

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT VARIANCE PERMIT**

**NO. DVP00049**

**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 Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, 1992, No. 2011 as follows:

**Zoning Bylaw 1992, No. 2050, Section 67.71 B. Site A (7)(a) Siting Requirements - Principal Building** – A variance to the permitted perimeter of the 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 J.E. Anderson and Associates, stamped 'Received July 18, 2017';

**Zoning Bylaw 1992, No. 2050, Section 67.71 - C. Site B (17)(a) Lot Coverage** – 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 - C. Site B (18)(a)(ii) Siting Requirements - Principal Building - Eastern Lot Line setback** – A 0.30 metre decrease to the 3.5 metre minimum setback requirement

## **Development Variance Permit No. DVP00049**

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for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 3.5 to 3.2 metres]

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(ii) Siting Requirements -Principal Building - Eastern Lot Line setback** – A variance to the 3.5 metre minimum setback requirement for building elements up to 11 metres in height; allowing Building Elements (roof peaks) up to 15.0 metres in height with a minimum setback of 3.5 metres from the Eastern lot line, for 'Level 4' of the eastern most end of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.0 metres];

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iii) Siting Requirements - Principal Building - Northern Lot Line setback** - A 0.30 metre decrease to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 4.5 to 4.2 metres];

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iii) Siting Requirements - Principal Building - Northern Lot Line setback** - A variance 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 'Level 4' exterior corridor, and a portion of 'Building 1' [the Northern Building], [i.e. from 11 metres to 16.0 metres];

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements - Principal Building - Southern Lot Line setback** – A 0.30 metre decrease to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 4.5 to 4.2 metres];

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements – Principal Building - Southern Lot Line setback** – A variance to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 15.5 metres in height with a minimum setback of 4.5 metres from the Southern lot line, to allow for the 'Level 4' southern most portion of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.5 metres];

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements - Principal Building - Southern Lot Line setback** – A 1.5 metre 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 - C. Site B (18)(b)(i) Siting Requirements - Accessory Buildings** - A variance to the requirement that no accessory building shall be located in the Front Yard, to allow the 'Play Fort' in the southwestern corner of the property;

**Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (20) Fencing** – A variance to the requirement that fencing is prohibited within 36.7 metres of the Front Lot Line, to allow a fence around the 'Neighbourhood Playground Space' and along the southern lot 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. (1)(b)&(e) - SITING EXCEPTIONS** - A 0.3 metre increase to the exception; thereby allowing setbacks to be reduced by not more than 0.6 metres only, for certain features if projecting beyond the face of a building and into a setback; allowing portions of the gutters, sills, eaves, 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 within the parking garage;

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

3. Approval of this Development Variance Permit has been issued in general accordance with the B.C. Land Surveyor's Building Location Certificate prepared by J.E. Anderson and Associates, stamped 'Received July 18, 2017', attached hereto as Schedule "A", the architectural drawings prepared by Merrick Architecture stamped 'Received July 18, 2017' attached hereto as Schedule "B", and the landscape plans prepared by Small and Rossell, Landscape Architects, stamped received July 21, 2017 attached hereto as Schedule "C".
4. 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.

**Development Variance Permit No. DVP00049**

5. 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.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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

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

TEL: 250-727-2214 FAX: 250-727-3395  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER  
File: 20865

Civic: 429 Lampson St. Victoria, BC.

Legal: Lot B, Section 11, Esquimalt District, Plan W60066

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 18th day of July, 2017.

Ryan Houston T12PEQ  
Ryan P. Houston, BCLS

This document is not valid unless  
duly signed and certified

© Copyright 2017 J.E. Anderson & Associates. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the express written consent of the signatory.  
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 notations, and interests shown on: Title No. C45316518 (P.I.D. 025-009-331)

Scale 1:350  
0 3.5 7 14 21 28 35

NOTE: Existing building surveyed May 02, 2017  
Proposed building information provided by various architects  
Existing grades shown are specific, based on control monument S440136  
Existing site area = 1.77ha

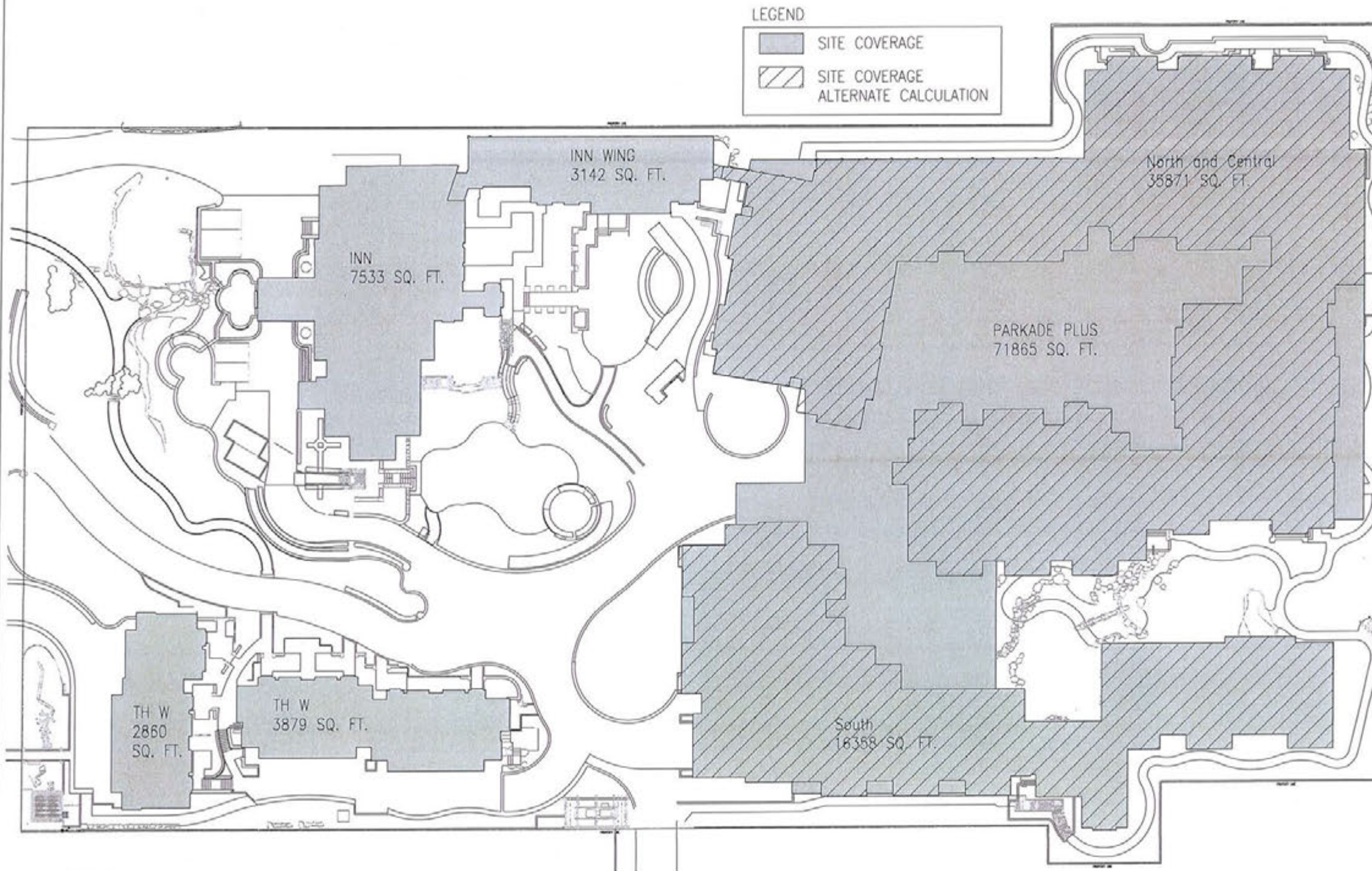
Approximate future subdivision line - Shown  
for illustrative purposes only.  
- Proposed Lot 1 - Site A - the Manor house  
- Proposed Lot 2 - Site B - the Remainder



**RECEIVED**  
**JUL 18 2017**  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

THIS IS SCHEDULE 'A' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049  
  
CORPORATE OFFICER





NO.	REMARKS	DATE	BY
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**MERRICK ARCHITECTURE**  
 839 Cambie Street, Suite 300  
 Vancouver BC V6B 5K4  
 Tel: 604.683.1111  
 Tel: 604.683.9193  
 www.merrickarch.com

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NO.	REMARKS	DATE	BY
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**THIS IS SCHEDULE 'B' OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO. DVP00049**  
**CORPORATE OFFICER**

Project: **English Inn**  
 429 Lonsdale Street  
 Victoria, BC  
 For: **Arden (Lansdown) Properties Ltd.**

Drawn By: **JF, JH, RV**  
 Checked: **GF**  
 Project Number: **1527**  
 Scale: **AS NOTED**  
 Revision: **Sheet Number**

**DP1.20**



Revisions		
No.	Description	Date
1	Subdivision Reorganization	12-01-18

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THIS IS SCHEDULE 'B' OF  
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PERMIT NO. DVP00049

CORPORATE OFFICER

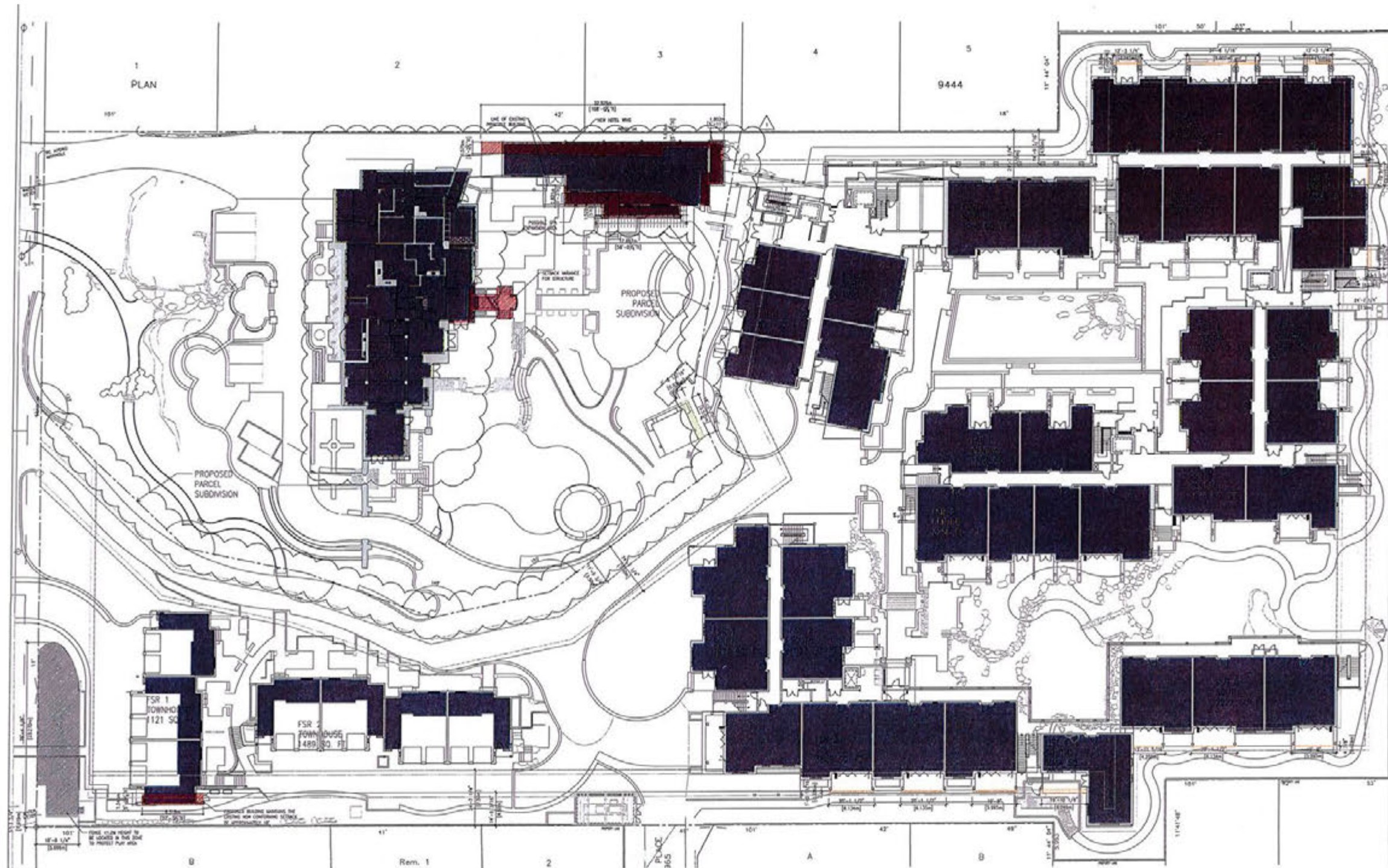
**Consultant**

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

Site Variance Plan -  
Level 1





Drawn By	CHS
JY, JL RV	Q
Project Number	50
1527	AS NOTED
Revised	Sheet N/A

DP1.21

[illegible]

	1994-1995	1995-1996	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043	2043-2044	2044-2045	2045-2046	2046-2047	2047-2048	2048-2049	2049-2050	2050-2051	2051-2052	2052-2053	2053-2054	2054-2055	2055-2056	2056-2057	2057-2058	2058-2059	2059-2060	2060-2061	2061-2062	2062-2063	2063-2064	2064-2065	2065-2066	2066-2067	2067-2068	2068-2069	2069-2070	2070-2071	2071-2072	2072-2073	2073-2074	2074-2075	2075-2076	2076-2077	2077-2078	2078-2079	2079-2080	2080-2081	2081-2082	2082-2083	2083-2084	2084-2085	2085-2086	2086-2087	2087-2088	2088-2089	2089-2090	2090-2091	2091-2092	2092-2093	2093-2094	2094-2095	2095-2096	2096-2097	2097-2098	2098-2099	2099-2100	2100-2101	2101-2102	2102-2103	2103-2104	2104-2105	2105-2106	2106-2107	2107-2108	2108-2109	2109-2110	2110-2111	2111-2112	2112-2113	2113-2114	2114-2115	2115-2116	2116-2117	2117-2118	2118-2119	2119-2120	2120-2121	2121-2122	2122-2123	2123-2124	2124-2125	2125-2126	2126-2127	2127-2128	2128-2129	2129-2130	2130-2131	2131-2132	2132-2133	2133-2134	2134-2135	2135-2136	2136-2137	2137-2138	2138-2139	2139-2140	2140-2141	2141-2142	2142-2143	2143-2144	2144-2145	2145-2146	2146-2147	2147-2148	2148-2149	2149-2150	2150-2151	2151-2152	2152-2153	2153-2154	2154-2155	2155-2156	2156-2157	2157-2158	2158-2159	2159-2160	2160-2161	2161-2162	2162-2163	2163-2164	2164-2165	2165-2166	2166-2167	2167-2168	2168-2169	2169-2170	2170-2171	2171-2172	2172-2173	2173-2174	2174-2175	2175-2176	2176-2177	2177-2178	2178-2179	2179-2180	2180-2181	2181-2182	2182-2183	2183-2184	2184-2185	2185-2186	2186-2187	2187-2188	2188-2189	2189-2190	2190-2191	2191-2192	2192-2193	2193-2194	2194-2195	2195-2196	2196-2197	2197-2198	2198-2199	2199-2200	2200-2201	2201-2202	2202-2203	2203-2204	2204-2205	2205-2206	2206-2207	2207-2208	2208-2209	2209-2210	2210-2211	2211-2212	2212-2213	2213-2214	2214-2215	2215-2216	2216-2217	2217-2218	2218-2219	2219-2220	2220-2221	2221-2222	2222-2223	2223-2224	2224-2225	2225-2226	2226-2227	2227-2228	2228-2229	2229-2230	2230-2231	2231-2232	2232-2233	2233-2234	2234-2235	2235-2236	2236-2237	2237-2238	2238-2239	2239-2240	2240-2241	2241-2242	2242-2243	2243-2244	2244-2245	2245-2246	2246-2247	2247-2248	2248-2249	2249-2250	2250-2251	2251-2252	2252-2253	2253-2254	2254-2255	2255-2256	2256-2257	2257-2258	2258-2259	2259-2260	2260-2261	2261-2262	2262-2263	2263-2264	2264-2265
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**Using color values listed and notes**

	Use <b>Wheatfield</b> wheat - <b>Bleached</b> Imparted wheat color to dough - added in <b>step 1</b>
	Use <b>Wheatfield</b> wheat - <b>Not bleached</b> Imparted wheat color to dough - added in <b>step 1</b>
	Use <b>Wheatfield</b> wheat - <b>Not bleached</b> Imparted wheat color to dough - added in <b>step 1</b>
	Use <b>Wheatfield</b> wheat - <b>Not bleached</b> Imparted wheat color to dough - added in <b>step 1</b>

**Note:** Wheat and rye color blending will occur if you mix wheat and rye flour in the dough.



No.	Description	Date
1	Subdivisions Rearrangements and Full recalculation	17 of 18

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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

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THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

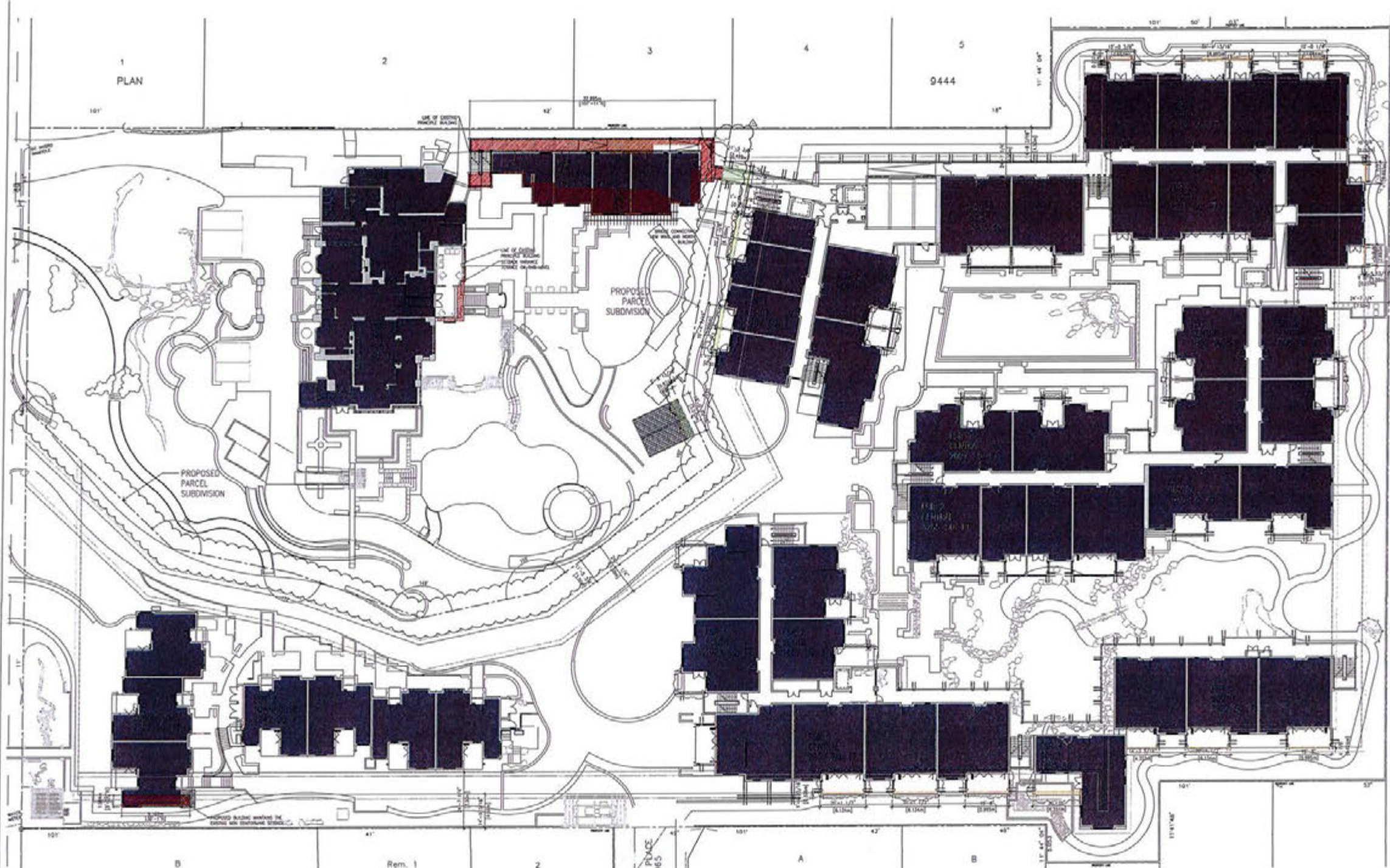
**Consultant**

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

Sheet Title  
SITE VARIANCE PLAN -  
LEVEL 2

Drawn By	Checked
JY, JM, RV	CF
Project Number	Score
1527	AS NOTED
Sample	Sheet Number

DP1.22

[illegible][illegible][illegible]



**VICTORIA**  
118 Brandon Square  
Victoria B.C. V8W 2M5  
t: 250.480.7871  
f: 250.480.5275

www.merck.com

Revision		
No	Description	Core
1	Suburban Realignment and Park construction	17 07 18

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JUL 18 2017

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Issue	Issue Code
Algebra Progress Set	2017-02-18
OP Reassignment	2017-06-08
Coordination Set	2017-06-02

THIS IS SCHEDULE 'B' OF  
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PERMIT NO. 24P00049

CORPORATE OFFICER

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Print

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

Sheet Title  
SITE VARIANCE PLAN -  
LEVEL 3

Drawn By	Ch...
JY, JH, RV	
Project Number	
1527	AS NO
Revision	Sheet No

DP1.23

[illegible][illegible]JOURNAL OF MANAGEMENT INQUIRY, Vol. 15 No. 4, December 2006 429-440  
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Rev	Description	Date
1	Subdivision Realignment and PAR recalculation	17 Oct 18

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DEVELOPMENT SERVICES

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PERMIT NO. DVP 000 49

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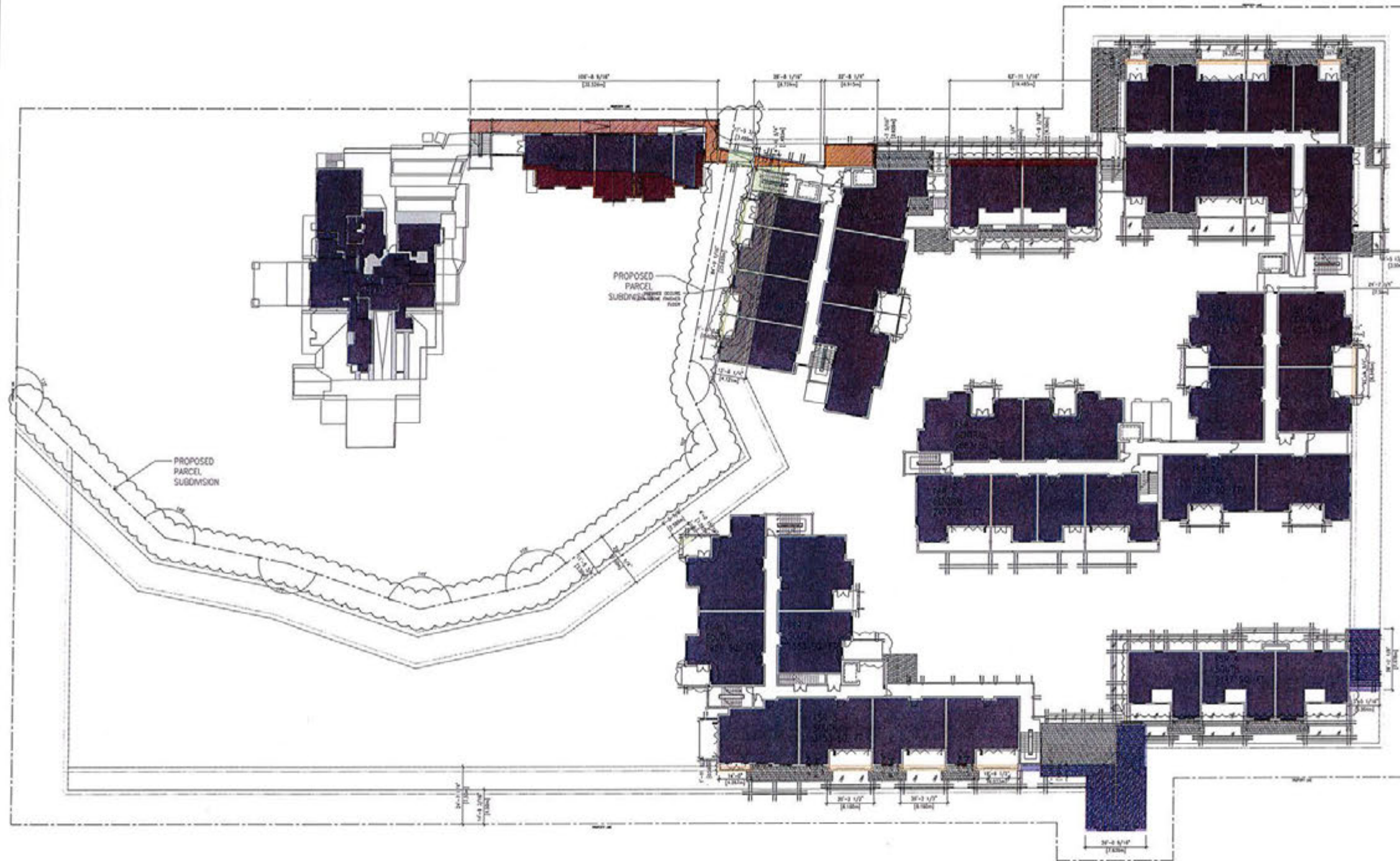
### Consultants

**English Inn**  
429 Lainsdon Street  
Victoria, BC  
For  
Aragon (Lansdown) Properties Ltd.

**SITE VARIANCE PLAN -  
LEVEL 4**

Drawn By	Checked
J.C. JH, RV	GR
Project Number	Scale
1527	AS NOTED
Revised	Sheet Number
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DP1.24

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ZONING PLANNING RESOURCE GUIDE AND NOTES	
	20M (RECREATION) ZONING - (RESIDENTS) PROHIBITS ALL OTHER RESIDENTIAL ZONING TYPES
	20M (RECREATION) ZONING - (OTHER RESIDENTS) PROHIBITS ALL OTHER RESIDENTIAL ZONING TYPES EXCEPT 20M AND 20M-1
	20M (RECREATION) ZONING - (COMMERCIAL) PROHIBITS ALL OTHER COMMERCIAL ZONING TYPES EXCEPT 20M-1
	20M (RECREATION) ZONING - (INDUSTRIAL) PROHIBITS ALL OTHER INDUSTRIAL ZONING TYPES EXCEPT 20M-1



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Revision	No.	Description	Date
1		Subdivision Realignment and FAR verification	11/07/18

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DEVELOPMENT SERVICES

Issue	Issue Date
Assign Progress Bar	2017-02-16
CP Requirement	2017-05-08
Coordination Bar	2017-06-09

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PERMIT NO. DVP 0004

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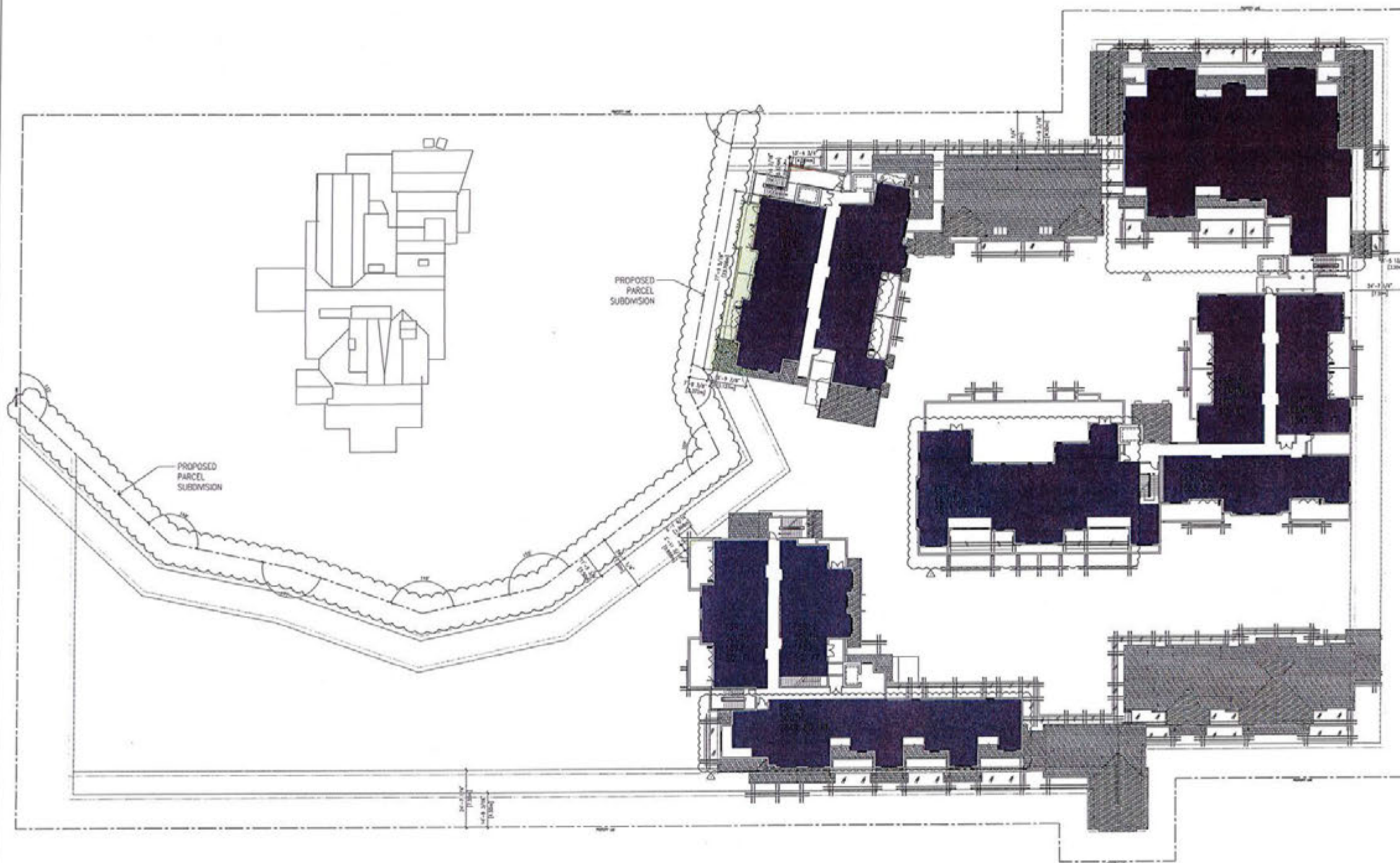
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**English Inn**  
429 Lampson Street  
Victoria, BC  
For  
Aragon (Lampson) Properties Ltd.

Sheet Title  
SITE VARIANCE PLAN -  
LEVEL 5

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

DP1.25



2006S BRUSH MOTOR				
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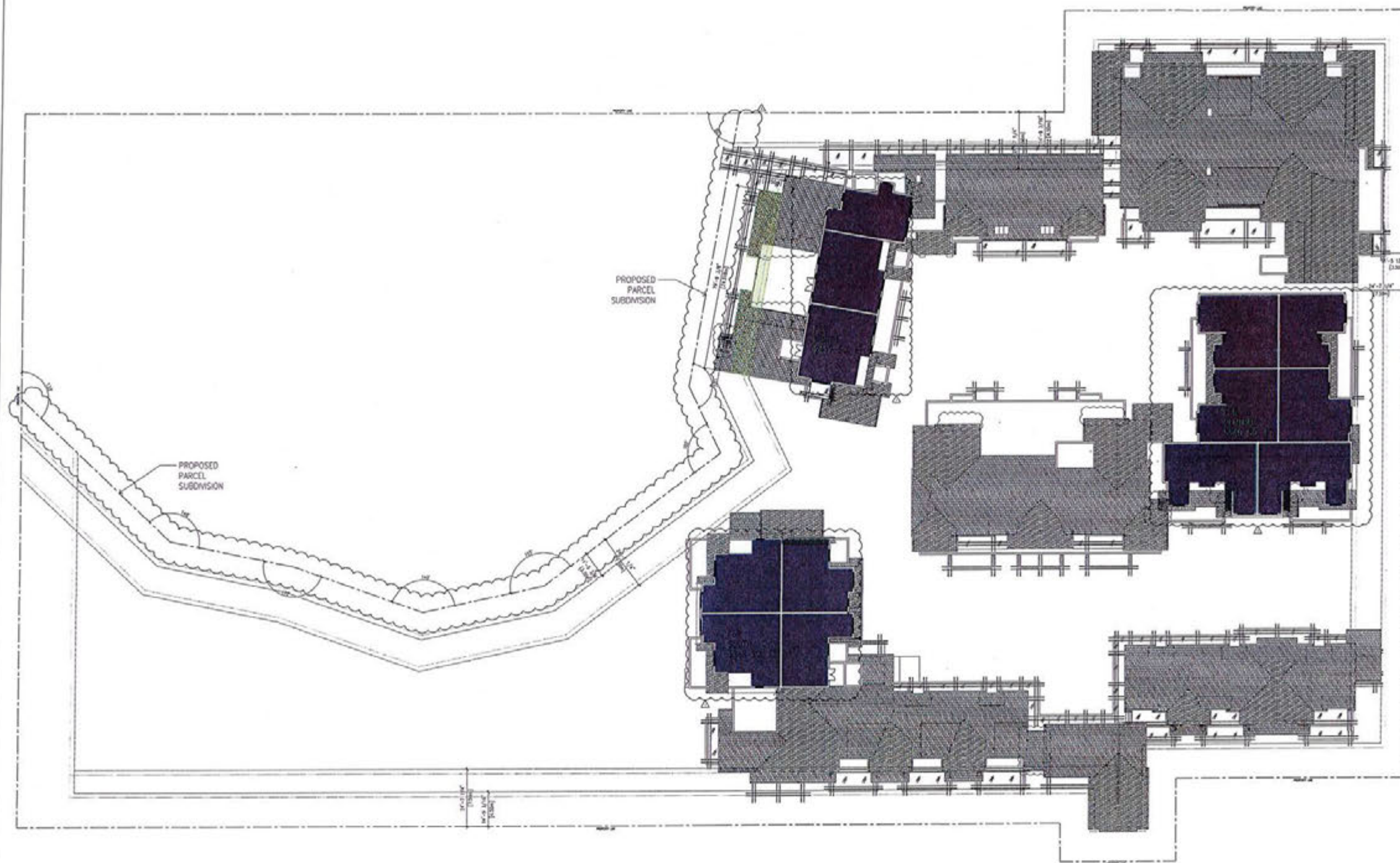
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Zone	Zone Name	Zone Description	Zone Code
1	Residential Single-Family	Single detached dwellings on lots of 1/4 acre or more.	R1
2	Residential Medium-Density	Single detached dwellings on lots of 1/4 acre or more, or two-unit detached dwellings on lots of 1/2 acre or more.	R2
3	Residential High-Density	Single detached dwellings on lots of 1/4 acre or more, or two-unit detached dwellings on lots of 1/2 acre or more, or townhouses on lots of 1/4 acre or more.	R3
4	Commercial	Commercial uses, including retail, service, and office.	C
5	Industrial	Industrial uses, including manufacturing, warehousing, and distribution.	I
6	Office	Office uses, including professional, business, and administrative.	O
7	Public	Public uses, including government, education, and recreation.	P
8	Community	Community uses, including cultural, entertainment, and civic.	CM
9	Neighborhood	Neighborhood uses, including small-scale commercial and community.	N
10	Special	Special uses, including those not specifically listed in other zones.	S

Zone	Zone Name	Zone Description	Zone Code
1	Residential Single-Family	Single detached dwellings on lots of 1/4 acre or more.	R1
2	Residential Medium-Density	Single detached dwellings on lots of 1/4 acre or more, or two-unit detached dwellings on lots of 1/2 acre or more.	R2
3	Residential High-Density	Single detached dwellings on lots of 1/4 acre or more, or two-unit detached dwellings on lots of 1/2 acre or more, or townhouses on lots of 1/4 acre or more.	R3
4	Commercial	Commercial uses, including retail, service, and office.	C
5	Industrial	Industrial uses, including manufacturing, warehousing, and distribution.	I
6	Office	Office uses, including professional, business, and administrative.	O
7	Public	Public uses, including government, education, and recreation.	P
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Zone	Zone Name	Zone Description	Zone Code
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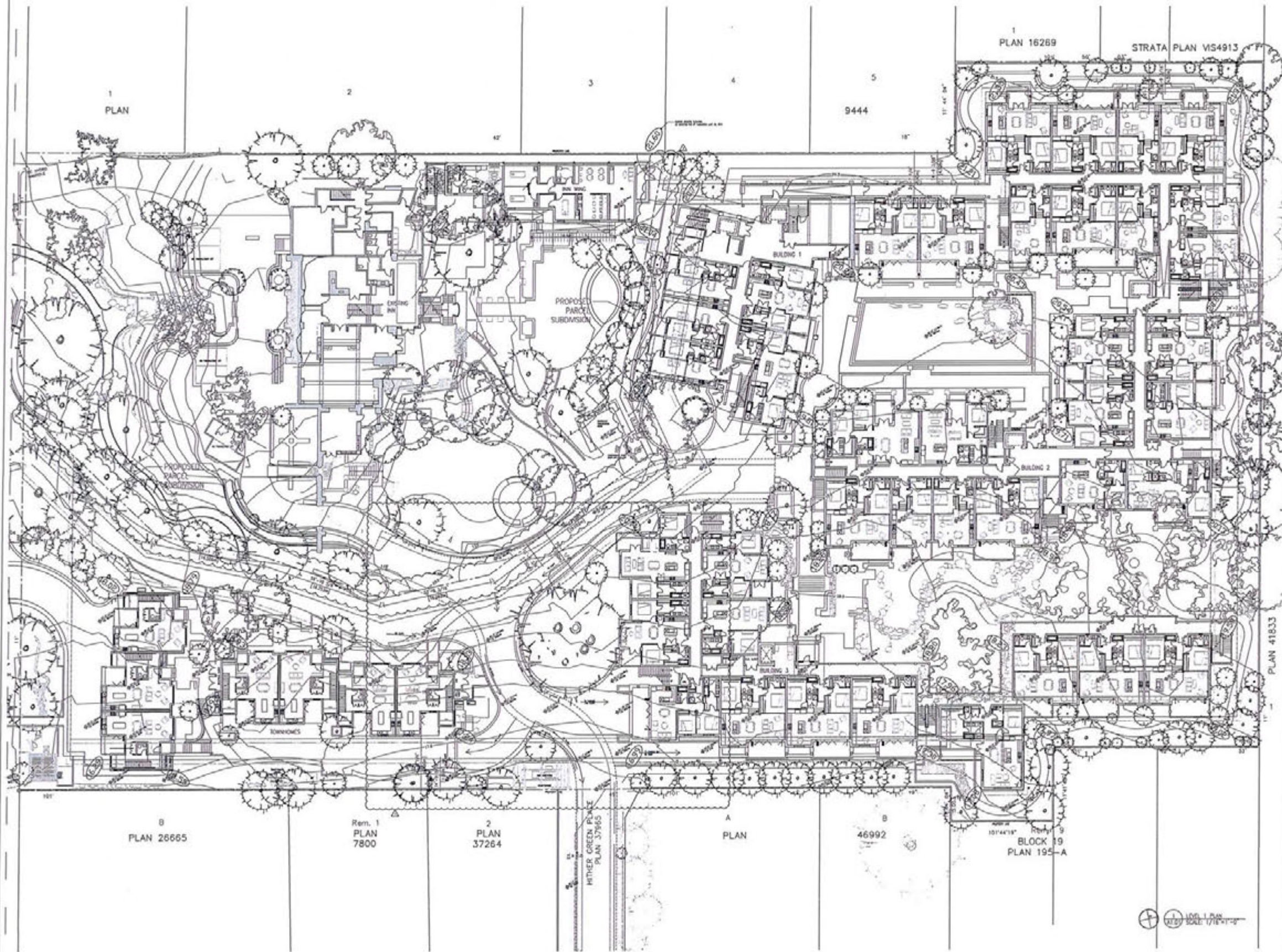
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10	1	2017-07-18

THIS IS SCHEDULE 'B' OF  
 DEVELOPMENT VARIANCE  
 PERMIT NO. DVP00049  
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Project: English Inn  
 429 Langston Street  
 Victoria, BC  
 For: Aragon (Langston) Properties Ltd.  
 Drawn by: J.V., J.H., R.V.  
 Project Number: 1527  
 Scale: AS NOTED  
 Revision: 1

DP1.26





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No.	Description	Date
1	Emergency Access Grading	17.05.15
2	Storm Watering	17.05.15
3	Site Submittal Revisions	17.07.16

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 DEVELOPMENT SERVICES

Item	Issue Date
Design Progress Set	2017.02.18
DP Re-submission	2017.06.28

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 DEVELOPMENT VARIANCE  
 PERMIT NO. DVP00049

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

Sheet Title:  
**SITE PLAN LEVEL 1**

Drawn by:	Checked by:
JV, JV, RV	GP
Project Number:	Scale:
1527	AS NOTED
Revision:	Sheet Number:
3	

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DEVELOPMENT SERVICES

Item	Issue Date
Project Progress Set	2017.02.16
Site Subdivision	2017.05.08

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DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

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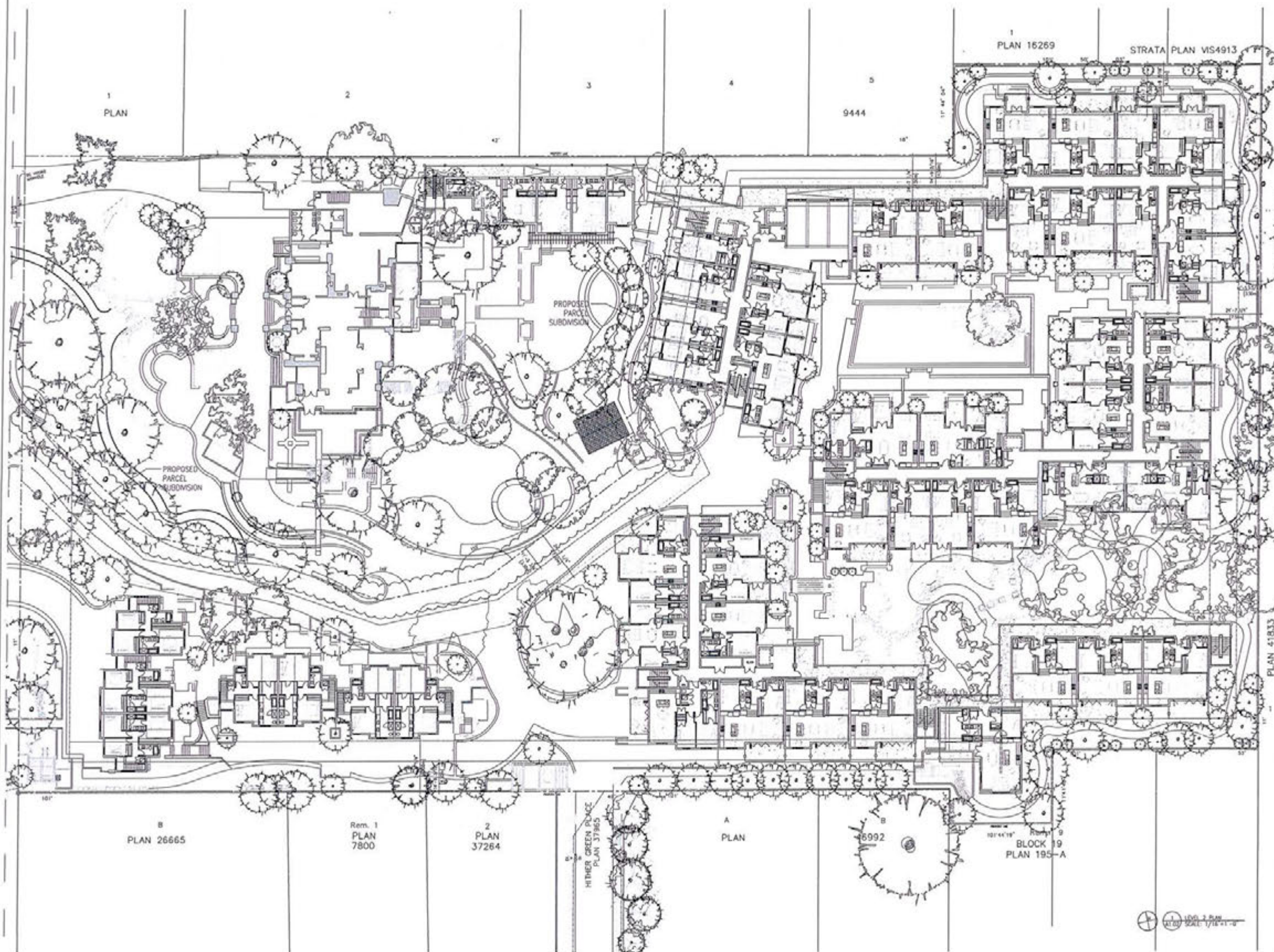
Consultant

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

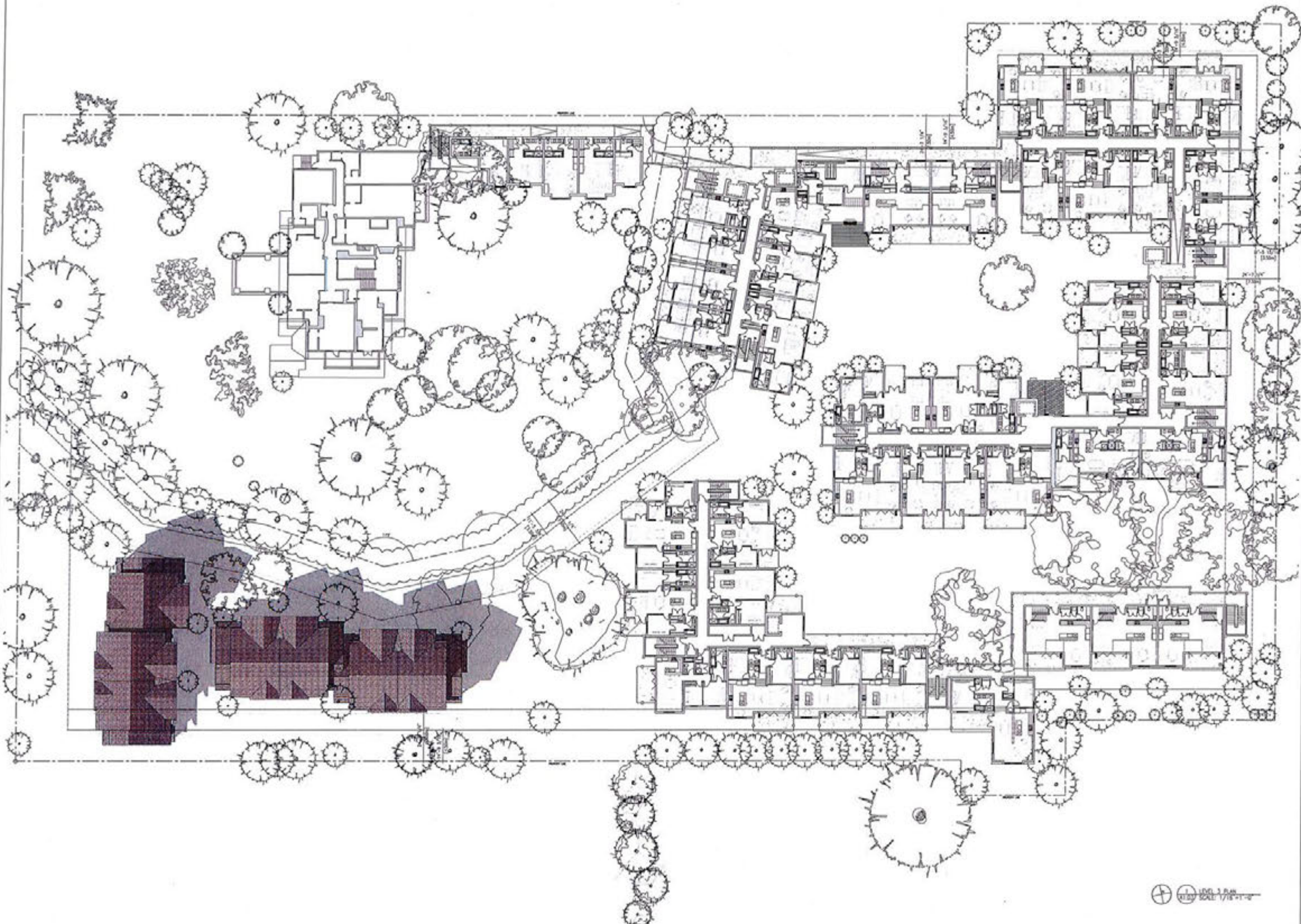
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**SITE PLAN LEVEL 2**

