Standard Landscape Guidelines & Specifications
2014
STANDARD LANDSCAPE GUIDELINES & SPECIFICATIONS
Parks Department, City of Airdrie

First Edition: May 15, 2010
Revised Edition: December 8, 2017

Lorne Stevens, Director
Community Infrastructure
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<th>Page #</th>
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Prior to commencement of any work, all approvals must be in place. This includes but is not limited to: all relevant Planning & Development approvals, Engineering Services approvals and Safety Code requirements.

Furthermore, the contractor is also responsible for giving notification within the timeframe outlined by each department or agency.

Services

1. Engineering Services Inspections.................................................403-948-8835
2. Planning & Development Inspections........................................403-948-8848
3. Parks Inspections.................................................................403-948-8400
4. Building Inspections..............................................................403-948-8832

Emergency Services

If you accidentally damage the coating, scrape, sever or rupture any underground or above ground utilities, please report the incident immediately.

Emergency Calls

Alberta First Call.................................................................1-800-242-3447
City of Airdrie (Water, Sewer)....................................................403-948-8415
ATCO Gas................................................................................1-800-511-3447
Fortis Alberta Inc.................................................................403-310-WIRE (9473)
TELUS.......................................................................................611
Shaw Cable (Locates Department)
  Business Hours: 7:00am – 3:30pm ........................................403-716-6035
  After Hours.............................................................................403-538-5206

RCMP (Emergency Calls Only).............................................911
  Complaint Line ....................................................................403-948-5911

Municipal Enforcement.........................................................403-948-8892
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1.0 INTRODUCTION

PURPOSE

The City of Airdrie recognizes the importance of landscape development in the environmental, cultural, social and economical viability of our City. This Standard Landscape Guidelines & Specifications booklet contains the technical information necessary to meet the City’s overall landscape development objectives and requirements as identified in Council approved plans.

These specifications are variance to the City of Calgary development Guidelines and standard specifications.

In addition, these standards form part of the agreement for development within the City of Airdrie with the primary purpose of:

I. providing guidelines and standards to ensure the performance objectives are realized for neighbourhood developments including: greenways, parkways, urban street connections, joint use parcels, public facilities/amenities;

II. identifying planning and design requirements for area/neighbourhood structure plans, subdivision and development permit applications; and

III. Offering design reference material, i.e. a suggested list of appropriate plant material, minimum setback requirements and specific construction details.

USE & LIFE CYCLE

All work performed within the City of Airdrie shall be carried out in accordance with the City of Airdrie Parks Standard Landscape Guidelines & Specifications valid at the time of landscape drawing approvals. Items not addressed within these specifications shall fall under the scope of the latest edition of the City of Calgary Parks – Development Guidelines and Standard Specifications – Landscape Construction also relevant at time of signing.

All deviations from these specifications and approved construction drawings require the written approval of the City of Airdrie Parks Planner or Parks Site Inspector. Working with the developers, the City reserves the right to modify, if necessary, these standards in order to protect public interest and sustain the City’s development requirements. When necessary, site specific specification may be applied upon mutual agreement between the City of Airdrie representative(s) and Developer and/or the Developer’s representative.

These standard guidelines and specifications will be reviewed and updated as required to remain consistent with current best landscape management practices, community needs and economic reality.
UPDATE PROCESS

These standard guidelines and specifications are owned, maintained and enforced by the City of Airdrie.

I. When significant modifications to the Standard Landscape Guidelines and Specifications are requested by a Developer or external stakeholder that required the Standards Review Committee to initiate a review of these standards, a review fee will be applied at a rate of $750.00 per review.

II. The Standards Review Committee will include:

- Community Services Advisory Board Director
- Municipal Staff: Parks, Planning & Development, Engineering Services and other departments/members as deemed appropriate
- Development Industry representatives
- Landscape Consultant and/or Contractor representatives

III. Minor changes to these standards can be approved by the City Manager or his/her designate.

IV. Major changes to these standards will be routed through the City’s Community Services Advisory Board for recommendation to City Council.

V. City Council adopts policies which may affect development standards and/or the development process. Notwithstanding this, all development shall conform to City Council policies and be in accordance with Provincial and Federal legislation.
Review of Airdrie’s Planning Document Framework

Open Space concept and construction plans shall reflect the policies and conditions approved at the Community Planning and Land Use Planning stages. These plans shall conform to all Statutory Documents (Federal/Provincial Legislation & Council approved policies), Non-Statutory Documents and Detailed Design Manuals in accordance to Planning & Development Guidelines and Processes (see Appendix ‘B’).

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<td>Downtown Redevelopment Plan</td>
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<th>Great Places - Open Space Plan</th>
<th>Nose Creek Watershed Water Management Plan (NCWWMP)</th>
<th>Joint Use Agreements (where applicable)</th>
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2.0 GENERAL STANDARDS & REQUIREMENTS

2.1 DESIGN STANDARDS GUIDELINES

Introduction: Design Objectives

With the development of Airdrie’s Open Space Policy, (Great Places Plan) the following Open Space principles were identified as strategic objectives:

- Establish a city with a cultural identity, sense of place and high quality aesthetic impression at entrance points.
- Provide varied places for recreational activity and enjoyment of the outdoors for diverse population.
- Offer more varied range of ‘types’ of open spaces for diverse users, for example: special events gathering spaces, structured and unstructured play areas, multi-use playfields or courts, dog parks, community gardens and naturalized trails.
- Integrate streets, pathways, parks, squares and other open spaces to build on Airdrie’s existing urban structure.
- Improve the compatibility of fragmented development patterns with multi-use linkages between major and minor open space nodes within adjacent land uses.
- Promote the development of attractive and safe downtown public open spaces and extensive civic plazas.
- Raise the profile of naturalized areas within existing and proposed open space/trail systems.
- Protect, preserve and enhance Airdrie’s natural areas, views and urban forest.
- Incorporate interpretive opportunities that provide greater connection with nature.
- Sustain maintainable recreation spaces.
- Encourage innovative ways to return clean resources back to the environment.
- Support sustainable developments in which infrastructure are integrated with ecological processes, while also functioning as open space amenities.

As adopted by Council, the Open Space Policy provides a development framework for the Planning & Development, Parks and Engineering Services departments to implement the principles during the approval process. In addition and prior to any landscape development, the following list of regulatory documents are to be referenced (latest editions):

- Municipal Development Plan (MDP)
- Great Places Plan
- Nose Creek Watershed Water Management Plan (NCWWMP)
- Community Area Structure Plan (CASP), Neighbourhood Structure Plan (NSP)
- Land Use Bylaw (LUB)
- Parks Bylaw B-13/2009
- Lot Grading Bylaw
- Subdivision Servicing Agreement
- City of Calgary Parks – Development Guidelines and Standards Specifications -Landscape Construction

More detailed landscape development requirements for residential, commercial, institutional, and industrial sites are provided in the Land Use Bylaw.
General Guidelines:

The City of Airdrie Standard Landscape Guidelines & Specifications (SLG&S) will take precedence in all landscape construction within the City of Airdrie. Any guidelines and specifications that are undefined by the City of Airdrie SLG&S must conform to requirements of the City of Calgary Parks – Development Guidelines and Standards Specifications -Landscape Construction.

The following general guidelines are variances to the City of Calgary Parks - Development Activities.

a. Where Municipal Reserve (MR) lots accommodate drainage from adjacent parcels, engineering provisions must be coordinated to ensure public recreational use is not hindered.

b. In situations where utility access through MR/MSR is requested by the Developer and agreed upon by the City, the utility easement or right of way may be designated as non-credit MR if not in compliance with the approved NSP and inspected as per MR requirements.

c. It is the Developer’s responsibility to ensure that the proposed and approved underground and shallow utility locations are acknowledged when parks drawings are submitted for approval. The City of Airdrie may accept alterations to parks approved drawings if it is discovered at the construction stage that utilities restrict the installation of trees, shrubs, pathways, etc. This will be the Developers responsibility to initiate with Parks and Engineering Services prior to construction by utility service providers. Enhanced landscaping may be required where utility site furniture is located within MR designated areas.

d. Low impact development measures recommended by the Alberta Low Impact Development Partnership (ALIDP) are strongly encouraged.

e. Landscape features or public art incorporated for aesthetic value are to have regard for local seasonal changes and may be subject to an Optional Amenity Agreement.

f. Install plant material to soften building elevations, maintain a pedestrian scale and provide definition to public walkways and open spaces.

g. Provide landscaping to screen and buffer parking areas, open storage and other site service elements.

h. Reduce the opportunity for specific crimes to occur through appropriate site design and principles of Crime Prevention through Environmental Design (CPTED).

i. Provide protection from excessive summer sun and cold winter winds, especially adjacent to outdoor areas where people congregate in regards to CPTED principles.

j. Linear Parks are to adhere to a minimum width of 12 m and a maximum width of 20 m or in compliance with the approved NSP. In situations where 12m width can not be feasibly achieved, a 10m width for no more than 20% of the portion of the linear park within that phase of the subdivision or 30m length, whichever is shorter of the two options may be accepted at the discretion of the Parks Planner.

k. Variances to the City of Calgary Minimum and Maximum Landscape Development Standards are indicated in the following table:
Sub-Neighbourhood Parks – MR

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<th>Minimum Quantity</th>
<th>Maximum Quantity</th>
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<td>Trees</td>
<td>25 trees/acre</td>
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<td>Approved species</td>
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District Parks – MSR/SR/MR

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<td>15 trees/acre</td>
<td>25 trees/acre</td>
<td>Approved species</td>
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2.2 PARKS DRAWINGS

The management of landscape plan approvals is the responsibility of the Parks Planner. It is required that at the Neighbourhood Structure Plan stage the Developer acquires the professional services of a registered member of the Alberta Landscape Architect Association (AALA) to assist with the application. All required Parks drawings and requirements are identified in Appendix “D” – Neighbourhood Structure Plan – Parks Checklist.

All other plans or details pertaining to the proposed development site may be requested by the Parks Planner, including but not limited to:

- Preliminary Concept Plan (see Appendix ‘D’ NSP Parks Checklist)
- Biophysical Inventory Assessment (detailed existing site conditions, recommendations)
- Tree Protection Plan (Project specific)
- Weed Management Plan (to accompany Stripping & Grading application)
- Preliminary Storm water Master Plan (if incorporating Low Impact Development)
- Utility Line Assignment – Reclamation Plan
- Utility Line Assignment – Reclamation application

2.2.1 DRAWING SUBMISSIONS

a. Neighbourhood Structure Plan

All conceptual landscape designs are to be included within the Neighbourhood Structure Plan document submitted to the Planning & Development Department. To aid in the approval process, Parks recommends the following illustrations in accordance with Appendix “D” – Neighbourhood Structure Plan – Parks Checklist. Please note: This is a general checklist in which not all items may apply to each specific NSP.

- Overall conceptual landscape plan identifying Open Spaces (see Appendix “A” –Definitions and Abbreviations) – including area calculations
- Overall pedestrian circulation plan illustrating connection to adjacent neighbourhoods, regional recreational amenities and regional trail system (internal system & external alignment along collector and arterial roadways)
- Cross-section illustrations of residential lots and open space interfaces
b. Subdivision Servicing Agreement

All landscape plans are to be submitted to the Agreement Coordinator, Planning & Development Department, and City of Airdrie.

- Grading/Layout Plan (to be coordinated with Engineering Plans)
- Preliminary Conceptual Landscape Plans (proposed amenities shown in plan and elevation cross-section rendered illustrations)
- Tree Protection Plan Public Tree Disclosure Statement (if applicable)
- Weed Management Plan (if applicable)
- Confirmation of Utility Line Assignment and Major Infrastructure Locations (including Shallow Utilities)

The following Construction Approval Requirements generally apply to the various drawings submissions under separate cover to the Parks Planner and are as follows:

*Please note: The submission of Mylar copies is no longer required*

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<td>- 1 – reduced set of drawings (11 x 17 sheet size)</td>
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<td>- Digital copy (pdf format)</td>
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2.3 **TOPSOIL STOCKPILE**

a. General stockpile requirements are to be in accordance with the approved Stripping and Grading Permit (including a topsoil test prior to stripping and grading the overall site).

b. All topsoil to be supplied from approved stockpile or alternative source. Once approved, the quality of the topsoil is to be maintained.

c. Stockpile Soil Test Results are required at time of sub-grade preparation inspection.

d. Soil test of stockpile or alternative topsoil source to be submitted to Parks Department for approval at time of sub grade preparation inspection. Should the soil be not suitable for the proposed intended use of the landscaped areas, the Developer will be required to provide a soil remediation report, alteration of land regime/purpose and/or optional solution for this site.

e. Long-term stockpiles to be tested, within two (2) years of previous testing, to ensure quality is approved standard.

f. Soil tests are also required for existing soil used for remediation purposes prior to re-installation.

g. Additional soil quality or soil depth testing may be required by Parks Department.

h. **All** existing and constructed landscaped areas are to be free of noxious or invasive weeds as identified under the Alberta Weed Act.

2.4 **GENERAL GRADING, DRAINAGE AND WEED MANAGEMENT REQUIREMENTS**

a. Perimeter grades to match approved finish grade of adjacent lots.

b. No slope shall exceed 3:1 and must be a minimum of 2.0m to 2.5m in width to allow for proper maintenance, unless otherwise agreed to by the Parks Planner.

c. In situations where designated Open Spaces: Municipal Reserves (MR); Environmental Reserves (ER); Municipal School Reserves (MSR); or Public Utility Lots (PUL), accommodate overland drainage from adjacent parcels, standard erosion control measures will be required in conjunction with Engineering Services requirements at time of plan registration.

d. Excessive overland drainage or point load from adjacent parcels (private land) into public Open Space is to be minimized by on-site collection and reuse, redirection of drainage to appropriate storm water facilities and/or specifically designed bio-retention swales.

e. Overland drainage into MR, ER or MSR areas that inhibits intended functionality and usage is not permitted.

f. Location of storm water infrastructure (catch basins, manholes, etc.) within MR, ER or MSR lands may be accepted, dependent upon overall neighbourhood catchment area assessment as required by Engineering Services and Parks Departments.

**Borrow Pits:**

i. When excavation is complete, a geotechnical report will be required to be submitted to ensure borrow pits are to be filled and compacted to meet Engineering Services and Parks approvals.

ii. Additional engineered sub-base or geo-textile liner may be required in locations where public amenities will be constructed at finish grade. Examples of amenities include, but are not limited to: outdoor structures; play equipment; pathways; and hard surfaces.
g. The following standards and procedures are to be identified in the weed management plan.
   i. Process of eradicating noxious or excessive weeds, as per best management practices:
      ▪ weed seedlings are to be cut prior to ‘flowering’ stage; and shall be in accordance with the
        Weed Control Act
   ii. Frequency of weed control.
   iii. Standard or policy.

2.5 SUB GRADE AND FINISH GRADE REQUIREMENTS

Playfield Requirements:

i. Ensure sub grade maintains 1.5% minimum and 2% maximum cross slope (refer to City of
   Calgary ‘Drainage Pattern’ detail).
ii. Compact finished sub grade and all fill material to provide for an even, solid playing surface in
   dry density state. For verification of compaction (including sub-base) core sampling or testing
   may be required by the Parks Inspector at time of sub-base inspection.
iii. Submit a soil compaction report for Parks approval prior to installation of final topsoil.
iv. Verify finish grade drainage pattern with survey stakes at time of site inspection.

2.6 SOIL SPECIFICATIONS

a. Topsoil depth requirements, unless otherwise specified by Parks Department, are as follows:
   i. School building envelope: 300mm approved quality loam, graded to provide a suitable
      buildable site. Existing fill material below 300mm is to remain in this location.
   ii. Playfields: 300mm approved quality loam and free of >50mm rock and debris.
   iii. Native landscaped areas: to match original existing soil profile or a minimum of 150mm
      approved quality loam, as approved by Parks approving authority. Excavation and stockpiling
      of separate soil profiles will be required when original soil profile matching is required.
   iv. PUL (Storm water facilities):
      ▪ Topsoil below normal water level (NWL) to be clay base or approved alternative for
        establishment of wetland vegetation as per Engineering Services Standards;
      ▪ Topsoil between NWL and high water level (HWL) to be minimum 300mm depth;
      ▪ Topsoil above HWL to be minimum 300mm depth for turf and planting beds, except in
        areas where a structural sub-base is required; and
      ▪ All topsoil used to be approved topsoil stockpile or off-site source.

   v. All other park & boulevard areas: 300mm minimum approved quality loam.

b. Tested topsoil not to exceed 8.3 pH maximum. If in excess, additional soil tests and approved
   amendments may be required to meet allowable soil condition.
2.7 PLANTING

2.7.1 SOD SEED AND GROUNDCOVERS

a. Seed mixes used within the City of Airdrie are to be free, but not limited to the following invasive weeds: *Setaria viridis* (foxtail), *Vicia americana* (milk vetch) and all Noxious Weeds in accordance with the Alberta Weed Act.

b. In situations where it is evident that migration of weeds from adjacent sites has occurred, migration control(s) will be the responsibility of the Developer, in accordance with the Alberta Weed Act and Parks Bylaw.

c. For turf areas between the fence line and edge of planting beds, a minimum 2.5m maintenance access is required. If less than 2.5m, turf to be eliminated and planting bed to extend to fence line.

d. Reclamation areas along Nose Creek or natural tributaries will require a native seed mix to be used. This seed mix will be determined based on data presented in the subdivision Biophysical Inventory Assessment (BIA) to best suit the site specific conditions.

i. Application Rate: Seeding rate to be as per the certified seed supplier’s recommendations and Parks approval. Please reference the BIA for additional recommendations.

ii. Seed to be planted on minimum 300mm depth approved topsoil or to match existing soil profile, whichever is greater.

iii. If initial grass seed catch is not established after one (1) growing season to Parks approval, an additional overseed of site specific ‘Natural Grass’ seed mix may be required.

v. Additional Native Planting Specifications are identified in following Section 2.9 - Native Plant Material.

2.7.2 TREES SHRUBS AND HERBACEOUS MATERIAL

a. All plant materials shall be a species capable of healthy growth in Airdrie and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock. See Appendix ‘G’ - Suggested List of Tree and Shrub Species, for a list of recommended species for Airdrie.

b. Trees, shrubs and other plant material should be selected based on their suitability to the site.

c. Trees, shrubs and perennial plantings are to be concentrated on non-athletic field sites.

d. All trees provided for planting shall be a minimum of 50mm caliper for deciduous trees and 1800mm height for coniferous trees or as approved by Parks Department at time of planting.

e. The setback of trees in specific locations is identified in Appendix “G” - Minimum Setback Requirements, within the City of Airdrie.
f. In addition, the following criteria may to be considered when determining the placement of plant materials:
   i. One (1) shrub per 10 square metres of required landscaping area.
   ii. Trees should be planted within the balance of required landscape areas in order to provide a mixture of species, colour and seasonal foliage.
   iii. Additional shrubs may be planted in lieu of one (1) tree at the ratio of seven (7) shrubs per tree.
   iv. Trees must maintain appropriate setbacks from utilities and other obstacles.
   v. Trees are to be planted at minimum 5m from rotary irrigation spray heads.
   vi. All planting beds and tree wells to be mulched prior to FAC.
   vii. Trees planted 2.5m minimum from fence line to be grouped in a mulched bed.

g. *Elaeagnus commutate*, *Hippophae*, *Populus* and *Salix* species planted <5m from a pathway, sidewalk or property line to have a root barrier installed.

h. If other deciduous/coniferous trees are less than 2.5m from vertical elements, hard surfaces or private property lines, trees must be placed in mulched beds.
   i. Individual trees that are not placed in planting beds must be a minimum of 3.5m from vertical elements, hard surfaces or private property lines.

2.7.3 MULCH

a. Mulch should be provided in all shrub beds, and in the area immediately adjacent to, but not within 100mm of tree trunks, in order to suppress weed growth and to minimize moisture evaporation.

b. Mulch should consist of peat moss, bark chips, wood shavings or other similar organic material, and should be provided at an average depth of 50mm in irrigated areas, and 100mm in non-irrigated areas.

c. When existing plant material is being removed for the site, recycling of the approved plant material will be required. Mulch used in planting beds and tree wells is to be free of disease and chipped to a size no larger than 100mm dimensions.

2.7.4 BOULEVARD AND MEDIAN PLANTING

a. Within Residential areas where separated sidewalks are proposed or existing, alternative groundcovers, other than turf may be installed. Alternative planting will require Parks approval prior to implementation.

b. All trees and shrubs planted in boulevards, medians, traffic circles or other traffic areas are to be setback in accordance to Engineering Services’ traffic site line guidelines at all pedestrian crossing and intersection locations.

c. In situations where wide, decorative sidewalks (See Appendix ‘A’ Definitions) are designed, Enhanced Streetscape Boulevard Planting requirements are as follows:
   i. Planting trenches are to be used when more than 5 trees are proposed at a standard 8m on centre (O.C.). Spacing may vary in accordance to the approved spacing for specific tree species. See Appendix ‘F’ - Suggested List of Tree and Shrub Species and the planting trench detail from the City of Calgary Development Guidelines and Standard Landscape Guidelines and Specifications.
   ii. In specific locations where concrete tree vaults are approved, vaults are to be minimum 1.2m width x 1.8m length x 1.2m depth dimensions (open at bottom).
d. Boulevard line assignment spacing, unless otherwise approved by the Parks Department:
   i. Ornamental and columnar tree species: minimum six (6) meters O.C. (on centre)
   ii. Shade tree species: minimum eight (8) metres O.C. (on centre)
   iii. One (1) tree for every six (6) linear metres along required frontages, and one (1) tree for every six (6) linear metres along required lot flank age – species and site dependent.
   iv. Trees should be planted in a straight line at regular intervals not less than one (1) metre from the front or side property lines adjacent to a street in order to maintain a consistent and high standard of streetscape amenity. Trees must maintain appropriate setbacks from utilities and other obstacles.
   v. All tree wells are to be mulched prior to FAC.
   vi. When providing plant material in the vicinity of busy roadways, salt tolerable plant material should be considered.

e. Within any section of boulevard or median, a minimum of two tree species are to be used in groups no greater than 10 of the same tree species (both sides of the street).

f. Median cross sections to be in accordance to the details included in Appendix ‘F’ - Median Planting Detail.

g. The root crown must be visible above grade after planting; sub-base must not be disturbed or must be compacted with a hand-tamper or similar

h. Trees must be planted in accordance with their mature size, and spacing can only be reduced by a maximum of 20% of their mature size. (Example: Elms grow to be 10 wide; the closest acceptable spacing is 8m) When groups of trees are planted spacing should be decreased by 20% to create complete canopy cover

i. No single species can make up more than 30% of a planting plan.

j. Woody plants on medians
   i. Sutherland Caraganas, populus species, or conifers are not acceptable (Populus species – require high moisture content and damage concrete curbs, Sutherland Caragana splits and falls across roadways creating traffic hazards
   ii. No coniferous trees on medians. Conifers on boulevard will not be planted within 20 meters of intersections. (Minimum setback 8m to protect from salt induced chlorosis).
   iii. All median and boulevard trees must be planted in a continuous planting trench rather than individual tree pits. The depth of the trench can NOT exceed the depth of the root ball to avoid settling. To ensure this happens; all tree pits or trenches must be inspected and root balls measured prior to planting. Tree shall always be planted in groupings wherever possible in mulched tree beds. Individual trees are typically only planted on boulevards when space is not available for group plantings (See example map attached)
I. Increased shrubs can NOT be used to compensate for lower #s of trees however; the number if shrubs can be reduced to add more trees (e.g. 7 shrubs = 1 tree)

m. Minimum Setback Requirements
Minimum Tree Separation for Deciduous Trees (exception: *Populus spp.*)

Deep Utilities ...as per City of Calgary Parks Development Guidelines and Standards Specifications
Landscape Construction 2013 pg.62


Storm & Sanitary
Water
Fire Hydrants

Shallow Utilities Services ...Changes to City of Calgary setbacks noted below

Communication (TELUS/SHAW) 1.0 m
Gas (ATCO) 1.0 m
Power 1.0 m
Street Light Poles 4.0 – 5.0 m

Sidewalks/Curbs 1.2 m (may be subject to site conditions)
Driveways 1.5 m (may be subject to site conditions)
Bus Stop Signs 3.0 m (may be subject to site conditions)
Stop Signs 8.0 m
Other Signs 5.0 m

Plantings in Open Spaces:
Setback from property line (fence line) 2.5 m

2.7.5 URBAN FORESTRY

a. Tree plantings throughout the subdivision to provide a diversity of tree species.
b. Tree planting standard size is identified in the Municipal Land Use Bylaw.
c. In accordance with the Subdivision Servicing Agreement residential trees/lot requirement are required on a tree/lot basis to enhance the community’s overall Urban Forest. These residential trees are the sole responsibility of the developer to provide for each lot and the residential homeowner to maintain.
2.8 **Native Plant Material**

The following native vegetation requirements (reference: Native Plant Re-vegetation Guidelines, Alberta Sustainable Resource Development) will be followed in restoration or remediation areas of disturbed native landscapes. These provide general guidelines that will be evaluated on site specific basis in addition to referencing the BIA recommendations.

