



50 Speers Rd

Oakville, Ontario

Shadow Impact Analysis

07 OCTOBER 2022

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Quadrangle Architects Limited
901 King Street West, Suite 701
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Shadow Impacts

The following Shadow Study has been prepared to assess the shadow impacts from the built form on its surroundings. In accordance with the Town's Development Application Guidelines for Shadow Impact Analysis documents, 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 of the Site, as well as buildings that are approved but not yet built and current applications. Parks and open spaces have also been identified. Accordingly, the Shadow Study distinguishes between those shadows that are existing, proposed and approved.

The findings of the Shadow Study demonstrate that the proposed development conforms to the policy direction in the Oakville OP, and in particular to Policy 6.9.15 in terms of maximizing sunlight, ensuring adequate sunlight and avoiding excessive shadowing. Further, the Shadow Study demonstrates that the development meets the criteria established by the Town with respect to any potential outdoor amenity areas, wall surfaces and roofs used for solar gain or the larger public realm including sidewalks.

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 proposal meets Criterion 1. The resulting shadows do not exceed two consecutive hourly test times after 12:00 p.m. on April 21st, June 21st or September 21st on any residential amenity spaces.

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 21st, June 21st and September 21st.*

The existing public parks and school yards in the area surrounding the Site would receive at least 5 hours of continuous sunlight per day. The shadows move off the north sidewalk of Speers Road after 11:56 a.m. on April 21st, June 21st, and September 21st, allowing at least five hours of continuous sunlight. The shadows from the proposal do not reach the school yard to the southeast until 3:56pm on April 21, 4:07pm on June 21st and 4:34pm on September 21st.

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.*

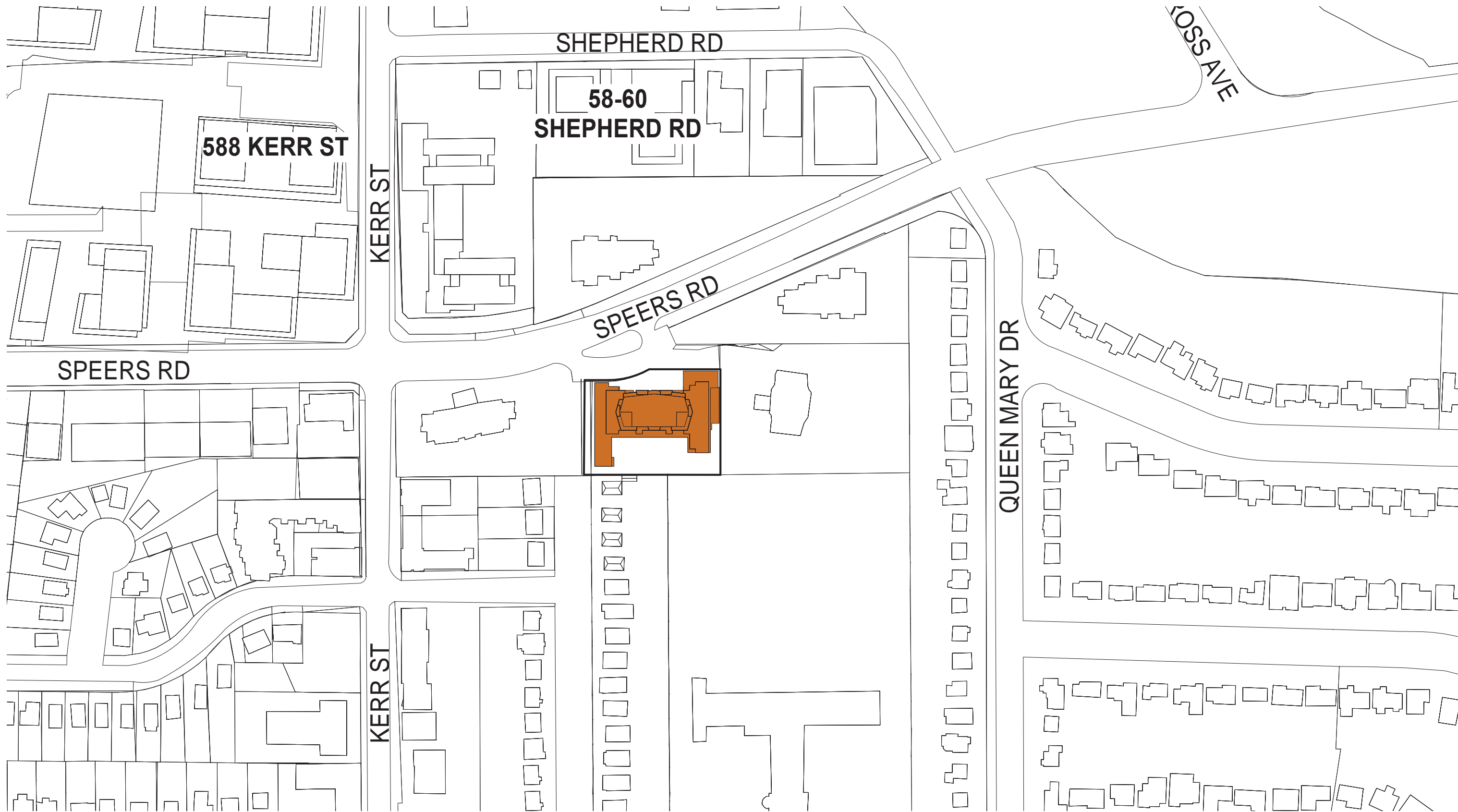
December 21st shadows are limited to a time frame between 9:18 a.m. and 3:15 p.m. The Shadow Study demonstrates that the residential properties directly to the north and east would not be impacted for more than two consecutive hourly times.

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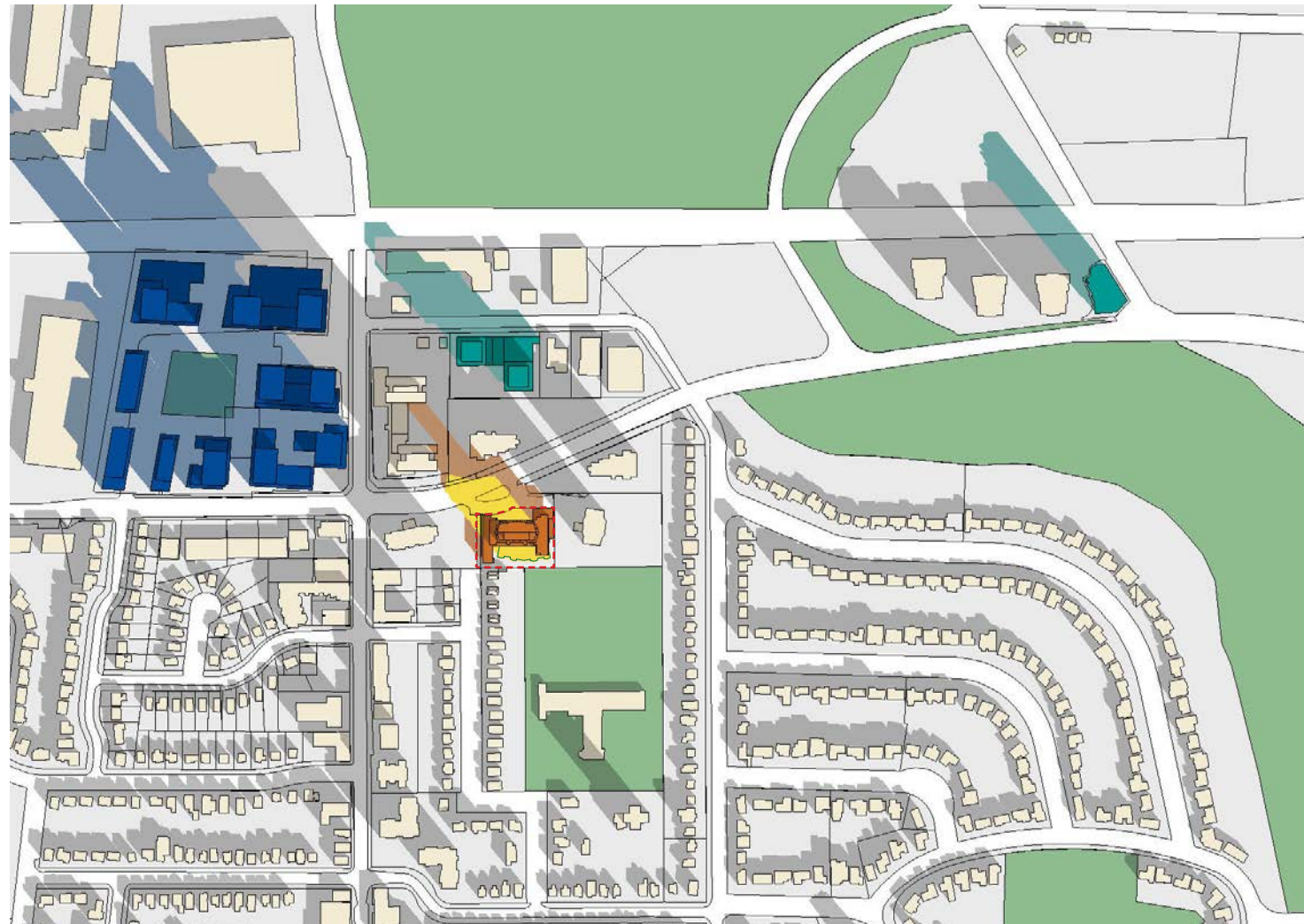
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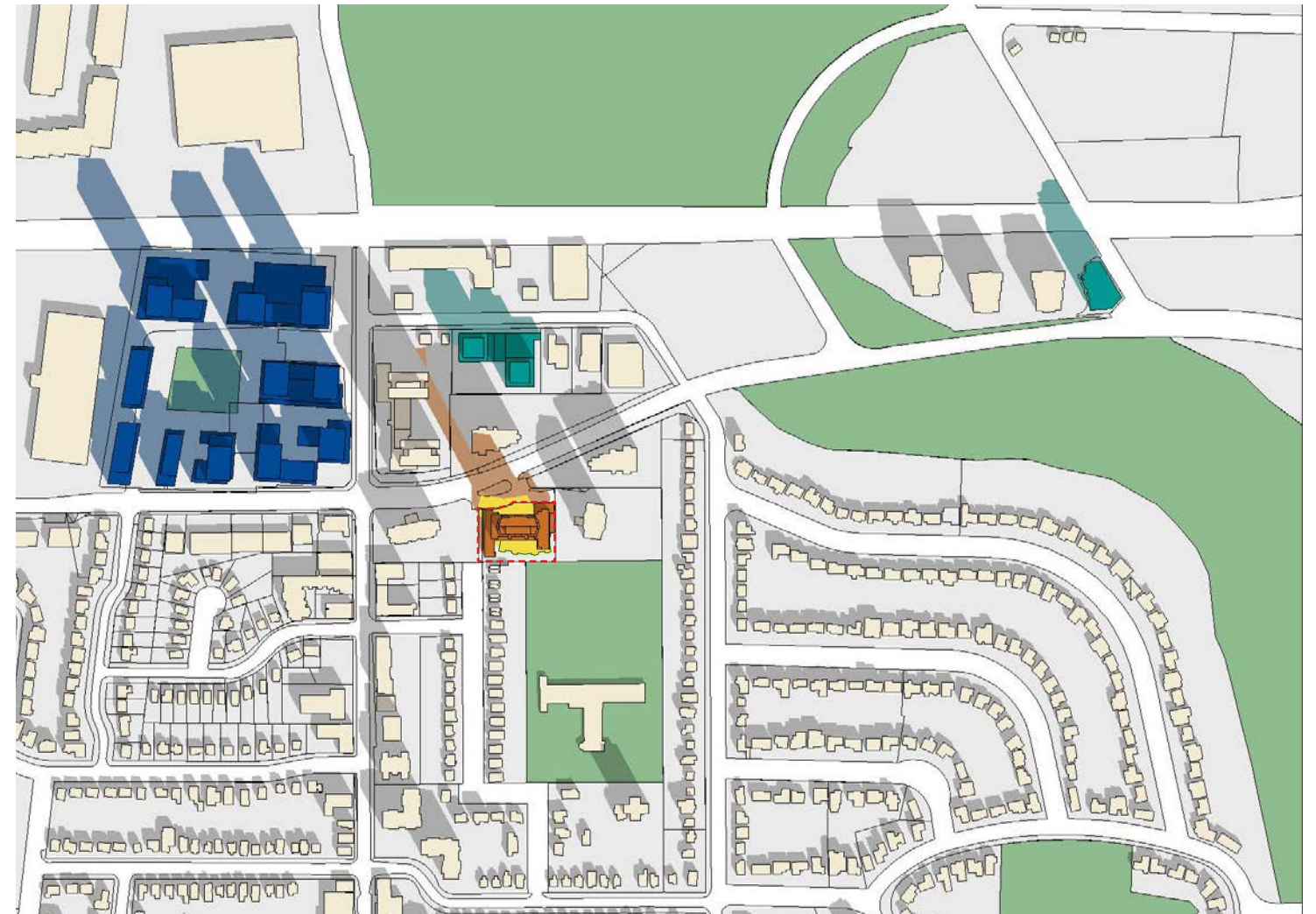
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Scale 1:2000



April 21 at 7:56am



April 21 at 8:56am



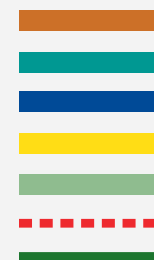
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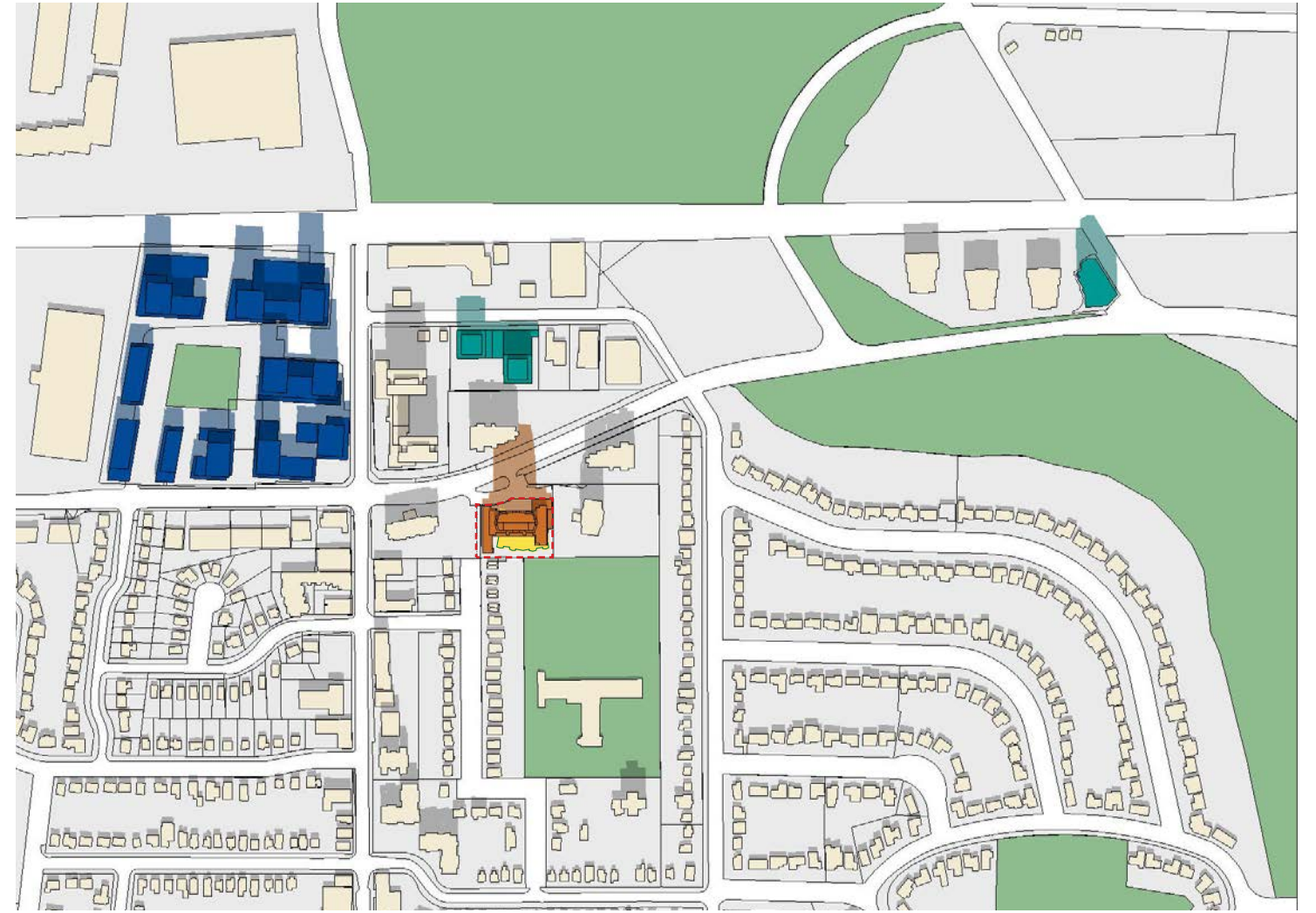
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April 21 at 9:56am



