

BDP. Quadrangle

18 March 2024

Mr. Wayne Coutinho
Korsiak Urban Planning
277 Lakeshore Road East, Suite 206
Oakville, ON L6J 1H9

Re: 3060 and 3068 Trafalgar Road, Oakville, ON L6H 7B9
Shadow Impact Analysis Required for Official Plan Amendment for Heights Greater Than Five Storeys
Site Plan File No. SP. 1313.006/01

Dear Mr. Coutinho:

Please find below a detailed description of the shadow impact analysis submitted as a requirement for the Official Plan Amendment for heights greater than five storeys for the proposed development at 3060 and 3068 Trafalgar Road.

The shadow impact analysis confirms that the following criteria, as outlined below, have been satisfactorily met:

- The shadow impact analysis for the proposed development at 3060 and 3068 Trafalgar Road does not exceed two consecutive hourly test times after 12:00 pm on 21 April, 21 June and 21 September (where the adjacent site is undeveloped, this criterion is demonstrated on at least 60% of that site);
- The shadow impact analysis for the proposed development at 3060 and 3068 Trafalgar Road demonstrates that public sidewalks across Trafalgar Road receive a minimum of five hours of continuous sunlight per day on 21 April, 21 June, and 21 September;
- As far as our knowledge extends, the proposed abutting developments east of Trafalgar Road does not propose solar energy infrastructure. There are no impacts to the existing development to the west of 3060 and 3068 Trafalgar Road;
- For potential future developments to the north and south of the site, the shadow impacts do not exceed two consecutive hours on 21 December.

Should you require any further clarification or have inquiries regarding the submitted analysis, please do not hesitate to contact us.

Yours sincerely,

Quadrangle Architects Limited

Per: _____
Pedram Karimi

Copies Sasha Lauzon, 3064 Trafalgar Partnership
 Heather Rolleston, Quadrangle Architects Limited
 Karl Van Es, Quadrangle Architects Limited
 Pedram Karimi, Quadrangle Architects Limited
 Hazem Elsayed, Quadrangle Architects Limited

20002I-004



3060 & 3068 Trafalgar Rd.

Shadow Studies (Shadow Impact Analysis)

OPA Application
3064 Trafalgar Partnership - Oakville, ON L6H 7B9
Site Plan File No. SP. 1313.006/01
19 March 2024


t 416 598 1240
www.bdpquadrangle.com

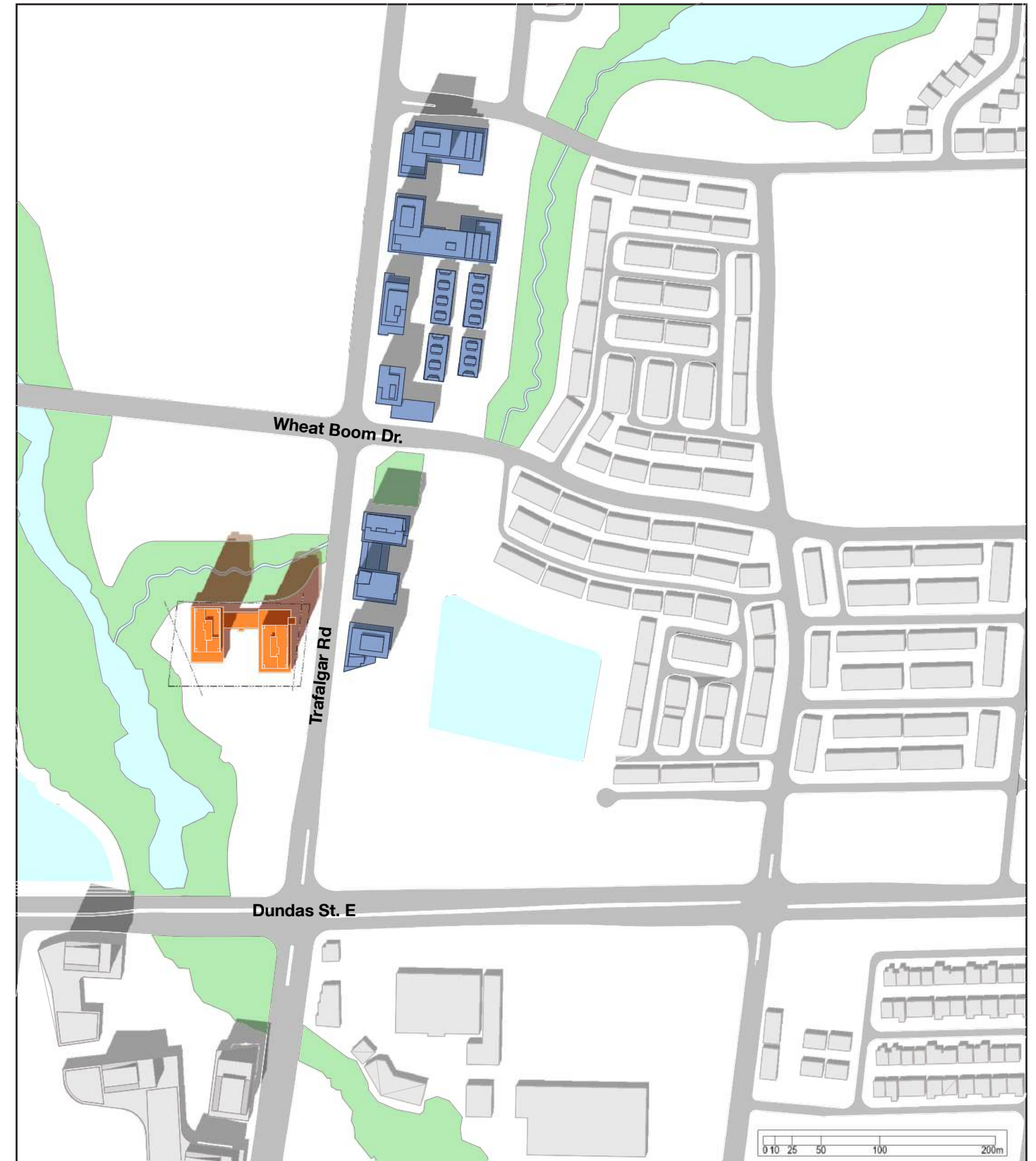
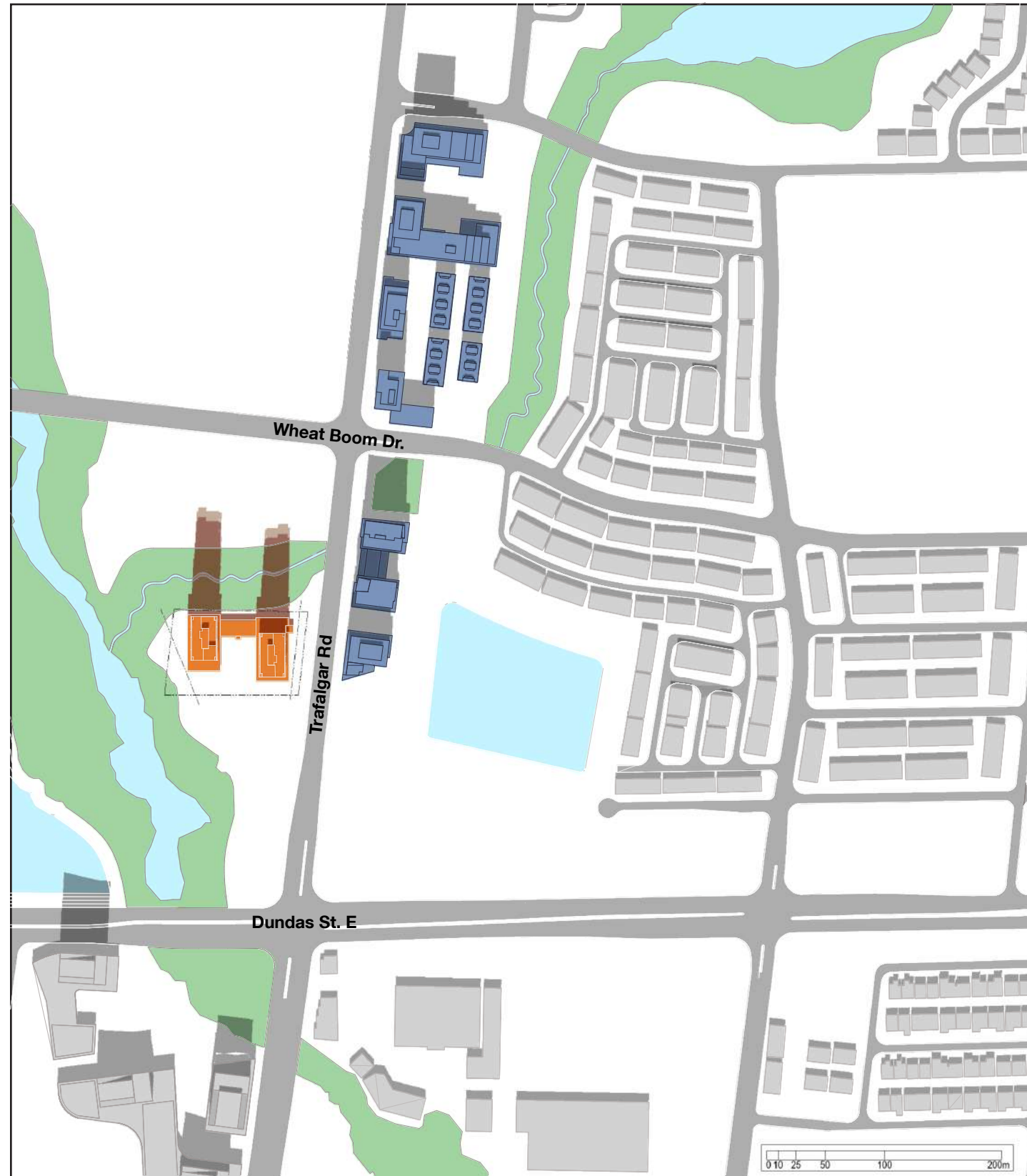
Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100
Toronto, ON M5V 0S8


Shadow Impact Analysis Evaluation Criteria:

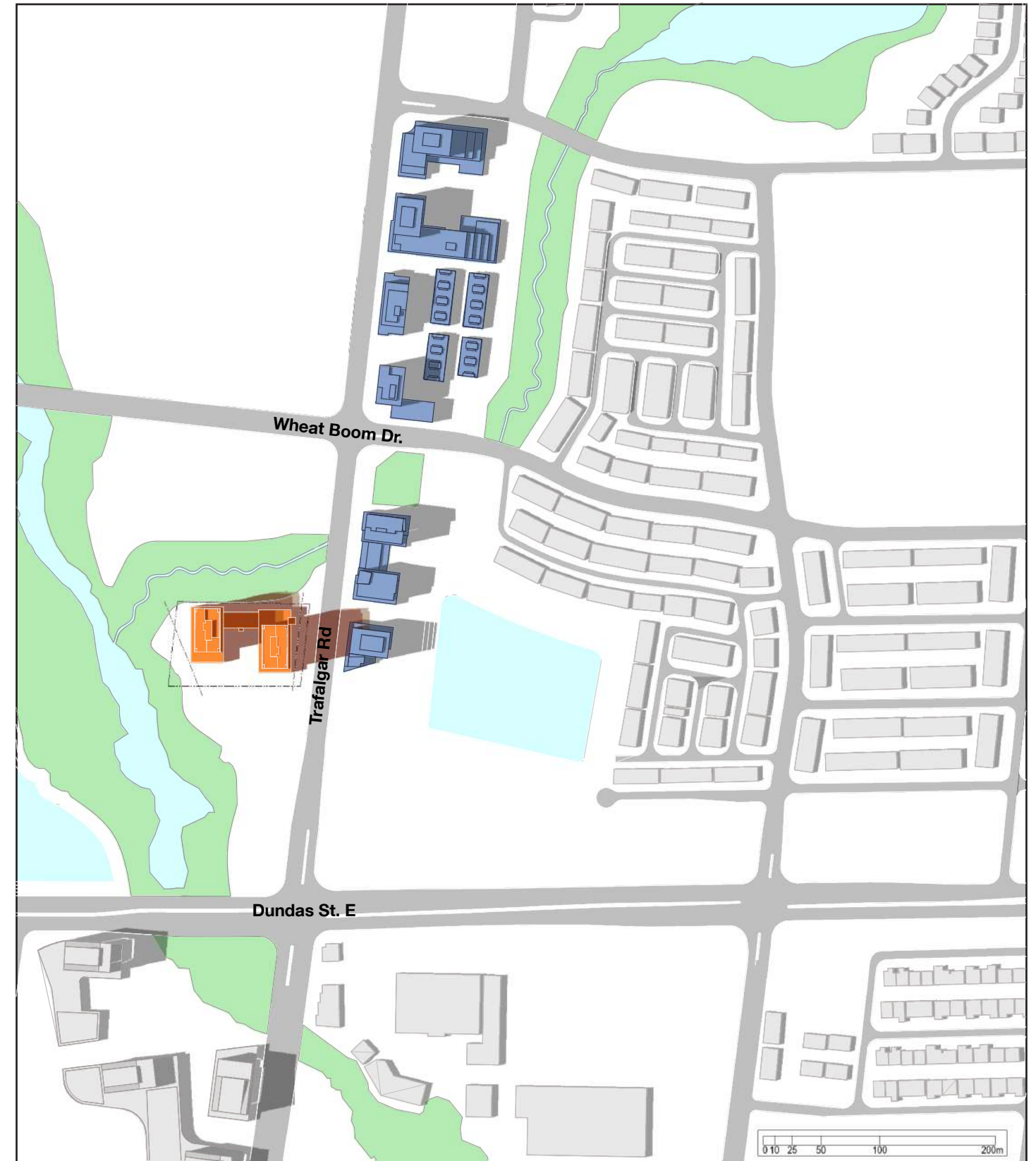
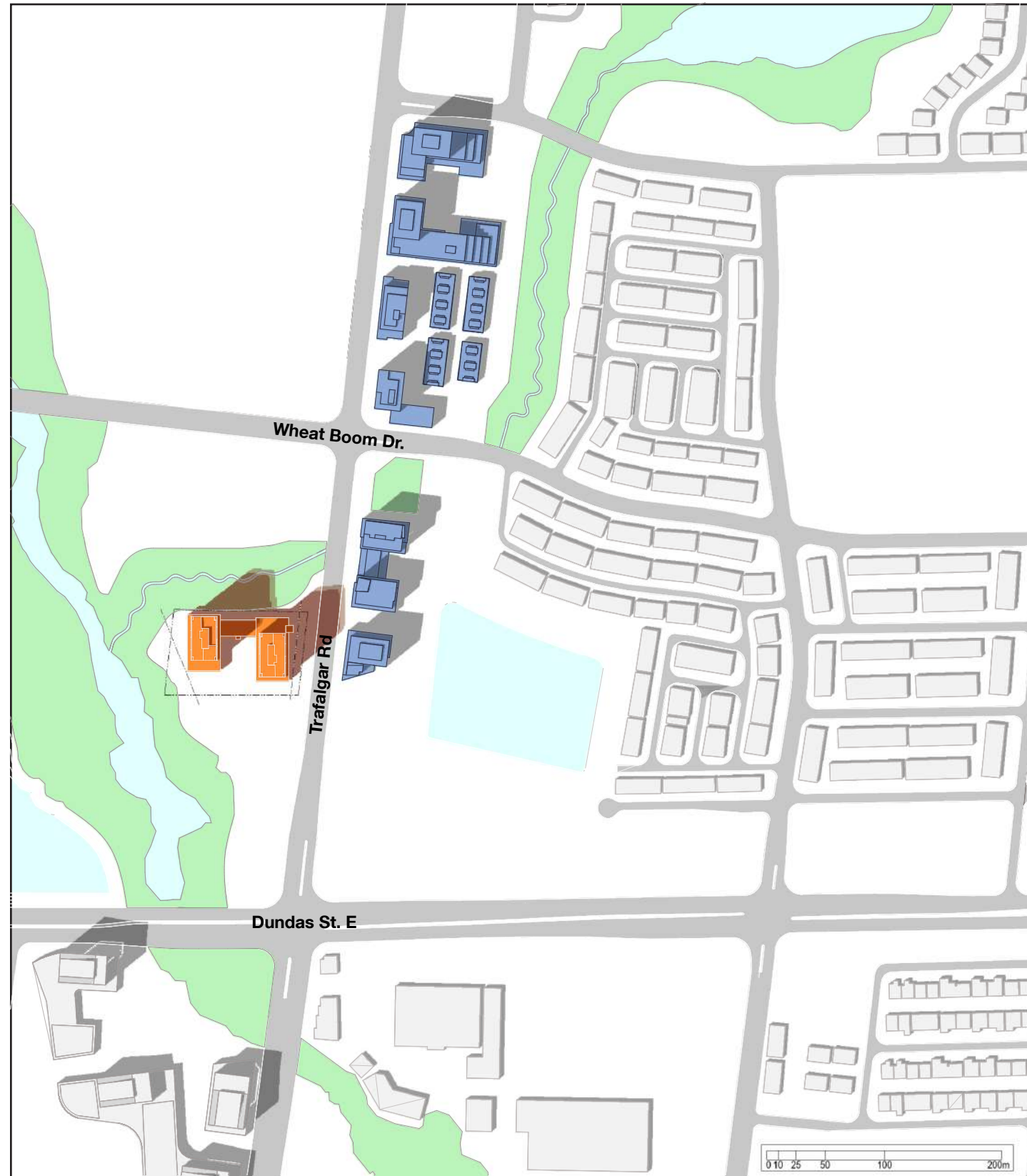
- **The shadow impact analysis for the proposed development at 3060 and 3068 Trafalgar Road at the Town of Oakville is prepared using:**
Eastern Time Zone (Standard Time: Universal Time minus 5 hours and Daylight Saving Time: Universal Time minus 4 hours) and the geographic coordinates 43.46° N, 79.72° W.
- **Test Dates:**
The shadow impact analysis is conducted on April 21, June 21, September 21, and December 21.
- **Test Times:**
The shadow impact analysis hourly intervals starts 1.5 hours after sunrise and end 1.5 hours before sunset.



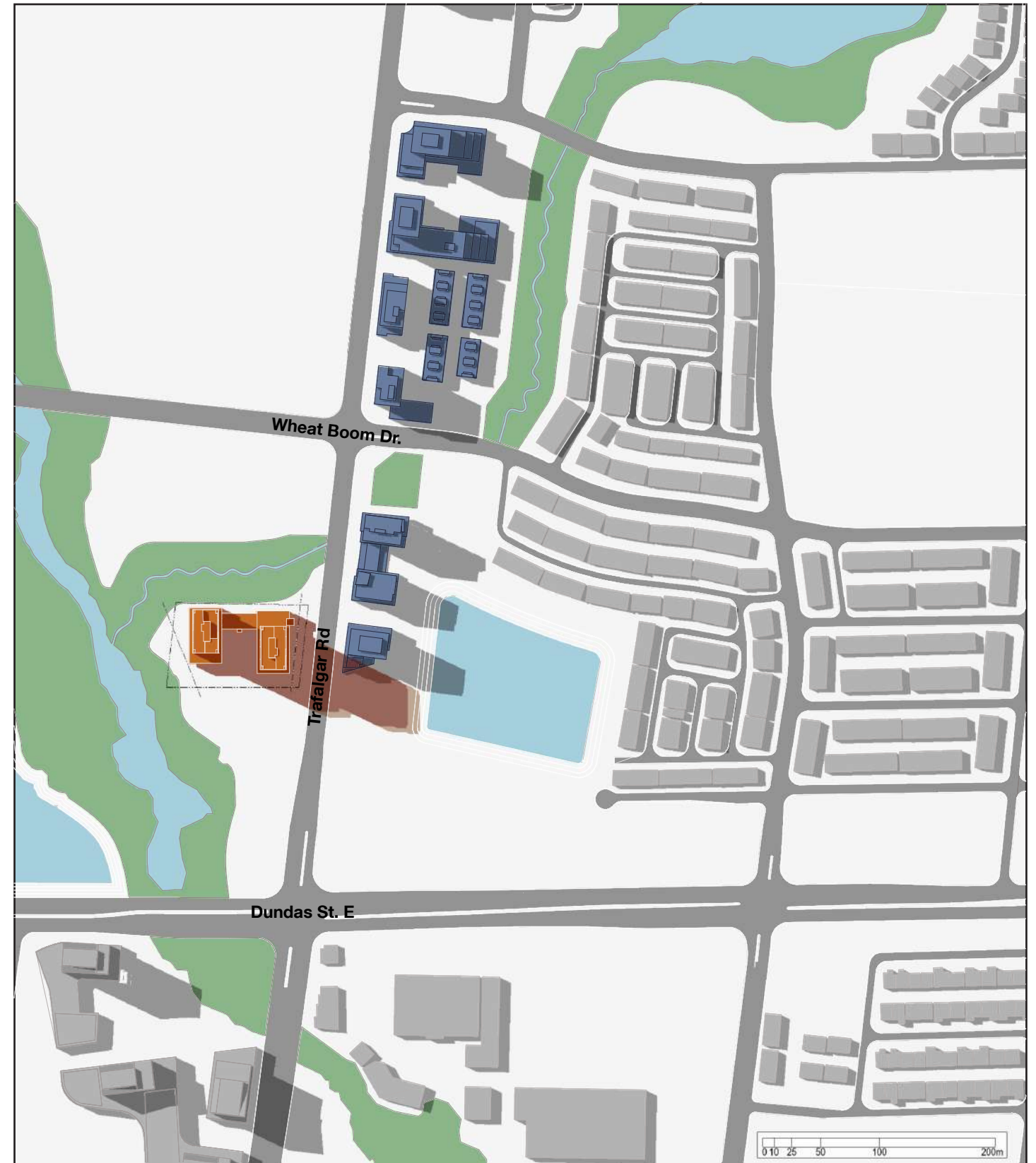
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 









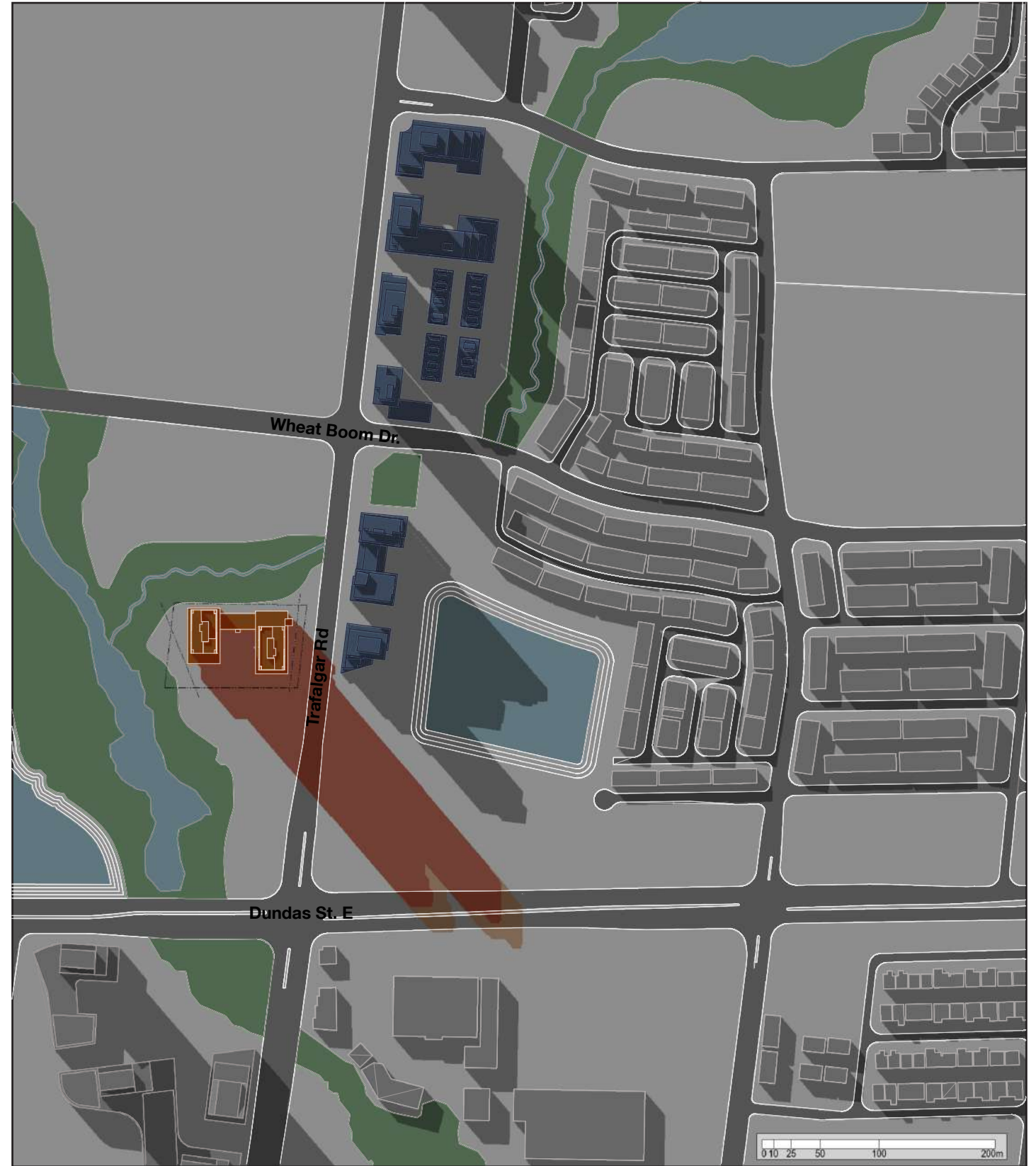
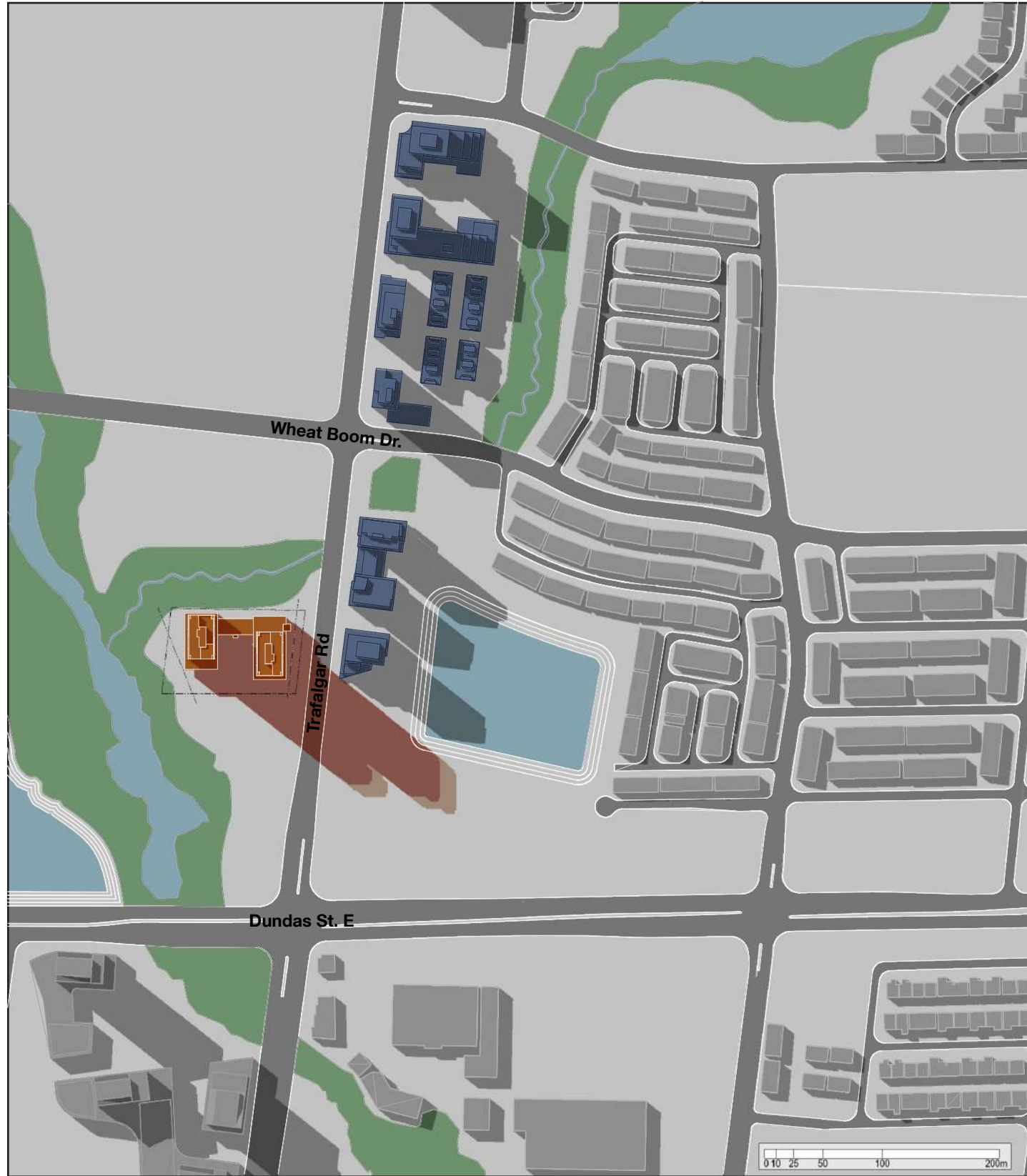
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 



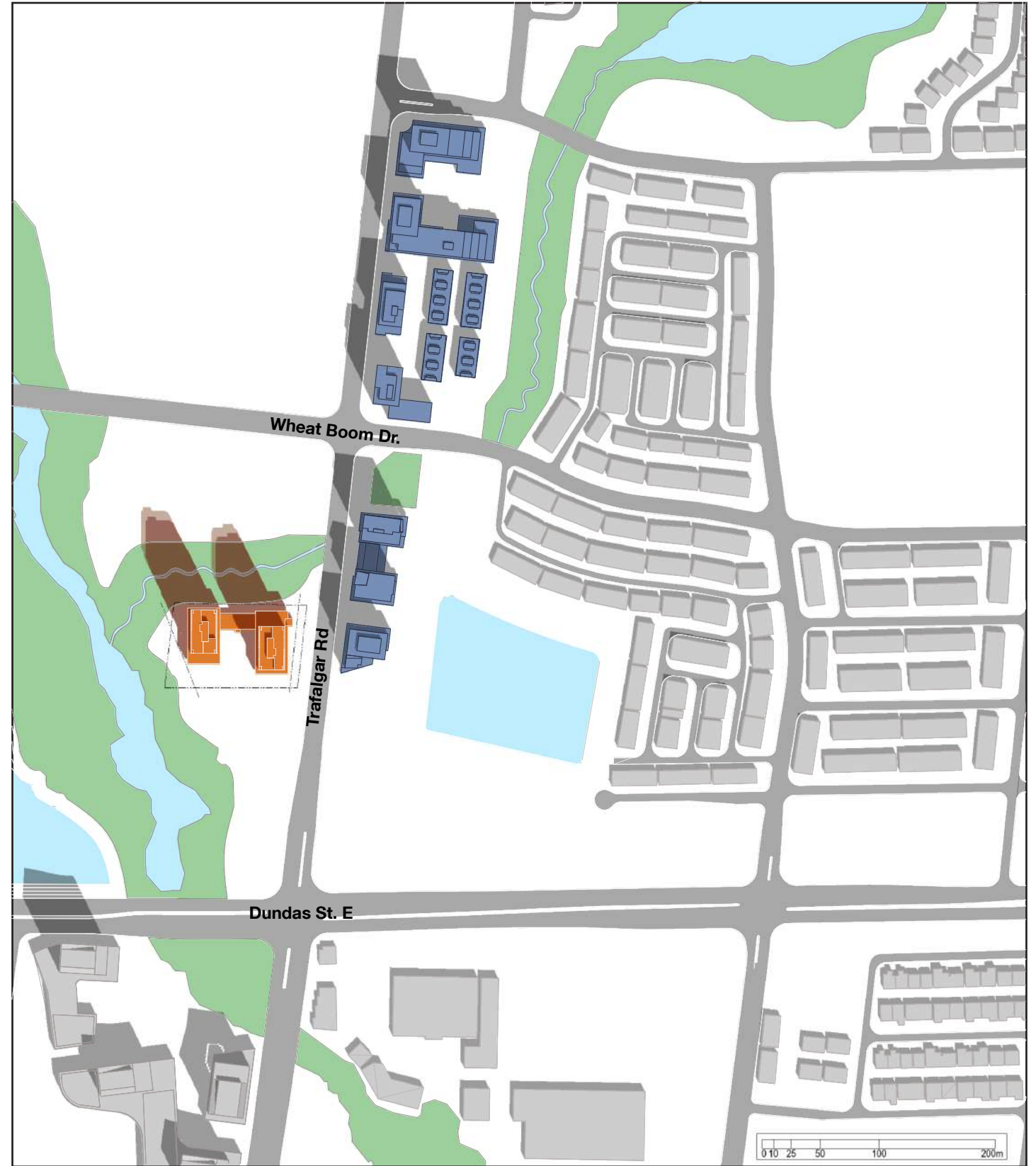
- Proposed / Under Construction Context Existing Context
- 3060 & 3068 Trafalgar Rd Property Line
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. Proposed Development








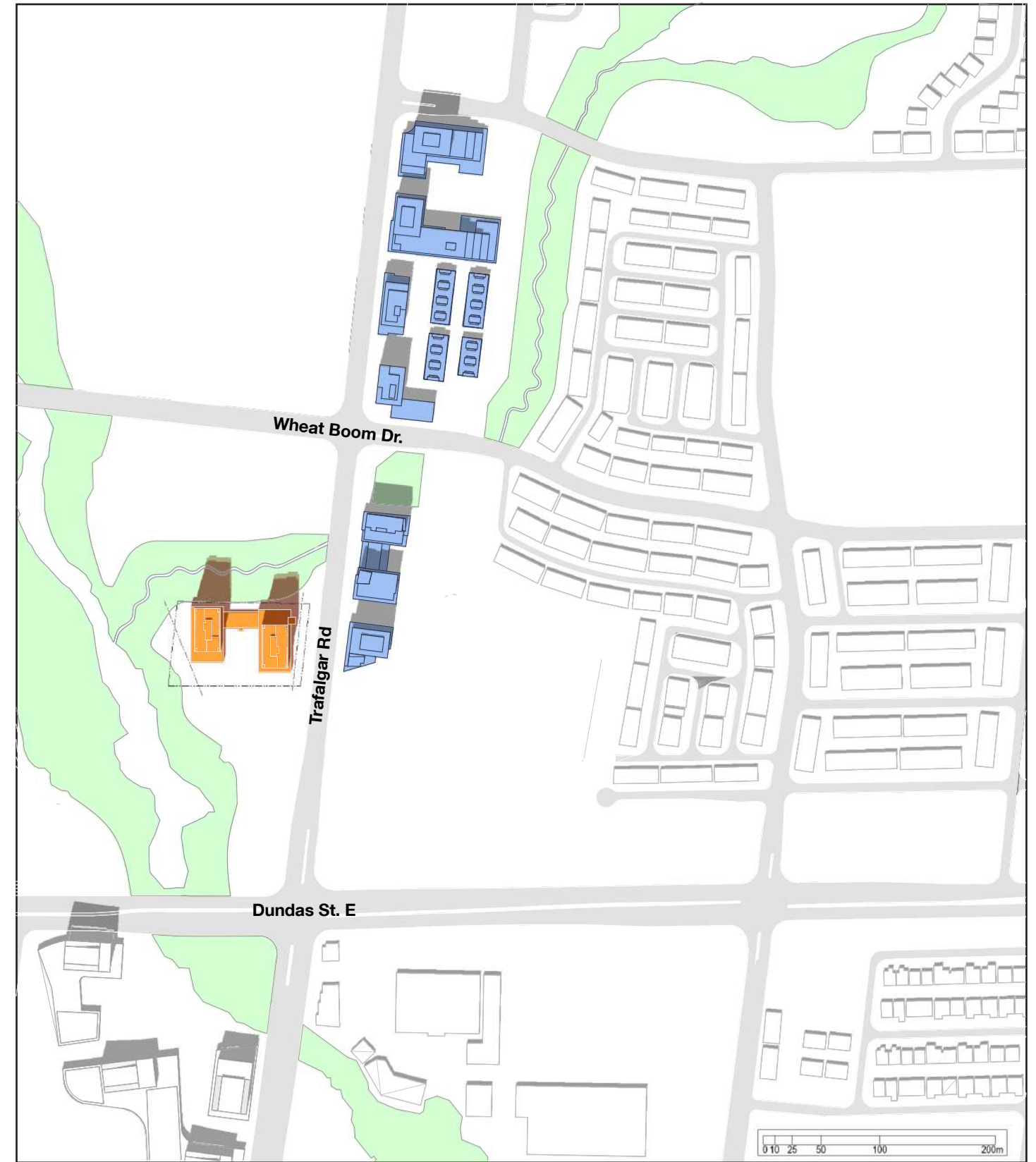
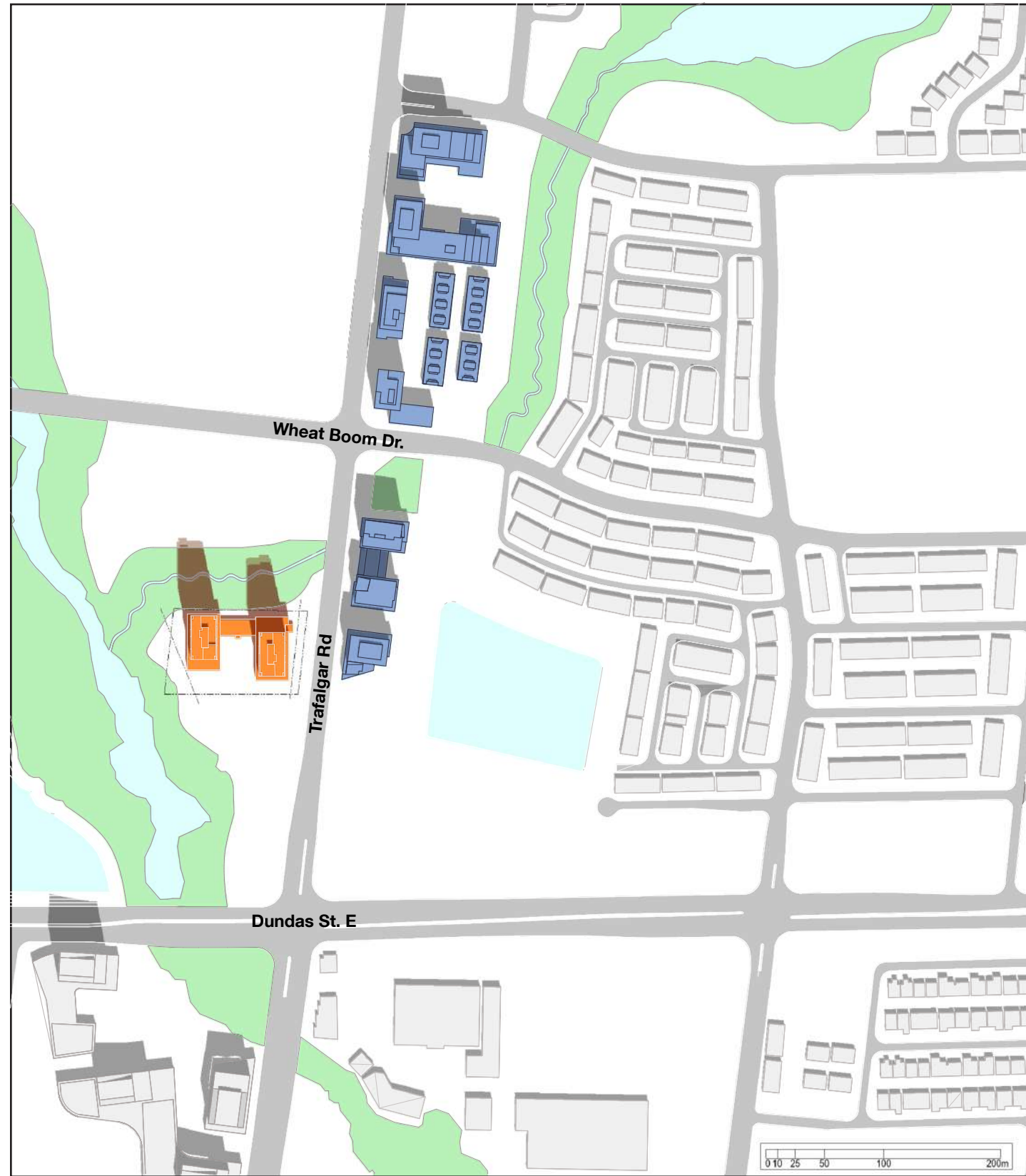
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 







