ARCH D - 24" X 36"



NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

PROJECT NO. 24-674

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OWNERS INFORMATION:

REVISIONS:

#	DATE	REMARK
2	2026 03 05	ISSUED FOR OPA AND ZBA
1	2025 06 17	ISSUED FOR OPA AND ZBA

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FERNANDO F. S. LIMA
LICENCE 6901

PROJECT TITLE

NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

COVER SHEET

DRAWN BY

PL

SCALE

DATE

NOV 2024

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PROJECT NUMBER

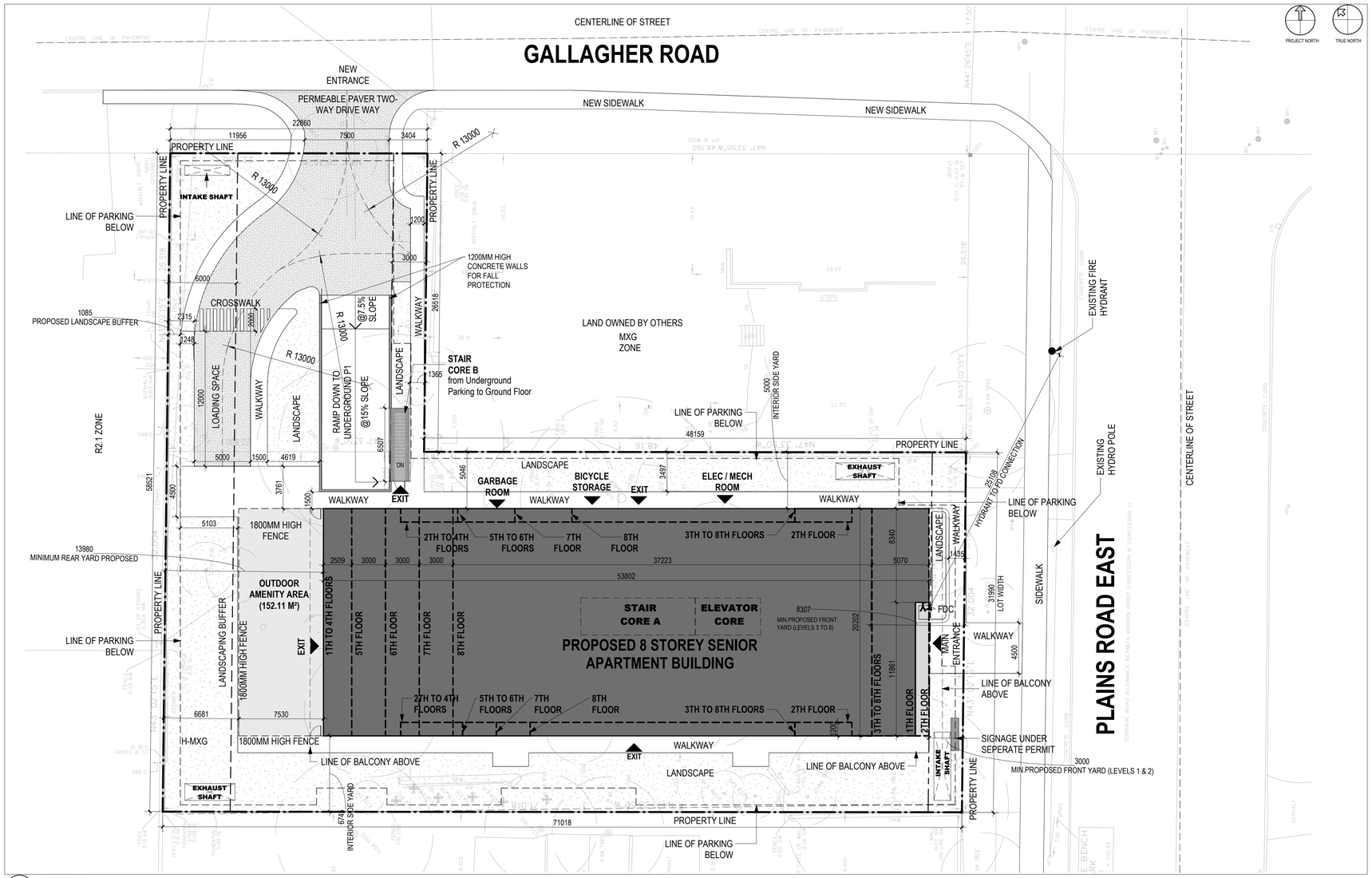
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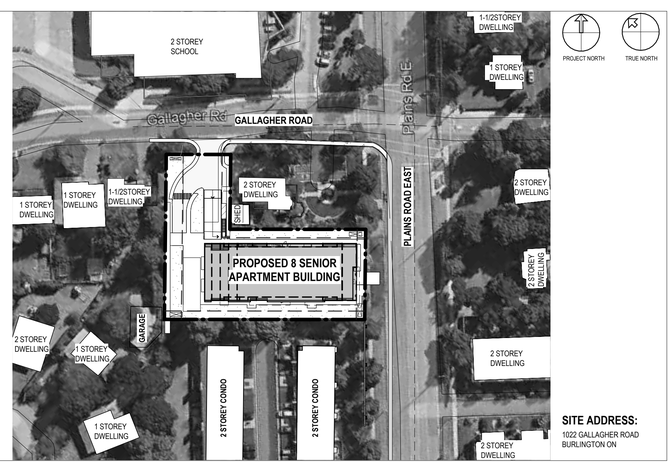
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ARCH D - 24" X 36"



1 SITE PLAN
A-1.1 1 : 200



SITE ADDRESS:
1022 GALLAGHER ROAD
BURLINGTON ON

2 SITE CONTEXT PLAN
A-1.1 1 : 1000

SITE LEGEND

	PROPERTY LINE BOUNDARY LINE
	BUILDING SETBACK
	LANDSCAPING BUFFER SETBACK
	ENTRANCE/EXIT
	LANDSCAPING

3 SITE LEGEND
A-1.0 1 : 300

PARKING SPACES

LEVEL	TYPE	AMOUNT
UNDERGROUND PARKING LEVEL P-1	BARRIER FREE PARKING SPACE	3
UNDERGROUND PARKING LEVEL P-1	PARKING SPACE	45
TOTAL		48

4 PARKING STATISTICS
A-1.1 N/A

8 STOREY – 140 UNITS
- **GARBAGE: 3 YD. COMPACTED – 54 UNITS PER BIN = 3 BINS**
- **RECYCLING 3 YD. LOOSE – 42 UNITS PER BIN = 4 BINS**
- **ORGANICS 360 L WHEELED CART – 25 UNITS PER CART = 6 CARTS**

3 WASTE CAPACITY CALCULATION
A-1.1 N/A

GENERAL PROJECT STATISTICS

SITE ADDRESS: 1022 GALLAGHER ROAD, BURLINGTON ON

PART OF LOT 5 CONCESSION 1 TOWNSHIP OF EAST FLAMBOROUGH

STATISTIC	PROPOSED
USE	SENIOR APART. BUILDING
PROPOSED ZONE	MXG & H-MXG
# STOREYS	8
# UNDERGROUND PARKINGS LVLS.	1
# UNITS	140
# PARKING SPACES	48
# BICYCLE PARKING SPACES	64
AREA OF AMENITY	1,715.96 m²/ 18,470 ft²
# LOCKERS	146

SITE STATISTICS

STATISTIC	REQUIRED	PROPOSED
LOT AREA (MIN.)	1,000.00 m²	2,878.40 m²
MINIMUM LOT WIDTH	25 M	32.00M
MINIMUM FRONT YARD (M) LEVELS 1-2 LEVELS 3-8	3 M 7.5 M	3 M 8.3 M
MINIMUM INTERIOR SIDE YARD	____	5.00M & 6.74M
YARD ABUTTING PLAINS ROAD WEST OF THE QUEEN ELIZABETH WAY	3 M MIN 23 M MAX	3 M
LANDSCAPE BUFFER ABUTTING A STREET	3 M	0.0 M*
LANDSCAPE BUFFER ABUTTING A RESIDENTIAL ZONE	6 M	1.08 M*
MINIMUM REAR YARD - LEVELS 1-3	12 M	13.98 M
- LEVEL 4	15 M	13.98 M*
- LEVEL 5	15 M	16.49 M
- LEVEL 6	18 M	19.49 M
MAXIMUM HEIGHT	6 STOREYS	8 STOREYS
BLDG FOOTPRINT	____	1,072.44 m²
TOTAL GFA (LEVELS 1-8)	____	6,701.89 m²
AMENITY AREA	2,100.00 m²	1,715.96 m²*
MINIMUM FLOOR AREA RATIO	0.3:1 862.52 m²	2.33:1 6,701.89 m²
MIN. DENSITY IN A RESIDENTIAL BUILDING	30 UNITS / ha	486 UNITS / ha

PARKING STATISTICS

STATISTIC	REQUIRED	PROPOSED
PARKING	N/A	**48 SPACES**
AISLE WIDTH	6 M	**6 M**
ACCESSIBLE PARKING	N/A	**3 SPACES**
LOADING ALL LOADING MUST TAKE PLACE AT LEAST 7.5M AWAY FROM RESIDENTIAL ZONING	7.5M FROM RESIDENTIAL	**5 M X 12 M SPACE** 2.32M FROM RESIDENTIAL*
PARKING STALL	2.75M X 6M	**2.75M X 6M**
ACCESSIBLE PARKING STALL TYPE A	2.75M +2M X 6M	**2.75M +2M X 6M**
BICYCLE PARKING	N/A	**TOTAL = 64 SPACES**
LANDSCAPING PERCENTAGE	N/A	**LANDSCAPE** 916.85 M² 31.85%

(*) SITE-SPECIFIC ZONING PROVISIONS

5 GENERAL STATISTICS
A-1.1 1 : 1

UNIT SCHEDULE

UNIT TYPE	AREA	AMOUNT
TYPE A	412 ft²	6
TYPE A+	347 ft²	22
TYPE B	283 ft²	41
TYPE C	424 ft²	16
TYPE C+	384 ft²	6
TYPE C++	414 ft²	6
TYPE D	271 ft²	16
TYPE D+	256 ft²	12
TYPE E	388 ft²	2
TYPE E+	322 ft²	11
TYPE F	317 ft²	1
TYPE G	434 ft²	1
TOTAL UNITS		140

7 UNITS SCHEDULE
A-1.1 N/A

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PROJECT TITLE
NEW SENIOR APARTMENT BUILDING
1022 Gallagher Road, Burlington ON

DRAWING TITLE
SITE PLAN

DRAWN BY
PL - JS

SCALE
As Indicated

DATE
NOV 2024

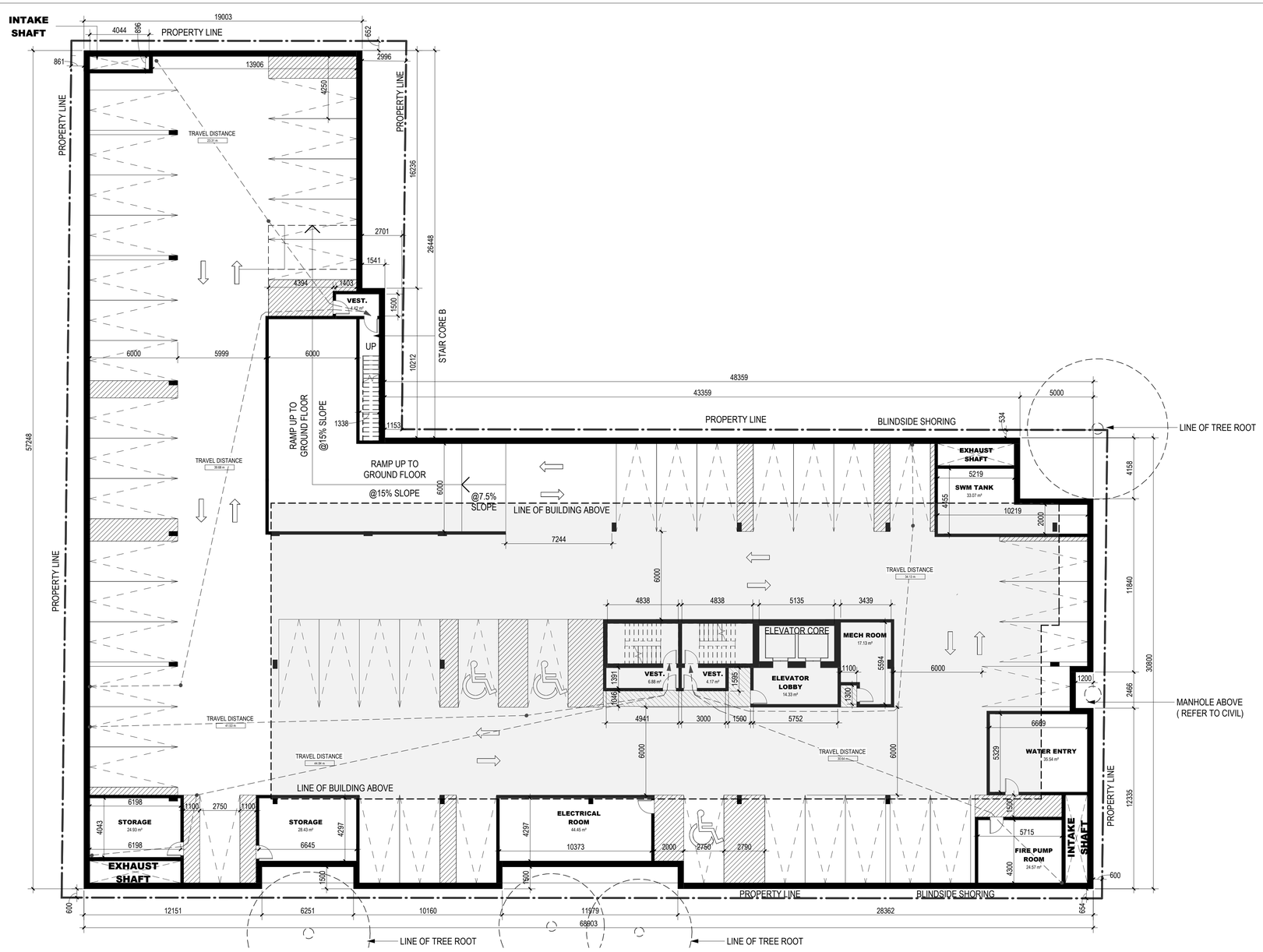
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PROJECT NUMBER
24-674

DRAWING NUMBER
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ARCH D - 24" X 36"



1 A-2.1 UNDERGROUND PARKING LEVEL P-1
1 : 100

PARKING SPACES		
LEVEL	TYPE	AMOUNT
UNDERGROUND PARKING LEVEL P-1	BARRIER FREE PARKING SPACE	3
UNDERGROUND PARKING LEVEL P-1	PARKING SPACE	45
TOTAL		48

2 A-1.0 PARKING STATISTICS
N/A

NOT USED

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1022 Gallagher Road, Burlington ON

DRAWING TITLE
PARKING LEVEL P1

DRAWN BY
PL - JS

SCALE
1 : 100

DATE
NOV 2024

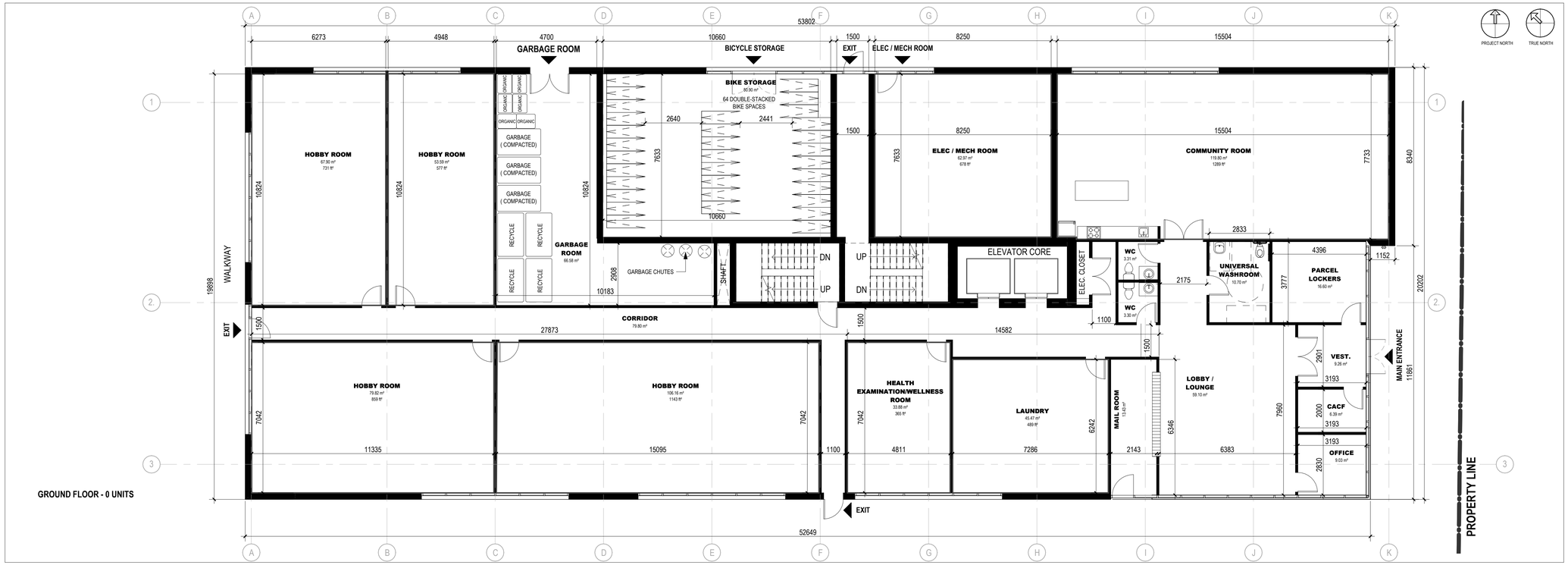
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PROJECT NUMBER
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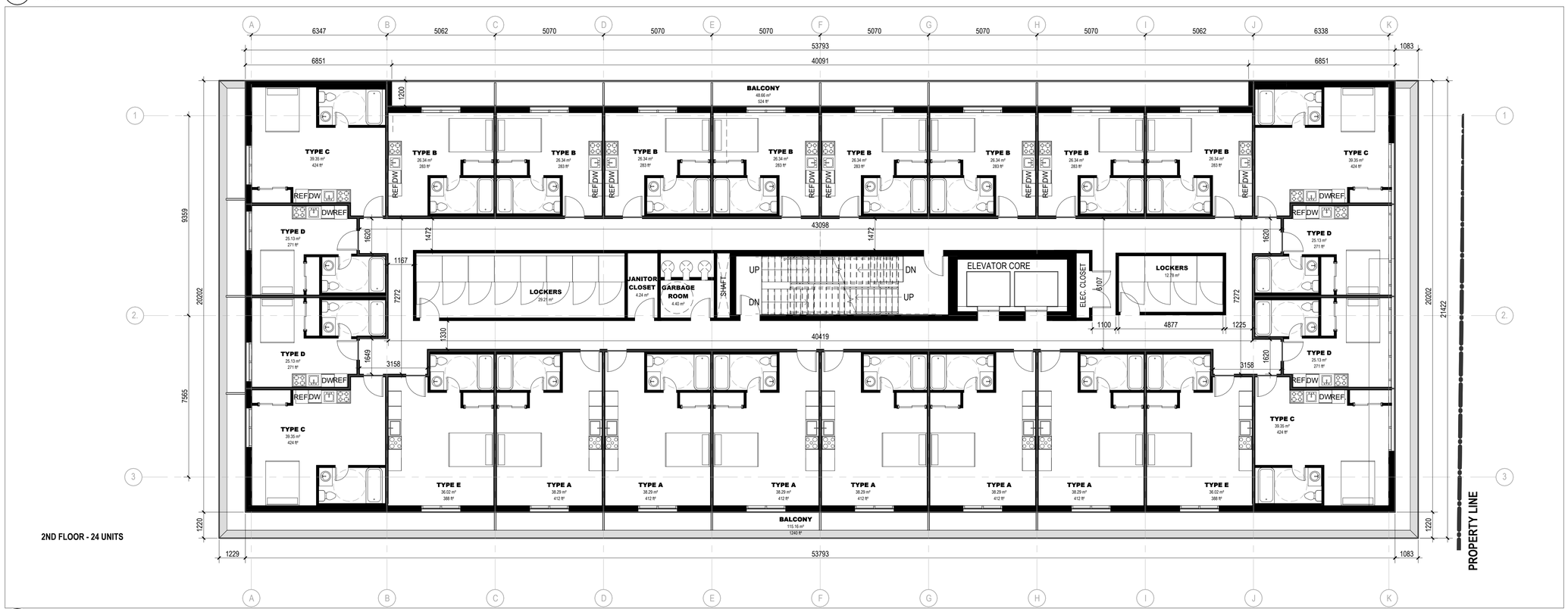
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ARCH D - 24" X 36"



GROUND FLOOR - 0 UNITS

1 A-2.2 1ST LEVEL
1 : 100



2ND FLOOR - 24 UNITS

2 A-2.2 2ND LEVEL FLOOR PLAN
1 : 100

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PROJECT TITLE

NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

GROUND & 2ND LEVEL FLOOR PLANS

DRAWN BY: PL

SCALE: 1 : 100

DATE: NOV 2024

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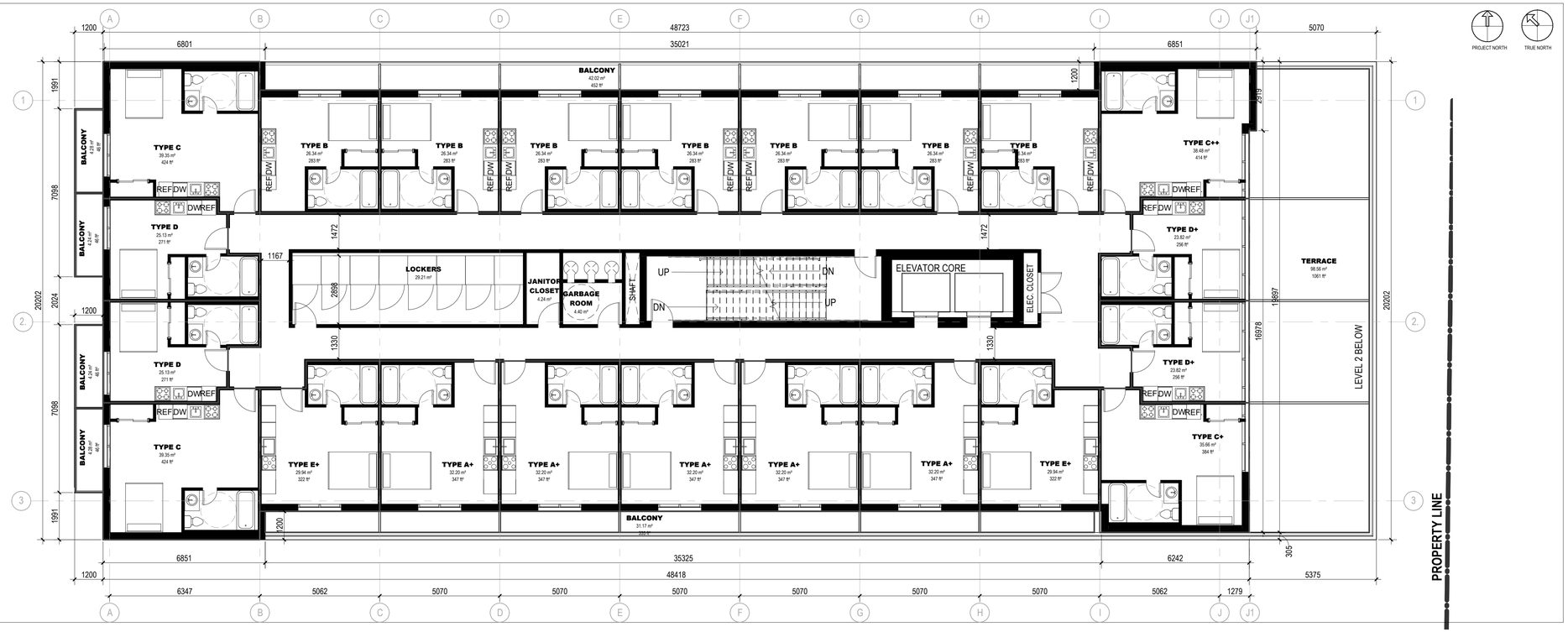
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A-2.2

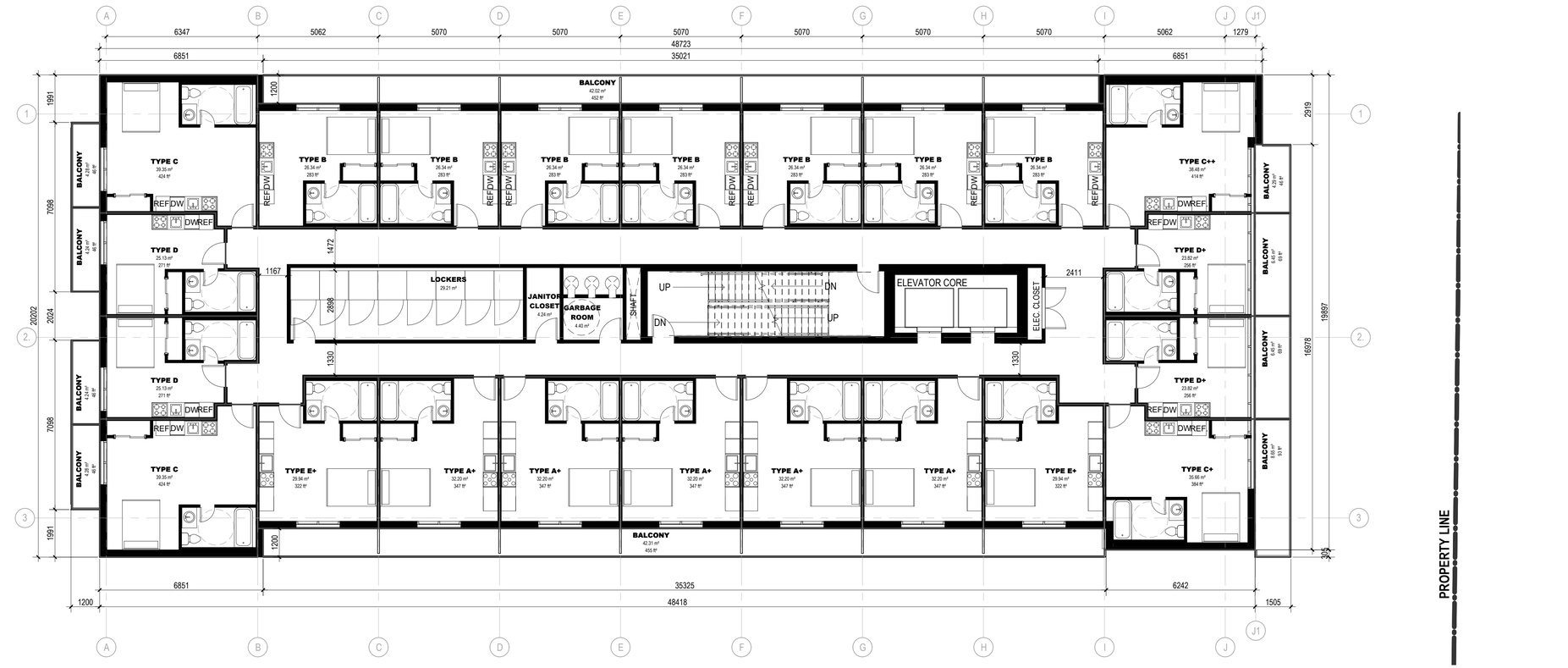
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ARCH D - 24" X 36"



3TH FLOOR - 22 UNITS

1 A-2.3 3RD LEVEL FLOOR PLAN
1 : 100



4TH FLOOR - 22 UNITS

2 A-2.3 4TH LEVEL FLOOR PLAN
1 : 100

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PROJECT TITLE

NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

3RD TO 4TH LEVELS FLOOR PLANS

DRAWN BY: PL

SCALE: 1 : 100

DATE: NOV 2024

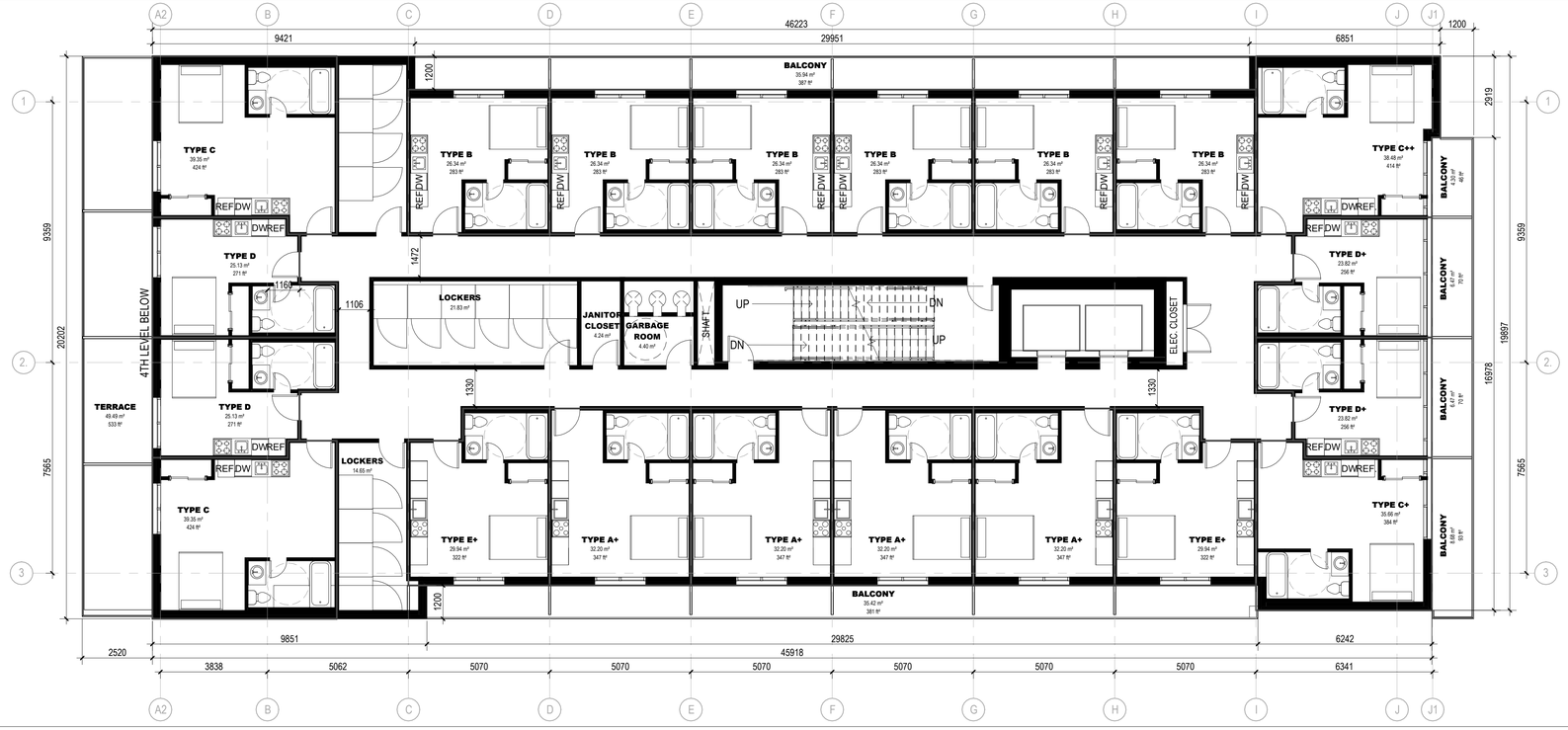
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PROJECT NUMBER: 24-674

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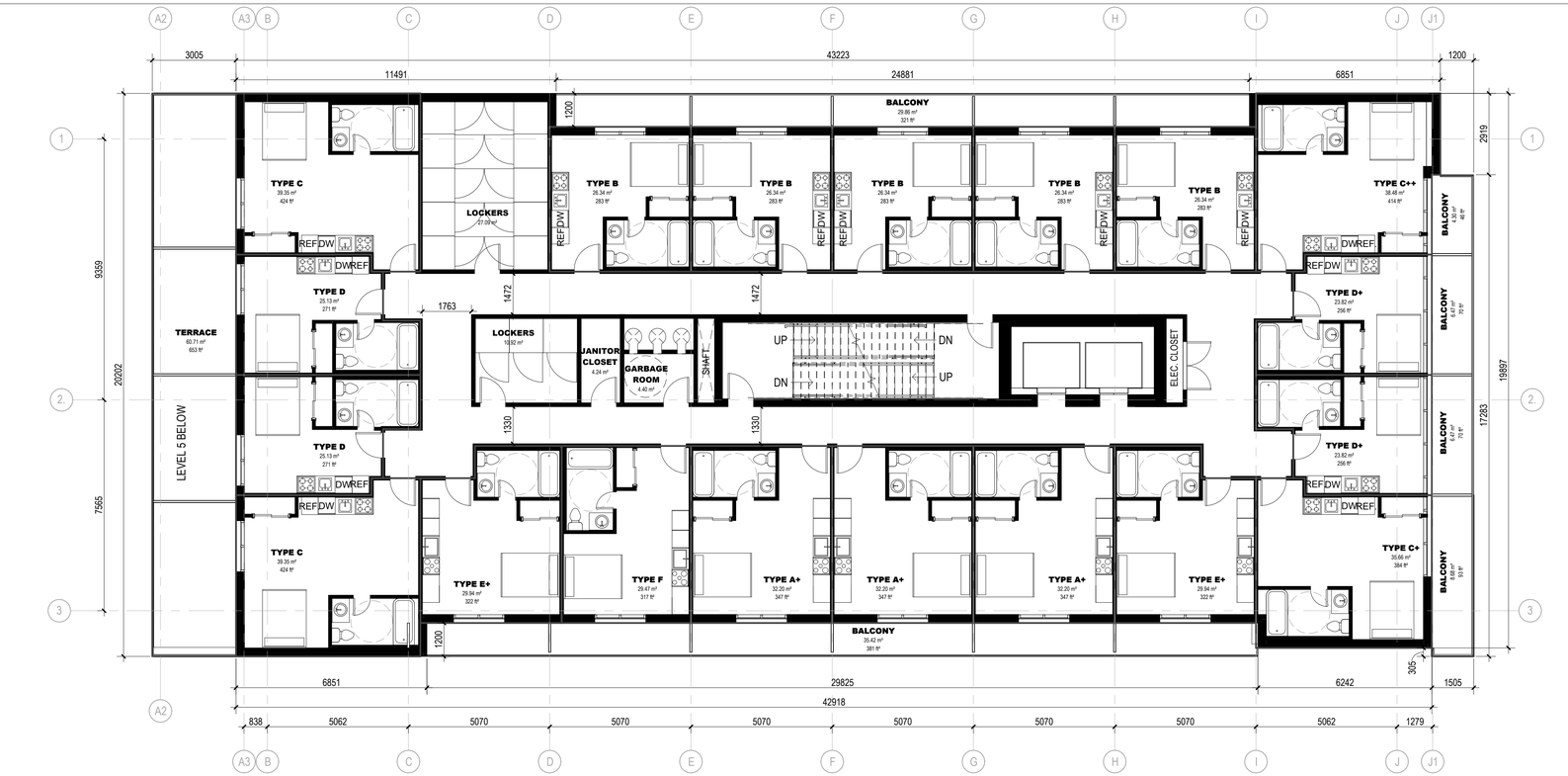
A-2.3

