





**Region of Queens Municipality
Staff Report
For the Regular Meeting of
October 14, 2025**

Date: October 1, 2025
File No: 10350-50-2510-09
To: Mayor and Council
From: Willa Thorpe, CAO
Subject: Dwellings in Commercial Buildings – Site Plan Amendments

Prepared by:  M. MacLeod Director of Land Use	Supervisor: W. Thorpe CAO	CAO Concurrence:  W. Thorpe, CAO
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RECOMMENDATION[S]

- 1) That Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the site plan approval provisions for dwellings in commercial buildings to allow for greater ground floor area to be utilized for residential uses, as identified in Appendix C of Staff Report;
- 2) That a Public Hearing be held on November 12, 2025 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

PURPOSE

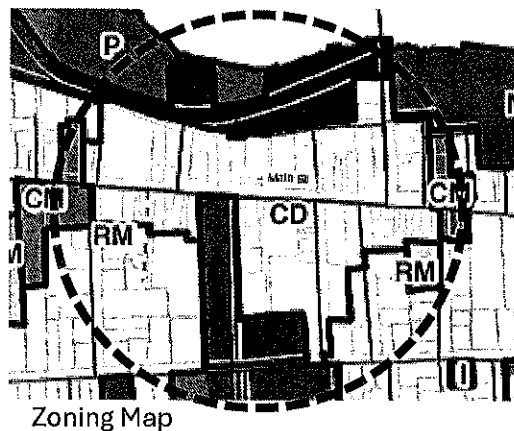
Region of Queens Municipality has received an application from the owners of property located at 194 Main Street in Liverpool and identified as PID# 70026364

proposing amendments to the Land Use Bylaw. The amendments would allow for a greater amount of the ground floor area of a commercial building to be utilized for residential purposes.

BACKGROUND



In the Spring of 2025, the owners of PID 70026364 had submitted an application to amend the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) to allow for residential development throughout entire building located at 194 Main Street in Liverpool. PID# 70026364 is located in the Downtown Commercial (CD) Zone under the Municipality's Land Use Bylaw.



This application was brought forward to Planning Advisory Committee (PAC) for discussion at its May 5, 2025 and May 15, 2025 meetings. PAC engaged in considerable discussion on the implications to the Downtown Commercial (CD) Zone if the development of stand-alone residential uses were permitted. The Committee determined that permitting residential development in the CD Zone was not in the best interest of the community. However, if Council were to consider such an amendment, additional controls should be established.

Prior to making a decision on the application, the Committee recommended hosting several public information sessions to gather additional input from the business community and the public on proposed amendments. The meetings were held on June 17, 2025 and June 19, 2025. Three options were presented for consideration at the engagement sessions:

1. allow new multiple unit residential dwellings as a permitted standalone use in the Downtown Commercial (CD) Zone
2. allow Council to consider new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement
3. deny the request and maintain current regulations.

Following further discussion at its July 7, 2025 meeting, PAC was not comfortable allowing residential development throughout an entire building in the CD Zone and as a result, recommended that Council maintain status quo and deny the amendment application. Council discussed the application at its July 8, 2025 meeting, agreeing with PAC's recommendation and voting in favor of maintaining status quo.

The owners of PID 70026343 subsequently submitted a new application to amend the Land Use Bylaw, proposing to renovate the existing vacant commercial space to create 2 commercial units, with the remainder of the building utilized for residential units, indoor parking and storage units for the tenants.

Under current regulations in the LUB, dwelling units can be considered in commercial buildings through a site plan approval process. The evaluation criteria for this process; however, limits the amount of residential space to a maximum of 50 percent of the ground floor area of the commercial building. The applicants acknowledge that there is some community concern respecting the loss of viable commercial space, particularly along the Main Street. However, given the significant size of the building on PID 70026364, the owners

have indicated that utilizing at least 50 percent of the building for commercial uses creates some challenges for them. They have expressed concern respecting the ability to rent significant commercial space in the building, particularly where there is already considerable vacant commercial space in the downtown. The property owners are proposing to maintain commercial frontage on Main Street, but would like to utilize the remainder of the building for residential purposes.

At the September 4, 2025 meeting of PAC, discussion on the application focused on the desire for flexible regulations that would help to revitalize Liverpool's downtown commercial core area. Discussion included tiered system based on building size, establishing a minimum commercial frontage depth, encouraging establishment of micro-businesses and allowing mixed-use developments. Examples of regulations from other municipalities were reviewed. Discussion gravitated toward potential amendments reflecting maintaining commercial frontage and establishing a minimum depth for that commercial space. Staff was requested to prepare draft amendments to the site plan approval criteria for dwellings in commercial buildings and bring back to next PAC meeting for discussion. A copy of the draft amendments and maps showing example of Commercial frontage with 6-metre depth was discussed at the September 25, 2025 meeting of PAC. Committee discussed the importance of creating a vibrant Main Street and maintaining commercial frontage. The majority of Committee members were supportive of amendments the LUB which establish a minimum depth and minimum floor area for ground floor commercial uses. It was suggested that amendments be made to Section 17.2 of the LUB – Dwellings in Commercial Buildings – including establishing a minimum horizontal depth of 3.66 metres (12 feet) and a minimum floor area of 27.88 square metres (300 square feet) for ground floor commercial uses.

ALTERNATIVES/OPTIONS

- 1) That Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to change the site plan approval provisions for dwellings in commercial buildings to allow for greater ground floor area to be utilized for residential uses, as identified in Appendix C of Staff Report;

- 2) That a Public Hearing be held on November 12, 2025 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.
- 3) That Council of the Region of Queens Municipality deny the application to amend the Land Use Bylaw to change the site plan approval criteria for dwellings in commercial buildings to allow for greater ground floor area to be utilized for residential uses.

ANALYSIS

Economic times have changed and there has been a development shift over the last few decades, which has seen commercial development moving away from downtown core areas to the outskirts of a town or city (ie. big box development). This trend holds true for the Region's largest commercial core area; downtown Liverpool. Our relatively small population and competition with larger urban centres can often make it challenging to attract new commercial development to the downtown area. As a result, many community "main Streets" are seeing increased vacancies in commercial space in these areas, Liverpool included.

From discussion at the public information meetings and discussions with PAC, there is apparent interest in amending current regulations around residential uses in commercial buildings, particularly in the Downtown Commercial (CD) zone, to provide for greater flexibility for new development and to help revitalize the downtown area. The general feeling was that there are benefits of incorporating residential development in commercial areas, creating vibrant and sustainable communities that can encourage economic growth. One potential implications of allowing for increased ground floor residential development in commercial buildings; however, is that it reduces available space for commercial development in the future.

In considering amendments to the LUB, it should be noted that any approved amendments to the Bylaw would apply, not only to the applicant's property, but also to all other properties where dwellings can be considered in commercial buildings through site plan approval.

IMPLICATIONS

Converting ground floor space within existing commercial buildings to residential or constructing new commercial buildings with a higher proportion of ground

floor residential units, will have financial implications for the Municipality, as it affects how a property is assessed for taxation purposes.

COMMUNICATIONS

The Municipal Government Act establishes the process for amending planning documents. Part of that process involves Council holding a public hearing. Section 206 sets out that:

Public hearing 206

(1) Prior to holding a public hearing required under this Part, the clerk shall provide notice of the public hearing at least fourteen days before the date of the public hearing by either

(a) placing the notice in a newspaper circulating in the municipality, inserted at least once a week, for two successive weeks; or

(b) posting the notice on the municipality's website.

(2) A notice of a public hearing posted under clause (1)(b) must include the date the notice is posted and remain posted until the public hearing has been completed.

(3) The notice of the public hearing shall

(a) state the place where, and the hours during which, the proposed documents may be inspected by the public;

(b) state the date, time and place set for the public hearing;

(c) describe by metes and bounds, a plan, map, sketch or civic address or other description adequate to identify the area affected by the proposed documents;

(d) give a synopsis of the proposed documents, if the public hearing is with respect to an amendment to a municipal planning strategy or land-use by-law or the approval or amendment of a development agreement.

(4) Copies of the proposed documents or portions of the documents shall be provided to a person, on request, upon payment of a reasonable fee set by the council, by policy, sufficient to recover the cost of providing the copies.

(5) In addition to providing notice in accordance with subsection (1), the clerk shall provide notice of the public hearing at least fourteen days before the date of the public hearing to

- (a) the clerk of every municipality that immediately abuts an area affected by the proposed documents; and
- (b) the village clerk of every village in which an affected property is situate.

BYLAWS/PLANS/POLICIES

The current Municipal Planning Strategy sets out that:

5.1 Downtown Commercial Zone

Downtowns were long the heart of many communities in Queens. Many of them developed during a time before the automobile, modern financial instruments, and modern construction methods and, as a result, feature smaller buildings, packed closely together and located close to the street.

Along with the growth of commercial plazas, shopping centres, and large-format retail came a decline in downtowns. However, recent decades have seen somewhat of a renaissance in these areas; the smaller commercial spaces are a good fit for independent businesses and the fine-grained streetscapes are attractive to people looking for slower-paced shopping experiences.

Downtown Liverpool features the largest and most complete "main street" in Queens, appropriately located on Main Street and its side streets. It is defined by a mix of both older Victorian and Georgian buildings and modern buildings.

Other downtowns in Queens do not feature the same critical mass and density of commercial buildings, having lost them to redevelopment over the years or never developing them in the first place. However, Council is supportive of establishing a denser commercial core within Caledonia, Milton, and Brooklyn; if demand warranted such an approach in the future, Council could consider applying the Downtown Commercial Zone to these communities.

Policy 5-20: Council shall establish the Downtown Commercial Zone in the Land Use Bylaw. This zone is intended to enable and promote fine-grained, walkable downtown areas reflective of a traditional "main street".

Policy 5-21: The Downtown Commercial Zone shall permit a range of commercial and community uses of a scale and type appropriate to a downtown context. Automobile-related uses

*shall be prohibited, with the exception of parking lots designed to minimize their impact on the pedestrian experience. **Residential uses shall be permitted, but shall only be located in buildings with commercial uses and shall be secondary to the commercial storefront.***

In accordance with Policy 5-21, the Land Use Bylaw sets out that dwelling units can be considered in commercial buildings through a site plan approval process (Section 17.2 of the LUB). Site plan approval is a development approval process in which applicants must meet an additional set of criteria set out in the Land Use Bylaw. This tool is useful for approvals that might require an additional level of oversight or flexibility in the ways impacts on neighbours are reduced, but that do not necessarily need to go through the complex and time consuming process required for a development agreement.

The criteria for site plan approval for Dwellings in Commercial Buildings includes the following:

17.2 Dwellings in Commercial Buildings

Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:

(a) Use Allocation

- I. Dwellings located on the ground floor shall not exceed a total of 50 percent of the ground floor area.*
- II. Dwellings located on the ground floor shall be located to the rear of the commercial use(s).*
- III. On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.*
- IV. In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.*

(b) Access

- I. Entrance(s) to residential uses shall be separate from the entrances for other uses.*
- II. Residential entrances shall not exceed a width of 2 metres on the front façade.*

In considering amendments to the Land Use Bylaw, the Municipal Planning Strategy sets out that:

6.3.3 Amending the Land Use Bylaw

Council recognizes it cannot foresee all possible types of development that might be acceptable in the municipality in general, or on a specific piece of land. As such, there will be times when the Land Use Bylaw needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use Bylaw. Such errors do not reflect the policies in this Plan and thus will be corrected by Bylaw amendments.

Policy 6-9: *Council shall amend the text of the Land Use Bylaw if the proposed amendment meets the general criteria set out in Policy 6-21.*

Policy 6-21: *Council shall not amend the Land Use Bylaw or approve a development agreement unless Council is satisfied the proposal:*

(a) is consistent with the intent of this Municipal Planning Strategy;
(b) does not conflict with any Municipal or Provincial programs, bylaws, or regulations in effect in the municipality;

(c) is not premature or inappropriate due to:

(i) the ability of the Municipality to absorb public costs related to the proposal;

(ii) impacts on existing drinking water supplies, both private and public;

(iii) the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;

(iv) the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;

(v) the adequacy of fire protection services and equipment;
(vi) the adequacy and proximity of schools and other community facilities;

(vii) the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;

(viii) site-specific climate change risks;

(ix) the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;

(x) impacts on known habitat for species at risk;

(xi) light pollution and impacts on dark sky views, especially in the vicinity of the Kejimikujik Dark Sky Preserve;

(xii) the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to utility rights-of-way; and

(xiii) negative impacts on the viability of existing businesses in the surrounding community, including, but not limited to, the risk of land use conflicts that could place limits on existing operational procedures.

