

Rationale**Mark-up of Proposed Text Amendment**

Black Font = Existing Text in Zoning Bylaw

~~Strikethrough~~ = Proposed deletion from Zoning Bylaw

Underline & Italicize = Proposed addition to Zoning Bylaw

55. Landscaping**55.1 General Purpose**

The intent of these Landscaping regulations is to contribute to a reasonable standard of ~~liveability~~livability and appearance for developments, from the initial placement of the Landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship.

~~55.2~~ Applicability

- ~~1. The provision of Landscaping, in accordance with this Bylaw, shall be a condition of the issuance of a Development Permit for any of the following types of new development:~~
 - ~~a. Single Detached, Semi-detached, Duplex and Secondary Suite Housing in the RF1, RSL, RF2, RPL, RF3 and RF4 Zones;~~
 - ~~b. Row Housing, Stacked Row Housing and Apartment Housing in the RF3 Zone;~~
 - ~~c. any development in the CMU, CCA, JAMSC, HA, HDR, RA7, RA8, RA9, RF5, RF6, RMU, UCRH, AND UW, Zones;~~
 - ~~d. any Religious Assembly development in any Residential Zone;~~
 - ~~e. any development in all Commercial Zones;~~
 - ~~f. any development in all Industrial Zones;~~
 - ~~g. any development in the US, PU, AP, MA, MA1, MA2, and MA3 Zones; and~~
 - ~~h. any development in all Direct Control Provisions unless specifically modified or excluded in a Direct Control Provision Bylaw or Area Redevelopment Plan Bylaw; and~~
 - ~~i. any Discretionary Use proposed within the AGU and AGI Zones at the discretion of the Development Officer, provided the scope of the application is intended for future urban or industrial development.~~

Section 55.2

To align landscaping regulations with Uses rather than Zones, Section 55.2 has been struck

- ~~2. The provision of Landscaping, in accordance with this Bylaw, shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development shall be, as a consequence of the work that is the subject of the Development Permit, substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements or change of use that does not alter the building shell.~~
- ~~3. Landscaping in the RPL Zone shall be provided in accordance with subsection 130.4(15) of this Bylaw.~~
- ~~4. Landscaping for Single Detached, Semi-detached, Duplex and Secondary Suite Housing in the RF1, RSL, RF2, RF3, RF4, RF5 and UCRH Zones and Row Housing and Stacked Row Housing in the RF5 Zone and the UCRH Zone, where they are not part of a Multi-unit Site Project Development, shall be provided in accordance with the following:~~
- ~~a. the owner of the property, or the owner's successors or assignees, shall be responsible for the placement and proper maintenance of landscaping on the Site. The Development Officer may require, as a condition of Development Permit approval, that the owner provide a guaranteed security in accordance with the provisions of subsection 55.6 of this Bylaw;~~
 - ~~b. except in the case that Dwellings are part of a Multi-unit Project Development, all Yards, visible from a public roadway, other than a Lane, on a Site developed with Single Detached, Semi-detached, Duplex or Secondary Suite or, in the RF5 or UCRH Zone, Row Housing or Stacked Row Housing, shall be seeded or sodded within 18 consecutive months of the occupancy of the development. Alternate forms of Landscaping, including hard decorative pavers, washed gravel, shale or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens; and~~
 - ~~c. except as required in subsection 130.4(15), the tree and shrub planting requirements of subsection 55.4(6) shall not apply to Single Detached, Semi-detached, Duplex or Secondary Suite Housing or, in the RF5 or UCRH Zone, Row Housing and Stacked Row Housing unless they are part of a Multi-unit Project Development, in which case the requirements in section 55.4(6) shall apply.~~

Relocated to proposed
Section 55.5(1)

Relocated to proposed
Section 55.3(1)(e)

55.2 Landscaping Requirements for Low Density Residential Developments

1. Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing and Stacked Row Housing, shall be Landscaped in accordance with the following:
 - a. Landscaping shall be provided on a Site within 18 months of the occupancy of a development or commencement of a Use;
 - b. Landscaping shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commencement of a Use;
 - c. all applications for a Development Permit listed in subsection 55.2(1) shall include a Site plan that identifies:
 - i. the number, type and approximate size of existing trees and shrubs;
 - ii. trees and shrubs proposed for preservation;
 - iii. the number, type and approximate size of proposed trees and shrubs; and
 - iv. proposed ground cover;
 - d. trees and shrubs shall be provided in accordance with Table 55.2(1)(d), as follows:

<u>Measure</u>	<u>Table 55.2(1)(d)</u> <u>Tree and Shrub Planting Requirements</u>		
<u>Site Width</u>	<u>Single Detached Housing</u>	<u>Semi-Detached Housing and Duplex Housing (per Dwelling)</u>	<u>Row Housing and Stacked Row Housing (per Dwelling)</u>
<u>Less than 10.0 m</u>	<u>One deciduous tree, one coniferous tree and four shrubs</u>	<u>One deciduous tree, one coniferous tree and four shrubs</u>	<u>One deciduous tree, one coniferous tree and four shrubs</u>
<u>10.0 m – 13.0 m</u>	<u>Two deciduous trees, one coniferous tree and six shrubs</u>		
<u>Greater than 13.0 m</u>	<u>Two deciduous trees, two coniferous trees and eight shrubs</u>	<u>One deciduous tree, one coniferous tree and six shrubs</u>	

Section 55.2(1)

Establish city-wide landscaping requirement for low density residential development not part of a Multi-unit Project Development. *Multi-unit Project Developments* are developments of three or more Dwellings that include common property, such as conventional condominiums and bare land condominiums

Section 55.2(1)(a)&(b)

Timeframe requirements for installation and maintenance of landscaping

Section 55.2(1)(c)

Development permit submission requirements for developments listed in Section 55.2(1), including proposed ground cover and landscaping proposed for preservation

Section 55.2(1)(d)

Establishes minimum tree and Shrub planting requirements based on Site Width for developments listed in Section 55.2(1)

- e. new trees and shrubs shall be provided on the following basis:
 - i. deciduous trees shall be a minimum 50 mm Caliper;
 - ii. coniferous trees shall be a minimum of 2.5 m in Height;
 - iii. deciduous shrubs shall be a minimum of 300 mm in Height; and
 - iv. coniferous shrubs shall have a minimum spread of 450 mm;
- f. trees and shrubs required in Table 55.2(1)(d) may be provided either through the planting of new trees and shrubs, or the preservation of existing trees and shrubs in accordance with Section 55.6;
- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded;
- h. at the discretion of the Development Officer, seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens; and
- i. notwithstanding Section 11.3, a Development Officer may vary the proportion of deciduous to coniferous trees required in Table 55.2(1)(d), in which case the application shall not be a Class B Development.

55.3 Landscaping Requirements for Commercial, Industrial and Residential Multi-unit Project Development

- 1. Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:
 - a. for new Multi-unit Project Development consisting of Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment Housing or for new Mobile Homes when developed as part of a Mobile Home Park, the number of trees and shrubs shall be determined on the basis of the following:
 - i. one tree for each 35 m² and one shrub for each 15 m² of Setback;
 - ii. one tree for each 20 m² and one shrub for each 10 m² of parking area islands, as determined by subsection 54.2(3); and
 - iii. in no case shall there be less than one tree per parking area island;

Section 55.2(1)(e)

Minimum plant size requirements ensure immediate visual impact. Size requirements align with Edmonton's Design and Construction Standards

Section 55.2(1)(f)

Educate applicants that an incentive program exists to credit preserved trees and shrubs

Section 55.2(g)

Existing requirement for installation of suitable ground cover in yards visible from a street

Section 55.2(h)

To provide opportunity for alternative forms of landscaping such as xeriscaping, Development Officers may allow for substitutions of ground cover. This will help to address all gravel or paved front yards. Artificial Turf is included as an alternate form of ground cover.

Section 55.3

Existing landscaping requirements for commercial, industrial and residential Multi-unit Project Developments remain the same, except they are now consolidated into Section 55.3

- b. for new development consisting of Residential-Related Use Classes, Commercial Use Classes, Industrial Use Classes, Basic Services Use Classes, and Community, Educational, Recreational and Cultural Service Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:
- i. one tree for each 25 m² and one shrub for each 15 m² of Setback;
 - ii. one tree for each 20 m² and one shrub for each 10 m² of parking area islands, as determined by subsection 54.2(3); and
 - iii. in no case shall there be less than one tree per parking area island;
- c. new trees and shrubs shall be provided on the following basis:
- i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50;
 - ii. approximately 50% of required deciduous trees shall be minimum of 50 mm Caliper and approximately 50% shall be a minimum 70 mm Caliper;
 - iii. approximately 75% of required coniferous trees shall be a minimum of 2.5 m in Height and approximately 25% shall be a minimum of 3.5 m in Height; and
 - iv. minimum shrub size shall be 300 mm in Height for deciduous and a spread of 450 mm for coniferous;
- d. trees and shrubs required in subsection 55.3(1)(a) or subsection 55.3(1)(b) may be provided either through the planting of new trees and shrubs or the preservation of existing trees and shrubs in accordance with Section 55.6; and
- e. all open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.

Section 55.5.3(1)(c)

Caliper size requirements are changed from 75 mm to 70 mm to align with landscaping and nursery industry standards, which measure in 10 mm increments

Section 55.5.3(1)(c)(iv)

Minimum shrub size requirements have been introduced. Size requirements align with Edmonton's Design and Construction Standards

Section 55.3(1)(d)

Educate applicants that an incentive program exists to credit preserved trees and shrubs

Section 55.3(1)(e)

Relocated from existing Section 55.2(4)(b)

Section 55.4

Requirement for submission of a Landscape Plan are limited to medium and high density residential, commercial, industrial and Multi-unit Project Developments

55.34 Landscape Plan and Content

1. Every application for a development listed in ~~subsection 55.2~~ **Section 55.3** shall include a Landscape Plan, drawn at a scale of ~~1:300~~ **1:300** or larger, which clearly indicates and accurately identifies the following:
 - a. a key plan with a north arrow;
 - b. the property lines and dimensions of the Site;

- c. the approximate or estimated location of ~~land uses~~Uses, building perimeters, and Landscaping on adjacent Sites;
 - d. adjacent public area features, such as streets, Lanes, driveways, vehicular entrances, street furniture and boulevard trees;
 - e. overhead, surface and underground utilities, and limits of easements;
 - f. outlines of all Site structures to include the building footprints at Grade, location and type of underground structures and overhangs within the first two Storeys;
 - g. building entrances, porches, decks, steps, walkways, other ~~hardsurfacing~~Hardsurfacing or ~~hard landscaping~~hardscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
 - h. existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours; and the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;
 - i the Height and materials of all fencing, screens and walls;
 - ~~j.~~ trees and shrubs proposed for preservation:
 - ~~j.k.~~ existing trees and shrubs labelled by common name, botanical name, size, and condition of health. ~~The sizes shall be graphically illustrated by the spread or canopy. In addition, the Calliper of tree trunks shall be identified. The Landscape Plan shall graphically illustrate the spread of the trees to be removed or relocated by the proposed construction;~~
 - ~~l.~~ graphical illustration of the canopy and spread of existing and proposed trees and shrubs;
 - ~~k.m.~~ proposed trees, shrubs, perennials and ground covers labelled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting; and
 - ~~l.n.~~ the method of ~~watering~~providing water to the proposed Landscaping.
2. The Development Officer may consider an application for a Development Permit that does not provide all the information required by ~~subsection 55.3(1)~~subsection 55.4(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the Landscaping provisions of the Bylaw shall be met.

Section 55.4(1)(n)

Rephrasing of existing wording permits irrigation and passive methods of providing water through landscape design, grading and roof leaders

3. The Development Officer shall approve the Landscape Plan as a condition of the Development Permit ~~approval~~. Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.

55.45 General Requirements

1. *Notwithstanding Sections 55.2 and 55.3 referring to new development, the provision of Landscaping, in accordance with this Bylaw, shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development, as a consequence of the work that is the subject of the Development Permit, is substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements, or change of use that does not alter the building shell.*
- ~~2. All open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw.~~ The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.
- ~~2. Hardsurfaced areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer. Provision shall be made for adequate on-site pedestrian circulation, by means of sidewalks or walkways, to connect with public sidewalks and walkways adjacent to roadways or within right-of-ways abutting the Site.~~
3. *Hardsurfaced areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer.*
4. *Provision shall be made for adequate on-site pedestrian circulation. Adequate on-Site pedestrian circulation means Hardsurfaced sidewalks or walkways connecting the main entrance of all on-Site principal buildings to public sidewalks and walkways adjacent to roadways or within rights-of-ways Abutting the Site.*

Section 55.5(1)

Relocated from the existing Section 55.2(2)

Section 55.5(2)

Partially relocated to Section 55.3(e) to ensure all at grade yards on large sites are appropriately landscaped

Section 55.5(3)&(4)

Existing regulation is refined to establish what constitutes "adequate" on-site pedestrian circulation. Proposed regulations establish the requirement to connect main entrances of buildings to walkways adjacent to the site

- ~~35.~~ Any parking lot having eight or more parking spaces that is visible from an ~~adjoining~~Abutting Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a ~~Light Rail Transit~~LRT line, shall have perimeter planting. The location, length, thickness and Height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the ~~parking lot, parking area from any adjoining Residential or Commercial Zone, and enhance the view the parking area from any adjacent public roadway or Light Rail Transit line.~~
- ~~46.~~ Any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an ~~adjoining~~Abutting Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a ~~Light Rail Transit~~LRT line, shall have screen planting a minimum of 1.85 m in Height. The location, length, thickness and Height of such screen planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to block the view from any ~~adjoining~~Abutting Residential or Commercial Zone, or from the public roadway or a ~~Light Rail Transit~~LRT line. ~~Such screen planting shall be maintained to provide effective screening from the ground to a minimum Height of 1.85 m.~~ If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution.
- ~~57.~~ If the Height of materials in an outdoor storage area would limit the effectiveness of screen planting required by ~~subsection 55.4(4)~~subsection 55.5(6), a fence, wall, earth berm, or a combination thereof, may be substituted, subject to the approval of the Development Officer.
- ~~6. — Trees and shrubs shall be provided in accordance with subsection 55.8. For development consisting of Residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:~~
- ~~a. — one tree for each 35 m² and one shrub for each 15 m² of Setback at Grade; and~~
 - ~~b. — one tree for each 20 m² and one shrub for each 10 m² of required parking area islands. In no case shall there be less than one tree per required parking area island.~~
- ~~7. — For development consisting of Non-residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:~~
- ~~a. — one tree for each 25 m² and one shrub for each 15 m² of Setback at Grade; and~~
 - ~~b. — one tree for each 20 m² and one shrub for each 10 m² of required parking area islands. In no case shall there be less than one tree per required parking area island~~

Relocated to proposed
Section 55.3(1)(a)

Relocated to proposed
Section 55.3(1)(b)

- ~~8. Existing vegetation shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate the proposed development. Trees and shrubs preserved on the Site may, at the discretion of the Development Officer, be credited to the total landscaping requirements.~~
- ~~98.~~ All planting shall be installed ~~to the~~at finished Grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.
- ~~409.~~ Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design & Construction Standards.
- ~~10. All plant materials shall be hardy to the Edmonton area and to the Site conditions.~~
- ~~11. All plant materials shall meet the horticultural standards of the most current edition of the "Canadian Standard for Nursery Stock", produced by the Canadian Nursery Association Association.~~
- ~~4412.~~ The Development Officer may, where the Development Officer considers it appropriate, vary any or all of the ~~General~~ Landscaping regulations of this Bylaw. Before granting a variance ~~of the landscaping regulations to the Landscaping standards of this Bylaw~~, the Development Officer may require the applicant ~~seeking the reduction of the minimum landscaping standards of this Bylaw~~ to submit a report from a qualified landscape professional, such as a horticulturist, or landscape architect, explaining and justifying the ~~reduction~~variance.

55.6 Incentives for Preserving Existing Trees and Shrubs

- ~~1. Existing vegetation should be preserved and protected unless removal is demonstrated to be necessary or desirable to efficiently accommodate the proposed development.~~
- ~~2. The requirement to provide trees and shrubs may be satisfied either through planting new or preserving existing trees and shrubs.~~
- ~~3. At the discretion of the Development Officer, an existing tree may satisfy the requirement to provide one tree where:~~
- ~~a. an existing deciduous tree with a minimum Caliper of 100 mm; or~~
- ~~b. an existing coniferous tree with a minimum Height of 4.0 m is preserved.~~
- ~~4. At the discretion of the Development Officer, an existing tree may satisfy the requirement to provide two trees where:~~
- ~~a. an existing deciduous tree has a minimum Caliper of 200 mm; or~~
- ~~b. an existing coniferous tree has a minimum Height of 7.0 m is preserved.~~

Replaced with educational references to incentive opportunities to preserve existing trees and shrubs in Section 55.2, 55.3 and 55.6

Section 55.5(10) & (11)
Existing regulations relocated from the existing Section 55.8(1)&(2)

Section 55.6
Incentive program to provide credit for preserving existing trees and shrubs that can then be put towards some or all of the landscaping requirements for a site.

5. Preserved shrubs may, at the discretion of the Development Officer, be credited towards the Landscaping requirements.

55.57 Additional Landscaping Regulations for Specific Land Uses

1. The Development Officer ~~shall~~may require ~~the application of additional Landscaping regulations to those specified in subsection 55~~Landscaping in addition to that specified in Section 55 if:
 - a. there is a likelihood that the proposed development ~~shall~~will generate undesirable impacts on surrounding Sites and between Uses within the development, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - ~~b. there is a likelihood that undesirable impacts may be generated on the Site, and cause conflicts among Use Classes within the development; or~~
 - ~~eb.~~ such additional Landscaping is warranted due to combinations of ~~Use Classes~~Uses including, but not limited to the following:
 - i. Row Housing or Stacked Row Housing development, where the Private Outdoor Amenity Area ~~of~~for the Row Housing or Stacked Row Housing ~~units~~ faces Single Detached Housing or ~~Sites zoned for a~~ Site zoned to allow Single Detached Housing as a Permitted Use, public roadways other than ~~Lanes a~~ Lane, or a ~~Light Rail Transit lines~~ LRT line;
 - ii. Low Rise Apartments, where developed on an infill basis ~~abutting~~, Abutting existing Single Detached Housing or ~~land Sites for a~~ Site zoned to allow Single Detached Housing as a Permitted Use;
 - iii. ~~Religious Assembly development directly adjacent to a Residential Use Class~~ Religious Assembly where developed on a Site Abutting an existing Residential Use or a Site zoned to allow Single Detached Housing as a Permitted Use;
 - iv. any Non-accessory Parking ~~development~~; or
 - v. ~~Vehicle Oriented Uses where located on a Site adjacent to residential uses~~ Vehicle-Oriented Uses where developed on a Site adjacent to an existing Residential Use, or a Site zoned to allow Single Detached Housing as a Permitted Use.

Section 55.7

Proposed amendments limited to housekeeping changes to update term and improve readability of the Zoning Bylaw

2. ~~The additional Landscaping that may be required at the discretion of the Additional Landscaping required by the~~ Development Officer may include, but is not limited to, the following:
 - a. additional Separation Space between incompatible Use Classes;
 - b. the use of trees, shrubs, fences, walls and berms to buffer or screen Use Classes that generate negative impacts; and
 - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.
3. The Development Officer may consult with a qualified landscape professional, such as a horticulturist or landscape architect, in determining if additional Landscaping requirements are to be imposed, and the type of additional Landscaping required.

55.68 Guaranteed Landscaping Security

1. The Development Officer may require, as a condition of Development Permit approval, a guaranteed Landscaping security, from the property owner, to ensure that Landscaping is provided and maintained for two growing seasons. Only the following forms of security are acceptable:
 - a. cheque to a value equal to 100% of the landscaping cost; or
 - b. an irrevocable letter of credit in the amount of 100% of the Landscaping cost.
2. The estimated cost of the Landscaping shall be calculated by the owner or the owner's representative and shall be based on the information provided on the Landscape Plan. If, in the opinion of the Development Officer, these estimated costs are inadequate, the Development Officer may establish a higher Landscaping cost figure for the purposes of determining the value of the Landscaping security.
3. If the Landscaping security is offered in the form of a cheque it shall be cashed and held, by the City, without interest payable, until, by confirmation through inspection by the Development Officer, the Landscaping has been installed and successfully maintained for two growing seasons. Partial refund after installation of the Landscaping or after one growing season shall be considered upon request of the owner, at the sole discretion of the Development Officer.

Section 55.8

Guaranteed Landscaping Security regulations are unchanged, except for renumbering of section

4. If a letter of credit is offered as the Landscaping security, it shall be in a form satisfactory to the Development Officer. The initial term of the letter of credit shall be one year. The letter of credit shall be renewed by the owner 30 days prior to expiry and delivered to the Development Officer until such time as the Landscaping has been installed and maintained for two growing seasons.
5. Upon application by the owner or the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit, at the discretion of the Development Officer, when any of the following events occur:
 - a. the required Landscaping has been properly installed; and
 - b. the required Landscaping has been well maintained and is in a healthy condition after one growing season.
6. Upon application by the owner or the owner's representative, a letter of credit shall be fully released if the required Landscaping has been well maintained and is in a healthy condition after two growing seasons.
7. Any letter of credit shall allow for partial draws by the City if the Landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development; or the Landscaping is not well maintained and in a healthy condition two growing seasons after completion of the Landscaping. The City may draw on a cashed security or a letter of credit and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City, to renew or draw upon any letter of credit, shall be reimbursed by the owner to the City by payment of invoice or from the proceeds of the letter of credit.
8. In the event the owner does not complete the required Landscaping, or fails to maintain the Landscaping in a healthy condition for the specified periods of time, and the value of the cashed cheque or the proceeds from the letter of credit are insufficient for the City to complete the required work should it elect to do so, then the owner shall pay the deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within 60 days of completing or maintaining the landscaping.

55.79 Inspections

Upon receipt of a written request from the parties involved in the development, including but not limited to the property owner, condominium association or the issuer of the Letter of Credit, an inspection of the finished Landscaping shall be completed by the Development Officer. Inspections shall be made during the normal growing season, between May 01 and September 30. All reasonable effort shall be made by the Development Officer to perform the inspection within 20 working days of receipt of the inspection request.

55.8 — Specifications for Plant Materials

- ~~1. All plant materials shall be hardy to the Edmonton area and to the actual Site conditions. The most current edition of the "Alberta Horticultural Guide" shall be used as a reference by the Development Officer.~~
- ~~2. All plant materials shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock", produced by the Canadian Nursery Trade Association.~~
- ~~3. All planting shall conform to the following:

 - ~~a. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50; and~~
 - ~~b. the following mix of tree sizes shall be used:

 - ~~i. 50% of required deciduous trees shall be a minimum 50 mm Calliper and 50% shall be a minimum 75 mm Calliper; and~~
 - ~~ii. 75% of required coniferous trees shall be a minimum of 2.5 m in Height and 25% shall be a minimum 3.5 m in Height.~~~~~~
- ~~4. The regulations regarding the required Specifications for Plant Materials of this Bylaw may be waived by the Development Officer at the request of a qualified landscape professional, such as a horticulturist or landscape architect, acting on behalf of the property owner.~~

Section 55.9

Inspection regulations are unchanged, except for numbering the section

To improve readability and functionality of Section 55, existing regulations within "Specifications of Plant Materials" subsection are relocated and integrated into the new framework of Section 55.

Relocated to proposed Section 55.5(10)&(11)

Relocated to proposed Section 55.3(1)(c)

Ancillary Changes:

6.1(15) ~~Calliper~~Caliper means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball;

Section 6.1(15) Spelling correction

13.2 Class A Development Excluding Signs

~~1. Four copies of the following information shall be submitted with an application for a Class A Development, and~~ The applicant shall submit the appropriate application form fully and accurately completed in accordance with the following requirements:

- ~~4a.~~ the municipal address of land and buildings presently occupying the Site, if any;
- ~~2b.~~ a legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;
- ~~3c.~~ the applicant's name, address, interest in the land, and confirmation of the owner's authorization to apply for the Development Permit;
- ~~4d.~~ a detailed Site, showing the location of the proposed development relative to the boundaries of the Site;
- ~~5e.~~ description of the work to be performed with respect to:
 - ~~a.i.~~ change in current occupancy or land use; and
 - ~~b.ii.~~ proposed development or building operations;
- ~~6f.~~ identification of the scale of the development with respect to:
 - ~~a.i.~~ Floor Area of the development, in square metres;
 - ~~b.ii.~~ area of the Site covered, in square metres;
 - ~~c.iii.~~ Height of the structure, in metres; ~~and~~
 - ~~d.iv.~~ number of floors or Storeys; and
 - v. existing trees on a Site; and
- ~~7g.~~ the estimated value, in dollars, of the proposed work; ~~and~~.

~~2. The applicant of a Site included in the Area of Application of the Mature Neighbourhood Overlay, the Medium Scale Residential Infill Overlay or the Medium Density Residential Overlay shall submit as part of a Development Permit application for a Residential Use or an application for a demolition permit of an existing structure, a signed declaration, completed to the satisfaction of the Development Officer, stating that he or she has reviewed the City's requirements and guidelines for best construction practices.~~

Section 13.2(1)(v)

Applicants will now be required to submit an inventory of trees on the Site. This additional requirement is intended facilitate discussion and education around incentives to preserve trees and shrubs on private property during redevelopment

Section 13.2(2)

Submission of Construction Site Management Acknowledgement Form, as seen in Attachment 3, ensures applicants are aware of the City's regulations and informed of best construction practices, including the preservation of existing trees

- ~~83.~~ ~~if~~ required by the Development Officer, ~~the applicant shall submit four copies of~~ a Site plan, at a minimum scale of 1:500, showing the following:
- a. a directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawing;
 - b. Setbacks and Yard dimensions;
 - c. the location of all buildings or structures in relation to property lines; ~~and~~
 - d. dimensioned layout of existing and proposed parking areas, driveways, entrances and exits, abutting public roadways, median breaks and auxiliary Lanes; and
- ~~94.~~ ~~if~~ required by the Development Officer, the applicant shall submit four copies of the following:
- a. identification of the scale of the development with respect to the number of Dwellings, or establishments for commercial, industrial or other purposes;
 - b. a Site plan of sidewalks, walkways, Separation Spaces, transit stops; and, where applicable, garbage storage and collection areas; parking, loading, storage, outdoor service and display areas; the location of fences, screening, retaining walls, trees, landscaping, Amenity Areas and other physical features both existing and proposed on the Site and adjoining boulevard, if any;
 - c. floor plans at a minimum scale of 1:100, indicating all Uses or occupancies, storage and garbage holding areas;
 - d. elevations and drawings, indicating sections and the bulk of buildings, at a minimum scale of 1:100; and
 - e. number of parking and loading spaces required and provided.
- ~~105.~~ If required by the Development Officer, for a development that is located within the (HA) Heritage Area Zone, the applicant shall submit four (4) copies of the following:
- a. an Urban Design Context Plan and vicinity map at a minimum 1:500 scale showing the proposed development and its relationship to on-site and surrounding natural physical features, existing development and other factors affecting development, including approximate building Heights and number of Storeys;
 - b. a context building elevation of all of the buildings on the same block face(s) illustrating the relationship of the Height, number of Storeys, built form, and architectural treatment;
 - c. a description of the exterior finishing materials to be used; and
 - d. a statement describing how the design of the proposed development has responded to the following:

- i. design quality, including material quality and detailing;
- ii. style and character of the (HA) Heritage Area Zone including scale and massing;
- iii. visual interest at street level;
- iv. the streetscape of the block face;
- v. siting; and
- vi. distinct architecture/building that is different from others in the area.

6. In addition, the Development Officer may require the applicant to provide a colour and material sample board of the exterior cladding materials.

15. Conditions Attached to a Development Permit

5. The Development Officer may, as a condition of issuing a Development Permit require that an applicant enter into an agreement, which shall be attached to and form part of such Development Permit, to do all or any of the following:

- f. to protect, repair or reinstate, or to pay for the repair or reinstatement, to original condition, any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise harmed by development or building operations upon the Site.

54.2 Required Off-street Vehicular Accessory Parking

3. Landscaped Islands Within Parking Areas

- a. Every off-street parking or loading area ~~required by this Bylaw~~ designed to accommodate 30 or more vehicles at Grade, shall incorporate landscaped open space within the parking area, calculated on the basis of 2.0 m² of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with Section 55.3 of this Bylaw.
- b. For parking areas containing ~~required~~ parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

82 Residential Sales Centres

6. notwithstanding Section 55, Landscaping shall not be required for a Residential Sales Centre;

Section 15.5

Adding the word “protect” supports the City’s authority to enter into an agreement to protect publicly owned trees in the road right-of-way as a condition of a Development Permit

Section 54.2(a)&(b)

Ensures that parking lots are landscaped based on number of parking stalls constructed rather than number of parking stalls required

Section 82(6)

Exempts Residential Sales Centres from Landscaping requirements as they are intended to be temporary and often located within a building for which landscaping has already been provided

Housekeeping Changes:

- 77.1(c) existing vegetation shall be governed by the provisions of ~~subsection 55.4(8)~~Section 55 of this Bylaw, provided that any replacement vegetation shall be of a species that is in keeping with other vegetation in the area; and;
- 130.4(15)(d) all required Landscaping shall be consistent with the relevant requirements of ~~subsection 55.4~~Section 55.
- 150.4(10)(c) all required Landscaping shall be consistent with the relevant requirements of ~~subsection 55.4~~Section 55 of this Bylaw.
- 155.4(29)(a) all required Landscaping shall be consistent with the relevant requirements of ~~subsection 55.4~~Section 55 of this Bylaw; and
- 165.4(14)(c) all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of ~~subsection 55.3~~Section 55.4 of this Bylaw that identifies the location, species and size of Landscaping required in subsection 165.4(14)(a) or (b) as applicable; and
- 310.4(7) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~a LRT line, in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw.

Housekeeping Changes
Zoning Bylaw section
references requiring
renumbering

- 320.4(5) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~ a LRT line, in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw.
- 330.4(5) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Vehicular parking, loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~ a LRT line in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw.
- 330.4(2)(d) all outdoor display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be obscured from direct view by providing a visual screen at least 1.8 m in Height, in accordance with the provisions of ~~subsection 55.4(4)~~ subsection 55.5(6) of this Bylaw; and
- 340.4(5) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~ a LRT line in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~ Section 55.5 of this Bylaw.

- 340.5(1)(b) all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of ~~subsection 55.4(4)~~subsection 55.5(6) of this Bylaw; and
- 350.4(5) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~a LRT line in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw;
- 350.5(3)(b) all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of ~~subsection 55.4~~subsection 55.5 of this Bylaw; and
- 360.4(4) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~a LRT line in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw.
- 370.4(19) Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~a LRT line in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw. If the rear or sides of a Site are used for parking or an outdoor service or display area and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw.

- 400.5(1)(b) all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened, in accordance with the provisions of ~~subsection 55.4(4)~~subsection 55.5(6) of this Bylaw; and
- 553.4(5) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or ~~Light Rail Transit lines~~a LRT line, in accordance with the provisions of ~~subsection 55.4~~Section 55.5 of this Bylaw.
- 860.5(2)(a) In addition to the requirements specified in ~~Section 55.3~~Section 55.4, Landscaping shall be provided in consideration of The Quarters Downtown Urban Design Plan.
- 910.5(4)(f)(i)(A) Trees shall be provided in accordance with ~~subsection 55.8~~subsection 55.3. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at Grade.
- 910.6(4)(f)(i)(A) Trees shall be provided in accordance with ~~subsection 55.8~~subsection 55.3. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at Grade.
- 910.7(4)(f)(i)(A) Trees shall be provided in accordance with ~~subsection 55.8~~subsection 55.3. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m² of any Yard at Grade.
- 813.4(6)(b) within the Setback areas specified above, a minimum of five deciduous trees (with a minimum ~~Calliper~~Caliper of 6 cm), three coniferous trees (with a minimum Height of 3.0 m), and 20 shrubs shall be required for each 35.0 m of lineal Yard Frontage. A continuous screen, an average of 0.75 m in Height, shall be provided within the required Setback area, through a combination of berming and shrub planting.
- 950.6(3)(k)(i) One 50.8 mm minimum ~~Calliper~~Caliper deciduous tree or one 1.83 m coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling;
- 950.7(3)(l)(i) One 50.8 mm minimum ~~Calliper~~Caliper deciduous tree or one 1.83 m coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling; and