

Grayland Consulting Ltd.

Feb 11 26

Mayor and Council
Town of View Royal
45 View Royal Avenue
Victoria B.C V9B 1A6

Re: Environment Development Permit – 1720 Wilfert Road

Dear Mayor and Council.

Please accept this application for an Environmental Development Permit for 1720 Wilfert Road. Form and Character Development Permits for a Daycare on the lands under the Neighbourhood Mixed-Use - Form and Character (NMU) DP area will follow.

1720 Wilfert Road is currently vacant land, adjacent to Millstream Creek. It is subject to the Natural Watercourse and Shoreline Areas, and Sensitive Terrestrial Ecosystem - Environmental Protection and Natural Hazards.

An Environmental Impact Assessment (EIA) including determination of the Stream Side Protection Area (SPEA) and buffer adjacent the Millstream Creek, is provided. Development impacts have been quantified and mitigation measures recommended.

Our Qualified Environmental Professional has provided setbacks to Millstream Creek in accordance with the Riparian Area Protection Regulation, and the appropriate documentation has been uploaded to the province for review. Please also see the tree survey and inventory conducted by Tomahawk Tree Services.

Please refer to the Corvidae Environmental Impact Assessment Dated January 2026.

To quote their summary:

Potential environmental effects include soil disturbance and erosion, vegetation removal and invasive species spread, wildlife habitat loss, and impacts to aquatic and riparian features. These effects can be mitigated through heeding timing windows, erosion and sediment control, and protection of riparian areas and water features. Although development will result in a net reduction in ecological value, the urban context and surrounding disturbance limit overall impact. The established 24 m Stream Protection and Enhancement Area along Millstream Creek and associated tributaries will preserve mature vegetation, maintain aquatic function, and support wildlife habitat connectivity. Implementation of recommended mitigation measures will support regulatory compliance and environmental protection during and post-construction.

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A Heritage Inspection Permit application has been submitted to the Archaeology Branch. No alterations to the land, including tree cutting, are permitted until that permit is issued. It is also understood that no tree removals can occur until a servicing or building permit for the intended use has been issued, and after the nesting season as determined by our project biologist.

The proposed use of the southerly portion of the site is daycare. The land use for the northerly lot has not yet been determined. Ideally Lot 2, as well as the road right of way adjacent will be cleared and graded concurrently to reduce disruption to adjacent lands . Work on Lot 1 would occur when that land use is determined and appropriate permits in place.

The Development Permit Guidelines require the following questions to be clarified. While these may not pertain directly to the Environmental Development Permits requests and will be answered in detail with the Form and Character permit applications. Responses are below:

1. Does the proposal conform to the recommendations of the Official Community Plan and any other relevant municipal policies? **The forthcoming development proposal will be in accordance with the C-7 Zone and the Neighborhood Mixed Use OCP designation.**
2. What are the economic, environmental and social/cultural benefits of your proposal e.g. increased tax base, number of jobs, housing affordability, sensitive area protection, etc? **Sensitive areas will be protected in accordance with the biologist recommendations with fencing signage and a long term commitment to invasive species removal.**
3. How does your proposal contribute to the long term sustainability goals of the Official Community Plan? **Greenspace and the riparian values at Millstream Creek will be protected in perpetuity.**
4. How does your proposal support reduction of greenhouse gas emissions? **This will be discussed in more detail in the DP applications for Form and Character.**
5. What is the demonstrated public need or demand for the proposal? Does the location meet a demand or need which is not already met in this location? **Day Cares are always in high demand. This will be discussed in more detail in the DP applications for Form and Character.**
6. Is the public infrastructure (e.g. sewer, storm sewer, water, roads, sidewalks, parks etc.) adequate in this area to meet your proposal? If not how does your proposal address infrastructure and service requirements? **Services will be provided by the developer in accordance with View Royal bylaws for the intended uses.**
7. Does your proposal complement or improve conditions in the surrounding area? What effects would this proposal have on the immediate neighbours? Consider traffic, noise, activity levels, odours, removal of natural landscape and trees, privacy, views etc? What mitigation is being provided? **The Riparian setbacks will provide a buffer for those residents on the opposite side of Millstream Creek. Operations will be carried out in accordance with noise bylaws. Erosion and sediment control measures will be in place which will protect the creek. Roads will be swept and maintained daily and as required.**

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8. How well does the proposed development relate to the neighbourhood? Is the design in keeping with existing or anticipated development in the community? Consider building height, massing, orientation, setbacks and streetscape. **To be addressed in subsequent DP applications for Form and Character.**

We trust the foregoing is satisfactory. Additional information will be provided upon request.

Best Regards,

A handwritten signature in black ink, appearing to read "Rachael Sansom", is written over a light gray grid background.

Rachael Sansom, A.Sc.T., Grayland Consulting Ltd.
Agent for 1009097 B.C. LTD