



Council Report

For the Meeting of November 14, 2019

To: Council **Date:** November 12, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Additional Information: Food-Bearing, Pollinator and Native Plant Landscape Design Guidelines**

RECOMMENDATION

That Council:

1. Direct staff to amend the Design Guidelines For: Multi-Unit Residential, Commercial and Industrial Development and the Design Guidelines for Attached Residential Development as follows:
 - a. To insert the following landscape design guideline in place of the guideline approved by Council on June 13, 2019:

"A minimum of 30% of the required common landscaped areas should include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing (capable of being harvested for food and medicine) or that provide pollinator habitats."
 - b. To remove from s.5.5 (Design Guidelines For: Multi-Unit Residential, Commercial and Industrial Development) the requirement that landscape design should use plant species suited to the local climate and site-specific conditions.
 - c. To insert the following additional landscape design guideline:

"The design of landscaped areas should avoid the location of plants and trees immediately adjacent to air intakes on mechanical equipment and should also consider potential impacts from plant-based allergens within common outdoor gathering spaces."
2. Give the following bylaw first and second readings:
 - a. Official Community Plan Bylaw, 2012, Amendment Bylaw No. 33 (No. 19-079).

Additional Response to Public Feedback

Impacts on Accessibility

Following the consultation process for the proposed landscape design guidelines, staff received additional correspondence from a member of the public that raised concerns with how the proposed guidelines were addressing accessibility impacts from plant allergens and how they align with the recently adopted United Nations Trees in Cities Initiative which includes a strategy for cities to increase their urban tree cover; while avoiding invasive and allergenic species. Staff have carefully considered these recent comments and have proposed an additional design guideline that

addresses these key issues. Therefore, staff propose to include the following additional guideline as section 5.9 of the *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* and as section 4(p) of the *Design Guidelines for Attached Residential Development*:

- The design of landscaped areas should avoid the location of plants and trees immediately adjacent to air intakes on mechanical equipment and should also consider potential impacts from plant-based allergens within common outdoor gathering spaces.

As reference, the proposed revisions to the landscape design guidelines are highlighted in red font in Attachment A and Attachment B.

CONCLUSION

The proposed landscape design guideline has been refined based on feedback received through the consultation process and the related Official Community Plan Amendment Bylaw No. 33 (19-079) is ready for first and second readings.

Respectfully submitted,




Robert Batallas,
Senior Planner
Community Planning Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Nov 13, 2019

List of Attachments

- Attachment A: (Section 5 Open spaces and landscaping) Design Guidelines For: Multi-Unit Residential, Commercial and Industrial Development
- Attachment B: (Section 4 Open Space Design) Design Guidelines for Attached Residential Development.