

Form-Based Zone Requirements for the Village Core (VC) Zone

Appendix B

Application

Form-Based Zone Requirements shall apply to:

- a. All properties within the Village Core (VC) Zones, except for:
 - i. where one commercial use is replaced with another commercial use of the same type occupancy, unless that commercial use has not occupied the commercial space for longer than two years;
 - ii. where renovations are occurring for an existing single unit or two unit dwelling;
 - iii. where the use is a single unit or two-unit residential dwelling; and
 - iv. renovations to buildings and properties of historical importance, as determined by the Heritage Coordinator, where the goal of the renovation is to restore the building or site to its original design.
 - v. conversion of commercial building to single or two unit residential dwelling in a structure that was originally constructed as a residential building.
- b. All new buildings, and alterations to existing buildings, greater than 100 m².
- c. The front of a building and to those sides of a building, which are visible from the "Main" Street.
- d. Any site changes within these zones including parking lot expansion, new driveways or roads.

Examples of buildings exteriors facing the "main street".



Information Required

Before a development permit is issued, the Development Officer shall be provided with the following information where applicable:

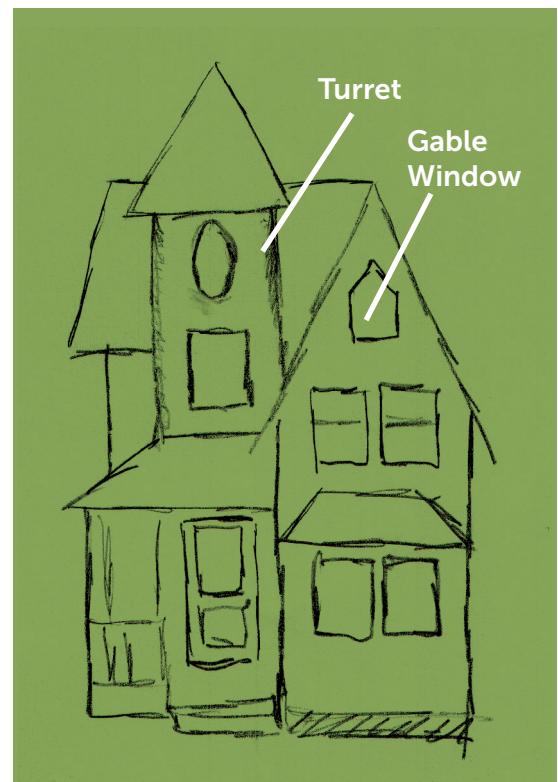
- a. Photographs showing all sides of an existing building.
- b. Building elevations to scale showing the front, side and rear elevations of the proposed development including all existing and proposed building elements.
- c. A site plan, to scale, showing all existing and proposed buildings, all yard setbacks, location and design of parking, driveways and vehicle circulation areas, pedestrian walkways and existing and proposed landscaping and plantings.
- d. A letter provided by the applicant indicating that the applicant and/or owner agrees to carry out the terms of the site plan.
- e. Any other information the Development Officer deems necessary to properly evaluate the proposal.

Architectural Design Standards

The following requirements shall apply to the development of a new main building or an addition exceeding 100 m². In the case of an addition, the design guidelines only apply to the addition, not the existing building.

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 m².

- 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.
- The maximum gross floor area shall be 835 m², **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 m².**
- Large monolithic and monotonous buildings must be broken down into a collection of architectural parts.
- 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.
- Single level buildings with a footprint greater than 370 m² 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.
- All sides of a building facing a street shall be designed as a street facing facade.
- 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:
 - at grade entrances facing the street;
 - ceilings minimum height of 3.05 m (10 ft);
 - 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.

Style

The architectural styles in East Hants are varied and traditional. The intent of the Style guidelines is to ensure that the style of new development is consistent with the vernacular of each village core and not with a placeless "corporate identity".

