

Legislation Text

File #: 12-G-215, Version: 1

ZONING BY-LAW AMENDMENT TO PERMIT AN APARTMENT BUILDING AT 342 LITTLE AVENUE (WARD 9)

1. That the Zoning By-law Amendment application as revised, submitted by Innovative Planning Solutions on behalf of VVV Developments Inc. for the lands municipally known as 342 Little Avenue (Ward 9) be approved to rezone lands from Residential Single Detached Dwelling First Density (R1) to Residential Apartment Dwelling First Density with Special Provisions and a Hold (RA1-2)(SP)(H) in accordance with the Land Use Schedule as shown in Appendix "A" attached to Staff Report PLN039-12.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands:
 - a) (RA1-2)(SP)(H)
 - i) A minimum parking standard of 1.2 parking spaces per residential dwelling unit shall be permitted;
 - ii) A minimum front yard setback of 2 metres for the apartment building shall be permitted;
 - iii) A minimum easterly side yard setback of 1.3 metres for the apartment building shall be permitted provided no ground floor living units are located adjacent to the easterly side yard;
 - iv) A minimum density of 50 residential units and maximum density of 123 residential units per hectare shall be permitted; and
 - v) That the Hold be removed when the Site Plan Agreement is registered for the development of an apartment building to the satisfaction of the City of Barrie.
3. That the By-law for the purpose of lifting the Holding provision from the Zoning By-law Amendment as it applies to 342 Little Avenue, be brought forward for approval once the Site Plan Agreement has been registered for the proposed apartment building.
4. That the owner convey to the City of Barrie, free and clear of all encumbrances, a 3 metre road widening across the entire frontage of Little Avenue.
5. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required with respect to the amendments as proposed. (PLN039-12) (File: D14-1524)