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VISUAL IMPACT ANALYSIS

PROPOSED DEVELOPMENT

1 Old Ancaster Road
Dundas, Ontario

KNYMH File # 18080

Prepared by:
KNYMH INC.

Date: September 25, 2025

DESIGN IMPACT ANALYSIS

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1.0	2025.09.25	ISSUED: Initial report	0524.251

DISCLAIMER:

The Design Impact Analysis involves subjective analysis and exploration of design concepts and their potential impact. The interpretations, opinions, and conclusions presented within the report are subjective and based on individual perspectives. They do not represent universally accepted design principles or practices.

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SECTION 1.0 - DESIGN OBJECTIVE

The objective of this report is to analyse the impact of a proposed development upon the adjacent properties, streets, and public spaces at the above noted location. We will discuss and comment upon the impact associated with the architectural form and massing of the proposed development upon the adjacent properties.

The main goals of the design impact analysis are:

- 1) Assess and quantify the potential impacts on the surrounding environment and stakeholders, such as residents, businesses, and public spaces.
- 2) Identify potential conflicts or concerns and inform design strategies to mitigate the impact effectively.

SECTION 2.0 - DESIGN EVALUATION METHODS

The graphic analysis which we present within this report is developed using computer generated modelling software in conjunction with satellite imagery and survey information.

North Orientation: The satellite images are aligned with True North using a variant of the original Mercator projection that is oriented along the Earth's polar axis, and the massing model is centred upon the UTM Grid North at the latitude and longitude specified. We have provided graphics along with a Site Plan and Satellite imagery of the surrounding area.

SECTION 3.0 - SITE CONTEXT

Location: Dundas, Ontario, Canada

Geographic Coordinates:

Latitude: 43.262442 N

Longitude: 79.954109 W

SITE

The property is located in Dundas, Ontario, at the intersection of Ogilvie Street and Dundas Street. The lot is currently vacant of any buildings or structures and its total area is 1.90 hectares. The property is bisected by Spring Creek and its North boundary lies along Spencer Creek. 1.58 hectares of the lot area is subject to setbacks from Spencer and Spring Creeks as well as dedications to the conservation authority. Of the 1.90 hectares, 3205 sq.m. is available for development.

Neighbouring properties include:

2.1) TO THE EAST (Study Area 1): The property is subdivided into Eastern and Western parts roughly along the line of Spring Creek. The Eastern portion of the property from Spring Creek to Old Ancaster Road is comprised of Green Space zoned 'OS' as well as Light Industrial zoned 'I.L.-FP'. This area is densely forested and provides natural habitats and slopes upwards to the South and East. There are low density residential properties off of Old Ancaster Road and South Street W atop the hill, zoned Single Detached Residential zoned 'R1', R1/S-47' as well as Low-Density Residential - Large Lot zoned 'R2'.

2.2) TO THE WEST (Study Area 2): Across Ogilvie Street and Governor's Road to the West there are several large buildings comprised of High Density Multiple Dwellings zoned 'RM4' and Medium Density Multiple Dwellings zoned 'RM3', as well as St. Joseph's Villa, a Public and Private Service complex zoned 'PPS/S-90'.

2.3) TO THE NORTH AND EAST (Study Area 3): Across Spencer Creek and Governor's Road there are multiple properties of Community Commercial type zoned 'C3'. These are comprised of single storey low density commercial and retail units and associated parking lots.

TOPOGRAPHY

The subject lands on the North side of Spring Creek are generally uniform in grade, with grade sloping down towards Spencer Creek on the North side and down to Spring Creek at the midpoint. South of Spring Creek the elevation rises along the slope of the valley towards Old Ancaster Road and South Street W.

ARCHITECTURAL FORM

The proposed development labelled as building 'A' consists of one (1) building upon the subject lands. The proposed development features twelve a (12) storey building with a four (4) storey podium.

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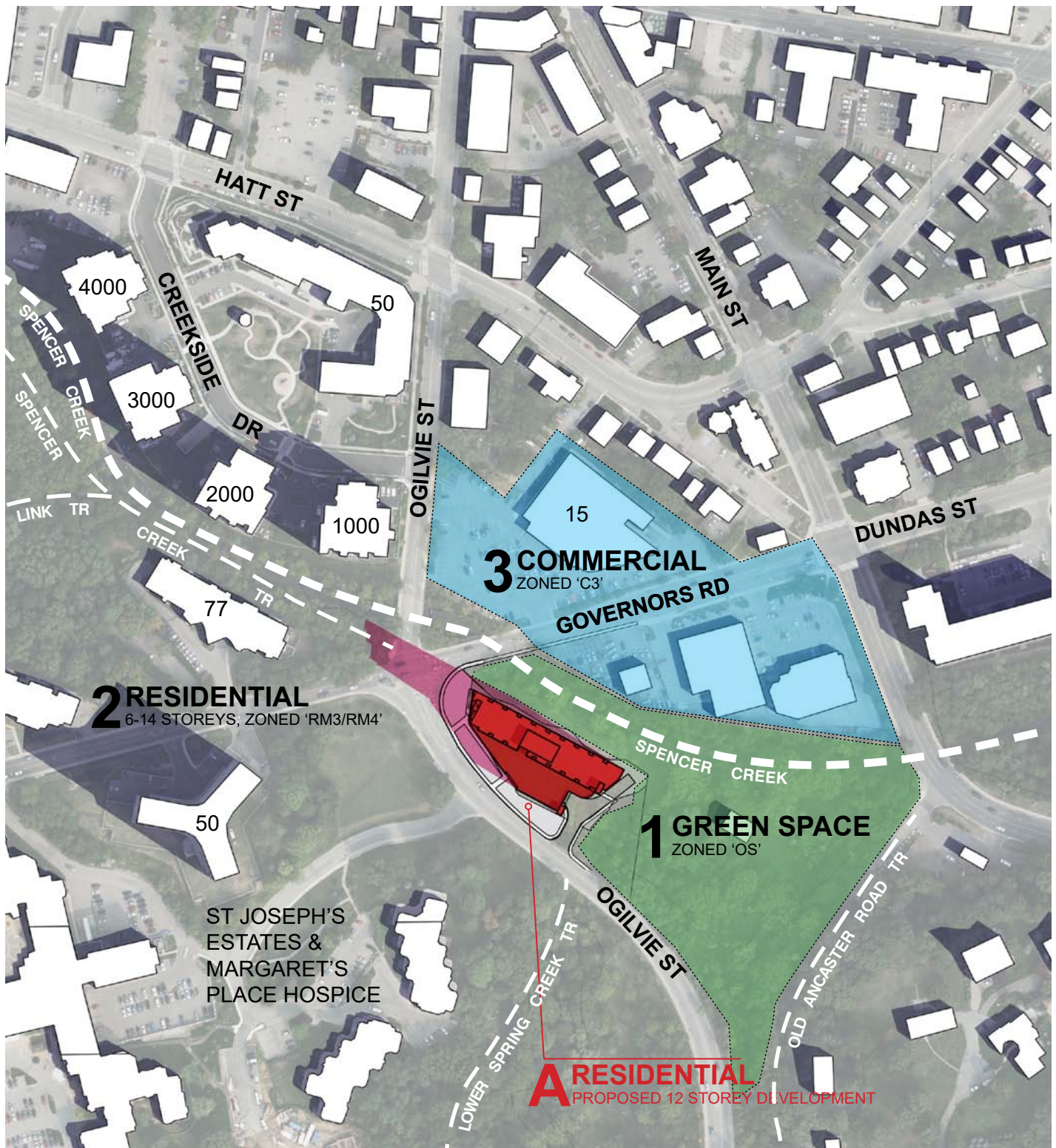


FIGURE 3.1 - SITE CONTEXT MAP

Latitude: 43.262442 N, Longitude: 79.954109 W



SECTION 4.0 - METHOD OF ANALYSIS

The visual impact assessment is performed by visiting specific significant viewpoints and taking photos facing towards the proposed development site.