April 21 at 10:56am



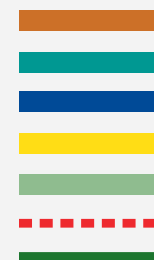
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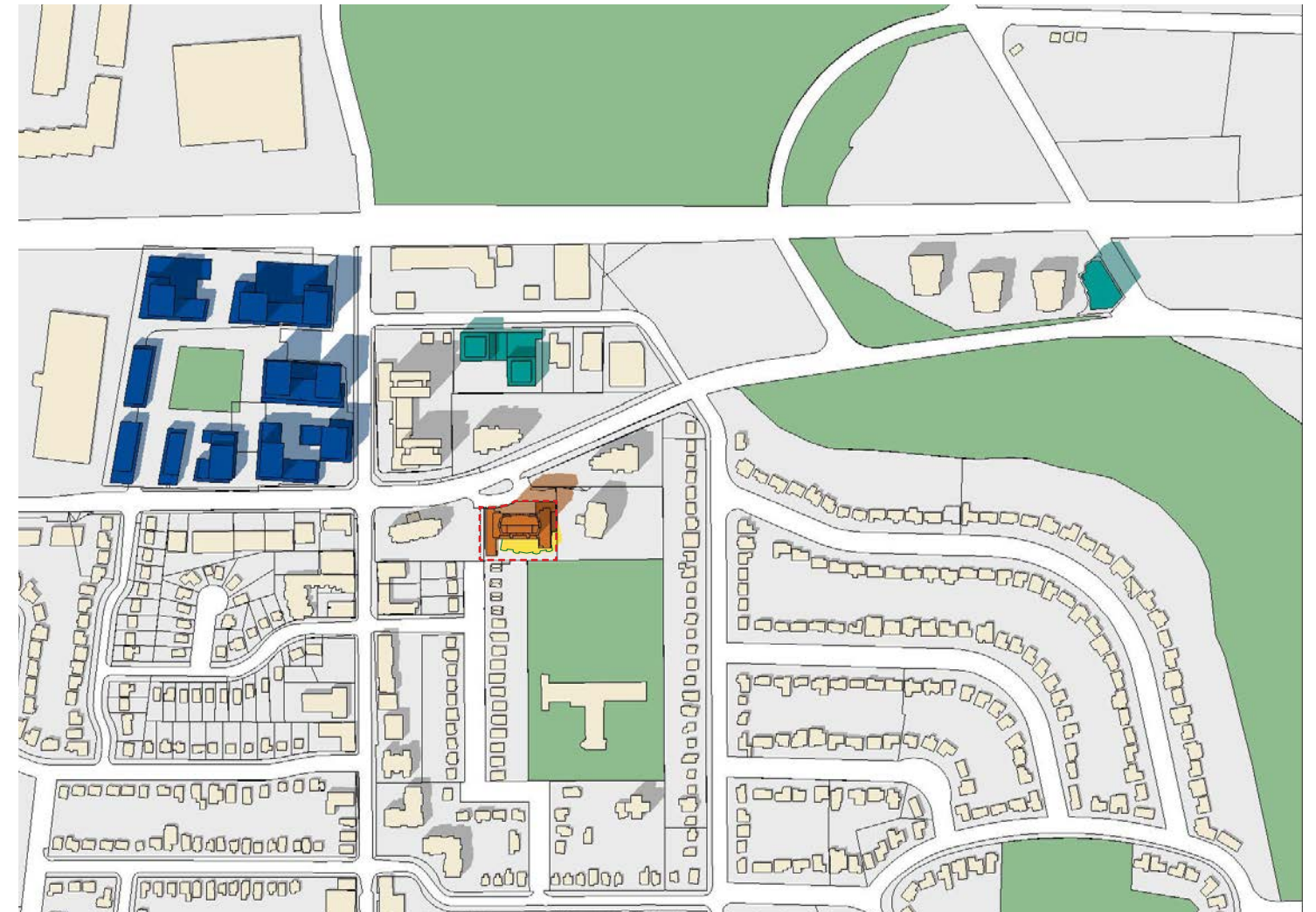
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April 21 at 11:56am



April 21 at 12:56pm



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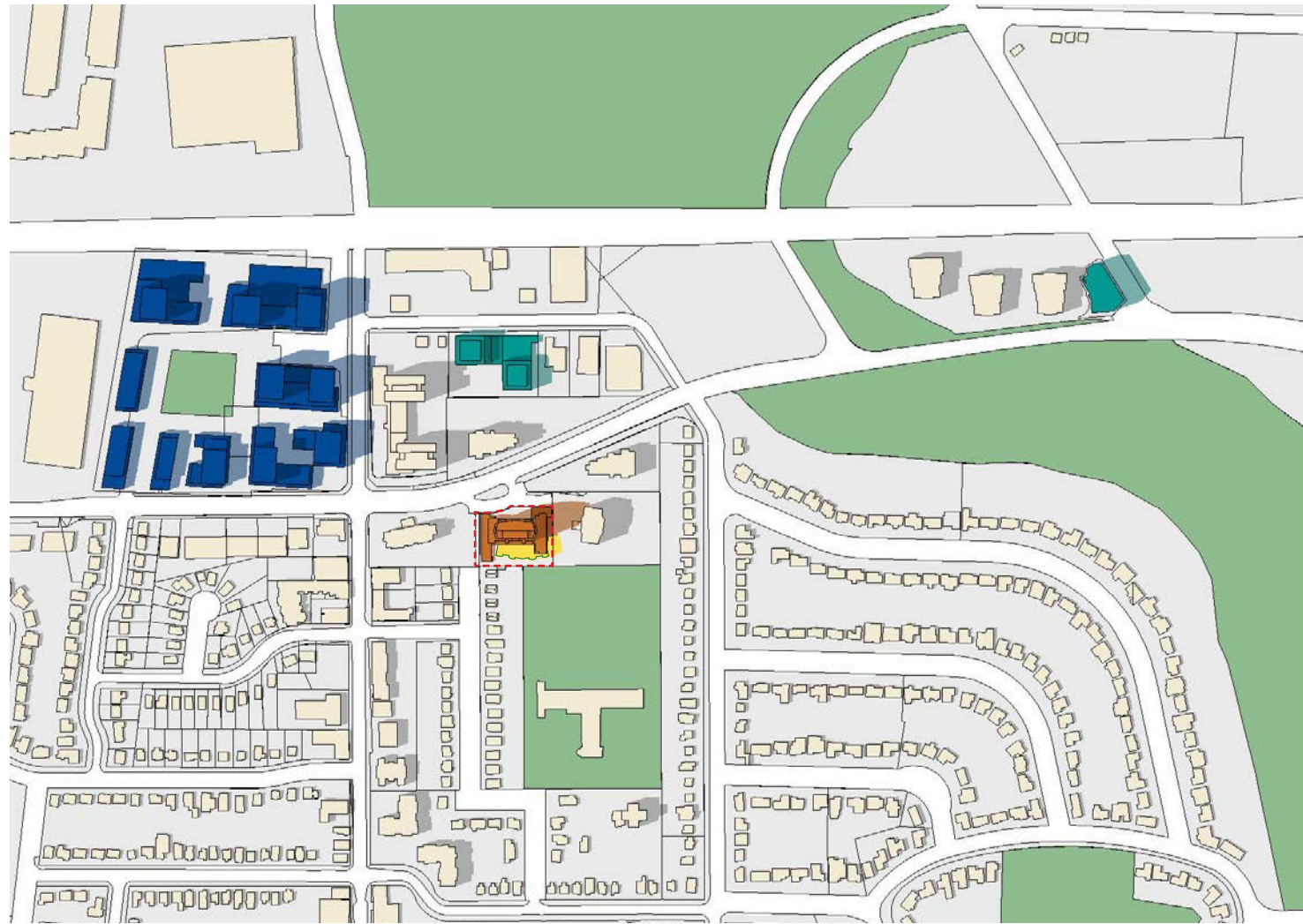
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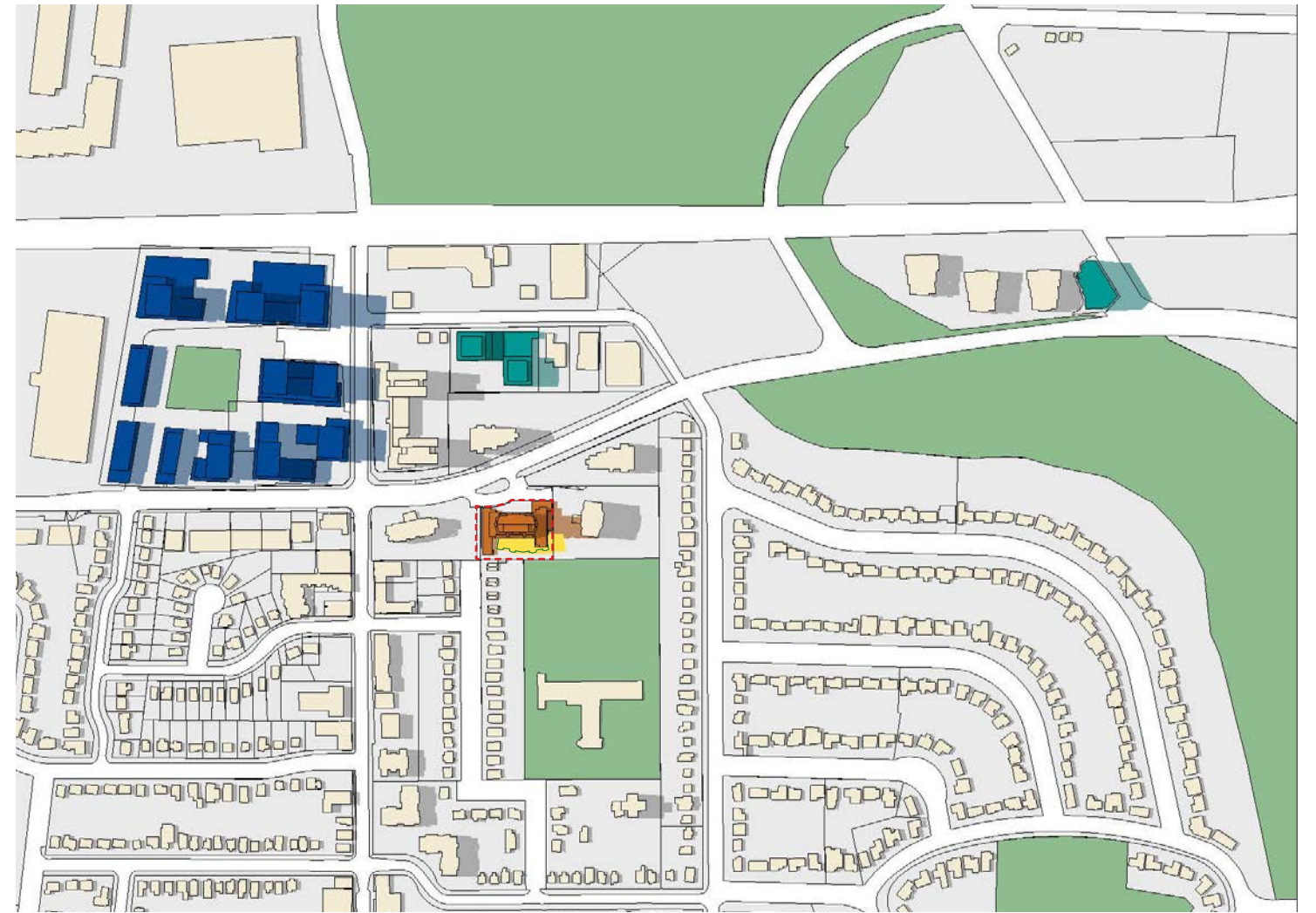
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April 21 at 1:56pm



April 21 at 2:56pm



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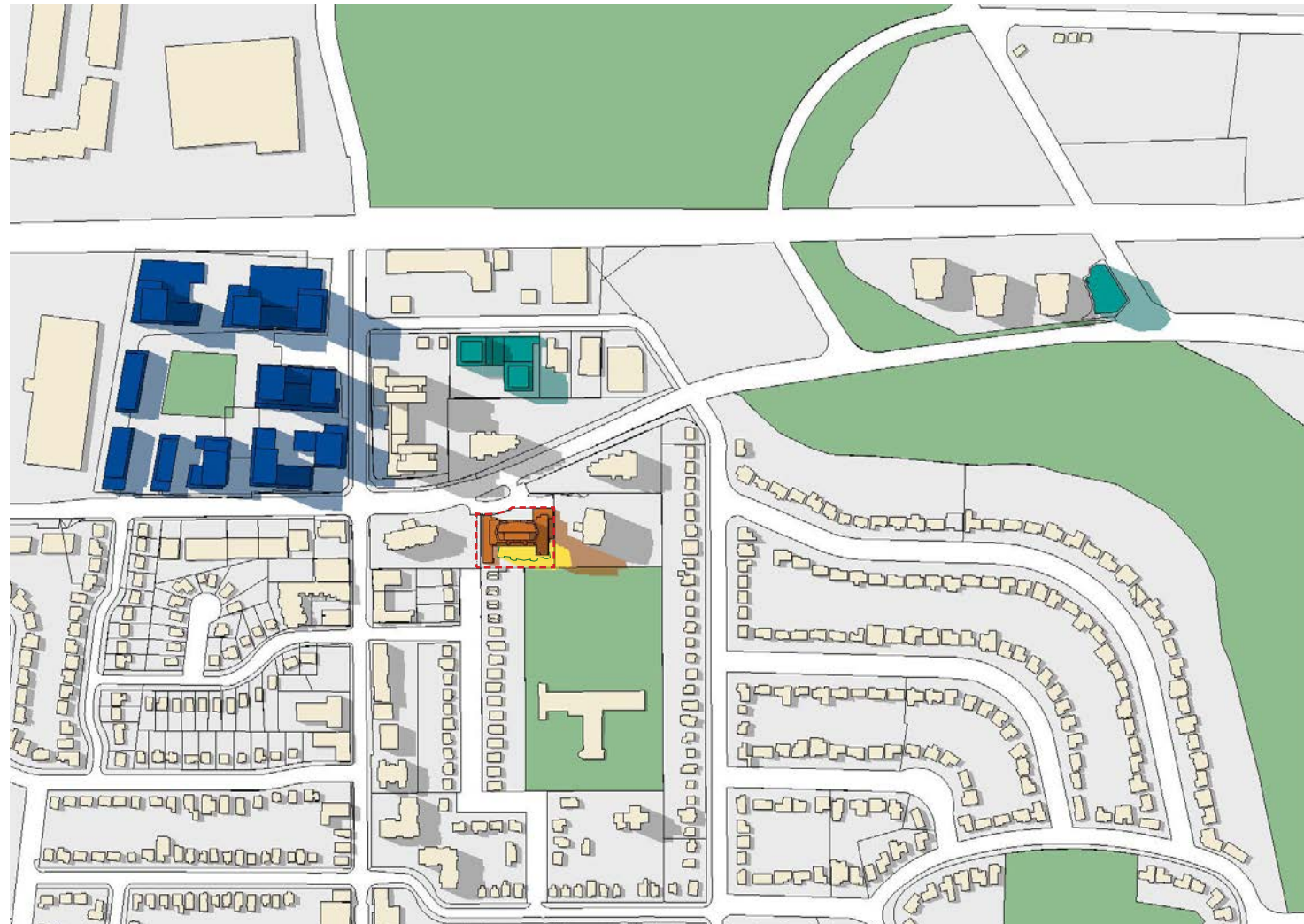
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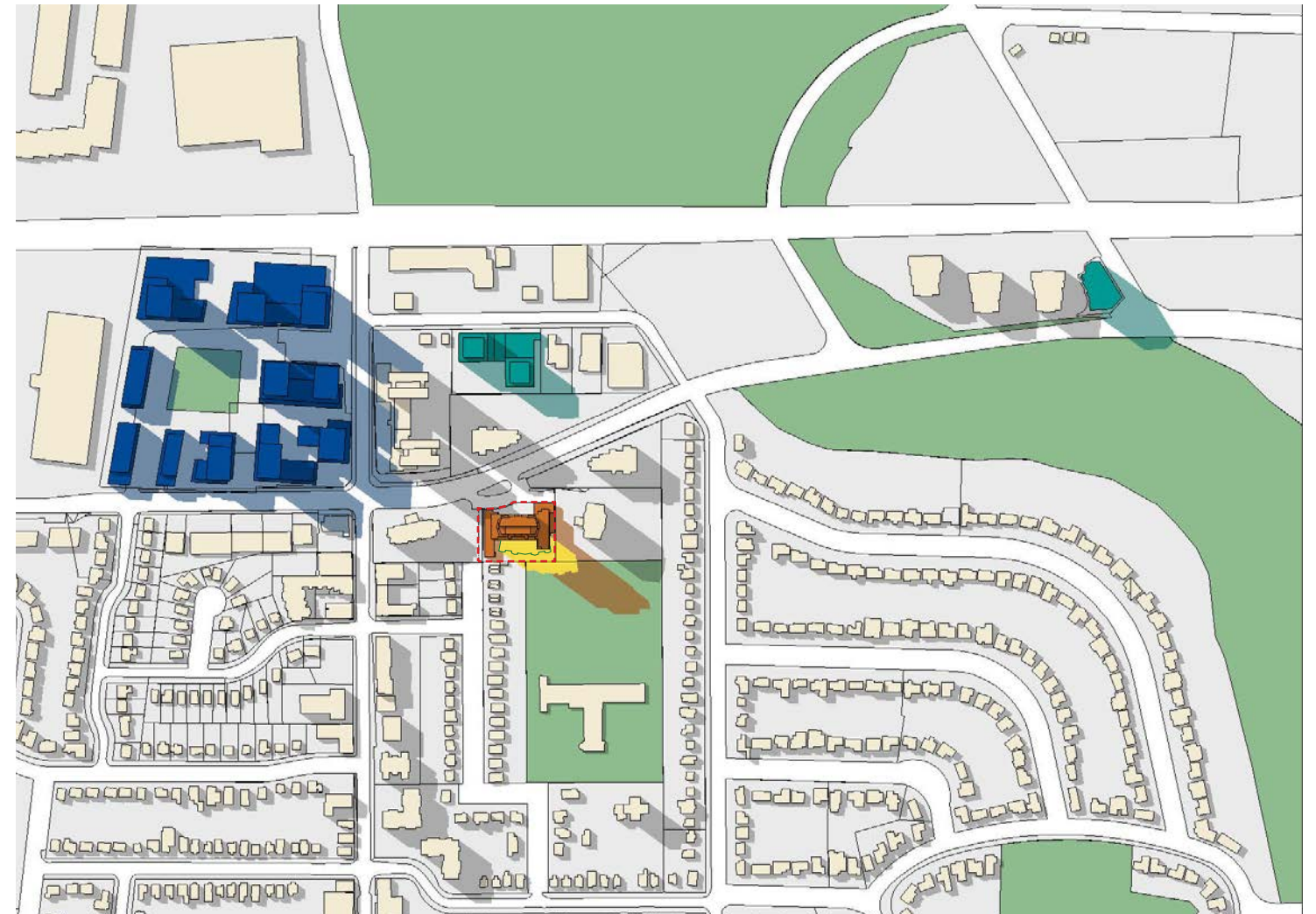
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April 21 at 3:56pm



April 21 at 4:56pm



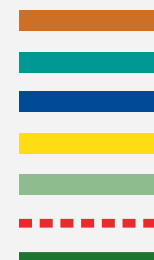
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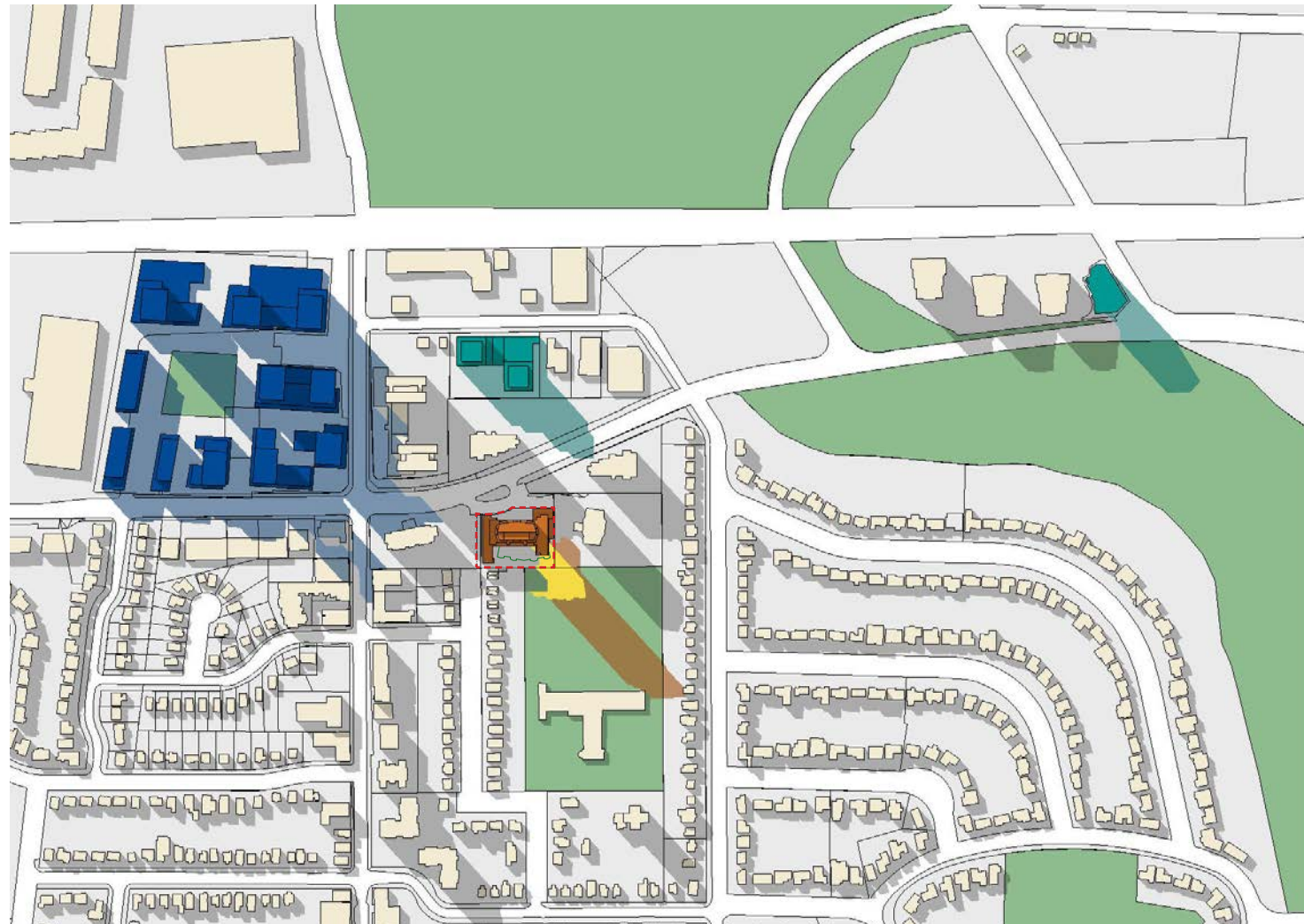
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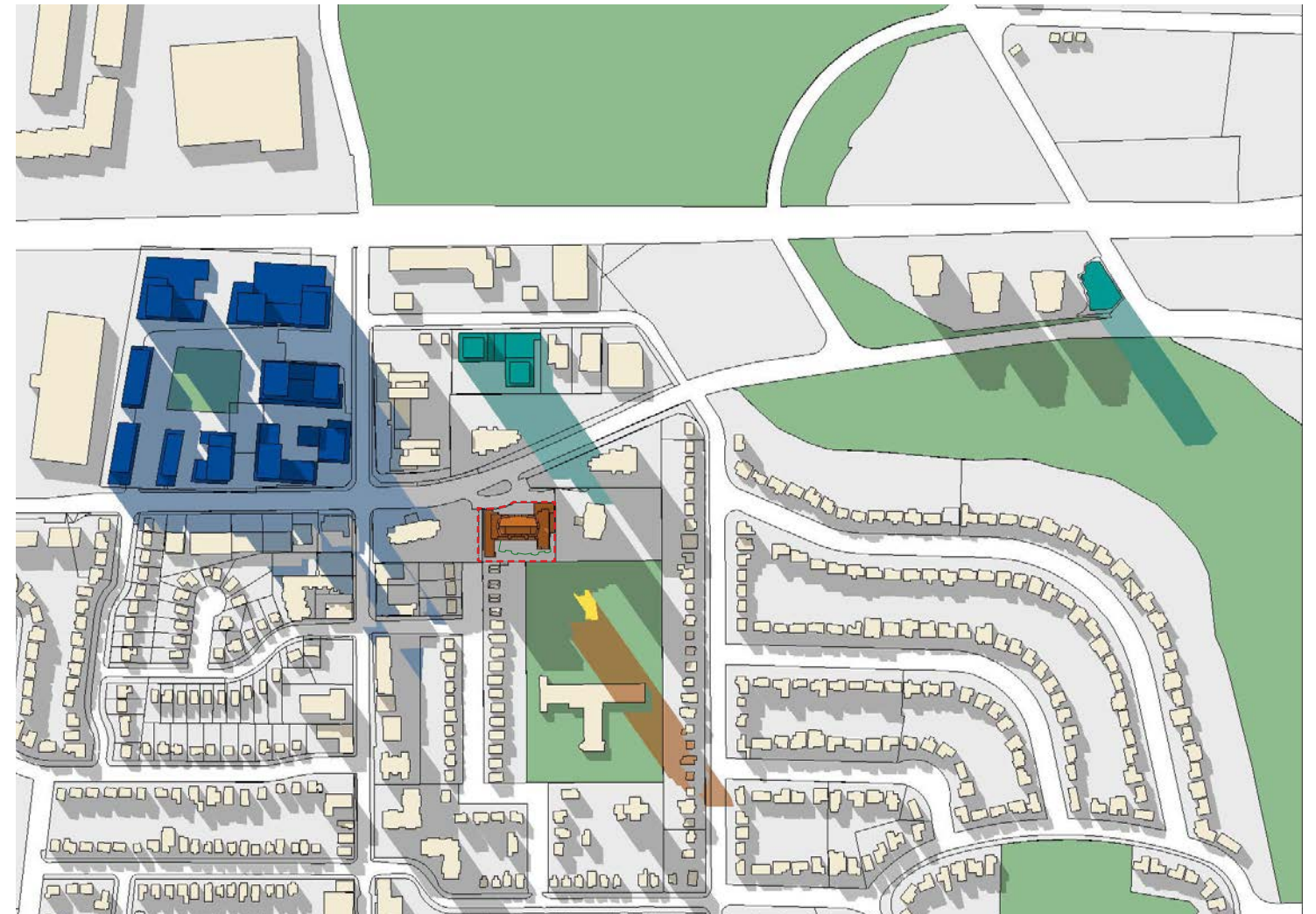
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April 21 at 5:56pm



April 21 at 6:38pm



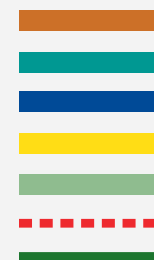
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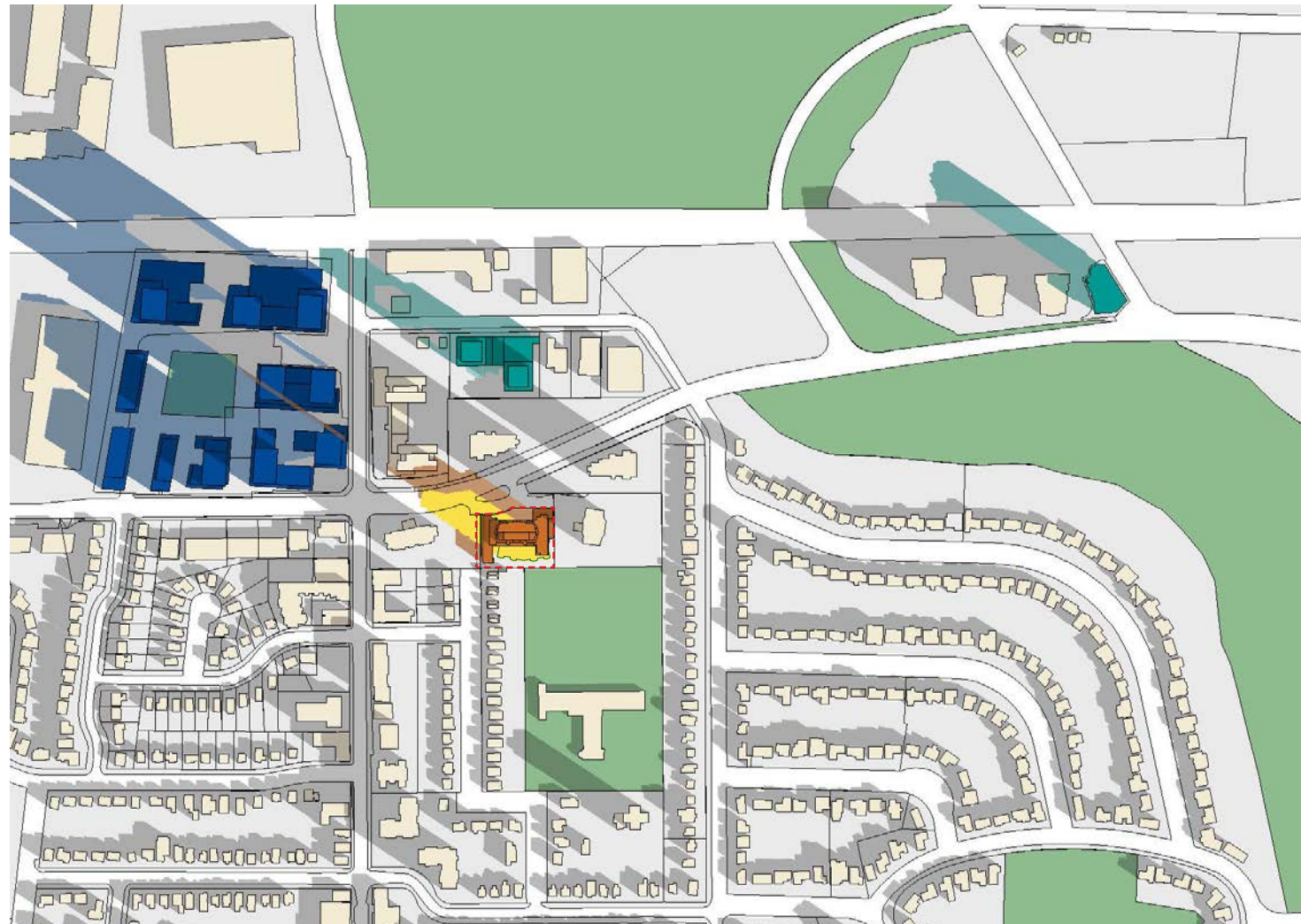
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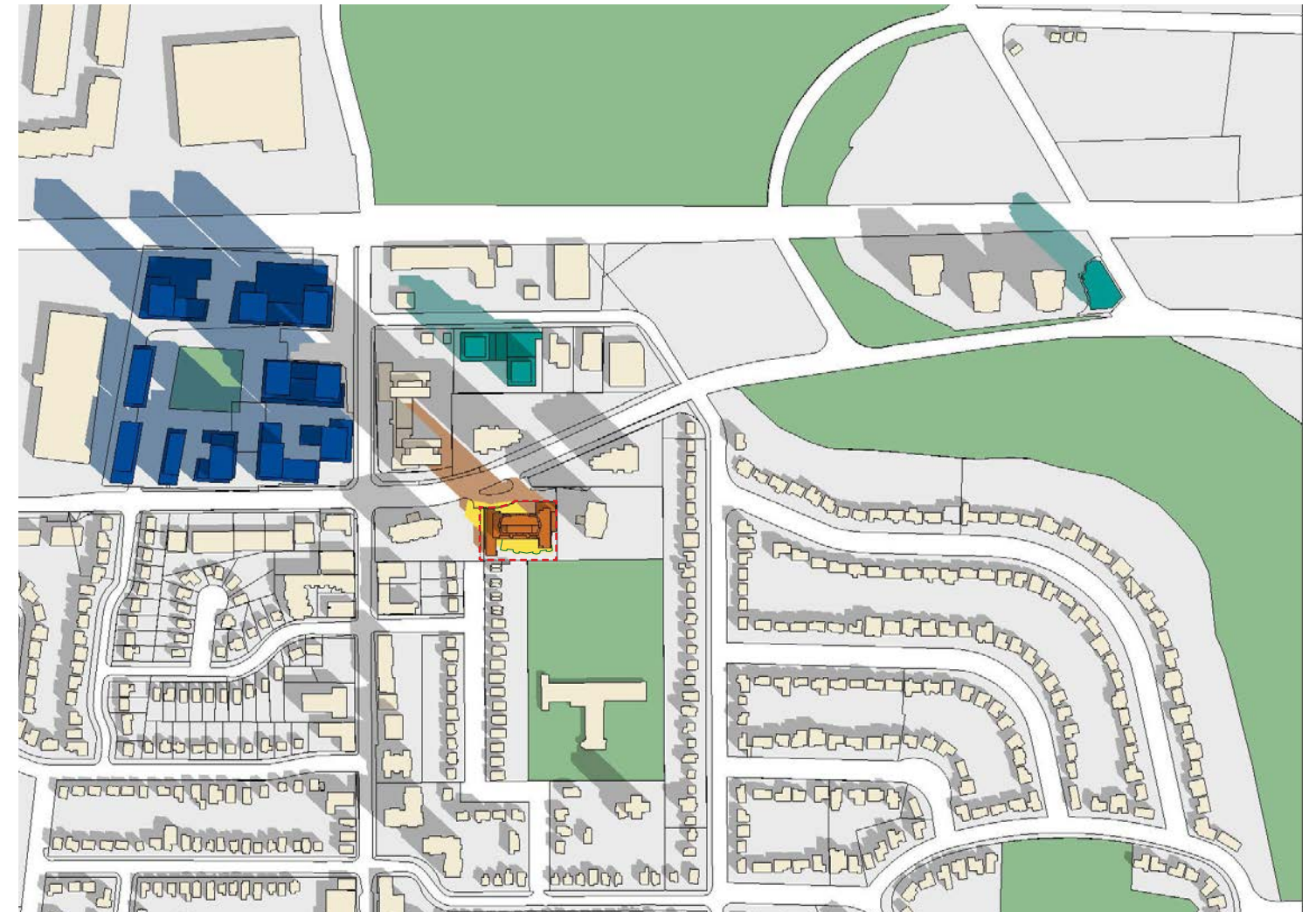
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June 21 at 7:07am



