



Bill No. 039

**BY-LAW NUMBER 2019-**

**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 the lands known municipally as 410 Yonge Street and 343 Little Avenue from General Commercial (C4) to Residential Multiple Dwelling Second Density (RM2)(SP-565)(H-139).

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 19-G-092.

**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 of the lands known municipally as 410 Yonge Street and 343 Little Avenue from General Commercial (C4) to Residential Multiple Dwelling Second Density (RM2)(SP-565)(H-139) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the standard definition of frontage, Yonge Street will be considered the frontage for the purpose of implementing zoning for the block of lands known municipally as 410 Yonge Street and 343 Little Avenue.
3. **THAT** notwithstanding the provisions set out in Section 4.6.1 Table 4.6 of By-law 2009-141, a minimum of 1 parking space per unit shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a density of 50 – 120 units per hectare shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone, calculated based on the lot area, excluding any future parkland dedication, road widening(s) and/or reserves requested by the City of Barrie or other public agency.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) of By-law 2009-141, 12 square metres of unconsolidated amenity space shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.2 of By-law 2009-141, back-to-back townhouse units are permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum front yard setback of 4 metres shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum rear yard setback of 1.5 metres shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum exterior side yard setback adjacent a street of 1.5 metres shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
10. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum setback of 1.5 metres abutting an Open Space (OS) block shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
11. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a minimum Landscape Open Space of 25% shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
12. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Lot Coverage shall not be applied in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.

13. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum Gross Floor Area (GFA) shall not be applied in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
14. **THAT** notwithstanding the provisions set out in Section 5.3.1 Table 5.3 of By-law 2009-141, a maximum building height of 17 metres shall be permitted in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
15. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 (d) of By-law 2009-141, a minimum setback for secondary means of access of 5 metres shall be required in the Residential Multiple Dwelling Second Density (RM2)(SP-565) zone.
16. **THAT** the By-law to remove the Holding (H-139) provision be brought forward when the location, size and configuration of the public open space/park block has been confirmed to the satisfaction of City staff and further identified in the By-law to remove the (H-139) as Open Space (OS) on the Zoning Map Schedule to the satisfaction of the City of Barrie.
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 13<sup>th</sup> day of May, 2019.

**READ** a third time and finally passed this 13<sup>th</sup> day of May, 2019.

**THE CORPORATION OF THE CITY OF BARRIE**

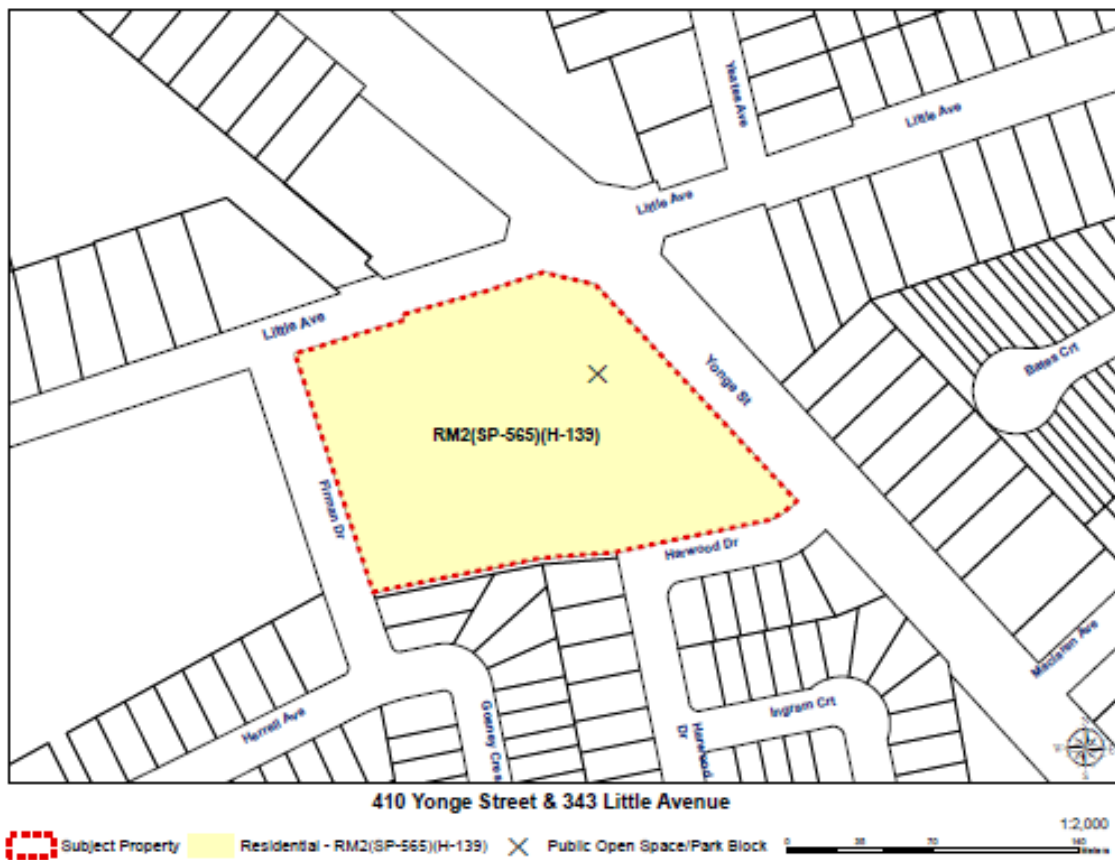
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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – WENDY COOKE**

## Schedule "A"



Schedule "A" to attached By-law 2019-

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE