

Visual Impact Study

Eden Oak

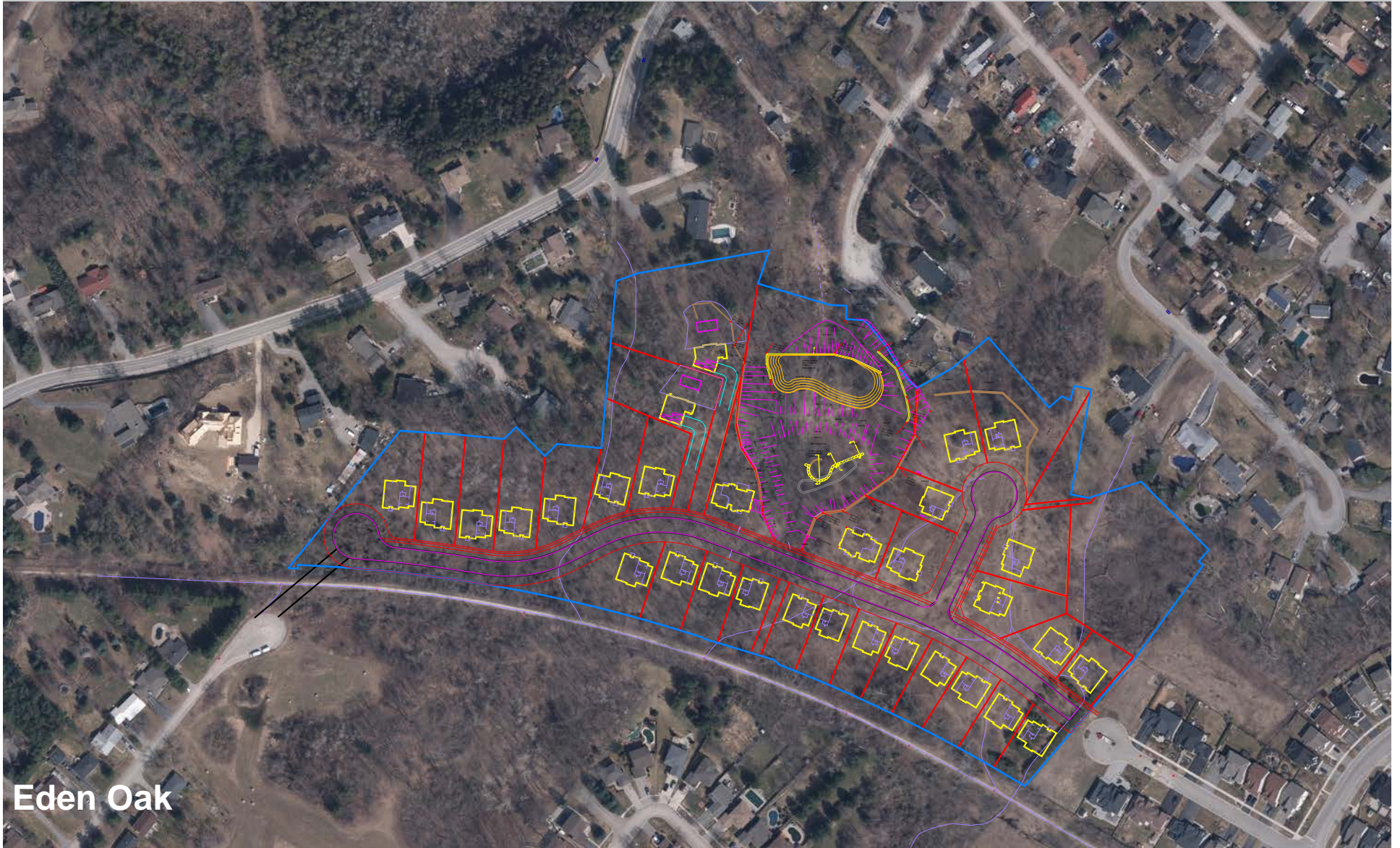
Proposed Subdivision
Part of Lot 20, Concession 9,
Town of Halton Hills, Ontario

Prepared for:

Ideal Park Homes
1443 Hurontario Street
Mississauga, ON L5G 3H5

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Eden Oak

Visual Impact Study for Eden Oak

Siteline Research was retained by the client to provide a visual impact study for the proposed development at Eden Oak (the “Development”) with respect to the potential impact on views looking from adjacent residential streets.

