



**Subject:** *HAF Initiative - Village Core (VC) Zone Density Increase*  
**To:** CAO for Planning Advisory Committee, June 17, 2025  
**Date Prepared:** June 6, 2025  
**Related Motions:** C24(121), PAC25(6), C25(30), PAC25(70), and C25(185)  
**Prepared by:** Debbie Uloth, Community Planner II  
**Approved by:** John Woodford, Director of Planning & Development

### Summary

East Hants has entered into an agreement with CMHC for HAF funding. As part of the agreement, East Hants has to complete nine (9) initiatives. The 9<sup>th</sup> initiative is to increase the density in all Village Core (VC) Designations and Zones by permitting 16 dwelling units as-of-right, through site plan approval. The initiative needs to be completed to fulfil the terms of the funding agreement.

East Hants Council ratified the HAF Agreement between the Municipality and CHMC at the April 24<sup>th</sup> meeting of Council, Motion C24(121).

A public information meeting for the proposed amendments was held on April 1, 2025. Notes from the meeting have been attached as Appendix A.

First reading of the proposed amendments was given at the May 21<sup>st</sup> meeting of Council.

### Financial Impact Statement

If all requirements of the HAF funding agreement are fulfilled and the municipality creates 1,186 dwelling units over the four year period, the municipality will receive funding as follows:

2024 \$1.47 million After signing agreement - received

2025 \$1.47 million Progress report required - received

2026 \$1.47 million Progress report required

2027 \$1.47 million Depends on number of dwelling units permitted (prorated if less than 1186)

### Recommendation

Recommend that second reading and approval be given to the proposed Village Core amendments.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *give second reading and approve the proposal to amend the Municipal Planning Strategy and Land Use Bylaw to increase the Village Core (VC) Zone density to a maximum of 16 dwelling units permitted as-of-right, through site plan approval, with a ground floor commercial component.*

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## Background

East Hants entered into a HAF funding agreement with CMHC on February 23, 2024. As part of the agreement, East Hants must fulfil nine (9) initiatives to receive all of the funding. Initiative nine requires that East Hants increase the density from a maximum of 12 dwelling units permitted as of right to a maximum of 16 dwelling units as of right, through site plan approval, in the Village Core (VC) Zone. In order to complete the initiative, amendments to the Municipal Planning Strategy and Land Use Bylaw are required. Amendments will impact all Village Core (VC) Zones.

East Hants Council ratified the HAF Agreement between the Municipality and CHMC at the April 24<sup>th</sup> meeting of Council, Motion C24(121).

First reading of the proposed amendments was given at the May 21, 2025 meeting of Council.

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## Village Core Density Increase

The purpose of the Village Core (VC) Designation is to allow for a diverse mixture of retail, service, business, and residential uses in an environment serving both pedestrian and vehicle needs within an aesthetically pleasing, socially interactive streetscape serving both a local and a communitywide population.

Under the current Land Use Bylaw regulations, property owners are permitted to construct a maximum of 12 dwelling units as-of-right through site plan approval. A property owner also has the option to apply for a development agreement for multiple dwelling unit uses in excess of 12 units and up to a maximum of 20 dwelling units per 0.5 ha in the Village Core (VC) Zone, pursuant to the Village Core Form-Based Zone Requirements and to all applicable criteria under the implementing policies.

To prevent the Village Core (VC) Zone from becoming a residential zone and to protect the integrity of this mixed-use zone, staff recommend that the HAF requirement of permitting 16 dwelling units as-of-right be combined with a commercial component. Currently, residential buildings in the VC zone have to be constructed with the ground floor being commercial capable. Commercial development is essential for the continued development of healthy village cores, where residents can walk to local commercial uses. It is equally important to have land available for the continued development of commercial businesses that support the community.

Planning and Economic and Business Development staff have discussed the dwelling unit increase and recommend ensuring that a minimum 75% of the ground floor street facing frontage be allocated for commercial uses for buildings between 13 to 16 dwelling units. The requirement will preserve the streetscape and commercial presence in the Village Core Zone but will allow a developer to construct dwelling units on the ground floor where there is no street frontage. The Form-Based Zone Requirements will still be applicable to the proposed amendments. Developers will still be able to construct buildings between 8 to 12 dwelling units without the required commercial component but they will have to ensure that the ground floor is commercial capable.



75% of the ground floor street facing frontage has to be used for commercial purposes. The purpose is to activate the streetscape. No minimum gross floor commercial area.

Due to the configuration of a flag lot, they do not lend themselves well to commercial development. Therefore, staff recommend excluding existing flag lots in the Village Core (VC) Zone from the commercial requirement. There are between 10 to 15 existing flag lots in the Corridor, some of these lots have single unit dwellings and some are undeveloped.

## Proposed Amendments

Add the following policy to Section C3: Urban Design & Community Character as Policy UD12A:

*Council shall consider multiple unit dwelling uses with a ground floor commercial component with a minimum of 13 dwelling units and a maximum of 16 dwelling units.*

Add the following to the table of land uses under 7.1 Mixed Use Zones Permitted Uses.

*Multiplex with a minimum of 13 dwelling units to a maximum of 16 dwelling units, with a minimum 75% of the building's street facing façade being used for ground floor commercial uses, subject to the Form-Based Zone Requirements for the Village Core (VC) Zone.*

Add the following to 7.6 Village Core (VC) Zone.

Update 7.6.1 Zone Requirements chart by adding the following text highlighted in green.

### 7.6.1. Zone Requirements

In a VC Zone, no development permit shall be issued except in conformity with the following requirements:

	Sewer and Water or Sewer Only	On Site <sup>1</sup>
Minimum Lot Area	700 m <sup>2</sup>	3,716 m <sup>2</sup>
Minimum Lot Frontage	15 m	30 m
Minimum Side Yard	-	2 m
Minimum Rear Yard	-	6 m
Minimum Flankage Yard	5 m	6 m
Maximum Building Height	2.5 stories (3 stories are permitted if the third story is integrated into the roof design) 3 stories	2.5 stories (3 stories are permitted if the third story is integrated into the roof design) 3 stories
Maximum Commercial Floor Area for Single Use Commercial Building	400 m <sup>2</sup>	400 m <sup>2</sup>
Maximum Gross Floor Area	835 m <sup>2</sup>	835 m <sup>2</sup>
Maximum Gross Floor Area for Multiplex with 13 to 16 Dwelling Units, with a minimum 75% of the Building's Street Facing Façade being used for Ground Floor Commercial Uses	1,888 m <sup>2</sup>	1,888 m <sup>2</sup>
Bonus Zoning	Form-based Zone Requirements	-
Maximum Ground Floor Finish Level	0.3 m	0.3 m
<b>Conditions</b>		
<sup>1</sup> Nova Scotia Environment approval for on-site sewage disposal system is required.		

Add the following text to 7.6.2 Flag Lots:

### 7.6.2 Flag Lots

- New single unit dwellings or two unit dwellings are permitted to be constructed on a flag lot to the rear yard of an existing structure facing the "main" street.
- A ground floor commercial use is not required for multiplexes with 13 to 16 dwelling units constructed on an existing flag lot.*

Add the following text as 7.6.7:

### 7.6.7 Commercial Use Restrictions for Ground Floor Commercial Uses

*The following uses shall not be considered a commercial land use in relation to buildings with a ground floor commercial use:*

*a) Accommodations, General*

In addition to allowing for an increase in the number of dwelling units, both the maximum gross floor area and the maximum building height will have to increase to enable up-to 16 units to be constructed. At their May 2025 meeting, Council gave first reading to amendments, which included a maximum gross floor area of 1,888 m<sup>2</sup>. The purpose of increasing the gross floor area is to enable the development of 16 two-bedroom apartments and a commercial floor area on the ground floor. Developers who attended the PIM indicated that the gross floor area needed to be large enough to accommodate the apartments, commercial area, and the corridors and utility areas. The developers also indicated that two-bedroom units should be approx. 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) in area to accommodate market demand. Therefore, staff are recommending a maximum gross floor area of 1,888 m<sup>2</sup>.

*Allowing for 16 two bedroom apartments = maximum floor area of 93 m<sup>2</sup> (1000 ft<sup>2</sup>) each dwelling unit  
= 1,488 m<sup>2</sup> plus 400 m<sup>2</sup> of commercial space and utility space = 1,888 m<sup>2</sup>*

Many of the existing lots in the Village Core (VC) Zones are too small to accommodate the maximum gross floor area that is being recommended. In some instances, Developers will have to acquire multiple lots to construct the maximum gross floor area. A few Developers with smaller lots may opt for smaller apartment units or micro units, instead of larger two-bedroom apartment units. In addition, property owners will still have the option of constructing up to 12 dwelling units in a commercial-capable building.

Staff also recommend permitting a maximum of three stories, without having the third storey constructed in the roof line. Street facing facades shall still have to be constructed at grade.

To assist PAC in visualizing the mass of a building constructed to the maximum gross floor area under our current regulations and the proposed amendments, staff have provided an illustration showing the size of the buildings. The first image depicts the gross floor area of an 835 m<sup>2</sup> (footprint of 278 m<sup>2</sup>) building constructed under the current regulations, assuming the area is evenly distributed over three floors. A built example of the massing of a building under the current regulations is the brick apartment buildings located at 672 and 674 Highway 2, Elmsdale.

The second image depicts a building with a proposed gross floor area of 1,888 m<sup>2</sup> (footprint of 629 m<sup>2</sup>). There are currently no buildings in any of the village cores that have the same massing as what is being proposed. However, the restaurant/retail building located at 1135 Highway



2, Lantz does have a similar footprint, except the building would be 3 stories instead of 1.5 stories.

The following amendments are proposed to be added to Appendix B: Form-Based Zone Requirements for the Village Core (VC) Zone:

#### Architectural Design Standards - Building Scale and Mass

The following requirements shall apply to the development of a new main building or an addition exceeding 100 m<sup>2</sup>. In the case of an addition, the design guidelines only apply to the addition, not the existing building.

- a. New buildings shall be constructed with a maximum height of ~~2.5~~ 3 stories. ~~Three stories will be permitted if the third story is integrated into the roof design.~~
- b. For single use commercial buildings, the maximum commercial floor area shall be 400 m<sup>2</sup>.
- c. Buildings with more than 80% commercial ground-floor area can exceed the existing ~~2.5~~ 3 stories guidelines up to 4 stories, so long as the 'sectional' roof area at the height of 11 m is less than 15% of the building footprint.
- d. The maximum gross floor area shall be 835 m<sup>2</sup>, *except for buildings being constructed with 13 to 16 dwelling units and a ground floor commercial use, which shall have a maximum gross floor area of 1,888 m<sup>2</sup>.*
- e. Large monolithic and monotonous buildings must be broken down into a collection of architectural parts.
- f. Any horizontal building dimension that exceeds 15 m must be broken into distinguishable 'architectural parts' using extending faces, changes in roof styles, changes in colour, and/or articulation in 'bays' to create an assemblage of architectural forms.
- g. Single level buildings with a footprint greater than 370 m<sup>2</sup> must incorporate a roof which gives the appearance of a second story using gabled windows, turrets or roof projections. The intent is to reduce 'pancake' or strip mall proportions.
- h. All sides of a building facing a street shall be designed as a street facing facade.
- i. As-of-right residential development on the ground floor shall be designed to allow for easy conversion to commercial use by including the following design elements:
  - I. at grade entrances facing the street;
  - II. ceilings minimum height of 3.05 m (10 ft);
  - III. windows should maintain their historical proportions. In new buildings 50% or more of the building frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.

#### Windows, Doors, and Ceiling Height

- a. The main entry of the building must front on the 'main' street'. If the building has multiple commercial units at least one commercial unit has to front on the 'main street' with the main entry of the unit facing the 'main street'. Buildings which front two or more streets shall be designed to appear that the building fronts on all streets.
- b. Windows should maintain their historical proportions,
- c. In new buildings 50% or more of the building's *ground floor street facing* frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.
- d. *In new buildings 30% or more of the building's second and third floor street facing frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.*
- e. The minimum ground floor commercial ceiling height shall be 3.05 m (10 ft).



## Citizen Engagement

Planning staff have complied with the Citizen Engagement policies of the Municipal Planning Strategy when processing these proposed amendments. An advertisement outlining the proposed amendments and indicating that it is under review by staff was placed in the *Chronicle Herald* and on the Municipal website.

A public information meeting was held on April 1, 2025. Notes from the meeting are attached as Appendix A. Two developers of Village Core (VC) Zoned land attended the meeting. Their two major concerns were the size of the buildings and parking requirements. They indicated that the proposed gross floor area of the buildings needs to also account for hallway and utility room area. The other issue was parking and if the parking requirements could be amended to account for commercial space that is not used during the evening hours. No changes to the parking requirements are being proposed as part of this report.

In addition to the PIM, a letter from Tolson Developments Ltd. was submitted to the municipality and has been attached as Appendix B.

A public hearing for the proposal has been scheduled for June 25, 2025. The meeting will be advertised for two consecutive weeks in the *Chronicle Herald*, June 11<sup>th</sup> and June 18<sup>th</sup>, and the public hearing notice will be posted on social media and on the Municipal website. Amendments to the MPS are not appealable to the Nova Scotia Regulatory and Appeals Board.

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## Conclusion

The increase to the number of dwelling units in the Village Core (VC) Zone was a commitment that East Hants made when entering into the HAF program. The new regulations will apply to all Village Core (VC) Zones. Existing design requirements will still apply to all new buildings and new commercial requirements will be added to ensure the land use pattern lends itself to providing more human-scaled development that has an interesting fabric at street level. Diversity of buildings and land uses will keep the village cores interesting and inviting to pedestrians and local commercial development.

### STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies 'Strong Community' as one of the four areas of strategic focus. The proposed development provides for the creation of affordable worker housing, which helps to support a strong community.

### LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

### FINANCIAL CONSIDERATIONS

If Council does not proceed with the increase to density in the Village Core (VC) Designation and Zone there will be an impact to amount of funding received from the HAF program.

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## Alternatives

Planning Advisory Committee could recommend to Council to refuse the proposal.

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## Attachments

Appendix A - Public Information Meeting Notes

Appendix B - Letter from Developer

Appendix C - Policy Analysis  
Appendix D - Amendment Sheets

[Separate File]



*Appendix B - Letter from Developer*

[Separate File]

Policy		Comments
<b>MPS Policy Criteria</b>		
IM12	Council shall consider text amendments to this Strategy when: a) A need arises to change policy. b) New information is identified or studies have been undertaken which necessitate or recommend an amendment to the strategy. c) A provincial policy change requires a change in this Strategy. d) The boundaries of the planning area are altered. e) Housekeeping amendments are warranted.	Text amendments are being considered because the Municipality has entered into an agreement with CMHC for HAF funding. As part of the agreement, East Hants has to complete nine (9) initiatives. The 9 <sup>th</sup> initiative is to increase the density in all Village Core (VC) Designations and Zones by permitting 16 dwelling units as-of-right, through site plan approval. The initiative needs to be completed to fulfil the terms of the funding agreement.
<b>Land Use Bylaw Amendment Criteria</b>		
IM14	It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.	The applicant is seeking amendments to the Village Core (VC) Designation policies in the Municipal Planning Strategy. A request for text amendments to the Village Core (VC) Zone regulations is being sought concurrently.
IM15	It shall be the policy of Council to consider an application for an amendment to the Land Use Bylaw only if the application has identified a proposed use for the property. Council shall give consideration to both the proposed use and to the impact of other uses permitted in the requested zone.	East Hants Council has directed Planning staff to amend the Village Core (VC) policies and regulations in accordance with HAF requirements to increase the density in the Village Cores.
IM16	It shall be the policy of Council to consider an application for amendment to the Land Use Bylaw only if the site meets all of the lot size and zone standards for the zone sought.	NA - not applicable or site-specific.
IM17	Council shall consider the Land Use Bylaw Amendments within the applicable Generalized Future Land Use designation as subject to the policies of this Strategy	This LUB amendment is enabled by Policy IM12 as outlined in the Municipal Planning Strategy.
IM18	Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:	
	a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters.	Yes, the proposed amendments to the LUB are in conformance with the intent of the Municipal Planning Strategy amendments.

	b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents.	Staff were directed to undertake the proposed amendments to comply with the intent of the HAF agreement.
IM19	Council shall consider if the proposal is premature or inappropriate by reason of:	
	a) The financial capability of the Municipality to absorb any costs relating to the development.	No material impact on municipal costs is expected as a result of this change.
	b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.	Water and wastewater capacity will be determined at the time of site plan approval for any proposed construction taking place in the Village Core (VC) Zones.
	c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.	Not applicable.
	d) The potential for significantly reducing the continuation of agricultural land uses.	Not applicable.
	e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.	Not applicable.
	f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.	Not applicable.
	g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.	Not applicable.
IM20	Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:	Not applicable.
	a) Type of use.	Not applicable.
	b) Number of buildings.	Not applicable.
	c) Yard setbacks.	Not applicable.

d)	Height, bulk, stepback requirements, and lot coverage of any proposed structures.	Not applicable.
e)	External appearance of any structures where design standards are in effect.	Not applicable.
f)	Street layout and design.	Not applicable.
g)	Access to and egress from the site, parking.	Not applicable.
h)	Open storage and outdoor display.	Not applicable.
i)	Signage.	Not applicable.
j)	Similar matters of planning concern.	Not applicable.
IM21	Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.	Not applicable.
IM22	Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.	Not applicable.
IM23	Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.	Not applicable.
IM24	Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.	Not applicable.
IM25	Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.	Not applicable.
IM26	Council shall consider the following matters in Growth Management Areas and other areas where applicable to determine if the proposed development contributes to a favourable community	

form, and the proposed development's ability to:	
a) Provide for efficient pedestrian movement into, out of, and within the development, especially between commercial and residential neighbourhoods, as well as the ability for pedestrian routes to link with existing sidewalks, active transportation routes and walking trails on abutting lands to provide for a cohesive network of same.	Not applicable.
b) Council shall consider, where appropriate, the impact of the development on the comfort and design of proposed streets and existing street users. This shall include whether the proposed development is humanscaled, is easily accessible to active transportation users, and if it promotes visual variety and interest for active transportation users.	Not applicable.

## *Appendix D - Amendment Sheets*

The Municipality of East Hants  
Official Community Plan  
Municipal Planning Strategy

### **Municipal Planning Strategy - Section C3: Urban Design & Community Character**

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The Village Core (VC) Designation policies are amended by adding the following policy to Section C3: Urban Design & Community Character as Policy UD12A.:

***UD12A. Council shall consider multiple unit dwelling uses with a ground floor commercial component with a minimum of 13 dwelling units and a maximum of 16 dwelling units.***

Land Use Bylaw - Part 7: Mixed Use Zones

A new provision is added to the table of land uses under 7.1 Mixed Use Zones Permitted Uses by adding the green bold italicized text:

Conversion of existing buildings into multiple unit residential buildings with 10 units or less.	-	-	-	SP	-
Multiplex with a minimum of 8 dwelling units to a maximum of 12 dwelling units subject to the Form-Based Zone Requirements for the Village Core (VC) Zone.	-	-	-	SP	-
<i><b>Multiplex with a minimum of 13 dwelling units to a maximum of 16 dwelling units, with a minimum 75% of the building's street facing façade being used for ground floor commercial uses, subject to the Form-Based Zone Requirements for the Village Core (VC) Zone.</b></i>	-	-	-	<i><b>SP</b></i>	-
Automobile detailing as a secondary use to the primary commercial or residential use of the property.	-	-	-	SP	-
Mixed use buildings with commercial on the ground floor and up to a maximum of 12 dwelling units above the commercial use.	-	-	-	SP	-



## Land Use Bylaw - Part 7: Mixed Use Zones

A new provision is added to the table 7.6.1 Zone Requirements in Section 7.6 Village Core (VC) Zone by adding the green bold italicized text and deleting the red struck-through text:

### 7.6.1. Zone Requirements

In a VC Zone, no development permit shall be issued except in conformity with the following requirements:

	Sewer and Water or Sewer Only	On Site <sup>i</sup>
Minimum Lot Area	700 m <sup>2</sup>	3,716 m <sup>2</sup>
Minimum Lot Frontage	15 m	30 m
Minimum Side Yard	-	2 m
Minimum Rear Yard	-	6 m
Minimum Flankage Yard	5 m	6 m
Maximum Building Height	<del>2.5 stories (3 stories are permitted if the third story is integrated into the roof design)</del> <b>3 stories</b>	<del>2.5 stories (3 stories are permitted if the third story is integrated into the roof design)</del> <b>3 stories</b>
Maximum Commercial Floor Area for Single Use Commercial Building	400 m <sup>2</sup>	400 m <sup>2</sup>
Maximum Gross Floor Area	835 m <sup>2</sup>	835 m <sup>2</sup>
<b>Maximum Gross Floor Area for Multiplex with 13 to 16 Dwelling Units, with a minimum 75% of the Building's Street Facing Façade being used for Ground Floor Commercial Uses</b>	<b>1,888 m<sup>2</sup></b>	<b>1,888 m<sup>2</sup></b>
Bonus Zoning	Form-based Zone Requirements	-
Maximum Ground Floor Finish Level	0.3 m	0.3 m
<b>Conditions</b>		
<sup>i</sup> Nova Scotia Environment approval for on-site sewage disposal system is required.		

A new provision is added to 7.6.2 Flag Lots in Section 7.6 Village Core (VC) Zone by adding the green bold italicized text:

### 7.6.2 Flag Lots

- New single unit dwellings or two unit dwellings are permitted to be constructed on a flag lot to the rear yard of an existing structure facing the "main" street.
- A ground floor commercial use is not required for multiplexes with 13 to 16 dwelling units constructed on an existing flag lot.***

A new provision 7.6.7 Commercial Use Restrictions for Ground Floor Commercial Uses shall be added to Section 7.6 Village Core (VC) Zone by adding the green bold italicized text:

### ***7.6.7 Commercial Use Restrictions for Ground Floor Commercial Uses***

***The following uses shall not be considered a commercial land use in relation to buildings with a ground floor commercial use:***

- Accommodations, General***

## Land Use Bylaw - Appendix B: Form-Based Zone Requirements for the Village Core (VC) Zone

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The Building Scale and Mass provisions of Appendix B are amended by adding the green bold italicized text and deleting the red struck-through text:

### Building Scale and Mass

- a. New buildings shall be constructed with a maximum height of ~~2.5~~ **3** stories. ~~Three stories will be permitted if the third story is integrated into the roof design.~~
- b. For single use commercial buildings, the maximum commercial floor area shall be 400 m<sup>2</sup>.
- c. Buildings with more than 80% commercial ground-floor area can exceed the existing ~~2.5~~ **3** stories guidelines up to 4 stories, so long as the 'sectional' roof area at the height of 11 m is less than 15% of the building footprint.
- d. The maximum gross floor area shall be 835 m<sup>2</sup>, ***except for buildings being constructed with 13 to 16 dwelling units and a ground floor commercial use, which shall have a maximum gross floor area of 1,888 m<sup>2</sup>.***
- e. Large monolithic and monotonous buildings must be broken down into a collection of architectural parts.
- f. Any horizontal building dimension that exceeds 15 m must be broken into distinguishable 'architectural parts' using extending faces, changes in roof styles, changes in colour, and/or articulation in 'bays' to create an assemblage of architectural forms.
- g. Single level buildings with a footprint greater than 370 m<sup>2</sup> must incorporate a roof which gives the appearance of a second story using gabled windows, turrets or roof projections. The intent is to reduce 'pancake' or strip mall proportions.
- h. All sides of a building facing a street shall be designed as a street facing facade.
- i. As-of-right residential development on the ground floor shall be designed to allow for easy conversion to commercial use by including the following design elements:
  - IV. at grade entrances facing the street;
  - V. ceilings minimum height of 3.05 m (10 ft);
  - VI. windows should maintain their historical proportions. In new buildings 50% or more of the building frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.

The Windows, Doors, and Ceiling Height provisions of Appendix B are amended by adding the green bold italicized text:

### Windows, Doors, and Ceiling Height

- a. The main entry of the building must front on the 'main' street'. If the building has multiple commercial units at least one commercial unit has to front on the 'main street' with the main entry of the unit facing the 'main street'. Buildings which front two or more streets shall be designed to appear that the building fronts on all streets.
- b. Windows should maintain their historical proportions,
- c. In new buildings 50% or more of the building's ***ground floor street facing*** frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.
- d. ***In new buildings 30% or more of the building's second and third floor street facing frontage shall be glass (no tinted, textured, reflective, or dark glass shall be permitted) unless, the historic nature of the building requires other treatments.***
- e. The minimum ground floor commercial ceiling height shall be 3.05 m (10 ft).