

KingsView at Maple Bay Parks & Open Space Design Strategy



CONCEPT PLAN

The KingsView Parks and Open Space Design Strategy provides a framework and vision to guide the future parks and open space system in the development.

PUBLIC VS. PRIVATE OPEN SPACE

In discussion with MNC staff, parks and open space has been divided into two legal divisions in an effort to distribute the responsibility for ongoing management and maintenance. Parks and open space comprises:

1. Lands that will be dedicated to MNC, and
2. Lands that will be free from development, but privately owned and protected by covenant in favour of the Municipality.

Criteria for lands to be dedicated to the Municipality are:

- Major treed areas (3);
- Active parks space (located in northern spine);
- Lands incorporating public trails and access points; and
- Detention ponds incorporated within the park will be transferred to the MNC upon completion of the works.

The majority of the steep slopes (grades greater than 20%) are free from development. Rather than being dedicated to MNC, the plan calls for these lands to be incorporated into development plans, and be controlled by covenant at the time of subdivision approval. The Land Use Plan (KingsView CDP, Schedule C) shows the location of the private land that will be protected by covenant.

IMPLEMENTATION & PHASING OF THE STRATEGY

The park and trail system will be developed in phases, corresponding to development phasing described in other sections of the KingsView CDP. As each phase is developed, detailed construction plans will be submitted for review and approval by MNC.

PARK TYPES

The following are brief descriptions of the park types proposed for the development, with further details on the park hierarchy provided in the following sections. The general locations of the three park types are depicted in Figure 1 (page 3).

Park Type 1: Existing Treed Area

These parks consist of three areas of existing native vegetation to be preserved:

- Garry Oak
- Southwest corner
- Southeast corner

Park Type 2: Trail Network, Stormwater Features & Landmarks

These parks consist of small open spaces associated with trails and stormwater features. They also include trailheads, viewpoints, points of interest, and gateway spaces with landmark features.

Park Type 3: North Park

This park will contain:

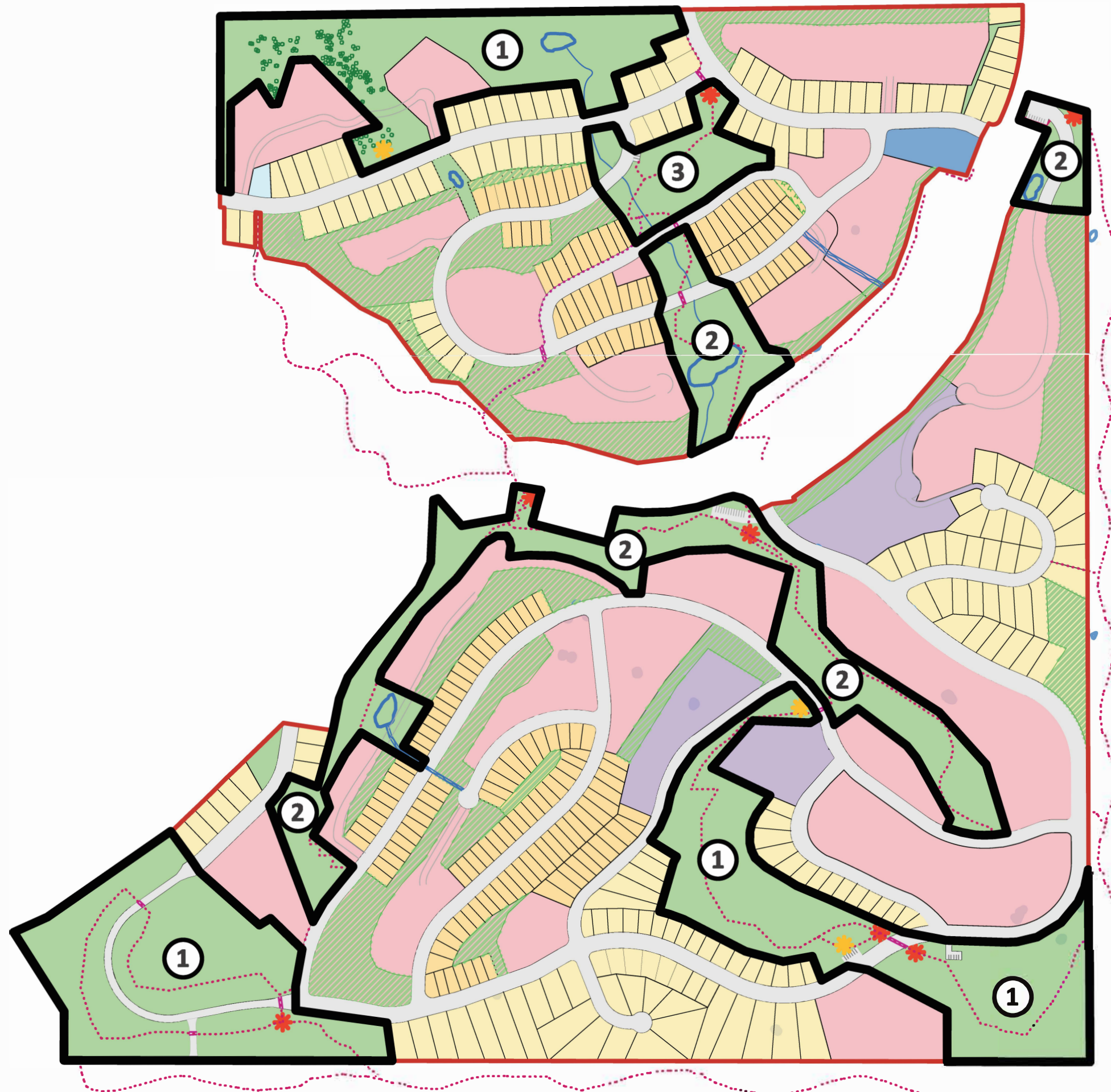
- A playground
- Open space for playing ball
- A gazebo

Most of the park will be revegetated with native vegetation, requiring no maintenance.

Schedule E

Figure 1

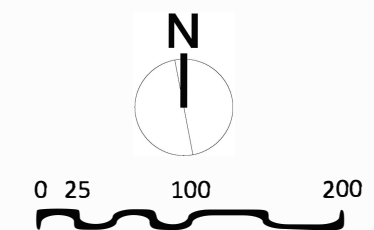
Parks & Open Space Strategy – Park Type



- Boundary of Site
- Park & Open Space Dedication
- Covenanted Green Space
- Proposed Trail Network
- Trailhead
- Viewpoints

Park Type

- ① Existing Treed Area
- ② Trail Network, Stormwater Features
- ③ North Park – Active Park Space



Scale 1:5,000

March 28, 2016

PARK TYPE 1: Existing Treed Areas

These parks consist of existing vegetation and will have limited access. Maintenance will be limited to removal of invasive species and monitoring the trees for hazards.

- **Garry Oak.** The most significant area of Park Type 1 is located at the northern boundary of the property, and consists of an existing natural feature that contains Garry Oak woodlands. This area will have no trails.
- **Southwest Trees.** Invasive plant species will be removed and natural regeneration allowed to take place. There will be trails with trailheads and interpretive signs.
- **Southeast Trees.** Invasive plant species will be removed. Natural regeneration will take place, but this area has a poor understory so additional planting is recommended. There will be trails, interpretive signs, and a gazebo at the high point.

PARK TYPE 2: Trail Network, Stormwater Features & Landmarks

TRAIL NETWORK

The Municipality of North Cowichan *Official Community Plan 2011* recognizes informal networks of recreational trails and pathways as one of two primary types of recreation facilities. Trail networks are a highly desired element in North Cowichan, because they provide a way to connect communities, promote health and fitness, and create opportunities for social interaction and to enjoy natural views.

The trail network proposed for the KingsView development is extensive, and will provide links within the new community to the existing trail system, connecting to Mt. Tzouhalem Ecological Reserve, and to the North Cowichan Municipal Forests to the south and east. Some of the planned features associated with the trail network include:

- Trails with benches placed at viewpoints.
- Opportunities to incorporate signage that will be directional as well as interpretive, and will showcase the different revegetation strategies along the trails.
- Opportunities for unscripted play with natural materials, encouraging a lasting environmental ethic in children.

