

**Proposed Hotel Development
6546 Fallsview Boulevard**

VISUAL IMPACT ASSESSMENT

This Visual Impact Assessment has been prepared in accordance with the Niagara Parks Commission Visual Assessment Policy approved on March 23, 2018 (CPM-01-22) and associated Terms of Reference Guidelines. It also responds to the Niagara Parks Commission's email to the City of Niagara Falls dated February 18, 2021, requesting that the Visual Impact Assessment evaluate what portion of the proposed development is visible from Queen Victoria Park daytime and nighttime, in accordance with the Visual Assessment Policy.

As noted in the Terms of Reference Guidelines, the purpose of a visual assessment study is to establish a baseline for the existing conditions, then identify the physical changes in an accurate and objective manner. The study then assesses the impact of the change on protected heritage properties, scenic resources or the safety of NPC roads. The visual assessment will provide the basis for NPC staff to effectively evaluate the visual impact of the proposed development on identified views, vistas, viewscapes and viewpoints or to visually intrude upon protected heritage properties, or scenic resources.

The text of this Visual Impact Assessment should be read together with attached modeling undertaken by architectsAlliance, which superimposes the proposed hotel development on existing skyline photographs, as follows:

- View 01 – Looking north from the Old Power House
- View 02 – Looking north from the Niagara Parks Power Station
- View 03 – Looking south from north of Murray Hill
- View 04 – Looking south from Rambler's Rest Pavilion
- View 05 – Looking south from south of the Rainbow Bridge (telephoto).
- View 06 – Looking south from the Niagara River Parkway
- View 07 – Looking south from Queen Victoria Park
- View 08 – Looking south from Queen Victoria Park (alternate location)
- View 09 – Looking south from Queen Victoria Park (alternate location)
- View 10 – Looking south from Queen Victoria Park (alternate location)

It is noted that the Visual Impact Assessment does not take into account approved or proposed tall building developments within the Fallsview Tourist District which may also have an impact on views.

The Visual Assessment responds to the identified questions in the Terms of Reference Guidelines as follows:

- **Is the development designed to be compatible with the visual and natural environment of protected heritage property or scenic resource?**
 - In our opinion, the proposed development has been designed to be compatible with the visual and natural environment of the protected heritage property or scenic resource. The proposed tower and podium form and contemporary architectural expression of the towers will co-exist harmoniously with the natural and cultural heritage features in Queen Victoria Park, with no unacceptable built form impacts. In this regard, the proposed development continues the pattern of tall buildings within the Fallsview Tourist District that project beyond the vegetated and naturalized escarpment above Niagara River Parkway.

- **Is the use of screening and setbacks considered viable to reduce visual impact on protected heritage property or scenic resource?**
 - Given the distance of the proposed hotel towers from Queen Victoria Park (approximately 100-145 metres to the top of the escarpment and 165-200 metres to the park below), together with the intervening treed escarpment slope and the height of the proposed towers, it is our opinion that the use of screening and setbacks would not be a viable option to further reduce visual impact. While the treed escarpment slope will screen views of the podiums and the lower portions of the towers, the upper portions of the towers will be visible, as is the case with the other existing tall buildings and towers in the area (e.g. Embassy Suites, Hilton Niagara Falls, the Casino Hotel and the Skylon Tower).

- **Does the development impact the visual attractiveness of a protected heritage property or scenic resource including natural heritage features and cultural heritage attributes?**
 - In our opinion, the proposed development, although it will be visible, will not negatively impact the visual attractiveness of a protected heritage property or

scenic resource including natural heritage features and cultural heritage attributes. The proposal will introduce a high-quality building to the Niagara Falls skyline that is in keeping with existing and approved building heights in the surrounding area, and will introduce a more contemporary architectural expression. The visual character of views from Queen Victoria Park consists of a mix of natural and cultural heritage facilities within the park, set against the backdrop of a contemporary urban skyline. In our opinion, the resulting character in its totality is attractive and is greater than the sum of its parts.

- **Does the development's design and proximity to a protected heritage property or scenic resource contribute to the preservation of the natural, visual and cultural heritage characteristics of the area?**
 - In our opinion, the development's design and proximity to a protected heritage property or scenic resource will contribute to the preservation of the natural, visual and cultural heritage characteristics of the area. It will not detract from those natural, visual and cultural heritage characteristics i.e. they will be preserved. The proposed development will add to a context that is already characterized by high-rise buildings and towers that can be viewed from Queen Victoria Park. It will improve the existing skyline by introducing high-quality buildings that will animate the public realm along Fallsview Boulevard and augment the tourism facilities in Niagara Falls, which will in turn contribute to the use and public enjoyment of Queen Victoria Park.

- **How are the visual impacts being minimized by the use of compatible materials, scale, height, massing, exterior lighting, color, siting and landscaping to enhance the natural and cultural heritage landscape of protected heritage property or scenic resource?**
 - In our opinion, the visual impact will be minimized through the use of contemporary materials and architectural expression. The clean lines and elegant architecture will result in a "lighter" visual impact than some of the existing post-modern towers that compete for attention within the skyline. The offset siting of the towers (one closer to Fallsview Boulevard and one further away) follows the edge of the escarpment, while the diagonal separation between the two mitigates a wall effect, particularly when viewed from the south (see Views 01 and 02). When viewed from the north, the overlapping of the two towers will mitigate the width of the towers on the skyline (see Views 03, 04 and 05). At-grade, the podium will be lit

in a way that will complement the Fallsview Boulevard and Portage Road right-of-way, while the top of the towers will be illuminated to identify the building on the skyline in a harmonious manner.

