



CORPORATE POLICY MANUAL

Section:	Planning Administration	08
Sub-Section:	Development	3060
Title:	LANDSCAPE, TREE RETENTION AND TREE REPLACEMENT POLICY	1

POLICY

Official Community Plan: It is the policy of the District of North Vancouver to preserve and enhance the District’s attractive forested character, ecological systems and natural parklands, while recognizing the responsibility to minimize risk to the public and property.

All development in the District shall follow the “Landscape, Tree Retention and Tree Replacement Policy” and procedures.

REASON FOR POLICY

To control, organize and administer the landscaping, tree retention and replacement on Private and District developments to create well landscaped developments compatible with the architectural guidelines and the maintenance of an overall forested character.

AUTHORITY TO ACT

Delegated to Staff

PROCEDURE

1. DEVELOPMENT APPLICATIONS

All applications for development permit or rezoning are required to submit a landscape plan prepared by a registered landscape architect at the detailed planning stage.

2. LANDSCAPE PLAN

2.1. A landscape plan shall be prepared by a Landscape Architect. registered in British Columbia Society of Landscape Architects

2.2. The landscape plan(s) shall illustrate:

- 2.2.1. types, locations and grades of existing trees and tree retention zones;
- 2.2.2. location of barrier to protect trees to be retained;
- 2.2.3. natural features to be retained;
- 2.2.4. site drainage and grading based on an accurate survey of existing grades;
- 2.2.5. location of retaining walls, fencing, stairways and other relevant site features.
- 2.2.6. soil depths;
- 2.2.7. areas to be planted, including areas to re-establish vegetation;
- 2.2.8. plant species proposed for planted areas;
- 2.2.9. treatment of the surface areas for driveways, parking spaces, walkways, patios and/or boulevards;
- 2.2.10. site and street furniture;
- 2.2.11. site lighting;
- 2.2.12. details of amenity areas such as dimensions of play areas and of equipment locations;
- 2.2.13. locations of underground services; overlay map at the same scale as the landscape plan is required; and
- 2.2.14. any further information deemed appropriate. that describes landscape details

2.3. The landscape plan(s) shall include:

- 2.3.1. a plant list specifying the quantity and size of each plant species to be planted, including reference to the BCSLA\BCNTA Landscape Standard;
 - 2.3.2. a description of the treatment of the surface areas;
 - 2.3.3. a description of the site/street furniture, play equipment and other amenities.
 - 2.3.4. a description of retaining walls, fencing, stairs, and other hard landscaping features
 - 2.3.5. a description of the type of barrier, including installation method, proposed for the tree retention area(s);
 - 2.3.6. a written estimate of the total cost of the works, broken down into major components; and
 - 2.3.7. specification of the landscape work, including soil quality and testing standards.
- 2.4. The landscape plan may be amended by the landscape architect where required to suit any changes in site layout or other conditions which affect the landscape work. All substantial changes must be approved by the District before the affected landscape work is done.

3. TREE RETENTION AND LANDSCAPING CONSIDERATIONS

- 3.1. A landscape plan prepared in accordance with this policy shall consider:
- 3.1.1. retention of trees: on properties adjacent to the subject property; along abutting property lines; along major roads in parks; in open spaces; and, on boulevards;
 - 3.1.2. the provision of adequate cleared building sites to allow for the proposed development;
 - 3.1.3. the effects of site servicing and re-grading;
 - 3.1.4. peripheral planting and other measures necessary to preserve retained vegetation;
 - 3.1.5. the effect of clearing on retention of privacy and screening of adjacent lands;
 - 3.1.6. the effects of tree planting and retained trees in consideration of access to sunlight and views and the pruning methods to consider that will improve access to the same;
 - 3.1.7. the retention of major vegetation in association with geographic features having high visibility such as ridges and knolls, where such features provide an important background or view;
 - 3.1.8. methods proposed to protect trees which are to remain standing including prevention of compaction of the root area, retention of existing grades and preservation of the natural water table;
 - 3.1.9. size, health, and species of trees proposed for retention;
 - 3.1.10. the aesthetic and functional reasons for proposing retention and whether the existing trees will achieve the integration with the landscape concept for the neighbourhood or area surrounding the subject site; and
 - 3.1.11. any further information deemed appropriate.
- 3.2. Prior to commencement of any clearing:
- 3.2.1 a site inspection to evaluate the protection measures installed to ensure the success of the proposed tree retention shall be conducted jointly by the owner and DNV Environment Services
 - 3.2.2 unique, specimen, or other significant trees shall not be removed or damaged in this process;
- 3.3. Notwithstanding the Plan, no tree or vegetation shall be retained if such tree or vegetation may be a hazard as determined by the project arborist in consultation with the District Arborist or designate.
- 3.4. The safety and liability aspects of each site and of trees on the site shall remain the responsibility of the owner.

4. TREE REPLACEMENT

During the review of development applications, District staff will encourage the preservation of as many healthy trees and shrubs as possible on the site and replace trees approved for removal using the following framework:

- 4.1. Staff will negotiate, on a case by case basis, a combination of replacement trees and shrubs as appropriate for suitable areas within the development site using the landscape plan, or as plantings on District property nearby if possible to create a healthy mix of trees and vegetation for habitat and aesthetics purposes

- 4.2. It is preferable to replace trees and shrubs with native species, however, replacement specimens may be of a size and species deemed appropriate by District Arborist or designate on a case by case basis.
- 4.3. Trees that are removed or converted into wildlife trees due to hazardous conditions will not be considered for replacement as they are considered to be in a natural state of decline that requires intervention for safety reasons.
- 4.4. For sites that have no trees to begin with, staff will attempt to achieve optimum canopy coverage in consideration of the land use function and zoning requirements using a combination of trees and shrubs in the landscape plan.

5. SECURITY

- 5.1 As a condition of development permit or prior to adoption of a siting area amendment, the owner shall submit the following:
 - 5.1.1 a deposit in the form of cash an irrevocable letter of credit, satisfactory to the Director of Financial Services of the District of North Vancouver, representing 100% of the estimated cost of the landscape works;
 - 5.1.2 written undertaking that the landscape architect has been retained to supervise the installation of the landscape works in accordance with the approved landscape plan;
 - 5.1.3 written authorization for the District of its agents to enter the premises and expend any or all of the deposit to complete the landscape works to the satisfaction of the Manager of Planning or delegate in accordance with the submitted plans in the event that the landscape works are not completed within the one year period following final building inspection.
 - 5.1.4 an undertaking that if the property is offered for sale before the landscape works are completed in accordance with the approved landscape plans, the applicant will obtain a new permission to enter agreement from the purchaser to acknowledge the transfer of all obligations.
- 5.2 The landscape deposit or a portion of the deposit shall be returned upon receipt of a signed statement of partial or substantial completion (Schedule 3 – Assurance of Professional Field Review) from the landscape architect and approval from the Manager of Planning or delegate. Partial completion may be considered when a major portion of the site is developed in all respects.
- 5.3 The District requires that all letters of credit include an automatic extension clause in compliance with the District’s standard format for letters of credit.

Approval Date:	October 23, 1989	Approved by:	Policy & Planning Committee
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