

East Vancouver Port Lands (EVPL) Landscape Design Guidelines

The East Vancouver Port Lands (EVPL) Landscape Guidelines apply to Port Metro Vancouver (the Port) property located along the South shore of Burrard Inlet between Victoria Drive and New Brighton Park. The intent of these guidelines is to provide a framework for future landscaping initiatives on Port lands in the area. The ultimate goal is to improve the visual quality of Port lands when viewed from the adjacent residential neighbourhood and by Port users.

Background

In 2007, the Port completed a joint planning study with the Burrardview Community Association, the City of Vancouver and CP Rail for the EVPL area. The resulting EVPL Plan strives to address compatibility issues between port operations and the adjacent residential neighbourhood. Following Plan adoption by all parties, a liaison group was formed to oversee implementation of the Plan and advise on matters of mutual interest. The EVPL Liaison Group is comprised of representatives from each organization.

In the EVPL Plan, the Port has committed to develop and implement a landscape plan for Port property in this area. Burrardview residents have expressed a desire for improvement to the visual quality of port lands by screening industrial uses with attractive vegetation and other landscaping elements. At the same time, residents are keenly interested in preserving existing view corridors of Burrard Inlet and the North Shore mountains as well as opening up new view corridors where feasible.

Approach

Port Metro Vancouver worked with the EVPL Liaison Group to develop these guidelines. Liaison Group members established landscaping objectives and provided feedback on these guidelines as they were developed. A landscape architectural firm was retained to analyse existing landscaping in the area and identify opportunities for improvement. They also provided professional advice on appropriate plant species for the area as well as plant installation and maintenance requirements.

Objectives

The intent of the EVPL Landscape Design Guidelines is to ensure new landscaping in the area achieves the following objectives:

- Screen industrial activity on Port lands from the adjacent residential neighbourhood
- Maintain and enhance existing view corridors from Wall Street
- Give priority to views from public spaces
- Respect established height guidelines of EVPL Plan
- Maintain existing vegetation wherever feasible
- Identify opportunities for hard landscaping or other features such as decorative murals and banners that may also improve visual quality of port lands
- Respect site circulation and operational requirements of ongoing industrial activities
- Respect site surveillance requirements for security purposes
- Maintain sightlines for traffic travelling along Commissioner Street
- Compliment sidewalk and road concepts already prepared for the area and scheduled to be constructed by the Port in 2010
- Achieve cost efficiency both in terms of capital costs for implementation as well as ongoing maintenance requirements

Landscaping Strategies

Several landscaping strategies that may meet the objectives listed above have been identified:

- Perimeter landscaping parallel with Commissioner Street utilizing species that grow to appropriate heights
- Rows of landscaping perpendicular to Commissioner Street at appropriate locations to screen industrial activities when viewed from oblique perspectives
- Clusters of plantings at suitable locations to provide a focal point
- Curbs and bollards to protect planted areas using a standard design to provide consistency throughout area
- Murals on south facades of visible buildings such as Versacold and Coastal Containers
- Decorative banners on existing light poles along Commissioner Street

- Trimming of existing vegetation to open up view corridors (e.g. cedar hedging at Columbia Containers) provided the health of the plant is not jeopardized

Landscape Concept

The landscape concept presented in Appendix A illustrates possible planting schemes based on the strategies identified above. Actual future landscaping may differ from what is shown but will meet the general intent of these guidelines.

Appendix B provides a descriptive list of recommended plant species classified according to plant height at maturity.

Implementation

Installation of new landscaping in the EVPL will occur over time, primarily as sites are redeveloped. Proponents of new developments on Port property will be required to include a detailed landscape plan for their projects. As part of its project review, the Port will review the landscape plan to ensure consistency with the objectives and strategies identified in these guidelines.

The Port may also undertake landscaping projects in the area consistent with these guidelines. In doing so, the Port will prioritize landscape projects based on the following criteria:

- Provides benefit to the greatest number of people (e.g. locations that are visible from public spaces will be given priority over locations readily visible only from a small number of private properties)
- Can be undertaken in concert with other Port works to realize cost efficiencies and minimize disturbance to port operations
- Does not conflict with anticipated future developments

Port tenants will be responsible for the maintenance of all landscaping within their leased premises. The Port is responsible for maintenance of landscaping on un-tenanted Port property.