Drawn By  
JY, JH, RV  
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GF  
Project Number  
1527  
Scale  
AS NOTED  
Revision  
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 Description: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: 17.07.18

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**CORP OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES**

Item	Issue Date
Original Progress Set	2017.05.16
GP Presentation	2017.05.08

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 DEVELOPMENT VARIANCE  
 PERMIT NO. DVP 00049

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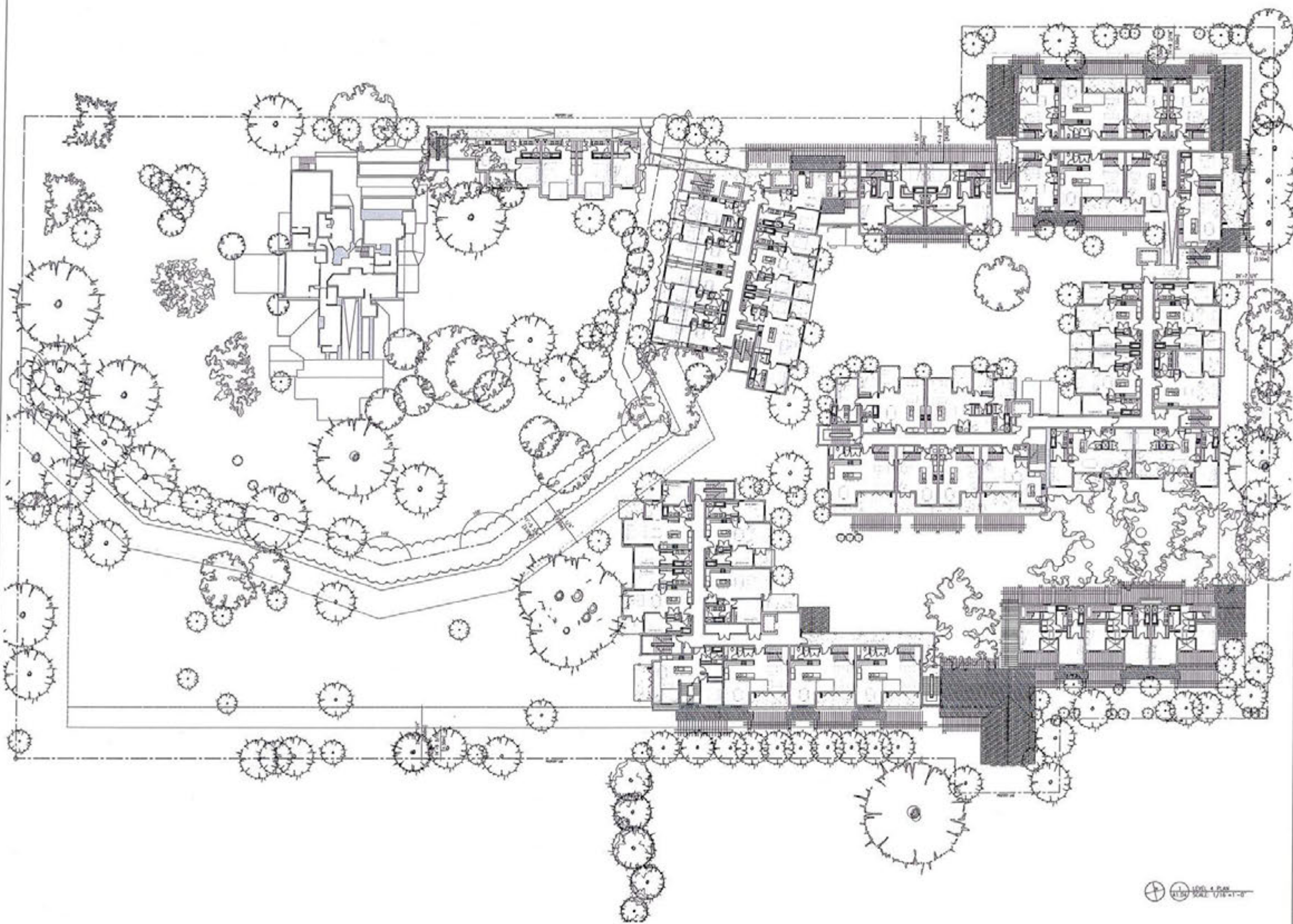
Project:  
**English Inn**  
 425 Lonsdon Street  
 Victoria, BC  
 For  
 Aragon (Lampson) Properties Ltd.

Sheet Title:  
**SITE PLAN LEVEL 3**

Drawn By:	Checked:
JV, JH, RV	GP
Project Number:	Scale:
1527	AS NOTED
Revision:	Sheet Number:
1	1

1/18/18  
 SCALE: 1/16"=1'-0"





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**JUL 18 2017**

**CORP. OF TOWNSHIP OF ESQUIMALT**  
**DEVELOPMENT SERVICES**

Issue	Issue Date
Original Project Set	2017.02.16
GP Presentation	2017.05.28

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

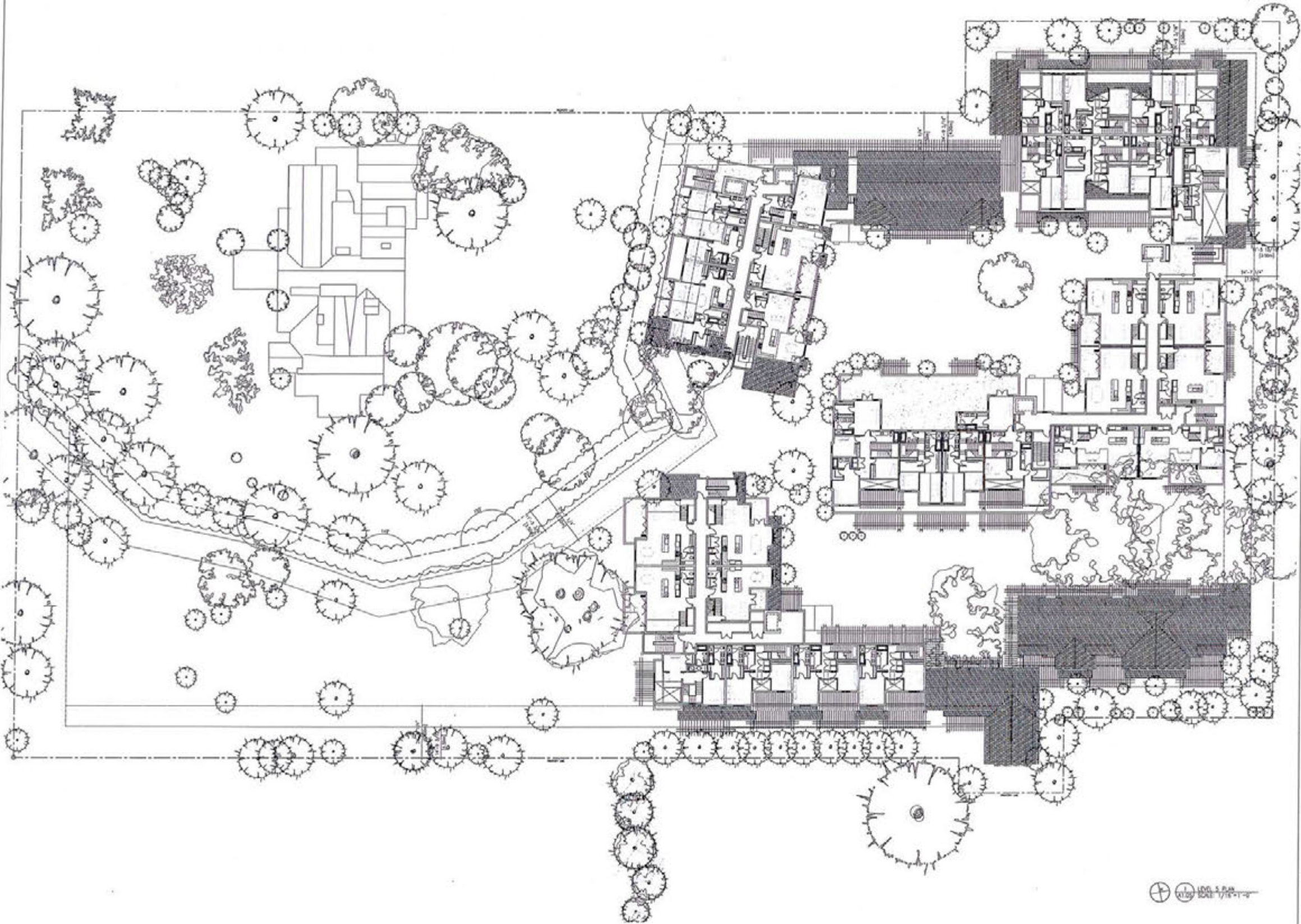
Project  
**English Inn**  
429 Langston Street  
Victoria, BC  
For  
Aragon (Langston) Properties Ltd.

Sheet Title  
**SITE PLAN LEVEL 4**

Drawn By	Checked
JY, JH, RV	GP
Project Number	Scale
1627	AS NOTED
Revision	Sheet Number
1	

**A1.04**





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DEVELOPMENT VARIANCE  
PERMIT NO. DVP 00049

