

## **Part Eight Landscaping Requirements**

### **Section 63 Purpose and Applicability**

- 63.1 The purpose of the Landscaping Requirements is to provide an appropriate standard of aesthetic quality and environmental stewardship within the City.
- 63.2 Landscaping, in accordance with this Bylaw, shall be a condition for the issuance of a Development Permit for all new development.
- 63.3 The provision of landscaping, in accordance with this Bylaw shall be a condition of the issuance of a Development Permit related to an existing development, if the changes will substantially enlarge or increase the intensity of use. Substantial enlargements or increases in intensity of use include, but are not limited to additional floor space, increased seating capacity, or additional dwelling units.

**(Bylaw C-1260-31 - August 10, 2015)**

## **Section 64 General**

- 64.1 Districts have specific landscaping requirements outlined in their respective Land Use District (Section) in Part Ten of this Bylaw. Refer to the Land Use District within Part Ten that applies to the subject property to determine the Minimum Required Landscaped Area.
- 64.2 For Districts, other than Direct Control Districts, that do not have specific landscaping requirements, landscaping shall be in accordance with the standards in Part Eight of this Bylaw.
- 64.3 The Minimum Required Landscaped Area as required in the respective Land Use District within Part Ten, shall be permeable surface landscaping. A permeable surface is any treatment that will allow for water to drain into the ground beneath. This includes, but is not limited to, sod, woodchip and washed rock if it is part of xeriscaping.

### **(Bylaw C-1260-60 - September 6, 2016)**

- 64.4 For multi-attached dwellings, apartments, commercial and industrial uses, perimeter landscaping is required within any yard that is adjacent to a public road (excluding lanes) or public use sites, including but not limited to schools and parks. The buffer shall be a minimum of 3m wide. This area is required regardless of whether it exceeds the Minimum Required Landscaped Area.
- 64.5 In addition to the Minimum Required Landscaped Area in each district, any portion of the site not constructed upon or not legally paved to be used for parking shall be landscaped to the satisfaction of the Development Authority.

### **(Bylaw C-1260-60 - September 6, 2016)**

- 64.6 Areas used to fulfill the Minimum Required Landscaped Area shall not be used for other purposes including but not limited to parking, vehicular circulation, or loading facilities.
- 64.7 For applications where the Minimum Required Landscaped Area is less than 500m<sup>2</sup>, the landscaping details shall be included on the site plan, if no landscape plan is provided.
- 64.8 The Development Authority shall require a separate landscape plan for any site where the Minimum Required Landscaped Area exceeds 500m<sup>2</sup> and it shall be prepared by a Certified Landscape Designer, Architect or Technologist who is a member in good standing with the Alberta Association of Landscape Architects or an equivalent Canadian Association.
- 64.9 The Landscape Plan shall be to a scale of 1:500 or larger and include the following:
- a. A North arrow, site dimensions and lot area;
  - b. The property lines of the site, identification of adjacent land uses, approximate or estimated location of buildings and landscaping on adjacent sites;
  - c. All overhead, surface and underground utilities, limits of easements and rights-of-way;
  - d. The existing and proposed topography;
  - e. The existing vegetation and indicate whether it is to be retained or removed;
  - f. The layout of berms, open space, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
  - g. The location, height and materials of all proposed walls, fences and screens;
  - h. The location of trees and shrubs;
  - i. A table indicating the required quantities of plant materials;
  - j. Typical planting details indicating soil depths and mulch types;
  - k. The common and botanical names, sizes and quantities of plant material and the type of landscaped areas;
  - l. Irrigation systems, if proposed; and,

- m. If City property is being used for temporary storage of landscape materials, indicate the location and extent. (Note: The express written permission of the City's Parks Operations Department is also required).
- 64.10 Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.
- 64.11 All landscaped areas must meet the following requirements:
- a. Be a soft surfaced or suitable, durable, decorative hard surfaced landscape material. Suitable hard surfaces may consist of, but are not limited to, paving stone, natural stone work, rip rap and rock, artificial grass, decorative concrete or architectural features. Hard surface areas must provide visual or pedestrian amenity and must be augmented with plant material or provide suitable visual character. The acceptable scope and scale of hard surface landscape areas is at the discretion of the Development Authority; and,
  - b. Soft surfaced landscaped areas shall have topsoil to a minimum depth of 150mm.
- 64.12 All landscaped areas shall be designed to facilitate effective surface drainage and be consistent with a pre-approved lot grading plan if one was required.
- 64.13 The Development Authority may require a reduction of the area of hard surface landscaping if the proposed area would inhibit site drainage.
- 64.14 If the required landscaped area, or portions thereof, contain native trees and shrubs, the area may be maintained in its natural vegetated state at the discretion of the Development Authority. Vegetation preserved on the site may be credited to the total landscaping requirements, at the discretion of the Development Authority. Consideration must be given to the following:
- a. Ensuring the safety and maintainability of the site and its surroundings;
  - b. Ensuring the long-term viability of the remaining native vegetation considering the potential alteration to the site hydrography, disruption of existing native soils, increased exposure to sun and wind and increased human activity brought about as the result of site development; and,
  - c. Compatibility with adjacent land uses and landscaping.
- 64.15 Existing natural landscaping retained on site may be considered as part of the required landscaping, with prior written approval of the Development Authority, if the vegetation is deemed appropriate and is properly protected during construction.
- 64.16 Naturalized landscapes may be developed where appropriate at the discretion of the Development Authority. Generally, naturalization would apply to river valley and ravine lands, major utility and road rights-of-way, adjacent to existing natural areas and in Industrial Districts. Naturalized landscapes require the following:
- a. A landscape plan, prepared in accordance with Part Eight, regardless of the Minimum Required Landscaped Area;
  - b. Naturalized landscapes are to be designed to reflect the plant materials, soil types and topography typical to the Dry Mixedwood or Peace River Parkland Natural Sub-Regions of Alberta; and
  - c. The Landscape Architect is to provide any additional specifications and details required for the installation and establishment of a naturalized landscape on the landscape drawings when submitted for approval.
- 64.17 If a landscaped area is provided adjacent to a boulevard, the tree species and planting shall be similar or complimentary to the existing or future proposed boulevard trees.
- 64.18 The City boulevard does not count towards the landscaping required by this Bylaw.

64.19 Refer to the City of Grande Prairie Design and Construction Manual Section 16 - Landscaping ([www.cityofgp.com](http://www.cityofgp.com)) for best practices.

**(Bylaw C-1260-31 - August 10, 2015)**

## **Section 65 Planting Requirements**

- 65.1 For Districts where there is a minimum required number of trees and shrubs, the required quantities are specified in Part Ten of this Bylaw. Trees and shrubs shall be provided according to the following standards:
- a. Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken;
  - b. The provision of a hard-surface area does not negate the requirements for plant material;
  - c. Shrubs may be substituted with trees. One (1) tree can replace up to four (4) shrubs. Trees may not be substituted with shrubs. The substitute tree must be a large stature tree (a species that reaches 12m in height or higher at maturity);
  - d. If parcel constraints make the provision of the required number of trees and shrubs impossible, the cost of providing the deficit number of trees and shrubs may be provided as cash-in-lieu to the Boulevard Rehabilitation Trust Account through an agreement with the City. The agreement shall be administered by the City's Parks Operations Department.
- 65.2 All plant materials used for landscaping including screening must be of a species capable of healthy growth in the City and be resilient to specific site location factors (i.e. sun, excessive wind, shade, road salt, gravel and reasonable maintenance practices). All plant materials must conform to standards of the Canadian Standards for Nursery Stock, Current Edition of Canadian Landscape Association ([www.canadanursery.com](http://www.canadanursery.com)). The use of drought tolerant plant material and the application of xeriscaping principles are encouraged. The following planting requirements shall be met in all landscaped areas:
- a. A minimum of one-third (1/3) of all required trees must be coniferous trees with a minimum height of 1.9m at the time of planting;
  - b. Deciduous trees must have a minimum calliper of 50mm at the time of planting;
  - c. A minimum of one-third (1/3) of all required shrubs must be coniferous shrubs with a minimum spread of 350mm or a minimum height of 600mm for upright varieties, at the time of planting; and,
  - d. Deciduous shrubs must be a minimum height of 450mm at the time of planting.