The images in this report compare the existing conditions with computer simulations of the proposed Development massing. Analysis of these images provides a reliable basis to assess the potential impact of the Development on the view sheds from the adjacent residential streets. Site reference photography was matched to computer simulations from the same viewpoints with modeling of the proposed Development. The computer simulations and existing conditions were overlaid to create a composite image illustrating the massing of the proposed Development as it would appear from the camera location. Images for Viewpoints 2, 3, 4 and 5 are mostly or fully obscured by the existing tree foliage. The site photographs of the existing conditions are overlaid with an outline of the proposed Development beyond the tree canopy. To further illustrate the relationship of the overlays to the site photographs, an example section for Viewpoint 3, at Credit Street, is shown on page 13.

Reference Photography

James T. Ziegler of Siteline Research took site photography on May 23, 2016 and July 31, 2016 from the locations noted on the View Locations Map on the adjacent page. All photographs were taken with a fixed length normal lens equivalent to a 52mm lens. Typically, the camera viewpoint was set at 1.5 m above grade and shot either level or on an incline upward of 4° -8° and shot from a tripod. This range is within a comfortable and natural viewing angle and is consistent with viewing along the roadway grades. For all locations, the position of the camera was recorded with respect to known landmarks such as hydro poles, edge of pavement or buildings. The camera location was mapped on an aerial ortho-rectified photograph and matched to site drawings.

Data Resources

Site survey and reference drawings were provided by the client. Digital 3D contours and base map references from First Base Solutions were also supplied by the client’s engineer. Ortho-rectified aerial photography, 10cm spring 2015, for the site was purchased from First Base Solutions. These reference materials and digital mapping were used to create a 3D terrain model in FormZ, a 3D modelling program. The final images were rendered in Lightwave with a computer camera matched to the real world lens used in the site photography.

Housing Massing Models

Building footprints from the draft site plan were used to generate 3D massing models for houses in the proposed Development. Site features, such as roads and retaining walls, were included in the 3D model. Base elevations shown on the draft plan were used for the houses. Typically, the houses were placed with the top of foundation wall 0.2 -0.3 meters above grade and the eave of the house was modelled at 6.8 to 7.1 meters to the eave, representing a two storey house.

Camera Viewpoints

For each view, two images are presented, showing the existing conditions and a composite overlay of the computer simulation with the existing site photo. Best efforts have been made to match the perspective camera view data with the computer imaging camera by geographic location, lens and viewing angle to present a true image of what a viewer would see in terms of the height and massing of the proposed Development with respect to the view locations. Where the foreground vegetation obscures the view to the proposed Development, an outline of the building massing and relevant retaining walls is overlaid on the photograph of the existing view.



Camera Locations:

- 1. Gamble Street**
- 2. Alexandra Street by
Park Street East**
- 3. Credit Street**
- 4. Park Street at Wildwood Road**
- 5. Chelton Street at Wildwood Road**
- 6. Ann Street**
- 7. Pathway near Ann Street**



