

July 11, 2024

**Mayor and Council  
View Royal Town Hall  
45 View Royal Avenue  
Victoria, BC V9B 1A6**

**Re: Development Permit application for The Pebbles; 242 Helmcken Road**

Dear Mayor and Council,

I hope this letter finds you well. As the architects responsible it is with great enthusiasm that we submit this letter and accompanying documentation for a development permit of a multi-residential townhomes project located at 242 Helmcken Road, 294 and 296 Eltham Road.

Our team has meticulously designed the proposed 12 residential townhouse units to meet and exceed local building codes, zoning regulations, and environmental standards. We believe our design not only enhances the aesthetic appeal of the area but also aligns seamlessly with View Royal's long-term development objectives.

Enclosed with this letter, please find the necessary documents as part of our comprehensive application package:

1. Complete Development Permit Application Form
2. Detailed Architectural Drawings, including floor plans, elevations, and sections
3. Civil Plan
4. Arborist Report,
5. Development Permit Project Sustainability Checklist highlighting our commitment to sustainability
6. Landscaping Plan
7. Survey Plan
8. Titles for each of the three properties

9. Traffic Impact Study outlining the project's minimal impact on local traffic patterns
10. Payment of the applicable development permit fee will be provided by the client.

We have worked closely with municipal planning officials to ensure our proposal meets all criteria and addresses any concerns that may arise. Our aim is to contribute positively to the growth and livability of View Royal, fostering a vibrant community for current and future residents alike.

Thank you for considering our application. We appreciate your leadership and dedication to ensuring thoughtful and responsible development within the municipality. Should you have any questions or require further information, please do not hesitate to contact us at (604)872-2795. Ext 26 or [daniel@amarchitects.com](mailto:daniel@amarchitects.com).

We look forward to your favorable response and the opportunity to bring this exciting project to fruition.

Warm regards,

Timothy Ankenman  
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