CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE
AGENDA

WEDNESDAY, JULY 20, 2016
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Wendy Kay, Paul Newcombe, Jill Singleton, Carl Rupp, Paul De Greeff, Roger Wheelock, Richard Iredale

RESOURCE MEMBER: Cst. Franco Bruschetta [Non-Voting]

COUNCIL LIAISON: Councillor Susan Low
Councillor Tim Morrison

STAFF LIAISON: Bill Brown, Director of Development Services

SECRETARY: Pearl Barnard

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – JUNE 15, 2016

V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
429 Lampson Street
[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]

PURPOSE OF APPLICATION:

The property owner is proposing a multi-phased commercial and residential development. The property is located within Development Permit Area No. 7 – English Inn; therefore a Development Permit is required for the construction of any new buildings, and the alteration of the lands or landscaping. The property is governed by Comprehensive Development District No. 84 of Esquimalt Zoning Bylaw 1992, No. 2050 which divides the property into Site A and Site B.

Site A, which contains the English Inn, a heritage designated building, would be altered to reinstate a full service restaurant, expanded bar lounge, and event space in the basement. The existing non-heritage wing [annex/ tudor village] would be demolished and replaced with a new hotel wing include additional hotel rooms and a spa.

On Site B, all the existing buildings would be demolished and replaced with a two level subgrade parking garage with wood frame multi-unit residential [up to 6 storeys] buildings above. Seven townhomes are proposed for the southwest portion of the Site B.

Staff request that the Design Review Committee members provide comments on the following:

1. The form and character of the overall proposal for the site in relation to the heritage building and it's landscaping. Is it 'harmonious and sensitive' to the heritage of the site?
2. The form and character of the proposal as it relates to the surrounding neighbourhood.
3. The appropriateness of the proposed new 4 storey wing that will replace the current smaller wing off the north-east corner of the heritage inn. [Note that this new addition would require a variance to allow its location closer to the north property line.]
4. Appropriateness of the distribution of building volume across the site.
5. The layout and access to parking on site, and the use of paving materials.
6. The orientation of the buildings, the potential use of daylight and potential energy conservation.
7. Appropriateness of proposed outdoor lighting.
8. The window types and proportions as they relate to Design Guideline section 9.8.13.
9. The proposed landscaping and usability of the open space for future owners of the condominiums and townhouses.
10. The landscaping as it relates to the water conservation and storm-water management.
11. The appropriateness of the proposed alterations to the heritage building.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the Development Permit for the new development proposed for 429 Lampson Street as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received July 15, 2016", for the property at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street] and **make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the chosen recommendation.**

VI. STAFF LIAISON STATUS REPORT

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

August 10, 2016

IX. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE
MEETING HELD
JUNE 15, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Jill Singleton	Wendy Kay
	Paul De Greeff,	Roger Wheelock
	Robert Schindelka	
	Cst. Franco Bruschetta	
REGRETS:	Richard Iredale	
STAFF LIAISON:	Bill Brown, Director, Development Services	
STAFF:	Karen Hay, Planner	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER
The meeting was called to order by the Chair, at 3:05 p.m.

II. LATE ITEMS
No late items presented.

III. ADOPTION OF AGENDA
Moved by Wendy Kay, seconded by Roger Wheelock: That the agenda be adopted as distributed. **Carried Unanimously**

IV. ADOPTION OF MINUTES – May 11, 2016 Meeting
Moved by Roger Wheelock, seconded by Wendy Kay: That the minutes of May 11, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS
DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
1310 Esquimalt Road
[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]

Karen Hay, Planner outlined that the applicant is proposing to open a Red Barn Market in the vacant building located at 1310 Esquimalt Road. The building will be updated with a new façade and signage. Staff are requesting that the Design Review Committee provide comments on whether the proposed signage and new building exterior features such as façade materials, pedestrian weather protection, and lighting are appropriate for this location.

Russ Benwell, Red Barn Market and Philip Chang, Philip YM Chang Architecture were in attendance.

Russ Benwell gave a brief overview of their plan to bring the Red Barn Market to the Esquimalt Community. Mr. Benwell explained that the Red Barn Market had just opened a new location in the Oak Bay area and used the Oak Bay store as a model of what the Esquimalt store would look like. They support island raised, island grown and island made

products and utilize Vancouver Island fresh produce and meats whenever possible. The new store will bring employment to the area and they are very excited to move forward with this project and be part of the Esquimalt community.

Philip Chang and Russ Benwell gave an overview of the proposed changes to the existing building. Mr. Chang explained that the building exterior would be updated with new siding; new signage and the existing store front would be replaced with an automatic bi-part sliding door. There are 18 parking spaces, one dedicated disabled parking spot as well as bicycle parking/storage on site.

The Design Review Committee Members thanked the applicant for their presentation.

Committee Members had the following questions and comments:

- Beautiful presentation, wonderful proposal, as a member of the community am excited about Red Barn Market coming to Esquimalt.
- A member commented that they had seen the proposal for the adjacent properties, the new liquor store, the legion project; this will be one more component of all the positive changes at that intersection.
- There were comments on the lack of greenery on the site. One Member commented that it looks beautiful and fresh but there is no greenery on the site. Some suggestions were to add some planters or some form of planting pockets or vines along the wall. Consider adding some planters to the roof top space or narrowing the ramp down to the loading bay to create some greenery on the parking surface area. Another member commented that adding greenery would respect the Development Permit Guidelines that encourages landscaping. Mr. Benwell advised they would consider this, and thought maybe the Admirals Road side might also be an option.
- Another member asked what is the anticipated opening date and hours of operation? Mr. Benwell advised that they plan to start work in September with a completion date of February 2017. The community will dictate the hours of operation. Currently the Vanalman store hours vary between 6am to 9pm, don't foresee anything later than 9pm.
- One member inquired about the future plans for outside café seating and produce stands. The member felt that it should be shown on the current plans. Mr. Benwell advised that they would be interested in putting produce outside and would definitely consider it once they are open and can determine what the community wants.
- An inquiry was made as to whether Esquimalt allows partnership agreements to manage overflow parking. Mr. Brown advised the Parking Bylaw does allow shared parking.
- A concern was raised about the traffic congestion at the site. Pedestrians, customers, people getting in and off the bus with strollers, bicycles and shopping carts all at the front door area. Is there any way to modify the plan to address this? Concerned that it could cause problems in the future.
- A Members asked for clarification on where the bicycle parking is located. Mr. Chang advised that there are two bike spots in front and more down by the loading area. Concerns were expressed with the site circulation; getting buggies, bikes and people around the building corner and to their vehicles. The small car spot is not possible if there is bicycle parking there. If the bike parking is moved by the loading dock then there will be more foot traffic coming up along the side of the building. With cars nosing in against the wall and short parking stalls means people will be walking up the drive aisle of a busy parking lot. Concerned about the constraints in the parking lot.

- A member commented on the variances; thought that the parking variance was not a big issue; it is going to be a business decision that could impact the business. Sign variances are not an issue as the signs are fairly small.
- A member inquired about the south east corner. Mr. Brown clarified that there is a power pole, a traffic light control box, guide wires and maybe a sewer right of way there.
- It was asked whether there would be any security cameras on site. Mr. Benwell advised that staff will be onsite from approximately 4:30am to 9:30pm and there will also be a full security system monitored by Prices Alarms.
- A member commented that when there was a liquor store at this location the parking lot always had spaces and good flow and as people are coming and going quickly so don't have a concern.
- A member commented that the red wall facing Admirals Road was very dominant and inquired if there was any way to minimize the bold impact at that location.

RECOMMENDATION:
MOVED by Roger Wheelock, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit for the exterior alteration [new façade and signage] proposed for 1310 Esquimalt Road as illustrated in the architectural drawings prepared by Phillip YM Chang, Architect, stamped "Received June 6, 2016", for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] **be forwarded to Council with a recommendation of approval subject to the following conditions**:

1. That the applicant submit a landscape plan for the site; and
2. Provide a circulation plan that addresses the pedestrian paths from the parking lot to the store. **The Motion CARRIED UNANIMOUSLY**

VI. STAFF LIASON STATUS REPORT

1. Council has authorized staff to proceed with a Request for Proposals for the Urban Design Guidelines for Esquimalt Road.
2. The Public Hearing for the West Bay Triangle [468 Head Street] is Monday, June 20th, 2016.
3. The Public Hearing for the Esquimalt Town Square project is Monday, June 27th, 2016.
4. The old Tudor House site is under construction.
5. Next month the Committee could see an application for the English Inn.

VII. NEW BUSINESS

No new business.

VIII. NEXT REGULAR MEETING

Wednesday, July 20, 2016

IX. ADJOURNMENT

The meeting adjourned at 4:30 p.m.

CERTIFIED CORRECT:

_____ _____

CHAIR, DESIGN REVIEW COMMITTEE
THIS 20th DAY OF JULY, 2016

ANJA NURVO, CORPORATE OFFICER

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

DRC Meeting: July 20, 2016

STAFF REPORT

DATE: July 14, 2016

TO: Chair and Members of the Design Review Committee

FROM: Karen Hay, Planner
Bill Brown, Director of Development Services

SUBJECT: **DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT**
429 Lampson Street
[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the Development Permit for the new development proposed for 429 Lampson Street as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received July 15, 2016", for the property at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street] and make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the chosen recommendation.

BACKGROUND:

Purpose of the Application:

The property owner is proposing a multi-phased commercial and residential development. The property is located within Development Permit Area No. 7 – English Inn; therefore a Development Permit is required for the construction of any new buildings, and the alteration of the lands or landscaping. The property is governed by Comprehensive Development District No. 84 of Esquimalt Zoning Bylaw 1992, No. 2050 which divides the property into Site A and Site B.

Site A, which contains the English Inn, a heritage designated building, would be altered to reinstate a full service restaurant, expanded bar lounge, and event space in the basement. The existing non-heritage wing [annex/ tudor village] would be demolished and replaced with a new hotel wing include additional hotel rooms and a spa.

On Site B, all the existing buildings would be demolished and replaced with a two level subgrade parking garage with wood frame multi-unit residential [up to 6 storeys] buildings above. Seven townhomes are proposed for the southwest portion of the Site B.

Staff request that the Design Review Committee members provide comments on the following:

1. The form and character of the overall proposal for the site in relation to the heritage building and it's landscaping. Is it 'harmonious and sensitive' to the heritage of the site?
2. The form and character of the proposal as it relates to the surrounding neighbourhood.
3. The appropriateness of the proposed new 4 storey wing that will replace the current smaller wing off the north-east corner of the heritage inn. [Note that this new addition would require a variance to allow its location closer to the north property line.]
4. Appropriateness of the distribution of building volume across the site.
5. The layout and access to parking on site, and the use of paving materials.
6. The orientation of the buildings, the potential use of daylight and potential energy conservation.
7. Appropriateness of proposed outdoor lighting.
8. The window types and proportions as they relate to Design Guideline section 9.8.13.
9. The proposed landscaping and usability of the open space for future owners of the condominiums and townhouses.
10. The landscaping as it relates to the water conservation and storm-water management.
11. The appropriateness of the proposed alterations to the heritage building.

Context:

Applicant: Tim Judge, Merrick Architecture

Owner: Aragon (Lampson) Properties Ltd., Inc. No. BC863902

Architect: Merrick Architecture

Property Size: Metric: 17653 m^2 Imperial: 4.36 acres

Existing Land Use: English Inn and Resort

Surrounding Land Uses:

North: Multi-Family, Single and Two Family Residential
South: Bed and Breakfast, Single and Two Family Residential
West: Single Family and Two Family Residential
East: DND [Public/ Institutional]

Existing Zoning: Comprehensive Development District No. 84 [CD-84]

Existing OCP Designation: English Inn Mixed Use

Development Permit Guidelines:

The property is within the Official Community Plan, Development Permit Area No. 7 – English Inn [attached]. The guidelines were developed to 'encourage new development to be sympathetic with, and a good neighbour to both the existing heritage house and the surrounding neighbourhood; while providing the opportunity for alternative massing solutions to accommodate market and building programmes. The key objective is a harmonious and sensitive development.

The design guidelines were written based on a concept plan proposed by a former owner, who was also working with Merrick Architecture at the time of the rezoning of the property. The proposal appears to largely comply with the design guidelines, with some zoning variances anticipated for siting at several locations. The 'Project Design Rationale' [attached] explains the rationale for the redevelopment proposal. Most variances are minor in nature and relate to roof lines that protrude slightly into the setbacks, for building elements over 11 metres in height.

The one location of concern to staff, is the proposed new wing for the heritage building which is considerably larger than the current wing and is closer to the north property line. The proposed building is 4 storeys, with a setback of 1.37 metres. The proposed building is higher than the current building and closer to the property line than the current building. The rationale for this placement is the preservation of the existing garden while making the Inn more commercially viable.

A second area of concern is the placement of a small linear park and play area in the southwest section of the site near the proposed townhouses. There is some concern that the playground area is too small for the 180 condominiums, plus the 7 townhouse units being proposed.

There has been some changes to the anticipated layout of buildings from the vision presented in earlier concept drawings, therefore; some mature trees that were protected by a tree covenant will be lost but others that were not protected by the covenant will be retained. There is a large underground garage which will have sections ['Sunken Lawn'] with landscaping overtop, with minimal capacity for trees. There is a restored Garry Oak meadow garden proposed for the southeast section of the property. An attempt will be made to relocate some trees and shrubs to an onsite nursery in the south-west corner of the site during construction of the majority of the buildings.

There is permeable paving, rain gardens, bioswales and ornamental pools designed to manage the rainwater on site. With the large amount of roof and the underground parkade there is a capacity question for the proposed rain water management.

Finally, there is mention in the Green Checklist that energy efficient lighting will be used, the placement and type of outdoor lighting is still a question to be answered.

Heritage Alterations:

The following alterations are proposed for the exterior of the Inn [Samuel Maclure designed Manor House] which is protected by a Heritage Designation Bylaw:

1. One large and two small new windows added in the west façade;
2. A new window in the south façade;
3. New main level terrace and exterior stairs on east side of the building;
4. New timber bracket added to an existing second floor balcony;

All proposed changes, 'are intended to give the impression that the components were all part of the original heritage design', and appear to compliment the design. See; Elevations [drawing sheet DP3.01].

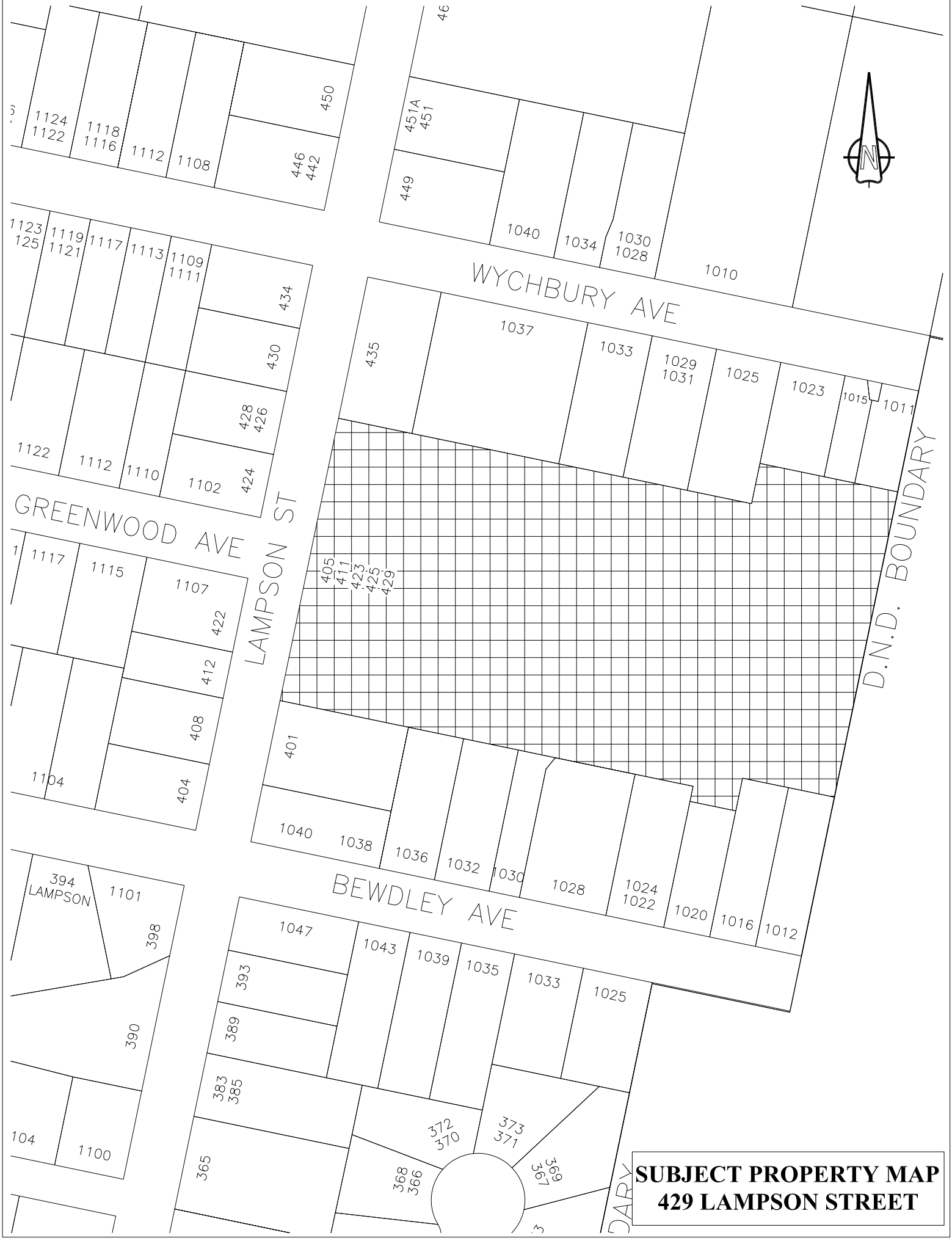
Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

ALTERNATIVES:

1. Forward the application to Council with a recommendation of **approval**.

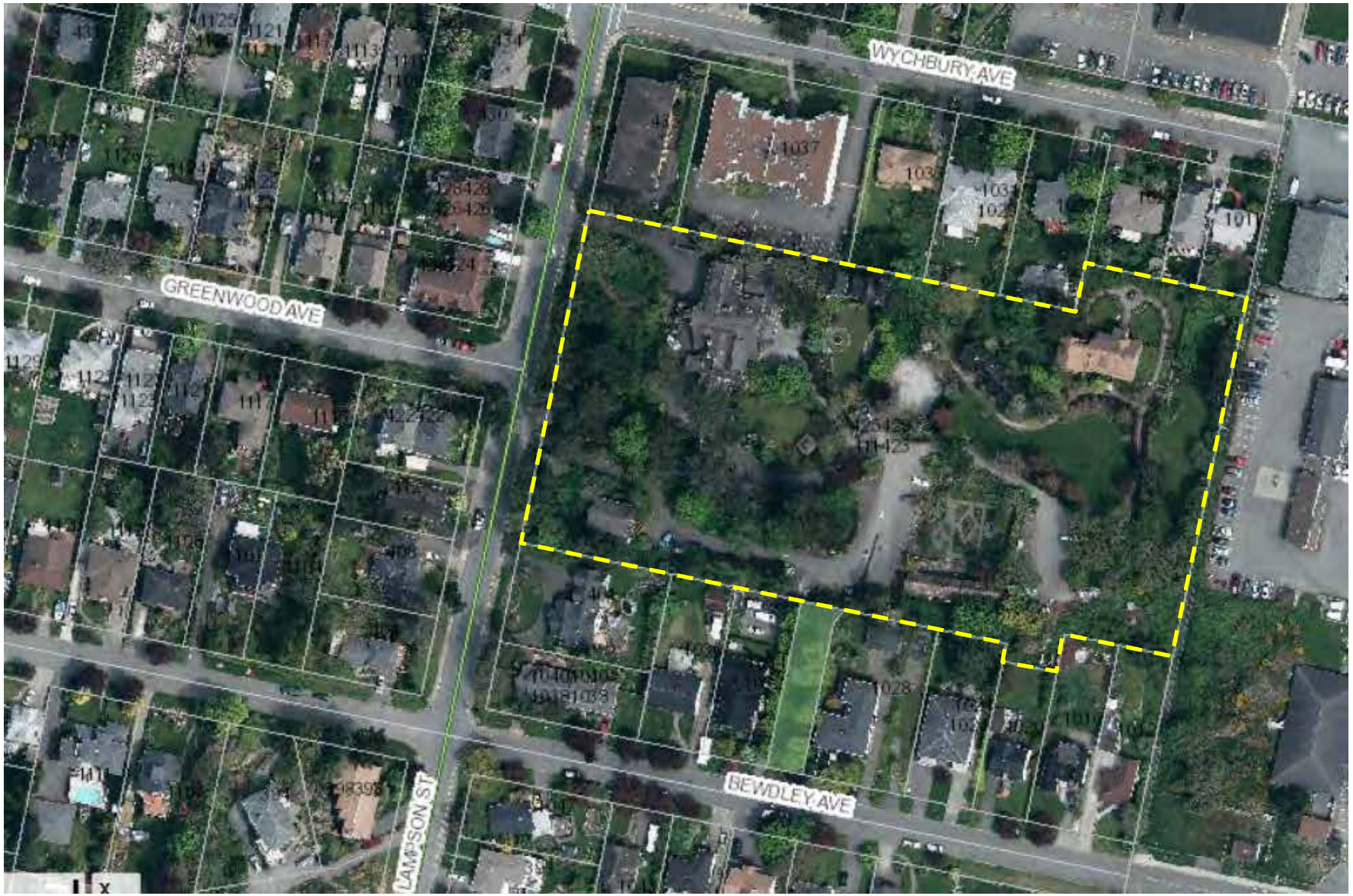
2. Forward the application to Council with a recommendation of **approval including specific conditions**.

