

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE REGULAR MEETING Public Session

**AGENDA
MAY 10, 2018**

Jo-Ann Davis, Chair
Trustee Ward 9

Garry Tanuan, Vice Chair
Trustee Ward 8

Ann Andrachuk
Trustee Ward 2

Patrizia Bottoni
Trustee Ward 4

Nancy Crawford
Trustee Ward 12

Frank D'Amico
Trustee Ward 6

Rhea Carlisle
Student Trustee

Michael Del Grande
Trustee Ward 7

Angela Kennedy
Trustee Ward 11

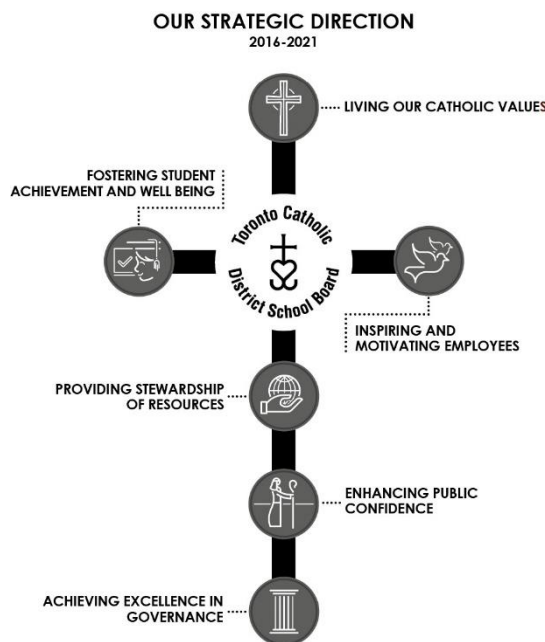
Joseph Martino
Trustee Ward 1

Sal Piccininni
Trustee Ward 3

Barbara Poplawski
Trustee Ward 10

Maria Rizzo
Trustee Ward 5

Joel Ndongmi
Student Trustee



MISSION

*The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.
We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.*

VISION

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Recording Secretary: Sophia Harris, 416-222-8282 Ext. 2293
Assistant Recording Secretary: Sonia Tomaz, 416-222-8282 Ext. 2298

Rory McGuckin
Director of Education

Barbara Poplawski
Chair of the Board

TERMS OF REFERENCE FOR CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

The Corporate Services, Strategic Planning and Property Committee shall have responsibility for considering matters pertaining to:

- (a) Business services including procurement, pupil transportation risk management/insurance and quarterly financial reporting
- (b) Facilities (buildings and other), including capital planning, construction, custodial services, design, maintenance, naming of schools, enrolment projections and use permits
- (c) Information Technology including, computer and management information services
- (d) Financial matters within the areas of responsibility of the Corporate Services, Strategic Planning and Property Committee including budget development
- (e) Policy development and revision in the areas of responsibility of the Corporate Services, Strategic Planning and Property Committee
- (f) Policies relating to the effective stewardship of board resources in the specific areas of real estate and property planning, facilities renewal and development, financial planning and information technology
- (g) The annual operational and capital budgets along with the financial goals and objectives are aligned with the Board's multi-year strategic plan
- (h) Any matter referred to the Corporate Services, Strategic Planning and Property Committee by the Board
- (i) Intergovernmental affairs and relations with other outside organizations
- (j) Advocacy and political action
- (k) Partnership development and community relations
- (l) Annual strategic planning review and design

OUR MISSION

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OUR VISION

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through witness, faith, innovation and action.*



AGENDA THE REGULAR MEETING OF THE CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

PUBLIC SESSION

Jo-Ann Davis, Chair

Garry Tanuan, Vice-Chair

Thursday, May 10, 2018

7:00 P.M.

	Pages
1. Call to Order	
2. Opening Prayer (Chair or Designate)	
3. Singing of O Canada	
4. Roll Call and Apologies	
5. Approval of the Agenda	
6. Report from Private Session	
7. Declarations of Interest	
8. Approval & Signing of the Minutes of the Meeting held April 12, 2018 for Public Session.	1 - 23
9. Delegations	
9.a Joe DaSilva regarding Not-for-Profit Youth Sports Organization Permit Fee Rebate	24
10. Presentation	

11. **Notices of Motion**
12. **Consent and Review**
13. **Unfinished Business**
14. **Matters referred or deferred**
15. **Staff Reports**
 - 15.a St. John The Evangelist Catholic School Capital Project Change Orders and Revised Project Budget (Ward 6) (Recommendation) - URGENT 25 - 28
 - 15.b St. Bruno-St. Raymond Catholic School Capital Project Demolition Tender Award and Revised Project Budget (Ward 9) (Recommendation) - URGENT 29 - 38
 - 15.c Toronto Catholic District School Board Natural Gas Purchasing Strategy 2018-2021 (All Wards) (Recommendation) 39 - 48
 - 15.d Development Proposals, Amendments and Official Plan and Bylaws (Information) 49 - 55
16. **Listing of Communications**
17. **Inquiries and Miscellaneous**
18. **Updating of the Pending Lists**
 - 18.a Annual Calendar of Reports and Policy Metrics 56 - 57
 - 18.b Monthly Pending List 58
19. **Resolve into FULL BOARD to Rise and Report**
20. **Closing Prayer**
21. **Adjournment**

**MINUTES OF THE REGULAR MEETING OF THE
CORPORATE SERVICES, STRATEGIC PLANNING
AND PROPERTY COMMITTEE**

HELD APRIL 12, 2018

PUBLIC SESSION

PRESENT:

Trustees: G. Tanuan, Acting Chair
A. Andrachuk
P. Bottoni
N. Crawford
F. D’Amico – by teleconference
M. Del Grande
A. Kennedy
J. Martino
S. Piccininni
B. Poplawski – by teleconference
M. Rizzo

Staff: R. McGuckin
D. Koenig
M. Puccetti
P. Matthews
L. Noronha
S. Camacho
P. De Cock
K. Malcolm
J. Shanahan
J. Volek
D. Yack
J. Yan

A. Robertson, Parliamentarian

S. Harris, Recording Secretary

C. Johnston, Acting Assistant Recording Secretary

1. Call to Order

The meeting was convened at 7:25 pm.

4. Roll Call and Apologies

Apologies were received on behalf of Trustee Davis, as well as Student Trustees Carlisle and Ndongmi who were unable to attend the meeting.

5. Approval of the Agenda

MOVED by Trustee Andrachuk, seconded by Trustee Martino, that the Agenda, as amended to include the Addendum, reorder Item 16a) Elementary Boundary Review – Josyf Cardinal Slipyj, St. Demetrius and St. Josaphat Catholic Schools after Delegations 9a), 9b) and 9c) and transpose Item 9c) Rita Marrari regarding New School for Nativity of Our Lord with Item 9a) Yvan Baker, MPP regarding New School for Nativity of Our Lord, be approved

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
D'Amico
Del Grande
Kennedy

Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

6. Report from Private Session

MOVED by Trustee Rizzo, seconded by Trustee Crawford, that all matters discussed in PRIVATE Session including Former St. Leonard Catholic School Lease Agreement Conseil Scolaire Viamonde, real estate matters at two different schools and Former Duke of York Public School Urban Farm Proposal, as well as an Inquiry in DOUBLE PRIVATE Session be approved.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

7. Declaration of Interest

Trustee Kennedy declared a conflict in Items 16d) Budget 2018-2019 Grants for Student Needs Update and 16g) Financial Update as at February 28, 2018 as her family members are employees of this Board. Trustee Kennedy said she would not participate in the discussions nor vote on the items.

8. Approval and Signing of the Minutes

MOVED by Trustee Andrachuk, seconded by Trustee Rizzo, that the Minutes of the Regular Meeting held March 8, 2018 for PUBLIC Session be approved.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

9. Delegations

MOVED by Trustee Andrachuk, seconded by Trustee Martino, that Item 9c) be adopted as follows:

- 9c) **Rita Marrari regarding New School for Nativity of Our Lord** received and referred to staff.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

MOVED by Trustee Andrachuk, seconded by Trustee Martino, that Item 9b) be adopted as follows:

- 9b) Annette Heim regarding Nativity of Our Lord New School** received and referred to staff.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

MOVED by Trustee Andrachuk, seconded by Trustee Martino, that Item 9a) be adopted as follows:

- 9a) Yvan Baker, MPP regarding New School for Nativity of Our Lord** received and referred to staff.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

16. Staff Reports

MOVED by Trustee Andrachuk, seconded by Trustee Piccininni, that Item 16h) be adopted as follows:

16h) Staff Feasibility Study For New School At Nativity of Our Lord received.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Poplawski
 Piccininni
 Rizzo
 Tanuan

The Motion was declared

CARRIED

15. Consideration of Motion for which Previous Notice Has Been Given

MOVED by Trustee Piccininni, seconded by Trustee Martino, that Item 15a) be adopted as follows:

15a) From Trustee Piccininni regarding Bed Bug Policy:

Whereas: Bed bugs are a current concern for many teachers, parents and families;

Whereas: Many schools have been affected by the issue of bed bugs; and

Whereas: Currently, the Toronto Catholic District School Board has no policy in relation to the issue of bed bugs;

Be it resolved that: Staff provide a standard practice for all schools and draft a report for a new Bed Bug policy.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
D'Amico
Del Grande
Kennedy
Martino
Poplawski
Piccininni
Tanuan

Rizzo

The Motion was declared

CARRIED

Trustee Andrachuk left the horseshoe at 7:55 pm.

16. Staff Reports

Trustee Andrachuk returned to the horseshoe at 8:02 pm.

MOVED by Trustee Andrachuk, seconded by Trustee Martino, that Item 16a) be adopted as follows:

- 16a) Elementary Boundary Review – Josyf Cardinal Slipyj, St. Demetrius and St. Josaphat Catholic Schools** that a boundary review for the Josyf Cardinal Slipyj and St. Josaphat school communities be approved for initiation and implementation in accordance with the *Elementary School Attendance Boundary Review Policy (S.A. 03)*.

MOVED in AMENDMENT by Trustee Poplawski that St. Demetrius be readded to the school communities.

The Chair ruled on a point of order against the Amendment.

Trustee Poplawski challenged the Chair.

Results of the vote taken on the Chair's Ruling, as follows:

In favour

Opposed

Trustees	Andrachuk	Poplawski
	Bottoni	
	Crawford	
	D'Amico	
	Del Grande	
	Kennedy	
	Martino	
	Piccininni	
	Rizzo	
	Tanuan	

The ruling of the Chair was upheld.

Trustee Del Grande requested that the Question be Called.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees	Andrachuk	Poplawski
	Bottoni	Rizzo
	Crawford	
	D'Amico	
	Del Grande	
	Kennedy	
	Martino	
	Piccininni	
	Tanuan	

The Motion was declared

CARRIED

12. Consent and Review

The Chair reviewed the Order Page and all the remaining Items were questioned as follows:

16b)	Trustee Andrachuk
16c)	Trustee Rizzo
16d & 16j)	Trustee Crawford
16e)	Trustee Rizzo
16f)	Trustee Andrachuk
16g)	Trustee Rizzo
16i)	Trustee Kennedy

16. Staff Reports

MOVED by Trustee Rizzo, seconded by Trustee Andrachuk, that Item 16b) be adopted as follows:

- 16b) Elementary Boundary Review – St. Mary – Bishop Macdonell (Ward 9)** that a boundary review for the St. Mary and Bishop Macdonell school communities be approved for initiation and implementation in accordance with the *Elementary School Attendance Boundary Review Policy (S.A. 03)*.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
 Bottoni
 Crawford
 D'Amico
 Del Grande
 Kennedy
 Martino
 Piccininni
 Poplawski
 Rizzo
 Tanuan

The Motion was declared

CARRIED

Trustee D'Amico disconnected via teleconference at 8:40 pm.

MOVED by Trustee Rizzo, seconded by Trustee Crawford, that Item 16c) be adopted as follows:

16c) Annual Portable Plan and Other Accommodation Needs 2018-19:

1. That the Director of Education be authorised to implement the Portable and Other Accommodation Needs Strategy as outlined in this report;
2. That the 2018-19 Portable Plan and Other Accommodation Needs budget amount of \$2,319,824 be approved as detailed to be funded from School Renewal;
3. That the plan to install air conditioning in all portable classrooms over a period of five years be approved at a cost of \$160,000 per annum to be funded from School Renewal;
4. That the outstanding portable relocations from the 2017-18 Portable Plan be approved at a cost of \$197,373 funded from remaining contingency funds and cost savings realised from completed 2017-18 projects; and
5. That the annual report to Board include a comparison and correlation of additions made in relation to portables versus number of portables removed.

Results of the Vote taken, as follows:

In favour

Trustees Andrachuk
Bottoni
Crawford
Kennedy
Martino
Piccininni

Opposed

Del Grande

Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

Trustee Kennedy left the horseshoe due to a Declaration of Interest in Item 16d), as earlier indicated.

MOVED by Trustee Crawford, seconded by Trustee Bottoni, that Items 16d) and 16j) be adopted as follows:

16d) Budget 2018-2019 Grants for Student Needs Update received.

&

16j) Budget 2018-2019 Grants for Student Needs Update: Presentation received.

Trustee Piccininni left the meeting at 8:48 pm.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande
Martino
Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

Trustee Kennedy returned to the horseshoe.

Trustee Andrachuk left the horseshoe at 9:20 pm.

Trustee Martino left the horseshoe at 9:20 pm.

MOVED by Trustee Rizzo, seconded by Trustee Del Grande, that Item 16e) be adopted as follows:

16e) Feasibility of Board-Operated Extended Day/ Before and After School Programs that this item be deferred.

Trustees Martino and Andrachuk left the horseshoe at 9:20 pm.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Bottoni
Crawford
Del Grande
Rizzo
Tanuan

Kennedy
Poplawski

The Motion was declared

CARRIED

Trustee Andrachuk returned to the horseshoe at 9:29 pm.

Trustee Martino returned to the horseshoe at 9:31 pm.

MOVED by Trustee Bottoni, seconded by Trustee Andrachuk, that Item 16f) be adopted as follows:

16f) TCDSB Student Travel Planning and Active Transportation Initiatives received.

MOVED in AMENDMENT by Trustee Crawford, seconded by Trustee Kennedy:

1. That Board staff continue to communicate and gather school-based best practices and protocols related to Student Travel Planning (STP) to ensure safe school zone and travel environment for students;
2. That Board staff develop and conduct a comprehensive school-based survey as part of a feasibility study; and
3. That the Board consider, as part of the 2018-2019 budget setting process, the strategic investment of \$50,000 to fund an expanded STP Facilitator role to assist in completing the feasibility study and undertaking implementation of school-specific action plans designed to address traffic safety problems and promote sustainable modes of travel in TCDSB communities.

Results of the Vote taken on the Amendment, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande
Kennedy
Martino

Poplawski
Rizzo
Tanuan

The Amendment was declared

CARRIED

Results of the Vote taken on the Motion, as amended, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande
Kennedy
Martino
Poplawski
Rizzo
Tanuan

The Motion, as amended was declared

CARRIED

Trustee Kennedy left the meeting due to a Declaration of Interest in Item 16g), as earlier indicated.

MOVED by Trustee Rizzo, seconded by Trustee Crawford, that Item 16g) be adopted as follows:

16g) Financial Update as at February 28, 2018 received.

