

10.5a MIXED USE MEDIUM DENSITY – PEDESTRIAN PREDOMINANT (C5a) ZONE

Explanatory Note: *The C5a Zone is typically located along pedestrian oriented streets where permitted commercial and residential uses create an active and vibrant pedestrian realm. Built form consists of buildings with only commercial uses at-grade and residential and commercial uses on the upper floors to encourage a pedestrian and transit-supportive environment. The range of permitted commercial uses along with their built form are intended to meet the needs of residents and visitors while creating an inviting pedestrian environment.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mixed Use Medium Density – Pedestrian Predominant (C5a) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.5a.1 PERMITTED USES

Beverage Making Establishment
 Catering Service
 Commercial Entertainment
 Commercial Parking Facility
 Commercial Recreation
 Commercial School
 Communications Establishment
 Craftsperson Shop
 Day Nursery
 Dwelling Unit(s)
 Financial Establishment
 Hotel
 Laboratory
 Medical Clinic
 Microbrewery
 Multiple Dwelling
 Office
 Personal Services
 Place of Assembly
 Place of Worship
 Repair Service
 Restaurant
 Retail
 Social Services Establishment
 Studio
 Urban Farmer's Market
 Veterinary Service

10.5a.2 PROHIBITED USES

- i) Notwithstanding Section 10.5a.1, the following uses are prohibited, except if considered only as an accessory use to another permitted use:

Community Garden
Garden Centre
Urban Farm

- ii) Notwithstanding Section 10.5a.1, a Drive-Through Facility is prohibited, even as an accessory use.

10.5a.3 REGULATIONS

- a) Maximum Building Setback from a Street Line

- i) 3.0 metres for the first storey, but shall not apply to a portion(s) of the building where a visibility triangle is required for a driveway setback;

- ii) Notwithstanding Section i) above, 6.0 metres for that portion of a building providing an access driveway to a parking garage.

- iii) Section i) above, shall not apply for any portion of a building that exceeds the requirement of 10.5a.3 h) ii) and iii) below.

- iv) Where a building(s) has been constructed and complies with Section 10.5a.3 h) ii) and iii) below, additional buildings constructed on the subject property shall not be subject to Section i) above, as it relates to the setback from a lot line.

- b) Minimum Rear Yard 7.5 metres;

- c) Minimum Side Yard 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.

- d) Building Height i) Minimum 7.5 metres.

- ii) Maximum 22.0 metres.
 - iii) In addition to Section i) above, and notwithstanding Section ii) above, the minimum building height may be equivalently increased as the yard increases beyond the minimum yard requirement established in Section 10.5a.3 b) and c) above when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.
- e) Maximum Gross Floor Area for Office Use 2,500.0 square metres;
- f) Maximum Gross Floor Area for Commercial Recreation 2,500.0 square metres;
- g) Maximum Gross Floor Area for Microbrewery 400.0 square metres;
- h) Built form for New Development
- In the case of new buildings constructed or alterations and additions to the exterior of existing buildings, excluding any alterations to façade, fenestration or doors, after the effective date of this By-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) For an interior lot or through lot the minimum width of the ground floor façade facing the front lot line shall be:
 1. greater than or equal to 75% of the measurement of the front lot front line; and,
 2. provided in accordance with Section 10.5a.3 a) above.

- iii) For a corner lot the width of the ground floor façade facing the front lot line and flankage lot line shall be:
1. greater than or equal to 50% of the measurement of all lot lines abutting a street; and,
 2. provided in accordance with Section 10.5a.3 a) above.
- iv) Notwithstanding Section ii) above, one maximum 6.0 metre wide driveway shall be permitted for ingress and egress.
- v) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line and flankage lot line.
- vi) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.
- vii) Notwithstanding the definition of planting strip, a public sidewalk shall be permitted where required by Section vi) above.
- viii) Notwithstanding the above, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.
- ix) A minimum of 60% of the area of the ground floor façade shall be composed of doors and windows.
- x) The first storey shall have a minimum height of 3.6 metres and a maximum height of 4.5 metres.

- i) Restriction of Uses within a Building
- i) Notwithstanding 10.5a.1 above, the following uses shall only be permitted within the first storey of a building:
- Beverage Making Establishment
 - Catering Service
 - Commercial Entertainment
 - Commercial Recreation
 - Financial Establishment
 - Microbrewery
 - Repair Service
- ii) Notwithstanding 10.5a.1 above, the following uses, excluding access areas, accessory office and utility areas, shall only be permitted above the first storey of a building:
- Dwelling Unit(s)
 - Multiple Dwelling
- iii) Notwithstanding 10.5a.1 above, a Commercial Parking Facility, excluding access driveway(s), shall only be permitted if wholly contained within a building and shall not be permitted on the first storey.
- j) Visual Barrier Requirement
- A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.
- k) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted.
- ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

- 10.5a.4 ACCESSORY BUILDINGS** In accordance with the requirements of Section 4.8 and 4.8.1 of this By-law.
- 10.5a.5 PARKING** In accordance with the requirements of Section 5 of this By-law.
- 10.5a.6 URBAN FARM** In addition to Section 10.5a.2 above, and the requirements of Section 4.26 of this By-law, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principle building.
- 10.5a.7 COMMUNITY GARDEN** In addition to Section 10.5a.2 above and in addition to Section 4.27 of this By-law, a Community Garden shall only be permitted in the rear yard or on the roof of the principle building.
- 10.5a.8 URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.