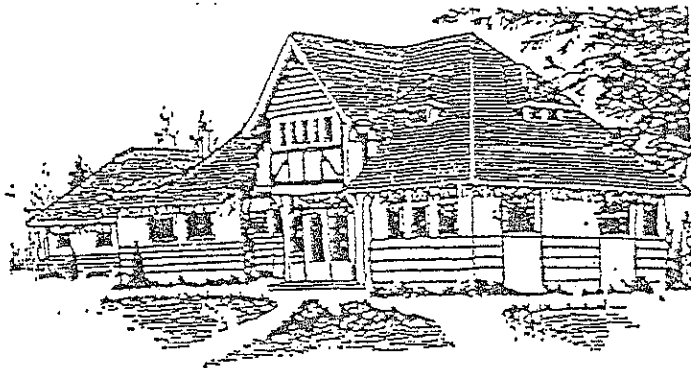


design guidelines

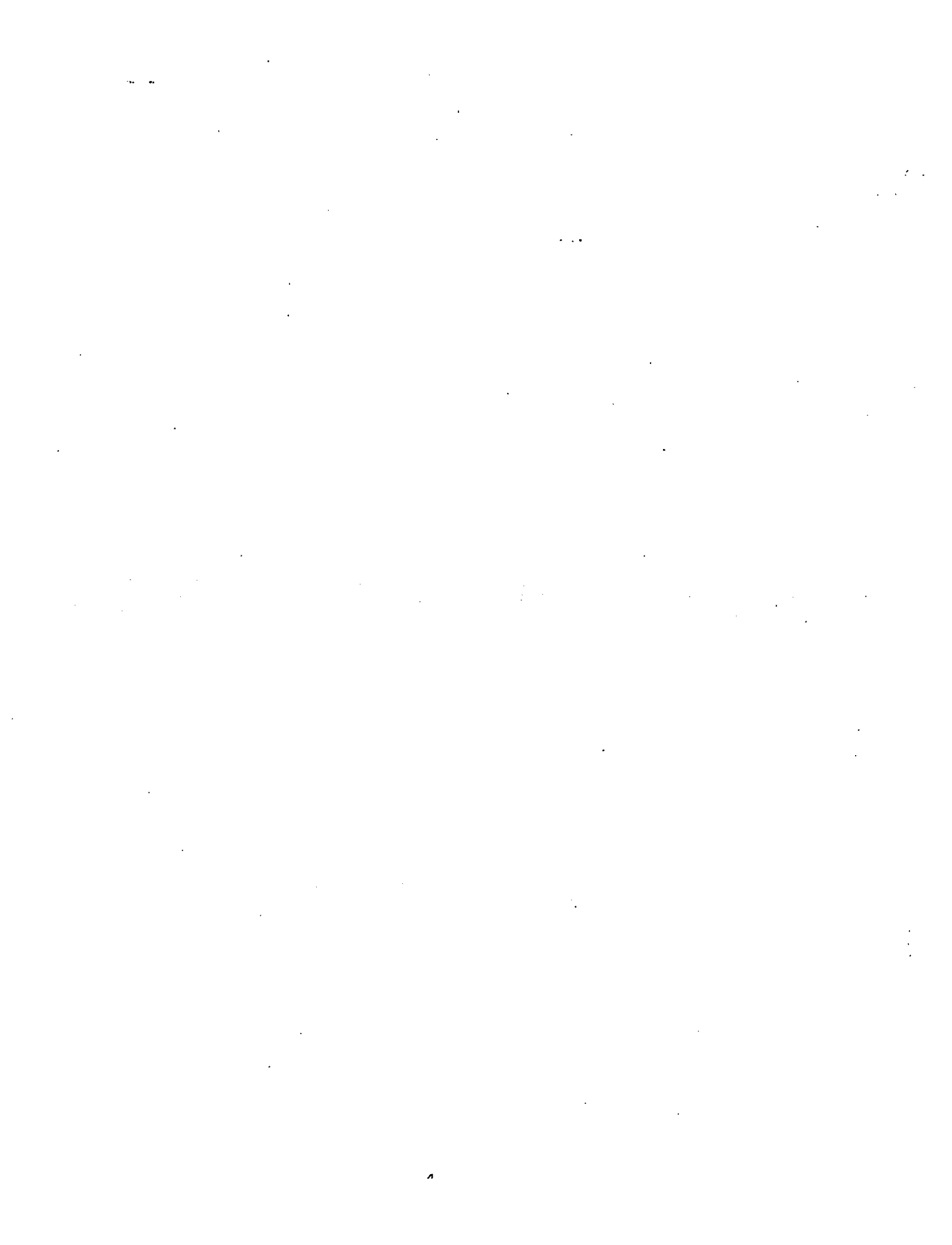
snug cove bowen island



PREPARED BY: THE BOWEN ISLAND ADVISORY DESIGN PANEL

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OBJECTIVES

The objectives of these Design Guidelines is to provide a cohesive and comprehensive framework for the future development of Snug Cove. They are meant to accommodate a variety of pressures that compete for a very limited space: the Cove is at once our front door and back door, park and parking lot, shopping centre, drop-in centre, home and highway. It must serve pedestrian, equestrian, automotive, commercial and marine needs.

For the many people who either provide or enjoy the services and amenities on Bowen, the borders placed on future commercial expansion by the adjacent park will create an intensive demand on available land. An effective mixture of commercial, vehicular and residential/pedestrian use within the Cove is essential if the rural character and sense of community is to be maintained.

Unregulated building could swiftly render the Cove indistinguishable from any other strip development in the world; the opportunity is present to create a functional village centre of undeniable charm. The obligation to residents, business people and visitors alike is to make the 'Gateway' to Bowen Island as picturesque as its natural beauty and park setting so amply allows.

Snug Cove is the most concentrated area of mixed use on the island: the necessary balance of its various elements is delicate and fragile. Its existing context and future development form the basis for the following Guidelines.

1.0 DESIGN REQUIREMENTS

1.1 Vehicular Traffic

Efforts shall be directed by all development to reduce conflict between pedestrian and vehicular traffic in Snug Cove, while maintaining convenient access to the commercial core.

Cluster parking designed to service more than a single need should be encouraged to minimize the space devoted to cars. To this end, night time activities could be oriented to share parking areas otherwise dedicated to daytime functions. Midweek and weekend parking needs, both heavy but different in character, could occupy the same sites.

Where many parking spaces are required, large open expanses are to be discouraged in favour of smaller groupings, judiciously placed, which can be worked into the landscape, and screened from view with lattice work and planting. Lighting should be limited to low intensity, low height (18 feet or less) in lieu of typical subdivision street lighting and should be coordinated with pedestrian lighting.



1.2 Pedestrian Traffic

Effort shall be made by all development to segregate pedestrian from vehicular traffic and reduce potential conflicts, while presenting convenient and direct access to all areas of the Cove. Wherever possible, the pedestrian ways shall be given precedence over vehicular ways.

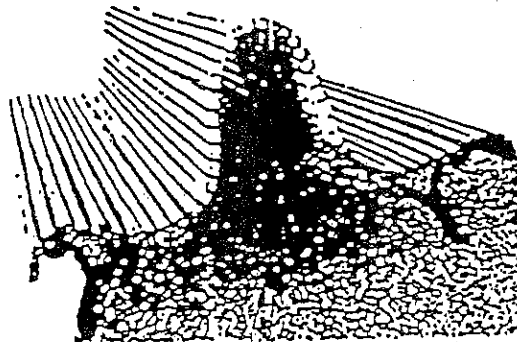
Developments shall include provision for localized exterior lighting of pathways, weather protection in the form of canopies or overhangs, and an acceptable surface treatment of all footpaths or plaza areas conducive to pedestrian safety.