Trustee Poplawski disconnected via teleconference at 9:45 pm.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande
Martino
Rizzo
Tanuan

The Motion was declared

CARRIED

Trustee Kennedy returned to the horseshoe at 9:50 pm.

Trustee Poplawski reconnected via teleconference at 9:58 pm.

MOVED by Trustee Kennedy seconded by Trustee Rizzo, that Item 16i) be adopted as follows:

16i) Legal Fees Report 2016-17 received.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni

Crawford
Del Grande
Kennedy
Martino
Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

MOVED by Trustee Del Grande, seconded by Trustee Andrachuk, that Item 16k) be adopted as follows:

16k) Liquor Waiver Policy Request for Brebeuf College Event, May 11, 2018
that Regulation 6 of Appendix A of the Permits Policy B.R.04 be waived in order to be able to serve alcohol at Brebeuf College on Friday, May 11, 2018 for the Brebeuf Alumni Pub Night Event.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande
Kennedy
Martino
Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

17. Listing of Communications

MOVED by Trustee Crawford, seconded by Trustee Bottoni, that Item 17a) be adopted as follows:

- 17a) From the Canadian National Exhibition Association (CNEA) regarding Exclusive Booth Opportunity for CNEA Member Organizations** received and referred to staff.

MOVED in AMENDMENT by Trustee Kennedy, seconded by Trustee Rizzo that we reply in the affirmative to the CNE invitation regarding exclusive booth opportunity for CNEA Member Organizations and look at offering other affiliate organizations/departments a day to advertise their services.

Trustee Martino left the meeting at 10:09 pm.

Results of the Vote taken on the Amendment, as follows:

In favour

Trustees Andrachuk
Bottoni
Crawford
Kennedy
Poplawski
Rizzo
Tanuan

Opposed

Del Grande

The Amendment was declared

CARRIED

Results of the Vote taken on the Motion, as amended, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Kennedy
Poplawski
Rizzo
Tanuan

Del Grande

The Motion, as amended, as declared

CARRIED

20. Resolve into FULL BOARD to Rise and Report

MOVED by Trustee Poplawski, seconded by Trustee Rizzo, that the meeting resolve into FULL BOARD to Rise and Report.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Andrachuk
Bottoni
Crawford
Del Grande

Kennedy
Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

22. Adjournment

MOVED by Trustee Rizzo, seconded by Trustee Crawford, that the meeting adjourn.

Results of the Vote taken, as follows:

In favour

Opposed

Trustees Bottoni
Crawford
Del Grande
Kennedy
Poplawski
Rizzo
Tanuan

The Motion was declared

CARRIED

The meeting adjourned at 10:13 pm.

SECRETARY

CHAIR



TORONTO CATHOLIC DISTRICT SCHOOL BOARD

DELEGATION REGISTRATION FORM FOR STANDING OR OTHER COMMITTEES

**PLEASE BE ADVISED THAT ALL STANDING
COMMITTEE MEETINGS ARE BEING RECORDED**

For Board Use
Only

Delegation No. _____

☐ Public Session
☐ Private Session
☐ Three (3) Minutes

Name	Joe DaSilva	
Committee	Corporate Services	
Date of Presentation	5/10/2018	
Topic of Presentation	Not-for-Profit Youth Sports Organization Permit Fee Rebate	
Topic or Issue	We are following up on the report titled "Not-for-Profit Youth Sports Organizations permit rate concerns" dated February 15, 2017.	
Details	<p>Etobicoke Basketball along with other youth sports organizations has applied for the fee reduction as outlined in the report and as of more than 1 year later is still waiting to find out if we have been approved and if so how the fee reduction will be implemented.</p> <p>We have contacted staff many times and the only answer we have had so far is we are working on it and will get back to you. After more than 1 year, this is longer an acceptable answer.</p> <p>This situation is no longer sustainable for us and we need to get some clarity on how this fee reduction will be implemented.</p>	
Action Requested	We are simply asking for staff to work with us to deliver on the promises made in the February 15, 2017 report.	
I am here as a delegate to speak only on my own behalf	{ 1) I am here as a delegation to speak only on my own behalf }	
I am here as a spokesperson for another group or organization	Yes Etobicoke Basketball	
I have read, understand and agree to comply with the rules for Delegations as per the TCDSB Delegations Policy T.14.	I Agree	
Submittal Date	4/27/2018	



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. JOHN THE EVANGELIST CATHOLIC SCHOOL CAPITAL PROJECT CHANGE ORDERS AND REVISED PROJECT BUDGET (WARD 6)

*"I can do all things through Him who strengthens me."
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
April 24, 2018	May 10, 2018	
M. Zlomislic, Senior Manager, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services M. Cifelli, Superintendent of Learning, Student Achievement and Well-Being D. Friesen, (Acting) Executive Superintendent of Facilities Services		

RECOMMENDATION REPORT

Vision:

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Mission:

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We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

M. Puccetti
(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

This report recommends that a revised project budget of \$19,604,695.00 be approved for the construction of the new St. John the Evangelist Catholic School in order to allocate additional Education Development Charges (EDC's) for mandatory Change Orders related to site preparation.

Mandatory Change Orders for disposal of salt-contaminated soil, slab reinforcement due to soft soils, vibration monitoring, and removal and disposal of debris from residential properties purchased to expand the site total \$1,289,437.01 (including net HST). The approved project budget included a contingency allowance of \$1,369,675.00, distributed amongst five funding sources. The project budget increase of \$855,870.00 is required so that the Change Orders can be charged to the EDC reserve and the contingency allowance is restored for the other funding sources (refer to Table 1); and to provide an additional EDC contingency allowance of \$200,000 for future site preparation related Change Orders.

Funding is available from EDC's. Staff shall also investigate recovery of costs related to properties purchased for site expansion, from the vendor.

The cumulative staff time required to prepare this report was 16 hours.

B. PURPOSE

1. Capital project budget increases must be approved by Board.

C. BACKGROUND

1. On May 18, 2017, the Board approved the award of a construction contract for the new St. John the Evangelist Catholic School to Pre-Eng Construction Limited in the amount of \$15,194,256.80 (including net HST) and a project budget of \$18,748,824.00 from five funding sources, including a contingency allowance of \$1,369,675.00.
2. On August 31 and October 14, 2017, senior staff approved mandatory Change Orders for disposal of salt-contaminated soil and slab on grade reinforcement due to soft spots in the soil, amounting to \$723,901.02 (excluding net HST).

3. Additional mandatory Change Orders, all related to site preparation, were approved by Director's Council on April 10, 2018, summarized as follows:
 - (i) \$99,755.43 (excluding net HST) – monitoring and disposal of additional salt-contaminated soil at the acquired residential property to the south.
 - (ii) \$11,154.00 (excluding net HST) – additional testing and surveying pre- and post-construction due to the excessive ground vibration during construction.
 - (iii) \$427,363.60 (excluding net HST) – removal of debris from demolition of residences on the acquired residential properties to the north.
4. The total value of the Change Orders to date is \$1,289,437.01 (including net HST), which is within the total contingency allowance. However all of the additional costs are related to site preparation and are eligible to be paid from Education Development Charges (EDC's). The EDC funded portion of the contingency allowance in the approved project budget is \$432,823.00.
5. An increase of \$855,870.00 in the project budget is required to increase the EDC-funded contingency to cover the Change Orders and to add a further \$200,000 EDC contingency for future site preparation Change Orders. The required increase is less than the contingency deficit as a result of a savings of \$200,744 in the cost of fibre optics service due to a change in provider.

