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## **CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA**

### **LANDSCAPE DESIGN STANDARDS**

A critical component of any development is the landscape. A functional and aesthetically pleasing design is expected for all development applications. In situations where a higher level of landscape design may be required (as described in Part 9) applicants are encouraged to contact the Township directly to discuss landscape design and site specific issues as part of the pre-consultation process, prior to submitting a full site plan application.

Please reference the Site Plan Application Checklist for plan requirements. Where appropriate consider and apply: Crime Prevention through Environmental Design (CPTED), Low Impact Development (LID), and current Accessibility for Ontarians with Disabilities Act (AODA) Standards.

#### **PART 1 | LANDSCAPE DESIGN PRINCIPLES**

- 1.** Preserve existing trees, woodlots and natural features from development impacts where possible.
- 2.** Promote excellence in landscape design with consideration of the distinct character of various settlement areas (downtowns, urban centers and hamlets) and rural spaces throughout the Township.
- 3.** Encourage diversity of tree species and plant materials, including the use of native species where appropriate.
- 4.** Preserve heritage and archaeological resources, including landscapes of historical or cultural significance where required.
- 5.** Ensure integration of the landscape design with storm water management features and low impact developments (LID).

6. Reduce heat island effect for large expanses of hardscape and parking areas by specifying large canopy trees and large planted islands.
7. Enhance the streetscape and public views of each development, and provide landscape buffering with special consideration for pedestrian safety and walkability (CPTED).
8. Consider and include appropriate trail connections and linkages for pedestrians and cyclists where possible.

## **PART 2 | LANDSCAPE DESIGN GUIDELINES**

1. Provide landscaping along the street in accordance with Municipal by-laws, for continuity along the streetscape between adjacent properties.
2. Where minimum landscaped areas are required, a minimum tree canopy cover will be expected within that area (to be estimated at maturity). Within the required landscaped area the following tree canopy coverage percentages will be expected: 40% tree canopy cover in settlement areas; and 30% tree canopy cover in the rest of the Township.
3. Maintain unobstructed views to building entrances, signage, public spaces, and amenity spaces.
4. Ensure plant materials do not obstruct views or sight lines for motorists and pedestrians in keeping with Site Line Triangles and Driveway Triangle requirements.
5. Provide planting areas to define public walkways and open spaces.
6. Specify plant material that is appropriate for the site that provides multi-seasonal interest, is hardy, and drought and salt tolerant with low maintenance requirements.
7. Avoid the use of invasive plant species.
8. Soften building elevations with foundation plantings, tree planting, and/or plant groupings to frame the architecture and add visual interest to plain facades.
9. Provide a mix of landscaping, fencing, and berming to screen and buffer parking, waste, loading, and storage areas from public view.
10. Provide protection from excessive sun and winds, especially adjacent to open areas or amenity spaces where people gather.
11. All finished grades for berming and embankments should be a maximum slope of 3:1 for maintenance, safety, and landscaping purposes.

12. Ensure steep embankments are stabilized using hard or soft landscape materials such as retaining walls, shrubs and groundcovers. If seeded, suitable erosion control measures are to be specified.

## PART 3 TREE MANAGEMENT GUIDELINES

Tree management is the process of protecting the existing natural features, identifying the vegetation that is to remain on a site after development, and determining what protection may be needed on the site (and adjacent properties) to mitigate potential impacts.

Two plans may be required as part of the properties tree management process:

**General Vegetation Overview** - A General Vegetation Overview (GVO) identifies the existing characteristics of the vegetation communities found within the project site boundaries and functional associations in the subject environment. Submitted plans shall include features on neighbouring properties that may affect the sites vegetation or adjacent sites vegetation. This plan may be submitted prior to the application submission, or concurrently with the Site Plan application, however if a Tree Preservation Plan is deemed necessary (based on the GVO) the application will not be declared complete until the Tree Preservation Plan has been submitted.

**Tree Preservation Plan** - A Tree Preservation Plan is only necessary when the GVO has determined that there are trees worth retaining, or when the development will impact vegetation. This will be submitted with the Site Plan Application, if it is deemed necessary.

A Certified Arborist is required to complete both the GVO and the Tree Preservation Plan. Please refer to the Site Plan Application Checklist for plan requirements.

## PART 4 PLANT MATERIAL SPECIFICATIONS

1. All proposed plant material shall conform to the most recent version of the Canadian Nursery Trades Association "Canadian Standards and Specifications for Nursery Stock".
2. All shrubs shall be installed in continuous planting beds with a minimum 450 mm depth of planting soil and 100 mm depth mulch.

- 3.** The spacing of plant material should account for the mature size and form of the selected species and ensure appropriate for the purpose of the planting (i.e. screening, shade, naturalizing, etc.)
- 4.** All proposed sodded and seeded areas are to have minimum depth of 150 mm of topsoil.
- 5.** Coniferous shrubs or cedars required for buffer/screening must have a minimum height of 150 cm (potted or B&B).
- 6.** All trees and shrubs shall be wire basket, B&B, or container grown.
- 7.** Large canopy deciduous trees and street trees planted in a row will be shown at 10 m on center spacing maximum. Where space is limited or there is a conflict with site lighting, smaller flowering trees and ornamentals will be shown at 6 – 8 m on-center spacing.
- 8.** Coniferous trees will be shown at 4 – 8 m on-center spacing, depending on the desired effect.
- 9.** No tree or shrub planting will be permitted within the bottom of a drainage swale.
- 10.** Encourage diversity of materials to mitigate plant health problems.

## MINIMUM PLANT SIZES REQUIRED

<b>Large Deciduous Trees</b>	60 mm caliper, wire basket (WB) (Note: All Street trees are to be specified as high branching - ensure 1.5 m minimum clearance from the ground)
<b>Small Deciduous Trees</b>	45 mm caliper, wire basket (WB)
<b>Coniferous Trees</b>	200 cm height, wire basket (WB)
<b>Cedars</b>	150 cm height, balled and burlaped (B & B)
<b>Deciduous Shrubs</b>	60 – 80 cm height (depending on species), 3 gallon Potted
<b>Coniferous Shrubs</b>	40 – 60 cm spread or 40 – 150 cm height (depending on species), 3 gallon Potted
<b>Sod</b>	All sod is to conform to the Canadian Nursery Sod Growers Specifications.
<b>Seed</b>	All grass seed is to conform to suppliers specifications.
<b>Perennials/Grasses</b>	1 gallon potted
<b>Aquatics</b>	1 gallon potted

## PART 5 | STORMWATER MANAGEMENT AREAS

1. All disturbed natural open-space blocks, and lands adjacent to conservation areas, as well as the lands surrounding stormwater management facilities, are to be re-vegetated using naturalizing plant materials.
2. The planting design must employ native plants using a variety of appropriate trees, shrubs and groundcovers to re-establish the local ecosystem or, where the site has been previously disturbed, landscape restoration strategies are to be employed to create/reinstate a naturalized landscape condition.
3. All trees and shrubs shall be planted above the five-year water level and no shrubs shall be proposed below the permanent water elevation.
4. Plant material shall be provided in sufficient quantities to screen and discourage public access to these areas.

5. On-centre spacing of shrubs shall be noted on the plans.
6. A mix of planting that includes a variety of ecologically appropriate native species (no invasive species) including deciduous and coniferous trees.
7. All stormwater management facility blocks shall be topsoiled, fine graded, and hydro-seeded as a minimum.
8. All slopes 3:1 or steeper are required to have biodegradable erosion control measures in place.
9. Seeding shall be provided in any wet meadow areas and any areas not seasonally flooded.
10. Rehabilitative and other appropriate native seed mixes shall be detailed including species with botanical names, percentage composition and application methods and rates.
11. Vegetation filter strips and the use of appropriate LID techniques are encouraged, where applicable.

## **PART 6 | BUFFERING AND SCREENING BETWEEN PROPERTIES**

1. Landscape buffer width requirements will vary depending on the type of abutting land use. Refer to the table below.
2. Landscape buffering and screening is required to reduce the visual impact of loading, parking areas, and adjacent land uses and must consist of at least one of the following, as per Section 5.10 of Zoning By-law 57/1999:
  - a. Planting consisting of shrubs and trees, ensuring that at least 50% of the plantings are coniferous,
  - b. Berming (1 metre high minimum, maximum 3:1 (33%) side slopes) and planting (consisting of a mix of shrubs and trees (coniferous and deciduous),)
  - c. 1.5m high solid wood privacy fencing.
3. Landscape buffers also have the potential to function as windbreaks, shelterbelts, and living snow fences.

