

# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## DEVELOPMENT PERMIT

### NO. DP000072 - Amendment

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

**Lands:** PID 023-009-331; Lot B, Section 11, Esquimalt District, Plan VIP60066

**Address:** 429 Lampson Street, Esquimalt, B.C.

#### Conditions:

1. This Development Permit Amendment to DP000072 is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this amendment and DP000072, for the purpose of authorizing revitalization and, the form and character of the proposed intensive residential, commercial and multiple-family residential development within Development Permit Area No. 7 – English Inn.
2. This Development Permit Amendment is supplemental to DP000072, adds the Site A – ‘Manor house’ site, with the new addition to the English Inn (manor house) to Development Permit No. DP000072, and cannot be issued prior to issuance of DP000072.
3. This Development Permit Amendment is issued in accordance with the landscaping estimate provided by Small and Rossell, Landscape Architects, stamped “Received August 14, 2017”, attached hereto as Schedule ‘A’. Security, in an amount representing 120% of the estimate [(120% of \$623,981.00 = \$748,777.2 Total ( including the Site B portion found in DP000072) must be deposited with the Township of Esquimalt before Development Permit No. DP000072 with this amendment can be issued.
4. Approval of this Development Permit Amendment is issued in accordance with the building siting as detailed on the B.C. Land Surveyor’s Building Location Certificate prepared by J.E. Anderson and Associates, stamped “Received February 21, 2018”, attached hereto as Schedule ‘B’.
5. Approval of this Development Permit Amendment is issued in accordance with the architectural plans provided by Merrick Architecture, stamped “Received February 21, 2018” attached hereto as Schedule ‘C’.

6. Approval of this Development Permit Amendment is issued in accordance with the 'Inn Landscape Plan' prepared by Small and Rossell, Landscape Architects, stamped "Received February 21, 2018", attached hereto as Schedule 'D'.
7. The lands shall be developed in accordance with the terms, conditions and provisions of Permit No. DP000072 and this amendment.
8. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
9. This Development Permit Amendment is not a Building Permit.
10. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
11. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt



**SMALL & ROSSELL LANDSCAPE ARCHITECTS**

3012 manzer road  
sooke, b.c. v9z 0c9

ENGLISH INN, ESQUIMALT, BC - LANDSCAPE WORKS		
ESTIMATE OF PROBABLE COST - BASED ON "IN PROGRESS BP" LANDSCAPE PLANS, 29 JUNE 2017		
SECTIONS :		
	1. BUILDINGS 1, 2 & 3	
	2. TOWN HOUSES	
	3. THE INN ADDITION	
ITEM #	DESCRIPTION	AMOUNT
<b>SECTION 1 - BUILDINGS 1, 2 &amp; 3.</b>		
1.0	RAIN WATER MANAGEMENT	\$87,450.00
2.0	MISCELLANEOUS GARDEN FEATURES	\$23,750.00
3.0	SUNKEN GARDEN	\$34,200.00
4.0	FENCES & SCREENING	\$78,240.00
5.0	SITE FURNITURE & LANDSCAPE LIGHTING	\$43,800.00
6.0	GROWING MEDIUM	\$45,558.00
7.0	PLANTING	\$77,600.00
8.0	MULCH	\$18,600.00
9.0	LAWN	\$2,880.00
10.0	<b>SECTION 1 - BUILDINGS 1, 2 &amp; 3 : SUB TOTAL</b>	<b>\$412,078.00</b>
<b>SECTION 2. TOWN HOUSES</b>		
11.0	PRIVACY SREENS & PERIMETER FENCE	\$31,628.00
12.0	"IMAGINE" PLAY SPACE	\$53,590.00
13.0	SITE FURNITURE & LANDSCAPE LIGHTING	\$10,200.00
14.0	GROWING MEDIUM	\$9,575.00
15.0	PLANTING	\$15,760.00
16.0	MULCH	\$4,500.00
17.0	<b>SECTION 2. TOWN HOUSES : SUB TOTAL</b>	<b>\$125,253.00</b>
CONTINUED OVER.....		



THIS IS SCHEDULE A OF  
DEVELOPMENT PERMIT  
NO. DP000072 - Amendment

CORPORATE OFFICER

ENGLISH INN, ESQUIMALT, BC - LANDSCAPE WORKS		
ITEM #	DESCRIPTION	AMOUNT
<b>SECTION 3. THE INN ADDITION</b>		
18.0	WATER FEATURE	\$35,850.00
19.0	SOFT LANDSCAPE	\$46,800.00
20.0	URNS / ORNAMENTAL POTS / GARDEN LIGHTING	\$4,000.00
21.0	<b>SECTION 3. THE INN ADDITION WEDDING GARDEN : SUB TOTAL</b>	<b>\$86,650.00</b>
22.0	<b>SUB TOTALS</b>	
	SECTION 1 BUILDINGS 1, 2 & 3 : SUB TOTAL	\$412,078.00
	SECTION 2. TOWN HOUSES : SUB TOTAL	\$125,253.00
	SECTION 3. THE INN ADDITION WEDDING GARDEN : SUB TOTAL	\$86,650.00
23.0	<b>GRAND TOTAL</b>	<b>\$623,981.00</b>
	TAXES, CONTINGENCIES, ESCALATION,	
	GENERAL CONTRACTORS PROFIT AND OVERHEAD	
	Aug 13, 2017	
	Carole Rossell, MA, BCSLA, CSLA.	
	Small & Rossell Landscape Architects Inc.	

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Dimensions are in metres and are derived from field survey.  
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.  
This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 20th day of February, 2018.

Ryan Hourston T12PEQ  
B.C. Land Surveyor  
This document is not valid unless digitally signed and certified  
Ryan P. Hourston, BCLS

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J.E. Anderson & Associates and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the Plan beyond its intended use.  
Subject to charges, legal relations, and interests shown on: Title No. CA5316518 (P.I.D. 023-009-331)



Note: Existing building surveyed May 02, 2017  
Proposed building information provided by Merrick Architecture  
Existing grades shown are geodetic, based on control monument B40236  
Existing site area = 1.77ha

THIS IS SCHEDULE B OF  
DEVELOPMENT PERMIT  
NO. DP000072 - Amendment

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**RECEIVED**  
**FEB 21 2018**  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

THIS IS SCHEDULE 2 OF  
DEVELOPMENT PERMIT  
NO. DP000072 – Amendment

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Issue	Issue Date
Amalgam Program Set	2017 02 16
DP Re-submission	2017 05 08
DP Re-submission	2017 10 27
DP Submission	2017 12 15
DP Amendment - Int Wing	2018 02 21



1 AERIAL VIEW LOOKING NORTH-EAST  
DATE: 2/21/18



2 AERIAL VIEW LOOKING NORTH-WEST  
DATE: 2/21/18



3 AERIAL VIEW LOOKING SOUTH  
DATE: 2/21/18



4 AERIAL VIEW LOOKING SOUTH-WEST  
DATE: 2/21/18



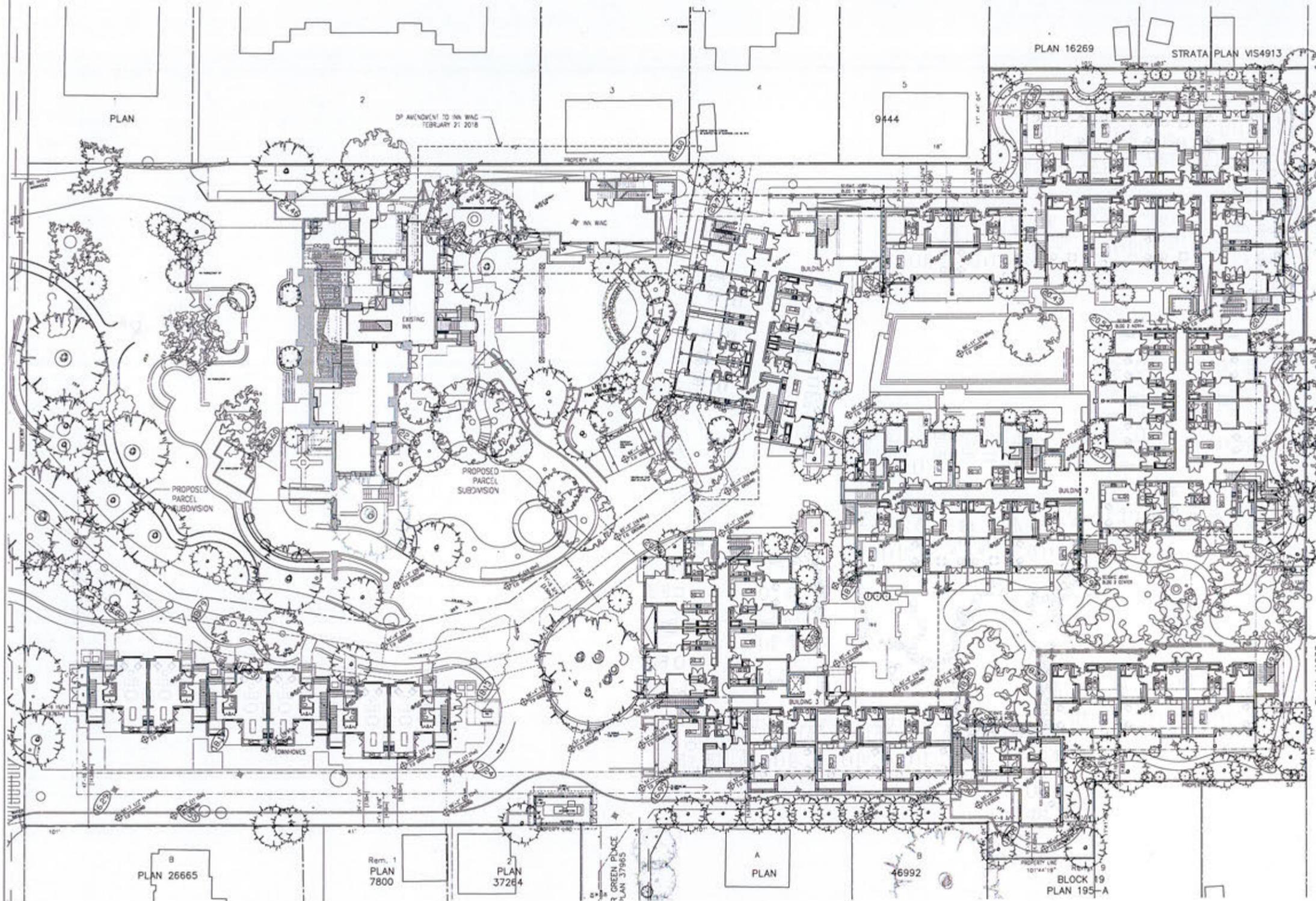
Consultant

Project  
**English Inn**  
429 Lamson Street  
Victoria, BC  
For  
Argon (Lamson) Properties Ltd.

Sheet Title  
**CONCEPTUAL IMAGES**

Drawn by	Checked
JY, JH, RV	GF
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

DP0.01



**MERRICK ARCHITECTURE**  
 BROADWISSE SAKUMOTO FLISS MONTYRE LTD.  
 VANCOUVER  
 839 Cambie Street, Suite 300  
 Vancouver BC V6B 2P4  
 t: 604.683.4131  
 f: 604.683.9373  
 VICTORIA  
 18 Bastion Square  
 Victoria BC V8W 1W9  
 t: 250.480.7811  
 f: 250.480.5215  
 www.merrickarch.com

Revision	Description	Date
1	Issue for public feedback	17.11.18

THIS IS SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 NO. DP000072 – Amendment

CORPORATE OFFICER

Item	Issue Date
Agg. Program Set	2017 02 16
DP Resubmission	2017 05 09
CP Resubmission	2017 10 27
DP Resubmission	2017 12 15
DP Amendment - Inv Wing	2018 02 21



Consultant  
 Project  
**English Inn**  
 425 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lamson) Properties Ltd.

Sheet Title  
**SITE PLAN LEVEL 1**

Drawn By  
 JY, JH, RV

Checked By  
 GP

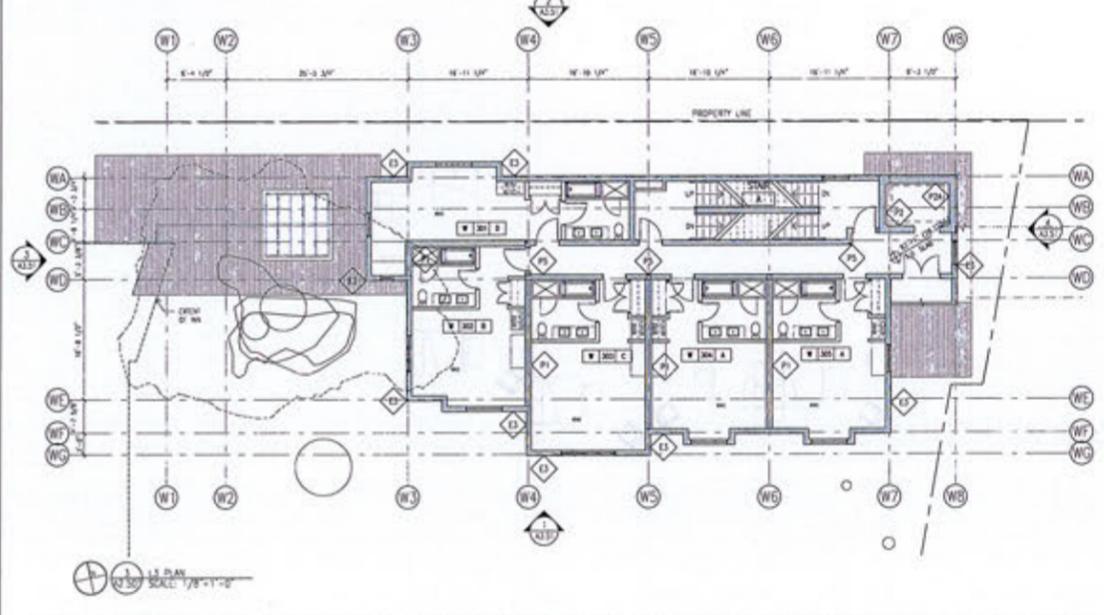
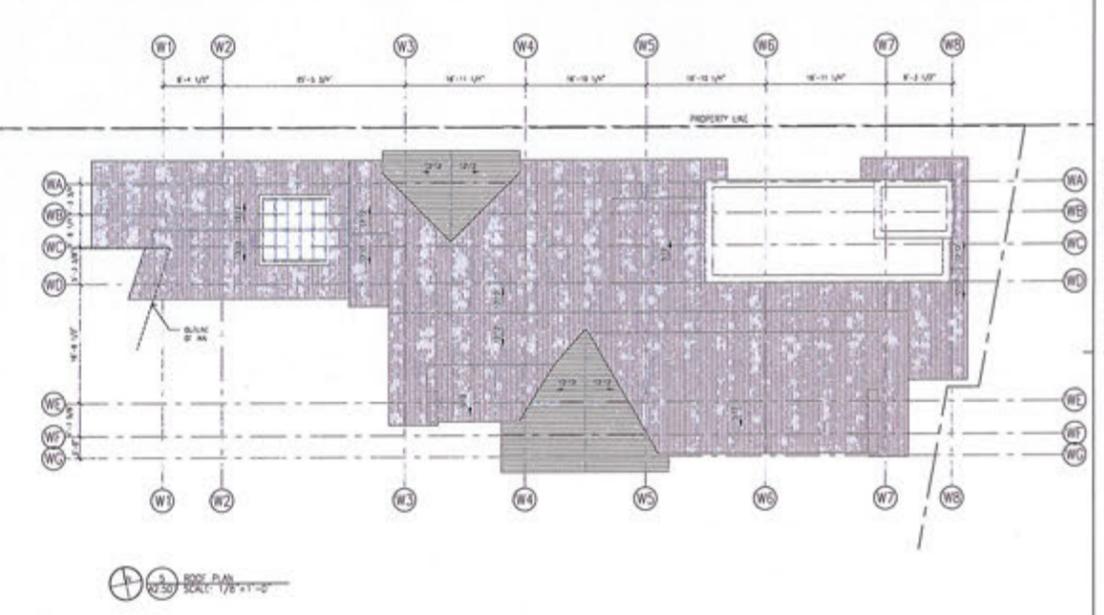
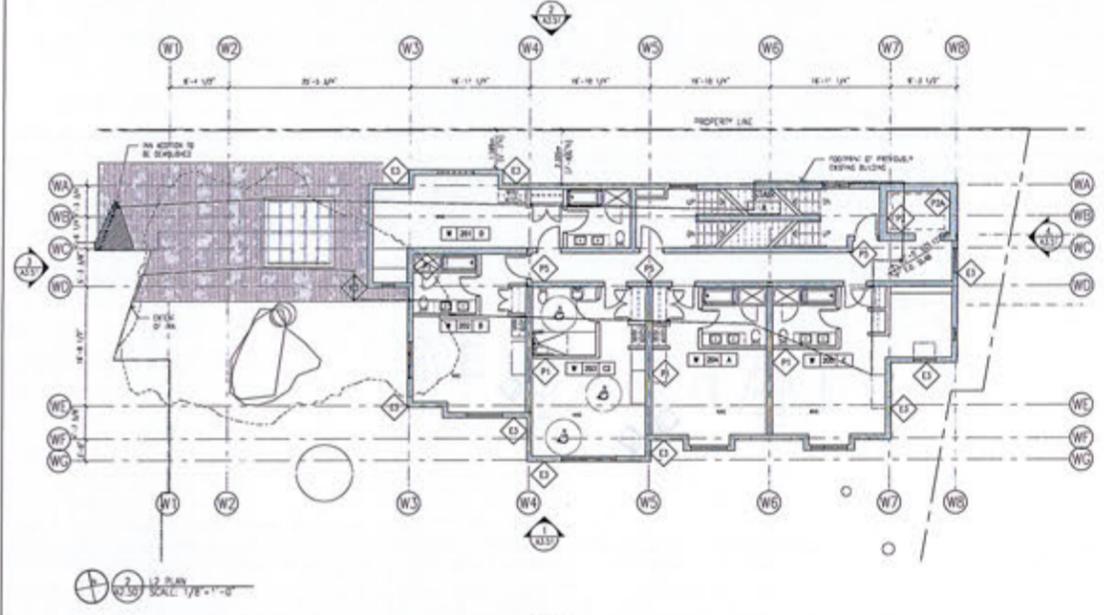
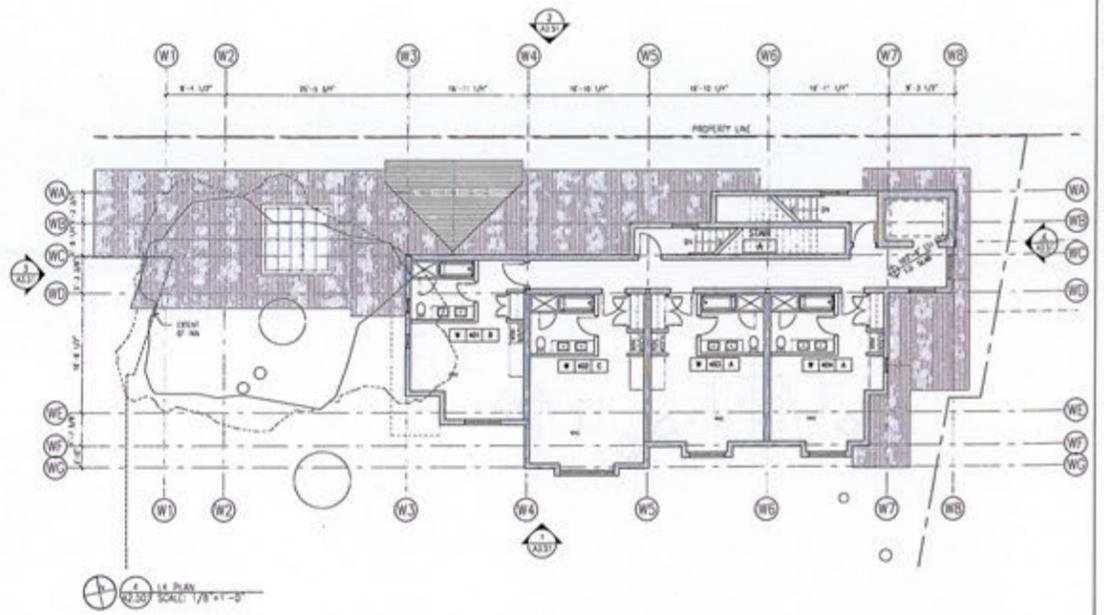
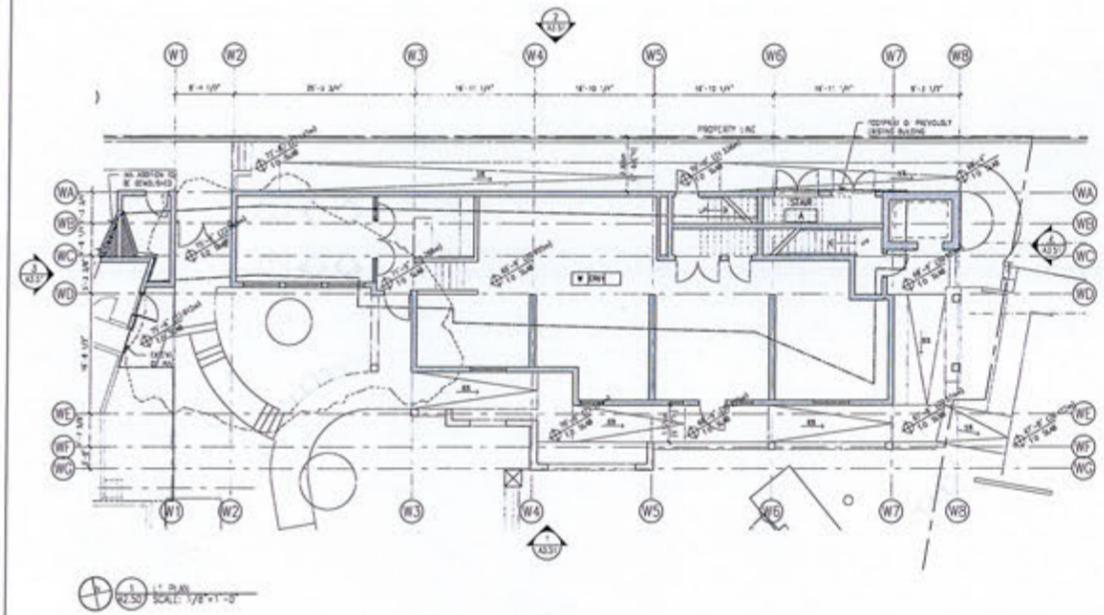
Project Number  
 1527

Scale  
 AS NOTED

Revision  
 1

A1.01

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 VANCOUVER  
 839 Cambie Street, Suite 300  
 Vancouver BC V6B 2P4  
 T: 604.583.4131  
 F: 604.683.9313  
 VICTORIA  
 18 Bastion Square  
 Victoria BC V8W 1W6  
 T: 250.480.7811  
 F: 250.480.5215  
 www.merrickarch.com

Revision  
 No. Description Date

Issue	Issue Date
Arabic Progress Set	2017.02.16
DP Resubmission	2017.05.09
DP Resubmission	2017.10.27
DP Resubmission	2017.12.19
DP Amendment - Use Wing	2018.02.21

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 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Consultant  
 Project  
**English Inn**  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.  
 Sheet Title  
**WING PLANS**  
 Drawn By  
 JY, JK, WV  
 Project Number  
 1527  
 Revision  
 Checked By  
 GF  
 Scale  
 AS NOTED  
 Sheet Number

A2.501

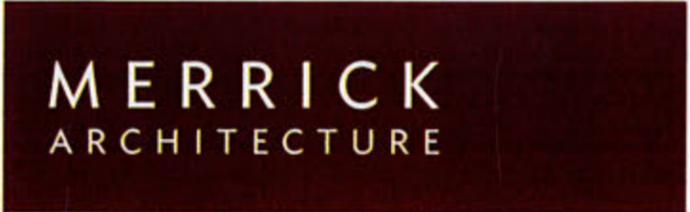
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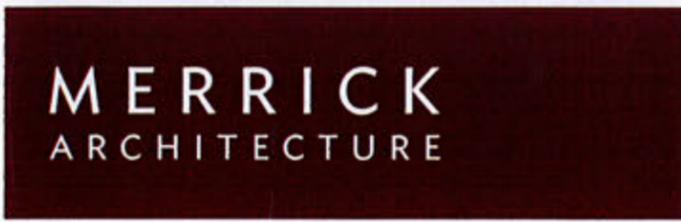
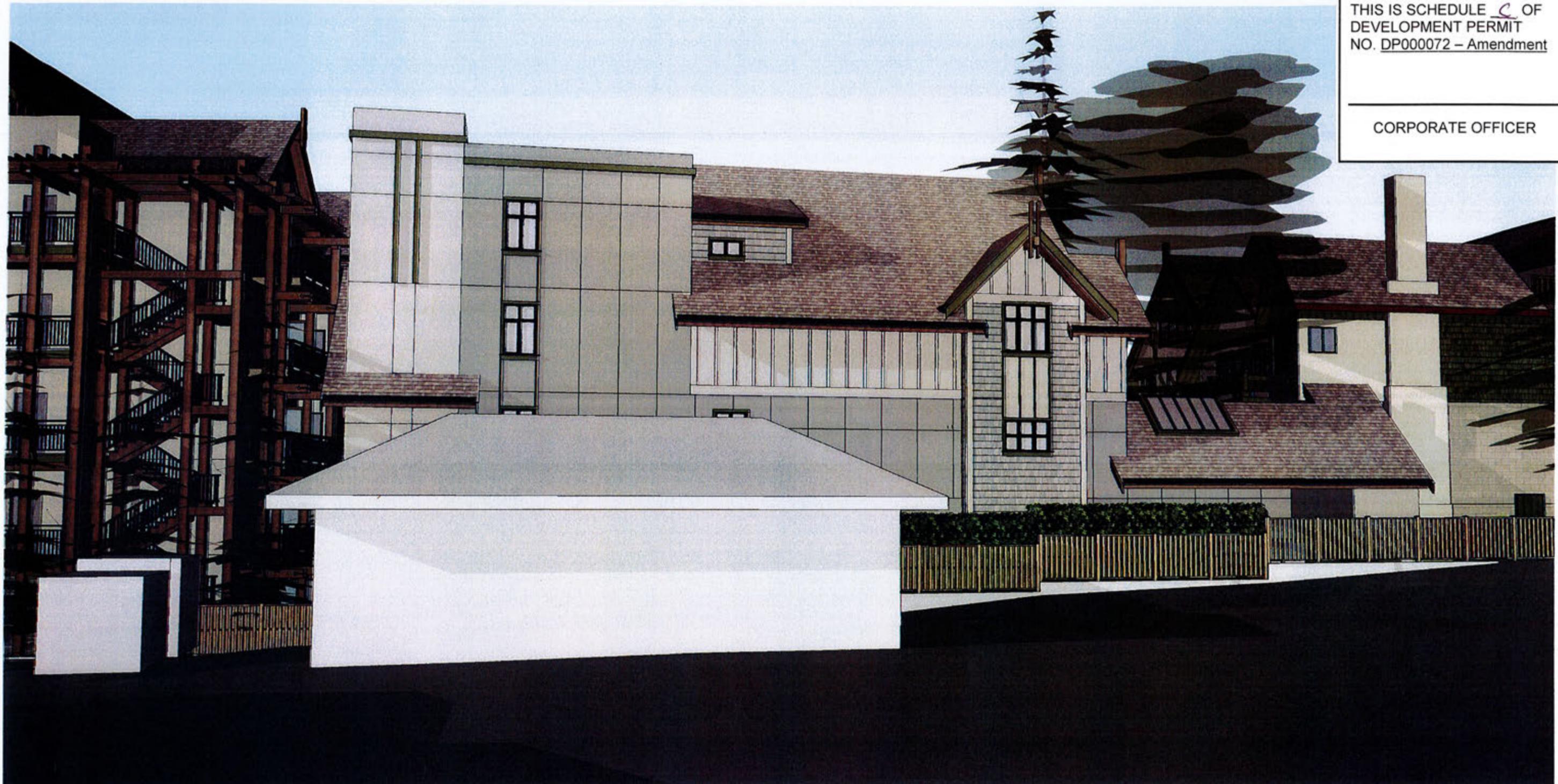
**VICTORIA**  
18 Bastion Square  
Victoria, BC V8W 1H9  
T: 250.480.7811 F: 250.480.5215

ENGLISH INN - ARAGON (LAMPSON PROPERTIES LTD.)  
DP Amendment - Inn Wing  
February 2018



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NO. DP000072 - Amendment

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ENGLISH INN - ARAGON (LAMPSON) PROPERTIES LTD.  
DP Amendment - Inn Wing  
February 2018



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**MERRICK**  
ARCHITECTURE

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DP Amendment - Inn Wing  
February 2018

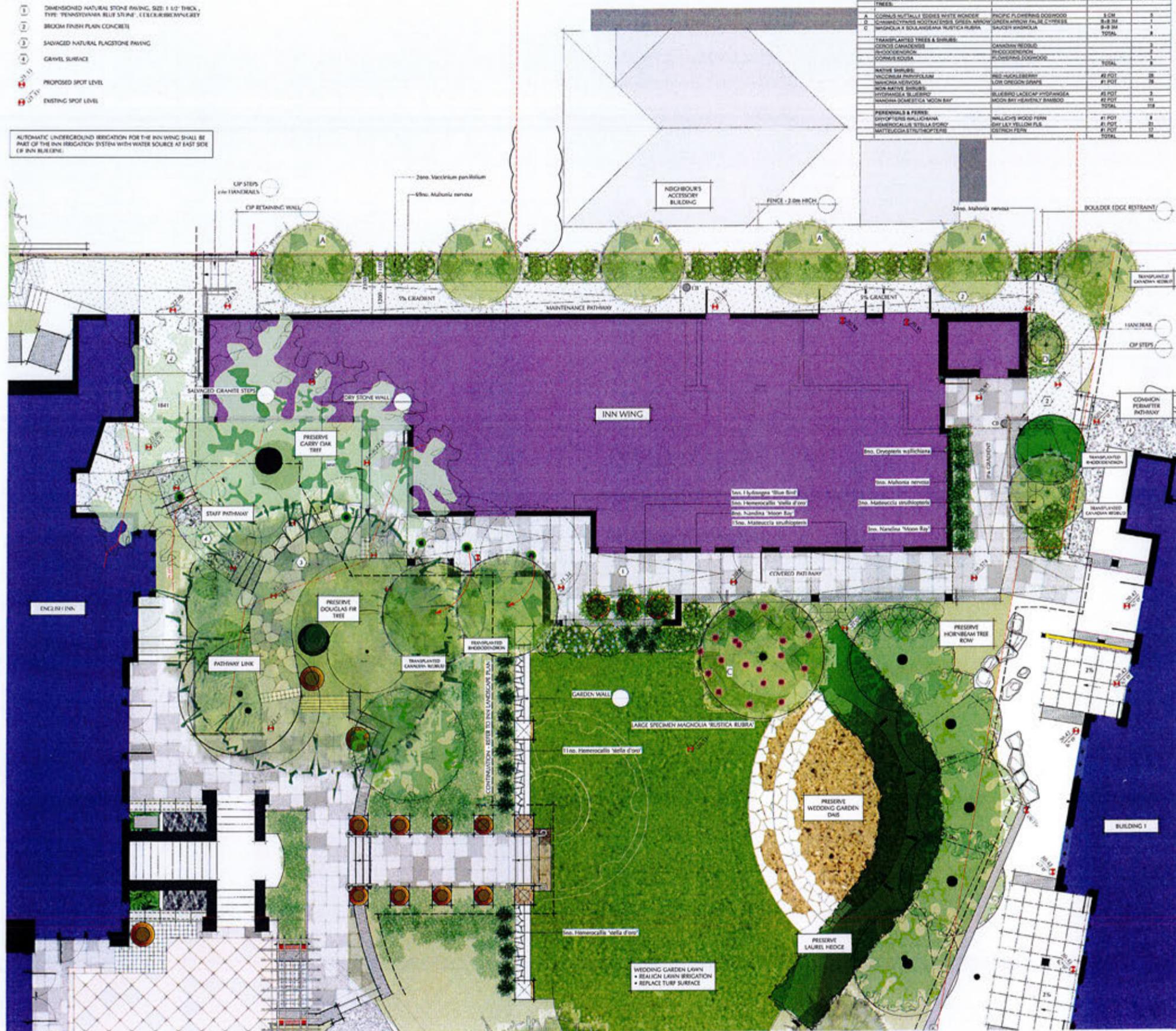


- LEGEND**
- 1 DIMENSIONED NATURAL STONE PAVING, SIZE: 1 1/2" THICK, TYPE: PENNSYLVANIA BLUE STONE - (L100) (KREWEVER)
  - 2 BROOM FINISH PLAIN CONCRETE
  - 3 SAWAGED NATURAL FLAGSTONE PAVING
  - 4 GRAVEL SURFACE
  - 5 PROPOSED SPOT LEVEL
  - 6 EXISTING SPOT LEVEL

AUTOMATIC UNDERGROUND IRRIGATION FOR THE INN WING SHALL BE PART OF THE INN IRRIGATION SYSTEM WITH WATER SOURCE AT EAST SIDE (P. INN BUILDING).

**PLANTING PLAN SCHEDULE**

PLANTING SCHEDULE	CONTAINER SIZE	CALIBER	QUANTITY
<b>TRANSPLANTED TREES</b>			
A CORNUS NUTTALLII 80/85 WHITE MONDEE	PACIFIC FLOPPING DOGWOOD	8.5 CM	5
B SPANISH YEW	SPANISH YEW	8.5 CM	1
C MAGNOLIA & BOUTANENSIS NUSTICA RUBRA	SAUCEA CHINENSIS	8.5 CM	1
<b>TRANSPLANTED TREES &amp; SHRUBS</b>			
1 PRUNUS SPENSERII	PRUNUS SPENSERII	8.5 CM	1
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97 PRUNUS SPENSERII	PRUNUS SPENSERII	8.5 CM	1
98 PRUNUS SPENSERII	PRUNUS SPENSERII	8.5 CM	1
99 PRUNUS SPENSERII	PRUNUS SPENSERII	8.5 CM	1
100 PRUNUS SPENSERII	PRUNUS SPENSERII	8.5 CM	1



**SMALL & ROSSELL**  
**LANDSCAPE ARCHITECTS**  
 3012 master road, sooke, b.c., v9c 4r7  
 (250)442-6947  
 design@smallandrossell.com  
 www.smallandrossell.com

Site Plan  
 Revision No. Description Date

THIS IS SCHEDULE D OF  
 DEVELOPMENT PERMIT  
 NO. DP000072 - Amendment

CORPORATE OFFICER

Issue Date  
 DP AMENDMENT INN WING 21 Feb 2018

RECEIVED  
 FEB 21 2018  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Project  
 English Inn  
 420 Langson Street,  
 Victoria, BC  
 for  
 Argon (English Inn) Development Corp.

PHASE 1

Draw Title  
 INN WING  
 LANDSCAPE PLAN

Drawn By  
 AUS

Checked  
 [Signature]

Scale  
 1:50

Sheet Number  
 L2.51

# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## DEVELOPMENT PERMIT

NO. DP000072

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

**Lands:** PID 023-009-331  
Lot B, Section 11, Esquimalt District, Plan VIP60066

**Address:** 429 Lampson Street, Esquimalt, B.C.

### Conditions:

1. This Development Permit is issued for the **Site B portion of the property** subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by DVP00049, this or another permit, for the purpose of authorizing the form and character of the proposed intensive residential, commercial and multiple-family residential development within Development Permit Area No. 7 – English Inn.
2. This Development Permit is issued for the **Site B portion of the property** in accordance with the **revised** landscaping estimate provided by Small and Rossell, Landscape Architects, stamped “Received November 10, 2017”, attached hereto as Schedule ‘A’. Security, in an amount representing 120% of the estimate (120% of **\$483,741.00 = \$580,489.20**) must be deposited with the Township of Esquimalt before this permit can be issued.
3. Approval of this Development Permit is issued for the **Site B portion of the property** in accordance with the building siting as detailed on the B.C. Land Surveyor’s Building Location Certificate prepared by J.E. Anderson and Associates, stamped “Received November 21, 2017”, attached hereto as Schedule ‘B’.
4. Approval of this Development Permit is issued for the **Site B portion of the property** in accordance with the architectural plans and colourboard provided by Merrick Architecture, stamped “Received October 27, 2017” attached hereto as Schedule ‘C’.
5. Approval of this Development Permit is issued for the **Site B portion of the property** in accordance with the ‘Exterior Corridor Condition Perspective Views’ and ‘Site Circulation Plan’ provided by Merrick Architecture, stamped “Received October 27, 2017”, attached hereto as Schedule ‘D’.

6. Approval of this Development Permit is issued for the **Site B portion of the property** in accordance with the landscape plans prepared by Small and Rossell, Landscape Architects, stamped "Received November 17, 2017", attached hereto as Schedule 'E'.
7. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
8. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
9. This Development Permit is not a Building Permit.
10. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
11. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE 27<sup>TH</sup> DAY OF NOVEMBER, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt



**SMALL & ROSSELL LANDSCAPE ARCHITECTS**

3012 manzer road  
sooke, b.c. v9z 0c9



ENGLISH INN, ESQUIMALT, BC - LANDSCAPE WORKS		
ESTIMATE OF PROBABLE COST - BASED ON REVISED DP LANDSCAPE PLANS, 27 OCTOBER 2017		
SECTIONS :		
	1. BUILDINGS 1, 2 & 3	
	2. TOWN HOUSES	
	3. THE INN ADDITION	
ITEM #	DESCRIPTION	AMOUNT
<b>SECTION 1 - BUILDINGS 1, 2 &amp; 3.</b>		
1.0	RAIN WATER MANAGEMENT	\$87,450.00
2.0	MISCELLANEOUS GARDEN FEATURES	\$23,750.00
3.0	SUNKEN GARDEN	\$34,200.00
4.0	FENCES & SCREENING	\$78,240.00
5.0	SITE FURNITURE & LANDSCAPE LIGHTING	\$43,800.00
6.0	GROWING MEDIUM	\$45,558.00
7.0	PLANTING	\$77,600.00
8.0	MULCH	\$18,600.00
9.0	LAWN	\$2,860.00
10.0	SECTION 1 - BUILDINGS 1, 2 & 3 : SUB TOTAL	\$412,078.00
<b>SECTION 2. TOWN HOUSES</b>		
11.0	PRIVACY SREENS & PERIMETER FENCE	\$31,628.00
12.0	SITE FURNITURE & LANDSCAPE LIGHTING	\$10,200.00
13.0	GROWING MEDIUM	\$9,575.00
14.0	PLANTING	\$15,760.00
15.0	MULCH	\$4,500.00
16.0	SECTION 2. TOWN HOUSES : SUB TOTAL	\$71,663.00
CONTINUED OVER.....		

SCHEDULE 'A' OF	
DEVELOPMENT PERMIT	
NO. DP000072	
	CORPORATE OFFICER

ENGLISH INN, ESQUIMALT, BC - LANDSCAPE WORKS		
ITEM #	DESCRIPTION	AMOUNT
<b>SECTION 3. THE INN ADDITION</b>		
17.0	WATER FEATURE	\$35,850.00
18.0	SOFT LANDSCAPE	\$46,800.00
19.0	URNS / ORNAMENTAL POTS / GARDEN LIGHTING	\$4,000.00
20.0	<b>SECTION 3. THE INN ADDITION WEDDING GARDEN : SUB TOTAL</b>	<del>\$86,650.00</del>
21.0	<b>SUB TOTALS</b>	
	SECTION 1 BUILDINGS 1, 2 & 3 : SUB TOTAL	\$412,078.00
	SECTION 2. TOWN HOUSES : SUB TOTAL	\$71,663.00
	SECTION 3. THE INN ADDITION WEDDING GARDEN : SUB TOTAL	<del>\$86,650.00</del>
22.0	<b>GRAND TOTAL</b>	<del>\$570,391.00</del>
	EXCLUDES:	
	TAXES, CONTINGENCIES, ESCALATION,	
	GENERAL CONTRACTORS PROFIT AND OVERHEAD	
	Nov 6, 2017	
	Carole Rossell, MA, BCSLA, CSLA.	
	Small & Rossell Landscape Architects Inc.	

483,741.00

SCHEDULE 'A' OF  
DEVELOPMENT PERMIT  
NO. DP000072  
CORPORATE OFFICER



SCHEDULE B OF  
DEVELOPMENT PERMIT  
NO. DP000072  
CORPORATE OFFICER

Revision No. \_\_\_\_\_ Date \_\_\_\_\_

Name	Issue Date
Aspen Progress Ltd	2017 02 16
CP Resubmission	2017 02 28
CP Resubmission	2017 10 27
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1 VIEW OF INN AND TOWNHOMES FROM LAMPSON ST (SOUTH)  
 DPO.02 NTS ANG E



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



3 VIEW OF INN AND TOWNHOMES FROM LAMPSON ST (NORTH)  
 DPO.02 NTS ANG E



4 VIEW TOWNHOMES PROPOSED CONDOS FROM ENTRY DRIVE  
 DPO.02 NTS ANG E

SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
 \_\_\_\_\_  
 CORPORATE OFFICER

**RECEIVED**  
**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Consultant \_\_\_\_\_

Project **English Inn**  
 409 Lampson Street  
 Victoria, BC  
 For  
 Aspen (Lampson) Properties Ltd.