Vegetation management at these sites will focus on low maintenance, hardy, drought-resistant plants.

The trail network proposes two types of trails (hard surface and soft surface), built to MNC and equivalent standards, as recommended by the MNC. The two trail types are described on page 6.

Hard Surface Trails

- Paved two-way paths for smooth, all-weather use
- Walking/biking and inline skating where appropriate
- Accessible to wheelchairs
- Asphalt or chip-seal coat surface
- 2-3 m width
- Clear width to max 6.2 m
- Clear height of 3.0 m
- Machine built
- Grades less than 8%
- Designated fire access routes



Example of Hard Surface Trail

Soft Surface Trails

- Secondary trails, grade less than 8%
- 0.5 m width
- Hard packed soft surface for walking and biking (crushed limestone with fines, or well compacted gravel)
- Clear width to 1.4 m
- Clear height to 2.4 m



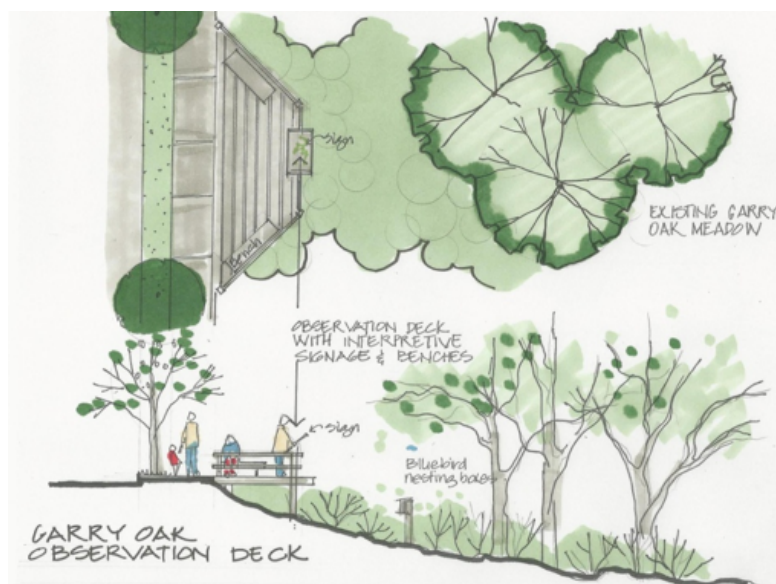
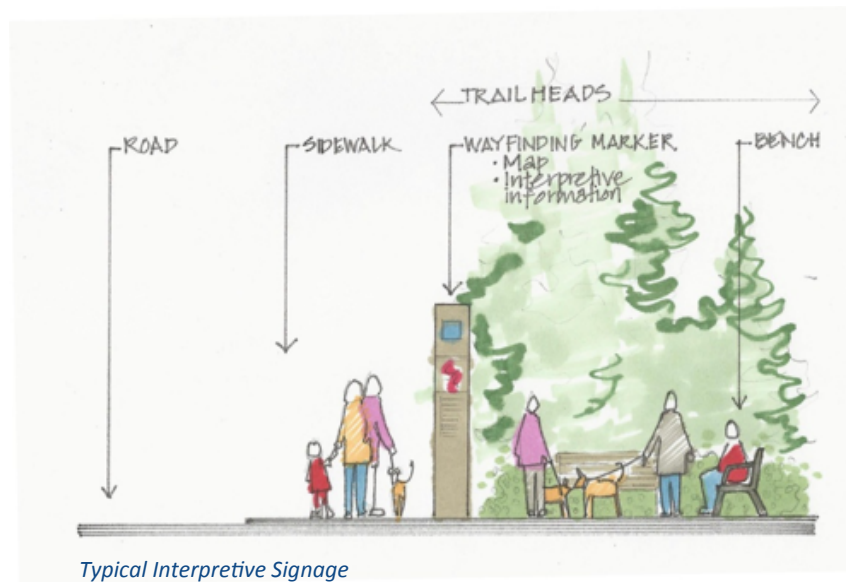
Example of Soft Surface Trail

STORMWATER FEATURES

Stormwater ponds will be vegetated with plants that can withstand both wet and dry conditions. Trails will follow the stormwater channels where possible. These features will be incorporated into the landscape, and will eventually become part of the natural landscape.

