



September 14, 2022

Shadow Impact Analysis

Proposed Development

349 Davis Road
Oakville, Ontario

Prepared for: Township of Oakville

This Shadow Impact Analysis has been completed for the proposed development at 349 Davis Road, Oakville, Ontario.

The proposed development is a 58-storey mixed-use development located at the corner of 349 Davis Road and South Service Road. The proposed development will form part of a thriving community planned for the area of Midtown Oakville. The building comprises a five-storey building base that includes uses of retail and commercial and a tower component of fifty-three storeys containing residential use. A variety of residential, commercial, and public amenity spaces are provided along the west and south areas of the development.

The following analysis, including diagrammatic figures attached to this letter, demonstrates the effects of shadows cast by the proposed building development throughout the day and 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 current built form on the surrounding lands, including the shadows cast by these buildings, is also modelled as part of this analysis. A base plan of the proposed built form for the proposed development is modelled in blue, with the shadows from the proposed development cast in a purple shade to differentiate it from the shadows from surrounding buildings.



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The shadow impact analysis demonstrates the following:

- The common rooftop amenity space, located on the site and west sides, is provided with sufficient sunlight (over six consecutive hours), which will contribute to maximizing its use throughout the spring, summer and fall months.
- The proposed development will not cast a prolonged shadow on existing public parks in proximity to the subject lands.
- The public sidewalks along Davis Road will receive at least 5 hours of continuous sunlight throughout the day in the spring, summer, fall and winter months.

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,

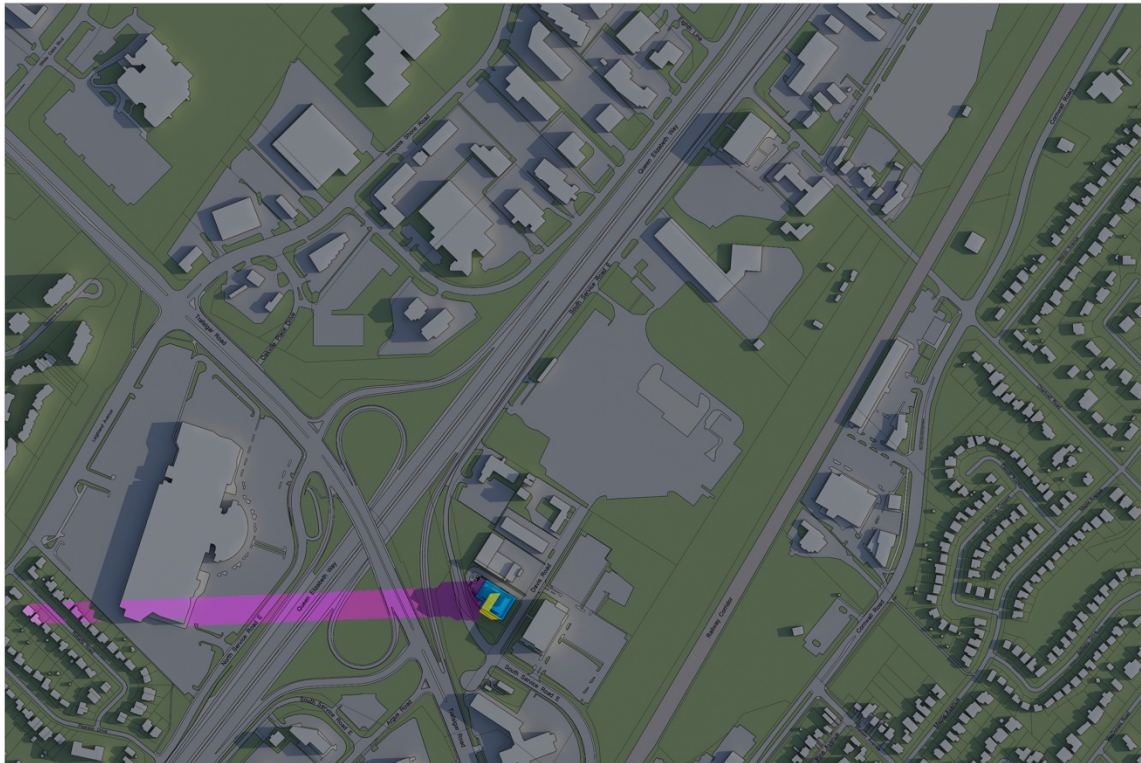
A handwritten signature in black ink, appearing to read 'V. Madonna', followed by a horizontal line and a period.

Veronica Madonna, OAA, FRAIC, M.Arch, B.E.D.S., B.Arch.Sc.
Principal Architect
Studio Veronica Madonna Architect



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Proposed 58 Storey Building - April 21 7:56 am

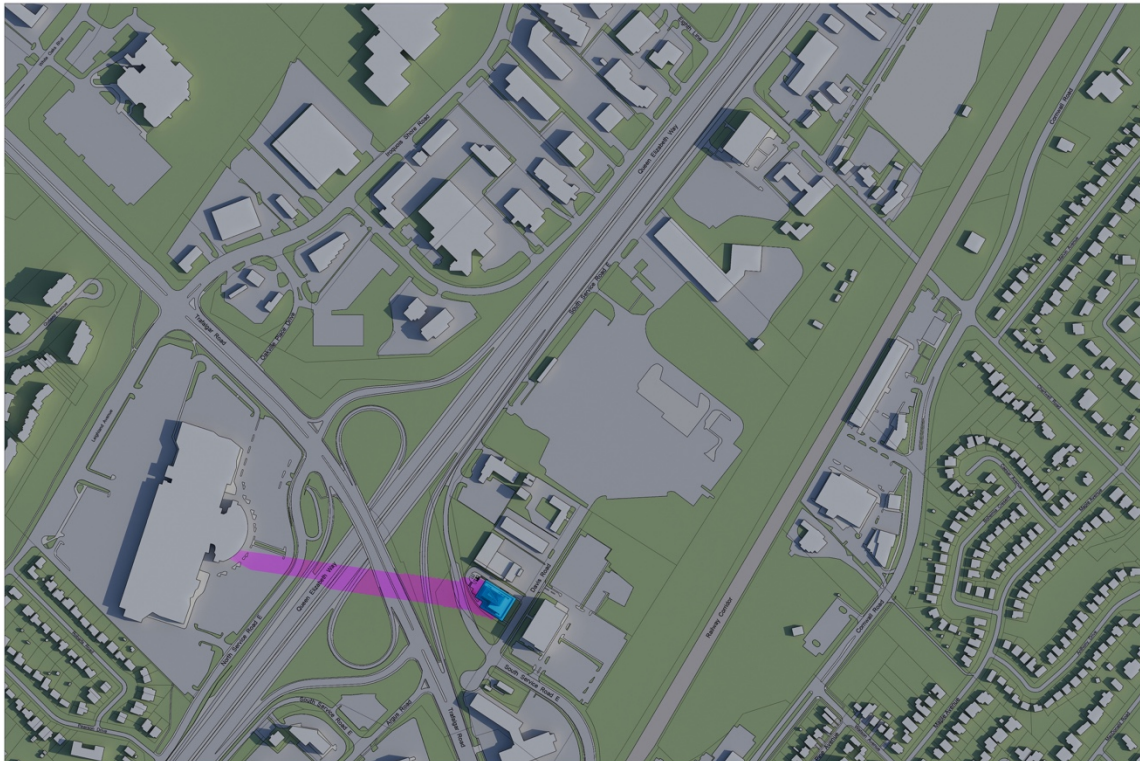
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30



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Proposed 58 Storey Building - April 21 8:56 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 100 200



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Proposed 58 Storey Building - April 21 9:56 am

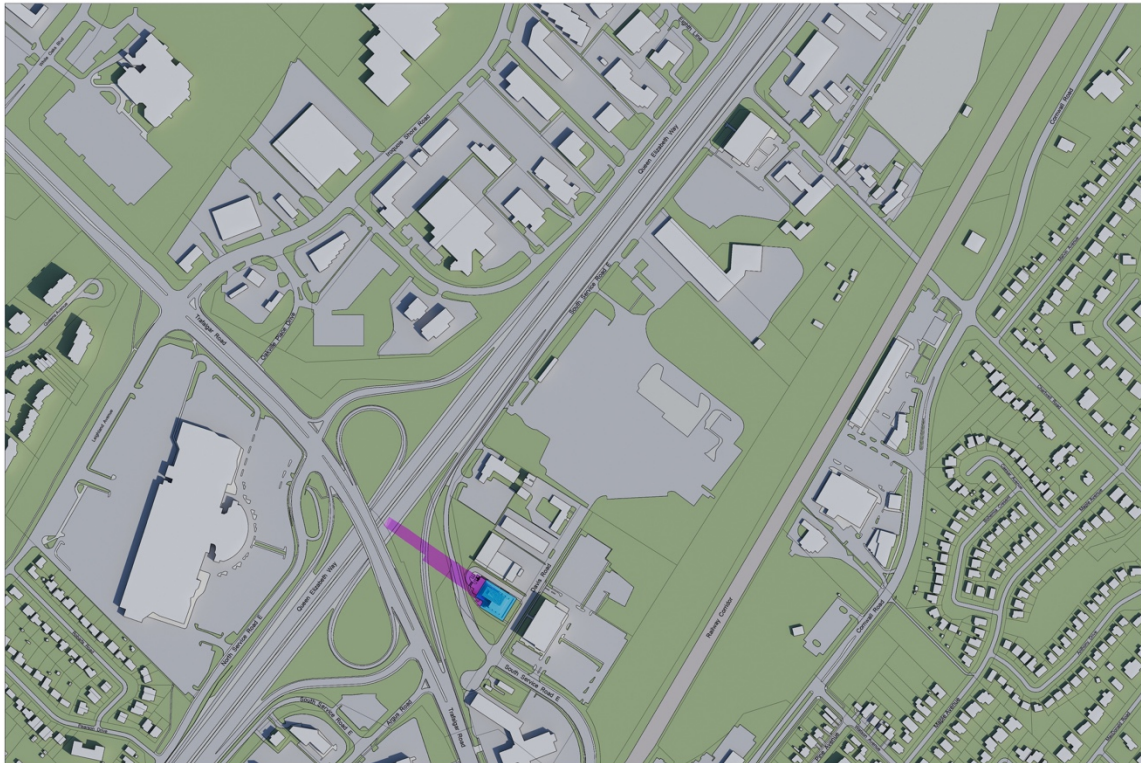
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 10:56 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 11:56 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30m



