

PEDESTRIAN CROSSINGS

3 to 4m Main Pedestrian Crossings
2.5m Secondary Pedestrian Crossings

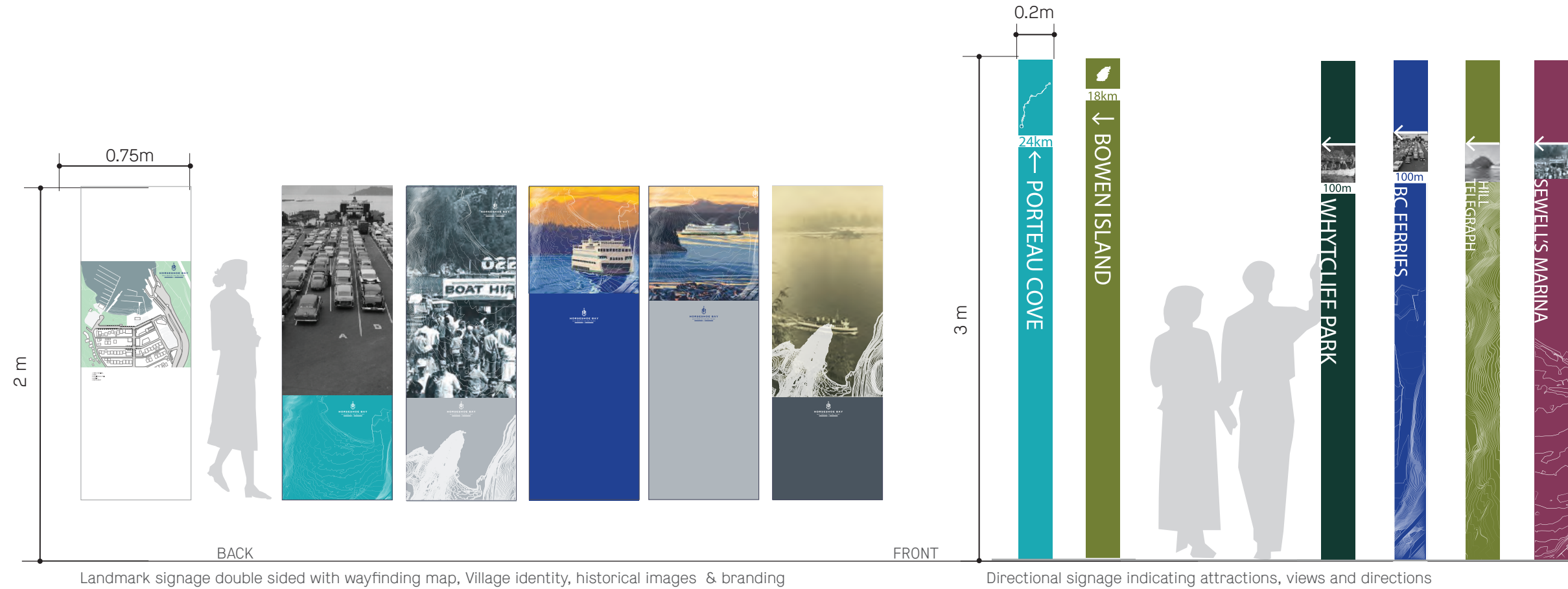
The use of pedestrian crossing graphics can help to further emphasize Horseshoe Bay's character, improve connectivity and walkability, calm traffic, and prioritize pedestrians use in the Village. Graphics can be bold and whimsical in patterns specifically designed and customized to represent the spirit of Horseshoe Bay. An enlarged version of the Spirit Trail graphic is shown as an example graphic theme. Main pedestrian crossings and secondary crossings as are dimensioned as shown.



Pattern Examples

WAYFINDING & SIGNAGE

Conceptual design for three types of signage have been developed. The landmark signage pieces are meant to provide wayfinding information and convey Village identity. The directional signage pieces simply give context and relative distance to nearby destinations. Satellites signage accompanies landmark signage and is diffused to the outer limits of the Village. The images and icons used in the signage could also be applied to light pole banners.



Landmark signage double sided with wayfinding map, Village identity, historical images & branding

Directional signage indicating attractions, views and directions



Light pole banners

Satellite signage double sided with wayfinding map and images

TEMPORARY OR SEASONAL POP UP PATIOS & PARKLETS

Pop up patios and parklets that are temporary and/or seasonal can offer opportunities to animate Horseshoe Bay's streetscape. Pop up patios and parklets adjacent to businesses can occupy rented street parking stalls in the summer season or for special events.

Locations along the south side of Bay Street would be ideal for temporary or seasonal pop up patios that encourage visitors and residents to linger and enjoy the atmosphere of the village. Pop up patios would allow al fresco dining to take place in the summer months, or bench seating for visitors to relax on and take in the vibrant street life.

Potential locations for temporary or seasonal pop up patio/parklets



PLANTING PALETTE

The selection of street trees for Horseshoe Bay will be critical part of redefining the pedestrian quality of the village. Trees will provide a strong definition to the street, frame views to the water, offer summer shade and seasonal colour, assist in the management of stormwater, and lend a memorable quality to the public realm.

Although offering spectacular spring colour, the existing cherry trees on Bay and Royal Streets are nearing the end of their viable lifespan, and are showing signs of decline. In addition, the typical shallow roots of the cherry trees is resulting in heaved paving that limits accessibility and increases maintenance. In tandem with the paving and utility upgrades to the street, these guidelines recommend the removal and replacement of existing trees with new urban trees that a) offer salt tolerance, rooting depth, drought tolerance, and pest and disease resistance b) compliment the street character and frame views to the water c) employ best management practices for appropriate soil volumes, structural soil or root barriers, and c) integrate stormwater and irrigation management practices.

The following trees are recommended for the principal streets in Horseshoe Bay:



Magnolia Kobus



BAY STREET

Magnolia kobus, Kobus Magnolia

- Small sized deciduous tree, oval upright form, 15 to 25 feet in height, 10-15 feet in width, slow growing tree, non-aggressive roots and open canopy allows for planting underneath.
- Dark shiny green leaves turning to yellow in fall, large prolific white flowers in spring, red fruit in fall that attract birds.
- Prefers full sun to light shade, and rich, moist well-drained soils.
- Appropriate tree for good flowering with maturity, some winter interest, and an open canopy that does not obscure views.



Zelkova serrata 'Green Vase'

ROYAL AVENUE

Zelkova serrata 'Green Vase', Japanese Zelkova

- Medium sized deciduous tree, vase shaped and upright, growing to 30 to 50 feet in height, rapid growing tree, slowing to medium rate at maturity. 'Green Vase' has a straighter upright crown, and grows almost twice as fast.
- Dark green leaves, changing to yellow, red and orange in fall, small yellow-green flowers in spring.
- High tolerance to wind, pollution, drought and compacted soils.
- Prefers full sun to light shade, moist well-drained soils.
- Appropriate tree for framing long views, specifically down Royal to the waterfront.



Cornus kousa 'satomi'



Carpinus betulus 'Fastigiata'

ALLEY EDGES

Carpinus betulus 'Fastigiata', Fastigate Hornbeam

- Medium deciduous tree, 40-60 feet in height, upright but wider with maturity.
- Dark green leaves turning yellow in the fall.
- Appropriate tree for narrow urban streets, providing foliage down to or near the base of the tree.

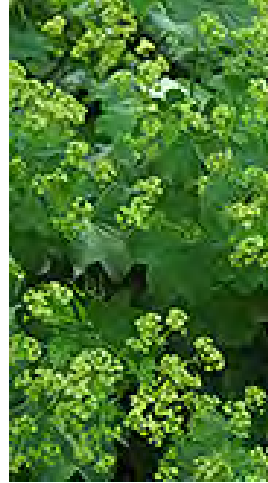
Cornus kousa 'Satomi', Korean Dogwood

- Small to medium deciduous tree, 20 feet in height, spreading vase shaped form that matures to a rounded form.
- Dark green leaves turning to purple or scarlet colour in fall. Very showy bracts in the spring starting white and turning a rose pink, with red fruit in the fall.
- Effective massed in small groupings with understory woodland planting.

PLANTING PALETTE

SEASIDE COTTAGE MEETS RUGGED MEETS RUGGED WEST COAST SHRUBS, GROUNDCOVERS & GRASSES:

- | | |
|--|------------------------------------|
| Alchemia mollis | Lady's Mantle |
| Allium hollandicum | 'Purple Sensation' Flowering Onion |
| Asarum caudatum | Western Wild Ginger |
| Arctostaphylos uva ursi | Kinnickinick |
| Brachyglottis greyi | Daisy Bush |
| Campanula portenschlagiana | Bellflower |
| Carex caryophyllea 'The Beatles' | The Beatles Spring Sedge |
| Carex oshimensis 'Everlime' | Everlime Sedge |
| Dryopteris wallichiana | Wallich's Wood Fern |
| Echinacea purpurea | Purple Coneflower |
| Escallonia 'Newport Dwarf' | Escallonia |
| Epimedium | Barrenwort |
| Gaultheria shallon | Salal |
| Hakonechloa macra | Japanese Forest Grass |
| Helleborus orientalis 'Royal Heritage' | Royal Heritage Lenten Rose |
| Heuchera 'Green Spice' | Coral Bells |
| Lavandula angustifolia | Lavender |
| Liriope muscari | Lily Turf |
| Lonicera pileata | Box-leaf Honeysuckle |
| Pachysandra terminalis | Japanese Spurge |
| Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass |
| Phormium tenax | New Zealand Flax |
| Polystichum munitum | Sword Fern |
| Polystichum setiferum | Shield Fern |
| Prunus laurocerasus 'Mount Vernon' | Dwarf English Laurel |
| Rhododendron | Dwarf rhododendron |
| Rosa rugosa 'Fru Dagmar Hastrup' | Single Pink Old Fashioned Rose |
| Rudbeckia fulgida | Rudbeckia |
| Saxifraga 'Primuloides' | Miniature London Pride |
| Smilacina racemosa | False Solomon's Seal |
| Trillium ovatum | Coast Trillium |
| Vaccinium ovatum 'Thunderbird' | Evergreen Huckleberry |



Alchemia mollis



Allium 'Purple Sensation'



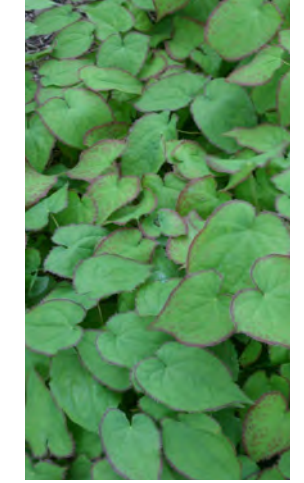
Asarum caudatum



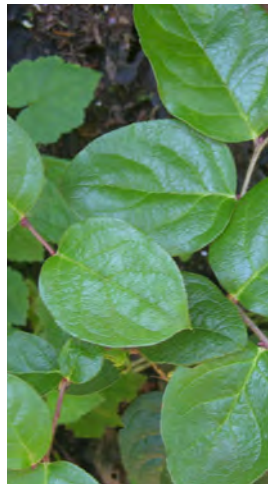
Brachyglottis greyi



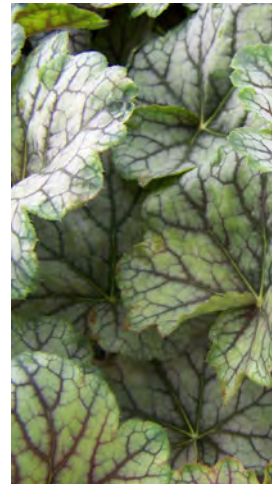
Carex oshimensis



Epimedium hybrid



Gaultheria shallon



Heuchera 'Green Spice'



