



Visual Impact Assessment

Gore Park Residences

4 Hughson Street South and 18-22, 24-28
& 30 King Street East
Hamilton, Ontario

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Prepared for:

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1.0 INTRODUCTION

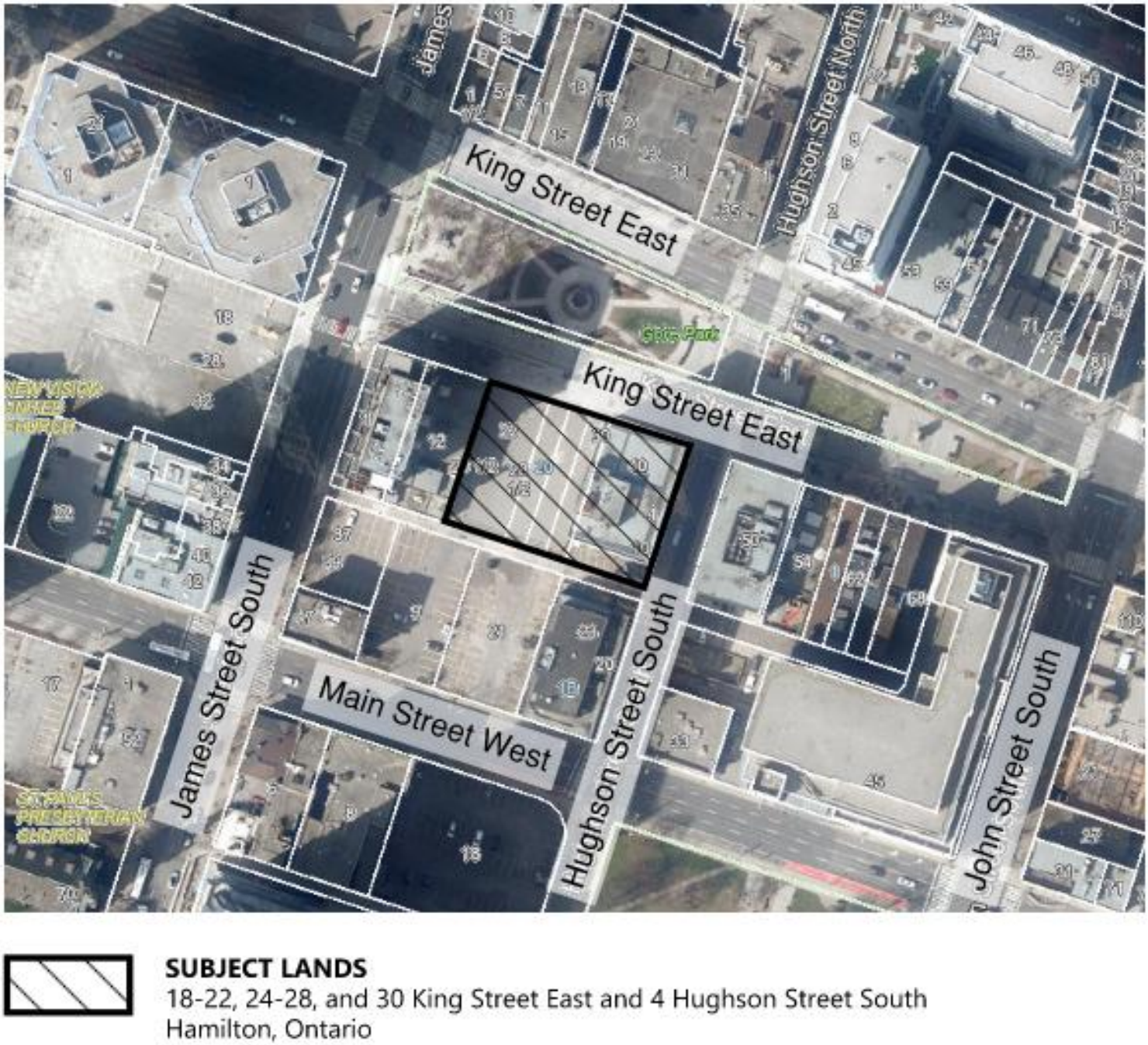
Landwise was retained by Ninco Developments Inc. to prepare a Visual Impact Assessment (“VIA”) for the proposed redevelopment at 4 Hughson Street South, 30 King Street East, 28 1/2-28 King Street East and 18-22 King Street East, Hamilton (“subject lands”). The purpose of the VIA is to assess the potential visual effects of the proposed development along the King Street corridor, with particular consideration given to the viewsheds from the intersections of King Street East with James Street South and Hughson Street South.

