

**L. BYLAWS**

**L.1 Bylaw for Official Community Plan Amendment: Food-Bearing, Pollinator, and Native Plant Landscape Design Guidelines**

**Moved By** Councillor Potts

**Seconded By** Councillor Loveday

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."

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Potts

**Seconded By** Councillor Alto

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 33) No. 19-079

**CARRIED UNANIMOUSLY**



## **Council Report**

### **For the Meeting of November 14, 2019**

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**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**

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### **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.



## 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.

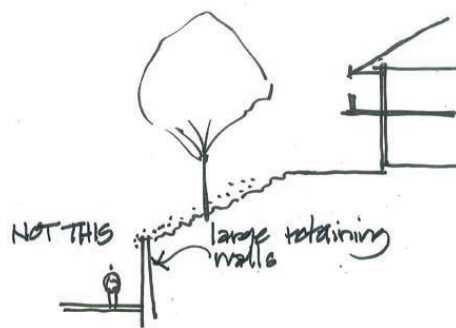
### Additional guidelines

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

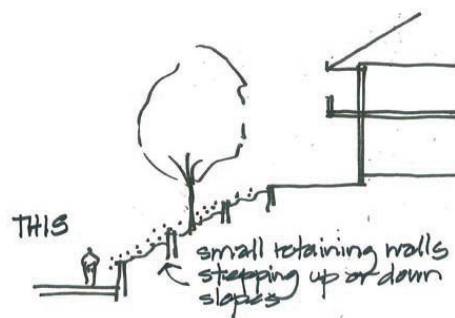
- 5.10 Consideration should be given to the inclusion of private open space in residential developments in the form of courtyards, recessed balconies, terraced balconies or rooftop gardens.



- i. rockeries with floral displays, live ground cover or shrubs.
- ii. terraces with floral displays, live ground cover or shrubs.
- iii. low retaining walls with raised planting strips
- iv. stone or brick masonry walls with vines or shrubs.
- f. Accessibility should be provided, where possible, in open space design.
- g. Landscape areas are encouraged to include a mixture of tree sizes and types
- h. Landscape on sites with significant natural features (e.g. significant trees, topography, rocky outcrops) should be located and designed to be sympathetic to the natural landscape.
- i. Consider planting tree species and other landscape plants that will tolerate a degree of drought and will survive the summer water restrictions and dry conditions of southern Vancouver Island.
- j. In considering tree placement along boulevards or in the front yard setback adjacent to street rights-of-way, consider tree sizes and spacing indicated by the City's specifications and policies for street trees.
- k. Landscaped screening along circulation and parking areas which abut lot lines is strongly encouraged, while maintaining site lines and enabling casual surveillance. Other surface parking areas should be screened with landscaping.
- l. Integration of landscaping to soften hardscape areas associated with vehicle circulation and parking is encouraged.
- m. Site design should integrate features to mitigate surface runoff of stormwater. This may include a variety of treatments (e.g. permeable paving for driveways and parking areas, landscape features designed for rainwater management, cisterns or green roofs, and/or other approaches) which are consistent with approved engineering practices and other city policies.
- n. Non-glare lighting should be provided at residential unit entrances, along pedestrian paths and common areas to contribute to safety. Lighting strategies that mitigate undue spill-over for adjacent residential units are strongly encouraged.
- o. 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.
- p. 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.



*Avoid large retaining walls and significant reworking of natural grade.*



*Transition sensitively between grades.*