

# Staff Memorandum



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To	Mayor A. Nuttall and Members of Council
Subject	Planning Application Update for 175 & 199 Essa Road and 50 Wood Street
Date	March 19, 2025
Ward	8
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

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The purpose of this Memorandum is to provide Council with an update on the application at 175 & 199 Essa Road and 50 Wood Street. On January 29, 2025, Council motion: 25-G-020 was adopted:

That Staff Memorandum from Michelle Banfield, RPP, Executive Director of Development Services dated January 22, 2025, regarding the CIHA/MZO update for 175 and 199 Essa Road and 50 Wood Street be referred to the Affordability Committee meeting scheduled to be held on March 19, 2025.

Since January 2025, Development Services staff have engaged with the applicant several times to determine the next steps in the application process. The applicant has been working on an updated and revised development concept. City staff and the property owner have meetings scheduled in the coming weeks to review the revised concept plan. Once a resubmission is received, the project's website will be updated with relevant information, reports, plans and studies along with key dates to bring this project forward for Council's consideration.

Development Services staff have also had several meetings with the two school boards requesting school sites within the proposed development and we are able to report that the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board have confirmed that in principle, they are in agreement to continue to work toward a single six-acre joint school site. This would require discussions with the applicant about the location and configuration within the plan, including being rectangular in shape as the MZO material had a triangular shaped school site shown. The City has committed to working with the school boards to be flexible on zoning standards to allow for as much flexibility as possible when the time comes to develop the school site.

## **Memo Author:**

Michelle Banfield, RPP, Executive Director of Development Services

**File #:**

175 & 199 Essa Road: D09-OPA080, D14-1685, D12-451

50 Wood Street: D09-OPA081, D14-1697

**Pending #:**

Not Applicable