

## 10.5 MIXED USE MEDIUM DENSITY (C5) ZONE

**Explanatory Note:** *The C5 Zone is found along collector and arterial Roads where the zone permits a range of retail, service, commercial, entertainment, and residential uses serving the surrounding community. The built form encourages an active transit supportive, pedestrian environment that is anchored by single or mixed-use buildings oriented towards the pedestrian realm.*

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 (C5) 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:

### 10.5.1 PERMITTED USES

Beverage Making Establishment  
 Catering Service  
 Commercial Entertainment  
 Commercial Parking Facility  
 Commercial Recreation  
 Commercial School  
 Communications Establishment  
 Craftsperson Shop  
 Day Nursery  
 Educational Establishment  
 Emergency Shelter  
 Financial Establishment  
 Funeral Home  
 Hotel  
 Laboratory  
 Lodging House  
 Medical Clinic  
 Microbrewery  
 Motor Vehicle Gas Bar  
 Motor Vehicle Service Station  
 Motor Vehicle Washing Establishment  
 Multiple Dwelling  
 Office  
 Personal Services  
 Place of Assembly  
 Place of Worship  
 Repair Service  
 Residential Care Facility  
 Restaurant  
 Retail

Retirement Home  
 Social Services Establishment  
 Studio  
 Transportation Depot  
 Urban Farmer's Market  
 Veterinary Service

### 10.5.2 PROHIBITED USES

i) Notwithstanding Section 10.5.1, 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 10.5.1, a Motor Vehicle Dealership is prohibited, even as an accessory use.

### 10.5.3 REGULATIONS

a) Maximum Building Setback from a Street Line

i) 4.5 metres, except where a visibility triangle is required for a driveway access.

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

iii) Section i) above shall not apply for any portion of a building that exceeds the requirement of Section 10.5.3 g) ii) and iii) below.

iv) Where a building(s) has been constructed and complies with Section 10.5.3 g) ii) and iii) below, additional buildings(s) constructed on the subject property shall not be subject to Section 10.5.3 a) i) above, as it relates to the setback from lot line.

- b) Minimum Rear Yard 7.5 metres;
- c) Minimum Interior Side Yard 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Building Height
- i) Minimum 7.5 metre façade height for any portion of a building along a street line.
  - 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 10.5.3 b) and c) above when abutting a Residential or Institutional Zone to a maximum of 22.0 metres.
- e) Maximum Gross Floor Area for each Office Building 10,000.0 square metres;
- f) Maximum Gross Floor Area for Microbrewery 400.0 square metres;
- g) 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 a 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 line; and,
  - 2. provided in accordance with Section 10.5.3 a) above.
- iii) For a corner lot the minimum 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 10.5.3 a) above.
- iv) Notwithstanding Section ii) and iii) 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.

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| h) | Restriction of Uses within a Building | Notwithstanding Section 10.5.1 above, habitable room(s) shall have access or windows on the ground floor of a building façade.   |
| i) | 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.                                    |
| j) | Outdoor Storage                       | <p>i) No outdoor storage of goods, materials, or equipment shall be permitted.</p> <p>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.</p> |

**10.5.4 EMERGENCY SHELTER, LODGING HOUSE, PLACE OF WORSHIP, RESIDENTIAL CARE FACILITY, RETIREMENT HOME AND SOCIAL SERVICES ESTABLISHMENT REGULATIONS**

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|----|-----------------------------|----------------------------|
| a) | Minimum Side and Rear Yard: | 7.5 metres;                |
| b) | Maximum Building Height:    | 22.0 metres;               |
| c) | Minimum Landscaped Area:    | 10% of the total Lot Area. |

- d) Location of Emergency Shelter and Residential Care Facility
- i) Except as provided for in Section ii), herein, every Emergency Shelter or Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by a Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility.
- ii) Where the radial separation distance from the lot line of an Emergency Shelter, or Residential Care Facility existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Residential Care Facility, Emergency Shelter, Corrections Residence or Correctional Facility, the existing Residential Care Facility may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.
- e) Maximum Capacity for Residential Care Facility and Retirement Home 50 residents;

**10.5.5 MOTOR VEHICLE  
GAS BAR AND  
MOTOR VEHICLE  
SERVICE STATION  
REGULATIONS**

- a) Minimum Yard Abutting a Street 4.5 metres;
- b) Minimum Yard for Fuel Pump Islands, Fuel Pumps and Canopies 4.5 metres from any lot line.

- c) Minimum Planting Strip Requirements 3.0 metre in width shall be required abutting any street line or a Residential or Institutional Zone property line.
- 10.5.6 ACCESSORY BUILDINGS** In accordance with the requirements of Section 4.8 of this By-law.
- 10.5.7 PARKING** In accordance with the requirements of Section 5 of this By-law.
- 10.5.8 URBAN FARM** In addition to Section 10.5.2 i) above, and in addition to 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.
- 10.5.9 COMMUNITY GARDEN** In addition to Section 10.5.2 i) 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-top of the principle building.
- 10.5.10 URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.