



BY-LAW NUMBER 2018-XXX

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 appropriate to amend By-law 2009-141 to permit a mixed use, residential and commercial, development on lands being Lots 7, 8 and 20, Plan 115, City of Barrie and municipally known as 2-14 Dunlop Street West, 30-42 Bayfield Street, 43-45 Maple Avenue, Barrie;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-061.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** the zoning map is amended to change the zoning of lands located at 2-14 Dunlop Street West, 30-42 Bayfield Street and 43-45 Maple Avenue from Central Area Commercial (C1-1) to Central Area Commercial with Special Provisions (C1-1) (SP-559) 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 Section 6.0 of By-law 2009-141, the Special Provisions shall include:
 - a) An increased building height for the east half of the parcel from 30 metres to 68.25 metres;
 - b) An increase in building height within 5m of the front lot line and flankage from 10 metres to 15.6 metres;
 - c) A decrease in the minimum commercial coverage from 50% to 26%;
 - d) A decrease in the minimum landscape buffer from 3 metres to 0 metres; and
 - e) An increase of the minimum balcony setback from 1.5 metres into the required yard to 2.6 metres into the required yard.
3. **THAT** in accordance with Section 37 of the *Planning Act* the following community benefits shall apply to the subject lands:
 - a) The provision of 9 residential units to be available at affordable rental rates in accordance with Provincial Policy and Official Plan Affordable Housing Policy 3.3.2.2 a) for a period of 20 years; and
 - b) The dedication of 1,000SF of land to the City of Barrie, located on the northwest corner of Bayfield and Dunlop Streets, to be utilized as a public square; and that \$10,000 be provided for public programming of the space.
4. **THAT** the remaining provisions of By-law 2009-141, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands.

5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 16th day of April, 2018

READ a third time and finally passed this 16th day of April, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

