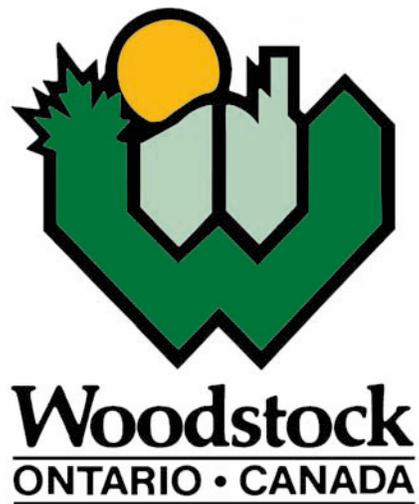


City of Woodstock Landscape Plan Requirements and Guidelines

March 2008



Todhunter Associates Inc

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CITY OF WOODSTOCK SUGGESTED CONTACTS

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County of Oxford, Community & Strategic Planning Office

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Utilities

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Bell Canada

Phone: 519-310-2355

Fax: 800-563-9119

Rogers Cable Inc.

Phone: 800-738-7892

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PREFACE

In association with the Corporation of the City of Woodstock, *Todhunter Associates Inc.* has compiled the following document to maintain and improve the quality of the landscape in all new development and redevelopment projects in the City of Woodstock.

These guidelines reflect existing policies and regulations, and are not intended to supersede established approval processes or regulatory frameworks. Instead, they are intended to assist the City and the Developer in creating quality developments with appropriate landscaping, innovative site planning and high design resolution.

Any Landscape Plan submission, as part of a Site Plan application for development approval should be preceded by the review of the Landscape Plan within other existing planning policies, including the County of Oxford Official Plan, City of Woodstock *Zoning By-Laws*, and the Upper Thames River Conservation Authority. As well the proponent should refer to *Landscape Specifications and Tree Protection* report which is supplementary to this document.

It is recommended that the proponent undertake preliminary consultations with staff from the Office of the Development Commissioner, Office of the City Engineer, Office of the Director of Community Services and the County of Oxford Department of Planning and Development.

March 2008

1.0 INTRODUCTION

1.1 Landscape Review Purposes and Intent

The City of Woodstock is renowned for its urban forest. With over 40,000 trees representing over 40 individual tree species (excluding many cultivars) being present, the City is justifiably proud of its horticultural tradition. Woodstock's leadership in this regard was acknowledged by the City's receipt of the 2005 Award for "International Communities in Bloom".

The City is also uniquely positioned to capitalize on this rich horticultural tradition, as many of the tree species native to the Carolinian forest (Deciduous Forest Region) are found scattered in amongst the Great Lakes St. Lawrence Forest Region flora associated with Woodstock.

The landscape standards that are forwarded in this document have been established to create and maintain an aesthetically appealing character within the City of Woodstock, as well as to incorporate and enhance the human scale into the visual perception of the community's natural and built environment. At the same time, these standards are also put forth to minimize negative impacts of development, including excess vehicular traffic, expansive parking lots, undesirable water runoff, and pollution. The purpose of this document is to increase the City's overall tree canopy cover and tree health in an equitable and sustainable fashion.

Specifically, these requirements are intended to

- to increase the compatibility of adjacent uses through the creation of buffers or screening between uses
- to minimize the negative impact of noise, dust and glare
- to establish a canopy cover over the built environment, which will mitigate the effects of sun and wind, moderate extremes of temperature, provide shade, reduce wind velocity and conserve energy resources; towards this end an overall goal of achieving a tree canopy coverage of 30% for both public and private lands in the City.
- to enhance the aesthetic appeal and liveability of Woodstock.
- encourage wise use of irrigation; utilization of native plant material and groundcovers that are suited to the sites' climate and water availability.

Finally, this document also outlines the best management practices for landscape initiatives, and lists guidelines for the landscape plan component of the Site Plan Approval process/ requirements.

While these guidelines are to be adhered to, they should be seen as a guide to assist the

developer in receiving approval permits, as well as in creating a quality environment which will benefit the property owner, future site occupants, and the City as a whole.

