



Bill No. 008

BY-LAW NUMBER 2014-

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone Part of Lots 4 & 5, Concession 14, now City of Barrie, County of Simcoe, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Plan 51R-39287 municipally known as 40 Ferndale Drive from Environmental Protection (EP) and Residential Hold (RH) to Residential Single Detached Third Density (R3), Residential Multiple (RM2) (SP-493), Residential Multiple (RM2) (SP-494), Residential Multiple Townhouse (RM2-TH) (SP-495), Environmental Protection (EP) and Open Space (OS);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 13-G-219.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of Part of Lots 4 & 5, Concession 14, now City of Barrie, County of Simcoe, designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Plan 51R-39287, municipally known as 40 Ferndale Drive from Environmental Protection (EP) and Residential Hold (RH) to Residential Single Detached Third Density (R3), Residential Multiple (RM2) (SP-493), Residential Multiple (RM2) (SP-494), Residential Multiple Townhouse (RM2-TH) (SP-495), Environmental Protection (EP) and Open Space (OS), in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.

RESIDENTIAL MULTIPLE (RM2) (SP-493)

2. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum of 144 residential units to a maximum density of 70 units per hectare shall be permitted in the Residential Multiple (RM2) (SP-493) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 70% shall be permitted in the Residential Multiple (RM2) (SP-493) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, four-storey walk-up apartment buildings with a maximum height of 18 metres shall be permitted in the Residential Multiple (RM2) (SP-493) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a rear yard setback of five metres shall be permitted in the Residential Multiple (RM2) (SP-493) zone.
6. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 45% of the required parking spaces for the apartment buildings shall be provided within structured/enclosed parking area below the residential units in the Residential Multiple (RM2) (SP-493) zone.
7. **THAT** notwithstanding the provisions set out in Section 4.6.2.6 of By-law 2009-141, construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces in the Residential Multiple (RM2) (SP-493) zone.
8. **THAT** notwithstanding the provisions set out in Section 4.6.4 of By-law 2009-141, a minimum of 3% of the parking spaces shall be dedicated as barrier free parking in the Residential Multiple (RM2) (SP-493) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.6.2 of By-law 2009-141, a maximum of 50 surface parking spaces shall be permitted in the front yard in the Residential Multiple (RM2) (SP-493) zone.

10. **THAT** notwithstanding the provisions set out in Section 5.2.5.2(b) of By-law 2009-141, the required outdoor amenity area of 12 square metres per unit shall be permitted to be unconsolidated and inclusive of the required rear yard and side yard setbacks in the Residential Multiple (RM2) (SP-493) zone in accordance with approved Site Plan Conditions.
11. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 and 5.3.7.2 of By-law 2009-141, a zero metre landscape buffer area along the side and rear property lines adjacent to parking areas shall be permitted in the Residential Multiple (RM2) (SP-493) zone.
12. **THAT** notwithstanding the provisions set out in Section 5.3.5 (b) of By-law 2009-141, an accessory building or structure up to a maximum size of 17 square metres shall be permitted in the front yard in the Residential Multiple (RM2) (SP-493) zone.
13. **THAT** notwithstanding the provisions set out in Section 5.3.5 (h) of By-law 2009-141, accessory buildings and structures may exceed a total area of 50 square metres in the Residential Multiple (RM2) (SP-493) zone.
14. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum of 5 metres of landscaped open space shall be permitted in the Residential Multiple (RM2) (SP-493) zone.

RESIDENTIAL MULTIPLE (RM2) (SP-494)

15. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum of 96 residential units to a maximum density of 70 units per hectare shall be permitted in the Residential Multiple (RM2) (SP-494) zone.
16. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor area of 78% shall be permitted in the Residential Multiple (RM2) (SP-494) zone.
17. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, four-storey walk-up apartment buildings with a maximum height of 18 metres shall be permitted in the Residential Multiple (RM2) (SP-494) zone.
18. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a rear yard setback of 5 metres shall be permitted in the Residential Multiple (RM2) (SP-494) zone.
19. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 45% of the required parking spaces for the apartment buildings shall be provided within structured/enclosed parking area below the residential units in the Residential Multiple (RM2) (SP-494) zone.
20. **THAT** notwithstanding the provisions set out in Section 4.6.2.6 of By-law 2009-141, construction columns in the structured parking area shall be permitted to encroach into the required minimum width and length of such parking spaces in the Residential Multiple (RM2) (SP-494) zone.
21. **THAT** notwithstanding the provisions set out in Section 4.6.4 of By-law 2009-141, a minimum of 3% of the parking spaces shall be dedicated as barrier free parking in the Residential Multiple (RM2) (SP-494) zone.
22. **THAT** notwithstanding the provisions set out in Section 5.3.6.2 of By-law 2009-141, a maximum of 65 surface parking spaces shall be permitted in the front yard in the Residential Multiple (RM2) (SP-494) zone.
23. **THAT** notwithstanding the provisions set out in Section 5.2.5.2(b) of By-law 2009-141, required outdoor amenity area of 12 square metres per unit shall be permitted to be unconsolidated and inclusive of the required rear yard and side yard setbacks in the Residential Multiple (RM2) (SP-494) zone.
24. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum of 5 metres of landscaped open space shall be permitted in the Residential Multiple (RM2) (SP-494) zone.
25. **THAT** notwithstanding the provisions set out in Section 5.3.5 (h) of By-law 2009-141, accessory buildings and structures may exceed a total area of 50 square metres in the Residential Multiple (RM2) (SP-494) zone.

RESIDENTIAL MULTIPLE TOWNHOUSE SECOND DENSITY (RM2-TH) (SP-495)

26. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 (c) of By-law 2009-141, a minimum driveway length of 6 metres shall be permitted in the Residential Multiple Townhouse Second Density (RM2-TH) (SP-495) zone.

GENERAL

- 27. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
- 28. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 13th day of January, 2014.

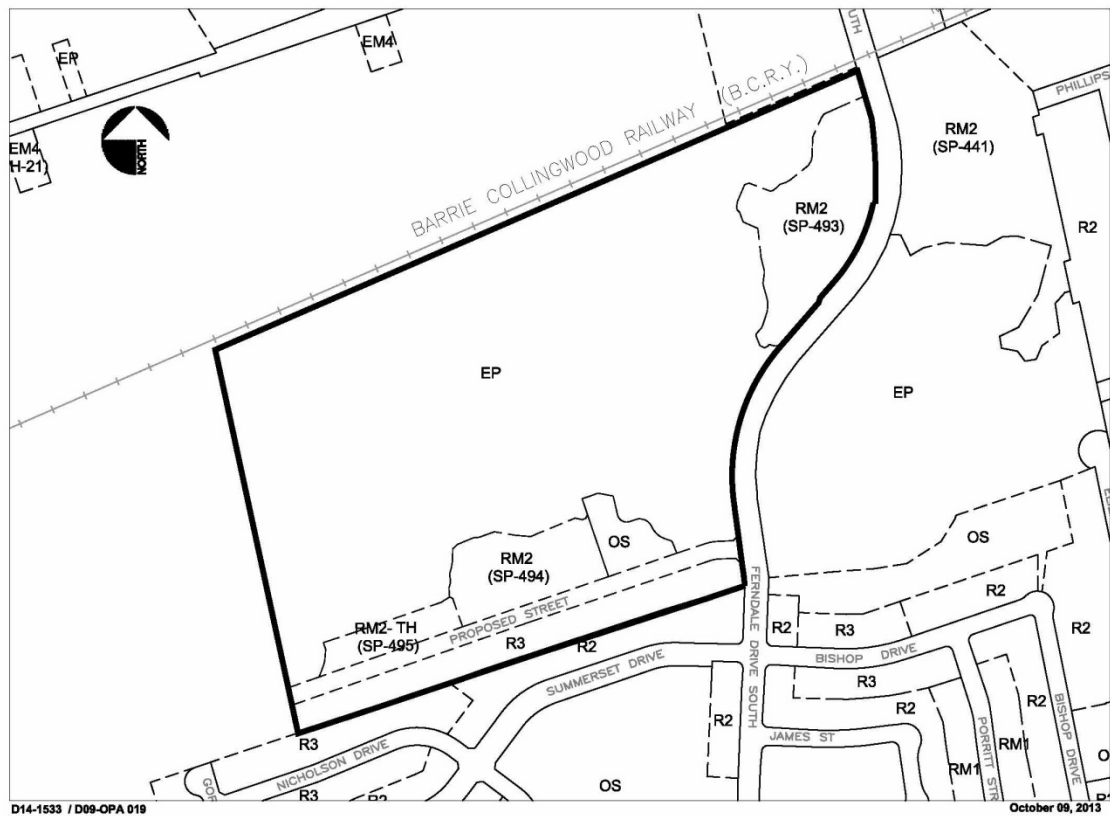
READ a third time and finally passed this 13th day of January, 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A"



Schedule "A" to attached By-law 2014-

MAYOR – J.R. LEHMAN

CITY CLERK - DAWN A. MCALPINE