Updated Visual Impact Assessment Report for

13 Mountain Street and 19-23 Elm Street
Grimsby, Ontario

Prepared for:
Niagara Escarpment Commission
232 Guelph Street
Georgetown, Ontario

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Image of Proposed Development Site
Photo credit: Google Earth

COVER: Grimsby from the Bruce Trail Lookout
Photo credit: SDG

Statement of VIA Qualifications

The attached Report (the "Report") has been prepared by Seferian Design Group Limited ("Consultant") for the benefit of the client ("Client") in accordance with the agreement between Consultant and Client, including the scope of work detailed therein (the "Agreement"). This amendment has been provided by Studio JCI as an update to the previously provided VIA, as requested in the pre-consultation comments from the Town of Grimsby.

The VIA process aims to be objective and describe any factual changes. The conclusions to this assessment therefore, combine objective measurement and subjective professional interpretation. This assessment has attempted to be objective, however it is recognized that visual assessment can be highly subjective and individuals are likely to associate different visual experiences to the study areas and receptors points.

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

- Is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the "Limitations")
- Represents Consultant's professional judgment in light of the Limitations and industry standards for the preparation of similar reports
- May be based on information provided to Consultant which has not been independently verified
- Has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued
- Must be read as a whole and sections thereof should not be read out of such context
- Was prepared for the specific purposes described in the Report and the Agreement
- In the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time

Consultant shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. Consultant accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

Consultant agrees that the Report represents its professional judgment as described above and that the information has been prepared for the specific purpose and use described in the Report and the Agreement, but Consultant makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the information or any part thereof.

The Report is to be treated as confidential and may not be used or relied upon by third parties, except:

- As agreed in writing by Consultant and Client
- As required by-law
- For use by government reviewing agencies

Consultant accepts no responsibility, and denies any liability whatsoever, to parties other than the Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information ("improper use of the Report"), except to the extent those parties have obtained the prior written consent of Consultant to use and rely upon the Report and the Information. Any damages arising from improper use of the Report or parts thereof shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report us subject to the terms hereof.

Section 1.0 - Executive Summary

In March 2020, Seferian Design Group (SDG) was retained by SvN Architects and Planners (SvN) on behalf of Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc., the owners of the property, to prepare a Visual Impact Assessment (VIA) for a mixed use re-development 7-storey building on a property located at 13 Mountain Street and 19 Elm Street in Grimsby, Ontario. Refer to site location map (Page 2). SvN updated the VIA in July 2023, as part of the settlement discussions with the Town. This update has been provided by Studio JCI in April 2025, with additional annotation in blue and updated images to reflect the updated proposal of a 8-storey building, on the property located at 13 Mountain Street and 19-23 Elm Street, Grimsby, Ontario.
SDG coordinated with the Niagara Escarpment Commission (NEC) and SvN to discuss the requirements for the VIA for the development. The NEC provided comments on a draft TOR completed by SVN on March 17, 2021, which were incorporated and the document finalized and sent back to the Town on March 31, 2021. SvN provided an approved Terms of Reference to SDG. The Digital Visibility Map (DVM) was approved on May 5, 2021. The approved Terms of Reference are found in Appendix A. The Digital Visibility Map can be found in Appendix B.

The objective of the VIA study was to describe changes to views and landscape character and assess the visual impact of the proposed development. The VIA study was carried out using a combination of desktop research and field work to establish the visual baseline. Sources of information comprise existing data from the municipality, NEC, survey mapping, and other relevant data.

Methodology

Based on the approved Terms of Reference, a DVM was prepared for NEC review and approval (refer to Appendix B). The purpose of the DVM was to objectively and accurately identify where proposed structures or built form would be visible from existing and proposed roads and public lands. Please note this specific DVM does not take into account any screening provided by existing vegetation like private trees, street trees, etc. nor does it account for existing built form. For the purposes of this VIA study, in discussions with the NEC, the viewshed mapping extended out from the development a minimum of two (2) kilometres.

Twenty (20) receptor points were identified on the DVM, in conjunction with the Terms of Reference, where visibility and Escarpment feature impacts from the proposed development were a concern. Record Panoramic Images were also prepared for all twenty receptor points which are included in *Section 3.0.*

Demonstration Photographs

Based on the methodology approved in the Terms of Reference, SDG photographed the physical demonstration set-up from each of the twenty (20) receptor points. Receptor points themselves were determined based on the Terms of Refenence approved by the NEC and the DVM.

The development demonstration set-up was partially visible from six of the twenty receptor points. There was no visual change for the other fourteen receptor points.

VIA Report

The VIA report evaluates each of the twenty (20) receptor points from which the demonstration was visible in terms of its visual impact assessment criteria, which includes; landscape character sensitivity, magnitude of landscape resource change, and magnitude of visual resource change. Each criterion above is discussed in greater detail in *Section 4.0 - Visual Impact Assessment Analysis.* The report also proposes potential mitigation measures to reduce the visual impact of the development as proposed.

Site Location Map

Section 2.0 - Methodology

Work Plan (Scope of VIA)

The proposed work plan will follow the Niagara Escarpment Commission Visual Impact Assessment Technical Criteria dated November 18, 2020. This document outlines the requirements including standards and methods to be used in the preparation of the VIA and have been used in the preparation of the Terms of Reference. The following is the proposed scope of the VIA.

Documentation of Baseline Conditions

The documentation of existing conditions was used as the baseline in which the proposed development will be compared. The following outlines the process by which the viewpoints have been established for analysis:

- The approved Terms of Reference (TOR) was used to reference key viewpoints in the 2km radius. (refer to Appendix A)
- A Digital Visibility Map (DVM) with an area of 2km radius from the proposed development site to aid in establishing key viewpoints.
- The DVM has been produced using ArcMap 10.3.1 with Spatial Analyst and 3D Analyst extension with up to date data sets.
- The GIS information has been exported as a dwg file and imported into Sketchup where the proposed development massing including the mechanical penthouse is shown to provide an accurate representation of the site.
- The DVM points are as follows (refer to page 5 for map locations):
    1. Nelles Beach Park
    2. Forty Mile Creek Park
    3. Christie Street Bridge over the rail line
    4. Christie Street beside Shayne Armstrong Memorial Grimsby Skate Park
    5. Christie Street over the QEW
    6. Clarke Street at Elizabeth Street
    7. Clarke Street at Ontario Street
    8. Maple Avenue Bridge over the rail line
    9. Main Street E. at Maple Avenue
    10. Main Street E. at Robinson Street N.
    11. Main Street E. at Elm Street
    12. Main Street E. at Ontario Street
    13. Main Street W. at Mountain Street
    14. Christie Street and Corner of Christie St. Lot
    15. Elizabeth Street at Adelaide Street
    16. Livingston Avenue at Murray Street
    17. Livingston Avenue at Slessor Boulevard
    18. Centennial Park
    19. Grimsby Mountain Lookout Trail (at Bruce Trail)
    20. Beamer Lookout Point

- Using a DSLR camera with a fixed 50mm lens, SDG has taken panoramic photographs from the selected viewpoints in off leaf conditions and follows this criteria:
    1. Photos taken from a height of 1.5 to 1.8m above ground level;
    2. Photos taken during spring (April 23, 2021) prior to leaves returning to the trees; and
    3. A handheld GPS used to confirm the location (coordinates) and elevation for each photo.

- The individual photographs have been merged into panoramic photos using Adobe Photoshop CS5 'Photomerge' tool to ensure the images are not distorted.

Demonstration of the Proposed Physical Changes

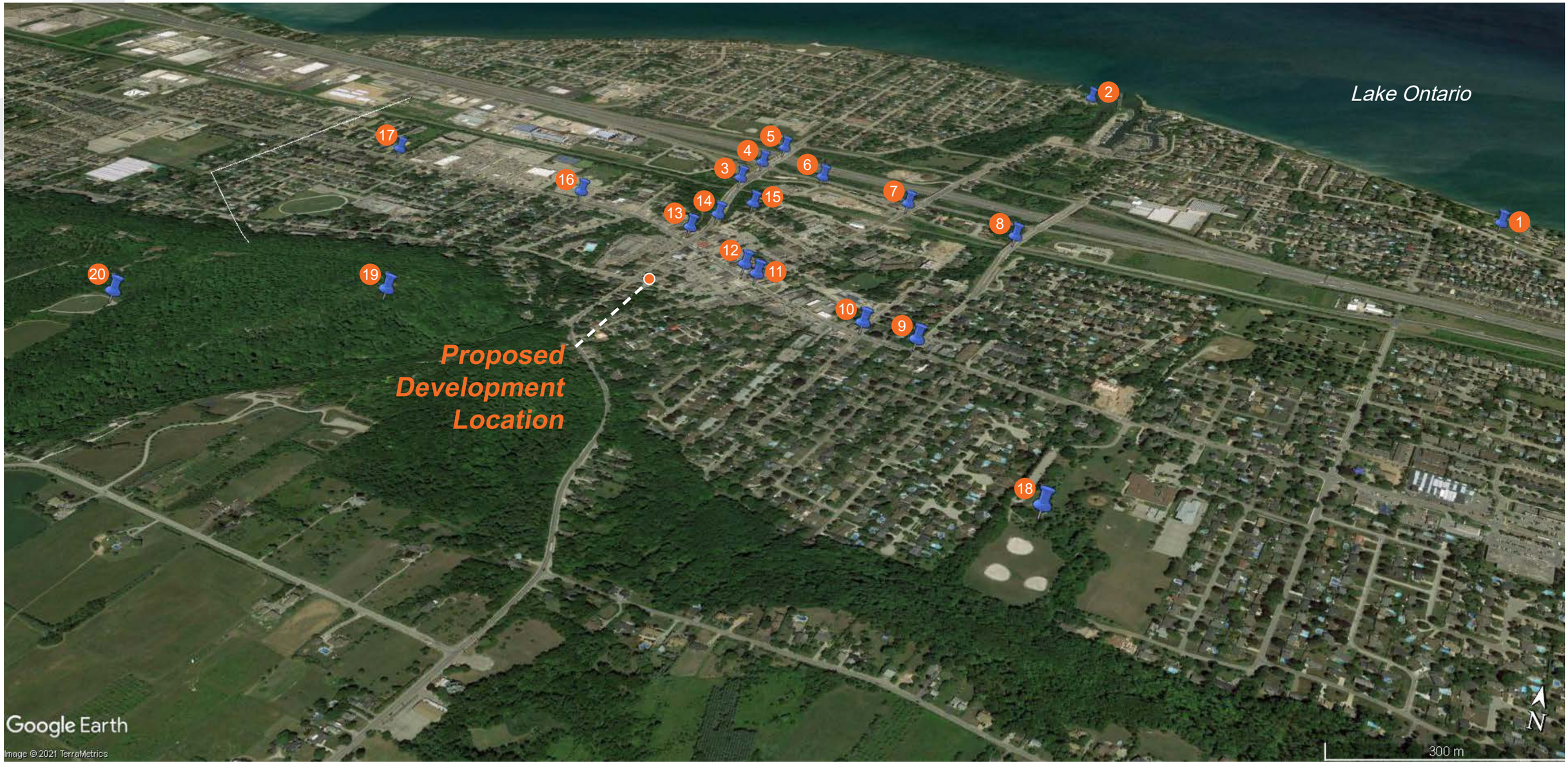
The proposed physical changes to the site have been defined through a series of photo simulations or composites that show the existing conditions and the proposed development with the permitted zoning height for comparison. Images and descriptions include site plans and 3D massing studies using Sketchup with photographs from key viewpoints. All architectural mass modeling was provided by SvN. The revised architectural mass modeling was provided by Studio JCI.

Photo simulations using the established viewpoints based on geo-locations and matching virtual camera settings with those of the real world camera in the modeling software.

Photo simulations are prepared following the criteria including the following:

1. Data sets as noted above in the DVM are used in each of the views.
2. Views are based on the established key views in consultation with the NEC as some views do not require simulation.
3. Images from the 3D modeling software that include all the data sets and the proposed development massing have been exported as jpegs and opened in Adobe Photoshop where they were matched with the panoramic photos for analysis.

