

## Legislation Details (With Text)

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<b>File #:</b>	20-P-030	<b>Version:</b>	3	<b>Name:</b>	
<b>Type:</b>	Staff Report - PC	<b>Status:</b>		Recommended Motion (Section D)	
<b>File created:</b>	6/9/2020	<b>In control:</b>		City Council	
<b>On agenda:</b>	6/29/2020	<b>Final action:</b>		6/29/2020	
<b>Title:</b>	APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)				

## AMENDMENT #1

Moved by: Councillor, R. Thomson  
Seconded by: Deputy Mayor Ward

That motion 20-P-030 of Section "D" of the Planning Committee Report dated June 23, 2020 be amended by deleting paragraph 1 and replace it with the following:

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 481 Yonge Street Developments Inc., to rezone lands municipally as 481 Yonge Street, from Residential Multiple Dwelling Second Density (RM2) to Mixed-Use Corridor (MU2) - Special Provision, Hold (SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
  - a) Permit a partially paved front yard, whereas a fully paved front yard is required;
  - b) Permit a minimum north exterior side yard setback of 2.5 metres, whereas 3.0 metres is required;
  - c) Permit a maximum south side yard setback of 4.5 metres, whereas a maximum of 3.0 metres is required;
  - d) Permit a minimum street level floor height of 3.0 metres, whereas 4.5 metres is required;
  - e) Require a minimum parking ratio of 1.2 spaces/unit, whereas 1 space/unit would be permitted;
  - f) Require a minimum rear yard setback of 22 metres to 45 metres to recognize the proposed L-shaped building as identified on the Conceptual Site Plan attached as Appendix "B" to Staff Report DEV018-20, whereas 7 metres would be permitted;
  - g) Require a minimum 3 metre wide continuous landscape buffer strip, planted with minimum 4 metre high coniferous trees, spaced 3 metres on centre, along the full extent of the easterly property boundary;
  - h) Permit a maximum density of 122 units per hectare; whereas a maximum density is not specified; and
  - i) Permit a maximum building height of 16.5 metres; whereas a maximum building height of 25.5 metres may be permitted.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law

Amendment as it applies to the lands municipally known as 481 Yonge Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:

a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.

4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV018-20.

5. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required prior to the passing of the by-law. (DEV018-20) (File: D14-1680)

CARRIED

Upon the question of the original motion moved by Deputy Mayor B. Ward and seconded by Councillor, R. Thomson, the motion was CARRIED AS AMENDED BY AMENDMENT #1.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV018-200623

Date	Ver.	Action By	Action	Result
6/29/2020	3	City Council	Adopted As Amended	
6/23/2020	2	Planning Committee	recommended for receipt (Section "D")	

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)

## AMENDMENT #1

Moved by: Councillor, R. Thomson

Seconded by: Deputy Mayor Ward

That motion 20-P-030 of Section "D" of the Planning Committee Report dated June 23, 2020 be amended by deleting paragraph 1 and replace it with the following:

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 481 Yonge Street Developments Inc., to rezone lands municipally as 481 Yonge Street, from Residential Multiple Dwelling Second Density (RM2) to Mixed-Use Corridor (MU2) - Special Provision, Hold (SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
  - a) Permit a partially paved front yard, whereas a fully paved front yard is required;
  - b) Permit a minimum north exterior side yard setback of 2.5 metres, whereas 3.0 metres is required;
  - c) Permit a maximum south side yard setback of 4.5 metres, whereas a maximum of 3.0 metres is required;

- d) Permit a minimum street level floor height of 3.0 metres, whereas 4.5 metres is required;
  - e) Require a minimum parking ratio of 1.2 spaces/unit, whereas 1 space/unit would be permitted;
  - f) Require a minimum rear yard setback of 22 metres to 45 metres to recognize the proposed L-shaped building as identified on the Conceptual Site Plan attached as Appendix "B" to Staff Report DEV018-20, whereas 7 metres would be permitted;
  - g) Require a minimum 3 metre wide continuous landscape buffer strip, planted with minimum 4 metre high coniferous trees, spaced 3 metres on centre, along the full extent of the easterly property boundary;
  - h) Permit a maximum density of 122 units per hectare; whereas a maximum density is not specified; and
  - i) Permit a maximum building height of 16.5 metres; whereas a maximum building height of 25.5 metres may be permitted.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as **481 Yonge Street**, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV018-20.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV018-20) (File: D14-1680)

## **CARRIED**

Upon the question of the original motion moved by Deputy Mayor B. Ward and seconded by Councillor, R. Thomson, the motion was **CARRIED AS AMENDED BY AMENDMENT #1**.