

Terms of Reference: Landscape Plans

Purpose:

To provide the proposed landscape treatment and elements for development in compliance with the Town's policies, standards, and design guidelines.

Required in Support of:

Through development applications review, Town staff will confirm if a Landscape Plan is required.

- Shall be required in support of:
 - Draft Plan of Subdivision
 - Site Plan
- May be required in support of:
 - Official Plan Amendment
 - Zoning By-law Amendment
 - Draft Plan of Condominium
 - Consent to Sever
 - Minor Variance
 - Part Lot Control
 - Or any other development application deemed applicable

Prepared By:

A full member of the Ontario Association of Landscape Architects (OALA) in good standing.

Content:

General Information

- All symbols and terms used for the Landscape Plan to be consistent with those specified by the Ontario Association of Landscape Architects (OALA)
- Total number of the proposed trees to be listed in the cover page or first page
- Landform and grades information. Contour lines and spot elevations to be ghosted lines or submitted as a separate grading plan. All landscape grading is to be coordinated on the Engineering grading sheets as well.
- Planting medium soil specifications for lower and upper horizon material to be used. For subdivisions, larger sites and wherever deemed necessary by the Town Landscape Architect. This



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is to be accompanied by sub-base soil information, backfill soil information – site source, stockpiling plan and testing for arboricultural growth medium

- Soil depth profiles (including sub-base material, lower horizon depth and O-horizon/topsoil depth), planting medium volumes and any servicing or utility conflicts – for all proposed planting areas within storm water ponds, rights-of-way or as required by the Town
- Illustration of all landscape/development features
- Location of all above and below ground utilities (hydrants, manholes, water valves, etc.)
- Location of all proposed and any existing features –such as walkways, curbs, interior roads, parking lots, fencing, garbage enclosures, steps, ramps, retaining walls, slopes, berms, exterior lighting, all portable or permanent signage, benches, play equipment, planters, edgers, and also including top of bank and watercourse features
- Location of all proposed trees, shrubs and groundcover
- Exact locations of all existing trees to remain, be removed or transplanted, indicating size, species, and condition
- Indicating all surface treatments – sod, seed, mulch, driveways, walkways, patios, etc.
- Indicating all existing trees with dripline and locations adjacent to development areas.
- Methods to protect all existing landscaping during all phases of construction
- Location, height and material of all fencing, screen walls and retaining walls
- Location of Storm Water Management facilities
- Location and description of wetlands and watercourses (incl. top-of-bank locations)
- Identifying proposed snow storage areas or methods of snow disposal
- Location of garbage collection facilities
- Plant schedule including a list of botanical names and common names, number of sizes of plants, indicating size, species & quantity of proposed and transplanted plant material, and condition – all caliper and +1m height trees are to be either ball-burlap or wire-basket.

Soft Landscape Treatment

Planting areas and strips

- Provide ground surface treatment (sod, seed, mulch, etc) for all development areas.
- A three (3) meter wide minimal perimeter landscape planting area shall be provided within the subject property for all parking lots.
- The landscape planting area shall not include any paving such as concrete pedestrian walkways and paved playgrounds.



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- Planting Islands (and circulation aisles) should be oriented in the direction of pedestrian movement; All efforts shall be made to provide groundcovers or plant material, rather than sod in island planting.
- All landscape areas must be protected from encroachment of automobile traffic by a continuous concrete curb.
- Plant material shall not obstruct a driver's view of approaching traffic.

Planting bed and materials

- All plant materials are to conform to the latest edition of the Canadian Nursery Trades Association Standards.
- All sod is to conform to the latest edition of the Canadian Nursery Sod Growers Standards.
- All shrubs are to be planted in continuous planting beds.
- No planting shall be permitted within a drainage swale unless it is also functioning as a bioswale.
- No planting shall be permitted above buried servicing or utility lines.
- Any proposed planting is recommended to use a diverse variety of deciduous and coniferous plant species that provide year-round interest and avoid monoculture situation.
- Plant material should be tolerant to pollution, salt, and drought.
- Minimum acceptable sizes for plant material are required for urban development area.
- Minimum planting soil volume are required to support the proposed new trees in development area.
- The spacing of plant material, available soil volume and soil type should account for the ultimate size and form of the selected species and the purpose of the planting whether it be for screening, shade, aesthetics, naturalizing, rehabilitation, etc.
- Proposed trees, shrubs & groundcovers shall be indicating size, species & condition.
- Existing trees & shrubs to remain or to be removed shall be indicating size, species & condition.

Landscape buffering and screening

- Planting should consist of shrubs and trees with the plantings predominately being that of coniferous type or character (e.g., leaf/needle cover all year round).
- Landscape screening may be required to reduce the visual impact of parking, loading areas and other non-compatible uses and is to consist of berms and fencing.
- Berms are encouraged to be incorporated within the planting area to provide additional visual buffering.

Trees Selections and arrangement

- Location of street trees need to be Co-ordinated with above and below ground utilities.
- The tree spacing between trees and buildings need to be considered for the mature size of the tree species.



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- Specify high branching trees with a minimum height clearance from the ground.

Hard Landscape Elements

- All types of ground pavement, ramps and steps dimension should be illustrated, such as radius of curved walkway, length of the ramps and the width of steps.
- Key spot grades should be indicated for all existing and proposed above and underground structures and facilities.
- Any site shade structure footprint and above head canopy should be demonstrated on the plan.
- Fencing details are required to include the type of fencing, height, pedestrian gates and service access gates.
- Walkway connection between the building access and parking lots are required and comply with the Town of Caledon's standard
- Safety railings may be required for any retaining wall whenever height exceeds 600mm.
- Any site furniture such as benches, picnic tables, bollards, etc. or light fixtures are proposed for the site they should be identified on the plan and specified on the detail sheets.
- Location of garbage storage areas should be demonstrated on the plan if applicable.
- Any active and passive recreation areas and their respective features are required to show on landscape plans, such as tennis courts, basketball courts, splash pads or swimming pools, playgrounds, picnic tables and benches, etc.
- Site furniture in public realm shall be installed and secured on the hard surface
- All curbing for asphalt driveways and wheel stops is required for all granular parking areas.
- The snow storage areas should be accommodating the volume of snow on the hard pavement areas including parking lots and sidewalk.

Landscape Plan Description and Reference:

The Landscape Plan is a layout plan with information regarding the physical, topographical and natural elements of a site or proposed planting material. This may include existing vegetation on the site, proposed landscaping elements and materials, grading and hard surface features, and stormwater management components. A detailed proposed plant list should be included, including the type of species, planting size, and details of the installation and implementation. the landscape plan includes the drawings as below:

- Site Landscape Plans_ Applied to the development area within a private property
_Refer to Site Plan Manual.
- Streetscape/Street Tree Planting Plans_ Applied to the public street within Right of Way
_Refer to Development Standards Manual



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- Storm Water Pond Planting Plans_ Applied to Storm Water Pond and surrounding area
_Refer to Development Standards Manual
- Greenway corridors and Naturalized Areas Landscape Plans_ Applied to Greenway corridors and Naturalized Areas owned by Town.
_Refer to Development Standards Manual
- Tree Compensation Plans_ Based on survey and tree inventory on site
_Refer to Terms of Reference for Tree Preservation
- Landscape Plans for Parks_ Applied to all Parks to be implemented according to the Town of Caledon Parks Masterplan, applicable Secondary Plans and/or applicable Community Design Plans and Guidelines
_Refer to Parks Plan Version June 2022 & Development Standard Manual
- Landscape Standard Details_ Applied to Town wide public realm & private properties
_Refer to Development Standards Manual Design Drawing Index
- Vegetated LID Details
Refer to Low Impact Development Stormwater Management Planning and Design Guide Version 1.0 2010 (TRCA & CVC)
- Green Infrastructure
_The Town of Caledon's Green Development Standard

Submission Requirements

- Digital report in PDF format
- File size not to exceed 4 GB

