



## Development Permits for New Non-Residential Large Scale Residential (5+ Units), and Mixed Use

Edmonton

Development Approvals and Inspections Section

### Landscape Plan Standards

All the information below must be included on the Landscape Plan submitted as part of a Development Permit application for Non-Residential, Large Scale Residential (5+ Units), and Mixed Use developments.

This checklist identifies the minimum information required for application review. The Development Planner may request additional information deemed necessary to review the application.

Submission of incomplete drawings will delay application processing or refusal to consider the application complete for review

Plans must be to scale and dimensioned (metric\*) with a minimum scale of 1:500.

\*Imperial scale conversions may also be provided, eg: 6m (19.8'), 25m<sup>2</sup> (269.1 ft<sup>2</sup>)

General Information
<input type="checkbox"/> North arrow <input type="checkbox"/> Key plan (if applicable) <input type="checkbox"/> Legal description (Lot, Block, Plan Number) <input type="checkbox"/> Municipal address (including suite number) <input type="checkbox"/> All billable quantities for completion of the landscape plan must be included within the legend (in metric, for example: m <sup>2</sup> of sod)
Site Information
<input type="checkbox"/> Building footprint(s) and general site layout (parking area, paths, garbage collection areas, loading zones, etc.) <input type="checkbox"/> Property lines and site dimensions <input type="checkbox"/> Locations of overhangs within the first 2 storeys, building entrances, porches, decks, windows, window wells, steps, etc. <input type="checkbox"/> Locations of underground and above ground utilities or structures (e.g. parkade) <input type="checkbox"/> Height and materials of fencing, screens, and walls

- Dimensions of landscaped islands in parking lots
- Location of outdoor lighting fixtures and the direction and area of illumination
- Estimated location of buildings, landscaping, and land uses on adjacent sites
- Adjacent streets, lanes, driveways, entrances, and boulevard trees

### **Planting Plan Information**

- Existing trees and shrubs must include an inventory list containing common and botanical name, size, and condition of health with locations indicated on plan
  - Existing trees used towards landscaping requirements must meet the required size requirements as outlined in Section 5.60, and be included in the planting calculations
- Proposed trees, shrubs, perennials, and annuals, labeled as per the plant list
  - Trees must be drawn at minimum  $\frac{2}{3}$  the mature spread
  - Shrubs must be drawn to mature spread
  - Planting plan enlargements must be included for areas where a larger scale is needed to show the proposed landscaping accurately
- Proposed plant list identifying common and botanical name, quantity, size, and planting plan labels
- Tree and shrub planting standard details (City of Edmonton standards can be found in the Design and Construction Standards - Volume 5)
  - Above ground planting proposed (i.e. planters) must include details of the container or structure
  - Soil depth and volume above a parkade
- Construction details for all landscape features on site

### **Surface Treatments**

- Locations and total area of all hard surfaced areas, including materials used (concrete, asphalt, etc.)
- Locations and total area and percentage of all soft landscaping, including sod, planting beds, other permeable surfaces
- Locations and total area of all pathways (include dimensions of pathways, labeled with width and length measurements in meters)

### **Additional Required Information and Advisements**

- Landscaping that extends onto City Owned lands must be developed in accordance with the Traffic Bylaw 5590 and the City of Edmonton Design & Construction Standards Volume 5.
- A landscape plan that includes green roofs, green parking lots, or landscaping above a parkade must be prepared by a landscape architect registered with the Alberta Association of Landscape Architects.

- Landscape security amount is dependent on the scale of your development. landscape security cost rates are available on the City of Edmonton website.

**Contact Info**

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