This requirements should also be referred to in concert with the Landscape Details, Specifications and Tree Protection reports of the City of Woodstock when completing detailed landscape drawings and site plans.

1.2 Landscape Plan Requirements For Site Plan Approval

1.2.1 Pre-Submission Requirements

As a part of the Site Plan Approval Process, the Developer is initially required to submit a Landscape Concept Plan and a Tree Preservation Plan (if required), and engage in discussion with City Staff prior to submitting the Landscape Plan.

For this step, the following is required:

1. One (1) copy of a Landscape Concept Plan, to be submitted at time of application.
2. The Landscape Concept Plan must be prepared by a registered Landscape Architect who holds membership in good standing with the Ontario Association of Landscape Architects. This Plan, containing the Landscape Architect's stamp and signature, should be submitted to the Directory Community Services for approval. At the discretion of the City of Woodstock, local qualified landscape contractors may be permitted to submit landscape plan requirements as outlined in this section.
3. The Landscape Plan may be submitted thereafter, but in conformity with, the Concept Plan previously approved. This plan should be drawn at an adequate scale and indicated the following:
 - A Key Map.
 - A Tree Preservation Plan and arbourist report by a certified arbourist or forester (where applicable); see Tree Preservation Plan Requirements in Section 2.2.
 - All existing trees within 3m of the property line should be indicated on the Landscape Plan and on the Tree Preservation Plan. These should be accurately documented, with base elevations provided and clearly specified as to the type, calliper and condition. Existing trees to be removed must be indicated with a cross mark in the centre of the tree. (Refer also to Tree Replacement Compensation Policy in 2.2.3)
 - The location and details of all protective fences must be indicated.
 - A plant list, using a key system, which indicates the full botanical name, common name, quantity, quality, caliper, height, spread and special remarks for each species.

- Natural and man-made features, such as berms, swales, ponds, creeks, rivers and ditches and the top of valley banks, must be indicated and generally dimensioned.
- Details and specifications of the following items should be included:
 - Planting details of trees, shrubs, groundcover, etc.;
 - Tree preservation fencing and hoarding;
 - Walls, fences and screening;
 - Walkways, curbing, ramps, stairs and paved areas;
 - Parking stalls/lines;
 - Spot elevations for proposed grading, and top and bottom elevations of ramps, stairs, retaining walls, planters, underground parking structures;
 - Lighting fixtures, planters, ground signs etc. (catalogue photocopies are acceptable);
 - Irrigation drawings for all building elevations, parking, and streets fronting onto public right-of-ways;
 - Snow storage areas;
 - features or special area; and
 - Features and planting on adjacent lands that are owned by the applicants, and which are held or are to be developed at a subsequent stage.

1.2.2 Final Submission Requirements

At the time of final submission and as part of the complete Site Plan application, the following is required:

1. Four (4) folded copies of the Landscape Package (including Landscape Plan, Tree Preservation Plan, and any related Details and Plans);
2. One (1) cost estimate generated by a registered Landscape Architect; cost estimates are to be updated with each subsequent revision to the site plan

2.0 LANDSCAPING GUIDELINES

2.1 Landscape Plan Objectives

2.1.1 Introduction

An effective landscaping plan should utilize a variety of techniques to achieve a design that is both aesthetically balanced and sustainable. This can largely be achieved through the appropriate placement or retention of existing vegetation where possible.

For each proposed development site, the perimeter, interior and parking lot landscaping should be included as components of the overall landscaping plan.

Perimeter Landscaping

Perimeter landscaping refers to landscaping of areas which are within the property boundary, but directly adjacent to the lot lines, hence serving as a buffer to separate and minimize the impact between adjacent land uses.

In addition, perimeter landscaping is also functional in shielding vehicular or building lights from structures on adjacent properties, and in providing a desirable visual separation between pedestrians and vehicles.

Interior Landscaping

Interior landscaping refers to landscaping of areas that are within the property boundary, but exclusive of the perimeter and parking lot landscaping areas. Interior landscaping functions as separators between different types of uses within the overall development site.

Interior landscaping should be designed in accordance with the function and surrounding characteristics of specific areas within the development block. Different functions include screening undesirable views; accenting or complementing buildings; identifying and highlighting site entry points; and enhancing driveways and internal streets and walks within the site.

Parking Lot Landscaping

Parking lot landscaping refers to landscaping of areas adjacent to or within parking lots and associated access driveways. Parking lot landscaping serves to provide visual relief between areas dominated by vehicular functions and the remainder of the development. In addition, parking lot landscaping also serves to direct vehicular and pedestrian circulation, and to establish pedestrian walkway hierarchies.

2.0 LANDSCAPING GUIDELINES

*Figure No 1:
Perimeter Landscaping
helps to define
property line and
screen parked vehicles*



*Figure No 2:
Interior Landscaping
helps to provide
visual interest and
punctuation for
foreground and mid
ground views.*



*Figure No 3:
Parking Lot
Landscaping
typically delineates
parking areas and
visually should
attempt to break up
large expanses of
paving*



2.1.2 Landscaping Objectives

Within the context of landscape components outlined above, the following objectives with respect to the landscape site plan should be undertaken in future residential, mixed use, commercial and industrial developments in the City of Woodstock:

1. Maintain and enhance existing vegetation whenever possible within each development block.
2. Attempt to maximize tree cover and tree canopy in each development block.
3. Utilize vegetation to screen and buffer incompatible or sensitive adjacent land uses and unsightly on-site features while accenting and highlighting the built and natural environment.
4. Utilize planting design in an innovative and aesthetically pleasing manner to create a development project in which both the architectural built form and the landscape in which it is set in is of high visual quality, and reflects Woodstock's rich horticultural tradition while being sustainable over the long term.

2.2 Tree Preservation Plan Requirements

2.2.1 Introduction

This section forwards general guidelines for the protection of existing trees during construction, and for the planting of new trees. For specific policies and standards, refer to *Landscape Specifications and Tree Protection*.

All trees on public lands are protected by the City of Woodstock Tree By-law #6192-85.

Developers with proposals which may impact trees on public property should refer to this By-law for applicable procedures and penalties prior to any submission or discussion with the City.

During construction, the Contractor shall take necessary precautions to prevent all damage to trees or shrubs that are to be preserved on site. Should damage to any retained tree or shrub be inflicted through carelessness or negligence on the part of the Contractor, a financial penalty will result, as follows:

\$300 per tree	For injury or defacement to the tree, such as chipped bark, broken branches or roots by machinery, and that which will not seriously affect the long-term health of the plant material. The developer/contractor shall, at his/her own expense, be responsible for treatment according to established and approved practices used by the International Society of Arboriculture (I.S.A.).
\$1,000 per tree	For trees that have been killed and is rendered irreplaceable due to size or particular character. Trees which have been killed but may be replaced by a tree of similar size and character shall be replaced at the developer/contractor's expense, and be subject to approval by the Office of the Director of Community Services. Where approved, the \$1,000 fine shall not be imposed.

2.2.2 Submission Requirements

For the entire property to be developed, the Proponent shall submit a tree inventory drawing for all trees over 50mm in diameter taken at 1.4 metres above ground, as well as for any trees on adjacent property whose critical root zones extend onto the property to be developed. For each tree, the species, trunk diameter (at 1.4 metres height) and location must be noted clearly.

1. Where there is more than one tree to be removed, the trees must be numbered. These numbers must correspond to an arbourist report and the Tree Protection plan as outlined below.
2. An arbourist report is a technical report which details specific and accurate information about trees that may be impacted by the development initiative, and identifies the nature of the work to be undertaken, and appropriate protection measures. Information on the report may include location, species, size, condition, structural integrity, disease, infestations and vigour. This report helps City Staff to determine the legitimacy of tree removal requests by summarizing the actions necessary, and results in the efficient processing of inspection requests and applications. Arbourists undertaking reports must certified with the International Society of Arboriculture (I.S.A.).
3. A Tree Protection Plan shall be submitted, designating trees to be preserved and trees to be removed on the subject and adjacent property. Replacement trees for those removed should also be indicated and clearly summarized in a tabular chart directly on the Plan, in accordance with the City of Woodstock Tree Compensation Requirements, as follows in *Section 2.2.3*:

2.2.3 Tree Compensation

When reviewing site plan submissions, the City of Woodstock is guided by a principle of 'no net loss of trees or forest cover'; however, the City recognizes that this approach may not be feasible in all cases. As such, where vegetation removal is imminent, every attempt should be made for compensation in the form of new plantings.

For the removal of trees on private property, a minimum compensation fee of \$300.00 or the market value of a 55mm, balled and burlapped calliper stock tree is required. Alternatively, compensation planting of three (3) trees for every tree being removed on private property is required.

Where possible, the new planting shall be incorporated into the overall site design to offset what was lost, and also to enhance the natural environment.

2.2.4 Tree Protection Measures/Techniques

1. Tree protection fencing shall be erected at the critical root zone or beyond, prior to commencement of any clearing, grading or other construction activity; refer to Tree Protection Measures in the *Landscape Specifications and Tree Protection* document.
2. No person, materials or equipment shall be permitted within the tree protection area. Any violation of this requirement may result a fine of \$1000 per day of violation.
3. Any damage to a tree being preserved shall result in payment by the proponent to the City of Woodstock for the amount of damage as outlined above, or based on the latest edition of I.S.A.. All trees are to be valued as Canadian Nursery Stock trees.
4. Tree protection shall not be removed until completion of all construction activity.

2.3 Landscape Plan Requirements

2.3.1 Introduction

This section forwards general guidelines for the design of landscape plans, including planting plans. Specific guidelines are forwarded for plant materials including nursery grown trees, shrubs, groundcovers, vines, ornamental grasses, perennials, wildflower seed mixtures, turf type seed mixtures, sodding, and plugs.

2.3.2 Species and Size of Plant Materials

Suitable trees and varieties and cultivars to be planted in Woodstock should be selected from the approved list as found in Section 2.4. *List of Acceptable Trees*. Sizes (height, spread and/or caliper), characteristics (such as container, balled and burlapped, etc.) and spacing of tree and shall conform to the specifications found on the same list. Caliper size shall be defined as a measurement taken 30cm from the base of the tree above the soil line. Refer also to the City of Woodstock Standard Specifications for Landscape Work.

The minimum size for trees and shrubs shall be as follows:

Deciduous trees	55mm caliper
Coniferous Trees	1.5m height (min.)
Deciduous or evergreen shrubs	50cm in height

2.3.3 Spacing

Plant materials shall be spaced based on an 80% maturity height and spread. This is in order to prevent overcrowding or unnecessary competition among plant materials, and to ensure the ease of maintenance in tight areas such as median strips, public easements and cul-de-sacs.

2.3.4 Canopy Equivalentents

In areas where the height and width of planting materials may be restricted due to exterior circumstances, “canopy equivalentents” may be substituted in place of “canopy trees” (as outlined in specific landscaping requirements), provided that the approximate coverage area of the substituted plants at maturity is comparably equivalent to the approximate coverage area of a canopy tree.

A canopy equivalent may consist of three evergreen/understory/multi-stemmed trees, or twenty shrubs. Species used as canopy equivalents shall be subject to approval by the City, at the City's own discretion.

2.3.5 Warranty

All plant material shall be guaranteed for health for a period of two (2) years from the date of acceptance with one (1) year additional warranty for any replacements. Should the City determine that a plant is not in a healthy condition at the end of the two-year term, the plant shall be replaced by the developer at their own expense, and shall be subject to one further year of warranty. This cycle may be repeated indefinitely at the discretion of the City.

2.3.6 Location

When planting near utilities, the location and species of the plant material must be coordinated with mechanical and electrical site plans to ensure the non-obstruction of storm and sanitary sewers, water service, hydro, telephone, gas lines and other services. All utilities must be demarcated by the developer or contractor prior to any excavation. See *Landscape Specification and Tree Protection* document for further instruction.

2.3.7 Landscape Installation Letter of Credit and Maintenance

An irrevocable Letter of Credit guaranteeing installation of the improvements required by the approved landscape plan shall be issued to the City. Any hard surface, seating and landscape furnishings which are not included in the civil engineering purchase, are to be costed and included in this cost estimate. This Letter of Credit shall be issued based on the cost estimate submitted by the developer's landscape architect, and shall reflect current construction prices. Cost estimates are to be updated to reflect any changes to the site plan. The Letter of Credit shall be reviewed and approved by City staff prior to the issuance permit.

2.4 List of Acceptable Trees

2.4.1 Street Trees

Note for the list below varieties and cultivars of the species listed will be reviewed pending specific site conditions and design applications.

Tree Species		Planting Location				
Botanical Name	Common Name	Parks & Lawns	Paved tree pits	1.5m Blvd	>1.5m Blvd	Beneath utilities
<i>Abies alba</i>	Silver Fir	x				
<i>Abies concolor</i>	White Fir	x				
<i>Acer campestre</i>	Hedge Maple	x	x	x	x	x
<i>Acer x freemanii</i>	Freeman Maple	x		x	x	
<i>Acer ginnala</i>	Amur Maple	x	x	x	x	x
<i>Acer platanoides</i>	Norway Maple					
<i>Acer platanoides 'Globosum'</i>	Globe Maple					x
<i>Acer pseudoplatanus</i>	Sycamore Maple	x				
<i>Acer rubrum</i>	Red Maple	x				
<i>Acer sachharinum</i>	Silver Maple	x				
<i>Acer saccharum</i>	Sugar Maple	x				
<i>Acer tataricum</i>	Tartarian Maple				x	x
<i>Acer truncatum</i>	Purpleblow Maple					x
<i>Aesculus x carnea</i>	Red Horsechestnut	x				
<i>Aesculus hippocastanum</i>	Horsechestnut	x			x	
<i>Alnus glutinosa</i>	European Alder					x
<i>Amelanchier spp.</i>	Serviceberry	x		x	x	x
<i>Catalpa bignonioides 'Nanna'</i>	Globe Catalpa					x
<i>Carpinus betulus</i>	European Hornbeam				x	
<i>Carpinus caroliniana</i>	American Hornbeam			x	x	
<i>Carya cordiformis</i>	Bitternut Hickory	x				
<i>Carya ovata</i>	Shagbark Hickory	x				
<i>Celtis laevigata</i>	Sugar Hackberry					x
<i>Celtis occidentalis</i>	Nothorn Hackberry	x			x	x
<i>Celtis orientalis</i>	Hackberry	x				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	x				
<i>Cercis canadensis</i>	Eastern Redbud	x				x
<i>Cornus florida</i>	Flowering Dogwood					x
<i>Corylus colurna</i>	Turkish Hazelnut	x			x	x
<i>Crataegus spp.</i>	Hawthorn	x		x	x	x
<i>Fagus sylvatica</i>	European Beech	x				
<i>Gleditsia triacanthos</i>	Honeylocust	x	x	x	x	
<i>Ginkgo biloba</i>	Maidenhair Tree	x	x	x	x	x
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	x			x	
<i>Juglans nigra</i>	Blackwood Walnut	x				
<i>Koelreuteria paniculata</i>	Goldenrain Tree	x			x	
<i>Larix decidua</i>	European Larch	x				
<i>Liriodendron tulipifera</i>	Tulip Tree	x		x	x	
<i>Liquidambar styraciflua</i>	Sweetgum	x				
<i>Liriodendron tulipifera</i>	Tuliptree	x				

2.0 LANDSCAPING GUIDELINES

Tree Species		Planting Location				
Botanical Name	Common Name	Parks & Lawns	Paved tree pits	1.5m Blvd	>1.5m Blvd	Beneath utilities
<i>Malus ssp.</i>	Flowering Crabapple	x		x	x	x
<i>Morus alba 'Pendula'</i>	Weeping Mulberry	x				
<i>Morus rubra</i>	Red Mulberry	x			x	
<i>Ostrya virginiana</i>	Eastern Hophornbeam	x	x	x		
<i>Platanus acerifolia</i>	London Plane Tree	x			x	
<i>Phellodendron amurense</i>	Amur Corktree	x	x			x
<i>Pinus mugho</i>	Mugo Pine					x
<i>Pinus strobus</i>	Eastern White Pine	x				
<i>Pinus sylvestris</i>	Scotch Pine	x				
<i>Prunus padus</i>	Bird Cherry					x
<i>Prunus spp. 'Ornamental Cherry/ Columnar/ Sargent/ Kwanzan'</i>	Ornamental Cherries	x				
<i>Prunus virginiana 'Schubert'</i>	Schubert Cherry			x	x	x
<i>Pseudotsuga menziesii</i>	Douglas-fir	x				
<i>Pyrus 'Aristocrat/ Capital/</i>	Ornamental Pear			x	x	x
<i>Pyrus calleryana</i>	Callery Pear		x	x	x	
<i>Quercus alba</i>	White Oak	x				
<i>Quercus bicolor</i>	Swamp White Oak	x				
<i>Quercus coccinea</i>	Scarlet Oak	x				
<i>Quercus macrocarpa</i>	Bur Oak	x				
<i>Quercus palustris</i>	Pin Oak	x		x	x	
<i>Quercus robur</i>	English Oak	x				
<i>Quercus rubra</i>	Northern Red Oak	x			x	
<i>Quercus velutina</i>	Black Oak	x			x	
<i>Sassafras albidum</i>	Sassafras	x			x	
<i>Sophora japonica</i>	Japanese Pagodatree	x	x		x	
<i>Sorbus aucuparia</i>	European Mountain Ash					x
<i>Sorbus spp.</i>	Mountain-Ash	x		x	x	
<i>Syringa reticulata</i>	Japanese Tree Lilac	x	x	x	x	x
<i>Thuja occidentalis</i>	Arborvitae	x				
<i>Tilia americana</i>	American Basswood	x				
<i>Tilia cordata</i>	Littleleaf Linden	x	x		x	
<i>Tilia x euclora</i>	Crimean Linden	x	x		x	
<i>Ulmus carpinifolia</i>	Homestead / Homestead E	x		x	x	
<i>Ulmus pumila</i>	Siberian Elm	x		x	x	
<i>Zelkova serrata</i>	Japanese Zelkova	x		x	x	

2.4.2 Mixture and Proportions of Species

The planting of monocultures (dependence on one plant species) within the streetscape is detrimental to the maintenance of tree health, and increases a streetscape's overall susceptibility to pests and diseases.

As such, the City of Woodstock encourages biodiversity in the streetscape by the following measures:

1. The random sequencing of tree species is encouraged within a planting scheme.
2. The planting of any one individual species is limited to eight (8) consecutive trees in any given planting scheme.
3. To ensure diversity, the amount of one tree genus shall not exceed more than 20% of all plantings, and the amount of one tree species shall not exceed more than 10% of all plantings.
4. The number of species required in a planting scheme shall be determined by the overall number of trees in the planting, as conforming to the following table.

Number of Trees in Planting	Minimum Number of Species
1-8	1
9-15	2
16-30	3
31-40	4
41-50	5
51-100	6
101-200	10
200 +	12

Table No 2: Number of Trees and Species in Planting

2.5 Landscape Requirements by Development Type

The following landscaping requirements are specific to Woodstock's landscape designations, as outlined in the 'Application for Subdivision Approvals'.

2.5.1 Residential Landscape Requirements

The following requirements shall apply to all new residential developments. All trees shall be planted a minimum 30cm from the property line, on private property, and greater than 1 metre from rear and sideyards. At its discretion the City may also ask the developer to plant within the public right-of-way.

- The City of Woodstock is encouraging maximum canopy cover:
- Larger canopy shade trees vs smaller ornamental trees is recommended
- A minimum of one tree in front and rear areas of residential lots, depending on lot size

2.5.2 Commercial Landscape Requirements

The following requirements shall apply to all commercial parcels, and are cumulative to the requirements of Section 2.5.1

Foundation

One canopy equivalent shall be provided per 20m of building foundation that is abutting front or side roads. The planting of canopy trees shall not be encouraged within this area, with the exception of columnar trees or ornamental species.

Front and Side Yards

Three (3) canopy trees shall be provided per 30m of the lot perimeter, and may be clustered. For parking areas fronting side streets, shrub planting shall be placed to screen views of vehicles, with selective openings for snow storage areas. Elements such as decorative fencing and columns are strongly encouraged to complement landscaping components and architectural features to increase "curb appeal".

Buffer Yards

Two (2) canopy trees shall be provided per 30m of the lot line at the boundaries between adjacent residential areas, in order to create an aesthetic screening treatment. Should “canopy equivalents” be used in lieu of “canopy trees”, no more than 50% shall be non-canopy tree planting material. Although the use of planting as buffers is strongly encouraged, walls or fences may be used as an alternative, and are subject to approval by the City.

Coniferous canopy trees are also encouraged in these buffer area.

Internal Parking Lot

For every 24 linear parking spaces (48 for double row of parking stalls), a minimum 5m x 6m landscaped island with concrete curb edging shall be established. These shall be located to organize and direct traffic flow within the parking lot, and may be clustered. All island planting material shall include 1 canopy tree, and 0.5 canopy equivalent.

Fire hydrants are to be excluded from these landscaped islands.

As a minimum of 10% of the total asphalt parking area from curb to curb is to be landscaped.

Screening

Full opacity screens shall be provided for trash enclosures, dumpsters, HVAC and utility facilities. Screens may be a combination of plant material and decorative fencing, decorative masonry, building structural extensions, or other similar elements.

Irrigation

All street frontages and parking lots, which are visible from public right-of-ways must be irrigated to the acceptance of the City. Irrigation drawings are to be approved as part of the site plan approval stage. Shop drawings are to be submitted prior to installation.

2.6 Industrial Land Use Parcels

The following requirements shall apply to all parcels designated as Industrial, and are cumulative to the requirements of Section 2.5.2.

General Screening: Screening shall be required when one or more of the following conditions are present:

- When any exterior yard of the property is located along a public right-of-way and storage is 60m or less from the right-of-way;
- When any exterior yard of the property is located across a street from property that is zoned or developed solely for residential or public park purposes, regardless of the distance from the residential or park property.
- Screening of garbage storage, loading docks, transformers, and utility boxes.

Parking Lot Screening

Parking lots within 15 metres of the public right-of-way shall be screened with berming, compact hedging, fencing, or a combination of these treatments.

Building Frontage/Side and Rear Yards

One canopy tree for every 20 metres of lot frontage is required for all roads in industrial areas. For other land uses, one canopy tree for every 10 metres is required.

*Figure No 4:
Parking lot
screening*



*Figure No 5:
Berming and
Landscaping along
open storage areas
is encouraged.*



Storage Area Screening

All outdoor storage areas shall be screened to 75% opacity or more. Screening may consist of berming; landscaping at seven (7) canopy tree equivalents per 30m of storage perimeter, with 30% coniferous material; neutral coloured fencing; wall construction; or a combination of these techniques.

2.7 Special Area Emphasis

2.7.1 Planting on Public Right-Of-Ways

- minimum 8m o.c. in residential and commercial areas
- in addition to grass boulevard: Flexibility in alternative groundcover will also be considered

2.7.2 Arterial Road Planting

- minimum 10m o.c.

2.7.4 Highway 401 Frontage [Prestige Industrial]

An enhanced landscape buffer is encouraged along lots along the Highway 401 frontage. This shall consist of a mixture of coniferous trees (50%), deciduous trees (20%), and native shrubs (30%).

Screen fencing shall be a maximum of 1.2 metres in height, and constructed of permanent opaque materials that provide a visual barrier. The colour and pattern of the fence is to match building elevations. Where considerable opaque fencing is required, the combination of landscaping and fencing elements should be utilized to soften the appearance.

