

SPEAKING NOTES - PUBLIC HEARING, Monday July 21

THANK YOU FOR THE OPPORTUNITY TO SPEAK AT THIS HEARING. I FEEL THERE IS A NEED TO REITERATE WHAT EDITH HAS ALREADY SAID AS THIS PROPOSAL IS GOING TO HAVE A HUGE IMPACT ON OUR NEIGHBOURHOOD.

I AM NOT AGAINST DEVELOPMENT OF THE PROPERTY AT 3471 CHATHAM STREET. THE DEVELOPERS OWN IT AND HAVE EVERY RIGHT TO BUILD ON IT BUT I THINK IT SHOULD BE WITHIN THE CONFINES OF CURRENT GOVERNING BYLAWS AND EXISTING GUIDELINES. THEY SHOULD NOT BE GIVEN ANY INCREASED DENSITY OR INCREASED ALLOWANCE FOR HEIGHT.

UNLIKE THESE DEVELOPERS WHO HAVE BEEN ABLE TO CONVINCE THEIR RELATIVES AND ACQUAINTANCES TO SEND IN GLOWING LETTERS OF SUPPORT FOR THIS PROJECT, I HAVE SPOKEN TO SEVERAL NEIGHBOURS WHO HAVE A “YOU CAN’T FIGHT CITY HALL” ATTITUDE. THEY DON’T LIKE THE PROPOSAL BUT THEY ALREADY FEEL DEFEATED. THEY TOLD ME THAT ONCE A PROJECT GETS TO THIS STAGE IT’S A “DONE DEAL” ANYWAY AND THERE’S NOTHING THEY CAN DO ABOUT IT. ONE WOMAN TOLD ME SHE JUST WON’T LOOK IN THAT DIRECTION ANY MORE.

I HAVE BEEN PUBLICALLY ACCUSED OF “NIMBY”-ISM BUT IT IS MORE THAN MY BACKYARD BEING AFFECTED. THE STEVESTON CONSERVATION AREA GUIDELINES STATES THAT:

“THE FORM OF NEW DEVELOPMENT SHOULD BE GUIDED BY THAT OF ADJACENT EXISTING DEVELOPMENT, EVEN WHERE NEW USES ARE BEING INTRODUCED. FOR EXAMPLE, MULTIPLE FAMILY RESIDENTIAL OR COMMERCIAL USES INTRODUCED ADJACENT TO SINGLE FAMILY HOMES SHOULD ADOPT A SCALE AND CHARACTER SIMILAR TO THOSE EXISTING DWELLINGS...

(Section 9.2.2).

THIS PROPOSED BUILDING CERTAINLY DOES NOT FIT THESE PARAMETERS.

PERHAPS THE ACRONYM SHOULD BE "NISBY" OR "NOT IN STEVESTON'S BACKYARD" SINCE THIS BUILDING IS LARGER THAN ANYTHING ELSE IN A RESIDENTIAL BLOCK ON THE OUTSKIRTS OF THE VILLAGE.

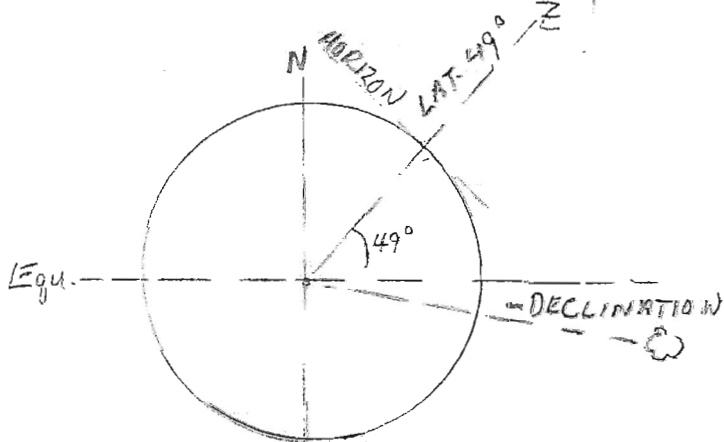
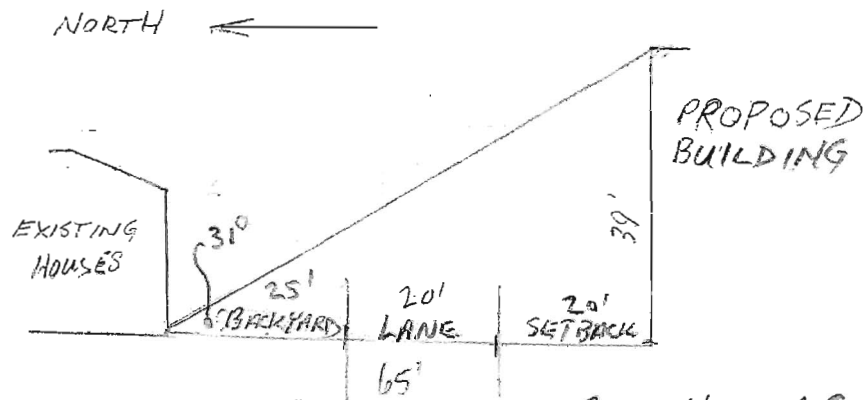
MY MAIN CONCERN THOUGH, NOW THAT THE EXTERIOR DESIGN HAS BEEN CHANGED, IS THE INTRUSION INTO THE NEIGHBOURHOOD OF AN UNNECESSARILY HIGH BUILDING AND THE SHADOWING IT WILL INEVITABLY PRODUCE. IT IS INTERESTING TO NOTE THAT THE SUN SHADING DIAGRAM PROVIDED FOR THE JUNE MEETING OF THE PLANNING COMMITTEE OF COUNCIL WERE ONLY FOR THE MONTHS OF MARCH AND JUNE WHEN THE SUN IS HIGH THUS CAUSING THE LEAST AMOUNT OF SHADOW. WHY DID THE CITY NOT REQUIRE DIAGRAMS FOR THE WINTER MONTHS AS WELL, WHEN THE SUN IS AT ITS LOWEST AND CAUSING LONGER SHADOWS? THIS SPEAKS TO A DEFINITE BIAS IN FAVOUR OF THE DEVELOPER.

AS A BC LAND SURVEYOR WITH OVER 40 YEARS EXPERIENCE, I HAVE DONE SOME CALCULATIONS OF MY OWN AND MY NUMBERS SHOW THAT A BUILDING 12m (39 ft) HIGH WILL CAST A MINIMUM NOON SHADOW OF 65 FT IN LENGTH EVERY DAY BETWEEN THE MONTHS OF NOVEMBER AND FEBRUARY. THE SHADOW ON DECEMBER 21st, THE SHORTEST DAY OF THE YEAR WILL BE 124 ft. LONG. EVEN THE SHORTEST SHADOW DURING THE WINTER MONTHS WILL OBVIOUSLY COVER THE PROPOSED BUILDING'S 20 ft NORTH SIDE SETBACK AND THE 20 ft LANE PLUS 25 ft OF THE BACKYARDS OF THE RESIDENCES TO THE NORTH OF THIS BUILDING. THESE YARDS WILL NEVER SEE SUNLIGHT.

IF THIS PROPOSED BUILDING IS ALLOWED TO PROCEED WITH YOUR BLESSING THEN IT IS OBVIOUS TO ME THAT THIS COUNCIL HAS NO REAL REGARD FOR THE SURROUNDING LONG-ESTABLISHED RESIDENTS OR THE COMMUNITY OF STEVESTON. IF YOU APPROVE THIS, THEN SHAME ON YOU.

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STEVESTON

Re Shadowing effect at 3471 Chatham St
Caused by a building 12m (39 feet) high.



$$\text{Zenith } \angle \text{ of Sun} = \text{Lat} - \text{Dec of Sun}$$

$$\text{Altitude of Sun} = 90^\circ - \angle \angle$$

Alt. of Sun to create a 65' shadow:

$$\text{Alt. of Sun} = 90^\circ - \angle \angle$$

$$31^\circ = 90^\circ - \angle \angle$$

$$\angle \angle = 90^\circ - 31^\circ$$

$$\angle \angle = 59^\circ$$

What period of the year does this occur?

$$\angle \angle = \text{Lat} - \text{Dec of Sun}$$

$$\text{Dec} = \text{Lat} - \angle \angle$$

$$\text{Dec} = 49^\circ - 59^\circ$$

$$\text{Dec of Sun} = -10^\circ \text{ or } 10^\circ \text{ South of Equator}$$

This occurs between Oct 20th & Feb 23rd (approximately)

How long of a shadow would be cast on the shortest day of the year?

Alt. of Sun above horizon:

$$\text{Alt} = 90^\circ - \angle \angle$$

$$\text{on Dec 21 Dec of Sun} = -23.5^\circ$$

$$\angle \angle = 49^\circ - (-23.5^\circ)$$

$$\angle \angle = 49^\circ + 23.5^\circ$$

$$\angle \angle = 72.5^\circ$$

$$\text{Alt of Sun} = 90^\circ - \angle \angle$$

$$= 90^\circ - 72.5^\circ$$

$$\text{Alt of Sun} = 17.5^\circ$$



$$\text{for } 17.5^\circ = \frac{39}{x}$$

$$x = \frac{39}{\sin 17.5^\circ} \approx 124'$$