

October 30, 2017

Mayor & Members of Council
City of Victoria
#1 Centennial Square V8W 1P6

Re: Development Variance Permit – 944 Heywood Avenue

Attached are revised plans for my application to subdivide my property at 944 Heywood Avenue, which I hope will address the comments and concerns raised at the Committee of the Whole meeting September 14, 2017.

The majority of the changes have been made to the house on the corner of Heywood and Pendergast, as this is where I felt most of concerns raised at the meeting were directed.

To add more interest to the facades of the house, I have removed one of the bedrooms on the upper floor of the house. This reduces the size of the house by just under 8 square metres (85.7 sq.ft.). This has allowed us to add a small balcony off each bedroom that faces the park, and recess the upper floor above the front entry. We also cantilevered part of the upper floor on the Heywood elevation .914m to further articulate the upper floor, and add cover to the balcony on the main floor below.

As there were concerns expressed at the Committee of the Whole Meeting about the corrugated metal siding on the house, and the metal cladding on the fascias, I have removed both these finishes from the house...and went with a multi-tone stucco finish, with metal reveal moulding in some areas to break up the stucco into a grid of panels, and add shadow lines to what would be a flat surface. As this will ultimately be my retirement home...I want low maintenance finishes that will not require regular painting and upkeep.

The third major design change to the house was to remove the sloping roof, and incorporate a flat roof. This allows us to reduce the Building Height by .14m and the overall height of the house by 1.08m. This has a significant impact on the overall massing of the house, gives the house a clean contemporary look, and ties in with the house on Lot B and the numerous flat roof buildings already along Heywood Avenue.

The house on lot B remains mostly as it was in the previous submission. We removed the metal fascias, and replaced them with a stepped painted wood design, which may be more in keeping with existing buildings in the area. We have spent so much time on this house design, trying to arrive at a solution that our neighbour to the North is happy with (as instructed by Members of Council at the original Public Hearing), and to satisfy comments raised by City Staff. It has

seemed to be an impossible task as many of the things my neighbour has asked us to do have put us at odds with the desires of City Staff and City Guidelines. I think the design for the Lot B house is an attractive compromise, and I hope you will agree.

The last change we have made, as requested by Committee of the Whole, is to retain the two existing deciduous trees along the Pendergast street frontage.

I thank you for your time and consideration of this revised proposal.

Sincerely,

Vernon Andres