
June 7, 2024

Province of Ontario – Ministry of Municipal Affairs and Housing

Re: Municipal request for a Community Infrastructure and Housing Accelerator for mixed-use development in the City of Barrie

Thank you for the opportunity to review and comment on the Environmental Registry of Ontario (ERO) posting 019-8610 regarding a request for a Community Infrastructure and Housing Accelerator (CIHA) order from the City of Barrie. The Ministry is seeking input on whether a Minister's Zoning Order pursuant to clause 47(1)(a) of the *Planning Act* should be considered to address this request.

The CIHA request proposes to facilitate a mixed-use development in the City of Barrie. The municipal request applies to 22.4 hectares of land located at 175 & 199 Essa Road and 50 Wood Street in the City of Barrie. It is understood that no CIHA orders will be made going forward, but the Minister may instead consider making a Minister's Zoning Order in response to this request.

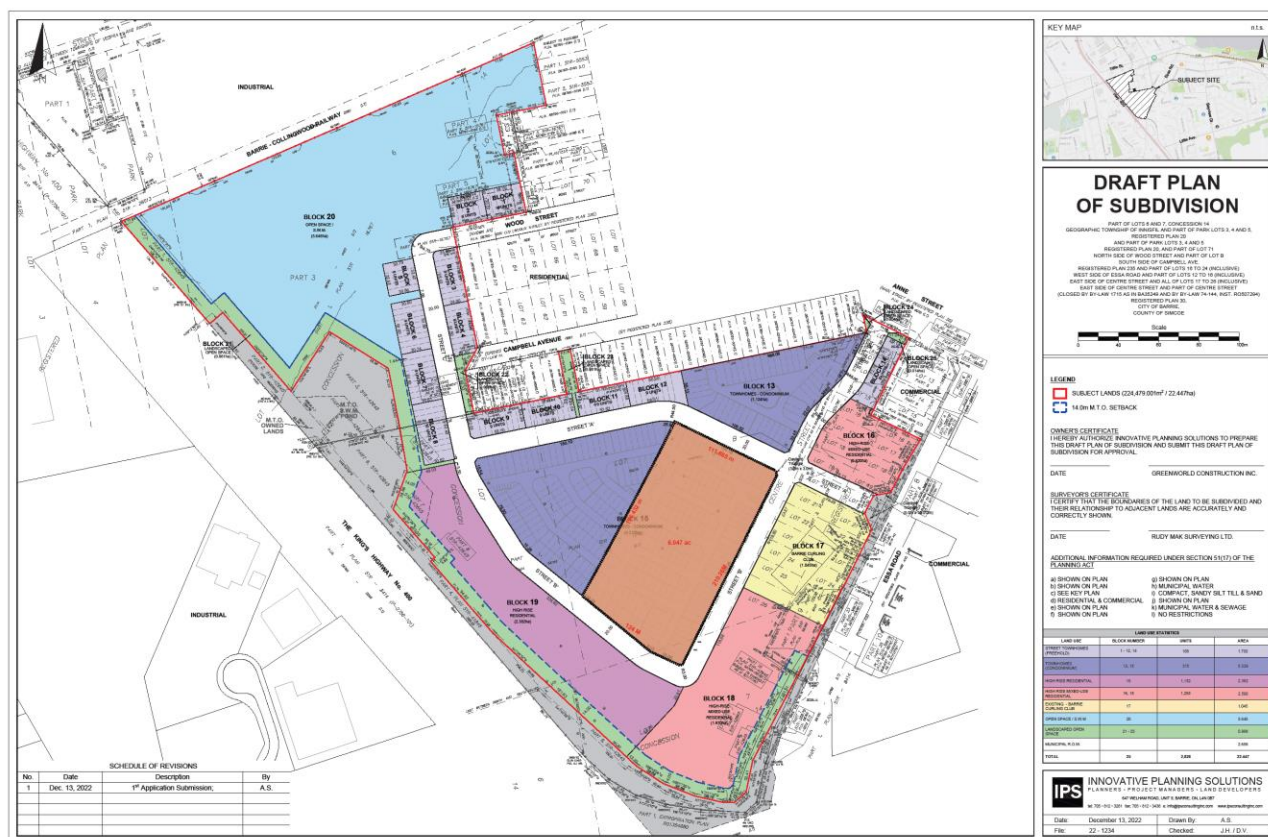
The Simcoe County District School Board (SCDSB) is supportive and understands the critical need for additional residential housing forms within the City of Barrie. However, new residential development and residential intensification impacts the ability of the board to provide appropriate educational facilities to serve the community.

