

## MEMORANDUM

**To:** NBIM 2172 Wyecroft LP (c/o Northbridge Capital Inc.)

**Address:** 2172 Wyecroft Road, Oakville

**From:** Bousfields Inc.

**Date:** March 25, 2026

**Re:** ***Shadow Impact Analysis***

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### Background

Sun/Shadow Drawings were prepared by Turner Fleischer Architects to demonstrate the general shadow impact resulting from the 4-tower 24-storey Revised Proposal on April 21<sup>st</sup>, June 21<sup>st</sup>, September 21<sup>st</sup>, and December 21<sup>st</sup> at hourly intervals starting 1.5 hours before sunrise and ending 1.5 hours before sunset on each study date. A Shadow Impact Analysis (prepared by Bousfields Inc., dated August 22, 2025) was submitted to the Town of Oakville in September 2025 in support of Official Plan and Zoning By-law Amendment applications and the Draft Plan of Subdivision Application. Since then, the building heights have been reduced to conform with the maximum permitted height as per the Livable Oakville Plan (24-storeys).

The Town of Oakville development application guidelines for Shadow Impact Analysis reports provides criteria to be used to evaluate the impact of a development proposal on a subject site and surrounding area. These include:

- *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.
- *Criteria #2:* Shadow impacts from proposed development should not exceed two consecutive hourly test times after 12:00 p.m. on April 21<sup>st</sup>, June 21<sup>st</sup> and September 21<sup>st</sup> (or where the adjacent site is undeveloped, on at least 60% of that site).
- *Criteria #3:* 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<sup>st</sup>, June 21<sup>st</sup> and September 21<sup>st</sup>.
- *Criteria #4:* 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<sup>st</sup>.

This memo describes the shadow impact of the Revised Proposal and addresses how the Revised Proposal meets the criteria as outlined above.

### Criteria #1

Within the subject site, outdoor residential amenity space is proposed in each Block A and Block B atop the 6-storey podium, primarily within the western portion of each block and accessible from the indoor amenity spaces located on Level 7 within each tower.

The Sun/Shadow Study demonstrates that the outdoor residential amenity space in Block A is impacted by varying degrees of shadow from the Revised Proposal at the following times:

- April 21<sup>st</sup> from 7:54 a.m. until 10:54 a.m. and then again from 2:54 p.m. to 6:41 p.m. during which period the majority of the area is in sunshine;
- June 21<sup>st</sup> from 7:06 a.m. until 11:06 a.m. and then again from 3:06 p.m. to 7:35 p.m. during which period the majority of the area is in sunshine;
- September 21<sup>st</sup> from 8:34 a.m. to 10:34 a.m. and then again from 3:34 p.m. to 5:49 p.m. during which period the majority of the area is in sunshine; and
- December 21<sup>st</sup> from 9:17 a.m. to 10:17 a.m. and then again at 3:17 p.m. when the majority of the area is in sunshine.

With respect to Block B, the outdoor residential amenity space is impacted by varying degrees of shadow from the Revised Proposal at the following times:

- April 21<sup>st</sup> from 7:54 a.m. until 3:54 p.m., with the majority of the area in sunshine by 12:54 p.m.;
- June 21<sup>st</sup> from 7:06 a.m. until 3:06 p.m., with the majority of the area in sunshine by 1:06 p.m.;
- September 21<sup>st</sup> from 8:34 a.m. until 4:34 p.m., with the majority of the area in sunshine by 12:34 p.m.; and
- December 21<sup>st</sup> from 9:17 a.m. until 3:17 p.m., with the majority of the area in sunshine by 11:17 a.m.

In this regard, the proposed outdoor amenity space in Block A is impacted by the shadow from the Revised Proposal in the morning hours until midday, maximizing access to sunlight during spring, summer, and fall afternoons and evenings in accordance with the criteria above.

Similarly for Block B, a large portion of the proposed outdoor amenity space is impacted by the shadow from the Revised Proposal in the morning hours until midday, after which point much of the amenity space is in sunshine.

Finally, in our opinion, the location and size of the proposed amenity spaces relative to the size, position, and orientation of the proposed towers generally maximizes their access to sunlight during spring, summer, and fall afternoons and evenings in accordance with the criteria above. Where some

areas experience more shade, programming can be designed to respond to the anticipated shadow conditions in a way that will increase its utility and comfort for users.

In terms of shadowing on adjacent or nearby residential amenity spaces, there are currently no such areas currently exist in the surroundings.

### Criteria #2

With respect to its impact on surrounding properties, shadow from the Revised Proposal does not exceed two consecutive hourly test times after 12:00 p.m. on each April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup>.

While the lands to the north and west contain existing commercial/industrial uses, the long-term planned vision is for these lands to be redeveloped into a higher-density mixed-use area as per the Bronte GO Area-specific Plan. After 12:00 p.m. on April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup>, there is no shadow impact from the Revised Proposal on the lands to the west and northwest of the subject site. On the same test dates, there is limited shadow impact from the Revised Proposal on the northerly lands after 12:00 p.m., and no impact duration longer than two consecutive hourly test times. To that end, when there is impact, the shadow from the Revised Proposal on the northerly properties is less than 60% of the property area.

As it relates to an adjacent undeveloped site, the subject site is located immediately west of the Bronte GO Station surface parking lot that extends in a U-shape around the properties at 2070 Wyecroft Road and 2100 Wyecroft Road (the “East Parking Lot”). The subject site is also located north of another large surface parking lot servicing the Bronte GO Station on the south side of the rail corridor along Speers Road (the “South Parking Lot”).

On April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup> after 12:00 p.m., the shadow impact from the Revised Proposal on the East Parking Lot is less than 60% of the site area. With respect to the South Parking Lot, the shadow impact from the Revised Proposal is also less than 60% of the site area on April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup> after 12:00 p.m. This meets the intent of the criteria outlined above in that, after noon for each test date, adjacent undeveloped sites have adequate access to sunlight without undue impact from the Revised Proposal.

### Criteria #3

In the vicinity of the subject site, there is an existing public sidewalk along the southern extent of the Wyecroft Road right-of-way, directly adjacent to the subject site. There is no public sidewalk on the north side of Wyecroft Road. A new public sidewalk is proposed along the new north-south public road to the east of the subject site, as well as along both sides of the new public east-west road bisecting the site between Blocks A and B.

The Revised Proposal casts shadow on the Wyecroft Road sidewalk west of the subject site during the morning hours for approximately two hours on April 21<sup>st</sup>, three hours on June 21<sup>st</sup>, and one hour on September 21<sup>st</sup>. With respect to the new north-south road east of the subject site, shadowing from the Revised Proposal occurs midday onwards on each April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup> (i.e., 11:54 a.m., 1:06 p.m., and 11:34 a.m. respectively). Finally, the Revised Proposal casts shadow on the new mid-block east-west public road throughout the day, with limited or no shadow impact during the following times:

- April 21<sup>st</sup> from 1:54 p.m. to 3:54 p.m.;
- June 21<sup>st</sup> from 1:06 p.m. to 3:06 p.m.; and
- September 21<sup>st</sup> from 1:34 p.m. to 4:34 p.m.

More broadly within the surroundings, there is no public sidewalk on South Service Road West to the north or northeast of the subject site. However, South Service Road West south of Wyecroft Road has a public sidewalk on the west side of the right-of-way leading to the Bronte GO Station which experiences some shadow from the Revised Proposal on September 21<sup>st</sup> shortly after 5:34 p.m. onwards. South of the rail corridor, there are public sidewalks along both sides of Speers Road, the north of which experiences minor shadowing from the Revised Proposal on April 21<sup>st</sup> at 6:41 p.m. On June 21<sup>st</sup> at 7:53 p.m., shadowing from the Revised Proposal extends to both sidewalks along Speers Road.

Based on the foregoing, the Revised Proposal maintains the minimum five hours of continuous sunlight on existing public sidewalks around the subject site on each April 21<sup>st</sup>, June 21<sup>st</sup>, and September 21<sup>st</sup>. With respect to the proposed public sidewalks associated with the proposed development, each receives varied access to sunlight proportionate with a direct adjacency to new high-density development at the proposed or permitted tower heights.

Criteria #3 addresses shadow impact on public plazas. While the subject site does not include publicly owned plazas, the Revised Proposal incorporates several privately owned, publicly accessible open spaces (i.e., POPS) on each block. Two smaller POPS are located along the east side of Block A, while three larger triangular POPS are situated on Block B at the northwest, northeast, and southern corners. Although these spaces are not publicly owned, potential shadow impacts on these areas have been assessed at a general level, with at least one POPS consistently maintaining a high degree of sunlight on each study date.

The smaller POPS on Block A experience a greater degree of shadowing than the larger ones on Block B on all study dates, and receive sunlight during the morning hours. On June 21<sup>st</sup>, these spaces achieve five hours of continuous sunlight, while four and three hours of continuous sunlight are achieved on April 21<sup>st</sup> and September 21<sup>st</sup>, respectively.

The larger POPS on Block B are impacted by the proposed buildings to varying degrees depending on the study date. On all study dates, the POPS at the southern end of Block B remains predominantly

sunlit and exceed the five-hour shadow test criteria. Similarly, the POPS at the northwest corner of Block B also receives more than five hours of sunlight on all study dates. In contrast, the POPS at the northeast corner of Block B experiences the greatest degree of shadowing among the three, with sunlight occurring intermittently on portions of the POPS rather than continuously throughout the day on each study date.

Finally, Criteria #3 also addresses shadow impacts on public parks and schools/school yards, of which there are none existing in the vicinity of the subject site. South of the subject site, directly adjacent to the rail corridor, lands are designated *Parks and Open Space* per OPA 41 Schedule S1 – Bronte GO MTSA Land Use Map where a future public park is anticipated. Shadow from the Revised Proposal reaches the area designated *Parks and Open Space* by 4:54 p.m. on April 21<sup>st</sup>, 4:06 p.m. on June 21<sup>st</sup>, and 4:34 p.m. on September 21<sup>st</sup>. In this regard, because of the northerly position of the subject site, future parks and open spaces in this area will receive a minimum five hours of continuous sunlight per day from morning until late afternoon in accordance with the criteria above.

#### Criteria #4

On December 21<sup>st</sup>, shadows from the proposed development are generally fast-moving across the surrounding area despite their extended length because of the reduced sun angle in the winter. Shadows on the broader context are no longer than two consecutive hourly test times. However, the duration of shadowing is greater than two consecutive hours on the buildings northeast of the subject site (i.e., 2125 and 2139 Wycroft Road). Shadow from the Revised Proposal extends to the building at 2139 Wycroft Road from 9:17 a.m. to shortly after 12:17 p.m., and to the building at 2125 Wycroft Road from 11:17 a.m. to shortly after 1:17 p.m. For the duration of shadow impact on each building, generally portions of each rooftop are in shade and not the entirety of each rooftop. As such, it is our opinion that the Revised Proposal allows for adequate sunlight on building faces and roofs on December 21<sup>st</sup> and that the impacts are acceptable, in particular as the proposed building heights are permitted by OPA 41 and appropriate tower separation distances are achieved as set out in Part A of the Livable By Design Manual.

#### Conclusion

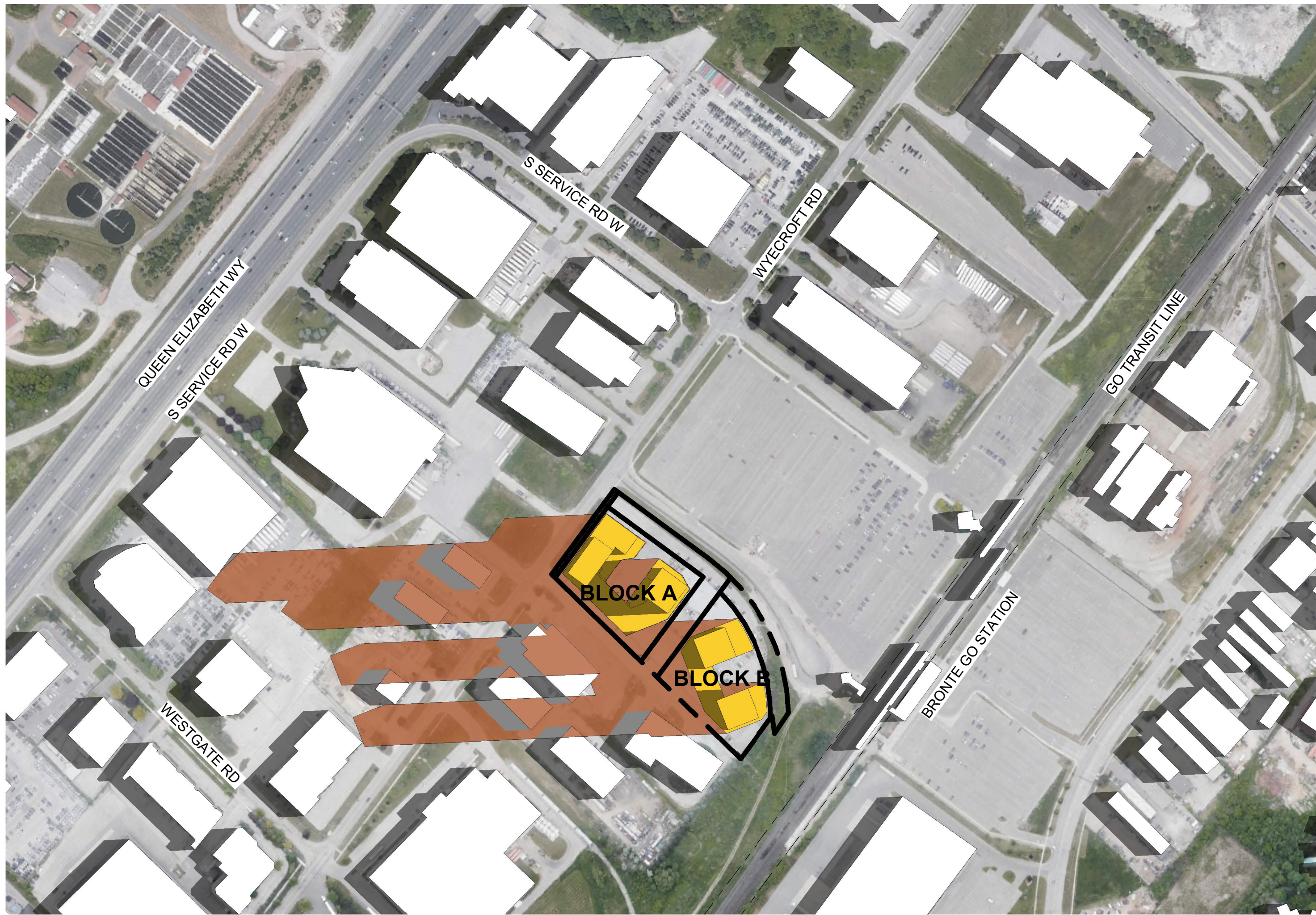
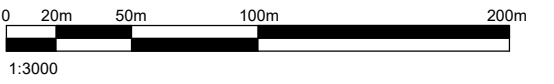
Based on the foregoing analysis, it is our opinion that the shadow impact from the Revised Proposal is adequately limited and will provide for an appropriate relationship with the surrounding buildings and open spaces. This is both in terms of the Town's criteria for the evaluation of shadow impacts on a subject site and its surrounding area, as well as with consideration for the planned future high-density built form context and public realm character to be realized in the Bronte GO MTSA in the long term.

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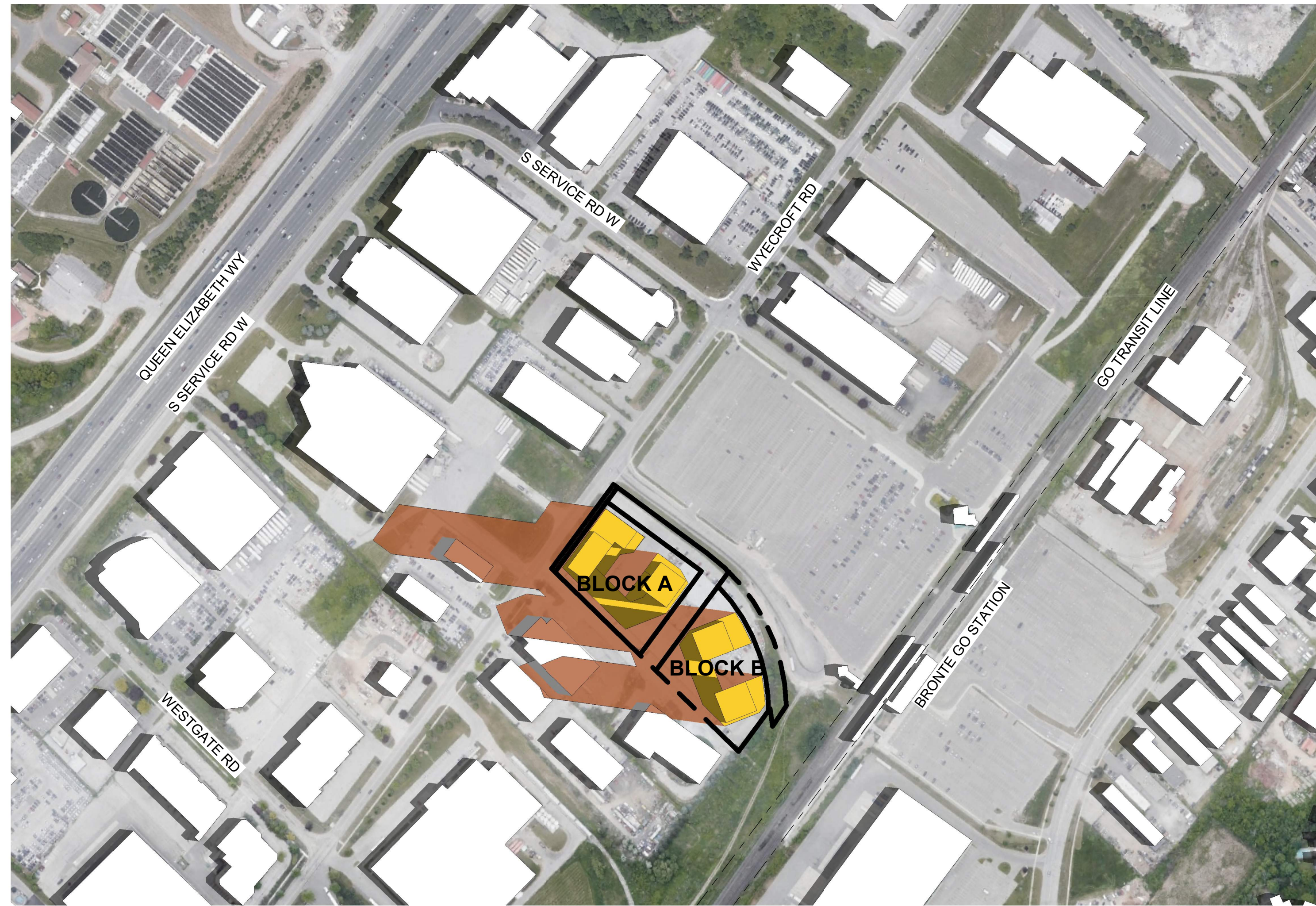
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- OVERLAPPING SHADOWS

