

Scona District Community Council

Key Improvements to Medium & Large Scale Zones

1. Apply **30% Soft Landscaping Site Coverage** regulation to all zones and housing types to achieve climate resiliency and equity.
1. Minimum 6 m Front Setback, and **increase all setbacks by 3m** to mitigate massing, sun shadowing, and wind tunneling.

Key Improvements to Medium & Large Scale Zones

3. Social Benefits

Bonus floor area if 20% large 3 bedroom units in child friendly building

Bonus floor area if RM & RL buildings meet Inclusive Design criteria throughout whole building

Require Mixed Use Zones to meet Inclusive Design throughout whole building

No bonus for developments which destroy historical resources

Key Improvements to Medium & Large Scale Zones

4. Affordable Housing

Incorporate **inclusionary zoning** into the Medium and Large Scale Residential Zones to create more permanent non-market housing distributed throughout the City

5. No rezoning of MU-Mixed Use property prior to District Plans being approved.