



5.0 Open spaces and landscaping

General guidelines

- 5.1 Open space should be usable, attractive and well-integrated with the design of the building.
- 5.2 Public and semi-public spaces should be distinguished from private spaces through design elements, including, but not limited to:
 - 5.2.1 Building and site design.
 - 5.2.2 Changes in paving or grading.
 - 5.2.3 Architectural features.
 - 5.2.4 Changes in landscape, raised planters or other landscaping features.
- 5.3 Consideration should be given to landscaped open space, accessible from the adjacent right-of-way, to soften the impact of larger and longer buildings. Possible locations include the corners of lots, at building entrances and walkway entrances.
- 5.4 The scale and location of planting material should complement and be consistent with the scale and massing of buildings.
- 5.5 Landscape design should preserve existing native vegetation where possible, ~~or use plant species suited to the local climate and site-specific conditions.~~
- 5.6 Species selection should provide interest year-round. The inclusion of deciduous tree species in landscape plantings should be considered to permit light penetration in winter.
- 5.7 Landscape should be designed to allow clear, unobstructed views of surrounding areas through the placement of living features and other elements.
- 5.8 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.
- 5.9 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.

Additional guidelines

*The following guidelines are specific to **multi-unit residential** and residential mixed-use development and building additions:*

- 5.10 Consideration should be given to the inclusion of private open space in residential developments in the form of courtyards, recessed balconies, terraced balconies or rooftop gardens.