

Shadow Study

1029-1033 Waterdown Rd. Burlington, ON

20-026

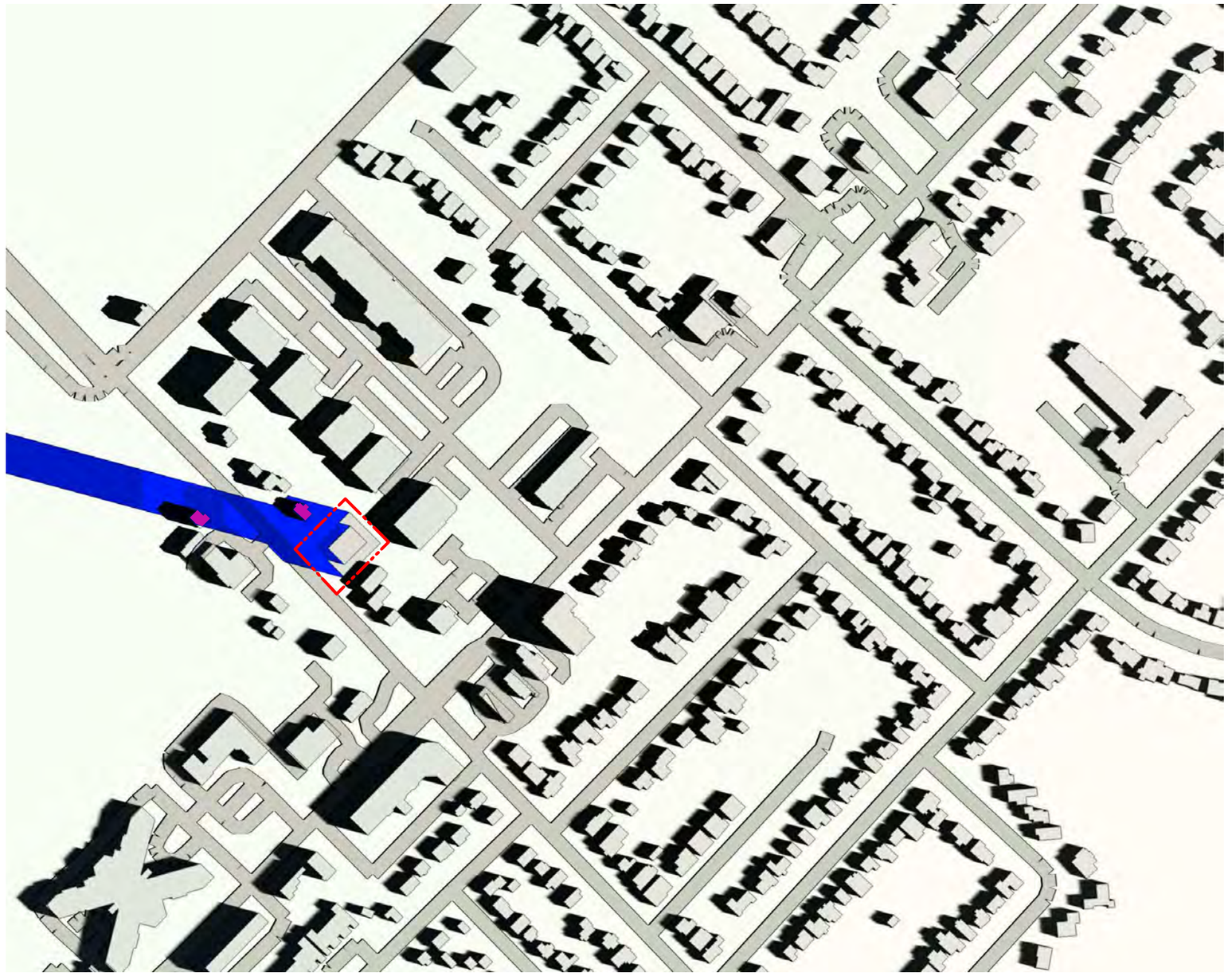
2021-08-24

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ARCHITECTURE

This Shadow Study contemplates a 29 Storey building located at 1029-1033 Waterdown Road, Burlington, ON. This analysis compendium attests the proposed project matches all criteria required by the “Shadow Study Guidelines and Terms of Reference”. The particular aspects that relate to this site are: Private Outdoor Amenity Spaces and Public Realm and Sidewalks. On the northwest side of the site there are several private backyards, but those are also owned by the developer. Across the Waterdown Road there is a public sidewalk/boulevard. The proposed masing results show a calculated SAF of 0.78 for Private Outdoor Amenity Spaces, passing the minimum requirement of 0.22. A SAF of 1.03 for Public Realm and Sidewalks that is above the minimum requirement of 0.5

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MARCH 21 900



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

Scale : 1 : 3500

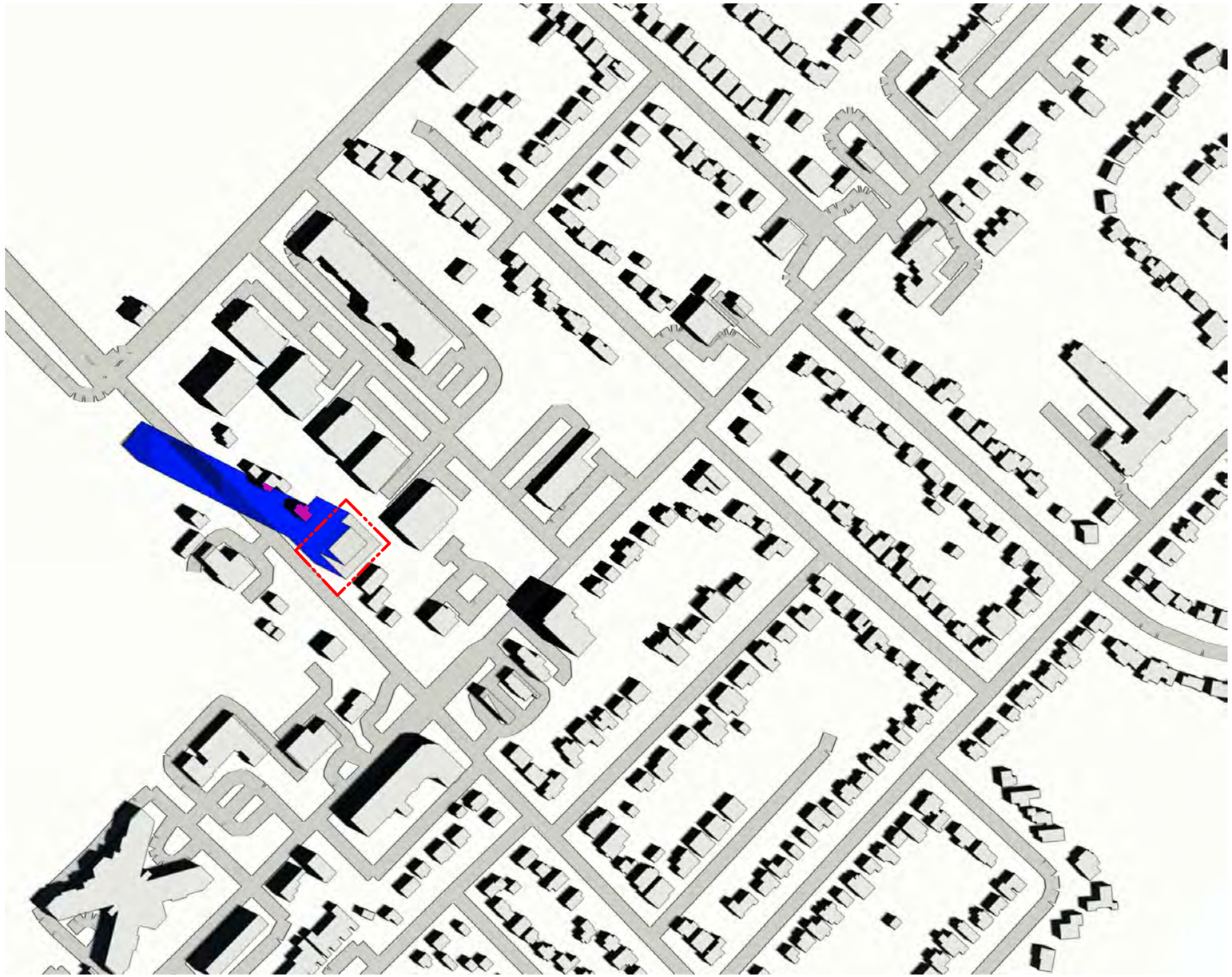
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20-026	ZONING PACKAGE	1029-1033 Waterdown Rd. Burlington, ON	MARCH 21 900	2021-05-21	SS-01

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MARCH 21 1000



NET SHADOW CAST ON ROOF SURFACES

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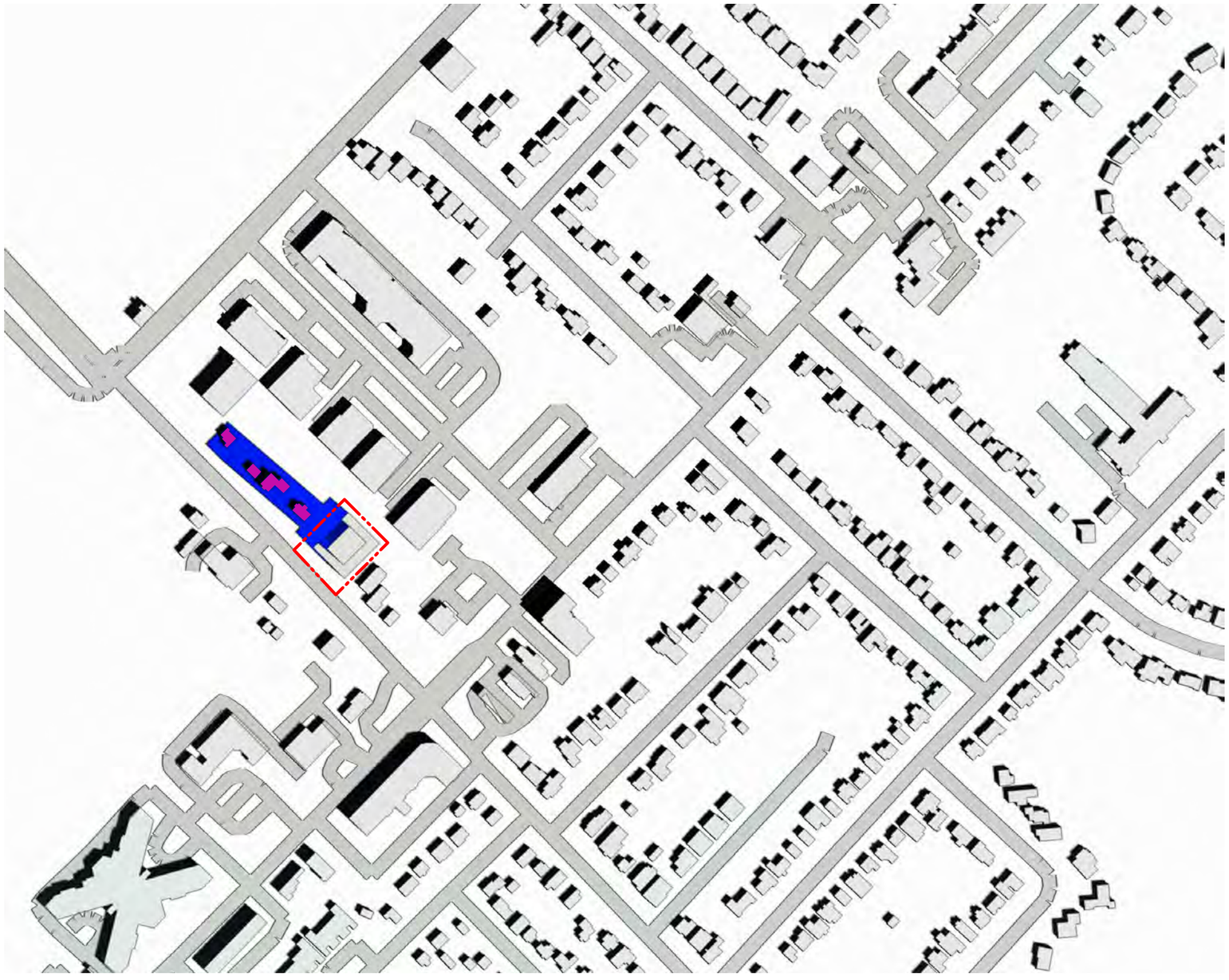
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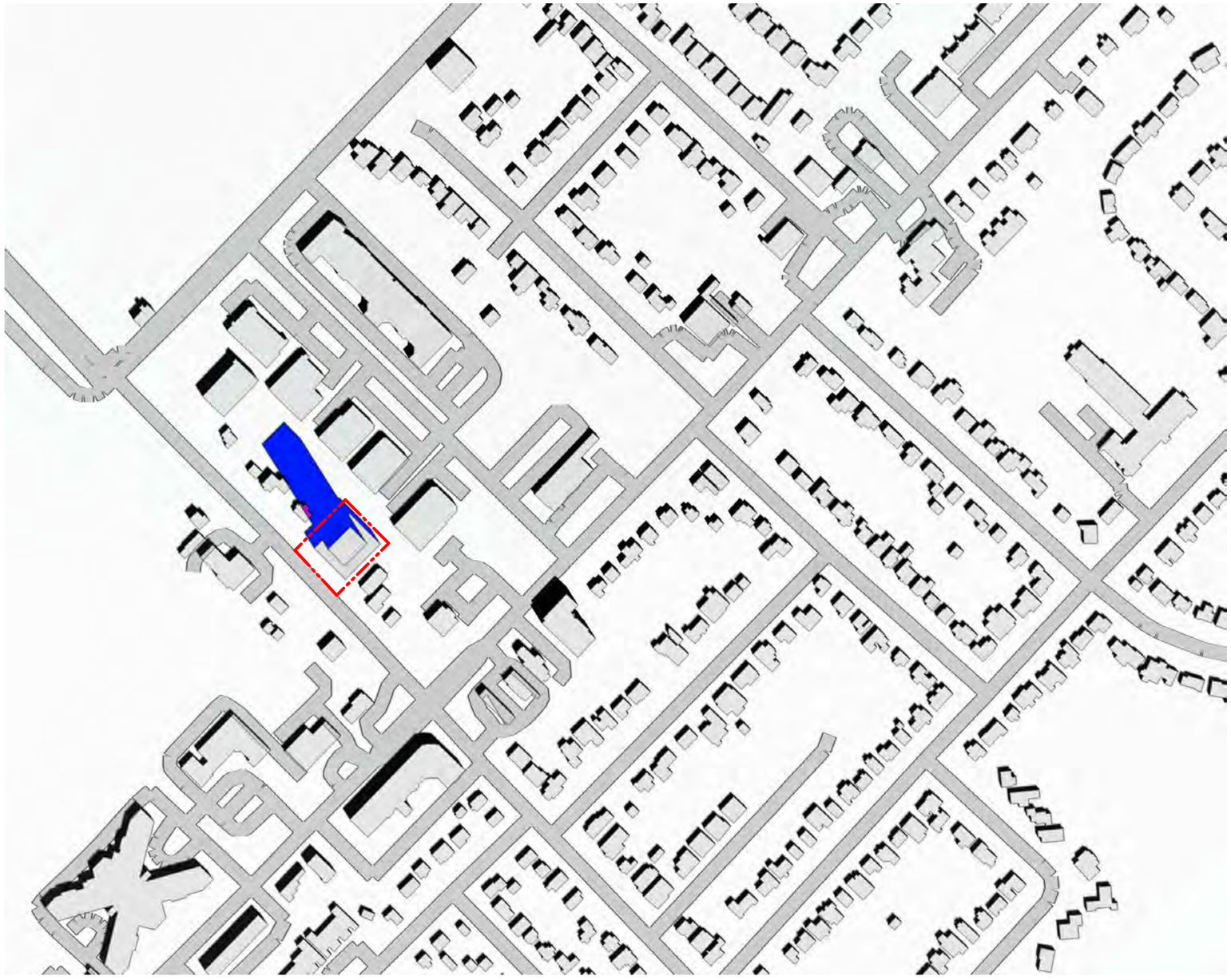
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NET SHADOW CAST ON ROOF SURFACES

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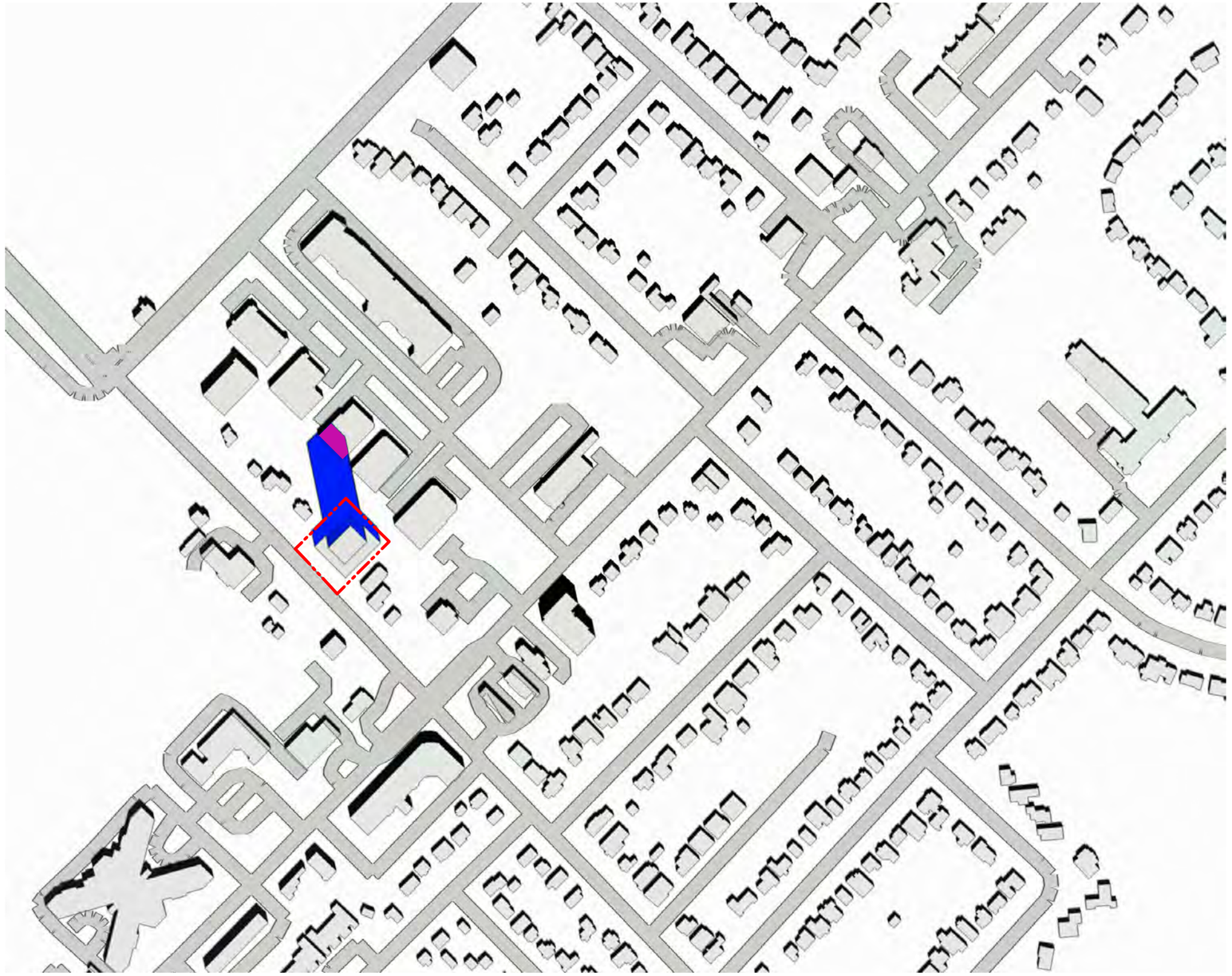
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NET SHADOW CAST ON ROOF SURFACES

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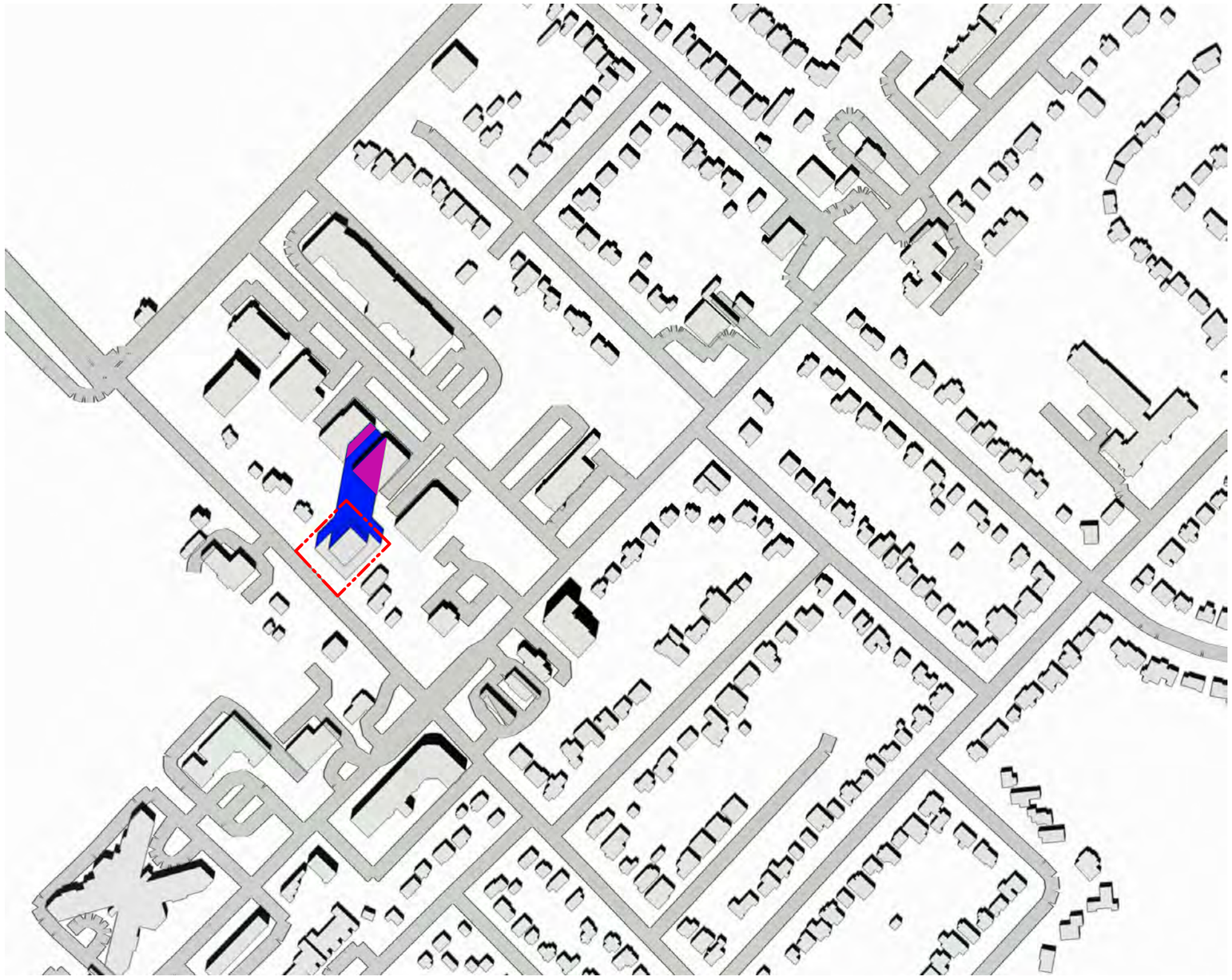
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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

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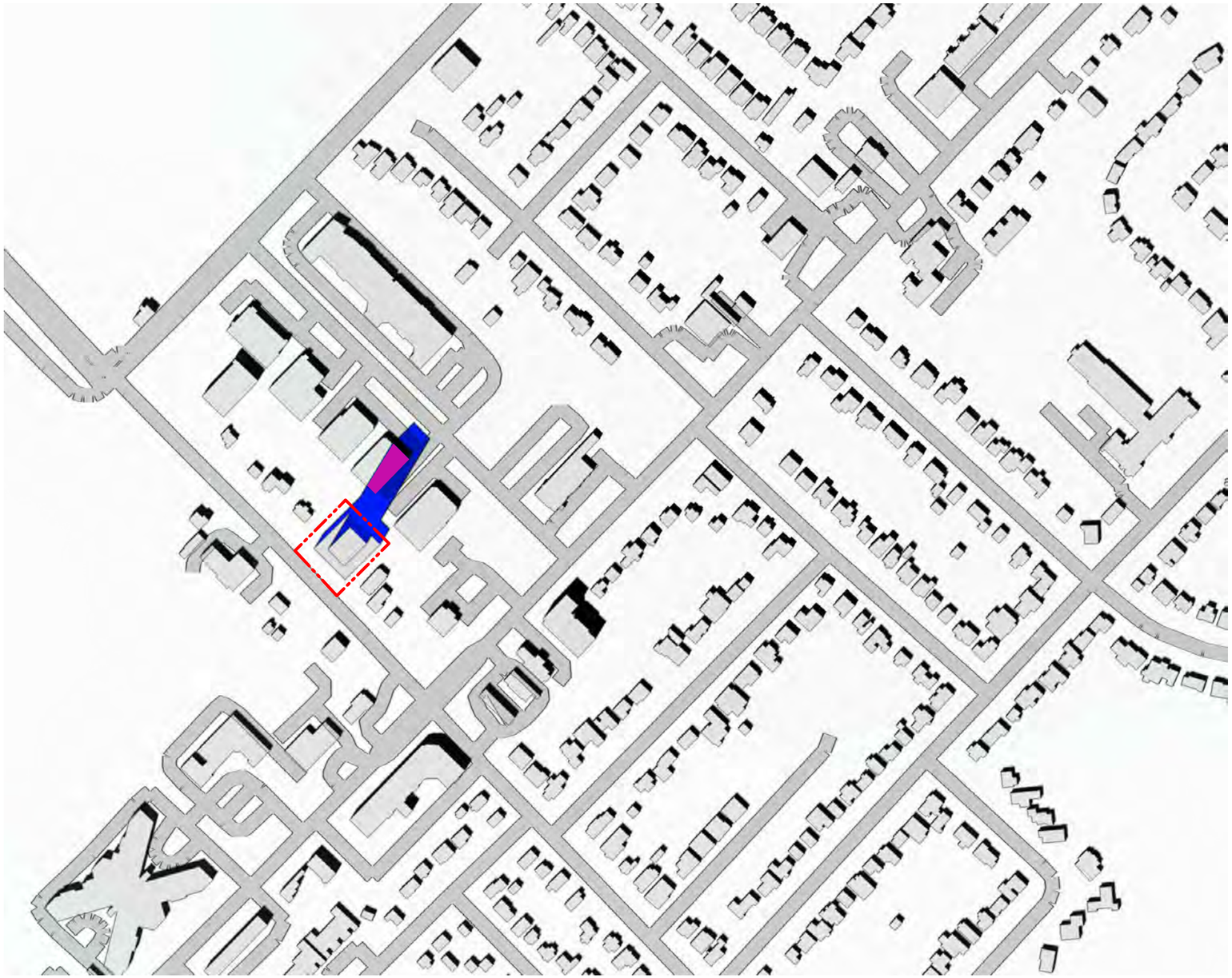
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NET SHADOW CAST ON ROOF SURFACES

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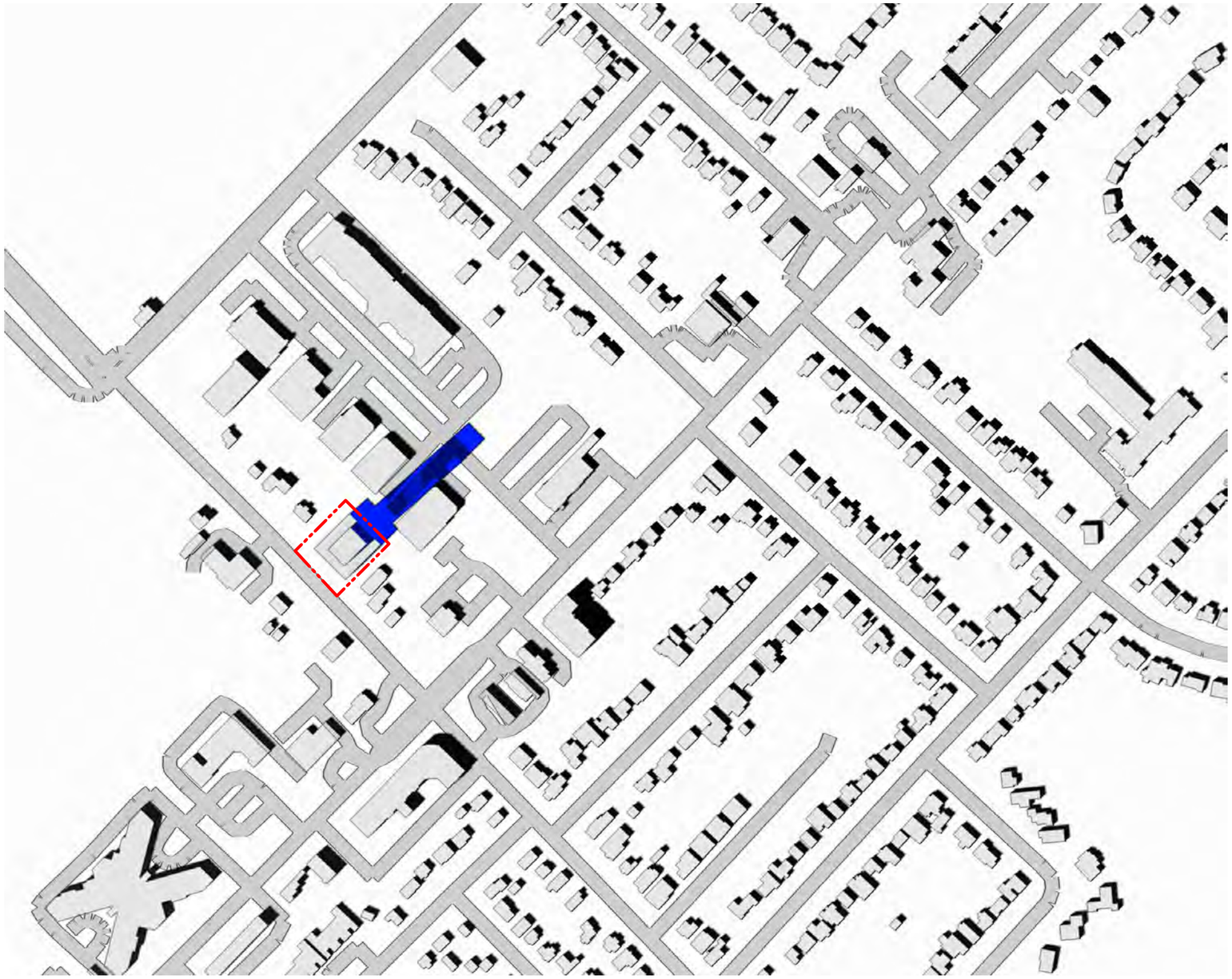
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NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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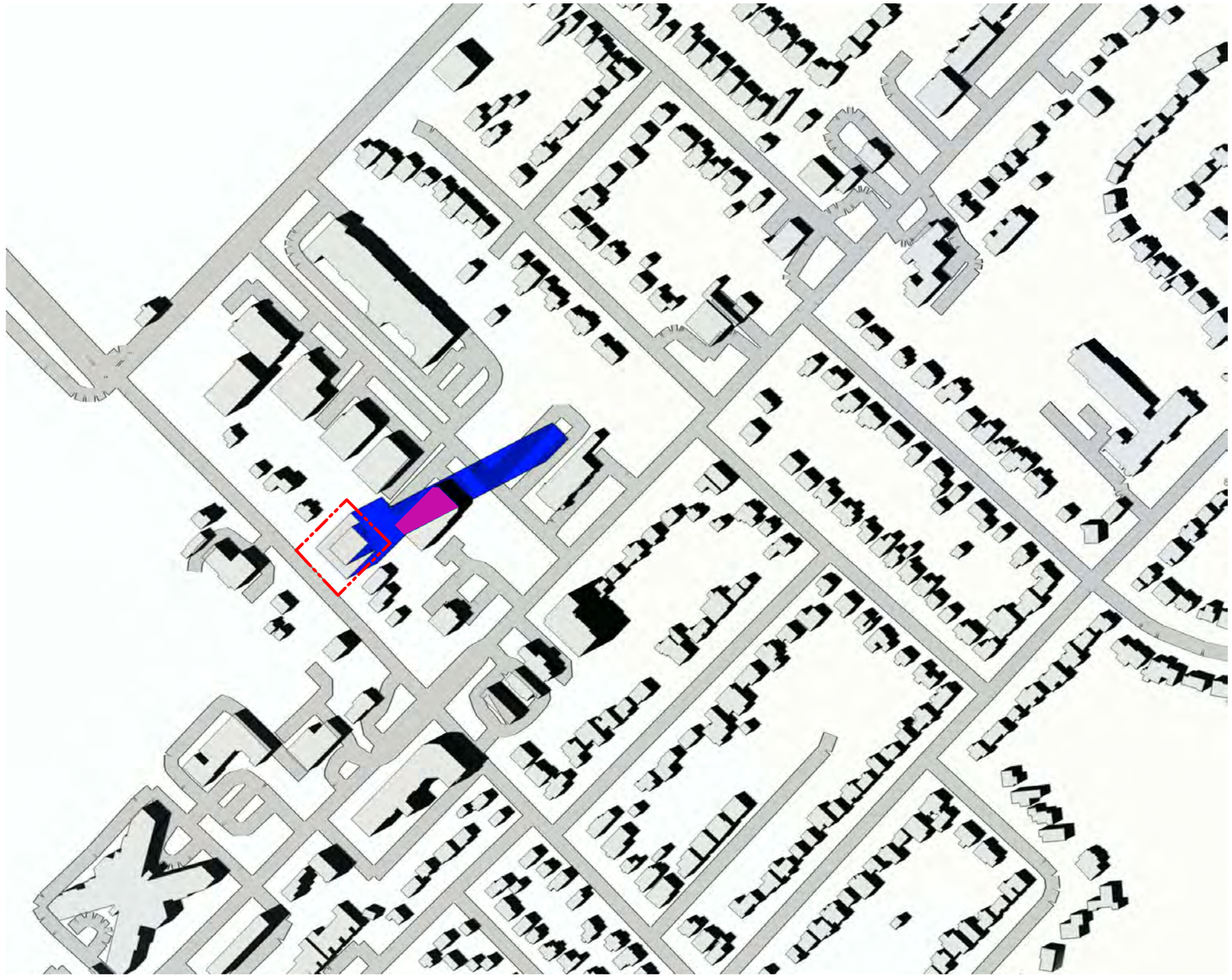
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MARCH 21 1700



NET SHADOW CAST ON ROOF SURFACES

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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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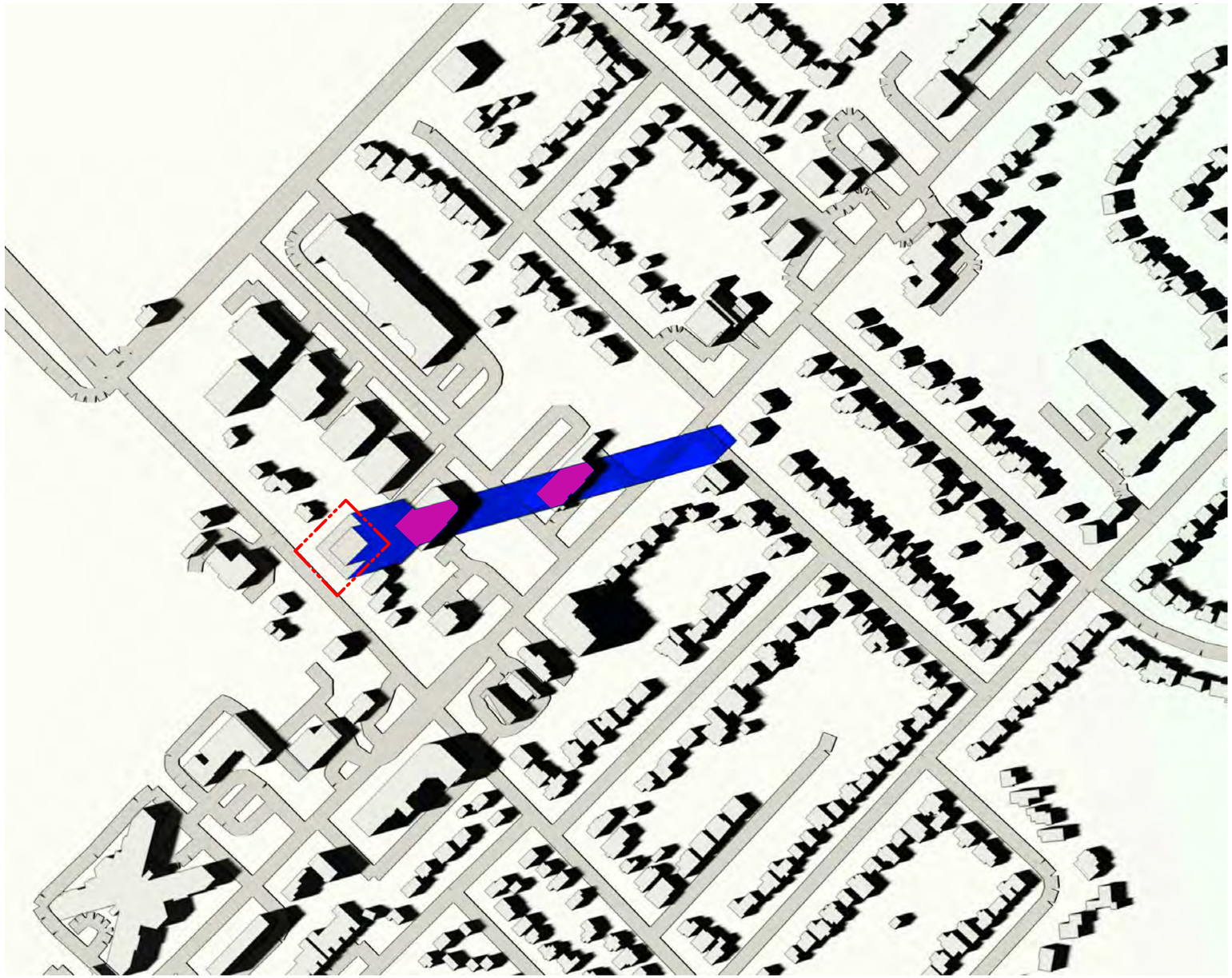
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MARCH 21 1800



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

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SITE BOUNDARY

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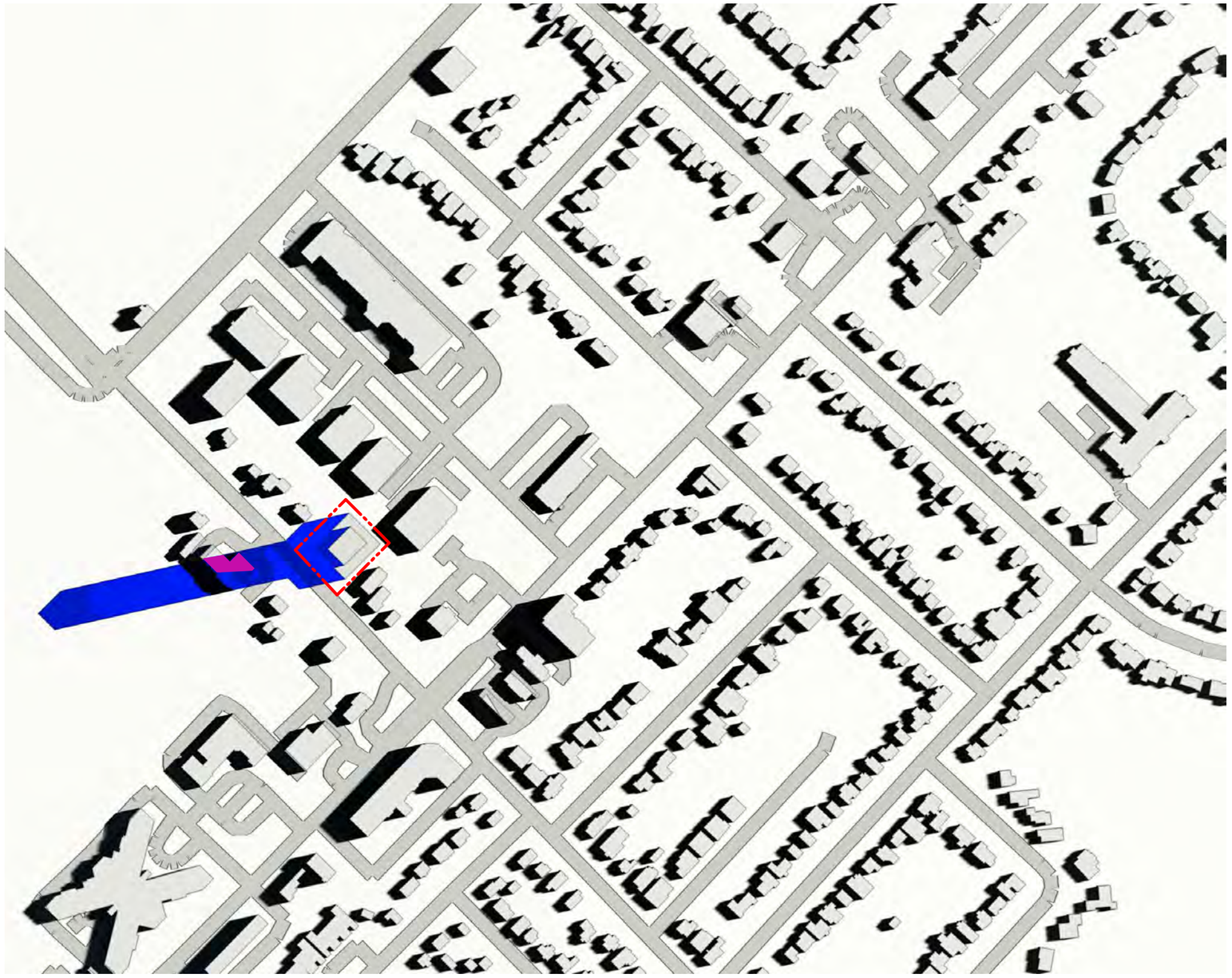
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JUNE 21 800



NET SHADOW CAST ON ROOF SURFACES

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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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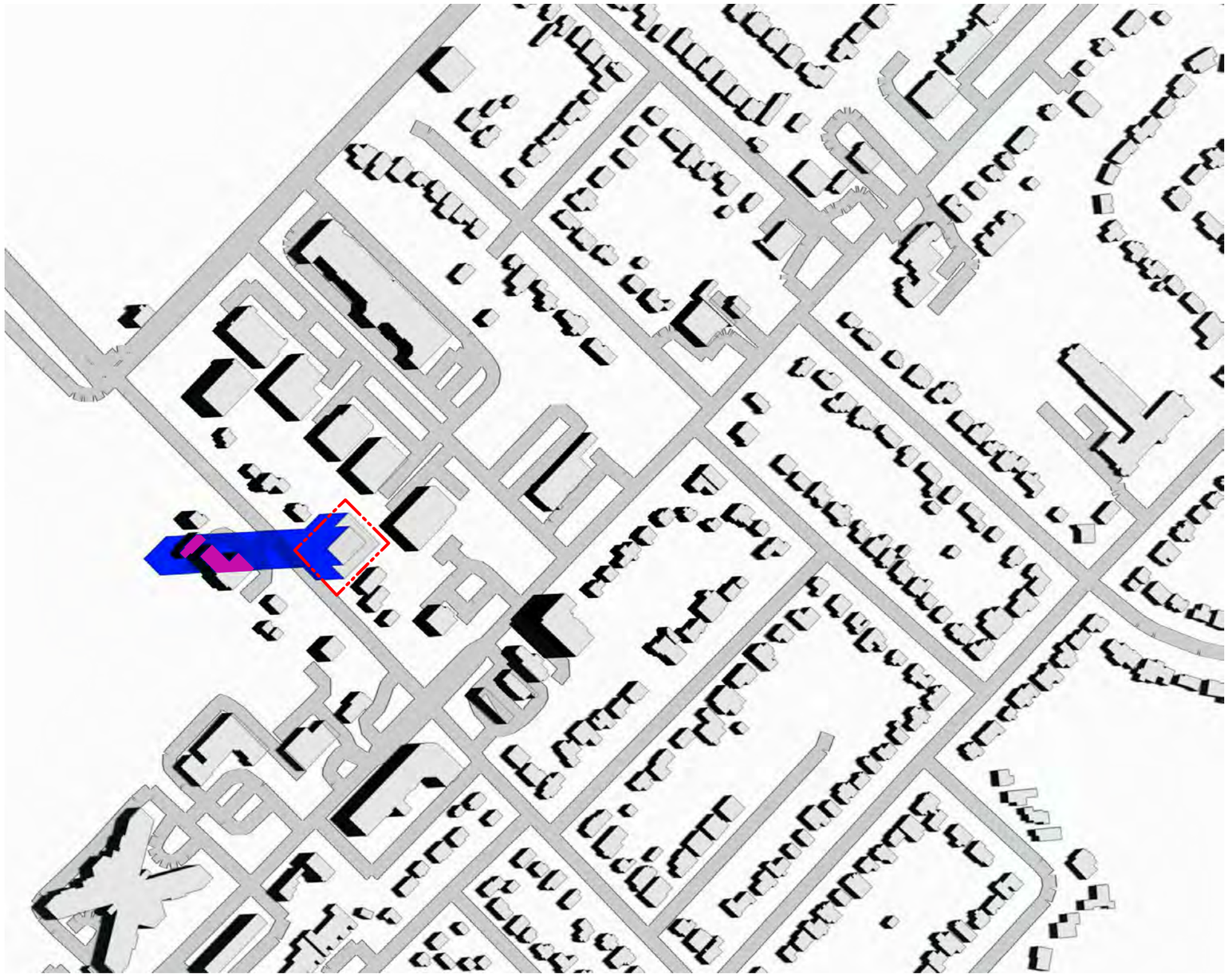
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JUNE 21 900



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

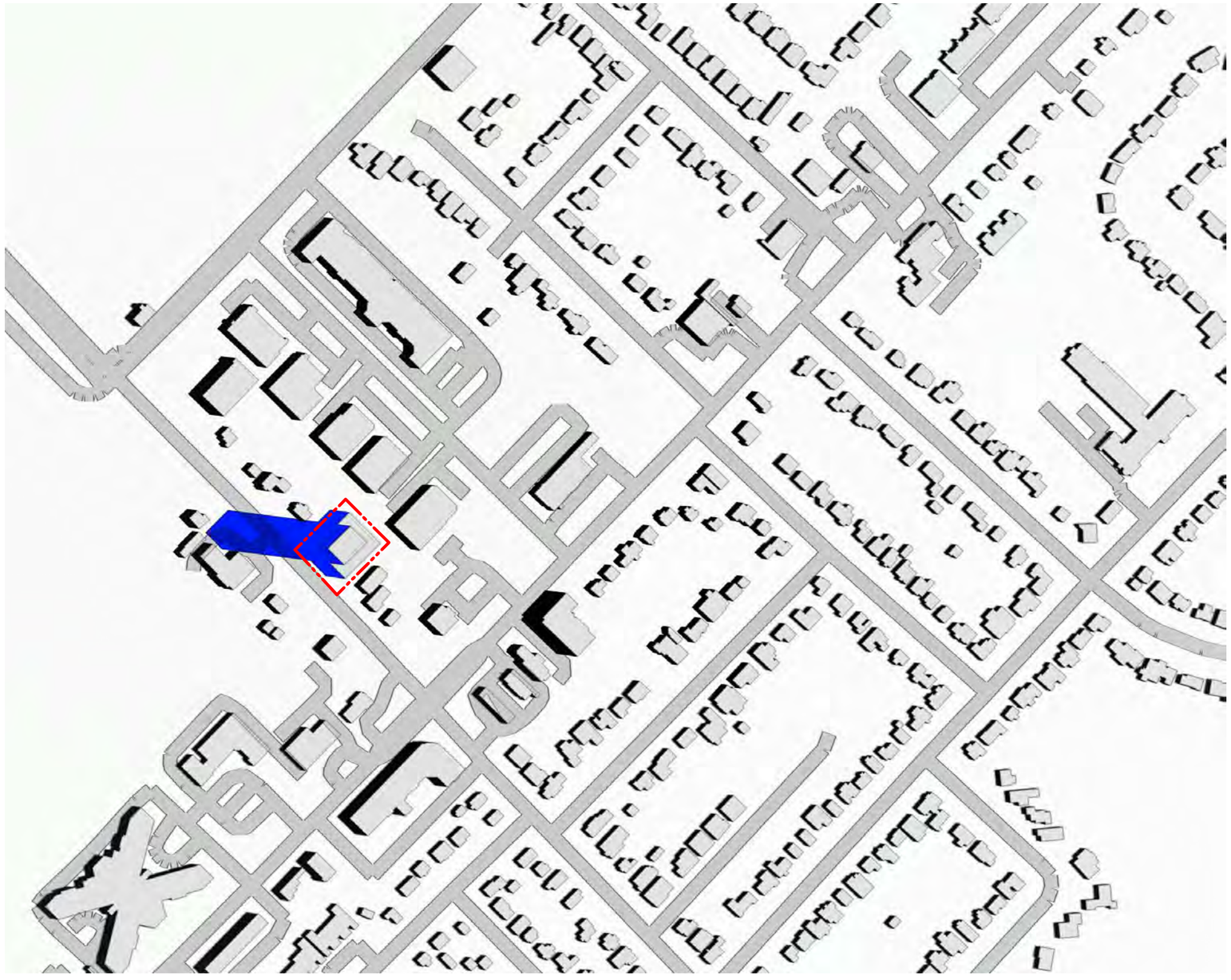
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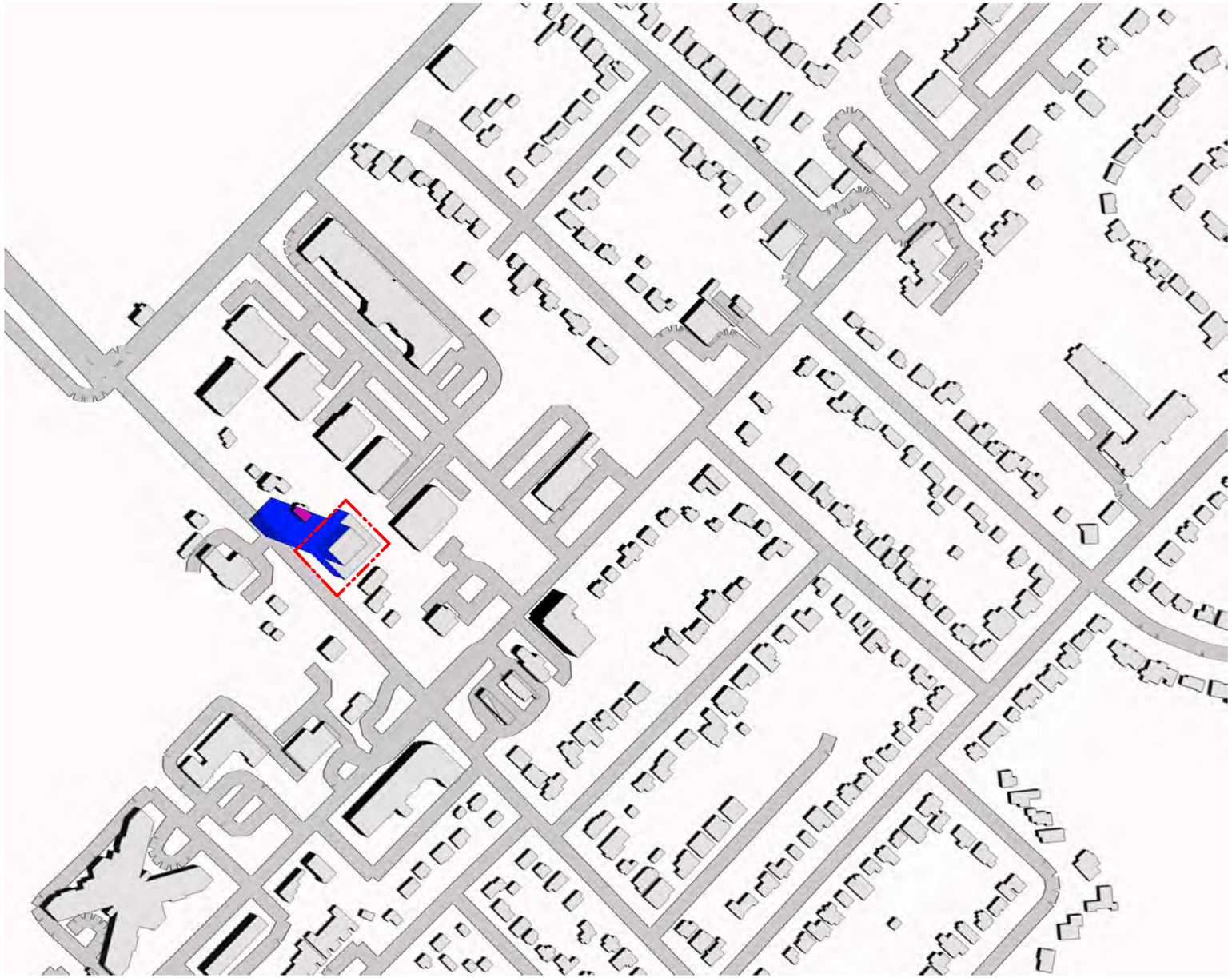
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NET SHADOW CAST ON ROOF SURFACES

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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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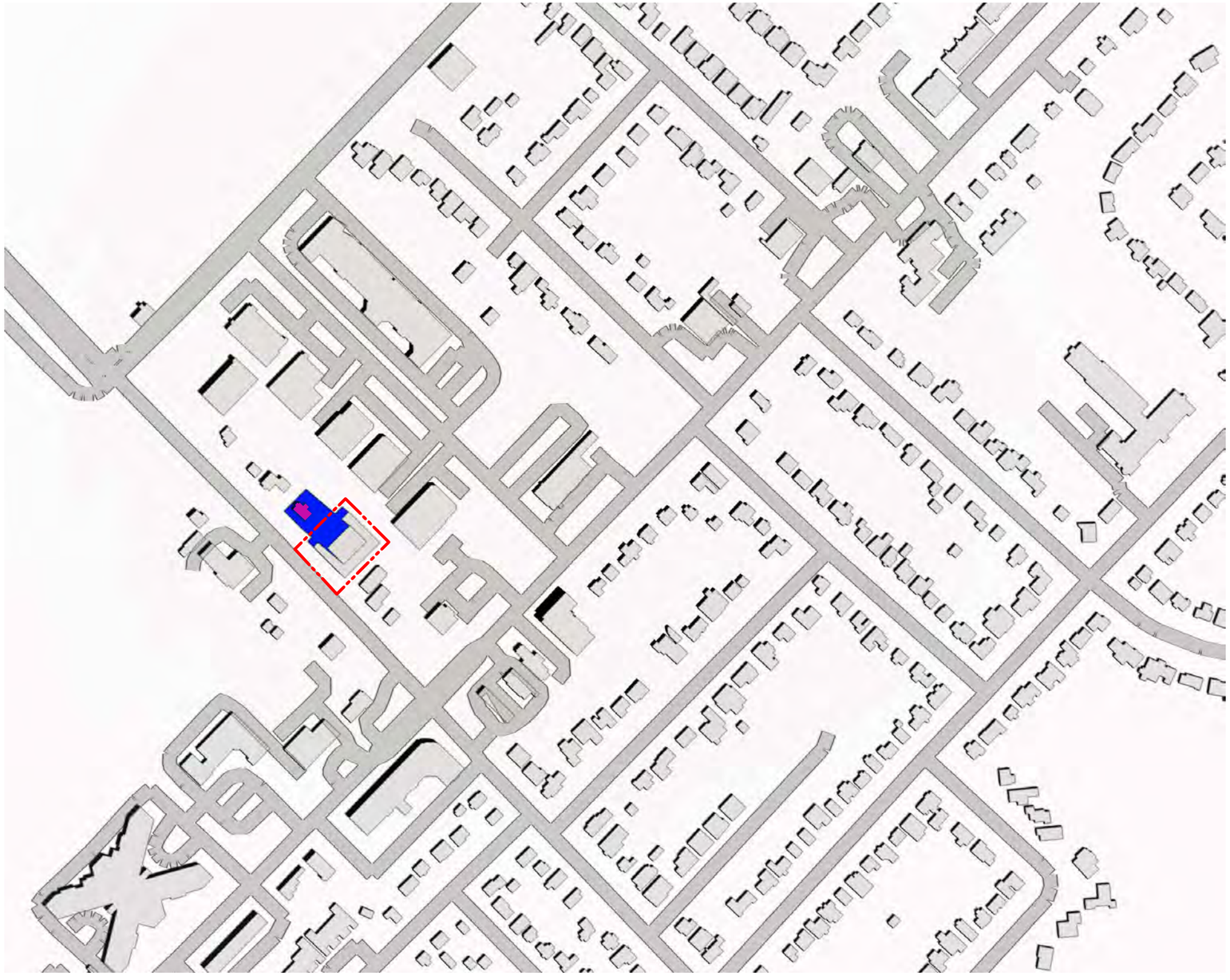
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JUNE 21 1200



NET SHADOW CAST ON ROOF SURFACES

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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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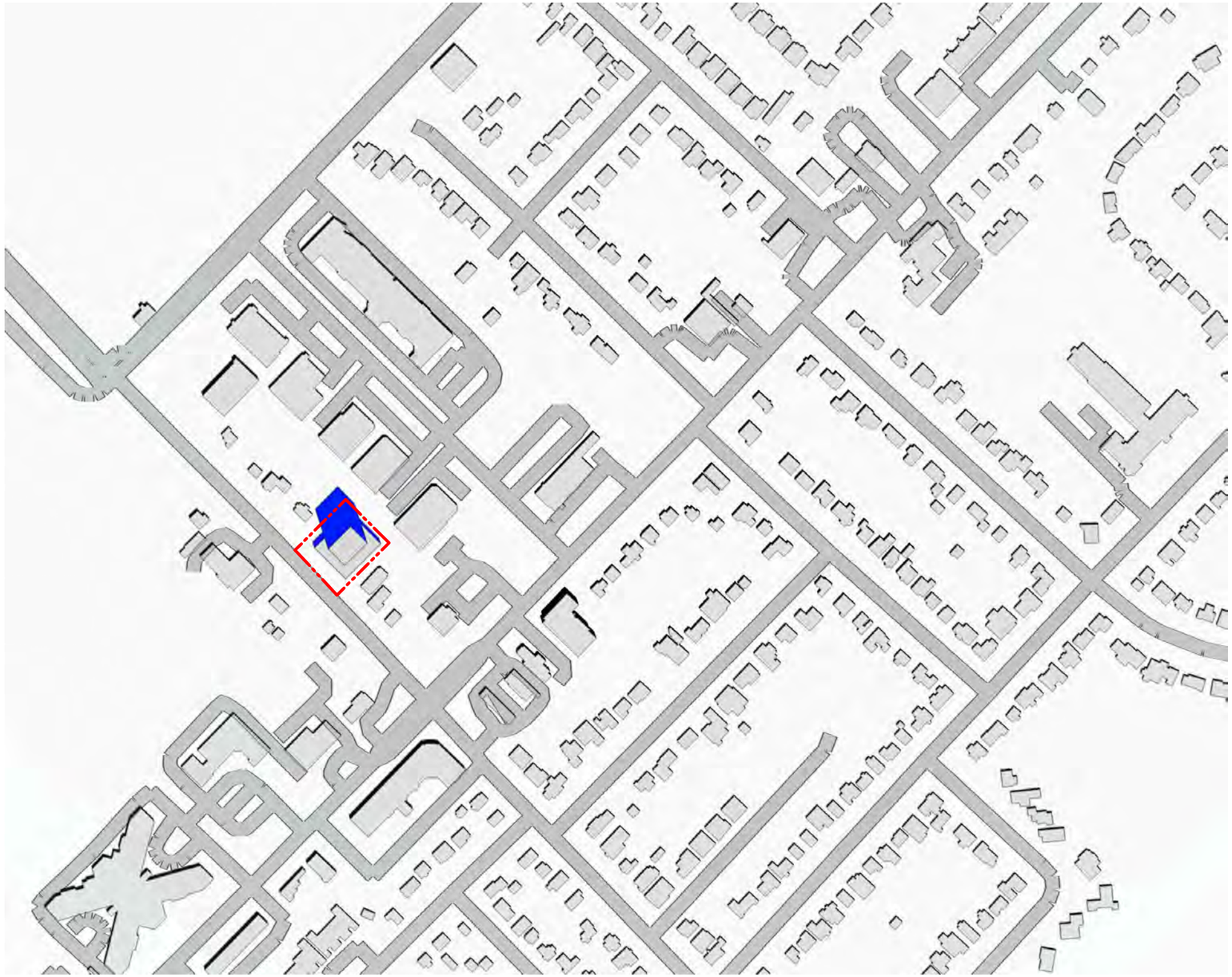
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NET SHADOW CAST ON ROOF SURFACES

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SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

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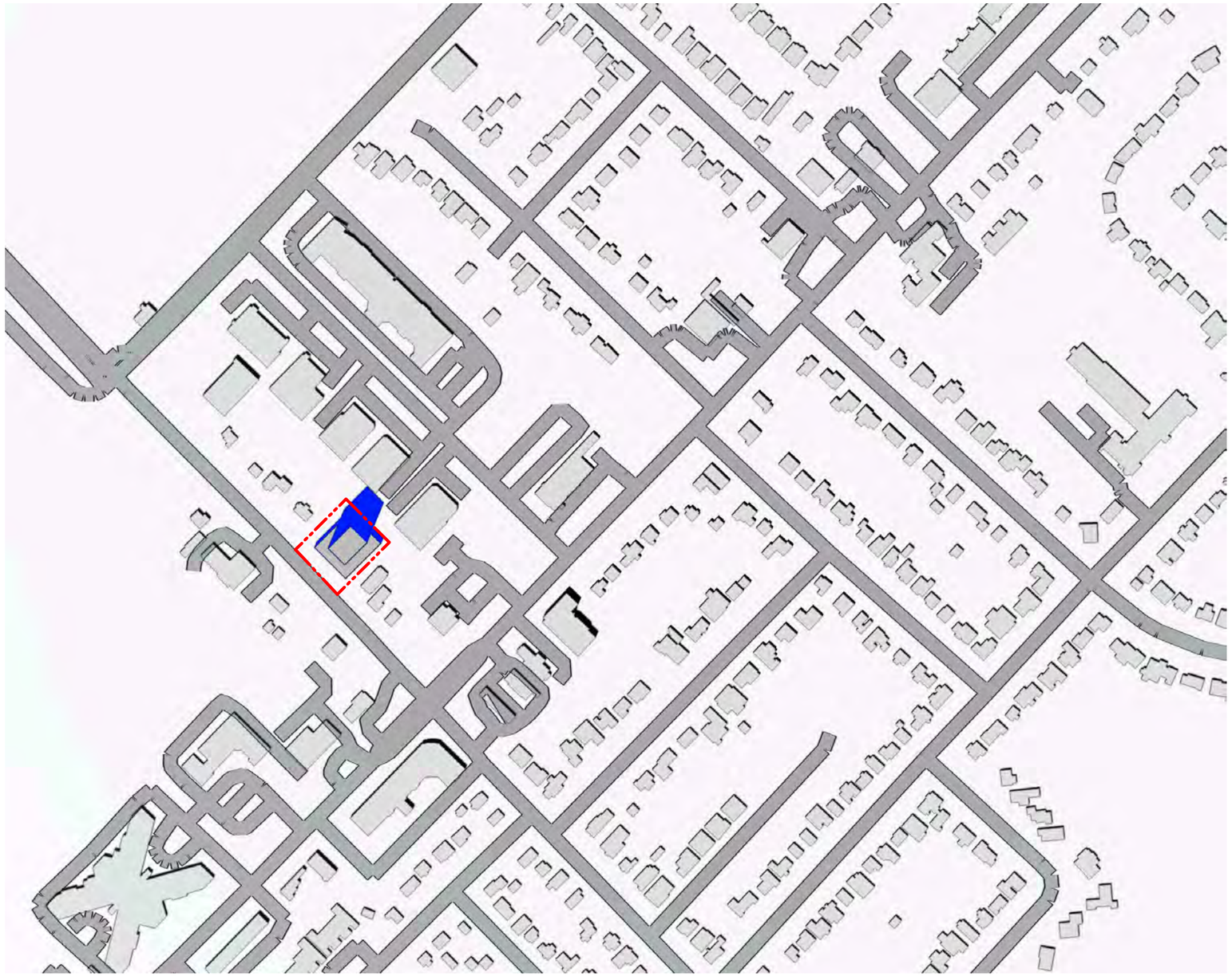
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JUNE 21 1400



NET SHADOW CAST ON ROOF SURFACES

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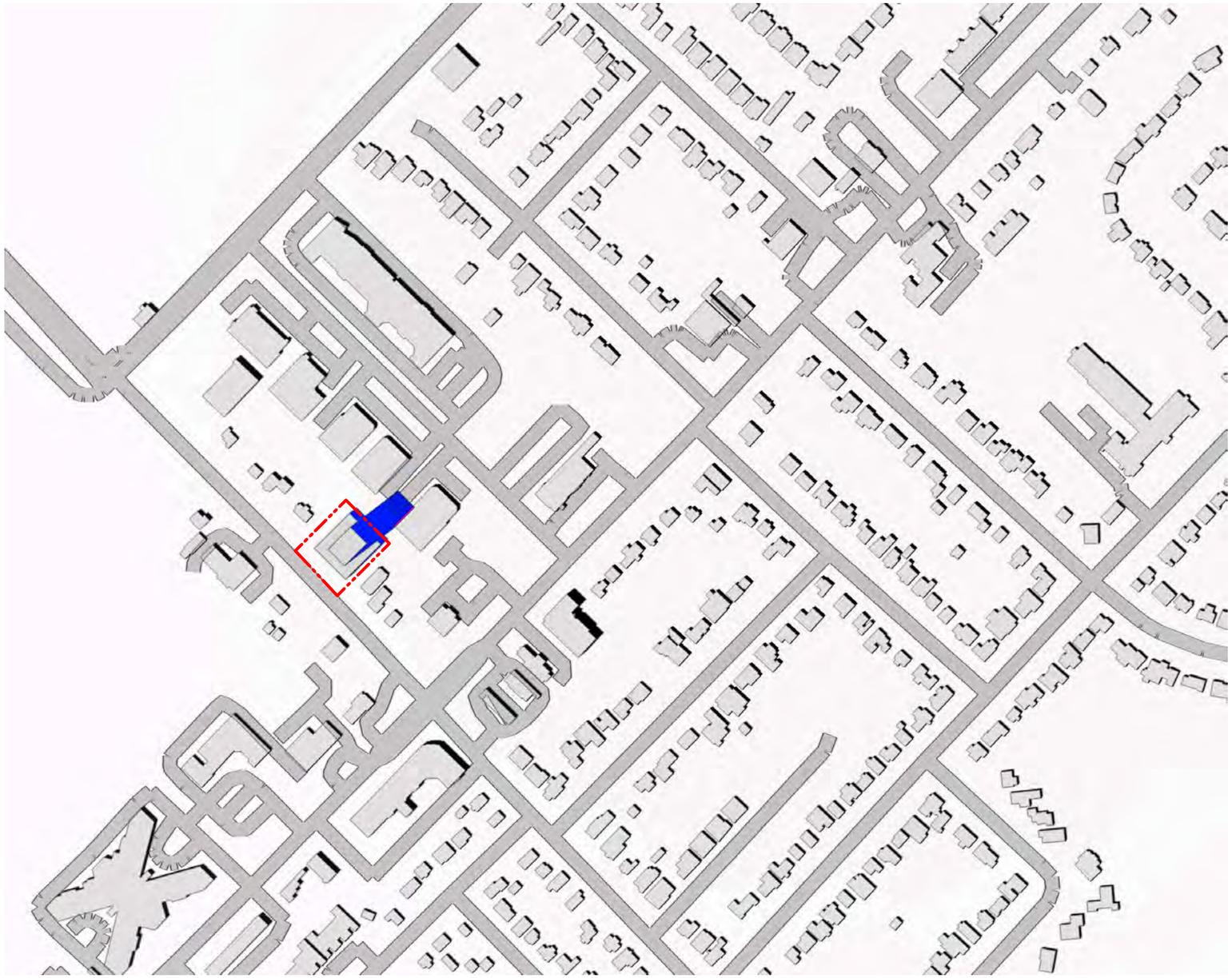
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JUNE 21 1500



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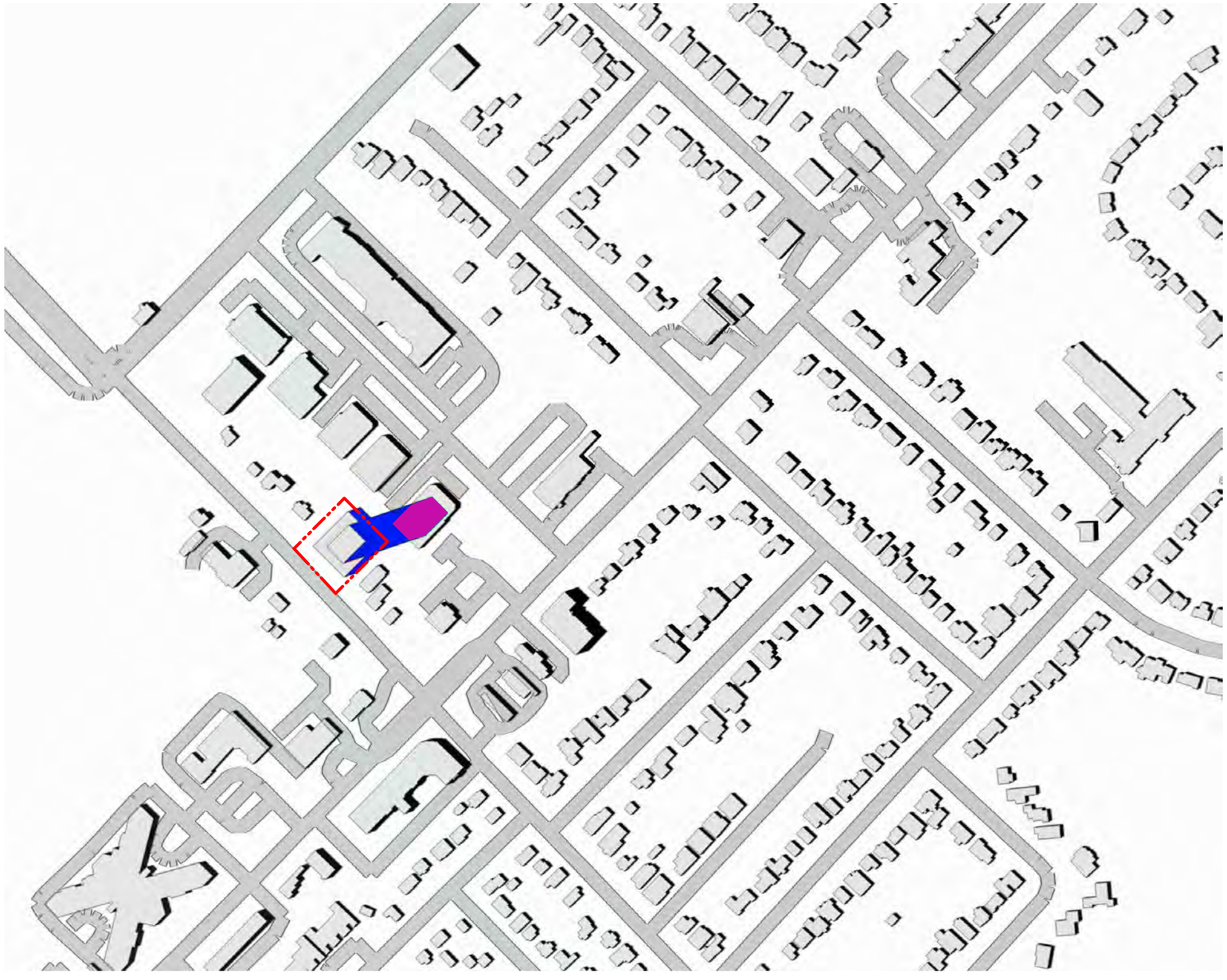
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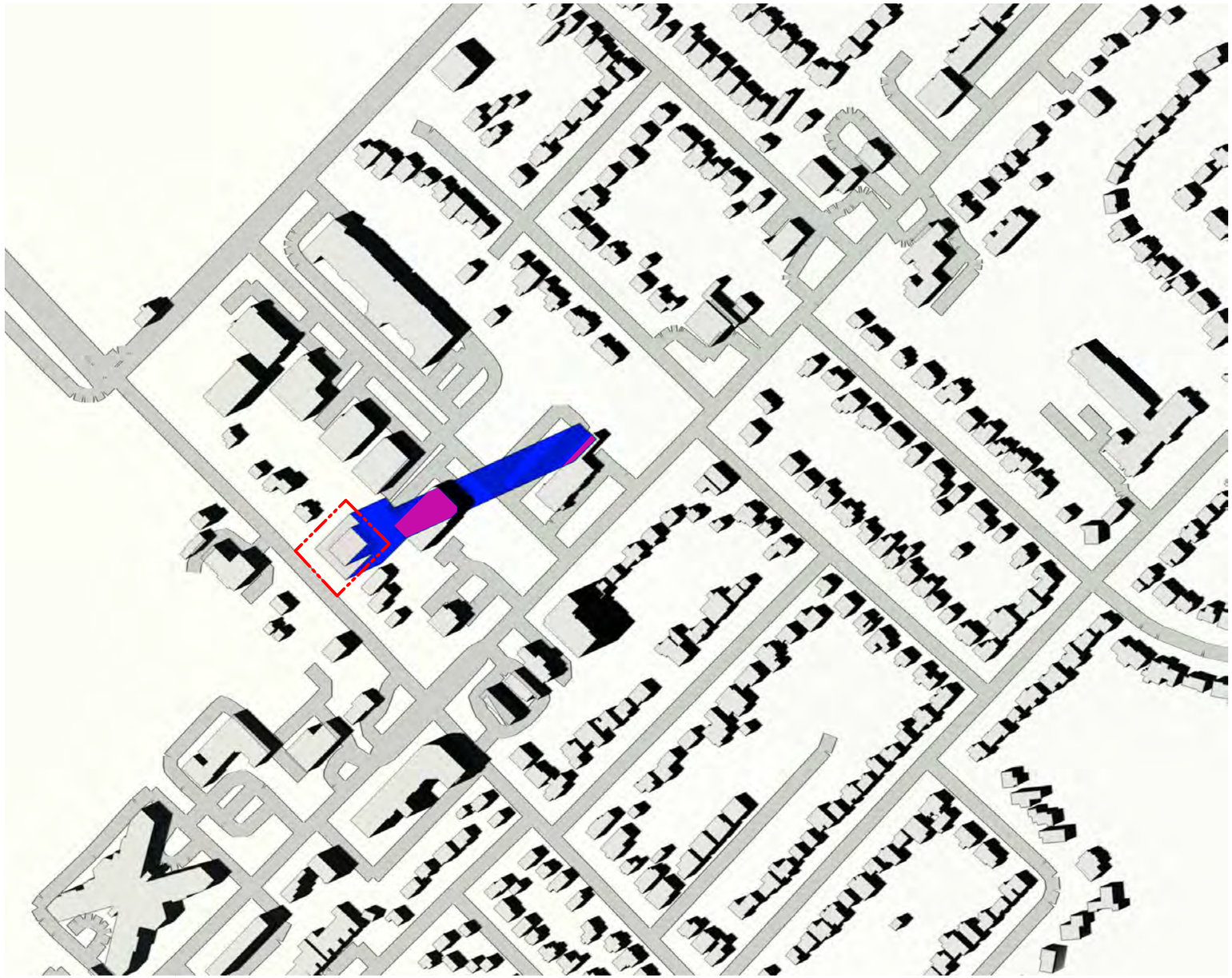
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2021-09-15 10:32:03 AM
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JUNE 21 1700



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

Scale : 1 : 3500

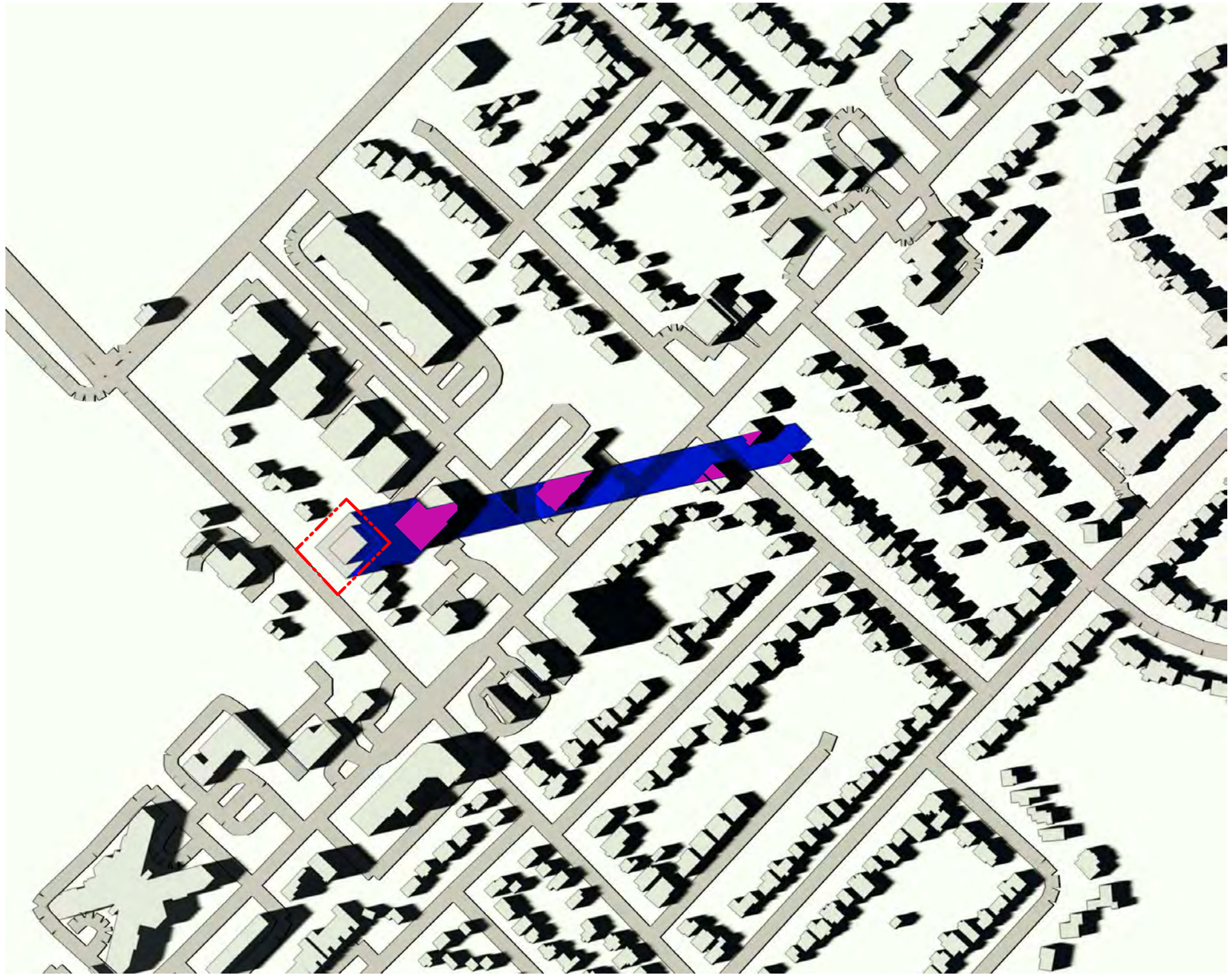
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20-026 | ZONING PACKAGE | 1029-1033 Waterdown Rd. Burlington, ON | JUNE 21 1700 | 2021-07-20 | SS-20

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JUNE 21 1800



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

Scale : 1 : 3500

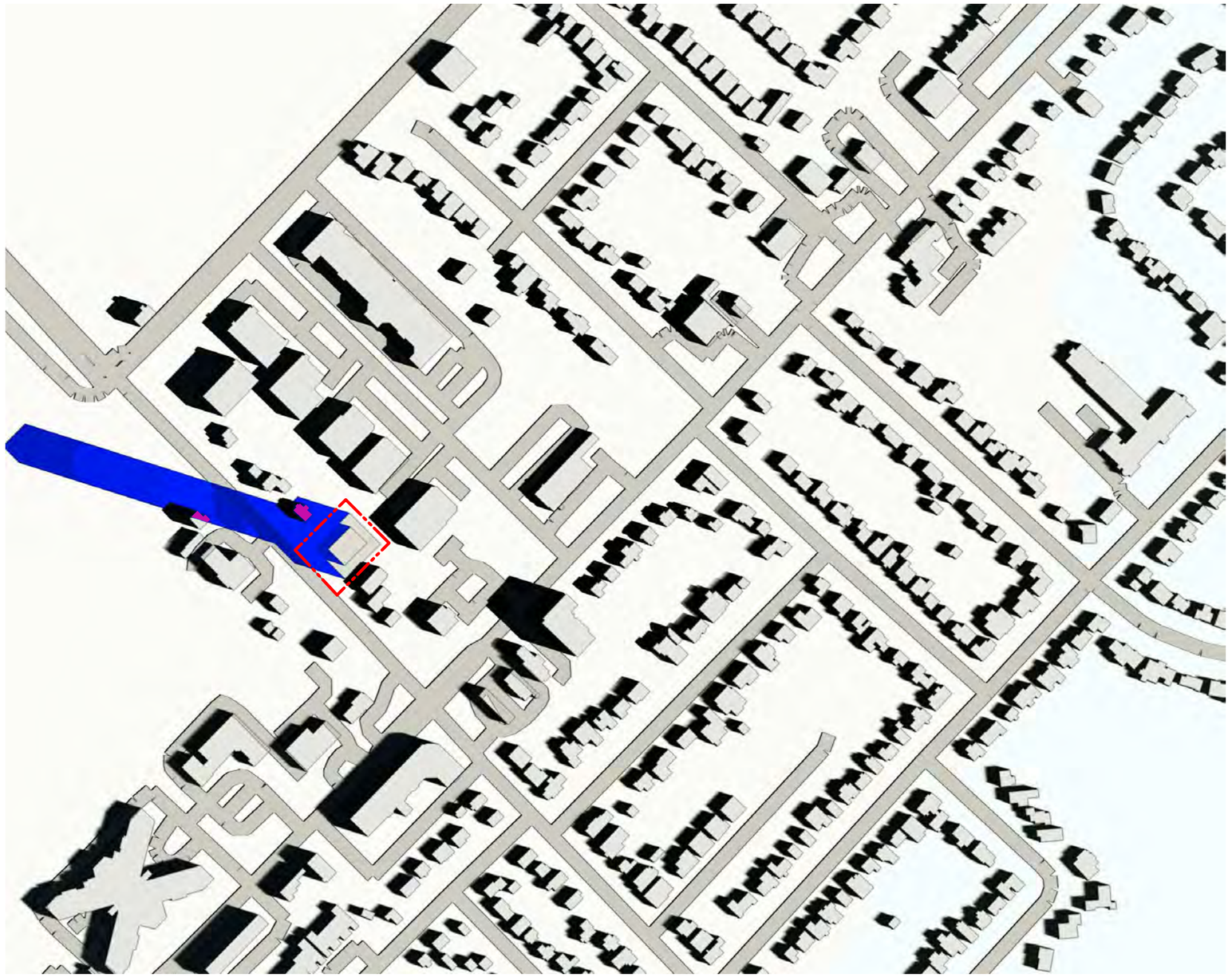
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20-026	ZONING PACKAGE	1029-1033 Waterdown Rd. Burlington, ON	JUNE 21 1800	2021-07-20	SS-21

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SEPTEMBER 21 900



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

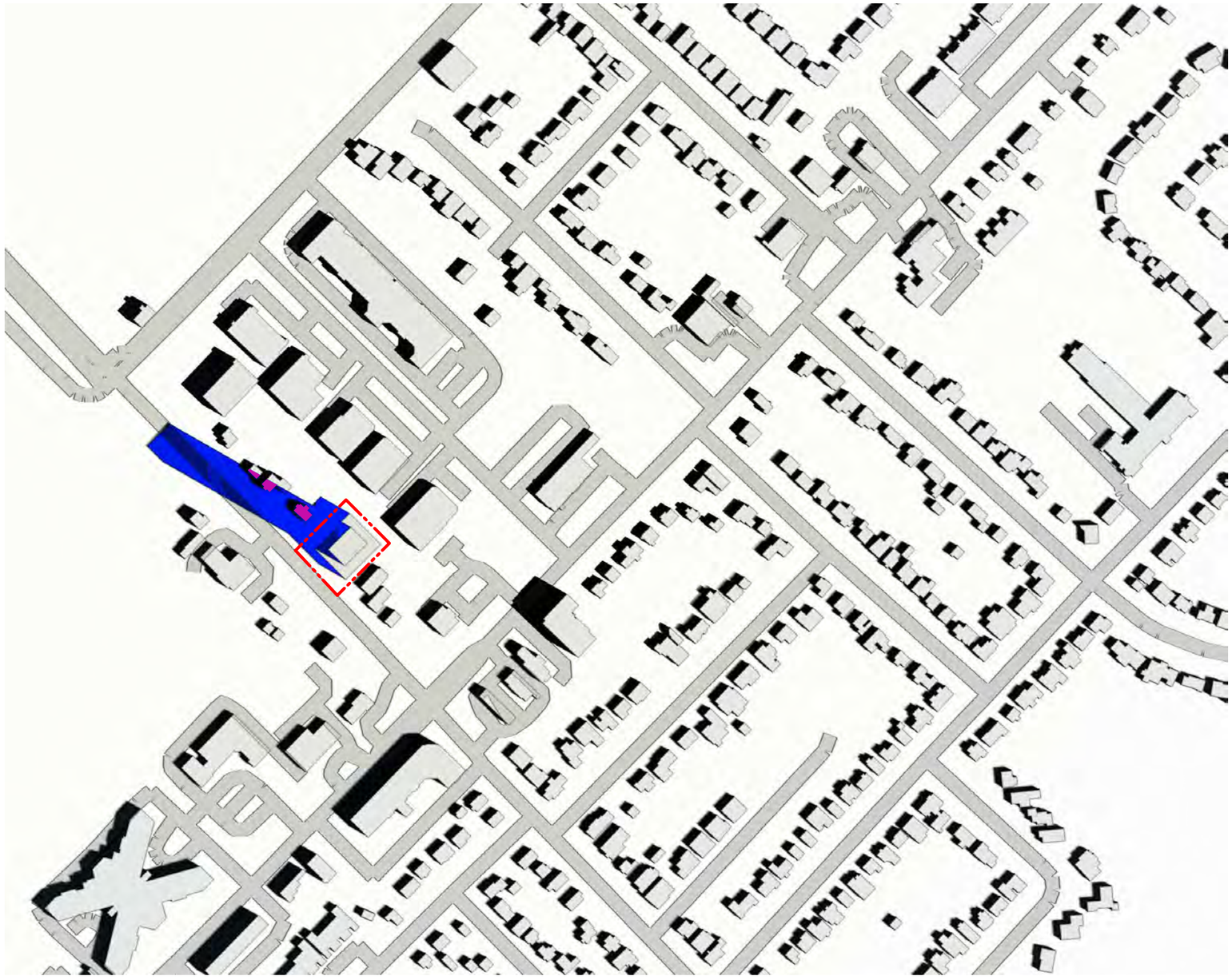
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SEPTEMBER 21 1000



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

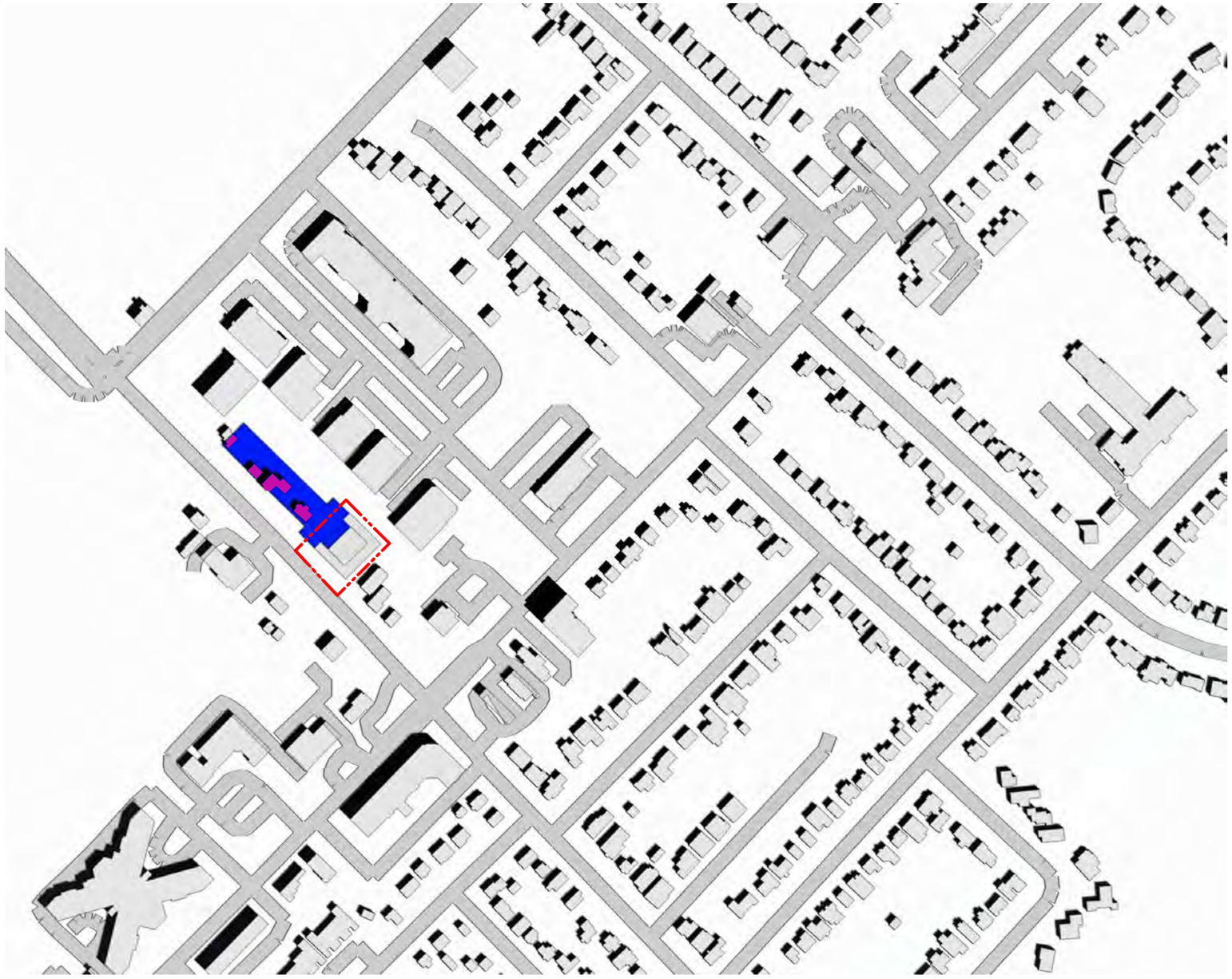
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SEPTEMBER 21 1100



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

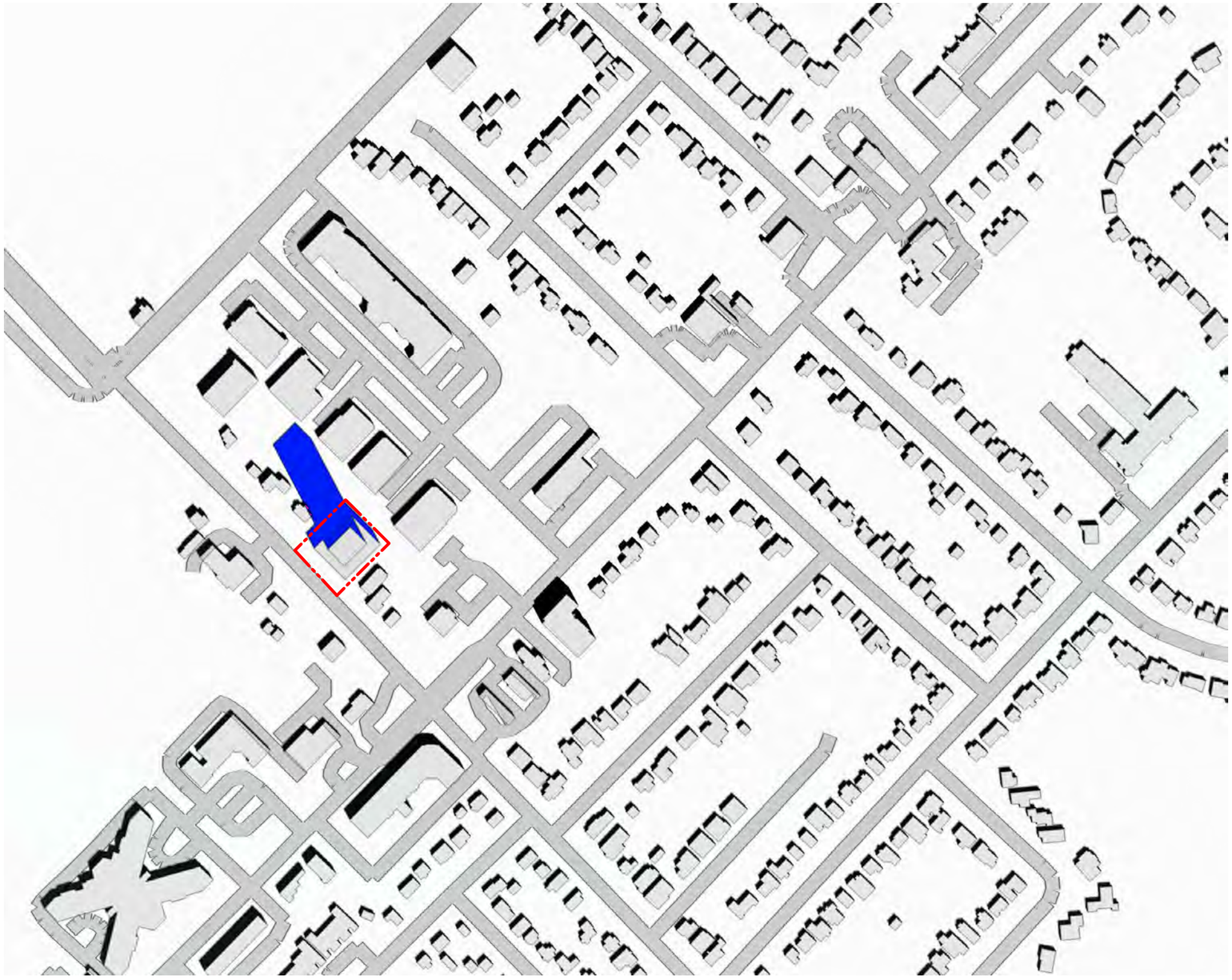
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Scale : 1 : 3500

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SEPTEMBER 21 1200



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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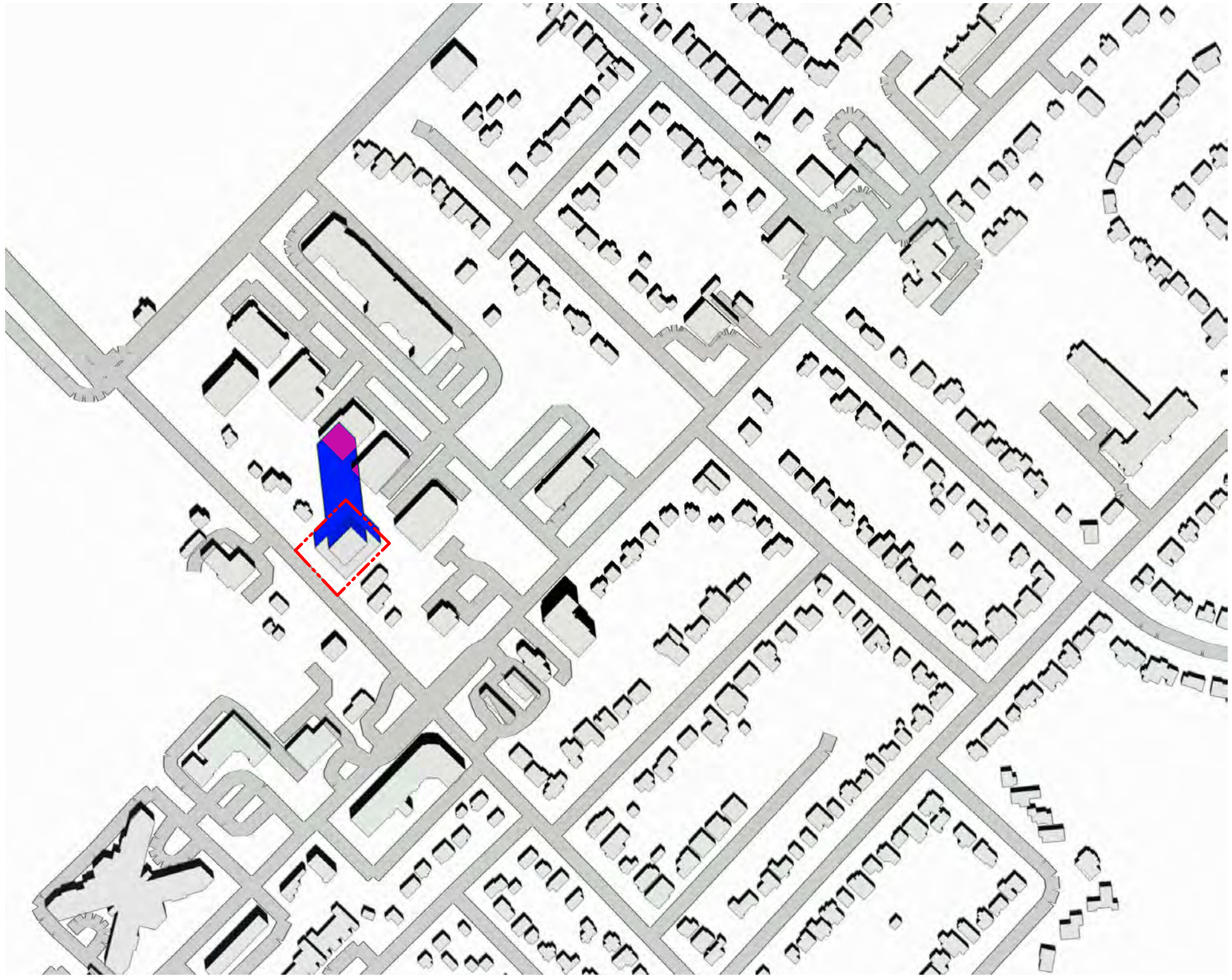
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SEPTEMBER 21 1300



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

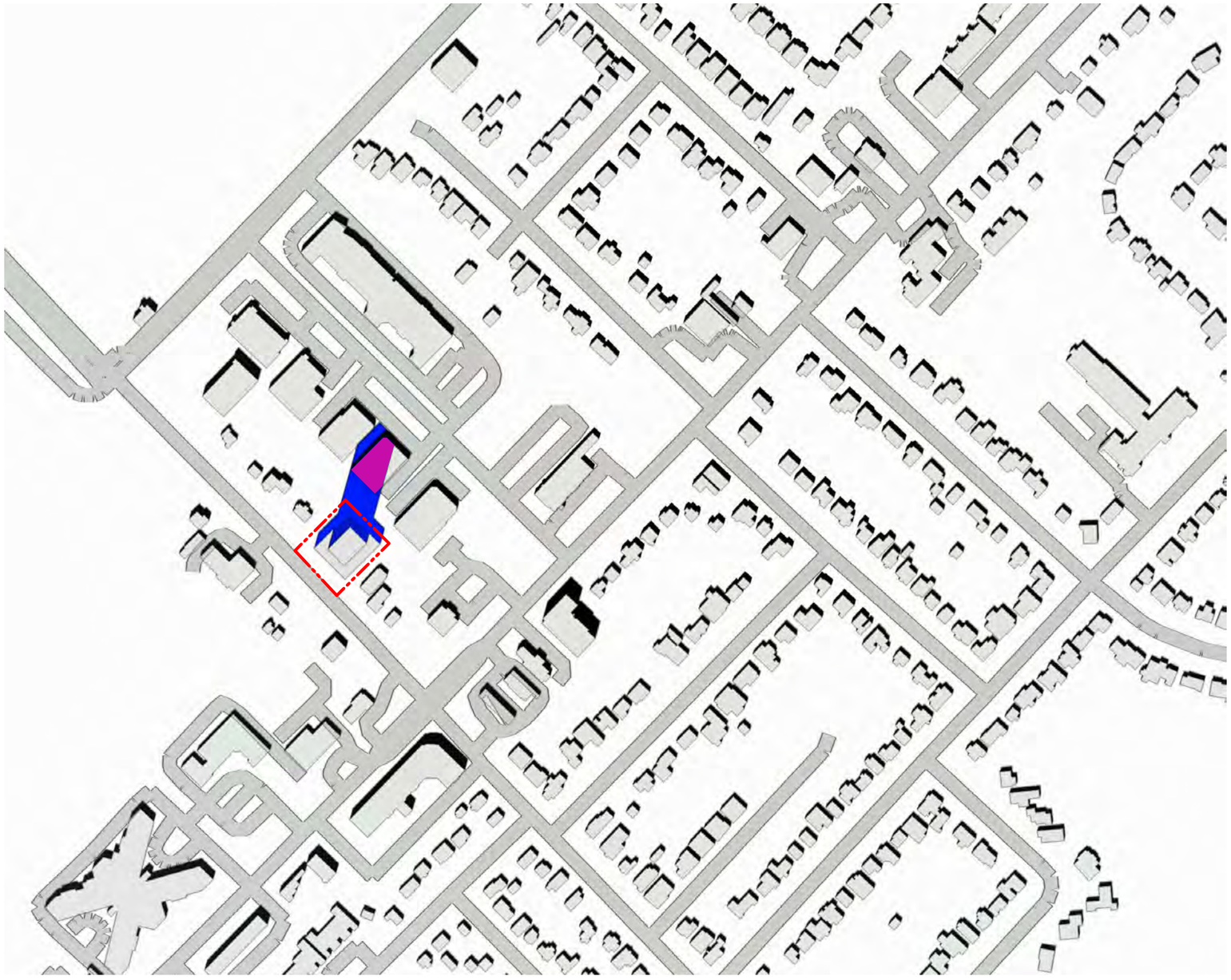
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SEPTEMBER 21 1400



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

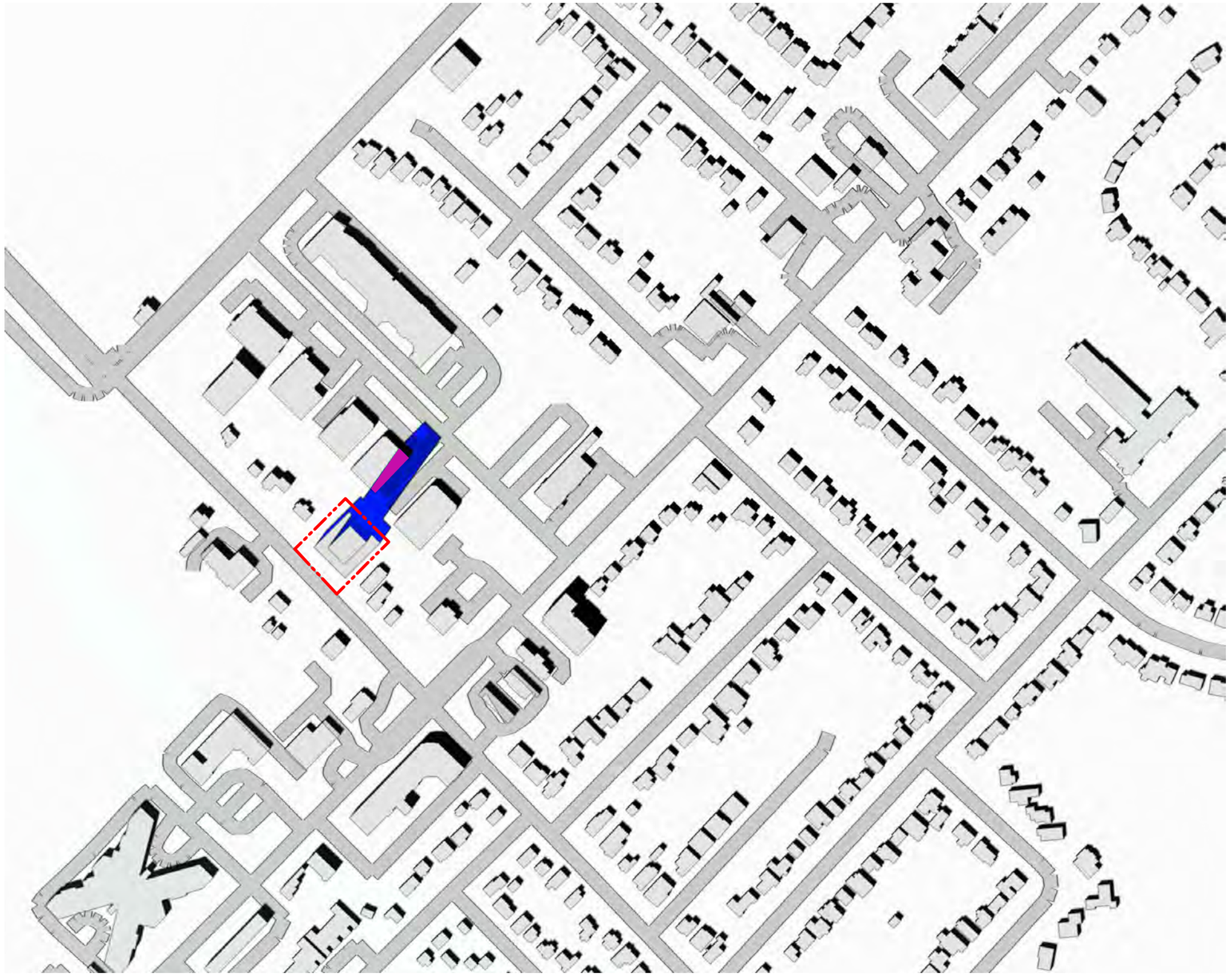
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SEPTEMBER 21 1500



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

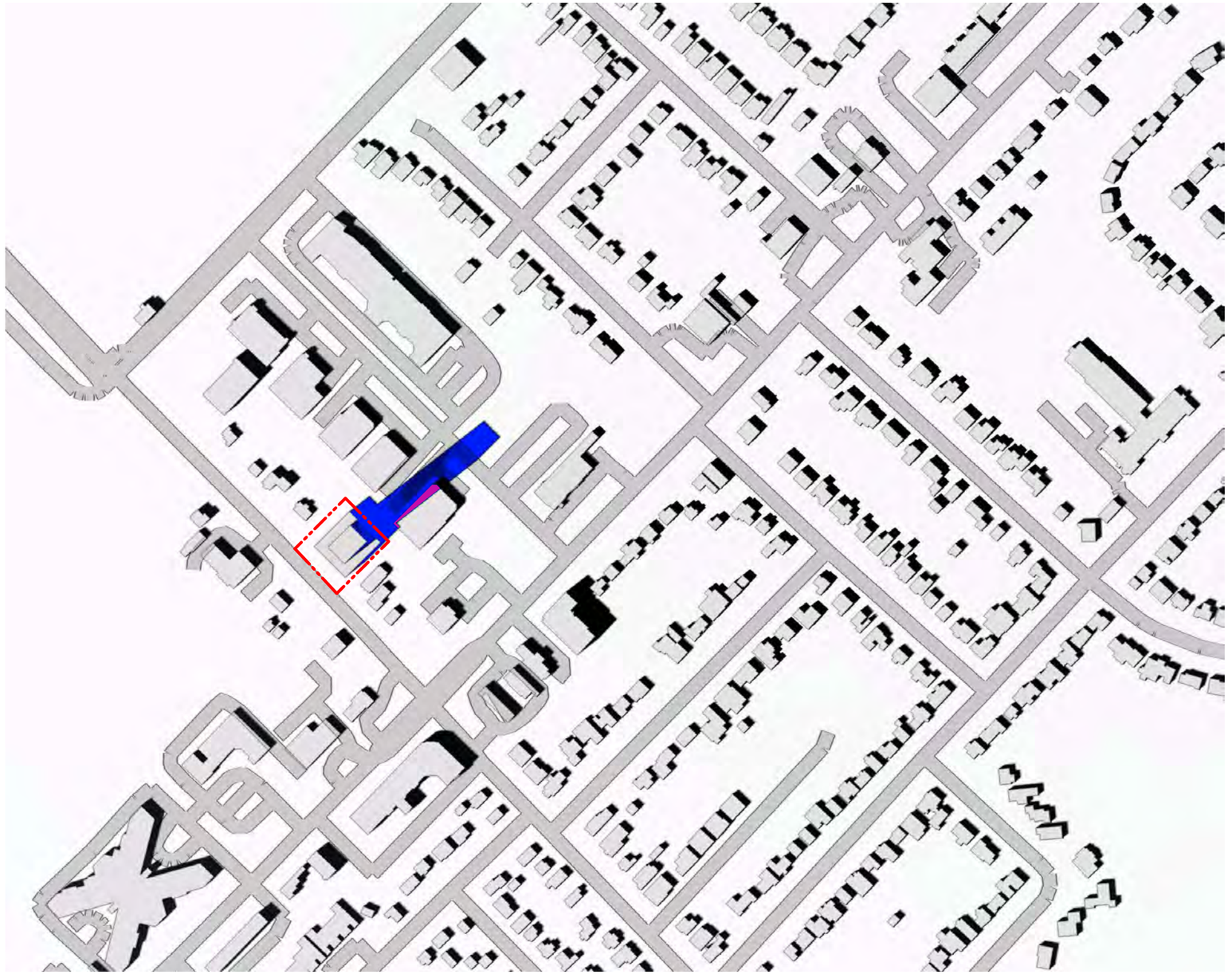
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SEPTEMBER 21 1600



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

0m 100m 200m 300m 400m 500m

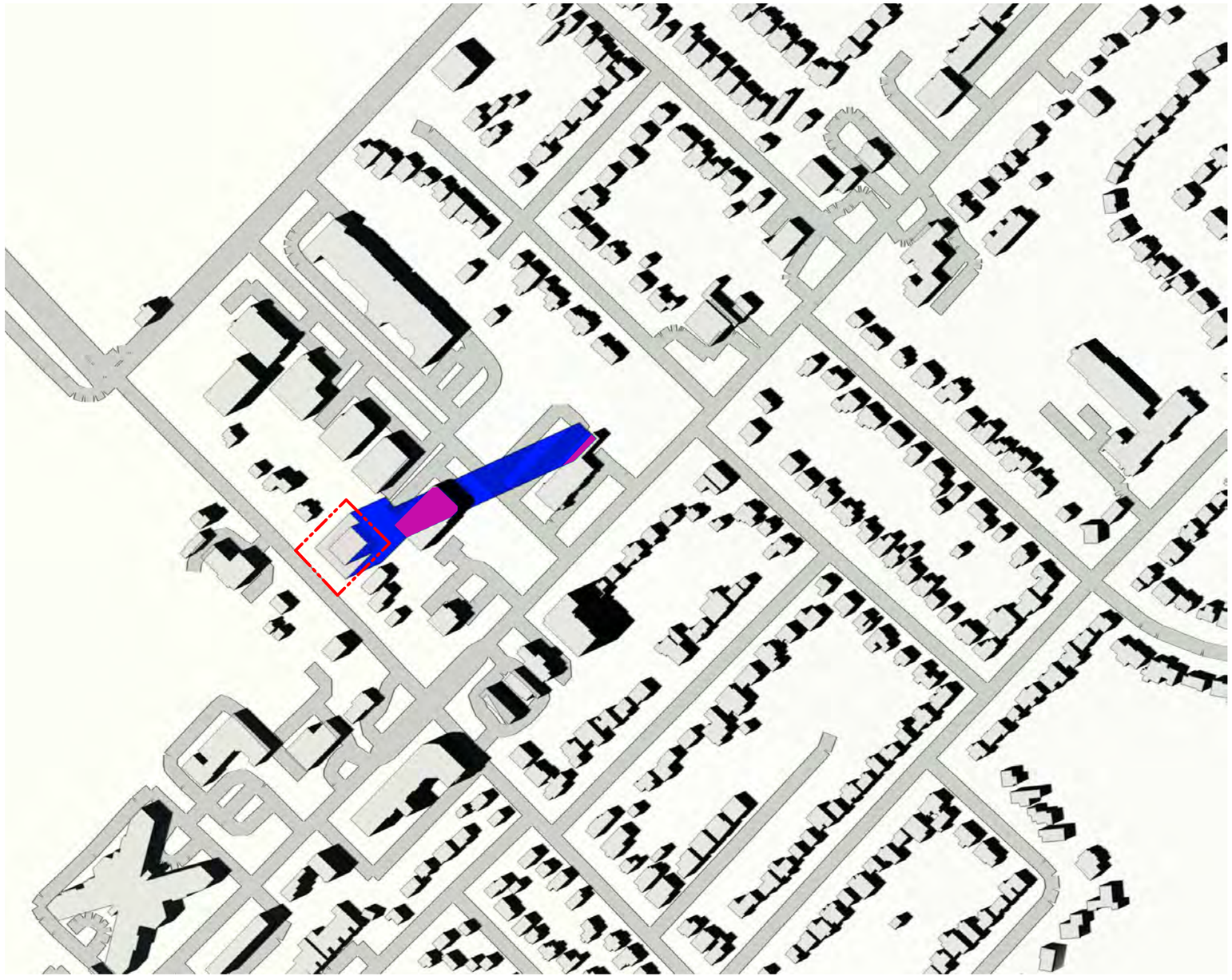
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SEPTEMBER 21 1700



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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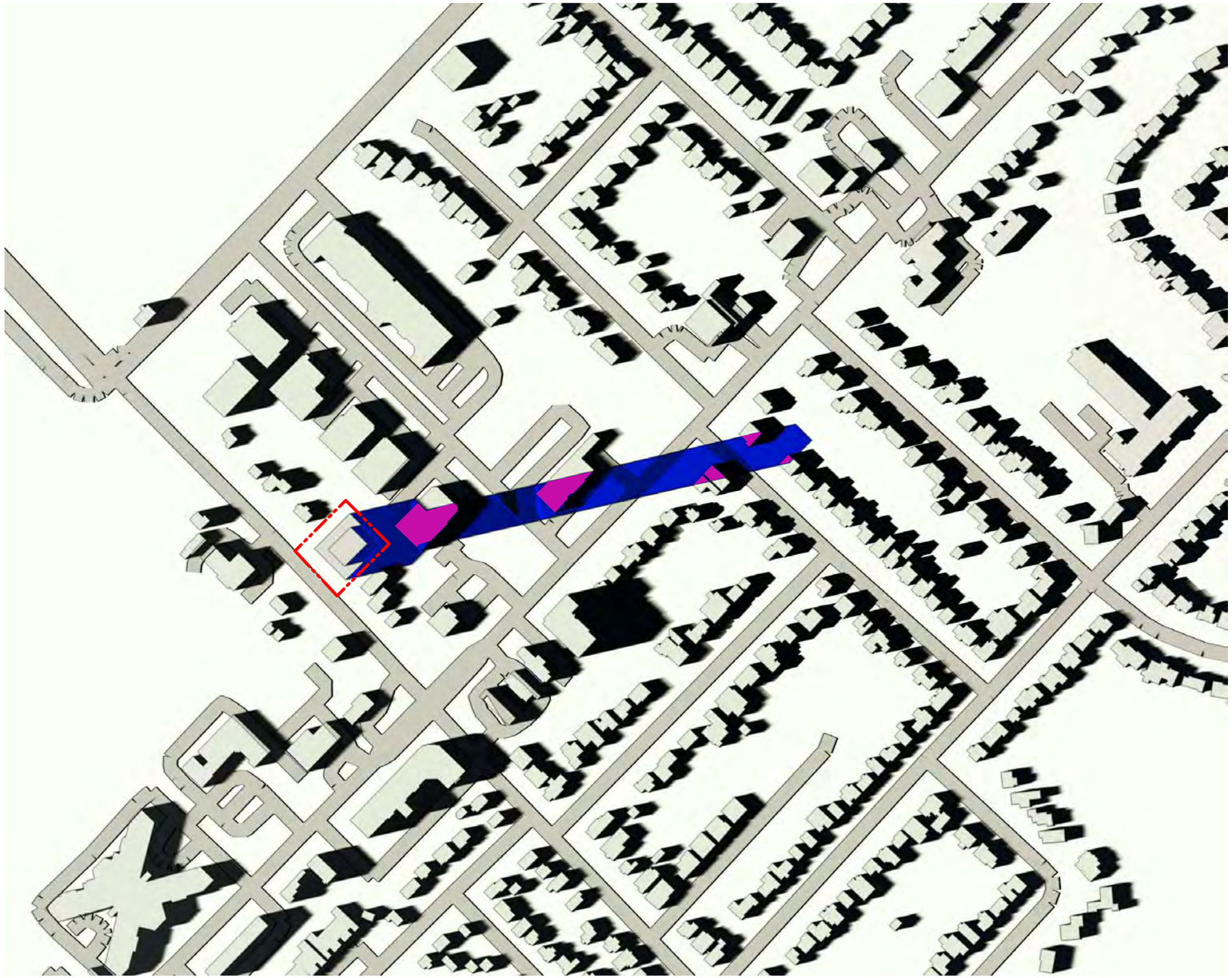
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SEPTEMBER 21 1800



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

SITE BOUNDARY

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Scale : 1 : 3500

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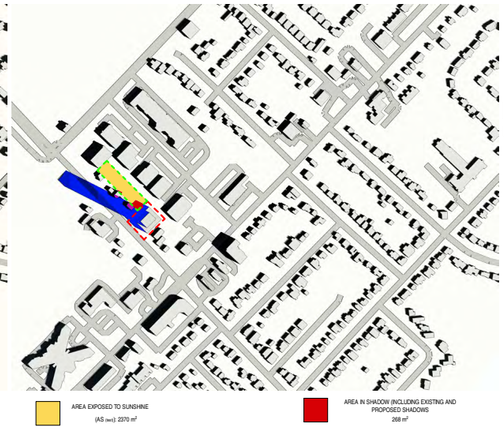
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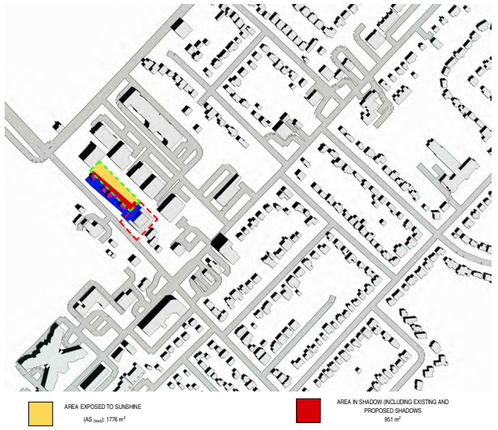
MARCH 21 900



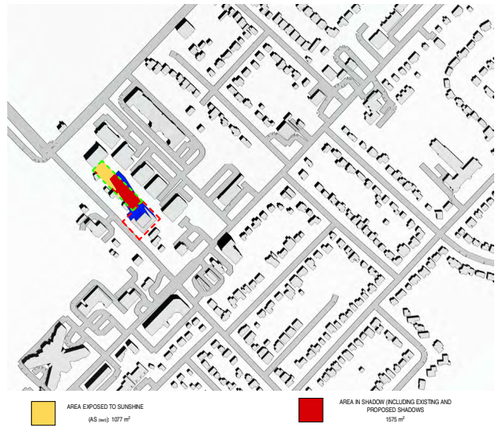
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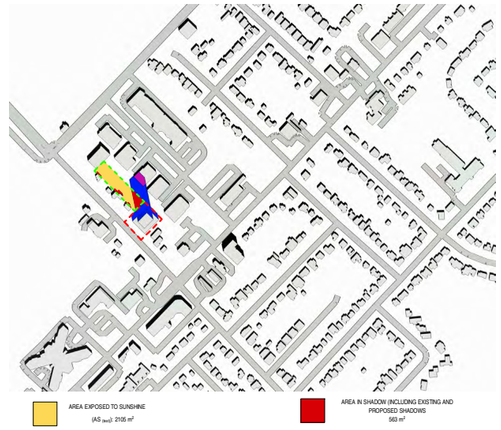
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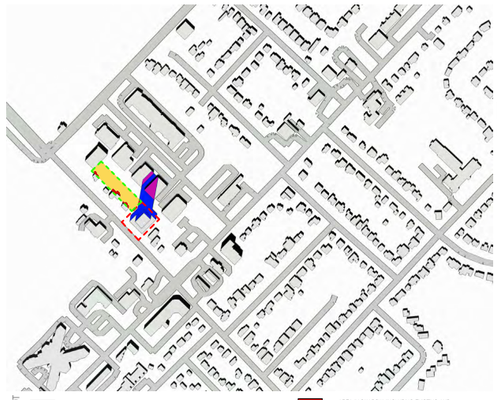
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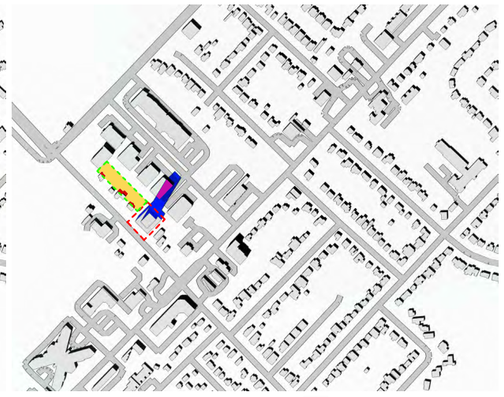
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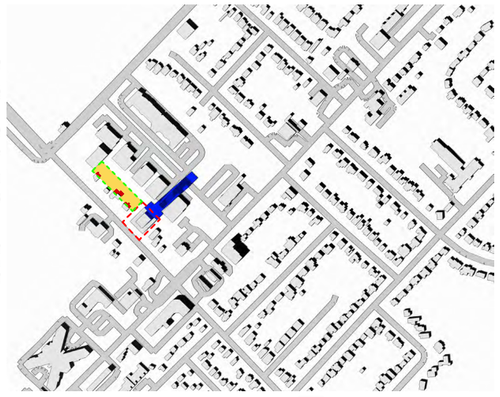
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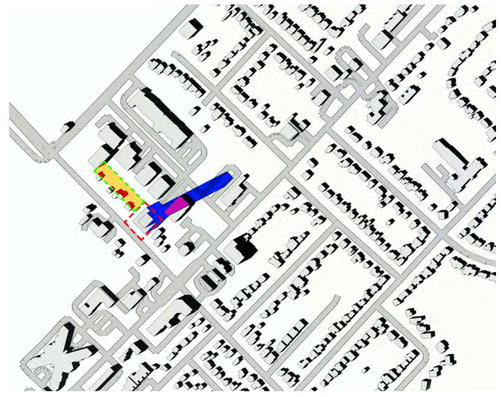
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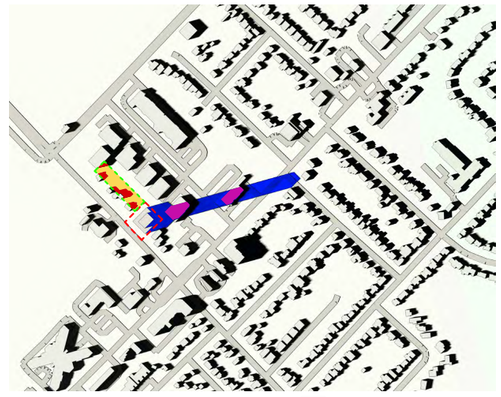
MARCH 21 1600



MARCH 21 1700



MARCH 21 1800



NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

ADJACENT RESIDENTIAL AMENITY SPACE

SITE BOUNDARY

1. TOTAL AREA OF ADJACENT RESIDENTIAL AMENITY (A_T) = 2614 m²

2. AREAS EXPOSED TO SUNSHINE AT EACH HOURLY TEST TIME ($AS_{(TEST)}$).

09:00 ($AS_{(TEST\text{-}09:00)}$) = 2427 m²
10:00 ($AS_{(TEST\text{-}10:00)}$) = 2370 m²
11:00 ($AS_{(TEST\text{-}10:00)}$) = 1176 m²
12:00 ($AS_{(TEST\text{-}10:00)}$) = 1077 m²
13:00 ($AS_{(TEST\text{-}10:00)}$) = 2105 m²
14:00 ($AS_{(TEST\text{-}10:00)}$) = 2457 m²
15:00 ($AS_{(TEST\text{-}10:00)}$) = 2416 m²
16:00 ($AS_{(TEST\text{-}10:00)}$) = 2363 m²
17:00 ($AS_{(TEST\text{-}10:00)}$) = 2133 m²
18:00 ($AS_{(TEST\text{-}10:00)}$) = 1813 m²

NUMBER OF TEST TIMES = 10

3. THE AVERAGES FOR THE NINE ONE-HOUR INTERVALS ($AS_{(INTERVAL)}$):

09:00-10:00 ($AS_{(interval\text{-}09:00\text{-}10:00)}$) = (2427 m² + 2370 m²) ÷ 2 = 2398.5 m²
10:00-11:00 ($AS_{(interval\text{-}10:00\text{-}11:00)}$) = (2370 m² + 1176 m²) ÷ 2 = 1773.0 m²
11:00-12:00 ($AS_{(interval\text{-}11:00\text{-}12:00)}$) = (1176 m² + 1077 m²) ÷ 2 = 1126.5 m²
12:00-13:00 ($AS_{(interval\text{-}12:00\text{-}13:00)}$) = (1176 m² + 1077 m²) ÷ 2 = 1591.0 m²
13:00-14:00 ($AS_{(interval\text{-}13:00\text{-}14:00)}$) = (2105 m² + 2457 m²) ÷ 2 = 2281.0 m²
14:00-15:00 ($AS_{(interval\text{-}14:00\text{-}15:00)}$) = (2457 m² + 2416 m²) ÷ 2 = 2436.5 m²
15:00-16:00 ($AS_{(interval\text{-}15:00\text{-}16:00)}$) = (2416 m² + 2363 m²) ÷ 2 = 2389.5 m²
16:00-17:00 ($AS_{(interval\text{-}16:00\text{-}17:00)}$) = (2363 m² + 2133 m²) ÷ 2 = 2248.0 m²
17:00-18:00 ($AS_{(interval\text{-}17:00\text{-}18:00)}$) = (2133 m² + 1813 m²) ÷ 2 = 1973.0 m²

NUMBER OF TEST INTERVALS = 9

SUM OF ($AS_{(INTERVAL)}$) = 18,317 m²

4. THE OVERALL AVERAGE AREA IN SUNSHINE ($AS_{(AVERAGE)}$) = [SUM OF ($AS_{(INTERVAL)}$)] ÷ [# OF INTERVALS]

= 18,317 m² ÷ 9
= 2,035.22 m²

5. SAF = ($AS_{(AVERAGE)}$) ÷ A_T

= 2035.22 m² ÷ 2614 m²

=0.78 m²

RESULTS

0.78 IS GREATER THAN **0.22**. THEREFORE, THE SAF **MEETS THE CRITERIA.**

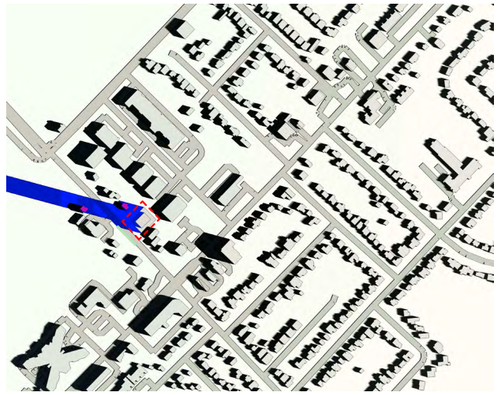
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20-026 | ZONING PACKAGE | 1029-1033 Waterdown Rd. Burlington, ON | PRIVATE OUTDOOR AMENITY AREA - RESIDENTIAL REAR YARD | 2021-08-24 | SS-32

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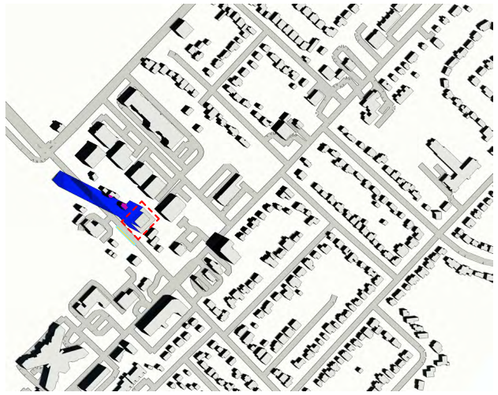
MARCH 21 900



AREA EXPOSED TO SUNSHINE (AS (test)): 188 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 3 m²

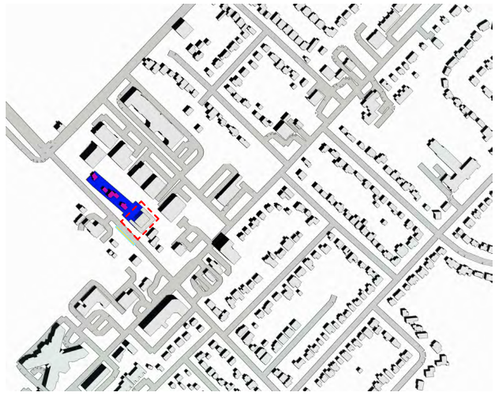
MARCH 21 1000



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

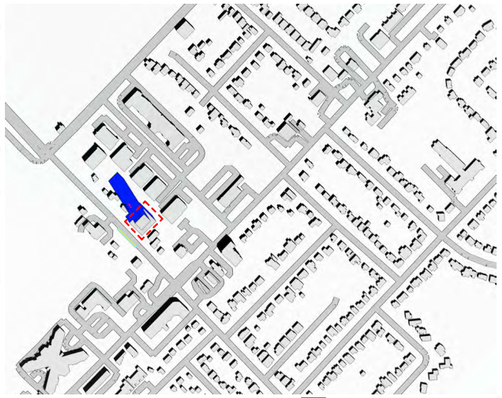
MARCH 21 1100



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

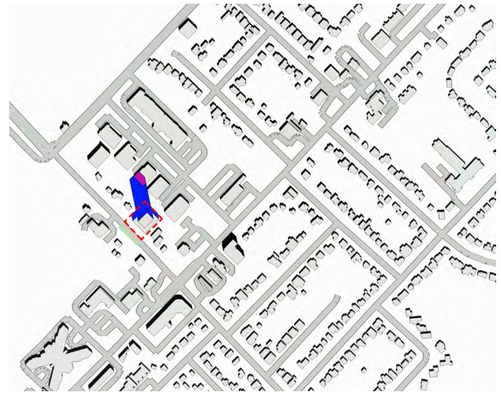
MARCH 21 1200



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

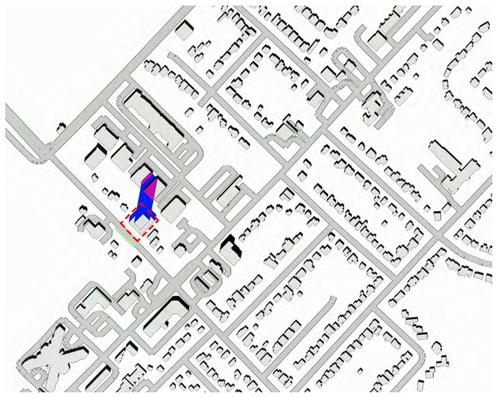
MARCH 21 1300



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

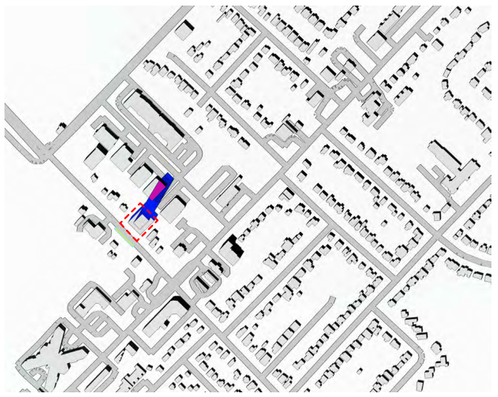
MARCH 21 1400



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

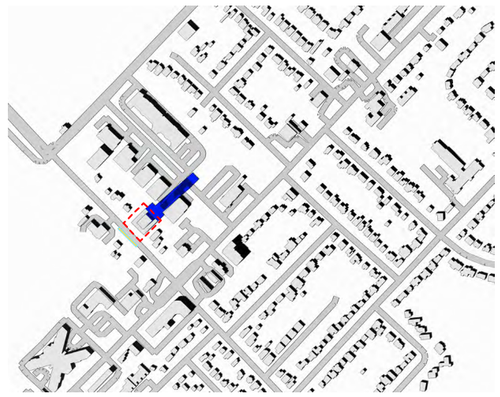
MARCH 21 1500



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

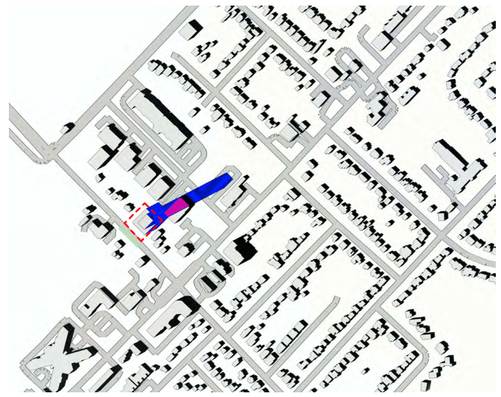
MARCH 21 1600



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

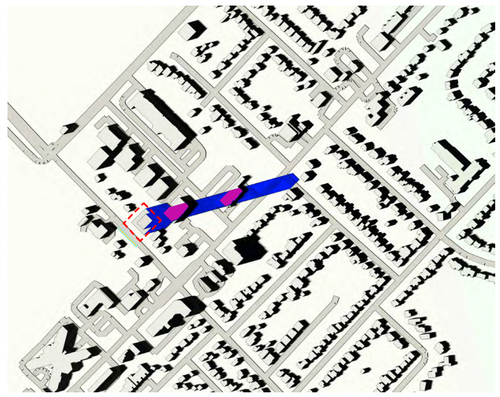
MARCH 21 1700



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

MARCH 21 1800



AREA EXPOSED TO SUNSHINE (AS (test)): 192 m²

AREA IN SHADOW (INCLUDING EXISTING AND PROPOSED SHADOWS 0 m²

NET SHADOW CAST ON ROOF SURFACES

NET SHADOW CAST ON GROUND SURFACES

SHADOW CAST BY EXISTING BUILDINGS ON ALL SURFACES

TOTAL OPPOSITE BOUELVARD AREA: 192 m²

SITE BOUNDARY

1. TOTAL AREA OF OPPOSITE BOULEVARD (A_T) = 192 m²

2. AREAS EXPOSED TO SUNSHINE AT EACH HOURLY TEST TIME ($AS_{(TEST)}$).

09:00 ($AS_{(TEST\text{-}09:00)}$) = 188 m²
10:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
11:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
12:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
13:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
14:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
15:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
16:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
17:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²
18:00 ($AS_{(TEST\text{-}10:00)}$) = 192 m²

NUMBER OF TEST TIMES = 10

3. THE AVERAGES FOR THE NINE ONE-HOUR INTERVALS ($AS_{(INTERVAL)}$):

09:00-10:00 ($AS_{(interval\text{-}09:00\text{-}10:00)}$) = (188 m² + 192 m²) ÷ 2 = 190 m²
10:00-11:00 ($AS_{(interval\text{-}10:00\text{-}11:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
11:00-12:00 ($AS_{(interval\text{-}11:00\text{-}12:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
12:00-13:00 ($AS_{(interval\text{-}12:00\text{-}13:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
13:00-14:00 ($AS_{(interval\text{-}13:00\text{-}14:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
14:00-15:00 ($AS_{(interval\text{-}14:00\text{-}15:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
15:00-16:00 ($AS_{(interval\text{-}15:00\text{-}16:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
16:00-17:00 ($AS_{(interval\text{-}16:00\text{-}17:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²
17:00-18:00 ($AS_{(interval\text{-}17:00\text{-}18:00)}$) = (192 m² + 192 m²) ÷ 2 = 192 m²

NUMBER OF TEST INTERVALS = 9

SUM OF ($AS_{(INTERVAL)}$) = 1,726 m²

4. THE OVERALL AVERAGE AREA IN SUNSHINE ($AS_{(AVERAGE)}$) = [SUM OF ($AS_{(INTERVAL)}$)] ÷ [# OF INTERVALS]

= 1,726 m² ÷ 9
= 191.77 m²

5. SAF = ($AS_{(AVERAGE)}$) ÷ A_T

= 191.77 m² ÷ 192 m²

=1.03 m²

RESULTS

1.03 IS GREATER THAN **0.50**. THEREFORE, THE SAF **MEETS THE CRITERIA.**

Scale : 1 : 11000

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