CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
AGENDA
TUESDAY AUGUST 16, 2016
7:00 P.M.
ESQUIMALT COUNCIL CHAMBERS

MEMBERS:	Nick Kovacs	David Schinbein
	Lorne Argyle	Christina Hamer
	Berdine Jonker	Graeme Dempster
	Amy Higginbotham	
COUNCIL LIAISON:	Councillor Tim Morrison	
	Councillor Susan Low	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – JULY 19, 2016

V. STAFF REPORTS

1) REZONING APPLICATION
455 Nelson Street
[PID 003-378-748, Lot A, Suburban Lot 49, Esquimalt District, Plan 22014]

Purpose of the Application

The applicant is requesting a change in zoning from the current RS-3 [Single Family Waterfront Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple parcel. The existing house would be retained on the southern lot in the short term, to be replaced at an undetermined date. A new home would be constructed on the proposed northern small lot. Should the rezoning be approved, the form and character of the northern building and landscaping would be controlled by a development permit that would be considered by Council at a future date. The future development of the southern lot would not be subject to a Development Permit; only a building permit would be required to construct the new house.

RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the site plan prepared by Inhabit Design, stamped "Received July 25, 2016", and incorporating height and massing consistent with the architectural plans provided by Inhabit Design detailing the development proposed to be located at PID 003-378-748, Lot A, Suburban Lot 49, Esquimalt District, Plan 22014 [455 Nelson Street], stamped "Received July 25, 2016", be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the recommendation**.

2) ZONING TEXT AMENDMENT, HERITAGE ALTERATION PERMIT AND DEVELOPMENT VARIANCE PERMIT, COVENANT REVISIONS
429 Lampson Street
[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]

Purpose of the Application:

The property owner is proposing a multi-phased commercial and residential development. The property's development 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. 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.

Site A; which contains the English Inn, a heritage designated building, would be altered to reinstate a full service restaurant, expanded bar lounge, and new event space in the basement. The existing non-heritage wing [annex/ tudor village] would be demolished and replaced with a new hotel wing including additional hotel rooms and a spa. A Heritage Alteration Permit is being requested in order to make the changes to the exterior of the Inn building including; the addition of several new windows, doors, and a new exterior staircase on the east side of the building.

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.

1. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for the following **Text Amendment** for the proposed new development as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A – An increase to the size of Site A, from a 0.458 hectare parcel to a 0.4963 hectare parcel.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (2) Parcel Size - A 113 square metre decrease to the 4580 square metre minimum Parcel size required for subdivision. [i.e. from 4580 square metres to 4467 square metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (3) Floor Area Ratio – [Density] – A 0.07 increase to the maximum permitted 0.40 Floor Area Ratio. [i.e from 0.40 to 0.47].

Zoning Bylaw 1992, No. 2050 Section 67.71 B. Site B – A decrease to the size of Site B, from a 1.31 hectare parcel to a 1.2690 hectare parcel.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site B (12) Parcel Size - A 1679 square metre decrease to the 13,100 square metre minimum Parcel size required for subdivision [i.e. from 13,110 square metres to 11,421 square metres].

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site B (13) Floor Area Ratio – [Density] – A 0.22 decrease to the maximum permitted 1.6 Floor Area Ratio. [i.e from 1.6 to 1.38].

2. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for a **Heritage Alteration Permit** for the proposed changes to the heritage designated [English Inn] building as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

3. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the changes to the **Restrictive Covenant** [tree protection] for the proposed new development, as outlined in the arborist report prepared by Dunster & Asssociates, stamped "Received June 30, 2016" and illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

4. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for a **Development Variance Permit** for the proposed new development as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 2016", and including the following relaxations to Zoning Bylaw 1992, No. 2050 and Parking Bylaw, 1992, No. 2011, 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.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (7) Siting Requirements (a) Principal Building – A variation to the perimeter of the existing principal building as shown in the Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received September 9, 2013' by substituting the B.C. Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received June 30, 2016'.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (15) Unit Size – A decrease to the minimum Floor Area required for each Multiple Family dwelling unit, allowing up to 8% of dwelling units to have less than 60 square metres of floor area.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (17) Lot Coverage (a) – An increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 50 % of the Area of Site B for the building foundations and underground parking structure, allowing those structures that are sunk into land to cover 65 % of Site B.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Eastern Lot Line setback – A decrease to the 3.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 14.8 metres in height with a minimum setback of 3.5 metres from the Eastern lot line for the eastern most end of the 'South Building'. [i.e. from 11 metres to 14.8 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) – (iii) Northern Lot Line setback - A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 16.0 metres in height with a minimum setback of 4.5 metres from the Northern lot line to allow for the exterior corridor, balcony and stairs along the 'North Building'. [i.e. from 11 metres to 16.0 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Southern Lot Line setback – A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 15.4 metres in height with a minimum setback of 4.5 metres from the Southern lot line to allow for the southern most portion of the 'South Building'. [i.e. from 11 metres to 15.4 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Southern Lot Line setback – A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 11 metres in height with a minimum setback of 3.0 metres from the Southern lot line, to allow for the south end of the southwestern 'Townhouse' building. [i.e. from 4.5 metres to 3.0 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B, (20) Fencing – A reduction to the requirement that fencing is prohibited within 36.7 metres of the Front Lot Line to allow a fence within 0.3 metres of the southern most property line. For certainty, within this area and subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of a Principal Building and no fence shall exceed a Height of 2 metres behind the front face of the Principal Building.

Zoning Bylaw 1992, No. 2050 Section 16. SITING EXCEPTIONS (1) - A 0.3 metre increase to the siting exception allowing setbacks to be reduced by not more than 0.6 metres for certain features to project into a Setback, allowing portions of the gutters, sills and eaves of buildings, and ornamental features [heavy timber trellis elements] to project 0.9 metres into the required Setbacks. [i.e. from 0.6 metres to 0.9 metres].

Parking Bylaw, 1992, No. 2011, Section 14. (4) DIMENSIONS OF OFF-STREET PARKING SPACES – An exemption to the requirement that where any Parking Space abuts any portion of a fence or Structure, the minimum stall width shall be increased by 0.3 metres for that Parking Space for those Parking Spaces abutting a structural column.

Parking Bylaw, 1992, No. 2011, Section 14. - DIMENSIONS OF OFF–STREET PARKING SPACES - TABLE 2 – A 0.65 metre reduction to the width of the maneuvering isle adjacent to 90º angle parking from 6.75 metres to 6.1 metres for the maneuvering isle adjacent to the 'Townhouse' garages.

VI. PLANNER'S STATUS REPORT

VII. COUNCIL LIAISON

VIII. INPUT FROM APC TO STAFF

X. NEXT REGULAR MEETING

Tuesday, September 20, 2016

XI. ADJOURNMENT

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY JULY 19, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Nick Kovacs	Lorne Argyle
	Christina Hamer	Amy Higginbotham
	Graeme Dempster	David Schinbein
REGRETS:	Berdine Jonker	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Tim Morrison Councillor Susan Low	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m. by the Chair.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

Moved by Dave Schinbein seconded by Amy Higginbotham that the agenda be adopted as amended. The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – June 21, 2016

Moved by Lorne Argyle seconded by Graeme Dempster that the minutes of the Advisory Planning Commission held June 21, 2016 be adopted as distributed.
The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

REZONING APPLICATION
910 McNaughton Avenue
[PID 005-3972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484]

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the applicant is requesting a change in zoning from the current RS-1 [Single Family Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple

parcel. The existing house would be demolished and two new homes would be constructed. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Justin Kroh, owner and Jennilee Brack were in attendance.

Justin Kroh and Jennilee Brack gave a PowerPoint presentation detailing the site plan, building design and the proposed landscaping for the project. Ms. Brack explained they purchased the property in January 2016 and currently live about six houses down from the subject property. They consulted twelve neighbours and got overwhelming positive feedback regarding the design and intent of the application. The proposed dwellings will have 3 bedrooms, 2.5 baths, plus a basement as well as an enclosed garage to encourage off street parking. The homes will not have secondary suites and the applicant has stated that they are willing to register a covenant on title. The colours chosen complement the other homes currently in the neighbourhood and it was noted that while the two homes are similar in design each will have a different colour scheme. Landscaping for the site will include yard and outdoor space as well as rooftop patios. The current property has some very mature plants that will be transplanted and reused.

Chair thanked the applicant for their presentation

APC Comments and Questions:

- Good proposal looks great, absolutely fabulous.
- A member asked Staff for clarification on when the covenant would be registered on the title. Mr. Parkes advised that when Council grants 3rd reading of the Bylaw, Staff recommends that adoption be withheld pending the registration of the covenant. Once the document is registered then the Bylaw is presented for adoption.
- A Member thought the project looked nice and liked that the applicant had changed the colour palette to make the two houses look different.
- A Member commented that they liked the roof top patios and asked if there were guidelines or provision in the building code regarding weight issues. Mr. Parkes advised that this issue would be addressed at the Building Permit stage where the detailed building plans including the truss / roofing system would be reviewed to ensure the building can accommodate extra loading.
- A member asked if the building has to be solar ready. Mr. Parkes clarified that it is a requirement in Esquimalt for housing to be constructed solar ready.
- A member requested the applicant consider installing an electric car charge station as it is a desirable amenity and would be a good selling feature.
- A member had concerns about privacy on the rooftops. He commented that there is a large condo building behind and lots of windows looking down on these rooftops. Mr. Kroh advised they could incorporate privacy glass or some type of temporary awning on the north side of Lot B for privacy.
- Clarification on the secondary suites. Ms. Brack advised that there are not a lot of suites in the neighbourhood. The neighbours had expressed concerns that they didn't want to see high density housing of any kind. Another member commented that the applicants will not be the owners forever and to support this applicant he would like to see a covenant registered on title prohibiting secondary suites in either of the two dwellings.
- A member commented that they appreciate the attention to detail and careful consideration of the proposed setbacks.

- A member commented that this project represented a good design and is well done. Three bedrooms are exactly what families are looking for and the proposed project is a good use of the property. He liked it wasn't a duplex and applauded the applicant for having a basement space for residents.

RECOMMENDATION:

Moved by David Schinbein, seconded by Christina Hamer that the Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the survey plan prepared by Jason Kozina representing Island Land Surveying Ltd., stamped "Received July 8, 2016", and incorporating height and massing consistent with the architectural plans provided by AJB Home Design detailing the development proposed to be located at PID 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484 [910 McNaughton Avenue], stamped "Received July 8, 2016", be forwarded to Council with a **recommendation of approval with the condition that the owner, consistent with his statements to the APC, voluntarily registers a covenant on the property title prohibiting secondary suites in either of the two proposed dwellings to prevent future parking issues and preserve the function of the family homes.**

VII. STAFF LIAISON

1038 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP was presented to Council on July 4, 2016 and the DP was approved for issuance.

1040 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP was presented to Council on July 4, 2016 and the DP was approved for issuance.

527 Fraser Street: [DVP to allow change room at the Fraser Street Adventure Park] APC recommended approval of the application on April 19th. The DVP had not been forward to Council as there was a title issue that temporarily prevented registration of the new consolidated legal title at LTSA. As construction of the Fraser Street Adventure Park is pending, staff have altered the approach to this file and presented an amended DVP to Council addressing the setback issues relevant to the existing parcel located 535 Fraser Street on July 4, 2016 and the DVP was approved for issuance.

468 Head Street [West Bay Triangle]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Staff have been directed to work with the applicant to address outstanding legal issues and once completed return the bylaw to Council for consideration of adoption.

Esquimalt Town Square: APC considered the application on May 18, 2016 and also forwarded the applications to Council with a recommendation of approval. Amendment bylaws were presented to Council on May 30th and Council read bylaws a first and second time and directed staff to schedule a Public Hearing. The Public Hearing was scheduled for June 27, 2016 and was adopted.

1310 Esquimalt Road: (DP & DVP for the parking layout and signage for the Red Barn Market) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

851 Coles Avenue: (DP to allow Infill SFD) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

1110 Craigflower Road: (DP to allow Infill SFD) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

429 Lampson Street: (DP & DVP to allow a multi-phased commercial and residential development on the English Inn property) Application will be presented to the Design Review Committee on July 20, 2016.

VIII. COUNCIL LIAISON

Councilor Morrison commented that:

- Council is currently on a summer recess until mid-August

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

None

XI. NEXT REGULAR MEETING

Tuesday, August 16, 2016

XII. ADJOURNMENT

On motion the meeting adjourned at 7:45 P.M.

CERTIFIED CORRECT:

_____ _____

CHAIR, ADVISORY PLANNING COMMISSION ANJA NURVO,
CORPORATE OFFICER

THIS DAY OF AUGUST 16, 2016

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: August 16, 2016

STAFF REPORT

DATE: August 5, 2016

TO: Chair and Members of the Advisory Planning Commission

FROM: Trevor Parkes, Senior Planner

SUBJECT: **REZONING APPLICATION**
455 Nelson Street
[PID 003-378-748, Lot A, Suburban Lot 49, Esquimalt District, Plan 22014]

RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the site plan prepared by Inhabit Design, stamped "Received July 25, 2016", and incorporating height and massing consistent with the architectural plans provided by Inhabit Design detailing the development proposed to be located at PID 003-378-748, Lot A, Suburban Lot 49, Esquimalt District, Plan 22014 [455 Nelson Street], stamped "Received July 25, 2016", be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the recommendation**.

BACKGROUND:

Context

Applicant/ Owner: Ally Dewji

Property Size: Metric: 1458 m^2 Imperial: 15,693 ft^2

Existing Land Use: Single Family Residence

Surrounding Land Uses:
North: Two Family Residential
South: Single Family Waterfront Residential/ Pacific Ocean
West: Two Family Residential
East: Single Family Residential

Existing Zoning: RS-3 [Single Family Waterfront Residential]

Proposed Zoning: CD [Comprehensive Development District]

Existing OCP Designation: Single and Two Unit Residential [No change required]

Purpose of the Application:

The applicant is requesting a change in zoning from the current RS-3 [Single Family Waterfront Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple parcel. The existing house would be retained on the southern lot in the short term, to be replaced at an undetermined date. A new home would be constructed on the proposed northern small lot. Should the rezoning be approved, the form and character of the northern building and landscaping would be controlled by a development permit that would be considered by Council at a future date. The future development of the southern lot would not be subject to a Development Permit; only a building permit would be required to construct the new house.

ISSUES:

Zoning

F.A.R., Lot Coverage, Siting and Setbacks: The following chart compares the setbacks, lot coverage and floor area ratio of this proposal with the requirements of the RS-1 [Single Family Residential Zone]:

	RS-1 (Single Family)	**Proposed CD Zone** Site A [north]	Site B [south]
Minimum Parcel Size	530 m²	361 m²	1097 m²
Floor Area Ratio	0.35	**0.37**	0.31
Lot Coverage	30%	30%	18%
Setbacks • **Front** • **Rear** • **Side**	 7.5 m 7.5 m 3.0 m/1.5 m	 5.8 m 6.3 m 2.0/3.4 m	 7.0 m 6.2 m 1.6 m/20.0 m
Building Height	7.3 m	7.3 m **[7.5 m]**	7.3 m
Off Street Parking	1 space	1 space	1 space

Floor Area Ratio [FAR] measures buildable space in ratio to the size of the lot on which a building sits. The proposed FAR for the new home on the northern parcel is 0.37 which exceeds the 0.35 FAR permitted in the RS-1 zone. This increase represents an additional 7 square metres [75 sqft] of livable space within the home. Staff support this increase from the RS-1 standard as it allows the applicant to offer a two bedroom and den, 2.5 bathroom home, plus a basement at a scale consistent with the surrounding homes.

The FAR proposed for the southern lot is 0.31 which is lower than the 0.35 FAR permitted in the RS-1 zone. Staff note that while the FAR is reduced, the large size of Site B [1097 square metres] means that the applicant would retain the right to construct a 3700 sqft home, plus a basement on this parcel.

The calculated Height of the proposed infill home is 7.5 metres measured to the peak of the roof. The applicant has committed to revise the roof plan to ensure it meets the 7.3 metre standard set in the RS-1 zone.

Tree Protection

The applicant has provided a Consulting Arborist Report relating to the protection of the two significant tree located on the property [attached].

Tsunami Risk

The applicant has provided an assessment of the risk to this development posed by sea level rise and a potential tsunami [attached].

Official Community Plan

This proposal is consistent with the current Land Use Designation applied to the subject Property, "Single and Two Unit Residential".

Section 2.0.1(e) states the Township should encourage small scale redevelopment/ infill that improves and enhances the appearance and livability of single-unit and two-unit neighbourhoods and the community as a whole.

Section 2.0.1(g) states the Township should facilitate moderate densification in accordance with the overall objectives and statements of the Regional Growth Strategy and which will meet the municipality's anticipated housing needs for the life of this plan.

Section 2.0.2(a) states Esquimalt's Future new development, infill and redevelopment will be in accordance with the land use designations shown on Schedule A, together with the guidelines set out in Development Permit Areas (Section 9).

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels and states that this growth should occur in a manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Section 2.2.3(a) states that proposed subdivisions or redevelopments/ infill within established single-unit and two-unit residential areas must be built to high design and landscaping standards and respond sensitively to existing neighbourhood amenities and existing significant views.

Section 9.9 of the Official Community Plan contains Guidelines for Single-Unit Infill Housing [attached]. As the Development Permit is not being considered at this time it would be inappropriate to address many of these guidelines with the following exceptions that are relevant to the discussion of zoning issues:

- Section 9.9.3.1(a) states that lots currently zoned RD-1 or RD-3, especially those with extra width or lot area are suitable for infill housing applications. The subject property is zoned RS-3, however the parcel exceeds the minimum frontage and parcel size requirements of the RD-3 zone. Notwithstanding the current zoning, it is the opinion of staff that this parcel is consistent with the direction of this policy.

- Section 9.9.4.2(a) states that new structures should be designed so that the overall massing is in keeping with other single unit residences in the immediate area. As

detailed on the "Proposed Streetscape" on Sheet A4 of the Inhabit Design drawing package, the proposed infill home, when viewed from the street, is consistent with this policy. Staff note that while the detailed design of the home proposed for the southern lot remains undetermined, the size and massing of this future building may be discordant with that of the proposed infill home as the proposed zoning would allow a building approximately 2.5 times larger than the proposed infill design.

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [attached].

Public Notification

As this is a rezoning application, should it proceed to a Public Hearing, notice will be mailed to tenants and owners of properties within 100m (328 ft) of the subject property. A sign indicating that the property is under consideration for a change in zoning has been installed on the Nelson Street frontage.

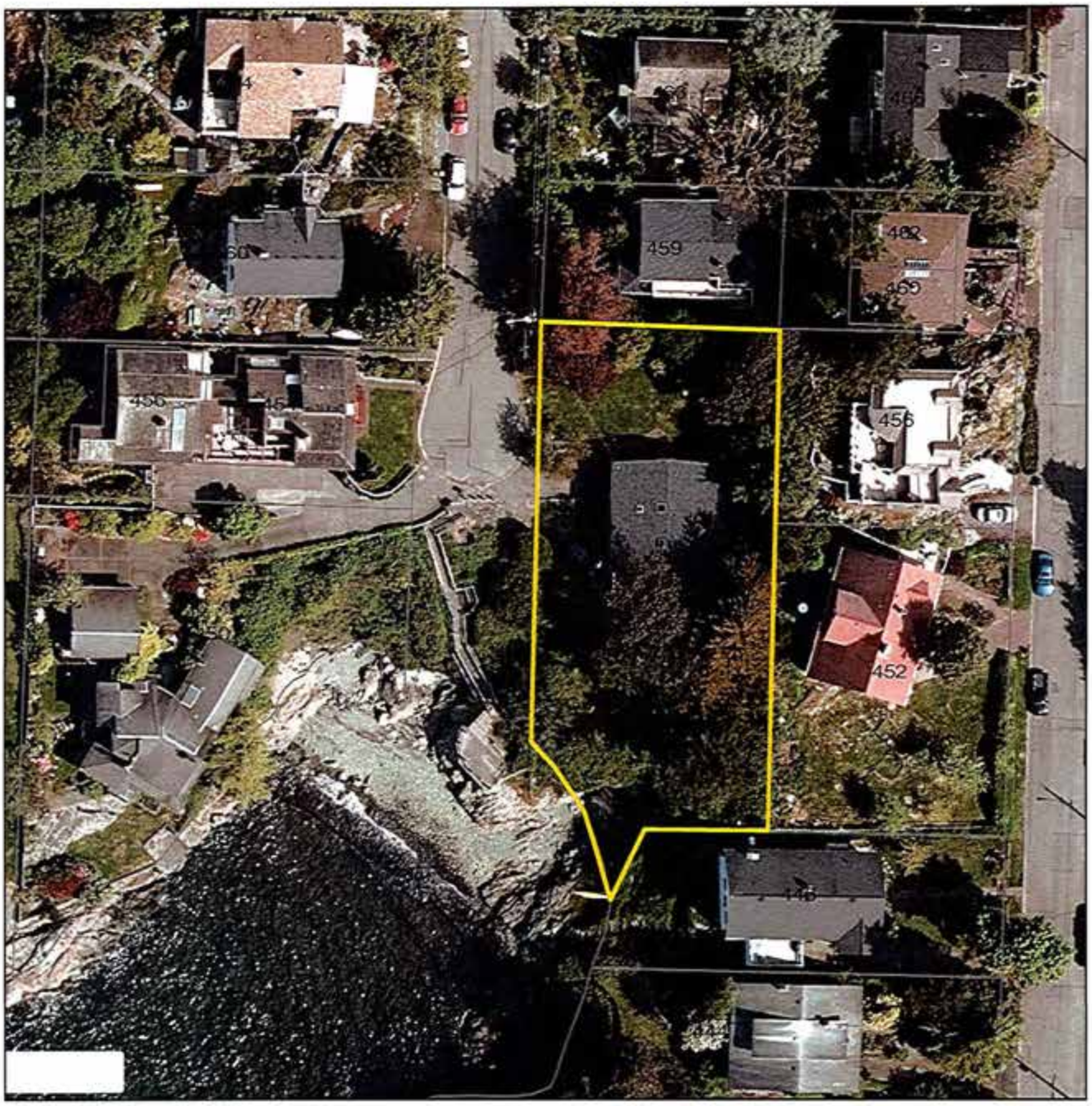
ALTERNATIVES:

1. Forward the application for Rezoning to Council with a **recommendation of approval, including reasons for the recommendation**.

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

3. Forward the application for Rezoning to Council with a **recommendation of denial, including reasons for the recommendation**.

455 Nelson Street



Subject Property Boundary: ——————

N

9.9 Guidelines for Single-unit Infill Housing

9.9.1 Definition

Single-unit infill housing is development that provides for new single-unit homes on land that is surplus to the needs of existing housing. This could be in the form of separate dwellings on one lot (strata-titled or otherwise), or dwellings on separate small lots created through subdivision of larger lots.

9.9.2 Purpose

The purpose of these guidelines is provide guidance for proponents, the public, municipal staff, Advisory Committees and Council for the evaluation of applications for rezoning to permit the construction of single-unit Infill Housing.

9.9.3 Guidelines

9.9.3.1 Preferred Locations/Site Characteristics

The following characteristics define the general suitability of a property for Single-unit Infill Housing:

a) Lots currently zoned RD-1 (Two-unit Residential) and RD-3 (Two-unit / Single-unit Residential), especially those with extra width and lot area;

b) Lots with a frontage on more than one street (including corner lots);

c) Properties that are transitional between lower density and higher density housing or other land uses;

d) The demolition of existing housing is discouraged (unless in exceptional circumstances) however moving of houses is considered acceptable; and

e) These criteria are general in nature. Each project will be considered on its own merit.

9.9.4 Design

9.9.4.1 Context

a) Where an existing single-unit residence is to be retained and a second residence placed on the parcel, the existing dwelling is to be upgraded and made to blend with the new construction.

b) Where two or more new separate dwellings are situated within a comprehensive development zone, the buildings shall be designed as part of a comprehensive scheme with all buildings being finished in complementary materials and incorporating similar architectural details.

c) Where new infill single houses are proposed, the design of the new houses should be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. It is important to ensure that the new construction fits with the overall scale and character of existing houses.

d) The intent of this guideline is not to encourage the replication or imitation of surrounding buildings but rather the design of structures that complement the streetscape.

9.9.4.2 Massing

e) New structures should be designed so that the overall massing is in keeping with other single-unit residences in the immediate area. New structures for lots other than corner or double frontage lots should be limited to one and one half storeys.

f) New structures, which are two storeys in height, should be designed so that the second storey is partially concealed within the slope of the roof to minimize the height of the building. The use of dormers set into the roof is preferred to a flat roof or a peaked roof set over the second storey.

9.9.4.3 Privacy/Screening/Shadowing

g) Proposed infill dwellings should have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features.

h) Windows, decks and patios should be located so as to minimize intrusion onto the privacy of adjacent properties.

i) Infill dwellings should be sited to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.

9.9.4.4 Landscaping

j) Proposals for single-unit infill housing must include a landscape plan showing hard landscaping (i.e., parking areas, fences, and patios) as well as lawns, trees, shrubs, planting areas and proposed plant species.

k) Retention and protection of trees and the natural habitat is encouraged wherever possible.

9.9.4.5 Private Open/Yard Space

l) Any proposal for single-unit infill housing should provide for useable, private outdoor areas for each dwelling, at grade.

9.9.5 Process

9.9.5.1 Rezoning

a) Single-unit infill housing will only be permitted through a rezoning process. Each application will be considered on its own merit.

b) As well as the typical rezoning information, an application for a single-unit infill housing should include:

   i) a summary of the proposal (prepared by the applicant) showing how it differs from the regular zoning requirements in terms of site coverage, floor area ratio, building envelope, number of parking spaces, amount of useable open space and common areas; and

   ii) an illustration of the streetscape (to scale) showing the relationship of the proposed building to the five (5) adjacent buildings on either side of it and of the same buildings from the rear is required. For corner lots, the streetscape drawing must be provided for both street frontages.

36. SINGLE FAMILY WATERFRONT RESIDENTIAL [RS-3]

The intent of this Zone is to accommodate Single Family Dwellings on properties that abut the Sea.

(1) **Permitted Uses**

The following Uses and no others are permitted:

(a) Single Family Residential
(b) Home Occupation
(c) Secondary Suite: subject to the requirements of Section 30.6
(d) Boarding: subject to the requirements of Section 30.3
(e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

The minimum Parcel Size for Parcels created by subdivision shall be 530 square metres.

(3) **Minimum Lot Width**

The minimum width of a Parcel created by subdivision shall be 16 metres, measured at the Front Building line.

(4) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(5) **Floor Area**

The minimum Floor Area for the First Storey of a Principal Building shall be 88 square metres.

(6) **Building Height**

(a) No Principal Building shall exceed a Height of 7.3 metres

(b) No Accessory Building shall exceed a Height of 3.6 metres

(7) **Building Width**

The minimum width for any Single Family Dwelling shall be 7 metres.

(8) **Lot Coverage**

(a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel.

(b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

(i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.

(ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.

(iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(iv) Waterfront Setback: No Principal Building shall be located within 7.5 metres of the High Water Mark. The Setback shall follow a line drawn parallel to the indentations and sinuosities of the High Water Mark.

(b) **Accessory Building**

(i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.

(ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.

(iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.

(iv) Waterfront Setback: No Accessory Building shall be located within 4.5 metres of the High Water Mark. The Setback shall follow a line drawn parallel to the indentations and sinuosities of the High Water Mark.

(v) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(10) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 2 metres except that the Height of a Fence within 7.5 metres of a Highway adjoining the front yard shall not exceed 1.2 metres.

(11) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

Monday, July 25th 2016

The Corporation of the Township of Esquimalt
Municipal Hall - 1229 Esquimalt Road
Victoria, B.C. V9A 3P1

Dear Mayor Desjardins and Township of Esquimalt Council,

RE: 455 Nelson Street Rezoning Application

My young family and I are pleased to submit to the Township of Esquimalt a Rezoning application for our property at 455 Nelson Street.

We have been living in Esquimalt for since early 2014 in a rented home on Lyall Street. We love living in this community. Living on Lyall street we see (and enjoy) first hand the numerous social and cultural activities taking place as well are frequent users of the great parks, rec centre and library facilities within the Township. Over the course of the last few years we have been in search of a home in Esquimalt we could call ours. As you know it is extremely difficult to find a home in the Township but in late 2015 we were fortunate enough to purchase the property at 455 Nelson Street.

Shortly after purchasing the property we met many of the wonderful neighbours and spent further time on the property and street. We also found out at that time our young family was set to add a new addition as well we had the distinct pleasure of providing the home as rental accommodation to a family working at the Victoria Shipyards. These events caused us to reassess the site to maintain the existing home for the O'Rourke's, preserve and enhance the streetscape but yet meet our family needs for a home. Following a number of months of thought and discussions we are pleased to submit to you our rezoning application for 455 Nelson Street.

Key Components of the Rezoning Application

Through our work with staff, the rezoning application attached envisions an on-going sustainable and complete streetscape on Nelson Street. The application aims to reflect and respect the influences and principles of the existing site while appropriately updating the urban design, architecture and landscape design to respond to current conditions. The following elements comprise the components of the application:

- **Redistribution of Density** – The updated plan looks to create a two lot subdivision which seeks to retain the existing home and allows a second dwelling to be built on the site. The current zone does allow for a single large scale home (5,000+sqft) to be built on the site which is out of context to the current streetscape. The two dwelling approach maintains the current Floor Area Ratio for the site but distributes them over two dwellings (0.37 for Lot 1 and 0.33 for Lot 2) which complement the streetscape in terms of massing, design and scale.
- **Landscape** – The landscape will include the protected arbutus tree and several existing trees. The overall vision is to enhance the streetscape and utilize native drought tolerant planting of the area. Trees and natural features will be protected during construction to ensure their health and welfare both during and after completion of construction.

- **Tsunami and Waterfront Considerations** – As the site is located on the waterfront, a Tsunami Report was develop to insure that the site address future sea-level rise as well as a Tsunami event. Given the steep slope of the site, the two dwelling proposal as provided is set significantly above (+10m) the current natural boundary and subsequently exceeds the standards set out in the report.
- **Building Setbacks** – The application strives to be consensus of setbacks between the existing neighbour to the North, the existing dwelling on Lot 2 and existing trees on the site. Setbacks have been established for both Lots within the application to specify the building envelopes for future development of the site. Setbacks included in the application are consistent with other Comprehensive Zones within the Township.
- **Green Building** - The proposed rezoning and development will strive to incorporate Green Initiatives in an effort to increase the energy efficiency, to improve indoor air quality and reduce the impact of construction on our environment.
- **Lot Coverage** – The application strives to improve on the lot coverage requirements from the current zone. The combined Lot Coverage as proposed over the site is less than the 30% maximum permitted in the RS-3 zone.
- **Building Height** – The application does not seek to increase the current height maximum set out under the RS-3 zone. For reference single family homes in Esquimalt are limited to a height of 7.3 metres measured to the mid-height of the roof from average grade. The application proposes this maximum with the new dwelling on Lot 1 and Lot 2.
- **Massing and Design** – While the application is for a rezoning, the application does include form and character components of Lot 1 which help to illustrate the proposed dwelling and provide a sense of the streetscape composition. The application strives to pick up design components from the street while being reflected of the era to which it was built. Further a massing envelope has been included on Lot 2 to help illustrate massing scale of the proposed Rezoning.
- **Parking** – The application seeks to insure that adequate parking is provided. The proposal incorporates a useable single car garage in thereby meeting the Townships regulation.

Conclusion

We are very proud of our submission with the hopes of adding an additional dwelling to the housing stock of the Township for my family. I trust the application provides Council with the information needed to favorably consider our proposal and approve the required regulatory changes we are seeking.

Sincerely,

Ally Dewji
1149 Lyall Street, Victoria, BC, V9A 5G6

INTERNATIONAL TSUNAMI RESEARCH INC.