These photos are selected to present a comprehensive analysis of the existing skyline and local context and the effects that the proposed building will have on them. The views are taken from a variety of distances and elevations to the proposed building, from key intersections and addresses as well as from multiple lookout points on the Niagara Escarpment.

The views are taken using a Samsung S23 Ultra using the 23mm equivalent and 69mm equivalent lenses, from a standing height of approximately 1.75m, and the exact geolocation of the photos saved into the metadata.

The proposed building's digital model is then taken into rendering software, geolocated, and oriented to match the proposed development site. Virtual cameras are then positioned to match as near as possible.

Once views are matched including field of view, direction, relative elevation, the proposed building is rendered and exported as a .JPEG file to be digitally inserted into the corresponding photo.

SECTION 4.1 - IMPACT ASSESSMENT CRITERIA

The graphic analysis and impact assessment which we present within this report is developed with the following criteria specified in the:

'Development Application Guidelines - Appendix "B41" to Report PED22112(d)' developed by the City of Hamilton [v.Oct, 2022]

The proposed development must demonstrate that the location, massing, and height will not have a significant impact on important public views and vistas of urban and natural landscapes. The relationship between the proposed building and the streetscape must likewise be evaluated from a street level perspective.

Impact Criteria (View to Significant Buildings, Natural Heritage Areas, Open Spaces)

Evaluate the impacts of the proposed building on views towards existing buildings, landmarks, and natural heritage areas of significance.

Impact Criteria (Character of Adjacent Streetscapes)

Evaluate the impacts of the proposed building on adjacent streetscapes and public realm connections, at street level.

Impact Criteria (Existing Skyline and Potential Loss of Sky Views)

Evaluate the impacts of the proposed building on the existing skyline and any potential loss of sky views.

SECTION 5.0 - GENERAL OBSERVATIONS

SECTION 5.1 - VISUAL IMPACT ANALYSIS

Refer to “APPENDIX 1.0 - VISUAL IMPACT GRAPHICS” on page 1

VIEWPOINT 1 - SOUTH PERSPECTIVE FROM DUNDAS PEAK OVERLOOK

This view is taken from the position of Dundas Peak Overlook, approximately 1800m away from the proposed building and from a considerable vertical elevation atop the escarpment. This view contextualizes the proposal within the downtown core of Dundas and in relation to existing residential apartment buildings.

From this position, the proposed building is partially shrouded by the existing residential development at 1000-4000 Creekside drive, and is of a similar height to the adjacent property at 50 Governor's Road. The focus of the view remains the entirety of Dundas Valley and the proposed building does not affect the skyline. The visual contrast is weak from this position.

VIEWPOINT 2 - SOUTH PERSPECTIVE FROM SYDENHAM OVERLOOK

This view is taken from Sydenham Road Overlook, approximately 1730m from the proposed development and from atop the escarpment. From this view the project is partially occluded by the mature tree canopy along Spencer Creek and is seen from its largest face.

The existing residential buildings along Creekside Drive, the Amica building at 50 Hatt Street, and the residential building at 50 Dundas Street have the largest impact on the view. The focus of this view remains the entirety of Dundas Valley and the proposed building does not affect the skyline nor meaningfully impact the view.

VIEWPOINT 3 - SOUTH PERSPECTIVE FROM CROSS ST & PARK ST

Taken from the intersection of Cross Street and Park Street East looking South, approximately 540m from the proposed building and from a slight elevation above. In this view the proposed building is entirely hidden from view. No impact on the skyline, viewshed, or significant landmarks.

VIEWPOINT 4 - WEST PERSPECTIVE FROM COOTES DR & DUNDAS ST

Taken from the intersection of Cootes Drive and Dundas Street near the trailhead for Spencer Creek Trail and looking Westward. In this view, the proposed building occludes the building at 50 Governor's Road, occupying a near identical amount of skyline. The impact on the skyline is minimal, limited to the change in materials at that location. The visual contrast is weak.

VIEWPOINT 5 - SOUTHWEST PERSPECTIVE FROM YORK ST

Taken from York Street just South of King Street and facing South West towards old City Hall (currently Service Ontario). From this perspective the proposed building is not visible, resulting in no impact on the skyline, viewshed, or significant landmarks.

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VIEWPOINT 6 - SOUTH PERSPECTIVE FROM OGILVIE ST & CREEKSIDE DR

Taken from the intersection of Ogilvie Street and Creekside Drive (1000 Creekside Dr) looking South toward the proposed building. The building is noticeable from this position, with its Northernmost corner visible through foliage along Ogilvie and Spencer Creek. The proposed building sits roughly half above the ridgeline and half below due to the moderate slope of Ogilvie Street South of Dundas/Governor's Road. There is a moderate impact on the skyline and viewshed from this position.

VIEWPOINT 7 - WEST PERSPECTIVE FROM DUNDAS ST & MAIN ST

Taken from the intersection of Dundas Street and Main Street looking West towards the proposed building. The building features prominently against the skyline from this position, reaching similar visible height to the residential tower at 50 Governor's Road behind it. The visual contrast in this view is high.

VIEWPOINT 8 - EAST PERSPECTIVE FROM GOVERNOR'S RD

Taken from Governor's Road near #50 looking East towards the intersection of Governor's' Road and Ogilvie Street. From this perspective, the proposed building is partially occluded by the mature trees on the South West corner of the intersection. The overall massing and position of the proposed building features prominently from this location and there is strong visual contrast.

There are no existing buildings on 3 out of 4 of the corners at the intersection and the one building at 77 Governor's Road is well set back from the street. The proposed building creates a direct interface with the street via the ground floor commercial, amenities, and lobby.

VIEWPOINT 9 - NORTH PERSPECTIVE FROM OGILVIE ST

Taken from Ogilvie Street looking North. In this view the building is mostly hidden behind the mature tree canopy that occupies the South part of the proposed site. There is minor visual contrast in this view.

VIEWPOINT 10 - WEST PERSPECTIVE FROM 30 OSLER DR

Taken from 30 Osler Drive looking West towards the proposed building beyond Old Ancaster Road. In this view, the building is mostly hidden by the dense tree canopy at the South portion of the site. What parts of the proposed building rise above are minimal and of a similar size and elevation to the building at 50 Governor's' Road beyond it. There is minimal visual contrast in this view.

SECTION 6.0 - SUMMARY OBSERVATIONS

REGARDING VISUAL IMPACT OF DEVELOPMENT UPON THE SURROUNDING AREA

The visual impact assessment was performed from a variety of distances to the proposed building and against different viewsheds.

The results are interpreted through the lens of 1) significant views towards buildings, natural heritage areas, open spaces, and landmarks, 2) the existing skyline and potential loss of sky views, and 3) the character of adjacent streetscapes and public realms.

1) Visual Impacts on Significant Views

The assessment demonstrates that the proposed building will have minor impacts on significant views. From the viewpoint of the escarpment, the proposed building matches the size and height of existing buildings and does not stand out significantly. The visual focus from these views remains the entirety of Dundas Valley, the dense tree canopy, and the opposing escarpment.

From the perspective of significant historical positions (Fig. 1.3 & Fig. 1.5) the proposed building is not visible, maintaining focus entirely on the historic buildings and character

The building is embedded in the rich natural open spaces and is relatively occluded by the mature tree canopies from many of the views.

2) Visual Impacts on the Existing Skyline

The assessment demonstrates that the proposed building will have minor to moderate impacts on the existing skyline. Due to its low position at the bottom of a slope, and its adjacency to existing buildings of comparable height, the proposed building has limited visual contrast and impact on the skyline.