3. Forward the application to Council with a recommendation of **denial**.



SUBJECT PROPERTY MAP
429 LAMPSON STREET

429 Lampson Street



9.8 Development Permit Area No. 7 – English Inn

9.8.1 Scope

Lands legally described as PID: 023-009-331 Lot B Section 11 Esquimalt District Plan VIP60066 is designated as Development Permit Area No. 7 – English Inn.

9.8.2 Categories

Sections 919.1 (1) (d), (e), (f), (g), (h) and (i) of the *Local Government Act*

(d) revitalization of an area in which a commercial use is permitted;

(e) form and character of intensive residential development;

(f) form and character of commercial and multi-family residential development;

(h) establishment of objectives to promote energy conservation;

(i) establishment of objectives to promote water conservation; and

(j) establishment of objectives to promote the reduction of greenhouse gas emissions.

9.8.3 Justification

These guidelines were developed to steward the design of development on the property known as the "English Inn" site at 429 Lampson Street in Esquimalt. The intent is to encourage new development to be sympathetic with, and a good neighbour to both the existing heritage Samuel Maclure designed manor house, known as Rosemead and the surrounding neighbourhood context, while providing opportunity for alternative massing solutions to accommodate market and building programmes. The key objective is a harmonious and sensitive development respectful of the Protected Property under Heritage Designation Bylaw 2807, including as described in the schedules thereto.

9.8.4 Requirements of Owners of Land within the Development Permit Area

a. Owners of land within Development Permit Area No. 7 must not do any of the following without first obtaining a Development Permit in accordance with the guidelines for this Development Permit Area:

   i. subdivide lands;

   ii. construct, add to or alter a building or structure;

   iii. alter lands or landscaping.

b. Exemptions:

The following do not require a Development Permit:

i. construction of buildings or structures less than 10 square metres in area;

ii. emergency repairs to existing structures where a potential safety hazard exists;

iii. fences that comply with the Zoning Bylaw; and

iv. replacement or changing of existing signs, provided the sign area is not to be increased.

9.8.5 Guidelines for Owners of the Land within the Development Permit Area

These guidelines are not intended to slavishly replicate the mock Tudor vocabulary of the original house, but rather listen to its basic form, texture, proportions and composition of elements on site. The guidelines are descriptive, not restrictive. The guidelines incorporate features to encourage the promotion of energy and water conservation and the reduction of greenhouse gases.

9.8.6 Landscape and Significant Features

Image Above: An Example of Site Vegetation

- Respect, to the extent possible, the qualities of the existing topography, natural rock outcrops and related significant trees (especially in the southeast corner).
- Respect significant trees through appropriate building siting and design.
- Landscape designs should reflect the character defining elements of the Manor house site and should use plant species suited to local climate and incorporate drought-tolerant, native species and other xeriscaping techniques that minimize the need for landscape irrigation.
- The hard landscaping of the Manor house site; including but not limited to the pavilion, fountain, stonework and retaining walls, represent the formal landscaped gardens characteristic of a home of this stature and era. Any change of use of the site should respect the existing landscape features.
- Landscaping at the rear of the Manor house site has been developed to form a courtyard for use by the buildings occupants and guests, and forms an integral part of the building context. All building siting and design should respect the site lines from these outdoor spaces.
- The landscaped areas of the Manor house site, including the formal gardens, fountains, pavilions, hardscaping and courtyards are an important part of the character of the site

and any proposed design should be sympathetic to these elements and this character. Use of materials should reflect the high quality already established on the site.

- The property has many unique and mature plants and trees and any proposal should endeavour to reuse and incorporate this material on the site to the extent possible.
- Fences as a part of the landscape should be of high quality material and the use of chain link fences should be avoided.

9.8.7 Access and Parking

- Retain and simplify the existing driveway from Lampson Street to access the heritage property and lands beyond by eliminating the southern exit driveway and widen the north driveway judiciously around significant trees, with permeable paving, to accommodate two-way traffic.
- Maintain the domestic scale and character of the driveway onto Lampson Street including unobtrusive low level lighting and retain the existing stone gate posts.
- Any surface parking, especially on the Manor house site, should be appropriately screened with landscaping and be designed not to detract from the character of the landscaping of the site. The use of permeable paving materials for parking areas is encouraged.
- If additional parking is required on the Manor house site, and the 'Village' wing was removed, location along the northern property line should be considered.
- Incorporate appropriate storm water management measures to ensure storm water from the driveway infiltrates back into the ground to ensure no net runoff offsite.
- Incorporate below grade parking, for the development site, to take advantage of the approximately one storey north/south cross fall across the site.
- Avoid long open cut parking access ramps by accessing underground parking from the lower levels of the existing grade.
- Appropriate bicycle and scooter storage should be provided in commercial and multiple-family buildings.
- Commercial and multiple-family buildings should include provision for charging stations for electric vehicles where appropriate.

9.8.8 Environment

- Use green building standards and technology to reduce the environmental/ ecological footprint of development.

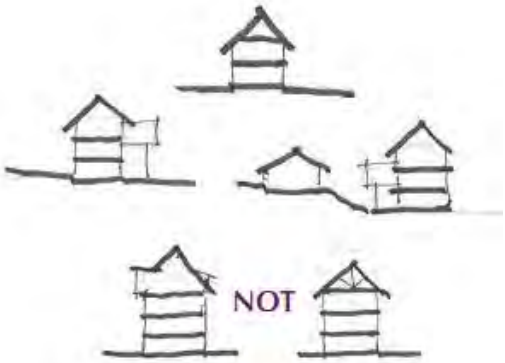
- Use natural storm water management techniques and measures to ensure that all storm water is managed on the site with no net increase off site. It is a fundamental municipal requirement that all storm water runoff be managed on site. This will substantially improve the existing condition.
- Use of outdoor lighting on buildings or in the landscape should be designed to minimize light pollution and spill over onto neighbouring properties. All outdoor lighting should minimize wattage and be directed downward. Use of motion detectors and timers is encouraged.

9.8.9 Building Form and Character

Maclure's Biggerstaff Wilson House, Victoria, 1905

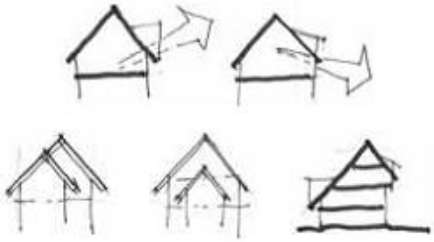
- Break down building volumes into domestic sized increments.
- Incorporate pitch roof language with dormers sympathetic to the heritage Maclure manor, reducing apparent building height and volume.
- Consider relaxation of building setbacks where it can be shown that it is advantageous to building design and distribution of building mass and volume in relation to adjacent properties.
- Respect significant trees through appropriate building siting and design.

9.8.10 Distribution of Building Volume



- Concentrate higher building volume towards the middle of the site and towards the easterly portions adjacent to the neighbouring DND property.
- Keep building volumes lower towards the edges and composed as if made up of individual dwelling units, particularly towards the south. Massing towards the northern edges can typically accommodate another storey, since the English Inn site is a nominal level below the neighbours to the north.

9.8.11 Basic Building Volume and Roof Forms



- Employ basic building elements not much more than twice the bulk of the manor house proper to create an overall composition whereby the whole reads as an assemblage of these parts.
- Compose building elements to shape and define spaces between and within; not to exist as objects in space.

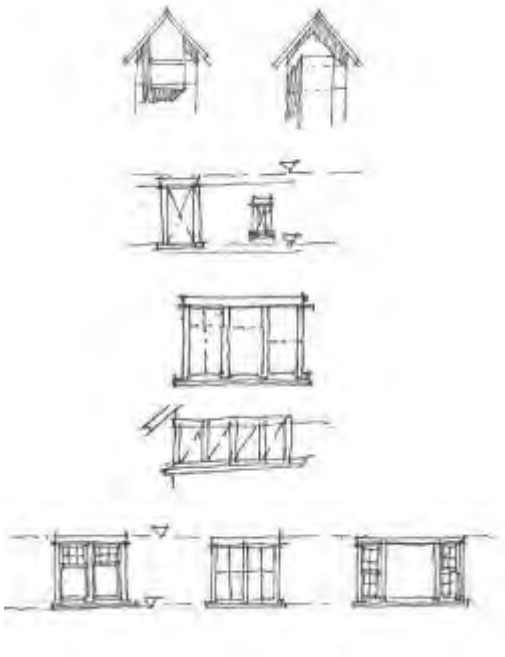
- Employ a language of roof pitch typically to reflect that of the manor house; to be inhabited within, not simply sit on top of habitable space.
- Figuratively, pull the roof forms down around the occupied spaces.
- Utilize dormers – pitched or single slope – to provide light and views from habitable space within the roof.
- Utilize stepped down gables, or single pitch runoffs to further break down scale and create more intimate relationships with the ground. These elements can be used in succession.
- Roof overhangs and window placement should be coordinated to provide cooling and shade during summer and solar access for passive heating in the winter.
- Roof surfaces should be designed to accommodate solar energy collection devices. Skylights are discouraged, as a benefit of natural daylight penetration is not sufficient from an energy perspective, to outweigh their heat loss due to low insulation value.

9.8.12 Building Orientation and Access to Sunlight

- Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. south facing windows), reduce heat loss and support natural ventilation.
- Reduce energy consumption of electric lighting by maximizing opportunities for the distribution of natural daylight into a building's interior spaces (excluding the use of skylights).
- Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of light.
- Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access.
- While respecting the importance of the existing character of the site's landscape character design of on-site landscaping should minimize shading impacts and the potential for solar thermal or photovoltaic systems on the site and surrounding properties.

9.8.13 Windows – Types and Proportions

- Employ bay windows, bracketed in upper stories, or stepped out on lower stories to form decks off upper stories, to break down scale of end walls.
- Employ basic window element having a vertical proportion – 1:1.4 – 1:2.2.
- Vary size from floor to ceiling to very small openings for secondary spaces.
- Increase amount of transparency by stringing multiple units or by employing basic units at regular intervals.



- Create horizontal strip glazing condition by exploring recurrent smaller units.
- Break down scale and texture where appropriate with divided light muntins or zinc cam in double glazed units.
- Large single well-proportioned sheets can be employed in conjunction with divided lites to capture views.

9.8.14 Renewable and Alternative Energy

- Support where feasible, on-site renewable energy systems and technologies such as solar hot water, solar photovoltaic, micro wind turbines and heat pumps.
- Encourage on-site resource recovery through technologies where possible such as heat exchangers on ventilation and domestic water supply.

9.8.15 Materials Management

- Recycling infrastructure and facilities especially for organics is encouraged.
- Building materials which are durable for the use intended should be sourced locally or regionally to reduce transportation requirements whenever possible and economic.
- Reuse existing building and landscape materials on site where practical and economic.
- Encourage construction waste diversion planning as part of the development process. Including the identification of designated areas for the collection of recyclable materials.

Project Design Rationale

MERRICK
ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

GREGORY BOROWSKI
B.A., B.ARCH (HONS), ARCHITECT AIBC, MRAIC, LEED AP

MITCHELL SAKUMOTO
DIPL.T., B.ARCH., ARCHITECT AIBC, MRAIC, CAHP

GRAHAM D. FLIGG
B.E.S., M.ARCH., ARCHITECT AIBC, MRAIC

SHAUN MCINTYRE
B.ED., M.ARCH., ARCHITECT AIBC, MRAIC, LEED AP

Development Permit Design Summary and Rationale

Esquimalt's Historic 'Rosemeade' Property
429 Lampson Street

The Renewal and Expansion of the English Inn
(Parcel A)

Proposed New Construction on Remaining Lands
(Parcel B)

- **Preamble**

The grounds and original home of the English Inn site are an Esquimalt treasure awaiting renewal by means of an inspired vision for redevelopment. Rezoned in 2013, it was anticipated that the 5 acre property would be subdivided into 2 parcels, one on which the Inn would remain in perpetuity, and one offering sustainable redevelopment rights through the construction of multi-unit residential buildings. The Township of Esquimalt's Bylaw # 2809 set out Zoning criteria that aimed to preserve the Inn and the immediate grounds, while establishing criteria to guide sensitive but substantial densification. Shortly thereafter, and to the inherent benefit of both the property and the community, the entire site was purchased by Aragon (Lampson) Properties Ltd., a Vancouver-based developer with a respected reputation for the realization of quality residential projects. The current Development Permit Application is founded on Aragon's vision for the redevelopment of the entire property, though the eventual subdivision is anticipated, in general conformance with the original intent of the Rezoning Application. A companion document to this Design Rationale sets out the proposed response to individual Bylaw clauses, and the respective rationale for any Variances being requested. (Refer to **Development Variance Permit Summary and Rationale** and the **Zoning Bylaw Matrix**)

The design inspiration for the proposed project has evolved out of admiration for the Inn itself, a Samuel Maclure-designed manor constructed in 1906 as 'Rosemeade', the family home of English-born realtor and developer Thomas Harry Slater. The building was converted to boutique hotel use in the 1950s, and has since been substantially modified and expanded, though the essence of the main reception rooms and the exterior has been retained, and is celebrated as an historic icon within Esquimalt. The eastern half of the property currently accommodates more recent buildings in deteriorating condition, constructed to mimic an Elizabethan-era village and in particular replicate Shakespeare's birthplace and Anne Hathaway's cottage. Only the original Inn facility is of significant architectural value.

Of equal and perhaps even greater value and inspiration are the grounds themselves, lushly landscaped with mature species, both introduced and natural, providing a richly diverse oasis within the established single-family neighbourhood. Naturally occurring granite outcroppings enhance the garden environment, which includes several mature Garry Oak trees together with towering conifers. Upon purchasing the property, Aragon immediately initiated a much-improved landscape maintenance program to reverse several years of neglect, and commissioned an Arborist Report, with the objective of preserving or relocating as high a proportion of the existing garden specimens as possible while realizing an appropriate master plan for redevelopment. The proposed development scheme has been substantially inspired and shaped in response to the existing landscape, above all other criteria.

Contextually, the rectangular property fronts Lampson Street on the west, which offers the only available vehicle access to the site. It is bounded to the north and south by predominantly 1950/60's-era single family homes and apartment buildings, and to the east by federally-held land

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occupied by the Canadian Armed Forces. An approximately 10-metre wide municipal access and right-of-way exists at the midpoint of the southern property line, running southwards to Bewdley Avenue. It is currently utilized by community residents as a small pocket park, and the right-of-way's retention and redevelopment is proposed as part of this DP Application, to respect and enhance public use while providing the required emergency-only vehicle access.

- **Proposed Phasing**

A Phasing Diagram is appended, as graphic explanation of the proposed sequencing of construction for the overall Inn renovation and the proposed 180-suite residential project, summarized in point form as follows:

Phase 1:
- Commencement of strategic Tree/Foliage Preservation/Relocation and Landscape Enhancement Program.
- Preservation, renewal and enhancement of the West (Front) Garden and the Wedding Gardens.
- Responsibly-managed demolition of current vacant/unused structures on the eastern portion of the site, including the existing Inn's 'Annex' bordering the north property line.
- Excavation and Construction of entire 2-level sub-grade Parking Garage on the east half of the site, to provide bylaw-compliant visitor and resident parking requirements for the total project.
- Full renovation and minor expansion of the Inn, including excavation/fit-out of the existing unfinished basement to accommodate new Inn amenity and event spaces, and construction of a new 'grand exterior stair' to connect the main lobby with the eastern gardens.
- Construction of a proposed new wing addition to the Inn (4 levels, 14 suites, amenity and spa), generally over the footprint of the demolished existing wing, and separated from the existing building by a new outdoor exit stair.
- Construction and Occupancy of the proposed new North Building, comprised of 71 residential suites.
- Construction and temporary Marketing Centre use of the proposed Eastern portion of the new South Building. Permanent resident Occupancy of the 12 suites to be realized following completion of Phase 3.
- Permanent and temporary landscaping on the roof of the parking garage.

Phase 2:
- Construction and Occupancy of the proposed new Centre Building, comprised of 54 residential suites.
- Continued implementation of the strategic landscaping plan.

Phase 3:
- Construction and Occupancy of the balance of the proposed new South Building, comprised of 48 suites in total, including the 12 suites constructed as part of Phase 1.
- Continued implementation of the strategic landscaping plan.

Phase 4:
- Construction and Occupancy of the seven proposed new stand-alone Townhome units.
- Complete implementation of the strategic landscaping plan.

- **Description and Design Rationale for Proposed Inn Improvements**
  (on future Parcel A)

Aragon's objective is to maintain and substantially enhance the commercial operation of the existing English Inn as a viable wedding venue and boutique hotel. Further, and in acknowledgement of expressed neighbouring community desires, there is intent to reinstate restaurant and bar service for both the hotel patrons and the community. All but one of the existing hotel rooms will be renovated. The historic exterior components of the original hotel will be maintained and provided with complete and continuing maintenance. A new wing will replace the dilapidated 'Annex' building to provide 14 new suites and a lower level amenity space and spa. Selective and respectful renovations will include the following, with supporting rationale as described:

1. The existing bar space will be reconfigured to permit construction of new washrooms to serve the proposed restaurant and bar, to be located within an unused storage room addition to the north of the existing bar. The existing floor of the (non-heritage) storage space will be lowered to align with the bar floor, and a new crawl space created in the existing basement space below. As part of this renovation component, the heritage door and stone steps north of the main entry (not original but sympathetic to the original aesthetic) will be retained and possibly used as a delivery entrance. The second existing non-heritage stair on the west façade, currently accessing the storage space, will be demolished, and an existing non-heritage window removed. Two small heritage-sensitive windows are proposed on the repaired façade to illuminate the new washroom(s).

2. The area currently occupied by the restaurant washrooms (non-heritage addition built over the original stone terrace staircase) will be retained with the proposed addition of larger heritage-sensitive windows, and the interior space converted to proposed private dining rooms.

3. Demolition of a single existing suite adjacent the original rear exterior service stair, and of the stair itself, is proposed, to facilitate construction of a new and more spacious connection between the main lobby and the eastern gardens. Respecting the axial gable composition of the main roof, a new granite-clad 'grand stair' is proposed to descend eastward to the preserved and enhanced wedding gardens. An associated upper terrace overlook is also proposed, a 'stone veranda' to echo the original stone terrace, now closed in as part of the dining room. The new terrace will also serve as the roof to an expanded lower level (Item 4). An existing second floor balcony above the demolished suite would remain, supported by an added timber bracket. The overall composition of the new terrace and stair, and related repairs to the adjacent portions of the Inn, are intended to give the impression that the components were all part of the original heritage design.

4. The substantial excavation of the existing unfinished basement is proposed to increase headroom and create space sufficient for accommodating a new interior stair (directly beneath the existing lobby stair) a new lower level lobby, a multi-purpose event space, new washrooms and possibly a wine cellar. All proposed modifications are aimed to enhance the structure of the Inn while respecting the original and existing perimeter configuration and fenestration. The original fireplace once located in the original garage is proposed to be restored as part of the event space, and the lobby circulation would extend beneath the proposed upper terrace described in Item 3. At grade connections would access a renewed garden terrace and the gardens beyond. (Refer also to accompanying landscape design documentation).

5. A new laundry service room for the Inn is proposed beneath the existing main level (non-heritage) chef's office. As a further expansion of the currently unfinished basement, this addition would give a 'base' to the elevated office, which currently presents an awkward volume on ill-proportioned spindly support columns, and as such is quite foreign to the original design of the Inn. As with the new 'grand stair', this proposed modification is aimed to help ground and tie together the awkward assemblage of consecutive additions to the north of the original home.

6. The new hotel wing, to be situated over the existing to-be-demolished 'Shakespeare' wing, is the only new structure of significance proposed in close proximity to the Inn. While respectful of the Inn's Tudor Revival style, the design is intentionally a contemporary interpretation of the style, referencing the Inn's gable-roofed form and window proportioning, among other characteristics, while avoiding a literal replication. The overall height is slightly below the main roof ridgeline of the Inn, and the roof gables are deferentially more diminutive. A natural granite veneer base recalls the foundation of the Inn, and heavy timber walkway and trellis elements reference the craft of the original construction while adding tactile elements to the composition.

   Wall cladding is proposed to be a combination of warm neutrally-coloured cement–fibre panels for the general field of the wall planes, enhanced with painted trim of a similar composition and/or genuine wood, either stained or painted in a finish selected from a range of recommended deep-toned accent colours. (Refer to the Materials Sample Board) Similarly accented wood trim will surround medium-toned vinyl windows intended to mimic wood frames. All materials are recommended in consideration of longevity and low-maintenance, while in combination creating an aesthetic complimentary to the richness of the Inn's heritage detailing. This approach continues throughout the building's details with shake-look asphalt roof shingles, large overhanging eaves, railings evocative of a forged iron and wood combination complimented by the insertion in selected locations of frosted glass panels, trellises and screens designed specifically to support plantings or seasonal hanging baskets, and sensitive lighting placement.

   The new wing is placed close to the north property line, but offers a much-improved aesthetic on the north façade than exists with the present building. The close proximity to neighbours is necessary to preserve the trees and garden foliage of the gardens to the south, and is mediated by planting and screens to support climbing vines.

7. Every aspect of the landscape design bordering the Inn has been planned with the intent to create a seamless connection between buildings and the grounds. Original planting zones have been improved, and new areas added, all informed by a unified overall thesis. Garden structures and features are introduced as devices to strengthen the experience of hotel guests and visitors. This thinking extends to the placement of all parking required for the Inn, which will be located within the underground parking garage east of the wedding gardens, accessed unobtrusively via stairs and a designated hotel parking elevator at the northwest corner of the North Condominium Building.

- **Description and Design Rationale for Proposed Condominium and Townhome Development**
  (on future Parcel B)

The previous Rezoning of the Property and the regulatory criteria engrained in its enactment has been the pragmatic basis for the currently defined thesis. The design has been largely structured to respect regulations in place while maximizing the experiential qualities of the completed development. In general terms, the massing has been arranged to at once respect adjacent properties (within the extent of form and massing permitted), capture and frame large swathes of new or existing landscape, consider the passage of sunlight onto and across the property throughout the day, avoid wherever possible compromising the root zones and canopies of existing mature trees, create a gable-crowned stepped massing ranging between 3 and 6 storeys, and achieve height mediation through stepped massing and articulated façades and the introduction of a rich variety of architectural elements.

The project strives to achieve uniqueness and delight, in both innovative design and variety of suite layouts, as a departure from many contemporary formulaic-driven housing developments, and to celebrate well-considered and thoughtfully-resolved pedestrian routes, site landscaping, short and long-range vistas, and the respectful reinterpretation of the English Inn's historic style by means of contemporary materials. The objectives of the project include a desire to create a seamless composition between building and landscape, to add appropriately-scaled sustainable density as an enhancement to an established neighbourhood, and to promote pride of place on the part of both the development's future residents, and the community at large.

The overall design goals of the proposed project have been achieved in the following ways, amongst others:

1. The arrival and access to the project aims to preserve the current circumstance. Upon arrival every resident and visitor is immediately embraced by a lush mature landscape, traveling via a narrow country lane flanked on the north by a mature terraced garden which rises to meet the historic home, and on the south by low 3-storey gabled townhomes nestled as they might have always been within a forested glen. The façade the townhomes present to Lampson Street will be little changed from what currently exists, except for the introduction of a new separate driveway off Lampson Street to access the 3 most westerly townhomes while preserving or replacing the trees bordering the western property line.

2. Once beyond the existing hairpin turn in the driveway, residents of the easterly townhomes may swing right to access their own motor court along the southern property line, bounded on the south by a new linear children's play area intended to promote a community of friendly family-oriented interaction among residents. The townhomes have been configured specifically in response to the existing southward-sloping grade on this portion of the site.

3. Visitors to either the residents of the proposed condominium blocks or the Inn, arriving by taxi, may turn northwesterly along the preserved low-stone wall towards a newly created 'Arrivals Court' framed by the new condominium blocks. This space will act also act as a forecourt to the wedding gardens and the pathway leading to the new grand staircase of the Inn. Resident-shared vehicles will be parked adjacent this space which will also serve as an outdoor foyer for each of the three main condominium blocks, accessed along pathways to the north, east and south.

4. Access for emergency vehicles will be facilitated by a completely redesigned Hither Green Park, which will remain as public lands while being substantially improved by Aragon for public use as a condition of the proposed development. The only vehicular access through Hither Green will be for occasional emergency vehicles, and the space will be landscaped

to be park-like and 'green'. It is hoped this space will become a regular stroll for local residents. Within both the reimagined right-of-way and the site, emergency vehicles will be afforded regulation-required clearances, turning radii and a hammerhead turnaround, all visually integrated within the hard surface laneway that weaves northwards from Hither Green to the main fire truck stop point within the Arrivals Court. Nearby at the foot of the pathway leading to the Inn, is a proposed Emergency Response Pavilion, designed to fit within the landscape as a garden-sensitive element, while providing a single emergency marshalling and command centre for the entire site should it ever be required.

5. Parking access to the 2-level underground parking garage is proposed via a single two-way entry/exit portal tucked beneath the southwest corner of the South Building, down a gentle ramp to the garage. Garbage collection, service spaces and temporary moving/loading van parking is adjacent the parking gate.

   The parking layout has been shaped in direct response to existing mature trees in the most efficient configuration possible, given the root zone considerations. The upper P1 level is predominantly comprised of unsecured residential visitor and Inn patron parking, while the lower level is secured parking for residents. Elevator access from the secured parking zones is provided for each of the three residential buildings above. The north building is also connected to parking via a second auxiliary elevator, and a third elevator is adjacent the main north building elevator for use by Inn patrons, sharing a common vehicle drop-off lobby on Level P1. One bike storage stall is provided for every suite, and shared bikes will be available for Inn guests.

6. On the landscaped terraces above the parking lie the two quadrangles framed by the three primary condominium buildings. Each framed garden space intentionally offers a distinctly different character. The northerly courtyard provides a tailored formal lawn flanked by various plantings and water collection elements which buffer the patios of the first floor units fronting it. Pathways from the Arrivals Court lead along the west and southern edges to the main entry lobbies of the North and Central Buildings, respectively.

   The southerly quadrangle is framed on its western edge by the access pathway to the main lobby of the South Building. A cluster of existing Garry Oaks on the eastern portion are to be retained, sustained by a restored meadow to replace a currently-compromised root zone which includes an existing asphalt parking lot, to be removed. Remediation and recreation of the Garry Oak Meadow will include enhancement of the natural southward drainage course, where the grade will gently descend to run beneath a short arched 'bridge' portion of the South Building.

7. Rising to frame the two major green spaces are the three primary buildings, proposed to be rich in stepped and articulated form and massing, and crowned by terraced and gabled roofs with the same 45 degree slope of the Inn's roof. Access to all suites will be via elevator or heavy timber trellis-enhanced access/exit stairs, and along outdoor walkways and/or indoor corridors. Trellis elements have been conceived to support seasonal hanging baskets, and to enrich the project through a play of shadow and visual relief.

8. The materials palette and detailing will be similar to the Inn addition and the Townhomes. Primary wall surfaces will be a contemporary-engineered combination of rain-screened fibre-cement panels and components together with some natural wood elements. These will be prefinished or painted in a subtle range of warm neutral hues as backdrop to feature architectural elements, and grounded by a natural granite veneer base to varying heights above grade. Windows will be clear glass within medium-hued vinyl frames to provide a simulated natural wood appearance, all trimmed with wood or fibre-cement surrounds painted in colours selected from a limited range of richly-hued dark accent colours (refer to

Materials Sample Board). Accent colours will also be applied to roof gable and gutter trims to provide threads of jewel-like colour, recalling the naturally-occurring vibrancy found within the landscape.

Steeply-pitched roofs will all be clad in asphalt shingles selected to mimic weathered cedar shakes. Less frequently-occurring low-slope shed roofs will be surfaced in zinc-coloured standing-seam metal. Prefinished aluminum gutters and other metal elements will be dark charcoal to black, with railing pickets intended to mimic forged iron. Railings will be capped with continuous wood members, and will feature frosted glass panels in selected intermediate locations, to lend an accent of contemporary sophistication. Roof gables and dormers intentionally recall the architecture of the Inn but will be detailed with a more modern aesthetic, with gable faces finished in a variety of ways, including board and batten, projected beam ends, and a combination of window treatments.

All materials are recommended in consideration of longevity and low-maintenance while establishing a unified, attractive and sophisticated aesthetic.

- **Summary**

Great care has been taken to consider the overall composition and detailing of the project, with an objective to achieve an impression of timeless quality, in obtrusive buildings nestled skillfully amidst a celebrated landscape. Aragon's ambition is for the project to inspire a status of legacy within the community, just as 'Rosemeade' has over the past century. To achieve the intended outcome, the design has adhered to almost all regulatory requirements. The few minor Variances that are being requested are described in a separate Variance Rationale Document. In considering the Variances being requested, it is important to understand and appreciate that the rationale of the actual design, as described above, embodies an ambition to realize a benchmark of sustainable community-sensitive design while celebrating and complimenting the English Inn.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASING PLAN

ARAGON

MERRICK ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

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Green Building Checklist

Township of
ESQUIMALT

GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of **Green Technologies** in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project .

As you review this checklist, if you have any questions please contact **Development Services at 250.414.7108** for clarification.

New development is essential to Esquimalt. We look forward to working with you to ensure that development is as green and sustainable as possible.

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

Adopted on January 10th, 2011

"One-third of Canada's energy use goes to running our homes, offices and other buildings. The federal government's Office of Energy Efficiency (Natural Resources Canada) reports that a corresponding one-third of our current greenhouse gas (GHG) emissions come from the built environment."
[Green Building and Development as a Public Good, Michael Buzzelli, CPRN Research Report June 2009]

Please answer the following questions and describe the green and innovative features of your proposed development. Depending on the size and scope of your project, some of the following points may not be applicable.

Green Building Standards

Both energy use and emissions can be reduced by changing or modifying the way we build and equip our buildings.

1	Are you building to a recognized green building standard? If yes, to what program and level?	Yes	(No)
2	If not, have you consulted a Green Building or LEED consultant to discuss the inclusion of green features?	(Yes)	No
3	Will you be using high-performance building envelope materials, rainscreen siding, durable interior finish materials or safe to re-use materials in this project? If so, please describe them. A rainscreen will be used, as will durable cementitious siding products.	(Yes)	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building? The existing in is to be fully retained with minor interior changes.	Approximately 90%.	
5	Are you using any locally manufactured wood or stone products to reduce energy used in the transportation of construction materials? Please list any that are being used in this project. Framing and sheathing materials as well as heavy timber/glulam products will be sourced locally where possible.		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings? Six storey wood frame construction, is a relatively newly permitted construction practice which makes use of locally sourced materials and expertise	(Yes)	No
7	Will any wood used in this project be eco-certified or produced from sustainably managed forests? If so, by which organization? Possibly, sourcing to be confirmed. For which parts of the building (e.g. framing, roof, sheathing etc.)? Framing and/or sheathing.		
8	Can alternatives to Chlorofluorocarbon's and Hydro-chlorofluorocarbons which are often used in air conditioning, packaging, insulation, or solvents] be used in this project? If so, please describe these. NOTE: Project is not air conditioned.	(Yes)	No
9	List any products you are proposing that are produced using lower energy levels in manufacturing. To be determined.		
10	Are you using materials which have a recycled content [e.g. roofing materials, interior doors, ceramic tiles or carpets]?	(Yes)	No
11	Will any interior products [e.g. cabinets, insulation or floor sheathing] contain formaldehyde?	Yes	(No)

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

12	Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs?	(Yes)	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements?	(Yes)	No
14	Does your project use dual flush toilets and do these exceed the BC Building Code requirements?	(Yes)	No
15	Does your project exceed the BC Building Code requirements for maximum flow rates for private showers?	(Yes)	No
16	Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets?	(Yes)	No

Storm Water

17	If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.]	Yes	No	(N/A)
18	Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property?	Yes	(No)	N/A
19	Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. Refer to Landscape documents for comprehensive storm water management plan.	(Yes)	No	N/A
20	Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses?	(Yes)	No	N/A
21	Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. Refer to Landscape documents for comprehensive storm water management plan.	Yes	No	N/A
22	Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? Under consideration for selected areas.	Yes	(No)	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces? Refer to Landscape documents for comprehensive storm water management plan.	Minimum 45%		

Waste water

24	For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these.	Yes	(No)	N/A

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

25	Are any healthy trees being removed? If so, how many and what species? Refer to Landscape and arbourist documents. A comprehensive landscape strategy has guided the design.	(Yes)	No	N/A
	Could your site design be altered to save these trees?			
	Have you consulted with our Parks Department regarding their removal?			

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? Refer to Landscape and arbourist documents. A comprehensive landscape strategy has guided the design.	(Yes)	No	N/A
27	Are trees [existing or new] being used to provide shade in summer or to buffer winds?	(Yes)	No	N/A
28	Will any existing native vegetation on this site be protected? If so, please describe where and how. Refer to Landscape and arbourist documents. A comprehensive landscape strategy has guided the design.	(Yes)	No	N/A
29	Will new landscaped areas incorporate any plant species native to southern Vancouver Island?	(Yes)	No	N/A
30	Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas?	(Yes)	No	N/A
31	Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)?	(Yes)	No	N/A
32	Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property?	(Yes)	No	N/A
33	Will topsoil will be protected and reused on the site?	(Yes)	No	N/A

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

34	Will the building design be certified by an independent energy auditor/analyst? If so, what will the rating be? To be confirmed.	Yes	No	N/A
35	Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? Single loaded exterior corridors and many double aspect units to increase cross ventilation.	(Yes)	No	N/A
36	Does the design and siting of buildings maximize exposure to natural light? What percentage of interior spaces will be illuminated by sunlight? To be confirmed.	(Yes)	No	N/A
37	Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.). If so, please describe. Geothermal is under consideration; to be confirmed. If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? To be confirmed.	Yes	No	N/A
38	Has the building been designed to be solar ready? Solar ready pipe runs.	(Yes)	No	N/A
39	Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity?	Yes	(No)	N/A
40	Do windows exceed the BC Building Code heat transfer coefficient standards?	(Yes)	No	N/A
41	Are energy efficient appliances being installed in this project? If so, please describe. Energy Star appliances are to be specified wherever possible.			
42	Will high efficiency light fixtures be used in this project? If so, please describe.	(Yes)	No	N/A
43	Will building occupants have control over thermal, ventilation and light levels?	(Yes)	No	N/A
44	Will outdoor areas have automatic lighting [i.e. motion sensors or time set]?	(Yes)	No	N/A
45	Will underground parking areas have automatic lighting?	(Yes)	No	N/A

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	(Yes)	No	N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. Paints and adhesives.	(Yes)	No	N/A
48	Will the building have windows that occupants can open?	(Yes)	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area? To be confirmed.	Yes	(No)	N/A
50	Will fresh air intakes be located away from air pollution sources?	(Yes)	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. Selection retention/reuse (brick)	(Yes)	No	N/A
52	Will materials be recycled during the construction phase? If so, please describe. Strategy to be confirmed at BP.	(Yes)	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	(Yes)	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers? For limited commercial use in the Inn.	(Yes)	No	N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	(Yes)	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	(Yes)	No	N/A
57	Is access provided for those with assisted mobility devices?	(Yes)	No	N/A
58	Are accessible bike racks provided for visitors?	(Yes)	No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	(Yes)	No	N/A

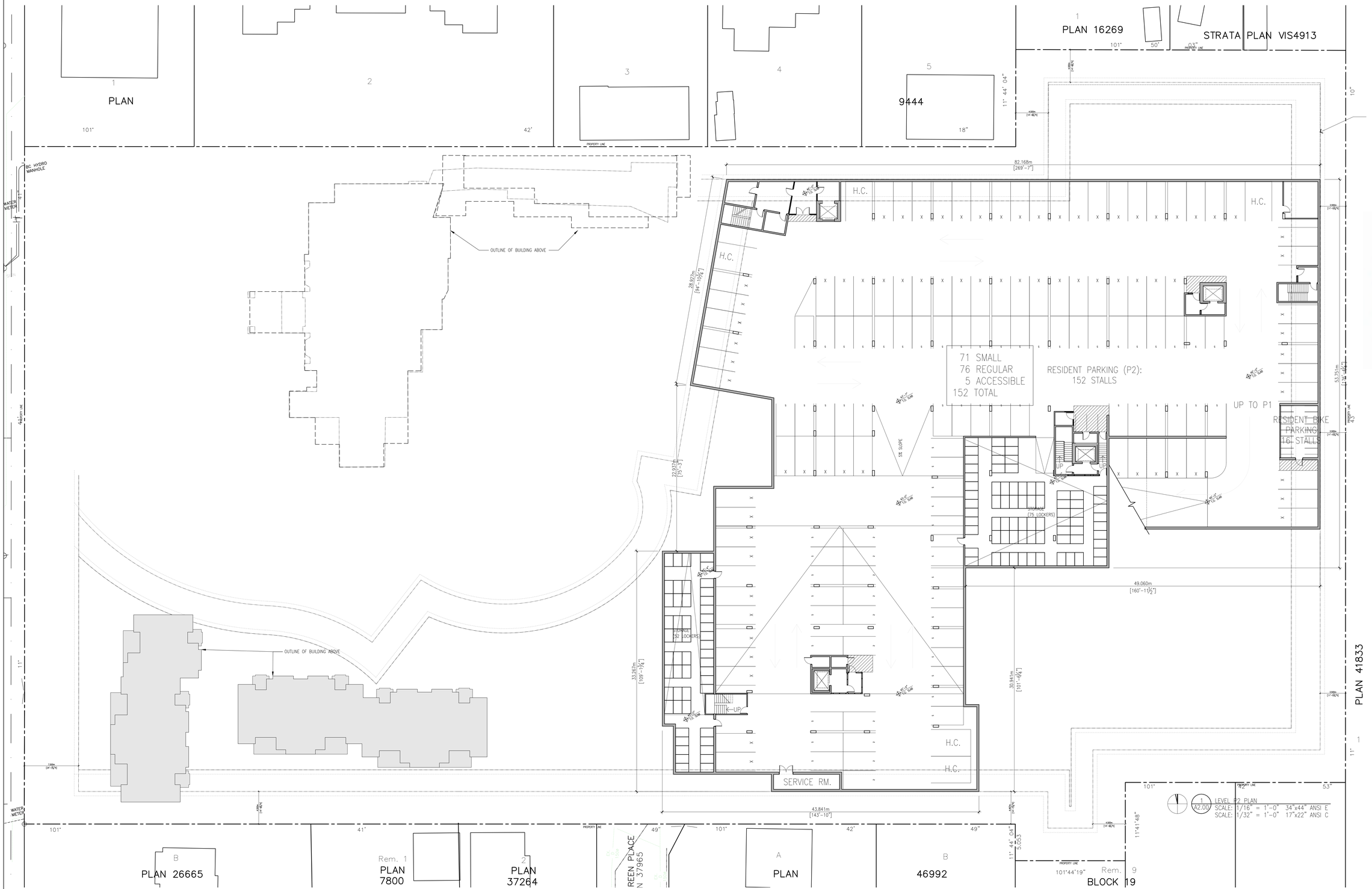
60 Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]:

- ☐ transit passes
- ☑ car share memberships
- ☑ shared bicycles for short term use
- n/a ☐ weather protected bus shelters
- ☐ plug-ins for electric vehicles

Please Refer to Development Permit Design Rationale and Landscape Documents; much of the project has been defined in response to tree and landscape sustenance and preservation.

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.

English Inn Development – Colourboard – July 2016



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DEVELOPMENT SERVICES

Issue	Issue Date
Issued for DP	June 30/2016
Traffic Consultant DP Report (90%)	Mar. 1/2016
Issued for Consultant RFP	April 12/2016
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Project

English Inn

429 Lampson Street
Victoria, BC
For
Aragon (English Inn) Development Corp.

Sheet Title

SITE PLAN - LEVEL P2

Drawn By	Checked
TJ, JY	GF
Project Number	**Scale**
1527	AS NOTED
Revision	**Sheet Number**
----	A2.00

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Issue	Issue Date
Issued for DP	June 30/2016
Traffic Consultant DP Report (90%)	Mar. 01/2016
Issued for Consultant RFP	Apr. 5/2016

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Project

English Inn
429 Lampson Street
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For
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Sheet Title

SITE PLAN - LEVEL P1

Drawn By	Checked
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Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	A2.01

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Sheet Title

SITE PLAN - LEVEL 1

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TJ, JY	GF
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1527	AS NOTED
Revision	Sheet Number
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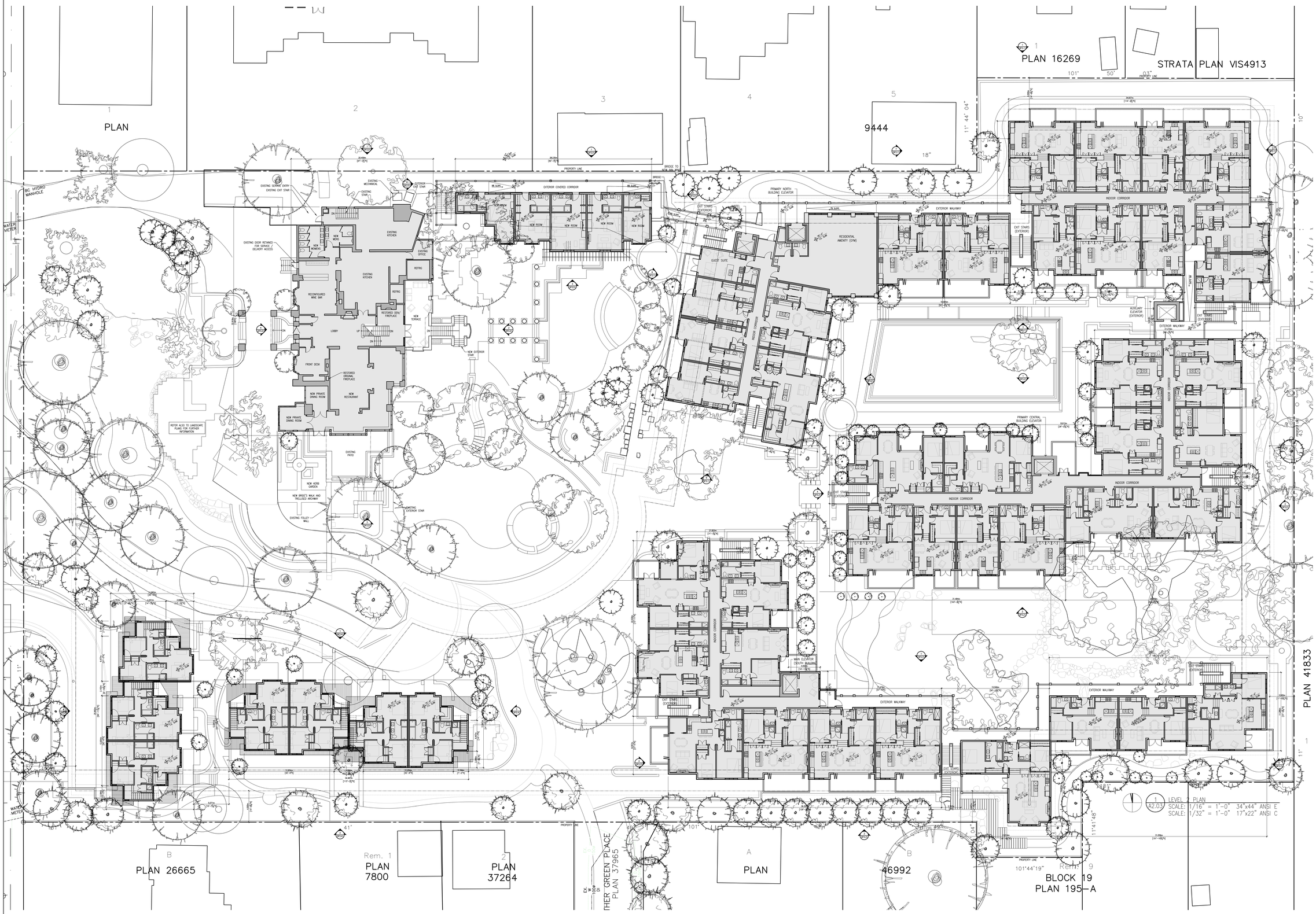

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Sheet Title

SITE PLAN - LEVEL 2

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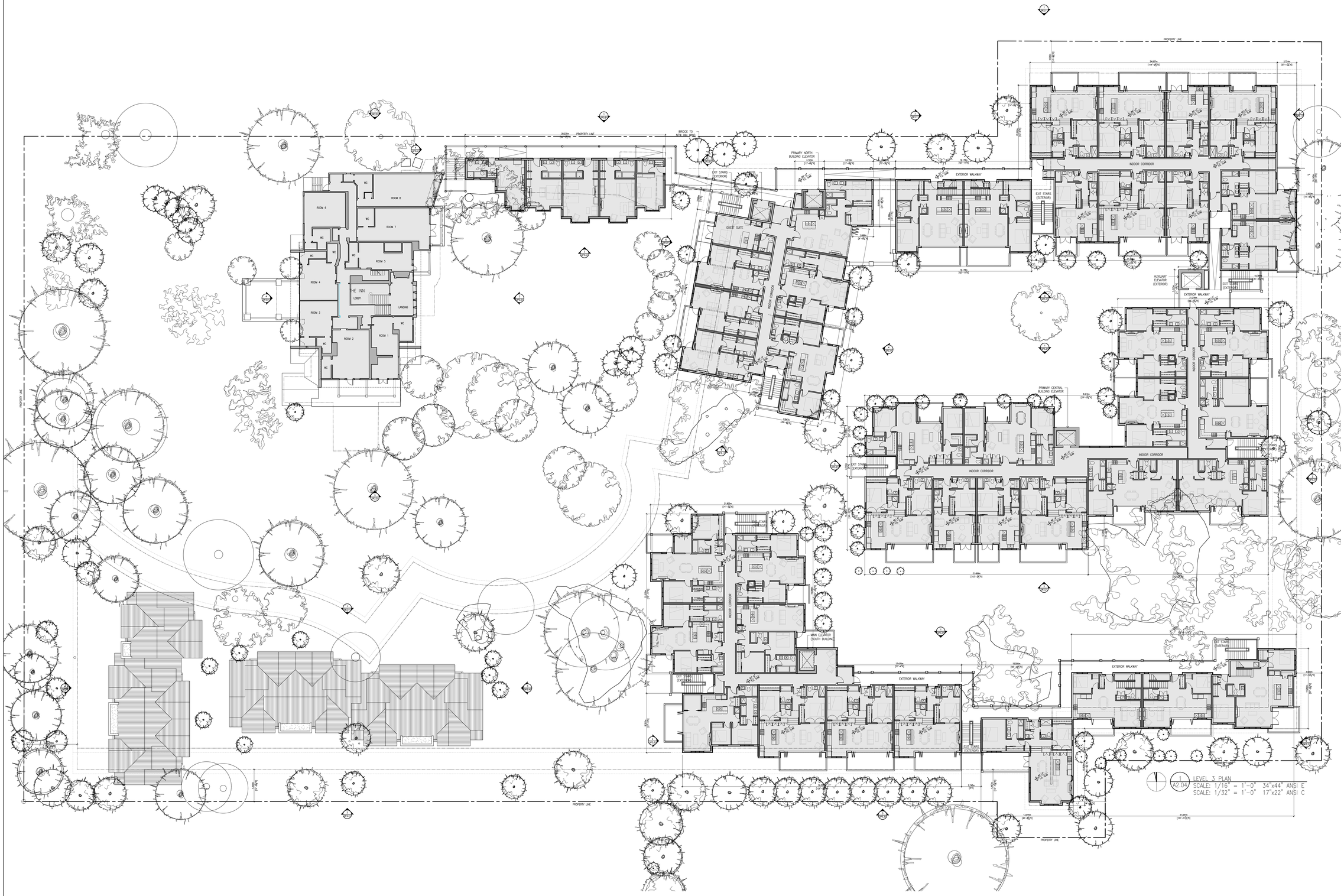
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	A2.03



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English Inn

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Sheet Title

SITE PLAN - LEVEL 3

Drawn By	Checked
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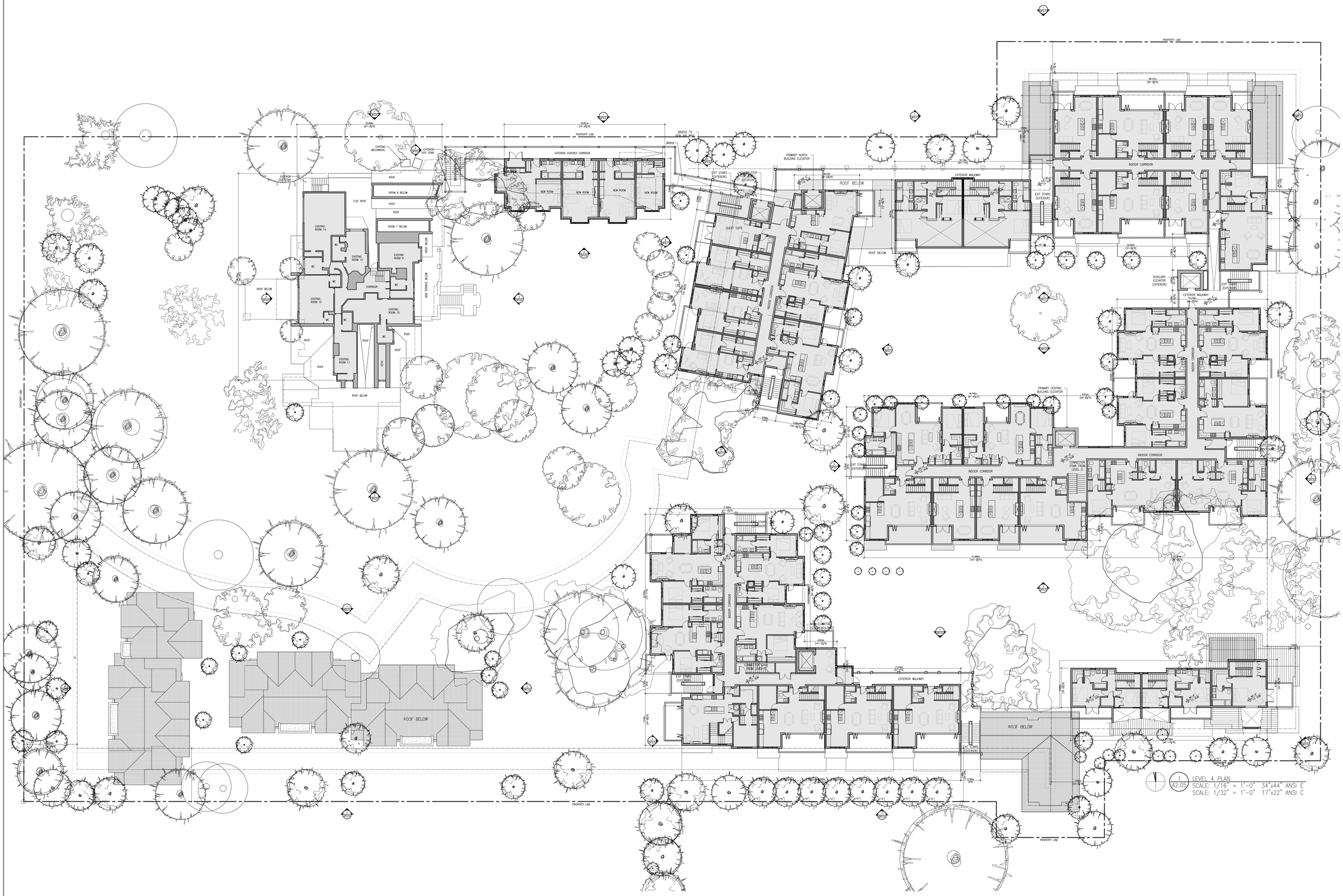
Project Number	**Scale**
1527	AS NOTED
Revision	**Sheet Number**
----	A2.04



1 A2.05 LEVEL 4 PLAN
SCALE: 1/16" = 1'-0" 34"x44" ANSI E
SCALE: 1/32" = 1'-0" 17"x22" ANSI C

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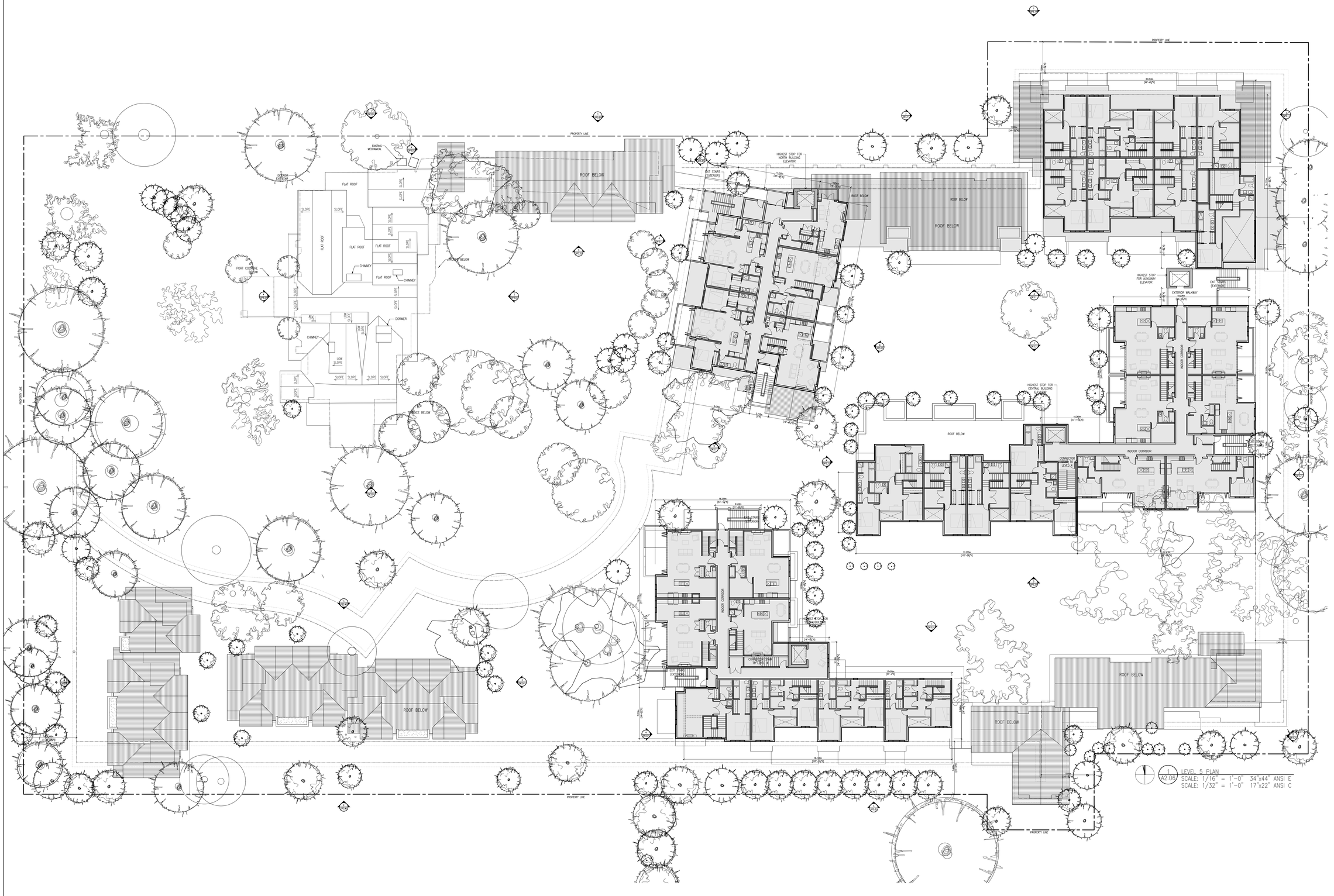
Sheet Title