9670 Ardmore Drive, North Saanich, BC, V8L 5M5

Ally Dewji
1149 Lyall Street
Victoria, BC
V9A 5G6

Tsunami Height– Esquimalt Coastal Location

Dear Mr. Dewji:

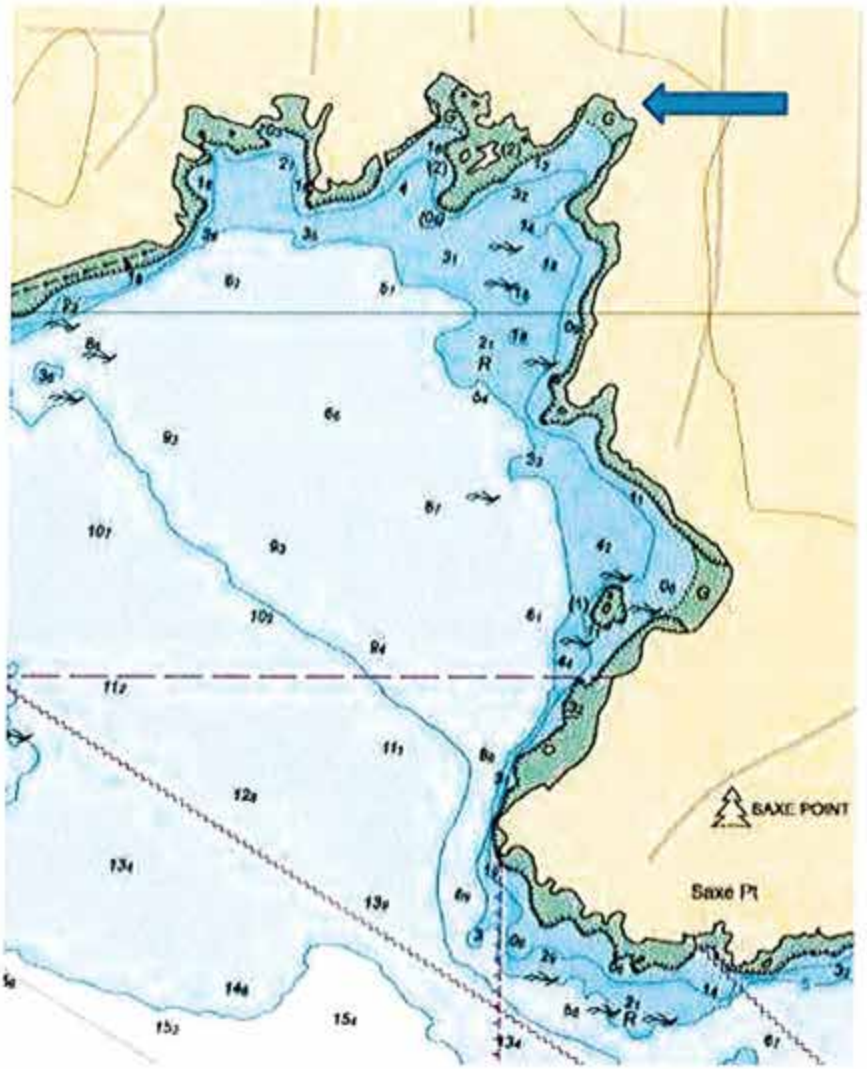
As we have discussed, this letter provides an empirical analysis by International Tsunami Research Inc. (**ITR**) to address your requirement to provide expert opinions for development regarding the expected height of a major tsunami at the 455 Nelson Street property located on the coast in a small bay in Esquimalt, BC.

In addition to simply providing a professional judgment regarding the height of a tsunami wave itself, as we discussed, it is important to also address the absolute elevation of such an event (related to the present geodetic position) during: (a) an expected rise in sea level due to natural effects, such as those that occur during major El-Niño years; (b) significant increases in elevation for several days due to storm surge; and (c) background trends in regional sea level during the reasonable long-term presence of the proposed structure.

Tsunami Maximum Heights

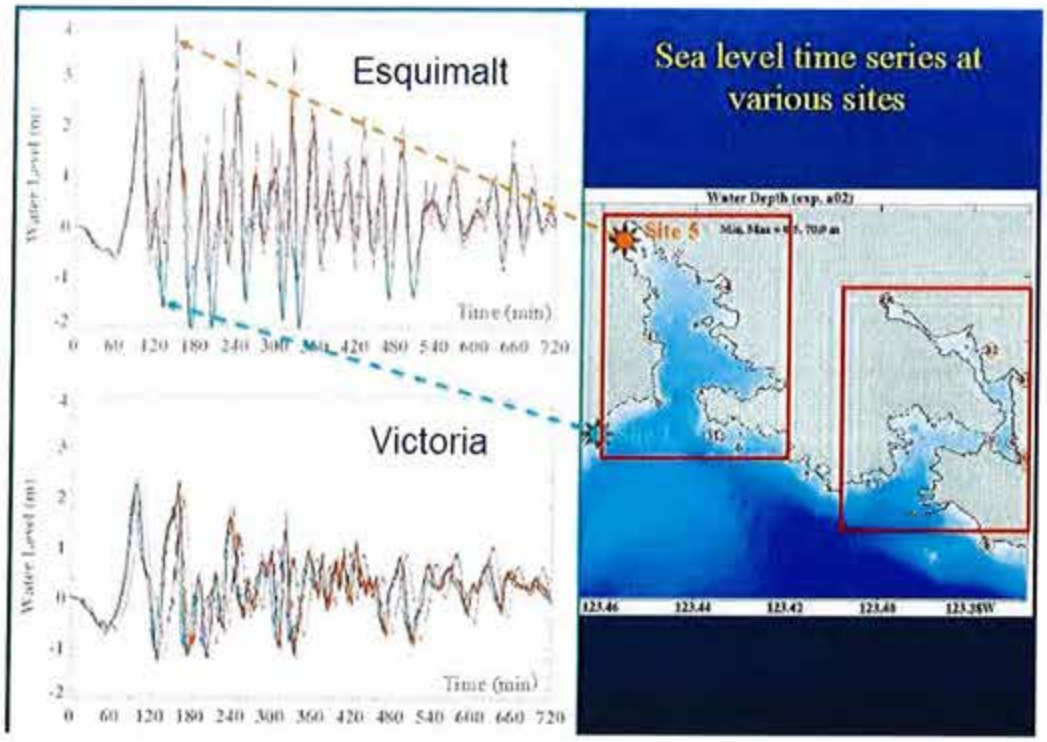
As a result of resonant effects, coastal embayments have the ability to intensify the tsunami wave heights from those which occur in the adjacent open water. Unfortunately, it is very difficult to determine the expected increase in wave height without undertaking a full numerical tsunami modeling exercise, which is not only costly but impossible if there are insufficient, very detailed bathymetric data available, as in this situation. Thus, our approach has been to use existing estimates of tsunami amplitudes for the offshore areas, which are then increased for small bay structures based on the extensive professional experience of three tsunami researchers associated with **ITR**: Dr. Isaac Fine, Dr. Alexander Rabinovich and myself. As well, the opinion of a Fisheries and Oceans Canada tsunami expert, Dr. Richard Thomson was sought. Dr. Thomson also provided additional information on durations of storm surge elevation changes, El-Niño elevation changes and anticipated changes in long-term sea level change in local water levels.

The tsunami that has been assessed is comparable to the historical extreme tsunami of January 26, 1700, which was the result of a very large (magnitude ~9.0 or greater) Cascadia Subduction Zone earthquake off Vancouver Island and Washington State. There have been several numerical tsunami models developed for Juan de Fuca Strait by both Canadian and U.S. researchers; in 2009 the Canadian Department of Fisheries and Oceans (DFO), through Dr. Josef Cherniawsky, made an early model publicly available for Esquimalt Harbour as one of the sites (http://www.pac.dfo-mpo.gc.ca/science/oceans/tsunamis/tsunami-esquimault-eng.htm.). Two additional models by the U.S. National Oceanographic and Atmospheric Agency (NOAA), along with Dr. Cherniawsky and Dr. Fine in 2015 (Cherniawsky, J. and Fine, I., 2015, Models of tsunamis waves at the Institute of Ocean Sciences, Fisheries and Oceans Canada, Sidney [presentation]), have shown similar and higher estimates of tsunami amplitudes in the region and especially in Esquimalt Harbour where sea level was estimated to rise from about 2.3 m at the entrance to about 4.5 m at the head of the bay. Recent projects similar to the present were personally undertaken at a more western site for the Department of National Defence and for another home in Esquimalt; with other expert opinions we concluded that the wave height in these other very simple bays would be about 4.0 m. This extreme estimate assumes that there will be an extensive (roughly 1000 km long) rupture along the Cascadia Subduction Zone. Should the subduction zone fail over a smaller segment, the maximum wave height could be considerably less.



Location chart showing the water depths adjacent to the planned site. The site is identified by a blue arrow.

The approximate location of the proposed structure (blue arrow) just below the Google Earth end of Nelson Street.



The relative estimated heights of possible tsunami waves between the opening (blue star) and the northernmost end of Esquimalt Harbour (red star). Cherniawsky and Fine 2015).

The site in question, near the southern end of Nelson Street in Esquimalt, is somewhat more complex in character than the previous bays that I have investigated in Juan de Fuca Strait. In this case, Juan de Fuca Strait gives rise to a broad, open bay which has a depth of about 10 m (below lowest low sea level) at its entrance. This bay gives rise to three small adjacent bays at its head; in the case of the largest of these, and the site of greatest concern for this study, the water depth across its entrance is about 3-4 m. **Though no numerical modeling was pursued as part of this study,** my best estimate is that the maximum tsunami wave height at the head of this bay would be up to **4.5 m above the acting sea level at the time of the event. An estimate of 5.0 m is used in this study in case present geophysical expectations of a shortened Cascadian failure are underestimated.** Because of the complexity of the site, with the diminishing size of a precise set of bays, I sought out the opinion of Dr. Richard Thomson, a tsunami expert at the Institute of Ocean Sciences in Sidney; he has agreed with my determination of the estimated amplitudes and in the difficulty of being more certain without undertaking specialized modelling.

Tidal Extremes

The maximum recorded tidal level near Victoria is **3.14 m** above lowest low water. Geodetic elevation is extremely close to being at mid-tide, meaning that at maximum tide levels, sea level will stand **1.57 m above geodetic**.

Storm Surge Elevations

Storm surges occur most commonly during the winter season and can last for periods of up to several days. "The historical maximum observed water level at Victoria of 3.71 m above chart datum (3.14 m tide + 0.57 m surge) occurred on January 2, 2003. This coincided with the time of highest seasonal tide." (2014-2015 Storm Surge Almanac, BC Storm Surge Forecasting System. Sept. 30 2014. www.stormsurgebc.ca). While this value, 0.57 m, is an extraordinary occurrence, values up to **0.40 m higher than normal occur sufficiently frequently** that they should be considered as possibly occurring at the time of a tsunami.

El Niño Sea Level Changes

"A persistent SSH [Sea Surface Height] anomaly of **5-10 cm** may increase surges if it remains through the storm season." (2014-2015 Storm Surge Almanac, BC Storm Surge Forecasting System. Sept. 30 2014. www.stormsurgebc.ca). For the purpose of this study a value of **10 cm should be applied**. For extreme El Niño conditions, such as occurred in the winter of 1997-1998, sea level height anomalies of 30 cm were possible.

Long-term Sea Level Change

Global sea level change has been the subject of many research activities over the past decade and is a major concern of the Intergovernmental Panel on Climate Change (IPCC). Dr. Richard Thomson and I have been involved in two major studies in 2008 and 2012 on sea level change at various communities on the BC coast; the work was undertaken for both the federal and BC governments. A trend in such estimates is that, as research continues, sea level rise also increases. The current estimate for sea level rise at Victoria by 2100 is: **Mean = 0.97 to 0.99 m; Low = 0.57 to 0.59 m; High = 1.27 to 1.29 m** (Bornhold, B.D. and Thomson, R.E., 2012, Report on Sea Level Trends in the Northeast Pacific. Aquatic Climate Change Adaptation Services. Risk Analysis Process. Fisheries and Oceans Canada. 22 pp).

Ongoing research shows a trend toward progressively increasing sea level rise. As a consequence, I recommend using the "High" sea level elevation of **1.29 m** for Victoria. After our discussions, I would place the year 2100 within the expected lifetime of the structure being contemplated.

Total Expected Sea Surface Height and Tsunami Height for Planning

The result of this analysis for the property concerned, yields the following sum of increased sea surface elevation above geodetic by 2100: **8.36 m**

The lowest elevations for the home being planned at this site, in the provided plan, are approximately **14.2 m – 14.3 m** geodetic or about **6 m** above any anticipated **maximum** tsunami heights. If this home is pursued, it will lie above the anticipated maximum tsunami height in 2100 under severe, but common, other sea surface elevation conditions.

It should also be pointed out that the home, which lies **between** the planned structure and the ocean, is at a minimum of about **13.2 m** geodetic elevation and, thus, is well above the maximum tsunami elevation by about **5 m**. If its elevation had been **less** than **8.4 m** or so, the planned new house could be indirectly struck during damaging of the lower house by such an event.

I hope that these facts and summaries will assist you.

Sincerely

Brian D. Bornhold, PhD, PGeo

President, ITR Inc

D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

455 Nelson St
Victoria, BC
V9A-6P3

For: Ally Dewji
1149 Lyall St.
Victoria BC
V9A-5G6

Scope of Work

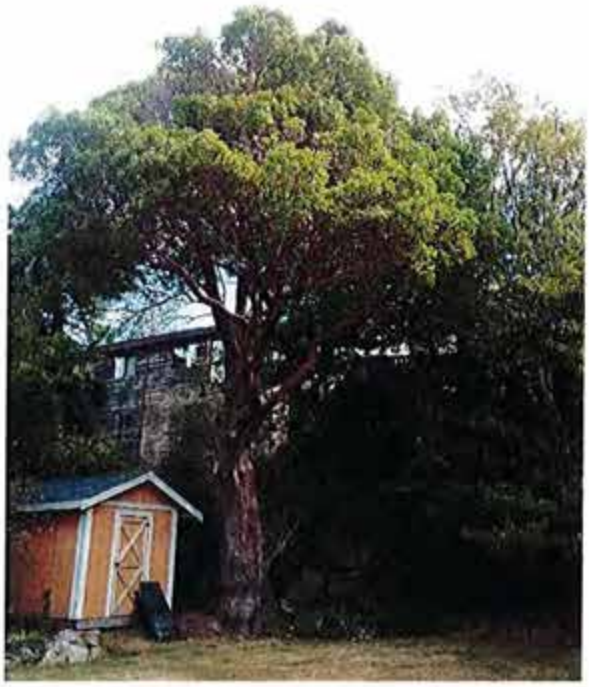
I have been retained by Mr. Dewji to provide comments on the health of two protected trees at 455 Nelson St, and a preliminary plan for tree protection during development of Lots 1 and 2.

Conclusion

The protected trees, an Arbutus and a Cypress are in good health overall. The proposed development on Lot 1 and Lot 2 will have an impact on these trees. The development can proceed and the trees may be retained following the recommendations in this report.

Tree Inventory

Tree #1 is an Arbutus tree (*Arbutus menzisii*) with a DBH of 93cm and an approximate height of 17m.The canopy spreads north 4m, west 6m, south 6m and east 6m. The live crown ratio is approximately 40%. It is in healthy condition with good vigour and vitality, and limited amounts of deadwood. It sits on the northwest corner of the property in what is being proposed as Lot 1. It is a mature, overall heathy specimen.



There are defects at the base, trunk and lower scaffold area of the tree, most of which are related to previous poor pruning. These points of injury are at various stages of compartmentalization, most of which have not completely closed over. Despite this there are no signs of obvious decay evident. On the north side of the trunk there is an area of compartmentalization over an old and possibly large piece of concrete. It is unclear if this was poured to

cover an old wound or if the tree simply grew around an old paver. The root flare of the tree is visible and appears sound. The tree leans westward slightly in to the yard.

Tree #2 is a Monterey cypress (*Cupressus macrocarpa*) with a DBH of 125cm and approximate height of 10m. The canopy spreads north 7m, west 10m, south 5m and east 11m. The live crown ratio is approximately 90%, and is in good condition with average vigour and vitality. There are limited amounts of deadwood throughout the canopy. It is located in the southeast corner of the property in what is being proposed as Lot 2.

There are a number of defects in the tree. It has an unusual growth habit largely related to its exposure to the ocean and prevailing winds. As a result, it leans northwesterly and lays across a rock outcrop which supports a number of large limbs. The root flare is mostly exposed and shows average taper. In the main stem there was a lateral crack of some sort many years ago which has been filled with concrete. There is decay present in this area but it appears visually to be of little consequence. There are a number of previous pruning cuts of poor quality. Compartmentalization in these areas is average. There are a few limbs with structural defects that are likely relate to lateral cracking. Most have closed completely. There is one large stem on the south side that has a sheer plane crack that remains open. None of these defects are deemed a major issue at this point due to the support of the limbs by the rock outcrop.

Impacts of Construction

For the purpose of this report the tree protection area shall be considered the diameter of the tree x 12.

The Arbutus has a protected root area of 11m radially. Construction is expected within 3m of the base of the tree, and will impact the protected root zone and the canopy, including one scaffold limb.

The Monterey cypress has a protected root zone of 15m radially. Construction is expected within 3m of the base of the tree, and will impact the protected root zone.

Tree Protection Plan

During construction, tree protection fencing will be installed, the construction and location of which will be approved by the project arborist. Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix A for an example). The area inside the fence will be free of all traffic and storage of materials.

Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for construction access. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips. Tree protection measures will not be amended in any way without approval from the project arborist. Any additional tree protection measures will be documented in a memo to Esquimalt and the developer.

An airspade or hydrovac may be used prior to construction to expose any lateral roots that may be compromised by excavation and construction. Under the supervision of the project arborist, roots may be pruned back to an acceptable standard. All roots over 1cm in diameter should be documented with an accompanying photo. After pruning, significant roots will be wrapped in burlap and kept from drying out during the course of excavation and construction.

Any excavation within or adjacent to the PRZ at any depth for any reason must be supervised by the project arborist. This includes excavation for all underground services, driveways and sidewalks, and structural foundations and the removal of any stumps in the PRZ by an excavator or similar machine. Working radially inward toward the tree, the excavator will remove the soil incrementally with a non-toothed shovel allowing any exposed roots to be pruned to acceptable standard by the project arborist.

Blasting will need to occur in the PRZ of the protected trees. Dynamite must be used and the smallest blast possible will be employed. A blast plan will be drafted for and approved by the project arborist. All blasting inside the PRZ o protected trees must be supervised by the project arborist.

One large scaffold limb may have to be removed from the arbutus tree to accommodate the home on Lot 1. This work will be specified and approved by the project arborist once a final plan is in place. All pruning will conform to the tree protection plan approved for development, and will be performed by an ISA Certified Arborist. Any required pruning to accommodate any services or construction beyond the scope of what is set out in this report must be approved and supervised by the project arborist.

Thank you for the opportunity to comment on these trees.
Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,

Darryl Clark

Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

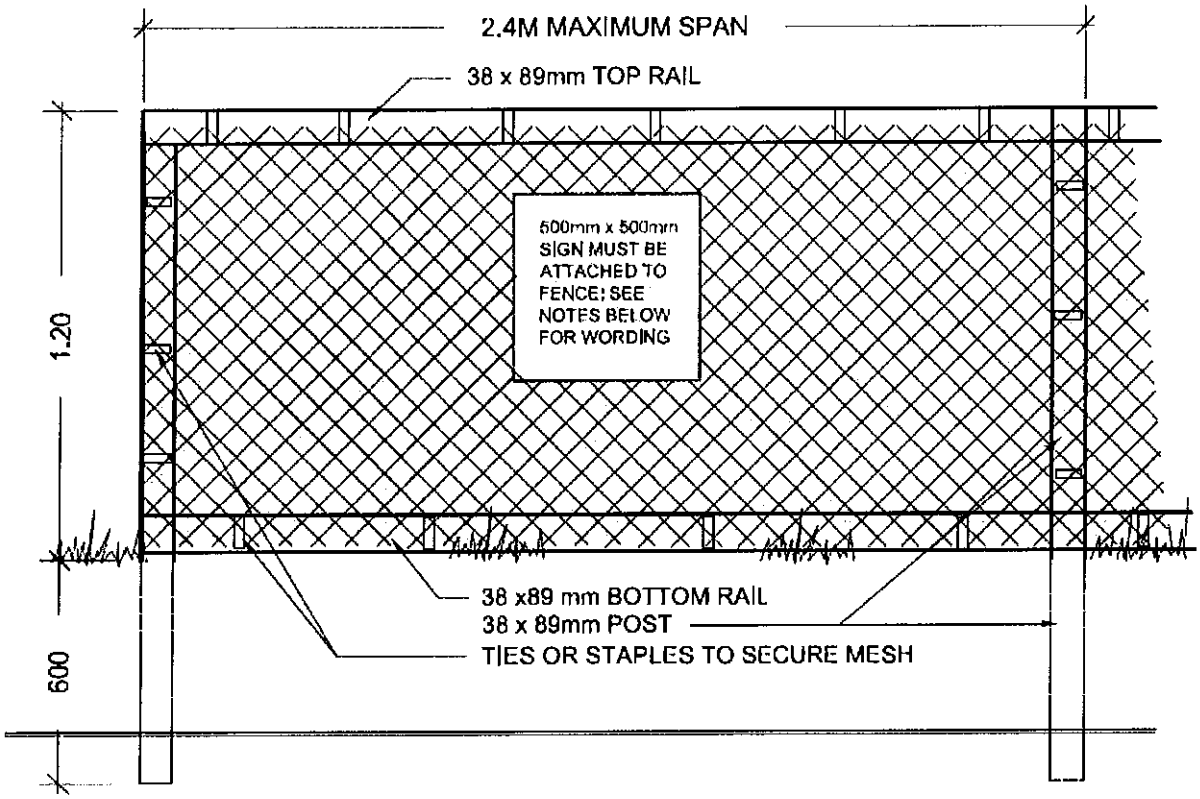
Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

Appendix A



TREE PROTECTION FENCING

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:

    - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted
    - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh.

2. Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA-NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.

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 .

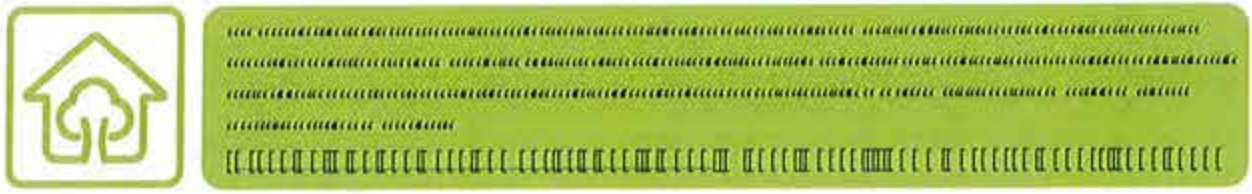
As you review this checklist, if you have any questions please contact **Development Services at 250.414.7108** for clarification.

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



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 cementitous siding products	(Yes)	No
4	What percentage of the existing building[s], if any, will be incorporated into the new building? 0 %		
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/gulam products will be sourced locally where possible		
6	Have you considered advanced framing techniques to help reduce construction costs and increase energy savings?	(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.	(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)

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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? N/A	Yes	No
13	For commercial buildings, do flushes for urinals exceed BC Building Code requirements? N/A	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. _____	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 Plans	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?	Yes	(No)	N/A
23	What percentage of the site will be maintained as naturally permeable surfaces? Refer to Landscape Plan	40 %		

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 Plan Could your site design be altered to save these trees? Have you consulted with our Parks Department regarding their removal?	Yes	No	N/A

26	Will this project add new trees to the site and increase our urban forest? If so, how many and what species? Please refer to Landscape Plan	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. Tree protection to be implemented	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)? Under consideration	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?	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. Air source heat pump 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?	Yes	No	N/A
38	Has the building been designed to be solar ready?	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 ulitzed for all kitchen and laundry applicances			
42	Will high efficiency light fixtures be used in this project? If so, please describe. LED lighting will be utlized where possible	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?	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. _____	Yes	No	(N/A)
52	Will materials be recycled during the construction phase? If so, please describe. _____	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?	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 ☐ weather protected bus shelters ☑ plug-ins for electric vehicles			

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.

PROPOSED SITE PLAN
Scale: 1:200

EXISTING SITE PLAN
Scale: 1:200

PROJECT SUMMARY:

OWNER	ALLY DEWJI	
LEGAL DESCRIPTION	LOT A SUBLOT 49 DISTRICT 21 VIP22014 003-378-748	
PROJECT DESCRIPTION	SUBDIVISION & REZONE TO CREATE AN ADDITIONAL LOT	
EXISTING ZONE	RS-3	
PROPOSED ZONE	COMPREHENSIVE DEVELOPMENT (CD)	
CIVIC ADDRESS	455 NELSON STREET	
EXISTING SITE AREA	1411 m²	
PROPOSED SITE AREA	LOT 1 LOT 2	361 m² 1050 m²
SETBACKS LOT 1	FRONT YARD REAR YARD SIDE YARD	5.8m 6.2m 3.4m/2.0m
SETBACKS LOT 2	FRONT YARD REAR YARD SIDE YARD	7.0m 6.2m 1.6m/7.5m
LOT 1 GFA = 133.9 m²	LOT 2 GFA = 343m²	
PROPOSED LOT COVERAGE	LOT 1 LOT 2	29.5% 18.4%
PROPOSED FLOOR AREA RATIO	LOT 1 LOT 2	0.37 0.33
PROPOSED HEIGHT	LOT 1 LOT 2	7.3m 7.3m

LOCATION PLAN
SCALE 1:1000

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PROJECT LOCATION
Scale: N.T.S

455 NELSON ST

ESQUIMALT, BC V9A 6P3

LOT A SUBLOT 49 DISTRICT 21

PLAN VIP 22014

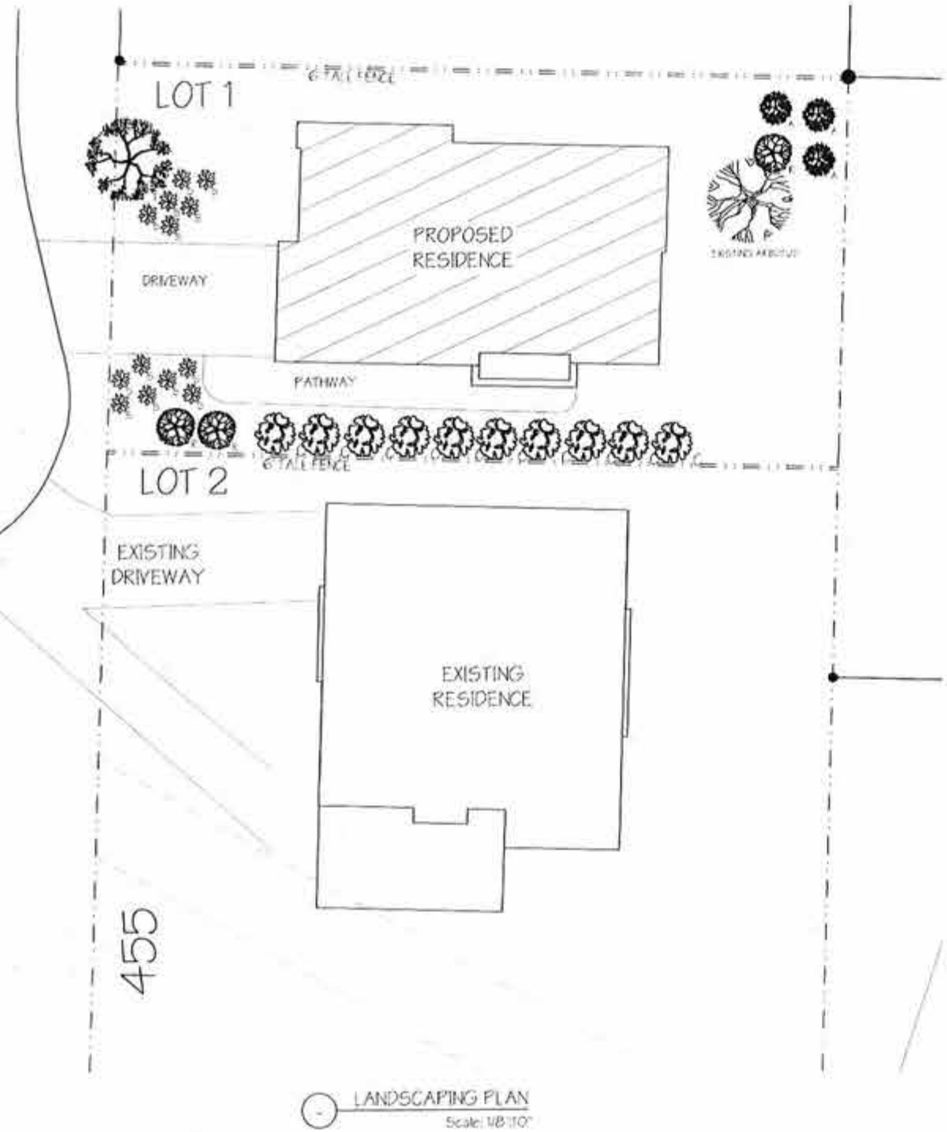
PID: 003-378-748

INHABIT DESIGN
www.inhabitdesignco.com

455 NELSON STREET			
SITE PLAN PROPOSED SUBDIVISION			
AS NOTED	18/07/2016	JDC	JDC
2015137	A1		

ABBREVIATION	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
-	TULIP TREE	LIRIODENDRON TULIPIFERA	1	6-8'
A	WESTERN AZALEA	RHODODENDRON ACCIDENTALE	3	1 GALLON
R	PACIFIC RHODODENDRON	RHODODENDRON MACROPHYLLUM	3	1 GALLON
S	BIRDS FOOT SEDGE	CAREX ORNITHOPODA	3	1 GALLON
C	CEDAR HEDGE	THUJA OCCIDENTALIS	10	6-8'

GRAVEL TO BE WHITE 1" GRANULAR
GRASS TO BE PERENNIAL RYE



LANDSCAPING PLAN
Scale: 1/8"=1'0"

PROPOSED RESIDENCE LOT #1
NTS

PROPOSED RESIDENCE LOT #1
NTS

INHABIT DESIGN
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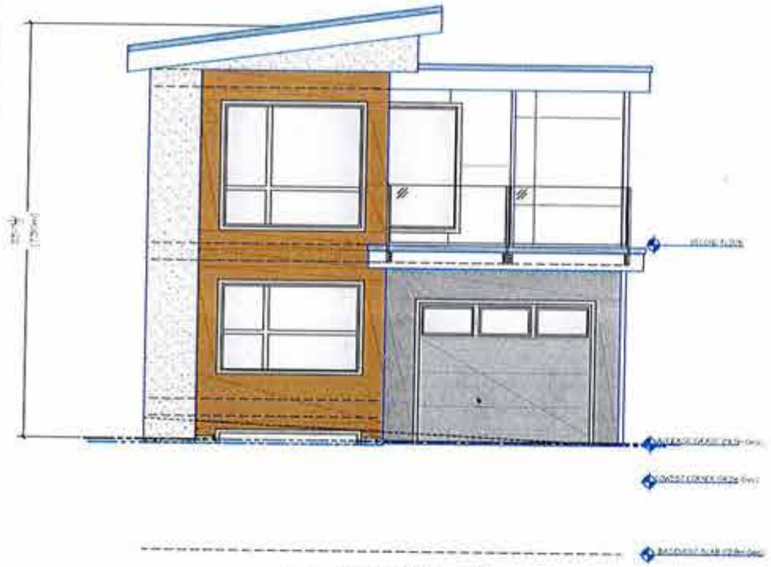
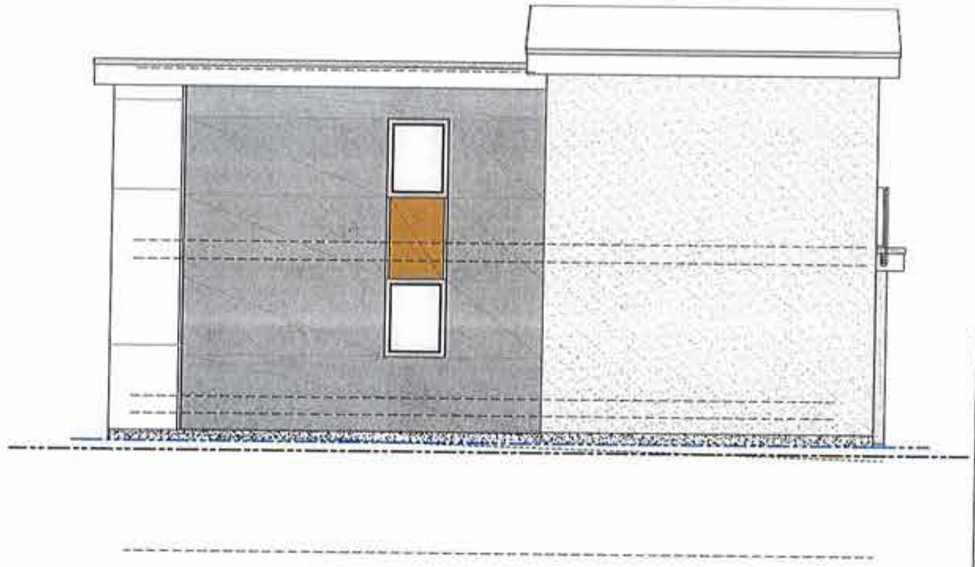
SITE:	455 NELSON STREET
TITLE:	LANDSCAPING PLAN PROPOSED SUBDIVISION
SCALE AS AT: AS NOTED	DATE: 19/07/2016 · DRAWN: JDC · CHECKED: JDC
PROJECT NO: 2015137	DRAWING NO: A2 · REVISION:



FRONT ELEVATION
Scale: 1/4"=1'0"



LEFT ELEVATION
Scale: 1/4"=1'0"