- Developers must select and adhere to an architectural style already found in the Village Core or neighbouring East Hants Village Core. The developer should identify the style, and demonstrate how all the building components reinforce the style (roof, siding, mass, doors, windows, columns, etc.). The building must be recognizable and identifiable. Bungalow style is not permitted.
- Standard 'corporate box designs' are not permitted in the village cores. Corporate chain outlets must be designed to fit the architectural context of each village core.
- For renovations, the style of the addition must either reinforce the existing style or be one of the styles already found in the Village Core.
- Building components not visible from the 'main street' (e.g. the back), can be built to a less stringent standard and do not require a discernible style so long as the style is coordinated with the front.
- The proposed signage must be shown on all elevation plans as part of the approval process.

Roofs

Most of the traditional housing forms in East Hants incorporate peaked roofs with a minimum 8:12 pitch. Many of these have gable ends that face the street and eave overhangs. Gable and shed dormers are

Architectural Bays are defined as the space between architectural elements, or a recess or compartment.

Dormer is a projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver (A Visual Dictionary of Architecture).

Dormer Styles



Gabled Dormer



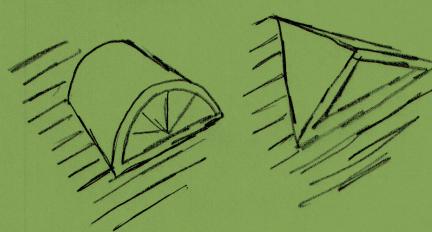
Shed Dormer



Hipped Dormer



Segmental Dormer



Eyebrow Dormers

prevalent.

- a. Unless flat, roof pitches below 8:12 are permitted for no more than 25% of the roof area. The roof design should reinforce the architectural style of the building. Variations in roof lines should be used to add interest to, and reduce the scale of large buildings.
- b. Cross gables, gable dormers and shed dormers are encouraged wherever possible on roofs.
- c. False roofs placed on facades to change the apparent proportions of the building, shall look like 'real' roofs when viewed from any angle on the 'main' street.
- d. Eave and roof overhangs are encouraged particularly where they provide shelter over main entries.

Materials

- a. No structures shall be wrapped completely in vinyl siding.

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).

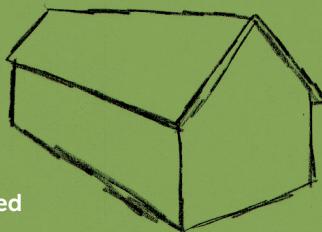
Site Design

- a. No parking shall be permitted between the main Village Core street and the building front. Locate parking to the side and/or rear of the building. Entry driveways should not be placed within the buildings frontage if at all possible. Loading doors shall not front on the main street.
- b. Buildings shall be located close to the main street so that they are accessible and visible to pedestrians. At least 60% of the building's frontage shall be within 12 m of the main street (front property line). Any additional buildings on the lot are exempt, so long as the additional building footprint does not exceed the building closest to the main street. Buildings located on flag lots are exempt from this requirement.
- c. Main entrances for buildings shall front onto the main street and be connected to the highway via a minimum 1.8 m wide walkway. The walkway is to be constructed of concrete, natural stone or pavers.

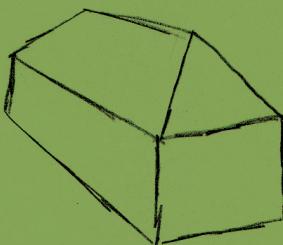
Landscape Guidelines

- a. All trees greater than 15 cm diameter (measured at 8 cm from the base) should be preserved wherever possible.
- b. For any buildings set back 9 m or more from the front lot line, one 60 mm Caliper (minimum) sized tree is required to be planted

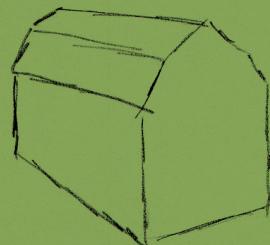
Roof Styles



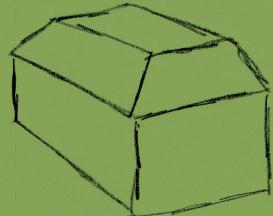
Gabled



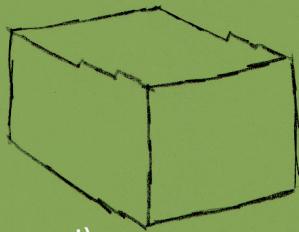
Hip



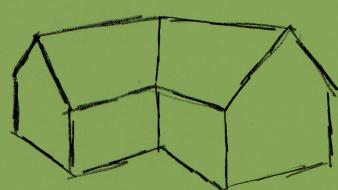
Gambrel



Mansard



Flat (with parapet)



Cross Gable

between the building and the street for every 9 m of building frontage. Notwithstanding the above, a tree is not required when the portion of the street, on which the building fronts, has Municipally owned street trees located on the same side of the street as the building.

