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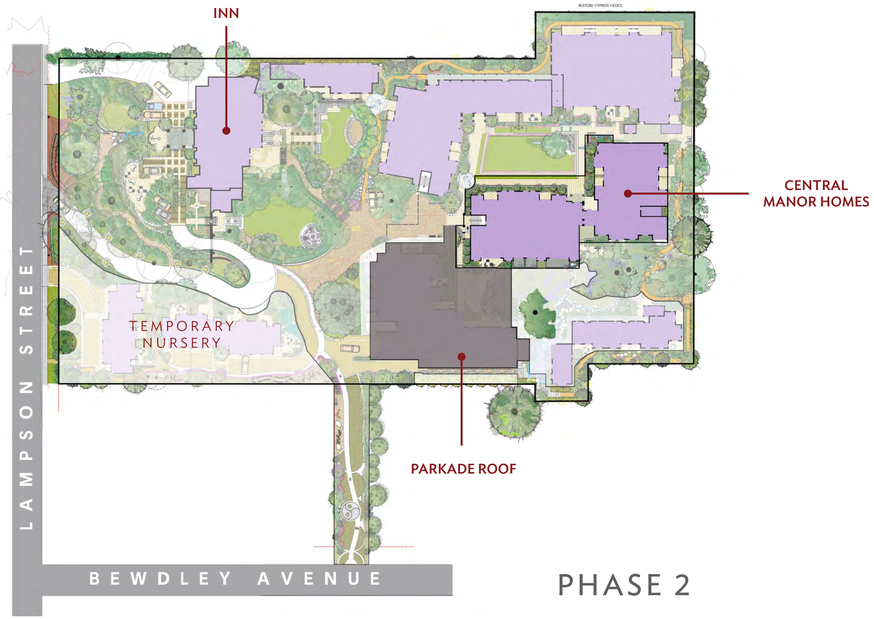

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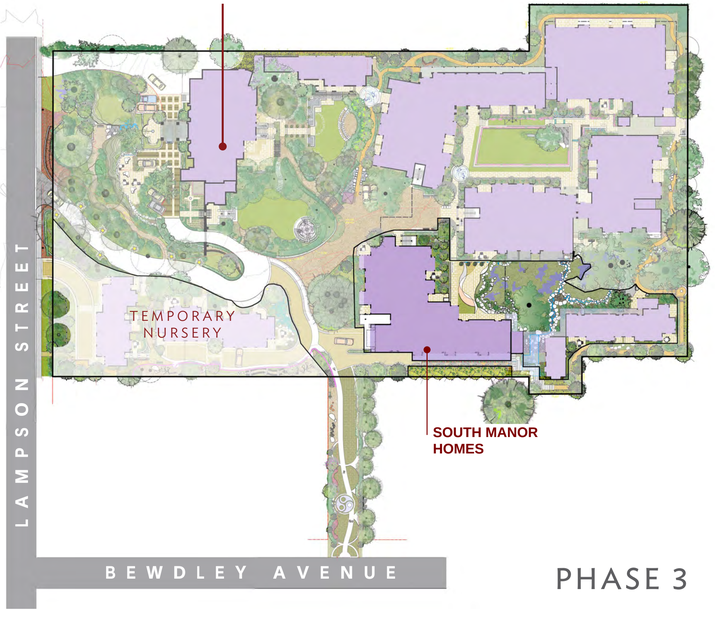

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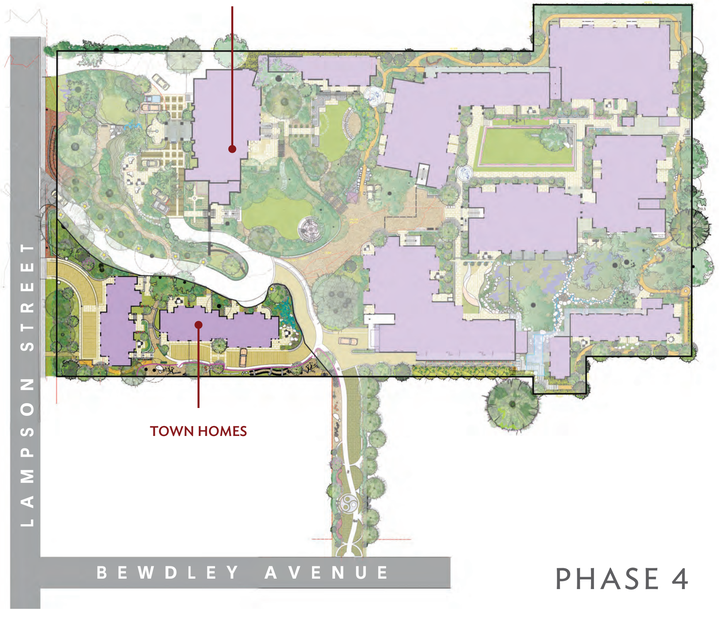
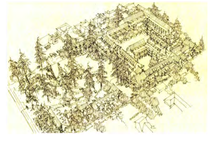


PHASE 4

PHASING PLAN



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Development Permit Resubmission
Proposed English Inn Redevelopment
429 Lampson Street
May 8, 2017

Development Permit Design Summary and Rationale (Modified Slightly for DP Resubmission)

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

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development scheme has been substantially inspired and shaped in response to the existing 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, and the right-of-way's retention and redevelopment is proposed as part of this DP Application, to respect and enhance public use while providing the required emergency-only vehicle access.

- **Proposed Phasing**

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

Phase 1:

- Commencement of strategic Tree/Foliage Preservation/Relocation and Landscape Enhancement Program. (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).
- Excavation and Construction of entire 2-level sub-grade Parking Garage on the east half of the site, to provide bylaw-compliant visitor and resident parking requirements for the total project.
- Full renovation and minor expansion of the Inn, including excavation/fit-out of the existing unfinished basement to accommodate new Inn amenity and event spaces, and construction of a new 'grand exterior stair' to connect the main lobby with the eastern gardens.
- Construction of a proposed new wing addition to the Inn (4 levels, 14 suites, amenity and spa), generally over the footprint of the demolished existing wing, and separated from the existing building by a new outdoor exit stair.
- Construction and Occupancy of the proposed new North Building, comprised of 71 residential suites.
- Construction 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.
- Permanent and temporary landscaping on the roof of the parking garage.

Phase 2:

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

Phase 3:

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

Phase 4:

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

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

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

1. The existing bar space will be reconfigured to permit construction of new washrooms to serve the proposed restaurant and bar, to be located within an unused storage room 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 visually retained and possibly used as a delivery entrance. The second existing non-heritage stair on the west façade, currently accessing the storage space, will be demolished, and an existing non-heritage window removed. Two small heritage-sensitive windows 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 a single existing (but not original) suite adjacent the original rear exterior service stair, and of the stair itself (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. All proposed modifications are aimed to enhance the structure of the Inn while respecting the original and existing perimeter configuration and fenestration. The original fireplace once located in the original garage is proposed to be restored as part of the event space (if feasible), and the lobby circulation would extend beneath the proposed upper terrace described in Item 3. At grade

connections would access a renewed garden terrace and the gardens beyond. (Refer also to accompanying landscape design documentation). The objectives for the enhancement of the Inn's lower level may be modified slightly, as they will be contingent on the feasibility of further internal excavations and structural and mechanical system requirements, currently under review.

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

6. The new hotel wing, to be situated over the 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 overall height is slightly below the main roof ridgeline of the Inn, and the roof gables are deferentially more diminutive. A natural granite veneer base recalls the foundation of the Inn, and heavy timber walkway and trellis elements reference the craft of the original construction while adding tactile elements to the composition.

   Wall cladding is proposed to be a combination of warm neutrally-coloured cement–fibre panels for the general field of the wall planes, enhanced with painted trim of a similar composition and/or genuine wood, either stained or painted in a finish selected from a range of recommended deep-toned accent colours. (Refer to the 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, 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, railings evocative of forged iron, trellises and screens designed specifically to support plantings or seasonal hanging baskets, and sensitive lighting placement.

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

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

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

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

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

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

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

2. Once beyond the existing hairpin turn in the driveway, residents of the easterly townhomes may swing right to access their own motor court along the southern property. The townhomes have been configured specifically in response to the existing southward-sloping grade on this portion of the site.

3. Visitors to either the Inn or residents of the proposed condominium blocks 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.

4. Access for emergency vehicles will be facilitated by a completely redesigned Hither Green Park, which will remain as public lands while being substantially improved by Aragon for public use as a condition of the proposed development. The only vehicular access through Hither Green will be for occasional emergency vehicles, and the space will be landscaped to be park-like and 'green'. It is hoped this space will become a regular stroll for local

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

5. Parking access to the 2-level underground parking garage is proposed via a single two-way entry/exit portal tucked beneath the southwest corner of the South Building, down a gentle ramp to the garage. Garbage collection, service spaces and temporary moving/loading van parking 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. One bike storage stall is provided for every suite, and shared bikes will be available for Inn guests.

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

   The southerly quadrangle is framed on its western edge by the access pathway to the main lobby of the South Building. A cluster of existing Garry Oaks on the eastern portion are to be retained, sustained by a restored meadow to replace a currently-compromised root zone which includes an existing asphalt parking lot, to be removed. Remediation and 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. 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.

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Requested Additional Information
Proposed English Inn Redevelopment
429 Lampson Street
August 11th, 2017

Sustainable Design Rationale

The development at the English Inn has carefully considered the three pillars of sustainability throughout the design and planning stages. The specific responses of the design to environmental, social and economic issues are described in more detail below and on the attached appendices.

Sustainable Sites

The project is to be developed in conjunction with the adaptive reuse, rehabilitation, renovation and addition of the existing designated English Inn heritage building. Several small buildings that were developed around the existing Inn have been carefully deconstructed with the goal of reusing salvaged timber, and reclaimed brick as feature walls in the new condominium and townhome buildings.

The development will result in an FAR of 0.47 on Site A (the site with the Heritage Inn and addition) and an FAR of approximately 1.38 on Site B (the parcel accommodating the new condo buildings and the townhomes). The overall residential development will add critically needed density to the Greater Victoria region, thereby easing the housing shortage through the addition of one, two, and three bedroom condominiums and townhomes. The development will increase options available to first time homebuyers and growing families faced with the ever-increasing cost single detached dwellings, while also providing a legitimate option for individuals looking to downsize. An expanded range of housing options helps to support the region's social fabric through the enhancement of such sustainable growth strategies.

The site is well connected to transit with bus stops located on Lampson Street. It is also relatively close to a number of amenities including shops, schools, park space, restaurants and a variety of other services along Esquimalt Road, all within walking distance. The proximity of the site to downtown Victoria also makes it an excellent option for residents who may wish to commute on foot or by bicycle. Nearby access to the Victoria Harbour Ferry offers yet another option for a more "car free alternative" mode of sustainable transportation. The project will provide secured bike storage to meet Esquimalt's requirements and a bike share program for guests of the hotel, as well as an electric vehicle charging station.

The parklike setting of the site, with its abundance of mature trees, is also being sustained, with many tree specimens being preserved, and others relocated, as outlined in detail in an accompanying submission from Landscape Architects Small & Rossell.. Core aspects of the sustainable landscape strategies include: preservation of Garry Oak specimens and selected mature Douglas Fir trees (including protection of critical root zones), the transplanting and/or salvaging of semi-mature trees and shrubs, efficient on-site rainwater management strategies, the specification of organic growing medium, and the introduction of a natural outdoor play area to enhance family life within the community.

Water Efficiency

Water efficiency is to be achieved through drought-tolerant and low maintenance Landscape design, sustained by means of high-efficiency irrigation systems where necessary, rainwater capture and reuse for soft landscaping, and the use of permeable pavers wherever feasible. Within buildings, specifications will call for high efficiency fixtures including dual flush

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toilets, low flow fixtures and faucets, and high efficiency equipment including clothes and dish washers.

Energy and Atmosphere

Energy Performance will exceed minimum energy performance requirements. Passive strategies include natural ventilation via generously-sized casement windows, cross or through-suite ventilation where possible, and high opaque wall-to-window ratio, all of which will reduce heating and cooling demand, while still permitting excellent access to daylighting and views. Suite appliance packages will include Energy Star certified products.

Mechanical systems have been designed with an aim to reduce energy demand through the selection of efficient equipment which will meet or exceed current energy standards. Primary active methods intended to increase energy efficiency include ground source heat pumps for the market residential buildings, and split-air-source heat pumps in the new hotel wing. Domestic water heating will use high-efficiency condensing type water heaters, and an electric-driven geothermal heat pump system will use natural gas boilers as a backup, thus reducing reliance on fossil fuels for heating while minimizing greenhouse gas emissions.

Electrical energy demand will be reduced through the use of LED lighting, and the installation of energy-efficient KONE Ecospace Elevators, both of which offer reduced energy requirements when compared to conventional lighting or conveying systems. The Kone Ecospace elevators realize approximately 60% in energy savings when compared with typical hydraulic systems, and use no oil, thereby eliminating environmental contamination risks. The landscape lighting is also specified to be LED type, with fixtures selected and located to sensitively manage light spillage and reduce light pollution at night. Lighting throughout the buildings will use energy efficient lighting controls to further reduce energy consumption by automatically switching lighting off when spaces are not occupied.

Materials and Resources

Six storey wood frame buildings are relatively new in Canada and there are numerous reasons for using wood as the primary structural material for mid-rise buildings in our country. Wood is among the most sustainable building material in use in BC as it is plentiful and renewable when sustainably harvested. It can also help contribute to the local economy through the production and convenient supply of raw materials, while employing skilled local tradespeople, a workforce that is typically more knowledgeable in the use of wood products, compared to trades specializing in concrete and steel construction.

Within a green building context, wood as a construction material also demonstrates many advantages over steel or concrete structural systems. This may be proven in life cycle assessment (LCA), an internationally recognized method of measuring the environmental impact of materials, assemblies or buildings over the entire life cycle of the structure. Analysis considers the extraction or harvest of raw materials through to the manufacturing, transportation, installation, use, maintenance and disposal or recycling of all building products.

As the construction industry continually evolves towards more sustainable solutions, an increasing number of products are introducing recycled content into their composition. Low-emission materials are also beginning to be mandated by codes and jurisdiction. As a result, on this project preference will be given to products that contain high levels of recycled content and emit low to no VOC’s (volatile organic compounds).

In summary, the entire English Inn Redevelopment may be considered a single endeavour of sustainability: A community asset blessed with mature landscaping and history is being sustained

for posterity in an initiative that will preserve, renew and enhance a local landmark, while realizing a significant lift in density and range of housing types, within sensitively-conceived massing respectful of the surrounding established context.

The above is summarized by Merrick Architecture on behalf of Aragon Properties; either party may be contacted to clarify any of the sustainable design strategies described herein or within any of the accompanying documentation.

SMALL & ROSSELL LANDSCAPE ARCHITECTS INC

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ENGLISH INN DEVELOPMENT LANDSCAPE PROPOSALS

GREEN BUILDING STANDARDS & TECHNOLOGY

1.0 Tree Retention

1.1 Preservation of Garry oak and large Douglas fir trees and their critical root zones by fencing to restrict contractors movements to areas outside of the critical root zone. Overseen by retained project Arborist.

1.2 Site planning for new buildings, roads, driveways etc. influenced by the presence of mature vegetation where buildings and infrastructure are nestled within an extensive natural tree canopy. The heavily treed Lampson Street frontage west of the heritage building will remain outside of the impacted site area and competing invasive plant species will be eradicated. Stands of mature Garry oak trees that lie in proximity to proposed new buildings have been recognized for their high value in providing a sense of maturity and sophistication to the new development and for the creation of outdoor shade for the comfort of residents.

1.3 Transplanting of semi-mature trees and specimen shrubs by mechanical tree spade of high value ornamental trees has been carried out on trees that would otherwise been lost to the new development. See DP Landscape Plan L2.05 for details.

2.0 Rainwater Management

2.1 Permeable surfaces specified for all new roads, driveways, footpaths and uncovered patios to reduce rainwater volume leaving the property and entering the Municipal storm drain system. These permeable paved surfaces will be maintained by twice yearly vacuum-sweeping to maintain open paver joints.

2.2. Rain gardens form part of the roof rain water transportation system where rain water is directed via ponds and rills to two vegetated rain gardens, one situated north of Building 3 and the other situated south of building 3. See DP Landscape Plans L1.01 & L2.02. The rain gardens are provided with under-drains to handle excess water building up in prolonged heavy rainfall in addition to overflow catch basins which permit a maximum of 200mm depth of pooled water. The catch basin and under-drain in the lower rain garden are connected to the on-site Civil storm system which regulates the flow rate of excess rainwater leaving the property.

3.0 Planting Proposals

3.1 Planting plans include native species for areas adjacent to the “Garry Oak Meadow” described on DP Landscape Plan L2.02 and DP Plan L3.02. The Garry oak meadow will be restored with the removal of invasive plant species such as blackberry and English ivy followed by the planting of native Fawn lily and Camas. The original gardens were ornamental in character and composition and it is appropriate that some new garden

spaces retain a similar formal garden appearance. Peripheral areas are treated in a semi-naturalistic manner incorporating native species to convey an inviting and restful setting for strolling along the perimeter walkway.

3.2 Avoidance of Turf Areas to maximize the area of vegetated habitat for wildlife, particularly bees. The only new area of turf is the proposed sunken lawn in the North Court and is a critical design element in the composition of the space. All other green space areas are to be planted with trees, shrubs, ferns and perennials.

3.3 The specification of organic growing medium with a deep compost mulch layer will help with soil moisture retention and a reduction in irrigation water use. The reapplication of an organic mulch layer on an annual basis to maintain soil and plant health will form part of the Landscape Maintenance Schedule.

4.0 Reduce Irrigation Wastage

4.1 Low volume irrigation systems incorporating whether station technologies will ensure water is applied to vegetated areas only when needed. A combination of drip tube and water efficient spray nozzles would be incorporated in the irrigation system.

5.0 Reduce Heat-Island Effect

5.1 Tree canopy preservation helps provide shade over hard surfaces.

5.2 High albedo paved surfaces reflect the sun's heat. Light coloured paving materials will be specified such as light grey and natural concrete instead of dark grey pavers and asphalt.

6.0 Reuse of Materials

6.1 The proposed "Imagine" Natural Play Area will incorporate logs and timbers salvaged from removed trees to create a play fort, climbing structures, bridges and seats.

6.2 Timbers obtained from removed trees are to be milled and incorporated within the interior design of common spaces in the new buildings.

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