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Proposed 58 Storey Building - April 21 12:56 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE



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Proposed 58 Storey Building - April 21 1:56 pm

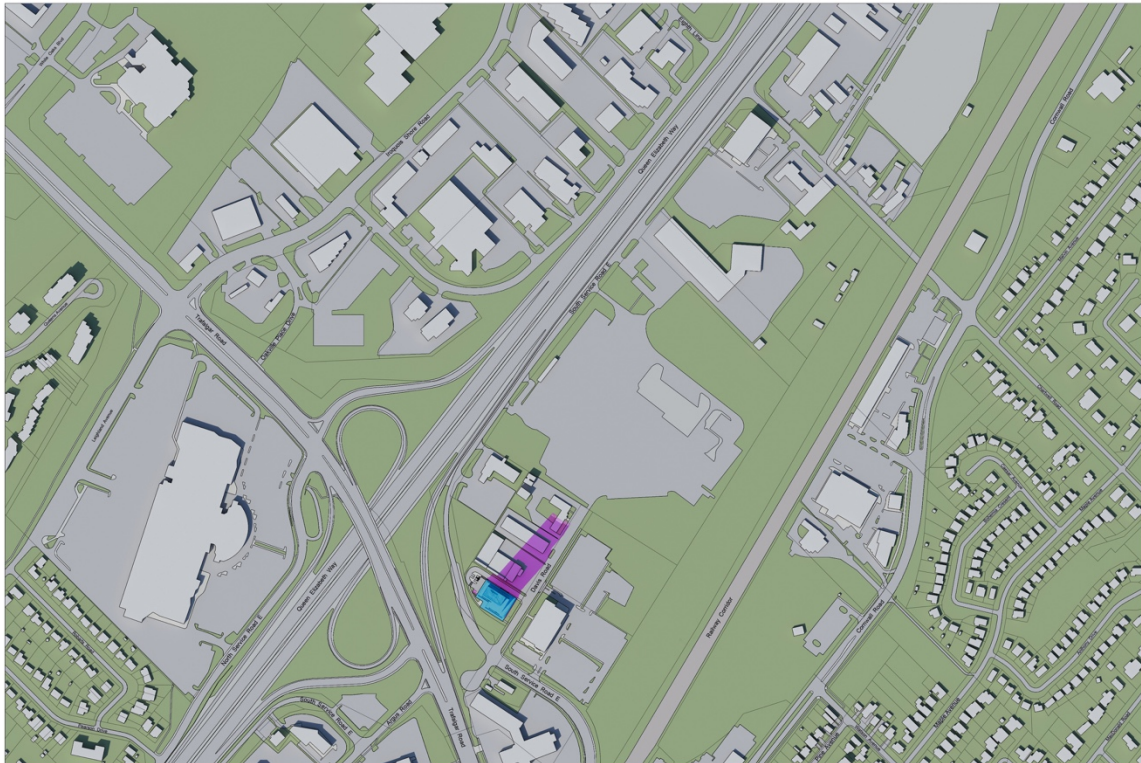
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE



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Proposed 58 Storey Building - April 21 2:56 pm

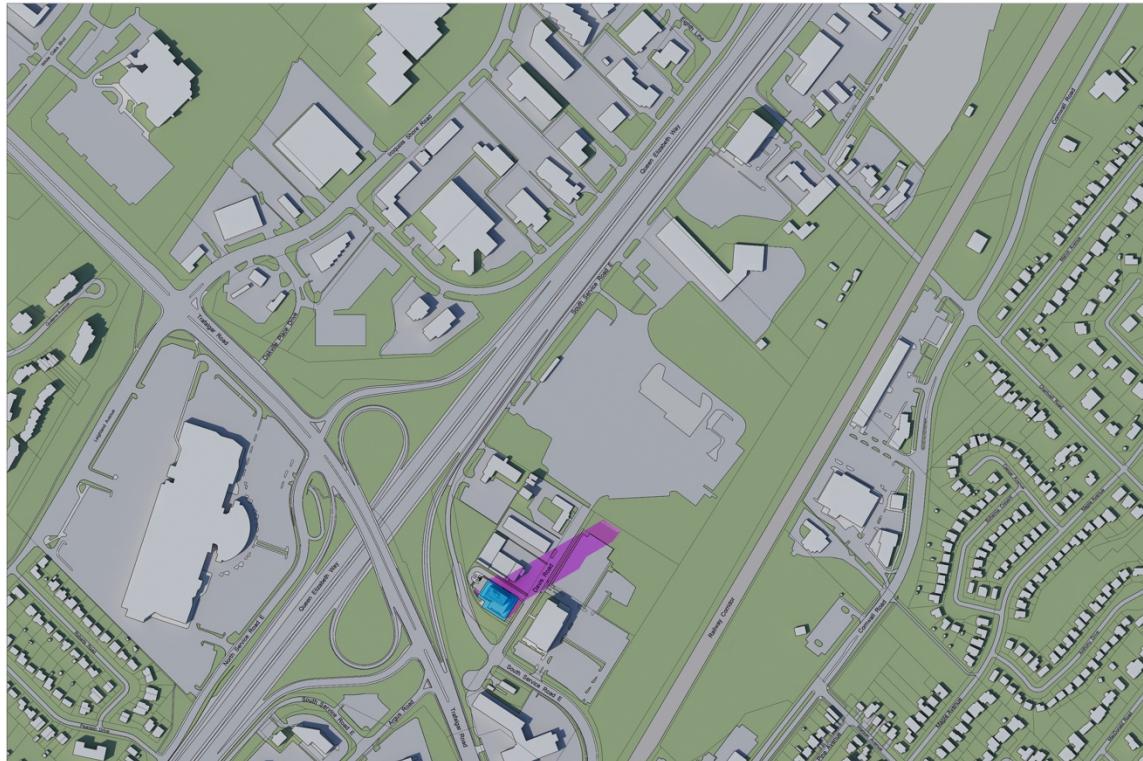
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 3:56 pm

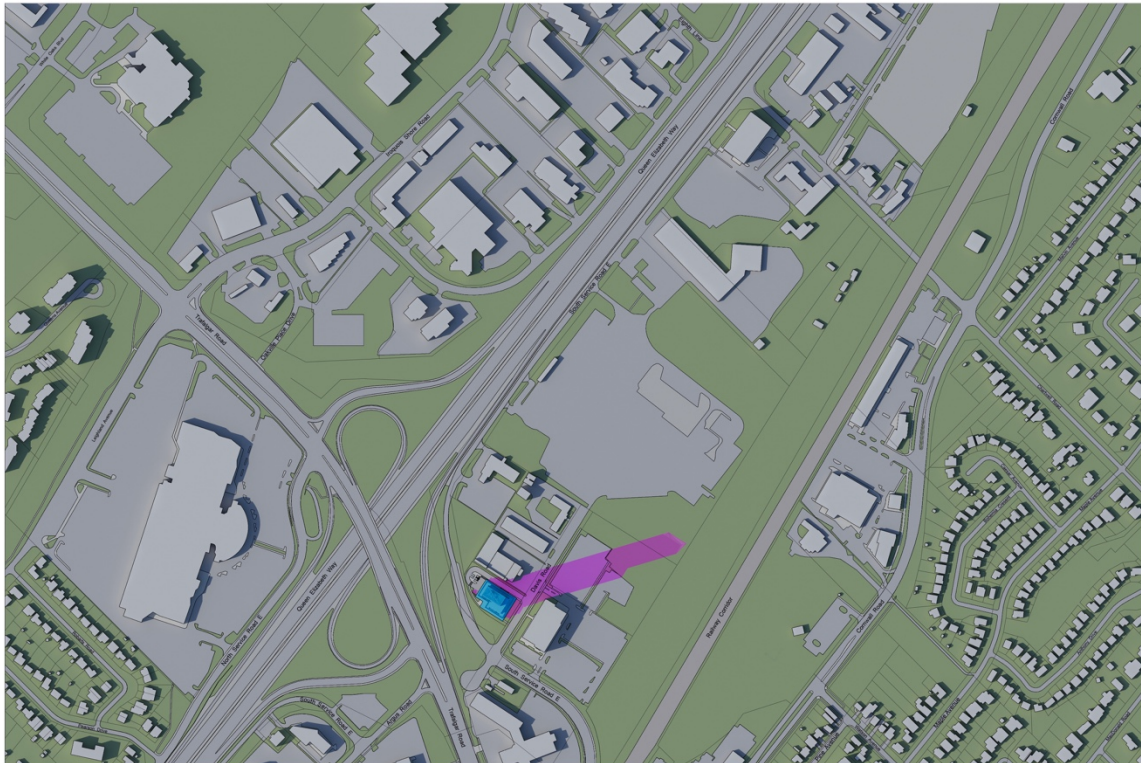
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 4:56 pm

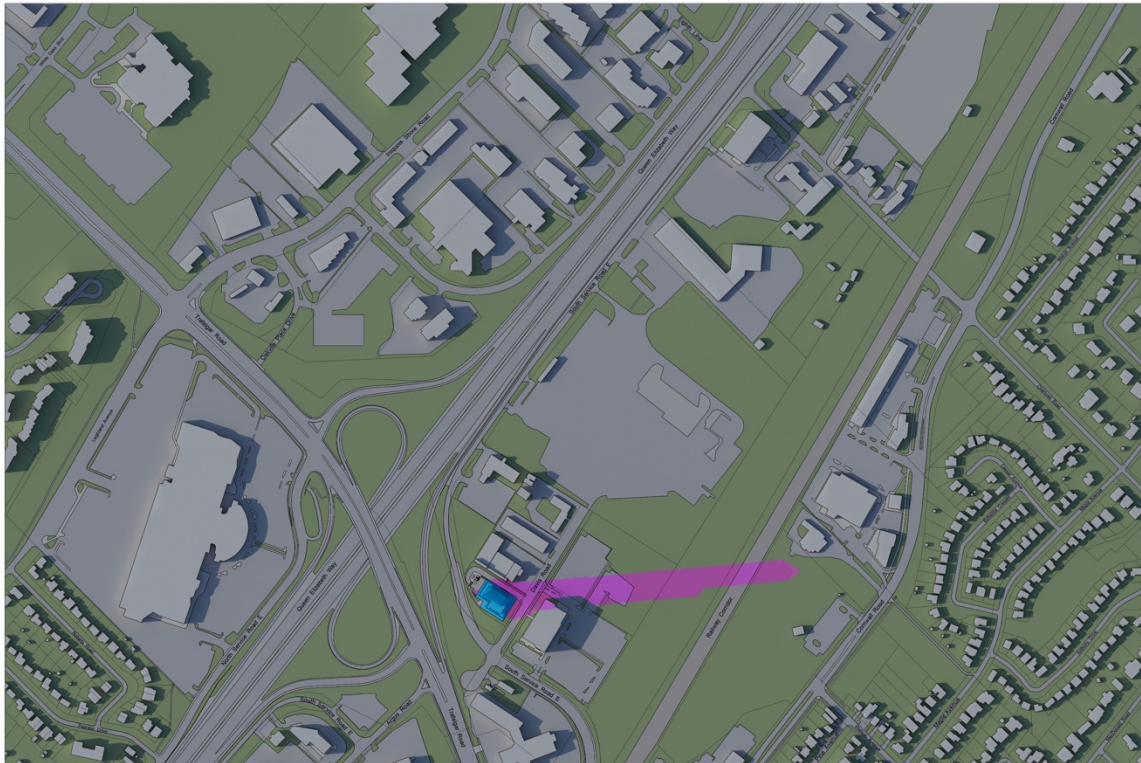
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 5:56 pm

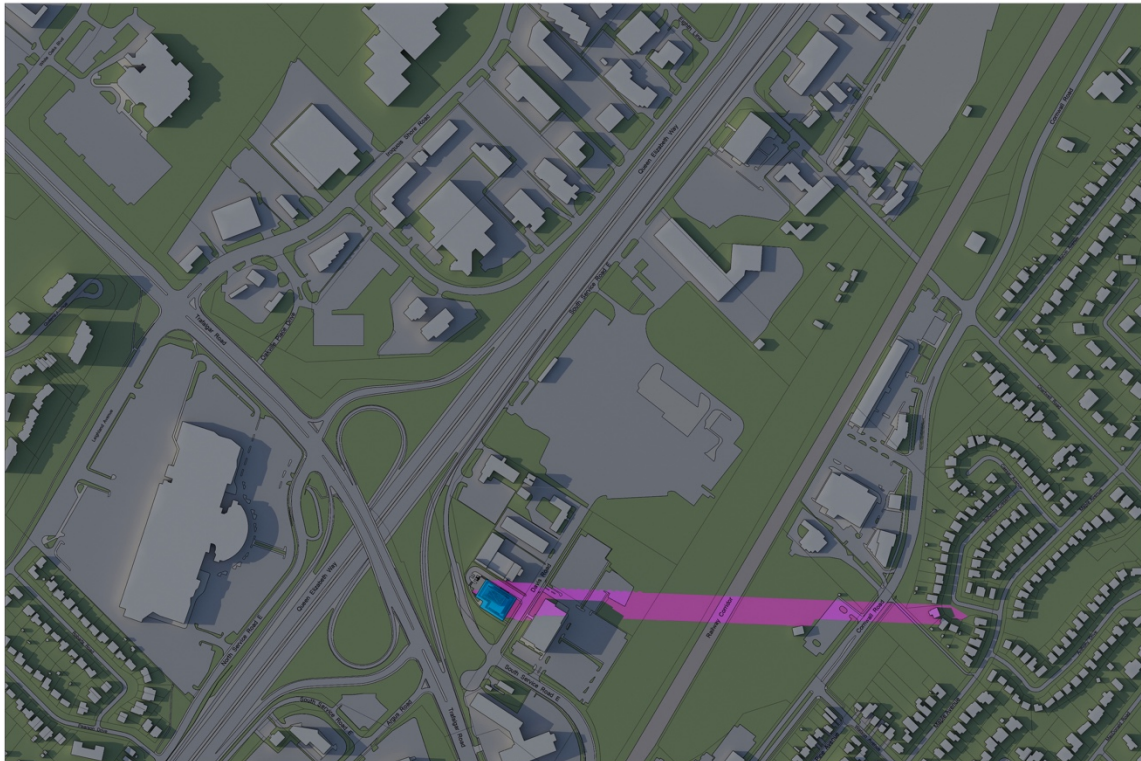
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - April 21 6:39 pm

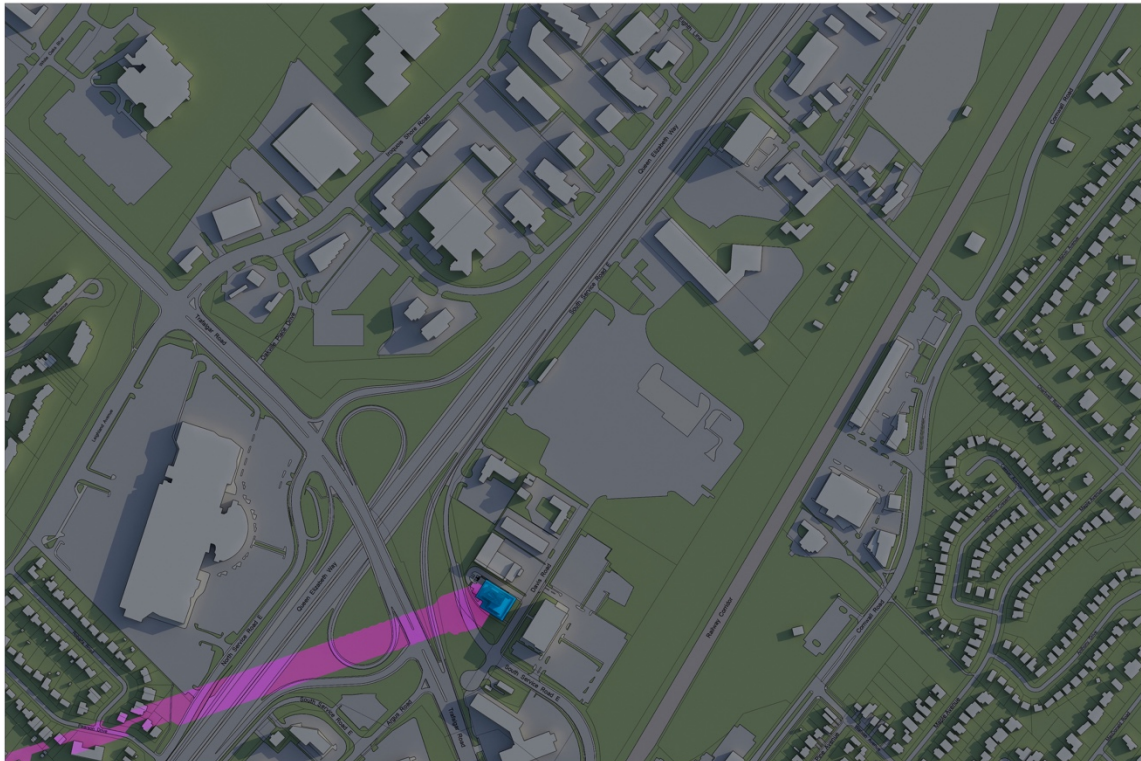
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 7:08 am

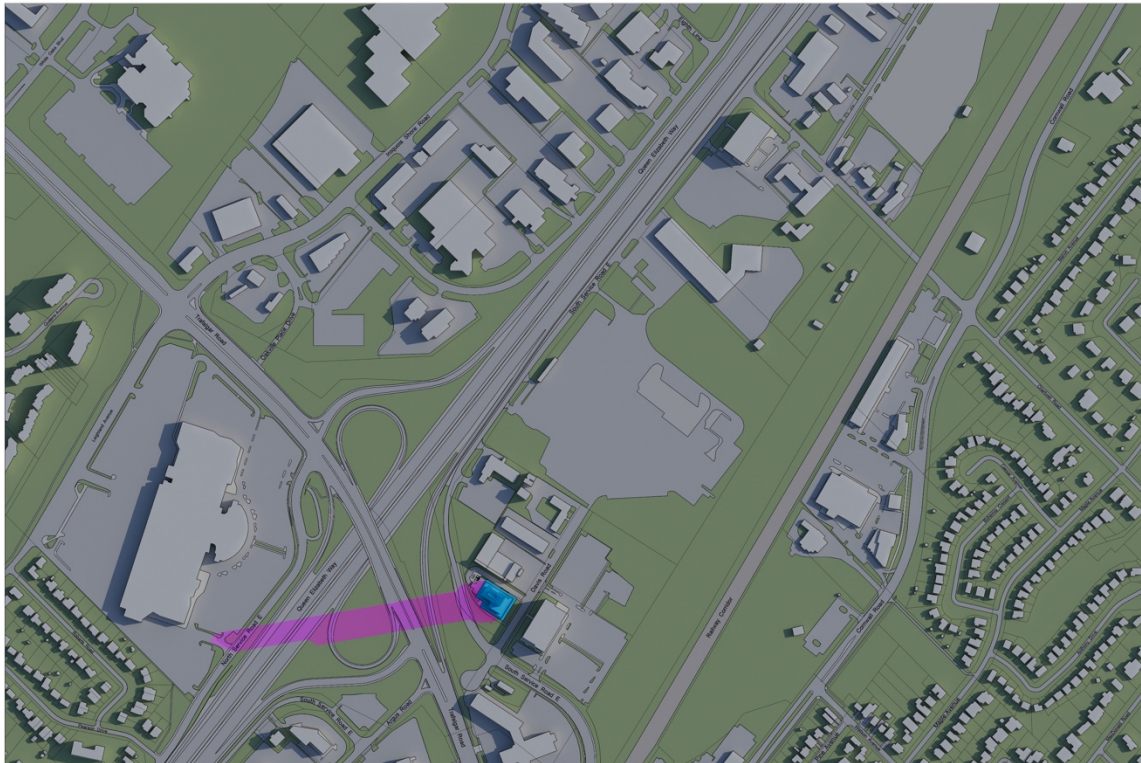
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30



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Proposed 58 Storey Building - June 21 8:08 am

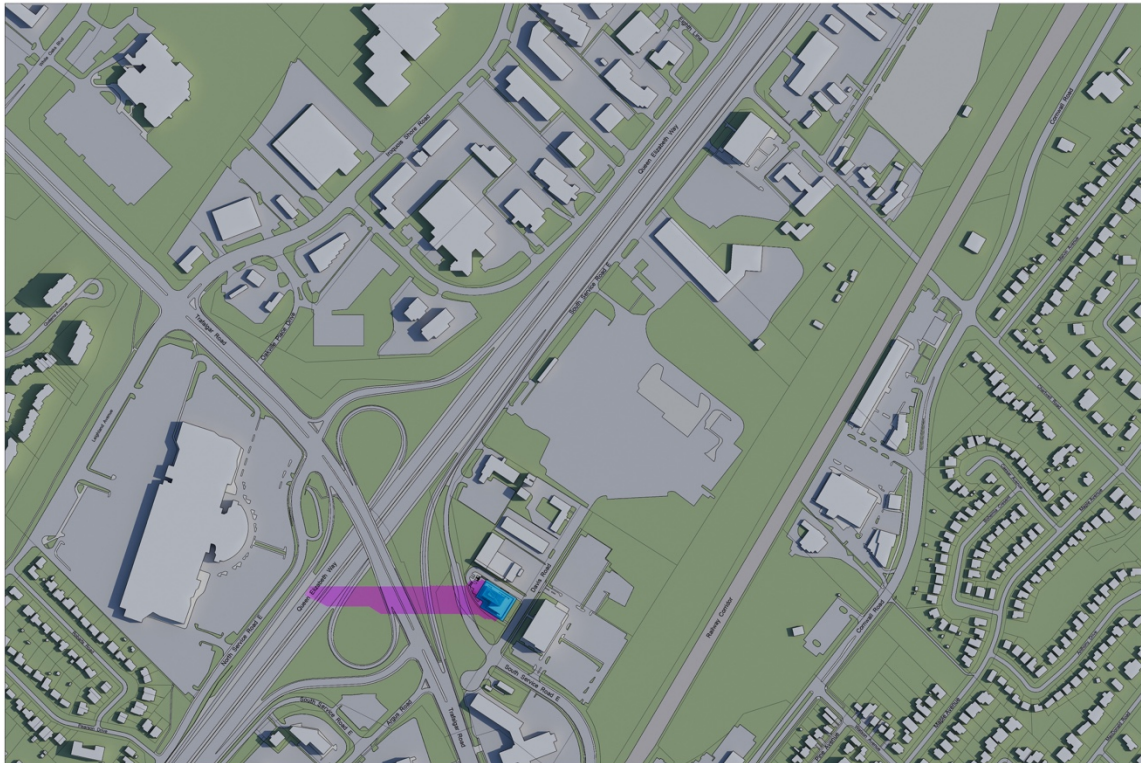
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 9:08 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 10:08 am

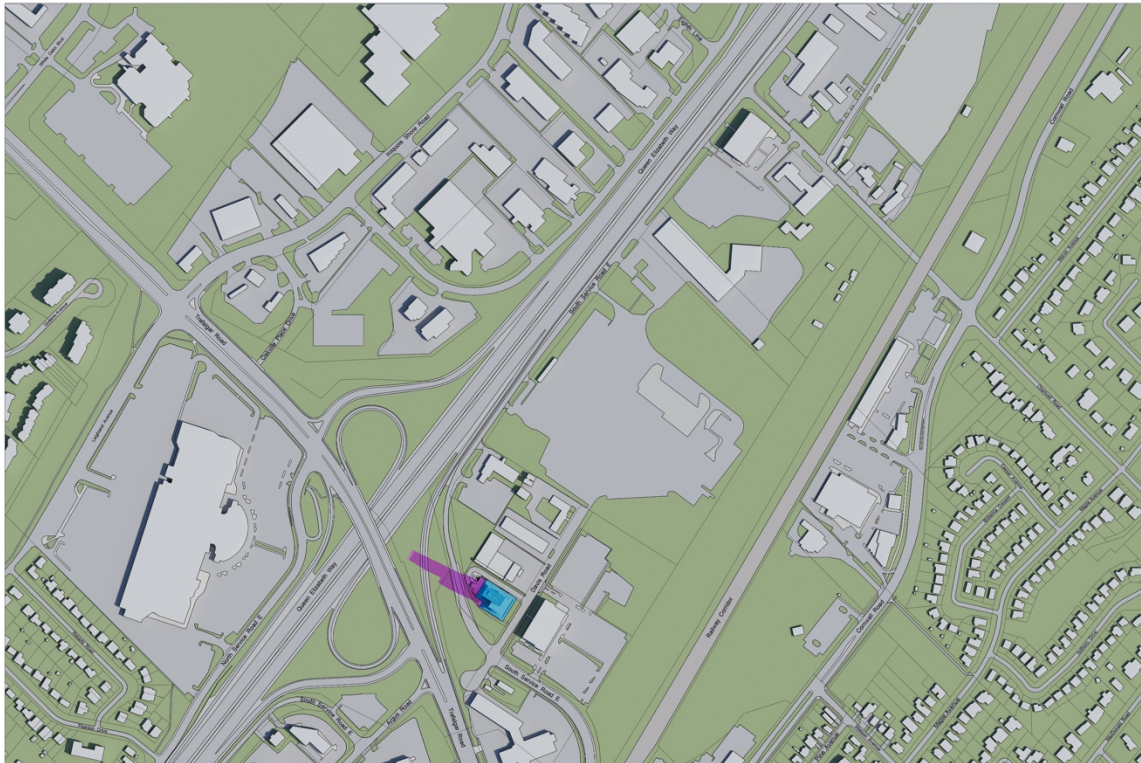
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 11:08 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 12:08 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 1:08 pm

 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 2:08 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 3:08 pm

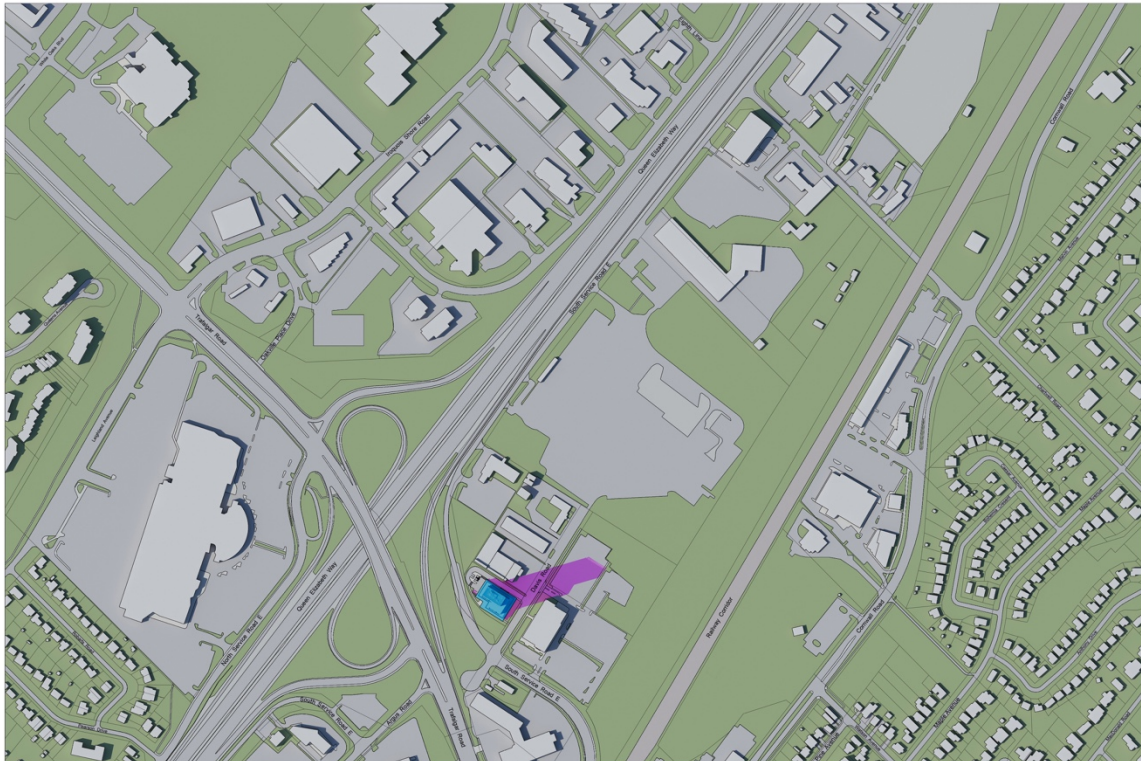
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE



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Proposed 58 Storey Building - June 21 4:08 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 5:08 pm

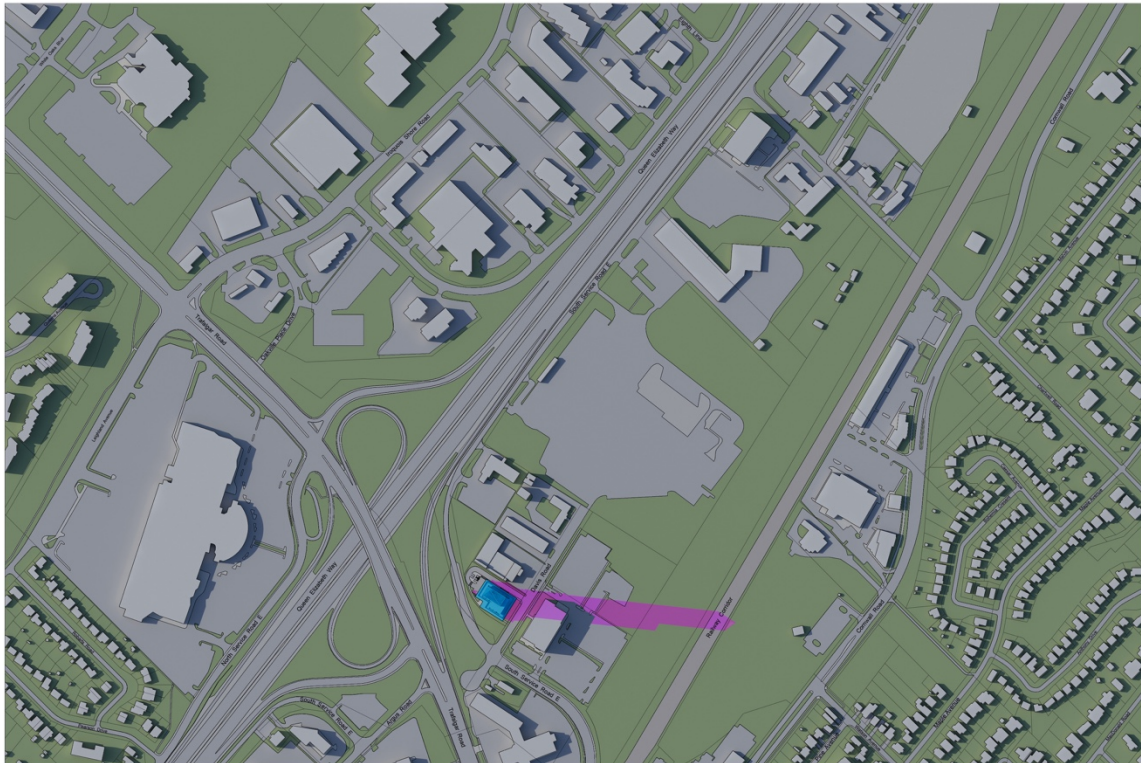
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 6:08 pm

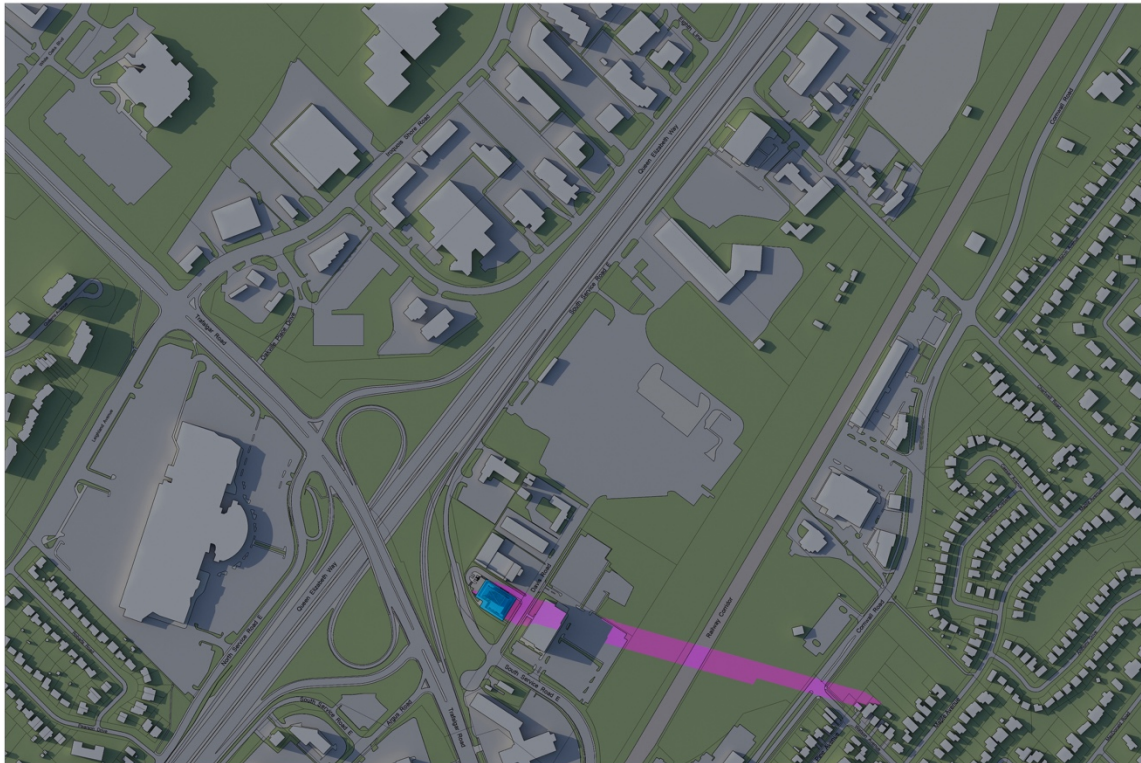
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 7:08 pm

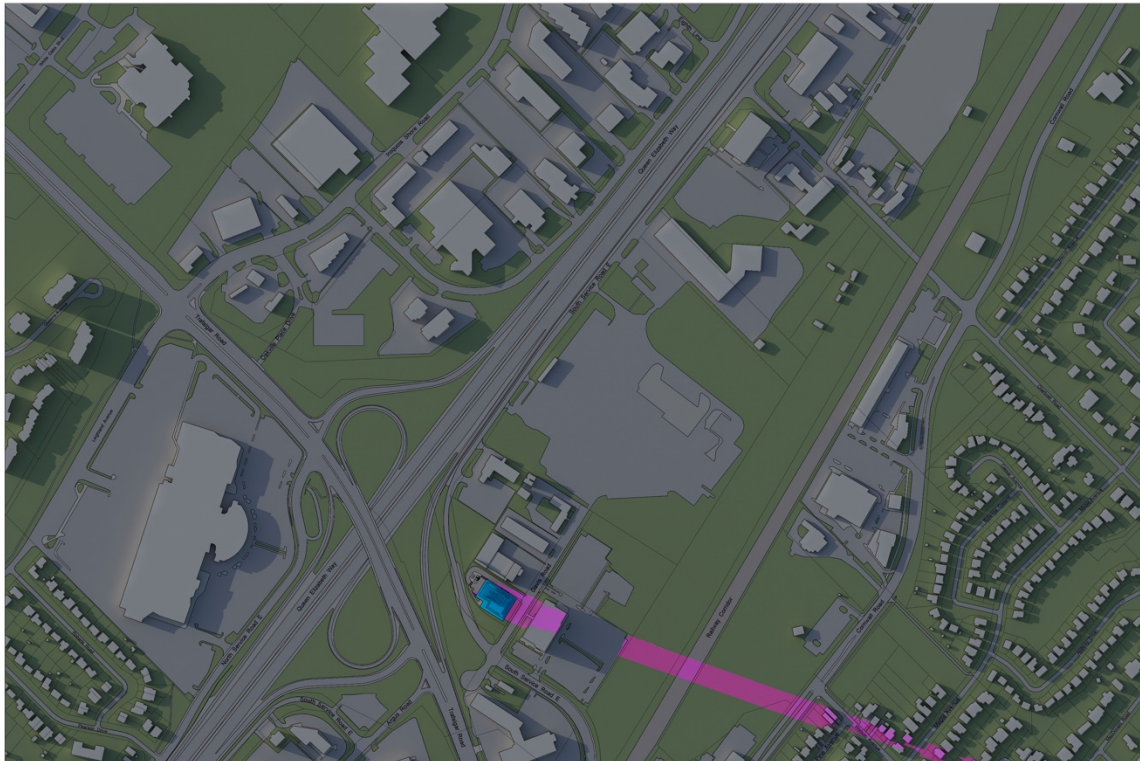
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - June 21 7:33 pm

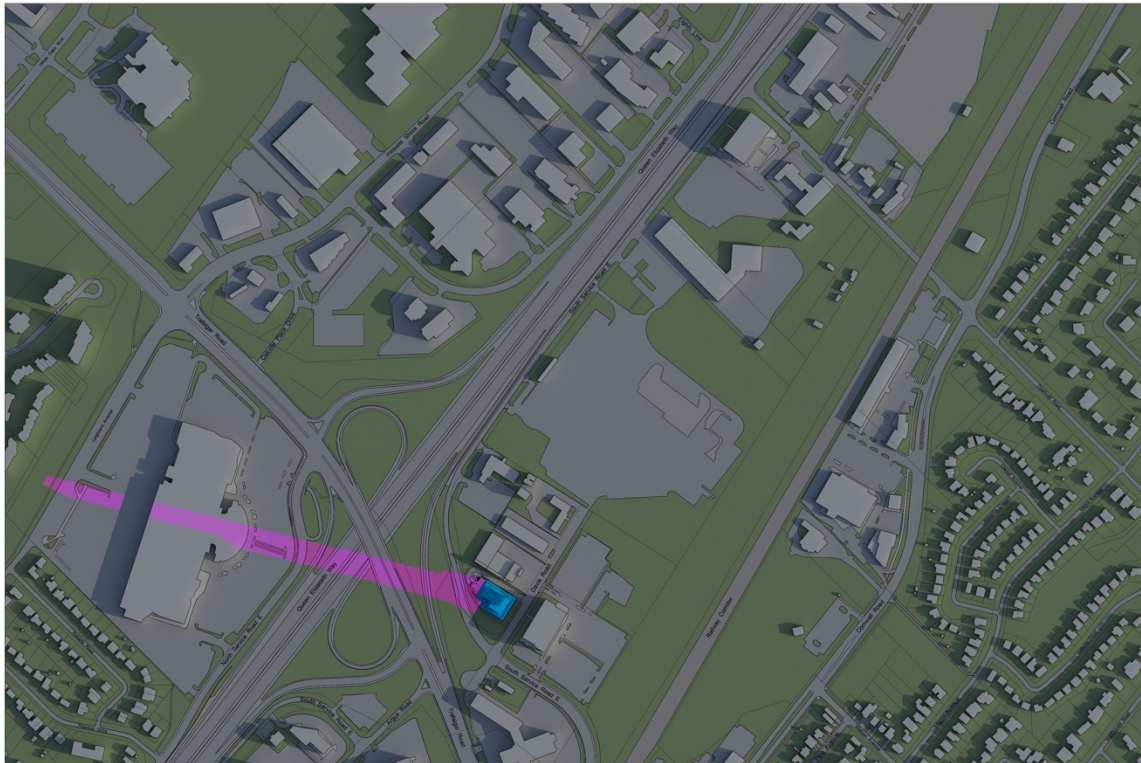
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 8:34 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 9:34 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 10:34 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 11:34 am

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 12:34 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 1:34 pm

■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE



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Proposed 58 Storey Building - Sept 21 2:34 pm

