



**COMMITTEE OF ADJUSTMENT
FEBRUARY 23, 2022
PUBLIC HEARING MINUTES**

Members Present: Steve Trotter, Chair
Jay Dolan, Member
Marc Pumple, Member
Victoria Lemieux, Member
Andy Thomson, Member

Staff Present: Tiffany Thompson, Manager of Growth and Development
Carlissa McLaren, Manager of Planning (Acting)
Madeline Kowalchuk (Snow), Planner
Jaspreet Sidhu, Planner
Janice Sadgrove, Secretary-Treasurer

Next Meeting: March 23, 2022, at 5:00 p.m., Virtual Meeting (Zoom)

1. CALL TO ORDER

2. DECLARATIONS OF CONFLICT – POTENTIAL PECUNIARY INTEREST

Victoria Lemieux declared a potential pecuniary interest on application A46/21 – 118 Peel Street as she resides in close proximity to the subject property. She did not participate or vote on the foregoing matter.

3. REQUESTS FOR DEFERRAL/ADJOURNMENT

4. ADOPTION OF MINUTES

The minutes of the Committee of Adjustment hearing held on January 26, 2022, were adopted as circulated.

**Motioned by: Victoria Lemieux, Member
Second: Jay Dolan, Member
CARRIED**

5. STATUTORY PUBLIC HEARINGS

**5. (a) CONSENT APPLICATION: B41/21 – 241 & 251 King Street
APPLICANT: Ruth Wheelwright on behalf of 2310481 Ontario Inc. c/o Aaron Aitoro**

The application, if granted by the Committee of Adjustment, will serve to permit the creation of blanket easements to enable cross/reciprocal access easements over 241 and 251 King Street for all shared facilities and infrastructure including but not limited to such items as access, fire routes, parking, and services.

REPRESENTATION:

Ruth Wheelwright, Agent

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated February 23, 2022

Development Services – Transportation Planning: Comments dated February 16, 2022
Development Services – Parks Planning: Comments dated February 17, 2022
Development Services – Approvals Branch: Comments dated February 16, 2022
Building Services: No comments
Finance Department: DCA comments dated February 17, 2022
Alectra Utilities: Comments dated February 9, 2022

DISCUSSION:

Ruth Wheelwright, the agent, provided an overview of the application and advised the blanket easement would be over two separately conveyable parcels located at 241 and 251 King Street. She said the main reason for the blanket easement is to allow shared parking and cross/reciprocal access between the two properties. She noted the lots are abutting and are owned by the same owner and asked if it was possible the properties could merge on title. Madeline Kowalchuck, Planner, advised the subject lands are made up of two full lots within a registered plan of subdivision which would prevent the lots from merging.

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.

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
Second: Andy Thomson, Member
CARRIED**

**5. (b) MINOR VARIANCE APPLICATION: A1/22 – 204 Mapleview Drive West
APPLICANT: Blackthorn Development Corp. c/o Maurizio Rogato, on behalf of MJJJ Developments Inc. c/o Sam Di Gregorio**

This application, if granted by the Committee of Adjustment, will serve to permit exceeding the maximum allowable height and a deficient parking ratio to facilitate the construction of a 4-storey office building. The property is subject to Site Plan Application D11-1692.

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

- 1. A building height of 16 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 7.3.1 Table 7.3, permits a maximum building height of 14 metres.**
- 2. A minimum of 1 parking space per 45 square metres of gross floor area, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.2.3(a), requires a minimum of 1 parking space per 40 square metres of gross floor area.**

REPRESENTATION:

Maurizio Rogato, Applicant

INTERESTED PERSONS:

There were none.

