April 21st (Spring Equinox)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Spring Equinox. Daylight Saving Time (DST) has been accounted for the studies done on April 21st.

The proposed site currently has 2 apartment buildings of 7 & 6 storeys, comprising a total of 246 units.

Lot Area: 16,048 m²

BUILDING 1
Building Area: 2,135 m²
Gross Floor Area: 13,603 m²
Building Height: 25m

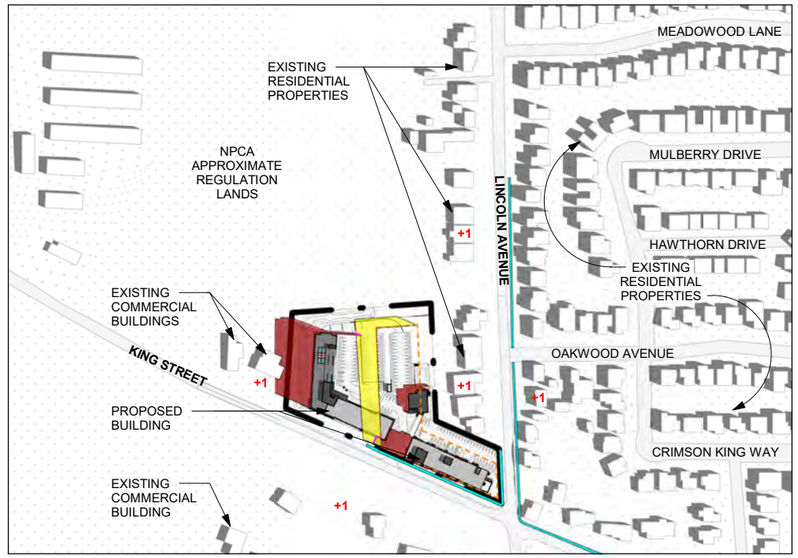
BUILDING 2
Building Area: 1,195 m²
Gross Floor Area: 7,493 m²
Building Height: 22m

The shadow impact study takes place from 10 am until 6 pm at hourly intervals, and is located at:
Latitude: 43° 10' 11.514"
Longitude: -79° 29' 15.2916"

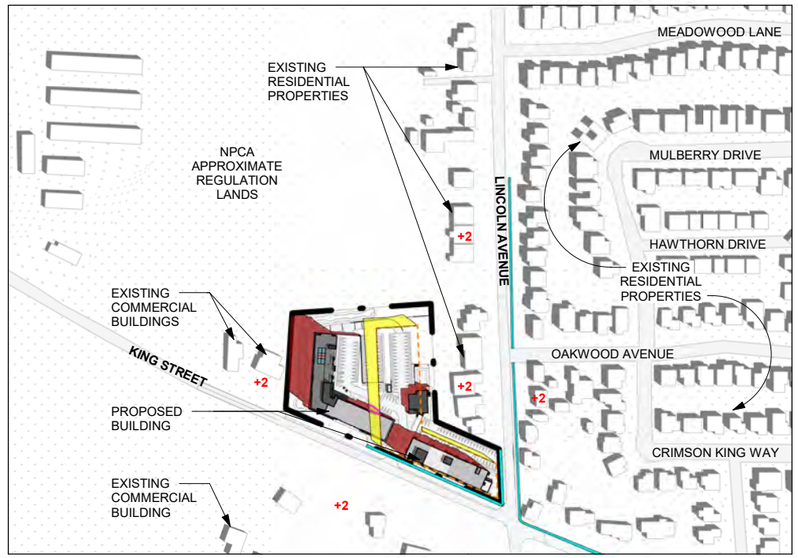
MITIGATION measures include:
- Density has been distributed among 2 building blocks which reduces the overall building height.
- The buildings have been placed oriented on site in a way that minimizes the effect on the existing surrounding buildings.
- Building 1 steps down from 7 storeys to 6 storeys at the south.
- Level 7 & 8 feature outdoor rooftop amenities, which are unaffected by shadows.
- Parking entrance and ramp located within building footprint.

CONCLUSION

- There are no public outdoor amenity spaces within the extent of the shadow study. Hence there is no impact on any public realm such as plazas, parks, play areas, community gardens, school yards or other outdoor open spaces.
- There are no natural heritage areas within the extent of shadow study.
- Outdoor amenity areas of the proposed development which are at rooftops exceed the minimum requirement of 4 hours of sun between 10am to 6pm. Proposed development also has plenty of indoor amenity that is unaffected by the shadows.
- Adjacent commercial building west of site, is unaffected and receives over 9 hours of sunlight in a typical day.
- Adjacent commercial building south of site, opposite King St. is unaffected and receives over 9 hours of sunlight in a typical day.
- Residential properties immediately East of the site remain mostly unaffected and receive around 9 hours of sunlight within a typical day.
- Residential properties to the East across Lincoln Avenue remain mostly unaffected and receive atleast 8 hours of sunlight within a typical day.
- Proposed development exceeds the minimum 4 hours of sun coverage between 10am and 6pm on public sidewalks, residential streets, patios & trees.
- Sidewalk along south property line is unaffected and would receive 9 hours of sunlight.
- Sidewalk along the eastern property line would receive 5 hours of sunlight. Sidewalk on east across Lincoln Ave would receive atleast 7 hours of sunlight.



1 April 21st @ 10AM
1 : 5000



2 April 21st @ 11AM
1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
- PROPERTY LINE
- EXTENT OF SHADOW STUDY
- +X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000
0 50 100 200 400m

