

Landscaping Design Policies



CORPORATION OF THE
CITY OF OSHAWA



DEPARTMENT OF PLANNING AND DEVELOPMENT

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INTRODUCTION

This document, “Landscaping Design Policies”, has been prepared by the Department of Planning and Development to guide the general form of Oshawa’s landscape and to provide proponents of development and the general community with an indication of the landscaping concerns, requirements and expectations of the City. The design aspects of this document include matters related to general landscaping, fencing, screening, energy conservation and environmental protection. In its entirety, “Landscaping Design Policies” demonstrates the intent of the City of Oshawa in relation to enhancing its developing urban landscape.

1.0 GENERAL REQUIREMENTS

- 1.1 The landscaping requirements of this document apply to all development proposals except the following:
 - (a) single-family, semi-detached and dual dwellings not included in a plan of subdivision;
 - (b) agricultural and farm buildings; and
 - (c) minor extensions or additions to existing buildings, and other site specific situations as determined by the Director of the Department of Planning and Development.
- 1.2 Landscaping requirements may be included in specific subdivision agreement, site plan agreement or other agreements between the proponent and the City for any type of development, including those exempted by Section 1.1, where extraordinary conditions such as environmental sensitivity or hazard lands are present.
- 1.3 The proponent of subdivision development shall provide a Subdivision Landscape Plan for the entire proposed subdivision. The Subdivision Landscape Plan shall include a planting concept for street tree planting and any other boulevard features fencing, a recreational facilities layout for park lands, any proposed open space linkages and any reverse lot landscape strips. The Subdivision Landscape Plan shall be submitted to the City for approval prior to the registration of any portion of a subdivision plan but shall not form part of the subdivision agreement. In addition, it should be noted that a Landscape Plan showing detailed landscaping features and Park Concept Plan(s) may be required pursuant to other provisions of this document.
- 1.4 The requirements of this document should be considered by the proponent of development at the preliminary planning stage. Sufficient land area should be provided to accommodate the required landscaping.
- 1.5 A Landscape Plan, as defined in Section 8.0, shall be required for all development proposals with the exception of those development proposals that are exempted from the Landscape Plan requirement in accordance with Section 1.6. All Landscape Plans shall be prepared by a landscape architect.
- 1.6 Notwithstanding Section 1.5, the landscaping measures required by this document, such as fences, trees, shrubs and lighting, may be indicated on the site plan or subdivision plan, where practicable, at the discretion of the Director of the Department of Planning and Development.
- 1.7 Each development or redevelopment proposal shall be considered on its own merits. Landscaping requirements for any such proposal may be modified by the Director of the Department of Planning and Development where site conditions or design considerations warrant such action.

- 1.8 The following situations require specific landscape treatment:
- (a) main entrances to buildings, except entrances to single-family dwellings, semi-detached dwellings and farm buildings;
 - (b) vehicular and pedestrian entrances and exists to a site;
 - (c) pedestrian activity nodes and parkland entrances;
 - (d) outdoor amenity areas;
 - (e) streetscapes; and
 - (f) land to be conveyed to the City for park purposes; and
 - (g) parking lots.
- 1.9 Existing features such as trees, topographical features, watercourses, beaches, historical sites and other site assets shall be preserved in the design of a site, wherever feasible. The proponent may be required to undertake protective measures and maintain such protective facilities to the satisfaction of the City to ensure that these features are protected during the course of site development. No tree cutting or regrading shall be permitted on a site while the City's decision on a development application is pending.
- 1.10 Unless otherwise specified, all required landscape features shall be located on private property and shall be maintained by the owner to the satisfaction of the City of Oshawa.
- 1.11 Notwithstanding Section 1.10, the proponent may be required to provide landscape features on abutting City owned lands, or on lands which may be conveyed to the City. The City shall become responsible for the maintenance of these landscape features upon written acceptance in accordance with Section 7.7 and subject to the warranty provisions of Section 7.5.
- 1.12 The proponent shall provide appropriate landscape features along private roads including the provision of street trees.
- 1.13 Notwithstanding the exemption of certain single family and semi-detached housing in Section 1.1, street trees shall be provided at the rate of one tree per dwelling unit, unless otherwise specified in the appropriate agreement.
- 1.14 Lot grading and site grading shall conform to the grading policies of the City of Oshawa. Lot grading and site grading shall be carefully undertaken to minimize disturbance to adjacent properties. Regard shall be had for a harmonious transition between the site and surrounding lands. Specific detail, elevation and/or section drawings may be required to illustrate slope treatment and other elevation changes.
- 1.15 Lot grading and site grading shall be performed in such a manner as to preserve existing trees and/or other vegetation, wherever reasonable, and to maintain the integrity of any storm drainage schemes.
- 1.16 Low Medium, Medium High and High Density Residential developments, as defined in the Oshawa Official Plan, shall include outdoor playground and/or recreation facilities. Facilities provided should be compatible with the scale of the development and should

be capable of accommodating the number of expected users. Such areas shall be suitably landscaped with trees, shrubs and berms from view of any public right-of-way or adjoining property. Enclosures and barriers shall be used, as necessary, to contain activities, buffer noise and reduce conflicts between users and adjacent land uses. Specific details for play areas and/or recreation areas shall be included on the Landscape Plan.

- 1.17 Where appropriate, landscape planning should consider energy conservation factors such as solar access, wind control, thermal insulation, and snow accumulation.
- 1.18 Wherever feasible, the following energy conserving landscape design elements should be considered:
 - (a) deciduous trees should be planted on the south side of buildings in order to provide summer shade and admit winter sun;
 - (b) windbreaks (coniferous trees, berms, walls, fences) should be located on the north and northwest sides of a lot in order to reduce the impact of winter winds;
 - (c) foundation plantings, vines and berms should be used at the base of buildings in order to increase insulating ability; and
 - (d) barriers (coniferous trees, berms, walls, fences) should be used to reduce snow accumulation in high use areas.
- 1.19 Where required, proponents of development shall install combinations of fencing, walls, berming, and/or planting for the purpose of noise abatement.
- 1.20 Special landscape treatment shall be required at the intersection of major municipal roads. This shall apply specifically to intersections involving two arterial roads or an arterial road and collector road, and will include special landscape strip corner developments and special landscaping for individual site developments located at such intersections. Sufficient land shall be provided for such landscape treatment to prevent obstruction of any sight triangles or other lines of traffic visibility which may affect such intersection areas.
- 1.21 The City shall encourage the provision of special landscape treatment at the main entrance(s) to major subdivision developments. The developer shall be required to provide an appropriate monetary deposit to defray future maintenance costs of those features by the City.
- 1.22 Snow storage areas for multiple family dwellings, apartments, commercial developments and industrial developments should be indicated on the site plan or landscape plan. Snow storage areas should not be located along major street frontages nor should they be located so that they adversely affect any landscaped areas, fences or neighbouring sites.
- 1.23 The proponent of development may be required to enter into a maintenance agreement with respect to landscaping and other features required in accordance with these Landscaping Design Policies.

- 1.24 Where lands to be developed through plan of subdivision abut significant woodlots, hazard lands or environmentally sensitive areas, whether in public ownership or not, the City may require that building lots and/or fencing be set back to the “drip-line” of such woodlots, or other appropriate setback in relation to the degree of hazard or environmental sensitivity as determined by a landscape architect, forester, engineer or other professional as appropriate. The City may require this “setback” strip to be conveyed to the City and, by retaining this “setback” strip in public ownership, ensure that the sensitive features are protected. Where such woodlots, hazard lands or environmentally sensitive areas are located within a site, specific measures may be included in the applicable development agreement to protect features such as trees, topographical features, watercourses, beaches, historical sites and other site assets.

2.0 FENCING AND SCREENING

- 2.1 Fencing and screening requirements are summarized in Table 1. Generally, fencing and screening measures are required in the following situations:
- (a) between dissimilar land uses;
 - (b) between public lands and privately owned lands;
 - (c) between amenity or recreation areas and abutting streets, service areas or parking areas;
 - (d) between parking areas or service areas and abutting streets; and
 - (e) along the site perimeter.
- 2.2 It is intended that fencing and screening will be implemented through three basic landscaping measures: buffering, screening and/or containing. These are represented on Table 1 with a letter code as follows:
- (a) buffer (B): to reduce noise.
 - (b) contain (C): to enclose.
 - (c) screen (S): to block or filter view.
- 2.3 Fencing and screening requirements for land use types not included in Table 1 shall be determined by the Director of the Department of Planning and Development on a site specific basis.
- 2.4 Fencing and screening requirements may be altered in specific situations where existing site features make a positive contribution to the intent of the fencing and screening requirements. Regard shall be had for preservation methods used to ensure the continued existence of such site features.
- 2.5 Where fencing and/or screening is required per Table 1, it shall normally be located on private property and shall be constructed to the satisfaction of the City.
- 2.6 Where a landscape strip is required as per Table 1, it shall normally be located on private property and shall not include land to be conveyed to the City for park land, road widening or for any other public purpose. Generally, the landscape strip shall be located in the following areas:
- (a) within the side yard, front yard or rear yard;
 - (b) between the curb or pavement edge of any parking area, service area or driveway and the streetline or lot line.

TABLE 1: FENCING AND SCREENING REQUIREMENTS

EXISTING LAND USE PROPOSED LAND USE	RESIDENTIAL LAND	INSTITUTIONAL LAND	COMMERCIAL LAND	INDUSTRIAL LAND	ACTIVE PARK	PASSIVE PARK	ARTERIAL ROAD	RAILWAY
RESIDENTIAL LAND	*	C*	CS6	CS6	C5	C3	CS1,6,8	BCS2,7,9
INSTITUTIONAL LAND	C*	*	C*	C*	*	*	*	BCS2,7,9
COMMERCIAL LAND	CS1,6,8	CS1,6,8	*	CS1,5,8	C1,4,8	C1,4,8	*	CS1,4,8
INDUSTRIAL LAND	CS1,6,8	CS1,6,8	CS1,5,8	*	CS1,4,8	C1,4,8	*	C4
ACTIVE PARK	C5	C*	C4	C4	*	*	C*	C5
PASSIVE PARK	C3	C*	C4	C4	*	*	*	C4

LEGEND:

GENERAL FUNCTION	B	Buffer: to reduce noise
	C	Contain: to enclose
	S	Screen: to filter or block view
LANDSCAPE STRIP	1.	3.0 metre wide landscape strip
	2.	6.0 metre wide landscape strip
FENCING	3.	1.2 metre high chain link fence
	4.	1.8 metre high chain link fence
	5.	1.8 to 2.1 metre high chain link fence
	6.	1.8 metre high durable wall or fence
	7.	acoustic barrier
SCREENING	8.	coniferous and deciduous trees planted to form a screen
	9.	High branching deciduous trees planted to form a screen
	*	Site specific requirements shall be determined by the Director of the Department of Planning and Development

NOTES:

1. This table shall be read in conjunction with the text.
2. Variations to these requirements may be permitted, subject to Section 1.7 and 2.4.
3. Requirements for land use situations not included on this table shall be determined by the Director of Planning and Development.
4. Additional measures may be required where a need for noise abatement has been determined.

