

## Landscape Performance Security Policy

On April 7, 2008, City Council approved a “Landscape Performance Security Policy” for the City of Cranbrook. The purpose of the “performance security” is to ensure that landscaping plans proposed as part of development applications are completed as presented, and approved by Council. Additional plantings may always be added, but the landscaping proposed must be completed as a minimum. This reflects a growing interest in Cranbrook that a standard of landscaping, consistent with the OCP Guidelines, is included as part of business development for the creation of more attractive streetscapes and an improved built environment.

Landscape Securities are similar to the securities which have long been required for paving and site servicing aspects of development. Where landscaping is approved as a part of development applications, a security deposit for 120% of the estimated landscaping cost will be required before a Permit can be issued.

The *Cost Estimate* for proposed landscaping will need to be completed by a professional landscape contractor, and be referenced on the “BC Landscape Standard 1997”. The BC Standard provides a reference guide to the minimum plant size and quality, and minimum planting width, depth and soil medium standards to help ensure landscaping plantings will be healthy and thrive. The Cost Estimate must specify the type, quality/size, number, and unit cost for each type of tree, shrub or ground cover proposed, and include: bedding materials, irrigation and installation cost. For instance, a Crabapple tree of 2 ½ inch caliper, burlap and bagged, indicates a quality tree with a good prospect of thriving in Cranbrook. A hypothetical cost estimate example is shown in the table below.

<b>Plant /Material</b>	<b>Size/Quality</b>	<b>Number</b>	<b>Unit Cost</b>	<b>Total</b>
Kelsey Crabapple Tree	2”caliper or 2 metre height	3	150.00	\$450.00
Roseglow Barberry Shrub	3 gallon size	4	32.00	\$128.00
Dwarf Mugo Pine Shrub	2 gallon size	3	45.00	\$135.00
Top Soil and/or Bark Mulch	Cubic metre	3.0	80.00	\$240.00
			Total	\$953.00

Itemized cost estimates and plant details are necessary so that the City staff can later determine the landscaping has been installed consistent with the size, quality and quantity of plants indicated in the Landscape Plan which was submitted and approved. The size and quality detail also helps the property owner ensure that plants of lessor size or quality are not substituted during the planting phase.

On completion of the landscaping and satisfactory inspection by City staff, eighty (80%) of the overall landscape security will be returned. Twenty percent (20%) of the remaining security is retained for one further year (one growing season) to ensure the satisfactory health and maintenance of the landscaping. For more information on the “Landscape Performance Security Policy” please contact Planning and Development Services at (250) 489-0202, or 489-0241.

### **Landscaping your Site**

The City’s Official Community Plan (OCP) Development Permit Guidelines state that landscaping shall be provided for commercial, industrial and multi-family residential development, generally including a combination of grasses, trees and shrubs. Landscaping should be provided:

***At the edges of buildings; between buildings and parking areas; between and at the ends of parking aisles; at site entrances; between parking areas and public roadways; as a means of screening outdoor storage and disposal containers.***

Landscaping can effectively break up the mass of large buildings and parking areas, soften or frame the hardscape of a building, or define a site perimeter, frontage area or entrances. Landscaped frontages and

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site areas for industrial and commercial businesses can create inviting entrances for customers of those businesses.

While plants and shrubs can be used to form borders along a property perimeter, an equally common application is the use of spaced groupings of plants along a landscape border. Groupings typically consist of a layered mix of low to medium height shrubs and bushes, often centered on a tree to provide visual interest.

From a general safety perspective, it is a good idea to consider a series of plant groupings or the use of sections of low height plantings and grassed areas along front planting borders. This will maintain open views of site buildings and parking areas from public roadways. For street corner locations, landscaping should be kept to a low height or setback 6.0 metres from the corner to maintain the “sight triangle” and not obstruct the visibility of the intersection.

A great way to generate or visualize landscaping ideas is to take notice of the many existing landscaped commercial businesses, including downtown parking areas, while driving around Cranbrook.

### **Choosing Plants for your Landscape Plan**

When determining plant selection, consideration should be given to using a variety of plants with varied shapes and heights, as well as a mix of evergreen and flowering shrubs that can provide colour, greenery and interest over the four seasons of the year. In addition to creating a positive landscape image, consideration should also be given to choosing plant varieties that are hardy, drought resistant and do not overly attract wildlife.

A few commonly used commercial landscape plants in Cranbrook include the following - Trees: numerous types of Crabapples, Red or Green Maples, Dogwoods, Toba Hawthorn, Russian Olive. Common shrubs and bushes include; Barberry, Potentilla, Sumac, Mugo Pine, among many varieties.

A list of trees, shrubs and groundcovers suited to conditions in Cranbrook is available on the City web site on the Community Planning page under City Departments and Corporate Services. Some details of mature heights and characteristics are also provided.

City Planning development staff will be pleased to review a preliminary landscape plans with you and can provide suggestions based on previous development experience. Typically, it is easier to develop a landscape plan at the same time as site development and building location is determined as the landscaping can then be included as a featured part of the overall site development.

It is recommended that development applicants consult with a professional landscaper with regard to specific trees, shrubs, groundcovers and landscaping plans at some point. Experienced landscapers have knowledge of a wide variety of plant types that may be suitable for a given site situation, and can also advise on landscaping plans, maintenance and irrigation options. It should also be noted that individual plant and landscaping costs can vary significantly with plant size, quality and different suppliers.