EXTERIOR CLADDING LEGEND

- CEMENT BOARD PANEL W/ METAL REVEALS (PAINTED)
- ACRYLIC FINISH STUCCO COLOURED
- ENG. CLEAR CEDAR SIDING STAINED

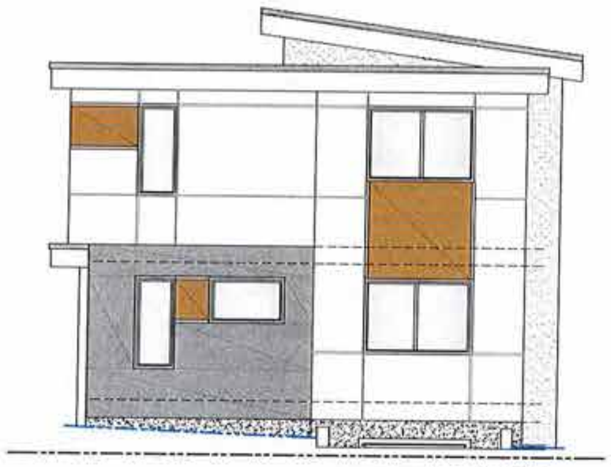
ADDITIONAL EXTERIOR FINISHINGS

GUTTERS	4" Ø ROUND PVC PAINTED
FASCIA	CEMENT BOARD PANEL (PAINTED)
WINDOW TRIM	SHEET METAL CLOSURE
DOOR TRIM	SHEET METAL CLOSURE
SOFFIT	V-GROOVE CEDAR (STAINED)

NOTE:
NOT ALL COMPONENTS LABELLED

WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS.
CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING WINDOWS

FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS



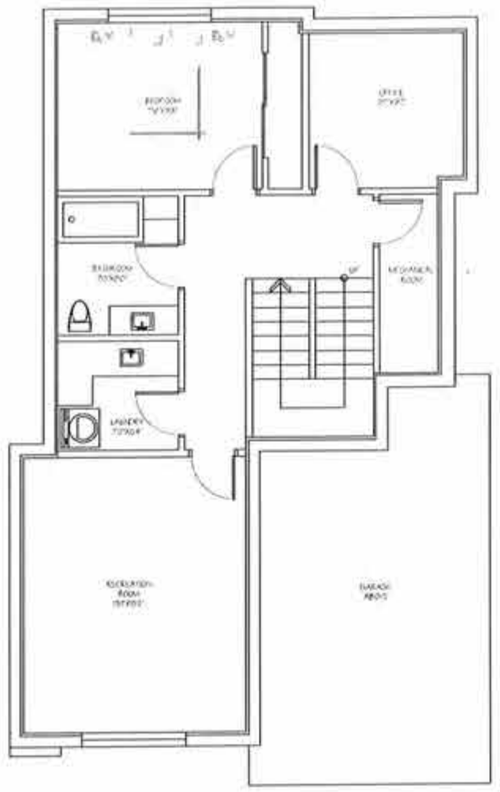
REAR ELEVATION
Scale: 1/4"=1'0"

RIGHT ELEVATION
Scale: 1/4"=1'0"

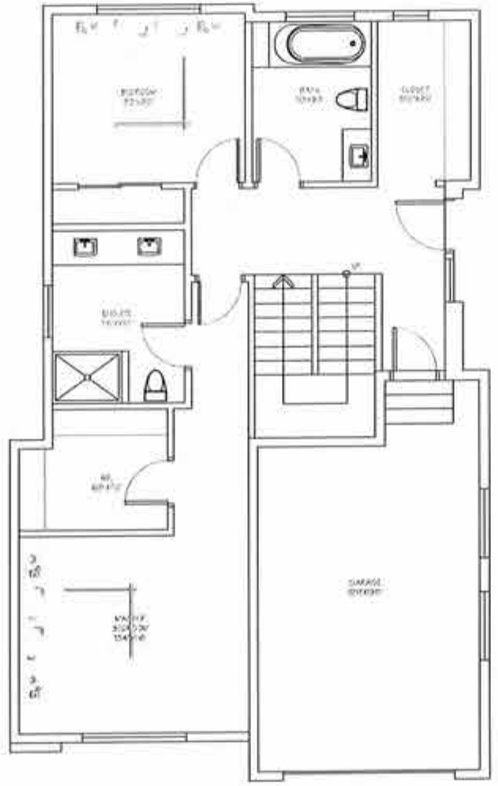
INHABIT DESIGN
www.inhabitdesignco.com

SITE: 455 NELSON STREET			
TITLE: ELEVATIONS LOT #1			
SCALE AT A3: AS NOTED	DATE: 18/07/2016	DRAWN: JC	CHECKED: JC
PROJECT NO: 2015137	DRAWING NO: A3		REVISIONS

PROPOSED RESIDENCE LOT 1



PROPOSED LOWER FLOOR PLAN
Scale: 1/4"=1'0"



PROPOSED MAIN FLOOR PLAN
Scale: 1/4"=1'0"

PROPOSED UPPER FLOOR PLAN
Scale: 1/4"=1'0"

PROPOSED STREETSCAPE
NTS

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455 NELSON STREET

FLOOR PLANS
LOT 1

SCALE AT A3	DATE	DRAWN	CHECKED
AS NOTED	18/07/2016	JDC	JDC
PROJECT NO.	DRAWING NO.		REVISION
2015137	A4		

Proposed Subdivision Plan of: Lot A, Suburban Lot 49, Esquimalt District, Plan 22014.

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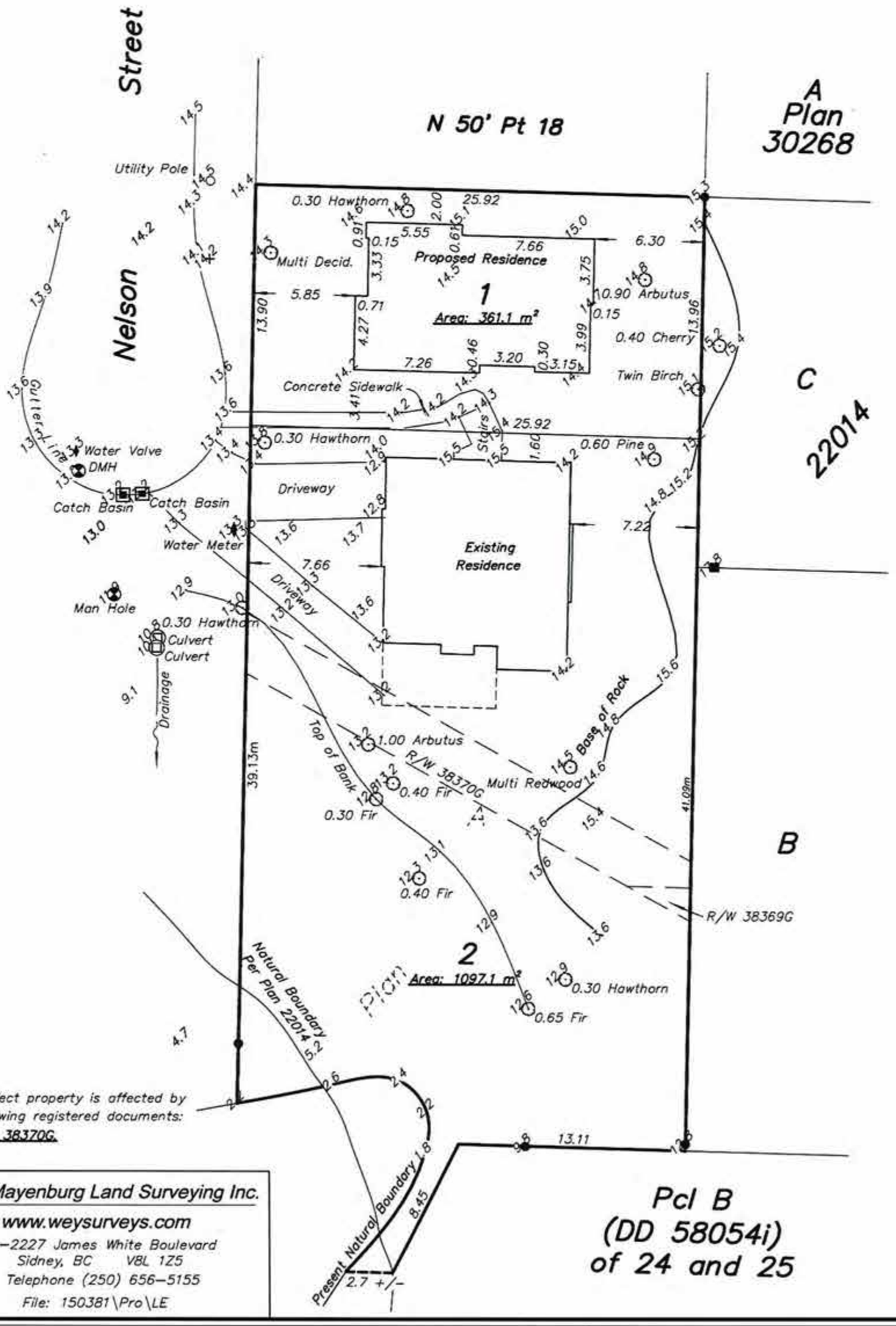
5 4 3 2 1 0 5 10 15

Scale = 1:250

Dated this 21st day of July, 2016.

Elevations are based upon geodetic datum.

Elevations & distances shown are in metres.



The subject property is affected by the following registered documents: 38369G, 38370G.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4–2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656–5155
File: 150381\Pro\LE

Pcl B
(DD 58054i)
of 24 and 25

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: August 16, 2016

STAFF REPORT

DATE: August 12, 2016

TO: Chair and Members of the Advisory Planning Commission

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

SUBJECT: **ZONING TEXT AMENDMENT, HERITAGE ALTERATION PERMIT AND DEVELOPMENT VARIANCE PERMIT, COVENANT REVISIONS**
429 Lampson Street
[PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066]

1. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for the following **Text Amendment** for the proposed new development as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A – An increase to the size of Site A, from a 0.458 hectare parcel to a 0.4963 hectare parcel.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (2) Parcel Size - A 113 square metre decrease to the 4580 square metre minimum Parcel size required for subdivision. [i.e. from 4580 square metres to 4467 square metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (3) Floor Area Ratio – [Density] – A 0.07 increase to the maximum permitted 0.40 Floor Area Ratio. [i.e from 0.40 to 0.47].

Zoning Bylaw 1992, No. 2050 Section 67.71 B. Site B – A decrease to the size of Site B, from a 1.31 hectare parcel to a 1.2690 hectare parcel.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site B (12) Parcel Size - A 1679 square metre decrease to the 13,100 square metre minimum Parcel size required for subdivision [i.e. from 13,110 square metres to 11,421 square metres].

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site B (13) Floor Area Ratio – [Density] – A 0.22 decrease to the maximum permitted 1.6 Floor Area Ratio. [i.e from 1.6 to 1.38].

2. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for a **Heritage Alteration Permit** for the proposed changes to the heritage designated [English Inn] building as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

3. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the changes to the **Restrictive Covenant** [tree protection] for the proposed new development, as outlined in the arborist report prepared by Dunster & Asssociates, stamped "Received June 30, 2016" and illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 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.

4. RECOMMENDATION:

That the Advisory Planning Commission recommends to Council that the application for a **Development Variance Permit** for the proposed new development as illustrated in the architectural drawings prepared by Merrick Architecture, stamped "Received August 9, 2016", and including the following relaxations to Zoning Bylaw 1992, No. 2050 and Parking Bylaw, 1992, No. 2011, 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.

Zoning Bylaw 1992, No. 2050 Section 67.71 A. Site A (7) Siting Requirements (a) Principal Building – A variation to the perimeter of the existing principal building as shown in the Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received September 9, 2013' by substituting the B.C. Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received June 30, 2016'.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (15) Unit Size – A decrease to the minimum Floor Area required for each Multiple Family dwelling unit, allowing up to 8% of dwelling units to have less than 60 square metres of floor area.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (17) Lot Coverage (a) – An increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 50 % of the Area of Site B for the building foundations and underground parking structure, allowing those structures that are sunk into land to cover 65 % of Site B.

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Eastern Lot Line setback – A decrease to the 3.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 14.8 metres in height with a minimum setback of 3.5 metres from the Eastern lot line for the eastern most end of the 'South Building'. [i.e. from 11 metres to 14.8 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) – (iii) Northern Lot Line setback - A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 16.0 metres in height with a minimum setback of 4.5 metres from the Northern lot line to allow for the exterior corridor, balcony and stairs along the 'North Building'. [i.e. from 11 metres to 16.0 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Southern Lot Line setback – A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 15.4 metres in height with a minimum setback of 4.5 metres from the Southern lot line to allow for the southern most portion of the 'South Building'. [i.e. from 11 metres to 15.4 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B (18) Siting Requirements (c) - (iv) Southern Lot Line setback – A decrease to the 4.5 metre minimum setback requirement for Building elements up to 11 metres in height; allowing building elements up to 11 metres in height with a minimum setback of 3.0 metres from the Southern lot line, to allow for the south end of the southwestern 'Townhouse' building. [i.e. from 4.5 metres to 3.0 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - B. Site B, (20) Fencing – A reduction to the requirement that fencing is prohibited within 36.7 metres of the Front Lot Line to allow a fence within 0.3 metres of the southern most property line. For certainty, within this area and subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of a Principal Building and no fence shall exceed a Height of 2 metres behind the front face of the Principal Building.

Zoning Bylaw 1992, No. 2050 Section 16. SITING EXCEPTIONS (1) - A 0.3 metre increase to the siting exception allowing setbacks to be reduced by not more than 0.6 metres for certain features to project into a Setback, allowing portions of the gutters, sills and eaves of buildings, and ornamental features [heavy timber trellis elements] to project 0.9 metres into the required Setbacks. [i.e. from 0.6 metres to 0.9 metres].

Parking Bylaw, 1992, No. 2011, Section 14. (4) DIMENSIONS OF OFF-STREET PARKING SPACES – An exemption to the requirement that where any Parking Space abuts any portion of a fence or Structure, the minimum stall width shall be increased by 0.3 metres for that Parking Space for those Parking Spaces abutting a structural column.

Parking Bylaw, 1992, No. 2011, Section 14. - DIMENSIONS OF OFF–STREET PARKING SPACES - TABLE 2 – A 0.65 metre reduction to the width of the maneuvering isle adjacent to 90º angle parking from 6.75 metres to 6.1 metres for the maneuvering isle adjacent to the 'Townhouse' garages.

BACKGROUND:

Purpose of the Application:

The property owner is proposing a multi-phased commercial and residential development. The property's development 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. 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.

Site A; which contains the English Inn, a heritage designated building, would be altered to reinstate a full service restaurant, expanded bar lounge, and new event space in the basement. The existing non-heritage wing [annex/ tudor village] would be demolished and replaced with a new hotel wing including additional hotel rooms and a spa. A Heritage Alteration Permit is being requested in order to make the changes to the exterior of the Inn building including; the addition of several new windows, doors, and a new exterior staircase on the east side of the building.

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.

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

Zoning Amendment:

The subject property was rezoned in 2013 by a former owner with the understanding that there would be an immediate subdivision, which did not happen. The zoning, Comprehensive Development District No. 84 [CD-84] [attached] was written to allow flexibility and to maximize the development potential for the back half of the property, Site B.

The current owner has recognized that in order to make the English Inn [Site A] a viable business in the future, changes need to be made to the building. Therefore, the applicant is proposing to provide addition event space by expanding the basement of the Inn and adding additional hotel rooms and a spa in a new wing, to replace the dysfunctional non-heritage addition at the back of the Inn. See applicant's 'Zoning Amendment Memo', and 'Project Design Rationale' [attached]. Therefore, a slightly higher density [Floor Area Ratio] is being requested for the Site A portion of the property; from the current 0.40 to 0.47.

Providing additional space for Site A results in a decrease in the size of the development site, Site B. The property owner has recognized that providing a multi-unit residential development

that compliments the Inn and the neighbourhood is better achieved with a lower density for Site B. Therefore, the density of Site B would decrease from a Floor Area Ratio of 1.6 to 1.38.

Since density [Floor Area Ratio] cannot be varied, a text amendment is proposed for the property; which will require a new public hearing. The applicant held a neighbourhood meeting on May 27, 2016, and new signage is posted on the property.

Heritage Alteration Permit:

A portion of the exterior of The English Inn [Samuel Maclure designed Manor House] was protected by Esquimalt Council through a Heritage Designation Bylaw in 2013 [Bylaw 2807, attached]. The community recognized the heritage value and character of this building and a 'Statement of Heritage Value' was written for the building [attached to Bylaw 2807]. The Bylaw states that any changes to the building's exterior requires a Heritage Alteration Permit and that those changes should be consistent with the following:

(i) the statement of Heritage Value prepared by Donald Luxton & Associates, dated September 2013 [attached to Bylaw 2807];

(ii) *Standards and Guidelines for the Conservation of Historic Places in Canada, © Her Majesty the Queen in Right of Canada, 2010, Second Edition*;
[available on line at: http://www.historicplaces.ca/en/pages/standards-normes.aspx]

(iii) guidelines provided in relation to the Lands further to Development Permit Area No. 7 - English Inn, [attached].

The proposed changes to the English Inn could be categorized as a 'rehabilitation'; as the Inn, a tourist commercial use, has been struggling financially for many years. The Inn / manor house has had many additions and alterations over its lifetime, some less sympathetic to the original character of the building that others. The changes proposed are briefly:

1. Removal of an accessory stairway and one large and two small new windows added on the west façade [front, facing Lampson Street];
2. A new window, new French doors and a reinstated window in the south façade;
3. New main level terrace and exterior stairs, refurbished door, and reinstated door and window on east side of the building;
4. In fill addition on the lower level of the east side of the building to support an older second storey addition;
5. New timber bracket added to an existing second floor balcony;
6. New addition [wing] to replace an existing wing that has no heritage protection and is therefore outside the heritage alteration permit.

The proposed changes, 'are intended to give the impression that the components were all part of the original heritage design', with the exception of the new wing, and appear to compliment the original building design and are generally consistent with the requirements of the heritage designation bylaw. See applicant's Heritage Application Permit Plans, attached.

Tree Covenant:

At the time of the Rezoning Application in 2013 the then property owner voluntarily registered a

Section 219 Covenant on the property in order to make future purchasers aware of the importance of the mature trees on this property. It was recognized at the time that the mature trees and landscaping were integral to the character of this site.

The new owner has also recognized the importance of the trees and landscaping and has undertaken measures to design the buildings around many of the significant trees on the site and has put in place a salvage plan to move and replant trees and shrubs where feasible. The applicant and the arborist have proposed an update to the covenant in order to clarify which of the trees are being protected with the development permit application. See arborist's report, attached.

Development Variance Permit:

There are a number of variances being requested with this application most are localized to small areas of a very large site. The applicant's 'Project Design Rationale' [attached] explains the rationale for the redevelopment proposal and the applicant's 'Project Variance Rationale' [attached] outlines the reasons for the requested variances.

The most significant variance is a siting variance for the proposed new wing of the Inn building on Site A; which would be taller than the current wing and closer to the north property line. Site A allows buildings up to 37.2 metres in height; which is the height of the English Inn. The proposed building at 4 storeys does not exceed 37.2 metres height requirement,. The variance is for the siting; as the new building's foundation is setback 1.37 metres from the north property line. The current wing is 2 storeys and the closest foundation wall is 2.2 metres from the north property line. The placement of this building will impact the properties to the north. The applicant's rationale for this placement is the preservation of the existing garden, including two significant trees [Garry Oak & a Douglas Fir]; while making the Inn more commercially viable.

There are several 'Time share' units proposed for Site B which would be used as hotel rooms at times. The applicant is requesting a variance to allow up to 8% of the 180 dwelling units that make up the Site B, to be less than the 60 square metre minimum floor area required by CD-84.

The Site B multi-unit residential buildings will have a large shared parking garage underneath all the buildings. Parts of this garage will not be covered with building but will have landscaping over top. As Esquimalt's zoning bylaw does not distinguish between 'structure sunk into ground' that is covered with building from that portion covered with landscaping, the applicant is asking for the Lot Coverage variance to allow for the proposed underground parking structure.

The Design Guidelines for Development Permit [DP] Area No. 7 – English Inn advise that new buildings should incorporate pitched rooves' similar to the English Inn. This makes for an interesting design, complimentary to the Inn, but has contributed to the requested Siting Requirement variances that would legitimize the high pitched rooves that are above the 11 metres maximum requirement within 3.5 metres of the east lot line and 4.5 metres of the south lot line. There is also a requested siting variance from the north lot line allowing for exterior corridors, balconies and exterior stairs that are over 11 metres above grade and within the setback.

The DP guidelines encourage the use of significant eaves and ornamental features as seen on the English Inn. In order to achieve this; in several locations the eaves and along the north property line the timber trellis elements, will project further than the 0.6 metres [2 feet] allowed for projections into a setback. Therefore, the applicant is requesting a variance to allow eaves and ornamental features to project 0.3 metres [3 feet] into the required setbacks.

The CD-84 zone Fencing requirements were written to prevent fencing in the front of the English Inn and prevent a future 'gated' strata development on Site B; as a result no fences are permitted within 36.7 metres of the front lot line. The applicant is asking for a variance from this requirement to allow a 'good neighbour' fence to exist in the front yard along the south property line, and between the proposed new townhouses and the neighbouring property to the south.

There are two parking variances being requested, both are minor. The development would be supplying additional parking spaces above Esquimalt's requirements. The Esquimalt parking bylaw requires parking spaces abutting walls and other structures to have additional width. The first parking variance will allow the parking spaces adjacent to columns, within the underground parking structure, to not have the additional width and is supported by the applicant's consultant's report.['Parking Layout' and 'Parking Study', attached]. The second is for the maneuvering isle adjacent to the Townhouses where a slightly narrower 'paved' maneuvering isle is being provided. Again, see 'Parking Layout' report prepared by Boulevard Transportation.

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:

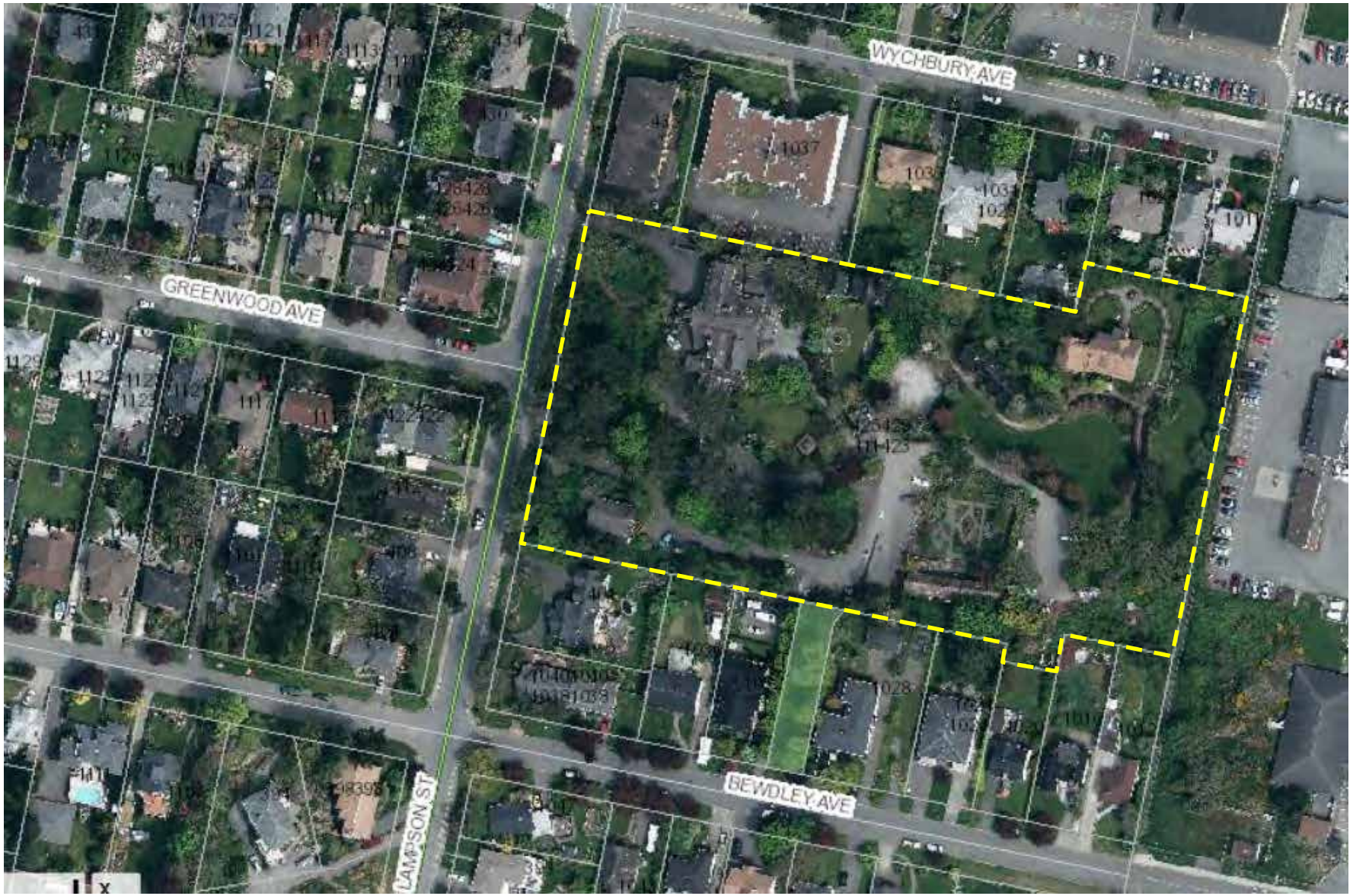
1. Forward the application to Council with a recommendation of **approval**.

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



67.71 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 84 [CD NO. 84]

In that Zone designated as CD No. 84 (Comprehensive Development District No. 84) no Building or Structure or part thereof shall be erected, constructed, placed, maintained or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

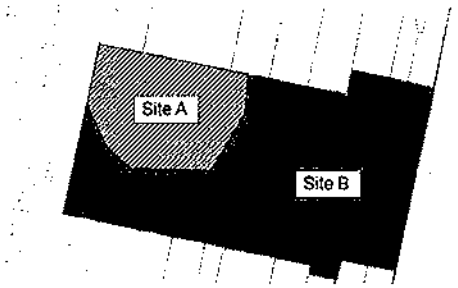


Figure 1. Site A & Site B

A. **Site A – the 0.458 hectare parcel (including the heritage designated building), (Figure 1)**

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

(a) Tourist Accommodation, Restaurant, Lounge with Accessory Uses
(b) Single Family Residential
(c) Multiple Family Residential
(d) Congregate Care Senior Citizens Apartments
(e) Home Occupation
(f) Boarding: subject to the requirements of Section 30.3
(g) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

The minimum Parcel size for parcels created by subdivision shall be 4,580 square metres.

(3) **Floor Area Ratio – [Density]**

The Floor Area Ratio shall not exceed 0.40.

(4) **Unit Size**

The minimum Floor Area for each Multiple Family Dwelling unit shall be not less than 60 square metres.

(5) **Building Height**

(a) Notwithstanding the definition of Height in this Bylaw, in this Zone, the highest point of any building or Structure must not exceed 37.2 metres geodetic (above sea level). For greater certainty, the Height exceptions of Section 15 continue to apply.

(b) No Accessory Building shall exceed a Height of 3.6 metres.

(6) **Lot Coverage**

(a) All Principal Buildings, Accessory Building and Structures combined shall not cover more than 20% of the Area of Site A.

(b) All Accessory Buildings and Structures combined shall not exceed 5% of the Area of Site A.

(7) **Siting Requirements**

(a) Principal Building

The existing principal building shall be sited as detailed on the survey plan prepared by McElhanney Associates Land Survey Ltd., stamped "Received September 9, 2013", and attached hereto as Schedule 'C', including an inset from the survey provided for convenience purposes.

(b) Accessory Buildings

(i) No Accessory Building shall be located in the Front Yard.

(ii) No Accessory Building shall be located with 1.5 metres of an Interior or Rear Lot Line.

(iii) Building Separation: No Accessory Building shall be located within 2.5 metres of the Principal Building.

(8) **Usable Open Space**

Useable open space shall be provided in an amount of not less than 30% of the parcel.

(9) **Fencing**

No fence shall be placed in the Front Yard. No fence shall exceed a Height of 2 metres.

(10) **Off-Street Parking**

(a) Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).

(b) Notwithstanding section (10)(i) the existing use of 14 or fewer hotel rooms shall provide 12 parking spaces.

Site B – the 1.31 hectare parcel (Figure 1).

(11) **Permitted Uses**

The following Uses and no others shall be permitted:

(a) Multiple Family Residential
(b) Townhouse Residential
(c) Single Family Residential
(d) Congregate Care Senior Citizens Apartments
(e) Tourist Accommodation, with Accessory Uses
(f) Home Occupation
(g) Boarding: subject to the requirements of Section 30.3
(h) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(12) **Parcel Size**

The minimum Parcel size for parcels created by subdivision shall be 13,100 square metres.

(13) **Floor Area Ratio – [Density]**

The Floor Area Ratio shall not exceed 1.6.

(14) **Number of Buildings**

More than one (1) principal building is permitted on Site B.

(15) **Unit Size**

The minimum Floor Area for each Multiple Family Dwelling unit shall be not less than 60 square metres.

(16) **Building Height**

(a) No Principal Building shall exceed a Height of 21 metres.

(b) No Accessory Building shall exceed a Height of 3.6 metres.

(17) **Lot Coverage**

(a) All Principal Buildings, Accessory Building and Structures combined shall not cover more than 50% of the Area of Site B.

(b) All Accessory Buildings and Structures combined shall not exceed 5% of the Area of Site B.

Siting Requirements

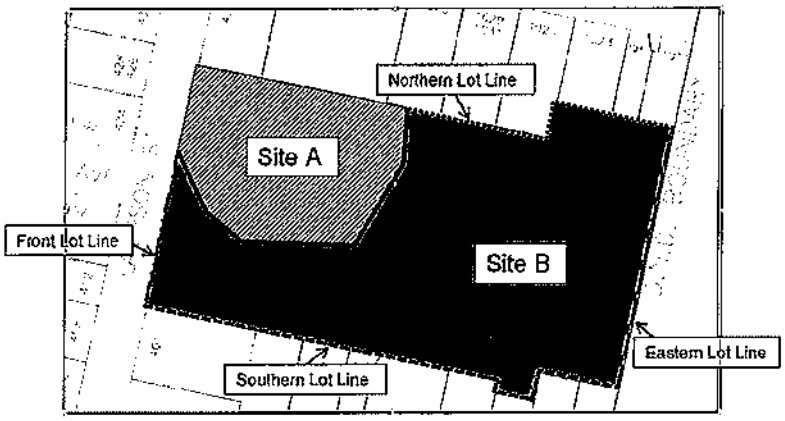


Figure 3. Site B Lot Lines

(c) Principal Building

(i) Front Lot Line setback	7.5 metres (minimum)
(ii) Eastern Lot Line setback Building elements up to 11 metres in height Building elements over 11 metres in height	 3.5 metres (minimum) 7.5 metres (minimum)
(iii) Northern Lot Line setback Building elements up to 11 metres in height Building elements over 11 metres in height	 4.5 metres (minimum) 7.5 metres (minimum)
(iv) Southern Lot Line setback Building elements up to 11 metres in height Building elements over 11 metres in height	 4.5 metres (minimum) 7.5 metres (minimum)
(v) Site A/ Site B shared Lot Line setback Building elements up to 11 metres in height Building elements over 11 metres in height	 3.5 metres (minimum) 7.5 metres (minimum)

(d) Accessory Buildings

(i) No Accessory Building shall be located in the Front Yard.

(ii) No Accessory Building shall be located with 1.5 metres of any Site A lot line, Eastern Lot Line, Northern Lot Line, and Southern Lot Line .

(iii) Building Separation: No Accessory Building shall be located within 2.5 metres of any Principal Building.

(19) **Usable Open Space**

Useable open space shall be provided in an amount of not less than 7.5% of Site B.

(20) **Fencing**

Fencing is prohibited within 36.7 metres of the Front Lot Line. No fence shall exceed a Height of 2 metres.

(21) **Off- Street Parking**

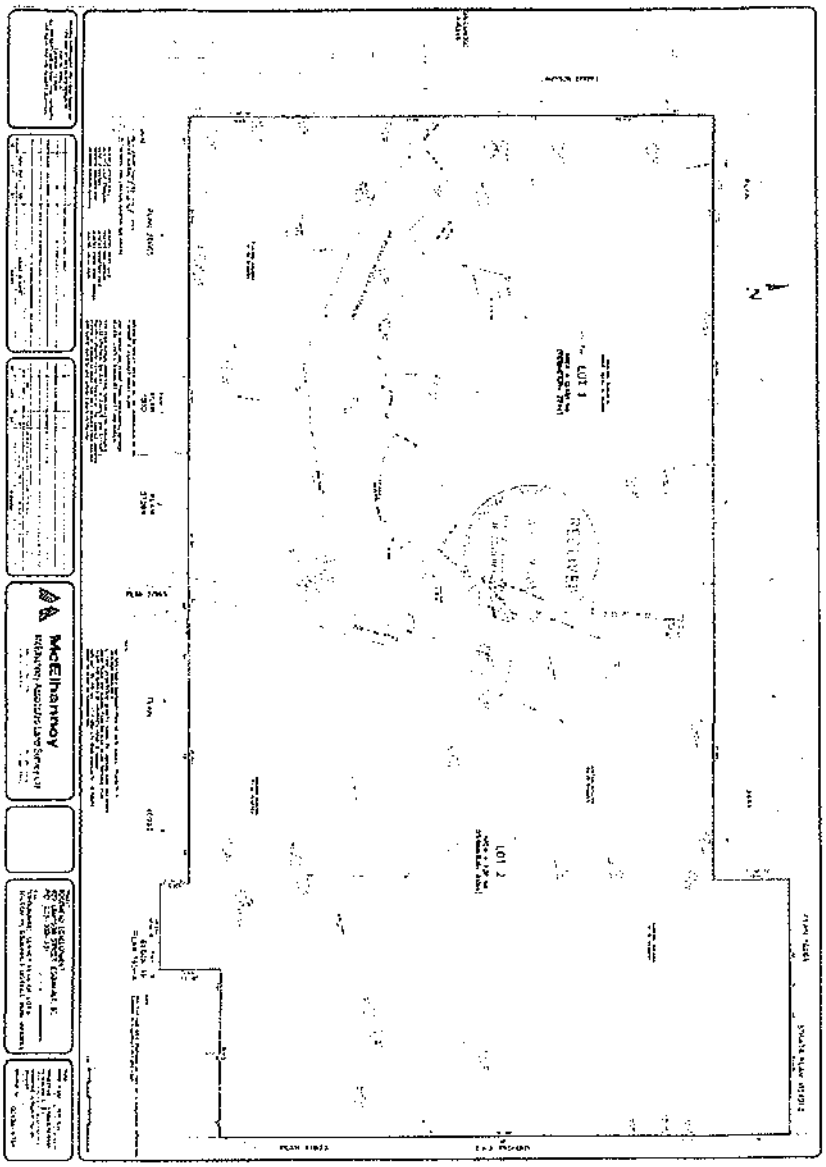
(a) Off street parking shall be provided in accordance with the requirements of Parking Bylaw,1992, No. 2011 (as amended).

(b) Notwithstanding Section (21) (a) No more than 10% of the area of Site B, not covered by Principal Buildings, Accessory Buildings and Structures (Lot coverage), may be used for surface parking (excluding driveways).

Schedule "C" of CD No. 84

(429 Lampson Street)

Siting of Existing Principal Building

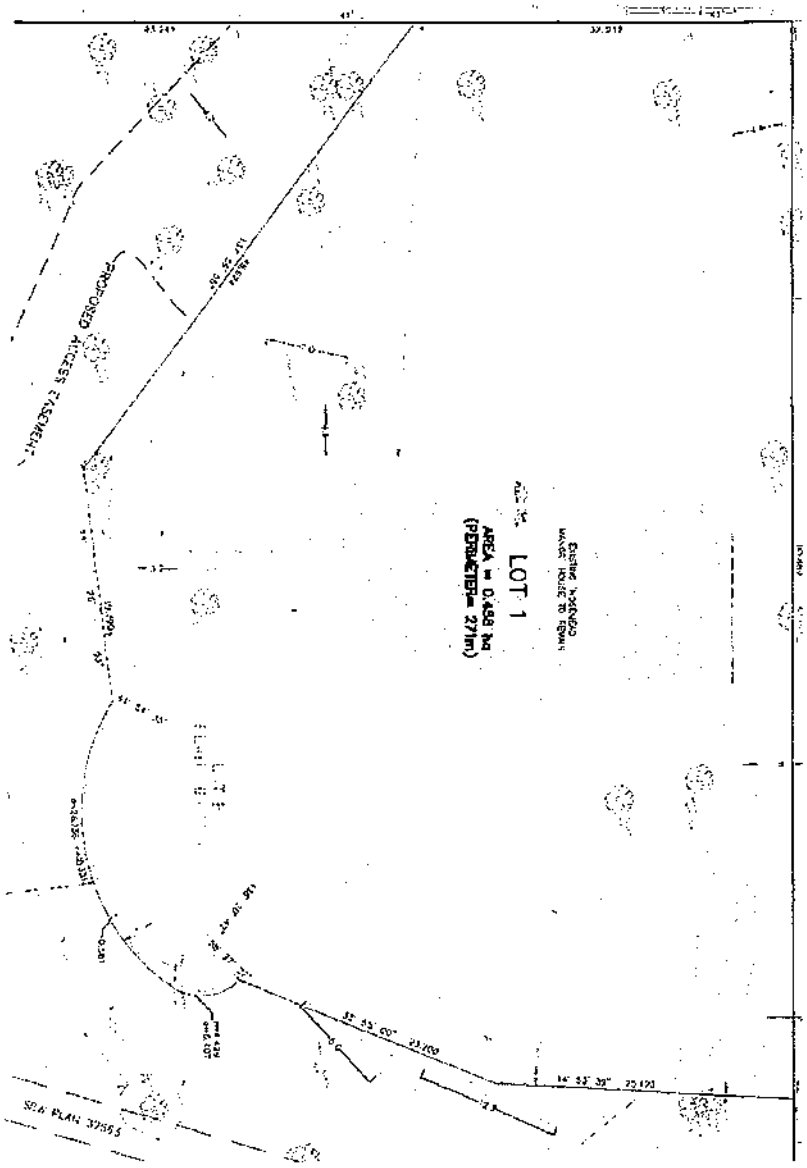


Schedule "C" of CD No. 84

(429 Lampson Street)

Siting of Existing Principal Building

(Inset from the Survey - for convenience)



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 2807

A Bylaw to designate the existing building known as the English Inn at 429 Lampson Street as a Municipal Heritage Building.

WHEREAS THE Council considers that the property shown cross hatched in Schedule A of this Bylaw and described in Schedule B of this Bylaw has heritage value and heritage character.

AND WHEREAS the owners of that property have applied to the Township of Esquimalt for designation of the existing building on the property as a municipal heritage site;

AND WHEREAS the owners have agreed there is no reduction in market value of the property, or, in the alternative, they have waived in writing any entitlement to compensation for the designation under s. 969 of the *Local Government Act*;

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "HERITAGE DESIGNATION [429 Lampson Street] BYLAW, 2013, NO. 2807".

2. That the existing building and area shown cross-hatched on Schedule 'A' attached to and forming part of this bylaw (the "**Protected Property**") located on that parcel of land commonly known as 429 Lampson Street and situated in the Township of Esquimalt in the Province of British Columbia and more particularly described as PID 023-009-331, Lot B, Section 11, Esquimalt District, Plan VIP60066 (the "**Lands**") shall be and is hereby provided heritage designation pursuant to Section 967 of the *Local Government Act*.

3. Subject to Section 4 of this Bylaw, in accordance with subsection 967(2)(g) and (3) of the *Local Government Act,* no person may affect the Protected Property without the benefit of a Heritage Alteration Permit in accordance with the following policies:

   (a) Alteration, changes, removal and actions to be consistent with, in the following order:
      (i) the statement of Heritage Value prepared by Donald Luxton & Associates, dated September 2013, as provided in Schedule B to this Bylaw;
      (ii) *Standards and Guidelines for the Conservation of Historic Places in Canada, © Her Majesty the Queen in Right of Canada, 2010, Second Edition*;
      (iii) guidelines provided in relation to the Lands further to Development Permit Area No. 7 English Inn as identified in *OFFICIAL COMMUNITY PLAN BYLAW, 2006, NO. 2646, AMENDMENT BYLAW [NO. 15], 2013, NO. 2808*;

   (b) In recognition of the Protected Property only representing a portion of the existing building, removal of any of those portions of the existing building not provided heritage designation by this Bylaw only be undertaken so as to ensure that the architectural and heritage integrity of the heritage designated portions of the building.

4. In accordance with subsection 967(2)(f) of the *Local Government Act,* the following activities may be carried out in relation to the Protected Property and the Lands without the benefit of a Heritage Alteration Permit:

   (a) general maintenance and upkeep of the exterior of the existing building, including periodic repairs, cleaning and painting the exterior;

   (b) interior changes that do not impact the exterior of the existing building; and

   (c) minor routine landscaping.

READ a first time by the Municipal Council on 23rd day of September, 2013.

READ a second time by the Municipal Council on 23rd day of September, 2013.

A Public Hearing pursuant to Sections 890 and 892 of the *Local Government Act* was held on 21st day of October, 2013.

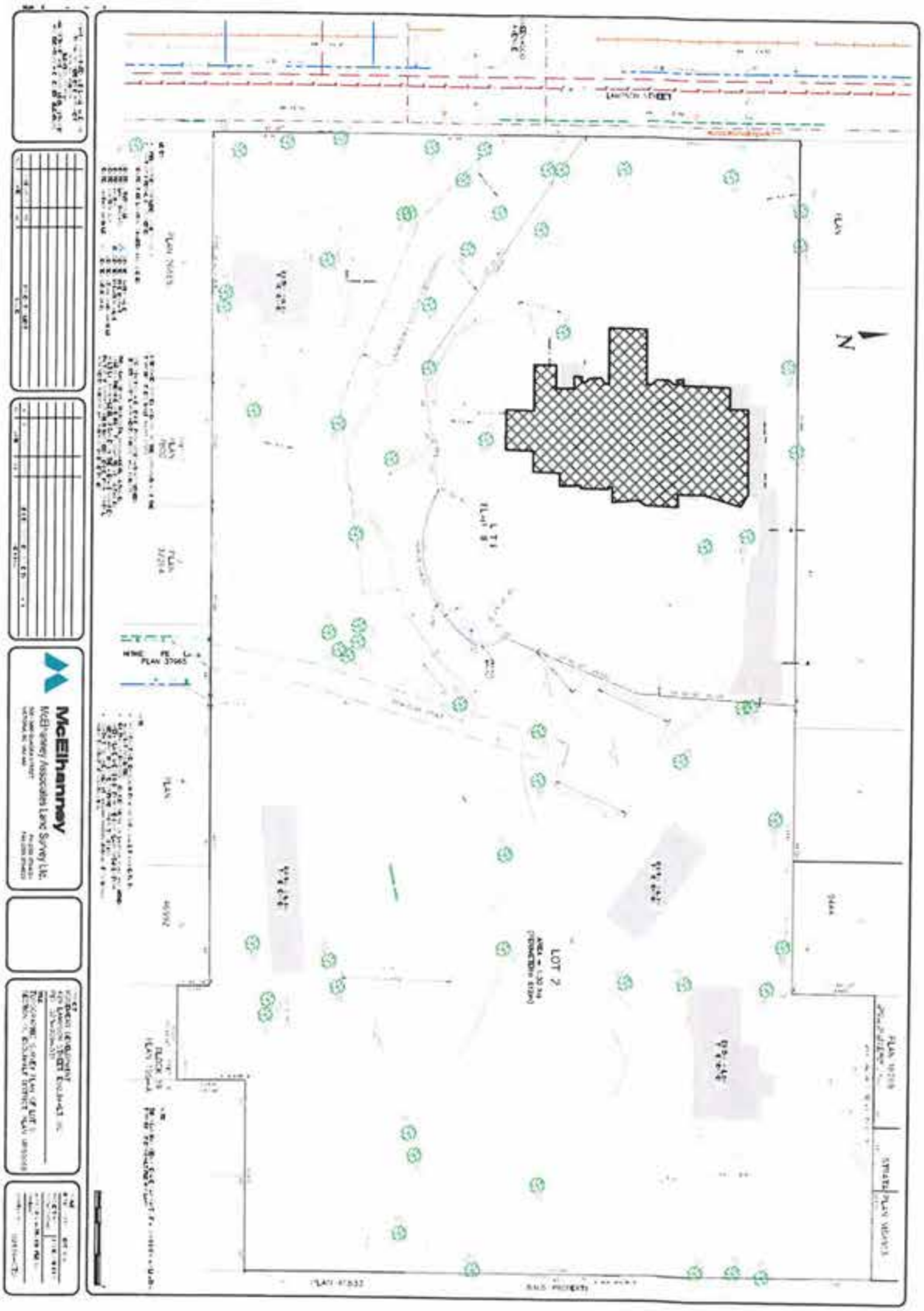
READ a third time and passed by the Municipal Council on 4th day of November, 2013.

ADOPTED by the Municipal Council on 4th day of November, 2013.

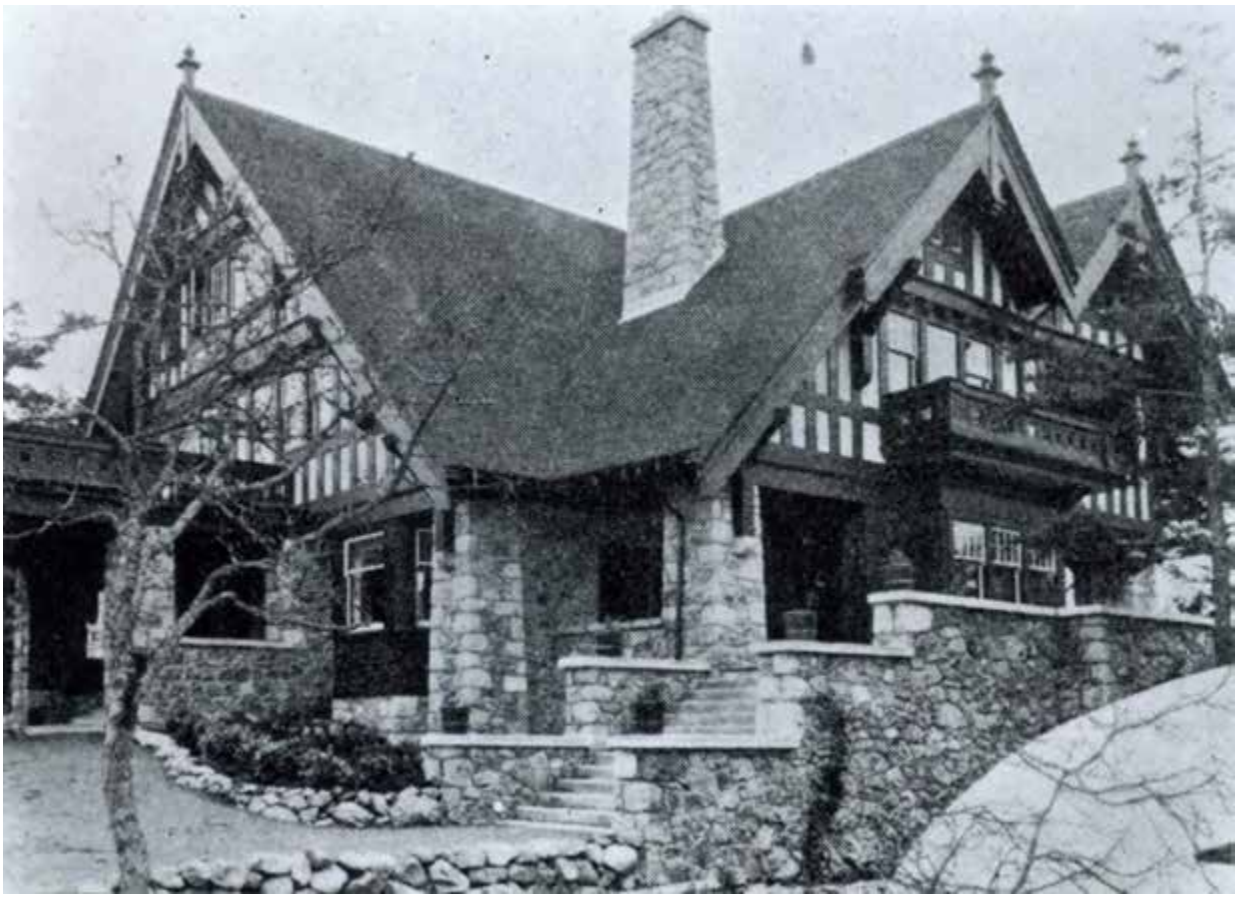
BARBARA DESJARDINS
MAYOR

ANJA NURVO
CORPORATE OFFICER

SCHEDULE 'A' TO BYLAW 2807



SCHEDULE B OF BYLAW NO. 2807



Name of Historic Place: The English Inn
Historic Name: *Rosemead*
Location: 429 Lampson Street, Esquimalt
Date of Construction: 1909
Original Owner: Thomas Henry Slater and Elizabeth Slater
Architect: Samuel Maclure

Description of the Historic Place

The English Inn is a two and one-half storey, masonry estate house located at 429 Lampson Street in the Saxe Point neighbourhood of Esquimalt, near the Strait of Juan de Fuca. Tudor Revival in style, the house is situated on a large rocky outcropping with a mature forested landscape, and features a high gabled roof, extensive stonework and half-timbered gable ends.

Heritage Value of the Historic Place

The English Inn is significant for its representation of British-inspired architecture and the development of early estate holdings in Esquimalt. This large manor house demonstrates the social, cultural, and aesthetic values of local wealthy businessmen and women of the early twentieth century – values such as appreciation of architectural elegance and grand interior spaces, leisure and recreation, formal landscaped gardens and scenic views. Located near naval and shipbuilding installations, the Saxe Point neighbourhood was an appealing residential location for Esquimalt's early gentry. These estate properties have since been subdivided for development, and the English Inn is the last surviving early

manor house in the area. Originally known as *Rosemead*, it was built in 1909 for the Slater family. Yorkshire-born Thomas Henry Slater (1866-1934), a successful broker, realtor and developer, arrived from Ontario following his marriage to Elizabeth Maud Robinson on March 26, 1895. The Slaters only resided here until 1917, and subsequently rented the house to various notable residents including Sir James Lougheed, one of Canada's well-known early politicians. The Slaters sold the property in 1933 to Dr. Thomas Arthur Rickard and his wife, Marguerite, who remained in the house until 1946, and this progression of elite owners and residents roots the estate firmly in the early social development of Esquimalt. After the end of World War Two, Sam Lane, Retired Squadron Leader of the Royal Canadian Air Force, and his wife, Rosina, began the conversion of the manor into a guesthouse. The Lanes constructed additional buildings on the property and operated the estate for many years as "The Olde England Inn," a noted tourist attraction that promoted British historical connections.

The English Inn is also valued for its Tudor Revival architecture, designed by celebrated local architect Samuel Maclure (1860-1929), who was responsible for many significant buildings throughout the Capital Regional District and the Lower Mainland of British Columbia. Maclure, known especially for his British Arts and Crafts residential designs, had recently completed the opulent *Hatley Park* in Colwood before beginning work on Slater's new home in Esquimalt; both demonstrate Maclure's penchant for stone cladding and traditional British architecture. This house for the Slaters displayed good, modern taste as well as an affinity for all things British, and high-quality craftsmanship is evident both inside and out in the finishes and materials. The use of the Tudor Revival style, with its direct British antecedents, was also a patriotic demonstration of loyalty to the Mother Country. In addition to its lavish design details, the height of the house, its relative seclusion and its deep setback from the street enhance its grandeur. The English Inn remains the only extant Maclure-designed building in Esquimalt and is a testament to the work of one of British Columbia's most accomplished native architects.

Character-Defining Elements

The key elements that define the heritage character of The English Inn include its:

- location on a large rocky outcrop in the Saxe Point neighbourhood of Esquimalt;
- generous setback from the street, set amongst native landscaping and mature trees;
- residential form, scale and massing as expressed by its two and one-half storey height with full basement, and broad overhanging gabled roof;
- Tudor Revival style design features of the original Maclure design, including: massive rubblestone foundations growing out of the native rock; cedar shingles and tuck-pointed stone cladding on the ground floor; half-timbering on the upper floors; south-facing parallel gables; ground floor projecting bays and indented porches; large eave brackets; bracketed dropped finials at the gable ends; a *porte cochère* with square, tapered, stone columns and wooden brackets; tall stone chimneys; and a south-facing second floor balcony;
- Original wooden sash windows, including a variety of multi-paned double-hung and casement assemblies, some with stained and leaded glass panels.

RESEARCH SUMMARY

CIVIC ADDRESS: 429 Lampson Street, Esquimalt
LEGAL ADDRESS: Lot B, Section 11, Esquimalt District Plan VIP60066
ORIGINAL OWNERS: Thomas Henry Slater and Elizabeth Slater
ORIGINAL NAME: Rosemead
CONSTRUCTION DATE: 1909
ARCHITECT: Samuel Maclure

SAMUEL MACLURE ARCHITECTURAL DRAWINGS AT UNIVERSITY OF VICTORIA ARCHIVES:

- Location: Segger Fonds, UVA Accession 89-41, box 1, file 4
- Drawing numbers: AP1612-AP1614 (3 blueprint drawings: plans and elevations)
- Client: T.H. Slater
- Title: House for T.H. Slater Esq., Lampson St., Esquimalt, B.C.
- Address: “Rosemead” (The English Inn), 429 Lampson Street, Esquimalt
- Date: July 1909
- Description: Two-storey house with basement and attic (no plans of the latter are present). The ground floor comprises a vestibule, hall, drawing room, sitting room, den, dining room, kitchen, pantry and larder. A porte cochère and porch join the house on this level at the vestibule. A large verandah wraps around the west, south and east sides of the house. The second floor consists of the upper hall, four bedrooms, dressing room, box room, two bathrooms and a balcony. Porches and verandahs are faced in stone, and the rest of the first floor is finished in shingles. Second-floor gable ends and one of the attic gable ends have a half timbering treatment. The other attic gable end is finished in shingles. Plans specify the liberal use of leaded glass windows.

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.

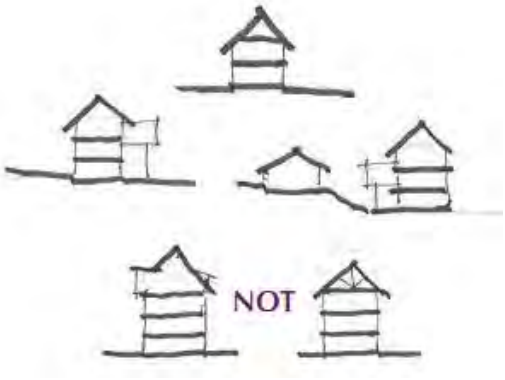
- Use natural storm water management techniques and measures to ensure that all storm water is managed on the site with no net increase off site. It is a fundamental municipal requirement that all storm water runoff be managed on site. This will substantially improve the existing condition.
- Use of 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

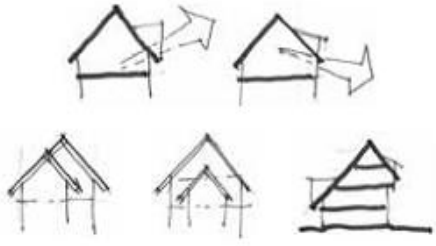
- Break down building volumes into domestic sized increments.
- Incorporate pitch roof language with dormers sympathetic to the heritage Maclure manor, reducing apparent building height and volume.
- Consider relaxation of building setbacks where it can be shown that it is advantageous to building design 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.

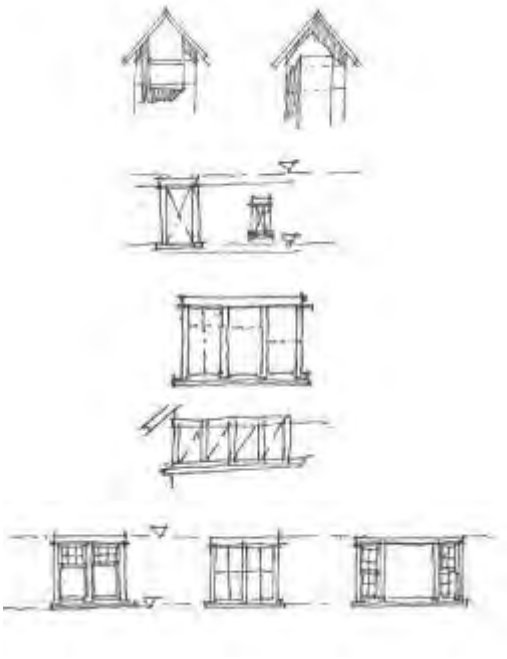
- Employ a language of roof pitch typically to reflect that of the manor house; to be inhabited within, not simply sit on top of habitable space.
- Figuratively, pull the roof forms down around the occupied spaces.
- Utilize dormers – pitched or single slope – to provide light and views from habitable 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.

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Zoning Amendment Memo

Esquimalt's Historic 'Rosemeade' Property
429 Lampson Street

Prescribed FSR and Lot Area Zoning Amendments (Site A)

Prescribed FSR and Lot Area Zoning Amendments (Site B)

- **Preamble**

The Historically significant English Inn, designed by Samuel McClure, is located on Site A of the Rosemeade Property. It operates as an Inn and Wedding venue. This site and its commercial use is an important economic generator in Esquimalt. In order to improve the economic functionality and viability of the Inn and the Wedding venue, it is important to add ancillary uses and to improve the existing facilities. All of which require more building area than what is allowed under the current Zoning Bylaw [Esquimalt Zoning Bylaw 1992; Bylaw No. 2050: 67.71].
The proposed Minor Zoning Amendment asks for an increased share of the Total Lot Area in favour of the Inn's site [Site A] and an increase in the FSR for Site A to create the opportunity for improving the facilities, in order to help sustain the Inn's economic health, which actively contributes to its Historic preservation, as this is what makes the Inn desirable for its uses.
Consequently, the Amendment will result in a decrease in both Total Lot Area and FSR for Site B.
The proposed decrease in Site B FSR results in a considerable decrease in Total Allowable Density [FSR] for both Sites combined. It has always been a driving development goal to not overshadow the Inn, but to provide a complementary multiunit residential development in form, character, functionality, and tree preservation. As such the current allowed FSR of 1.6 was unrealizable given these concerns.

The proposed Minor Zoning Amendment seeks to resolve two issues for the future subdivision of the site:

1) A change to the Lot area distribution resulting in a greater area for Site A, on which the Heritage Designated Inn is located.
2) A redistribution of density between the two Sites; increasing Site A's density but decreasing Lot B's such that resulting total density is lower than the FSR currently permitted.

Site Areas currently defined in Bylaw:	Proposed Site Areas
Site A = 0.458 ha	Site A = 0.4963 ha
Site B = 1.31 ha	Site B = 1.2690 ha

Amendments to FSR distribution and FSR Total:

	Current Maximum Permitted FSR Per Bylaw CD-84	Proposed Maximum FSR for Minor Zoning Amendment
Lot A	0.4	0.47
Lot B	1.6	1.38
<u>Resulting in:</u>		
Total (weighted)	1.29	1.12

The proposed decrease in Total (weighted) FSR results in a Total FSR Building area reduction across both Lots of 2895 sm (31,161 sf).

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Project Design Rationale

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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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- **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).

- **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

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.

Arborist Report

DUNSTER & ASSOCIATES
Environmental Consultants Ltd.

Inventory and Assessment of the Trees at the English Inn Site Esquimalt, British Columbia.

Dr. Julian A. Dunster, R.P.F., R.P.P., ISA Certified Arborist
ASCA Registered Consulting Arborist # 378
ISA Tree Risk Assessment Qualified
BC Wildlife Danger Tree Assessor
Honourary Life Member ISA + PNWISA

June 25, 2016

4621 Cliffwood Place, Victoria, B.C. Canada. V8Y 1B6

A Preliminary Inventory and Assessment of the Trees at the English Inn Site Esquimalt, British Columbia.

Background

This report documents current tree conditions on the English Inn site. The inventory data has been collected and revised over a number of years and is current to June 2016. The report forms part of the package of submissions designed for the Development Permit application. The data presented include the tree inventory, the currently proposed development footprint, and implications for the trees. Some of these implications may change as other factors in the proposal are modified. Figure 1 shows the overall site.

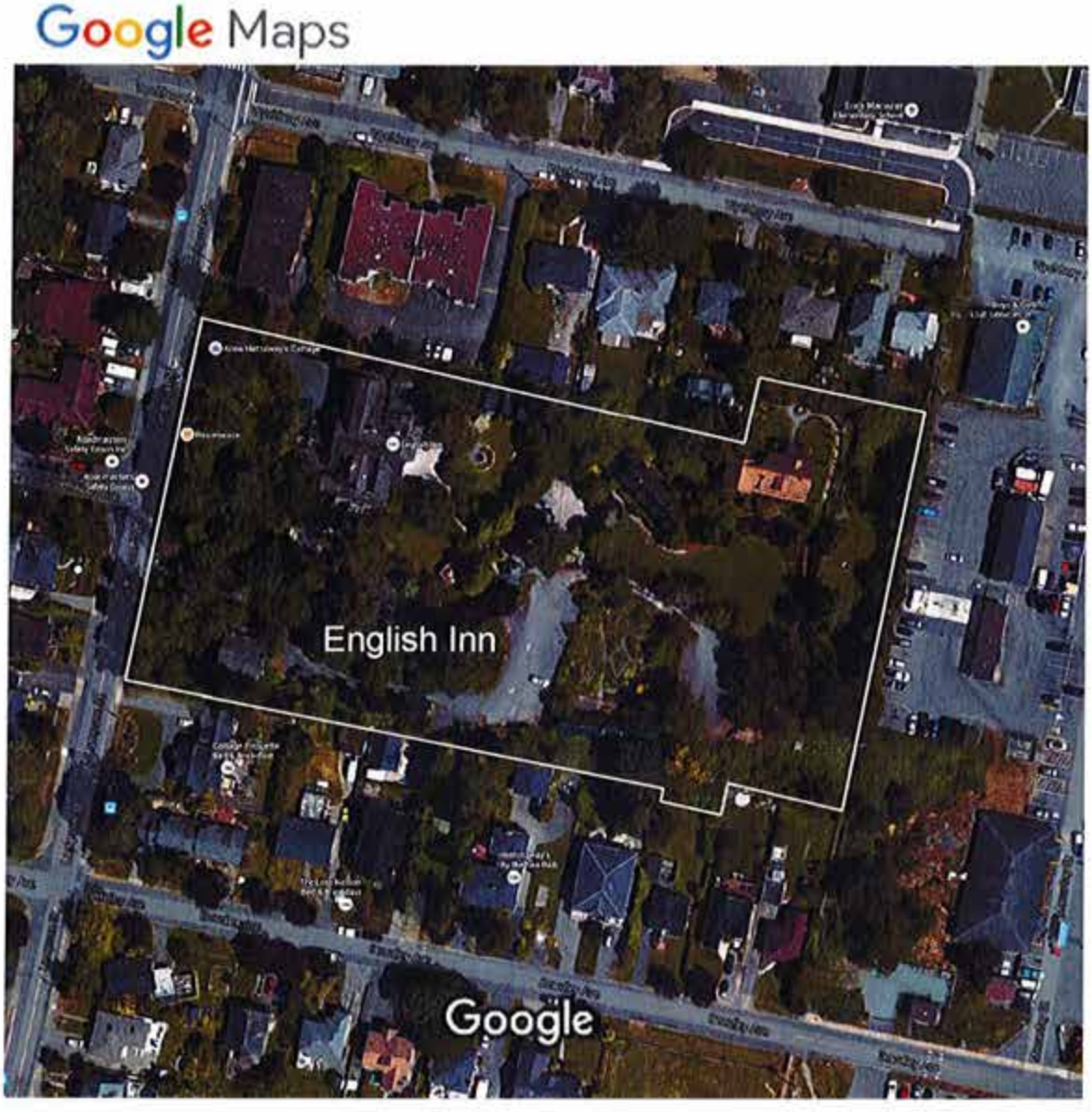


Figure 1. Aerial view of site.

For the purposes of the inventory the Township of Esquimalt bylaw definition of a Protected Tree has been used to define which trees are or are not considered in the tree count calculations noted later on.

"Protected Tree" means any woody perennial plant with one or more substantially erect main trunks or stems, including its root system, that is:

(i) any native tree including Douglas Fir, Grand Fir and Western Red Cedar that has reached a height of a least 4 m above the natural grade;
(ii) any native tree including Arbutus, Big Leaf Maple, Garry Oak, Pacific Dogwood and Pacific Yew that has a DBH of at least 4 cm at 1.4 m above the ground;
(iii) a Wildlife Tree;
(iv) a tree with evidence of nesting or use by raptors, osprey or heron colony (as described in the *Wildlife Act*),
(v) a Replacement Tree,
(vi) a Significant Tree;
(vii) any tree shown as to be retained on a Tree Protection Plan; or
(viii) any tree regardless of species having a DBH of 30 centimetres or more.

Conditions on Site

Table 1 shows the current inventory.

Dunster & Assoc. Green tag #	Bylaw sized tree	Species	Trunk diameter (cm)	Condition	Transplantable Y or N	Comment
864		Red oak	23	Good	Y	
866		Red oak	21	Good	Y	
867		Laburnum	25	Good	Y	1
868		Laburnum	14	Good	Y	
869		Laburnum	12	Good	Y	
870		Laburnum	20	Good	Y	
871		Laburnum	22	Good	Y	
872		Laburnum	20	Good	Y	
873		Laburnum	20	Good	Y	
874		Laburnum	17	Good	Y	
875		Laburnum	22	Good	Y	
876		Laburnum	15	Good	Y	
878		Red maple	28	Good	Y	
879		Red Maple	28	Good	Y	
880		Red maple	27	Good	Y	3 stems
888		Brewer's Spruce	12	Good	Y	
894		Mountain ash	10-15	Fair	Y	4 stems, young trees
897		Japanese maple	25	Good	Y	
898		Brewer's Spruce	10	Good	Y	
899		Maple	20	Good	Y	
1933	✔	Bigleaf maple	66+66	Poor	N	In decline
1934	✔	Lawson cypress	65	Fair	N	
1935	✔	Lawson cypress	60	Fair	N	
1936	✔	Garry oak	61	Good	N	
1937	✔	Purpleleaf plum	30+35	Good	N	

Dunster & Assoc. Green tag #	Bylaw sized tree	Species	Trunk diameter (cm)	Condition	Transplantable Y or N	Comment
1938	✔	Garry oak	66	Good	N	
1940	✔	Garry oak	90	Good	N	
1941	✔	Garry oak	100	Good	N	
1942	✔	Western redcedar	60+45	Good	Y	2 stems joined at base
1944	✔	Douglas-fir	60	Good	N	
1945	✔	Douglas-fir	50	Good	N	
1946	✔	Douglas-fir	35	Fair	N	
1947	✔	Lawson cypress	55	Fair	N	
1948	✔	Douglas-fir	45	Poor	N	Topped, in decline
1949	✔	Douglas-fir	92	Fair	N	
1950	✔	Bigleaf maple	70	Fair	Y	
1951	✔	Douglas-fir	64	Fair	N	
1952	✔	Douglas-fir	68	Fair	N	
1953	✔	Douglas-fir	58	Fair	N	
1954	✔	Willow	55	Fair	N	
1955	✔	Garry Oak	100	Fair	N	
1956	✔	Douglas-fir	71	Fair	N	
1957	✔	Douglas-fir	88	Fair	N	
1958	✔	Douglas-fir	75	Fair	N	
1959	✔	Douglas-fir	75	Fair	N	
1961	✔	Bigleaf maple	55	Good	N	
1962	✔	Douglas-fir	40	Good	N	
1963	✔	Douglas-fir	96	Fair	N	in decline
1964	✔	Douglas-fir	122	Fair -Poor	N	Declining crown
1965	✔	Garry oak	65	Good	N	
1966	✔	Douglas-fir	85	Fair	N	
1967	✔	Bigleaf maple	58	DEAD	N	Died spring 2016
1968	✔	Douglas-fir	88	Fair	N	
1969	✔	Douglas-fir	94	Fair	N	
1972	✔	Silver fir	60	Fair	N	
1973	✔	Douglas-fir	120	Fair	N	
1974	✔	Douglas-fir	116	Fair	N	
1975	✔	Douglas-fir	85	Fair	N	
1976	✔	Douglas-fir	80	Fair	N	
1977	✔	Bigleaf maple	121	Good	N	
1978	✔	Garry Oak	89	Good	N	
1981	✔	Western redcedar	60 + 55	Good	N	
1982	✔	Garry Oak	53	Good	N	
1984	✔	Douglas-fir	90	Fair	N	Crown dieback

Dunster & Assoc. Green tag #	Bylaw sized tree	Species	Trunk diameter (cm)	Condition	Transplantable Y or N	Comment
1985	✔	Douglas-fir	90	Fair	N	
1989	✔	Douglas-fir	110	Good	N	
1990	✔	Garry Oak	90	Good	N	
2100	✔	Douglas-fir				Almost DEAD stump
2106		Hawthorn	15-20	Good	N	multiple stems
2110		Apple	20	Fair	N	
2113		Cheery	26	Fair	N	
2114		Apple	25/24	Fair	N	
2115		Hawthorn	15-20	Fair	N	Multiple stems
2116		Cherry	52	Fair	N	OFFSITE
2119	✔	Garry oak	20/30/17/ 18/17/21/ 12	Good	N	7 stems
2120	✔	Garry oak	19/20/21/ 22	Good	N	4 stems
2121		Weeping Atlantic Cedar	20	Good	Y	
2122		Weeping Atlantic Cedar	20	Good	Y	
2123		Hawthorn	10-15	Fair	N	Multiple stems
2126		Walnut	20-25	Fair	N	
2127		Apple	25	Fair	N	
2128		Apple	20	Fair	N	
2129		Apple	25	Fair	N	
2191		Holly	29/35	Good	Y	
2192		Brewer's Spruce	20	Good	Y	
2194	✔	Douglas-fir	59	Good	Y	
2195		Brewer's Spruce	25	Good	Y	
2196	✔	Garry oak	50	Good	N	
2197		Western redcedar	20	Good	N	
2198		White pine	10	Good	Y	
2249		Tulip poplar	17	Good	Y	
2250		Hornbeam	22	Good	Y	5 stems
2251		Hornbeam	23	Good		
2252		Hornbeam	15	Good		
2253		Hornbeam	21	Good		
2254		Hornbeam	18	Good		
2255		Norway spruce	15	Good	Y	
2256	✔	Cedar of Lebanon	32	Good	N	
2257		Tulip poplar	24	Good	Y	
2258	✔	Tulip poplar	15-30	Fair	N	5 stems
2259		Tulip poplar	22	Good	Y	
2261		Purpleleaf plum	15	Good	Y	

Dunster & Assoc. Green tag #	Bylaw sized tree	Species	Trunk diameter (cm)	Condition	Transplantable Y or N	Comment
2262	✔	Bigleaf maple	60	Poor	N	Extensive dieback
2267	✔	Garry oak	8	Good	N	
2358		Ornamental Cherry	24	Good	N	
2358	✔	Garry oak	32	Good	N	
2501		Douglas-fir	15	Good	Y	3 stems - young trees
2504		Red oak	15	Good	Y	
2505		Mountain Ash	12	Fair	Y	
2506		Mountain Ash	12	Fair	Y	
2507		Weeping spruce	10	Good	Y	
2509	✔	Tulip poplar	30	Good	N	
2510		Cedar of Lebanon	25	Good	N	
2511	✔	Bigleaf maple	44	Fair	N	
2512	✔	Bigleaf maple	41	Fair	N	
2514		Ornamental Cherry	18	Good	Y	
2517		Ornamental cherry	17	Fair	Y	
2518	✔	Tulip Poplar	32	Good	N	
2519		Ornamental cherry	20	Fair	Y	
2520		Spruce	20	Fair	N	
2521	✔	Cedar of Lebanon	35	Good	N	
2522		Norway Spruce	22	Good	N	
2523		Katsura	24	Good	Y	
2524		Ornamental cherry	10 -15	Good	Y	
2525	✔	Garry oak	20 + 25	Good	N	
2529	✔	Garry oak	19	Good	N	
2530	✔	Garry oak	15	Good	N	
2531	✔	Garry oak	12	Good	N	
2532	✔	Garry oak	12	Good	N	
2533		Apple	23	Fair	N	
2533		Apple	21/12/12	Fair	N	
2534		Purpleleaf plum	20	Fair	N	
2535		Purpleleaf plum	20	Fair	N	
2536		Purpleleaf plum	20	Fair	N	
2537		Purpleleaf plum	20	Fair	N	
2538		Purpleleaf plum	20	Fair	N	5 stems all similar
2540		Cherry	20	Poor	N	Dying. Multiple stems
2542	✔	Garry oak	24	Poor	N	
2543		Japanese Maple	8	Good	Y	
2547	✔	Willow	20 - 28	Good	N	Multiple stems
2549	✔	Garry oak	43	Good	N	
2550	✔	Garry oak	36	Good	N	
2551	✔	Douglas-fir	48	Fair	N	

Dunster & Assoc. Green tag #	Bylaw sized tree	Species	Trunk diameter (cm)	Condition	Transplantable Y or N	Comment
2552		Yew	15	Fair	N	Suppressed tree
2554	✔	Douglas-fir	90 + 90	Fair	N	
2558		Silver fir	20	Fair	N	
2559		Hawthorn	20 + 30	Fair	N	Crown breaking up
2563	✔	Douglas-fir	80	Fair	N	
2565	✔	Bigleaf maple	30 + 35	Fair	N	
2566	✔	Douglas-fir	100	Fair	N	
2567		Silver fir	20	Fair	N	
2568	✔	Silver fir	30	Fair	N	
2569	✔	Douglas-fir	60	Good	N	
2570	✔	Silver fir	30	Poor	N	
2571		Birch	15	Good	Y	
2572		Birch	20	Good	Y	
2573		Norway maple	20	Good	N	Krimson King
2574		Norway maple	20	Good	N	
2575		Norway maple	20	Good	N	
HEDGE		Cypress		Good	N	Row of hedge trees North boundary
HEDGE		Yew		Good	N	Row of trees by garden

Discussion

The trees on site can be roughly divided as the older fir and oak trees around the hotel and nearby grounds at the west side, and the newer, younger trees in the rest of the site. Several of the larger older Douglas-fir trees are likely older than 100 years and might be classified as old growth. Several show classic signs of crown dieback. The silver firs on the west edge are dead or dying back, and the smaller stems are alive but not in ideal condition. There are several dead trees and one old stump serving as a wildlife tree. The Tree Plan has not attempted to document any shrubs or bushes. In general, the Garry oaks should be protected *in situ* wherever possible. Some of the smaller sized deciduous trees are in fair to good condition and many could be moved elsewhere on site.

Figure 2 shows the distribution of tree across the site, to show bylaw size trees, covenant trees, and other non bylaw trees. Figure 3 shows the approximate outline of the planned disturbances arising from the new development. In both figures the two green areas are palm trees. In an earlier stage of this development several trees were placed under a covenant. Some of these will be removed in the proposed development. They are noted in Figure 3.

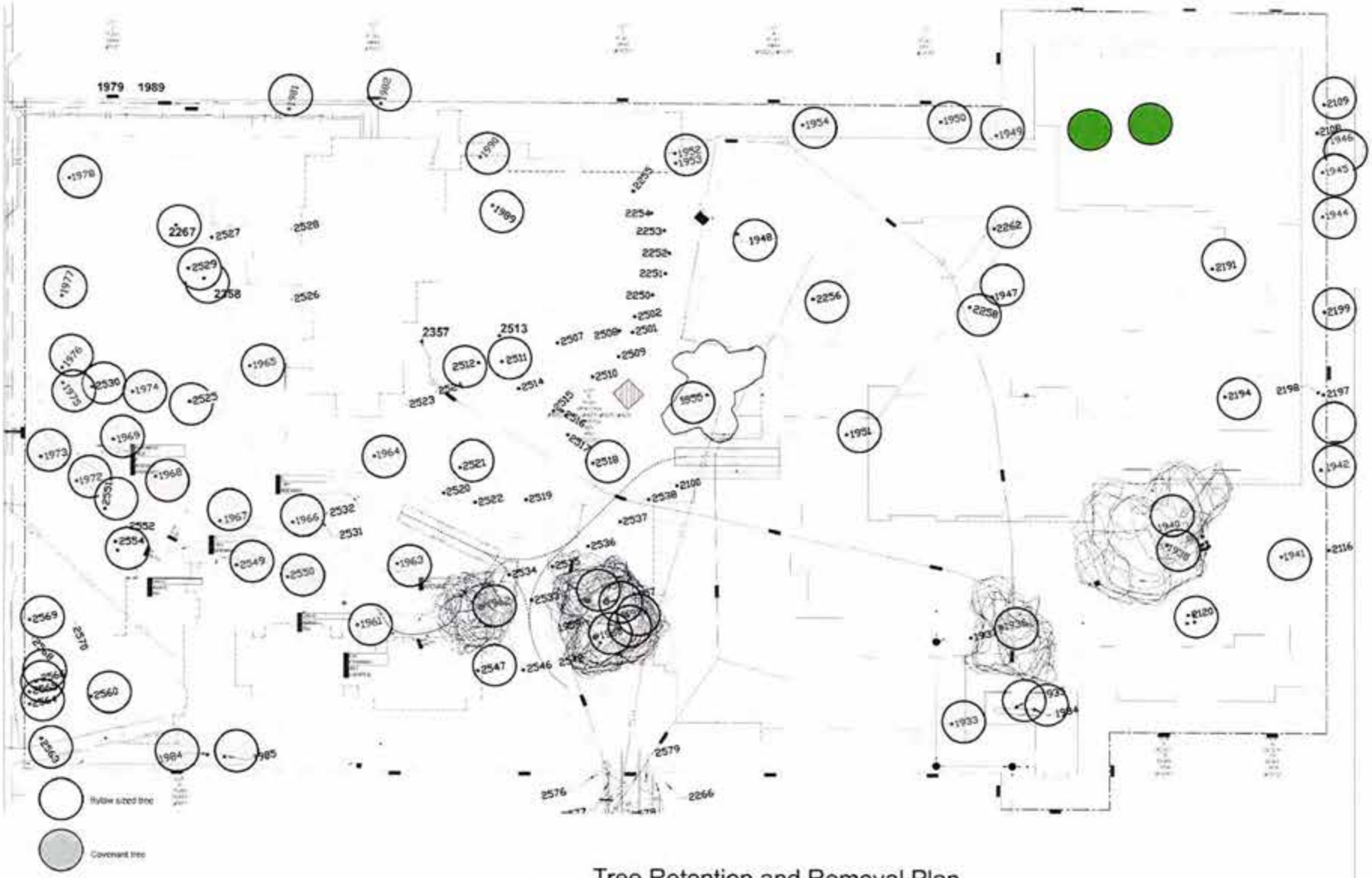


Figure 2. Location of Bylaw sized trees.

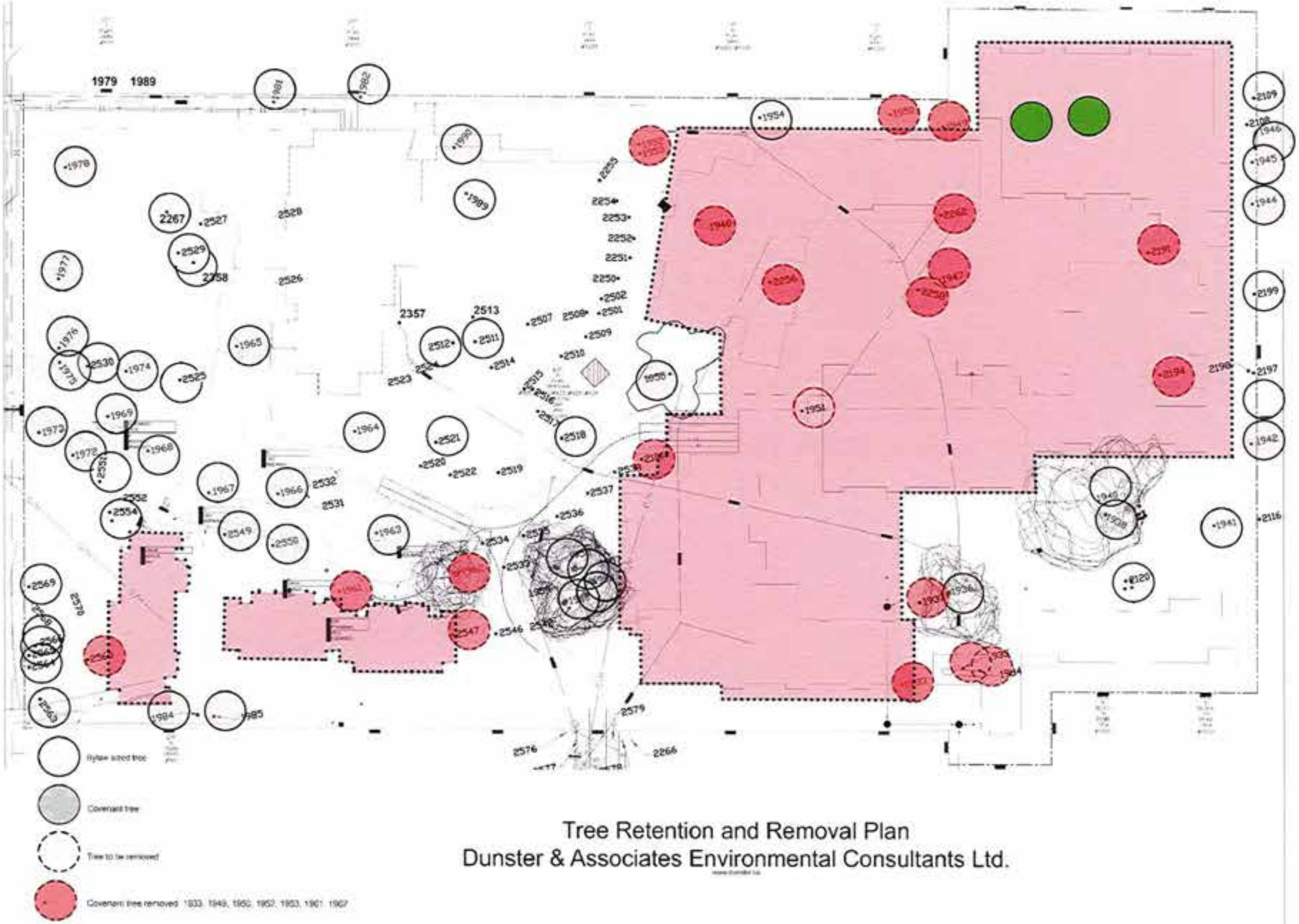


Figure 3. Proposed footprints (red), plus bylaw sized trees removed.

Based on the Esquimalt tree bylaw provisions there are a number of replacement trees required for each bylaw sized tree removed. Table 2 shows those calculations.

Table 2. Replacement tree calculations	
Tree #	Number of replacement trees required
1952	2
1953	2
1949	3
2144	1
2191	1
2194	3
2262	3
1947	2
2258	2
2256	1
878	1
1951	3
1935	3
1934	3
1933	3
1948	3
2560	1
	37

Based on the current design there would be 17 bylaw sized trees removed which would require replacement with 37 new trees.

Offsetting that requirement, there are many other trees on site that are not yet of bylaw size. The hope is that many of these will be transplanted and reused on site in the final landscape design. The final number that may be transplanted will depend on site conditions, feasibility of moving them, survival whilst stored in a nursery, and successful establishment once replanted. There area approximately 40 smaller trees being considered for transplanting. Discussions have taken place with Maple Leaf Tree Movers Ltd. based in Richmond, BC. about how the transplanting work can be accomplished. Preliminary work has started to create several small nursery areas on site where trees will be stored during development.

The final number of replacement trees required, will be offset by the number of transplanted trees. It may be that the final landscape plan adopted will accommodate many transplanted trees and the requirement for replacement trees will be exceeded. The final details of tree number calculations will be resolved once the footprints, and tree implications are locked down.

Conclusions

The inventory had documented trees on site with approximate locations. Dead and dying trees will not be suitable for retention. The Development Concept Plan for this site anticipates the main house being retained and the adjacent lands being developed at a higher density. In principle it will be feasible to retain some of the trees now on site. The exact details will depend upon many factors and these will need to be finalised once the development plans are agreed upon. The details provided in this report are expected to be very close to the final numbers.

Parking Layout Review

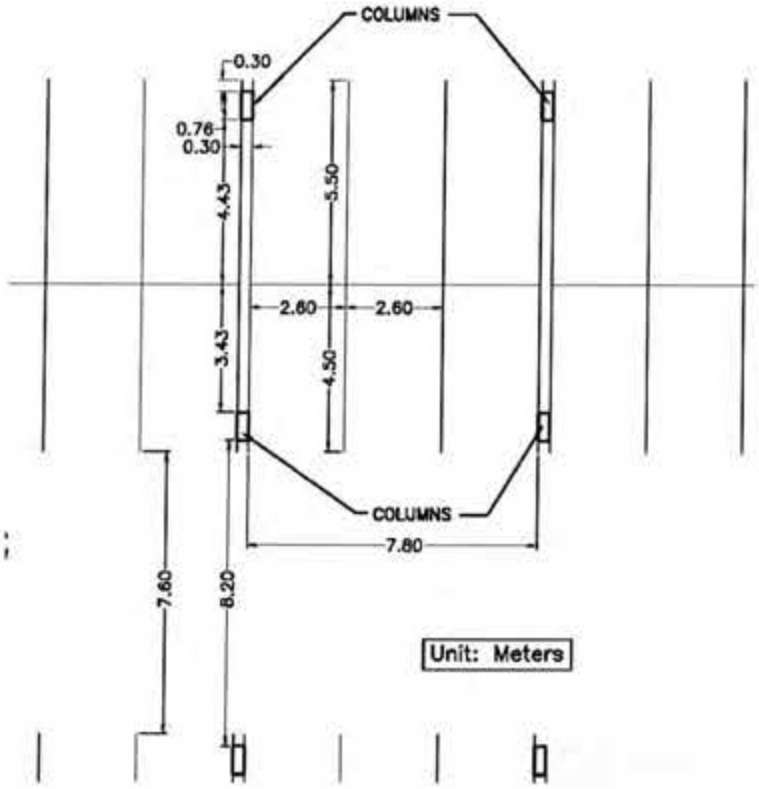


Figure 1: Proposed Parking Layout with Columns

Parking Stall Dimension Functional Review

A functional review of the proposed parking stall layout was conducted to assess the feasibility of the proposed layout and dimensions. This consisted of a review of vehicle placement and door-swing within the stall area, for both regular stalls and small stalls, considering both forward parking and reverse-in parking.

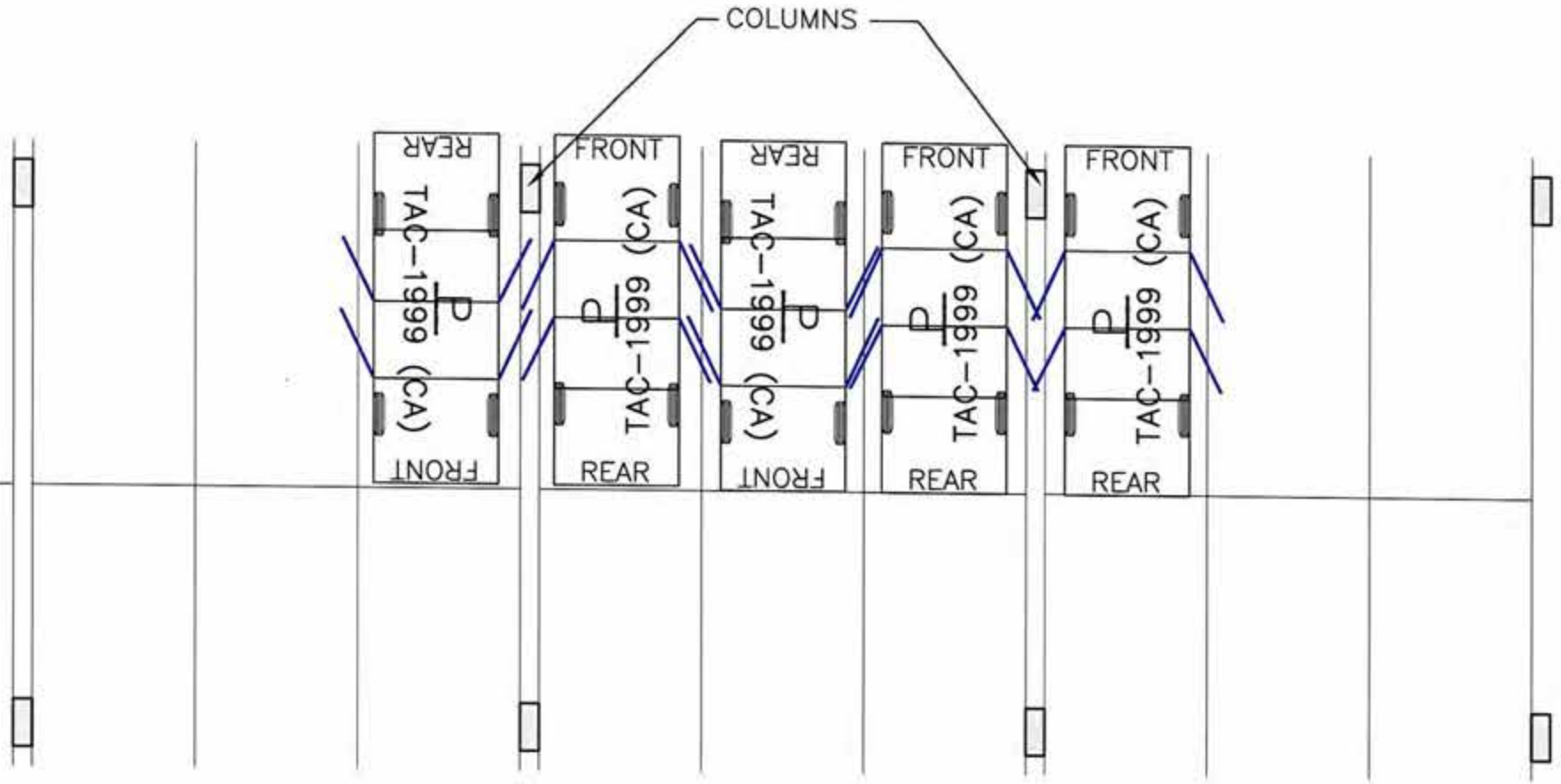
Design Vehicles

The review considered the following design vehicles:

- large passenger vehicle: TAC passenger vehicle[2], and
- small car: Honda Civic sedan (2012) for a small car.

Note that many small cars are likely to be smaller than the 2012 model-year Honda Civic, however this vehicle was selected for the review as a more conservative vehicle that is at the large end of the "small car" scale. See **Figure 2** for the design vehicle dimensions.

[2] Transportation Association of Canada, Geometric Design Guidelines for Canadian Roads



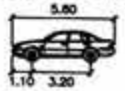
Boulevard Transportation

WATT Consulting Group
Since 1983

TITLE:
Regular Stalls with Large Cars
Proposed Parking Layout Review
The English Inn Development

DESIGNED:	DRAWN: mjo	SCALE: 1:100	
DATE: MAR 1–2016	DRAWING NO: 1919_FIG 3	REV.	

Design Vehicle:



P	meters
Width	: 2.00
Track	: 2.00
Lock to Lock Time	: 6.0
Steering Angle	: 36.2

PROJECT: V:\Project Files\1919 - English Inn Traffic & Parking\drawing\Parking Layout Review_Metric_Mar 1-2016.dwg
PLOT DATE: 3/1/2016 12:41 PM PLOTTED BY: Myonghoon Oh

there are some that identify 2.6m wide as a minimum. Specifically, the City of Vancouver identifies the minimum width for small car stalls of 2.6m where one side abuts a structure or fence[3]. There is therefore a precedent for 2.6m wide stalls against columns in other jurisdictions.

Conclusion

The proposed parking layout proposes stall dimensions meet Esquimalt's bylaw specifications with the exception of those stalls abutting columns, where it is proposed to not include the typically-required 0.3m extra buffer width. The functional review found that the column placement will not adversely impede vehicle operations in terms of manoeuvrability or door-swing, for regular cars in regular car stalls, or for small cars in small car stalls. There is also a precedent in the City of Vancouver for 2.6m wide stalls abutting structures for small cars.

Recommendation

It is recommended that the proposed parking stall dimensions, column dimensions, and column placement be used as proposed.

Please do not hesitate to contact me if you have any questions.

Sincerely,
Boulevard Transportation
... a division of Watt Consulting Group
Per,

Mitchell Jacobson, M.Sc., PEng
Transportation Engineer

D 250.388.9877 ext 427
E mjacobson@blvdgroup.ca

[3] http://vancouver.ca/your-government/parking-bylaw.aspx, Section 4, Clause 4.8.2

CONCLUSION

The proposed manoeuvring and drive aisle geometry of 6.1m hard surface and 0.9m clear zone for the proposed townhomes on the south edge of the English Inn site will accommodate the requisite design vehicle. Specifically a one-point reverse turn manoeuvre can be accommodated with the design for a vehicle exiting a townhome. While the hard surface width is less than Esquimalt's bylaw requirement, the combined width (with the clear zone) actually exceeds the required width (7.0m proposed vs. 6.75m required).

The clear zone will need to be free from all physical obstructions and all vegetation with the exception of very low plantings (e.g. grass).

Sincerely,
Watt Consulting Group

Mitchell Jacobson, M.Sc., PEng
Transportation Engineer

Parking Study

CONTENTS

1.2 PROPOSED LAND USE

The proposal is for a comprehensive redevelopment that includes an expansion of the English Inn hotel, expansion of the existing banquet facility, a restaurant, 173 condominium units (15 are timeshare units) and 7 townhouses. See **Table 1**.

TABLE 1. **PROPOSED LAND USES**[1]

Land Use		Quantity
Multi-Family Residential (Condominium)	One-Bedroom	46 units
	Two-Bedroom	93 units
	Three-Bedroom	19 units
Townhouse		7 units
Timeshare		15 units
Hotel		28 rooms
Pub/Restaurant + Winebar		100-110 seats[2]
Banquet/Wedding		130 seats

1.2.1 Proposed Parking Supply

The proposal includes a total of 307 parking spaces. See **Table 2**. 129 spaces are intended for visitors of the site (residential visitors, hotel guests, restaurant customer, etc.); and 164 parking spaces are intended for residents, in a secure controlled access parkade. Parking for each townhouse will be provided in a two-car garage; a total of 14 parking spaces.

There is also 158 Class I bike parking spaces; 1.0 per residential unit.

TABLE 2. **PROPOSED PARKING SUPPLY**

Land Use		Parking Supply
Parkade	Secure Residential	164
	Unsecure Visitor	129
Townhouses		14
	Total Parking Supply	**307**

[1] Confirmed April 5, 2016 by phone
[2] Pub/restaurant seating figures were provided by the development team. Seating capacity is assumed to be 100 seats for the purposes of this study.

3.0 EXPECTED PARKING DEMAND

Expected parking demand is considered in the following section based on vehicle ownership from comparable sites, observations, research, and results from previous studies.

3.1 RESIDENTIAL

There are 158 condominium units and seven townhouse units proposed on site. There is an additional 15 condominium timeshared units and are best representative of hotel land uses; see Section 3.2. As indicated in Table 1, the remainder of the condominium units consist of 46 one-bedroom units, 93 two-bedroom units and 19 three-bedroom units. All units will be by strata ownership (i.e., not purpose-built rental).

3.1.1 Existing Site

The existing site has a total of 18 units that are available to rent on a month-to-month basis; 17 units are currently occupied. Current tenants own a total of 18 vehicles[3], a parking demand rate of 1.06 vehicles per unit. As units are rented on a month-to-month basis, parking demand varies but is generally between 1.0 vehicle per unit[4] to 1.06 vehicles per unit. Rental units are known to experience approximately 35% lower parking demand as compared to strata ownership[5], suggesting a rate of approximately 1.35[6] vehicles per unit among proposed condominium (strata ownership) units.

3.1.2 One-Bedroom + Two-Bedroom Units

Vehicle ownership rates were established for a recent study in the Township based on ten representative sites. See **Table 4**. Sites reviewed are expected to have one- and two-bedroom units. Results suggest average vehicle ownership of 0.96 vehicles per unit.

[3] Based on conversations with hotel General Manager on March 29, 2016

[4] Based on conservations with hotel General Manager - Parking demand on January 11, 2016 (13 units with 13 vehicles).

[5] Metro Vancouver, *Metro Vancouver Apartment Parking Study*, September 2012, Page 44, Table 21; available online at: http://public.metrovancouver.org/planning/development/strategy/RGSDocs/Apartment_Parking_Study_TechnicalReport.pdf

City of Toronto, *Parking Standards Review – Phase Two Apartment Building / Multi-Unit Blocks Developments Component, New Zoning By-Law Project*, February 2007, Page 16, Figure 3.1; available online at: www1.toronto.ca/city_of_toronto/city_planning/zoning__environment/files/pdf/cansult_final_apart_stds.pdf

[6] Using parking demand rate based on March 29, 2016

3.1.4 Townhouses

A survey of parking demand at townhouses was conducted for a previous parking study in Colwood in 2014. Results suggest a parking demand rate of 2.0 vehicles per unit.

Townhouses units have been shown to exhibit similar vehicle ownership and parking demand characteristics as modest single-family homes. Single-family residential parking demand was observed in a similar suburban / rural neighbourhood in the Town of Sidney in 2013. Observations included vehicles parked in driveways, on-street and an assumed garage utilization. As the majority of the garage doors were closed, an estimate of parking demand was calculated based on garages being 50% occupied and 100% occupied. Parking demand was found to be 2.24 vehicles per unit if garages were assumed 100% occupied and 1.96 vehicles per unit if garages assumed 50% occupied.

As comparison, the ITE Parking Generation Manual indicates parking demand for single-family detached housing is 1.83 vehicles per unit.

A rate of 2.0 vehicles per unit is considered an appropriate representation of parking demand for townhouses.

3.1.5 Visitors

Vehicle ownership data considers resident parking demand, but does not account for visitors. A City of Toronto study[9] suggests locations outside of the downtown have a visitor parking demand of 0.15 vehicles per unit. Since the subject site is located farther from downtown, services and transportation options, it is expected there will be a visitor parking demand of 0.15 vehicles per unit.

