



### Public Information Meeting

#### Proposed Municipal Planning Strategy and Land Use Bylaw Amendments Village Core (VC) Zone Density Increase

April 1, 2025  
Lloyd E. Matheson Centre

**Staff Present:**

John Woodford, Director of Planning and Development  
Debbie Uloth, Community Planner II  
Graham Scott, Manager of Economic & Business Development  
Angela Cormier, Business Development Officer  
Hannah Grosvenor, Administrative Assistant

**Attendance:**

4 members of the public, including:  
Councillor Merriam, Councillor Hebb

### Meeting Notes

Staff presented the VC Zone Density Increases report, which outlines an initiative of the Housing Accelerator Fund agreement.

**Questions/Comments from the Public**

The following questions and comments were raised:

- Height restrictions were clarified.
- Question about Gross Floor Area. Staff clarified gross floor area definition - every sq foot within the building.
- Discussion about affordability of 1-bedroom apartments, and the need for 800sq ft minimum of space for a 2 bedroom, ideally 800-1000.
- Staff clarified that Council is looking for a balance of maintaining the integrity of a village core, and that it is not proposed to get rid of the 8-12 smaller footprint residential option.
- Suggestion from a community member that commercial parking could be used as residential parking after hours, and suggesting that parking minimums be reduced in VC parking. Discussion continued about parking options including complimentary parking, creating walkable areas, lack of public transportation, parking analyses, off-site parking.
- Concern & discussion about the percentage of glazing on residential portions of the building.
- Clarification of timeline. Staff are tentatively planning for first reading in May and a public hearing in June or July.