D. METRICS AND ACCOUNTABILITY

1. Funding is available from Education Development Charges, as outlined in the revised project budget in Table 1 below:

Table 1						29-Mar-18
St. John the Evangelist Catholic School	Funding Sources					
Revised Project Budget (all amounts include net HST)	Capital Priorities + FDK	EDC Funding 100%	City of Toronto Children's Services	Metrolinx	Ministry Unique Site & TGS	Total Cost
Total Pre-design Completed (Not incl in project budget)		\$448,666				\$448,666
A. Design Consult. Fees/Expenses	\$444,479	\$517,341	\$106,420	\$0	\$39,548	\$1,107,789
Total Pre-design + Design Consulting Fees	\$444,479	\$797,970	\$106,420	\$0	\$39,548	\$1,388,417
Municipal Permits and Fees	\$139,001	\$36,234	\$11,933	\$0	\$0	\$187,169
TCDSB Allowances	\$400,287	\$46,658	\$111,686	\$0	\$0	\$558,632
B. Total Other Soft Costs	\$539,289	\$82,892	\$123,619	\$0	\$0	\$745,800
Original Construction Contract Price	\$9,150,077	\$3,432,042	\$1,787,800	\$270,630	\$553,707	\$15,194,257
Change Order Report #1		\$1,289,437				\$1,289,437
Revised Construction Contract Price	\$9,150,077	\$4,721,479	\$1,787,800	\$270,630	\$553,707	\$16,483,694
Green Roof cash in lieu					\$130,560	\$130,560
C. Total Construction Cost	\$9,150,077	\$4,721,479	\$1,787,800	\$270,630	\$684,267	\$16,614,254
D. Contingency Allowance	\$500,000	\$200,000	\$350,744	\$58,423	\$27,685	\$1,136,852
TOTAL PROJECT COST	\$10,633,845	\$5,521,713	\$2,368,583	\$329,053	\$751,500	\$19,604,695
APPROVED PROJECT BUDGET	\$10,633,845	\$4,665,843	\$2,368,583	\$329,053	\$751,500	\$18,748,824
Surplus/(Deficit)*	(\$0)	(\$855,870)	(\$0)	\$0	(\$0)	(\$855,870)

*Project budget deficit funded from EDC's

- Staff shall review the Change Order amounts specifically related to purchased lands and pursue recovery of these costs.

E. STAFF RECOMMENDATION

- That a revised project budget of \$19,604,695.00 be approved for the construction of the new St. John the Evangelist Catholic School, as detailed in Table 1, in order to allocate additional Education Development Charges for mandatory Change Orders related to site preparation.
- That the project budget increase of \$855,870.00 be funded from Education Development Charges.
- That staff shall investigate and pursue recovery of the additional costs related to the purchased residential properties.



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

ST. BRUNO-ST. RAYMOND CATHOLIC SCHOOL CAPITAL PROJECT DEMOLITION TENDER AWARD AND REVISED PROJECT BUDGET (WARD 9)

*"I can do all things through Him who strengthens me."
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
May 1, 2018	May 10, 2018	
M. Zlomislic, Senior Manager, Capital Development M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services J. Wujek, Superintendent of Learning, Student Achievement and Well-Being D. Friesen, (Acting) Executive Superintendent of Facilities Services		
RECOMMENDATION REPORT		

Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

M. Puccetti
(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

This report recommends that a contract for the demolition of St. Raymond Catholic School at 270 Barton Avenue be awarded to GFL Infrastructure Group Inc. (Demolition Division) at a cost of \$1,418,816.47, including net HST.

This report also recommends approval of a revised project budget of \$14,068,541.00, as detailed in Table 2, for the new St. Bruno-St. Raymond Catholic School, including the demolition of the existing St. Raymond building and construction of the new school on the same site, subject to Ministry of Education (EDU) approval of additional funding for unique site costs and Approval to Proceed.

Capital Priorities funding for the demolition was approved by EDU April 30, 2018. Funding for the new school is available from the EDU School Consolidation Capital (SCC) grant and pending Unique Site Cost funding. The project budget does not include renovations to St. Bruno Catholic School completed in the summer of 2017 to accommodate special needs students from St. Raymond. These renovations were funded from the School Renewal Grant.

The cumulative staff time required to prepare this report was 20 hours

B. BACKGROUND

1. On May 18, 2016, the Board received approval from the Ministry of Education (EDU) for School Consolidation Capital (SCC) and Full-Day Kindergarten (FDK) funding for the construction of a 350-pupil place new elementary school to consolidate the student populations of St. Raymond and St. Bruno Catholic Schools, plus a child care centre to accommodate 49 children, at the current St. Raymond location at 270 Barton Avenue, with a total project budget of \$9,494,256.00. The approval letter noted that additional funding would be available for site preparation and demolition costs upon submission of detailed cost estimates.
2. On April 19, 2017, the Board approved a project budget of \$10,844,447.00 for the new elementary school at 270 Barton Avenue, which included very preliminary estimates of allowances for demolition and unique site costs.

3. Students from St. Raymond were relocated to St. Bruno Catholic School for the school year starting in September 2017, in order to bring the two school communities together as St. Bruno-St. Raymond Catholic School and to realize administrative and operational efficiencies. The existing St. Raymond building is therefore vacant and able to be demolished in advance of tendering the construction of the new school.
4. On October 16, 2017 a third-party cost consultant report for the decommissioning and demolition of St. Raymond was received, based on the consultant's detailed drawings and specifications, and was submitted to EDU for funding approval, along with a request for approval to demolish as required by the Education Act.
5. On Dec 4, 2017, EDU approved the demolition of St. Raymond Catholic School and also approved additional Capital Priorities funding of \$946,615.00 for the demolition, including consulting and permit fees, as requested, for revised total approved funding of \$10,440,871.00 (refer to Appendix A).

C. ACTION PLAN

1. The tender invitation P-031-18 for Demolition of St. Raymond Catholic School at 270 Barton Avenue was issued on January 26, 2018 to six (6) prequalified contractors.
2. On February 13, 2018, four (4) compliant bids were received in response to tender P-031-18. The bid results are summarized in Table 1 as follows:

TABLE 1

Prequalified Demolition Contractor	Base Bid - no net HST
GFL Infrastructure Group	\$1,388,818.00
JMX Contracting Inc.	\$1,488,880.00
Delsan-Aim Demolition	\$1,740,000.00
Priestly Demolition Inc.	\$2,320,500.00

3. Tender submissions, as well as the breakdown of the bid provided by the lowest compliant bidder, were evaluated by staff and the Board's consultant,

Kohn Shnier Architects. All bids were in excess of the approved Ministry funding.

4. Upon review with the consultant and the low bidder, it was determined that the increase in the bid price compared to the cost estimate is due to the extent of abatement of plaster required. Although the unit rate was correctly provided by the quantity surveyor, there was a misunderstanding of the designated substance report with respect to the extent of affected areas of plaster.
5. A request for additional funding of \$626,412.00 to cover the shortfall for the demolition was submitted to EDU on March 15, 2018. The total demolition budget required is \$1,573,027.00, including consulting fees, permit, contingency allowance and net HST. On April 30, 2018 EDU approved additional the funding (refer to Appendix B).
6. The bids received in response to tender P-031-18 are valid for acceptance by the Board for 90 days. The bid acceptance period expires May 15, 2018.