This VIA has been prepared according to the City of Hamilton’s Draft Visual Impact Assessment guidelines to demonstrate that the proposed development will not adversely affect significant public views and vistas of the Niagara Escarpment. The assessment includes a written analysis accompanied by mapping and three-dimensional modeling to illustrate existing and proposed view conditions.

1.1 SUBJECT LANDS

The subject lands are located at the corner of King Street East and Hughson Street South and consist of several parcels that have been assembled for redevelopment. Collectively, the properties have approximately ±60.6 m of frontage along King Street East, ±42.5 m of frontage along Hughson Street South, with a total area of approximately ±0.26 ha. 4 Hughson Street South is occupied by a 10-storey commercial building and the remaining parcels are vacant. (refer to Figure 1: Subject Lands).

Figure 1: Site Location



1.2 COMMUNITY CONTEXT

The subject lands are located in Downtown Hamilton within the Beasley neighbourhood, which is characterized by a mix of residential, commercial, institutional, and community uses (refer to Figure 2: Community Context). Residential neighbourhoods and higher-density developments are interspersed throughout the area, with commercial uses generally concentrated along major roadways. The surrounding area contains a variety of institutional and community uses such as community centres, public libraries, health centres, places of worship, arenas, and concert halls.

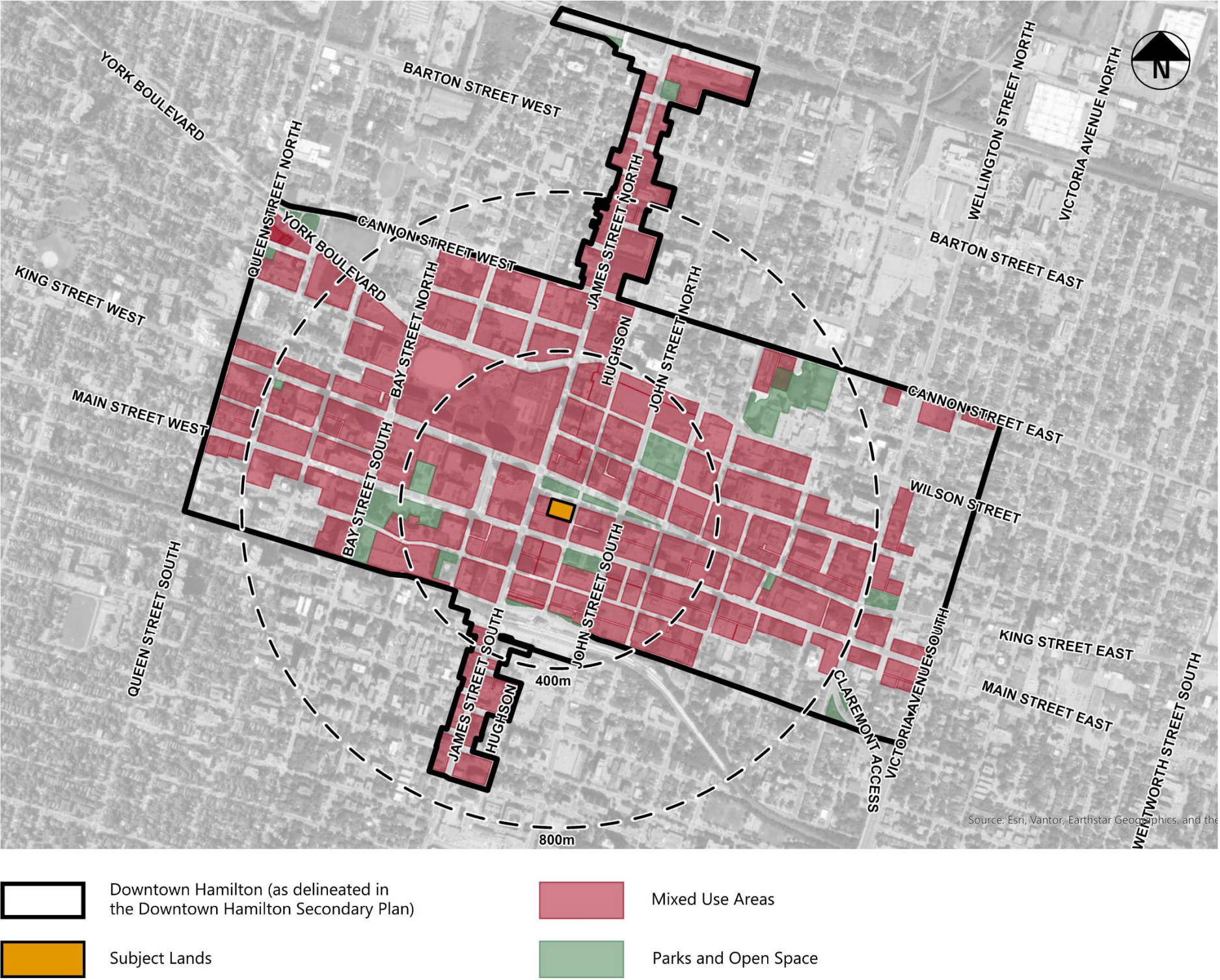
The subject lands are directly adjacent to Gore Park to the north. Northwest of Gore Park is the Jackson Square and Hamilton City Centre mall building on James Street North, which is a prominent commercial building in Downtown Hamilton.

