

RE. Shadow Impact Analysis Summary – 166 South Service Road, Oakville, Ontario

To whom it may concern;

Shadow Impact Analysis Summary

The subject site is located at 166 South Service Road, mid-way between Argus Road and Lyons Lane, and located 480-metres away from the Oakville GO Station.

The application consists of three towers, at 56-storeys, 52-storeys and 44-storeys on podium base building, varying in height with 6-storeys on the on the south and the north and 3-storeys on the east. The towers and their height and placement have been positioned and massed to minimize facing condition, achieving 25-metre or more tower separation distances, and maximizing sun-light access onto the proposed Privately-Owned Public Space courtyard. The proposed outdoor amenities will be mostly located at Level 3 and Level 4, accessible to the residents of all the buildings.

As per the Town of Oakville Development Application Guidelines, the proposed Shadow Impact Analysis looked at the shadow impacts on the 21st day of April, June, September and December. The hourly interval begins at an estimated 1.5-hours after sunrise and concludes about 1.5-hours prior to sunset.

- As per the diagrams, the towers have been positioned to minimize facing conditions, achieve 25-metre or more tower separation distances and provides sufficient sunlight exposure for the proposed public spaces and private outdoor amenity spaces.
- The shadow analysis diagrams demonstrate that the proposal will not exceed two consecutive hourly test times after 12:00pm on April 21, June 21 and September 21 at adjacent properties.
- The proposal will allow 5-hours of continuous onto sunlight public sidewalks, public plazas, public and parks receive at least 5 hours of continuous sunlight per day on April 21, June 21 and September 21. There are no public school yards located within the vicinity of the proposal
- The shadow analysis diagrams demonstrate that the proposal will 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.

This letter is submitted together with the Shadow Impact Analysis diagrams for 166 South Service Road, located in the Town of Oakville.

Sweeny &Co Architects Inc.



Dermot Sweeny
Principal