

Review of Common Practices

1. Edmonton, AB

- a. Low-density landscaping standards are required on a City-wide basis.
- b. Seeding and sodding of all yards visible from a public roadway is required within 18 months of occupancy.
- c. Minimum tree and shrub required amounts are a function of property site width. For example, single-family lots with a site width less than 10 metres in width require one deciduous tree, one coniferous tree, and four shrubs. Alternative forms of landscaping, including hard decorative pavers, shale, and flower beds may be substituted.
- d. In the case of infill areas, incentives exist to encourage the preservation of existing trees, including crediting the existing trees toward the overall landscaping requirement.
- e. 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.
- f. Landscaping security includes a cheque or letter of credit equal to 100% of the landscaping cost. Estimated cost is calculated by the owner or owner's representative and is based on the landscape plan. If costs are deemed inadequate, the development officer may establish a higher cost figure.
- g. Cheques are cashed and held by the City without interest payable until the development officer has confirmed that landscaping has been completed and maintained for two growing seasons. Allowances for partial refunds following one growing season are at the discretion of the development officer.
- h. Letters of credit are for a one-year term. The letters of credit are 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. A letter of credit may be amended to a reduced amount at the discretion of the development officer if the required landscaping has been properly installed and it is in healthy condition after one growing season.
- i. Letters of credit are fully released if the landscaping has been well maintained and is in a healthy condition after two growing seasons. Letters of credit shall allow for partial draws by the City if the landscaping is not completed in accordance with the landscape plans following one growing season after completion of development, or the landscaping is not well maintained and in a healthy condition two growing seasons after completion of landscaping.

- j. 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.
- k. 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.
- l. Upon receipt of a written request from the parties involved in the development, an inspection of the finished landscaping is completed by the development officer.

2. **Calgary, AB**

- a. Landscaping requirements exist for one- and two-unit dwelling sites only in select contextual “R” zoning districts, which are generally in areas that are deemed culturally or architecturally significant.
- b. Landscaping must be provided on site within 12 months of a Development Completion Permit and be maintained for a minimum of 24 months after issuance of a development completion permit.
- c. Landscaping completion is regulated through the Development Completion Permit approval process. Where the applicant has finished construction or is ready to commence the use, the applicant will contact the City to request a Development Completion Permit inspection. If all site work is complete and consistent with the approved plans, the inspector will issue the Development Completion Permit.

3. **Burnaby, BC**

- a. Depending on the zoning district, between 30% to 70% of the total lot area may be covered by impervious materials.
- b. Any part of a lot not used for building, parking, loading facilities, or outdoor recreation, must be landscaped and maintained.
- c. Owners and builders of new single-family houses are required to submit a topographic survey that includes the front yard landscaping component as part of the Building Permit application process.
- d. An occupancy certificate is issued to the owner or builder after the building construction complies with all applicable bylaw (including landscaping requirement).

4. **Victoria, BC**
 - a. Landscaping is required for projects which require a Development Permit and is limited to multi-family, commercial, institutional, and industrial forms of development and, in select cases, low-density sites with less than three dwelling units.
 - b. Landscape security deposits are required for all developments within Development Permit areas that require landscaping as a condition of a Development Permit.
 - c. Landscape deposits are 120% of the landscaping cost and will be collected prior to issuing a Building Permit. A minimum deposit of \$2,000 will be required. Payment can be made by cash or an irrevocable letter of credit from a chartered bank or other major financial institution. Landscape deposits are returned once landscaping is complete.
5. No landscaping requirements exist for single-family homes in Kelowna, BC; Regina, SK; or Winnipeg, MB.