LANDMARKS

There will be small focal points along the trails, which will include benches, interpretive signage, way finding, and viewpoints.



PARK TYPE 3: North Park

The main park consists of level areas for parking, a meeting place/gazebo, picnic areas, play equipment, and open areas for throwing a ball around. There are distant views to the west of the Cowichan Valley.

Revegetation will consist of replanting with indigenous plants, and interpretive signage will showcase these plantings.

All play equipment and trails will be developed to MNC standards. A conceptual plan for the North Park is provided in Figure 2 (page 11).



View looking west from North Park



Example of a gazebo/pavilion



PLANTS & REMEDIATION OF PARK SPACE

Due to the site variation in aspect, topography, drainage and current conditions, remediation plans tailored to each planned phase of the project will need to be developed. Each remediation and revegetation management plan will outline appropriate strategies.

Plants indigenous to this area will be used to revegetate all spaces, both in the parks and along the trails. Two examples of suitable, native shrubs that could be planted at this site include Saskatoon and salal.

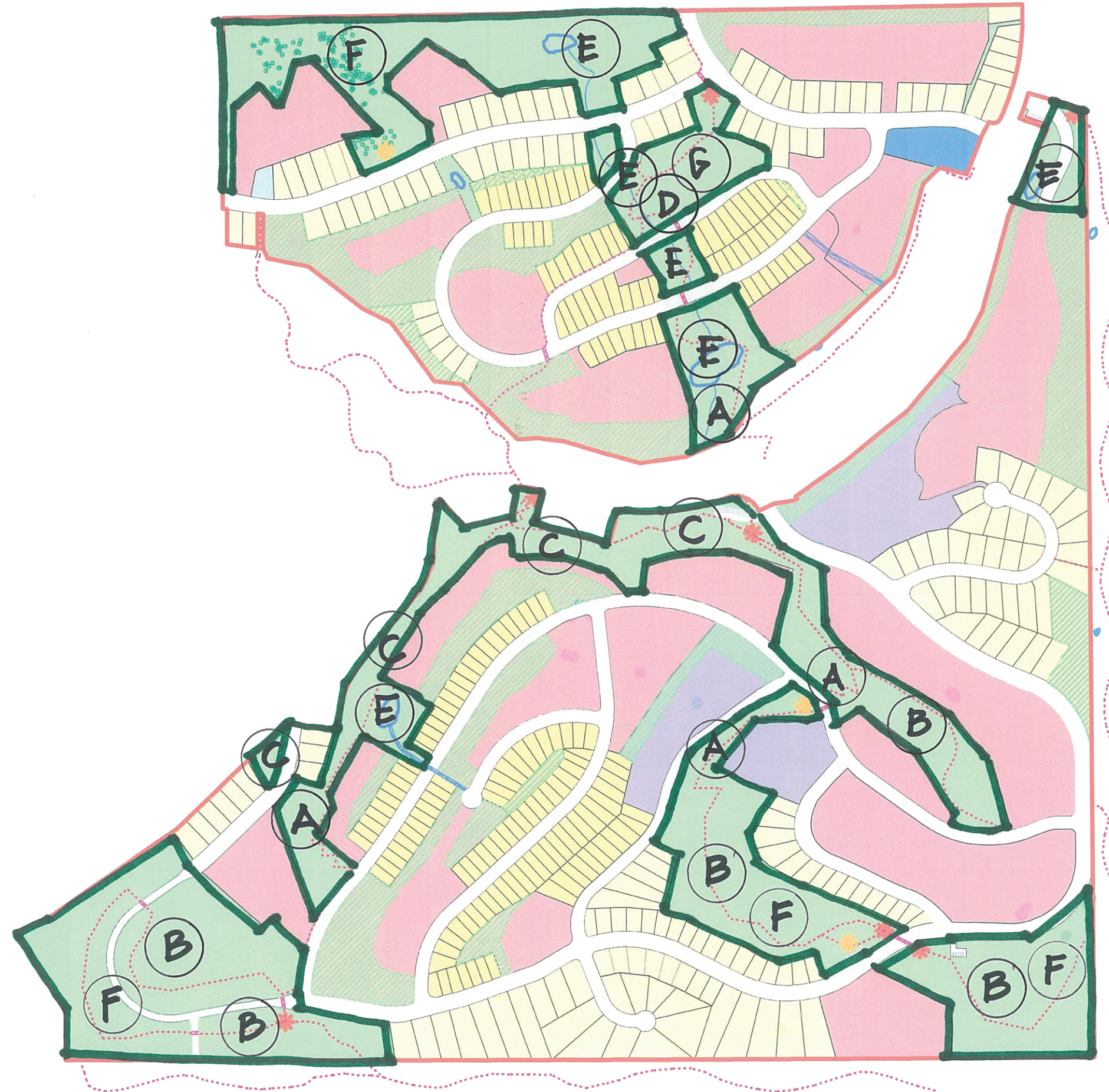
For more information on revegetation procedures and plant communities that will be used on the site, refer to the Vegetation Management Plan (VMP) contained in the CDP application.