3) Impacts on the Character of Adjacent Streetscapes

The assessment demonstrates that the proposed building will have a significant impact on the streetscape when viewed from the ground.

The proposal will generate activity and increase safety for pedestrians, particularly at night. The ground floor commercial space and lobby will significantly activate the street corner.

Based on the impact observations measured against the assessment criteria relating to this site, the proposed development meets the impact criteria prescribed in the Development Application Guidelines - Appendix "B41" to Report PED22112(d)' developed by the City of Hamilton [v.Oct,2022].

The proposed development presents a suitable building typology for this site and is of a similar size and scale as nearby buildings. The proposal will significantly enhance the public realm at the street. Based upon the analysis we suggest that the proposed design will not have a significant negative impact on the surroundings.

In our opinion, this development is compatible with the area and neighbourhood.

Sincerely,
KNYMH Inc.

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APPENDIX 1.0 - VISUAL IMPACTS DIAGRAMS

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FIGURE 1.0 - SITE CONTEXT MAP

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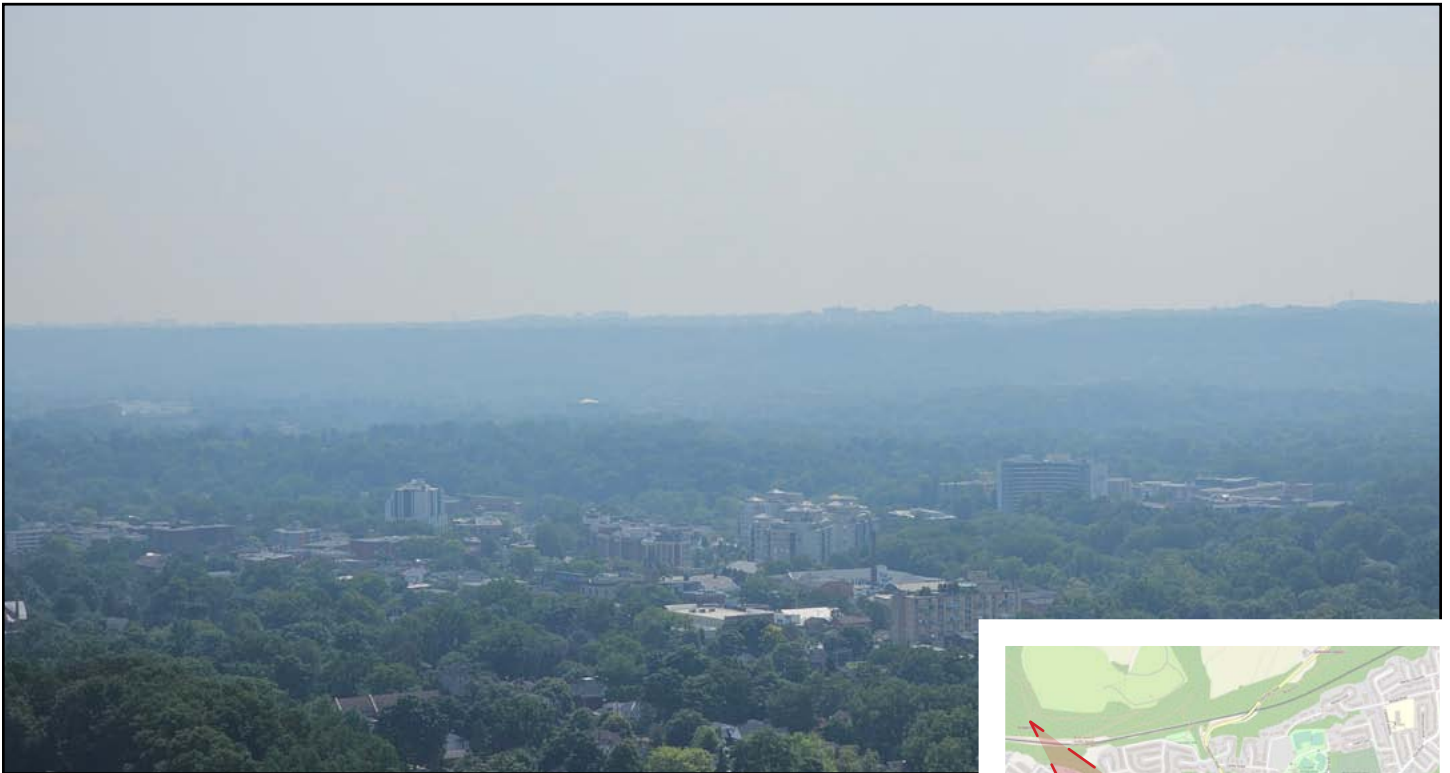
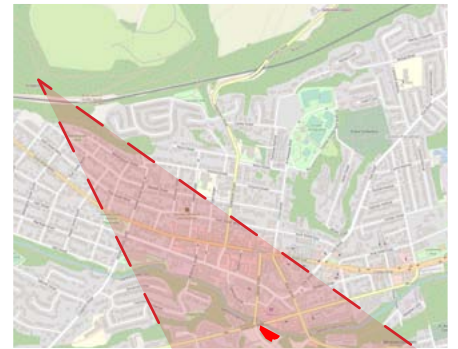


