

Landscape Development Policy

The following requirements pertain to the preservation, protection and enhancement of the city's natural environment within the context of new development. The requirements are applicable to all levels of development proposed within the city of St. John's, regardless of size, cost or level of complexity.

This document follows the direction provided by the City's Municipal Plan, Urban Forest Management Plan and Parks and Open Spaces Master Plan and offers guidelines for developers and property owners to align with the City's vision for future development.

General Requirements:

1. The existing landscape character shall be preserved to an extent reasonable and feasible. This includes the preservation of existing trees and incorporation of new trees into the landscape to obtain a tree density as outlined in the City's Street Tree Planting Standard.
2. Submission of a landscape/site plan identifying the following, prepared by a qualified landscape professional:
 - minimum 20% of the total development area to be landscaped
 - location, species (common and botanical name) size, condition/stock type and quantity of trees, shrubs and any other plant material proposed
 - areas to be sodded or seeded shall identify a minimum of 150 mm of topsoil
 - existing trees to be retained and proposed protection, e.g. protective hoarding
 - proposed flower beds and planters
 - description and locations of hard landscaping
 - existing vegetation to be removed
 - planting details
 - soil specifications
 - snow storage plan
 - applicable technical requirements of the current edition of the Canadian Landscape Standard
3. Shrubs/ground cover and other plant materials shall be used to compliment tree planting but shall not be the sole contributor to the landscape. Effective use of earth berms, existing topography and existing vegetation is also encouraged as a component of the overall landscape plan.
4. Trees and shrubs shall meet Landscape Canada Nursery Guide Specifications.

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5. Trees and shrubs shall be selected from the City's Street Tree Planting Standard or those species hardy to Canadian Plant Hardiness Zone 5B, salt tolerant, adapted to environmental conditions at the site, with a proven local history.
6. Trees to be a minimum of; 50 mm caliper - deciduous and 1.25 m in height - coniferous.
7. All landscaping adjacent to paved areas shall be protected by concrete curbs, retaining structures or other protective measures.
8. Landscaping, both at the time of establishment and in future, shall not obstruct vehicular sightlines at street intersections, access drives, parking aisles, etc. nor shall any feature which creates an obstruction of view be located within the site triangle.
9. Refer to the City of St. John's, Department of Engineering, Specifications Book, for applicable standards of individual features, e.g. tree planting, sodding, etc.
10. In determining the suitability of the proposed landscaping, the Department of Public Works, Parks and Open Spaces Division will consider topographical constraints on design, drainage, access and egress, utilities and other factors reasonably related to the health, safety and welfare of the public which necessitated disturbance of the existing natural landscape character; economic usefulness of the property without disturbance of its natural character; the quality of the landscaping installed to replace it; and such factors as may be relevant and proper.



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Street Tree Planting Standards

The following standards apply to the installation of trees pursuant to a Development Agreement, Tree Maintenance Permit, Building Permit, or other related condition as imposed by the City of St. John's.

1. Tree Spacing and Location

(a.1) Residential

Street trees (minimum one per lot) shall be situated within a front or side yard visible from the road, subject to the line of sight requirements of the St. John's Development Regulations, Section 8.3.3.

(a.2) Commercial, Educational, Institutional, Open Space

Trees shall be placed along property frontages a minimum of 3 m from back of curb, subject to the line-of-sight requirements of the St. John's Development Regulations, Section 8.3.3. Deciduous trees planted along street frontages shall be situated a maximum of 8 m on centre, at a minimum frequency of one tree per 8 m of lot frontage. Wider spacing may be accommodated at specific locations to enable the safe use of a street or sidewalk, to accommodate snow clearing, or to facilitate other intended site usages. Tree planting density however may not be reduced. Where appropriate, cluster or group planting of coniferous and/or deciduous trees may be utilized. Retention of healthy naturalized vegetation is encouraged. Retained trees contribute toward the number of trees required.

(b) No tree shall be planted closer than 1.5 m from any driveway, or laneway, nor shall a tree be planted in such a manner that its eventual growth cannot be maintained, so as to avert interference with or obstruction to any improvements installed for public benefit.

(c) Trees to be planted in good quality soil consisting of 50% loam, 30% decomposed organic matter and 20% sand.

(d) Cultivated soil to provide for a minimum porous root zone of 1.25 m³ (1.25 m - width, 1.25 m – length and 0.80 m - depth) to enable normal root development and tree establishment. In the instance that these specifications conflict with the City's Tree Planting Detail, the Tree Planting Detail shall prevail.

(e) Deciduous trees to be supported during the first two years following planting via a 1800 mm metal stake installed at the edge of the root ball. Stakes to be inserted a minimum of 600 mm into the ground facing the prevailing wind. Trees to be attached with gauge



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12 galvanized wire or approved equivalent tree tie. Wire to be encased in rubber hose where wire may contact the tree.

2. Species Diversity

In line with the City's goal to improve the health and resiliency of St. John's natural environment, species diversity is encouraged. No single tree species may represent more than 25% of the total number of trees proposed within a development. Exclusions may be considered to accommodate specific landscape designs, e.g. continuity of historical features, subject to approval of the Municipal Arborist.

3. Species Selection

When selecting tree species, consideration must be given to; tree size at point of maturity, fruit and nut debris, above and below ground utilities and other infrastructure, adjacent structures, driveways and root growth requirements.

The following is a list of species suitable for planting within the city of St. John's. Please note each species has specific site requirements, growth habits and other individual characteristics. Careful consideration must be given when selecting a tree to ensure the species matches the proposed planting site. Other species not included below may also be considered subject to the approval of the Municipal Arborist.

	Deciduous	Coniferous
Acer platanoides	Phellodendron amurense	Abies balsamea
Acer saccharinum	Prunus spp.	Abies concolor
Acer x freemanii	Pyrus calleryana	Chamaecyparis nootkatensis
Aesculus hippocastanum	Quercus alba	Larix kaempferi
Aesculus x carnea	Quercus coccinea	Larix laricina
Betula papyrifera	Quercus imbricaria	Picea abies
Betula pendula	Quercus macrocarpa	Picea glauca
Betula verucosa	Quercus palustris	Picea omorika
Celtis occidentalis	Quercus robur	Picea pungens
Elaeagnus angustifolia	Quercus rubra	Pinus nigra
Fagus grandifolia	Sorbus spp.	Pinus sylvestris
Fagus sylvatica	Syringa spp.	Pinus resinosa
Malus spp.	Tilia spp.	Pseudotsuga menziesii

4. Stock Type and Size

Planted trees shall be nursery grown, balled and burlapped, container/potted, or wire basket stock. Planted trees shall be of the following minimum size:

- **Residential**
 - Deciduous – 35 mm caliper
 - Coniferous – 100 cm high
- **Commercial, Educational, Institutional, Open Space**

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- Deciduous – 50 mm caliper
- Coniferous – 150 cm high

5. Relocation of Trees

Street trees may be relocated within the tree line to accommodate design features of the property, including the repositioning or widening of driveways, upon approval of the Municipal Arborist.

6. Establishment - All tree planting is required to be completed prior to the issuance of a final occupancy permit. If the work cannot be completed for reasons beyond the property owner's control, e.g. inclement weather, temporary occupancy may be granted under the following conditions;

- outstanding work identified by September 30th must be completed within 60 days,
- whereas, outstanding work noted after September 30th, must be completed by June 30th of the following year.

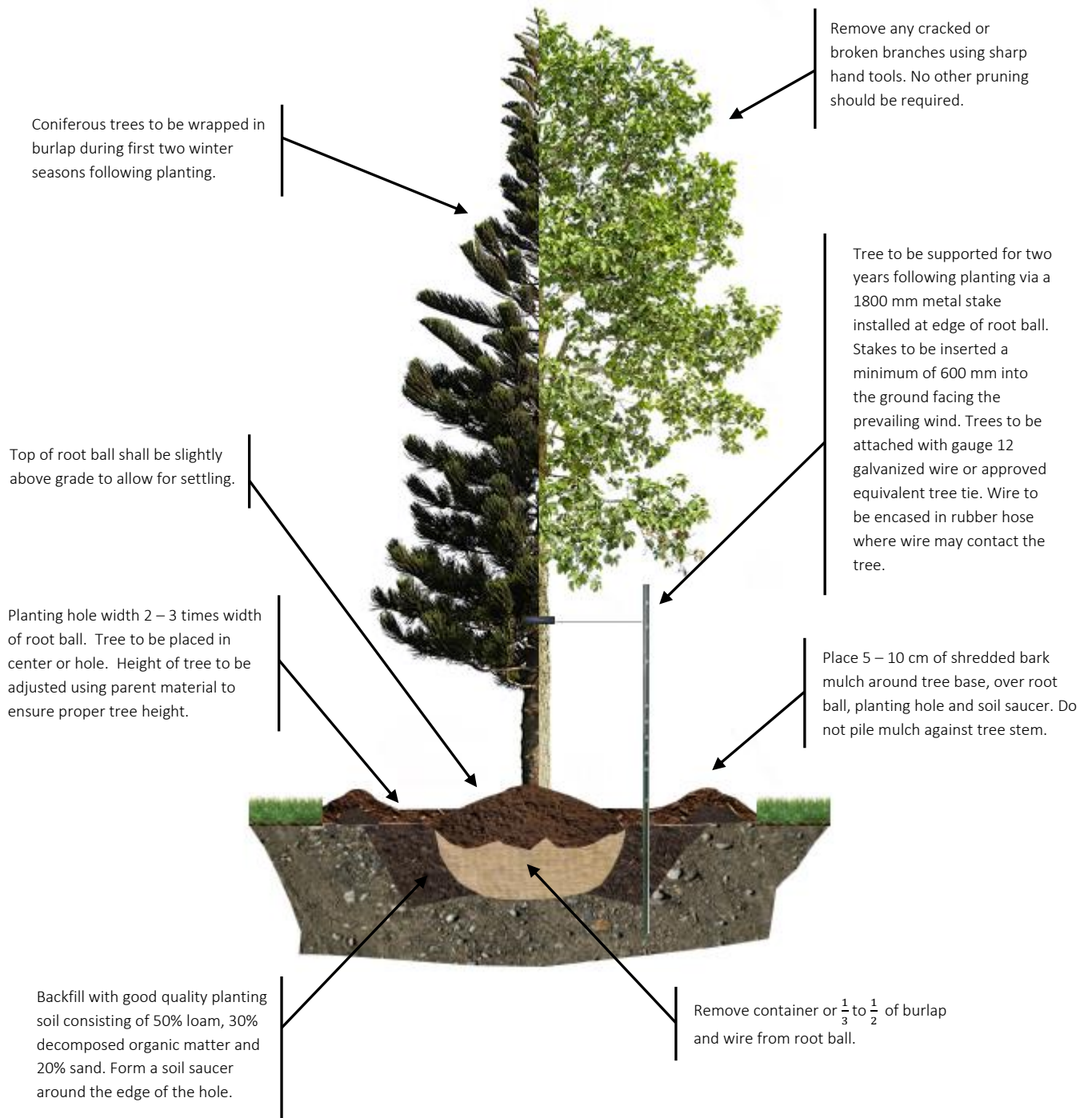
Implementing and maintaining landscaping in accordance with approved plans is a requirement of the City's Commercial Maintenance By-law, City of St. John's By-law No. 618. Where properties do not conform with the by-law, the City may complete the required work to achieve compliance and levy the cost of completing the work against the property owner as taxes due and owing in respect to the property.

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Tree Planting Detail



Tree Planting Detail	<h2>ST. JOHN'S</h2>	January 2019 N.T.S.
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