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

Sheet Title  
**SITE PLAN LEVEL 5**

Drawn By  
JY, JH, RV

Project Number  
1527

Revision  
1

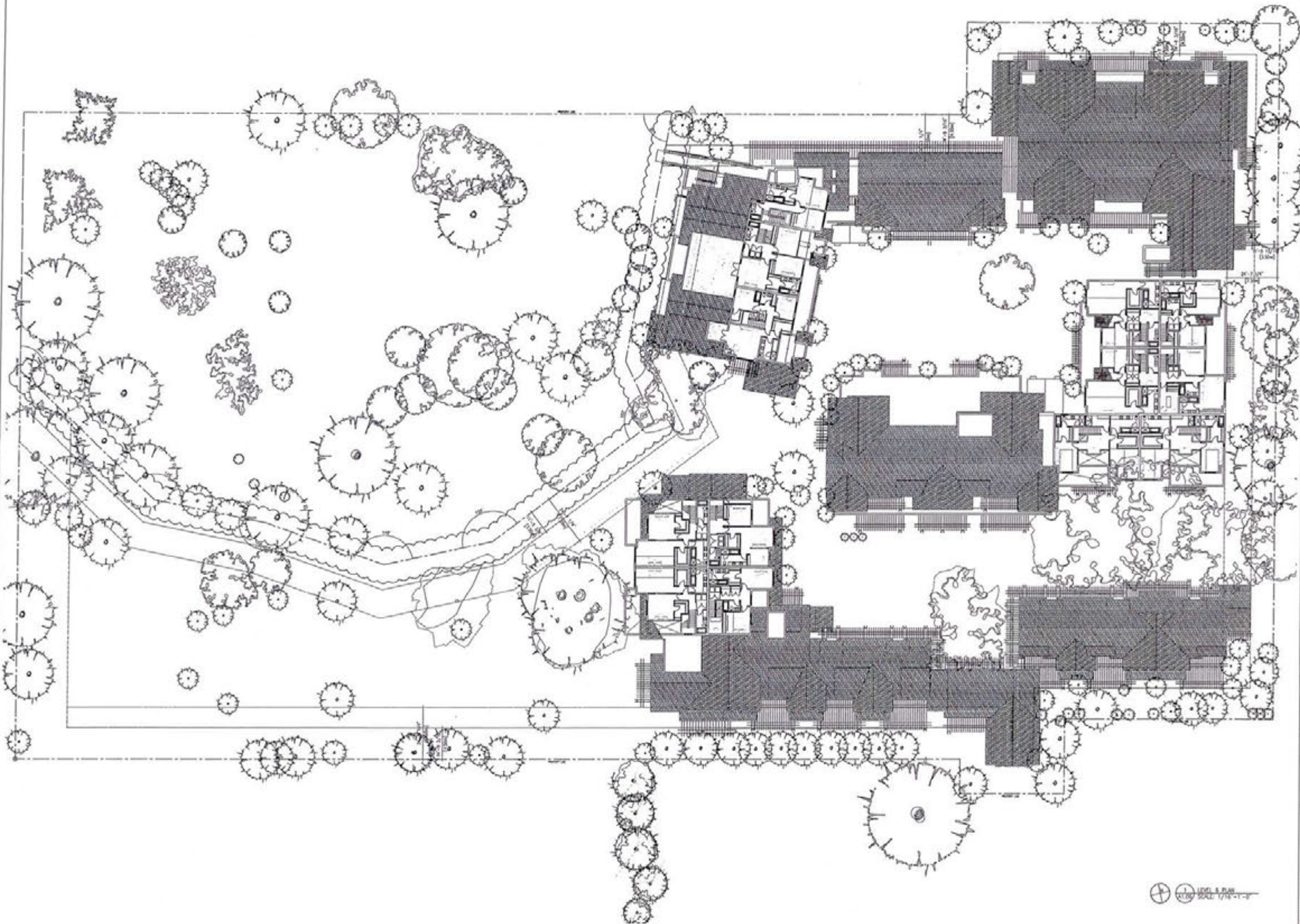
Checked  
GP

Scale  
AS NOTED

Sheet Number  
1

1" = 1'-0"  
SCALE: 1/16" = 1'-0"





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Revision: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Site Description: \_\_\_\_\_



Item	Issue Date
Original Proposal Set	2017.05.16
GP Presentation	2017.06.29

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

\_\_\_\_\_  
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Project:  
**English Inn**  
629 Lonsdale Street  
Victoria, BC  
For  
Argon (Lonsdale) Properties Ltd.

Sheet Title:  
**SITE PLAN LEVEL 6**

Drawn By: JF, JH, RV  
Project Number: 1527  
Revision: 1

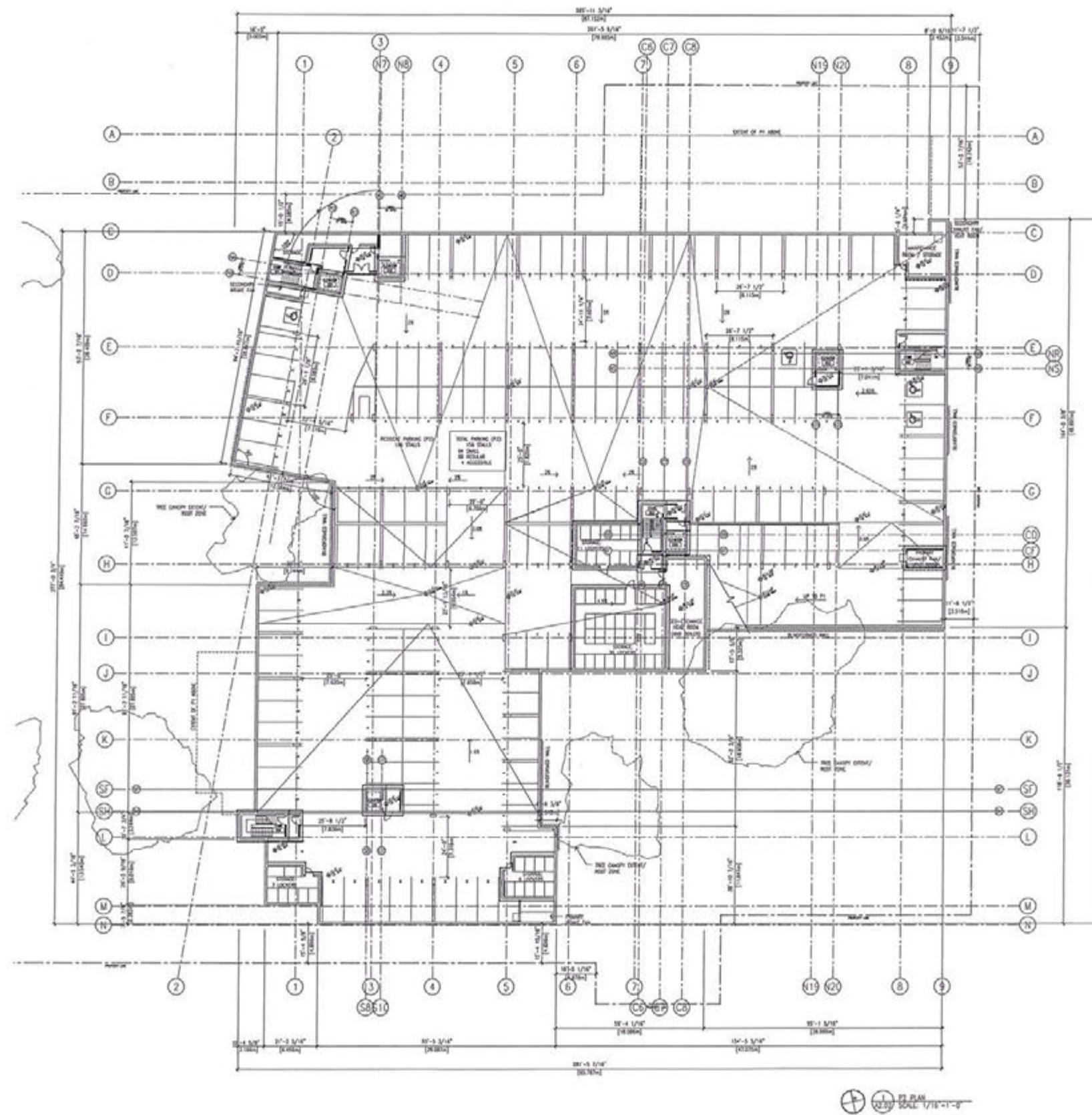
Checked By: GP  
Scale: AS NOTED  
Sheet Number: 1

**A1.06**









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No.	Description	Date
1	Issue for consultant coordination	17.02.08



No.	Description	Issue Date
1	Original Program Set	2017.02.08
2	GP Presentation	2017.02.08
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP 00049

CORPORATE OFFICER

English Inn  
409 Lonsdale Street  
Victoria, BC  
For  
Avigon (Lampson) Properties Ltd.

P2 PLAN  
EXTENDED EXCAVATION (P1)

Drawn by: JY, JH, RV  
Project Number: 1527  
Revision: AS NOTED

A2.02



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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Item	Issue Date
Analysis Progress Set	2017 02 16
CP Review/Comment	2017 05 04
...	...
...	...
...	...
...	...
...	...
...	...

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

Consultant

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

Sheet Title  
BUILDING 1 ELEVATIONS

Drawn By  
JY, JH, RV

Checked  
GP

Project Number  
1527

Scale  
AS NOTED

Revision  
Sheet Number

A3.11



1 SOUTH ELEVATION  
AS NOTED



2 EAST ELEVATION  
AS NOTED





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Work	Start Date
Design Program	2017-01-16
CP Recommendation	2017-06-06
...	...
...	...
...	...
...	...
...	...
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...	...

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

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

Sheet Title  
BUILDING 1 ELEVATIONS

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

A3.12





Item	Issue Date
Original Project Set	2017-02-16
CP Resubmission	2017-05-06
...	...
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...	...
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...	...

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DEVELOPMENT VARIANCE  
PERMIT NO. DVP 00049

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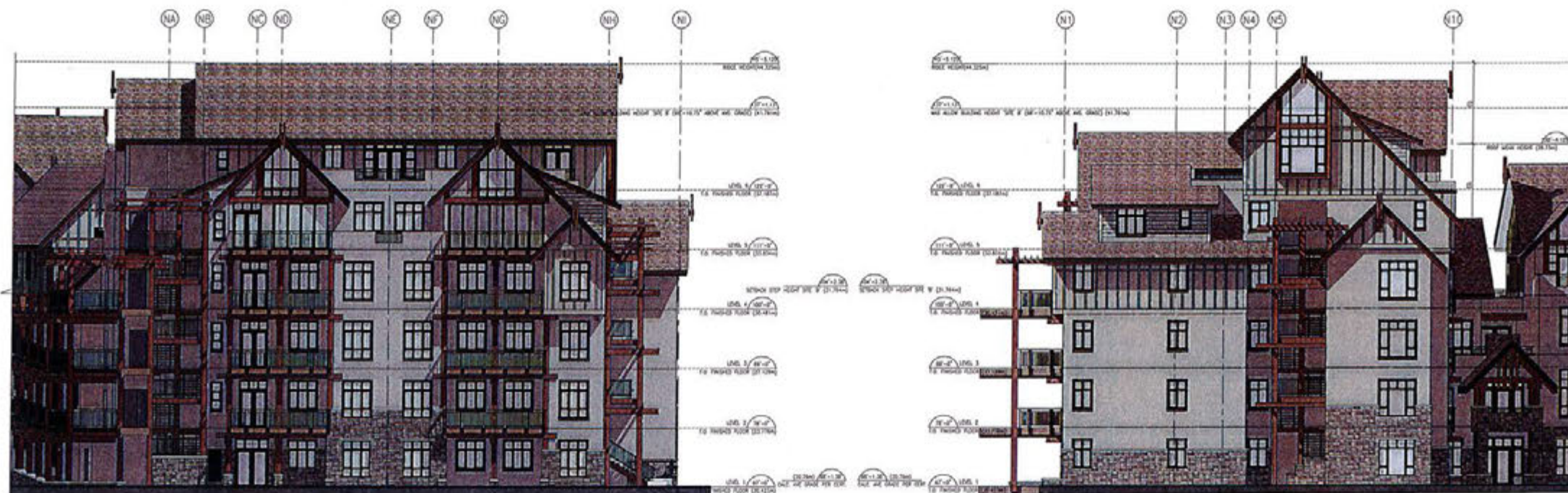
Comments:

Project:  
**English Inn**  
409 Langford Street  
Victoria, BC  
For:  
Aragon (Langford) Properties Ltd.

Sheet Title:  
**BUILDING 1 ELEVATIONS**

Drawn By: JH, RV  
Project Number: 1527  
Revision: AS NOTED

Sheet Number:  
**A3.13**



1 WEST WING WEST ELEVATION  
A3.13 1/8" = 1'-0" AHS E

2 WEST WING SOUTH ELEVATION  
A3.13 1/8" = 1'-0" AHS E



3 WEST WING EAST ELEVATION  
A3.13 1/8" = 1'-0" AHS E



4 WEST WING NORTH ELEVATION  
A3.13 1/8" = 1'-0" AHS E





Item	Issue Date
Design Program Set	2017 02 14
GP Resolution	2017 05 09
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THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP 00049

CORPORATE OFFICER

Consultant

Project  
**English Inn**  
429 Langston Street  
Victoria, BC  
For  
Arizon (Langston) Properties Ltd

Draw Title  
**BUILDING 2 ELEVATIONS**

Drawn By	Checked
JY, JH, RV	GP
Project Number	Sheet
15027	AS NOTED
Revision	Sheet Number
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A3.21

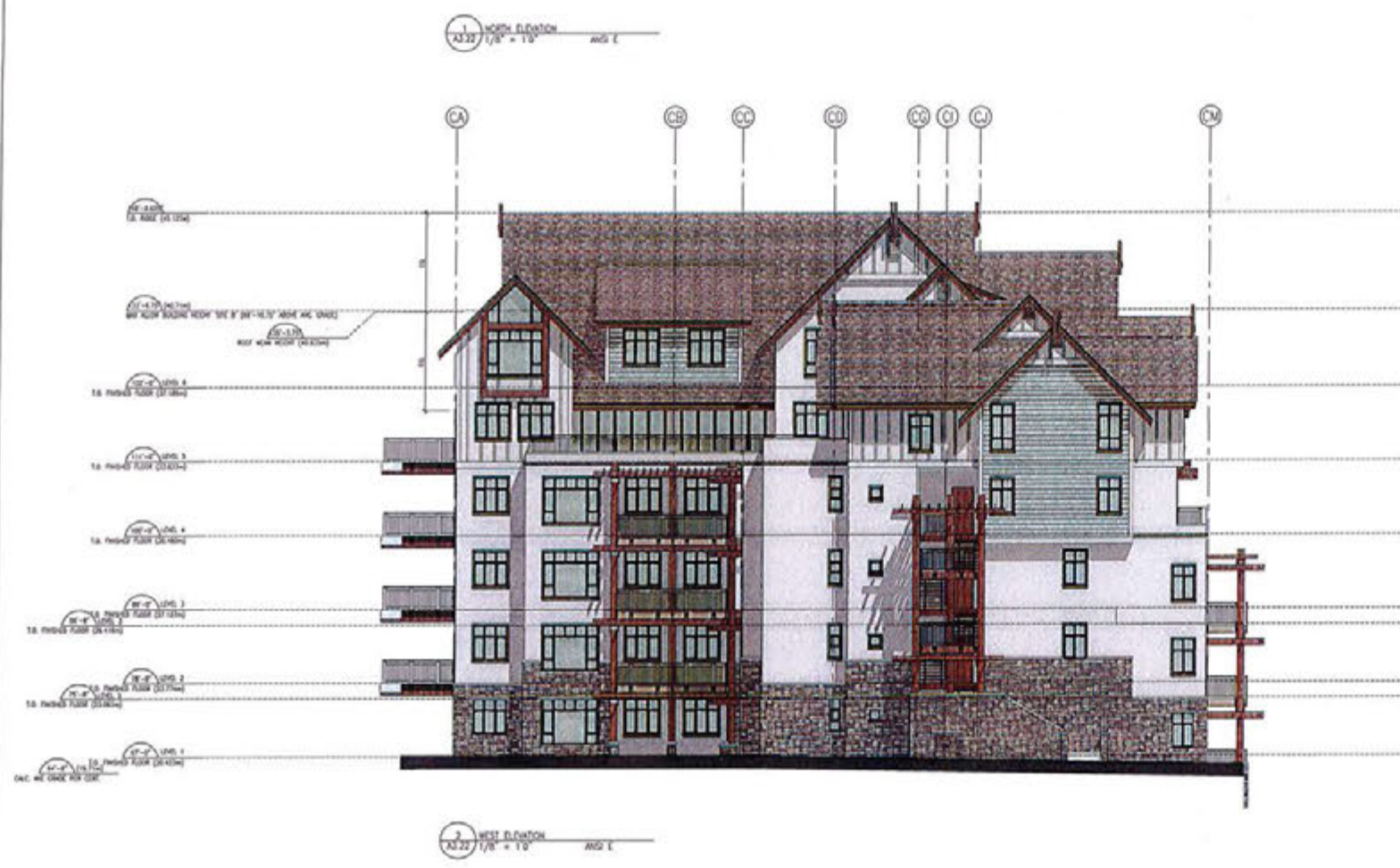


1 SOUTH ELEVATION  
A3.21 1/8" = 1'-0" ASIS E



2 EAST ELEVATION  
A3.21 1/8" = 1'-0" ASIS E





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Rev	Rev Date
1.0	2017-02-16
2.0	2017-05-18
3.0	
4.0	
5.0	
6.0	
7.0	
8.0	
9.0	
10.0	

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

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

Sheet Title  
BUILDING 2 ELEVATIONS

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

A3.22









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Item	Issue Date
Original Progress Set	2017 08 16
GP Resubmission	2017 08 16
...	...
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...	...
...	...
...	...

THIS IS SCHEDULE "B" OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

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Project  
English Inn  
429 Langston Street  
Victoria, BC  
For  
Aragen (Langston) Properties Ltd.

Sheet Title  
BUILDING 3 ELEVATIONS

Drawn By  
JY, JH, RV

Checked  
GP

Project Number  
1527

Scale  
AS NOTED

Revision  
Sheet Number

A3.32





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Item	Issue Date
Original Project Set	2017-02-16
GP Presentation	2017-06-08
...	...
...	...
...	...
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...	...
...	...

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

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Project:  
English Inn  
428 Langston Street  
Victoria, BC  
For  
Aragon (Langston) Properties Ltd.

Sheet Title:  
BUILDING 3 ELEVATIONS

Drawn By:  
JY, AN, RV

Project Number:  
1527

Scale:  
AS NOTED

Revision:  
Sheet Number:

A3.33



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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Name	Issue Date
Project Progress Set	2017-02-16
CP Presentation	2017-03-16
...	...
...	...
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...	...
...	...
...	...

THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

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

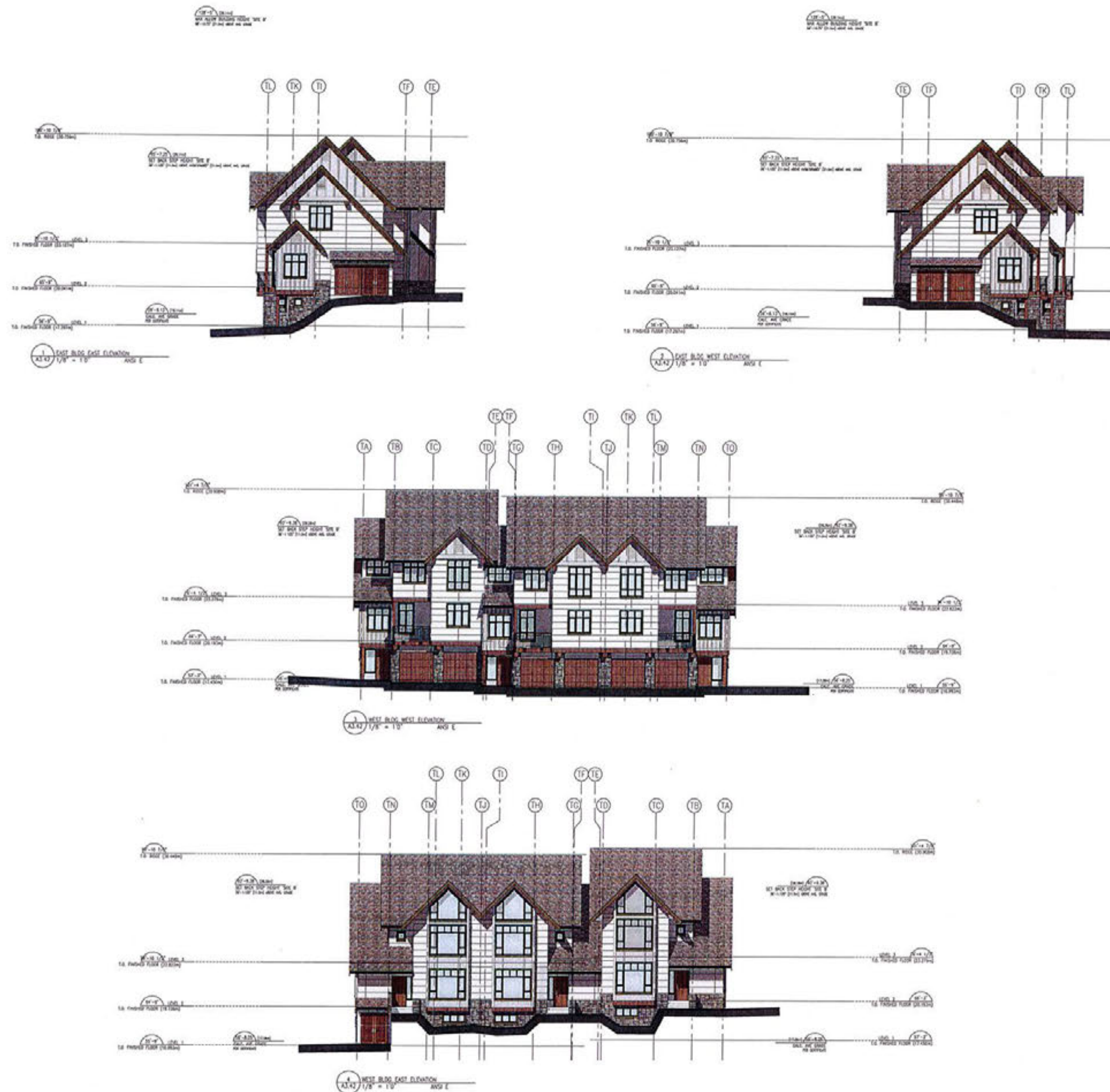
Sheet Title  
**TOWNHOME ELEVATIONS**

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

A3.41







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CORP. OF TOWNSHIP  
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DEVELOPMENT SERVICES

Issue	Issue Date
Arise Progress Set	2017 02 16
GP Presentation	2017 03 08
...	...
...	...
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THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

English Inn  
429 Lonsdale Street  
Victoria, BC  
For  
Arise (Lonsdale) Properties Ltd.

Drawn By  
TOWNHOME ELEVATIONS

Check By  
JL, JH, RV

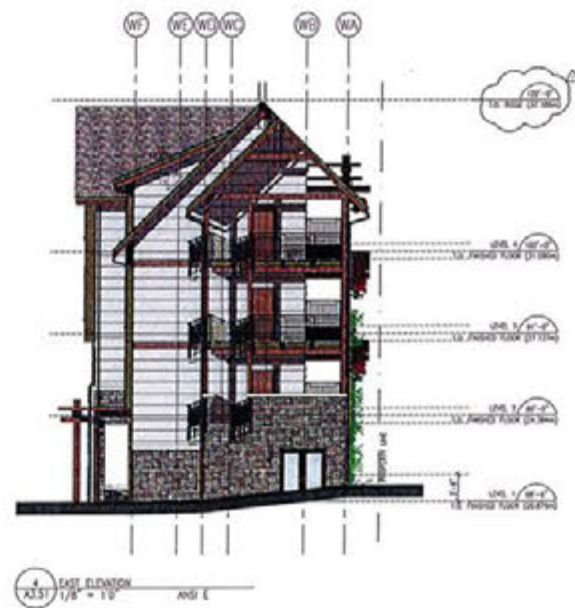
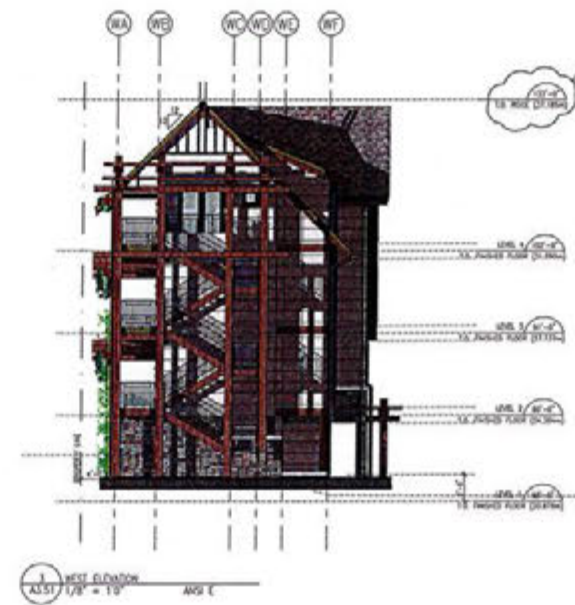
Project Number  
1527

Scale  
AS NOTED

Revision  
Sheet Number

A3.42

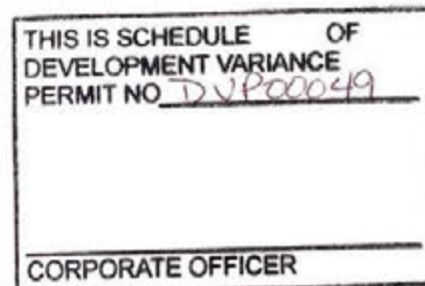




Revised	By	Comment	Date
1		Change to Top of Ridge elevation	17.08.14



Item	Issue Date
Origin Progress Set	2017 05 14
CP Resolution	2017 05 24
Construction Set	2017 06 02
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...	...
...	...
...	...
...	...



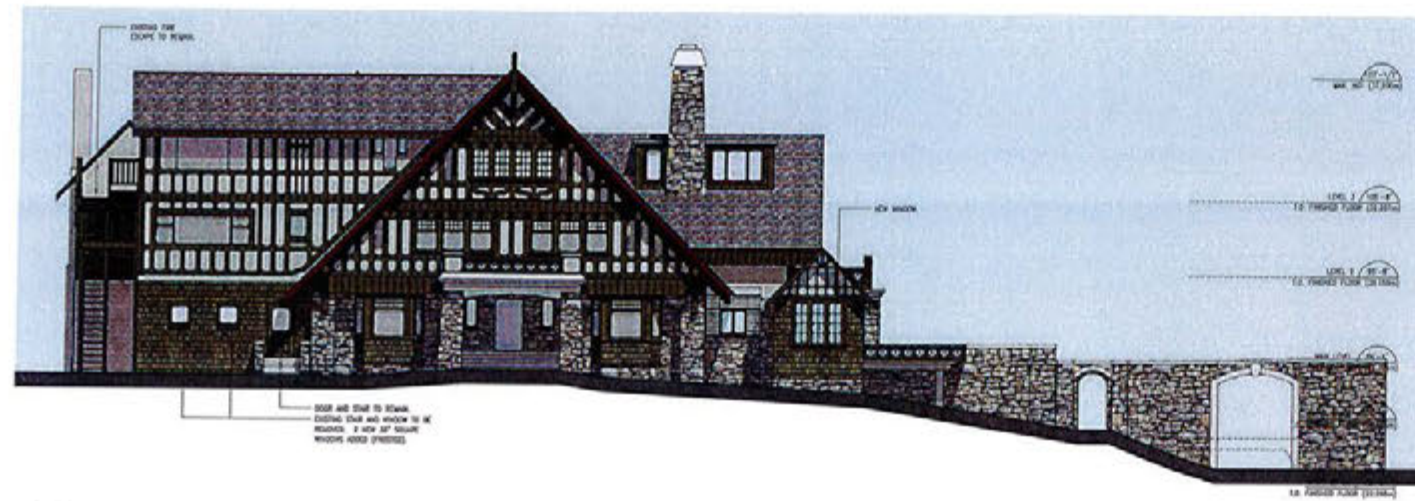
Consultant

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

Sheet Title  
**INN WING ELEVATIONS**

Drawn By	Checked
JY, JH, RV	GF
Project Number	Sheet
1527	A3 NOTED
Revision	Sheet Number
1	

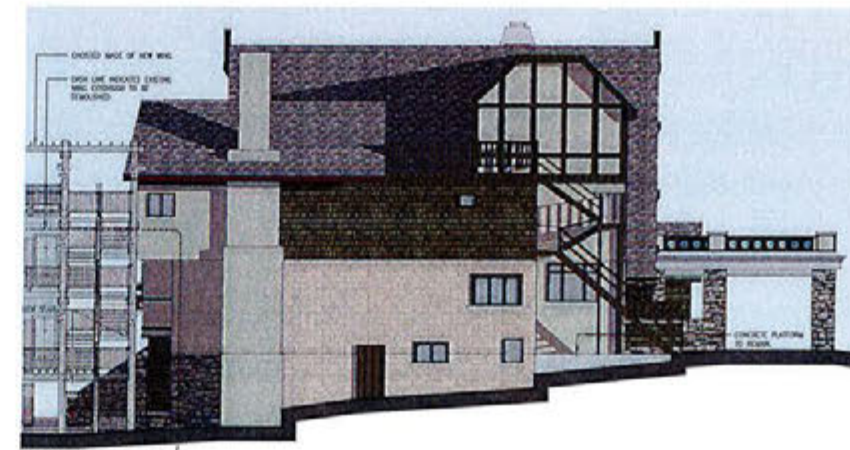




1 WEST ELEVATION  
A3.61 1/8" = 1'-0" ANG E



2 SOUTH ELEVATION  
A3.61 1/8" = 1'-0" ANG E



3 NORTH ELEVATION  
A3.61 1/8" = 1'-0" ANG E



4 EAST ELEVATION  
A3.61 1/8" = 1'-0" ANG E

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By: \_\_\_\_\_ Date: \_\_\_\_\_

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CORP. OF TOWNSHIP  
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DEVELOPMENT SERVICES

Item	Issue Date
Original Progress Set	2017.02.16
CP Presentation	2017.06.04
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...	...
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...	...
...	...
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THIS IS SCHEDULE 'B' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

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Project

English Inn  
429 Lampson Street  
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For  
Aragon (Lampson) Properties Ltd.

Sheet Title

INN ELEVATIONS

Drawn By

JY, JY, RV

Project Number

1529

Revision

AS NOTED

Sheet Number

A3.61





**LEGEND**

	EXISTING CONIFEROUS TREES SEE ARBORIST'S TREE RETENTION PLAN		PRECAST PERMEABLE PAVERS
	EXISTING LAWN AREA TREES SEE ARBORIST'S TREE RETENTION PLAN		NATURAL STONE PERMEABLE SURFACE (COBBLESTONE)
	PROPOSED NEW TREES & SHRUBS SEE TREE RETENTION & RELOCATION PLAN 12.05		NATURAL STONE PERMEABLE SURFACE (GRANITE)
	EVERGREEN HEDGES (ENGLISH INN EXISTING) NEW DEVELOPMENT & TITLER GREEN PROPOSED		GRAVEL & GRIT POROUS SURFACES OR PERMEABLE PAVERS
	SHRUBS & PERENNIAL PLANTINGS (ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED)		GRAVEL POROUS DRIVEWAY SURFACES
	LAWN AREAS (ENGLISH INN EXISTING & NEW DEVELOPMENT PROPOSED)		ENGINEERED WOOD CHIP POROUS PLAY AREA SURFACE
	STACKED BOULDER RETAINING WALL		PLAIN CONCRETE PATHWAY SURFACES

**SUMMARY OF DEVELOPMENT PERMIT LANDSCAPE SUBMISSION REVISIONS**

THE ENGLISH INN LANDSCAPE PLAN IS REVISED TO REFLECT COMMENTS FROM THE PARKS & RECREATION ADVISORY COMMITTEE AND TO REFLECT THE ADDITION OF THE NEIGHBOURHOOD NATURAL PLAY AREA LOCATED WITHIN THE INN PROPERTY. TODDLER PLAY PROVISION HAS BEEN TAKEN OUT OF THE ENGLISH INN AND IS NOW IDENTIFIED AS 'SHAGBARK' NATURAL PLAY AREA LOCATED OFF LAMPSON STREET. REFER TO NEW DRAWING 13.05 'PLAY AREA PROPOSAL'. REVISIONS HAVE BEEN MADE TO PARK SURFACES AS REQUESTED BY MUNICIPALITY START AT JULY 18th 2017 MEETING.

A PLAN FOR THE REPLACEMENT OF THE OVERGROWN CYPRUS TREE HEDGE IS DESCRIBED ON DRAWING 13.02 '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.

LANDSCAPE TREATMENT 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 THOSE CHANGES ARE NOT SHOWN ON THE LANDSCAPE PLANS. BUILDING PERMIT SUBMISSION LANDSCAPE PLANS WILL REFLECT UPDATED BUILDING FOOTPRINTS.

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

**LANDSCAPE PLANS**

13.01	OVERALL LANDSCAPE CONCEPT - 10th 12/16
13.02	ENCLOSURE GARDEN RESTORATION PROPOSALS - 10th 11/16
13.03	LANDSCAPE CONCEPT FOR NEW MULTI-UNIT RESIDENTIAL - 10th 10/16
13.04	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.05	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.06	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.07	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.08	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.09	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.10	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.11	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.12	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.13	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.14	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.15	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.16	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.17	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.18	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.19	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.20	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.21	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.22	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.23	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.24	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.25	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.26	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.27	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.28	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.29	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.30	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.31	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.32	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.33	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.34	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.35	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.36	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.37	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.38	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.39	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.40	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.41	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.42	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.43	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.44	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.45	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.46	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.47	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.48	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.49	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16
13.50	LANDSCAPE CONCEPT FOR NEW TOWNHOMES & NATURAL PLAY - 10th 11/16

**SMALL & ROSSELL**  
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**Revision**

No.	Description	Date
1	1.1 Starting concept - 10th 12/16	10/12/16
2	1.2 Starting concept - 10th 12/16	10/12/16
3	1.3 Starting concept - 10th 12/16	10/12/16
4	1.4 Starting concept - 10th 12/16	10/12/16
5	1.5 Starting concept - 10th 12/16	10/12/16
6	1.6 Starting concept - 10th 12/16	10/12/16
7	1.7 Starting concept - 10th 12/16	10/12/16
8	1.8 Starting concept - 10th 12/16	10/12/16
9	1.9 Starting concept - 10th 12/16	10/12/16
10	1.10 Starting concept - 10th 12/16	10/12/16
11	1.11 Starting concept - 10th 12/16	10/12/16
12	1.12 Starting concept - 10th 12/16	10/12/16
13	1.13 Starting concept - 10th 12/16	10/12/16
14	1.14 Starting concept - 10th 12/16	10/12/16
15	1.15 Starting concept - 10th 12/16	10/12/16
16	1.16 Starting concept - 10th 12/16	10/12/16
17	1.17 Starting concept - 10th 12/16	10/12/16
18	1.18 Starting concept - 10th 12/16	10/12/16
19	1.19 Starting concept - 10th 12/16	10/12/16
20	1.20 Starting concept - 10th 12/16	10/12/16

THIS IS SCHEDULE 'C' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. **2400049**

CORPORATE OFFICER

**English Inn**  
429 LAMPSON STREET,  
VICTORIA, BC  
for  
Aragon (English Inn) Development Corp.

**OVERALL LANDSCAPE CONCEPT**

Drawn by: **AJS** Checked by: **CAR**  
Project Number: **1250**  
Revision: **6** Date: **L1.01**

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THIS IS SCHEDULE 'C' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

CORPORATE OFFICER

**English Inn**  
420 Lanyon Street,  
Victoria BC  
for  
Augen (English Inn) Development Corp.

Street View  
**LANDSCAPE CONCEPT  
FOR NEW TOWN HOMES**

Drawn By	Checked
A/S	CAR
Project Number	Scale

6 L2.03



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CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

Issue	Issue Date
Development Period	June 2020-18
Revised Development Period	Mar 21, 2017

THIS IS SCHEDULE 'C' OF  
DEVELOPMENT VARIANCE  
PERMIT NO. DVP00049

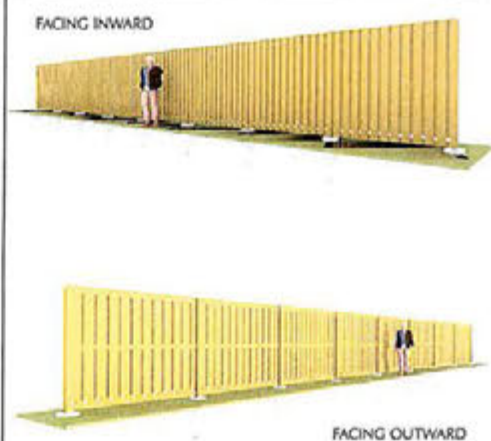
CORPORATE OFFICER

**English Inn**  
429 Lonsdon Street,  
Victoria, BC  
for  
Argon (English Inn) Development Corp.

## PERIMETER FENCING PROPOSALS

Drawn By	Checked
AJS	CAR
Project Number	Scale
	as indicated

1 L3.01



4 FENCE ILLUSTRATION, 2.0m HIGH, DEPICTED



