

Appendix “D”: Shadow Study

(See attached documents)

SHADOW IMPACT ANALYSIS SUMMARY

SUPPORT HOUSE - 130 CORNWALL RD, OAKVILLE

This reduced-scope shadow impact analysis has been completed based on the requirements specified on the document *Development Application Guidelines – Shadow Impact Analysis [v.DE2017]* for the Town of Oakville.

The BIM model for the building has been geolocated to its actual street address at 130 Cornwall Rd, Oakville. The property line, building outline, roof outline, and roof terrace (tenant amenity space) are shown and labelled on each drawing. The site surroundings are shown via satellite image.

The shadows were calculated for the following dates and times, using EDT (Eastern Daylight Savings Time, UTC-4):

	SUNRISE +1.5H	NOON	SUNSET -1.5H
APRIL 21	8:00 AM (sunrise 6:32 AM)	12:00 PM	6:30 PM (sunset 8:03 PM)
JUNE 21	7:15 AM (sunrise 5:43 AM)	12:00 PM	7:30 PM (sunset 8:57 PM)
SEPTEMBER 21	8:45 AM (sunrise 7:09 AM)	12:00 PM	5:45 PM (sunset 7:15 PM)
DECEMBER 21	10:30 AM (sunrise 8:55 AM)	12:00 PM	4:15 PM (sunset 5:40 PM)

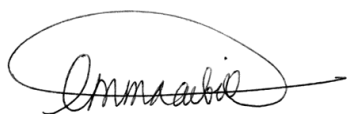
As one can see in the shadow image drawings attached, most of the cast shadows fall onto the pavement on Cornwall Rd, the GO station surface parking across, and the parking area on the neighbouring property to the East.

The roof terrace (tenant amenity space) located on the South-West corner of the building on the 5th floor receives unobstructed sunlight to maximize use during spring, summer, and fall afternoons and evenings.

The shadows cast after 12:00 PM on April 21, June 21, and September 21 onto the adjacent site to the North-East do not impact the existing retirement community building nor its amenity spaces, only the surface parking area behind it.

The Old Mill Parkette to the South-West does not receive any shadows from the new development. The existing public sidewalk on Cornwall Rd and the existing path along Sixteen Mile Creek both receive more than 5 hours of continuous sunlight per day, and are more shaded from the existing tree cover than from the new development.

We hope that the shadow image drawings attached and this summary can satisfy any concerns that Planning Services or other departments might have regarding the proposed new development.



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Principal

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