

NEUF
ARCHITECT(E)S

2076 OLD LAKESHORE ROAD MIXED-USE DEVELOPMENT IN BURLINGTON, ON

CITY OF BURLINGTON OPA/ZBA SUBMISSION

SHADOW STUDY

PROJECT 13159

AUGUST 29TH, 2025

APPENDIX A | SHADOW STUDY INTRODUCTION & MITIGATION STRATEGIES

SHADOW STUDY INTRODUCTION

The City of Burlington's Shadow Study Guidelines and Terms of Reference, prepared by Brook McIlroy Planning and Urban Design, came into effect in June 2020. This Shadow Study has been completed in accordance with these guidelines as part of the Burlington Urban Design submission for the proposed development at 2076 Old Lakeshore Road. The purpose of the Shadow Study Guidelines is to establish best practices for conducting shadow studies, supporting high-quality development that preserves adequate sunlight access for both public and private spaces.

This Shadow Study has been prepared using the following time zone standards:
- Standard Time: Universal Time minus 5 hours (Winter Solstice - December 21st);
- Daylight Saving Time: Universal Time minus 4 hours (Vernal Equinox - March 21st; Summer Solstice - June 21st; and Autumnal Equinox - September 21st).

DESIGN STRATEGIES FOR MITIGATION

2076 Old Lakeshore Road utilizes slender and compact floor plates and a narrow profile to minimize consistent shadows over the adjacent context. The building tower is setback on all sides and further setback at the rooftop crown, reducing the depth of the mass and reducing the potential shadow cover during peak daylight hours. The 27m distance between the adjacent building to the West allows more light to reach the surrounding context, including Old Lakeshore Road and the waterfront trail access. By minimizing the height of the podium to 3 storeys, pulling the North-West corner away from the street at an angle and adding a double height open colonnade on the West and North façade, the base of Old Lakeshore Road has a decreased shadow impact on the adjacent areas. Additionally, the ground floor level features double height floor to ceiling glazing wrapping from South to West and North, this provides light across the podium onto Old Lakeshore Road and the adjacent trails.



APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

KEY CIVIC AND CULTURAL SPACES

Section 4.2 of the Shadow Study Guidelines states that proposed developments should not cast any net new shadows on Key Civic and Cultural Spaces between 10:00am and 4:00pm on March 21st and September 21st.
No Key Civic and Cultural Spaces have been identified within the area affected by the proposed development's shadow. Therefore, the project will not create any new shadow impacts on such spaces, meeting the requirements of this guideline.

PRIVATE OUTDOOR AMENITY SPACES

Section 4.3 of the Shadow Study Guidelines specifies that, to maximize the usability of private outdoor amenity spaces such as rear yards, decks, and (rooftop) patios, including common outdoor amenity areas, shadows cast by new developments should not exceed two hours in duration between 9:00 am and 6:00 pm on March 21st.

Where existing conditions already limit sunlight during these hours, any additional shadows from proposed buildings should still allow sufficient sunlight to reach nearby private and common outdoor amenity areas within this timeframe. The guideline is considered met if the Sun Access Factor (SAF) is at least 0.22 on each test date.

For the purposes of this Study, private outdoor amenity spaces are deemed to be areas which are intended for recreational purposes. These may include private rear yards and common amenity spaces associated with developments. These do not include open spaces that are not intended for recreational purposes, such as landscape strips and buffer areas, or driveways, servicing and parking areas.

The proposed development will result in net new shadows on private amenity spaces associated with these properties:
- 360 Pearl Street
- 2072 Old Lakeshore Road (Under Review)
- 2083 Old Lakeshore Road (Approved)
- 2096-2100 Old Lakeshore Road (Approved)

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PRIVATE OUTDOOR AMENITY SPACES - 360 Pearl Street

Regarding 360 Pearl Street, the proposed development will cast new shadows on the private rooftop amenity located on the second storey at 9:00am and 10:00am on March 21st. Overall, the SAF on March 21st is 0.49, meeting the criteria outlined in section 4.3 of the Shadow Study Guidelines. Therefore, net new shadows cast by the proposed development will not exceed 2 hours in duration and will result in a Sun Access Factor greater than 0.22, satisfying the guidelines criteria.

Private Outdoor Amenity Space	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Area (m2):	March 21st	9:00 AM	563.02	0.00	Total Average Per Hour:
563.02		10:00 AM	236.56	326.46	2734.94 / 10
		11:00 AM	135.13	427.89	273
		12:00 PM	164.67	398.35	
		1:00 PM	57.4	505.62	SAF:
		2:00 PM	105.76	457.26	273 / 563.02
		3:00 PM	167.3	395.72	0.49
		4:00 PM	339.38	223.64	
		5:00 PM	563.02	0.00	
		6:00 PM	563.02	0.00	
			Total:	2734.94	

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PRIVATE OUTDOOR AMENITY SPACES - 2072 Lakeshore Road (Under Review)

Regarding 2072 Lakeshore Road, which is a potential new development currently under review, the proposed development will cast new shadows on the private rooftop amenity located on the third storey between 10:00am, and 2:00pm on March 21st, thereby exceeding 2 hours in duration of net new shadow coverage. Including new net shadows and existing shadow cover, the Sun Access Factor is 0.33, meeting the criteria outlined in section 4.3 of the Shadow Study Guidelines.