- The material and colour of the podium cladding is to mimic the stone of the escarpment. Lighting will be utilized to enhance the views at night and reinforce the skyline. Landscaping will be utilized on the podium rooftops to provide an extension of the green tree canopy that extends up from the parkway.
- **Does the development adversely affect the natural and cultural heritage features/attributes of adjacent protected heritage properties or scenic resources?**
 - In our opinion, the development will not adversely affect the natural and cultural heritage features/attributes of adjacent protected heritage properties or scenic resources, for the reasons set above and below.
- **Does the development create or change shadows that alter the appearance of a heritage attribute of a protected heritage property or change the visibility of a scenic resource?**
 - In our opinion, the proposed development will not create or change shadows that either alter the appearance of a heritage attribute of a protected heritage property or change the visibility of a scenic resource. At the equinoxes, existing high-rise development in the Fallsview Tourist District currently casts widely spaced shadows on Queen Victoria Park beginning at 3:18 p.m. on the escarpment slope and falling on the park itself at 4:18 p.m., 5:18 p.m. and 6:18 p.m. The proposed development will add incrementally to existing shadows at 4:18 p.m. and 5:18 p.m., but will not materially affect the existing character which has a mix of sun and shade conditions. At 6:18 p.m., there will be only a very minor incremental impact. On June 21st, the incremental shadows will begin at 4:18 p.m. on the escarpment slope and will fall on the park itself at 5:18 p.m. and 6:18 p.m., with a similar mix of sun and shade conditions.
- **Will any new or expansion of existing structures/buildings, building materials including roof material, be compatible with protected heritage property's or scenic resource's landscape character?**

- While the building materials/roof materials have not yet been finalized and will be confirmed at the Site Plan Approval phase, the intent is to use “light” materials and rooftop designs that are integrated with the design of the tower, rather than the more “solid” materiality and decorative rooflines of the adjacent towers to the north and south. In our opinion, the design approaches will be complementary, rather than competing.
- **Does the proposal cause glare, sky glow or light trespass?**
 - Matters of glare, sky glow and light trespass will be addressed at the Site Plan Approval phase.
- **Does the proposal draw a driver’s eye from the visual field where it belongs while driving and impede safety?**
 - In our opinion, the views taken along the Niagara River Parkway (see especially Views 02 and 06) show that the proposal will not draw a driver’s eye from the visual field where it belongs while driving, therefore not impeding safety. The clean lines and elegant architecture will not compete for attention within the skyline.
- **Are sightlines along the roadway impacted by the proposal?**
 - Sightlines along the roadway are not impacted by the proposal (see especially Views 02 and 06).

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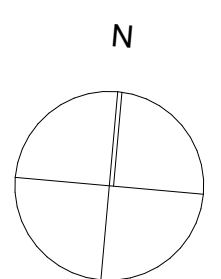
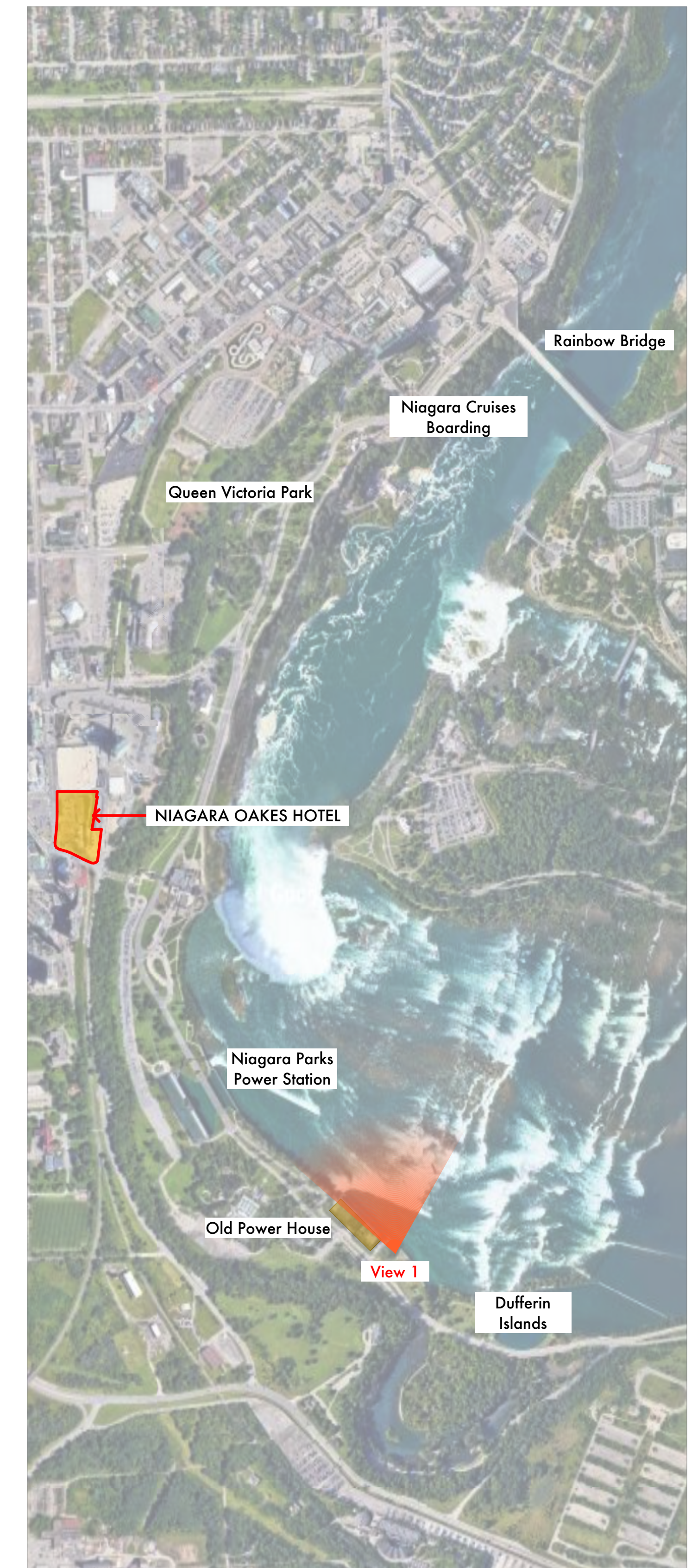
OAKES HOTEL REDEVELOPMENT

