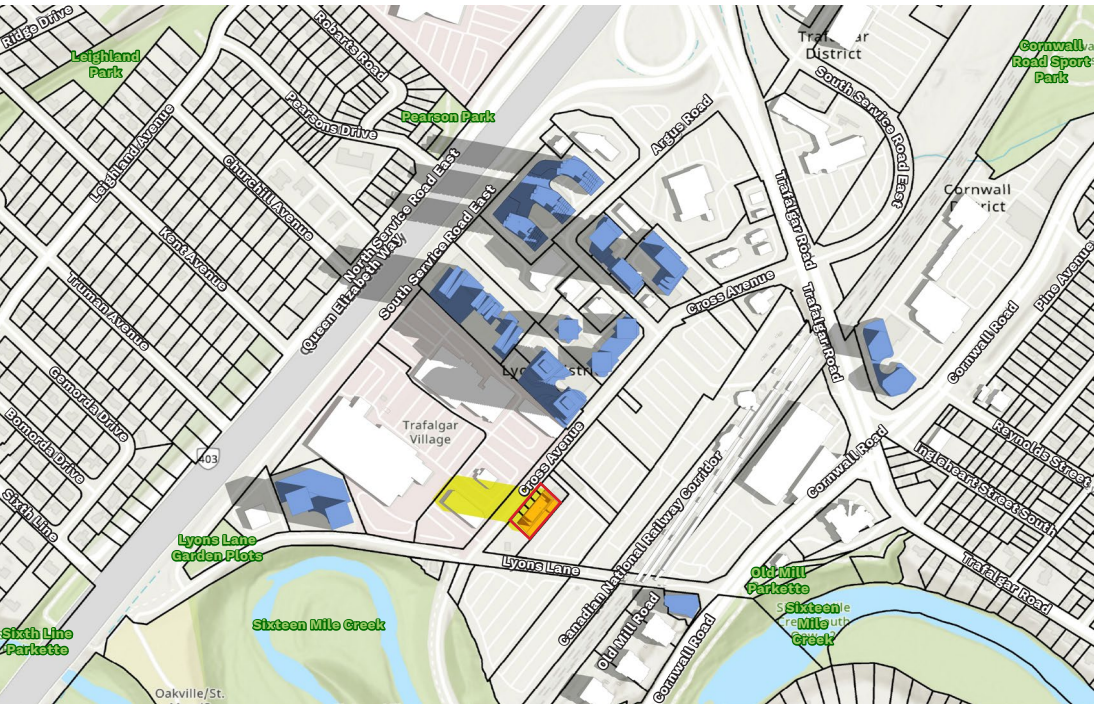
0m 50m 100m 200m



June 21st



9:08am



10:08am

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

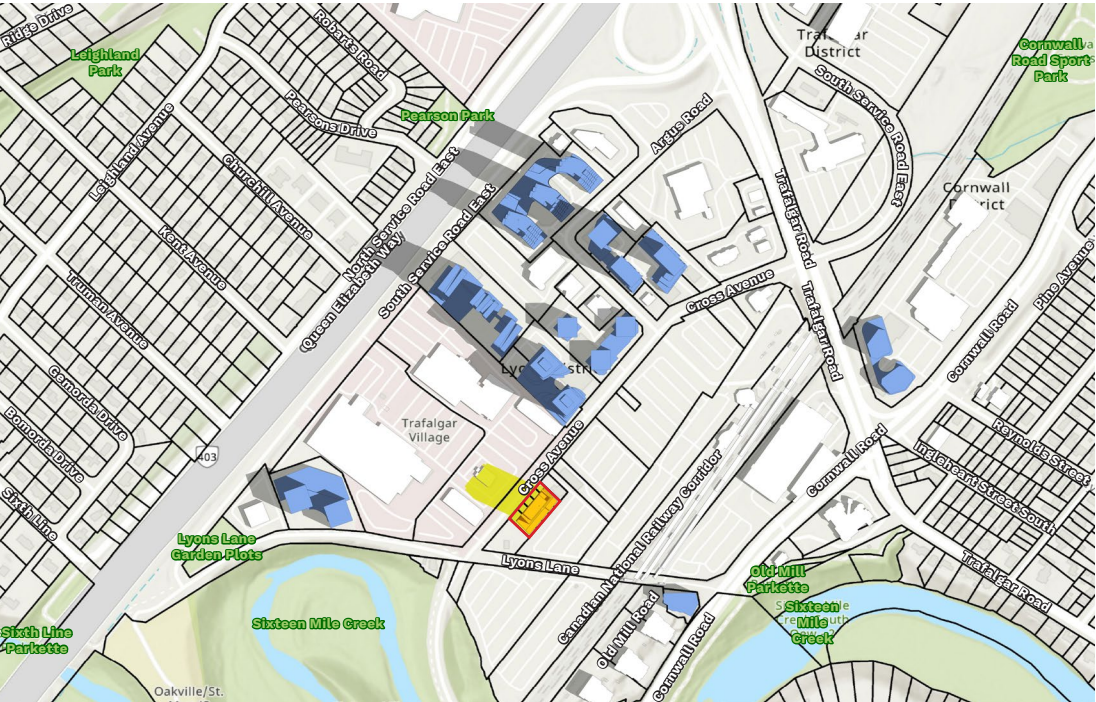
 Approved Development

 Park / Open Space

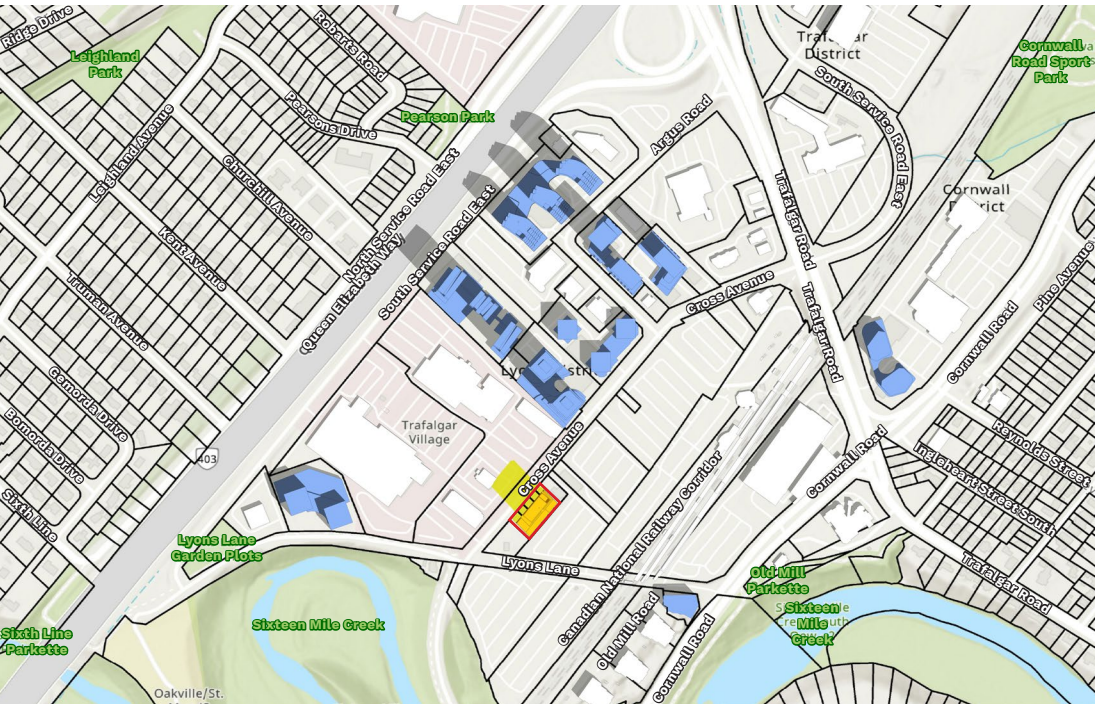
0m 50m 100m 200m



June 21st



11:08am



12:08pm

Legend

Subject Site

Subject Proposal

Shadow Cast by
Proposed Development

Approved Development

Park / Open Space

0m 50m 100m 200m



June 21st



1:08pm



2:08pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

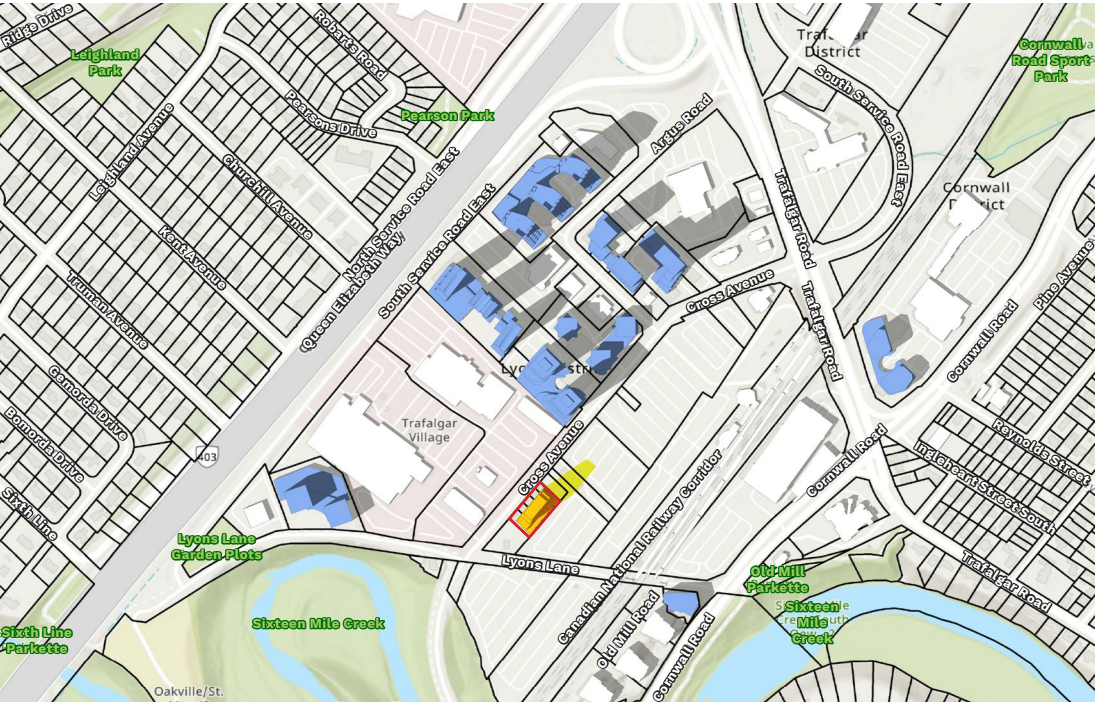
Approved Development

Park / Open Space

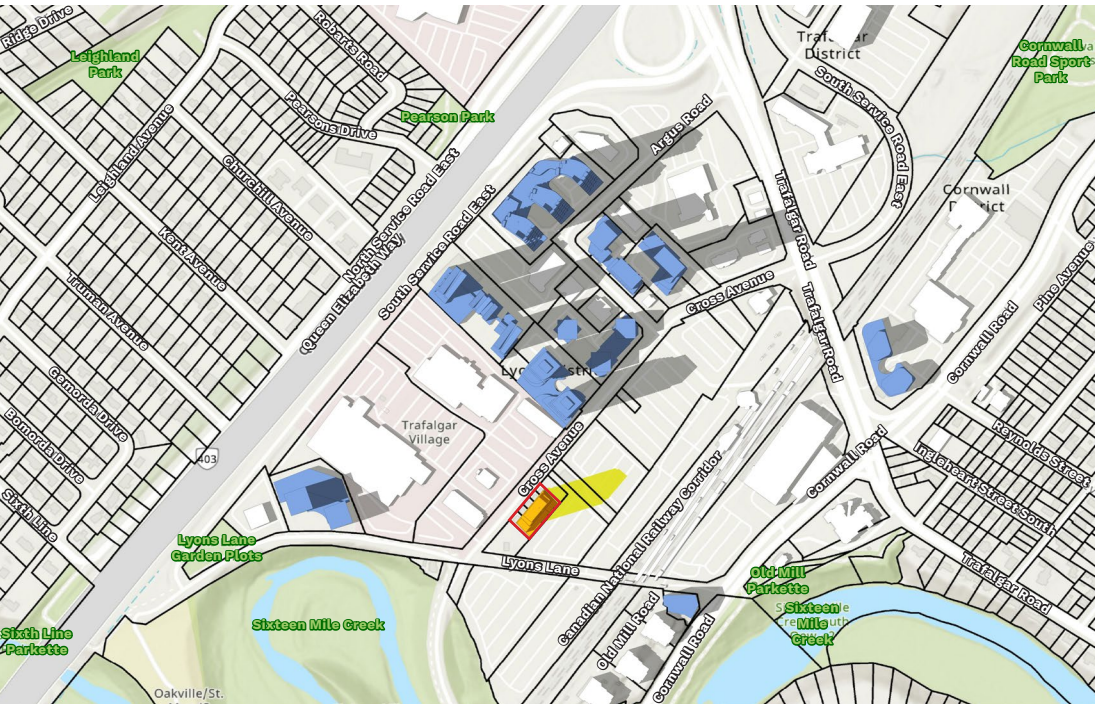
0m 50m 100m 200m



June 21st



3:08pm



4:08pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

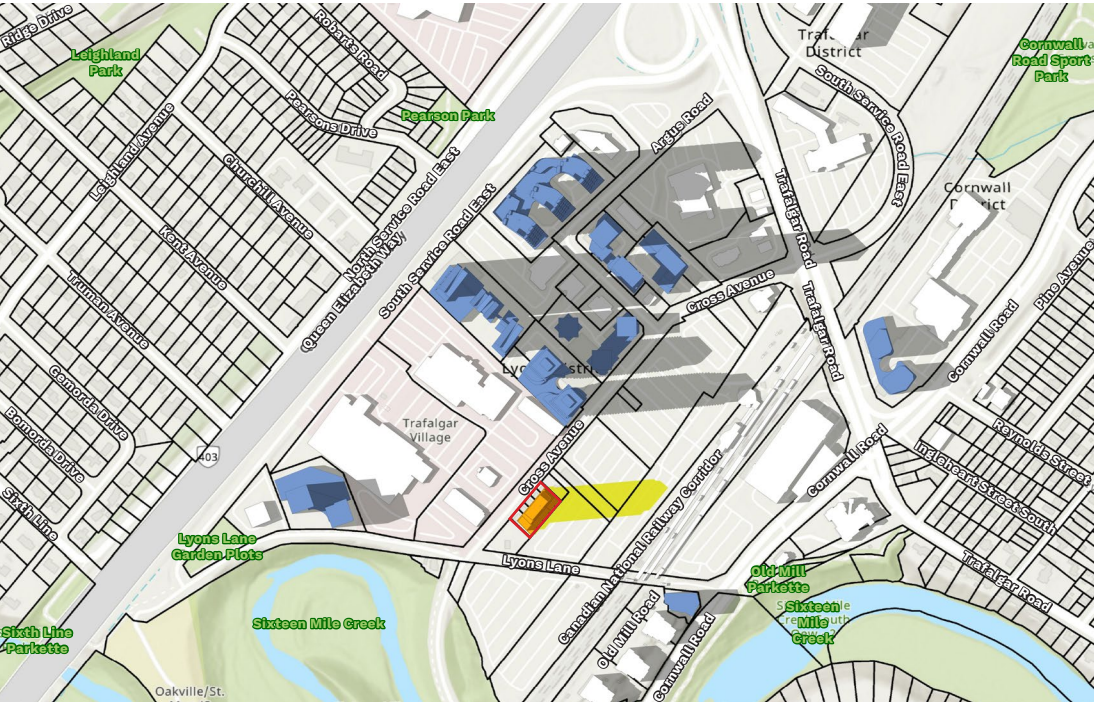
 Approved Development

 Park / Open Space

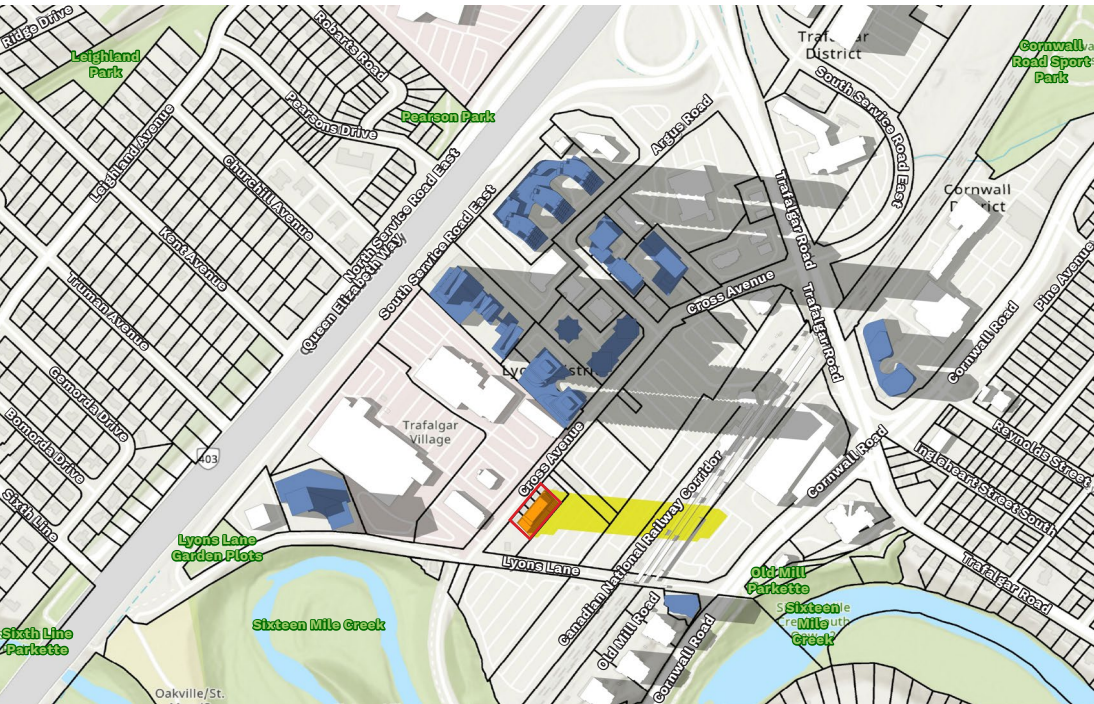
0m 50m 100m 200m



June 21st



5:08pm



6:08pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

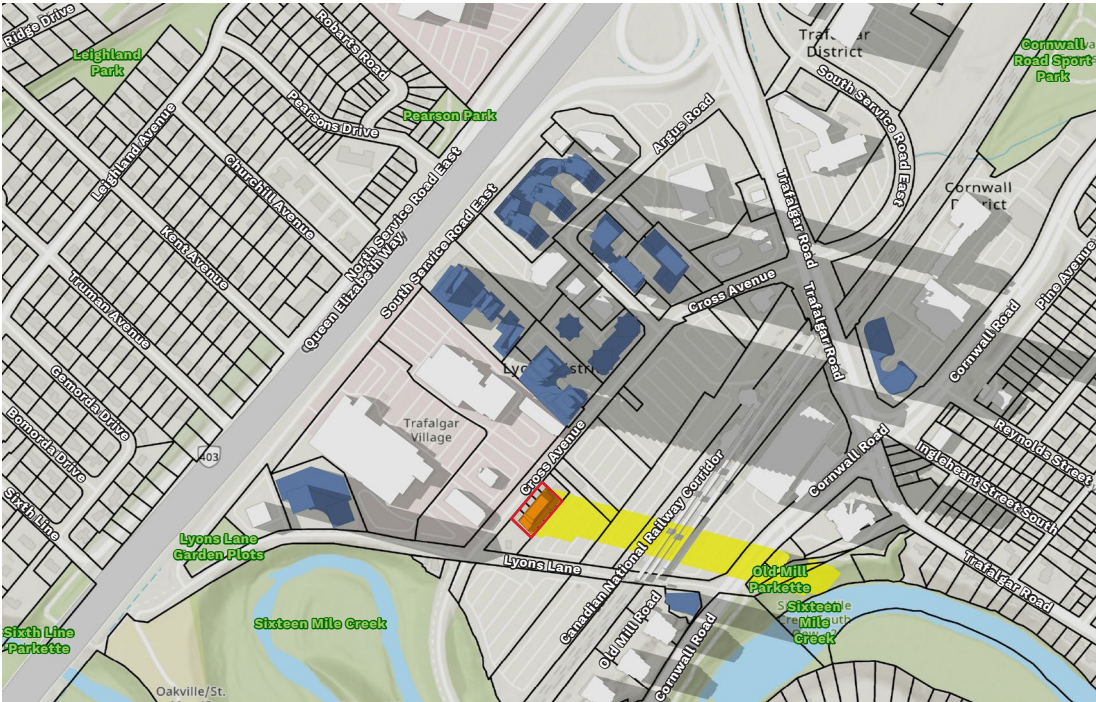
Approved Development

Park / Open Space

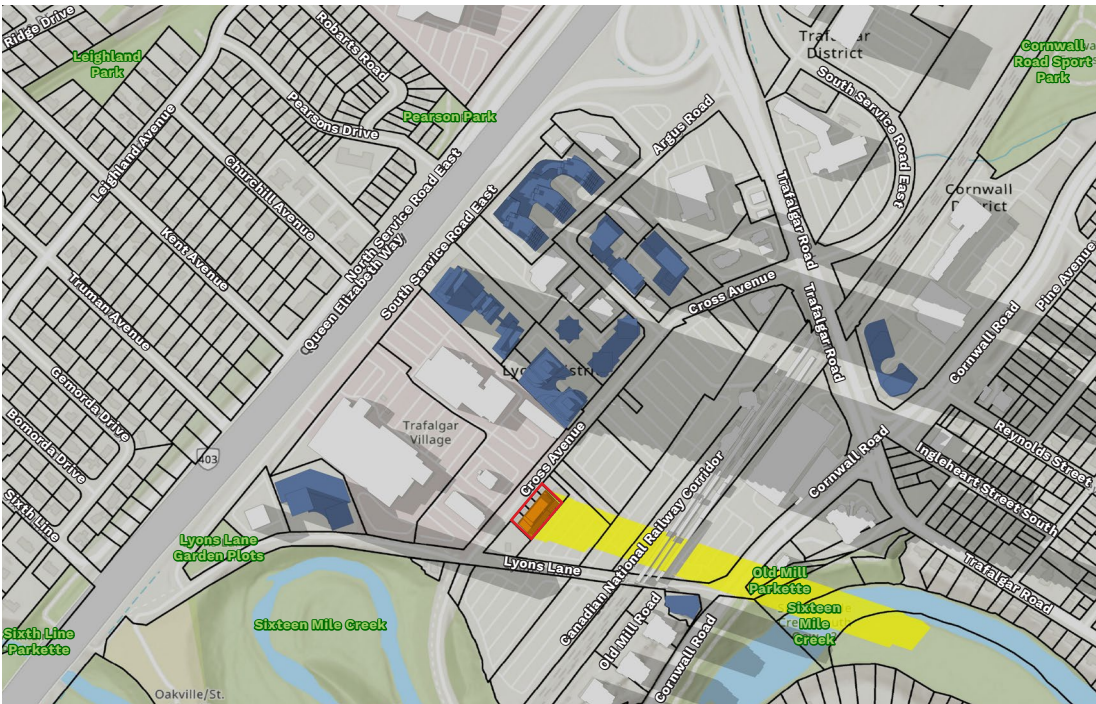
0m 50m 100m 200m



June 21st



7:08pm



7:33pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

 Approved Development

 Park / Open Space

0m 50m 100m 200m



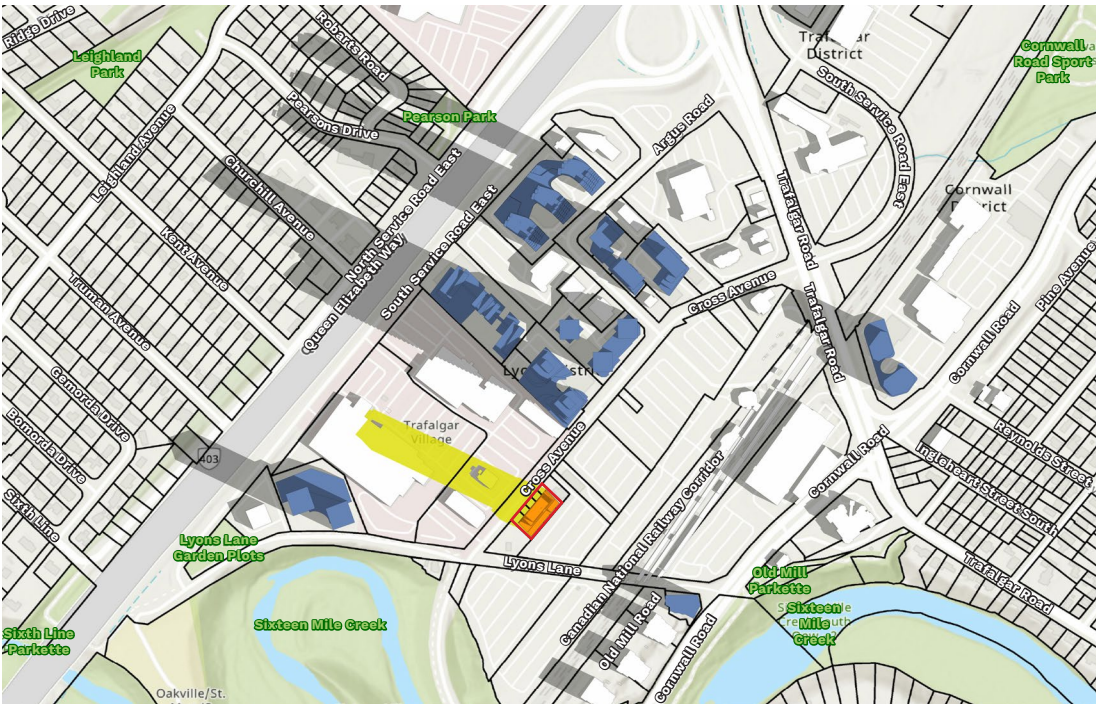
3

Shadow Analysis
September 21st

September 21st



8:36am



9:36am

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

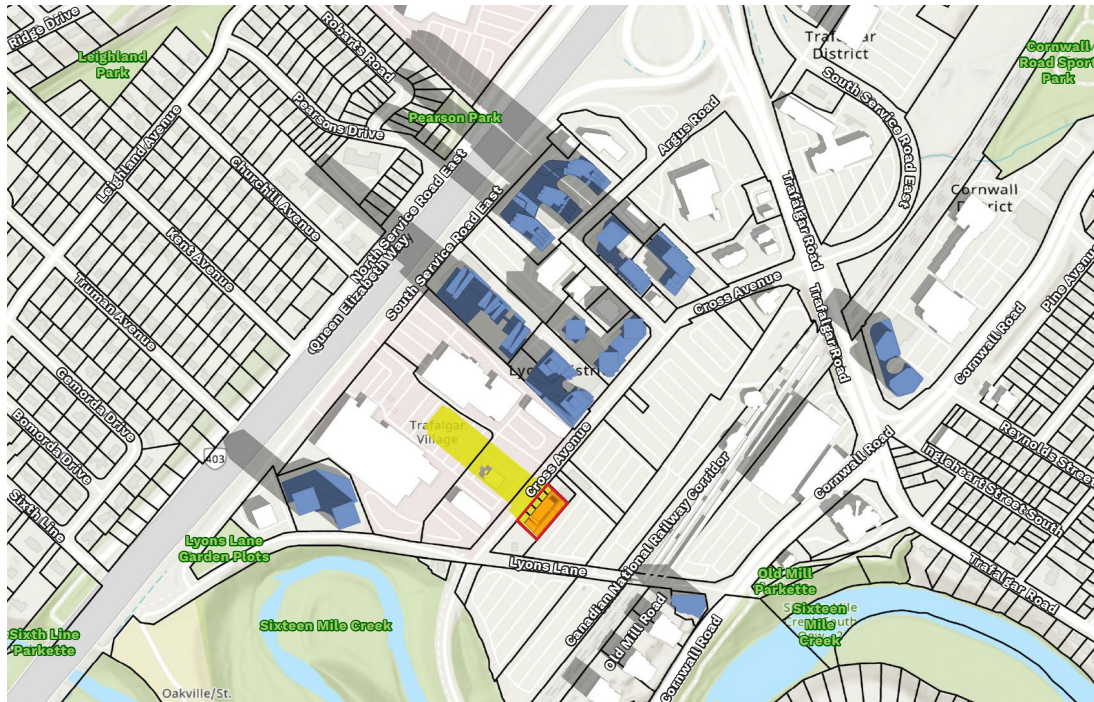
 Approved Development

 Park / Open Space

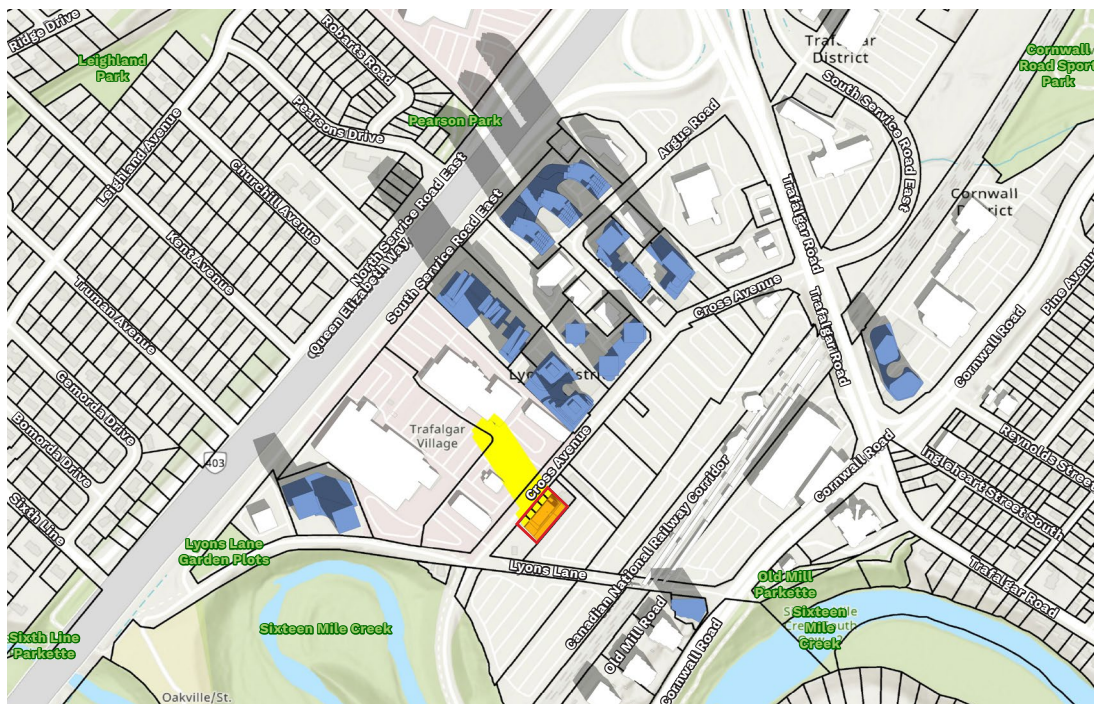
0m 50m 100m 200m



September 21st



10:36am



11:36am

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

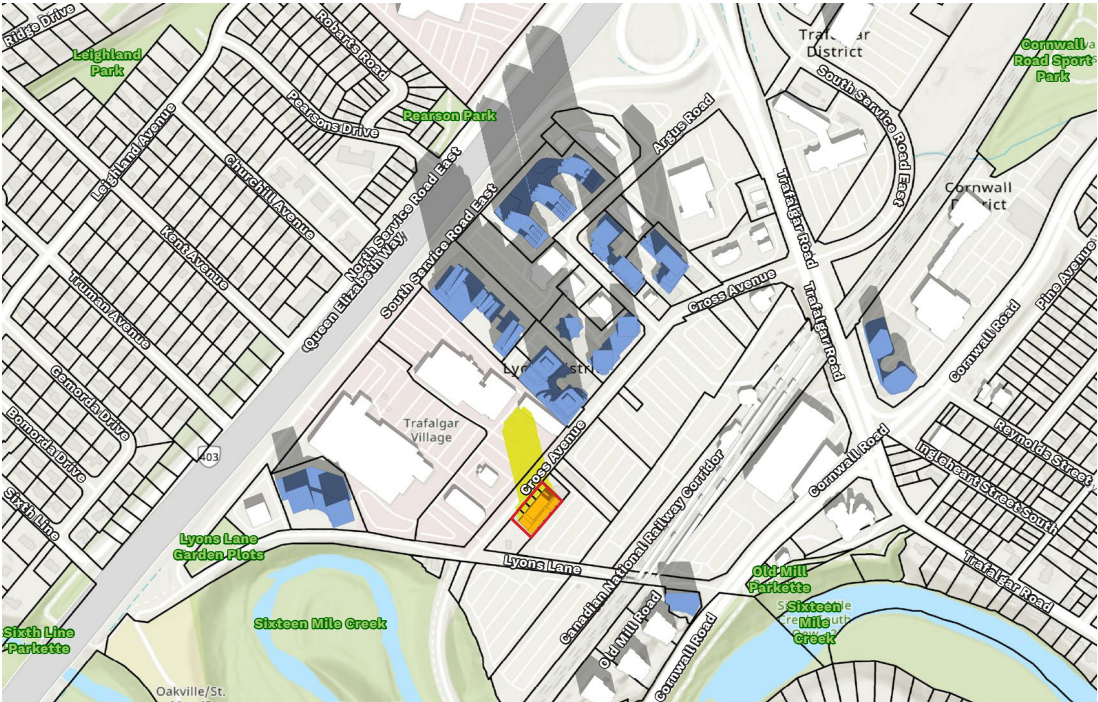
Approved Development

