



**Zoning Bylaw 8500 – Live Landscaping
Requirements for RS1 and RS2 Zones**

**No.: INFO-35
Date: 2017-10-20**

Purpose:

To inform builders/owners and designers of the requirements in Zoning Bylaw 8500 regulating Live Landscaping Requirements for single family dwelling development in RS1 and RS2 zones.

Background:

The City adopted the bylaw amendments on July 24, 2017, following the Public Hearing, to address concerns of building massing as referred by Council. These concerns include improved private open space, increased landscaping area and further fine tuning of building massing.

Implementation:

Effective immediately, plan review applications received on or after July 25, 2017, will be subject to the new regulations.

“6.4 Landscape Requirements in Residential Zones

6.4.1 In the **residential zones** and **site specific zones** that govern **single detached housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:

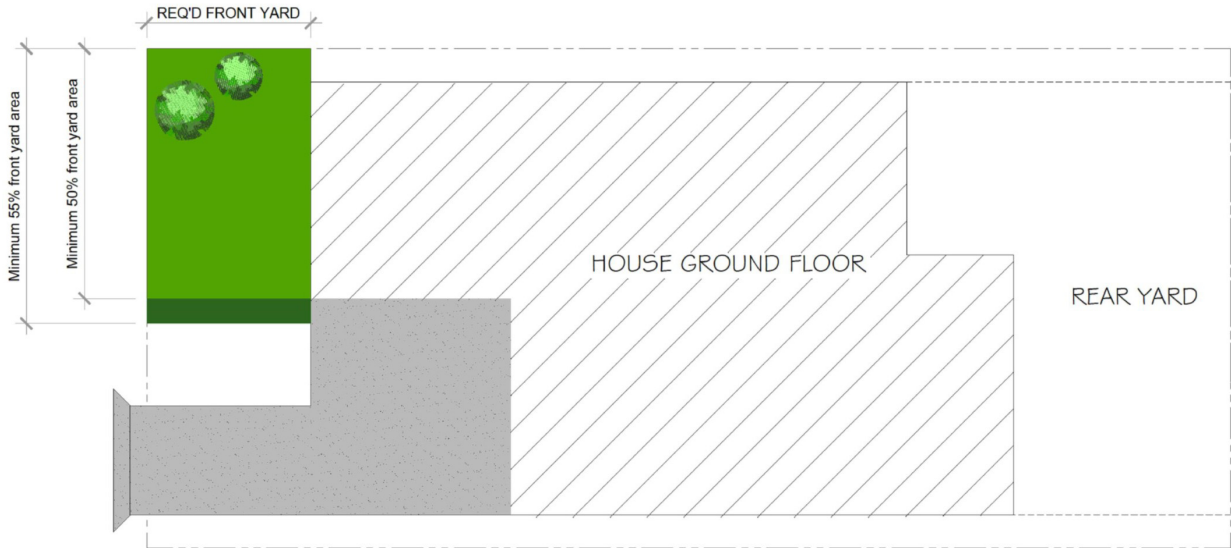
- a) for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**;
- b) for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**; and
- c) for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to garage or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.”

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Required Front Yard Landscaping:

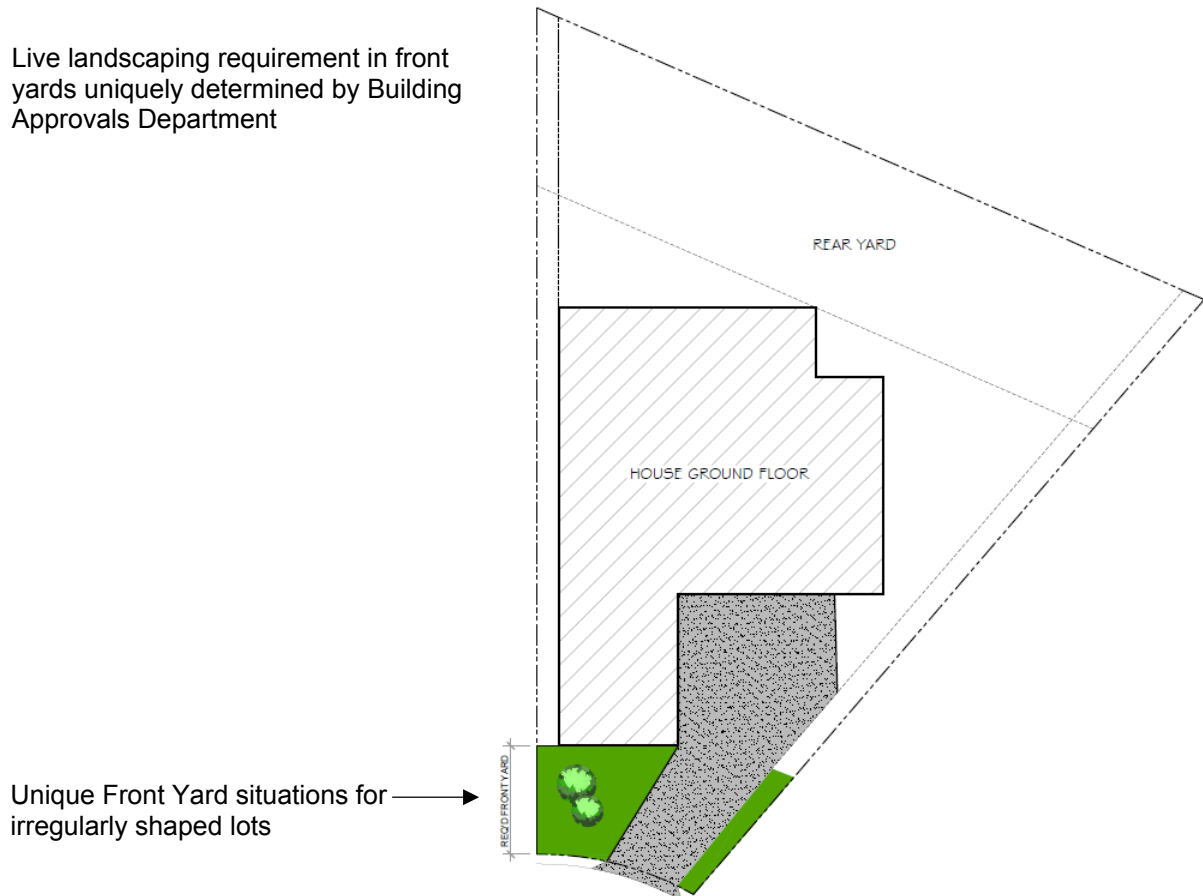
Plan View, Typical Rectangular Lots

Front yard area=lot width (w) x 6 m or minimum required front yard setback



Plan View, Irregular Lots

Live landscaping requirement in front yards uniquely determined by Building Approvals Department



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Site Coverage and Live Landscaping Requirements:

Existing Site Coverage provisions of the Zoning Bylaw are maintained:

45% of the lot may be covered by buildings; plus 25% by hard surfaces (driveways, walkways etc.) for a total site coverage of 70%.

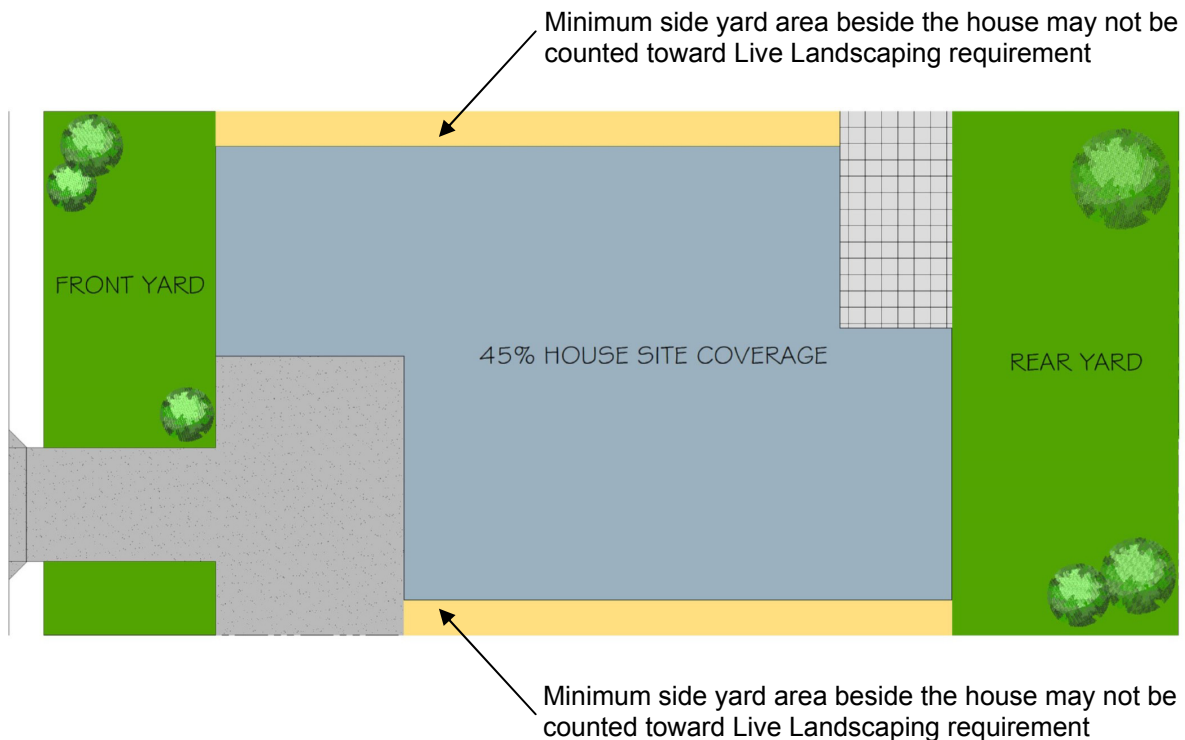
The Zoning Bylaw currently sets out a minimum area for live landscaping, which varies, depending on the zoning of the property:

- a) 20% on lots zoned RS1/A or K, RS2/A or K;
- b) 25% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 30% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H.

However,

Any minimally required side yard area adjacent to a house is excluded from the calculation of percentages of the lot area restricted to landscaping with live plant material.

Example, Typical Rectangular Lot

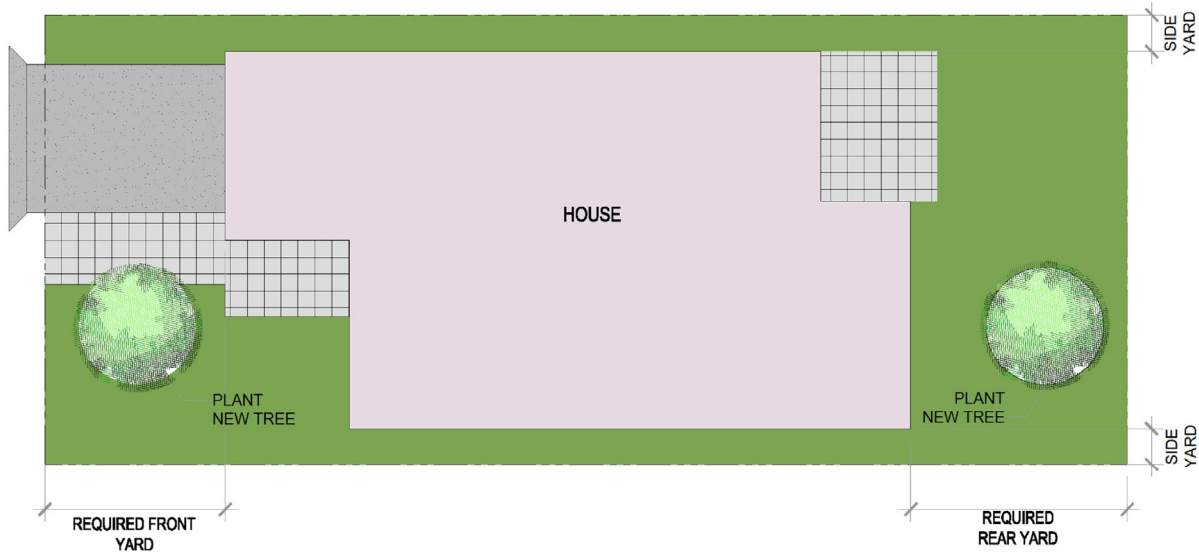


See over →

Tree Planting Requirement:

On a lot that is subject to a building permit application for **single detached housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees – one (1) in the required **front yard** and one (1) in the required **rear yard** – must be planted as part of a building permit.

Example, Typical Rectangular Lot



At the completion of construction, 2 trees at a minimum will be provided as part of the landscape requirement. Minimum tree size as per Schedule A of the Tree Protection Bylaw 8057.

- deciduous trees are to be a minimum of 2 m in height or of a minimum 6 cm caliper;*
- coniferous trees are to be a minimum of 2 m in height.

* Caliper is the diameter of the trunk measured at 15 cm above the ground.

Should you have any questions, or comments concerning this bulletin, please contact the Supervisor, Plans and Permits at 604-276-4278.