- c. Trees shall be planted at a frequency of no less than one 60 mm Caliper (minimum) tree per 2,000 m² of disturbed site.
- d. All disturbed areas of the site shall be landscaped.
- e. A bike rack should be provided for all commercial developments with 1 bike space per every 185 m² of commercial floor space.
- f. An opaque buffer shall be placed along property where the adjacent land use is residential. The buffer shall be a minimum height of 1.5 m. Buffers are not permitted along property lines adjoining streets.
- g. Fences shall complement the style of the main building and shall be one of the following types: wooden picket, metal picket, baluster fence or common privacy fences such as treillage, or dog eared. The following fences shall not be permitted: chain link, stockade, split rail, basket weave or board-on-board batten.
- h. The finished side of the fence shall face the public right-of-way or the neighbouring property.

Outdoor Storage and Display

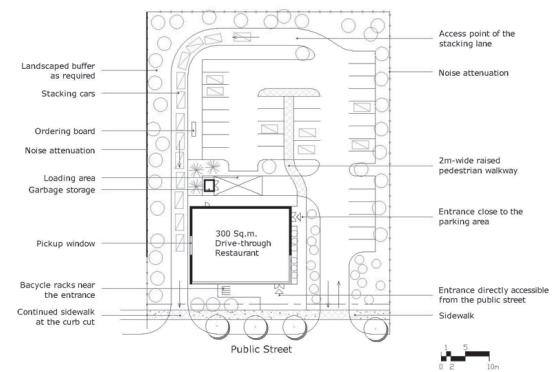
- a. Commercial displays shall be limited to the display of retail merchandise.
- b. Displays shall be permitted only during the open hours of the associated use.
- c. Outdoor trash receptacles are to be located in the rear or side yard and are to be screened from neighbouring buildings.

Drive-Thru Restaurant and Automobile Service Station Design Requirements

The purpose of having design requirements for drive-thru restaurants and automobile service stations in the Village Cores is to ensure the character and quality of these businesses enhance the Village Cores. Design requirements other than the ones listed below may be required as part of the development agreement process to ensure these more suburban uses do not detract from the compactness of the Village Cores.

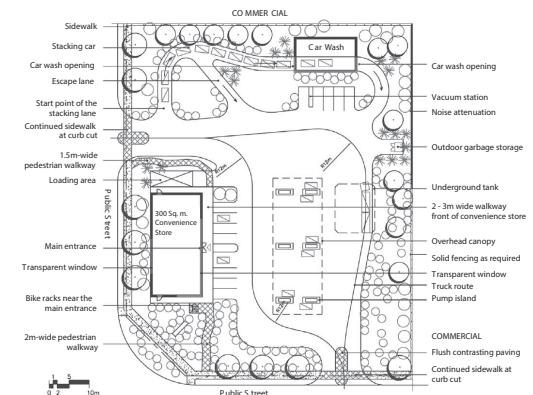
- a. Buildings shall be located close to the street.

Drive-thru Restaurant Design Example



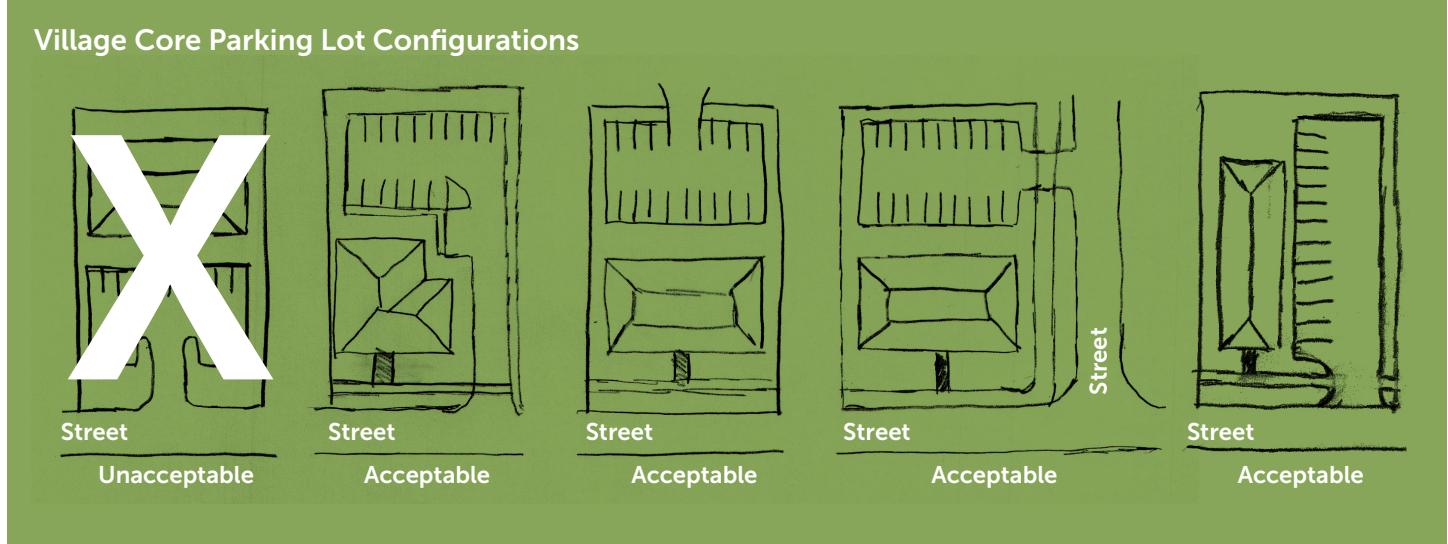
Reference: Urban Design Guidelines for Drive-Through Facilities, City of Ottawa Planning and Growth Management Department.

Automobile Service Station Design Example



Reference: Urban Design Guidelines for Gas Stations, City of Ottawa Planning and Growth Management Department.

Village Core Parking Lot Configurations



- b. Ample landscaping shall be used in combination with the building to enhance the streetscape and to help define the street edge.
- c. A minimum of 50% of the pedestrian level street facing facade shall be transparent.
- d. The architectural detail and character of the building and gas station canopy shall match surrounding property uses.
- e. Design all sides of buildings and pump islands with a consistent architectural style to enhance streetscape.
- f. One set of customer entrance doors must open up to the "main street" and shall provide access to the public sidewalk.
- g. Parking areas and stacking lanes shall be located in the side or rear yards, away from adjacent sensitive uses, such as residential and outdoor amenity areas.
- h. On-site circulation shall be designed to minimize conflicts between pedestrians and vehicles. Pedestrian walkways shall be provided where appropriate.
- i. Landscaping shall be used to help buffer the potential impacts of the drive-thru or automobile service station.

Automobile Detailing

- a. Shall be the secondary use of an existing residential or commercial use.
- b. Shall be located in the rear or side yard.
- c. Space shall be limited to a maximum of 2 vehicles. A maximum of a two bay garage or other related structure shall be permitted.
- d. Waste water must be disposed of in accordance in all required regulations and shall not be permitted to run off of the subject property.

Shubenacadie Village Core (VC) Zone: Parking

- a. For properties located within 400 metres of PID 45330214 and where parking requirements cannot be met on-site, parking requirements can be reduced as follows:
 - i. The required commercial parking, for properties with existing main buildings which will be retained, can be reduced by up to 100%.
 - ii. The required commercial parking, for existing undersized lots where any existing main buildings are not being retained, can be reduced by a maximum of 50%.
- b. In the Shubenacadie Village Core (VC) Zone, where there are site constraints that don't enable the required parking to be provided to the side or rear of a building, parking may be provided in the front yard of a property. The Development Officer may consider on street parking if it can be demonstrated that this is available to the front of the property. All other requirements of the Form Based Zone Requirements shall apply.

Regulation	Amendment Date	Description
Building Scale and Mass a., c., and d. Windows, Doors, and Ceiling Height c. and d.	June 25, 2025	Changes to the height and transparency.