Hydrangea macrophylla



Lavandula angustifolia



Pennisetum alopecuroides



Polystichum munitum



Polystichum setiferum



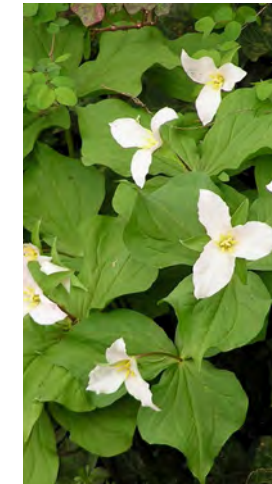
Rudbeckia fulgida



Smilacina racemosa



Syphoricarpos albus



Trillium ovatum



Vaccinium ovatum

STREET FURNISHINGS

The Horseshoe Bay Streetscape integrates furnishings that draw inspiration from its seaside location featuring, nautical forms, heavy timber and steel finishes.

Wood is used as an accent throughout the Village in custom benches and illuminated bollards.

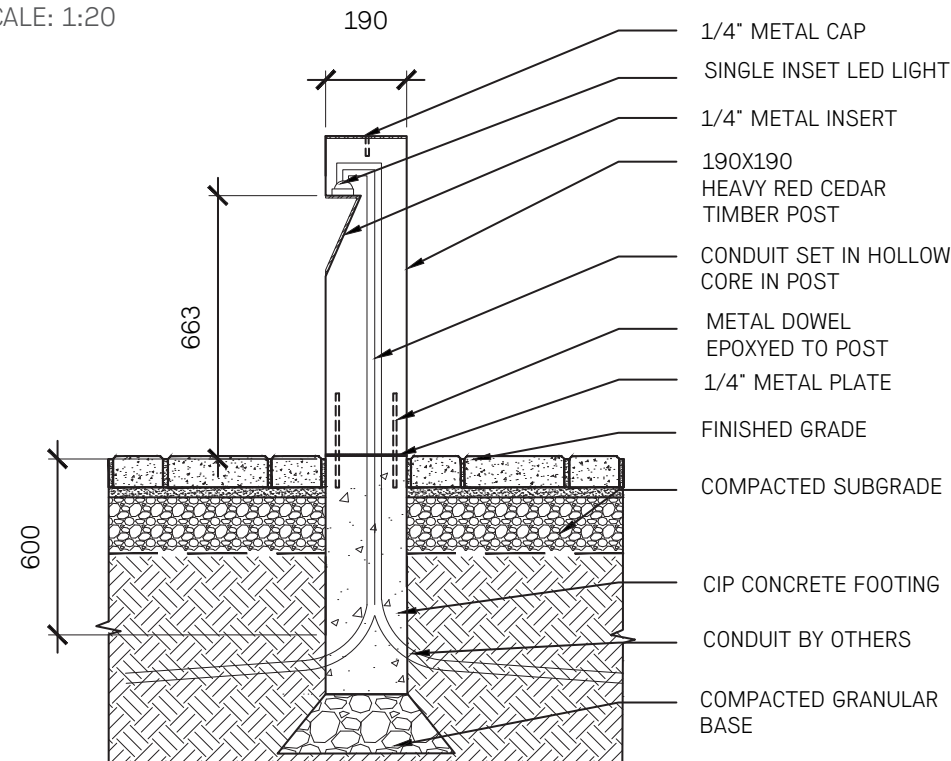


CUSTOM ILLUMINATED WOOD BOLLARD

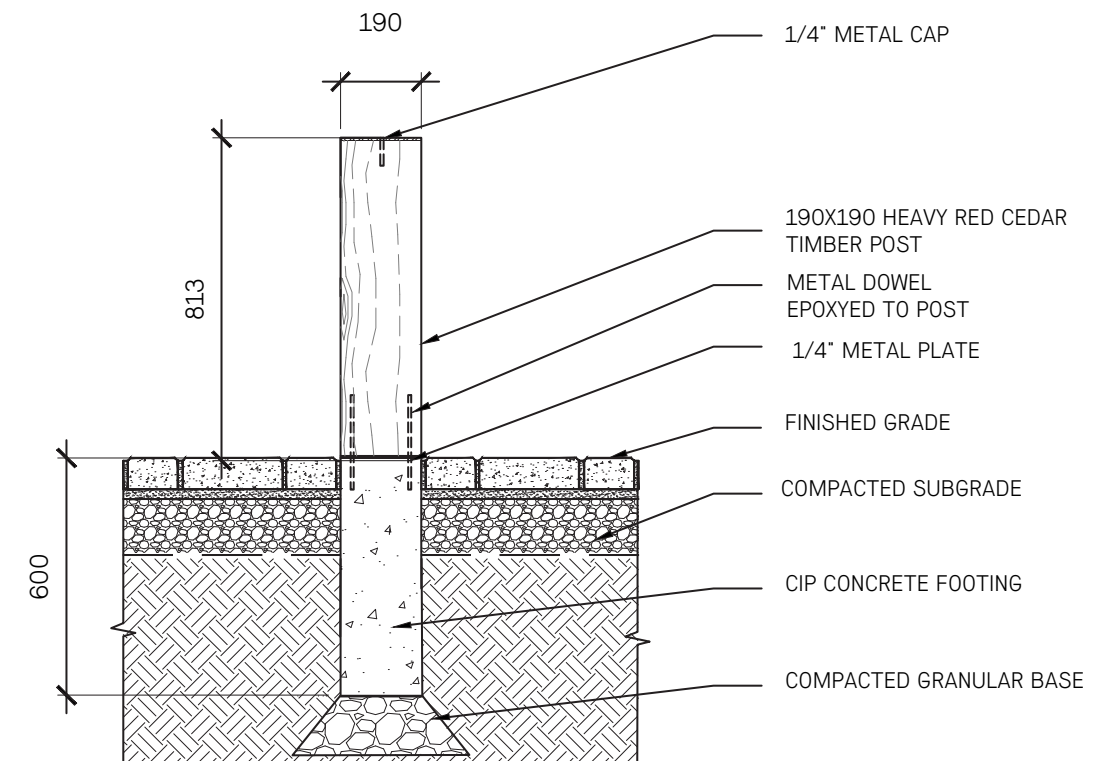
CUSTOM ILLUMINATED WOOD BOLLARD

Locations for both custom bollard options: Bay Street west of Keith Road to midblock crosswalk
Royal Avenue at Bruce to Bay Street
Little Bay between Keith Road and Royal Avenue

SCALE: 1:20

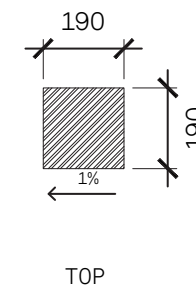
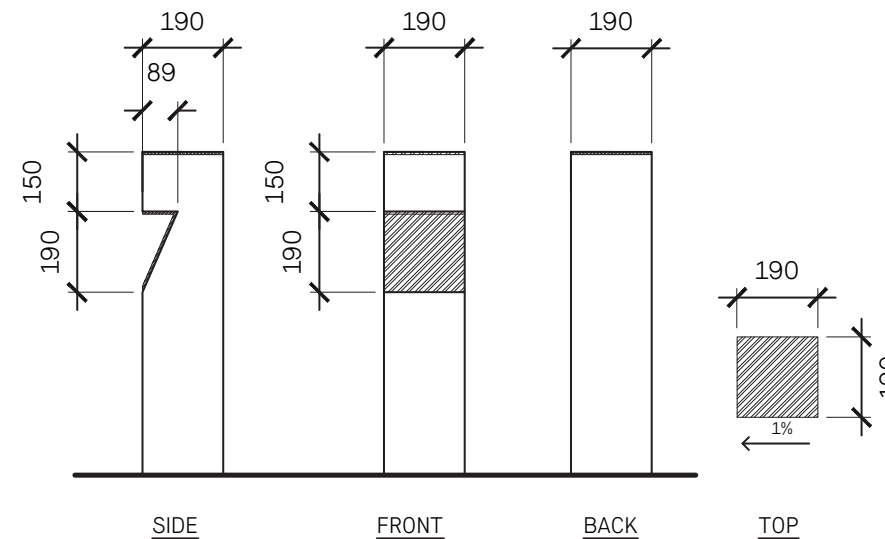


CUSTOM WOOD BOLLARD



NOTES:

1. WOOD TIMBERS: TIGHT-KNOT RED OR YELLOW CEDAR OR EQUIVALENT, PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. FINISH WITH 'ECO WOOD' TREATMENT OR EQUIVALENT
2. ALL STEEL HOT-DIPPED GALVANIZED HARDWARE. METAL PLATE TO BE POWDER COATED TO MATCH LIGHT POLES, PHILIPS LUMEC DOMUS - SMOOTH BRONZE.
3. PROVIDE ENGINEERED SHOP DRAWINGS FOR FOOTING AND ALL REQUIRED CONNECTIONS FOR. SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

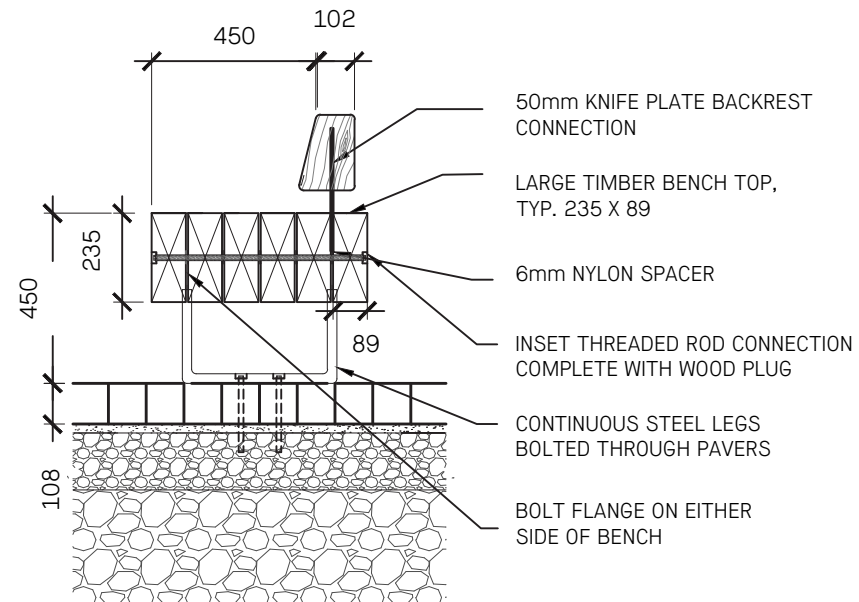
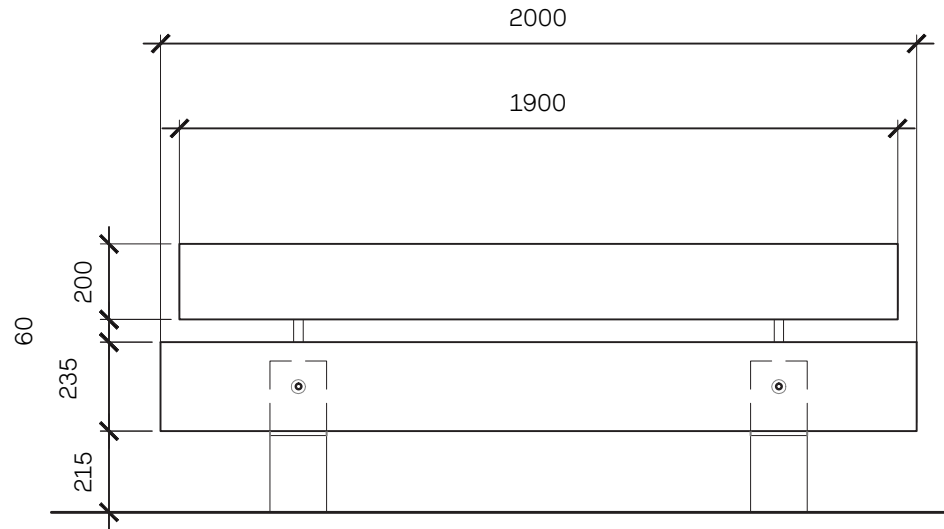