To the west are several major civic and institutional destinations the Hamilton Convention Centre, FirstOntario Concert Hall, and McMaster University Michael G. DeGroote School of Medicine building.

South of the subject lands are the Hamilton Club and the 8 Main Street East buildings which are noted as prominent buildings within the Downtown Hamilton Secondary Plan. The Hamilton GO Centre is located further south on Hunter Street East.

Notable buildings to the east include the John Sopinka Courthouse on Main Street East, which is a designated heritage building, and the Hamilton Health Sciences and St. Joseph’s Healthcare buildings.

Figure 2: Community Context

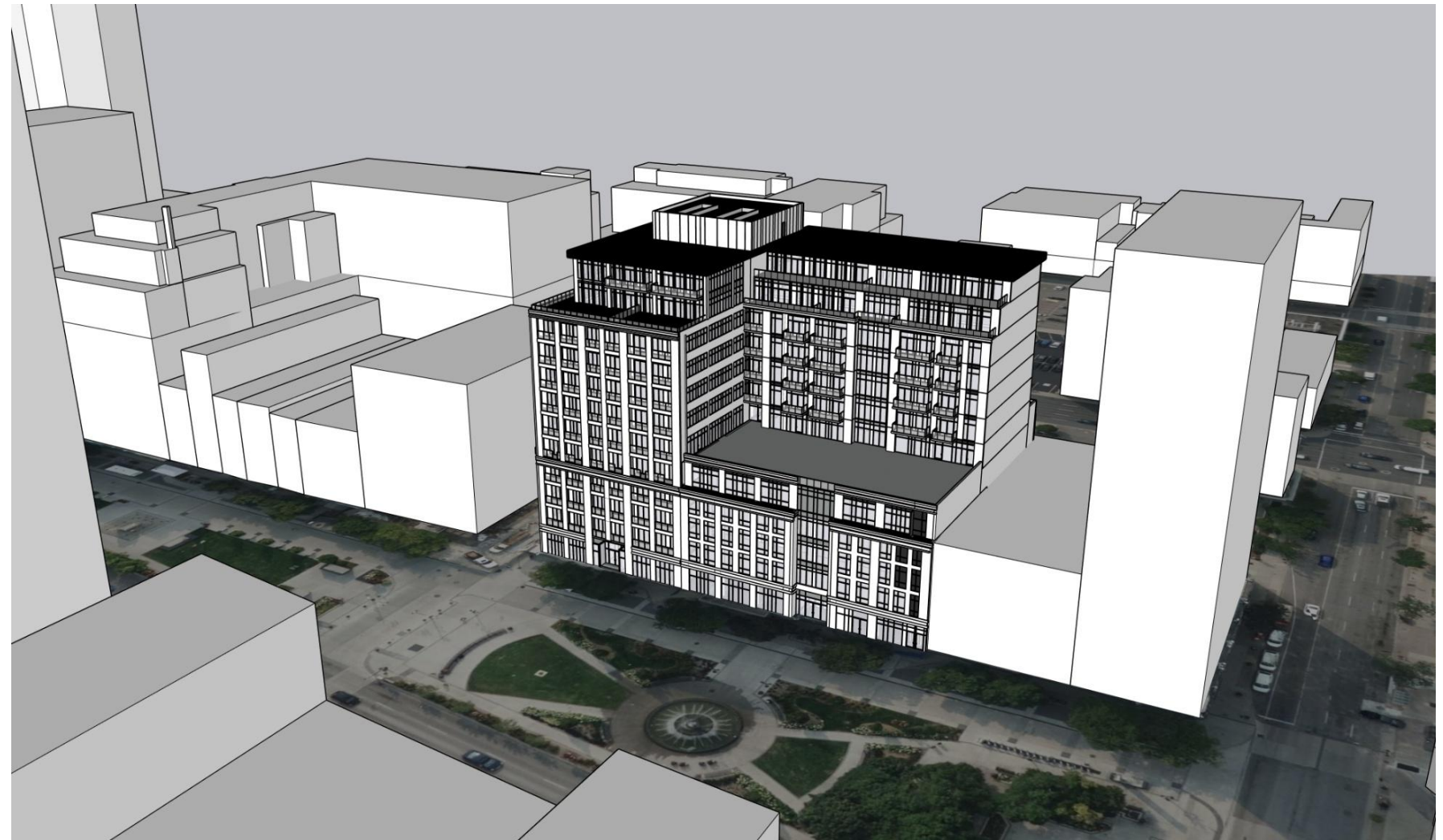


2.0 PROPOSED DEVELOPMENT

The proposed development consists of a 12-storey mixed-use building featuring 161 residential units and 493.5 m² of ground-floor commercial space (refer to Figure 3: Proposed Development). The project incorporates the adaptive reuse of the existing building at 4 Hughson Street South, complemented by a two-storey addition. The primary commercial space will occupy the ground floor of the retained building along King Street, with an additional smaller commercial unit fronting King Street on the west side of the new structure. The building is 43.94 m in height and includes stepbacks at the sixth, tenth, and eleventh floors.

A total of 142 parking spaces are proposed, distributed across one level of underground parking and five above-grade levels integrated into the building. Ground-floor parking spaces will serve the commercial uses. Vehicular access to the parking structure will be provided from the rear laneway off Hughson Street South.

Figure 3: Proposed Development



3.0 PLANNING FRAMEWORK

The following section provides an overview of the applicable planning framework related to the visual impact of the proposed development.

3.1 URBAN HAMILTON OFFICIAL PLAN, VOLUME 1

The Urban Hamilton Official Plan, describes views and vistas as:

"...significant visual compositions of important public and historic buildings, natural heritage and open space features, landmarks, and skylines which enhance the overall physical character of an area when viewed from the public realm. Vistas are generally panoramic in nature while views usually refer to a strong individual feature often framed by its surroundings. Views and vistas created in newly developing areas play a large role in creating a sense of place and neighbourhood identity."

Policy B.3.3.5.2 states:

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 Urban Hamilton Official Plan, Volume 1 designates the subject lands "Downtown Urban Growth Centre" on Schedule E. Per policy E.4.4.16, a VIA is required for all development with a proposed height over six storeys within the Downtown Urban Growth Centre.

The subject lands are more specifically designated "Downtown Mixed Use Area" on Schedule E-1. This designation is intended to create a vibrant, pedestrian-oriented urban environment that supports a diverse mix of uses and an active public realm. The designation encourages development that is oriented toward the street, with buildings located close to the sidewalk to frame and animate the streetscape. Active ground-floor uses, including retail storefronts and commercial establishments with direct sidewalk access, are

encouraged to foster pedestrian activity, enhance the shopping and dining experience, and contribute to a lively street presence.

3.2 DOWNTOWN HAMILTON SECONDARY PLAN

The Downtown Hamilton Secondary Plan designates the subject lands "Downtown Mixed Use" with a "Pedestrian Focus" area on Map B.6.1-1. The subject lands are also within the Gore Park – James St. to Catherine St. Cultural Heritage Landscape (Appendix B-1) and are within one of the "Locations Where There May Be Impacts to Views" (Appendix C - Viewshed Analysis).

The following policies apply to the subject lands and provide direction regarding the protection of views and vistas, and assessment of the visual impacts associated with the proposed development.

Views and Vistas

6.1.10.3 *The Niagara Escarpment is the prominent feature that is visible at the terminus of several streets in the Downtown due to its close proximity, height, and forested natural character. This distinct feature is a UNESCO Biosphere Reserve that separates lower Hamilton from the upper urban area above the brow of the escarpment. The Niagara Escarpment is a powerful visual feature due to its height and striking landscape character that terminates the vistas looking southwards on several Downtown streets.*

6.1.10.4 *The Niagara Escarpment is part of Hamilton's unique identity and contributes significantly to the character of the Downtown. Significant views to this natural feature shall be protected.*

6.1.10.6 *A Visual Impact Assessment shall be required for development located on streets identified as View Corridors to the Niagara Escarpment, and properties identified as Locations Where*

There May Be Impacts to Views, as shown on Appendix C – Downtown Hamilton Secondary Plan – Viewshed Analysis, unless otherwise determined through the formal consultation process.

6.1.10.8 *Development shall be required to provide setbacks, stepbacks, or reduced heights in order to mitigate the impact of the proposed development on existing views.*

- 6.1.10.9 *A Visual Impact Assessment shall include the following:*
- a) visualizations that demonstrate the impact of the proposed development to existing views of the Niagara Escarpment by providing before and after visualizations of the views;*
 - b) existing and proposed streetscape treatment to enhance views (quality and extent); and,*
 - c) proposed design refinements to demonstrate that there is no loss of views from the public realm. Design refinements to protect views may include:*
 - i) the size, massing, and placement of new buildings;*
 - ii) the size and placement of future transportation and utility infrastructure; and,*
 - iii) development of building façades that create visual connections to the streets and public spaces.*

6.1.10.10 *A Visual Impact Assessment shall be required for development that is adjacent to a cultural heritage resource, a cultural heritage landscape, a place of worship, or an existing landmark, that creates a distinct visual orientation point within the Downtown and that may be impacted by proposed development, unless otherwise determined through the formal consultation process.*

4.0 METHODOLOGY

An All4One Pre-Assessment was held for the proposed development on May 20, 2026, with City of Hamilton staff, the owner, and the consultant team. Staff have requested this VIA as part of a submission for the City’s Design Review Panel and subsequent Site Plan Application through the All4One stream. Staff determined that the VIA could be scoped to illustrate there is no impact to views from the northwest corner of James Street South and King Street East, and the corner of Hughson Street South and King Street East.

A 3D Model was prepared by KNYMH Inc 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 observation points selected by the City of Hamilton. These aligned perspectives were then combined in Adobe Photoshop to create composite images to simulate the view condition with the proposed building in context to the existing surrounding environment. A comparison of the existing conditions with and without the proposed development were prepared to assess visual impact.

5.0 VISUAL IMPACT ASSESSMENT AND SIMULATION

5.1 VIEWSHED KEY OBSERVATION POINTS

Two observation points are identified in Figure 4: Key Observation Points. The first observation point is from James Street South and King Street East looking southeast through Gore Park towards the proposed building. The second observation point is from Hughson Street South and King Street East looking southwest through Gore Park towards the proposed building.

Figure 4: Key Observation Points



- ① Observation Point 1 - James Street South and King Street East
- ② Observation Point 2 - Hughson Street South and King Street East
- ▨ Subject Lands

5.2 SIMULATION AND MODEL

VIEW FROM OBSERVATION POINT 1

Image 1: Existing View from King Street West & Dundurn Street North looking west

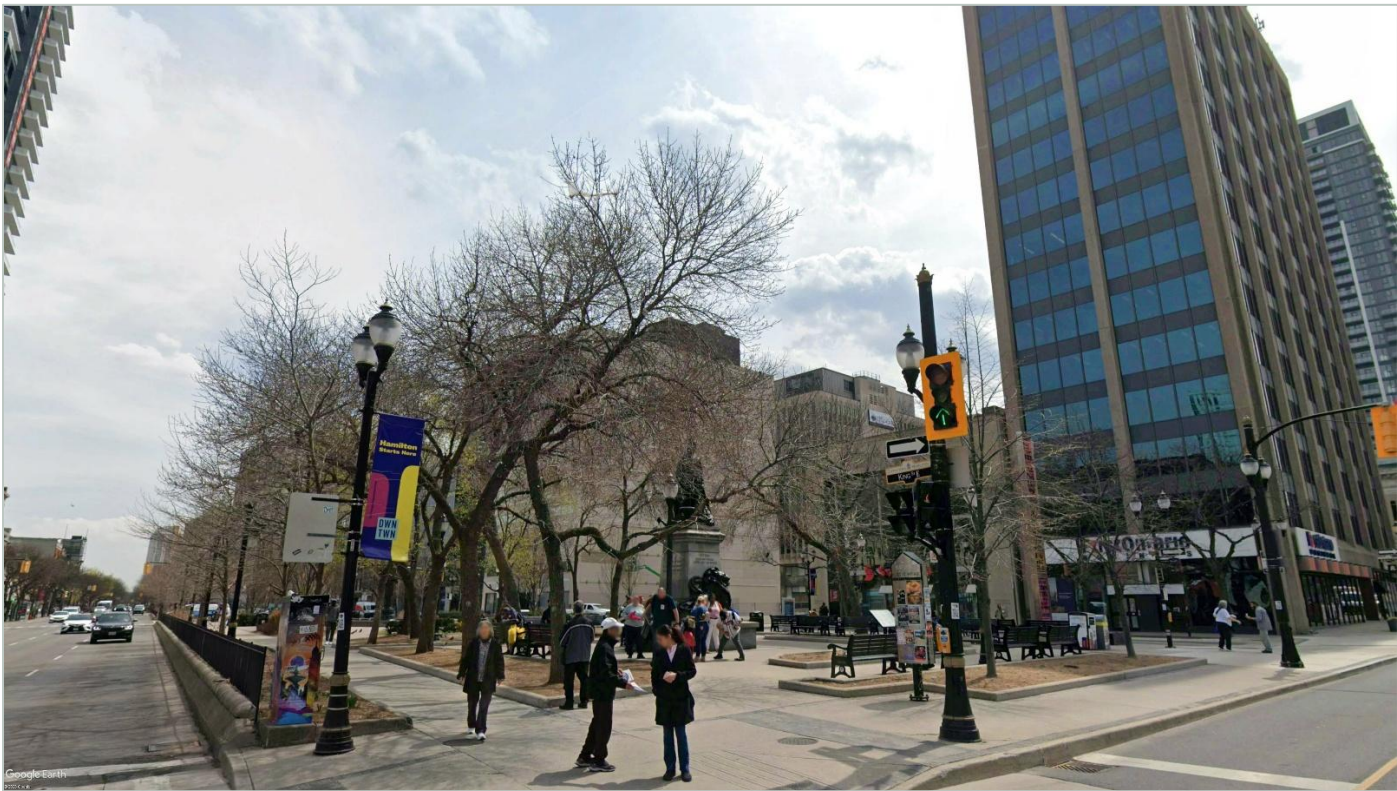
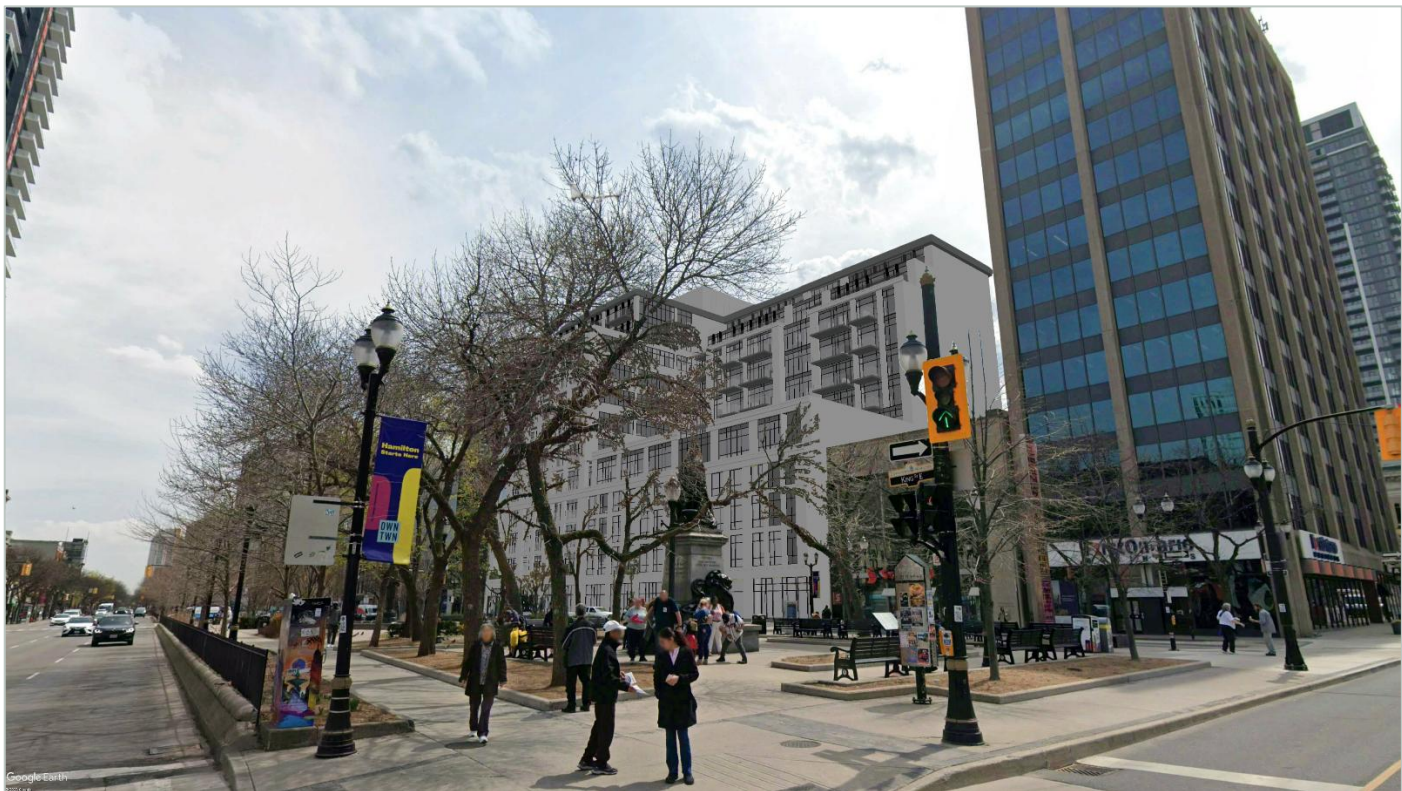


Image 2: King Street West & Dundurn Street North looking west with proposed building



VIEW FROM OBSERVATION POINT 2

Image 3: King Street East & Hughson Street South looking south

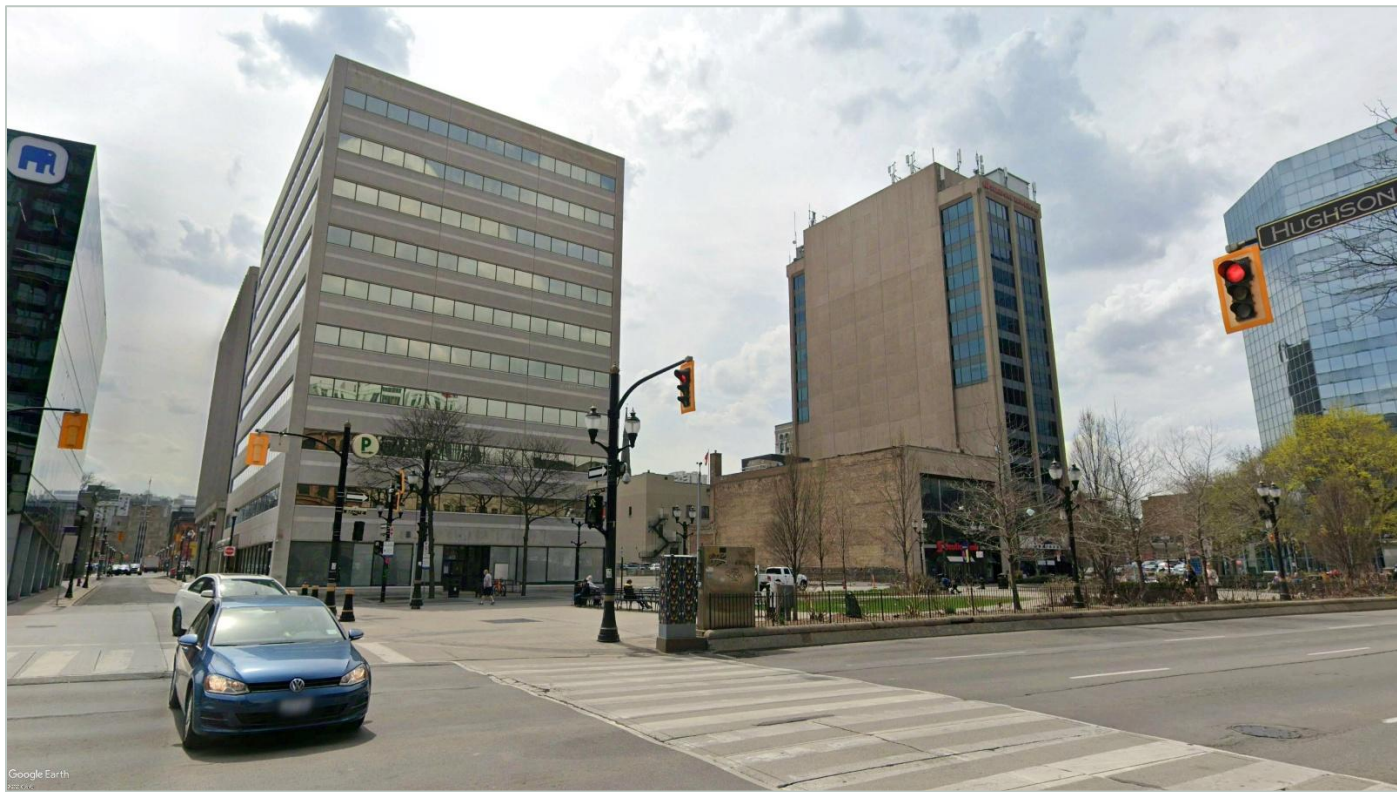


Image 4: King Street East & Hughson Street South looking south with proposed building



6.0 SUMMARY OF FINDINGS

The primary source of visual contrast introduced by the project is the proposed 12-storey mixed-use building. The proposed building is consistent with the character of the King Street corridor and aligns with the City’s objectives for intensification within a transit-supportive environment.

Evaluation of the model and simulations within Section 5.0 of this report finds that the proposed development will not present adverse impacts to the views of the Niagara Escarpment along the King Street East corridor.

View from Observation Point 1 illustrates the existing and proposed view from King Street East at James Street South, looking east toward the subject lands. The simulation demonstrates that the proposed building will not obstruct or diminish views of the escarpment. Rather, the development occupies a vacant site and contributes to a more continuous and defined streetscape within the Gore Park area.

View from Observation Point 2 illustrates the existing and proposed view from King Street East at Hughson Street South, looking west towards the subject lands. Similar to View 1, the simulation demonstrates that views of the Niagara Escarpment remain substantially unchanged. The proposed building is viewed within the context of the existing downtown built form and does not interfere with the identified viewshed. The development also contributes to the completion of the streetwall along the Gore Park frontage.

Based on the findings of this assessment, the proposed development will not adversely affect public views of the Niagara Escarpment from the King Street East corridor and is consistent with the applicable visual impact policies of the City of Hamilton. For a detailed assessment of the proposed development's impact on cultural heritage resources and the surrounding cultural heritage landscape, reference should be

made to the Cultural Heritage Impact Assessment (WSP, 2026) and the Urban Design Brief (Landwise, 2026).

Respectfully submitted,

LANDWISE



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