

COUNCIL POLICY

SUBJECT: LANDSCAPING AND SCREENING GUIDELINES - DEVELOPMENT PERMIT AREAS	DATE: December 21, 1987 Revised:
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1. Purpose

These guidelines set out basic objectives. The onus is on the applicant to provide a development that meets or exceeds these general standards. Landscape areas are intended to enhance the appearance of the site and the building and should not be regarded simply as those areas of the site that are left over after all bylaw requirements have been met.

2. General Guidelines

a) Those portions of the lot not used for buildings or structures, off-street parking, off-street loading, or outside storage should be landscaped.

s One tree should be provided for every 35m² of landscape area.

s The size of trees should be as follows:

s Deciduous - 4.5 - 5.0 cm caliper

s Coniferous - 1.25 - 1.5 m height

s Ground cover in landscape areas should be live plants rather than mulch, gravel or rocks.

s Shrub and ground cover landscape areas should be established and filled in within three years for shrubs, and two years for ground cover.

s All planted landscape areas should be fully irrigated with automatic sprinkler systems.

b) Site planning and landscape development for all projects should be designated by a landscape architect or landscape designer.

3. Landscape Guidelines for Parking Areas

All parking lots providing parking for 20 or more vehicles should be landscaped according to the following guidelines:

s A landscape area should be provided for every 20 parking spaces.

s Landscape areas should not be less than 5.5m² and not less than 1.0 m in depth.

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- s A landscape area the depth of a parking stall should be provided at each end of a row of parking where the number of stalls is greater than 10.
 - s Landscape areas should be bounded on at least three sides by paving except where parking is limited to two rows of stalls.
 - s One tree should be provided for every 5 vehicles.
 - s Trees should not be planted closer than 1.5 m, and shrubs not closer than 90 cm to the ends of parking spaces.
 - s Each landscape area should have at least one tree.
 - s Walkways and landscaped areas adjacent to parking spaces (except 0 degree parking spaces) may extend 90 cm into the parking area.

4. Buffer and Screening Guidelines

A suitable street tree as per the Parks and Recreation Department=s approved list should be provided for every 15.0 m of property line abutting a public right-of-way except where there are existing canopy trees within the boulevard. Where trees are to be provided they should be planted, subject to Parks and Recreation Department approval, on the boulevard at no cost to the municipality.

5. Protection of Existing Trees

Where possible, existing trees should be preserved and protected during construction.

- s Care should be taken to maintain existing grades around trees or to provide properly constructed tree wells.
- s Dirt, rock, construction materials and debris should not be stored around existing trees.
- s Trees to be retained should be protected with suitable fencing such as plywood hoarding.
- s Existing trees on public rights-of-way may not be removed or pruned without first obtaining approval from Council through the Parks and Recreation Department.

6. Plan Submission Guidelines

Plans submitted for development permit approval should include:

Site Plan and Design Grades - site plan showing existing structures, all trees over 15 cm diameter, property lines, finished floor elevations for all structures, spot elevations in parking areas and along the site boundary, spot elevations of adjoining municipal walks, boulevard trees and curbs, and all municipal services, both underground and overhead.

Landscape Plan and Plant List - indicating the location, species and size of planting material, existing trees to be retained, and grading, and exterior lighting information. Grades should be shown at the base of all trees to be retained as well as methods of proposed retention.