

Division 5: Landscaping, Screening, and Fencing

5.1 APPLICATION

5.1.1 Landscaping, screening, and fencing uses are specified within this division.

5.2 LANDSCAPING SITING AND MINIMUM AREA REQUIREMENTS

5.2.1 All areas of the Site not covered by approved Buildings, display areas, storage areas, off-Street parking areas, or loading and manoeuvring aisles shall be landscaped.

5.2.2 Landscaping shall be installed in the front of Buildings and along Streets or property lines to mask or separate:

- (a) industrial Uses from commercial and Residential Uses;
- (b) commercial uses from Residential Uses (except where commercial and Multi-Unit Residential developments are provided within the same Building); and
- (c) residential, commercial, and industrial Uses, including Buildings, outdoor storage areas, and parking areas; from public Streets, lanes, sidewalks, and adjacent residentially zoned properties.

(55-68) 5.2.3 Minimum landscaped areas of developed property shall be provided as shown on Table 9:

Table 9	
Zoning Category and Zone	Minimum Landscaped Area (excluding Boulevard)
Institutional Zones	
P2, P3, P4, P5	15% of the developed Lot Area
Small-Scale Multi-Unit Residential Zones	
R1, R2, R3, R4, R5, R6, R7, and R8	a) All portions for a Required Front Yard, side Street Yard, and that portion of Required Rear Yard abutting a Street not used for parking or driveway use must be landscaped; and, b) A minimum of 40% of the street frontage of each corresponding street line must include a landscape buffer that is at least 3 m deep between the Street Line and any parking space
• except Lots with 12 m frontage or less	A minimum of 25% of the street frontage of each corresponding street line must include a landscape buffer that is at least 3 m deep between the street line and any parking space
• except Lots fronting a cul-de-sac bulb with less than 10 m frontage	15% of the Required Street Yard (Lot Frontage and area) shall be landscaped
• except where vehicular access is restricted to a lane	100% of the Required Street Yard (Lot Frontage and area) shall be landscaped

Table 9	
Zoning Category and Zone	Minimum Landscaped Area (excluding Boulevard)
Multi-Unit Residential Zones	
RM1, RM2, RM3, RM4, RM5, MHP, and MHS	30% of the developed Lot Area (includes residential amenity space)
Commercial Zones	
CBD, CNS, C1, and C4	5% of the developed Lot Area
• except stand-alone, Multi-Unit Residential development in the C1 zone	30% of developed Lot Area (see C1 zone for details)
C3, C6, C7, and C8	10% of the developed Lot Area
• Except stand-alone, Multi-Unit Residential development in the C6 or C7 Zones	30% of the developed Lot Area (see C6 and C7 Zones for details)
C2 and C5	15% of the developed Lot Area
• except Multi-Unit Residential development in the C5 zone	15% of the developed Lot Area plus additional landscaping described in the C5 zone
Industrial Zones	
I1, I2, and I3	5% of the developed Lot Area
I1S	10% of the developed Lot Area

(55-68) 5.2.4 All minimum landscaped areas shall primarily be treated with Soft Landscaping.

(55-68) 5.2.5 Off-street parking is not permitted within required minimum landscaped areas, including minimum Front Yard, Side Street Yard, and Rear Street Yard landscaping areas, as shown on Figure 27.

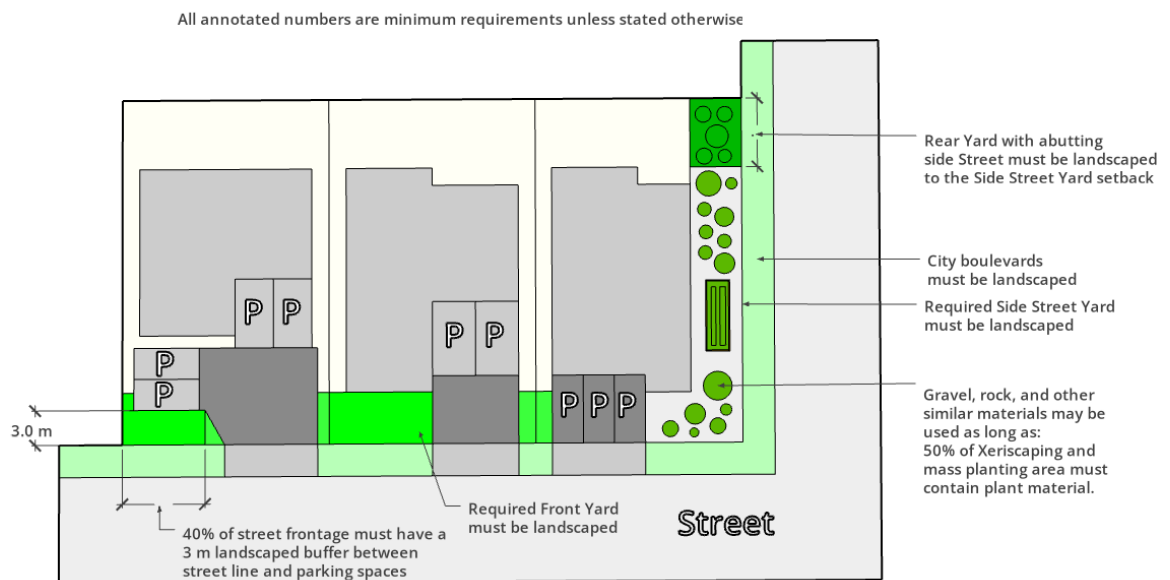


Figure 27. Typical Required Landscaping

5.3 BOULEVARD LANDSCAPING

- 5.3.1 The developer and/or property owner shall be responsible for Soft Landscaping the Boulevard area, including Boulevards located on the exterior of any Fences on a property line abutting a Street (front, side, or rear).

5.4 LANDSCAPING SPECIFICATIONS

- 5.4.1 Landscaping shall be consistent with the City's Landscape Guidelines for Development, and the policies of the Official Community Plan, as amended.

- 5.4.2 Massed planting and xeriscape landscaping are the preferred landscaping techniques and are defined as follows:

- (a) massed planting means landscaping using groups of trees, shrubs, and ground covers which, over time and with the growth of the plants, will allow the spaces between the plants to be reduced to provide a continuous mass of plant material; and
- (b) xeriscape landscaping means the strategic use of drought-tolerant plants for the purpose of water conservation.

- 5.4.3 All landscape areas, including xeriscape areas, shall be irrigated.

- (55-68) 5.4.4 Where massed planting or xeriscaping techniques are utilized in required minimum landscaped areas or City Boulevards, at least 50% of the landscaping area must be covered with plant material (based on the combined estimated mature size of the plants).

- (55-68) 5.4.5 Off-street parking shall not be permitted within a required landscape area and the landscaped area must be protected from vehicles and loose materials such as gravel surfacing on the parking area by a durable edge.

- (55-68) 5.4.6 Parking shall not be permitted within the required landscaped Boulevard.

- (55-68) 5.4.7 Where municipal bylaws, regulations, and standards, including the Traffic Bylaw, Road Right-of-Way Usage Bylaw, and Subdivision and Development Control Bylaw allow parking in the road right-of-way abutting a Lot, the shoulder of an uncurbed road used for parking need not be landscaped provided the following conditions are met:

- (a) The shoulder parking area does not abut a public pedestrian facility, bicycle lane, or multi-use path;
- (b) Where the shoulder parking area is not separated from the boulevard by a ditch, it is limited to a maximum width of 2.7 m between the edge of the paved road and the landscaped boulevard or property line;
- (c) The soft landscaped boulevard between any on-street road shoulder parking area and the property line must be protected by a durable landscape edge such as pin-down vehicle stops or low landscape wall;
- (d) Parking on the road shoulder shall not count towards off-street parking requirements, except where off-street parking requirements may be

reduced where homeowners are eligible to obtain a Residential Parking Permit;

- (e) Parking on the shoulder shall not be designated for the exclusive use of the adjacent property owner;
- (f) The City reserves the right to remove shoulder or street parking for any reason;

5.5 LANDSCAPE PLANS AND PROCEDURE

Applications for a building permit or a development permit to construct or to alter the siting, size, or dimensions of a Building or Structure, other than for a Single-Detached, Single-Detached with Secondary Suite, or Two-Unit residence, shall be accompanied by a detailed landscape plan for the Site and Boulevard areas.

5.5.1 A landscape plan shall include the following:

- (a) metric scale;
- (b) north arrow;
- (c) total area of on-Site landscaping;
- (d) property lines, rights-of-way, and existing and future roads;
- (e) existing Hard Landscaping and Soft Landscaping and any proposed changes to these features;
- (f) identification of all Buildings and Structures;
- (g) identification of all soft landscape materials in a plant material list which will include common and botanical plant names, initial and mature plant sizes and calipers, and quantities of each species;
- (h) proposed plant spacing; and
- (i) details of Hard Landscaping including design and materials.

(55-68) 5.5.2 Where a landscape plan is required to be prepared by a landscape architect, a British Columbia Society of Landscape Architects Letter of Assurance of Professional Design and Commitment for Field Review (Schedule L) shall be submitted in conjunction with the landscape plan.

5.5.3 The landscape plan must be approved prior to the issuance of a building permit or development permit.

(55-68) 5.5.4 Security for the provision of landscaping shall be submitted as a condition of development permit or building permit approval as follows:

- (a) The security amount shall be based on 125% of the estimate of the value of landscaping provided by a landscape architect, landscape designer, or landscape installer;

- (b) Where a landscape plan is required to be prepared by a landscape architect, the estimate must be provided by the landscape architect.

- (55-68) 5.5.5 Security for the provision of landscaping shall be released in accordance with the City's Landscape Guidelines for Development. Where the landscape plan was prepared by a landscape architect, a British Columbia Society of Landscape Architects Letter of Assurance of Professional Field Review and Compliance (Schedule C-L) must be submitted prior to landscape inspection and release of any landscape security.

5.6 MAINTENANCE

- 5.6.1 All landscaping shall be maintained in good condition in conformance with the approved landscape plan.

- 5.6.2 In the event of failure to comply, the City may enter the Site and maintain the landscaping at the expense of the property owner, the cost of which will be added to the owner's current year's taxes.

5.7 SCREENING AND FENCING - GENERAL REGULATIONS

- (55-68) 5.7.1 In all CR, R, RM, commercial, comprehensive development, P2, I1S, and I1 zones, maximum Fence or wall heights are as follows and shown in Figure 28:
- (a) 1.2 m within a required Front Yard, Required Side Street Yard, or Required Rear Yard that backs onto a Street from which vehicular access is permitted;
 - (b) 2 m outside (behind the Setback line of) a Required Front Yard, or Required Side Street Yard;

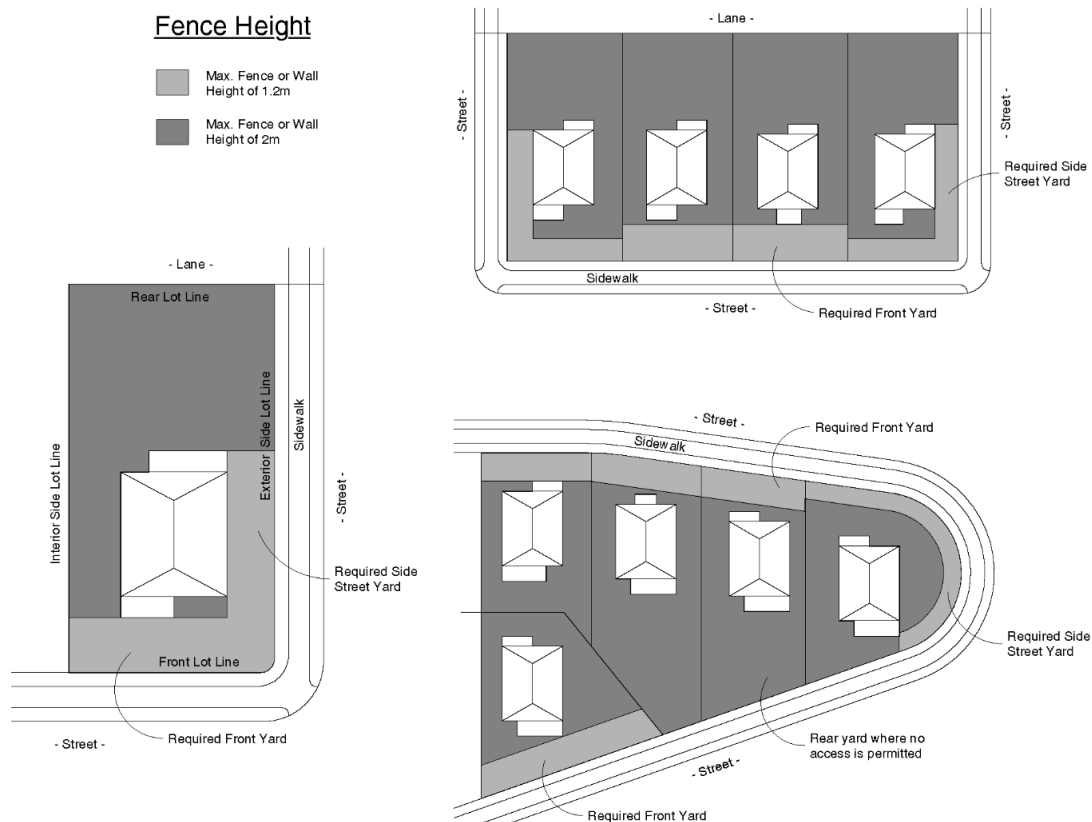


Figure 28. Standard Fence Height Provisions

- c) 2 m within an interior Side Yard, or Rear Yard, including a Rear Yard that backs onto a Street where vehicular access is not permitted (such as an arterial road or Highway), except that:
- in the CNS and CBD Zones, the maximum Fence height in all rear and Side Yards shall be 1.2 m;
 - in all country residential Zones (CR-1, CR-2, and CR-3), Fences to a maximum of 2 m high shall be permitted in any Yard;
 - in the I1 and I1S zone, Fences to a maximum of 2.5 m shall be permitted in the rear and Side Yard, and
 - in the I2 and I3 zone, Fences to a maximum of 2.5 m shall be permitted in any Yard.

5.7.2 Where soft landscape features utilized for screening purposes (e.g. hedges) are located in any required Yard abutting a Street, they shall comply with the height requirements for Fences and walls.

5.7.3 Where a Fence or wall is constructed on an interior Lot in a Rear Yard that abuts a Street, a 0.8 m gate must be installed in the Fence for maintenance purposes.

5.8 SCREENING AND FENCING - SPECIAL CONDITIONS

Notwithstanding Section 5.7, the following regulations also apply:

- 5.8.1 Fences around a swimming pool shall comply with the requirements of the City's Building Bylaw as amended.
- 5.8.2 Automobile wrecking and junk yards shall be located within a solid wall or Fence between 2.5 m and 3.5 m in height.
- 5.8.3 Any area or Structure used for the operation of commercial or Hobby Kennels shall be effectively screened by fencing, trees, or hedges to a minimum of 1.5 m in height.
- 5.8.4 In all Zones, Fences to a maximum of 3 m high shall be permitted in the Rear Yard only for properties directly abutting a railway.
- 5.8.5 Use of barbed wire as a fencing material is prohibited in all Single-Detached, Single-Detached with a suite, Two-Unit, or Multi-Unit Residential Zones, but is permitted in the Agricultural and Rural Residential Zones.
- 5.8.6 Use of razor wire in conjunction with fencing is prohibited in all residential Zones, including the Agricultural and Rural Residential Zones.

5.9 LANDSCAPING, SCREENING, AND FENCING - SITE LINES

- 5.9.1 Notwithstanding Sections 5.7 and 5.8 above, there shall be, from any landscaping, screening, or fencing, no obstruction to the line of vision as follows:
 - a) on a Corner Lot, above the 1 m level measured from the average height of the crown of Streets within an area bounded by the centre line of intersecting or intercepting Streets and a line joining on each of the centre lines 25 m from their intersection, as shown on Figure 29;

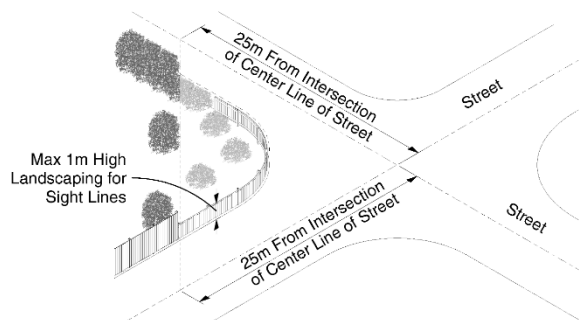


Figure 29. Corner Visual Obstructions

- b) on a Corner Lot that is located at the intersection of a Provincial Highway and any other Highway, above the 0.6 m level within an area formed by a triangle in the angle formed by the right of way boundaries and two points on those boundaries 6 m from their intersection, unless an eye 0.9 m above the surface elevation of one Highway can, by looking directly over the landscaping, screening, or fencing, see an object 0.9 m above the surface elevation of the other Highway, as shown on Figure 30; and

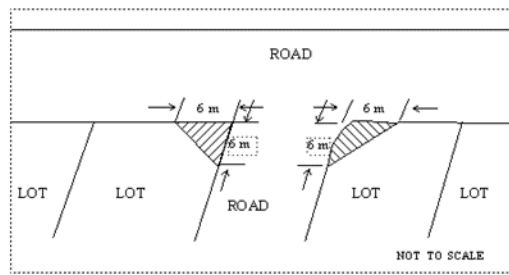


Figure 30. Corner Visual Obstructions on Provincial Highways

- (c) on a Lot that is located immediately adjacent to a lane or public walkway, from the Average Finished Grade within a triangular area formed by the Lot Line abutting the lane or walkway and the Street Line that joins that Lot Line, and a straight line which intersects the two Lot Lines 1.5 m from the corner where they meet, as shown on Figure 31.

Corner Visual Obstructions

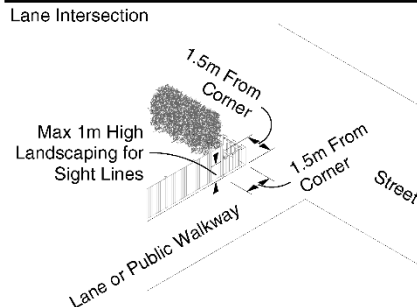


Figure 31. Corner Visual Obstructions Adjacent to Lane or Walkway

5.10 UTILITY SCREENING

- 5.10.1 In all Multi-Unit Residential Zones, commercial Zones, and institutional Zones (P2, P3, P4, and P5), comprehensive development Zones, and in the I1S and I1 Zones, the following areas shall be screened from the view of Streets, or adjacent properties:

- (a) outdoor and rooftop equipment, including mechanical, electrical, or other service equipment;
- (b) outdoor garbage bins; and
- (c) service and storage areas.

5.11 AMENITY AREAS FOR MULTI-UNIT DEVELOPMENT

- 5.11.1 For all Multi-Unit Residential development, the minimum landscaped area required in Section 5.2.3 shall include amenity space for the use of the residents, and:

- (a) may include community garden plots, seating areas with trellises or gazebos, walking trails, landscaped court yards, activity centres, daycare facilities, swimming pools, water features, tennis courts, clubhouses, playgrounds, and similar recreational/social facilities.

- (b) may be located at grade, on rooftops, or within a Building.

5.12 GARBAGE AND RECYCLING BIN ENCLOSURES

5.12.1 Where the property utilizes commercial garbage and recycling bins, each bin shall be screened from the Street, adjacent properties, and the general public; and must be enclosed in either:

- (a) one or more combined garbage and/or recycling enclosures as shown in Figure 32; or
- (b) separate enclosures for garbage and recycling each meeting the specifications shown in Figure 33.

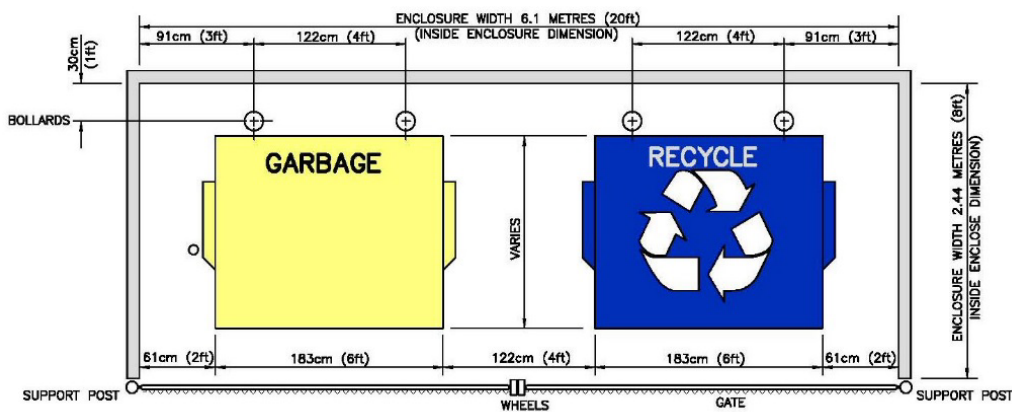


Figure 32: Combined Garbage and Recycling Bin Enclosure

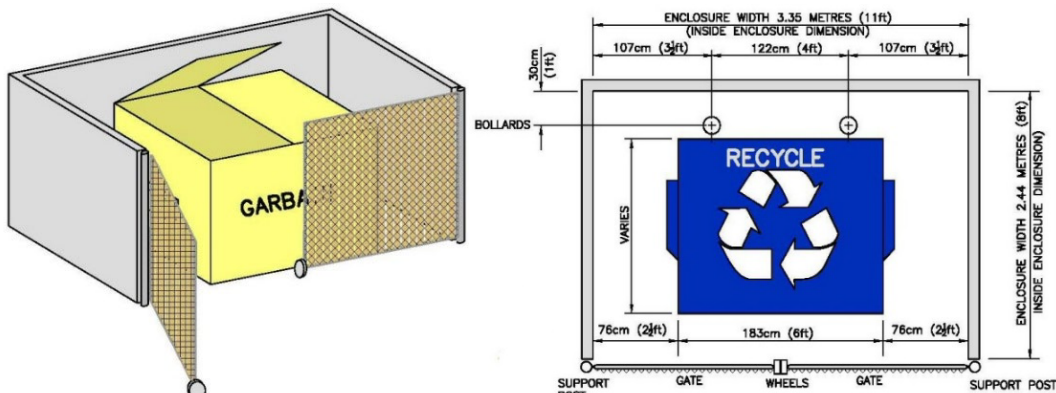


Figure 33. Single Garbage or Recycling Bin Enclosure

5.12.2 The following conditions apply to any garbage and/or recycling bin enclosures:

- (a) the vehicle approach to the enclosure shall have a maximum 3% grade for a minimum of 15 m and include a 3.6 m-long hard-surface apron capable of withstanding a front axle weight of 16,330 kg per axle;
- (b) the enclosure shall be located so that collection vehicles do not back onto City Streets;
- (c) access to the enclosure must provide an 11 m turning radius for garbage collection vehicles;

- (d) the enclosure must be at least 1.8 m high, non-roofed, made of view-obscuring materials, and must include a hard-surfaced floor;
- (e) bollards located at the rear of the enclosure must be at least 1 m high, 100 mm concrete-filled pipe, penetrating a minimum of 0.3 m into the ground;
- (f) the enclosure must be oriented away from adjacent properties and from the Street; and
- (g) where the front of the enclosure is visible from the Street, adjacent properties, or high-exposure public areas, the entrance to the enclosure must include gates that feature:
 - (i) support posts of a minimum 89 mm Schedule 40 steel;
 - (ii) minimum 150 mm non-pneumatic wheels;
 - (iii) minimum 0.6 m long pins capable of preventing the gates from swinging open or closed;
 - (iv) no centre post; and
 - (v) a means to re-tension gates if sagging occurs.