



Bill No. 097

BY-LAW NUMBER 2020-096

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 known municipally as 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, from Residential Hold (RH), Residential Single Detached Dwelling First Density (R1) and Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted motion 20-P-033.

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 339 Veteran's Drive, 341 Veteran's Lane and 19 Montserrand Street, from Residential Hold (RH), Residential Single Detached Dwelling First Density (R1) and Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) 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 5.2.5.1 (a) and (c) of By-law 2009-141, a maximum density of 84 units per hectare (inclusive of a maximum of 35 block/cluster townhouse units and 38 apartment units) shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law .
3. **THAT** notwithstanding the provisions of Table 5.3 of By-law 2009-141, a minimum front (north) yard setback of 3.0 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
4. **THAT** notwithstanding the provisions of Table 5.3 of By-law 2009-141, a minimum rear (south) yard setback of 1.8 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
5. **THAT** notwithstanding the provisions of section 5.3.3.2 (a) of By-law 2009-141, a minimum exterior side (west) yard setback of 1.5 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
6. **THAT** notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum lot coverage of 40% shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.
7. **THAT** notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum gross floor area of 125% shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.
8. **THAT** notwithstanding the provisions of Table 5.3 of By-law 2009-141, a maximum building height of 11.0 metres for the block/cluster townhouse units associated with Blocks 1, 2 and 3 and a maximum building height of 14.0 metres for the block/cluster townhouse units associated with Blocks 5 and 6 shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
9. **THAT** notwithstanding the provisions of section 5.3.2 (a) of By-law 2009-141, a five-storey walk-up apartment building with a maximum building height of 22.0 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.

10. **THAT** notwithstanding any other provision of By-law 2009-141, a minimum setback of 1.5 metres between all buildings and internal private roadways shall be provided in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.
11. **THAT** notwithstanding the provisions of section 5.3.7.2 of By-law 2009-141, a minimum landscaped buffer area of 2 metres along the east property line, 1.8 metres along the south property line, 1.5 metres along the west property line (Veteran's Drive) and 3 metres adjacent to all residential lots fronting Montserrat Street shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150), in zone accordance with Schedule "B" attached to this By-law.
12. **THAT** notwithstanding the provisions of Table 4.6 of By-law 2009-141, a minimum parking ratio of 1 space per unit shall be provided for the proposed walk-up apartment building through the provision of underground structured parking spaces in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.
13. **THAT** notwithstanding the provisions of Table 4.6 of By-law 2009-141, a minimum parking ratio of 1.9 spaces per unit shall be provided (inclusive of 13 surface visitor parking spaces and an underground structured parking lot with the provision of a 1:1 parking ratio for the proposed apartment use) in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
14. **THAT** notwithstanding the provisions of section 4.6.2.5 of By-law 2009-141, a minimum one-way aisle width of 3.7 metres adjacent to the 90 degree parking spaces associated with Blocks 1, 2 and 3, and the three (3) parking stalls located toward the south easterly limit of the site, shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
15. **THAT** notwithstanding the provisions of section 5.2.5.2 (e) of By-law 2009-141, a minimum one-way internal private roadway width of 3.7 metres shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
16. **THAT** notwithstanding the provisions of section 5.2.5.2 (d) of By-law 2009-141, a driveway length of 2.0 metres (minimum and maximum) for Blocks 1, 2 and 3 shall be required in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
17. **THAT** notwithstanding the provisions of section 4.6.1 of By-law 2009-141, tandem parking for Blocks 5 and 6 shall be permitted in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2) (SP-598)(H-150) zone, in accordance with Schedule "B" attached to this By-law.
18. **THAT** notwithstanding the provisions of section 4.6.5.2 of By-law 2009-141, the minimum front and side yard setbacks established for the proposed walk-up apartment building of 3 metres and 1.5 metres, respectively, shall apply to any underground parking structure provided in the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone.
19. **THAT** the (H) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13. This indicates that the lands so zoned cannot be used for a purpose permitted by the Residential Multiple Dwelling Second Density – Special Provision, Hold (RM2)(SP-598)(H-150) zone until the (H) symbol is removed pursuant to Section 36 of the *Planning Act*. The (H) provision shall be lifted by The Corporation of the City of Barrie upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - a) The execution of a Site Plan Agreement which includes matters relating to, but not limited to, the building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.
20. **THAT** the remaining provision 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 apply to the said lands except as varied by this By-law.
21. **THAT** the Owner/Applicant be required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.
22. **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 October, 2020.

READ a third time and finally passed this 26th day of October, 2020.

THE CORPORATION OF THE CITY OF BARRIE



MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Barrie
NEW ZONE
D14-1686
339 Veteran's Dr/ 341 Veteran's Lane
19 Montserrat St/Veteran's Lane ROW

Legend:
 New Zone - Residential Multiple Dwelling Second Density with Special Provision and Holding Provision (RM2(SP-598)(H-150))
 Zoning By-Law 2009-141
 Parcels

Scale: 1:1,250
 0 12.5 25 50 m

North Arrow: N

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Schedule "A" to attached By-law 2020-096

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CITY CLERK - WENDY COOKE

The site plan illustrates a proposed development on a large lot. The lot is bounded by Montserrat Street to the north, Veterans Drive to the west, and an unnamed street to the east. The plan is divided into several sections, including a large green-shaded area on the left labeled 'STREET LINE', a central section labeled 'TYPE D' containing a grid of units, and a section on the right labeled 'TYPE A' containing a grid of units. The plan includes numerous dimensions, bearings, and area calculations. A north arrow is located in the upper right corner.


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CITY CLERK - WENDY COOKE