

SHADOW IMPACT ANALYSIS

6-STOREY HOUSING DEVELOPMENT
1493 SIXTH LINE
TOWN OF OAKVILLE

AUGUST 08, 2025
Revised: JANUARY 17, 2026



PREPARED BY:

pml.A

patrick markus luckie, Architect
7283 Bendigo Circle
Mississauga ON
L5N 1Z4
(416) 885-0108
patrick@pmlA.ca

Criteria

Residential amenity spaces

The development does not propose any new residential amenity spaces, so there is no impact analysis. There are no adjacent residential properties to the north, west, or east of the subject site. The one single family lot to the south is only impacted by shadow in the last test two times of the June test period - no other test cycles affected the lot.

REVISED: There are no outdoor amenity spaces proposed in the revised site design. The single family lot is still only impacted at the end of the test periods for a minimal amount (two test times).

Public realm

The subject site is across from a commercial plaza on Sixth Line to the west. In the early morning of April and June, shadows cast by the proposed development onto the commercial parking and municipal sidewalks on Sixth Line. For all other test times, more than 5 consecutive hours, there is no shadow impact.

REVISED: No changes to the public realm due to the repositioning of the building.

Munn's Public School

To the immediate north of the subject land is Munn's Public School. The portion of the adjacent land immediately between the proposed building and the existing school is not part of the school yard, and is used as a school parking lot. However, in the event that land was to become recreational in the future, an analysis shows that in the test periods of April, June, and September there are more than 5 consecutive hours of sunlight on that land.

REVISED: Comments received by the school board raised concerns over the shadows cast by the building. Due to the re-design of the site and re-positioning the proposed building further south, the shadows cast in the test periods of April, June, and September have been greatly reduced. Less than 1hr of shadow is cast during the early morning test periods of the noted months.

Natural lands and Parks

To the east and south are Natural zoned lands, with some trails and dense mature trees. Except for a couple of hours before sunset in the June test period, all other test times were unaffected by the shadow analysis. There are more than 5 consecutive hours of sunlight on those lands in all test periods.

REVISED: The natural areas described above still observe more than 5 consecutive hours of sunlight in all test periods.

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Solar energy

The only adjacent building affected by December shadow is Munn's Public School. The roof of the school is in shadow during the first two test periods, and then unaffected the remainder of the test cycle. Given the large area of available roof space on the school, there is more than sufficient space for the possibility of using solar energy (roof arrays) for the remaining test times.

REVISED: As per previous comment, the repositioning of the proposed building has lessened the amount of cast shadow to the school property. Only a couple of hours in early December mornings affect the roof of the school building.

Summary

Based on the shadow impact modelling and the analysis above, it can be concluded that the proposed development has minimal shadow impact on residential amenity spaces, the adjacent public realm, and allows for the use of future solar energy on the adjacent Munn's public school roof.

REVISED: Although the original site design had a limited impact on adjacent property, the repositioning of the proposed building to the south side of the lot has further lessened the amount of cast shadow on the Munn's public school lands. The residential amenity spaces and adjacent public realm remain largely unaffected by the cast shadow of the proposed building.





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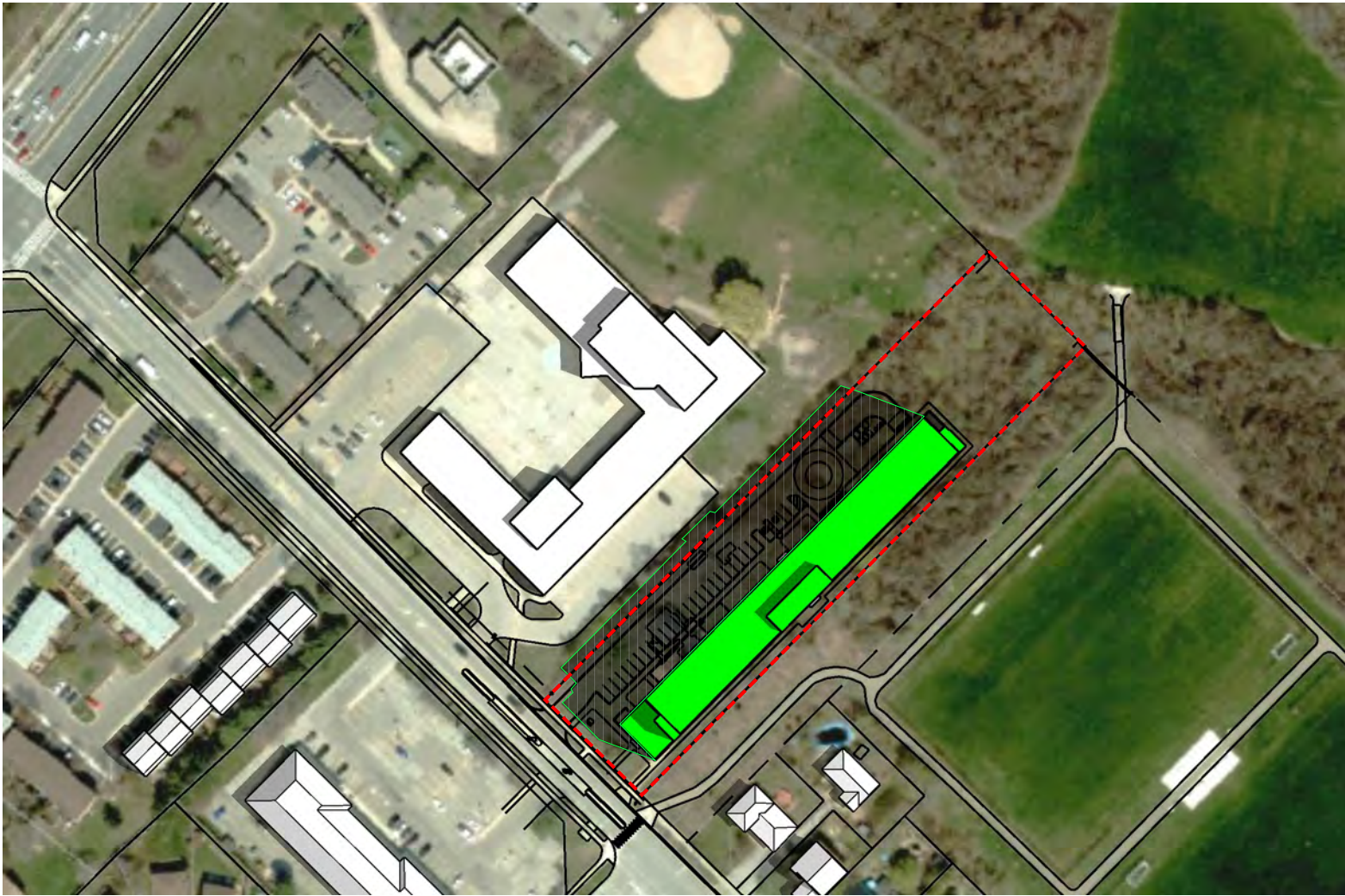
1493 Sixth Line Shadow Impact Study

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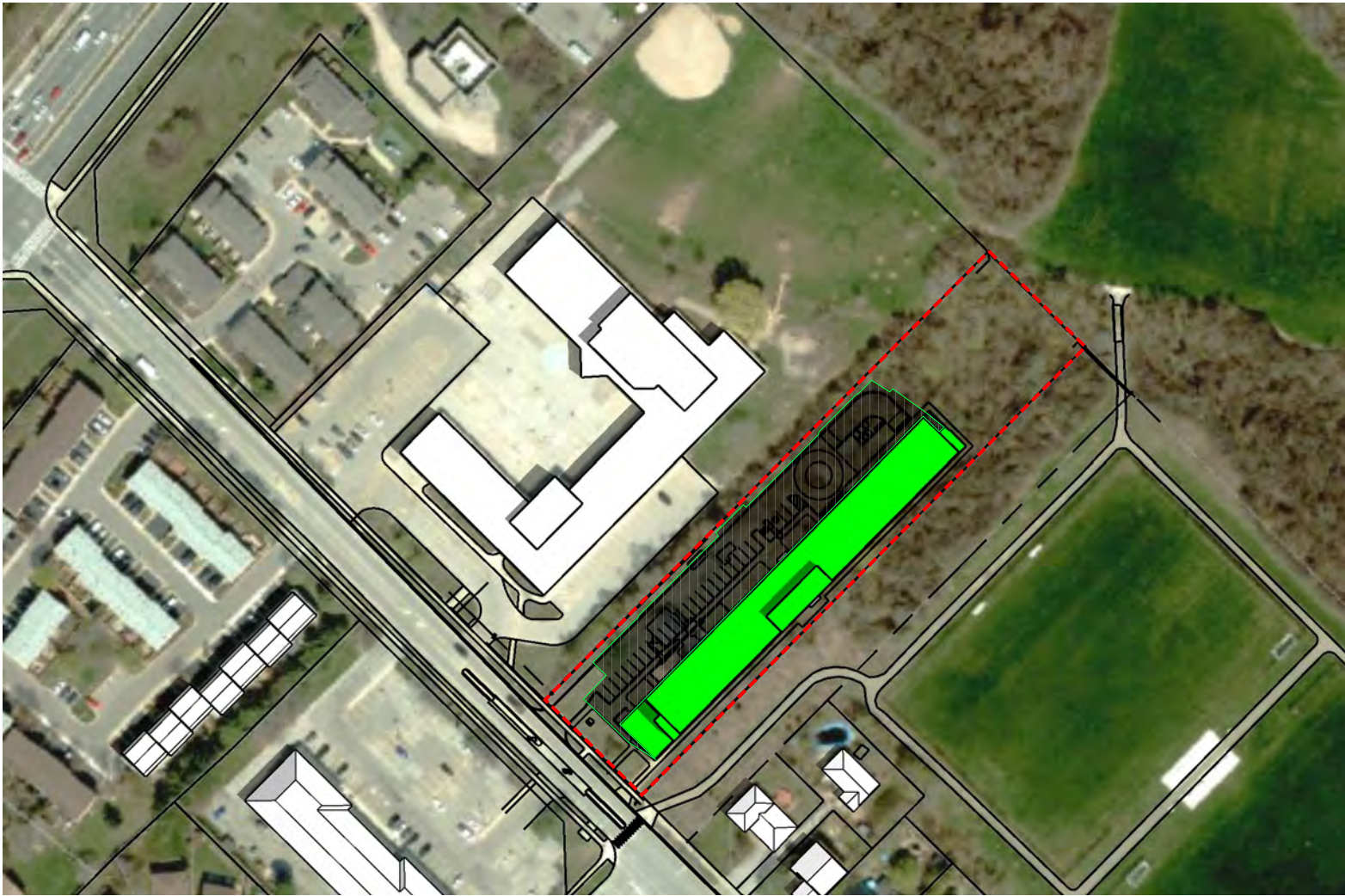
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April 21 - 8:56 am

1493 Sixth Line Shadow Impact Study

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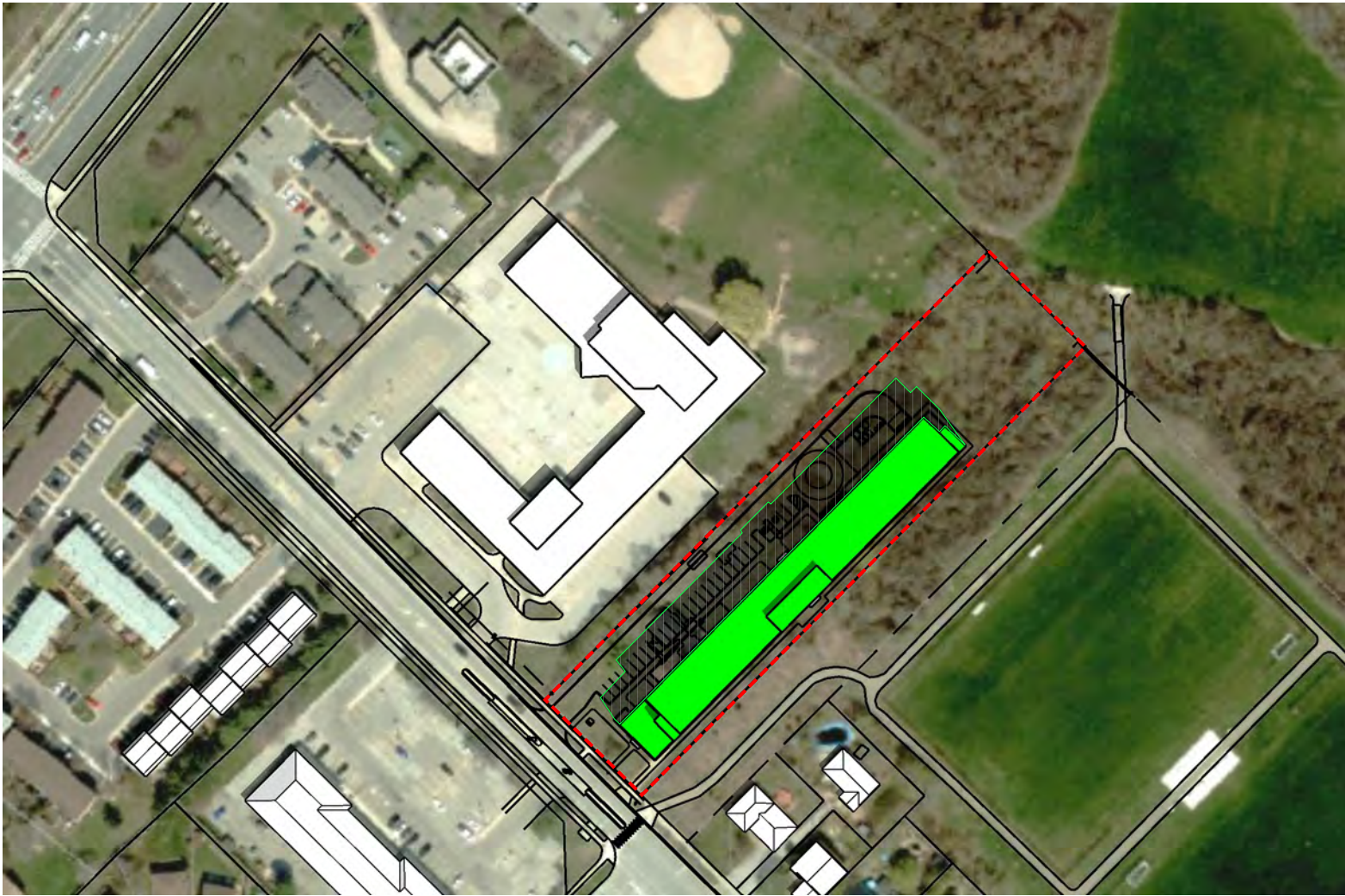
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1493 Sixth Line Shadow Impact Study

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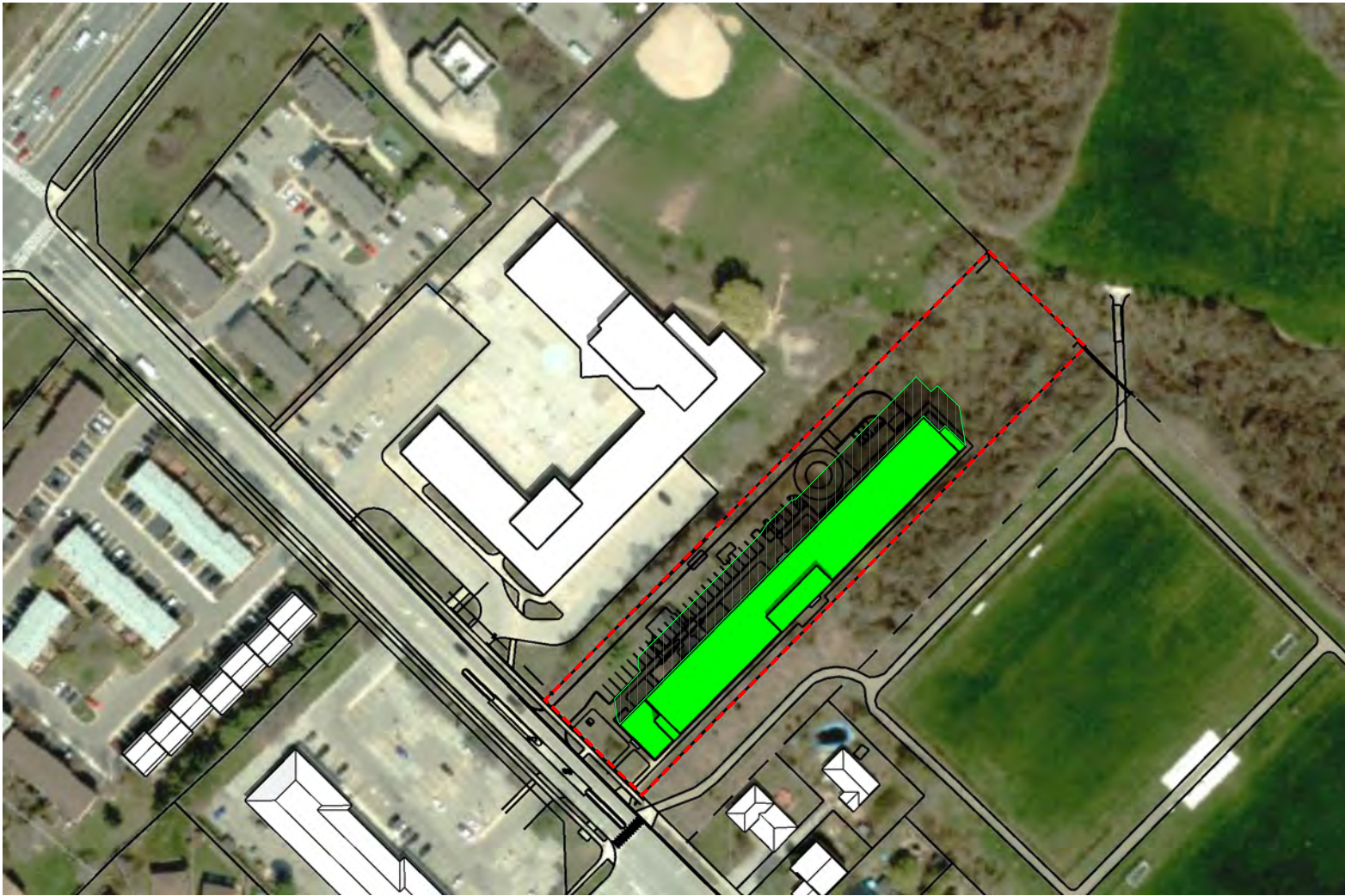
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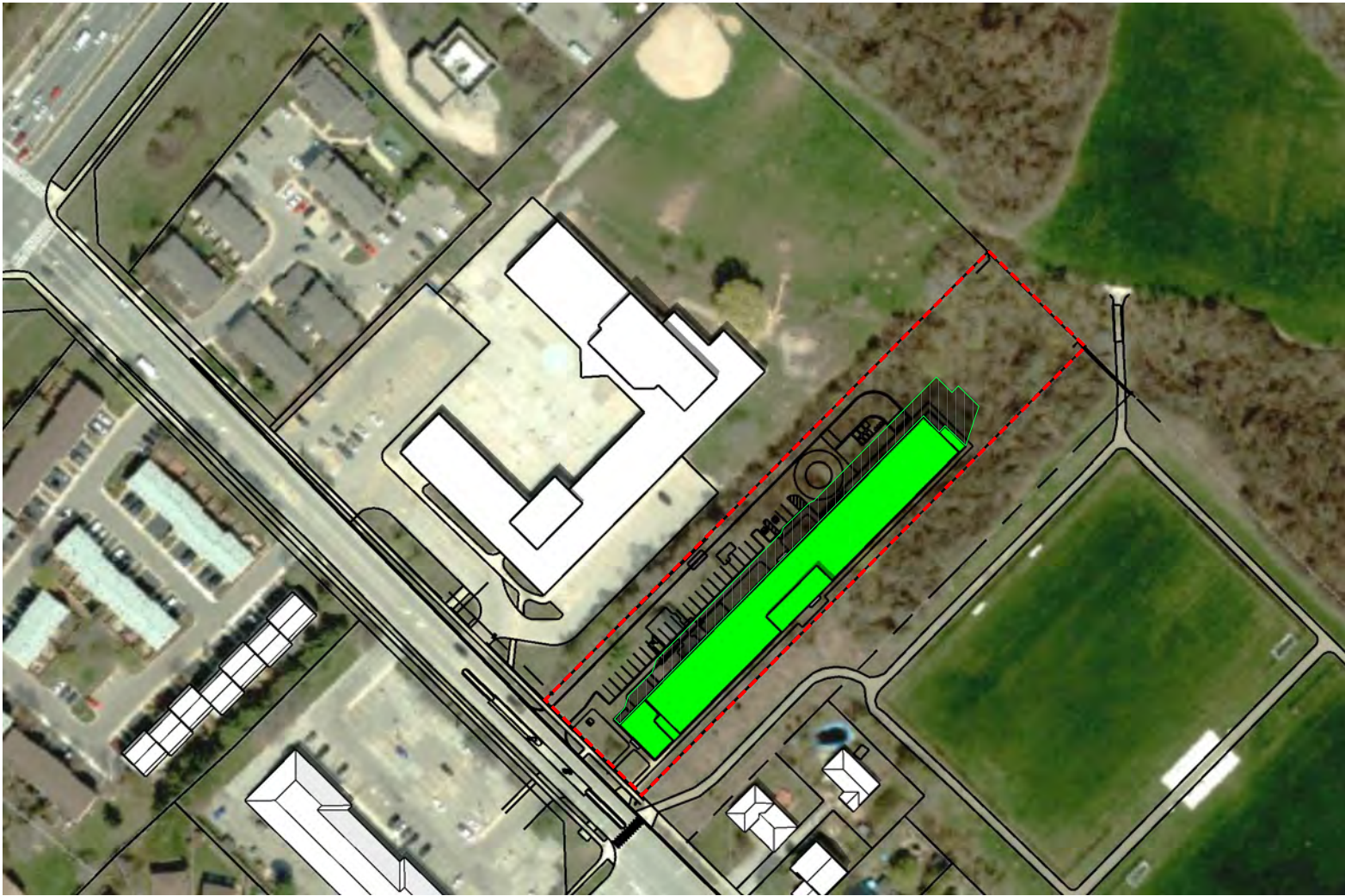
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April 21 - 11:56 am

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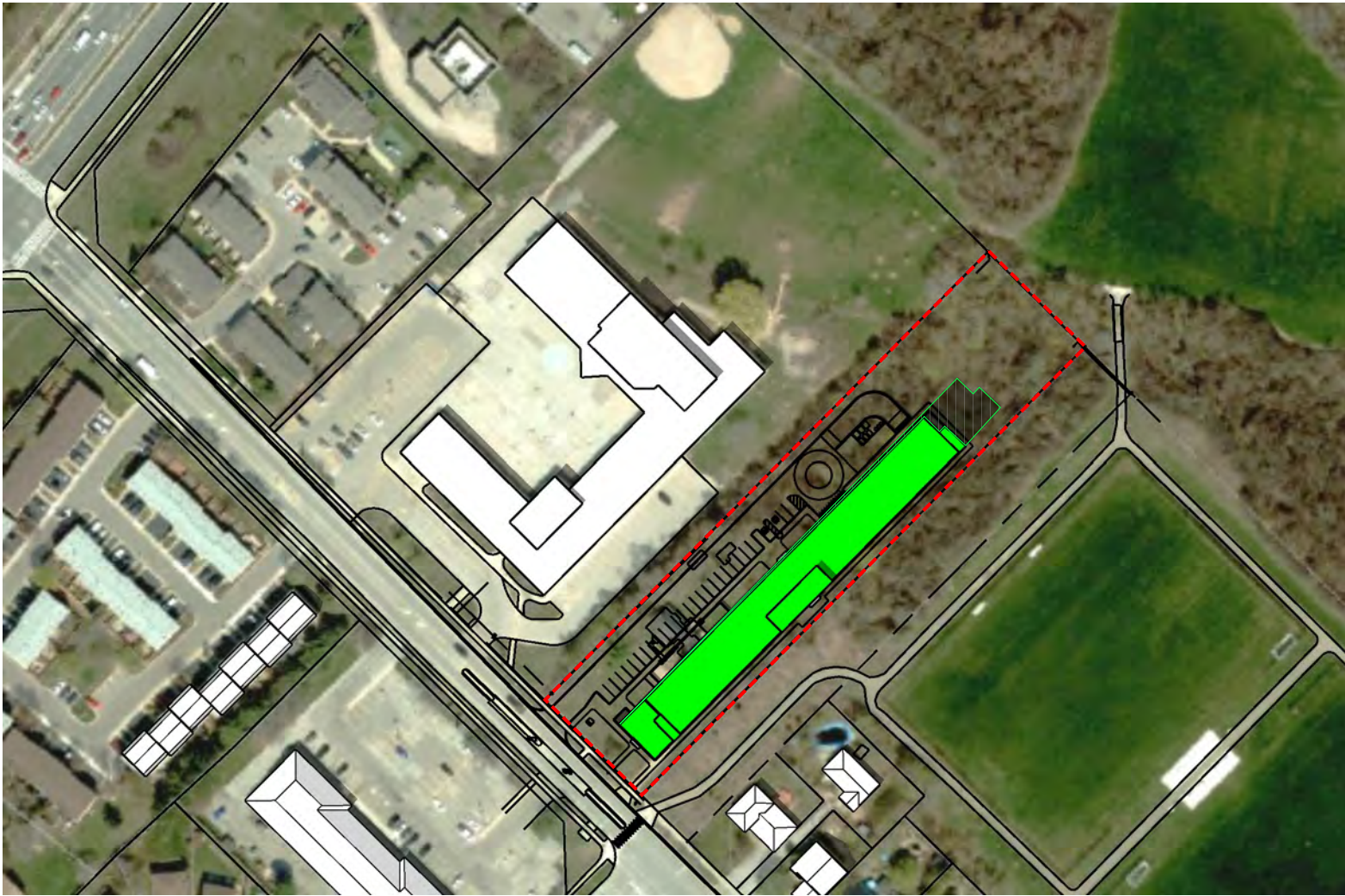
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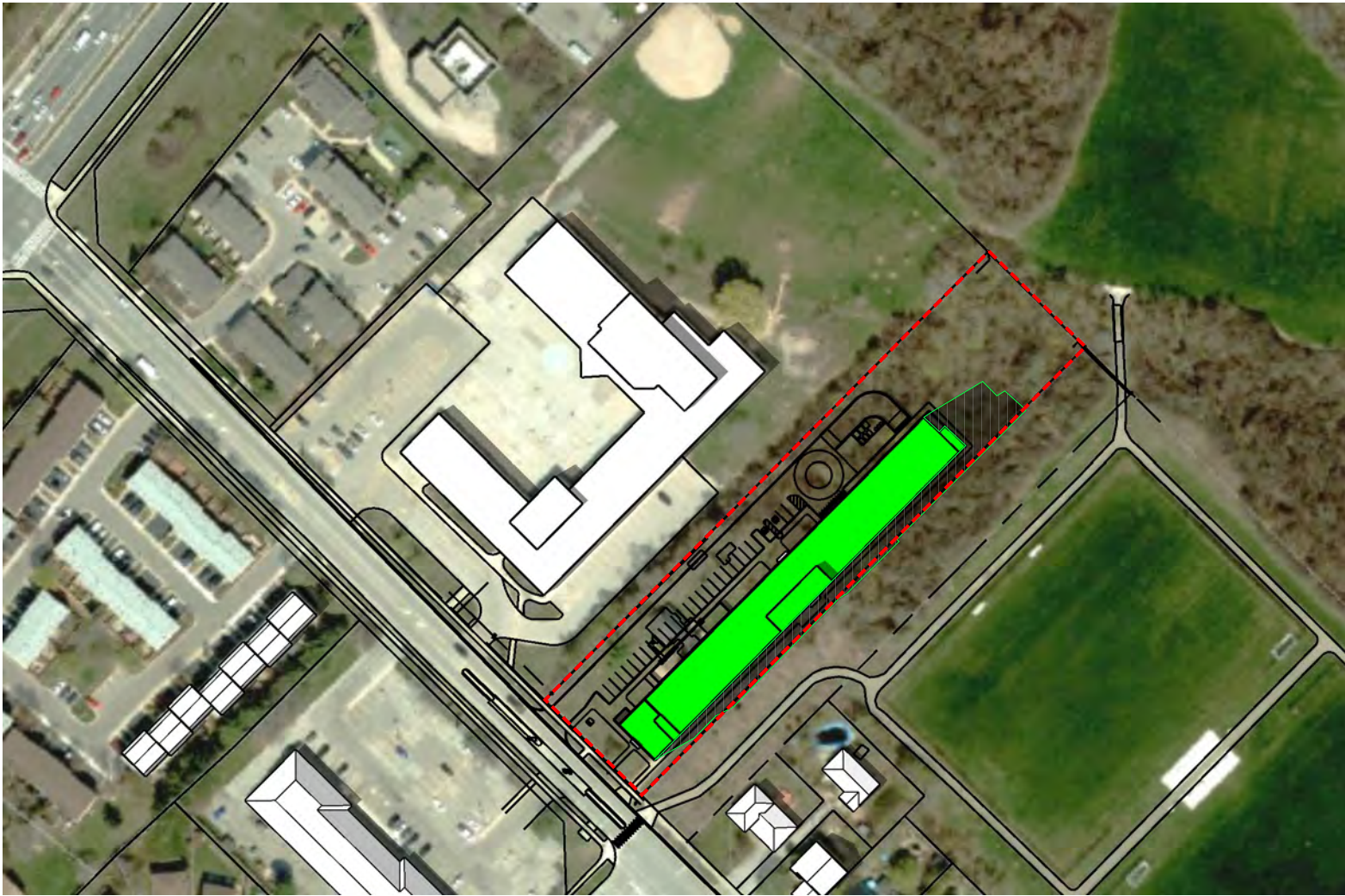
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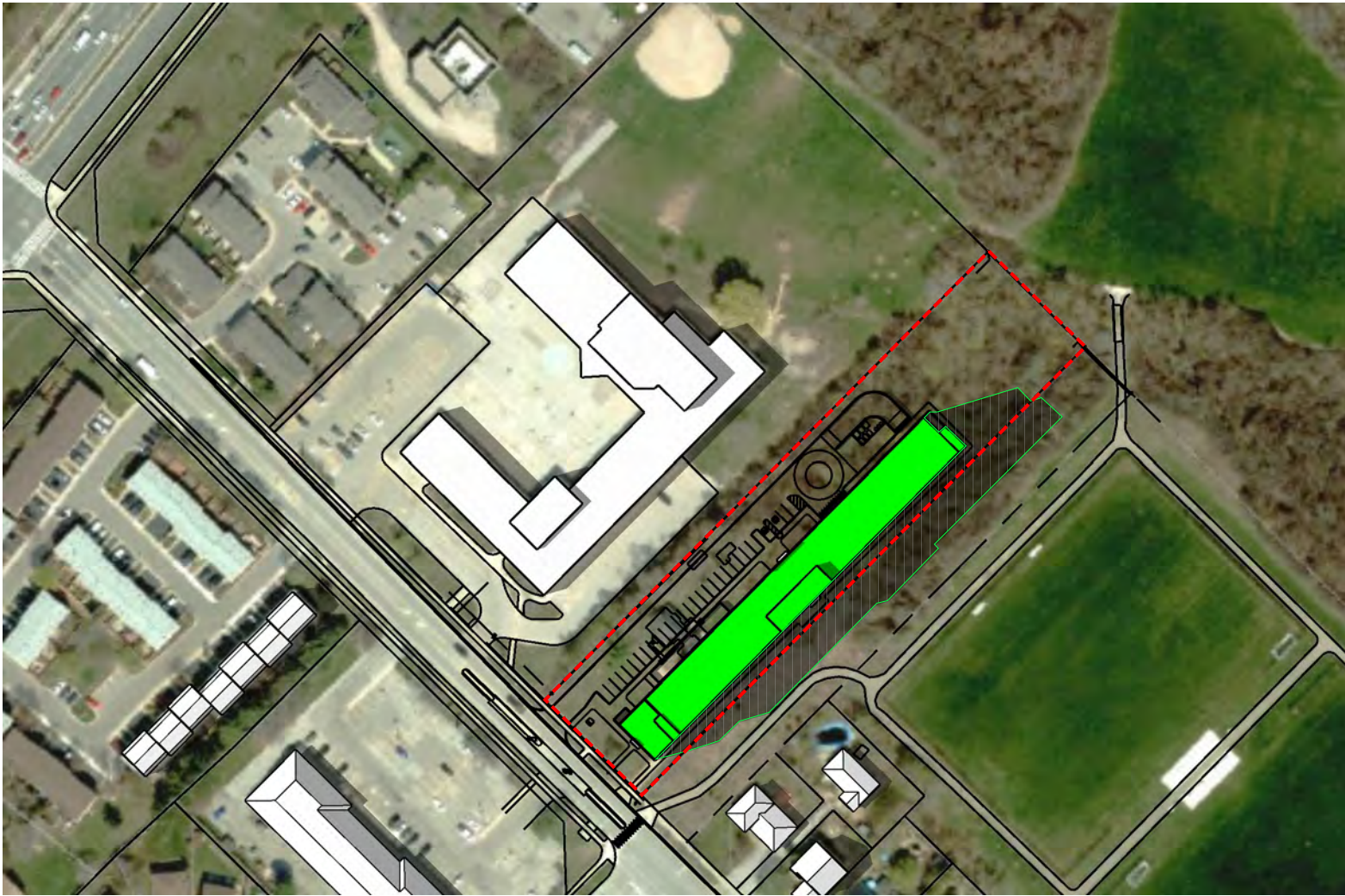
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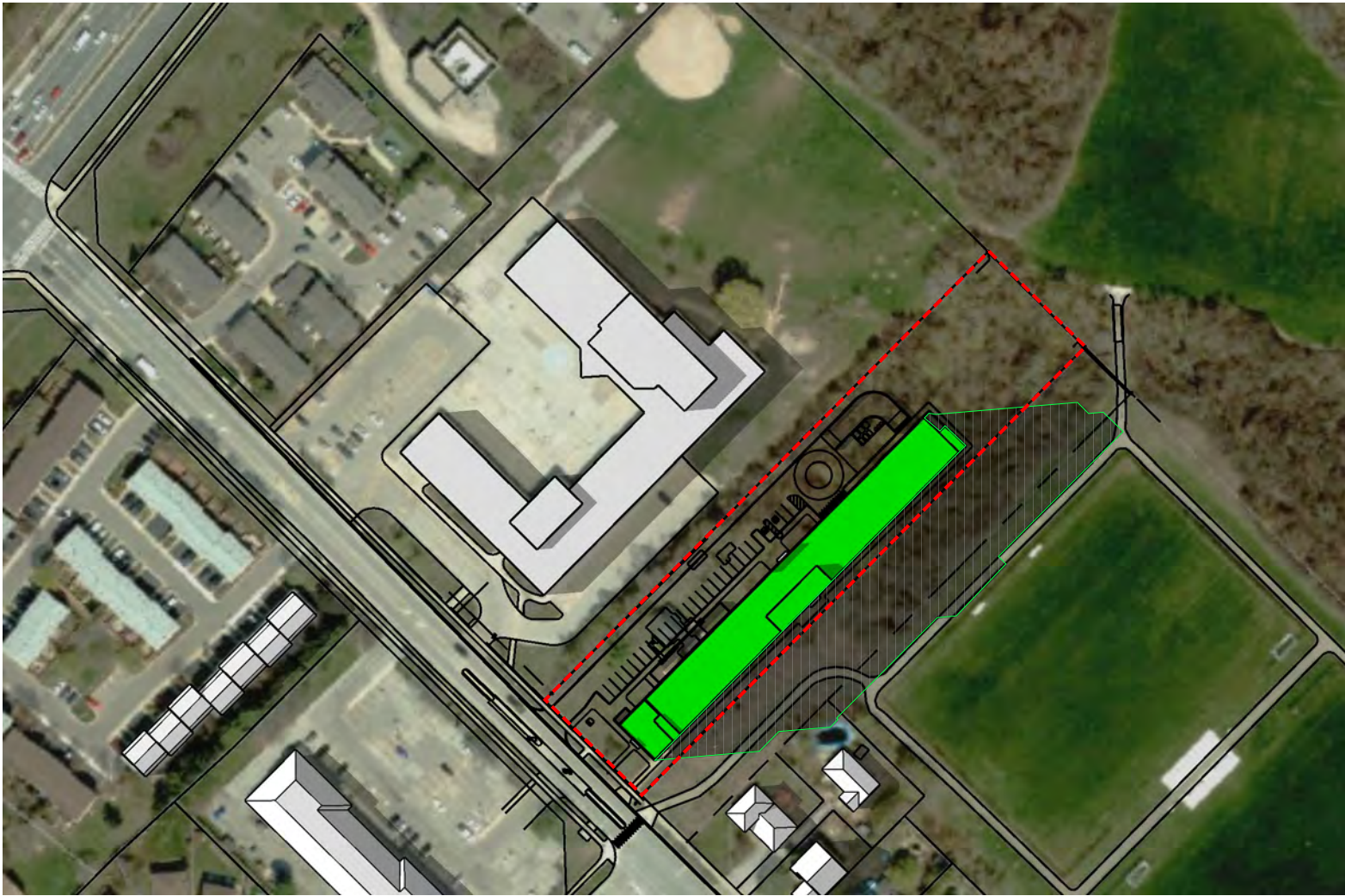
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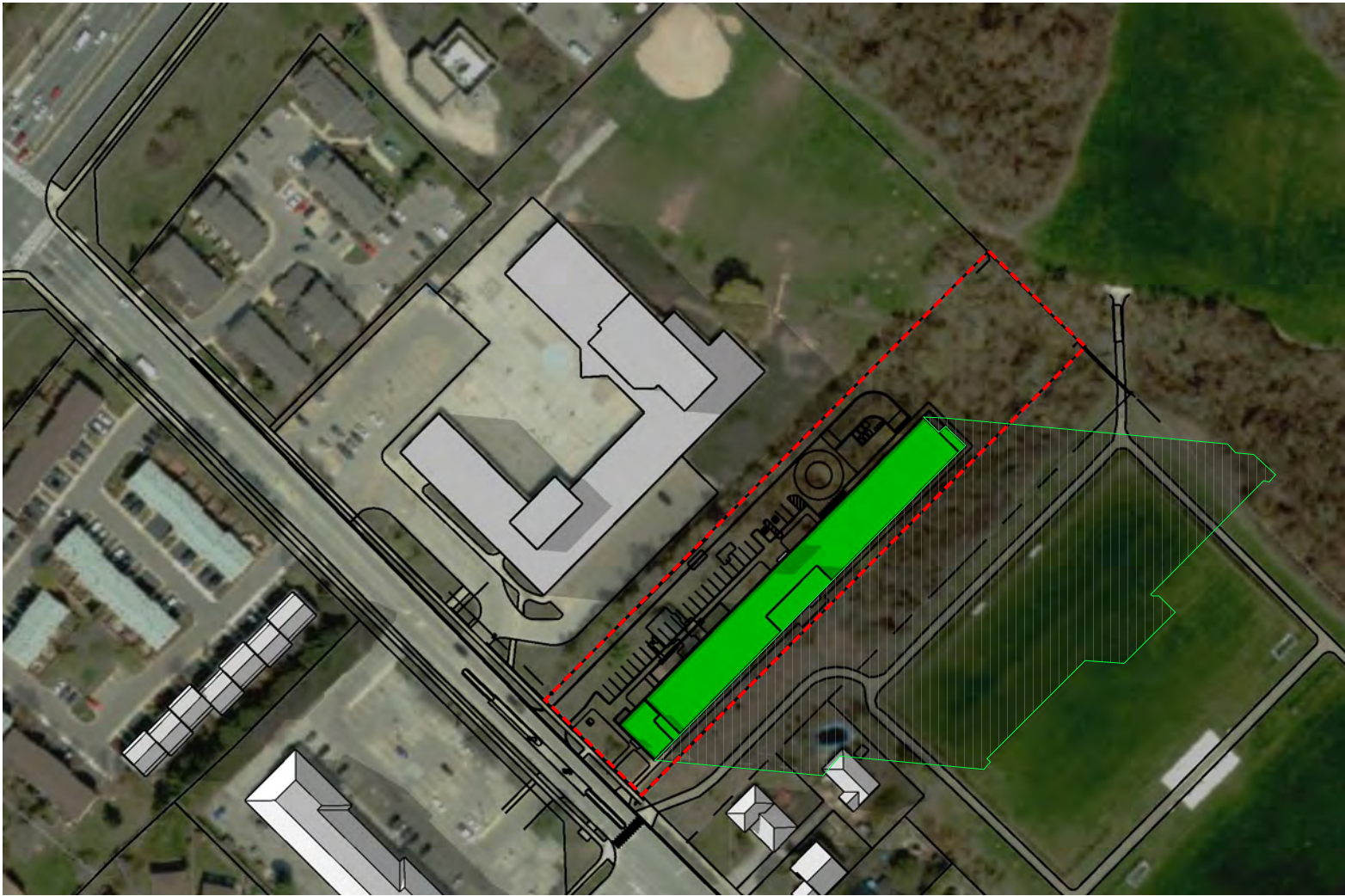
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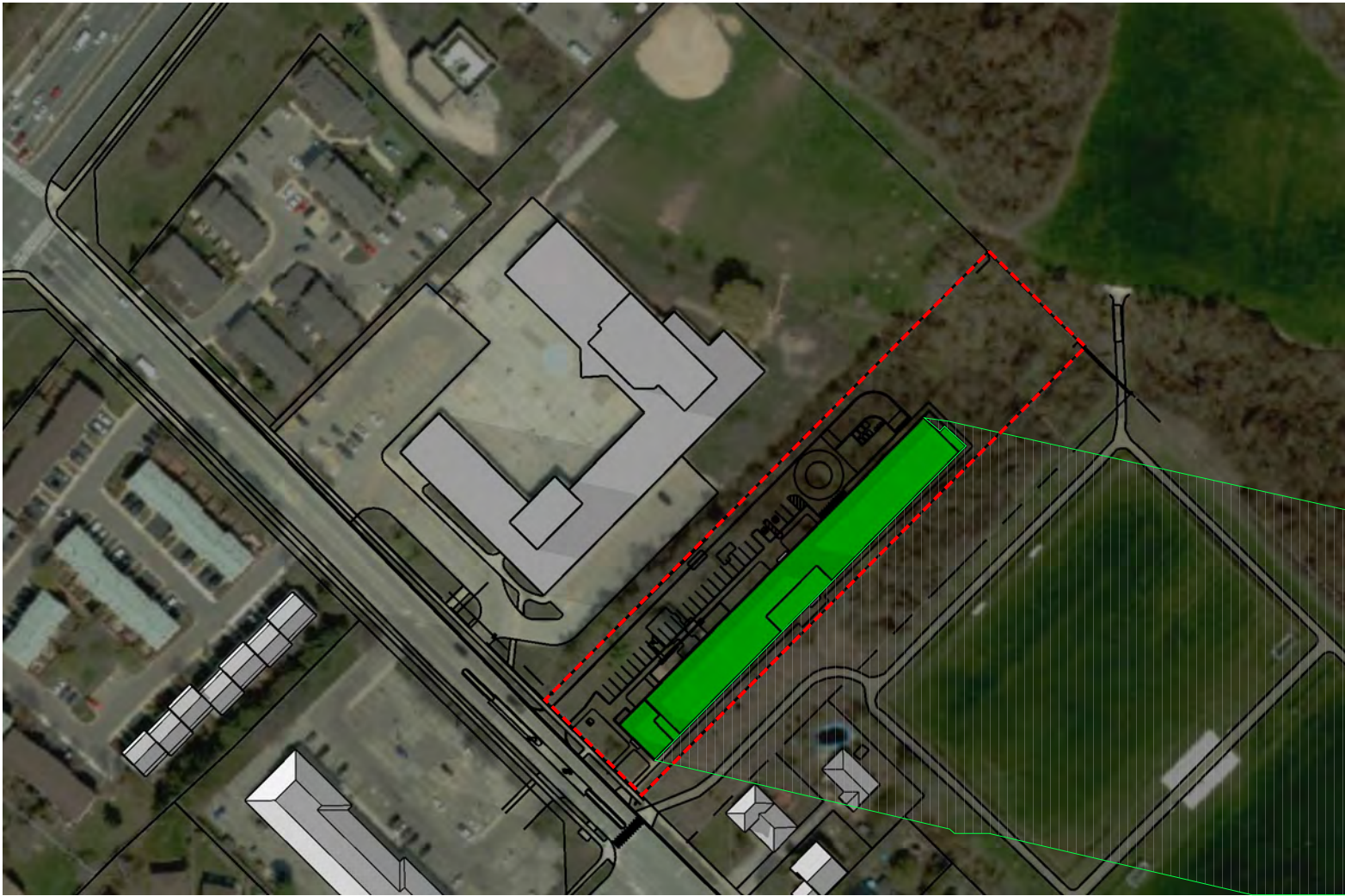
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April 21 - 5:56 pm

