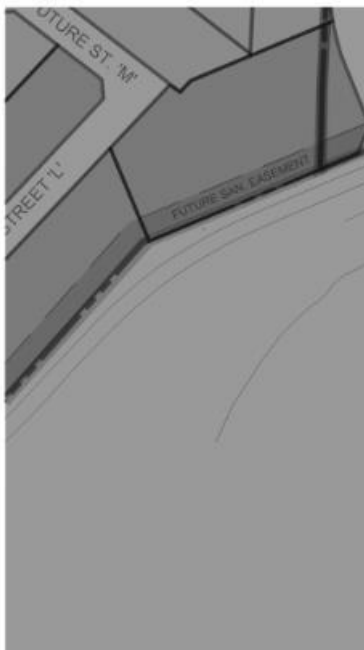


Visual Impact Assessment

4 Breadalbane Street and
676 King Street West

Hamilton, Ontario

January 2024



Prepared for:
King Dundurn Inc.
676 King Street West
Hamilton, ON L8P 1C5

Prepared by:
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1.0 Introduction

Landwise (formerly T. Johns Consulting) was retained by King Dundurn Inc., to conduct a Visual Impact Assessment (“VIA”) to understand the potential visual impact of the proposed redevelopment at 676 King Street West and 4 Breadalbane Street, Hamilton (“subject lands”) along the King Street corridor, specifically the viewshed along the King Street corridor to the Cathedral Basilica of Christ the King (“Cathedral”) at 714 King Street West.

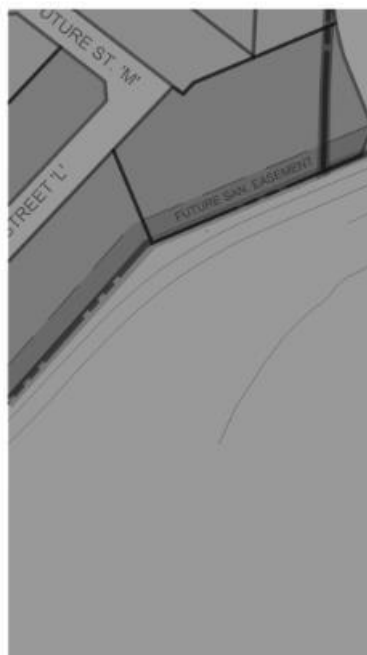
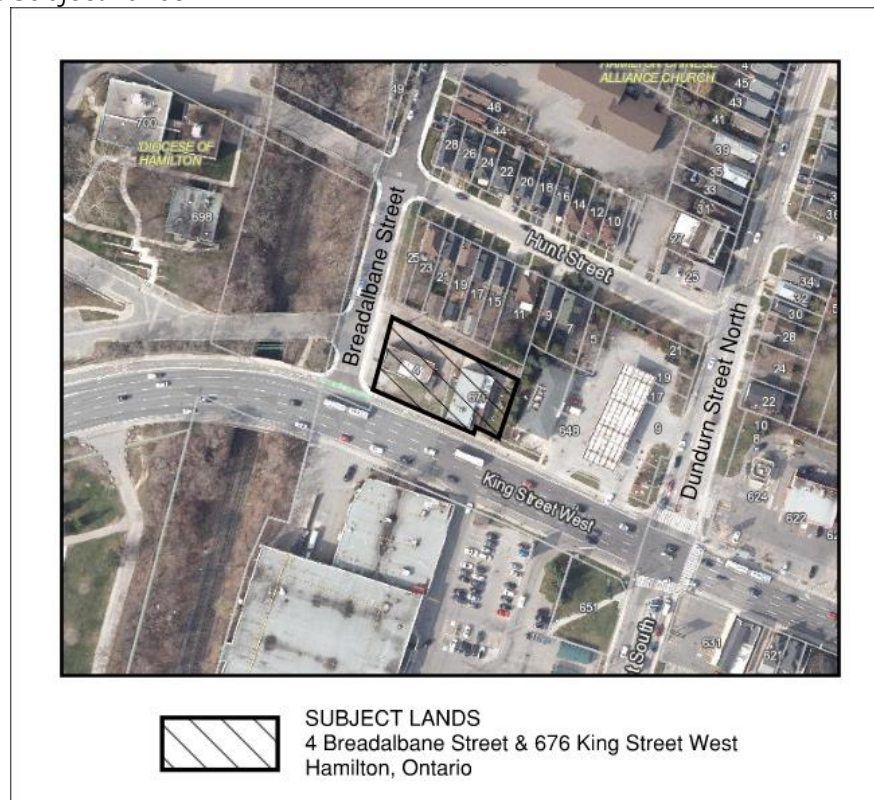
The following VIA has been prepared according to the City of Hamilton Draft VIA guideline to demonstrate that the proposed development will not have a significant impact on important public views and vistas of the King Street urban landscape. The following VIA includes a written analysis accompanied by mapping and modeling.