- 2.7 The fencing and/or screening requirements for reverse lots are outlined in Table 1.

A reverse lot is defined as a residential lot bounded on one side by an arterial road, from which no vehicular access is permitted, and on the opposite side by a road from which vehicular access is permitted. Generally, reverse lots shall have a minimum lot depth of 38 metres and a minimum rear yard depth of 13 metres.

- 2.8 Notwithstanding Sections 2.5 and 2.6, the fencing and/or screening requirements for reverse lots shall be provided by the proponent on publicly owned lands. In this regard, the proponent shall convey to the City a continuous landscape strip which shall be located adjacent to the arterial road right-of-way, for the purpose of landscaping. Alternatively, subject to agreements between the City and other agencies, standard sidewalk and service layouts along arterial roads may be altered in order to create a wider landscape strip between the property line and the sidewalk, thereby reducing the width of the required landscape strip conveyance. In either case, the proponent shall be required to provide landscaping and fencing on the conveyed landscape strip to the satisfaction of the City and at the proponent's expense.

- 2.9 In situations involving reverse lots, the proposed fencing, screening and/or noise abatement techniques should contribute to the aesthetic character of the community and abutting streetscape, including the cumulative effect of the reverse lot treatment. The proposed fencing, screening and/or noise abatement techniques shall be designed for durability and low maintenance to the satisfaction of the City. The types of fences and/or walls which best satisfy these requirements include, but are not limited to, those constructed of masonry, modular concrete, wood, combinations of wood and masonry, and other types of natural or man made stone.

- 2.10 Notwithstanding Section 2.9, condominium, co-operative and rental developments, and any other residential developments where the property is to be managed and maintained by a common management body or group, shall be exempt from the required conveyance to the City of a landscape strip normally associated with reverse lot residential development. In these situations, the landscape strip shall be located within the site property boundaries and the proponent shall be responsible for its landscape development to the satisfaction of the City. The property owner(s) shall also be responsible for the maintenance of such landscape strip to the satisfaction of the City.

- 2.11 Notwithstanding Sections 2.5 and 2.6, where fencing and/or screening as required by Table 1 forms the boundary between a City-owned park or open space land and privately owned property, then such fencing and/or screening shall be located on the property line.

- 2.12 Upon written request to the Director of the Community Services Department, the City may consider sharing the cost of fence installation between private property and existing City-owned parks or open space land. All such fences shall be of the type specified in Table 1 and shall be installed by City forces in accordance with the fencing detailed contained in Appendix A. Fences installed on a shared-cost basis shall be

installed on the property line wherever possible and are subject to the provisions of the Line Fences Act. This section is not applicable to new development by plan of subdivision or land severance wherein the subdivider is wholly responsible for paying the cost of required fencing as specified in the appropriate agreement.

- 2.13 Measures such as agreements, covenants on title, easements and specific by-laws may be required to ensure that the integrity of fencing and screening (height, extent, colour, material, form) is maintained.
- 2.14 Fencing and/or screening abutting a site or lot shall be installed six (6) months from the date of issuance of a building permit for the site or lot, or as determined by specific agreement between the proponent and the City. This requirement may be altered at the discretion of the Director of the Department of Planning and Development.
- 2.15 All fences required as per this document shall be detailed and installed in accordance with the minimum standards described in Appendix A.
- 2.16 A safety rail or fence shall be installed at the top of any retaining wall having a height of 0.60 metres or more in all situations where pedestrians or vehicles may have use of lands located on the upper level of such a retaining wall.

3.0 PARKING LOTS AND SERVICE AREAS

- 3.1 All parking lots shall comply with the standards set out in the Off-Street Parking By-law 55-73 and any other regulatory by-laws, as amended, for the City of Oshawa.
- 3.2 Notwithstanding the fencing and screening requirements of Table 1, where a parking lot or service area abuts land of different ownership or incompatible land use or a right-of-way, a 3.0 metre minimum width landscape strip shall be required wherever feasible. The following minimum screening measures shall be required:
 - (a) high branching deciduous trees and coniferous trees spaced to form a visual barrier at maturity; and
 - (b) a durable wall or fence having a height of 1.8 metres.
- 3.3 Parking and service areas should be separated from any amenity or recreation activity area located either within the site or adjacent to the site boundaries. A landscape strip having a minimum width of 4.5 metres with appropriate tree plantings and shrub plantings and/or fencing may be required. The use of landscaped berms is encouraged.
- 3.4 Curbs and/or similar protective measures shall be required for service areas, parking areas and driveways in order to reduce potential vehicular conflict and property damage.
- 3.5 All parking and service areas shall be well lighted to promote safety and security. Measures such as lighting redirection and additional screening measures (especially the use of coniferous trees and shrubs) may be required to ameliorate any adverse effects of lighting glare on adjacent lands or the roadway.
- 3.6 Service areas should not be located where they are visually prominent from a public right-of-way or other public area. Where such a situation is unavoidable, landscaping and other screening measures designed to minimize the adverse audio and visual effect of the service area will be required.
- 3.7 Wherever possible, commercial vehicle circulation and service areas shall be separated from the general site circulation and parking areas within the site.
- 3.8 Where utility poles, hydro substations, hydro transformers, hydrants, pumps or similar structures are located within, or immediately adjacent to, parking or service areas, they should be surrounded by bollards having a minimum height of 0.6 metres, or be located on a curbed traffic island. Additional fencing measures may be required on a site specific basis where safety is of particular concern. Light standards shall be exempt from these requirements.

- 3.9 All parking lots shall have plantings incorporated within their interior as well as perimeter planting. These internal parking planted areas shall be provided at the minimum rate of one tree per twenty parking spaces. Perimeter plantings shall be provided in accordance with Section 3.2.
- 3.10 Landscaped traffic islands, excepting those located in cul-de-sacs, shall be constructed of a low maintenance hard surface (other than asphalt), have continuous concrete curbing at the base, and have a minimum area dimension of 1.8 metres by 1.8 metres.
- 3.11 Landscaping measures, such as trees, shrubs, fences or site furnishings, shall not be located or constructed in a manner which would interfere with traffic visibility or safety. Visibility should be maintained at all intersections.
- 3.12 Plantings and landscaped traffic islands shall be used in order to demarcate major internal circulation routes.
- 3.13 All permanent emergency access routes shall be property graded, and kept clear of trees, shrubs, fences or other landscape elements which could interfere with through traffic. The proponent shall be responsible for providing a paved or other type of hard surface drive.

4.0 PARKS AND OPEN SPACE

- 4.1 Parkland and open space lands shall be conveyed to the City in a satisfactory physical condition bearing the full depth of its original topsoil and being free of construction debris, unconsolidated fill or other refuse.
- 4.2 Where a development site abuts City-owned parkland and/or Open Space lands or City-owned landscape strip, or lands to be conveyed for those purposes, the proponent shall deposit with the City a parkland damage deposit in an amount to be specified in the applicable agreement with the City as a condition of approval. Where it has been determined by the City that any City-owned parkland and/or open space lands or any City-owned landscape strip, or lands to be conveyed for parkland, open space or landscape strip purposes, have been physically disturbed either by the dumping of construction debris, unconsolidated fill or other refuse, or by the stripping of topsoil, or by the deposition of silt, or by any other means, the proponent shall be responsible for restoring the subject property to a condition satisfactory to the City. The parkland damage deposit shall be held by the City as a guarantee that the necessary restoration works are undertaken. Failure to restore these lands to a condition satisfactory to the City shall result in the City's exercising its right to draw down on the parkland damage deposit.
- 4.3 The deposition of fill, removal of topsoil or vegetation, or other alteration of the topography of City-owned parkland and open space land or City-owned landscape strip, or lands to be conveyed to the City for parkland, open space or landscape strip purposes, shall not be permitted without written permission by the Director of the Community Services Department and the Central Lake Ontario Conservation Authority where applicable. Where development involves grading which necessitates grade changes to abutting park and open space lands, grading plans shall be required for approval by the City for inclusion in an appropriate agreement.
- 4.4 In accordance with Section 1.9, unique physical features and significant vegetation shall be preserved wherever possible on parkland or open space lands to be conveyed to the City. Specific protective measures to ensure their preservation and protection may be required.
- 4.5 When parkland and/or open space lands are included in a proposed plan of subdivision, the proponent of development shall submit the following information to the City for its initial review of the suitability of the proposed lands to be conveyed for recreation facility, park or open space development:
 - (a) a plan illustrating the boundaries of the proposed parkland dedication and the total size of individual blocks. The plan should include topographic information in order that the slopes and drainage can be assessed;
 - (b) significant vegetation should be located and identified as to species, age and condition;

- (c) a schematic concept plan which illustrates the possible use areas of the park should be included with the submission. This would indicate areas for active recreation use (sports fields, etc.) and passive recreation use with basic dimensions included for the use areas and the pedestrian access and street frontage clearly marked; and
- (d) a physical demarcation of the park and/or open space block according to a survey produced by an Ontario Land Surveyor if determined by the City to be necessary.

This information will be reviewed by the City to determine whether the proposed lands to be conveyed can accommodate required recreational facilities, parking areas, circulation routes, buildings and structures.