Section 3.0 - Demonstration Photographs



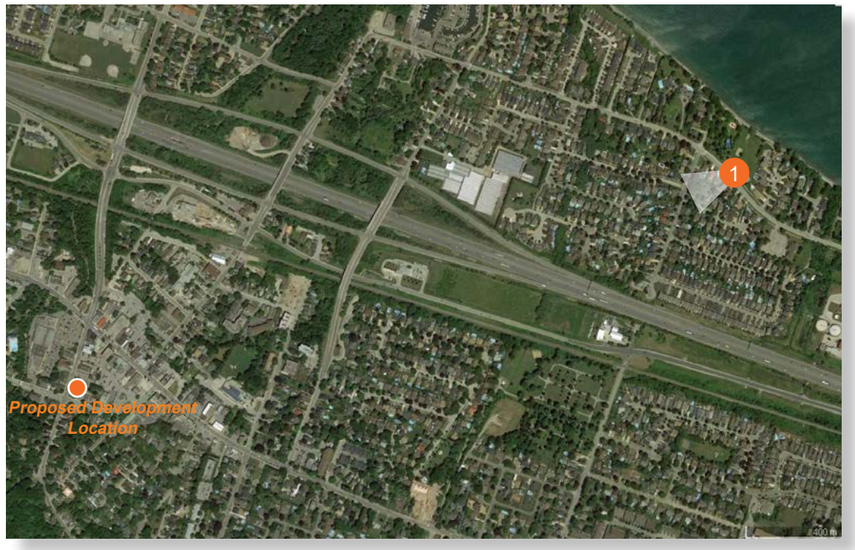
Overall Context

In order to demonstrate the spatial relationship of the proposed development in the surrounding landscape, on-site demonstrations where conducted, as described in the previous section.

Twenty (20) viewpoints are identified on this plan and will be discussed further in the demonstration photograph sheets.

Receptor Point 1

Receptor Point Location



NTS

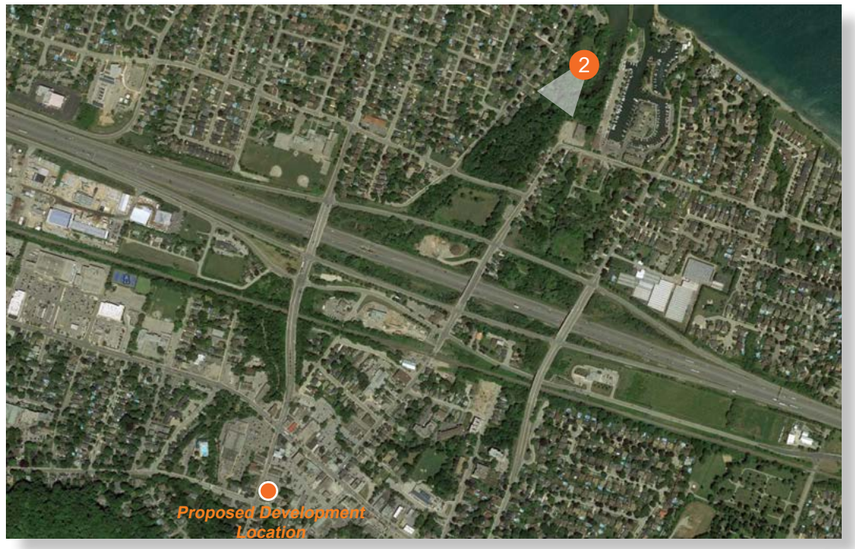
Receptor Point Information

DISTANCE FROM SITE:	1.9 km
GPS COORDINATES:	43.19905, -79.54274
ELEVATION:	84m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 2

Receptor Point Location



NTS

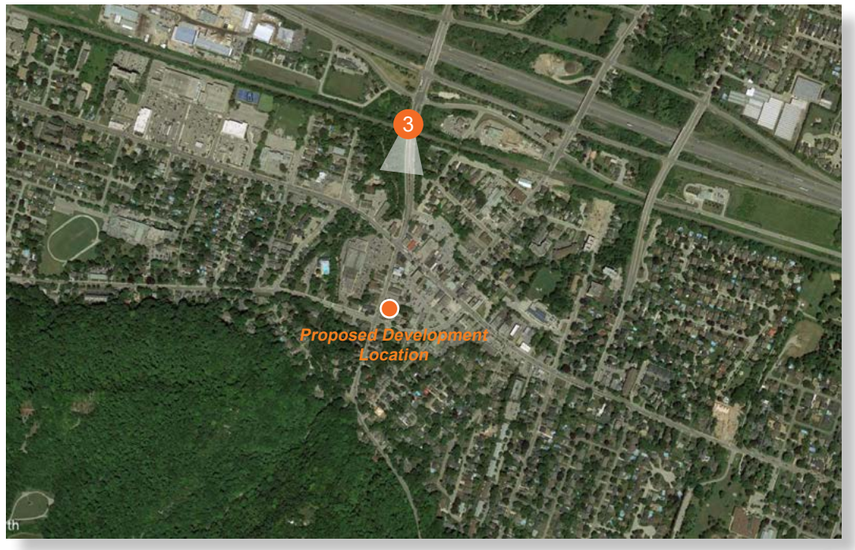
Receptor Point Information

DISTANCE FROM SITE:	1.7 km
GPS COORDINATES:	43.20342, -79.55296
ELEVATION:	79m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 3

Receptor Point Location



NTS

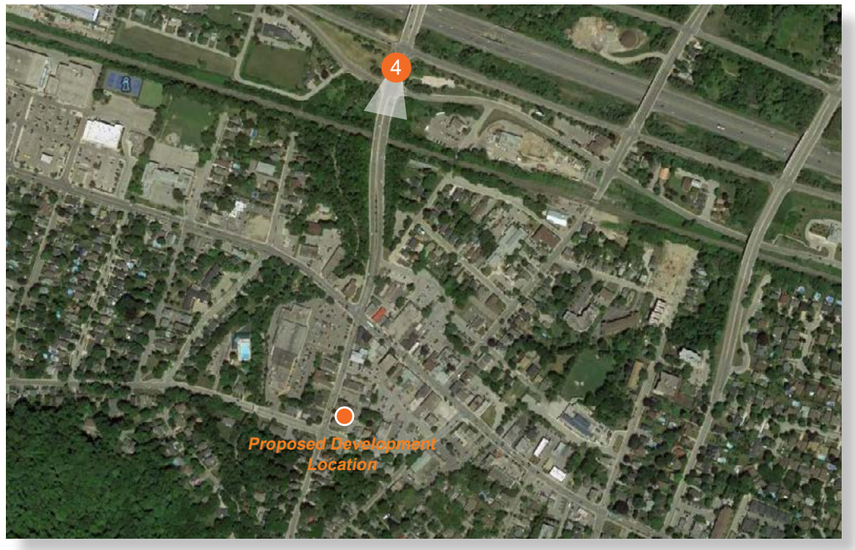
Receptor Point Information

DISTANCE FROM SITE:	450 m
GPS COORDINATES:	43.19681, -79.56202
ELEVATION:	90 m
VIEWSHED IMPACTS:	The proposed development has a **partial** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph

Receptor Point 4

Receptor Point Location



NTS

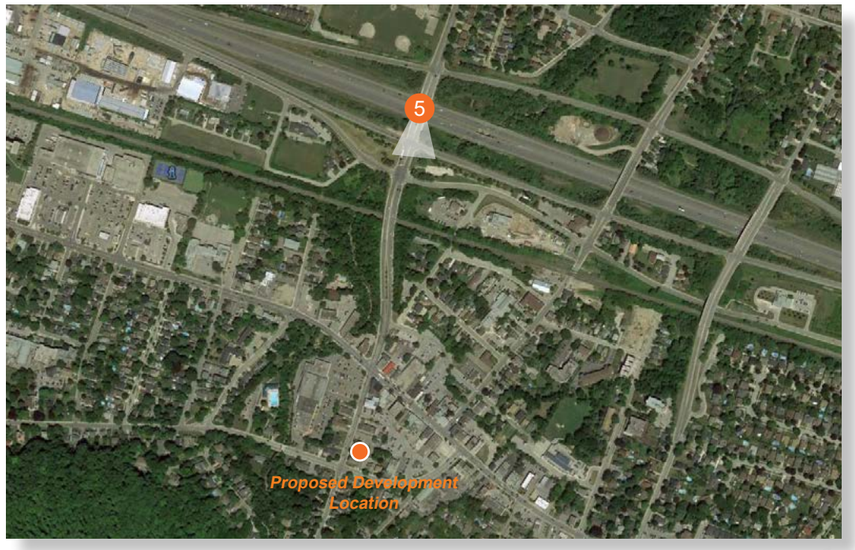
Receptor Point Information

DISTANCE FROM SITE:	550 m
GPS COORDINATES:	43.19787, -79.56170
ELEVATION:	90 m
VIEWSHED IMPACTS:	The proposed development has a **low** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph

Receptor Point 5

Receptor Point Location



NTS

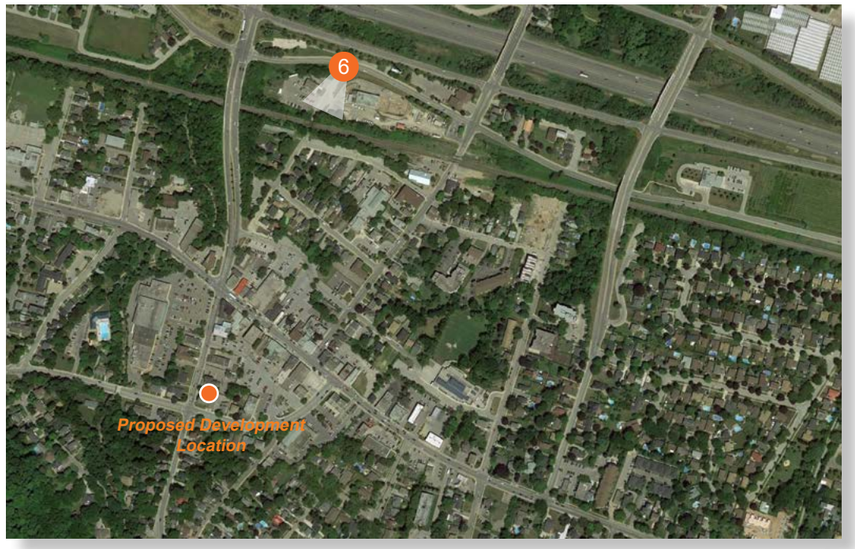
Receptor Point Information

DISTANCE FROM SITE:	650 m
GPS COORDINATES:	43.19851, -79.56143
ELEVATION:	88 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 6

Receptor Point Location



NTS

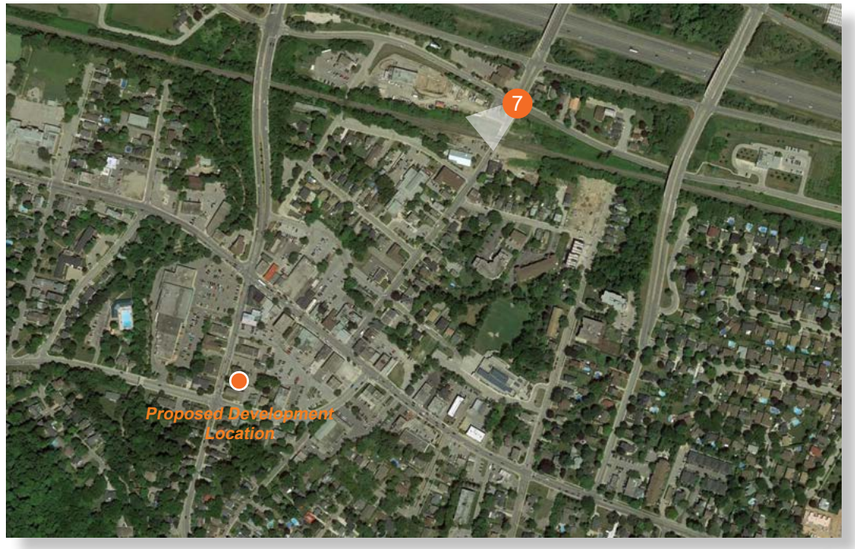
Receptor Point Information

DISTANCE FROM SITE:	600 m
GPS COORDINATES:	43.19737, -79.55984
ELEVATION:	86 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 7

Receptor Point Location



NTS

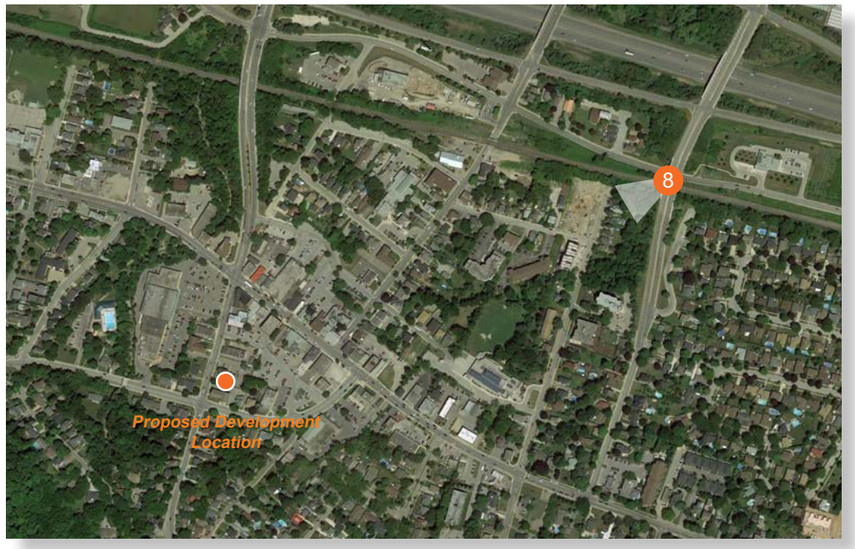
Receptor Point Information

DISTANCE FROM SITE:	800 m
GPS COORDINATES:	43.19647, -79.55736
ELEVATION:	90 m
VIEWSHED IMPACTS:	The proposed development has a **low** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph

Receptor Point 8

Receptor Point Location



NTS

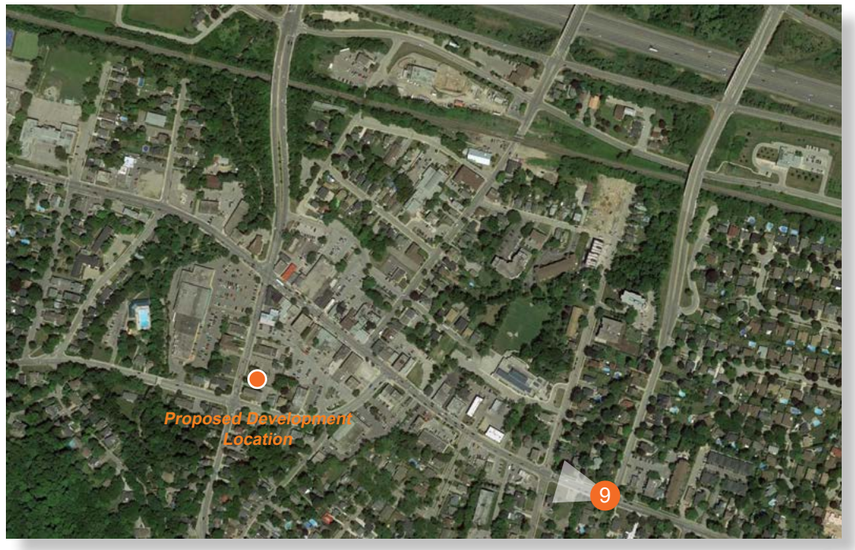
Receptor Point Information

DISTANCE FROM SITE:	1 km
GPS COORDINATES:	43.19548, -79.55443
ELEVATION:	89 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 9

Receptor Point Location

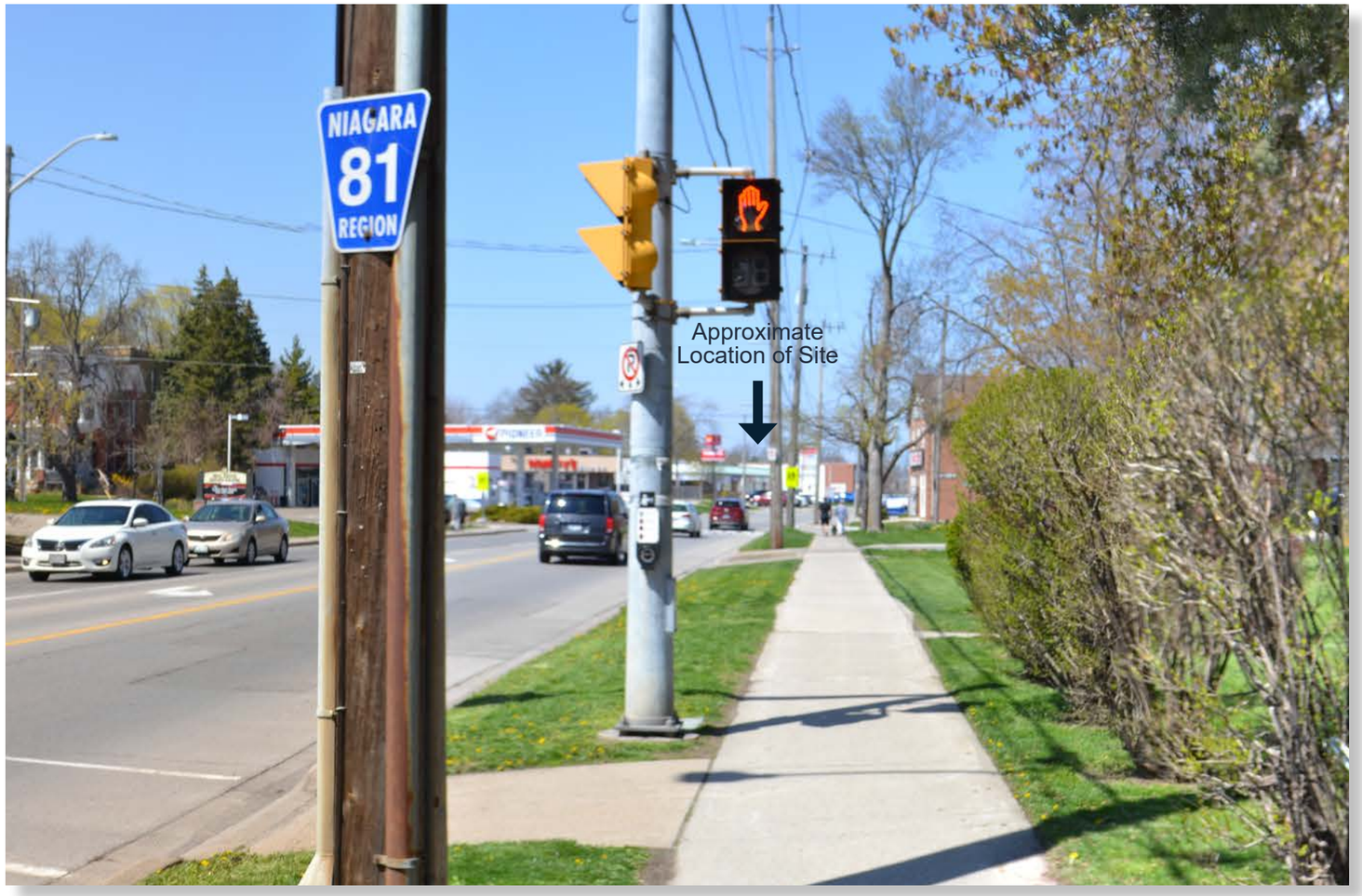


NTS

Receptor Point Information

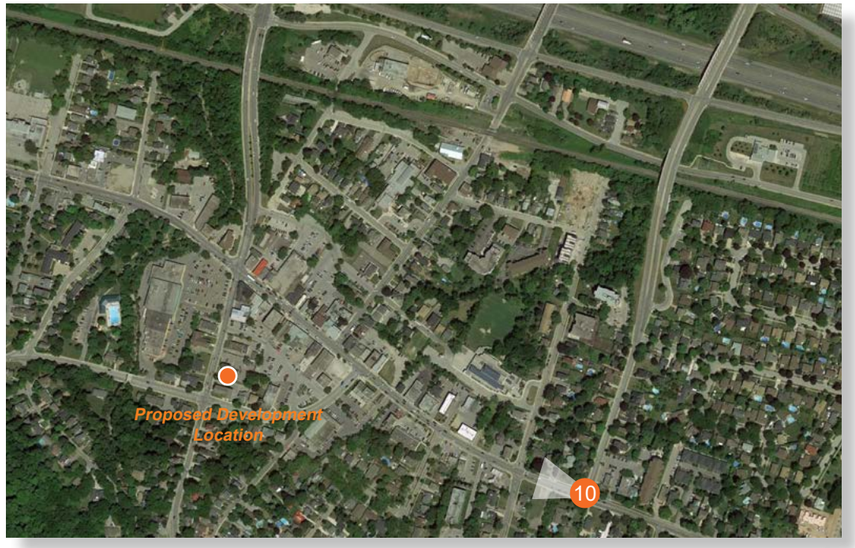
DISTANCE FROM SITE:	700 m
GPS COORDINATES:	43.19109, -79.55612
ELEVATION:	96 m
VIEWSHED IMPACTS:	The proposed development has a **low** visibility from this location. Refer to *Section 4* for further information.

Receptor Point Demonstration Photograph



Receptor Point 10

Receptor Point Location

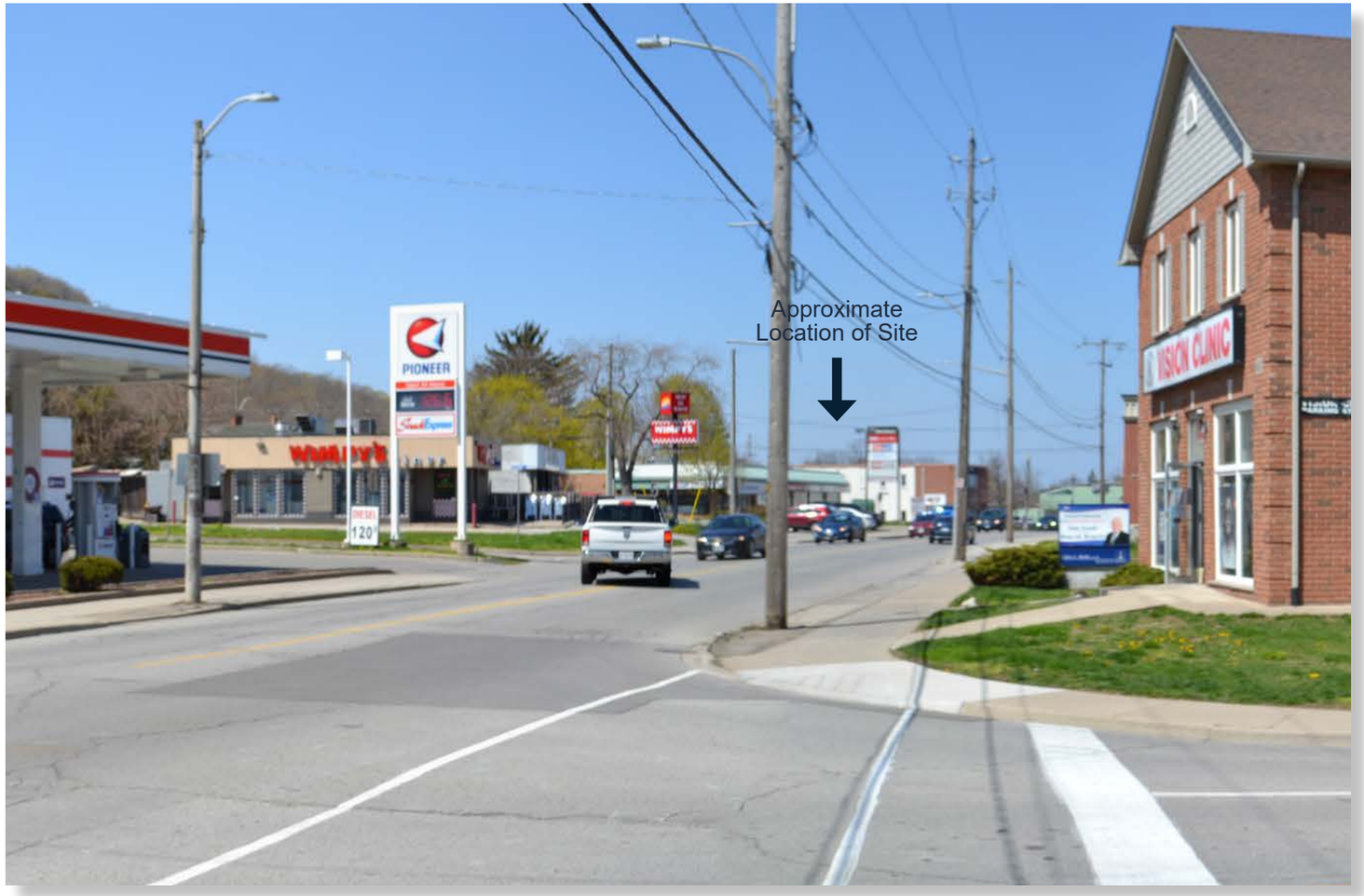


NTS

Receptor Point Information

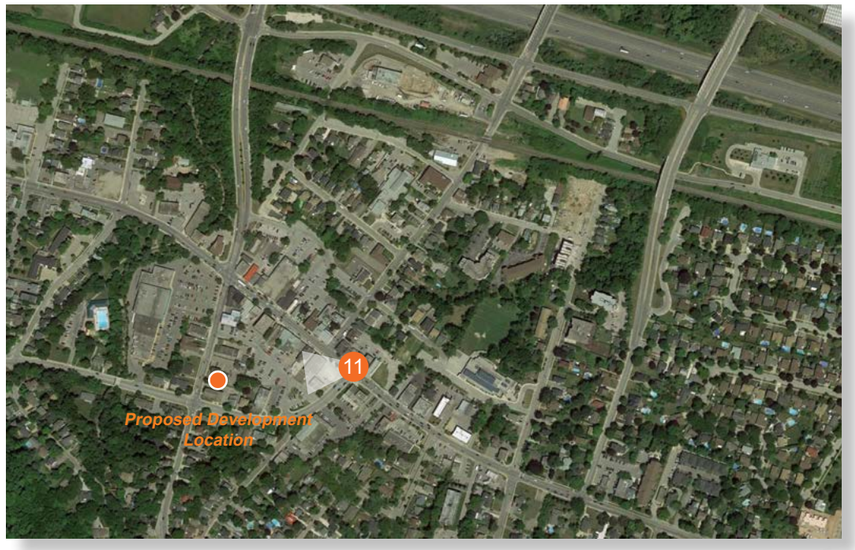
DISTANCE FROM SITE:	600 m
GPS COORDINATES:	43.19141, -79.55741
ELEVATION:	98 m
VIEWSHED IMPACTS:	The proposed development has a **partial** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph



Receptor Point 11

Receptor Point Location



NTS

Receptor Point Information

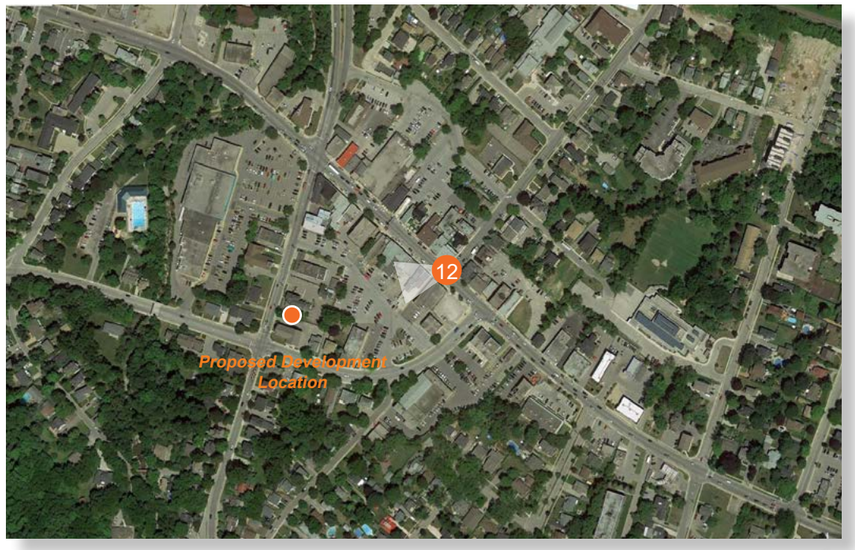
DISTANCE FROM SITE:	300 m
GPS COORDINATES:	43.19285, -79.56020
ELEVATION:	93 m
VIEWSHED IMPACTS:	The proposed development has a **full** visibility from this location. Refer to *Section 4* for further information.

Receptor Point Demonstration Photograph

*Line of sight from receptor point 11 may change if surrounding properties, including existing vacant parcels, are redeveloped.

Receptor Point 12

Receptor Point Location



NTS

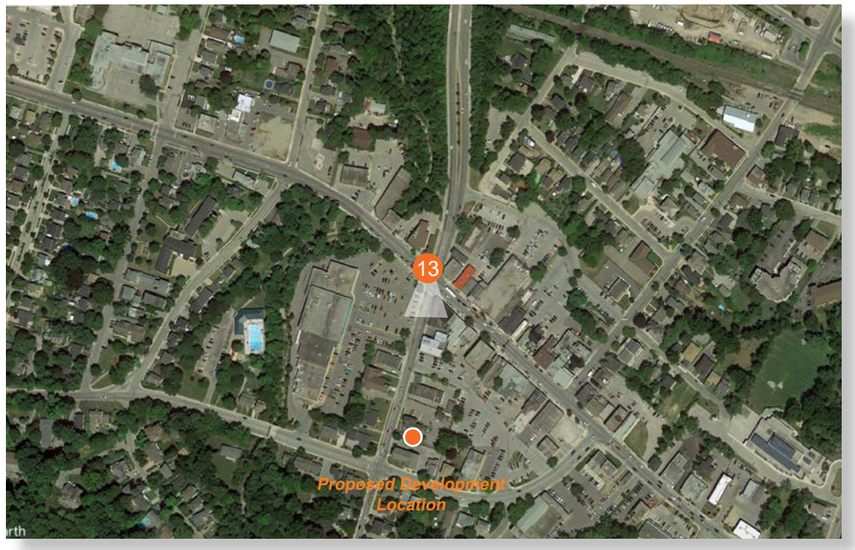
Receptor Point Information

DISTANCE FROM SITE:	350 m
GPS COORDINATES:	43.19318, -79.56065
ELEVATION:	93 m
VIEWSHED IMPACTS:	The proposed development has a **partial** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph

Receptor Point 13

Receptor Point Location



NTS

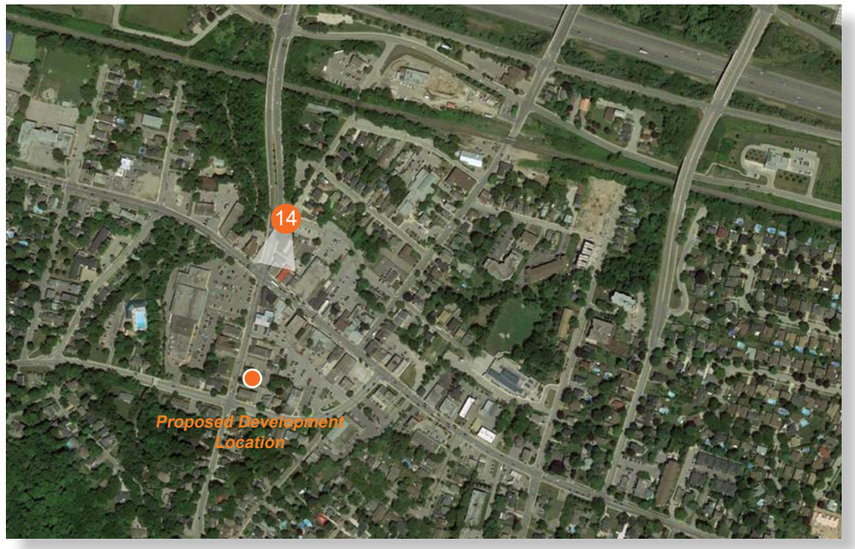
Receptor Point Information

DISTANCE FROM SITE:	150 m
GPS COORDINATES:	43.19421, -79.56238
ELEVATION:	90 m
VIEWSHED IMPACTS:	The proposed development has a **full** visibility from this location. Refer to *Section 4* for further information.

Receptor Point Demonstration Photograph

Receptor Point 14

Receptor Point Location



NTS

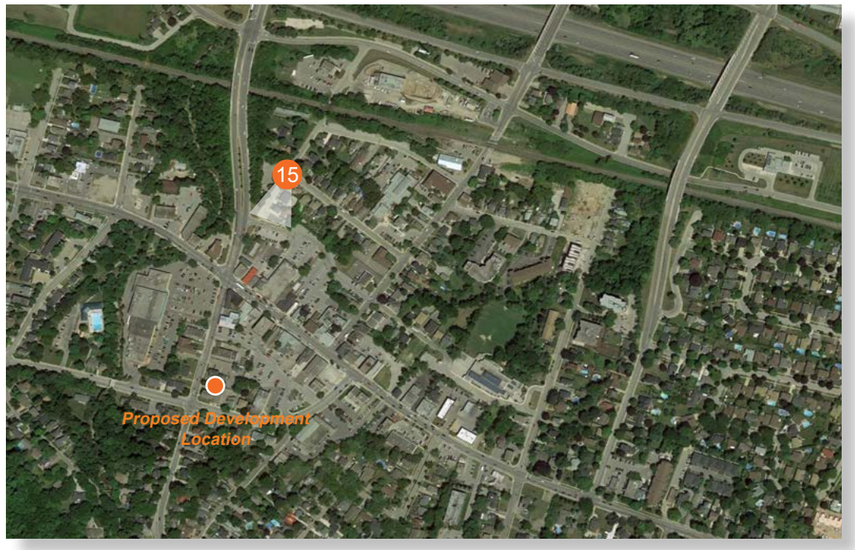
Receptor Point Information

DISTANCE FROM SITE:	250 m
GPS COORDINATES:	43.19507, - 79.56204
ELEVATION:	88 m
VIEWSHED IMPACTS:	The proposed development has a **partial** visibility from this location. Refer to Section 4 for further information.

Receptor Point Demonstration Photograph

Receptor Point 15

Receptor Point Location



NTS

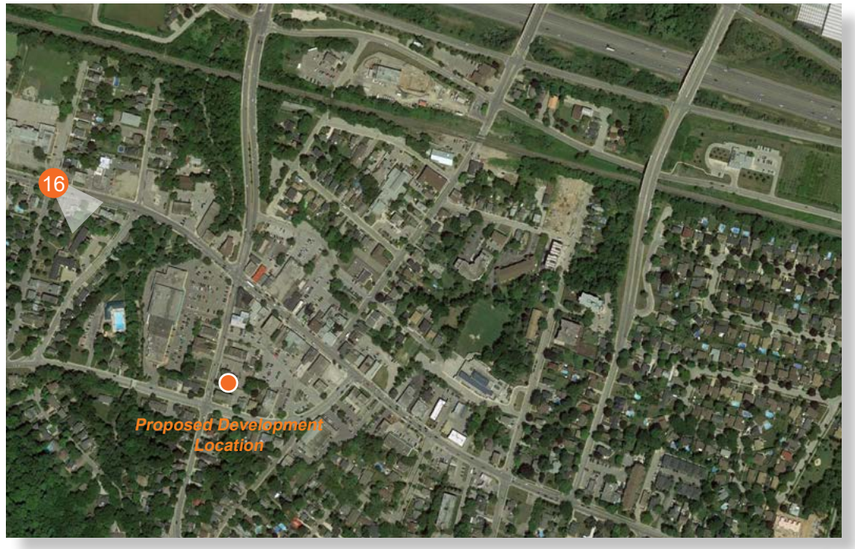
Receptor Point Information

DISTANCE FROM SITE:	350 m
GPS COORDINATES:	43.19563, -79.56126
ELEVATION:	90 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 16

Receptor Point Location



NTS

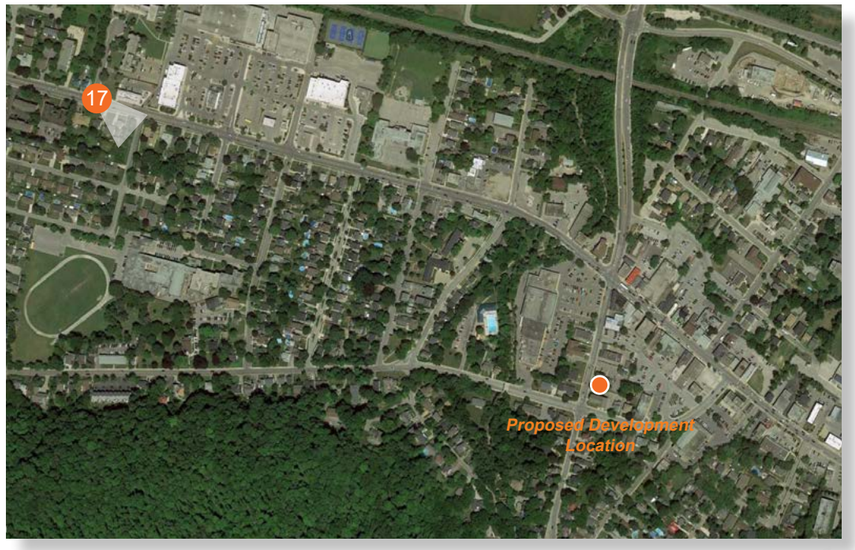
Receptor Point Information

DISTANCE FROM SITE:	500 m
GPS COORDINATES:	43.19550, -79.56590
ELEVATION:	95 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 17

Receptor Point Location



NTS

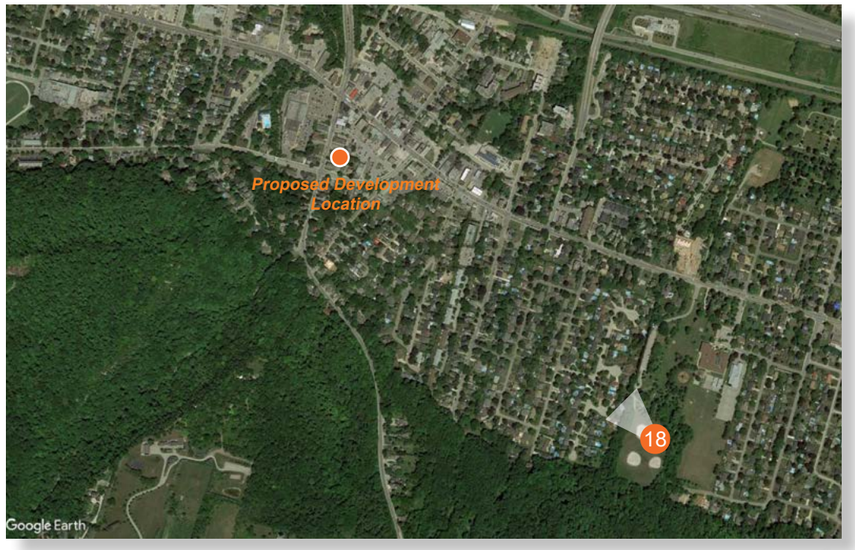
Receptor Point Information

DISTANCE FROM SITE:	1 km
GPS COORDINATES:	43.19675, -79.57209
ELEVATION:	94 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 18

Receptor Point Location



NTS

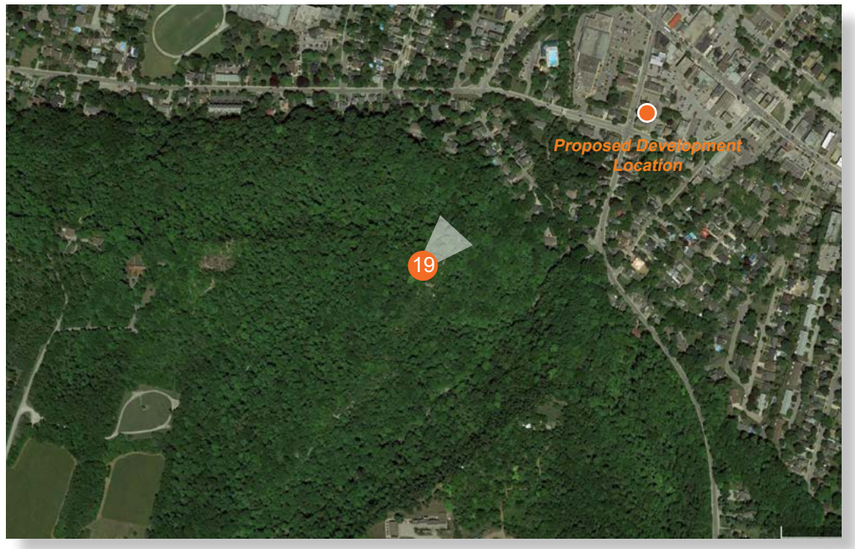
Receptor Point Information

DISTANCE FROM SITE:	1.5 km
GPS COORDINATES:	43.18669, -79.55316
ELEVATION:	100 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Receptor Point 19

Receptor Point Location



NTS

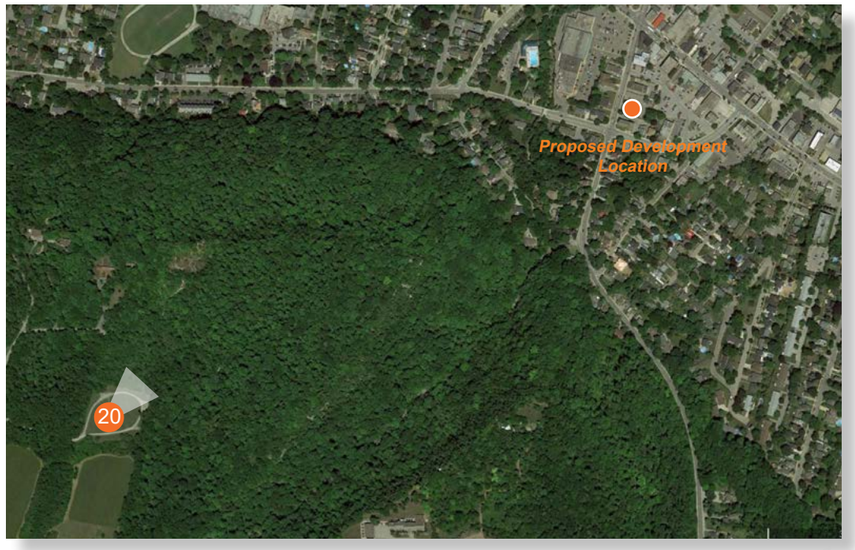
Receptor Point Information

DISTANCE FROM SITE:	1.7 km
GPS COORDINATES:	43.19039, -79.56724
ELEVATION:	184 m
VIEWSHED IMPACTS:	The proposed development has a **full** visibility from this location. Refer to *Section 4* for further information.

Receptor Point Demonstration Photograph

Receptor Point 20

Receptor Point Location



NTS

Receptor Point Information

DISTANCE FROM SITE:	1.4 km
GPS COORDINATES:	43.18827, -79.57321
ELEVATION:	194 m
VIEWSHED IMPACTS:	No visibility of the proposed development during off leaf conditions. Existing vegetation, topography and buildings will obstruct the proposed development.

Receptor Point Demonstration Photograph

Section 4.0 - Visual Impact Assessment Analysis

The proposed redevelopment at 13 Mountain Street and 19 - 23 Elm Street was found to be visible from ten (10) of the twenty (20) receptor points that were assessed. These ten (10) locations are illustrated above.

There was a low to partial visual impact on the escarpment landscape from the seven (7) of the ten (10) receptor points and a full impact on the other three (3) points. These impacts are discussed in greater detail on the following pages.

The moderate to low visual impacts can be mitigated significantly or completely through additional streetscape planting and the use of roofing material that blends in to the surrounding landscape. In conclusion, the visual impact caused by the proposed development will not have a detrimental effect on the visual resource of the Niagara Escarpment provided that certain mitigation measures are implemented.

Magnitude of Visual Impact

Receptor Point	Landscape Impact: Full	Partial	Low	None
1				✓
2				✓
3		✓		
4			✓	
5				✓
6				✓
7			✓	
8				✓
9			✓	
10		✓		
11	✓			
12		✓		
13	✓			
14		✓		
15				✓
16				✓
17				✓
18				✓
19	✓			
20				✓

This chart has been modified by Studio JCI based on the 8-storey massing model.

Visibility Assessment Criteria

Based on the viewshed mapping, the VIA study will evaluate each viewpoint area in terms of its Visual Impact Assessment criteria, which includes; landscape character sensitivity, magnitude of landscape resource change, viewer sensitivity, and magnitude of visual resource change. Each criterion is discussed in greater detail in Sections 4.1 to 4.3.

4.1 Landscape Character Sensitivity

Landscape character sensitivity is used to establish the capacity of the landscape to accommodate the type of development proposed. The methodology used to identify the landscape quality will be as follows:

- Establish baseline conditions (i.e. the character and sensitivity of the landscape, and the type and sensitivity of visual receptors). Landscape character sensitivity classification is a process of subdividing the landscape into distinct character areas with similar or shared characteristics, distinguishing them from other character areas that have different shared characteristics;
- Predict the magnitude of impact that the proposed development would bring, allowing for mitigation measures, upon the landscape and upon visual receptors;
- Key characteristics can then be identified, which can help to provide understanding of the sensitivity to change of a particular landscape character area; and
- Assess the significance of effect that would occur, by considering the predicted magnitude of change together with the sensitivity of the landscape or sensitivity of visual receptor respectively.

To understand the sensitivity of a landscape to change, the various characteristics/factors that make up a particular landscape character area must be identified and consideration given as to how these will be affected by the proposed development. Consideration is given to factors including:

- Physical components of landscape character, both natural and man-made (i.e. landform, land cover, enclosure, settlement pattern, and condition/quality);
- Aesthetic components of landscape character (i.e. scale, pattern, movement, complexity, nature of connections with adjacent landscapes, and skyline);
- Visual sensitivity of landscape character to the proposed change; and
- Perceptual components of landscape character (the value of the landscape), which include designated elements/features, rarity, conservation interest, cultural associations, scenic quality, amenity/recreational function, tranquility, remoteness, and wildness.
- Policies of the Niagara Escarpment Commission (NEC).

Table 1: Landscape Character Sensitivity Level Criteria (indicative)

High	Key characteristic(s) of landscape very vulnerable and could be adversely impacted by the development; or areas of very strong positive character that are highly valued by virtue of their scenic quality.
Moderate to High	Areas that exhibit a positive character where valued features combine to give an experience of unity, richness and harmony and create a distinctive sense of place likely to be valued at a greater than local level.
Moderate	Areas that exhibit positive character but may have some evidence of alteration to/ degradation of/ erosion of features resulting in areas of more mixed character. Can also apply to areas with evidence of degraded character that remain valued by local communities.
Low to Moderate	Areas that are relatively bland or neutral in character with few/no notable features; and/or evidence of alteration to/ degradation of /erosion of features.
Low	Key characteristic(s) of landscape very robust and will not be adversely impacted by development; or areas that have been subject to substantial alteration, degradation, or erosion of features resulting in generally negative character.

Visibility Assessment Criteria

4.2 Magnitude of Landscape Resource Change

The Niagara Escarpment Plan (NEP) policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity. The objective of the term 'enhancement' in the context of the Niagara Escarpment Plan (NEP) is defined as:

1. Maintaining and enhancing the open landscape character of Escarpment features;
2. Providing a buffer to prominent Escarpment features;
3. Maintaining natural areas of regional significance and cultural heritage features; and
4. Encouraging agriculture, forestry and recreation.

Table 2: Magnitude of Landscape Resource Change Criteria

Very High	Total loss or comprehensive enhancement of the landscape resource in the long term. Typically results in fundamental change.
High	Substantial loss or enhancement of the landscape resource in the medium to long term.
Medium	Partial loss/alteration or moderate enhancement of the landscape resource in the medium or short term.
Low	Slight loss/alteration or slight enhancement of the landscape resource in the short term.
Very Low	Minor loss/alteration or minor enhancement of the landscape resource.

The magnitude of change is concerned with the scale or degree of change to the landscape resource, the nature of the effect, and its duration, including whether it is temporary or permanent. Direct resource changes on the landscape character of the study area are brought about by the introduction of the proposed development and its effects on the key landscape characteristics (i.e. streams, wetlands, significant vegetation, agricultural fields / old fields, areas of the public domain with views to the landscape of the Escarpment, etc.).

4.3 Magnitude of Visual Resource Change

The magnitude of change in visual resource or amenity results from the scale of change in the view with respect to the loss or addition of features in the view and changes in the view composition, including proportion of the view occupied by the proposed development. Distance and duration of view must be considered. Other infrastructure features in the landscape and the backdrop to the development will all influence resource change.

Table 3: Magnitude of Visual Resource Change Criteria

High	Total loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements considered totally uncharacteristic when set within the attributes of the receiving landscape or view.
Medium	Partial loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic when set within the attributes of the receiving landscape/view.
No Change to Very Low	Minor to very minor loss or alteration to key elements/features/characteristics of the existing landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape/view.
No Change	No loss or alteration to key elements/features/characteristics of the existing landscape or view.

Visual Impact Receptor Point 3

Visibility at Receptor Point:

Image updated by Studio JCI on Mar 28, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Moderate - more mixed character in landscape

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Medium - Partial loss/alteration from the proposed development on the landscape

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Medium - Other buildings and vegetations are visible from this point which contribute to partial screening the visibility of the proposed development.

Visual Impact Receptor Point 4

Visibility at Receptor Point:

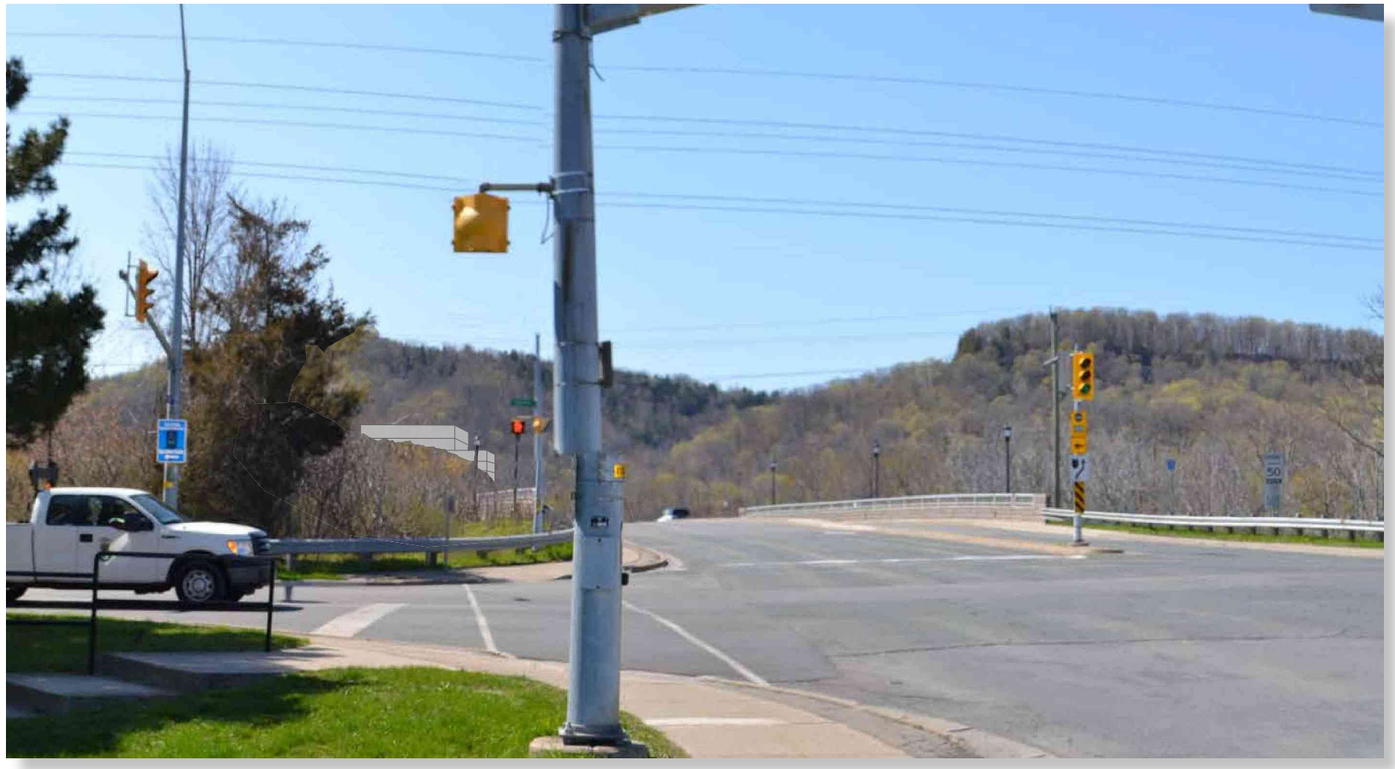


Image updated by Studio JCI on Mar 28, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Low - Key characteristic of landscape very robust and will not be adversely impacted by development;

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Very Low - Slight loss/alteration from the proposed development on the landscape

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Very low - Vegetations contribute to screening the visibility of the proposed development.

Visual Impact Receptor Point 7

Visibility at Receptor Point:

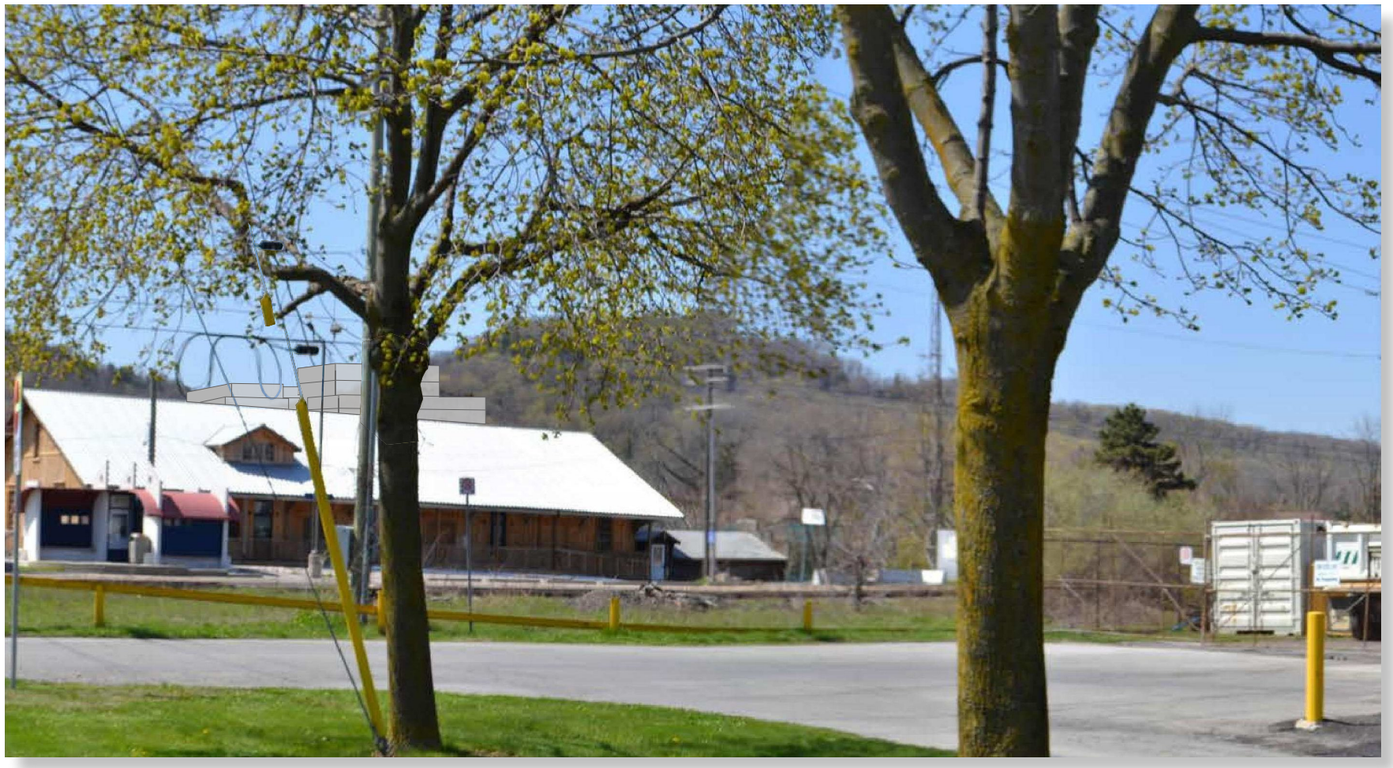


Image provided by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Moderate - Exhibit positive character but have some evidence

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Low - Slight loss/alteration from the proposed development on the landscape

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Very low- Other buildings are visible from this point which contribute to screening the visibility of the proposed development.

Visual Impact Receptor Point 9

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- Low - Roadside Vegetation

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- Low - Partial loss/alteration from the proposed development on the landscape

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- No Change to Very Low - Many other buildings are visible from this point which contribute to screening the visibility of the proposed development.

Visual Impact Receptor Point 10

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Low - Skyline and roadside vegetation

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Medium - Partial loss/alteration from the proposed development on the landscape

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Medium - Partial loss/alteration to the characteristics of the existing landscape/view

Visual Impact Receptor Point 11

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- Moderate to High - Escarpment Slopes

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- High - Proposed development easily visible from viewpoint. Proposed massing is taller than existing built context.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- Medium - Partial loss or alteration to the existing landscape character.

Visual Impact Receptor Point 12

Visibility at Receptor Point:

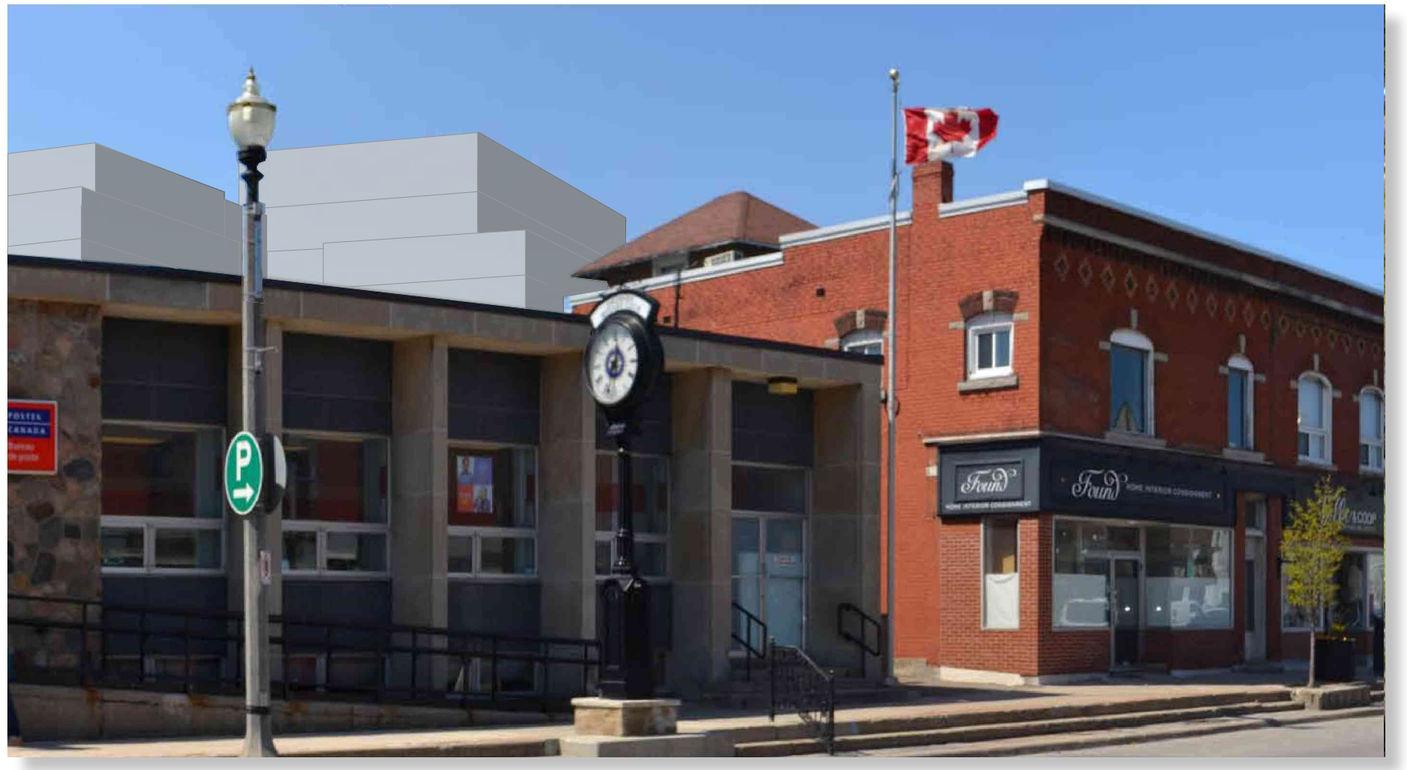


Image provided by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Moderate - The proposed development creates some alteration to the Skyline and roadside vegetation.

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Low - Slight alteration of the cultural heritage features behind the existing buildings.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Very low - Existing buildings provide screening to the visibility of the proposed development. The proposed development creates minor alterations to the existing view.

Visual Impact Receptor Point 13

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

- High - Escarpment Slopes

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

- High - Proposed development easily visible from viewpoint. Proposed massing is taller than existing built context. Partially blocks Escarpment Feature.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

- Medium - Partial loss or alteration to the existing landscape character.

Visual Impact Receptor Point 14

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Moderate - Escarpment Slopes

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• Medium - Proposed development easily visible from viewpoint. Proposed massing is slightly taller than existing built context. Partially blocks Escarpment Feature.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Medium - Many other buildings are visible from this point which contribute to screening the visibility of the proposed development.

Visual Impact Receptor Point 19

Visibility at Receptor Point:

Image updated by Studio JCI on Feb 13, 2025

Visual Impact Assessment

LANDSCAPE CHARACTER SENSITIVITY:

• Moderate - Roadside Vegetation. Development is fully visible from the lookout.

MAGNITUDE OF LANDSCAPE RESOURCE CHANGE:

• High - Proposed development easily visible from viewpoint. Proposed massing is taller than existing built context.

MAGNITUDE OF VISUAL RESOURCE CHANGE:

• Medium - Partial loss or alteration to the existing landscape character. Development does not obstruct views of Lake Ontario.

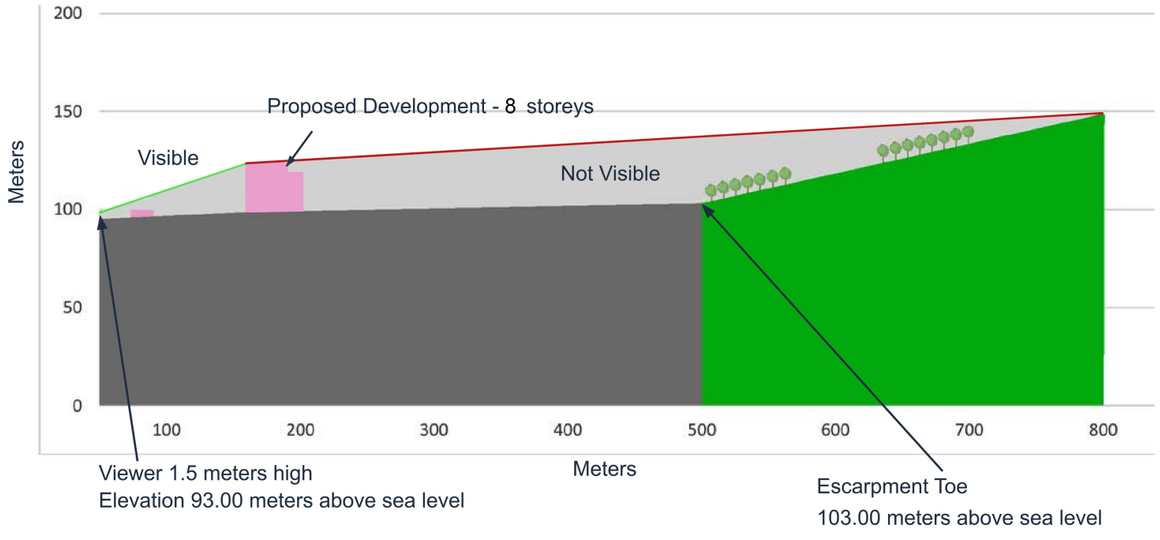
Section 5.0 - Mitigation Recommendations

Based on the assessment, the proposed development has a **Partial impact** on the surrounding environment overall. Out of the twenty (20) viewpoints collected, ten (10) have an impact on the landscape. Receptor points 4, 7 and 9 have a low impact, receptor points 3, 10, 12, 14 have a partial impact and receptor 11, 13, 19 have a full impact on the surrounding landscape from the proposed development.

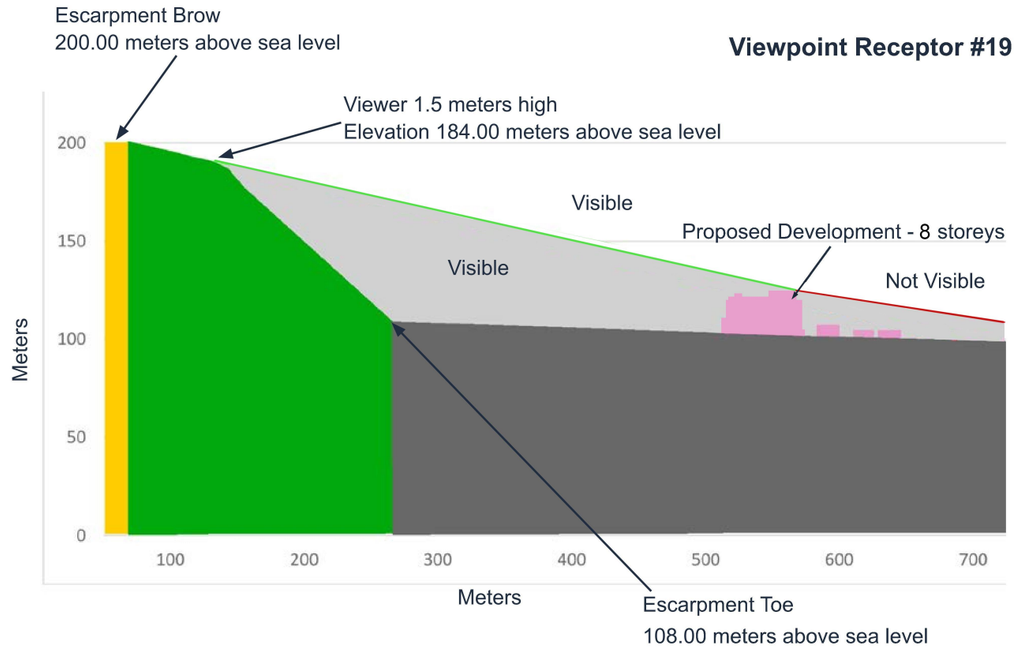
Receptor Point	Impact	Mitigation Recommendations
4, 7, 9	Low	In order to minimize the potential visual resource change (ie. reduce or eliminate the impact that the proposed building has on the existing buildings character and size), it is recommended that due to the urban nature of the site, additional mitigation measures should be explored in conjunction with the Town of Grimsby during the site plan approval design stage of the project.
3, 10, 12, 14	Partial	
11, 13, 19	Full	

Line of Site Cross Sections

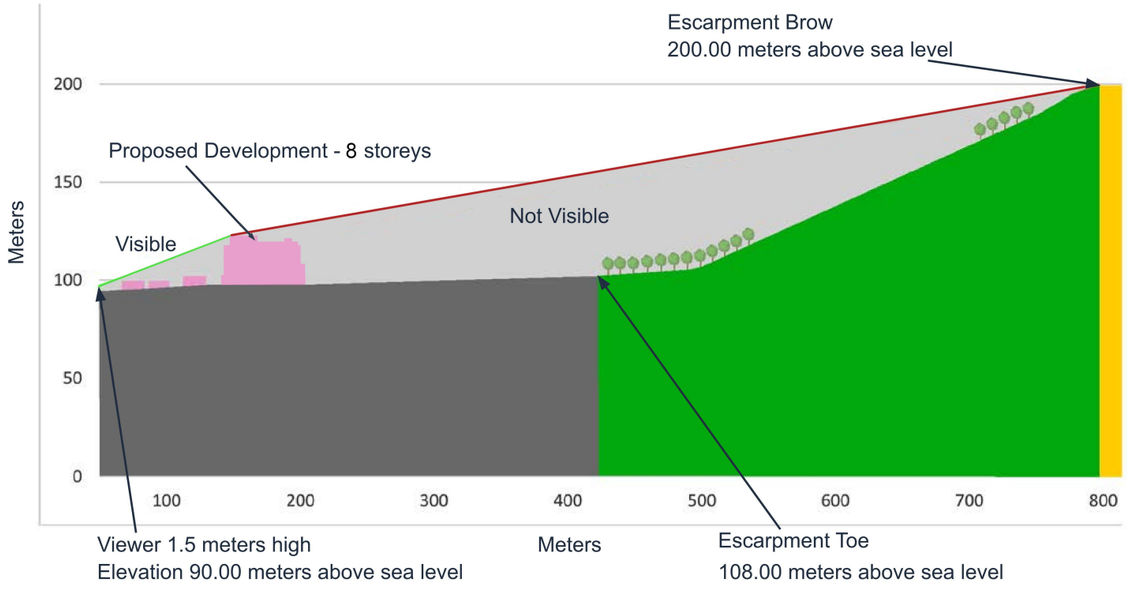
Viewpoint Receptor #11



Viewpoint Receptor #19

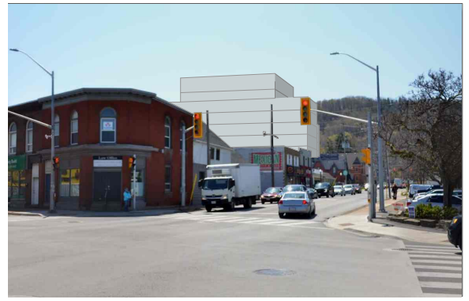


Viewpoint Receptor #13



#11

#13



#19

Visual Impact Assessment – Terms of Reference (TOR)

Appendix A: Terms of Reference

SvN has been retained by Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. as both the architects and landscape architects for the proposed redevelopment of the 13 Mountain Street and 19 Elm Street properties in the Town of Grimsby ("Subject Site").

A pre-application meeting was held with the Town of Grimsby on February 18, 2021 in advance of a formal submission for an Official Plan Amendment and Zoning By-lay Amendment. Through this meeting and the submission of a conceptual design package the Pre-Consultation Agreement identified the need for a Visual Impact Assessment (VIA) to be undertaken as part of this submission and that a project-specific TOR be developed and approved by the Niagara Escarpment Commission and the Town prior to proceeding with the visual impact assessment work. The VIA is a study that evaluates the impacts of change in the landscape to ascertain if a proposal is in keeping with the Niagara Escarpment Planning and Development Act and the Niagara Escarpment Plan.

Proponent:
SvN, Luke Kairys, Associate, Landscape Architecture BSc, OALA, CSLA

Study Area:
The Subject Site is north of the Niagara Escarpment in the built-up area of downtown Grimsby at the corner of Mountain and Elm Streets and to the south of Main Street. The site is the home to two existing brick buildings, the Woolverton House and a former church building. SvN has defined the Study Area as per the attached key map, which identifies the location of the Subject Site within the Town of Grimsby, some of the major public parks nearby, and a 2km radius (Appendix A.1). The Visual Impact Assessment will address views from major public roads and public lands looking towards the Niagara Escarpment as well as potential views from the Bruce Trail and Lake Ontario.

Project Description:
The project includes the adaptive re-use of the Woolverton House at 13 Mountain Street and the former church building at 19 Elm Street with the addition of a 7-storey mixed use building totalling approximately 80 residential units and a non-residential GFA of approximately 450 square metres. The maximum building height measured from the lowest point on the site (north property line) is approximately 26 metres above grade not including mechanical penthouse. Attached is a Conceptual Site Plan and Conceptual Block Massing of the proposed development for reference (Appendix A.2 A.3). The building massing is still in design development and final elevations and heights will be confirmed prior to finalizing the visual assessment work.

Applicable Policies:
The VIA will address the following policies:

a) Town of Grimsby Official Plan (May 2012 with Amendments): Commercial Core Intensification
b) Town of Grimsby Zoning By-law No. 14-45: Downtown Intensification
c) Niagara Escarpment Plan (2017): Part 2.13 Scenic Resources and Landform Conservation and Urban Area designation

Work Plan (Scope of VIA):

The proposed work plan will follow the Niagara Escarpment Commission Visual Impact Assessment Technical Criteria dated November 18, 2020. This document outlines the requirements including standards and methods to be used in the preparation of the VIA and have been used in the preparation of the TOR. The following is the proposed scope of the VIA:

3.1 Documentation of Baseline Conditions

The documentation of existing conditions will be used as the baseline in which the proposed development will be compared. The following outlines the process by which the viewpoints will be established for analysis.

1) SvN will prepare a Digital Visibility Map (DVM) starting with an area of 2km radius from the Subject Site to aid in establishing key viewpoints.
   The DVM will be produced using ArcMap 10.7.1 with Spatial Analyst and 3D Analyst extension with the following data sets. The GIS information will be exported as dwg file and imported into Rhino or Revit where the proposed development massing including mechanical penthouse will be geolocated.
   i. 10x10m or higher resolution Digital Elevation Model (DEM) from Government of Canada's Geospatial Data http://maps.canada.ca/czs/index-en.html
   ii. 10m Contours: GeoGratis portal from National Resources Canada (NRCAN), Geospatial Product Index https://www.nrcan.gc.ca/topographic-information/10785
   iii. Buildings, roads, water, wooded areas: Open Street Map Data: Map data copyrighted OpenStreetMap contributors https://www.openstreetmap.org or other approved sources that include existing built form in the study area.

2) Upon completion, the DVM with the suggested viewpoints including those noted in Appendix A.1.1 will be submitted for review.
3) Using a DSLR camera with a fixed 50mm lens, panoramic photographs will be taken from the selected viewpoints and following the criteria outlined in Appendix A.3.
   a. Photos will be taken from a height of 1.5 to 1.8m above ground level.
   b. Photos will be taken during spring prior to leaves returning to the trees.
   c. A handheld GPS will be used to confirm the location for each photo.
4) The individual photographs will be merged into panoramic photos using Adobe Photoshop CS5 or CC using the Photomerge tool with 'Repositioning' to ensure the images are not distorted.

3.2 Demonstration of the Proposed Physical Changes

The proposed physical changes to the site will be defined through a series of photo simulations or composites that show the existing conditions and the proposed development with the permitted zoning height for comparison. Images and descriptions will include site plans and 3D massing studies using Revit or Rhino overlaid with photographs from key viewpoints.

1) Prepare photo simulations using the established viewpoints based on geo-locations and matching virtual camera settings with those of the real world camera in the modelling software.
2) Photo simulations will be prepared following the criteria outlined in Appendix A.5. including the following:
   a. Data sets as noted above in the DVM will be used in each of the views.
   b. Views will be based on the established key views in consultation with the NEC as some views may not require simulation.

c. Images from the 3D modelling software that include all the data sets and the proposed development massing will be exported as jpegs and opened in Adobe Photoshop where they will be matched with the panoramic photos for analysis.

3.3 Evaluation of Visual Impacts

The VIA is a key tool in the design process and therefore the photo simulations will be used to help inform the design decisions which will work to minimize any visual impacts of the development on views to and from the Niagara Escarpment. Analysis of each viewpoint will compare the existing panoramic photo with the photo simulation that include the proposed development and reference the permitted zoning height for comparison. For each viewpoint a set of existing and proposed images will be followed by an analysis referring to the following:

1) Level of visibility of the proposed development;
2) Impact of the viewpoint based on sensitivity of landscape character, cultural heritage, magnitude of change to scenic resources, and magnitude of change to scenic quality and will be assigned a value of high, medium, low or no change with an explanation of the criteria applied.
3) The analysis will reference the appropriate NEP policies and background information that applies to the landscapes of potential impact.

3.4 Recommendation of Visual Impact Mitigation Measures if Applicable

Where visual impacts are identified, the VIA will include a description of the proposed mitigation measure(s) and how they address the identified visual impacts. A set of architectural drawings including site plan, elevations and renderings submitted as part of the Official Plan Amendment and Zoning By-law amendment will be included and referenced in the VIA for mitigations measures. Renders will include photo simulations where required to demonstrate these mitigation measures.

4.0 Submission and Review Process

The above scope will be complied into a single Visual Impact Assessment document following the requirements outlined in 4.0 of the Niagara Escarpment Commission Visual Impact Assessment Technical Criteria. This document and the process outlined in this TOR will be used as a key tool in the design process to help inform design decisions which work to minimize the visual impacts of the development. Where impacts still exist the report will evaluate the proposed development on the landscape and outline further measures that can be taken during later design stages.

As visual impacts assessments is an iterative process where later steps are dependent on the finding of earlier steps, the following pre-submissions will be made: 1) DVM submission with suggested viewpoints for confirmation prior to assessment, 2) Photo submission to confirm which views require photo simulation or other assessment (such as line-of-sight cross section).

The goal of this process is to ensure the proposal is in keeping with the Niagara Escarpment Planning and Development ACT (NEPDA) and the Niagara Escarpment Plan (NEP). Any adjustments to satisfy NEC to achieve a complete submission will be made in a timely manner.

Appendix A

A.1 Context Map (2km Radius)

A.1.1 List of NEC Viewpoints of Concern

In addition to any viewpoints determined through the DVM analysis, the following viewpoints will be included in the assessment:

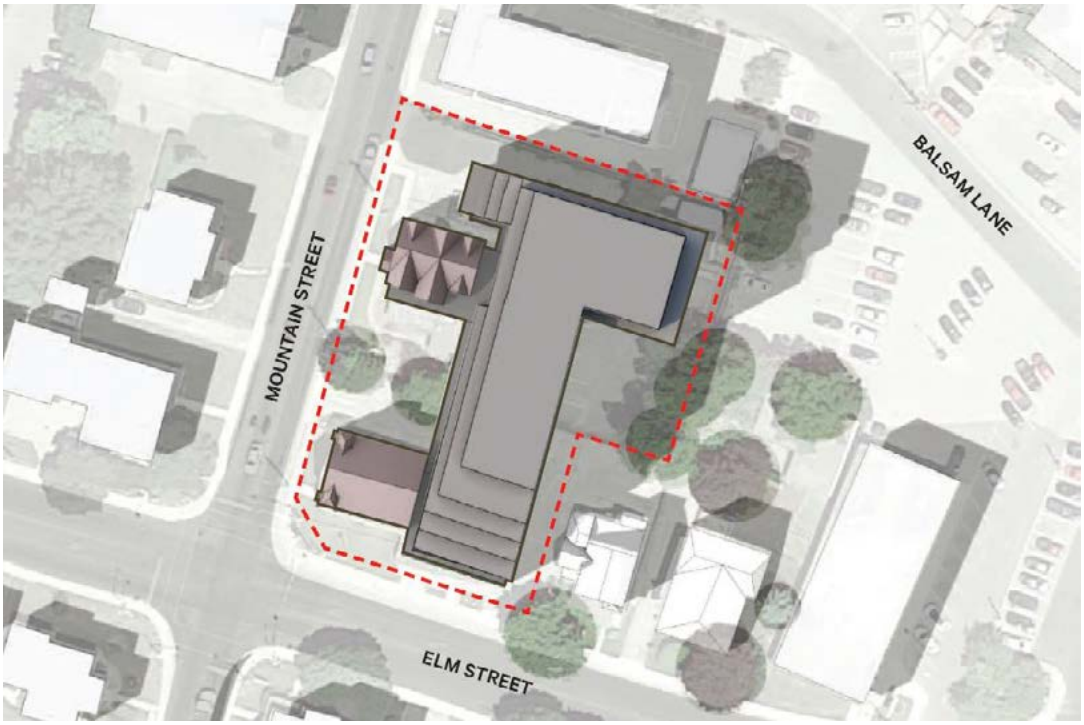
-Bruce Trail lookout on Grimsby Mountain overlooking the Mountain/Elm area

-public lands (noted on context map above)

-local public roads including:

- -Mountain St (Rd 12) looking south towards the Escarpment at several locations including bridges over rail line and QEW
- -Elizabeth St between Mountain St (Rd 12) and Clarke St
- -Main St E at Ontario St, Elm St, Robinson St, and Maple Ave
- -Main St W at Murray St
- -Maple Ave at bridge over Clark St
- -Clarke St at Elizabeth St and Ontario St
- -Livingston Ave between Mountain St (Rd 12) and Slessor Blvd

Additional viewpoints may be requested upon review of the DVM.



A.2 Conceptual Site Plan (NTS)

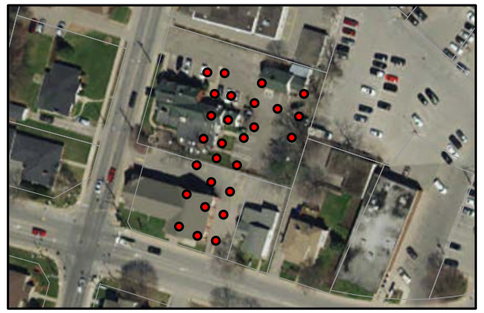
A.3 Conceptual 3D Massing

Appendix B: Digital Visibility Map (DVM)

Niagara Escarpment Plan

Viewshed of Proposed Structure

13 Mountain St and 19 Elm St, Grimsby



- Structure Model Points
- Bruce Trail Lookouts
- Niagara Escarpment Plan Area
- Niagara Escarpment Parks and Open Space System
- Wooded Area

Bruce Trail

- Main Trail
- Side Trail
- Roads
- Contours (10 metre intervals)
- Watercourse
- Waterbodies
- Not Visible
- Visible

NOTE: The Niagara Escarpment Plan boundary shown on this map are approximate and subject to confirmation through Site Inspection and the application of the 'Interpretation of Boundaries' section of the Niagara Escarpment Plan

ASSUMPTIONS

Structure Height - 27 m (88.6 ft)
Height of Trees and Hedgerows - 15 m (50 ft)
Viewer Height - 1.5 m (5 ft)

Tree height was added to the digital elevation model and is taken into account in the viewshed model.
Rooftop elevations were approximated based on Site Plan.

Source of Information

5 m Digital Elevation Model (DEM) 2002 First Base Solutions and Ontario's Ministry of Natural Resources and Forestry
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features nor as a guide to navigation.

0 250 500 750 1000

Metres

Printed on April 30, 2021

THIS IS NOT A PLAN OF SURVEY

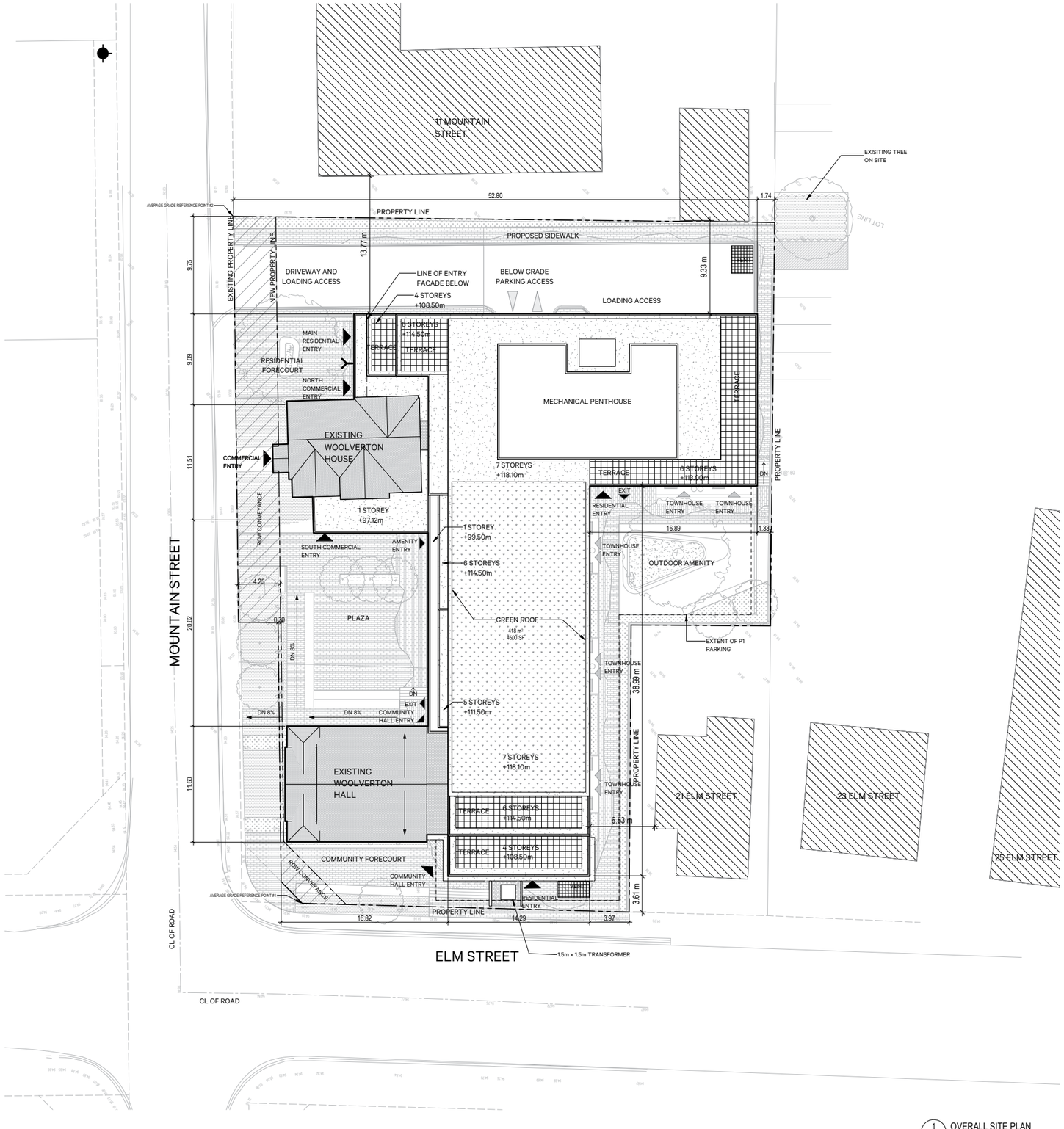
This map is illustrative only. Do not rely on it as being a precise indicator of routes, location of features, nor as a guide to navigation. Base derived from various sources. Map compiled and produced by the Geographic Information Systems (GIS) Department of the Niagara Escarpment Commission, Ministry of Natural Resources and Forestry

Ontario

N

Map Created by: Kun Xu

Appendix C: Architectural Site Plan



1 A010 OVERALL SITE PLAN
1 : 200