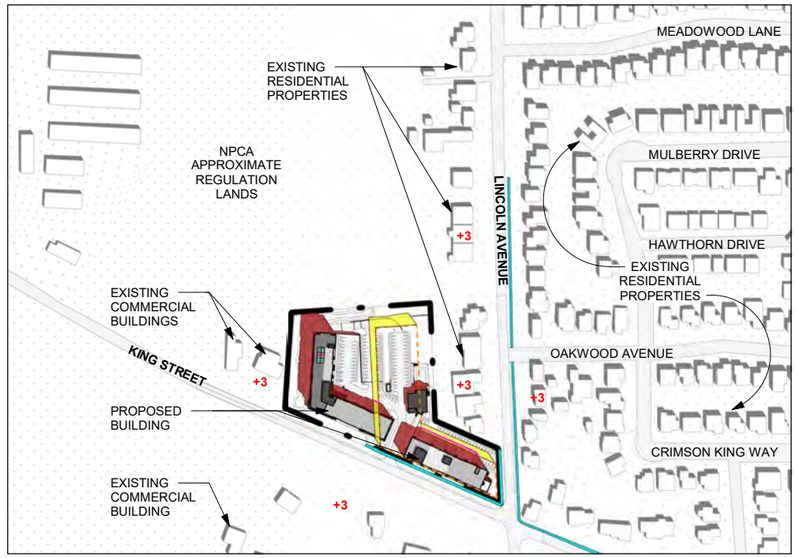
SHADOW STUDY - SPRING EQUINOX

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

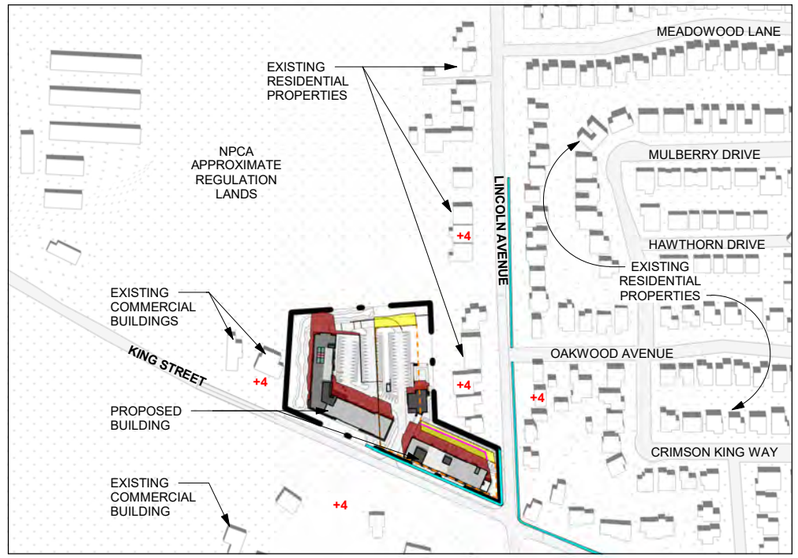
SRM architects+ urban⋆designers

PLOT STAMP: 3/26/2025 5:47:14 PM



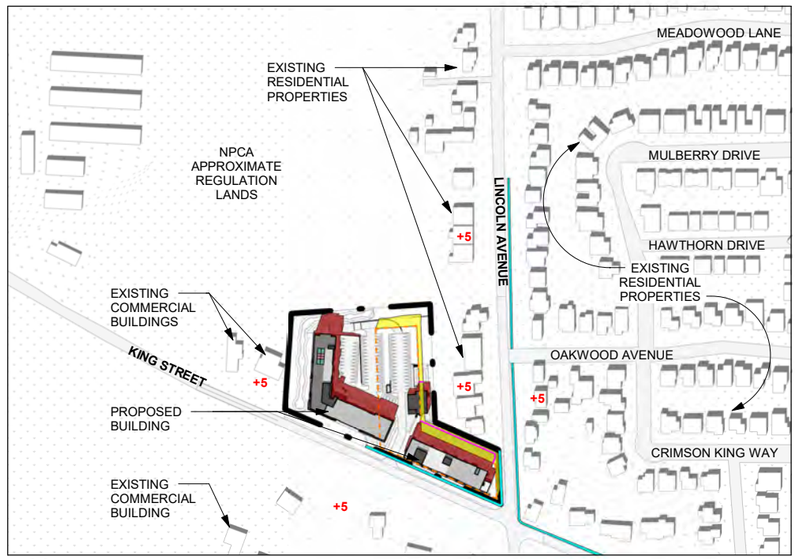
1 April 21st @ 12PM

1 : 5000



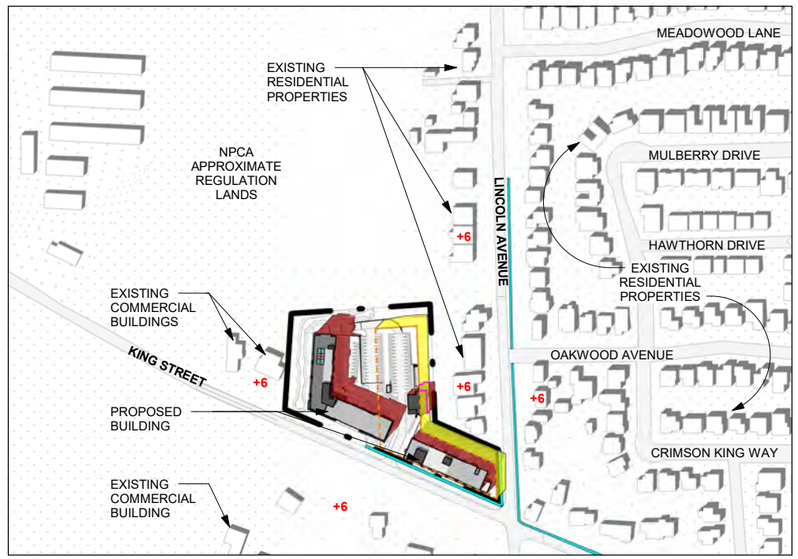
2 April 21st @ 1PM

1 : 5000



3 April 21st @ 2PM

1 : 5000



4 April 21st @ 3PM

1 : 5000

True North

NET PROPOSED DEVELOPMENT SHADOWS

* NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)

EXISTING SHADOWS BY OTHER BUILDINGS

SIDEWALK

EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS

AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)

PROPERTY LINE

EXTENT OF SHADOW STUDY

+X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000

0 50 100 200 400m

SHADOW STUDY - SPRING EQUINOX

5205 KING ST, BEAMSVILLE

22043

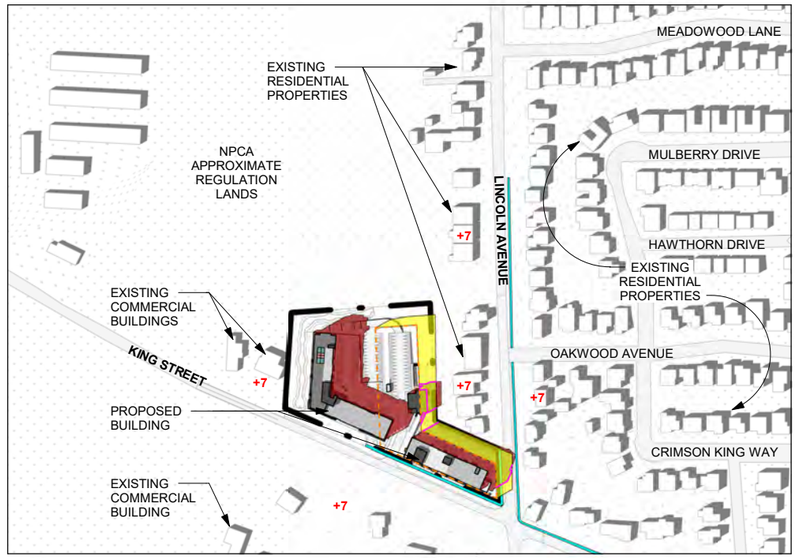
ISSUED FOR REZONING 2025-03-19

DRAWN BY : FT

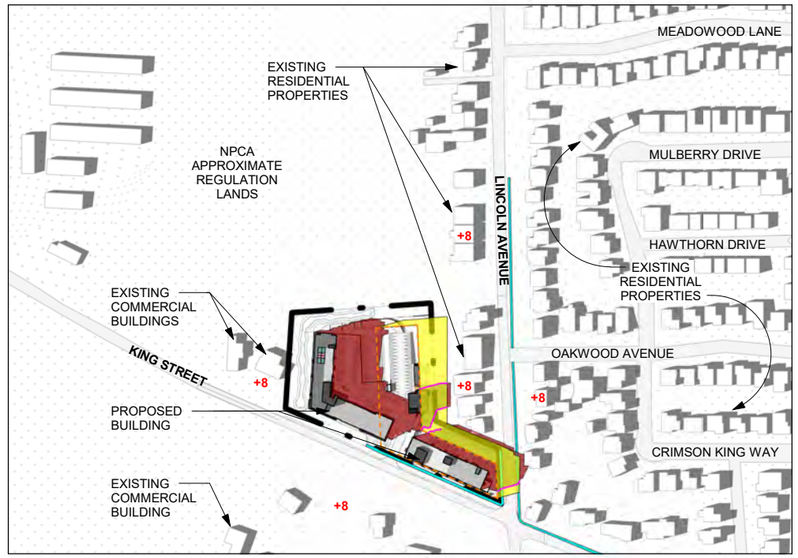
CHECKED BY : PG

SRM architects+ urban⋆designers

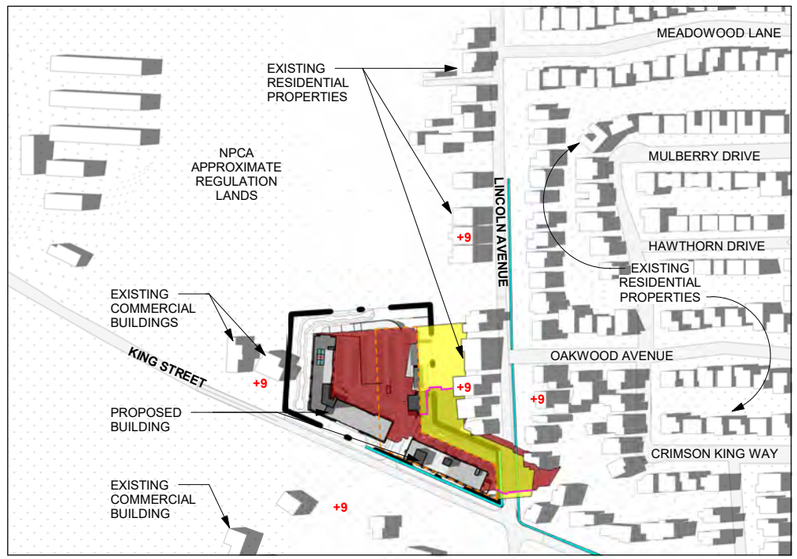
PLOT STAMP: 3/26/2025 5:47:41 PM



1 **April 21st @ 4PM**
1 : 5000



2 **April 21st @ 5PM**
1 : 5000



3 **April 21st @ 6PM**
1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
- PROPERTY LINE
- EXTENT OF SHADOW STUDY
- +X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000
0 50 100 200 400m

SHADOW STUDY - SPRING EQUINOX

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

SRM architects+ urban⋆designers

PLOT STAMP: 3/26/2025 5:47:49 PM

June 21st (Summer Solstice)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Summer Solstice. Daylight Saving Time (DST) has been accounted for the studies done on June 21st.