Park / Open Space

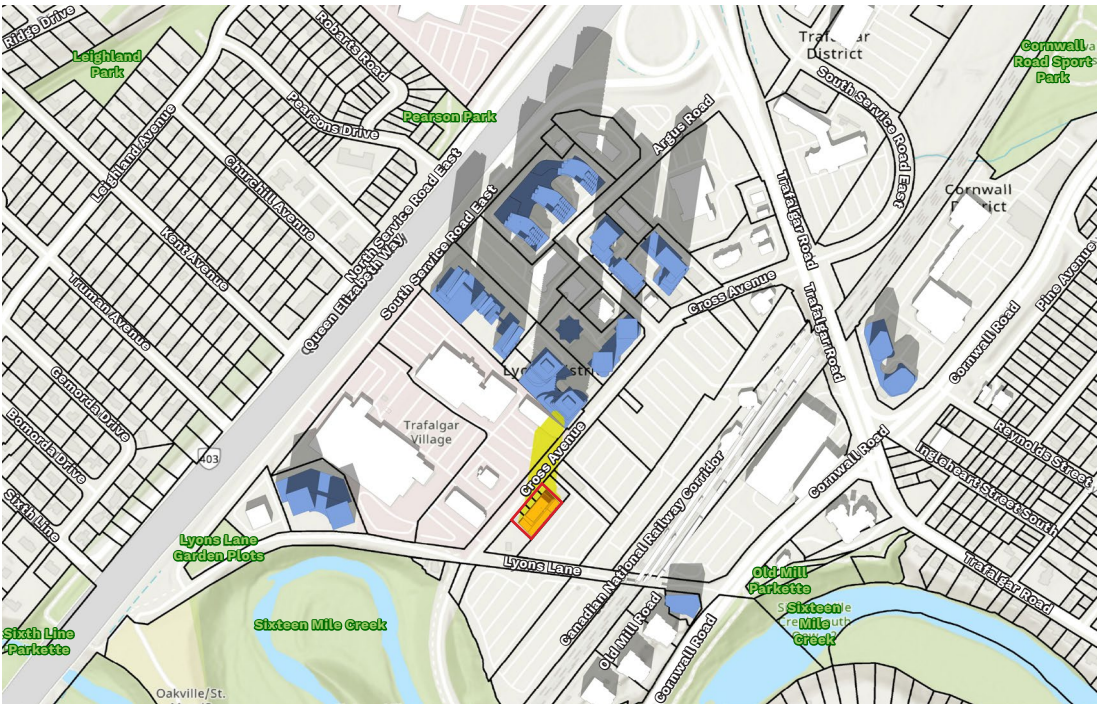
0m 50m 100m 200m



September 21st



12:36pm



1:36pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by Proposed Development

 Approved Development

 Park / Open Space

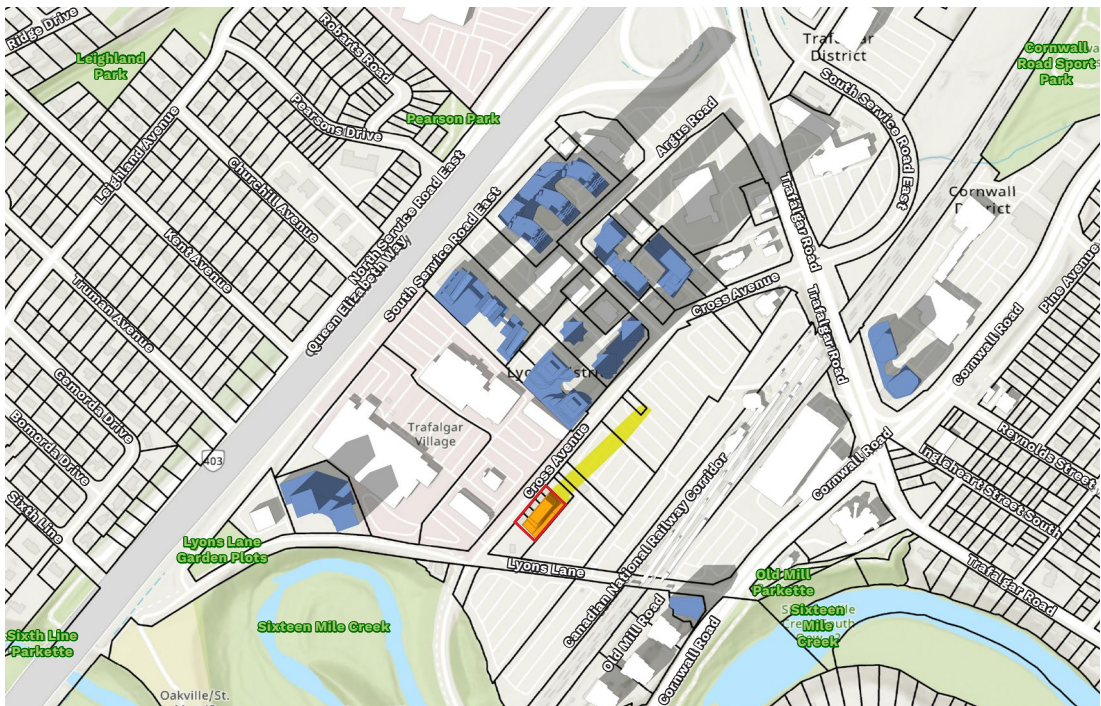
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September 21st



2:36pm



3:36pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by Proposed Development

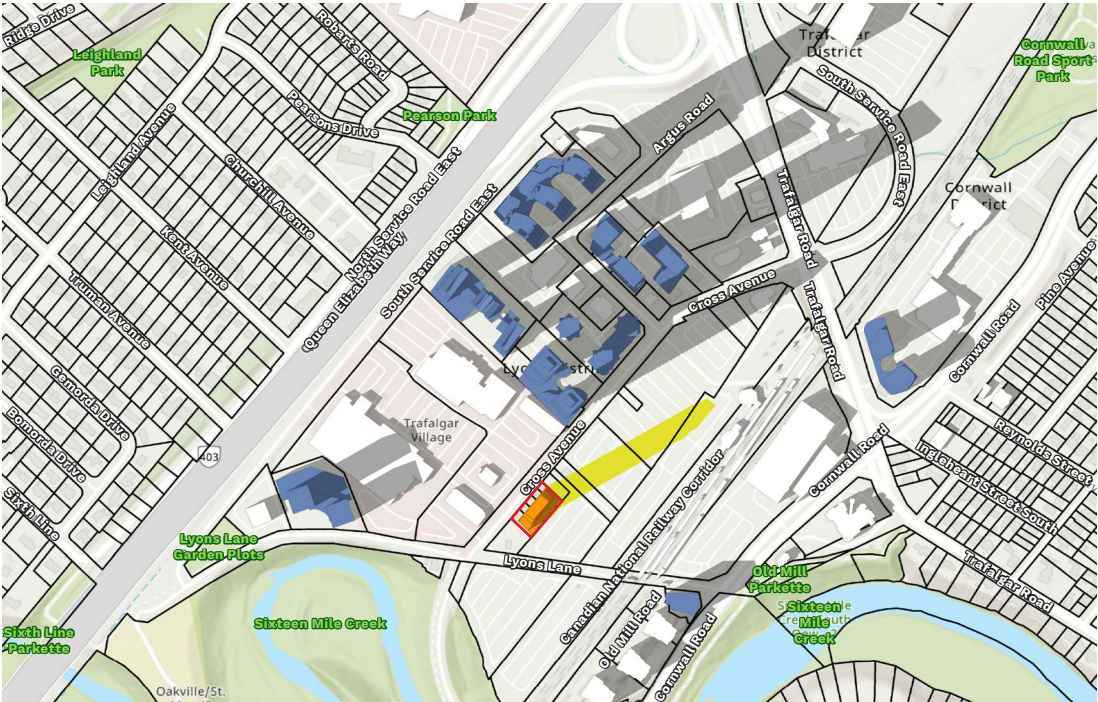
 Approved Development

 Park / Open Space

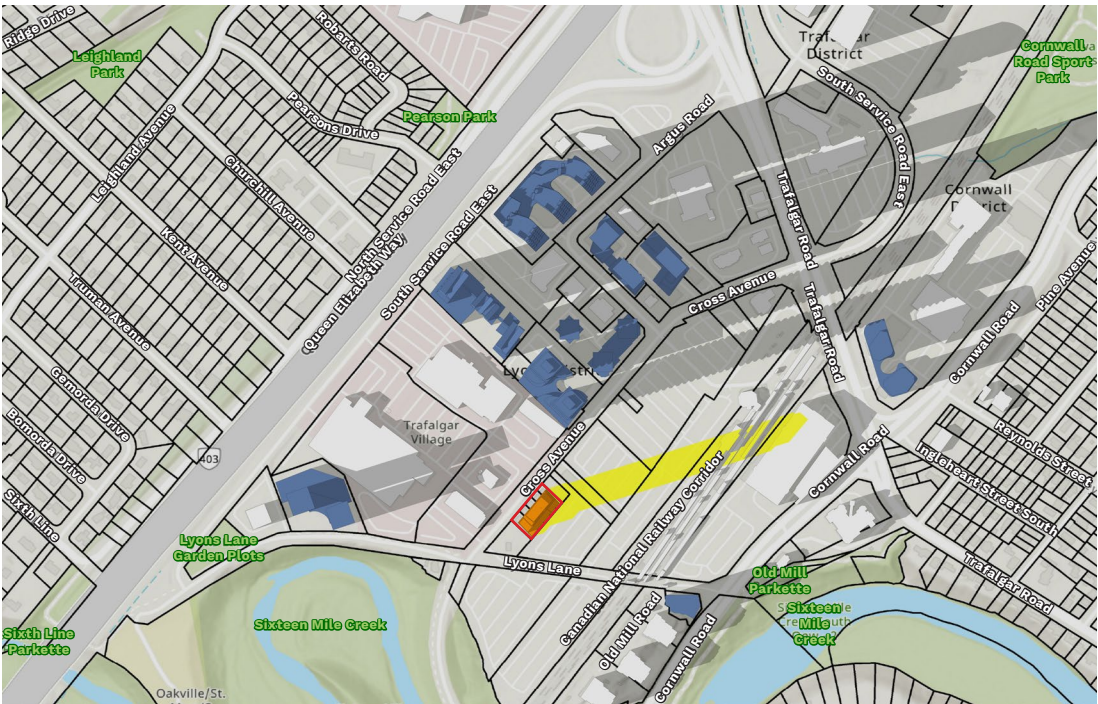
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September 21st



