

## VISUAL IMPACT ASSESSMENT

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.  
Prepared For: Official Plan and Zoning By-Law Amendment Applications  
Location: 526 Winona Road, Hamilton, Ontario  
Owner: Fengate Liuna Gardens Holdings LP  
Date: December 21, 2021

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as the authorized planning consultant acting on behalf of Fengate Liuna Gardens Holdings LP, the owner of 526 Winona Road, in the City of Hamilton as shown on Figure 1 below.



**Figure 1** - Aerial of subject lands

On December 8<sup>th</sup>, 2021, City staff held a Formal Consultation meeting in order discuss the requirements of the Official Plan & Zoning By-Law Amendment application as well as the future Site Plan Control and Draft Plan of Condominium Applications for the development proposal. The Formal Consultation

document is currently being prepared by City Staff (FC-22-002). During the Development Review Team meeting, the impacts of the proposed development on the views and vistas of the area were requested to be analyzed by City staff. The following assessment will provide an evaluation of the subject proposal's potential impacts on the views and vistas of the escarpment and Lake Ontario for the surrounding neighbourhood.

### **Site Location**

The proposed development is situated on a parcel which is bounded by two Right-of-Ways; Winona Road to the west and East Street to the east. Further, the northern edge of the property is bounded by Lake Ontario while the southern lot line abuts the end of the Liuna Court cul-de-sac. Due to its unique location, the lot lines of the subject lands only abut residential properties on the southern edge, while a buffer of right-of-way is maintained for the surrounding residential properties to the east and west.

### **Views of Escarpment**

Section E.3.6.7.g) of the Urban Hamilton Official Plan states that the orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, and other parts of the City as identified through secondary plans or other studies. As the Urban Lakeshore Secondary Plan for which the subject lands reside do not speak to views and vistas, the policies contained in the Urban Hamilton Official Plan will be what is evaluated in this assessment. The proposed development does not impede views of the escarpment for abutting residential properties as the right-of-ways on the east and west sides of the subject lands maintain view corridors of the escarpment as demonstrated in Figures 2 & 3 below. Further, Section B.3.3.5.2 of the Urban Hamilton Official Plan notes that views and vistas shall be achieved through alignment of rights-of-way, layout of pedestrian circulation and open space systems, and the siting of major features, public uses and built form. As proposed, the location of the site, layout of the built form on the subject lands and the design of the massing does not present any adverse impacts to views of the escarpment for the abutting residential properties.



**Figure 2** – View looking south towards escarpment on Winona Road, abutting subject lands



**Figure 3** - View looking south towards escarpment on East Street, abutting subject lands

## Views of Lake Ontario

As previously noted, Section B.3.3.5.2 of the Urban Hamilton Official Plan notes that views and vistas shall be achieved through alignment of rights-of-way, layout of pedestrian circulation and open space systems, and the siting of major features, public uses and built form. The proposal includes the dedication of a public park which will abut the shoreline of Lake Ontario and run along the entirety of the northern property line of the site, as shown on Figure 4. Specifically, the public open space is proposed to be approximately 34.0 metres in width, 200.0 metres in length and 6,523.0 square metres in area. The inclusion of this public open space ensures the public's views of the Lake Ontario shoreline are not only maintained, but enhanced, as previously the area that is proposed as the open space was private property without means of public access. As the siting of major features as well as the layout of pedestrian circulation and open spaces has been carefully considered to preserve and enhance public views of Lake Ontario, the objectives of Section B.3.3.5.2 of the Urban Hamilton Official Plan have been satisfied by the subject proposal. In addition to the proposed public park, the views of Lake Ontario from the existing public realm are preserved through the view corridors provided along Winona Road and East Street, as shown on Figures 5 & 6 below.

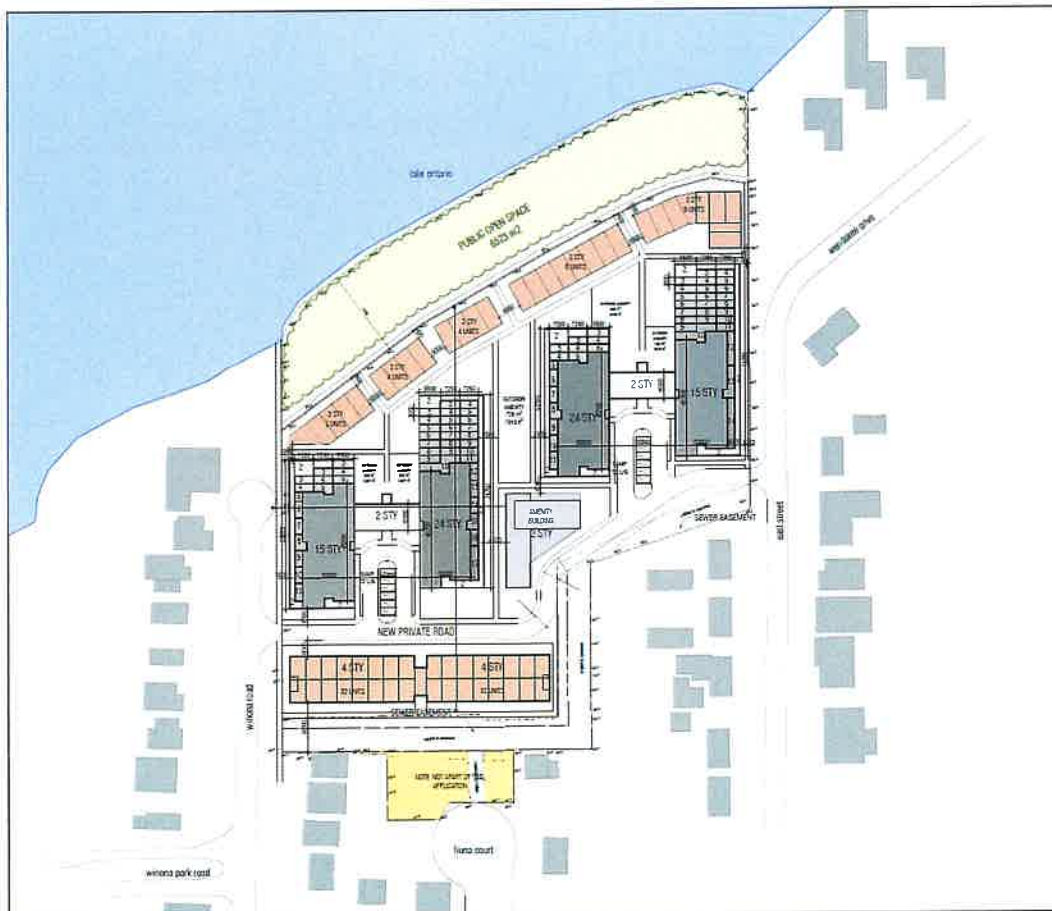


Figure 4 – Concept Plan illustrating proposed public shoreline open space



Figure 4 – View looking north towards Lake Ontario on Winona Road, abutting subject lands



Figure 5 – View looking north towards Lake Ontario on East Street, abutting subject lands

The proposed development is in keeping with the relevant Urban Hamilton Official Plan policies as the existing views of the significant natural heritage features, being the Niagara Escarpment and Lake Ontario, are maintained or enhanced by the proposal. The unique siting of the subject lands between two right-of-ways running north-south and abutting Lake Ontario along the northern property line, aids in preserving the view corridors which surround the site. Further, the planned dedication of a public open space along the property's shoreline and the layout of the pedestrian circulation on site further ensure there are no adverse impacts to adjacent residential lots.

Moreover, the proposed development maintains the existing views and vistas of the surrounding context and is in keeping with the applicable policy framework regarding the mitigation of adverse visual impacts on the local area, adjacent streetscapes, parks and public spaces.

We trust the enclosed is in order; however, please feel free to contact the undersigned with any questions.

Regards,  
**UrbanSolutions**



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