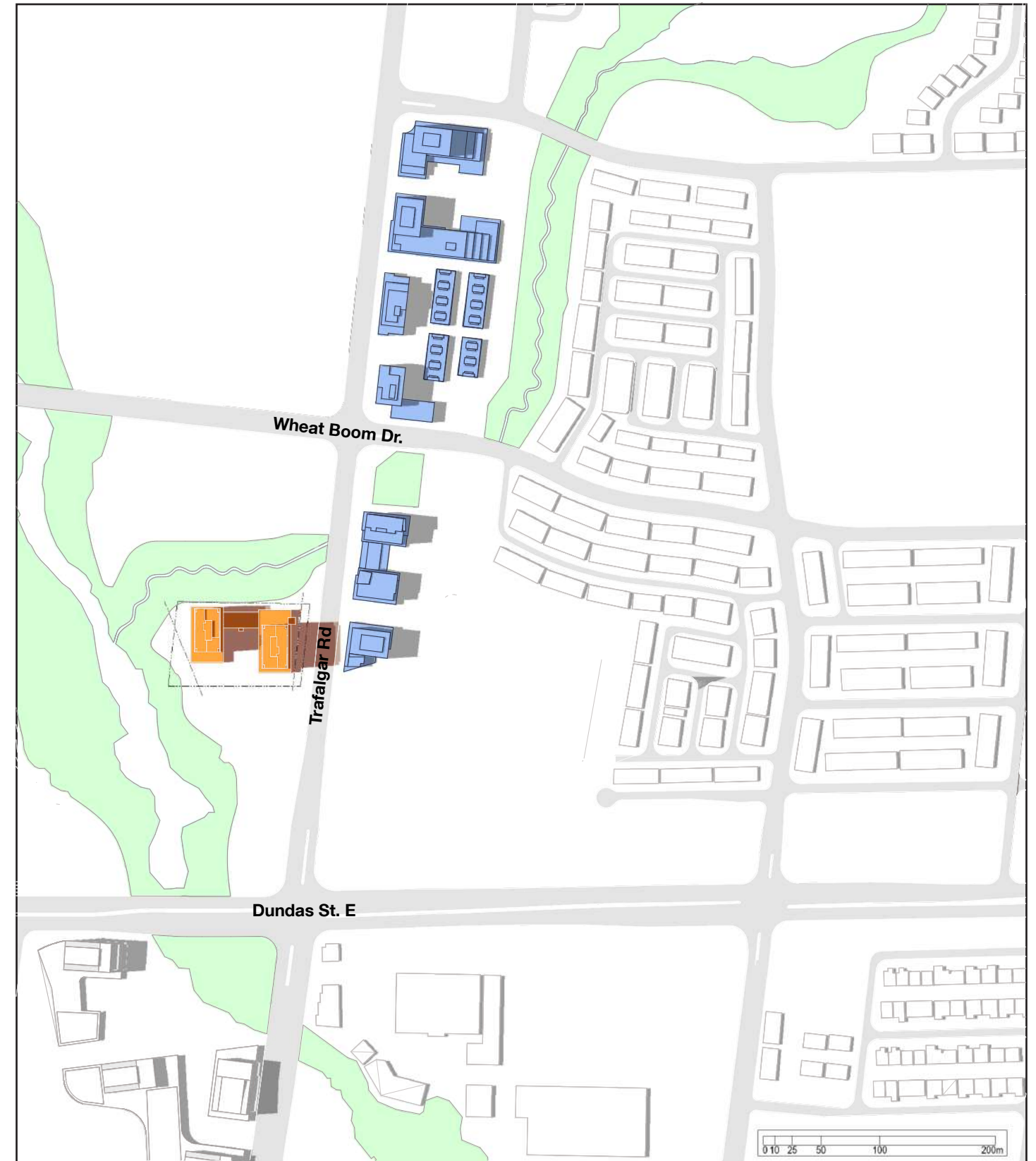
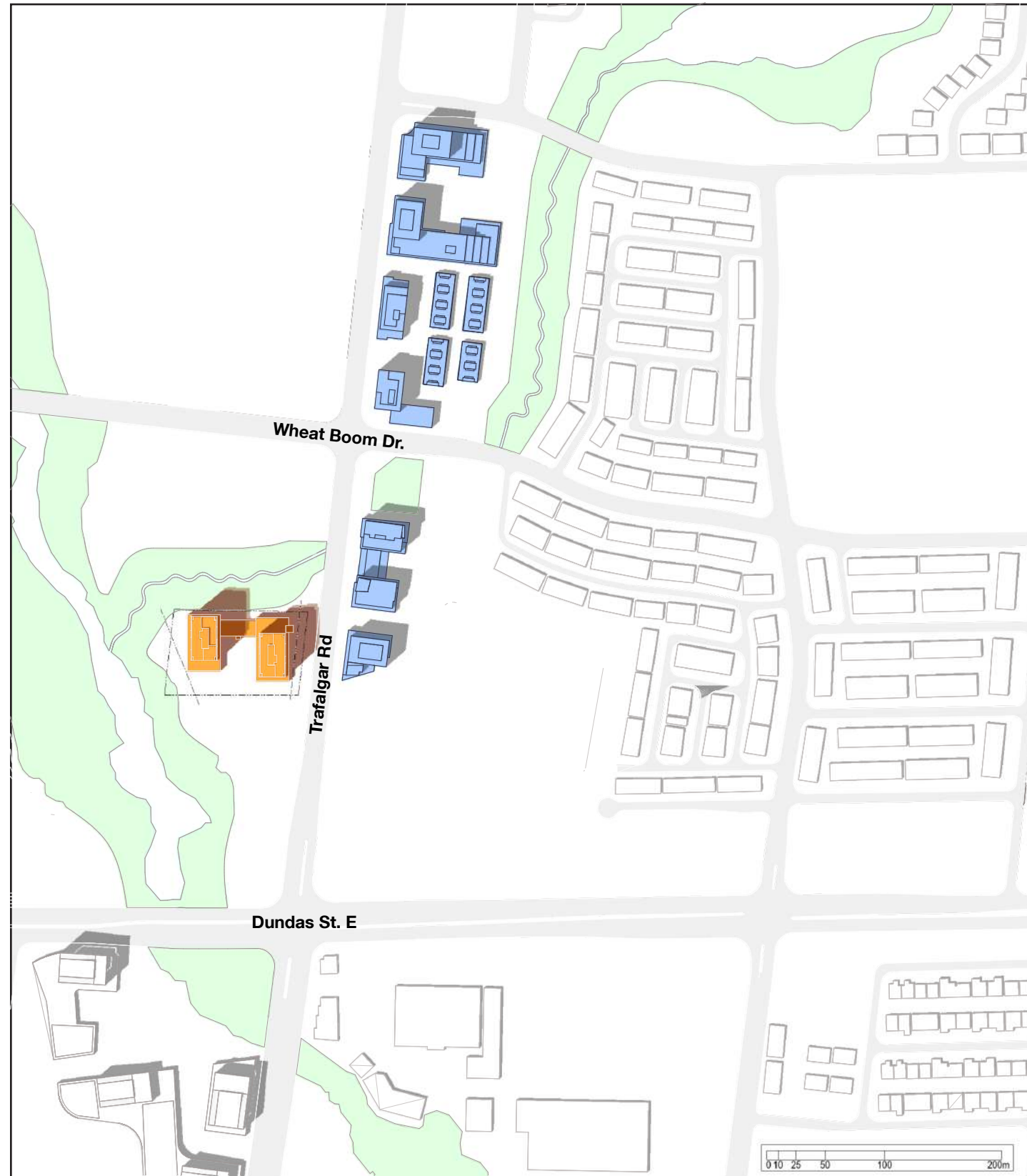
- Proposed / Under Construction Context Existing Context
- 3060 & 3068 Trafalgar Rd Property Line
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. Proposed Development



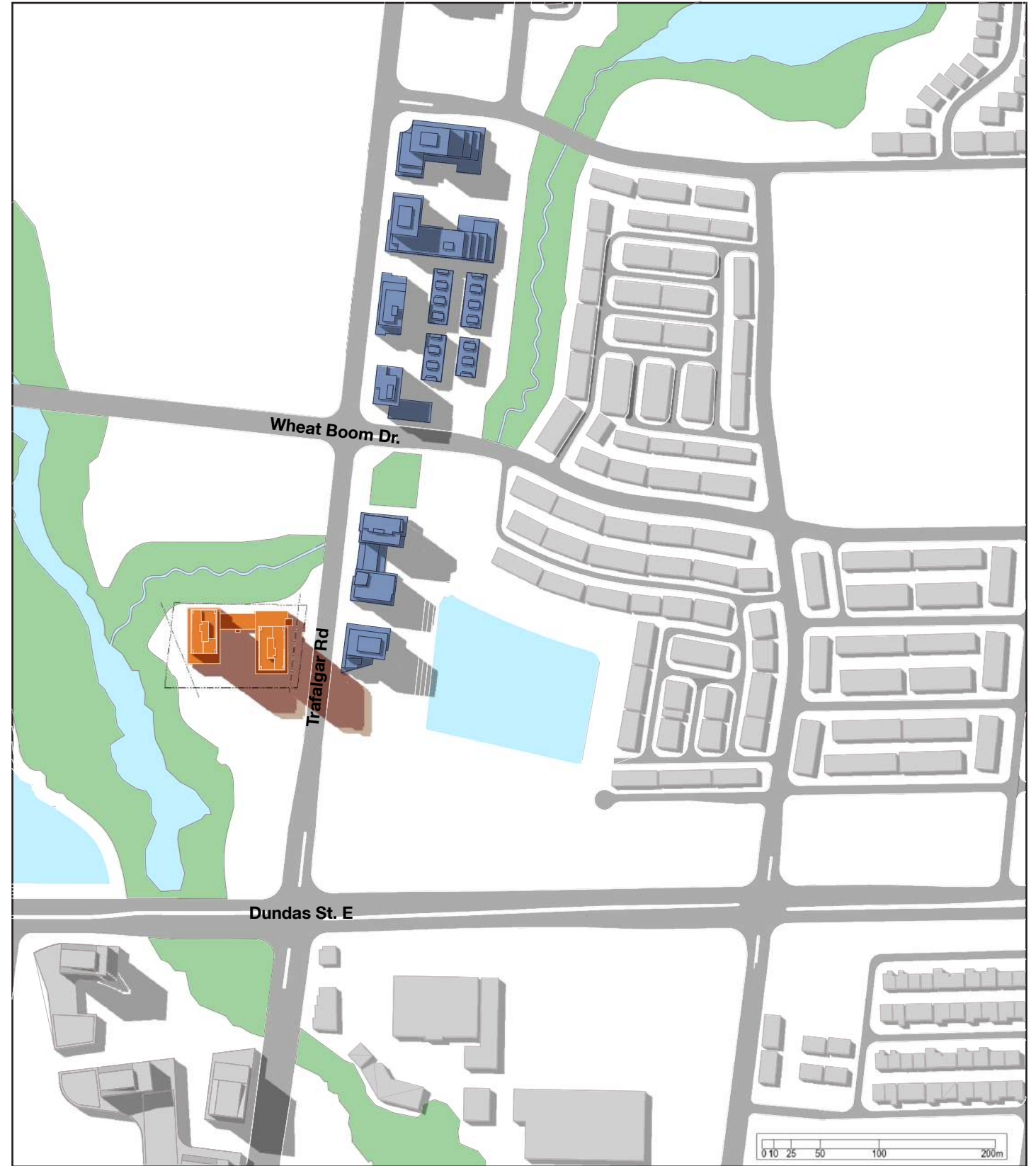
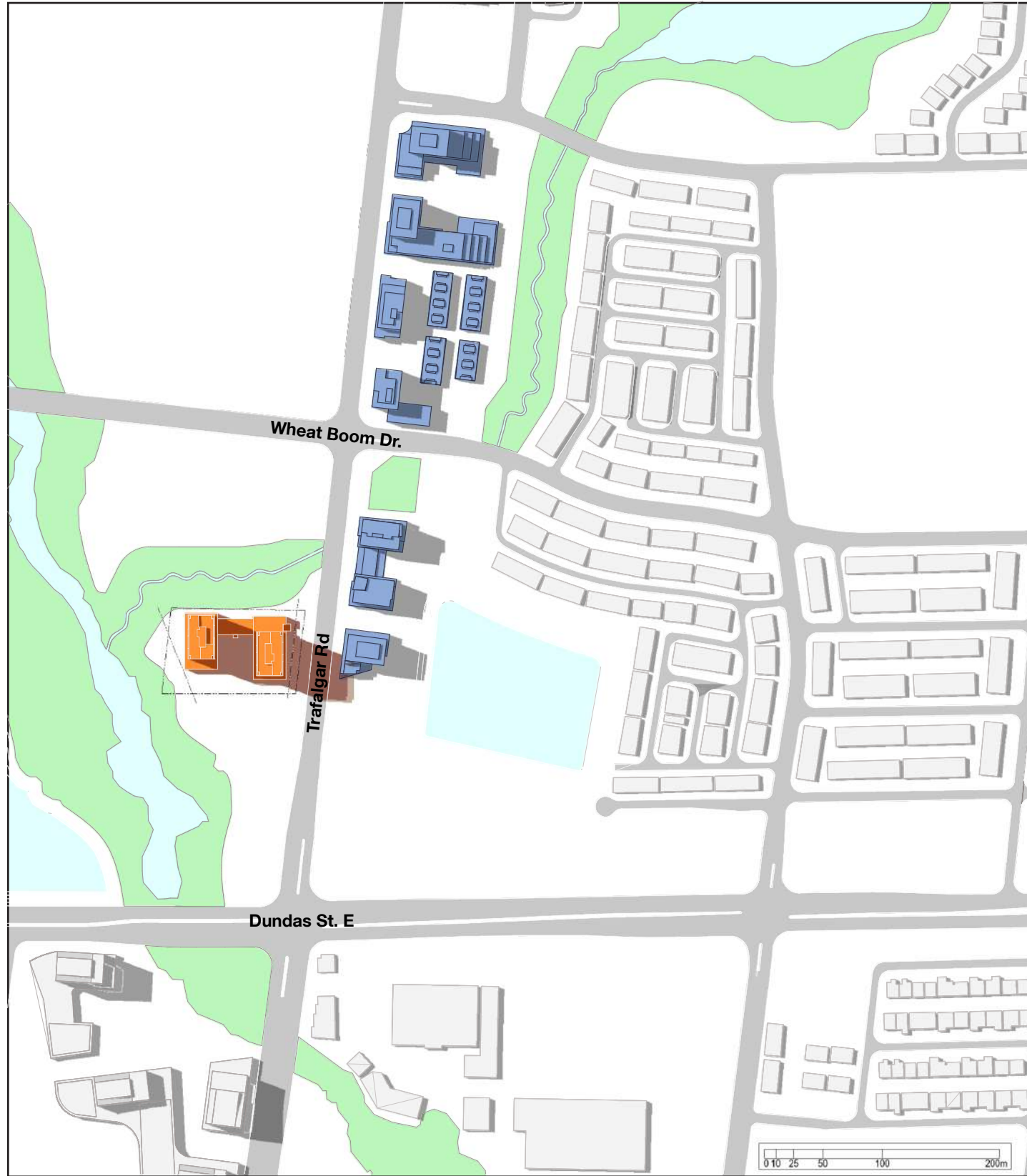
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 





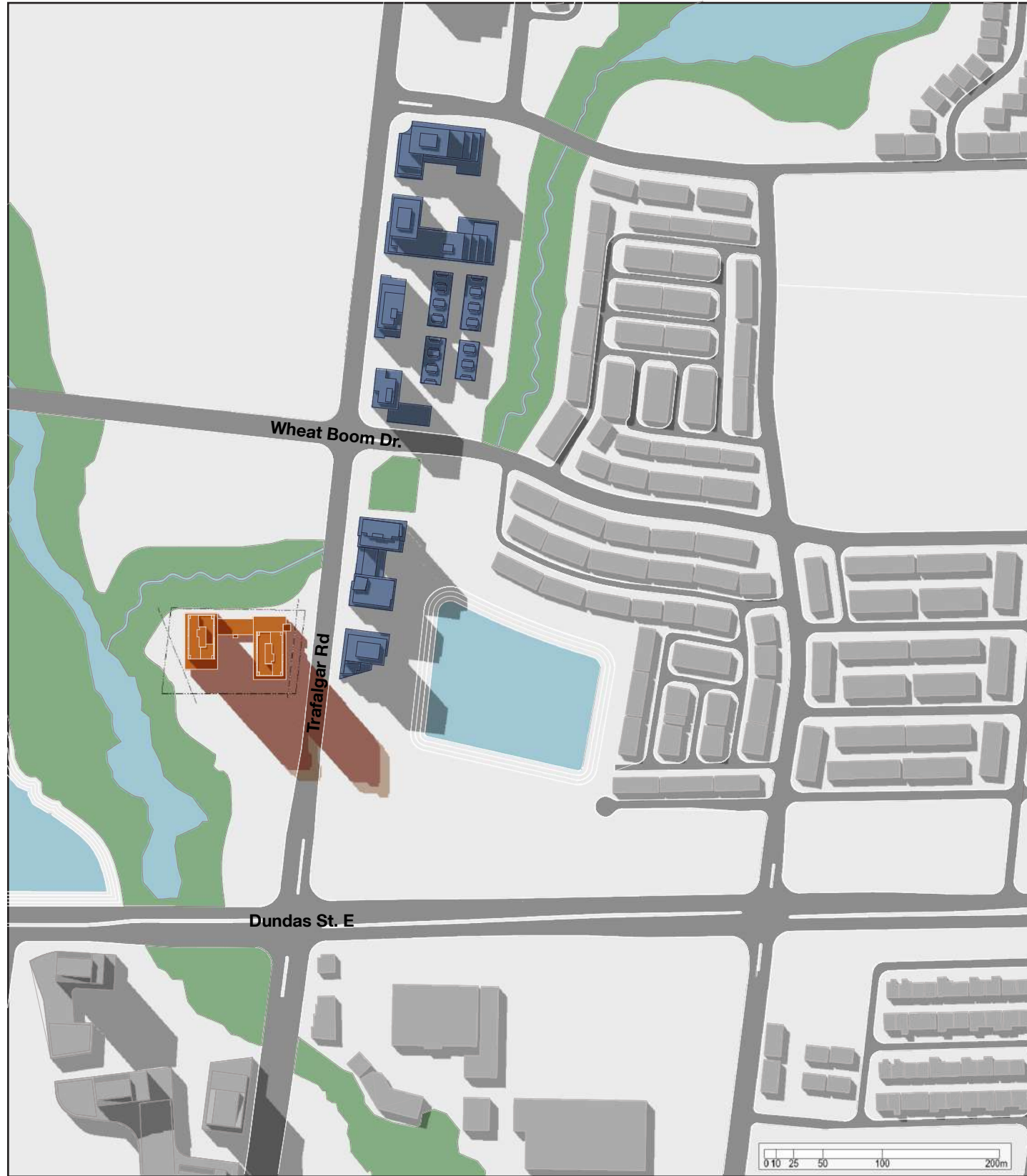
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 



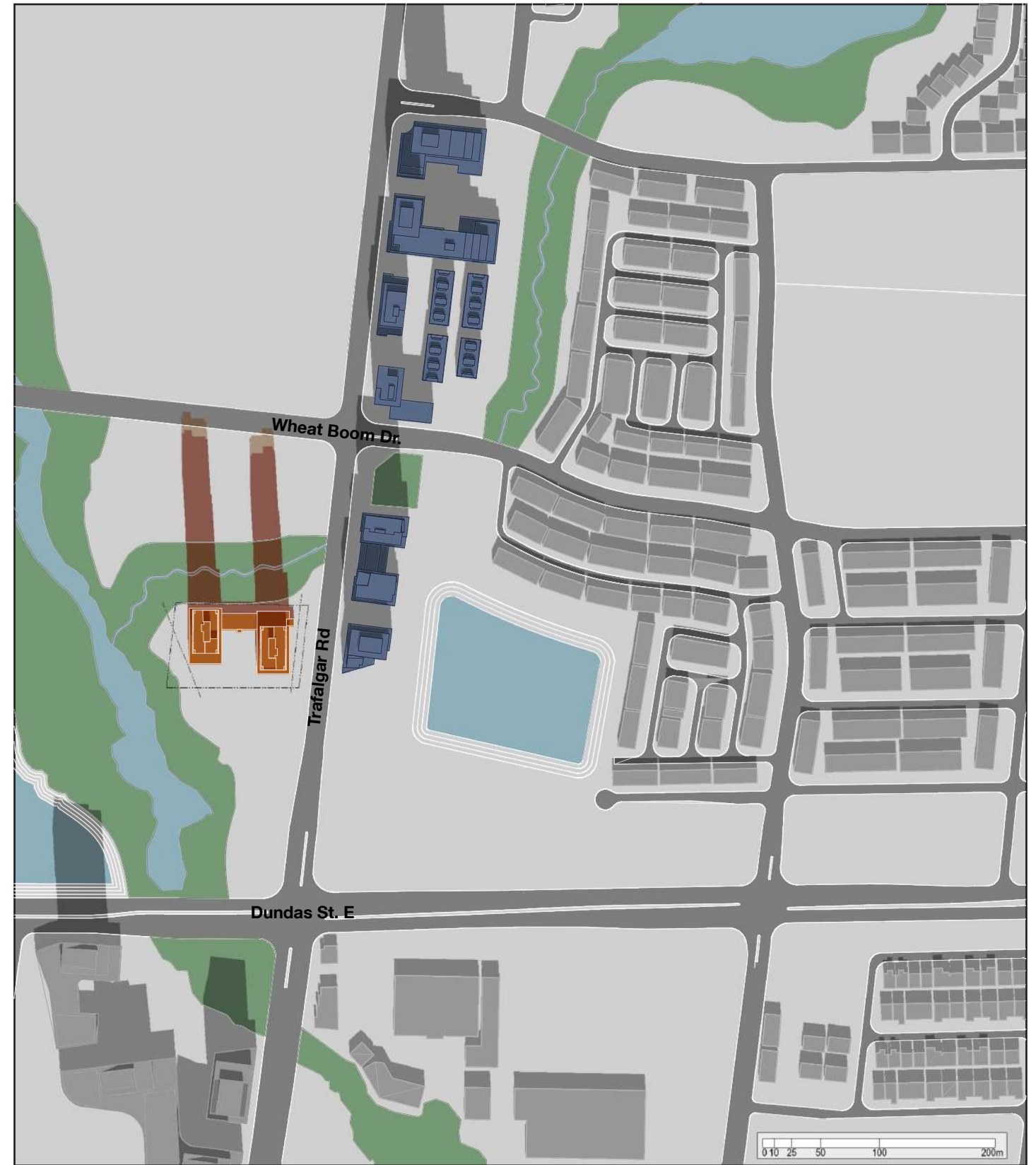
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 








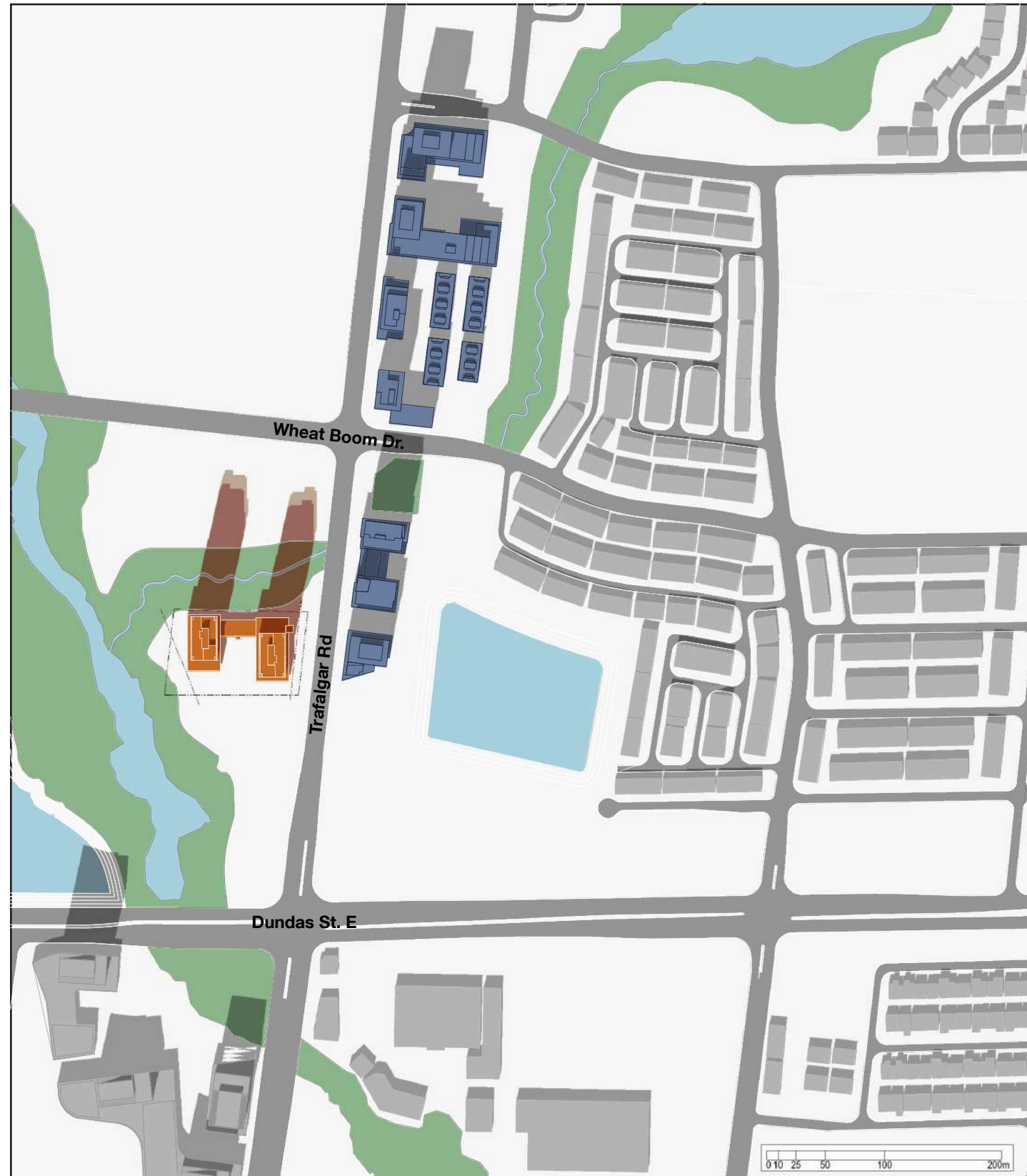
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 



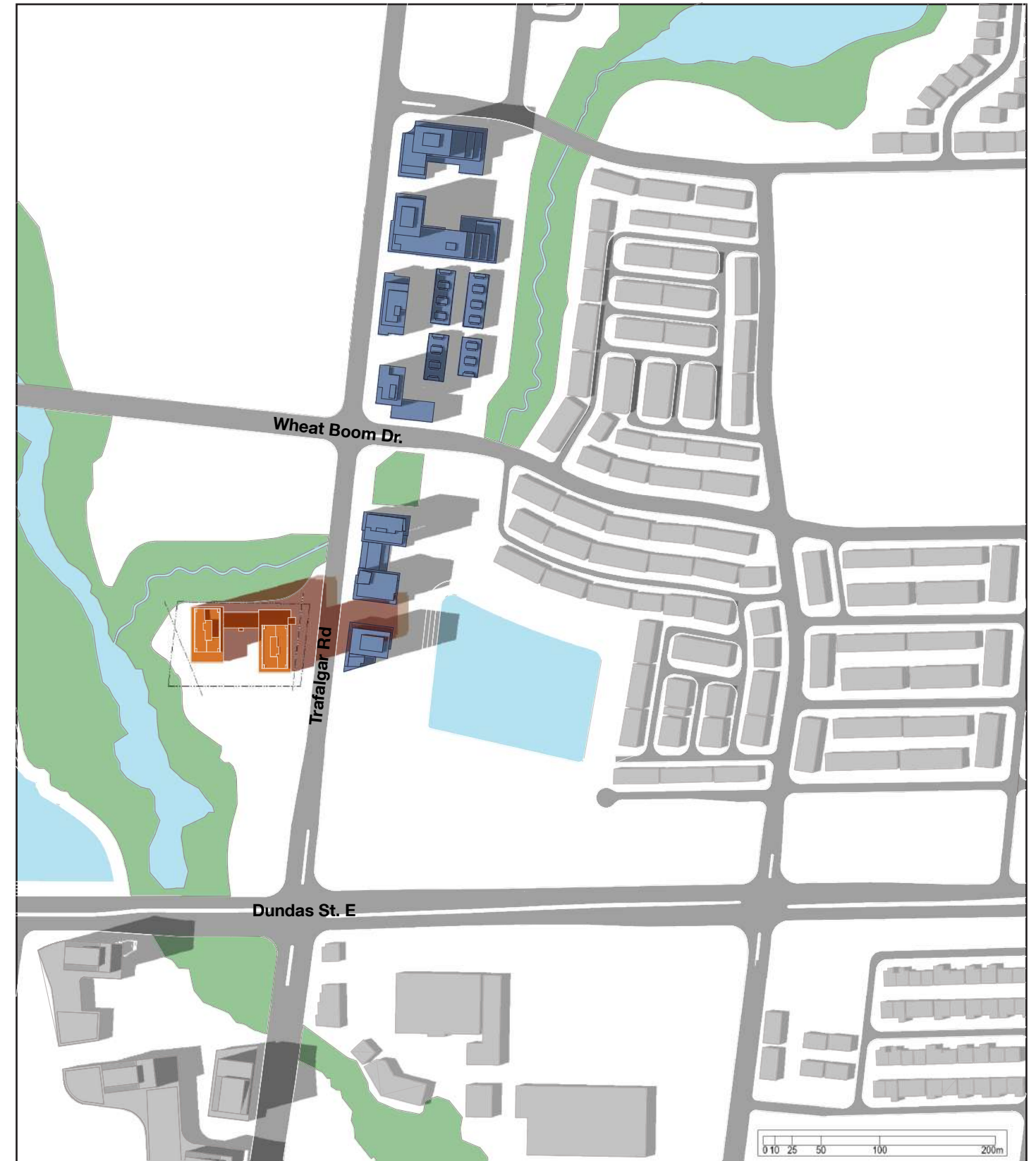
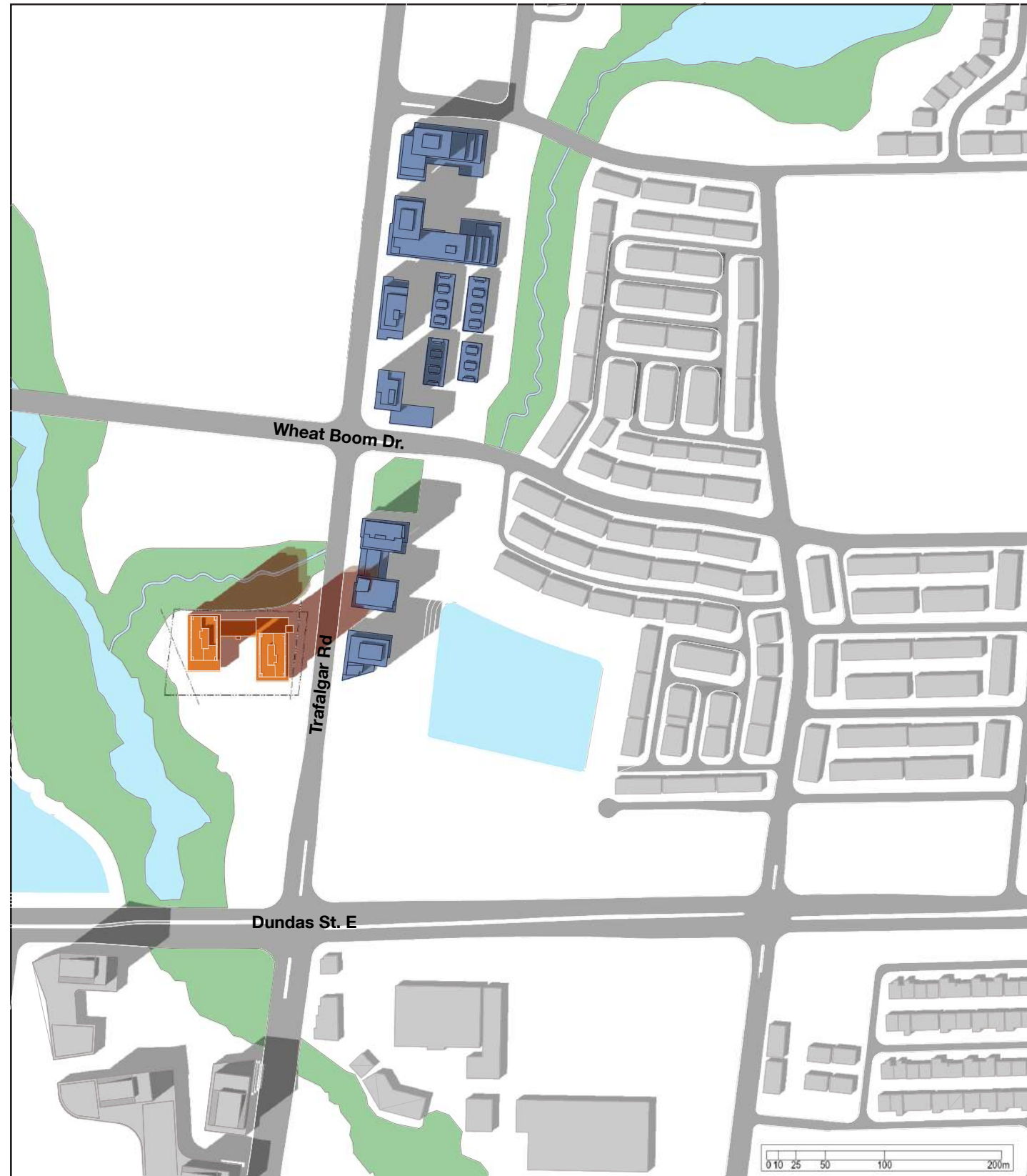
- Proposed / Under Construction Context Existing Context
- 3060 & 3068 Trafalgar Rd Property Line
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow
- 3060 & 3068 Trafalgar Rd. Proposed Development






- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 



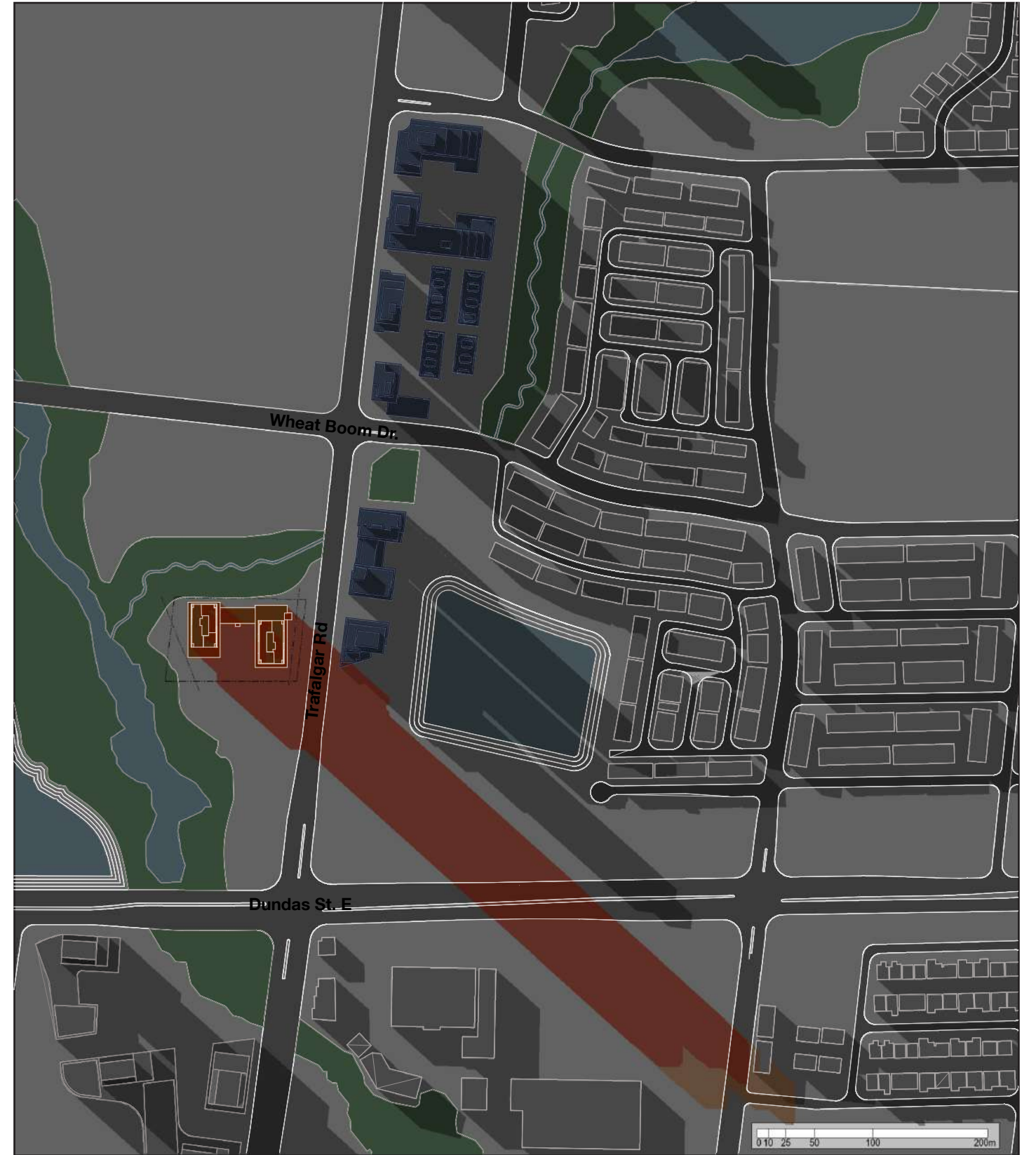
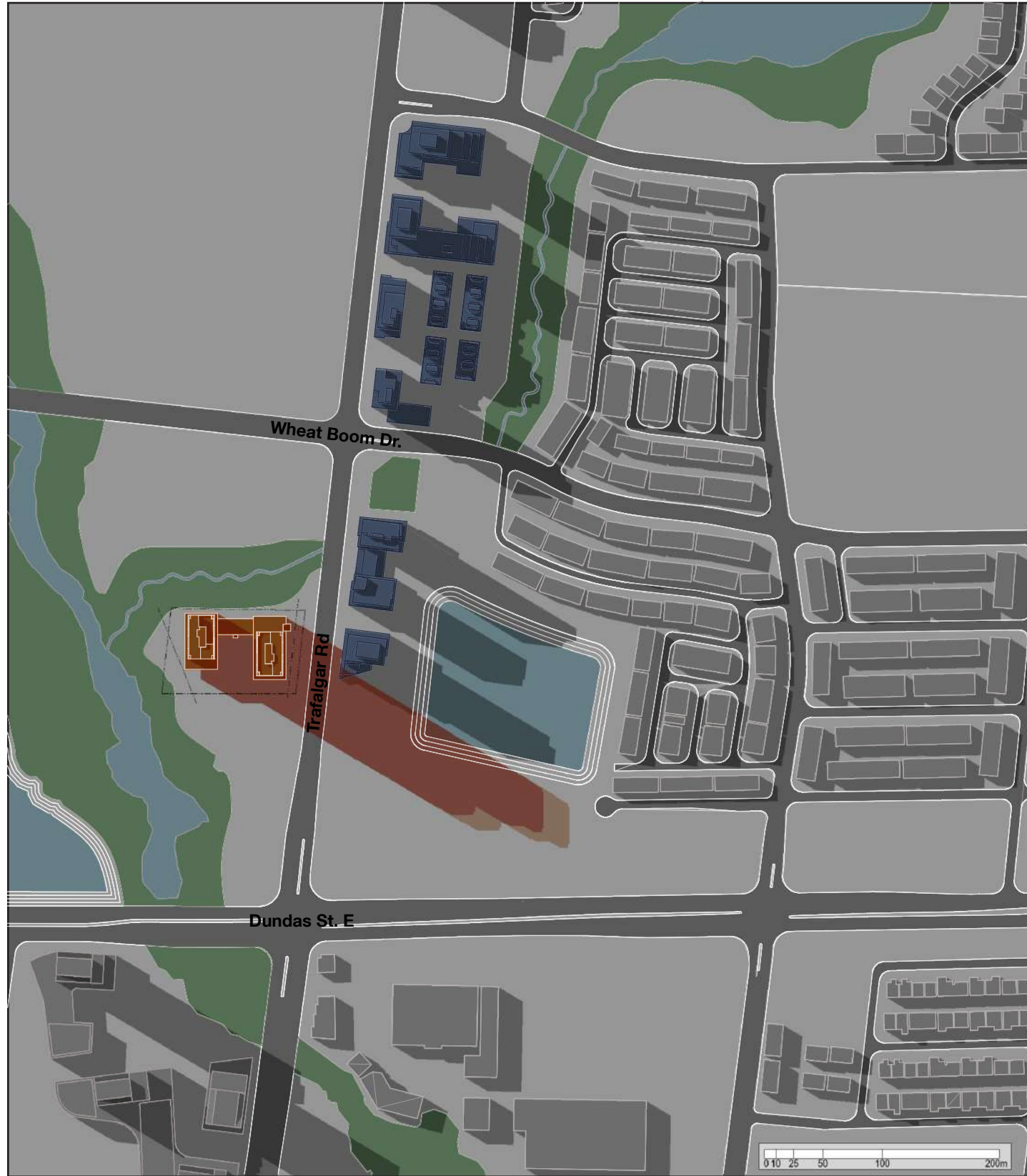
- Proposed / Under Construction Context 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow
- Existing Context 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow
- 3060 & 3068 Trafalgar Rd Property Line 3060 & 3068 Trafalgar Rd. Proposed Development



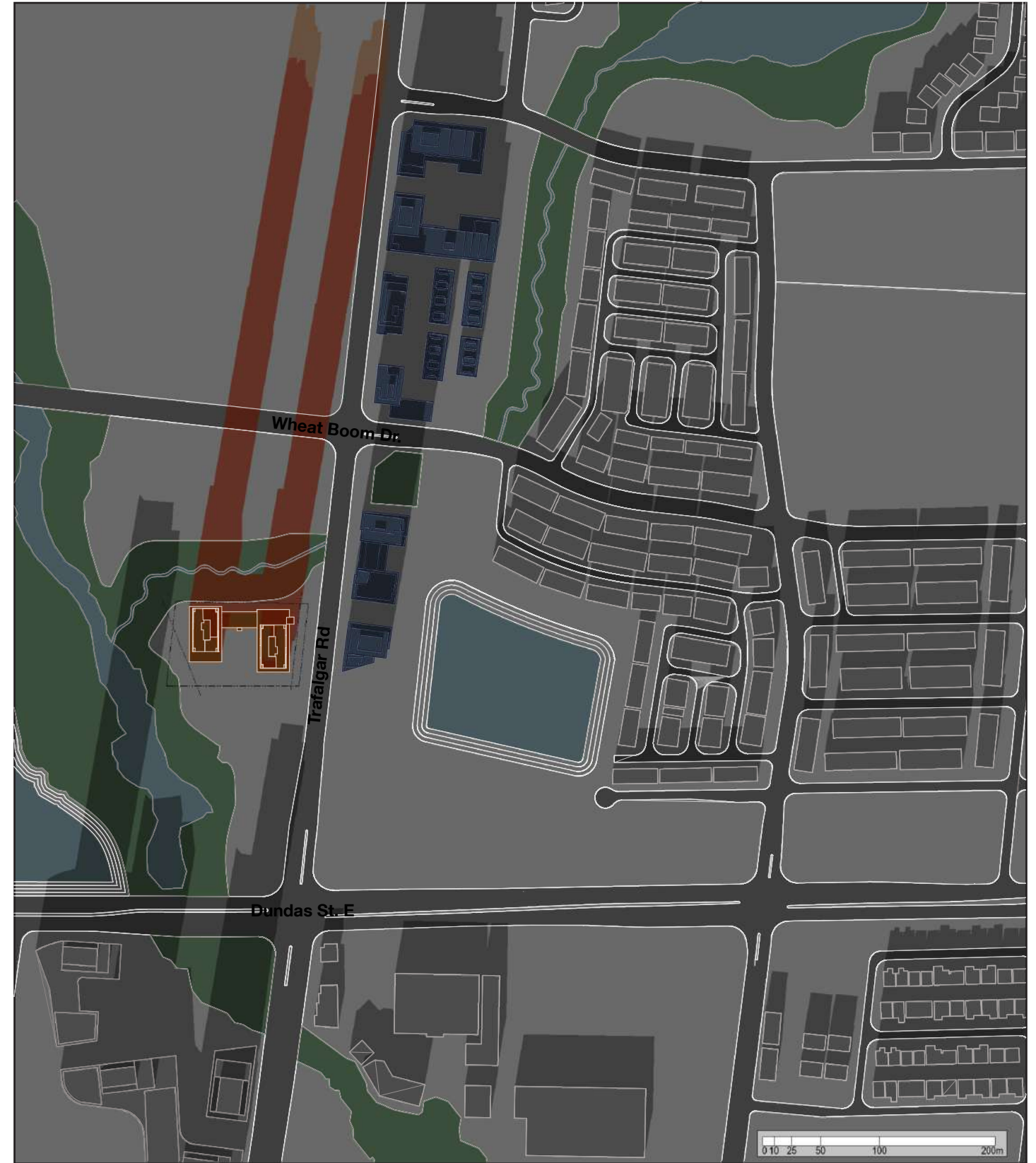
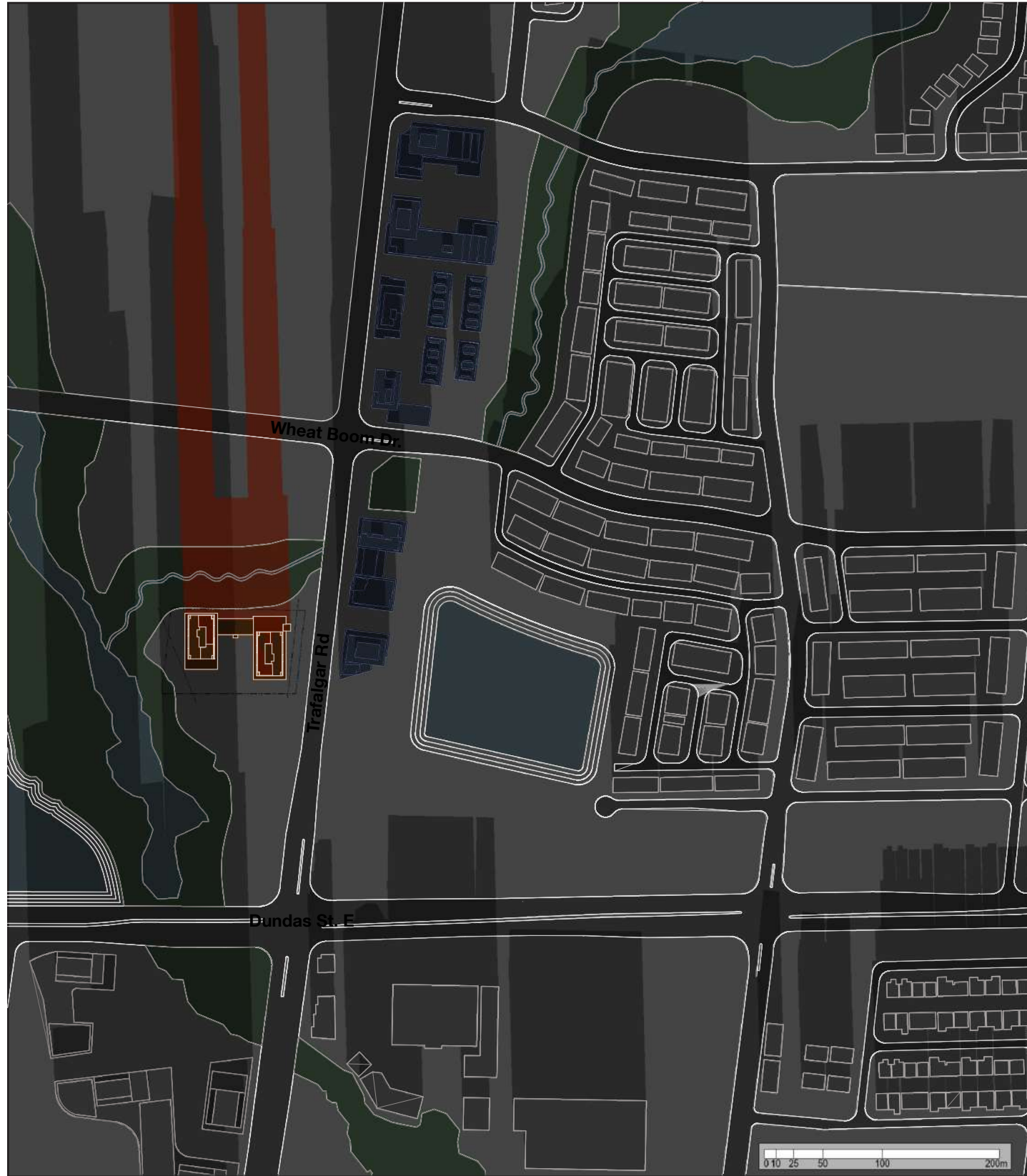
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 






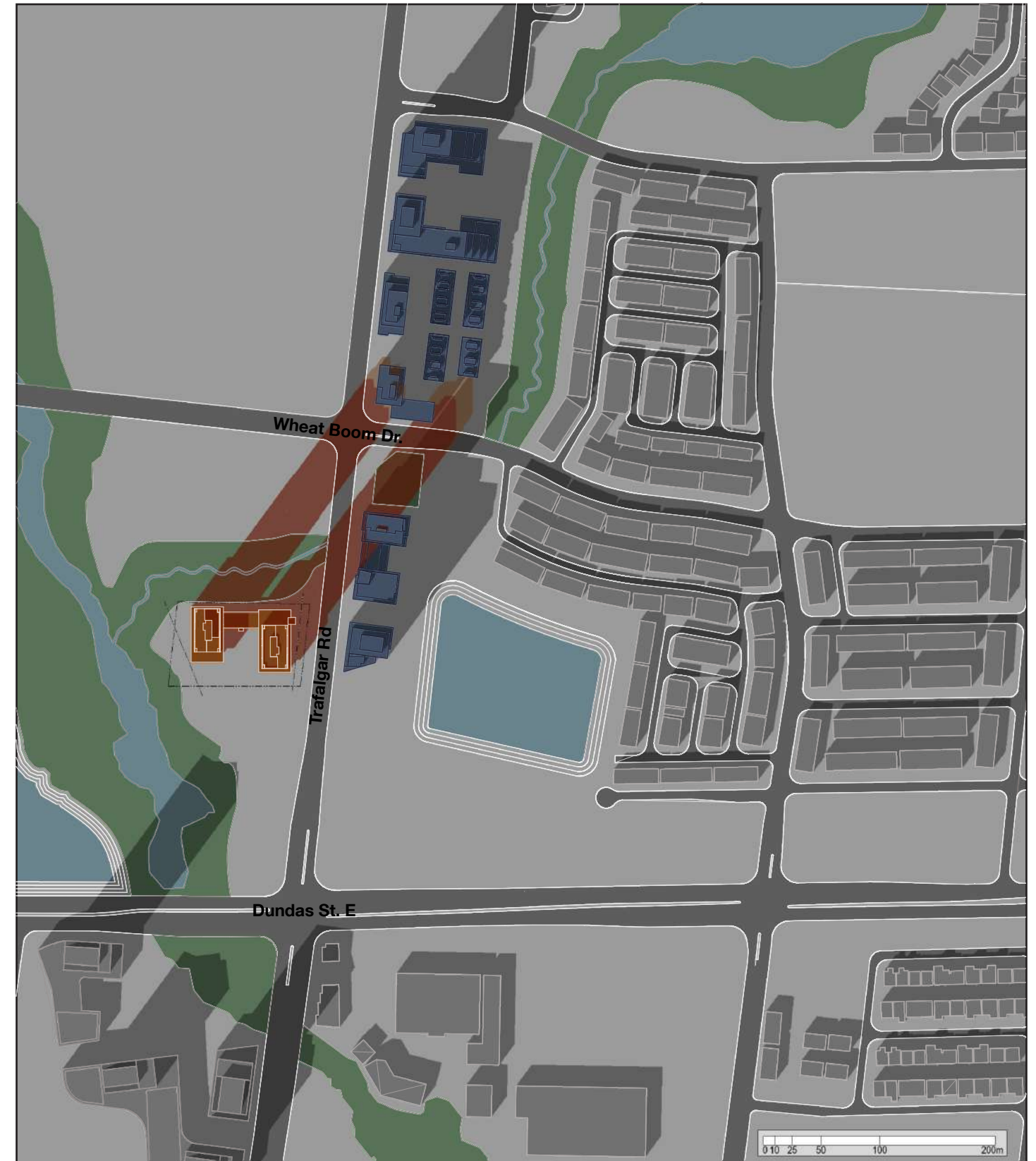
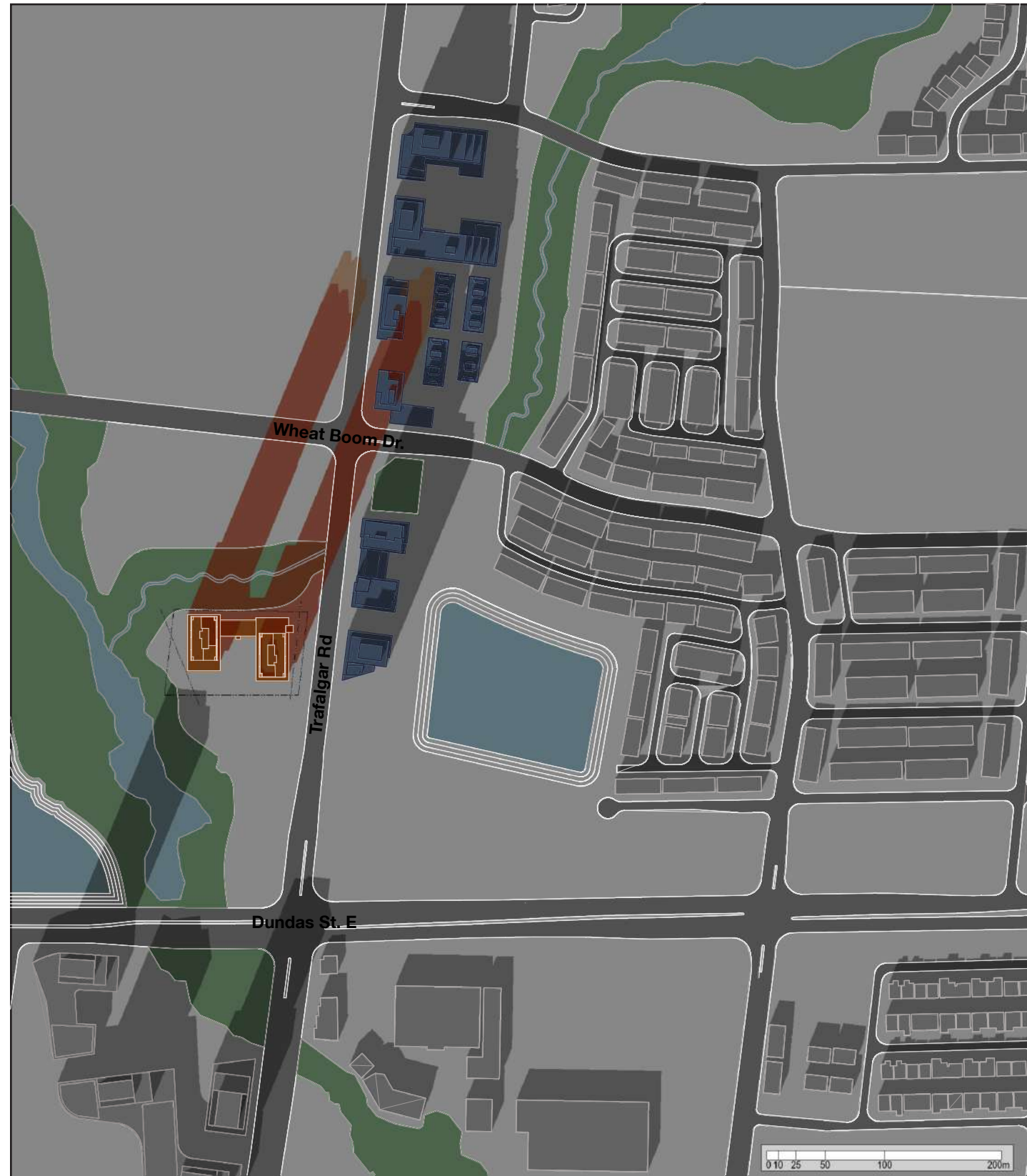
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 