Private Outdoor Amenity Space	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Area (m2):	March 21st	9:00 AM	155.80	380.72	Total Average Per Hour:
536.52		10:00 AM	114.10	422.42	1756.23 / 10
		11:00 AM	83.93	452.59	176
		12:00 PM	407.68	128.84	
		1:00 PM	524.20	12.32	SAF:
		2:00 PM	514.78	21.74	176 / 536.52
		3:00 PM	414.11	122.41	0.33
		4:00 PM	394.24	142.28	
		5:00 PM	472.19	64.33	
		6:00 PM	527.94	8.58	
			Total:	1756.23	

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PRIVATE OUTDOOR AMENITY SPACES - 2083 Old Lakeshore Road (Approved)

Regarding the approved development at 2083 Old Lakeshore Road, the proposed development will cast new shadows on the private rooftop amenity located on the third storey between 1:00pm, and 3:00pm, and on the private rooftop amenity located on the sixth storey at 1:00pm, on March 21st. This exceeds the two-hour limit for net new shadow coverage; however, when considering both new and existing shadows, the Sun Access Factor is 0.36, which meets the criteria outlined in Section 4.3 of the Shadow Study Guidelines.

Private Outdoor Amenity Space	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Area (m2):	March 21st	9:00 AM	426.35	538.16	Total Average Per Hour:
964.51		10:00 AM	302.91	661.60	3512.28 / 10
		11:00 AM	128.07	836.44	351
		12:00 PM	212.34	752.17	
		1:00 PM	759.53	204.98	SAF:
		2:00 PM	859.98	104.53	351 / 964.51
		3:00 PM	837.88	126.63	0.36
		4:00 PM	821.93	142.58	
		5:00 PM	833.43	131.08	
		6:00 PM	950.40	14.11	
			Total:	3,512.28	

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PRIVATE OUTDOOR AMENITY SPACES - 2096-2100 Lakeshore Road (Approved)

Regarding the approved development at 2096-2100 Lakeshore Road, the proposed development casts minimal new net shadows on the 7th storey private outdoor amenity at 3:00 pm on March 21st. Including new net shadows and existing shadow cover, the Sun Access Factor is 0.70, exceeding the 0.22 Sun Access Factor outlined in the criteria. The proposed development does not cast new net shadows on this private outdoor amenity space in excess of 2 hours of duration, satisfying the Shadow Study Guidelines criteria.

Private Outdoor Amenity Space	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Area (m2):	March 21st	9:00 AM	19.24	353.95	Total Average Per Hour:
373.19		10:00 AM	13.29	359.90	2620.32 / 10
		11:00 AM	6.35	366.84	262
		12:00 PM	7.61	365.58	
		1:00 PM	29.62	343.57	SAF:
		2:00 PM	43.98	329.21	262 / 373.19
		3:00 PM	63.75	309.44	0.70
		4:00 PM	197.56	175.63	
		5:00 PM	364.51	8.68	
		6:00 PM	365.67	7.52	
			Total:	2,620.32	

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PARKS AND OPEN SPACES

Section 4.4 of the Shadow Study Guidelines states that shadows cast by existing buildings and proposed developments on lands designated or used for Parks and Open Spaces must allow for either:
(a) full sunlight for at least 50% of the time, or
(b) a minimum of 50% sun coverage at all times during the specified periods.
These periods are: March 21st (9:00 am to 6:00 pm); September 21st (9:00 am to 6:00 pm), and December 21st (11:00 am to 3:00 pm).

This requirement ensures that adequate sunlight is available year-round. The criterion is satisfied if the Sun Access Factor is at least 0.50 on each of the three test dates.

For the purpose of this study, the Waterfront Trail and the privately-owned public space (POPS) associated with approved development at 2096-2100 Lakeshore Road will be evaluated based on the criteria, as the proposed development will result in net new shadows on these open spaces.

PARKS AND OPEN SPACES - Waterfront Trail

Regarding the Waterfront Trail, the proposed development will cast minimal new net shadows at 10:00 am and 5:00 pm. The Sun Access Factor is 0.83 for March 21st, 0.81 for September 21st and 0.91 for December 21st, therefore exceeding the minimum SAF for all three test dates required to satisfy the guidelines criteria.