2.0 Introduction to the Development

2.1 Subject Lands

The subject lands are a corner property and include two parcels have been consolidated for redevelopment; 4 Breadalbane Street and 676 King Street West. In total the two properties provide approximately $\pm 47.55\text{m}$ of frontage along King Street West, $\pm 29.09\text{m}$ of frontage along Breadalbane Street and an approximate area of 0.14ha. 4 Breadalbane Street is occupied with a 1-storey Automobile Repair Shop and 676 King Street West is occupied with a 1-storey monument studio (refer to Figure 1: Subject Lands).

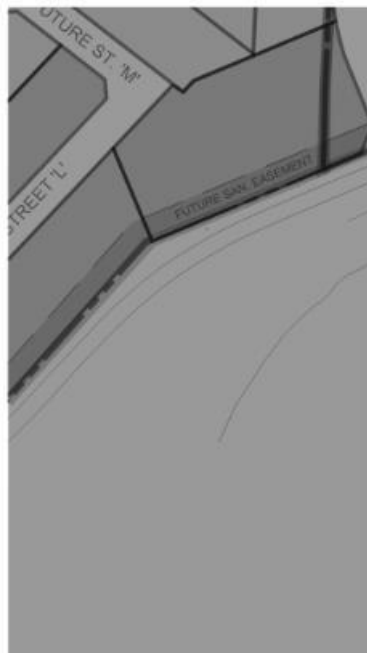
Figure 1: Subject Lands



2.2 Community Context

The subject lands are located within the Strathcona neighbourhood with frontage onto King Street West. The Strathcona neighbourhood is made up of a number of uses including low-density residential clusters and higher density with commercial uses located along the major roadways. Supportive community uses are well-founded within the area including Cathedral Basilica of Christ the King (i.e. place of worship) and Victoria Park (i.e. community park). The subject lands are immediately surrounded by low density residential to the north, a utility corridor and Cathedral Basilica of Christ the King to the west, a commercial plaza to the south and a gas station to the east (refer to Figure 2: Community Context).

Figure 2: Community Context



LEGEND

 **SUBJECT PROPERTY**
 4 Breadalbane Street & 676 King Street West
 Hamilton, Ontario

 Commercial Uses

 Institutional & Community Uses

 Parks & Open Space

The lands to the north consist primarily of low density residential located within the MacNab Survey. The MacNab Survey is identified as a Cultural Heritage Landscape and primarily consists of two and three-storey single detached dwellings. Further north lies the Hamilton Cemetery and Dundurn Castle. The Hamilton Cemetery is identified as a Cultural Heritage Landscape. The Dundurn Castle is a landmark building located just outside the Strathcona Neighbourhood located at the end of Dundurn Street North.

The lands to the west consist of a rail right-of-way (i.e. utility) and the Cathedral of Christ the King, which is located immediately west of the railway. The cathedral is a landmark building within the neighbourhood, built out of stone in the early 1930's in a Gothic Revival architectural style. Further west of the site is Highway 403 and a residential area within the Westdale North neighbourhood.

