

## COUNCIL POLICY

<b>SUBJECT:</b> LANDSCAPE ENFORCEMENT	<b>DATE:</b> January 20, 1986 <b>Revised:</b>
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1. A firm commitment is required from Council to ensure consistency and fairness in the system which means no fast tracking at the expense of quality.
2. Applications for consideration by the Design Panel will be placed on the agenda only if adequate landscape plans are submitted at least two weeks before the meeting. This requirement is less onerous than that required for architectural drawings which must be circulated to staff for comment and checking conformity with the Bylaw,. The two week period would allow Parks staff time to review a plan and discuss it with the applicant prior to consideration by the Design Panel.
3. The Planning Department will report to the Design Panel with an appraisal of how the development fits in with the surrounding development and any concerns about the internal workings of pedestrian and vehicular circulation. It will included a report from the Parks Department about the quality of the landscaping. The two week period mentioned in Step 2 above would allow adequate time for this report to be prepared for the Design Panel as is currently the case with the Advisory Planning Commission.
4. Council will consider any outstanding concerns by staff or the Design Panel when an application comes before them for final approval.
5. The Municipality will require a Performance Bond or similar monetary assurance that landscaping will be carried out within the terms laid out in a Development Permit. The Parks Department staff will inspect landscaping when the works are completed and if satisfied, the Performance Bond or other assurance will be refunded.
6. An annual report by staff will be presented to Council through the Design Panel, evaluating the performance of developers throughout the year.
7. Staff to monitor the performance of all existing Development Permit landscape proposals and set up a process for monitoring and the maintenance of landscaping and report deficiencies to Council.