- 4.6 Where lands to be conveyed to the City for park, open space or joint park/school uses are included in a plan of subdivision, a detailed Park Concept Plan for these lands shall be prepared by a qualified landscape architect retained by the developer at no cost to the City of Oshawa. The Park Concept Plan for these lands shall be prepared in full consultation with the Community Services Department and shall be subject to the approval of the Director of the Department of Planning and Development for inclusion in the subdivision agreement. The approved Park Concept Plan shall form part of the Subdivision Landscape Plan as per Section 1.3.
- 4.7 Where any proposed subdivision development includes park lands and/or open space lands, the proponent shall prepare a parkland and/or open space lands grading plan in accordance with the approved Park Concept Plan to the satisfaction of the Director of the Community Services Department and the Director of the Department of Planning and Development. In addition to addressing basic site drainage matters, the grading plan shall be prepared with regard for the intent of the approved Park Concept Plan to support the proposed recreational facilities on the park site.
- 4.8 Where the grading of a proposed development is expected to affect City-owned park and/or open space lands, the proponent shall prepare a grading plan to the satisfaction of the Director of the Community Services Department and the Director of the Department of Planning and Development for those public lands. The grading plan shall be attached to the appropriate agreement. The proponent shall be responsible for undertaking the works necessary to ensure that fine grading and sodding or seeding of the City-owned lands are done to the satisfaction of the City.
- 4.9 The proponent of development shall be responsible for undertaking all fencing, grading, fine-grading and seeding of parkland and open space lands included in a plan of subdivision in accordance with the appropriate agreement and to the satisfaction of the City of Oshawa.

5.0 PEDESTRIAN AREAS

- 5.1 Pedestrian areas shall generally be designed to accommodate the disabled and other special use groups. This shall include wheelchair users, the blind and the elderly. Access features for the disabled should be clearly signed. In particular, accessible entrances and ramps should be clearly marked.
- 5.2 Pedestrian sidewalks shall have a minimum width of 1.25 metres. Any sidewalk adjacent to parking areas where car bumpers may overhang shall have a minimum width of 1.8 metres. Pedestrian walkways which form part of a barrier-free access way on a site shall have a level surface area having the minimum dimensions of 1.5 metres by 1.5 metres adjacent to any entrance doorway. Generally, other types of pedestrian walkways which provide access to development sites, parkland, transit stops, etc., shall have a minimum width of 3.0 metres.
- 5.3 Planters, benches, guy wires, light standards and other site furnishings shall not obstruct the pedestrian walkway. These facilities should be located at the edge of walkways in such a manner that a minimum clearance width of 1.25 metres is maintained for pedestrian use.
- 5.4 Non-slip surfaces, handrails, ramps, landings and dropped curbs shall be provided as required to assure access throughout the site. Lighting may also be required along pedestrian walkways or bikeways where safety or security may be of concern.
- 5.5 Vehicular and pedestrian traffic shall be separated, wherever feasible. Appropriately marked pedestrian walkways and crossings shall be provided across internal roadways where deemed necessary, especially in the vicinity of major building or site entranceways and transit stops.
- 5.6 Where a private walkway is required between a subject site and an adjacent transit stop, landscape treatment shall be required.
- 5.7 Pedestrian access and pedestrian access features such as gates and entrance-ways between a development site and adjacent parkland or open space land will only be permitted upon written approval from the Director of the Community Services Department.

6.0 PLANT MATERIAL

- 6.1 (6.1) The minimum acceptable size for trees used to satisfy the requirements of these policies shall be as follows:
- (a) Deciduous tree 60 mm caliper
 - (b) Coniferous tree 2.0 metre height
- 6.2 Plant material selection should be based on site specific consideration of soil, drainage, exposure and related conditions. The plant material should be chosen carefully to respond to their proposed environments in a way which shall ensure their healthy growth.
- 6.3 Only nursery grown stock free of disease, insect infestation, abnormal growth and physical injury shall be used for landscaping purposes.
- 6.4 The use of indigenous plant material is encouraged. It is suggested that at least 50 percent of all proposed tree and shrub plantings on a site be of indigenous material.
- 6.5 Each Landscape Plan shall contain variety in plant selection in order to discourage the establishment of artificial monocultures.
- 6.6 A Plant List shall accompany each Landscape Plan. A typical plant list shall provide the following information.

Botanical Name	Common Name	Height	Caliper	Condition	Remarks	Quantity
Acer Platanoides	Norway Maple	--	60 mm	B & B	--	6
Syringa Vulgaris	Common Lilac	600 mm	--	BR	Full and Bushy	12

- 6.7 Adequate staking and protection of newly planted trees shall be required. Minimum requirements are contained in the planting details shown in Appendix A. Maintenance of these protective features shall be the responsibility of the owner.
- 6.8 The proponent shall be required to take measures to protect existing high quality vegetation from damage during site development. To meet this objective, the proponent shall prepare a tree preservation program as per Section 6.9, which shall be shown on the Landscape Plan and will be included in the appropriate agreement between the proponent and the City.

- 6.9 The tree preservation program shall be prepared with regard for the following:
- (a) Trees to be preserved shall be fully protected with snow fencing erected beyond their “drip line” to the satisfaction of the City. Groups of trees and other existing plantings to be protected shall be done in a like manner with snow fencing around the entire clump(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment. This work shall be completed prior to the commencement of site clearance, demolition or any type of construction.
 - (b) No cables of any types shall be wrapped around or otherwise attached to trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots or trees exist.
 - (c) Every necessary precaution shall be taken to prevent damage to trees or shrubs which are to be retained on the site. Where limbs, roots or portions of trees must be removed to accommodate construction work, they should be removed carefully and measures shall be taken to prevent any further damage.
- 6.10 Trees which are to be preserved as per the Landscape Plan, and which have died or have been damaged beyond repair during site construction activities, shall be replaced with a tree(s) of species and size which shall reflect the size and species of the damaged plant material as determined by the Director of the Department of Planning and Development. The location of such trees shall be approved by the Director. Failure to replace damaged trees shall result in the City exercising its right to draw upon the landscape portion of the letter of credit as per Section 7.4 of this document.
- 6.11 All plantings required, as per this document, shall be detailed and installed in accordance with the minimum standards described in Appendix A.
- 6.12 All shrubs shall be contained in continuous planting beds.
- 6.13 All grassed areas indicated on the Landscape Plan shall be sodded with the exception that land to be conveyed to the City for parks and open space may be seeded. All sod shall conform to the Canadian Nursery Sod Growers Specifications. Seeding shall only be permitted at the discretion of the Director of the Department of Planning and Development or, where park and open space lands are affected, at the discretion of the Director of the Community Services Department.
- 6.14 All plants to be installed on reverse lot landscape strips shall conform with species listed in Appendix B.

7.0 SUBMISSION, APPROVAL AND INSPECTION

- 7.1 Landscape Plans shall be prepared on behalf of the proponent by a landscape architect. It is recommended that the proponent or his landscape architect meet with City staff prior to the preparation of Landscape Plans.
- 7.2 Prior to the approval of any plans for proposed development, the proponent may be required to carry out a tree inventory as per Section 8.5, in order to assess the potential for the preservation of existing tree stock, as well as the compatibility of a proposed use for the site. Tree inventories may be required on sites of historical, ecological or cultural interest containing significant tree specimens or significant masses of vegetation. All tree inventories shall be undertaken by qualified professionals.
- 7.3 Where appropriate, the proponent may be required to undertake an analysis, to be carried out by qualified professionals, of such site factors as noise, site drainage, erosion, slope stability, traffic, ecology or other issues. Such an analysis shall evaluate the effect of the proposed development on the site or on its immediate environs and recommend mitigating measures to minimize any adverse effects of the proposed development. Conversely, this analysis may be undertaken to study the effect of the surrounding environs on the proposed development and recommend mitigating measures to minimize any adverse effects on the proposed development.
- 7.4 The proponent shall be required to submit a letter of credit from a chartered bank (see Appendix C) or other monetary security in a form satisfactory to the City to cover the anticipated costs of the required landscaping. The letter of credit or other monetary security shall be required prior to the execution of the applicable agreement. The Director of the Department of Planning and Development shall authorize the release of eighty percent (80%) of the letter of credit or other monetary security when the landscape development has been fully completed to his satisfaction, as evidenced by the City's landscape acceptance certificate as per Section 7.7, and subject to the hold-back provisions and warranty period as outlined in Section 7.5. The remaining twenty percent (20%) of the applicable letter of credit or other monetary security less any monies required for repair or replacement of site improvements shall be returned to the developer upon expiration of the warranty period. Where landscape development has not been completed to the satisfaction of the City within the time period specified in the applicable agreement, the City may deduct from the letter of credit or other monetary security a non-refundable amount sufficient to cover the cost of completing any outstanding landscape development.
- 7.5 Landscape development required as per this document shall be subject to a warranty period which shall be established in the applicable agreement. Generally, landscaping features shall be subject to a 12 month warranty period. The warranty period shall normally commence following issuance of the City's landscape acceptance certificate as specified in Section 7.7.

- 7.6 During the landscaping phase of development, periodic site inspections will be carried out by appropriate City staff. This inspection is independent of the current building inspection process and is not intended to delay the commencement of landscape development or any other aspect of development.
- 7.7 Upon completion of the landscape development, an acceptance certificate shall be prepared by the proponent's landscape architect and submitted to the Director of the Department of Planning and Development. For projects not requiring the involvement of a landscape architect, the proponent shall inform the Director, in writing, of project completion. Upon receipt of an acceptance certificate, or upon being informed of project completion, the appropriate City staff shall conduct a final site inspection and, provided that the landscape features have been completed to the satisfaction of the Director of the Department of Planning and Development, the Director shall forward the City's landscape acceptance certificate to the proponent and authorize the release of a portion of the funds held as monetary security for site improvements.
- 7.8 Final site inspections by City staff shall only be undertaken between May 1 and October 31 of a given year corresponding with the active growing season of trees and plant material.
- 7.9 Release of any portion of the letter of credit or other monetary security without benefit of a final site inspection shall be at the discretion of the Director of the Department of Planning and Development. The proponent shall be required to provide the Director with a written request for such a release of funds and a statement attesting to the proponent's willingness to undertake any outstanding works or repairs and provide any necessary certificates within a specified time period prior to the Director's consideration of any such request.

8.0 LANDSCAPE PLANS

8.1 A Landscape Plan should describe all proposed landscape development and all existing landscape features to be retained, and shall include, but not necessarily be limited to, the following:

- (a) natural and manmade features such as berms, swales, ponds and ditches;
- (b) sodded an/or seeded areas;
- (c) all planting, including a proposed plant list using a key system to indicate full botanical name, common name, condition, caliper, height, spacing, special remarks and quantity;
- (d) all existing trees which are to be preserved are to be accurately located on the plan and clearly defined (species, caliper, condition);
- (e) existing trees which are to be removed must be indicated with a broken line;
- (f) a tree preservation program, where applicable as described in Section 6.9 of this document;
- (g) fencing and screening (existing and proposed);
- (h) overhead and underground utilities (existing and proposed); and
- (i) topographic contours and grades (existing and proposed).

8.2 Details and/or specifications for the following items shall be included on Landscape Plans:

- (a) planting details of trees, shrubs, groundcover, etc.;
- (b) walls, fences and screening;
- (c) walkways, curbing, ramps, stairs and other special features; and
- (d) lighting fixtures, planters, signage, bollards, etc.

Alternatively, a note should be provided with the plans indicating that such features shall be installed in compliance with the details contained within this document.

8.3 Where site furnishings and accessories are included in a Landscape Plan, they should complement the proposed landscape and architectural development and make a positive contribution to the overall quality of the site.

8.4 The retention of significant vantage points and vistas should be considered in the siting of all buildings and structures and in the design of Landscape Plans.

8.5 A tree inventory plan, when required, shall contain the following information:

- (a) location of trees (100 mm+ caliper);
- (b) general location of smaller tree and shrub groupings;
- (c) species identification (botanical and/or common names);
- (d) size: caliper, canopy spread, height;

- (e) state of health;
- (f) description of understory vegetation; and
- (g) impact statement regarding effects of proposed development on vegetation.

8.6 The title panel of a Landscape Plan shall be comprised of the following:

- (a) project title or proposed use of building;
- (b) name of owner company and agent, if applicable;
- (c) project address or location;
- (d) subject of drawing, e.g. landscape plan, details, existing landscape plan;
- (e) scale (consistent with scale of site plan);
- (f) date of issue of drawing;
- (g) project (job) number;
- (h) drawing number and revision suffix;
- (i) name, address and telephone number of designer;
- (j) professional seal, where applicable; and
- (k) north arrow.

8.7 The information panel of a Landscape Plan shall include the following:

- (a) nature and date of each revision, indexed to revision suffix;
- (b) key to symbols and abbreviations; and
- (c) general and specific notes.

8.8 All plans should be drawn with the same orientation. Drawings shall be drawn with north at the top of the sheet, wherever feasible.

8.9 For large projects, a key diagram showing the part of the project covered by the particular drawing sheet should appear on each appropriate drawing.

8.10 The following notes shall be included on all Landscape Plans submitted to the City:

I/We, the owner(s) of these lands, agree to comply with the approved landscape plans and to retain the services of a landscape architect to undertake periodic site inspections during the installation of landscape features and, upon completion of the landscaping, to forward to the City a copy of the landscape architect's acceptance certificate attesting to the satisfactory completion of the landscaping.

Any revisions to the Landscape Plan as approved by the City of Oshawa shall be submitted to the City in writing for review and approval prior to the commencement of such works.

Signature of Owner: _____

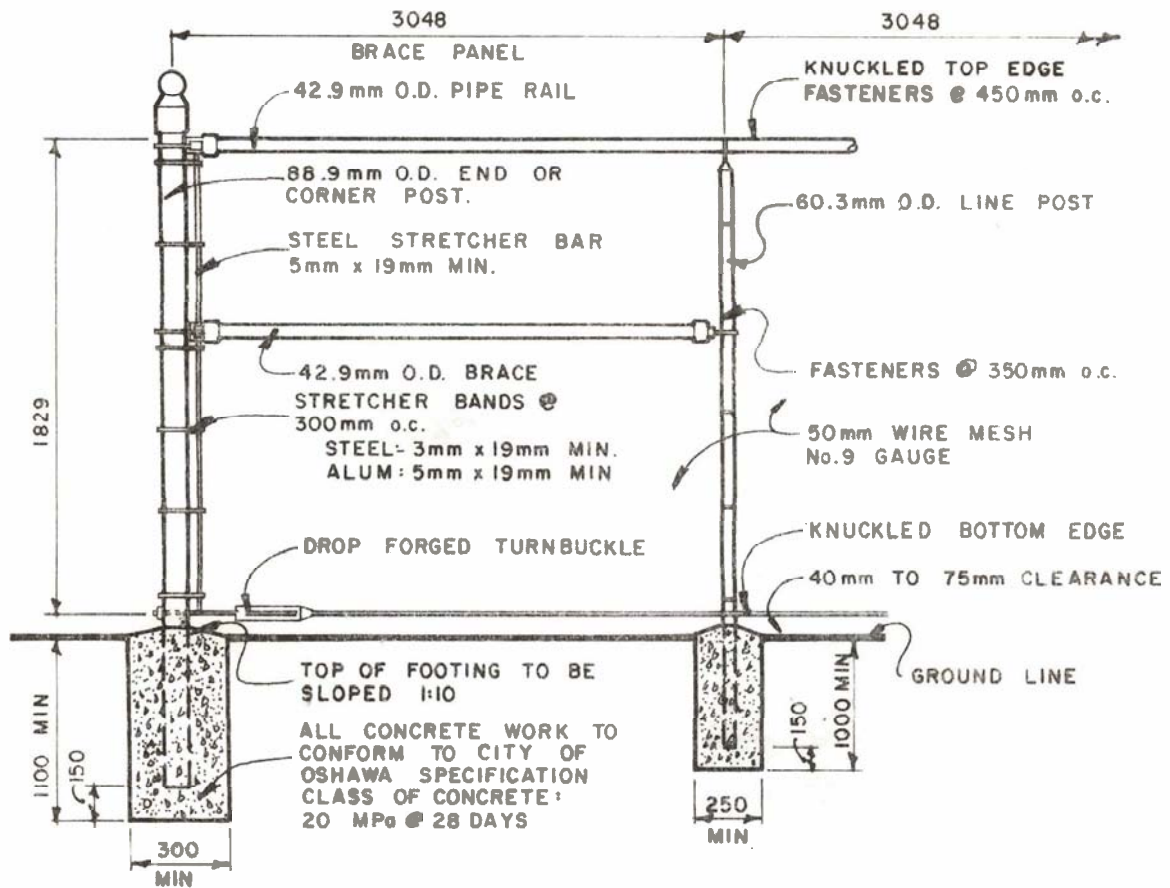
Name of Owner: _____

Date: _____

- 8.11 Where written permission has been received by the proponent from the Director of the Community Services Department to alter the topography of City-owned park and/or open space lands pursuant to Section 4.3, the following note shall be included on the appropriate plans:

I/We, the owner(s), will be responsible to give one (1) week's written notice to the City of Oshawa prior to undertaking any works or construction on City-owned parkland or open space land and will also be responsible to rectify any damages to the City-owned lands to the satisfaction of the City.

APPENDIX A



NOTES:

1. LENGTH BETWEEN POSTS
 END, CORNER AND STRAINING POSTS 3048 mm FOR 1829mm HIGH FENCES.
 LINE POST 2896 mm FOR 1829mm HIGH FENCE.
2. FASTENERS, 6 Ga. ALUMINUM OR HEAVIER
3. ALL POSTS AND PIPE RAILS TO BE GALVANIZED.
4. ALL DIMENSIONS ARE IN MILLIMETRES.

SOURCE: MDS-603

REVISED BY DEPARTMENT OF PLANNING
 AND DEVELOPMENT, JANUARY 1987.

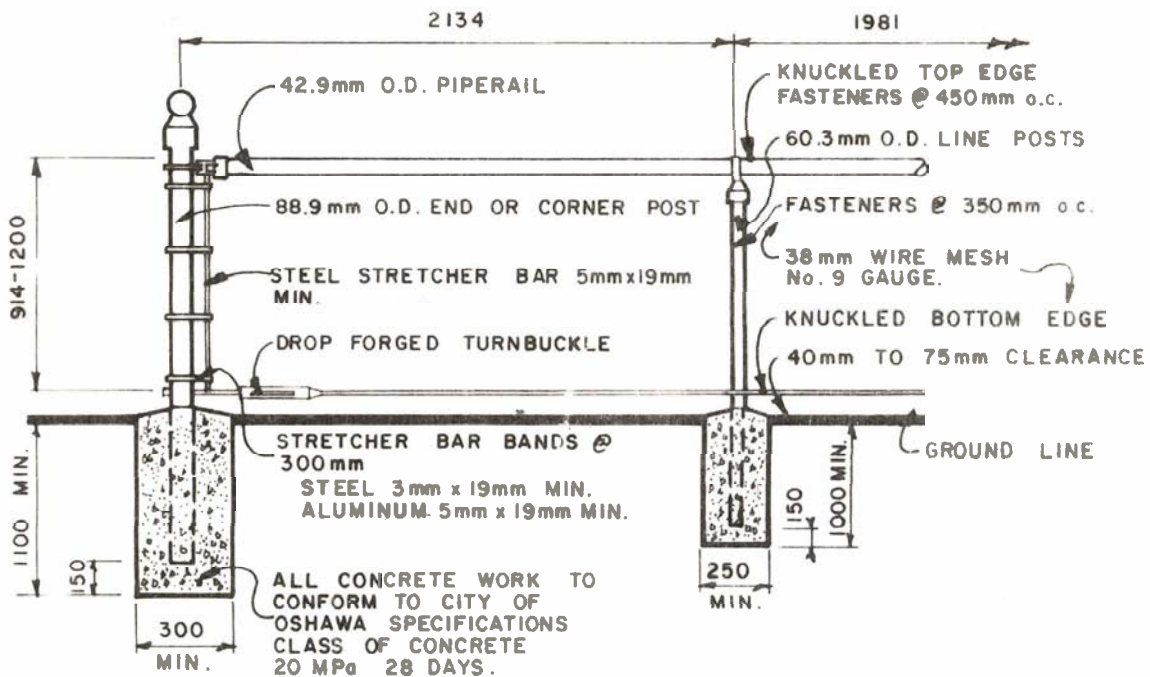
DEPARTMENT OF PLANNING AND DEVELOPMENT

CHAINLINK FENCE DETAIL (D-1)

Drawn by: T.S. D

Scale: N.T.S.

Date: 88 05 24



NOTES:

1. LENGTH BETWEEN POSTS
END, CORNER AND STRAINING POSTS, 2134 mm FOR 914 mm - 1200 mm HIGH FENCES.
LINE POSTS, 1981 mm FOR 914 mm - 1200 mm HIGH FENCES.
2. FASTENERS, 6 Ga. ALUMINUM OR HEAVIER.
3. ALL POST AND PIPE RAILS TO BE GALVANIZED
4. ALL DIMENSIONS ARE IN MILLIMETRES.

SOURCE: MDS-603

REVISED BY DEPARTMENT OF PLANNING
AND DEVELOPMENT, JANUARY 1987.

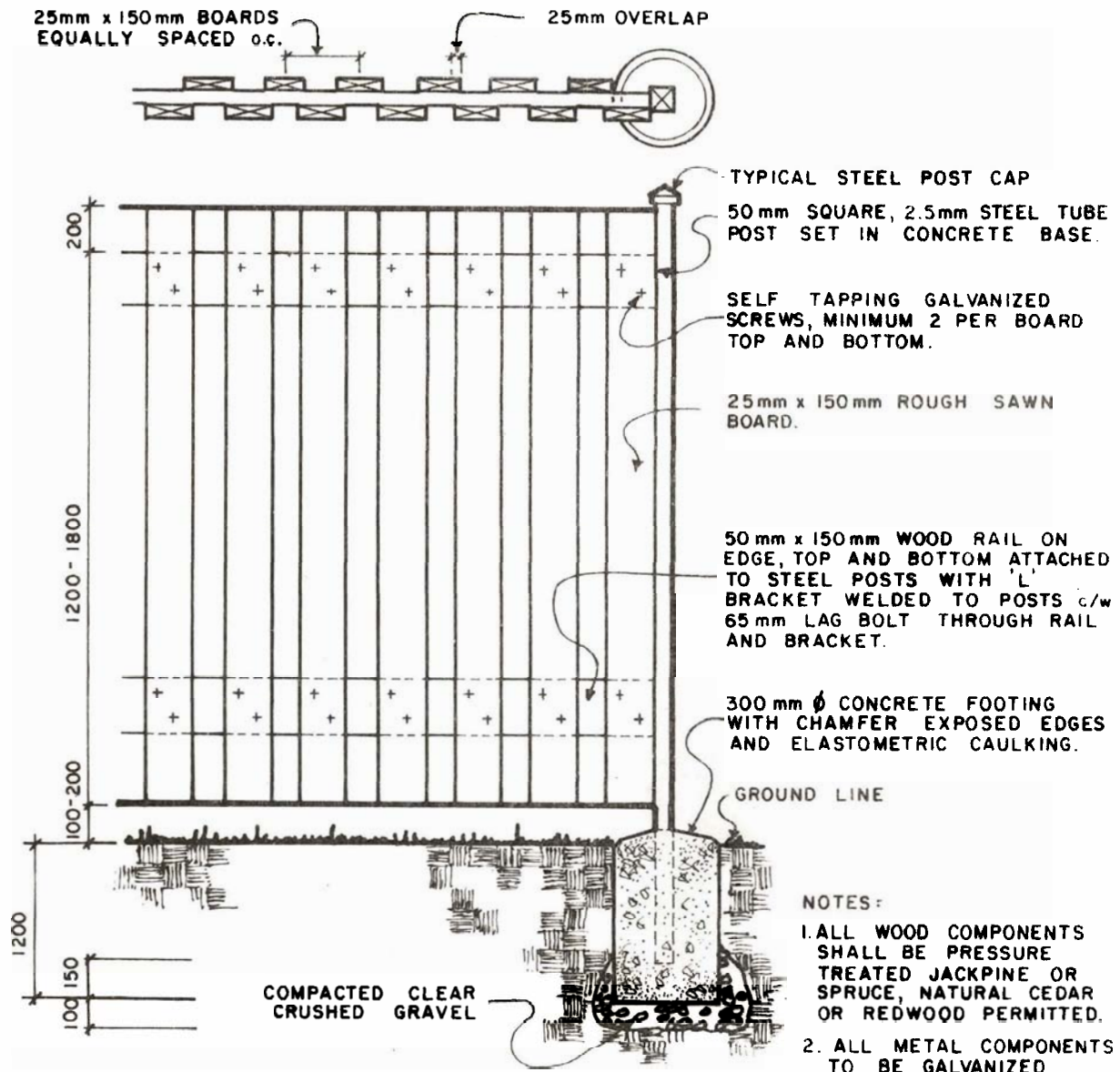
DEPARTMENT OF PLANNING AND DEVELOPMENT

CHAINLINK FENCE DETAIL (D-2)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24



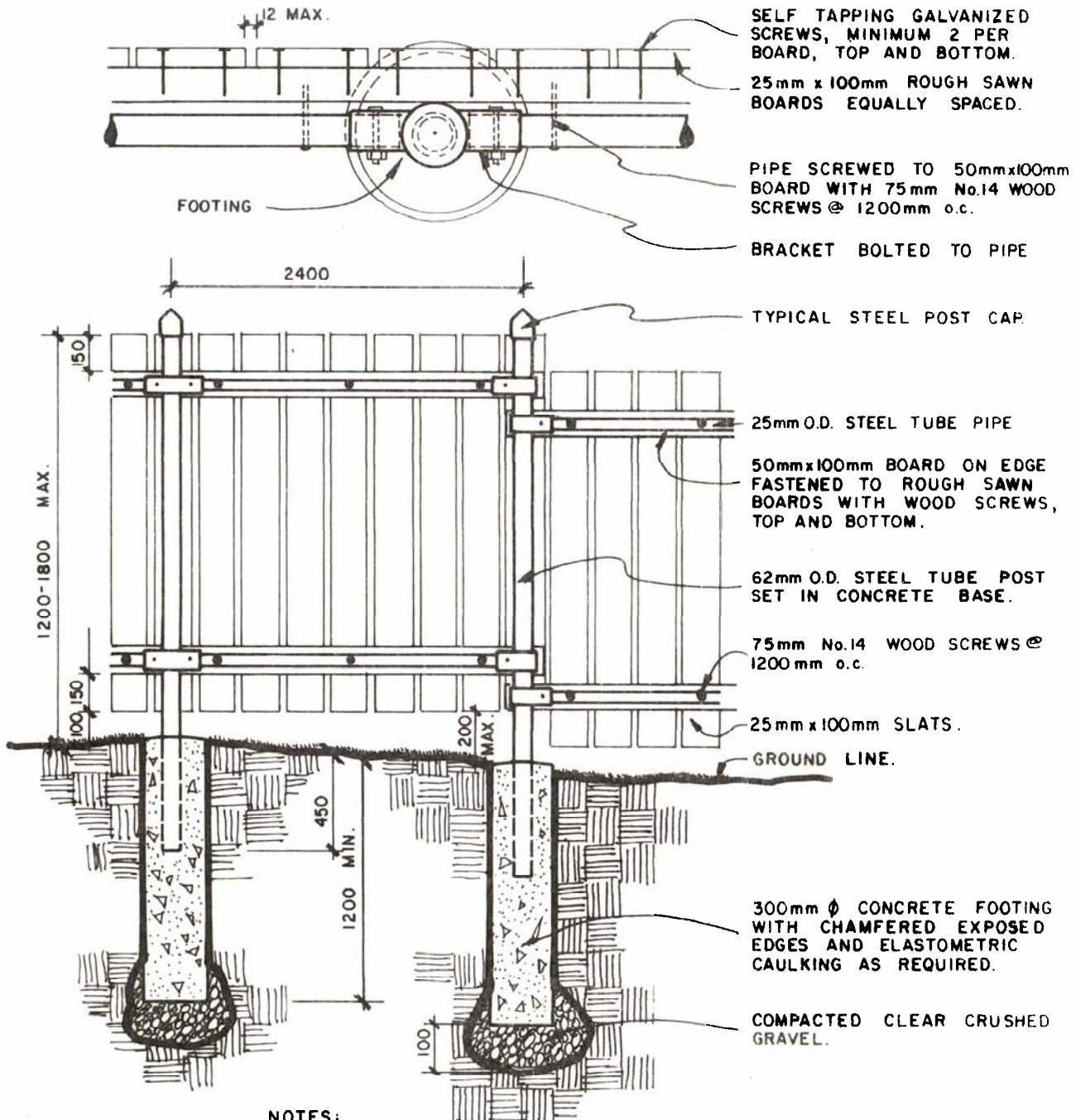
- NOTES:
1. ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED JACKPINE OR SPRUCE, NATURAL CEDAR OR REDWOOD PERMITTED.
 2. ALL METAL COMPONENTS TO BE GALVANIZED
 3. ALL DIMENSIONS ARE IN MILLIMETRES.

WOOD FENCE DETAIL (D-3)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24



NOTES:

1. ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED JACKPINE OR SPRUCE, NATURAL CEDAR OR REDWOOD PERMITTED.
2. ALL METAL COMPONENTS SHALL BE GALVANIZED.
3. ALL DIMENSIONS ARE IN MILLIMETRES.

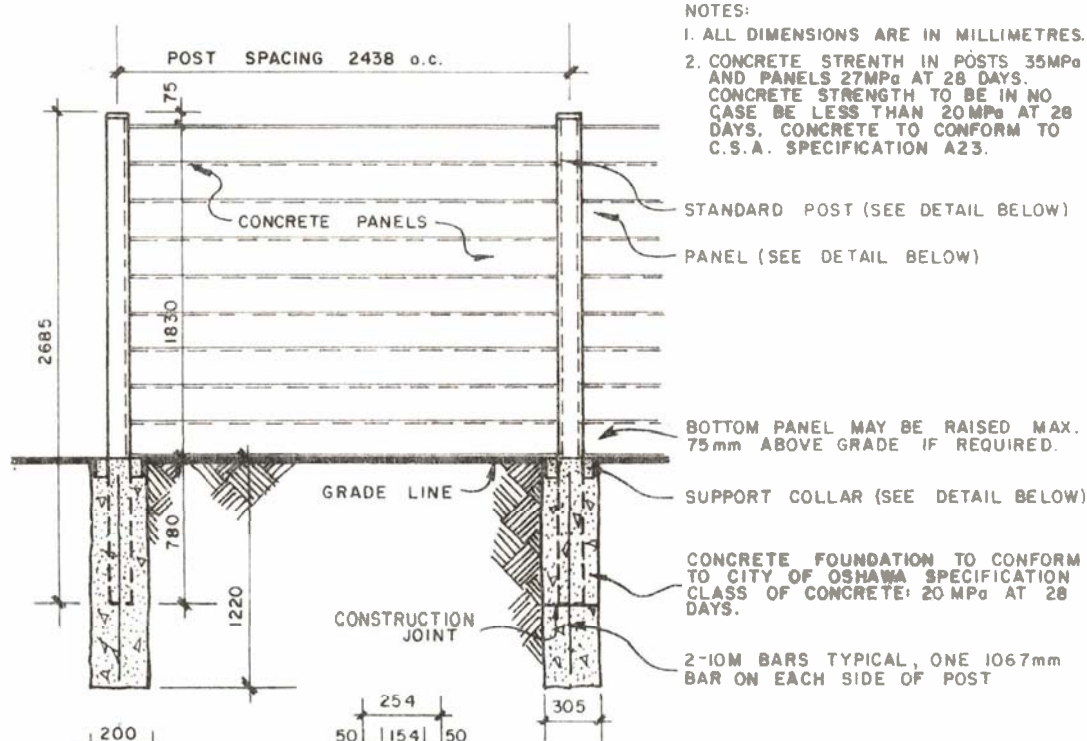
DEPARTMENT OF PLANNING AND DEVELOPMENT

WOOD FENCE DETAIL (D-4)

Drawn by: T.S.D.

Scale: N.T.S.

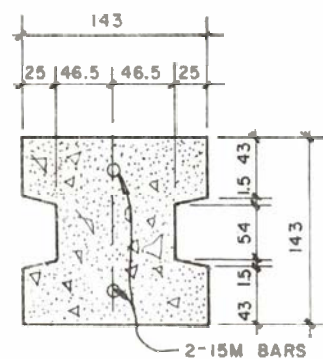
Date: 88 05 24



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. CONCRETE STRENGTH IN POSTS 35MPa AND PANELS 27MPa AT 28 DAYS. CONCRETE STRENGTH TO BE IN NO CASE BE LESS THAN 20MPa AT 28 DAYS. CONCRETE TO CONFORM TO C.S.A. SPECIFICATION A23.

Detail of Support Collar

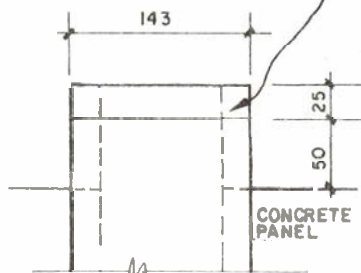
N.T.S.



Standard Post Detail

N.T.S.

CHAMFER FRONT AND BACK ONLY

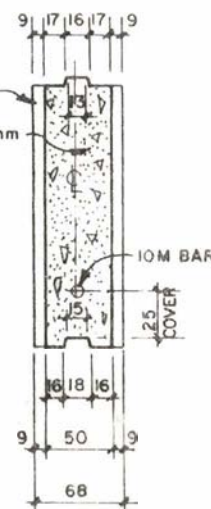


Post Top Detail

N.T.S.

9mm THK. MIN. PATTERN

LENGTH OF PANEL 2346mm



Panel Detail

N.T.S.

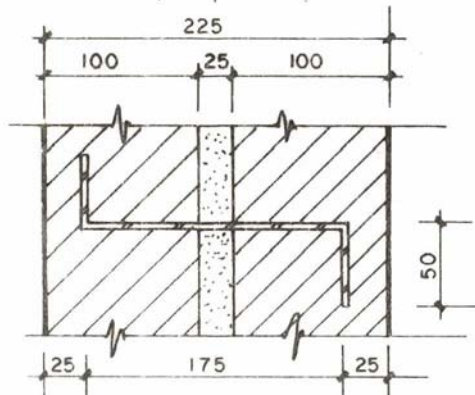
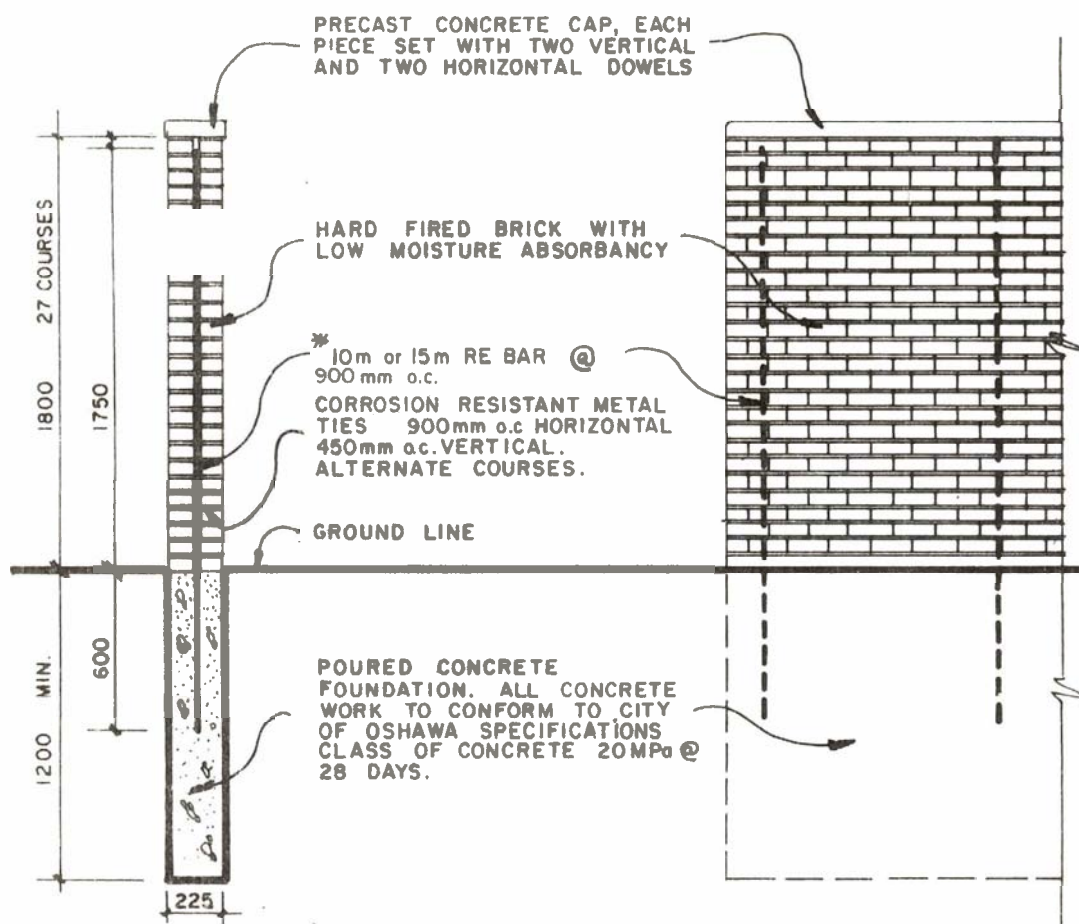
DEPARTMENT OF PLANNING AND DEVELOPMENT

TYPICAL MODULAR CONCRETE WALL (D-5)

Drawn by: T.S.D

Scale: N.T.S.

Date: 88 05 24



METAL TIE DETAIL

- NOTES:**
1. EXPANSION JOINTS PROVIDED @ 1525mm o.c
 2. ALL DIMENSIONS ARE IN MILLIMETRES
 3. METAL TIES SHALL HAVE A CROSS-SECTIONAL AREA OF 17.8 mm².

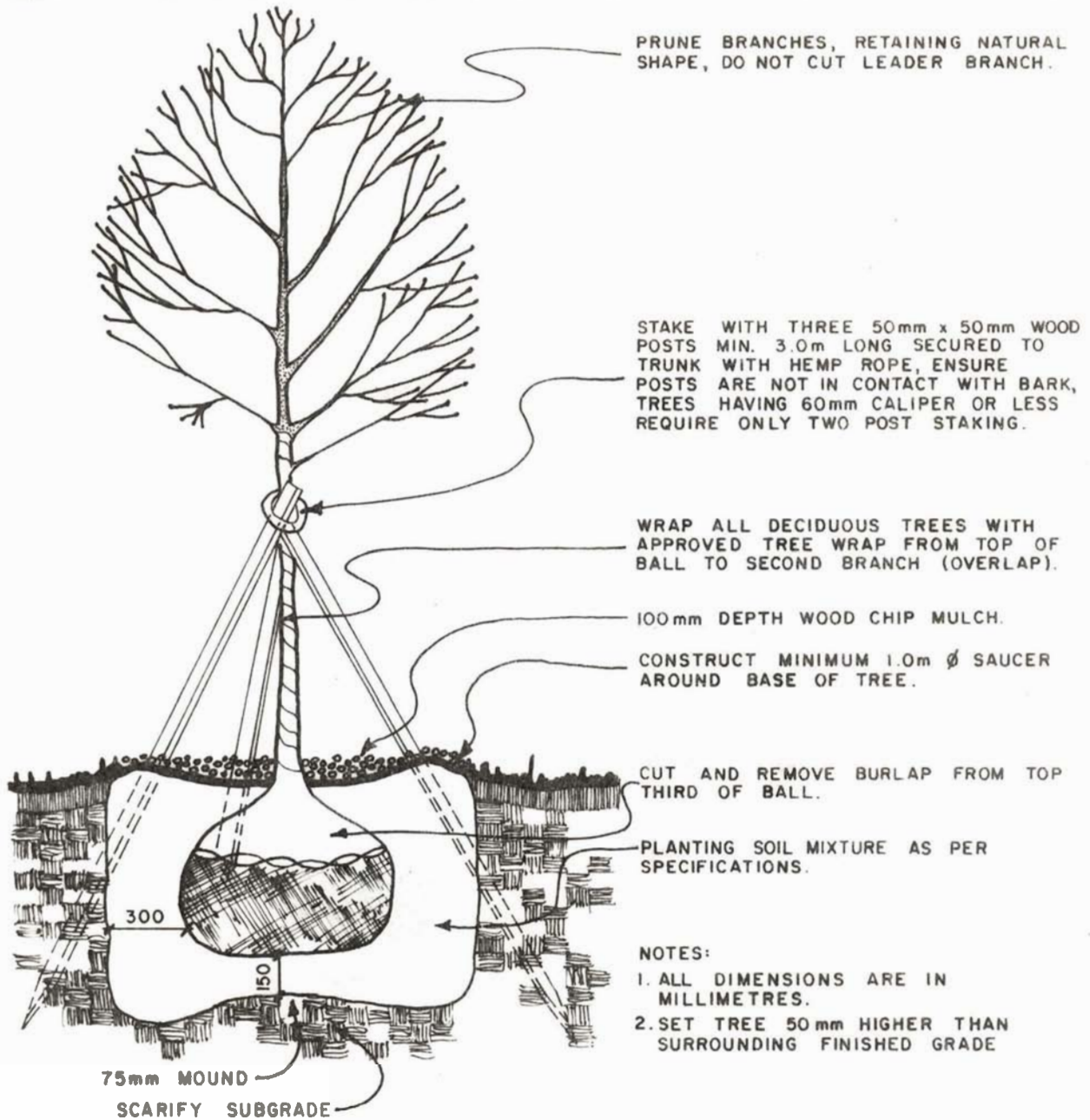
DEPARTMENT OF PLANNING AND DEVELOPMENT

TYPICAL BRICK WALL (D-6)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24



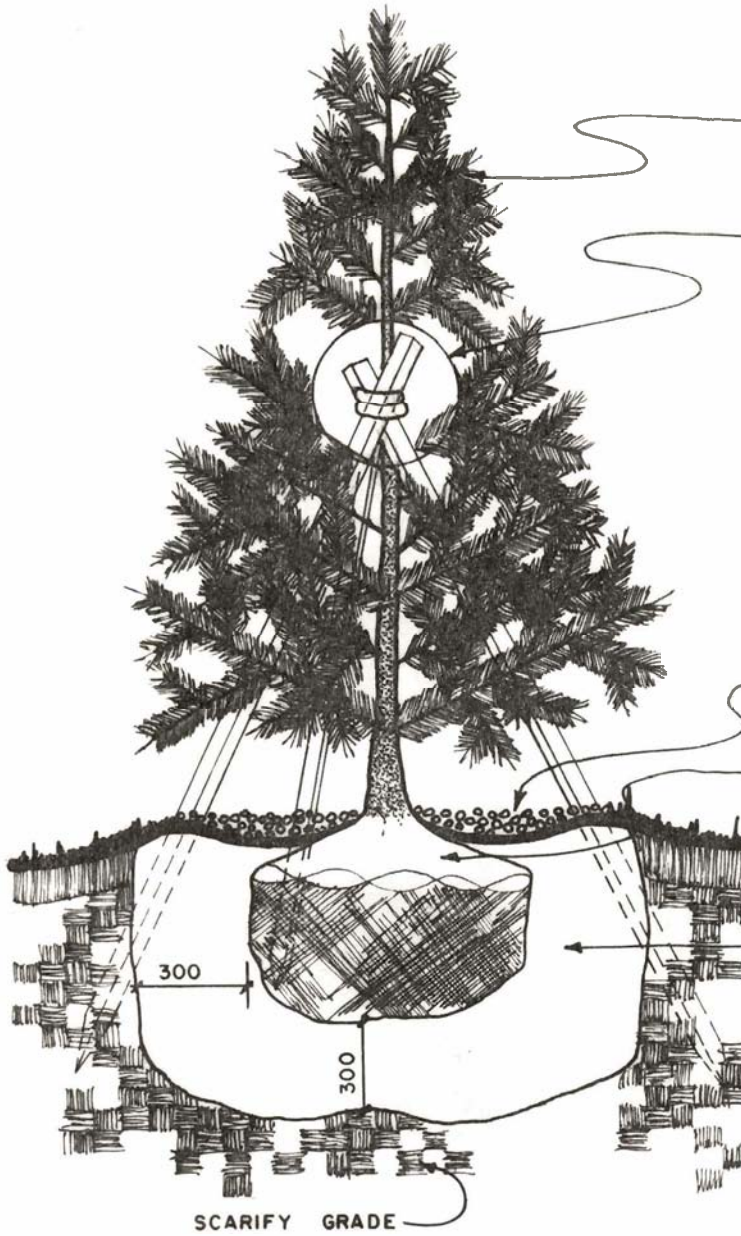
DEPARTMENT OF PLANNING AND DEVELOPMENT

DECIDUOUS TREE PLANTING DETAIL (D-7)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24



PRUNE BRANCHES RETAINING NATURAL SHAPE. DO NOT CUT LEADER BRANCH.

TREE TO BE STAKED WITH THREE 50mm x 50mm POSTS MIN. 3.0 m LONG SECURED TO TRUNK WITH HEMP ROPE, ENSURE POSTS ARE NOT IN CONTACT WITH BARK. TREES 1800mm OR LESS IN HEIGHT REQUIRE ONLY TWO POSTS STAKING

100mm DEPTH (MIN.) WOOD CHIP MULCH.

CUT AND REMOVE BURLAP FROM TOP THIRD OF BALL.

PLANTING SOIL AS PER SPECIFICATIONS.

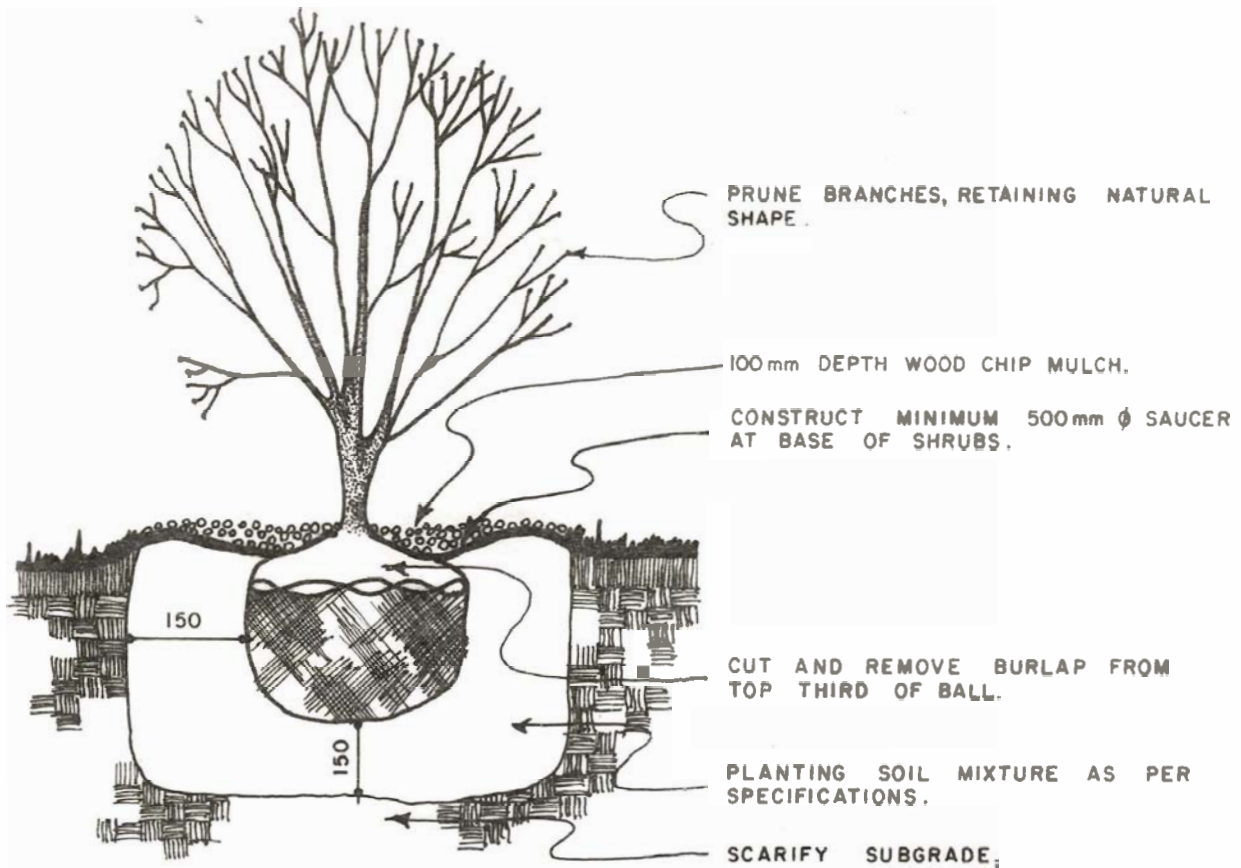
- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. SET CONIFER 50mm HIGHER THAN SURROUNDING FINISHED GRADE

CONIFEROUS TREE PLANTING DETAIL (D-8)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. ALL SHRUBS SHALL BE PLACED IN A CONTINUOUS PLANTING BED.
3. SHRUBS PLACED GREATER THAN 2300mm o.c. SHALL BE SODDED TO SOIL SAUCER
4. ALL DECIDUOUS OR CONIFEROUS SHRUBS TALLER THAN 1500mm SHALL BE STAKED WITH A MINIMUM OF ONE 50mm x 50mm POST NOT LESS THAN 2500mm LONG.
5. SET SHRUBS 50mm HIGHER THAN FINISHED GRADE.

DEPARTMENT OF PLANNING AND DEVELOPMENT

SHRUB PLANTING DETAIL (D-9)

Drawn by: T.S.D.

Scale: N.T.S.

Date: 88 05 24

APPENDIX B

Appendix B

Plant list for reverse lot Landscape strips

The following is a suggested list of plant material suitable for the landscaping of the reverse lot landscape strips:

DECIDUOUS TREES:

Less than 10 m in height

Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Acer platanoides 'Globosum'	Globe Norway Maple
Amelanchier Canadensis (Species)	Serviceberry
Aralia elata	Japanese Angelica Tree
Caragana arborescens 'Lobergi'	Cutleaf Peashrub
Corylus colurna	Turkish Hazel
Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust
Malus var. (Hardy – Disease Resistant)	Crab Apple
Ostrya virginiana	Ironwood
Prunus virginiana 'Shubert'	Shubert Chokecherry
Sophora japonica 'Regent'	Chanticleer Pear
Syringa reticulata Japonica 'Ivory Silk'	Regent Japanese Pagoda Tree
Syringa vulgaris (Std. Selections)	Ivory Silk Tree Lilac
	Common Lilac

Over 10 m in height

Acer platanoides 'Crimson King'	Crimson King Maple
Acer platanoides 'Deborah'	Deborah Maple
Acer rubrum (var.)	Red Maple
Aesculus hippocastanum	Common Horse-Chestnut
Celtis occidentalis	Common Hackberry
Cladrastis lutea	Yellowwood
Fraxinus excelsior 'Kimberly Blue'	Kimberly Blue European Ash
Fraxinus americana 'Manitou'	Manitou Ash
Fraxinus pennsylvanica 'Patmore'	Patmore Ash
Ginkgo biloba	Ginkgo Tree
Gleditsia triacanthos 'Skyline'	Skyline Honeylocust
Phellodendron amurense	Amur Cork Tree
Tilia cordata 'Greenspire'	Greenspire Linden

Pyramidal and Columnar Form:

Acer platanoides 'Columnare'	Columnar Norway Maple
Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam
Fagus sylvatica 'Asplenifolia'	Fernleaf Beech
Quercus robur 'Fastigiata'	Pyramidal English Oak
Sorbus aucuparia 'Fastigiata'	Pyramidal Mountain Ash

CONIFEROUS TREES:

Abies concolor	Silver Fir
Picea abies	Norway Spruce
Picea pungens	Colorado Spruce
Pinus nigra	Austrian Pine
Pseudotsuga menziesii 'Glauca'	Douglas Fir

APPENDIX B (Continued)

DECIDUOUS SHRUBS:

Acer ginnala	Amur Maple
Amelanchier canadensis (L)	Serviceberry
* Cornus var. (LS)	Dogwood
Cotoneaster acutifolius	Peking Cotoneaster
Deutzia gracilis	Slender Deutzia
Euonymus alatus (LS)	Burningbush
Hippophae rhamnoides (L)	Sea Buckthorn
Lonicera xylosteoides 'Clavey's Dwarf' (S)	Clavey's Dwarf Honeysuckle
Potentilla var. (S)	Potentilla
Ribes alpinum (S)	Privet
Rosa var. (Hardy Shrub) (S)	Shrub Rose
Spirea bumalda 'Anthony Waterer' (S)	Anthony Waterer Spirea
Spirea bumalda 'Gold Flame' (S)	Gold Flame Spirea
Sorbaria sorbifolia (S)	False Spirea
Syringa velutina (S)	Dwarf Lilac
Syringa prestoniae var. (S)	Preston Lilac
Syringa chinensis 'Saugeana' (S)	Chinese Lilac
Viburnum lantana (LS)	Wayfaring Tree
Viburnum lentago (LS)	Nannyberry
Viburnum opulus (L)	European High Brush Cranberry
Viburnum dentatum (LS)	Arrowwood

GROUND COVERS:

Euonymus coloratus (S)	Purpleleaf Wintercreeper
Euonymus var. (S)	Euonymus
Parthenocissus quinquefolia (S)	Virginia Creeper

Note:

(L) – denotes shrubs suitable to linear planting

(S) – denotes shrubs suitable to mass shrub bed planting

* - denotes plant material suitable for spring planting only

Alternative plant materials will be considered as appropriate in those specialized circumstances wherein a naturalized landscape treatment is required by the City of Oshawa in keeping with the City's policy "Naturalization Areas in Oshawa".

SOURCE: Parks Division, Community Services Department, September 15, 1986

APPENDIX C

LANDSCAPE DESIGN POLICIES

As approved by City Council on
September 4, 1984
and
As amended by City Council
March 21, 1988

APPENDIX C

IRREVOCABLE COMMERCIAL LETTER OF CREDIT

(Name of Bank) No. _____

(Branch) Date _____

TO: The Corporation of the City of Oshawa
50 Centre Street South, Oshawa, Ontario L1H 3Z7

WE HEREBY AUTHORIZE YOU TO DRAW ON

FOR ACCOUNT OF

UP TO AN AGGREGATE AMOUNT OF

AVAILABLE BY DRAFTS AT SIGHT FOR 100% OF INVOICE VALUE OF STANDING
CREDIT GUARANTEE AS FOLLOWS:

Pursuant to the request of our customer _____
we, _____ hereby establish and give to you an Irrevocable Letter
of Credit in your favour in the total amount of \$ _____ which may be drawn on by
you at any time and from time to time upon written demand for payment made upon us by you,
which demand we shall honour without enquiring whether you have a right as between yourself and
our said customer, to make such demand and without recognizing any claim of our said customer,
PROVIDED however, that you deliver to the _____ at
such time as a written demand for payment is made upon us a certificate signed by the City
Treasurer agreeing and/or confirming that monies drawn pursuant to obligations incurred or to be
incurred by you in connection with contractor's agreement covering cost of servicing/site
improvements to be provided pursuant to the Agreement between the City and the Customer.

The amount of this Letter of Credit shall be reduced from time to time as advised by notice in
writing given to us from time to time by the City Treasurer.

Partial drawings are permitted.

This Letter of Credit shall be valid for one year from date of issue and subject to extension when the
subdivision/site plan services have not been completed.

This Letter of Credit cannot be revoke unless authorized by the City Treasurer and it cannot be
transferred to any other contract of the subdivider/developer.

The Drafts drawn under this credit are to be endorsed hereon and shall state on their fact that they
are drawn under
Letter of Credit No.

Accountant Manager

APPENDIX D

APPENDIX D

SELECTED LIST OF RELATED INFORMATION SOURCES

1. Canadian Standards Association, Canadian National Standards, CAN3-B 78.377, "Building Drawings", 1978
2. Corporation of the City of Oshawa, Department of Planning and Development, "Design Guidelines for the Development of Preschool Play Spaces in Residential Development", 1977.
3. Corporation of the City of Oshawa, Department of Public Works, "Lot Grading Criteria", 1983.
4. Institute of Environmental Research (1985) Inc. and Moore/George Associates, "City of Oshawa Comprehensive Plan for Recreation, Culture, Parks and Open Space, Phase "4", December 1987.
5. National Research Council of Canada, Division of Building Research, Building Practice Note No. 46, "Building Drawings Checklist: Landscape Drawings", 1984.
6. National Research Council of Canada, Division of Building Research, Manual of Metric Building Practice, 1976.
7. Ontario Association of Landscape Architects and Landscape Ontario, "Procedures and Requirements for Landscape Approvals by Municipalities in Ontario", 1983.
8. Statutes of Ontario, Planning Act, 1983.

APPENDIX E

APPENDIX E

LIST OF TERMS

ACCEPTANCE CERTIFICATE:	a written statement, by a professional landscape architect which indicates his satisfaction with the completion of a landscape development in accordance with a Landscape Plan.
ACOUSTIC BARRIER:	a sound absorbent obstacle, usually a berm, wall or fence, designed to reduce noise levels.
ARTERIAL ROAD:	roads designated as Type “A”, “B” or “C” arterial roads in the City of Oshawa Official Plan.
BERM:	a sodded or landscaped mound of earth usually no greater than 2 metres high.
BOLLARD:	a free-standing post (wood, concrete, stone or metal) of limited height generally used to mark a boundary and/or prevent access.
CALIPER:	the measured diameter or thickness of a tree trunk.
CONCEPT PLAN:	a map, drawing or diagram indicating in a general manner the proposed layout of a plot of land.
CONIFEROUS TREE:	a cone bearing tree which usually retains its foliage throughout the year.
CUL-DE-SAC:	a road which is closed at one end in a curvilinear manner.
DECIDUOUS TREE:	a tree which sheds its leaves at the end of the growing season.
DRIP LINE:	the limit of the outermost edge of a tree’s canopy extended to the ground to describe the area under which the bulk of a tree’s root system is located.
ENVIRONMENTAL ANALYSIS:	a comprehensive study of the effect of development proposals and other major actions which significantly affect the environment.
GRADING PLAN:	a map, drawing or diagram indicating the proposed elevation and slope of a plot of land.
LANDSCAPE PLAN:	a map, drawing or diagram indicating the proposed details and layout of trees, plants, shrubs and related items on a plot of land.
LANDSCAPE STRIP:	a continuous, narrow piece of land, generally located at the perimeter of a site for the purpose of containing fencing and/or screening features.

LETTER OF CREDIT:	a letter from a financial institution permitting the holder to draw a specified sum of money from the financial institution which is charged to the account of the writer of the letter.
NOISE ABATEMENT:	the diminution, decrease or mitigation of excessive levels of sound.
PARK CONCEPT PLAN:	a map, drawing or diagram indicating the proposed layout of recreational facilities, functional elements, landscaping and natural features on parklands or open space lands.
PLANT LIST:	a schedule of the trees, shrubs and plants to be planted on a plot of land.
REVERSE LOT:	a residential lot bounded on one side by an arterial road from which no vehicular access is permitted and on the opposite side by a local or collector road from which vehicular access is permitted.
SITE PLAN AGREEMENT:	a contract between the proponent and the City regulating the development of a plot of land.
STREETSCAPE:	the characteristic environment of a street including the boulevard and the adjacent building facades.
SUBDIVISION AGREEMENT:	a contract between the proponent and the City regulating the development of a plan of subdivision.
SUBDIVISION LANDSCAPE PLAN:	a map, drawing or diagram indicating the proposed street tree planting concept, park facilities layout, open space linkage and reverse lot landscape strip development for an entire subdivision.
TREE INVENTORY:	an appraisal of the trees on a plot of land taking into consideration such aspects as species, size, condition and tolerance factors.