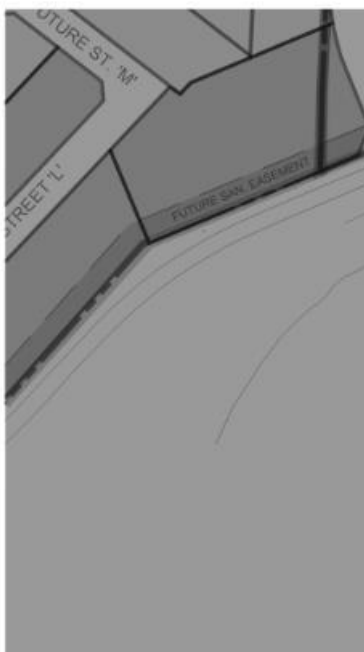
The lands to the south consist of a commercial plaza, namely the "Dundurn Plaza" which includes a major grocer, Fortinos, medical clinic and pharmacy, financial institutions and various restaurants and retailers.

To the east of the subject lands along King Street West are a mix of commercial and multi-residential uses. Immediately east of the subject lands is a gas station with an associated convenience store. Approximately 320 metres east of the subject lands is a community park, namely, Victoria Park which is central to the Strathcona neighbourhood and is part of a Cultural Heritage Landscape.

2.5 Proposed Development

The proposed redevelopment proposes a 7.5-storey multiple dwelling with an approximate building height of 26.3 metres. A total of 72 units are proposed. The proposed multiple dwelling is supported by 26 parking spaces, of which 23 are located within one level of underground parking and three (3) are located at grade, accessed from the laneway. The underground parking structure will be accessible from Breadalbane Street. Refer to Figure 3: Proposed Development.

Figure 3: Proposed Development



3.0 Planning Framework

The following section will provide a high-level overview of the applicable planning framework related to the visual impact of the Cathedral Basilica of Christ the King when viewing the site westerly along King Street West.

3.1 Urban Hamilton Official Plan

The Urban Hamilton Official Plan, Volume 1 designates the subject lands “Mixed-Use – Medium Density” (Schedule E-1) along a primary corridor, King Street West (Schedule E).

Section 4.6.29 of the Urban Hamilton Official Plan, Volume 1 applies to the Mixed-Use – Medium Density designation regarding visual impact.

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, cultural heritage resources, cultural heritage landscapes, and other parts of the city as identified through secondary plans or other studies, through the submission of a visual impact assessment to the satisfaction of the City. (OPA 167)

As analyzed within section 6.0 and 7.0 of this report, Landwise has concluded with support from Lintack Architects Inc. and Hobson Heritage Inc. that the proposed 7.5-storey multiple dwelling will not have an adverse impact on the public view corridor of Christ the King Cathedral.

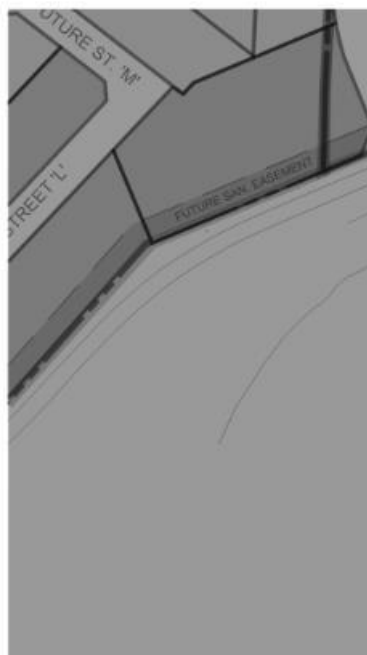
3.2 Strathcona Secondary Plan

The Strathcona Secondary Plan designates the subject lands “Mixed Use – Medium Density” within a delineated “Neighbourhood Node” (Map B.6.6.-1). The subject lands front onto a “Major Arterial Road” with an “Existing Bike Lane”, King Street West and Breadalbane Avenue, with a “Proposed Signed Bike Route” however, the Signed Bike Route has been installed on Breadalbane Street as of summer 2023 (Map B.6.6-2).

The subject lands are not identified to be within a cultural heritage landscape (Appendix B) however, the subject lands are adjacent to the “MacNab’s Survey”, a residential neighbourhood to the north and the “Cathedral of Christ the King” to the west (Appendix B). The subject lands front onto King Street West which provides an important viewshed to a Landmark building, being the “Cathedral of Christ the King” (Appendix A).

Urban Design Policies Section 6.6.10.1 k) of the secondary plan apply to the site in relation to visual impact.

k) Existing significant views and vistas contribute to the unique identity, sense of place and character of the Strathcona Neighbourhood and are shown on Appendix A – Strathcona Secondary Plan: Views and Vistas. These views and vistas shall be maintained and enhanced, where possible.



