

April 6, 2026

**Re. 340 Burnhamthorpe Road East and 3437 Trafalgar Road applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – Shadow Impact Analysis**

Urban Strategies Inc. has prepared this Shadow Impact Analysis on behalf of Westerkirk Capital Inc. for its applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the property 340 Burnhamthorpe Road East and 3437 Trafalgar Road in the Town of Oakville (the “**Site**”).

**THE PROPOSED DEVELOPMENT**

This Shadow Impact Analysis has been prepared with regard with the applicable Town of Oakville Terms of Reference (December 2017) to describe and demonstrate the extent of shadow impact from a proposal for a phased, multi-tower mixed-use development on the Site (the “**Proposed Development**”). The Proposed Development consists of:

- Phase 1, in the site's southwest corner, includes Block 2 with three towers (T1, T2, T3) of 24, 24, and 20 storeys on 8-storey podiums, which include 3-storey structured parking, and Block 3 with an 8-storey building featuring 1- and 6-storey portions. This phase initiates development of the east-west commercial Main Street.
- Phase 2, located in the northwest corner of the Site: Block 1, including three towers (T4, T5, and T6) of 28, 28, and 30 storeys above 8 storey podiums, which include 3 storeys containing wrapped structured parking and a neighbourhood grocery store.
- Phase 3 is centrally located and includes Block 4 with a 20-storey tower (T7) above a 6-storey podium, and an urban square (“**POPS**”). Block 5 features an 18-storey tower (T8) atop podiums of 6–8 storeys. Block 9 contains an eight-storey building in the centre of the Linear Greenway (“**Open Space**”), plus a public parkette on the eastern edge of the site (“**Open Space Parkette**”), linking the development to the future Community Park.
- Phase 4, located in the centre north of the Site: Block 4, northern portion, including one tower (T9) of 24 storeys above an 8 storey podium, and two 8 storey buildings, and Block 8, including one tower (T10) of 18 storeys above a podium ranging from 6 to 8 storeys, and one 8 storey building, in addition to the northern portion of the Linear Greenway open space (“**Open Space**”).

- Phase 5, located in the centre south of the Site: Block 5, including three buildings ranging from 6 to 8 storeys, and a centralized neighbourhood park (“**Open Space Park**”), as well as Block 7, including one four storey building.
- Phase 6, located at the northeast corner of the Site: Block 10, including three buildings, ranging from 6 to 8 storeys.
- Phase 7, located at the southeast corner of the Site: Block 11, including two six storey buildings and Block 12, including three buildings ranging from 6 to 8 storeys and the southern portion of the Linear Greenway open space.
- Five new public streets to be dedicated to the Town through the redevelopment process, as well as proposed right-of-way widenings along Trafalgar Road and Burnhamthorpe Road.



*Conceptual Phasing Strategy for the Proposed Development*

An annotated site plan labelled with the tower numbers is provided below.



Annotated site plan of the Proposed Development with tower numbering and building heights.

## **SITE & SURROUNDING CONTEXT**

The Site is approximately 20.2 hectares in size with frontage along Trafalgar Road and Burnhamthorpe Road. The majority of the Site is currently largely undeveloped and includes a golf training facility, clubhouse and driving range, as well as a two-storey abandoned farmhouse.

The Site is designated *Trafalgar Urban Core* in the North Oakville East Secondary Plan (“**Secondary Plan**”), an area intended to redevelop with medium and high-density mixed-use development to support future Bus Rapid Transit along Trafalgar. The Trafalgar Urban Core is part of the Nodes and Corridors that represent the Town’s strategic growth areas, which are the focus for intensification to support the Town’s planned urban structure (Schedule A1 of the Livable Oakville Plan). The Secondary Plan permits heights up to 20 storeys in the Trafalgar Urban Core, and as such, an Official Plan Amendment is being requested for the Proposed Development.

The surrounding context around the Site includes the following:

**North:** Immediately north of the Subject Site, on the north side of Burnhamthorpe Road East, is the Al Falah Islamic Centre and the Oakville chapter of the Islamic Circle of North America (ICNA), which include a mosque and meeting place that serve the Muslim community in Oakville. On the north side of Burnhamthorpe Road, west of Trafalgar Road, there are small-scale retail uses, including a pet store, Ren’s Pets, and a garden supply facility. The Islamic Centre and small-scale retail uses are surrounded by farmlands north towards William Halton Parkway. The farmland extends further north toward Highway 407, at the border between the Town of Oakville and the Town of Milton.

**East:** Immediately east of the Subject Site, along Burnhamthorpe Road, are vacant farmlands. Further east is the Joshua Creek Valley and natural heritage system, which extends southeast towards Dundas Street near Ninth Line. There is a planned Community Park to be located directly east of the Site, along Burnhamthorpe Road.

**South:** Immediately south of the Subject Site, along Trafalgar Road, is the Joshua Crossing Family Church, which is surrounded by farmlands. Further south along Trafalgar are mid- and high-rise buildings, ranging between 13 and 21 storeys. East of these buildings are residential townhouses that have recently been constructed or are currently under construction. These residential uses extend further south toward Dundas Street.

**West:** Immediately west of the Site are farmlands. Further west, towards Sixth Line, are several lands that are currently under construction and include low-rise residential uses, parks and open space, and stormwater management facilities. The farmlands continue to extend west of Sixth Line towards Sixteen Mile Creek.

## **SHADOW IMPACT ANALYSIS**

The Proposed Development will cast net new shadow on the surrounding area. In our opinion, the new shadowing is adequately limited and does not unduly diminish the utility of any areas within the Site or the surrounding lands.

Given that the Secondary Plan permits development up to 20 storeys in the Trafalgar Urban Core, shadow impacts from the Proposed Development should be viewed in the context of a planning framework that envisions intensification on the Site with built form that will create some level of shadow impact on the surrounding area. The slender 750 square metre tower floorplates and generous spacing of towers mitigate the incremental shadow impact of the buildings, ensuring that shadows cast by the towers move quickly across the surrounding area over the course of each day throughout the year. Open spaces throughout the plan are generous, diverse and thoughtfully distributed in order to provide a high-quality public realm and to minimize shadow impact.

The Town of Oakville's Shadow Impact Analysis Terms of Reference specify three criteria through which to evaluate the impact of the Proposed Development's shadow impact. These are addressed below:

**Criteria #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 12:00 p.m. on April 21, June 21 and September 21 (or where the adjacent site is undeveloped, on at least 60% of that site).*

**Response:** The Proposed Development accommodates specific at-grade residential outdoor amenity areas for all buildings across the Site. In addition to these amenity areas, the large Open Space, Urban Square POPS, Open Space Park and Open Space Parkette all provide additional at-grade outdoor amenity space. These amenity areas have been located to create clear access, to be framed by the surrounding buildings, and to provide good sightlines and animation.

The amenity areas have different degrees of overshadowing throughout the day between April 21 and September 21, which is a function of where these areas are located in relation to the built form. At times where some of these spaces are in shadow, others are in sunlight. People that prefer to enjoy sunnier spaces are free to access them as desired.

In the summer period (June 21 test time) the Urban Square POPS, Open Space POPS, Open Space Park and Open Space Parkette, which are the Site's principal shared outdoor amenity areas, benefit from good sunlight access while retaining some shaded areas to provide comfortable conditions for those desiring shade. The building specific outdoor amenity areas also have a mixture of sun and shade areas throughout the summer period.

The Open Space Park is partially shadowed for two consecutive test times after 12:00 p.m. on: April 21 (between approximately 5:00 p.m. to 7:00 p.m.); on June 21 (between approximately 5:00 p.m. to 7:00 p.m.); and on September 21 (between approximately 4:30 p.m. to 6:00 p.m.).

Some areas within the Open Space POPS are shadowed for two consecutive test times after 12:00 p.m. on: April 21 (between approximately 12:00 p.m. to 6:00 p.m.); on June 21 (between approximately 1:00 p.m. to 7:00 p.m.); and on September 21 (between approximately 12:00 p.m. to 5:00 p.m.).

The Open Space Parkette is partially shadowed for two consecutive test times after 12:00 p.m. on: April 21 (between approximately 4:00 p.m. to 6:00 p.m.). It is not shadowed for two consecutive test times after 12:00 p.m. on: June 21 or September 21.

The Urban Square POPS is not shadowed for two consecutive test times after 12:00 p.m. on April 21. The Urban Square POPS is shadowed for two consecutive test times after 12:00 p.m. on June 21 (between approximately 4:00 p.m. to 5:00 p.m.); and on September 21 (between approximately 12:00 p.m. to 5:30 p.m.).

Outdoor At-Grade Amenities for each building are partially shadowed for two consecutive test times after 12:00 p.m. on: April 21 for Block 4 (between approximately 12:00 p.m. to 6:00 p.m.), Block 6 (between approximately 3:00 p.m. to 5:00 p.m.), Block 8 (between approximately 4:00 p.m. to 6:30 p.m.), Block 9 (between approximately 3:00 p.m. to 5:00 p.m.), Block 10 (between approximately 12:00 p.m. to 6:30 p.m.), Block 11 (between approximately 12:00 p.m. to 5:00 p.m.), Block 12 (between approximately 12:00 p.m. to 6:30 p.m.). During these test times, outdoor amenity areas on the northeast side of buildings is in shadow due to the location and angle of the sun. When these areas are in shadow, there are other outdoor amenity areas within the block that are in sun, which allows residents opportunities to access both conditions.

June 21 for Block 4 (between approximately 1:00 p.m. to 6:00 p.m.), Block 6 (between approximately 12:00 p.m. to 3:00 p.m.), Block 7 (between approximately 3:00 p.m. to 5:00 p.m.), Block 8 (between approximately 3:00 p.m. to 7:30 p.m.), Block 10 (between approximately 12:00 p.m. to 6:00 p.m.), Block 11 (between approximately 12:00 p.m. to 7:00 p.m.), Block 12 (between approximately 12:00 p.m. to 7:00 p.m.). When portions of these outdoor amenity areas are in shadow, there are other landscaped portions of outdoor space in the block that are in sun.

