



Bill No. 010

BY-LAW NUMBER 2021-

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 the lands legally described as Part of Broken Lot 25, Concession 5, Vespra, Part of East Part of 24, Concession 5, Vespra, Lots 115, 116, 117, 118, 119, 120 and 121, inclusive, East Side of Bradford Street, all of Bob Street on Robert Ross Unregistered Plan, Lot 90 West Side of High Street, Part of Lot 65 East Side of High Street and Part of High Street on Registered Plan 115, Part of Ellen Street (Closed By-Law as in SC450705) on Registered Plan 22, being designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, inclusive, on Reference Plan 51R-37947, City of Barrie, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold(C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) and Environmental Protection (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-P-049.

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

1. **THAT** the zoning map be amended to change the zoning of the lands identified as 51 - 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) and Environmental Protection (EP) in accordance with Schedule "A" attached to this By-law.
2. **THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151) on Schedule "A" as attached to this By-law:
 - a) Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:
 - i) Maximum gross floor area: 30,000 square metres;
 - ii) Maximum building height shall be 26 metres within 10 metres of Lakeshore Drive and a maximum building height of 88 metres thereafter;
 - iii) Maximum building height shall be 26 metres within 10 metres of the north property line and a maximum building height of 88 metres thereafter;

- iv) Maximum gross floor area: 700% (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)); and,
 - v) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)) shall be 15%.
- c) Notwithstanding Section 4.6.2.1, 25% of the required parking can be provided on the adjacent lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152); and,
- d) Notwithstanding Section 4.7.1, for a hotel use two (2) loading spaces shall be required.
3. **THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions (C1-2)(SP-603)(H-151) on Schedule "A" as attached to this By-law:
- a) Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:
 - i) Maximum gross floor area: 126,000 square metres;
 - ii) Maximum building height of 30 metres within 5 metres of Bradford Street and a maximum building height of 132 metres thereafter;
 - iii) Maximum gross floor area: 700% (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)); and,
 - iv) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-602)(H-151) and C1-2(SP-603)(H-152)) shall be 15%.
4. **THAT** notwithstanding the Holding (H) Symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152), transitional uses, including but not limited to, passive recreation and a parking lot for surface parking attributed to the development of the lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151) are permitted subject to Site Plan approval.
5. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:
- a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - b) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,
 - c) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.

6. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:
- a) If the owner/applicant requires a reduction in required parking, submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie, including but not limited to, an evaluation of the parking standards applied to the development of lands shown on Schedule "A" attached to this By-law, will be required;
 - b) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - c) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,
 - d) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
8. **THAT** the development be constructed generally in accordance with the concept plan illustrated and attached to this By-law as Schedule "B".
9. **THAT** the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
10. **THAT** notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the Central Area Commercial with Special Provisions, Hold (C1-2)(SP-602)(H-151), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-603)(H-152) and Environmental Protection (EP) zone as illustrated on Schedule "A" attached to this By-law.
11. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
12. **THAT** this By-law shall come into full force and effect immediately upon the final passing thereof.

READ a first and second time this 25th day of January 2021.

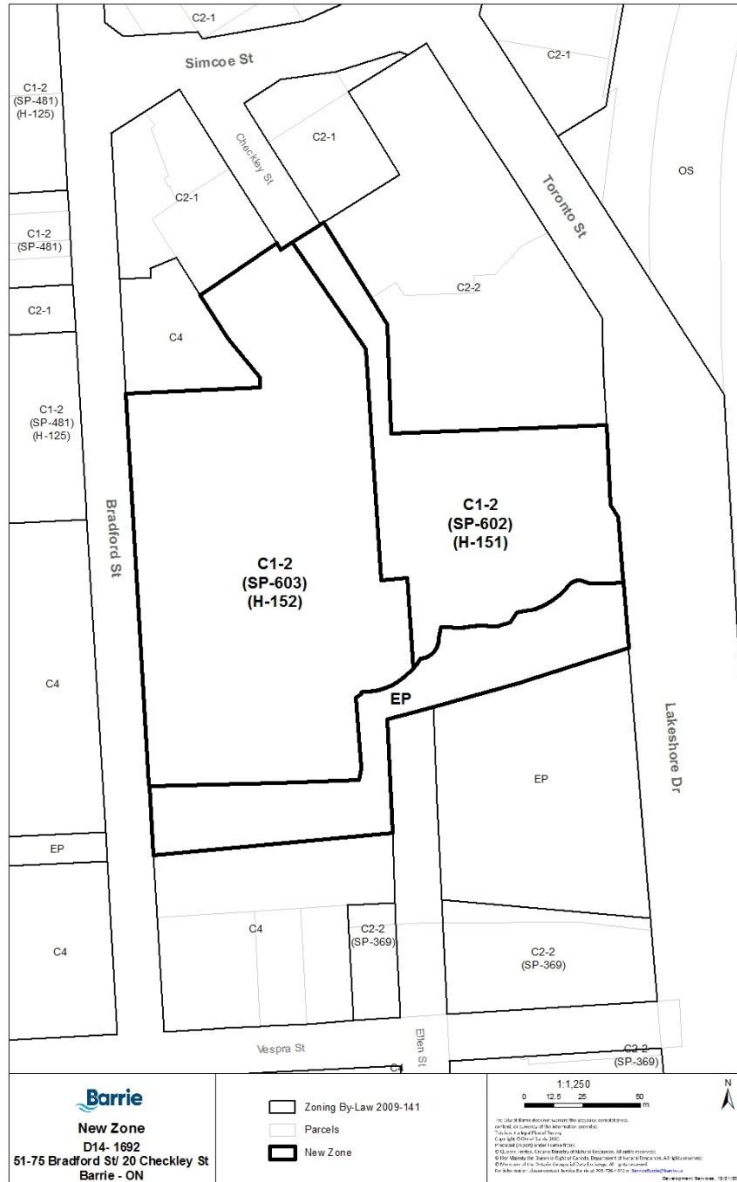
READ a third time and finally passed this this 25th day of January 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"