Cultural Heritage Resource Policies Section 6.6.11.1 b).i) and c).ii) applies to the subject lands:

- b. *Within the Strathcona Secondary Plan area, the City shall encourage:*
 - i. *The conservation of individual cultural heritage properties and areas of cultural heritage value, including streetscape features, traditional circulation patterns and important views and vistas; and,*
 - ii. *New development that respects and reflects the design of surrounding heritage buildings.*
- c. *New development on lands containing heritage buildings or adjacent to heritage buildings shall be encouraged to:*
 - iii. *Provide reduced building setbacks from the street where possible, except where a reduced building setback may have a negative impact on the adjacent heritage building, in which case a similar building setback shall be promoted;*

4.0 Methodology

Below outlines the methodology used for the modelling and simulations used for this Visual Impact Assessment.

A 3D Model was prepared by Lintack Architects and georeferenced in Trimble SketchUp. This model was inserted into Google Earth Professional, placing the model into the existing context surrounding the subject lands.

Perspectives were taken from both Google Streetview and Google Earth at the chosen observation points. These aligned perspectives were then combined in Adobe Photoshop to create composite images to simulate the proposed building in context to the existing surrounding environment.

These images provide a comparison of the existing conditions with and without the proposed development to assess visual impact.

5.0 Visual Impact Assessment and Simulation

5.1 Viewshed Key Observation Points

The viewshed key observation points are based on the Strathcona Secondary Plan's Appendix A – Views and Vistas which identifies a "View of Landmark Building" looking west along the King Street West corridor. As such, four (4) key observation points are identified as per Figure 4: Key Observation Points below.

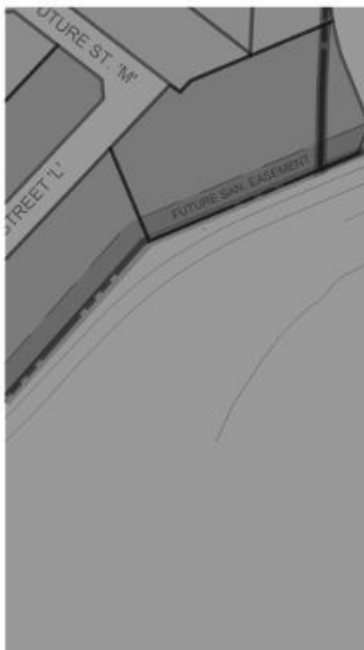


Figure 4: Key Observation Points



5.2 Simulation and Model

The following section provides the visual impact assessment based on the simulation and modelling as described in section 4 of this report.

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VIEW 1

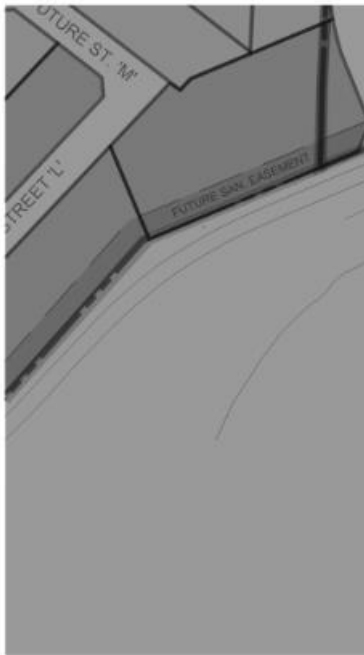


Image 1: King Street West & Dundurn Street North looking west



Image 2: King Street West & Dundurn Street North looking west with proposed building

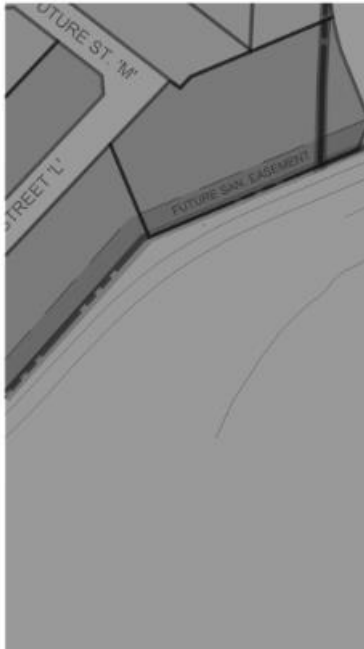
VIEW 2



Image 3: King Street West & Strathcona Avenue North looking west



Image 4: King Street West & Strathcona Avenue North looking west with proposed building



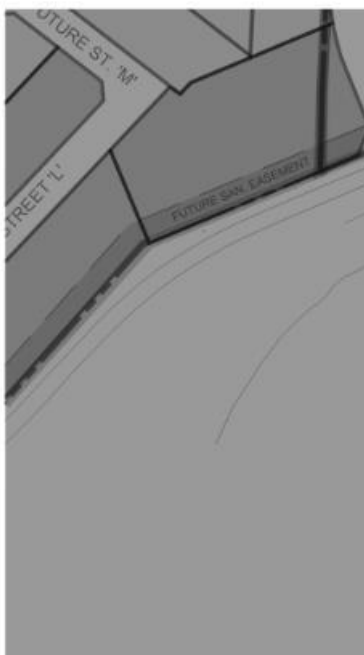
VIEW 3



Image 5: King Street West & Locke Street South looking west



Image 6: King Street West & Locke Street South looking west with proposed building



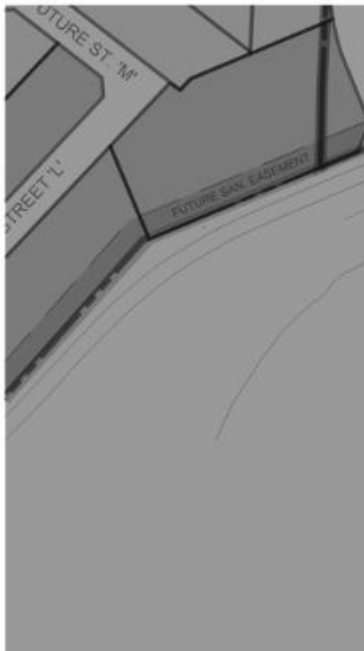
VIEW 4



Image 7: King Street West at The Cathedral of Christ the King looking east



Image 8: King Street West at The Cathedral of Christ the King looking east with proposed building



6.0 Summary of Findings

The primary source of visual contrast introduced by the project is the proposed 7.5 storey building. The proposed 7.5-storey residential building will provide a mid-rise built-form that is representative of the ongoing evolution of the King Street West towards a more transit-supportive corridor.

Through the evaluation of the model and simulations within section 6.0 of this report, it was determined that the proposed development does not present adverse impacts to the viewshed of the Christ the King Cathedral along the King Street West corridor.

Views 1 through 3 provide a simulation of the view corridor starting immediately east of the subject lands at King St. W. at Dundurn St. S. and progressing more east including from Victoria Park. View 1 demonstrates that the proposed building will not obstruct the Cathedral but instead frames King St. W. with a massing that breaks up near the top floors of the building through articulation and materiality. View 2 demonstrates that the proposed building fits within the streetscape with appropriate setbacks and materials and shows that the Cathedral maintains a prominent stance at the end of the viewshed without obstruction. View 3, east of Victoria Park, demonstrates that the proposed building is not visible during seasons when trees are in bloom and based on View 2, it is assumed that during the winter season, the building sits back from the viewshed and the Cathedral maintains prominence.

View 4 was selected to understand the proposed building's impact on the viewshed when looking east on King St. W. to ensure that the Cathedral is not impacted. View 4 demonstrates that the proposed building sits back from the Cathedral. The Cathedral maintains a strong presence along the streetscape. The proposed building sits back, due to the alignment of King St. W. right-of-way. Furthermore, the height, materials and form of the proposed building presents a different definition and does not compete with the Cathedral.

This visual impact assessment has been reviewed by Hobson Heritage which has supported Landwise's conclusion that the proposed development does not have an adverse impact on the viewshed of the Cathedral on King St. W. nor it's associate cultural heritage value as an important heritage resource and landmark within the City of Hamilton.

Respectfully submitted,
Landwise



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Senior Planner



Justin Soldo, CPT
Planning Technician

