



DATE: June 11, 2013
TO: Development Services Committee
FROM: Jim Baird, Commissioner of Development Services
PREPARED BY: Stephen Corr, Planner II, East District
REVIEWED BY: Dave Miller, Manager, East District
SUBJECT: York Catholic District School Board
Proposed Catholic Elementary School
388 White's Hill Avenue
File Number: SC 13-113269

A handwritten signature in black ink, appearing to read 'Jim Baird', located to the right of the 'FROM' field.

RECOMMENDATION:

- 1) That the Memorandum dated June 11, 2013, entitled "York Catholic District School Board, Proposed Catholic Elementary School, 388 White's Hill Avenue, File Number SC 13-113269", be received;
- 2) That the presentation by Claudio Cellucci, Architect with IBI Group Architects, regarding a proposed Catholic elementary school submitted by the York Catholic District School Board at 388 White's Hill Avenue, be received;
- 3) That site plan approval, as it relates to a site plan control application for a proposed Catholic elementary school submitted by the York Catholic District School Board at 388 White's Hill Avenue (File No. SC 13-113269), be delegated to the Director of Planning and Urban Design;
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE

This memorandum requests that approval of a site plan application for a proposed Catholic elementary school submitted by the York Catholic District School Board, at 388 White's Hill Avenue, File No. SC 13-113269 be delegated to the Director of Planning and Urban Design.

BACKGROUND

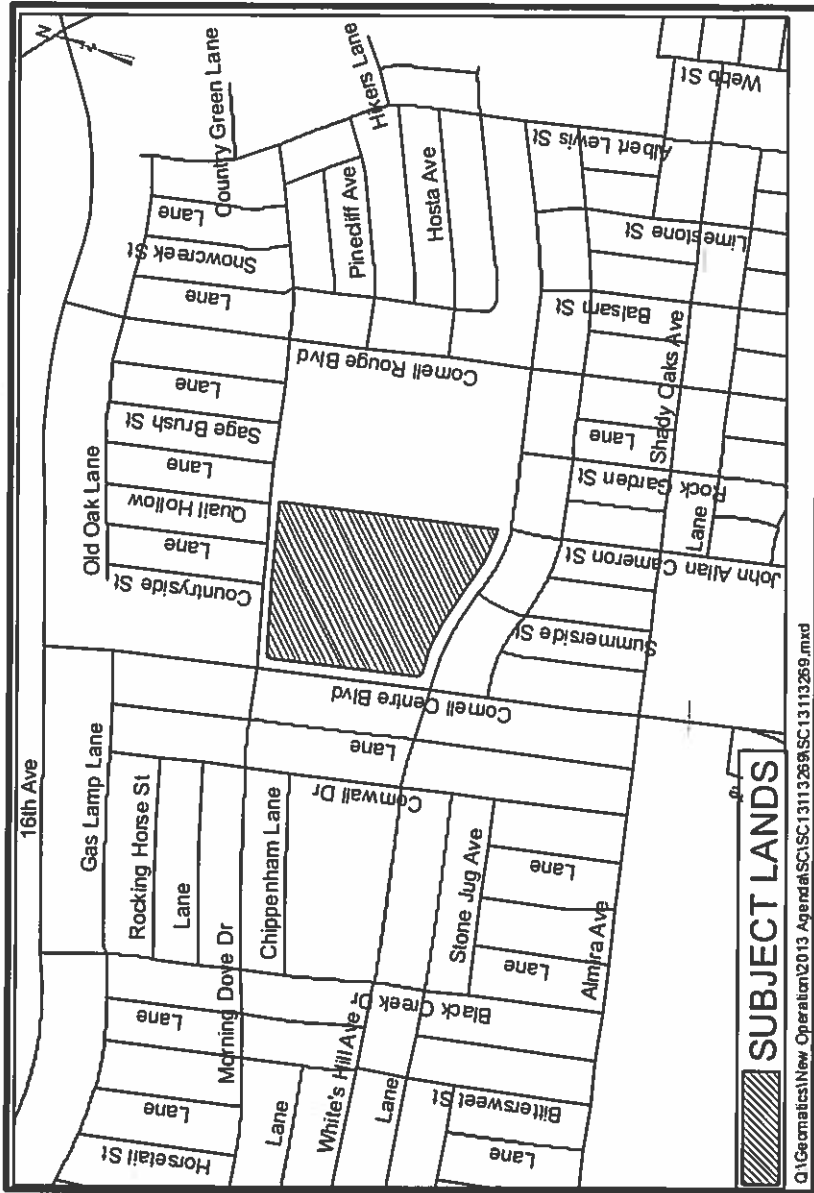
The 2.43 ha (6.0 ac) vacant property is located on the north side of White's Hill Avenue, on the east side of Cornell Centre Blvd and the south side of Morning Dove Drive, as shown in Figure 1.

A site plan application was submitted on May 15, 2013, proposing the site to be developed with new a two-storey Catholic elementary school. The proposal includes associated parking and bus drop off areas, as well as soft and hard surface play areas. The application also contemplates locations for a future parking lot expansion and a future daycare facility, attached to the school.

Cornell Centre Boulevard is designated as a major collector road in the City of Markham Official Plan. Consequently, the approval authority for this site plan application is Development Services Committee (By-law 2002-02). The proponents have indicated that construction of this school is subject to stringent time restrictions. To meet these time lines they are seeking site plan approval this summer, so they can be in a position to obtain building permits in the fall of 2013. Therefore, they are requesting that Development Services Committee delegate approval of the site plan to the Director of Planning and Urban Design.

The site plan application is currently being reviewed by staff and external agencies. Staff have provided preliminary comments to the applicant, including comments regarding the surplus of onsite parking, the western wall façade treatments, and configuration of a future a daycare.

Staff are of the opinion that the request being made by the proponents is appropriate and note that the approval authority for similar developments, not on a major arterial road, is delegated to the Director of Planning and Urban Design. Therefore staff are recommending that Development Services Committee delegate site plan approval to the Director of Planning and Urban Design.



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