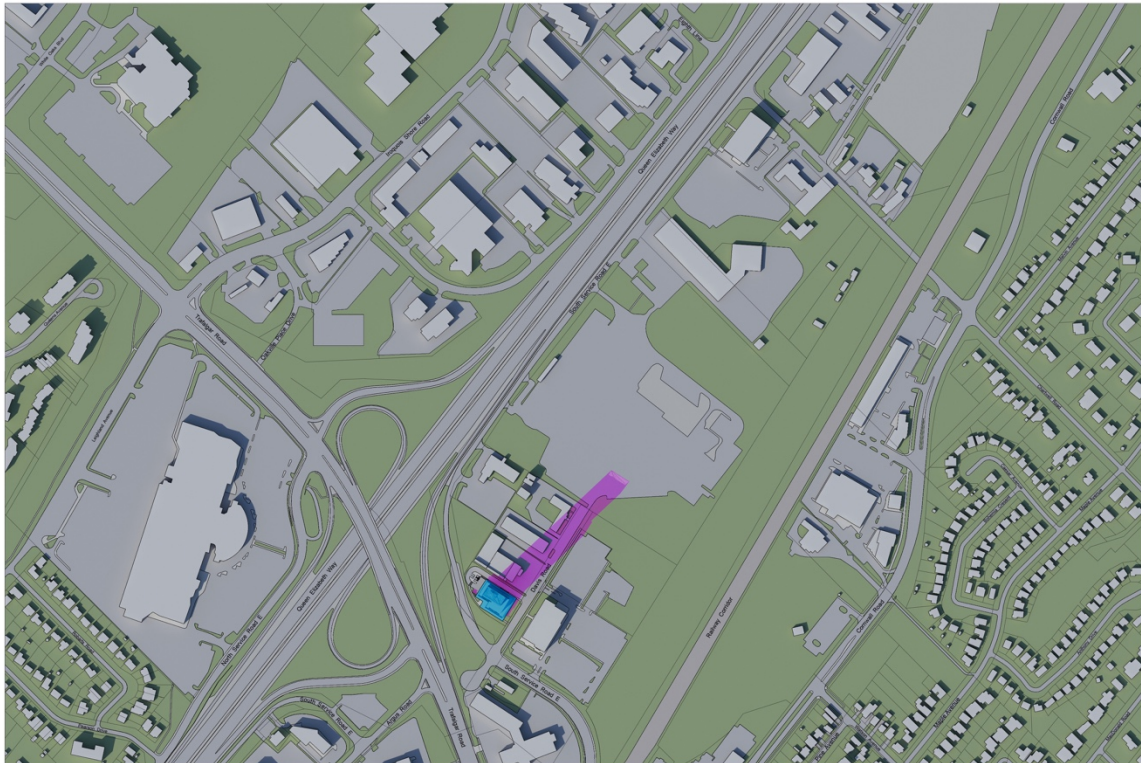
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 3:34 pm

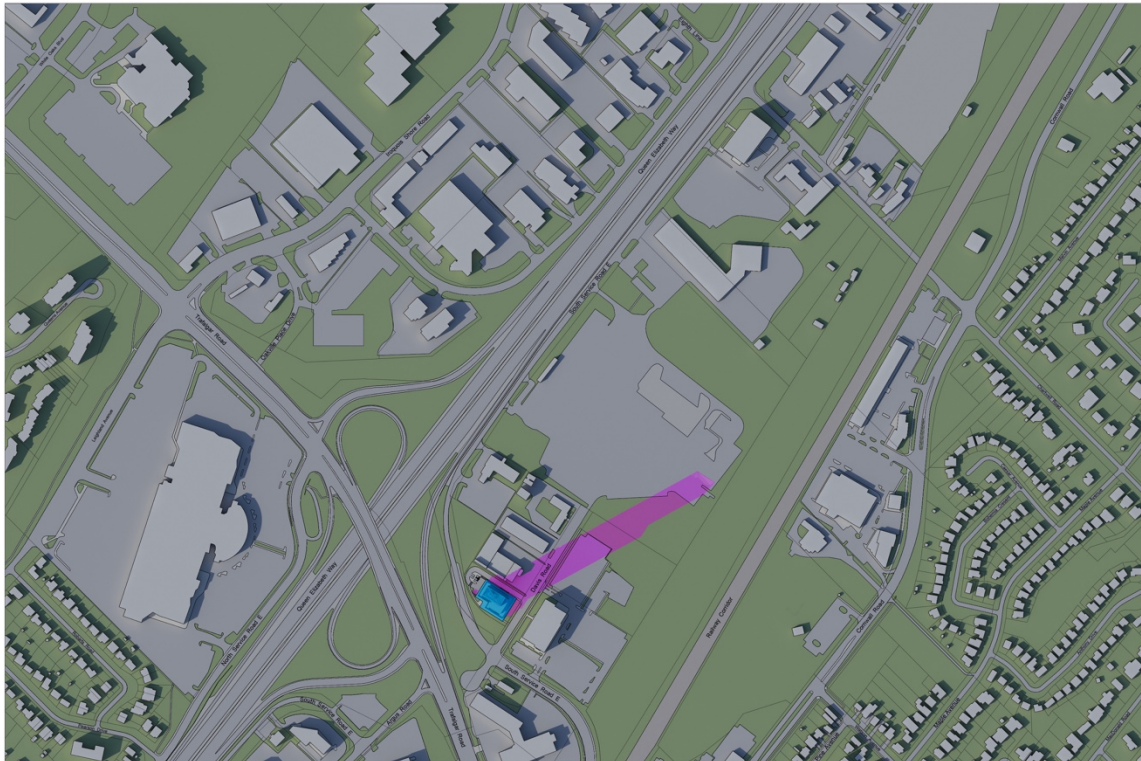
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 4:34 pm

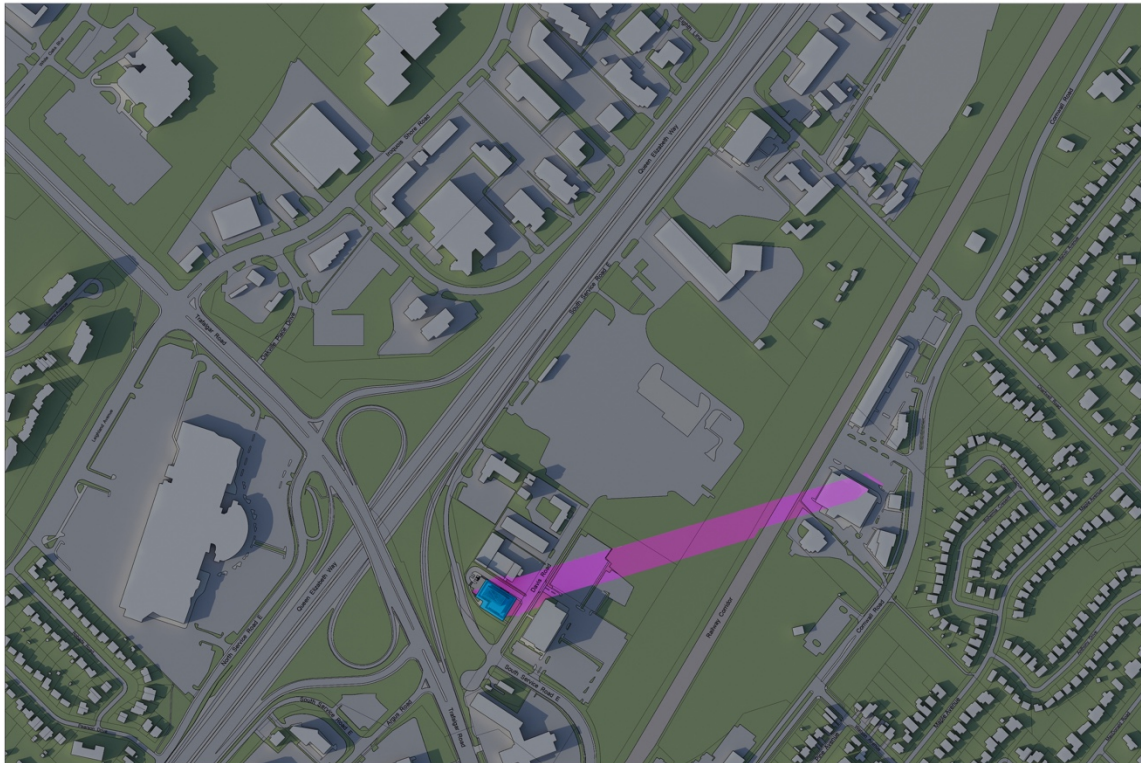
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 5:34 pm

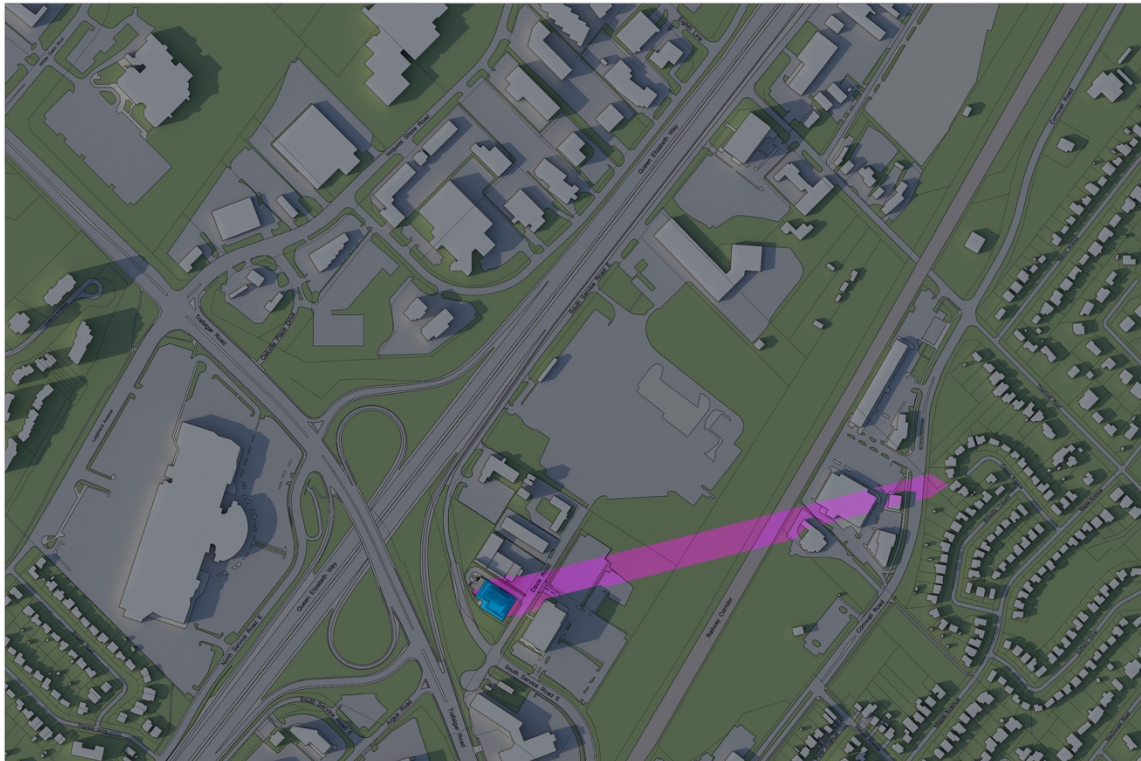
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Sept 21 5:47 pm