4:36pm



5:36pm

Legend

Subject Site

Subject Proposal

Shadow Cast by
Proposed Development

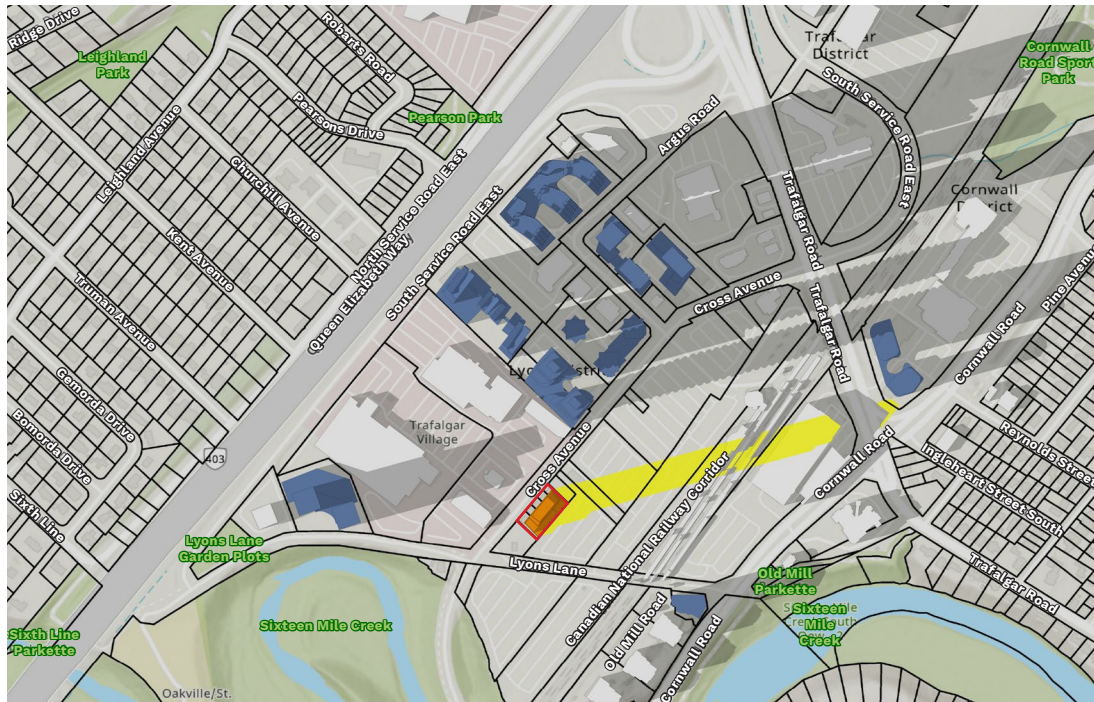
Approved Development

Park / Open Space

0m 50m 100m 200m



September 21st



5:47pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

Approved Development

Park / Open Space

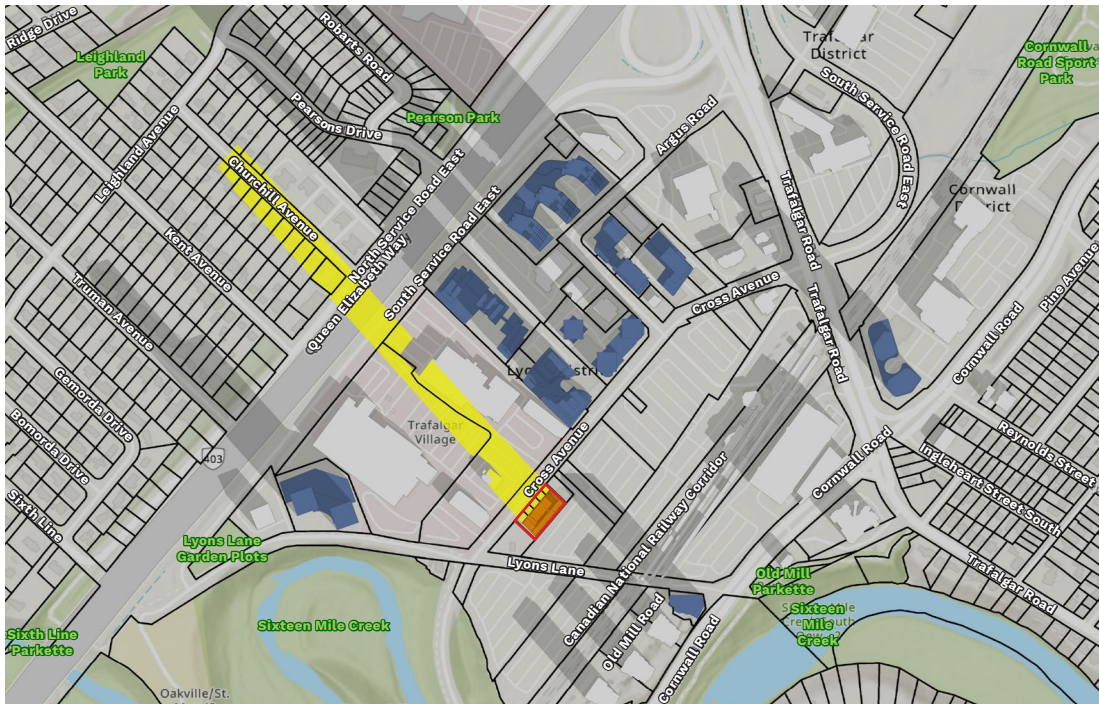
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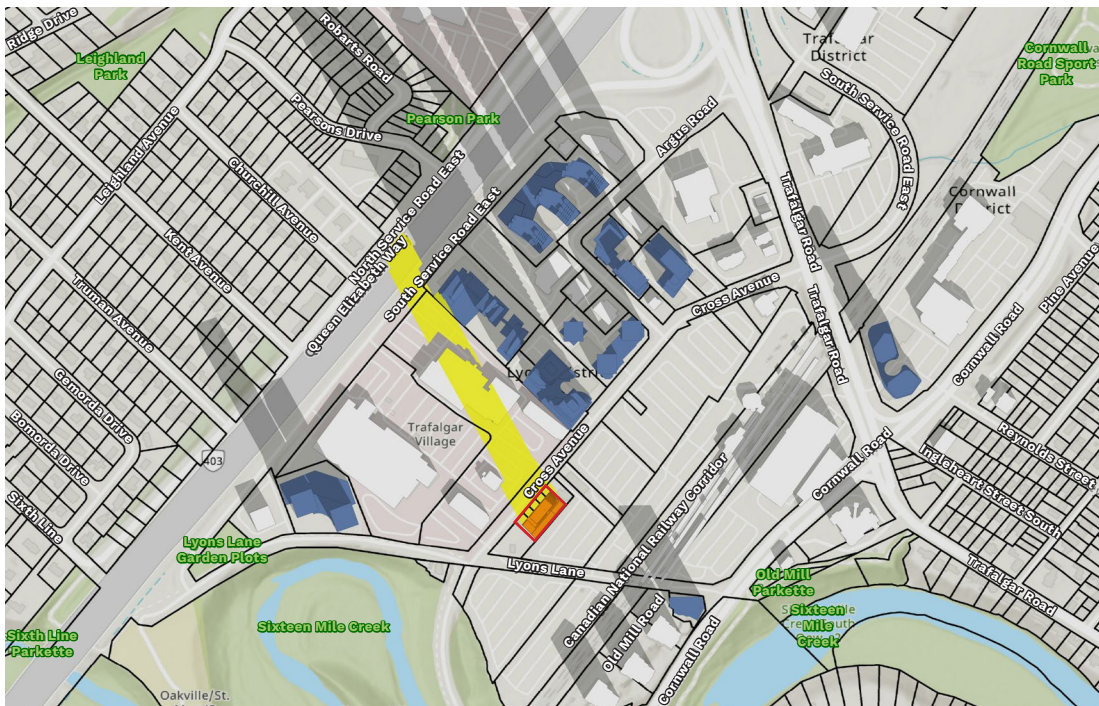
4

Shadow Analysis
December 21st

December 21st



9:19am



10:19am

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by Proposed Development

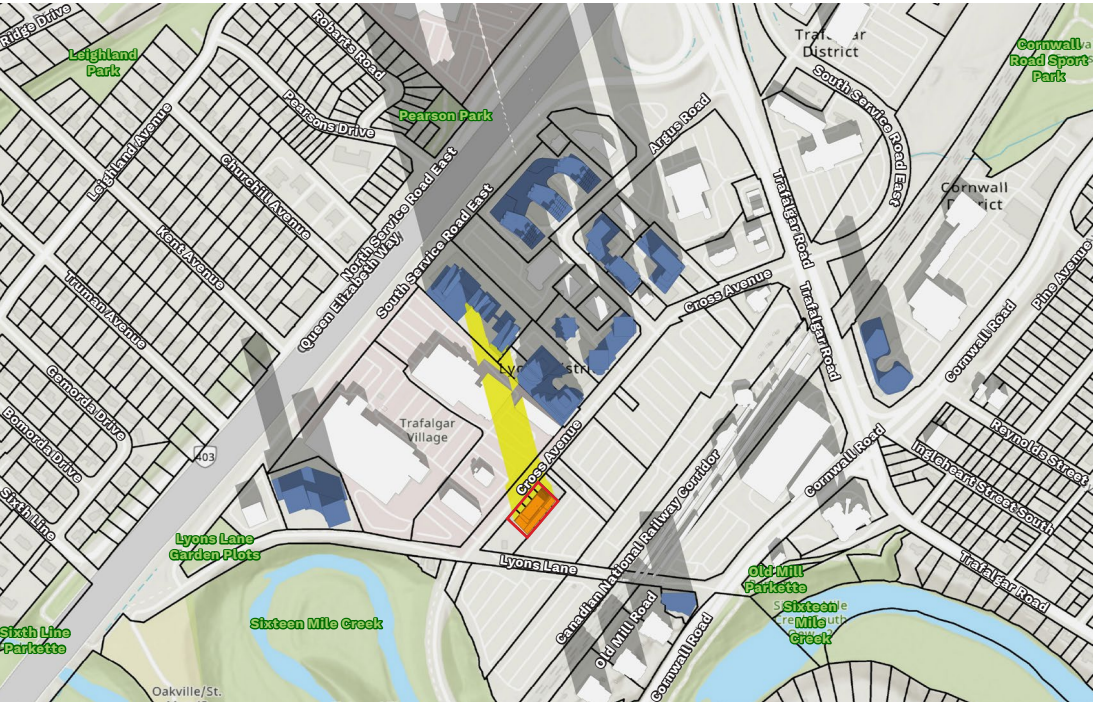
 Approved Development

 Park / Open Space

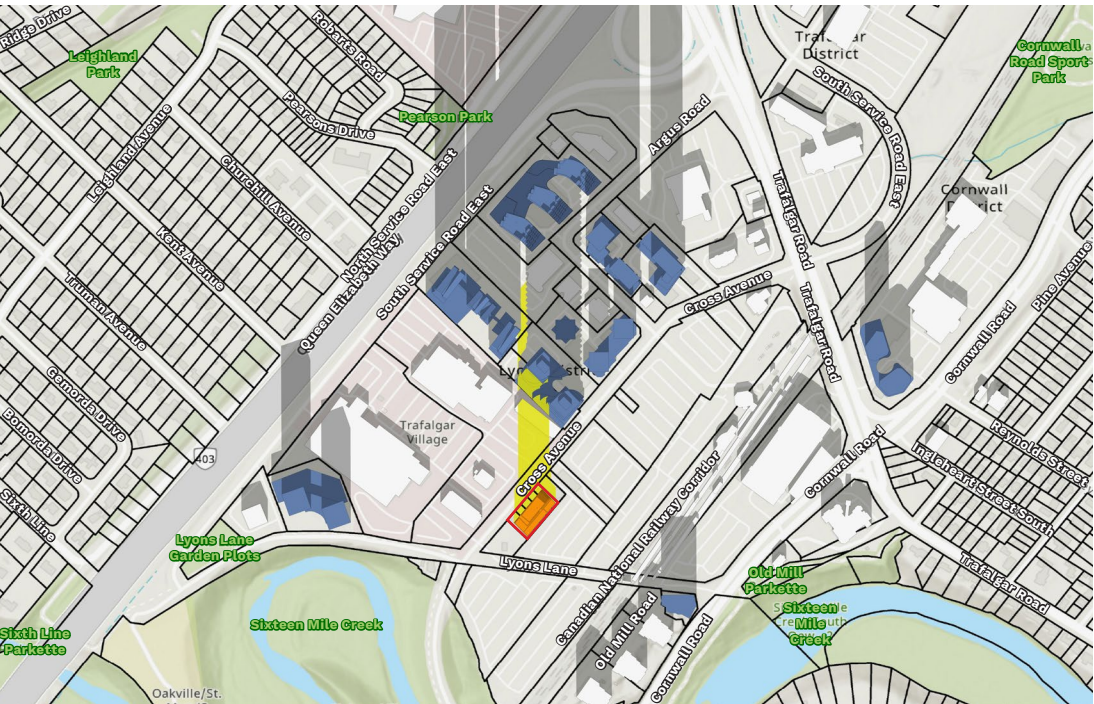
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December 21st



11:19am



12:19pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by
Proposed Development

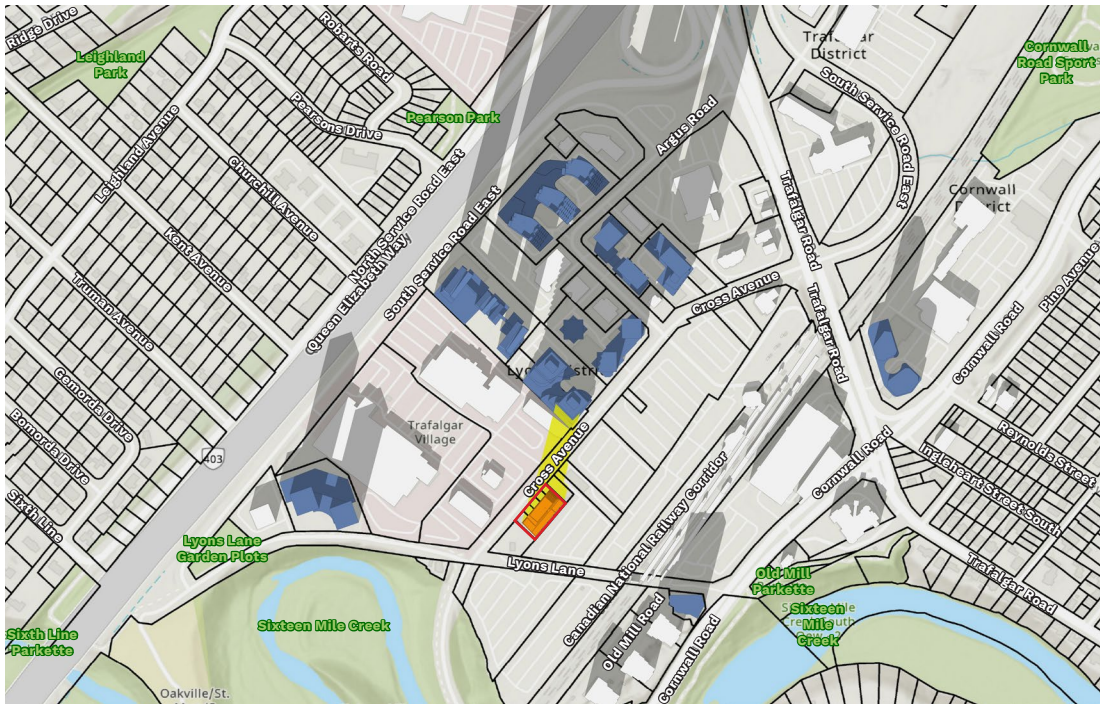
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 Park / Open Space

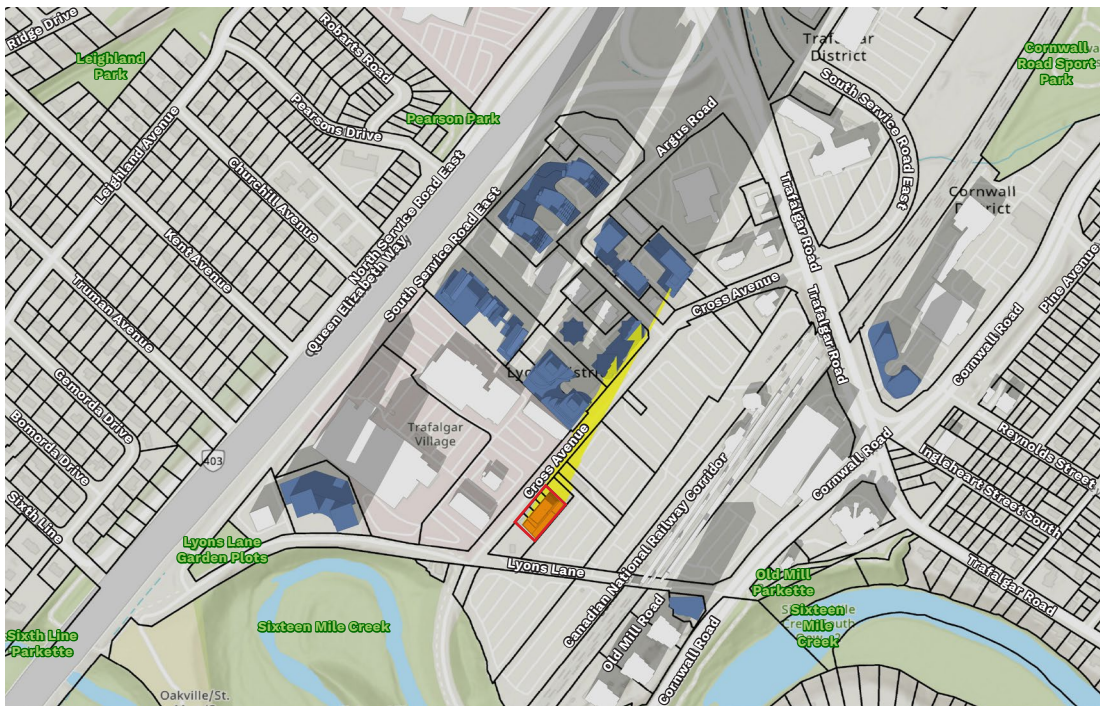
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December 21st



1:19pm



2:19pm

Legend

Subject Site

Subject Proposal

Shadow Cast by Proposed Development

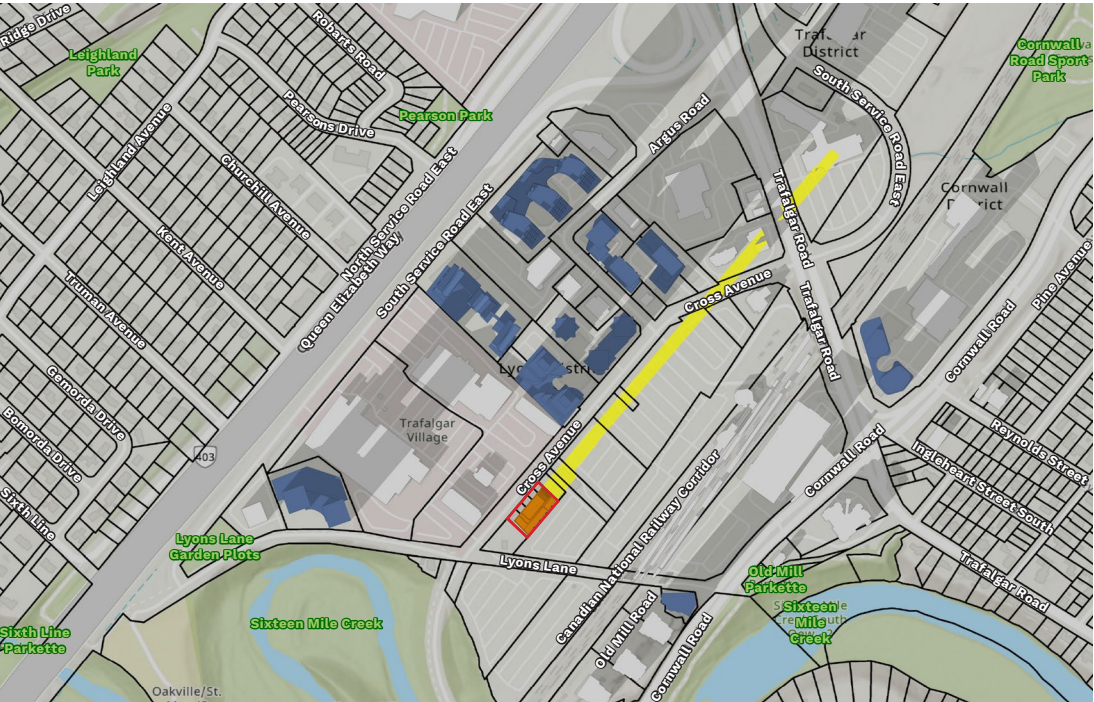
Approved Development

Park / Open Space

0m 50m 100m 200m



December 21st



3:16pm

Legend

 Subject Site

 Subject Proposal

 Shadow Cast by Proposed Development

 Approved Development

 Park / Open Space

0m 50m 100m 200m