D. METRICS AND ACCOUNTABILITY

1. On January 23, 2018, the first construction cost estimate for the new school was received from the cost consultant, including identification of unique site costs for potential additional Ministry funding. The estimated cost was higher than expected and Capital staff, the architects, engineers and cost consultants carried out intensive review of the design to find efficiencies and reduce the cost and to identify additional unique site costs.
2. A revised cost estimate was received from the cost consultant on February 13, 2018 and further unique site costs were subsequently estimated by the architect. A revised Toronto Green Standard came into effect on May 1, which will result in some additional costs. A request will be submitted to EDU for additional funding once estimates are received for those costs.
3. The current estimated required project budget for the consolidation of St. Raymond and St. Bruno Catholic School, including demolition and unique site costs, is detailed in Table 2 below:

Table 2 - St. Bruno/St. Raymond Consolidation- Project Budget			(All costs include net HST)		May 10 2018
	Potential Funding Breakdown				Total Estimated Costs
	In Benchmark		Not in Benchmark		
	Capital Priorities + FDK	Child Care (B11)	Site Prep/ Demolition	Unique Building Premiums	
A. Consulting Fees/ Expenses	\$575,528	\$58,256	\$112,497	\$0	\$746,282
B.1 Total Municipal Permits and Fees	\$168,178	\$13,380	\$6,706	\$0	\$188,264
B2.Total TCDSB Allowances	\$286,073	\$54,612	\$15,000	\$0	\$355,685
B. Total Other Soft Costs	\$454,251	\$67,992	\$21,706	\$0	\$543,950
C. Demolition/Abatement	\$0	\$0	\$1,418,816	\$0	\$1,418,816
D. Estimated Construction Cost	\$5,722,062	\$1,260,613	\$1,325,424	\$1,645,842	\$9,953,941
E. Design Allowance	\$730,062	\$102,133	\$0	\$0	\$832,195
F. Construction Contingency	\$455,356	\$68,000	\$50,000	\$0	\$573,356
TOTAL PROJECT COST	\$7,937,261	\$1,556,995	\$2,928,443	\$1,645,842	\$14,068,541
APPROVED FUNDING	\$7,937,261	\$1,556,995	\$1,573,027	TBD	\$11,067,283

4. A revised project budget of \$14,068,541.00 is required, subject to EDU approval of additional funding of \$3,001,258 for site preparation costs and other unique site costs.
5. The project budget will be monitored through the Board's financial systems and audit processes and financial status will be reported to the Ministry of Education annually through the Capital Asset Project Template (CAPT).

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

1. The municipal demolition permit is available and the salvage of materials inside the building by TCDSB maintenance staff is complete.
2. As required by the "Good Neighbour" policy, a letter will be sent to adjacent neighbours to notify them of the work and will provide contact information. In addition to informing neighbours of the work, the letter shall invite neighbours to a community meeting with the contractor to discuss the work and timelines. This meeting will be scheduled for the end of May.

3. Monthly letters will continue to be sent to the school principal for distribution to the school community and posted on the Board's website during the school year to provide updates on the status of the project.
4. The contractor is expected to have the demolition completed by early fall 2018.

F. STAFF RECOMMENDATION

1. That a contract for the demolition of St. Raymond Catholic School at 270 Barton Avenue be awarded to GFL Infrastructure Group Inc. (Demolition Division) in the amount of \$1,388,818.00, plus net HST of \$29,998.47 for a total of \$1,418,816.47 utilizing a CCDC 2 contract.
2. That a revised project budget of \$14,068,541.00 as detailed in Table 2 be approved, subject to Ministry of Education approval of additional funding for unique site costs.
3. That funding for the demolition contract be made available as per the Ministry of Education funding approval dated April 30, 2018.

APPENDIX A - CAP 017 018

Ministry of Education

Office of the ADM

Capital and Business Support Division
900 Bay Street
20th Floor, Mowat Block
Toronto ON M7A 1L2

Ministère de l'Éducation

Bureau du sous-ministre adjoint

Division du soutien aux immobilisations et
aux affaires
900, rue Bay
20e étage, Édifice Mowat
Toronto ON M7A 1L2



April 30, 2018

Rory McGuckin
Director of Education
Toronto Catholic District School Board
80 Sheppard Avenue,
Toronto Ontario, M2N 6E8

Dear Mr. McGuckin,

I am writing in response to a request made by the Toronto Catholic District School Board (TCDSB) for additional funding and a revised approval to proceed to demolish St. Raymond Catholic School.

I am pleased to inform you that the ministry approves additional funding up to \$626,412 to support the demolition and related site work of St. Raymond CS, and grants the TCDSB with a revised approval to demolish this facility.

The following table reflects the revised total funding allocation for the St. Raymond PS project with the approval of this additional ministry funding:

St. Raymond New School and Demolition Funding – Revised Approval

Capital Priorities Grant - New Construction (2016)	\$ 7,418,263
Full Day Kindergarten	\$ 518,998
Child Care	\$ 1,556,995
Capital Priorities Grant – Demolition (December 2017)	\$ 946,615
Capital Priorities Grant – Demolition (April 2018)	\$ 626,412
Total	\$ 11,067,283

Please be advised that the revised funding approval of \$1,573,027 to support the demolition and associated costs for this project can only be used to support the demolition and temporary backfill related costs. The board is required to submit actual expenditures relating to the demolition and related work once complete.

Your board is responsible and will be held accountable for implementing appropriate measures to ensure that the cost of this project is within the approved demolition funding approval of \$1,573,027. Please note that your board must receive ministry approval if the cost of this project exceeds the amount the ministry has granted in this approval to proceed.

Should you have any questions regarding this issue, please contact your capital analyst, Matthew Anderson at (416) 325-9796 or via email at matthew.anderson@ontario.ca.

Sincerely,

Original signed by:

Joshua Paul
Assistant Deputy Minister
Capital and Business Support Division

cc: Paul Bloye, Director, Capital Program Branch
Med Ahmadoun, Financial Analysis and Accountability Branch
Maia Puccetti, Acting Associate Director of Planning & Facilities, TCDSB

APPENDIX B - CAP 017 018

Ministry of Education

Office of the ADM

Capital and Business Support Division
900 Bay Street
20th Floor, Mowat Block
Toronto ON M7A 1L2

Ministère de l'Éducation

Bureau du sous-ministre adjoint

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The following table reflects the revised total funding allocation for the St. Raymond PS project with the approval of this additional ministry funding:

St. Raymond New School and Demolition Funding – Revised Approval

Capital Priorities Grant - New Construction (2016)	\$ 7,418,263
Full Day Kindergarten	\$ 518,998
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Capital Priorities Grant – Demolition (December 2017)	\$ 946,615
Capital Priorities Grant – Demolition (April 2018)	\$ 626,412
Total	\$ 11,067,283

Please be advised that the revised funding approval of \$1,573,027 to support the demolition and associated costs for this project can only be used to support the demolition and temporary backfill related costs. The board is required to submit actual expenditures relating to the demolition and related work once complete.

Your board is responsible and will be held accountable for implementing appropriate measures to ensure that the cost of this project is within the approved demolition funding approval of \$1,573,027. Please note that your board must receive ministry approval if the cost of this project exceeds the amount the ministry has granted in this approval to proceed.

Should you have any questions regarding this issue, please contact your capital analyst, Matthew Anderson at (416) 325-9796 or via email at matthew.anderson@ontario.ca.

Sincerely,

Original signed by:

Joshua Paul
Assistant Deputy Minister
Capital and Business Support Division

cc: Paul Bloye, Director, Capital Program Branch
Med Ahmadoun, Financial Analysis and Accountability Branch
Maia Puccetti, Acting Associate Director of Planning & Facilities, TCDSB



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

TCDSB NATURAL GAS PURCHASING STRATEGY 2018-2021 (ALL WARDS)

*"I can do all things through Him who strengthens me."
Philippians 4:13 (NRSVCE)*

Created, Draft	First Tabling	Review
April 24, 2018	May 10, 2018	
K. Elgharbawy, Senior Coordinator, Maintenance and Energy Management M. Farrell, Coordinator, Materials Management P. de Cock, Comptroller, Business Services F. Cifelli, D. Yack, J. Shanahan, J. Wujek, K. Malcolm, M. Caccamo, P. Aguiar, S. Campbell Superintendents of Learning, Student Achievement and Well-Being D. Friesen, (Acting) Executive Superintendent of Facilities Services		

RECOMMENDATION REPORT

Vision:

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The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

M. Puccetti
(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

This report provides information on natural gas purchase price and transportation market trends for the next three years and recommends a balanced gas purchasing strategy that will provide a degree of budget stability combined with some flexibility to benefit from future price reductions.