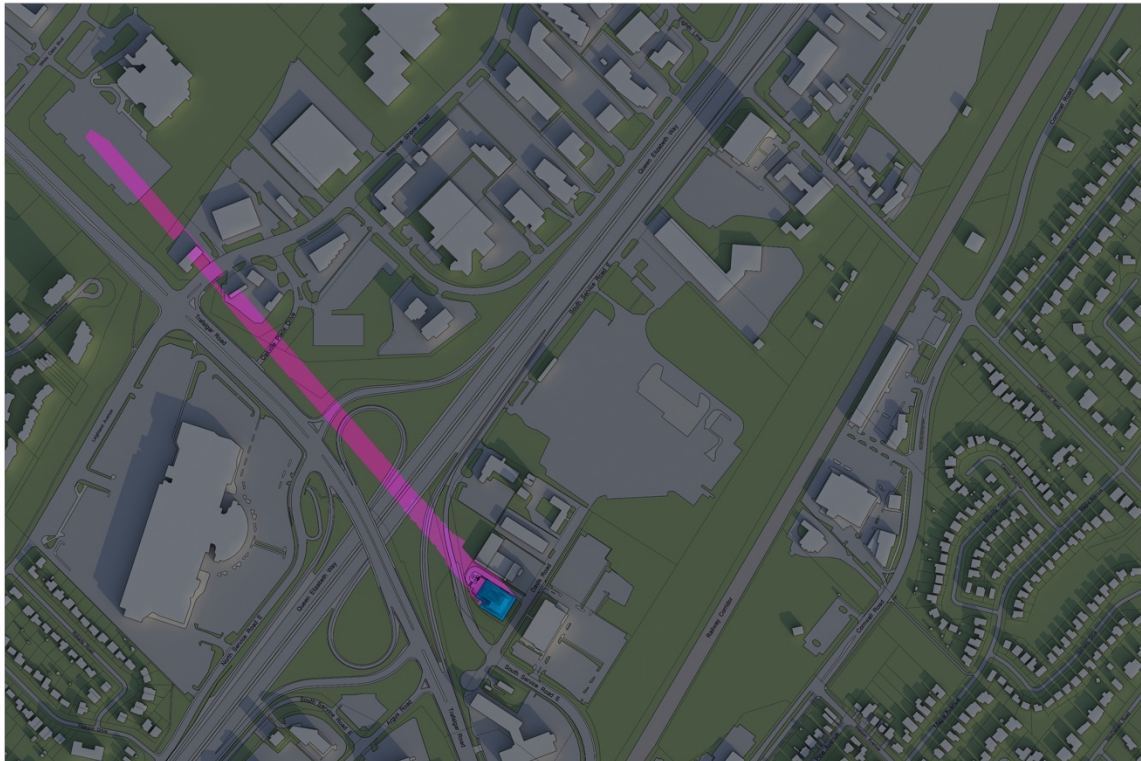
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 9:18 am

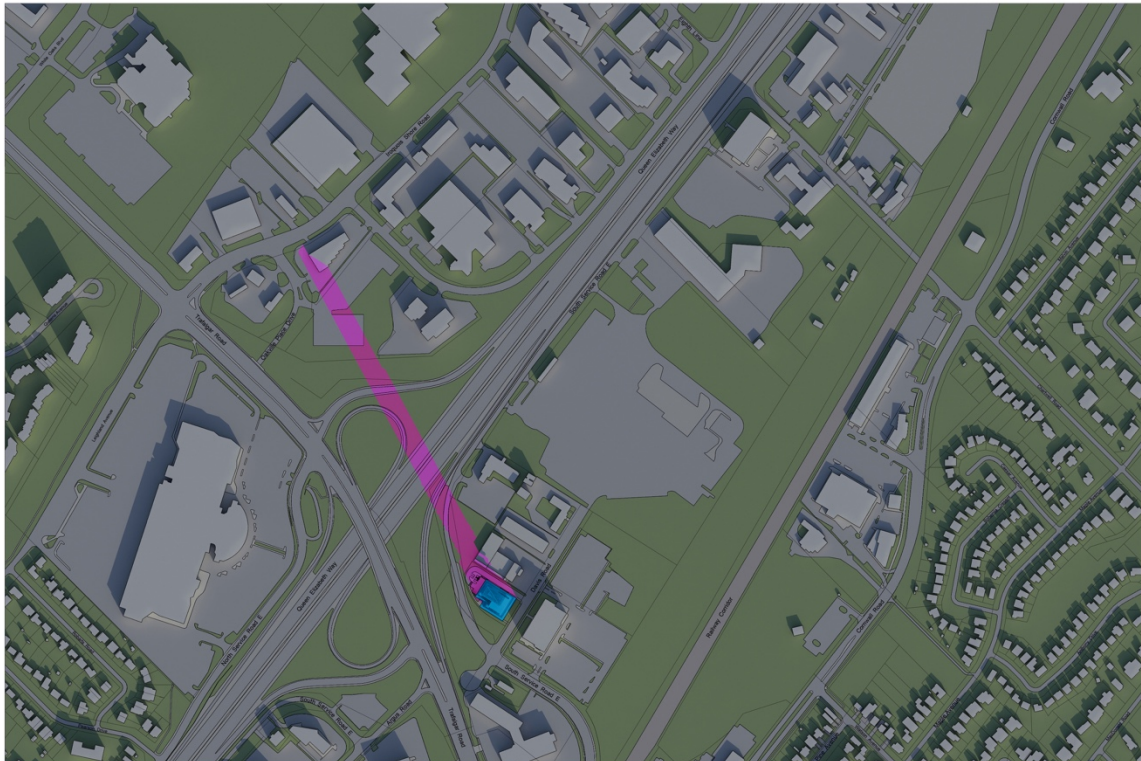
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40 50 60 70 80 90 100



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Proposed 58 Storey Building - Dec 21 10:18 am

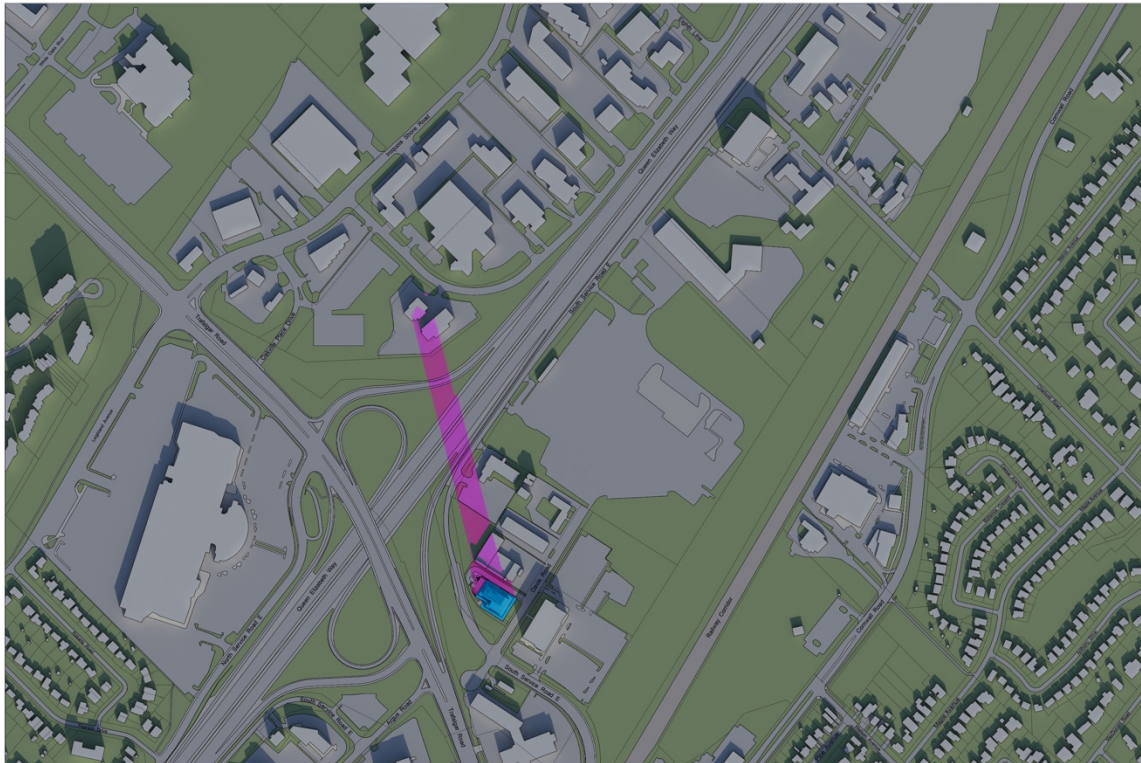
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 11:18 am