View Point 1, Gamble Street

Existing Conditions







View Point 2a, Alexandra Street at Park Street East

Existing Conditions



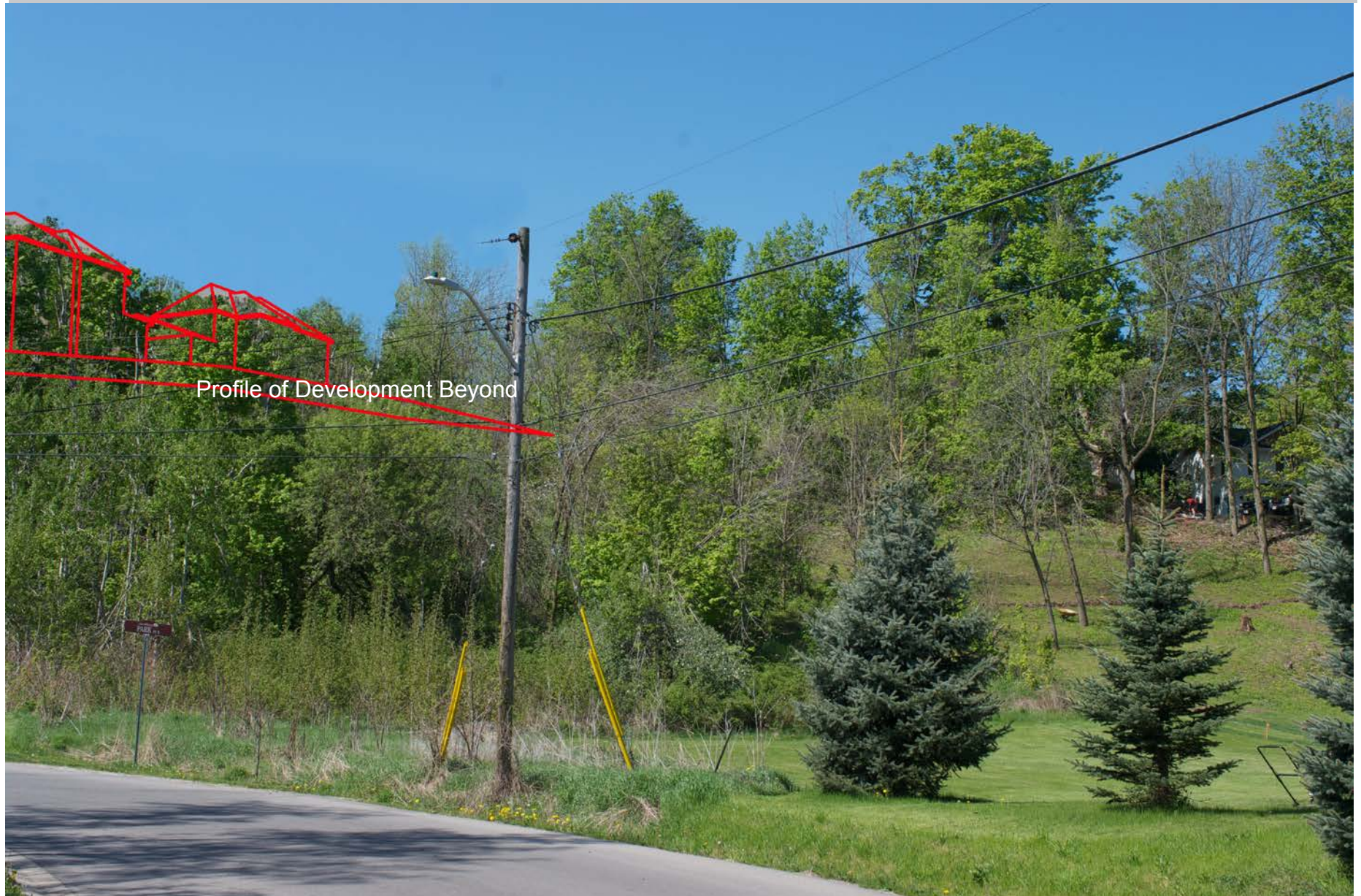


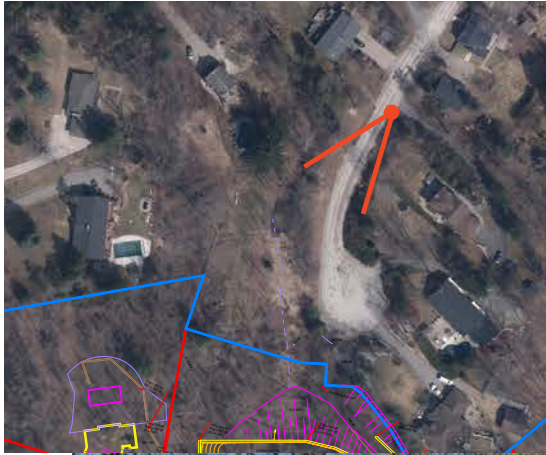


View Point 2b, Alexandra Street at Park Street East

Existing Conditions







View Point 3, Credit Street

Existing Conditions

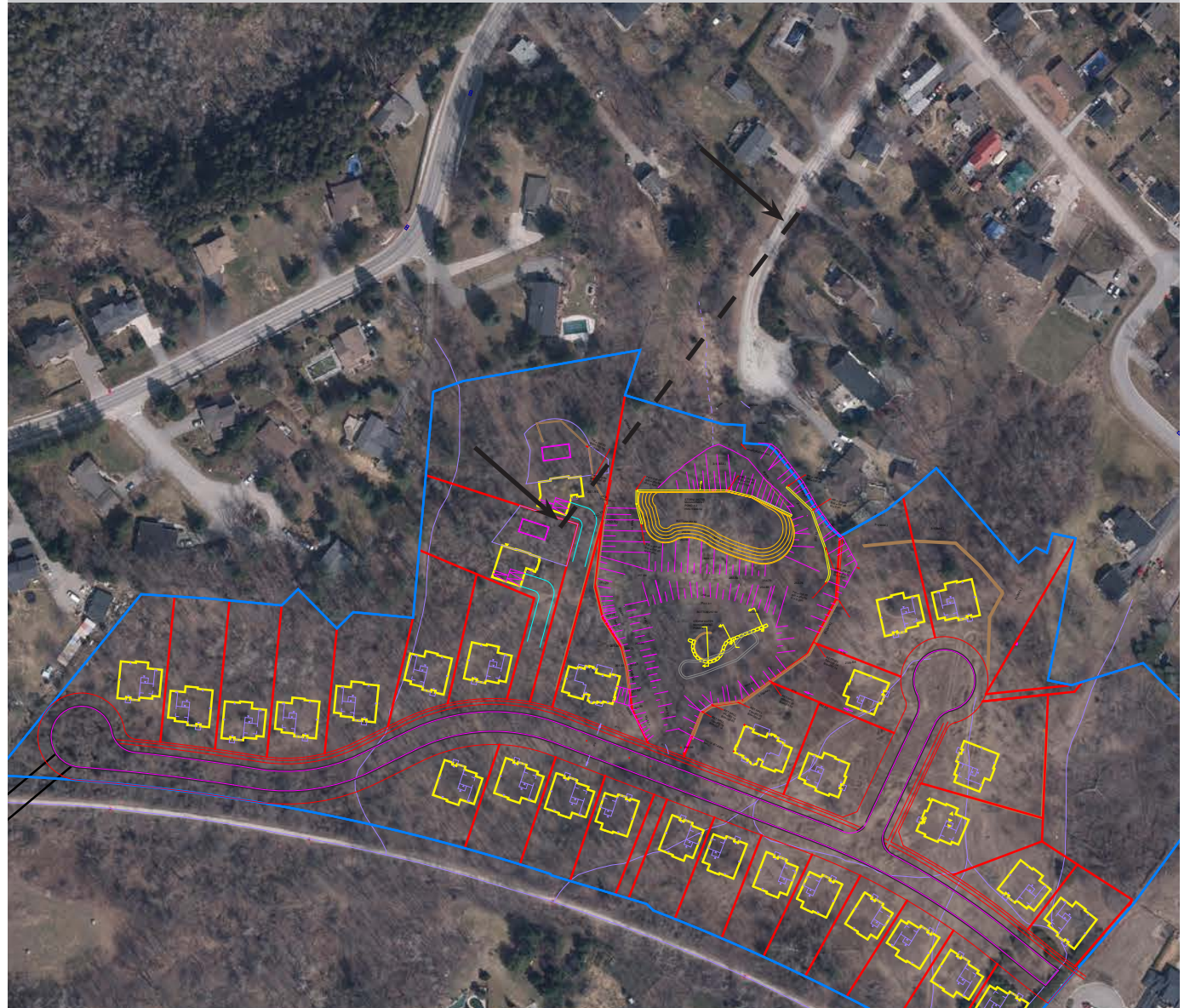


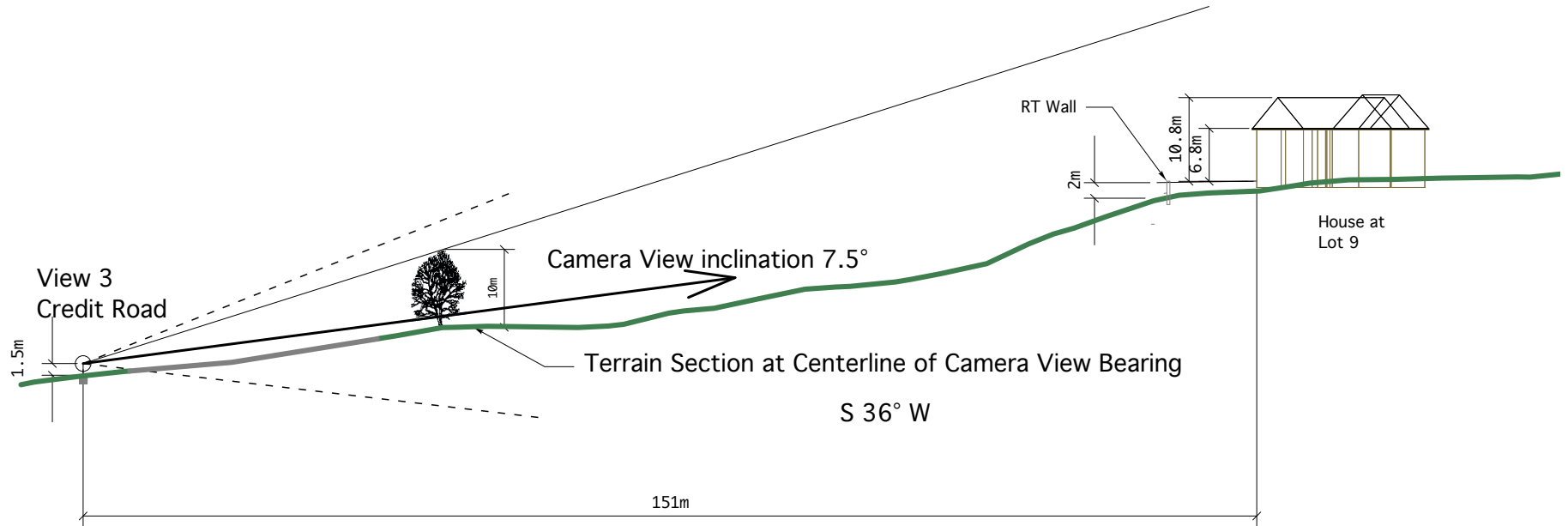


Profile of Development Beyond

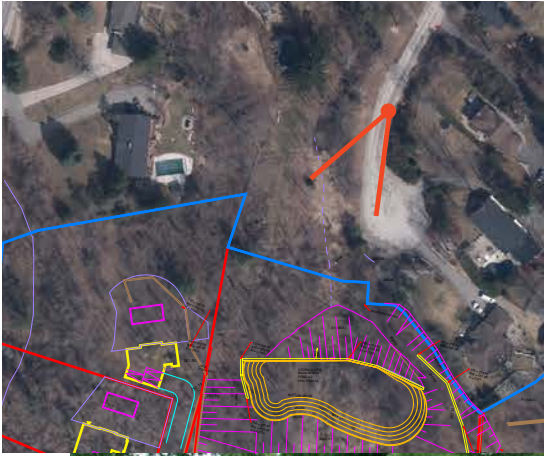
View Point 3, Credit Street

Section Line along Camera Bearing





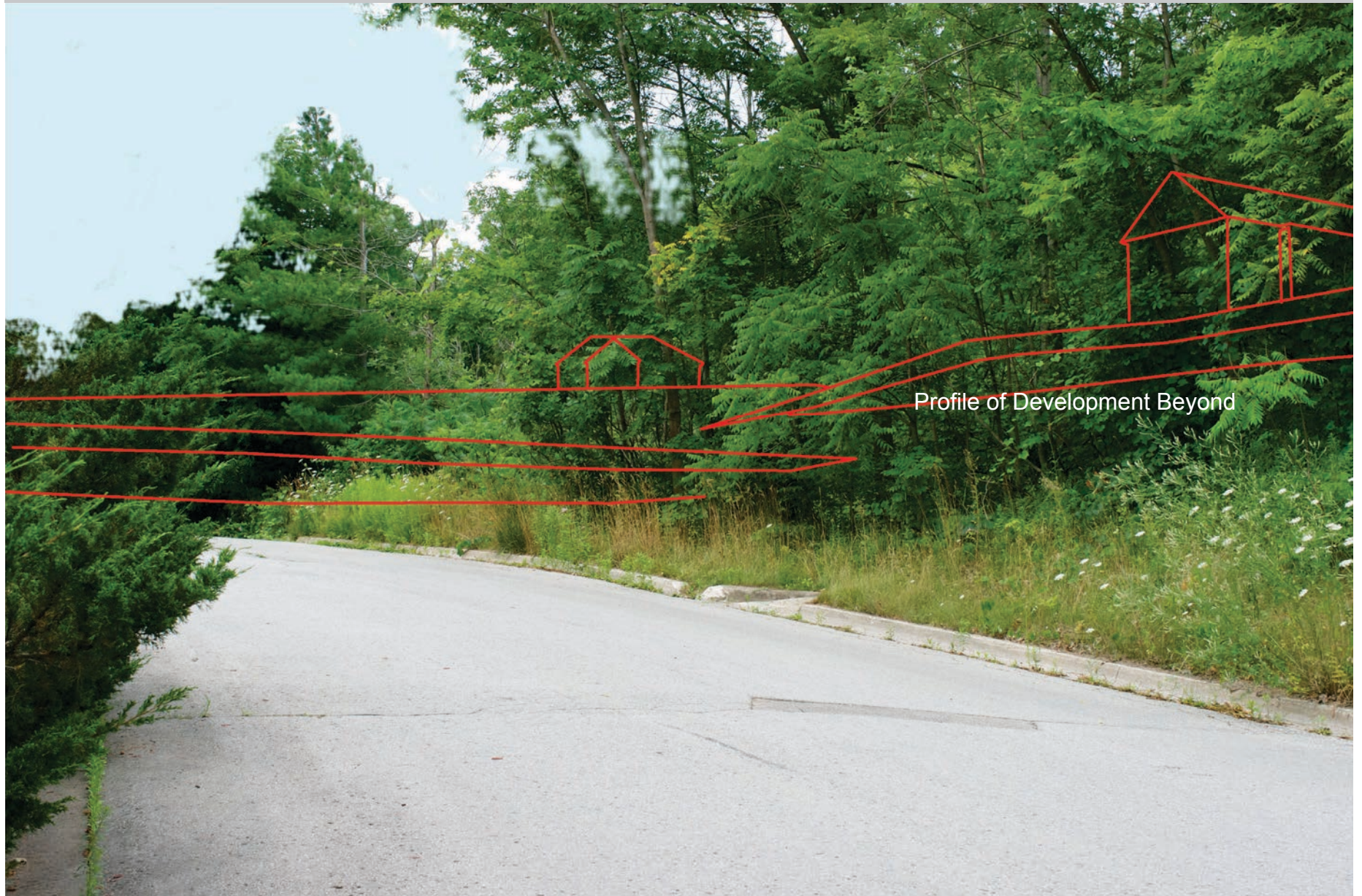
Note: Section drawing derived from 3D computer model

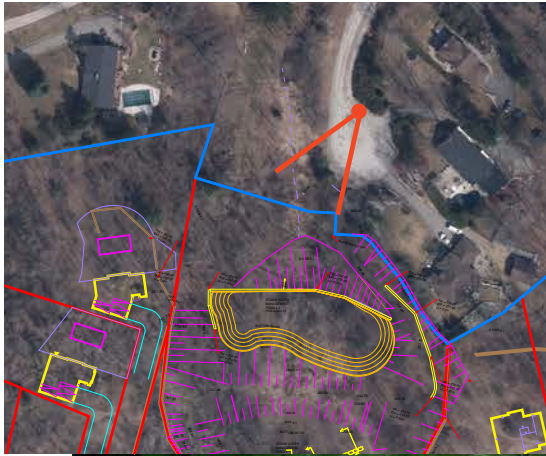


View Point 3b, Credit Street

Existing Conditions



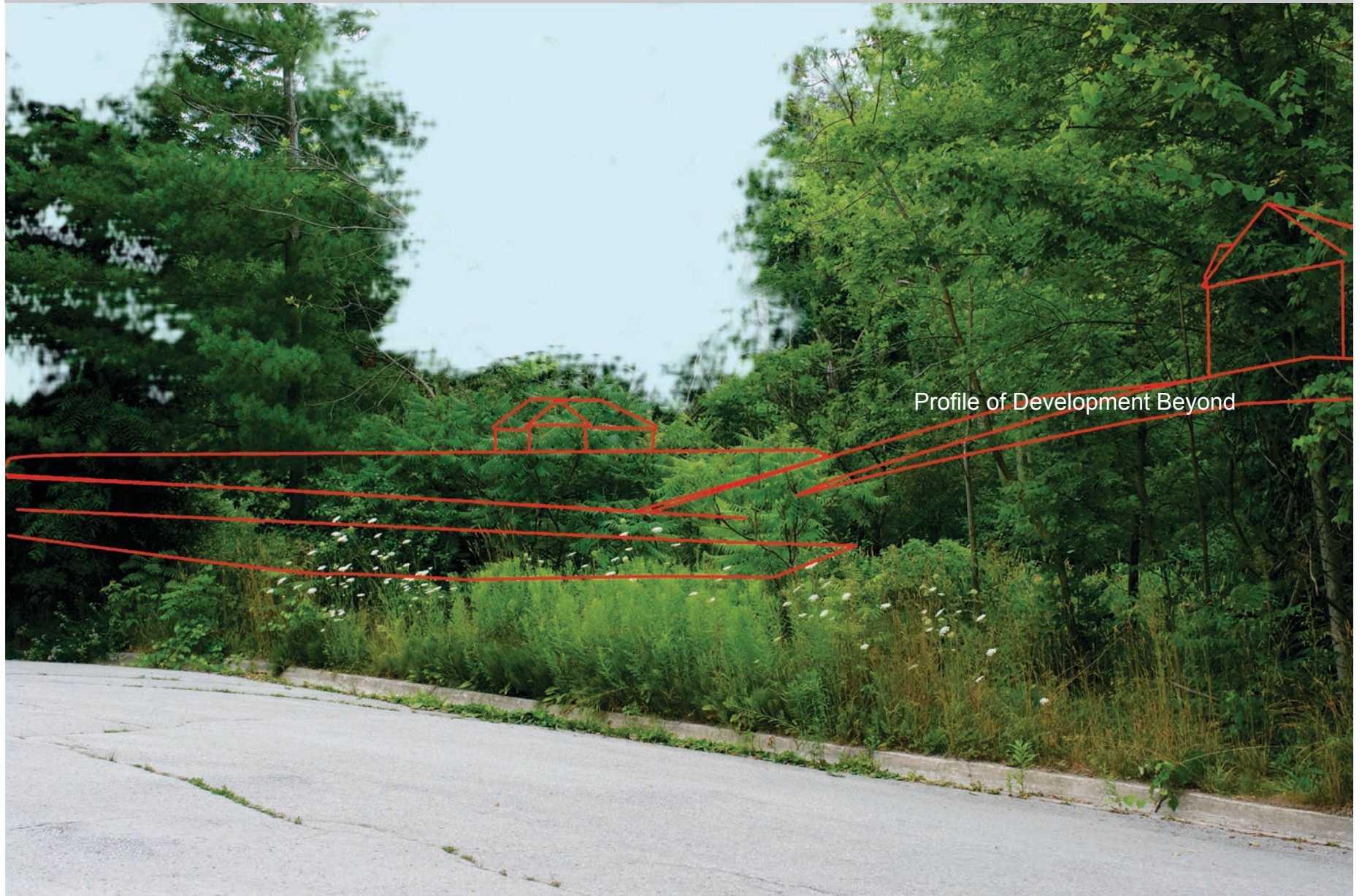




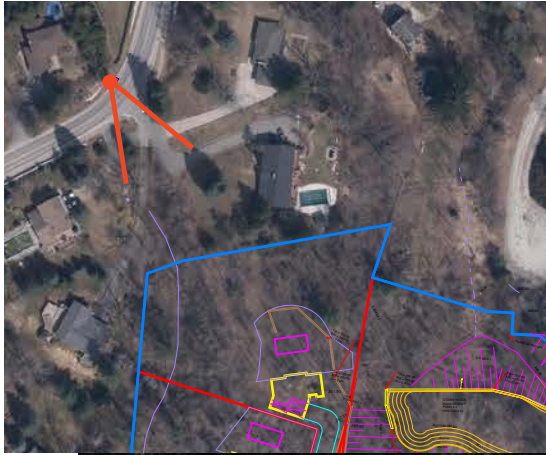
View Point 3c, Credit Street

Existing Conditions





Profile of Development Beyond



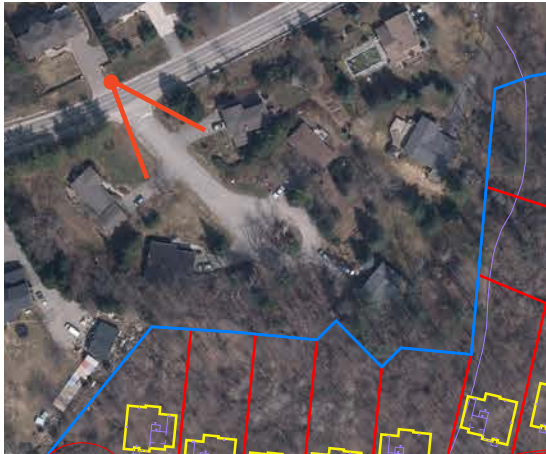
View Point 4, Park Street at Wildwood Road

Existing Conditions





Profile of Development Beyond

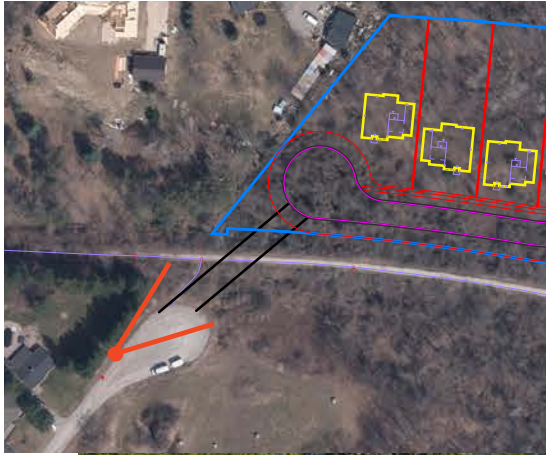


View Point 5, Chelton Street at Wildwood Rd.

Existing Conditions





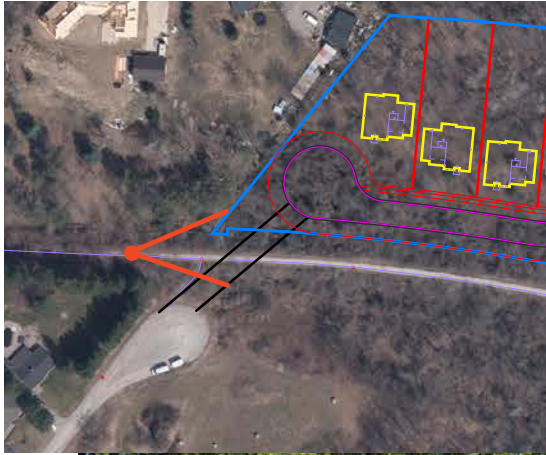


View Point 6, Ann Street

Existing Conditions







View Point 7, Pathway by Ann Street

Existing Conditions



