

22. Hillside Environmental DPA

Hillsides form the backdrop for many of the views within Colwood, and views of Colwood from neighbouring municipalities. Hillsides and ridgelines are important travel corridors for wildlife and form the headwaters of the creeks and streams. Careful development of these areas protects views, natural drainage patterns and wildlife habitat, while ensuring slope stability and protecting property values both on and below hillsides.

The following guidelines apply in areas identified as hillsides in the map presented in Figure 18. In many cases these areas are also within other DP areas, and those guidelines also apply. The following design guidelines are intended to complement a site adaptive planning approach to minimize ecosystem disturbance and protect open space and wildlife corridors.

22.1 Hillsides

- a. Open space and corridors between development areas or lots should be retained to provide continuous habitat linkages within the site and surrounding area. Significant features such as rock outcrops, streams, cliffs, and stands of trees should be incorporated into the open space and corridors as much as possible.
- b. Windfirm treed buffers must be maintained between the subject parcel and adjacent lots, and should also be applied along major roads fronting the development.

- c. Where trees are not present, and soils are suitable, new trees which are native to the Coastal Douglas-Fir Biogeoclimatic Zone must be planted.
- d. Development on steep slopes and hillsides must not alter quantity, timing or quality of runoff from the site.
- e. Discourage development on ridge lines.
- f. A rainwater management plan, prepared by a Qualified Professional, must be submitted which demonstrates that post-development conditions closely match pre-development conditions. The plan must:
 - i. Protect natural flow paths, volumes and storage resources.
 - ii. Avoid impacts to trees, vegetation and other environmental features due to changes in drainage patterns.
 - iii. Ensure no negative impact on water quality of run-off during and post-development.
 - iv. Address sediment and erosion control requirements.
 - v. Ensure no off-site drainage impacts (e.g., drainage from an upper lot to a lower lot)
- g. Post-development, exposed soil on steep slopes subject to erosion shall be re-vegetated with vegetation native to the Coastal Douglas-Fir Biogeoclimatic zone or otherwise protected from run-off erosion.
- h. Avoid using fast-growing non-native plants to retain soils. Temporary erosion control measures must be maintained during and post-construction until native vegetation is re-established and capable of protecting slopes from erosion.
- i. Avoid tree removal on steep slopes. Trees intercept precipitation and reduce stormwater runoff volumes, protect soils from erosion, and protect the scenic quality of the community.
- j. All new Hillside development must be sewerered or be connected to a sewerage system that does not discharge treated effluent within the Hillside DP area.
- k. Do not clear more trees and vegetation than is necessary to install services for any given phase of the development.
- l. Take advantage of topography and minimize disruption of rock outcroppings, sensitive ecosystems, mature trees and culturally significant features.
- m. Design sites to incorporate, protect and enhance remnant riparian zones, watercourses, and urban forests and to optimize opportunities to establish new ecological connections through the site, such as urban forest corridors and watercourses.
- n. Assess the development site for high-value natural vegetation that provides effective stormwater management.
- o. Provide a landscaped or forest leave (retention) area with an increased building setback where residential uses are located at grade along a high traffic corridor, for unit comfort.