Attention: **Department of City Building / Planning Section**
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Date: September 14, 2021

Regarding: **284-292 Plains Road E. Burlington, ON - Shadow Impact Study**

1. INTRODUCTION

This report has been prepared by SRM Architects Inc. in conjunction with the attached drawings to complete the Shadow Impact Study for the proposed development at 284-292 Plains Road East in Burlington in order to satisfy the requirements of the City of Burlington for Re-Zoning. The following report is a summary of our methodology and finding through the study.

2. METHODOLOGY FOR AQUIRING ACCURATE SHADOW DATA:

The attached Shadow Impact Study drawings were produced in accordance with the City of Burlington Shadow Study Guidelines and Terms of Reference, June 2020, Section 3.0 Methodology. Study dates and test times are in accordance with Section 3.2 and 3.3 of the above noted guideline. Location and projected shadow data have been determined in accordance with section 3.4 and Figure 3.1 of the guideline.

3. STUDY RESULTS

Key Civic and Cultural Spaces:

The proposed development does not project shadow onto any Key Civic and Cultural Spaces outlined in section 4.2 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Private Outdoor Amenity Spaces:

The proposed development does not project shadow onto private outdoor amenity areas of residential properties for a duration longer than 2 hours between the between 9:00 and 18:00 on March 21 as outlined in Section 4.3 of the City of Burlington Shadow Study Guidelines and Terms of Reference. Refer to attached shadow impact drawings D4.1 – r1 and D4.2 – r1. Shadow broadcast is observed impacting residential private amenity spaces after 16:00 through 18:00. Shadow impact is also observed between 12:00 and 18:00 tracking through the RM1-346 zones adjacent the project site to the northeast.

Parks and Open Spaces:

The proposed development does not project shadow onto any Parks and Open Spaces during the periods outlined in section 4.4 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Places Where Children Play:

The proposed development does not project shadow onto any Places Where Children Play as defined and during the periods outlined in section 4.5 of the City of Burlington Shadow Study Guidelines and Terms of Reference.

Public Realm and Sidewalks:

As per section 4.6 of the City of Burlington Shadow Study Guidelines and Terms of Reference on March 21st between the hours of 9:00 and 18:00 the boulevard and sidewalk on the opposite side of Plains Road from the proposed development receives full sunlight for the greater of 4.5 hours (50%) of the duration of time outlined. Refer to attached shadow impact drawings D4.1 – r1 and D4.2 – r1 demonstrating that the area exposed to sunshine on the opposite side of Plains Road E. from the proposed development receives complete exposure from 11:00 through 17:00 (approx. 6 hours).

4. SUMMARY + MITIGATION MEASURES:

It is in our professional opinion and through the study data that the proposed development complies with all of the criteria defined in the City of Burlington Shadow Study Guidelines and Terms of Reference and none of the 5 criteria outlined in the guideline are impacted by the proposed development shadow broadcast above the threshold of the guideline maximums. The shadow impacts of the proposed development are largely mitigated by the proposed building height, step-backs and terracing from the rear yard property boundary.

We trust this written analysis in conjunction with the Shadow Impact Study Drawings satisfy the requirements of this development application.

Kindest Regards,



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