

To: Members of Council

September 16, 2020

Re: 202 Raynor Development Permit with Variance Application

We are the owners of 1040 Alston St., the property to the south that directly abuts 202 Raynor. Our lot is small (42.9 ft. wide X 68.2 ft. deep) and the house is set-back approx. 24 ft. from the sidewalk.

The developers of 202 Raynor are seeking a variance to reduce the front set-back from Alston St. to 3.49 meters (11 ft. 5 inches). According to the architect's plans for the new infill house, there will be a 4 ft. wide deck and roof overhang that extends a further 4 feet into that set-back, essentially reducing the front yard to 7 ft. and bringing structural elements into the set-back zone.

We are opposed to the proposed reduction in set-back. If approved, this variance will situate the new dwelling a minimum of 11 ft. forward of our home. Facing us will be a two-story wall of glass, effectively eliminating the existing privacy of our front yard and garden. Another significant concern is that residents of the proposed structure may have exceptional visual access into the front rooms of 1040 Alston which are the living room and master bedroom, and den/study. The Perspective View of the development plans (DP 005) shows this bank of windows (attached pictures A and B). The existing privacy hedge between the two properties will be removed, further exposing our front yard to full view.

Because our lot is small the garden in the front is as important to us as that at the rear of our property. Two photos of the front entry and garden are attached (pictures C and D). In addition, we are concerned about the effect this building will have on the nightscape. During the evening hours, the light emanating from the gallery of windows will dominate the street, both at the front and the side facing us. Landscaping will not address this light pollution.

In their request for variance, the owners note that the new build needs to be situated far forward to preserve the privacy of the neighbours to the west of 202 Raynor as well as to maximize their enjoyment of the rear of their existing home. It also affords an ample backyard for the new build. However, this compromise does not take into consideration the effects that the design of the proposed dwelling and its location has on us. I, Paul Munson, attended the Vic West community meeting in June of 2019 and the placement of the proposed build was not discussed with me then or subsequently (contrary to Mr. King's letter to Mayor and the Council). I only recall that community members objected to the appearance of the proposed structure. We note that in the request for variance the south side of 202 Raynor is presented as 55.5 feet. BC Assessment provides a depth of 60 feet.

We are opposing the variance application for the reasons outlined above.

Additionally, we would like to point out that the protrusion of this angular building will significantly alter the appearance of the streetscape as you travel on Alston. The modern design does not fit well with the existing conventional housing, and the proposal for an additional driveway on Alston will also harden the streetscape. We believe it is important to maintain the maximum space for greenery on the west side of Alston especially in view of the commercial zoning on the east side of the street.

Sincerely,

Janet and Paul Munson

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Pictures A and B. Front of 1040 Alston





Pictures C. and D. 1040 Alston front garden