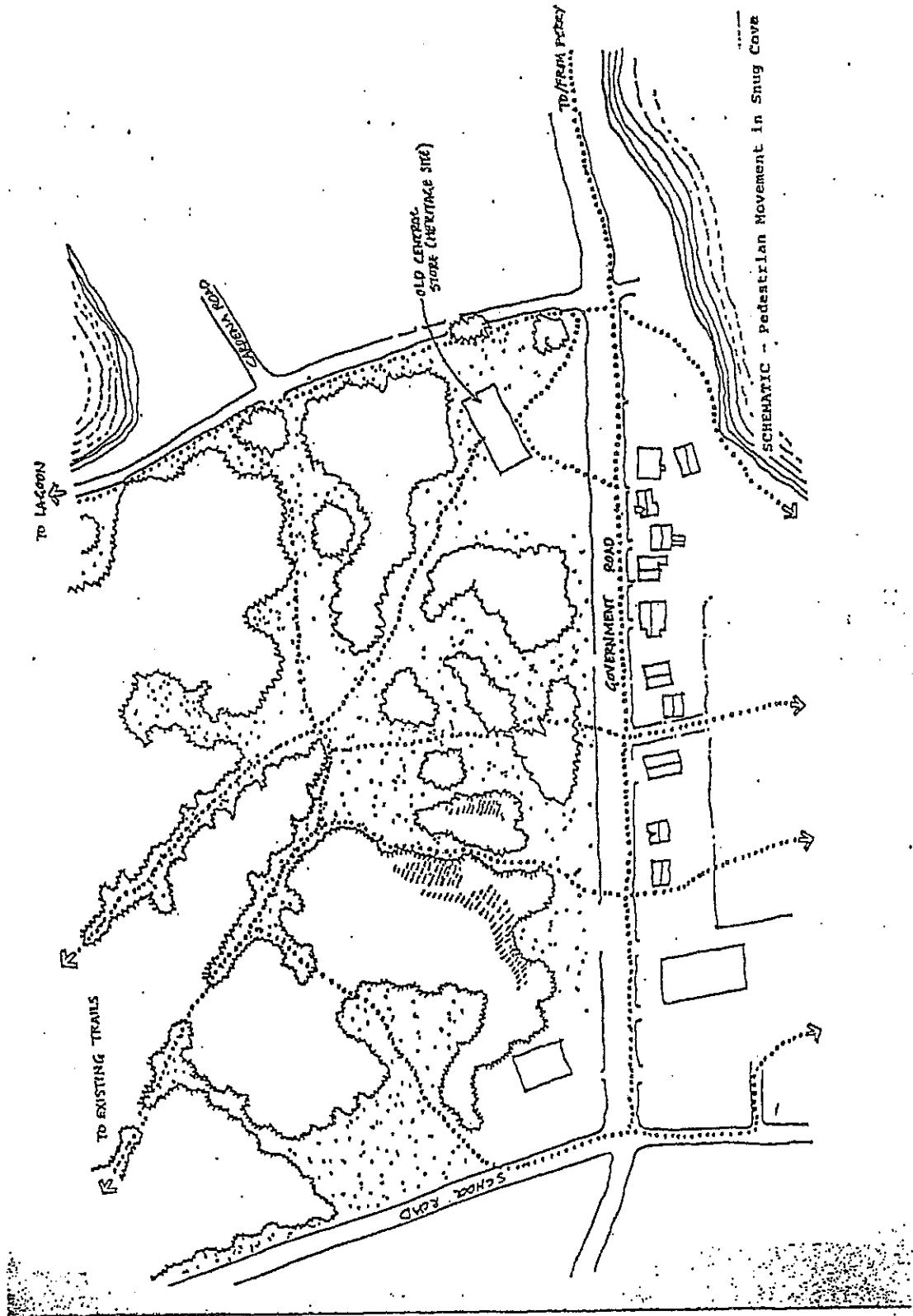
Firelanes and service access roads may be cobbled or finished in such surfaces as would discourage more frequent vehicle use than necessary.

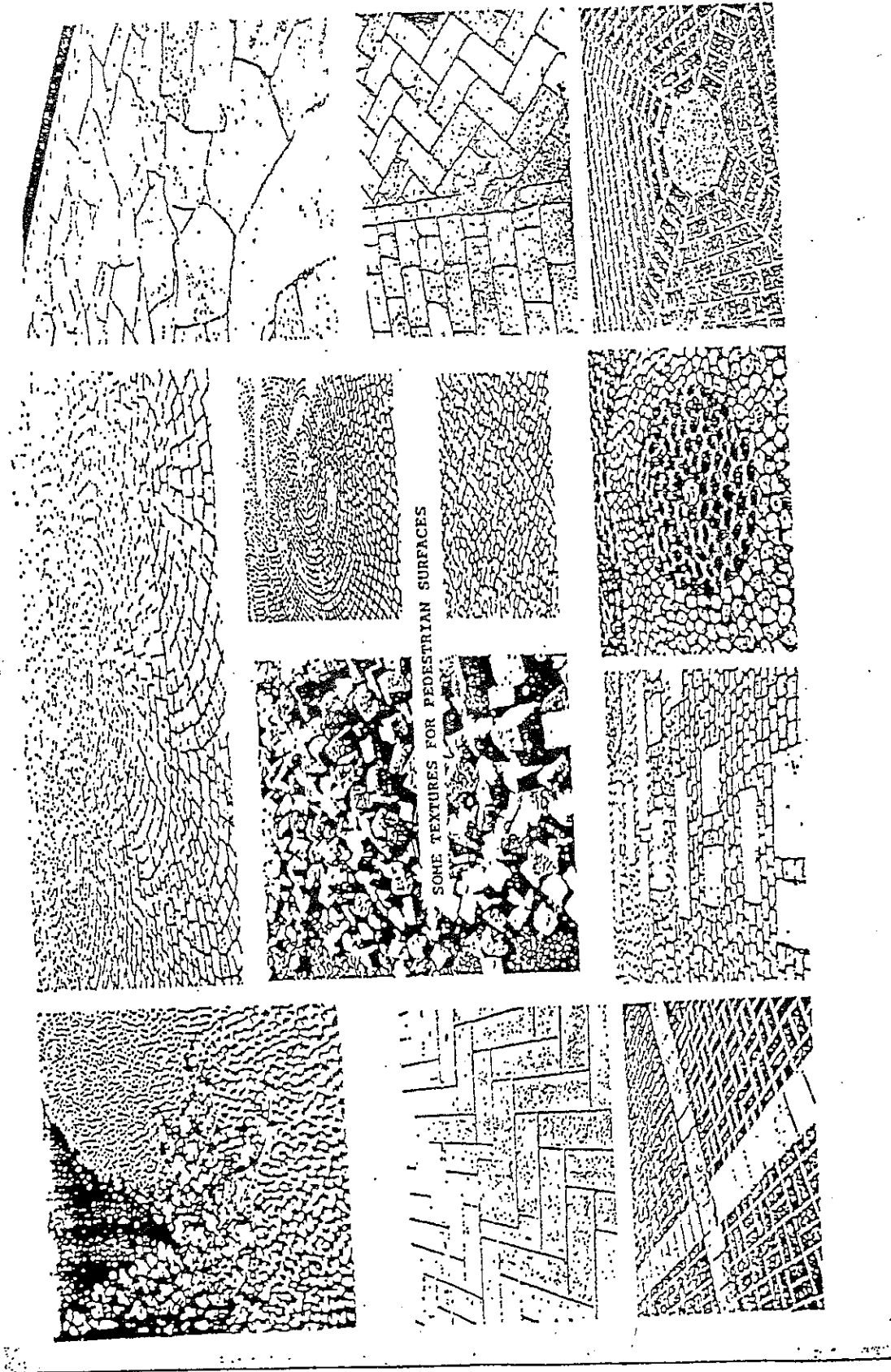
The use of pedestrian amenities such as benches, arbours, milling and rest areas, enclaves and mews is to be heartily endorsed.