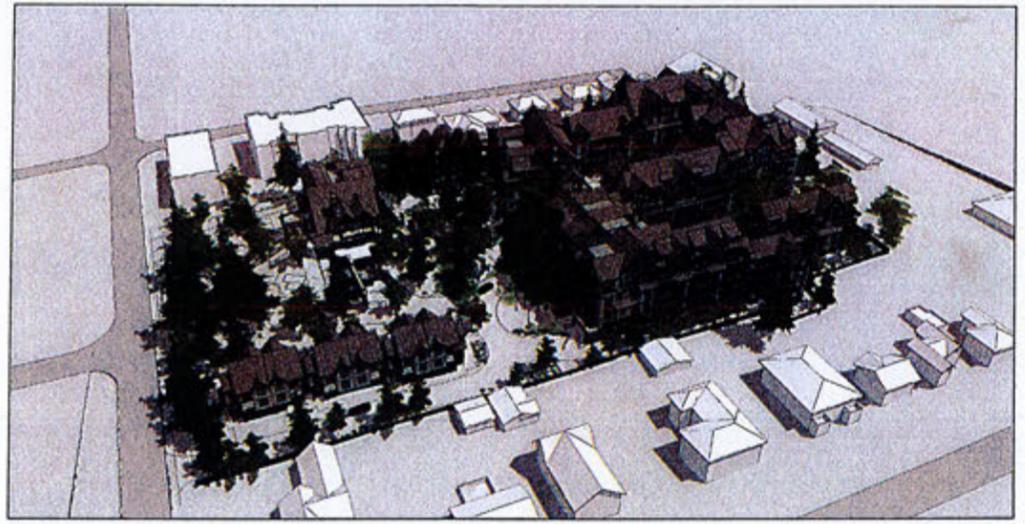
Sheet Title  
**CONCEPTUAL IMAGES  
 GROUND VIEWS**

Drawn By ZY, JH, RV Checked GF  
 Project Number 1527 Scale AS NOTED  
 Revision \_\_\_\_\_ Sheet Number \_\_\_\_\_

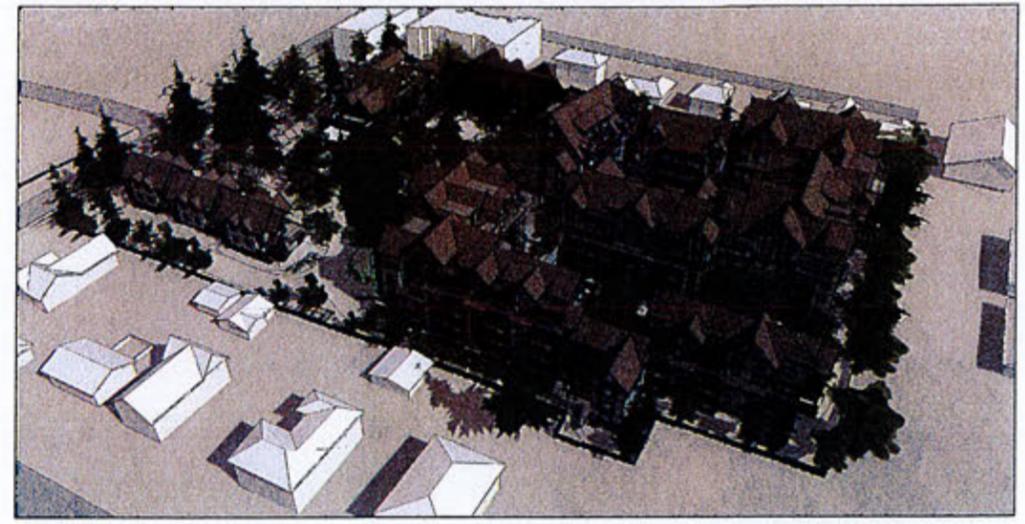
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Revision	Description	Date

Item	Issue Date
Arizon Program Set	2017.02.16
CP Resubmission	2017.05.08
CP Resubmission	2017.09.27



1 AERIAL VIEW LOOKING NORTH-EAST  
 (DP0.01) NTS ANG E



2 AERIAL VIEW LOOKING NORTH-WEST  
 (DP0.01) NTS ANG E



3 AERIAL VIEW LOOKING SOUTH  
 (DP0.01) NTS ANG E



4 ROOF VIEW  
 (DP0.01) NTS ANG E

SCHEDULE 'c' OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
 \_\_\_\_\_  
 CORPORATE OFFICER

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**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Consultant

Project  
**English Inn**  
 429 Lampion Street  
 Victoria, BC  
 For  
 Arizon (Lampson) Properties Ltd.

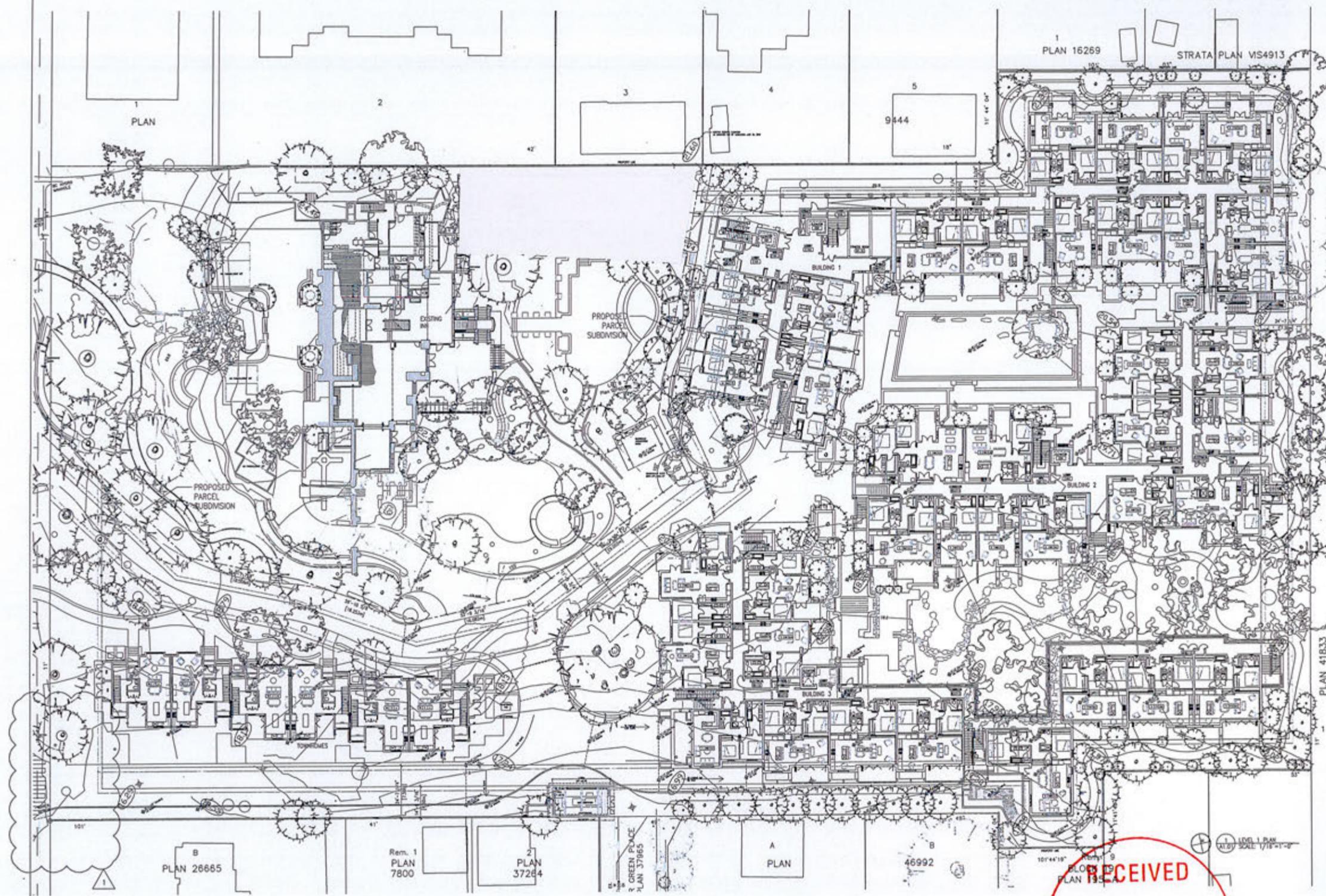
Sheet Title  
**CONCEPTUAL IMAGES**

Drawn By	Checked
JY, JH, RV	CP
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number

**DP0.01**

Revision	Description	Date
1	Issue for review	17.11.16

Task	Issue Date
Aspen Progress Set	2017.02.16
CP Finalization	2017.02.08
CP Finalization	2017.02.07



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DEVELOPMENT PERMIT  
NO. DP000072  
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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Project  
English Inn  
423 Langson Street  
Victoria, BC  
For  
Aragon (Lampson) Properties Ltd.

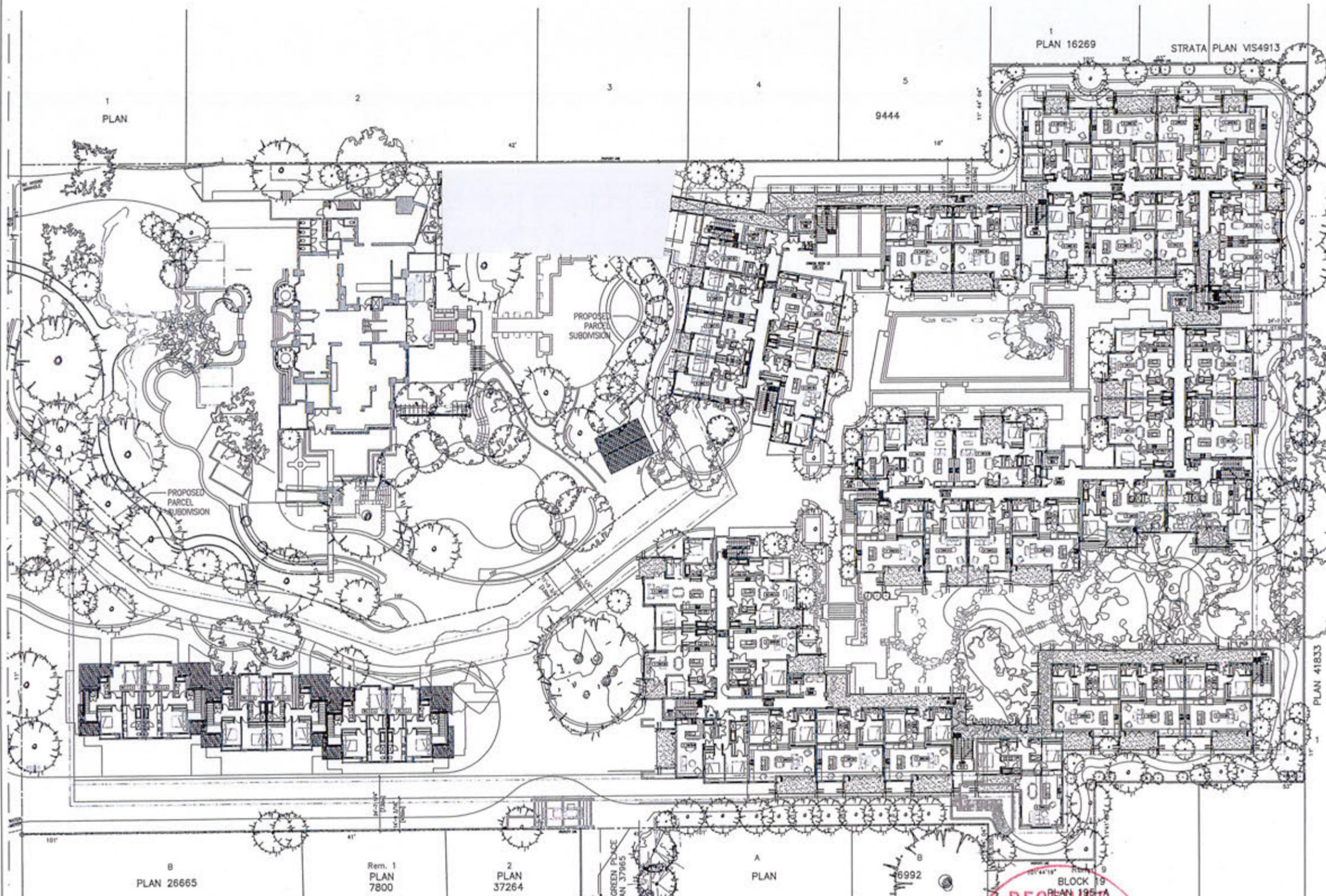
Sheet Title  
SITE PLAN LEVEL 1

Drawn By	Checked
JY, JH, RV	CP
Project Number	Scale
1527	AS NOTED
System	Sheet Number
1	

A1.01

Revision	Description	Date

Item	Issue Date
Apply Program Fee	2017-02-16
CP Resubmission	2017-05-08
CP Resubmission	2017-10-27



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 DEVELOPMENT PERMIT  
 NO. DP000072  
 CORPORATE OFFICER

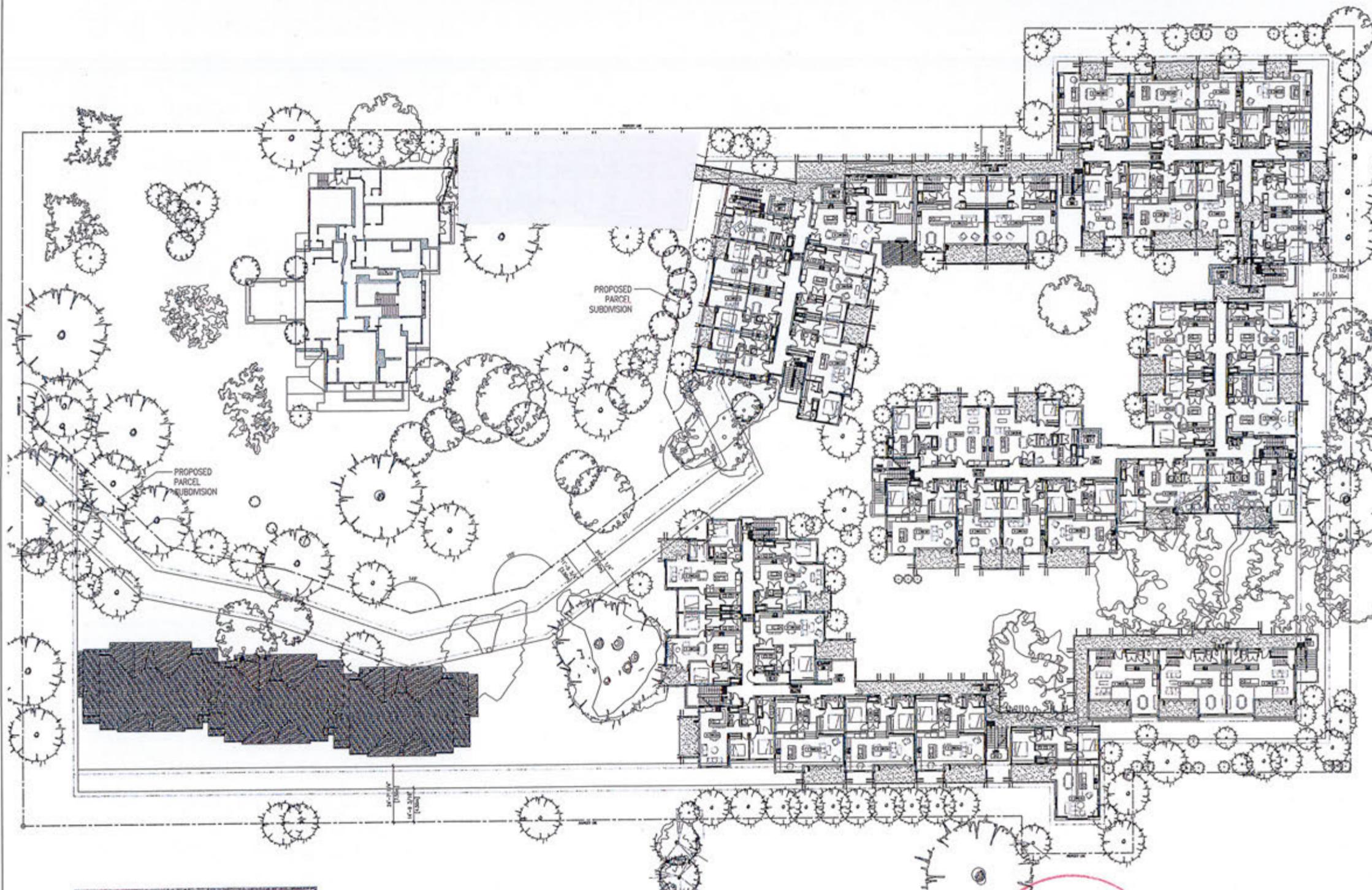
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 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Project  
**English Inn**  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lamson) Properties Ltd.

Sheet Title  
**SITE PLAN LEVEL 2**

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

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DEVELOPMENT SERVICES

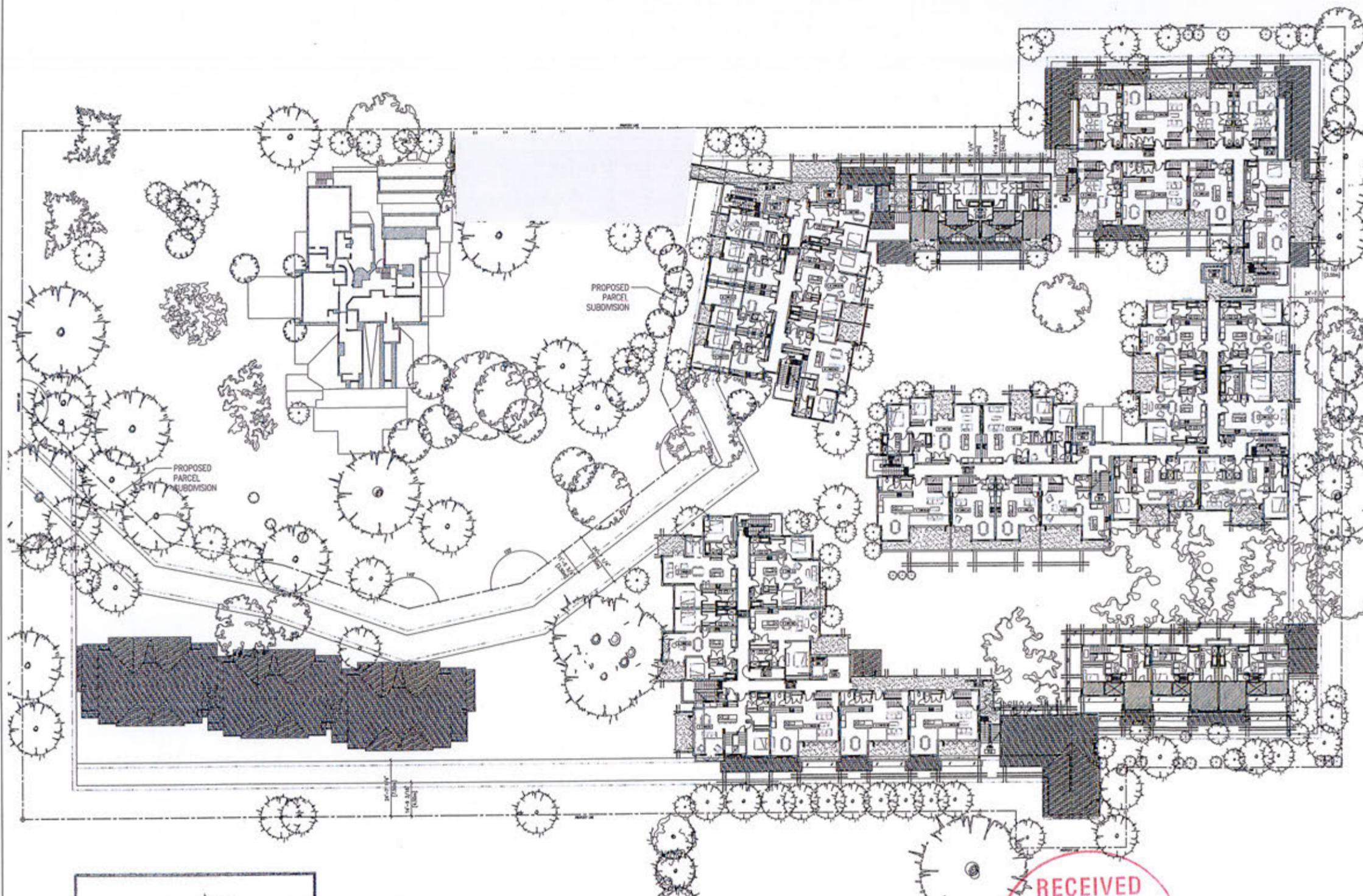
1/4" = 1'-0" SCALE

Consultant

Project  
English Inn  
429 Lamson Street  
Victoria, BC  
For  
Aspen (Lamson) Properties Ltd.

