

Bill No. 120

**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 described as: Firstly: Lots 101, 105, 106, 107 & LOT 108; and Part Lot 101, W/S Bradford Street; Lots 1, 5 & 6 and Part of Lots 2, 3, 4, 7 & 8, E/S of Graham Street; Part of Lot 24, W/S of Graham Street; Part of Graham Street (closed by By-law 1517, BA26776); All Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra) being Parts 1 & 2 on 51R-41863; S/T an Easement over Part 2 on 51R-41863 as in RO1137903; S/T an Easement over Part Lot 100, W/S Bradford Street, Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra), being Part 1 on 51R-41890 in favour of Lots 81, 82 & 83; W/S High Street, Registered Plan 115; Part Lot 100, W/S Bradford Street, Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra) being Parts 10 & 11 on 51R-41863 as in SC1568333; T/W an Easement over Part Lot 100, W/S Bradford Street, Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra); Part Lot 83, W/S High Street, Registered Plan 115 being Part 2 on 51R-41890 as in SC1568332; Secondly Lots 102, 103 & 104, W/S Bradford Street, Robert Ross Unregistered Plan and Part of Lots 2, 3 & 4, E/S Graham Street, Robert Ross Unregistered Plan being Part 1 on 51R-42328; T/W an Easement over Part Lot 100, W/S Bradford Street, Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra); Part Lot 83, W/S High Street, Registered Plan 115 being Part 2 on 51R-42328 as in SC1568332; Thirdly: Lots 21, 22 & 23 and Part Lots 20 & 24, W/S Graham Street, and Part Lot 7, E/S Graham Street, and Part Lots 1, 2, & 3, N/S Bob Street and Part of Graham Street (Closed by By-law 1517, BA26776) all Robert Ross Unregistered Plan; Part Lots 1, 2 & 3, W/S Eccles Street, Part Eccles Street (Closed by By-law 1517, BA26776 & 1715, BA35249), Part Perry Street (Closed by By-law 1715, BA35249) all Registered Plan 27; Part East Part Lot 24, Conc. 5 (Vespra) being Part 1 on 51R-42330; T/W an Easement over Part Lot 100, W/S Bradford Street, Robert Ross Unregistered Plan; Part East Part Lot 24, Conc. 5 (Vespra); Part Lot 83, W/S High Street, Registered Plan 115 being Part 2 on 5R-42330 as in SC1568332; All in the City of Barrie, County of Simcoe being described as all of PIN: 58797-0094 (LT), and municipally known as: 34, 36, 38, 40, 44 & 50 Bradford Street as shown on Schedule "A" to this By-law, from 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-589)(H-147) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-XXX) and 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-XXX)(H-XXX); and,

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 22-P-044.

**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 from 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-589)(H-147) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-622) and 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-622)(H-156), pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per residential unit.
3. **THAT** notwithstanding the provisions set out in Section 4.6.2.1 in By-law 2009-141, parking spaces may be provided on separate lots within the same subject zoning parcel, should they be established on the subject lands through the registration of plans of condominium, or consent applications.
4. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum building height of 4.5 metres and a maximum building height of 22 metres (5-6 storeys) within 5 metres of the Bradford Street lot line; and beyond 5 metres of the lot frontage and lot flankage, a maximum building height of 75 metres (25 storeys) in addition to Phase 1 tower heights at 86 metres (26 storeys) and 101 metres (30 storeys) is permitted.
5. **THAT** notwithstanding the provisions set out in Section 6.3.2 in By-law 2009-141, a minimum of 338 square metres of ground floor commercial uses, representing approximately 30% or more of the building street frontage, is required.

6. **THAT** notwithstanding section 6.3.7.1 of By-law 2009-141, a continuous landscape buffer of 3 metres is not required along the side and rear lot lines.
7. **THAT** the Holding symbol (H-156) can be removed from that part of the lands zoned as 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-622)(H-156), when the following has been submitted to the satisfaction of the Director of Development Services:
- a) A Master Site Plan demonstrating the integration of the Phase 2 lands with the proposed and/or approved Phase 1 concept and proposed and/or approved development on adjacent lands owned by the City of Barrie, including, but not limited to:
    - i. vehicular access, traffic circulation, and alignment of private and/or municipal road connections to successfully facilitate development of the entire site; and,
    - ii. a site design that provides multi-modal, pedestrian and accessible access to public streets/sidewalks, transit stops and open spaces.
  - b) A Traffic Impact Study and Parking Strategy to support the Master Site Plan requirements noted above in section 7. a) of this By-law, demonstrates that the proposed reduction in parking standard for Phase 1 met the needs of residents, and provides justification for the City to accept the proposed reduction in parking standards for Phase 2.
  - c) A detailed Urban Design submission, consistent with the City's Urban Design policies and guidelines, including, but not limited to:
    - i. design attributes that demonstrate justification for any increase in height of buildings from 45 metres (12-15 storeys);
    - ii. buildings of various built forms and height with good placement, orientation, massing, and design to enhance transition to adjacent lower scale neighbourhood areas;
    - iii. buildings located and oriented to frame and activate public/private streets and open spaces;
    - iv. mitigation of wind and shadow impacts on adjacent streets and open spaces; and,
    - v. conditional approval of a Site Plan Control application.
8. **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.
9. **THAT** for the purposes of this by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.
10. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 14<sup>th</sup> day of December, 2022.

**READ** a third time and finally passed this 14<sup>th</sup> day of December, 2022.

**THE CORPORATION OF THE CITY OF BARRIE**

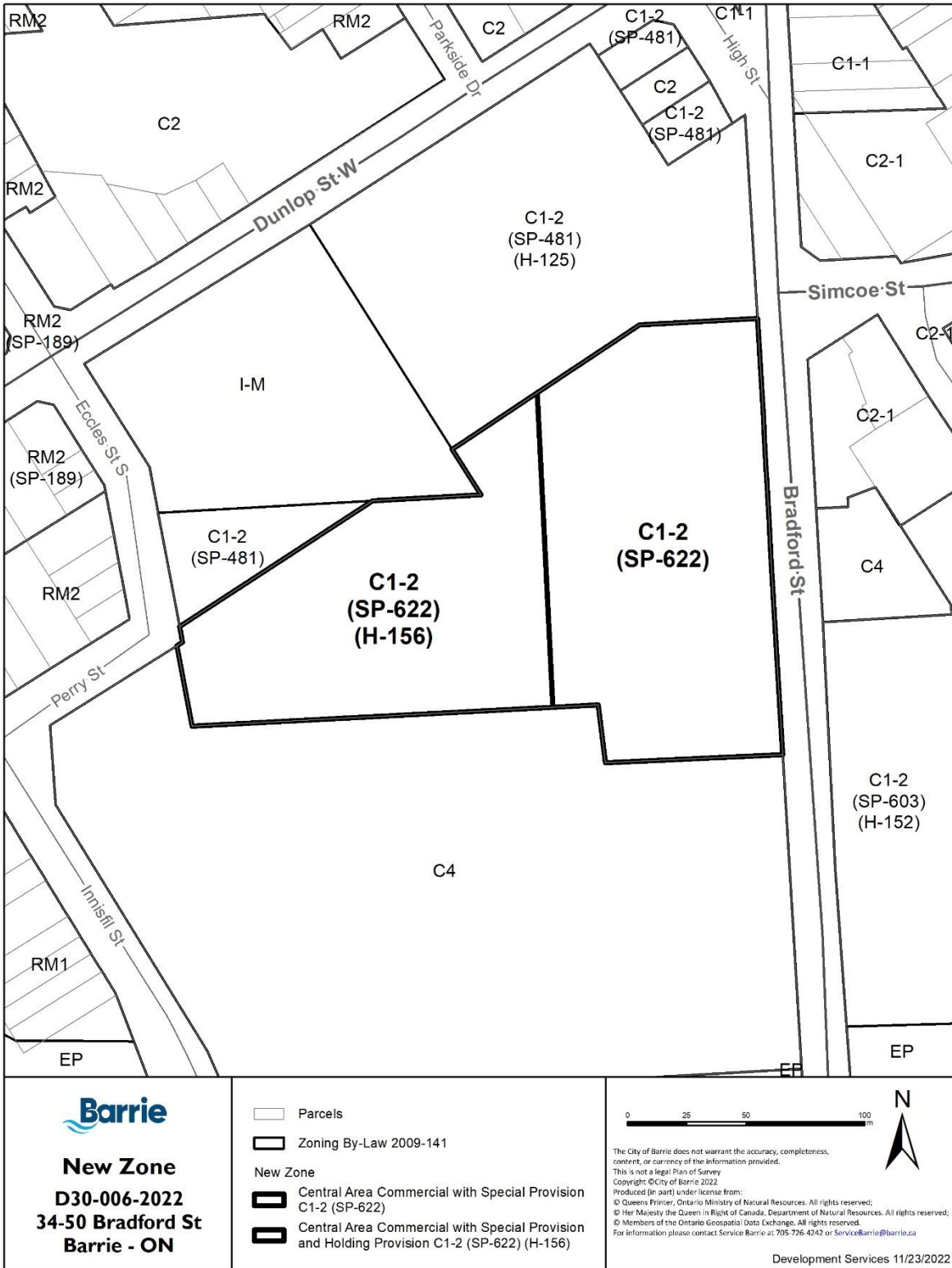
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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

Schedule "A" attached to By-law 2022-



MAYOR – ALEX NUTTALL

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