

14. Landscaping Standards – Site Amenities & Fencing

PART I – DESIGN

14.1 General

- 14.1.1 Refer to Section 8.0 for required locations of site amenities and fencing.
- 14.1.2 Site amenities, screen, uniform and solid fences are to be designed to complement other proposed architectural and urban amenities, and meet the following objectives:
 - a. Safety and security;
 - b. Delineation of private and public lands;
 - c. Pedestrian barrier; and
 - d. Visual continuity.
- 14.1.3 All site amenities, including site furniture, must be reviewed and approved by the Town prior to installation.
- 14.1.4 All site furnishings should be of a consistent style and type within the community and/or development phase.
- 14.1.5 Screen, uniform, and solid fences are to be structurally designed to achieve a minimum life expectancy of 20 years.
- 14.1.6 Gates shall be installed on all residential lots that back onto a public park. Gates shall not be provided on residential lots that back onto MRs or ERs, unless otherwise approved.
- 14.1.7 Uniform fencing, if provided, shall be subject to the review and acceptance of the Town. Such fencing shall be located inside of the residential lot property line and shall be consistent in appearance throughout the Subdivision.
- 14.1.8 Solid fences shall have no gaps between boards, or between posts and boards, and shall have a 75 mm gap between the bottom of the fence board and finished grade.
- 14.1.9 Chain link fence shall be constructed and installed in accordance with the manufacturer's specifications.
- 14.1.10 Entrances from arterial or major roadways that serve in excess of 75 residential lots shall have a feature or sign, with landscaping, to the approval of the Town. Additional right of way may be required to accommodate these features.
- 14.1.11 Optional amenities are nonstandard infrastructure development (i.e. ornamental fencing, water features, gazebos, sculptured, entrance features / signs, decorative fixtures etc.) in a public park or road right-of-way. Town branding may be required to be included on the amenity, as per direction from the Town.
 - a. The intent to construct optional amenities must be identified at the Preliminary design stage via a letter of intent or other mechanism.
 - b. If a Developer or homeowners'/community association intends to construct an optional amenity they may be required to enter into a Maintenance Agreement with the Town. The Maintenance Agreement must be executed prior to FAC approval.
 - c. Maintenance manuals shall be submitted to the Town prior to FAC approval for all optional amenities associated with irrigation and/or water systems.
 - d. Community Entrance Features that contain the name, logo, address of the community, or the Developer's identification cannot be placed on Municipal Reserves. Community Entrance Features with this type of information must be placed on private lands or within wider road right-of-ways upon approval of the Town.

14.2 Minimum Setback Requirements

14.2.1 Site amenities shall be spaced from infrastructure in accordance with the minimum setbacks provided in the following table, unless otherwise specified:

Infrastructure Designation	Setback Distance
Benches	1.0 m from back of walkway
Trash Receptacles	250 mm from back of walkway

PART II – GENERAL

14.3 Examination

- 14.3.1 Report to the Town, in writing, any conditions or defects encountered on the site before or during any construction upon which the work of this section depends and which may adversely affect its performance.
- 14.3.2 Do not commence work until those conditions or defects have been investigated and corrected.
- 14.3.3 Commencement of work shall imply acceptance of existing surfaces and conditions and no claims for damages or extras resulting from such conditions or defects will be accepted later, except in cases where such conditions could not have been known prior to commencing work.

14.4 Product Delivery, Storage, and Handling

- 14.4.1 During transportation, protect site amenities and fencing materials from damage and weathering.
- 14.4.2 On delivery, store all materials off the ground and protect from adverse conditions to prevent deterioration, damage or impairment of the structure.
- 14.4.3 Handle site furnishings carefully to prevent paint damage or breaking.
- 14.4.4 Follow manufacturer's delivery, storage, and handling instructions.

14.5 Substitution

- 14.5.1 All requests for substitutions shall be vetted through the Consultant responsible for preparing the contract drawings. Such requests shall be forwarded to the Town for approval prior to installation.

14.6 Inspection

- 14.6.1 The Town will inspect all site amenity and fence installations.
- 14.6.2 Prior to the commencement of installation, all materials may be inspected at the discretion of the Town. Previous approval will not impair the right of the Town during the course of construction to reject amenities which have been damaged or which, in any way, does not conform to the specifications.
- 14.6.3 Give timely notice, in writing, to the Town when materials are available for inspection.
- 14.6.4 Remove all rejected materials from site immediately.

PART III - PRODUCTS

14.7 General

14.7.1 Site amenities shall conform to Town's standards.

14.8 Benches

14.8.1 All bench styles and material are subject to the approval of the Town prior to installation.

14.8.2 Wabash Valley CN420(D) or CN425(P) diamond pattern, Plastisol coating complete with black powdercoat finish, unless otherwise specified

14.9 Waste Receptacles

14.9.1 All waste receptacle styles and material are subject to the approval of the Town prior to installation.

14.9.2 Wabash Valley LR300P diamond pattern, Plastisol coating complete with black powdercoat finish, unless otherwise specified.

14.10 Picnic Tables

14.10.1 All picnic table styles and material are subject to the approval of the Town prior to installation.

14.10.2 Wabash Valley SG106(P) diamond pattern, Plastisol coating complete with black powdercoat finish, unless otherwise specified.

14.11 Bollards

14.11.1 All bollard styles and material are subject to the approval of the Town prior to installation.

14.11.2 Bollards shall be installed by developer in open spaces such that Public Parks, PUL's, MR's or SWMF's are protected from unauthorized public access by vehicles.

14.12 Amenities

14.12.1 All optional amenities are subject to the approval of the Town prior to installation.

PART IV – EXECUTION

14.13 Site Amenities

14.13.1 All site amenities to be installed in accordance with the approved Engineering Drawings and the manufacturers' instruction.

14.14 Fencing

14.14.1 All fencing to be installed in accordance with the approved Engineered Drawings and manufacturer's instructions.

14.14.2 Gates may be required at Pathway and Trail head entrances to the satisfaction of the Town.

14.14.3 Wood Fences

- a. Posts will be rejected when structural integrity is compromised, or when the following conditions apply:
 - i. Cracks are 50% of the depth of the post in the face it occurs;
 - ii. Cracks exceed 25% of the width of the post on the face it occurs, or are wider than 12 mm; or if
 - iii. Mechanical damage is evident.

- b. Cracks from 6 to 12 mm are to be re-stained with fence stain, ensuring that the stain penetrates the wood.
- c. Board spacing shall be tight, ensuring that the spacing between boards does not exceed 12 mm when the boards are dry.
- d. Fence boards, including stringers, shall be stained prior to installation.
- e. Fence posts shall be stained prior to installation of the stringers and fence boards.
- f. Nailer strips shall be fastened to the posts.
- g. On double-board fencing, fascia boards shall be fastened to the fence boards.
- h. For noise attenuation, on double-board fencing, adjust yard side pressure treated bottom stringer to provide no gap on ground. Bottom of double-board fencing on road side to be 75 mm above ground.
- i. Standard wood screen fence to be 75 mm above grade.

14.14.4 Chain Link Fences

- a. Maximum spacing of posts shall be 3 m on centre.
- b. Install line, corner, and terminal posts plumb, set in concrete footings in accordance with the following table:

Fence Height	Component	Concrete Depth	Hole Dia. at Top
1.2, 1.5, and 1.8 m	Line Posts	760 mm	250 mm
	Gate and Corner Posts	900 mm	300 mm
2.4, 3.0, and 3.6 m	Line Posts	900 mm	250 mm
	Gate and Corner Posts	1060 mm	300 mm

- c. Set top of concrete flush with finished grade. Slope and trowel-finish top to ensure water runoff.
- d. Position bottom of fabric 25 mm above finished grade with bottom tension wire between posts.
- e. Align top of posts to ensure that the top rail varies gradually with changes in ground elevation.
- f. Pass top rail through line post tops to form continuous bracing. Install 150 mm long couplings mid-span at pipe ends.
- g. For fences 1.8 m and taller, brace each gate and corner post back to adjacent line post with horizontal brace rail. Install brace rail, one bay from corner and gate post.
- h. Attach fabric to corner and gate posts with tension bars and clips. Stretch fabric between posts at maximum intervals of 3.0 m.
- i. Install straining posts every 90 m.
- j. Install gates with fabric to match the fence. Install two hinges per leaf.
- k. Install centre rests set in concrete, and cane bolts at centre of double-gate openings.
- l. Welded gate frame joints shall be painted with one coat of zinc paint.
- m. Cut fabric for crawl holes, selvage knuckle end closed top and bottom. Place two-part frames around opening in fabric and bolt together.

14.15 Construction Completion Inspection

14.15.1 The Construction Completion Certificate for site amenities and fencing shall be issued following a satisfactory inspection by the Town. The maintenance and warranty period commences from the date of the issuance of the CCC.

14.16 Maintenance

14.16.1 During the maintenance and warranty period, the developer shall maintain the fencing and site amenities and repair all damage immediately upon notice. Refer to Section 8.18.

14.17 Final Acceptance Inspection

14.17.1 Final inspection of site amenities and fencing will be made prior to the end of the maintenance period. All fencing and site amenities shall conform to the construction documents and be free of deficiencies.

14.17.2 Wood fences shall be repainted and/or re-stained prior to FAC inspection.