SCONA DISTRICT COMMUNITY COUNCIL (SDCC)

5.60 Landscaping Recommendations

Jan Hardstaff

A Minimum 30% Soft Landscaping Area is a positive first step

In addition, under 2.0 General Landscaping Area

Revise 2.2 to clearly define the open space for a 30% Soft Landscaping Area.

Under 2.2.1 & 2.2.2 make it clear what the definition of Soft Landscaping does not include.

Soft Landscaping provides sufficient soil to support living vegetation as green infrastructure

Delete Subsection 2.2.3 to prevent substitution of soft landscaping with permeable rock mulch.

Incentivize deeper soil to support living vegetative ground cover and trees to achieve climate resilience.

Parking area for Belgravia Multi Unit Housing (8 units)

Recommended Revision:

To limit site imperviousness,

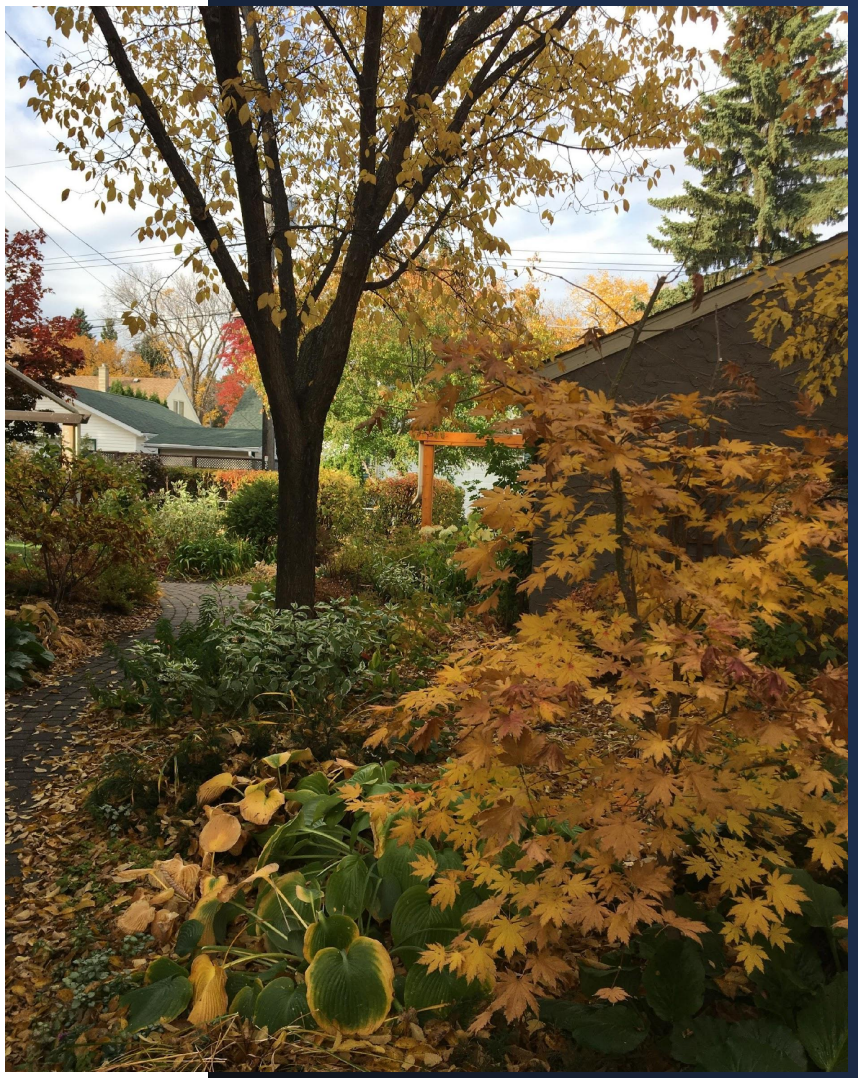
Add: 3.3 The area covered by Impermeable Material must not exceed 70% of the total Lot are for all residential zones.

Apply 30% Minimum Soft Landscaping Area to all Residential Zones

Access to green area ensures people living in higher density developments and supportive housing contributes to environmental justice and provides physical and mental health benefits.

Environmental Benefits
Soil and Trees

- Provide a minimum 300 mm of soil to increase site absorption and support plants
- Reduce flood risk and impacts to infrastructure & watershed,
- Trees shelter & shade buildings - reducing energy for heating & cooling,
- Trees reduce the heat island effect,
- Absorb CO2, sequester carbon and improve air quality,
- Buffer urban & traffic noise,
- Green Area provides psychological benefits, habitat for wildlife and supports biodiversity.



Include Building Site Coverage with a Green Roof in the Soft Landscaping Area calculation

If 30% Soft Landscaping Area cannot be provided at ground level, a green roof could make up some of this area to provide green infrastructure and amenity area to residents. Green roofs must not be substituted with gravel.

Private Realm LID increases the functional performance of green infrastructure on a site

Providing 300 mm of topsoil on the site removes barriers for private LID like this rain gardens which increases the functional performance of green infrastructure to absorb and reduce storm water before it enters the drainage system and watershed downstream.

Native plants can also be used to provide greater environmental benefits, reducing and cleansing run off at source before it enters the drainage system.

Landscape Security & Inspection required for Small Scale Residential Zone

As written, **neither are required for Small Scale Residential Zones**.

This means the regulation requiring a 30% Soft Landscape Area will be ineffective.

A **Landscape Security and on-site or remote video inspection provides incentive for compliance.**

Remote Video Inspection and uploading site photos to design software to measure areas and ensure compliance will reduce staff cost.

Future work to establish Green Site Standards

Work on the **Climate Resilience Planning & Development Framework** to establish Green Development Standards must include creating both **Green Site and Building Standards** achieve both the Community Energy Transition Strategy targets the city's Climate Resilience & Adaptation Strategy & Action Plan.

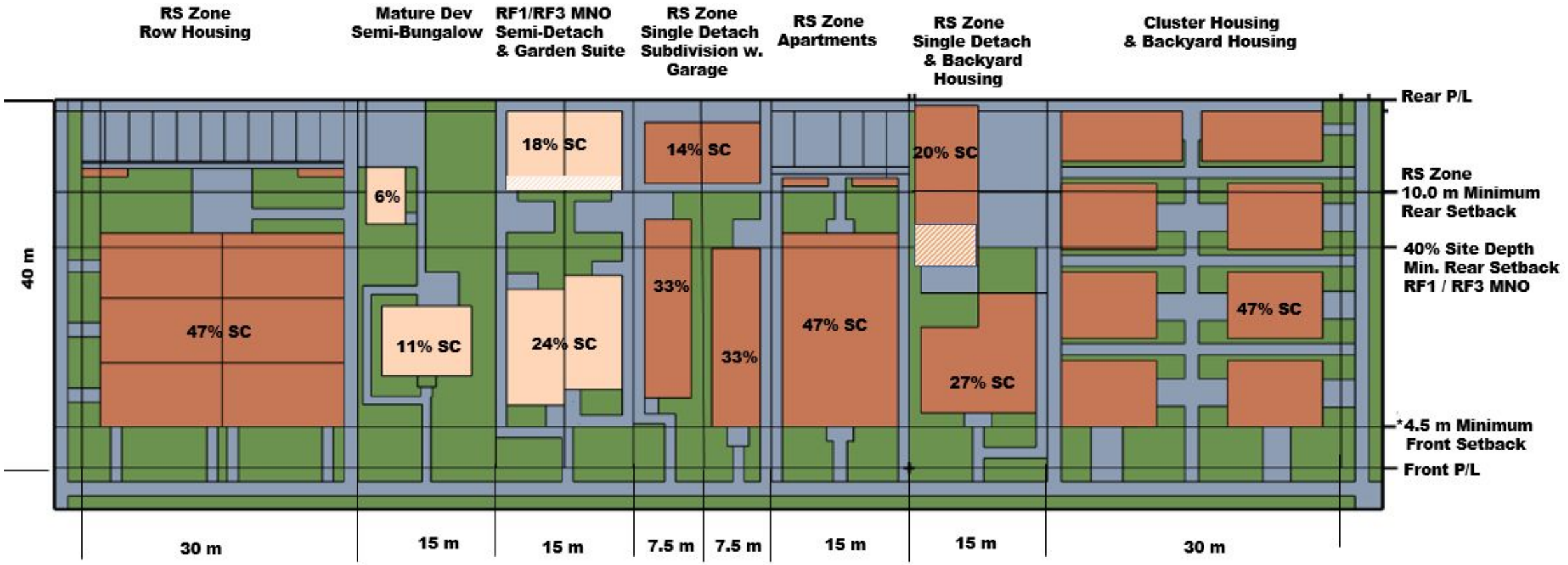
A **Green Infrastructure Performance Point System** could be developed to apply weighted value that reflects the functional performance of landscaping elements - deeper soil, use of deep-rooted native plant materials, resilient perennial and shrubs species, larger canopy tree species, & private realm LID - rain gardens, storm water capture or green roofs that exceed minimal landscape performance.

This could offset the Soft Landscaping Area required.

SDCC 2.10 RS ZONE RECOMMENDATIONS

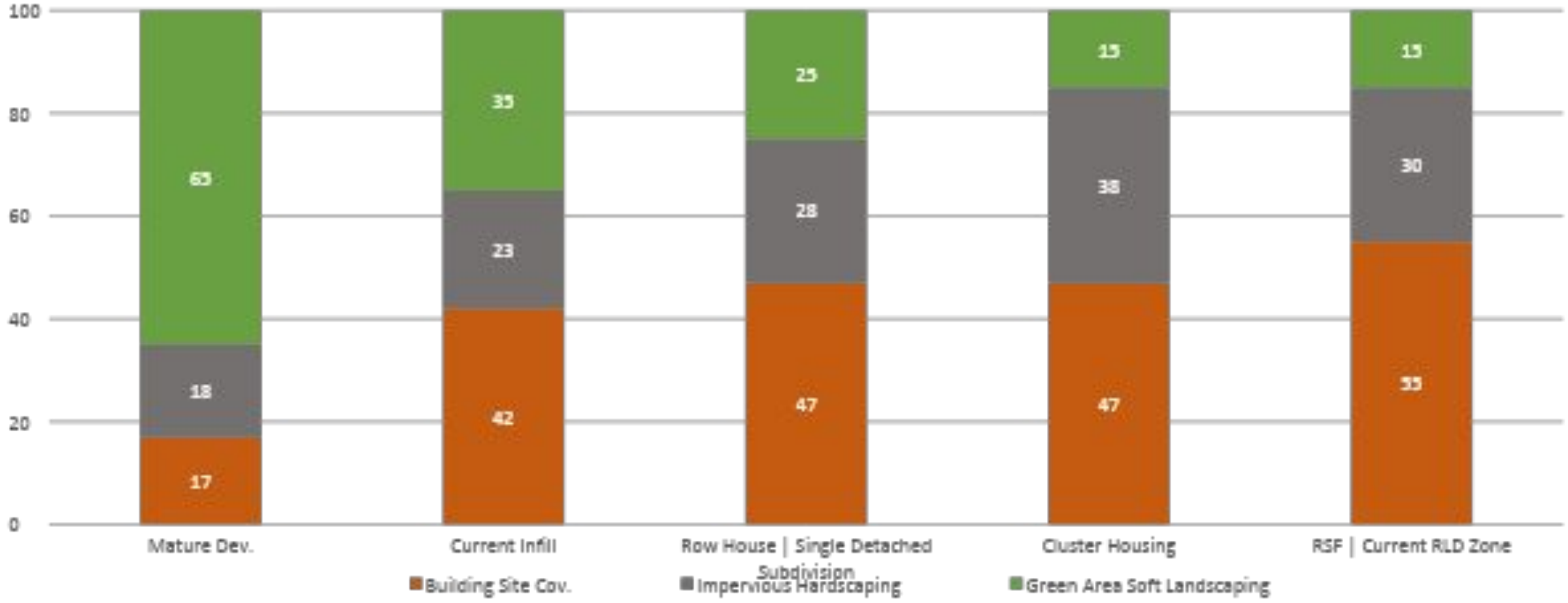
Suzanne Cherdarchuk

RS Zone site coverage & reduced rear setback reduce Green Area & Climate Resilience



NOTE: IDEA wants parity with the RSF Zone

Zoning & Diminishing Green Area for Soft Landscaping



RS Zone Revisions for Climate Resilience