- Guidelines for strategies regarding re-establishment of native plant communities
- Planning goals for pre-development and re-vegetation, remediation and reclamation areas
- Site considerations and treatment guidelines and maintenance.
- Plant Species Selection for the Foothills/Prairie Fescue region
- Sourcing native plant material
- Supply & demand of native plant material
- Site preparation
- Seeding and planting
- Management of re-vegetated, remediated and reclamation areas
- Assessment of re-vegetated, remediated and reclamation areas

2.9 **Pathways**

a. Regional pathway to be minimum 2.5m wide asphalt or approved alternative material which provides year round neighbourhood connectivity. Alternative surfaces that may be considered include structured walkways (i.e.: boardwalks) and/or pervious pavement materials (i.e. paving stone, porous concrete/asphalt). These enhanced surfaces or structures are not subject to an Optional Amenity Agreement.

b. Alternative surfaces are to be implemented in ecologically sensitive areas.

c. Walkways are to be constructed of asphalt, concrete or an approved alternative material that allows for a more permeable surface beyond the standard 2.5m regional pathway width.

d. Walkways or pathways that function as a maintenance access are to be 3.0m width; typical walkway/pathway layer on standard road sub-base.

e. All pathway sub-bases are to be compacted to minimum 98% S.P.D. The sub-base will need a compaction test with the inspector on site picking the locations.

f. In situations where repair to asphalt surfacing is required, partial width (side) patches are not acceptable.

g. Pathways in MR lots shall not be used as drainage conveyance along the longitudinal line of the pathway.

h. Slope Grades: The acceptable slope for pathways is 8% (maximum). Slopes greater than 8%: switchbacks or stairs may be required.

i. All pathways adjacent storm pond facilities to be located above high water line.

j. Trails may be provided as an alternative public routing system in addition to the regional pathway system.
2.10 IRRIGATION

All specifications per Calgary Parks 2017, Development Guideline and Standard Specifications: Landscape Construction except where noted below.

a. Water Service Connection:

The point of connection (POC) refers to the place where the irrigation system is connected to the water source. The POC will be drainable and include, but not limited to, a backflow preventer, meter, master valve, flow sensor, isolation valve and a blowout connection. Refer to Drawing Sheets No. 01-04 for design and installation purposes (Appendix H).

i. Backflow preventer- shall be a double check valve assembly (DCVA), equipped with a drain, and sized to meet flow requirements

ii. Meters- will be supplied by the City of Airdrie (Appendix H)

iii. Vaults- should be big enough to house the backflow preventer and meter with adequate room to service these components. No flanges are to be within 12” of the vaults wall. A spool is required between the two components to meet the installation recommendations from the manufacturer

iv. Master Valves- A Hunter IBV valve is recommended and sized to meet the design criteria. If selecting a valve from another product line a pump start relay shall be installed inside the electrical cabinet.

v. Flow sensors- A Hunter Flow Sync with a schedule 80 receptacle tee shall be used. It will be sized to maximize flow rates to minimize water windows. Installation shall be in accordance with manufactures recommendations. Flow charts comparing design and actual flows shall be included with the as-built. The wire should be rated for direct burial, be a continuous run with no splices, housed into a separate sleeve leading into the electrical cabinet and not bundled with the 24v AC control wire. The wire shall follow the parameters of being a pair of 18AWG stranded conductor wire with aluminum Mylar foil shield enclosed in a polyvinyl chloride jacket.

vi. Isolation valves / Drains / Blowouts: refer to the Calgary Parks specifications

Note: Where a non-potable water source is being utilized refer to Section 5 Irrigation – Stormwater for Re-Use from the City of Airdrie General Design Standards & Construction Specifications.

b. Irrigation System Requirements:

Hunter’s Irrigation Management & Monitoring Software (IMMS) utilizes the ACC controller to communicate and manage schedules, flow and other pertinent features and accessories. Communication hardware for each site shall include: Hunter ACC-COM-HWR or ACC-HWR-LAN and Hunter’s radio product # RAD3. It is the responsibility of the contractor to ensure there is communication to the central control prior to FAC. If an alternate antenna is necessary it shall follow industry standards and approved by City of Airdrie Parks.

i. Where a communication hub is required, City of Airdrie Parks will notify the developer/designer.

ii. When a weather station is required, determined by City of Airdrie Parks, a Hunter ET sensor shall be installed in accordance with the manufactures recommendations.
Electrical enclosures shall be configured to match Drawing Sheet No. 10 (Appendix H).

i. For outdoor installations, the controller enclosure shall be fixed to a concrete pad and offer a superior level of protection from corrosion and extreme environments. It should not be shaded by other site structures, houses and trees and/or their potential growth, ensuring a strong radio communication signal. The Omni antenna shall be mounted flush to the top of the enclosure.

ii. For indoor installations, the controller shall be installed in an approved cabinet, centered 1650mm above the floor, grounded per building code with lightning protection. A conduit shall be run to the exterior of the building to house the antenna wire. Whenever possible, an Ethernet connection will be provided by the City.

iii. Different voltages require separate conduits with all visual wires being labeled.

All electric zone valves can be plastic, glass-filled nylon construction with fabric reinforced rubber diaphragms.

**c. Irrigation Controller Requirements:**

i. All irrigated sites will require the installation of the Hunter ACC or Hunter ACC99-D Controller.

ii. Sites exceeding 40 zones require Hunter ACC99-D controller and appropriate wiring configuration.

iii. Sites constructed in phases, regardless of system size, require Hunter ACC99-D controller and appropriate wiring configuration.

**d. Utilities and Billing:**

i. **Water Service**
   Contractor will pay for all water until project is accepted and account transferred to the City. Proof or request for transfer of account must be presented at FAC. Contractor remains responsible for water used and payment thereof until transfer.

ii. **Electrical Service Installation**
   The contractor must obtain account with power company and pay for all power used until project accepted.
   At Final Acceptance, Contractor will submit electrical meter account numbers and proof of request for account transfer to the City. Contractor remains responsible for electricity used and payment thereof until transfer.

**e. Thrust Blocking:**

i. Install thrust blocks or anchoring for 63 mm and larger fittings, in strict accordance with the manufacture's recommendations, for all changes of direction in piping, reducers and isolation valves. Install the thrust block of the appropriate bearing area against solid ground. Concrete thrust block shall not touch the pipe or wires thus allowing access for repair. Wrap all changes of direction in piping (bends), reducers, and isolation valves. Use 6 mil plastic to prevent direct contact with the concrete blocking. In no case will field stone, concrete or cinder blocks or wood of any form, be acceptable for thrusting.
f. Filter Fabric for Valve Boxes:
   i. Line the excavated area for irrigation boxes with landscape filter fabric prior to installation of gravel. Wrap filter fabric around the sides and pipe to prevent dirt from entering the box.

g. Thrust Blocking:
   ii. Install thrust blocks or anchoring for 63 mm and larger fittings, in strict accordance with the manufacture's recommendations, for all changes of direction in piping, reducers and isolation valves. Install the thrust block of the appropriate bearing area against solid ground. Concrete thrust block shall not touch the pipe or wires (concrete or cinder blocks or wood of any form, be acceptable for thrusting).

h. Utilities and Billing:
   iii. Water Service
       Contractor will pay for all water until project is accepted and account transferred to the City. Proof of request for transfer of account must be presented at FAC. Contractor remains responsible for water used and payment thereof until transfer.

   iv. Electrical Service Installation
       The contractor must obtain account with power company and pay for all power used until project accepted. At Final Acceptance, Contractor will submit electrical meter account numbers and proof of request for account transfer to the City. Contractor remains responsible for electricity used and payment thereof until transfer.

i. Shared Sites and Shared Controllers:
   i. 2 developers – will require separate water services and electrical cabinets, 1 per site.
   ii. 1 developer (shared water supply) – at the end of the main line in any phases, a quick coupler and isolation valve shall be installed. The developer will not have access to the point of connection. A watering schedule shall be submitted before design approval to ensure it fits within the City water window.
   iii. 1 developer (shared controller) - When programming changes are required by the developer, they are to email City of Airdrie Parks (parks@airdrie.ca) with all the necessary information. Upon receiving the email the City will evaluate the request and carry out the request within the City water window. The City will coordinate changes within 24hrs with the developer. The developer will not have access into the electrical cabinet.
2.11 FENCING AND BARRIERS

Fencing specifications are specific to fencing adjacent public lands, (i.e.: residential fencing backing on to ER/MR):

a. Standard location for fencing relative to adjacent private property lines include the following:
   i. Screen fencing: to be located on private property;
   ii. Sound attenuation fencing: to be located on public property and will be maintained by the City.

b. Bottom of fencing (other than sound attenuation fencing and enhanced screen fencing) to be minimum 25 – 75 mm spacing from approved final grade of adjacent lots, including public lands. This spacing must still allow for surface water drainage to occur under the fence.

c. Bollards or ornamental fencing installed in turf areas to have a minimum 300mm diameter concrete apron. This does not include the standard post on post or post and/or cable barriers.

d. All timber used for fencing to be treated with the approved Ammonium Copper Quaternary (ACQ) treatment, including all cut ends.

e. In locations where bollards are required, bollards are to be aligned 1.8m inside property line of public lands. The specific bollards style to be installed is based on access requirements:
   i. Knock down bollards: for public maintenance access wider than 2.5m.
   ii. Permanent bollards: for specified access points where vehicular access is to be discouraged as identified by Parks Department.
   iii. Fence colour to be identified on construction details.