September 21 for Block 3 (between approximately 3:30 p.m. to 5:30 p.m.), Block 4 (between approximately 12:00 p.m. to 6:00 p.m.), Block 6 (between approximately 12:00 p.m. to 6:00 p.m.), Block 8 (between approximately 3:00 p.m. to 6:00 p.m.), Block 9 (between approximately 2:00 p.m. to 5:30 p.m.), Block 10 (between approximately 12:00 p.m. to 6:30 p.m.), Block 11 (between approximately 12:00 p.m. to 6:00 p.m.), Block 12 (between approximately 12:00 p.m. to 6:00 p.m.).

During these test times, outdoor amenity areas on the northeast side of buildings is in shadow due to the location and angle of the sun. When these areas are in shadow, there are other outdoor amenity areas within the block that are in sun, which allows residents opportunities to access both conditions.

Notwithstanding, during the times noted above, the shadow does not cover the entire areas of the amenity spaces or open spaces. The Proposed Development satisfies the intent of Criteria #1 by accommodating outdoor amenity areas that have a sufficient degree of sunlight exposure between April 21 and September 21 to maximize their utility and to provide comfortable conditions for users including access to sun and shade. The large amounts of shared outdoor amenity area and landscaped spaces provided across the Site allow to access to sun and shade covered areas throughout the day.

**Criteria #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.*

**Response:** The Shadow Impact Analysis demonstrates the shadowing from the Proposed Development on the specific areas listed in Criteria #2, which in this case include the future community park, future elementary and secondary school sites, and the sidewalks of the public street network.

The Shadow Impact Analysis illustrates that the Proposed Development will have some shadow impact throughout the year on the planned future community park directly east of the Site, although the extent of impact varies with seasonality. Shadowing on the future community park site falls within the western edge of the property during sunset hours for April 21, June 21 and September 21 test times. During winter months, the Proposed Development will cast longer shadows on the community park site, however the spacing of towers creates breaks in the shadow. The resulting shadow throughout the year allows for 5 hours of continuous sunlight in the future park. The Proposed Development will have some shadow impact on the future elementary school and secondary school sites during April 21, June 21, and September 21 test times, however this shadow will occur in the evenings when school is not in session and will still allow for 5 hours of consecutive sunlight during those months.

Regarding public sidewalks, the Proposed Development achieves 5 consecutive hours of sunlight per day on sidewalks along Trafalgar Road on April 21, June 21, September 21, and December 21. On April 21, June 21, September 21 the Proposed Development achieves 5 consecutive hours of sunlight per day on sidewalks along Burnhamthorpe.

Not all portions of new streets within the Proposed Development have 5 consecutive hours of sunlight. Portions of new streets throughout the Proposal are in shadow during the day, however

this shadow moves throughout the day and is broken up by sunlit portions of the street and sidewalks.

The Proposed Development satisfies the intent of Criteria #2 by maintaining a minimum of 5 consecutive hours of sunlight on the future community park site, and the future elementary school and secondary school sites, accommodating active and passive recreational spaces, and on the surrounding public sidewalks and Trafalgar Road and Burnhamthorpe Road.

**Criteria #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.*

**Response:** The Proposed Development has shadow impacts on the building face and roof of some surrounding buildings, including on the Al Falah Islamic Centre and Ren's Pets. Criteria #3 considers shadow impacts on these areas on December 21, the winter solstice and darkest day of the year. On this day, shadows cast by development extend the longest as a result of the relative location of the sun on the horizon.

The Proposed Development exceeds two consecutive hourly test times of shadowing on the Al Falah Islamic Centre and Ren's Pets roofs, which are in partial shadow by the Proposed Development on December 21 from sunrise until just after 12:30 p.m. As the shadow passes off the roof by 12:30 p.m. there are several hours of daily peak sun remaining for potential solar power generation.

The Proposal exceeds two consecutive hourly test times of shadowing on portions of proposed building roofs during test times on April 21, June 21, September 21, and December 21. Towers will cast quick moving shadow on their podiums and adjacent proposed buildings. Due to the compact tower floorplates and orientation of massing, the shadows cast are narrow and quick moving, with only portions of rooftops in shadow while others are in sun.

The extent of shadow impact on the building faces of proposed buildings and surrounding properties is difficult to calculate. However, it is our opinion that the level of shadowing on proposed and neighbouring building faces is reasonable for an urban environment where high-density development up to 20 storeys is contemplated by the existing policy framework.


## **Conclusion**

This Shadow Impact Analysis illustrates the net new shadow impact associated with the Proposed Development, which seeks to intensify the Site with ten tall buildings ranging in height from 18 to 30 storeys. We have evaluated the shadow impact against the three relevant criteria in the Town's

Terms of Reference and in our opinion the shadows from the Proposed Development are adequately limited and do not have undue negative impact on the utility of the Site or surrounding area for amenity, parks and open space, and potential solar energy purposes.

Please do not hesitate to contact us if you have any questions or concerns.

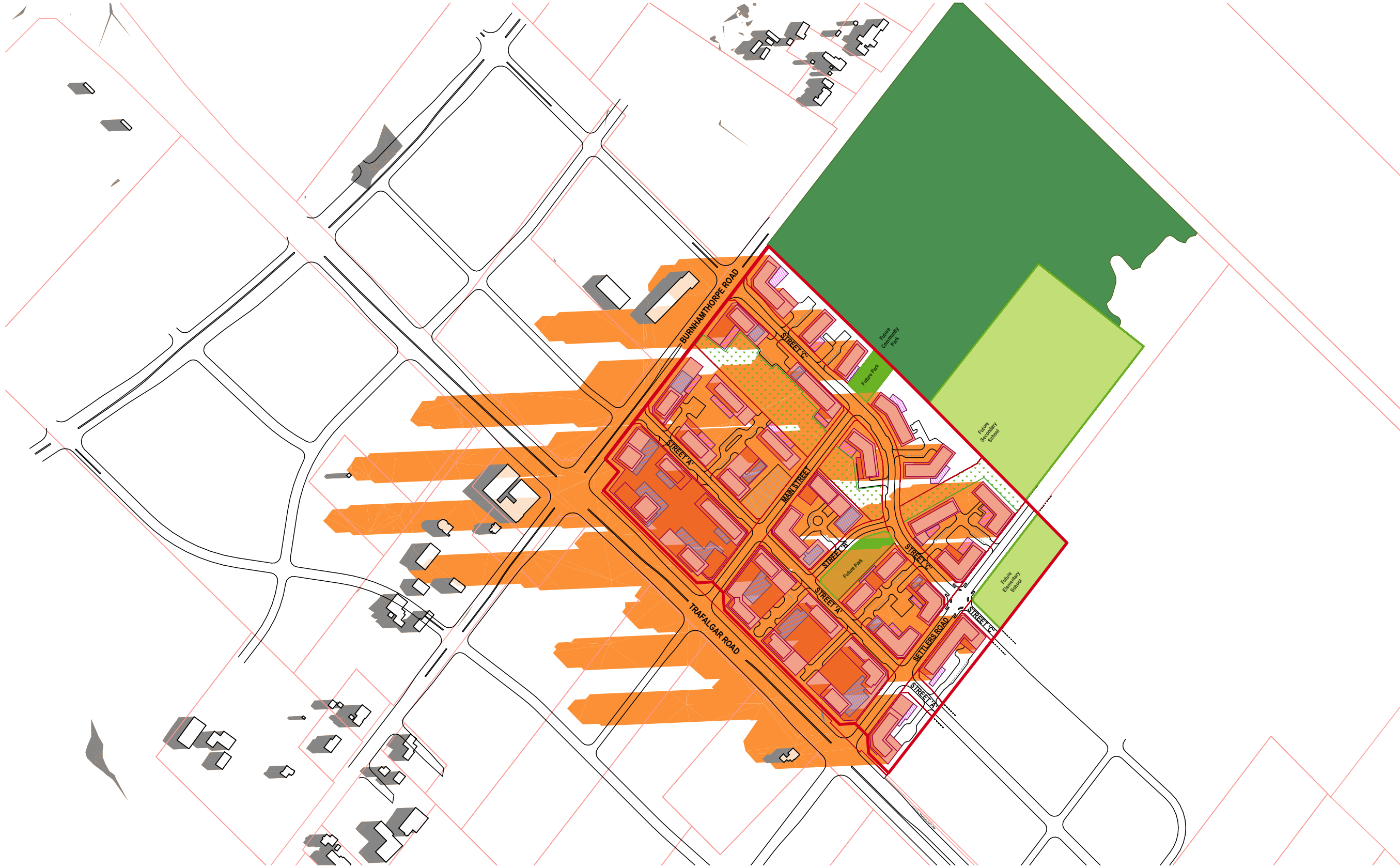
Sincerely,

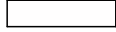











A handwritten signature in black ink, appearing to be 'ET', with a vertical line through the middle and a horizontal line at the bottom.

Eric Turcotte, Partner  
RPP, FCIP, OAA, OAQ, FRAIC, Lead®AP

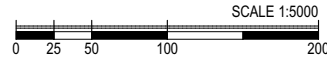
A handwritten signature in black ink, appearing to be 'IS', with a vertical line through the middle and a horizontal line at the bottom.

Inger Squires, Principal  
MCIP, RPP



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM



Latitude: 43.46°  
Longitude: 79.72°

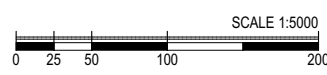
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: **6:25 AM**  
 Sunset: **8:10 PM**















Latitude: **43.46°**  
 Longitude: **79.72°**

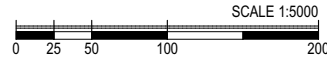
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

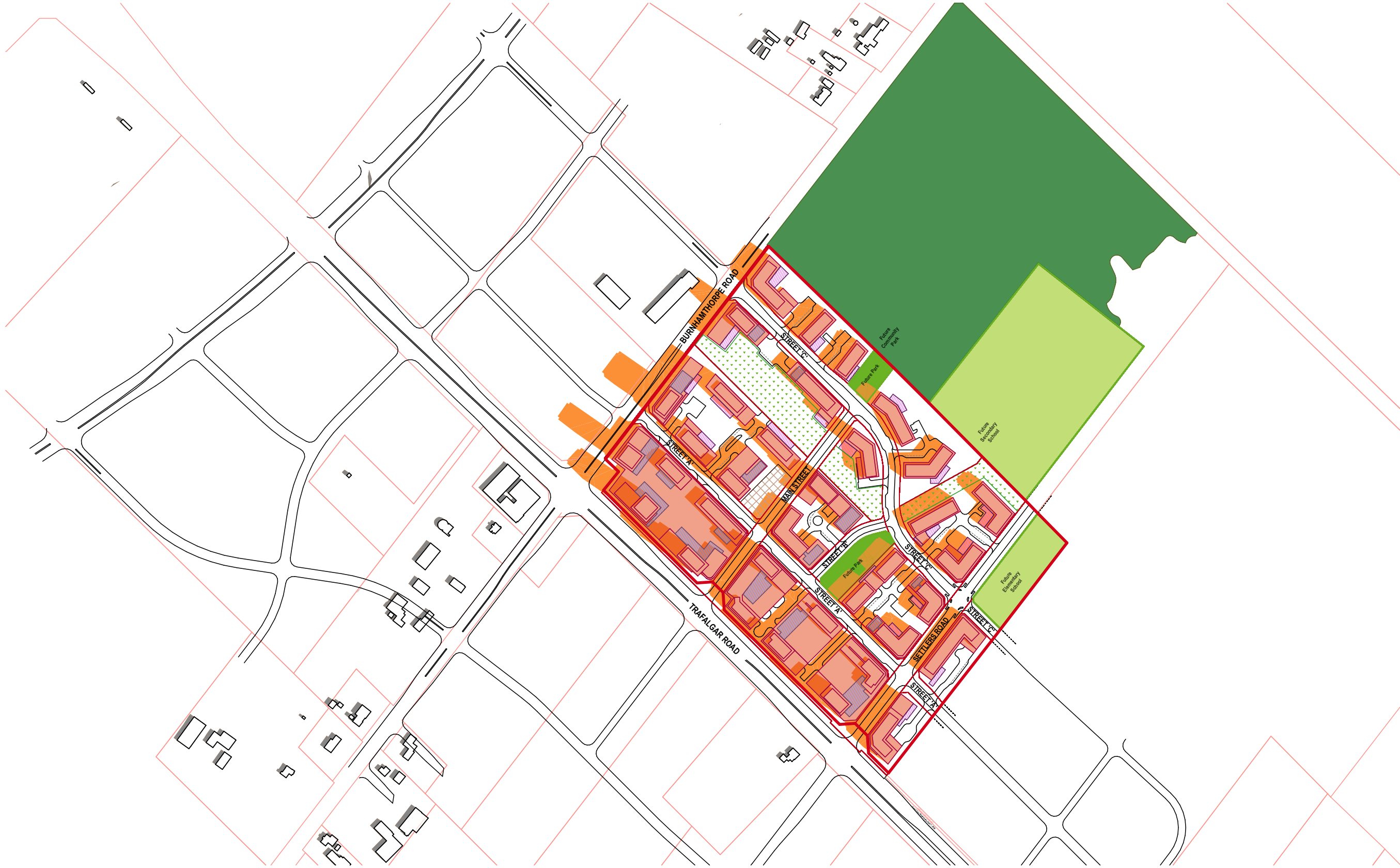
Sunrise: 6:25 AM  
Sunset: 8:10 PM



Latitude: 43.46°  
Longitude: 79.72°

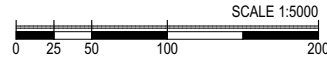
Application  
April, 2026

**URBAN STRATEGIES INC**



- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM















Latitude: 43.46°  
Longitude: 79.72°

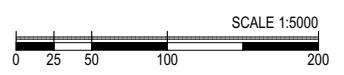
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM















Latitude: 43.46°  
Longitude: 79.72°

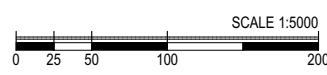
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM















Latitude: 43.46°  
Longitude: 79.72°

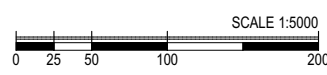
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM



Latitude: 43.46°  
Longitude: 79.72°

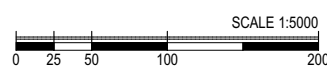
Application  
April, 2026

**URBAN STRATEGIES INC**



- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: **6:25 AM**  
 Sunset: **8:10 PM**















Latitude: **43.46°**  
 Longitude: **79.72°**

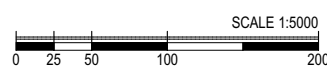
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

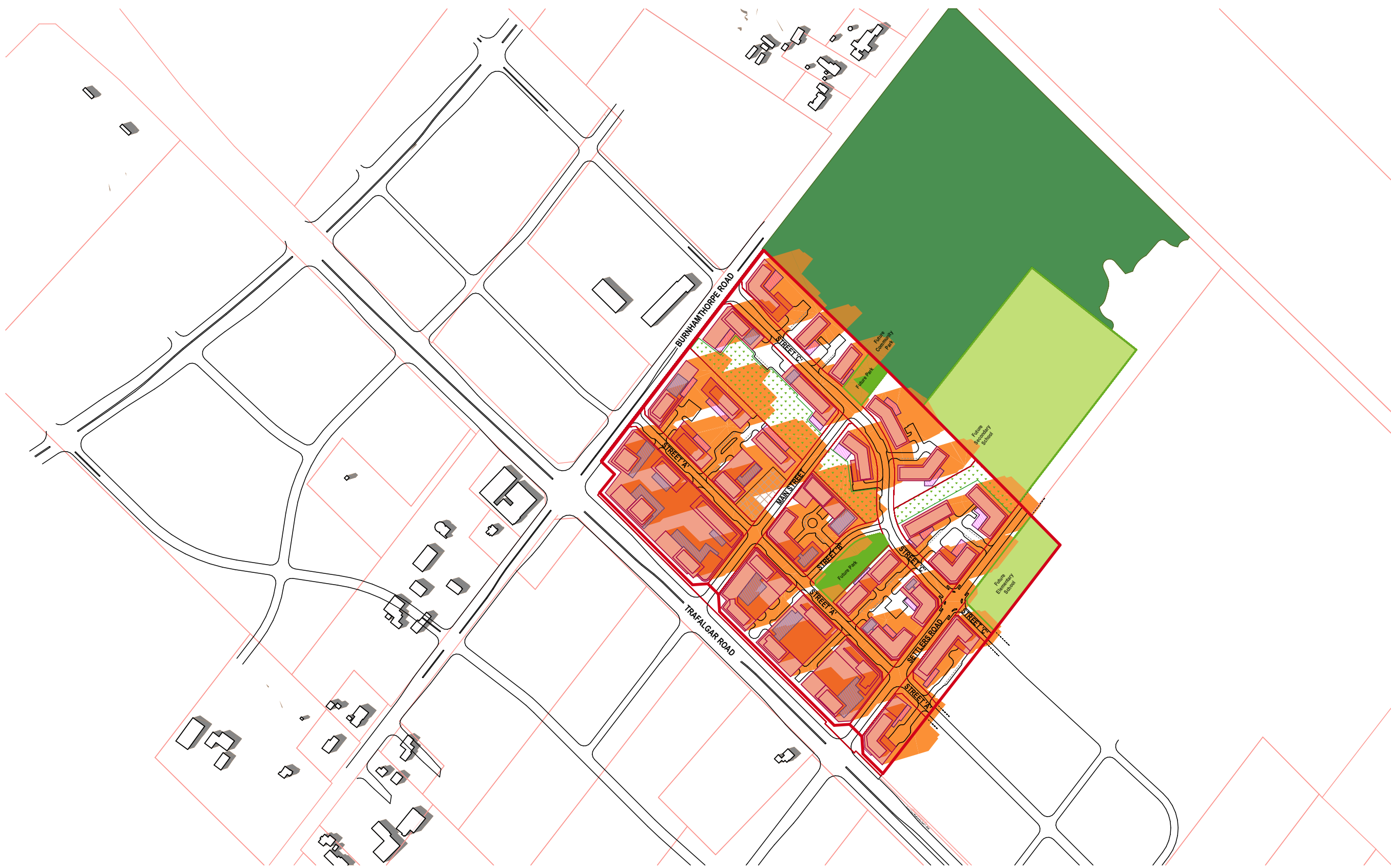
Sunrise: **6:25 AM**  
 Sunset: **8:10 PM**



Latitude: **43.46°**  
 Longitude: **79.72°**

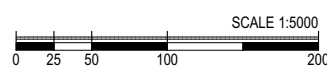
Application  
 April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

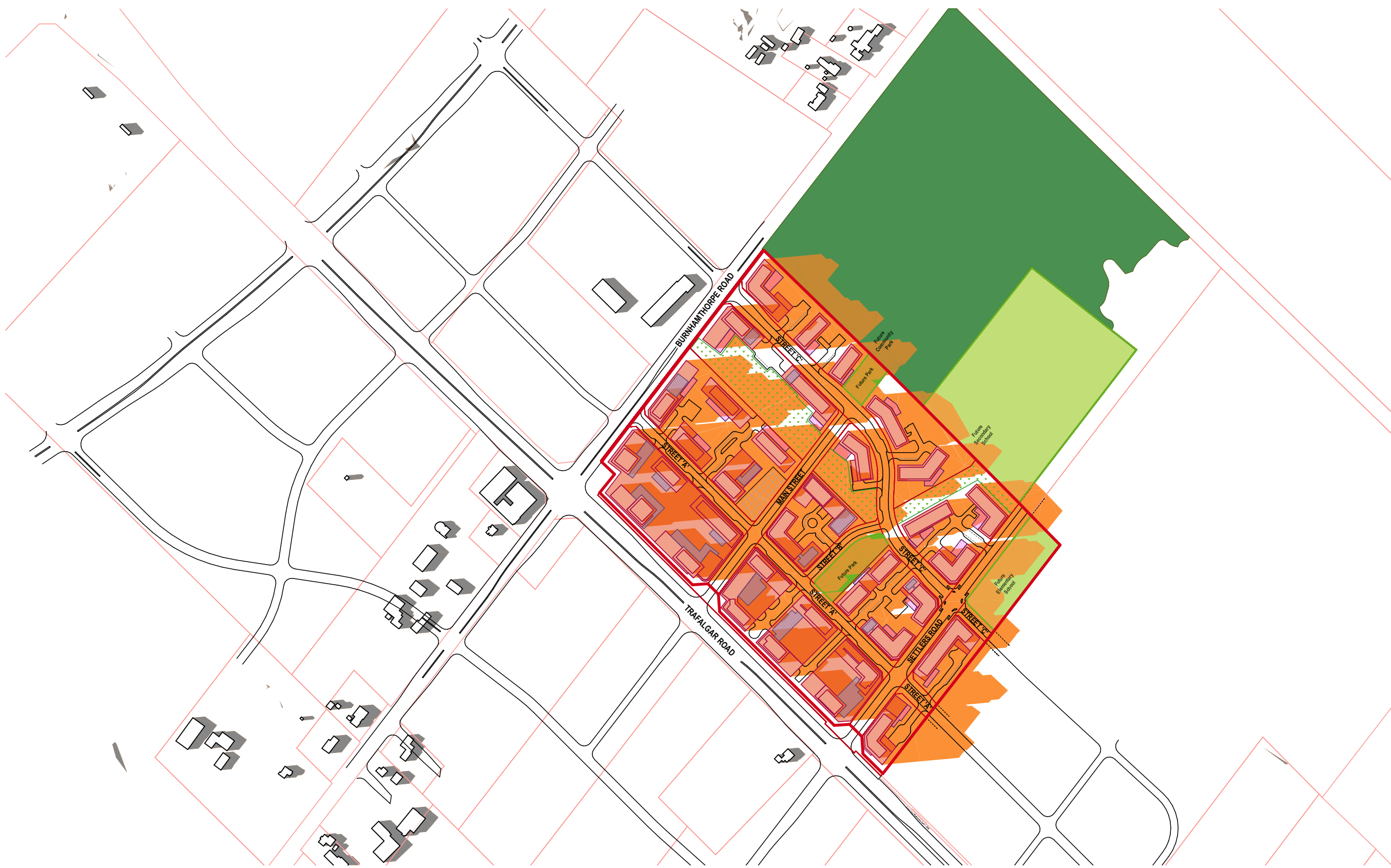
Sunrise: **6:25 AM**  
 Sunset: **8:10 PM**



Latitude: **43.46°**  
 Longitude: **79.72°**

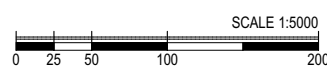
Application  
 April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

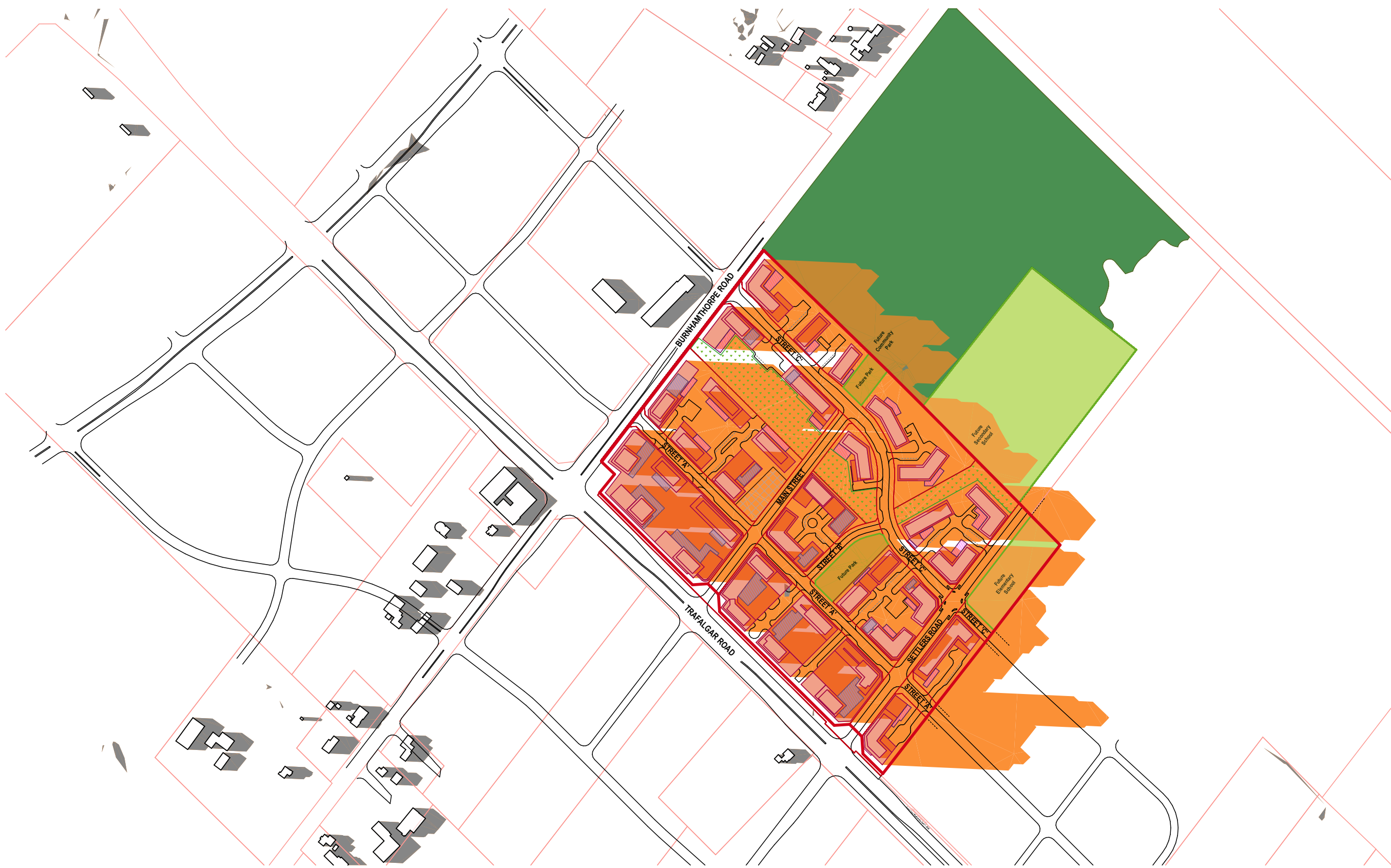
Sunrise: **6:25 AM**  
 Sunset: **8:10 PM**















Latitude: **43.46°**  
 Longitude: **79.72°**

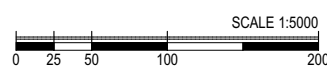
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 6:25 AM  
Sunset: 8:10 PM



Latitude: 43.46°  
Longitude: 79.72°

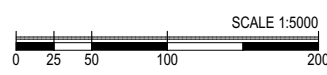
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