STREET FURNISHINGS

CUSTOM WOOD BENCH

Locations for both custom bollard options: Bay Street west of Keith Road to midblock crosswalk
 Royal Avenue at Bruce to Bay Street
 Little Bay between Keith Road and Royal Avenue

SCALE: 1:20

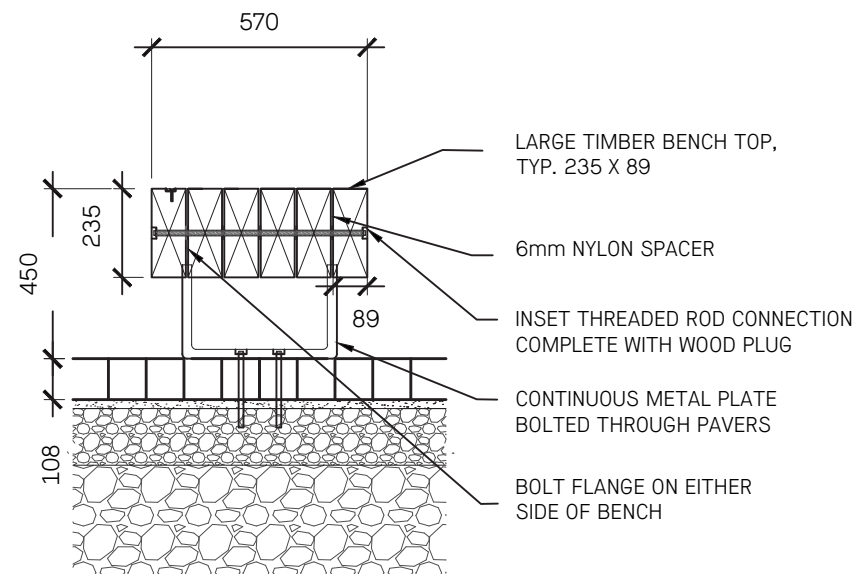
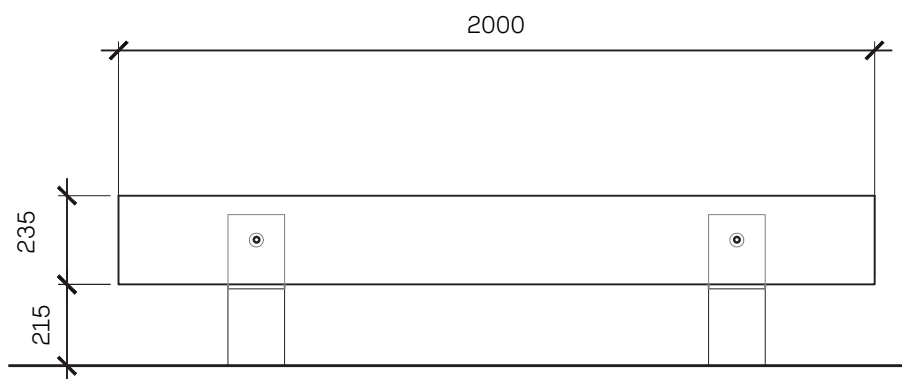


CUSTOM HEAVY TIMBER BENCH

NOTES:

- WOOD TIMBERS: TIGHT-KNOT RED OR YELLOW CEDAR OR EQUIVALENT, PLANED FOR SMOOTH FINISH, SLIGHTLY EASED EDGES. FINISH WITH 'ECO WOOD' TREATMENT OR EQUIVALENT
- PROVIDE CLOSED WOOD PLUGS AT ALL ROD ASSEMBLY CONNECTIONS. CONNECTIONS DESIGNED AND DETAILED BY THE SUPPLIER TO ACCOMMODATE SEASONAL TIMBER DIMENSIONAL CHANGES
- ALL STEEL HOT-DIPPED GALVANIZED HARDWARE, INCLUDING ROD CLIPS, THREADED RODS, BOLTS AND NUTS, POWDER COATED TO MATCH LIGHT POLES, PHILLIPS LUMEC DOMUS - SMOOTH BRONZE.
- STEEL LEGS AND BACKREST 6mm GAUGE, GALVANIZED AND POWDER COATED TO MATCH LIGHT POLES, POWDER COATED TO MATCH LIGHT POLES, PHILLIPS LUMEC DOMUS - SMOOTH BRONZE.
- PROVIDE ENGINEERED SHOP DRAWINGS FOR BENCH FOOTING, STEEL SUPPORT FRAME, BACKREST AND ALL REQUIRED CONNECTIONS FOR THE ABOVE. SIGNED AND SEALED BY STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

