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Attn: Lisa Berg
Senior Community Planner
District of West Vancouver

Re: 4710 Piccadilly South Road, West Vancouver, BC

DEVELOPMENT STATEMENT BRIEF

Design Intent

This site is an important entry to the neighbourhood as you approach from Piccadilly South Road. We are proposing to stagger a new evergreen hedge along Dogwood Lane to allow for flowering deciduous trees and under planting along the roadway. Deciduous trees behind this hedging will add layering and interest. This, combined with a rebuilt three rail wood fence, should present a welcome entry as cars turn onto Dogwood Lane.

The replacement of the existing, overgrown cedar hedge along The Highway and Piccadilly South Road with new cedar hedging will allow room for a new three rail wood fence to tie in with the existing one on Dogwood Lane. It will also allow for clearer site lines along Piccadilly South Road and introduce low streetscape planting for the neighbourhoods enjoyment.

The interior of the garden is open with expansive lawn areas to meet the recreational needs of a young growing family. Features include a pool, spa and orchard. The garden style is naturalistic, with varied circulation and a sense of mystery as one moves through out the clean, cottage style planting.

Gate posts mark the main and secondary entries into the property, with a connection to the existing single car garage on the east side and the existing double car garage on the west side of the residence.

Materials

Retaining walls along the rear and sides of the property will be built with stacked stone boulders to provide a natural feel to the area as well as maintain permeability. Stairs in this lower area of the garden will be full bodied bluestone treads that can be stacked, again to be naturalistic and permeable. Pathways for these stair areas and the orchard will be gravel.

The entry columns, curbs and retaining walls adjacent to the to the are granite fieldstone to be consistent with the foundation of the proposed renovations for the residence. Terraces, walkways and stairs adjacent to the residence, along with the driveway, will be bluestone pavers to compliment the granite walls, but provide a more casual feel.

Trees and Planting

We have had an arbourists report on the existing trees completed. Unfortunately most of the existing evergreen trees have been compromised and pose a risk to the residence and personal safety, as well as being unsightly.

The healthy evergreens have been retained and will add to the treed neighbourhood character. We are proposing to plant 50+ deciduous and evergreen trees, not including the evergreen hedging along the perimeter and inside of the property. Three evergreen trees placed along the south property line will provide screening for the neighbouring residence, while several deciduous trees throughout the site will provide a combination of spring flowers and fall colour for the home owners neighbourhood alike.

A mixture of evergreen and deciduous shrubs, along with perennials will create a garden that reflects a natural seaside cottage feel in a crisp, clean manner.

Pool Location

A swimming pool and spa have been sited on the west side of the property for several reasons:

- a) To ensure the rock outcropping was not altered
- b) To allow clear visual surveillance of the pool from the residence and deck areas to provide safety for the children
- c) To capture the midday and afternoon sun
- d) To keep the great lawn area open and flexible for a multitude of activities

Rock Outcroppings

Existing rock outcroppings have been incorporated into the design with little or no disturbance. No stone will be removed from the outcropping and the existing overgrowth will be cleaned up to allow the outcropping to become a feature of the garden. The stone retaining and stairs at the southern corner of the property will be laid such that the outcropping is maintained and utilized as a pathway where possible.

Summary

The updated residence and new garden preserve the naturalistic neighbourhood character while introducing seasonal planting areas along Dogwood Lane, Piccadilly South Road and The Highway as a gesture back to the community.

With the removal of numerous compromised evergreen trees (refer to arbourist report) many neighbours will have enhanced views and more sunlight. Newly planted deciduous trees will bring a layered and seasonal effect to the edge of the garden.

Yours truly,

Ron Rule
Ron Rule Consultants