

Planning Committee Meeting June 17, 2014

Speaking notes:

1)

Granted that the owner/developer has made a few cosmetic changes to the proposed building; however, the building hasn't changed in size and thus it is the same in that it does not transition into the residential neighbourhood which is one of the requirements of the 'Steveston Conservation Area' guidelines- Section 9.2.2 (page 38) which states:

“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...”

This proposed building certainly does not do this and thus devalues the neighbouring properties with its size and shadowing results. Who would want to buy a home or property the back yard of which is devoid of sunlight?

2)

Speaking of shadowing, I find it quite interesting that the proposal only shows the shadowing effect of the building during the months March through September, a period when the sun's elevation is at its highest. This evaluation only supports the developer's situation. In order to be fair to the surrounding residents, I would ask the Planning Committee request of staff to prepare a shadowing report for the period September through March at such times of 9am, Noon and 3pm. Sunlight during

the winter months, when it is available, is a much valued commodity as we all know. I have attached a couple of photographs taken this morning to show the effect of the proposed building on shadowing and the availability of the morning sun.

In our situation, I find it quite peaceful and satisfying to sit out on our back porch in the early mornings (5-6am) enjoying my morning coffee and the morning sun. Once this building goes up that will be a thing of the past.

3)

It's not just the size of the building, but its proposed function as well that concerns us. Steveston doesn't really need more commercial space. It is my understanding that a number of the local merchants already have a difficult time making ends meet during the off season between September and May. I doubt that adding more commercial space will improve this situation especially when it is outside the Moncton Street core. Retail businesses absolutely won't compliment the single family homes in this block. One thing that could improve both situations, that of the mass of the proposed building and the abundance of commercial space, would be to eliminate the first floor of commercial space altogether.

Thank you,

Ralph Turner
3411 Chatham Street

APPROXIMATE OUTLINE OF PROPOSED BUILDING

SUN

JUNE 17, 2014 8:00am

East view





All this sun will be in shadow.

South view

JUNE 17, 2014 9:00 AM