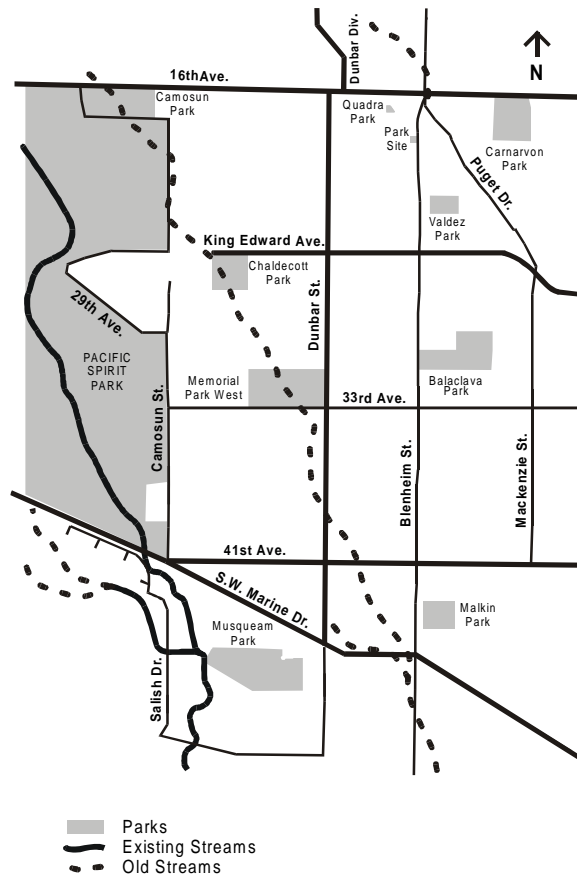




Greening, Parks, Streets and Lanes

The green street boulevards, mature trees, private gardens, and rural lanes are a major part of Dunbar character. They are also environmental assets, contributing to air quality and allowing natural water drainage through the ground.



14. Greening, Parks, Streets and Lanes

Parks, Streets, Lanes

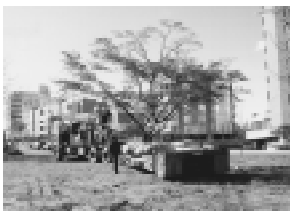
Streets and lanes make up about 30% of the area of the city, and are very important to the overall image of neighbourhoods. Parks are also important public places. Dunbar more than meets City standards for neighbourhood park area and geographic distribution. Parks range in size from the 19th and Blenheim park site (.17 acre) to Memorial Park West (18.5 acres). A number of parks have wilder areas of trees, undergrowth, or bog. The 1,885 acre Pacific Spirit Park, a regional park with major forested areas, abuts Dunbar. The grounds of a number of public and private schools also contribute to the treed nature of the community.



Treed area in park



Camosun Bog



Relocating large trees

Tree By-law and Landscape Controls

In the single family zoned areas, the City's Tree By-law controls removal of large trees (i.e., over 8" diameter). For new development, removal is only permitted under certain conditions. Private owners may obtain a permit to remove one tree per year, unconditionally. In both cases, replacement trees are required. In addition to the Tree By-law, the parts of Dunbar recently rezoned to RS-5/5S have design guidelines for landscaping new houses. There is no landscape review in single family areas still zoned RS-1S, however.

For most development in the duplex, apartment, and mixed use zones, the City requires a landscaping plan to be submitted showing areas of planting and paving.

Approved Vision Directions

14.1 Parks

Existing parks should be protected and improved:

- trees and natural areas in parks should be preserved.
- park buildings that are currently only heritage-listed should be formally heritage-designated to protect them from demolition.

- some existing parks, particularly Quadra, Valdez, and the unnamed park site at W. 19th and Blenheim, should be improved to make them more attractive and usable.

Support %: 90/7/3

People's ideas...

- retain treed area of Memorial Park West; Camosun bog; Memorial Park West fieldhouse; wildlife habitat
- add public art; benches; sculptured lawn shapes; fenced dog areas; community gardens

14.2 Preserving Existing Private Greenery

There should be more preservation of existing trees and major shrubs on private sites than is now required. If trees or shrubs must be removed, they should be recycled to other locations if possible.

Support %: 65/16/19

People's ideas...

- stronger tree retention by-law
- educational outreach group on landscape and tree stewardship
- tree inventory
- guided "tree walks"

14.3 Greening on Private Sites

New houses and other new developments should contribute to greening for appearance and environmental reasons:

- new houses and developments should keep significant portions of the site free of paving and development, to allow for planting, and for more water to drain into the soil (rather than being carried into the storm sewers)
- front yard design and planting should add to the green appearance of streets, rather than being completely closed off from view by high walls or hedges
- planting should occur in back yards

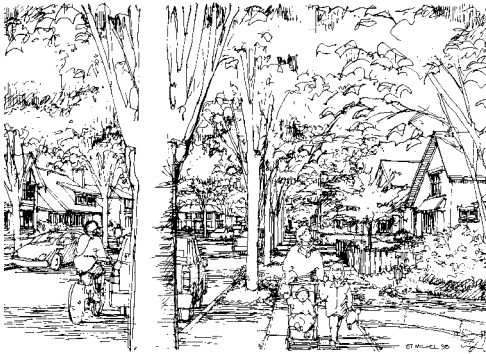
Support %: 78/11/11

14.4 Greening in Public Streets

Streets should continue to be the pleasant green links that connect the neighbourhood:

- protect existing boulevards and street trees
- encourage residents to care for street trees, and to extend private gardening into boulevards
- encourage special residential street designs, including possibly narrowing street pavement and varying sidewalk locations, based on community initiatives

Support %: 84/10/6



Green front yards and boulevards

14.6 Public Views

Views to the mountains, downtown, and water, available from many parks and from Dunbar Street, should be protected.

Support %: 90/6/3

People's ideas...

- identify key view locations; use height controls



View from Valdez Park

14.7 Lanes

The pleasant rural character and safe walking environment that still exists in many Dunbar lanes should be kept.

There should be options to fully-paved lanes, and all options should be offered to homeowners when they vote on lane paving. Planting at lane edges, and in back yards spilling over into lanes, should be encouraged.

Support %: 84/11/5

People's ideas...

- paved centre with unpaved shoulders; two paved wheel strips; gravel surface

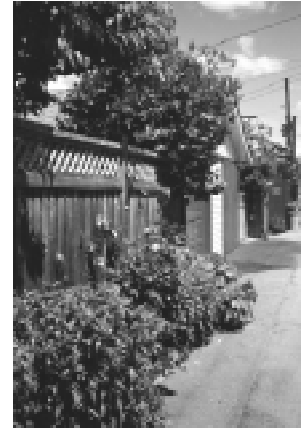
Other Vision Direction considered but not approved

14.5 Streams

The old "Head of the Lake" Creek that ran from Camosun bog to the Fraser River through Memorial Park West should be commemorated through public art, or opened up where possible.

Uncertain %: 49/32/18

Comment: This direction has the lowest disagree vote (and highest neutral vote) of any of the Uncertain directions. As part of 14.1, any redesign of local parks can include consideration of ways to commemorate or open up Head of the Lake Creek.



Rural lane character