June 21 at 8:07am



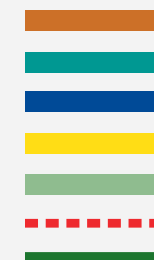
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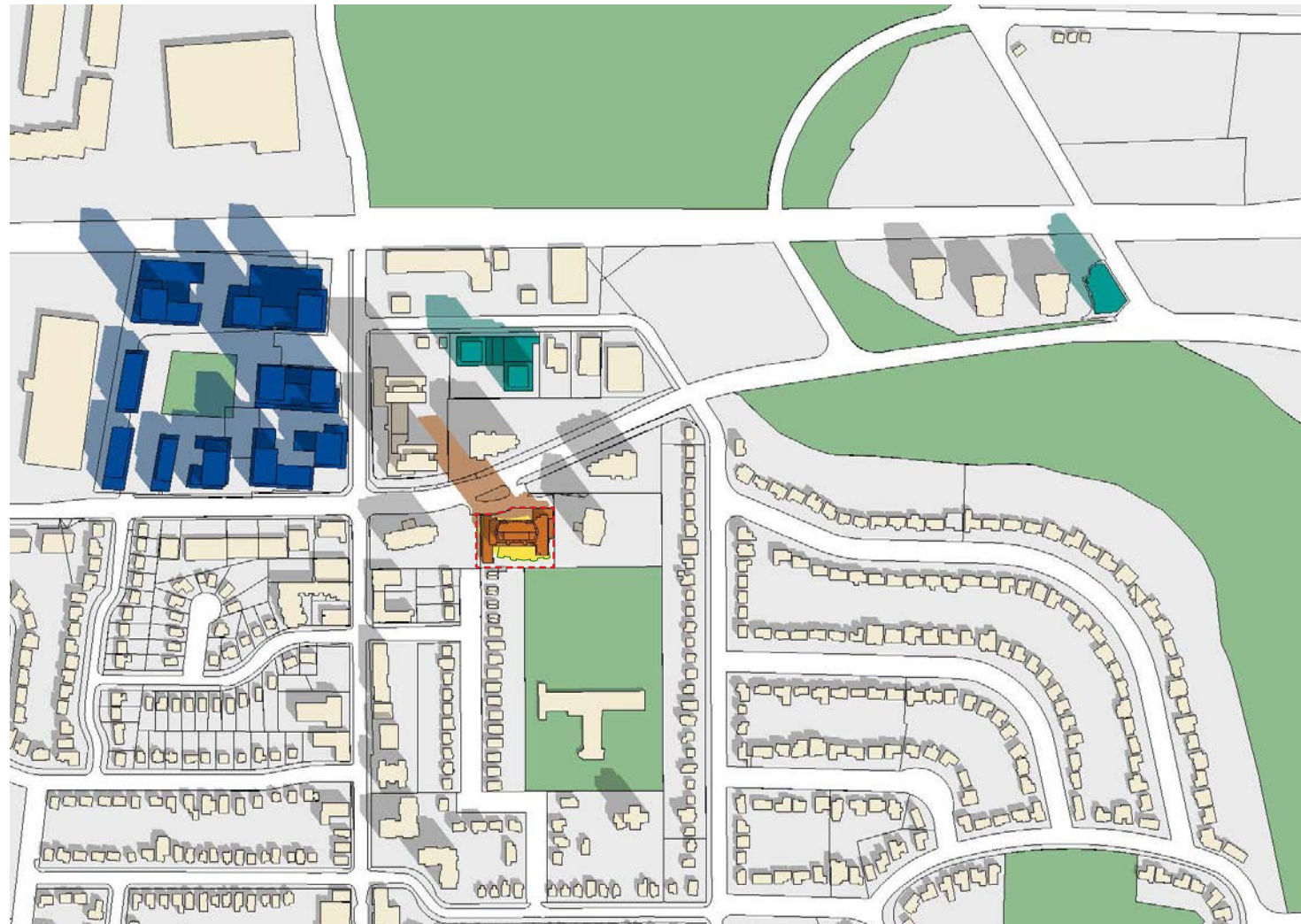
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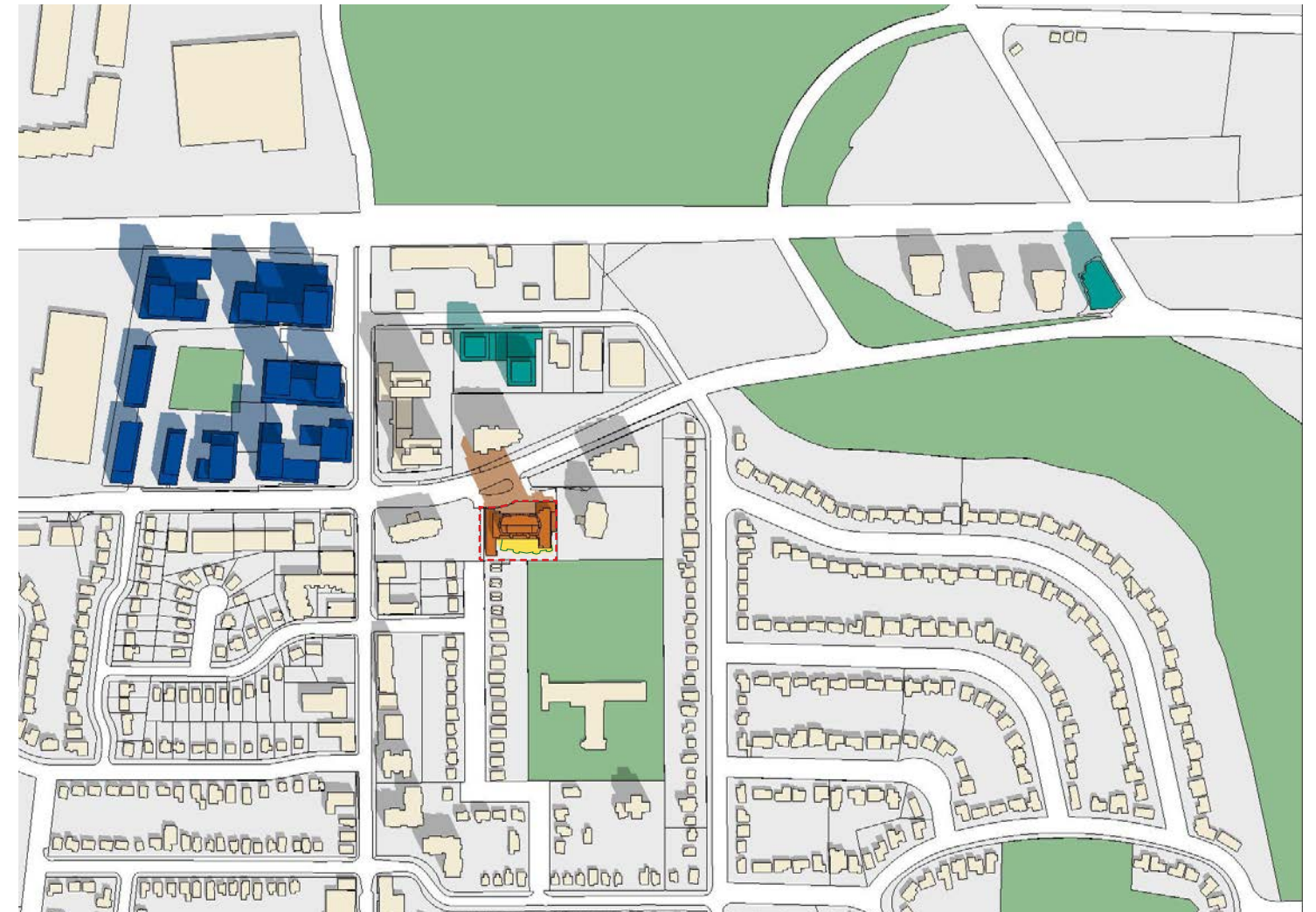
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June 21 at 9:07am



June 21 at 10:07am



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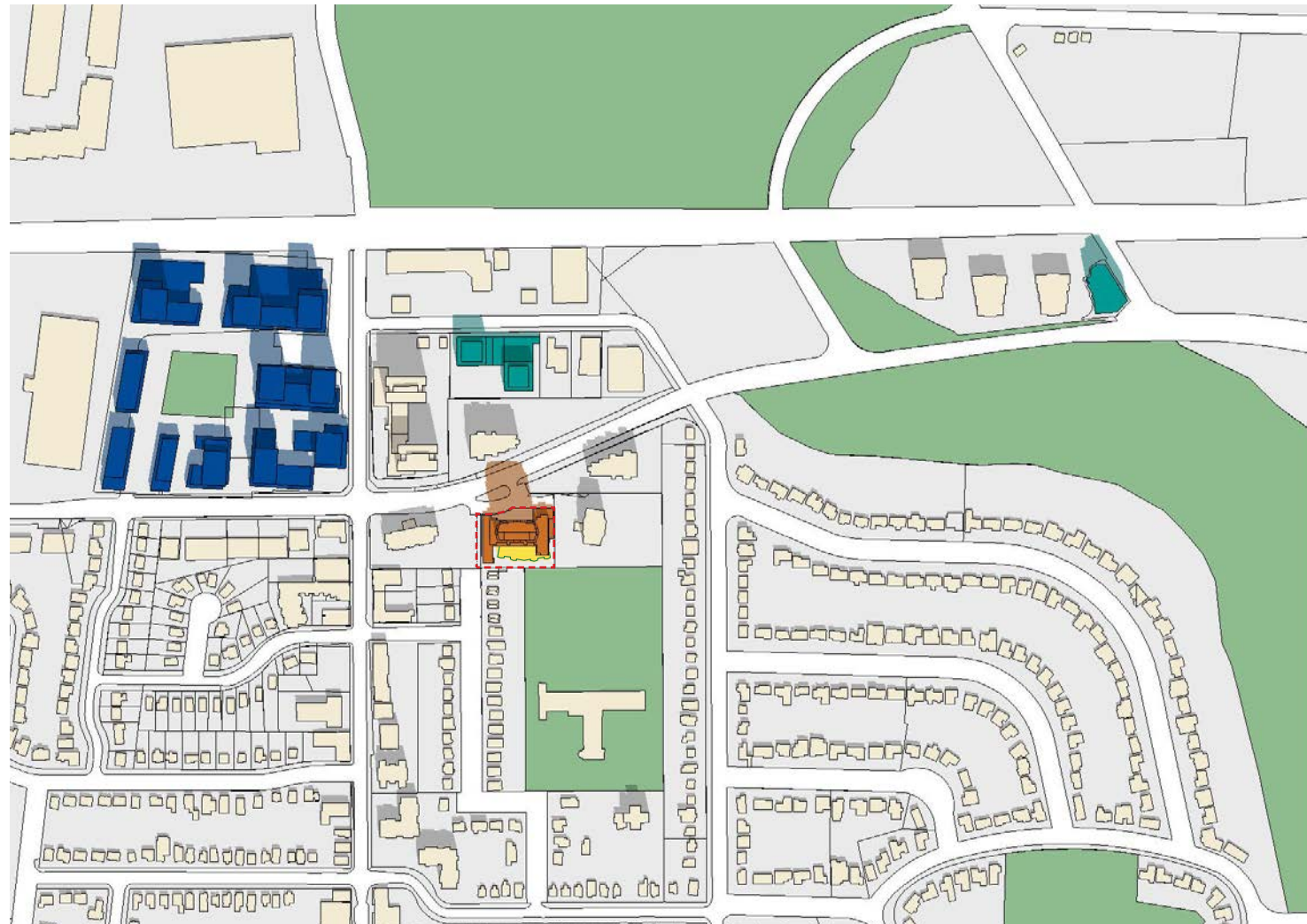
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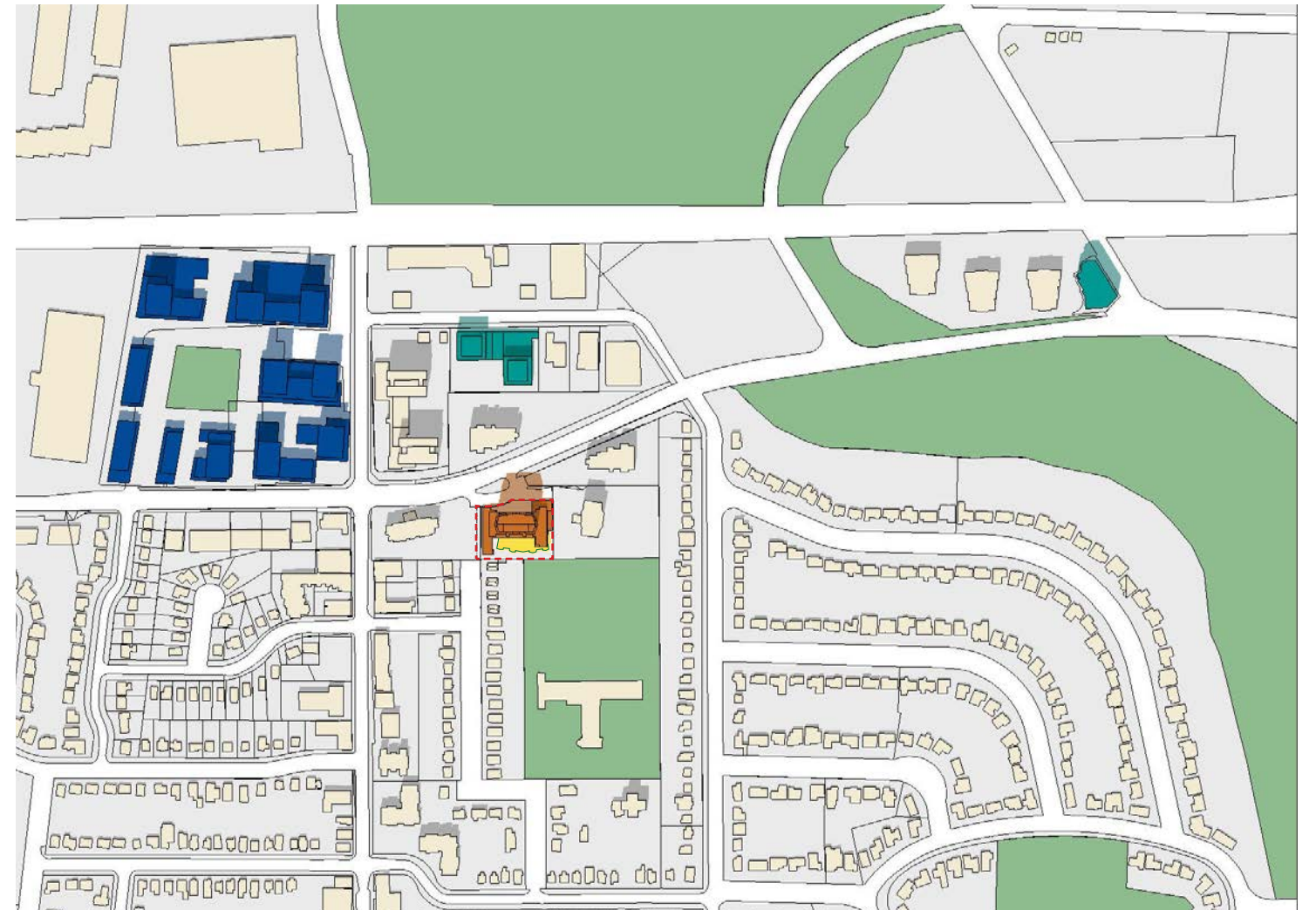
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June 21 at 11:07am



June 21 at 12:07pm



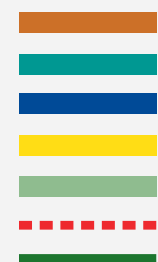
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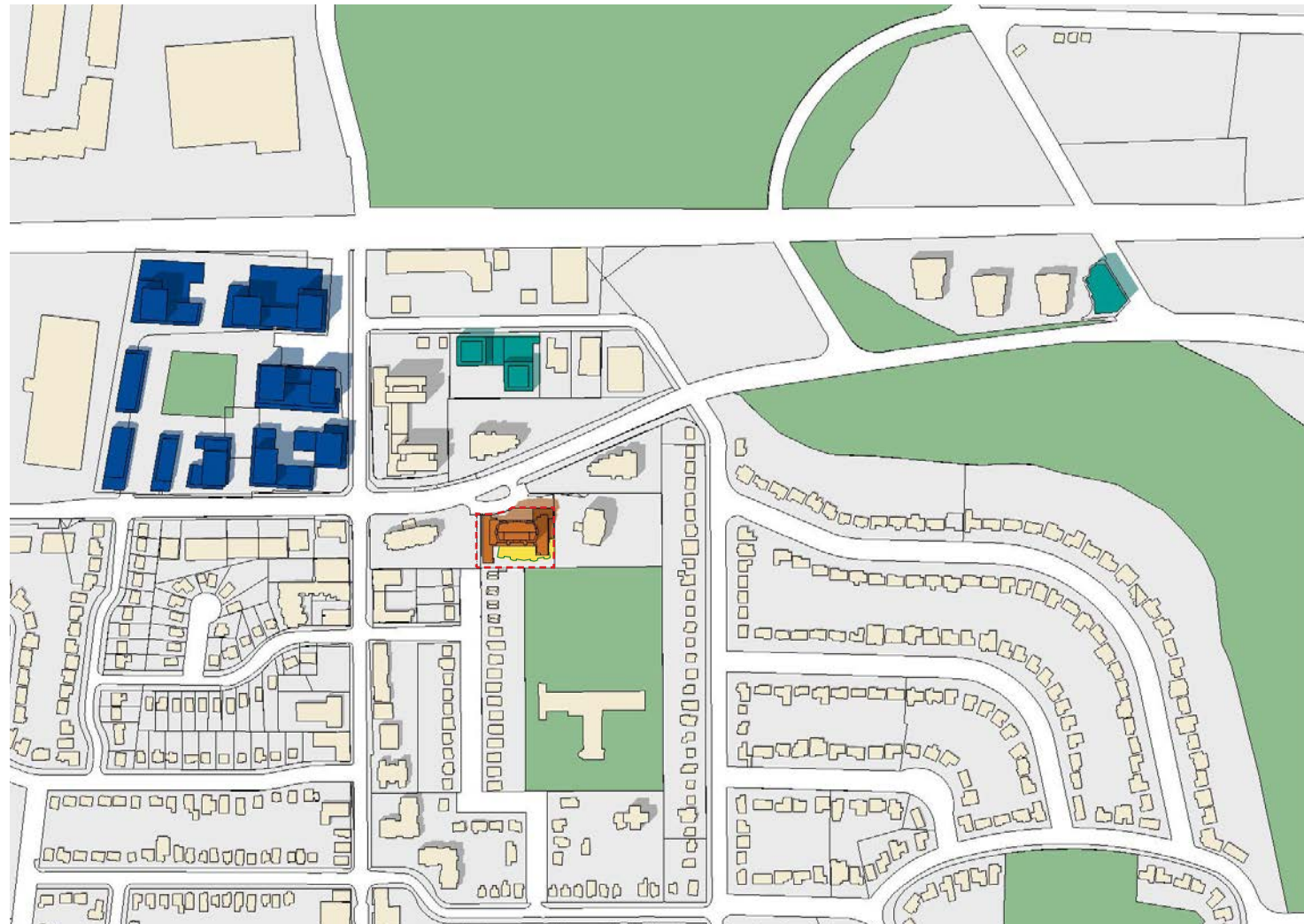
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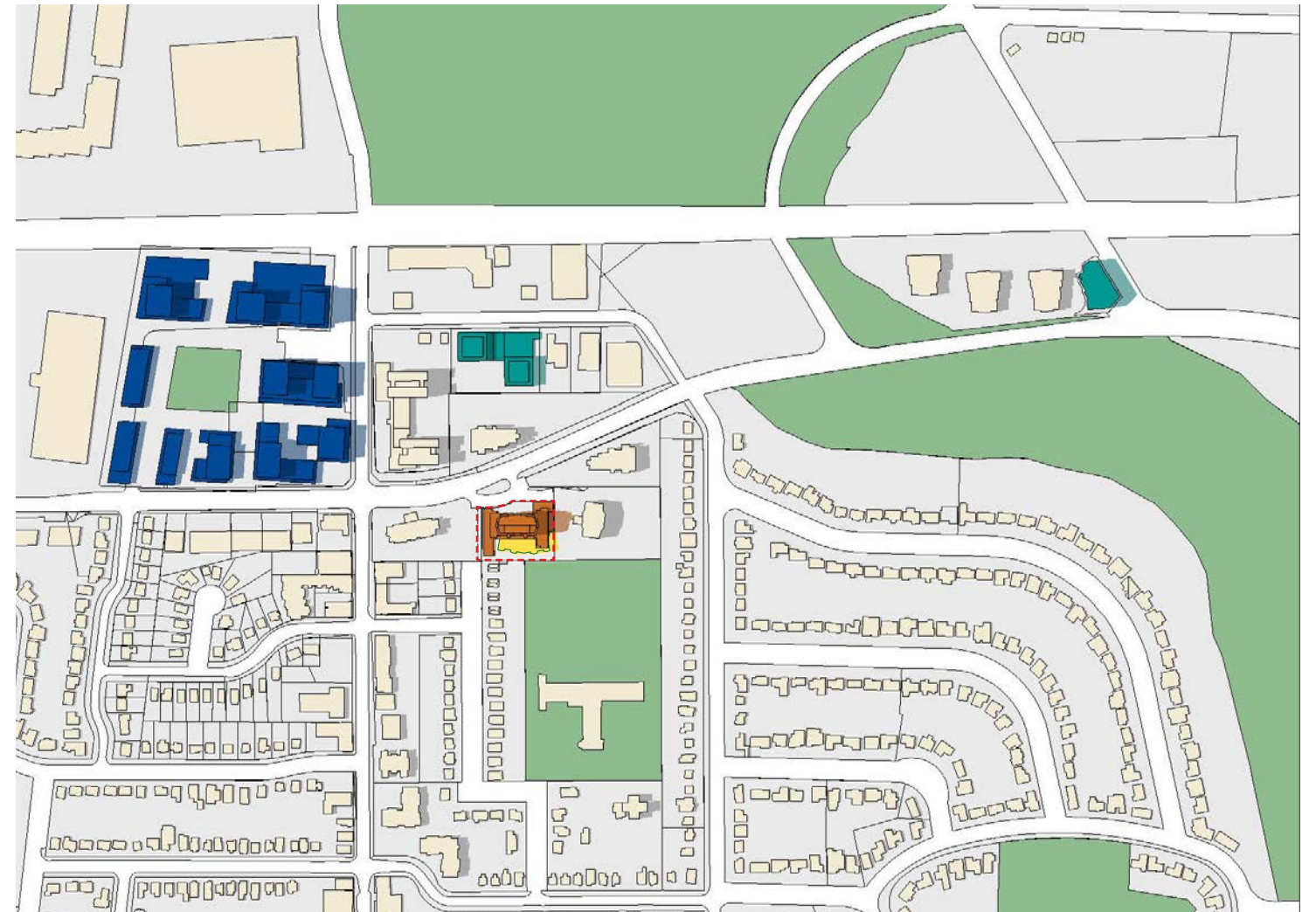
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June 21 at 1:07pm



