



EDUCATION CENTRE – AURORA

60 Wellington Street West, Box 40

Aurora, Ontario L4G 3H2

Tel: 905.727.3141 905.895.7216 905.722.3201 416.969.8131

Fax: 905.727.0775

Website: www.yrdsb.edu.on.ca

**C13
COMMUNICATION
CW (2) – June 21, 2022
Item 21**

Via Email: Clerks@vaughan.ca

June 17, 2022

Attention: City Clerk

Honourable Mayor and Members of Council

**Re: RP B3S HOLDINGS INC. (BLOCK 3S) OFFICIAL PLAN AMENDMENT FILE OP.21.016
ZONING BY-LAW AMENDMENT FILE Z.21.027**

The School Board has significant concerns regarding the density of approved and proposed development in the Vaughan Metropolitan Centre (VMC) which significantly exceeds the original Secondary Plan targets by well over 200%. Proceeding ahead with the substantial increase in densities without addressing the deficiency in school accommodation will result in residents not being served by a local school. Schools are an important part of a complete community such as VMC and without the appropriate required school sites, a substantial proportion of students will need to be bussed to multiple schools in other communities on a permanent basis.

The York Region District School Board had designated two elementary school sites to serve the Vaughan Metropolitan Centre based on the initial population targets identified during the preparation of the VMC Secondary Plan. Based on current development trends, the School Board will require a minimum of three additional elementary school sites based on projections by staff.

While the Board recognizes the need for additional residential units and higher density development especially in major transit hubs such as VMC, due to the substantial increase in population above the original targets for the VMC, there will be insufficient school accommodation to serve VMC if additional and appropriate school sites are not made available.

Board staff have been investigating reducing land area required for schools to recognize the built form in high density communities such as the new elementary school in Markham Centre proposed to open in September 2025 on a 3.5-acre site through collaboration and contributions from the landowner to reduce the site size from its original 5 acres. This approach is also consistent with the intent and policy language in the VMC Secondary Plan.

Yours truly,

Board Chair,
York Region District School Board