Legislation Details (With Text)

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File created:	12/12/2012			In control:	City Council	
On agenda:	12/17/2012			Final action:	12/17/2012	
Title:	opposition to r Amendment - overview of Os that Osmingto that Ne feels th Corporation re Municipal Boa from the Ontal American (Par removing the p American (Par their application Mr. Keast stat approximately property can b Place) Corpor displayed the property could Downtown Ba Barrie. He ex widening will b Mr. Keast con to develop wh	notion 12-G North Amer smington Inc. is opp e Official P epresent a w rd. Mr. Kea rio Municipa rk Place) Co phasing requirk Place (con, noting the thirty years on a cataly proposed de l be a cataly rrie. Mr. Ke plained that be complete cluded by en at was prom-	-354 ican (c. and bosed lan ar tholes st exp l Boa orpora at the proper at the proper and t d. He ty wo evelop st for ast st Osmi by ap ncour ised	concerning the Ap Park Place) Corp I the location of its to the recommend Zoning By-law sale change from plained that believ rd's approved cor- tion to develop at ents. Mr. Keast li- tion since the On- e changes were a rty Osmington Inc that Osmington Inc that Osmington Inc baserved that all uld result in the d poment plan for the the development ated that the Park- ington Inc. has be oproximately the e aging City Counc through the Ontar a number of que	ton Inc., provided a deputation to City Couloplication for an Official Plan and Zoning B poration - 100 Mapleview Drive East. He prosperty within the City of Barrie. Mr. Kest ded motion on the basis of fairness. He could amendments for North American (Park Plat the zoning previously approved by the Ont res the proposed retail village has been para iditions and suggested that City Council re- least 50% of the retail village component is sted the amendments and variances sough arrio Municipal Board had rendered its dec sign that the retail village concept was unre- . owns has been zoned Commercial for c. is waiting for Essa Road to be widened I owing the amendments to the North Ameri- owngrading of the Osmington Inc. develop Osmington Inc. site, indicating that he bel of the Essa Road corridor and the gateway Place lands were not the only option for T en working with City staff and that the Ess and of 2014, which would coincide with Tar I to require North American (Park Place) C io Municipal Board decision.	y-law rovided an ast stated ommented ace) ario ared back equire North instead of ht by North ision on ealistic. before their ican (Park ment. He lieves their y to Farget in a Road rget's plans. Corporation
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Brad Keast, Director of Development for Osmington Inc., provided a deputation to City Council in opposition to motion 12-G-354 concerning the Application for an Official Plan and Zoning By-law Amendment - North American (Park Place) Corporation - 100 Mapleview Drive East. He provided an overview of Osmington Inc. and the location of its property within the City of Barrie. Mr. Keast stated that Osmington Inc. is opposed to the recommended motion on the basis of fairness. He commented that he feels the Official Plan and Zoning By-law amendments for North American (Park Place) Corporation represent a wholesale change from the zoning previously approved by the Ontario Municipal Board. Mr. Keast explained that believes the proposed retail village has been pared back from the Ontario Municipal Board's approved conditions and suggested that City

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Council require North American (Park Place) Corporation to develop at least 50% of the retail village component instead of removing the phasing requirements. Mr. Keast listed the amendments and variances sought by North American (Park Place) Corporation since the Ontario Municipal Board had rendered its decision on their application, noting that the changes were a sign that the retail village concept was unrealistic.

Mr. Keast stated that the property Osmington Inc. owns has been zoned Commercial for approximately thirty years and that Osmington Inc. is waiting for Essa Road to be widened before their property can be developed. He observed that allowing the amendments to the North American (Park Place) Corporation property would result in the downgrading of the Osmington Inc. development. He displayed the proposed development plan for the Osmington Inc. site, indicating that he believes their property could be a catalyst for the development of the Essa Road corridor and the gateway to Downtown Barrie. Mr. Keast stated that the Park Place lands were not the only option for Target in Barrie. He explained that Osmington Inc. has been working with City staff and that the Essa Road widening will be complete by approximately the end of 2014, which would coincide with Target's plans. Mr. Keast concluded by encouraging City Council to require North American (Park Place) Corporation to develop what was promised through the Ontario Municipal Board decision.

Members of City Council asked a number of questions related to the deputation and received responses from the presenter and City staff.