



Bill No. 047

**BY-LAW NUMBER 2017-**

**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 Part of South Part Lot 11, Concession 14 (formerly Innisfil) being Part 2, Plan 51R-24571; City of Barrie, being all of PIN 58902-0245 (LT) from General Commercial-Hold (C4)(H-61) to General Commercial (C4)(SP-540), be approved

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 17-G-131.

**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 Part of South Part Lot 11, Concession 14 (formerly Innisfil) being Part 2, Plan 51R-24571; City of Barrie, being all of PIN 58902-0245 (LT) from General Commercial-Hold (C4) (H-61) to General Commercial (C4) (SP-540) 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 6.2.1 of By-law 2009-141, a Retirement Home shall be a permitted use in the General Commercial (C4)(SP-540) zone.
3. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a maximum height of 14.5 metres (4-storeys) shall be permitted in the General Commercial (C4)(SP-540) zone.
4. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum front yard setback of 2.0 metres shall be permitted to the main building in the General Commercial (C4)(SP-540) zone, in accordance with Schedule "B" attached to this By-law.
5. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum front yard setback of 1.0 metres shall be permitted to the entrance canopy in the General Commercial (C4)(SP-540) zone, in accordance with Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions set out in Section 6.3.1 of By-law 2009-141, a minimum front yard setback of 1.5 metres shall be permitted to the window well in the General Commercial (C4)(SP-540) zone, in accordance with Schedule "B" attached to this By-law.
7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 5<sup>th</sup> day of June, 2017.

**READ** a third time and finally passed this 5<sup>th</sup> day of June, 2017.

**THE CORPORATION OF THE CITY OF BARRIE**

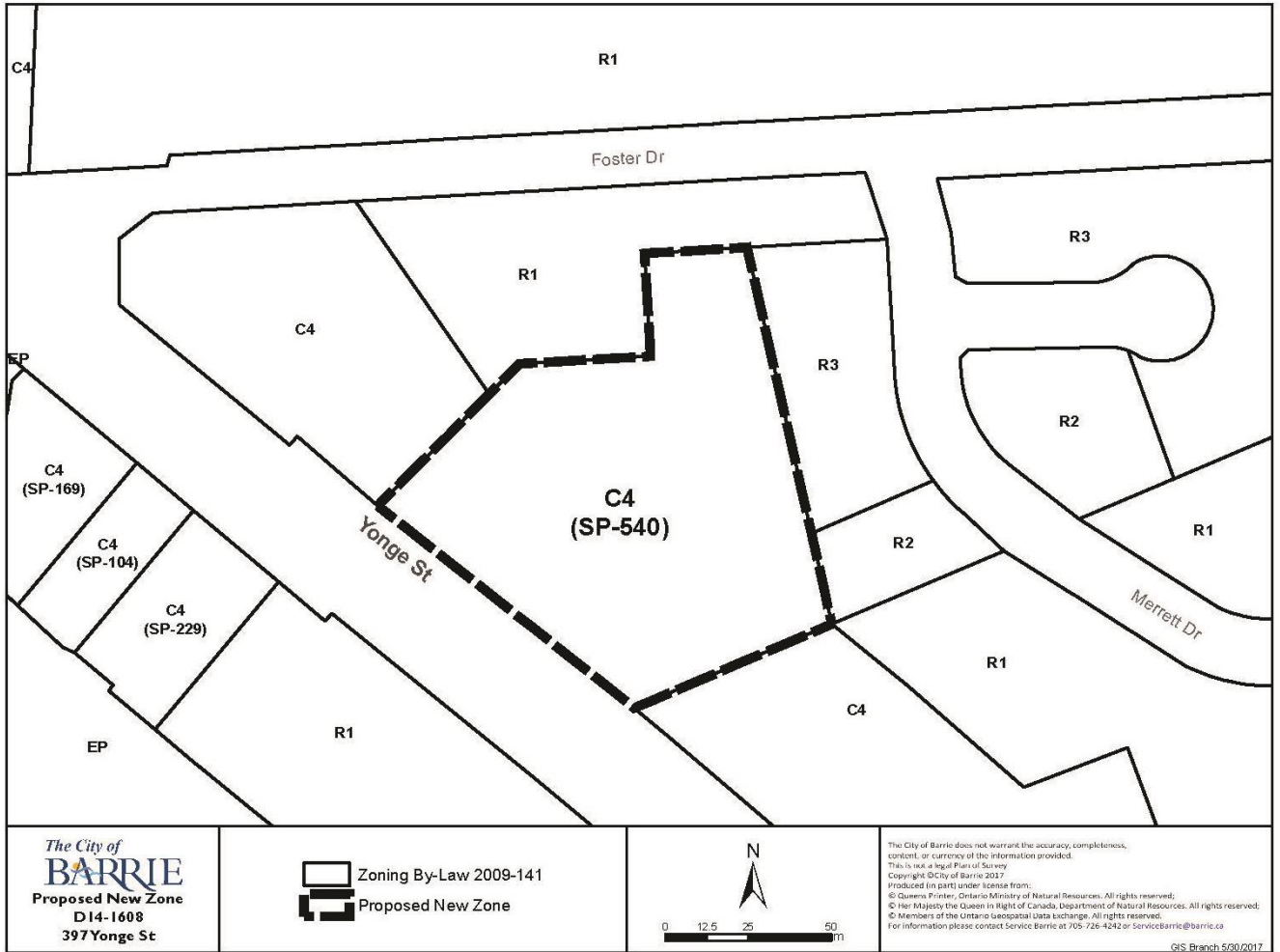
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**MAYOR – J. R. LEHMAN**

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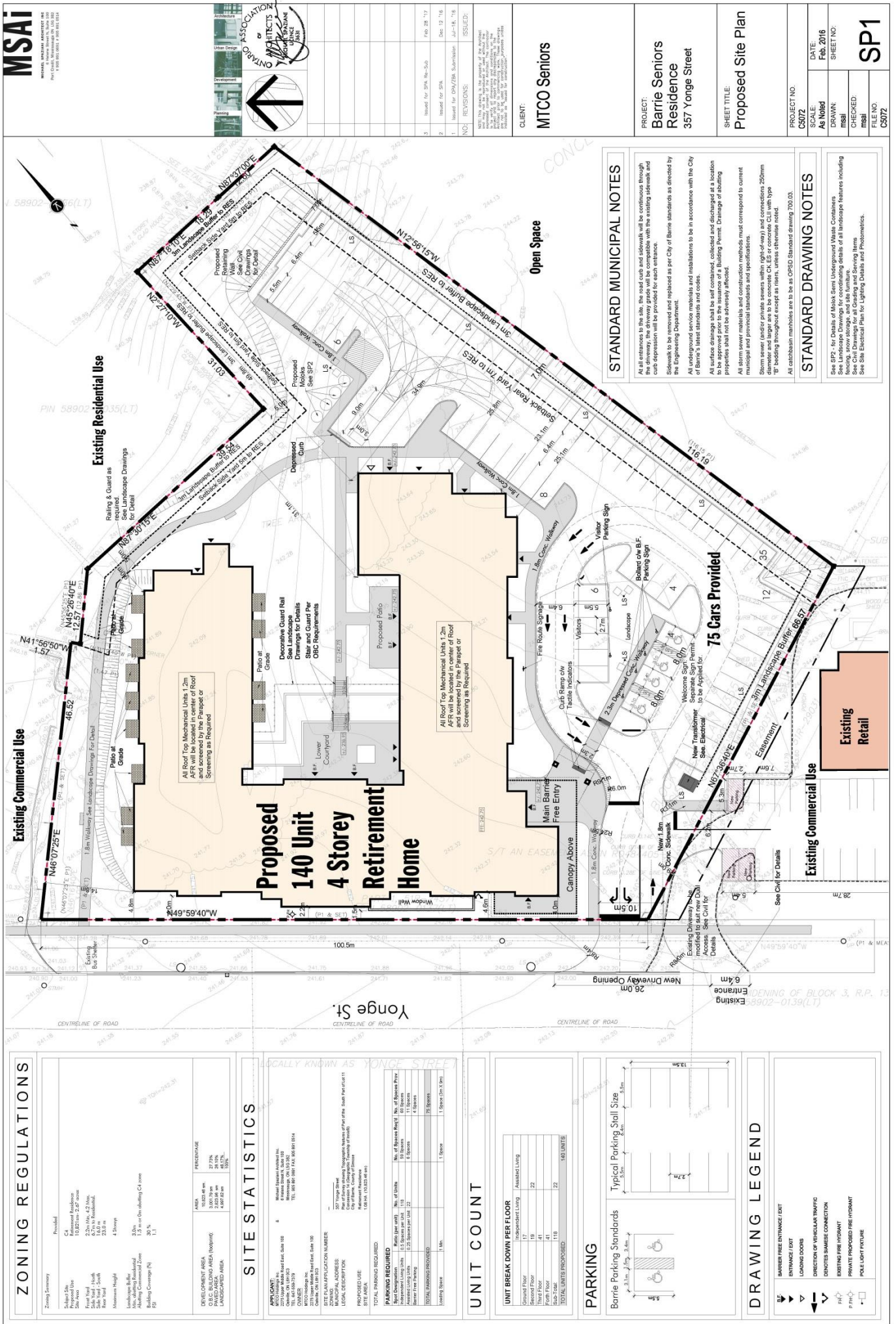
**CITY CLERK – DAWN A. MCALPINE**

Schedule "A" attached to Bylaw 2017-



MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE



**MSAI**  
MICHAEL SUTHERLAND ARCHITECTURE INC.  
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ON PRO ASSOCIATION  
OF ARCHITECTS  
REGISTERED PROFESSIONAL ARCHITECT

NO.	REVISIONS	ISSUED:
1	Issued for SPA, Rev-3/04	Feb 28 '17
2	Issued for SPA	Dec 17 '16
3	Issued for SPA/SPM Submission	Jun-16 '16

NOTE: This drawing is the property of the Architect. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, copied, or used for any other project without the written consent of the Architect. The Architect assumes no responsibility for the construction of the project or for the safety of the building. The Architect is not responsible for the construction of the project or for the safety of the building.

CLIENT: **MTCO Seniors**

PROJECT: **Barrie Seniors Residence**  
357 Yonge Street

SHEET TITLE: **Proposed Site Plan**

PROJECT NO. C5072	DATE: Feb. 2016
SCALE: As Noted	SHEET NO.
DRAWN: mbsl	CHECKED: mbsl
FILE NO. C5072	FILE NO. <b>SP1</b>

**STANDARD MUNICIPAL NOTES**

All entrances to the site, the east curb and sidewalk will be continuous through the site with the existing sidewalk. The curb and sidewalk will be provided for each entrance.

Swales to be removed and replaced as per City of Barrie standards as directed by the Engineering Department.

All underground services materials and installations to be in accordance with the City of Barrie's latest standards and codes.

All surface finishes that be self-sustained, collected and discharged at a location to be approved prior to the issuance of a Building Permit. Drainage of abutting properties shall not be adversely affected.

All storm sewer materials and construction methods must correspond to current municipal and provincial standards and specifications.

Storm sewer (and/or private sewers within right-of-way) and connections 250mm diameter and larger are to be concrete CK ES or concrete CLU with type "B" bedding throughout except as noted, unless otherwise noted.

All catchbasin manholes are to be as OPSD Standard drawing 700.03.

**STANDARD DRAWING NOTES**

See SP2 for Details of Mink Semi Underground Waste Containers

See Landscape Drawings for coordinating details of all landscape features including

See Civil Drawings for all Grading and Sewing Items

See Site Electrical Plan for Lighting Details and Photometrics.

**ZONING REGULATIONS**

Zoning Summary	Proposed
Maximum Height	15.00m (49' 0")
Maximum Building Footprint	15,000 sq m (4,244 sq ft)
Site Area	15,000 sq m (4,244 sq ft)
Minimum Front Setback	3.0m (9' 8")
Minimum Side Setback	3.0m (9' 8")
Minimum Rear Setback	3.0m (9' 8")
Minimum Lot Width	23.0m (75' 6")
Minimum Lot Depth	23.0m (75' 6")
Minimum Lot Area	529 sq m (125,000 sq ft)
Minimum Lot Coverage	100%
Minimum Lot Yield	100%
Minimum Lot Yield per Acre	100%
Minimum Lot Yield per Hectare	100%
Minimum Lot Yield per Square Mile	100%
Minimum Lot Yield per Square Kilometer	100%
Minimum Lot Yield per Square Mile	100%
Minimum Lot Yield per Square Kilometer	100%

**SITE STATISTICS**

APPLICANT: MTCO Seniors, 1000 Bay Street, Suite 1000, Toronto, ON M5G 1R2

PROJECT: 357 Yonge Street, Toronto, ON M5G 1R2

OWNER: MTCO Seniors, 1000 Bay Street, Suite 1000, Toronto, ON M5G 1R2

DESIGNER: MSAI, 1000 Bay Street, Suite 1000, Toronto, ON M5G 1R2

DATE: 2016

PROJECT NO: C5072

PROJECT NAME: Barrie Seniors Residence

PROJECT ADDRESS: 357 Yonge Street, Toronto, ON M5G 1R2

PROJECT COORDINATOR: [Name]

PROJECT CONTACT: [Phone]

PROJECT EMAIL: [Email]

PROJECT WEBSITE: [Website]

PROJECT SOCIAL MEDIA: [Social Media]

PROJECT MAP: [Map]

PROJECT PHOTOS: [Photos]

PROJECT VIDEOS: [Videos]

PROJECT DOCUMENTS: [Documents]

PROJECT COMMENTS: [Comments]

PROJECT CHANGES: [Changes]

PROJECT APPROVALS: [Approvals]

PROJECT REVISIONS: [Revisions]

PROJECT ISSUES: [Issues]

PROJECT RISKS: [Risks]

PROJECT OPPORTUNITIES: [Opportunities]

PROJECT CHALLENGES: [Challenges]

PROJECT SOLUTIONS: [Solutions]

PROJECT OUTCOMES: [Outcomes]

PROJECT LESSONS LEARNED: [Lessons Learned]

PROJECT BEST PRACTICES: [Best Practices]

PROJECT INNOVATIONS: [Innovations]

PROJECT SUSTAINABILITY: [Sustainability]

PROJECT COMMUNITY ENGAGEMENT: [Community Engagement]

PROJECT TRANSPARENCY: [Transparency]

PROJECT ACCOUNTABILITY: [Accountability]

PROJECT INTEGRITY: [Integrity]

PROJECT ETHICS: [Ethics]

PROJECT RESPECT: [Respect]

PROJECT RESPONSIBILITY: [Responsibility]

PROJECT COMMITMENT: [Commitment]

PROJECT PASSION: [Passion]

PROJECT PERSEVERANCE: [Perseverance]

PROJECT COURAGE: [Courage]

PROJECT DETERMINATION: [Determination]

PROJECT FAITH: [Faith]

PROJECT HOPE: [Hope]

PROJECT LOVE: [Love]

PROJECT KINDNESS: [Kindness]

PROJECT PATIENCE: [Patience]

PROJECT HUMILITY: [Humility]

PROJECT GRACE: [Grace]

PROJECT MERCY: [Mercy]

PROJECT GENTLENESS: [Gentleness]

PROJECT PEACE: [Peace]

PROJECT JOY: [Joy]

PROJECT THANKFULNESS: [Thankfulness]

PROJECT POSITIVITY: [Positivity]

PROJECT OPTIMISM: [Optimism]

PROJECT CONFIDENCE: [Confidence]

PROJECT COURAGE: [Courage]

PROJECT DETERMINATION: [Determination]

PROJECT FAITH: [Faith]

PROJECT HOPE: [Hope]

PROJECT LOVE: [Love]

PROJECT KINDNESS: [Kindness]

PROJECT PATIENCE: [Patience]

PROJECT HUMILITY: [Humility]

PROJECT GRACE: [Grace]

PROJECT MERCY: [Mercy]

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PROJECT PEACE: [Peace]

PROJECT JOY: [Joy]

PROJECT THANKFULNESS: [Thankfulness]

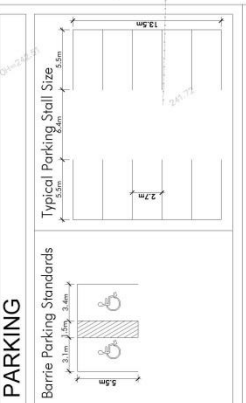
PROJECT POSITIVITY: [Positivity]

PROJECT OPTIMISM: [Optimism]

PROJECT CONFIDENCE: [Confidence]

**UNIT COUNT**

UNIT BREAK DOWN PER FLOOR	INDEPENDENT LIVING	ASSISTED LIVING
Ground Floor	18	22
Second Floor	18	22
Third Floor	18	22
Fourth Floor	18	22
Fifth Floor	18	22
Sixth Floor	18	22
Seventh Floor	18	22
Eighth Floor	18	22
Ninth Floor	18	22
Tenth Floor	18	22
Eleventh Floor	18	22
Twelfth Floor	18	22
Thirteenth Floor	18	22
Fourteenth Floor	18	22
Fifteenth Floor	18	22
Sixteenth Floor	18	22
Seventeenth Floor	18	22
Eighteenth Floor	18	22
Nineteenth Floor	18	22
Twentieth Floor	18	22
Twenty-first Floor	18	22
Twenty-second Floor	18	22
Twenty-third Floor	18	22
Twenty-fourth Floor	18	22
Twenty-fifth Floor	18	22
Twenty-sixth Floor	18	22
Twenty-seventh Floor	18	22
Twenty-eighth Floor	18	22
Twenty-ninth Floor	18	22
Thirtieth Floor	18	22
THIRTY-ONE FLOORS	540	660
TOTAL UNITS PROPOSED	1176	1440
TOTAL UNITS REQUIRED	1176	1440



**DRAWING LEGEND**

Symbol	Description
[Symbol]	Barrier Free Entrance/Exit
[Symbol]	Entrance/Exit
[Symbol]	Loading Doors
[Symbol]	Direction of Vehicular Traffic
[Symbol]	Grouted Sillage Connection
[Symbol]	Existing Fire Hydrant
[Symbol]	Private Proposed Fire Hydrant
[Symbol]	Pole Light Fixture

MAYOR J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE