

To the Honourable Mayor of Barrie and Councillors

We, Tristar Developments have an OPA and Rezoning Application to be heard by Council this Monday June 15<sup>th</sup> for our property at 681 to 685 Yonge St corner of Ashton.

Our proposal is for a 1 storey commercial development of about 12000 square feet.

As per city policy we submitted our proposal for a Pre-consultation. At the pre-consult meeting Ross Cotton staff planner advised that for staff to support our one storey development we should move the buildings to front and show a taller façade.

We revised the concept proposal as Ross Cotton suggested at the pre-consult 's and resubmitted it to get staff's written comments.

In the written comments (attached) Ross Cotton reiterated what he told us at the Pre-consult about the taller façade and pushing the buildings to the front lot line of the property.

The comment on page 2 paragraph 8 of their written report to the Pre-consult Ross states , "if the building is to be a one storey , the height of the building should be at a height to create a strong urban form as prescribed by the IAUDG."

With the lack of any verbal or written opposition to the proposal after that Tristar went ahead and submitted a full blown OPA and Rezoning Application with the relevant studies including a Traffic Study.

On May 8<sup>th</sup>, Tristar received an unexpected and surprising e-mail from planning staff stating that staff would not be supporting our proposal to Council.

Our proposal has not changed in the 10 months since we submitted it so we do not understand this abrupt change in position. It would have been fair and transparent if staff had given us that position in writing within a reasonable time period after the Pre-consult . At that time we had the option of not going thru the time and expense of a formal application for OPA and Rezoning together with all the relevant studies.

It is not fair to Tristar to have staff change their position only weeks before the council meeting to consider approving or denying this application considering that this application has been under review by the planning department for almost a year.

Based on the Pre-consult meeting Tristar purchased the abutting property and spent a vast amount of time marketing the project to potential tenants.

The hard line position staff has taken is unreasonable in view of the fact that they recently supported a single story commercial development which was approved at the corner of Yonge and Big Bay, which is similar size, use and layout. After the May 8<sup>th</sup> e-mail from planning we scheduled a meeting in which

we formally agreed to eliminate our drive thru because of traffic concerns. That change was not enough for staff to change their position..

We have built three developments in Barrie which are generating almost \$200,000.00 in tax revenue.

Our property is too small for mixed use and intensification and we are appealing that the General Committee review our proposal in a fair and reasonable way given all the factors mentioned above and approve our OPA and Rezoning Applications.

Sincerely,

Steven Boseovski

President – Tristar Developments