



## LANDSCAPING GUIDELINES

### PLANNING DEPARTMENT

Adopted May 29, 2007 – Revised September 30, 2008

## **1. Purpose**

The purpose of these guidelines is to provide direction for site and landscape development in the City of Mount Pearl. Landscape design is an integral part of any site development. The landscape guidelines as outlined below represent the City of Mount Pearl's principles for landscape design. The submission of development applications that exceed this policy and its minimum standards is encouraged.

## **2. Application**

Unless otherwise specified, the provision of landscaping and the submission of a landscape plan shall be a condition of the issuance of a development permit. This shall apply to any type of new development, as defined in the City of Mount Pearl Development Regulations.

The provision of landscaping and the submission of a landscape plan shall also be condition of the issuance of a development permit related to an existing development which is being significantly enlarged or increased in intensity.

The landscaping policy, regulations and guidelines do is policy does not apply to development that consists solely of interior alterations or improvements or a change of use that does not alter the building shell or subject property.

## **3. Process**

### **a. General Landscape Plan and Approval Process**

Where required, as part of the development application process, the proponent shall submit a landscape plan to the Planning Department for review and approval by the Planning Department.

### **b. Submission of Landscape Plan**

Depending on the size and nature of the proposed development, the landscape plan is to be combined with the site plan or submitted as a stand alone document, as defined in the City of Mount Pearl Development Regulations. Where required, the landscape plan shall conform to the site plan and include the following information:

- the plan shall be to scale and all dimensions are to be in metric;
- indication of dimensions for landscaped front, side and rear yards, required as per City of Mount Pearl Development Regulations;
- location of all proposed plant material, landscape design elements, tree and shrub plantings, planting beds, and sodded areas;
- plant list showing index, type, size, quantity, botanical species, spacing;

- indication of proposed soil depths and planting details;
- location and material of all hard-surfaced areas (e.g. driveways, walkways, parking areas);
- location, height, and material of all fences, screen walls, retaining walls, if applicable;
- location of stormwater management landscape features, aboveground, if applicable;
- location of existing vegetation to be retained or removed;
- location and type of protection measures for existing vegetation to be retained, if applicable;
- location of all existing natural features (e.g. top of bank, water features etc.);
- proposed grades, slopes, finished first floor elevations, existing grades along the property lines, and elevations at the base of trees to remain;
- location of existing and proposed utilities; and
- any other landscape element that contributes to the site development.

c. Security

As a condition of all landscaping approvals and prior to the issuance of a building permit, the applicant is required to provide a security to the City to ensure the proper and timely completion of the approved landscaping:

i. *Amount*

The securities will be determined as follows:

- Residential Lots - \$4.30 per square metre of overall lot area,
- Commercial/Public Lots – Minimum of \$4500.00 or as determined by the developer's consultant and as required by the City,
- Industrial Lots – A minimum of \$5,000.00 or as determined by the developer's consultant and as required by the City, and
- Subdivisions - As determined by the developer's consultant and as required by the City.

Where required by the City, the amount of security is determined by a detailed cost estimate for site works, listing items, quantities, unit costs, and total costs. The cost estimate is to be prepared by the applicant's consultant and submitted to the Planning Department for approval.

ii. *Type*

Upon approval of the cost estimate by the City, the applicant will be required to provide a security in the amount of the approved estimate and in one of the following forms:

- cash deposit, in the amount of 100% of the approved security value with the City, or
- an irrevocable letter of credit from a Chartered Bank and payable to the City at any time or in part from time to time upon certificate that the owner is in default.

d. Application for Site Inspection and Security Release / Reduction

i. *Step 1*

The applicant is required to notify the City of the timing when landscaping is being undertaken to enable the City to undertake a site visit during the appropriate stage(s) of implementation to ensure compliance with the City's standards. The developer or property owner is to certify that all landscape works were implemented to specification. The City also withholds the right to undertake spot checks and probing of completed landscape works to confirm compliance.

ii. *Step 2*

The security will be released upon successful completion of the landscaping to the satisfaction of the City. Upon completion of the required landscaping, **20%** of the original amount of the security will be retained for a period of one year for the purpose of ensuring the continued compliance and endurance of the landscaping. Prior to the expiry of the one year warranty period, City staff will inspect the site and, if all of the original conditions of the permit have been completed, the remaining **20%** of the security will be fully released.

***(Revised 2008-09-30)***

iii. *Step 3*

A partial reduction of the security may be allowed if some but not all landscaping has been completed. The City will undertake a site visit and issue a letter indicating the appropriate security reduction.

iv. *Step 4*

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

**4. Standards**

a. General Requirements

- i. The existing landscape character shall be preserved to an extent reasonable and feasible.
- ii. Shrubs/ground cover and other plant materials shall be used to complement tree plantings, but shall not be the sole contributor to the landscape. Effective use of earth berms, existing topography, and existing vegetation is also encouraged as a component of the landscape plan.

- iii. All landscaping on non-residential lots adjacent to paved areas shall be protected by concrete curbs, retaining structures or other protective measures.
  - iv. Landscaping, both at the time of establishment and in the future, shall not obstruct the view between street, access drives and parking aisles.
  - v. Trees and shrubs shall be planted as per City of Mount Pearl Landscaping Guidelines (5.a. Standard Planting Details).
- b. Site Preparation / Grading / Slope
- i. All areas disturbed by site work, such as banks and slopes, are to be re-instated with a minimum of sodded grass. This applies to front, flanking street side yards, as well as side and rear yards.
  - ii. The maximum permitted vertical slope for sodding/seeding is 2:1. Slopes greater than 2:1 shall require the approval of the City and need to be appropriately retained.
  - iii. All slopes are to be retained with a minimum of sodded grass or other plant material such as low growth ground covers, to be approved by the City. The use of other landscaping materials, such as ornamental gravel, shall not be permitted on slopes.
- c. Hard and Soft Landscaping Requirements
- i. Residential
    - The front, side, and rear yards of a residential lot shall be landscaped with a minimum treatment of grass. Any variation or alternative landscaping treatment requires the submission of a landscape plan.
    - A minimum of 50% of the front and flanking street side yard is to be landscaped with a minimum of sodded grass, unless otherwise determined by Council. The driveway shall be paved. No more than 50% of the front yard is to be paved unless otherwise determined by Council.
    - For treatment of front yard landscaping of row dwellings and apartment building lots, refer to the City of Mount Pearl Development Regulations.
    - All areas between the curb/sidewalk and the property boundary are to be landscaped with a minimum of sodded grass.
    - Where the applicant proposes to use landscape materials for ground cover on the subject property other than sod (e.g. ground cover perennials, mulching, ornamental gravel), it shall be ensured that the material is appropriately contained and does not spill onto the sidewalk or into the street right-of-way.
    - All areas disturbed through site work shall be re-instated with a minimum of sodded grass.

- The City encourages retaining natural vegetation where applicable.
  - The use of natural landscape features, such as natural boulders, etc., is encouraged.
- ii. Commercial and Public
- The complete lot is to be landscaped (hard and/or soft landscaping); this applies to front, flanking street side yards, as well as side and rear yards.
  - A minimum of 20% of the overall lot is to be landscaped with soft landscaping (sodding, tree and shrub plantings, natural landscape design elements).
  - A minimum of 1.5-metres in the front and side yards are to be landscaped.
  - All areas between the curb / sidewalk and the property boundary are to be landscaped with a minimum of sodded grass.
  - Where the applicant proposes to use landscape materials for ground cover on the subject property other than sod (e.g. ground cover perennials, mulching, ornamental gravel), it shall be ensured that the material is appropriately contained and does not spill onto the sidewalk or into the street right-of-way.
  - All areas disturbed through site work shall be re-instated with a minimum of sodded grass.
  - The City encourages the retention of natural vegetation where applicable.
  - The use of natural landscape features, such as natural boulders, etc., is encouraged.
- iii. Industrial
- The complete 12-metre front yard, as well as the 10-metre flanking street side yard (where applicable), are to be landscaped with a combination of natural landscaping elements.
  - The side and rear yards of an industrial lot shall be landscaped with a minimum treatment of grass. Any variation or alternative landscaping treatment requires the submission of a landscape plan.
  - The driveway and all vehicle circulation areas are to be paved with curbing from the front of the property up to the limits of the rear wall of the building.
  - All areas disturbed by site work are to be re-instated with a minimum of sodded grass.
  - A minimum of 1.5-metres in either side yard is to be landscaped.

- All areas between the curb/sidewalk and the property boundary are to be landscaped with a minimum of sodded grass.
  - Where the applicant proposes to use landscape materials for ground cover on the subject property other than sod (e.g. ground cover perennials, mulching, ornamental gravel), it shall be ensured that the material is appropriately contained and does not spill onto the sidewalk or into the street right-of-way.
  - The City encourages the retention of natural vegetation where applicable.
  - The use of natural landscape features, such as natural boulders, etc., is encouraged.
- iv. Landscape Buffers
- Where required by the City, the landscaping of berms and tree plantings will be in accordance with the requirements as determined by City.
- d. Tree Spacing
- i. Residential
- Trees shall be situated at 6.00 metres on centre, at a minimum frequency of one tree per every 6.00 metres of lot frontage.
  - Where appropriate, and if reviewed and approved by the City, different spacings, cluster plantings or single specimen plantings may be considered, if necessary for the development of the tree, for the safe use of the street or sidewalk, where space is limited, or to achieve a certain design effect.
  - Retention of natural vegetation, where appropriate, is encouraged.
  - Shrubs shall be added as per Item e.
- ii. Commercial / Public / Industrial
- Trees shall be situated at 8.0 metres on centre, at a minimum frequency of one tree per every 8.0 metres of lot frontage.
  - Where appropriate, and if reviewed and approved by the City, different spacings, cluster plantings or single specimen plantings may be considered, if necessary for the development of the tree, for the safe use of the street or sidewalk, where space is limited, or to achieve a certain design effect.
  - Retention of natural vegetation, where appropriate, is encouraged.
  - Shrubs shall be added as per Item e.

e. Species Mix

- i. Deciduous/Coniferous
  - Minimum of 50% coniferous plantings on site for year-round interest.
- ii. Maximum amount of one species
  - No more than 25% of one species on site for species diversity and disease reduction.
- iii. Trees/Shrubs
  - 2/3 of plant mass shall be trees, with 1/3 of plant mass shall be shrubs.

f. Stock Type

- i. Caliper/Size
  - Deciduous trees to be a minimum of 50 mm caliper.
  - Coniferous trees to be a minimum 1.25 metre in height.
- ii. Hardiness zone
  - Trees and shrubs shall be selected from species hardy to Canadian Hardiness Zone 5, salt tolerant, adapted to environmental conditions at the site, with a proven local history.
- iii. Nursery stock
  - Trees and shrubs shall meet Landscape Canada Nursery Guide Specifications.
  - Trees and shrubs must be warranted for two full growing seasons from the time of planting.

g. Topsoil Requirements

- i. The minimum required topsoil depth for sodding for any development shall be 150 mm (6").
- ii. Trees are to be planted in good quality topsoil consisting of 50% loam, 30% decomposed organic matter and 20% sand.
- iii. Minimum required soil composition for sodding, tree and shrub plantings: particles need to be able to pass through a 1" dia. sieve.
- iv. The minimum required dimension for a tree planting pit is to be twice the diameter of the root ball in width, with a minimum of 300 mm of topsoil depth between the bottom of the root ball and the bottom of the planting pit (also see 5.a Standard Planting Details).
- v. The minimum required dimension for a shrub planting pit is to be twice the diameter of the root ball in width, with a minimum of 150 mm (6") of topsoil depth between the bottom of the root ball and the bottom of the planting pit. (also see 5.a Standard Planting Details).



h. Minimum Setbacks of Plantings

- i. Minimum distance to service laterals
  - Low growth deciduous – 3 metres
  - High growth deciduous – 5 metres
  - Evergreen – 3 metres
- ii. Minimum distance to curb or sidewalk
  - Low growth deciduous – 2 metre
  - High growth deciduous – 3 metres
  - Evergreen – 3 metres
- iii. Minimum distance to driveway / laneway
  - Low growth deciduous – 1.5 metre
  - High growth deciduous – 1.5 metres
  - Evergreen – 1.5 metres
- iv. Planting under utility/distribution lines
  - No plantings are permitted under transmission lines.
  - Plantings under distribution lines may be permitted subject to the following conditions:
    - Deciduous low / moderate growth: max. 4.5 m height
    - Coniferous low / moderate growth: max. 4.5 m height
  - Please refer to 5. Plants and Planting Details for details on height and growth habits of recommended species.
  - It is the responsibility of the property owner to replace any plantings should the area need to be accessed for maintenance reasons. It is not the responsibility of the City of Mount Pearl or Newfoundland Power to replace any plantings that might get damaged through maintenance processes under distribution lines.

**5. Plants and Planting Details**

a. Standard Planting Details

Trees, shrubs and sods shall be planted according to the standard planting details as illustrated below.

- i. Diagram 1 – Standard Tree Planting Details (for Deciduous and Coniferous Trees)
- ii. Diagram 2 – Standard Shrub and Sod Planting Details

b. Species Selection

List of Recommended Species

It shall be ensured that consideration be given for mature size of trees in relation to above and below ground utilities, structures, driveways and root zone requirements. Please refer to h. Minimum Setbacks for Plantings.

The following list constitutes tree and shrub plantings as recommended for planting within the City of Mount Pearl. It is recommended to obtain prior approval by the City before commencing with plantings other than the ones recommended on this list; however the City does encourage the planting of a wide variety of species to ensure species diversity.

<b>Species Selection – List of Recommended Species</b>		
Deciduous Trees		
Botanical / Latin Name	Common Name	Growth Habit / Height
		Tall = above 4.5 metres Moderate = up to 4.5 metres Low = below 2 metres
* = salt tolerant		
* <i>Acer platanoides</i>	Norway Maple	tall
<i>Acer Platanoides</i> 'Crimson King' (Red)	Norway Maple 'Crimson King'	tall
* <i>Acer pseudoplatanus</i>	Sycamore Maple	tall
<i>Aesculus carnea</i>	Red Horsechestnut	tall
* <i>Aesculus hippocastanum</i>	Horse Chestnut	tall
<i>Betula papyrifera</i>	Paper Birch	tall
<i>Betula pendula</i>	Silver Birch	tall
<i>Crataegus</i> spp.	Hawthorne	moderate
<i>Fagus sylvatica</i> cultivars	Common (or English) Beech	tall
<i>Fraxinus americana</i>	White Ash	tall
<i>Fraxinus pennsylvanica</i>	Red (or Green) Ash	moderate / tall
<i>Laburnum x watereri</i> Vossii	Golden Chain	moderate
<i>Malus X hybrida</i>	Ornamental Crabapple	moderate
<i>Malus baccata</i> 'Columnaris'	Siberian Crab Apple	tall
<i>Malus</i> spp. 'Dolgo'	Dolgo Crab Apple	moderate
<i>Phellodendron amurense</i>	Amur Cork Tree	moderate / tall
<i>Prunus serrulata</i>	Japanese Cherry	moderate
<i>Prunus virginiana</i>	Shubert Chokecherry	tall

'Shubert'		
Pyrus calleryana	Callery Pear	moderate
Quercus palustris	Pin Oak	tall
Quercus robur	Common (English) Oak	tall
Quercus robur 'Fastigiata'	Columnar Common Oak	tall
Quercus rubra	Red Oak	tall
Sorbus aucuparia	European Mountain Ash	tall
Sorbus decora or americana	Dogberry	moderate / tall
* Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	moderate
Tilia cordata	Small leafed Linden	tall
Tilia x europaea	European Linden	tall
Coniferous / Evergreen Trees / Shrubs		
Abies concolor	Colorado Fir	tall
Buxus microphylla koreana	Korean Box	low
Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka False Cypress	moderate
Chamaecyparis pisifera 'Filifera Aurea Nana' or 'Golden Mop'	Golden Threadleaf Cypress	low
Ilex X meservae	Holly	low
* Juniperus sabina	Savin Juniper	low / ground
* Juniperus horizontalis	Spreading/Creeping Juniper	low / ground
Larix decidua	European Larch	tall
*Microbiota decussata	Siberian/Russian Cypress	low/groundcover
Picea abies	Norway Spruce	tall
Picea abies 'Little Gem'	Little Gem Spruce	low
Picea abies 'Nidiformis'	Nest Spruce	low
Picea glauca	White Spruce	tall
Picea pungens	Colorado Spruce	tall
Picea omorika	Serbian Spruce	tall
* Pinus nigra	Austrian Pine	tall
* Pinus mugo	Mugo Pine	low
Pinus sylvestris	Scots pine	tall
Pseudotsuga menziesii	Douglas-fir	tall
Taxus X media 'Hicksii'	Hicks Yew	moderate
Thuja occidentalis	White Cedar	moderate
Broadleaved Evergreens		
Arctostaphylos uva-ursi	Bearberry/Kinnikinnik	groundcover
Cotoneaster spp.	Cotoneaster	low

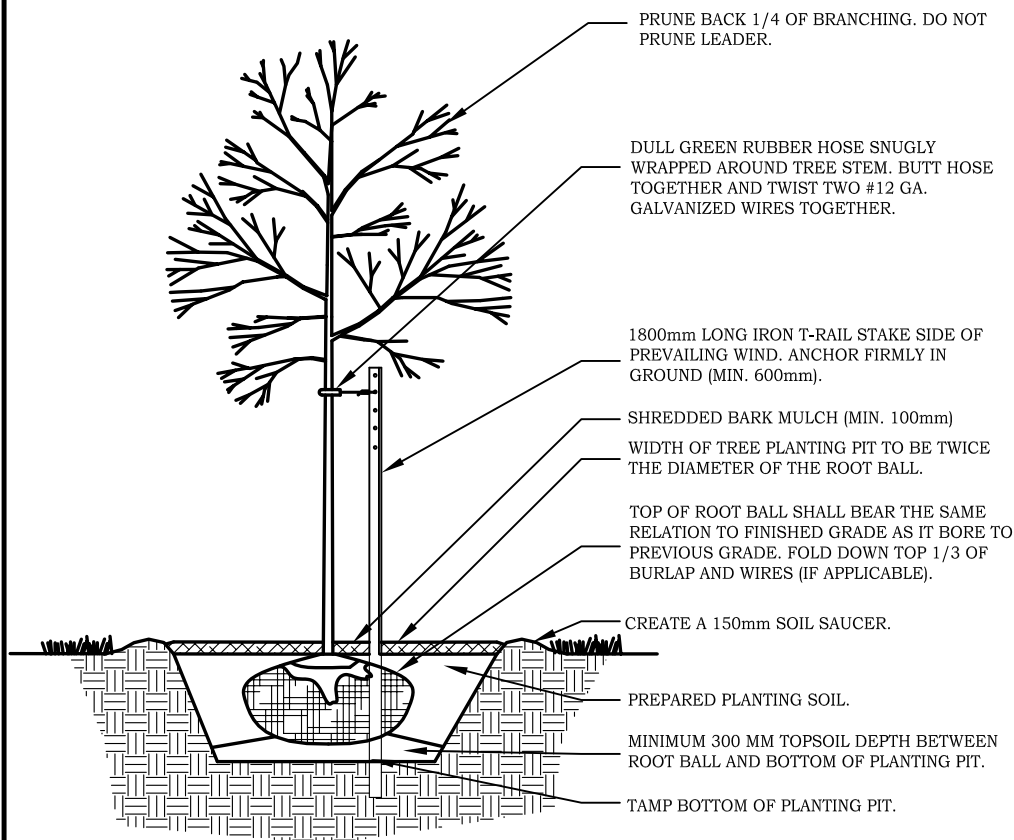
*Cotoneaster acutifolius	Peking Cotoneaster	low
Cotoneaster dammeri	Bearberry Cotoneaster	low/groundcover
Euonymus fortunei	Euonymus	low/groundcover
Deciduous Shrubs		
Acer ginnala	Amur Maple	moderate
Amelanchier canadensis	Service Berry / Chuckley Pear	moderate
Aronia melanocarpa	Black Chokeberry	low
Berberis X thunbergii	Barberry	low
* Caragana spp.	Pea Shrub	low/moderate
Cornus mas	Cornelian Cherry	moderate
Cornus sericea or stolonifera	Red Osier Dogwood	low
Deutzia spp.	Deutzia	low
Euonymus alatus	Burning Bush	low/moderate
Forsythia x intermedia 'Spectabilis'	Showy Forsythia	low
Hydrangea paniculata 'Grandiflora'	Peegee Hydrangea	moderate
Ligustrum amurense	Privet	low/moderate
* Rosa rugosa	Wild Rose	low
Spirea X bumalda 'Goldflame'	Goldflame Spirea	low
Spirea X bumalda cultivars	Spirea	low
Philadelphus x virginalis	Virginal Mock Orange	moderate
Physocarpus opulifolius 'Dart's Gold'	Dart's Golden Ninebark	low
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	low
*Potentilla fruticosa cultivars	Shrubby Cinquefoil	low
Ribes alpinum	Alpine Current	low
Sambucus nigra 'Aurea'	Golden Variegated Elder	moderate
Sorbaria sorbifolia	Ural False Spirea	low
Spirea japonica	Japanese Spirea	low
*Syringa vulgaris cultivars	Common Lilac	low/moderate
*Syringa X prestoniae cultivars	Preston Lilac	moderate
Viburnum lantana	Wayfaring Tree	moderate
Viburnum opulus	Highbush Cranberry	moderate
Weigela florida cultivars	Weigela	low

c. Relocation of Plantings

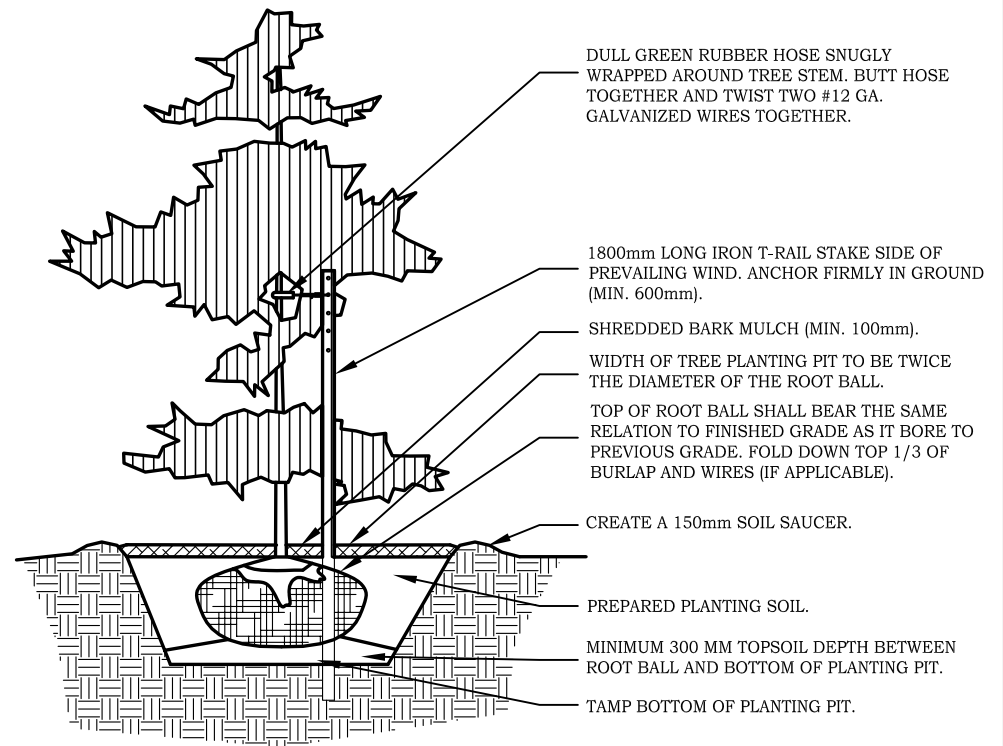
Street trees may be relocated within the tree line to accommodate design features of the property, or the repositioning or widening of the driveway, upon approval by the City.