June 21 at 2:07pm



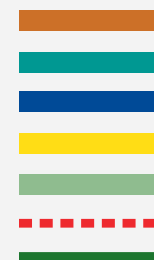
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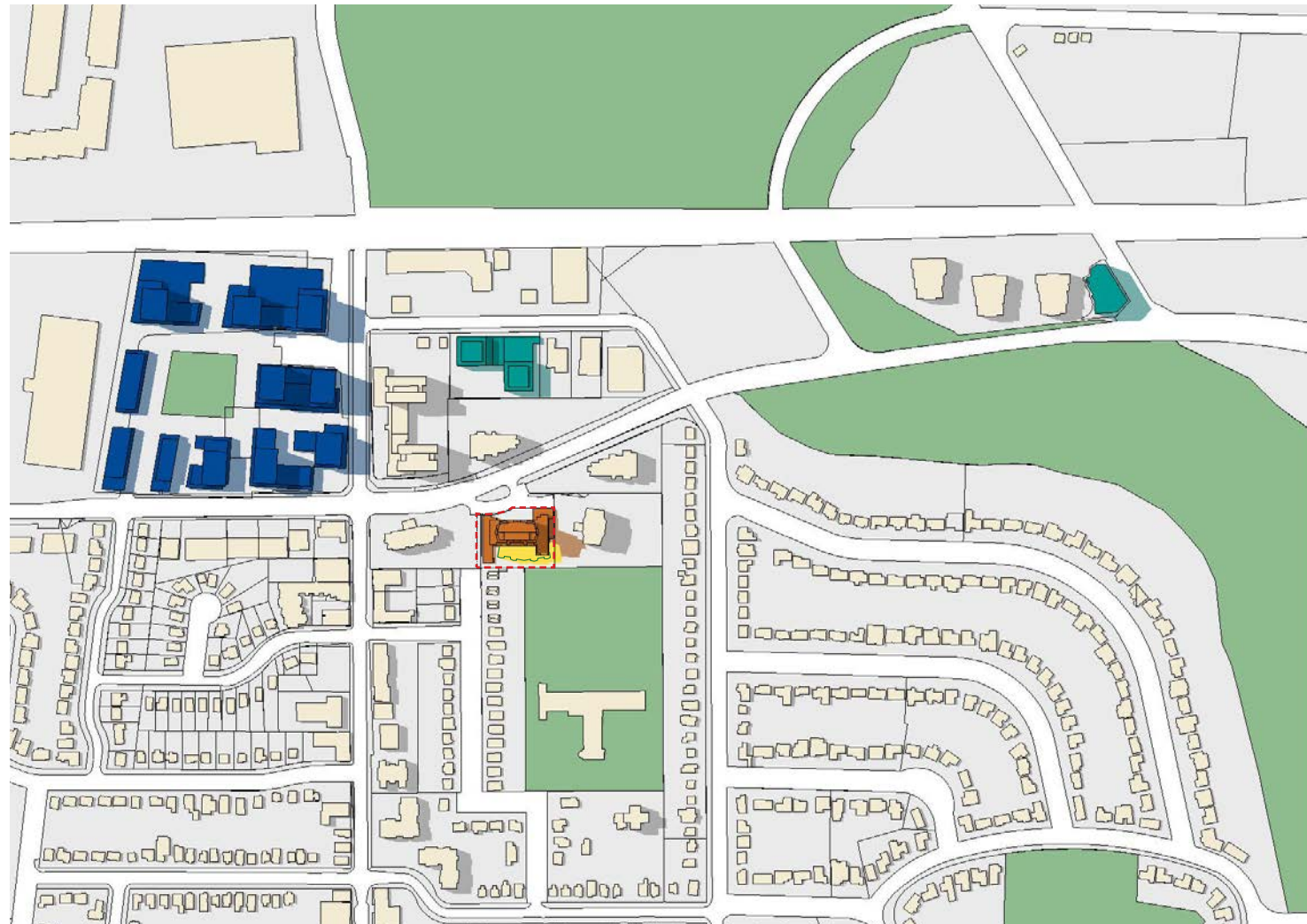
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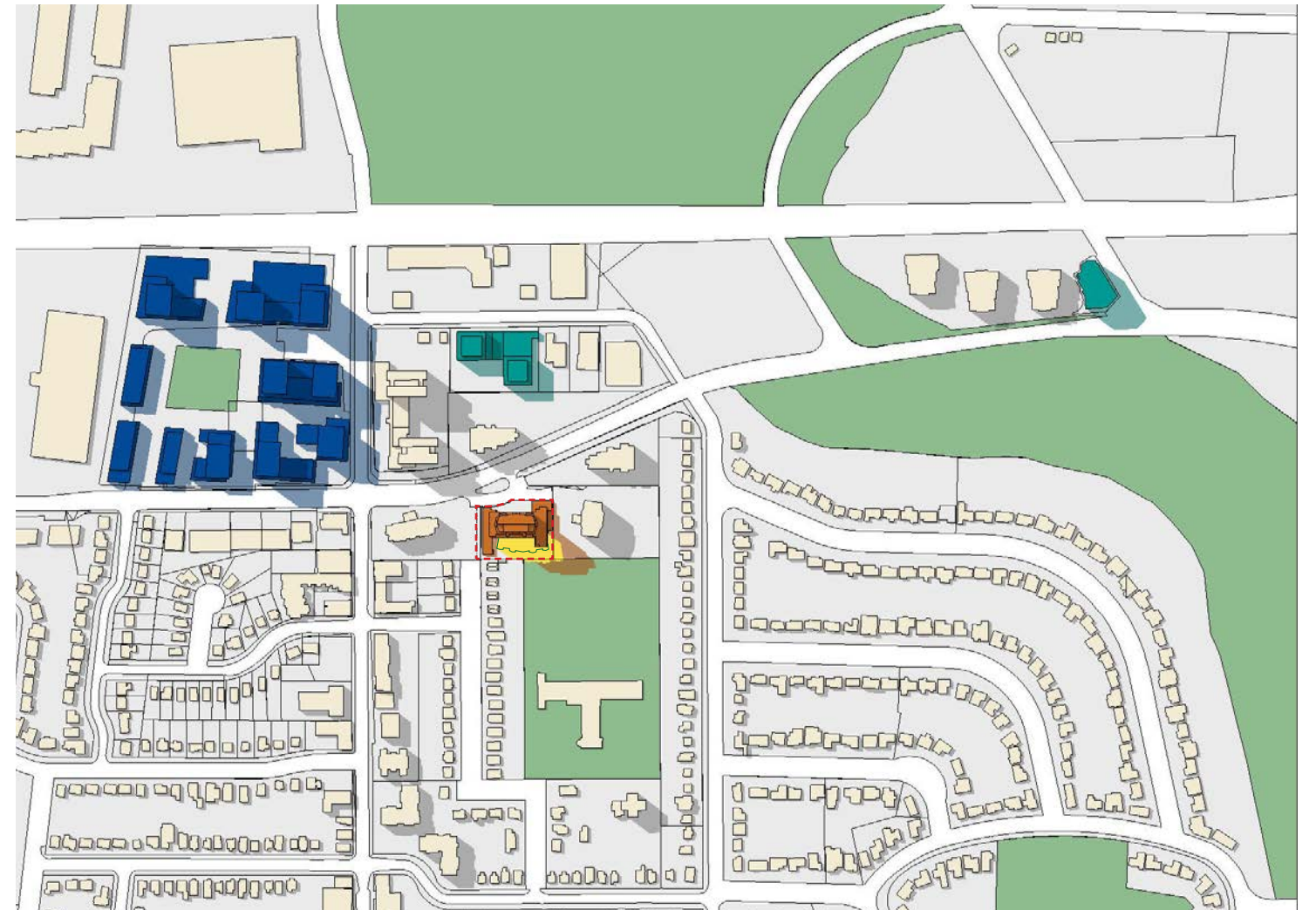
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June 21 at 3:07pm



June 21 at 4:07pm



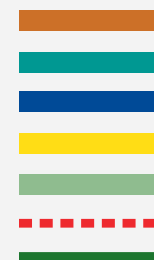
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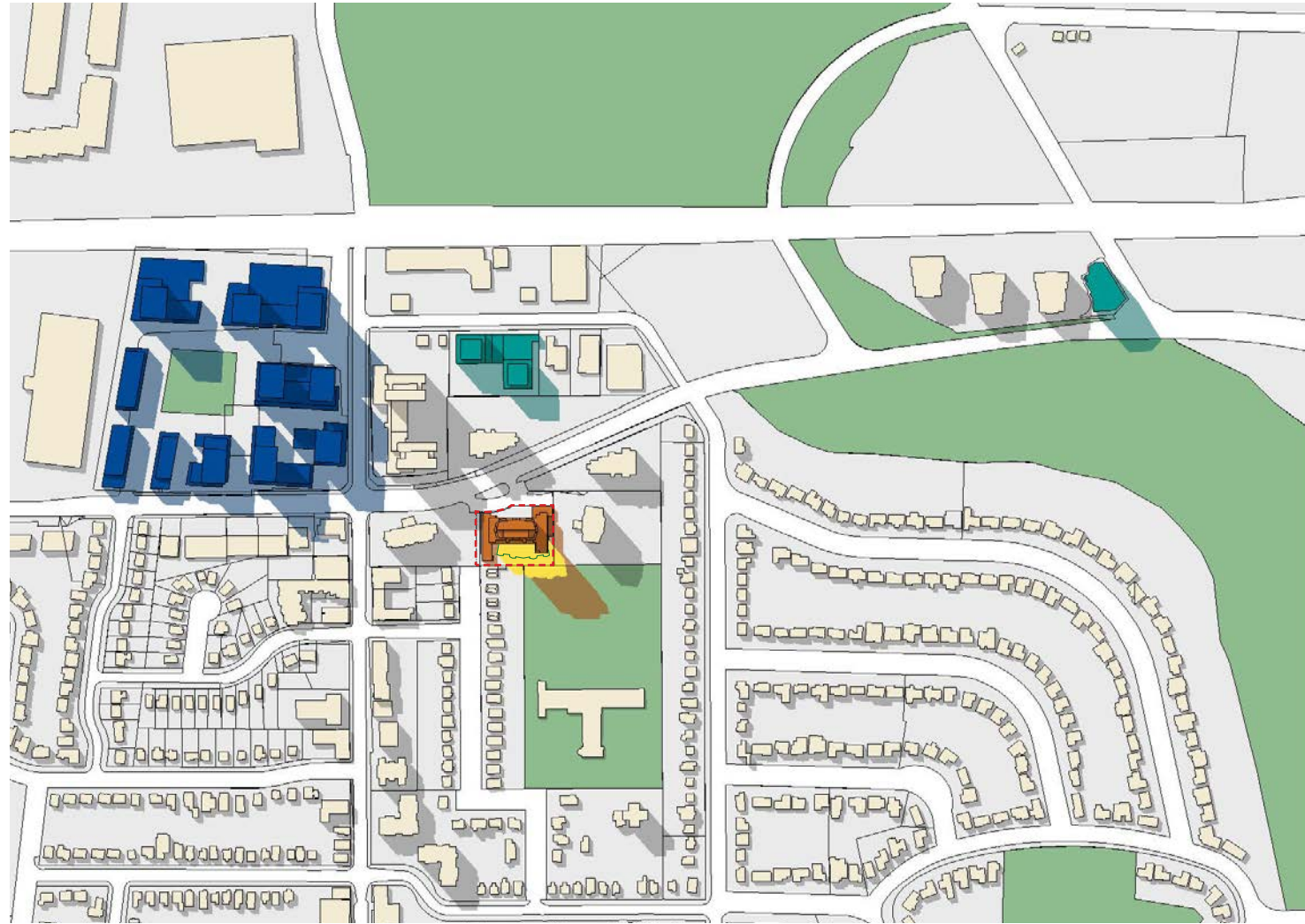
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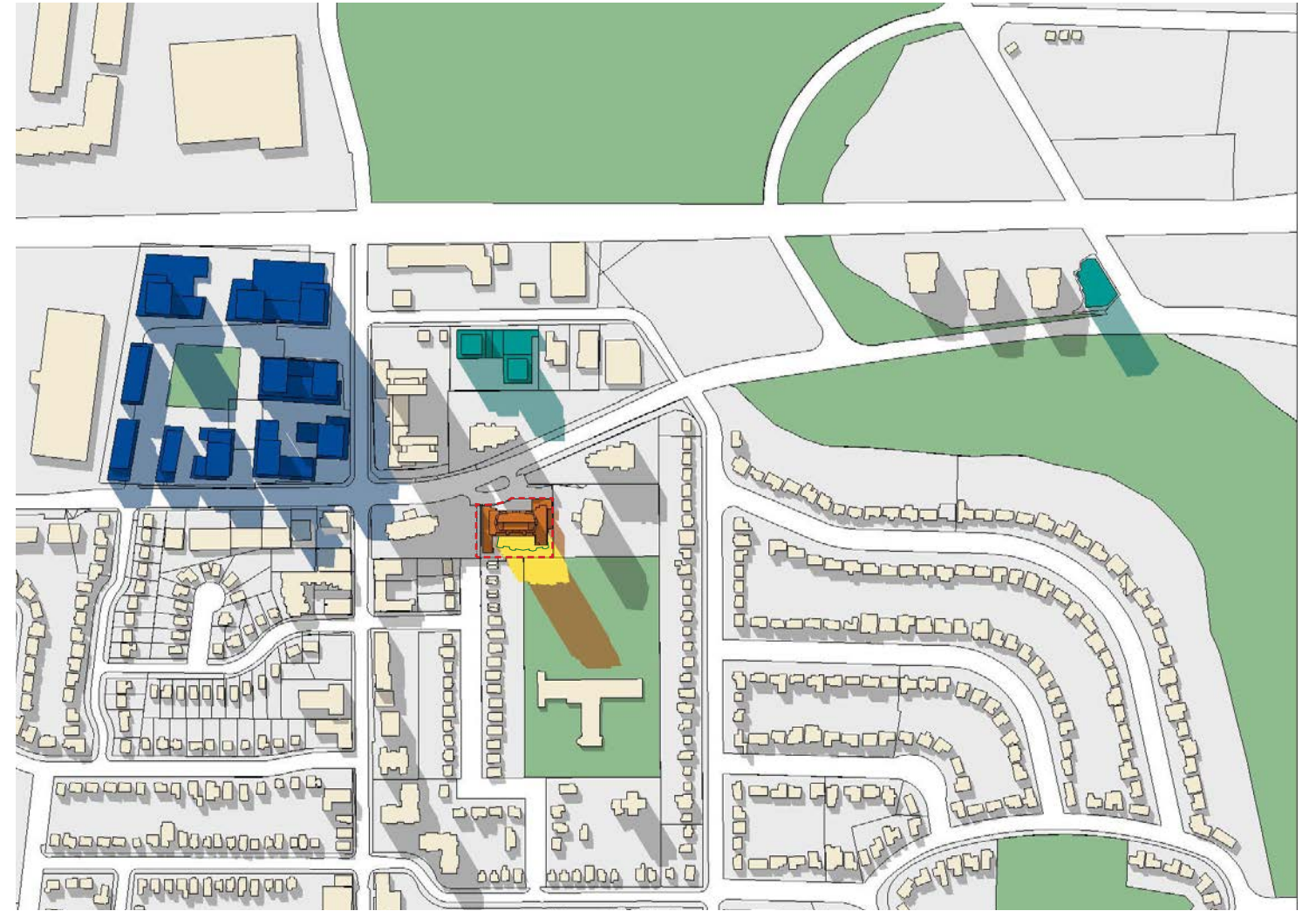
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June 21 at 5:07pm



June 21 at 6:07pm



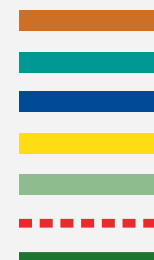
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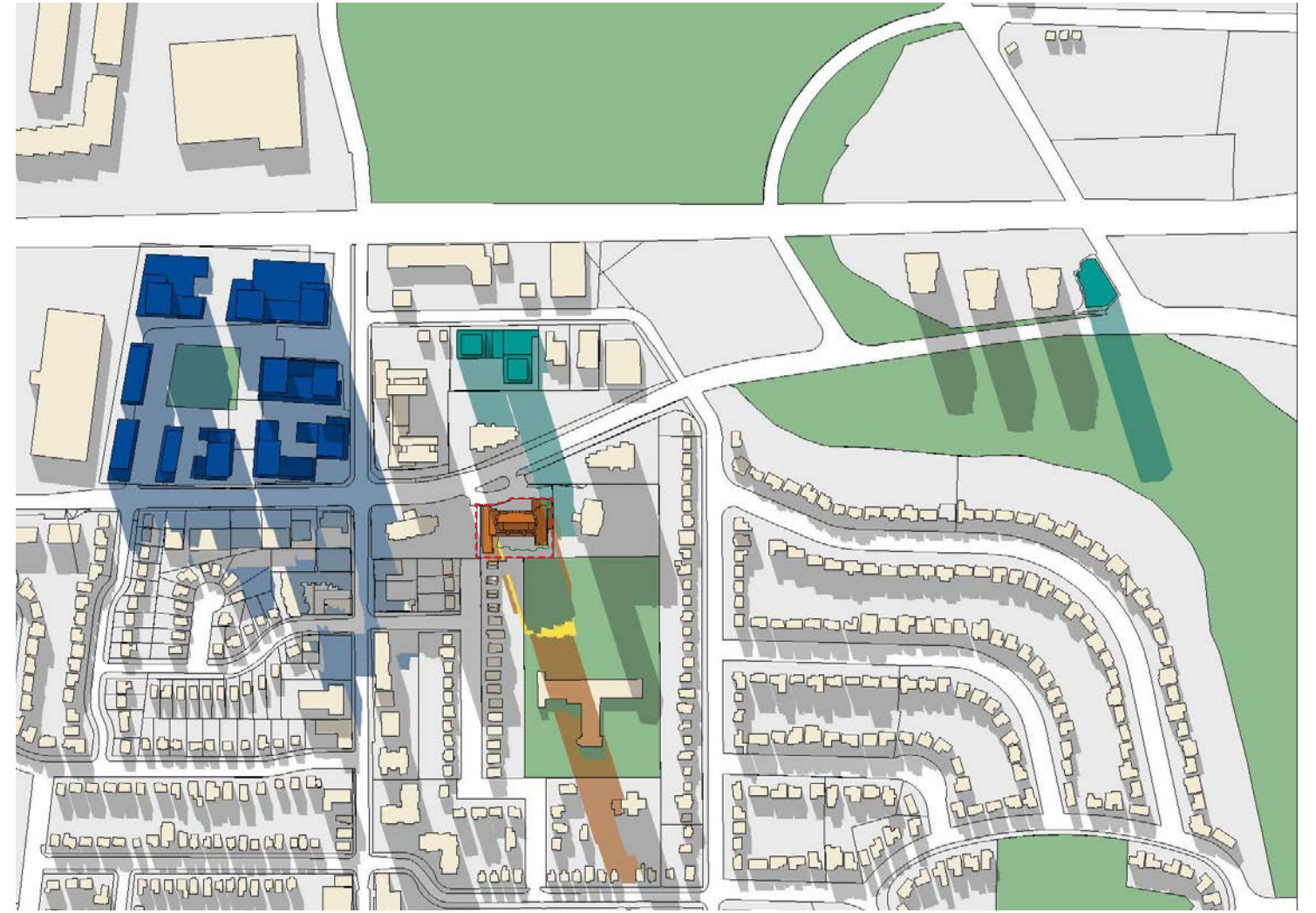
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June 21 at 7:07pm



June 21 at 7:33pm



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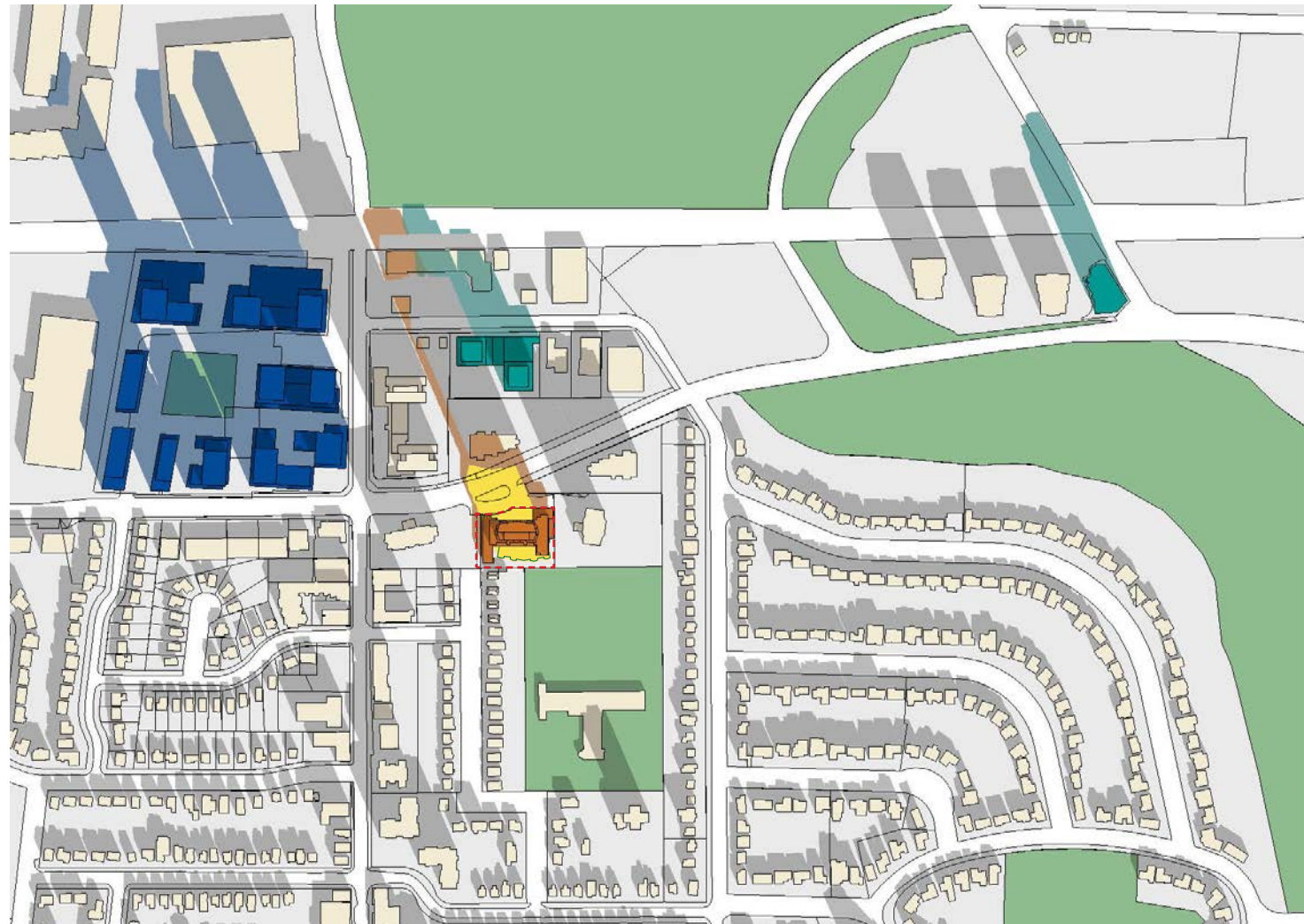
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September 21 at 8:34am



September 21 at 9:34am



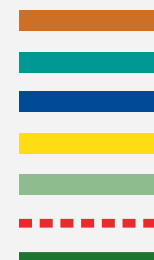
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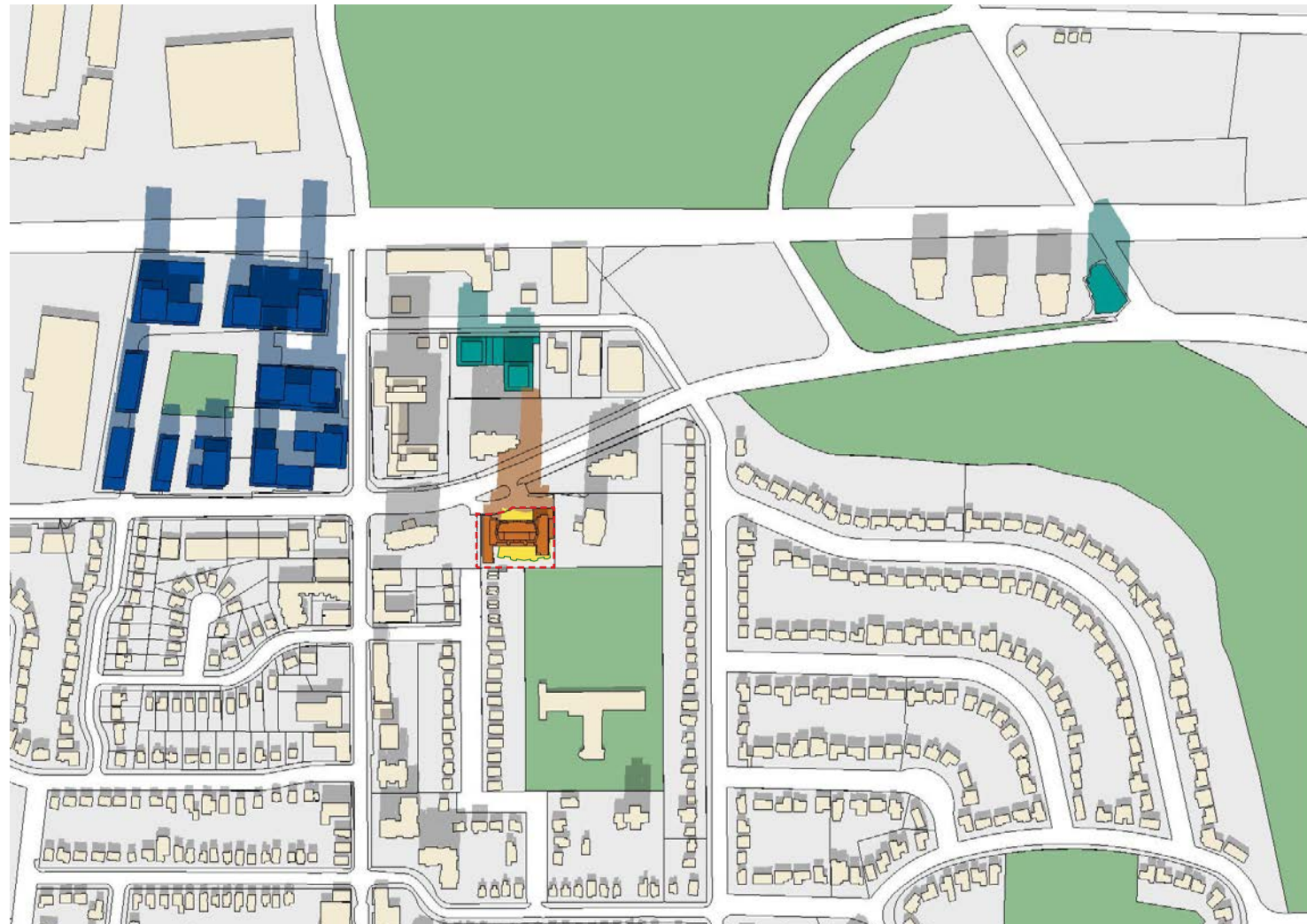
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September 21 at 10:34am



September 21 at 11:34am



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September 21 at 12:34pm



September 21 at 1:34pm



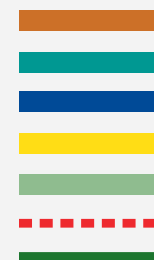
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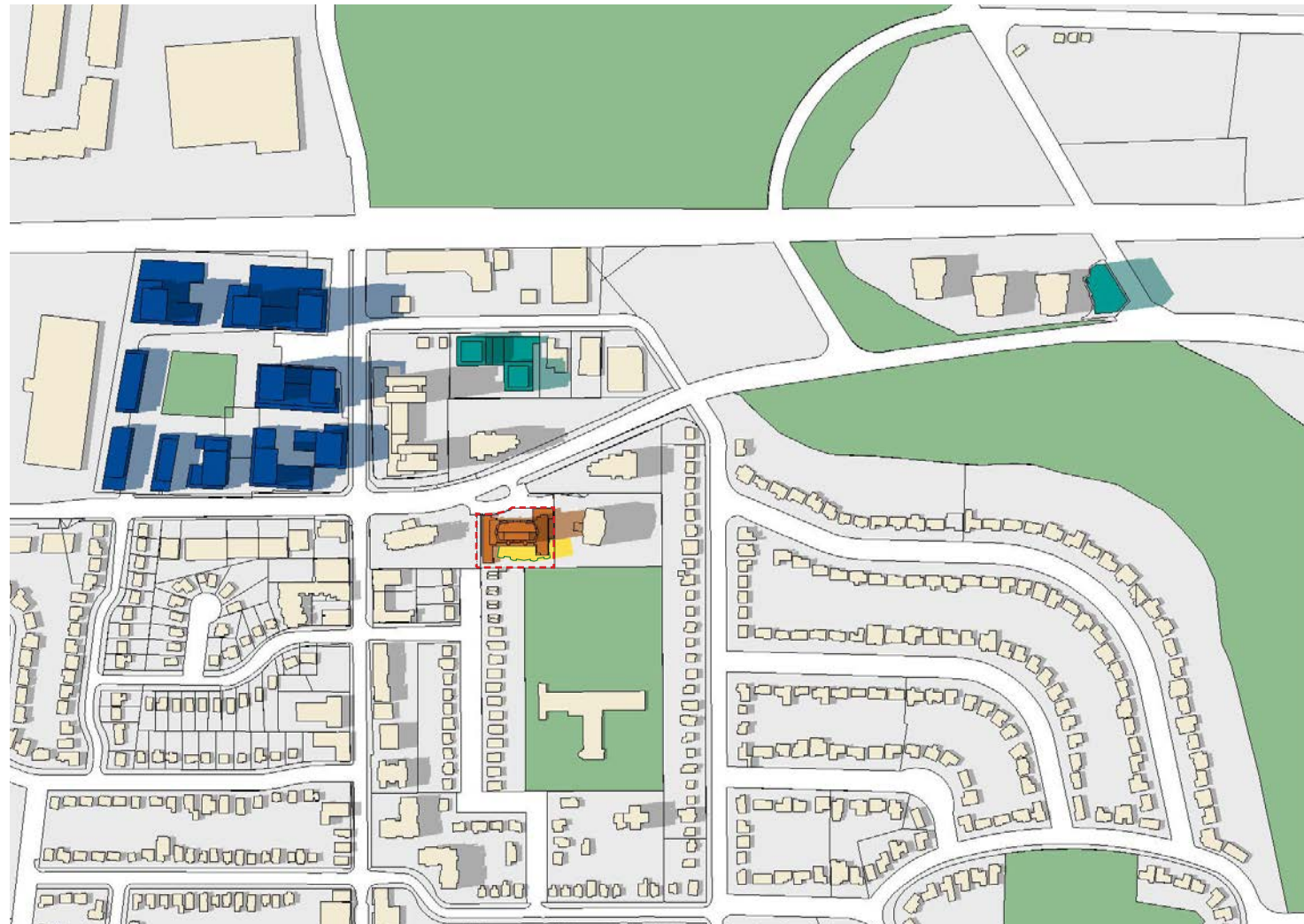
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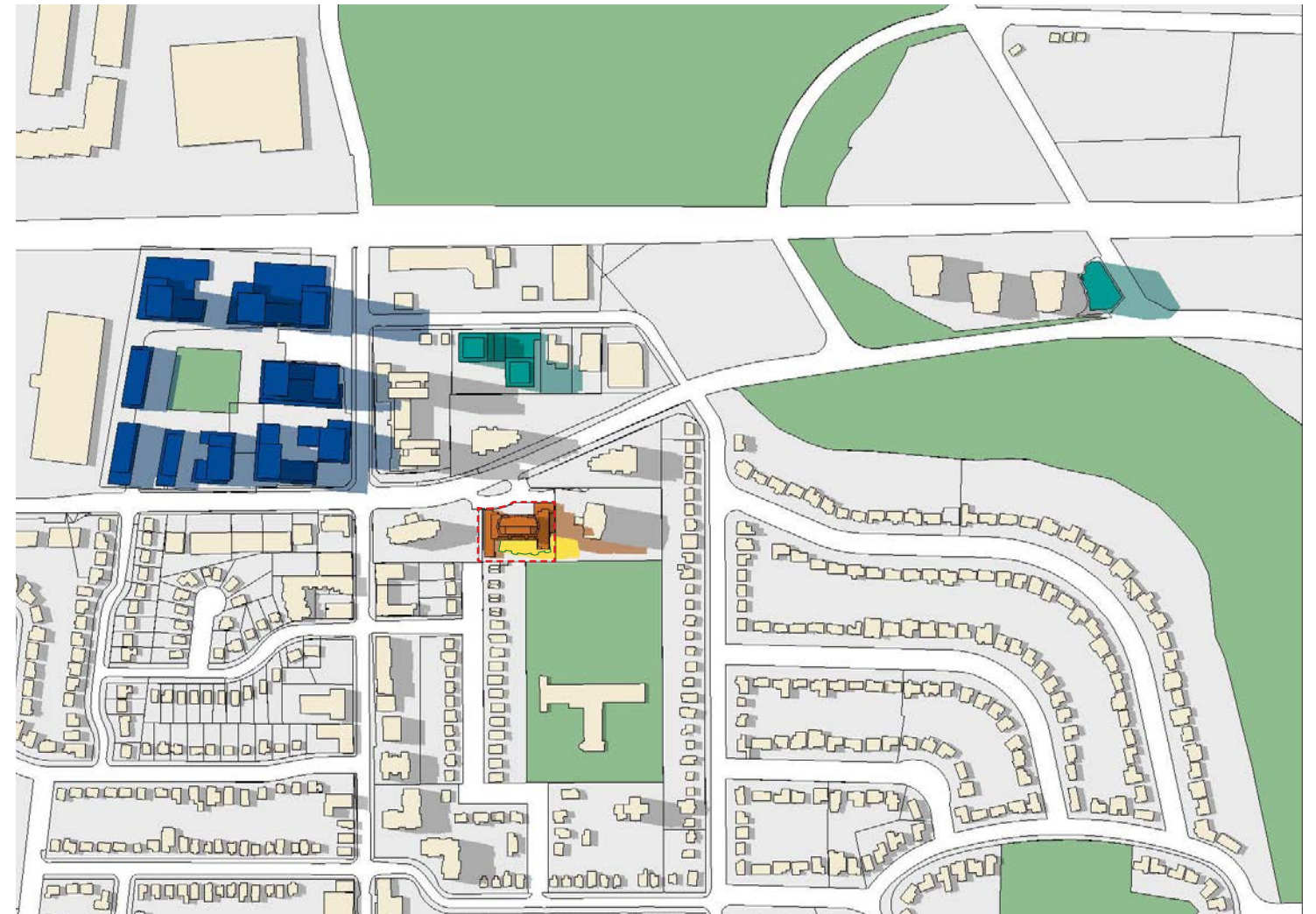
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September 21 at 2:34pm



