

**CATES HILL
BOWEN ISLAND**



LANDSCAPE MANUAL

ECKFORD & ASSOCIATES
Landscape Architects

LANDSCAPE DESIGN MANUAL

LANDSCAPE APPROACH & OBJECTIVES

Cates Hill Joint Venture has approached the Cates Hill Village project with the intention of creating a distinctive residential environment consistent with the Bowen Island community goals and vision as expressed in the Official Community Plan. The residential pattern has been developed to fit into the existing physical environment on this part of Bowen Island. The intent has been to create an environmentally sustainable project both in intent and in reality. The following Landscape Guidelines provide recommendations that are intended to assist in maintaining a consistent vision for the common and private landscape areas within the development. The use of environmentally appropriate and indigenous materials is encouraged. The desire is to encourage the use of materials and systems which will have a minimal impact on the environment, appear to fit into the native landscape, and be cost effective for the home owner. Existing plant material should be retained wherever possible, run-off should be carefully managed so as to have a minimal environmental impact, and the use of plantings which will enhance the habitat potential on the site are encouraged.

The existing tree cover is seen to be an essential component of the project. This tree cover consists of the mature deciduous and evergreen trees as well as the understory plantings. Roads have been designed to follow the existing contours and to require minimal disturbance. Likewise, building sites have been individually laid out to retain as many of the existing trees as possible while trying to provide for the view potential from most homes.

It is intended that these Guidelines will provide a framework within which homeowners and the Strata will be able to create a livable community with a rich visual diversity.

PUBLIC REALM

The public realm for Cates Hill Village consists of Park areas, Green Belts, Covenants areas, and Common Property. In combination, these elements establish the landscape character of the development and provide for the common activities of the residents of the development. Each component is further defined below.

1. PARKS

Designated Parks. Existing and proposed Parks are designated on the Landscape Plans

2. GREEN BELTS

Green Belts shall mean those pre-defined areas of land wherein the existing tree cover and other associated vegetation is to be retained without further disturbance, except where safety issues or, the provision of view corridors require selected tree removal

3. COVENANTS

Area where an existing or proposed legal covenant restricts or prohibits the form of development or disturbance.

4. CREEK

Existing creek corridors including required Ministry of the Environment setback.

Development adjacent to Davis and Terminal Creeks is restricted in accordance with MOE specifications.

5. RIGHTS OF WAY

Area dedicated to present or future utilities and services (above or below the ground).

6. SETBACK / LANDSCAPE BUFFER

Area of limited disturbance between individual lots (3m on either side of property line)

And / or lots and roadways (4.5 m wide strip)

7. LANDSCAPE AREA

Area which will remain under some form of vegetative cover, but not necessarily species that will develop into large trees in the longer term. Refer to Appendix A for approved plant material list.

8. WILDLIFE CORRIDOR

Designated existing wildlife movement corridors used by land animals and / or birds

PRIVATE LOTS

Each lot within the Cates Hill development has its own individual landscape character. They vary in their topography, their orientation, and their vegetative cover. Some lots are within the evergreen tree cover while others are more open with deciduous trees and rock formations. The following guidelines are intended to provide an understanding of the existing natural site conditions, and to provide a context within which the homeowner will be able to create outdoor living spaces and landscape expressions

A. Landscape Form & Character

Each lot can be seen as comprising two landscape areas. The general site area and the area surrounding the home defined as building and open space envelopes on the vegetation covenant. The general site area, defined as the area beyond the building and open space envelopes, is to remain in a natural state. Each site has been cleared to provide for the building and for the driveway and parking area. Hazardous trees have been removed and view corridors have been provided where possible. Care has been taken to preserve the under-story, where possible trying to maintain the site in a natural state. The general site area can either be left in this natural state or enhanced with additional native plantings. A plant list of suggested material is provided in Appendix A. Additional site clearing should be done with great care so as maintain the integrity of the overall landscape character.

