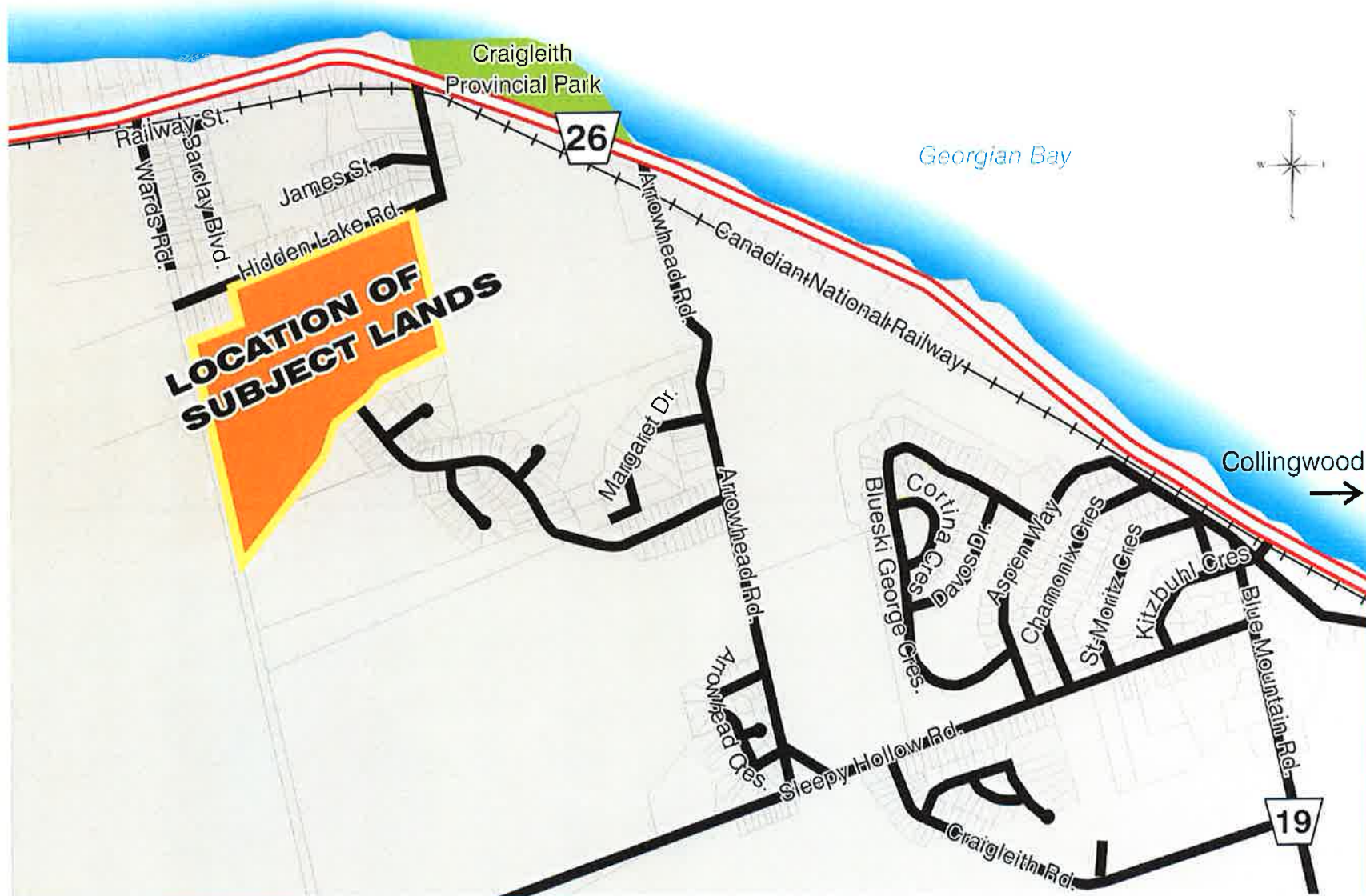


Tabera Alta Visual Assessment

July 19, 2005

as amended July 11, 2007

Tabera Alta Visual Assessment



Methodology: Obtain background information

Ontario base mapping



Aerial photography



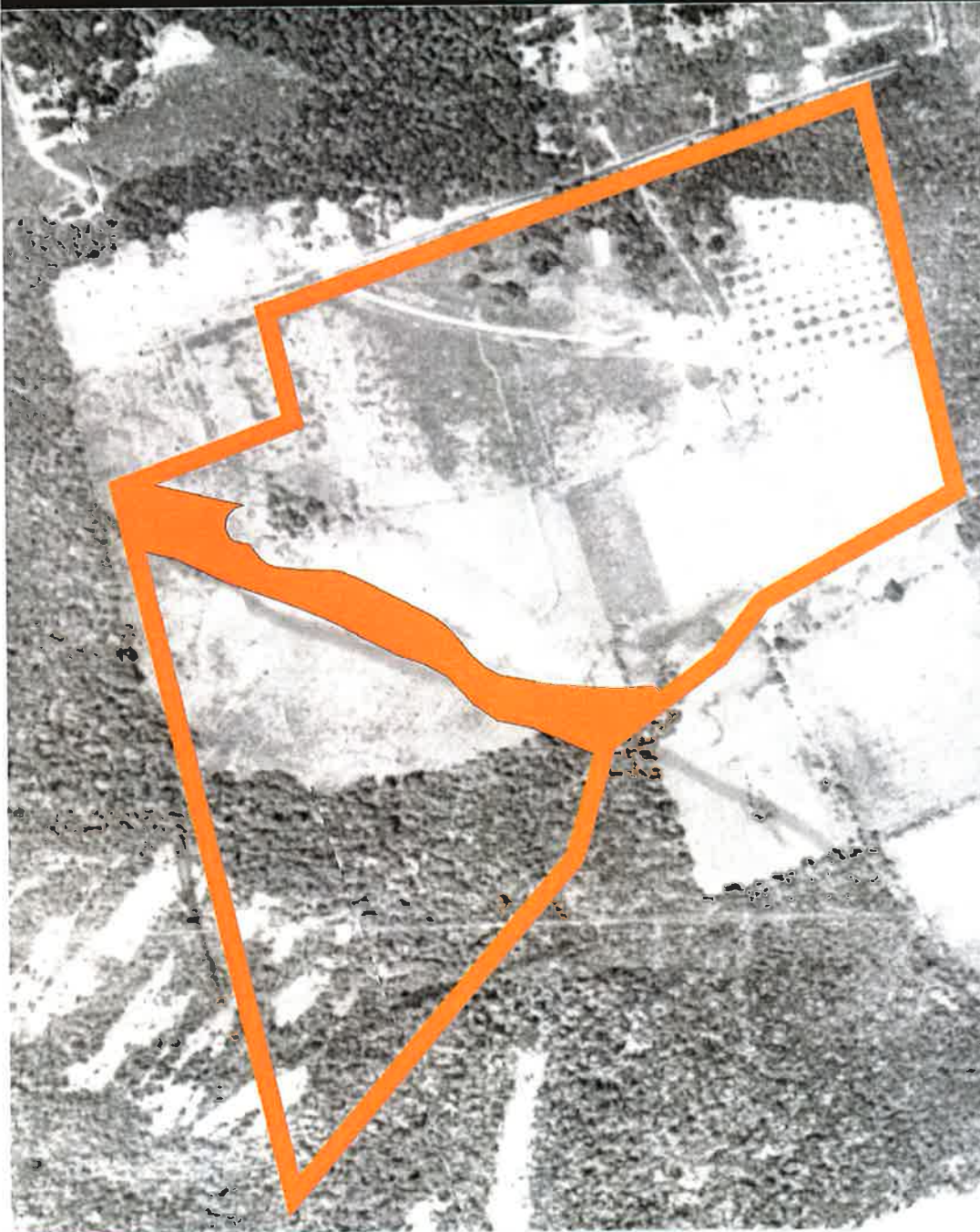
Base plans



Architectural details



Methodology: **Site plan**



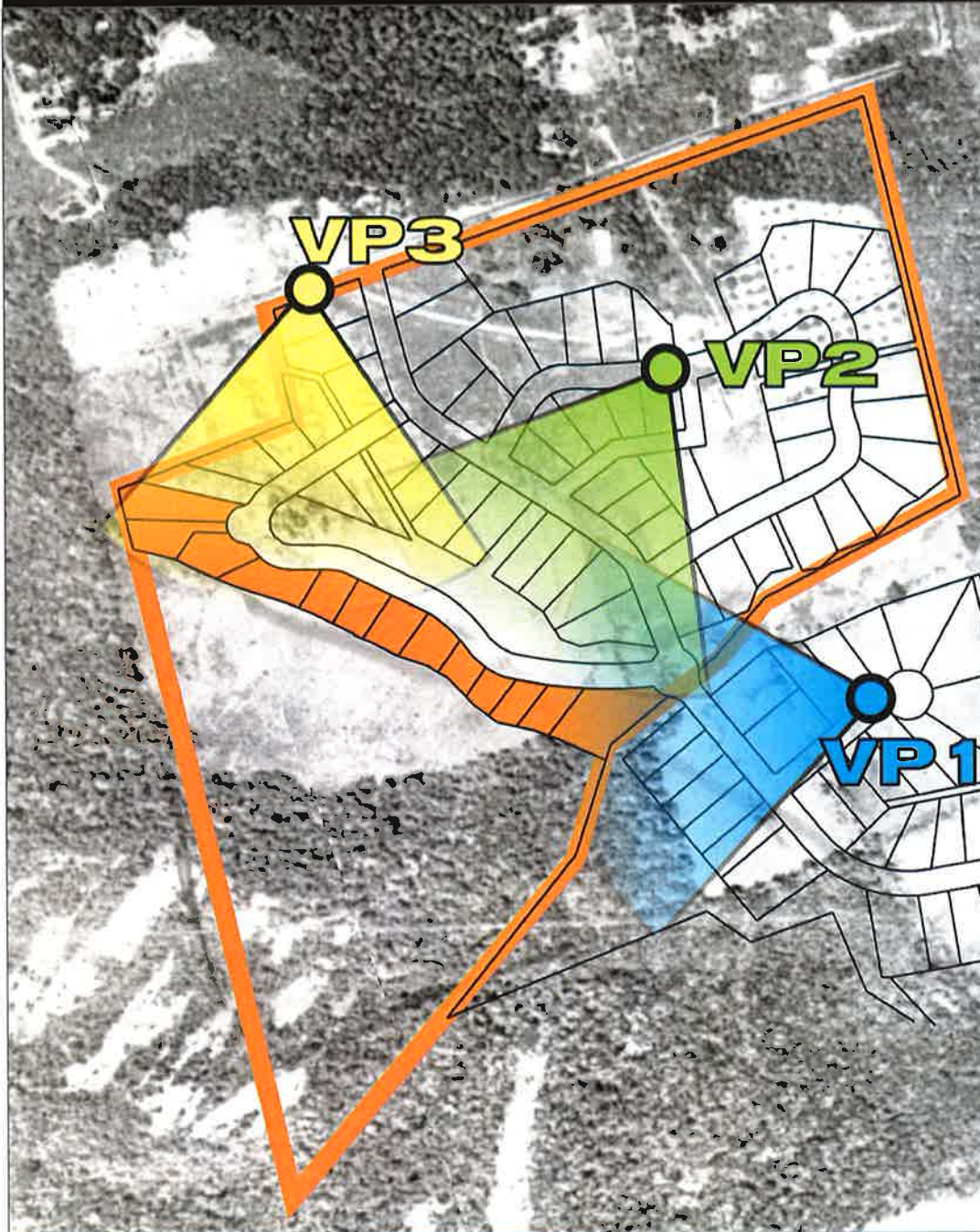
Methodology: Site plan

5



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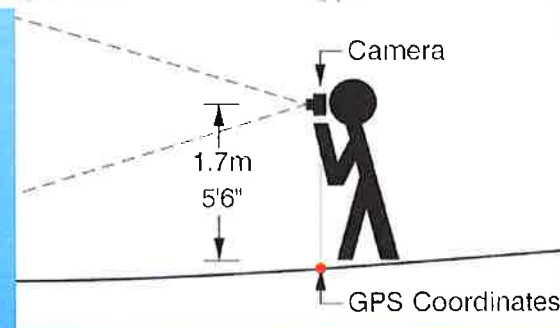
**Methodology:
Locate coordinates
of key vantage
points and
landmarks using
Global Positioning
System (GPS)**

