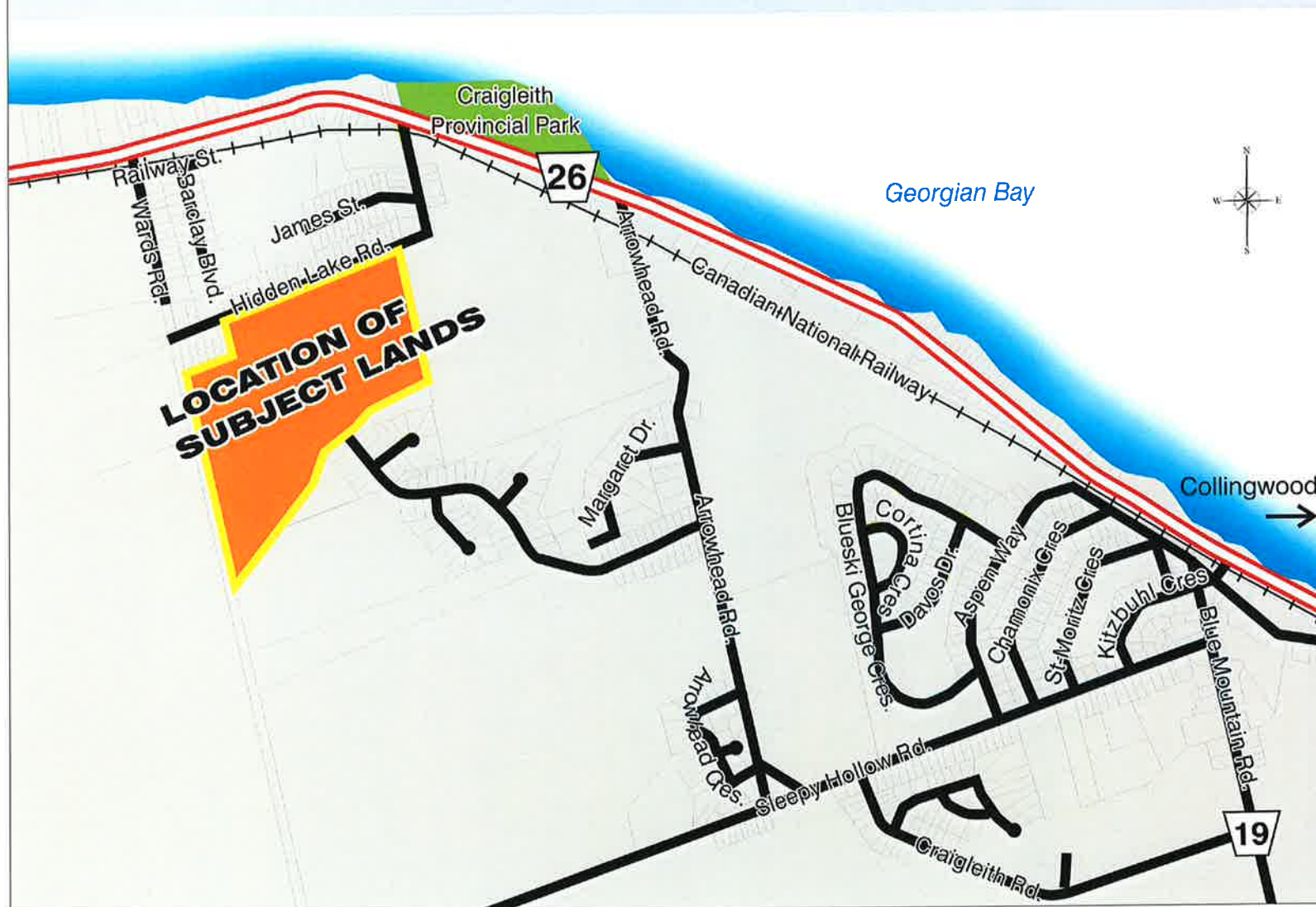


Tabera Alta Visual Assessment

May 19, 2005



Tabera Alta Visual Assessment



Methodology:

Obtain background information

Ontario base mapping



Aerial photography



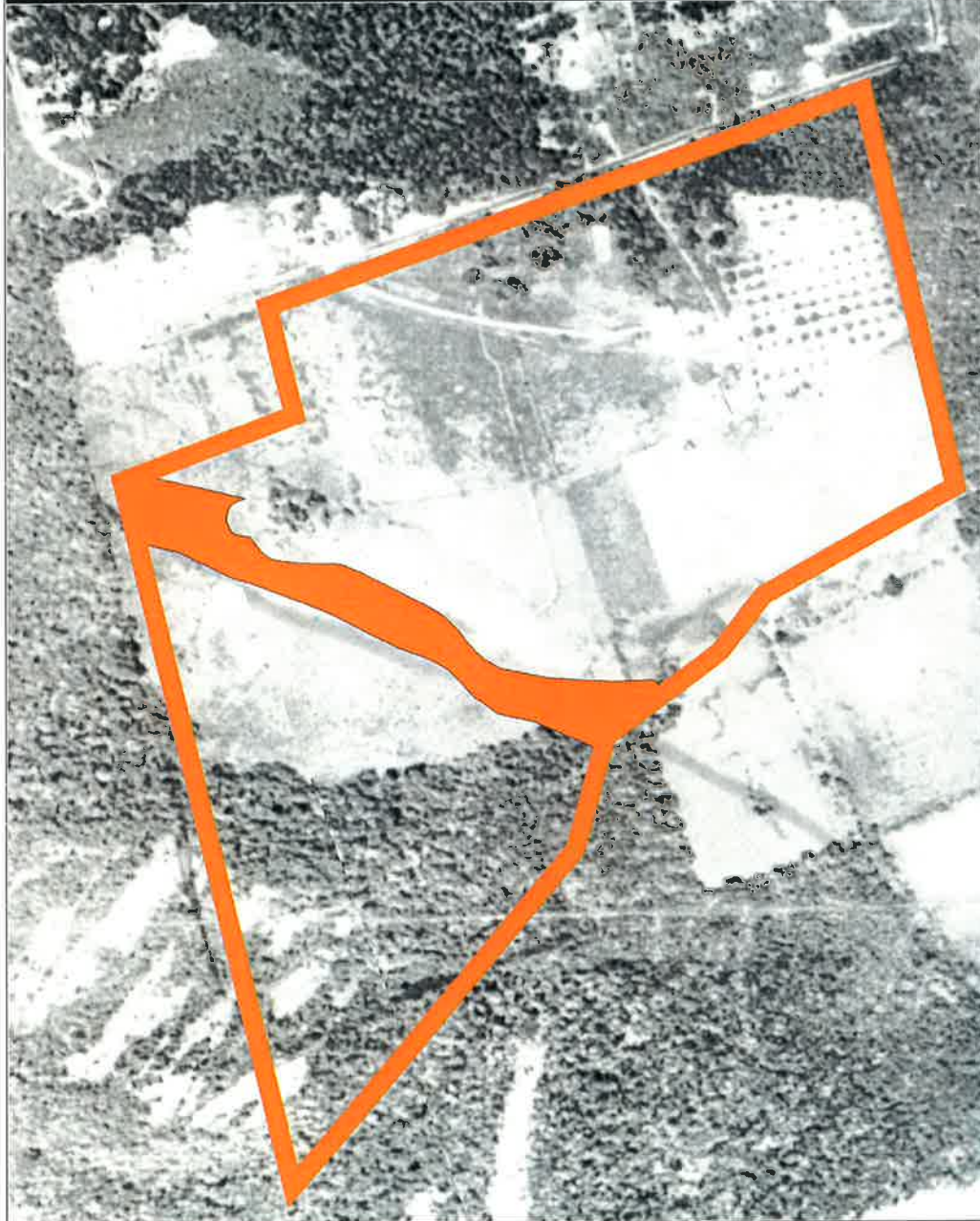
Base plans



Architectural details

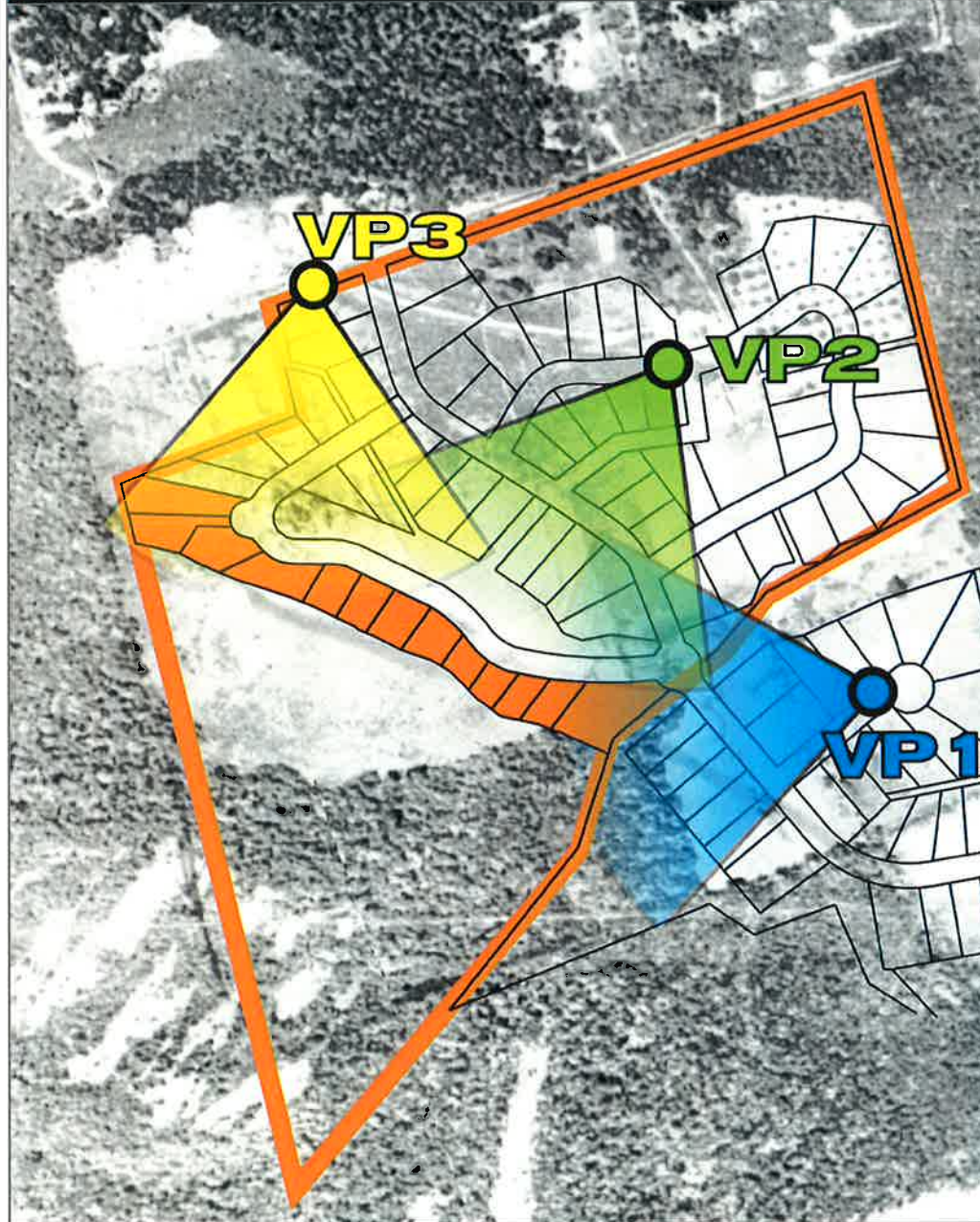


Methodology:
Site plan



Methodology:
Site plan





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

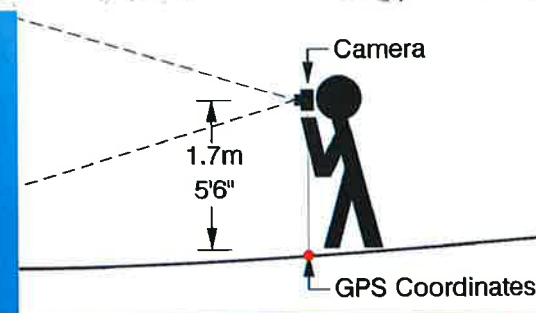
Methodology:

Conduct on-site inventory and photography

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

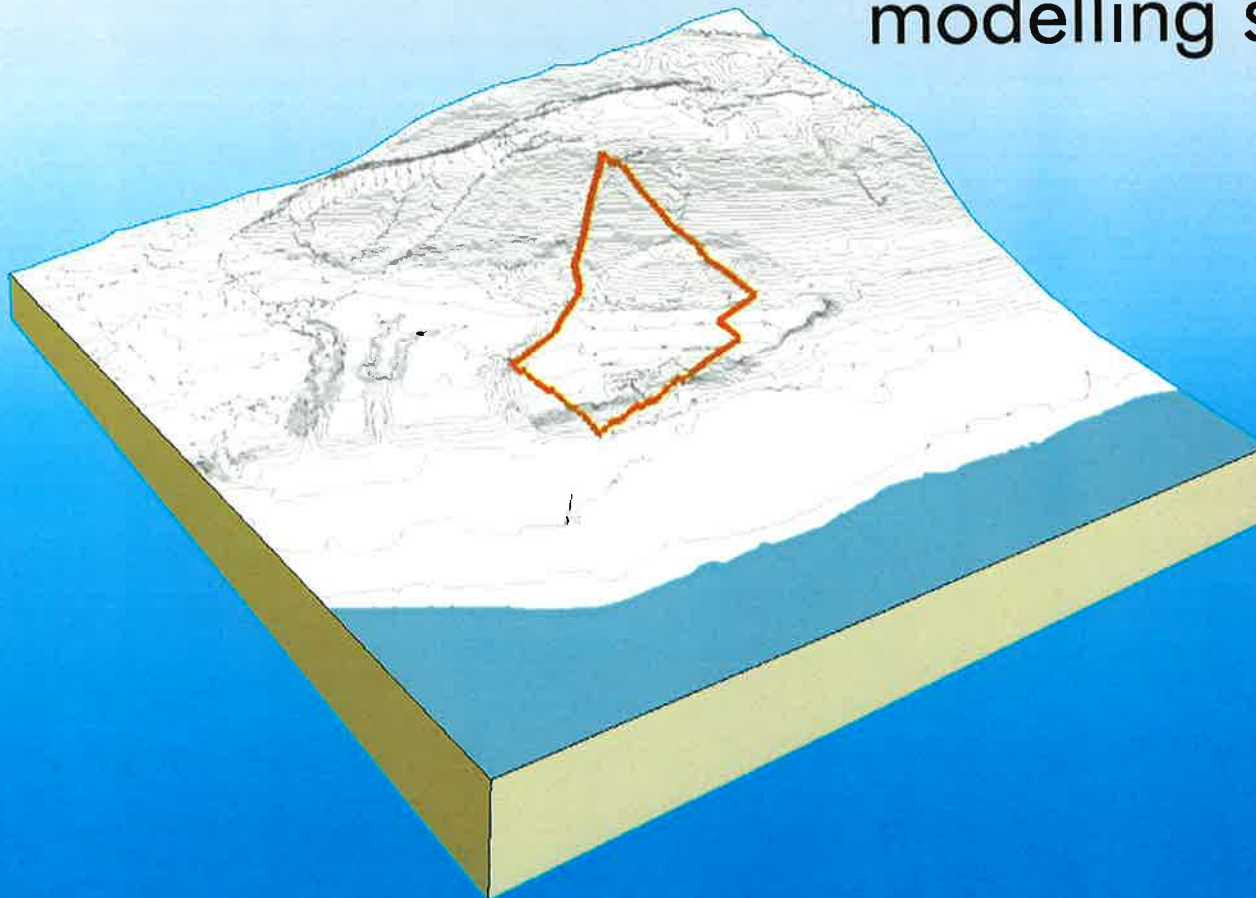


- Placed 9.1m (30') ladders and flags (2)
- GPS coordinates recorded
- Panoramic photography taken from vantage points at 1.7m (5'6") above grade.



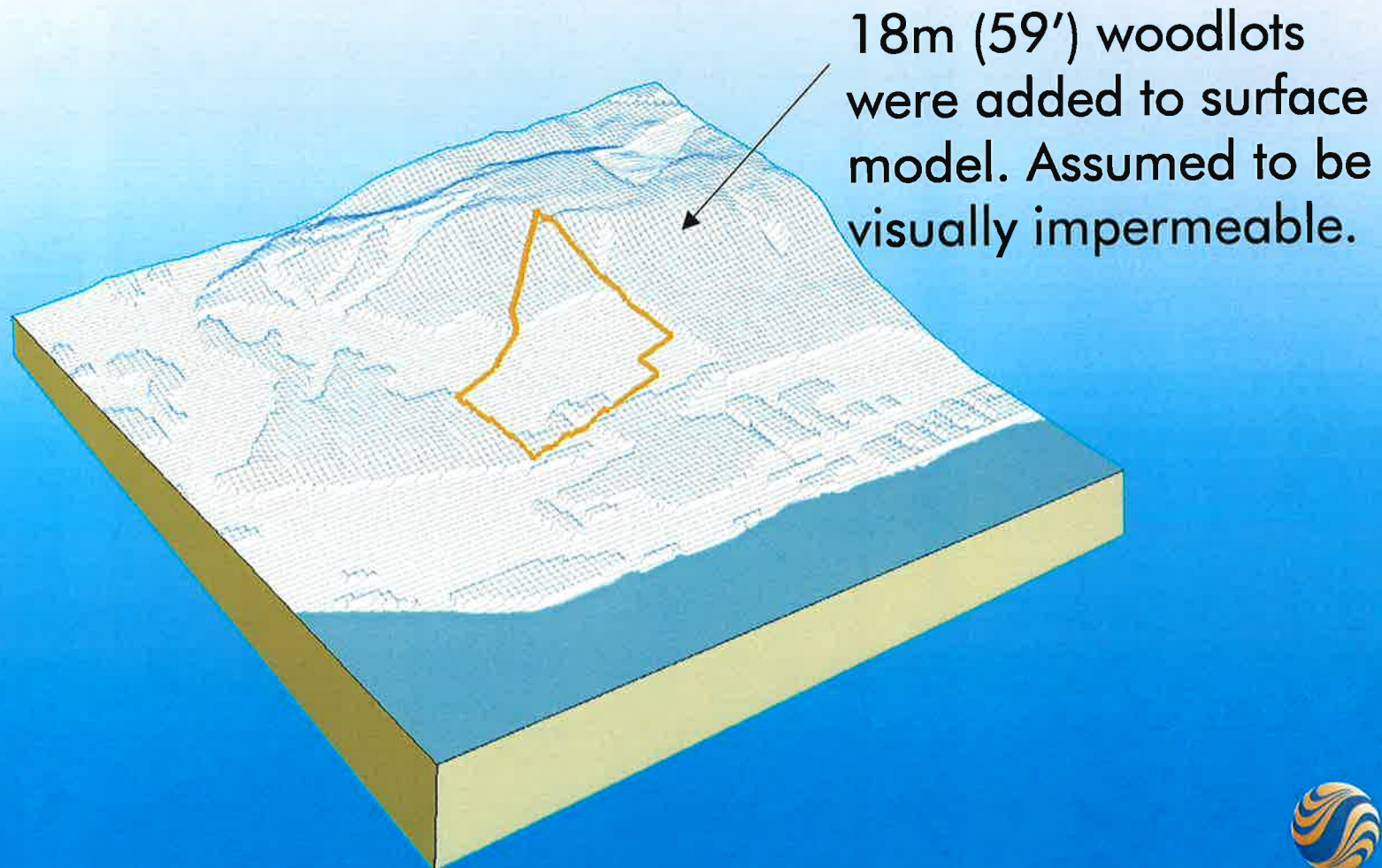
Viewshed:

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



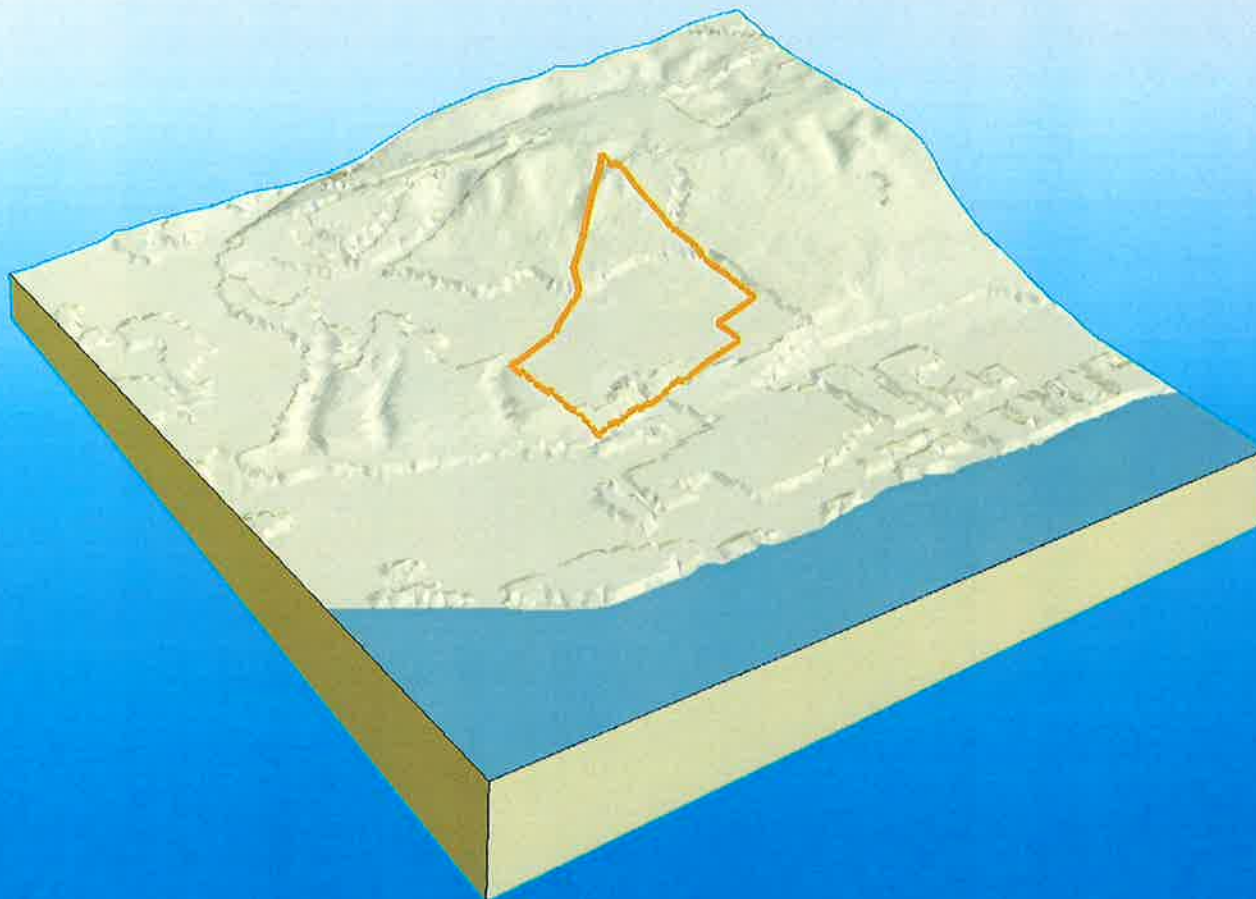
Viewshed:

Generate surface from contour elevations



Viewshed:

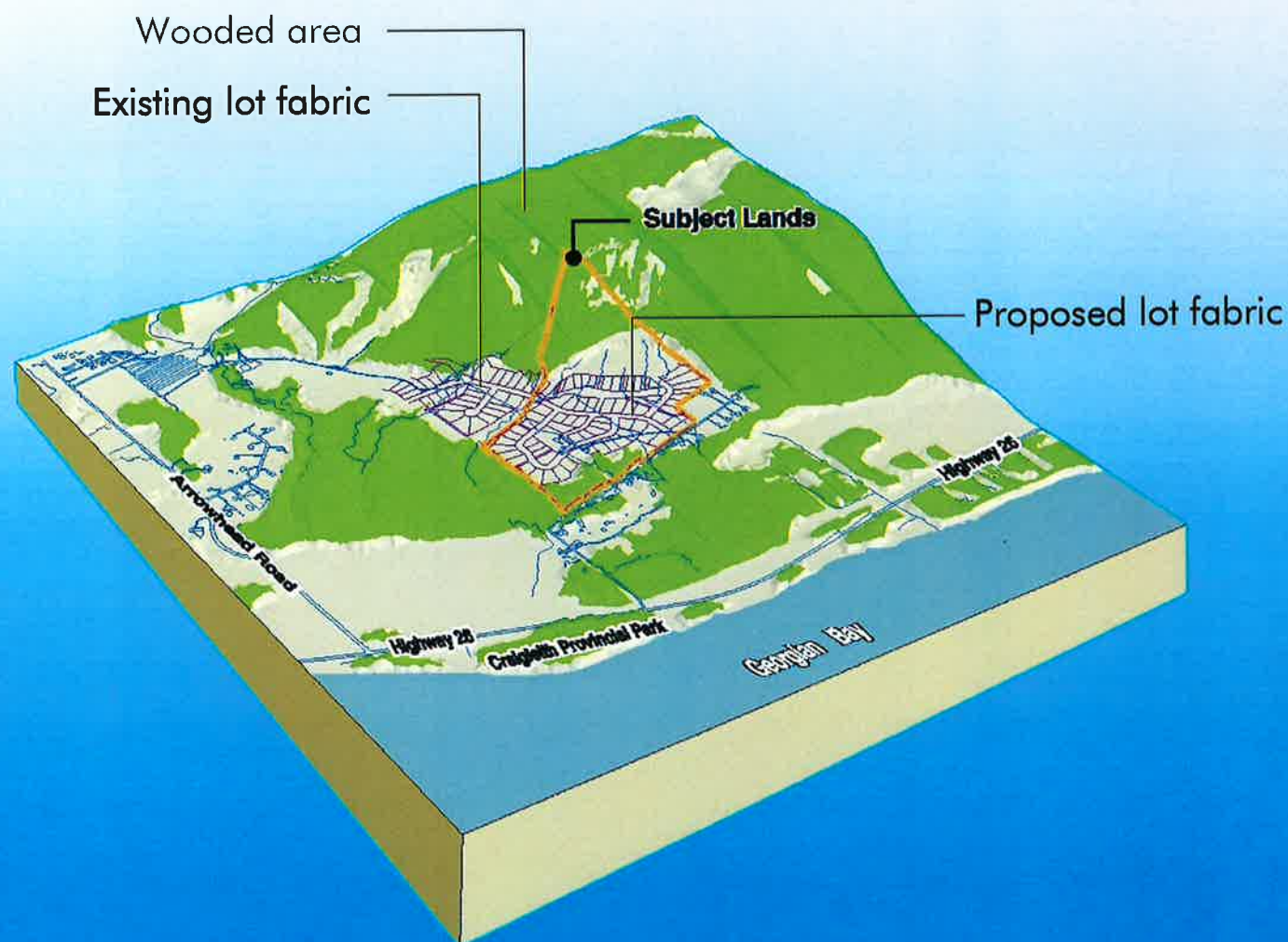
Generate solid model from surface



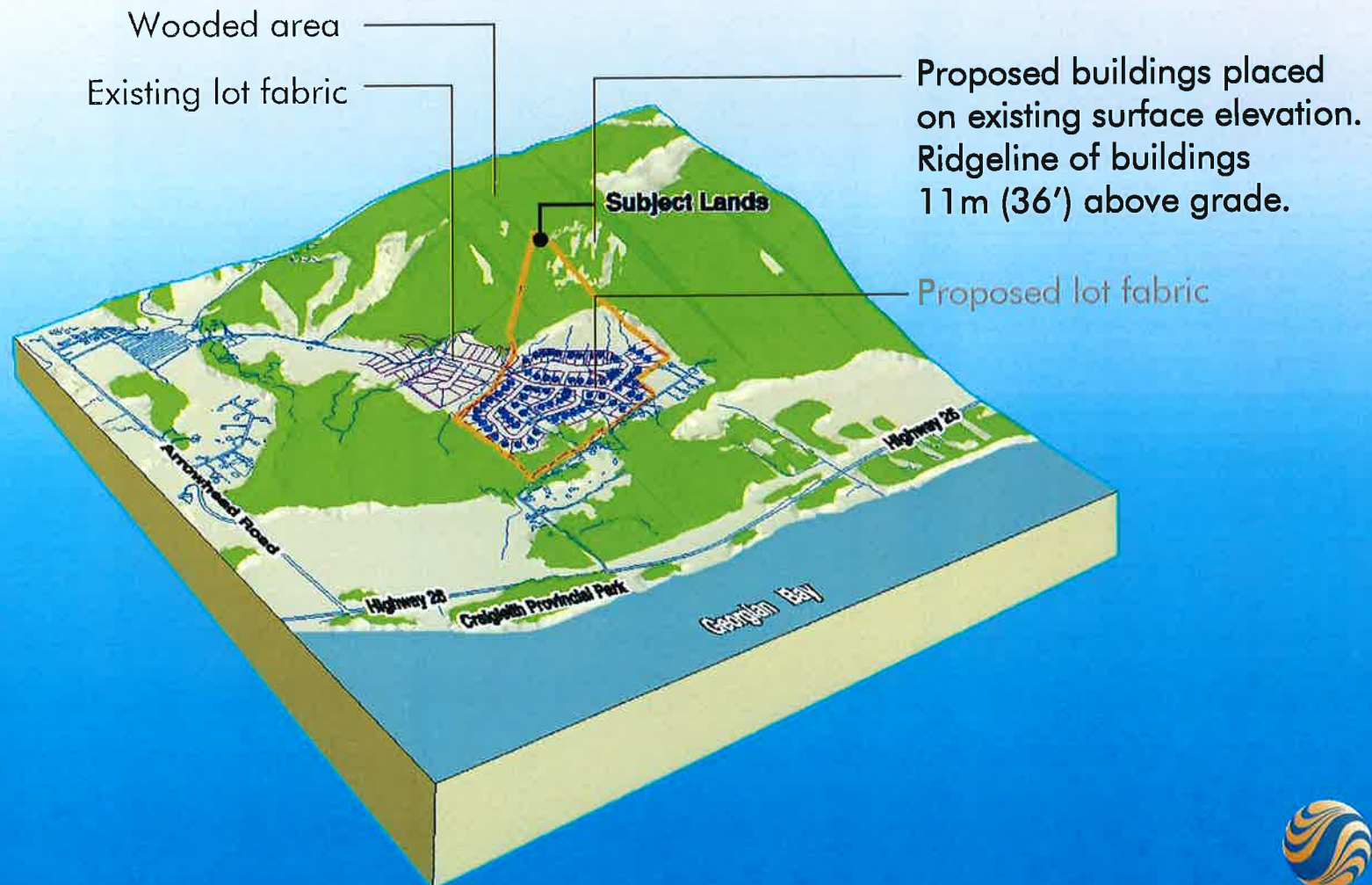
Viewshed:
Add features for context



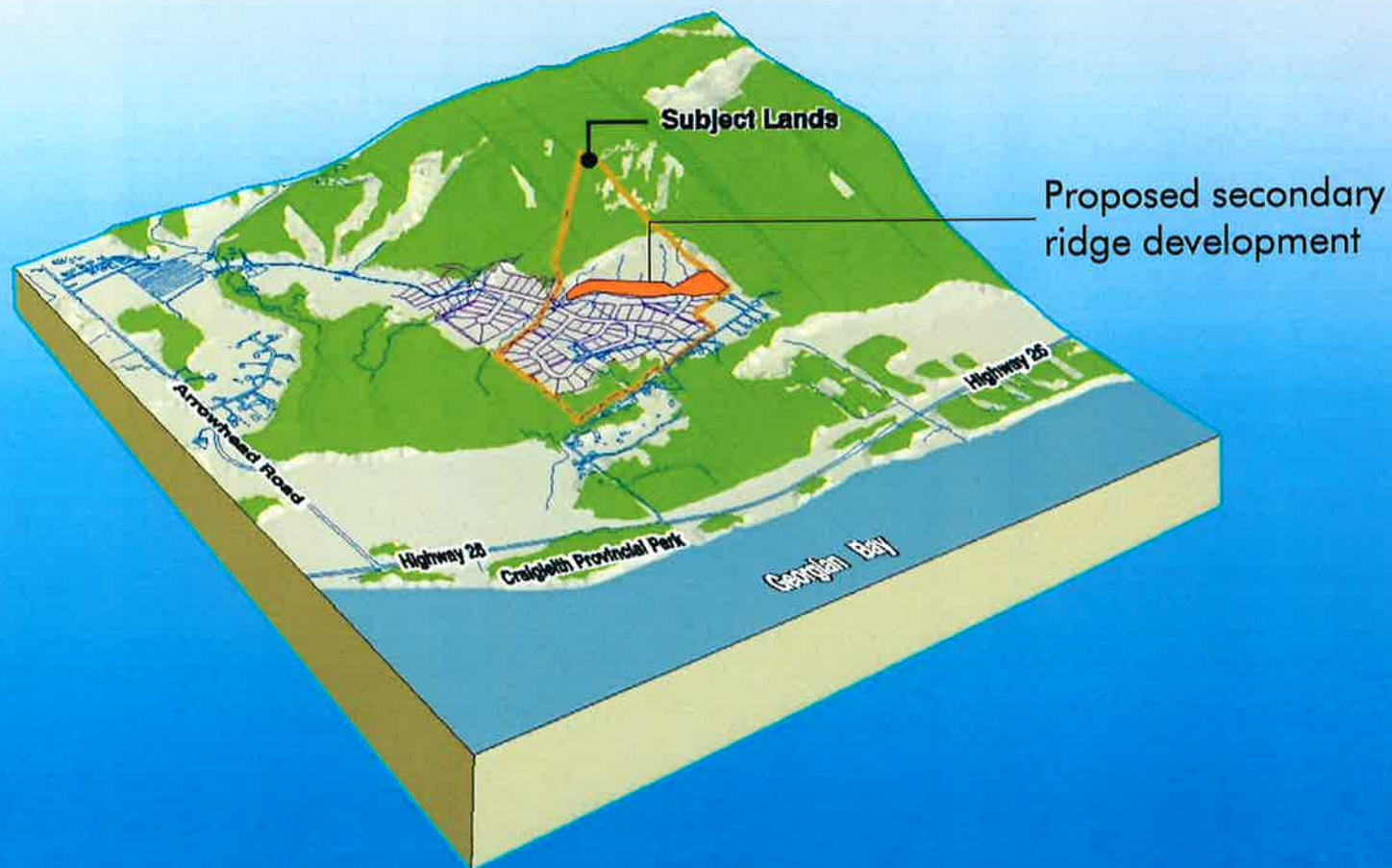
Viewshed:
Add features for context



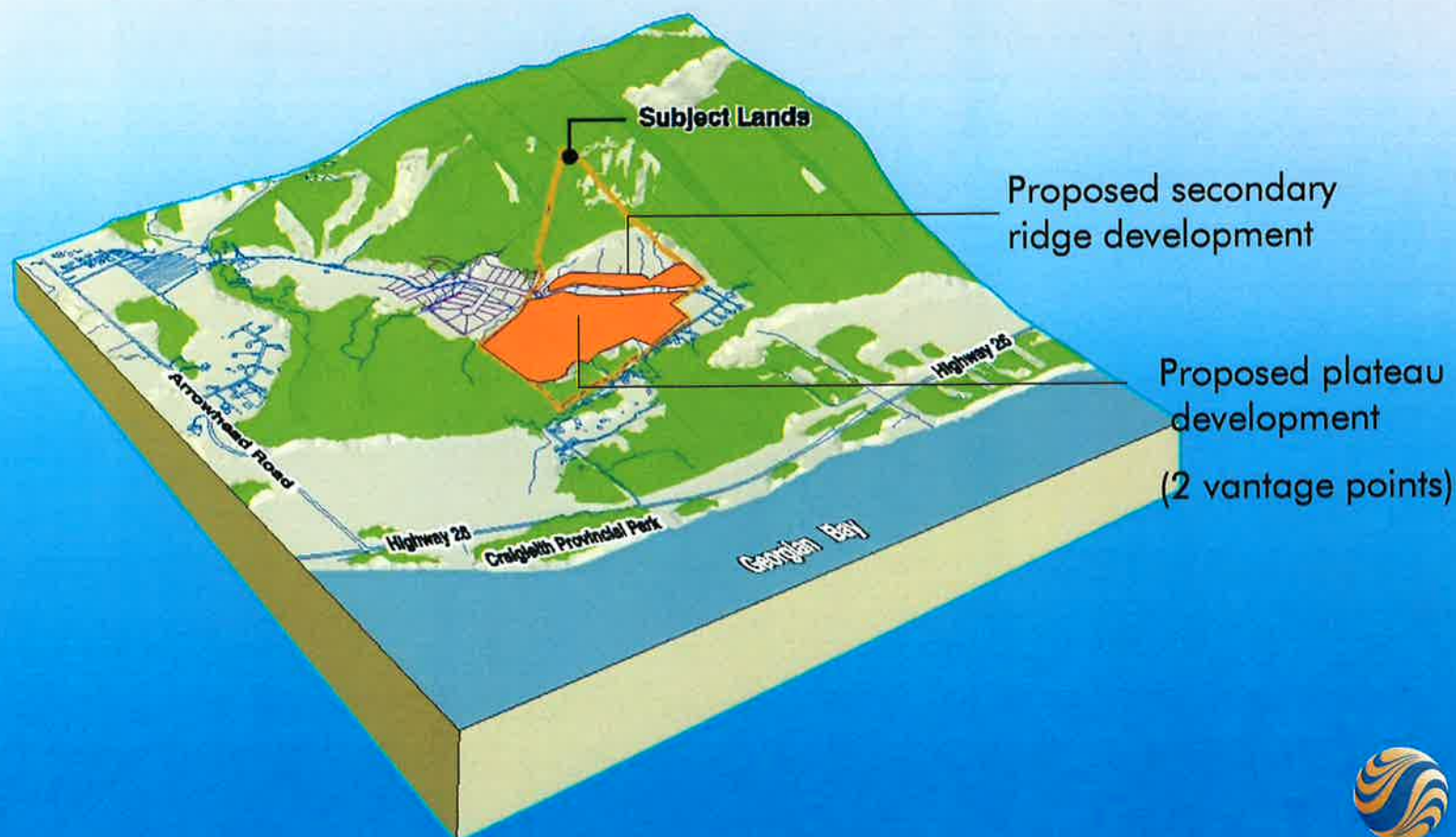
Viewshed: Add features for context



Viewshed:
Define observation points from:

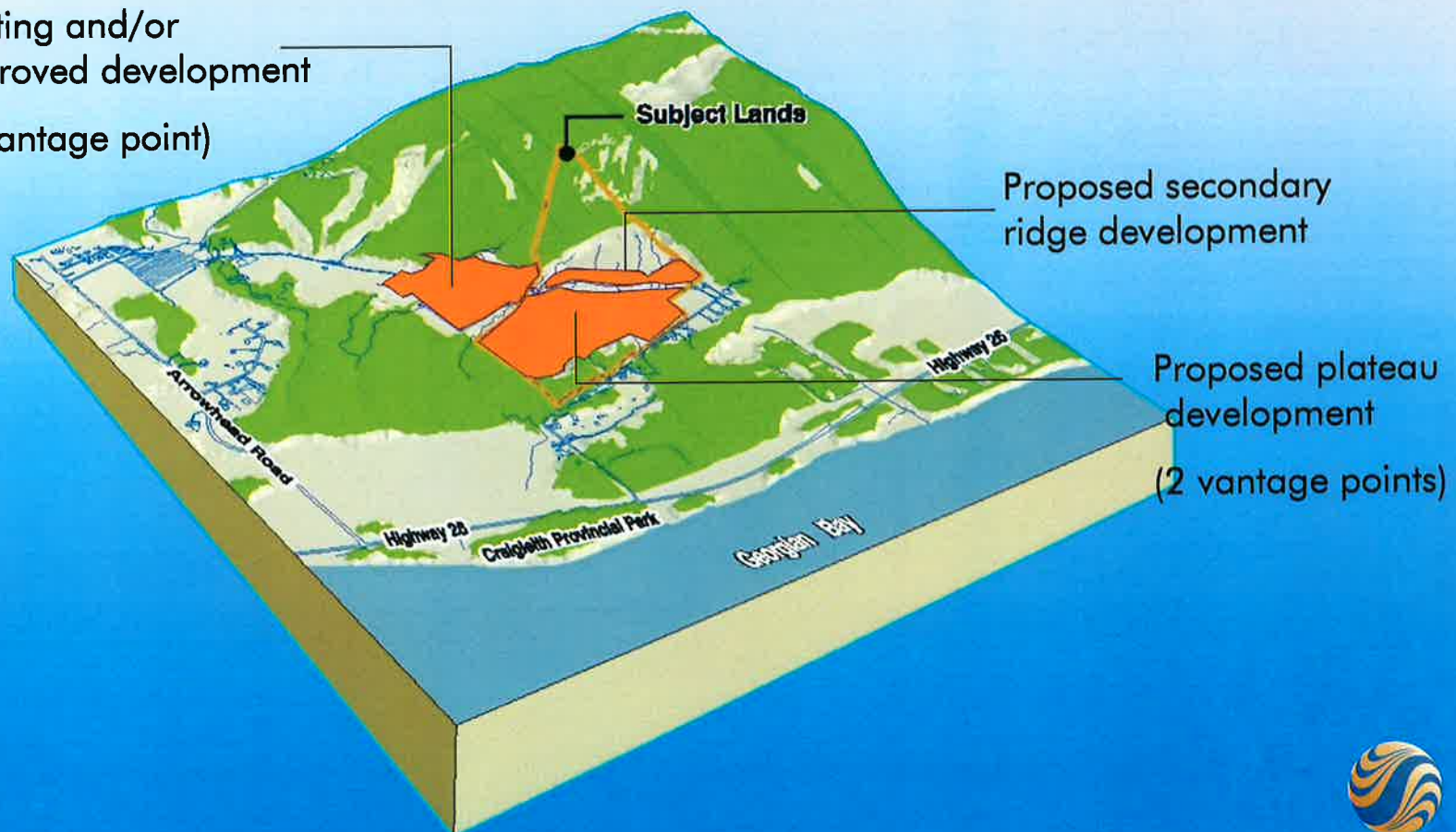


Viewshed:
Define observation points from:

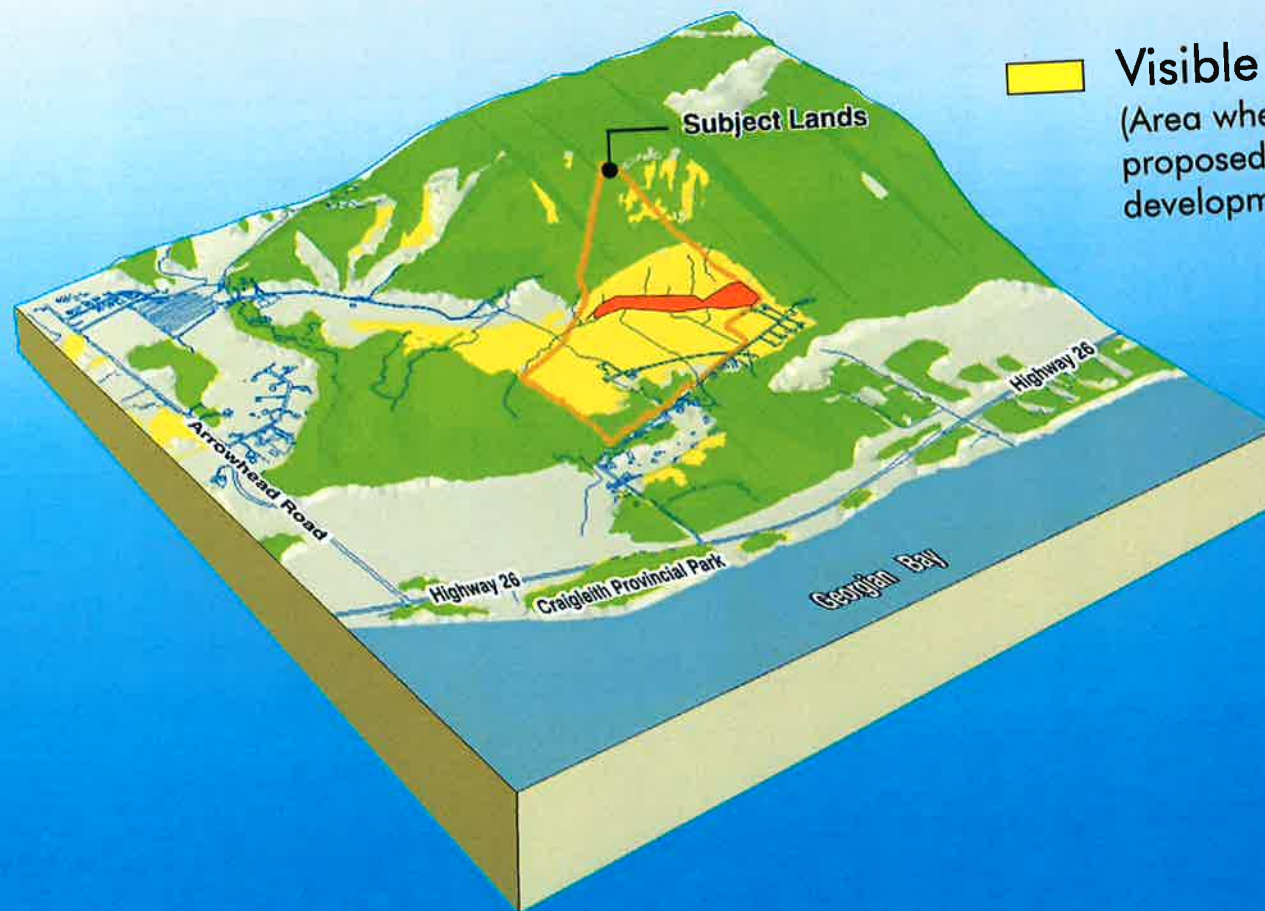


Viewshed:
Define observation points from:

Existing and/or
approved development
(1 vantage point)

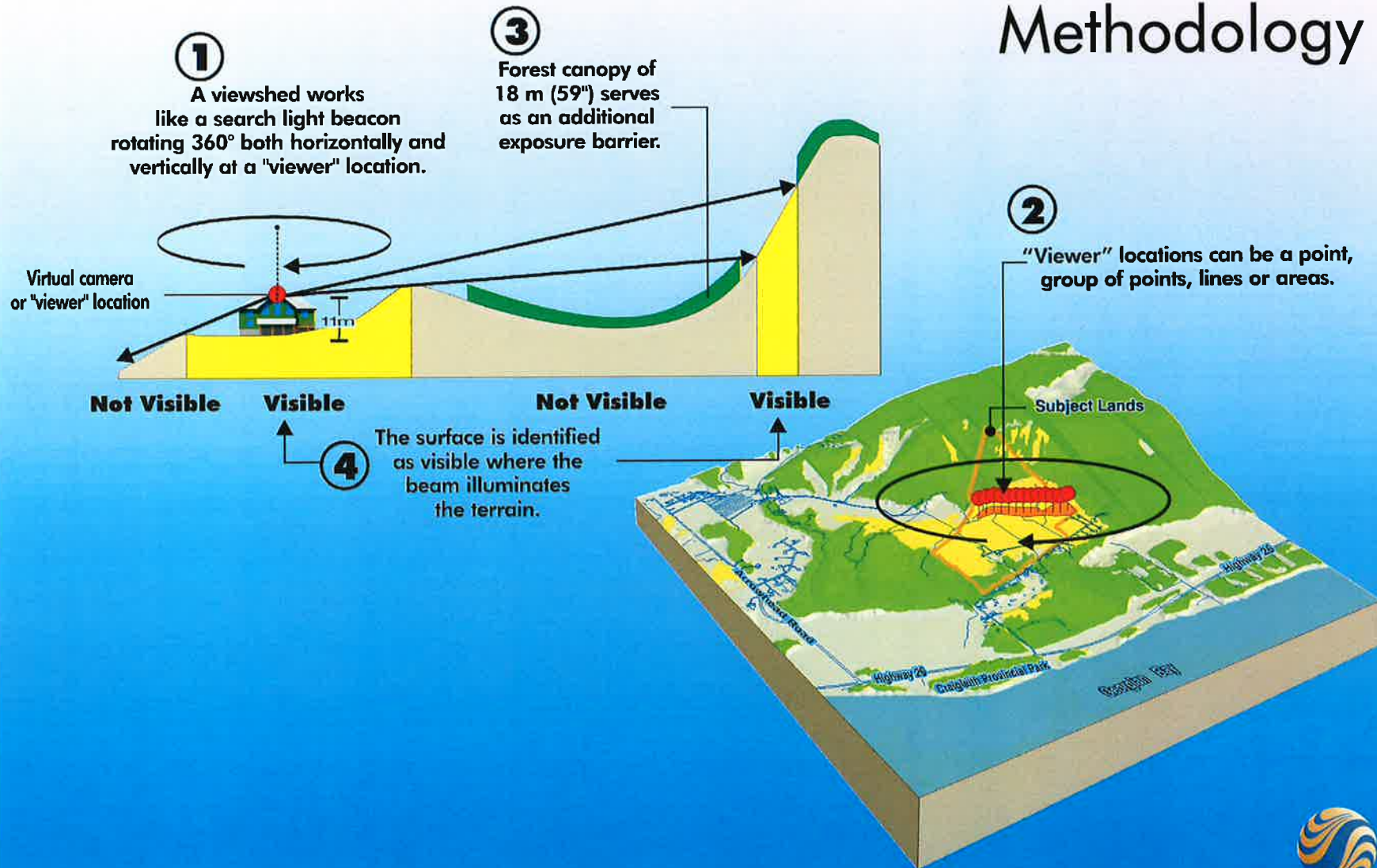


Viewshed: Generate viewshed



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

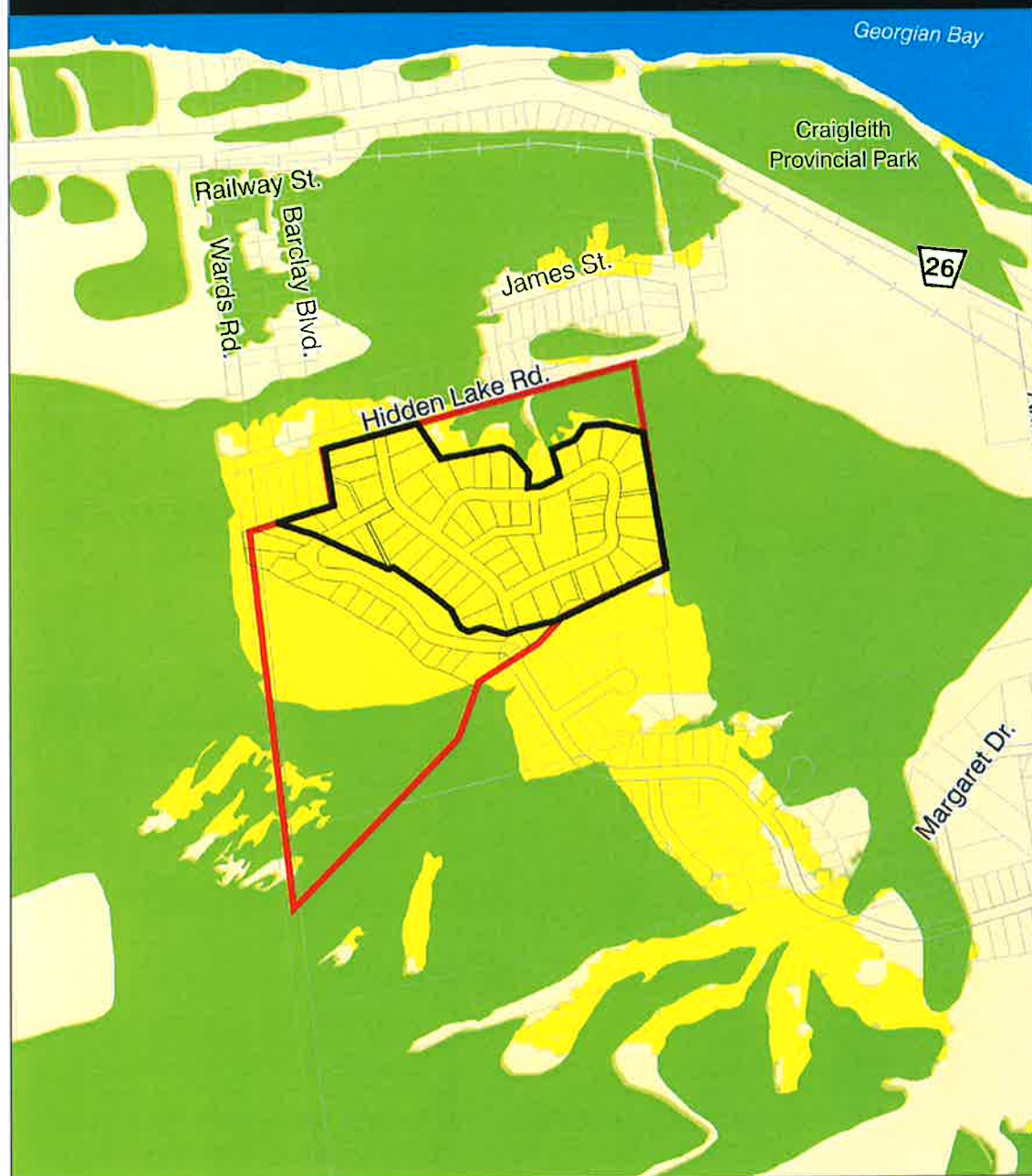
Viewshed: Methodology



Viewshed



Viewshed Plateau



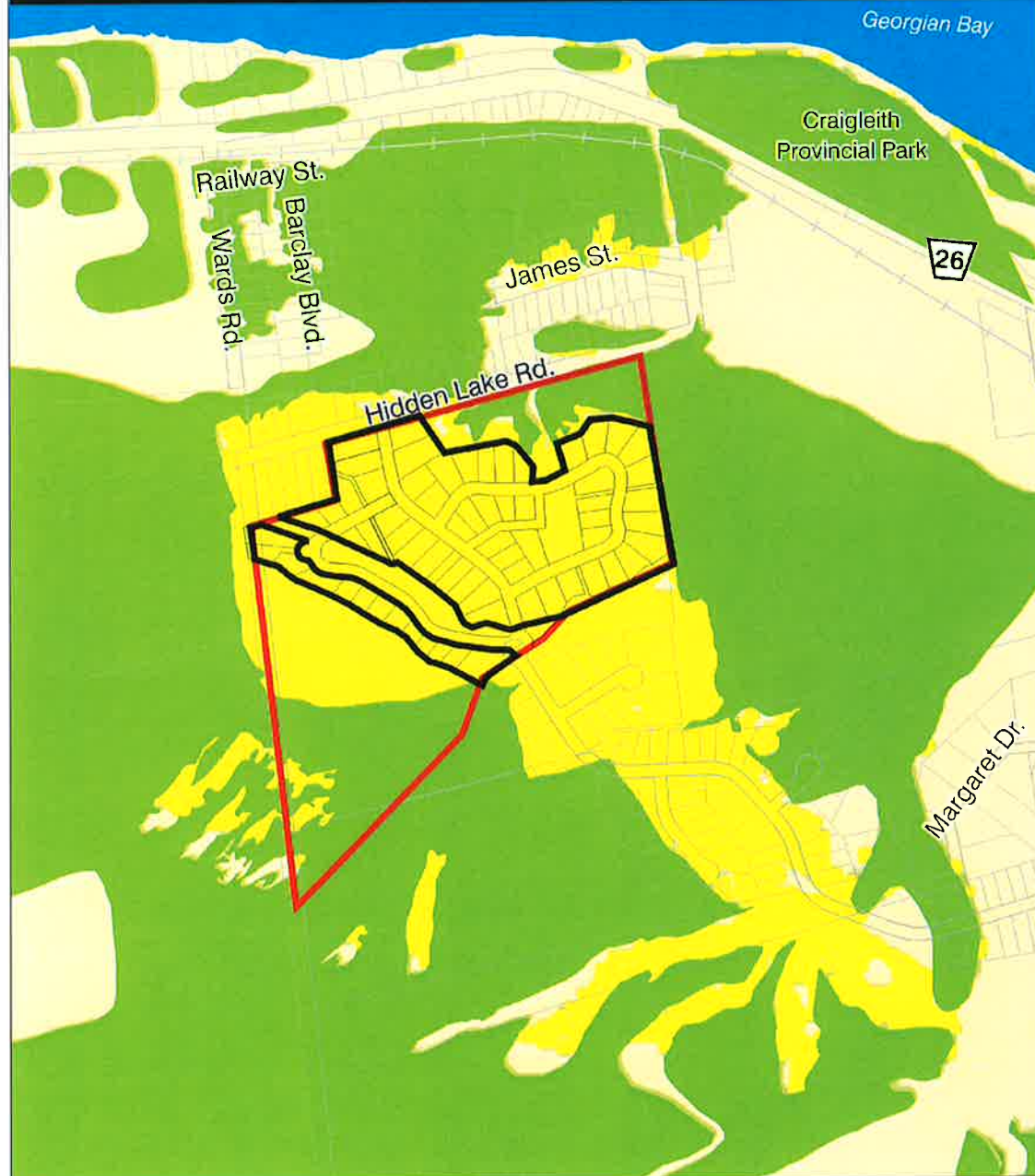
Visible Area = 48.7 ha

Viewshed Secondary Ridge

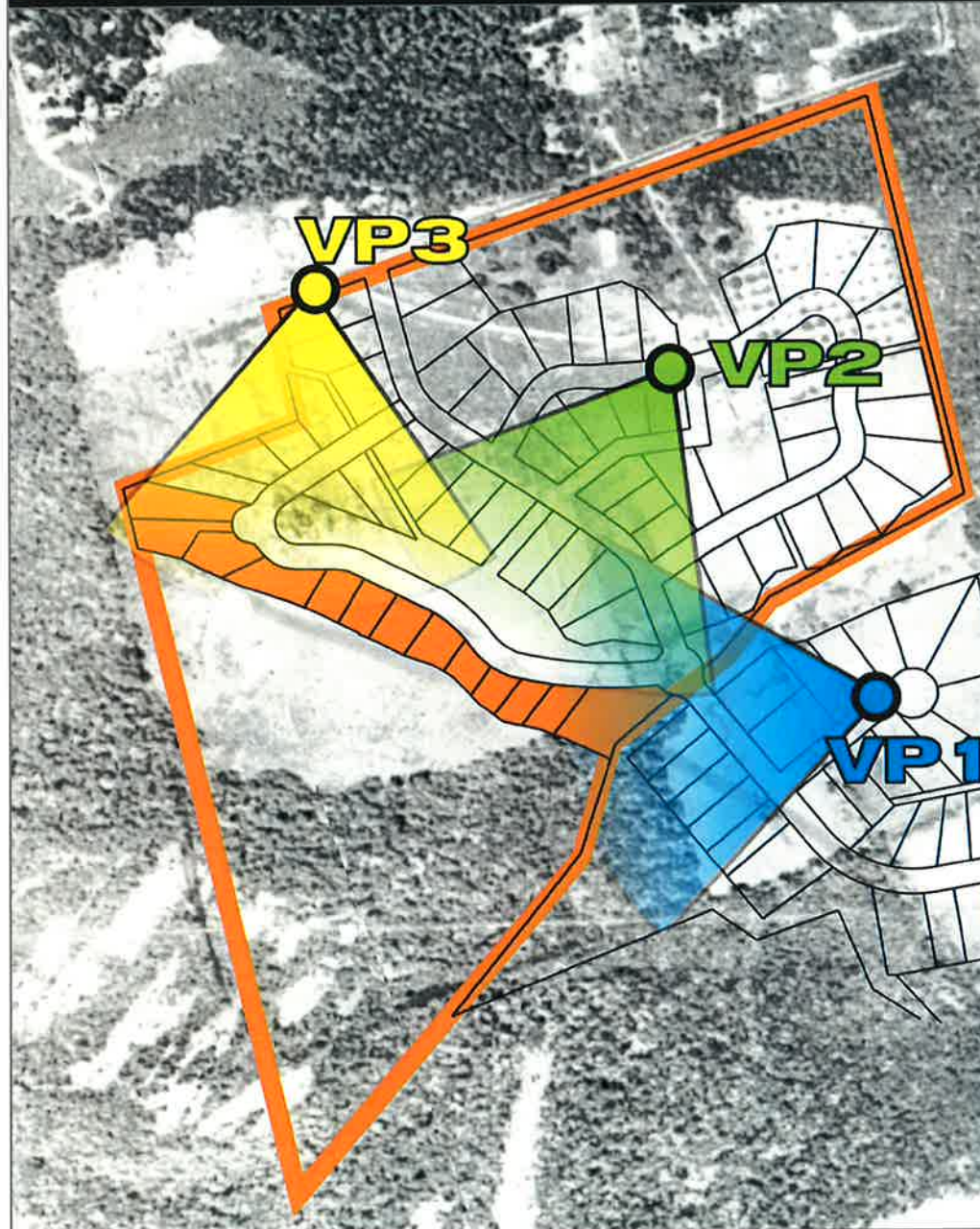


Visible Area = 39.1 ha
(9.6 ha < plateau)

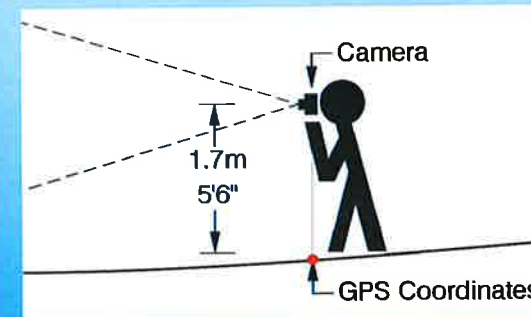
Viewshed Plateau & Secondary Ridge



Visible Area = 50.7 ha
(2 ha > plateau)

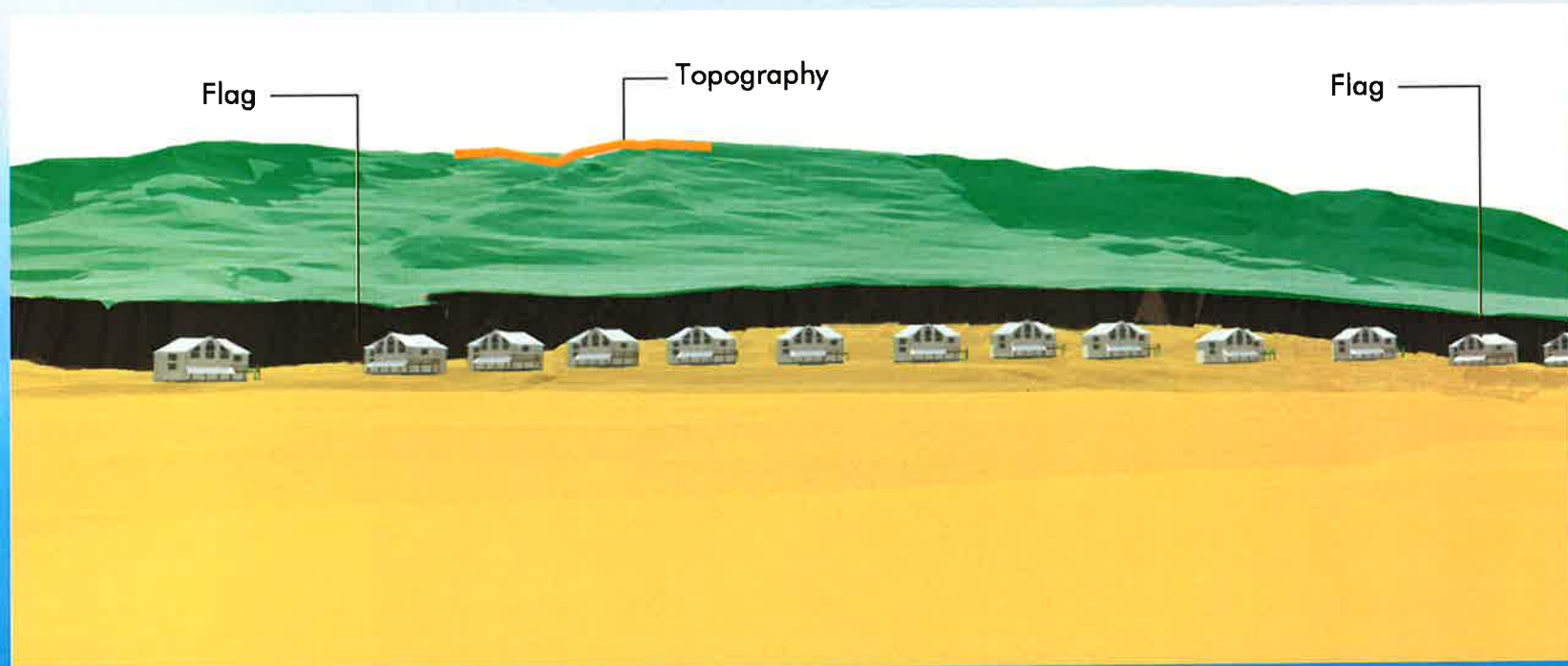


Simulations:
Insert virtual camera
into 3D model for
each vantage point



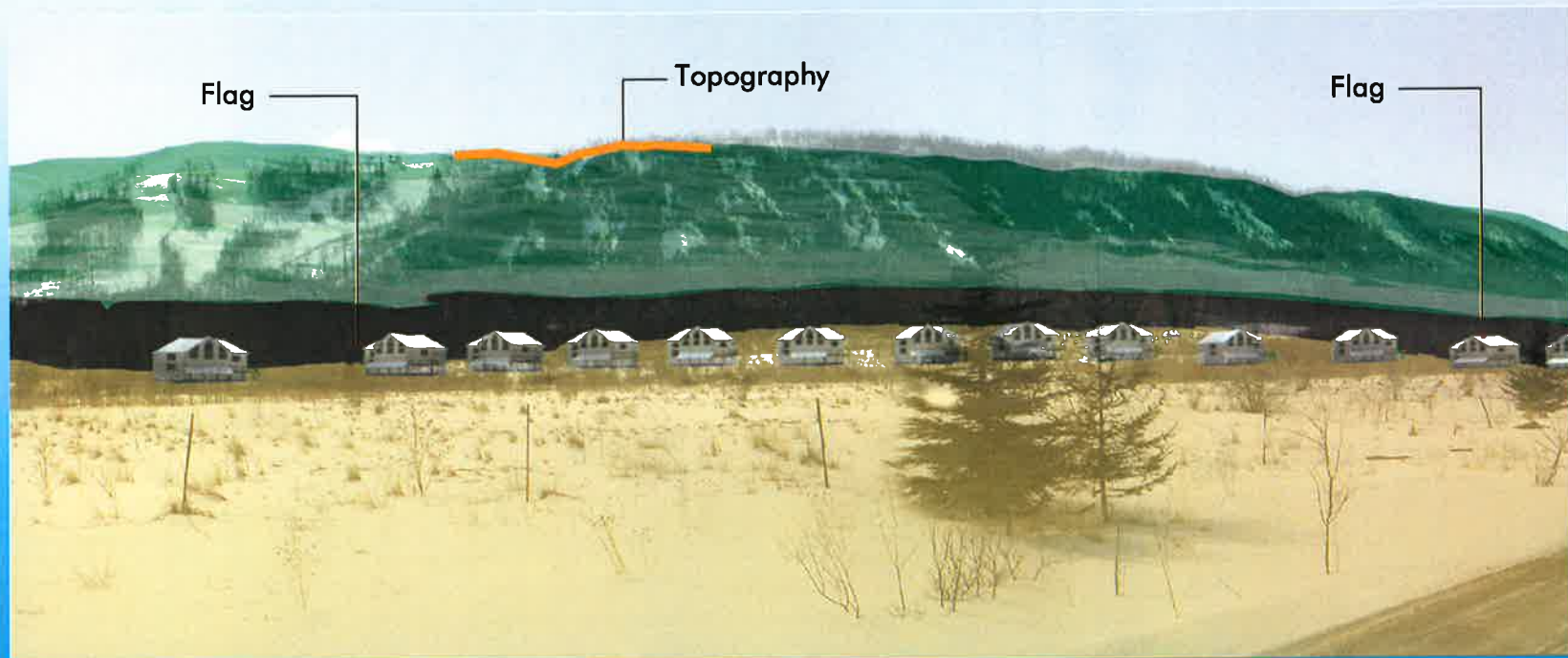
Virtual cameras
correspond to vantage
points recorded on-site at
eye-level (1.7m or 5'6")

Simulations: Create and render virtual images



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

Simulations: Create and render virtual images



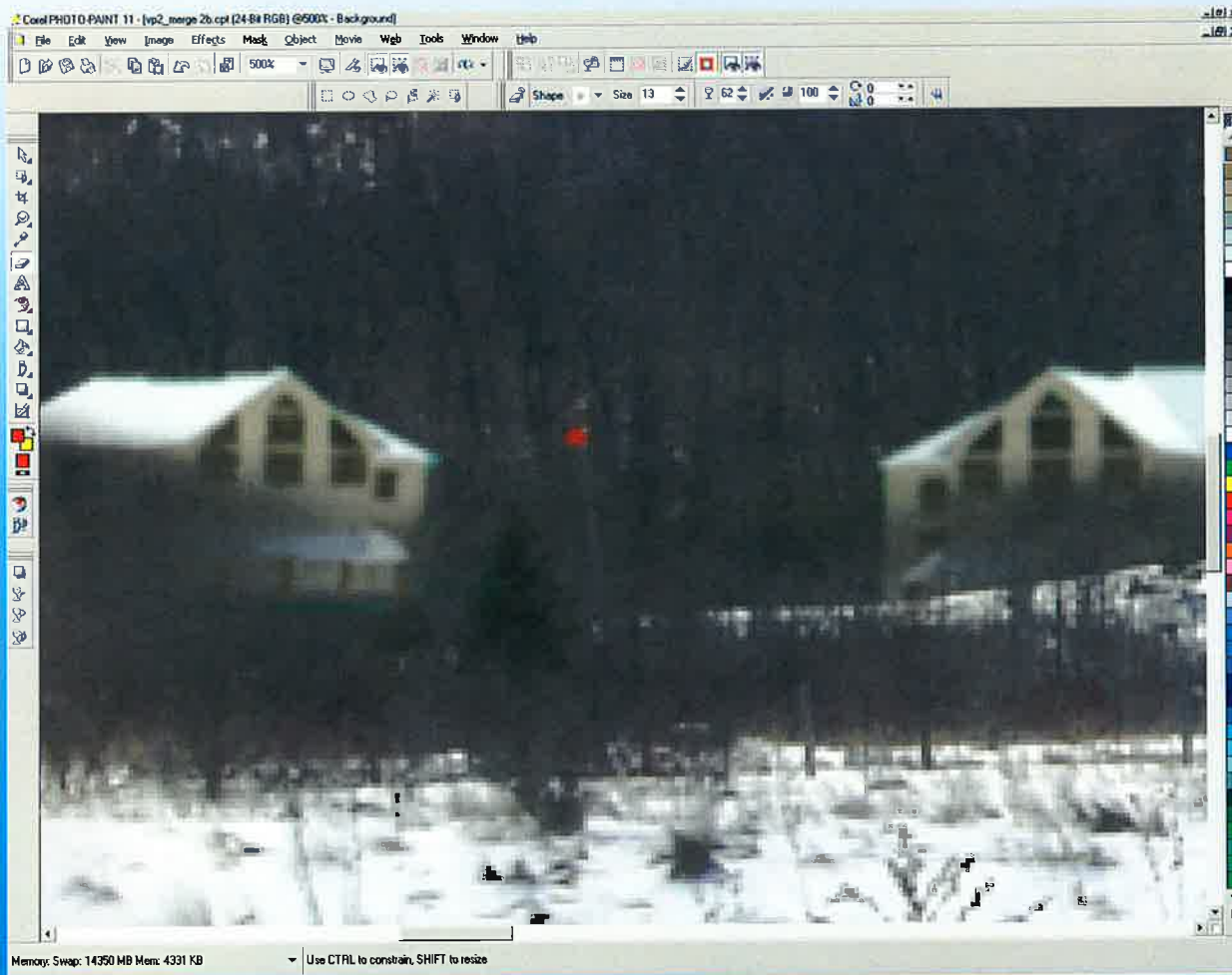
Register image from model with on-site photography.
Landmarks in model correspond to landmarks on-site.

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



Tabera Limited



Stantec