6546 Fallsview Blvd, Niagara Falls, ON

VISUAL IMPACT STUDY
Friday, April 12, 2024

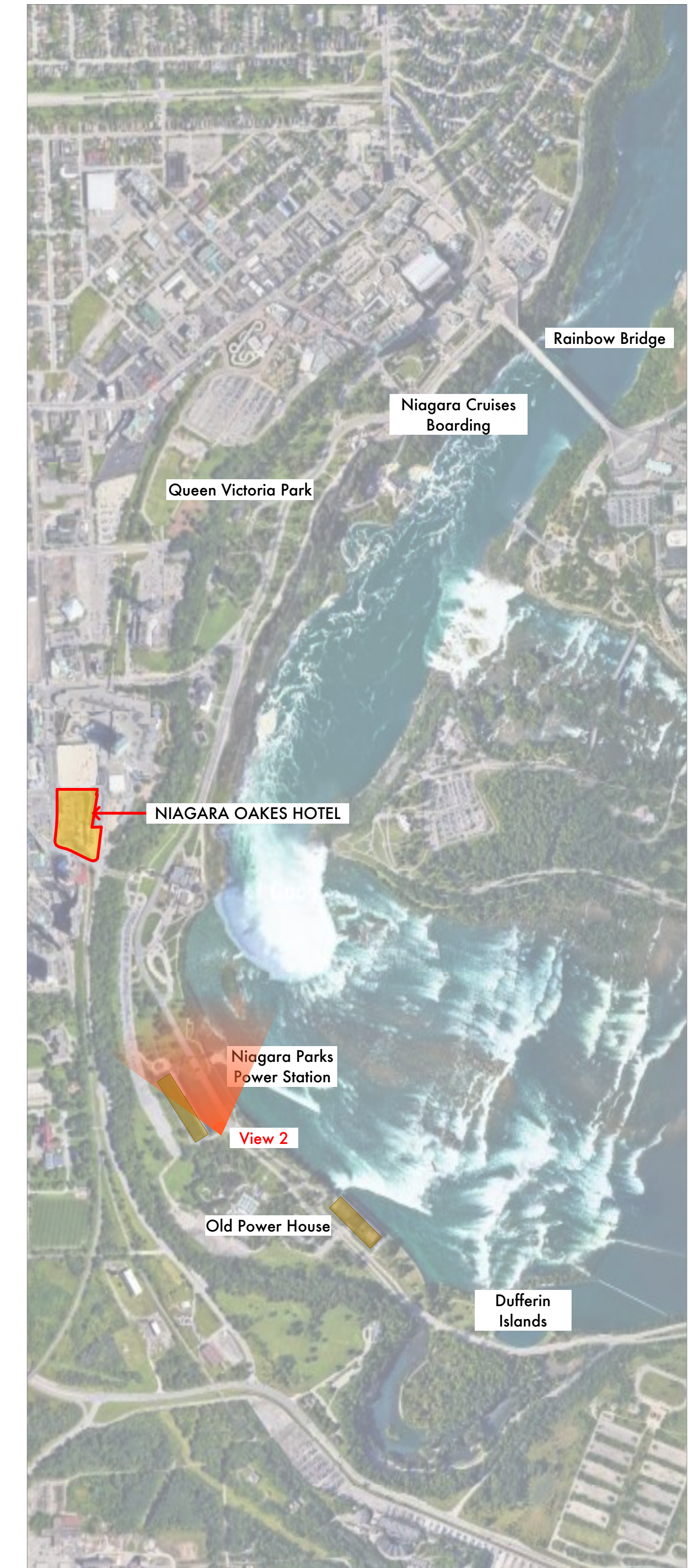


VIEW 01 - Looking North From the Old Power House



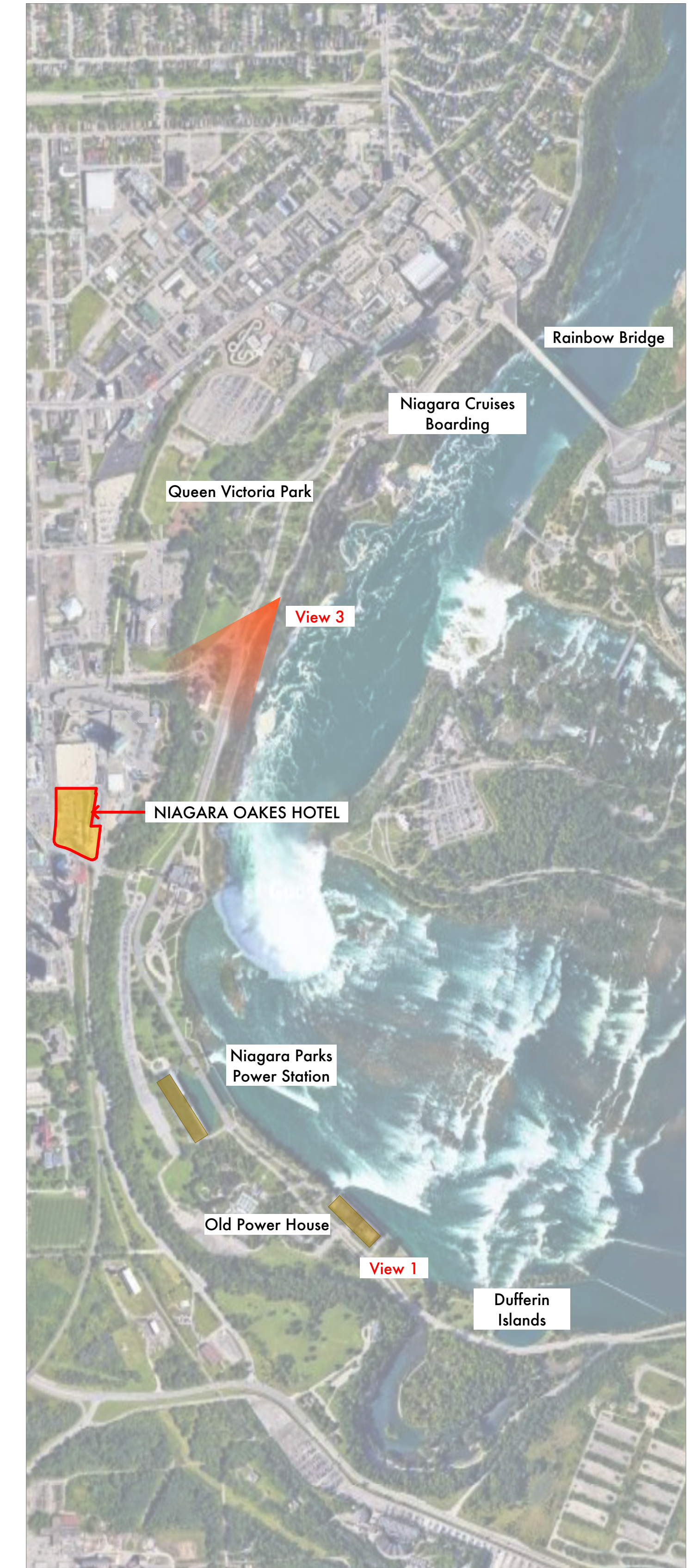


VIEW 02 - Looking North From the Niagara Parks Power Station



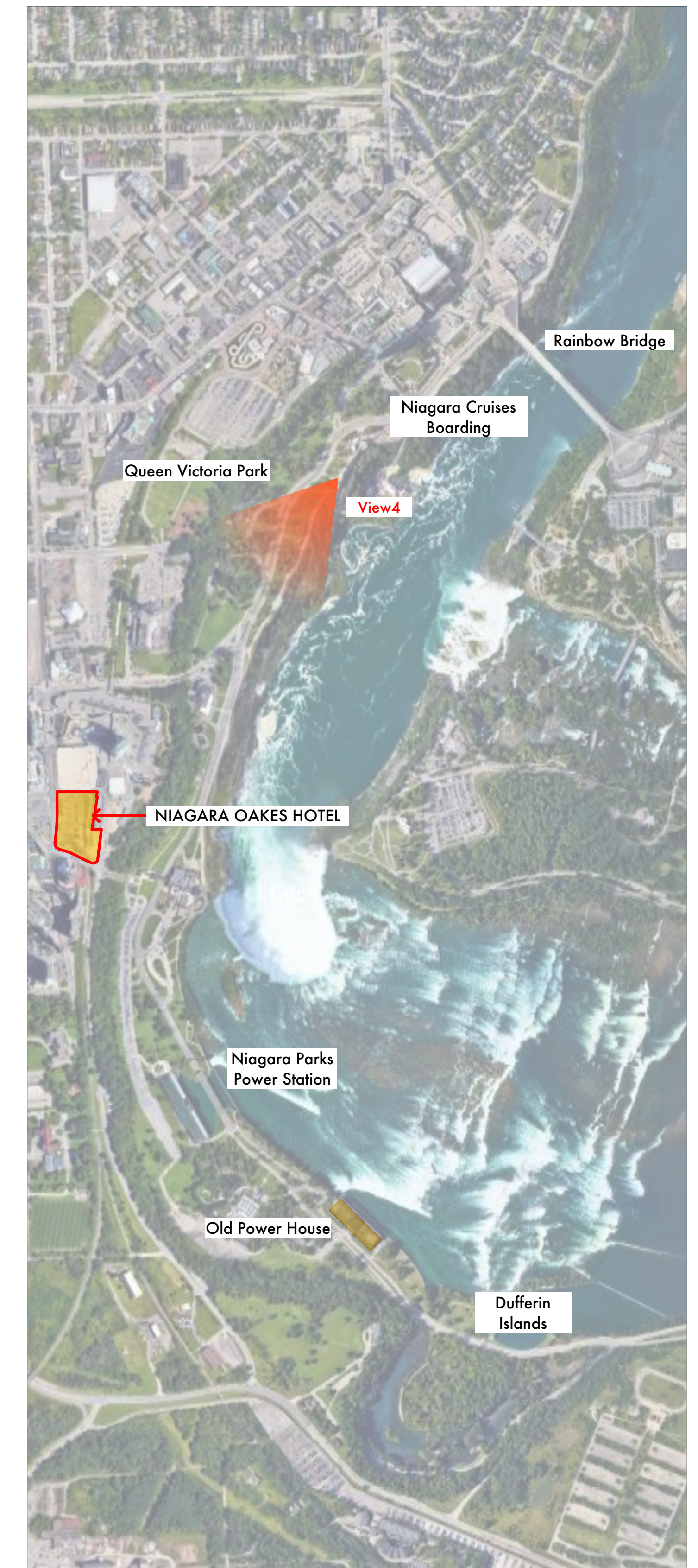


VIEW 03 - Looking South from North of Murray Hill



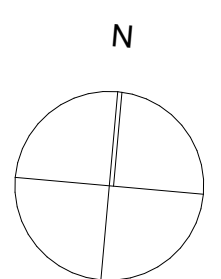
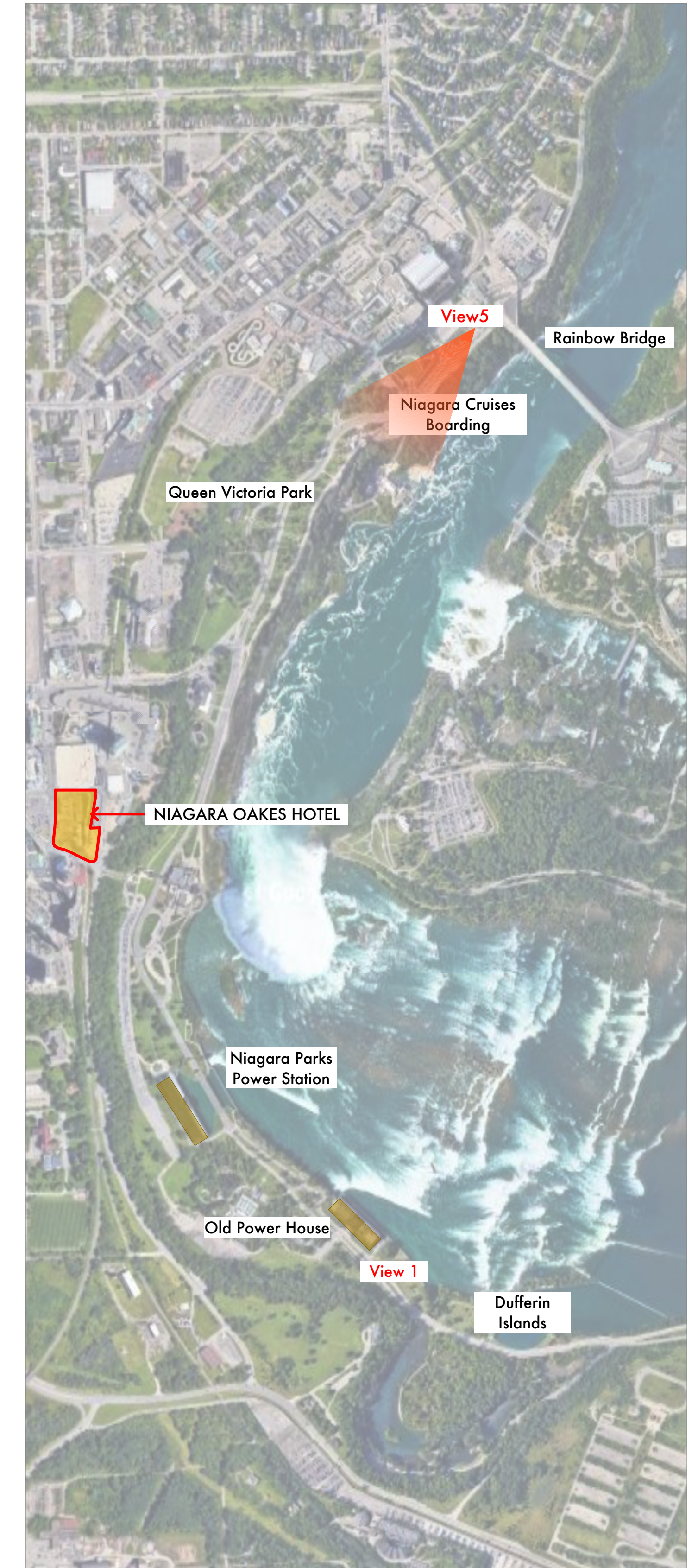


VIEW 04 - Looking South from Rambler's Rest Pavilion



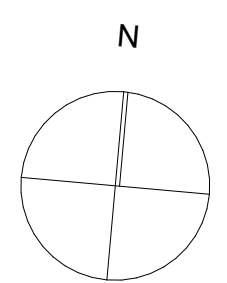
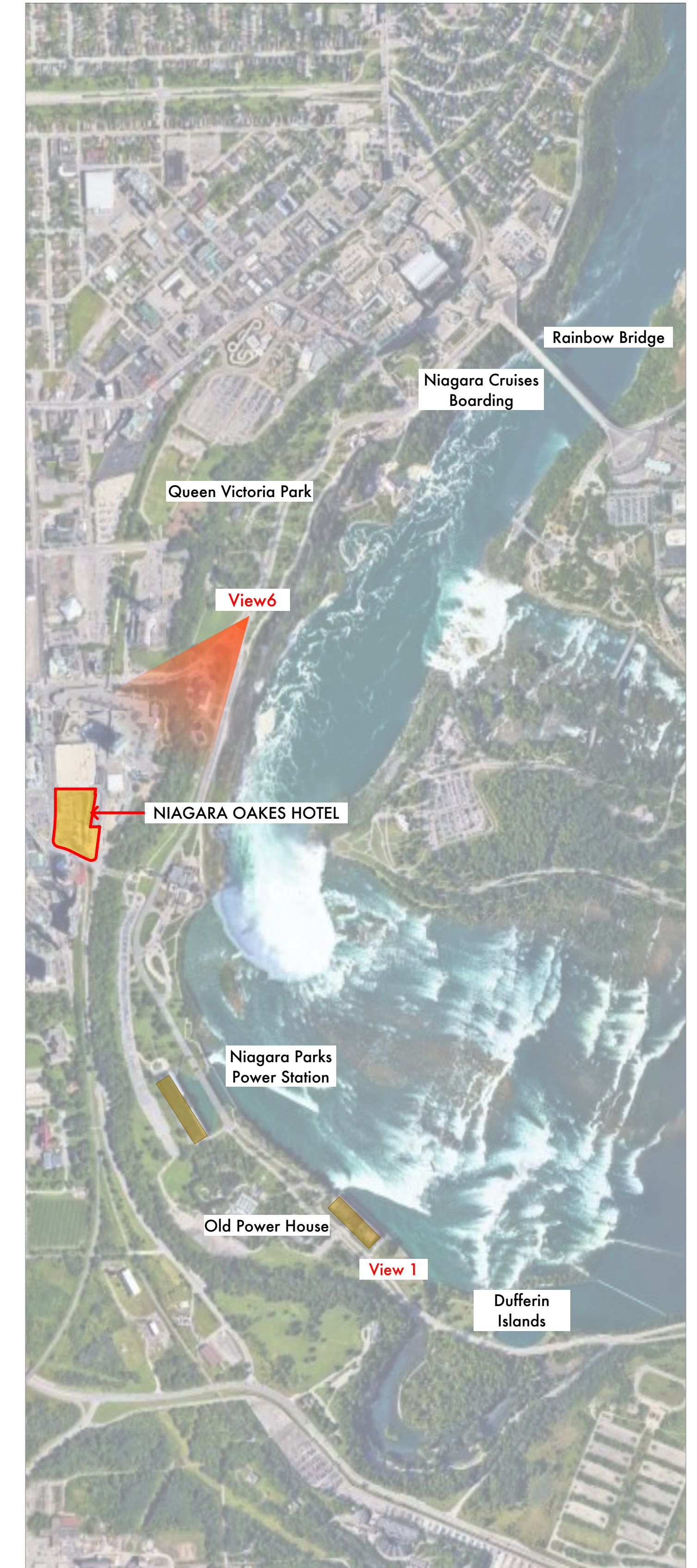


VIEW 05 - Looking South from South of the Rainbow



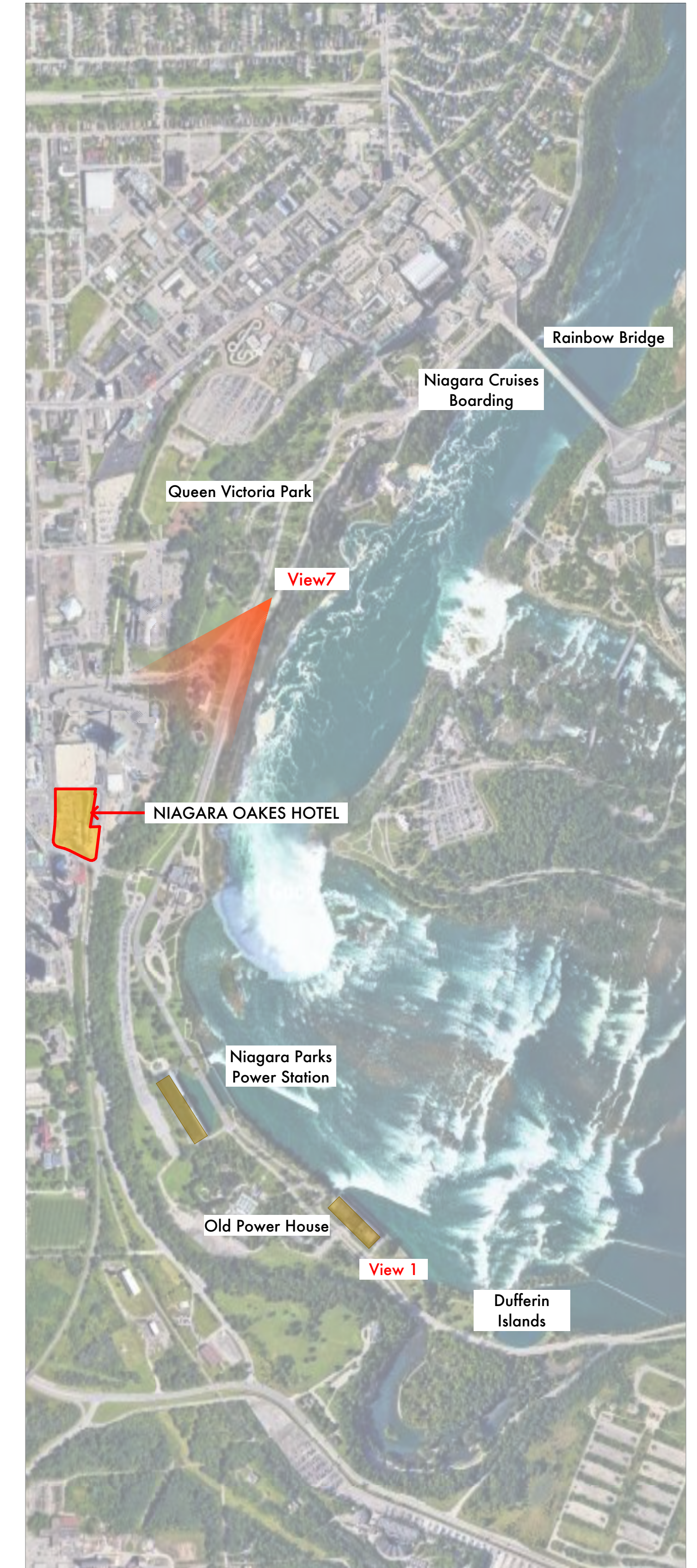


VIEW 06 - Looking South from Niagara River Pkwy



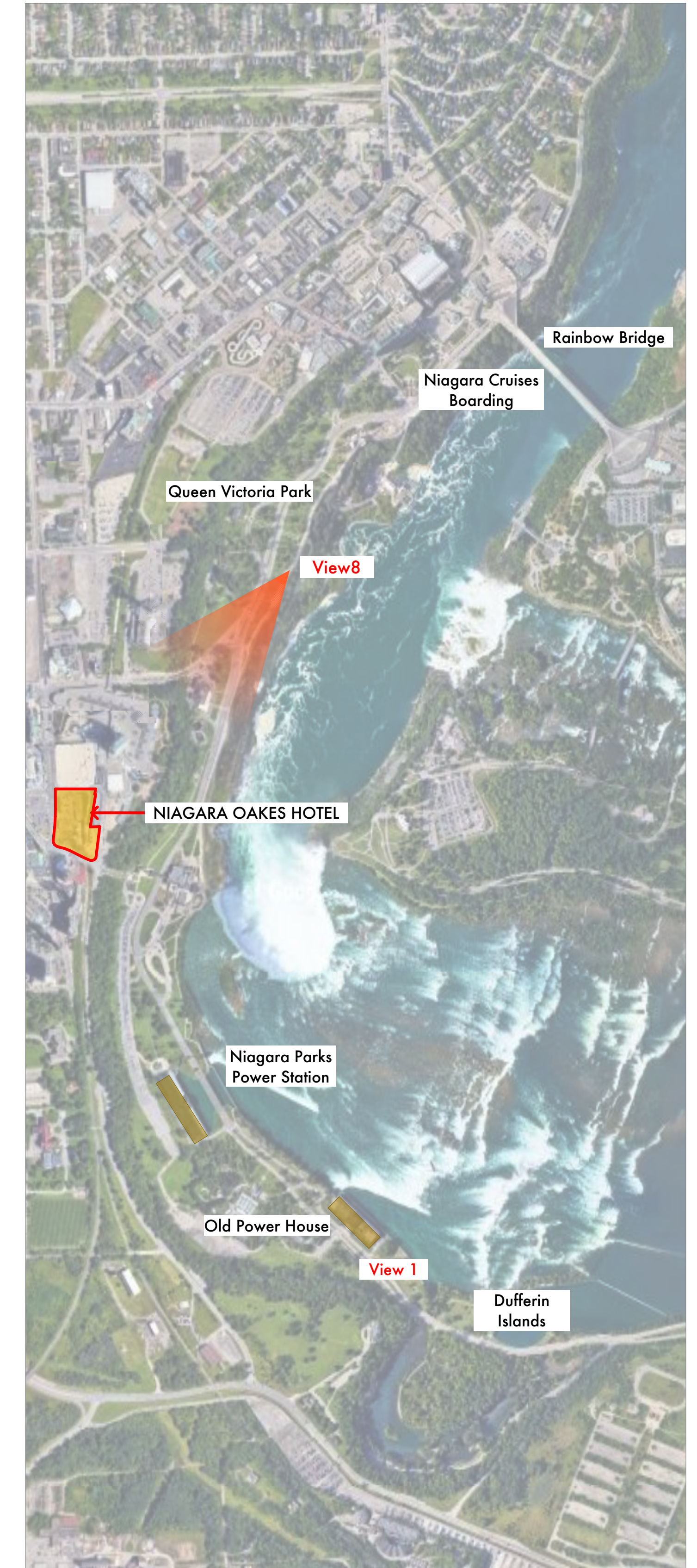


VIEW 07 - Looking South from Queen Victoria Park