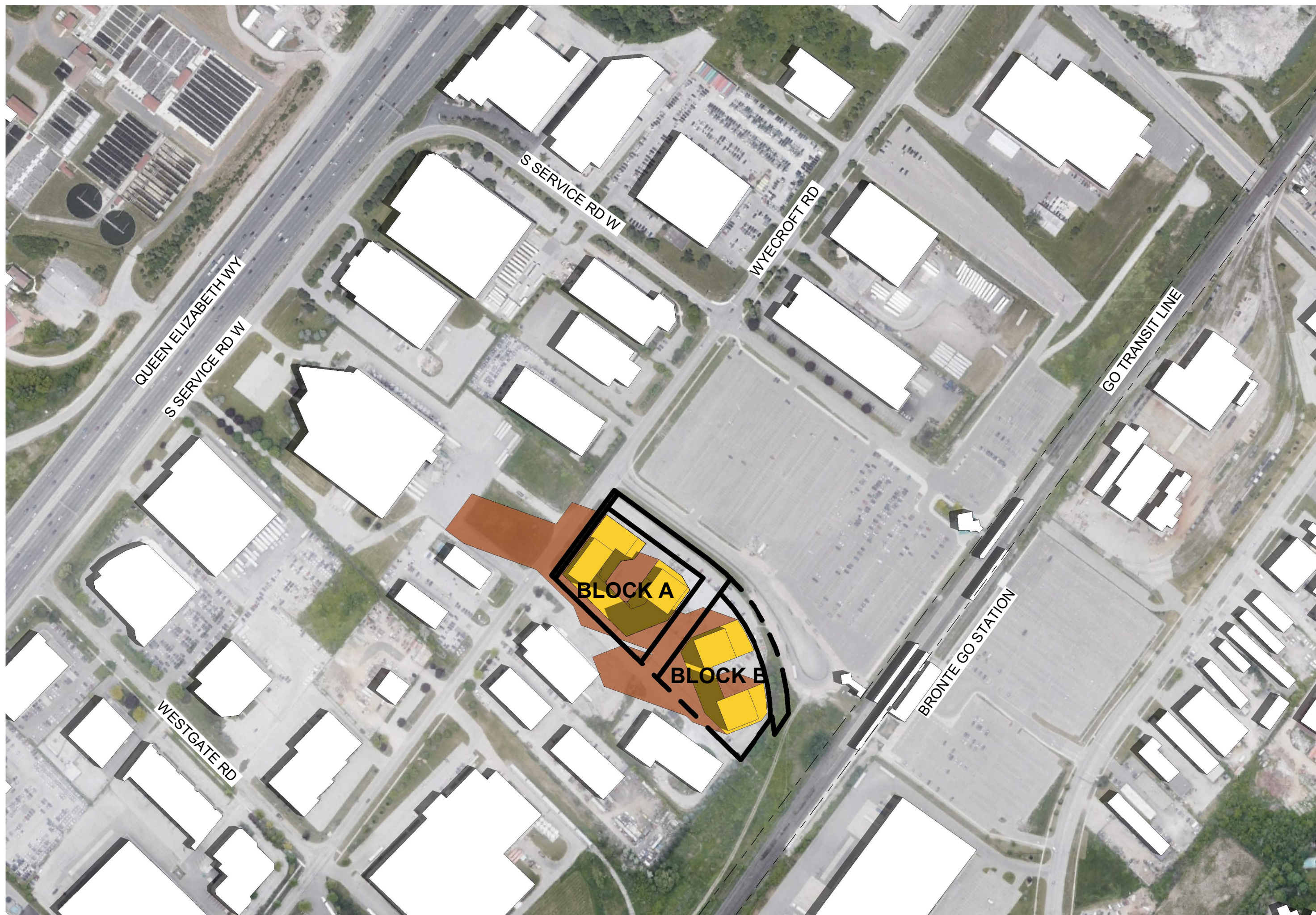
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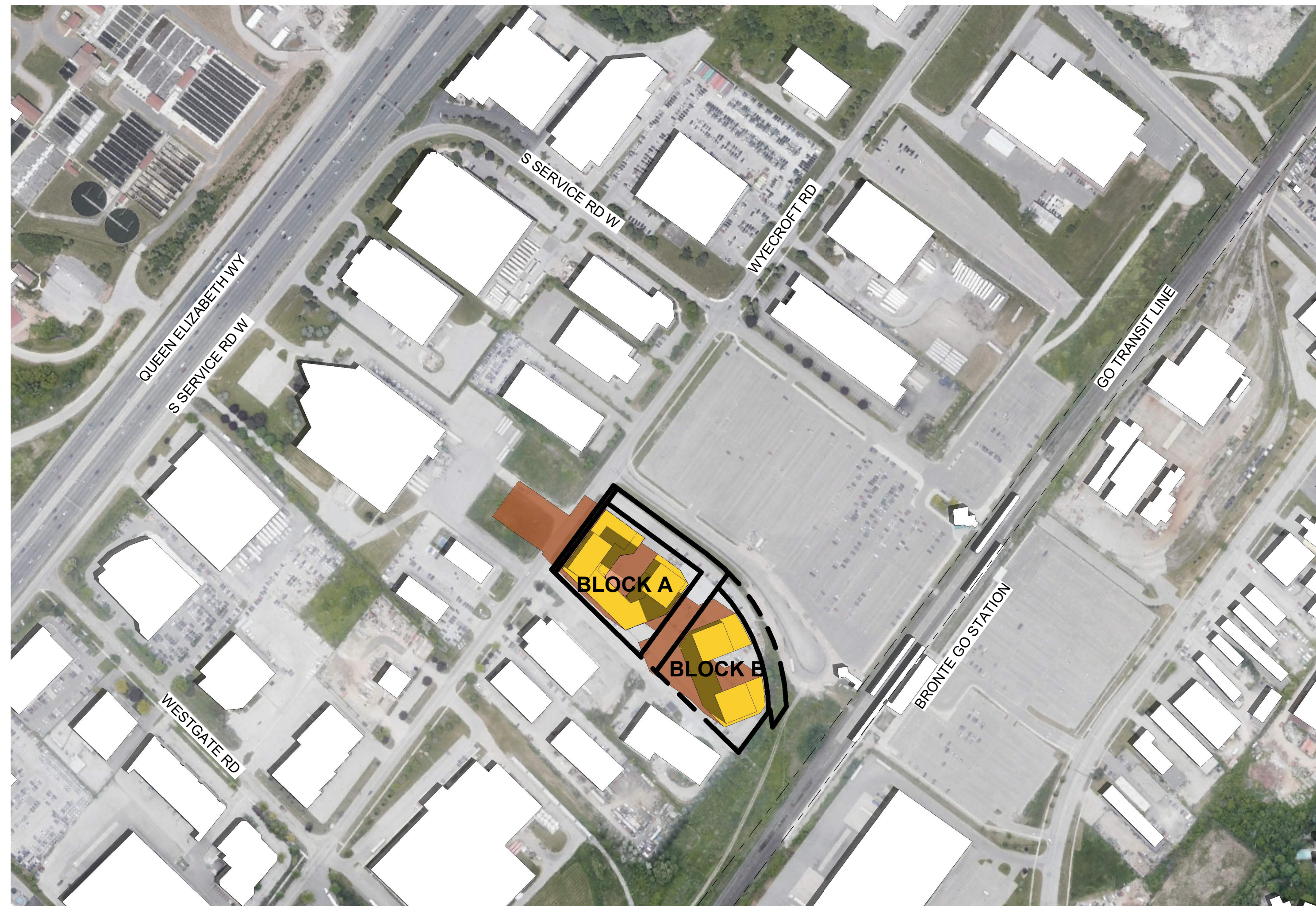
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2 APRIL 21 - 08:54 - PROPOSED  
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3 APRIL 21 - 09:54 - PROPOSED  
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4 APRIL 21 - 10:54 - PROPOSED  
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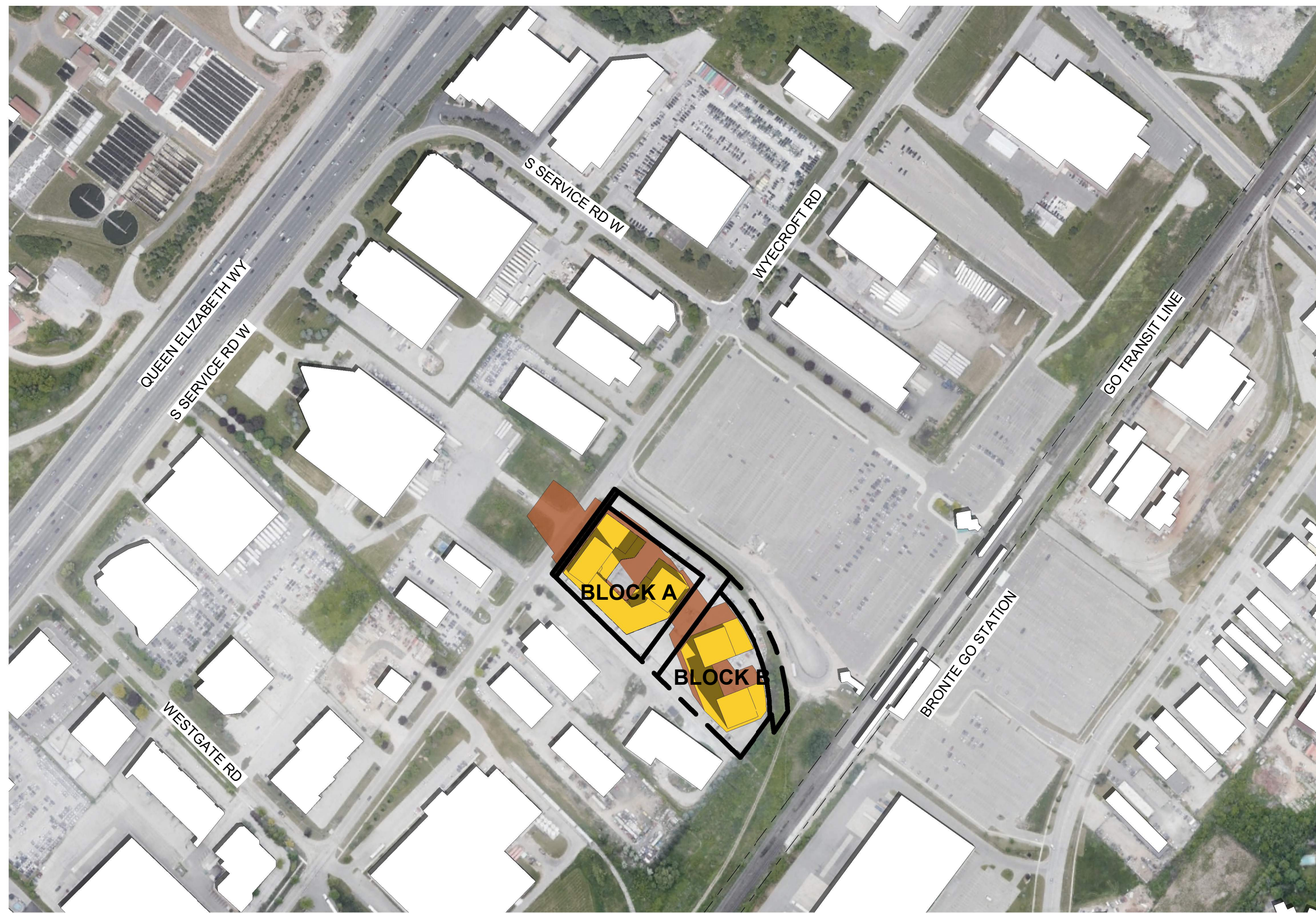
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2172 Wycroft Road, Oakville, ON

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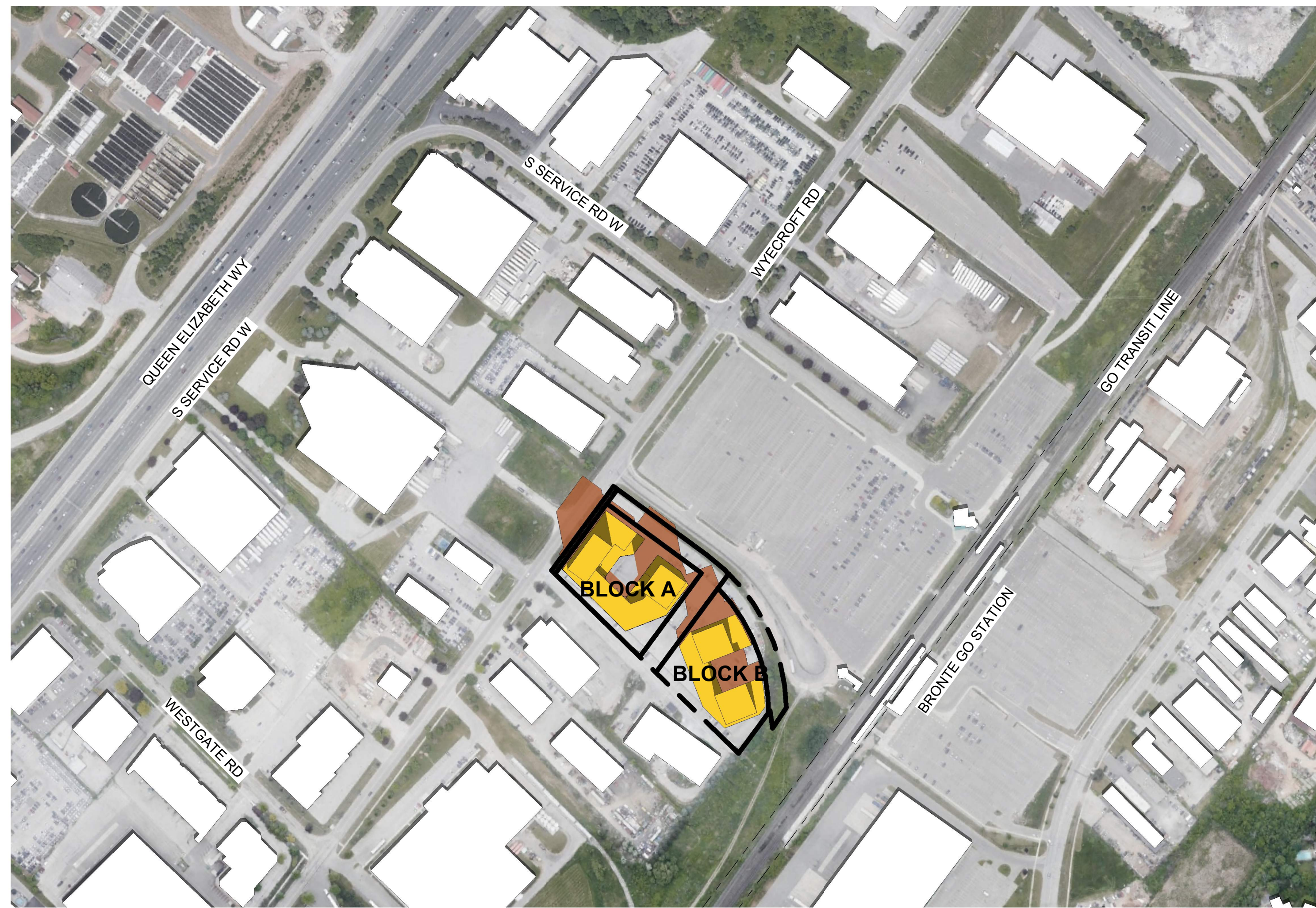
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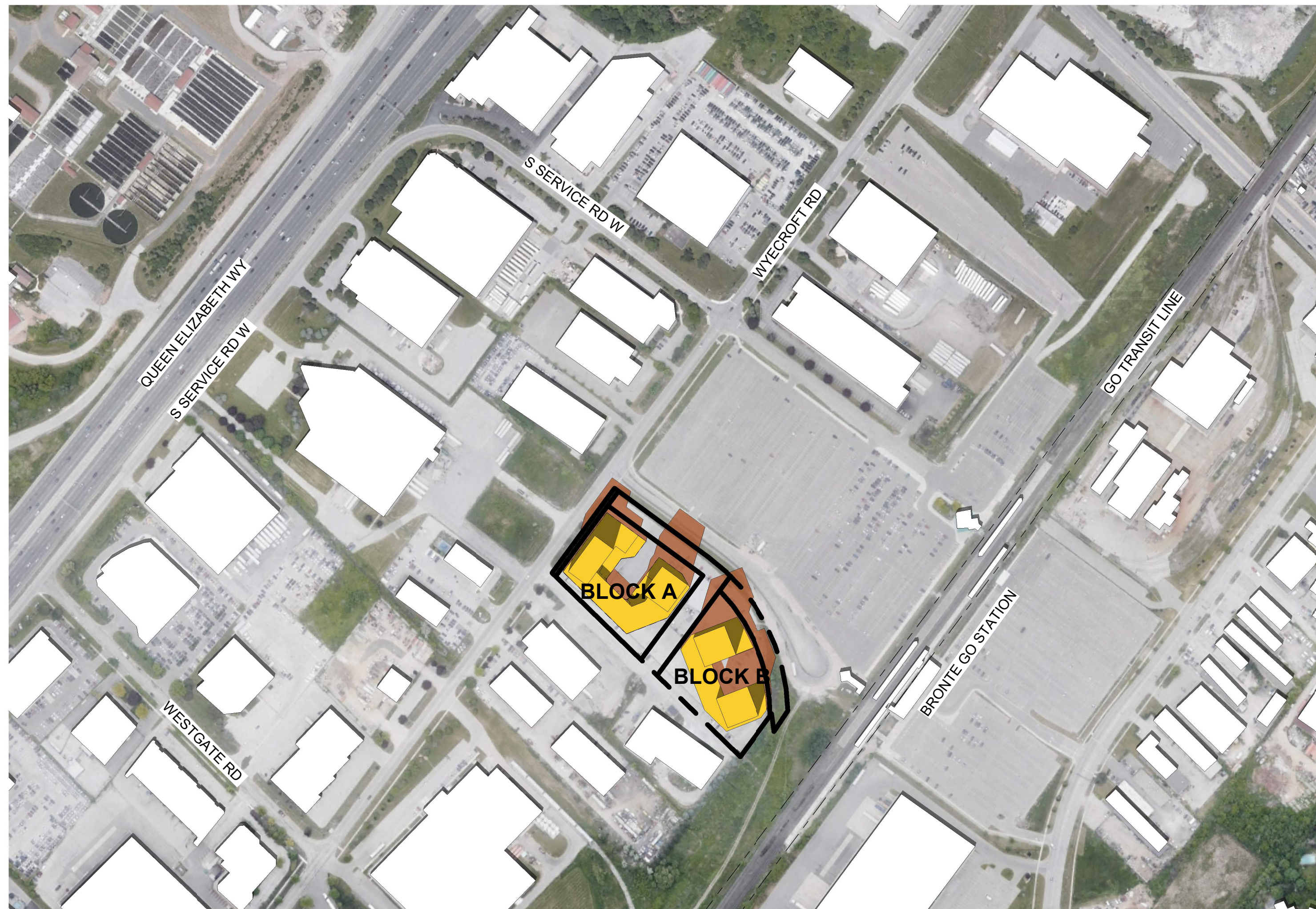
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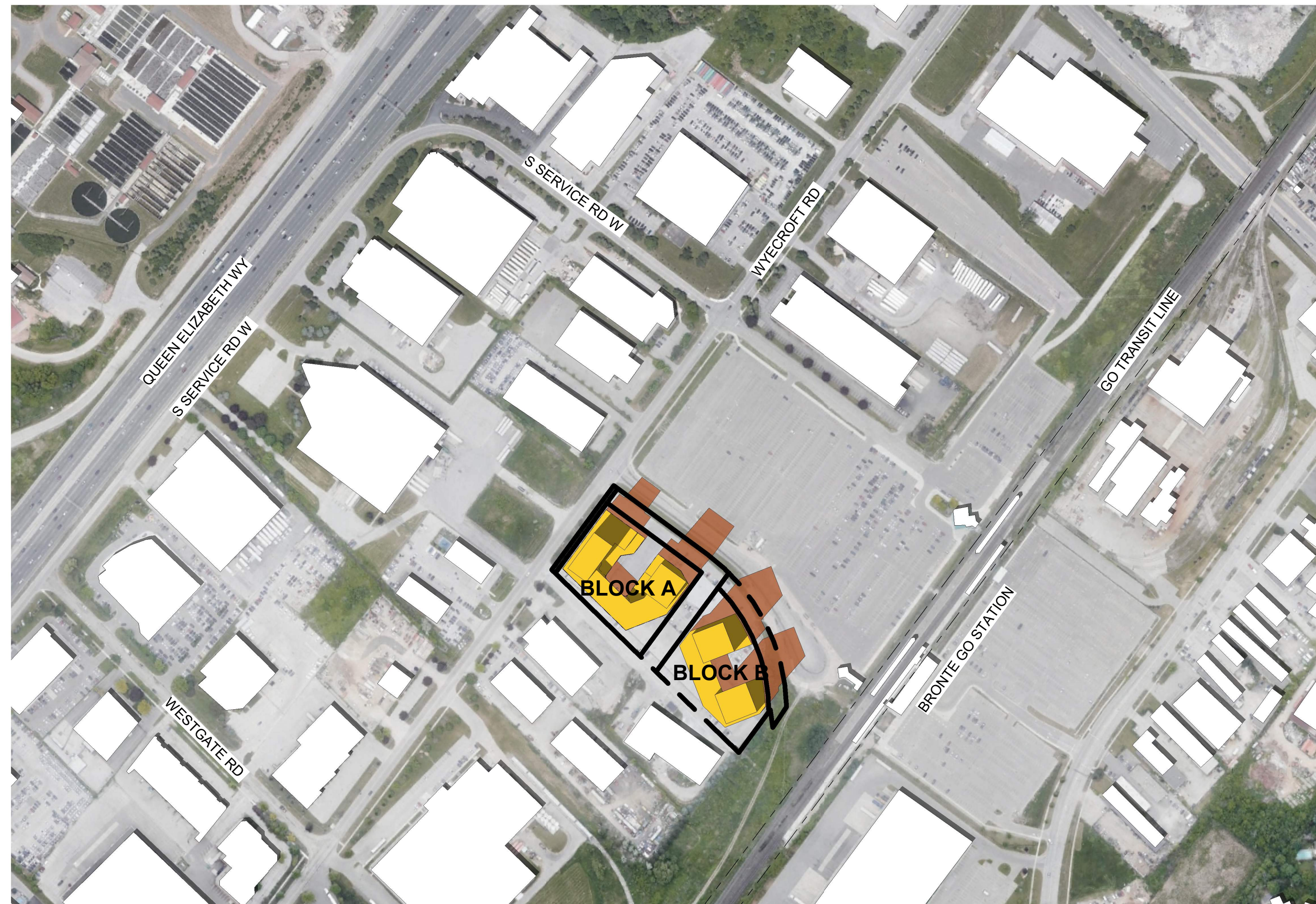
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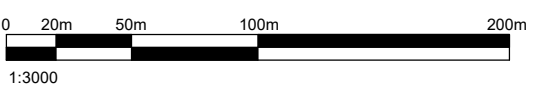
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### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
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--- SUBJECT SITE



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2172 Wycroft Road, Oakville, ON