**(Bylaw C-1260-31 - August 10, 2015)**

## **Section 66 Landscaping for Large Parking Areas**

**(Bylaw C-1260-31 - August 10, 2015)**

- 66.1 Landscaped islands shall be required within at-grade parking areas with a capacity for 50 or more vehicles.
- 66.2 The minimum total area of all landscaped islands in the parking area must be equal to 1.7m<sup>2</sup> for every parking stall provided.
- 66.3 Landscaped islands may be provided as peninsulas that are connected to the buffer landscaping around the parking lot.
- 66.4 Landscaped areas within and abutting parking areas are to be contained by a 150mm height concrete curb or approved alternative. For sunken landscaped areas, gaps in the concrete curb are permitted to allow for storm water drainage.
- 66.5 Landscaped islands provided in the parking area shall not be entirely located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.
- 66.6 The number of trees and shrubs required is one (1) tree for each 20m<sup>2</sup> and one (1) shrub for each 10m<sup>2</sup> of required parking area landscaped island. The number of trees and shrubs within the landscaping islands may be counted towards the required number of trees and shrubs for the entire site.
- 66.7 Trees must be planted with a minimum distance of 1.5m from the centre of the tree to the back of any curb.
- 66.8 Parking area landscaped islands shall be designed and located in such a way that the health of all landscaping in them can be maintained for the life of the principle development.
- 66.9 Landscaping shall not interfere with parking lot lighting, vehicle and pedestrian sight lines or increase the opportunity for criminal activity.

**(Bylaw C-1260-31 - August 10, 2015)**

## **Section 67 Landscaping Securities**

**(Bylaw C-1260-31 - August 10, 2015)**

- 67.1 Notwithstanding the provisions of Section 67.5, as a condition of the development permit the applicant must provide the City with either a certified cheque or Letter of Credit equal to the total cost of the required landscaping, but not less than \$5,000.00. The amount shall be determined by the Development Authority based on the approved landscape plan. The quoted landscaping costs must be valid for the work requested by either the applicant or the City. The amount shall include the cost of the following:
- a. Rough grading of landscaped area;
  - b. Minimum of 150mm of topsoil and sod or seed;
  - c. Trees and shrubs in accordance with this Bylaw; and,
  - d. 150mm height concrete curb separating landscaped areas and parking areas
- 67.2 Pursuant to Section 67.1, the conditions of the security shall be:
- a. 60% of the certified cheque or Letter of Credit will be released once the Development Authority has confirmed compliance to the Development Permit;
  - b. The balance of the certified cheque or Letter of Credit shall be released to the applicant, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition two (2) growing seasons after completion of landscaping. The inspection shall take place within ten (10) business days of receipt of the written request subject to seasonal conditions. If the Development Authority is not satisfied that the landscaping meets the requirements a re-inspection fee shall be required for subsequent inspections;
  - c. The applicant shall replace all required landscaping that does not survive the two (2) year maintenance period with a suitable, similar material; and,
  - d. If landscaping is not completed within the time-period specified in Section 24.7.1 the certified cheque or proceeds of the Letter of Credit may be used by the City to undertake the landscaping. If funds are insufficient to cover the cost of the work the deficiency shall be a debt due from the applicant to the City.

**(Bylaw C-1260-93 - July 16, 2018)**

- 67.3 In the event that seasonal conditions prohibit the completion of landscaping, the parcel shall have all landscaping completed for August 1 of the following growing season.
- 67.4 To ensure compliance with Part Eight of this Bylaw and at the discretion of the Development Authority, the City may enter into an agreement with the registered property owner. The City may register the agreement by way of caveat under the Land Title Act against the property being developed. As a condition of the agreement, the owner/developer will be required to provide security in accordance to Section 67.1. This caveat shall be discharged when the Development Authority accepts the landscaping as complete.

**(Bylaw C-1260-31 - August 10, 2015)**