Saskatoon (Amelanchier alnifolia)



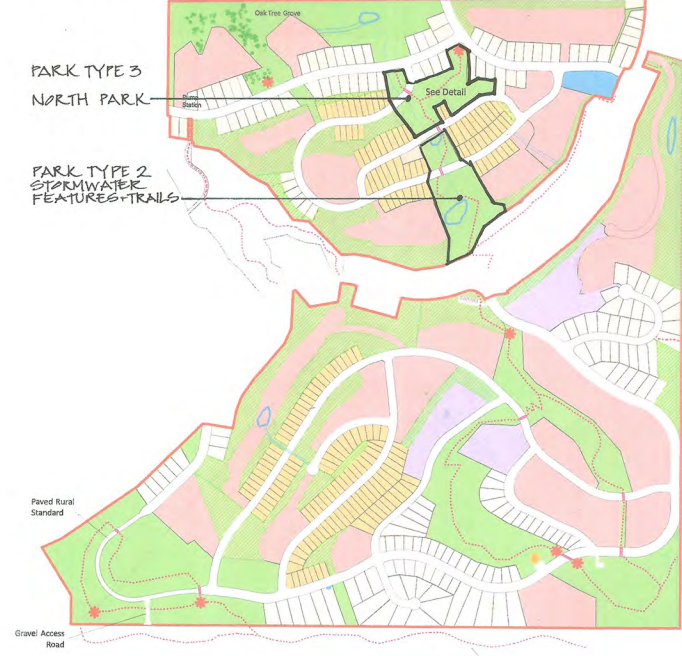
Salal (Gaultheria shallon)



PARKS AND REMEDIATION	
Vegetation Assemblages	
A	Douglas Fir and Pine with Kinnickinnick
B	Douglas Fir, Pine and Arbutus with shrubs
C	Shrubs only in View corridors
D	Garry Oak woodland and meadows
E	Stormwater channels and ponds
F	Existing woodlands
G	North Park



CONTEXT PLAN



4	1	16	REVISIONS		
DATE	REV.		DESCRIPTION		
CONSULTANT					
		VICTORIA DRAKEFORD B.Sc. M.P.H. B.Sc. City Plan.			
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PROJECT					
KINGSVIEW					
MAPLE BAY B.C.					
SHEET TITLE					
NORTH PARK STORMWATER FEATURE+TRAILS CONCEPT PLAN					
SCALE		1:750m		DATE	
				19.11.15	
DRAWN		VJD		CHECKED	
PROJECT NUMBER					
DRAWING NUMBER					

