Bill No. 104

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 lands shown on Schedule "A" to this By-law, from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density (RM2)(SP-548), be approved

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-210.

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 from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density (RM2)(SP-548), 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 3.0 of By-law 2009-141, 3.5-storey Stacked Townhouse units shall be permitted in the Residential Dwelling Second Density (RM2)(SP-548) zone.

3. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 1.15 parking spaces per dwelling unit shall be provided in the Residential Dwelling Second Density (RM2)(SP-548) zone.

4. **THAT** notwithstanding the provisions set out in Section 5.2 of By-law 2009-141, the existing 7-storey (129 unit) residential apartment shall be a permitted use in the Residential Dwelling Second Density (RM2)(SP-548) zone, in accordance with Schedule "B" attached to this By-law.

5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 92 units per hectare shall be permitted in the Residential Dwelling Second Density (RM2)(SP-548) zone.

6. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum outdoor amenity area of 1,056m^2 shall be provided in the Residential Dwelling Second Density (RM2)(SP-548) zone, of which a minimum of 834m^2 shall be provided in a consolidated form, in accordance with Schedule "B" attached to this By-law.

7. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum gross floor area of 85% shall be permitted in the Residential Dwelling Second Density (RM2)(SP-548) zone.

8. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 12m for the proposed stacked townhouse units shall be permitted in the Residential Dwelling Second Density (RM2)(SP-548) zone.

9. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum side yard setback of 6m shall be provided in the Residential Dwelling Second Density (RM2)(SP-548) zone.

10. **THAT** notwithstanding Section 7 of this By-law and the provisions set out in Section 5.3 of By-law 2009-141, a minimum side yard setback of 25m shall be provided to the proposed stacked townhouse units from the north lot line (abutting rear yard of lots fronting Livingstone Street West) in the Residential Dwelling Second Density (RM2)(SP-548) zone, in accordance with Schedule "B" attached to this By-law.

11. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a continuous landscape buffer area with a minimum width of 4m shall be provided along the north lot line (abutting rear yard of lots fronting Livingstone Street West) in the Residential Dwelling Second Density (RM2)(SP-548) zone, in accordance with Schedule "B" attached to this By-law.

12. **THAT** a minimum building setback of 9m be provided between the proposed Stacked Townhouse units and the existing apartment building in the Residential Dwelling Second Density (RM2)(SP-548) zone, in accordance with Schedule "B" attached to this By-law.

13. **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.

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

READ a first and second time this 2nd day of October, 2017.

READ a third time and finally passed this 2nd day of October, 2017.

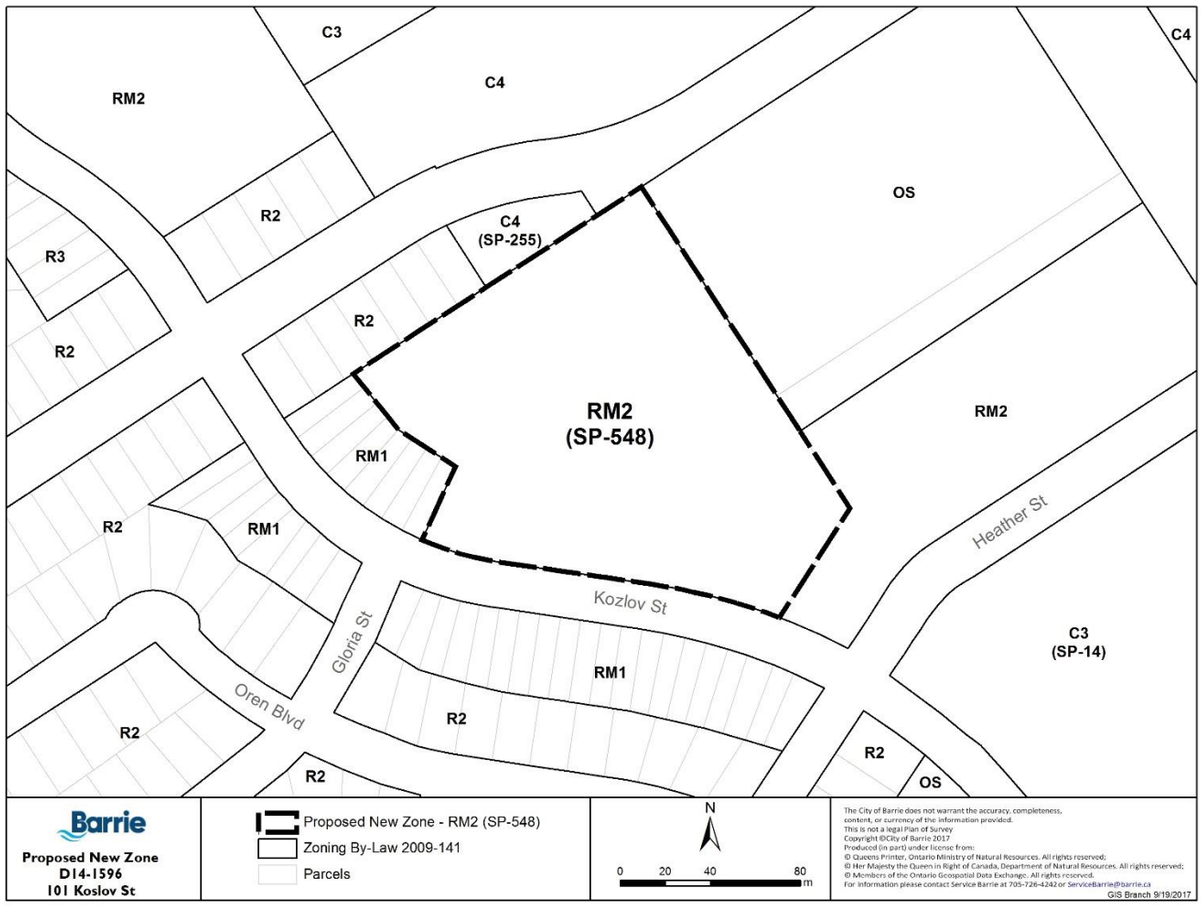
THE CORPORATION OF THE CITY OF BARRIE

_____

MAYOR – J. R. LEHMAN

_____

DEPUTY CITY CLERK – WENDY COOKE



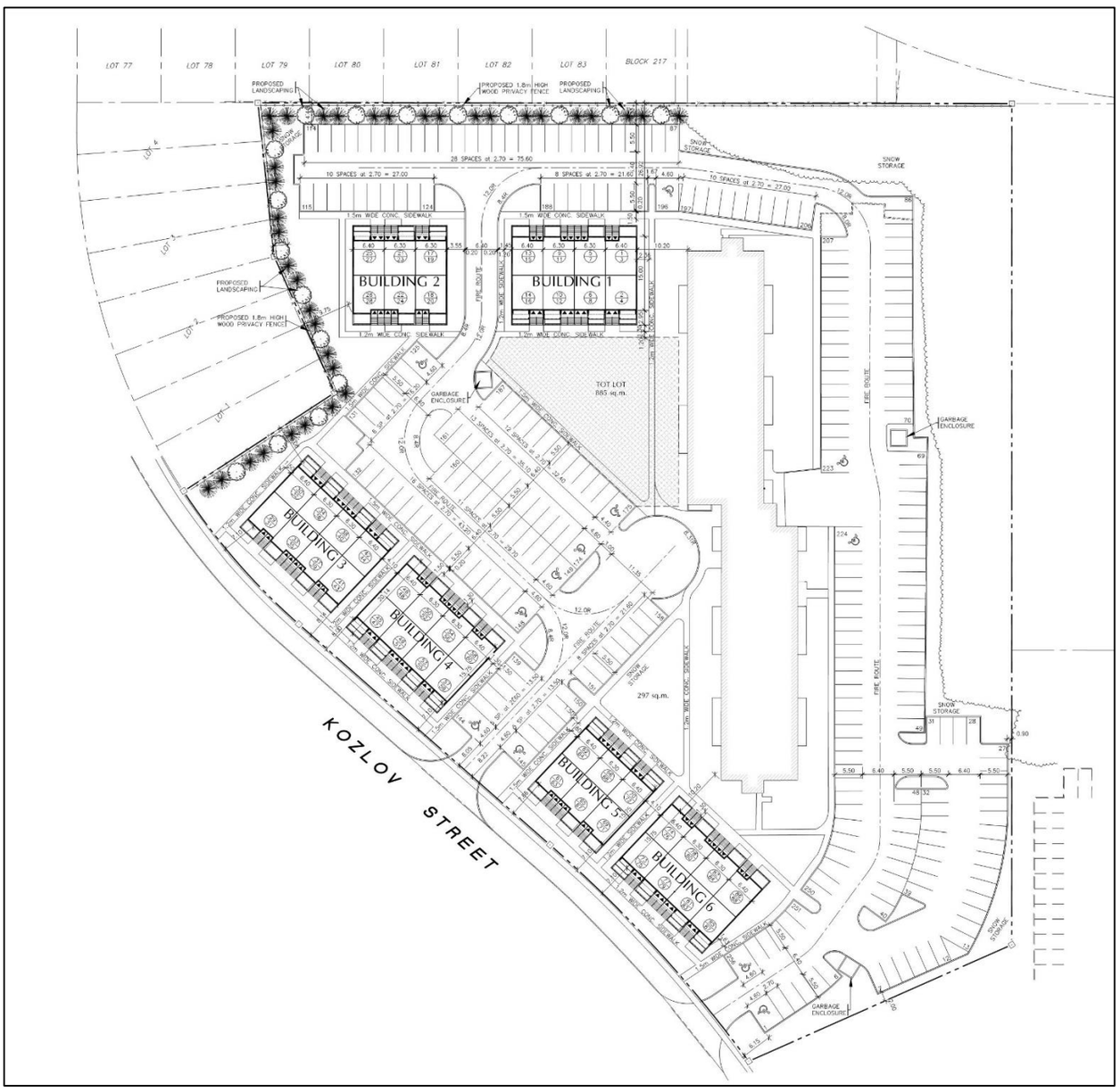
SCHEDULE "A" ATTACHED TO BY-LAW 2017-

_____

MAYOR – J. R. LEHMAN

_____

DEPUTY CITY CLERK – WENDY COOKE



SCHEDULE "B" ATTACHED TO BY-LAW 2017-

_____

MAYOR – J. R. LEHMAN

_____

DEPUTY CITY CLERK – WENDY COOKE