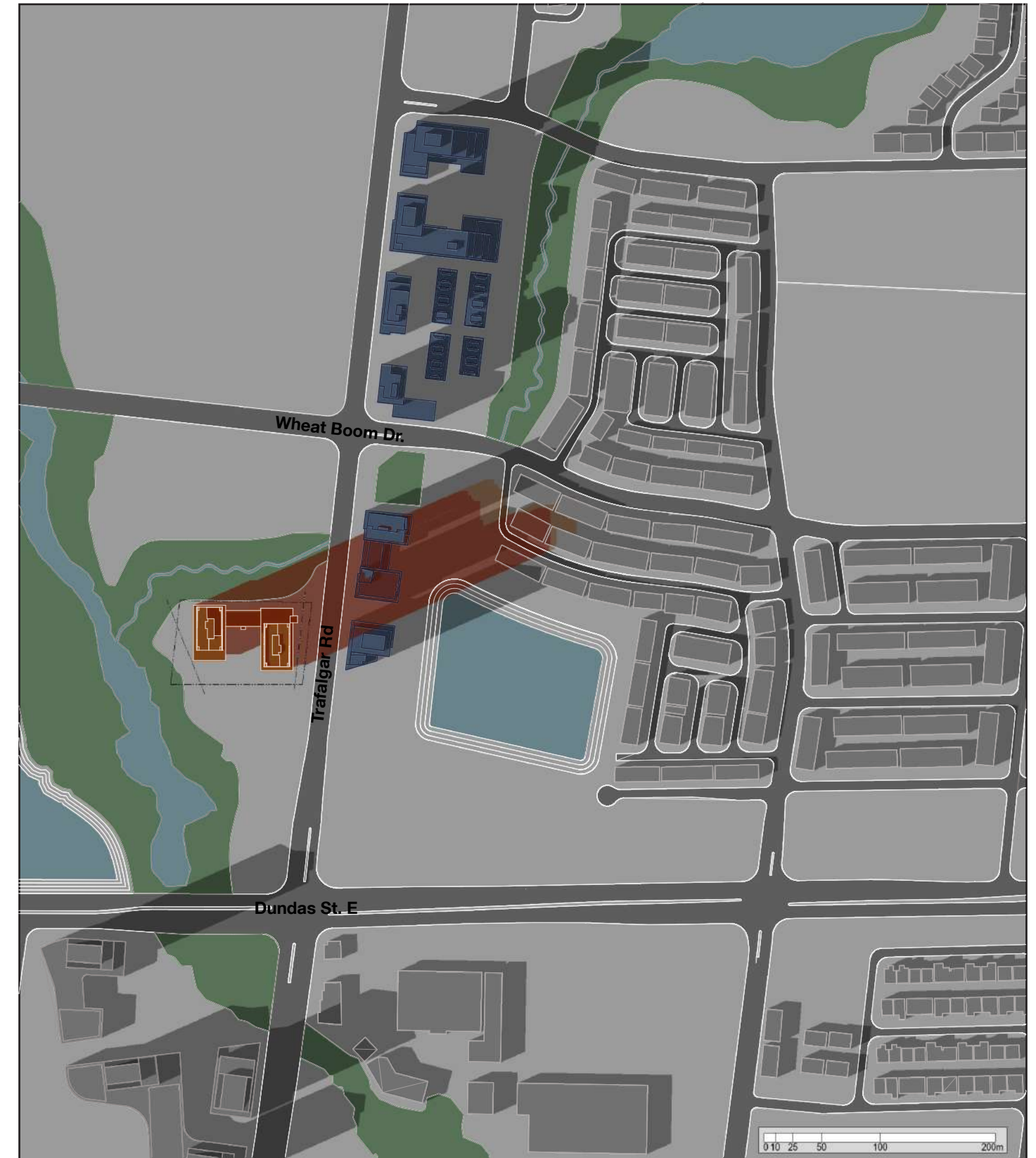
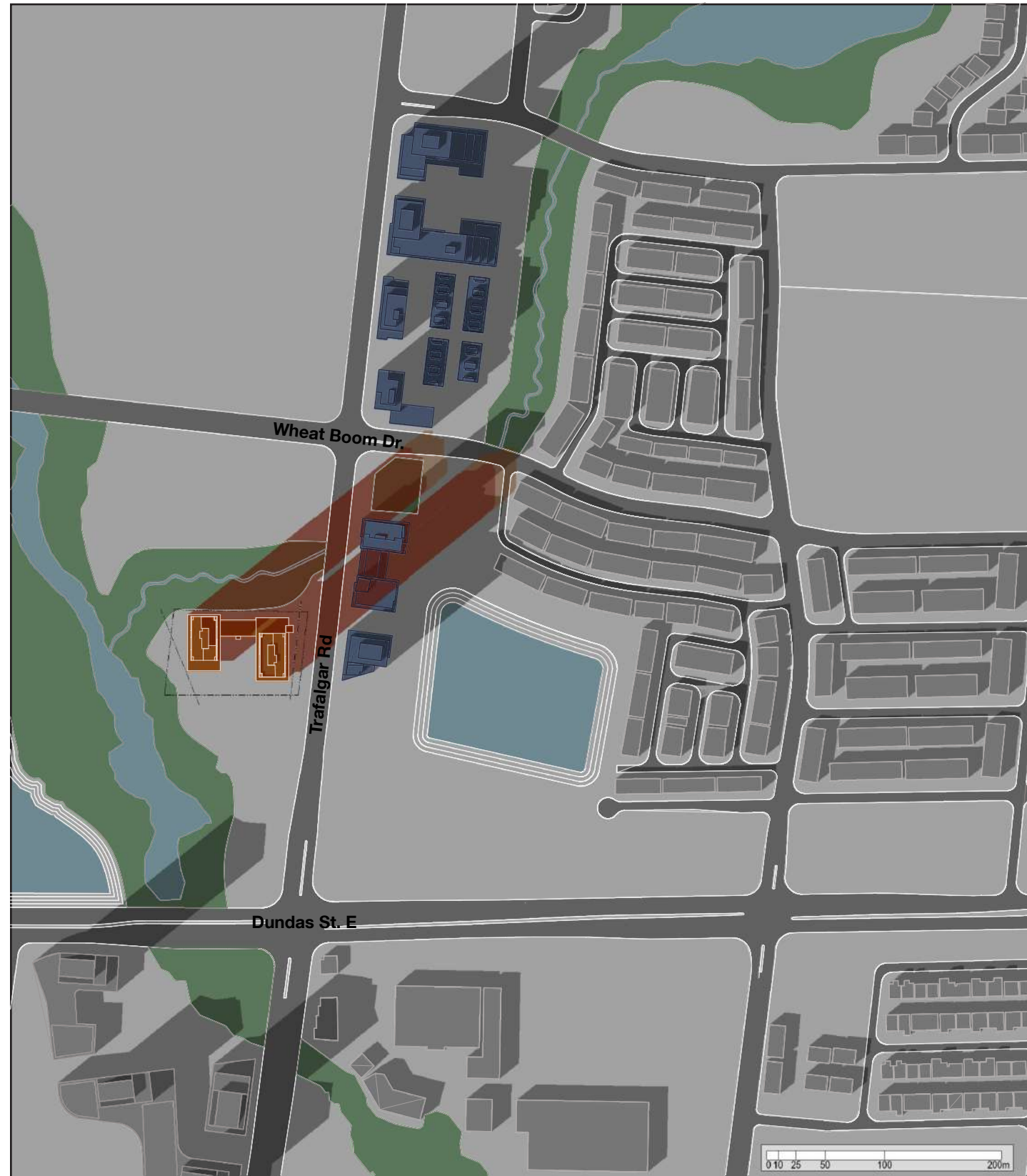
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 




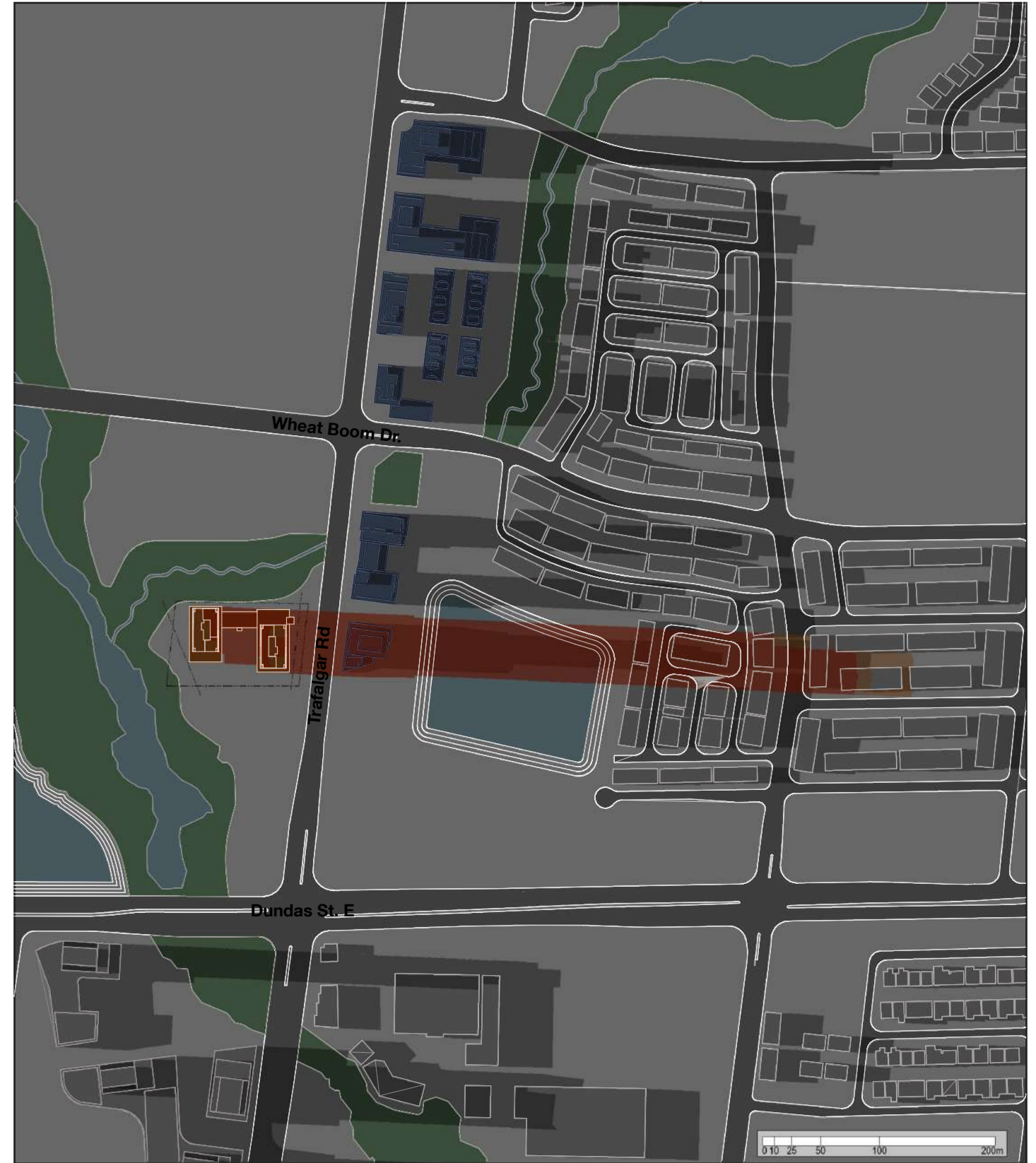
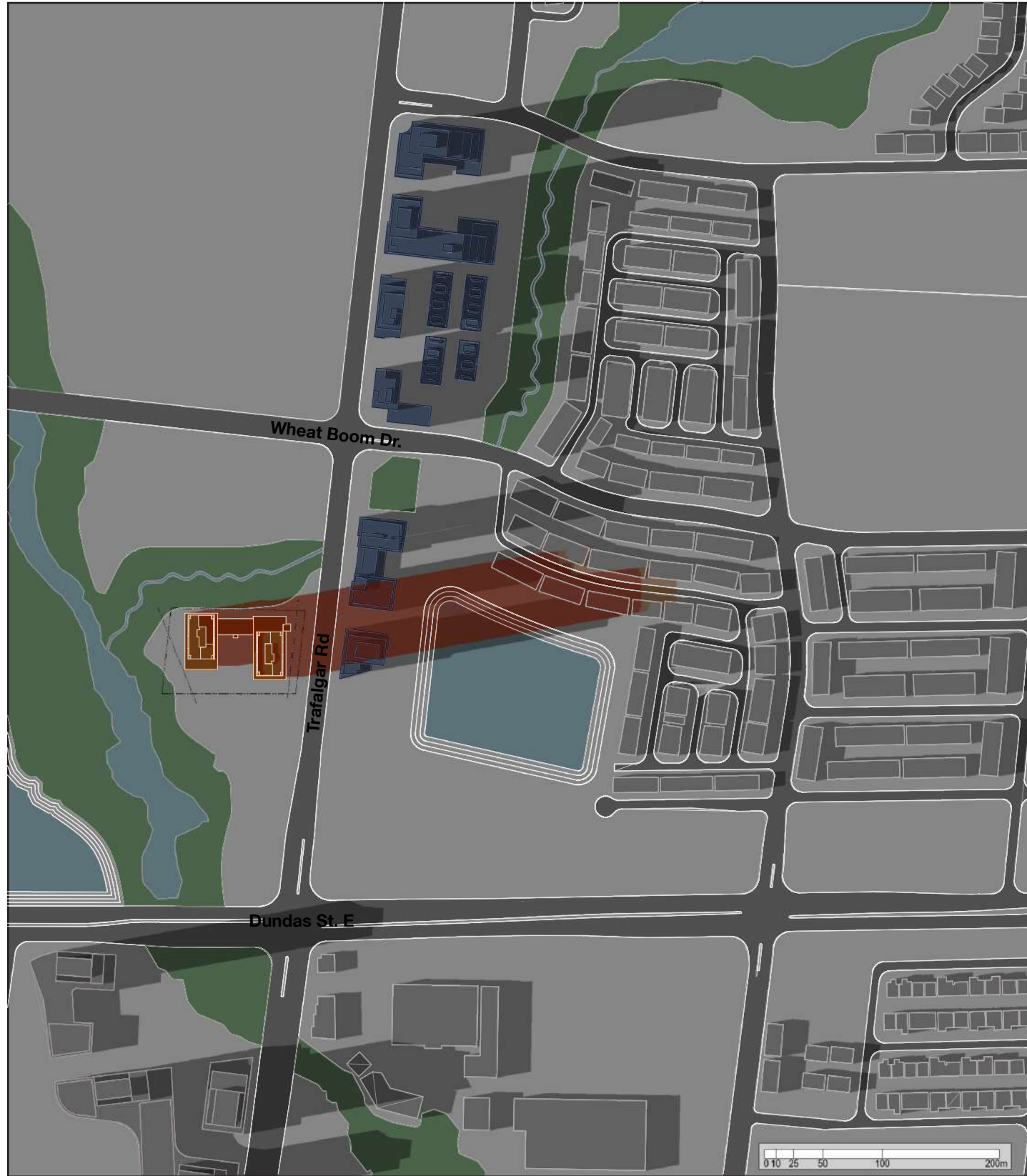
- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 








- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 



- | | | | |
|--|---|--|---|
| Proposed / Under Construction Context |  | 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow |  |
| Existing Context |  | 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow |  |
| 3060 & 3068 Trafalgar Rd Property Line |  | 3060 & 3068 Trafalgar Rd. Proposed Development |  |



- Proposed / Under Construction Context 
- Existing Context 
- 3060 & 3068 Trafalgar Rd Property Line 
- 3060 & 3068 Trafalgar Rd. 33 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. 30 Storeys Shadow 
- 3060 & 3068 Trafalgar Rd. Proposed Development 