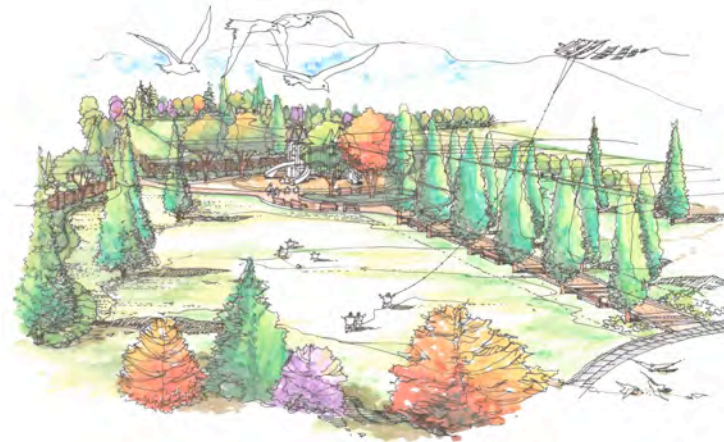

K E S W I C K

• O N T H E R I V E R •

LANDSCAPING REQUIREMENTS PACKAGE



CREATED BY

STANTEC CONSULTING LTD.

REVISED MAY 2016



The Estates
• AT KESWICK •



Valleyside
• AT KESWICK •

Landscaping

Landscaping is a visible indicator of the quality of a development and should be integrated into every part of the site. It should tie the entire site together; define walkways, entryways, and pathways. It should identify private spaces, and buffer parking garages and less desirable views.

Requirements are based on Duplex/Townhouse Residential, Single Family Residential, and Estate Residential. See below for lot specific requirements.

Once the homeowner takes possession of the home, all front of lot landscaping (and side yard where applicable) must be complete within one year. To ensure compliance with the landscaping requirements a security deposit must be paid by the Purchaser (see below for more information on Landscaping Deposit).

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$ 10,000.00 for each Lot purchased in The Estates, pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder (which determination is to be made by the Vendor in its sole discretion), the sum of \$ 2,500.00 for each Lot purchased in Valleyside and \$5,000 for each Lot purchased in The Estates which will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the Builder shall call for inspection by the Vendor's Consultant. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$ 150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

All city bylaws must be followed along with any registered caveats for lots adjacent the river and ravines.

Builders and homeowners are responsible for protecting any existing landscaping including new developer landscaping at all times. This may include the erection of temporary fence to protect existing trees. The homeowner will be responsible for any damages that occur to any existing landscape due to the development of their lot. This may include tree assessment costs if mature existing trees are damaged.

Deciduous trees shall be minimum 60mm (2 1/2") caliper, coniferous trees (spruce/pine) shall be a minimum of 2m (8') in height, and shrubs shall be 450-650mm (18" to 24") in either height or spread (deciduous or coniferous). Junipers and cedars are not considered trees for the purpose of these landscape requirements.

In lieu of shrubs, 3 perennials (100mm pot size) may be substituted for each shrub.

A prepared shrub bed has a minimum of 450mm depth topsoil, is defined by edging; paving stone, metal, concrete or poly, and contains 75mm depth mulch as outlined below. Plants should be arranged in clusters rather than straight rows or as individuals and should blend with the natural vegetation.

Decorative rock mulch will be required in all front of lot shrub beds or high visibility lots backing onto Storm Water Ponds, Park Sites or Environmental Reserve. Rock size shall be at a minimum 45mm (1.5") in diameter. Colored shale and white landscape rock will not be permitted. All rock mulch shall be placed over a minimum 5.0oz weed barrier.

In lieu of rock mulch, bark chip mulch is permitted, but only if installed over a minimum 5.0oz weed barrier. Shredded bark mulch or colored bark mulch is not permitted in front of lot locations or high visibility lots backing onto Storm Water Ponds, Park Sites or Environmental Reserve.

Permitted mulch examples:



Alberta Rainbow Rock



Limestone



Montana Rainbow Rock



Bark Chip Mulch

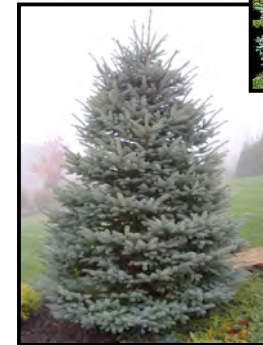
*These examples only represent a few different mulch types that are acceptable.

All plant material must conform to the Canadian Nursery Landscape Association (CNLA) landscape standards. Trees, shrubs and perennials shall be chosen for beauty and hardiness in the Edmonton climate. The following candidate lists have been provided as a recommendation. Additional trees, shrubs and perennials are subject to approval.

Artificial turf is not permitted in any high visibility areas. E.g. Front yards or areas backing onto amenities e.g. Parks, ponds, or greenspace

Coniferous Trees:

Colorado Spruce	Picea pungens
Douglas Fir	Pseudotsuga menziesii glauca
Jack Pine	Pinus banksiana
Swiss Stone Pine	Pinus cembra
Lodgepole Pine	Pinus contorta latifolia
Mountain Pine	Pinus uncinata
Scot Pine	Pinus sylvestris
Tamarack	Larix laricina
Siberian Larch	Larix sibirica



Deciduous Shade Trees:

Paper Birch	Betula Papyrifera
Hackberry	Celtis occidentalis
Russian Olive	Eleagnus angustifolia
Green Ash	Fraxinus pennsylvanica
<i>(several green ash varieties are available and will be accepted, Black Ash varieties will not be accepted)</i>	
Poplar Varieties	Populus Sp. (Seedless varieties)
<i>(Poplars are best suited for naturalized planting due to their suckering habit)</i>	
American Elm	Ulmus americana
Brandon Elm	Ulmus americana 'Brandon'



Ornamental Flowering Deciduous Trees:

Hawthorn Varieties	Crataegus Sp.
<i>(Hawthorns cannot be planted near junipers as both plants will develop Juniper-Hawthorn Rust, special approval will be required)</i>	
Spring Snow Crabapple	Malus 'Spring Snow'
Thunderchild Crabapple	Malus 'Thunderchild'
<i>(several crabapple varieties are available, other varieties are subject to approval based on disease resistance)</i>	
Mayday	Prunus padus commutate
Schubert Chokecherry	Prunus virginiana 'Schubert'
Ussurain Pear	Pyrus ussuriensis



Mountain Ash
Japanese Tree Lilac

Sorbus americana, Sorbus aucuparia
Syringea reticulata

Coniferous Shrubs:

Horizontal Juniper Varieties
Savin Juniper Varieties
Dwarf Mugo Pine
Nest Spruce

Junipers horizontalis
Juniperus sabina
Pinus mugo 'Pumilio'
Picea abies 'Nidiformus'



Ornamental Flowering Deciduous Shrubs:

Saskatoon
Bearberry
Caragana Varieties
Honeysuckle Varieties
Ninebark Varieties
Potentilla Varieties
Russian Almond
Double Flowering Plum
Nanking Cherry
Prickly Rose
Hansa Rose Varieties
Blue Fox Willow
Spirea Varieties
Lilac Varieties

Amelanchier alnifolia
Arctostaphylos uva-ursi
Caragana Sp.
Lonicera Sp.
Physocarpus Sp.
Potentilla Sp.
Prunus tenella
Prunus triloba 'Multiflex'
Prunus tomentosa
Rosa acicularis
Rosa rugosa Sp.
Salix brachycarpa "Blue Fox"
Spirea Sp.
Syringea Sp.



Ornamental Fall Colour Deciduous Shrubs:

Amur Maple
Dogwood Varieties
Hedge Cotoneaster
Burningbush Varieties
Gooseberry
Cranberry Varieties

Acer ginnala
Cornus Sp.
Cotoneaster acutifolia
Euonymus Sp.
Ribes hirtellum
Viburnum Sp.



Perennials:

Daylily Varieties

Lily Varieties

Karl Forester

Blue Oatgrass

Blue Fescue Varieties

Flame Grass

Hemerocallis Sp.

