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Development Permit Resubmission

Proposed English Inn Redevelopment
429 Lampson Street
October 27, 2017

Response to Design Review Committee Conditions July 21, 2016

Further information regarding design of the English Inn Redevelopment as requested by the Design Review Committee in a letter to Lenny Moy July 21, 2016 is provided as additional material to the Development Permit Resubmission. Conditions itemized in the letter are listed below with reference to supporting documentation.

Recommendation of approval subject to the following conditions:

1. Indicate on the Landscape Plan a one to one replacement tree for any failed salvaged tree.
 - Please see: L2.02 Tree Retention & Relocation Plan
2. Propose Replacement plan for the Cypress trees.
 - Please see: L2.02 Landscape Concept for New Multi-Unit Residential Development
3. Consider the Inclusion of a Deer Management Plan
 - Please see: L3.02 Plant Schedules and Deer Management Plan, attached.
4. Provide clarification on the management of light spillage to the adjacent properties.
 - Please see Light Management Plan, attached.
5. Provide clarification on hard and soft scape treatment for the Hither Green park.
 - Hither Green Park is no longer part of this Development Permit Application
6. Provide additional details on exterior corridor treatment; such as railings and lighting.
 - Please see Exterior Corridor Condition Perspective Views, attached.
7. Provide clarification on approaches, drop off zones and general circulation to the east portion of the site.
 - Please see Site Circulation Plan, attached.

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Deer Management Plan

Response to Design Review Committee Condition 3

1. Background
Deer have traditionally roamed throughout the Inn property, particularly over the eastern portion which provided cover away from human interaction.
2. Impact of the new development
It is anticipated that the property will become less attractive to deer once redevelopment is completed. The redevelopment plans will significantly alter the landscape reducing the area of green space and making much of the green space virtually enclosed and unattractive to deer.

The green space to the west of the heritage building containing natural and ornamental vegetation will remain undeveloped and exposed to visiting deer. It is known that a doe will not travel far from her birth place and despite the impact of the development, does will likely remain close by.

Although the property line will be fenced along its north, south and eastern boundaries, this fence will provide limited benefit as a barrier to deer as the west property line will remain unfenced and the courtyard entrances will not be gated.

3. Deer Damage
Damage caused by deer includes defoliating and "pruning" of favoured shrubs and antler damage with barking scraping of sapling trees. There will also be perceived health concerns should there be excessive amounts of droppings.
4. Deer Damage Prevention
Plant selection
Recognizing that deer will continue to visit the property in search of food, it will be necessary to develop planting plans that exclude susceptible species or to limit susceptible species to areas that deer are unlikely to visit such as the north courtyard.

It has been possible to record pre-existing plantings on the property which had not previously been damaged by deer including known susceptible species such as the hydrangea of which many had been planted around the property.

The new project plant palette will heavily comprise of plants that deer are known to leave alone such as; ornamental grasses, irises, geranium, barrenwort, bugle, pachysandra, plants with aromatic pungent or hirsute foliage (lavender, arrowwood viburnum, thyme), proven English Inn garden plants such as box, hydrangea, berberis, and reliable native species such as Oregon grape, sword fern, lady fern, camas.

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5. Plant Protection

Observations suggested antler damage was not occurring on the property, of the many vulnerable young trees planted in the grounds, none had deer-damaged bark. Any new nursery trees considered vulnerable due to location will be protected with a tall welded wire mesh collar surrounding the trunk until such a time the tree is considered safe.

If deer damage to certain plants occurs, the application of Plantskydd deer repellent is known to be very effective and would form a part of the garden maintenance program.

6. Monitoring

During and immediately after the installation of plants the maintenance contractor and the Landscape Architect shall monitor the health of the vegetation and look for evidence of deer damage.

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Light Management Plan and Rationale

Response to Design Review Committee Condition 4

Lighting throughout the project will be designed to flatter the existing and new buildings and landscape, creating a final result that will be pleasant to look at from adjacent properties while preventing glare and minimizing spillage beyond the property boundaries.

Regarding technical considerations:

1. Lighting will be designed to comply with the IES (Illuminating Engineering Society) requirements for 'Dark Sky' approach to light pollution.
2. Luminaires will be chosen to reduce light trespass off-site, beyond the property line, as much as possible.
3. Lighting will generally be down-light style, or up-light to softly wash exterior ceilings; both will feature sharp cut-off, and aimed into the site wherever possible.
4. The maximum allowed illumination will be less than one foot-candle at the property line.

Regarding aesthetic considerations:

1. Lighting within all landscaped areas will be designed to suit appropriate vehicular and pathway/pedestrian safety standards while creating a soft consistent low-level intensity, primarily intended to enhance the foliage with light washing, silhouetting and sensitive wayfinding techniques. Except where required for safety reasons, light fixtures and sources are intended to be primarily invisible, with the foliage itself capturing, dispersing, reflecting and modulating the light as an integral component of the nightscape throughout the site.
2. The lighting of the exterior walkways will be comprised of two principle methods:
 - a. A valance-shielded light source will be positioned over every suite door, simultaneously washing the rear face of the entry alcove and the suite door within the door recess, while preventing any light spillage to surrounding areas. The fixture will be mounted to the back side of a feature valance above each door recess, shielding entirely the fixture itself and the direct source of the light when viewed from a distance. The effect will be a series of glowing recesses.
 - b. The second method of lighting the walkways will provide just enough light for safety. Sconce fixtures mounted on the walkway side of the support columns (i.e. shielded when viewed from adjacent properties) will be selected for their ability to throw a soft wash on the underside of the walkway ceilings (finished in stained wood), and an equally soft wash on the walkway surface itself. Light dispersion will be controlled by baffles, directional shields, or other glare-reducing components.

See Exterior Corridor Condition Perspective Views for conceptual illustration.

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3. The resulting illumination effect on the walkways when viewed from neighbouring properties will be paths of soft light backlighting/silhouetting the architectural framework of the walkways, while the actual light sources will not be visible. There will be no use of exterior pot-light style lighting mounted within the ceilings, so as to prevent any glare or spillage downwards or sideways.
4. Wall-mounted sconces may be used in selected areas as architectural punctuation or feature points, with any bright sources shielded from direct sight lines.
5. All light intensities will be as low as possible, distributed across the site to present a unified tableau of soft and balanced illumination, contained entirely within the boundaries of the property, and unifying both buildings and landscape as a cohesive composition of light.



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

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



- LAMINATED GLASS COVERED WOOD CANOPY/TRELLIS
- GLUE-LAMINATED WOOD STRUCTURE
- INDIRECT DOWN/UP LIGHTING IN DOOR OPENINGS BEHIND CONTINUOUS WOOD LEDGER
- WALL SCONCE LIGHTS MOUNTED TO WALKWAY SIDE OF COLUMNS, TO SHIELD ANY OFF-SITE LIGHT SPILLAGE
- ALUMINUM GUARD RAILS
- NON-COMBUSTIBLE CLADDING
- PAVERS ON PEDESTALS
- METAL FLASHED CURB EDGE

PERSPECTIVE VIEW FROM TYPICAL UPPER CORRIDOR



- STAINED WOOD SOFFIT
- GLUE-LAMINATED WOOD STRUCTURE (HEAVY TIMBER)
- INDIRECT DOWN/UP LIGHTING IN DOOR OPENINGS BEHIND CONTINUOUS WOOD LEDGER
- WALL SCONCE LIGHTS MOUNTED TO WALKWAY SIDE OF COLUMNS, TO SHIELD ANY OFF SITE LIGHT SPILLAGE
- ALUMINUM GUARD RAILS
- NON-COMBUSTIBLE CLADDING
- METAL FLASHED CURB EDGE
- PAVERS ON PEDESTALS

PERSPECTIVE VIEW FROM TYPICAL LOWER CORRIDOR

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Exterior Corridor Condition Perspective Views

Response to Design Review Committee Condition 6

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

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

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

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

