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**VISUAL IMPACT ASSESSMENT & METHODOLOGY
PROPOSED MIXED USE DEVELOPMENT
28-60 BRONTE STREET NORTH
MILTON, ON**

INTRODUCTION

One of the standard methodologies outlined in the Visual Assessment Guidelines by the Niagara Escarpment Commission (NEC) is to examine the change to the landscape by the use of photographic simulations.

For the proposed mixed-use development at 28-60 Bronte Street North, photographic simulations from selected viewpoints were produced to document the visual impact.

VIEWPOINT CHECKS/SIMULATIONS

Following the prepared Terms of Reference and coordination with Town of Milton Staff, five (5) viewpoints have been selected to document existing conditions via photographs (taken with 35mm lens). See Appendix 'A' for viewpoint locations.

These locations were documented using their geographic coordinates (for replication purposes). The location of the proposed building was indicated in the photograph (where visible).

The following viewpoints were documented on June 16 and July 8, 2020.

- | | |
|---|-------------------------------|
| 1. Bronte Street North (looking south) | 43°30'40.30"N, -79°53'30.49"W |
| 2. Bronte at King (looking north) | 43°30'26.74"N, -79°53'11.18"W |
| 3. Elizabeth and Main (looking west) | 43°30'35.78"N, -79°53'12.33"W |
| 4. Elizabeth at Mill (looking west) | 43°30'37.94"N, -79°53'15.29"W |
| 5. Elizabeth at Victoria (looking west) | 43°30'39.59"N, -79°53'18.94"W |
| 6. Trail (north of Victoria) at Bronte | 43°30'36.85"N, -79°53'24.63"W |

Four (4) additional views moving East on Main Street were also documented on June 16 and July 8, 2020;

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|---|-------------------------------|
| 7. Main at James Street (looking west) | 43°30'41.52"N, -79°53'06.00"W |
| 8. Main at Martin Street (looking west) | 43°30'48.95"N, -79°52'58.02"W |
| 9. Main at Prince Street (looking west) | 43°30'59.94"N, -79°52'45.53"W |
| 10. Main at Ontario Street (looking west) | 43°31'04.86"N, -79°52'39.90"W |

Simulations are composed of rendered images from a SketchUp Model combined with digital photographs from viewpoints.

The photo simulations were based on data from the following sources;

- A topographic survey (ACAD format) prepared by Cunningham McConnell Limited;
- The Site Plan prepared by KNYMH;
- SketchUp Model (from Revit format) of building and property prepared by KNYMH;
- A preliminary Grading and Servicing Plan (ACAD format) prepared by Lanhack Consultants Inc.

Topographic data required which was not included in the above noted materials was obtained from Ontario GeoHub – Open Data source for GIS data. A digital elevation model was used to generate existing contours at 1m intervals. Data used from Ontario GeoHub includes:

- GTA Halton LidarDTM Model;
- Ontario Road Network.

Additional data shapefiles were obtained from the Town of Milton GIS Department on July 8, 2020). Used metadata in this study includes curbs, roads, street light locations, roads, trails & sidewalks.

All digital files are geodetically located.

METHODOLOGY

The goal of this study was to simulate, from selected viewpoints, the visual change to the landscape as a result of the proposed development. Global Mapper 19 GIS software, rendered images from the SketchUp Model and digital photographs from viewpoints.

- GTA Halton LidarDTM Model was loaded into Global Mapper 19 and contours generated;

- Topographic survey (ACAD) was loaded into Global Mapper 19 at correct coordinates. Proposed development (ACAD) was loaded at correct coordinates;
- The location of all viewpoints was documented (latitude and longitude). These locations were then input into Global Mapper at the precise location in relation to the study area;
- A marker reference (pylon) was measured on site at viewpoint locations. Measurements were taken from surveyed elements (light posts) and curb locations to locate the marker as well as in reference to the viewpoint. This was done at each viewpoint location and input into the Global Mapper Model;
- Model was exported to ACAD for use in SketchUp;
- Using the existing contour data, a 3D terrain model was generated in SketchUp. All views and marker reference locations were located on this terrain model;
- The SketchUp model of proposed buildings were placed within the SketchUp model, and aligned with the property line, taking into account the proposed grades around the building which were generated within the building model provided by KNYMH.

Virtual Camera in SketchUp

A virtual camera was established in the SketchUp model at the documented viewpoints. The view height is 1.52m from grade to match the viewpoint photographs. A 35mm lens was used for the Virtual Camera - same as the Viewpoint photograph. Views from each viewpoint location were exported.

Photo simulations

Raster viewpoint images exported from SketchUp were aligned with the photographs from the documented viewpoint locations. The measured marker was used to align the photographs as well as the curbs and horizon line.

The location of the proposed development is shown in all the viewpoint photographs where applicable. Where the proposed development visibility is obstructed due to existing buildings or mature tree canopy – its location is noted with a dashed line.

The accuracy of the simulations is reflective of the accuracy of the data available and information used.

If you have any questions or comments feel free to contact me.

Regards,

adesso design inc.

per:

A handwritten signature in blue ink, appearing to read "S. Henderson", with a long horizontal flourish extending to the right.

Scott Henderson,
Landscape Architect

SH/cv