Waterfront Trail	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Park Area (m2):	March 21st	9:00 AM	358.36	2,839.21	Total Average Per Hour:
3,198		10:00 AM	134.01	3,063.56	26495.05 / 10
		11:00 AM	1.92	3,195.65	2,650
		12:00 PM	0.00	3,197.57	
		1:00 PM	46.82	3,150.75	SAF:
		2:00 PM	200.72	2,996.85	2650 / 3198 m2
		3:00 PM	396.06	2,801.51	0.83
		4:00 PM	550.23	2,647.34	
		5:00 PM	989.49	2,208.08	
		6:00 PM	2803.08	394.49	
			Total:	26,495.05	
	September 21st	9:00 AM	125.51	3,072.06	Total Average Per Hour:
		10:00 AM	48.39	3,149.18	25964.02 / 10
		11:00 AM	1.83	3,195.74	2,596
		12:00 PM	1.53	3,196.04	
		1:00 PM	76.06	3,121.51	SAF:
		2:00 PM	245.35	2,952.22	2596 / 3198 m2
		3:00 PM	432.07	2,765.50	0.81
		4:00 PM	593.20	2,604.37	
		5:00 PM	1513.89	1,683.68	
		6:00 PM	2973.89	223.68	
			Total:	25,964.02	
	December 21st	11:00 AM	70.72	3,126.85	Total Average Per Hour:
		12:00 PM	163.50	3,034.07	14574.43 / 5
		1:00 PM	295.48	2,902.09	2,915
		2:00 PM	383.73	2,813.84	
		3:00 PM	500.01	2,697.56	SAF:
			Total:	14,574.43	2915 / 3198
					0.91

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PARKS AND OPEN SPACES - 2096-2100 Lakeshore Road POPS (Approved)

Regarding the future privately owned public space (POPS) associated with the approved development at 2096-2100 Lakeshore Road, the proposed development casts new net shadows at 3:00pm and 4:00pm on March 21st; 2:00pm and 3:00pm on September 21st; and at 2:00pm and 3:00pm on December 21st. All other shadow impacts on this space come from existing, under construction, approved, or under review buildings. The open space will not have access to full sunlight 50% of the time during the these periods or achieve 50% sunlight at all test times due to shadowing from existing, approved and under review buildings.

Including new net shadows, The Sun Access Factor is 0.45 for March 21st, 0.45 for September 21st and 0.34 for December 21st, which doesn't meet the minimum SAF of 0.5 for the three test dates required to satisfy the Shadow Study Guidelines criteria.

A review of the area calculations indicates that the Sun Access Factor would not satisfy the minimum requirements irrespective of the proposed development. As such, the impact from the proposal is marginal and is not expected to significantly change the overall access to sunlight in the POPS space.

POPS	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Park Area (m2):	March 21st	9:00 AM	558.56	483.39	Total Average Per Hour:
1,042		10:00 AM	342.51	699.44	4712.25 / 10
		11:00 AM	70.47	971.48	468
		12:00 PM	0.00	1,041.95	
		1:00 PM	274.97	766.98	SAF:
		2:00 PM	571.82	470.13	468 / 1042 m2
		3:00 PM	981.14	60.81	0.45
		4:00 PM	880.36	161.59	
		5:00 PM	1013.22	28.73	
		6:00 PM	1,042	0.00	
			Total:	4,684.50	
	September 21st	9:00 AM	535.10	506.85	Total Average Per Hour:
		10:00 AM	284.81	757.14	4654.94 / 10
		11:00 AM	0.00	1041.95	465
		12:00 PM	0.00	1041.95	
		1:00 PM	369.85	672.10	SAF:
		2:00 PM	618.20	423.75	465 / 1042 m2
		3:00 PM	1033.35	8.60	0.45
		4:00 PM	839.35	202.60	
		5:00 PM	1041.95	0.00	
		6:00 PM	1041.95	0.00	
			Total:	4654.94	
	December 21st	11:00 AM	179.78	862.17	Total Average Per Hour:
		12:00 PM	491.47	550.48	1785.79 / 5
		1:00 PM	814.97	226.98	357
		2:00 PM	895.97	145.98	
		3:00 PM	1041.77	0.18	SAF:
			Total:	1,785.79	357 / 1042
					0.34

APPENDIX A | SHADOW IMPACT CRITERIA RESULTS & ANALYSIS

PLACES WHERE CHILDREN PLAY

Section 4.5 of the Guidelines states that shadows cast by existing buildings and proposed developments on areas where children play - including but not limited to school yards, playgrounds, and park features such as wading pools or other outdoor activity spaces identified by the City of Burlington - must ensure either:
(a) full sunlight for at least 50% of the time, or
(b) a minimum of 50% sun coverage at all times during the specified periods.
No school yards, playgrounds, or park features such as wading pools have been identified within the area affected by the proposed development's shadow. Therefore, the development will not create any new shadow impacts on these spaces, meeting the requirements of this guideline.

PUBLIC REALM AND SIDEWALKS

Section 4.6 of the Guidelines states that shadows cast by all existing buildings and proposed developments onto the full extents of the boulevard and sidewalk on the opposite side of the adjacent right-of-way,must allow for either
a) full sunlight 50 per cent of the time; or
b) 50 per cent sun coverage at all times between 9:00am and 6:00pm on March 21st.
The criterion is met if the Sun Access Factor is at least 0.50 for the specified date.

