

ITEM 10
MANAGER'S REPORT NO. 74
COUNCIL MEETING 89/11/14

RE: REZONING REFERENCE NO. 73/89
SHADOW AND VIEW ANGLE STUDY
PATTERSON/WILSON AREA

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1989 NOVEMBER 08

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #73/89
SHADOW AND VIEW ANGLE STUDY
PATTERSON/WILSON AREA

PURPOSE: To provide Council with information requested by Council regarding shadows and view angles associated with Rezoning Reference #73/89

=====

RECOMMENDATION:

1. THAT this report be received for the information of Council.

R E P O R T

1.0 BACKGROUND:

- 1.1 At the Public Hearing on 1989 October 24 for a proposed 25 storey tower to be located at the south end of the block bounded by Beresford Street, Patterson Avenue and Wilson Avenue, a question was raised regarding the effects of the proposed building in terms of sunshading and view angles from the existing 23 storey "Post 83" residential tower at Mayberry Street and Wilson Avenue.

2.0 GENERAL COMMENTS:

- 2.1 A shadow study has been prepared for the standard summer and winter solstice periods as well as the equinox periods (refer attached Sketches #1 and #2). It has been assumed that the ground in this area is essentially flat. As this tower is rather rounded, the maximum diagonal distance is less than usual for a more square tower with 80 to 90 ft. facades. The shadow widths and view angles are therefore minimized if compared to more conventional designs.

The shadow columns progress from west to east at a rate of 15 degrees per hour, thus while the shadows are cast for a distance, the time that they rest in one place is minimized in the case of a slender tower shadow.

ITEM 10
MANAGER'S REPORT NO. 74
COUNCIL MEETING 89/11/14

In terms of view angles, the closer two buildings are to each other, the greater the view angle that is subtended. In this case, the nearest existing building is the "Post 83" tower at Mayberry Street and Wilson Avenue. The view angle from that building that will be occupied by the proposed tower (Rezoning Reference #73/89) is approximately 16 degrees. From a suite with windows only on the north face of the "Post 83" building with an assumed 180 degrees view, the proposed building would occupy just under 9% of the view angle. A corner suite with windows on two walls would be less affected.

148

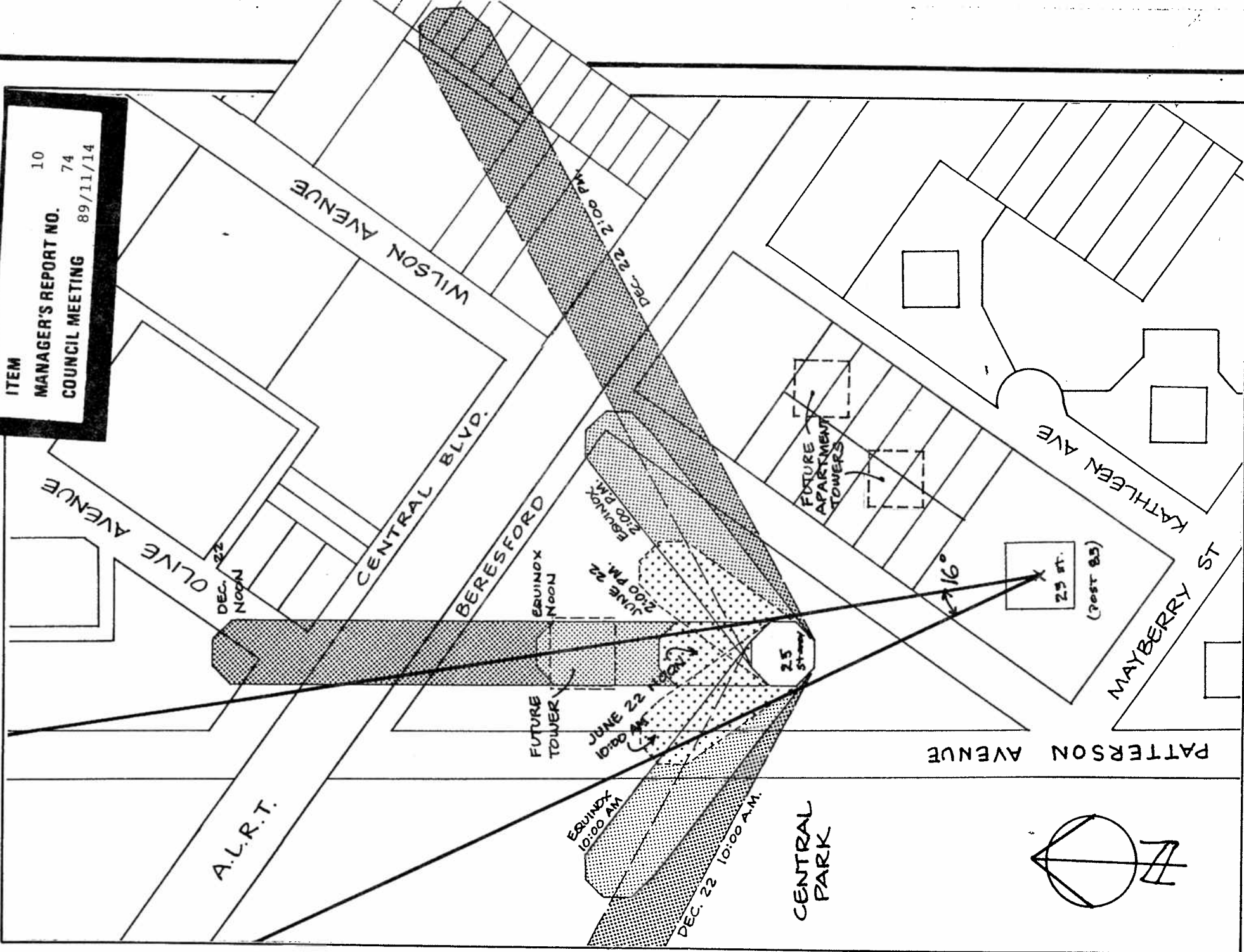
This is for the information of Council.

APL
BR:ap

Attachments

A. L. Parr
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM
 MANAGER'S REPORT NO. 10
 COUNCIL MEETING 74 89/11/14



Date: 1989 NOV.

Scale: 1:2000 m.

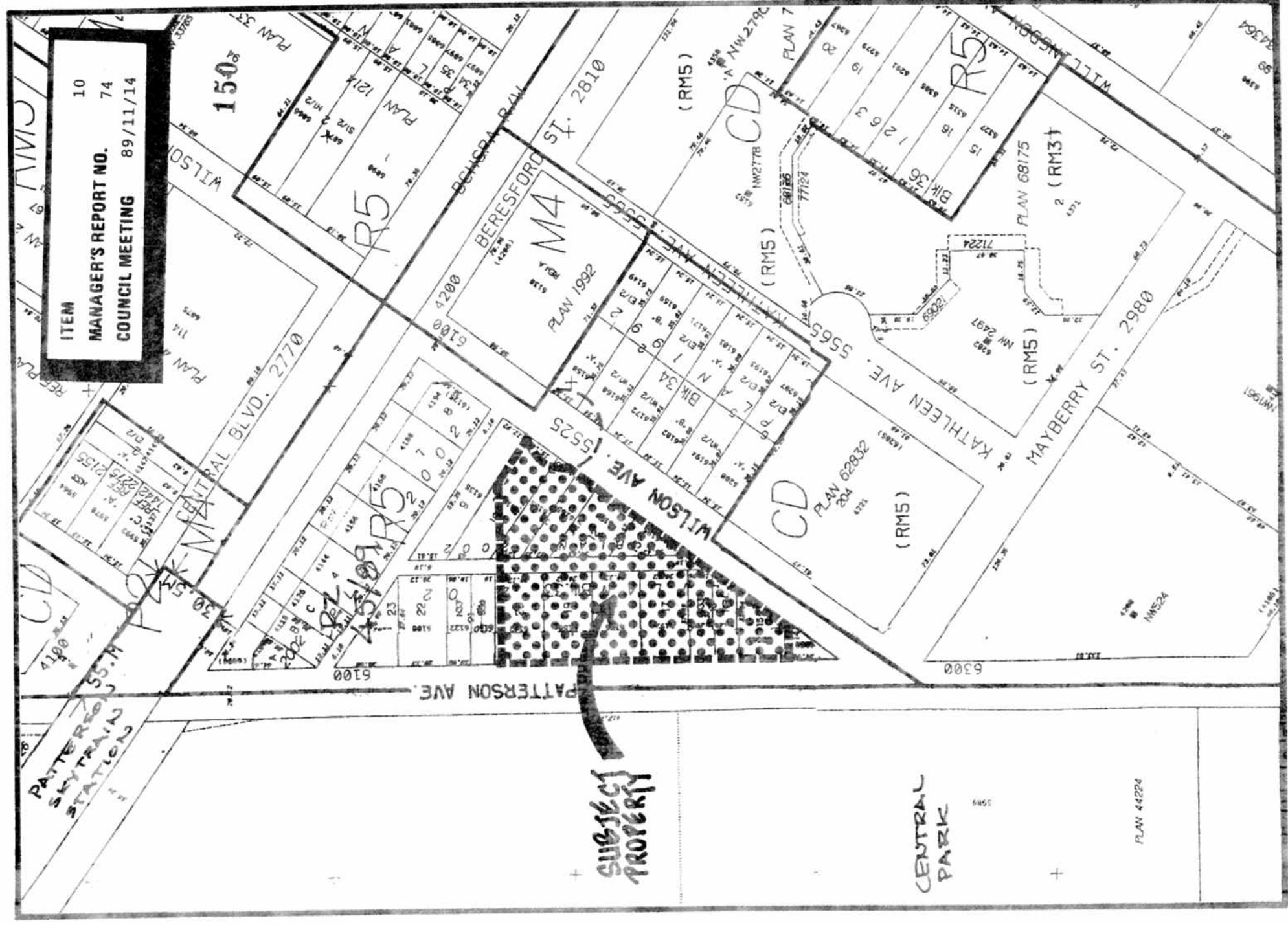
Drawn By: RGN



- 149

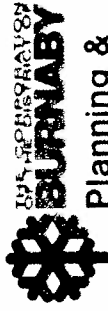
RZ 73/89 SHADOW AND VIEW ANGLES STUDY

SKETCH 1



ITEM 10
 MANAGER'S REPORT NO. 74
 COUNCIL MEETING 89/11/14

SUBJECT
 PROPERTY



BURNABY
 Planning &
 Building Inspection
 Department

Date:
 1989 NOVEMBER

Scale:
 1:2000

Drawn By:

REZONING # 73/89



SKETCH 2