1493 Sixth Line Shadow Impact Study

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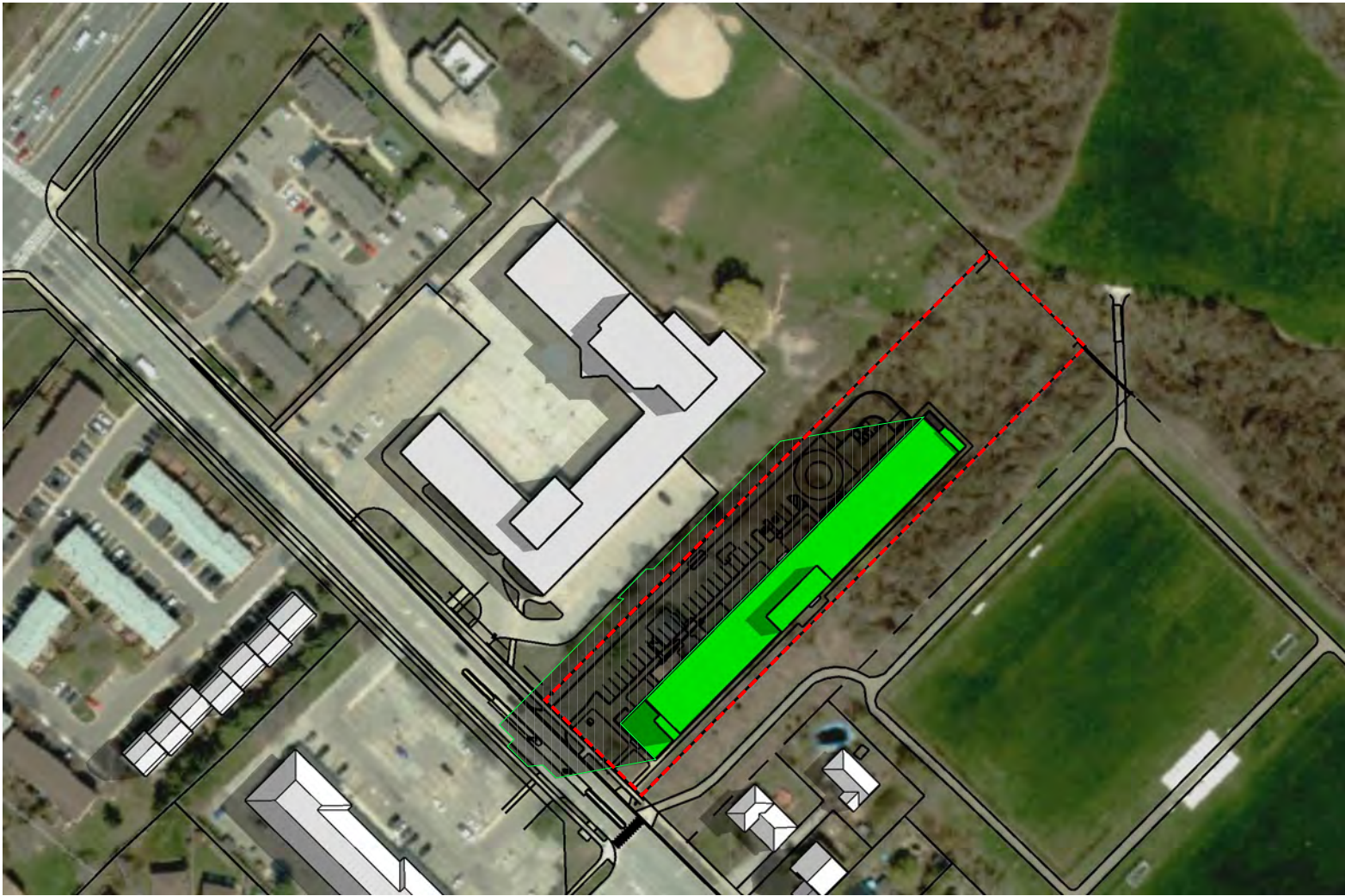
1493 Sixth Line Shadow Impact Study

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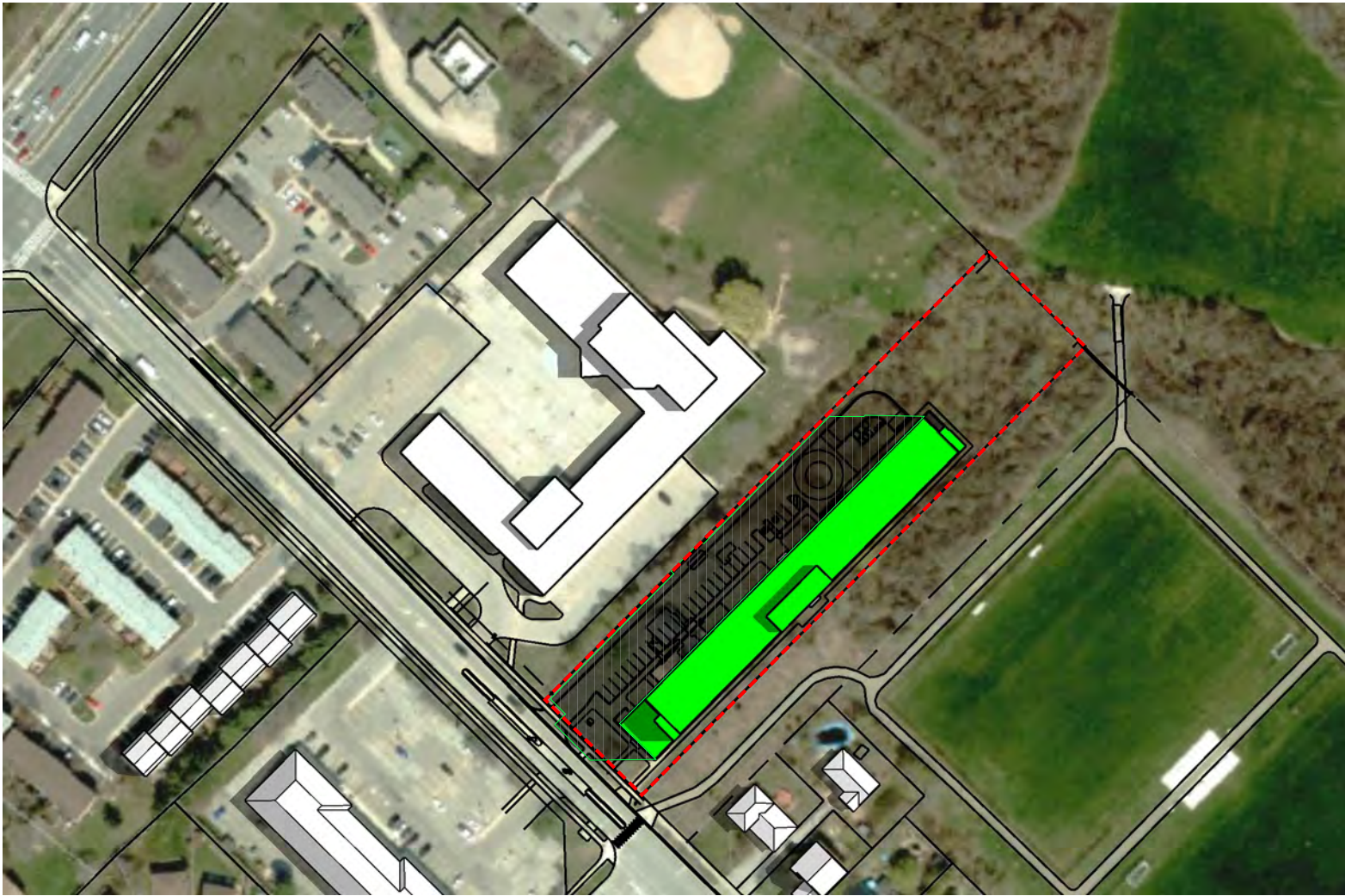
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June 21 - 7:08 am

1493 Sixth Line Shadow Impact Study

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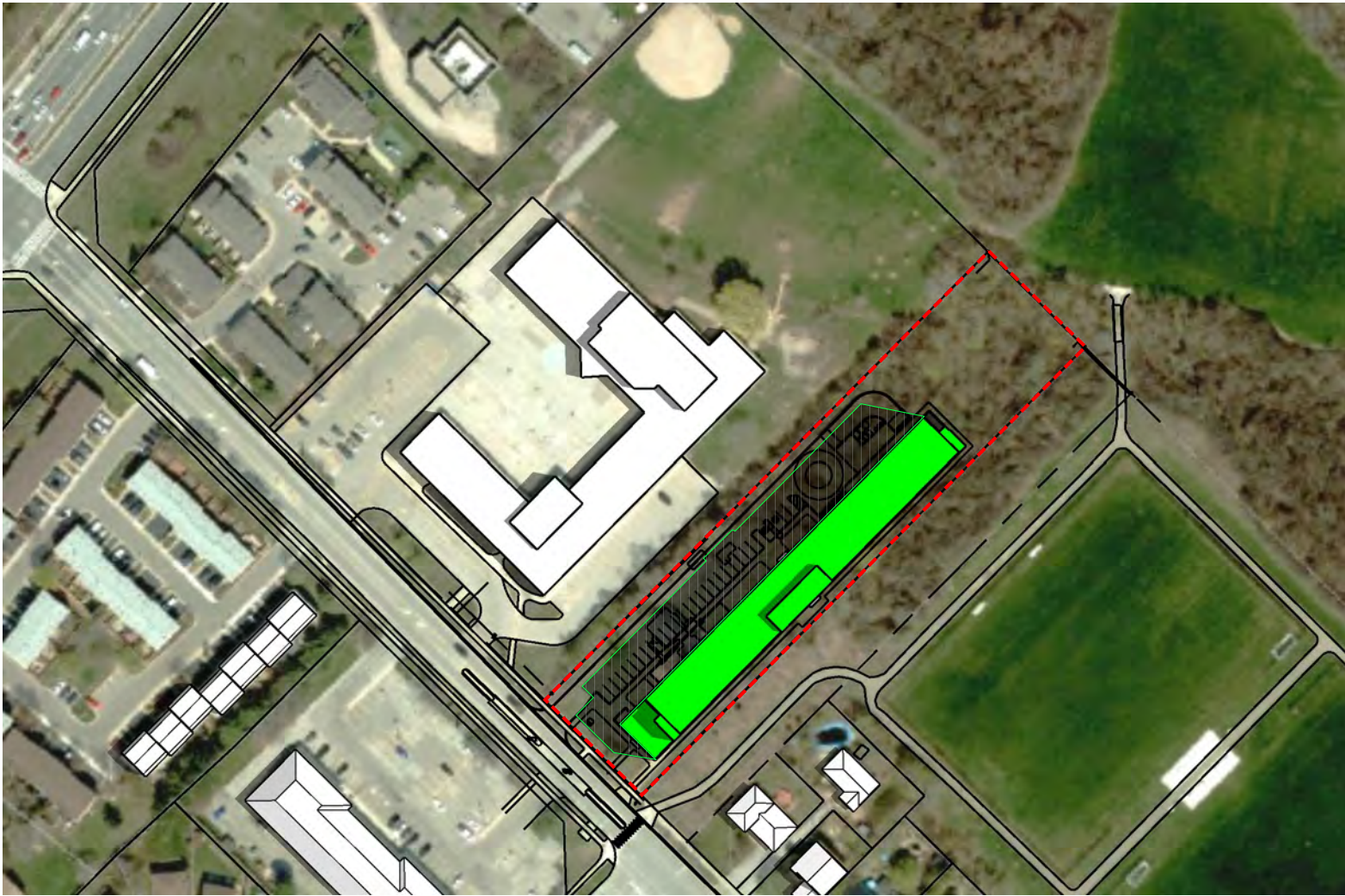
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43.46°N, 79.72°W