SITE PLAN - LEVEL 4

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	A2.05



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English Inn
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Sheet Title

SITE PLAN - LEVEL 5

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Project Number	Scale
1527	AS NOTED
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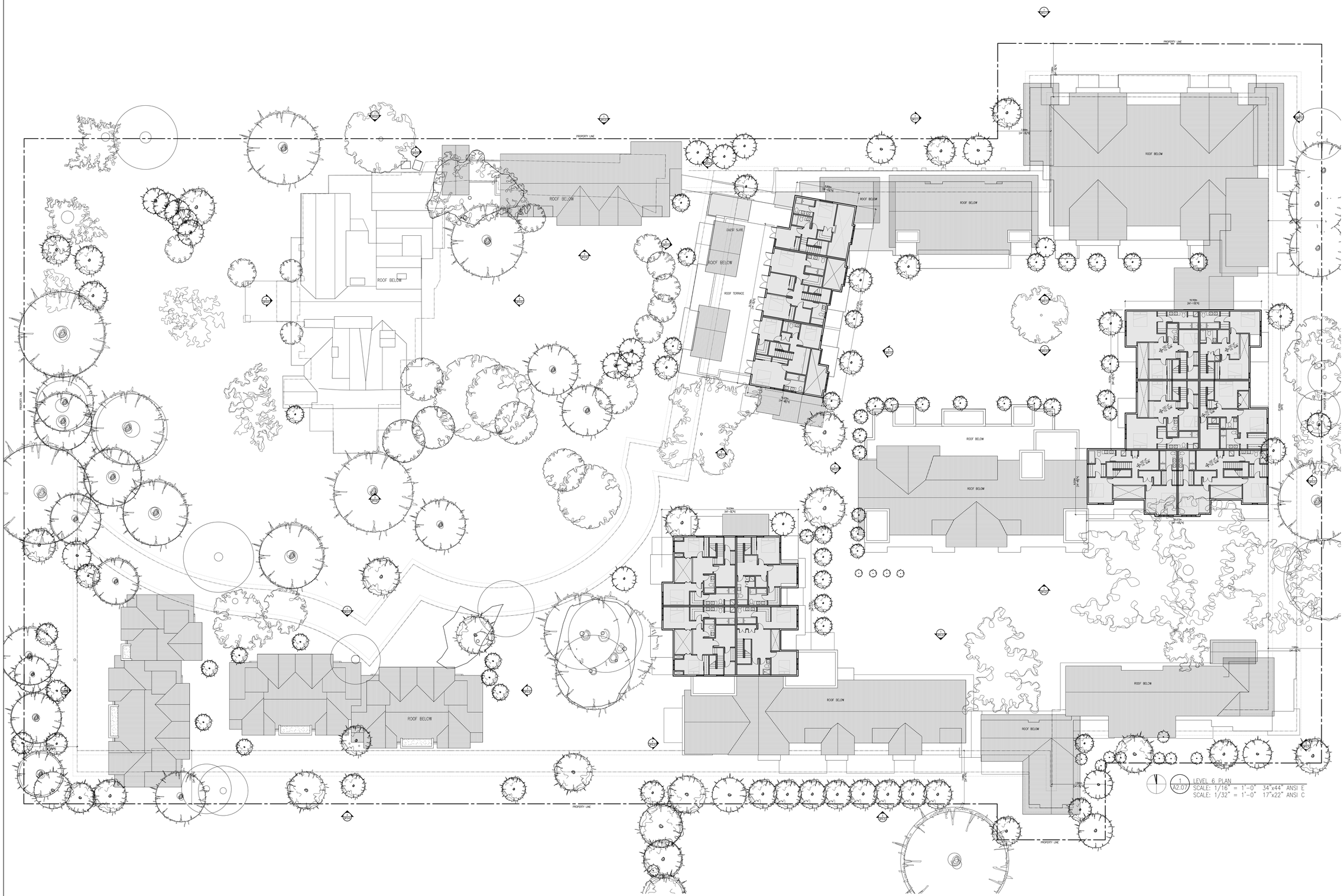
----	A2.06



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English Inn

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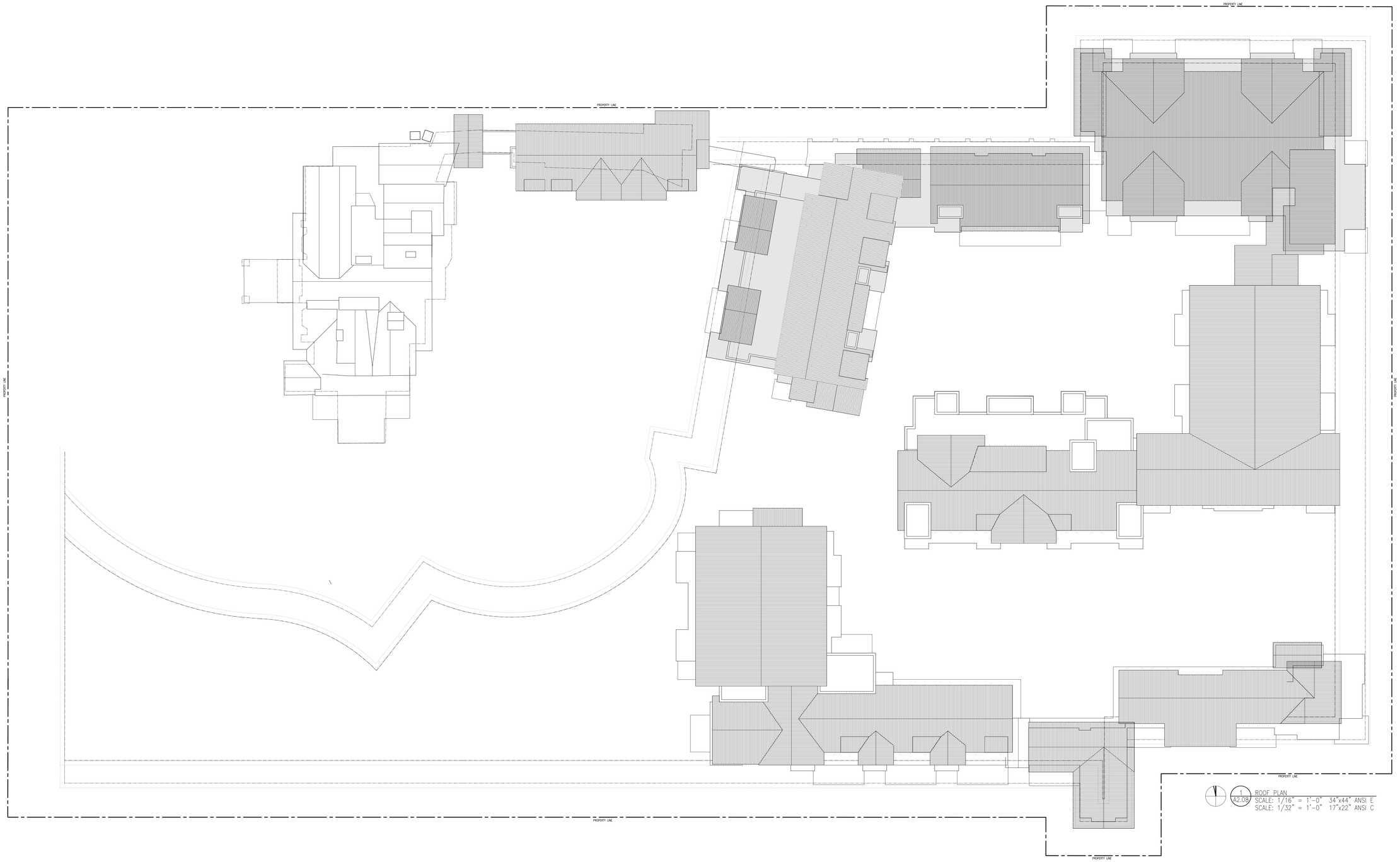
Sheet Title

SITE PLAN - LEVEL 6

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	A2.07



1 A2.08 ROOF PLAN
SCALE: 1/16" = 1'-0" 34"x44" ANSI E
SCALE: 1/32" = 1'-0" 17"x22" ANSI C

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SITE PLAN - ROOF LEVEL

Drawn By	Checked
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Project Number	**Scale**
1527	AS NOTED
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----	A2.08

1 DP0.01 AERIAL VIEW LOOKING NORTH-EAST NTS ANSI E

2 DP0.01 AERIAL VIEW LOOKING NORTH-WEST NTS ANSI E

3 DP0.01 AERIAL VIEW LOOKING SOUTH NTS ANSI E

4 DP0.01 ROOF VIEW NTS ANSI E

IMAGES ILLUSTRATE ROOF MASSING IN LIEU OF ROOF PLAN

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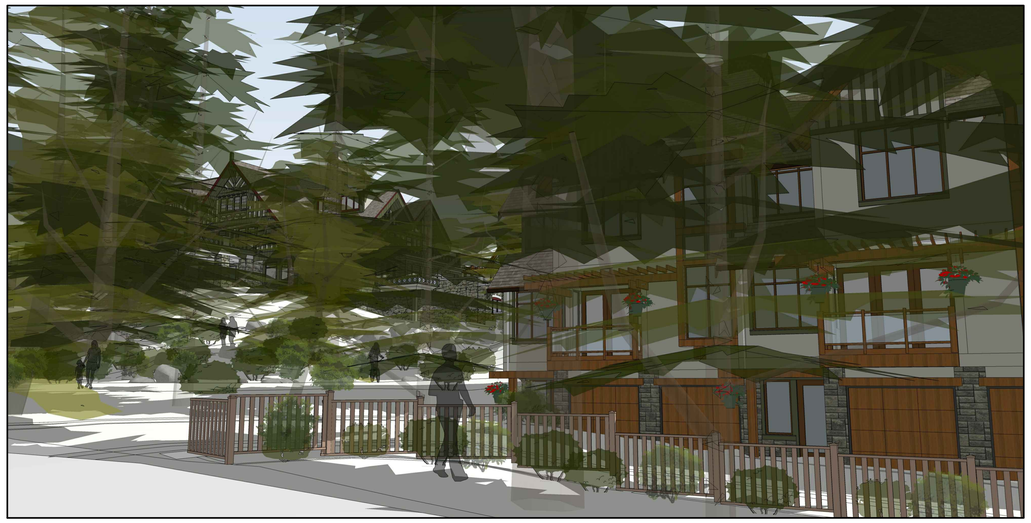
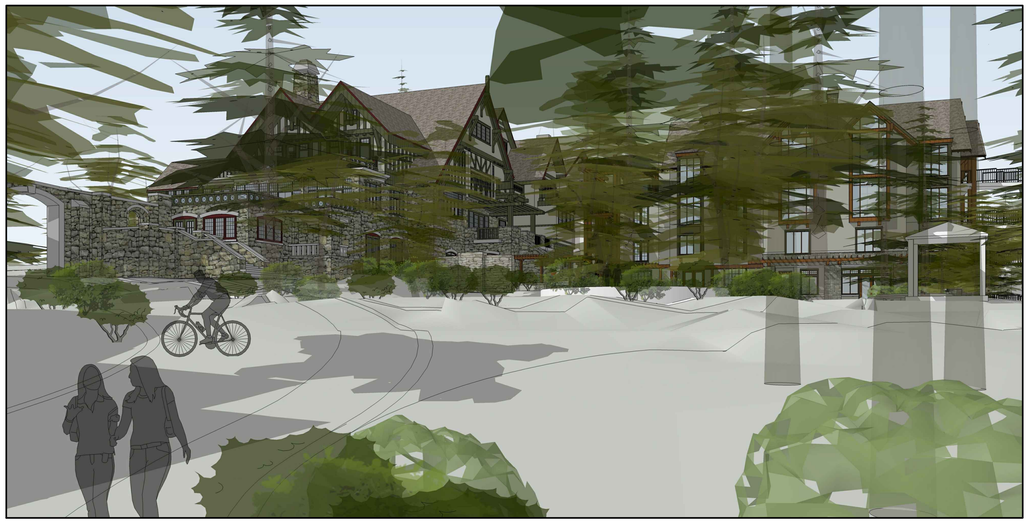
Sheet Title

CONCEPTUAL IMAGES

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP0.01



1 DP0.02 VIEW OF INN AND TOWNHOMES FROM LAMPSON ST.
NTS ANSI E



2 DP0.02 VIEW OF PROPOSED ADDITION TO INN (EXISTING INN TO THE LEFT) WITH PROPOSED MODIFICATIONS
NTS ANSI E

3 DP0.02 VIEW NORTH FROM HITHER GREEN
NTS ANSI E

4 DP0.02 VIEW TOWARDS PROPOSED CONDOS FROM ENTRY DRIVE
NTS ANSI E

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Sheet Title

CONCEPTUAL IMAGES
GROUND VIEWS

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP0.02

1 / DP3.01 INN NORTH ELEVATION (EXISTING; RENOVATIONS AS NOTED)
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

2 / DP3.01 INN EAST ELEVATION (EXISTING; RENOVATIONS AS NOTED)
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

3 / DP3.01 INN SOUTH ELEVATION (EXISTING; RENOVATIONS AS NOTED)
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

4 / DP3.01 INN WEST ELEVATION (EXISTING; RENOVATIONS AS NOTED)
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

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Sheet Title EXISTING
INN ELEVATIONS
FOR REFERENCE ONLY

Drawn By	Checked
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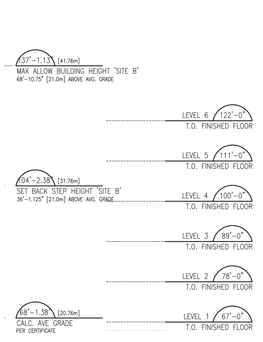
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP3.01

1 DP3.11 EAST WING – NORTH ELEVATION
1/16" = 1'0" ANSI E

2 DP3.11 EAST WING – EAST ELEVATION
1/16" = 1'0" ANSI E

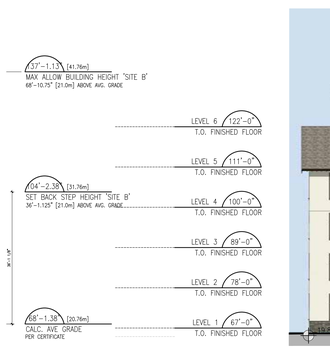
3 DP3.11 SOUTH ELEVATION (OVERALL)
1/16" = 1'0" ANSI E

4 DP3.11 EAST WING – WEST ELEVATION
1/16" = 1'0" ANSI E



5 DP3.11 WEST WING – EAST ELEVATION
1/16" = 1'0" ANSI E

6 DP3.11 WEST WING – SOUTH ELEVATION
1/16" = 1'0" ANSI E



7 DP3.11 WEST WING – EAST ELEVATION
1/16" = 1'0" ANSI E

MATERIAL LEGEND	
	STONE VENEER (RANDOM SPLIT-FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIBRE-CEMENT BOARD CLADDING SYSTEM (PAINTED, VARIOUS PROFILES)
	HEAVY TIMBER FRAMING (STAINED) AND TRELLIS MEMBERS
	COLOURED VINYL WINDOW FRAMES
	CLEAR & FROSTED GLASS
	PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
	SHAKE-LOOK ASPHALT SHINGLES
	STANDING SEAM METAL ROOF
	PREFINISHED METAL GUTTERS & DETAIL WORK
	WOOD TRELLIS

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Sheet Title

NORTH BUILDING ELEVATIONS

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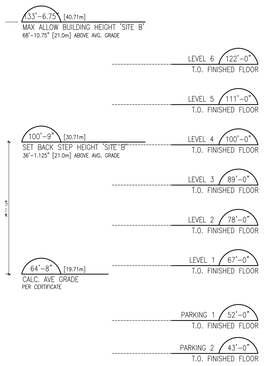
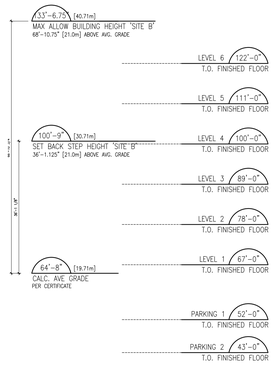


1 DP3.21 NORTH ELEVATION 1/16" = 1'0" ANSI E

2 DP3.21 EAST ELEVATION 1/16" = 1'0" ANSI E



3 DP3.21 SOUTH ELEVATION 1/16" = 1'0" ANSI E

4 DP3.21 WEST ELEVATION 1/16" = 1'0" ANSI E

MATERIAL LEGEND
STONE VENEER (RANDOM SPLIT-FACE)
EXPOSED ARCHITECTURAL CONCRETE
FIBRE-CEMENT BOARD CLADDING SYSTEM (PAINTED, VARIOUS PROFILES)
HEAVY TIMBER FRAMING (STAINED) AND TRELLIS MEMBERS
COLOURED VINYL WINDOW FRAMES
CLEAR & FROSTED GLASS
PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
SHAKE-LOOK ASPHALT SHINGLES
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PREFINISHED METAL GUTTERS & DETAIL WORK
WOOD TRELLIS

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Sheet Title

CENTRAL BUILDING ELEVATIONS

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Project Number	Scale
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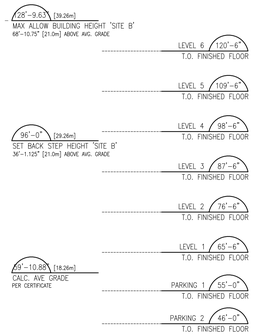
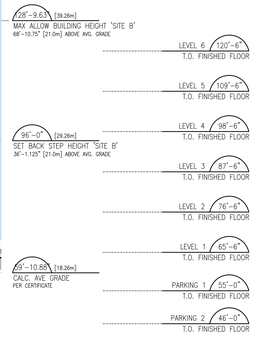
----	DP3.21

1 NORTH ELEVATION
DP3.31 1/16" = 1'0" ANSI E



2 EAST ELEVATION
DP3.31 1/16" = 1'0" ANSI E

3 SOUTH ELEVATION
DP3.31 1/16" = 1'0" ANSI E



4 WEST ELEVATION
DP3.31 1/16" = 1'0" ANSI E

MATERIAL LEGEND
STONE VENEER (RANDOM SPLIT-FACE)
EXPOSED ARCHITECTURAL CONCRETE
FIBRE-CEMENT BOARD CLADDING SYSTEM (PAINTED, VARIOUS PROFILES)
HEAVY TIMBER FRAMING (STAINED) AND TRELLIS MEMBERS
COLOURED VINYL WINDOW FRAMES
CLEAR & FROSTED GLASS
PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
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PREFINISHED METAL GUTTERS & DETAIL WORK
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Sheet Title
SOUTH BUILDING ELEVATIONS

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Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP3.31

1 DP3.41 NORTH ELEVATION 1/8" = 1'0" ANSI E

3 DP3.41 SOUTH ELEVATION 1/8" = 1'0" ANSI E

2 DP3.41 EAST ELEVATION 1/8" = 1'0" ANSI E

4 DP3.41 WEST ELEVATION 1/8" = 1'0" ANSI E

MATERIAL LEGEND
STONE VENEER (RANDOM SPLIT-FACE)
EXPOSED ARCHITECTURAL CONCRETE
FIBRE-CEMENT BOARD CLADDING SYSTEM (PAINTED, VARIOUS PROFILES)
HEAVY TIMBER FRAMING (STAINED) AND TRELLIS MEMBERS
COLOURED VINYL WINDOW FRAMES
CLEAR & FROSTED GLASS
PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
SHAKE-LOOK ASPHALT SHINGLES
STANDING SEAM METAL ROOF
PREFINISHED METAL GUTTERS & DETAIL WORK
WOOD TRELLIS

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Revision

No.	Description	Date

Issue	Issue Date
Issued for DP	June 30/2016
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Project

English Inn

429 Lampson Street
Victoria, BC
For
Aragon (English Inn) Development Corp.

Sheet Title

TOWNHOUSE ELEVATIONS

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP3.41

1 DP3.51 NORTH ELEVATION 1/8" = 1'0" ANSI E

2 DP3.51 EAST ELEVATION 1/8" = 1'0" ANSI E

3 DP3.51 SOUTH ELEVATION 1/8" = 1'0" ANSI E

4 DP3.51 WEST ELEVATION 1/8" = 1'0" ANSI E

MATERIAL LEGEND
STONE VENEER (RANDOM SPLIT-FACE)
EXPOSED ARCHITECTURAL CONCRETE
FIBRE-CEMENT BOARD CLADDING SYSTEM (PAINTED, VARIOUS PROFILES)
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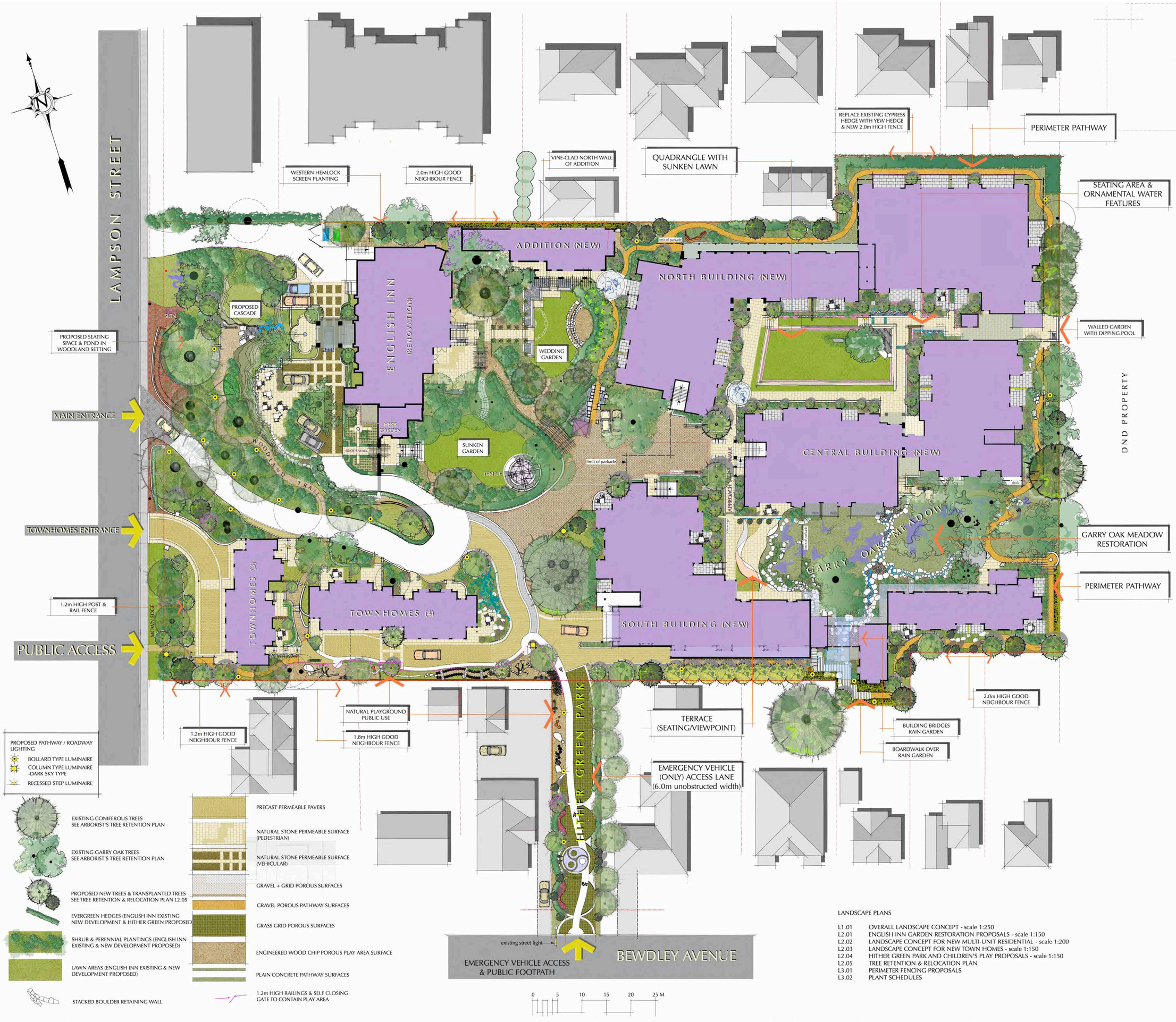
Project

English Inn
429 Lampson Street
Victoria, BC
For
Aragon (English Inn) Development Corp.

Sheet Title

INN WING ELEVATIONS

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP3.51



LANDSCAPE PLANS

L1.01 OVERALL LANDSCAPE CONCEPT - scale 1:250
L2.01 ENGLISH INN GARDEN RESTORATION PROPOSALS - scale 1:150
L2.02 LANDSCAPE CONCEPT FOR NEW MULTI-UNIT RESIDENTIAL - scale 1:200
L2.03 LANDSCAPE CONCEPT FOR NEW TOWN HOMES - scale 1:150
L2.04 HITHER GREEN PARK AND CHILDREN'S PLAY PROPOSALS - scale 1:150
L2.05 TREE RETENTION & RELOCATION PLAN
L3.01 PERIMETER FENCING PROPOSALS
L3.02 PLANT SCHEDULES

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LANDSCAPE STANDARDS

SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD.

SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE TOWNSHIP OF ESQUIMALT

PERVIOUS SITE STATEMENT

THE LANDSCAPE PLAN DESCRIBES EXISTING & PROPOSED HARD AND SOFT SURFACES WHICH, COMBINED, TOTAL 55% PERVIOUS SURFACE AREA (45% IMPERVIOUS), SUCH THAT RAINFALL IS PERMITTED TO INFILTRATE THE SUB-GRADE. NEW VEHICULAR AND PEDESTRIAN SURFACES COMPRISE PERMEABLE PAVING (CONCRETE & NATURAL STONE), PERVIOUS GRAVEL, BOUND AND UNBOUND, AND GRASS-GRID STYLE ROADWAYS.

EXISTING ASPHALT ROADS ARE PRESERVED IN PLACES TO AVOID UNNECESSAY DISTURBANCE OF UNDERLYING TREE ROOTS.

USEABLE OPEN SPACE STATEMENT

ENGLISH INN "SITE A"
REQUIREMENT 30% ACTUAL 46%

NEW DEVELOPMENT "SITE B"
REQUIREMENT 7.5% ACTUAL 27%

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for
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Sheet Title

OVERALL LANDSCAPE CONCEPT

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:250
Revision	Sheet Number
	L1.01

CLEARING BLACKBERRY & REMOVING IVY FROM OAK TREES AS PART OF ON-GOING WOODLAND RESTORATION WORK

1	PERMEABLE PAVING	AQUAPAVE PRECAST CONCRETE PAVER - ABBOTSFORD CONCRETE OR SIMILAR PRODUCT/SYSTEM - COLOUR "SAND BROWN"
2	REINFORCED GRAVEL SURFACE (POROUS)	GRAVELPAVE2 WITH 10mm UNIFORM, CLEAN, HARD GRAVEL COLOUR "BUFF" OR SOLEPAVE RESIN-BONDED GRAVEL SURFACE BY CORE SYSTEMS
3	FLAGSTONES ON PERMEABLE BASE	NATURAL LIMESTONE BEDDED ON POROUS BASE LAYERS WITH ROMEX EPOXY RESIN PERMEABLE JOINTS
4	GRAVEL PATHWAY (UNREINFORCED POROUS)	CLEAR CRUSHED AGGREGATE, 12mm UNIFORM SIZE OVER POROUS BASE LAYERS
5	NATURAL COBBLESTONE VEHICULAR SURFACE ON POROUS BASE	STONE PAVERS BEDDED ON POROUS BASE LAYERS WITH ROMEX EPOXY RESIN PERMEABLE JOINTS
7	NON PERMEABLE PORCELAIN EXTERIOR 1200X600mm SLAB	ABBOTSFORD "ARISTOKRAT" HYDRA PRESSED PORCELAIN EXTERIOR SLAB BEDDED ON SAND
9	EXISTING ASPHALT SURFACES	
10	DECORATIVE TILE MOSAIC (NON PERMEABLE)	

NORTH ELEVATION OF ADDITION PROVIDED WITH SREEL CABLE FOR TRAINING VINES - see architectural

RESURFACE EXISTING PATHWAY LINK WITH PERMEABLE PAVING

WESTERN HEMLOCK SCREEN PLANTING

SIGNIFICANT OAK & FIR TREES TO BE RETAINED

2.0m HIGH GOOD NEIGHBOUR FENCE

MATURE FLOWERING DOGWOOD & RHODODENDRONS IN WEDDING GARDEN TO BE PRESERVED

dead fir on neighbouring property

garry oak

recycling & garbage (existing)

o/h cables

property line

hydrant

LAMPSON STREET

ADDITION (NEW)

ENGLISH INN (RENOVATION)

NEW INN STEPS TO GARDEN

water feature

PROPOSED ORNAMENTAL POOL

WEDDING GARDEN

PROPOSED ARBOR

BANQUET TERRACE

EXISTING PATIO

PAVED FORECOURT

PATIO

EXISTING UPPER LEVEL TERRACE

PROPOSED ARBORS TO FLANK EXISTING FIREPLACE

HERB GARDEN

BRIDE'S WALK

WOODLAND TRAIL

SUNKEN GARDEN

TEMPLE

EXISTING ARBOR

stone arch

existing retaining wall to remain

CASCADE

SIGN

ALL INN FRONTAGE TREES TO BE PRESERVED

NEW SIGN

PROPOSED SEATING AREA & POND IN WOODLAND SETTING

FLORAL DISPLAY WILL HELP TO IDENTIFY THE MAIN ENTRY

INVASIVE SPECIES REMOVAL IN PROGRESS (IVY, BLACKBERRY)

DRIVEWAY TO BE RETAINED TO PRESERVE PROTECTED TREES

MAIN ENTRANCE

GATE PILLARS & LOW STONE WALLS TO BE PRESERVED

DRIVEWAY LIGHTING & HANGING BASKETS

TOWNHOMES ENTRANCE

DYING MAPLE TO BE REPLACED WITH LARGE SIZE TRANSPLANTED RED MAPLE

SEATING SPACE DECORTATIVELY PAVED

EXISTING HORNBEAM TREES PRESERVED

EXISTING DIAS FOR WEDDING CEREMONIES

PROPOSED RAIN GARDEN

EMERGENCY MUSTER STATION / GAZEBO see architectural

NEW MULTI-UNIT RESIDENTIAL DEV. AREA - REFER TO L2.02

EXISTING CONIFEROUS TREES SEE ARBORIST'S TREE RETENTION PLAN

EXISTING DECIDUOUS TREES SEE ARBORIST'S TREE RETENTION PLAN

PROPOSED NEW TREES & TRANSPLANTED TREES SEE TREE RETENTION & RELOCATION PLAN L2.05

EVERGREEN HEDGES (ENGLISH INN EXISTING NEW DEVELOPMENT PROPOSED)

SHRUB & PERENNIAL PLANTINGS (ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED)

LAWN AREAS (ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED)

PROPOSED BAMBOO SCREEN PLANTING

PRECAST PERMEABLE PAVERS

NATURAL STONE PERMEABLE SURFACE (PEDESTRIAN)

NATURAL STONE PERMEABLE SURFACE (VEHICULAR)

GRAVEL + GRID POROUS SURFACES

GRAVEL POROUS PATHWAY SURFACES

GRASS GRID POROUS SURFACES

ENGINEERED WOOD CHIP POROUS PLAY AREA SURFACE

PARK BENCH

PROPOSED SPOT LEVEL

EXISTING SPOT LEVEL

STACKED BOULDER RETAINING WALL

P PRIVATE PATIO

STEPS UP

PROPOSED PATHWAY / ROADWAY LIGHTING

BOLLARD TYPE LUMINAIRE

COLUMN TYPE LUMINAIRE -DARK SKY TYPE

RECESSED STEP LUMINAIRE

GATE PILLARS & LOW STONE WALL TO BE PRESERVED

MANY OF THE ESTABLISHED FEATURES OF THE FORMAL GARDENS ON THE EAST SIDE OF THE INN WILL BE PRESERVED, WHILST INCOMPATIBLE OR DETERIORATING FEATURES WILL BE REPLACED WITH MORE FITTING GARDEN ELEMENTS

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Key Plan

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Project

English Inn

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for
Aragon (English Inn) Development Corp.

Sheet Title ENGLISH INN GARDEN RESTORATION PROPOSALS

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:150
Revision	Sheet Number
	L2.01

EXISTING CONIFEROUS TREES
SEE ARBORIST'S TREE RETENTION PLAN

EXISTING GARRY OAK TREES
SEE ARBORIST'S TREE RETENTION PLAN

PROPOSED NEW TREES & TRANSPLANTED TREES
SEE TREE RETENTION & RELOCATION PLAN L2.05

EVERGREEN HEDGES (ENGLISH INN EXISTING
NEW DEVELOPMENT & HITHER GREEN PROPOSED)

PROPOSED SHRUB & PERENNIAL PLANTINGS

PROPOSED LAWN AREAS

PROPOSED BAMBOO SCREEN PLANTING

PRECAST PERMEABLE PAVERS

NATURAL STONE PERMEABLE SURFACE
(PEDESTRIAN)

GRAVEL GRID POROUS SURFACES

GRAVEL POROUS PATHWAY SURFACES

GRASS GRID POROUS SURFACES

ENGINEERED WOOD CHIP POROUS
PLAY AREA SURFACE

PLAIN CONCRETE PATHWAY SURFACES

PARK BENCH

P PRIVATE PATIO

PROPOSED SPOT LEVEL

STEPS UP

EXISTING SPOT LEVEL

W ROOF RAINWATER-FED
SEASONAL FORMAL WATER FEATURE

PROPOSED PATHWAY / ROADWAY
LIGHTING
- BOLLARD TYPE LUMINAIRE
- COLUMN TYPE LUMINAIRE -DARK SKY TYPE
- RECESSED STEP LUMINAIRE

1 PERMEABLE PAVING — AQUAPAVE PRECAST CONCRETE PAVER - ABBOTSFORD CONCRETE OR SIMILAR PRODUCT/SYSTEM - COLOUR "SAND BROWN"

2 REINFORCED GRAVEL SURFACE (POROUS) — GRAVELPAVE2 WITH 10mm UNIFORM, CLEAN, HARD GRAVEL COLOUR "BUFF" OR SOLEPAVE RESIN-BONDED GRAVEL SURFACE BY CORE SYSTEMS

3 FLAGSTONES ON PERMEABLE BASE — NATURAL LIMESTONE BEDDED ON POROUS BASE LAYERS WITH ROMEX EPOXY RESIN PERMEABLE JOINTS

4 GRAVEL PATHWAY (UNREINFORCED POROUS) — CLEAR CRUSHED AGGREGATE, 12mm UNIFORM SIZE OVER POROUS BASE LAYERS

6 NATURE PLAY SURFACE — ENGINEERED WOOD CHIP OVER POROUS BASE LAYERS

7 NON PERMEABLE PORCELAIN EXTERIOR 1200X600mm SLAB — ABBOTSFORD 'ARISTOKRAT' HYDRA PRESSED PORCELAIN EXTERIOR SLAB BEDDED ON SAND

8 GRASS GRID REINFORCED GRASS ROAD — ABBOTSFORD PLASTIC GRASS GRID OR SIMILAR SYSTEM FOR EMERGENCY VEHICLE ACCESS

10 DECORATIVE TILE MOSAIC (NON PERMEABLE)

1.2m WIDE PERIMETER PATHWAY

REPLACE EXISTING LEYLAND CYPRESS HEDGE WITH NEW YEW HEDGE & FENCE

RESTORATION OF CYPRESS HEDGE

extent of parkade

ADDITION (NEW)

NORTH BUILDING (NEW)

WATER COLLECTED FROM ROOF-TOPS SPILLS INTO A SERIES OF ORNAMENTAL POOLS WHICH CHARACTERIZES THE SETTING FOR THIS COMMON PATIO SPACE

PRESERVED TREES ON EASTERN PROPERTY LINE CREATE NATURAL BUFFER

ENGLISH INN

REFER TO DRAWING L2.01
ENGLISH INN GARDEN RESTORATION PROPOSALS

SEATING SPACE DECORATIVELY PAVED

SIGNIFICANT LARGE GARRY OAK TO BE PRESERVED

POND

BREEZEWAY LINK

WALLED GARDEN WITH DIPPING POOL & NORTH & SOUTH ACCESS TO PERIMETER PATHWAY

WEDDING GARDEN

SPECIMEN JAPANESE MAPLE

SUNKEN LAWN

FLAGSTONE WALK

PRESERVED TREES ON EASTERN PROPERTY LINE CREATE NATURAL BUFFER

PROPOSED RAIN GARDEN

EMERGENCY MUSTER STATION / GAZEBO

HERB GARDEN

SUNKEN GARDEN

CENTRAL BUILDING (NEW)

ROOF RAINWATER DISCHARGED IN BIOSWALE

APPROACH WALK

SEMI-CIRCULAR WOOD SEAT

FOUNTAIN SHALL BE RESTORED & REPOSITIONED

SIGNIFICANT CLUMP OF LARGE DOUGLAS FIR TO BE PRESERVED

COMMON SEATING SPACE & VIEWPOINT)

