

105. MID-RISE APARTMENT 1 DISTRICT (R5)

105.1 Intent

The intent of this district is to provide mid-rise residential apartment buildings of up to 12 storeys that offer a transition in scale and form between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.

105.2 Permitted Uses

105.2.1 R5 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	105.3
Emergency Shelter	6.25
Live-Work Units	105.3
Supportive Housing	105.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	105.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

105.2.2 R5r Sub-District

- (1) Uses permitted in the R5 District are permitted in the R5r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

105.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R5 District.

105.4 Built Form and Siting

Regulations	R5
Height	
Maximum Height ^{.1}	12 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

105.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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