FIG. 1.1 - VIEW 01: DUNDAS PEAK OVERLOOK

1800 m FROM PROPOSED 12 STOREY DEVELOPMENT
69 MM LENS



PROPOSED 12 STOREY DEVELOPMENT



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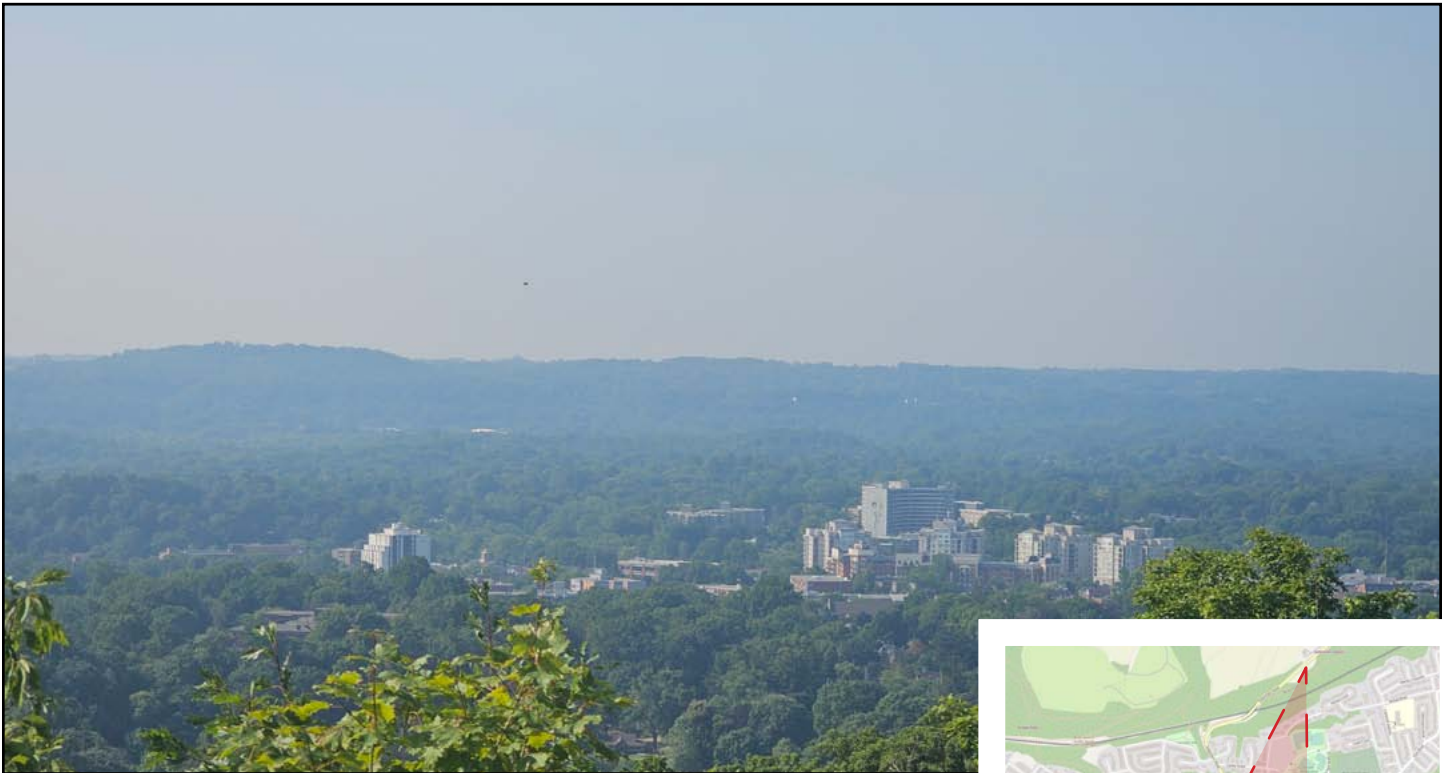
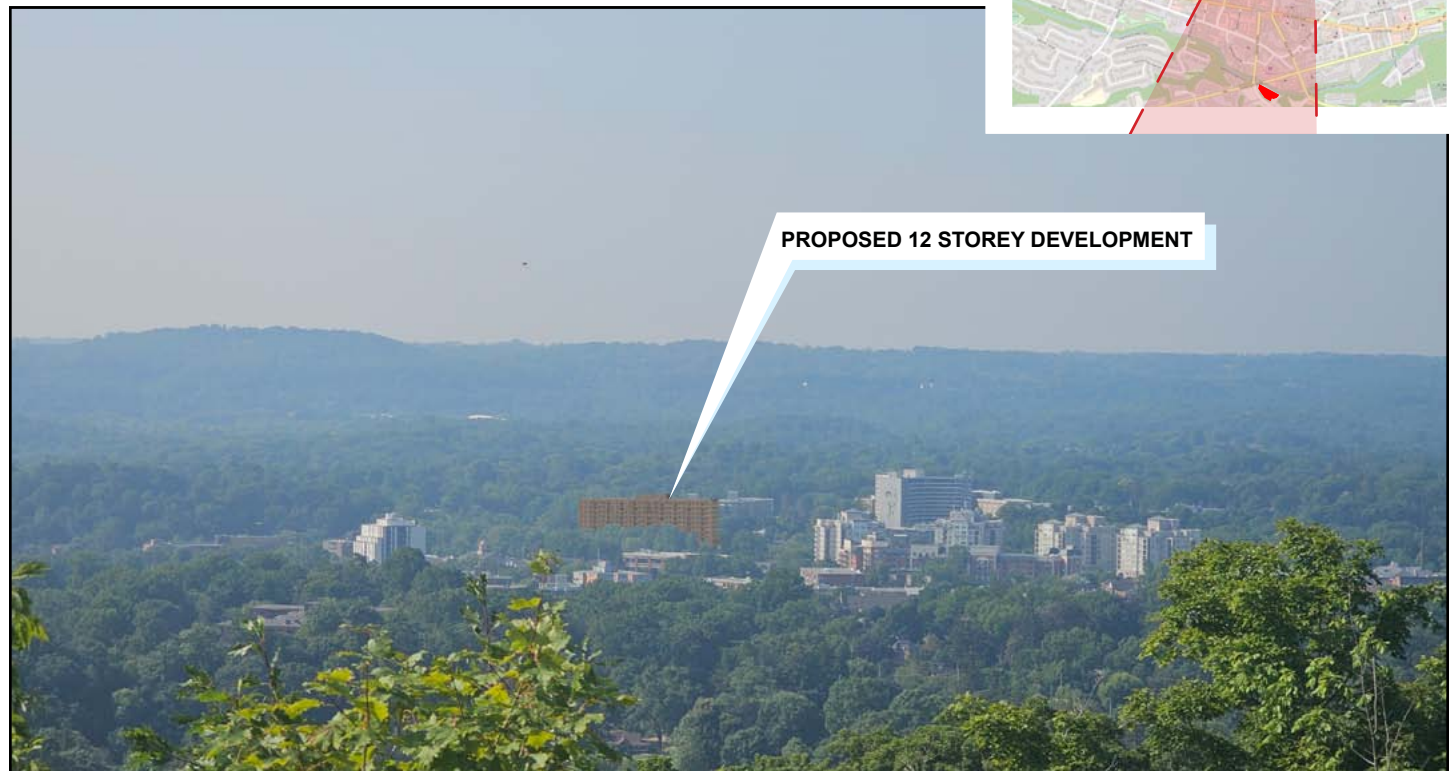
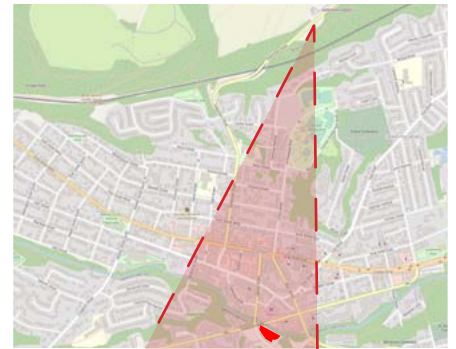


FIG. 1.2 - VIEW 02: SYDENHAM OVERLOOK

1730 m FROM PROPOSED 12 STOREY DEVELOPMENT
69 MM LENS



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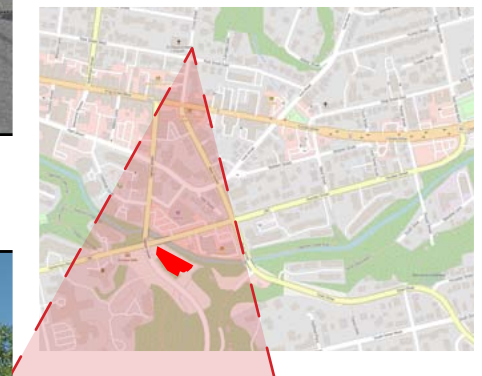
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FIG. 1.3 - VIEW 03: CROSS ST AND PARK ST

540 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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FIG. 1.4 - VIEW 04: COOTES DR AND DUNDAS ST

865 m FROM PROPOSED 12 STOREY DEVELOPMENT
69 MM LENS



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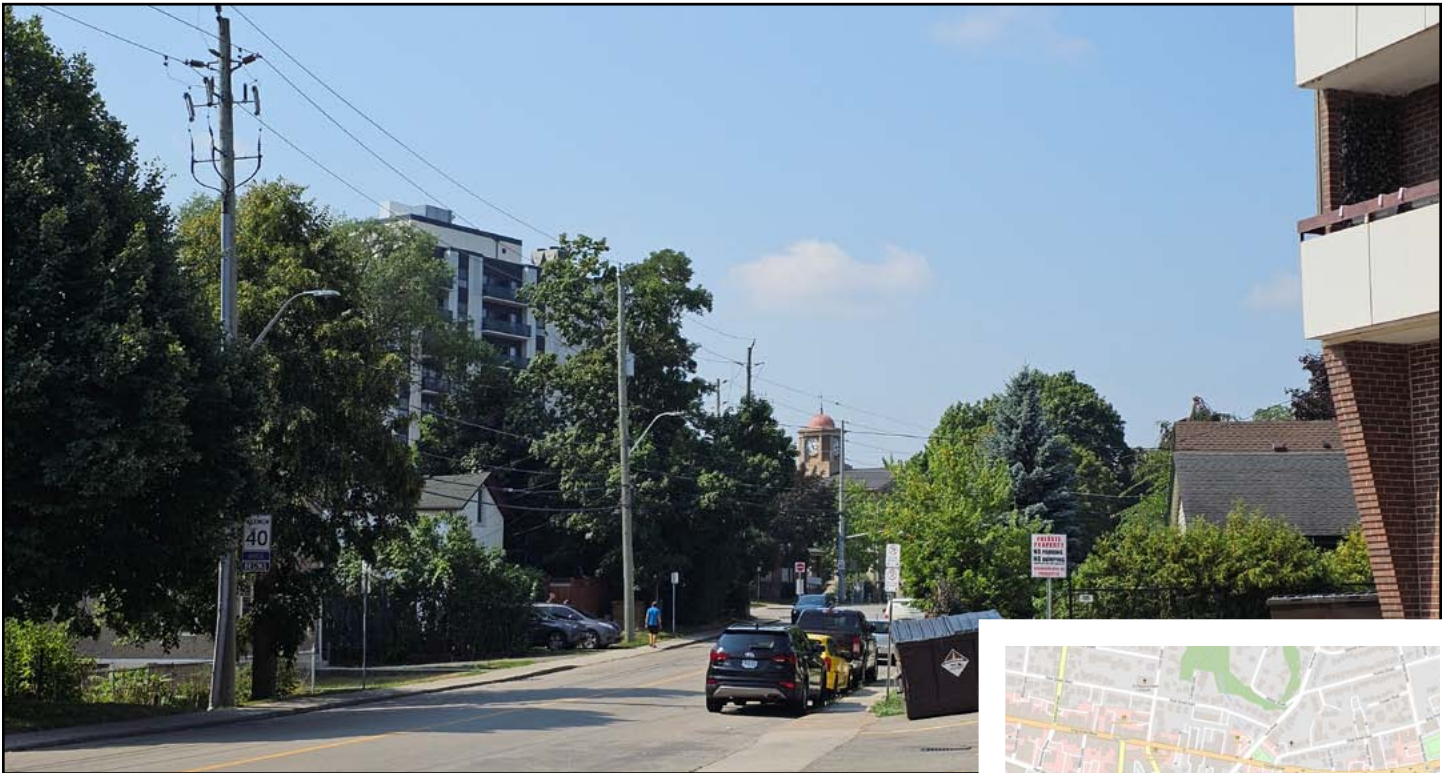


FIG. 1.5 - VIEW 05: YORK ST

400 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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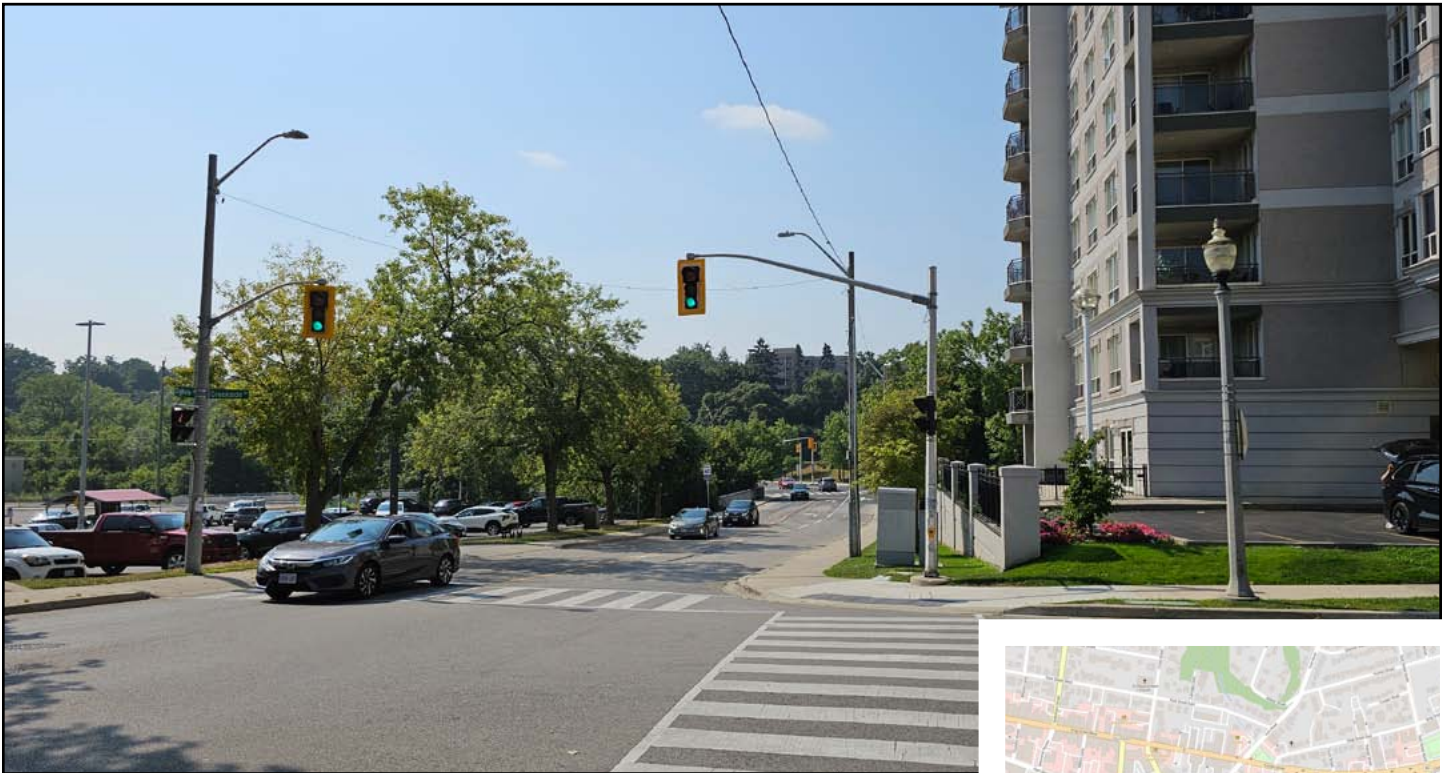
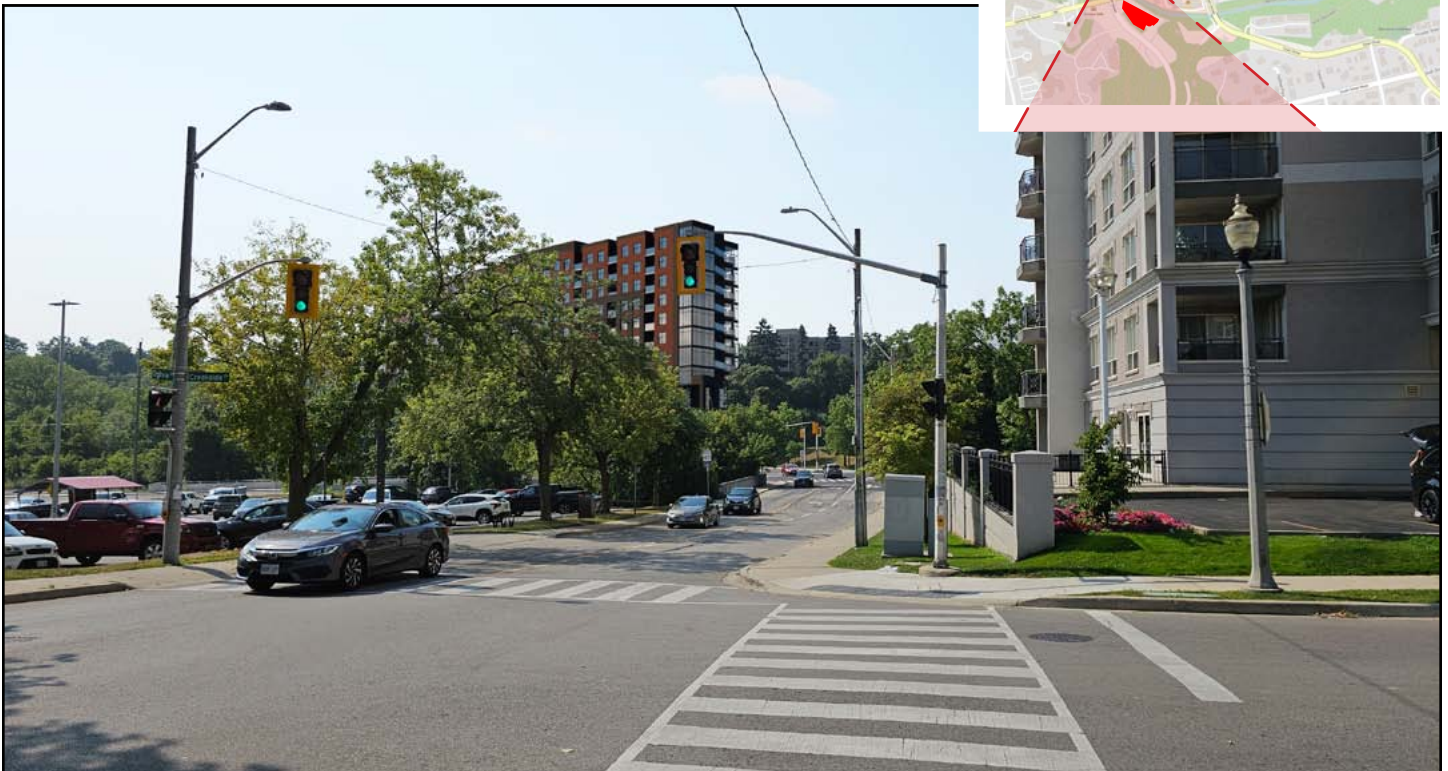
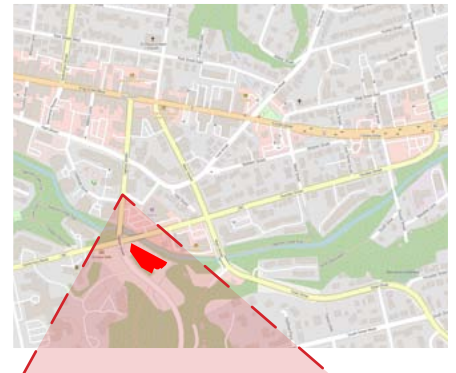


FIG. 1.6 - VIEW 06: OGILVIE ST AND CREEKSIDE DR

140 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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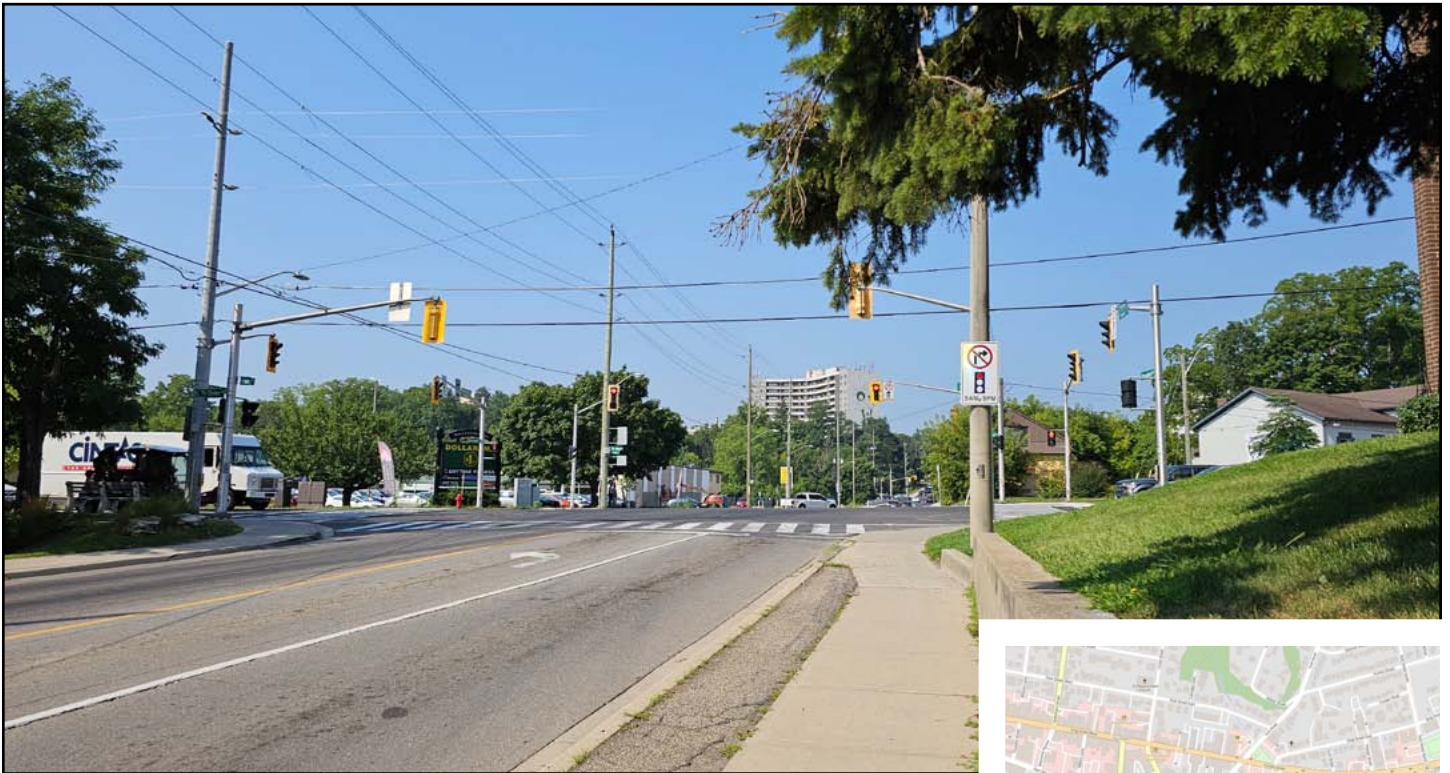
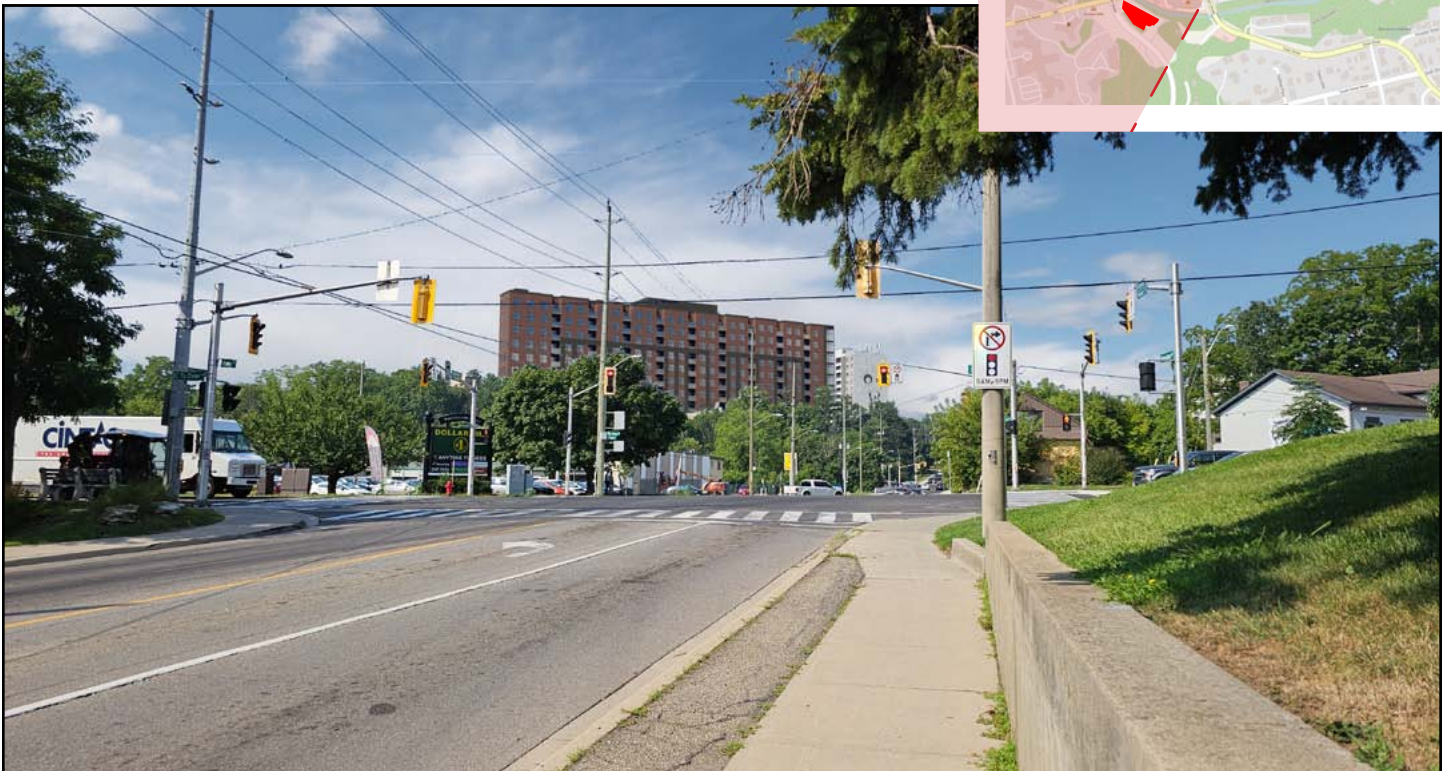
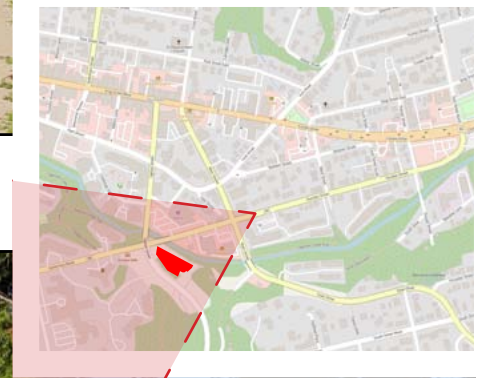


FIG. 1.7 - VIEW 07: DUNDAS ST AND MAIN ST

240 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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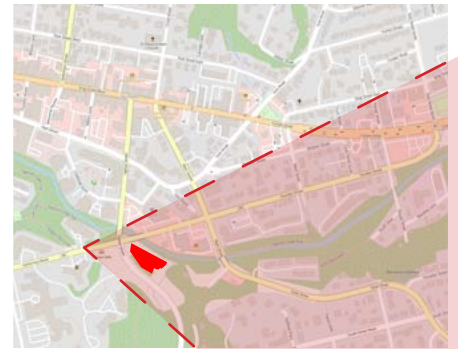
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FIG. 1.8 - VIEW 08: GOVERNOR'S RD

120 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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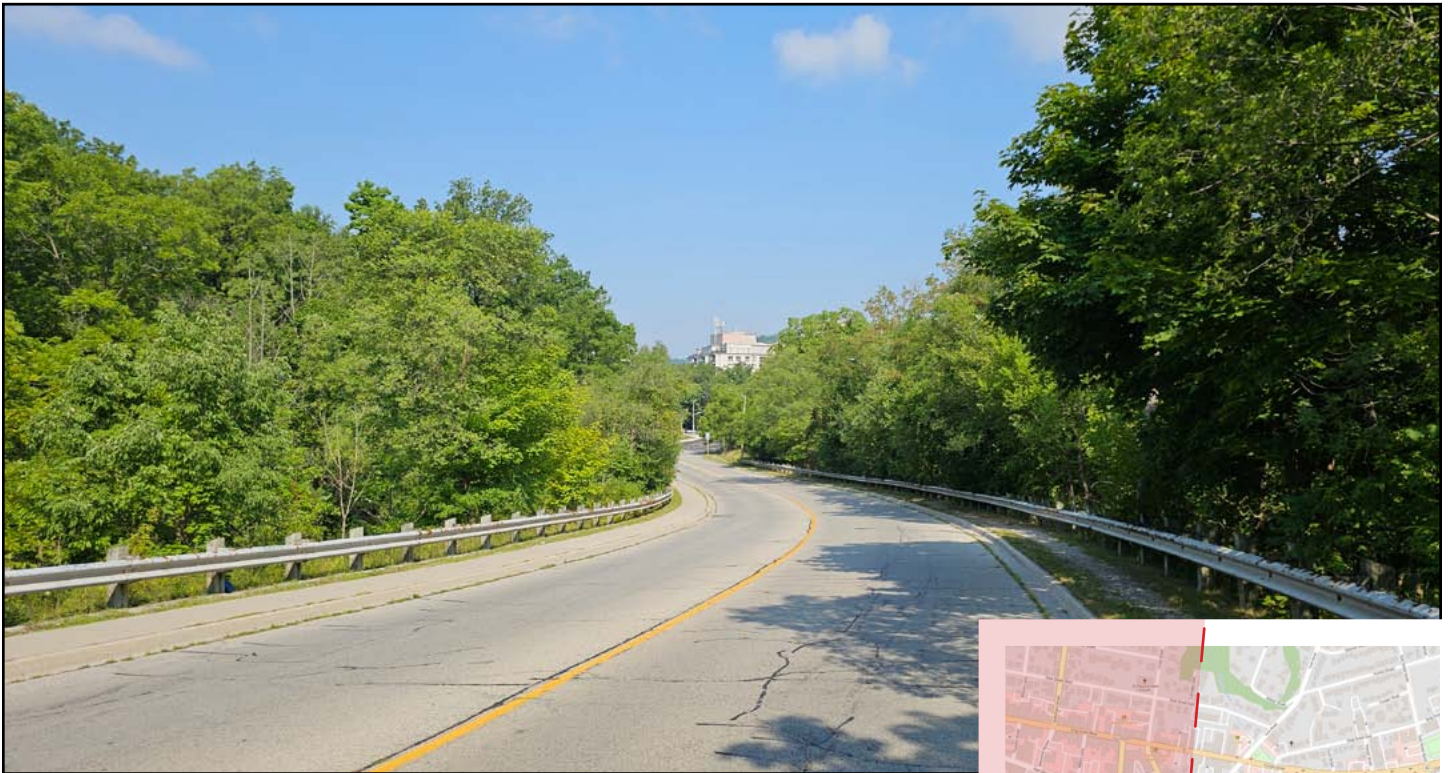
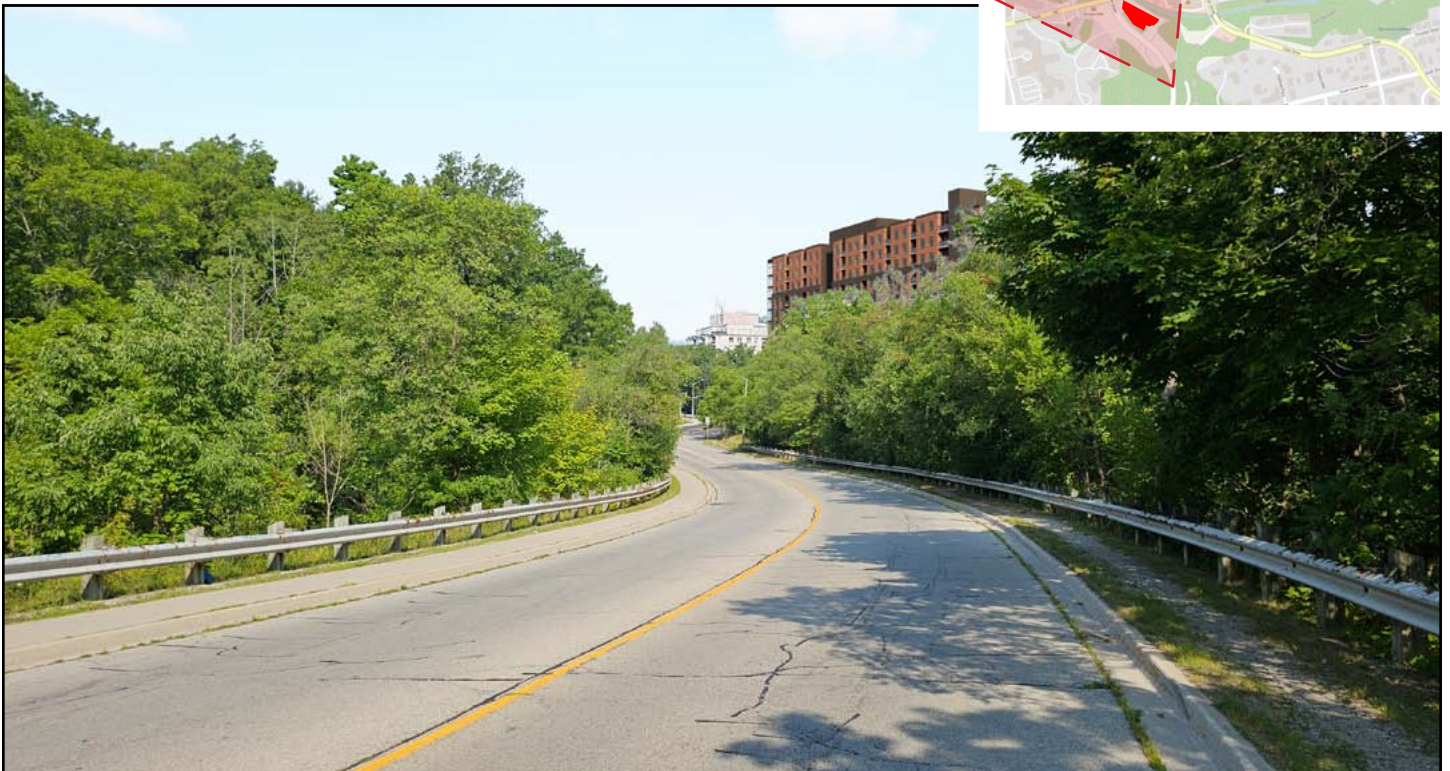
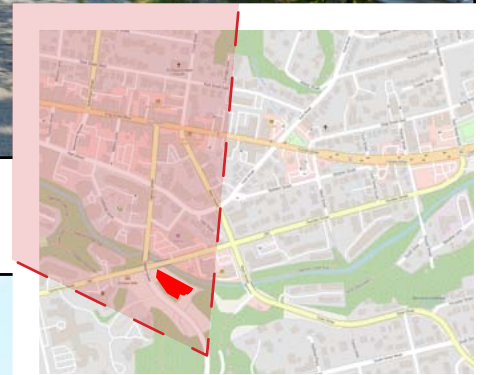