Sheet Title  
SITE PLAN LEVEL 3

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



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**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

LEVEL 4 PLAN  
 SCALE: 1/16"=1'-0"

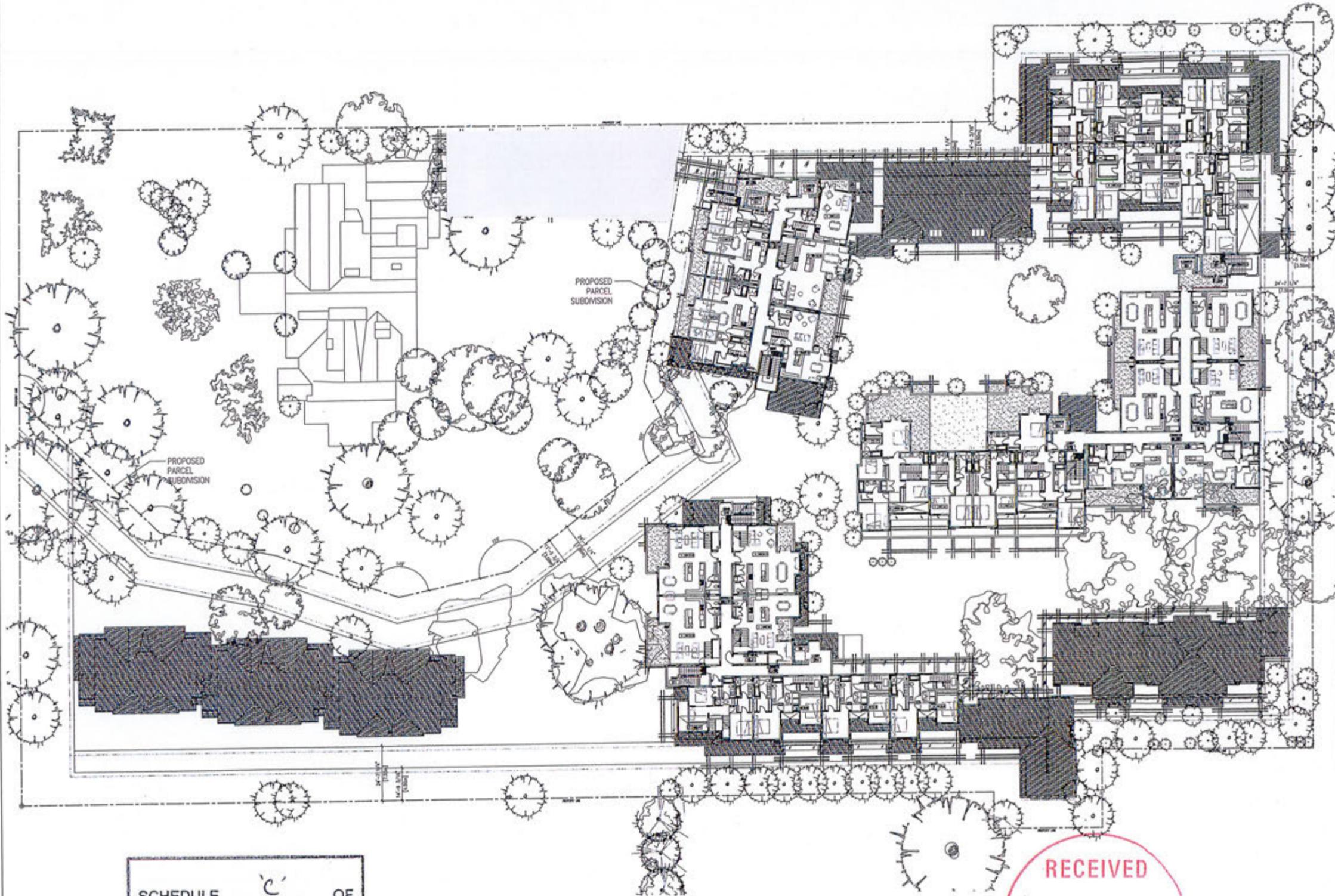
Consultant

English Inn  
 420 Lampson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.

Sheet Title  
 SITE PLAN LEVEL 4

Drawn By  
 JY, JH, RV  
 Project Number  
 1527  
 Revision  
 \_\_\_\_\_

Checked By  
 GP  
 Scale  
 AS NOTED  
 Sheet Number  
 \_\_\_\_\_



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NO. DP000072  
CORPORATE OFFICER

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OCT 27 2017  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

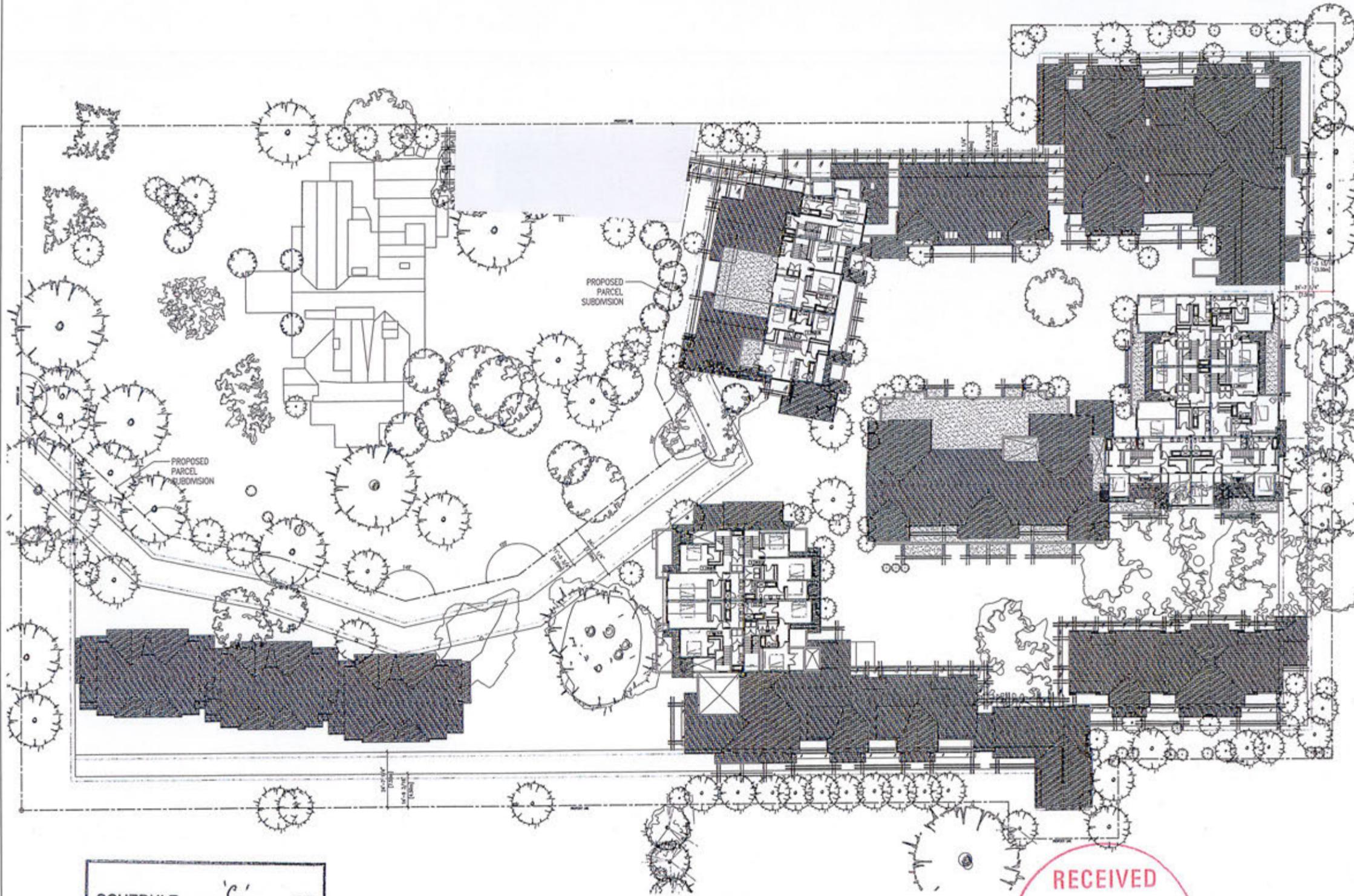
Consultant

Project  
English Inn  
429 Lamson Street  
Victoria, BC  
For  
Arqon (Lamson) Properties Ltd.

Sheet Title  
SITE PLAN LEVEL 5

Drawn By  
JY, JH, RV  
Project Number  
1527  
Revision  
Sheet Number

A1.05



SCHEDULE 'c' OF  
 DEVELOPMENT PERMIT  
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**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

U.S. & CAN. SYMBOLS  
 SCALE: 1/16"=1'-0"

Rev.	Description	Date

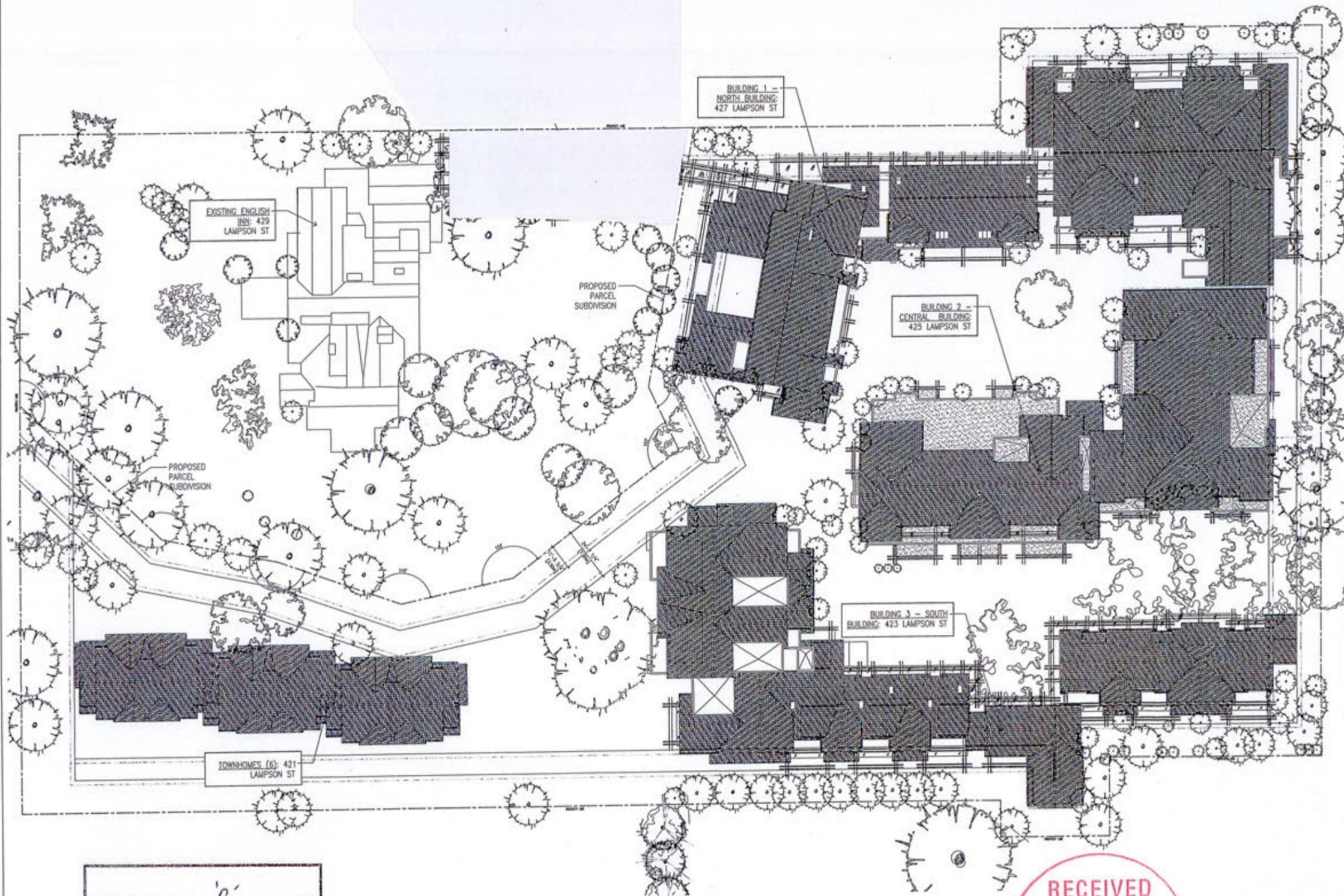
Date	Issue Date
Issue Program Set	2017 02 16
CP Resubmission	2017 03 08
CP Resubmission	2017 10 27

Consultant

Project  
**English Inn**  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lamson) Properties Ltd.

Sheet Title  
**SITE PLAN LEVEL 6**

Drawn By	Checked
JY, JH, RV	GP
Project Number	Scale
1527	AS NOTED
Revision	Sheet Number



SCHEDULE c OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
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**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

ROOF PLAN  
 SCALE 1/16"=1'-0"

Consultant

Project  
**English Inn**  
 429 Lampson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.

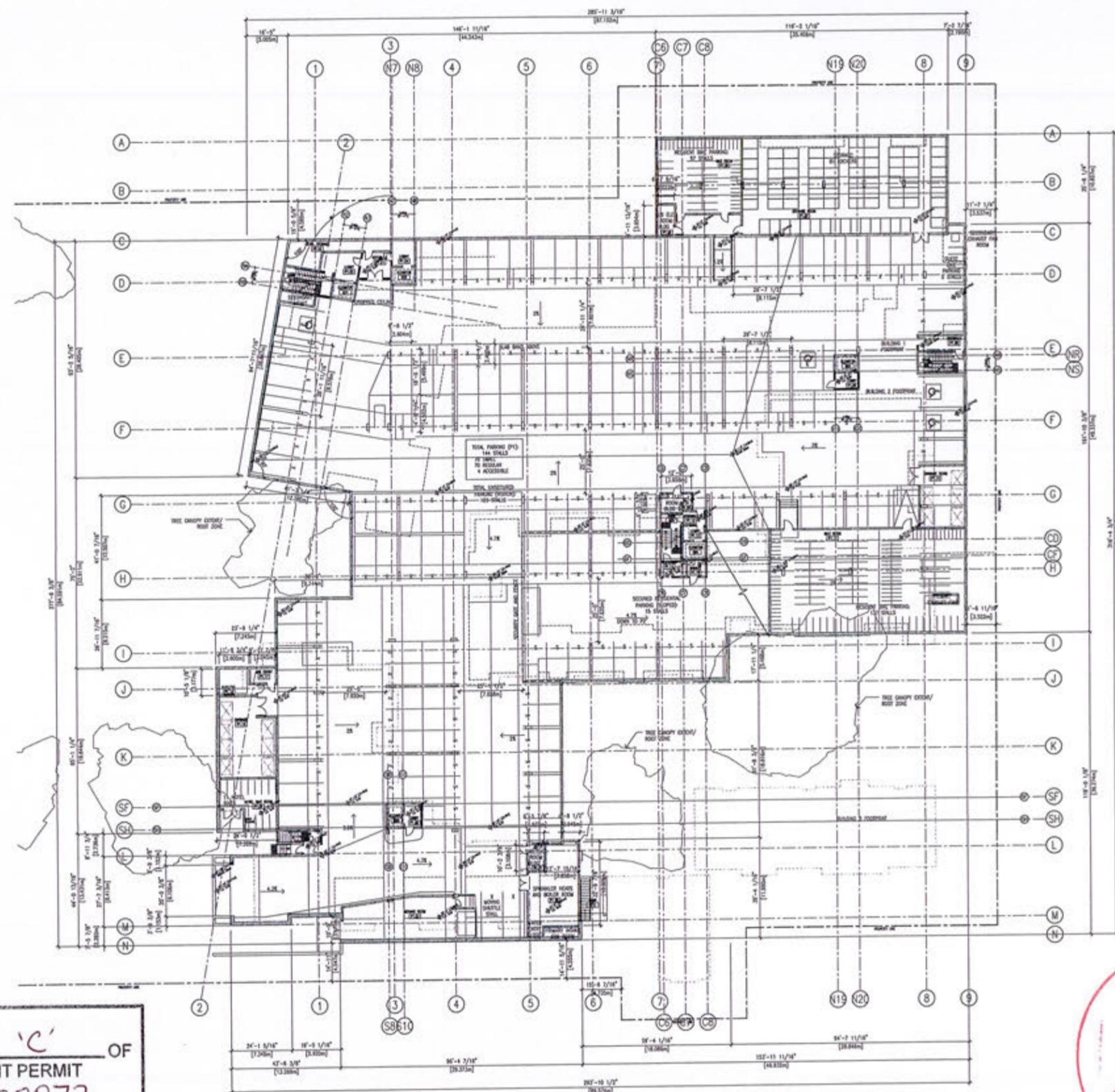
Sheet Title  
**SITE ROOF PLAN**

Drawn by  
 JY, J4, RV  
 Checked by  
 GP  
 Project Number  
 1527  
 Scale  
 AS NOTED  
 Revision  
 Sheet Number

**A1.07**

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SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
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**OCT 27 2017**  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

P1 PLAN  
 SCALE: 1/16" = 1'-0"  
 Note: Dimensioned walls as per  
 Geotechnical excavation plans.

Revision No.	Description	Date

Issue	Issue Date
CP Resolution	2017 05 08
CP Resolution	2017 10 27

Consultant

Project  
**English Inn**  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.

Sheet Title  
**P1 PLAN  
 EXTENDED EXCAVATION**  
 Drawn By  
 JY, JH, RV  
 Project Number  
 1527  
 Revision  
 AS NOTED

**A2.01**



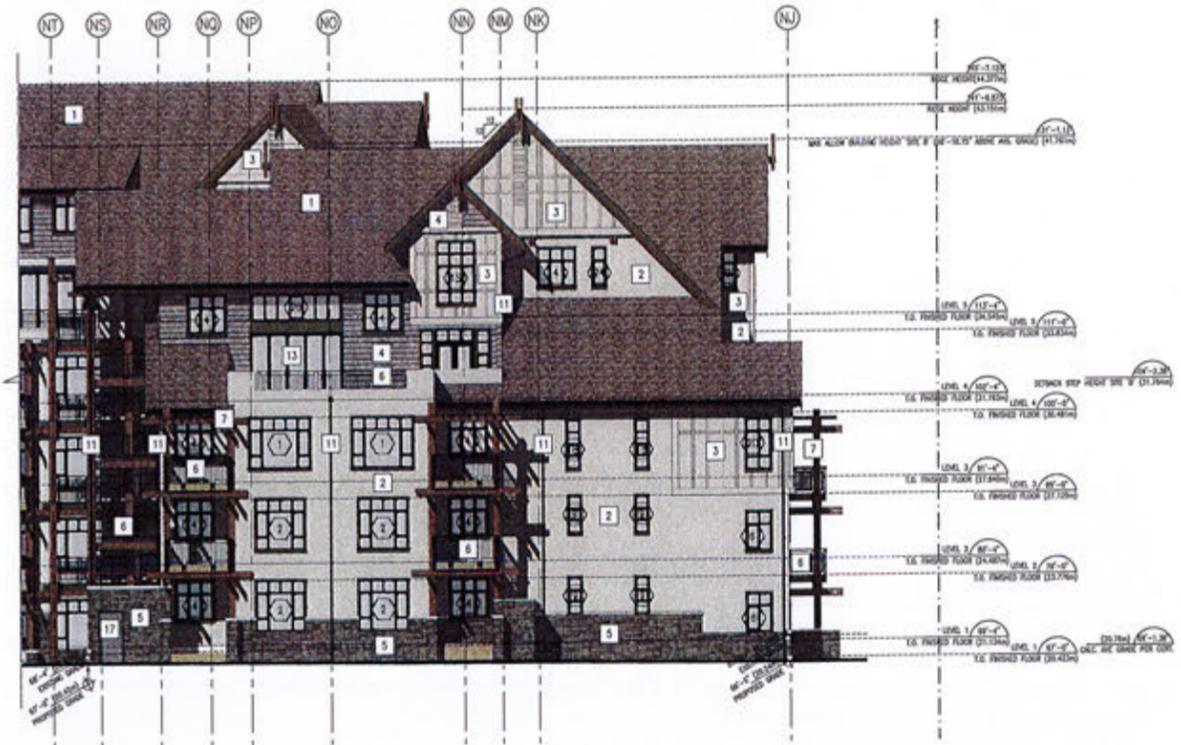




Issue	Issue Date
Issue Progress Set	2017 02 16
CP Presentation	2017 05 09
CP Presentation	2017 10 27
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1 EAST WING SOUTH ELEVATION  
 A3.11 1/8" = 1'-0" ANG E



2 EAST WING EAST ELEVATION  
 A3.11 1/8" = 1'-0" ANG E

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**OCT 27 2017**  
 CORP OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
 \_\_\_\_\_  
 CORPORATE OFFICER

MATERIAL LEGEND	
NO.	MATERIAL
1	BRICK
2	STONE
3	WOOD SIDING
4	...
5	...
6	...
7	...
8	...
9	...
10	...
11	...
12	...
13	...
14	...
15	...
16	...
17	...
18	...
19	...
20	...

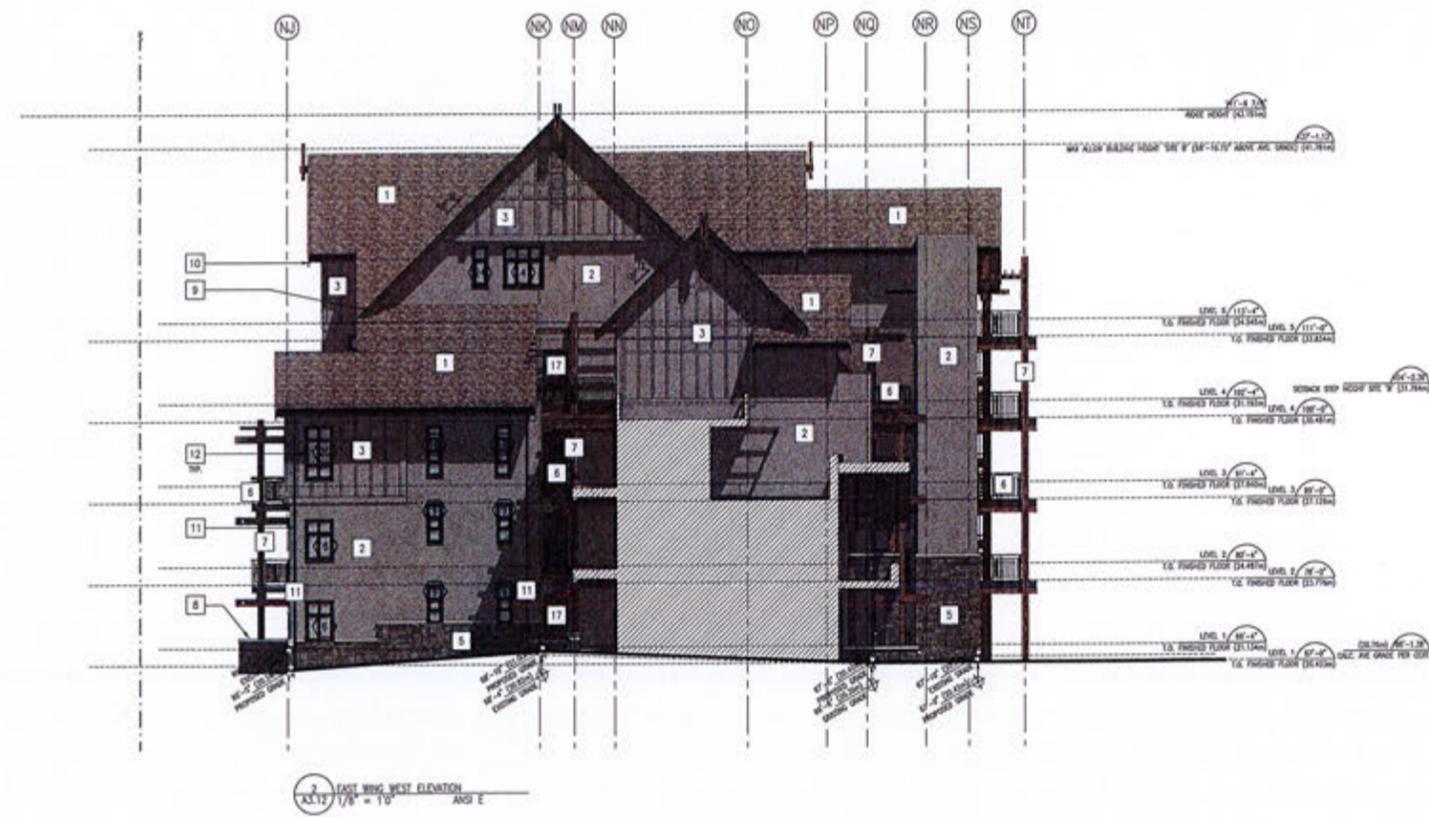
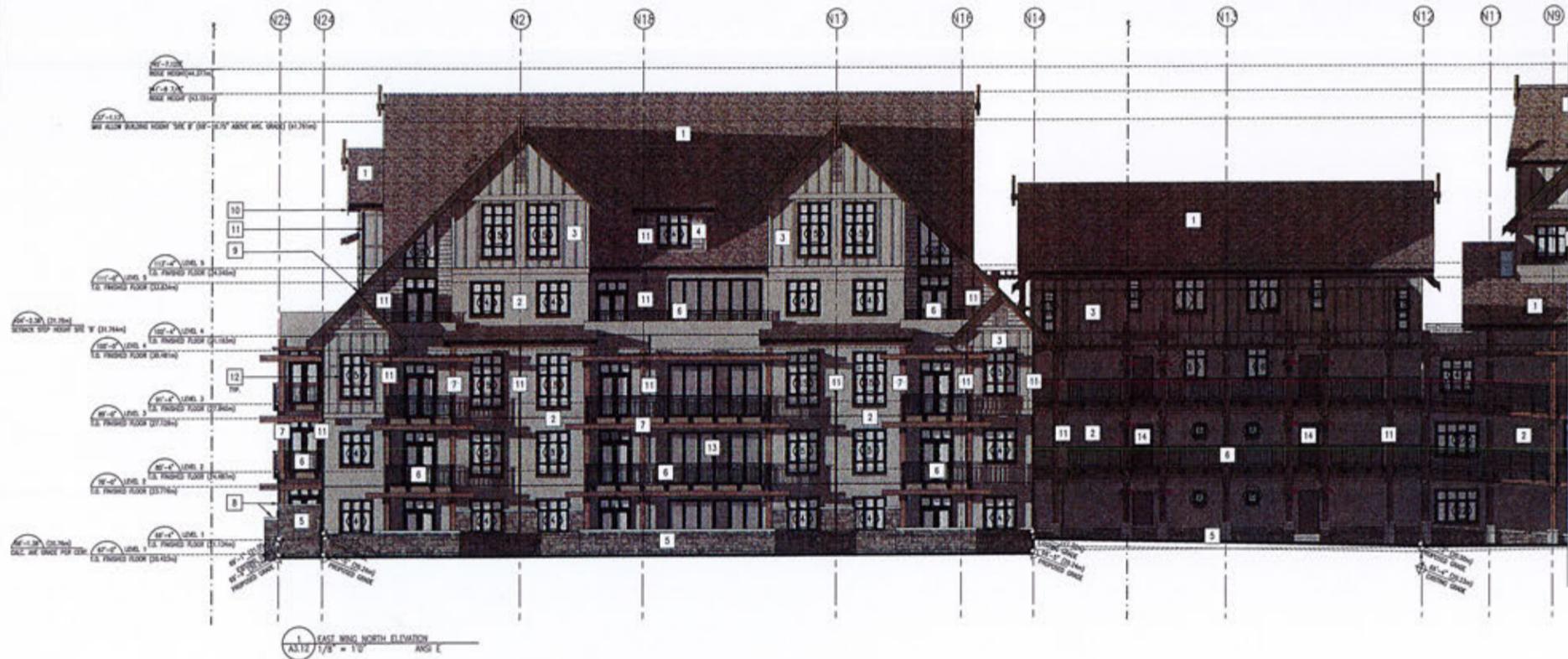
Consultant

Project  
**English Inn**  
 429 Langson Street  
 Victoria, BC  
 For  
 Aragon (Langson) Properties Ltd.

Draw Title  
**BUILDING 1 ELEVATIONS**

Drawn By  
 JY, JH, RV  
 Project Number  
 1527  
 Checked By  
 GF  
 Scale  
 AS NOTED  
 Sheet Number

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 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

SCHEDULE 'C' OF  
 DEVELOPMENT PERMIT  
 No. DPO00072  
 CORPORATE OFFICER

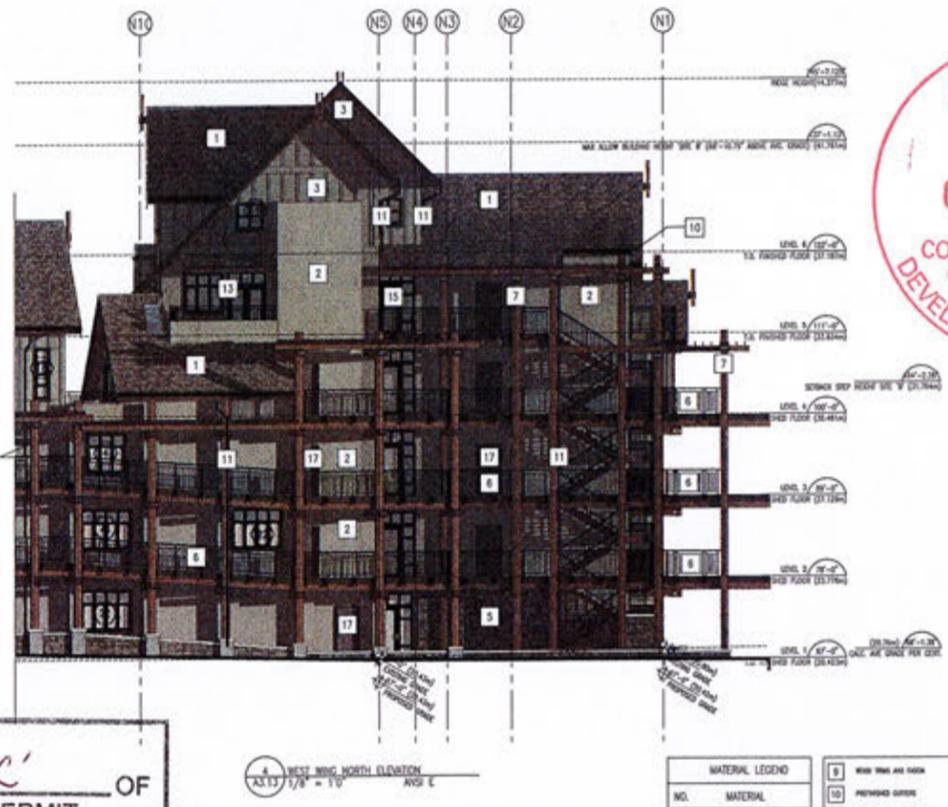
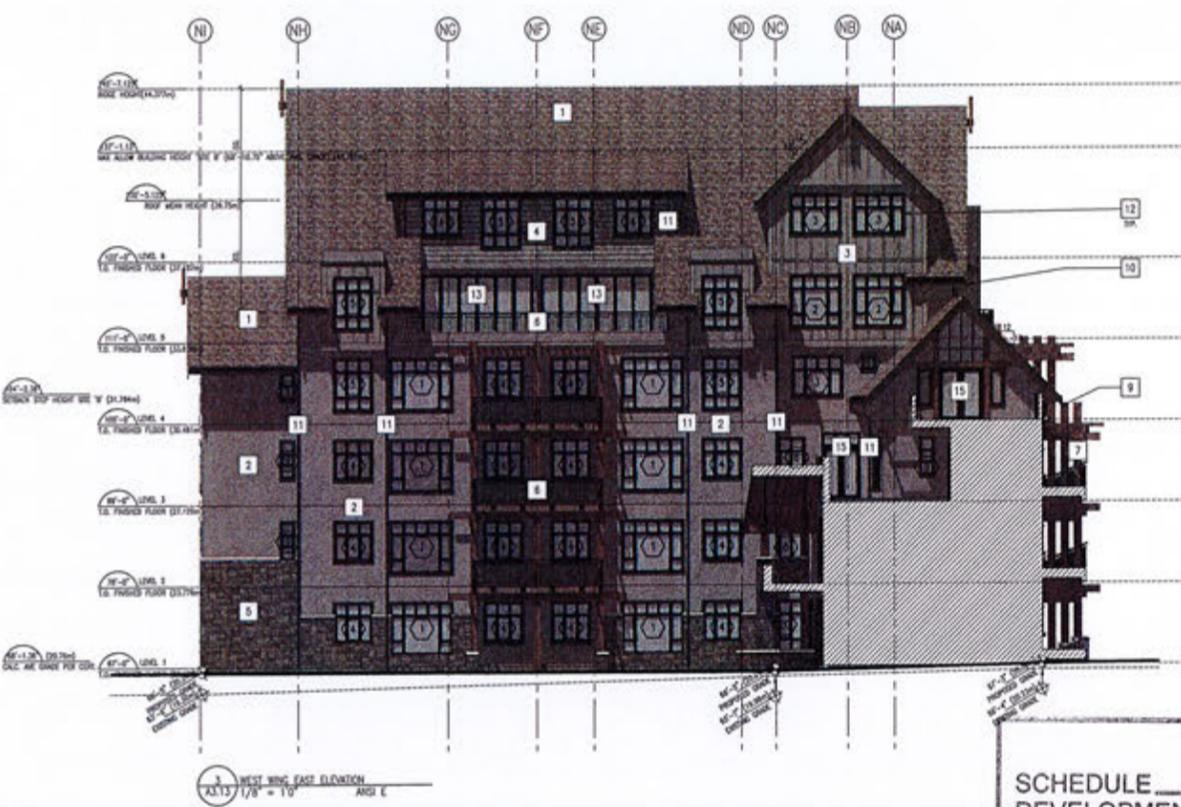
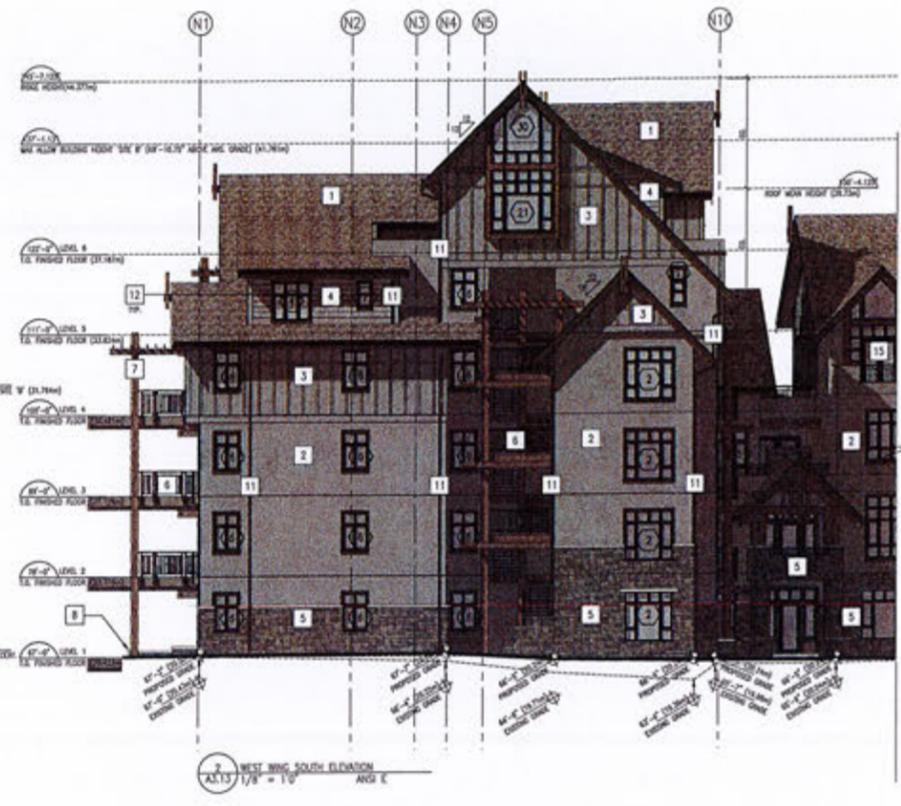
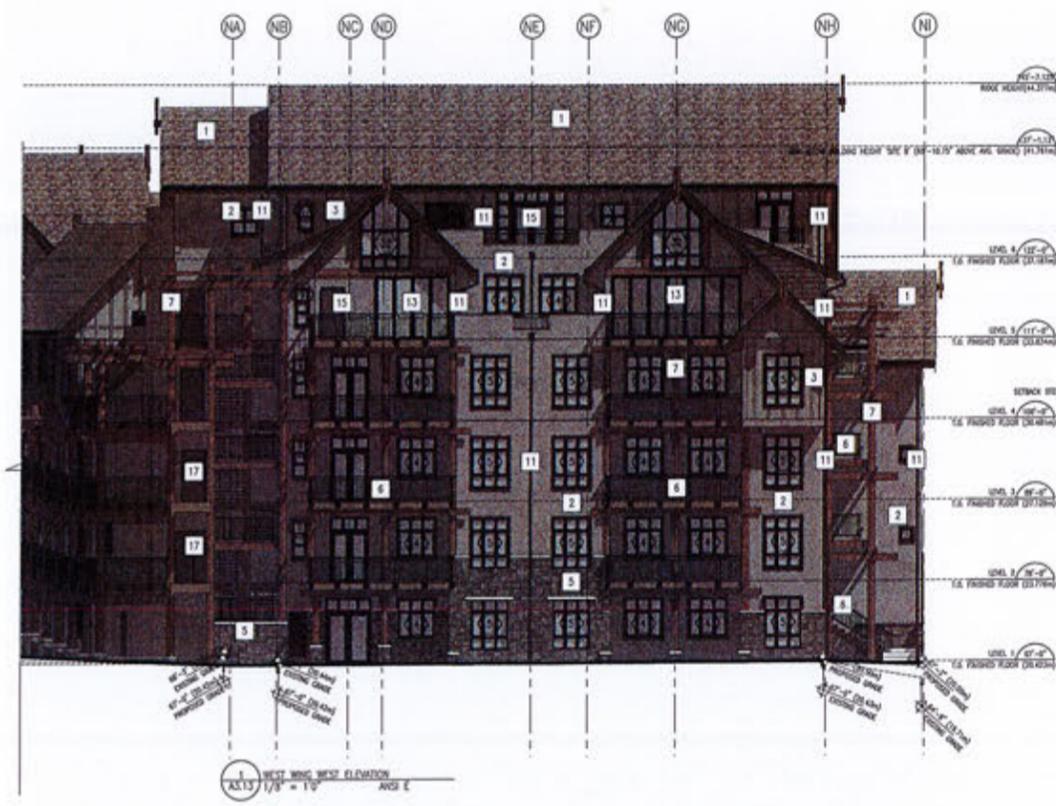
MATERIAL LEGEND	
NO.	MATERIAL
1	ADHESIVE MORTAR
2	PAINT, CONCRETE/CLADDING
3	GLASS AND METAL CONDITIONAL CLADDING
4	SHAKE SHALE CONCRETE/CLADDING
5	SHAKE
6	ALUMINUM COMPANION AND HANDRAILS
7	CLEAN FIBER AND BOARD
8	CONCRETE WALL AND CAPSIDES
9	WOOD TRIM AND FRAMING
10	ROOFING GUTTER
11	REINFORCED PLASTER & STREPTONES
12	PAINT, WOODS AND DOORS
13	ALUMINUM FLOOR FINE DOORS
14	WOOD DOORS AND FRAMES
15	GLASS WOOD DOORS IN ALUMINUM SUBSTRATE JAMBES
16	CHALKY PAINT
17	YELLOW METAL DOORS & FRAMES
18	BRICK

Revision	No.	Description	Date

Item	Issue Date
Approved Progress Fee	2017 02 16
CP Permission	2017 05 08
CP Readmission	2017 10 27

Consultant  
 English Inn  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.  
 Street Title  
 BUILDING 1 ELEVATIONS  
 Drawn By  
 JY\_RL\_RV  
 Project Number  
 1527  
 Revision  
 AS NOTED  
 Sheet Number  
 A3.12

Item	Issue Date
Issue	2017 02 16
Design Progress Set	2017 02 16
CP Presentation	2017 05 08
CP Presentation	2017 10 27



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**OCT 27 2017**  
CORP OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

SCHEDULE 'C' OF  
DEVELOPMENT PERMIT  
NO. DP000072  
CORPORATE OFFICER

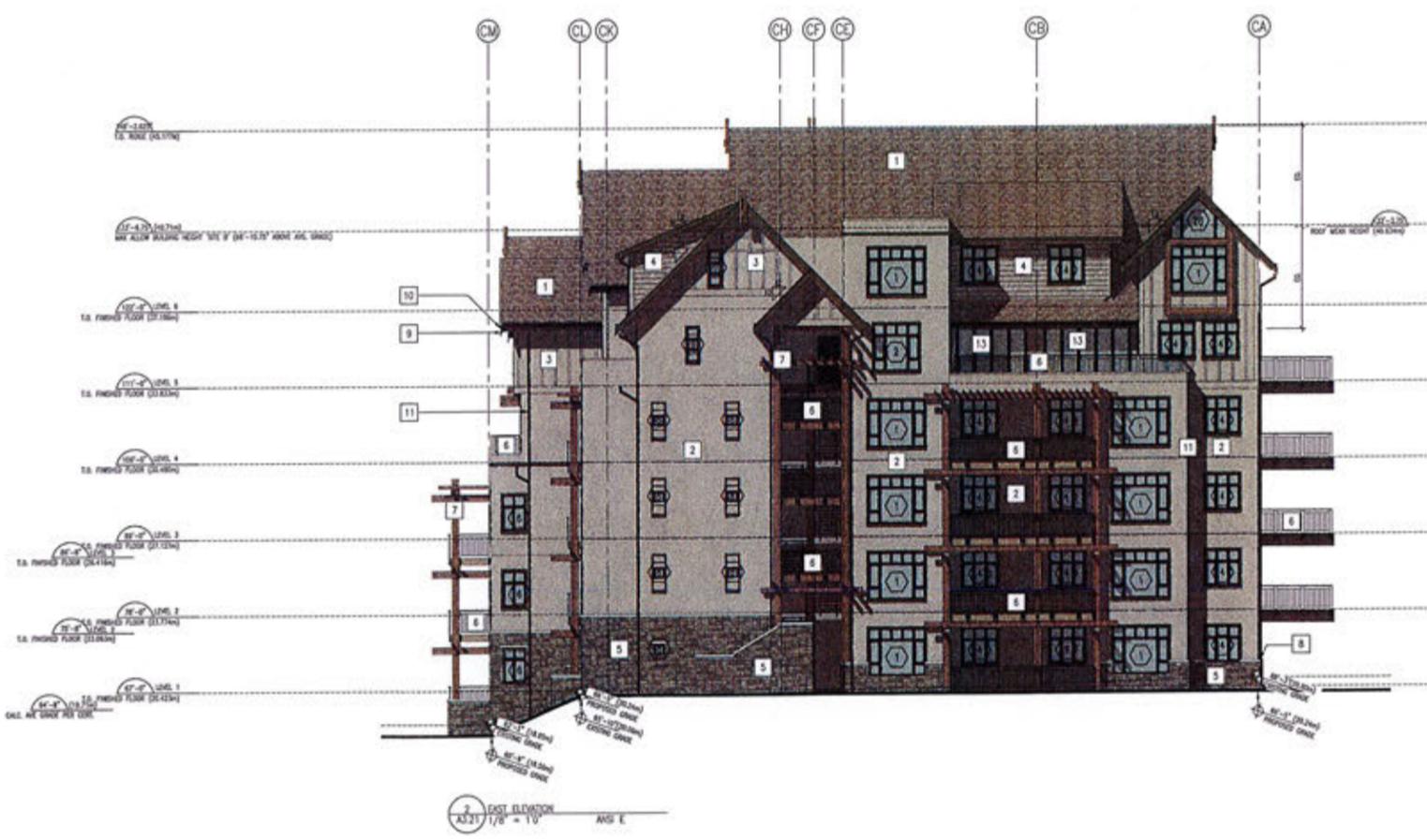
MATERIAL LEGEND	
NO.	MATERIAL
1	BRICK
2	PAINT
3	GLASS
4	WOOD
5	ROOFING
6	CONCRETE
7	IRON
8	STEEL
9	ASPHALT
10	PAVEMENT
11	WOOD SHAKES
12	WOOD SHAKES
13	WOOD SHAKES
14	WOOD SHAKES
15	WOOD SHAKES
16	WOOD SHAKES
17	WOOD SHAKES
18	WOOD SHAKES

Consultant

Project  
**English Inn**  
429 Lamson Street  
Victoria, BC  
For  
Axagon (Lampson) Properties Ltd.

Sheet Title  
**BUILDING 1 ELEVATIONS**

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



**RECEIVED**  
 OCT 27 2017  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 No. DP000072  
 CORPORATE OFFICER

NO.	MATERIAL	1	WOOD TRIM AND PICK
2	BRICK	10	PREPARED GYPSUM
3	PAINT (EXTERIOR CLADDING)	11	PREPARED GYPSUM & BRICKWORK
4	PAINT (INTERIOR CLADDING)	12	PAINT WORKING AND STAIN
5	GLASS	13	ALUMINUM FINISHING PAINT
6	ALUMINUM CASING AND TRIM	14	WOOD TRIM AND STAIN
7	ALUMINUM CASING AND TRIM	15	GLASS WITH BRASS IN ALUMINUM FINISHING PAINT
8	GLASS	16	BRASS TRIM
9	GLASS	17	PAINT METAL TRIM & FINISH
10	GLASS	18	WOOD

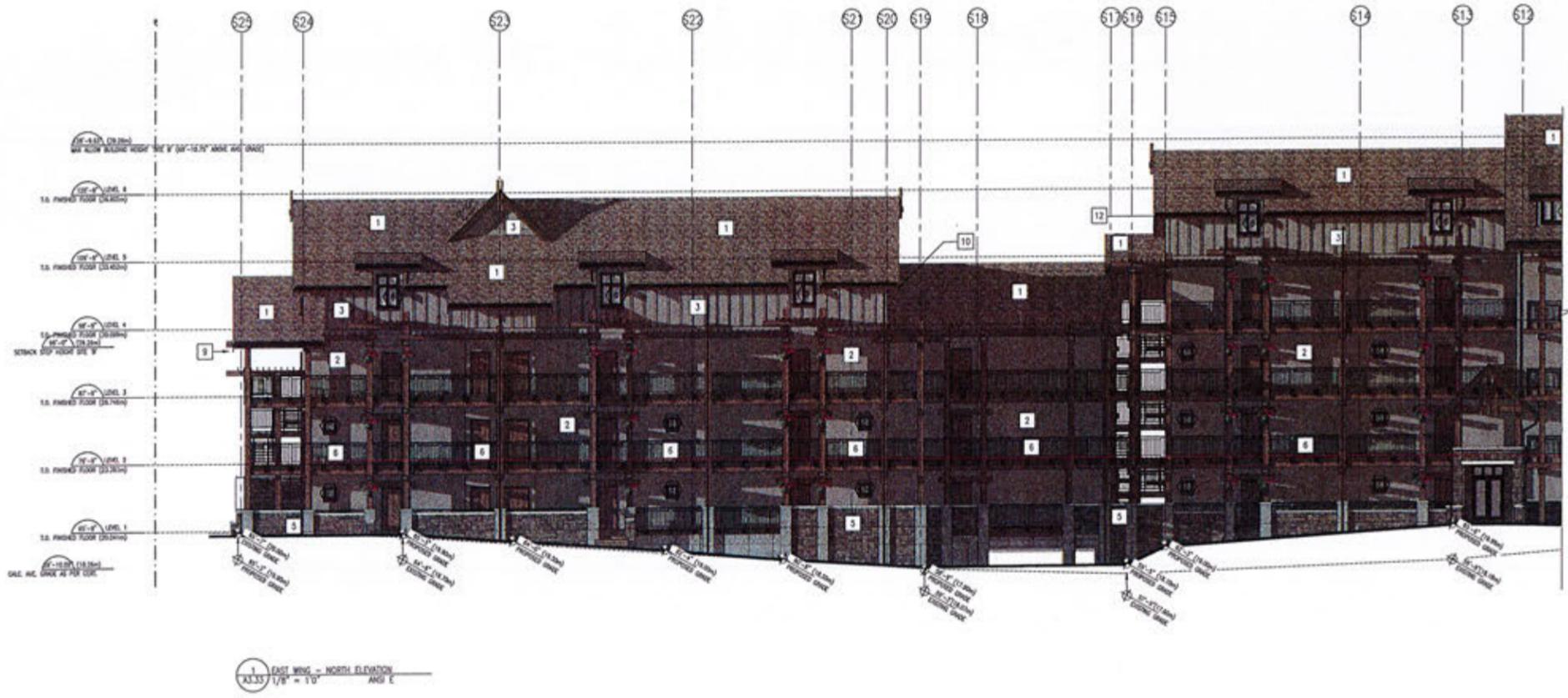
Revision No.	Description	Date
1	Issue	2017-02-16
2	CP Resolution	2017-03-08
3	CP Resolution	2017-10-27
4		
5		
6		
7		
8		
9		
10		

Consultant  
 English Inn  
 429 Langston Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.  
 Street Title  
**BUILDING 2 ELEVATIONS**  
 Drawn By: JY, JH, RV  
 Project Number: 1527  
 Revision: AS NOTED









Revision	No.	Description	Date

Work	Issue Date
Design Progress Set	2017 02 18
CP Presentation	2017 05 08
CP Presentation	2017 10 27

**RECEIVED**  
 OCT 27 2017  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

SCHEDULE c OF  
 DEVELOPMENT PERMIT  
 No. DP000072  
 \_\_\_\_\_  
 CORPORATE OFFICER

NO.	MATERIAL	NO.	MATERIAL
1	BRICK	11	ALUMINUM CLADDING AND TRIM
2	CONCRETE	12	GLASS
3	WOOD	13	STEEL
4	ROOFING	14	PAINT
5		15	
6		16	
7		17	
8		18	

Consultant  
 Project  
**English Inn**  
 429 Langston Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.  
 Sheet Title  
**BUILDING 3 ELEVATIONS**  
 Drawn By  
 JY, JH, RV  
 Checked By  
 GP  
 Project Number  
 1527  
 AS NOTED  
 Revision  
 Street Number

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**OCT 27 2017**  
 CORP OF TOWNSHIP OF ESQUIMALT  
 DEVELOPMENT SERVICES

Date	Issue Date
Prep Progress Set	2017.02.16
CP Foundation	2017.05.08
CP Foundation	2017.10.27

SCHEDULE C OF  
 DEVELOPMENT PERMIT  
 No. DP000072  
 CORPORATE OFFICER

MATERIAL LEGEND	
1	WOOD TRIM AND FASCIA
2	PREPARED GYPSUM
3	PREPARED PLASTER & STUCCO
4	PAINT, COLOURED CLADDING
5	PAINT, WHITE COLOURED CLADDING
6	PAINT, GREY COLOURED CLADDING
7	PAINT, DARK COLOURED CLADDING
8	PAINT, METAL CLADDING
9	PAINT, METAL CLADDING
10	WOOD TRIM AND FASCIA
11	PREPARED GYPSUM
12	PREPARED PLASTER & STUCCO
13	PAINT, COLOURED CLADDING
14	PAINT, WHITE COLOURED CLADDING
15	PAINT, GREY COLOURED CLADDING
16	PAINT, DARK COLOURED CLADDING
17	PAINT, METAL CLADDING
18	PAINT, METAL CLADDING
19	WOOD TRIM AND FASCIA
20	WOOD TRIM AND FASCIA

Consultant  
 Project  
**English Inn**  
 429 Lamson Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.  
 Drawn By  
 JY, JH, RV  
 Project Number  
 1527  
 Checked By  
 GF  
 Scale  
 AS NOTED  
 Sheet Number  
 A3.41

**MERRICK ARCHITECTURE**  
BOROWSKI LAKUMOTO FLISG MCINTYRE LTD.

**ARAGON PROPERTIES LTD.**

**ENGLISH INN**  
429 LAMPSON STREET, VICTORIA BC

- A. Stone Veneer (Random Split-Face)
- B. Exposed Architectural Concrete
- C. Fibre-Cement Board Cladding System (Painted, Various Profiles)
- D. Heavy Timber Framing (Stained) and Trellis Members
- E. Coloured Vinyl Window Frames
- F. Clear & Frosted Glass
- G. Painted Wood Trim (Various Accent Colours)
- H. Shake-look Asphalt Shingles
- I. Standing Seam Metal Roof
- J. Prefinished Metal Gutters & Detail Work
- K. Wood Trellis

SCHEDULE 'C' OF  
 DEVELOPMENT PERMIT  
 NO. DP000072  
 \_\_\_\_\_  
 CORPORATE OFFICER

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 OCT 27 2017  
 COMM. DEV. DIVISION  
 DEVELOPMENT SERVICES



PERSPECTIVE VIEW OF BUILDING 3 EXTERIOR CORRIDORS (SOUTHERN CONDO BUILDING)



BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

**VANCOUVER**  
 839 Cambie Street, Suite 300  
 Vancouver, BC V6B 2P4  
 T: 604.683.4131 F: 604.683.9313  
 www.merrickarch.com

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ENGLISH INN - ARAGON (LAMPSON) PROPERTIES LTD.  
 DEVELOPMENT PERMIT RESUBMISSION, OCT 27, 2017

**Exterior Corridor Condition Perspective Views**  
 Response to Design Review Committee Condition 6





LAMINATED GLASS COVERED WOOD CANOPY/TRELLIS

GLUE-LAMINATED WOOD STRUCTURE

INDIRECT DOWN/UP LIGHTING IN DOOR OPENINGS BEHIND CONTINUOUS WOOD LEDGER

WALL SCONCE LIGHTS MOUNTED TO WALKWAY SIDE OF COLUMNS, TO SHIELD ANY OFF-SITE LIGHT SPILLAGE

ALUMINUM GUARD RAILS

NON-COMBUSTIBLE CLADDING

PAVERS ON PEDESTALS  
METAL FLASHED CURB EDGE

PERSPECTIVE VIEW FROM TYPICAL UPPER CORRIDOR



STAINED WOOD SOFFIT

GLUE-LAMINATED WOOD STRUCTURE (HEAVY TIMBER)

INDIRECT DOWN/UP LIGHTING IN DOOR OPENINGS BEHIND CONTINUOUS WOOD LEDGER

WALL SCONCE LIGHTS MOUNTED TO WALKWAY SIDE OF COLUMNS, TO SHIELD ANY OFF-SITE LIGHT SPILLAGE

ALUMINUM GUARD RAILS

NON-COMBUSTIBLE CLADDING

METAL FLASHED CURB EDGE

PAVERS ON PEDESTALS

PERSPECTIVE VIEW FROM TYPICAL LOWER CORRIDOR

THIS IS SCHEDULE 'D' OF DEVELOPMENT PERMIT NO. D9000072

CORPORATE OFFICER

**MERRICK**  
ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

VANCOUVER  
839 Cambie  
Vancouver, BC

T: 604.683.4131 F: 604.683.9313 T: 250.480.7811 F: 250.480.5215

www.merrickarch.com

1000 West 10th Avenue  
Vancouver, BC V8W 1H9

ENGLISH INN - ARAGON (LAMPSON) PROPERTIES LTD.  
DEVELOPMENT PERMIT RESUBMISSION, OCT 27, 2017

**Exterior Corridor Condition Perspective Views**  
Response to Design Review Committee Condition 6



The management of vehicle circulation through the English Inn site is limited by the existing access road and the orientation of the deep site with a single frontage along Lampson Street. The intent of the site design is to minimize the introduction of new roadways, and the alteration of existing lanes, in order to preserve the existing landscape to the greatest extent possible and create a quiet, green retreat. The proposed design is intended to enhance pedestrian access throughout the entire site, with access points through the preserved natural landscape off Lampson Street and a pedestrian connection to Hither Green. A footpath around the perimeter acts as a landscape buffer to the neighbouring properties as well as an emergency exit route.

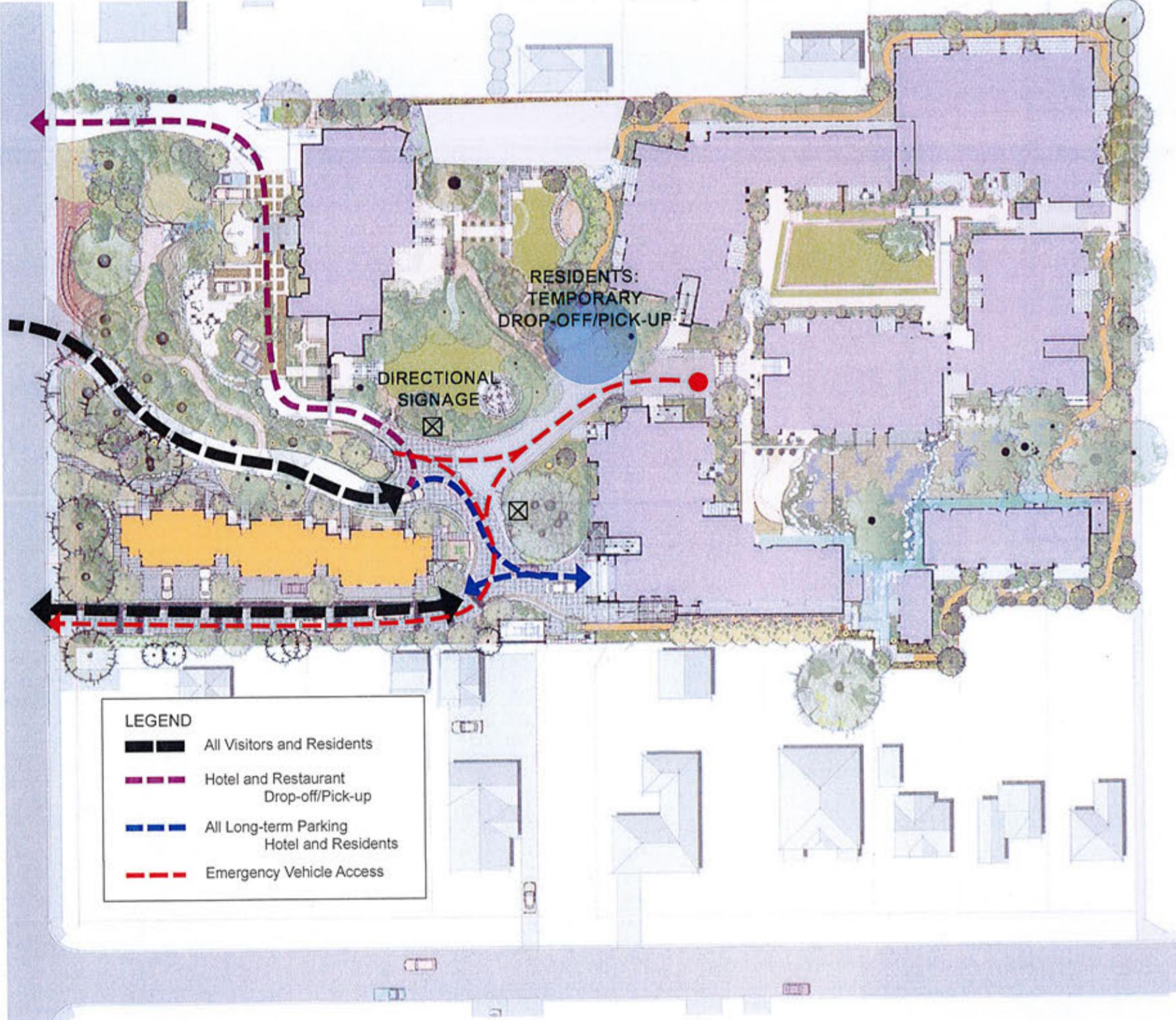
Vehicular circulation for all residents and guests on site is restricted to the western half of the site. The existing access lane is preserved as a one-way entrance and cannot be significantly altered without risking the health of the adjacent trees. Motorists will arrive at a 4-way junction at which point clear signage will indicate short term parking and drop-off for the Inn to the left along the existing one-way lane, and long term parking and residential parking to the right, along a new two-way lane. A short term drop-off/pick-up zone for residents is located straight through. Signage will be primarily to serve Inn guests, as residents will be aware of where their secure parking is located.

A second lane has been added for emergency vehicle circulation and also provides two-way resident and guest access. The lane runs beside the South property line in a direct path to the underground parking entrance. Paving material will be consistent across the lane surface, with variations in colour or bond to indicate pedestrian zones and drive aisles.

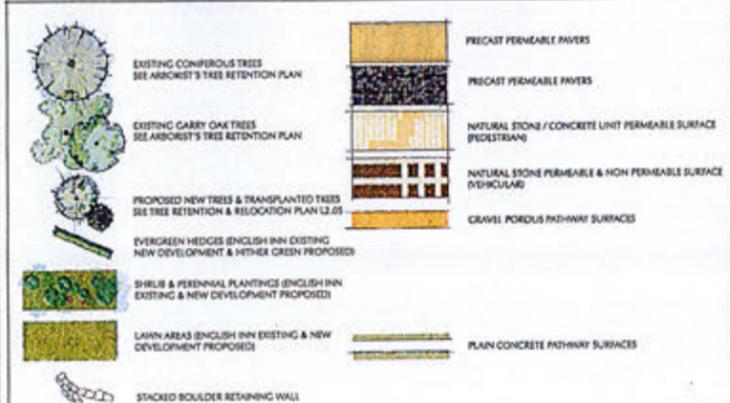
Emergency response vehicles will enter and exit on the new lane and follow a clear path towards the emergency response kiosk at the centre of the site, where a site-wide annunciator and a fire hydrant will be located. A required hammerhead turnaround for emergency vehicles has been integrated into the vehicle circulation paths to the satisfaction of the Esquimalt Fire Department. Parking on all lanes through the site will be prohibited. Short term parking will be allowed in designated areas only.



SCHEDULE D OF  
DEVELOPMENT PERMIT  
NO. DPO00072  
CORPORATE OFFICER



LEGEND	
	All Visitors and Residents
	Hotel and Restaurant Drop-off/Pick-up
	All Long-term Parking Hotel and Residents
	Emergency Vehicle Access



**SUMMARY OF DEVELOPMENT PERMIT LANDSCAPE SUBMISSION REVISIONS:**

NEW SOFT LANDSCAPE AND PATHWAYS SUBORDINATING THE REVISED TOWNHOMES AND ACCESS ROAD PROPOSAL. A PLAN FOR THE REPLACEMENT OF THE OVERCROWNED CYPRESS TREE HEDGE IS DESCRIBED ON DRAWING L3.02 "LANDSCAPE CONCEPT FOR NEW MULTI-UNIT RESIDENTIAL DEVELOPMENT".

THE LANDSCAPE TREATMENT FOR THE SOUTH PROPERTY LINE BUFFER ON THE SOUTH SIDE OF THE PROPOSED TOWNHOMES HAS BEEN REVISED WHERE THE PLAY ELEMENTS HAVE BEEN REPLACED BY TREE AND SHRUB PLANTINGS.

L3.05 "TREE RETENTION AND TREE RELOCATION PLAN" IS REVISED TO SHOW THE RESULTS OF THE RECENT TREE TRANSPLANTING OPERATION AND REPRESENT AN "AS-PLANTED" RECORD.

A SIGNIFICANT CHANGE TO THE FOOTPRINT OF THE PROPOSED NEW BUILDING IN THE SOUTH EAST CORNER OF THE SITE HAS REQUIRED CHANGES TO THE LANDSCAPE PLAN. ALL OTHER BUILDING FOOTPRINT CHANGES ARE CONSIDERED VERY MINOR TO THE LANDSCAPE CONCEPT PLAN AND THESE CHANGES ARE NOT SHOWN ON THE LANDSCAPE PLANS. BUILDING PERMIT SUBMISSION LANDSCAPE PLANS WILL REFLECT UPDATED BUILDING FOOTPRINTS.

THE NEW SUBDIVISION PROPERTY LINE IS SHOWN ON THE LANDSCAPE PLANS.

**LANDSCAPE PLANS**

L3.01 OVERALL LANDSCAPE CONCEPT - scale 1:250  
 L3.02 ENGLISH INN GARDEN RESTORATION PROPOSALS - scale 1:150  
 L3.03 LANDSCAPE CONCEPT FOR NEW MULTI-UNIT RESIDENTIAL - scale 1:250  
 L3.04 LANDSCAPE CONCEPT FOR NEW TOWNHOMES & ACCESS DRIVEWAY - scale 1:150  
 L3.05 TREE RETENTION & RELOCATION PLAN  
 L3.06 PERIMETER FENCING PROPOSALS  
 L3.07 PLANT SCHEDULE

**SMALL & ROSSELL**  
**LANDSCAPE ARCHITECTS**  
 2012 MONAR ROAD, VICTORIA, B.C. V8M 1A7  
 250-642-4947  
 design@smallrossell.com  
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Key Plan

Revision No.	Description	Date
1	1.1 Identifying relevant on property site	October 2017
2	1.2 Revised (and added) layout of street driveway to south west of site, including soft landscape and pathway content	October 2017
3	1.3 Updated landscape plan & schedule - see L3.02 Plan 1	October 2017
4	1.4 Schedule to plant existing and quantities - see L3.02 Plan 1	October 2017
5	1.5 Cypress hedge replacement plan (see L3.02 Plan 1)	October 2017
6	1.6 Revised tree 28, including support with landscape change	October 2017
7	1.7 Revised Emergency Water Station Structure	October 2017
8	1.8 "Classic Open Space" area (see L3.02 Plan 1)	October 2017
9	1.9 Revised (and added) layout of street driveway to south west of site, including soft landscape and pathway content	October 2017
10	2.1 South Lampson Street access at front corner	November 16, 2017
11	2.2 Pathway (see R2.04, replacement tree proposed)	November 16, 2017

**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 INSTALLED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM ACCORDING TO APPLICABLE PLUMBING REGULATIONS AND INSTALLED TO THE STANDARDS OF THE IRRIGATION INDUSTRY ASSOCIATION OF CANADA TO THE STANDARDS OF THE TOWNSHIP OF ESQUIMALT.

**TRANSPLANTING NOTES**

IF COLLIER TRANSPLANTED TREE FAILS, REPLACEMENT TREE WILL BE PLANTED AT MINIMUM SAME CALIBRE SIZE.

**PERVIOUS SITE RESTORATION**

THE LANDSCAPE PLAN DESCRIBES EXISTING & PROPOSED HARD AND SOFT SURFACES WHICH COMBINE TO USE APPROPRIATE SURFACE MATERIALS. SUCH THAT BARRIERS (IF PERMITTED TO INTERFERE) THE SUBGRADE, NEWER REPAIRS AND PROPOSED SURFACES COMBINE POSSIBLE PAVING (CONCRETE & NATURAL STONE) AND PERVIOUS GRAVEL.

EXISTING ASPHALT ROADS ARE PRESERVED IN PLACE TO AVOID UNNECESSARY DISTURBANCE OF UNDERLYING TREE ROOTS.

**DETAILED OPEN SPACE STATEMENT**

EXISTING OPEN SPACE 'F'	REQUIREMENT 20%	ACTUAL 40.3%
NEW DEVELOPMENT 'SITE F' <td>REQUIREMENT 7.2%</td> <td>ACTUAL 25.3%</td>	REQUIREMENT 7.2%	ACTUAL 25.3%

SCHEDULE 'E' OF DEVELOPMENT PERMIT NO. DP000072 CORPORATE OFFICER

**Project:** English Inn  
 428 Lampson Street, Victoria, BC  
 by Argon (English Inn) Development Corp.

**Sheet Title:** OVERALL LANDSCAPE CONCEPT

Drawn by: AJG  
 Checked by: CAR

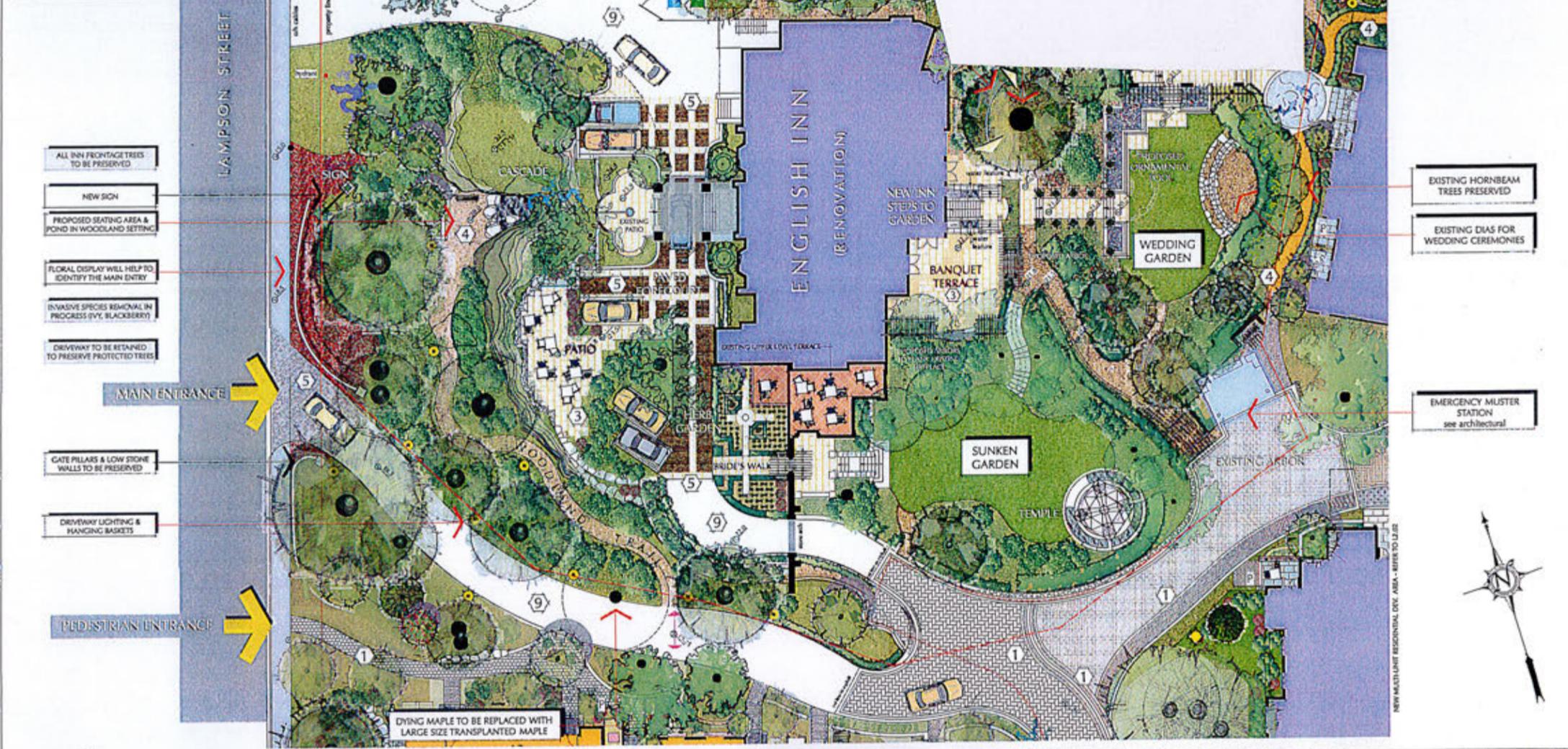
Project Number: 1250  
 Scale: 1:250

Revision: R2  
 Sheet Number: L1.01

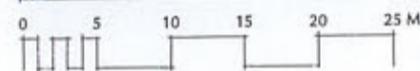
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- 1 PERMEABLE PAVING AQUAFINE PRECAST CONCRETE PAVES - ABBOTSFORD CONCRETE OR SIMILAR PRODUCTS SYSTEM - COLOUR 'SAND BROWN'
- 3 FLAGSTONES ON PERMEABLE BASE NATURAL STONE BEDDED ON POROUS BASE LAYERS WITH 10MM SPICY RESIN FISHSCALE JOINTS
- 4 GRAVEL PATHWAY SURFACES REINFORCED POROUS PAVES BEDDED ON POROUS & NON POROUS BASE LAYERS
- 5 CORRELATION PAVES VEHICULAR SURFACE ON POROUS BASE
- 7 NON PERMEABLE CONCRETE EXTERIOR SLAB ABBOTSFORD HYDRA PRESSED SLAB OR SIMILAR BEDDED ON SAND
- 9 EXISTING ASPHALT SURFACES



EXISTING CONIFEROUS TREES SEE ARBORIST'S TREE RETENTION PLAN	PRECAST PERMEABLE PAVES	PROPOSED SPOT LEVEL
EXISTING DECIDUOUS TREES SEE ARBORIST'S TREE RETENTION PLAN	NATURAL STONE/ CONCRETE UNIT PERMEABLE SURFACE (PEDESTRIAN)	EXISTING SPOT LEVEL
PROPOSED NEW TREES & TRANSPLANTED TREES SEE TREE RETENTION & RELOCATION PLAN L2.01	NATURAL STONE PERMEABLE & NON PERMEABLE SURFACE (VEHICULAR)	STACKED BOULDER RETAINING WALL
EVERGREEN HEDGES ENGLISH INN EXISTING NEW DEVELOPMENT PROPOSED	GRAVEL POROUS PATHWAY SURFACES	PRIVATE PATIO
SHRUB & PERENNIAL PLANTINGS ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED	GRASS GRID POROUS SURFACES	STEPS UP
LAWN AREAS ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED		
PROPOSED BAMBOO SCREEN PLANTING		



Key Plan

Issue Date: June 2016  
 Revised Development Permit: Mar 21 2017  
 Revised Development Permit: Oct. 2017

SCHEDULE 'E' OF DEVELOPMENT PERMIT NO. DP00072 CORPORATE OFFICER

Project: English Inn  
 429 Lampson Street, Victoria, BC  
 for Aragon (English Inn) Development Corp.  
 Sheet: ENGLISH INN GARDEN RESTORATION PROPOSALS  
 Drawn By: AJJ Checked: CAR  
 Project Number: Scale: 1:150  
 Revision: Sheet Number: L2.01

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 NOV 17 2017  
 CORP. OF TOWNSHIP  
 OF ESQUIMALT  
 DEVELOPMENT SERVICES

Key Plan:  
 Revision No. Description Date

Issue Date  
 Development Permit June 2021  
 Revised Development Permit Mar 2021  
 Revised Development Permit Oct 2021

SCHEDULE 'E' OF  
 DEVELOPMENT PERMIT  
 NO. D00072  
 CORPORATE OFFICER

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

FOUNTAIN SHALL BE  
 RESTORED & REPOSITIONED

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

PERIMETER GRAVEL PATHWAY



LARGE GARRY OAK TREES GROUPED IN THE SOUTH-EAST CORNER OF THE PROPERTY ARE OVERLAIN BY INVASIVE SPECIES SUCH AS BLACKBERRY AND IVY WHICH WILL BE REMOVED



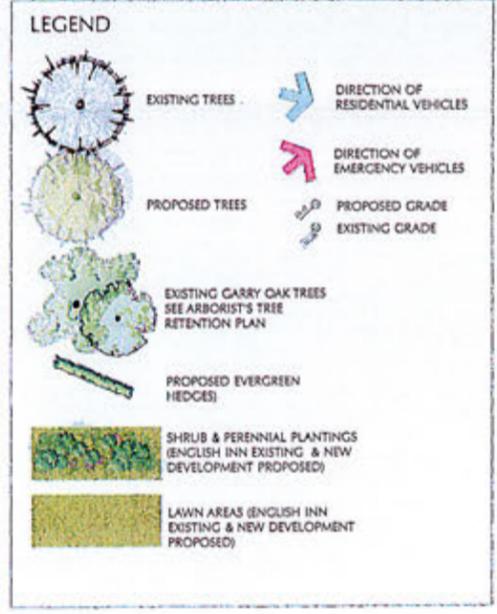
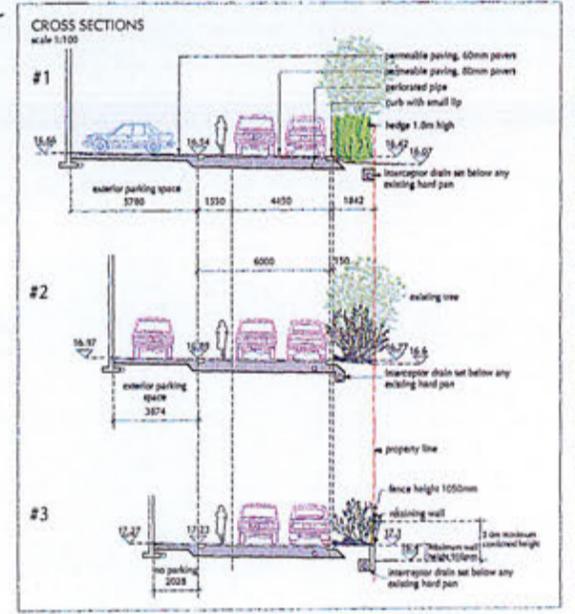
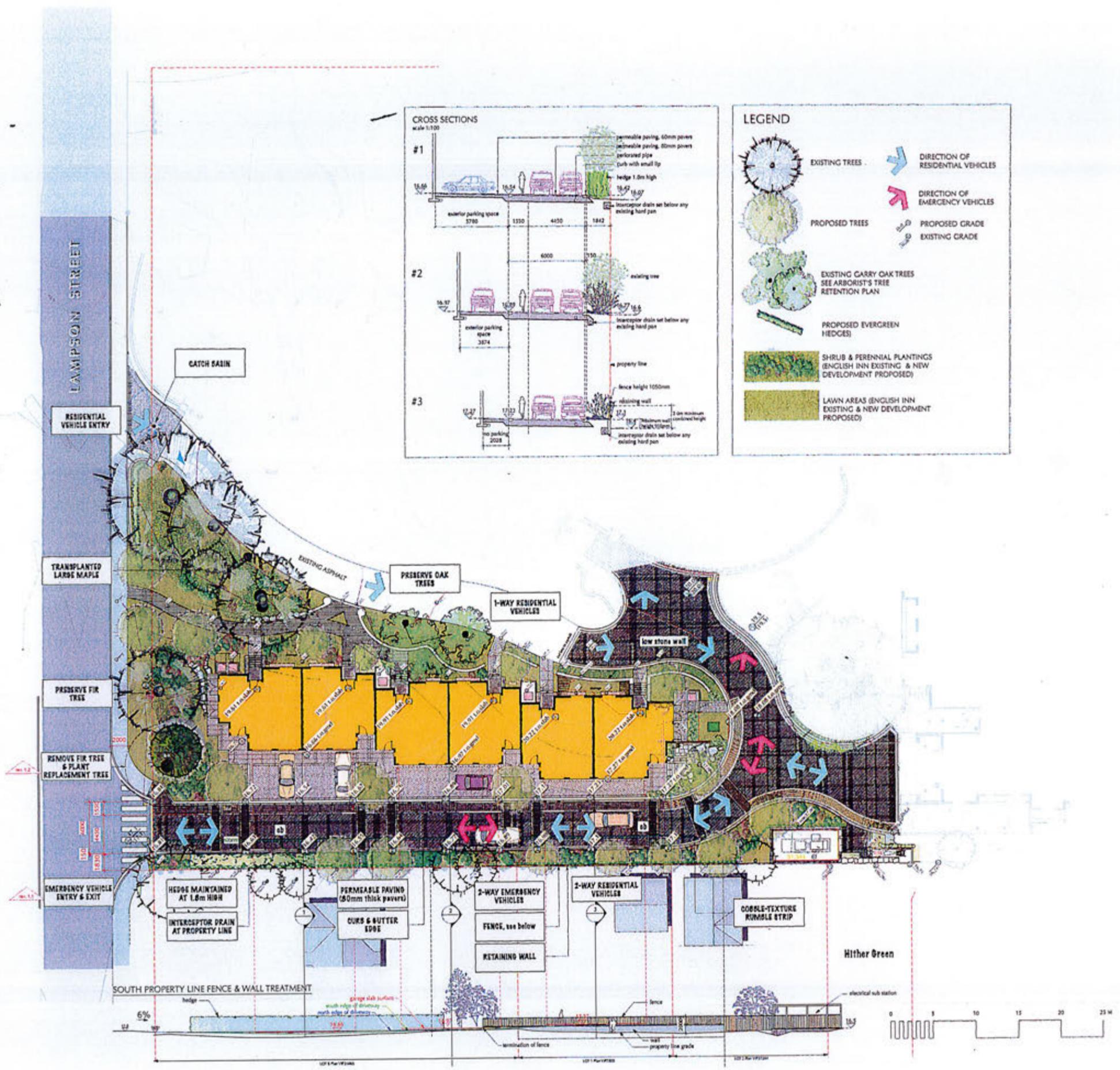
THE RESTORATION OF THE GARRY OAK ECOSYSTEM WILL INVOLVE THE LARGE SCALE PLANTING OF CAMAS AND FAWN LILY BULBS AND MAINTENANCE TO CONTROL INVASIVE SPECIES

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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Key Plan  
Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
By: \_\_\_\_\_  
A.L. November 16/2017  
1.1 South Lampion Street added to south lot line  
1.2 Remove tree #2166, replace the proposed

SCHEDULE 'E' OF  
DEVELOPMENT PERMIT  
NO. DP00072  
CORPORATE OFFICER



Issue	Issue Date
Development Permit	June 30/2016
Tel. visit review	Oct. 11/2017
Revised Development Permit	Oct. 20/2017
A.L.	Nov. 16/2017

Project  
**English Inn**  
429 Lampion Street,  
Victoria, BC  
for  
Aragon (English Inn) Development Corp.

Sheet Title  
**LANDSCAPE CONCEPT  
FOR NEW TOWN HOMES**

Drawn By  
AUSCAR

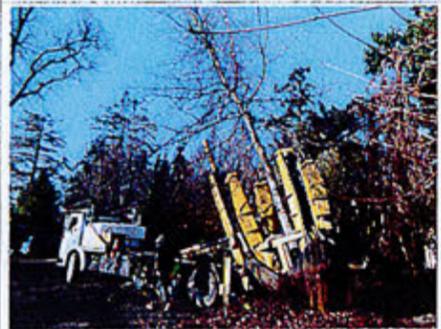
Project Number  
1.150

Revision  
R.1

Sheet Number  
L2.03



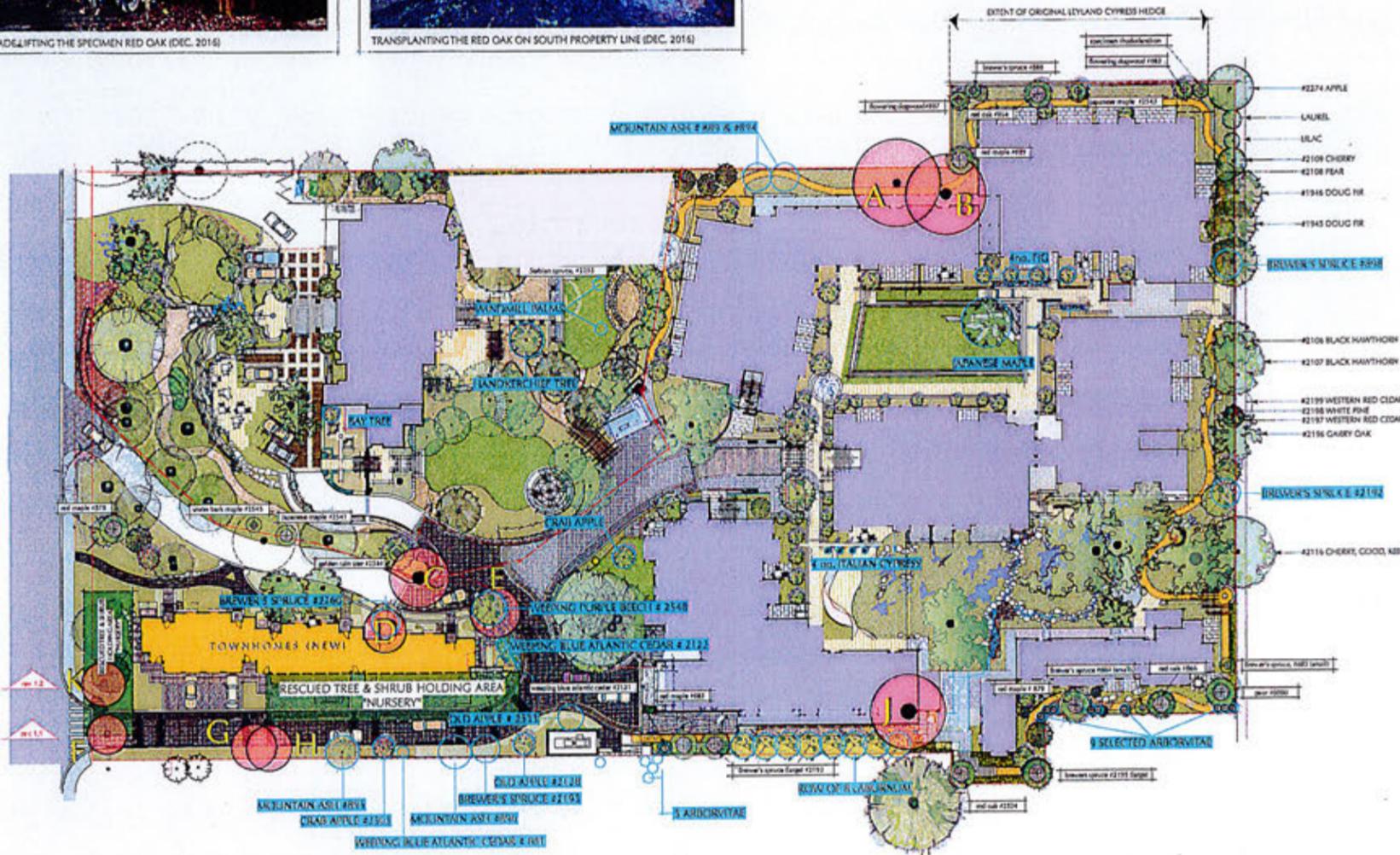
TREE SPADE PREPARING TO LIFT SPECIMEN RED OAK (DEC. 2016)



TREE SPADE LIFTING THE SPECIMEN RED OAK (DEC. 2016)



TRANSPLANTING THE RED OAK ON SOUTH PROPERTY LINE (DEC. 2016)



**PROPOSED TREE SCHEDULE**  
BY LARGE ARCHITECTURAL TREE SHOW TO LIFT AND REPLANT ESTABLISHED ORNAMENTAL AND TREES THAT STAND BY THE REMOVED BUILDING FOOTPRINTS. TOTAL OF 27 TREES ARE PLANNED FOR REMOVAL AND ARE INDICATED BY THIS SYMBOL:

LIST OF TREES TO BE TRANSPLANTED:

SPECIES	QUANTITY
1. RED MAPLE	3
2. BREWER'S SPURGE	4
3. RED OAK	4
4. MOUNTAIN ASH	4
5. BIRCH	2
6. SPANISH MAPLE	2
7. RED	1
8. SHAW BIRCH MAPLE	1
9. LABURNUM	1
10. HORNBEAM	1
11. ITALIAN CYPRESS	1
12. HORNBEAM	1
13. OLD APPLE TREES	2
14. FLOWERING DOGWOOD	2
15. GOLDEN BIRCH	2
16. JACARANDA	11
17. WEeping BLUE ATLANTIC CEDAR	11
18. BIRCH	2
19. SPANISH MAPLE	2
20. PLUM	1

**PRESERVATION OF ALL GARRY OAK TREES**  
A LARGE NUMBER OF MATURE GARRY OAK TREES ARE PRESENT THROUGHOUT THE PROPERTY INCLUDING MANY WITHIN THE PROPOSED DEVELOPMENT BOUNDARY. IT IS PROPOSED THAT ALL OF THE GARRY OAKS BE IDENTIFIED, PRESERVED AND INCORPORATED WITHIN THE DEVELOPMENT AS A SIGNIFICANT NATURAL FEATURE OF THE PROJECT.  
PRESERVED GARRY OAK TREES ARE INDICATED BY THIS SYMBOL:



**NEWLY TRANSPLANTED TREES (DECEMBER 2016)**

**COORDINATION WITH PROJECT ARCHITECT**  
TREE PRESERVATION & TREE TRANSPLANTING OPERATION COORDINATED WITH PROJECT ARCHITECT ENGINEER & ASSOCIATED TREE RETENTION PLAN.  
REFER TO PROJECT ARCHITECT FOR TREE PROTECTION FENCE LOCATION & DETAILS.

**TRANSPLANTED TREES**  
SHOULD A TRANSPLANTED TREE FAIL, A REPLACEMENT TREE WILL BE PLANTED AT MINIMUM 100% CALIPER SIZE & PROVIDED WITH A ONE YEAR WARRANTY.

**REMOVAL OF LEGAL TREE PROTECTIONS**  
PROPERTY IS GRANT TO PRESERVE ALL OF THE GARRY OAK TREES. THERE ARE OTHER TREES, BOTH NATIVE AND ORNAMENTAL, ON THE PROPERTY THAT ARE DESIGNATED PROTECTED TREES BY COVENANT. IT IS PROPOSED THAT A NUMBER OF THESE WOULD BE REMOVED TO ALLOW THE CONSTRUCTION OF BUILDINGS AND ASSOCIATED DRIVEWAYS.  
A TOTAL 16 COVENANT PROTECTED TREES, LISTED BELOW, WOULD BE REMOVED AND ARE INDICATED BY THIS SYMBOL:

SPECIES	CONDITION
A. BC LEAF MAPLE	BAW
B. DOUGLAS FIR	BAW
C. DOUGLAS FIR	BAW
D. BC LEAF MAPLE	GOOD
E. DOUGLAS FIR	GOOD
F. DOUGLAS FIR	BAW
G. DOUGLAS FIR	BARROCK
H. DOUGLAS FIR	BARROCK
I. BC LEAF MAPLE	POOR
K. DOUGLAS FIR	BARROCK



LARGE JAPANESE MAPLE TO BE TRANSPLANTED

**SMALL & ROSSELL**  
LANDSCAPE ARCHITECTS  
3012 MONAR ROAD, SUITE 5, V.I., BC  
V3S 2A2 4707  
design@smallrossell.com  
www.smallrossell.com



Project No. Description Date  
A.1. English Inn Development Permit November 16 / 2017  
A.2. 1.1 English Inn Development Permit November 16 / 2017  
A.3. 1.2 Tree Removal, Replacement Tree Proposed

Issue Date  
Development Permit June 20/2016  
Permitted Development Permit Nov 2/2017  
Permitted Development Permit Oct 27/2017  
Permitted Development Permit Nov 16/2017

SCHEDULE 'E' OF DEVELOPMENT PERMIT NO. D00072 OF CORPORATE OFFICER

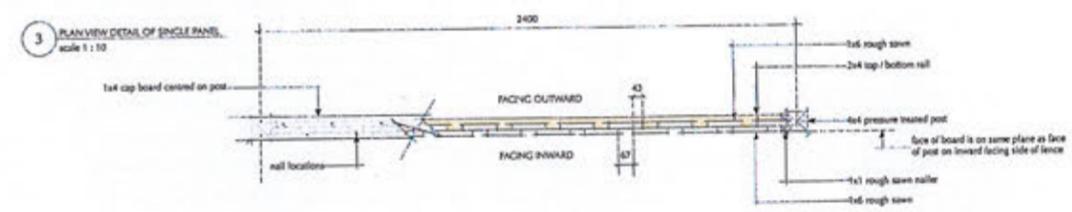
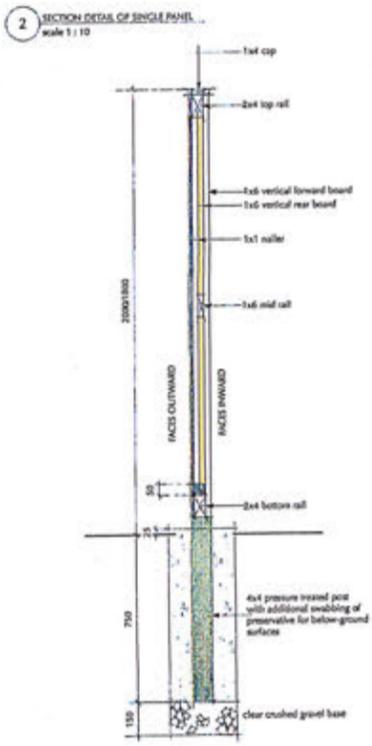
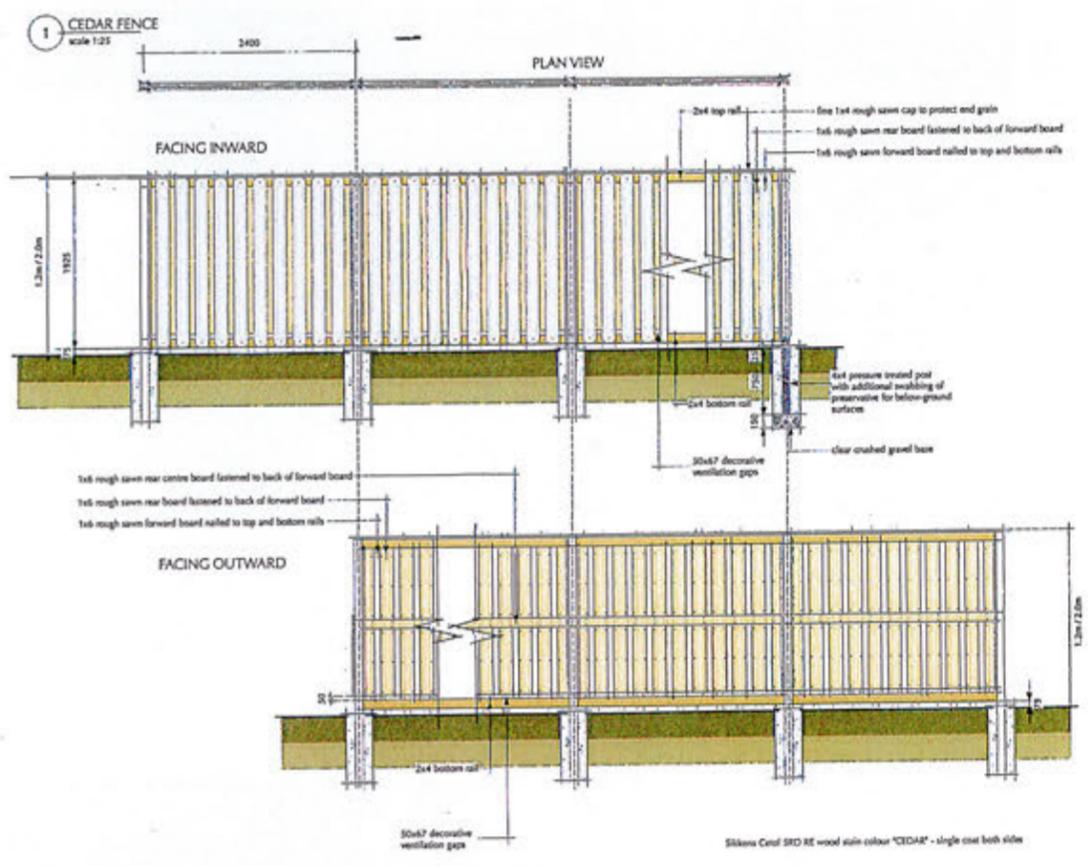
Project English Inn  
425 Lonsdon Street, Victoria, BC  
For Aragon (English Inn) Development Corp.  
Sheet Title TREE RETENTION & RELOCATION PLAN  
Drawn by AJS Checked CAR  
Project Number 1300  
Revision R.1. Sheet Number L2.05

RECEIVED  
NOV 17 2017  
CORP. OF TOWNSHIP OF ESQUIMALT  
DEVELOPMENT SERVICES

Revision No.	Description	Date

Issue	Issue Date
Development Permit	June 30/2016
Revised Development Permit	Mar 21/2017
Revised Development Permit	Oct 21/2017

SCHEDULE 'E' OF  
DEVELOPMENT PERMIT  
NO. P100072  
CORPORATE OFFICER



**FENCE SPECIFICATIONS**

**PART 1 - GENERAL**

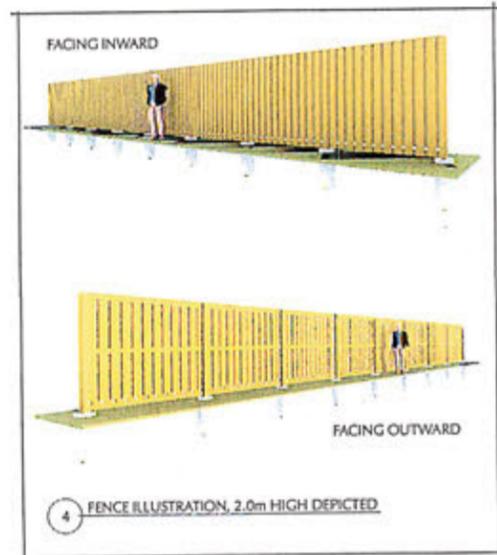
- 1.1 Provide all labour, materials tools and other equipment, services and supervision necessary to complete fencing works as indicated on the drawings and specified herein.
- 1.2 If storage out of doors is unavoidable, lumber must be out of ground contact and protected from the effects of moisture 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**

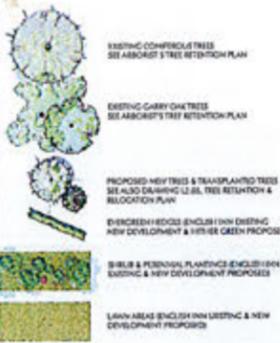
- 2.1 Cedar boards shall be western red cedar, grade "appearance beauty" and rough sawn finish. Posts shall be pressure treated lumber.
- 2.2 Pressure treated lumber shall have a minimum of 60 year preservative service life and the contractor shall provide a certificate indicating the type of treatment and 40 year guarantee. The lower 500mm of each post and area close to the post shall also be treated in water based Creosote/Chlorophenols.
- 2.3 All lumber shall be sound, free from large knots or dead knots, splits, checks, bows, twists, signs of decay, rot or other impurities and shall be properly seasoned. Lumber with indications more than 3mm deep caused by mechanical damage shall be rejected. Lumber shall have a moisture content not exceeding 20%. Ends shall be cut square to the axis.
- 2.4 Lumber identification by grade stamp of an agency certified by Canadian Lumber Standards Accreditation Board.
- 2.5 Fasteners:
  - 3/8" Stainless steel (SS) ring shank nails shall be used to fasten boards to boards and cap boards.
  - 2 1/4" stainless steel (SS) 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).
  - 2" 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 discoloration.
- 3.2 Cut ends of pressure treated lumber shall be sealed in wood preservative prior to assembly. There is to be no coating of lumber on site unless it is to be used below or near ground level.
- 3.3 Metal fittings shall not be fast to pressure treated lumber until 14 days after seasoning.
- 3.4 All framing shall be checked close to line, levels and dimensions, square, aligned, plumb, well spiked and nailed, adequately braced.
- 3.5 All wood surfaces to be painted with exterior wood stain, wood stain shall be: Sikens SRO 82 all based stain colour "CEDAR" applied in accordance with manufacturer's instructions.



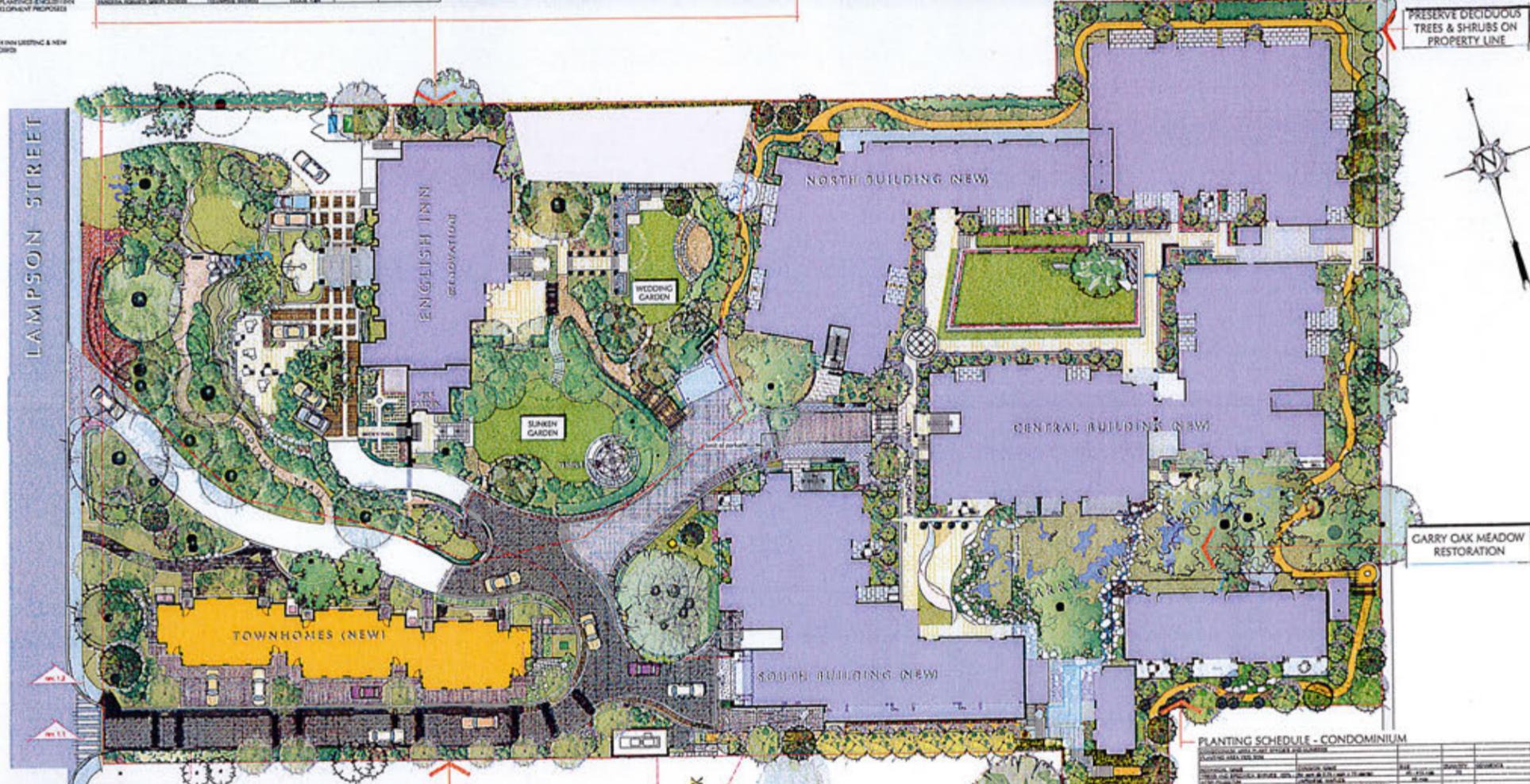
Project	English Inn 429 Lampson Street, Victoria, BC for Aragon (English Inn) Development Corp.
Drawn by	AJS
Checked by	CAR
Project Number	as indicated
Revision	Sheet Number
<b>L3.01</b>	



PLANTING SCHEDULE - ENGLISH INN RENOVATION & NEW ADDITION

PLANT NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
...	...	...	...	...

TREES	SHRUBS - SPECIEN	SHRUBS - MASSING	PERENNIALS / GROUND COVERS



**Deer Management Plan**

1.0 Background  
Deer have traditionally roamed throughout the site property, particularly over the eastern portion which provided cover away from human interaction.

2.0 Impact of the new development  
It is anticipated that the property will become less attractive to deer once redevelopment is completed. The redevelopment plan will significantly alter the landscape reducing the area of green space and making much of the green space visually enclosed and inaccessible to deer. The green space to the west of the heritage building containing natural and ornamental vegetation will remain undeveloped and exposed to visiting deer. It is known that a deer will not travel far from its birth place and despite the impact of the development, deer will likely remain close by.

3.0 Deer Damage  
Damage caused by deer include defoliation and "pruning" of favored shrubs and other damage with backing or gnawing of sapling trees. There will also be potential health concerns should there be excessive amounts of droppings.

4.0 Deer Damage Prevention  
4.1 Plant selection  
Recognizing that deer will continue to visit the property in search of food, it will be necessary to develop planting plans that exclude susceptible species or to limit susceptible species to areas that deer are unlikely to visit such as the north courtyard.

4.2 Plant Protection  
Observations suggested while damage was not occurring on the property, of the many vulnerable young trees planted in the grounds, some had deer-damaged bark. Any new nursery area considered vulnerable due to location will be protected with a well-rotted wire mesh collar surrounding the trunk until such a time the tree is considered safe.

4.3 Monitoring  
During and immediately after the installation of plants the maintenance contractor and the landscape architect shall monitor the health of the vegetation and look for evidence of deer damage.

PLANTING SCHEDULE - TOWN HOUSES

PLANT NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
...	...	...	...	...

**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 L3.02, TREE RETENTION & RELOCATION PLAN FOR SPECIFIC TREE TRANSPLANT LIST AND LOCATION INFORMATION.

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

PLANTING SCHEDULE - CONDOMINIUM

PLANT NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
...	...	...	...	...



SMALL & ROSSELL  
LANDSCAPE ARCHITECTS  
3012 moscow road, victoria, b.c., v8w 4r6  
t 250-424-4147  
design@smallandrossell.com  
www.smallandrossell.com



SCHEDULE 'E' OF DEVELOPMENT PERMIT NO. DP000072 CORPORATE OFFICER

Issue Date: June 2007  
Revised Development Permit: May 1997  
Revised Development Permit: Oct. 2007  
Rev. 10/07

Project: English Inn  
420 Lampson Street, Victoria, BC  
By: Aragon (English Inn) Development Corp.

Sheet Title: PLANT SCHEDULES

Drawn By: AJT  
Project Number: 1250  
Revision: R.1  
Scale: 1:250  
Sheet Number: L3.02