



**COMMITTEE OF ADJUSTMENT  
OCTOBER 22, 2024  
PUBLIC HEARING MINUTES**

*Members Present:* Stephen Trotter, Chair  
Graydon Ebert, Member  
Jay Dolan, Member  
Carol Phillips, Member  
Andrea Butcher-Milne, Member

*Staff Present:* Andrew Gameiro, Supervisor of Planning and Zoning By-law Enforcement  
Riley Anderson, Planner  
Olga Sanchez, Technical Coordinator  
Janice Sadgrove, Secretary-Treasurer

**1. CALL TO ORDER**

**2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST**

There were none.

**3. REQUESTS FOR DEFERRAL/WITHDRAWALS/ADJOURNMENT**

There were none.

**4. ADOPTION OF MINUTES**

The minutes of the Committee of Adjustment hearing held on September 24, 2024, were adopted as circulated.

**5. STATUTORY PUBLIC HEARINGS**

**5. (a) MINOR VARIANCE APPLICATION: A57/24 – 41 Shirley Avenue  
APPLICANT: ISM Architects Inc. on behalf of Bora Demiray**

This application, if granted by the Committee of Adjustment, will serve to permit an accessory building (detached garage) to exceed the maximum allowable height.

The applicant is seeking the following minor variance(s):

1. To permit a height of 5 metres for a proposed accessory building (detached garage), whereas the Comprehensive Zoning By-Law, under Section 5.3.5(a), restricts the height of an accessory building to a maximum of 4 metres.

**REPRESENTATION:**

Bora Demiray, Owner

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated October 22, 2024

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated October 16, 2024

Development Services – Approvals Branch: Comments dated October 15, 2024

Building Services: No comments

Finance Department: No comments

Alectra Utilities: Comments dated October 8, 2024

**DISCUSSION:**

Bora Demiray, the owner, provided an overview of the application. Mr. Demiray advised that he is building a detached garage. He noted that he realized during the planning stage that the structure exceeded the maximum height and is requesting to permit an exceedance of one metre.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public. There were no comments from the public.

Member Phillips asked if the trees at the end of the driveway will be removed. Mr. Demiray advised that the trees will be removed to facilitate the construction of the detached garage.

The Committee made a motion to approve the applications with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the applications be granted with conditions.

**Motioned by: Carol Phillips, Member  
CARRIED**

**5. (b) MINOR VARIANCE APPLICATION: A58/24 – 52 Lakeside Terrace  
APPLICANT: The Jones Consulting Group Ltd. c/o Brandi Clement on behalf of 52 Lakeside Terrace Ltd.**

This application, if granted by the Committee of Adjustment, will serve to permit a reduction in the required number of parking spaces and the number of barrier free parking spaces within the constructed underground parking garage and at-grade parking area within a residential building (Building C).

The applicant is seeking the following minor variance(s):

1. To permit a parking ratio of 0.94 spaces per residential dwelling unit, whereas the Comprehensive Zoning By-law, under subsection 4.6.1, requires a minimum parking ratio of 1.5 spaces per dwelling unit.
2. To permit a reduced barrier free parking standard of 2% of required parking spaces, whereas the Zoning By-Law under subsection 4.6.4 requires 1 space plus 3% of required parking spaces be provided for barrier free parking.

**REPRESENTATION:**

Amanda Newlove, Agent

**INTERESTED PERSONS:**

There were none.

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated October 22, 2024

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated October 16, 2024

Development Services – Approvals Branch: No comments

Building Services: No comments

Finance Department: DCA comments dated October 15, 2024

NVCA: Comments dated October 16, 2024

Alectra Utilities: Comments dated October 8, 2024

**DISCUSSION:**

Amanda Newlove, acting on behalf of the agent, provided a presentation to the Committee members and discussed topics including site description and location; surrounding land uses; minor variance details; site plan; the City of Barrie official plan; current and proposed zoning by-law provisions; and the four tests for a minor variance.

Ms. Newlove noted that the site previously obtained approval for three residential buildings in 2008 with an underground parking structure. A total of two buildings have been constructed to date. She discussed the requested variances. Ms. Newlove advised that the effect of the application is to permit the amount of parking spaces and barrier free parking spaces within the constructed underground parking garage and at grade parking area at a reduced ratio. Ms. Newlove provided a drawing of the site plan to illustrate buildings A, B and C and pointed out that building C remains to be constructed and will contain 231 units. The entire site will contain 546 units. The variances will allow Building C to contain 55 additional units that will be smaller and more affordable than the other units within the building. She pointed out that the parking spaces will be sold separately from the units.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public. There were no comments from the public.