CUSTOM WOOD BACKLESS BENCH

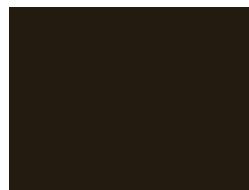


STREET FURNISHINGS

LIGHTING

Product: Phillips Lumec Domus
 Luminare: DM550-SCB (match existing)
 Mounting: IF (match existing)
 Pole: SSM8 (match existing)

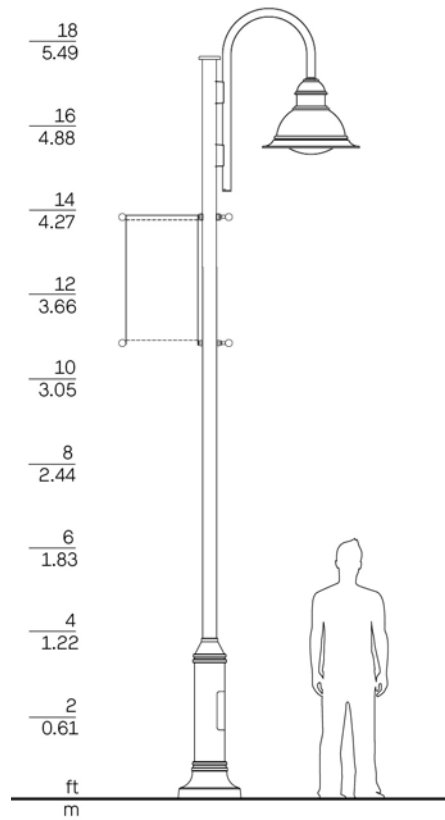
Dimensions: Match existing
 Materials/Finish: Smooth bronze
 Locations: Bay Street west of Keith Road to Nelson Avenue
 Royal Avenue at Bruce to Bay Street
 Little Bay between Keith Road and Royal Avenue



Br
 (Smooth Bronze)

NOTES:

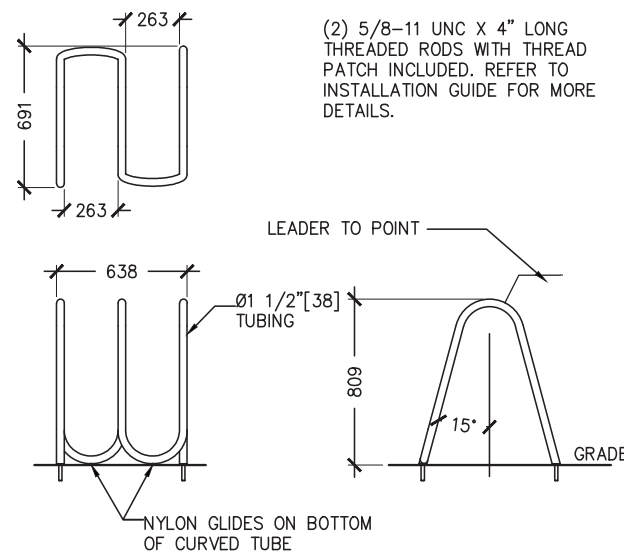
Tras/recycling receptacles and bike rack powered coating to match Smooth Bronze colour of Domus light poles.



POLE: SSM8 MOUNT: IF
 LUMINAIRE: DMS50-SCB

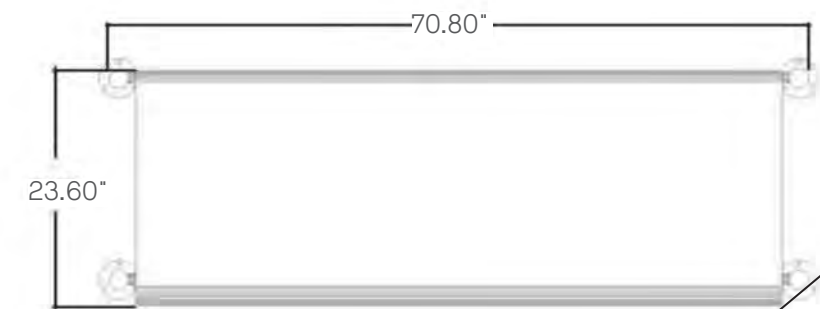
BIKE RACKS

Product: Landscape Forms Flo Bike Rack
 Dimensions: 1.5"x25"x27" 3 bike capacity
 Materials/Finish: Powdercoated steel, to match Domus light poles - Smooth Bronze
 Mounting: Surface mounted
 Locations: Bay Street west of Keith Road to midblock crosswalk
 Royal Avenue at Bruce to Bay Street

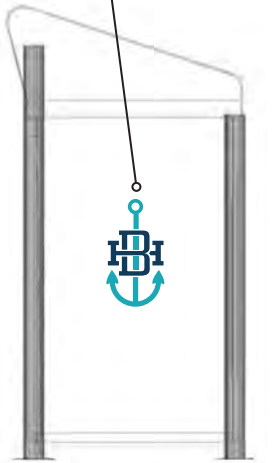


TRASH RECEPTACLES

Product: Ecolad Hazelton Three Stream HAZ003
 Dimensions: 23.6"x70.8"x47"
 Materials/Finish: Powdercoated steel to match Domus light poles - Smooth Bronze
 Mounting: Surface mounted, bolted down
 Locations: Royal Avenue at Bruce to Bay Street
 Little Bay between Keith Road and Royal Avenue



Custom board messaging - insert Horseshoe Bay branding



APPENDIX SITE ANALYSIS

PERSPECTIVE KEY

- ① Southwest corner of Bay Street & Royal Avenue
- ② Bay Street West of Royal Avenue
- ③ Bay Street sidewalk toward Royal Avenue
- ④ Pedestrian crossing at Royal Avenue & Bruce Street
- ⑤ Lane/parking lots between Bay & Bruce Streets
- ⑥ Bay Street pedestrian crossing at Keith Road

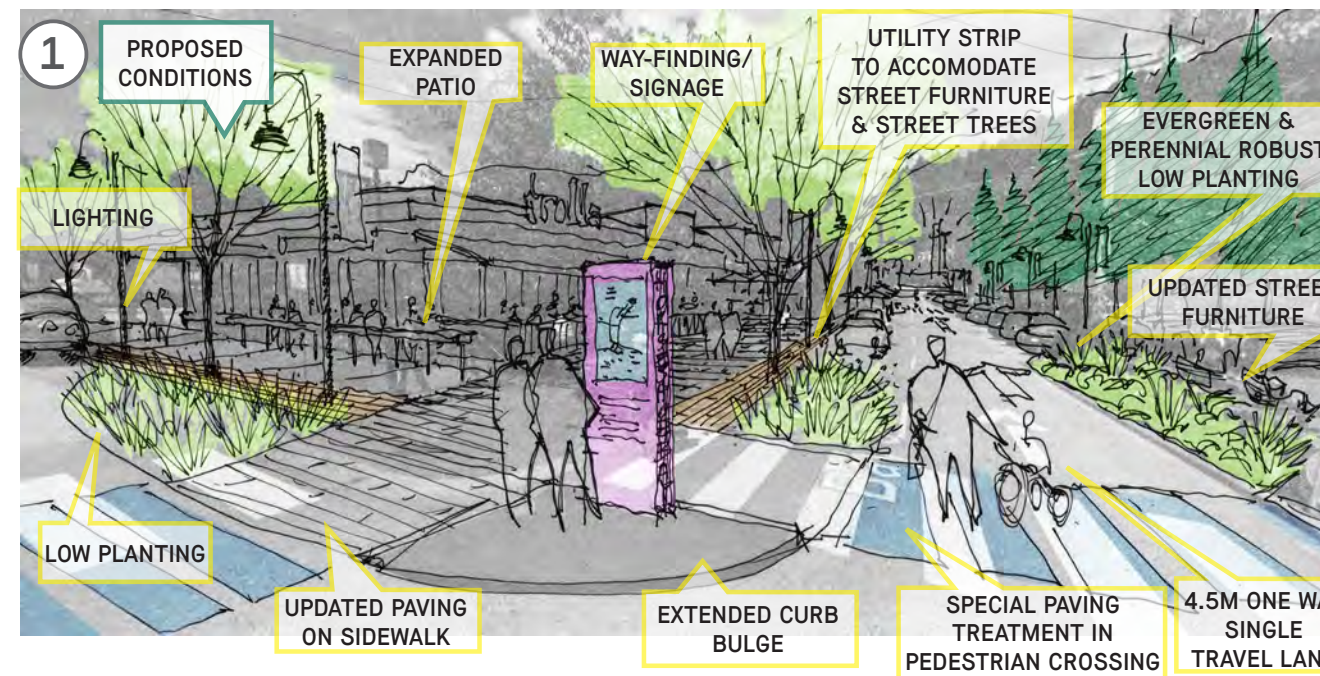


APPENDIX

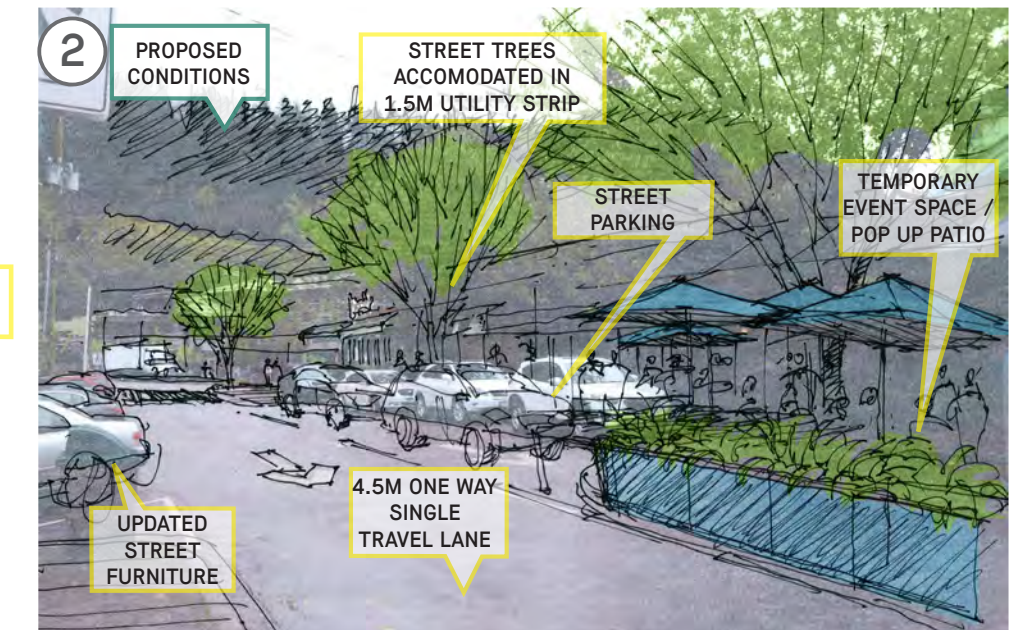
SITE ANALYSIS

THE HEART OF THE VILLAGE

SOUTHWEST CORNER OF BAY ST & ROYAL AVE



BAY ST WEST OF ROYAL AVE



APPENDIX

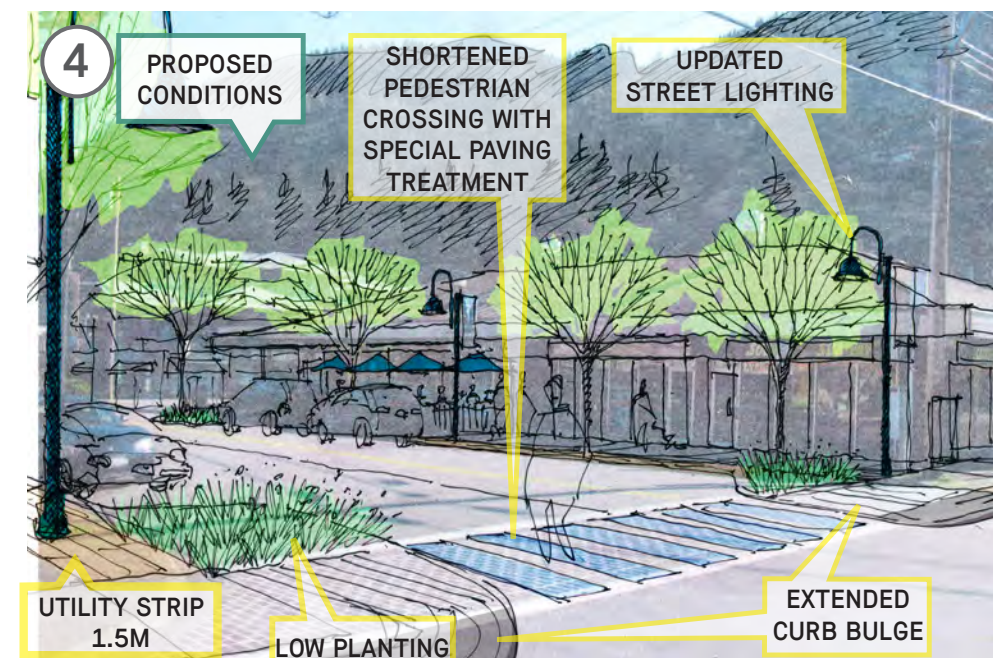
SITE ANALYSIS

THE HEART OF THE VILLAGE

BAY STREET SIDEWALK TOWARD ROYAL AVE



PEDESTRIAN CROSSING AT ROYAL AVE & BRUCE ST

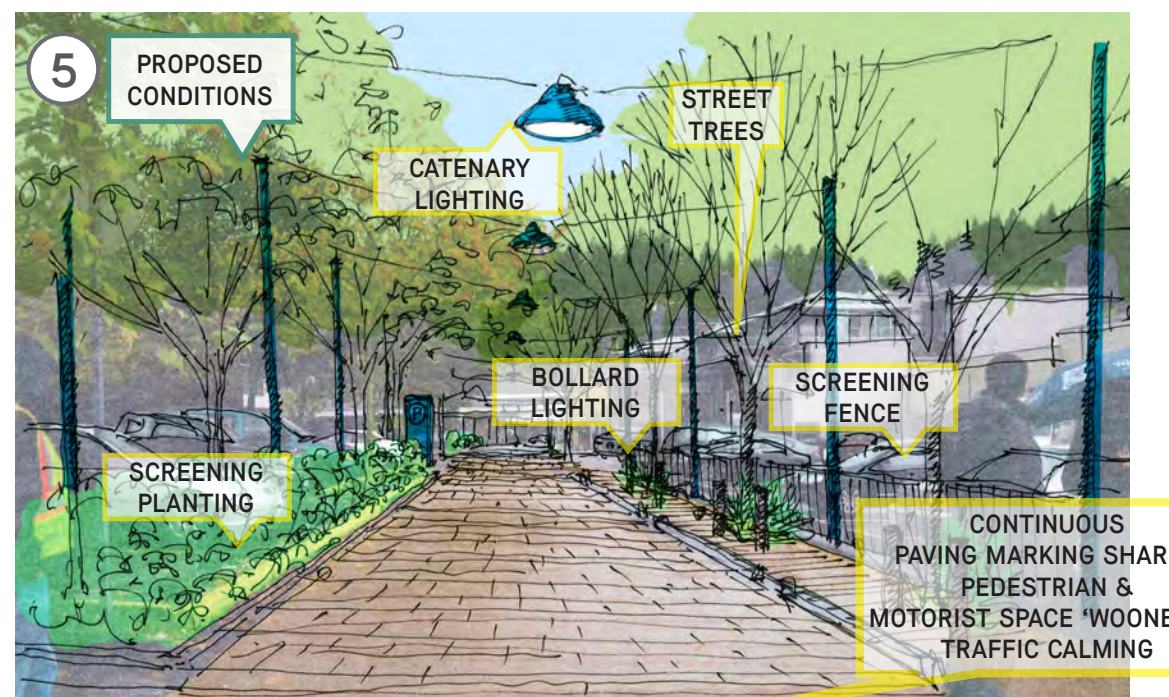


APPENDIX

SITE ANALYSIS

HALLWAYS & THE SIDE DOOR

LANE/PARKING LOTS BETWEEN BAY & BRUCE ST



BAY ST PEDESTRIAN CROSSING AT KEITH RD

