

May 18 2023

View Royal Town Hall
Attn: Mayor & Council
45 View Royal Avenue
Victoria BC V9B 1A6.

Dear Mayor Tobias:

RE: Application for development variance permit

Please see the attached documents in support of my applicant for a development variance permit. These documents include application form, copy of current title and any title restrictions and site plan

I am writing to request your careful consideration and approval of a development variance permit on behalf of my client, Sorayya Erfani, who is the owner of the proposed project located at 2204 Burnside Road West. As the general contractor for this project, I want to ensure that all the necessary steps have been taken to make this proposal viable and feasible.

To begin with, we have obtained the necessary building permit and hired a consultancy agency, Westbrook Consultation, for stormwater management. We have also been in contact with City Agent Ben Luberst, who has been extremely helpful in guiding us through the process.

As part of our commitment to sustainability and environmental responsibility, our proposal incorporates measures to protect sensitive areas and reduce greenhouse gas emissions. Additionally, in order to ensure the safety of both our site and neighboring properties, our geotechnical engineer has strongly recommended the construction of a retaining wall with an average height of 7 feet above finish grade. This retaining wall is essential for stabilizing the site and preventing any potential hazards.

In order to assist you in making an informed decision, I would like to address some of the important questions that you may have. Firstly, our proposal aligns with the recommendations of the Official Community Plan and other relevant municipal policies. We have taken great care to incorporate these policies into our proposal to ensure it meets all necessary requirements.

Furthermore, we have carefully prepared the architectural and structural plans to comply with these policies. Regarding infrastructure, we have taken the necessary measures to ensure that our proposal aligns with all relevant infrastructure and service requirements. Westbrook Consultation has been hired to design stormwater management on-site and sewer systems. We have had multiple meetings with the city on-site to ensure that all requirements are met.

We have also considered the potential effects of our proposal on the immediate neighbors, including traffic, noise, activity levels, odors, removal of the natural landscape and trees, privacy, views, and other relevant factors. We have provided mitigation measures to minimize any potential negative effects.

Lastly, our proposed development is well-suited to the neighborhood, and the design is in keeping with existing and anticipated development in the community. We have considered all relevant factors, including building height, massing, orientation, setbacks, and streetscape, to ensure that our proposal is functional and aesthetically pleasing.

Thank you for taking the time to consider our proposal for a development variance permit. We believe that this project could bring significant benefits to our community, and we look forward to discussing it further with you.

Yours Truly,

A handwritten signature in purple ink, appearing to read "Vinod Gurjar", with a stylized flourish at the end.

Vinod Gurjar.