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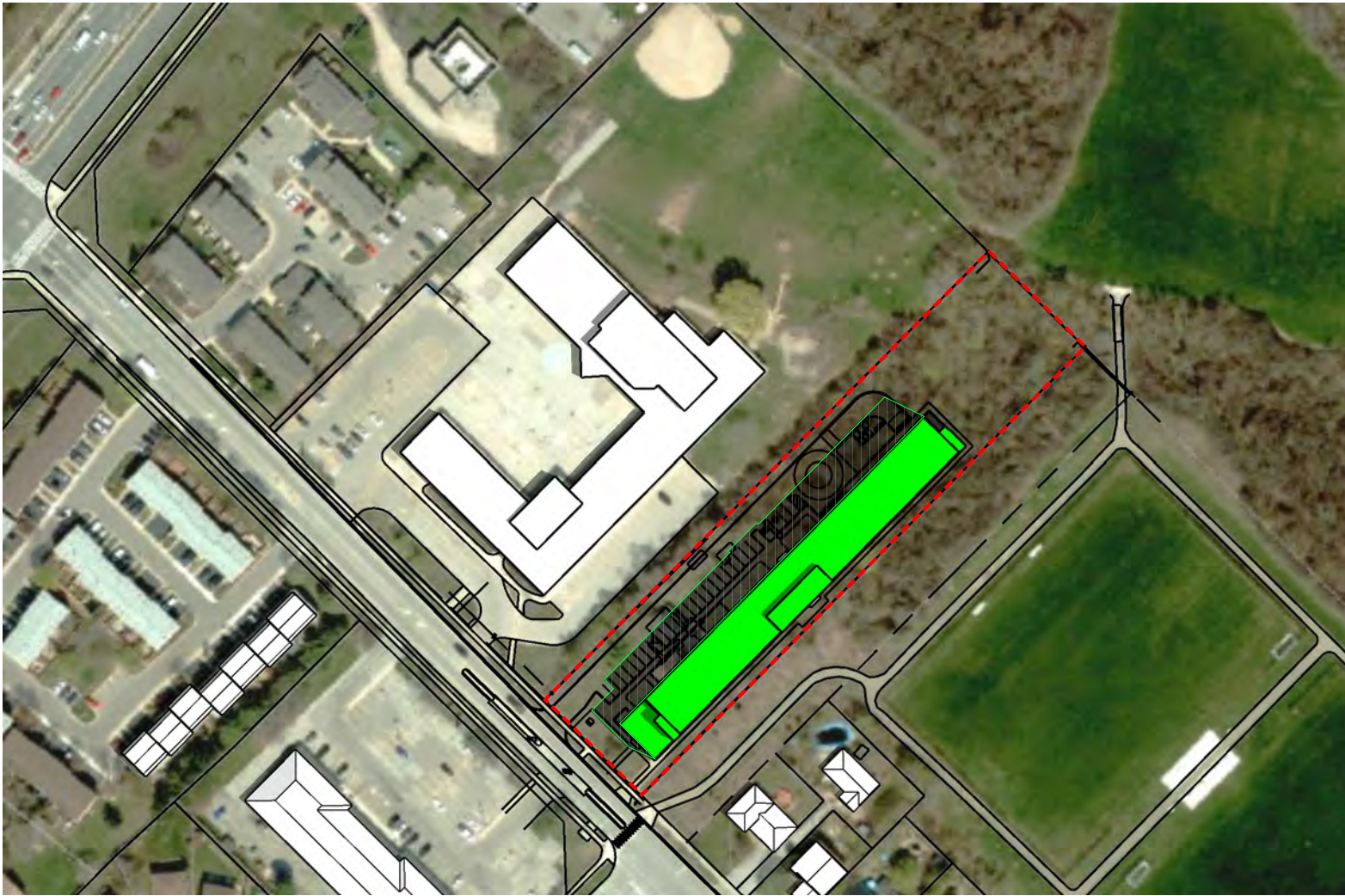
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June 21 - 9:08 am

1493 Sixth Line Shadow Impact Study

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43.46°N, 79.72°W

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June 21 - 10:08 am

1493 Sixth Line Shadow Impact Study

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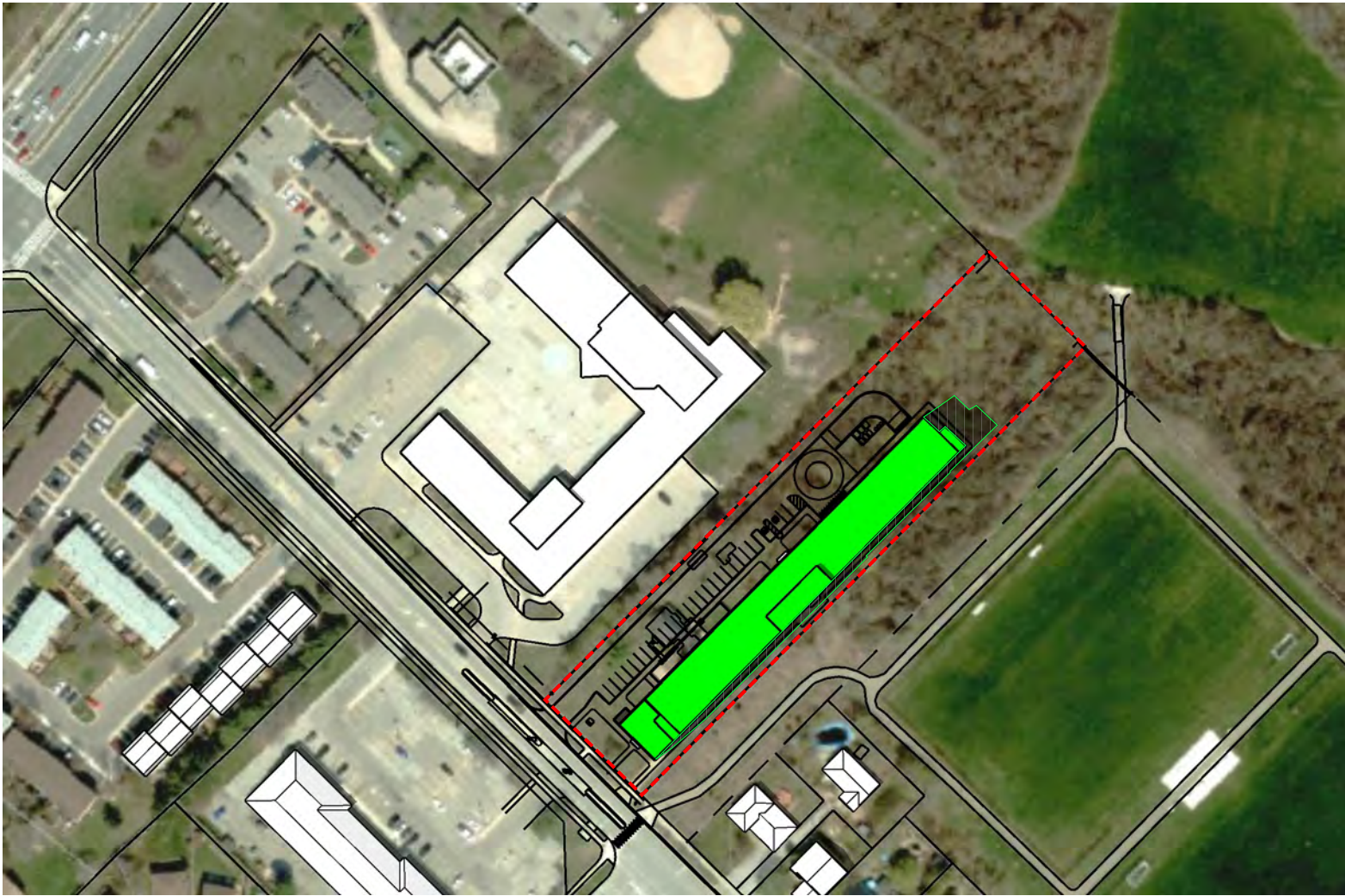
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June 21 - 1:08 pm

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43.46°N, 79.72°W

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June 21 - 2:08 pm

1493 Sixth Line Shadow Impact Study

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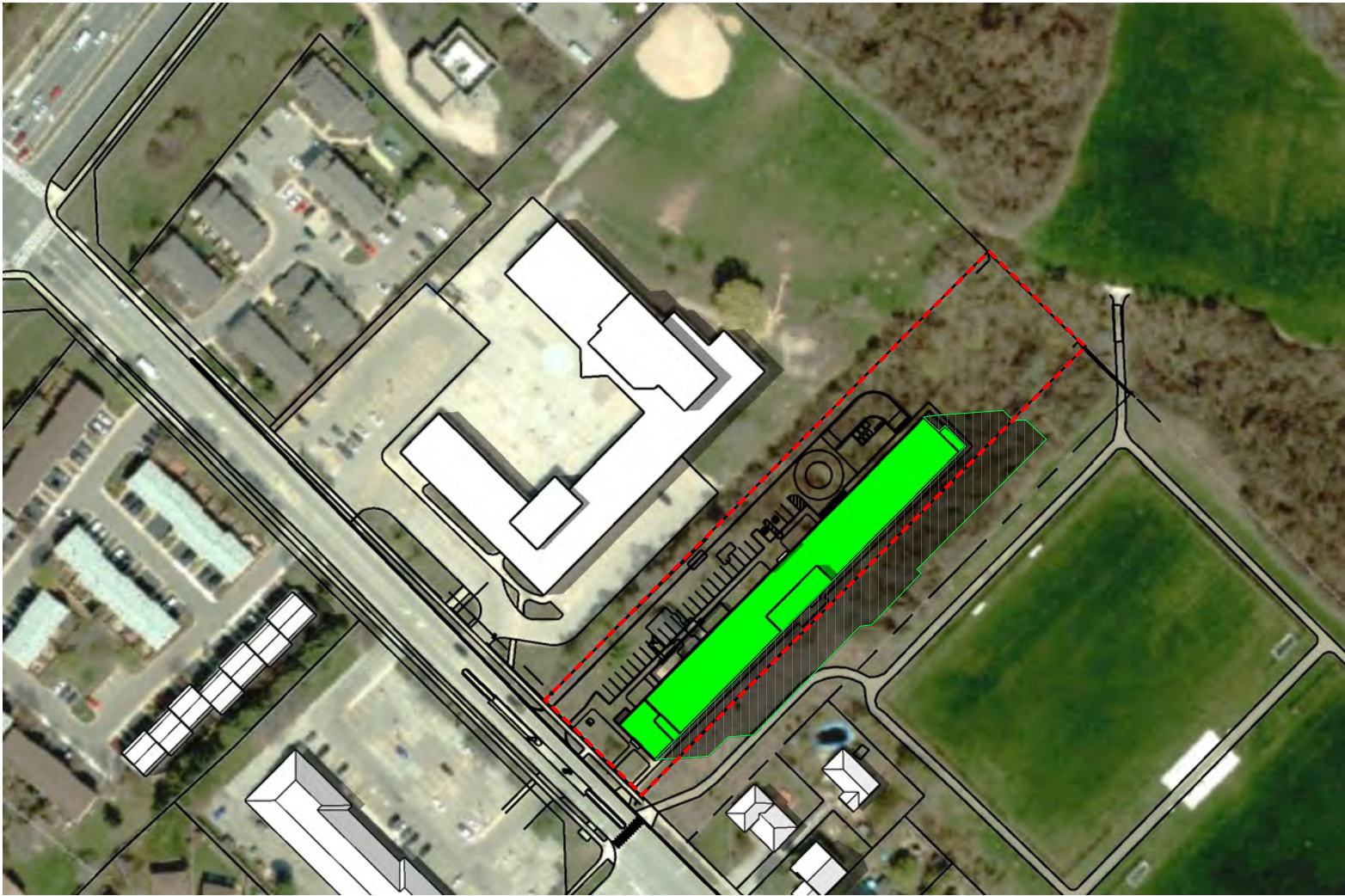
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June 21 - 3:08 pm

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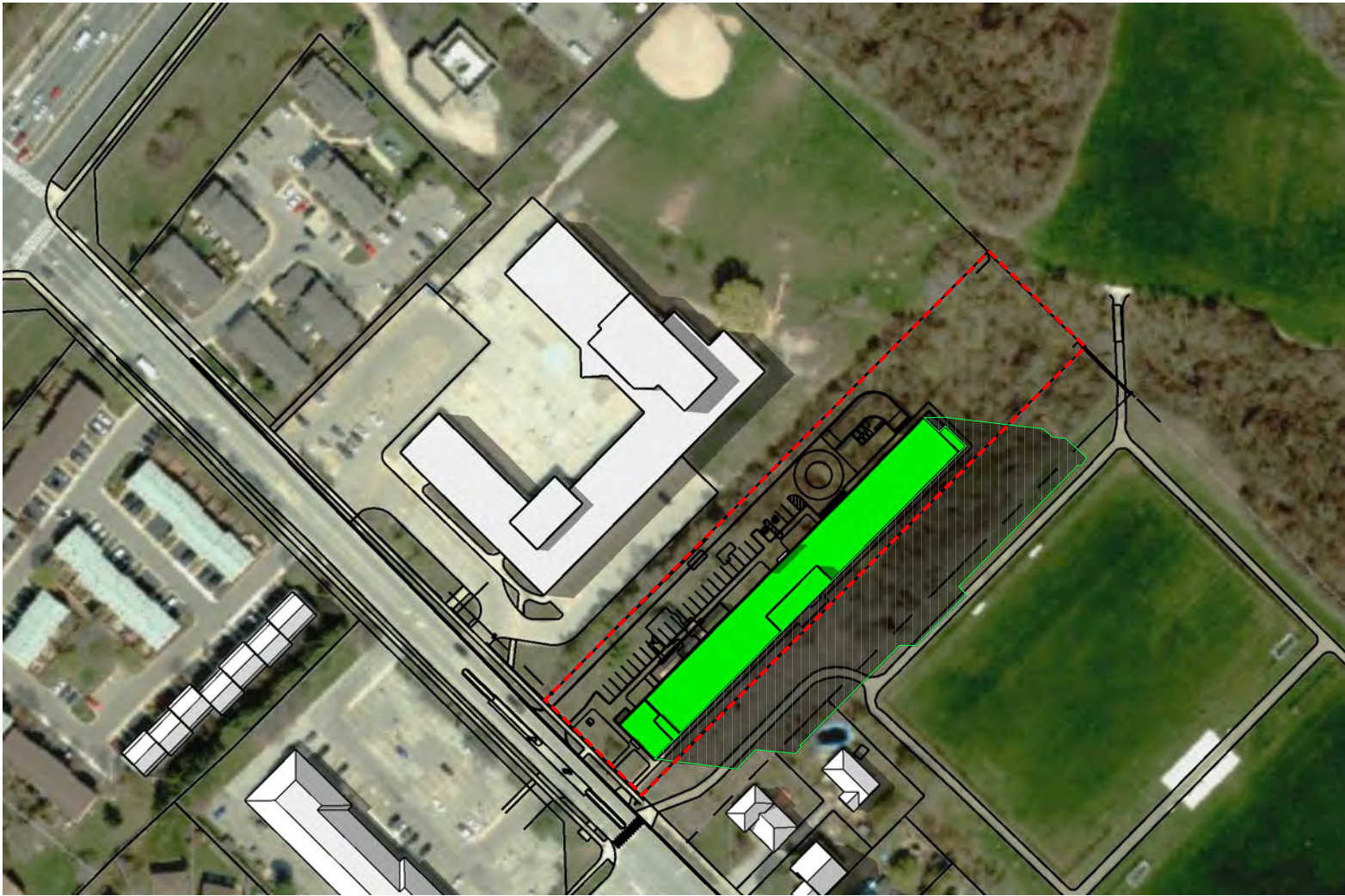
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June 21 - 4:08 pm

1493 Sixth Line Shadow Impact Study

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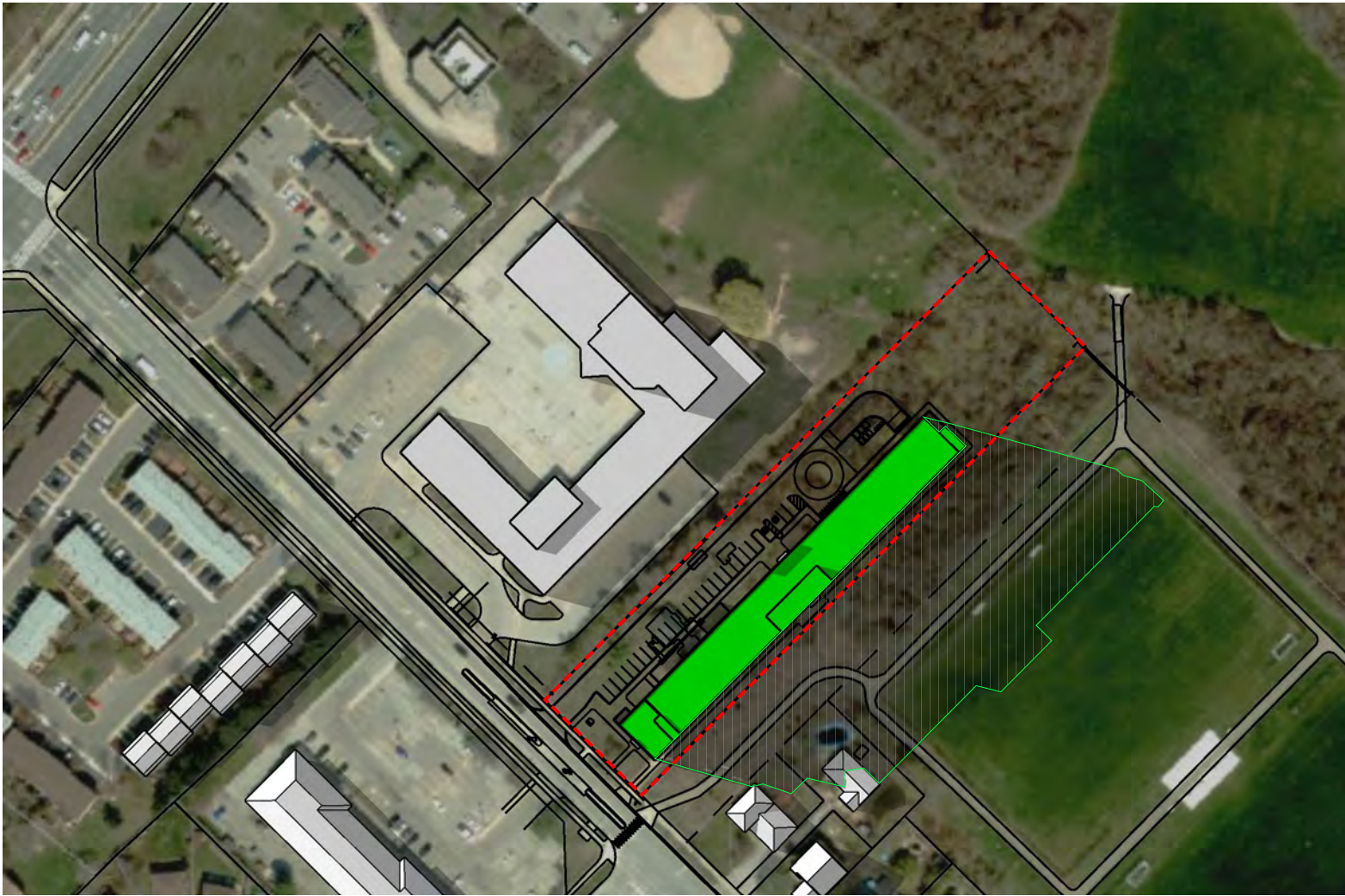
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June 21 - 5:08 pm

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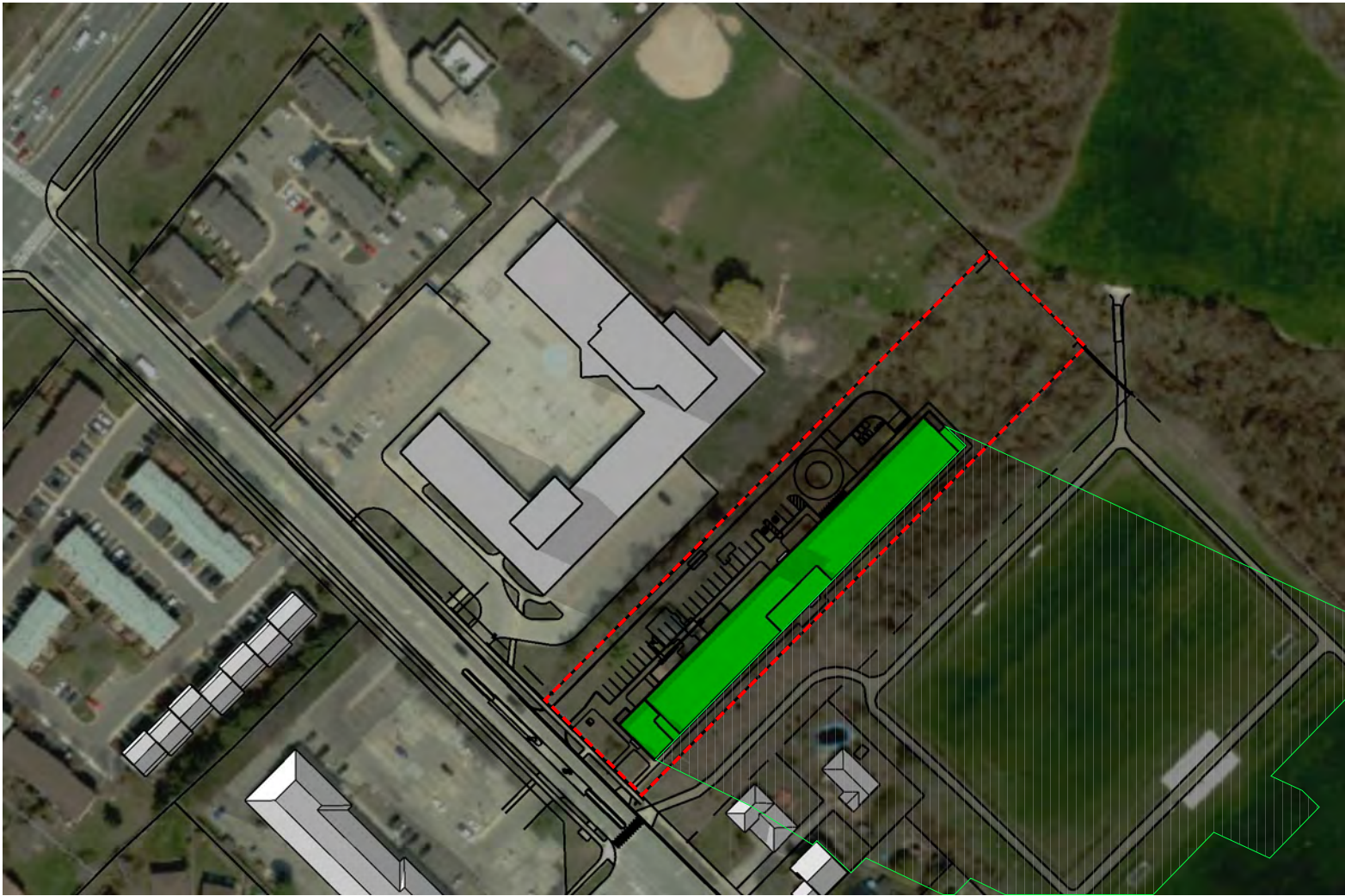
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June 21 - 6:08 pm

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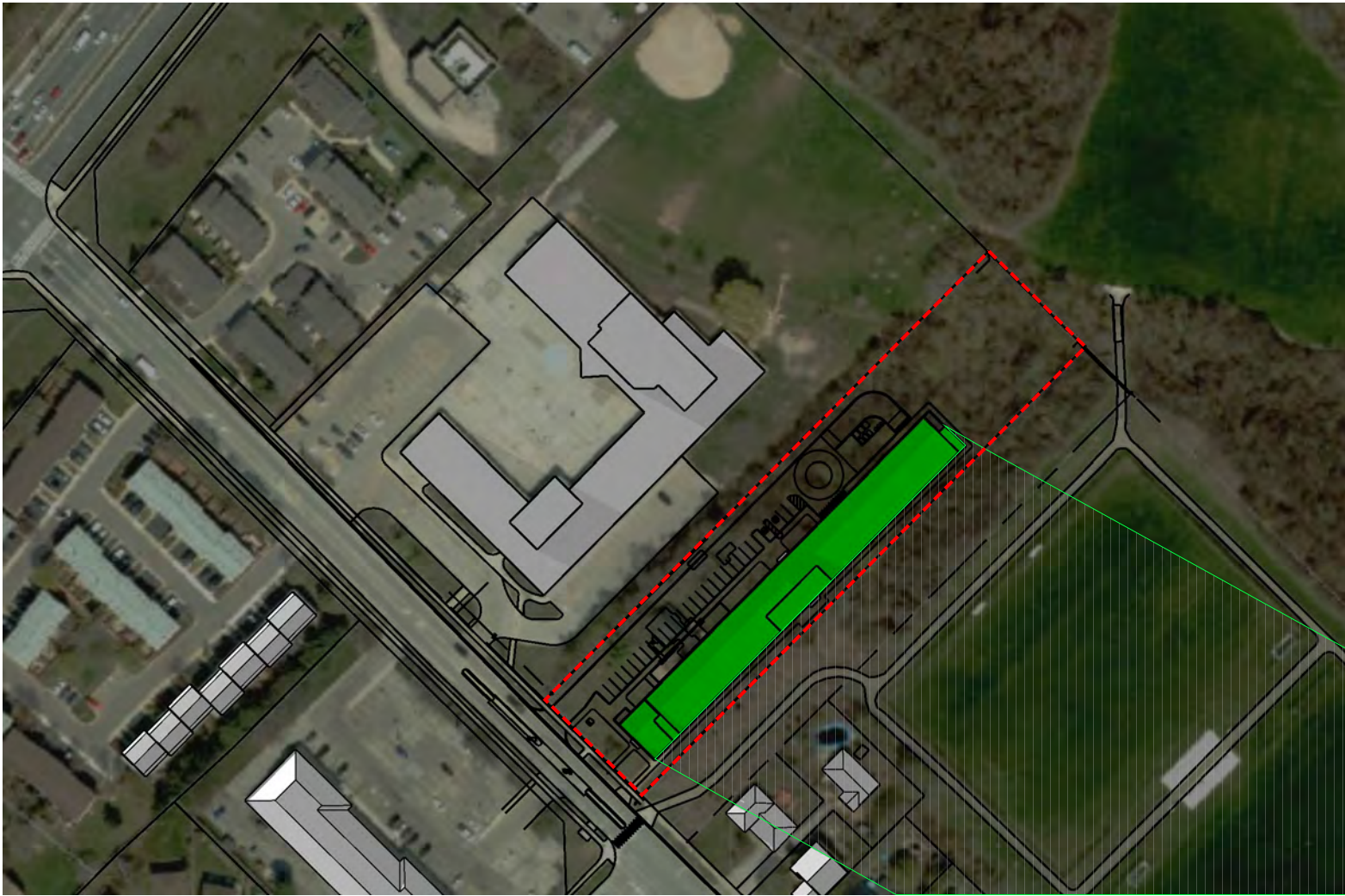
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June 21 - 7:08 pm

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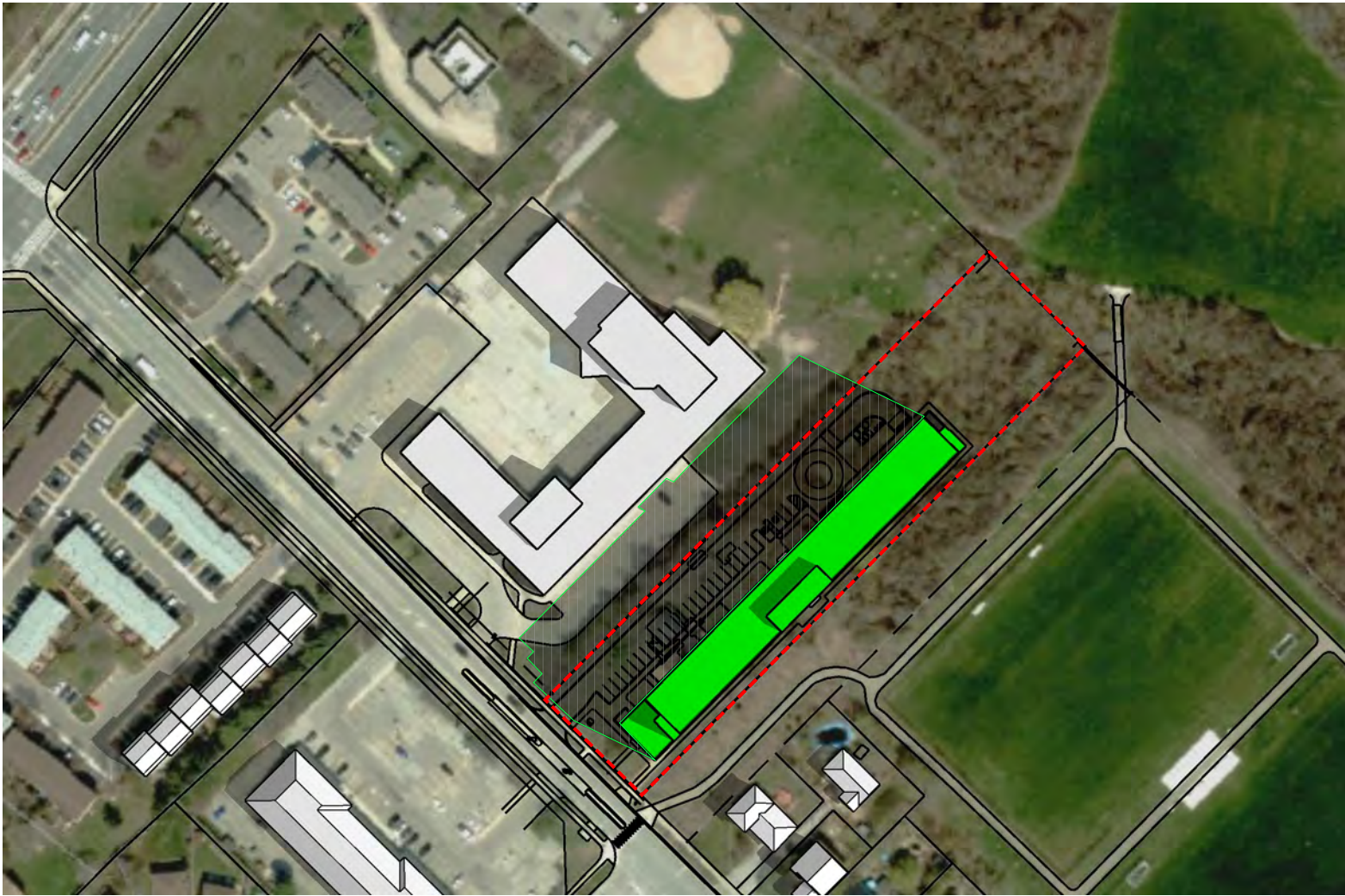
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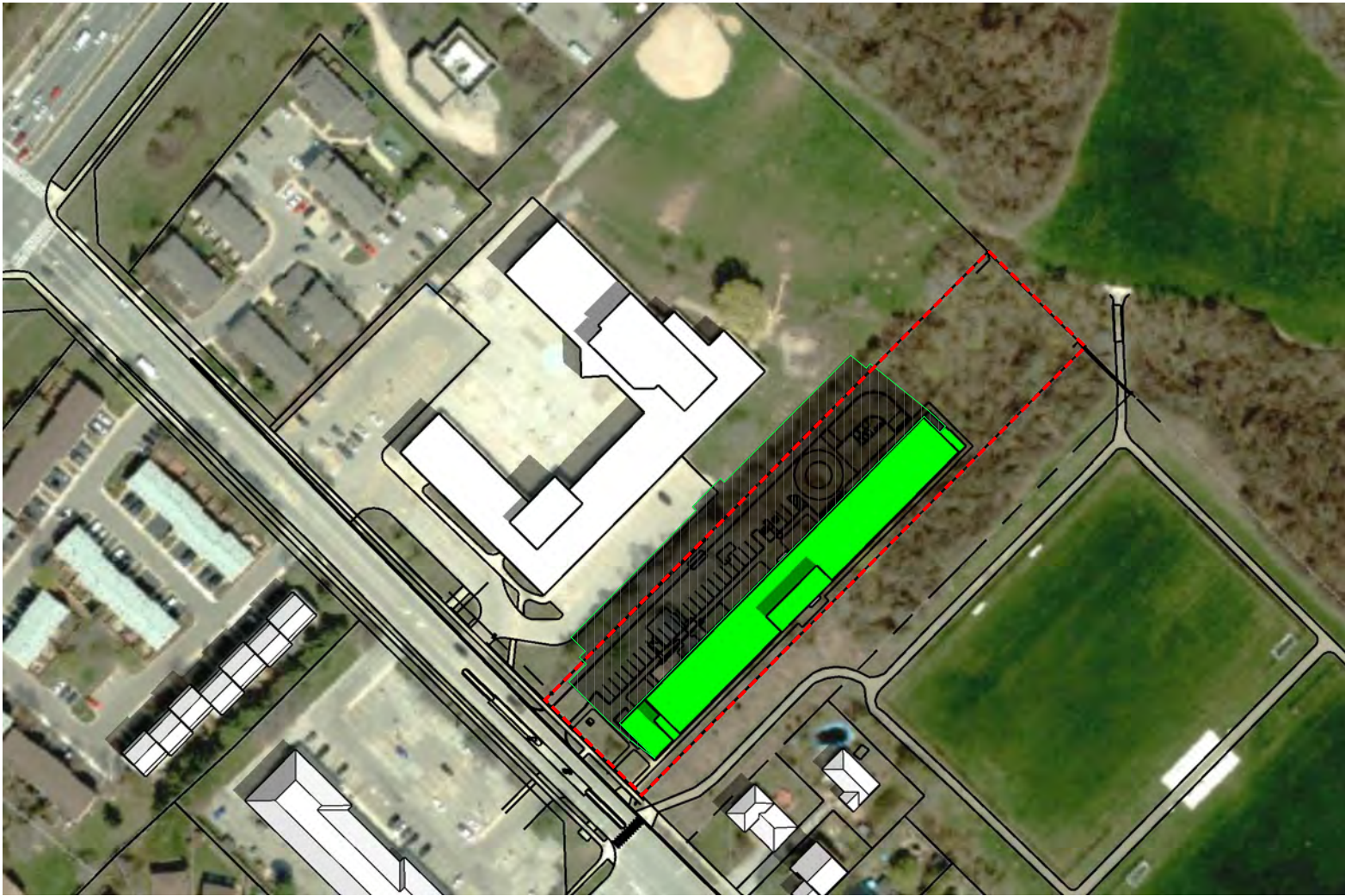
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September 21 - 8:35 am