## MINIMUM LANDSCAPE BUFFER WIDTH BETWEEN PROPERTIES

Adjacent to:	PROPOSED LAND USE			
	MULTI-UNIT RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	INDUSTRIAL
Residential	1.5 m	3 m	1.5 m	3 m
Commercial	3 m	1.5 m	1.5 m	1.5 m
Institutional	1.5 m	3 m	1.5 m	3 m
Industrial	3 m	1.5 m	3 m	1.5 m

## PART 7 BUFFERING AND SCREENING BETWEEN PROPERTY AND ROADS

1. In locations where landscape screening is required along primary roadways, the use of a wide variety of evergreen and deciduous trees and shrubs is encouraged.
2. Coordinate the location of street trees with above and below ground utilities.
3. Specify high branching trees with a minimum 1.5 m clearance from the ground.
4. Provide approximately one tree for every 10 m of frontage to be considered for planting.
5. Street trees for multi-unit residential development are to be located within the municipal right-of-way.
6. Boulevards along the municipal right-of-way must be sodded.
7. Landscape buffer width requirements will vary depending on the type of public road.

## MINIMUM LANDSCAPE BUFFER WIDTH BETWEEN THE PROPERTY AND ROAD

Adjacent to:	PROPOSED LAND USE			
	MULTI-UNIT RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	INDUSTRIAL
County Roads and Highways (Primary)	5 m	5 m	3 m	3 m
Township Roads & Main Streets (Secondary)	3 m	3 m	3 m	3 m
Local Roads in Hamlet Areas & Rockwood (Tertiary)	1.5 m	1.5 m	1.5 m	1.5 m

## PART 8 | PARKING LOT LANDSCAPING

1. Plantings are to be used to screen parking, define vehicle movement and enhance the pedestrian environment.
2. Plantings are to be pollution, drought, and salt tolerant, low maintenance, incorporate LID applications (where applicable), and conform to CPTED standards.
3. A 1.5 m wide minimum external planting strip for perimeter landscape planting areas shall be provided within the subject property for all parking lots. Refer to the table in Part 7 above to determine the required buffer widths.
4. The landscape area shall not include any paving except pedestrian walkways or driveways needed for access to the site.
5. Berms are encouraged to provide additional visual buffering, where appropriate, and will not exceed 3:1 slope. Berms shall be graded to appear as smooth, rounded, naturalistic forms.
6. Maximize the extent of shade as much as possible by specifying large canopy trees.
7. All islands and circulation aisles should be orientated in the direction of pedestrian movements.



8. All landscape areas should be protected from encroachment of automobile traffic.
9. Plant materials internal to the parking lot must not obstruct driver views of pedestrian or vehicle traffic.
10. Consideration must be given to the design and location of snow storage.

## **PART 9 | SPECIALIZED LANDSCAPING AREAS**

1. Specialized landscape areas are located primarily on Wellington Rd 124, Hwy 6, and Hwy 7 and within the downtowns of the hamlet areas and Rockwood.
2. Specialized landscape areas may include features such as community signage, low walls, pillars and fencing and/or enhanced landscape treatments,
3. Discussion with Township staff during the Site Plan Pre-Consultation process is recommended to clarify their expectations for these specialized landscape areas

## **PART 10 | SECURITY REQUIREMENTS – LETTER OF CREDIT**

As a condition of Site Plan approval, the applicant is required to provide securities to the municipality to ensure the proper and timely completion of the approved site works including all landscaping and tree protection. The amount of securities required is determined from a detailed cost estimate for the site works. The cost estimate is to be prepared by the applicant and submitted to Guelph/Eramosa Township for approval during the final stages of the Site Plan process.

Upon approval of the cost estimate by Township staff, the applicant will be required to provide securities in the amount of 50% of the approved cost estimate value in one of the following two forms:

- 1) A cheque payable to Guelph/Eramosa Township, or
- 2) An irrevocable, renewable Letter of Credit from an acceptable Financial Institutions and payable to the Township.

Security for performance provided under this section will be released when the work is completed to the satisfaction of the Township.

If any or all of the required works have not been completed within two years of the commencement of construction on the site, the Township may, after due notice, proceed to have the outstanding works completed and use the posted Securities to pay for this work.