The SCDSB was first made aware of planning applications pertaining to 175 & 199 Essa Road and 50 Wood Street in April 2020. A Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment proposed to create approximately 674 residential units on the subject lands. In response, the SCDSB analyzed the proposed development and determined that the proposed development could be handled by existing schools in the community. As such, a response letter was provided in May 2020 indicating no objection to the proposal and requesting only standards conditions be applied.

In January of 2023 a 3rd submission for Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment was circulated by the City of Barrie to the SCDSB. This submission proposed 2,828 residential units on the subject lands. The increase in proposed units prompted the SCDSB to request a meeting with City of Barrie planning staff in order to discuss school site needs. On February 27, 2023, the SCDSB provided a formal comment letter (Attachment 1) rescinding the previous comments that were based on the previous 674 residential unit development concept. The board requested an elementary school site be designated on the subject lands and indicated a willingness to consider "alternative solutions" for the unique site. In April 2023, a meeting was held with the Simcoe County District School Board, the Simcoe Muskoka Catholic District School Board, the City of Barrie, and Diagram Developments in order

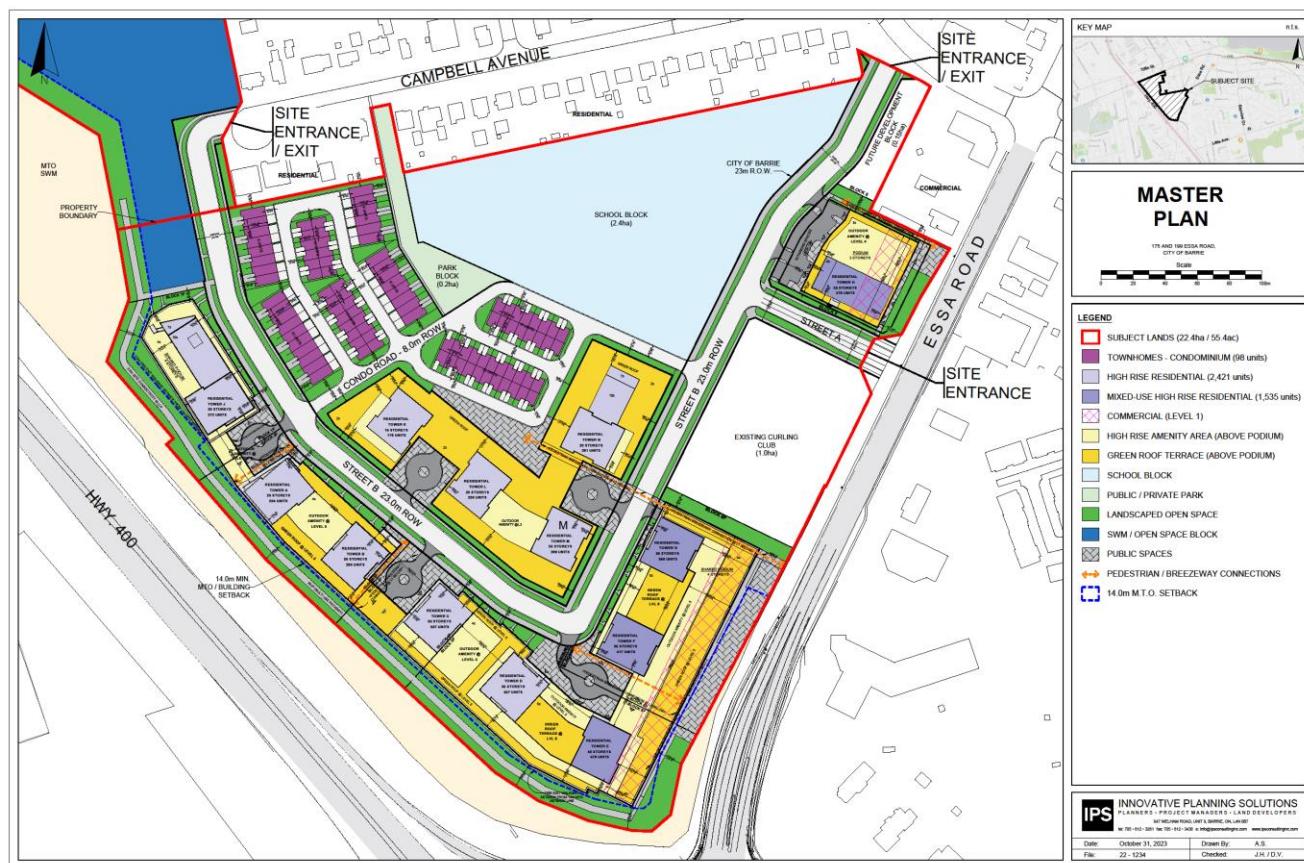
to discuss the school board needs on the site. At this time three (3) acres were proposed to both boards, for a total of six (6) acres for two (2) schools on the subject lands. The SCDSB requests a minimum of five to six (5-6) acres for new elementary school sites. Multiple options for potential school sites were provided by Diagram Developments to Simcoe County District School Board staff, who reviewed the options and provided comments on the feasibility of the potential sites. SCDSB design and construction staff provided a preferred option, being a 6.047 acre block containing a school site for the SCDSB as well as a school site for the Simcoe Muskoka Catholic District School Board, within what was at that time Block 15 on the Draft Plan of Subdivision; see Figure 1 (also see Attachment 3).

Figure 1 – School Site Preferred Option



The Simcoe County District School Board wishes to reiterate the concerns with the current proposed public elementary school block. Concerns have been raised regarding the inadequate sizing, configuration and location of the school block to permit a functional school site. The proposed triangular block (Figure 2) presents numerous logistical challenges for the board in developing the site and providing adequate space for the building footprint, setbacks, parking areas, and recreational space.

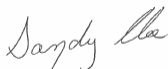
Figure 2 – CIHA Provided School Site Option



The SCDSB took into consideration the urban nature of the development and made concessions regarding the board's new school site standards in identifying the preferred option in order to make the block work as an urban school site. It should also be noted that the *Provincial Policy Statement, 2020 (PPS)* discusses the need to plan for and accommodate public service facilities throughout the document. Section 1.1.1 g) includes how healthy, liveable and safe communities are sustained by ensuring that necessary public service facilities are or will be available to meet current and projected needs. Section 1.6 specifically speaks to public service facilities and how they "shall be coordinated and integrated with land use planning... [to ensure they are] available to meet current and projected needs." The PPS highlights the importance of planning authorities ensuring that adequate public service facilities, like schools, are available to serve current needs and projected growth. The board requests that the CIHA application be modified to include the original preferred option as indicated in Figure 1 and Attachment 3 for the school block to ensure that an adequate education facility can be provided to serve the proposed development.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Sandy Clee
Assistant Manager of Accommodation and Planning

Attachments:

February 27, 2023 SCDSB Comment Letter
November 14, 2023 SCDSB Comment Letter
School Site Preferred Option

Cc:

Simcoe County District School Board
Corry Van Nispen, Superintendent of Business & Facilities
Andrew Keuken, Senior Manager of Planning, Enrolment and Community Use
Katie Kirton, Assistant Manager of Property and Planning
Kristen Bartmann, Planner

Government of Ontario
Sophie Liu
Catherine Roy

February 27, 2023

Celeste Kitsemetry
Senior Planner
Development Services Dept.
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

VIA EMAIL

FILE NO.: D12-451

DRAFT PLAN OF SUBDIVISION
OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT
GREENWORLD CONSTRUCTION INC.
175 & 199 ESSA ROAD, 50 WOOD STREET
(FORMER BARRIE FAIRGROUNDS)
CITY OF BARRIE

Thank you for circulating notification with respect to applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment pertaining to lands municipally addressed as 175 and 199 Essa Road and 50 Wood Street. The intent of the subject applications is to permit the development of 2,828 residential units, including 421 townhouse units in freehold and condominium tenure, and 2,407 condominium units within nine (9) high-rise residential and mixed-use buildings. An incorporation of 2,952 m² of commercial retail space is also located within the podium of the mixed-use buildings, fronting Essa Road.

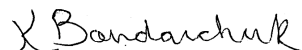
Simcoe County District School Board (SCDSB) planning staff note that the previous comments submitted with standard conditions dated May 26, 2022, are rescinded based on this new development concept proposing a significant increase in residential units. Given the number of proposed residential units for this development concept and continued intensification and growth pressures occurring within the City of Barrie, SCDSB staff have considered this site as a potential suitable location for a new elementary school, which would allow residents in this development to access the school site through various means of active transportation.

An elementary school site requires approximately 5.5 to 6 acres of developable land, however given the nature of the residential intensification of the proposed development, SCDSB staff recommend having an initial meeting for collaborative discussions on possible alternative solutions for a suitable school site. As further discussions unfold with City staff regarding the proposed development, site specific official plan designation and zoning by-law requirements may need to be included in the policy and by-law. Additionally, staff request the board is circulated on any updated associated reports or drawings for review and comments further along in the planning process.

Planning staff will continue to assess ongoing growth pressures in the City of Barrie as they relate to future school site needs. 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, appearing to read "K Bondarchuk".

Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment

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, with the "B" and "C" being particularly prominent.

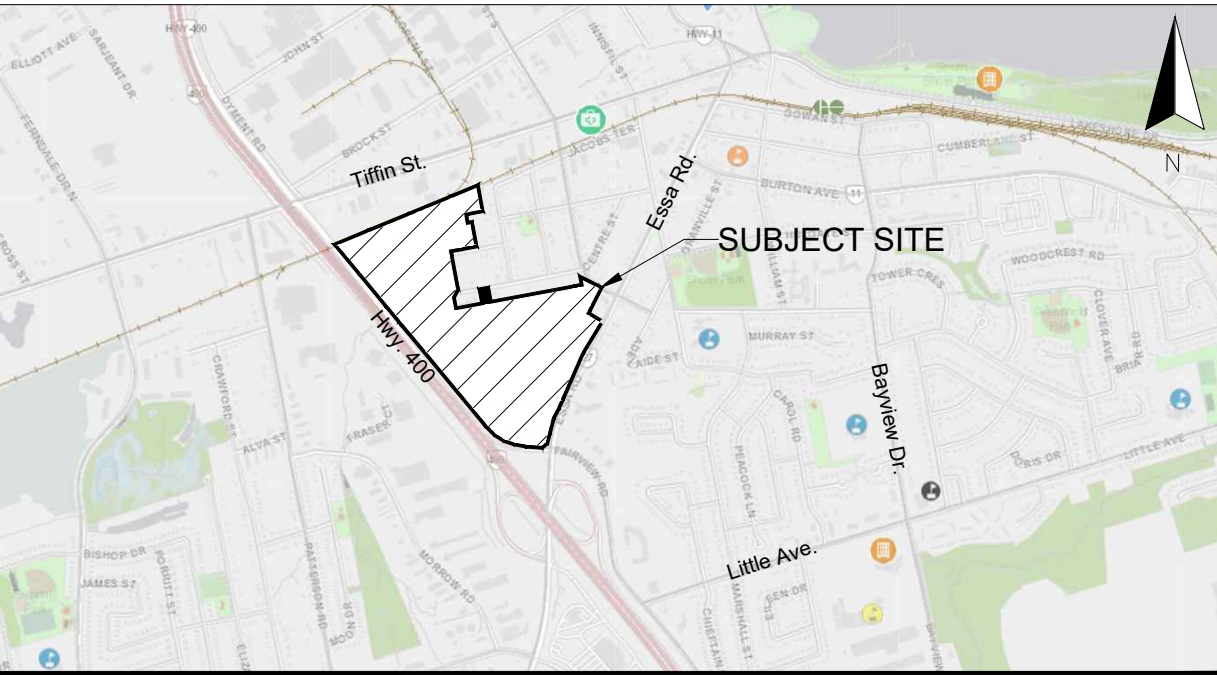
Benjamin Craig, BES
Planner, Planning and Enrolment

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

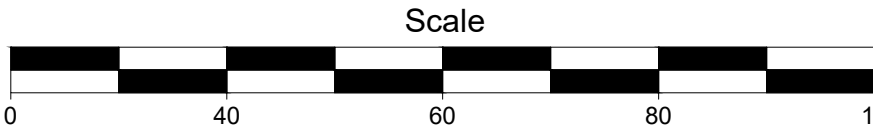


KEY MAP



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 6 AND 7, CONCESSION 14
GEOGRAPHIC TOWNSHIP OF INNISFIL AND PART OF PARK LOTS 3, 4 AND 5,
REGISTERED PLAN 20
AND PART OF PARK LOTS 3, 4 AND 5
REGISTERED PLAN 20, AND PART OF LOT 71
NORTH SIDE OF WOOD STREET AND PART OF LOT B
SOUTH SIDE OF CAMPBELL AVE.
REGISTERED PLAN 235 AND PART OF LOTS 16 TO 24 (INCLUSIVE)
WEST SIDE OF ESSA ROAD AND PART OF LOTS 12 TO 16 (INCLUSIVE)
EAST SIDE OF CENTRE STREET AND ALL OF LOTS 17 TO 26 (INCLUSIVE)
(CLOSED BY BY-LAW 1715 AS IN BA35249 AND BY BY-LAW 74-144, INST. R0507294)
REGISTERED PLAN 30,
CITY OF BARRIE,
COUNTY OF SIMCOE



LEGEND

- SUBJECT LANDS (224,479.001m² / 22.447ha)
- 14.0m M.T.O. SETBACK

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE
THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION FOR APPROVAL.

DATE GREENWORLD CONSTRUCTION INC.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND
THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND
CORRECTLY SHOWN.

DATE RUDY MAK SURVEYING LTD.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE
PLANNING ACT

- | | |
|-----------------------------|------------------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) COMPACT, SANDY SILT TILL & SAND |
| d) RESIDENTIAL & COMMERCIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NO RESTRICTIONS |

LAND USE STATISTICS			
LAND USE	BLOCK NUMBER	UNITS	AREA
STREET TOWNHOMES (FREEHOLD)	1 - 12, 14	106	1.792
TOWNHOMES (CONDOMINIUM)	13, 15	315	5.339
HIGH RISE RESIDENTIAL	19	1,152	2.382
HIGH RISE MIXED-USE RESIDENTIAL	16, 18	1,255	2.500
EXISTING - BARRIE CURLING CLUB	17		1.045
OPEN SPACE / S.W.M	20		5.645
LANDSCAPED OPEN SPACE	21 - 25		0.998
MUNICIPAL R.O.W.			2.656
TOTAL	25	2,828	22.447

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	December 13, 2022	Drawn By:	A.S.
File:	22 - 1234	Checked:	J.H. / D.V.

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Dec. 13, 2022	1 st Application Submission;	A.S.