



Legislation Text

File #: 12-A-173, **Version:** 1

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 Maplevue 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 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.