B. General Guidelines

A program of land management will be undertaken to retain the natural character and ecological balance of the site including:

1. Some site clearing for major view corridors and removal of hazard trees.
2. Retention or restoration of most under-story areas and rotting logs which are valuable to the ecosystem.
3. The development of criteria for the development of landscaping on private lots:
4. The use of natural materials is encouraged.
5. The use of a native plant palette especially in the general landscape areas is encouraged. Areas that immediately surround the home can be more ornamental in character however material suitable to the site and not requiring extensive watering and maintenance is suggested.
6. The zone along the street shall be regarded as the interface between the public and private realms. This area should be landscaped in a natural character consistent with the overall development guidelines.

C. Views

View corridors will be established for most lots during the overall development phase. With prior approval some additional trees may be removed to provide improved views. Some limbing of branches may also be undertaken. Trees, especially evergreen trees, are not to be topped, as this creates a hazard in the long term and destroys the form and character of the tree. Refer to Landscape Committee.

D. Tree Removal

Site clearing and tree removal is to be limited to the building and open space envelopes within the individual lots. Significant trees have been identified and tagged, and are indicated on the Specific Landscape Plan of each development phase as “no clearing zone”. These trees are seen to establish the overall landscape character for the project. They have been identified for either their individual value or as part of a cluster of trees. Views both into the site and from the building have been considered. Trees in the “no clearing zone” may only be removed through a submission to, and approval from the landscape committee. A Tree Removal and Replacement Plan shall be submitted showing existing trees, trees requested to be removed, and replacement trees. A two to one removal to replacement ratio is recommended. Replacement trees are to be selected from the list in Appendix A.

E. Plant Materials

The natural landscape on Bowen Island is seen to be the inspiration for all landscape work. All parties are encouraged to use material native to the Bowen Island climate.

1. Select plant materials and place them to reflect the desired landscape character as outlined above.
2. Preference is given to native or native appearing plant material. See Appendix A: Native Plant Materials for a suggested choice of plant materials.

3. Use plant materials with low watering requirements, where possible.
4. The selection of trees is to be done in consideration of their ultimate growth. The impact on the views of both the specific home and adjacent homes shall also be considered. .
5. Locate trees in relation to buildings and within the parking areas to respond to desirable sun/shade conditions.
6. Select plant species to provide variations in texture, scale, and seasonal colour.
7. Plants with seasonal colour and perennials are recommended to highlight special locations such as courtyards, building entrances, or access drives.

F. Screening and Landscaping

1. Use evergreen shrubs to screen views to parking areas and to provide privacy.
2. Perimeter fencing and screening is not recommended as these elements detract from the overall appearance of a natural environment and inhibit wildlife migration.
3. Ornamental planting areas should be located near the home and fenced by an open structure to allow views through, if they are prone to be eaten by deer. Ornamental plantings which are not prone to being eaten by deer are preferred.
4. Screen and fencing materials should be selected for their appearance and durability. Wood is the preferred material. Metal deer protection fencing should be designed to be discreet and attractive.
5. Screen fences and walls shall be from three feet to six feet in height. The typical front yard height should be three feet and six feet in side yards. The maximum suggested height of solid screening is four feet, with lattice up to the maximum six-foot height.

Refer to landscape committee

G. Walls and Fences

1. Use walls and fences and hedges to define public and private boundaries and spaces. Use of hedging to be limited and where used is to maintain an informal “naturalistic” character.
2. Design walls and fences to be compatible with building and garden design.
3. Walls and fences should be kept low enough to promote safety and visibility as well as promoting open sight character.
4. Wall and fence materials to be durable such as dry stacked stone for walls and wood for fencing.
5. Use of other wall materials such as brick and stucco in not encouraged.
6. Retaining walls other than those required for stabilization of road and other embankments, should be minimized with a preference for maintaining the natural site grade. This reduces the impact on the existing plantings and drainage patterns.

H. Signage

1. Address signage is to be consistent with building and wall and fence design.
2. Signage lighting if provided should be subtle low level, and directed away from other residences.
3. Address signs should be within the property

I. Paving Materials

1. The use of permeable paving materials such as gravel is encouraged to allow for natural recharging of the water table.

J. Surface Grading

1. Drainage should be directed away from building and toward parking and landscape areas.
2. The natural site slope should be maintained wherever possible with regrading for parking areas only.
3. Major changes adjacent to building, where feasible, should be made in a series of steps and or low retaining walls.
4. Disturbed slopes greater than 2:1 shall be hydroseeded with a noninvasive grass mix. Similar to mix described in Appendix A.

K. Driveways and Parking Areas

1. Driveway alignment and parking area footprints have been provided.
2. Driveways with a slope of greater than 10% will require hard paving. Asphalt or tinted concrete is recommended.
3. On driveways with slopes less than 10%, gravel is recommended as a paving material.

NATURAL AREAS PROTECTION GUIDELINES

Many lots contain natural areas as shown on the landscape plan that are to be left in a natural state. The character of each lot varies depending on its location within the overall development. Some areas are densely treed with evergreen trees and under-story while others are very open with native grasses some deciduous trees and rock outcrops. The importance of these areas to the overall perception of the project cannot be overemphasized. These areas in conjunction with the system of green belts, parks, creeks and commons provide habitat areas for a broad range of wildlife and plant materials. Together these areas provide a variety of feeding, resting, or nesting areas for several species of fish and other wildlife. Each homeowner has a certain responsibility to maintain these habitat areas as part of the overall stewardship of the development area. In this context, good practices preclude the use of herbicides and pesticides. Natural areas should not be used to deposit garden litter. Invasive plants should not be used to avoid introducing them to the natural areas. Pets should be kept in control as they can damage natural plant communities and be a danger to wildlife. Good stewardship practices will benefit the entire project and give a sense of ownership and pride to the community.

LANDSCAPE APPROVAL PROCESS

The landscape character for the Cates Hill Village has been established through the development of the form of development, density, open space pattern, pedestrian and vehicular circulation patterns and streetscape character. The developer has established an approval process to oversee the development of residential lot landscapes. Submissions are to be made to the landscape committee for comment and approval. The submission requirements are outlined below. Landscape design submissions are to be made in conjunction with building plan submission.

1. Site plan showing: Adjacent buildings, locations for parking and driveway access. Finished landscape grades at building, and property lines,
2. Landscape drawing showing: proposed plant materials, retaining walls including materials, site lighting, fencing, and paving. Drawing to be 1/8" = 1'-0" or metric equivalent.
4. All plans to be submitted shall be prepared by a landscape architect licensed to practice in the Province of British Columbia.

APPENDIX A:

NATIVE PLANT MATERIALS

<u>Scientific Name</u>	<u>Common Name</u>
<u>Evergreen Trees:</u>	
Abies amabilis	Amabilis Fir
Abies grandis	Grand Fir
Arbutus menziesii	Arbutus/ Madrone
Picea sitchensis	Sitka Spruce
Pinus contorta contorta	Shore Pine
Pseudotsuga menziesii	Douglas Fir
Taxus brevifolia	Western Yew
Thuja plicata	Western Red Cedar
Tsuga heterophylla	Western Hemlock
<u>Deciduous Trees:</u>	
Acer circinatum	Vine Maple
Acer macrophyllum	Bigleaf maple
Cornus nuttallii- (disease prone)	Pacific Dogwood- (recommend other varieties / cultivars)
Crataegus douglasii	Black Hawthorne
Malus fusca	Pacific Crabapple
Populus spp	Poplar species
<u>Evergreen Shrubs</u>	
Gaultheria shallon	Salal
Mahonia aquaefolium	Tall Mahonia
Mahonia nervosa	Oregon Grape
Vaccinium ovatum	Evergreen Huckelberry

Deciduous Shrubs

Cornus sericea	Redtwig Dogwood
Corylus spp.	Hazelnut
Holodiscus discolor	Ocean Spray
Osmaronia cerasiformus	Indian Plum
Philadelphus lewisii	Red Flowering Current
Ribes sanguineum	Wild Rose
Rosa nutkana	Mock Orange
Sambucus racemosa	Elderberry
Vaccinium parvifolium	Red Huckelberry

Groundcovers

Arctostaphylos uva-ursi	Kinnikinnick
Blechnum spicant	Deer Fern
CornusCanadensis	Bunchberry
Polystichum munitum	Sword Fern

Hydro seed mix

Bowen Island Revegetation Mix – Available through Richardson Seed Company Ltd.

50% Osprey Hard Fescue

25% Reubens Canada Bluegrass

25% Marker Slender Creeping Red Fescue