



Bill No. 062

**BY-LAW NUMBER 2022-**

**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 lands briefly described as Part Park Lot 10, Plan 302, and Part Lot 6, Concession 1, in the City of Barrie (Vespra), County of Simcoe being referred municipally as 290, 294, 298 and 302 Georgian Drive shown on Schedule "A" to this By-law from 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. 499' (RA2-2)(SP-499) Zone to 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. 613' (RA2-2)(SP-613) Zone and 'Environmental Protection' (EP) Zone.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-P-023.

**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 on lands briefly described as Part Park Lot 10, Plan 302, and Part Lot 6, Concession 1, in the City of Barrie (Vespra), County of Simcoe being referred municipally as 290, 294, 298 and 302 Georgian Drive from 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. 499' (RA2-2)(SP-499) Zone to 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. 613' (RA2-2) (SP-613) Zone and 'Environmental Protection' (EP) Zone.
2. **THAT** the following provisions shall apply to the 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. 613' (RA2-2)(SP-613) Zone:
  - i) **THAT** notwithstanding the provisions set out in Sections 4.6.5.1 and 5.3.1 of By-law 2009-141, a minimum west interior side yard setback of 1 metre to an underground parking structure is required.
  - ii) **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum west interior side yard setback of 4.5 metres to a building is required.
  - iii) **THAT** notwithstanding the provisions set out in Sections 5.3.1 and 5.3.3.1(e) of By-law 2009-141, a minimum front yard setback of 5 metres to a balcony is required.
  - iv) **THAT** notwithstanding the provisions set out in Section 5.3.5.1 of By-law 2009-141, a front yard setback of 0.0 metres to stairs is permitted.
  - v) **THAT** notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a minimum front yard setback of 0.63 metres to an underground parking structure is required.
  - vi) **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 60% is permitted.
  - vii) **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip is not required along the east side lot line.
  - viii) **THAT** notwithstanding the provisions set out in Section 5.3.7.2 of By-law 2009-141, a landscape buffer strip with a minimum width of 1 metre is required along the west interior side lot line.
  - ix) **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum Gross Floor Area (GFA) of 460% is permitted.
  - x) **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum building height of 65 metres (19 storeys) is permitted.

- x) **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a minimum of 1.2 parking spaces per unit is required for a residential dwelling containing more than 3 dwelling units.
  - xii) **THAT** notwithstanding the provisions set out in Section 4.6.1 of By-law 2009-141, a maximum of 12 parking spaces may be used as shared spaces between commercial uses and residential visitors in an apartment building. In this regard, the 12 spaces shall be counted as required parking for both uses.
  - xiii) **THAT** notwithstanding the provisions set out in Section 5.2.6 of By-law 2009-141, uses permitted in the 'General Commercial' (C4) Zone shall be permitted within the ground floor of an apartment building.
  - xiv) **THAT** a maximum residential density of 500 units per hectare is permitted.
3. **THAT** the owner/applicant is required to provide community benefits as per Section 37 of the Planning Act and Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.
  4. **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.
  5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 27<sup>th</sup> day of June, 2022.

**READ** a third time and finally passed 27<sup>th</sup> day of June, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

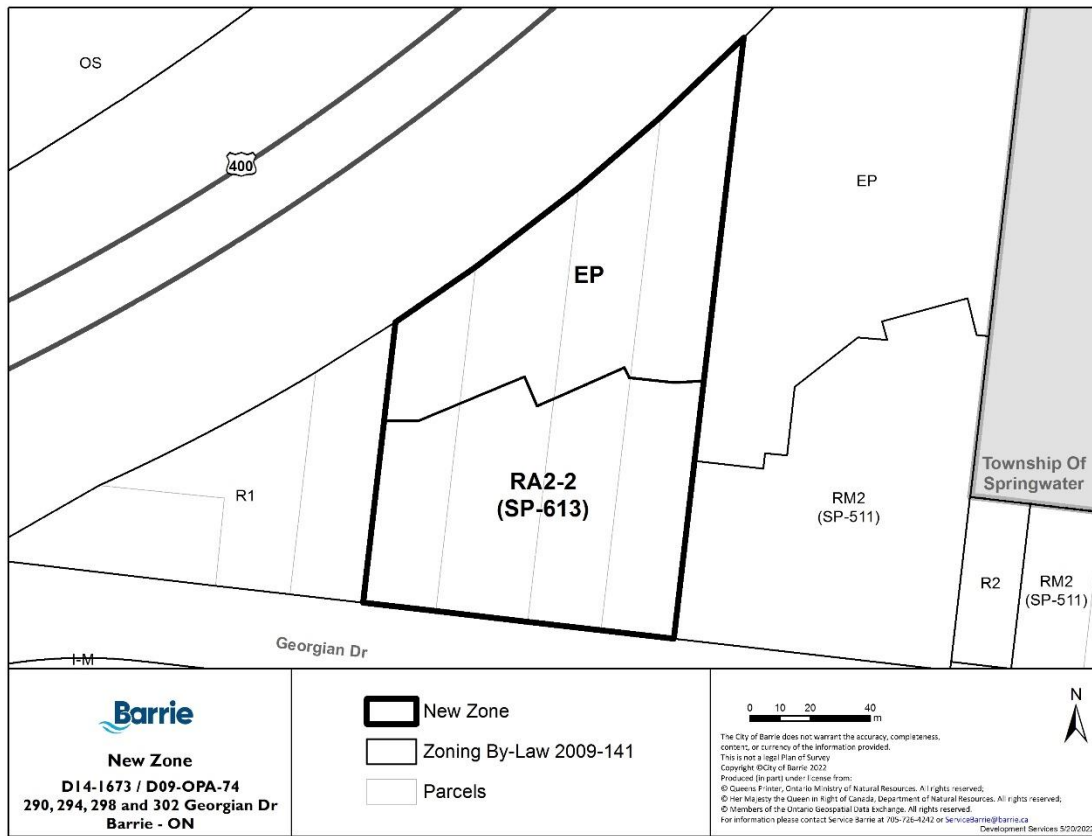
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

Schedule "A" to Attached By-law 2022-



MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE