

# Landscaped Open Space

## R-4 (Multiple Dwelling) Zone Regulations

**Background** | The current open space regulation ensures ample landscaping is provided on apartment building lots. The goal of this regulation is to require vegetation and non-vegetative materials (e.g., pavers, stone, etc.) that aid in stormwater management, improve site aesthetics, and create outdoor amenity areas for on-site residents. The current regulation also limits a site's developable area, thus restricting modern building and site design.

Unit Type	Required open space (per unit)
Bachelor	150ft <sup>2</sup>
1 Bedroom	275ft <sup>2</sup>
2 Bedroom	575ft <sup>2</sup>
3 Bedroom	950ft <sup>2</sup>
4+ Bedroom	1,352ft <sup>2</sup>

**Change in Circumstance** | Today, best practices suggest landscaping and amenity space should be regulated separately to achieve more desirable outcomes; such as the pedestrian-oriented facades envisioned by the Regional Plan. Centre Plan - Package A utilizes many of these modern best practices: First, a defined percentage of an apartment building's yard must be dedicated to landscaping, which provides greater flexibility for smaller lots and general building design; second, unique requirements for soft landscaping (e.g., grass and plants), hard landscaping (e.g., impermeable materials), amenity space, and parking areas; and lastly, at least 50% of all amenity space must be provided indoors.

### Options to Consider

- Regulate both soft and hard landscaping
- Allow landscaping on rooftops
- Differentiate between landscaping and amenity space
- Require both indoor and outdoor amenity space



## Comments