PUBLIC REALM AND SIDEWALKS - North Sidewalk of Old Lakeshore Road

Regarding the north sidewalk of Old Lakeshore Rd, the proposed development casts new net shadows between 9:00am and 3:00pm on March 21st. Including new net shadows, The Sun Access Factor is 0.28 for March 21st, which doesn't meet the minimum SAF of 0.5 for the test dates required to satisfy the Shadow Study Guidelines criteria. We note that this condition is likely to occur with the redevelopment of the subject site in an as-of-right form of 10 storeys, and as such, the proposed development and it's increased height to 22 storeys does not significantly alter shadow impacts.

Although the proposed development does not achieve the 0.5 Sun Access Factor specified in the Guidelines criteria, it is our opinion that, given the site's location, configuration, and orientation, as well as the influence of existing and as-of-right shadow conditions, the development appropriately minimizes shadow impacts on the surrounding public realm.

Old Lakeshore Road N Sidewalk	DATE	TIME OF DAY	SHADED AREA (m2)	EXPOSED AREA (m2)	SUN ACCESS FACTOR (SAF)
Total Sidewalk Area (m2):	March 21st	9:00 AM	159.73	133.39	Total Average Per Hour:
293.117		10:00 AM	184.31	108.81	820.14 / 10
		11:00 AM	222.56	70.56	82.01
		12:00 PM	221.52	71.60	
		1:00 PM	218.17	74.95	SAF:
		2:00 PM	156.94	136.18	82.01 / 293.12 m2
		3:00 PM	139.83	153.29	0.28
		4:00 PM	293.07	0.05	
		5:00 PM	292.99	0.13	
		6:00 PM	221.91	71.21	
			Total:	820.14	

APPENDIX A | SHADOW ANALYSIS: MARCH



MARCH 21 - 9AM

LOCATION

2076 Old Lakeshore Road, Burlington, Ontario

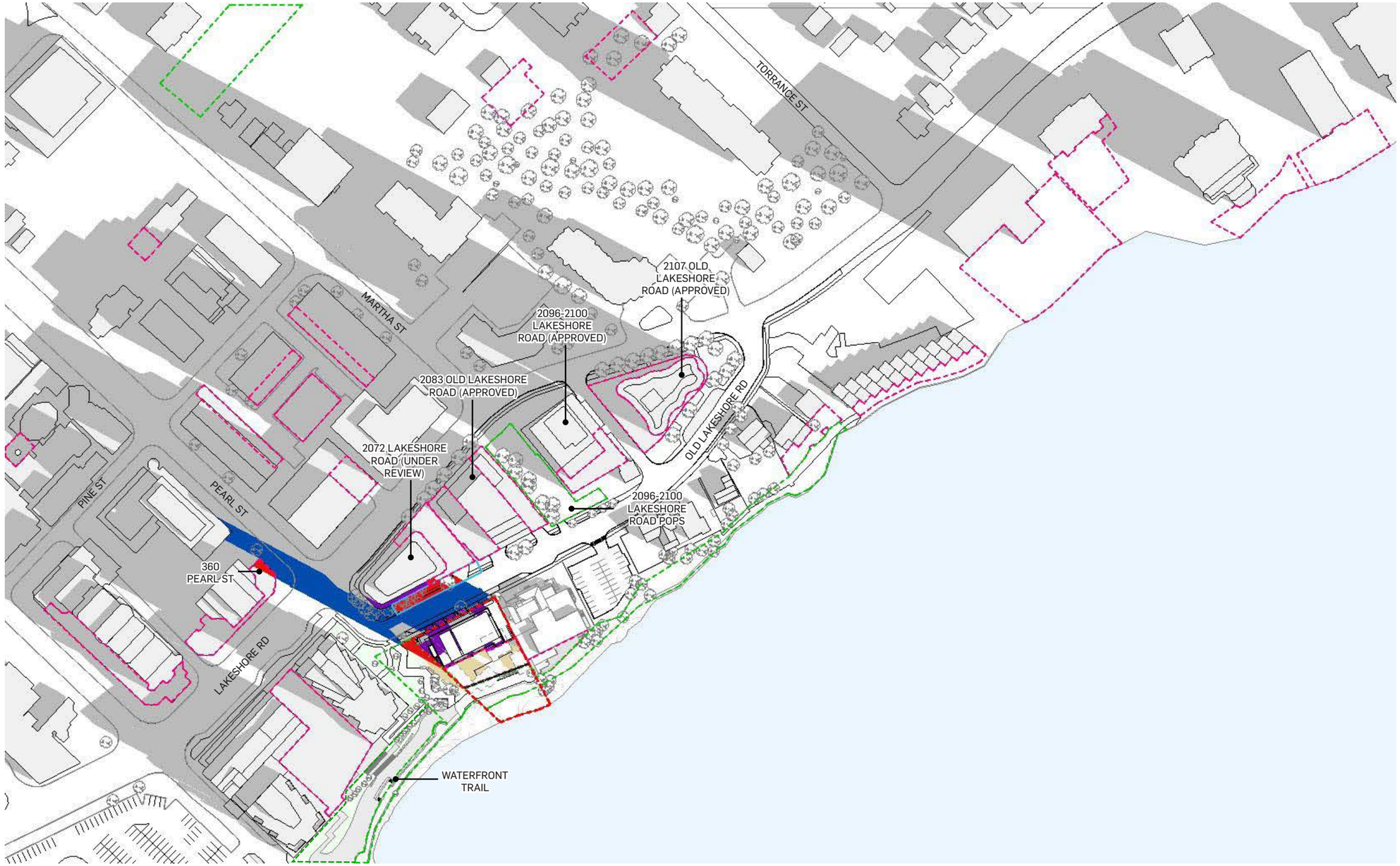
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20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

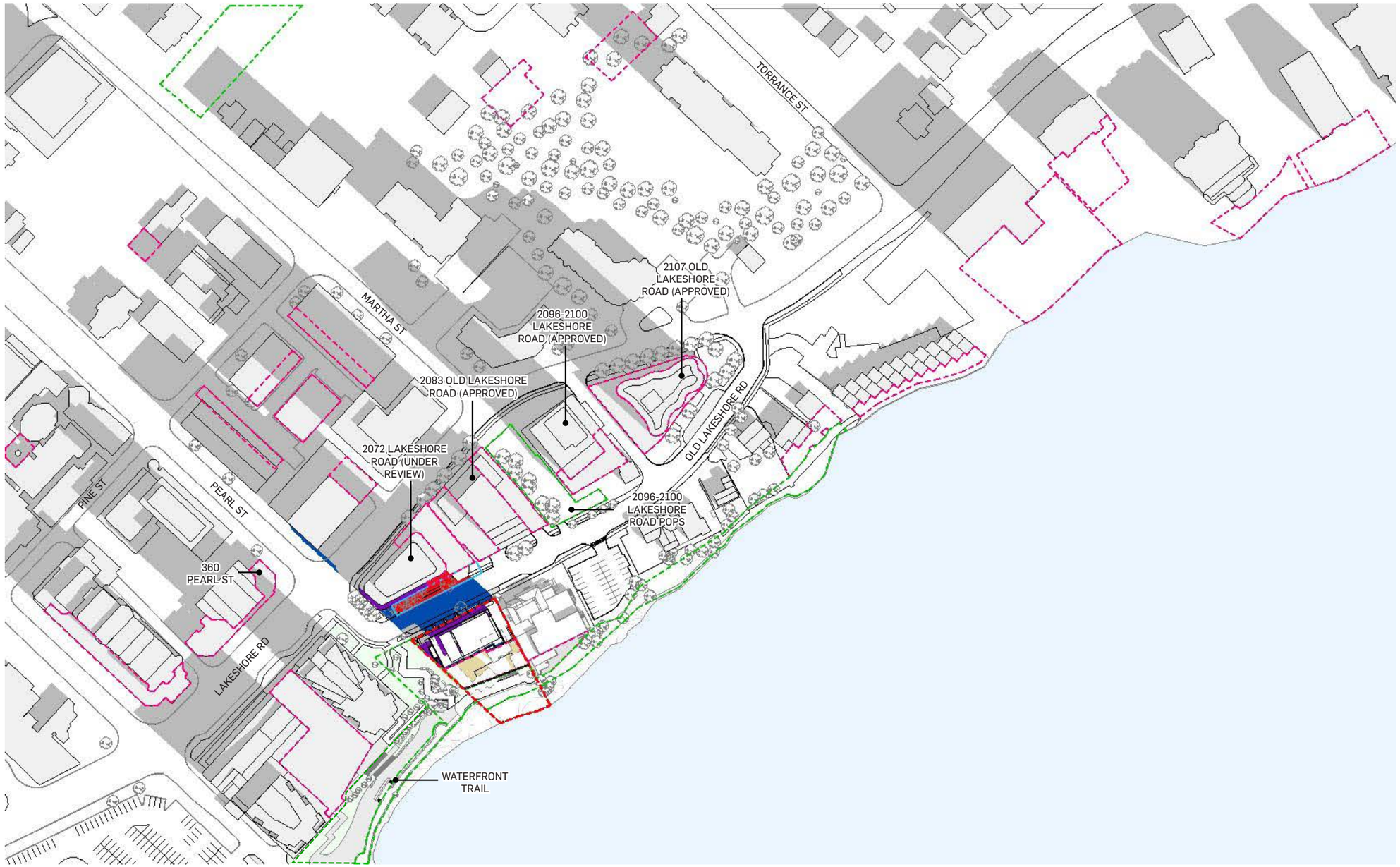
20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21 - 10AM

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21- 11AM

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21 - 12PM

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21- 1PM

APPENDIX A | SHADOW ANALYSIS: MARCH



MARCH 21- 2PM

LOCATION

2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

APPENDIX A | SHADOW ANALYSIS: MARCH



MARCH 21 - 3PM

LOCATION

2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21- 4PM

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000
20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21 - 5PM

APPENDIX A | SHADOW ANALYSIS: MARCH



LOCATION

2076 Old Lakeshore Road, Burlington, Ontario

1:2000

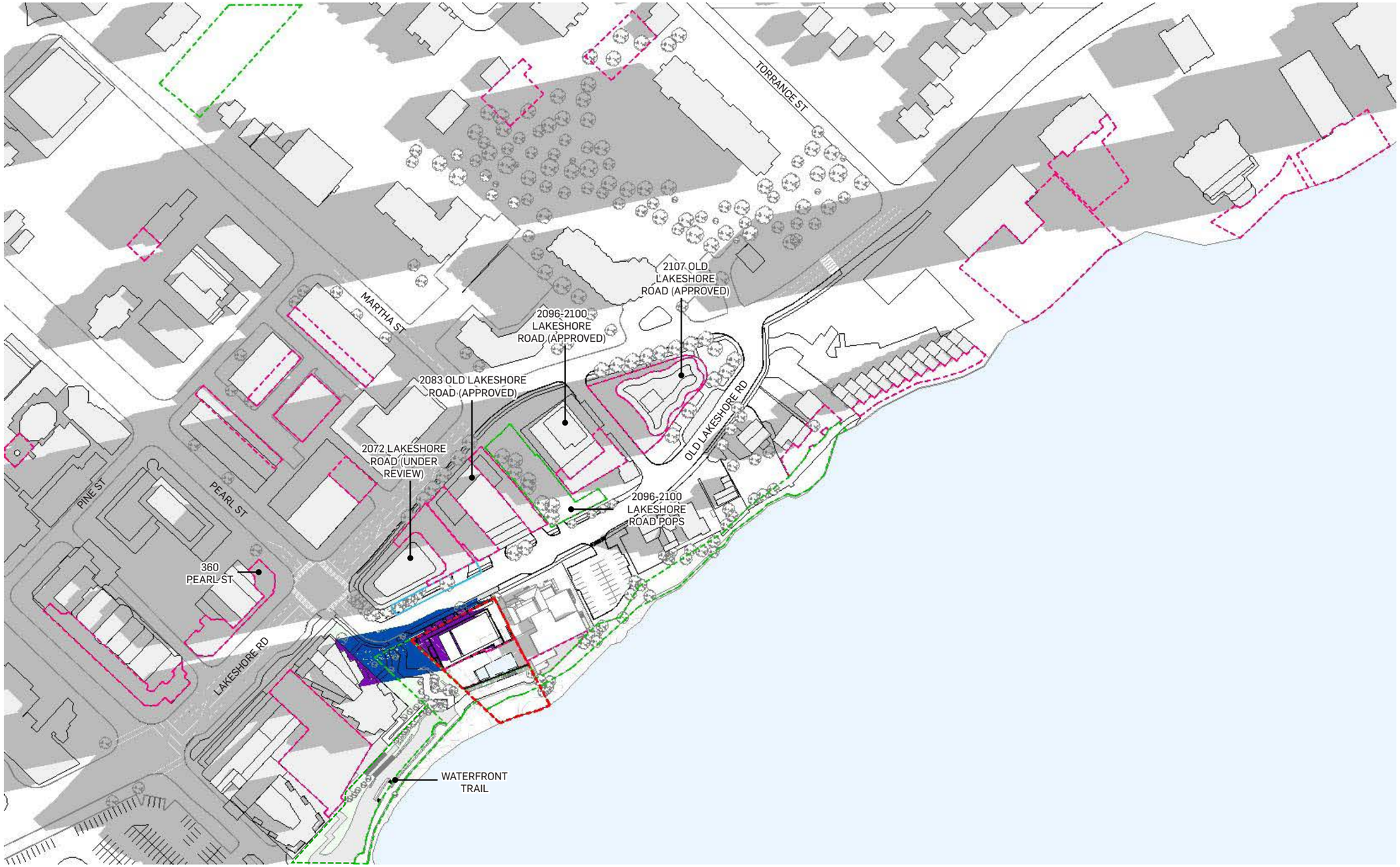
20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

MARCH 21 - 6PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

JUNE 21 - 8AM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
- PRIVATE OUTDOOR AMENITY AREA
- NET NEW SHADOWS CAST ON ROOF SURFACES
- NET NEW SHADOWS CAST ON GROUND SURFACES
- EXISTING SHADOWS CAST ON ALL SURFACES
- SHADOWS NO LONGER PROPOSED RESULTING FROM PROPOSED CHANGES (EXISTING MOTEL)
- NET NEW SHADOWS CAST ON OPEN SPACES, PRIVATE OUTDOOR AMENITY AREAS OR OPPOSITE SIDEWALKS
- TOTAL OPPOSITE BOULEVARD AND SIDEWALK AREA

JUNE 21 - 9AM

APPENDIX A | SHADOW ANALYSIS: JUNE



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JUNE 21 - 10AM

APPENDIX A | SHADOW ANALYSIS: JUNE



JUNE 21 - 11AM

LOCATION

2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

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APPENDIX A | SHADOW ANALYSIS: JUNE



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JUNE 21 - 12PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
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1:2000

20m 100m

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JUNE 21 - 1PM

APPENDIX A | SHADOW ANALYSIS: JUNE



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JUNE 21 - 2PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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JUNE 21 - 3PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

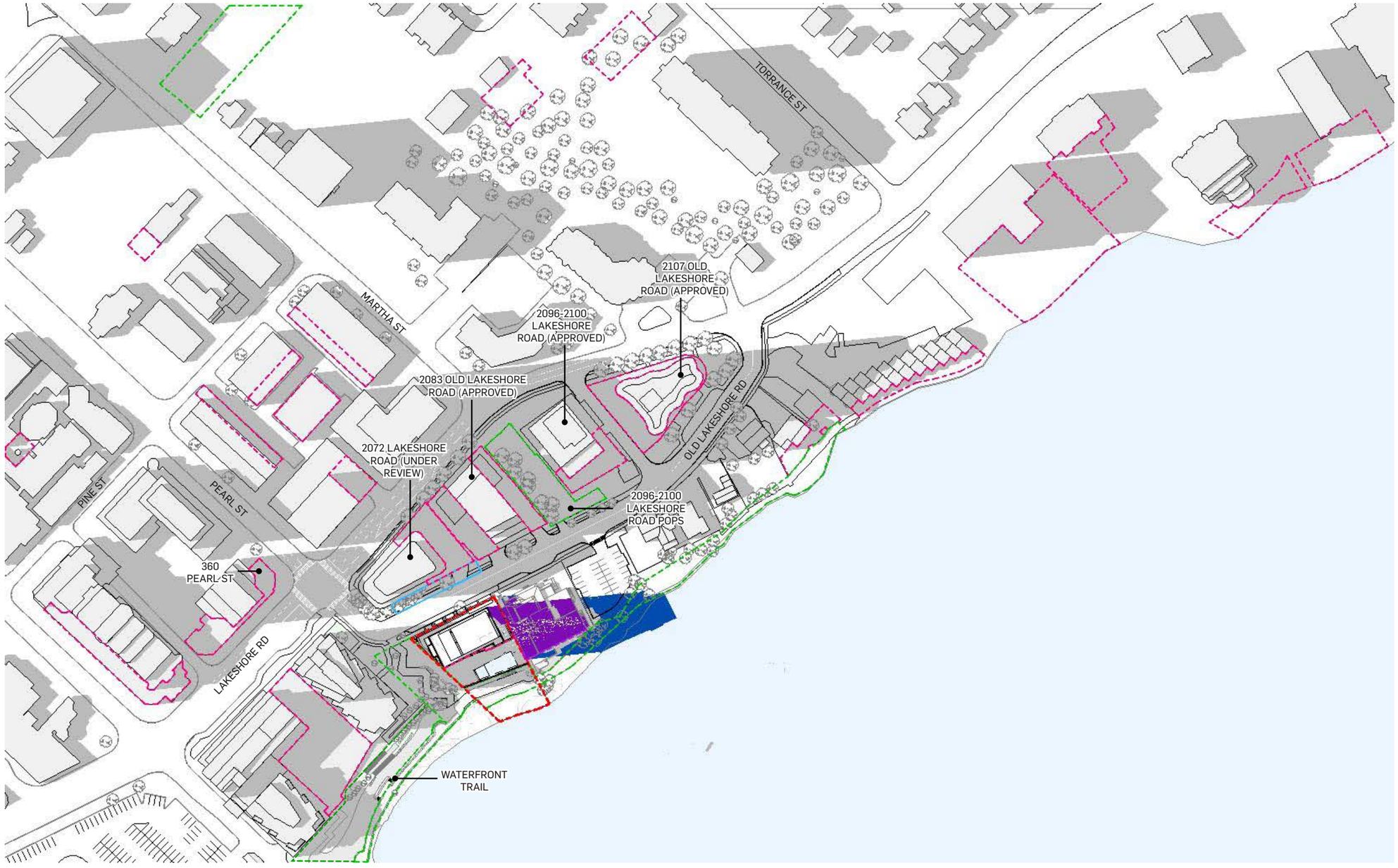
20m 100m

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JUNE 21 - 4PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
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1:2000

20m 100m

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JUNE 21 - 5PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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JUNE 21 - 6PM