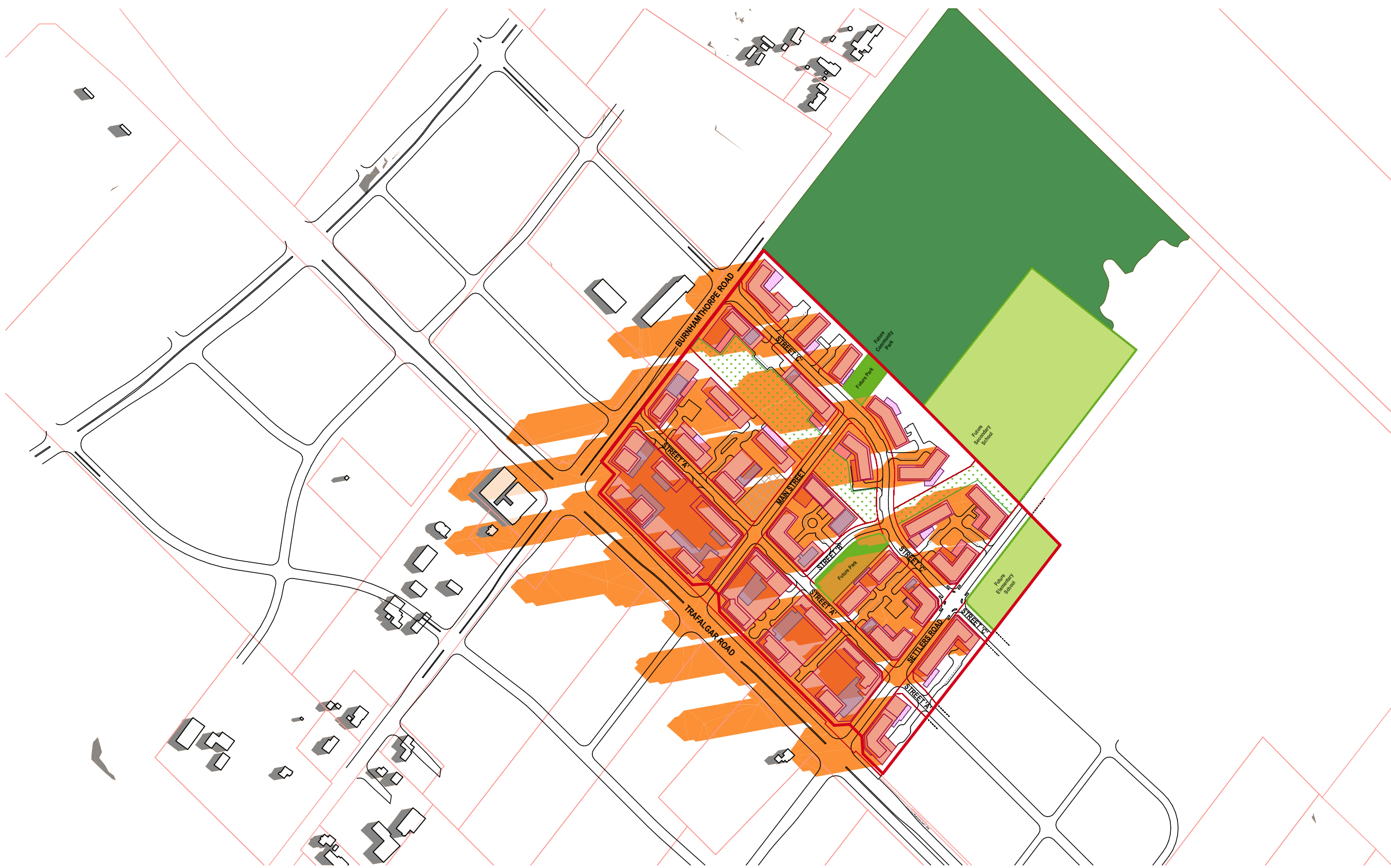
Sunrise: 5:37 AM  
Sunset: 9:03 PM



Latitude: 43.46°  
Longitude: 79.72°

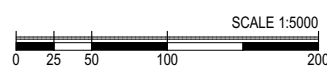
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

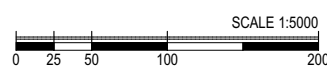
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

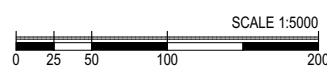
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM



Latitude: 43.46°  
Longitude: 79.72°

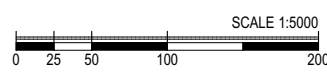
Application  
April, 2026

**URBAN STRATEGIES INC**



- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
  
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM

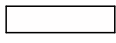













Latitude: 43.46°  
Longitude: 79.72°

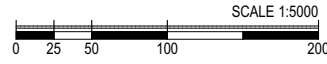
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

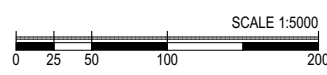
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
 Sunset: 9:03 PM















Latitude: 43.46°  
 Longitude: 79.72°

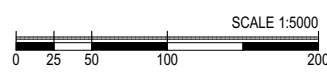
Application  
 April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM



Latitude: 43.46°  
Longitude: 79.72°

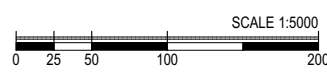
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
  
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM



Latitude: 43.46°  
Longitude: 79.72°

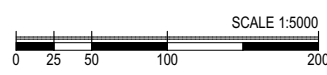
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
  
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 5:37 AM  
 Sunset: 9:03 PM















Latitude: 43.46°  
 Longitude: 79.72°

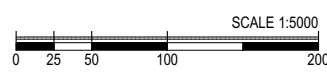
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

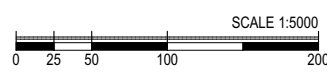
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

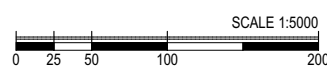
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

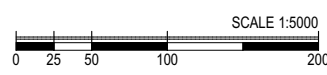
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

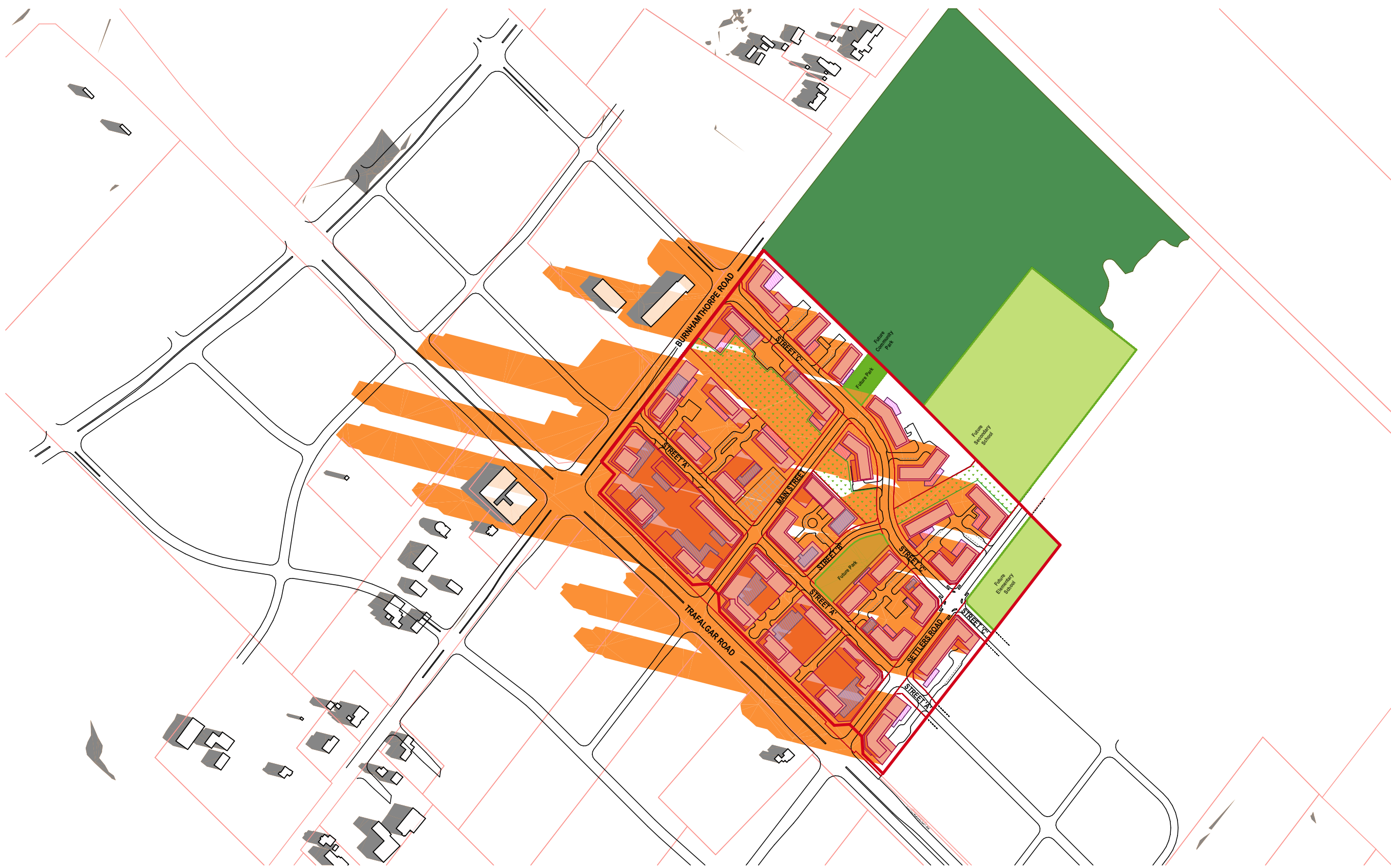
Sunrise: 5:37 AM  
Sunset: 9:03 PM















Latitude: 43.46°  
Longitude: 79.72°

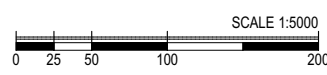
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

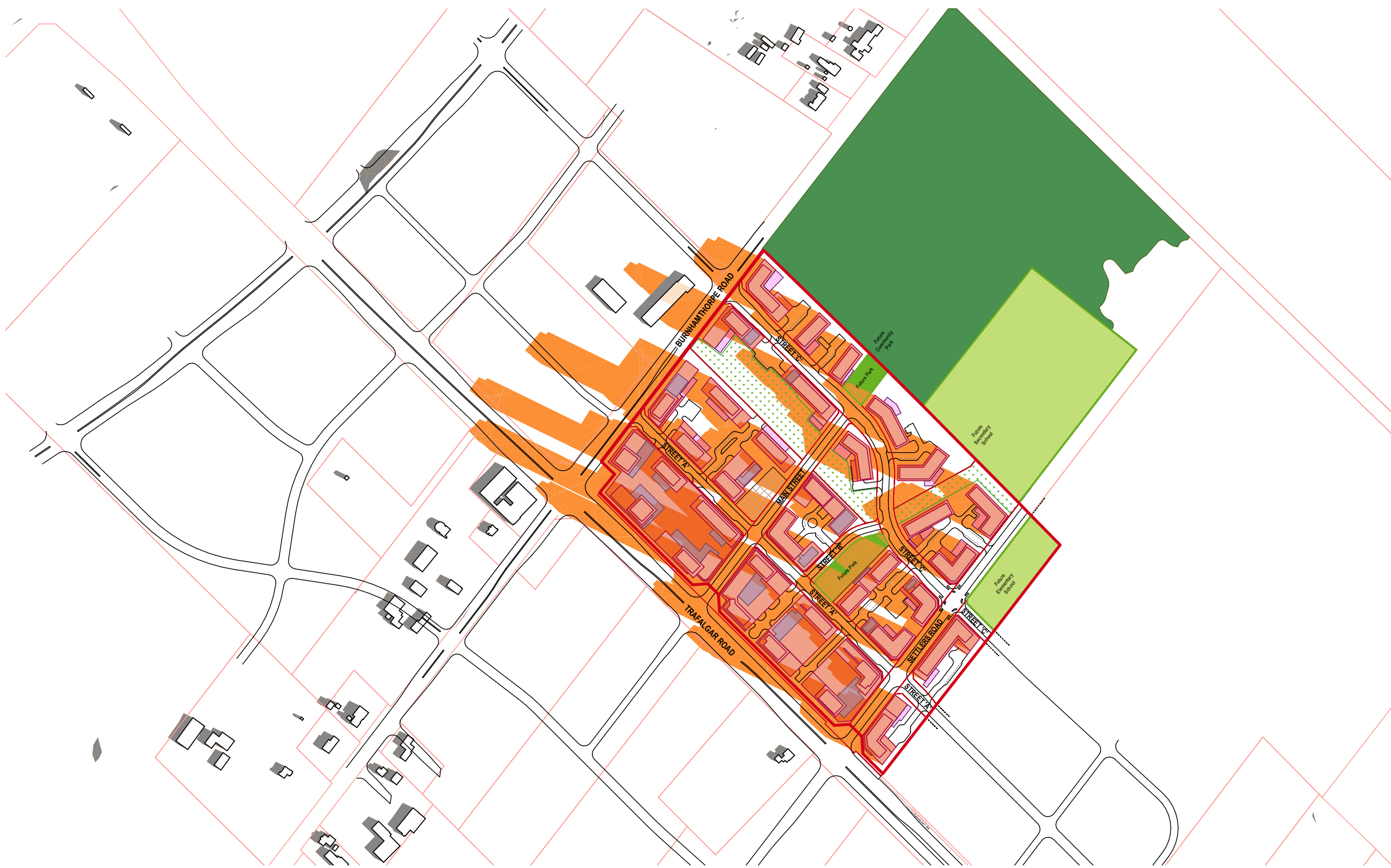
Sunrise: 7:05 AM  
Sunset: 7:18 PM



Latitude: 43.46°  
Longitude: 79.72°

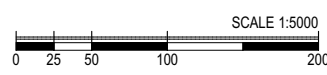
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

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















Latitude: 43.46°  
Longitude: 79.72°

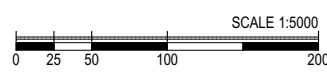
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

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















Latitude: 43.46°  
Longitude: 79.72°

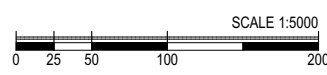
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

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















Latitude: 43.46°  
Longitude: 79.72°

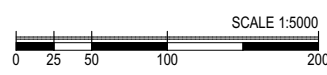
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

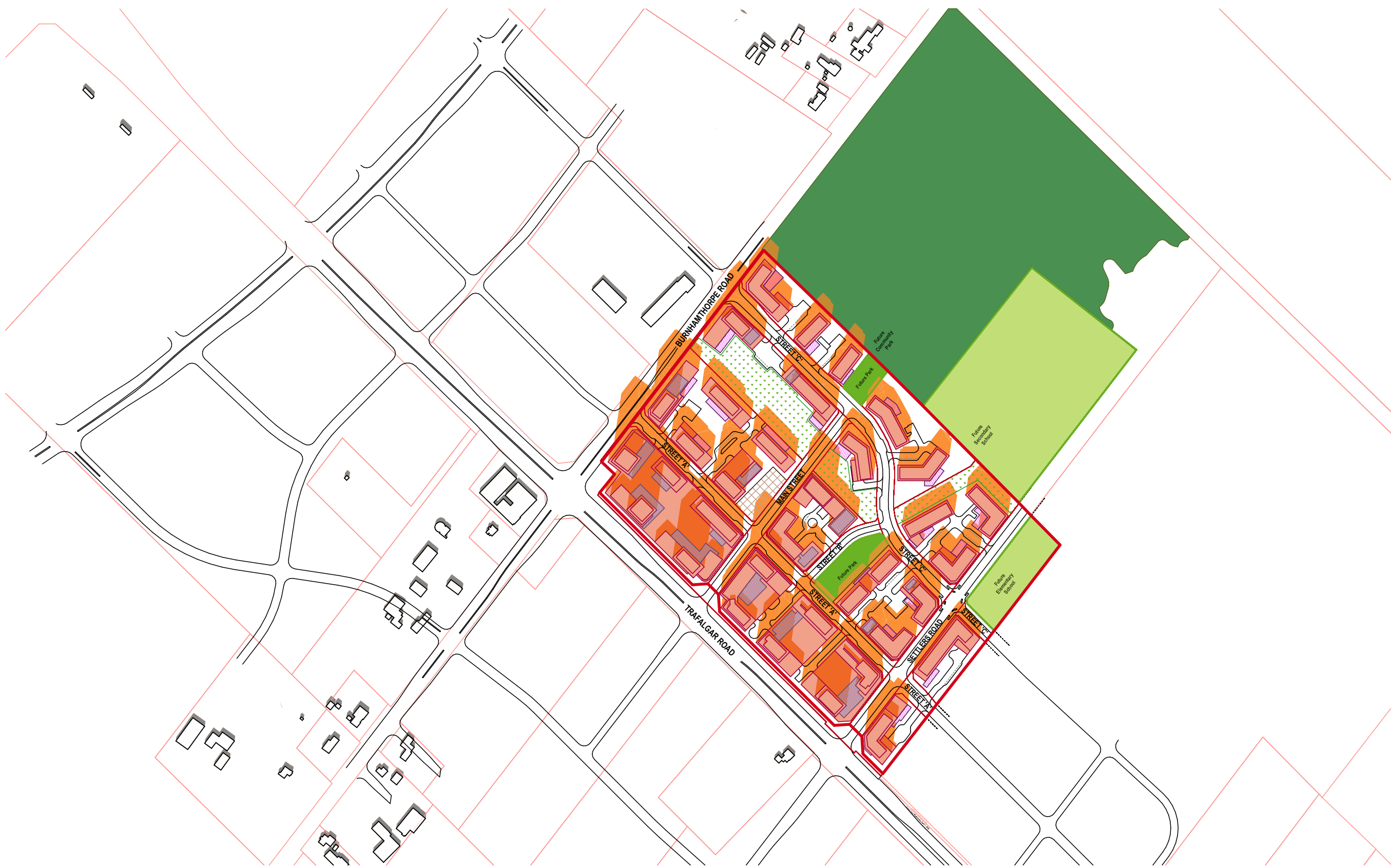
Sunrise: 7:05 AM  
Sunset: 7:18 PM















Latitude: 43.46°  
Longitude: 79.72°

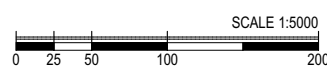
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

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



Latitude: 43.46°  
Longitude: 79.72°

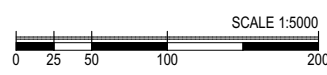
Application  
April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

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



Latitude: 43.46°  
 Longitude: 79.72°

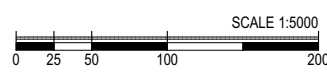
Application  
 April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

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















Latitude: 43.46°  
Longitude: 79.72°

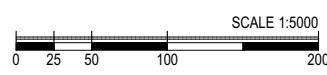
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

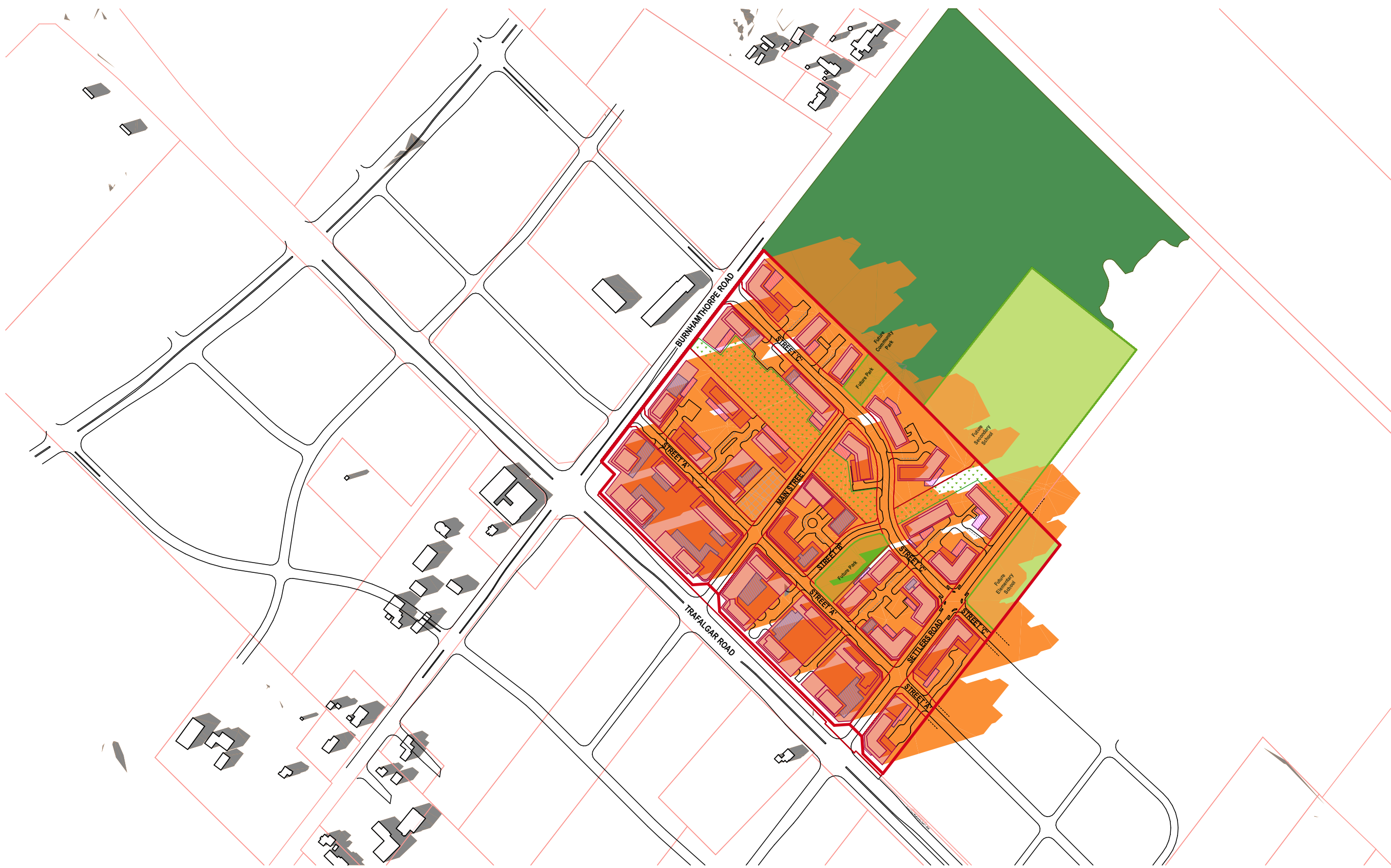
Sunrise: 7:05 AM  
 Sunset: 7:18 PM















Latitude: 43.46°  
 Longitude: 79.72°

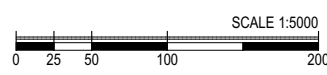
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

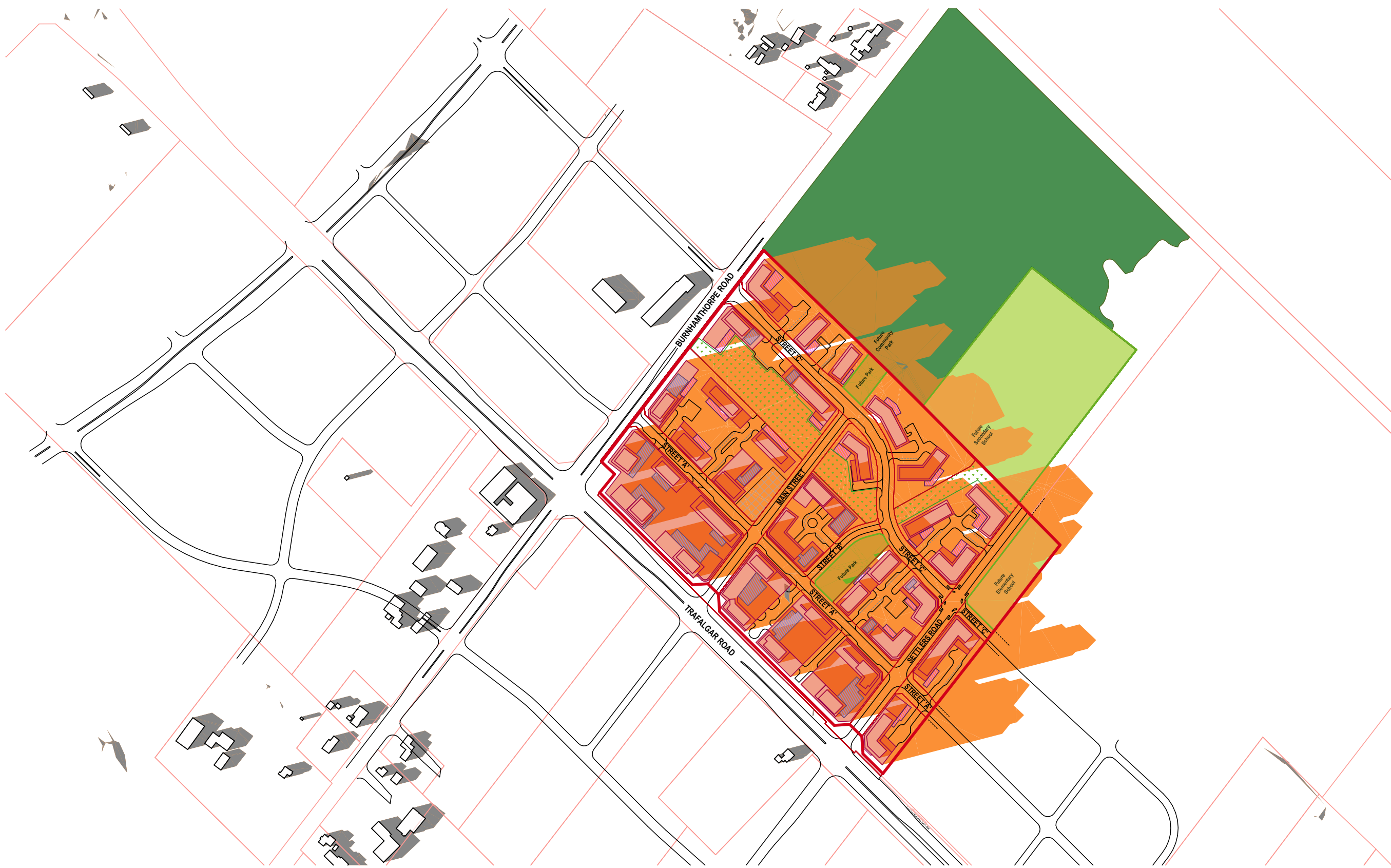
Sunrise: 7:05 AM  
Sunset: 7:18 PM















Latitude: 43.46°  
Longitude: 79.72°

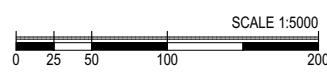
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

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















Latitude: 43.46°  
Longitude: 79.72°

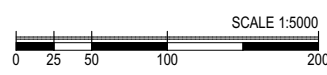
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 7:49 AM  
Sunset: 4:45 PM















Latitude: 43.46°  
Longitude: 79.72°

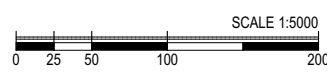
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 7:49 AM  
Sunset: 4:45 PM















Latitude: 43.46°  
Longitude: 79.72°

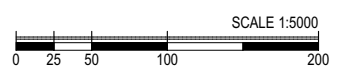
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

Sunrise: 7:49 AM  
Sunset: 4:45 PM















Latitude: 43.46°  
Longitude: 79.72°

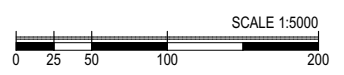
Application  
April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

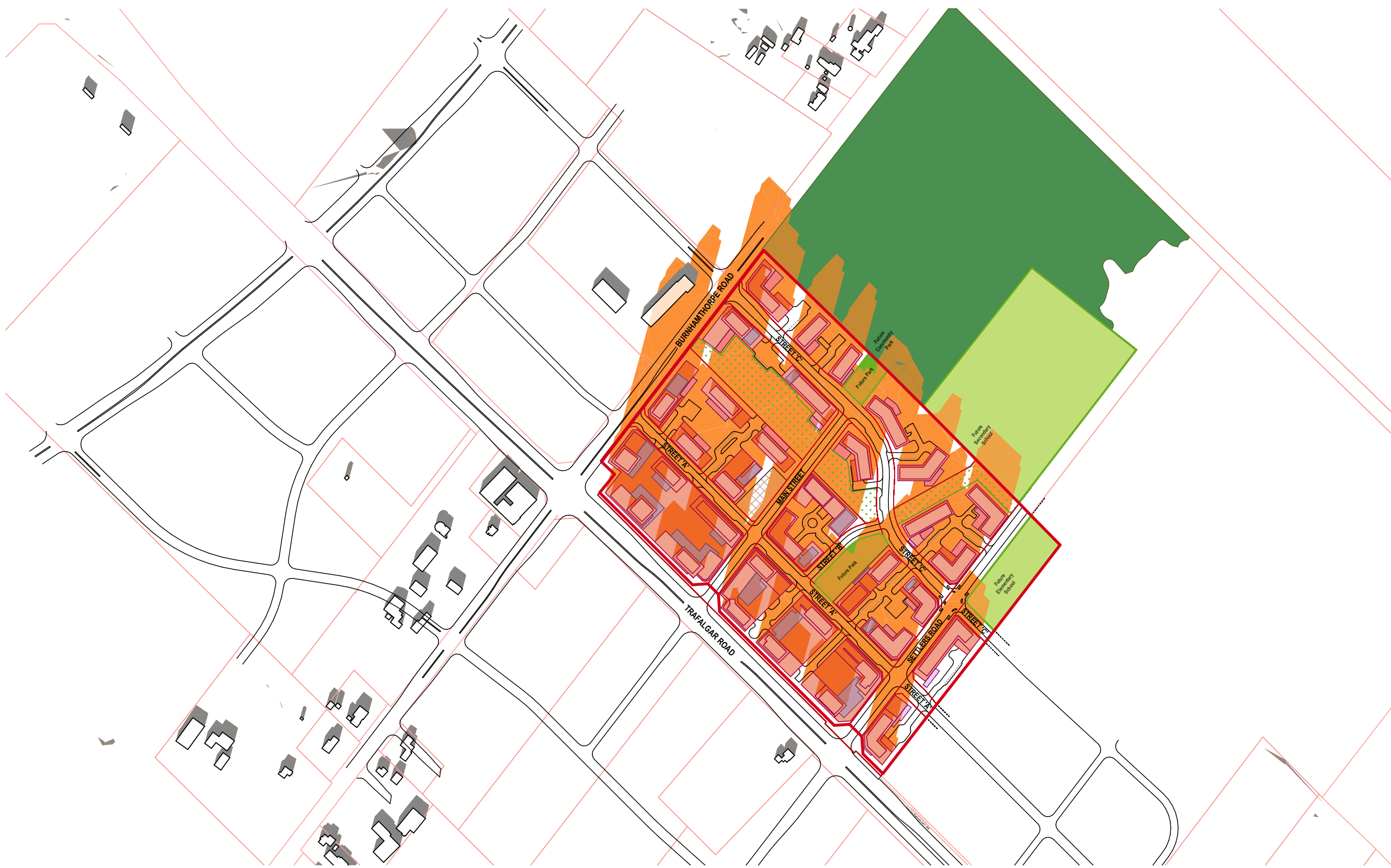
Sunrise: 7:49 AM  
 Sunset: 4:45 PM



Latitude: 43.46°  
 Longitude: 79.72°

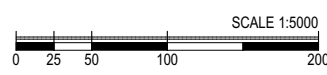
Application  
 April, 2026





- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities
- Existing Shadow
- Proposed Development Net New Shadow
- Subject Site Boundary

