



Andrew van Egmond

Designing Garden & Landscape

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Planning department
View Royal Town Hall
45 View Royal Avenue
Victoria, BC, V9B 1A6

Date: Januari 5, 2023
Subject: Development permit application landscape 2820 Shoreline Drive, View Royal

Dear Mayor & Council

On behalf of the owners of 2820 Shoreline Drive we would like to apply for an additional Development Permit for the landscape surrounding the new renovation and addition of the dwelling.

With this landscape design we choose a humble approach with a strong connection to the natural landscape and the local Ecosystem.

The landscape design follows the existing hardscaping footprints but reduces the amount of Square meters were possible and turns the non-permeable surfaces into water permeable surfaces by using grass-turf pavers and gravel in stead of the asphalt like in the old situation. Beside the revision of the paths, driveway, patio and deck we are proposing two new retaining walls with a maximum height of 120cm. To connect to the local ecosystem we would like to use Gabions in stead of concrete wall. The Gabion's, filled with local rock are more environmentally friendly because of the cavities between the rock. The spaces between the rock serve as shelter for little animals, insects and plants.

For the soft-scaping we use native plants as much as possible and are following the directions given in the Environmental Overview Assessment made by SWELL Environmental Consulting. For the Ecological restoration zones we use plants suggested in table 1 of the Environmental Overview Assessment and additional species that are suggested by SWELL.

Everywhere on the property we remove invasive species and along the shore line we restore the marine ecosystem by planting smaller and bigger native shrubs that give shelter to life connected to the shoreline.

And last we will clean up all exposed rock surfaces. Taking out all exotic and non-native plants. Leaving only mosses, native ferns, grasses other native plants, connecting the garden to the landscape again.

Included in the application you will find the Landscape Site Plan, the Tree- / Planting plan, the Environmental Overview Assessment made by SWELL Environmental Consulting and a letter of approval by SWELL Environmental Consulting.

We hope you appreciate the proposal and will get your approval.

Sincerely,

Andrew van Egmond

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