September 21 at 3:34pm



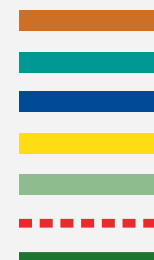
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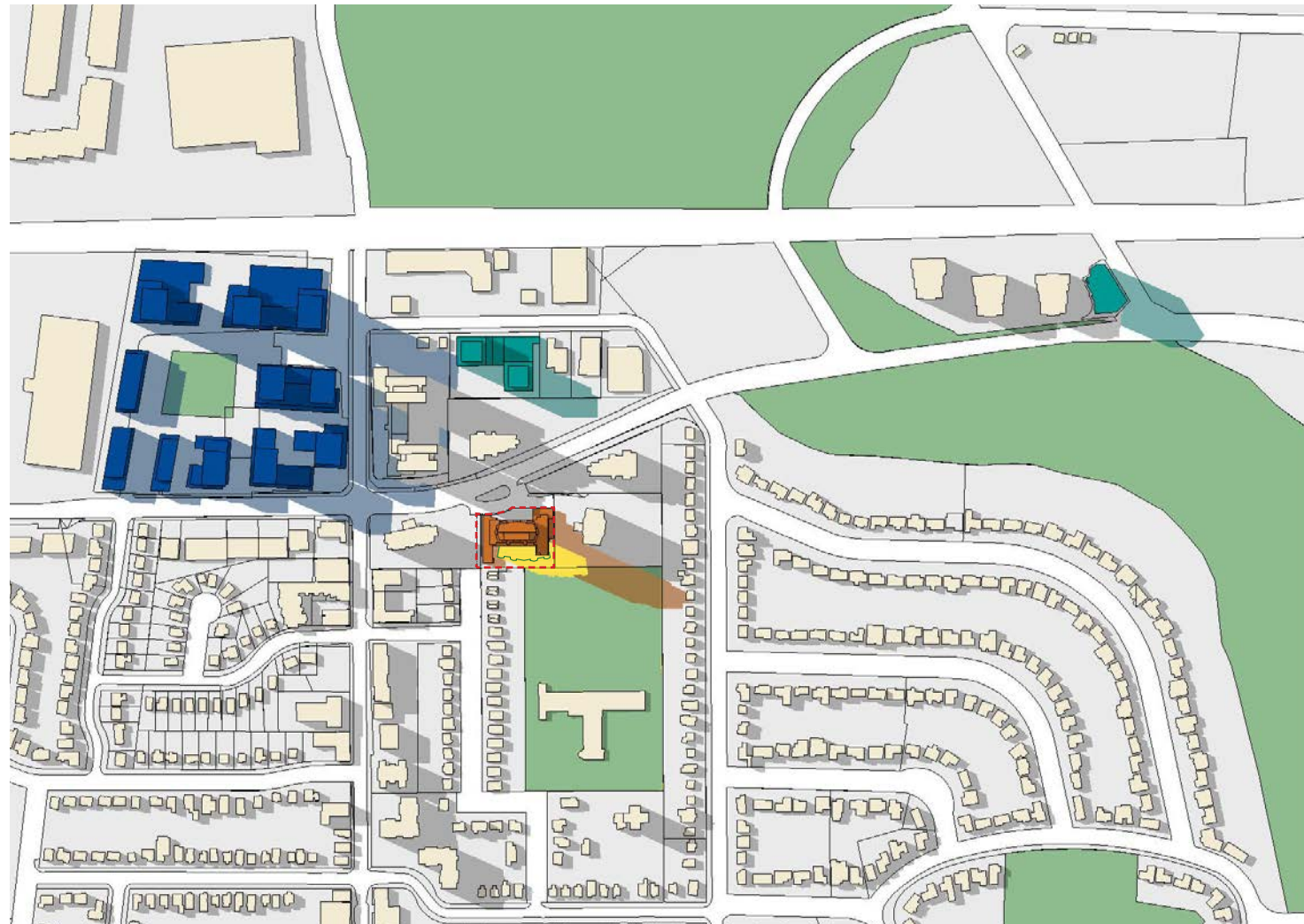
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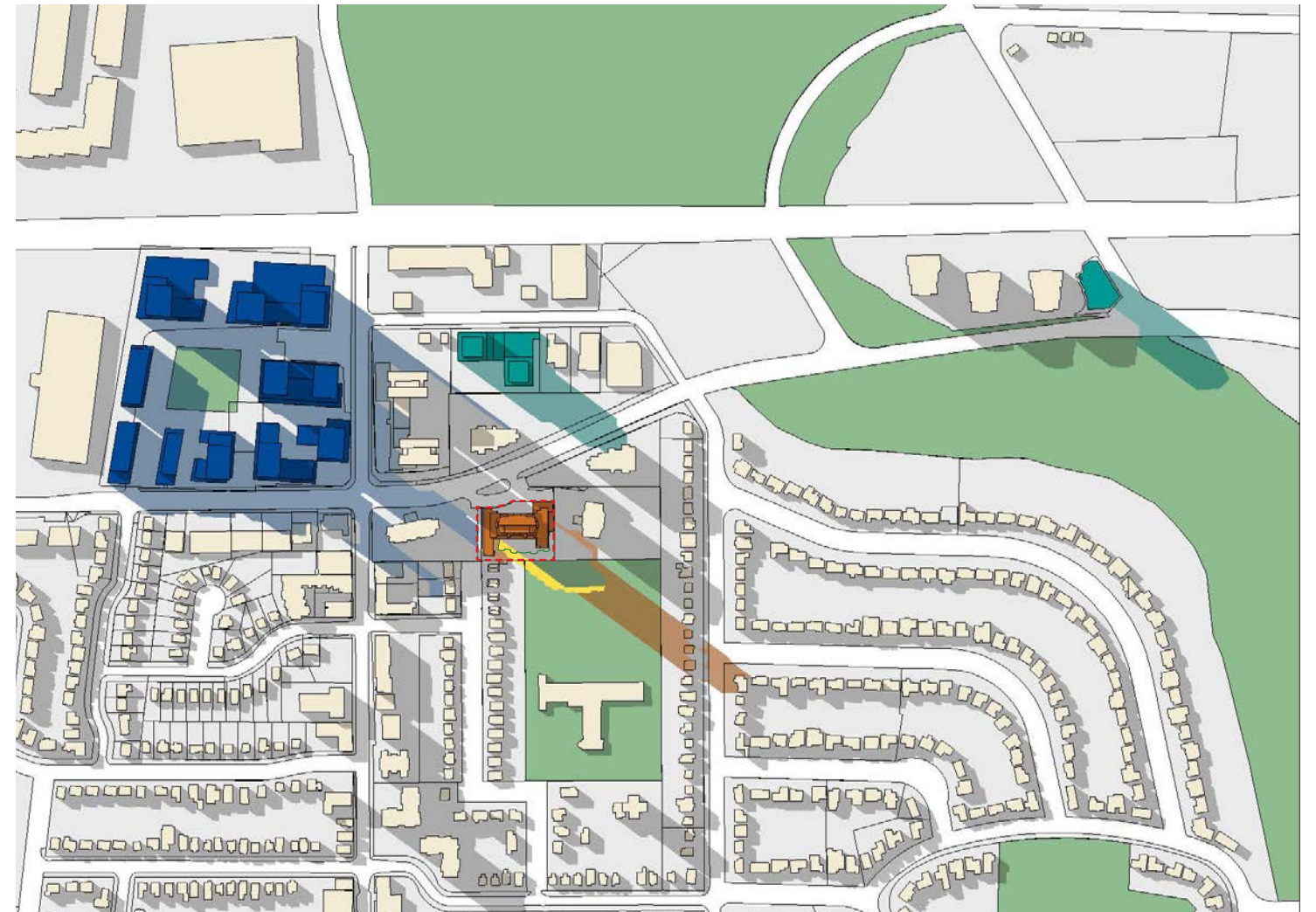
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September 21 at 4:34pm



September 21 at 5:34pm



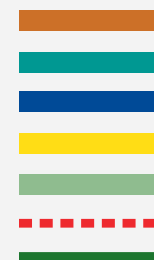
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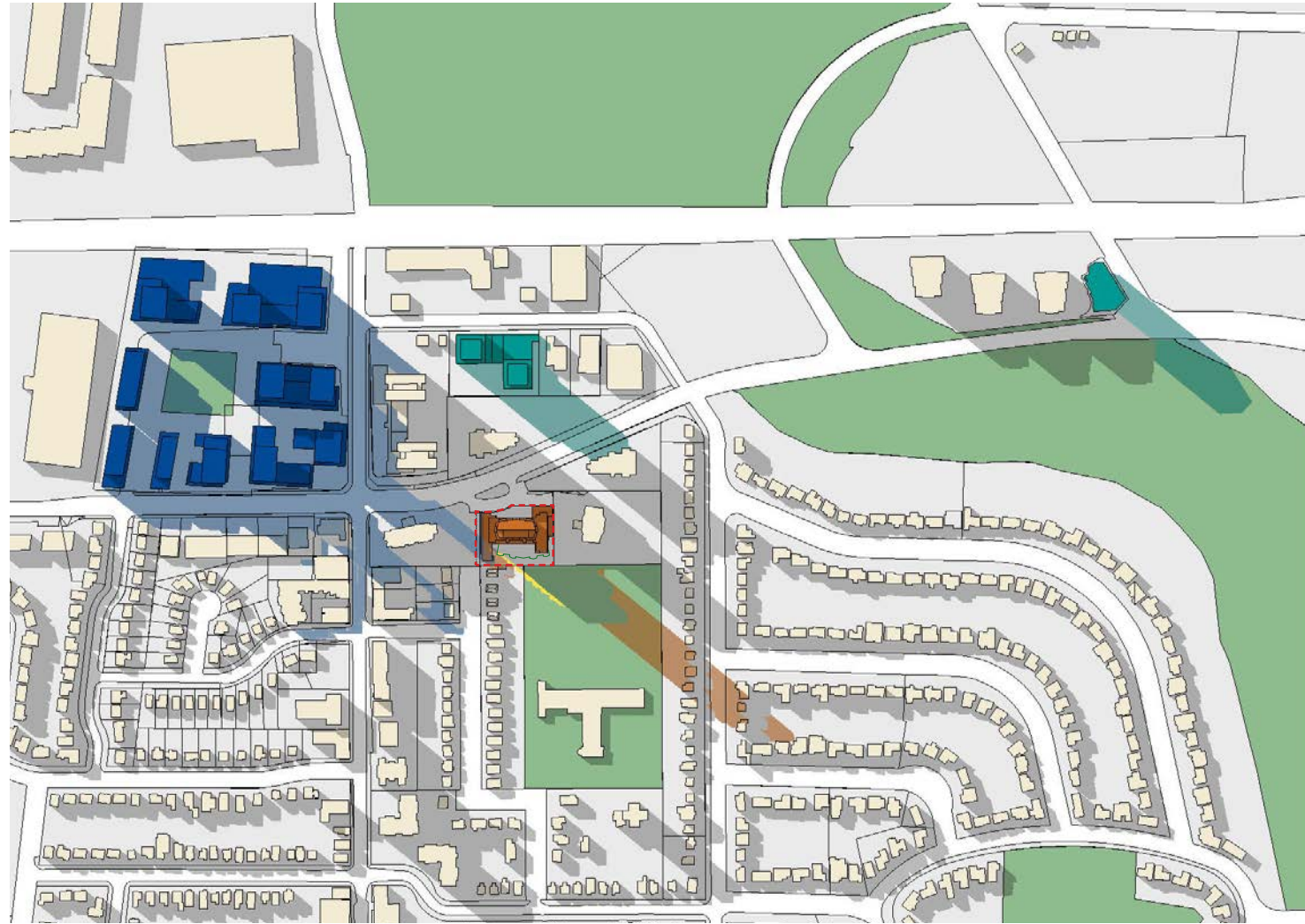
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September 21 at 5:49pm



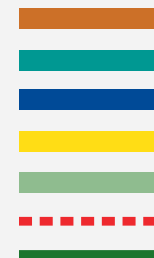
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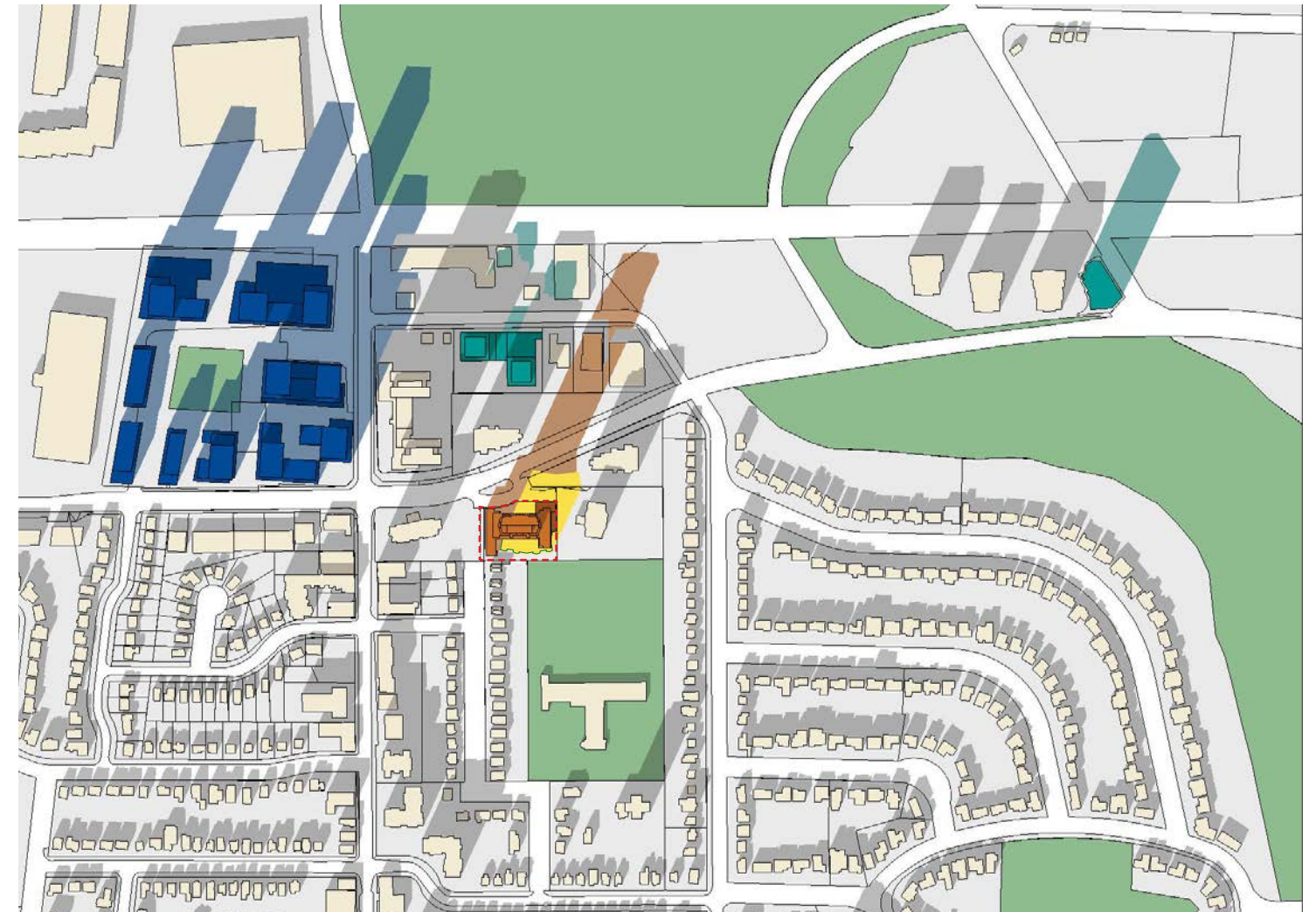
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December 21 at 9:18am



