

Purpose:

To guide the Development Authority in implementing an enhanced standard of landscaping that applies to the construction of parking areas in the greater downtown area as defined in the Greater Downtown Action Plan.

Policy Statement(s):**A. Surface Requirements**

- Temporary Parking Lot – gravel surface (minimum)
- Permanent Parking Lot – hard surface (i.e., pavement or concrete)
- Adjunct Parking – hard surface (i.e., pavement or concrete)
- Above Ground Parking Structure – hard surface (i.e., concrete)

B. Site Access

Approval of the Engineering Services Manager is required for site access routes for all parking areas.

C. Wheel Stops

Concrete wheel stops are required around the perimeter of all parking areas.

D. Surface Drainage

Permanent parking lots, adjunct parking, and above ground parking structures covering greater than 0.2 hectares (.5 acres) require the installation of a sub-surface drainage system (catch basin) connected to the City's existing storm sewer system.

E. Lighting

Parking area lighting will be reviewed on a case-by-case basis, however a minimum of 5.38 lux/0.5 foot-candles of perimeter-to-perimeter lighting is required.

F. Garbage Receptacles

Garbage receptacle requirements in all parking areas will be reviewed on a case-by-case basis.

G. Signage

In accordance with the Land Use and Sign Bylaws, parking area signage and content requires the approval of the Development Authority.

H. Utilities

The set back of trees and shrubs within all parking areas will comply with the Tree Planting in Boulevards and Municipal Reserves section of the City of Red Deer Design Guidelines.

I. Maintenance- Repairs

The landowner is responsible for the regular upkeep of all parking areas, including parking surfaces, wheel stops, lighting, garbage receptacles, signage, trees, shrubs, and grass.

J. Maintenance- Cleaning

The landowner is responsible for the regular cleaning of all parking areas, including litter control.

K. Parking Lot Perimeter Landscaping (applies to parking lots of all sizes)

1. Perimeter landscaped areas of 1.5 meters are required between the curb or sidewalk and the parking lot.
2. Perimeter landscaped areas must be approved by the Development Authority and contain trees and sod based on the following criteria:
 - a. Permanent Parking lots (dual street frontage)
1 tree & 2 shrubs/7.5 stalls
 - b. Permanent Parking Lots (single street frontage)
1 tree & 2 shrubs/10 stalls
 - c. Temporary Parking Lots (dual street frontage)

1 tree & 1 shrub/10 stalls

d. Temporary Parking lots (single street frontage)
1 tree & 1 shrub/12.5 stalls

3. The landowner is responsible to provide grass and plantings for the 1.5 meter perimeter landscaped areas and maintain all lands within and adjacent to the parking lot.
4. Corner island landscape planting beds are required as directed by the Development Authority (ie. at the corner edges of parking lots where two parking stalls meet at right angles).
5. The preservation of existing boulevard trees is preferred; however, if development requires removal of such trees and permission to remove them is granted by The City, the following options shall apply: 1) relocation, 2) replacement, or 3) financial compensation.

L. Parking Lot Interior Landscaping (applies to permanent parking lots of 100 or more parking stalls)

In addition to the requirements of Section K *“Parking Lot Perimeter Landscaping”* the following guidelines also apply:

1. A minimum of 1 interior tree per every 15 interior stalls is required.
2. The planting of all trees in interior medians or islands shall adhere to The City of Red Deer Design Guidelines.
3. All interior stand-alone trees shall be contained in underground pre-cast planter boxes in accordance with The City of Red Deer Development Services Division Contract Specifications.

M. Adjunct Parking Landscaping

The requirements of Section K *“Parking Lot Perimeter Landscaping”* apply to the development of a building in the greater downtown area that includes adjunct parking of 10 or more parking stalls.

N. Above Ground Parking Structure Landscaping

Landscaping is required for above ground parking structures and will be reviewed on a case-by-case basis by the Development Authority.

O. Tree and Shrub Specifications

The following is a list of those trees and shrubs recommended for placement in parking areas:

Recommended Trees	Recommended Shrubs
<ul style="list-style-type: none"> • Patmore Green Ash • Amur Cherry • Schubert Chokecherry • Scots Pine • Colorado Blue Spruce • American Elm 	<ul style="list-style-type: none"> • High Bush Cranberry • Pygmy Pea Shrub • Golden Ninebark • Lilac • Cherry species • Columnar or Horizontal Juniper species
<ul style="list-style-type: none"> • Brandon Elm • Fallgold Black Ash • Mountain Ash • Siberian Larch • Swedish Columnar Aspen • Tower Poplar 	<ul style="list-style-type: none"> • Dogwood species • Peking Cotoneaster • Rose species • Spirea species

Tree & Shrub Size Requirements

- Deciduous trees – minimum 65mm calliper;
- Coniferous trees – minimum 2.5 metre height;
- Deciduous & Coniferous shrubs – minimum 400mm height or spread;
- All top soiled areas to be sodded

P. Approval of Landscaping Plans

All landscaping plans, including tree and shrub species, require the approval of the Recreation, Parks & Culture Department's Parks & Open Space Designer.

Scope/Application:

This policy applies to developments located within the Greater Downtown Parking area as defined in the Greater Downtown Action Plan.

Authority/Responsibility to Implement:

City Manager

References/Links:

- Appendix A: Definitions
- Land Use Bylaw Part 8

Contact/Inquiries:

Inspections & Licensing Manager

Document History:

Approved: August 11, 2003

Administrative Revisions:

Date:	Revision:
March 12, 2010	New template
May 14, 2010	Policy number changed from 4414 to 6114

Appendix A: Definitions

Above Ground Parking Structure	A parcel exclusively used for vehicle parking, which includes both ground level parking and one or more parking surfaces above ground level (i.e., parkade).
Adjunct Parking	Parking areas that are part of a commercial building development.
Interior Parking	Parking stalls located in any parking areas falling within the boundary of, but excluding, perimeter parking stalls. Parking stalls that are immediately adjacent to buildings are not considered interior parking.
Parking Area	Any land used for vehicle parking, including parking lots, adjunct parking, and above ground parking structures.
Parking Lot	A ground level parcel exclusively used for vehicle parking (not part of commercial building development).
Perimeter Parking	Parking stalls located in any parking areas that are immediately adjacent to boulevards, roadways, or lanes.
Permanent Parking Lot	A parking lot that will be in operation for a period of more than two (2) years.
Temporary Parking Lot	A parking lot that will be in operation for a period of two (2) years or less. Temporary classification extensions for periods of up to one year may be granted at the discretion of the Development Authority.