

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: “Including Green Roof Area in Landscaped Open Space Requirements”
Meeting on: August 12, 2019

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, this report **BE RECEIVED** for information, and that this item **BE REMOVED** from the deferred matters list of the Planning and Environment Committee.

Report: Background and Submission

1.0 Executive Summary

- On May 17, 2016 Council resolved:
*That the Civic Administration **BE REQUESTED** to report back at a future meeting of the Planning and Environment Committee with respect to potential policy and/or by-law changes that would provide a mechanism by which green roofs could be included in the calculation of required landscape open space:*
- This matter will be considered as part of the ReThink London Zoning By-law Amendment project and as part of the City’s Green City Strategy.
- Landscaped Opens Space serves an important role in the provision of accessible and useable open space for high intensity developments.

2.0 Response

2.1 Key Considerations

At the May 17, 2016, meeting of Council, it was requested that Staff consider the inclusion of Green roofs in the overall Landscaped Open Space requirements.

2.2 Use of Incentives to Implement Green Technologies

The proposed request to consider allowing the inclusion of green roofs as landscaped opens space could be one of many incentives to encourage the use of green technologies for roofing systems. Green roofing systems also may include stormwater management features and other materials (white roofs) that reduce the overall heating island effect.

The use of incentives to encourage green roofs and all other green technologies will be considered during the City’s future comprehensive Green City Strategy process.

2.3 Intended Use of Landscaped Open Spaces

Landscape Open Space is defined in Zoning By-law Z.-1 as: *the open space which is used for the growth and maintenance of grass, flowers, shrubbery and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any access driveway or ramp, parking area, bus parking area, roof-top area or any open space beneath or within any building or structure.*

In conjunction with lot coverage, landscaped open space is used for the determination of the intensity for a property. Landscaped open space is intended to provide active and

passive open space for the use by the occupants of any building. The inclusion of the roof as landscaped open space for any structure is not consistent with this intent.

2.4 ReThink Zoning, By-law Amendment to Implement The London Plan

The City is currently completing ReThink Zoning a comprehensive review of the Zoning By-law required to implement The London Plan. The use and description of Landscaped Open Space will be reviewed in further detail at this time in conjunction with the comprehensive Sustainability Strategies.

3.0 Conclusion

Incentivizing green roofs and any/all other roofing technologies that are designed to reduce heat and to store and slowly discharge stormwater will be considered through the City initiated comprehensive Sustainability Strategy. The use of green roofs for landscaped open space could remove valuable area that is intended for the active and passive uses of the building’s occupants. Landscaping requirements and the percentage of required landscaping will also be considered through the ReThink Zoning process.

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Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

July 25, 2019
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