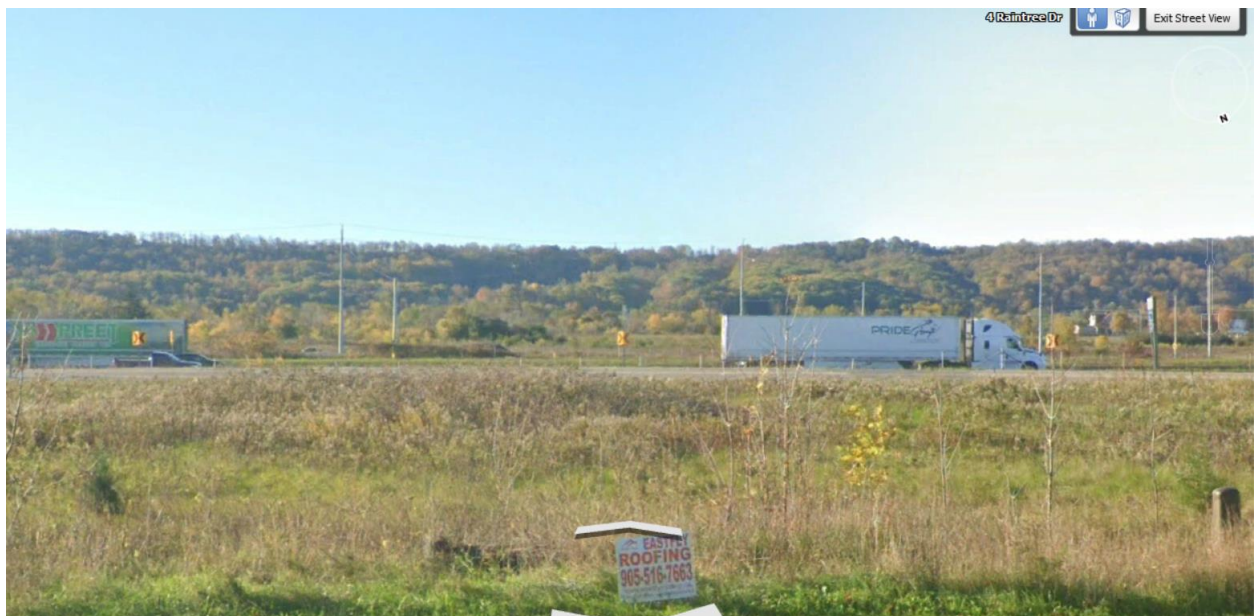


View Looking South from Street (Raintree Drive)



View Looking South from Street (Baseline Road) and similar view from neighbourhood Veranda

January 2022

Dear Alissa & Council,

We live in a semi-detached home on Glendarling Crescent and Raintree Drive. Our home was built with a large 2nd storey veranda (pic below) which provides us with a view of the Niagara Escarpment. This veranda, and view it provides, is reflected in our property's assessment values as compared to our neighbours who do not have a Vista View Veranda. Those with a Vista View Veranda have assessment values which are on average, \$50,000 higher.

It is my understanding that significant Vistas for existing residential homeowners are to be considered when a development application is being considered. (UHOP Chapter B Residential Intensification in Neighbourhoods Designation, B.2.4.2.2 (b))

I have not been provided with a Conceptual Plan / rendering / massing of the proposed development so I cannot provide concrete information in regard to whether or not a 33 metre high build will cause an 'unacceptable adverse impact' upon me as per what is deemed a conflict under the "Compatibility"* considerations of our Official Plan.

It is however my strong opinion that the higher height proposed will block my view of this UNESCO World Biosphere Reserve & will negatively impact not only me personally as the existing homeowner but also all future occupants of this home. (Mental health)

In addition, the view will be blocked for those citizens who walk, roll & ride along Baseline Road. Whether this will occur at 11 metres, or 20 metres or 33 metres is unknown. The impacts on the public realm have not been adequately assessed in my opinion.

Considering the Views / Vista planning policies contained in our Urban Hamilton Official Plan (see below), I would like to request a Visual Impact Assessment be completed **prior to considering and/or approving increasing the height by 300% on this subject land.**

Deferring such a study to Site Plan stage, if that has even been contemplated, is unacceptable. Site Plan does not allow the height to be adjusted lower after rezoning. Site Plan Design policies do however protect & enhance the View for new occupants of 1400 Baseline Road in the design process of the eventual build. How can anyone consider that fair?



To be clear, I am not opposed to an infill development on this vacant land nor did I expect to retain this expansive view in perpetuity. I do however believe it is reasonable for me to be provided with enough information to generally understand to what extent the proposed amendment will result in adverse impacts

Respectfully,

Donald & Jessica Lindsay (3 Raintree Dr)
TERESITA J ROBERTO DE MARZO (5 RAIN TREE DR)
VIBHU SHARMA (4 RAIN TREE DRIVE)
P.B. O'Donnell 5 GLENDARLING CRES
Sarah Quille 4 GLENDARLING CRES.

**Compatibility is not 2 things being the same or similar. Compatibility is 2 things being in harmony & co-existing without conflict. The Ontario Land Tribunal turns upon the impact of a proposal on the character of the environment, both built & natural with regard for how the character is likely to evolve over the foreseeable future. A proposal should not cause unacceptable adverse impacts upon existing built & natural environment (inclusive of neighbourhood and adjacent lands) (Source: a December 2021 OLT Decision in regard to a 9 storey build in another area of Hamilton)*

the design and installation of appropriate gateway features.

3.3.5 Views and Vistas

Public views and vistas are 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.

Chapter B – Communities

Views and vistas created in newly developing areas play a large role in creating a sense of place and neighbourhood identity.

Examples of existing significant vistas include the panorama of the Niagara Escarpment, Hamilton Harbour and the Downtown skyline as viewed from various vantage points throughout the City. Examples of views include significant historic and public buildings, natural heritage features, and monuments.

- 3.3.5.1 The City shall undertake a comprehensive study to identify significant views and vistas and recommend strategies for their protection and enhancement. In the absence of such a study, the identification, preservation, enhancement and/or creation of significant public views and vistas shall occur through secondary planning.
- 3.3.5.2 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.
- 3.3.5.3 The principal façades of public buildings and parks are encouraged to locate at the termination of a street or view corridor or at street intersections to act as focal points for views except in situations where such building placement would compromise existing significant views or vistas.