Sunrise: 7:49 AM  
 Sunset: 4:45 PM















Latitude: 43.46°  
 Longitude: 79.72°

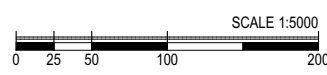
Application  
 April, 2026





-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

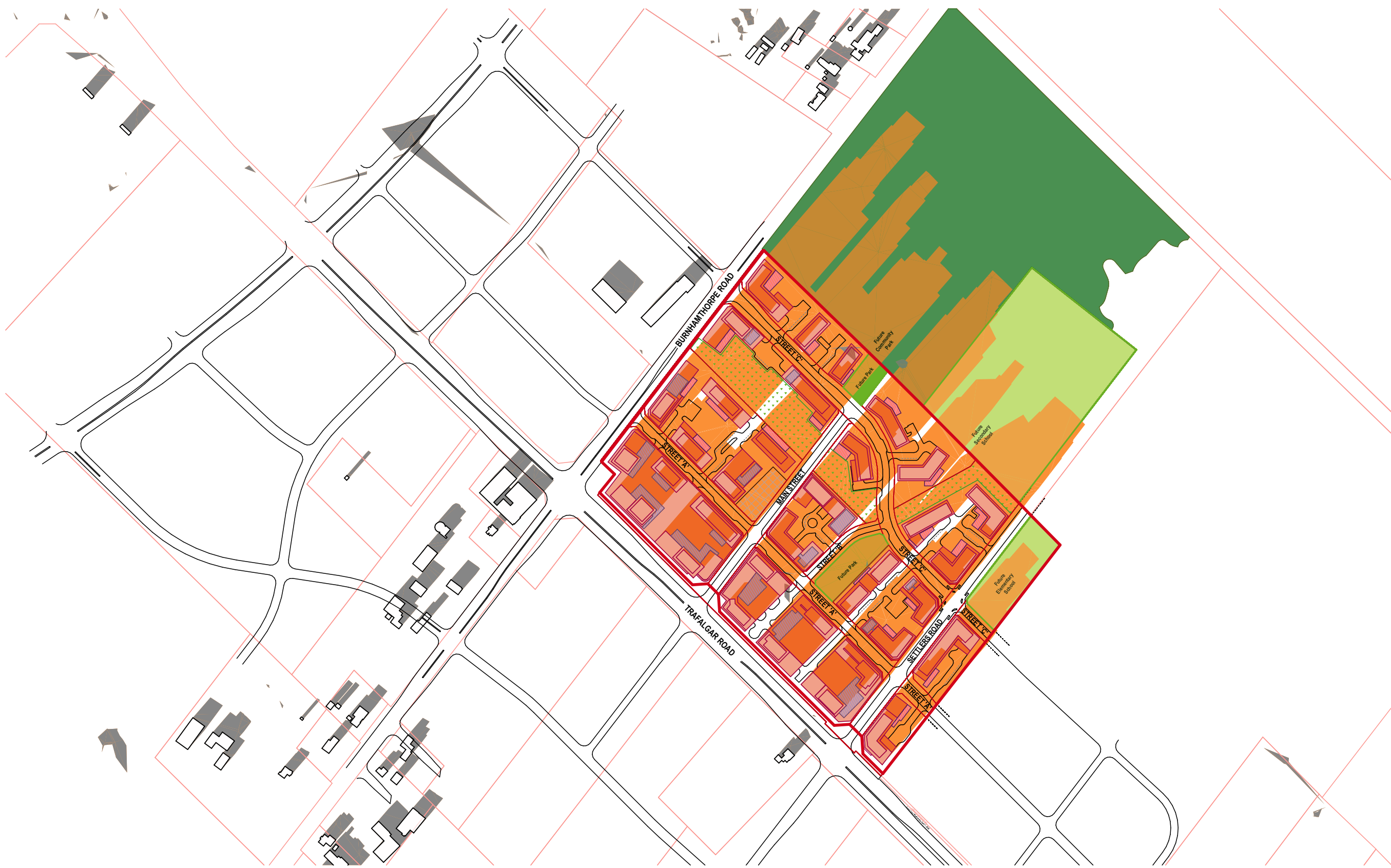
Sunrise: 7:49 AM  
Sunset: 4:45 PM















Latitude: 43.46°  
Longitude: 79.72°

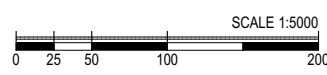
Application  
April, 2026

**URBAN STRATEGIES INC**



-  Existing Buildings
-  Proposed Development
-  Future Community Park
-  Future Park
-  Future Schools
-  Proposed Privately Owned Public Spaces
-  Proposed Plaza
-  Proposed Ground Floor Outdoor Amenities
-  Proposed Rooftop Amenities
-  Existing Shadow
-  Proposed Development Net New Shadow
-  Subject Site Boundary

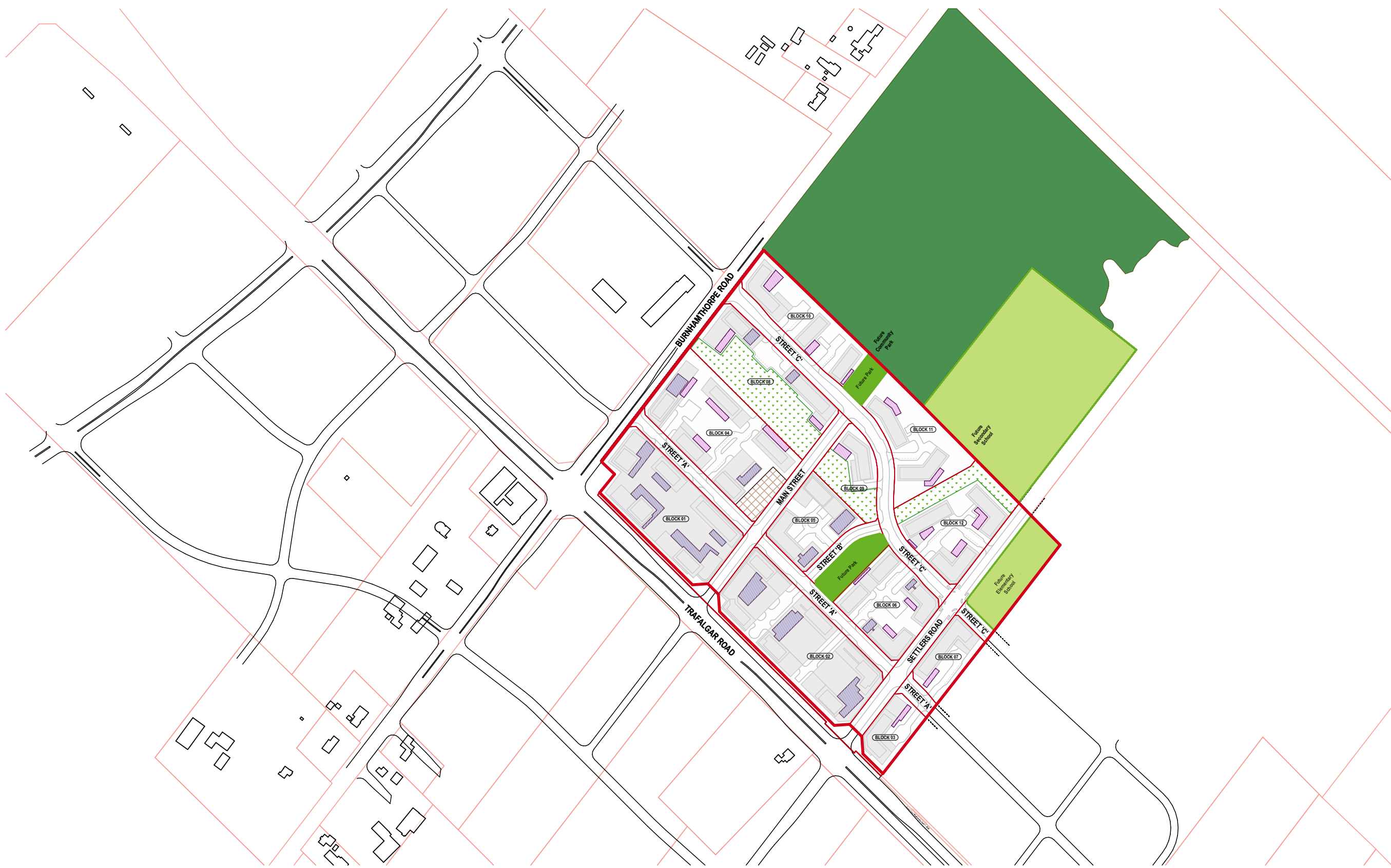
Sunrise: 7:49 AM  
Sunset: 4:45 PM



Latitude: 43.46°  
Longitude: 79.72°

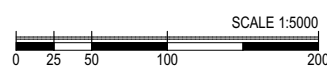
Application  
April, 2026

**URBAN STRATEGIES INC**



- Existing Buildings
- Proposed Development
- Future Community Park
- Future Park
- Future Schools
- Proposed Privately Owned Public Spaces
- Proposed Plaza
- Proposed Ground Floor Outdoor Amenities
- Proposed Rooftop Amenities

Subject Site Boundary



Application  
April, 2026