1493 Sixth Line Shadow Impact Study

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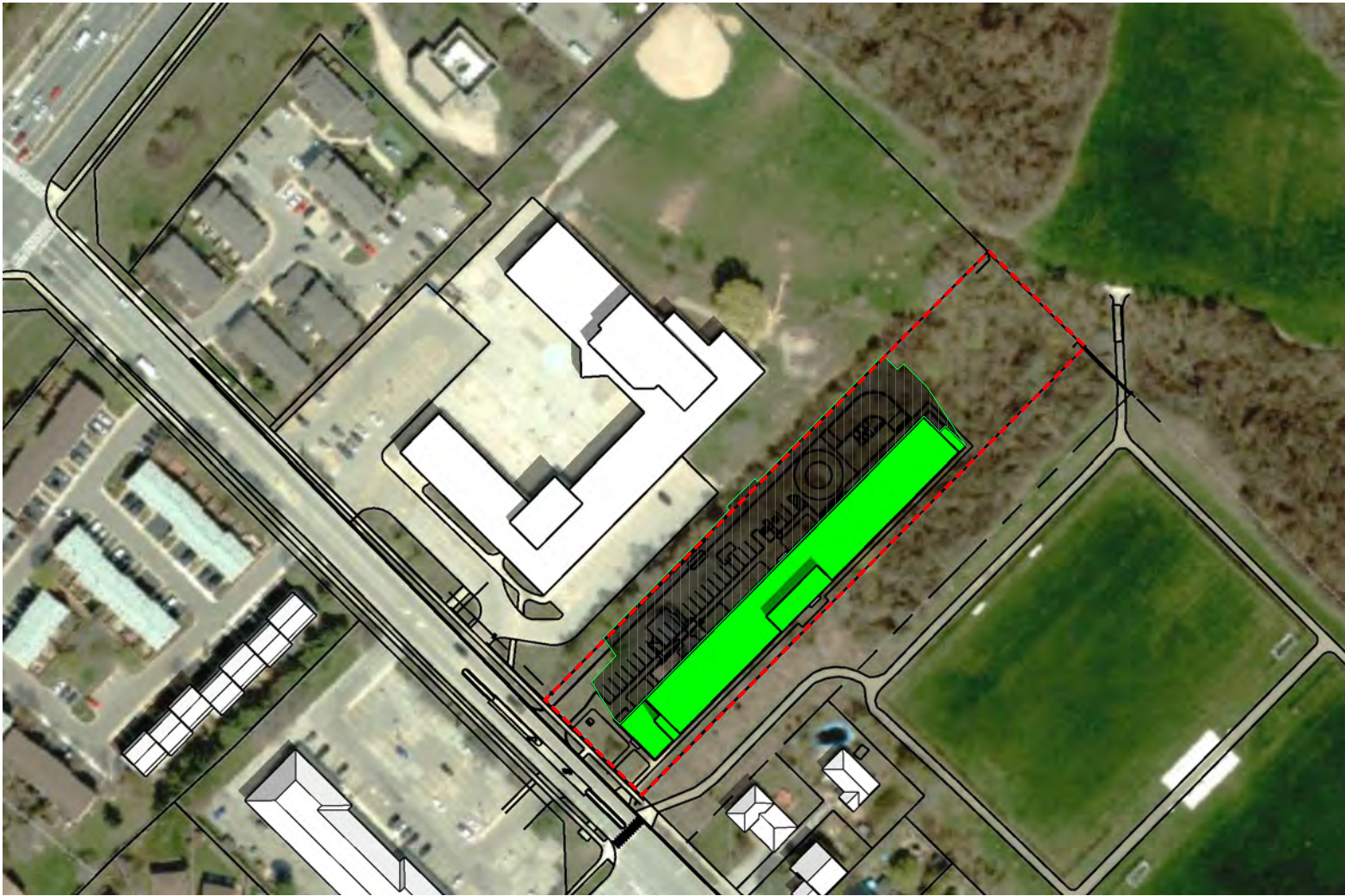
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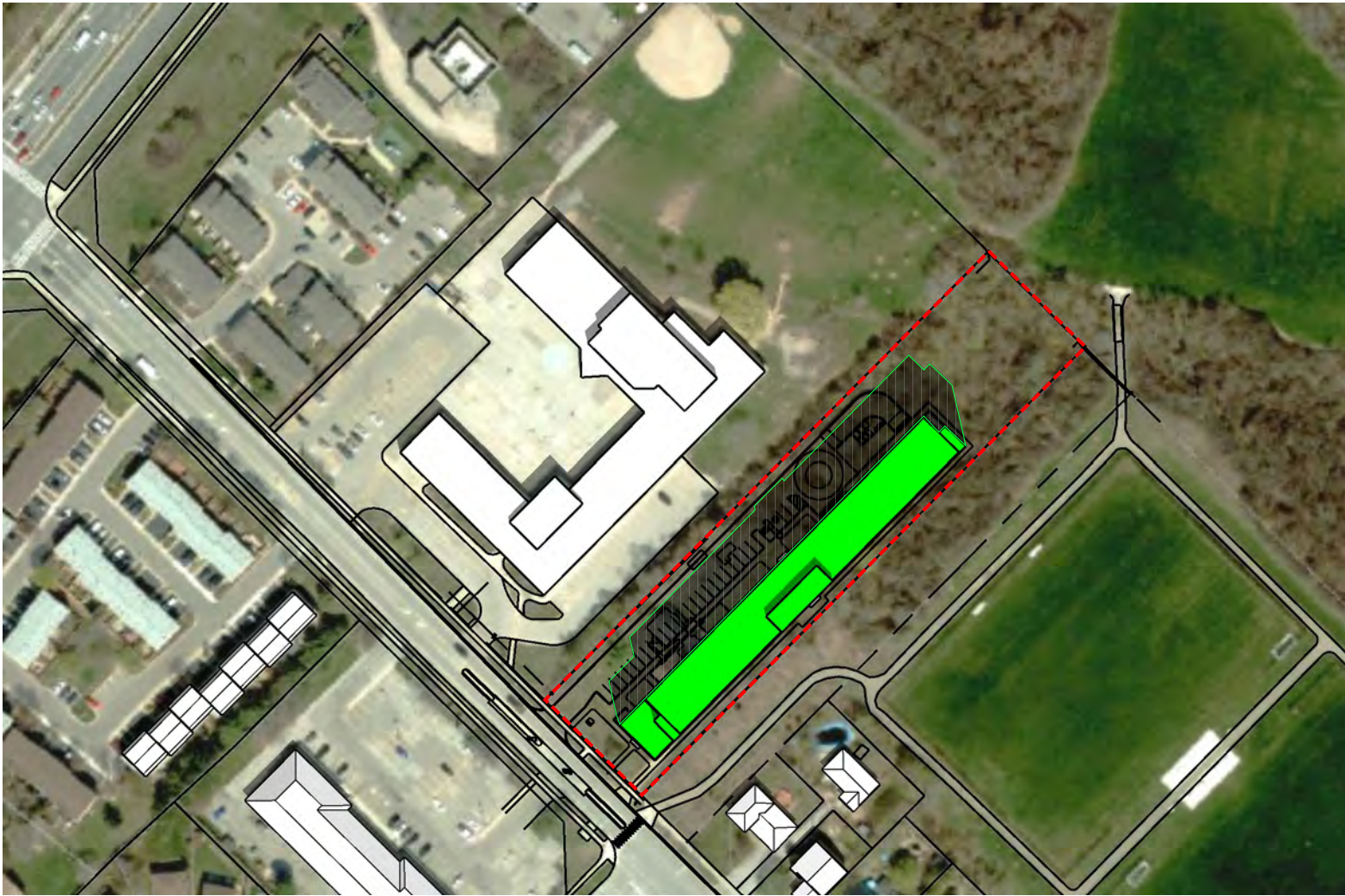
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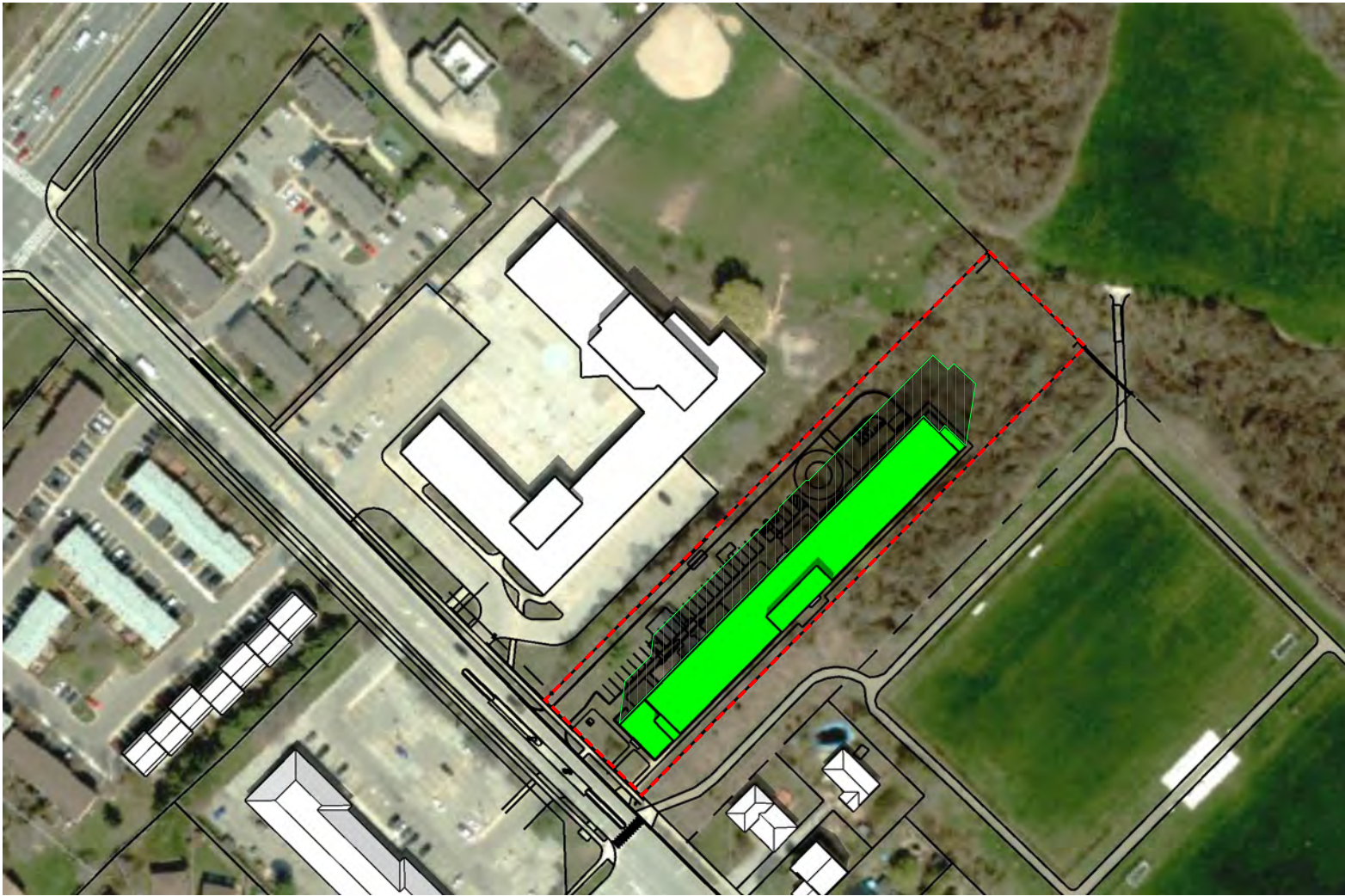
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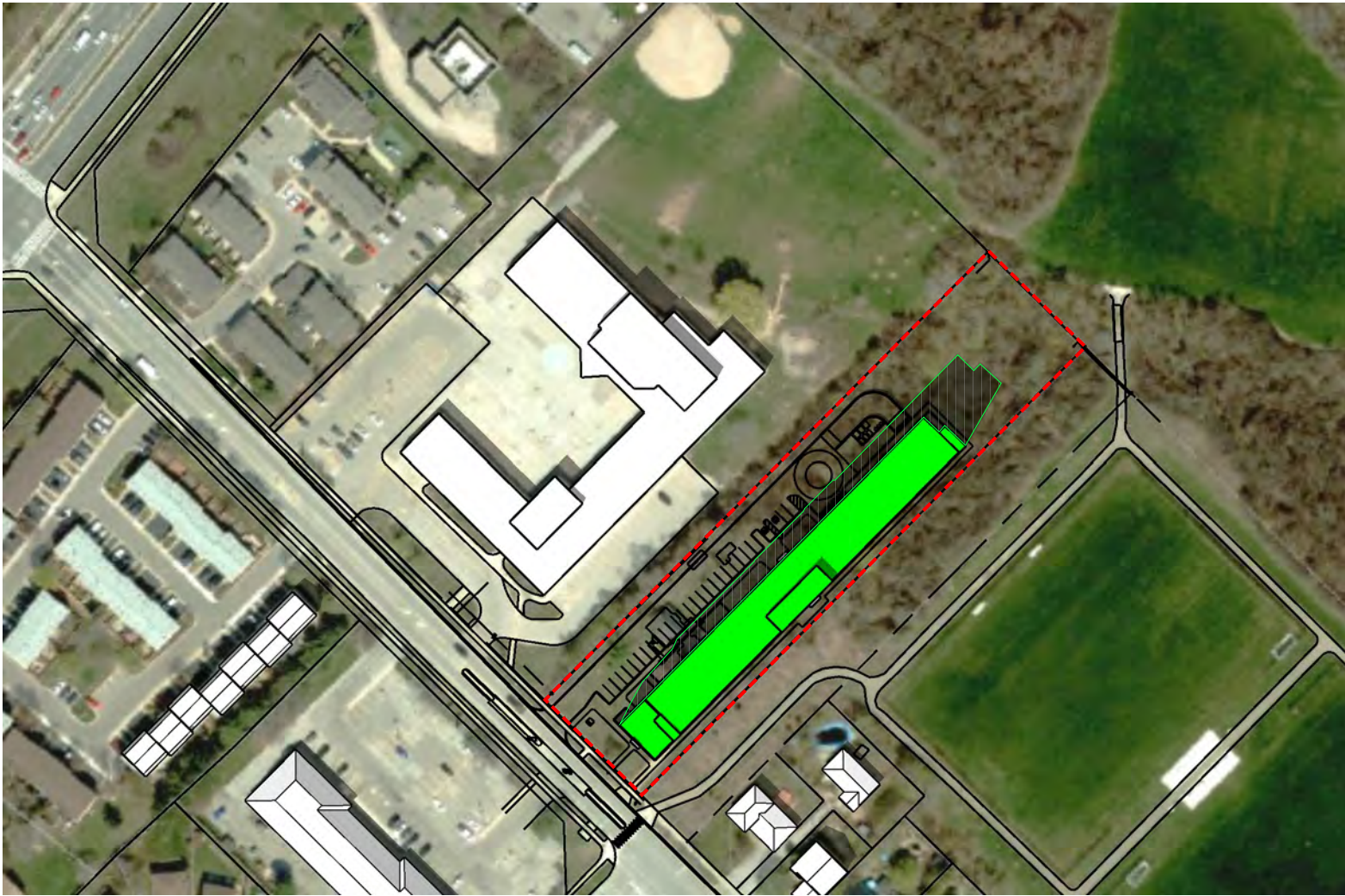
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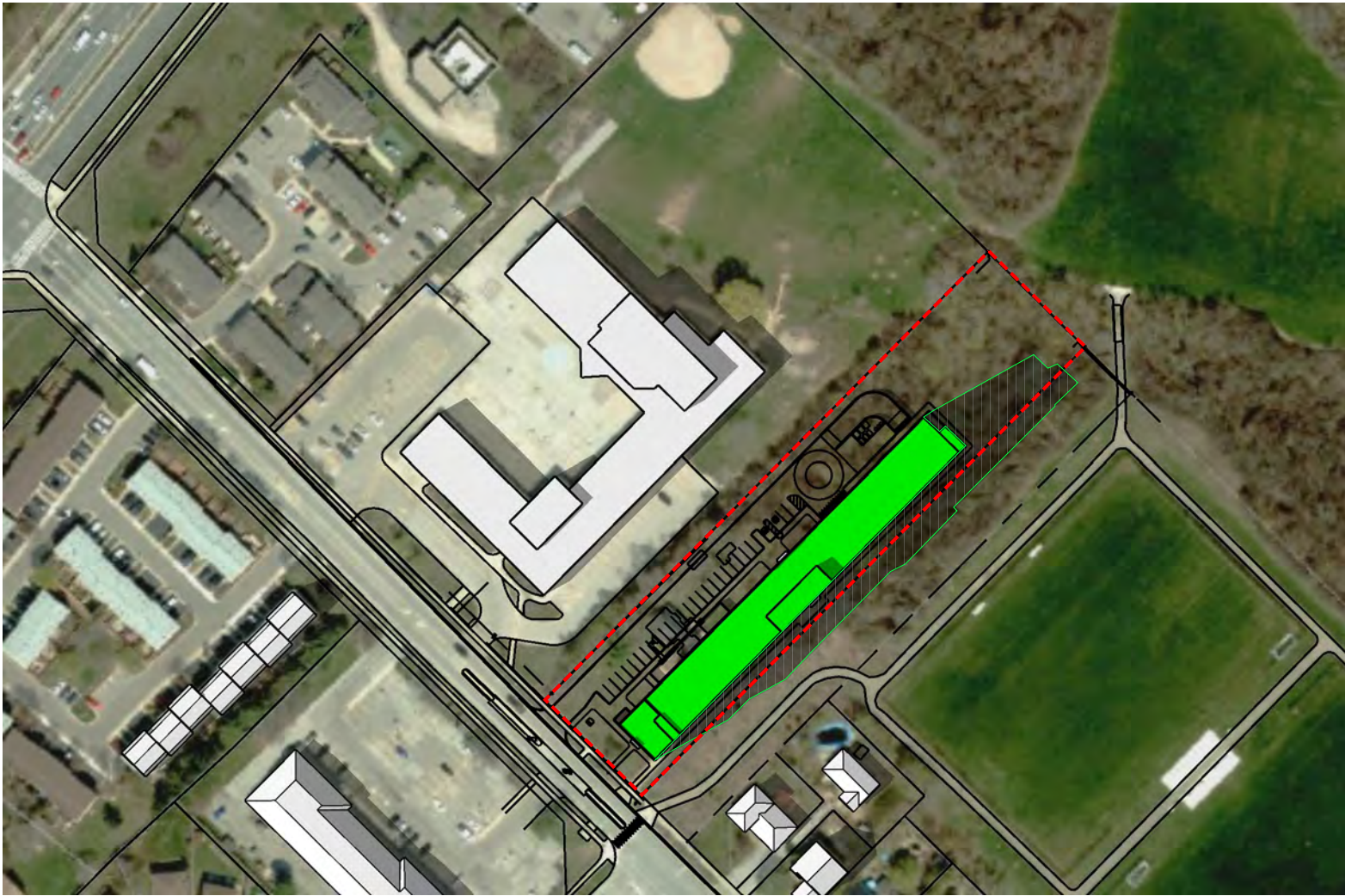
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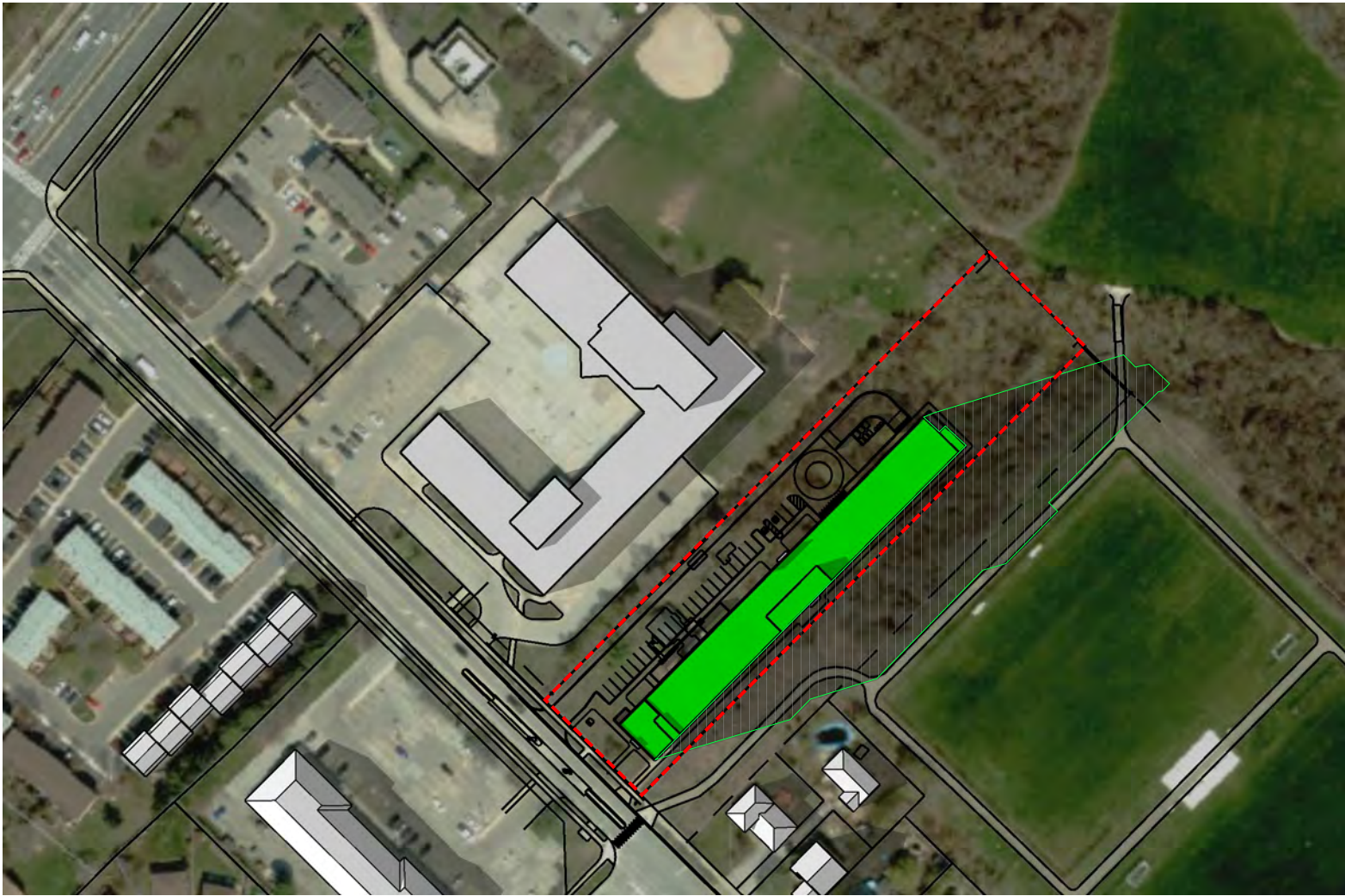
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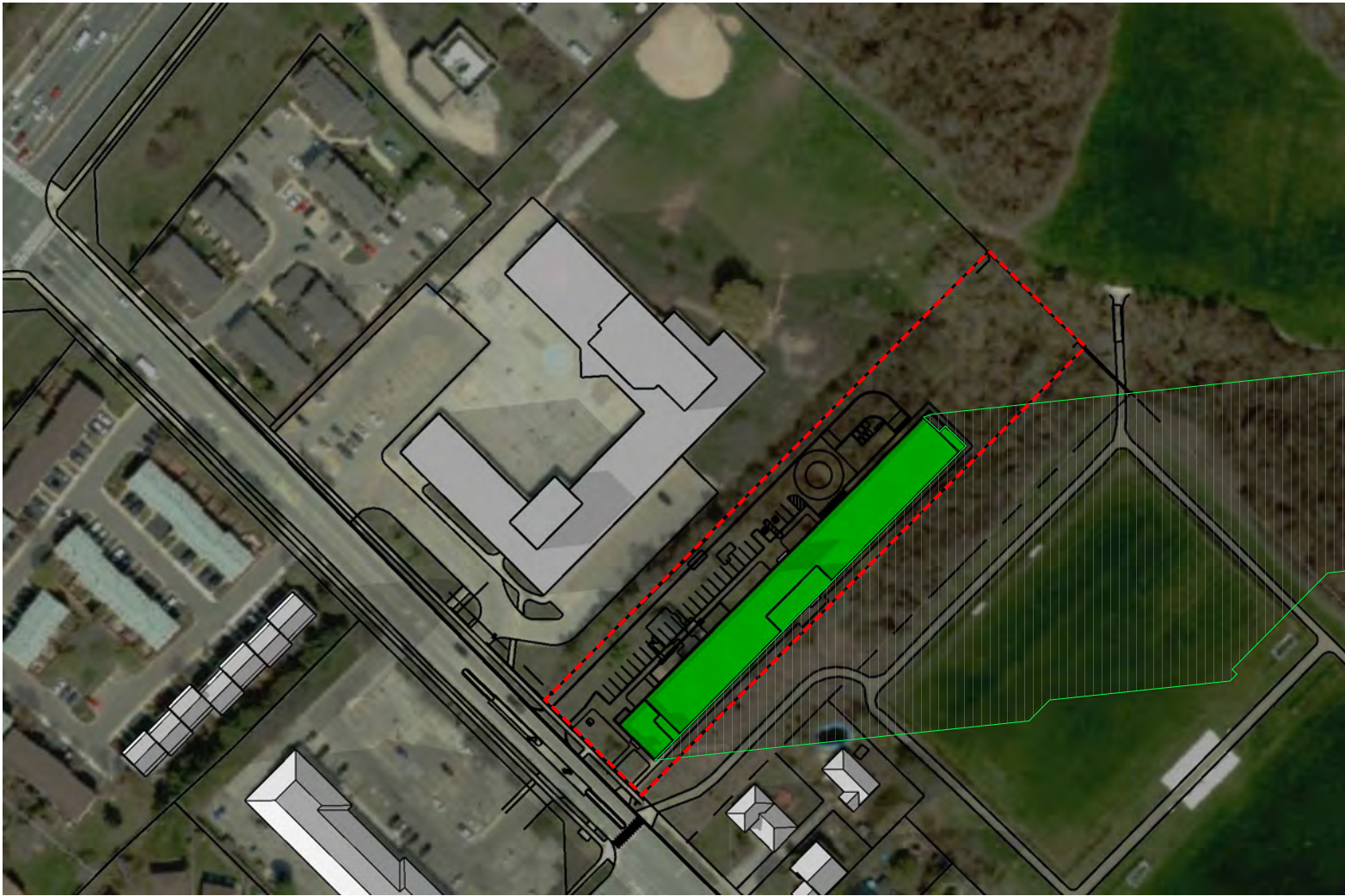
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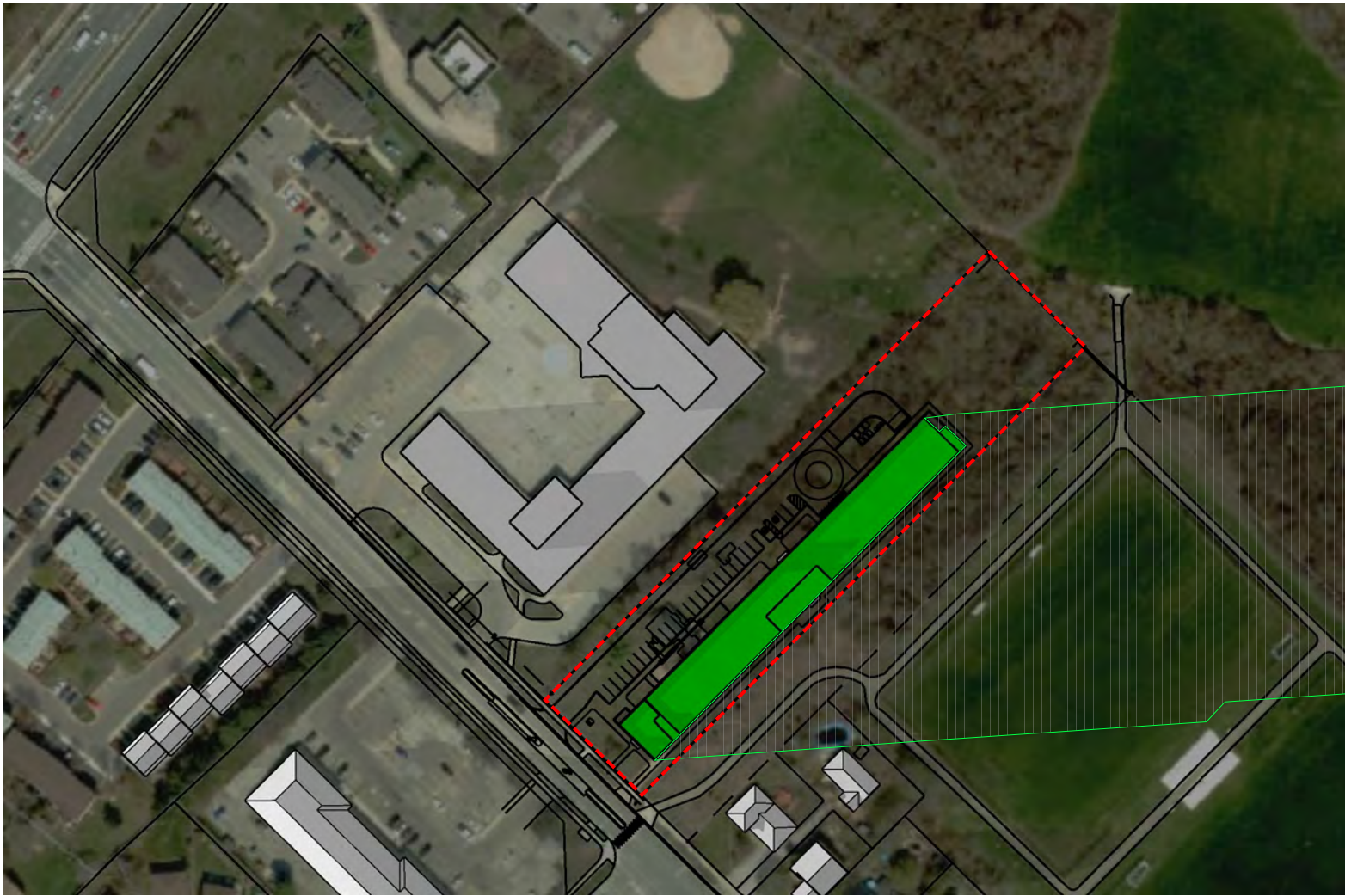
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2	01/17/26	REVISED FOR REVIEW	pml.A
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4	--/--/--	...	
5	--/--/--	...	



43.46°N, 79.72°W

scale = 1:2000

September 21 - 5:47 pm

1493 Sixth Line Shadow Impact Study

REVISIONS

	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	





43.46°N, 79.72°W

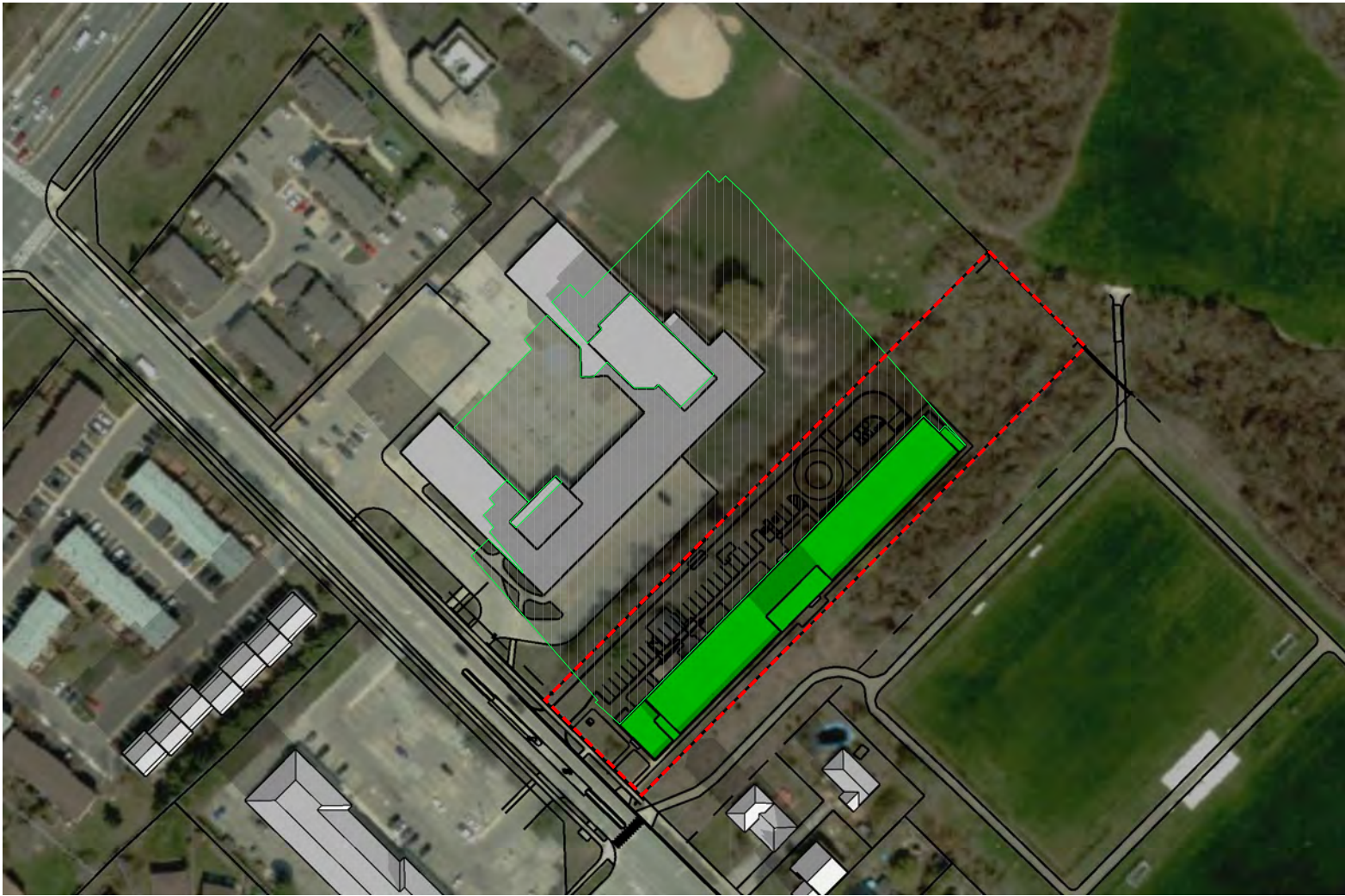
scale = 1:2000

December 21 - 9:18 am

1493 Sixth Line Shadow Impact Study

REVISIONS

	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	



43.46°N, 79.72°W

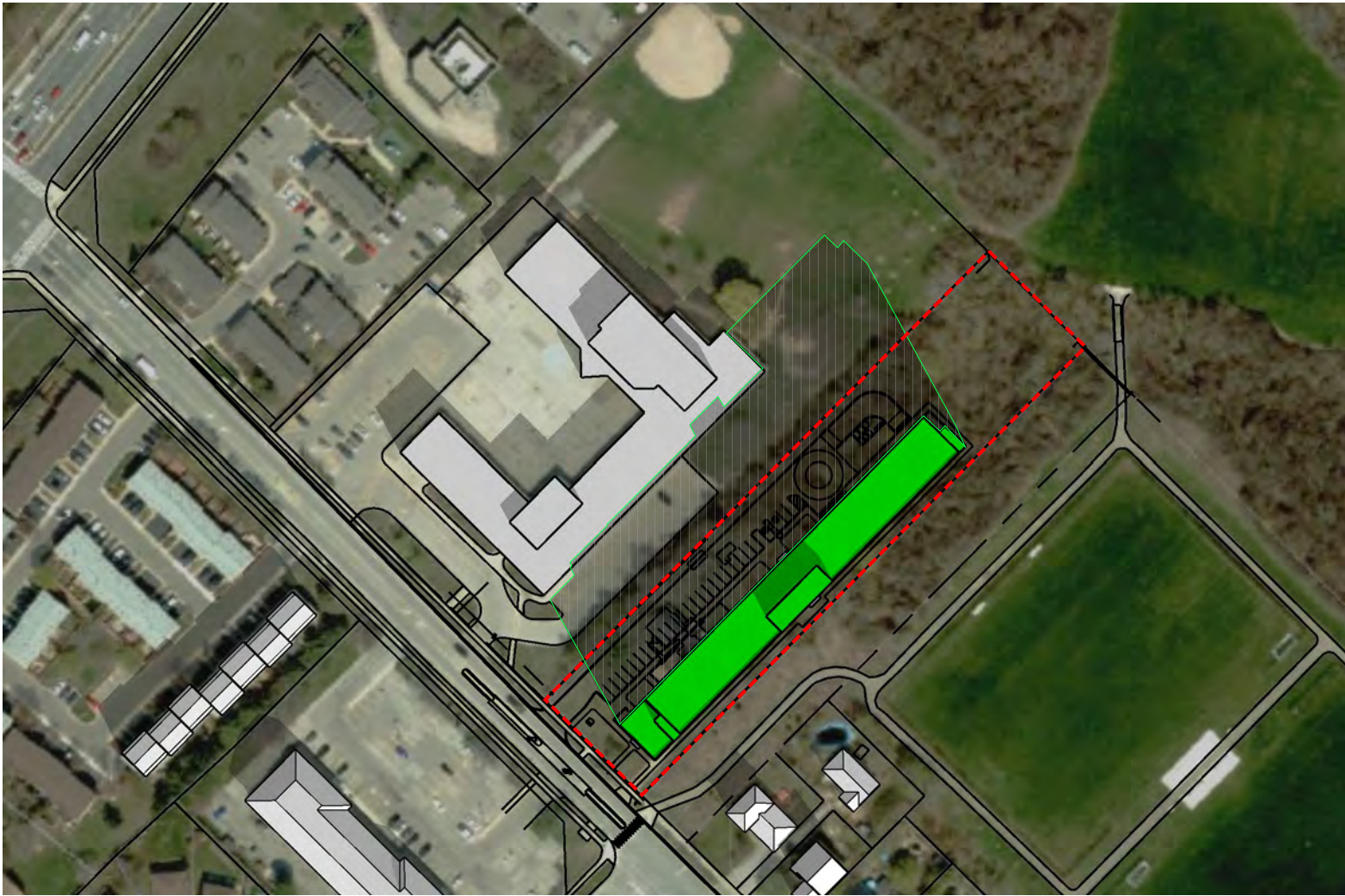
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December 21 - 10:18 am

1493 Sixth Line Shadow Impact Study

REVISIONS

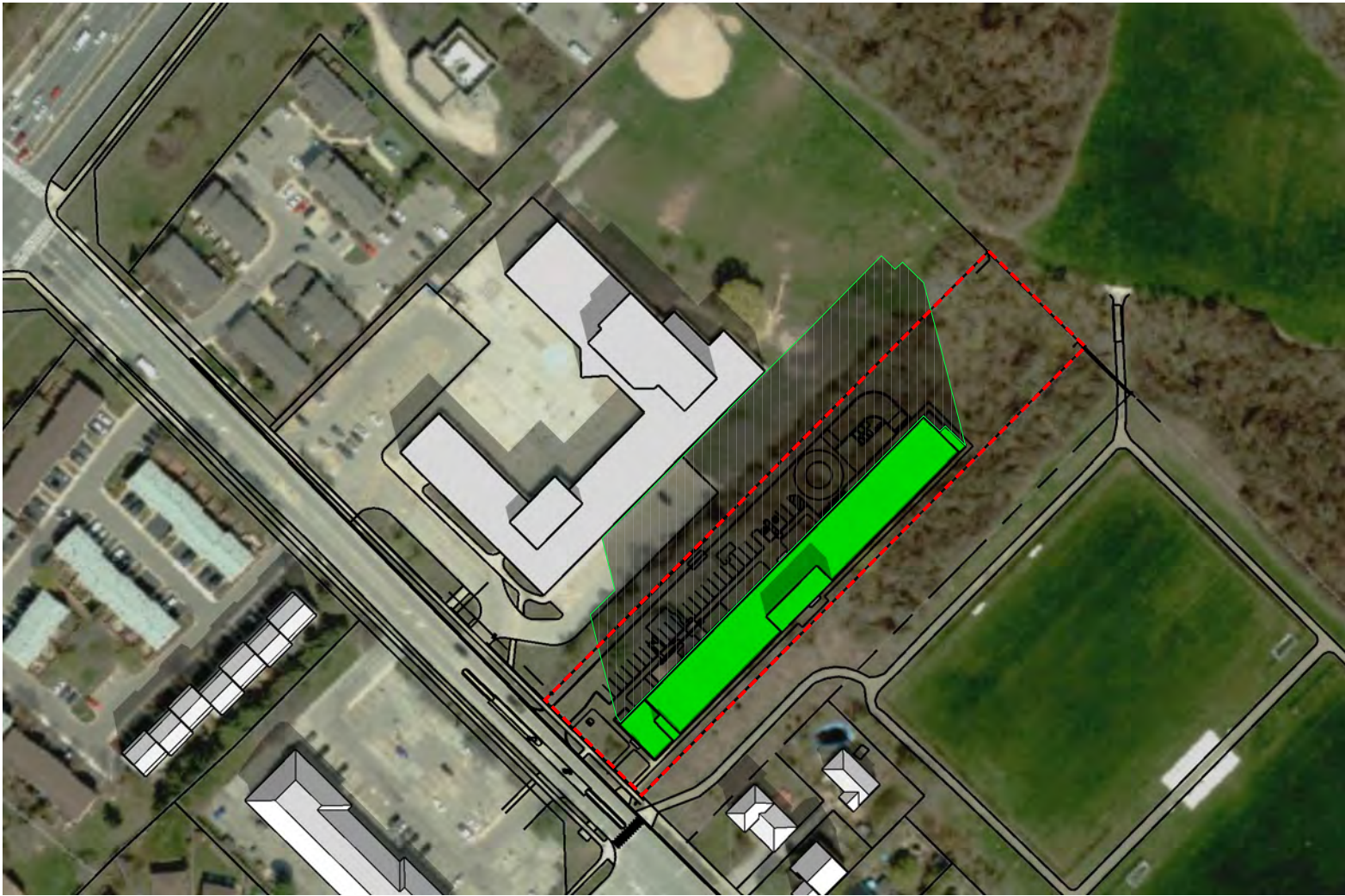
	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	



43.46°N, 79.72°W

scale = 1:2000

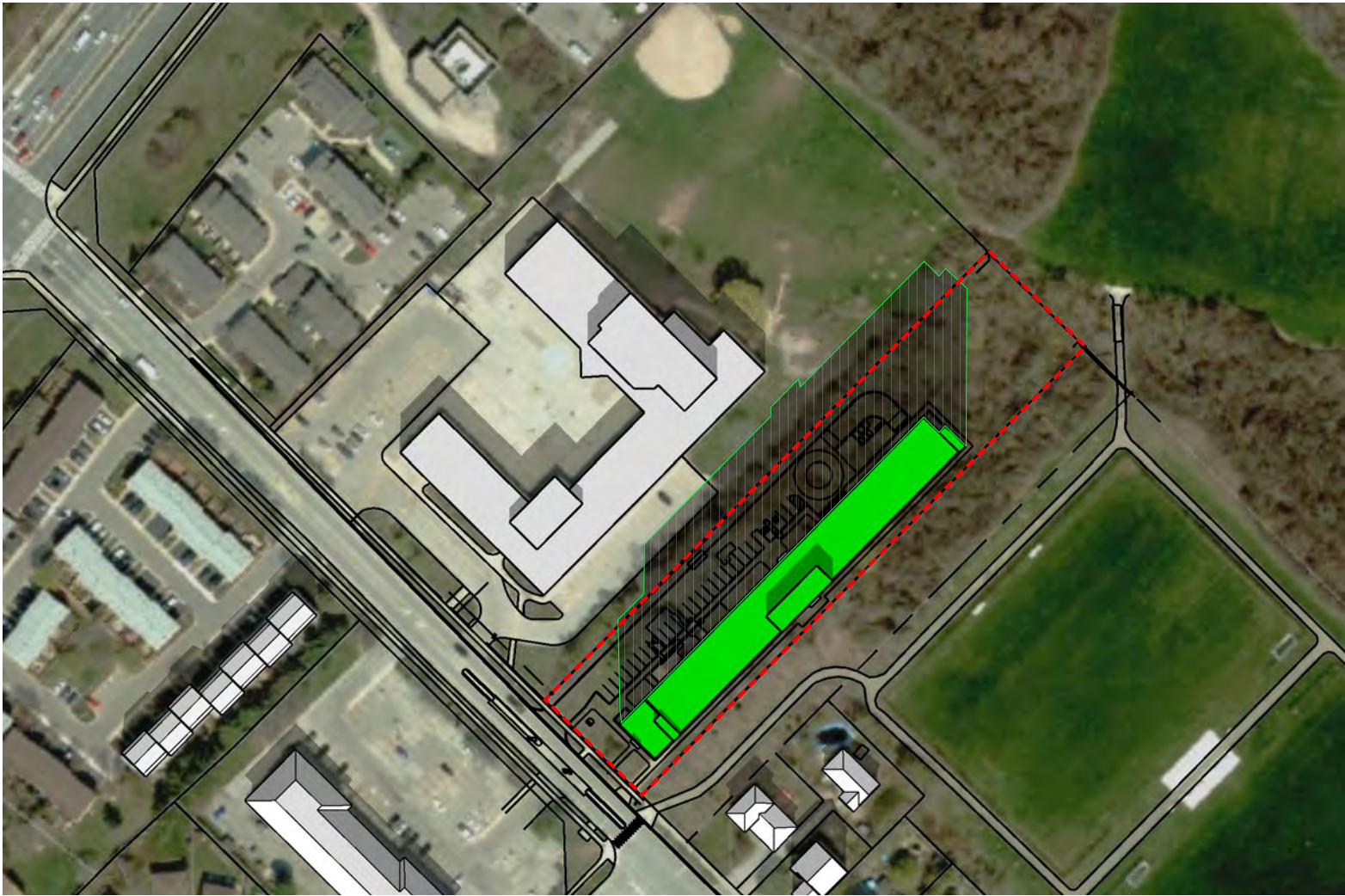
REVISIONS			
	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	



43.46°N, 79.72°W

scale = 1:2000

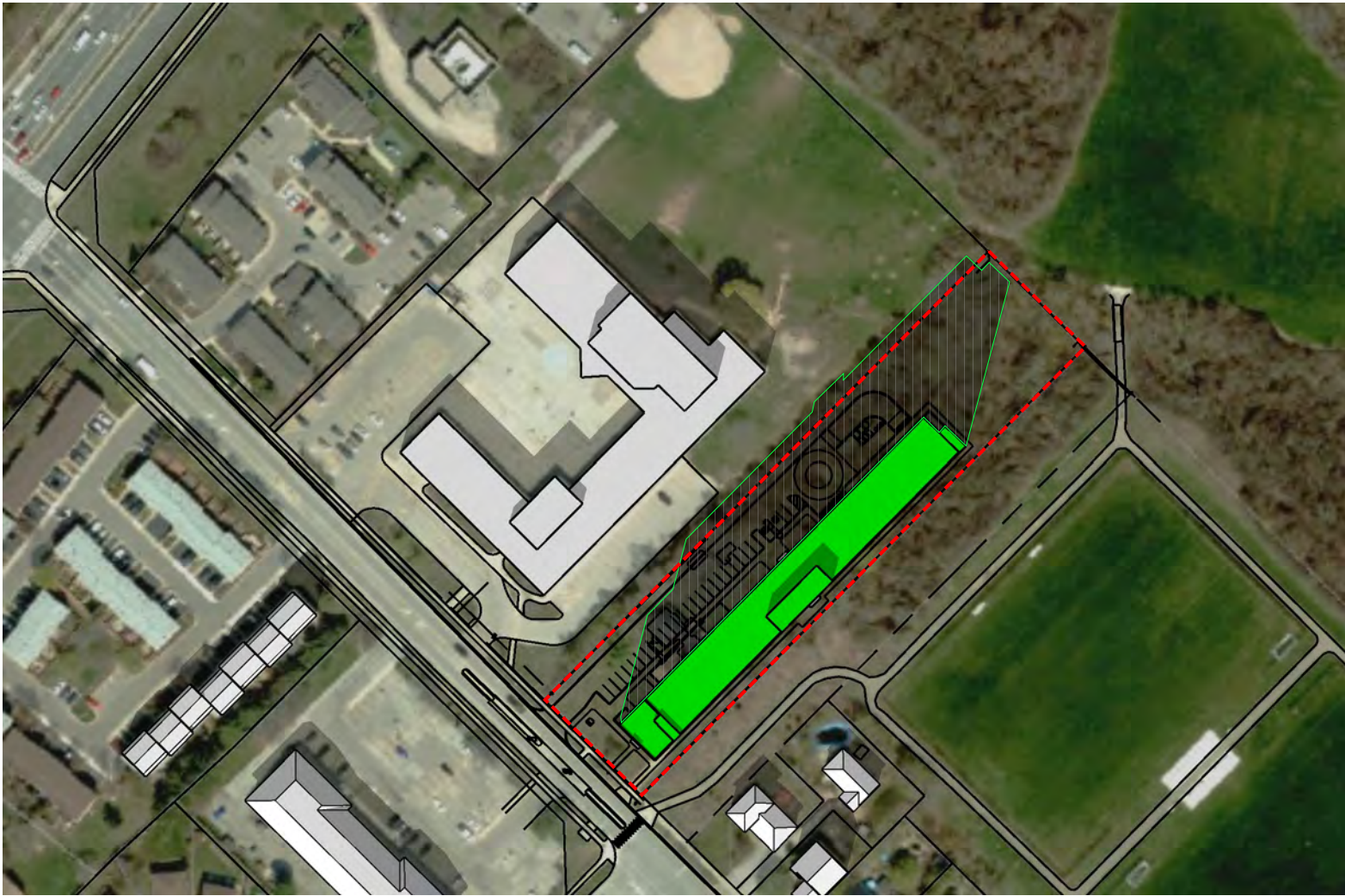
REVISIONS		
	MM/DD/YY	REMARKS
1	07/07/25	ISSUED FOR REVIEW
2	01/17/26	REVISED FOR REVIEW
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...



43.46°N, 79.72°W

scale = 1:2000

REVISIONS		
	MM/DD/YY	REMARKS
1	07/07/25	ISSUED FOR REVIEW
2	01/17/26	REVISED FOR REVIEW
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...



43.46°N, 79.72°W

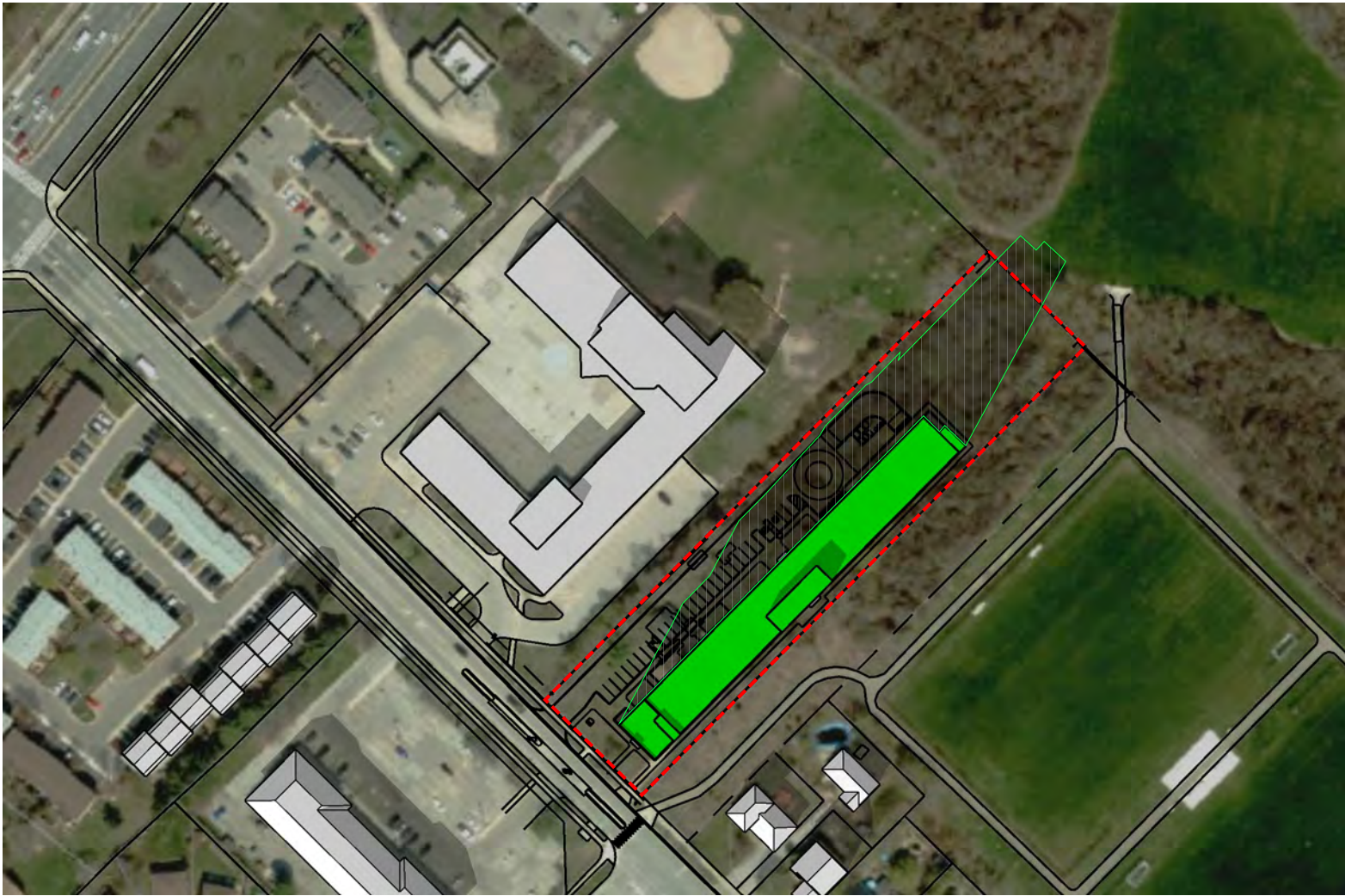
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December 21 - 2:18 pm

1493 Sixth Line Shadow Impact Study

REVISIONS

	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	



43.46°N, 79.72°W

scale = 1:2000

December 21 - 3:15 pm

1493 Sixth Line Shadow Impact Study

REVISIONS

	MM/DD/YY	REMARKS	BY
1	07/07/25	ISSUED FOR REVIEW	pml.A
2	01/17/26	REVISED FOR REVIEW	pml.A
3	--/--/--	...	
4	--/--/--	...	
5	--/--/--	...	