

Victoria Village

150 Toronto Street & 54 Ross Street

Zoning By-law Amendment Application

City of Barrie



Frontage:

150 Toronto Street

20.2m Toronto Street

54 Ross Street

103.2m Toronto Street

71.8m Ross Street

Area:

150 Toronto Street

1,012 m² (0.10 ha)

54 Ross Street

4,608 m² (0.46 ha)

Total Site Area:

5,620 m² (0.56 ha)

Topography:

Slopes from North to South

Current Use:

Vacant with limited existing tree coverage



Existing Site Conditions





Existing Site Conditions



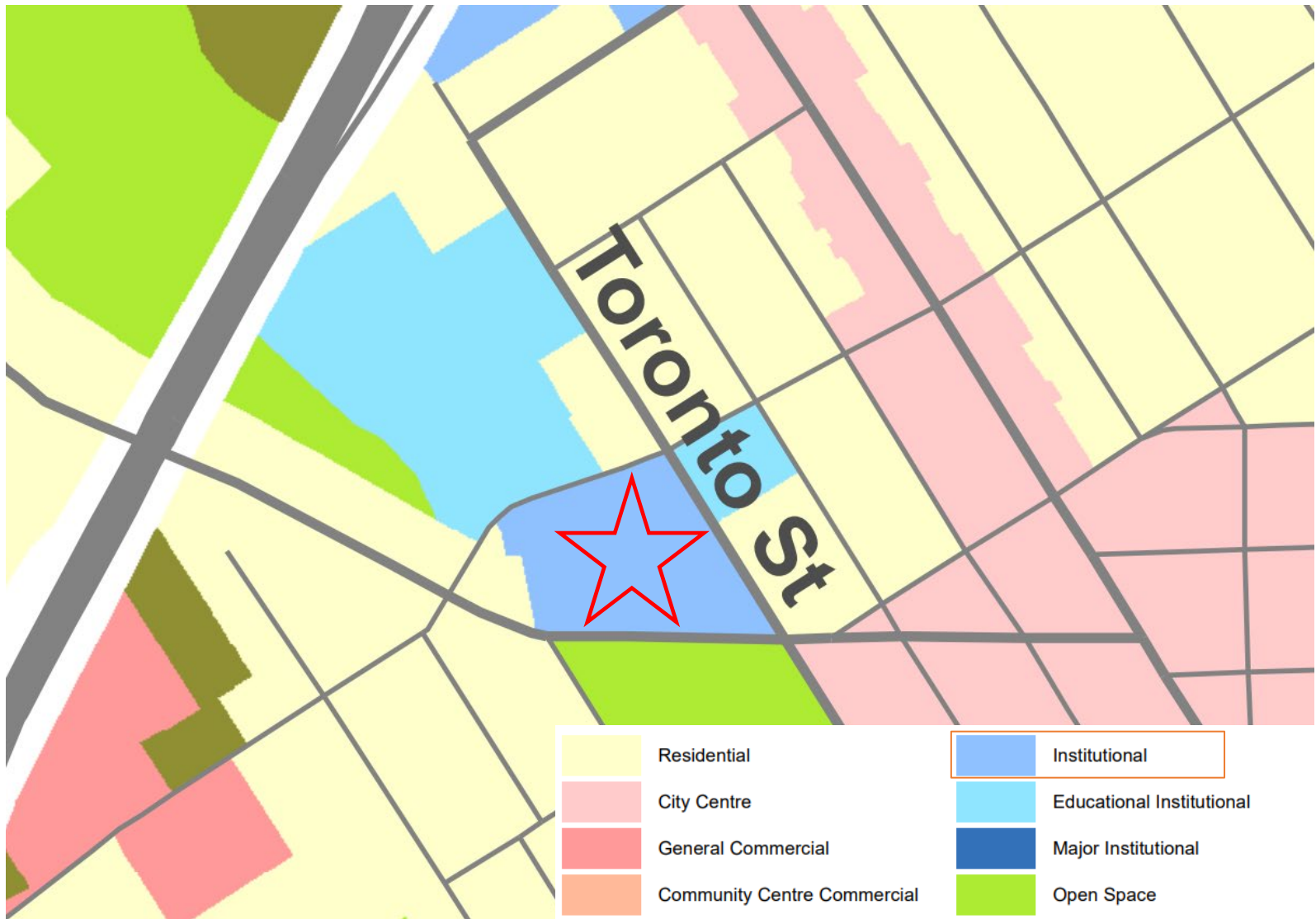
View of 54 Ross Street looking south

View of 150 Toronto Street looking west



Existing Site Conditions





Official Plan Designation

Schedule A Land Use



Zoning By-law

Existing Height and Setback Standards

Residential (RM2) Zone

Height – Maximum of 10m*

Setbacks (Min) Front – 7m

Side – 1.8m

Rear – 7m

Institutional Zone

Height – Maximum of 15m

Setbacks (Min) Front – 7m

Side – 5m

Rear – 7m

*Walkup apartments in the RM2 zone shall be four storeys or less, to a maximum total height of 20m





Surrounding Uses

Zoning Chart

The proposal is to rezone the lands from Residential (RM2) and Institutional (I) to Institutional with Special Provisions (I-SP299) aligning with the existing zoning of Victoria Village.

A development concept has not been completed at this time.

		Institutional Zone (SP-299)
Lot Area (min.)		1500m ²
Lot Frontage (min.)		30m
Front yard (min.)		7m
Side yard (min.)		5m
Side yard Adjoining	Residential Zone (min.)	9m
	Street (min.)	7m
Rear Yard (min.)		7m
Rear Yard Adjoining	Residential Zone (min.)	9m
	Street (min.)	7m
Lot Coverage (max.)		35%
Landscaped Open Space (min.)		35%
Building Height (max.) (SP-299)		39.5m (The height of any building located either totally or partially within 30 metres of the land's northern lot line shall be measured from the average grade abutting the buildings northernmost exterior wall, exclusive of any vehicular entrance to below grade parking. (By-law 2012-211, OMB Order August 21, 2012))





LEGEND

 Subject Site
(Area: 27,202.3m² / 2.7ha)

 No Build Zone

 Potential Developable Area
(Area: 12,222.5m² / 1.2ha)

 Zoned I (SP-299)

Height Limit: 39.5m

(The height of any building located either totally or partially within 30.0m of the land's northern lot line shall be measured from the average grade abutting the buildings northernmost exterior wall, exclusive of any vehicular entrance to below grade parking (By-Law 2012-211 OMB Order Aug. 21, 2012))



Zoning By-law Amendment



- Lands designated for institutional use
- Brings existing residential zoning on site into conformity with the Official Plan
- Allows for appropriate future growth within Barrie's built-up area
- More efficient use of land and existing infrastructure
- Consistent with applicable Planning policies



Conclusion