Methodology: Conduct on-site inventory and photography

Note: Inventory and photography completed during worst-case conditions (no leaves, snow on roofs)

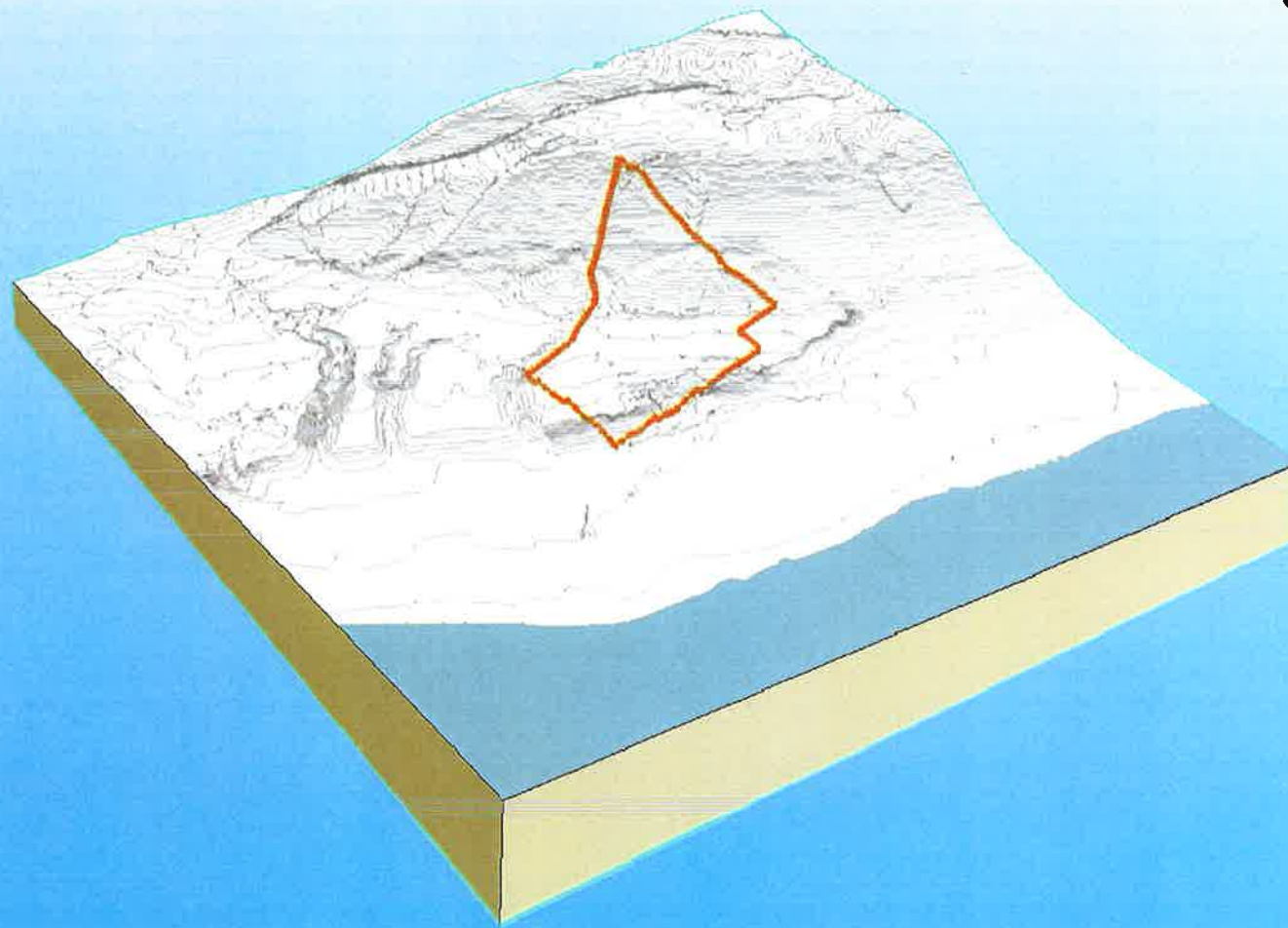


- Placed 9.1m (30') ladders and flags (2)
- GPS coordinates recorded
- Panoramic photography taken from vantage points at 1.7m (5'6") above grade.

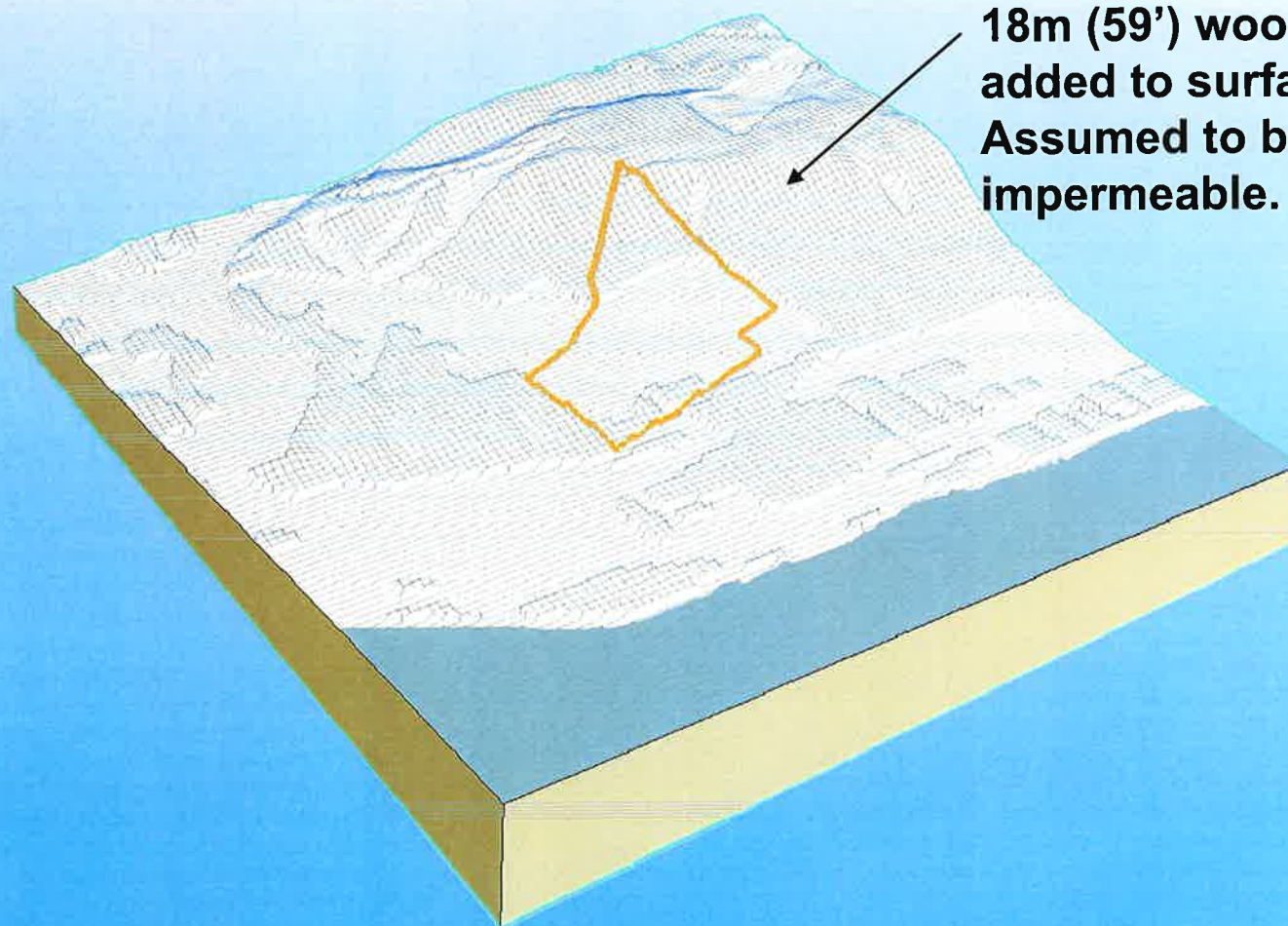


Viewshed:

Import .5m interval contours from survey data and OBM map contours into modelling software



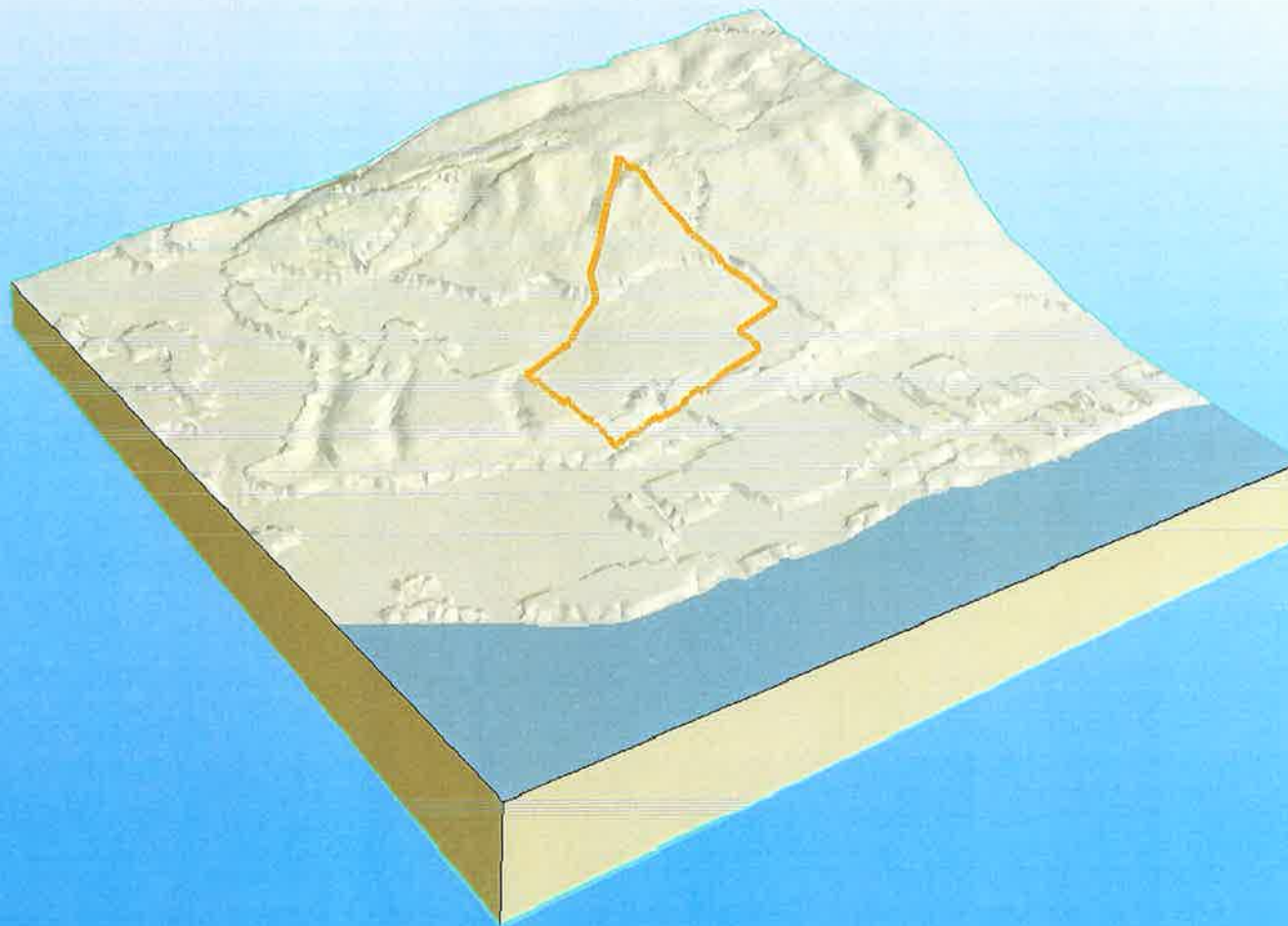
**Viewshed:
Generate surface from contour
elevations**



**18m (59') woodlots were
added to surface model.
Assumed to be visually
impermeable.**

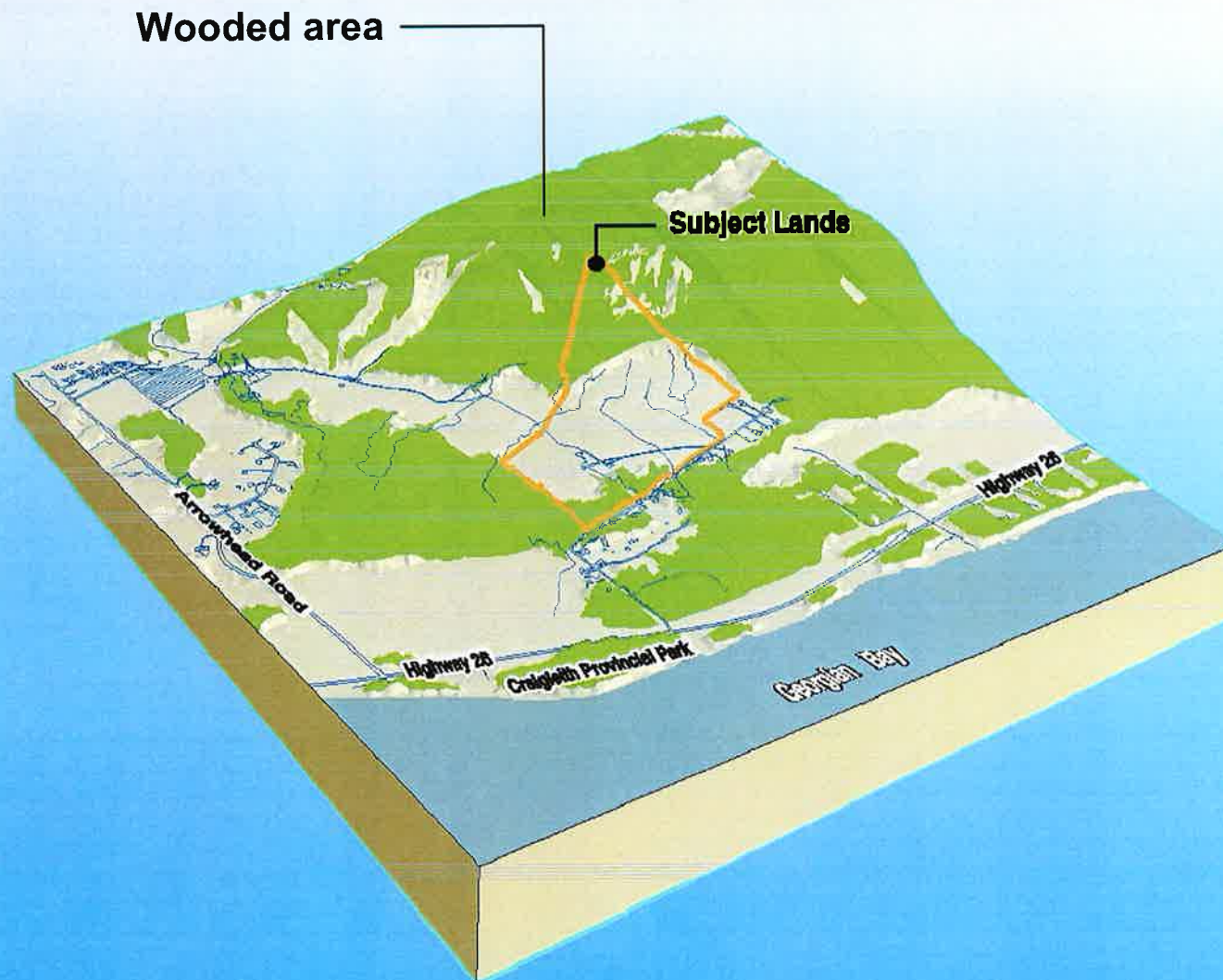
Viewshed:

Generate solid model from surface

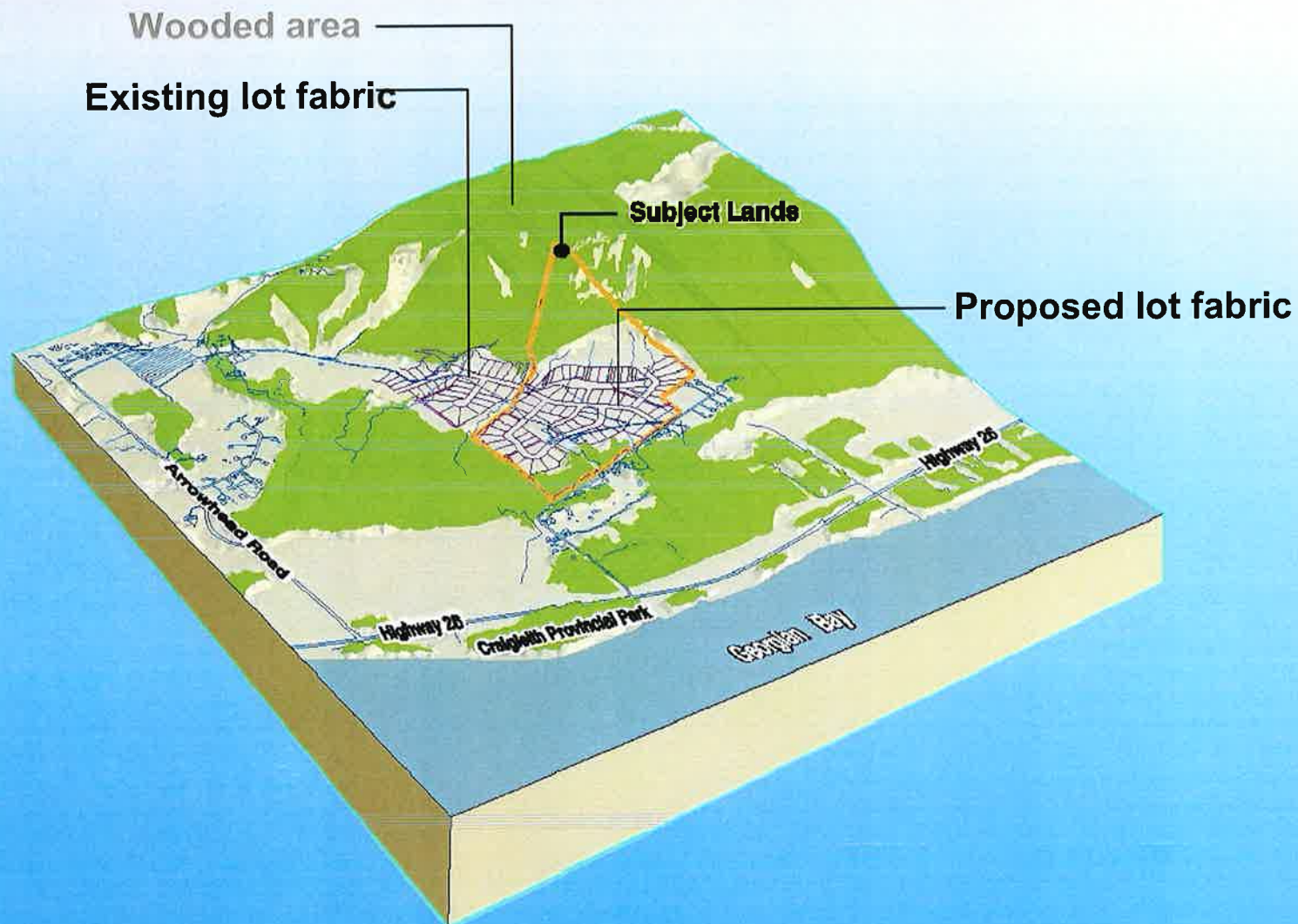


Viewshed:

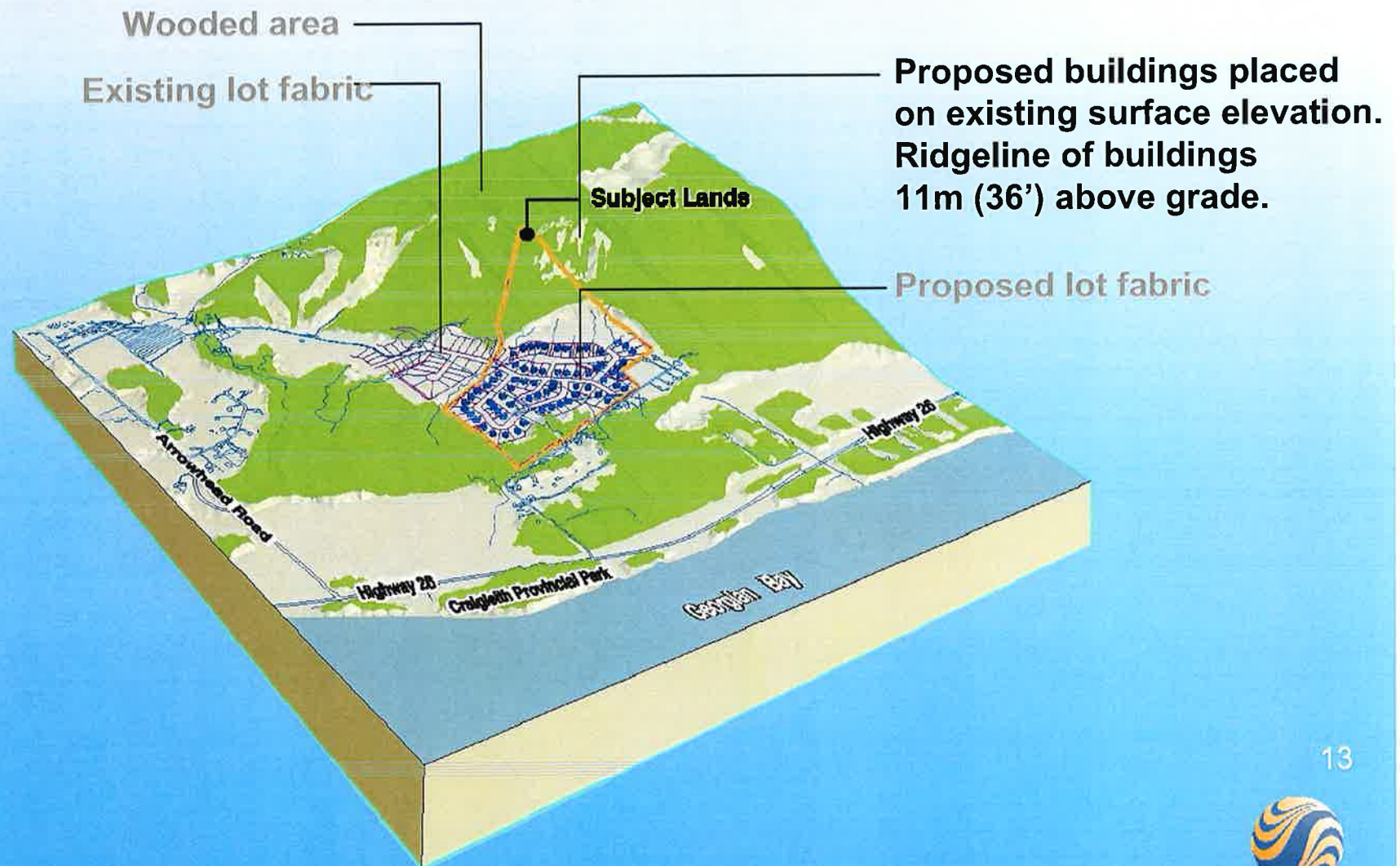
Add features for context



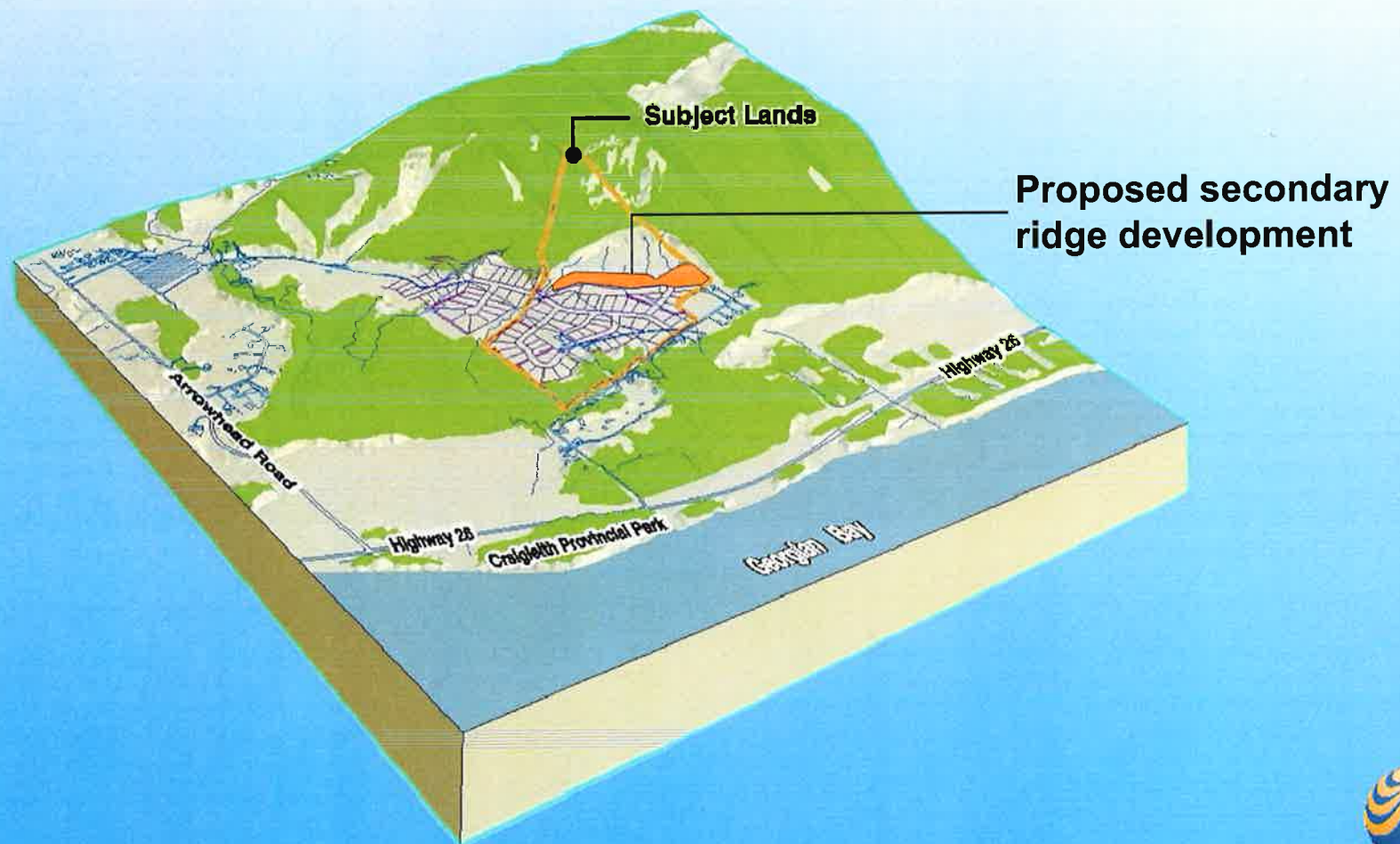
Viewshed: Add features for context



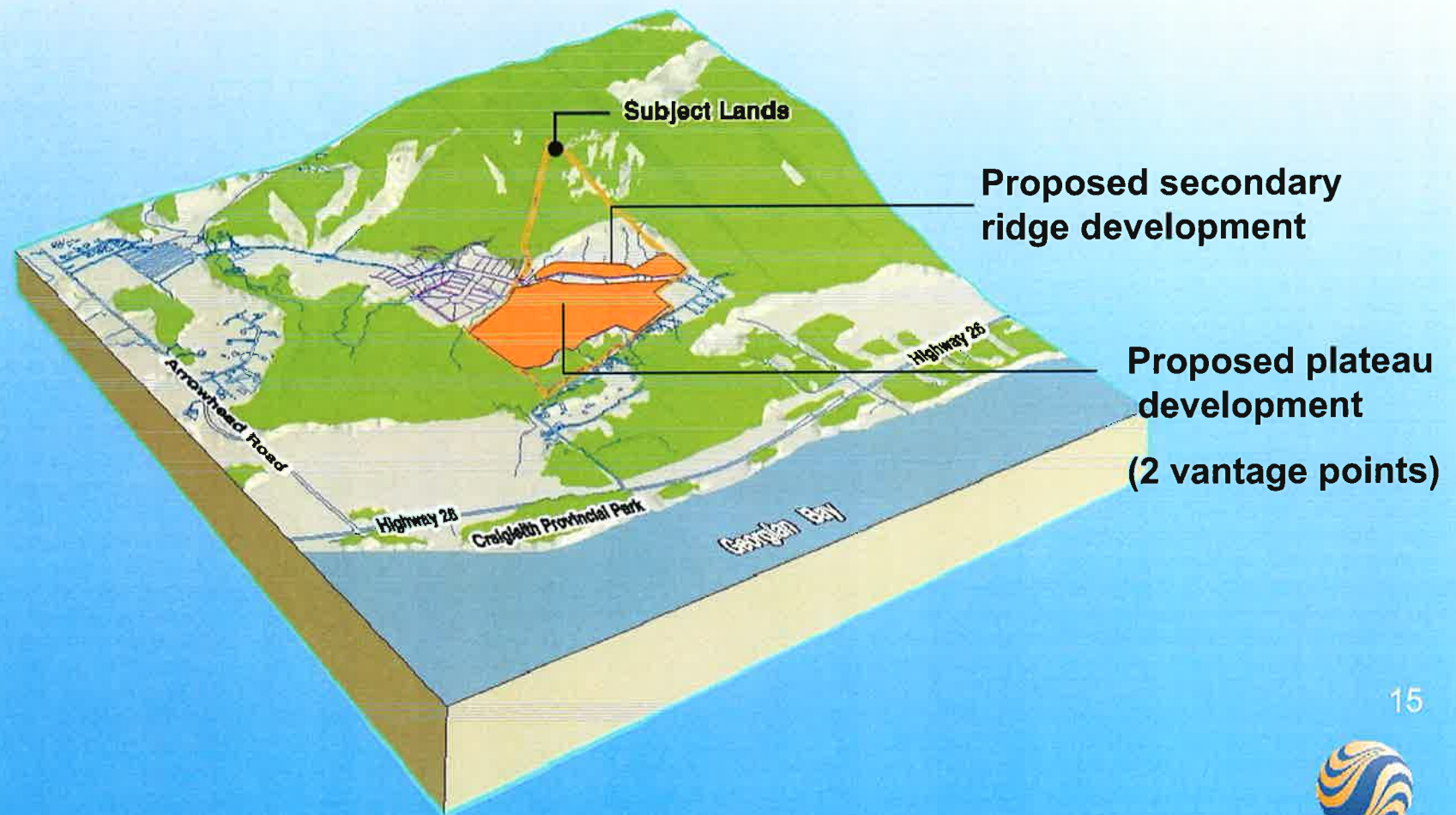
Viewshed: Add features for context



**Viewshed:
Define observation points from:**

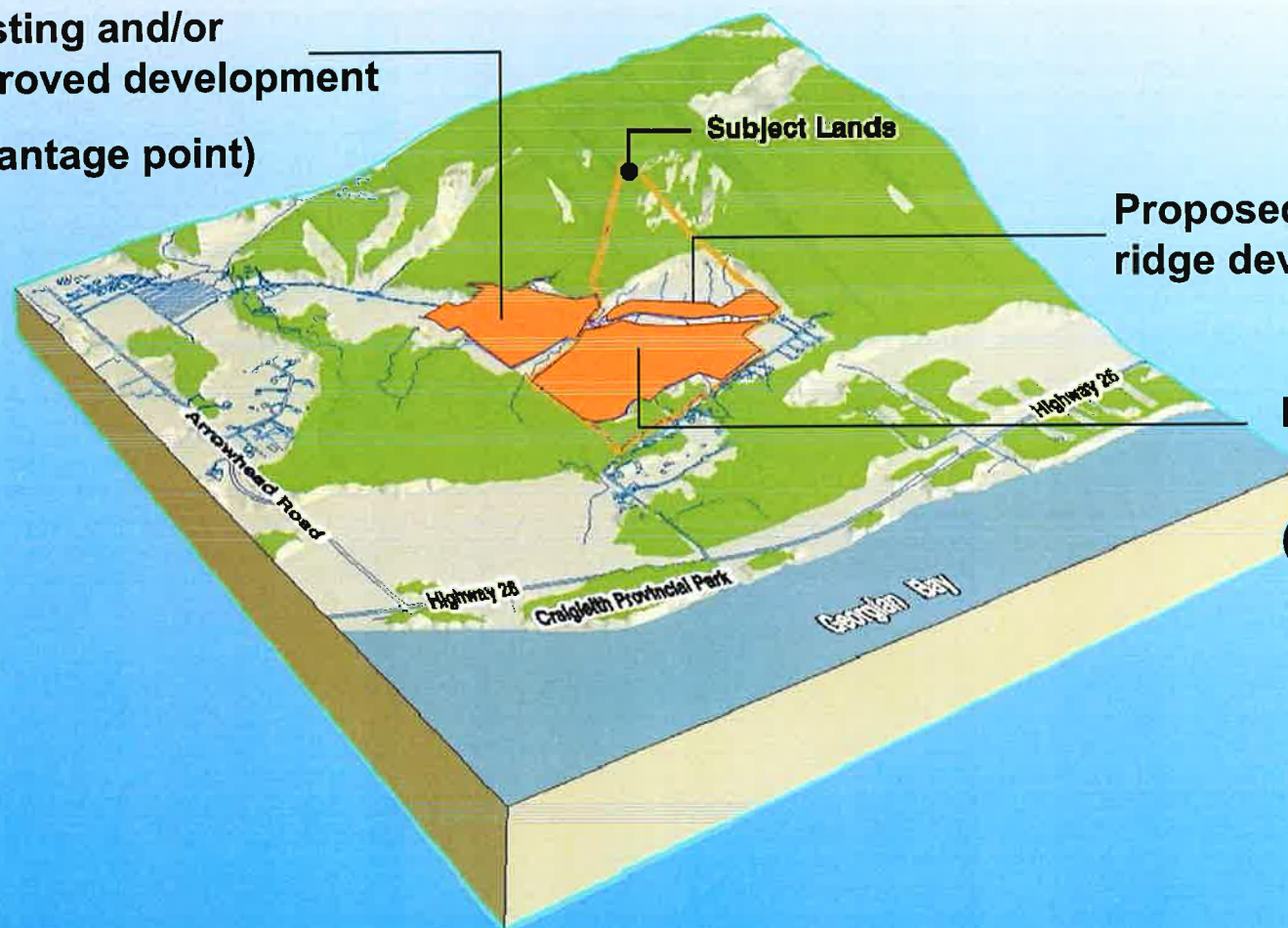


**Viewshed:
Define observation points from:**



**Viewshed:
Define observation points from:**

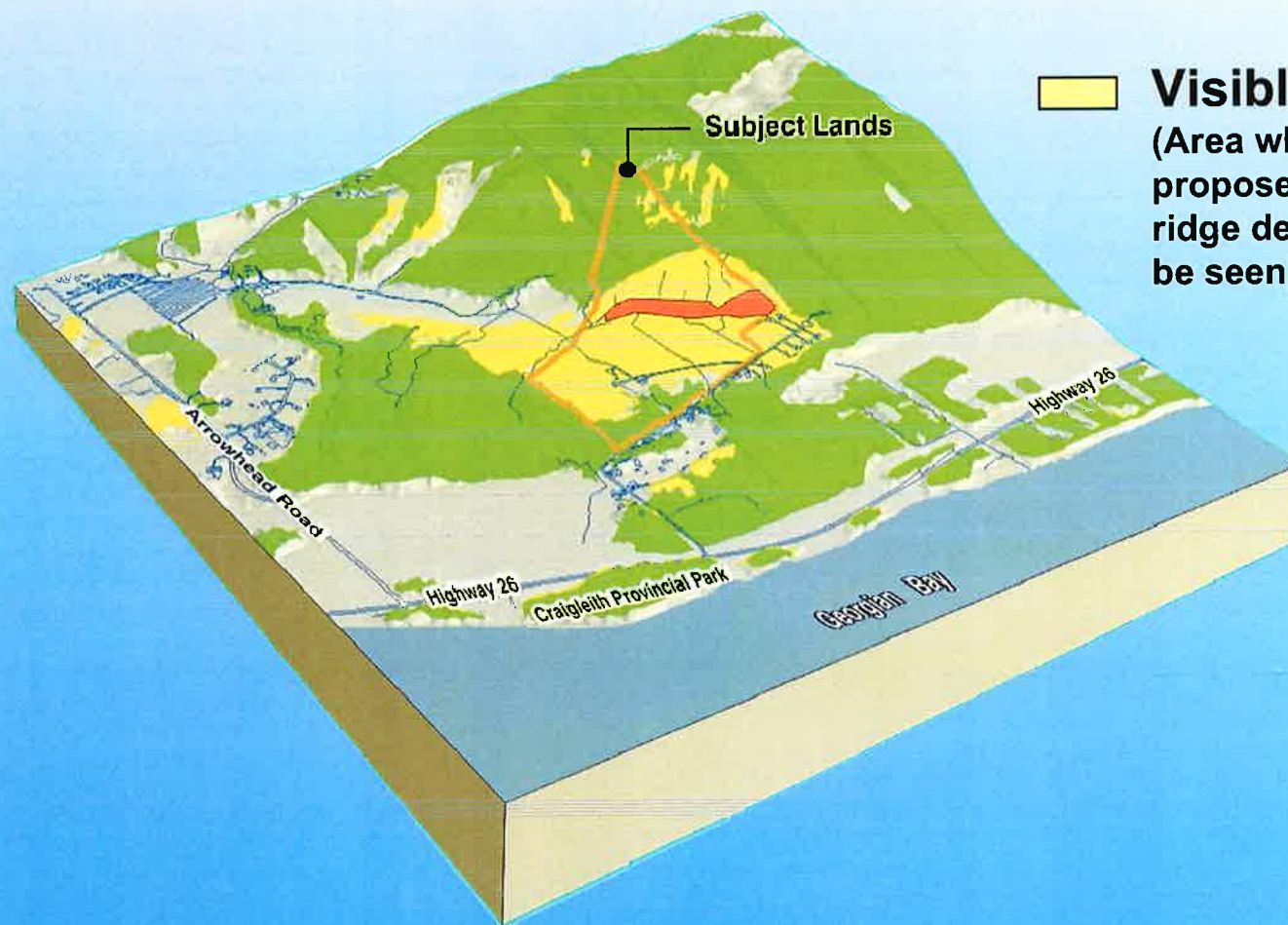
**Existing and/or
approved development
(1 vantage point)**



**Proposed secondary
ridge development**

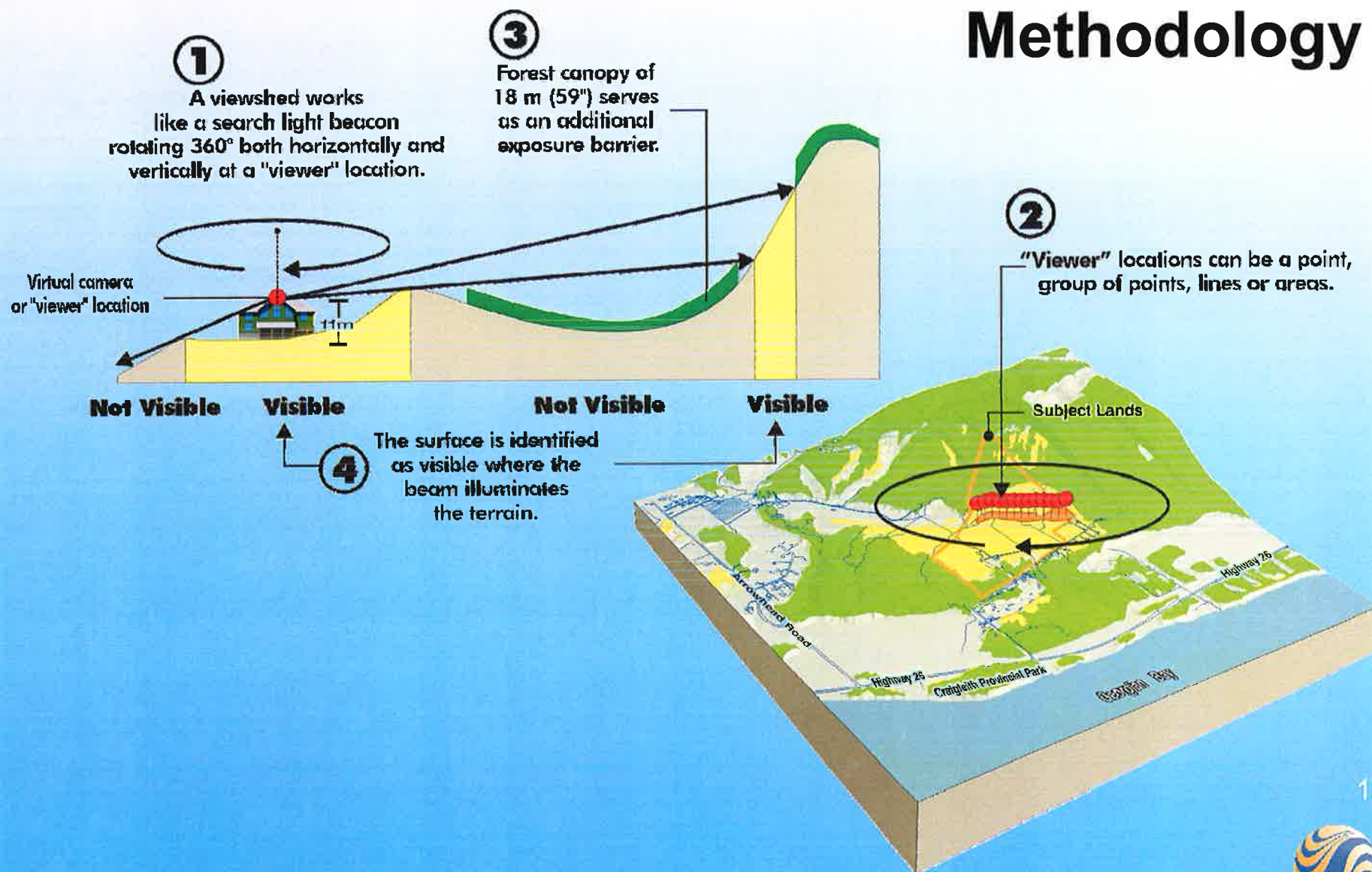
**Proposed plateau
development
(2 vantage points)**

Viewshed: Generate viewshed



Visible Area
(Area where all or part of
proposed secondary
ridge development may
be seen)

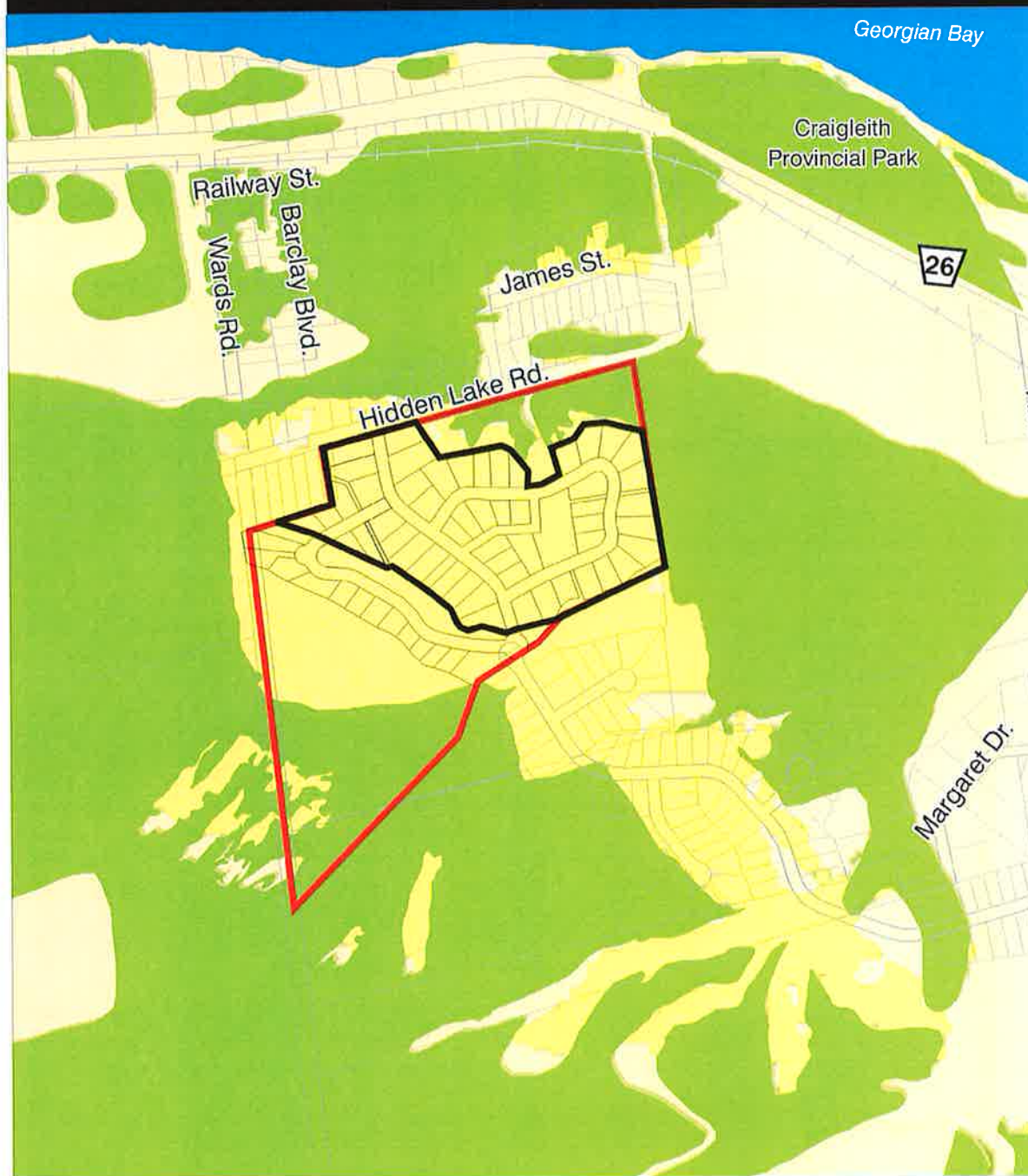
Viewshed: Methodology



Viewshed

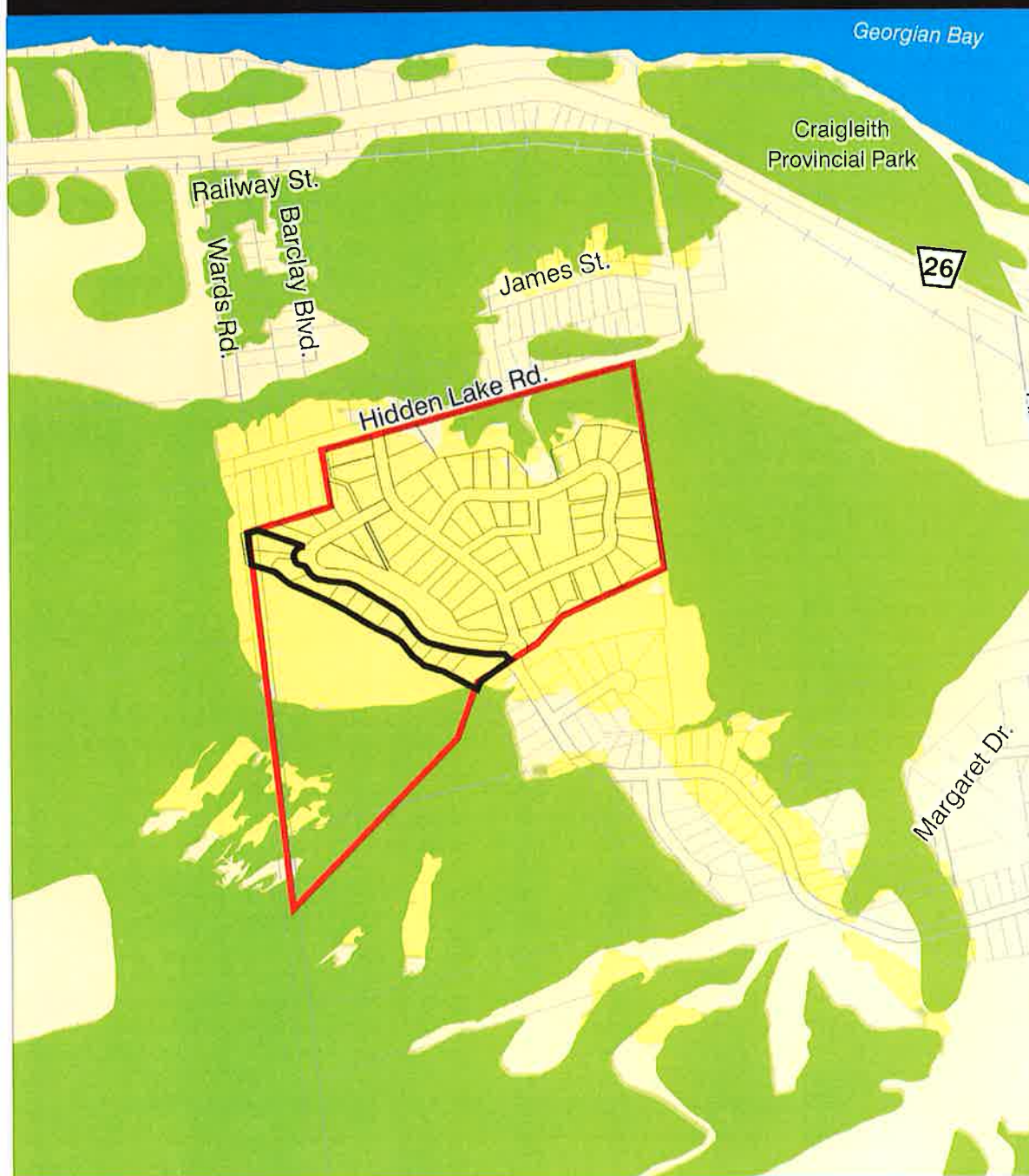


Viewshed Plateau



 **Visible Area = 48.7 ha**

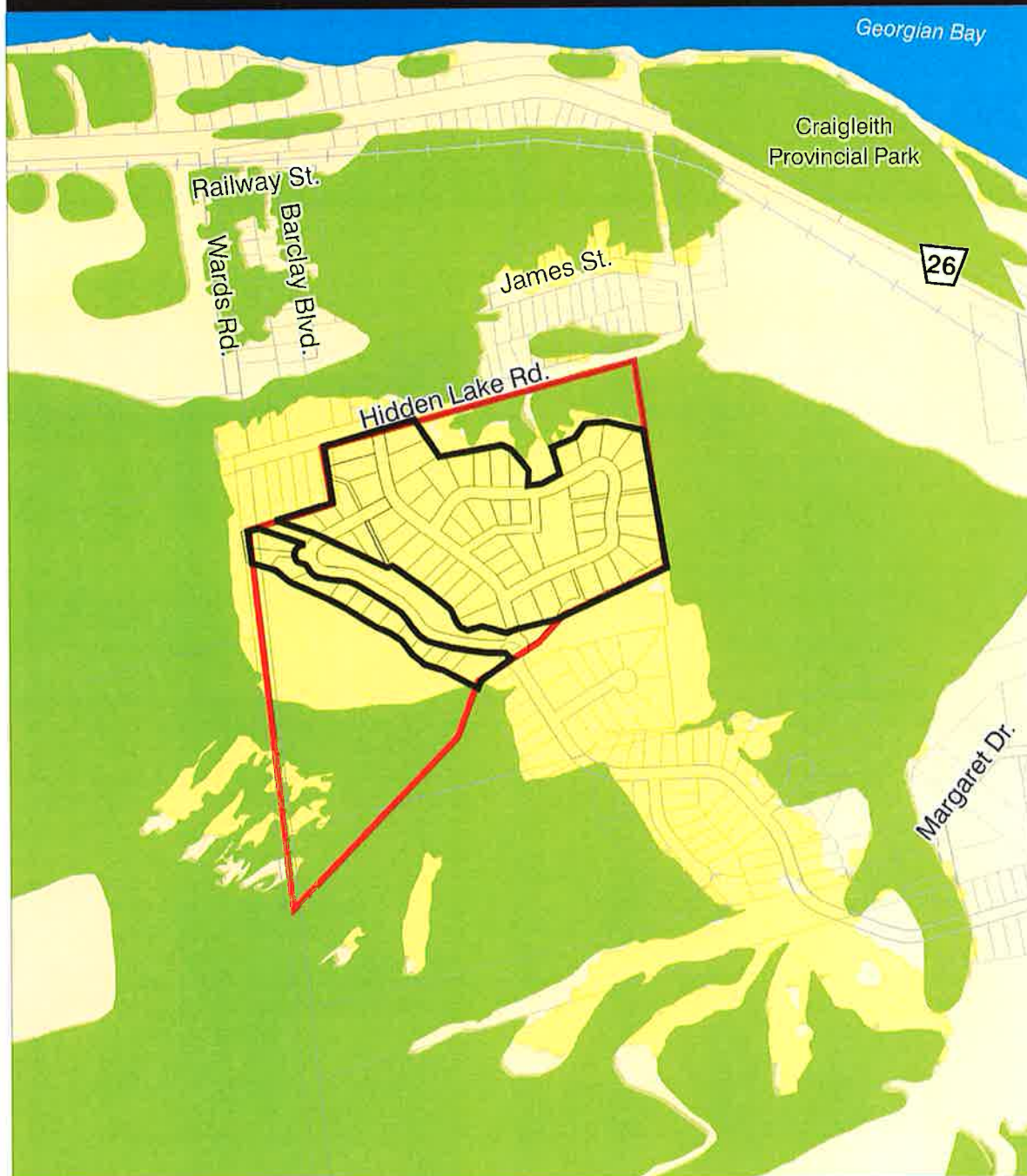
Viewshed Secondary Ridge

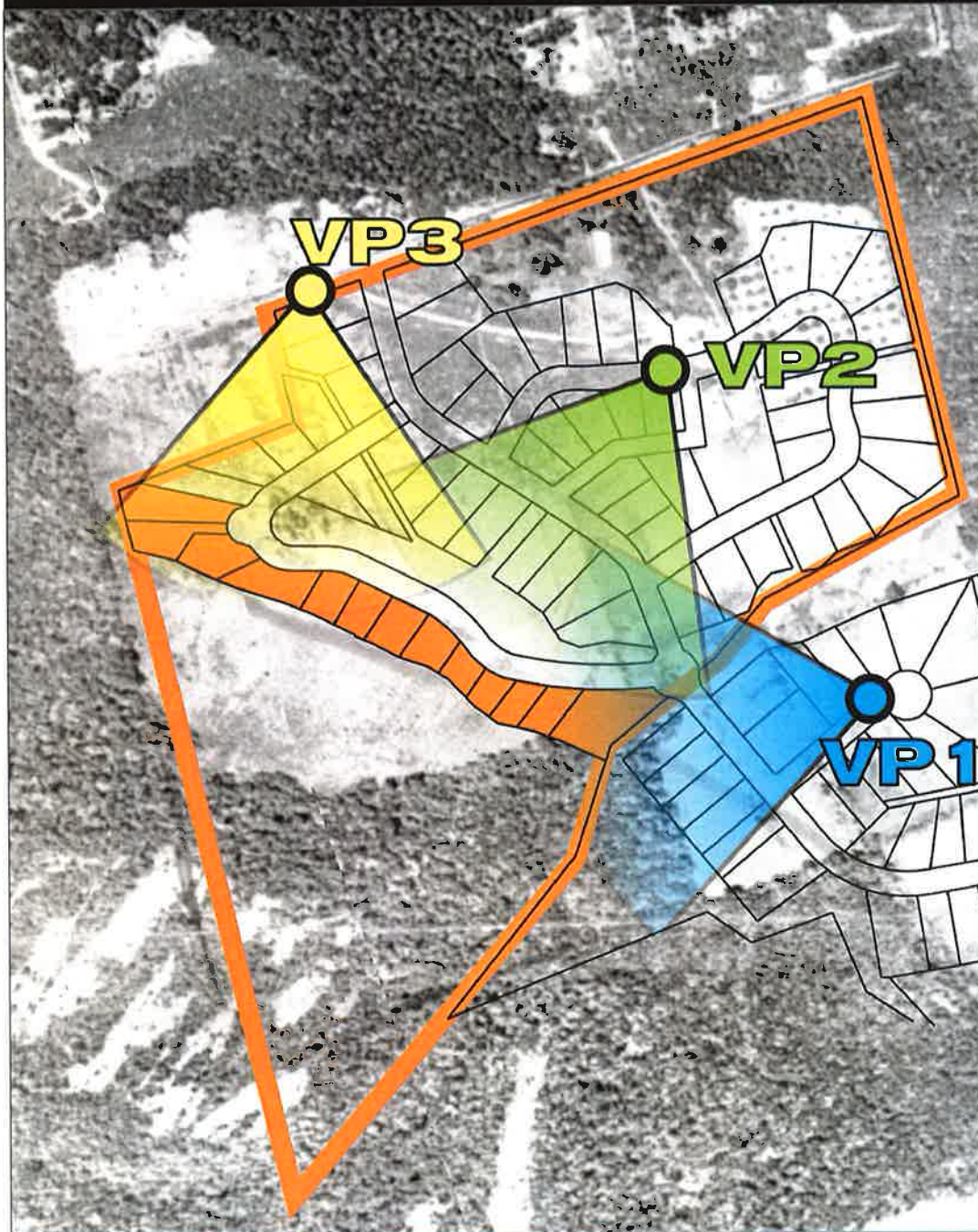


 **Visible Area = 39.1 ha**
(9.6 ha < plateau)

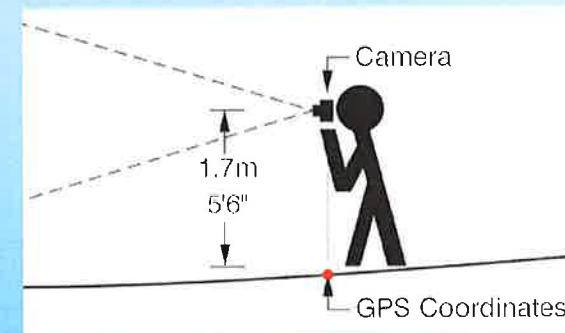
Viewshed Plateau & Secondary Ridge

 Visible Area = 50.7 ha
(2 ha > plateau)



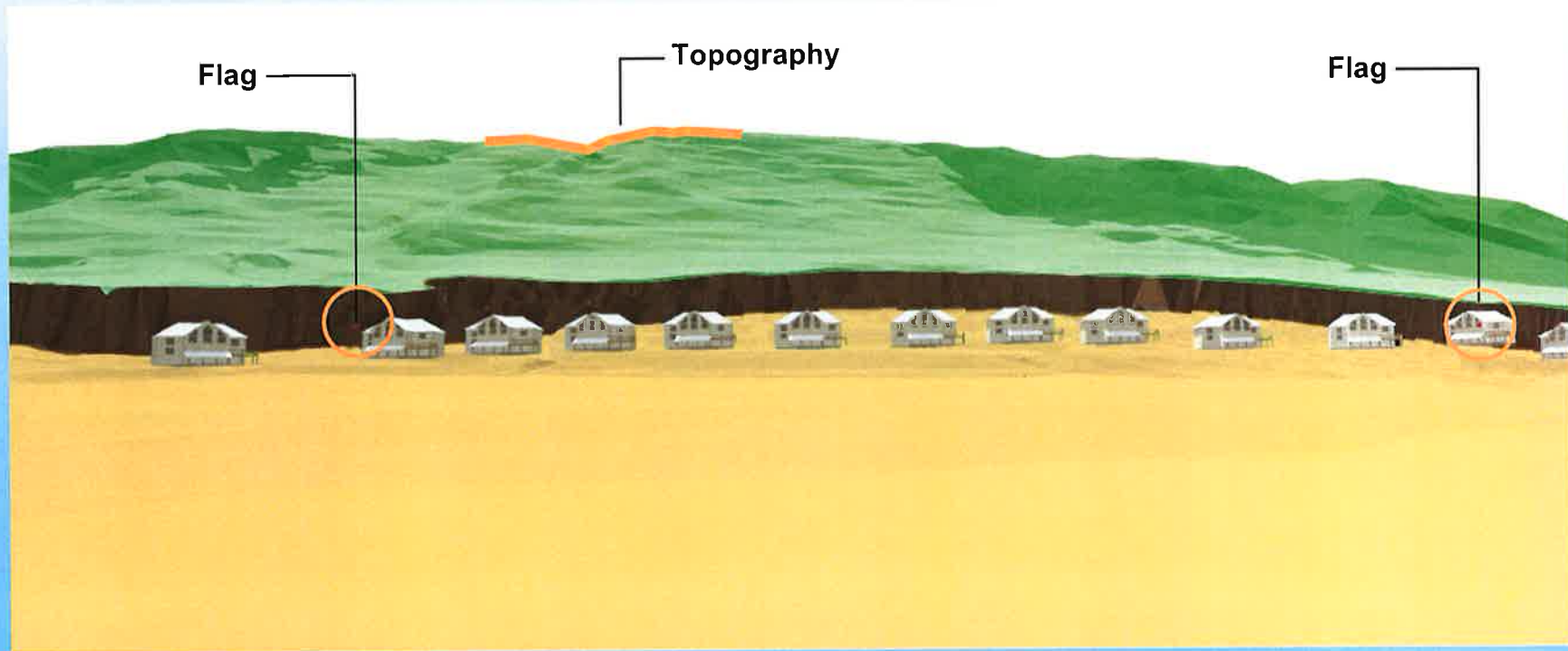


**Simulations:
Insert virtual camera
into 3D model for
each vantage point**



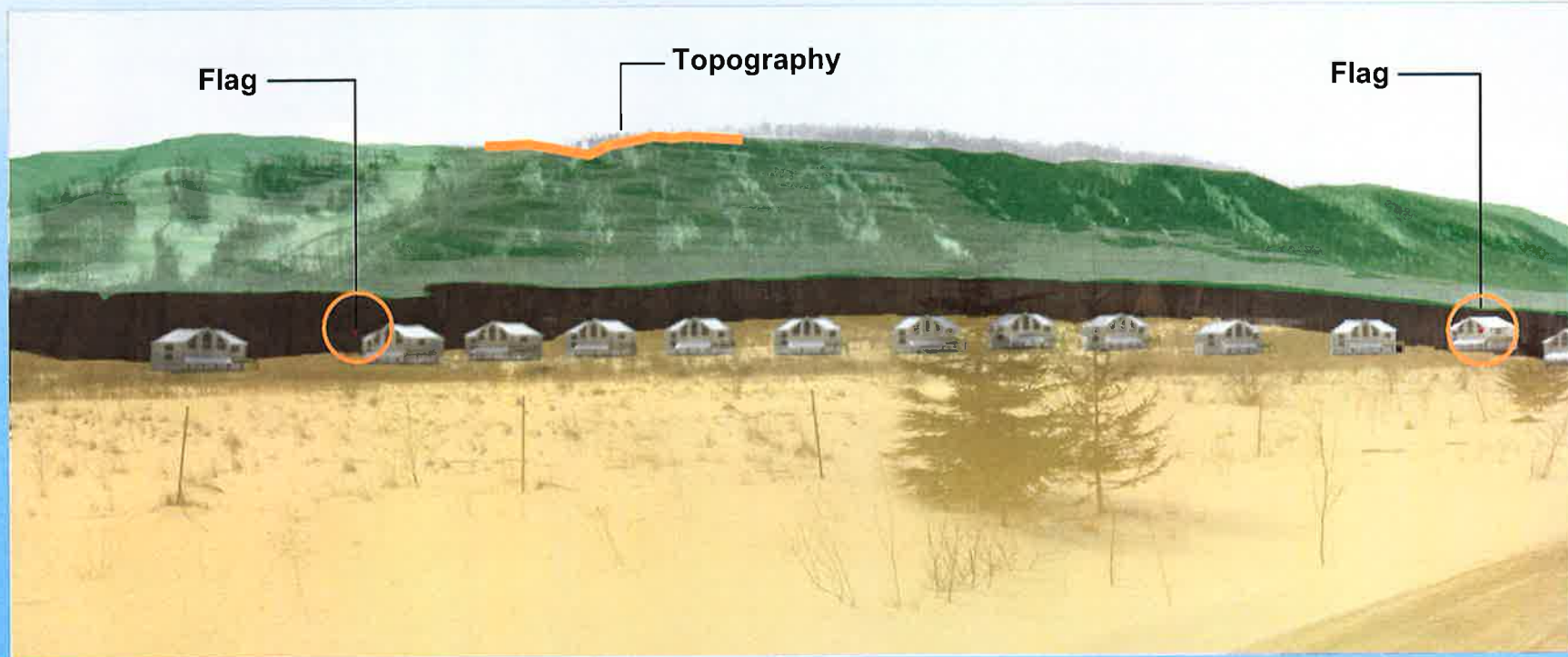
**Virtual cameras
correspond to vantage
points recorded on-site at
eye-level (1.7m or 5'6")**

Simulations: Create and render virtual images



Example of rendered 3D
model as seen from a
Vantage Point 2

Simulations: Create and render virtual images



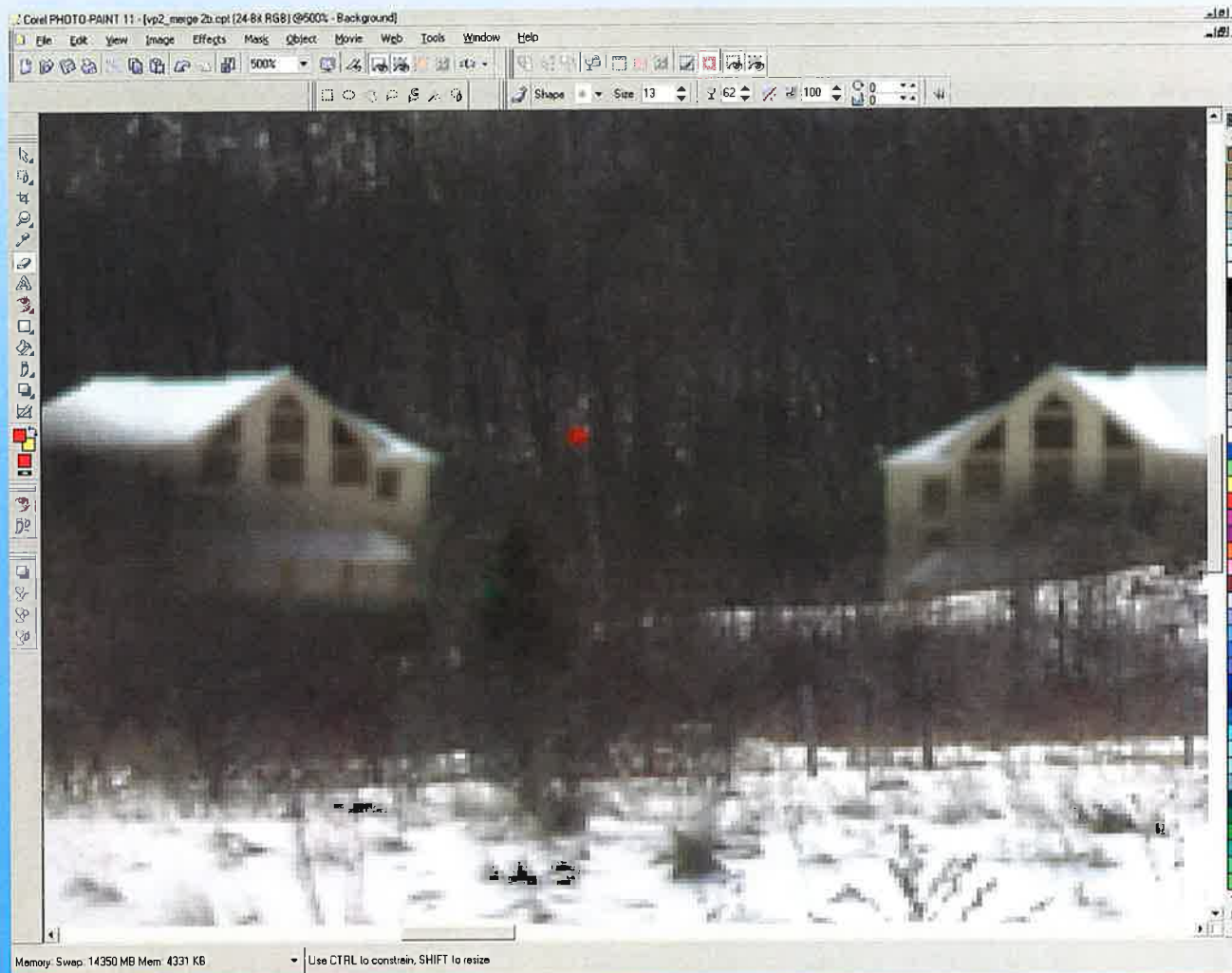
Register image from model with on-site photography.
Landmarks in model correspond to landmarks on-site. 25

Simulations: Create and render virtual images



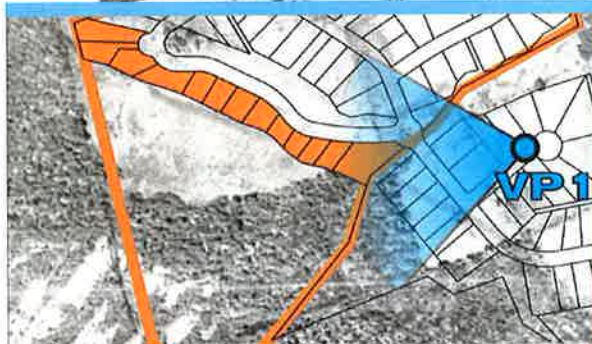
**Register image from model with on-site photography.
Landmarks in model correspond to landmarks on-site.**

Simulations: Create and render virtual images

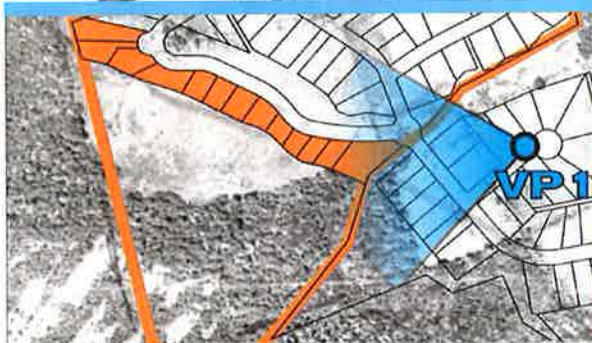


Example of
registration of
modeled flag
over on-site
photography

Simulations: **Vantage Point 1** **Existing conditions**

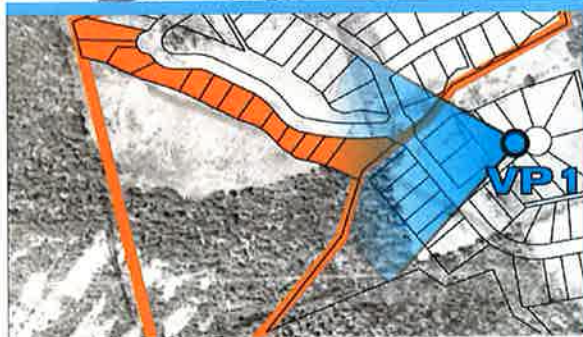


Simulations: **Vantage Point 1** **Existing conditions**



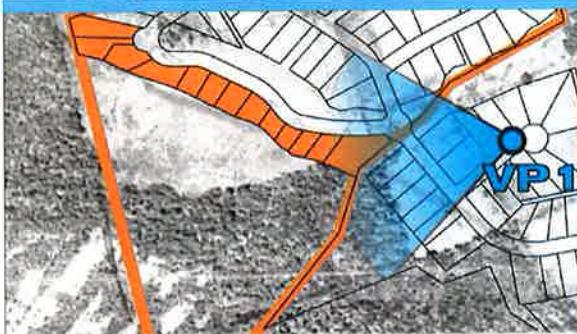
Simulations: **Vantage Point 1**

Simulated proposed secondary ridge development



Simulations: **Vantage Point 1**

Simulated proposed plateau development



Simulations: **Vantage Point 1**

Simulated approved development



Simulations: **Vantage Point 2** **Existing conditions**



Simulations: **Vantage Point 2** **Existing conditions**



Simulations: **Vantage Point 2**

Simulated proposed secondary ridge development



Simulations: **Vantage Point 2**

Simulated proposed plateau development



Simulations: Vantage Point 3 Existing conditions



Simulations: **Vantage Point 3**

Simulated proposed secondary ridge development



Simulations: Vantage Point 3

Simulated proposed plateau development



Conclusions:

- Viewshed for plateau and secondary ridge is very small and isolated
- Viewshed for proposed development on secondary ridge is smaller than viewshed for plateau



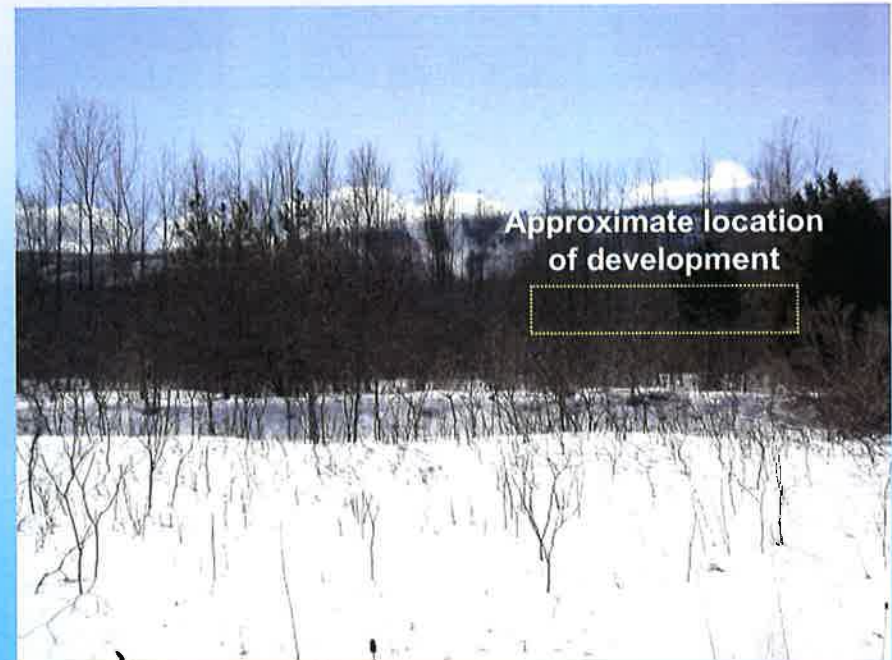
Conclusions:

- Visibility of proposed development limited to a small number of existing residents and several new property owners in the immediate vicinity
- New property owners are aware of new development through sales agreement



Conclusions:

- Proposed development cannot be seen from below the escarpment (i.e. Highway 26)



Conclusions:

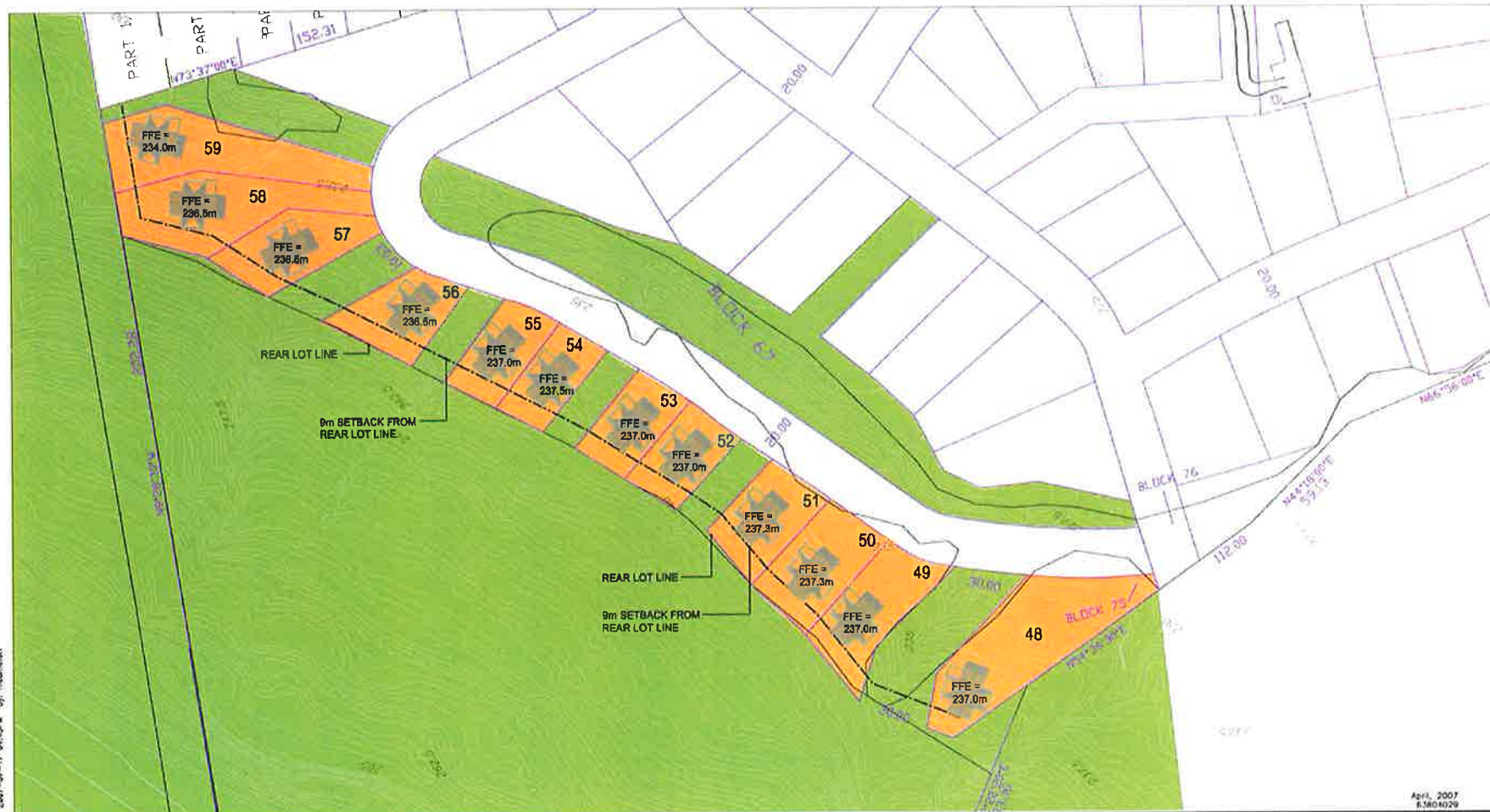
- Proposed development is not visually prominent on secondary ridge



Addendum July 11, 2007**Refined Items:**

- Secondary ridge lot layout refined (as per revised draft plan of subdivision dated February 8, 2007) to accommodate stormwater management requirements (See Finished Floor Elevation Plan, p. 45).
- Building heights limited to 7.62m (25ft).
- A 9m setback was established from the rear lot line (240m contour).
- Buildings at 7.62m were located on proposed lots at 9m setback from rear lot lines.
- Finished floor elevations were established for each building.
- Secondary ridge viewshed was remodelled.

Addendum July 11, 2007



ORIGINAL SHEET - A15 9
 W:\projects\63804029\design\working\m07_10apri07.dwg
 2007-07-17 14:59 PM by: [unintelligible]

April, 2007
 63804029



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Legend

FFE BUILDING FINISHED FLOOR ELEVATION

Notes

Draft Plan of Subdivision by D.C. Slade Consultants Inc.

1:1500

FINISHED FLOOR ELEVATION PLAN

Project Number: 63804029

File Name: workingdrawing10apri07.dwg

MC	KB	KB	07.07.11
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Client/Project
 TABERA LIMITED

Figure No.
 1.0

Title
 TABERA ALTA

UPDATED PLAN OF SUBDIVISION WITH FINISHED FLOOR ELEVATIONS

45

**Viewshed with 7.62m ridgeline and 9m setback
superimposed onto February 8, 2007 plan of subdivision**

Addendum July 11, 2007



Visible Area =
35.8ha

- 3.3 ha smaller than original secondary ridge viewshed (p.21).
- 12.9 ha smaller than original plateau viewshed (p.20).
- Strengthens original conclusions

46



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Tabera Alta Visual Assessment

July 19, 2005

as amended July 11, 2007

47



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