The proposed site currently has 2 apartment buildings of 7 & 6 storeys, comprising a total of 246 units.

Lot Area: 16,048 m²

BUILDING 1
Building Area: 2,135 m²
Gross Floor Area: 13,603 m²
Building Height: 25m

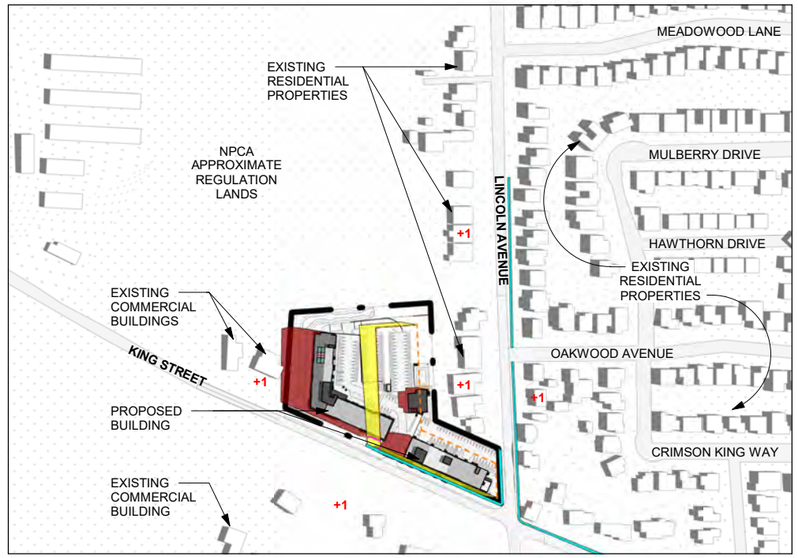
BUILDING 2
Building Area: 1,195 m²
Gross Floor Area: 7,493 m²
Building Height: 22m

The shadow impact study takes place from 10 am until 6 pm at hourly intervals, and is located at:
Latitude: 43° 10' 11.514"
Longitude: -79° 29' 15.2916"

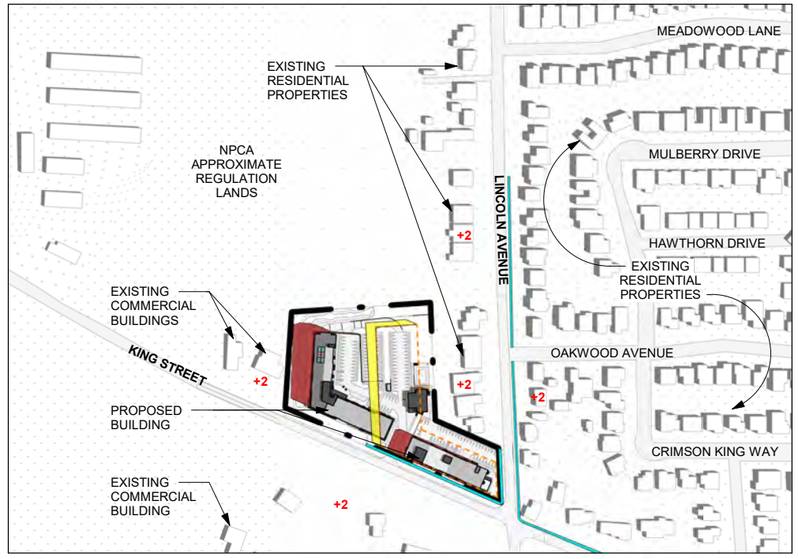
MITIGATION measures include:
- Density has been distributed among 2 building blocks which reduces the overall building height.
- The buildings have been placed oriented on site in a way that minimizes the effect on the existing surrounding buildings.
- Building 1 steps down from 7 storeys to 6 storeys at the south.
- Level 7 & 8 feature outdoor rooftop amenities, which are unaffected by shadows.
- Parking entrance and ramp located within building footprint.

CONCLUSION

- There are no public outdoor amenity spaces within the extent of the shadow study. Hence there is no impact on any public realm such as plazas, parks, play areas, community gardens, school yards or other outdoor open spaces.
- There are no natural heritage areas within the extent of shadow study.
- Outdoor amenity areas of the proposed development which are at rooftops exceed the minimum requirement of 4 hours of sun between 10am to 6pm. Proposed development also has plenty of indoor amenity that is unaffected by the shadows.
- Adjacent commercial building west of site, is unaffected and receives over 9 hours of sunlight in a typical day.
- Adjacent commercial building south of site, opposite King St. is unaffected and receives over 9 hours of sunlight in a typical day.
- Residential properties immediately East of the site remain unaffected and receive atleast 9 hours of sunlight within a typical day.
- Residential properties to the East across Lincoln Avenue remain unaffected and receive atleast 9 hours of sunlight within a typical day.
- Proposed development exceeds the minimum 4 hours of sun coverage between 10am and 6pm on public sidewalks, residential streets, patios & trees.
- Sidewalk along south property line is unaffected and would receive 9 hours of sunlight.
- Sidewalk along the eastern property line would receive 5 hours of sunlight. Sidewalk on east across Lincoln Ave would receive atleast 7 hours of sunlight.



1 June 21st @ 10AM
1 : 5000



2 June 21st @ 11AM
1 : 5000

True North

NET PROPOSED DEVELOPMENT SHADOWS

* NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)

EXISTING SHADOWS BY OTHER BUILDINGS

SIDEWALK

EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS

AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)

PROPERTY LINE

EXTENT OF SHADOW STUDY

+X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

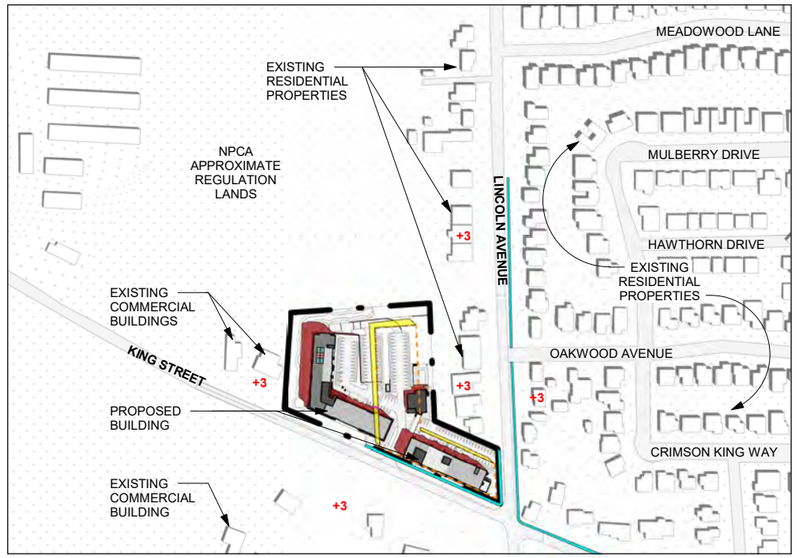
SHADOW STUDY - SUMMER SOLSTICE

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

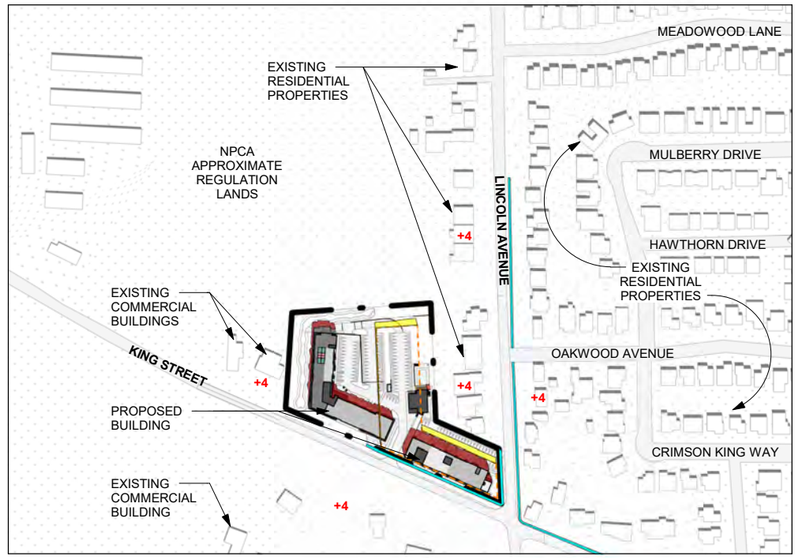
SRM architects+ urban⋆designers

PLOT STAMP: 3/26/2025 5:47:55 PM



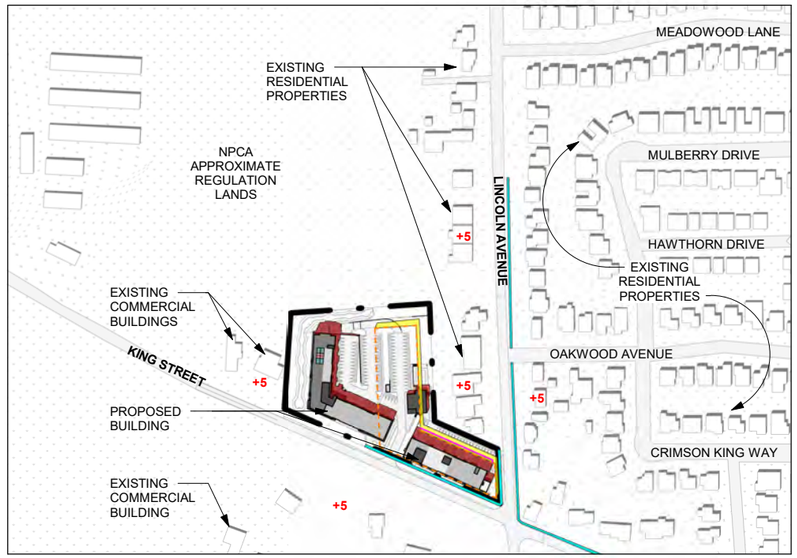
1 June 21st @ 12PM

1 : 5000



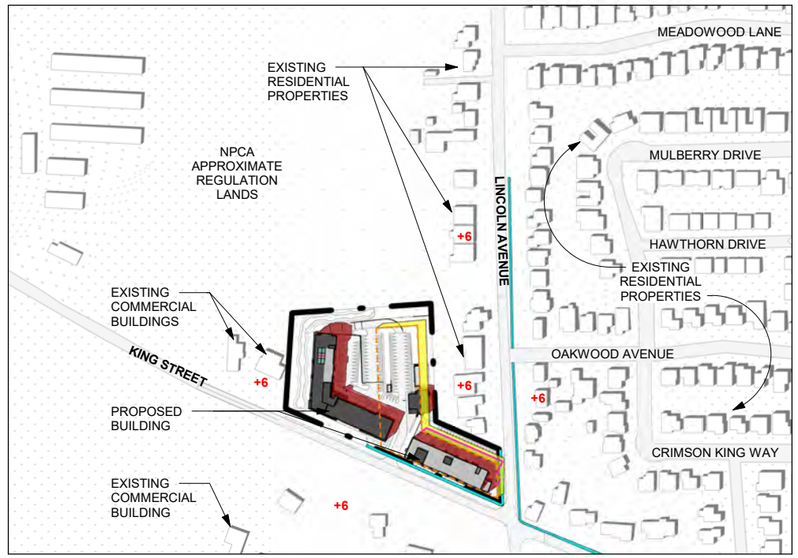
2 June 21st @ 1PM

1 : 5000



3 June 21st @ 2PM

1 : 5000



4 June 21st @ 3PM

1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
- PROPERTY LINE
- EXTENT OF SHADOW STUDY
- +X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

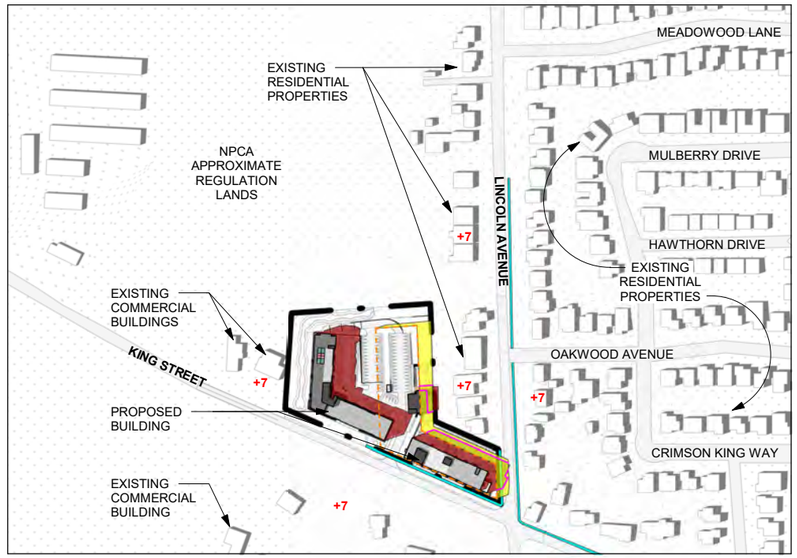
SHADOW STUDY - SUMMER SOLSTICE

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

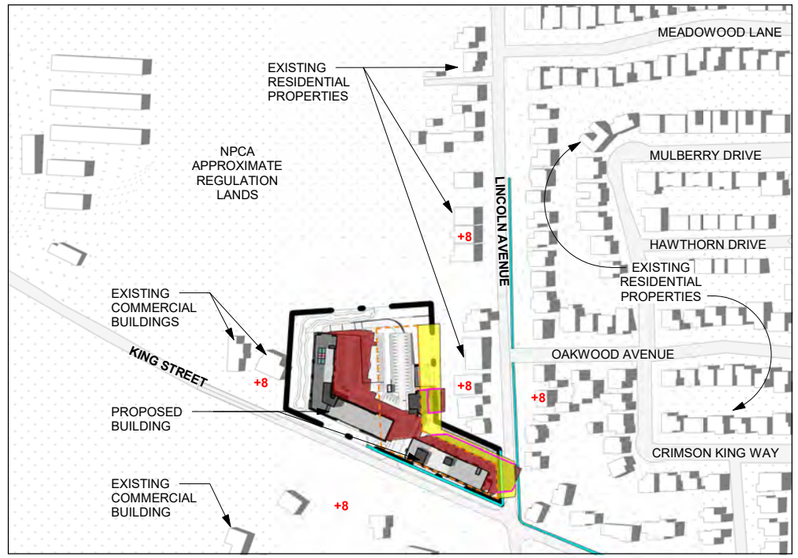
SRM architects+ urban★designers

PLOT STAMP: 3/26/2025 5:48:05 PM



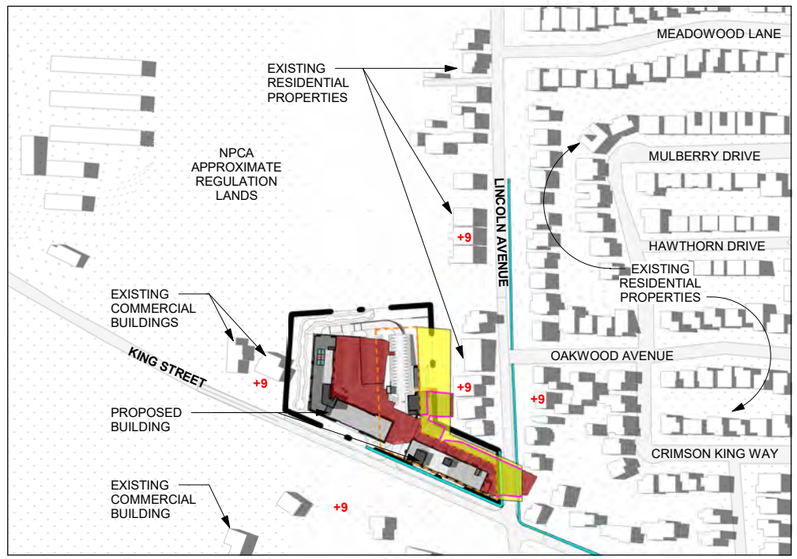
1 June 21st @ 4PM

1 : 5000



2 June 21st @ 5PM

1 : 5000



3 June 21st @ 6PM

1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
- PROPERTY LINE
- EXTENT OF SHADOW STUDY
- +X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

SHADOW STUDY - SUMMER SOLSTICE

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

SRM architects+ urban★designers

PLOT STAMP: 3/26/2025 5:48:13 PM

September 21st (Fall Equinox)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Fall Equinox. Daylight Saving Time (DST) has been accounted for the studies done on September 21st.

The proposed site currently has 2 apartment buildings of 7 & 6 storeys, comprising a total of 246 units.

