

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

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

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

SHAUN MCINTYRE
B.Ed., M.Arch.,
ARCHITECT AIBC,
MRAIC, LEED AP

Development Permit Resubmission*

Proposed English Inn Redevelopment
429 Lampson Street

June 30, 2016 (*Revised for DP Amendment February 21, 2018, as indicated in red italics*)

**DP Amendment applies to Site A Only; DP for Site B was approved November 27, 2017.*

Development Permit Design Summary and Rationale

(Updated to reflect changes to Site A subsequent to Inn Wing Redesign and Revised Phasing Plan)

**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 previously accommodated 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 remaining portions of the original Inn facility are of significant architectural value; the newer freestanding buildings were all demolished in late 2016.

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



VANCOUVER
839 Cambie Street, #300
Vancouver BC V6B 2P4
T: 604.683.4131
F: 604.683.9313

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

landscape, above all other criteria. Demolition of the buildings on the east half of the site in late 2016 was undertaken to respect the general ambitions of the tree management plan, with significant tree specimens retained or moved.

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 occupied by the Canadian Armed Forces. An approximately 10-metre wide municipal access and right-of-way exists at the midpoint of the southern property line, running southwards to Bewdley Avenue. It is currently utilized by community residents as a small pocket park.

- **Proposed Phasing**

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

Phase 1: *(Commencement Date TBC; Anticipated to be within 2018)*

- Commencement of strategic Tree/Foliage Preservation/Relocation and Landscape Enhancement Program. (Initiated late 2016 and continuing).
- Preservation, renewal and enhancement of the West (Front) Garden and the Wedding Gardens.
- Responsibly-managed demolition of current vacant/unused structures on the eastern portion of the site, including the existing Inn's 'Annex' bordering the north property line. (Completed late 2016).
- Full renovation and minor expansion of the Inn, including excavation/fit-out of the existing unfinished basement to accommodate new Inn amenity and event spaces, and construction of a new 'grand exterior stair' to connect the main lobby with the eastern gardens. (BP Application submitted October 11, 2017).
- Construction of a proposed new wing addition to the Inn (4 levels, 14 suites, amenity and spa), generally over the footprint of the demolished existing wing, and separated from the existing building by a new outdoor exit stair.
- Construction of Eastern portion of the new South Building to accommodate in the short term a temporary Marketing Centre. Permanent resident Occupancy of the 12 suites to be realized following completion of Phase 3.

Phase 2:

- *Excavation and Construction of entire 2-level sub-grade Parking Garage on the east half of the site, to provide bylaw-compliant visitor and resident parking requirements for the total project.*
- *Construction and Occupancy of the proposed new North Building, comprised of 71 residential suites.*
- *Permanent and temporary landscaping on the roof of the parking garage.*

Phase 3:

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

Phase 4:

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

Phase 5:

- Construction and Occupancy of the six proposed new stand-alone Townhome units.
- Complete implementation of the strategic landscaping plan.

- **Description and Design Rationale for Proposed Inn Improvements**
(on future Parcel A as per intended subdivision indicated on site plan)

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. A Heritage Alteration Permit has been issued on October 10, 2017 for the following renovations, 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 to the north of the existing bar. 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 demolished to improve building security and envelope performance. 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 may be introduced on the repaired façade, contingent on the final washroom layout.
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 service rooms added to the east side of the building in a later addition to the original, on the ground and main levels, and of the original stair adjacent to them (now encapsulated by subsequent additions), 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 original 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 heritage-sensitive 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, new service rooms, and possibly a wine cellar. The new lobby would extend beneath the proposed upper terrace described in Item 3. All proposed modifications are aimed to enhance the structure of the Inn while respecting the original and existing

perimeter configuration and fenestration. At grade connections would access a renewed garden terrace and the gardens beyond. (Refer also to accompanying landscape design documentation).

5. A new electrical room and manager's office is proposed beneath the existing main level (non-heritage) chef's office. As a further expansion of the currently unfinished basement, this addition would give a 'base' to the elevated office, which currently presents an awkward volume on ill-proportioned spindly support columns, and as such is quite foreign to the original design of the Inn. As with the new 'grand stair', this proposed modification is aimed to help ground and tie together the awkward assemblage of consecutive additions to the north of the original home.
6. The new hotel wing, to be situated over the now demolished 'Shakespeare' wing, is the only new structure of significance proposed in close proximity to the Inn. While respectful of the Inn's Tudor Revival style, the design is intentionally a contemporary interpretation of the style, referencing the Inn's gable-roofed form and window proportioning, among other characteristics, while avoiding a literal replication. The ridge lines of the Inn and the new Wing will be at a similar height, framing the wedding garden. *Roof gables and forms reflect the gables and varied forms of the original Rosemeade design. Natural granite veneer elements recall the foundation of the Inn, and timber trellis elements reference the craft of the original construction while adding tactile elements to the composition.*

Wall cladding is proposed to be a combination of warm neutrally-coloured cement-fibre panels for the general field of the wall planes, enhanced with painted trim of a similar composition and/or genuine wood, either stained or painted in a finish selected from a range of recommended deep-toned accent colours. (Refer to the originally-submitted Materials Sample Board) Similarly accented wood trim will surround dark vinyl-framed windows, which are proportioned to be sympathetic to the aesthetic of the Inn. All materials are recommended in consideration of longevity and low maintenance requirements, while in combination creating an aesthetic complimentary to the richness of the Inn's heritage detailing. This approach continues throughout the building's details with shake-look asphalt roof shingles, large overhanging eaves, selected application of materials representing board and batten or shake cladding.

The design of the Inn Wing (revised for DP Amendment) provides fully enclosed circulation space and exit stairs and offers an added indoor elevator for vertical circulation. The building has been shifted southwards, repositioned so that the north wall sits no closer to the property line than did the most northerly portion of the demolished building. Overlook of adjacent properties is significantly reduced; windows on the north façade are provided to create visual interest, positioned only within circulation spaces, or placed in a manner to minimize direct views to the adjacent properties. Privacy and sound isolation to adjacent properties is greatly enhanced. Hotel guests will access the Wing via grade-level pedestrian pathways only, connecting from the south façade to the main Heritage Building or the new North Building and Parkade Lobby. The new Wing is physically linked to the Heritage Building by a single storey roofed volume which has been stepped down to avoid the canopy of the existing Garry Oak while permitting sunlight penetration to adjacent properties. A hedge will be planted along the property line between the new Wing and the fence line to provide a green buffer in the side yard.

7. Every aspect of the landscape design bordering the Inn has been planned with the intent to create a seamless connection between buildings and the grounds. Original planting zones have been improved, and new areas added, all informed by a unified overall thesis. Garden structures and features are introduced as devices to strengthen the experience of hotel

guests and visitors. This thinking extends to the placement of all parking required for the Inn, which will be located within the underground parking garage east of the wedding gardens, accessed unobtrusively via stairs and a designated hotel parking elevator at the northwest corner of the North Condominium Building.

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

(With the redesign of the Wing and DP Resubmission for Parcel A, all references to Form, Character and Materials remain consistent and unchanged from the original Rezoning Submission)

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: 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. Preservation of the mature landscape along Lampson street is of primary importance to retain the character of the street frontage and the significant grove of conifers. The townhomes are pulled back from Lampson Street, leaving the large conifers on the property line untouched and creating space for new trees to be planted, and/or trees from other parts of the site to be relocated.
2. Existing lanes connecting to Lampson at the north and centre of the site are retained with only minor changes to capture surface water runoff. The current entrance to the site will remain a primary access point for one-way Inn, resident, and guest traffic entering the site. Arrival along this lane immediately brings people into a lush landscape with views of the heritage building on a knoll to the north, and new townhomes nestled in the trees to the south. Visitors to residents of either the proposed condominiums or the Inn, arriving by taxi, may continue east following 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. Shared vehicles for residents may 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.

3. Once beyond the existing hairpin turn in the driveway residents of the townhomes and the condominiums will turn right to access underground parking or the lane fronting the townhomes along the south edge of the site.
4. Access for emergency vehicles will be from Lampson Street along a newly introduced lane at the southern edge of the property. The lane will accommodate 2-way traffic for residents and emergency vehicles, providing a direct and easy to navigate path for emergency response vehicles travelling towards the point of access for the condominiums (the Arrivals Court) at the centre of the site. An Emergency Response Pavilion is located adjacent the Arrivals Court, it is designed to fit within the landscape as a garden-sensitive element while providing a single emergency marshalling and command centre for the entire site.
5. The new lane offers condominium residents a direct route to and from the parkade. This minimizes traffic confusion and will decrease the cross-over between guest and resident traffic. Parking access to the 2-level underground parking garage is proposed via a single two-way entry/exit portal and shallow ramp beneath the southwest corner of the South Building. Garbage collection, service spaces and temporary moving/loading van parking are adjacent to the parking gate.

The parking layout has been shaped in direct response to existing mature trees in the most efficient configuration possible, given the root zone considerations. The upper P1 level is predominantly comprised of unsecured residential visitor and Inn patron parking, while the lower level is secured parking for residents. Elevator access from the secured parking zones is provided for each of the three residential buildings above. A designated elevator for hotel guests is located in the North-West corner of the parkade sharing a common vehicle drop-off lobby on Level P1 and connecting to the Main Lobby of the North Condominium building above. The north and central buildings are also connected to parking via a shared auxiliary elevator. At least one bike storage stall is provided for every suite, and shared bikes will be available for Inn guests.

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

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

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

fibre-cement panels and components together with some natural wood elements. These will be prefinished or painted in a subtle range of warm neutral hues as backdrop to feature architectural elements, and grounded by a natural granite veneer base to varying heights above grade. Selected areas and volumes of the upper levels and projected bays will have board and batten or shingle detailing to punctuate the articulation of the façade and break down the massing into a collection of smaller elements.

Windows will be clear glass within dark vinyl frames, and all will be trimmed with wood or fibre-cement surrounds painted in colours selected from a limited range of richly-hued dark accent colours (refer to originally-submitted 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 of colours found within the landscape.

Roofs will all be clad in asphalt shingles selected to mimic weathered cedar shakes. Prefinished aluminum gutters and other metal elements will be dark charcoal to black. Railings will be prefinished aluminium coordinated with other metal elements with a dark charcoal or black finish. 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.

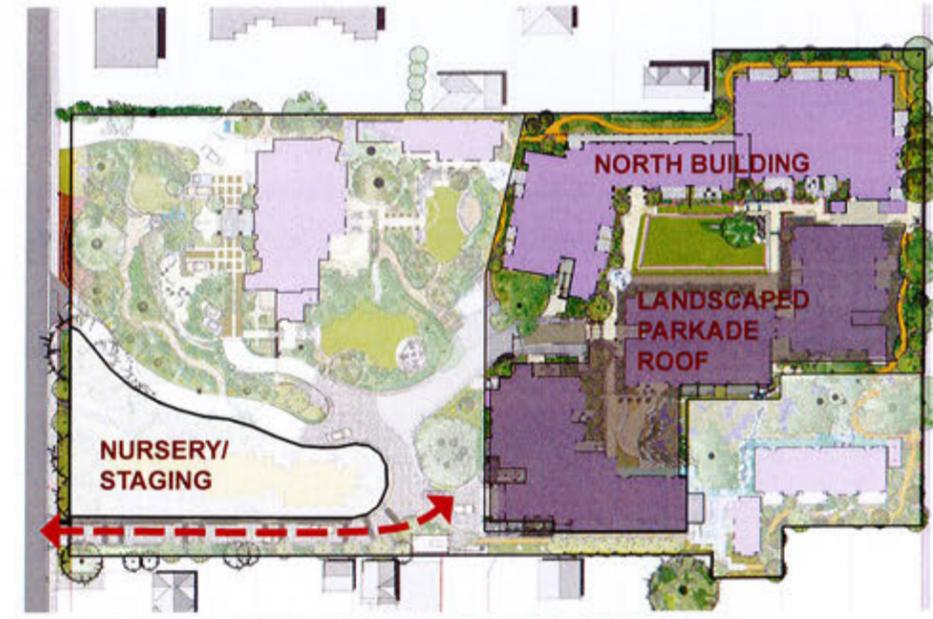
- **Summary**

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, the 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. *Although the Inn Wing component has been significantly reconfigured in plan and function since the original DP submission, the building character and composition remain in keeping with the Design Rationale as originally submitted.*

To achieve the intended outcome, the design has adhered to almost all regulatory requirements. The few minor Variances that are being requested are described in a separate Variance Rationale Document. In considering the Variances being requested, it is important to understand and appreciate that the rationale of the actual design, as described above, embodies an ambition to realize a benchmark of sustainable community-sensitive design while celebrating and complimenting the English Inn.



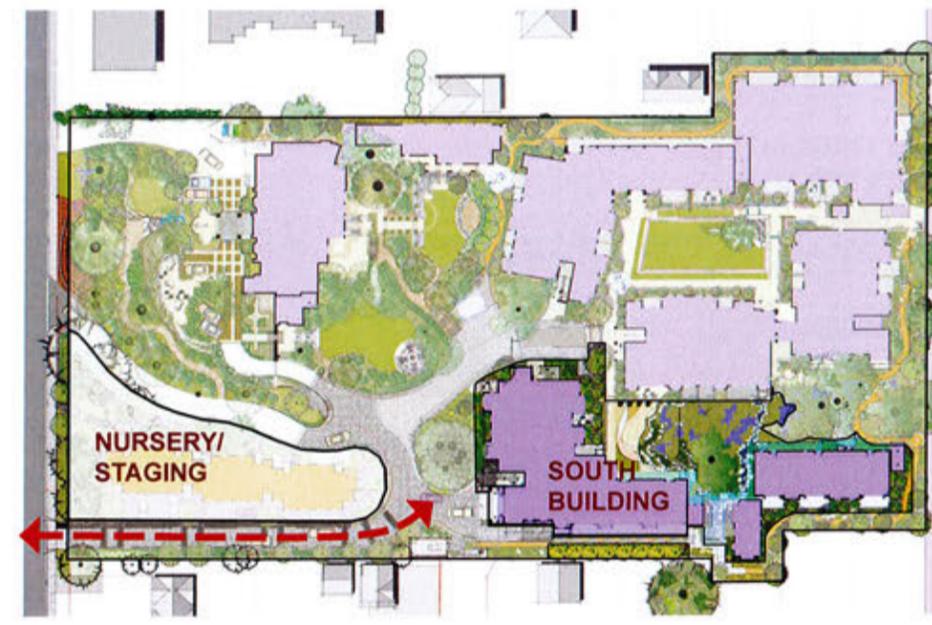
PHASE 1 - INN WING AND SALES CENTRE



PHASE 2 - NORTH BUILDING AND PARKADE



PHASE 3 - CENTRAL BUILDING



PHASE 4 - SOUTH BUILDING



PHASE 5 - TOWNHOMES



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

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

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