



# Design Guidelines

executive summary

*the* CAPE ON BOWEN



# an introduction

*The Cape on Bowen* is a remarkably beautiful part of the Pacific Northwest. It is out of this deep respect for the land that Design Guidelines have been created. Moreover, it is the desire for this premier set of properties to retain and celebrate its distinct sense of place, from the outset of development. With nature and built form taken together, the spirit is one of sustaining and enhancing what is the ‘best of Bowen’.

The Design Guidelines are intended to inspire creative development to enhance The Cape on Bowen’s sense of retreat, unspoiled nature, and close-knit community. This legacy is yours, with these guidelines as support.

*The purpose of the Design Guidelines* is to articulate and ensure a sense of design continuity for The Cape on Bowen. Such continuity provides a visually appealing living environment, encourages design creativity within a consistent framework, and enhances land values. The Design Guidelines have been prepared to ensure the balanced protection of both the unparalleled natural setting and the inspired design aesthetic of The Cape on Bowen.

The guidelines are intended to function as a set of minimum design standards, established in response to Island climate, terrain, and natural features. They aim to provide direction in the planning, design and construction of individual site improvements and ensure compatibility with the natural environment, while reflecting the regional character and neighbourhood design of The Cape on Bowen. As such, Design Guidelines apply to all Improvements and/or alterations of existing Improvements within The Cape on Bowen.

The Developer will establish a Design Review Committee (DRC), whose purpose is twofold: to ensure the ongoing relevance and applicability of the Development Guidelines through revision and amendment as deemed necessary; and to review all proposed buildings and improvements as a means to ensure compliance with the intent of the Design Guidelines as outlined above.



The Design Guidelines provide direction to Owners through the following:

**A Neighbourhood Vision** to live in harmony with nature, enhancing the experiences unique to this place so as to establish a signature neighbourhood identity.

**Site Development Guidelines** to establish the foundation for designing with nature through detailing Homesites that protect natural features and celebrate local context and character.

**Architectural Guidelines** to create a highly liveable environment where built form is expressive of individual tastes in harmony with the natural landscape.

**Landscape Design Guidelines** to celebrate outdoor living in this unmatched setting by optimizing aspect and views while nurturing the native ecosystem.

**A Design Review Process and Construction Guidelines** to give Owners and their design team a forum and support for thoughtful consideration of Homesite design and implementation that supports the overall vision for the neighbourhood.









# neighbourhood vision

*The Cape on Bowen* is rare indeed: the 10-acre ridgetop and waterfront estate lots command a unique position along some of the last remaining portions of undeveloped shoreline in southern British Columbia.

Only thirty-five minutes from Vancouver via passenger ferry, Bowen feels a world away. With its southwest aspect, The Cape belies this proximity with sweeping Gulf Island vistas from its rugged coastline.

From brilliant green moss-covered bedrock outcrops to majestic stands of ancient grand fir, from panoramic views from atop the southern bluffs to the water's edge at Collingwood Beach, The Cape on Bowen neighbourhood sits within a stunningly diverse and awe-inspiring landscape.

The fern-lined banks of Burke Creek descend from a 'weeping wall' of hanging ferns and moss and turn north to Tunstall Bay, while the deep walls of Huzsar Creek fall to the south and cascade into the open waters of the Strait of Georgia.

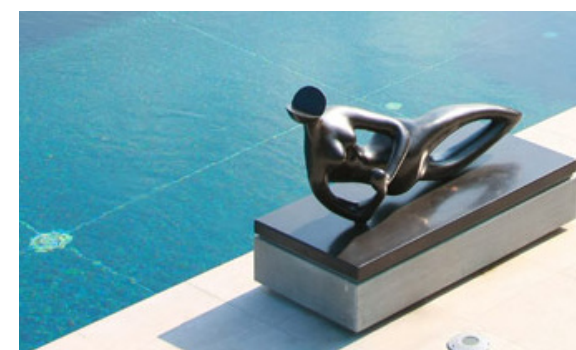
This southwest corner of the Bowen Island is afforded longer hours of afternoon sun, while sunsets at The Cape on Bowen are

unparalleled, silhouetting the Cape Lighthouse against the backdrop of the Gulf Islands.

This spectacular setting serves as the natural 'palette' for the residents and visitors of The Cape on Bowen to discover, explore and enjoy.

*The vision* for The Cape on Bowen is grounded in three cornerstone concepts:

- *In Harmony With Nature* - The neighbourhood form and function aspires to be in harmony with the natural environment.
- *A Sense of Place* - The Cape on Bowen strives to establish a strong sense of community and belonging through enhancing the essential experiences unique to this place.
- *Distinctive Character* - The community will be differentiated from conventional development through mindful responses to the natural environment and consistent, subtle cues which reinforce neighbourhood identity.



The fulfilment of these concepts at The Cape on Bowen will see a neighbourhood defined by grace and generosity. Where the sunbathed western shores of Bowen Island meet the Strait, this collection of estates will capture the best of Bowen Island:

- *Spectacular views* abound from the wild terrain and ocean's edge, intended to be captured through home siting and architectural forms and celebrated at key locations for shared community enjoyment.
- *Generous parcel sizes* afford the greatest flexibility and creativity in Homesite layout and design that afford private nature retreats.
- *Nature trails and waterfront access points* link Homesites to the water's edge, providing a valued neighbourhood amenity.

A distinctive neighbourhood identity will be distinguishable from the The Cape's main entry and reinforced throughout in the sensitive detailing of estate entries, architecture and landscape elements set against the shade of the forest canopy.





*Key design principles* are at play in order to achieve the cornerstone concepts of the The Cape on Bowen vision:

*Relationship to the Environment:* Generous 10-acre lots allow for the considered placement of homes within the complex terrain. Detailed geological, biological and hydrological investigations have structured the site plan and road alignments to preserve environmentally sensitive areas. Going forward, smart infrastructure, green buildings and a comprehensive Environmental Construction Management Plan (ECMP) will ensure natural systems are respected.

*Neighbourhood Identity:* Materials and colours at The Cape on Bowen will derive inspiration from the natural palette of earth tones, the dramatic coastline and native vegetation. A predominance of natural materials will be utilized in buildings and landscape features.

*Community Spaces:* The neighbourhood is home to an intimate waterfront trail, where residents can meet by the ocean and share the experience of unparalleled views.

*Access to the Water:* Residents at The Cape on Bowen will be linked to the water's edge - a system of nature trails gives access to the water's edge at designated locations. The marine character of the neighbourhood is a shared amenity, garnering a deep respect for marine life and features.

*Distinctive Character:* While privacy and views are paramount, buildings will set a standard for distinctive architecture with unique character in harmony with the spectacular natural setting. Buildings, neighbourhood design elements and landscaping respect and reflect the natural environment, creating a strong sense of identity.

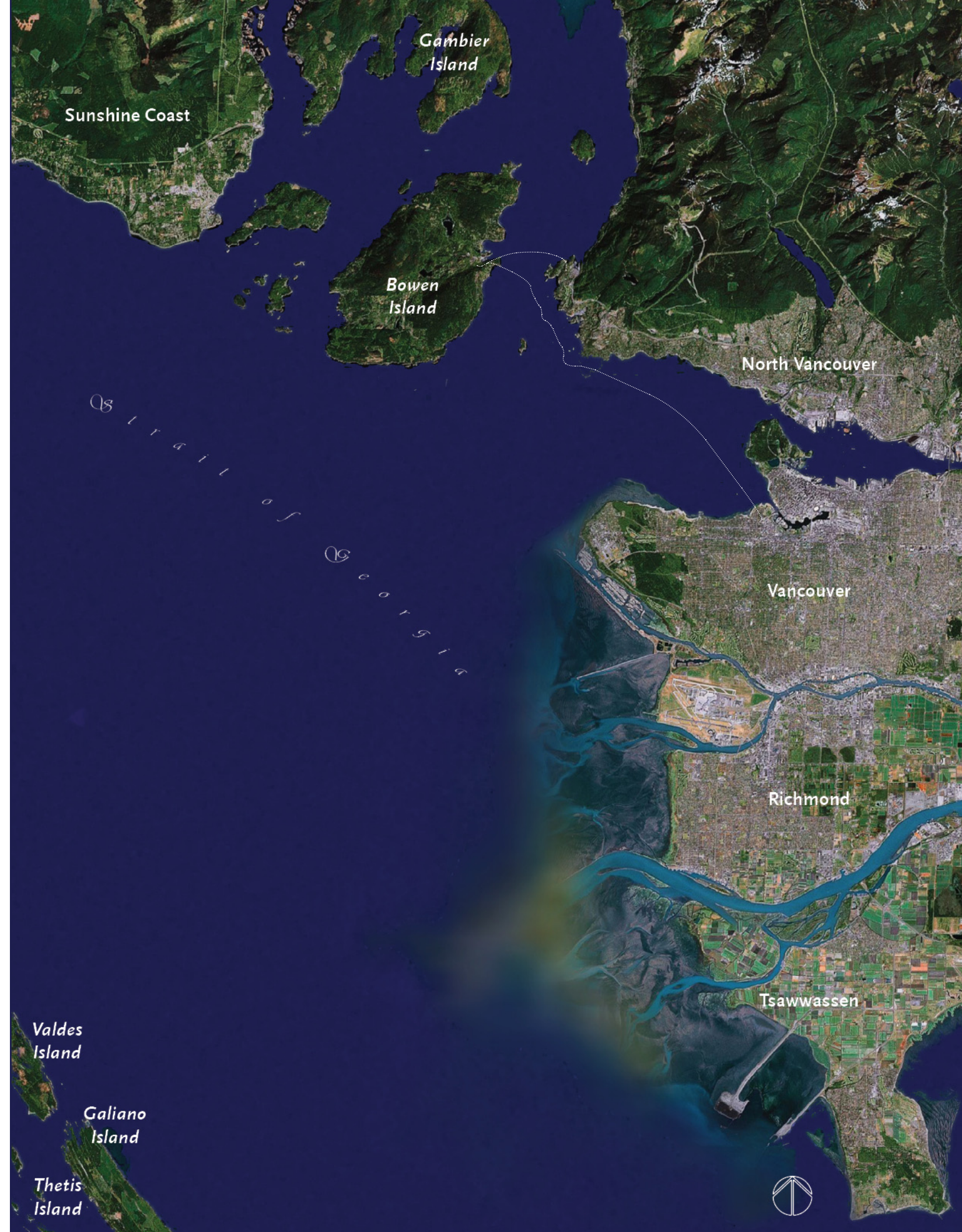
The Cape on Bowen lands sits at the entrance to Howe Sound. The lands define the Strait of Georgia to the south, the Collingwood Channel to the west, the Tunstall Bay neighbourhood to the north, and Provincial Crown and privately held lands to the east. The south western exposure creates a distinctive micro-climate, receiving more warm sunlight and less snow in winter. The summer's heat is moderated by ocean breezes.

The landscape of The Cape on Bowen is characterized by moderately sloping valleys, terraced benches and rocky lookouts. The varied terrain supports a variety of plant communities and microclimatic characteristics associated with the Gulf Islands' Coastal Douglas fir zone. Burke and Huzsar Creeks provide even greater diversity of habitat and interest in the lush, forested landscape.

The neighbourhood design response is an overall layout of lots which responds to variations in landform across the expansive site, paying special attention to prominent views and landscape features.

The Cape Drive tours the sequence of varied experiences – from fern-lined stream banks along Burke Creek to the South Ridge, climbing along the coastal bluff, and crossing Huzsar Creek – and creates a sense of parkway throughout the neighbourhood.

The walking trails are a signature element, providing recreational linkages throughout the neighbourhood, while establishing access to intimate waterfront experiences.





# The Best of Bowen

The Island is friendly, rural, relaxed, and inspiring. It offers quaint gourmet restaurants, local shops and boutiques, and a thriving local arts community while providing quiet sanctuary at the doorstep of the most livable city in the world.

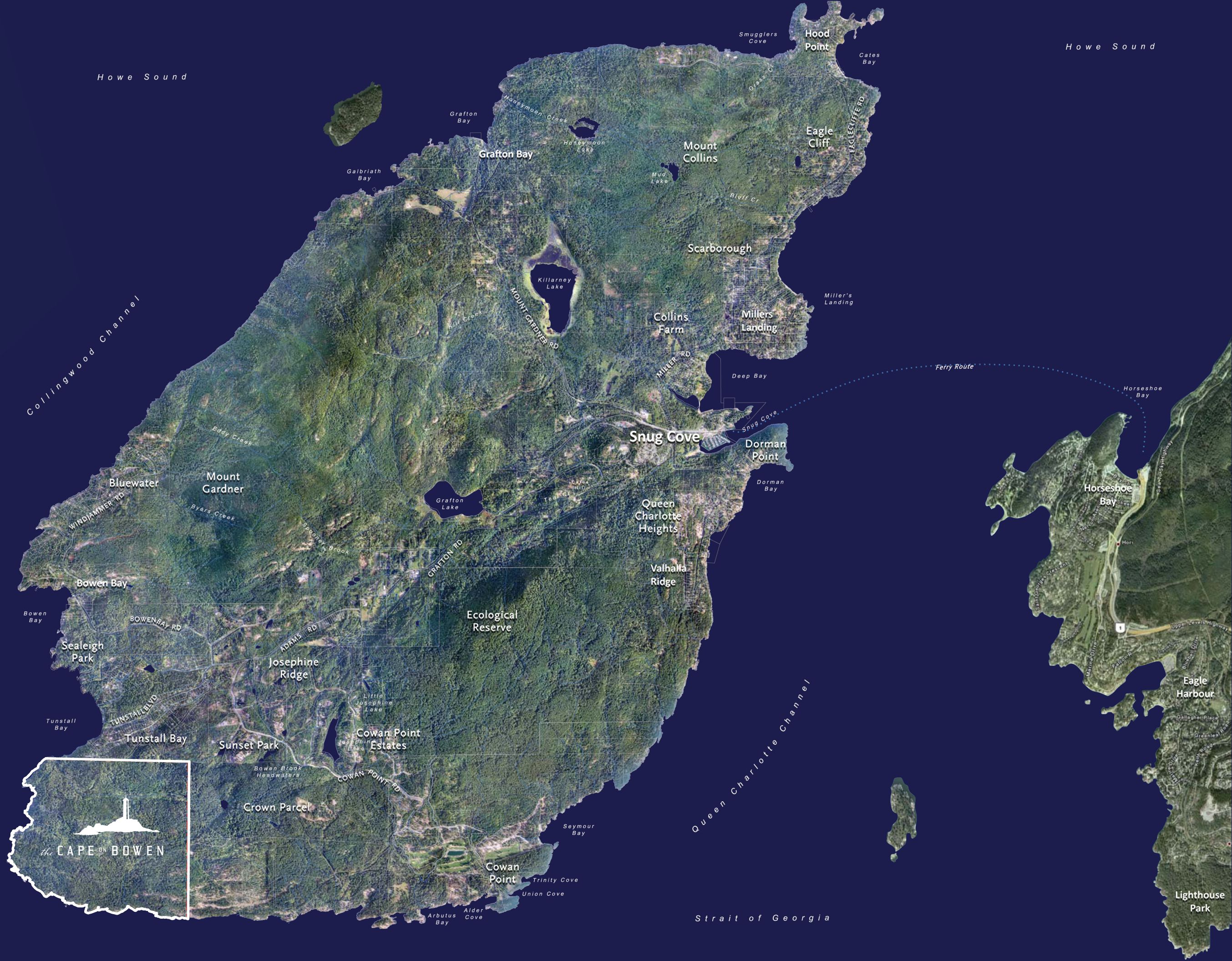
Within this island context, *The Cape on Bowen* is truly unparalleled in its signature sense of place, physical beauty and opportunity:

Its *intimate topography* of forested ridges and outcrops, gentle fern-lined valley floors and rocky shoreline provides a truly unique setting for each Homesite.

Its *remarkable southwestern exposure* - encompassing the entire southwestern corner of the Island - creates a micro-climate *awash in sunlight* and warmer in the winter months.

Its *extensive waterfront* and *proximity to the water's edge* moderates the heat of summer.

There is no better place to call home.









# site development

*Site development* involves all of the decisions regarding the placement and design of Improvements on a Lot and the resultant alterations to the land. While the primary purpose of the Design Guidelines is to establish a visually appealing living environment and distinct neighbourhood identity, The Cape on Bowen represents how this can be achieved using environmental best practices in harmony with the natural setting.

The Design Guidelines are a complement to the Environmental Construction Management Plan (ECMP) and the Homeowner's Manual, which together ensure the environment is stewarded for future generations. The ECMP provides direction to the Owner and the design team in order to fulfill applicable regulatory requirements for the protection of wildlife and habitat.

The Design Guidelines are tailored to the unique conditions at The Cape on Bowen. While consistent with the Bowen Island Municipality Land Use Bylaw, they do not replace the requirement for municipal approvals.

The following design goals for Lot development support the neighbourhood vision for The Cape on Bowen:

- *Maintain a high standard of design excellence in all Improvements;*
- *Preserve, protect and enhance existing natural features, including views;*
- *Create indoor spaces that are natural extensions of the outdoors, and that take maximum advantage of the climate and views; and,*
- *Use plants, landscape structures and architectural details that respect the local context and rural character.*

The Owner's team of professionals will conceptualize the whole of the Lot based on the Owner's desired program using the Design Guidelines as the 'goalposts.' The guidelines suggest ways for the physical structures to compliment the natural environment and to harmonize nature with new construction and activity.



To realize a distinct neighbourhood aesthetic and to help guide Homesite development toward environmentally responsive landscape planning and design, the Design Guidelines include the following areas for site development:

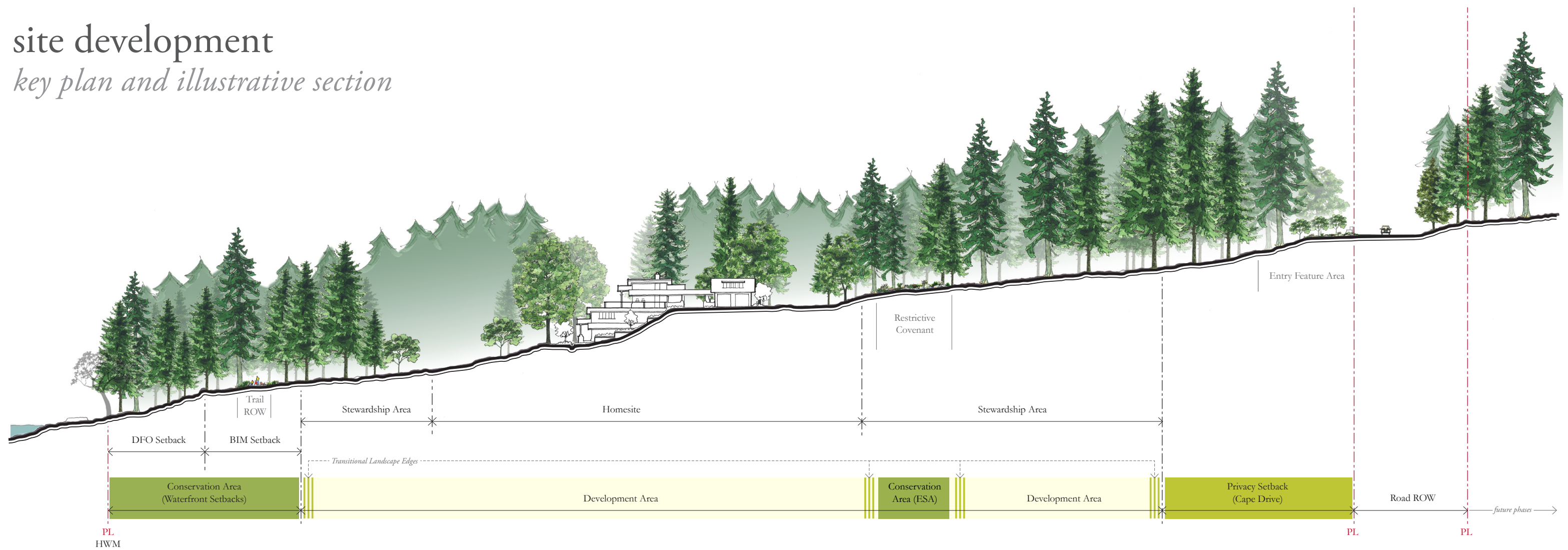
- Home-siting
- Development Area
- Privacy Setback Area
- Conservation Area
- Easements and Statutory Rights-of-Way
- Site Drainage and Grading
- Geotechnical Conditions
- Driveways and Parking
- Public Trails
- Swimming Pools and Hot Tubs
- Recreational Equipment
- Exteriors Lighting
- Landscape Structures





# site development

## key plan and illustrative section



### Site Development - Key Plan



### Development Area

The portion of a Lot in which an owner can locate Improvements. The Development Area includes:

#### **Homesite** *(dimensions vary - maximum 50% of Development Area)*

The portion of the Development Area intended to contain architectural and landscape Improvements, including buildings and structures, indoor and outdoor living spaces, vegetation clearing and general landscaping.

#### **Stewardship Area** *(dimensions vary - minimum 50% of Development Area)*

The portion of the Development Area remaining following selection of the Homesite Area. Uses and activities within this area maintain the natural character and ecological functions of the Cape on Bowen.

#### **Transitional Landscape Edges** *(dimensions vary)*

Areas along the interface of the Conservation Area and Development Area (adjacent to neighbouring properties, Rights of Way, ESAs and archeological sites). Transitional Landscape Edges provide guidelines for privacy and sensitivity to landscape character.

### Privacy Setback

The portion of a Lot where Improvements are limited to selective thinning and view corridor management, subject to approval of the Design Review Committee (DRC), with the exception of the Entry Feature Area. Privacy Setbacks are established with the sole intent to encourage respect for Owner's privacy through a variety of mechanisms. The Privacy Setback includes:

#### **Cape Drive Setback** *(35m from back of curb along Cape Drive)*

A setback to provide privacy from the Cape Drive while maintaining the natural, rural character of the neighbourhood.

#### **Sideyard Setback** *(7.5m from side yard Lot/property line)*

A setback to encourage retention of existing mature vegetation and to protect privacy along the side yard property lines of Lots.

#### **Entry Feature Area** *(15m x 15m centred on driveway centreline)*

An area in which Improvements are permitted within the Privacy Setback (along Cape Drive), where Private or Common Driveways meet the Cape Drive ROW. This area may include structures and landscape features to mark an entry sequence between the public road and the Homesite.

### Conservation Area

The portion of a Lot where Improvements are not permitted, with the exception of the Entry Feature Area. Conservation Areas have been established as a mechanism to protect environmentally sensitive and archaeologically significant areas in accordance with Provincial legislation and Conservation Covenants registered on the title of the property. The Conservation Area includes:

#### **Waterfront Setback** *(30m from High Water Mark)*

The Department of Fisheries and Oceans Canada stipulates a 15m setback for development from the Ocean High Water Mark. An additional 15m setback is required by the Bowen Island Municipality. Lots 6-14 include a Public ROW (Roger Curtis Seawalk) within the BIM setback.

#### **Streamside Setback** *(15m from Top of Bank)*

A Streamside Protection and Enhancement Area setback according to the Provincial Ministry of Environment regulations.

#### **ESAs & Archeological Sites**

##### **(Restrictive Covenants)** *(dimensions vary, based on field survey)*

Areas for the protection of Environmentally Sensitive Areas (ESAs) and archaeological sites according to the Provincial Ministry of Environment and the Ministry of Tourism Culture & the Arts (Archaeology Branch) regulations.







# architecture

*A primary objective of architecture* is to create an appropriate and memorable response to a site and its context. Architectural guidelines are intended to conceptually describe and illustrate designs rather than prescribe specific shapes or forms. The intent is to foster creativity and individual expression while, simultaneously, establishing an architectural language for the neighbourhood reflective of common values.

The architecture of The Cape on Bowen is characterized by simple geometries, the integration of inside and outside spaces, and a preference for robust and authentic building materials. Exposed structural elements are encouraged such as timber beams and rafters creating visual texture and warmth. Homes are intended to compliment the surrounding natural landscape through careful consideration of materials and colour.

The siting of buildings and final architectural forms throughout The Cape on Bowen will take advantage of the panoramic views and specific natural features. The architecture will respond to the direction of the views, to the natural contours of the land, and to the orientation of the sun. The non-view sides

of the home will be equally considered with opportunities for main entries, protected courts and terraces.

Creativity is encouraged in all designs as long as proper proportion, scale, attention to detail, and site integration are achieved. In doing so, a sense of community in harmony with its landscape will be created. Designs inspired by the Northwest-style are encouraged, as are more traditional styles with contemporary materials and clean lines.

The incorporation of feature elements such as meandering driveways and detached garages, accessory buildings, port cocheres, interior courtyards, outdoor terraces and covered porches are strongly encouraged. These elements help articulate building forms and massing while allowing the home to embrace the surrounding landscape.

The Design Guidelines are intended to allow for the variety and flexibility necessary to capitalize on the natural setting, local climatic conditions and unique characteristics of each Lot.



In keeping with the vision, the architectural guidelines reflect a desire to create a liveable environment with distinctive character and a strong sense of place while blending the built form into the surrounding landscape. The following elements are discussed in the guidelines:

- Building Siting, Size, Height and Massing
- Roofs
- Exposed Building Wall Heights
- Exterior Finishes
- Colour Palette
- Inside/Outside Relationships
- Homesite Entry Sequence
- Courtyards, Terraces, Porches, Decks and Balconies
- Fences and Railings
- Special Design Criteria for Individual Homesites