3.2 HOTEL

The proposal included 28 hotel rooms located in the Inn and a new hotel wing. There are also 15 timeshare condominium units that will be managed by the hotel, and are expected to experience similar parking demand to the hotel.

3.2.1 Existing Site

A travel survey was administered by hotel staff during March 2016. Results found a parking demand rate of 1.0 vehicle per unit.

[9] City of Toronto, *Parking Standards Review – Phase Two Apartment Building / Multi-Unit Blocks Developments Component, New Zoning By-Law Project*, February 2007, Page 30, Table 4.1; available online at: www1.toronto.ca/city_of_toronto/city_planning/zoning__environment/files/pdf/cansult_final_apart_stds.pdf

three customers. The restaurant observed has similar transportation options to the subject site and is considered an appropriate representation of parking demand. Another customer travel survey was conducted at a pub in Saanich in August 2011. 72 patrons were surveyed and indicated a total parking demand of 28 vehicles, a rate of 0.39 vehicles per customer or approximately one vehicle per 2.5 customers. Results from these surveys suggest a parking demand of one vehicle per three seats for a restaurant at the subject site.

3.4 BANQUET/WEDDING

Other municipalities in the region were reviewed to identify those with a parking requirement specific to banquet uses. Of those reviewed, Langford has a "Banquet and Catering Facility" land use which has a parking requirement of one space per five seats, consistent with the parking requirement for Esquimalt.

The use of the banquet space at capacity will require that at least half the hotel rooms (i.e., 14 rooms) are also booked during the event, which factors in to the shared parking assessment (Section 4.2).

3.5 SUMMARY OF EXPECTED PARKING DEMAND

The total site parking demand is expected to be 327 vehicles. See **Table 6**. This is twenty spaces more than the proposed parking supply and 31 spaces more than the parking requirement.

TABLE 6. **SUMMARY OF EXPECTED PARKING DEMAND**

Land Use		Quantity	Expected Parking Demand Rate	Applied to Subject Site
Multi-Family Residential (Condominium)	One-Bedroom	46 units	1.0 vehicles per unit	46
	Two-Bedroom	93 units	1.25 vehicles per unit	116
	Three-Bedroom	19 units	1.75 vehicles per unit	33
Townhouses		7 units	2.0 vehicles per unit	14
Visitor (residential)		165 units	0.15 vehicles per unit	25
Timeshare		15 units	0.8 vehicles per unit	12
Hotel		28 rooms	0.8 vehicles per room	22
Restaurant		100 seats	1 vehicle per 3 seats	33
Banquet/Wedding		130 seats	1 vehicle per 5 seats	26
			Total Expected Parking Demand	**327**

4.2 SHARED PARKING

"Shared parking" refers to a scenario where two or more land uses in close proximity share a supply of parking spaces in order to reduce the overall parking supply for the site / area. The concept is successful where parking demand for different uses exhibit complementary demand patterns with peak demand experienced at different times of day. For example, an office building and multi-family residential are complementary land uses because office parking demand is typically highest during weekday working hours while residential demand is highest weekday evenings and weekends. Parking must be shared (i.e., unreserved) for the shared parking reductions to apply.

It is understood that resident parking will be accommodated in a secured underground parking area, removing this parking supply from the site's "shared" parking resource. All other parking supplies will be unreserved and available for sharing (i.e., hotel, visitors, restaurant, banquet/wedding).

4.2.1 Mixed Use Condition

The subject site contains distinct uses within close proximity. This creates a condition where individuals may park a vehicle on-site to access more than one land use. This is considered a "captive market" condition and should be reflected through reduced parking demand rates.

The following assumptions have been developed to identify quantitative parking reductions for anticipated captive market conditions:

1. Wedding/banquet demand is reduced by 40% to account for guests also staying at the hotel (and accounted for in Hotel parking demand) or residential visitors. At least 14 rooms must be reserved during a wedding, which this assumption addresses;
2. Restaurant parking demand is reduced by 20% to account for customer vehicles already accounted for in Hotel parking demand or residential visitor; and
3. Hotel and residential visitor parking demand will not have a reduction applied as their "sharing" is accounted for in the reductions above, and would essentially be "double counting" the reductions already applied.

Expected parking demand (from Section 3.0) has been adjusted to reflect the assumptions above. See **Table 7**. Shared parking is expected to reduce parking demand among the "shared" land uses by 17 vehicles, from 118 to 101 vehicles. This results in fewer overall parking spaces required to satisfy peak site parking demand - 327 spaces down to 310 spaces.

5.0 SUMMARY

The proposed development is for a mixed-use site with hotel, condominium, townhouse, banquet, and restaurant land uses. The proposed parking supply for the site is 307 spaces; 11 spaces more than the Township's parking requirement.

The expected peak parking demand was determined to be 327 vehicles based on vehicle ownership information, observations, research and results from previous studies. All on-site parking will be shared, excepting resident parking, providing opportunity to accommodate parking demand with 310 spaces (resident parking demand will be accommodated behind a gate, all other shared parking will be located in surface parking).

Further reductions in parking supply may be supported if TDM options are pursued.

5.1 RECOMMENDATION

The proposed parking supply is expected to adequately accommodate demand on site. Shared parking should be used amongst all land uses, except for residential.

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.

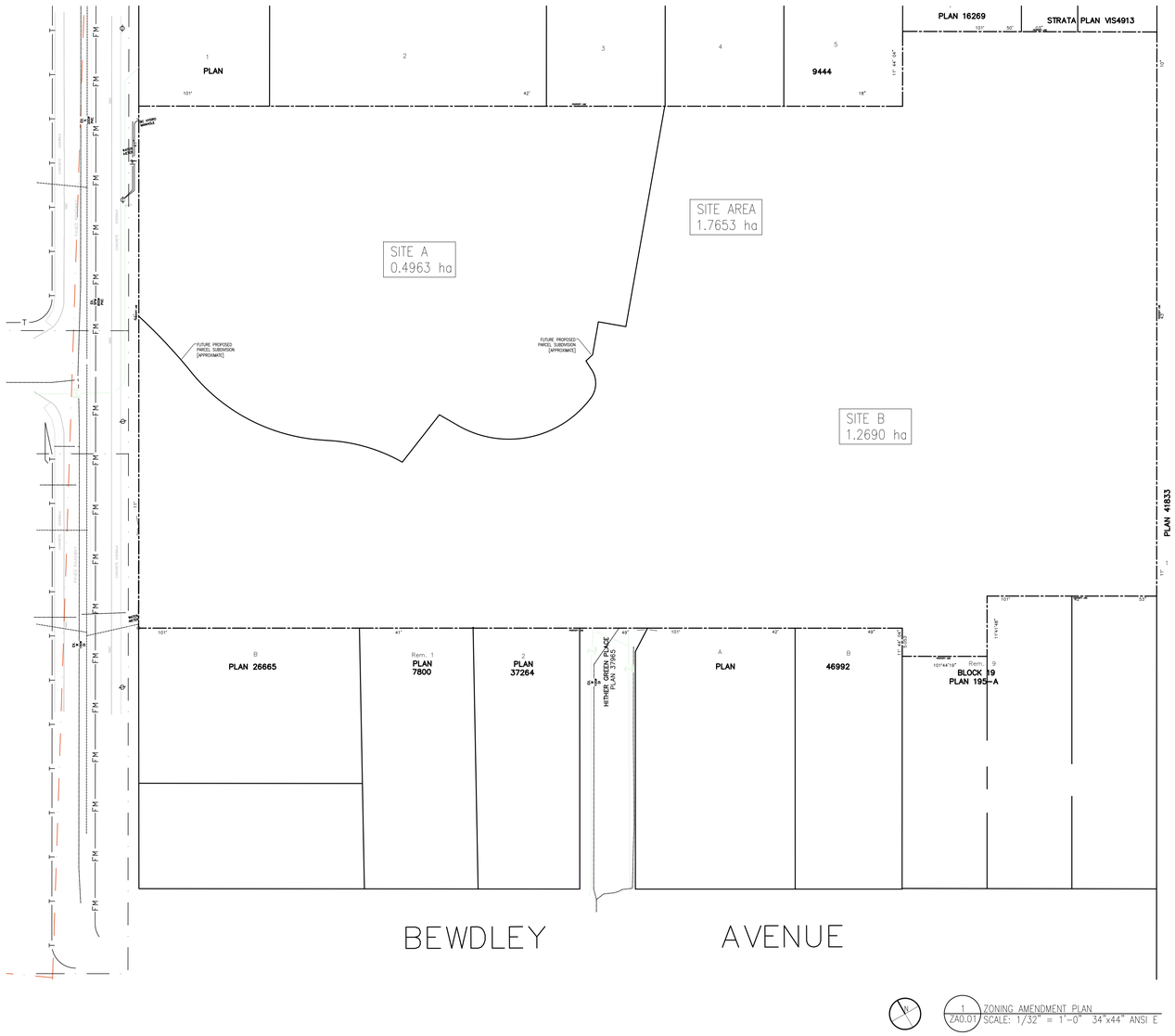
55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	(Yes)	No	N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	(Yes)	No	N/A
57	Is access 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.



1 ZA0.01 ZONING AMENDMENT PLAN
SCALE: 1/32" = 1'-0" 34"x44" ANSI E

MERRICK ARCHITECTURE

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Revision

No.	Description	Date

Issue	Issue Date
Issued for Zoning Amendment	August 08 2016
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Consultant

Project

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

Sheet Title
ZONING AMENDMENT SITE PLAN

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
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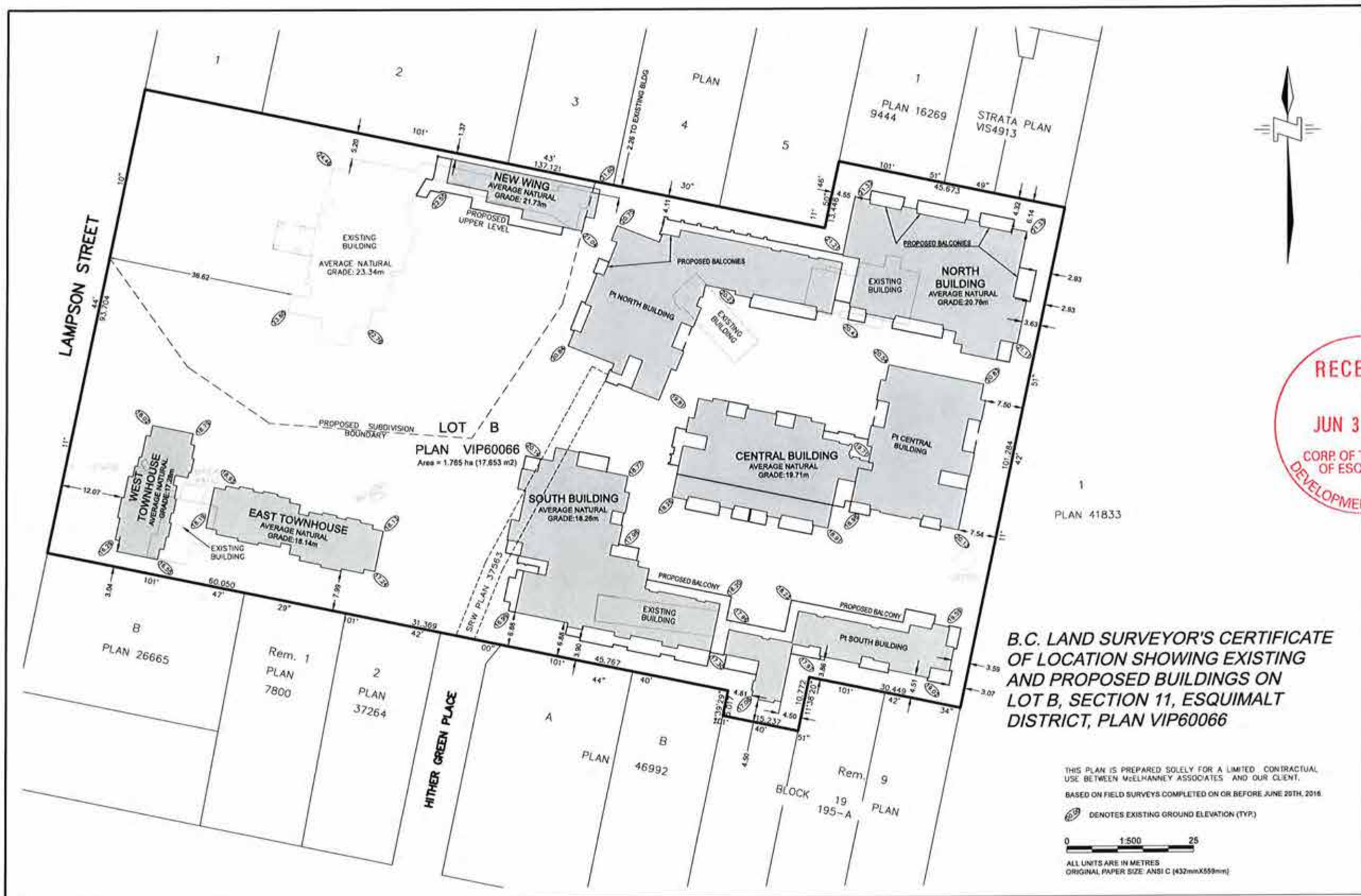


B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING EXISTING AND PROPOSED BUILDINGS ON LOT B, SECTION 11, ESQUIMALT DISTRICT, PLAN VIP60066

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

BASED ON FIELD SURVEYS COMPLETED ON OR BEFORE JUNE 20TH, 2016.

(60.0) DENOTES EXISTING GROUND ELEVATION (TYP.)

0 1:500 25

ALL UNITS ARE IN METRES
ORIGINAL PAPER SIZE: ANSI C (432mmX559mm)

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. DATED THIS 22th DAY OF JUNE, 2016.

GLEN A. QUARMBY, BCLS #710

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

BUILDING LOCATION CERTIFICATE SHOWING BUILDING EXTERIOR DIMENSIONS AND DIMENSIONS TO PROPERTY LINE

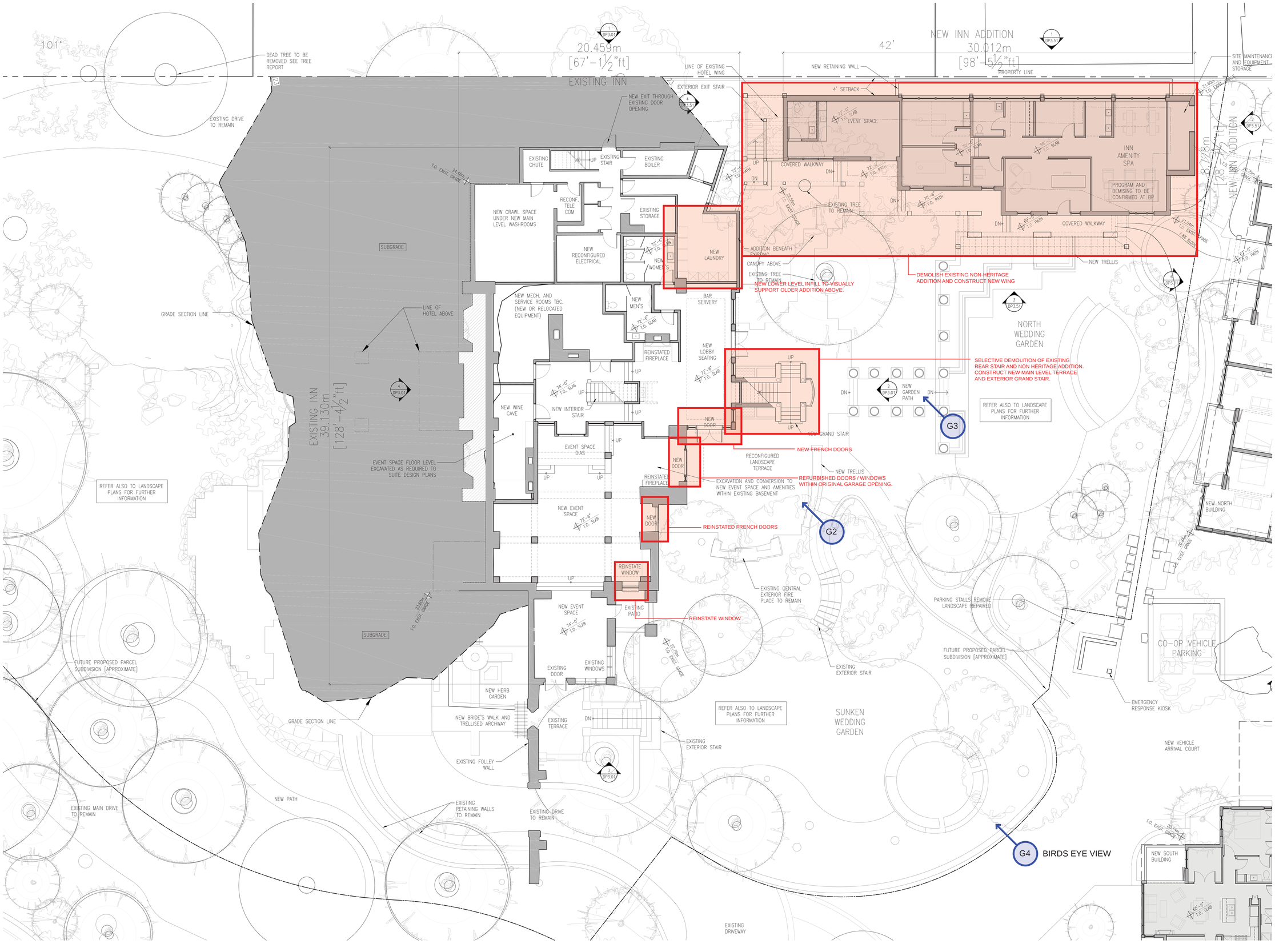
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CIVIC ADDRESS: 429 LAMPSON ST, ESQUIMALT, B.C.

PREPARED FOR: ARAGON PROPERTIES LTD.

DIMENSIONS DERIVED FROM PLANS VIP60066

McElhanney
McElhanney Associates Land Surveying Ltd.
500-3960 QUADRA STREET TEL: (250) 370-9221
VICTORIA, BC V8X 4A3 FILE: 2113-02439-01
DWG: 02439-01-BLC



1 DP2.01 INN LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

NOTES:
1. COORDINATE REVIEW OF ALL SITE COMPONENTS WITH LANDSCAPE DRAWINGS
2. FOR ZONING INFORMATION REFER TO DRAWING DP1.20– DP1.26

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Revision

No.	Description	Date

RECEIVED
AUG 09 2016
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Issue	Issue Date
Issued for DP	June 30/2016
Issued for Heritage Alteration Permit	Aug. 8/2016

Consultant

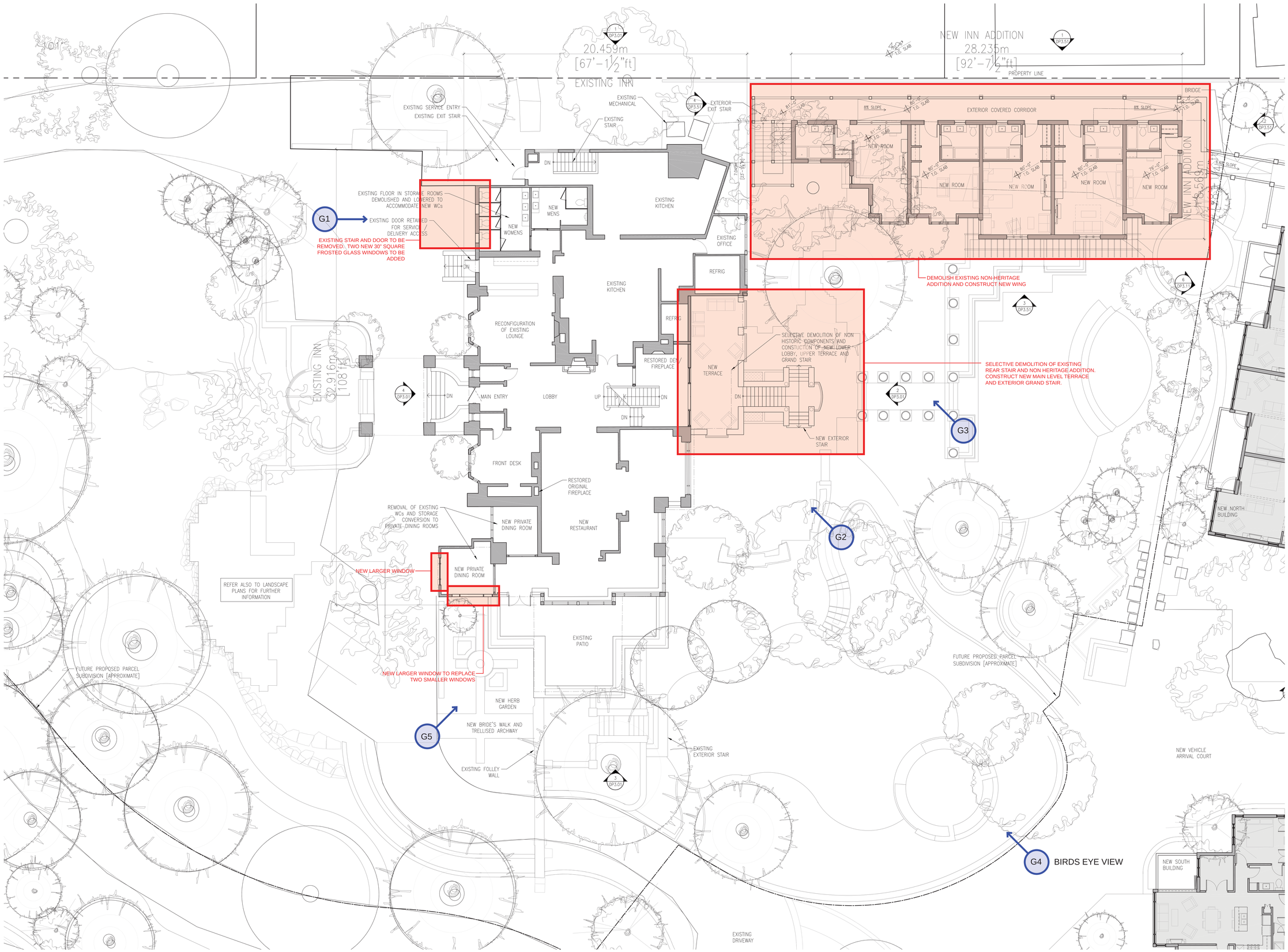
Project

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

Sheet Title

INN PLAN - LOWER LEVEL

Drawn By	Checked
TJ, MN	PM
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP2.01



1 DP2.02 INN MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

NOTES:
1. COORDINATE REVIEW OF ALL SITE COMPONENTS WITH LANDSCAPE DRAWINGS
2. FOR ZONING INFORMATION REFER TO DRAWING DP1.20- DP1.26

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Issued for Heritage Alteration Permit	Aug. 8/2016

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Project

English Inn
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Victoria, BC
For
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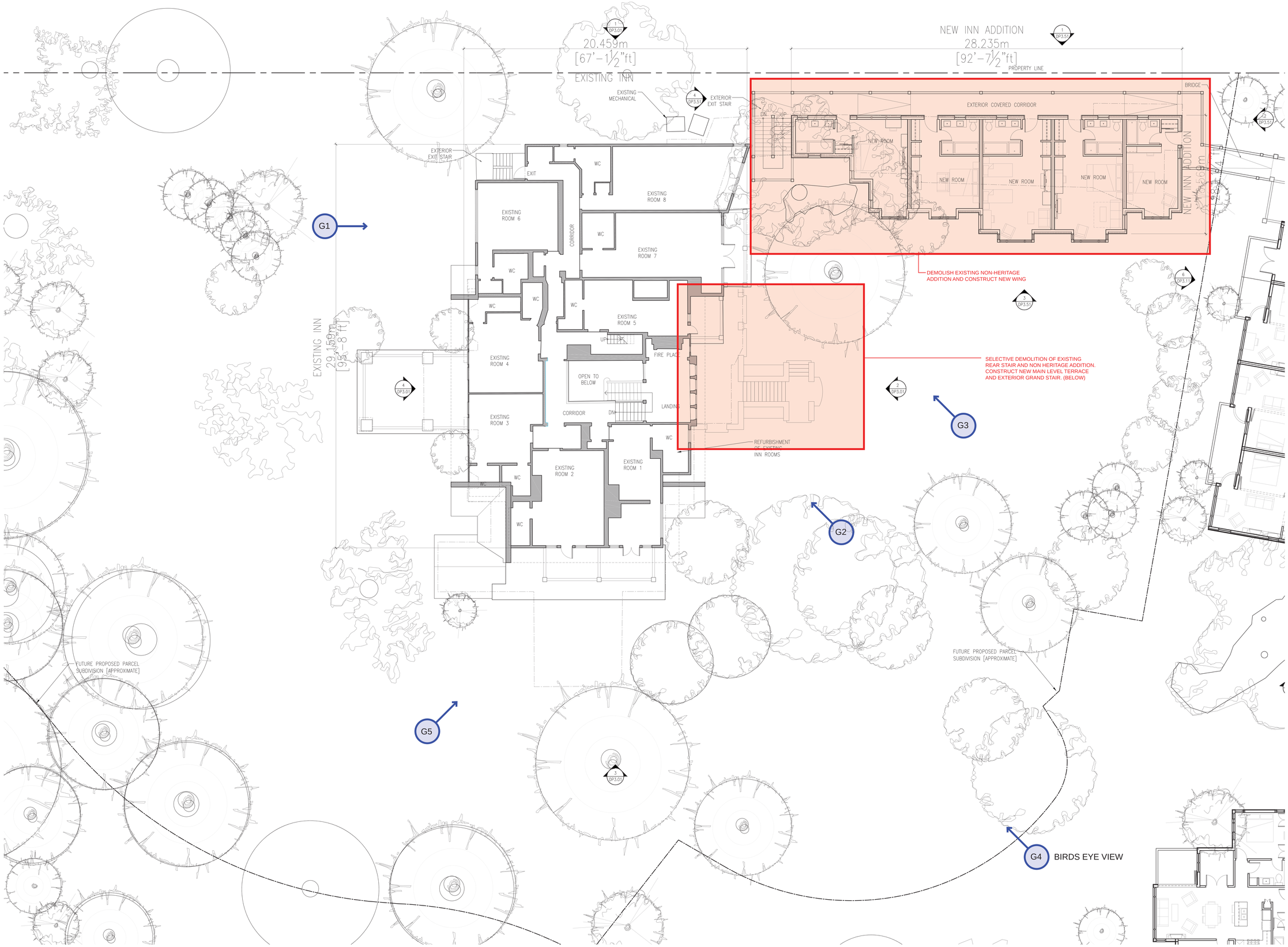
Sheet Title
INN PLAN - MAIN LEVEL

Drawn By	Checked
TJ, MN	PM
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP2.02



1 DP2.03 INN LEVEL 2 PLAN
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

NOTES:
1. COORDINATE REVIEW OF ALL SITE COMPONENTS WITH LANDSCAPE DRAWINGS.
2. FOR ZONING INFORMATION REFER TO DRAWING DP1.20- DP1.26

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For
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Sheet Title

INN PLAN - LEVEL 2

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TJ, MN	PM
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
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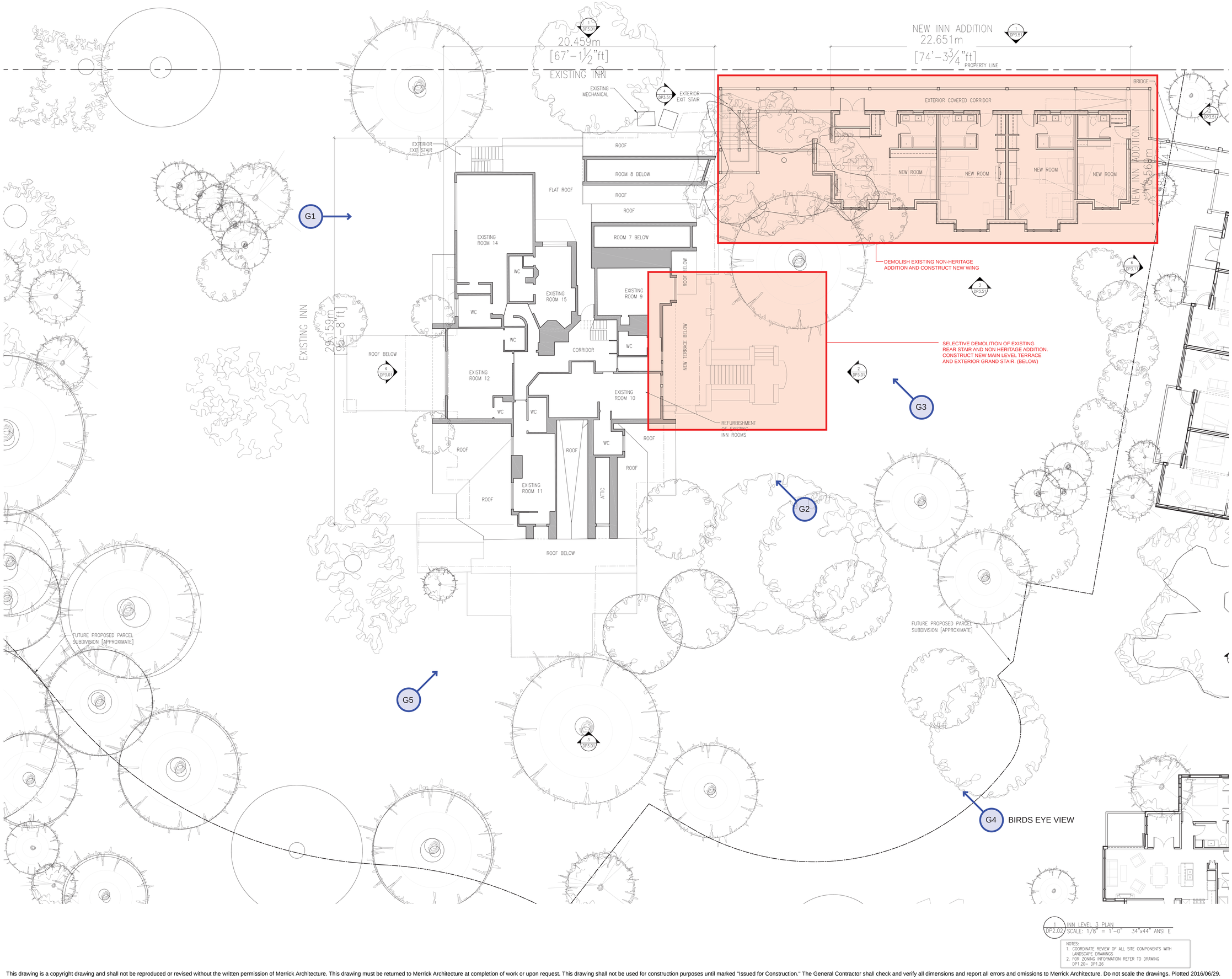

1 DP2.02 INN LEVEL 3 PLAN
SCALE: 1/8" = 1'-0" 34"x44" ANSI E

NOTES:
1. COORDINATE REVIEW OF ALL SITE COMPONENTS WITH LANDSCAPE DRAWINGS
2. FOR ZONING INFORMATION REFER TO DRAWING DP1.20- DP1.26

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For
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Sheet Title

INN PLAN - LEVEL 3

Drawn By	Checked
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Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP2.04

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

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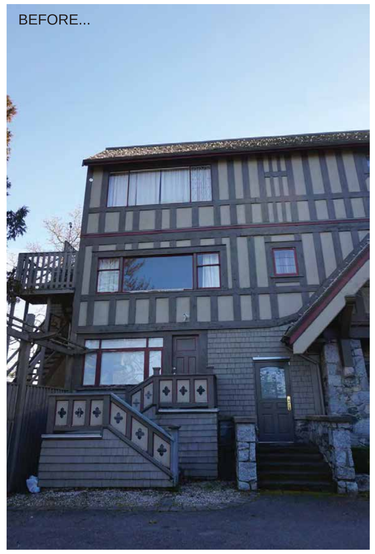
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
----	DP3.01



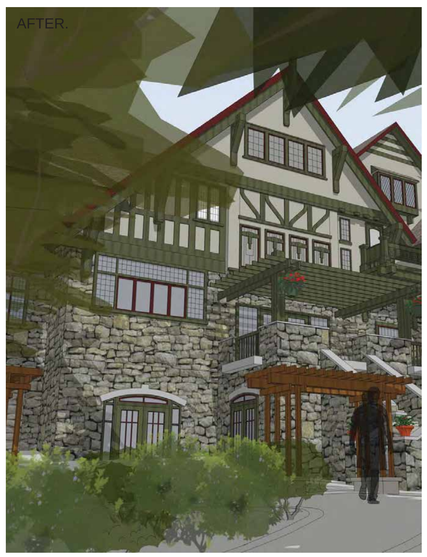
G1 EXISTING STAIR AND WINDOW TO BE DEMOLISHED

RENDERING SHOWING STAIR AND WINDOW REMOVED
AND PROPOSED FROSTED 30" SQUARE WINDOWS.

G4 EXISTING BIRDSEYE VIEW SHOWING AREA TO BE
SELECTIVELY DEMOLISHED.

RENDERING SHOWING NEW GRAND STAIR, TERRACE,
AND TRELLIS.

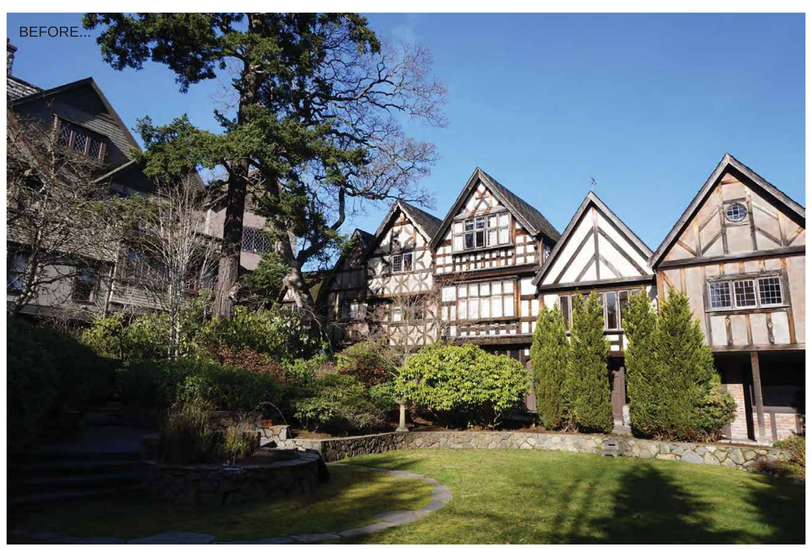
G2 EXISTING AREA TO UNDERGO SELECTIVE DEMOLITION



SKETCH SHOWING NEW DOORS AND SIDELIGHTS,
GRAND STAIR, TERRACE AND TRELLIS.

G5 EXISTING VIEW SHOWING EXISTING WINDOWS TO BE
REPLACED.

RENDERING SHOWING NEW LARGER WINDOW.



G3 EXISTING NON-HERITAGE ADDITION TO BE DEMOLISHED

RENDERING SHOWING NEW INN ADDITION.

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Issued for Heritage Alteration Permit	Aug. 8/2016
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English Inn
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For
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Sheet Title

EXISTING AND PROPOSED IMAGERY

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TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number
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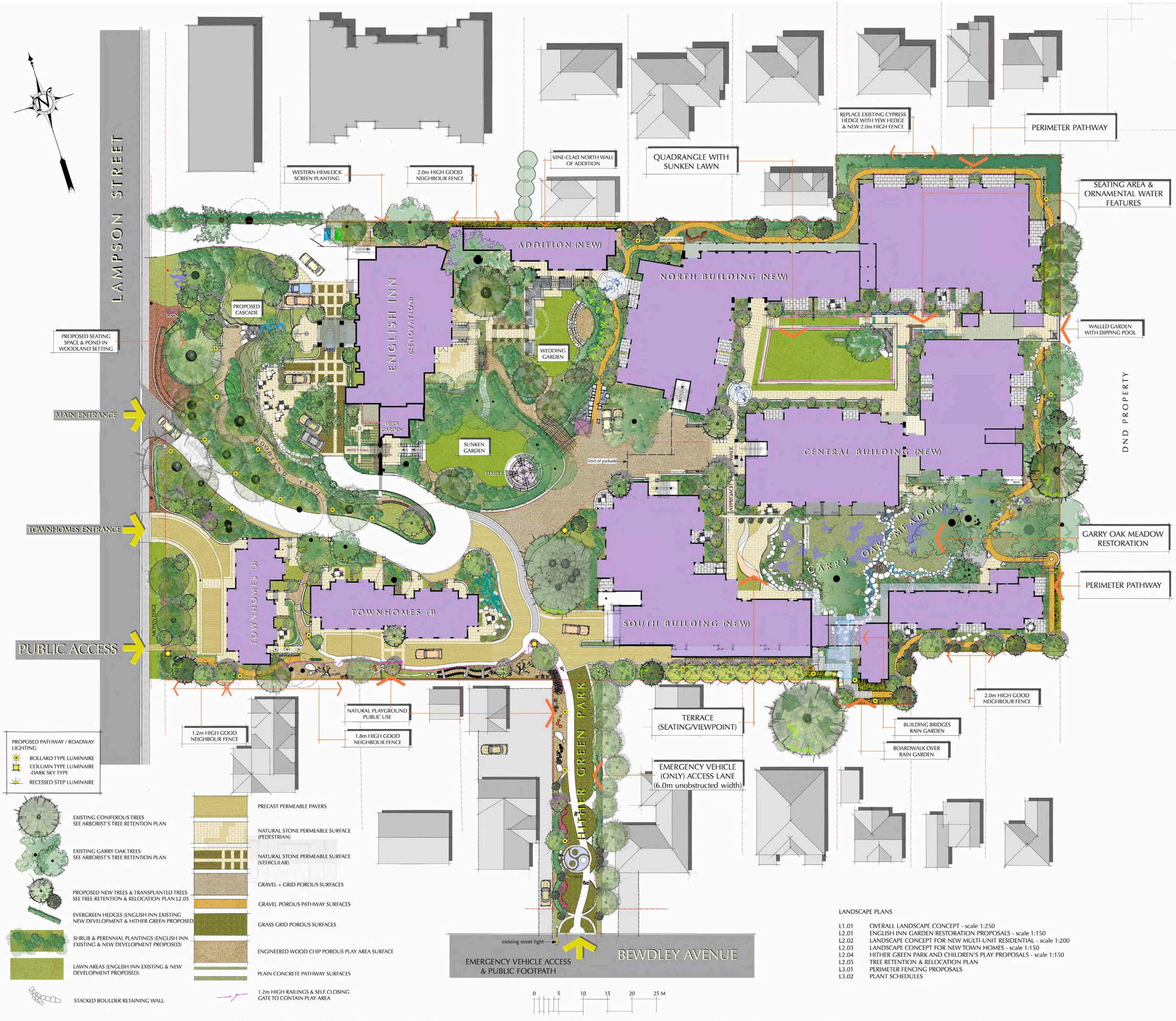

LANDSCAPE PLANS

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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Key Plan

Revision

No.	Description	Date

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Development Permit	June 30/2016

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 UNNECESSASY 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%

Consultant

SMALL & ROSSELL LANDSCAPE ARCHITECTS
3012 manzer road, sooke, b.c., v9z 0z2
t: 250.642.6967
design@smallandrossell.com
www.smallandrossell.com

Project

English Inn

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

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

ENGLISH INN (RENOVATION)

ADDITION (NEW)

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

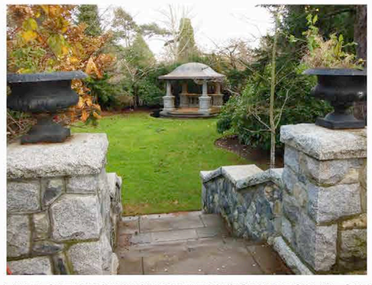
PROPOSED PATHWAY / ROADWAY LIGHTING

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

0 5 10 15 20 25 M

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Key Plan

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Project

English Inn

429 Lampson Street,
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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

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

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

WEDDING GARDEN

SIGNIFICANT LARGE GARRY OAK TO BE PRESERVED

POND

BREEZEWAY LINK

SPECIMEN JAPANESE MAPLE

SUNKEN LAWN

FLAGSTONE WALK

PROPOSED RAIN GARDEN

EMERGENCY MUSTER STATION / GAZEBO

HERB GARDEN

SUNKEN GARDEN

TEMPLE

CENTRAL BUILDING (NEW)

APPROACH WALK

ROOF RAINWATER DISCHARGED IN BIOSWALE

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

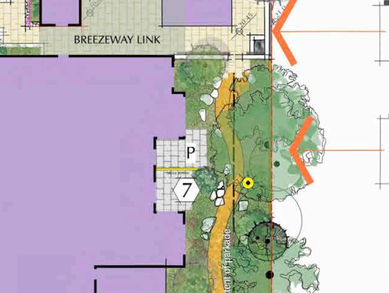
NATURAL PLAYGROUND
PUBLIC USE - SEE L2.04

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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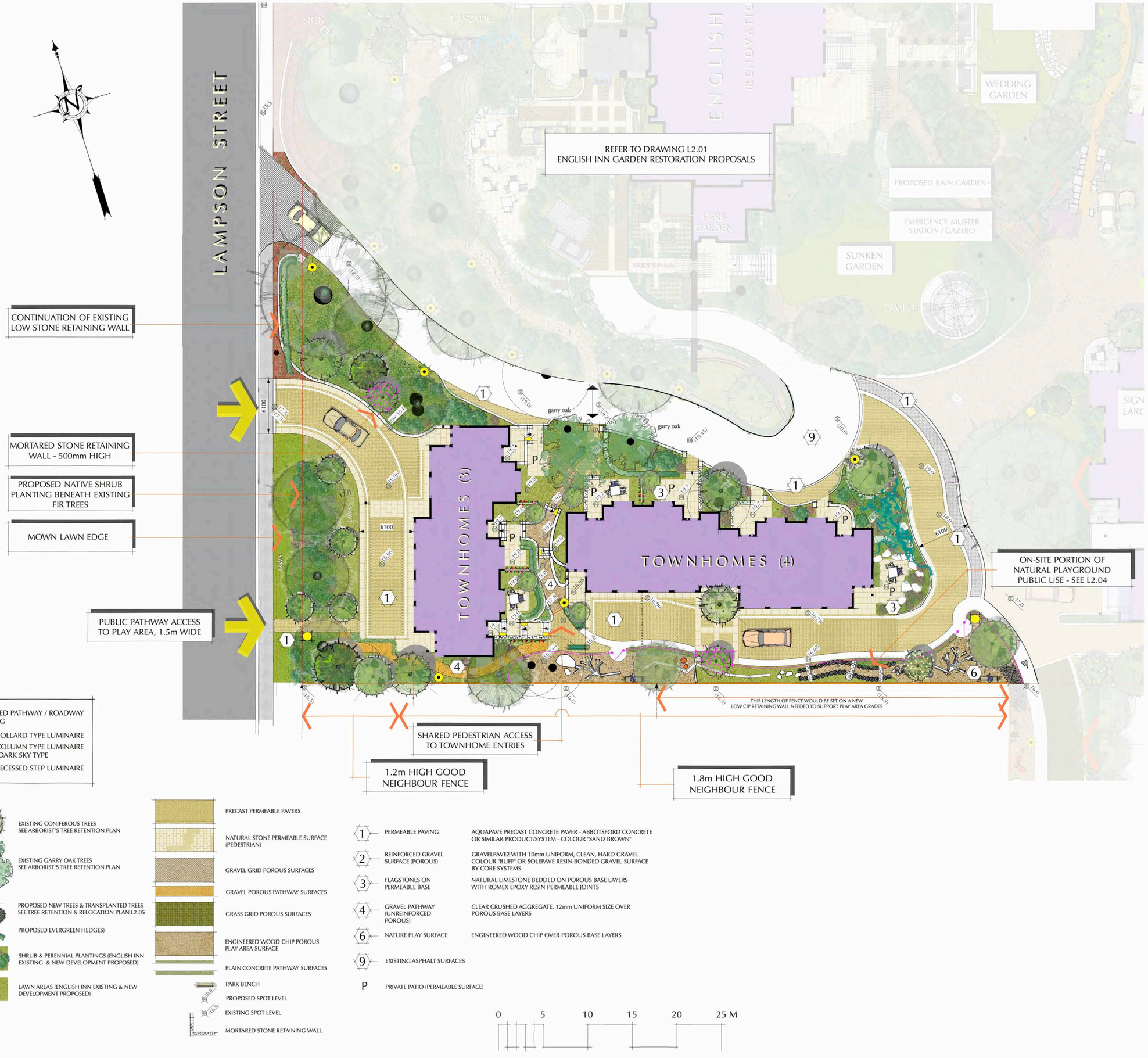
Sheet Title
LANDSCAPE CONCEPT
FOR NEW MULTI-UNIT
RESIDENTIAL DEVELOPMENT

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
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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

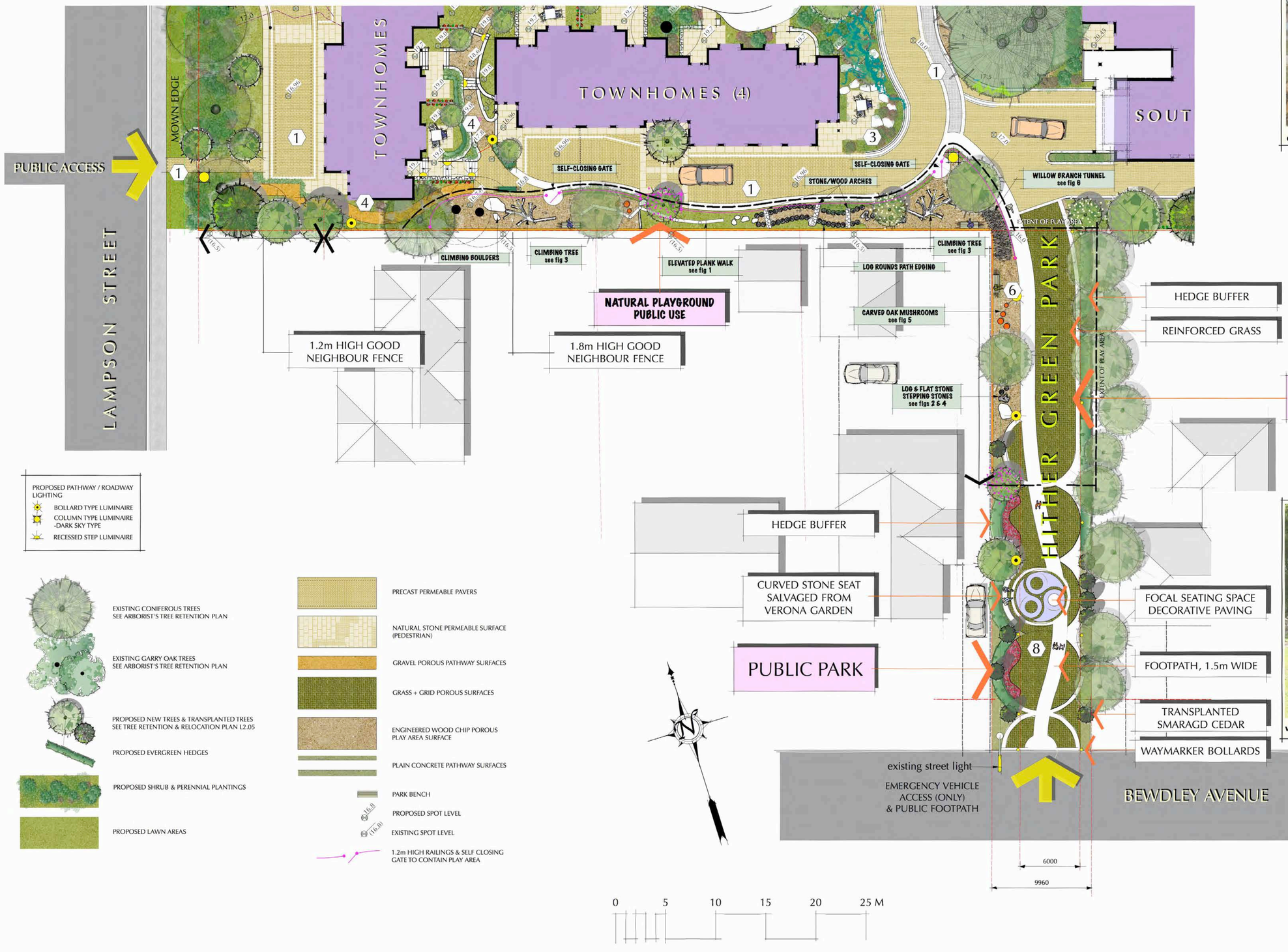

fig. 3


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



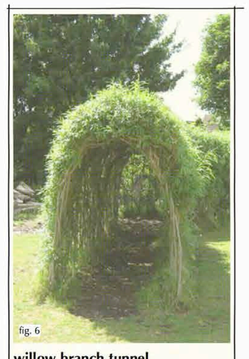


fig. 6

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 (16.8)
- EXISTING SPOT LEVEL (16.8)
- 1.2m HIGH RAILINGS & SELF CLOSING GATE TO CONTAIN PLAY AREA

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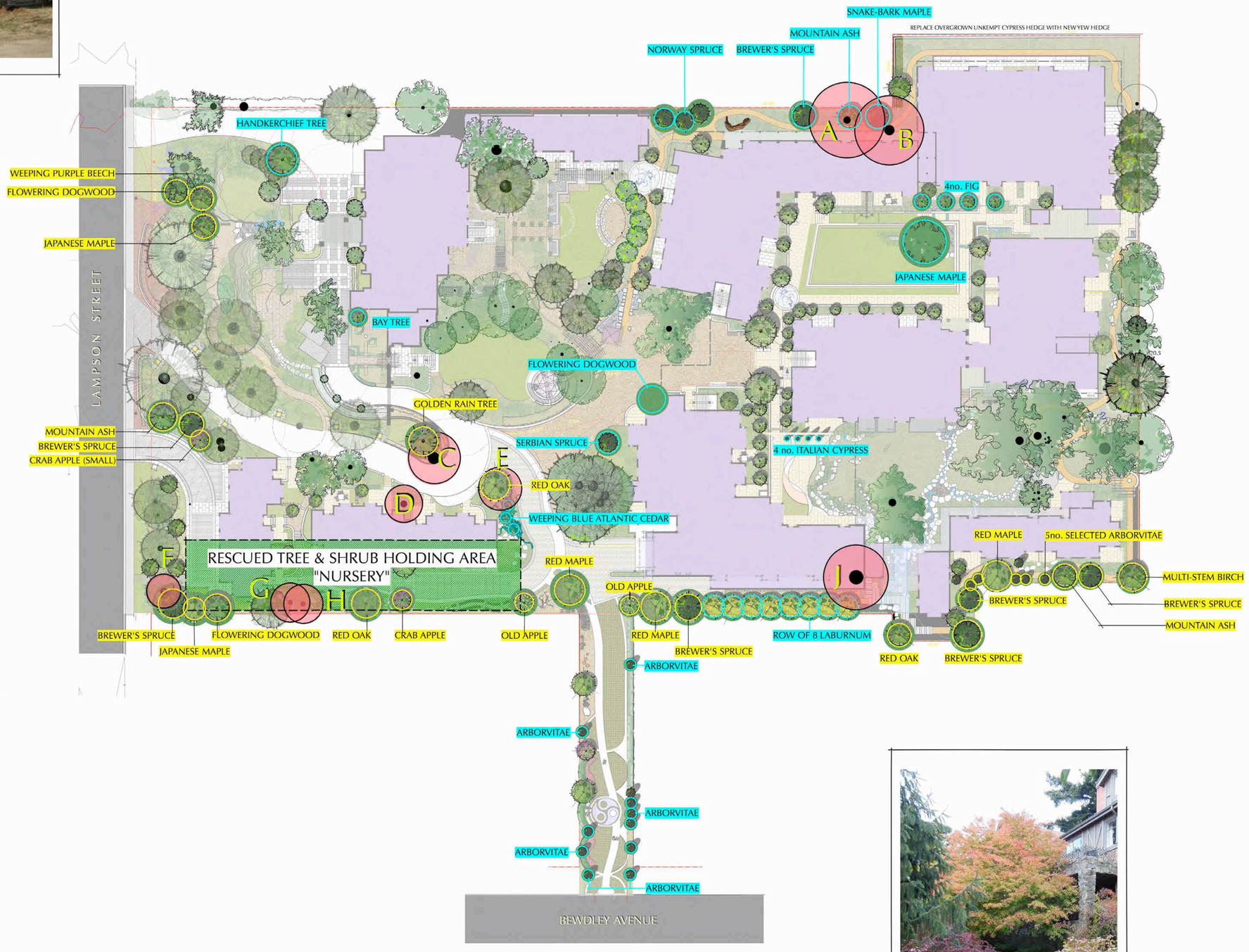
Sheet Title

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 BUILDINGSAND ASSOCIATED DRIVE WAYS

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

F

	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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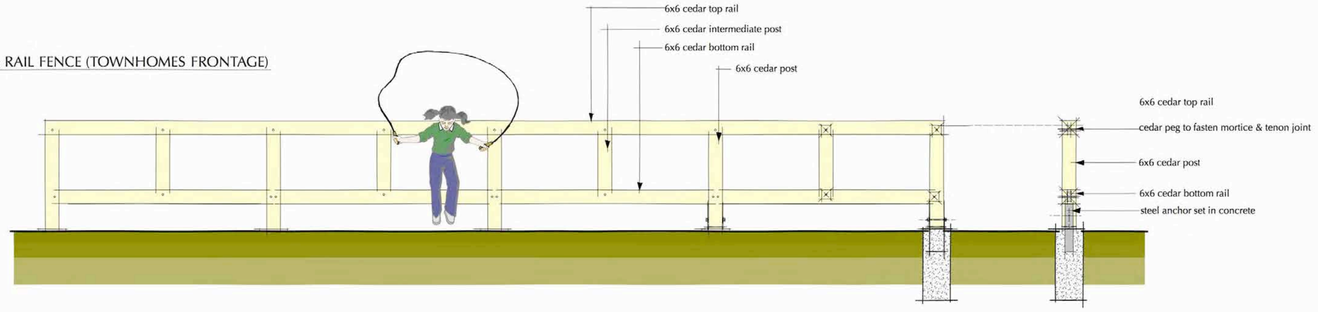
Sheet Title

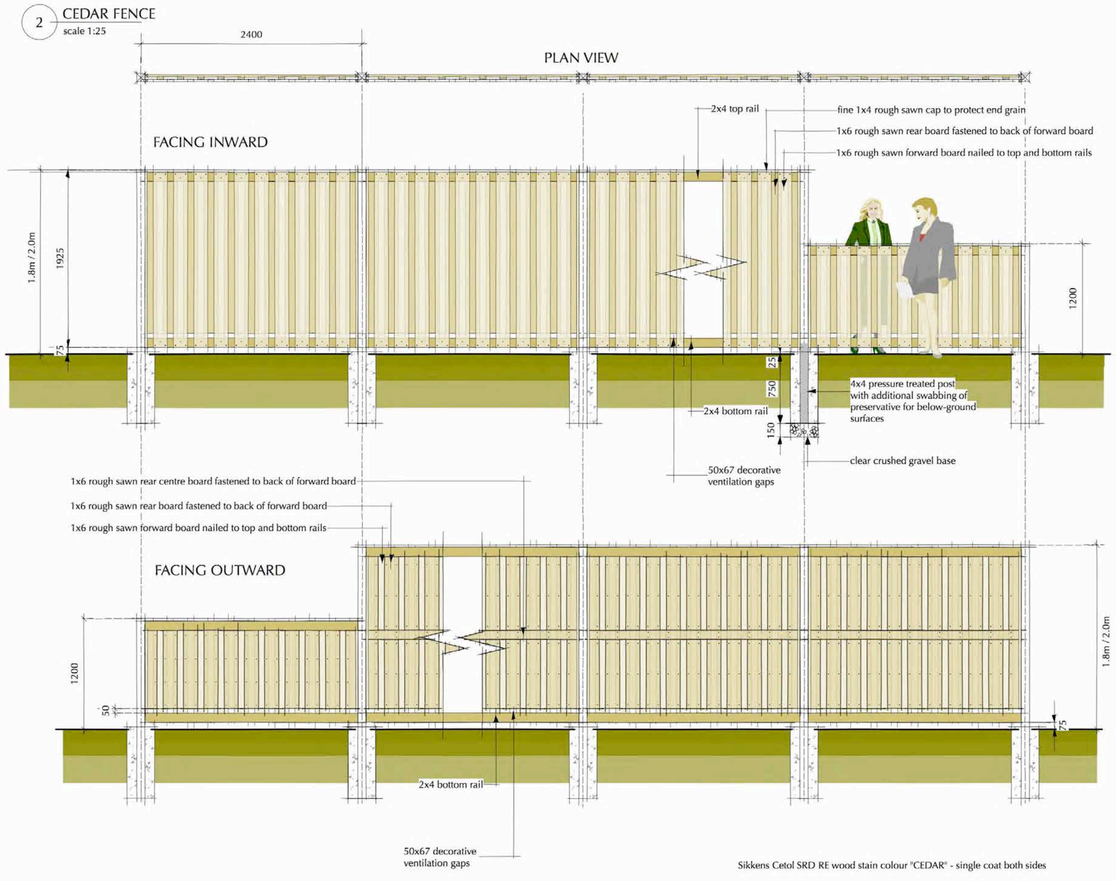
TREE RETENTION & RELOCATION PLAN

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

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

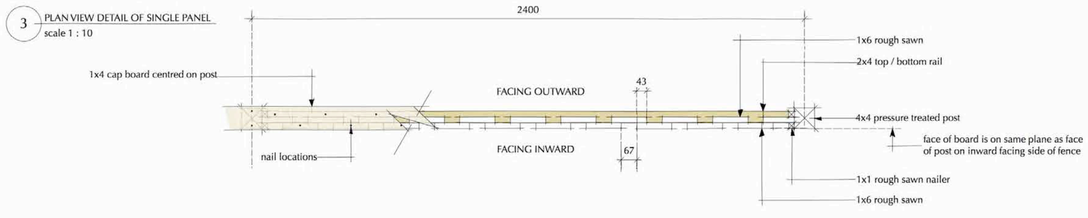


2 CEDAR FENCE
scale 1:25

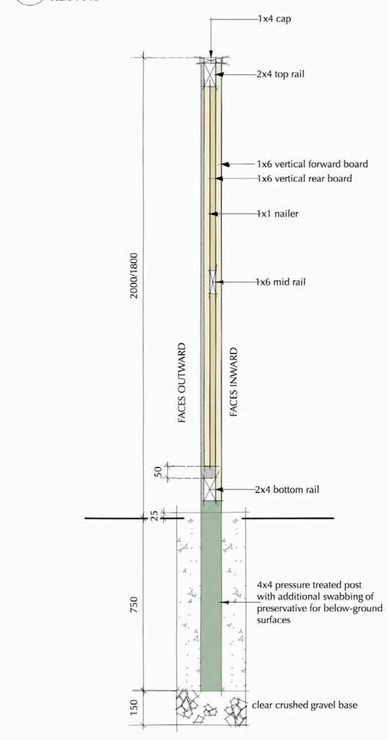


Sikkens Cetol SRD RE wood stain colour "CEDAR" - single coat both sides

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

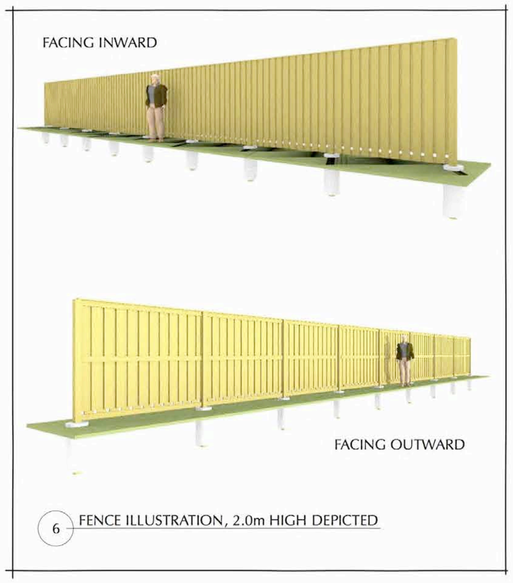
3.1 Lumber must be handled with care at all times to avoid damage and surface disfiguration.

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.



6 FENCE ILLUSTRATION, 2.0m HIGH DEPICTED

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PERIMETER FENCING PROPOSALS

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	as indicated
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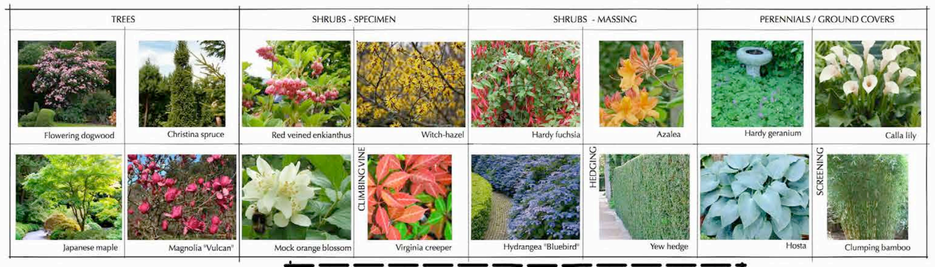
PLANTING SCHEDULE - ENGLISH INN RENOVATION & NEW ADDITION

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 = 680 plants)		#1 pots	680	
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

EXAMPLE PATIO PLANTERS

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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

PLANT SCHEDULES

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

ENGLISH INN

DEVELOPMENT PERMIT APPLICATION

JUNE 30, 2016

PROJECT STATISTICS

CIVIC ADDRESS: 429 LAMPSON STREET
VICTORIA, BC
V9A 5Y9

LEGAL DESCRIPTION: LOT B SECTION 11
ESQUIMALT DISTRICT PLAN VIP60066

PID#: 023-009-331

SITE AREA: 190,013 SQ. FT. (17,653 sm)

NUMBER OF DWELLING UNITS: 180
NUMBER OF PARKING STALLS: 293 P1 AND P2 PARKADE
14 TOWN HOUSES
8 SURFACE PARKING
OF SECURED BIKE PARKING STALLS: 158 1:1 STALLS PER UNIT

	ZONE		PROPOSED		
ZONING:	CD NO.84		NO CHANGE		
	SITE A	SITE B	SITE A	SITE B	TOTAL
LOT COVERAGE:	20%	50%	20%	65%	44.9%
FLOOR AREA RATIO:	0.40	1.4	0.47*	1.38*	1.13*

* REFER TO ACCOMPANYING
1) VARIANCE RATIONALE DOCUMENTATION AND
2) ZONING AMENDMENT MEMO

DRAWING LIST

ARCHITECTURAL

DP0.00 COVER SHEET / PROJECT STATISTICS
DP0.01 CONCEPTUAL IMAGES
DP0.02 CONCEPTUAL IMAGES

DP1.00 SITE PLAN
DP1.01 ACCESS AND EMERGENCY RESPONSE PLAN
DP1.02 SITE PLAN EAST
DP1.03 SITE PLAN WEST
DP1.04 ROOF PLAN
DP1.11 SITE PLAN P1
DP1.12 SITE PLAN P2
DP1.20 SITE VARIANCE PLAN - LOT PLAN
DP1.21 SITE VARIANCE PLAN L1
DP1.22 SITE VARIANCE PLAN L2
DP1.23 SITE VARIANCE PLAN L3
DP1.24 SITE VARIANCE PLAN L4
DP1.25 SITE VARIANCE PLAN L5
DP1.26 SITE VARIANCE PLAN L6

DP2.01 INN PLAN LOWER LEVEL
DP2.02 INN PLAN MAIN LEVEL
DP2.03 INN PLAN LEVEL 2
DP2.04 INN PLAN LEVEL 3
DP2.05 INN PLAN LEVEL 4
DP2.11 NORTH BUILDING PLAN LEVEL 1
DP2.12 NORTH BUILDING PLAN LEVEL 2
DP2.13 NORTH BUILDING PLAN LEVEL 3
DP2.14 NORTH BUILDING PLAN LEVEL 4
DP2.15 NORTH BUILDING PLAN LEVEL 5
DP2.16 NORTH BUILDING PLAN LEVEL 6
DP2.21 CENTRAL BUILDING PLAN LEVEL 1
DP2.22 CENTRAL BUILDING PLAN LEVEL 2
DP2.23 CENTRAL BUILDING PLAN LEVEL 3
DP2.24 CENTRAL BUILDING PLAN LEVEL 4
DP2.25 CENTRAL BUILDING PLAN LEVEL 5
DP2.26 CENTRAL BUILDING PLAN LEVEL 6
DP2.31 SOUTH BUILDING PLAN LEVEL 1
DP2.32 SOUTH BUILDING PLAN LEVEL 2
DP2.33 SOUTH BUILDING PLAN LEVEL 3
DP2.34 SOUTH BUILDING PLAN LEVEL 4
DP2.35 SOUTH BUILDING PLAN LEVEL 5
DP2.36 SOUTH BUILDING PLAN LEVEL 6
DP2.41 TOWNHOMES PLAN LEVEL 1
DP2.42 TOWNHOMES PLAN LEVEL 2
DP2.43 TOWNHOMES PLAN LEVEL 3

DP3.01 INN ELEVATIONS
DP3.11 NORTH BUILDING ELEVATIONS
DP3.21 CENTRAL BUILDING ELEVATIONS
DP3.31 SOUTH BUILDING ELEVATIONS
DP3.41 TOWNHOUSE ELEVATIONS
DP3.51 INN WING ELEVATIONS

LANDSCAPE ARCHITECTS

L1.01 OVERALL LANDSCAPE CONCEPT
L2.01 ENGLISH INN GARDEN RESTORATION PROPOSALS
L2.02 LANDSCAPE CONCEPT FOR NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT
L2.03 LANDSCAPE CONCEPT FOR NEW TOWNHOMES
L2.04 HITHER GREEN PARK AND CHILDREN'S PLAY PROPOSALS
L2.05 TREE RETENTION AND RELOCATION PLAN
L3.01 PERIMETER FENCING PROPOSALS
L3.02 PLANT SCHEDULES

SUPPORTING REFERENCE MATERIALS

DRAWING LIST

SURVEYOR BCLS CERTIFICATE

CIVIL 15-335-C01 CONCEPTUAL SITE SERVICES PLAN

DOCUMENT LIST

ARCHITECT PROJECT DESIGN RATIONALE
PROJECT VARIANCE RATIONALE

ARBORIST ARBORIST REPORT

TRAFFIC PARKING LAYOUT REVIEW
PARKING STUDY

CODE OUTLINE APPROACH TO BCBC COMPLIANCE

ARCHIVAL PHOTO OF INN

ORIGINAL CONCEPT SKETCH

PROPOSED

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DEVELOPMENT SERVICES

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
COVER SHEET

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP0.00

IMAGES ILLUSTRATE ROOF MASSING IN LIEU OF ROOF PLAN

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Revisions
No. Description Date

Issue Issue Date

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Project
English Inn
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Sheet Title
CONCEPTUAL IMAGES

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

1 VIEW OF INN AND TOWNHOMES FROM LAMPSON ST AND E

2 VIEW OF PROPOSED ADDITION TO INN (EXISTING INN TO BE LEFT) WITH PROPOSED MODIFICATIONS AND E

3 VIEW NORTH FROM HOWER GREEN AND E

4 VIEW TOWARDS PROPOSED COVERED ENTRY DRIVE AND E

MERRICK ARCHITECTURE

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No.	Description	Date
1	Revised for ADP/ Issued for DP	Aug 08/2016

Issue	Issue Date
Revised for ADP	June 30/2016

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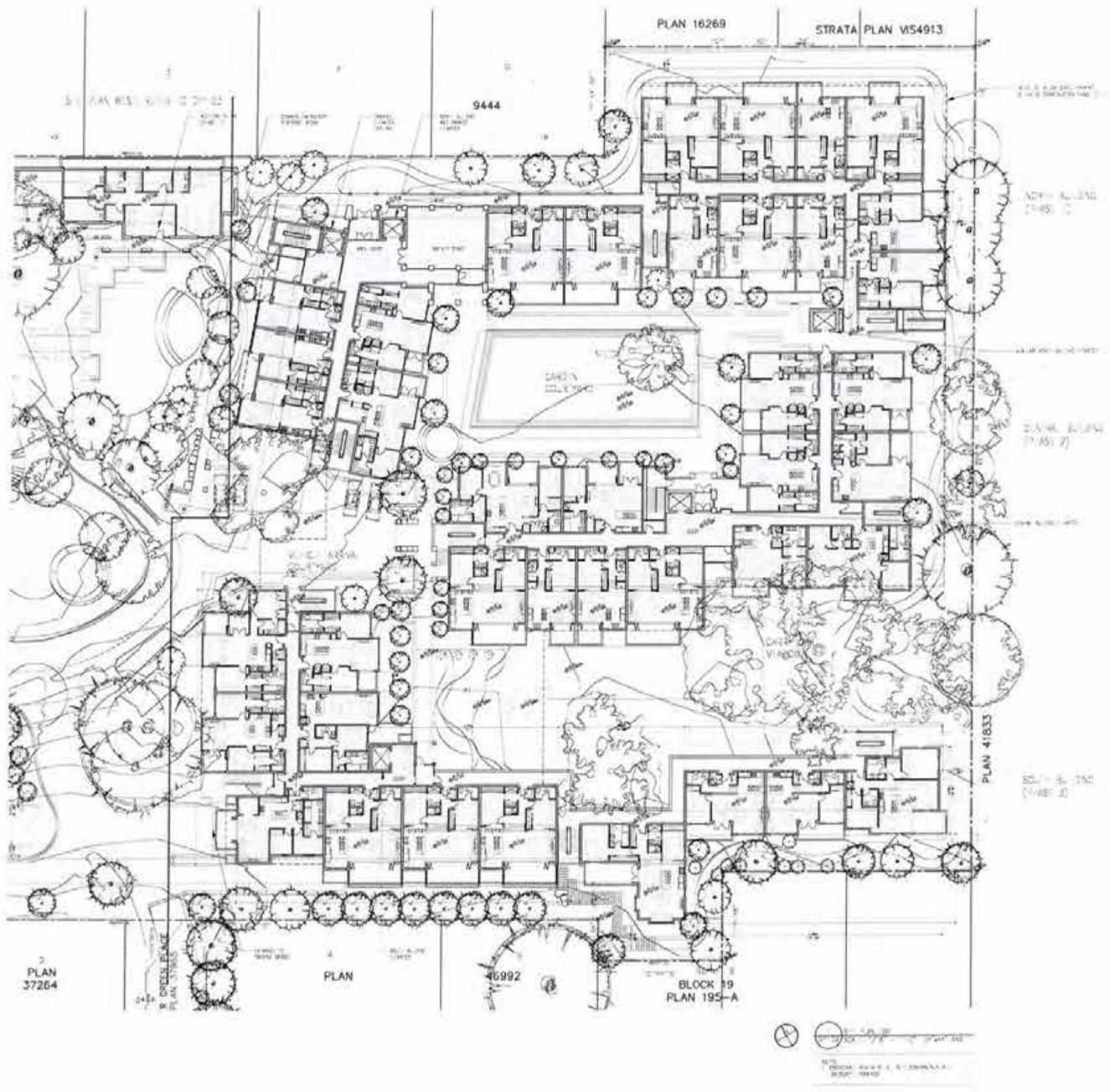
Sheet Title
CONCEPTUAL IMAGES GROUND VIEWS

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



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For
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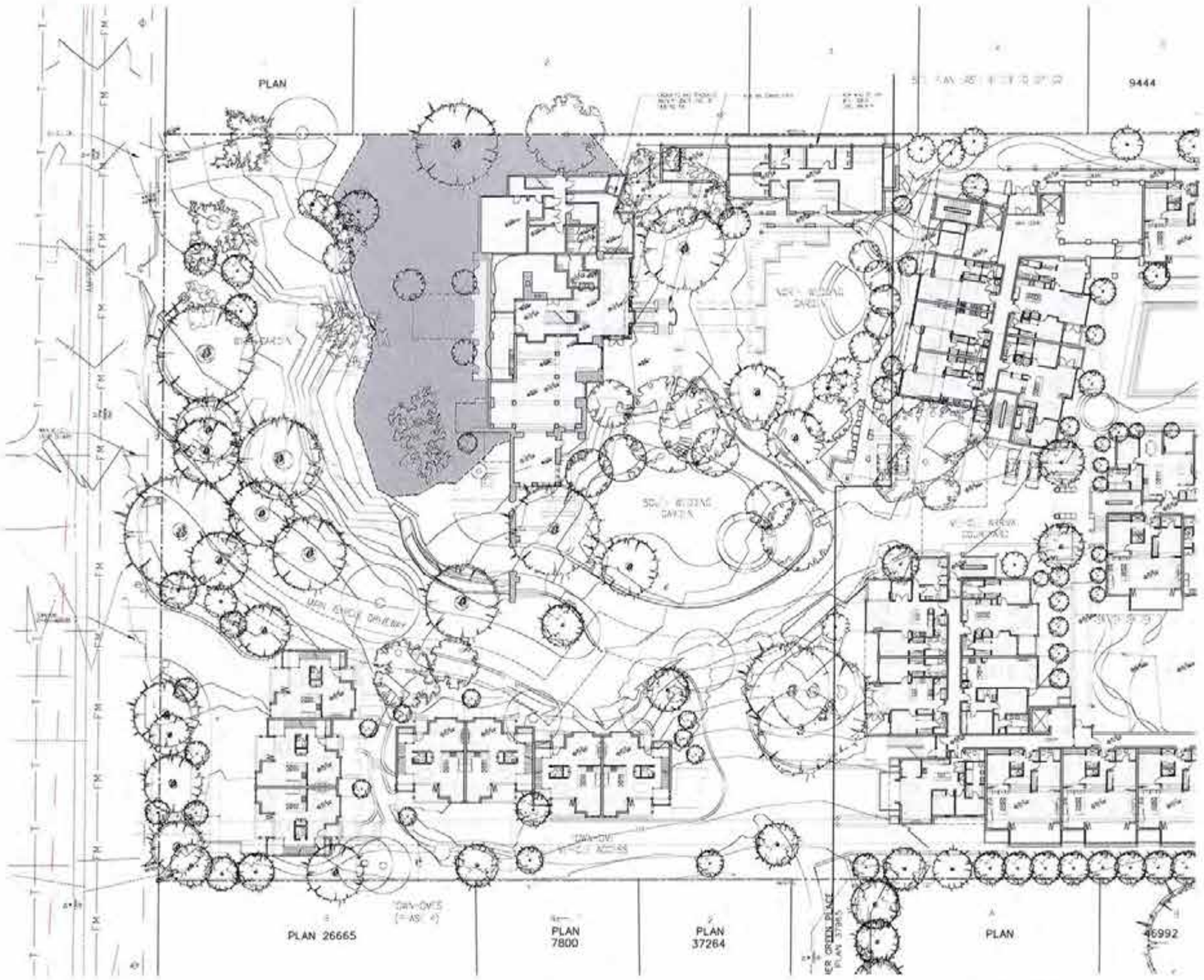
SITE PLAN EAST

Drawn By	Checked
TJ, JV	GF
Project Number	Scale
1507	AS NOTED

DP1.02



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SITE PLAN - EST

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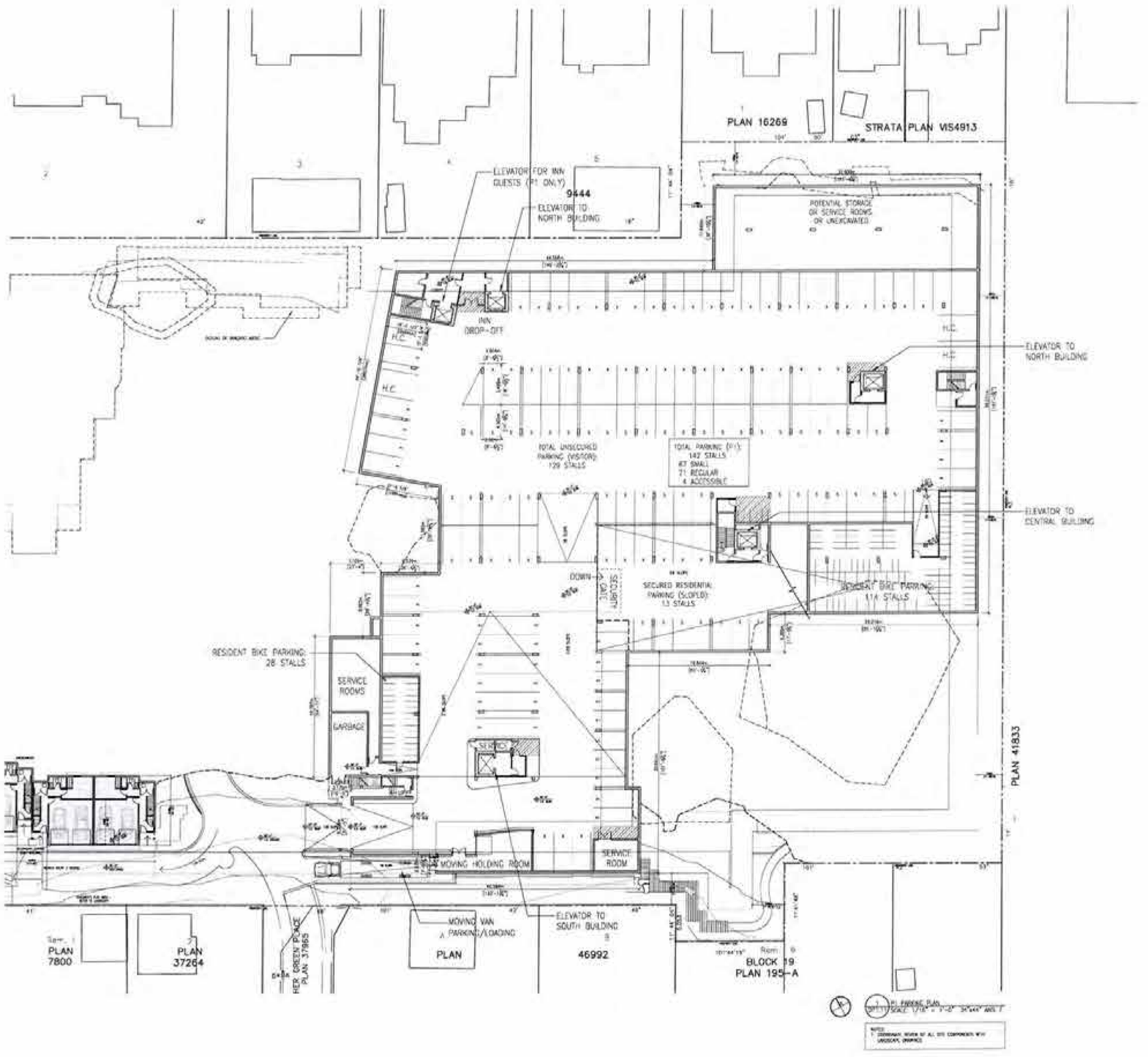
Project Number	Scale
1527	AS NOTED

DP1.03



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Revision		
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Consultant

Project
English Inn
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For
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Sheet Title
SITE PLAN P1

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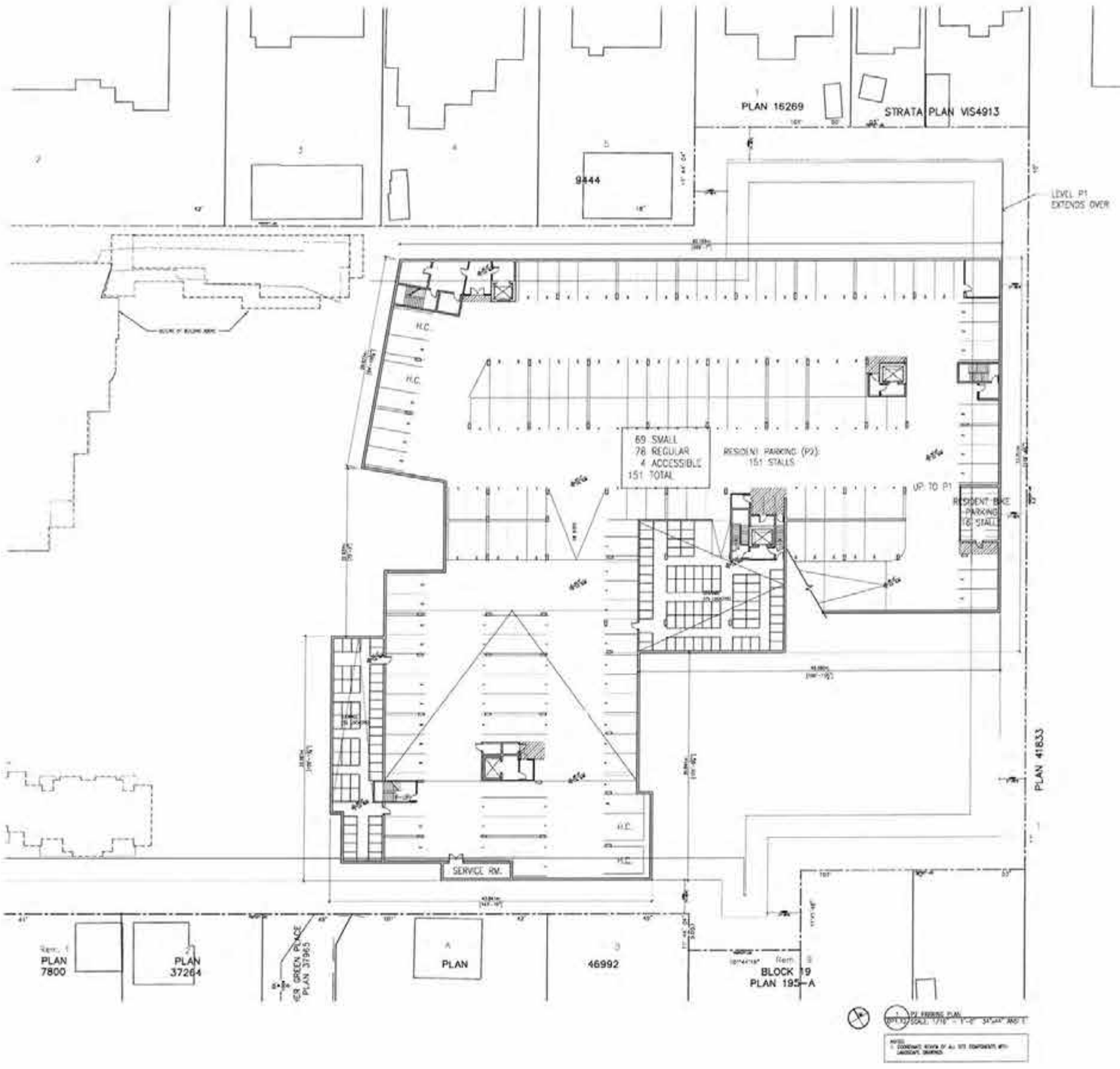
TJ, JV	DT
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP1.11



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1	Revised for ATC Plan and work details	Aug 04/2016

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DEVELOPMENT SERVICES

Issue	Issue Date
Issued for DP	June 30/2016

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

Sheet Title
SITE PLAN P2

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP1.12

LEGEND

SITE COVERAGE

SITE COVERAGE ALTERNATE CALCULATION

INN WING
3153 SQ. FT.

INN
7533 SQ. FT.

North and Central
35871 SQ. FT.

PARKADE PLUS
71894 SQ. FT.

TH W
2829
SQ. FT.

TH W
3767 SQ. FT.

South
16358 SQ. FT.

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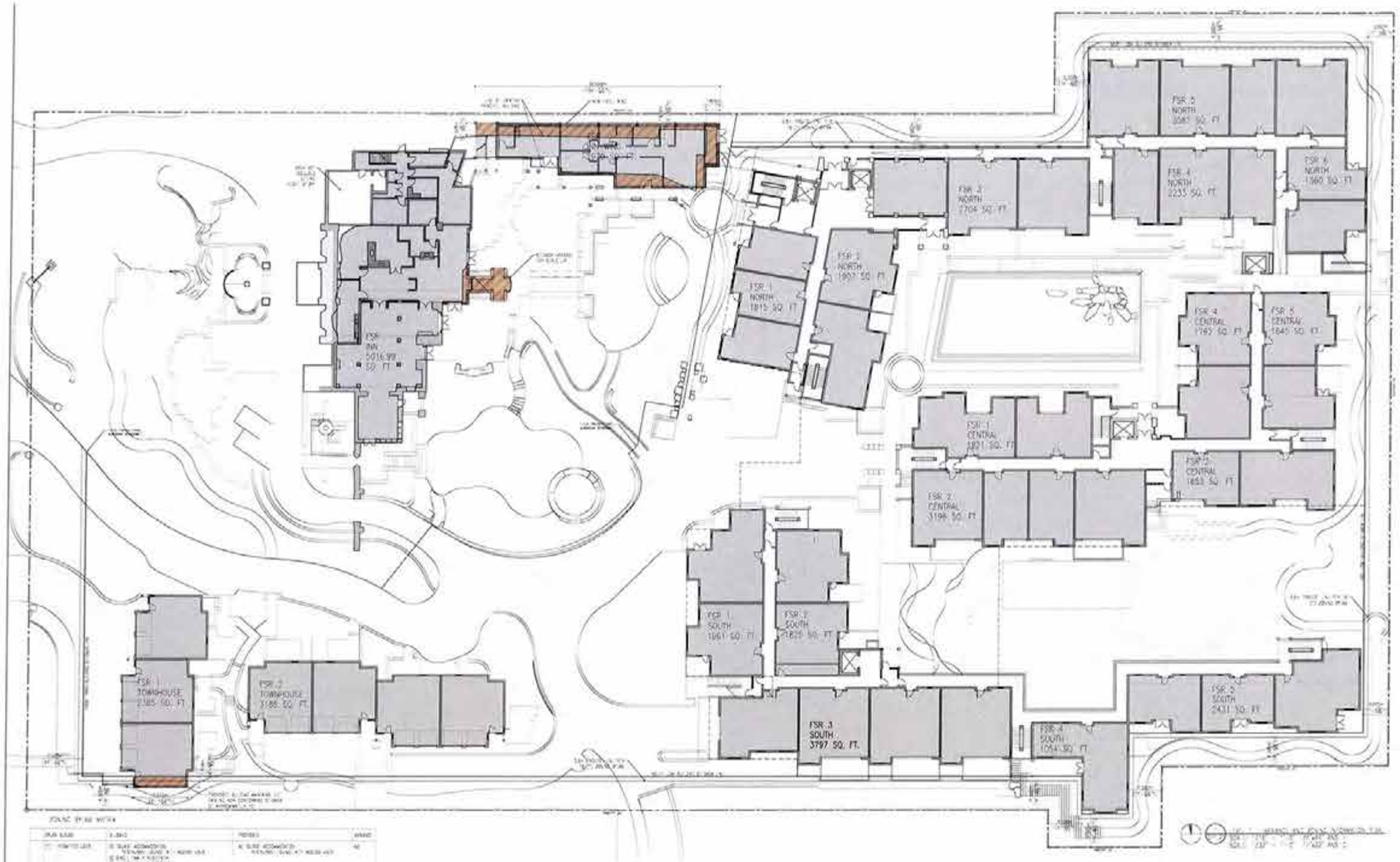
SITE VARIANCE PLAN - LOT PLAN

DP1.20



FAR CALCULATIONS - LEVEL 1

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Drawing Title
SITE VARIANCE PLAN - LEVEL 1

Drawn By	Checked
TJ, JT	GF
Project Number	Date
1621	AS NOTED
Revision	Drawing Number
—	DP1.21

ZONING BYLAW MATRIX

FAR CALCULATIONS - LEVEL 2

ZONING BYLAW VARIANCE LEGEND AND NOTES

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Sheet Title
SITE VARIANCE PLAN - LEVEL 2

Drawn By	Checked
EJ, JY	GF
Project Number	Scale
1507	AS NOTED

DP1.22

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AREA 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
AREA 2	[illegible]	[illegible]	[illegible]			[illegible]		
AREA 3	[illegible]	[illegible]	[illegible]					
AREA 4	[illegible]	[illegible]	[illegible]					
AREA 5	[illegible]	[illegible]	[illegible]					
AREA 6	[illegible]							
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL METRIC	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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Sheet Title:
SITE VARIANCE PLAN - LEVEL 3

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Project Number	Scale
1537	AS NOTED
Revision	Sheet Number

DP1.23

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SITE VARIANCE PLAN - LEVEL 4

Drawn By:	Checked:
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Project Number:	Scale:
1521	AS NOTED
Revision:	Sheet Number:

DP1.24

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Project

English Inn
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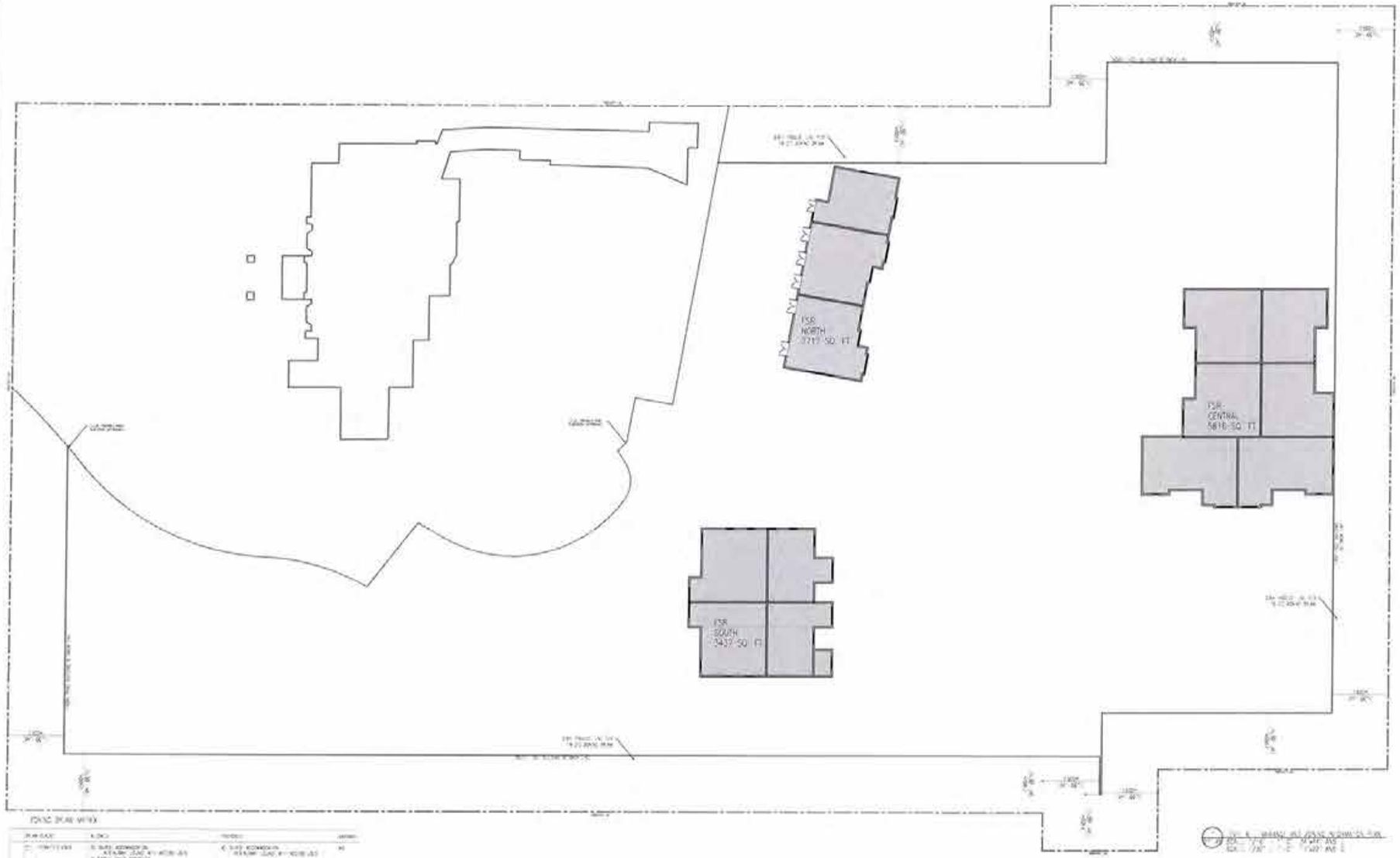
Drawing Title
SITE VARIANCE PLAN - LEVEL 5

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP1.25



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SITE VARIANCE PLAN - LEVEL 6

DP1.26

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Issued for Council: Apr. 13/2016

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Project:
English Inn
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For
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Sheet Title:
INN ELEVATIONS

Drawn By: TJ, JY
Checked: CF
Project Number: 1527
Scale: AS NOTED
Revision:
Sheet Number: DP3.01

	MATERIAL LEGEND
	STONE VENEER (RANDOM SPLIT FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIRE CEMENT BOARD CLADDING SYSTEM (PAINTED), VARIOUS REVEALS
	HEAVY TIMBER FRAMING (EXPOSED AND FELLED MEMBERS)
	COLOURED VINYL WINDOW FRAMES
	CLEAR & FROSTED GLASS
	PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
	DARK COLOUR ASPHALT SHINGLES
	STANDING SEAM METAL ROOF
	PAINTED METAL GUTTERS & METAL PIPES
	WOOD TRELLIS

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Revision
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Project
English Inn
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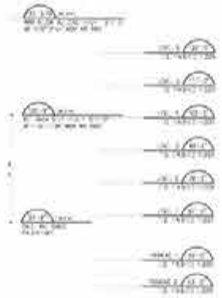
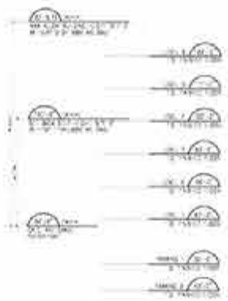
Sheet Title
NORTH BUILDING ELEVATIONS

Drawn By	Checked
YJ, JY	DF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP3.11





	MATERIAL LEGEND
	STONE VENEER (RANDOM SPLIT FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIBRE CEMENT BOARD CLADDING SYSTEM (PAINTED), VARIOUS PROFILES
	PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
	SHINGLES (ASPHALT) (VARIOUS)
	STANDING SEAM METAL ROOF
	PREFINISHED METAL GUTTERS & DETAIL WORK
	WOOD TRELLIS

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Issue Issue Date
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Consultant

Project
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Sheet Title
CENTRAL BUILDING ELEVATIONS

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1523	AS NOTED
Revision	Sheet Number

DP3.21

	MATERIAL LEGEND
	STONE VENEER (RANDOM SPLIT FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIBRE CEMENT BOARD CLADDING SYSTEM (METAL VERSUS PAINTED)
	HEAVY TIMBER FRAMING (EXPOSED) 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 FLUTTERS & METAL WORK
	WOOD TRELLIS

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Project
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Sheet Title
SOUTH BUILDING ELEVATIONS

Drawn By Checked
TJ, JY QP
Project Number Scale
1527 AS NOTED
Revision Sheet Number

DP3.31

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

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

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

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

	MATERIAL LEGEND
	STONE VENEER (RANDOM SPLIT FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIBRE CEMENT BOARD CLADDING SYSTEM (PAINTED 'CEDUSA PROFILE')
	HEAVY TIMBER FASCIA BOARDS AND TRELLIS BRACKETS
	COLOURED VINYL WINDOW FRAMES
	CLEAR & FROSTED GLASS
	PAINTED WOOD TRIM (VARIOUS ACCENT COLOURS)
	SHAKE LOOK ASPHALT SHINGLES
	STANDING SEAM METAL ROOF
	PATTERNED METAL SCUTTERS & METAL WORK
	WOOD TRELLIS

MERRICK ARCHITECTURE

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Revisions
No. Description Date

Issue	Issue Date
Issued for DP	June 30/2016

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Project
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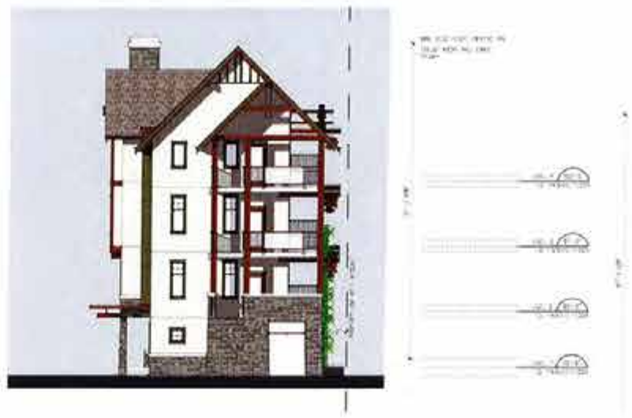
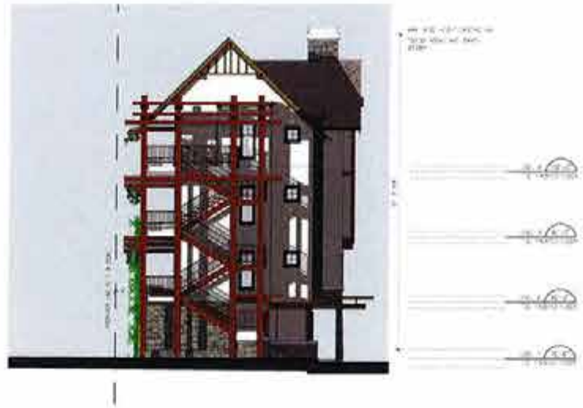
Sheet Title
TOWNHOUSE ELEVATIONS

Drawn By:	Checked:
TA, JY	DP
Project Number:	Scale:
1527	A2 NOTED
Revision:	Sheet Number:
	DP3.41





	MATERIAL LEGEND
	STONE VENEER (RANDOM SPLIT FACE)
	EXPOSED ARCHITECTURAL CONCRETE
	FIBRE CEMENT SIDING CLADDING SYSTEM (PAINTED, HARDIE PROFILE)
	PAINTED WOOD TRIM (HARDIE HEAVY COLOUR)
	SHAKE LOOK ASPHALT SHINGLES
	STANDING SEAM METAL ROOF
	PAINTED METAL GUTTERS & DETAIL WORK
	WOOD TRELLIS

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Sheet Title
INN WING ELEVATIONS

Drawn By	Checked
TJ, JY	GF
Project Number	Scale
1627	AS NOTED
Revision	Sheet Number

DP3.51