



Bill No. 072

BY-LAW NUMBER 2023-

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 being: Lots 8 & 9, N/S Ross Street, Plan 394; Part Lane on Plan 394 & Part Lot 52, W/S Toronto Street, Plan 622 being Part 2 on 51R-31086; Part Lane on Plan 394 being Part 1 on 51R-31086; Lot 48, W/S Toronto Street; Part Lot 53, S/S Hillcrest Ave, Plan 622; Part Lot A, S/S Lane & Part Lots 2, 3 & 4, N/S Ross Street, Plan 394 being Part 1 on 51R-30520; Lots 49 & 50, W/S Toronto Street, Plan 622; BARRIE municipally known as: 54 and 76 Ross Street, 150 Toronto Street and 61 Wellington Street West, from 'Institutional - Special Provision' I (SP-299), 'Institutional' (I) and 'Residential Multiple Dwelling Second Density' (RM2) to 'Institutional' – Special Provision No. 632' (I)(SP-632).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-142.

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 known as 76 Ross Street and 61 Wellington Street West from Institutional Special Provision (I)(SP-299) to Institutional Special Provision (I)(SP-632) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the zoning map is amended to change the zoning on lands known as 54 Ross Street from Institutional (I) to Institutional (I)(SP-632) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
3. **THAT** the zoning map is amended to change the zoning on lands known as 150 Toronto Street from 'Residential Multiple Dwelling Second' density (RM2) to Institutional (I)(SP-632) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
4. **THAT** notwithstanding the provisions set out in Section 8.2.1 Table 8.2 of By-law 2009-141, the additional permitted uses of a walk-up apartment, block/cluster/stacked townhouse and small and large boarding lodging and rooming house in conjunction with assisted living facilities be permitted in the 'Institutional – Special Provision' (I)(SP-632) zone.
5. **THAT** notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum front yard setback (adjacent to Wellington Street) of 3.0 metres and a maximum of 5.0 metres is permitted in the 'Institutional – Special Provision' (I)(SP-632) zone.
6. **THAT** notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum exterior side yard setback (adjacent to Toronto Street) of 3.0 metres and a maximum exterior side yard setback of 5.0 metres is permitted in the 'Institutional – Special Provision' (I)(SP-632) zone.
7. **THAT** notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum and maximum rear side yard setback (adjacent to Ross Street) of 3.0 metres is required in the 'Institutional – Special Provision' (I)(SP-632) zone.
8. **THAT** notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys) and a maximum building height of 24 metres (5 storeys) for 'Building B' adjacent to the Wellington Street and Toronto Street frontages shall be permitted in the 'Institutional – Special Provision' (I)(SP-632) zone, in accordance with Schedule "B" attached to this By-law.
9. **THAT** notwithstanding the provisions set out in Section 8.3.1, Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys) along the entire Toronto Street frontage, save and except 'Building B', and a maximum building height of 27 metres (6 storeys) within 20 metres of the Toronto Street frontage shall be permitted in the 'Institutional – Special Provision' (I)(SP-632) zone, in accordance with Schedule "B" attached to this By-law.

10. **THAT** notwithstanding the provisions set out in Section 8.3.1 Table 8.3 of By-law 2009-141, a minimum building height of 10 metres (3 storeys along the entire Ross Street frontage, and a maximum building height of 36 metres (8 storeys) within 20 metres of the Ross Street frontage shall be permitted in the 'Institutional – Special Provision' (I)(SP-632) zone, in accordance with Schedule "B" attached to this By-law.
11. **THAT** buildings exceeding 3 storeys in height, save and except 'Building B', shall include a 3 metre step-back above the third storey along a façade that abuts a public street in the 'Institutional -Special Provision' (I)(SP-632) zone.
12. **THAT** notwithstanding the provisions set out in Section 13.4.14 of By-law 2009-141, a maximum building height of 39.5 metres shall be permitted on the balance of the lands within the 'Institutional – Special Provision' (I)(SP-632) zone.
13. **THAT** notwithstanding the provisions set out in Section 8.3.1 Table 8.3 of By-law 2009-141, a maximum lot coverage of 45% is permitted in the 'Institutional – Special Provision' (I)(SP-632) zone.
14. **THAT** notwithstanding the provisions set out in Section 8.3.1 Table 8.3 of By-law 2009-141, a minimum landscape open space of 25% shall be permitted in the 'Institutional – Special Provision' (I)(SP-632) zone.
15. **THAT** notwithstanding the provisions set out in Sections 4.0 and 6.0 of By-law 2009-141, lands known municipally as 54 and 76 Ross Street, 150 Toronto Street and 61 Wellington Street West shall be considered one lot for purposes of zoning interpretation and implementation in the 'Institutional – Special Provision' (I)(SP-632) zone.
16. **THAT** lands zoned 'Institutional – Special Provision' (I)(SP-632) zone shall be developed generally in accordance with the Draft Conceptual Site Plan attached as Schedule "B", as it relates to building placement and setbacks, as well as the location and configuration of landscape strips.
17. **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.
18. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 21st day of June, 2023.

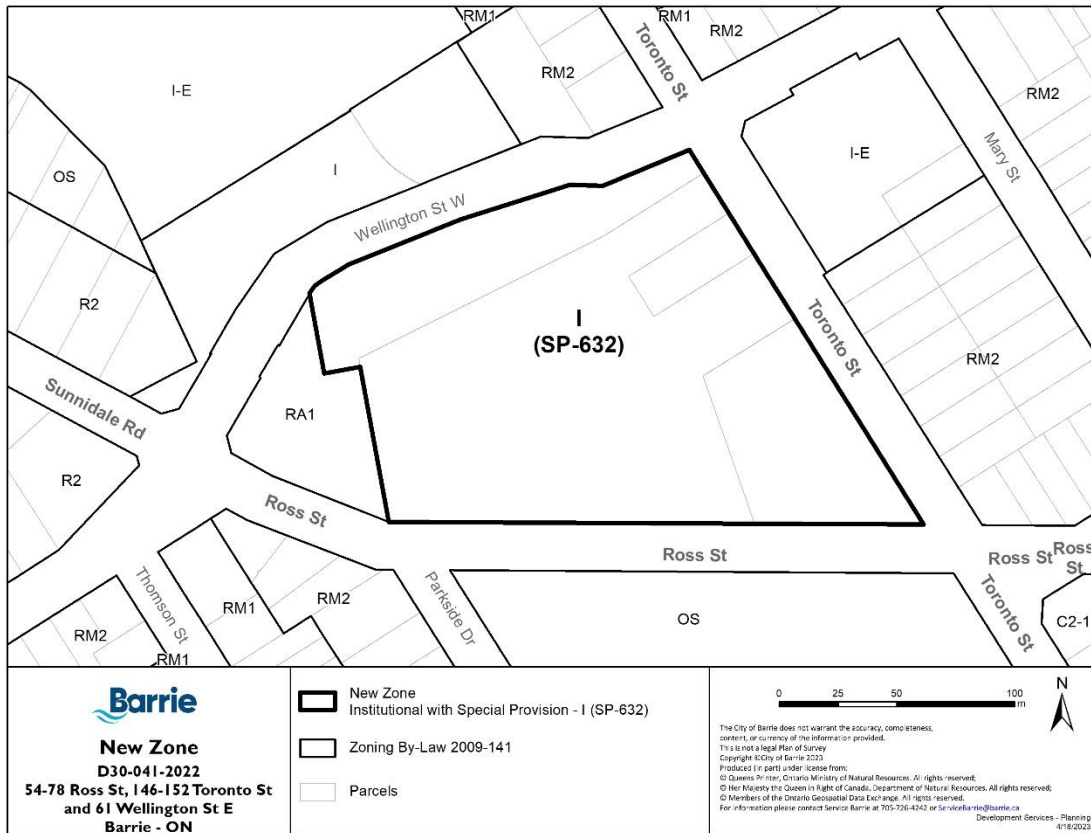
READ a third time and finally passed this 21st day of June, 2023.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

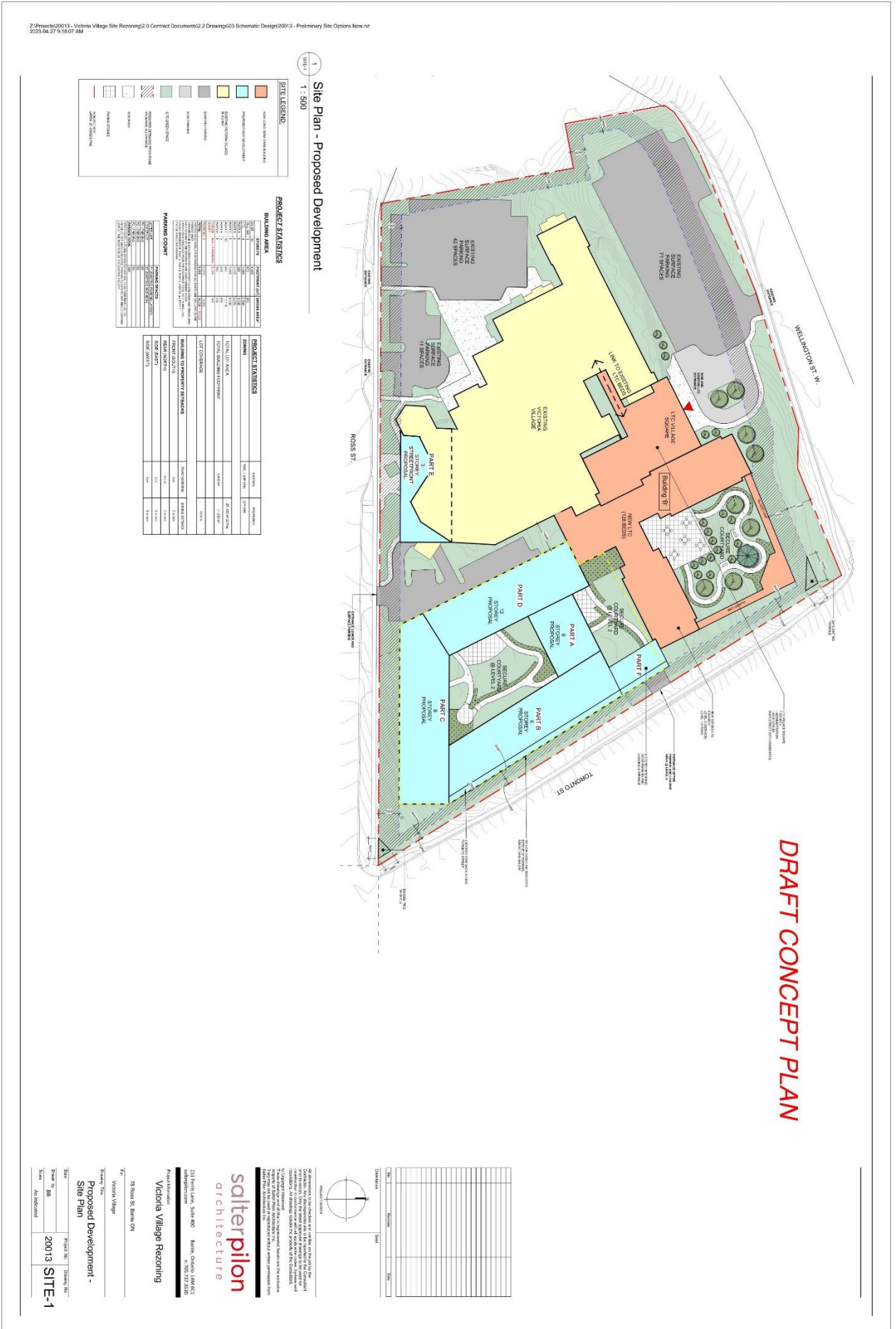
Schedule "A" to attached By-law 2023-



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule "B" to attached By-law 2023-



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