



Bill No. 133

BY-LAW NUMBER 2018-

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 identified as Part of James Street Plan 31 and Part 1 of Registered plan 51r32355 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1287119 and Part of lot 124 southside of McDonald Street plan 2 as in Ro653238 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1420694; subject to and together with Ro1420694; Subject to interest in Ro1287454 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1327580; together with Ro1327580 and, Lot G eastside of Owen Street plan 240 and Lot F eastside of Owen Street plan 240 and Lane plan 240 (Closed by by-law SC1010108) and Lot A northside of Worsley Street plan 240 and Lot D northside of Worsley Street plan 240 and Lot E northside of Worsley Street plan 240, Part of lot 124 southside of McDonald Street plan 240 City of Barrie, County of Simcoe, municipally known as 55-57 McDonald Street, 53-59 & 61-67 Owen Street, 70-78 Worsley Street from Transition Centre Commercial C2, and Transition Centre C2-1 to Transition Centre Commercial C2-1 (SP-563).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 18-G-178.

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 identified as Part of James Street Plan 31 and Part 1 of Registered plan 51r32355 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1287119 and Part of lot 124 southside of McDonald Street plan 2 as in Ro653238 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1420694; subject to and together with Ro1420694; Subject to interest in Ro1287454 and Part of lot 124 southside of McDonald Street plan 2 as in Ro1327580; together with Ro1327580 and, Lot G eastside of Owen Street plan 240 and Lot F eastside of Owen Street plan 240 and Lane plan 240 (Closed by by-law SC1010108) and Lot A northside of Worsley Street plan 240 and Lot D northside of Worsley Street plan 240 and Lot E northside of Worsley Street plan 240, Part of lot 124 southside of McDonald Street plan 240 City of Barrie, municipally known as 55-57 McDonald Street, 53-59 & 61-67 Owen Street, 70-78 Worsley Street from Transition Centre Commercial C2, and Transition Centre C2-1 to Transition Centre Commercial C2-1 (SP-563) 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 Table 6.3 of By-law 2009-141, a minimum side yard setback adjoining a residential zone of 3.0 metres shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone.
3. **THAT** notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, a minimum side yard setback adjoining a street of 1.0 metres shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone.
4. **THAT** notwithstanding the provisions set out in Table 6.3 of By-law 2009-141, a maximum permitted gross floor area of seven hundred sixty (760) times the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone.
5. **THAT** notwithstanding the provisions set out in Table 6.3, and Section 6.3.2 of By-law 2009-141, the minimum coverage for commercial uses of 20% of the lot area shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone.
6. **THAT** notwithstanding the provisions set out in Section 4.6.2.3b) in By-law 2009-141, the minimum required parking spaces for a retail store in the Transition Centre Commercial C2-1 (SP-563) zone shall be:
 - 0 spaces for Commercial/Retail Space

7. **THAT** notwithstanding the provisions set out in By-law 2009-141, the following provisions for bicycle parking in the Transition Centre Commercial C2-1 (SP-563) zone shall be:
- 0.32 bicycle parking space for every suite; and,
8. **THAT** notwithstanding the provisions set out in Section 4.6.1, a minimum parking standard for residential units in an urban growth centre shall be 0.8 space per dwelling unit, and a maximum parking standard for residential units in an urban growth centre shall be 1.65 space per dwelling unit.
9. **THAT** notwithstanding the provisions set out in Table 4.6 of By-law 2009-141, tandem parking shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone and shall count towards required parking.
10. **THAT** notwithstanding the provisions set out in Table 6.3 and Section 6.3.2 of By-law 2009-141, a maximum building height shall be 13.0 metres within 3.0 metres of a street line, and 67.0 metres beyond 3.0m of a street line for the south building, and 13.0 metres within 3.0 metres of a street line and 35.0 metres beyond 3.0m of a street line for the north building, shall be permitted in the Transition Centre Commercial C2-1 (SP-563) zone.
11. **THAT** notwithstanding the provisions set out in Section 6.3.7.1 of By-law 2009-141, a minimum landscaped buffer width shall be:
- 1.0 metres to Owen Street, McDonald Street and Worsley Street;
 - 3.0 metres adjoining the residential zone on the northern exposure; and,
 - 0.0 metres to the side lot line adjoining the commercial zone.
- in the Transition Centre Commercial C2-1 (SP-563) zone.
12. **THAT** notwithstanding the provisions set out in Section 4.6.5.2 of By-law 2009-141, a parking structure underground is permitted 0.0 metre to a street line.
13. **THAT** as per the provisions of Section 37 of the *Planning Act* and Section 6.8 of the City of Barrie's Official Plan, \$475,000.00 be dedicated to the following community benefits:
- \$150,000 for public safety and public realm improvements at the public plaza in front of the Downtown Public Library.
 - \$100,000 for public realm improvements to the nearby John Edwin Coupe Park and/or Lions Park.
 - \$75,000 for street furnishing improvements in the downtown.
 - \$75,000 for the development of a strategic Public Art Master Plan.
 - \$75,000 for developing processes and providing supplies for creative construction hoarding improvements and beautification.
14. **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 continue to apply to the said lands except as varied by this By-law.
15. **THAT** the development shall be constructed substantially in accordance with the concept plan, illustrated in Schedule "B".
16. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 26th day of November, 2018.