NEW MEADOW CREATED

GARRY OAK MEADOW

SEATING SPACE WITH FOUNTAIN

GARRY OAK MEADOW
RESTORATION AREA
- OAK TREE PRESERVATION
- ERADICATE INVASIVE WEEDS
- REMOVE INCOMPATIBLE TREES
- PLANT OAK SAPLINGS
- PLANT NATIVE CAMAS, FAWN LILY, CHOCOLATE LILY IN DRIFTS
- ADD GRAVEL PATH & SEATING

FLAGSTONE WALK

DECK OVER VEGETATION

TOWNHOMES (4)

SOUTH BUILDING (NEW)

BUILDING SPANS RAIN GARDEN

PERIMETER GRAVEL PATHWAY

REFER TO DRAWING L2.03
LANDSCAPE CONCEPT FOR TOWN HOMES

2.0m HIGH GOOD NEIGHBOUR FENCE

NATURAL PLAYGROUND
PUBLIC USE - SEE L2.04

EMERGENCY VEHICLES ONLY
& PUBLIC FOOTPATH
(HITHER GREEN PARK)

VINE-CLAD (BOSTON IVY)
PARKADE EXTERIOR WALL

WOODEN WALKWAY OVER SOUTH EDGE OF RAIN GARDEN

0 5 10 15 20 25 M

LARGE GARRY OAK TREES GROUPED IN THE SOUTHEAST CORNER OF THE PROPERTY ARE OVERRUN BY INVASIVE SPECIES SUCH AS BLACKBERRY AND IVY WHICH WILL BE REMOVED

THE RESTORATION OF THE GARRY OAK ECOSYSTEM WILL INVOLVE THE LARGE SCALE PLANTING OF CAMAS AND FAWN LILY BULBS AND MAINTENANCE TO CONTROL INVASIVE SPECIES

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Key Plan

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for
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Sheet Title
LANDSCAPE CONCEPT
FOR NEW MULTI-UNIT
RESIDENTIAL DEVELOPMENT

Drawn By AJS
Checked CAR
Project Number
Scale 1:200
Revision
Sheet Number L2.02

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Sheet Title

LANDSCAPE CONCEPT FOR NEW TOWNHOMES

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:150
Revision	Sheet Number
	L2.03

1	PERMEABLE PAVING	AQUAPAVE PRECAST CONCRETE PAVER - ABBOTSFORD CONCRETE OR SIMILAR PRODUCT/SYSTEM - COLOUR "SAND BROWN"
3	FLAGSTONES ON PERMEABLE BASE	NATURAL LIMESTONE BEDDED ON POROUS BASE LAYERS WITH ROMEX EPOXY RESIN PERMEABLE JOINTS
4	GRAVEL PATHWAY (UNREINFORCED POROUS)	CLEAR CRUSHED AGGREGATE, 12mm UNIFORM SIZE OVER POROUS BASE LAYERS
6	NATURE PLAY SURFACE	ENGINEERED WOOD CHIP OVER POROUS BASE LAYERS
7	NON PERMEABLE PORCELAIN EXTERIOR 1200X600mm SLAB	ABBOTSFORD "ARISTOKRAT" HYDRA PRESSED PORCELAIN EXTERIOR SLAB BEDDED ON SAND
8	GRASS GRID REINFORCED GRASS ROAD	ABBOTSFORD PLASTIC GRASS GRID OR SIMILAR SYSTEM FOR EMERGENCY VEHICLE ACCESS


fig. 1

elevated plank bridge


fig. 2

large flat stone and log round stepping stones


fig. 3


fig. 4

NATURAL PLAY where children can discover the natural environment as a place to explore and enjoy where play areas utilize logs, plants, trees, boulders for climbing, balancing, exploring or any other activity open to the child's imagination.

fig. 5

carved oak mushrooms

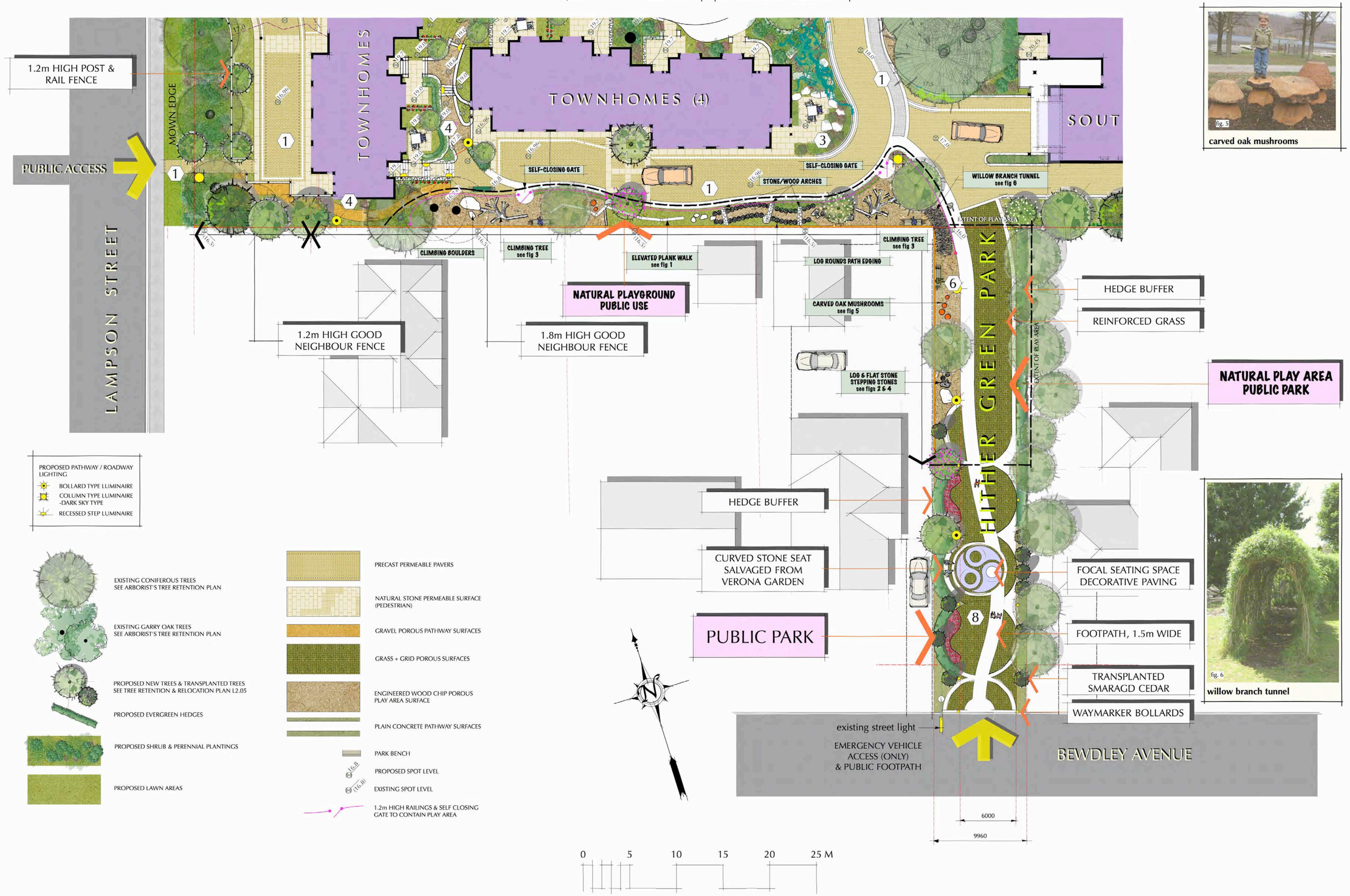

fig. 6

willow branch tunnel

PROPOSED PATHWAY / ROADWAY LIGHTING
- BOLLARD TYPE LUMINAIRE
- COLUMN TYPE LUMINAIRE -DARK SKY TYPE
- RECESSED STEP LUMINAIRE

EXISTING CONIFEROUS TREES
SEE ARBORIST'S TREE RETENTION PLAN

EXISTING GARRY OAK TREES
SEE ARBORIST'S TREE RETENTION PLAN

PROPOSED NEW TREES & TRANSPLANTED TREES
SEE TREE RETENTION & RELOCATION PLAN L2.05

PROPOSED EVERGREEN HEDGES

PROPOSED SHRUB & PERENNIAL PLANTINGS

PROPOSED LAWN AREAS

PRECAST PERMEABLE PAVERS

NATURAL STONE PERMEABLE SURFACE (PEDESTRIAN)

GRAVEL POROUS PATHWAY SURFACES

GRASS + GRID POROUS SURFACES

ENGINEERED WOOD CHIP POROUS PLAY AREA SURFACE

PLAIN CONCRETE PATHWAY SURFACES

PARK BENCH

PROPOSED SPOT LEVEL

EXISTING SPOT LEVEL

1.2m HIGH RAILINGS & SELF CLOSING GATE TO CONTAIN PLAY AREA

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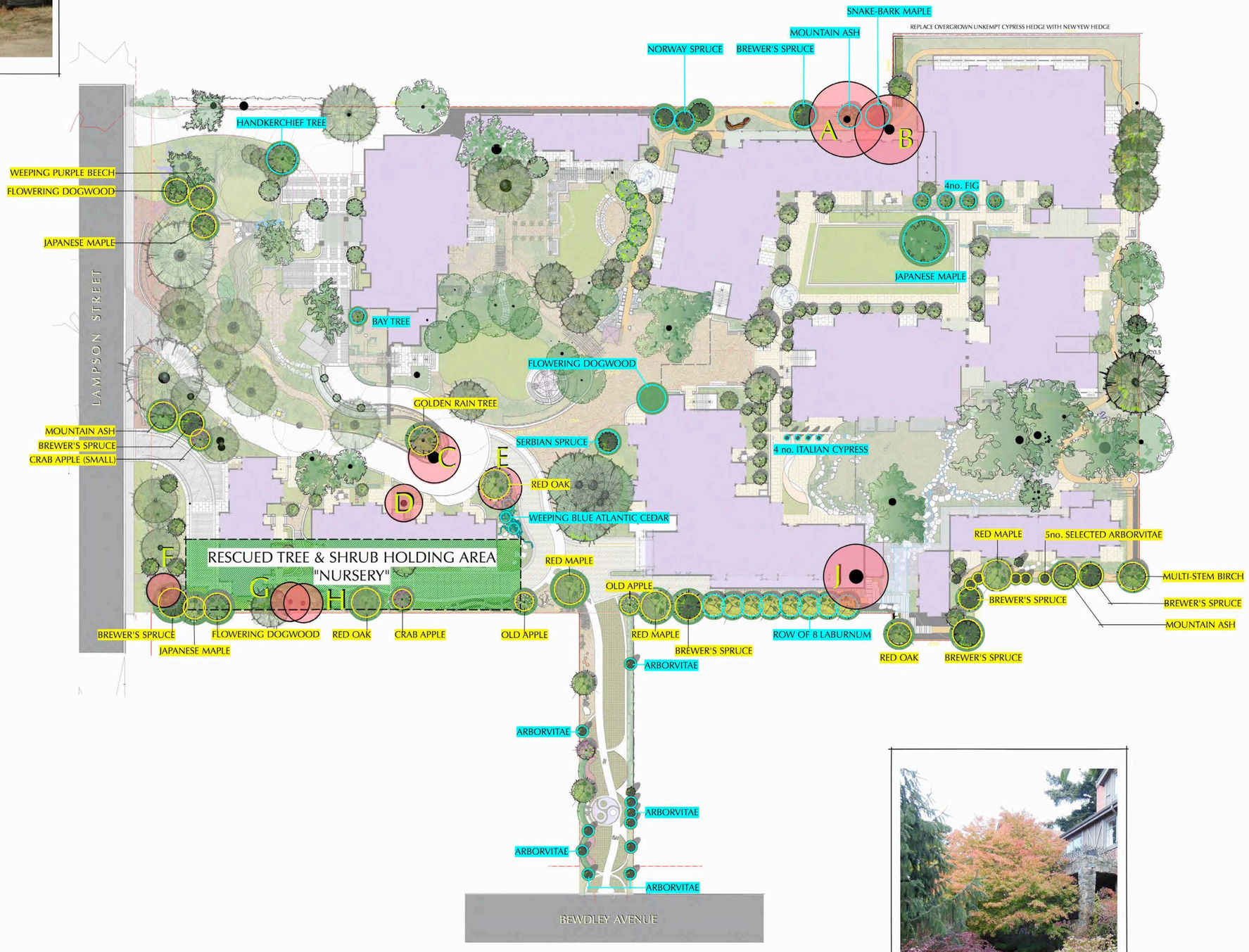
Sheet Title

HITHER GREEN PARK & CHILDREN'S PLAY PROPOSALS

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:250
Revision	Sheet Number
	L2.04

A TREE SPADE LIFTING A SPECIMEN TREE



PROPOSED TREE RESCUE

BY LARGE MECHANICAL "TREE SPADE" TO LIFT AND REPLANT ESTABLISHED ORNAMENTAL AND FRUIT TREES THAT STAND IN THE ABANDONED PLEASURE GARDENS. TOTAL OF 69 TREES ARE PLANNED FOR RESCUE AND ARE INDICATED BY THIS SYMBOL:-

TRANSFERRED TO ON-SITE NURSERY & REPLANTED AFTER CONSTRUCTION IS COMPLETE

TRANSPLANTED TO PERMANENT LOCATION, WINTER 2016/2017

LIST OF TREES TO BE TRANSPLANTED:-

	SPECIES	QUANTITY
1.	RED MAPLE	3
2.	BREWER'S SPRUCE	8
3.	RED OAK	3
4.	MOUNTAIN ASH	2
5.	BIRCH	1
6.	JAPANESE MAPLE	3
7.	FIG	4
8.	SNAKE BARK MAPLE	1
9.	LABURNUM	8
10.	HANDKERCHIEF TREE	1
11.	ITALIAN CYPRESS	4
12.	NORWAY MAPLE	3
13.	OLD APPLE TREES	2
14.	FLOWERING CRAB APPLE TREE	2
15.	FLOWERING DOGWOOD	3
16.	GOLDEN RAIN TREE	1
17.	ARBORVITAE	11
18.	WEEPING BLUE ATLANTIC CEDAR	3
19.	BAY TREE	1
20.	WINDMILL PALMS	2
21.	PURPLE WEEPING BEECH	1

PRESERVATION OF ALL GARRY OAK TREES

A LARGE NUMBER OF MATURE GARRY OAK TREES ARE PRESENT THROUGHOUT THE PROPERTY INCLUDING MANY WITHIN IN THE PROPOSED REDEVELOPMENT BOUNDARY. IT IS PROPOSED THAT ALL OF THE GARRY OAKS BE SAFEGUARDED, PRESERVED AND INCORPORATED WITHIN THE DEVELOPMENT AS A SIGNIFICANT NATURAL FEATURE OF THE PROJECT.

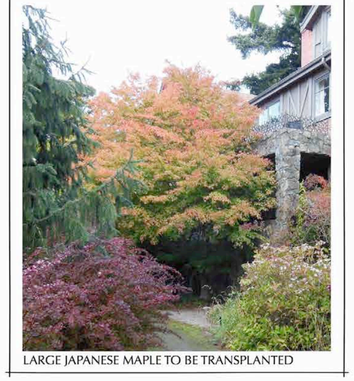
PRESERVED GARRY OAK TREES ARE INDICATED BY THIS SYMBOL:-

REMOVAL OF LESSER VALUE PROTECTED TREES

PRIORITY IS GIVEN TO PRESERVING ALL OF THE GARRY OAK TREES. THERE ARE OTHER TREES, BOTH NATIVE AND ORNAMENTAL, ON THE PROPERTY THAT ARE DESIGNATED "PROTECTED TREES" BY COVENANT. IT IS PROPOSED THAT A NUMBER OF THESE WOULD BE REMOVED TO ALLOW THE CONSTRUCTION OF BUILDINGS AND ASSOCIATED DRIVE WAYS.

A TOTAL 9 COVENANT PROTECTED TREES, LISTED BELOW, WOULD BE REMOVED AND ARE INDICATED BY THIS SYMBOL:-

	SPECIES	CONDITION
A	BIG LEAF MAPLE	FAIR
B	DOUGLAS FIR	FAIR
C	DOUGLAS FIR	FAIR
D	BIG LEAF MAPLE	GOOD
E	DOUGLAS FIR	GOOD
F	DOUGLAS FIR	FAIR
G	DOUGLAS FIR	FAIR/POOR
H	DOUGLAS FIR	FAIR/POOR
J	BIG LEAF MAPLE	POOR



LARGE JAPANESE MAPLE TO BE TRANSPLANTED

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Key Plan

Revision

No.	Description	Date

Issue	Issue Date
Development Permit	June 30/2016

Consultant

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Project

English Inn

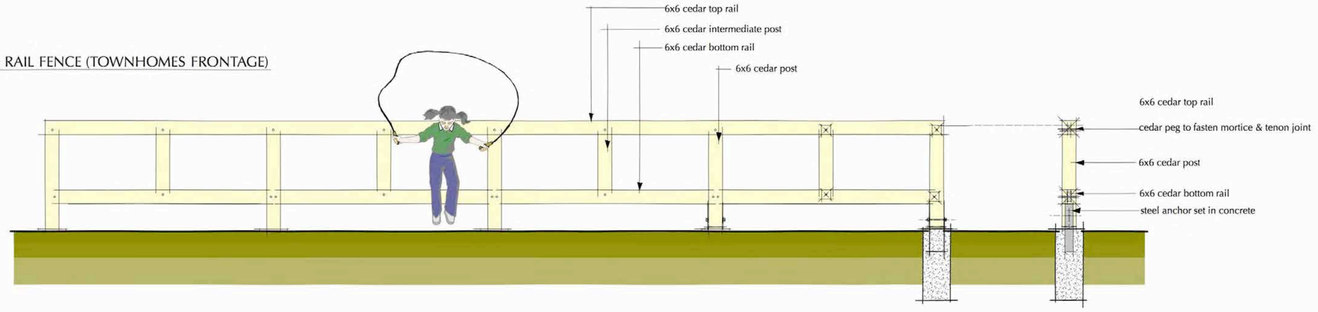
429 Lampson Street,
Victoria. BC
for
Aragon (English Inn) Development Corp.

Sheet Title

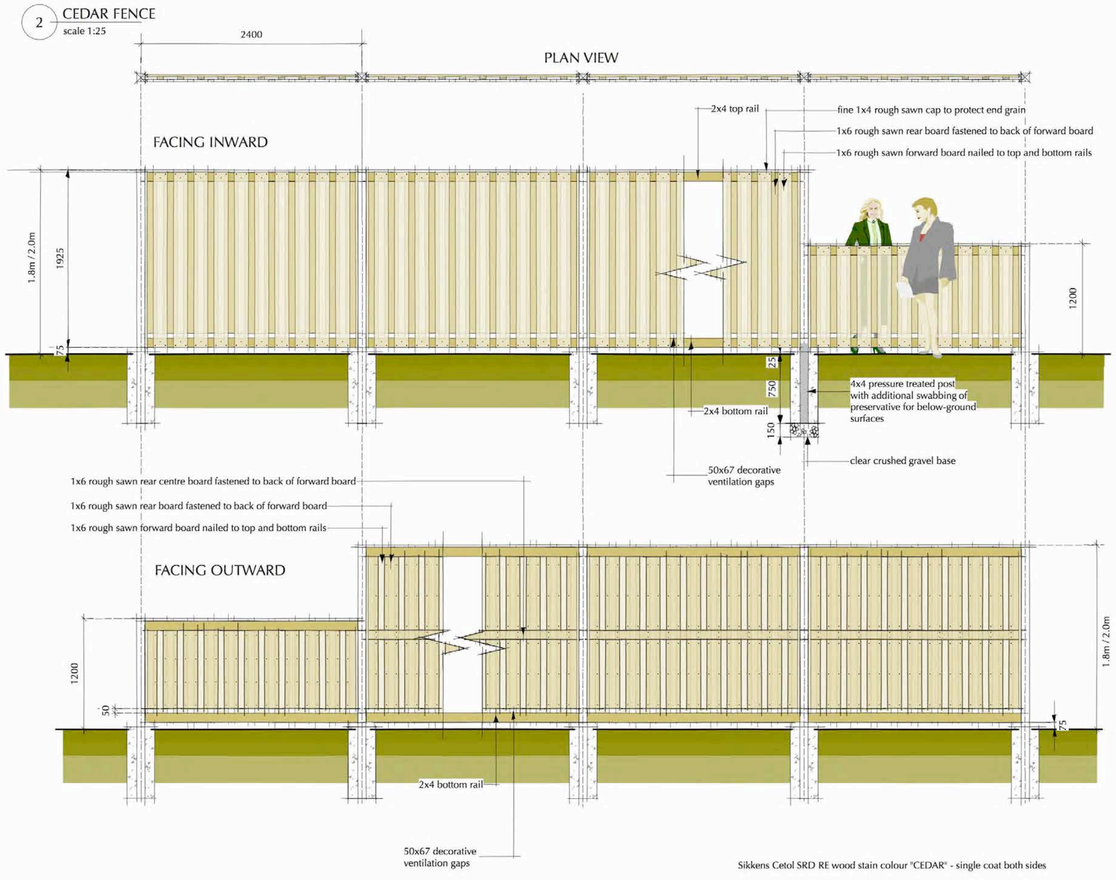
TREE RETENTION & RELOCATION PLAN

Drawn By	Checked
AJS	CAR
Project Number	Scale
	1:300
Revision	Sheet Number
	L2.05

1 POST & RAIL FENCE (TOWNHOMES FRONTAGE)
scale 1:25

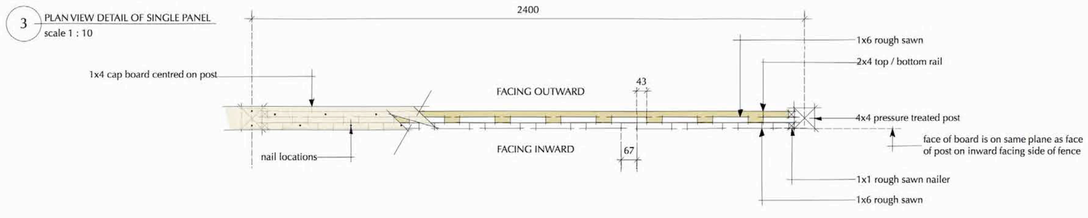


2 CEDAR FENCE
scale 1:25

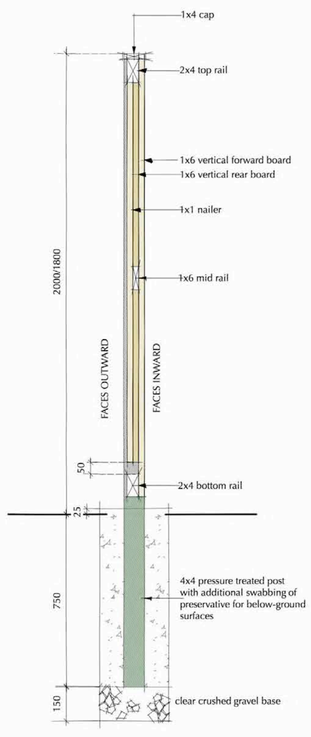


Sikkens Cetol SRD RE wood stain colour "CEDAR" - single coat both sides

3 PLAN VIEW DETAIL OF SINGLE PANEL
scale 1 : 10



4 SECTION DETAIL OF SINGLE PANEL
scale 1 : 10



5 LOCATION PLAN

FENCE SPECIFICATIONS

PART 1 : GENERAL

1.1 Provide all labour, materials tools and other equipment, services and supervision necessary to complete fencing works as indicated on the drawings and specified herein.
1.2 If storage out of doors is unavoidable, lumber must be out of ground contact and protected from the ingress of moisture and dirt by tarpaulin or plastic sheet.
1.3 Warranty : workmanship and materials shall be guaranteed for one year from date of completion.

PART 2 : PRODUCTS

2.1 Cedar boards shall be western red cedar, grade "appearance knotty" and rough sawn finish. Posts shall be pressure treated lumber.
2.2 Pressure treated lumber shall have a minimum of forty (40), year treatment service life and the contractor shall provide a certificate indicating the type of treatment and 40 year guarantee. The lower 900mm of each post and any cuts made to the post shall also be swabbed in water borne Copper Naphthenate.
2.3 All lumber shall be sound, free from large, loose or dead knots, splits, checks, bows, twists, signs of decay, worm or other impurities and shall be properly seasoned. Lumber with indentations more than 5mm deep caused by mechanical damage shall be rejected. Lumber shall have a moisture content not exceeding 20%.
2.4 Ends shall be cut square to the axis.
2.5 Lumber identification by grade stamp of an agency certified by Canadian Lumber Standards Accreditation Board.
2.6 Fasteners:
- 1 3/4" Stainless steel (304) ring shank nails shall be used to fasten boards to boards and cap boards.
- 2 1/4" stainless steel (304) ring shank nails shall be used to fasten boards to horizontal top and bottom rails.
- Flat heads to finish flush with board surface (not counter sunk).
- 3" deck screws set in pre-drilled holes to fasten horizontal rails to posts.

PART 3 : EXECUTION

3.1 Lumber must be handled with care at all times to avoid damage and surface disfiguration.
3.2 Cut ends of pressure treated lumber shall be soaked in wood preservative prior to assembly. There is to be no cutting of lumber on site where it is to be used below or near ground level.
3.3 Metal fittings shall not be fixed to pressure treated lumber until 14 days after treatment.
3.4 All framing shall be erected true to line, levels and dimensions, squared, aligned, plumbed, well spiked and nailed, adequately braced.
3.5 All wood surfaces to be painted with exterior wood stain. wood stain shall be : Sikkens SRD RE oil based stain colour "CEDAR" applied in accordance with manufacturers instructions.

FACING INWARD

FACING OUTWARD

6 FENCE ILLUSTRATION, 2.0m HIGH DEPICTED

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Project

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Sheet Title

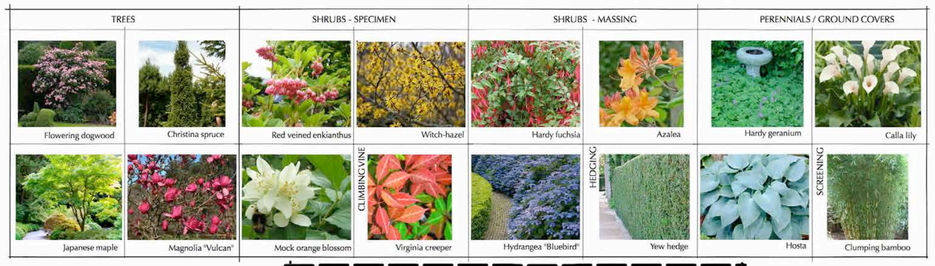
PERIMETER FENCING PROPOSALS

Drawn By	Checked
AJS	CAR
Project Number	Scale
	as indicated
Revision	Sheet Number
	L3.01

PLANTING SCHEDULE - ENGLISH INN RENOVATION & NEW ADDITION

ENGLISH INN (SITE A) - PLANT SPECIES AND NUMBERS				
TOTAL PLANTING AREA - 427 SQ.M.				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES			8	
ACER PALMATUM	JAPANESE MAPLES	#15 pots		
CORNUS KOUSA "SATOMI"	PINK FL. DOGWOOD	4cm CALIPER		
MAGNOLIA GRANDIFLORA	EVERGREEN MAGNOLIA	3m		
SHRUBS - SPECIMEN (10% - 42 sqm @ 0.3 / sqm = 12 plants)		#5 pots	12	
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			
HAMEMELIS X INTERMEDIA	WITCHAZEL			
PHILADELPHUS "BELLE ETOILE"	MOCK ORANGE BLOSSOM			DROUGHT RESISTANT
SHRUBS - MASSING (45% - 192 sqm @ 0.8 / sqm = 153 plants)		#3 pots	153	
FUCHSIA MAGELLANICA "RICCARTON"	HARDY FUCHSIA			DROUGHT RESISTANT
HYDRANGEA SERRATA "BLUEBIRD"	LACECAP HYDRANGEA			
PRUNUS LUSITANICA	PORTUGUESE LAUREL			DROUGHT RESISTANT
RHODODENDRON SPP.	RHODODENDRON VARIETIES			
ROSA SPP.	ROSE VARITIES			
HERB GARDEN (15% - 62sqm @ 1.0 / sqm = 62 plants)		#1 pots	62	
BUXUS SEMPERVIRENS	BOX HEDGING			DROUGHT RESISTANT
HERB PLANTS , SAGE, THYME, ROSEMARY, PARSLEY				DROUGHT RESISTANT
BAMBOO				
FARGESIA ROBUSTA GREEN SCREEN	CLUMPING BAMBOO	CULM, 1.8m		

ENGLISH INN (SITE A) - PLANT SPECIES AND NUMBERS				
TOTAL PLANTING AREA - 427 SQ.M.				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PERENNIALS GROUND COVERS (30% - sqm @ 2.5 / sqm = plants)		#1 pots		
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK			NATIVE SPP.
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
HOSTA SPP.	PLANTAIN LILY VARIETIES			
PAEONIA LACTIFLORA	PAEONY VARIETIES			DROUGHT RESISTANT
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
ZANTEDESCHIA AETHIOPICA	CALLA LILY			
VINES				
PARTHENOCISSUS HENRYANA	SILVER VEINED CREEPER	#5 pots	15	
PERENNIALS ON FRONTAGE - 108 SQM @ 3 / sqm = 324 plants)		#1 pots	324	
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
HEMEROCALLIS "STELLA D'ORO"	DWARF DAY LILY			DROUGHT RESISTANT
KNIPHOFIA UVARIA	RED HOT POKER			DROUGHT RESISTANT
NARCISSI - DWARF	SPRING DAFFODILS			
WOODLAND RESTORATION PLANTING		#1 pots	60	
MAHONIA NERVOSA	LEATHERLEAF MAHONIA			NATIVE SPP.
RIBES SANGUINEUM	FLOWERING RED CURRANT			NATIVE SPP.
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
POLYPODIUM GLYCYRRHIZA	LIRORICE FERN			NATIVE SPP.
SYMPHORICARPOS ALBA	SNOWBERRY			NATIVE SPP.



PLANTING SCHEDULE - TOWN HOUSES

TOWN HOUSE AREA PLANTING NUMBERS				
TOTAL PLANTING AREA 564 SQM				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES		5 cm caliper		
BETULA PAPYRIFERA	PAPER BARK BIRCH			
CORNUS NUTALLII EWW	PACIFIC DOGWOOD			
SHRUBS - SPECIMEN (10% - 56 sqm @ 0.3 / sqm = 16 plants)		#5 pots	16	
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			
HAMEMELIS X INTERMEDIA	WITCHAZEL			
ROSA SPP.	ROSE VARITIES			
CORNUS ALBA ELEGANTISSIMA	VARIEGATED RED TWIG DOGWOOD			
FOTHERGILLA GARDENII	COMPACT FOTHERGILLA			
SHRUBS - MASSING (45% - 253 sqm @ 0.8 / sqm = 202 plants)		#3 pots	202	
HYDRANGEA SPP.	HYDRANGEA VARIETIES			
PHILADELPHUS CORONARIUS	MOCK ORNAGE BLOSSOM			NATIVE SPP.
RHODODENDRON SPP.	RHODODENDRON VARIETIES			
SYRINGA VULGARIS	LILAC VARIETIES			DROUGHT RESISTANT
SYMPHORICARPOS ALBA	SNOWBERRY			NATIVE SPP.
SHRUBS - SMALL (15% - 85 sqm @ 1.0 / sqm = 85 plants)		#1 pots	85	
AZALEA "GIRARD'S ROBERTA"	RED FL. AZALEA			
LAVANDULA ANGUSTIFOLIA "HIDCOTE"	ENGLISH LAVENDER			DROUGHT RESISTANT
MAHONIA NERVOSA	LEATHERLEAF MAHONIA			DROUGHT RESISTANT
SKIMMIA JAPONICA	SKIMMIA			
PERENNIALS GROUND COVERS (30% - 170 sqm @ 2.5 / sqm = 425 plants)		#1 pots	425	
ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK			NATIVE SPP.
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
POLYPODIUM GLYCYRRHIZA	LIRORICE FERN			NATIVE SPP.
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
PERENNIALS ON FRONTAGE - 18 SQM @ 3 / sqm = 54 plants)		#1 pots	54	
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
HEMEROCALLIS "STELLA D'ORO"	DWARF DAY LILY			DROUGHT RESISTANT
KNIPHOFIA UVARIA	RED HOT POKER			DROUGHT RESISTANT
NARCISSI - DWARF	SPRING DAFFODILS			

PLANTING SCHEDULE - HITHER GREEN PARK

HITHER GREEN PARK PLANT SPECIES AND NUMBERS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES				
PICEA "CHRISTINA"	CHRISTINA SPRUCE	3m B+B	1	
MAGNOLIA VULCAN	RED FL. MAGNOLIA	6 cm CALIPER	1	
HEDGING - 68 LIN METRES PLANT @ 0.75M OC. = 90 PLANTS				
TAXUS X MEDIA 'HICKSII	COLUMNAR YEW	#5 pots	90	
PERENNIALS GROUND COVERS (14 sqm @ 3 / sqm = 42 plants)		#1 pots	42	
ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK			NATIVE SPP.
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.

PLANTING SCHEDULE - CONDOMINIUM

CONDOMINIUM AREA PLANT SPECIES AND NUMBERS				
PLANTING AREA 1423 SQM				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
TREES AND SPECIMEN SHRUBS (20% - 284 sqm @ 0.25 / sqm = 70 plants)		#5 - #15 pots	70	
ACER PALMATUM	JAPANESE MAPLES	#5 pots		
AZALEA VARIETIES	AZALEAS, DECIDUOUS & EVERGREEN			
CORNUS KOUSA "SATOMI"	PINK FL. DOGWOOD	4CM CALIPER		
ENKIANTHUS CAMPANULATUS	ENKIANTHUS			
HAMEMELIS X INTERMEDIA	WITCHAZEL			
HYDRANGEA VARIETIES	HYDRANGEAS			
MAGNOLIA VARIETIES	MAGNOLIA, EVERGREEN & DECIDUOUS	4/5CM CALIPER		
STYRAX JAPONICA	BELL FLOWER TREE	5CM CALIPER		
MASSING SHRUBS (30% - 426 sqm @ 2.5 / sqm = 1065 plants)		#1 pots	1065	
AZALEA	DWARF EVERGREEN AZALEA			
BUXUS SEMPERVIRENS	BOX			DROUGHT RESISTANT
LAVENDULA ANGUSTIFOLIA "HIDCOTE"	ENGLISH LAVENDER			DROUGHT RESISTANT
LONICERA 'TWIGGY'	DWARF SHRUBBY HONESUCKLE			DROUGHT RESISTANT
SARCOCOCA RUSCIFOLIA	FRAGRANT WINTER BOX			DROUGHT RESISTANT
HEDGING PLANTS (61 LINEAR METRES @ 0.75/M O.C. = 81 plants)		#5 pots	81	
TAXUS X MEDIA 'HICKSII	COLUMNAR YEW			
PERENNIALS / GROUND COVERS (50% - 711 sqm @ 2.5 / sqm = 1780 plants)		#1 pots	1780	
ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK			NATIVE SPP.
GERANIUM MACCRORHIZUM	HARDY GERANIUM			DROUGHT RESISTANT
HOSTA VARIETIES	PLANTAIN LILY			
LIGULARIA DENTATA	LIGULARIA			
POLYPODIUM GLYCYRRHIZA	LIRORICE FERN			NATIVE SPP.
POLYSTICHUM MUNITUM	SWORD FERN			NATIVE SPP.
ZANTEDESCHIA AETHIOPICA	CALLA LILY			
GARRY OAK AREA 883 SQM				
SHRUBS - NATIVE (266sqm @ 2.5 / sqm = 880 plants)		#1 pots	880	
ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK			NATIVE SPP.
GAULTHERIA PROCUMBENS	BEARBERRY			NATIVE SPP.
GAULTHERIA SHALLON	SALAL			NATIVE SPP.
MAHONIA NERVOSA	LEATHERLEAF MAHONIA			NATIVE SPP.
CAMASSIA QUAMASH	CAMAS	BULB	100	NATIVE SPP.
ERYTHRONIUM EREGONUM	FAWN LILY	BULB	100	NATIVE SPP.

EXISTING CONIFEROUS TREES
SEE ARBORIST'S TREE RETENTION PLAN

EXISTING GARRY OAK TREES
SEE ARBORIST'S TREE RETENTION PLAN

PROPOSED NEW TREES & TRANSPLANTED TREES
SEE ALSO DRAWING L2.05, TREE RETENTION & RELOCATION PLAN

EVERGREEN HEDGES (ENGLISH INN EXISTING
NEW DEVELOPMENT & HITHER GREEN PROPOSED)

SHRUB & PERENNIAL PLANTINGS (ENGLISH INN EXISTING
& NEW DEVELOPMENT PROPOSED)

LAWN AREAS (ENGLISH INN EXISTING & NEW
DEVELOPMENT PROPOSED)

NOTES:
1. PLANT SCHEDULES.
PROPOSED PLANT SPECIES, SPACING, SIZE AND NUMBERS ARE A GUIDE TO THE PLANTING CONCEPT AND CHARACTER. THIS INFORMATION WILL BE CONFIRMED AT BUILDING PERMIT APPLICATION STAGE WHEN DETAILED PLANTING PLANS WILL BE PROVIDED.
2. TREE TRANSPLANTS
REFER TO L2.05, TREE RETENTION & RELOCATION PLAN FOR TREE TRANSPLANT INFORMATION.
3. LANDSCAPE STANDARDS
SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD.
SOFT LANDSCAPE WORKS SHALL BE IRRIGATED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BC AND TO THE STANDARDS OF THE TOWNSHIP OF ESQUIMALT

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EXAMPLE PATIO PLANTERS

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PLANT SCHEDULES

Drawn By	Checked
CAR	AJS
Project Number	Scale
	1:250
Revision	Sheet Number
	L3.02