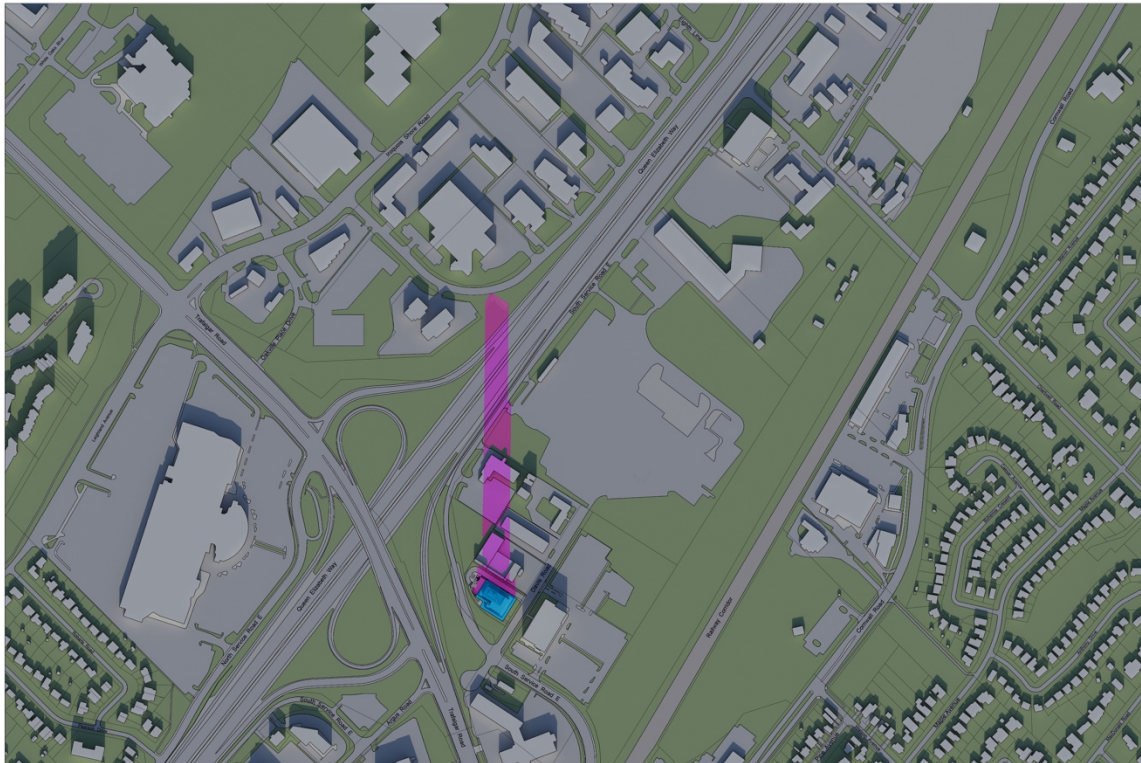
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 12:18 pm

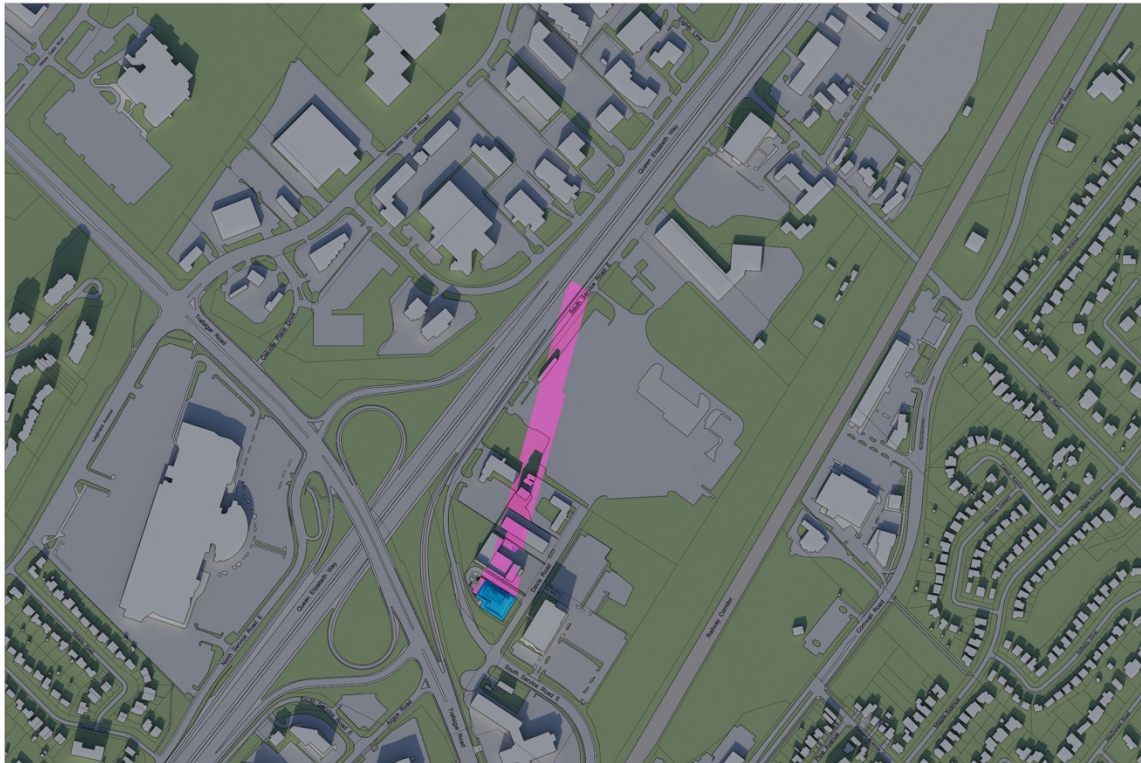
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 1:18 pm

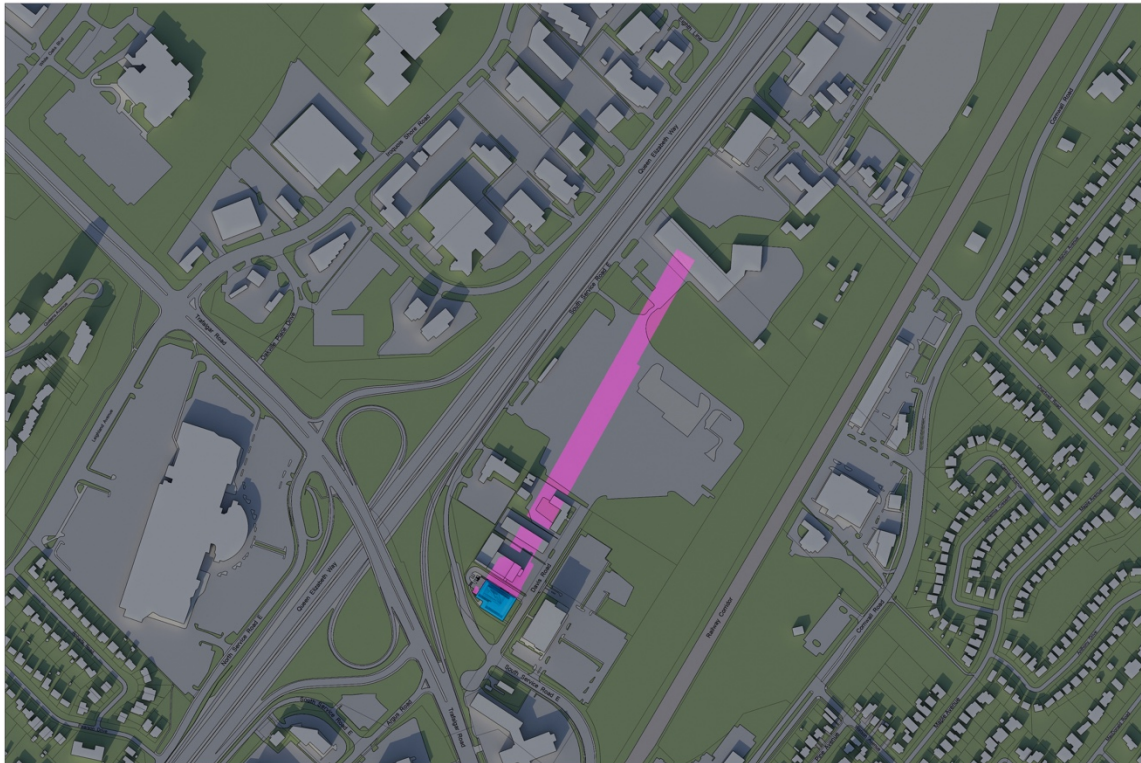
■ PROPOSED 58 STOREY BUILDING ■ SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 2:18 pm

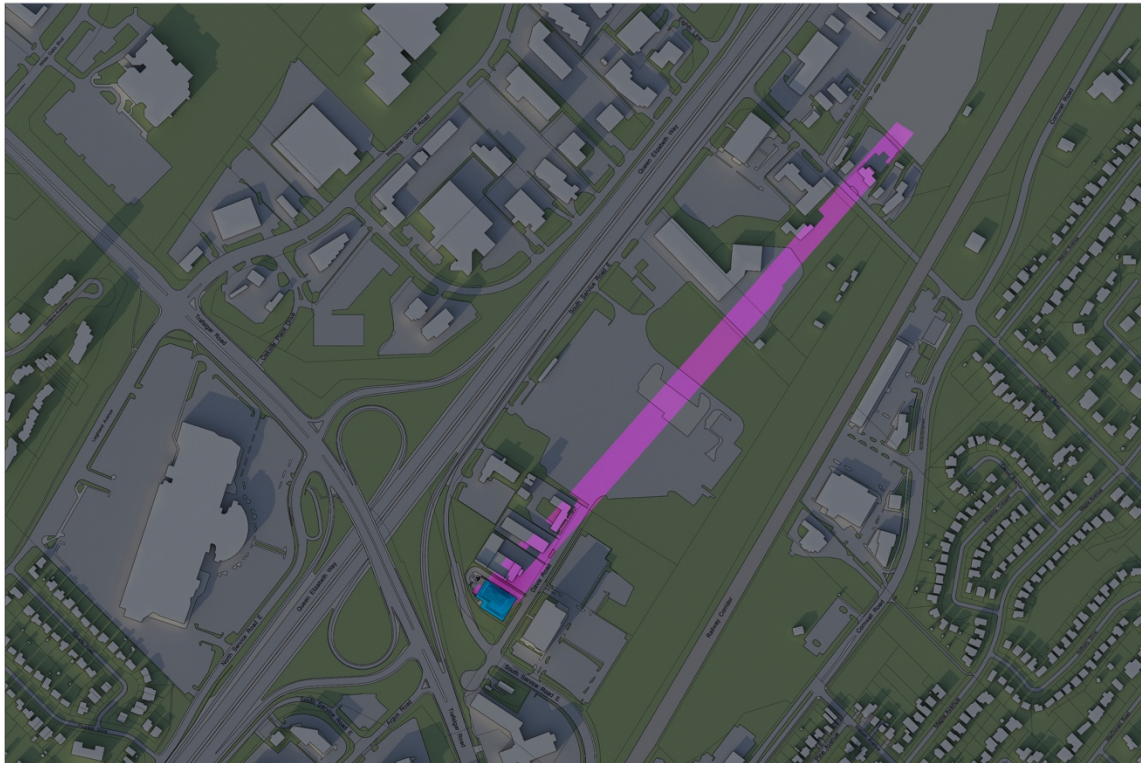
 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40



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Proposed 58 Storey Building - Dec 21 3:15 pm

 PROPOSED 58 STOREY BUILDING  SHADOW PROPOSED

SCALE
0 10 20 30 40