**6. Maintenance**

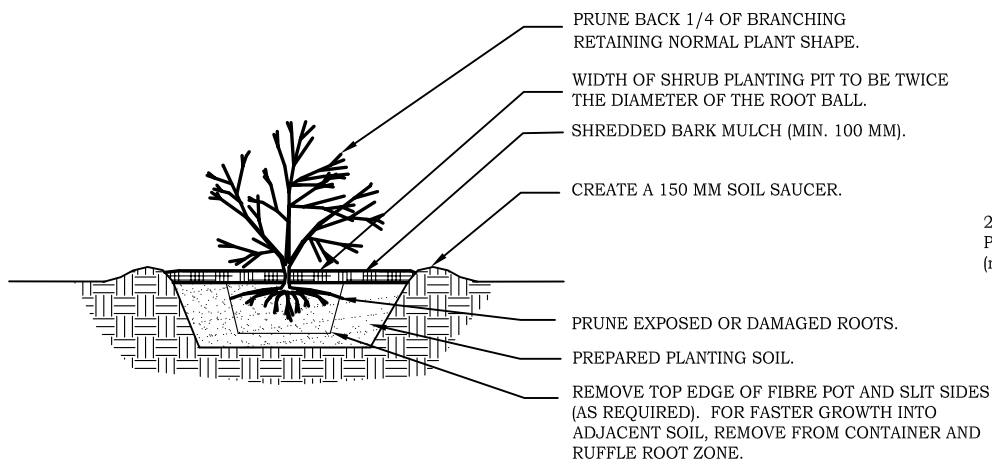
The property owner shall be responsible to maintain and keep in healthy condition all trees, shrubs, ground cover, sods and all other plant stock, this includes the replacement of damaged or dead plant stock, trimming and litter control.



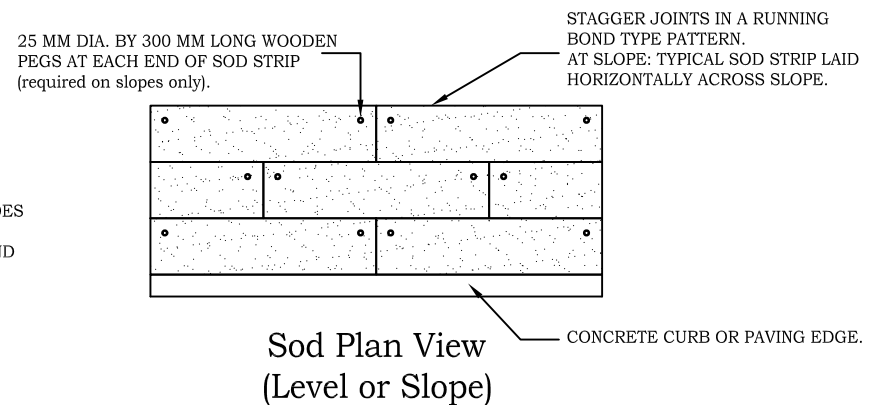
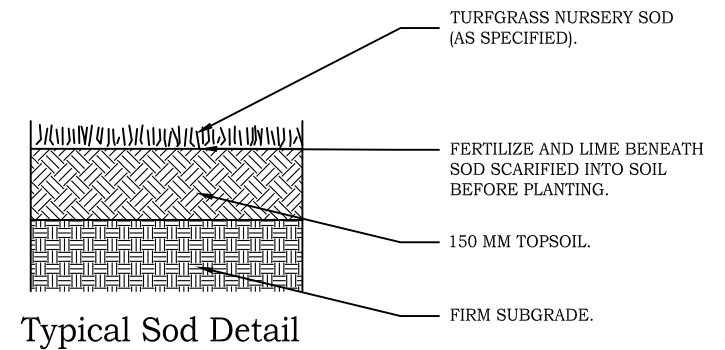
Deciduous Tree



Coniferous Tree



Shrub



Shrub and Sod  
Planting Details