

Appendix 4. Worksheet to Review Land Use Bylaws and Development Permit Areas

Planning Tools: Zoning bylaw, landscape and screening bylaw, form and character development permit areas, climate change and energy conservation development permit areas, and development procedures bylaw

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Landscaping Standards¹ (Toolkit section 5.2.1)						
RECOMMENDED COMPONENTS – Number of trees:						
Tree density requirement by zone or development type, aligned with selected canopy cover targets						
In surface parking lots associated with commercial, industrial, or office uses, a planting requirement of 1 tree per number of parking spaces (e.g., one tree for every 5-6 parking stalls)						
Between land uses, landscape and screening buffers 3 m or larger to accommodate larger tree species						
RECOMMENDED COMPONENTS – Planting standards:						
Tree size requirements establishing no more than 25% small trees at maturity, no less than 50% large trees and medium trees at maturity to make up the difference						

¹ These outcomes could be required in zoning or included as guidelines in a development permit area.

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
A minimum soil volume per tree that is adequate to support it growing to a healthy, mature size, modified for single tree soil volume versus shared tree soil volume						
Reference to meeting or exceeding the Canadian Landscape Standard for installation and maintenance						
Trees species selection from an approved list, and/or reviewed and approved by the local government						
ADDITIONAL OPTIONS:						
Green standard/factor score or sustainability checklist that promotes tree retention (particularly trees of high value to the community or growing in sensitive ecosystems) or planting						
Form and character development permit area landscaping guidelines that support mature trees and forest stand retention and tree planting to achieve community goals (e.g., native plantings, placemaking, shade, energy efficiency, stormwater management) and grow healthy trees						
Guidelines for tree planting for passive solar gain and cooling to reduce energy consumption						
Pervious Surface and Lot Layout Requirements (required in zoning; Toolkit section 5.2.2)						
RECOMMENDED COMPONENTS – Planting area requirement:						
Consolidated pervious areas required by zone or development type aligned with selected canopy cover targets						

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
<u>Or</u> , in low-rise housing zones, a minimum pervious area requirement of a size sufficient to provide 35 m ² per tree as aligned with the selected canopy cover targets						
In zones or land uses with high surface coverage, engineered solutions (i.e., soil cells, structural soil) to achieve soil volume under impervious surfaces or above a structure						
RECOMMENDED COMPONENTS – Building setback for trees:						
At least one setback larger than 3 metres, (preferably larger) in the front or rear to make space for tree planting in the ground, except where smaller setbacks are the preferred design outcome, and the public realm frontage will accommodate large trees (see Toolkit section 5.3.2)						
In zones other than low-rise housing, consider applying setbacks to underground structures, except if boulevard width and location compensate for smaller setbacks (see Toolkit section 5.3.2)						
ADDITIONAL OPTIONS:						
The maximum site coverage retains sufficient pervious surface to support the target tree density						
Parking requirements minimized to allow sufficient pervious surface or parking is built with pervious materials to allow soil volume under the surface						

Does your plan contain policy direction that addresses the following?	Yes	No	Partially	N/A	Priority to Update?	Notes for update:
Negotiated Development (Toolkit section 5.2.3)						
Use of amenity density bonusing to protect environmentally sensitive areas, supported by a sustainability checklist or green factor incentive that provides credits based on desirable tree retention or planting in exchange for additional development floor area or density (see section 5.2.1 for examples of green factor scoring systems)						
Comprehensive development zones integrate the relevant requirements to maximize the retention of existing environmental assets, such as setbacks, site coverage, and clustering						
Development Procedures (Toolkit section 5.2.4)						
RECOMMENDED COMPONENTS – Delegated minor variances						
Delegated minor variances are enabled and define the setback, height, and parking variances that applicants must consider retaining significant trees						
PROCEDURAL CONSIDERATIONS						
A requirement for a survey by a BC Land Surveyor that includes the location of existing trees, protected areas, or natural areas, water bodies and water courses as part of an initial application						