

November 14, 2023

Celeste Kitsemetry, RPP
Senior Planner
City of Barrie
Development Services
70 Collier Street
Barrie, ON
L4M 4T5

FILE NO.: C10 - 231101

APPLICATION FOR COMMUNITY INFRASTRUCTURE AND HOUSING
ACCELERATOR ORDER
GREENWORLD CONSTRUCTION INC.
175 ESSA ROAD, 199 ESSA ROAD & 50 WOOD STREET
(FORMER BARRIE FAIRGROUNDS)
CITY OF BARRIE

Dear Mrs. Kitsemetry:

Thank you for circulating notification with respect to an application for a Community Infrastructure and Housing Accelerator (CIHA) Order pertaining to lands municipally addressed as 175 Essa Road, 199 Essa Road and 50 Wood Street. The applicant is seeking to apply for a CHIA Order to permit the subject lands to be developed with a mixed-use development of 4,054 units, provided through high-rise residential, mixed-use high-rise and commercial, and townhouse built forms. The subject lands are approximately 22.4 hectares in size, with development proposed to occur on 14.7 hectares. An elementary school block is also proposed along the northern boundary of the subject lands.

Simcoe County District School Board (SCDSB) Planning Department staff have engaged in previous discussions with City staff and the developer regarding the size and potential location of the allocated elementary school block as this site was envisioned to potentially be jointly shared with the Simcoe Muskoka District Catholic School Board. Significant progress had been made which is not reflected in the current submission. Concerns have been raised in regard to inadequate sizing, configuration and location of the school block to ensure that a school facility, recreational space and subsequent parking for these uses is achievable. The current site's triangular configuration presents a number of logistical challenges to the SCDSB in developing the site and providing adequate space for building footprint, setbacks and parking areas. Therefore, the SCDSB cannot support this application given the current proposed configuration of the school block.

Planning Department staff will continue to assess ongoing growth pressures in the City of Barrie, as they relate to future school sites. Draft plan conditions will be provided further in the planning approval process. Should you require additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "BCraig". The letters are cursive and fluid.

Benjamin Craig, BES
Planner, Planning and Enrolment

cc:

Simcoe County District School Board
Andrew Keuken, Manager of Planning, Enrolment and Community Use
Sandy Clee, Assistant Manager of Accommodation and Planning
Katie Kirton, Assistant Manager of Property and Planning