

From: Henderson, Brandon (MNR)
Sent: Friday, July 4, 2025 2:43 PM
To: clerk@hamilton.ca
Subject: UHOPA-24-008 and ZAC-24-026 NEC Comments

Good afternoon,

While the subject lands are located outside the designated area of the Niagara Escarpment Plan and Development Control, they are situated within two (2) kilometres of lands that fall within the Plan area. As such, are part of the surrounding context which contributes to the broader Escarpment open landscape character.

The Niagara Escarpment Commission (NEC) encourages both the city and applicant to have consideration for potential visual impacts on the Escarpment, particularly in relation to building height as proposed in the Zoning By-law amendment. Although not required, a review of potential visual impacts may be useful in evaluating how changes to the landscape could influence the scenic resources of the Niagara Escarpment. These scenic resources include the general appearance and visual quality of the landscape, which are shaped by natural features such as geology, vegetation, and landforms, as well as existing built form.

Of note is the potential for skylining, where buildings, whether 4, 8 or 12 storeys in height, even at distances exceeding two (2) kilometres, may become visually prominent by breaking the natural horizon line of the Escarpment landscape. Such features can alter the visual continuity and character of the area. Conversely, structures screened by topography or vegetation may fall within a 'visual shadow' having no impact or have a reduced visual presence on the surrounding scenic quality.

The NEC encourages development that considers the Escarpment surroundings and supports the maintenance and enhancement of the Escarpment's open landscape character and scenic quality.

Best regards,

Brandon Henderson, RPP, MCIP (he/him)
Senior Planner Niagara Escarpment Commission