Member Dolan asked if the parking spaces are going to be sold separately from the units, will there be a cap on how many parking spots can be purchased per unit. Ms. Newlove advised that she was unaware at this time of a cap on the number of parking spaces a unit owner can purchase and would be on a first come first served basis.

Member Phillips asked if there would be another road access to these buildings at some point. Ms. Newlove provided an illustration of the site plan and confirmed that access is only from Lakeside Terrace. Member Phillips stated that she is not supportive of reduced parking, especially since this building is marketed towards seniors. She noted that the planning report indicates that commercial amenities and transit are within walking distance, but is not a realistic alternative for seniors.

Member Dolan asked if there had been an estimate of number of units that will be left with no parking spaces. Amanda advised that there are a total of 546 units, with 515 parking spaces being provided, leaving 30 units without parking spaces. The reason why this is requested is based on location and affordable housing, for which there will be a less possible need for a vehicle. Member Dolan asked staff if there was any justification made for the reduced parking. Riley Anderson, Planner, advised Transportation Planning reviews the traffic brief. Transportation Planning did not have any concerns. Andrew Gameiro, Supervisor of Planning and Zoning Enforcement said it is not uncommon to unbundle parking and Council has approved similar parking ratios.

Member Butcher-Milne asked if the existing buildings have enough parking. Ms. Newlove advised that Buildings A and B have been built and have been given one parking space per unit. Building C will contain 55 additional units and that is where the reduced parking ratio is requested.

The Chair asked what the original target market for this development was. Ms. Newlove advised it was for seniors. The Chair pointed out that the unit structure is changing to one bedroom and wanted to know what the reason was. Amanda advised that the units are residential units not specifically marketed for seniors. The Chair noted that he shares some of Member Phillip's concerns regarding seniors without vehicles having to walk to the commercial plaza and transit.

Member Butcher-Milne asked why there can't be 1 parking space for each unit. Ms. Newlove advised the underground parking garage has been built with 515 parking spaces and now we are adding more units to building C to provide affordable housing. She discussed the reasons why the reduced parking could be supported.

The Committee made a motion to approve the application with conditions as outlined by staff.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Jay Dolan, Member**

**CARRIED**

**Not in support: Carol Phillips, Member**

**5. (c) CONSENT APPLICATION: B38/24 – 33, 37, 41, 45, 49, 53 & 61 Rawson Avenue  
APPLICANT: Martin Rendl Associates c/o Martin Rendl on behalf of 2466941 Ontario Inc.**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of a new industrial lot.

The severed lands propose to have a lot area of 19,200 square metres and a proposed lot frontage of 157.19 metres on Rawson Avenue.

The retained lands propose to have a lot area of 15,100 square metres and a proposed lot frontage of 89.32 metres on Rawson Avenue.

**REPRESENTATION:**

Martin Rendl, Agent

**INTERESTED PERSONS:**

Jyothi Vemuri

**WRITTEN COMMENTS RECEIVED:**

Development Services - Planning: Comments dated October 9, 2024

Development Services – Transportation Planning: No comments

Development Services – Parks Planning: Comments dated October 16, 2024

Development Services – Approvals Branch: Comments dated October 15, 2024

Building Services: No comments

Finance Department: DCA comments dated October 15, 2024

Alectra Utilities: Comments dated October 8, 2024

**DISCUSSION:**

Martin Rendl, the agent, provided an overview of the application. He shared a copy of his cover letter submitted with the application to the Committee members. He explained that the 8 lots were created back in 1989 when the plan of subdivision was registered. In 2007, through By-law 2007-073, the plan of subdivision was deemed not to be registered, and the lots have now merged on title. The application proposes severing the land into two separate industrial lots. Both the retained and severed lot will meet the official plan designation and zoning by-law standards. The retained lot which is vacant will be developed in the future and is subject to site plan control. There are no plans to develop the severed lands at this time.

The Secretary-Treasurer read a summary of all comments received to date.

The Committee opened discussion to the public. There were no comments from the public.

Member Dolan asked staff if Parks Planning condition to fulfil the parkland dedication requirement could cause issues for the applicant to finalize the consent if the application was approved. Andrew Gameiro, Supervisor of Planning and Zoning By-law Enforcement advised that typically through lot creation, parkland fees come from the Finance department and would be required to be paid at the building permit stage.

The Committee made a motion to approve the application with conditions as outlined by staff and removed Parks Planning condition to fulfill parkland dedication fee requirements.

**DECISION:**

The decision of the Committee is that the application be granted with conditions.

**Motioned by: Jay Dolan, Member  
CARRIED**

6. **OTHER BUSINESS**

7. **DATE OF NEXT MEETING**  
November 19, 2024

8. **ADJOURNMENT**  
The meeting was adjourned at 6:21 p.m.

  
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Steve Trotter, Chair

  
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Janice Sadgrove, Secretary