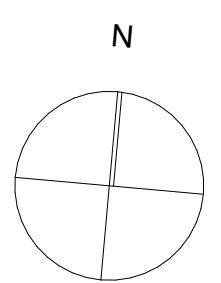
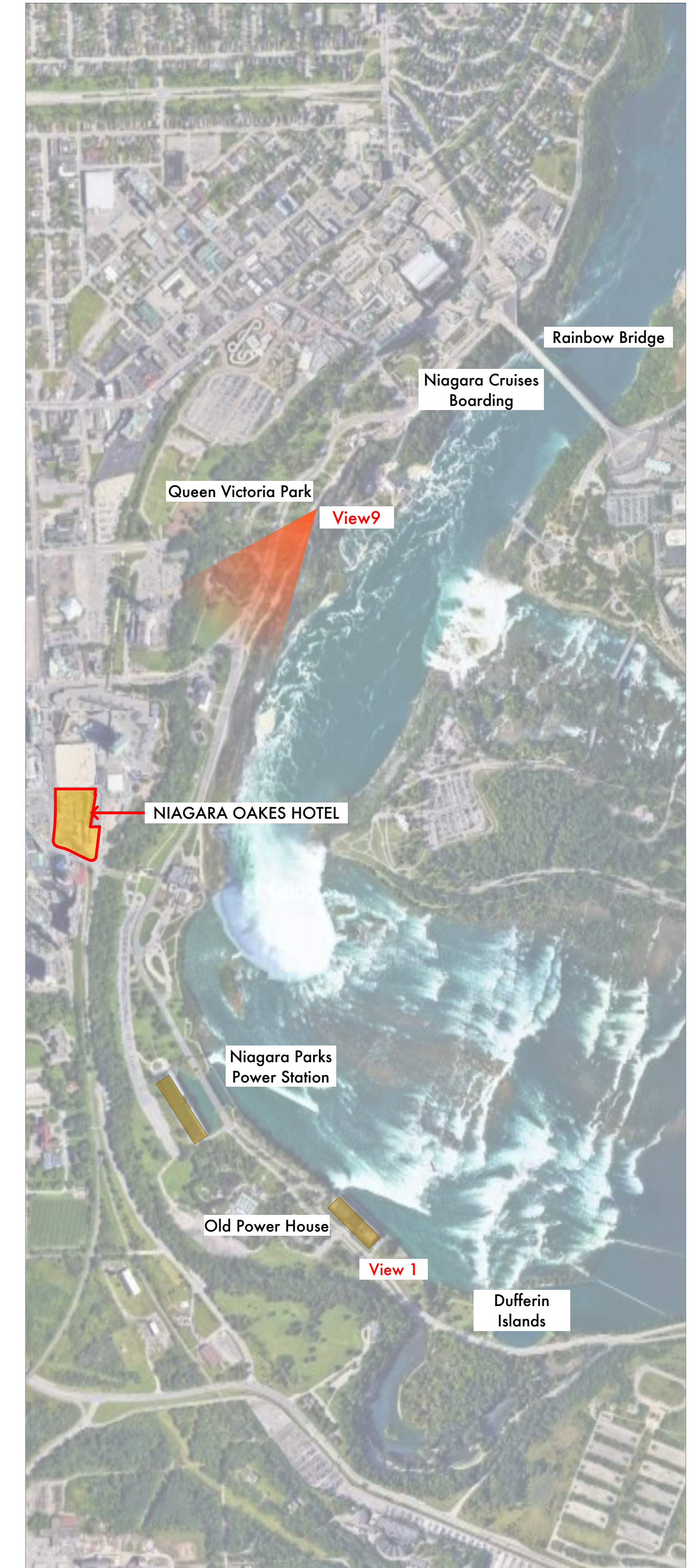


VIEW 08 - Looking South from Queen Victoria Park





VIEW 09 - Looking South from Queen Victoria Park





VIEW 10 - Looking South from Queen Victoria Park

