



Bill No. 019

BY-LAW NUMBER 2024-

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: Block 12 on Plan 51M-718 and Part 2 of Registered Plan 51R-31173, in the City of Barrie, County of Simcoe, known municipally as 290 Cundles Road East, shown on Schedule "A" attached to this By-law from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-038.

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 'Institutional' (I) to 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) in Comprehensive 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 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 3 metres is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.3.3.1(b) of Comprehensive Zoning By-law 2009-141, a maximum encroachment of 1.65 metres into the required front yard setback is permitted for awnings and canopies in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
4. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 2.7 metres is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
5. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum south interior side yard setback of 1.2 metres is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
6. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum building height of 12 metres is permitted for traditional block/cluster townhouse units in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
7. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum building height of 14.5 metres is permitted for stacked back-to-back townhouse units in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
8. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 105 percent is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
9. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 40 percent is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
10. **THAT** notwithstanding the provisions set out in Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum landscaped open space of 31 percent is required in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.2.5.1(a) of Comprehensive Zoning By-law 2009-141, a maximum residential density of 79 units per hectare is permitted for traditional block/cluster and back-to-back townhouse units in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.

12. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of Comprehensive Zoning By-law 2009-141, a minimum landscape buffer strip with a width of 1 metre is required where a parking area with more and 4 spaces abuts the southern interior side lot line in the 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) zone.
13. **THAT** lands zoned 'Residential Multiple Dwelling Second Density – Special Provision No. 655' (RM2)(SP-655) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule "B", as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, driveways, drive aisles and parking areas.
14. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
15. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 6th day of March, 2024.

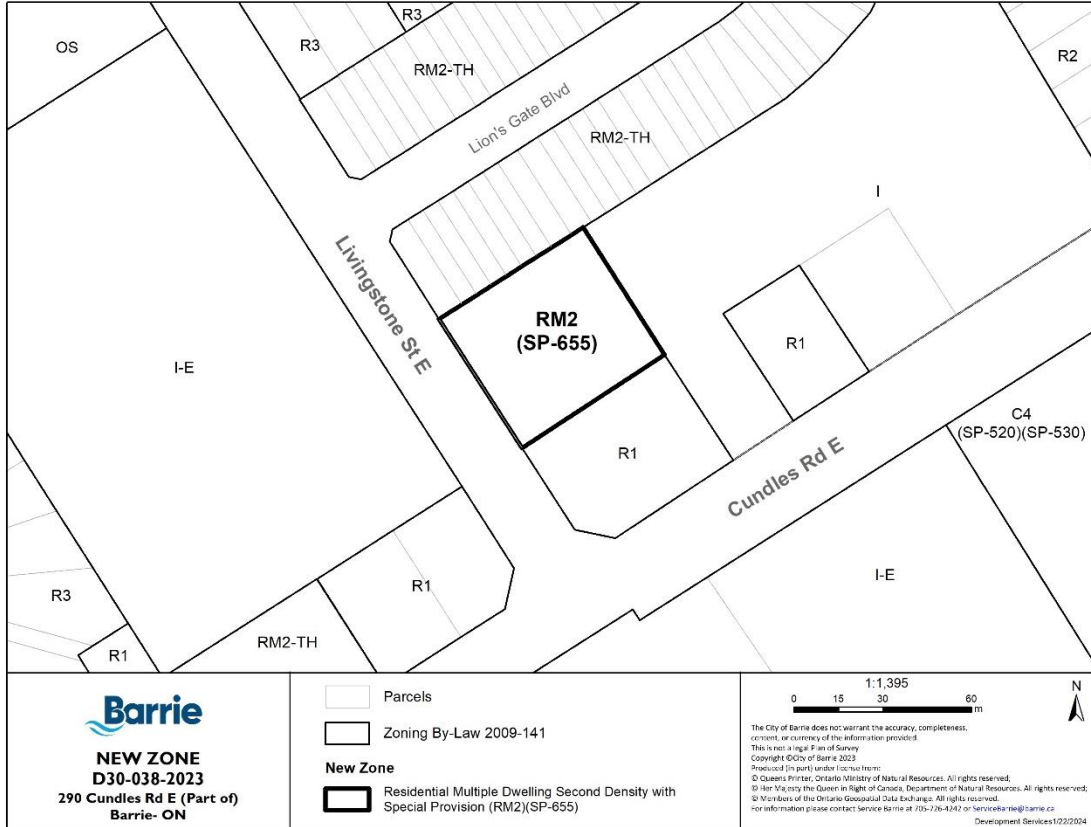
READ a third time and finally passed this 6th day of March, 2024.

THE CORPORATION OF THE CITY OF BARRIE

DEPUTY MAYOR – R. THOMSON

CITY CLERK – WENDY COOKE

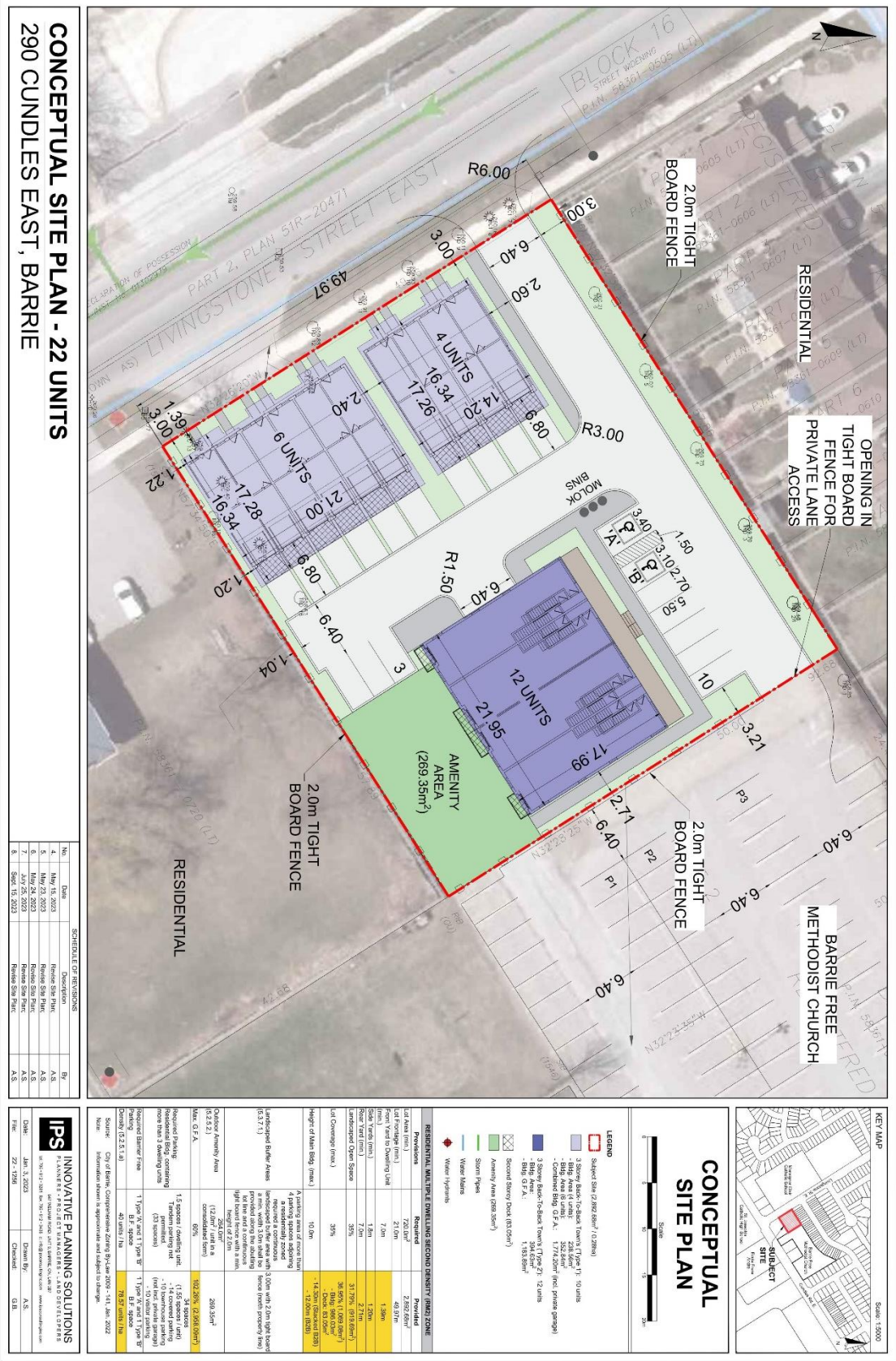
Schedule "A" to attached By-law 2024-XXX



DEPUTY MAYOR – R. THOMSON

CITY CLERK – WENDY COOKE

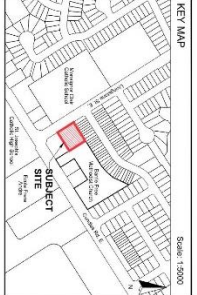
Schedule "B" to attached By-law 2024-XXX



CONCEPTUAL SITE PLAN - 22 UNITS
290 CUNDLES EAST, BARRIE

SCHEDULE OF REVISIONS

No.	Date	Description	By
4	May 15, 2023	Revised Site Plan	A.S.
5	May 23, 2023	Revised Site Plan	A.S.
6	July 25, 2023	Revised Site Plan	A.S.
7	July 25, 2023	Revised Site Plan	A.S.
8	Sept. 18, 2023	Revised Site Plan	A.S.



CONCEPTUAL SITE PLAN

LEGEND

- Shaded Area (2,992.98m² / 1.02ha)
- 3 Storey Stack/Row House (Type 1) - 20 units
- 4 Storey Stack/Row House (Type 2) - 20 units
- 4 Storey Stack/Row House (Type 3) - 20 units
- 4 Storey Stack/Row House (Type 4) - 20 units
- 4 Storey Stack/Row House (Type 5) - 20 units
- 4 Storey Stack/Row House (Type 6) - 20 units
- 4 Storey Stack/Row House (Type 7) - 20 units
- 4 Storey Stack/Row House (Type 8) - 20 units
- 4 Storey Stack/Row House (Type 9) - 20 units
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- 4 Storey Stack/Row House (Type 100) - 20 units

PROVISIONS	REQUIRED	PROVIDED
Lot Area (m ²)	7,202.00m ²	2,992.98m ²
Net Area (m ²)	5,210m ²	4,520m ²
From Yard to Building Unit	1.8m	1.8m
From Building Unit to Building Unit	1.8m	1.8m
Row (yard front)	7.0m	2.7m
Uncovered Open Space	30%	31.75% (1,915.00m ²)
Lot Coverage (max.)	30%	31.75% (1,915.00m ²)
Height of Main Bldg (max.)	10.0m	14.25m (Overhead 0.50)
Landscaped Buffer Area	required a minimum of 1.8m, which shall be increased to 2.7m for all buildings fronting a street and 3.0m for buildings fronting a road (see section 6.2.2.1)	3.0m with 2.0m light bore fence front property line
Light fixtures	light fixtures shall be installed in accordance with the following requirements: 1. All light fixtures shall be shielded to prevent light spillage. 2. Light fixtures shall be installed at a minimum height of 2.0m. 3. Light fixtures shall be installed in a manner that does not create a glare or nuisance to adjacent properties.	
Outdoor Amenity Area	1.5 spaces / dwelling unit (1.50 covered parking (120 spaces) and 1.50 outdoor parking (120 spaces))	102.29% (2,918.00m ²)
Max. G.F.A.	102.29% (2,918.00m ²)	291.54m ²
Residential floor area	1.5 spaces / dwelling unit (1.50 covered parking (120 spaces) and 1.50 outdoor parking (120 spaces))	
Requested barrier fence	1.75m X 1.75m X 1.75m B.F. spaces	75.97 units / ha
Density (U.S.I.U.)	40 units / ha	75.97 units / ha

INNOVATIVE PLANNING SOLUTIONS
 Date: Jan. 3, 2023
 Drawn By: A.S.
 Checked: C.S.

DEPUTY MAYOR – R. THOMSON

CITY CLERK – WENDY COOKE