Lot Area: 16,048 m²

BUILDING 1
Building Area: 2,135 m²
Gross Floor Area: 13,603 m²
Building Height: 25m

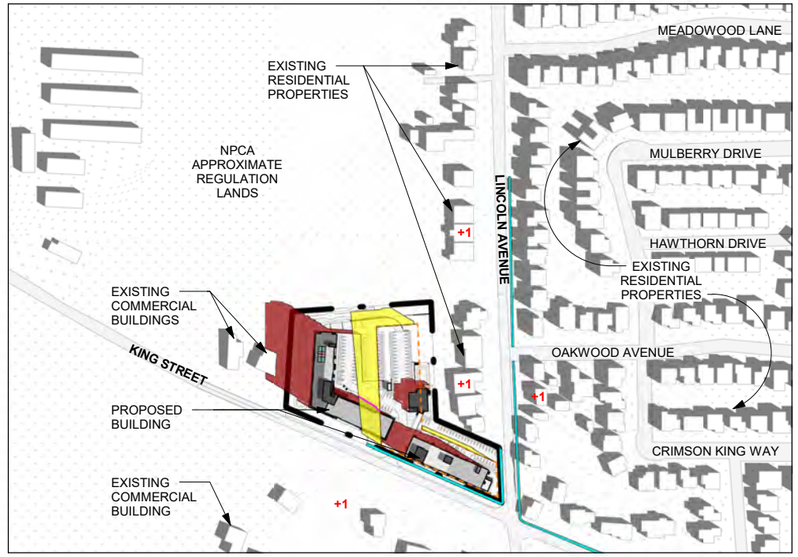
BUILDING 2
Building Area: 1,195 m²
Gross Floor Area: 7,493 m²
Building Height: 22m

The shadow impact study takes place from 10 am until 6 pm at hourly intervals, and is located at:
Latitude: 43° 10' 11.514"
Longitude: -79° 29' 15.2916"

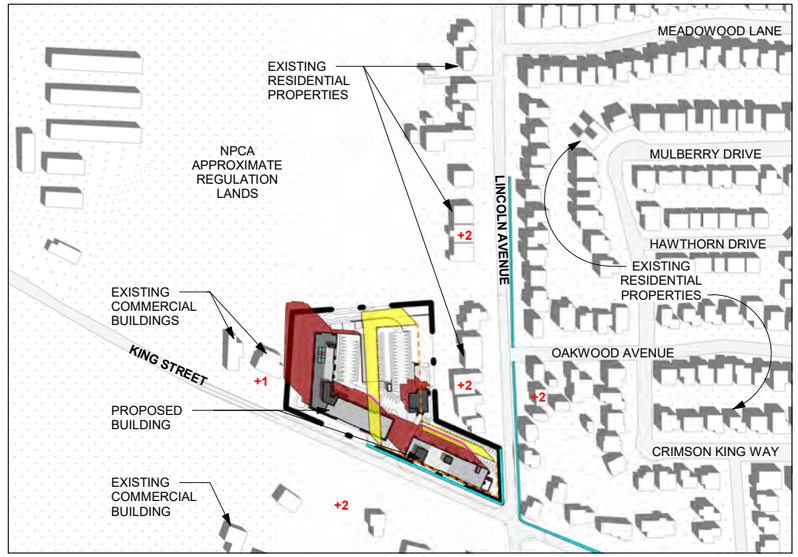
MITIGATION measures include:
- Density has been distributed among 2 building blocks which reduces the overall building height.
- The buildings have been placed oriented on site in a way that minimizes the effect on the existing surrounding buildings.
- Building 1 steps down from 7 storeys to 6 storeys at the south.
- Level 7 & 8 feature outdoor rooftop amenities, which are unaffected by shadows.
- Parking entrance and ramp located within building footprint.

CONCLUSION

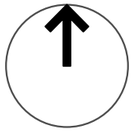
- There are no public outdoor amenity spaces within the extent of the shadow study. Hence there is no impact on any public realm such as plazas, parks, play areas, community gardens, school yards or other outdoor open spaces.
- There are no natural heritage areas within the extent of shadow study.
- Outdoor amenity areas of the proposed development which are at rooftops exceed the minimum requirement of 4 hours of sun between 10am to 6pm. Proposed development also has plenty of indoor amenity that is unaffected by the shadows.
- Adjacent commercial building west of site, is mostly unaffected and receives over 8 hours of sunlight in a typical day.
- Adjacent commercial building south of site, opposite King St. is unaffected and receives over 9 hours of sunlight in a typical day.
- The residential property to the immediate north-east of the development receives 7 hours of sunlight as per the shadows cast by the proposed development, as well as the the as-of-right massing. The 4 residential properties to the north of this residence remain mostly unaffected and receive 8 hours of sunlight as per the shadows cast by the proposed development, and 7 hours as per the shadows cast by the as-of-right massing.
- Residential properties to the East across Lincoln Avenue remain mostly unaffected and receive atleast 7 hours of sunlight within a typical day.
- Proposed development exceeds the minimum 4 hours of sun coverage between 10am and 6pm on public sidewalks, residential streets, patios & trees.
- Sidewalk along south property line is unaffected and would receive 9 hours of sunlight.
- Sidewalk along the eastern property line would receive 5 hours of sunlight. Sidewalk on east across Lincoln Ave would receive atleast 6 hours of sunlight.



1 September 21st @ 10AM
1 : 5000



2 September 21st @ 11AM
1 : 5000



NET PROPOSED DEVELOPMENT SHADOWS

* NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)

EXISTING SHADOWS BY OTHER BUILDINGS

SIDEWALK

EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS

AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)

PROPERTY LINE

EXTENT OF SHADOW STUDY

+X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000
0 50 100 200 400m

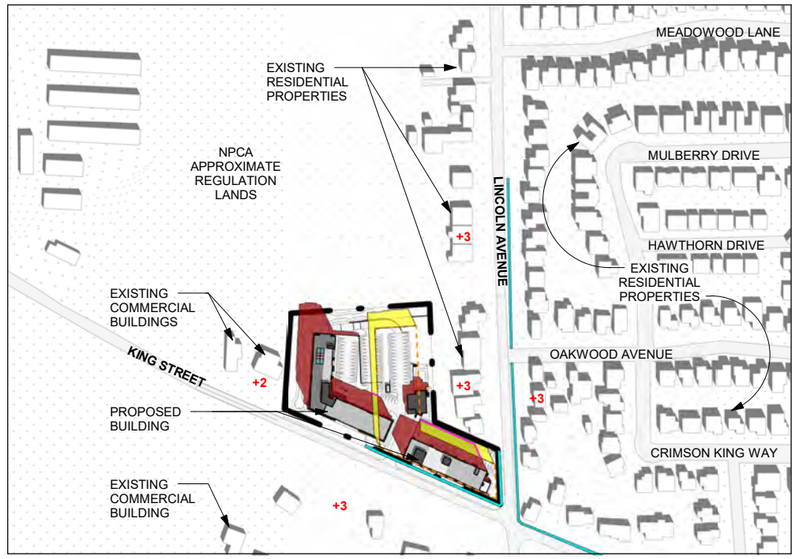
SHADOW STUDY - FALL EQUINOX

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

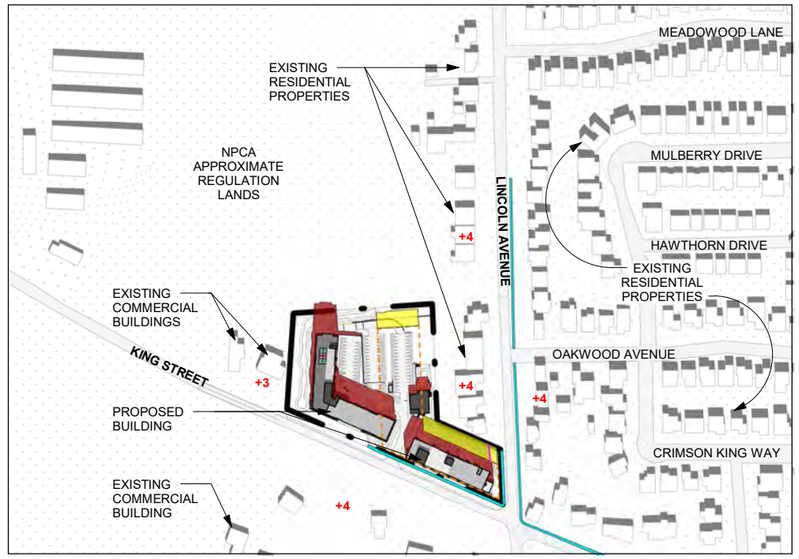
SRM architects+ urban⋆designers

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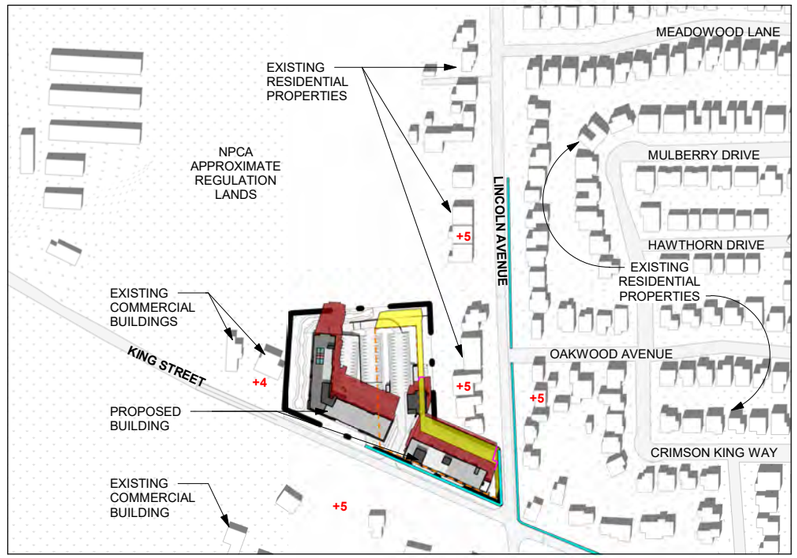
1 September 21st @ 12PM

1 : 5000



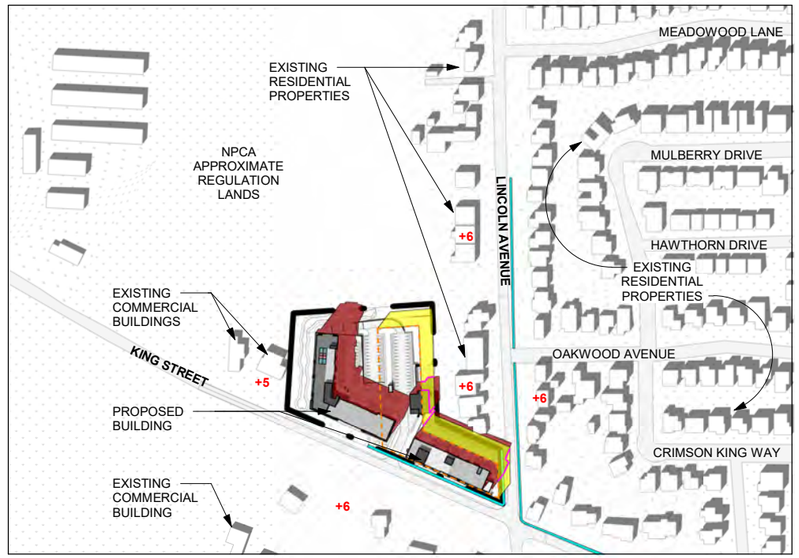
2 September 21st @ 1PM

1 : 5000



3 September 21st @ 2PM

1 : 5000



4 September 21st @ 3PM

1 : 5000

True North

NET PROPOSED DEVELOPMENT SHADOWS

* NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)

EXISTING SHADOWS BY OTHER BUILDINGS

SIDEWALK

EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS

AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)

PROPERTY LINE

EXTENT OF SHADOW STUDY

+X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000

0 50 100 200 400m

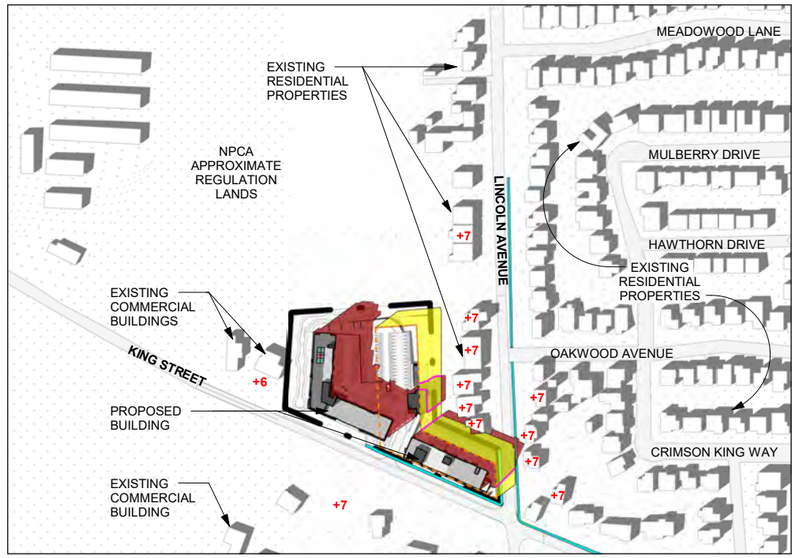
SHADOW STUDY - FALL EQUINOX

5205 KING ST, BEAMSVILLE

22043
ISSUED FOR REZONING 2025-03-19
DRAWN BY : FT
CHECKED BY : PG

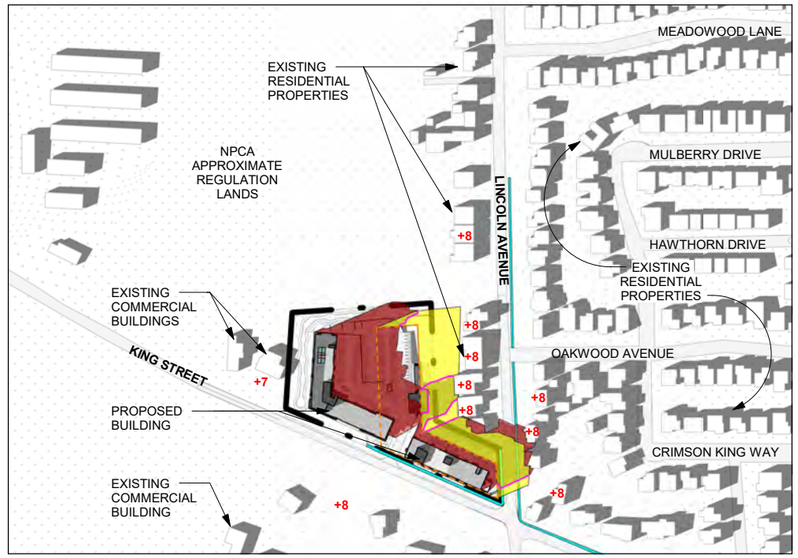
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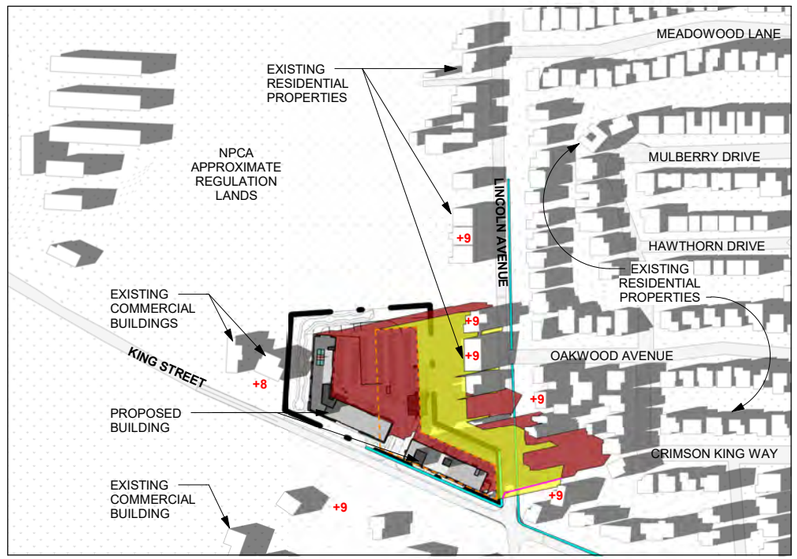
1 September 21st @ 4PM

1 : 5000



2 September 21st @ 5PM

1 : 5000



3 September 21st @ 6PM

1 : 5000

True North

NET PROPOSED DEVELOPMENT SHADOWS

* NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)

EXISTING SHADOWS BY OTHER BUILDINGS

SIDEWALK

EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS

AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)

PROPERTY LINE

EXTENT OF SHADOW STUDY

+X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000

0 50 100 200 400m

SHADOW STUDY - FALL EQUINOX

5205 KING ST, BEAMSVILLE

22043
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December 21st (Winter Solstice)

The following shadow studies demonstrates the shadow impacts of the proposed development during the Winter Solstice.

The proposed site currently has 2 apartment buildings of 7 & 6 storeys, comprising a total of 246 units.

Lot Area: 16,048 m²

BUILDING 1
Building Area: 2,135 m²
Gross Floor Area: 13,603 m²
Building Height: 25m

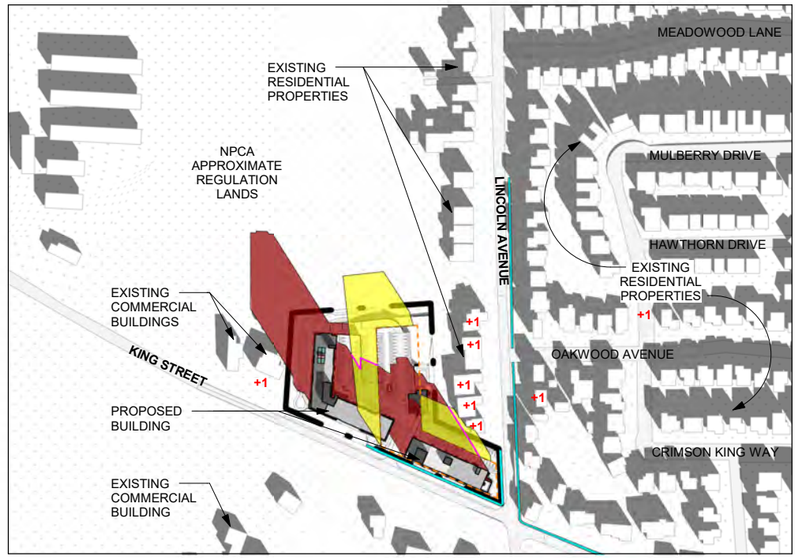
BUILDING 2
Building Area: 1,195 m²
Gross Floor Area: 7,493 m²
Building Height: 22m

The shadow impact study takes place from 10 am until 6 pm at hourly intervals, and is located at:
Latitude: 43° 10' 11.514"
Longitude: -79° 29' 15.2916"

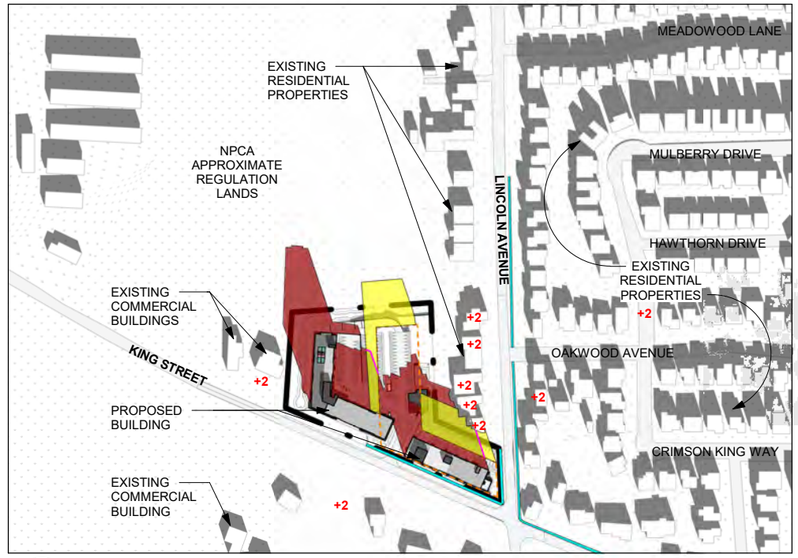
MITIGATION measures include:
- Density has been distributed among 2 building blocks which reduces the overall building height.
- The buildings have been placed oriented on site in a way that minimizes the effect on the existing surrounding buildings.
- Building 1 steps down from 7 storeys to 6 storeys at the south.
- Level 7 & 8 feature outdoor rooftop amenities, which are unaffected by shadows.
- Parking entrance and ramp located within building footprint.

CONCLUSION

- There are no public outdoor amenity spaces within the extent of the shadow study. Hence there is no impact on any public realm such as plazas, parks, play areas, community gardens, school yards or other outdoor open spaces.
- There are no natural heritage areas within the extent of shadow study.
- Outdoor amenity areas of the proposed development which are at rooftops exceed the minimum requirement of 4 hours of sun between 10am to 6pm. Proposed development also has plenty of indoor amenity that is unaffected by the shadows.
- Adjacent commercial building west of site, is mostly unaffected and receives over 8 hours of sunlight in a typical day.
- Adjacent commercial building south of site, opposite King St. is unaffected and receives over 9 hours of sunlight in a typical day.
- The 2 residential properties to the immediate north-east of the development receive almost 2 hours of sunlight as per the shadows cast by the as-of-right massing, as well as the proposed development. The 3 residential properties to the north of these residences receive nearly 5 hours of sunlight as per the shadow cast by the development, and 5 hours of sunlight as per as-of-right massing.
- Residential properties to the East across Lincoln Avenue remain mostly unaffected and receive atleast 5 hours of sunlight within a typical day. The shadows cast after 4pm during winters are mostly as-of-right shadows.
- Proposed development exceeds the minimum 4 hours of sun coverage between 10am and 6pm on public sidewalks, residential streets, patios & trees, to the south of the property.
- There are no school yards or play areas within the extent of the shadow study.
- Sidewalk along south property line is unaffected and would receive 9 hours of sunlight, with shadows caused by surrounding existing building only.
- Sidewalk along the eastern property line and across Lincoln Ave would receive 4 hours of sunlight.



1 December 21st @ 10AM
1 : 5000



2 December 21st @ 11AM
1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
- PROPERTY LINE
- EXTENT OF SHADOW STUDY
- +X HOURS OF CUMULATIVE SUNLIGHT RECEIVED

**The as-of-right massing is based on the max. building height* mentioned on Table 7.3 - Commercial Zone Regulations, Town of Lincoln Zoning By-law.
12.5m high from Finished Grade of Building 2 (108.781)

1 : 5000
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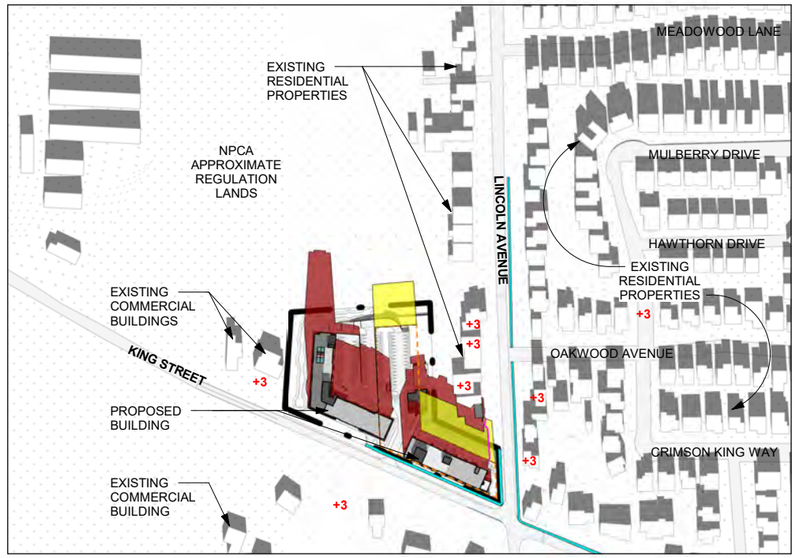
SHADOW STUDY - WINTER SOLSTICE

5205 KING ST, BEAMSVILLE

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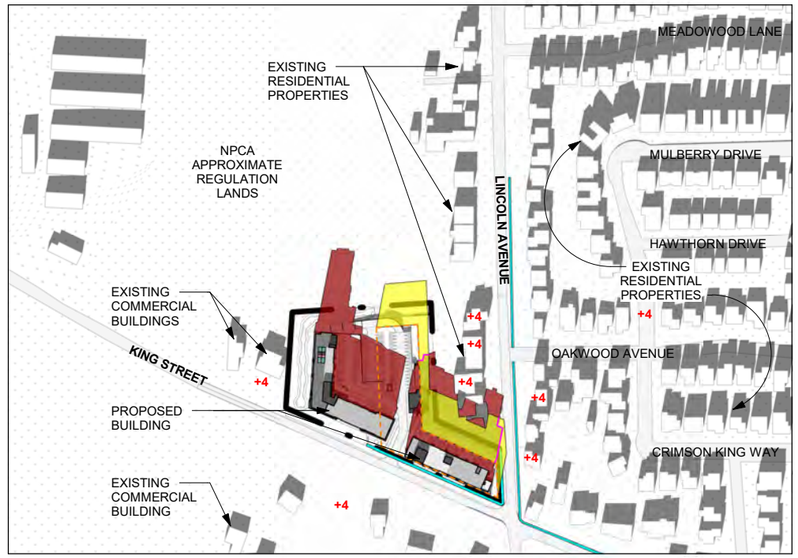
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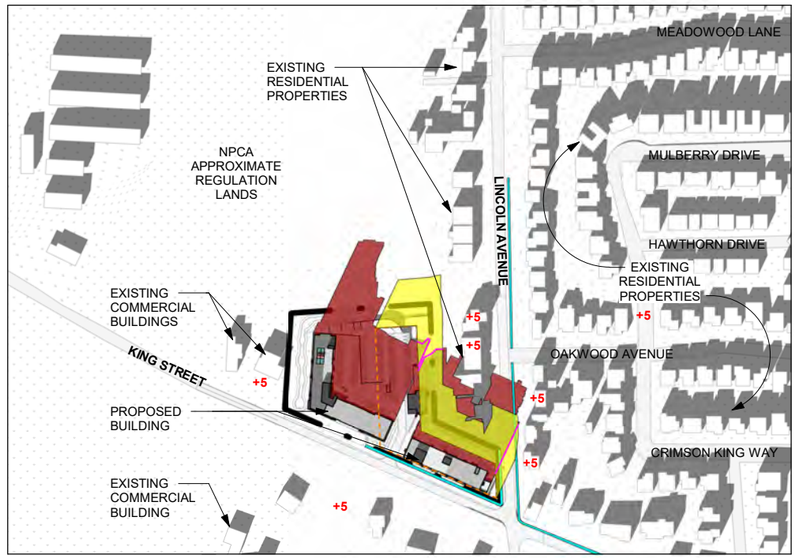
1 December 21st @ 12PM

1 : 5000



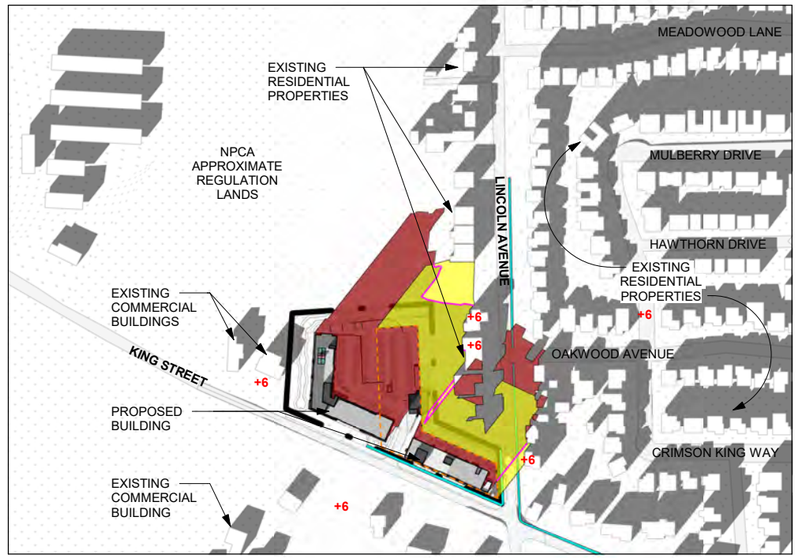
2 December 21st @ 1PM

1 : 5000



3 December 21st @ 2PM

1 : 5000



4 December 21st @ 3PM

1 : 5000

True North

- NET PROPOSED DEVELOPMENT SHADOWS
- * NET AS-OF-RIGHT SHADOWS (12.5m HIGH MASSING)
- EXISTING SHADOWS BY OTHER BUILDINGS
- SIDEWALK
- EXTENT OF PROPOSED DEVELOPMENT SHADOWS SEEN BEHIND AS-OF-RIGHT SHADOWS
- AS-OF-RIGHT MASSING (12.5m HIGH , 40% MAXIMUM LOT COVERAGE)
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1 : 5000

0 50 100 200 400m

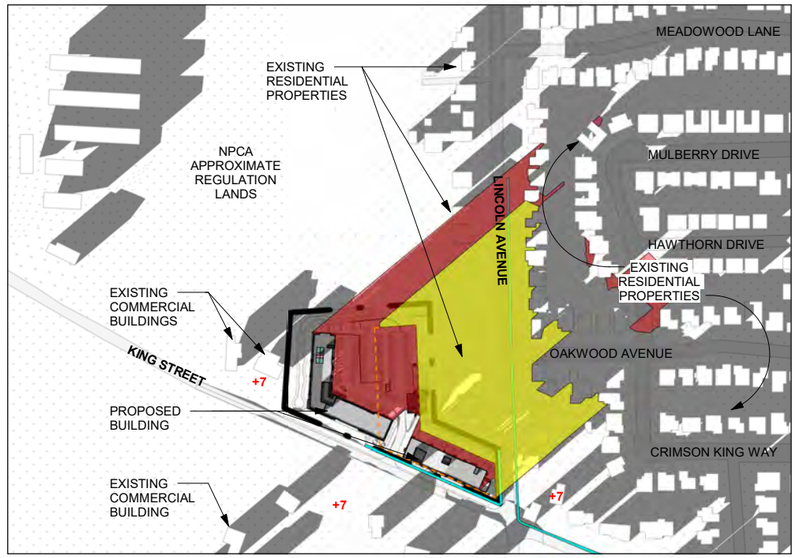
SHADOW STUDY - WINTER SOLSTICE

5205 KING ST, BEAMSVILLE

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CHECKED BY : PG

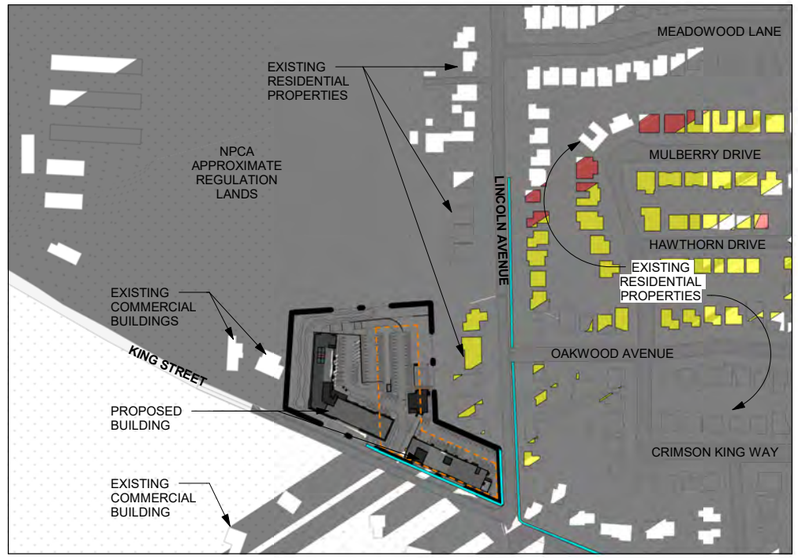
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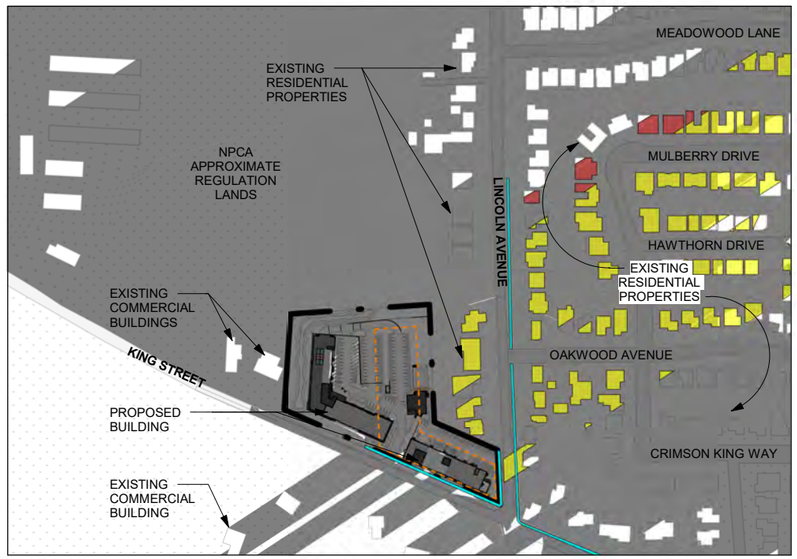
1 December 21st @ 4PM

1 : 5000



2 December 21st @ 5PM

1 : 5000



3 December 21st @ 6PM

1 : 5000

True North

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1 : 5000
0 50 100 200 400m

SHADOW STUDY - WINTER SOLSTICE

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