

Mayor and Council
Town of View Royal
45 View Royal Avenue
Victoria, BC

Re: Development Permit Application – 1720 Wilfert Road (Proposed Childcare Facility)

Dear Mayor and Council,

We are submitting a Development Permit application for a proposed childcare facility at 1720 Wilfert Road.

The proposal consists of a new two-storey wood-frame building accommodating approximately 150 children and 30 staff, located on a proposed southern parcel to be created through a concurrent subdivision application including the extension of Wilfert Road.

This project responds to a high demand for licensed childcare spaces in the region. The proposed facility is intended to provide a high-quality, purpose-built environment that supports early childhood development in a location that is both accessible and well suited to this use.

The site occupies a unique position at the interface between a natural area and more urban uses, which has informed both the siting and design of the project. The proximity to forested areas and the adjacent park allows for direct access to a high-quality outdoor play environment in a natural setting, which is a key component of the childcare program. A large portion of the subject property is located within the Streamside Protection and Enhancement Area (SPEA), which will be retained and protected, with enhancements limited to supplemental planting.

The site design incorporates rain gardens and on-site stormwater management strategies to manage runoff from both the building and paved areas, supporting water quality prior to discharge or infiltration. Erosion and sediment control measures during construction are also included as part of the application materials.

The building form and site layout respond to the existing topography, balancing the need for access and servicing with a careful approach to grading. Exterior materials have been selected with consideration for the adjacent environment, including the use of predominantly non-combustible cladding in response to interface fire considerations.

Variances are requested for retaining wall height to address the significant slope of the site and the requirements of the road extension and site access. These elements have been designed to

integrate with the landscape and will be supported by detailed engineering at the building permit stage.

Although the Zoning Bylaw requires minimal parking for childcare uses, the proposal includes 25 parking stalls, including short-term pick-up and drop-off spaces for daily operation. This supports safe and efficient use while also providing flexibility for potential future adaptation of the building.

Overall, the proposal provides a needed community-serving use on a site well suited to accommodate it, balancing accessibility, environmental conditions, and operational requirements.

We appreciate your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Verhulst', with a long horizontal flourish extending to the right.

Graeme Verhulst
Architect AIBC, NSAA, RAIC, CPHD