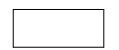




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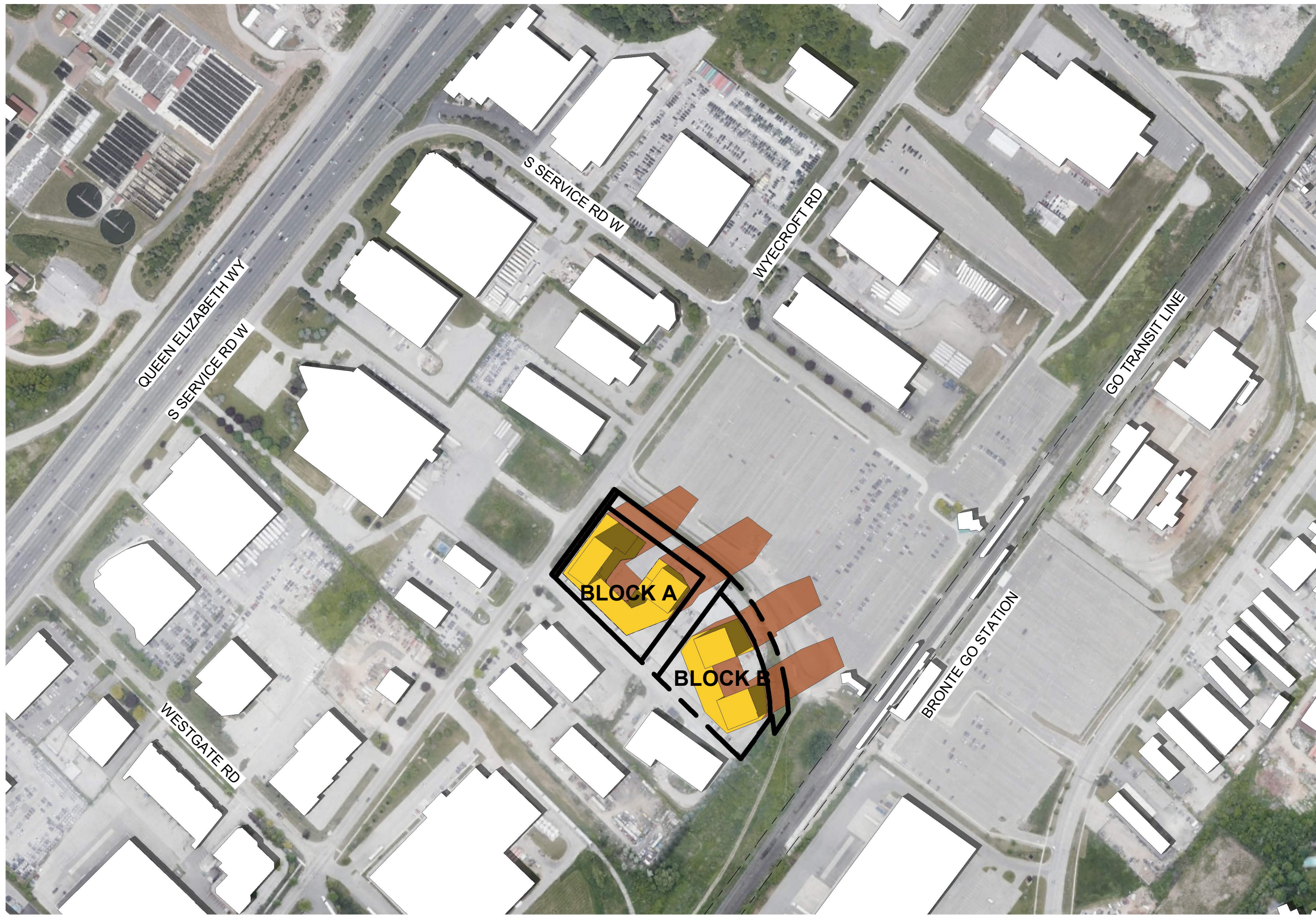
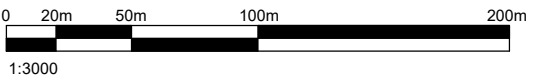
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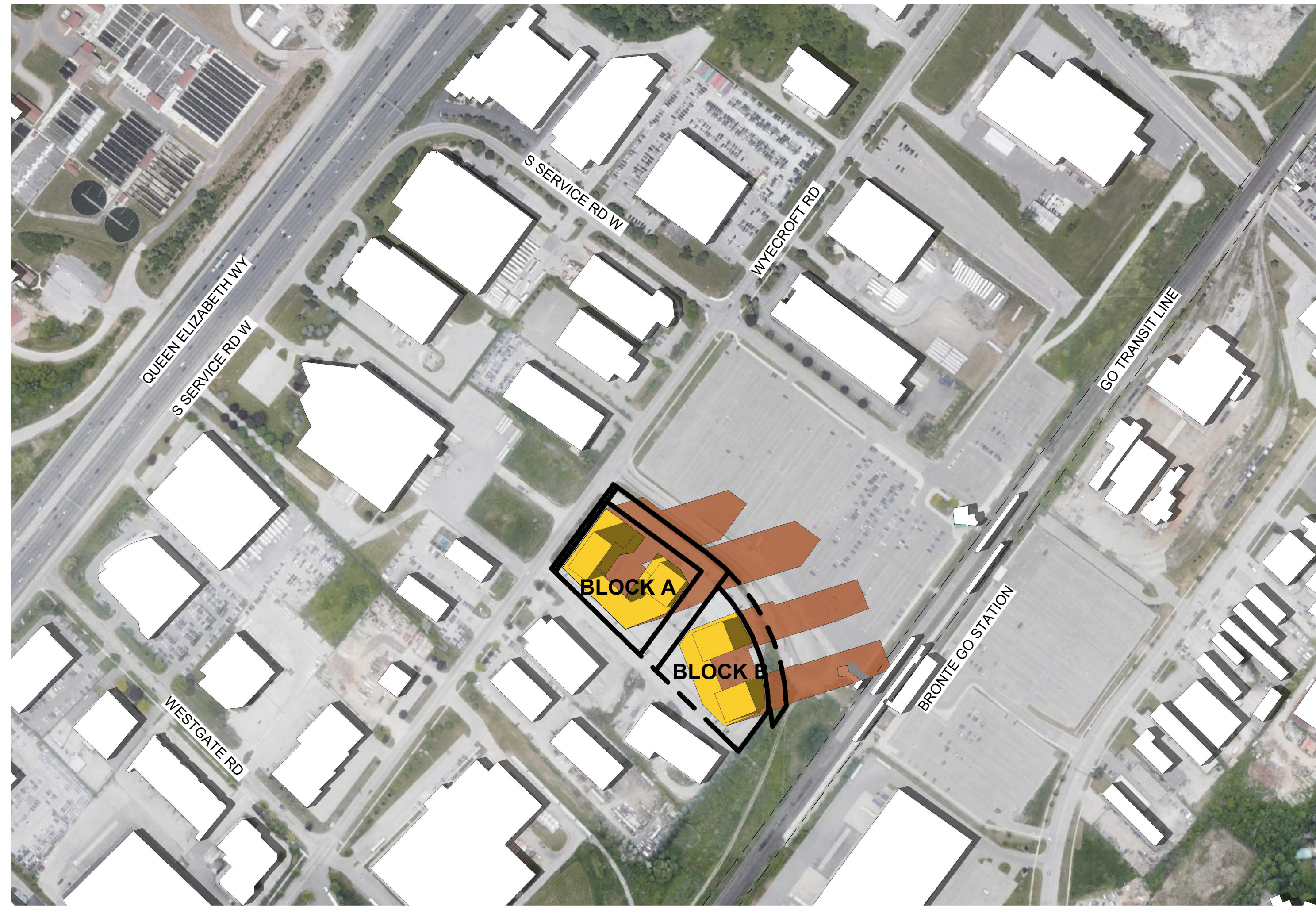
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-  OVERLAPPING SHADOWS

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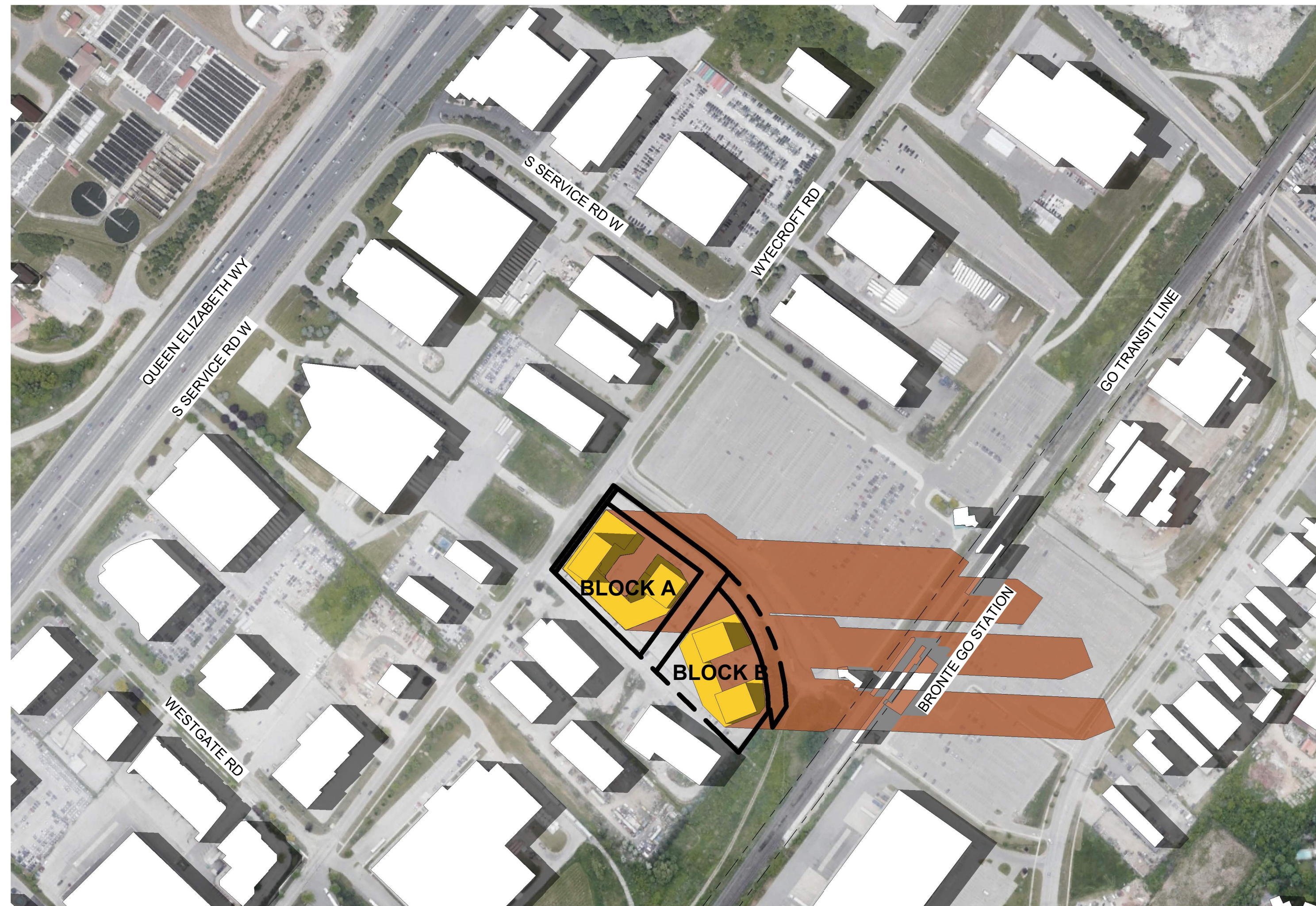
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4 APRIL 21 - 18:41 - PROPOSED  
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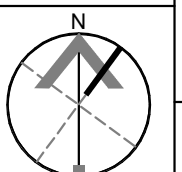
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PROJECT  
**PROPOSED MIXED USE RESIDENTIAL**

2172 Wycroft Road, Oakville, ON

DRAWING  
**SHADOW STUDIES - APRIL**

PROJECT NO.  
23.230P01  
PROJECT DATE  
2024/06/27  
DRAWN BY  
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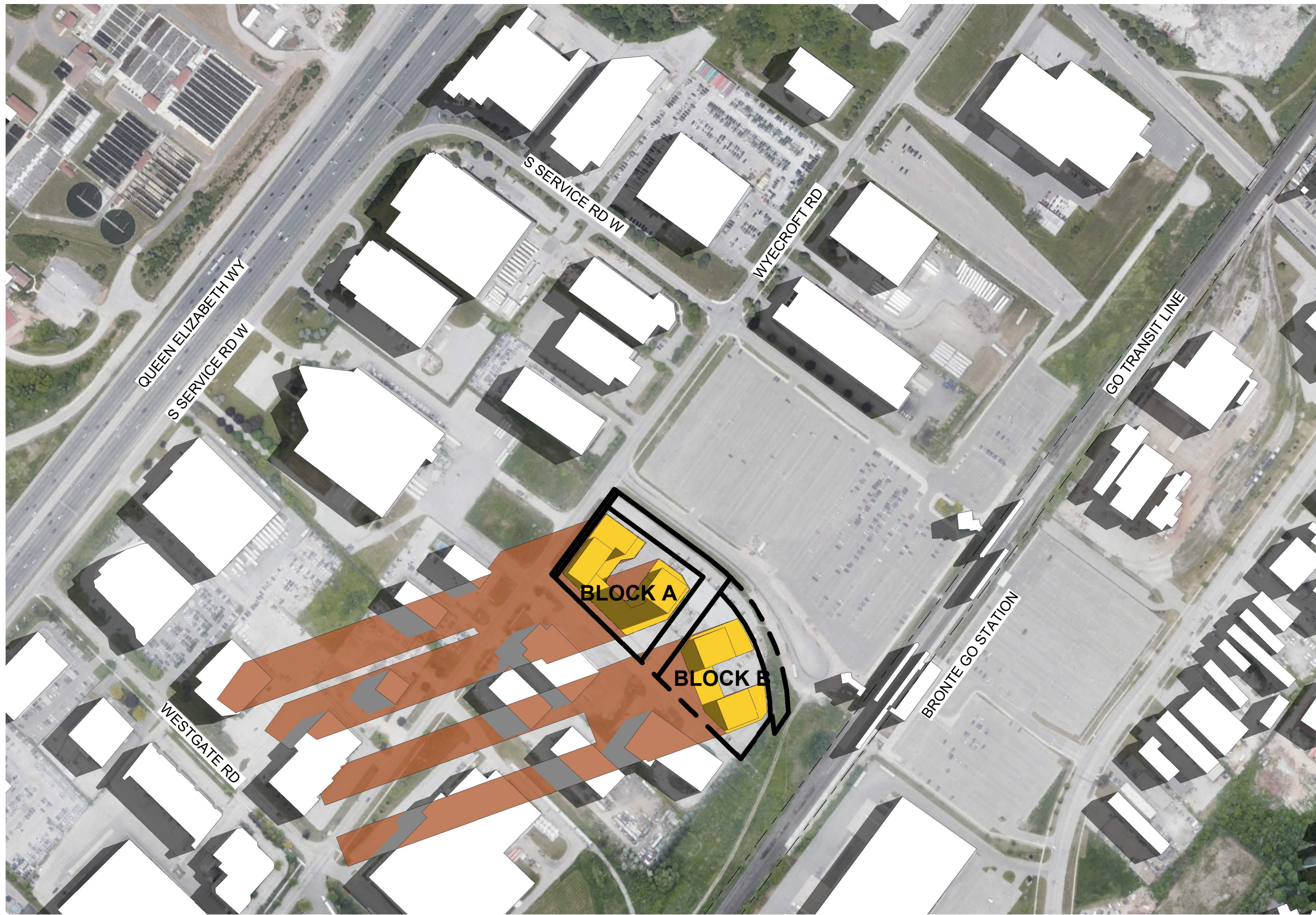
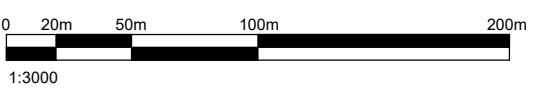
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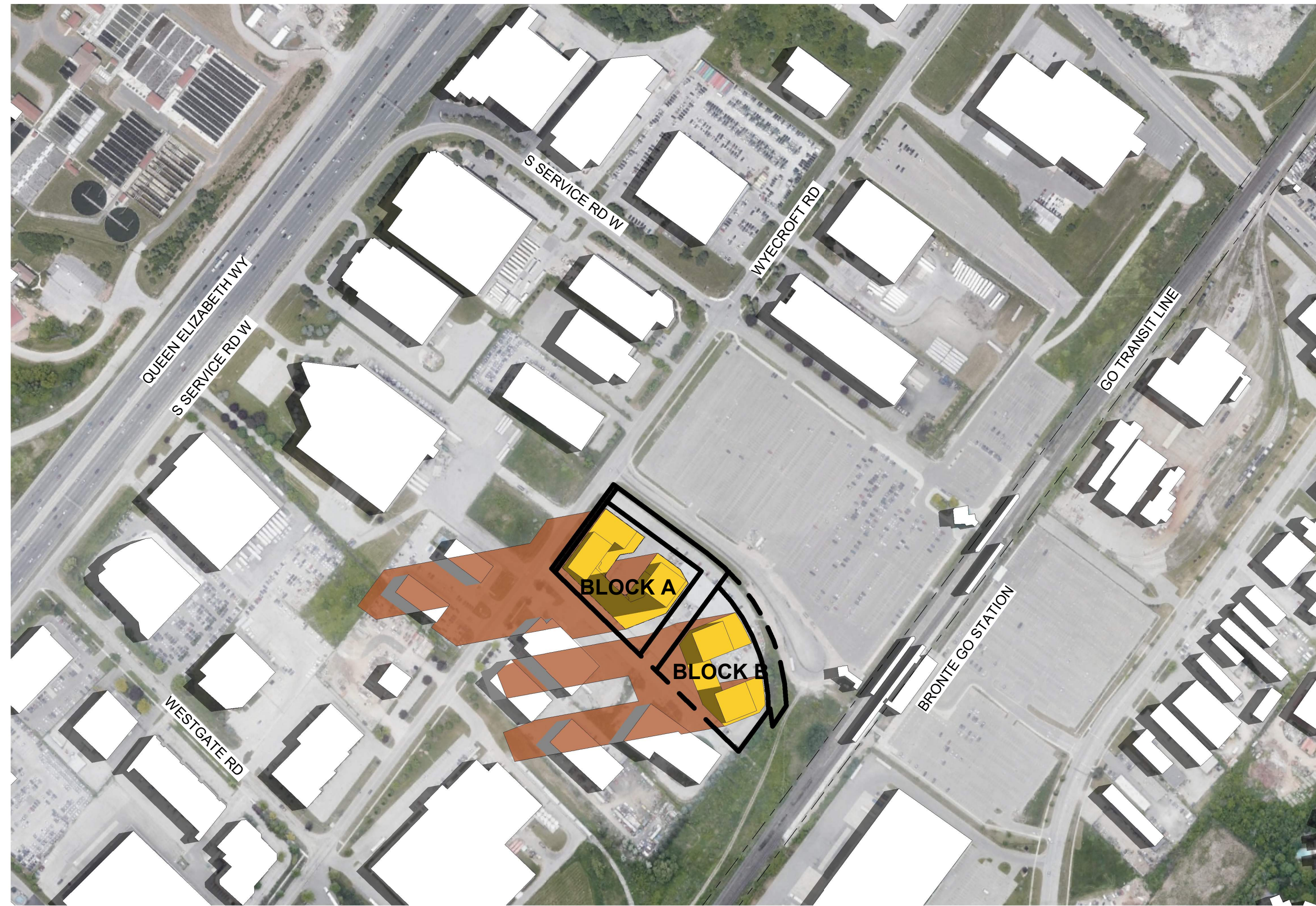
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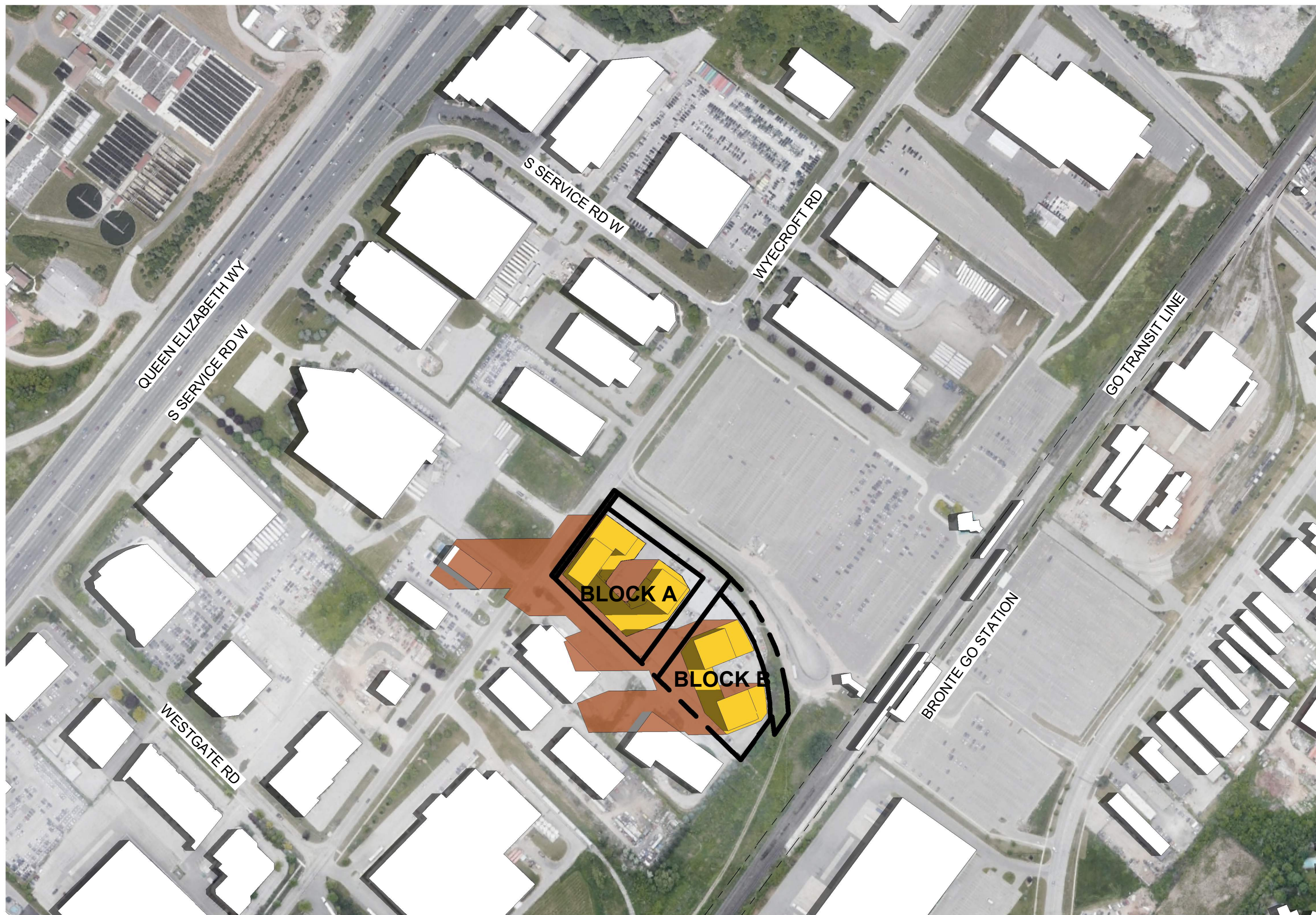
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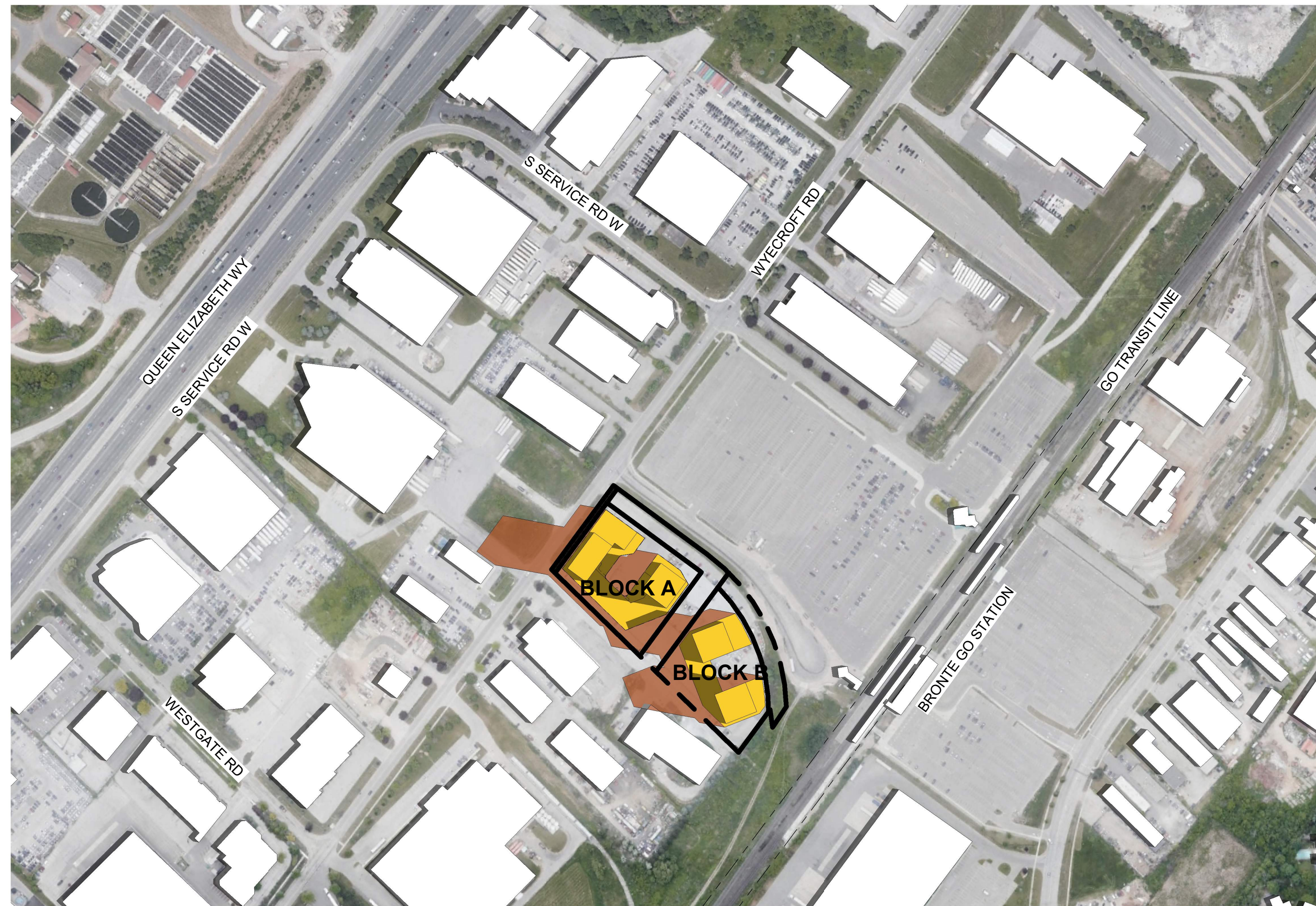
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4 JUNE 21 - 10:06 - PROPOSED  
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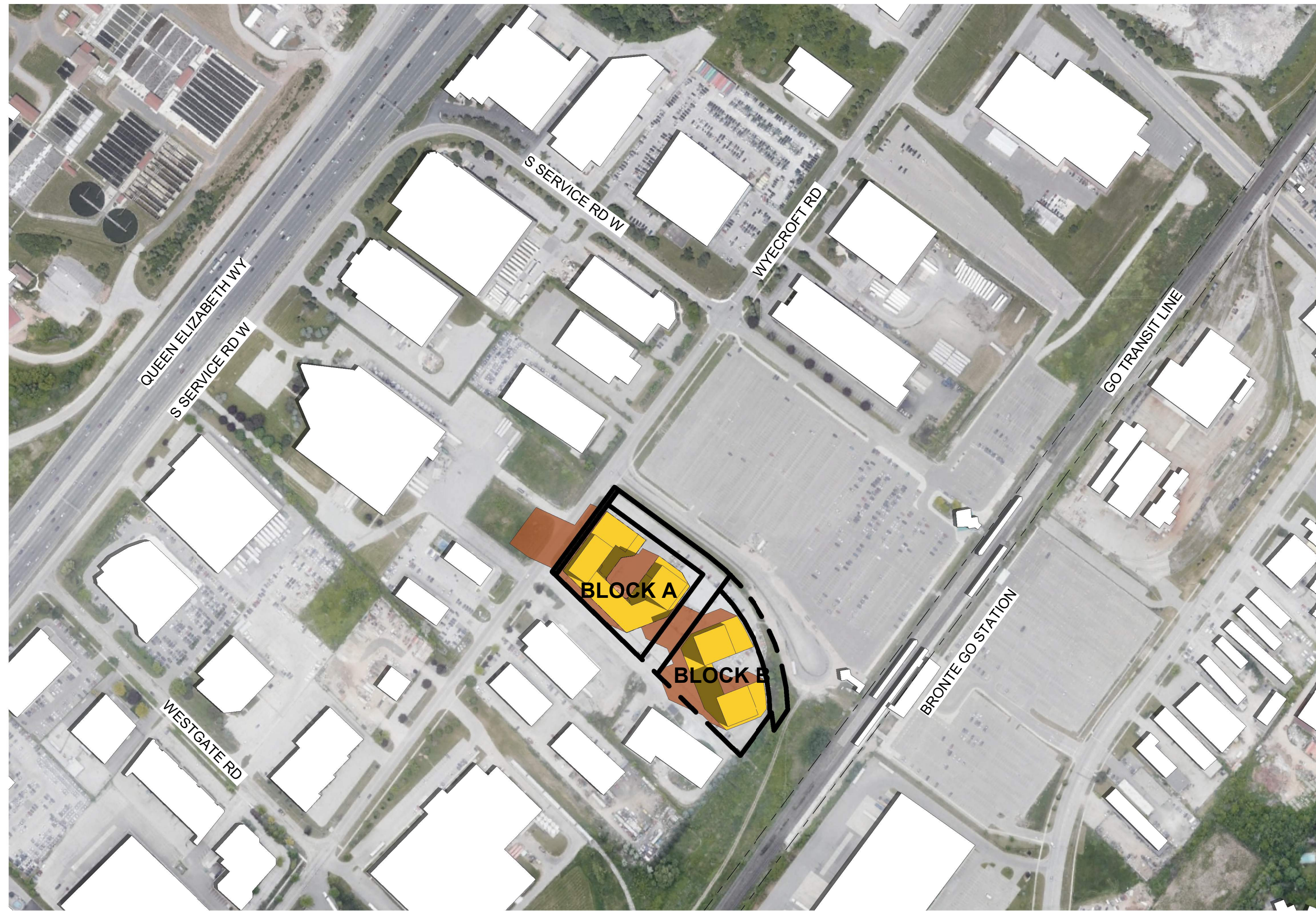
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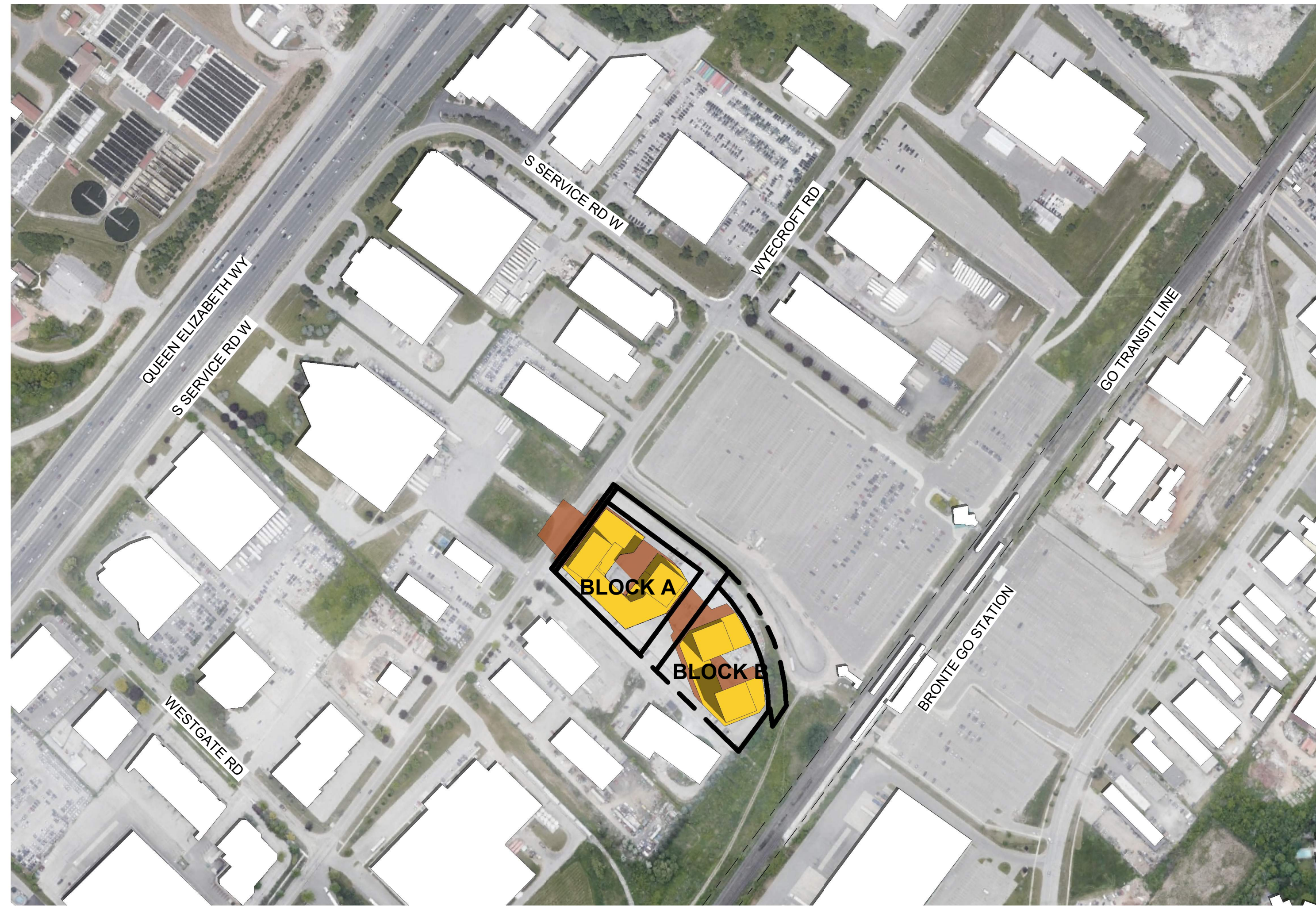
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PROJECT DATE	2024/06/27
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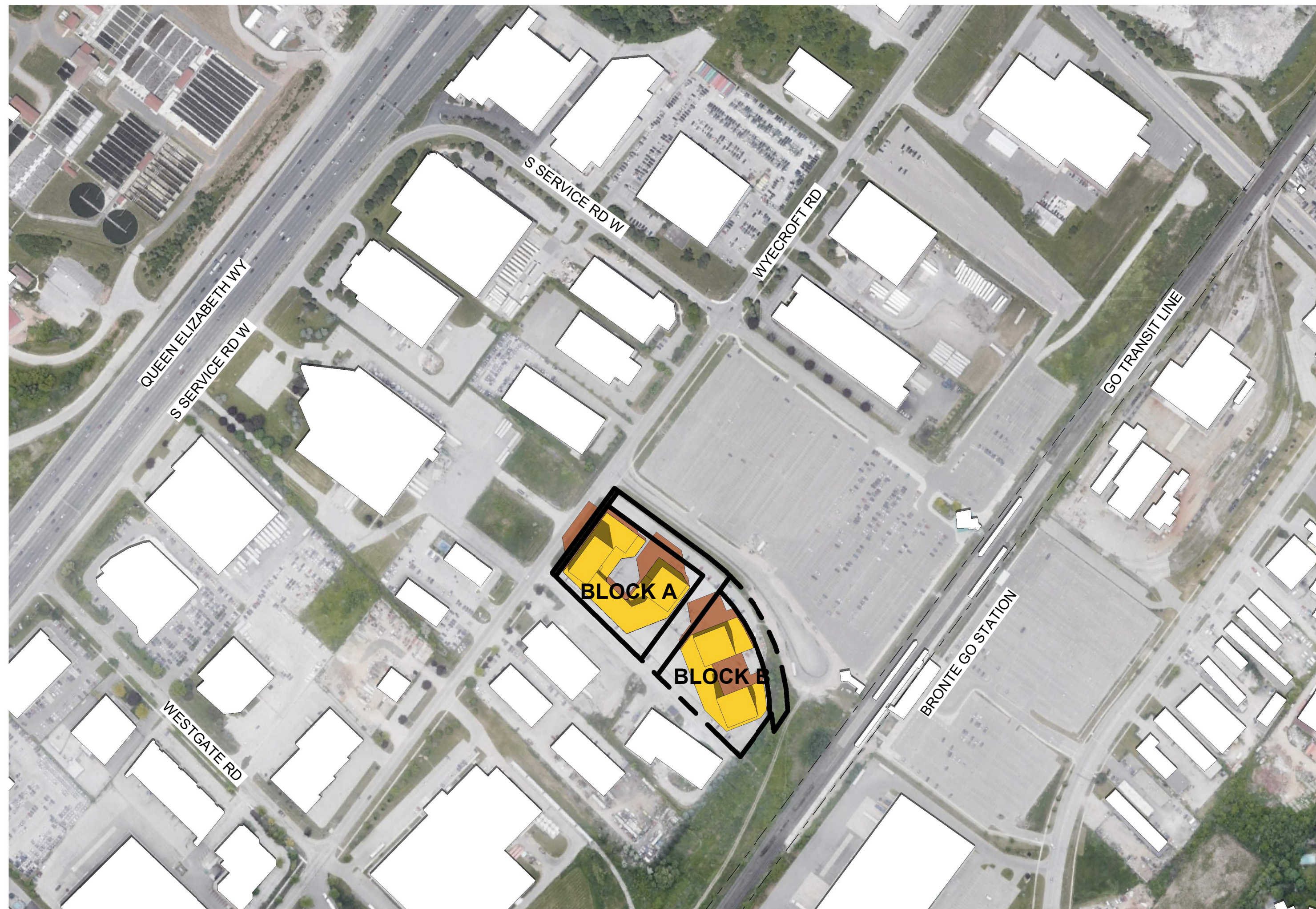
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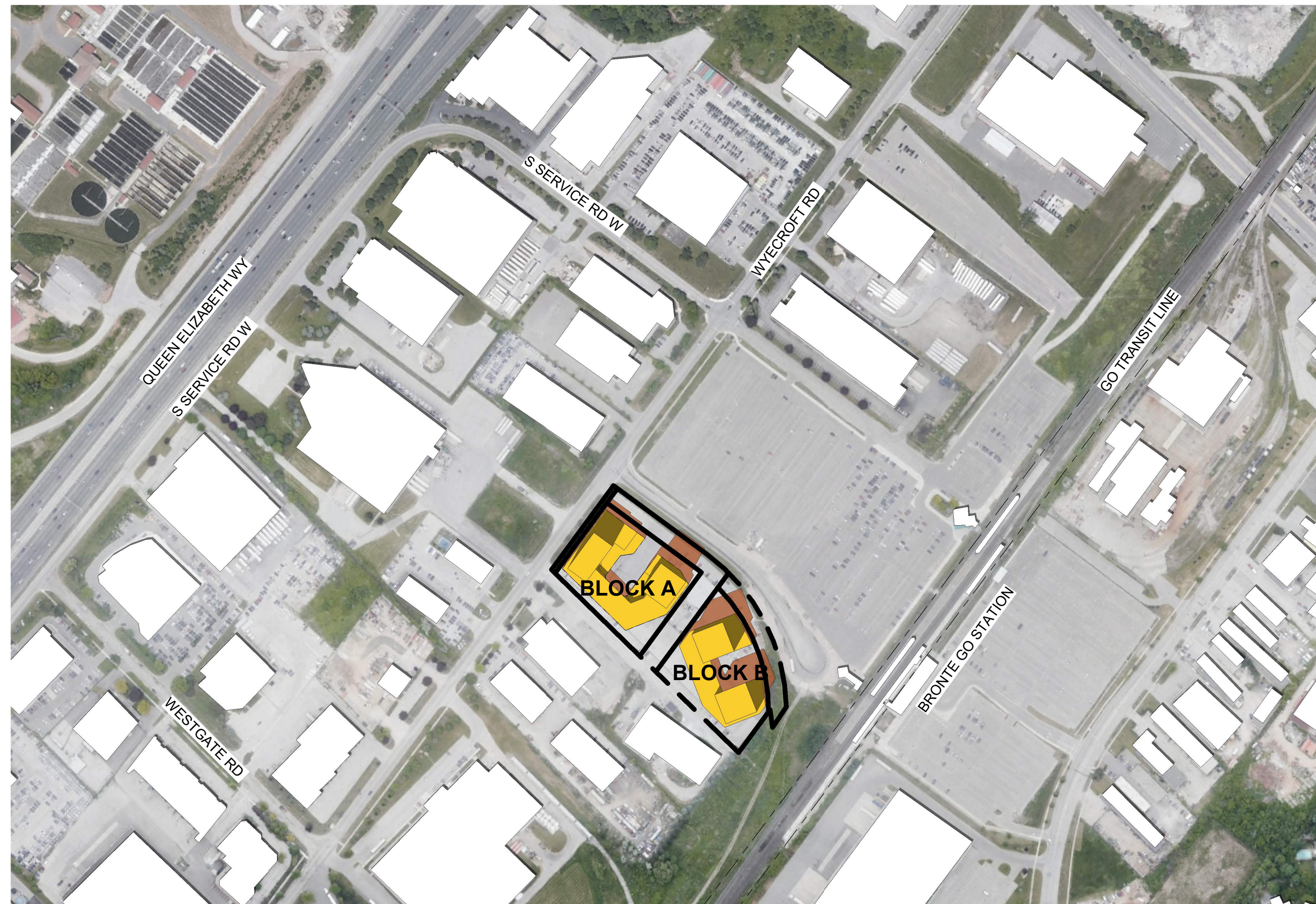
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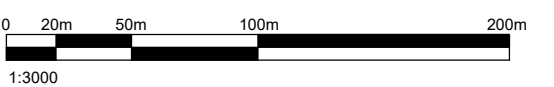
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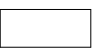




### DRAWING


**SHADOW STUDIES - JUNE**

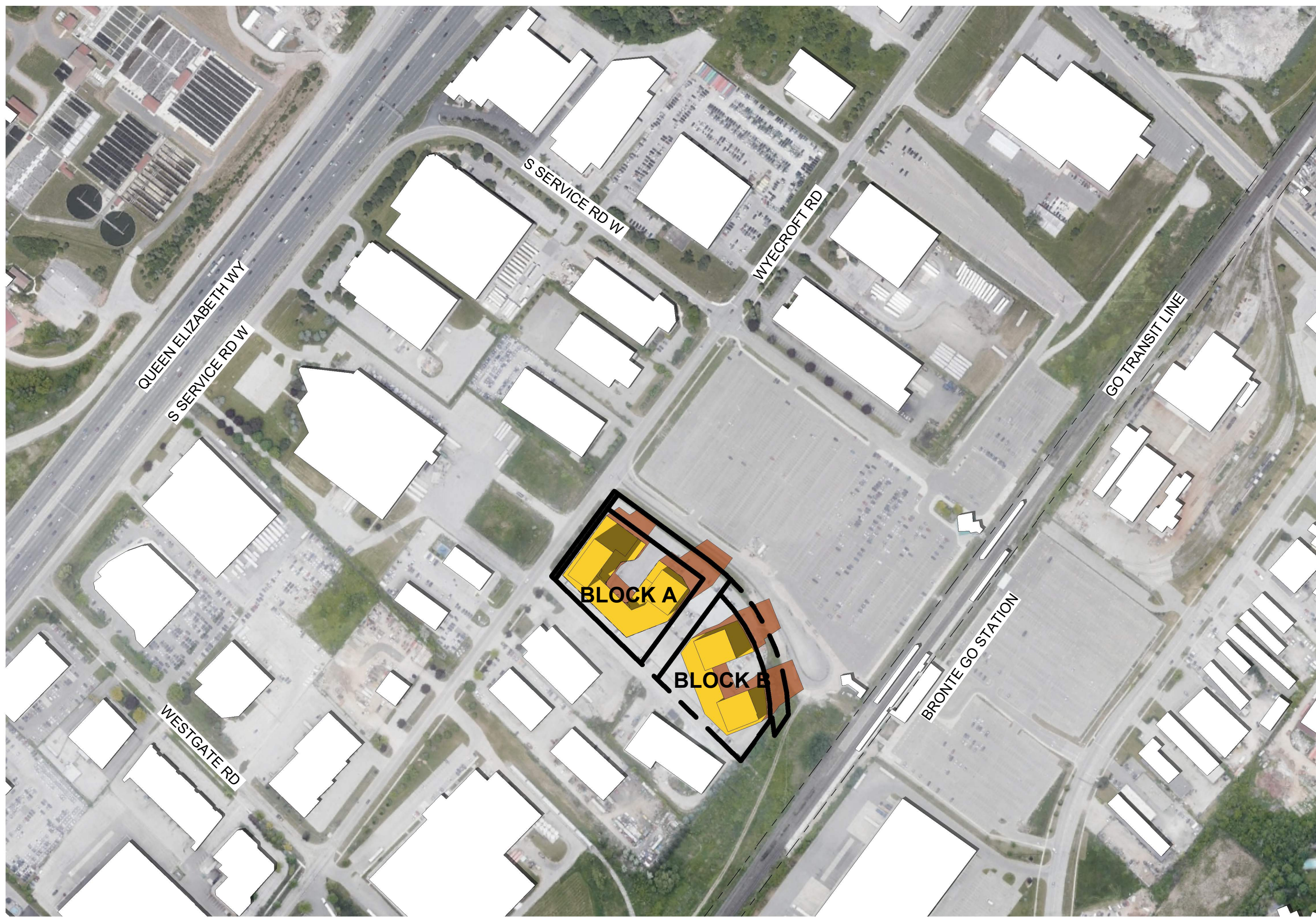
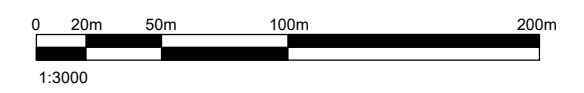
PROJECT NO. 23.230P01	PROJECT DATE 2024/06/27
DRAWN BY MLE	CHECKED BY NMC
SCALE 1:3000	

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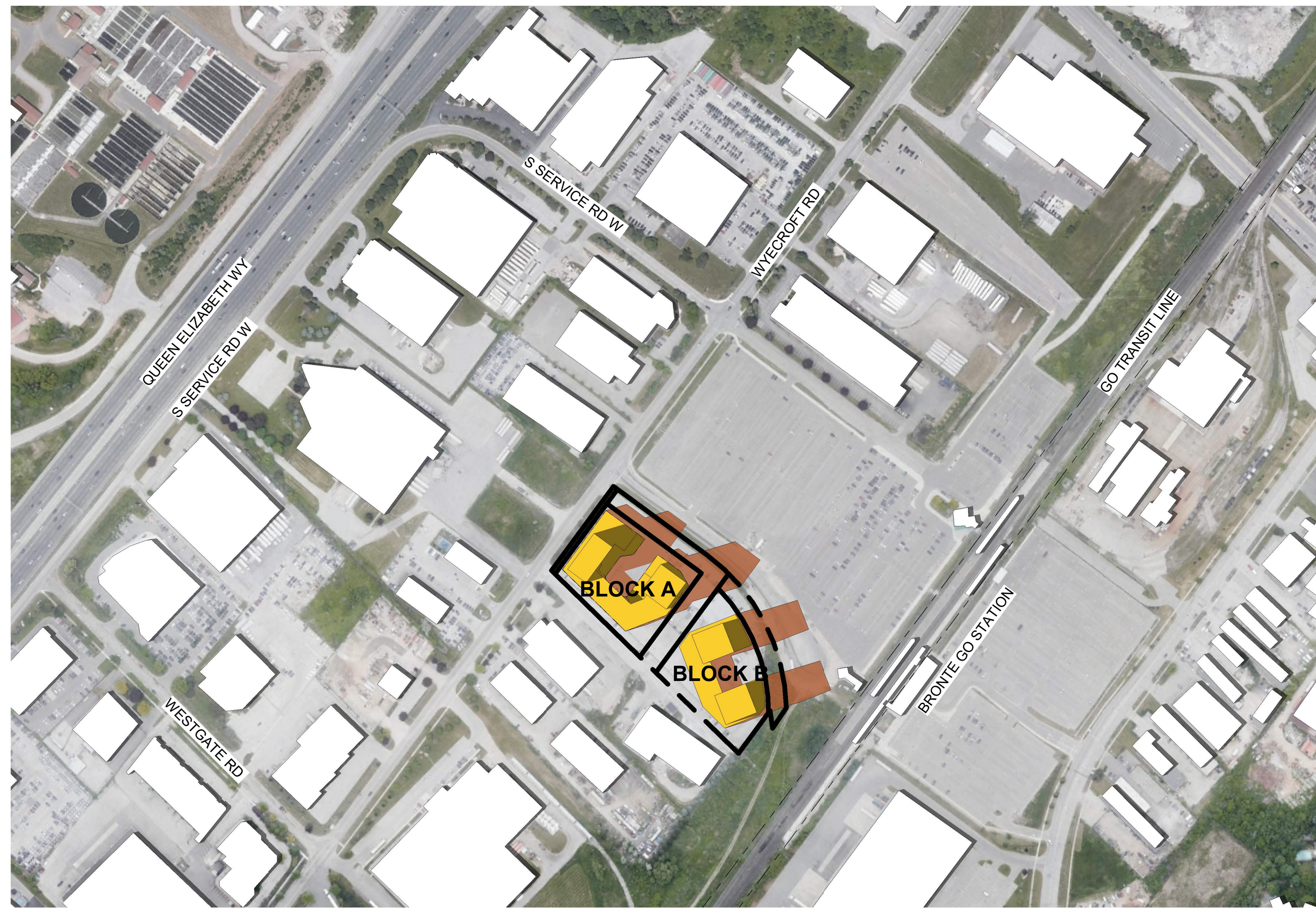
### SHADOW STUDIES LEGEND

-  EXISTING CONTEXT
-  PROPOSED MASSING
-  SHADOWS BY EXISTING CONTEXT
-  SHADOWS BY PROPOSED
-  OVERLAPPING SHADOWS

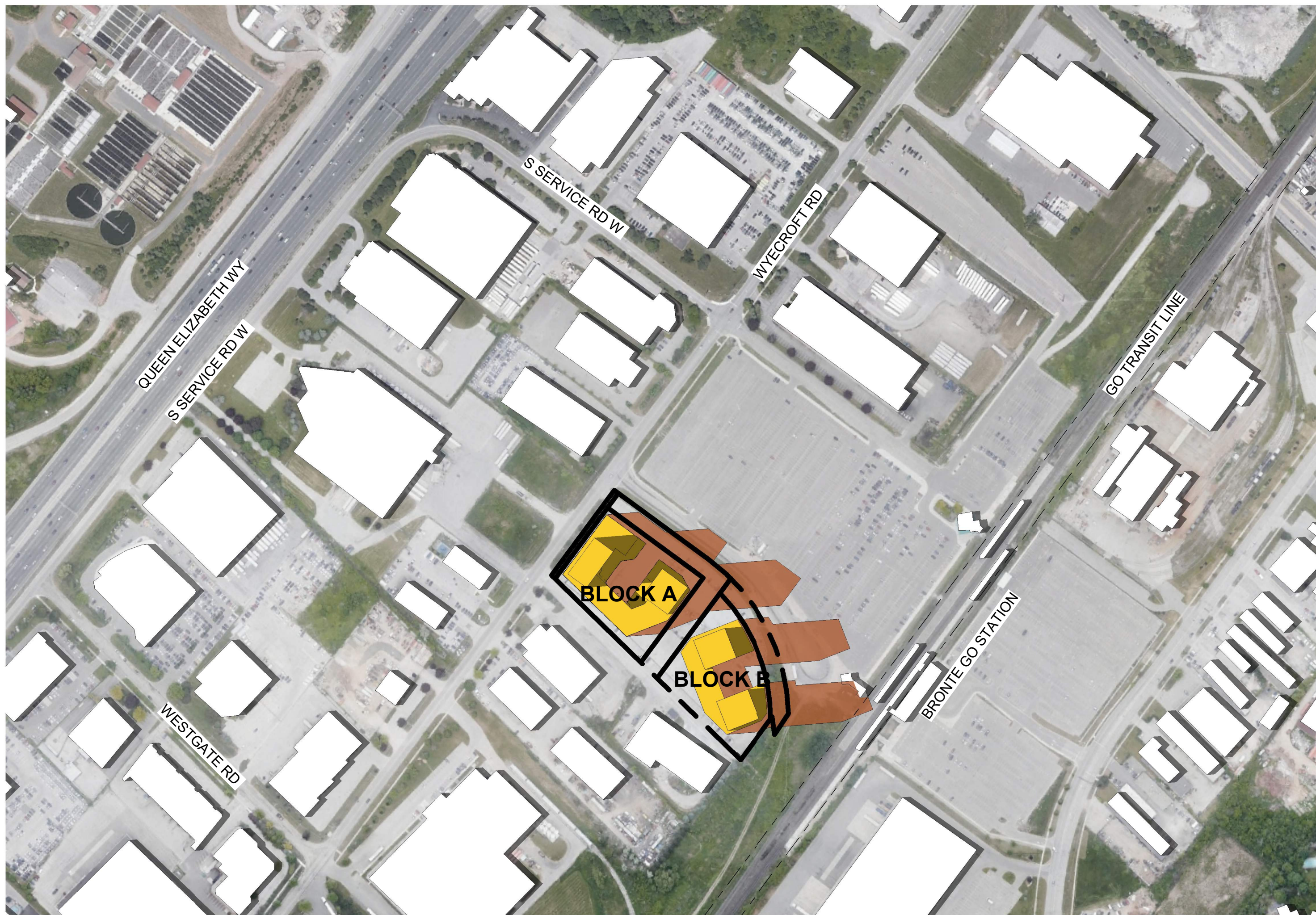
 SUBJECT SITE



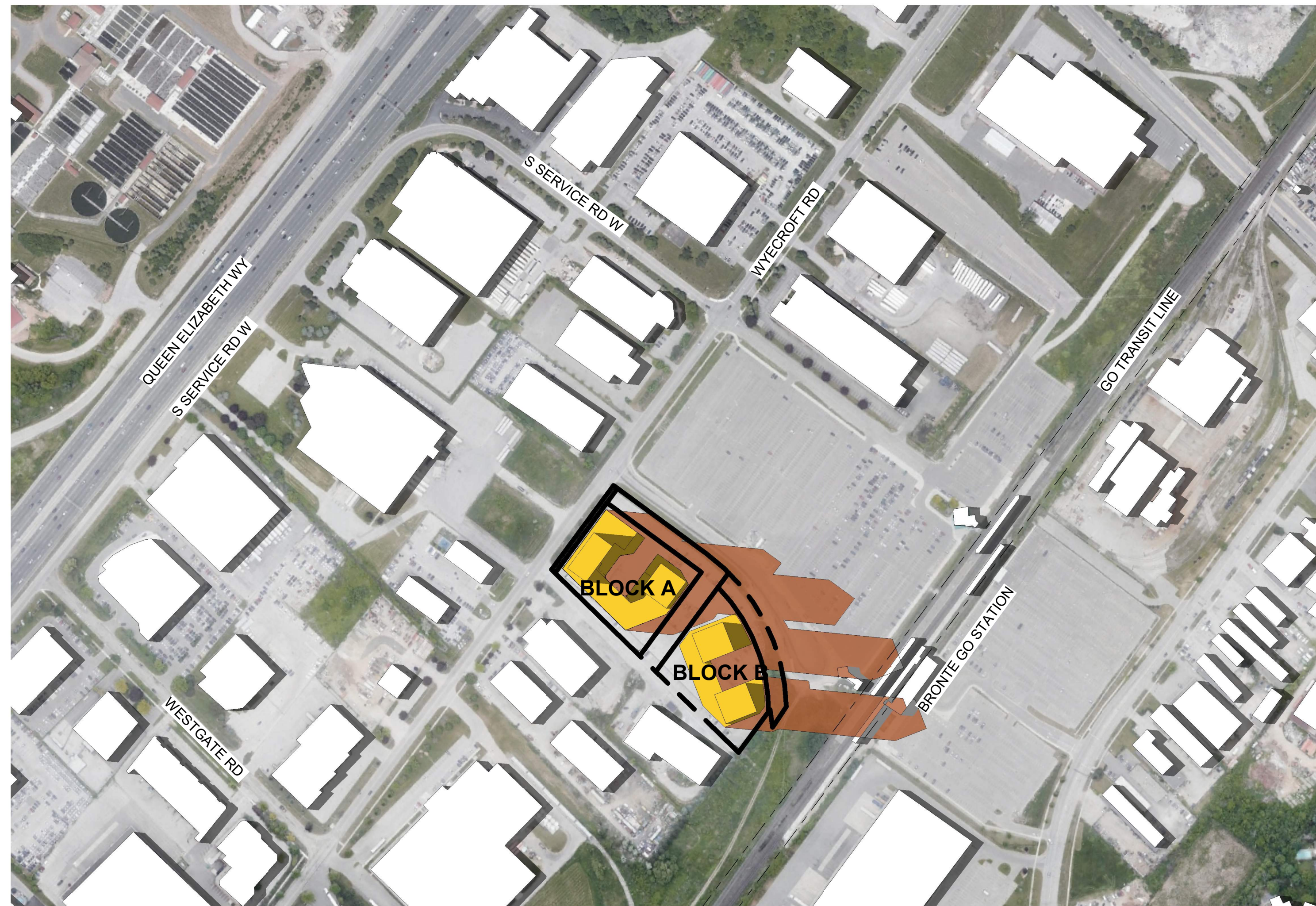
1 JUNE 21 - 15:06 - PROPOSED  
RZ816 1:3000



2 JUNE 21 - 16:06 - PROPOSED  
RZ816 1:3000



3 JUNE 21 - 17:06 - PROPOSED  
RZ816 1:3000



4 JUNE 21 - 18:06 - PROPOSED  
RZ816 1:3000

#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	BY	MLE
1	2026-03-27				

### PROJECT

**PROPOSED MIXED USE RESIDENTIAL**

2172 Wycroft Road, Oakville, ON

### DRAWING

**SHADOW STUDIES - JUNE**

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:3000

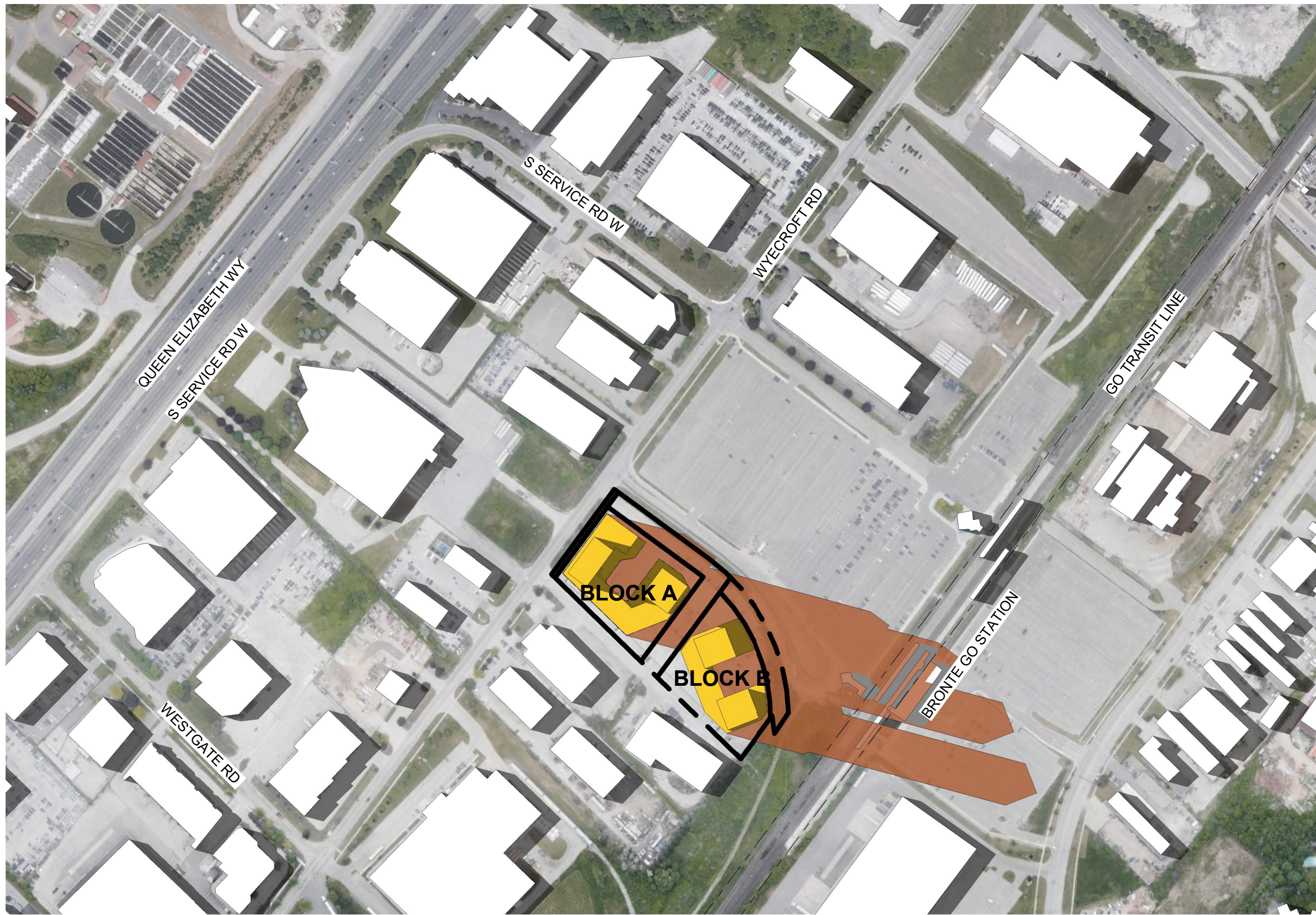
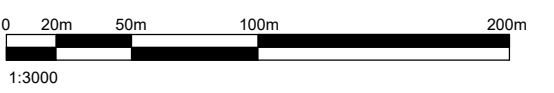
	DRAWING NO.	REV.
	<b>RZ816</b>	<b>1</b>

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be used for any other purpose without the written consent of Turner Fleischer. The contractor must ensure that all construction work complies with all applicable codes and requirements of all applicable laws and regulations. The contractor must ensure that all construction work is specifically marked for construction and must ensure full responsibility and bear costs for any corrections or damage resulting from his work.

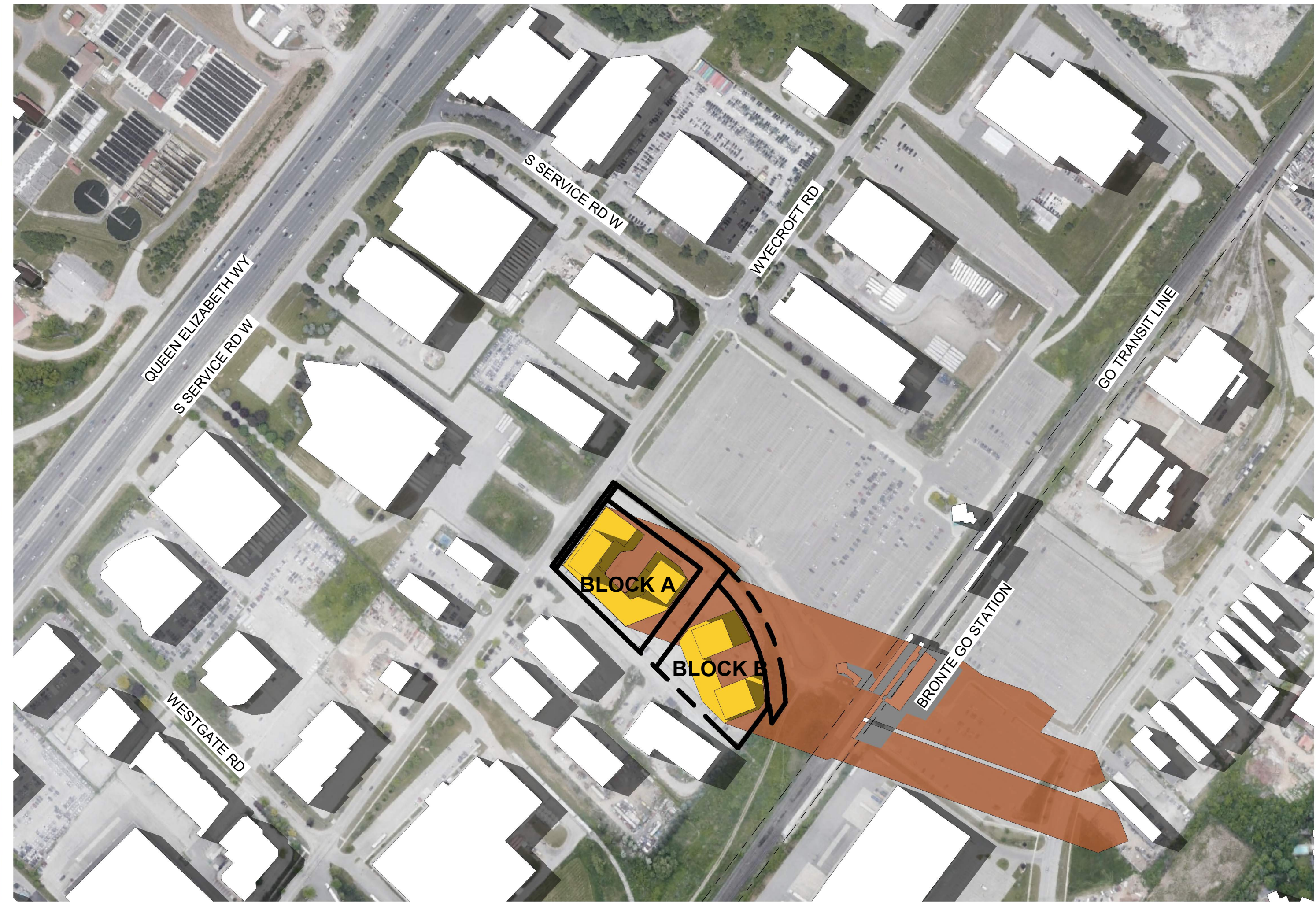
### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
- SHADOWS BY PROPOSED
- OVERLAPPING SHADOWS

--- SUBJECT SITE



1 JUNE 21 - 19:06 - PROPOSED  
RZ817 1:3000



2 JUNE 21 - 19:35 - PROPOSED  
RZ817 1:3000

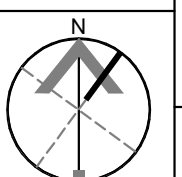
#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	BY	MLE
1	2025-03-27				

PROJECT  
**PROPOSED MIXED USE RESIDENTIAL**

2172 Wycroft Road, Oakville, ON

DRAWING  
**SHADOW STUDIES - JUNE**

PROJECT NO.  
23.230P01  
PROJECT DATE  
2024/06/27  
DRAWN BY  
MLE  
CHECKED BY  
NMC  
SCALE  
1:3000



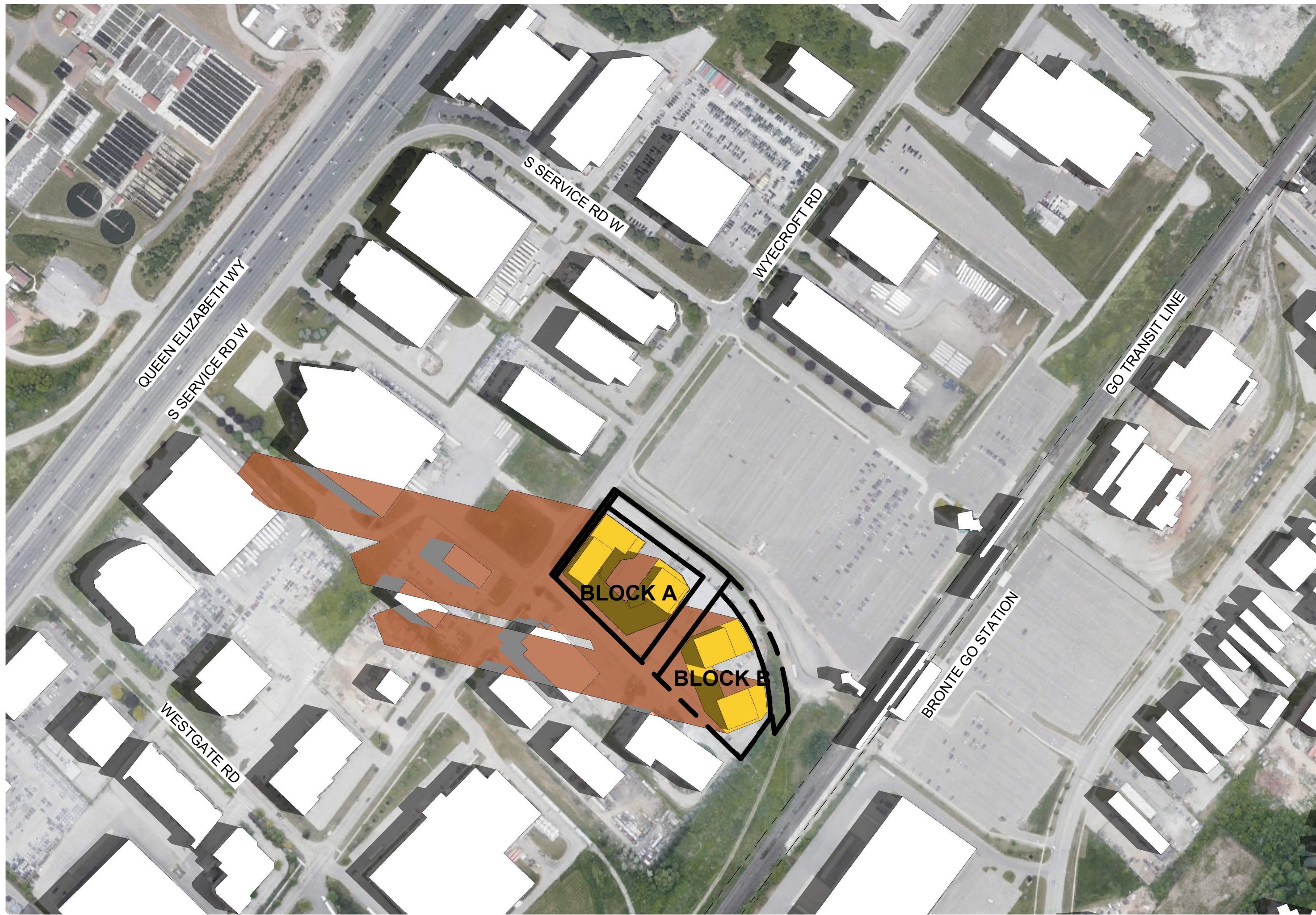
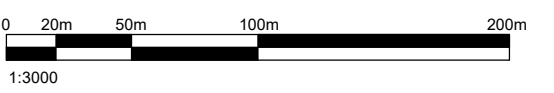
DRAWING NO. **RZ817** REV. **1**

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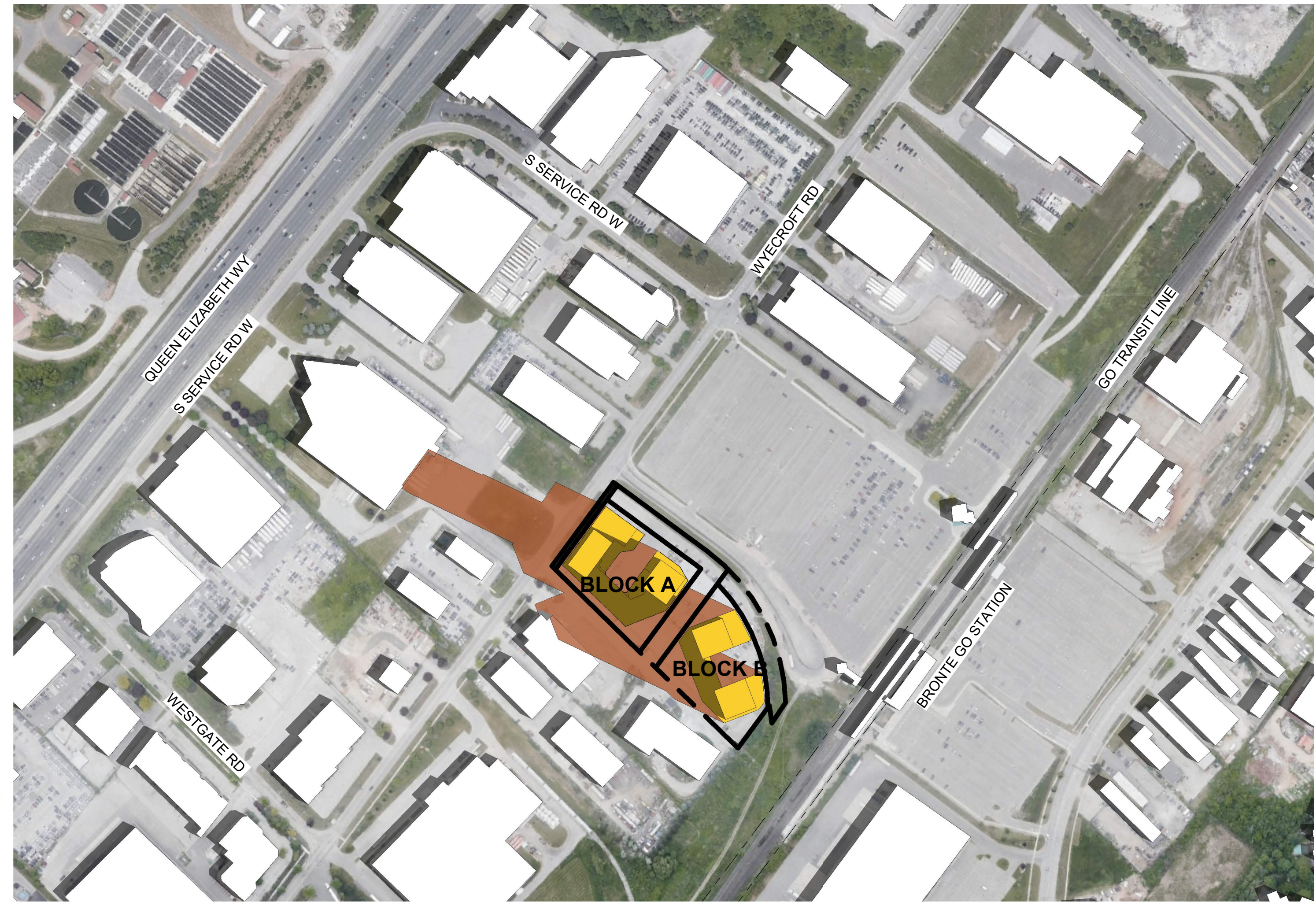
### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
- SHADOWS BY PROPOSED
- OVERLAPPING SHADOWS

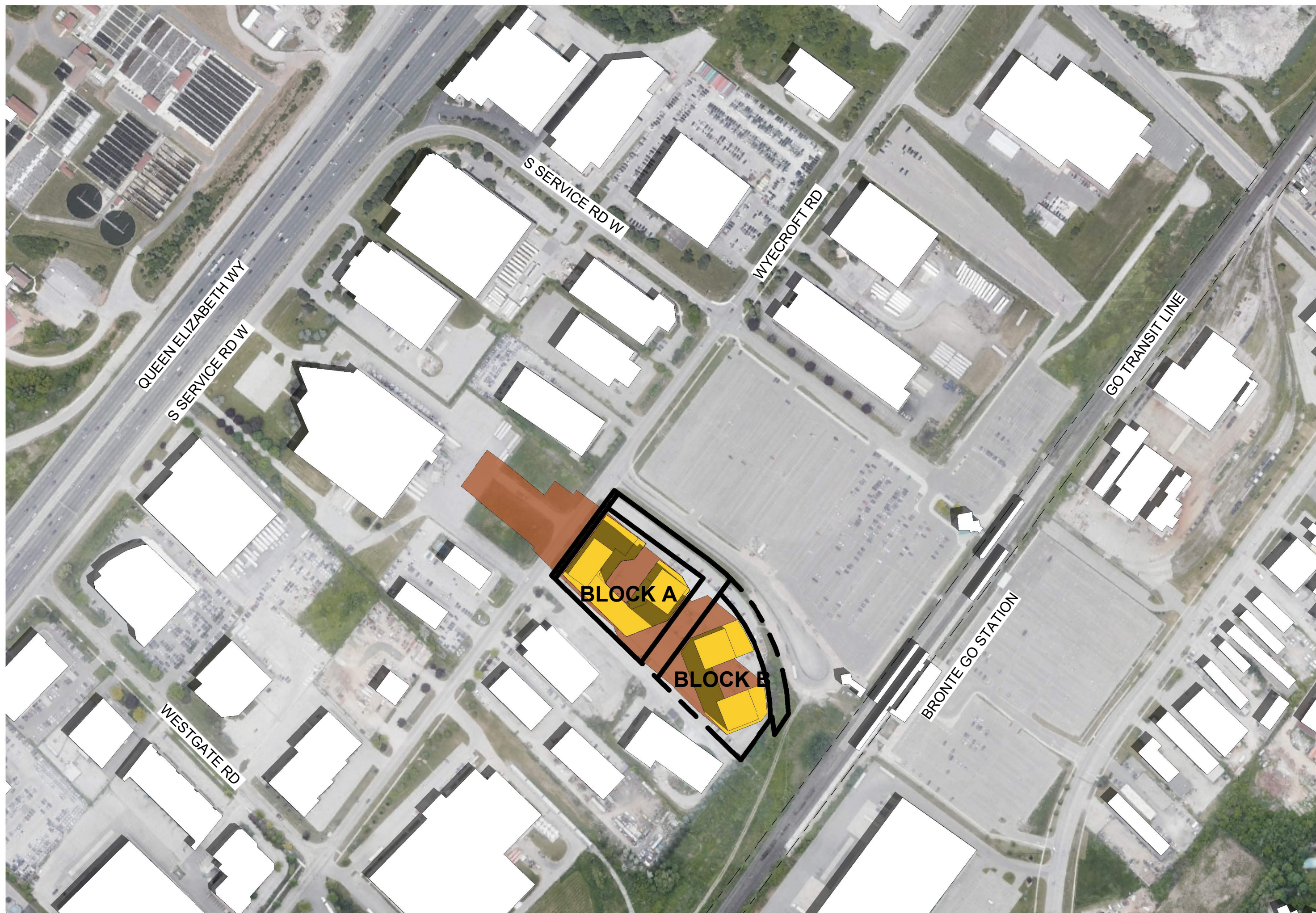
--- SUBJECT SITE



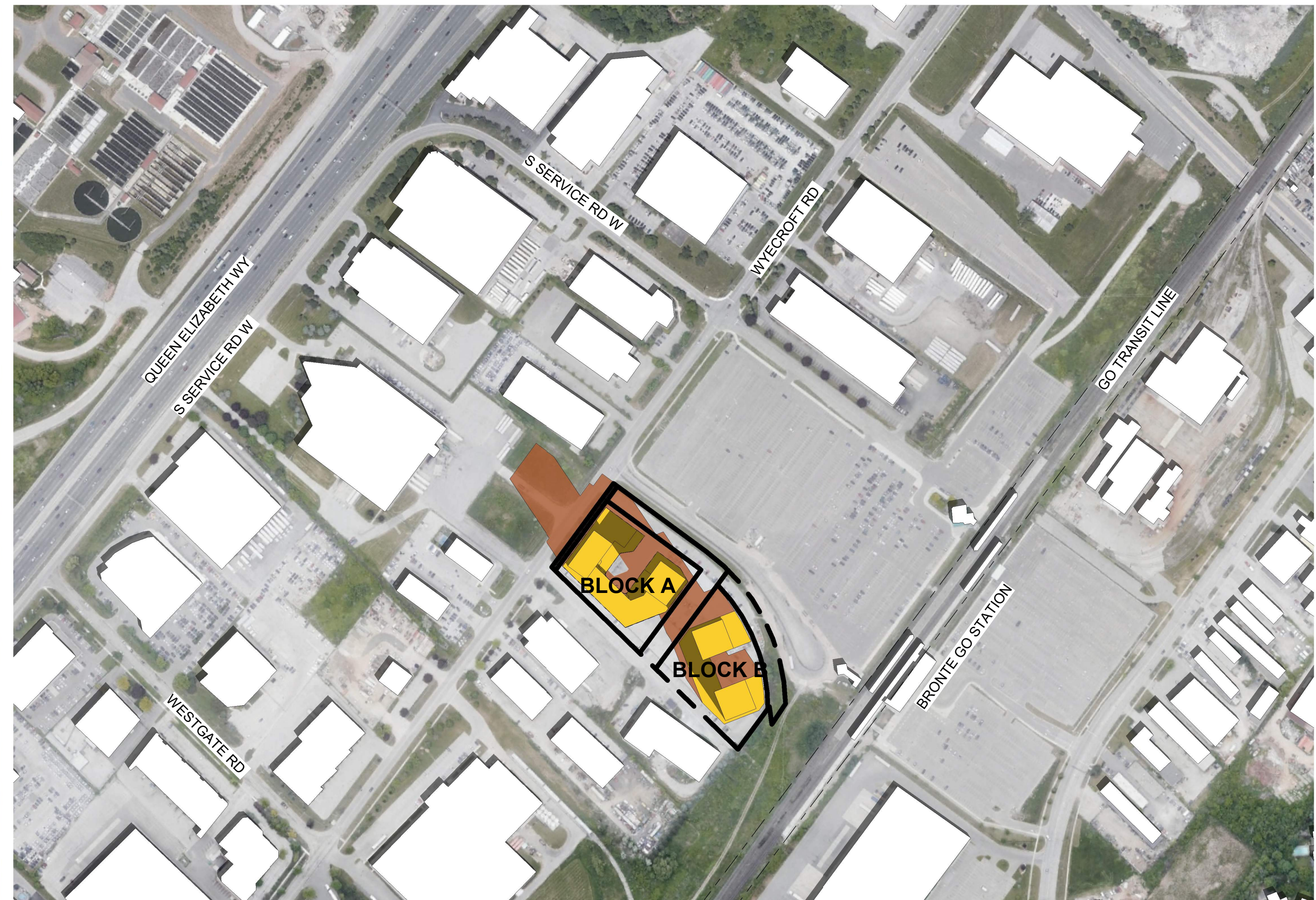
1 SEPTEMBER 21 - 08:34 - PROPOSED  
RZ818 1:3000



2 SEPTEMBER 21 - 09:34 - PROPOSED  
RZ818 1:3000



3 SEPTEMBER 21 - 10:34 - PROPOSED  
RZ818 1:3000



4 SEPTEMBER 21 - 11:34 - PROPOSED  
RZ818 1:3000

#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	BY	MLE
1	2026-03-27				

PROJECT  
**PROPOSED MIXED USE RESIDENTIAL**

2172 Wycroft Road, Oakville, ON

DRAWING  
**SHADOW STUDIES - SEPTEMBER**

PROJECT NO. 23.230P01	PROJECT DATE 2024/06/27
DRAWN BY MLE	CHECKED BY NMC
SCALE 1:3000	

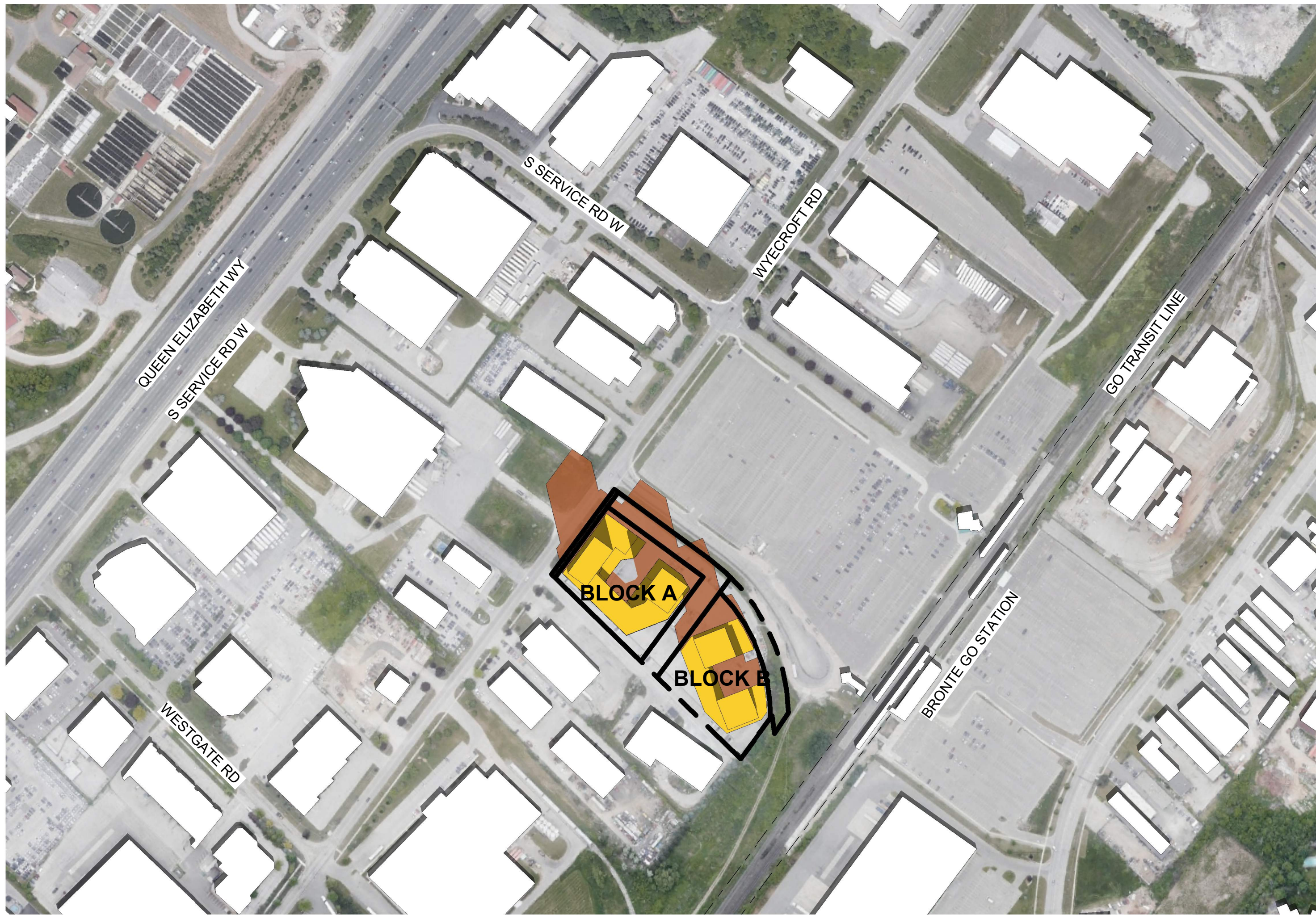
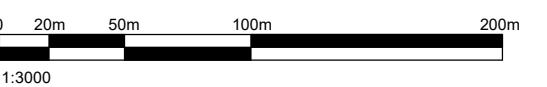
N	DRAWING NO. <b>RZ818</b>	REV. <b>1</b>
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This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be used for any other project without the written consent of Turner Fleischer. The contractor must ensure that all applicable codes and requirements of all applicable laws and regulations are followed. The contractor must ensure that all applicable codes and requirements of all applicable laws and regulations are followed. The contractor must ensure that all applicable codes and requirements of all applicable laws and regulations are followed.

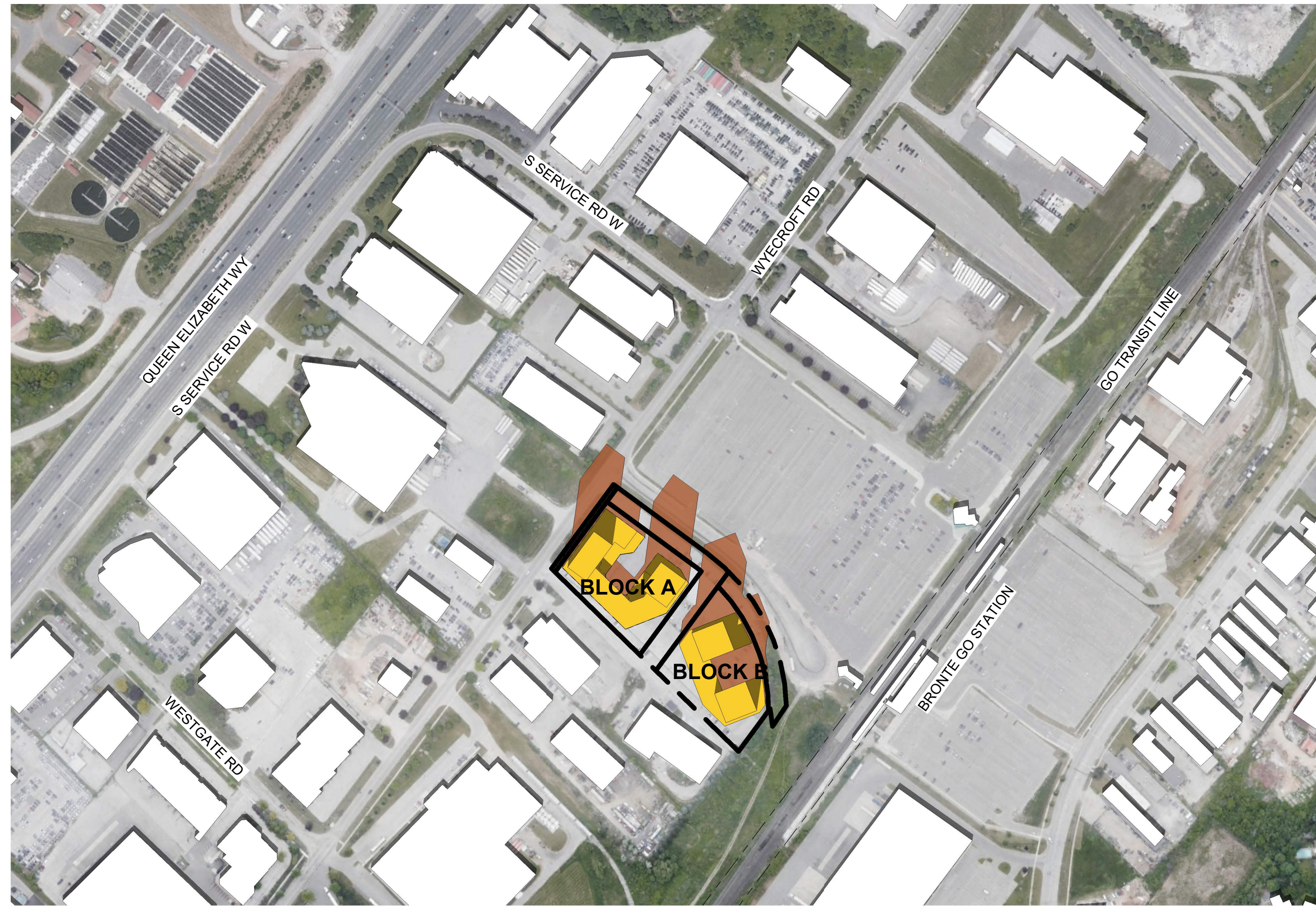
### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
- SHADOWS BY PROPOSED
- OVERLAPPING SHADOWS

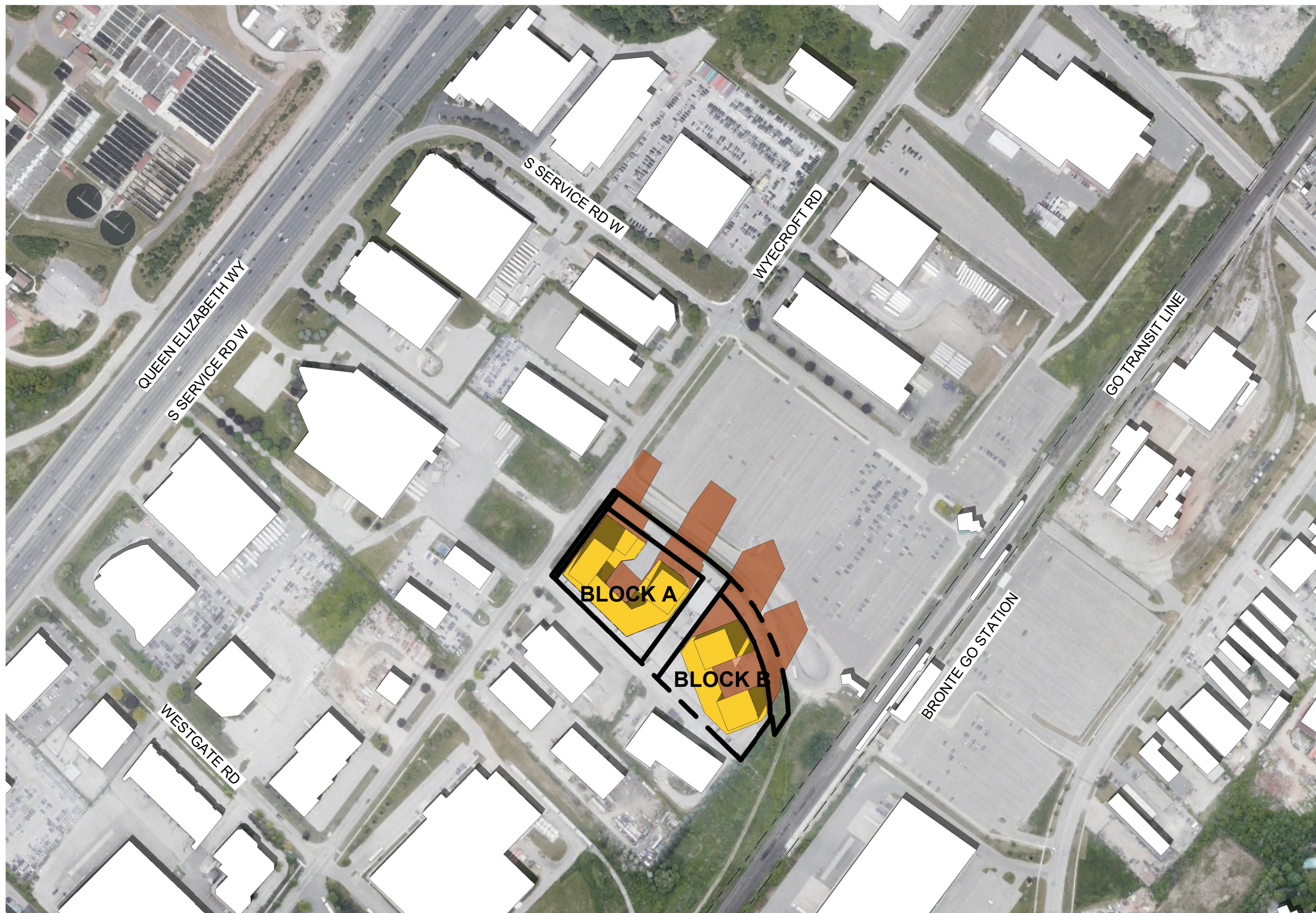
--- SUBJECT SITE



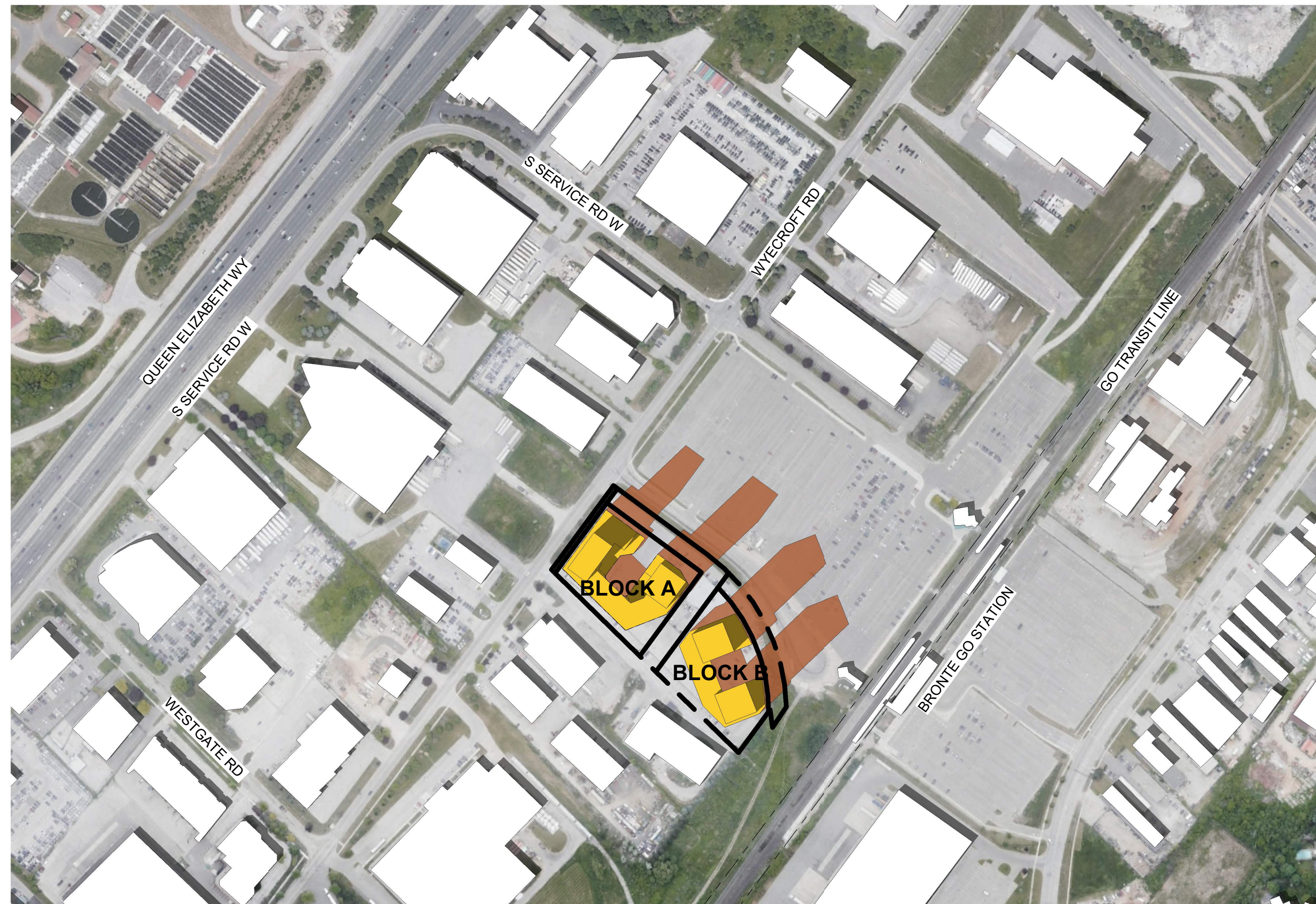
1 SEPTEMBER 21 - 12:34 - PROPOSED  
RZ819 1:3000



2 SEPTEMBER 21 - 13:34 - PROPOSED  
RZ819 1:3000



3 SEPTEMBER 21 - 14:34 - PROPOSED  
RZ819 1:3000



4 SEPTEMBER 21 - 15:34 - PROPOSED  
RZ819 1:3000

#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	BY	MLE
1	2026-03-27				

### PROJECT

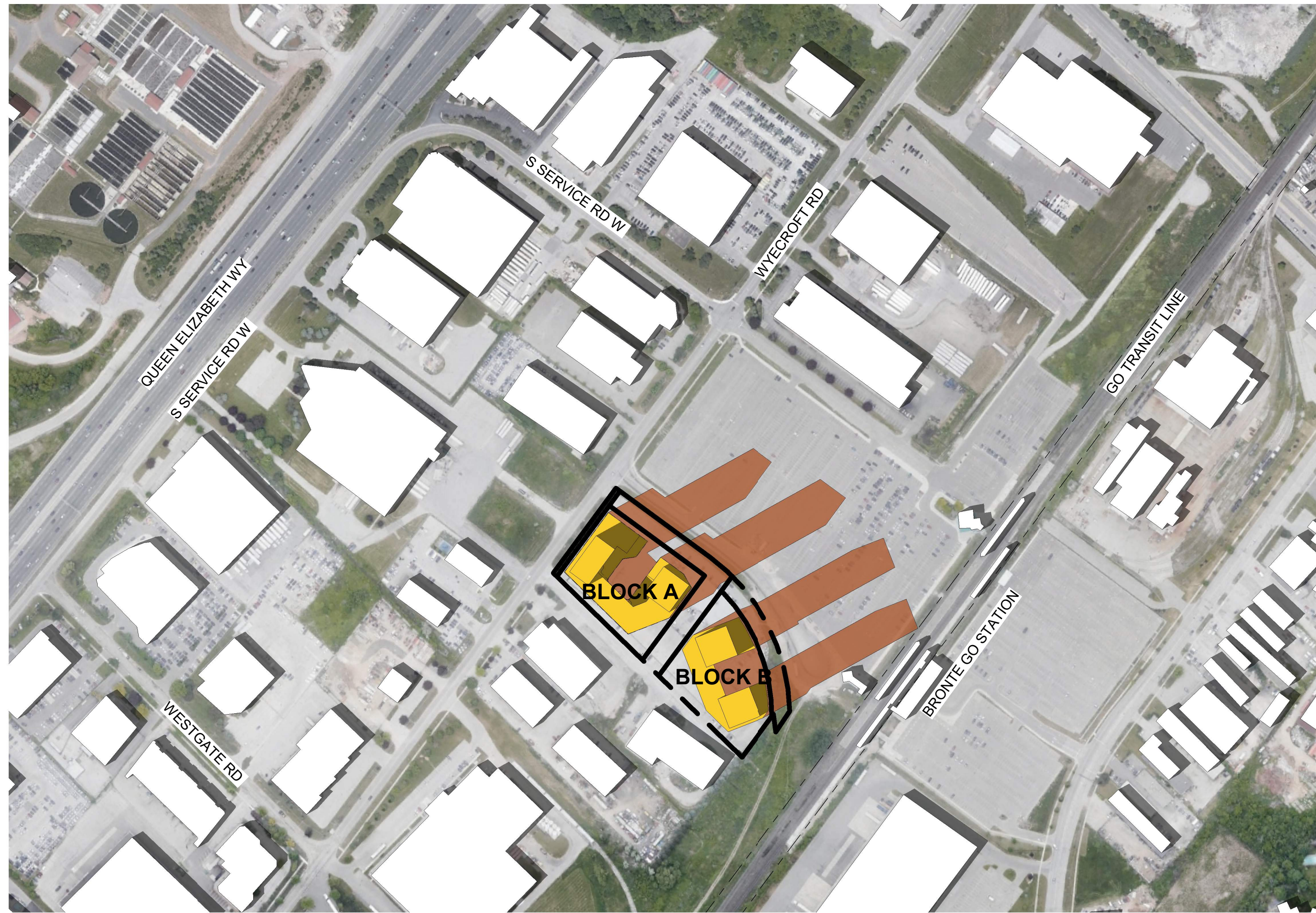
**PROPOSED MIXED USE RESIDENTIAL**  
2172 Wycroft Road, Oakville, ON

### DRAWING

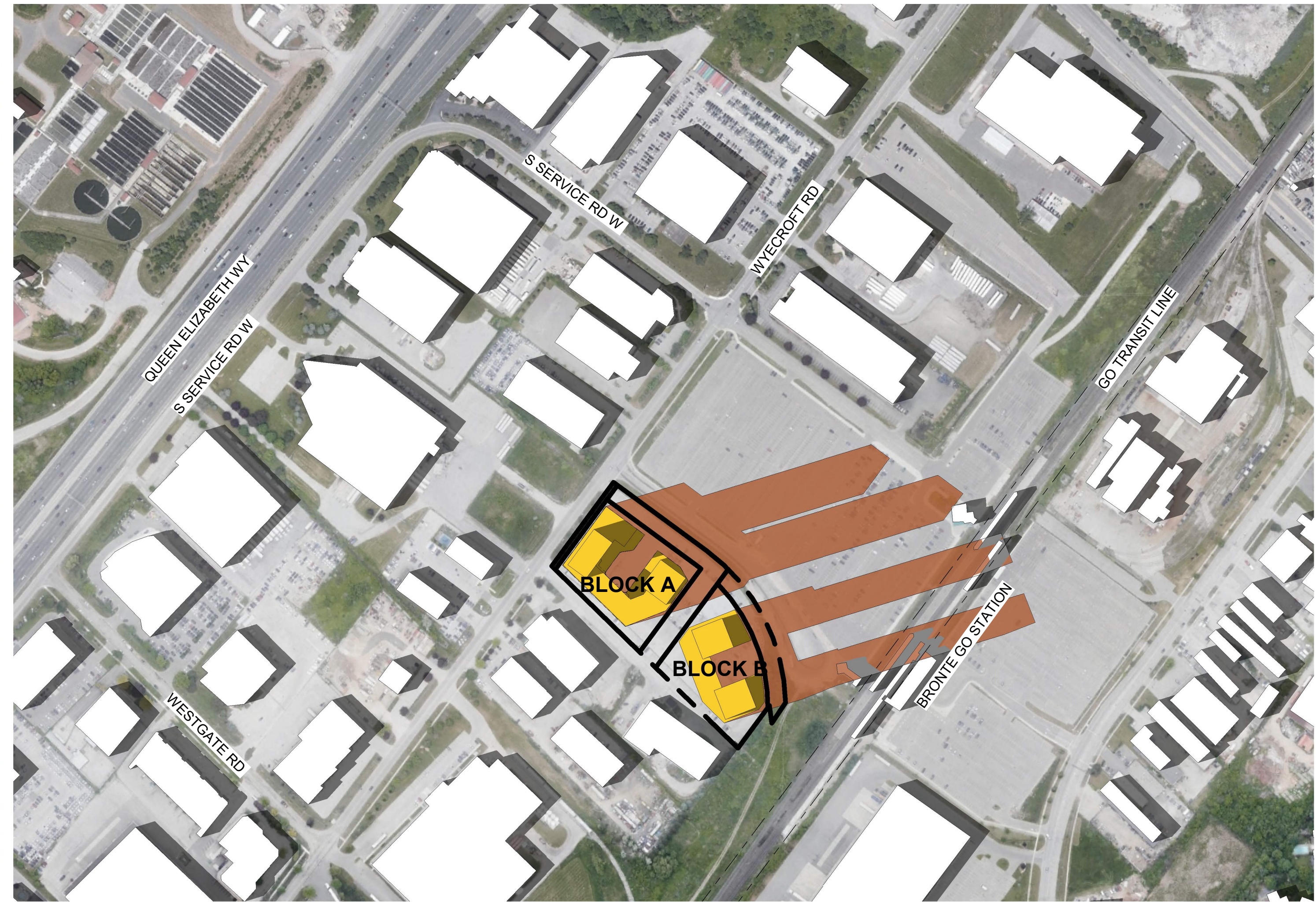
### SHADOW STUDIES - SEPTEMBER

PROJECT NO. 23.230P01	PROJECT DATE 2024/06/27
DRAWN BY MLE	CHECKED BY NMC
SCALE 1:3000	

N ↑	DRAWING NO. <b>RZ819</b>	REV. <b>1</b>
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1 SEPTEMBER 21 - 16:34 - PROPOSED  
RZ820 1:3000



2 SEPTEMBER 21 - 17:34 - PROPOSED  
RZ820 1:3000



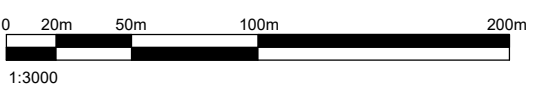
3 SEPTEMBER 21 - 17:49 - PROPOSED  
RZ820 1:3000

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer of any variations from the supplied information. This drawing is not to be used for any other purpose without the written consent of Turner Fleischer. The contractor must conform to all applicable codes and requirements of all applicable laws and regulations. The contractor must ensure full responsibility and bear costs for any corrections or damage resulting from his work.

### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
- SHADOWS BY PROPOSED
- OVERLAPPING SHADOWS

--- SUBJECT SITE



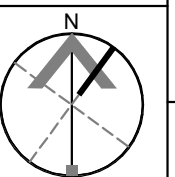
#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	DATE	BY
1	2025-03-27				MLE

PROJECT  
**PROPOSED MIXED USE RESIDENTIAL**

2172 Wycroft Road, Oakville, ON

DRAWING  
**SHADOW STUDIES - SEPTEMBER**

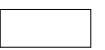




PROJECT NO.  
23.230P01  
PROJECT DATE  
2024/06/27  
DRAWN BY  
MLE  
CHECKED BY  
NMC  
SCALE  
1:3000




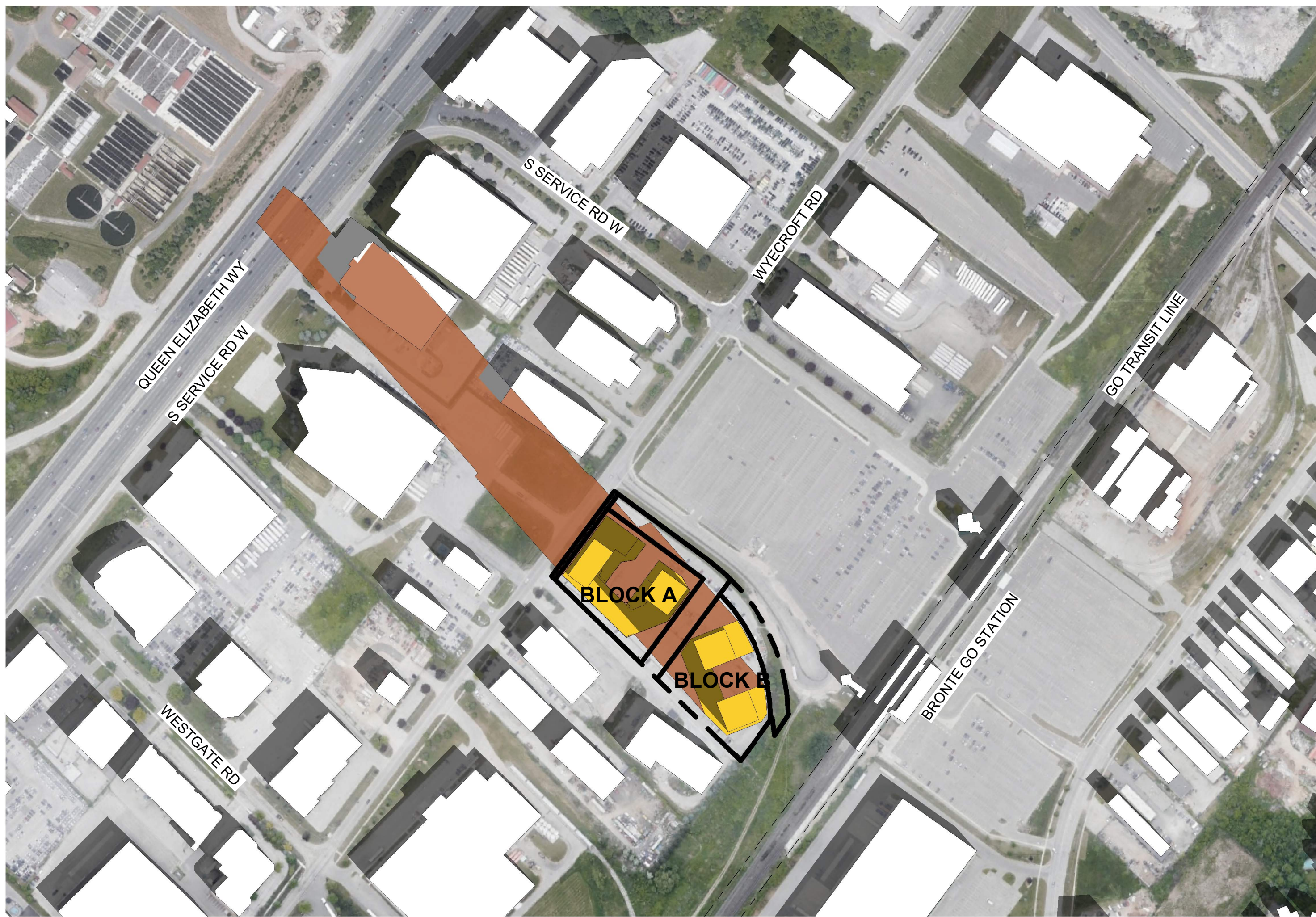
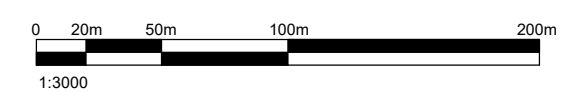
DRAWING NO. **RZ820** REV. **1**

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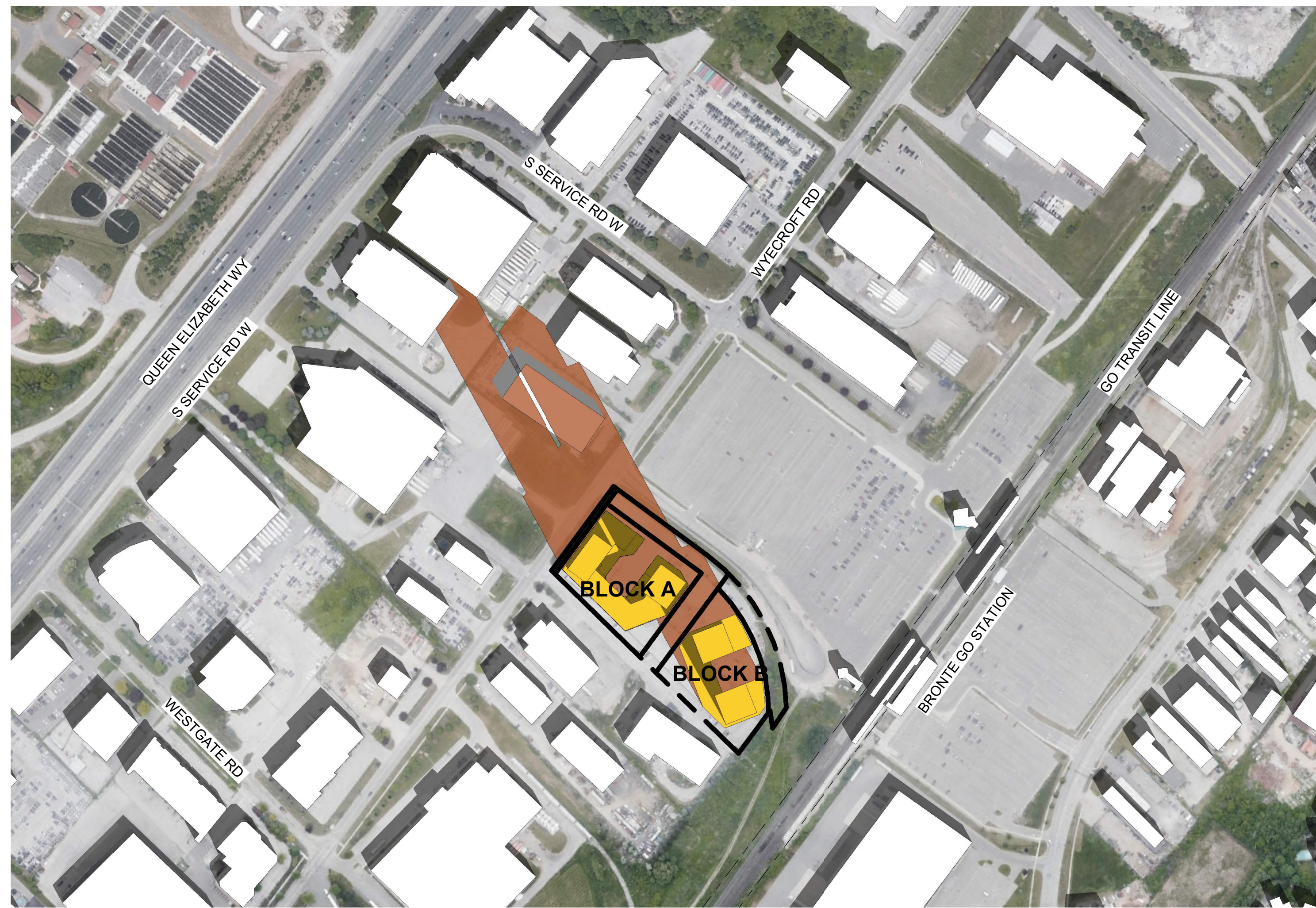
### SHADOW STUDIES LEGEND

-  EXISTING CONTEXT
-  PROPOSED MASSING
-  SHADOWS BY EXISTING CONTEXT
-  SHADOWS BY PROPOSED
-  OVERLAPPING SHADOWS

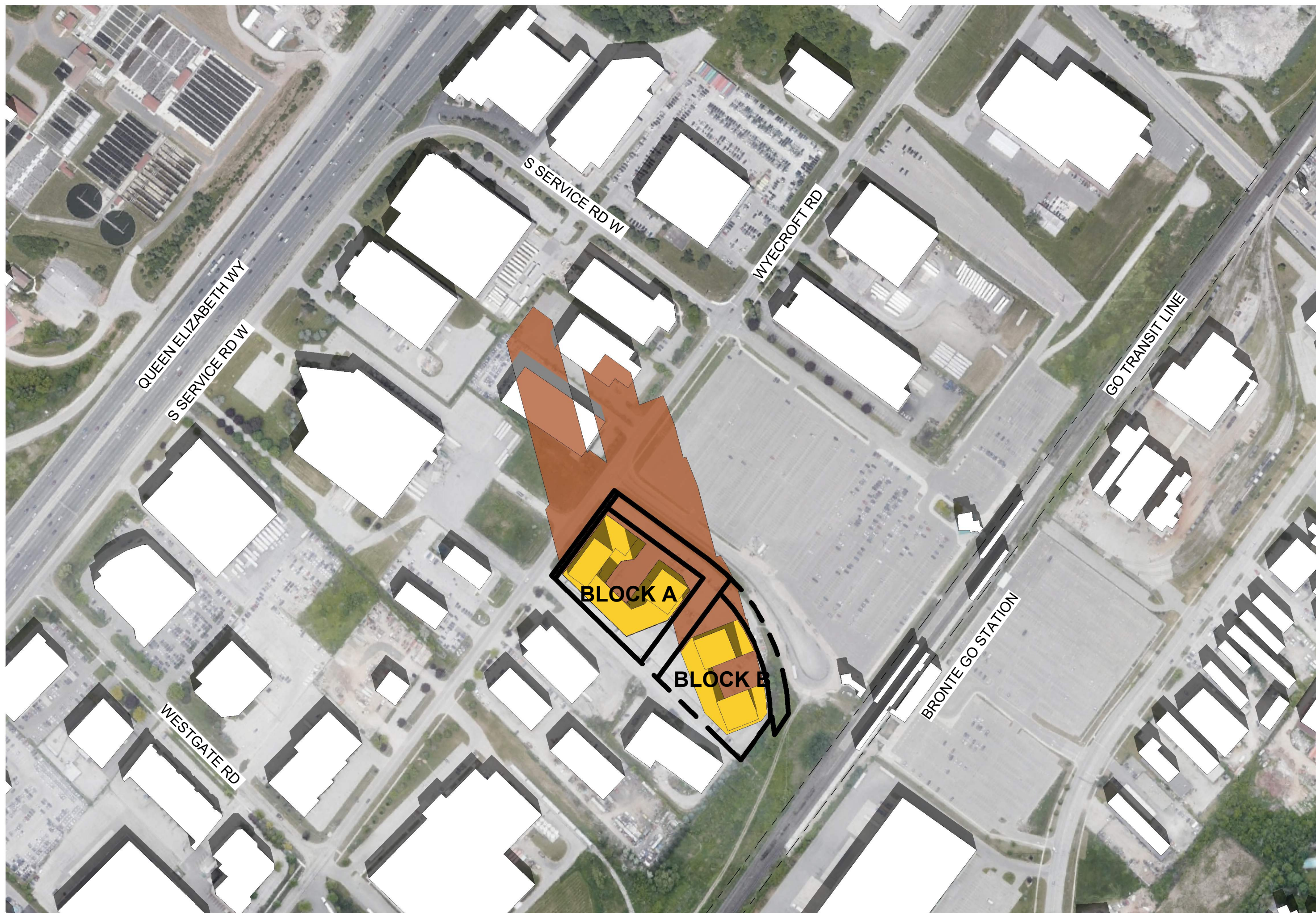
 SUBJECT SITE



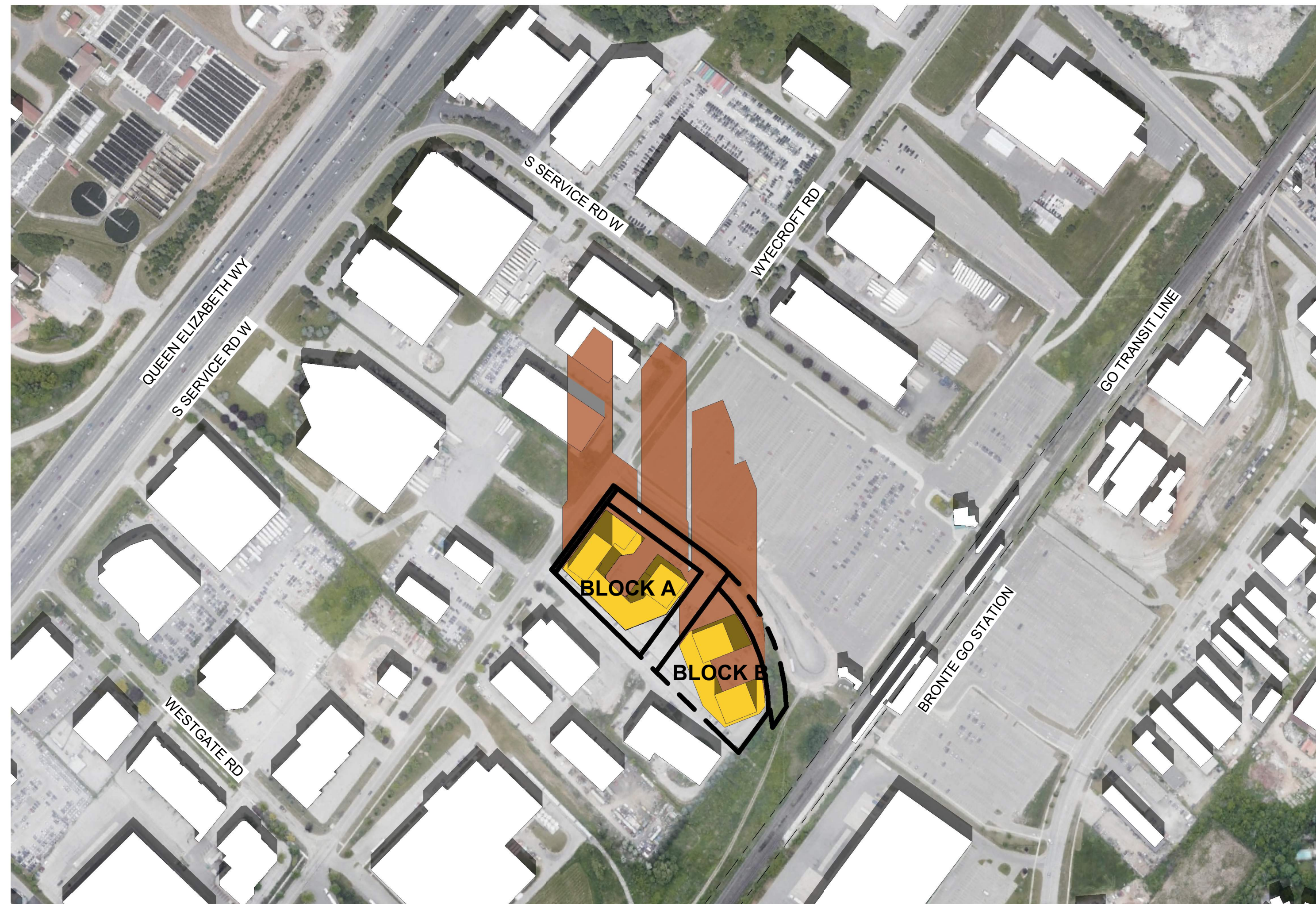
1 DECEMBER 21 - 09:17 - PROPOSED  
RZ821 1:3000



2 DECEMBER 21 - 10:17 - PROPOSED  
RZ821 1:3000



3 DECEMBER 21 - 11:17 - PROPOSED  
RZ821 1:3000



4 DECEMBER 21 - 12:17 - PROPOSED  
RZ821 1:3000

#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	BY	MLE
1	2025-03-27				

### PROJECT

**PROPOSED MIXED USE RESIDENTIAL**

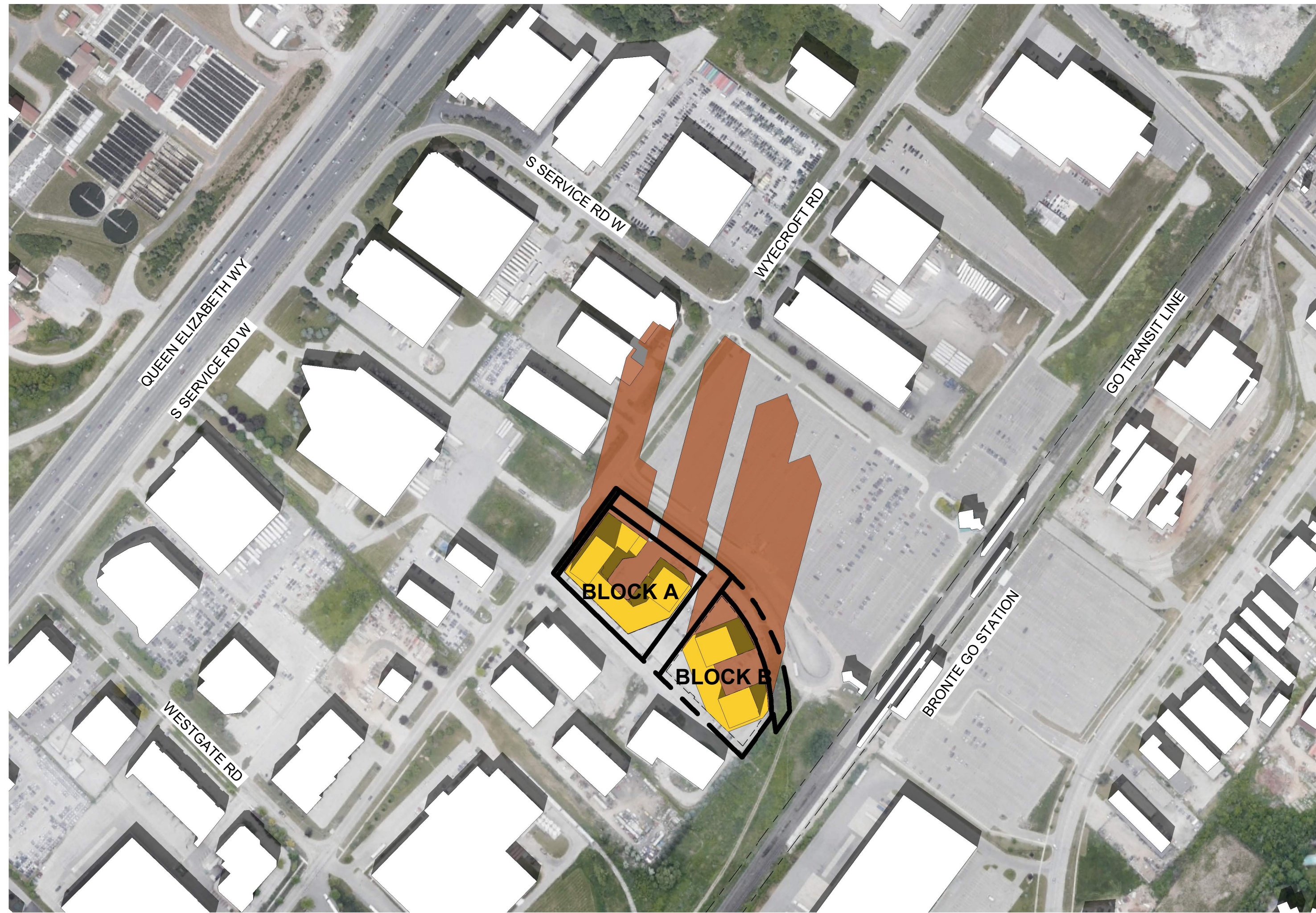
2172 Wycroft Road, Oakville, ON

### DRAWING

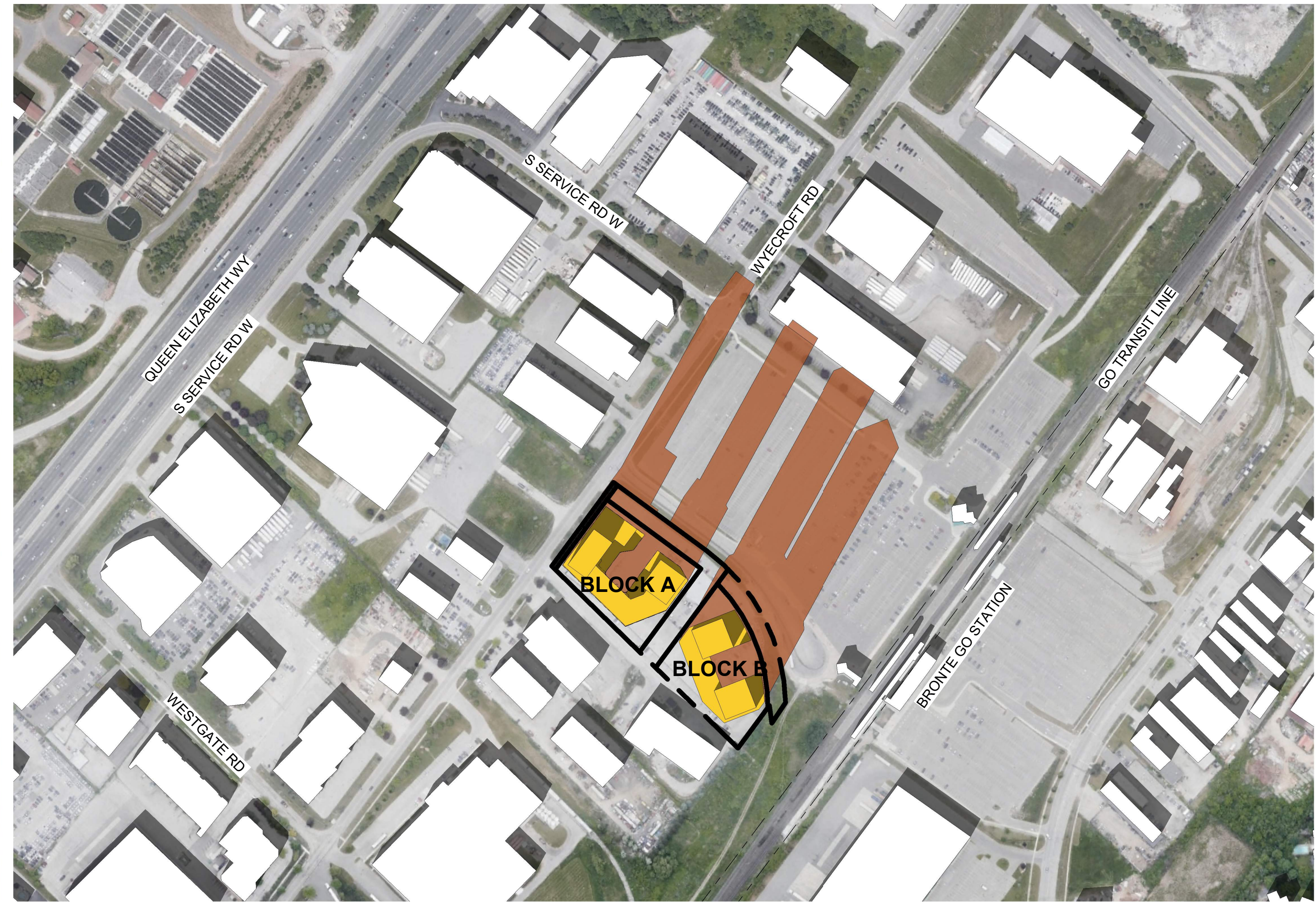
**SHADOW STUDIES - DECEMBER**

PROJECT NO.	23.230P01
PROJECT DATE	2024/06/27
DRAWN BY	MLE
CHECKED BY	NMC
SCALE	1:3000

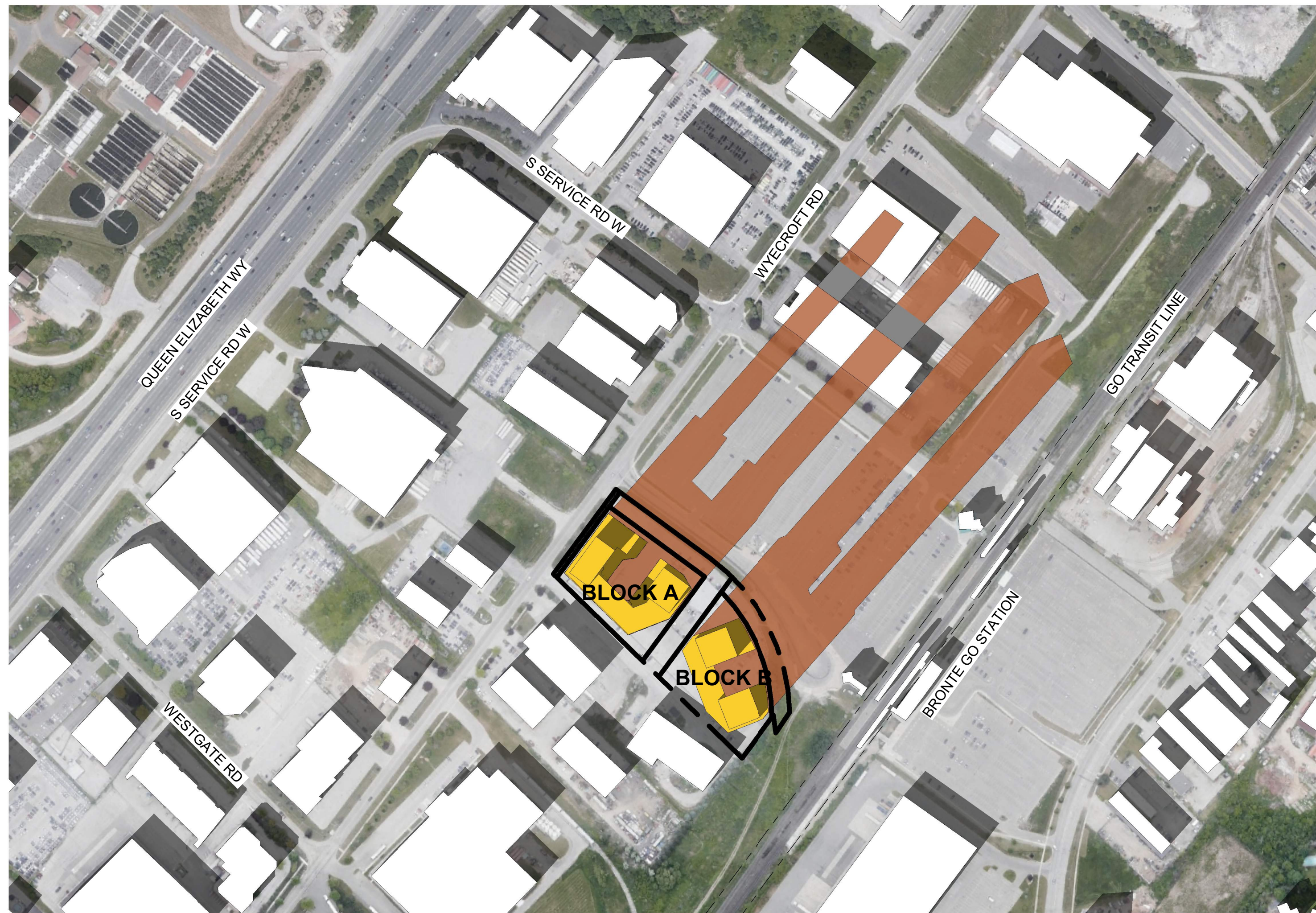
	DRAWING NO.	REV.
	<b>RZ821</b>	<b>1</b>



1 DECEMBER 21 - 13:17 - PROPOSED  
RZ822 1:3000



2 DECEMBER 21 - 14:17 - PROPOSED  
RZ822 1:3000



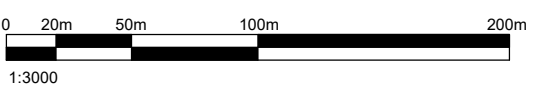
3 DECEMBER 21 - 15:17 - PROPOSED  
RZ822 1:3000

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### SHADOW STUDIES LEGEND

- EXISTING CONTEXT
- PROPOSED MASSING
- SHADOWS BY EXISTING CONTEXT
- SHADOWS BY PROPOSED
- OVERLAPPING SHADOWS

--- SUBJECT SITE



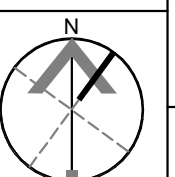
#	DATE	ISSUED FOR REZONING #2	DESCRIPTION	DATE	BY
1	2025-03-27				MLE

**PROJECT**  
PROPOSED MIXED USE RESIDENTIAL

2172 Wycroft Road, Oakville, ON

**DRAWING**  
SHADOW STUDIES - DECEMBER

PROJECT NO.  
23.230P01  
PROJECT DATE  
2024/06/27  
DRAWN BY  
MLE  
CHECKED BY  
NMC  
SCALE  
1:3000



DRAWING NO. **RZ822** REV. **1**