Lilium Sp.

Calamagrostis x acutiflora 'Karl Forester'

Helictotrichon sempervirens

Festuca glauca Sp.

Miscanthus 'Purpurascens'



All front of lots and side yards must be sodded over a minimum of 100mm (4") of topsoil. Additional topsoil is highly recommended to ensure the sod has enough growing medium. Sod should be of number one quality, and should be approved nursery grown and machine cut to a minimum depth of 1-1/2" The homeowner is to prepare all surfaces to final grade. Lawns are to be kept neat and manicured.

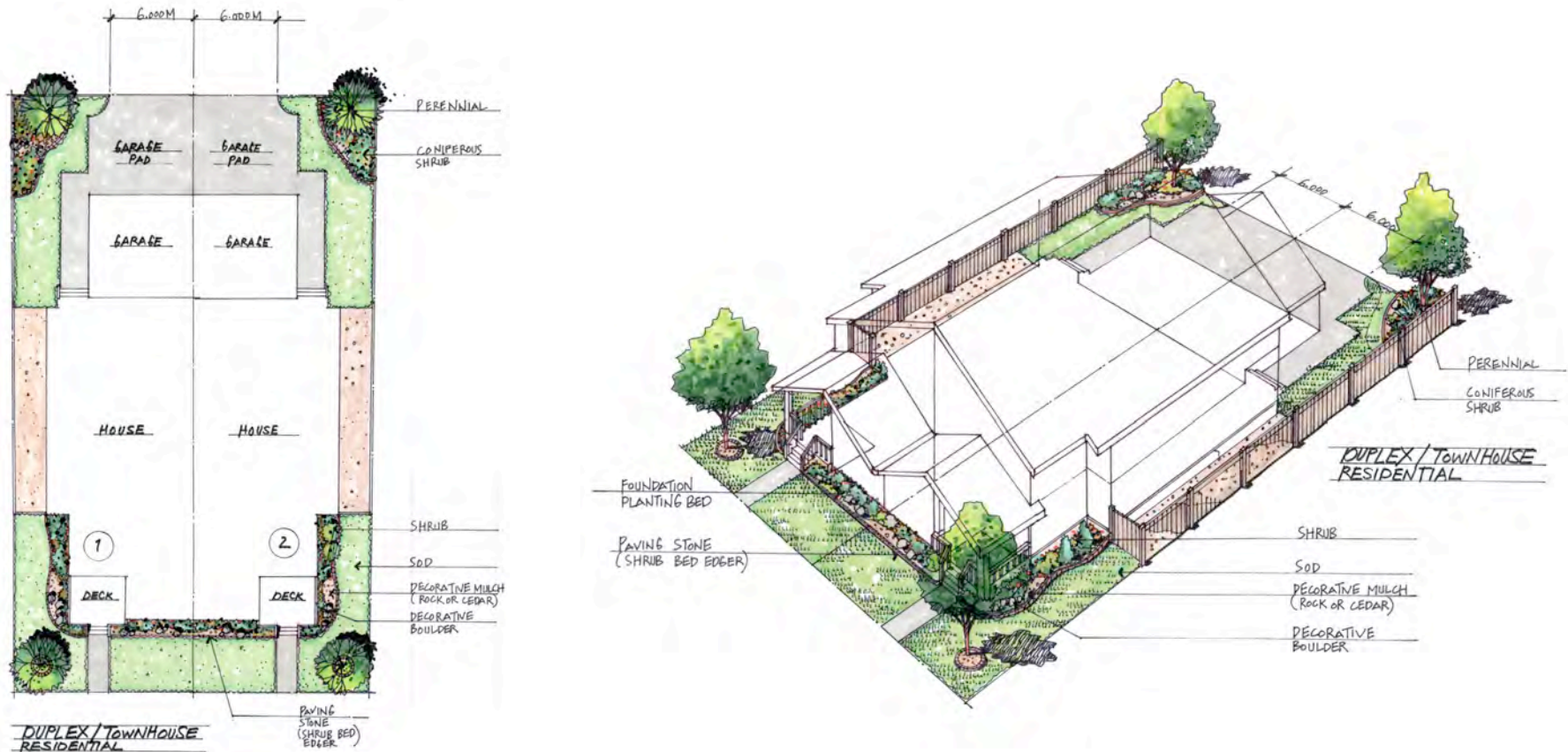
It is recommended that the homeowner seeks professional landscape designers (ie. Landscape Architect or LAT) for design consultation to ensure neighborhood design standards are adhered to and residential landscaping is unique and diverse.

Duplex/Townhouse Residential

Refer to image below for landscape plan example. Plan is attached for reference and inspiration only.

The minimum standard front of lot landscaping shall consist of sod in designated areas (**see Figure 1**), 1 tree and a prepared shrub bed containing at least 5 shrubs. In lieu of shrubs, 3 perennials may be substituted for each shrub.

Additional hardscape adjacent to driveways is not permitted. This includes; concrete, paving stone, gravel, rock mulch, or bark mulch. **Refer to Figure 2 for locations.**

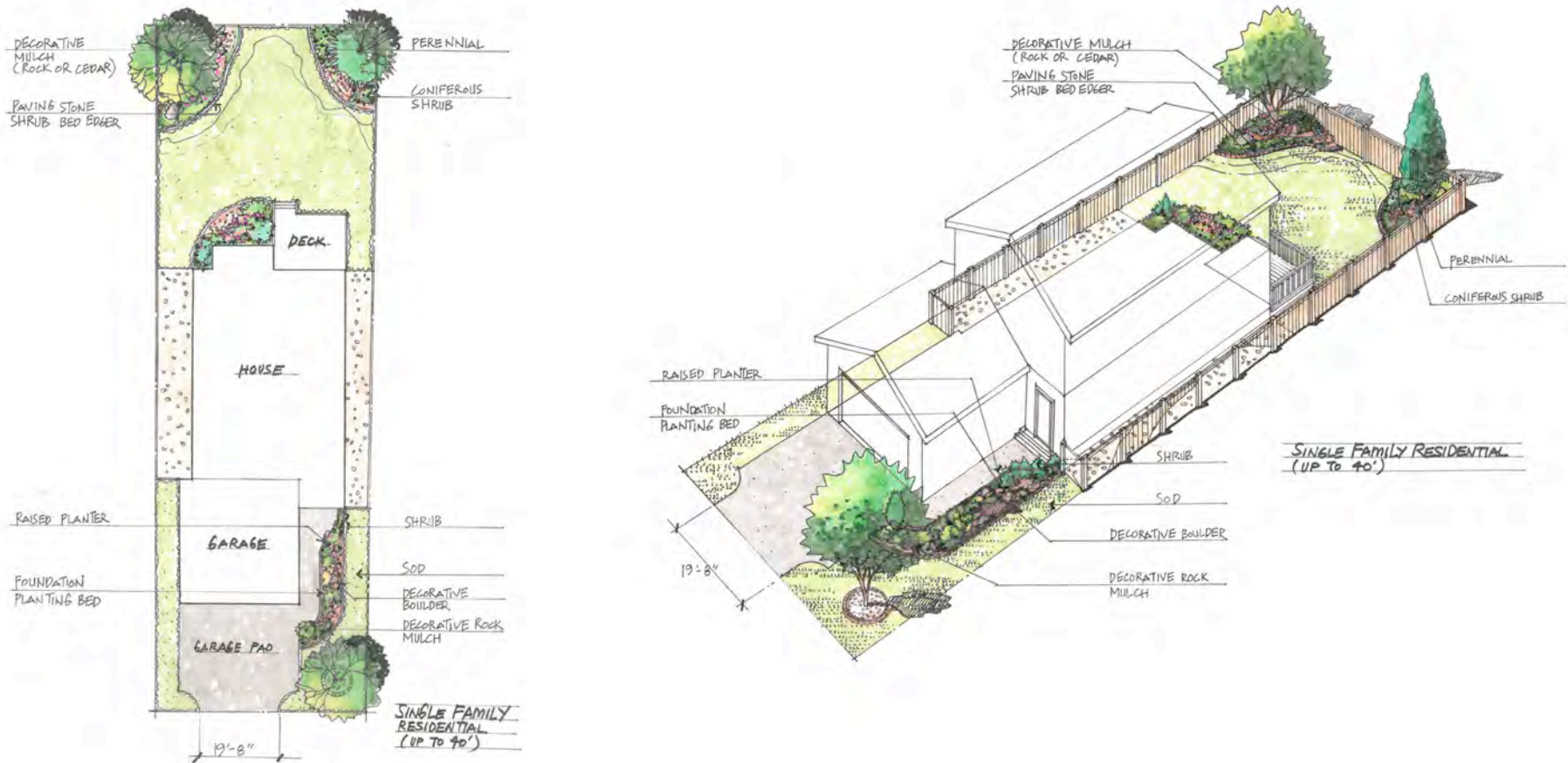


Single Family Residential (up to 40')

Refer to image below for landscape plan example. Plan is attached for reference and inspiration only.

The minimum standard front of lot landscaping shall consist of sod in designated areas (**see Figure 1**), 1 tree and a prepared shrub bed containing at least 7 shrubs. In lieu of shrubs, 3 perennials may be substituted for each shrub.

Additional hardscape adjacent to driveways is not permitted. This includes; concrete, paving stone, gravel, rock mulch, or bark mulch. **Refer to Figure 2 for locations.**



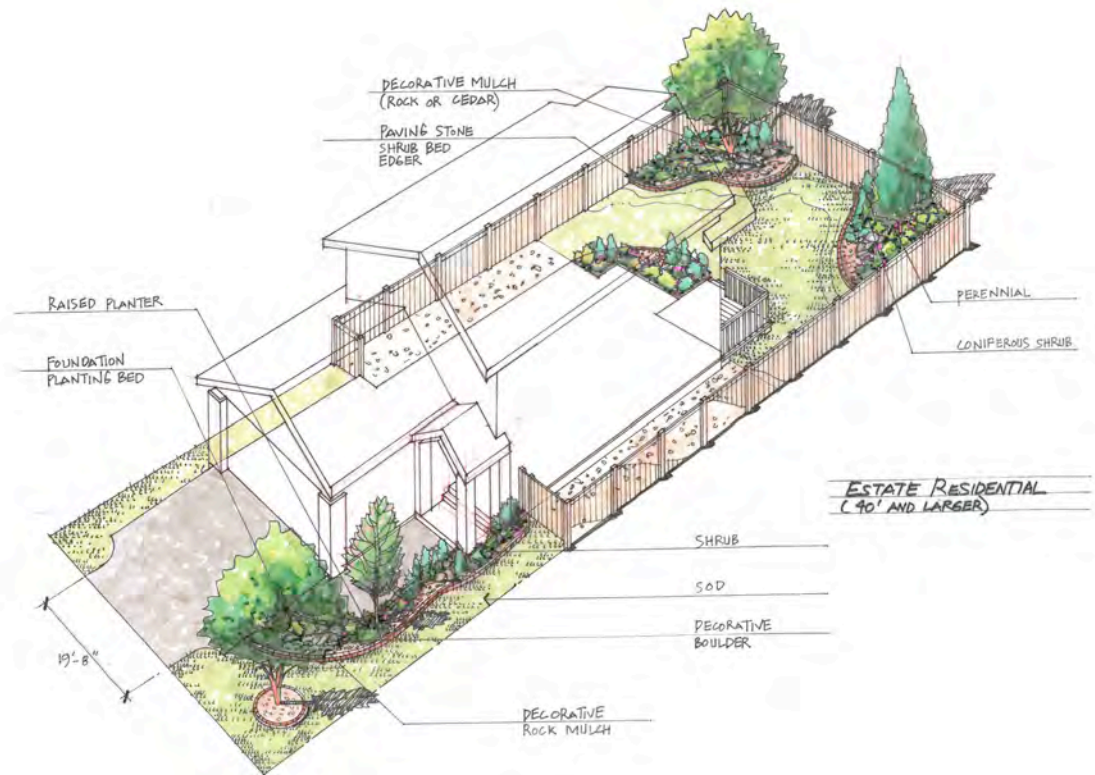
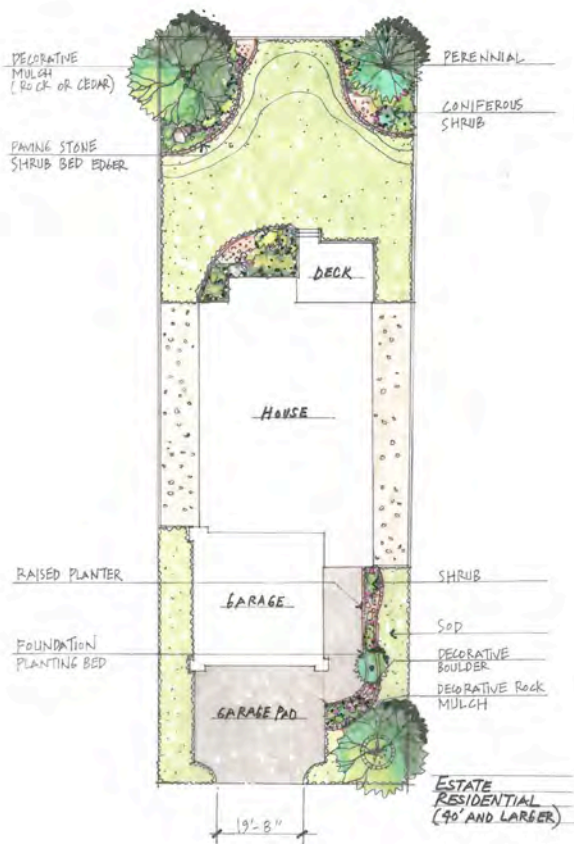
Estate Residential (40' and larger)

Refer to image below for landscape plan example. Plan is attached for reference and inspiration only.

The minimum standard front of lot landscaping shall consist of sod in designated areas (**see Figure 1**), 2 trees and a prepared shrub bed containing at least 10 shrubs. In lieu of shrubs, 3 perennials may be substituted for each shrub.

Additional hardscape adjacent to driveways is not permitted. This includes; concrete, paving stone, gravel, rock mulch, or bark mulch. **Refer to Figure 2 for locations.**

Additional requirements include low voltage LED lighting.



Sod Requirements

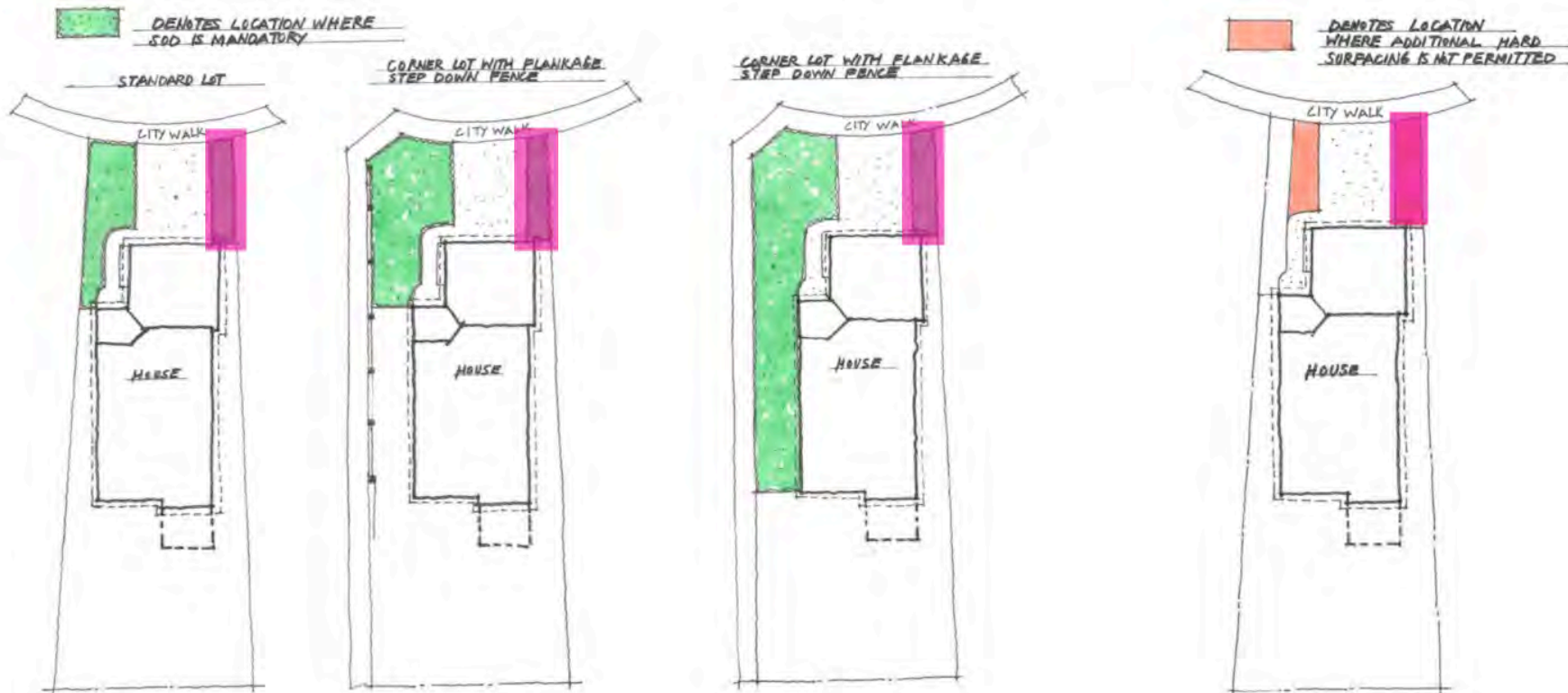
Highlighted areas may contain a prepared mulch bed if sod is not desired. The area must be composed of boulders, trees, shrubs and or sod.

Additional Minimum qty: 5 combined shrub, or trees and 1 boulder minimum 450mm dia. in lieu of shrubs, 3 perennials(100mm pot size). may be substituted for each shrub.

Hard surfacing such as limestone fines or other mulches indicated in the landscape document are not permitted

Figure 1

Figure 2



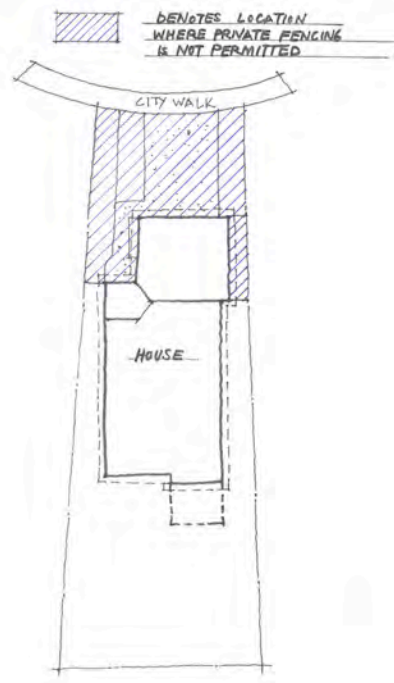
Fencing

Fencing will be permitted along back and side property lines. Dual fencing or secondary fencing is not permitted. Only one fence on the dividing property line is allowed. Fencing the front yard will not be permitted (see image below).

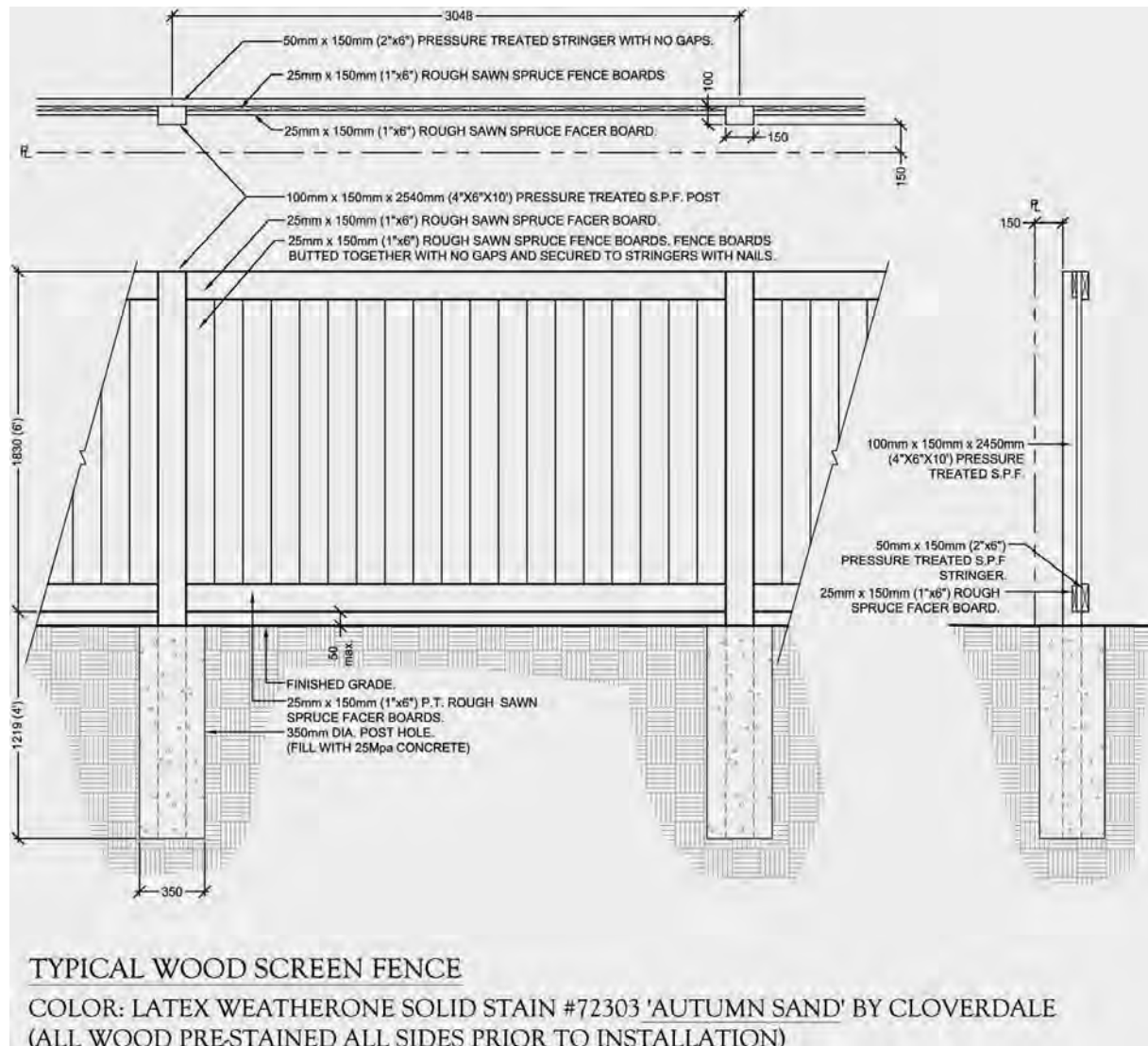
The rear/side property line fence for lots backing onto or siding onto the open space amenities (Including Storm Water Ponds, Parks Sites, Environmental Reserve, and walkways) are developer-installed fencing.

All side yard fence heights must match the developer constructed rear property line fence within 10' of the rear fence. This may require a step down depending on the heights. Maximum height for rear/side property line fencing is 6'.

The fencing type (either wood screen or tubular steel) must be consistent in design and colour with the fencing styles established for the subdivision (see fence details below). All fencing either developer or homeowner constructed must be maintained by the homeowner with the same materials, colours and design such that no material deterioration occurs.



Wood Screen Fence Detail



Tubular Steel Fence Detail

