



LANDSCAPE AND SCREENING GUIDELINES

FOR COMMERCIAL, INDUSTRIAL, MULTI FAMILY
AND PUBLIC USES
IN DEVELOPMENT PERMIT AREAS



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 other 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. The use of native plant material is preferable when appropriate.
- One tree should be provided for every 35 m² of landscape area.
 - The size of trees should be as follows:

Deciduous	4.5 - 5.0 cm caliper
Coniferous	1.25 - 1.5 m height
 - Groundcover in landscape areas should be live plants rather than mulch, gravel, or rocks.
 - Shrub and groundcover landscape areas should be established and filled in within three years for shrubs, or two years for groundcover.
- b) Site planning and landscape development for all projects should be designed by a landscape architect or a 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:

- A landscape area should be provided for every 20 parking spaces.
- Landscape areas should not be less than 5.5 m² and not less than 1.0 m in depth.
- 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.
- Landscape areas should be bounded on at least three sides by parking area except where parking is limited to two rows of stalls.
- One tree should be provided for every 5 parking stalls.
- Trees should not be planted closer than 1.5 m, and shrubs not closer than 90 cm to the ends of parking spaces.

- Each landscape area should have at least one tree.

- Walkways and landscaped areas abutting the end of 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 TREES

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

- Care should be taken to maintain existing grades around trees or to provide properly constructed tree wells.
- Dirt, rock, construction materials, and debris should not be stored around existing trees.
- Trees to be retained should be protected with suitable fencing such as plywood boarding.
- Existing trees on public rights-of-ways 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 Grade - 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 proposed planting material (the use of native plant material is preferable where appropriate), 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 proposed for retention.

Estimated Cost of Landscaping - Prior to the issuance of a development permit, a surety deposit in the amount of 120% of the estimated costs to complete landscaping will be required. A landscape plan shall therefore include an estimate of the landscape costs. This figure should include costs associated with any necessary tree and/or vegetation retention programs.