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2023-09-10  
Mayor Sid Tobias  
View Royal Town Hall  
45 View Royal Avenue  
Victoria, BC, V9B 1A6

Dear Mayor Tobias and Members of the View Royal Town Council,

Subject: Proposal for New Home Construction – Rationale and Justification

I am writing to formally submit a proposal for a new home construction, located at Pike Lake, within the Town of View Royal. This proposal aligns with the recommendations outlined in the Official Community Plan and adheres to all relevant municipal policies. I am providing this detailed explanation to assist the Council, staff, and our community in understanding the merits and compliance of this proposed development.

The proposed development involves the construction of a new, single family home on a vacant rural property with frontage onto Pike Lake. This property has been in the client's family for over 100 years, and a significant portion of the land has been sold to the CRD to consolidate with Thetis Lake Regional Park. A modest section retained for the family's use in perpetuity. The family's commitment to the land runs deep, and they wish to continue this legacy by raising their young family on the property that has been cherished by their family for generations. Our project team has conducted extensive assessments and reports to ensure that the development aligns with the official guidelines, particularly in relation to environmental conservation and protection.

One unique aspect of this development is its location. It has no neighbouring residences, ensuring that the new construction will not disturb any existing homes. This unique isolation within the natural landscape further emphasizes our commitment to harmoniously integrate this new home into the environment.

Our team of consultants have thoroughly reviewed the project with respect to the Natural Watercourse and Shoreline Development Permit Area. Our design adheres to the Development Permit Guidelines for this DPA, ensuring that the development respects the surrounding natural watercourse and shoreline areas. The proposed development strictly complies with the Riparian Areas Protection Regulation, with no development planned within the Sensitive Ecosystem Development Permit Area of Pike Lake.

To maximize the environmental protection, we have planned a low impact construction footprint, and following the completion of the project, there will be replanting of native plants. We are ensuring that all necessary services are provided on site, including stormwater management, water services from a well, a sewer system, and power. The dwelling itself has been specifically designed to fit into the site in an unobtrusive way. It is a single level and modest in size, allowing the house to seamlessly fit into it's surroundings and complement the existing landscape. With careful consideration, the siting of the house has been carefully selected to allow for the least amount of disruption. Our commitment to environmental protection extends to every aspect of this project and this aligns with our goal to preserve the existing natural landscape of the site.

In conclusion, we believe that this proposal is in harmony with the Official Community Plan and municipal policies, placing a strong emphasis on environmental preservation and protection. With the measures outlined in this proposal and additional documents being rigorously implemented during construction, we are confident that our project will have a negligible impact on the lake and will minimize disruption to existing area, while providing a new family home for our clients. We are fully committed to working collaboratively with the Town of View Royal to ensure that all Development Permit Guidelines are met.

Should you have any questions or require further information regarding this proposal, please do not hesitate to contact me at [pamela@coastandbeam.com](mailto:pamela@coastandbeam.com) or 778-587-4849. We are eager to engage in a productive dialogue with the Council, staff, and the community, and are open to addressing any concerns or suggestions that may arise during the review process.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. ÚBEDA' with a stylized flourish at the end.

Pamela Úbeda  
Architect.AIBC  
Coast + Beam Architecture