ARCH D - 24" X 36"



5TH FLOOR - 20 UNITS

1 A-2.4 5TH LEVEL FLOOR PLAN
1 : 100



6TH FLOOR - 19 UNITS

2 A-2.4 6TH LEVEL FLOOR PLAN
1 : 100

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PROJECT TITLE

NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

5TH & 6TH LEVELS FLOOR PLANS

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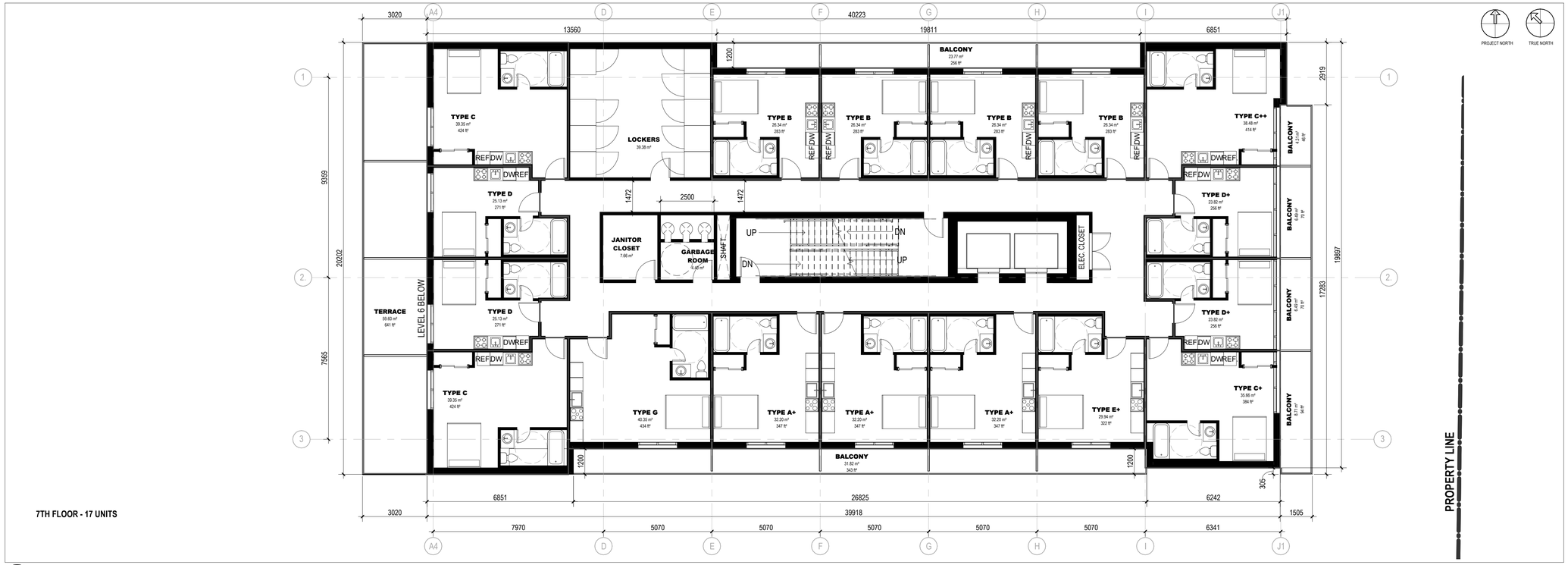
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24-674

DRAWING NUMBER

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ARCH D - 24" X 36"



7TH FLOOR - 17 UNITS

1 / A-2.5 — 7TH LEVEL FLOOR PLAN
1 : 100



8TH FLOOR - 16 UNITS

2 / A-2.5 — 8TH LEVEL FLOOR PLAN
1 : 100

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PROJECT TITLE
NEW SENIOR APARTMENT BUILDING
1022 Gallagher Road, Burlington ON

DRAWING TITLE
7TH & 8TH LEVELS FLOOR PLANS

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DATE
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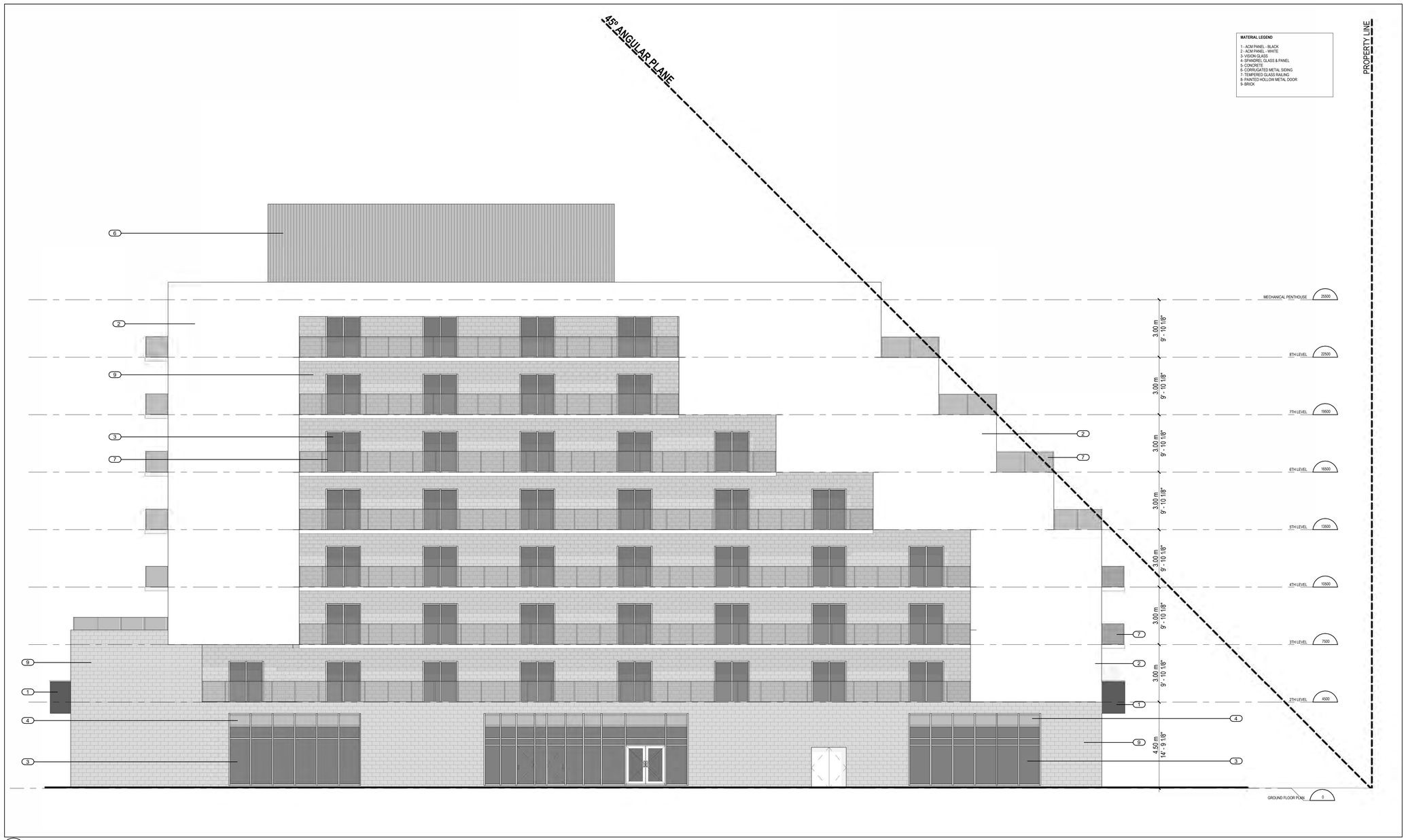
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PROJECT NUMBER
24-674

DRAWING NUMBER
A-2.5

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ARCH D - 24" X 36"



1 / A-5.1 NORTH ELEVATION
1 : 100

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PROJECT TITLE
NEW SENIOR APARTMENT BUILDING
1022 Gallagher Road, Burlington ON

DRAWING TITLE
NORTH ELEVATION

DRAWN BY
MB - PL - JS - CB

SCALE
As Indicated

DATE
NOV 2024

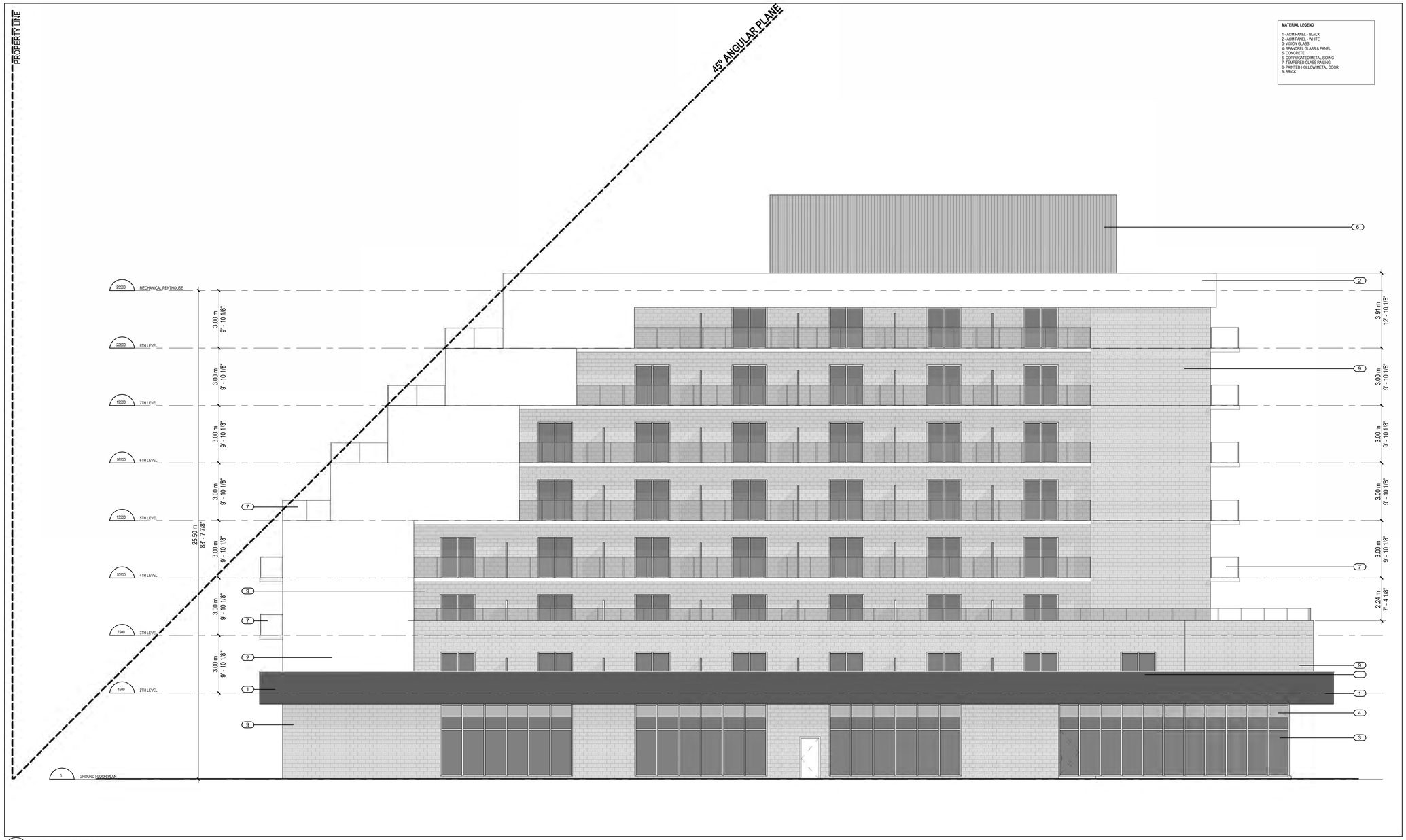
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PROJECT NUMBER
24-674

