



Landscape Cross-Section Drawings at Building Permit Submission

No.: TREE-07
Date: 2010-04-07

Purpose:

To inform builders/owners and designers of the new requirements for Landscape Cross-Section drawings at Building Permit submission when raising the grade may impact existing trees.

Background:

Tree Protection Bylaw 8057 was adopted on May 9, 2006 to regulate, prohibit and safeguard trees on private and City land from being unnecessarily removed or damaged.

Then on September 8, 2008 Floodplain Designation and Protection Bylaw 8024 was adopted, introducing new requirements for minimum habitable floor elevations.

To address the issue of past grading work that has created problems with tree retention and the necessity for grading solutions prior to building permit issuance, Landscape cross-sections will be required as part of Building Permit/Tree Permit application submission packages.

Implementation:

- Effective immediately, Landscape Cross-Sections illustrated at a minimum 1:50 (1/4"=1-0") scale will be required when grades are proposed to be raised adjacent to existing trees.
- A Landscape Cross-Section is defined as a cut through a site's soil profile to identify where grade changes take place. In addition to existing and finished grades, a Landscape Cross-Section will typically illustrate hard landscape features (such as retaining walls, patios, fences, walkways, driveways and decks), soft landscape features (such as lawn area, planting beds), existing trees, the building foundation, property line and the crown of road (where applicable).
- Landscape Cross-Sections shall include accurate geodetic elevations (existing grade and finished site grade) as per the legal survey.
- Sections shall include existing grade at the base of tree(s) to be retained, trunk diameter and tree drip line (as per the legal survey).
- In August 2008, the Legal Survey & Site Plan Requirements Bulletin Permit-42 required that an Architectural Site Plan be submitted for all Building Permit and Demolition Permit applications. For tree retention purposes, it is now required that tree retention information be incorporated into this submission requirements in the form of a Landscape Cross-Section drawing.

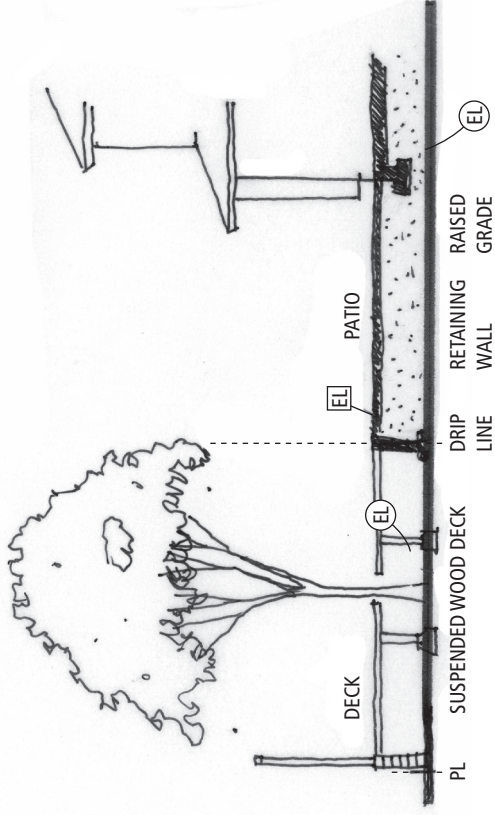
NOTE: All existing trees noted on the survey must be accurately located on the Site Plan.

Should you have any questions, comments or suggestions concerning this bulletin, please contact the Building Approvals Division at 604-276-4285.

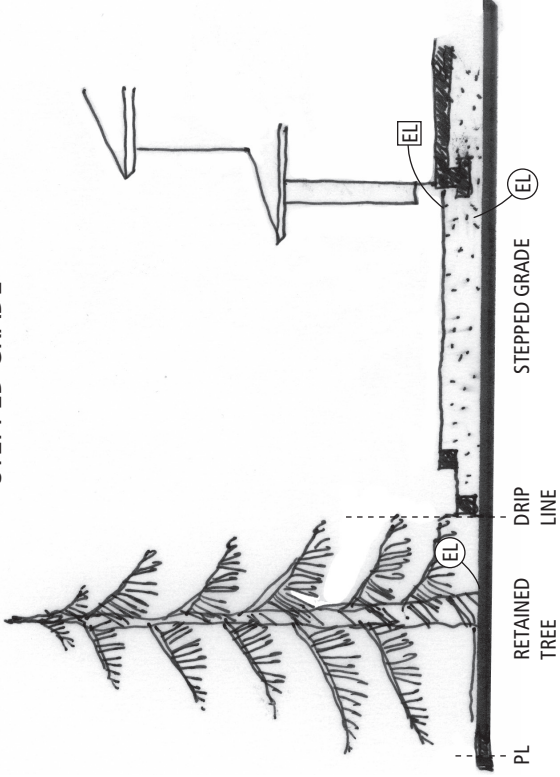
See over →

Examples of landscape cross-section drawings:

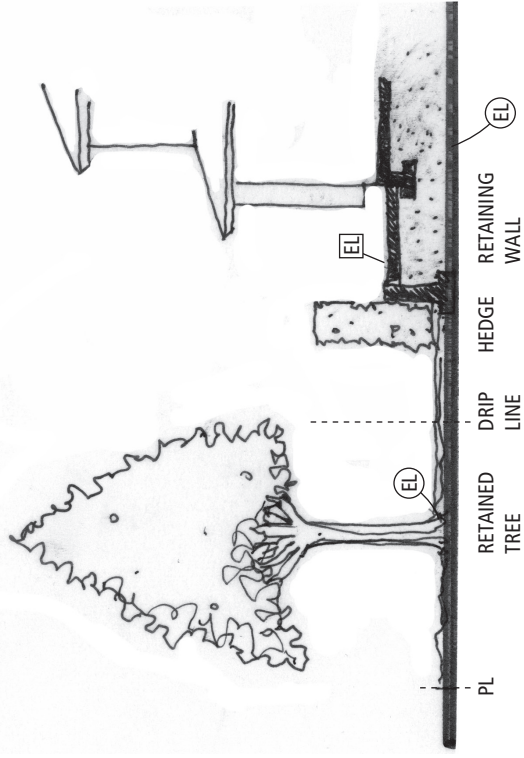
PATIO AND SUSPENDED WOOD DECK



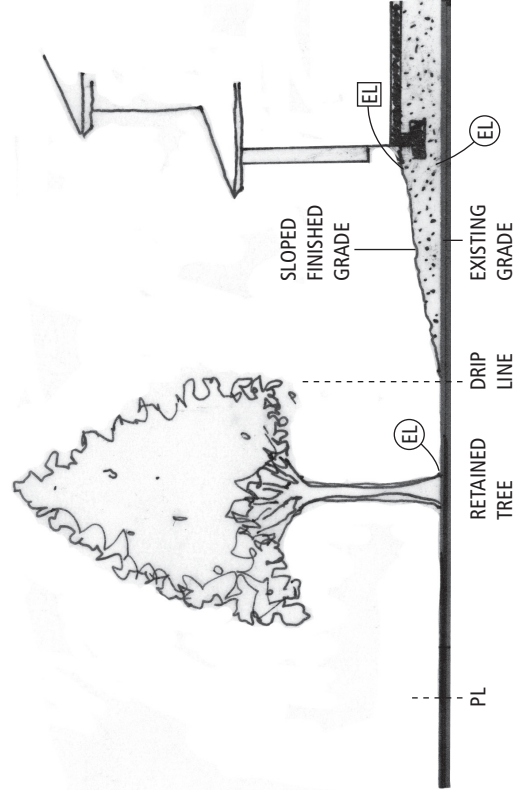
STEPPED GRADE



RETAINED SLOPE



SLOPED GRADE



Note: The above noted Landscape cross-sections are not for construction, not to scale and are intended for illustrative purposes only. Details of building structure and drainage are to be provided at building permit submission by a qualified professional.