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated February 23, 2022
Development Services – Transportation Planning: Comments dated February 16, 2022

Development Services – Parks Planning: Comments dated February 17, 2022
Development Services – Approvals Branch: Comments dated February 17, 2022
Building Services: Comments dated February 10, 2022
Finance Department: DCA comments dated February 16, 2022
Alectra Utilities: Comments dated February 10, 2022
Public Comments: Richard Herlick, Aerarium Development Corp. dated February 15, 2022

DISCUSSION:

Maurizio Rogato, the applicant, provided an overview of the application. He advised two new office buildings are proposed on the property which is currently under site plan review. Building 1 is a 4-storey building and Building 2 is a 3-storey building. The variances would facilitate the construction of the 4-storey building. He discussed the public comments received expressing concerns with parking overflowing onto the plaza property located across the street at 222 Mapleview Drive West. Mr. Rogato said he believes the proposed office buildings will have sufficient parking supply and noted a Traffic Impact Study Addendum has been submitted as supporting documentation. He also noted the site is presently served by three transit routes.

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.

The Chair asked if the number of parking included parking spots already there. Mr. Rogato advised most of the parking will be new parking and the parking will be monitored while phasing in development. The Chair asked staff if there is a specific amount allocated to office uses. Madeline Kowalchuk, Planner, discussed parking standards for office spaces versus parking standards for multiple uses in industrial zones.

The Committee made a motion to approve the application.

DECISION:

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

**Motioned by: Victoria Lemeiux, Member
Second: Marc Pumple, Member
CARRIED**

**5. (c) MINOR VARIANCE APPLICATION: A46/21 – 118 Peel Street
APPLICANT: Glen Schnarr & Associates Inc., c/o Mark Condello on behalf of Sovereign Mapleview & Huronia Limited**

This application, if granted by the Committee of Adjustment, will serve to permit an increased building density, to exceed the maximum front yard parking coverage allowed, a reduction in parking spaces, to recognize a deficient lot frontage and permission for tandem parking for a proposed six unit stacked townhouse development.

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

1. To permit a maximum density of 60 units per net hectare, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.2.5.1(c), requires a maximum density of 53 units per net hectare.
2. To recognize an existing lot frontage of 20.44 metres, whereas the Comprehensive Zoning By-law 2009-141, under Section 5.3.1, Table 5.3, requires a minimum lot frontage of 21 metres.
3. To permit a reduced parking ratio of 1 space per dwelling unit, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, requires a minimum of 1.5 spaces per dwelling unit.

4. To permit tandem parking in a residential building containing more than 3 dwelling units, whereas the Comprehensive Zoning By-law 2009-141, under Section 4.6.1, Table 4.6, tandem parking is not permitted.
5. To permit a front yard parking coverage for a stacked townhouse of 55.2%, whereas the Comprehensive Zoning By-law 2009-141, under subsection 5.3.6.1, permits a maximum front yard coverage of 50%.

REPRESENTATION:

Mark Condello, Agent

INTERESTED PERSONS:

Mike Maynard
Brent Strachan

WRITTEN COMMENTS RECEIVED:

Development Services - Planning: Comments dated February 23, 2022
Development Services – Transportation Planning: Comments dated February 17, 2022
Development Services – Parks Planning: Comments dated February 17, 2022
Development Services – Approvals Branch: No comments
Building Services: Comments dated February 15, 2022
Finance Department: DCA comments dated February 16, 2022
Heritage Planner: Comments dated February 17, 2022
Alectra Utilities: Comments dated February 10, 2022
Public Comments: Mike Maynard, dated February 13, 2022
Brent Strachan, dated February 15, 2022
Heather Waters, dated February 19, 2022

DISCUSSION:

Mark Condello, the agent, provided an overview of the application. Mr. Condello provided a presentation discussing topics on location, requested variances, elevations, conceptual site plan, and surrounding land uses.

He advised that the variances would facilitate the development of a six unit stacked townhouse rental development. The built form will resemble that of three street townhouses with a second suite in the basement. The owner would like to keep the existing parcel as one lot for the purposes of rental and explained that rental projects with five or more units are eligible for CMCH funding. He noted the property is zoned RM2 which permits street townhouses as well as stacked townhouses, and variances for density and parking would not be required if the owner subdivided the parcel into three separate conveyable townhouse lots with second suites.

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

The Committee opened discussion to the public.

Mike Maynard, 122 Peel Street, advised he lives on the property immediately to the north of the subject property. Mr. Maynard expressed concerns with increased density, future building location/positioning as it relates to closeness to the neighbouring properties, tandem parking and increased on-street parking, noise, and fencing. He said he would prefer the property be developed with three units that conform with the City's Zoning By-law.

Brent Strachan, 121 Peel Street, expressed concern with the variances requesting a reduced parking ratio and tandem parking. He noted a similar development has been approved on the street and the permitted reduction in parking spaces has had an impact on the street. He expressed concerns with increased on-street parking, safety concerns, impacts on snow removal, increased density, water runoff and pooling of water. Mr. Strachan suggested assessing the impacts on the neighbourhood following the development of 82 and 98 Peel Street before considering the application for 118 Peel Street.

Member Thomson discussed the sidewalk that ends at 118 Peel Street and asked if the proposed tandem parking is going to present an issue. Jaspreet Sidhu, Planner advised this matter, and the feasibility of the sidewalk will be reviewed at site plan exemption stage. Member Thomson discussed his concerns with the reduced parking ratio and tandem parking. He commented the parking standard is 1.5 spaces per dwelling unit and to relax this requirement will be an issue and will have negative impacts on the neighbourhood.

Member Dolan pointed out that if the lot was severed into three separately conveyable lots, none of the variances would be required. He asked staff if a variance to the lot frontage would be required if the lot was subdivided into three lots. Madeline Kowalchuk, Planner, advised the minimum lot frontage for street townhouses is six metres, and each lot would meet the zoning by-law standards. She also noted a street townhouse with a second unit would be permitted on each lot. Ms. Kowalchuk confirmed that if the property were subdivided, the requested variances would not be required.

Member Pumple asked the applicant why he is proposing to keep the parcel as one lot as opposed to subdividing the lands for the proposed development. Mr. Condello advised that funding opportunities would be available through CMHC if keeping the property as one for rental units.

Mr. Strachan asked about the accessibility space. Mr. Condello provided an illustration of the site plan and indicated where the accessibility parking spot will be located. Member Thomson asked if an alternative layout was considered similar to the development at 106 Peel Street. Mr. Condello responded that the property would lose the depth and amenity space if they were to reconfigure the lot.

The Chair asked planning staff if there would be a requirement to fence the property through the site plan review process. Jaspreet Sidhu, Planner, advised that fencing is not a requirement but could be reviewed and implemented at the site plan exemption stage. She noted the Zoning By-law provides that fencing cannot exceed the maximum height of six feet. Mr. Condello advised his client would have no issues erecting fencing. The Chair asked planning staff how many units could be built on the lot. Ms. Kowalchuck advised 53 units per hectare would allow for 5.4 units on the site. The Chair asked staff what the minimum side yard setback requirement is for the RM2 zone. Ms. Kowalchuck advised a minimum setback of 1.8 metres is required and the development meets this requirement. The Chair asked if second suites would be permitted if the property was subdivided. Ms. Kowalchuck advised street townhouses are permitted in the RM2 zone and one second suite per lot would be permitted.

The Committee made a motion to approve the application with conditions as outlined by staff. The motion was amended to add the condition that the owner construct a 2-metre-high tight board fence along the perimeter of the property in accordance with the City of Barrie Zoning By-law requirements.

DECISION:

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

Motioned by: Jay Dolan, Member
Second: Marc Pumple, Member
CARRIED
Not in support: Andy Thomson

6. OTHER BUSINESS

7. DATE OF NEXT MEETING

March 23, 2022, at 5:00 p.m.

8. ADJOURNMENT

The meeting was adjourned at 6:24 p.m.



Steve Trotter, Chair



Janice Sadgrove, Secretary-Treasurer