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ARCH D - 24" X 36"



1 SOUTH ELEVATION
A-5.2 1 : 100

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PROJECT TITLE

NEW SENIOR APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

SOUTH ELEVATION

DRAWN BY

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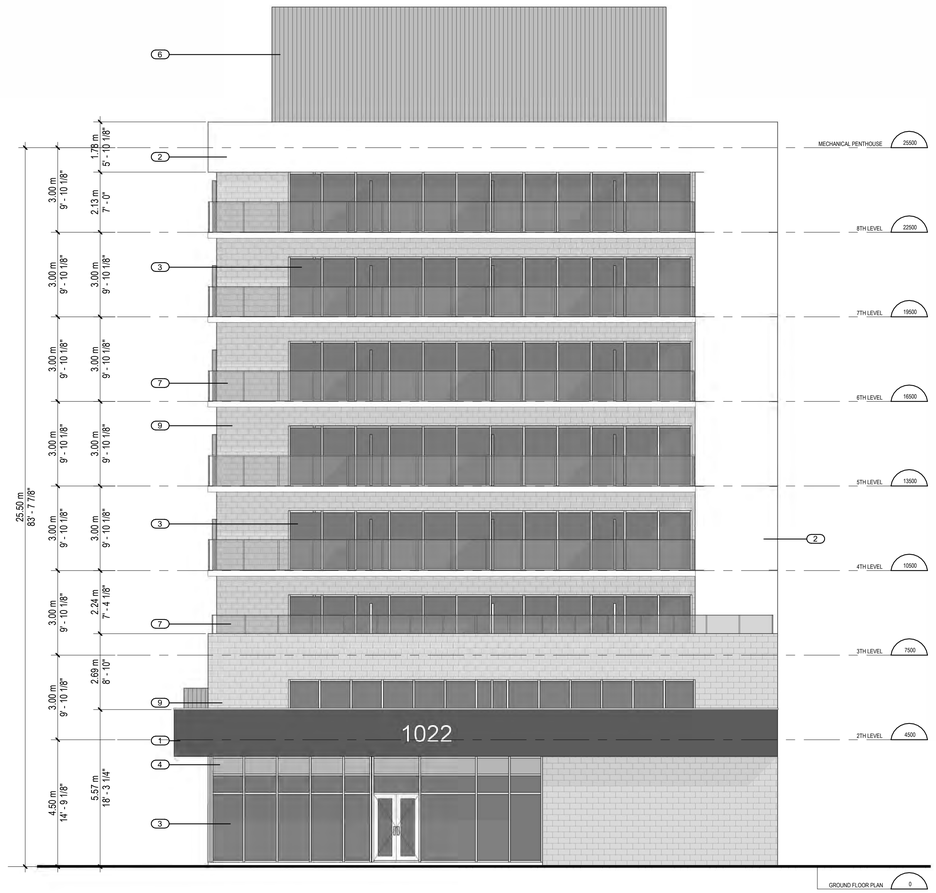
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ARCH D - 24" X 36"

MATERIAL LEGEND

1 - ACM PANEL - BLACK
2 - ACM PANEL - WHITE
3- VISION GLASS
4- SPANDREL GLASS & PANEL
5- CONCRETE
6- CORRUGATED METAL SIDING
7- TEMPERED GLASS RAILING
8- PAINTED HOLLOW METAL DOOR
9- BRICK



1 / A-5.3 EAST ELEVATION (FRONT FAÇADE)
1 : 100

NOT USED

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OWNERS INFORMATION:

REVISIONS:

#	DATE	REMARK
1	2026 03 05	ISSUED FOR OPA AND ZBA

ARCHITECT:
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SEALS:

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE

NEW SENIOR
APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE
EAST ELEVATION

DRAWN BY
MB - PL - JS - CB

SCALE
As indicated

DATE
NOV 2024

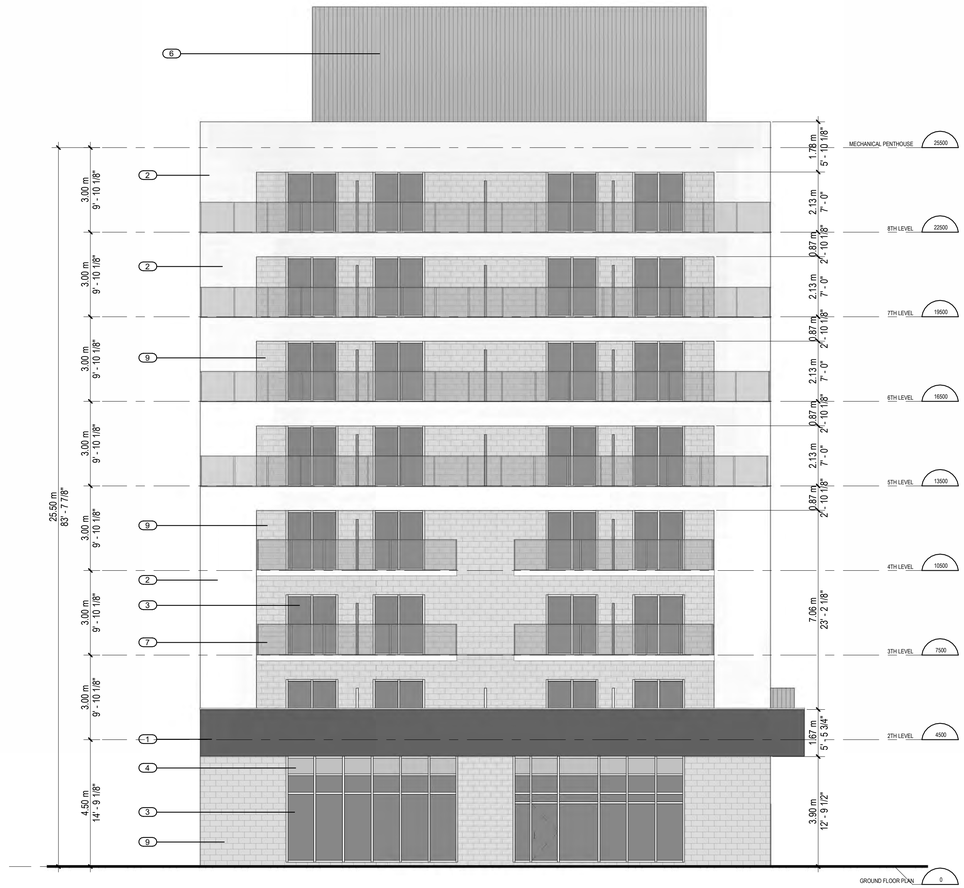
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PROJECT NUMBER
24-674

DRAWING NUMBER
A-5.3

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ARCH D - 24" X 36"



1 / A-5.4 WEST ELEVATION (REAR FACADE)
1 : 100

NOT USED

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PROJECT TITLE
NEW SENIOR APARTMENT BUILDING
1022 Gallagher Road, Burlington ON

DRAWING TITLE
WEST ELEVATION

DRAWN BY
MB - PL - JS - CB

SCALE
1 : 100

DATE
NOV 2024

CHECKED BY
FL

PROJECT NUMBER
24-674

DRAWING NUMBER
A-5.4

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ARCH C- 18" X 24"

City of Burlington Shadow Study Submission: WRITTEN ANALYSIS

NAME OF PROJECT:	LOCATION:	CONSULTANT:	SHADOW STUDY PREPARED BY:
NEW APARTMENT BUILDING	1022 Gallagher Road, Burlington ON	_____	LIMA ARCHITECT

This report assesses the proposed development at 1022 Gallagher Road, Burlington ON for its compliance with shadow impact criteria. The evaluation demonstrates that the project meets the minimum sun access requirements on March 21st for neighboring private outdoor amenity areas and public spaces, including sidewalks.

Details of the analysis for each area are provided below, with specific calculations outlined in sheet showed at03 - AD 1.0.

- **Private Outdoor Amenity Area – Residential Rear Yard**

Requirements: On March 21st, between 9:00 am and 6:00 pm, the minimum sun access factor is 0.22.

Analysis: The proposed development casts full or partial shadows on the rear yards of adjacent residential properties between 9:00 am and 6:00 pm on March 21st. However, the overall sun access factor for the entire day (9:00 am to 6:00 pm) is approximately 0.67, exceeding the minimum requirement of 0.22.

- **Public Realm and Sidewalks**

Requirements: On March 21st, between 9:00 am and 6:00 pm, the minimum sun access factor for public areas and sidewalks is 0.50. Sidewalks must receive either full sunlight for 50% of the time or 50% sun coverage at all times.

Analysis: The building casts shadows on the opposite sidewalks between 4:00 pm and 6:00 pm. However, it provides full sunlight for 66% of the time along both Gallagher Road and Plains Road East. The combined sun access factor for all surrounding sidewalks is 0.94, surpassing the minimum requirement of 0.50.

Cumulative Shadow Assessment:

March 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the east of the proposed development in the evening.

June 21st: Cumulative shadows affects buildings to the west of the proposed development in the early morning and buildings and sidewalks to the south-east of the proposed development in the evening.

September 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the east of the proposed development in the evening.

December 21st: Cumulative shadows affects buildings to the north-west of the proposed development in the early morning and buildings and sidewalks to the north-east of the proposed development in the evening.

Conclusion:

The proposed development successfully meets all shadow study criteria by achieving the required minimum sun access factors. The design incorporates strategies like building separation and step-backs, which effectively minimize shadow impacts. No additional mitigation measures are necessary to comply with the City of Burlington's shadow impact criteria.

1 AD-1.0 SUN SHADOW STUDY - WRITTEN ANALYSIS
N/A

City of Burlington Shadow Study Submission Checklist

NAME OF PROJECT:	LOCATION:	CONSULTANT:	SHADOW STUDY PREPARED BY:
NEW APARTMENT BUILDING	1022 Gallagher Road, Burlington ON	_____	LIMA ARCHITECT

1. TIMING OF SHADOW DRAWINGS:
- MARCH 21st - hourly from 09:00am - 06:00pm EDT ☒
- JUNE 21st - hourly from 09:00am - 07:00pm EDT ☒
- SEPT. 21st - hourly from 09:00am - 06:00pm EDT ☒
- DEC. 21st - hourly from 11:00am - 03:00pm EDT ☒

2. CONFIGURATIONS SUPPLIED:
- EXISTING AND PROPOSED ☒
- FUTURE (IF APPLICABLE) ☒
- MITIGATION (IF APPLICABLE) ☒

3. COVERAGE AREA OF SHADOW DRAWINGS:
- NORTH: MIN. OF 4 TIMES THE BUILDING HEIGHT ☒
- EAST: MIN. OF 6 TIMES THE BUILDING HEIGHT ☒
- WEST: MIN. OF 3 TIMES THE BUILDING HEIGHT ☒
- SOUTH: MIN. OF 1.5 TIMES THE BUILDING HEIGHT ☒

4. SHADOW DRAWING GRAPHIC STANDARDS:
- TRUE NORTH ORIENTED TO TOP ☒
- SCALE BAR ☒
- EACH DRAWING 8.5"X11" OR LARGER ☒
- DRAWINGS IN FULL COLOUR ☒
- LEGEND OF ALL COLOUR FILLS AND LINETYPES ☒
- SCALE OF SHADOW DRAWINGS 1:1200

5. WRITTEN ANALYSIS PROVIDED ☒
- CONFORMANCE CALCULATIONS PROVIDED ☒

6. IDENTIFICATION OF SITE ELEMENTS:
- STREET NAMES ☒
- DEVELOPMENT SITE BOUNDARY ☒
- BUILDING FOOTPRINTS AND MASSING ☒
- PARKS, NATURAL HERITAGE SYSTEMS, MAJOR PARKS OR OPEN SPACE DESIGNATED LANDS, KEY CIVIC AND CULTURAL SPACES, OR PLACES WHERE CHILDREN PLAY ☒
- PUBLIC REALM AND SIDEWALKS ☒
- PRIVATE OUTDOOR AMENITY SPACES ☒

7. COLOUR DIFFERENTIATION OF SHADOWS:
- EXISTING BUILDINGS - CAST ON ALL SURFACES ☒
- NET NEW SHADOWS - CAST ON GROUND ☒
- NET NEW SHADOWS - CAST ON ROOFS ☒
- SHADOWS NO LONGER PROPOSED (CHANGES) ☒

8. SHADOW IMPACT CRITERIA RESULTS:

THIS PROPOSAL MEETS THE APPLICABLE SHADOW IMPACT CRITERIA FOR:	Yes	No	N/A
KEY CIVIC & CULTURAL SPACES	☒	☐	☐
PRIVATE OUTDOOR AMENITY SPACES	☒	☐	☐
PARKS AND OPEN SPACE	☒	☐	☐
PLACES WHERE CHILDREN PLAY	☒	☐	☐
PUBLIC REALM AND SIDEWALKS	☒	☐	☐

9. MITIGATION*

HAVE ANY MITIGATION MEASURES BEEN PROPOSED?	Yes	No
	☒	☐

NOTE: BUILDING SEPARATION, ORIENTATION, AND STEP-BACKS AT HIGHER LEVELS HAVE BEEN INTEGRATED INTO THE DESIGN. **NO ADDITIONAL MITIGATION MEASURES ARE REQUIRED**.

2 AD-1.0 SUN SHADOW STUDY - CHECKLIST
N/A

1022 Gallagher Road, Burlington ON - SUN ACCESS FACTOR CALCULATIONS

S.A.F. - PRIVATE OUTDOOR AMENITY AREAS - REAR YARDS 01, 02, 03, 04

TOTAL AREA (M²) 3,014.06

DATE	HOUR	AREA EXPOSED TO SUN REAR YARD 01	REAR YARD 02	REAR YARD 03	REAR YARD 04
21/03	9:00	6.08	4.35	375.06	274.94
21/03	10:00	513.10	263.84	332.94	235.28
21/03	11:00	795.91	442.07	386.88	227.66
21/03	12:00	991.40	443.43	463.29	212.65
21/03	13:00	1,169.75	444.16	463.29	183.69
21/03	14:00	1,362.26	406.11	463.29	132.90
21/03	15:00	1,596.19	369.47	463.29	0.00
21/03	16:00	1,646.84	299.14	463.29	10.13
21/03	17:00	1,595.25	195.00	463.29	28.96
21/03	18:00	777.23	97.12	392.58	113.54

HOUR 01	HOUR 02	AVERAGE FOR NINE ONE-HOUR INTERVALS REAR YARD 01	REAR YARD 02	REAR YARD 03	REAR YARD 04
9:00	10:00	259.59	134.10	354.00	238.36
10:00	11:00	654.50	352.96	359.91	231.47
11:00	12:00	893.65	442.75	425.09	220.16
12:00	13:00	1,080.57	443.80	463.29	198.17
13:00	14:00	1,266.00	425.13	463.29	158.30
14:00	15:00	1,479.22	387.79	463.29	66.45
15:00	16:00	1,621.52	334.31	463.29	5.07
16:00	17:00	1,621.04	247.07	463.29	19.55
17:00	18:00	1,186.24	363.43	427.94	71.25
SUM OF AVERAGES (M²)		10,062.34	3,131.33	3,883.40	1,208.76
HOUR INTERVALS		9	9	9	9
DIVIDED BY INTERVALS (M²)		1118.04	347.93	431.49	134.31

S.A.F. (per Rear Yard) = AVERAGE/TOTAL AREA (M²)	REAR YARD 01	REAR YARD 02	REAR YARD 03	REAR YARD 04
	1118.04	347.93	431.49	134.31
	1,646.84	628.99	463.29	274.94
	0.68	0.55	0.93	0.49

S.A.F. (total) = AVERAGE/TOTAL AREA (M²)		
	TOTAL AVG (M²)	2031.76
	TOTAL AREA (M²)	3,014.06
	S.A.F. (TOTAL) (M²)	0.67

THE CRITERIA IS ABOVE 0.22, THEREFORE IT MEETS THE CRITERIA AT 0.67

S.A.F. - PUBLIC REALM AND SIDEWALKS - PLAINS ROAD AND OPPOSITE BUILDINGS

TOTAL AREA (M²) 568.05

DATE	HOUR	AREA EXPOSED TO SUN SIDEWALKS
21/03	9:00	496.43
21/03	10:00	545.52
21/03	11:00	546.74
21/03	12:00	568.05
21/03	13:00	568.05
21/03	14:00	568.05
21/03	15:00	568.05
21/03	16:00	549.49
21/03	17:00	462.71
21/03	18:00	326.23

HOUR 01	HOUR 02	AVERAGE FOR NINE ONE-HOUR INTERVALS SIDEWALKS
9:00	10:00	520.98
10:00	11:00	546.13
11:00	12:00	557.39
12:00	13:00	568.05
13:00	14:00	568.05
14:00	15:00	568.05
15:00	16:00	558.77
16:00	17:00	506.10
17:00	18:00	394.47
SUM OF AVERAGES (M²)		4,787.99
HOUR INTERVALS		9
DIVIDED BY INTERVALS (M²)		532.00

S.A.F. (total) = AVERAGE/TOTAL AREA (M²)		
	TOTAL AVG (M²)	532.00
	TOTAL AREA (M²)	568.05
	S.A.F. (TOTAL) (M²)	0.94

THE CRITERIA IS ABOVE 0.50, THEREFORE IT MEETS THE CRITERIA AT 0.94

3 AD-1.0 SUN SHADOW STUDY - S.A.F. CALCULATIONS
N/A

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SEALS
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FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE
NEW APARTMENT BUILDING
1022 Gallagher Road, Burlington ON

DRAWING TITLE
SHADOW STUDY WRITTEN ANALYSIS

DRAWN BY
PL - JS

SCALE
1 : 50

DATE
NOV 2024

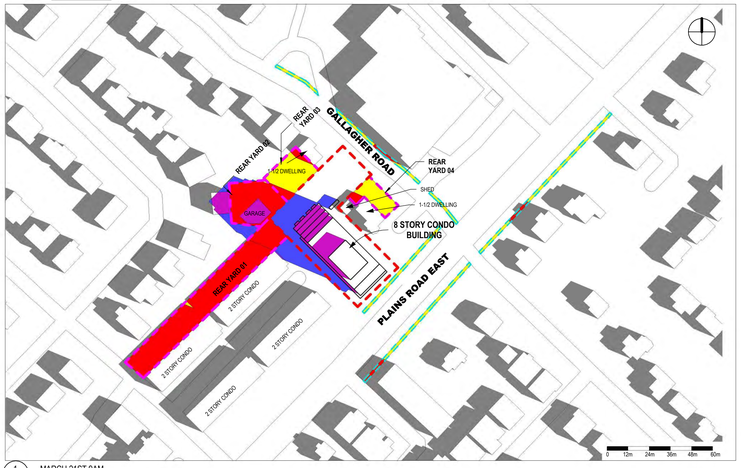
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24-674

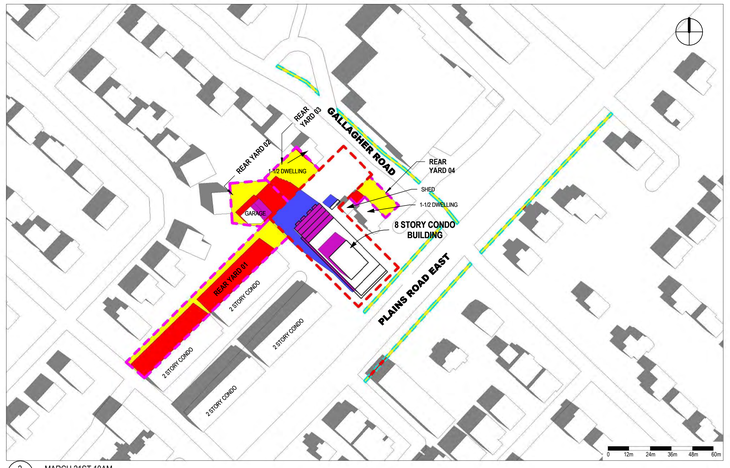
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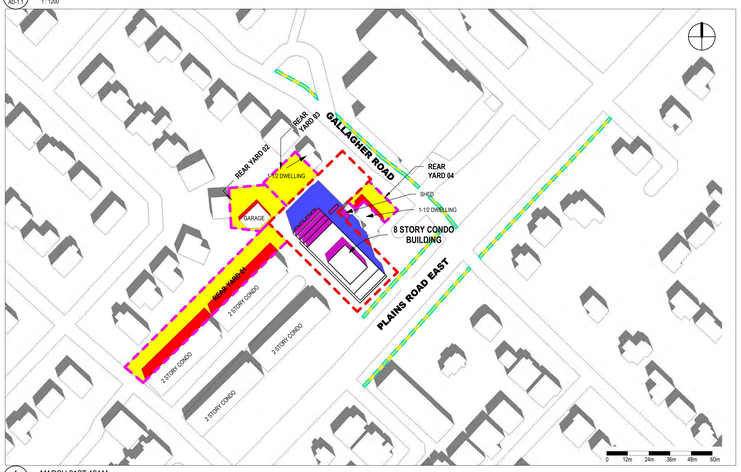
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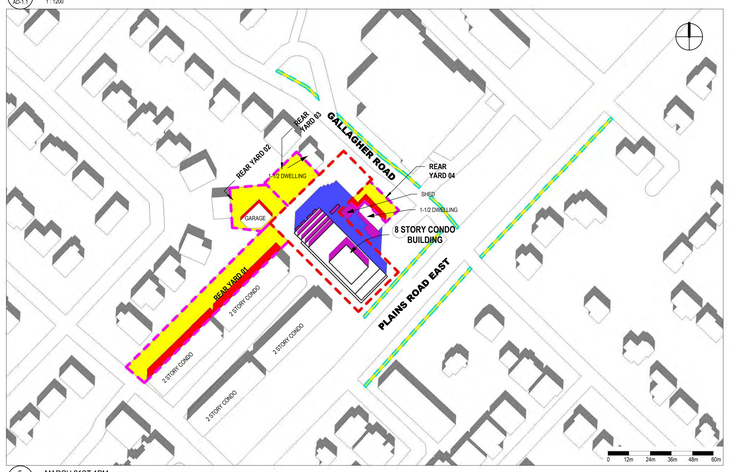
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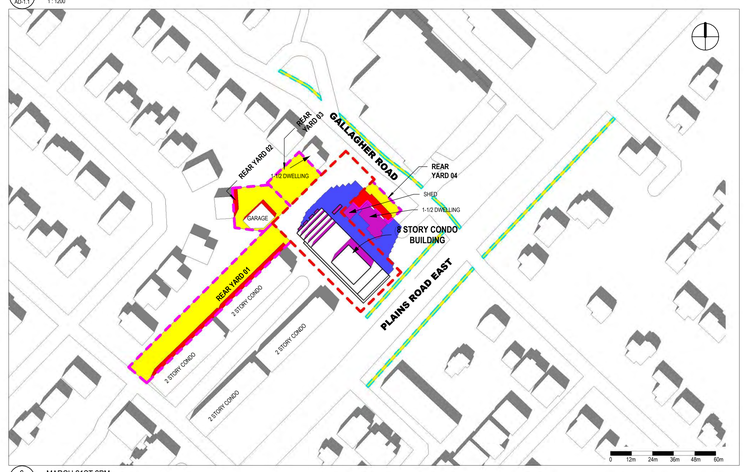
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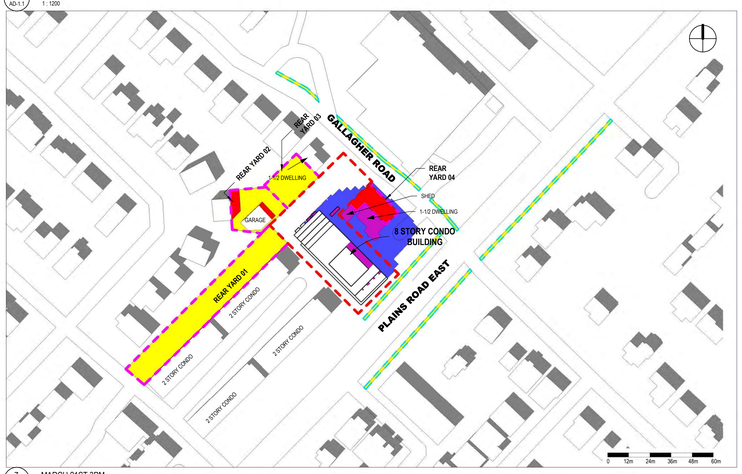
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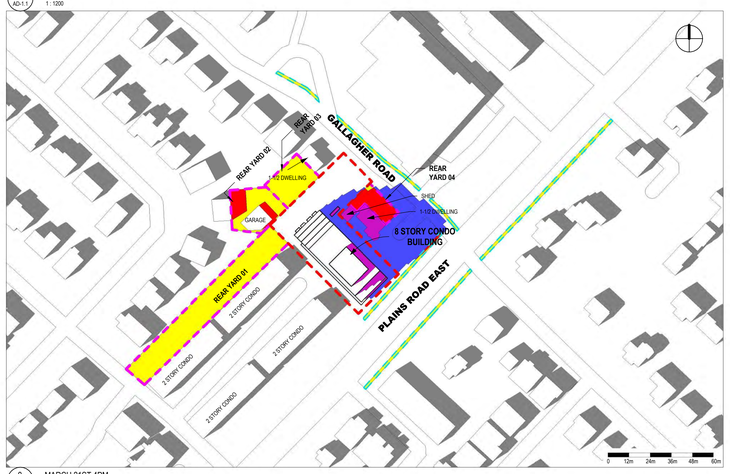
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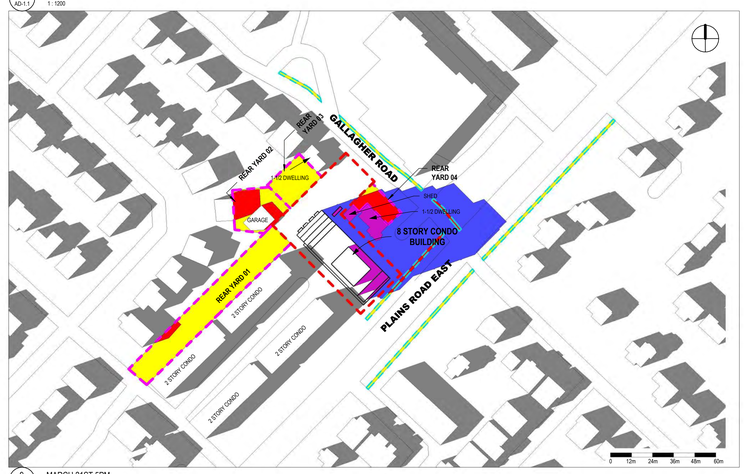
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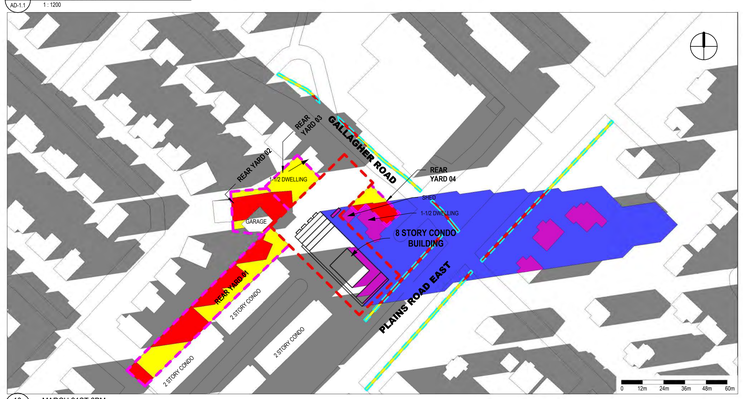
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8 AD-1.1 MARCH 21ST 4PM 1 : 1200



9 AD-1.1 MARCH 21ST 5PM 1 : 1200



10 AD-1.1 MARCH 21ST 6PM 1 : 1200

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

- SHADOWS CASTED BY PROPOSED BUILDING ON GROUND SURFACES
- SHADOWS CASTED BY EXISTING BUILDING ON ALL SURFACES
- SHADOWS CASTED BY PROPOSED BUILDINGS ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE
- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)

- PROPERTY BOUNDARY LINE
- PRIVATE OUTDOOR AMENITY AREA – RESIDENTIAL REAR YARD
- PUBLIC REALM AND SIDEWALKS

NOTE:

STUDY AREA INCLUDES A MINIMUM COVERAGE AREA OF:
- 4 TIMES THE BUILDING HEIGHT TO THE NORTH;
- 6 TIMES THE BUILDING HEIGHT TO THE EAST;
- 3 TIMES THE BUILDING HEIGHT TO THE WEST; AND
- 1.5 TIMES THE BUILDING HEIGHT TO THE SOUTH.

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LICENCE
6901

PROJECT TITLE

NEW APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE

SHADOW STUDY MARCH 21ST STUDY DATE

DRAWN BY

PL

SCALE

As Indicated

DATE

NOV 2024

CHECKED BY

FL

PROJECT NUMBER

24-674

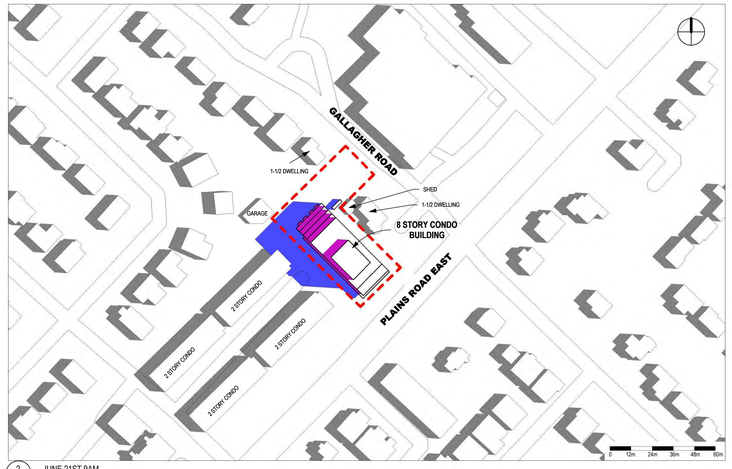
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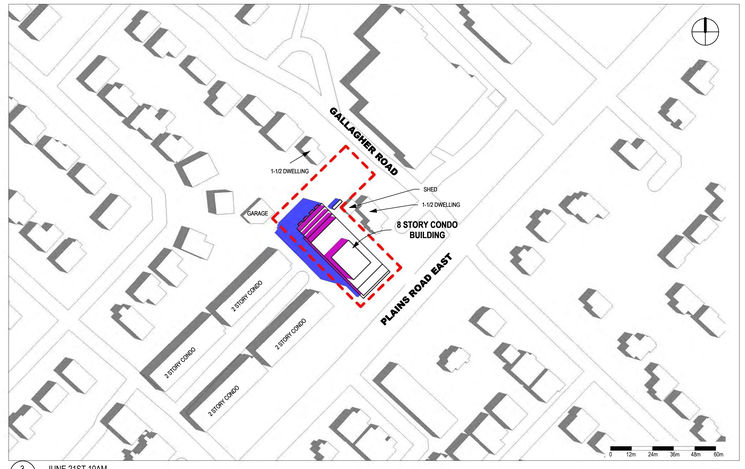
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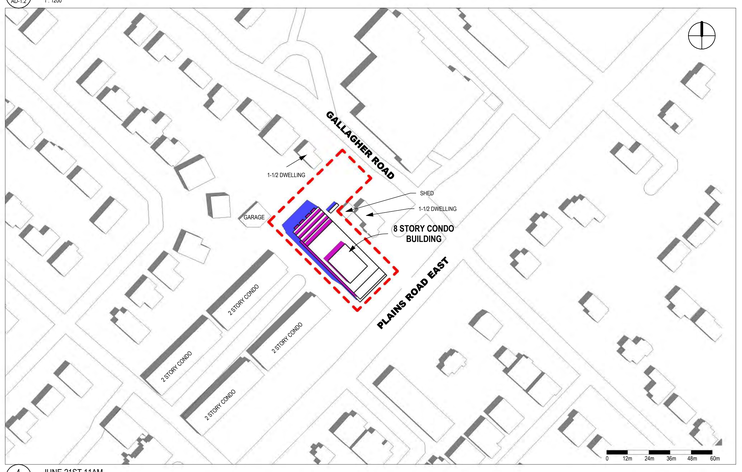
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2 AD-1.2 JUNE 21ST 9AM 1 : 1200



3 AD-1.2 JUNE 21ST 10AM 1 : 1200



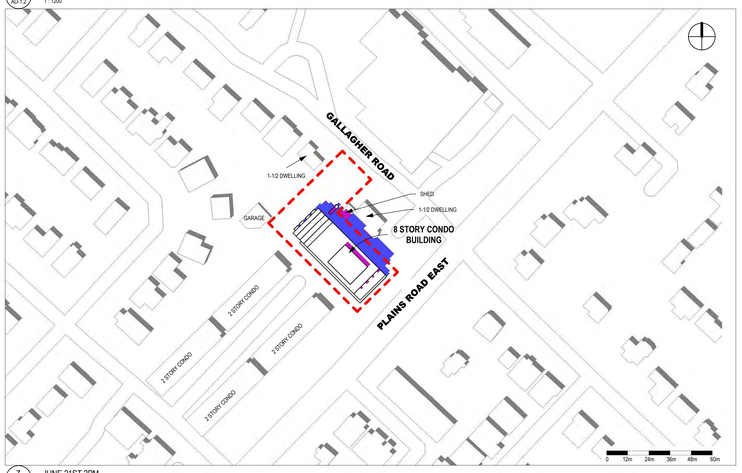
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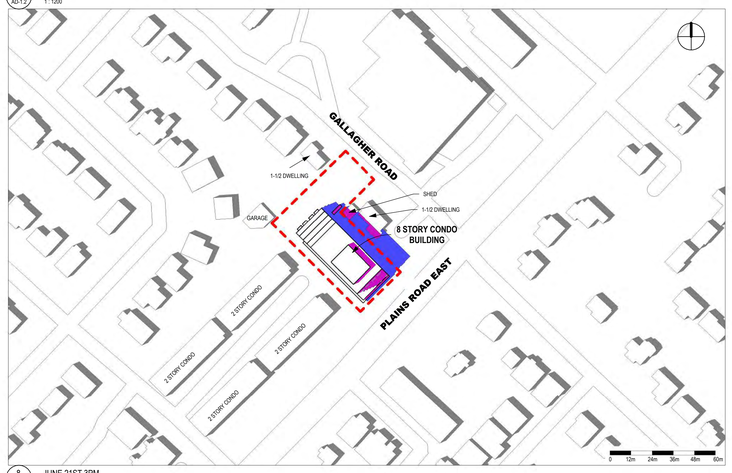
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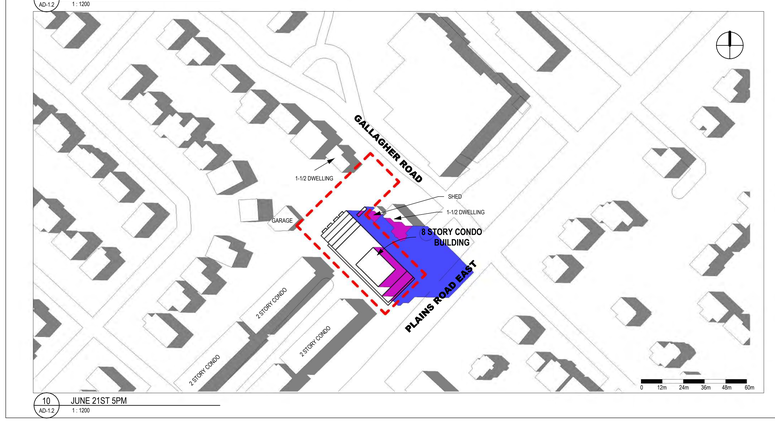
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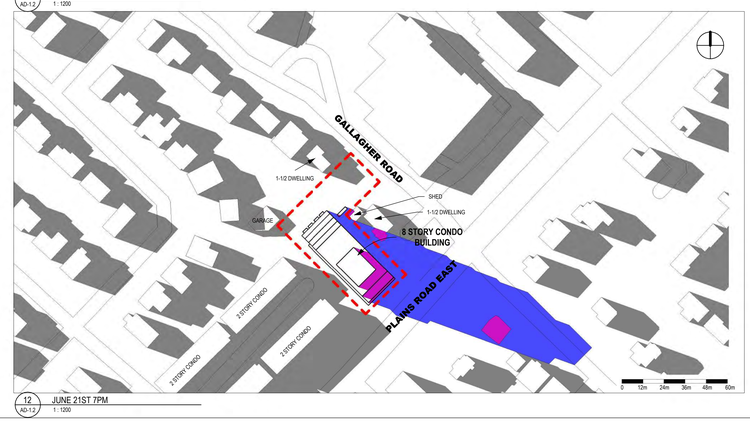
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10 AD-1.2 JUNE 21ST 5PM 1 : 1200



11 AD-1.2 JUNE 21ST 6PM 1 : 1200



12 AD-1.2 JUNE 21ST 7PM 1 : 1200

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- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)
- PROPERTY BOUNDARY LINE
- PRIVATE OUTDOOR AMENITY AREA – RESIDENTIAL REAR YARD

REVISIONS

#	DATE	REMARK
1	2026 03 05	ISSUED FOR OPA AND ZBA

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SEALS

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO F. S. LIMA
LICENCE
6901

PROJECT TITLE

NEW APARTMENT BUILDING

1022 Gallagher Road, Burlington ON

DRAWING TITLE
SHADOW STUDY JUNE 21ST STUDY DATE

DRAWN BY
PL

SCALE
As Indicated

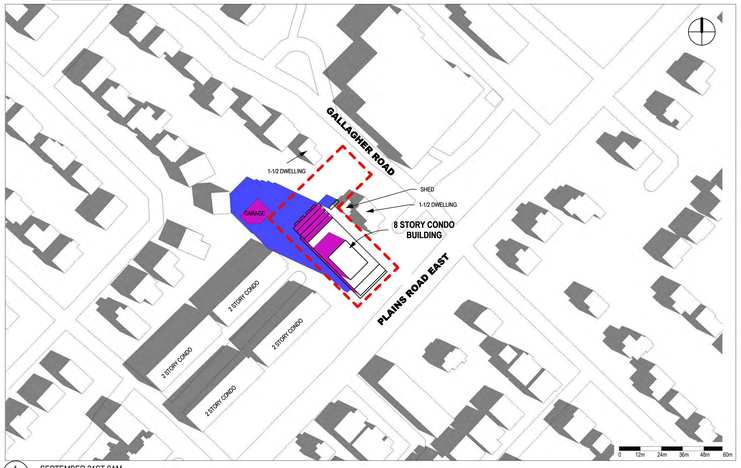
DATE
NOV 2024

CHECKED BY
FL

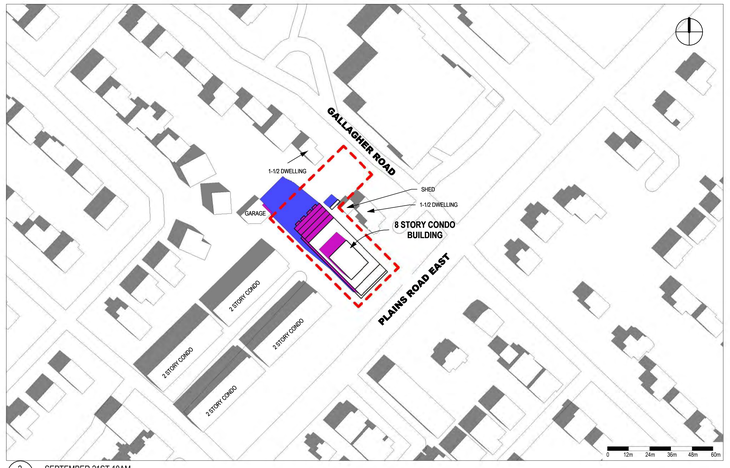
PROJECT NUMBER
24-674

DRAWING NUMBER
AD-1.2

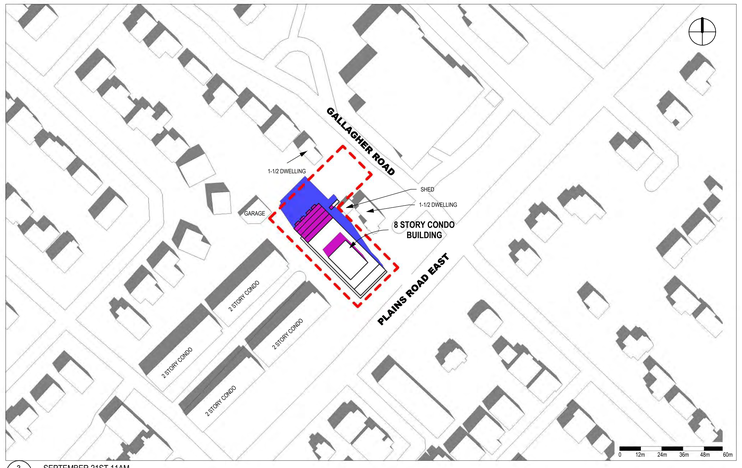
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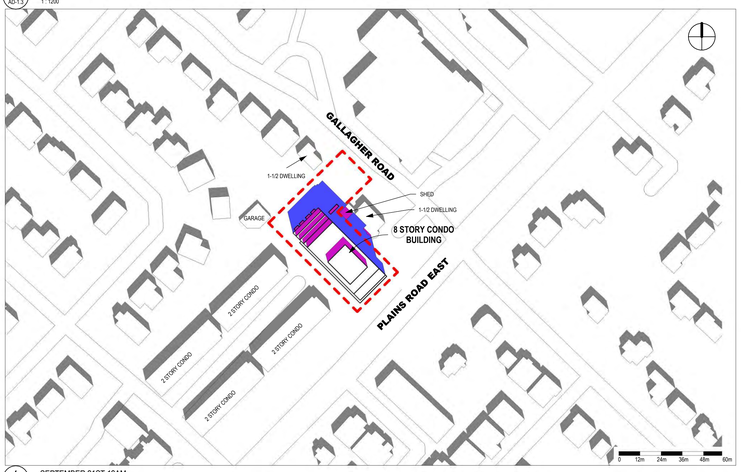
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1 : 1200



2 AD-1.3 SEPTEMBER 21ST 10AM
1 : 1200



3 AD-1.3 SEPTEMBER 21ST 11AM
1 : 1200



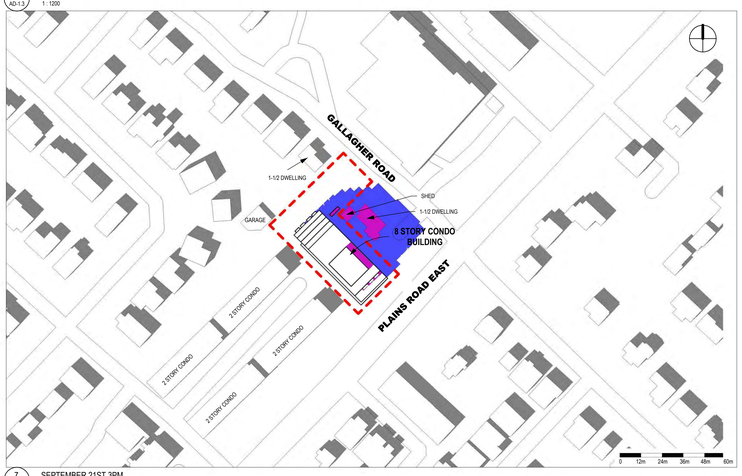
4 AD-1.3 SEPTEMBER 21ST 12AM
1 : 1200



5 AD-1.3 SEPTEMBER 21ST 1PM
1 : 1200



6 AD-1.3 SEPTEMBER 21ST 2PM
1 : 1200



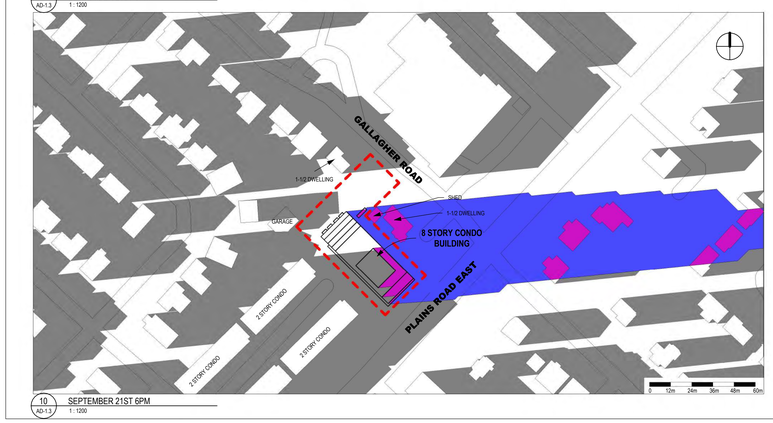
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1 : 1200



8 AD-1.3 SEPTEMBER 21ST 4PM
1 : 1200



9 AD-1.3 SEPTEMBER 21ST 5PM
1 : 1200



10 AD-1.3 SEPTEMBER 21ST 6PM
1 : 1200

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

- SHADOWS CASTED BY PROPOSED BUILDING ON GROUND SURFACES
- SHADOWS CASTED BY EXISTING BUILDING ON ALL SURFACES
- SHADOWS CASTED BY PROPOSED BUILDINGS ON ROOF SURFACES
- AREA EXPOSED TO SUNSHINE
- AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS)

- PROPERTY BOUNDARY LINE
- PRIVATE OUTDOOR AMENITY AREA – RESIDENTIAL REAR YARD
- PUBLIC REALM AND SIDEWALKS

NOTE:

STUDY AREA INCLUDES A MINIMUM COVERAGE AREA OF:
- 4 TIMES THE BUILDING HEIGHT TO THE NORTH;
- 6 TIMES THE BUILDING HEIGHT TO THE EAST;
- 3 TIMES THE BUILDING HEIGHT TO THE WEST; AND
- 1.5 TIMES THE BUILDING HEIGHT TO THE SOUTH.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE.

USE ONLY LATEST REVISED DRAWINGS MARKED AS "ISSUED FOR CONSTRUCTION"

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

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PROJECT TITLE

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1022 Gallagher Road, Burlington ON

DRAWING TITLE
SHADOW STUDY SEPTEMBER 21ST STUDY DATE

DRAWN BY
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SCALE
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DATE
NOV 2024

CHECKED BY
FL

PROJECT NUMBER
24-674

DRAWING NUMBER

AD-1.3

05/03/2026 18:06:39



1 AD-1.4 DECEMBER 21ST 11AM
1 : 1200



2 AD-1.4 DECEMBER 21ST 12AM
1 : 1200



3 AD-1.4 DECEMBER 21ST 1PM
1 : 1200



4 AD-1.4 DECEMBER 21ST 2PM
1 : 1200



5 AD-1.4 DECEMBER 21ST 3PM
1 : 1200

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

SHADOW STUDY LEGEND PER CITY OF BURLINGTON SHADOW STUDY GUIDELINES JUNE 2020

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DRAWING NUMBER

AD-1.4