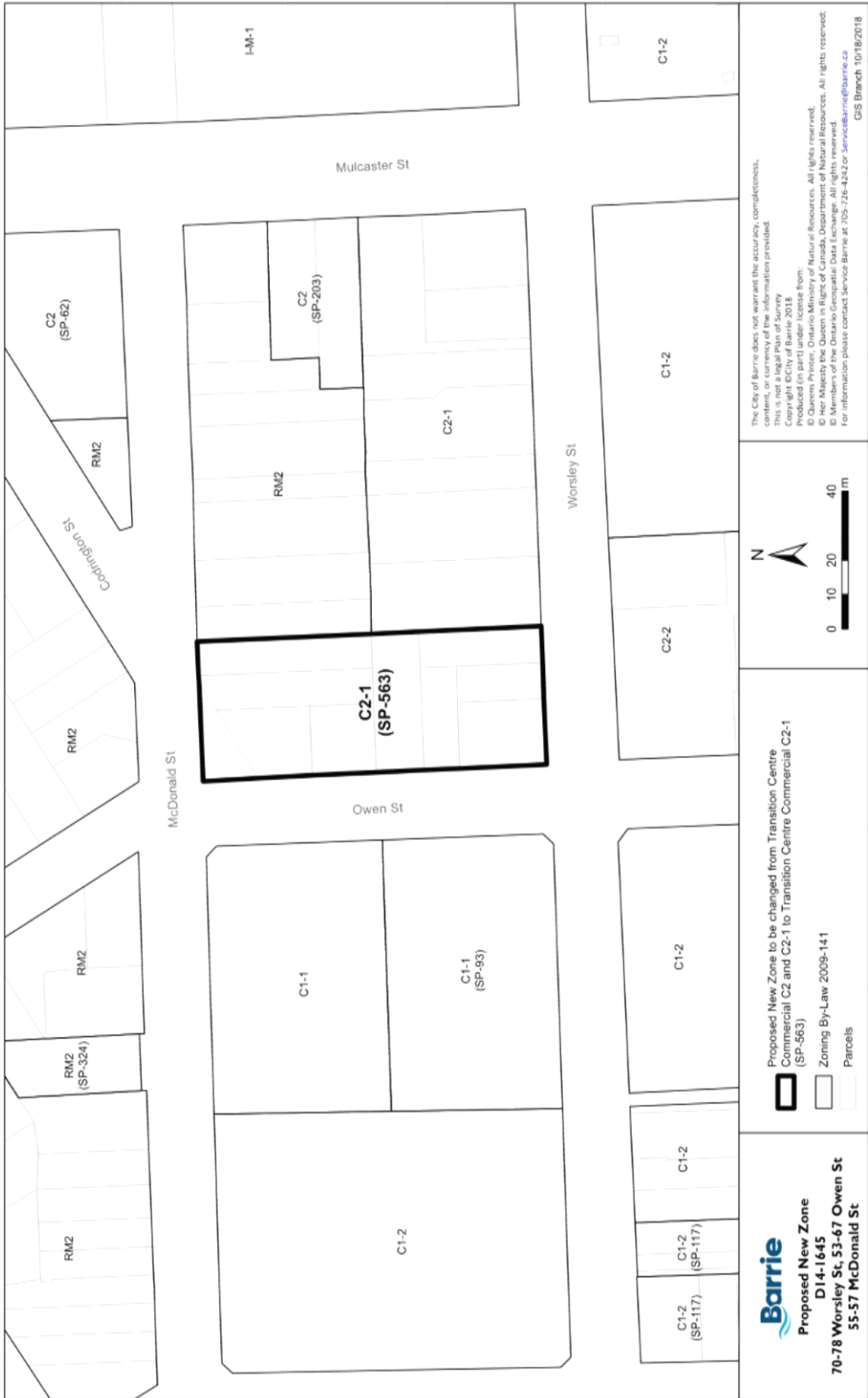
READ a third time and finally passed this 26th day of November, 2018.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule “A”



Schedule “A” to attached By-law 2018-

MAYOR – J.R. LEHMAN

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