An integrated network of pedestrian corridors linking the Park with the commercial core and adjoining residential neighbourhoods is essential to any proposed development.

Any future development of the Snug Cove foreshore should include the restoration or reconstruction of the seawall esplanade, upland from the beach, with its incumbent decorative lighting and access from Government Road. It is intended that this decorative lighting be extended throughout the Cove, along paths of existing and proposed pedestrian movement.







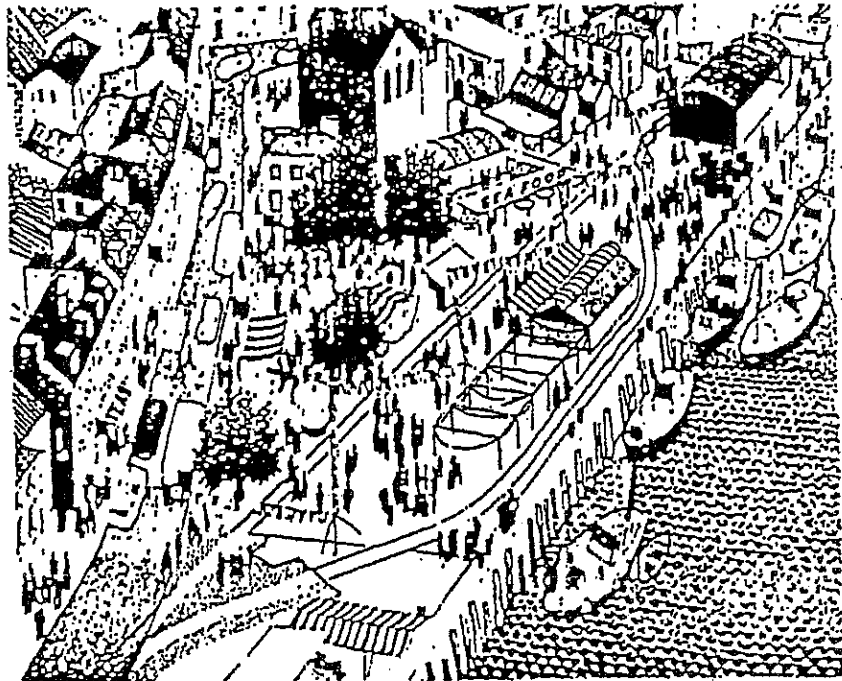
1.3 Village Centre

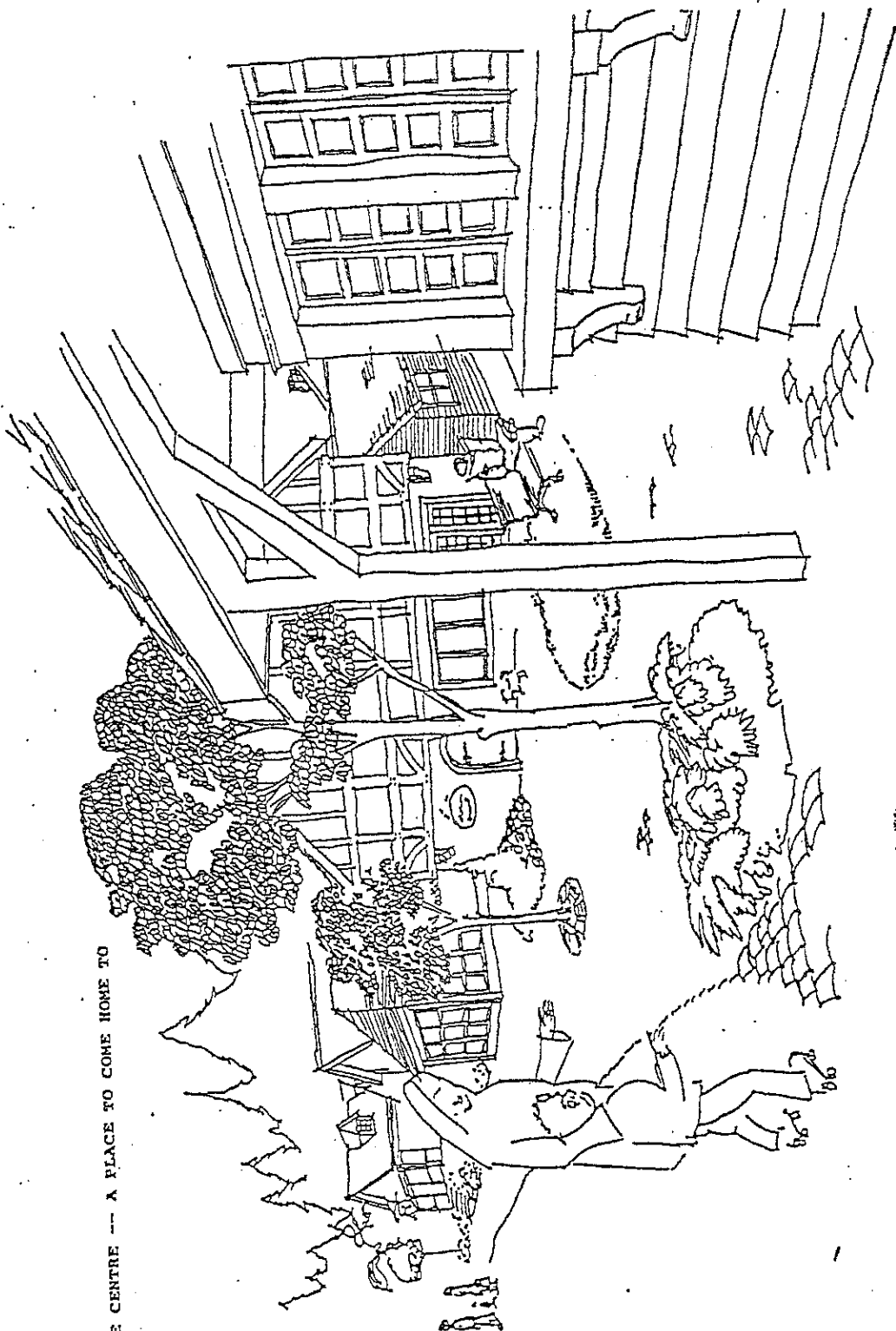
An attempt shall be made by all developments to enhance the concept of village, with its notions of 'community', 'human scale', 'civic pride', 'gathering place', and those physical items which go to make up this concept.

Some examples:

- buildings grouped around intimate plazas or courtyards
- a focal point such as a square, with seating areas, fountain, statue, etc.
- relaxed, informal clusters of buildings
- areas of intense development in juxtaposition with natural parkland

An essential characteristic of 'village' is the presence of live-in accommodation above village shops. In a seasonal commercial market, mixed residential commercial development provides an economic balance, and increases the viability of small-scale family owned and operated business. As a feature, it is reflected in the architecture.





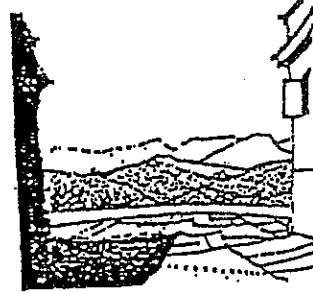
VILLAGE CENTRE --- A PLACE TO COME HOME TO

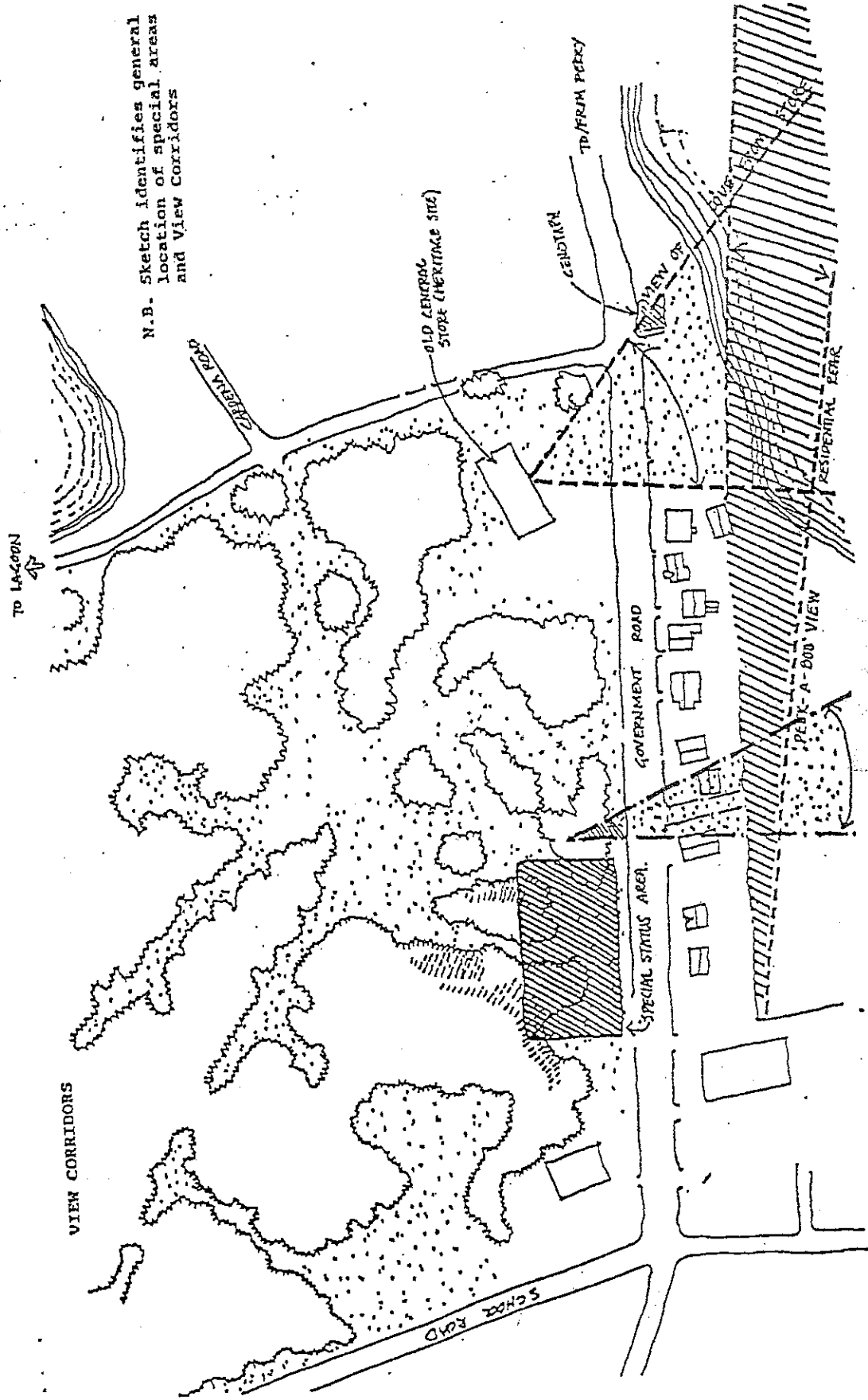
1.4 View Corridors

View corridors have been identified and are to be incorporated into development proposals; wherever possible, these are to remain uninterrupted. The plan below indicates the location and width of view corridors encompassed by these guidelines.

Other special – status areas deserving of protection are indicated by shading. One area in particular is the site of the old Post Office which has a unique grove of trees and surrounding terrain.

Mountain views from Government Road should also be preserved.





1.5 Massing

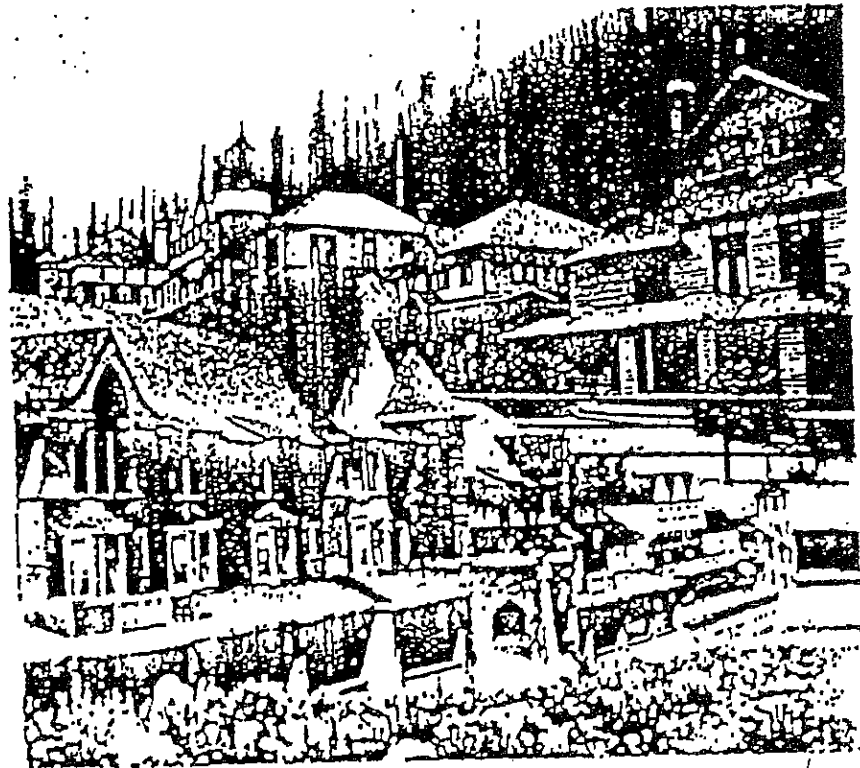
In keeping with Item 1.3 previously noted, developments shall be scaled to provide clusters and groupings of buildings which may be connected by arcades, common roof lines, trellis/lattice screens, surface treatment, landscaping, etc., to present a variety of built-form rather than large single or multi-use facilities.

Consideration should be given to the integration of developments, and careful attention paid to the phasing of components of larger schemes, so that buildings do not take on an 'unfinished' appearance for what may be extended periods of time.

Developments shall follow the terrain as nearly as possible, with an exerted attempt to fit into, and flow over the landscape, as opposed to clearcutting and levelling of sites.

All developments should be designed to fit within the context of their immediate surroundings, with as much effort as possible directed towards protecting existing views and exposures. A 'good neighbour' policy in this regard is essential to preserving compatibility of a variety of pursuits.

Building height and siting provisions of the zoned bylaws can be varied in the development permit to allow consideration of site-specific features, including preservation of light and views, topography, and adjacent buildings. A 2 1/2 storey building envelope will be adhered to in most cases.



1.6 Aesthetic Elements

The Old Union Steamships General Store, by virtue of its physical and historical prominence in the life of Snug Cove, was chosen as the basis for the development of a design aesthetic for these guidelines.

Though the original architect is unknown, and his personal philosophy of design, therefore, not open to examination, the style of the Old Store is markedly in the tradition of the turn-of-the-century movement known as 'Arts and Crafts'. This style, and its credo are curiously appropriate to Bowen Island. Its leading figures, Morris*, Voysey, Pugin, and Ruskin, among others, shared a longing for a return to simpler, more natural forms, and prized above all the values that was imbued in an object by honest labour applied for the sheer delight in its results.

"For it is not the material, but the absence of labour which makes the thing worthless"

- Ruskin

In architectural terms, this belief is expressed in the use of native material, hand hewn, using a rural cottage vocabulary enriched by the more avant-garde elements of late 19th century English design.

"I remain faithful to tradition, but not its slave"

- Voysey



DRAWN BY GARY VERSTICK

1.6 (cont'd)

Typical features of Arts and Crafts style architecture are such things as:

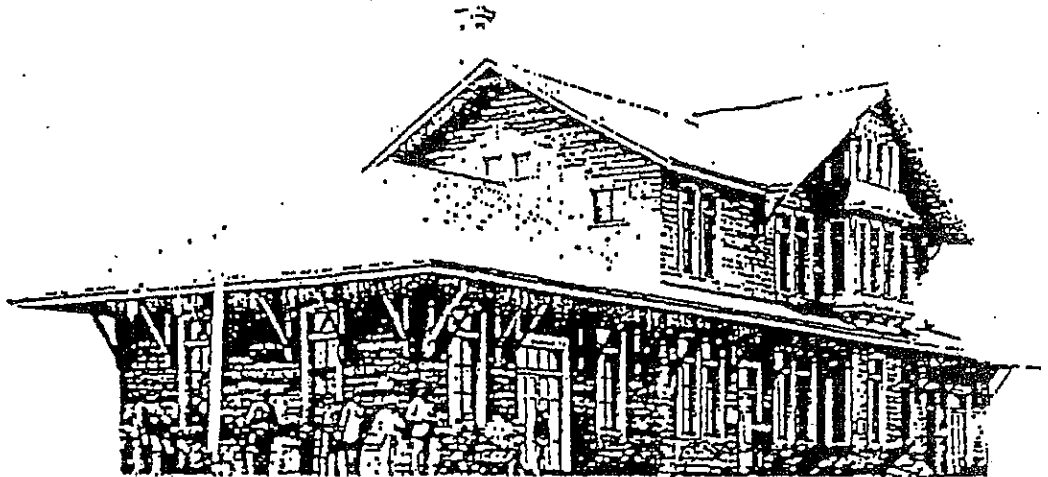
- natural finishes in a roughcast vein
- use of native materials, here being shakes, shingles, wood siding, stone, and to some extent, brick
- lead-paned or wood-mullioned windows, often in horizontal bands
- use of stained glass in windows and lighting

To be avoided are such things as:

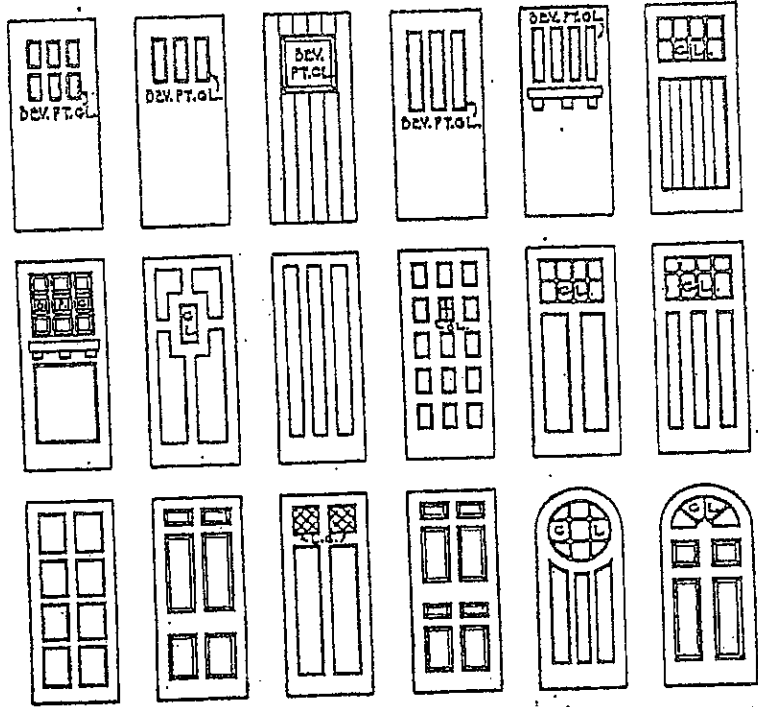
- flat or mono-pitched roofs
- exposed concrete block
- aluminium windows set flush without trim
- open steel framework, California stucco or materials of a distinctly high-tech nature

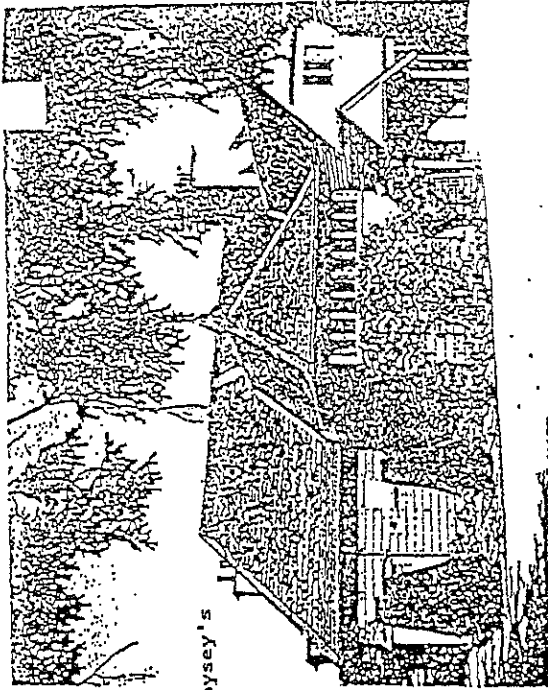
The following pages indicate some examples of the design elements which can be incorporated into development proposals. Incorporation of these design elements rather than exact duplication of the architecture is the requirement intended.

* - founder of the Society for the Protection of Ancient Buildings



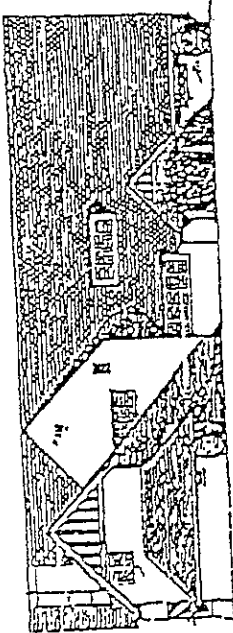
Even within the apparent confines of a single architectural style, a bewildering array of possibilities still remains.



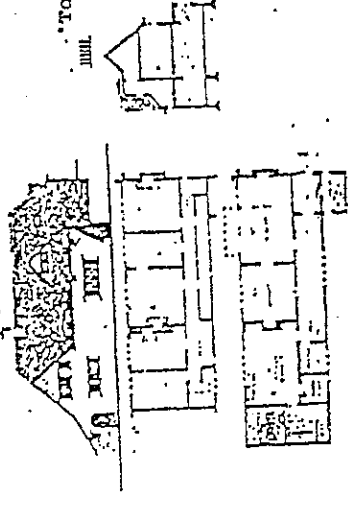


Examples of C.F.A. Voysey's Architecture

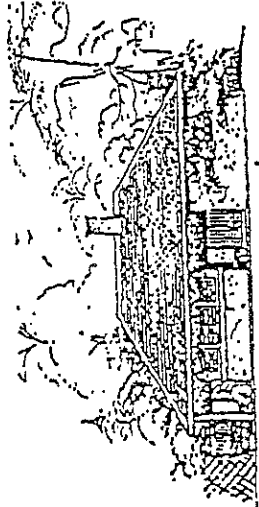
"To be simple is the end, not the beginning of a design." -- VOYSEY



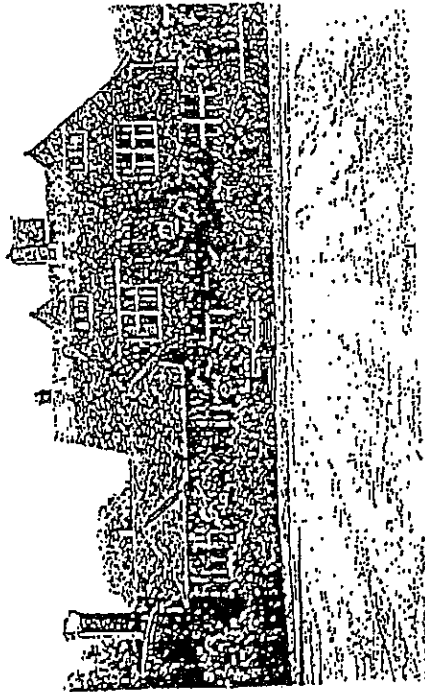
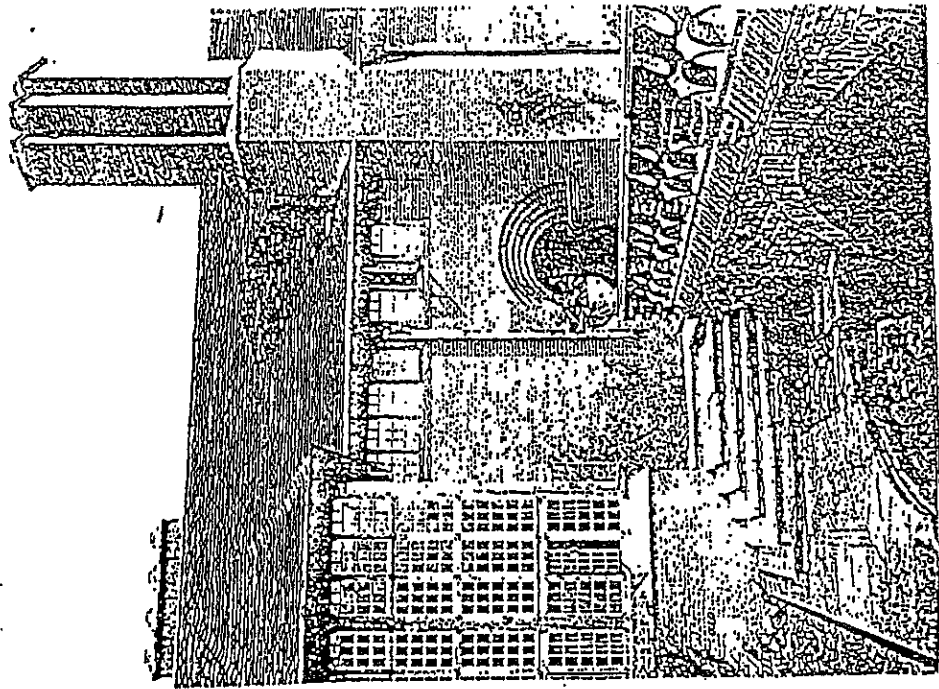
Casella House (Walnut Tree Farm), Guilford, 1890



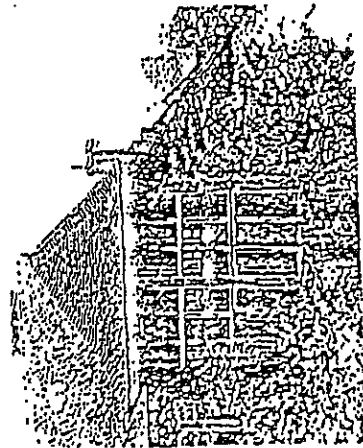
Rede House at Cobble, 1887

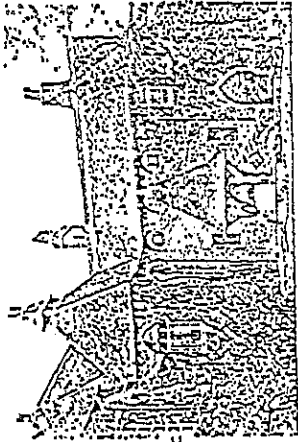


Pejer Cottage Architecture, 1880

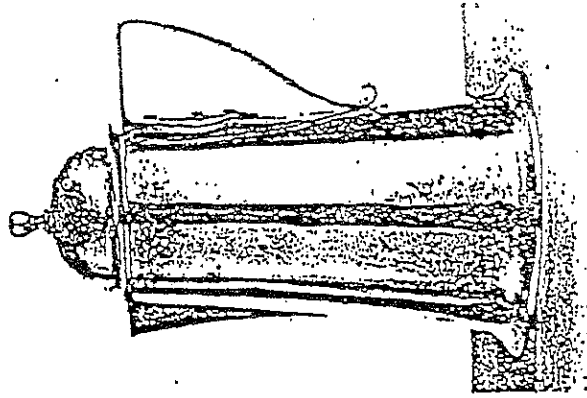


Examples of Edwin Lutyen's Architecture



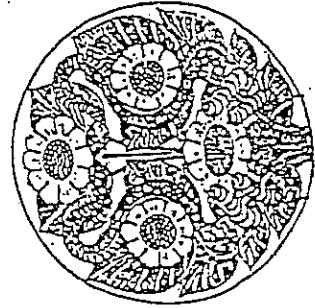


THE ROSKOPF, MAINLY IN GOTHIC
copy for the Museum, Vienna, Austria

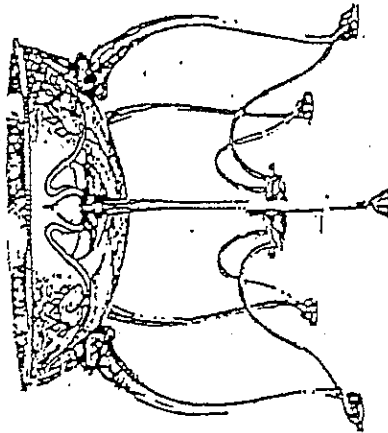
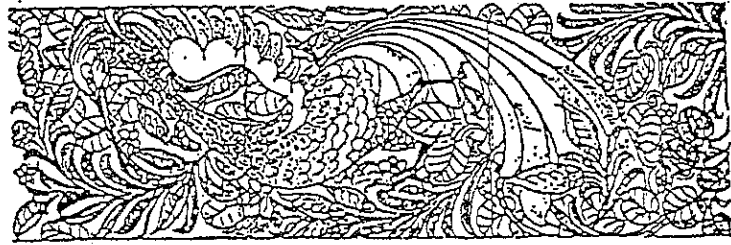


Examples of works by the Arts and Crafts movement

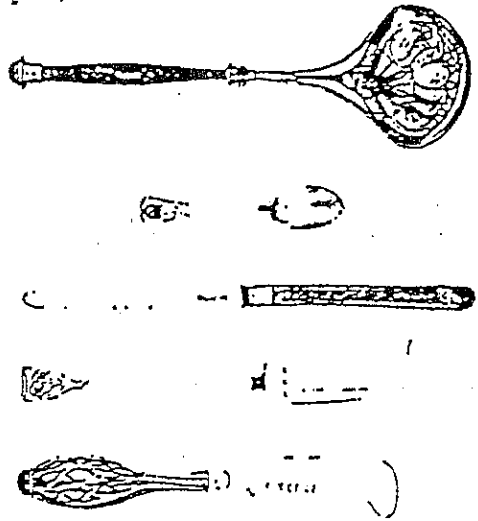
Some good examples of Arts and Crafts style work
 are shown here. The design is by William Morris, the
 English designer, painter, and writer, who was
 a leading figure in the Arts and Crafts movement.



This is a good example of a design made in the Arts and
 Crafts style. It is a design by William Morris, the
 English designer, painter, and writer, who was
 a leading figure in the Arts and Crafts movement.

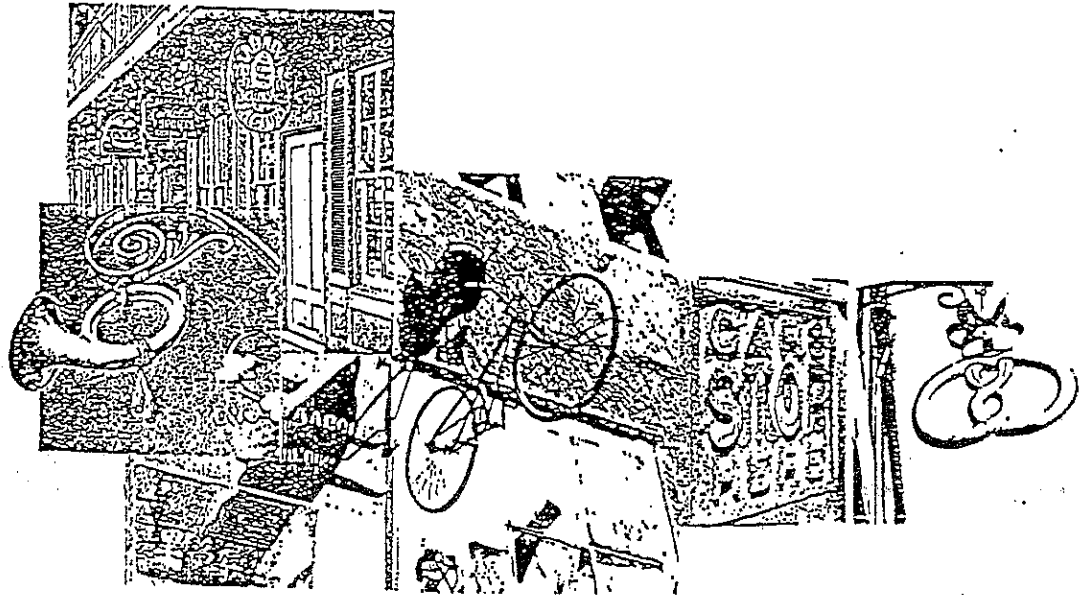


Chairs designed by E. R. Ashbee and made by the Guild of Handicrafts, 1905. (Reproduced
 by permission of the Guild of Handicrafts)



1.7 Signage

Variety is to be encouraged in the form of hand painted, carved or three-dimensional signs of the generic or symbolic kind. Signs may below-mounted and free-standing, or hung from the building face. Illumination should be indirect; backlit or florescent signs are to be avoided. Neon signage is subject to review on a individual basis. Refer to Land Use Bylaw, Part 3, General Regulations for sign regulations.



1.8 Landscaping

Landscaping is one of the most important elements in the creation of liveable space; even more so in the context of a village centre within a park. Often it is poorly considered, sometimes not at all, resulting in an arid, lifeless expanse of concrete or asphalt, or a hard-edged structure imposed on an unyielding terrain. The conscientious application of plant life is critical in effectively integrating a development into its surroundings.

All development proposals shall include a comprehensive landscaping scheme for the entire site. Proposed landscaping is to be located in soil conditions suitable to sustain and enhance growth.

Adequate screening shall be provided for all off-street parking and/or service areas, by way of planting or lattice screens or fences.

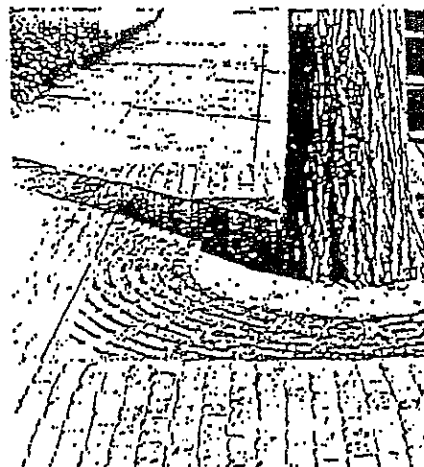
Fences shall comply with the principles of section 1.6, in that they be constructed of native materials. Fences should not be constructed so as to interrupt the pedestrian flow between adjoining commercial sites.

Efforts shall be made to retain existing mature trees, both evergreen and deciduous, except alder or other species of so-called 'weed trees'. Provision shall be made to ensure the protection of root systems by providing wells to grade in areas requiring fill, and by locating driveways or areas of heavy traffic beyond the drip-line of established trees. Major trees removed from the site shall be replaced with suitable landscaping materials.




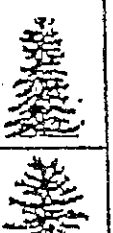

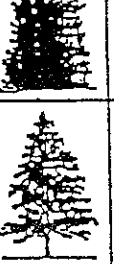










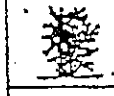



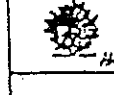




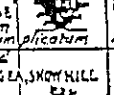



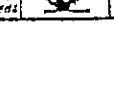
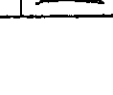

Use of native vegetation and ground cover is to be encouraged wherever possible. The following pages contains a selection of common plant species and their Latin names to assist in the preparation of development proposals.

All developments must maintain an acceptable method of litter and garbage control, and provide for screened enclosures of garbage containers.

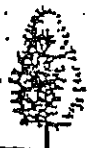
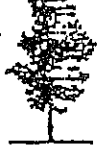















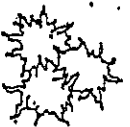
A coordinated use of landscaping accessories such as lattice arches and trellises, arbours and benches, symbols of a more gracious time, shall be actively encouraged.



GUIDE TO TYPICAL TREES AND SHRUBS, THEIR LATIN NAMES AND DESCRIPTIONS

TREES and SHRUBS																			
H=HEIGHT D=TRUNK DIA. S=SPREAD O.C.=SPACING				EVERGREEN TREES - SCALE 1"=80'					H=HEIGHT D=TRUNK DIA. S=SPREAD O.C.=SPACING										
See notes at top of Deciduous Tree sheet																			
	100' 150'	3" 5"	50' 100'	60' 70'		20' 40'	3" 15"	15' 20'	20' 30'	70' 80'	2" 3"	50' 60'	50' 60'		60' 80'	2" 3"	30' 40'	40' 50'	
Mature tree					CYPRESS, SAWARA <i>Chamaecyparis pisifera</i> (varieties)					MAGNOLIA, SOUTHERN <i>Magnolia grandiflora</i>				PINE, RED <i>Pinus resinosa</i>					
Young tree																			
					BALD CYPRESS <i>Taxodium distichum</i>														
	100' 200'	10" 12"	50' 60'	50' 60'		100' 150'	3" 4"	50' 60'	50' 60'	50' 60'	4" 6"	70' 70'	70' 70'		60' 100'	4" 5"	60' 80'	50' 60'	
Mature tree					FIR, WHITE <i>Abies concolor</i>					LIVE OAK <i>Quercus virginiana</i>				PINE, WHITE <i>Pinus strobus</i>					
Young tree																			
					DOUGLAS FIR <i>Pseudotsuga taxifolia</i>														
	50' 60'	4" 6"	30' 40'	30' 40'		60' 100'	2" 2"	40' 60'	40' 50'	60' 80'	2" 3"	30' 40'	40' 50'		50' 100'	2" 3"	40' 50'	40' 50'	
Young tree					HEMLOCK, CANADA <i>Tsuga canadensis</i>					PINE, AUSTRIAN (NORWAY) <i>Pinus nigra</i>				SPRUCE, COLORADO <i>Picea pungens</i>					
					YEW, IRISH <i>Taxus baccata fastigiata</i>					LARCH, EUROPEAN <i>Larix europaea</i>				PINE, MONTEREY <i>Pinus radiata</i>					SPRUCE, NORWAY <i>Picea excelsa</i>
DECIDUOUS SHRUBS													EVERGREEN SHRUBS						
	8'-12'	5'-8'	12'-15'	10'-12'		10'-15'		10'-15'			15'	10'	6'		6'-30'	6'-15'	6'-5'		
WYRTLE GRAPE <i>Lagerstroemia indica</i>					LILAC, COMMON <i>Syringa vulgaris</i>					WHITE PRINCE TREE <i>Chionanthus virginicus</i>				HOLLY, JAPANESE <i>Ilex crenata</i>					RHODODENDRON <i>Rhododendron coccineum</i>
	8'-10'	6'-8'	10'-12'	8'-10'		10'-12'		10'-12'			12'	10'	10'-12'		7'-15'	7'-12'	6'-10'		
MOCK-ORANGE <i>Panicum (species)</i>					ROSE OF SHARON <i>Viburnum sibiricus</i> (varieties)					ARROW-WOOD <i>Viburnum dentatum</i>				HOLLY, JAPANESE <i>Ilex crenata</i>					OLEANDER <i>Nerium oleander</i>
	5'-6'	4'-5'	6'-12'	6'-12'		6'-8'		6'-10'			12'	12'	15'		6'-8'	6'-12'	10'-5'		
PRIVET, REGALS <i>Ligustrum japonicum</i>					HONEY-SUCKLE <i>Lonicera (species)</i>					RORSYTHIA, DROOPING <i>Forstulha suspensa</i>				BOX, DWARF <i>Buxus suffruticosa</i>					PINE, MUCKO <i>Pinus murrayana</i>
	5'-6'	5'-6'	6'-8'	6'-8'		6'-8'		6'-8'			6'	6'	6'		4'-10'	4'-8'	4'-8'		
SPirea, YAM HOUTTE <i>Spiraea van houttei</i>					SNOWBALL, JAPANESE <i>Viburnum japonicum</i>					BLUEBERRY, HIGHBUSH <i>Vaccinium corymbosum</i>				YEW, JAPANESE <i>Taxus cuspidata</i>					LAUREL <i>Kalmia latifolia</i>
	2'-3'	4'-5'	4'-5'	3'-4'		2'-3'		2'-4'			4'	4'	4'		6'-8'	6'-8'	5'-10'		
COTON EASTER <i>Cotoneaster virginiana</i>					HYDRANGEA <i>Hydrangea arborescens</i>					SNOW HILL <i>Barberis thunbergii</i>				PITTSPOURUM TOKIRA					JUNIPER, PEZZERS <i>Juniperus chinensis pfitzeriana</i>

ONE SEES IN VEGETABLE NATURE THE UTMOST REGARD TO FITNESS, AS WELL AS STRUCTURE, FORCE, ENERGY AND THE INHERENT ORDER OF GROWTH -- DRESSER

DECIDUOUS TREES (Continued) - SCALE 1" = 80'																					
See notes on previous page.																					
HEIGHT NATURAL	DIA. TRUNK	SPREAD	SPACED O.C.	HEIGHT NATURAL	DIA. TRUNK	SPREAD	SPACED O.C.	HEIGHT NATURAL	DIA. TRUNK	SPREAD	SPACED O.C.										
75'-100'	3'-5"	40'-50'	30'-40'	80'-120'	3'-5"	40'-50'	40'-50'	75'-100'	3'-5"	50'-75'	50'-60'										
	POPLAR, CAROLINA <i>Populus euphratica</i>				SWEET GUM <i>Liquidambar styraciflua</i>				WALNUT, BLACK <i>Juglans nigra</i>												
75'-100'	2'-6"	20'-40'	25'-30'	100'-120'	3'-4"	50'-60'	50'-60'	30'-40'	1'-2"	30'-40'	30'-40'										
	POPLAR, LOMBARDO <i>Populus nigra italica</i>				TULIP TREE <i>Liriodendron tulipifera</i>				WEEPING WILLOW <i>Salix babylonica</i>												
SMALL DECIDUOUS TREES - SCALE 1" = 40'																					
For large deciduous trees see previous sheet							For large deciduous trees see previous sheet														
COMMON NAME	GREY BIRCH	DOGWOOD, FLOWERING	DOGWOOD, FLOWERING	HAWTHORNE	MAGNOLIA, SAUCER	COMMON NAME															
Botanical name	<i>Betula populifolia</i>	<i>Cornus florida</i>	<i>Cornus florida</i>	<i>Crataegus (species)</i>	<i>Magnolia saulayrandii</i>	Botanical name															
Height	20'-35'	15'-20'	20'-25'	15'-30'	20'-25'	Height															
Dia. Trunk	chump, stems under 1"	Less than 1 1/2"	Less than 1 1/2"	6" to 10"	3" to 10"	Dia. Trunk															
Spread	15'-20'	20'-25'	25'-35'	20'-40'	20'-25'	Spread															
Spacing O.C.	10'-20'	20'-30'	20'-30'	20'-30'	20'-30'	Spacing O.C.															
SMALL EVERGREEN TREES - SCALE 1" = 40'																					
For larger evergreen trees see following sheet						Spacing for hedges may be much closer than that below															
COMMON NAME	ARBORVITAE	BOX TREE	HOLLY, AMERICAN	JUNIPER, (Red Cedar)	COMMON NAME																
Botanical name	<i>Thuja occidentalis</i>	<i>Buxus sempervirens</i>	<i>Ilex opaca</i>	<i>Juniperus virginiana</i>	Botanical name																
Height	25'-50'	20'-30'	40'-50'	25'-50'	Height																
Dia. Trunk	1'-2"	1'-2"	1'-2"	1'-2"	Dia. Trunk																
Spread	10'-20'	25'-30'	25'-35'	10'-15'	Spread																
Spacing O.C.	10'-20'	20'-25'	30'-40'	20'-30'	Spacing O.C.																
INDICATIONS FOR SHRUBS AND TREES						HEDGES															
			<table border="1"> <thead> <tr> <th>Type of Hedge</th> <th>Height</th> <th>Single row</th> <th>Staggered double row</th> </tr> </thead> <tbody> <tr> <td>Barberry</td> <td>1 1/2'</td> <td>1'-0"</td> <td>1'-3"</td> </tr> <tr> <td>Privet (Amurensis)</td> <td>3'</td> <td>1'-6"</td> <td>2'-0"</td> </tr> <tr> <td>Yew (Hicksii)</td> <td>2'</td> <td>1'-0"</td> <td>1'-3"</td> </tr> </tbody> </table>			Type of Hedge	Height	Single row	Staggered double row	Barberry	1 1/2'	1'-0"	1'-3"	Privet (Amurensis)	3'	1'-6"	2'-0"	Yew (Hicksii)	2'	1'-0"	1'-3"
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TREE 1" = 40'	Deciduous SHRUBS 1" = 20'	Evergreen SHRUBS 1" = 20'																			
Prepared with the assistance of Lea Navick at the office of A. Carl Stelling. Drawings by Alice Recknagel																					

1.9 Colour

Prospective developers should consider the treatment of adjacent buildings with an eye to picking a trim or other colour which will lend a thread of continuity along the street.

Colours should be from a restrained palette of natural tones, with a preference for warm rather than cool tones. Transparent stains, clear oil and treated wood are compatible finishes in a natural element. Bright colours should be avoided in all cases except for trim, accents, awnings, or very small ancillary buildings.

The selection of roofing treatments and materials should be made with an eye to harmonizing with the colour and textures of building surfaces, as these will constitute a major component of the visual impact of structures in Snug Cove.

2.0 TECHNICAL REQUIREMENTS

2.1 Performance Bonds Development Security

Some form of security will likely be required, primarily for larger developments, to ensure that the development is complete as per the development permit issued. A letter of Irrevocable Credit, being the easiest and least expensive to obtain would normally be the required security.

2.2 Servicing

Developers should ensure that their proposal complies with current health requirements respecting water supply and sewage disposal.

2.3 Landscaping

- (a) Adequate landscaping shall be provided for all developments to a density which would effect complete ground cover of landscaped areas within three growing seasons.
- (b) All planting shall be placed in properly prepared beds of adequate depth, sufficiently drained.
- (c) Landscaping installations will be monitored for a period of one year by the Design Panel to ensure their survival or replacement, pending release of all or part of the security being held.

2.4 Parking

Proposed parking surfaces shall be asphalt or better on an approved base, and shall be adequately drained, with catch basins or other approved method of containing run-off.