

Legislation Text

File #: 19-G-275, Version: 1

CITY INITIATED ZONING BY-LAW AMENDMENTS FOR ESSA ROAD CORRIDOR (WARD 7 AND 8)

1. That the following City-initiated Zoning By-law Amendments to Zoning By-law 2009-141 for 550 and 552 Essa Road be approved:
 - a) 550 and 552 Essa Road be rezoned from R1 to MU2 (SP-XXX);
 - b) Notwithstanding Table 5.4.2, a minimum lot area of 4100 metres squared be required;
 - c) A phased approach to developing each parcel may only be permitted, supported by the submission of a Block Plan, and to the satisfaction of the City of Barrie demonstrating that the neighbouring property will not become orphaned or constrained; and
 - d) A Site Plan Control shall be applied to these properties.
2. That the following City-initiated Zoning By-law Amendments to Zoning By-law 2009-141 for 175 and 199 Essa Road be approved:
 - a) 175 and 199 Essa Road be rezoned from C4 to MU2 (SP-XXX) (H-XXX);
 - b) Notwithstanding Table 5.4.1, “Back to Back Townhouse” shall be permitted;
 - c) Notwithstanding Table 5.4.1, “Street Townhouse” shall be permitted within 100 metres from Campbell Avenue;
 - d) Notwithstanding Table 5.4.2, a maximum building height of 32 metres for residential and office buildings shall be permitted, provided that a minimum of 50% of the building’s ground floor frontage is dedicated to commercial or institutional uses;
 - e) Notwithstanding Table 5.4.2 a minimum ground floor height of 4.5 metres is only required on buildings with frontage on the Essa Road Intensification Corridor; and
 - f) The lands cannot be used for a purpose permitted by the By-law until the (H) symbol is removed pursuant to Section 36 of the *Planning Act* and that the (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following to the satisfaction of the City of Barrie:
 - i) Environmental Site Assessment; and
 - ii) Execution of a Plan of Subdivision Agreement.
3. That the following City-initiated Zoning By-law Amendments to Zoning By-law 2009-141 for 9,11, 15, 19, 21, 27 and 31 Cumberland Street be approved:
 - a) 9 and 11 Cumberland Street be rezoned from RM1 to C1-1;

- b) 13, 15, 19, 21, 27 and 31 Cumberland Street be rezoned from RM1 to C1 (SP-XXX);
 - c) Notwithstanding Section 3.0, the front lot line will be Cumberland Street;
 - d) Notwithstanding Table 6.3, an overall maximum building height of 20 metres shall be permitted. A minimum 3m step-back is required after the first 10.5 metres of building height along the lot frontage and flankage;
 - e) Notwithstanding Table 6.3, side-yard step-backs will be required along William Street above 10.5 metres, following a 45 degree angular plane from the William Street property line; and
 - f) Notwithstanding Table 6.3, a minimum lot area of 4000 metres squared be required.
 - g) The lands will be subject to Site Plan Control, where an Urban Design Brief, a Block Plan, and a Neighbourhood Heritage Character Impact Evaluation will be required as part of a Site Plan application, completed to the satisfaction of the City of Barrie.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report PLN029-19.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (PLN029-19) (File: D14-1670, D14-1671, D14-1672)