Landscape Plan (Including Conceptual)

PURPOSE:

This document provides a guideline for the preparation of a Landscape Plan (Including Conceptual), which shall be required for the submission of an application under the *Planning Act*. All Landscape Plans shall follow the guidelines contained and referenced in this document.

Landscape Plan (Conceptual)

The need for a Conceptual Landscape Plan will be identified at the Formal Consultation stage and is a minimum submission requirement within the Urban Hamilton Official Plan and Rural Hamilton Official Plan for the submission of an Official Plan Amendment, and Zoning By-law Amendment.

The purpose of a Conceptual Landscape Plan is to provide a visual aid to illustrate the development and intended landscaping treatment on public and private land at a conceptual level with consideration to site organization, existing features and urban design. The Conceptual Landscape Plan shall show the proposed number of trees and the intended tree planting treatment, e.g. boulevard trees in soft surface areas, trees planted in curbed planting beds, etc.

Landscape Plan

The need for a Landscape Plan will be identified at the Formal Consultation stage and is a minimum submission requirement within the Urban Hamilton Official Plan and Rural Hamilton Official Plan for the submission of a Site Plan Control Application.

A Landscape Plan is a layout plan with information regarding the proposed soft planting material and hard landscaping elements, stormwater management components, and existing physical, topographical, and natural elements of a site.

A Landscape Plan must illustrate existing vegetation to be retained, proposed landscaping, materials and features, and detail drawings demonstrating installation. Effort should be made to demonstrate how the proposed development enhances the site.

For all public tree plantings, the City of Hamilton's Design and Preservation Manual for Assets within Public Property (latest version) must be followed, which identifies soil volume requirements, standard details for hard scape tree planting, right-of-way species lists, mitigation measures for new tree plantings with compacted soils etc. The Landscape Plan must reflect these standards for public tree plantings and horticultural features and must be coordinated with the Tree and Soil Management Plan. Submissions may be denied if the application does not demonstrate compliance with the City's standards.

For public tree plantings, the City of Hamilton will plant the trees and payment from the applicant is required for each new public tree planting, in accordance with the City's approved User Fees. The Landscape Plan must show the placement of trees and ornamental shrubs/grasses/perennials on public lands. For public trees that are removed, the City collects Loss of Canopy fees in accordance with the City's approved User Fees.

As per the City's Council adopted Tree Protection Guidelines (revised October 2010), 1 for 1 compensation is required for any private tree (10 cm DBH or greater) that is

proposed to be removed from private property. This is to ensure that existing cover is maintained. If it is not possible to replant on site (i.e., no space), cash-in-lieu in accordance with the City's approved User Fees for the private trees removed must be provided to the City to plant trees elsewhere.

PREPARED BY:

A professional Landscape Architect who is a member in good standing with the Ontario Association of Landscape Architects (OALA).

CONTENTS:

Landscape Plan (Conceptual):

General Information:

- Applicant/owner name and contact information;
- Lead Consultant's name and contact information and any other associated subconsultants (engineer, arborist, etc.);
- Professional stamp/seal and signature;
- Key map;
- Phasing plan highlighting what is applicable;
- Municipal address;
- North arrow;
- Scale bar (using a typical metric scale factor);
- Table of contents;
- Title block:
    - drawing title and sheet number;
    - preparation date;
    - revision number and date;
    - space for the City of Hamilton drawing approval stamp;
    - scale bar; and,

    - consultant name and contact and professional stamp/seal and signature; and,
- Legend when abbreviations or symbols are used.
- Standard landscape plan notes (See Appendix 22 of Site Plan Guidelines)

Existing Conditions:

- Parameters should show the extent of any adjacent public right-of-ways to the centre line as well as all adjacent lands 6.0 metres beyond the property limits of the development site;
- The location of all existing natural features including top of bank, watercourse features, valley lands, landforms, etc.;
- All existing trees within the site and abutting the proposed development, both within the adjacent road right-of-way and on adjacent properties;
- All existing buildings, accessory structures, fencing, paved sidewalks, trails, driveways, roadways, parking areas, above grade utilities and lines, or other existing built features within the development parameters; and,
- Any below-grade components such as underground servicing, below grade building envelopes, etc.

Proposed:

- Confirm if private tree compensation requirements can be accommodated and the required space requirements can be met.
- Show sidewalk alignment for all tree planting offsets.
- Ensure Building Setbacks are determined so offsets for all tree plantings in the Final Landscape Plan can be determined.
- Confirm if trees are to be provided within the boulevard so staff can determine if additional tree planting is needed on site.
- Indicate intent of how public and private trees will be planted for staff to comment on tree planting treatment(s) (e.g. trees planted in open curbed planter, trees planted in grassed boulevard etc.).

- Identify Planting Strip and attributes of Planting Strip for zoning compliance and design review.
- Verify if Planting Strip and Amenity space is encumbered by underground parking garage limiting the amount of soil needed for Plantings to thrive.
- Tentatively highlight potential native species of private tree plantings in accordance with the Urban Forest Strategy and Biodiversity Strategy (private). Forestry will identify appropriate tree species for public tree plantings.
- Verify tentative soil volume measurements for public and private tree plantings, in accordance with the City's Design and Preservation Manual.
- Include streetscape cross section of the site to show proposed building elevations, landscaping, and external infrastructure (e.g. utility poles).

Landscape Plan (Final)

General Information:

- Applicant/owner name and contact information;
- Lead Consultant's name and contact information and any other associated subconsultants (engineer, arborist, etc.);
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- Key map;
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- Legend when abbreviations or symbols are used.
- Standard landscape plan notes (See Appendix 22 of Site Plan Guidelines)

Existing Conditions:

- Parameters should show the extent of any adjacent public right-of-ways to the centre line as well as all adjacent lands 6.0 metres beyond the property limits of the development site;
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- All existing trees within the site and abutting the proposed development, both within the adjacent road right-of-way and on adjacent properties;
- All existing buildings, accessory structures, fencing, paved sidewalks, trails, driveways, roadways, parking areas, above grade utilities and lines, or other existing built features within the development parameters; and,
- Any below-grade components such as underground servicing, below grade building envelopes, etc.

Proposed:

- Existing vegetation indicating what is to be retained or removed (Note: Trees proposed to be removed only need to be shown on Landscape Plans if a Tree and Soil Management Plan and / or Tree Protection Plan was not required by the City);
- Protection measures for the existing vegetation to be retained (Note: Only needs to be shown on Landscape Plans if a Tree and Soil Management Plan and / or Tree Protection Plan was not required by the City);
- All proposed plant material, planting beds, planter boxes, and sodded areas;
- Any landscape buffering requirements;

- Any tree replacement requirements;
- All proposed hard-surfaced areas (e.g. driveways, walkways, parking areas, curbing, benches, seating, patios and plazas);
- Hard-surfacing materials and details;
- All proposed fences, pergolas, screen walls and retaining walls, including height and materials being used;
- Any stormwater management landscape features;
- Any above and below ground utilities, including lighting features;
- Refuse storage and collection facilities, including screening features;
- Snow storage; waste management; bicycle parking areas;
- Other placemaking features i.e. signage or entry gateway elements;
- A detailed plant list itemizing botanical species name, common name, quantity, size, condition, and spacing of all proposed plant material;
- Include a species key and reference list on each drawing sheet;
- Extent of mitigation measures for soil decompaction or for existing trees impacted by construction;
- The location of all trees proposed on public right-of-ways. Species type shall not be identified. Tree locations shall be identified with the note: “Trees to be planted by City of Hamilton Forestry Section – City of Hamilton Forestry Department to Determine Species”; and,
- A note that the Forestry Section, Environmental Services, Public Works Department shall be notified post construction when final grade has been achieved, to facilitate the scheduling of the street tree planting(s).

OTHER INFORMATION:

City of Hamilton’s Landscape Design Guidelines for Stormwater Facilities

Landscape Design Guidelines for Stormwater Facilities | City of Hamilton

Site Plan Guidelines | City of Hamilton

Tree Protection Guidelines – City Wide

Tree Protection Guidelines | City of Hamilton

City of Hamilton's Design and Preservation Manual for Assets within Public Property (latest version)

Doing Work Near a Tree | City of Hamilton

City of Hamilton's Approved User Fees and Charges By-law, in effect at time of submission

City of Hamilton's Tariff of Planning and Growth Management Fees

Planning Division Fees | City of Hamilton

REVIEWED AND APPROVED BY:

Urban Design, Planning and Economic Development Department

Natural Heritage, Planning and Economic Development Department

Forestry and Horticulture Section, Environmental Services, Public Works Department

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