



LOW
HAMMOND
ROWE
ARCHITECTS

02 January 2019

Mr Alec Johnston
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC

re 1811 Oak Bay Avenue
Development Permit with Variances Application No. 00060
Response to Advisory Design Panel Recommendations

At its meeting of 28 November 2018, the Advisory Design Panel made a motion to recommend approval "subject to the following changes". Our responses to each recommendation are noted below.

"Simplify and resolve the cladding materials"

This recommendation does not seem to be based on any published guideline and therefore appears to be an expression of taste. (The Architectural Institute of BC's Standards for Procedures and Conduct of Advisory Design Panels state that AIBC members are to "offer objective views on design that relate to the context of the community's physical environment, but refrain from expressing subjective views of the "style" selected by design proponents.")

We note that there are only two main exterior cladding materials (brick and stucco), and another (treated wood siding) for interior faces of balconies and the circulation areas. We do not anticipate changing this design approach.

"Resolve the fenestration with regards to interior layouts and privacy"

As we understood the discussion, some members were concerned that in a couple of instances an interior wall clashed with the location of a window. Interior layouts will be adjusted prior to Building Permit application to ensure they are fully coordinated with the exterior elevations. (We also recall that the Panel explicitly confirmed that they had no concerns that overlook between the adjacent properties had a privacy impact.)

"Reconsider the interior configuration of the ground floor unit 101 to remove bedrooms from proximity to the Oak Bay avenue frontage"

The room in question will be re-designated as a "Home Office".

"Reconfigure the parkade structure to retain the existing maple tree at the southwest corner property line, if feasible."

As stated in our presentation, once demolition of the structure on top of the existing tree's root zone is completed, preservation of the existing tree will be considered should it prove feasible.

Sincerely,

Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style.

Christopher Rowe, Architect AIBC CPHD LEED AP
principal

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