FIG. 1.9 - VIEW 09: OGILVIE ST

190 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS



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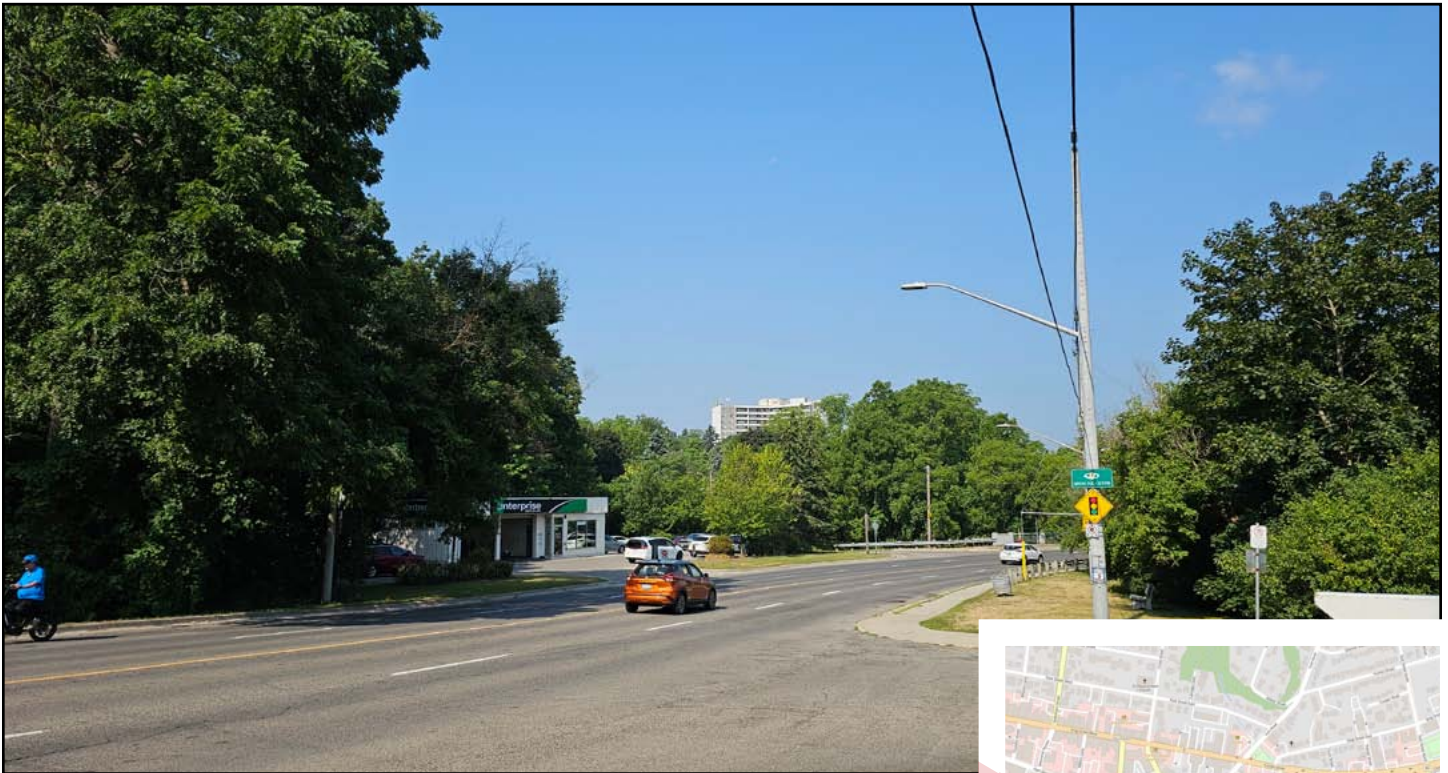


FIG. 1.10 - VIEW 10: 30 OSLER DR

325 m FROM PROPOSED 12 STOREY DEVELOPMENT
23 MM LENS