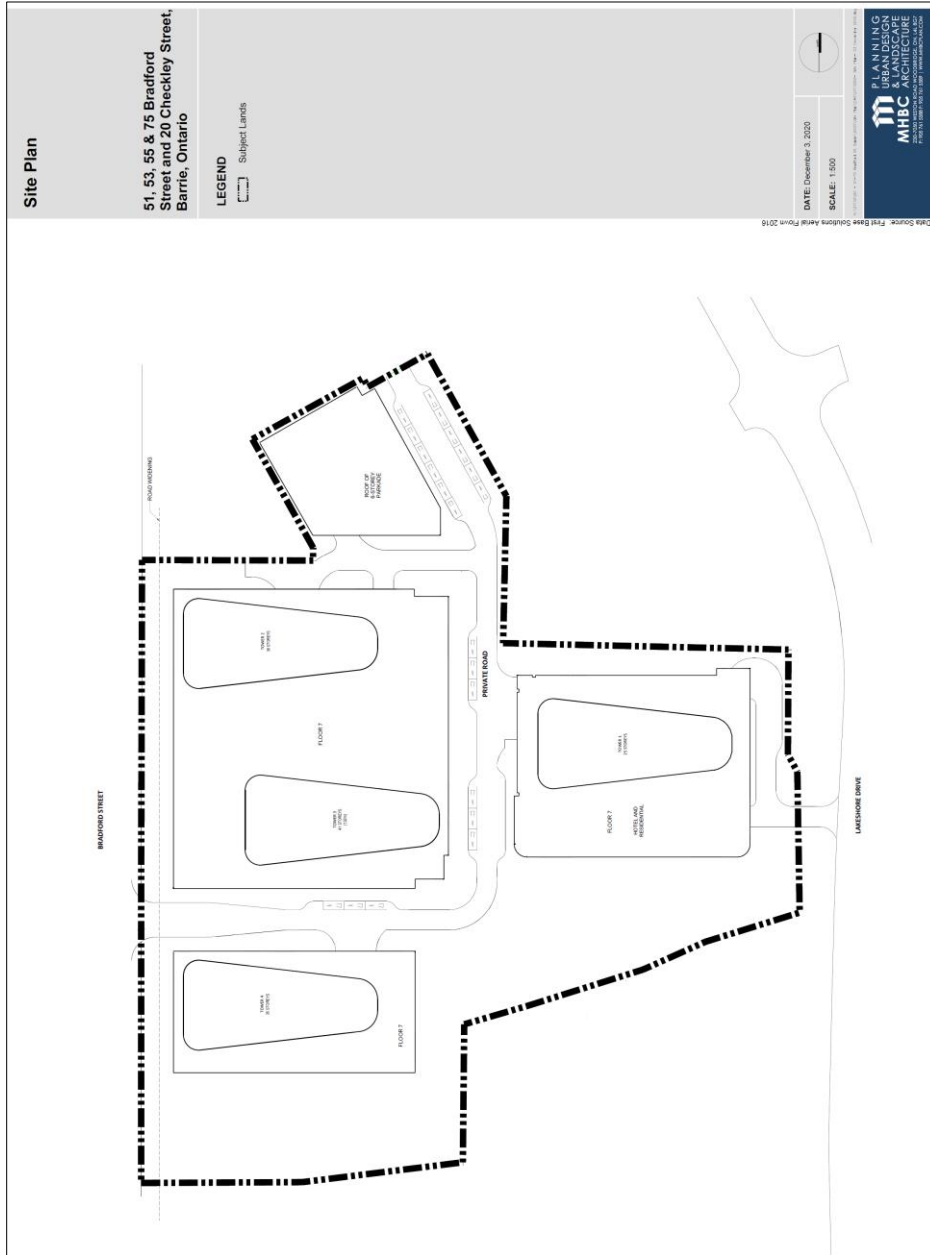


Schedule "A" to attached By-law 2021-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "B"



Schedule "B" to attached By-law 2021-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE