



1551 Broadmead Avenue
Victoria, B.C. V8P 2V1
250-857-5349

January 31, 2025

LETTER OF RATIONALE for 8012 Turgoose Terrace

GT Mann was approached by the property owners of 8012 Turgoose Terrace to address several issues/improvements on their property. The property is a waterfront property that is placed on a bedrock-controlled headland. The west side of the property has a stone patio as well as some landscaping that is retained by loose soil, some vegetation and some small trees, below this soil and vegetation is a near vertical drop of approximately 2 meters of bedrock. During the time that the owners have lived in the house there has been noticeable erosion as well as the loss of a few trees. The owners are concerned that over time the entire back may collapse, which may undermine the existing stone patio, the stone patio has already started to show signs of movement and separation.

We are had originally applied for a development permit for the existing vegetation be removed, salvaging for re planting if possible. Construction of a tiered two wall terrace of low height concrete, no taller than 1.2 M, 8" in width. After exposing the area, it is apparent that tiering the walls cannot be accomplished safely. We are requesting a development permit variance in order that a single reinforced concrete wall be built to retain the area. The wall at its tallest point will be approximately 10 ft in height. The wall will have a gradually slope that follows the existing grade. We have had Scott Currie from Ryzuk Geo-Technical and Wade Griffen, form Skyline Engineering, out to the site to review, coordinate, and provide plans for the wall. The retaining walls and footings will follow the schedule and plans as provided by Skyline Engineering. We will be keeping the wall back from the forward edge of the bedrock by approximately 2.5 ft, the line of the bedrock is labeled on the site plan as the Present Natural Boundary. The walls will then be provided with drainage and backfilled according to plans provided, the area will be replanted under the consultation of an environmentalist (Corvidae).

The purpose of these walls is to stabilize the exposed bank and prevent further erosion of the property and possibly undermining of the existing stone patio. The wall will be kept on the property side of the Present Natural Boundary, with no access required in the foreshore area.

If there are any comments or questions, please contact Adam Muir at 250 588 2747.

Regards,

Adam Muir

GT Mann Contracting



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GT Mann Contracting was approached by the property owners of 8012 Turgoose Terrace to construct a pool. A building permit was applied for and granted. After starting the excavation, we hit bedrock approximately two feet below the topsoil. Following the grade of the rock that will need to be removed we required exposing a larger area of excavation than originally anticipated to accommodate the removal of the bedrock. With the extra requirements now to backfill the area, and the site conditions proving difficult to bring soil into we are asking for a variance into the development permit area to allow the pool to be extended by seventeen feet. The final position of the pool will not be closer to the Plan or Present Natural Boundaries than the existing most Western corners of the house. The edge of the pool will also act as a retaining wall for the area, which will move an existing retaining wall further away from the boundaries. The edge of the pool will be approximately twenty-four feet from the Present Natural Boundary and approximately thirty-eight feet from the Plan Natural Boundary.

GT Mann will be working with Ryzuk Geo-technological and Corvidae Environmental throughout the process and will take every precaution to mitigate environmental impact to the area.

If there are any comments or questions, please contact Sean Love at 250 508 5386.

Regards,

Sean Love

GT Mann Contracting