



Simcoe Muskoka Catholic District School Board  
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November 8, 2023

City of Barrie  
Development Services Department  
70 Collier St., P.O. Box 400  
Barrie, ON L4M 4T5

**Attention: Michelle Banfield**  
**Director of Development Services**

**VIA EMAIL ONLY:** [michelle.banfield@barrie.ca](mailto:michelle.banfield@barrie.ca)

**Re: Request for a Community Infrastructure and Housing Accelerator (CIHA) Order  
Innovative Planning Solutions on behalf of Greenworld Construction Inc.  
175 & 199 Essa Road and 50 Wood Street**

Dear Michelle Banfield,

The Simcoe Muskoka Catholic District School Board has received the correspondence regarding the submission for a Community Infrastructure and Housing Accelerator Order (CIHA) for the lands located at 175 & 199 Essa Road and 50 Wood Street, Barrie.

The application has been revised from 2,828 new residential units, in the form of 421 townhouse units and 2,407 condominium units, to an increased total of 4,054 units, in the form of 98 townhouse units and 3,956 condominium units.

Based on projected enrolment, board staff have previously identified the need for a Catholic elementary school site within the application. This school site should be located in adherence to Simcoe Muskoka Catholic District School Board Policy LE-08 on Site Designation and Acquisition with acceptable shape, size, location and configuration. Board staff recognize the urban form of the proposed development.

A site designation requirement was also identified by the Simcoe County District School Board, for a total need of two (2) school blocks within the application.

Board staff have been working collaboratively with City staff and the co-terminous school board to review school block options made available by the applicant. The current application for a CIHA order represents a departure from the options under review and does not represent a cohesive effort to achieve a built form to support future residents.

In addition to the identification of a single school block, the wording within the application speaks to the block being designed with the "chosen school board". As noted above, projected enrolment has identified the need for a Catholic elementary school site within the application. As student yields for the Simcoe Muskoka Catholic District School Board are typically lower than the Simcoe County District School Board, the requirement for the school site may be realized at a later timeframe. The application places the SMCDSB at an inherent disadvantage and does not provide adequate opportunity for provision of the required infrastructure to support the community.

*Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.*

We would be happy to facilitate a discussion regarding the requirements outlined above and potential school site locations in the proposed application.

For further information, please do not hesitate to contact me directly at 705-722-3555 x249.

Sincerely,

A handwritten signature in cursive script that reads "Christine Hyde".

Christine Hyde  
Manager of Planning & Properties

CC: Wendy Cooke, City Clerk/Director of Legislative & Court Services ([wendy.cooke@barrie.ca](mailto:wendy.cooke@barrie.ca))  
Celeste Kitsemetry, Senior Planner ([celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca))

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