



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

Dear Mayor, Council, and Staff of View Royal,

I am writing to apply for an amendment to Development Permit DP2022-02 for the Grand & Fir development at 181 Island Highway.

The approved Development Permit includes an outdoor amenity structure. Following feedback from condominium owners, concerns were raised that the current design could encourage use of the structure in ways that are not consistent with its intended purpose. In particular, the enclosed nature of the structure and inclusion of a heat source may make it conducive to overnight occupation.

The intent of the amenity area is to provide an attractive and functional outdoor gathering space for residents of the development. We believe the proposed revised design better supports this intended use while continuing to provide a comfortable and visually appealing amenity for residents.

The proposed amendment replaces the heavier concrete, brick, and steel structure with a lighter and more open design incorporating Western Red Cedar on a concrete base. We feel this provides consistency with the overall architectural design of the development.

Please find attached drawings prepared by Urban West Architecture illustrating the proposed revisions for your review.

Sincerely,

A handwritten signature in cursive script that reads 'Travis Wilson'.

Travis Wilson  
Construction Manager  
GT Mann Contracting Ltd.