

(b) ¹Discretionary Uses	
(i)	Accessory building or use
(ii)	Assisted living facility
(iii)	Commercial entertainment facility
(iv)	Commercial recreation facility
(v)	Commercial service facility
(vi)	Drinking establishment (adult entertainment prohibited) and subject to section 5.7(8)
(vii)	² Dynamic Fascia Sign
(viii)	³ Dynamic Freestanding Sign.
(ix)	⁴ DELETED
⁵ (x)	Hotel, motel or hostel
(xi)	Parking lot/parking structure
(xii)	Place of worship or assembly
(xiii)	Public and quasi-public buildings
(xiv)	Transportation communications or utility facility
(xv)	Outdoor display or sale of goods
(xvi)	⁶ Restaurant with drive-through
(xvii)	Sale of fuel
(xviii)	⁷ DELETED

2. C5 District Regulations

⁸ (a) Table 5.6.1 C5 Regulations

Regulations	Requirements
Residential Floor Area Minimum	37.0 m ² per dwelling unit
⁹ Office Area Maximum	930m ²
Site Coverage	Residential: Maximum 80% (includes parking structures and accessory buildings) Commercial: Minimum one third of site area (ground floor)
Building Height	Multiple family, mixed use, commercial or public building: <ul style="list-style-type: none"> ▪ maximum 4 storeys

¹ 3357/D-2015

² 3357/B-2018

³ 3357/B-2018

⁴ 3357/G-2018, 3357/I-2020

⁵ 3357/F-2021

⁶ 3357/G-2018

⁷ 3357/B-2018

⁸ 3357/F-2021

⁹ 3357/I-2020

	Multi-attached building: <ul style="list-style-type: none"> ▪ minimum 2 storeys; ▪ maximum 2½ storeys
Landscaped Area Minimum	15% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Design Criteria	Subject to section 5.6.1 (4)

(b) Hotel, motel and hostel Use Provisions

- (i) Notwithstanding that a hotel, motel or hostel is listed as a discretionary use in this district, such use is only allowed if the hotel, motel or hostel faces Gaetz Avenue or 67 Street.

3. Approving Authority

- (a) The Development Authority is the Approving Authority for all uses and development in this district. In exercising its approval powers, the Development Authority shall ensure that development, in addition to the above District Regulations, also conforms with any Design Criteria as set out in an applicable overlay district.
- (b) All development standards, site plan, site access, the relationship between buildings, structures and open space, the architectural treatment of any building, the provision and architecture of landscaped areas, and the parking layout shall be subject to approval by the Approving Authority.

4. Design Criteria

The following Design Criteria regulations are applicable to the C5 Commercial (Mixed Use) Land Use District.

- (a) Regulations for all Developments
 - (i) The physical relationship of building with the street is critical in establishing the overall character of the area. The building shall have a strong presence along its public street fronting property line and an inviting interface with the public realm’s sidewalk and street.
 - (ii) Developments shall create variety, character, comfortable scale and visual interest by incorporating a variety of building styles.
 - (iii) The Principles of Crime Prevention through Environmental Design (CPTED) shall be applied to all development.