

Bill No. 050

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: PCL 3-2 SEC 51-154; LTS 3-8 S/S MCDONALD ST PL 154; LTS 33-35 W/S OWEN ST PL 154; LTS 39-44 E/S CLAPPERTON ST PL 154; LTS 6-8, PT LT 5 N/S WORSLEY ST PL 154; AND PT OF LANES (AS CLOSED BY BYLAW RO785431) PL 154 , PT 1 51R21643 EXCEPT PTS 1-3 51R25400; City of Barrie, County of Simcoe, known municipally as: known municipally as 50 Worsley Street and as shown on Schedule "A" to this By-law, 'Central Area Commercial Second Density' (C1-2) to 'Central Area Commercial Second Density with Special Provisions and Hold' (C1-2) (SP-657)(H-162); and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-075.

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 Second Density' (C1-2) to 'Central Area Commercial Second Density with Special Provisions and Hold' (C1-2) (SP-657) (H-162; 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**...the following definitions apply in the 'Central Area Commercial Second Density with Special Provisions and Hold' (C1-2) (SP-657) (H-162) zone:
 - a. **"Base Building"** means the portion of a building which collectively encloses the entirety of the first, second, and third storey.
 - b. **"Mid-Section Building"** means the portion of the building on the lot which collectively encloses the entirety of a storey above the base building, up to and including the 6th storey.
 - c. **"Tower"** means the portion of a building that collectively encloses the entirety of a storey above the mid-section building, up to a maximum height.
 - d. **"Floor Plate"** means the floor area of each floor measured from the outside of the exterior walls but excluding inset and projecting unenclosed balconies.
3. **THAT** notwithstanding the provisions set out Section 6.3.2 of Comprehensive Zoning By-law 2009-141, the maximum building heights shall be as follows:
 - a. 11m for a **base building**;
 - b. 20 metres for a **mid-section building**; and
 - c. 110 metres for a **tower**.
4. **THAT** notwithstanding the provisions set out in Section 6.3.1 of Comprehensive Zoning By-law 2009-141, the minimum setbacks permitted in the Central Area Commercial Second Density with Special Provisions and Hold (C1-2) (SP-657) (H-162) zone shall be as follows:
 - a. The minimum building setbacks for a **base building** are as follows:
 - i. 0 metres from the north lot line.
 - ii. 0 metres from the west lot line.
 - iii. 3 metres from the east lot line.
 - iv. 0 metres from the south lot line.

- b. The minimum building setbacks and step-backs, for a **mid-section building** are as follows:
 - i. A setback of 3 metres from the north lot line.
 - ii. A setback of 3 metres from the west lot line.
 - iii. A setback of 6 metres from the east lot line.
 - iv. A setback of 3 metres from the south lot line.
 - v. A step-back of 1.5 metres from all exterior walls of the base building.
- c. The minimum building setbacks and step-backs for a **tower** are as follows:
 - i. A setback of 40 metres from the north lot line.
 - ii. A setback of 3 metres from the west lot line.
 - iii. A setback of 6 metres from the east lot line.
 - iv. A setback of 3 metres from the south lot line.
 - v. A step-back of 1.5 metres from the exterior walls of the mid-section building, or base building.
- 5. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.60 parking spaces per unit in the Central Area Commercial Second Density with Special Provisions and Hold (C1-2) (SP-657) (H-162) zone.
- 6. **THAT** notwithstanding the provisions set out Section 6.3.1 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 710% (45,440 square metres) shall be permitted in the Central Area Commercial Second Density with Special Provisions and Hold (C1-2) (SP-657) (H-162) zone.
- 7. **THAT** notwithstanding the provisions set out Section 6.3.2 of Comprehensive Zoning By-law 2009-141, the minimum coverage for commercial uses shall be 25% (1,600 square metres) in the Central Area Commercial Second Density with Special Provisions and Hold (C1-2) (SP-657) (H-162) zone.
- 8. **THAT** the minimum height for the ground floor of a building shall be 4.5 metres as measured from the floor to ceiling of the first storey.
- 9. **THAT** the maximum floor plate size above 12 storeys be 950 square metres.
- 10. **THAT** vehicle access to the site be provided from Clapperton Street and that the site be restricted to a maximum of one vehicle access.
- 11. **THAT** a holding provision be placed on the subject lands, to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
 - a. Section 2.3.2 (d) ii) and Section 6.4.2 e) iii) of the Official Plan [Affordable Housing]
 - b. Section 2.6.3.3 (d) of the Official Plan [Building Height]
 - c. Submission of a Transportation Impact Study and Parking Study providing functional justification for any proposed parking ratio below 0.7 parking spaces per dwelling unit.
- 12. **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 Bylaw, shall apply to the said lands except as varied by this By-law.
- 13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 1st day of May, 2024.

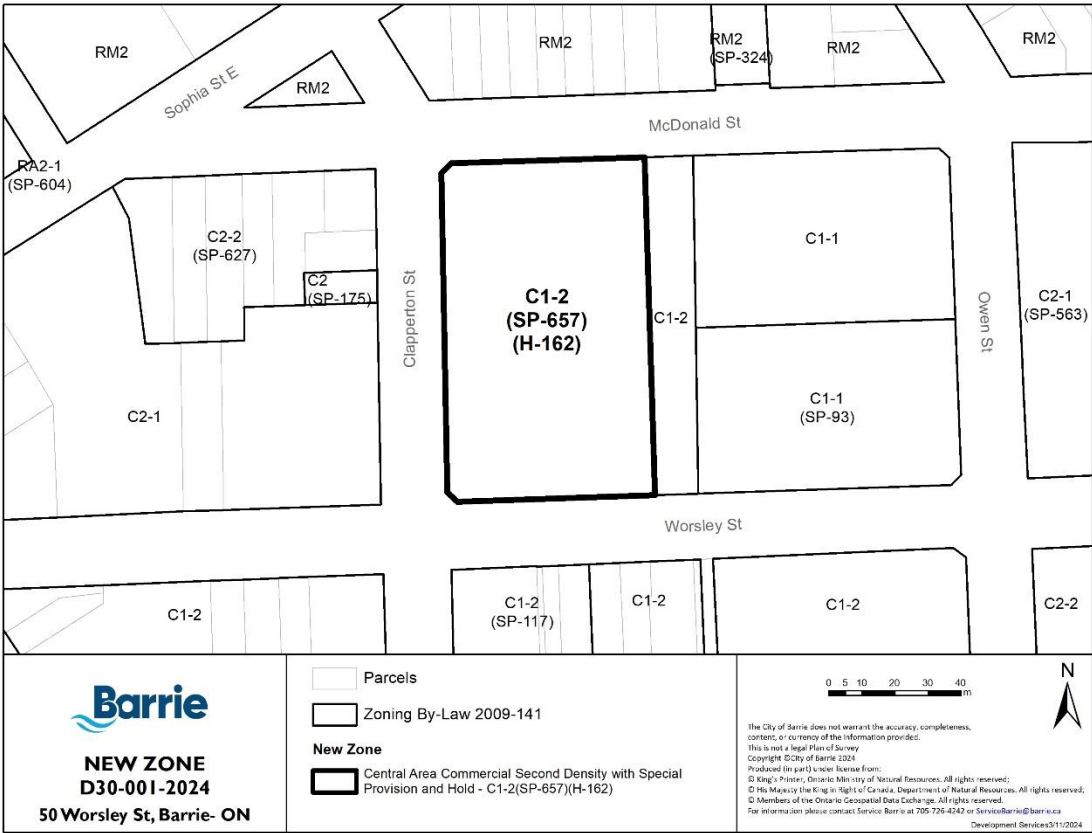
READ a third time and finally passed this 1st day of May, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2024 -



MAYOR – ALEX NUTTALL

CITY CLERK – WENDY COOKE