SUMMARY

An application has been made by the owners of property located at 194 Main Street in Liverpool and identified as PID# 70026364, proposing amendments to the Land Use Bylaw that would allow for a greater amount of the ground floor area of a commercial building to be utilized for residential purposes. The Municipality's Planning Advisory Committee has engaged in considerable discussions respecting potential amendments to the Land Use Bylaw. There is interest in amending current regulations around residential uses in commercial buildings, particularly in the Downtown Commercial (CD) zone, to provide for greater flexibility in an effort to help revitalize the downtown area. Maintaining ground floor commercial frontage, particularly along Main Street, was deemed by the Planning Advisory Committee to be of utmost importance in preserving the commercial character of the downtown area. As well, the establishment of minimum regulations around the size of ground floor commercial frontage was an important consideration to ensure the functionality / usability of this space. The Planning Advisory Committee is recommending amendments to Section 17.2 of the Land Use Bylaw – *Dwellings in Commercial Buildings*.

ATTACHMENTS/REFERENCE MATERIALS

- Region of Queens Municipal Planning Strategy and Land Use Bylaw
- Municipal Government Act (PART VIII) - Planning and Development
- Queen's Downtown Commercial Zone Proposed Amendments – Engagement Summary
- SDL Investments Ltd. Application for Amendments to the Land Use Bylaw
- Draft Amendments to the Site Plan Criteria for Dwellings in Commercial Buildings

Queen's Downtown Commercial Zone Proposed Amendments **ENGAGEMENT SUMMARY**

June 2025



UPLAND

PROJECT INTRODUCTION

In June 2025, the Region of Queens Municipality engaged UPLAND Planning + Design Studio to undertake a voluntary public engagement process to better understand the community's perspectives on residential land uses in the Downtown Commercial (CD) Zone. This was triggered by a development application that would require amendments to the municipal planning documents. The goal of the engagement is to help inform the decision-making process for Planning Advisory Committee's recommendation to Council.

DEVELOPMENT SUMMARY

In 2025, SDL Investments Limited submitted an application to amend the Region of Queens Municipality's Municipal Planning Strategy and Land Use Bylaw. These amendments, if passed, would allow for new multiple-unit residential dwellings as a main (or standalone) use within the Downtown Commercial (CD) Zone. While the application would impact all development in the CD Zone moving forward, it was initiated to accommodate a proposed renovation at 194 Main Street in Liverpool. Here, the applicant seeks to renovate the existing structure to create a multiple unit residential dwelling with 16 units, featuring covered parking on the lot.

BACKGROUND

Currently, within the Downtown Commercial (CD) Zone, residential uses are permitted, but only when they are located in buildings with commercial uses and are secondary to the commercial storefronts. This prohibits any standalone residential uses within the zone.

OPTIONS

There are three options that Planning Advisory Committee can consider to address the proposed amendments to the planning documents, each with its own set of implications. They are:



Allow new multiple unit residential dwellings as a permitted standalone use in the Downtown Commercial (CD) Zone.



Amend the Municipal Planning Strategy and Land Use Bylaw to allow for multiple unit residential dwellings as a permitted main use in the CD Zone.



Allow Council to consider new multiple unit residential dwellings in the Downtown Commercial (CD) Zone through development agreement.



Amend the Municipal Planning Strategy and Land Use Bylaw to allow for multiple unit residential dwelling units in the CD Zone by development agreement.



Deny the request and maintain current regulations.



Make no changes to the Municipal Planning Strategy and Land Use Bylaw

WHAT WE DID

For this project, we undertook three methods for the engagement:



Business Engagement Session

June 17th, 5-8pm in the Community Room at Queen's Place Emera Centre



This session had 9 attendees, including 1 member of the media, 2 members of the Planning Advisory Committee and 1 member of Council.

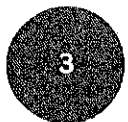


Public Engagement Session

June 19th, 5-8pm in the Community Room at Queen's Place Emera Centre



This session had 4 attendees, including 2 members of the Planning Advisory Committee.



Online Feedback Form

Open from June 12th- 24th

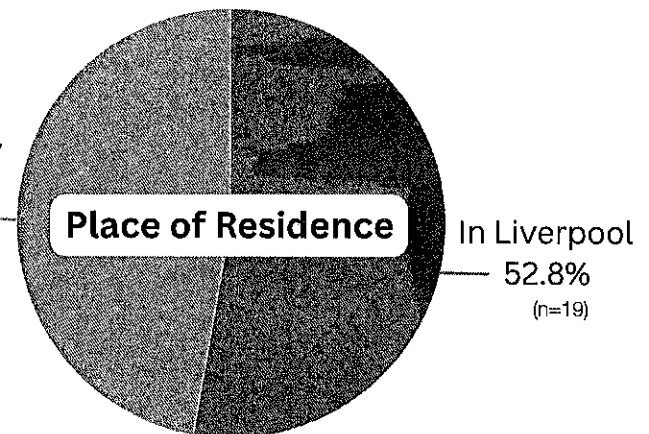


We had 30 submissions from business owners and residents.

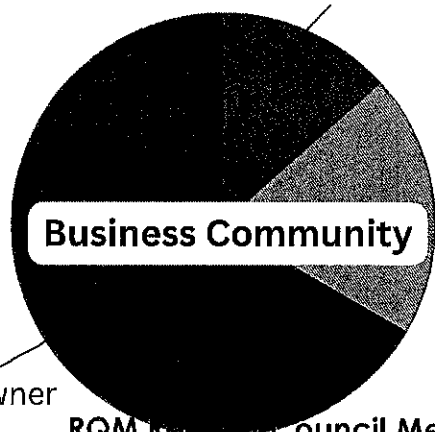
WHO WE HEARD FROM

In another part of the Region of Queens Municipality

47.2%
(n=17)



Business owner in the CD Zone
13.3% (n=4)



Business owner outside of the CD Zone
20% (n=6)

Not a business owner
66.7%
(n=20)

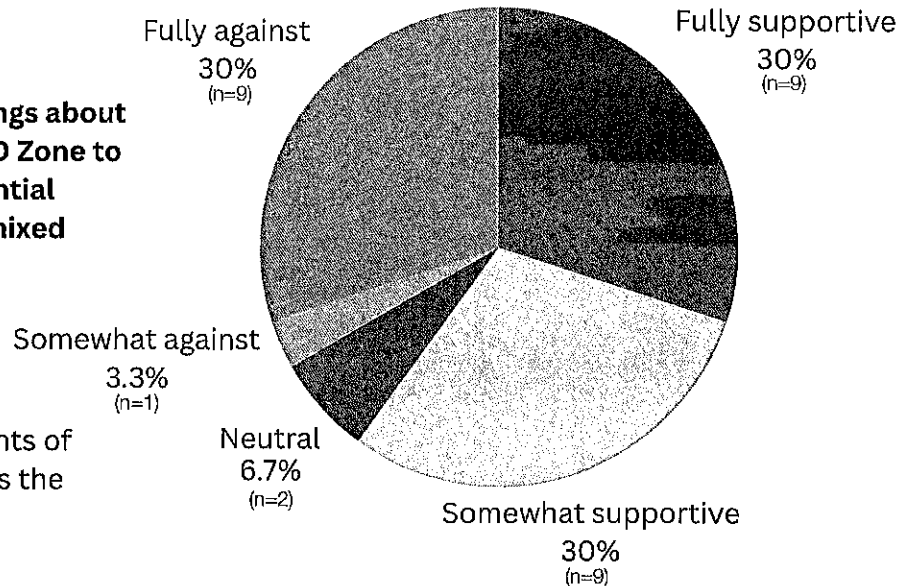
It is important to note that the data gathered is limited by the response rate and does not portray a representative sampling of the population.

WHAT WE HEARD

We heard a mix of feedback from residents and business owners about the proposed amendments to the CD Zone. Generally, respondents want to see housing in Liverpool, but some are concerned with the impact that the amendments could have on the commercial character of the downtown.

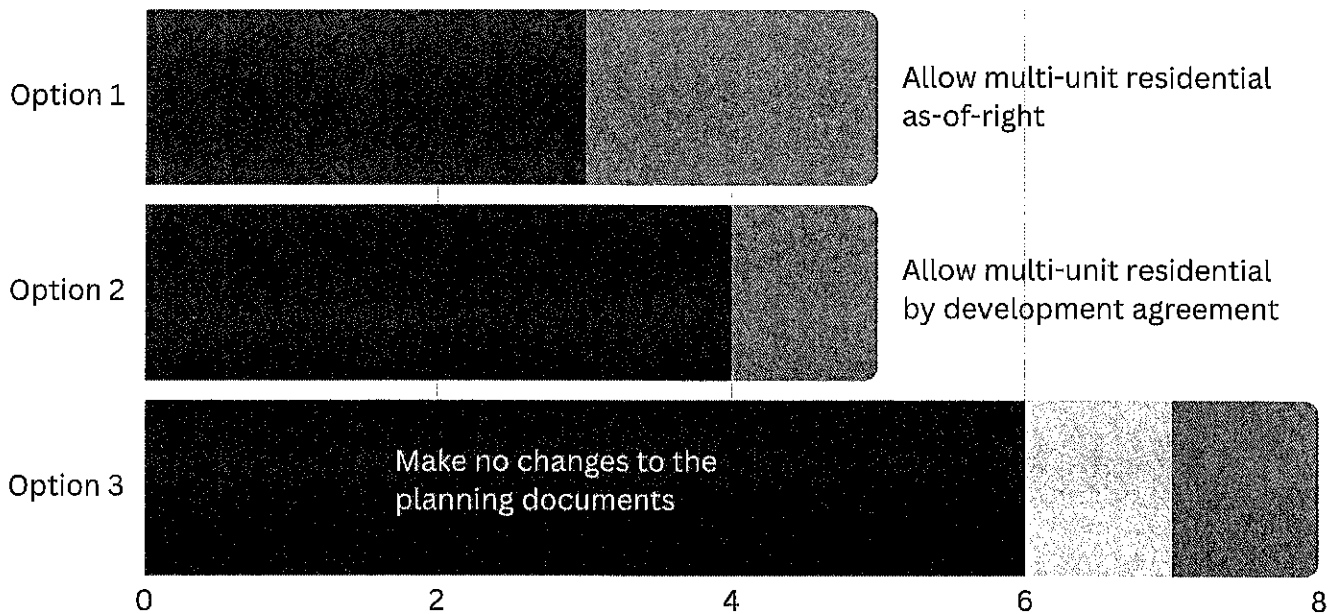
When asked what their general feelings about the proposed amendments to the CD Zone to permit standalone multi-unit residential development, respondents shared mixed perspectives. (See figure right)

Respondents qualified their sentiments of support by citing the housing crisis as the primary reason for their response.



When asked about their support for the three proposed options, a more nuanced perspective emerged (See figure below).

- Fully Support
- Somewhat Support
- Neutral
- Somewhat Do Not Support
- Do Not Support





PERSPECTIVES FROM THE BUSINESS COMMUNITY

Business owners in the community, both those who operate businesses within the Downtown Commercial Zone and those who operate them outside the area, were in agreement that Option 1 (permitting standalone multi-unit residential development as-of-right) was not the right course of action. They cited concerns about eroding the commercial area and losing its character over time.

Half of the business owners we heard from were supportive of Option 2 (permitting standalone multi-unit residential uses via development agreement), with the caveat that developments meet rigid criteria to ensure they fit within the wider context of the downtown. There were some fears that this option could set a precedent and unwittingly erode the commercial character of the area.

40% of the business owners were supportive of Option 3, saying that the current rules are in place for a reason and the existing regulations are appropriate.

KEY THEMES



Desire for a Comprehensive, Strategic Downtown Plan: Many expressed concerns about decisions being made ad hoc, without a broader plan for the future of Main Street or downtown Liverpool. There is a desire to see a plan that is community-driven, rather than developer-led.



Conflicting Priorities - Downtown Housing vs. Commercial Use: There is a strong divide between those who believe housing should be permitted downtown and those who want to preserve Main Street as a commercial/retail zone. Some feel that this proposal could help to address housing shortages, while others fear that the loss of retail undermines tourism and local identity. Accessibility was also cited as a concern and consideration.



Housing Crisis & Affordability (Urgent, but Complex): There is clear recognition of a housing crisis, but skepticism about whether proposed units will be truly affordable or serve the local population. It was also highlighted that there are many other areas just outside of the Downtown Commercial Zone that would be more suitable for this kind of development and that housing should be directed to those areas.



Loss of Community Character & Economic Identity: Many residents worry that residential development will erode the soul of downtown Liverpool as a vibrant, walkable, tourist-friendly destination, and stifle its potential for the future. There was some acknowledgment that the area is currently in need of investment, but that it would be short-sighted to make changes that would impact its long-term viability as an economic centre.



Process Transparency & Public Engagement: There was some frustration about the lack of communication about this proposal. Some were critical of the promotion of the public engagement and felt that more should have been done to inform residents.

14.6 - Appendix B

July 19, 2025

Region of Queens Municipality

Liverpool, NS

Mike:

Please see attached our revised application to amend the Region's Planning Documents for the renovation of 194 Main Street, Liverpool.

The existing structure will be fully renovated to include 18 residential units, 2 commercial units, indoor parking for all tenants and guests and approximately 20 storage units to be made available to the tenants on a rental basis.

The attached revised plan specifies usage to allow for a minimum of 2 commercial units fronting Main Street.

I look forward to addressing any questions from you or your team and would be happy to meet with the PAC and/or Council to present the revised project and answer any questions.

Sincerely,

Eric Fry

President, SDL Investments Limited



For Internal Use Only
Acceptance Date: _____
Processing Date: _____

Region of Queens Municipality
Planning Amendment and Development Agreement Application



1. Application Type:

- Land Use Bylaw Amendment
- Development Agreement

2. Property Information:

Civic address of subject property – 194 Main St, Liverpool NS
Property Identification Number (PID) – 70026364
Present use of subject property – Commercial - vacant
Proposed Use of subject property – Residential/commercial
Existing Lot Size - 16,302 sq'
Existing Lot Frontage - 61.5 ft on Main, 64.5 ft on Water

3. Property Owner Information:

Name – SDL Invesments Limited
Applicant is :
 Owner
 Agent of Owner
Civic Address - _____
Mailing Address (If different from Civic Address) - _____
Telephone Number - _____
Email Address - _____

4. Zoning Information:

Existing Zoning - CD

Proposed Zoning - Residential

5. Property Servicing Information:

Water Services –

Municipal System - Existing Proposed

Drilled Well - Existing Proposed

Dug Well - Existing Proposed

Other - _____

Sewer Services –

Municipal System - Existing Proposed

On-site System - Existing Proposed

Other - _____

Access –

Public Road - Existing Proposed

Private Road - Existing Proposed

Other - _____

6. Declaration:

Registered Owner of Property (Please print)

I / We Eric Fry, President of SDL Investments Limited do solemnly declare that I / We are the current registered owner(s) of the property described in this application. I / We have examined the contents of this application and certify that the information submitted is accurate.

Registered Owner SDL Investments Limited

Signature *Eric Fry*

Date July 19, 2025

Registered Owner (if more than one) _____

Signature _____

Date _____

Authorization of Registered Owner (Please print)

I / We _____ authorize _____
To act as agent and sign this application on my / our behalf for property located
at
(Civic Address) _____ and identified as PID# _____.

Notes:

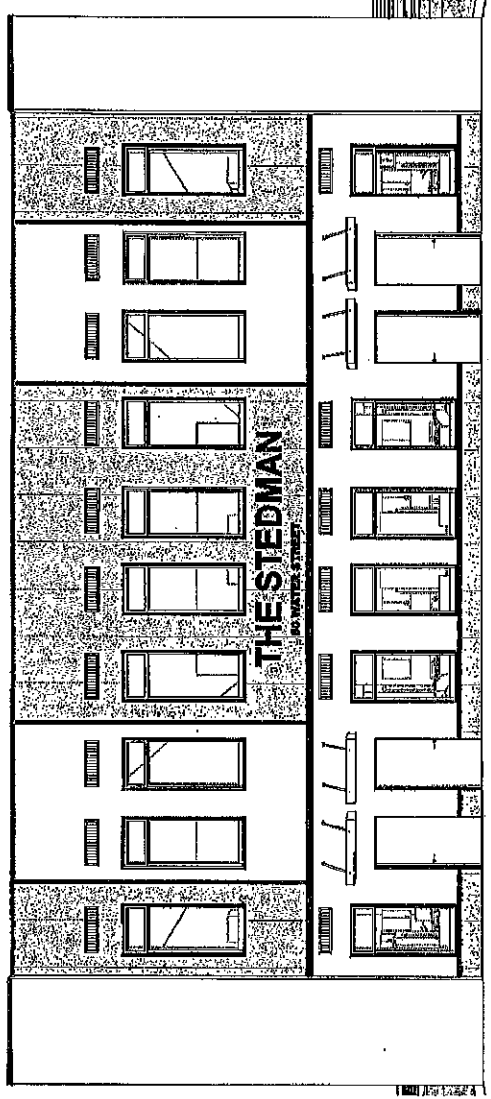
1. The requirements of a Land Use Bylaw amendment or development agreement application are established by the Planning Department of the Region of Queens Municipality. An application approval process will not commence until a completed application and advertising deposit are received.
2. Please make cheques payable to the Region of Queens Municipality. Following completion of the amendment process, the unused balance will be returned to the applicant. However, should the deposit be insufficient to cover the cost of advertising, the applicant will be responsible for the difference.
3. It is recommended that an applicant have a pre-consultation meeting with staff of the Planning Department prior to submitting this application.



T.A. SCOTT
 ARCHITECTURE + DESIGN
 DRAWING INSPIRATION

Project Number	24-079
Date	2024.08.18
A-000	
1. DESIGN DEVELOPMENT	2024.08.18
2. PERMITTING	
3. CONSTRUCTION	
4. OCCUPANCY	
5. ARCHIVE	

**194 MAIN STREET.
 LIVERPOOL**



Appendix C

Draft Amendments -

17.2 Dwellings in Commercial Buildings

~~17.2.1 Where a zone permits dwellings in commercial buildings by site plan approval, the Development Officer shall approve a site plan agreement where the requirements of this Land Use Bylaw and the following matters have been addressed:~~

17.2.1 Dwellings in commercial buildings may be permitted by site plan approval, subject to the site plan criteria in subsection 17.2.2 and all other applicable requirements of this Land Use Bylaw being met, provided:

~~(i) Dwellings located on the ground floor shall not exceed a total of 50 percent of the ground floor area.~~

(i) Dwellings located on the ground floor of commercial buildings shall be located to the rear of permitted commercial use(s).

(ii) Ground floor commercial use(s) shall extend across the full width of the building facade from which the building gains its principle access, excluding entrance(s) for residential uses. In the case of through lots that have frontage on Main Street, a buildings principle access shall be deemed to be off Main Street.

(iii) On corner lots, ground floor commercial use(s) shall wrap around the corner from the front lot line along the flankage lot line to a minimum distance of 5 metres or 50 percent of the building depth, whichever is less.

(iv) Ground floor commercial use(s) shall maintain a minimum horizontal depth of 3.66 meters (12 feet) from the front facade which the building gains its principle access and is measured perpendicularly from the outside wall of that facade.

(v) Ground floor commercial use(s) shall maintain a minimum floor area of 27.88 square metres (300 square feet) per unit.

(vi) Ground floor commercial use(s) fronting on the street shall not be occupied as office space by the owner(s) of the building or building manager.

(vii) In buildings constructed after May 24, 2022, ground-floor residential uses shall have a floor-to-floor height of no less than 4 metres.

17.2.2 The following site plan criteria apply to dwellings in commercial buildings permitted through the site plan approval process. No development permit shall be issued for development that is inconsistent with these criteria, in addition to all other requirements of this Land Use Bylaw:

(a) Access

(i) Entrance(s) to residential uses shall be separate from the entrances for other uses.

(ii) Residential entrances shall not exceed a width of 2 metres on the front façade