December 21 at 10:18am



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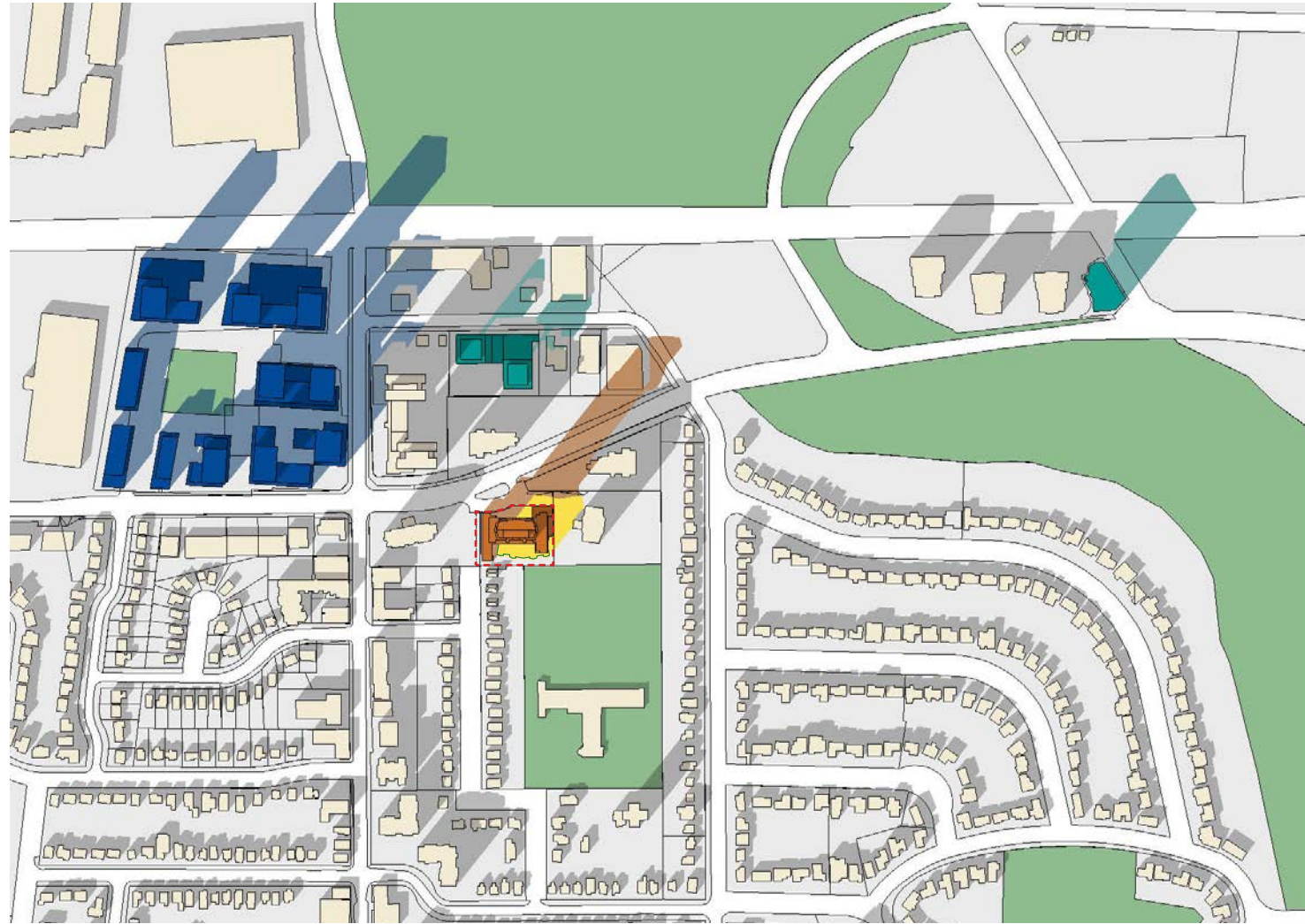
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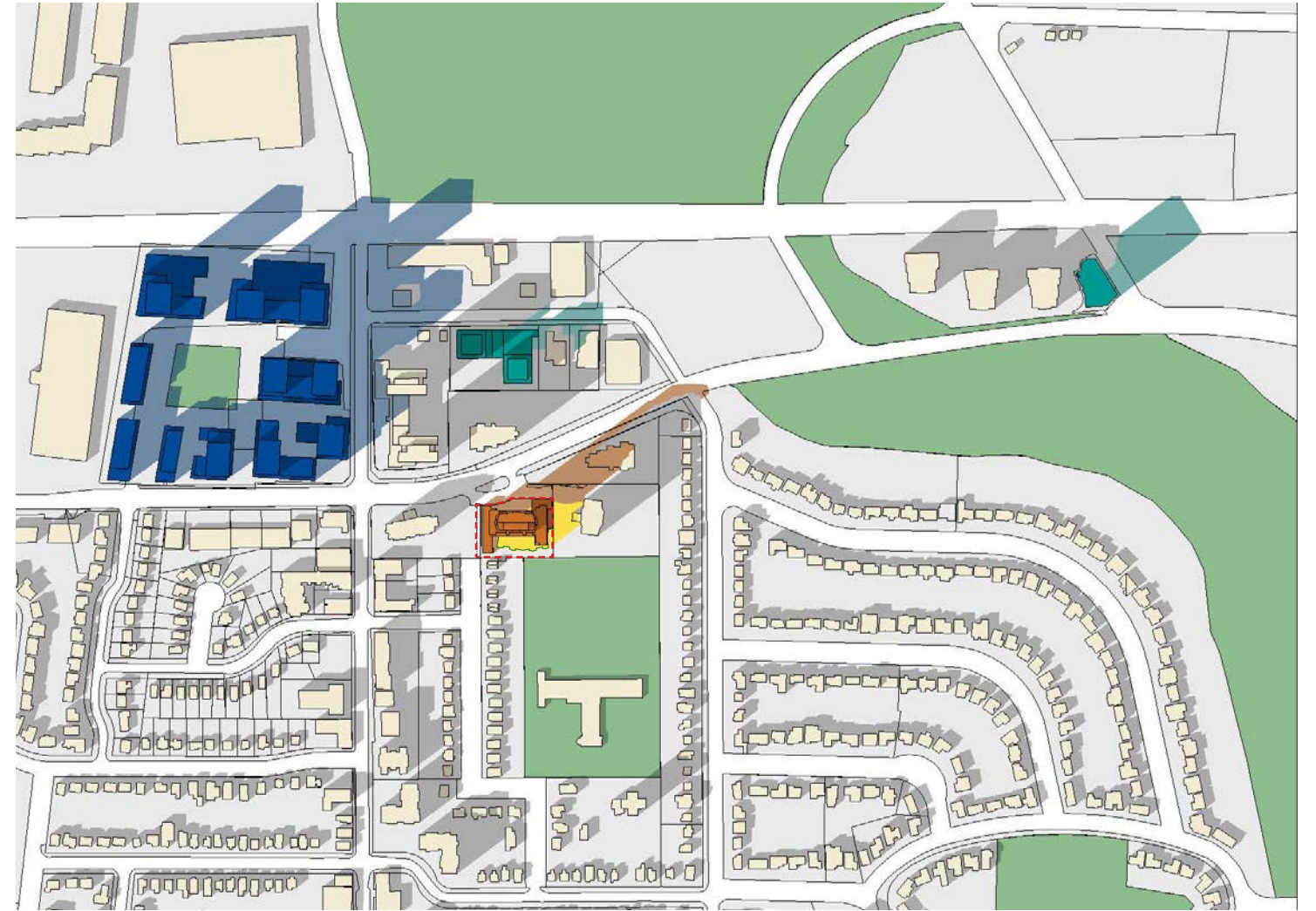
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December 21 at 11:18am



December 21 at 12:18pm



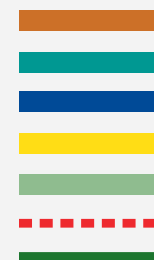
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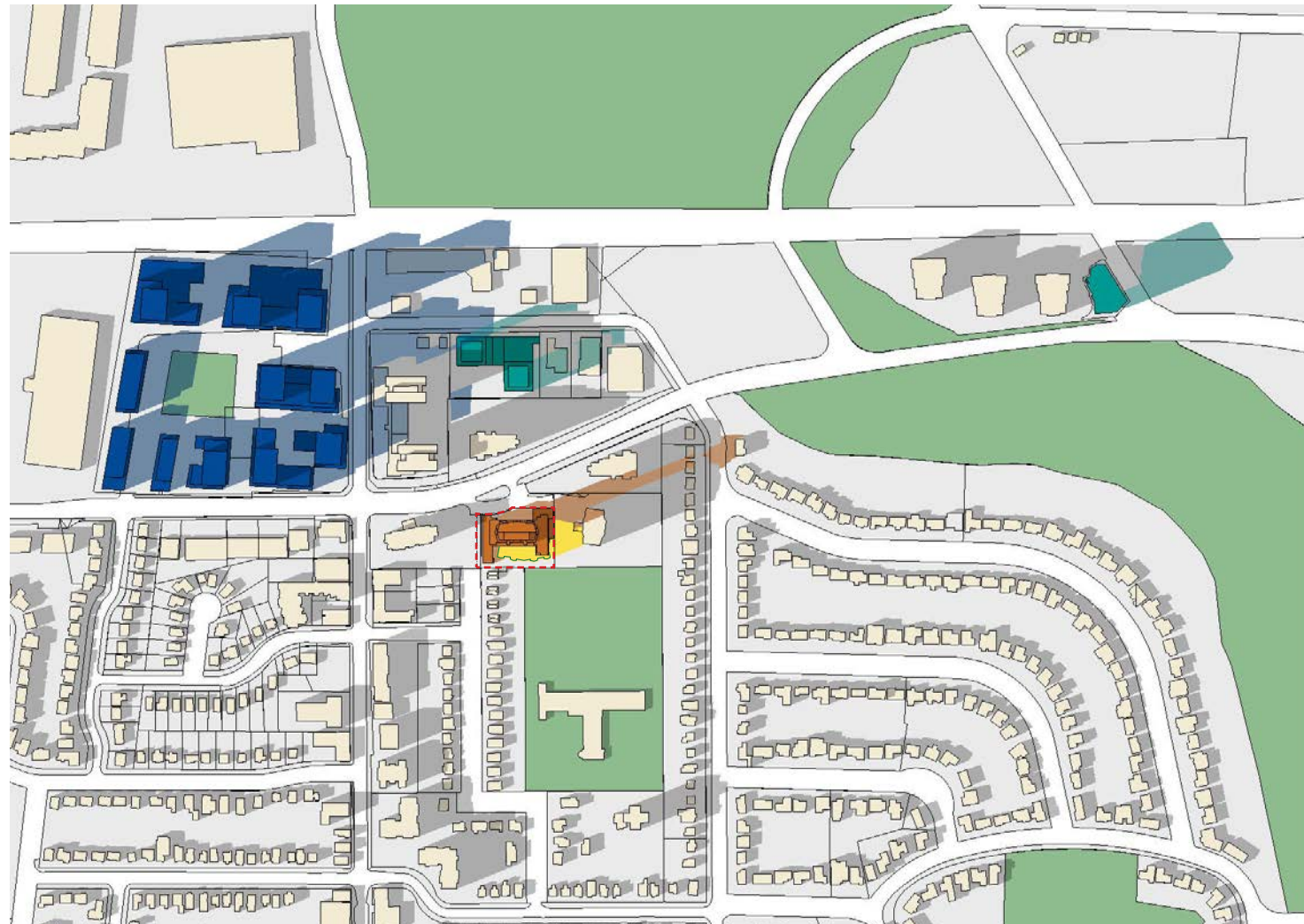
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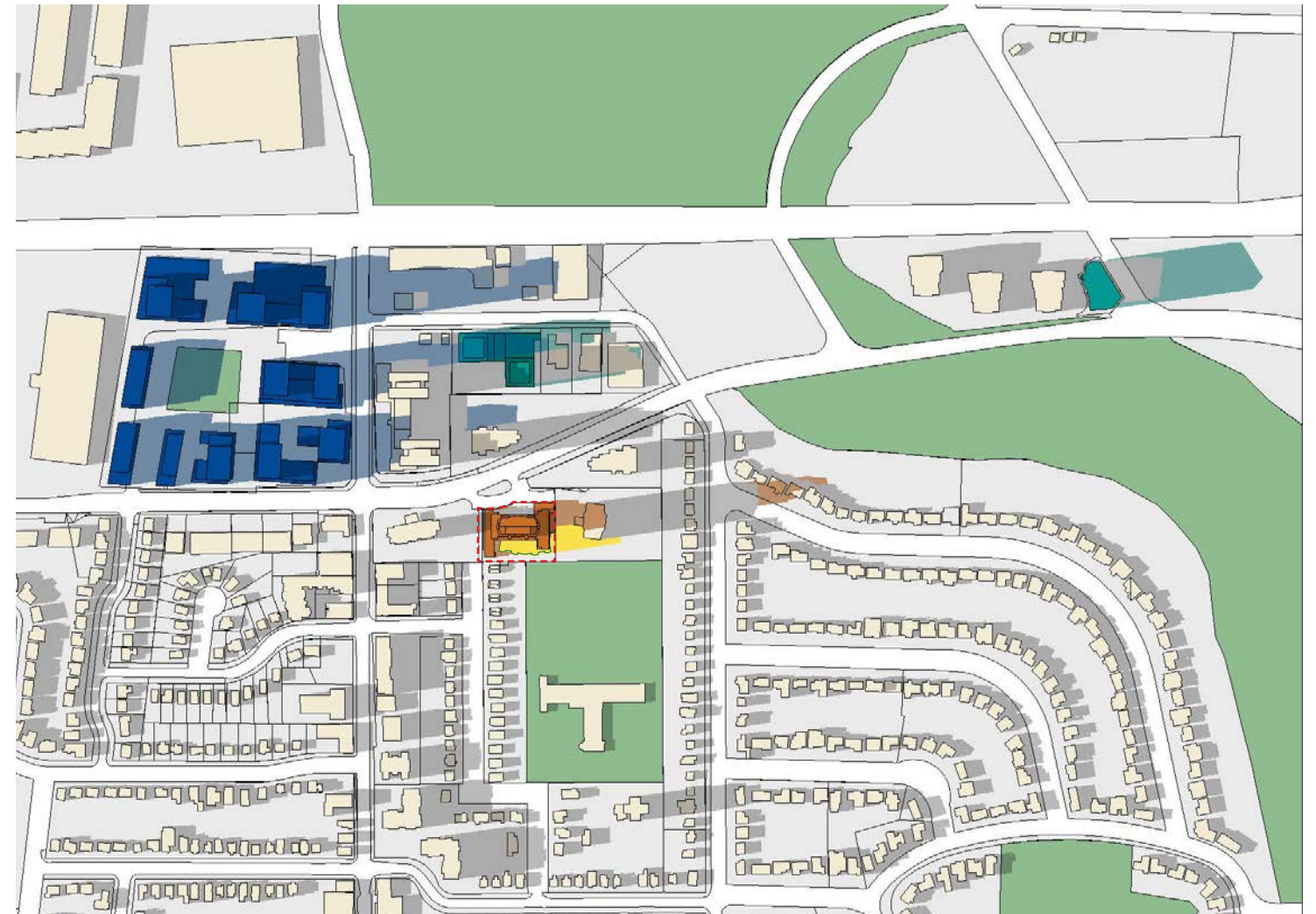
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December 21 at 1:18pm



December 21 at 2:18pm



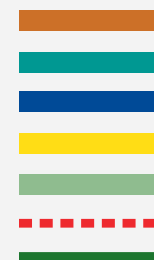
BDP. Quadrangle

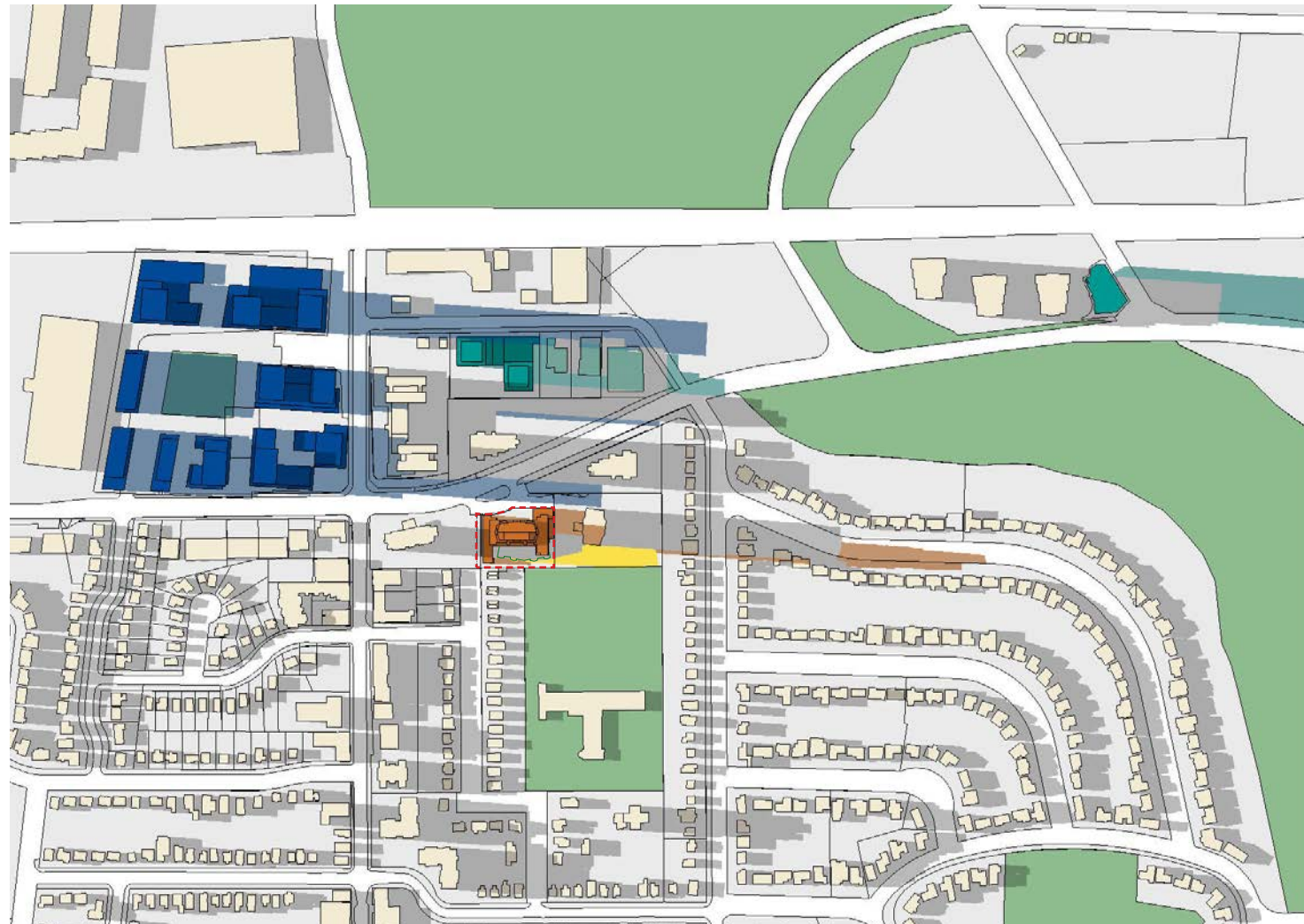
901 King Street West, Suite 701
Toronto, ON M5V 3H5

50 Speers Road

Oakville, Ontario
Project No. 20023
07 October 2022

- New Shadow From Proposed Development
- New Shadow From Approved Adjacent Buildings
- New Shadow From Proposed Adjacent Buildings
- Existing Building Footprint and Shadow
- Parks and Open Spaces
- Subject Site Boundary
- Existing Building Outline





December 21 at 3:14pm



BDP. Quadrangle

901 King Street West, Suite 701
Toronto, ON M5V 3H5

50 Speers Road

Oakville, Ontario
Project No. 20023
07 October 2022

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