



LOW
HAMMOND
ROWE
ARCHITECTS

30 July 2018

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re 'The Radnor' - 1811 Oak Bay Avenue
resubmission for development permit with variances

In response to staff comments and suggestions made at the project's review by a joint meeting of the Gonzales and South Jubilee Community Association Land Use Committees (04 Jan 2018), a number of design refinements and adjustments have been made to the proposal.

The design is substantially the same as the initial submission, with the primary modifications being:

- Revision of the main lobby entrance from Oak Bay Avenue;
- Adjustment of the main floor north wall to permit a sidewalk realignment within the Statutory Right-of-Way with landscaping between building and sidewalk;
- Addition of three balconies to the north elevation;
- Adjustment of the elevation of exposed parking garage structure to further conceal it from the street and neighbours.

The project has been designed in consultation with the immediate neighbours and with City of Victoria area planners. We believe it fits appropriately within the complex context of the Oak Bay Avenue corridor, and will provide desirable quality rental housing to meet an increasing demand in walkable neighbourhoods such as this.

A complete description of the project and its design rationale was provided in our original submission. We look forward to presenting it in more detail for your consideration.

Sincerely,
Low Hammond Rowe Architects Inc

Christopher Rowe
Architect AIBC CPHD LEED AP
principal