

Landscape Intent Statement
4768 The Highway West Vancouver, BC

The landscape design by Forma Design Inc. maintains and enhances the natural garden setting of the site, while improving the variety and function of outdoor living spaces and the diversity and health of plant materials on site. Exposed natural rock outcroppings are to be integrated as design elements wherever it is possible to preserve the character and integrity of the site. Existing grades have been respected wherever possible to minimize the use of retaining walls and emphasize the horizontal lines of the surrounding landscape.

Area A: Streetscape and Outer Court

Retention of vegetation:

Propose retaining the two Large conifers (Cedars) in driveway turnaround, potential trimming and pruning as necessary to be covered under Arborist Report (to be supplied)

Propose keeping the streetside retention and existing (Prunus) hedge to minimalise any change of street presence.

Entry treatment:

Propose one stone column (5 ft/1.5M ht) on (south) side of entry w/no gate

A stone wall “ruin” (3 ft/0.9m ht) is to run out of column and “break down” as ruin.

Driveway treatment:

The driveway area is to be partially reshaped. The gravel drive surface is to be retained with new granite curbing to define the edge.

Pedestrian access:

The pedestrian walk towards the gate is to be of natural stone pavers with a (natural random cut).

Orchard:

There are two existing old apple trees being retained and enhanced with a small new heritage orchard situated in a wild grass field.

Area B: Inner Court and Residence

There is to be a frosted glass paneled architectural gate at the pedestrian and auto entrance with stone column to separate the inner and outer spaces.

The inner driveway and pedestrian paving has a hard architectural design and finish. The hard paved inner drive court has a contrasting pedestrian crossing.

A garden area that visually separates interior space from the driveway screens the view from Den.

The garden at the building entry features a continuation of the hard paved pedestrian walk crossing over a water feature at the building edge.

The great room terrace and garden extends the living space out into the landscape. The hard paved area breaks into a small lawn area. The garden slopes away towards the neighbouring property.

Below the Terrace area is a mid level space that will contain a veggie and flower garden. Situated between natural rock outcroppings, it has a softer, more informal feeling. The steps continue down to the rear yard area that gently slopes away from the house.

Grade around rock outcroppings has been brought up to soften the landscape and allow existing rocks to become features in the landscape.

Outdoor spaces close to the house are more formal, with architectural walls and paving and bold planting. As the gardens recede further from the house, they transition into more organic plantings with informal hardscape elements.

Area B: Significant Plant Materials

Several significant plants have been identified on site and have been incorporated into the proposed landscape design. Three large conifers at the entrance to the site will be retained, though maintenance is required to improve safety. Forma Design Inc. is proposing that these trees be limbed up and will apply for a separate permit to facilitate such maintenance.

A *Camellia japonica* near the proposed orchard will be retained in situ. Additionally, a cutleaf Japanese maple and *Magnolia stellata* will be saved and replanted in a new location on site. A multi-stemmed locust tree will also be retained in its current location. An arbourist will be contracted to monitor the health of, and make maintenance recommendations for, plant material to be retained on site during the construction phase.