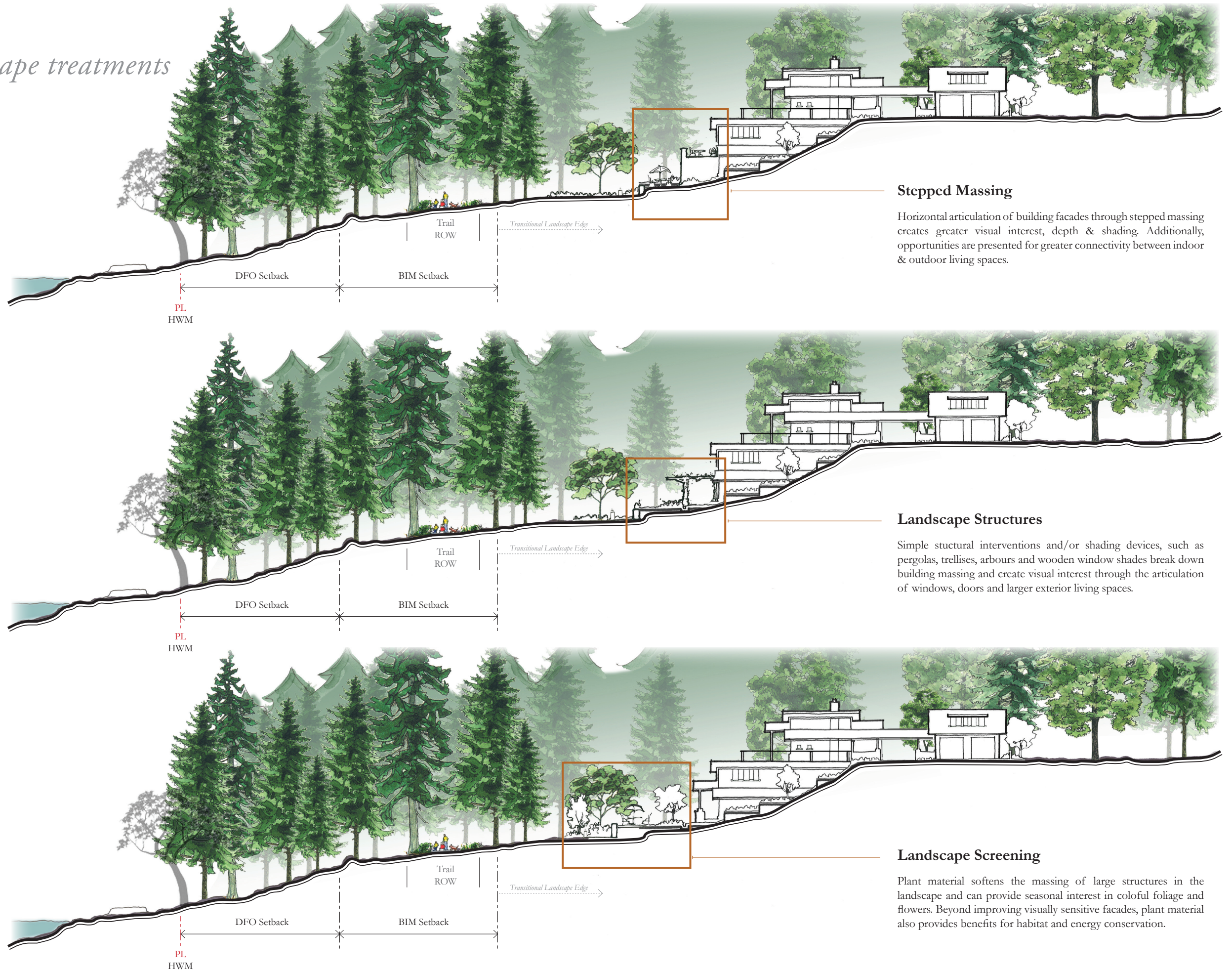
# architecture

## *special facade and landscape treatments*

Certain Homesites at the Cape on Bowen must consider architectural and landscape designs to minimize visual impact and better integrate Improvements into the existing terrain and landscape character. Design guidelines are illustrated for prominent Homesites, visible from the ocean and public rights-of-way.

The three design interventions (shown at right) increase visual interest, articulate building massing and facade treatment and create depth and shading as a means to avoid monolithic and dominating building elevations. Two or more of the strategies demonstrated below should be applied to no less than 50% of the view-sensitive facade elevation of the Home. Refer to Appendix B for specific Homesites.

In addition, Transitional Landscape Edges further assist to integrate prominent Homesites into the surrounding landscape. Transitional Landscape Edges can help maintain privacy between Lots and public rights-of-way, and can further protect and enhance ecological function adjacent to environmentally sensitive areas. General guidelines for treatment of these areas include thoughtful consideration of programmatic adjacencies and use of low-profile landscape structures (seating walls, landscape screens, etc.), recommended plants (refer to Appendix E) and/or thinning of existing vegetation to effectively buffer and/or manage sensitive areas, including view corridors.



### **Stepped Massing**

Horizontal articulation of building facades through stepped massing creates greater visual interest, depth & shading. Additionally, opportunities are presented for greater connectivity between indoor & outdoor living spaces.

### **Landscape Structures**

Simple structural interventions and/or shading devices, such as pergolas, trellises, arbours and wooden window shades break down building massing and create visual interest through the articulation of windows, doors and larger exterior living spaces.

### **Landscape Screening**

Plant material softens the massing of large structures in the landscape and can provide seasonal interest in colorful foliage and flowers. Beyond improving visually sensitive facades, plant material also provides benefits for habitat and energy conservation.







# landscape

*The landscape* at The Cape on Bowen is a distinguishing feature that shall be celebrated and protected. The Design Guidelines have been carefully established for this particular natural context and pertain to all landscape work including selection of materials, planting, management of on-site natural resources, and preservation and stewardship of sensitive areas.

The landscape design approach is to preserve the stunning natural beauty within The Cape on Bowen while establishing an appropriate palette of design treatments to best integrate neighbourhood architecture into the surrounding landscape.

The landscape of The Cape on Bowen should be beautiful, appropriate for local climatic conditions and of the highest quality. Plant selection will utilize a predominantly native palette and will blend new construction gracefully into the existing landscape. Hardscape elements should be consistent in their use of natural materials and earth-tone colours.

Similar to the provincial 'Naturescape' program, the intent of the landscape design

guidelines is to respect and enhance habitat within the context of aesthetically pleasing landscape design.

In addition, the landscape should:

- Respect the unique characteristics of the coastal western hemlock biogeoclimatic zone and its diversity of plant species, including: evergreen Douglas-fir, western red cedar, grand fir, western hemlock, shore pine and arbutus; deciduous forests of red alder and the occasional big leaf maple; as well as understory plant communities dominated by salal, sword fern, red huckleberry, and ocean spray.
- Manage vegetation to accommodate views from Homes while utilizing natural vegetation and topography to screen public and private areas where necessary.
- Retain existing rock outcrops and vegetation, while incorporating native plants and xeriscape landscaping principles.
- Accommodate seasonal and microclimatic factors such as sun, shade, rain and wind.



To assist in the creation of outdoor spaces, sequences and continuities of experience fitting for the extraordinary setting, the Design Guidelines include goals for the following:

- Transitional Landscape edges
- Waterfront Access Points and The Roger Curtis Seawalk
- Landscape Site Planning
- Landscape Remediation
- Softscape
- Hardscape
- Feature Landscape Treatment









# review and construction

*A comprehensive Design Review Process* has been established to assist Owners in planning a Homesite to take advantage of each Lot's unique opportunities and address site-specific challenges. The Owner, the Owner's design team, and the Design Review Committee (DRC) shall work together through an iterative design process to explore creative architectural and landscape designs that take full advantage of the incredible views and natural scenery at the Cape on Bowen.

The DRC will continue to assist Owners through meetings and correspondence throughout the Design and Construction Process to ensure Improvements meet the intent and vision described in the Design Guidelines for a truly unique and lasting neighbourhood at the Cape.

Through a relationship of collaboration and cooperation, the DRC will oversee the process for ensuring each Homesite and its Improvements respect the prepared Design Guidelines. Homes and/or Improvements will be constructed with the consent of the DRC. The approval of the DRC will be based on whether the plans and/or specifications for the Home and

improvements are in compliance with the Design Guidelines and such other factors as the DRC may deem relevant and material.

The Developer and/or the DRC reserves the right, in its sole discretion, to modify, waive, relax, vary or exempt any Homesite, Home or Improvement from any of the restrictions and benefits in the Design Guidelines, provided that this has been granted to the Owner in writing.

A summary of the steps in the Design Review Process is as follows:

- *Pre-Design Briefing*
- *Preliminary Design Submittal*
- *Preliminary Design Review*
- *Final Design Submittal*
- *Final Design Review and Approval*
- *Building Permit Applications and Review*
- *Pre-Construction Meeting*
- *Construction*
- *Final Inspection*

*Construction* - the realization of the vision must be undertaken in a manner that is sensitive to the landform and the natural environment while displaying courtesy for other Owners within The Cape on Bowen. In order to ensure that areas adjacent the Homesite are not unduly damaged during construction and impacts to the community are kept to a minimum, the Design Guidelines address this phase of development.

The Design Guidelines are intended to function together with the Environmental Construction Management Plan (ECMP) which includes additional measures for the protection of wildlife and habitat.

The DRC will meet with the Owner and Contractor in a Pre-Construction Meeting in order to launch implementation of the Final Design Submittal approved by the DRC. The DRC will also ensure the Owner has all of the local government approvals in place and coordinate ECMP requirements prior to any site clearing activities.

To work with the Owner from the design process right through to Home occupancy,

the Design Guidelines include directions for the following construction-related items:

- Construction Trailers, Portable Field Offices, etc.
- Fencing
- Signage
- Erosion Control and Blasting
- Debris and garbage Removal
- Dust and Noise
- Construction Access
- Daily Operation
- Traffic Flow and Speeds
- Generators
- Construction Materials









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# field notes

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