Please note: Bollard installation will be required in locations where vehicular access is highly probable (i.e. Short distances for residential lot access) or as pedestrian/bicycle movement calming measures. Locations will be confirmed by the Parks Department at time of landscape drawing approvals.

f. Fencing recommendations:
   i. This standard is required in open space locations where playgrounds are within 50m from roadways.

Please note: All residential (local) roads, 30 km/h require no fencing or barriers unless otherwise specified. For example: school zones – fencing may be required at time of development of the school.

2.12 PLAYGROUNDS

a. Playground surface material to be 9-14mm diameter round washed rock or gyrostone as per the latest edition of the CSA requirements and must be free of fines or other contaminants. Alternative playground surfaces may be considered on a site specific situation.

d. Upon FAC application, all inspection documentation and a letter of compliance are to be submitted to Parks. All playgrounds are to be designed and constructed to meet or exceed CSA standards (including encroachment zones).

e. The letter of compliance is to address the following: play structures /equipment, facilities and safety zones for the constructed playground.
2.13 SITE FURNITURE

a. Waste Receptacle:
   i. ER location: Bear Bins
   ii. All other public areas style: to be approved by Parks. This includes multiple stream bins (i.e. Incorporating Recycle products).
      Please Note: During the construction stage up to FAC approval, garbage collection of recycled material will also be the responsibility of the Developer.
   iii. Base: concrete or asphalt base with a 300mm minimum apron beyond furniture edge
   iv. Mounting: to be in ground mounted unless otherwise approved.
b. Recycle Receptacle: may be required along the regional pathway system. Contact the Parks Planner or Inspector for a list of recommended site furniture.
c. All site furnishings to be in-ground mounted, unless otherwise approved by Parks due to style of furniture or site conditions

2.14 AMENITIES – STRUCTURES

a. Bridge structures – design and construction approval process to be completed by Engineering Services and Parks departments.
   i. Abutments – slope treatment and/or extended hand rails are required to ensure public safety between abutment structure and pathway edges. Abutment structure to be located above high water line.
   ii. Standard bridge requirements:
      ▪ width: 2.5m minimum
      ▪ load capacity: 2270 kg (5000 lbs) minimum
      ▪ materials: to be low maintenance railings and surface
      ▪ construction: countersunk lag bolts are required
      ▪ slope: to be maximum 6% slope (length)
   iii. Other amenity structures will be approved on a site specific basis by the Parks Department.

The City of Airdrie may require Optional Amenities Agreements for park amenities that are over and above the standard requirements (i.e. pergolas, gazebos, decorative retaining walls (etched flatwork), statues, etc.). A digital copy of the OAA can be requested through the Parks Planner.

The need for an Optional Amenity Agreement will be confirmed at detailed design approval stage. Prior to final acceptance approval (FAC) for construction of the subdivision phase, an executed agreement and payment are to be processed by the City of Airdrie, upon which an endorsed copy will be returned to the Developer for their records.

b. Entrance Features
   i. All entrance features located on public land and enhanced perimeter fencing will require an Optional Amenities Agreement (OAA). See Optional Amenity Agreement Policy.
2.15 PARKS SIGNAGE

a. Signage requirements to be determined at detailed plan approval stage in conjunction with the City of Airdrie’s Parks Signage Program. Signage will be dependent upon overall park use. For further information, please contact the Parks Department.

b. The Developer will be responsible for the all signage material (i.e. Post, signage backing, and fastenings).

c. General sign plates for open spaces will be supplied by Parks Department, unless otherwise indicated.

d. General signage requirements:
   i. Storm water facility signage: to be installed at high water line every 1000m.
   ii. To be located at major entrances to open spaces (i.e.: way finding, bylaw, use designation signage)
   iii. Installation and maintenance of the signage is the responsibility of the Developer until FAC approval.

e. Additional Signage types: Please contact Parks Department for site specific recommendations/requirements for the following signage:
   i. Historical Markers
   ii. Interpretative Signage
   iii. Trail Markers

f. Location and detail of signage to be indicated on landscape construction drawings for approval.

g. All signage indicated above is not subject to Optional Amenities Agreement (see Appendix ‘G’), unless otherwise specified by the Parks Department or Planning & Development Department during detailed plan review.

2.16 SITE INSPECTION & SUPPORTING DOCUMENTS

a. In situations where road works and landscaping site improvements are immediately adjacent to each other, every effort should be made to coordinate site inspections and approvals.

b. The Parks Site Inspector must be contacted to complete an inspection with the developer and/or the developer’s consultant (landscape architect or representative) for all construction inspection stages.

c. Final grade survey stakes and topsoil depth test results may be required at time of topsoil inspection, as requested by Parks Site Inspector.

d. The developer and/or the developer’s consultant (landscape architect or representative) must have a set of approved drawings, a set of specifications and any final test documentation (i.e. playgrounds) on site at time of inspections.

e. Where topsoil requirements are 300mm depth or greater, tree pit inspection is required prior to backfilling (tree planting) to ensure baskets are removed according to standard specifications and trees are planted at the appropriate height (level with finished grade).

f. A re-inspection fee ($500) may be applied when major deficiencies remain outstanding after standard inspections have been completed to reduce the need for multiple site inspections. See Appendix ‘C’ Parks Field Order Form. In situations where this may apply, Parks Site Inspector will provide prior notification to the Developer.
2.17 MAINTENANCE PERIODS

a. The maintenance period for Water Retention Facilities shall be a period of **Four Years** from signing of the CCC. If a storm water retention facility abuts a Municipal Reserve parcel, the Municipal Reserve portion of the site lying outside of the High Water Level of the storm retention facility shall be subject to a maintenance period of one (1) growing season, to include one winter season, from the signing of the CCC, following a satisfactory catch of all plant material. If during the four-year Maintenance schedule applicable to the storm water retention facility any deficiency that includes the MR area (even after MR FAC) this portion shall be subject to the same four-year Maintenance schedule as applies to the storm water retention facility. This additional Maintenance schedule may be reduced at the option of the City upon being satisfied with the repairs to the Municipal Reserve site.

b. Concrete Sidewalks and Curbs:
   i. Approval to be coordinated with Parks and Engineering Services Site Inspectors to ensure landscape and road works requirements are approved together.
   
   ii. In situations where the adjacent public open space or boulevard plantings have been FAC’d by the Parks Department, but the sidewalks and curbs have not been FAC’d by Engineering Services, a re-inspection of the landscaped areas may apply. This may be subject to the Parks Re-Inspection Fee, dependent upon sequenced timing and extent of deficiencies to landscaped areas.

c. During the developers maintenance period (until FAC) the following maintenance requirements will apply to ensure consistency with Parks Maintenance standards.
iii. Snow clearing on regional pathways: to occur within 48 hours of end of snowfall events as per Parks Department maintenance standards

iv. Garbage pick-up: minimum once/week.

v. Waste receptacle liners are to be installed for public use during the maintenance period.

vi. Third party damages remain the responsibility of the developer
References


Alberta Weed Act

City of Airdrie
   Downtown Plan, Adopted by Council April 7, 2008
   Master Drainage Plan

City of Calgary (current editions):
   Development Guidelines and Standard Specification, Landscape Construction
   Design Guidelines for Subdivision Servicing
   Roads - Standard Specification - Roads Construction
   Wetland Conservation Plan – Approved by Council May 14, 2004
   Wastewater & Drainage Urban Development – Guidelines for Erosion & Sediment Control

   Edmonton, Alberta.

Nose Creek Watershed Water Management Plan
   Prepared for: Nose Creek Watershed Partnership; Complied by: Palliser Environmental Services Ltd., January 2007.
Appendices

A. Definitions & Abbreviations
B. Planning & Development Guidelines & Processes
C. CCC/FAC Inspections Sheets
D. Neighbourhood Structure Plan – Parks Checklist
E. Detailed Landscape Plan Checklist
F. Suggested List of Tree and Shrub Species
G. Public Tree Disclosure Statement
H. Optional Amenities Agreement
I. Irrigation Diagrams
APPENDIX “A”

Definitions & Abbreviations

**Decorative Sidewalks:** Enhanced sidewalks that may include: alternative surfacing, ornamental planting beds or grates, etc. to provide for aesthetic value in high-pedestrian friendly environments. This may include sidewalks standards identified in planning guidelines or master plans of specific areas of development.

**Nurse Crop:** Also known as companion crops, cover crops or competition crops that are comprised of annual and perennial seeds/plants used to prevent soil erosion and suppress weeds. Generally, the best nurse crops include: barley, oats, annual ryegrass, and annual alfalfa.

**Open Spaces:** Are designated MR, MSR, SR, PUL, URW and ER areas or combination thereof that is used for the intent of passive and/or active recreational use within the community.

**Passive Recreation:** Is a non-motorized activity that:
- Offers constructive, restorative, and pleasurable human benefits and fosters appreciation and understanding of open space and its purpose
- Is compatible with other passive recreation uses
- Does not significantly impact natural, cultural, scientific, or agricultural values
- Requires only minimal visitor facilities and services directly related to safety and minimizes passive recreation impacts

Passive recreation includes, but is not limited to: camping, hiking, wildlife viewing, observing and photographing nature, picnicking, walking, bird watching, historic and archaeological exploration, swimming, bicycling, running/jogging, climbing, horseback riding and fishing.

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>ALIDP</td>
<td>Alberta Low Impact Development Partnership</td>
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<tr>
<td>BIA</td>
<td>Biophysical Inventory Assessment</td>
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<td>CASP</td>
<td>Community Area Structure Plan</td>
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<td>CCC</td>
<td>Construction Completion Certificate</td>
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<td>CID</td>
<td>Certified Irrigation Designer</td>
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<td>CPTED</td>
<td>Crime Prevention through Environmental Design</td>
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<td>CSA</td>
<td>Canadian Standards Association</td>
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<td>ER</td>
<td>Environmental Reserve</td>
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<td>FAC</td>
<td>Final Acceptance Certificate</td>
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<td>HWL</td>
<td>High Water Level</td>
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<td>IDP</td>
<td>Inter-municipal Development Plan</td>
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<td>JU</td>
<td>Joint Use</td>
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<td>LA</td>
<td>Landscape Architect</td>
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<td>LID</td>
<td>Low Impact Development</td>
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<td>LUB</td>
<td>Land Use Bylaw</td>
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<td>Municipal Development Plan (City Plan)</td>
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<td>MGA</td>
<td>Municipal Government Act</td>
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<td>MR</td>
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<td>MSR</td>
<td>Municipal School Reserve</td>
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<td>NCWWMP</td>
<td>Nose Creek Watershed Water Management Plan</td>
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<td>Neighbourhood Structure Plan</td>
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<td>Normal Water Level</td>
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<td>Optional Amenities Agreement</td>
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<td>OC</td>
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<td>PUL</td>
<td>Public Utility Lot</td>
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<tr>
<td>SLG&amp;S</td>
<td>Standard Landscape Guidelines &amp; Specifications</td>
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APPENDIX “B”

Planning & Development Guidelines & Processes

SUBDIVISION Tentative Plan Approval Process (Planning & Development)
- Complete Application
- Application is circulated
- Preliminary planning review is done.
- Comments are provided to the applicant / owner for feedback. These comments are also given to Engineering & Parks to consider when reviewing there plans.
- Comment Resolution.
- Transmittal of Decision

Engineering Requirements
Detailed engineering design drawings to be submitted for approval; to be in compliance with Engineering Standard Guidelines and Specifications

Parks Requirements
Landscape concept plans (MR, MSR, PUL & boulevard alignment) with intented:
- grading plans including edge conditions
- amenity site plan, prominent features
- preliminary utility infrastructure on public land
All drawings to be submitted for approval and in compliance with Landscape Standard Guidelines and Specifications

Developers are to submit the complete package (including: Engineering and Parks drawings) at the same time to the Planning Department, Agreements Coordinator for internal review and approval.

Subdivision Servicing Agreement (Planning & Development)
- Requested by the Developer / Applicant
- 4 copies are prepared by the Planning & Development Department
- Sent to the Developer for Signatures
- Signed copies are returned to the City with:
  - 1st Levy Payment
  - Letter of Credit for Securities
  - Insurance
  - Approved Engineering / Parks Plans
- Agreements are sent out to Developer/Owner for execution.

Parks Requirements
Detailed landscape design drawings to be submitted for approval; to be in compliance with Landscape Standard Guidelines and Specifications.

Registration (Planning & Development)
- Completed registration package.
- All conditions of approval must be met.
- Registration documents are prepared by Developer and executed by applicant.
- City executes documents and returns to Developer for Land Title registration.
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<tbody>
<tr>
<td>Overland Drainage</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site Preparation</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Grade Stakes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Re-inspection required</td>
<td>Y</td>
<td>N</td>
<td></td>
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<tr>
<td>Date</td>
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<th>Y</th>
<th>N</th>
<th>Date</th>
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<tbody>
<tr>
<td>Seeding and Sodding</td>
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<td></td>
</tr>
<tr>
<td>Irrigation Operation</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Fencing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Re-inspection required</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Date</td>
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<table>
<thead>
<tr>
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<th>Y</th>
<th>N</th>
<th>Date</th>
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<tbody>
<tr>
<td>CSA Letter of Compliance</td>
<td></td>
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<tr>
<td>Compaction Tests</td>
<td></td>
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<tr>
<td>Optional Amnities</td>
<td></td>
<td></td>
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<tr>
<td>Irrigation As Built</td>
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<td></td>
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<td>Engineer Certifications</td>
<td></td>
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</tr>
<tr>
<td>Re-inspection required</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<p>| Conditions &amp; Comments for FAC | |
|-------------------------------| |
| Developers Rep. | Date (d/m/y): |
| Signature | Print |
| Parks Inspector | Date (d/m/y): |
| Signature | Print |
| Projected Maintenance Term: | Expiry Date: |</p>
<table>
<thead>
<tr>
<th><strong>COMMUNITY:</strong></th>
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<tr>
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<tr>
<td><strong>CONSULTANT:</strong></td>
<td><strong>CONTACT:</strong></td>
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<td><strong>CONTRACTOR:</strong></td>
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<tr>
<td>Drainage</td>
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<td>Settlement</td>
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<tr>
<td>Bare areas</td>
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</tr>
<tr>
<td>Weed problems</td>
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<tr>
<td>Garbage</td>
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<tr>
<td><strong>TREE &amp; SHRUBS</strong></td>
<td>Def</td>
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</tr>
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<td>Free of Damage &amp; Parasites</td>
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</tr>
<tr>
<td>Pruning Required</td>
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</tr>
<tr>
<td>Bed &amp; Well Condition</td>
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<td></td>
</tr>
<tr>
<td>Stakes &amp; Guy Wires Removed</td>
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</table>

<table>
<thead>
<tr>
<th><strong>IRRIGATION</strong></th>
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<tbody>
<tr>
<td>Operational from Controller</td>
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<tr>
<td>Head Coverage</td>
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</tr>
<tr>
<td>Link to Central Controller</td>
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</tr>
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<td>As-built (AutoCAD/PDF)</td>
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<td>Annual DCV Reports</td>
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<table>
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<tr>
<th><strong>AMENITIES</strong></th>
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</thead>
<tbody>
<tr>
<td>Benches &amp; Garbage Cans</td>
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</tr>
<tr>
<td>Shelters &amp; Structures</td>
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</tr>
<tr>
<td>Fencing</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PATHS &amp; HARD SURFACES</strong></th>
<th><strong>Def</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Damage</td>
<td></td>
</tr>
<tr>
<td>Settlement</td>
<td></td>
</tr>
<tr>
<td>Cracks/Heaving</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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<tr>
<td>Play Surface</td>
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<td>Equipment Condition</td>
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<td>Borders</td>
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<table>
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<tr>
<td>Aquatics Establishment</td>
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<tr>
<td>Needs Maintenance</td>
<td></td>
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<tr>
<td>Needs Removal</td>
<td></td>
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<tr>
<td>Extended Warranty and Conditions</td>
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Developers Rep. Date(dd/m/yr):  
Signature: Print

Parks Inspector Date(dd/m/yr):  
Signature: Print

30 Day Expiry Date(dd/m/yr):  
FAC Rejected Date(dd/m/yr):  
Reason For Rejection:
APPENDIX “D”

Neighbourhood Structure Plan – Parks Checklist

Neighbourhood: _____________________________  File No. _____________________________
Developer: _____________________________  Consultant: _____________________________

Note: This is a general checklist, for design purposes, in which not all items may apply to each specific NSP.

References for NSP – Open Spaces Planning:
- MGA, MDP, IDP, CASP documents
- Great Places Plan (Open Space Master Plan)
- Community Needs Assessment

CASP Requirements:
- Environmental Impact Assessment
- Environment Preservation
- Regional Connectivity
- MR/ER Interface with Residential, Commercial, Mixed Use, Industrial Land Use

NSP Requirements:
- Overall Aesthetic Value to Community
  - Entrance Features
  - Neighbourhood Theme
- Regional recreational needs are addressed
  - Urban passive recreation areas
  - Active recreation areas
- School Reserves:
  - School site requirements (in coordination with school board representative)
  - Overall size meets requirements
  - Interface with adjacent areas
  - Regional & Local Recreational facilities
  - Connectivity with Neighbourhood
  - Labeled as MR
- Parkways:
  - Linear Parks (12m width minimum)
  - Recreational Destination Nodes
  - Urban Plazas
  - Community Gardens
  - Municipal Reserve adjacent storm water PUL

  - Elevations to demonstrate usability
    - Pathway above HWL (1:100 yr.)
- Parkways:
  - Environmental Reserves dedication
  - Municipal Reserve dedication
  - Naturalized Areas
    - Level A: Semi-Maintained Natural Areas
    - Level B: Naturalized MR: Storm water Wetlands PUL; Drainage Channels
    - Level C: Designated Environmental Reserve
- Environmental Preservation:
  - Topographical Features
  - Retention and necessary setbacks of:
    - Water bodies, Flood plains & fringes outline
    - Wetland & Riparian areas
    - Natural slopes
    - Native wood stands
    - Rock outcroppings
    - Drainage channels (ephemeral/active)
    - Adjacent lots: minimal impact on public lands
- Connectivity/Walk ability:
  - Interface with plan boundaries:
    - Boundary pedestrian connections to adjacent neighbourhoods
    - Access from edges into neighbourhood
  - Overall internal neighbourhood pedestrian movement
  - Enhanced Streetscapes
  - Multi-use Regional Trail: 2.5m width
  - Urban Connections
  - URW Maintenance Access / Walkway: 3.0m width < 400m length between lots
  - Traffic / Pathway calming measure
Neighbourhood Structure Plan – Parks Checklist

(Page 2 of 2)

Neighbourhood: ________________________________ File No. ________________________________

Developer: ________________________________ Consultant: ________________________________

☐ Connectivity/Walk ability (cont’d):
  ▪ Mid-block crossings
  ▪ Public Transportation connections/stops
  ▪ Bike Lanes
  ▪ CPTED principles (lighting, blind spots, dead ends)

☐ Planting
  ▪ Heritage tree protection
  ▪ Median Planting
  ▪ Traffic Circles/Roundabouts landscaping
  ▪ Preservation or enhancement of Natural Features Within the Property including:
    ▪ Grouped Planting

☐ Landscape Amenities
  ▪ Rest Stops: Site Furnishings
  ▪ Signage: orientation, interpretation, historical markers
  ▪ Public Art
  ▪ Playgrounds
  ▪ Pedestrian Bridges or Boardwalks in sensitive areas

☐ Utilities
  ▪ Line Assignment (Deeps/Shallows)
  ▪ Infrastructure locations
  ▪ Maintenance Access

☐ Storm water retention facilities
  ▪ MR apron
  ▪ Riparian Landscaping requirements
  ▪ Pedestrian access
  ▪ Maintenance access & requirements
  ▪ Irrigation opportunities – supply for other park areas

☐ Low Impact Development
  ▪ Rain Harvesting
  ▪ Source point load: rain gardens, bio-retention swales
  ▪ Water retention facilities
  ▪ Absorbent Landscapes
  ▪ Green Roofs

☐ Additional Documents Required
  ▪ Environmental Inventory Assessment
  ▪ Biophysical Impact Assessment
APPENDIX “E”

Detailed Landscape Plan Checklist

The Landscape Plan Checklist is used to develop landscape plans to be approved by the City of Airdrie. For additional information, contact the Parks Planner at (403)948-8400.

Neighbourhood: ___________________________________________ File No. _______________________

Developer: ___________________________________________ Contact: _______________________

Reviewer: ___________________________________________ Phone: _______________________

[X] Needs to be addressed [ ] OK E-mail: _______________________

Submittal Requirements

[ ] Three full sets of landscape plans (sheet size A2), 1 – 11” x 17” reduced plan; and digital copy in PDF Format
[ ] Delay submittal of landscape plan corrections until Tree Protection Plan are submitted & approved (if required).
[ ] Landscape Plans to be sealed by a standing full member of the AALA and CSLA
[ ] Provide signature line and professional certification (stamp/seal/signature).

☐ Additional Documents Required (if applicable)
  ▪ Biophysical Impact Assessment
  ▪ Weed Management Plan
  ▪ Erosion & Sediment Control Plan
  ▪ Access through/across public lands
  ▪ Heritage Tree Protection Plan (if applicable)

☐ General Setbacks
  ▪ NCW-WMP setbacks
    ▪ 12m setback from watercourse
  ▪ Utility easements, setbacks
  ▪ Visibility triangle– landscape setbacks
    ▪ Pedestrian bollards
    ▪ Traffic calming measures

☐ Preservation or enhancement of Natural Features Within the Property
  ▪ Environmental Impact Assessment
  ▪ Topographical Features: ravines, hills, slopes, depressions
  ▪ Water bodies: Wetlands, Creek beds, drainage corridors
  ▪ Adjacent Land Use overland drainage
  ▪ Wildlife: nesting, migration routes
  ▪ Historical Elements

☐ Amenity Features
  ▪ Outdoor Storage Facilities
  ▪ Parking Areas
  ▪ Fencing
  ▪ Permanent Structures
  ▪ Playgrounds
  ▪ Public Art

☐ Signage
  ▪ Historical and Interpretative Signage
  ▪ Regional Trail Markers

☐ Subdivision Entrance sign(s) and Fencing

☐ Grading
  ▪ Existing or proposed berms
  ▪ Major drainage swales
  ▪ PUL drainage within MR areas
  ▪ Major depression areas
  ▪ Existing or proposed retaining walls or structures

☐ Stockpile: location/testing

☐ Topsoil: depth requirements

☐ Planting
  ▪ Heritage tree protection
  ▪ Commercial/Industrial requirements
Detailed Landscape Plan Checklist

(Page 2 of 2)

- **Boulevard Landscaping**
  - Boulevard tree master plan requirements
  - Site furnishings: bench, waste receptacle, recycle receptacle (optional), bike racks
  - Regional trail and/or sidewalks
  - Interface with arterial road works (basic landscape requirements included in development levies: Loam, seed/sod, plant material
    - Regional pathway
    - Site furniture (benches, waste receptacles, interpretive signage)
  - Enhanced streetscape
  - Subdivision Entrance Signage or Fencing

- **Irrigation Requirements**
  - Water Service (source)
  - Maintained landscape – underground system
  - Native areas: water regime

- **Maintenance**
  - Permanent Structures – Optional Amenity Agreement
  - Third Party Damage, responsibility of land owner
  - Reclamation areas

A landscaping plan must also contain the following standard information:

- **LIST OF DRAWINGS (to be organized in this order)**
  - Cover Sheet – Overall Plan, Table of Contents
  - Site Layout and Grading Plan
  - Planting Plan and Details
  - Irrigation Plan and Details

- **CONTEXT**
  - Property Title, Address
  - Developer and Consultant(s) Contact
  - Drawing Table of Contents & Version date
  - Drawing Scale (metric: minimum 1:200)
  - North Arrow

- **CONTENT**
  - Precise terms used, consistent language
  - Acronyms are spelled out on first reference
  - Legend & standard notes
  - All property lines with dimensions, including adjacent walkways, curbs, roads and/or laneways.
  - All underground utilities including water/sewer/gas lines (if not already shown on an accompanying plan).
  - All surface utilities including fire hydrants, catch basins/manholes.
  - All buildings and structures, including patios, decks and recreation facilities.
  - All parking areas with drainage direction shown, catch basins within landscaped areas, all access and entrance points.
  - All fences, back of lot gates, retaining walls, and exterior lighting.
  - All vegetation (trees, shrubs, grass areas) to be provided, including a plant list identifying type, size and quantity of each and a calculation of the tree/shrub ratio as it relates to the required landscaping area.
  - All irrigation systems (manual or automatic) and/or the locations of structure
### APPENDIX “F”

#### Suggested List of Tree Species for Park Use**

<table>
<thead>
<tr>
<th>Species</th>
<th>Canopy Spread (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Crataegus</em> spp. (Hawthorn)</td>
<td>5</td>
</tr>
<tr>
<td><em>Fraxinus pennsylvanica</em> (Green Ash) - seedless cvs.</td>
<td>10</td>
</tr>
<tr>
<td><em>Populus tremula</em> ‘Erecta’ (Swedish Columnar Aspen)</td>
<td>1.5</td>
</tr>
<tr>
<td><em>Prunus padus commutata</em> (Mayday)</td>
<td>8</td>
</tr>
<tr>
<td><em>Prunus virginiana</em> ‘Schubert’ (Schubert Chokecherry)</td>
<td>10</td>
</tr>
<tr>
<td><em>Prunus maackii</em> * (Amur Cherry)</td>
<td>5</td>
</tr>
<tr>
<td><em>Quercus macrocarpa</em> (Burr Oak) *(particular locations)</td>
<td>10</td>
</tr>
<tr>
<td><em>Sorbus</em> spp. (Mountain Ash) *(particular locations)</td>
<td>6</td>
</tr>
<tr>
<td><em>Tilia</em> spp. (Linden) *(particular locations)</td>
<td>8</td>
</tr>
<tr>
<td><em>Ulmus</em> spp. (Elm)</td>
<td>10</td>
</tr>
<tr>
<td><em>Elaeagnus angustifolia</em> (Russian Olive)</td>
<td>5</td>
</tr>
<tr>
<td><em>Malus</em> spp. <em>(Fruitless varieties preferred)</em></td>
<td>Only columnar varieties with &lt;3m spread</td>
</tr>
<tr>
<td><em>Malus</em> spp. <em>(Community Orchards)</em></td>
<td>Approval by Parks Department</td>
</tr>
<tr>
<td><em>Syringa reticulata ‘Ivory Silk’</em> (Lilac)</td>
<td>3</td>
</tr>
<tr>
<td><em>Aesculus glabra</em> (Ohio Buckeye)</td>
<td>5</td>
</tr>
<tr>
<td><em>Elaeagnus angustifolia</em> (Russian Olive)</td>
<td>6</td>
</tr>
</tbody>
</table>

**PLEASE NOTE:**

- Black Ash and Manchurian Ash tree are not accepted trees to be planted in public open spaces, boulevards and medians, unless otherwise approved by Parks Department.
- All medians internal to the subdivision spaced to provide one tree every 5 to 10 m (or a substitute of 7 shrubs per tree) dependent on canopy size from the following chart:

#### Suggested Low-headed Trees for Boulevards or Medians > 2.5m wide**

<table>
<thead>
<tr>
<th>Species</th>
<th>Canopy spread at maturity (meters )</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Crataegus</em> spp. *(Hawthorn)</td>
<td>5</td>
</tr>
<tr>
<td><em>Prunus padus var commutata</em> (Mayday)</td>
<td>8</td>
</tr>
<tr>
<td><em>Prunus virginiana</em> (Schubert Chokecherry)</td>
<td>8</td>
</tr>
<tr>
<td><em>Malus</em> spp. <em>(Fruitless varieties preferred)</em></td>
<td>Only columnar varieties with &lt;3m spread</td>
</tr>
<tr>
<td><em>Prunus maackii</em> * (Amur Cherry)*</td>
<td>5</td>
</tr>
<tr>
<td><em>Sorbus acuparia</em> ‘Fastigiata’ or ‘Rossica’ <em>(Mnt. Ash)</em></td>
<td>2-4</td>
</tr>
<tr>
<td><em>Syringa reticulata</em> ‘Ivory Silk’ <em>(Lilac)</em></td>
<td>3</td>
</tr>
<tr>
<td><em>Elaeagnus angustifolia</em> (Russian Olive)</td>
<td>6</td>
</tr>
<tr>
<td><em>Aesculus glabra</em> (Ohio Buckeye)</td>
<td>5</td>
</tr>
</tbody>
</table>

* Requires trunk protection on the south & west sides of trunk to protect from sunscald. (Protection can include densely branched or evergreen shrubs closely planted, boulders or other approved decorative element)

**Please note that the above lists are suggestions only as there are other plants that may be suitable. All plant material still needs to be approved by the City of Airdrie Parks Development Team**
APPENDIX “G”

Optional Amenities Agreement

MEMORANDUM OF AGREEMENT made this ___ day of ____________, 20__.

BETWEEN:

A corporation under the laws of the Province of Alberta
(“The Applicant”)

OF THE FIRST PART

– And –

THE CITY OF AIRDRIE,
A municipal corporation under the laws of the Province of Alberta
(“The City”)

OF THE SECOND PART

_________________________________________________________________

OPTIONAL AMENITIES AGREEMENT

_________________________________________________________________

The Applicant intends to build a _____________ (“the Amenities”) on land owned by The City, and as outlined in green on Schedule “A” attached to and forming part of this Agreement (hereafter being referred to as the “lands”).

Pursuant to the Development (Subdivision Servicing) Agreement for ________________ (File No.: ___ - ___)
The City granted to the Applicant development approval of the Amenities subject to certain terms and condition.

One of the conditions of the grant of such development approval was that the Applicant enters this Agreement with The City providing for the maintenance and removal of the Amenities.

IN CONSIDERATION of the grant of a Development Agreement by the City and the performance of the covenants herein contained by the Applicant, IT IS AGREED AS FOLLOWS:

1. The parties agree that the Amenities shall be deemed to be owned by the Applicant.

2. The parties covenant and agree that for a period of ____ (_) years from the date that The City issues a Final Acceptance Certificate for the Lands, the Applicant shall maintain the appearance of the Amenities to the satisfaction of the Manager of Park Development and Operations (“Parks Manager”), and the Applicant shall be solely responsible for all costs and expenses necessarily associated with the repair and maintenance of the Amenities. The Applicant shall not alter, add to or replace the Amenities, except upon receiving the prior written consent of the Parks Manager.
3. a. The Applicant agrees that the Parks Manager, his/her officers, employees or agents, may examine the condition of the Amenities and the Parks Manager shall have the authority and right to order the Applicant in writing to perform such repair and maintenance of the Amenities as is necessary in the opinion of the Parks Manager. The Applicant will complete the required repairs and/or maintenance after receiving this notice according to the following time periods:

i. immediately if the Parks Manager identifies that the work or repairs are required for public safety;

ii. Within a minimum of ten (10) days or within a reasonable period as determined by the Parks Manager in all other situations.

b. If the Applicant fails to complete repairs and maintenance ordered by the Parks Manager within the times specified in section 3.a, the Parks Manager shall have the authority and right to undertake such repairs and maintenance and the Applicant shall reimburse The City for all costs and expenses incurred in performing the repairs and maintenance.

4. a. Concurrently with the execution of this Agreement the Applicant shall provide to The City with funds in the amount of _______________.

b. Those funds paid to The City pursuant to clause 4.a. shall be kept by The City in a bank account separate from general revenue and used only for the repair, maintenance, or removal of the Amenities when this Agreement ends or is earlier terminated.

c. In the event that this Agreement ends or is terminated, and the obligation to repair and maintain the Amenities is not transferred to the Homeowners Association or Community Association or Residents Association, then the Applicant’s ownership of the Amenities and all rights related thereto shall transfer to The City.

d. In the event that this Agreement ends or is terminated, and the obligation to repair and maintain the Amenities is transferred to the Homeowners Association or Community Association or Residents Association then the Applicant’s ownership of the Amenities and all rights related thereto shall transfer to the Homeowners Association or Community Association or Residents Association.

e. The Applicant shall indemnify and save harmless The City from and against all claims, damages, debts, suits, actions, and causes of actions, costs or sums of money that The City may suffer by reason of the placement, location or existence of the Amenities, or anything done or omitted to be done by the Applicant in the operation, repair or maintenance of the Amenities.
5. The Applicant agrees to obtain and maintain at their own expense Commercial General Insurance (CGL) in an amount of not less than $2,000,000 (Two Million Dollars) per occurrence, against and including but not limited to, bodily injury, personal injury, property damage, Products and Completed Operations. The Policy is to be maintained and kept in force until such time as the Amenities which are subject to this agreement have been removed or written agreement has been reached with The City that responsibility has been transferred to another party.

6. The City of Airdrie is also to be added to this policy as an additional name insured, with the addition of a cross liability clause. The policy is also to contain a 30 days notice of material change or cancelation clause. Proof of insurance in a form agreeable to the City is to be provided before acceptance of this Agreement and at any time, a request is made by the City throughout the term of this agreement. If The Applicant does not maintain sufficient insurance as detailed in this agreement The City has the right to place such insurance for The Applicant and recover all costs for this action from The Applicant.

7. The Applicant may, upon receiving the approval of The City for their placement on the Lands, construct other Amenities on the Lands. Any other Amenities not now listed in this Agreement shall be deemed to be included as Amenities in this Agreement and be subject to the same terms and conditions as the existing Amenities are governed by. If other Amenities are to be included in this Agreement, they shall be described and located on a further schedule to this Agreement which shall be deemed to form part of this Agreement. If other Amenities are to be included in this Agreement, The City will require a further monetary contribution to the funds provided pursuant to clause 4.a. in an amount to be determined by the City which shall comply with and be governed by the terms set out in clause 4 of this Agreement.

8. It is acknowledged and agreed by the Applicant that nothing in this Agreement gives it any license, title or interest in the Lands, save for ownership of the Amenity itself.

9. This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
APPENDIX “H”

Irrigation Diagrams
IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

<table>
<thead>
<tr>
<th>APPROVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>As to Content</td>
</tr>
<tr>
<td>PARKS PLANNER</td>
</tr>
<tr>
<td>PARKS MANAGER, PARK DEV. &amp; OPER.</td>
</tr>
<tr>
<td>As to Form</td>
</tr>
<tr>
<td>CITY SOLICITORS</td>
</tr>
</tbody>
</table>

Applicant

THE CITY OF AIRDRIE:

General Manager

City Clerk