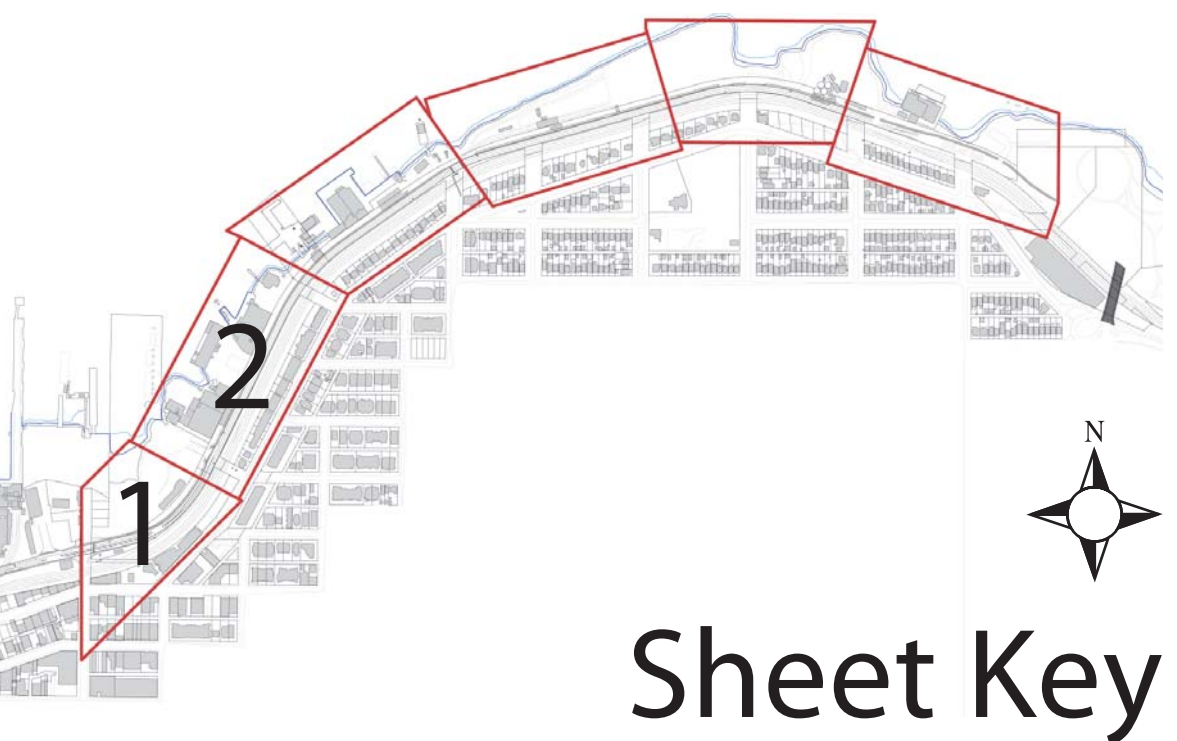
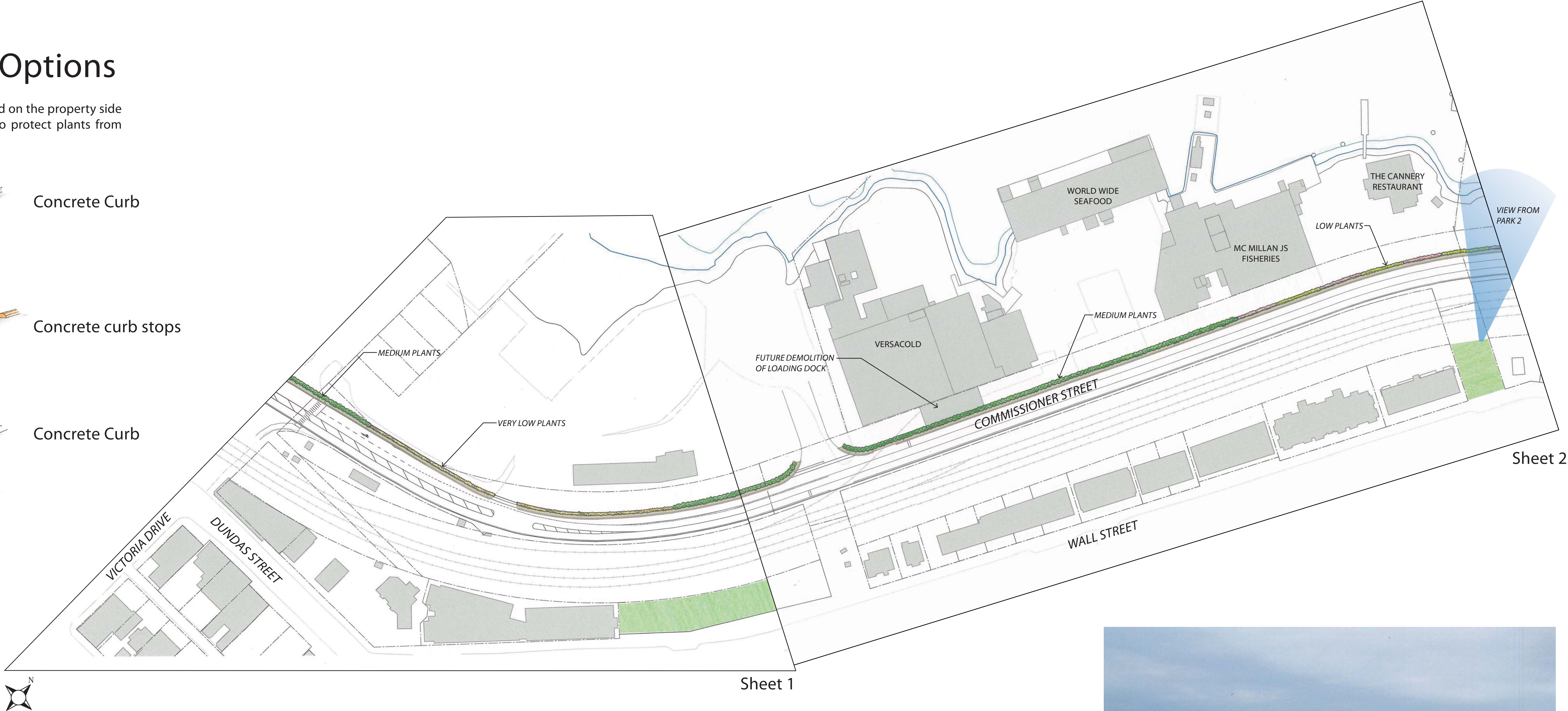
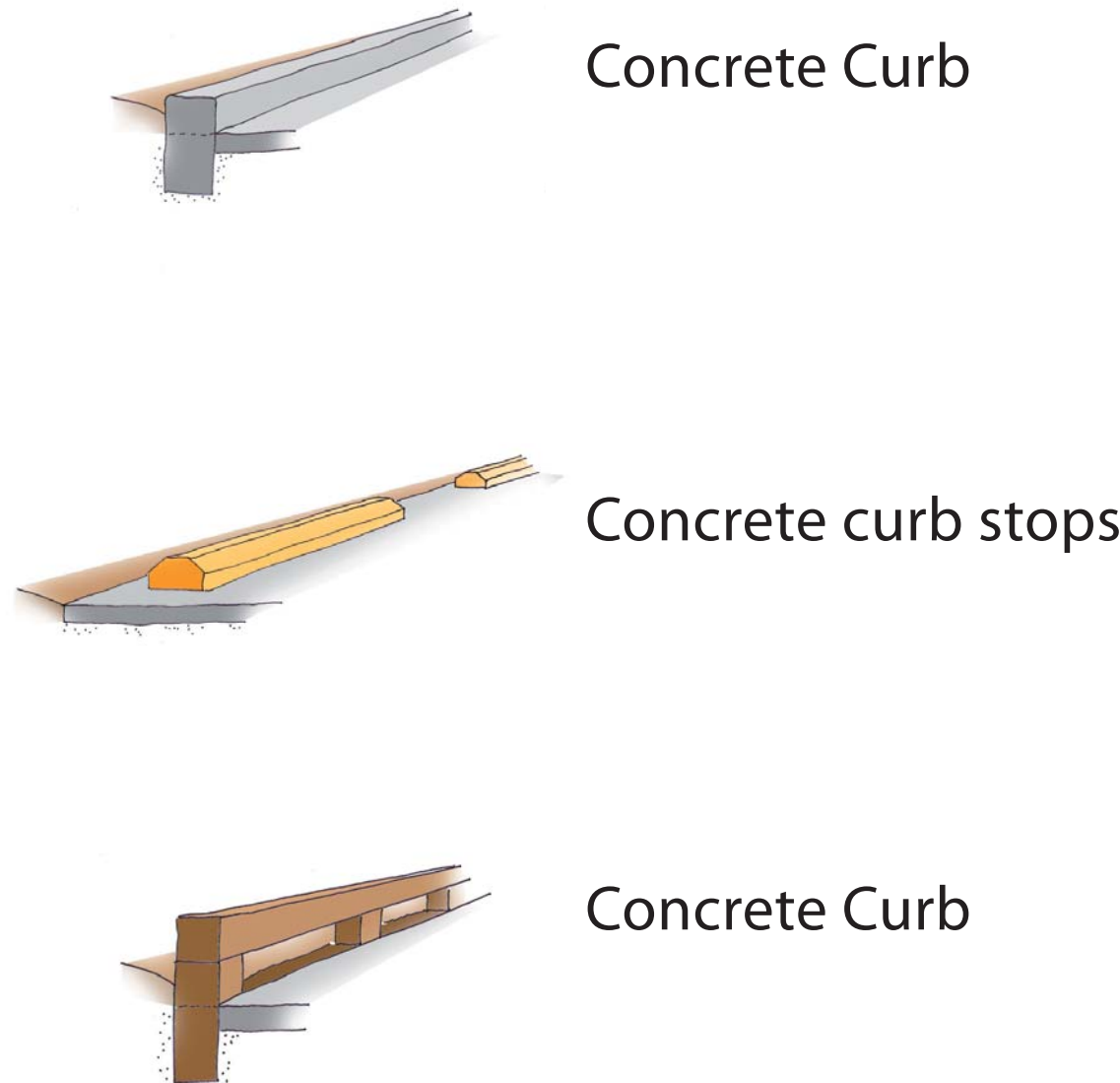
APPENDIX A

LANDSCAPE CONCEPT

Landscape Plan

Barrier Options

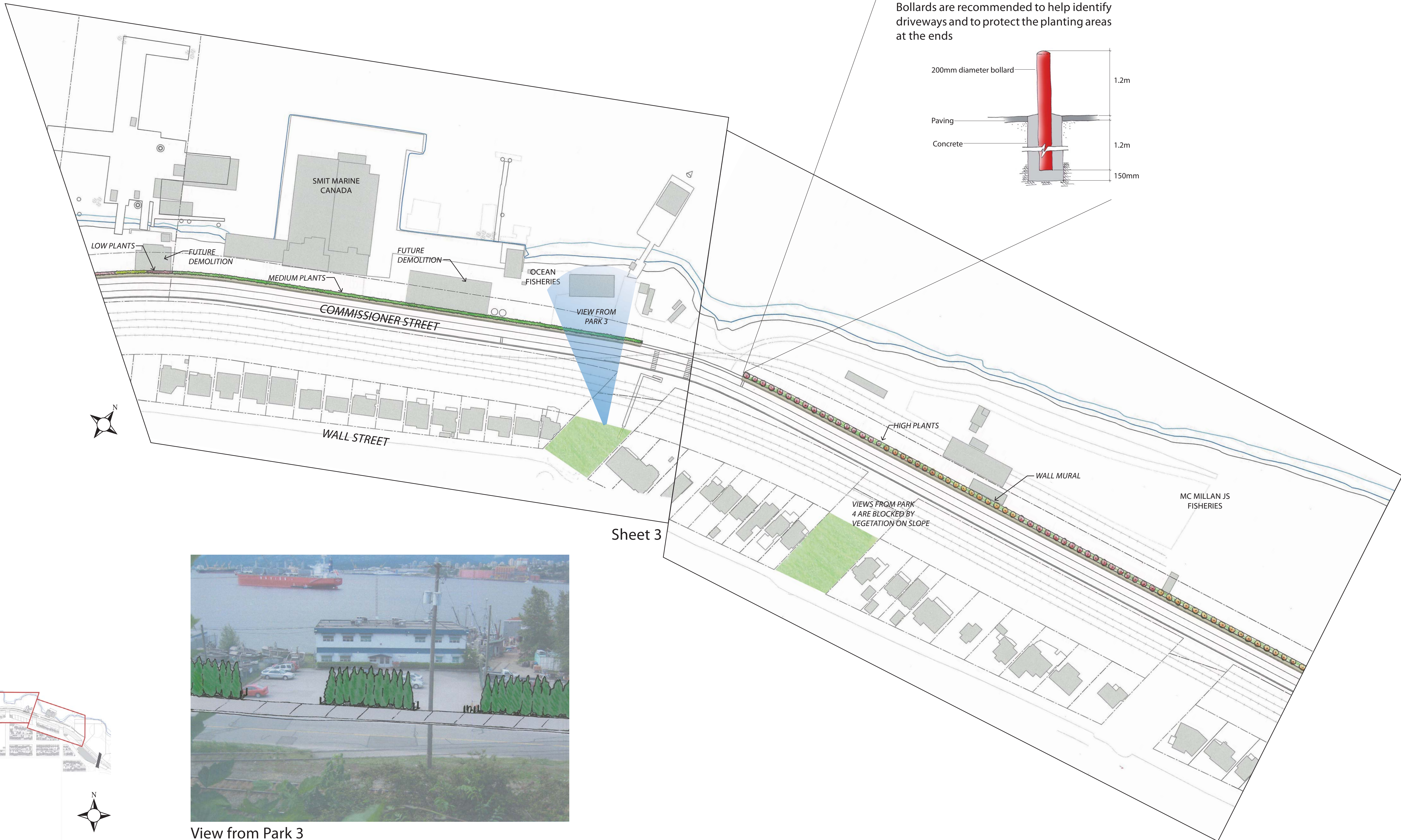
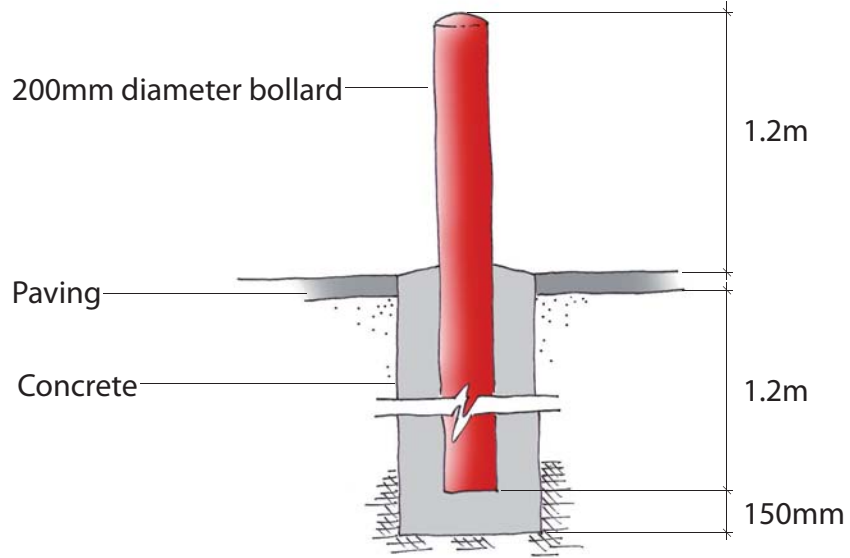
Barriers are required on the property side of planting areas to protect plants from vehicular traffic.



Landscape Plan

Bollards

Bollards are recommended to help identify driveways and to protect the planting areas at the ends

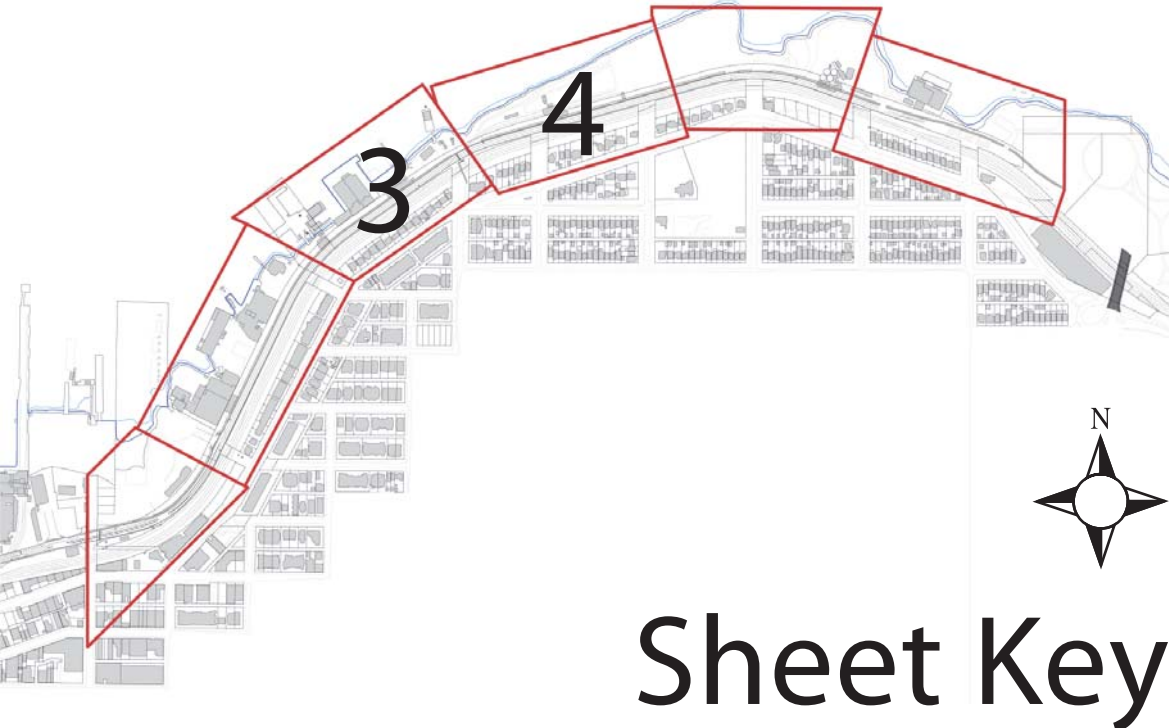


Sheet 3

Sheet 4



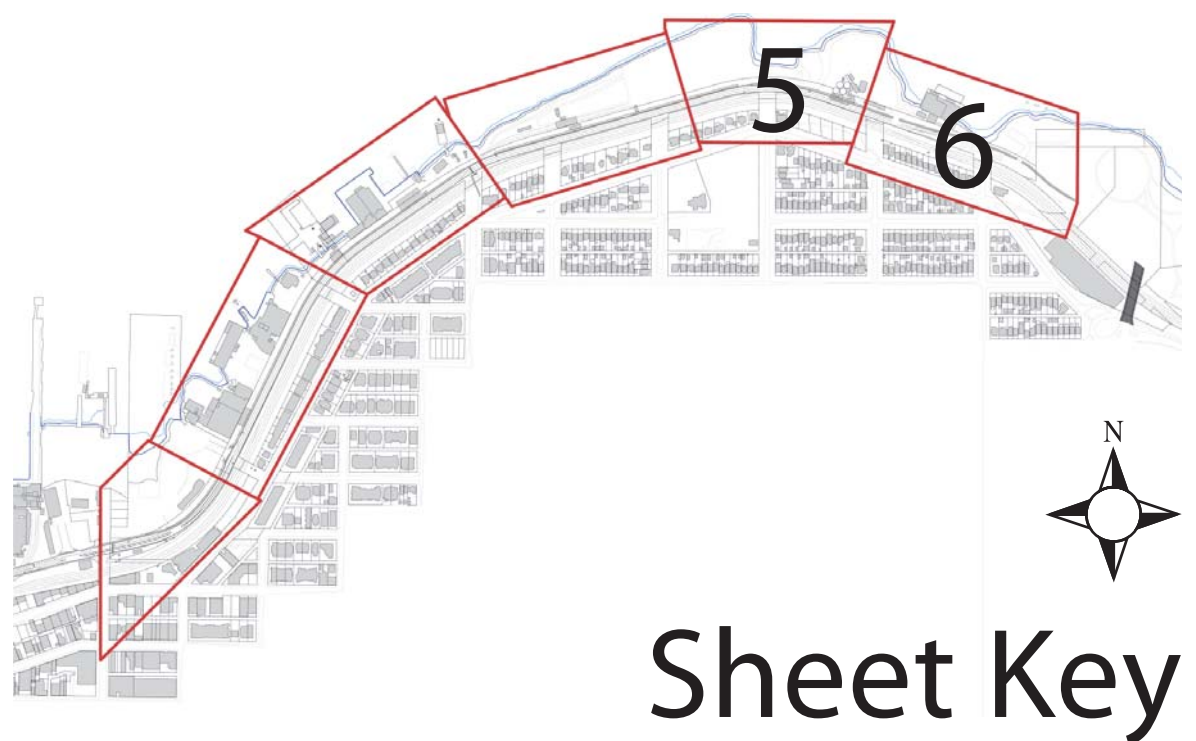
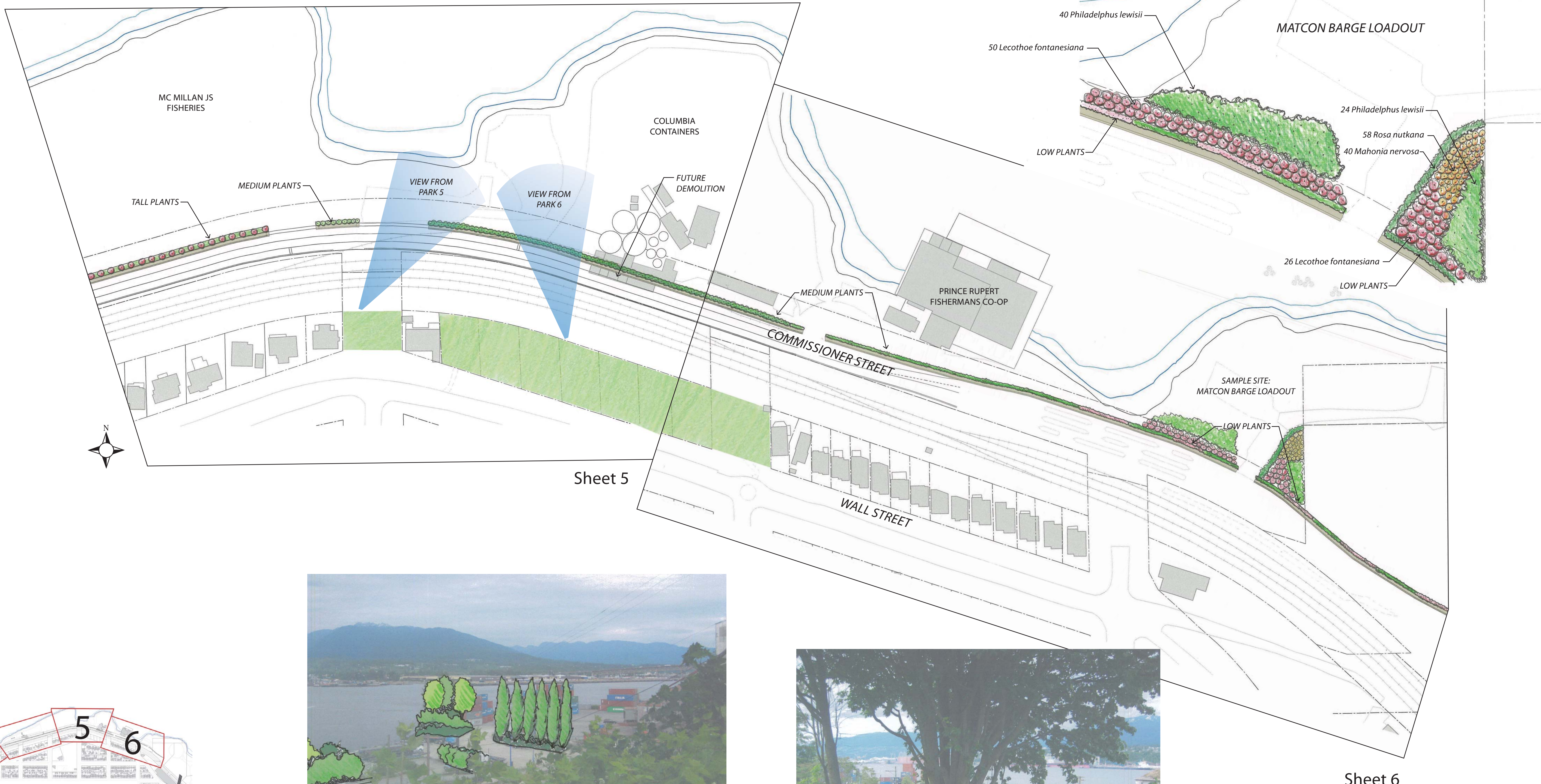
View from Park 3



Landscape Plan

Sample Site

Planting areas can be expanded on new sites where space allows.



APPENDIX B

PLANT SPECIES AND GUIDELINES

Planting Categories and Guidelines

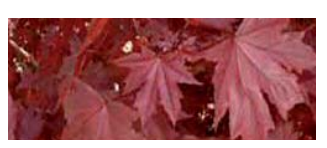



High Screen

(10-17 m)



Size

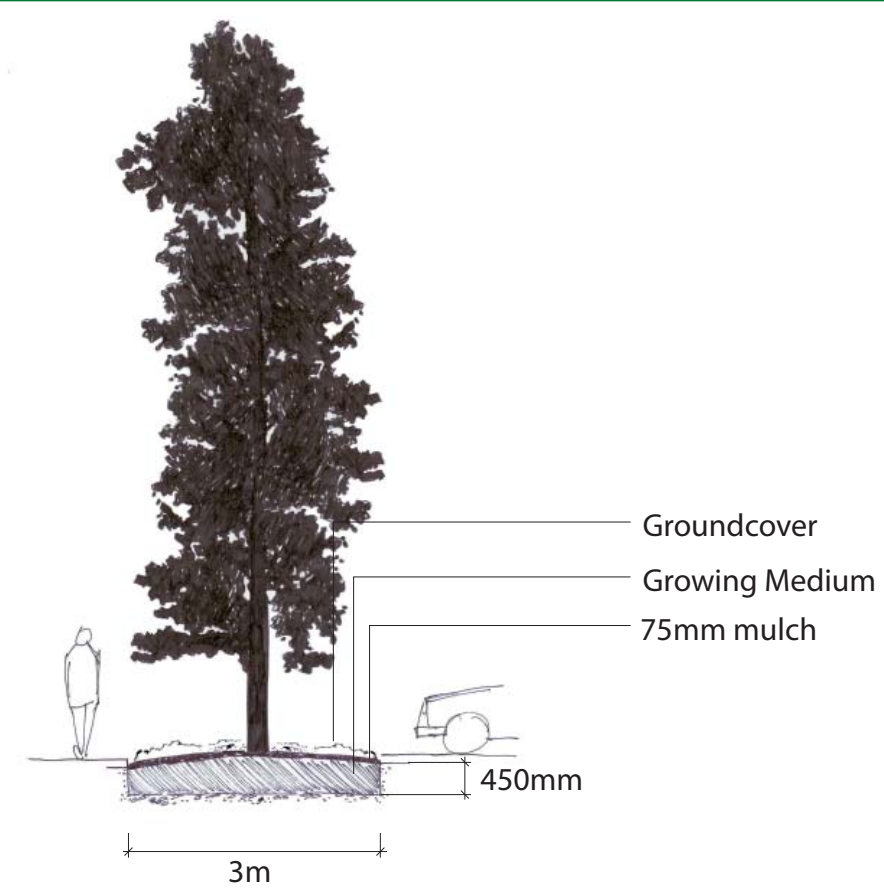
Sample Plants

-  *Acer platanoides* 'columnar'
Columnar Maple
-  *Liquidambar styraciflua*
Liquidambar
-  *Populus tremuloides*
Trembling Aspen
-  *Quercus palustris* 'green pillar'
Green Pillar Pin Oak

Growing Requirements

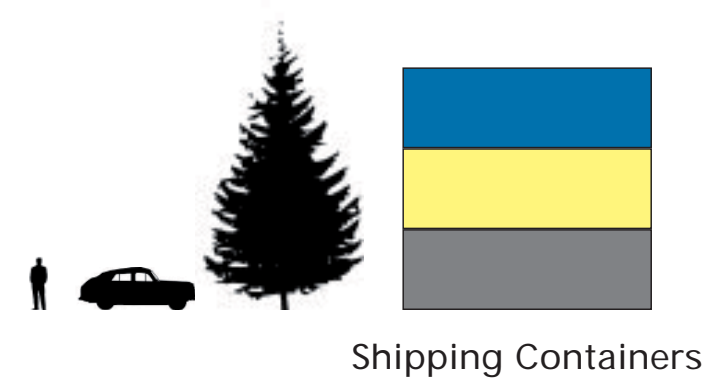
- Minimum bed width: 3m
- Minimum depth of growing medium: 450mm
- Growing medium should be continuous throughout bed or extend for at least 4m in either direction from the base of tree
- 75 mm of composted bark mulch
- Establishment irrigation for 2 years
- Maintenance to include weeding, pruning, and pest and disease monitoring
- Underplant trees with groundcover or low shrubs





Minimum Dimensions



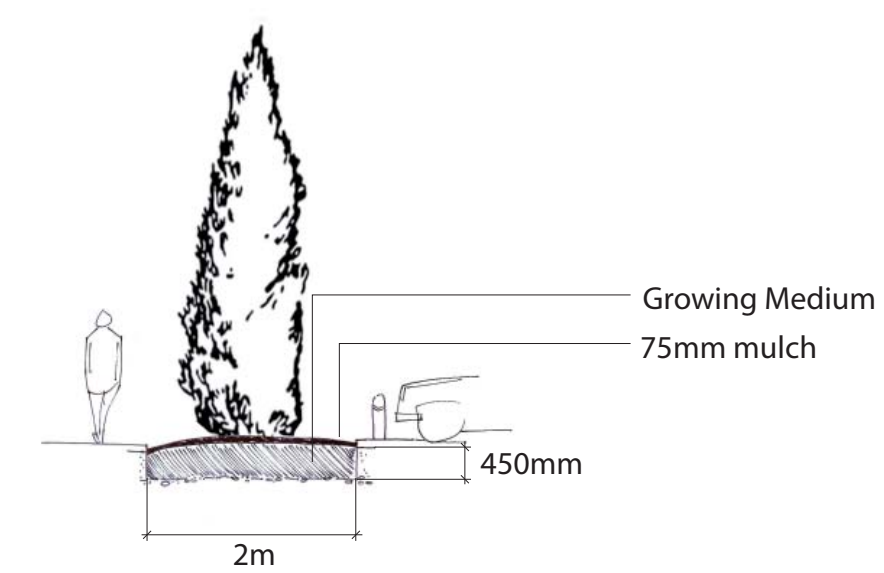
Medium Screen

(3-10 m)



-  *Amelanchier alnifolia*
Saskatoon
-  *Thuja occidentalis* 'Nigra'
Black Cedar
-  *Forsythia x intermedia*
Border Forsythia
-  *Prunus laurocerasus*
English Laurel




- Minimum bed width: 2m
- Minimum depth of growing medium: 450mm
- 75 mm of composted bark mulch
- Establishment irrigation for 2 years
- Maintenance to include weeding, pruning, and pest and disease monitoring



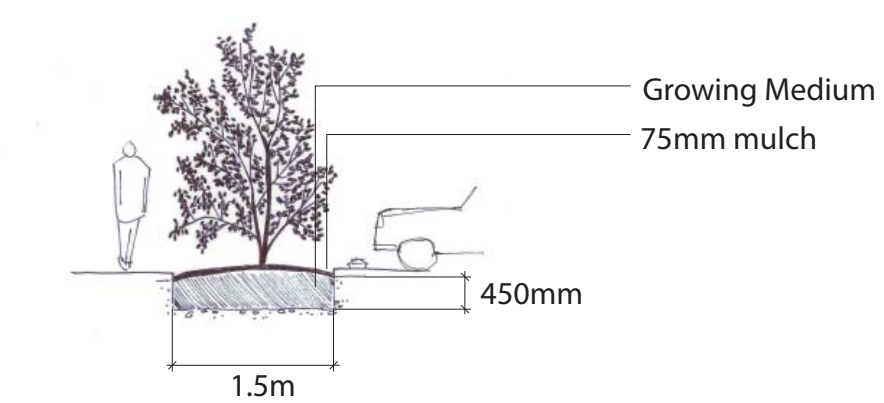
Low Screen

(1-3 m)



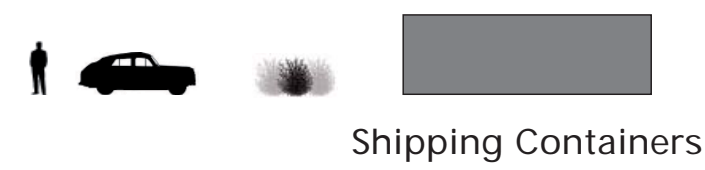
-  *Leucothoe fontanesiana* 'Rainbow'
Rainbow Bush
-  *Ribes sanguineum*
Red-flowering currant
-  *Philadelphus lewisii*
Mock-orange




- Minimum bed width: 1.5m
- Minimum depth of growing medium: 450mm
- 75 mm of composted bark mulch
- Establishment irrigation for 2 years
- Maintenance to include weeding, pruning, and pest and disease monitoring



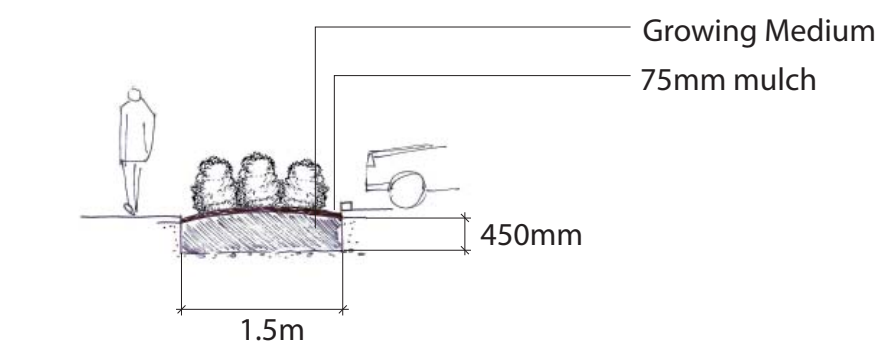
Very Low Screen

(<1 m)



-  *Euonymus alatus* 'compacta'
Dwarf Burning Bush
-  *Lavandula angustifolia*
English Lavender
-  *Mahonia nervosa*
Oregon Grape

- Minimum bed width: 1.5m
- Minimum depth of growing medium: 450mm
- 75 mm of composted bark mulch
- Establishment irrigation for 2 years
- Maintenance to include weeding, pruning, and pest and disease monitoring and additional watering



Tall Plantings (10-17m):

Botanical Name	Common Name	Description	Height	Comments
Trees:				
<i>Acer platanoides</i> 'columnar'	Columnar Maple	Columnar	12-15m	Yellow fall colour, tolerates pollution, shallow roots may damage sidewalks
<i>Liquidambar styraciflua</i>	Liquidambar	Pyramidal	18m	Nice red-orange fall colour
<i>Populus tremuloides</i>	Trembling Aspen	Pyramidal	12-15m	Yellow fall colour, tolerates poor soil, prefers some moisture
<i>Quercus palustris</i> 'green pillar'	Green Pillar Pin Oak	Fastigate	15m	Nice red fall colour

Medium Plantings (3-10m):

Botanical Name	Common Name	Description	Height	Comments
Shrubs:				
<i>Amelanchier alnifolia</i> *	Saskatoon	Multi-stem	5m	Tolerates dry, poor soil
<i>Elaeagnus pungens</i>	Elaeagnus	EG shrub	3-4m	Tolerates salt, drought, sun or shade, and poor soil
<i>Forsythia x intermedia</i>	Border Forsythia	Dec. shrub	4m	Tolerates air pollution and poor soil
<i>Holodiscus discolor</i> *	Oceanspray	Dec. shrub	4m	Tolerates dry, poor soil
<i>Photinia x fraseri</i>	Fraser Photinia	EG shrub	3-5m	Tolerates dry, poor soil
<i>Prunus laurocerasus</i>	English Laurel	EG shrub	3-5m	Tolerates salt spray, sun or shade
<i>Prunus lusitanica</i>	Portuguese Laurel	EG shrub	3-6m	Tolerates sun, wind and drought
<i>Thuja occidentalis</i> 'Nigra'	Black Cedar	Conifer, narrow	5-6m	Tolerates urban conditions, sun, poor soil, and drought
Trees:				
<i>Laburnum watereri</i> 'sunspire'	Sunspire Laburnum	Fastigate	4-5m	Needs protection from extreme heat

Low Plantings (1-3m):

Botanical Name	Common Name	Description	Height	Comments
Shrubs:				
<i>Cleyera japonica</i>	Sakaki	EG shrub	2-3m	Tolerates salt spray
<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush	Dec. shrub	1-2m	Prefers full sun and well-drained soil
<i>Leucothoe fontanesiana</i> 'Rainbow'	Rainbow Bush	EG shrub	1-2m	Grows well in sun or shade, requires some soil fertility and moisture, low maintenance/rarely needs pruning
<i>Philadelphus lewisii</i> *	Mock-orange	Dec. shrub	3m	Tolerates dry, poor soil
<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	EG shrub	1-1.5m	Dense form, tough, tolerates poor conditions
<i>Ribes sanguineum</i> *	Red-flowering Currant	Dec. shrub	1-3m	Tolerates dry and disturbed sites
<i>Rosa nutkana</i> *	Nootka Rose	Dec. shrub	3m	Tolerates dry and disturbed sites
<i>Symphoricarpos albus</i> *	Snowberry	Dec. shrub	2m	Tolerates dry, poor soil

Very Low Plantings (<1m):

Botanical Name	Common Name	Description	Height	Comments
Shrubs:				
<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush	Dec. shrub	1m	Prefers full sun and well-drained soil
<i>Euonymus fortunei</i>	Wintercreeper	ED shrub	0.3m	Tolerates dry, poor soil
<i>Lavandula angustifolia</i>	English Lavender	EG shrub	0.5m	Prefers full sun and well-drained soil
<i>Mahonia nervosa</i> *	Oregon Grape	EG shrub	0.6m	Tolerates dry, poor soil

* Native plant