GTMANN

Re: Application to Amend Development Permit DP2022-02 – Grand & Fir, 181 Island Highway

Dear Mayor, Council, and Staff of View Royal,

We request an amendment to Development Permit DP2022-02 for the Grand & Fir development at 181 Island Highway to address two revisions:

1. Outdoor amenity structure. Following feedback from purchaser, we propose replacing the approved concrete, brick, and steel structure with a lighter, open design using Western Red Cedar on a concrete base. Removing the enclosed design and heat source will better support its intended use as an outdoor gathering space and discourage overnight occupation, while remaining consistent with the development's architecture.

2. Boulevard landscaping and BC Hydro equipment. BC Hydro installed underground infrastructure at the approved boulevard tree location east of the driveway. We therefore propose relocating the tree to the west side of the driveway, well outside the sight triangles for motorists exiting the site.

BC Hydro also installed a pad-mounted transformer (PMT) adjacent to the underground equipment boxes located in the boulevard. To address the elevation difference between the on-site PMT and the underground boxes in the boulevard, we propose a single row of 600 mm (24 in.) boulders on private property to retain approximately 300–450 mm (12–18 in.) of soil. Planting has been adjusted to improve screening of the PMT from the roadway, and we also propose a vinyl wrap on the PMT to further reduce its visual impact.

Please find the revised drawings illustrating these proposed changes for your review.

Sincerely,

Travis Wilson

Travis Wilson
Construction Manager
GT Mann Contracting Ltd.