APPENDIX A | SHADOW ANALYSIS: JUNE



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

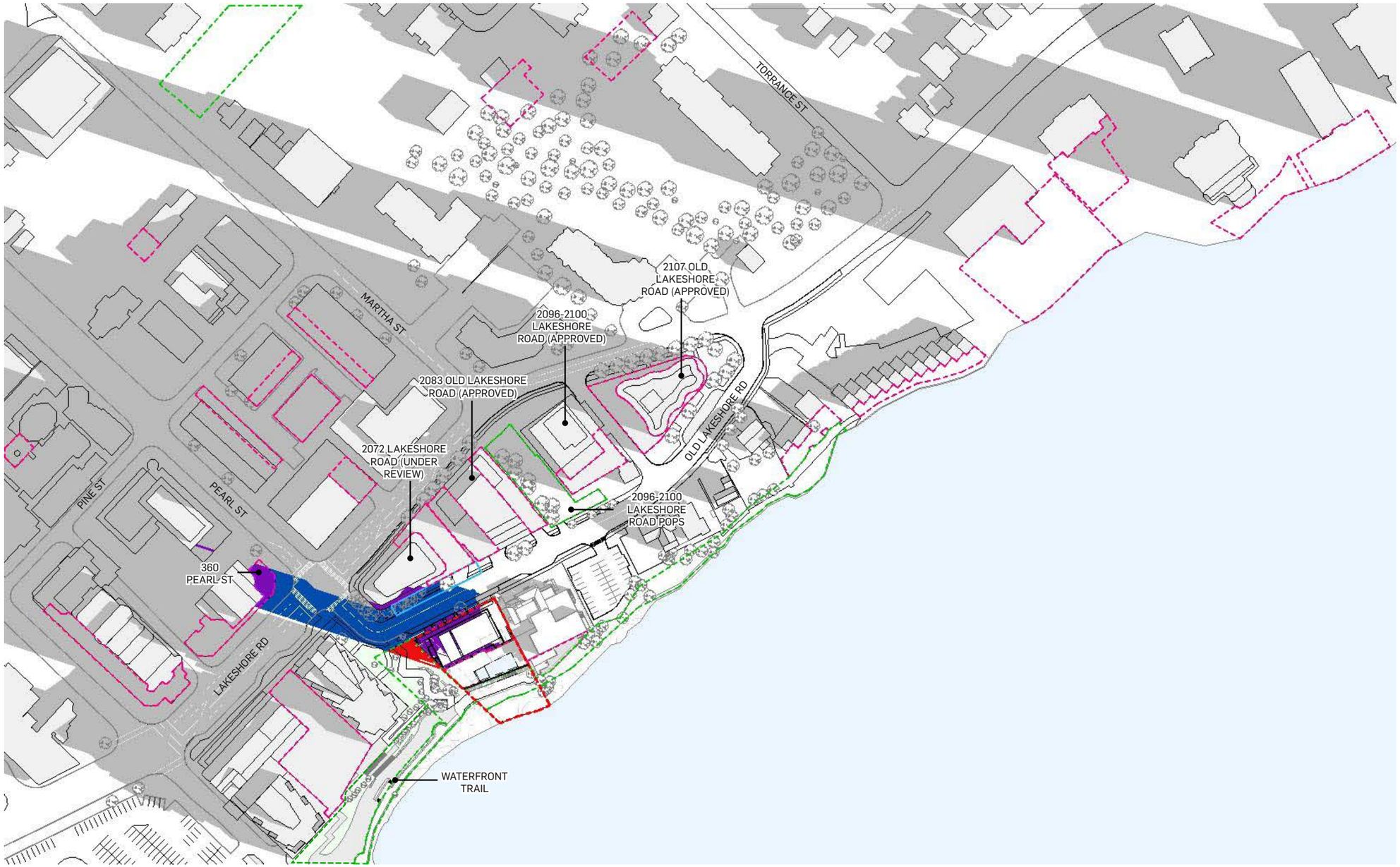
20m 100m

LEGEND

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JUNE 21 - 7PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
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SEPTEMBER 21 - 9AM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

- SITE BOUNDARY
- OPEN SPACE
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SEPTEMBER 21 - 10AM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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SEPTEMBER 21 - 11AM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
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1:2000

20m 100m

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SEPTEMBER 21 - 12PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

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SEPTEMBER 21 - 1PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



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SEPTEMBER 21 - 2PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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SEPTEMBER 21 - 3PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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SEPTEMBER 21 - 4PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



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SEPTEMBER 21 - 5PM

APPENDIX A | SHADOW ANALYSIS: SEPTEMBER



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1:2000

20m 100m

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SEPTEMBER 21 - 6PM

APPENDIX A | SHADOW ANALYSIS: DECEMBER



LOCATION
2076 Old Lakeshore Road, Burlington, Ontario

1:2000

20m 100m

LEGEND

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DECEMBER 21 - 11AM

APPENDIX A | SHADOW ANALYSIS: DECEMBER



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20m 100m

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DECEMBER 21 - 12PM

APPENDIX A | SHADOW ANALYSIS: DECEMBER



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DECEMBER 21 - 1PM

APPENDIX A | SHADOW ANALYSIS: DECEMBER



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DECEMBER 21 - 2PM

APPENDIX A | SHADOW ANALYSIS: DECEMBER



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DECEMBER 21 - 3PM