The recommended purchasing strategy is summarized as follows:

- (i) Price for 67% of the Board's natural gas requirement to be fixed for the period of September 1, 2018 to August 31, 2019, with the price of the remaining 33% of gas purchases to remain variable;
- (ii) Price for 50% of the Board's natural gas requirement to be fixed for the period of September 1, 2019 to August 31, 2020, with the price of the remaining 50% of gas purchases to remain variable and;
- (iii) Price for 33% of the Board's natural gas requirement to be fixed for the period of September 1, 2020 to August 31, 2021, with the price of the remaining 67% of natural gas purchases to remain variable.

The recommended strategy for transportation of natural gas from Alberta to Ontario for the next three years is to fix the transportation rate at the beginning of each fiscal year, in anticipation of expected reductions in transportation costs in the coming years.

The report also recommends approval of natural gas budgets as follows:

- (i) for the fiscal year 2018 - 2019 in the amount of \$3,783,662.12
- (ii) for the fiscal year 2019 - 2020 in the amount of \$3,873,486.30
- (iii) for the fiscal year 2020 - 2021 in the amount of \$3,963,876.45

The cumulative staff time dedicated to developing this report was 18 hours.

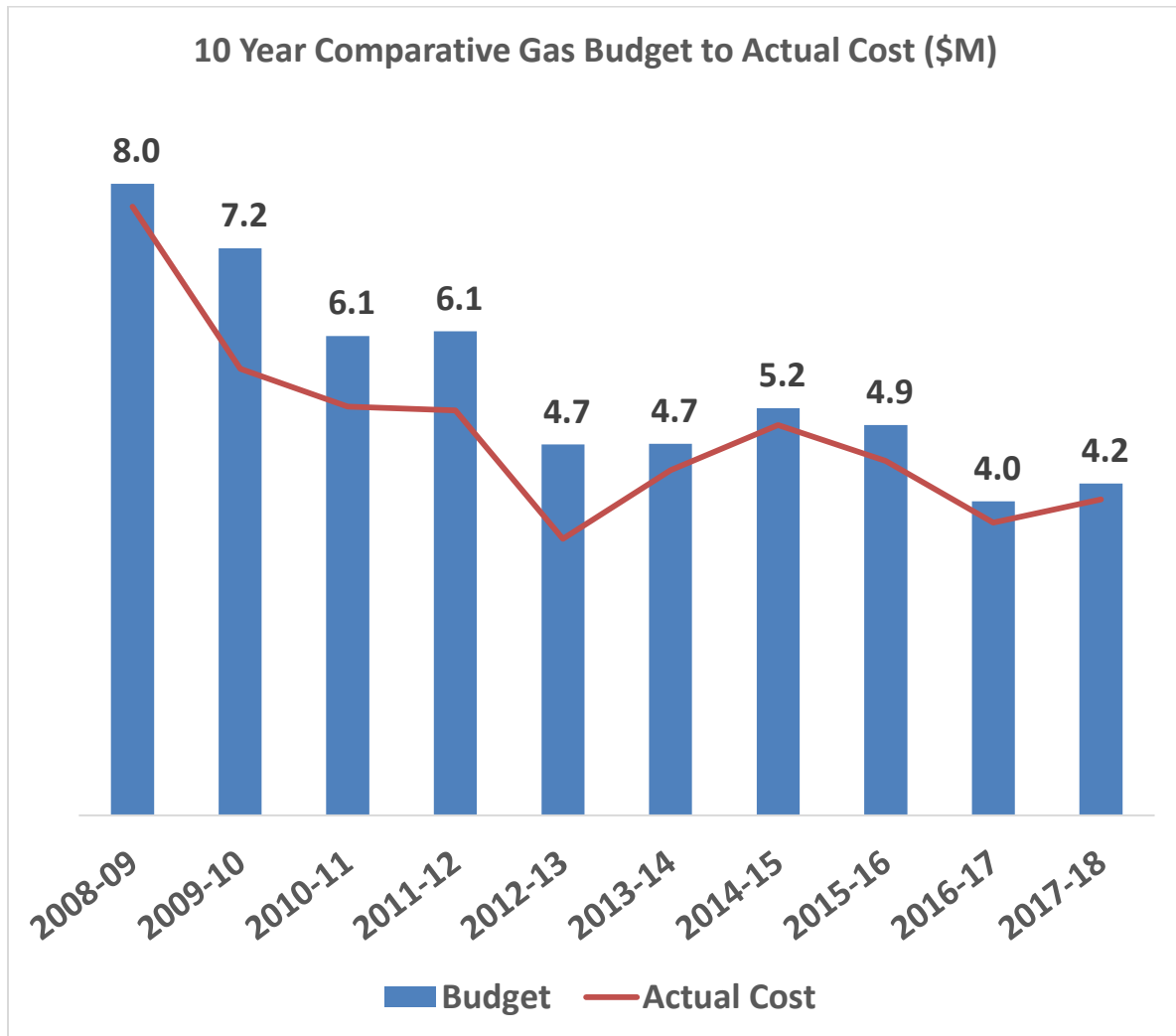
B. PURPOSE

To provide recommendations on the natural gas purchase strategy and budgets for the fiscal years 2018 -2021.

C. BACKGROUND

- 1. The Board's current gas purchase agreement expires on August 31, 2018. This agreement was in place for a two-year period.

2. Gas pricing is monitored daily by staff in consultation with Navicomm Energy Group Inc. Board staff is prepared to notify the Board's consultant to fix the gas purchase price prices when and if they become favourable for the Board, as the market opportunity arises, in order to provide price protection and price stability.
3. The Board's natural gas expenditures as compared to budgets for the last ten (10) years are summarized in the graph below:



4. The Board currently purchases natural gas directly from a supplier, rather than purchasing system gas from the local utility, Enbridge Gas, for the following reasons:
 - a. capability to fix gas prices if the gas market starts to move up or down;

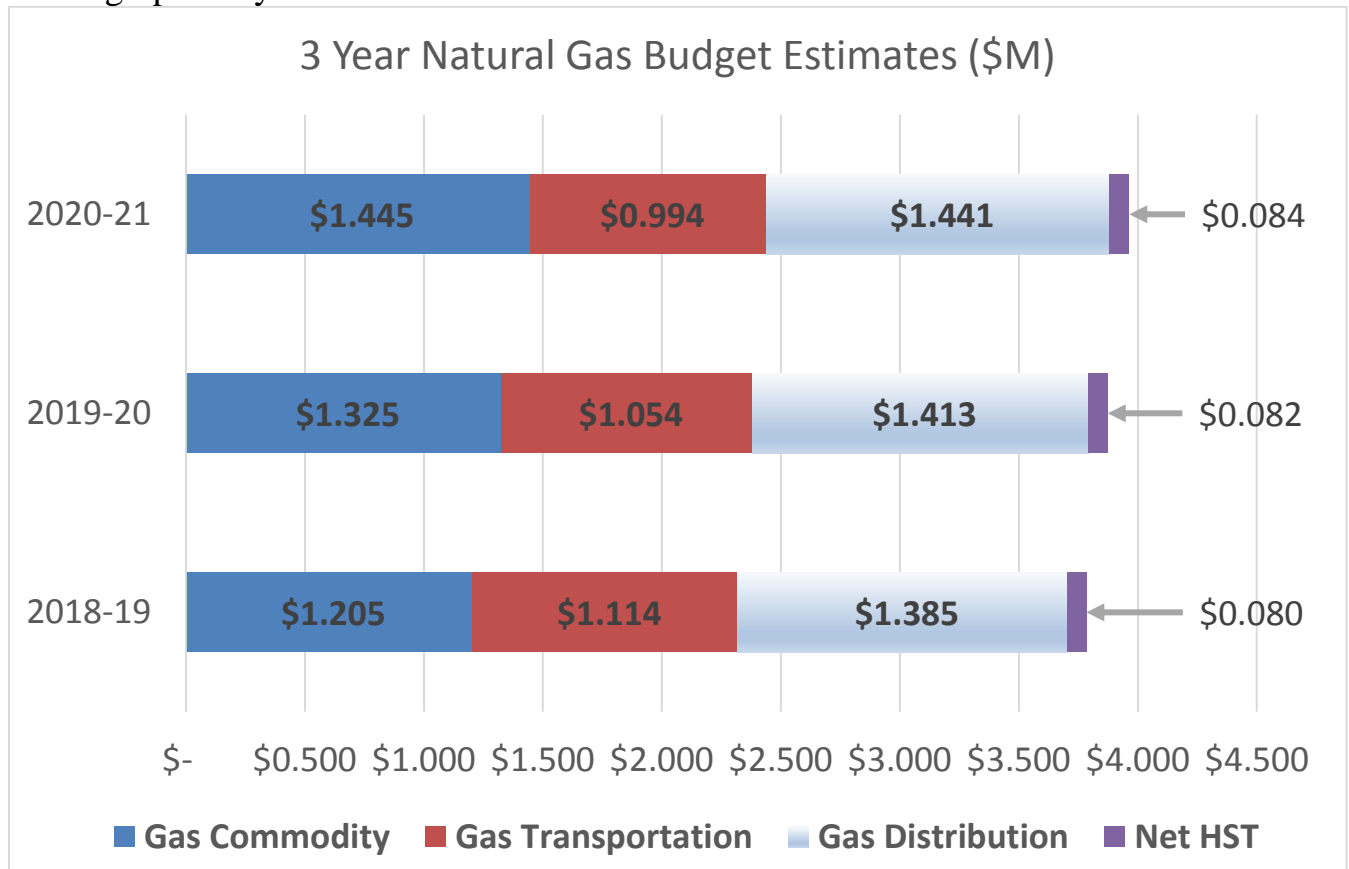
- b. ability to ensure budget stability
- 5. If the Board was to return to system gas purchased from Enbridge, the disadvantages to the Board would include:
 - a. the inability to fix natural gas prices if the gas market starts to move up or down (thus, not having the capability to ensure budgets are met);
 - b. paying higher gas prices than the current marketplace as the Enbridge Gas utility price for natural gas is higher than the current market price;

In addition, to either go back to the utility for natural gas purchases or leave the utility in order to take advantage of purchasing natural gas from a supplier requires about 60-90 days lead time.

- 6. The natural gas market price has fallen substantially over the last decade. The main reason for the drop is continued strong growth in production. Demand for natural gas is also increasing, however, supply is still currently outstripping consumption. This, along with strong natural gas production in Canada, is leading to low natural gas prices in Alberta for Canadian customers that have not been experienced since the 1990's.
- 7. Based on the gas market trends, the Board's consultant, Navicomm Energy Group Inc., recommends continuing the balanced gas purchasing strategy that has been in place in past years, where the price is fixed for a portion of the annual gas purchase requirement, with variable pricing for the remaining portion to take advantage of price reductions, and extending the purchasing agreement to three years.
- 8. Appendix A outlines the advantages of a balanced gas purchasing approach, as compared to both a conservative approach and an aggressive approach.
- 9. The recommended pricing strategy for transportation of natural gas from the supplier in Alberta to Enbridge in Ontario (for distribution to schools), for the next three years, is to fix the transportation rate at the beginning of each fiscal year, in anticipation of expected reductions in transportation costs in the coming years.
- 10. Refer to Appendix B for details of the current and anticipated gas purchase price and gas transportation rates and projected annual costs for September 1, 2018 – August 31, 2021, utilizing the recommended balanced approach.

D. METRICS AND ACCOUNTABILITY

1. Based on a balanced purchasing approach, the estimated components costs that make up the Board's natural gas budget for the next three fiscal years, namely gas purchase, transportation and distribution, are summarized graphically below:



2. The total recommended natural gas budgets for the next three years are as follows:
 - Fiscal Year 2018-19: \$3,783,662.00
 - Fiscal Year 2019-20: \$3,873,486.00
 - Fiscal Year 2020-21: \$3,963,876.00
3. The Board will continue to take the necessary steps to control the overall energy consumption including installing high efficiency equipment and building automation systems (BAS) to control the space temperatures, operation schedules, free cooling and adopting any new technology that can help reduce energy consumptions.

4. Based on the foregoing, staff anticipates annual gas costs being in line with the projected PAG budget.

E. STAFF RECOMMENDATION

1. That a three-year natural gas purchasing strategy be approved as follows:
 - (i) Price for 67% of the Board's natural gas requirement to be fixed for the period of September 1, 2018 to August 31, 2019 at \$1.80/GJ or lower, with the price of the remaining 33% of gas purchases to remain variable, to be fixed when a predicted target price of \$1.60/GJ or lower is reached.
 - (ii) Price for 50% of the Board's natural gas requirement to be fixed for the period of September 1, 2019 to August 31, 2020 at \$1.90/GJ, with the price of the remaining 50% of gas purchases to remain variable, to be fixed when a predicted target price of \$1.70/GJ or lower is reached.
 - (ii) Fixed price for 33% of the Board's natural gas requirement for the period of September 1, 2020 to August 31, 2021 at a price of \$2.00/GJ, with the remaining 67% of natural gas purchases to remain variable, to be fixed when a predicted targeted price of \$1.80/GJ or lower is reached.
2. That the following three-year pricing strategy for transportation of natural gas from Alberta to Enbridge in Ontario be approved:
 - (i) Transportation rate to be locked in as of September 1, 2018 until August 31, 2019 at \$1.75/GJ or lower;
 - (ii) Transportation rate to be locked in as of September 1, 2019 until August 31, 2020 at \$1.50/GJ or lower;
 - (iii) Transportation rate to be locked in as of September 1, 2020 until August 31, 2021 at \$1.35/GJ or lower.
3. That the following natural gas costs be incorporated in to the respective year's budget estimates:
 - (i) for fiscal year 2018 - 2019 in the amount of \$3,783,662.00
 - (ii) for fiscal year 2019 - 2020 in the amount of \$3,873,486.00
 - (iii) for fiscal year 2020 - 2021 in the amount of \$3,963,876.00.

Appendix A - Natural Gas Purchasing Strategy

1. Natural Gas Purchasing Options

There are several alternative strategies to purchasing gas, with risks and benefits associated with each alternative as summarized below:

(i) Conservative Approach

- a. Fix 100% of the volume for the Board at a price equal to current market value or hopefully below.
- b. The Board will have budgetary peace of mind. If prices were to go up in the future, the Board will be 100% secure in knowing they are locked in. However, if prices were to fall, the Board would not be able to participate with any downward forces in prices.

(ii) Aggressive Approach

- a. Remain 100% on daily index.
- b. This approach will not provide budget certainty. Month-to-month volatility in prices will occur as the daily market price for gas goes up and down. The Board will be susceptible to market fluctuations that occur from Market Traders/Speculators as well as any Geopolitical Risks that may occur in the marketplace. The Board may save if the prices continue to weaken; however, the Board would be susceptible to any price shocks to the upside. This would likely lead to decreased stability for the Boards gas bills.

In addition, compared to the long-term daily average spot price, current prices are very favourable. We expect the shoulder period of April – June (where it is neither too cold nor hot) to lead to some very attractive fixed price opportunities for the longer term.

(iii) Balanced/Cautious Approach

- a. Purchase a Fixed Price natural gas contract for 2/3 (67%) of the Board's natural gas requirement for the period of September 1, 2018 to August 31, 2019 at a price of \$2.90/GJ or lower at AECO, Alberta. Leave the remaining 33% natural gas purchase price on index to take advantage of further price weakness due to oversupply of natural gas over the next few months.
- b. Purchase a Fixed Price natural gas contract for 1/2 (50%) of the Board's natural gas requirement for the period of September 1, 2019 to August 31,

- 2020 at a price of \$1.85/GJ or lower at AECO, Alberta. Leave the remaining 50% gas purchase price remain on index with a predicted target price of \$1.70/GJ or lower over the next year.
- c. Purchase a Fixed Price natural gas contract for 1/3 (33%) of the Board's natural gas requirement for the period of September 1, 2020 to August 31, 2021 at a price of \$1.85 /GJ or lower at AECO, Alberta, and leave the remaining natural gas purchase price remain on index for that period with a predicted targeted price of \$1.70/GJ or lower over the next couple of years.
 - d. Note that the Board has a goal to be 100% fixed price for each of the upcoming winter periods as extreme cold may play havoc with gas prices as it did during the Polar Vortex a few years ago.
 - e. This balanced approach will allow the Board to have some measure of price stability in the portfolio in case gas prices rise, however, it also leaves the Board with the ability to take advantage of any further potential price decreases that may occur in the marketplace over the next few years, as gas production may potentially outweigh demand.

2. Natural Gas Transportation Strategy:

- (i) The Board will be supplying natural gas to Enbridge Gas at Dawn, Ontario effective September 1, 2018. The distribution charges from Dawn, Ontario will then be charged by Enbridge Gas on the utility invoices to the Board. This transportation component was previously on the natural gas supplier invoice and this change will be effective September 1, 2018.
- (ii) The Board's consultant has recommended that the Board consider locking in the Board's gas transportation rate from Alberta to Dawn, Ontario as follows:
 - a. Rate locked in initially for the period September 1, 2018 to August 31, 2019 at an average price not to exceed \$1.75/GJ.
 - b. Rate locked in for the period of September 1, 2019 to August 31, 2021 at a later date. The current price is approximately \$1.70 /GJ for this time period, however, given that new pipeline capacity is expected to be built to Dawn, Ontario, the market price for transportation will likely drop over the next year and a half. As we wait, we would like to obtain the approval to fix the price of transportation if and when the market price is below \$1.425 /GJ for the two year term. Or fix when the price drops to \$1.50 /GJ or below for September 1, 2019 to August 31, 2020, and \$1.35 /GJ or below for September 1, 2020 to August 31, 2021.

Appendix B - Natural Gas Purchasing Strategy

September 1, 2018 – August 31, 2019 BUDGET YEAR

The tables below show current and anticipated gas commodity and gas transportation rates for September 1, 2018 – August 31, 2019

Gas Commodity		
\$ Required for 1650 GJ/day September 1, 2018 to August 31, 2019	2018/19 TCDSB Budget @ \$2.00 CDN/GJ	Navicomm Energy Recommendation to lock in 67% @ Market of \$1.80 and 33% @ \$1.60 CDN/GJ when the Market Allows
	\$1,204,500	\$1,044,302

Gas Transportation		
\$ Required for 1650 GJ/day September 1, 2018 to August 31, 2019	2019/20 TCDSB Budget @ \$1.85 CDN/GJ to Enbridge CDA	Navicomm Energy Recommendation to lock in 100% @ \$1.75 CDN/GJ or lower to Dawn, ON
	\$1,114,163	\$1,053,938

September 1, 2019 – August 31, 2020 BUDGET YEAR

The tables below show current and anticipated gas commodity and gas transportation rates for September 1, 2019 – August 31, 2020.

Gas Commodity		
\$ Required for 1650 GJ/day September 1, 2019 to August 31, 2020	2019/20 TCDSB Budget @ \$2.20 CDN/GJ	Navicomm Energy Recommendation to lock in 50% @ Market of \$1.90 and 50% @ \$1.70 CDN/GJ when the market allows
	\$1,324,950	\$1,084,050

Gas Transportation		
\$ Required for 1650 GJ/day September 1, 2019 to August 31, 2020	2019/20 TCDSB Budget @ \$1.75 CDN/GJ	Navicomm Energy Recommendation to lock in 100% @ \$1.50 CDN/GJ or lower
	\$1,053,938	\$903,375

September 1, 2020 – August 31, 2021 BUDGET YEAR

The tables below show current and anticipated gas commodity and gas transportation rates for September 1, 2020 – August 31, 2021.

Gas Commodity		
\$ Required for 1650 GJ/day September 1, 2020 to August 31, 2021	2020/21 TCDSB Budget @ \$2.40 CDN/GJ	Navicomm Energy Recommendation to lock in 33% @ Market of \$2.00 and 67% @ \$1.80 CDN/GJ when the market allows
	\$1,445,400	\$1,123,798

Gas Transportation		
\$ Required for 1650 GJ/day September 1, 2020 to August 31, 2021	2020/21 TCDSB Budget @ \$1.65 CDN/GJ	Navicomm Energy Recommendation to lock in 100% @ \$1.35 CDN/GJ or lower
	\$993,713	\$813,038



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

DEVELOPMENT PROPOSALS, AMENDMENTS AND OFFICIAL PLAN AND BYLAWS

"You water its furrows abundantly, settling its ridges, softening it with showers, and blessing its growth."
Psalm 65:10

Created, Draft	First Tabling	Review
April 30, 2018	May 10, 2018	Click here to enter a date.
T. Oltarzewski – Supervisor of Planning B. Leporati – Sr. Mgr. of Planning & Admissions J. Howley – Sr. Mgr., Planning & Accountability M. Loberto – Sr. Coordinator, Development Services J. Volek – Acting Comptroller of Planning and Development Services		
INFORMATION REPORT		

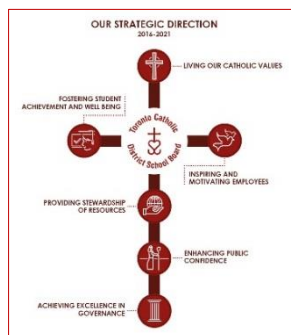
Vision:

At Toronto Catholic we transform the world through witness, faith, innovation and action.

Mission:

The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.

We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.



Rory McGuckin
Director of Education

D. Koenig
Associate Director
of Academic Affairs

M. Puccetti
(Acting) Associate Director
of Planning and Facilities

L. Noronha
Executive Superintendent
of Business Services and
Chief Financial Officer

A. EXECUTIVE SUMMARY

In accordance with Policy “A.18 Development Proposals, Amendments of Official Plans and ByLaws” residential development applications are tracked and updated regularly. Students projected from new housing development are incorporated into the annual enrolment projection process.

The purpose of this report is to provide Trustees with the revised development applications protocol and to introduce a **new Interactive Development Tracker** tool to provide Trustees with quick access to demographic information in each ward.

The cumulative staff time required to prepare this report was 26 hours

B. BACKGROUND

Development Application Assessment

1. The TCDSB is a receiving and commenting agency for all development applications submitted to the City of Toronto. These applications are reviewed regularly and are ultimately factored into the Board’s annual enrolment projections.
2. Development proposals are analysed and input is provided to City staff for consideration throughout the application process. TCDSB representatives attend community consultations and presentations organized by City Planning where appropriate.
3. The TCDSB is continually engaged in providing comments on various City of Toronto initiated planning studies including:
 - TOCore
 - Midtown in Focus
 - Laird in Focus
 - Keele Finch Plus
 - Bloor West Village Avenue Study

C. EVIDENCE/RESEARCH/ANALYSIS

Development Tracking

4. Building on current practices to keep Trustees apprised of significant developments, policies and plans in their respective Wards – a new circulation

protocol has been implemented. This will assist Trustees in advocating for their respective school communities.

Communications

5. Planning applications will be made available to Trustees within a week after they are received, Trustees will be updated as new information becomes available. Information shared with the Trustees will include:
 - The address of the proposed development/study
 - A short description of the proposal
 - The local TCDSB elementary or secondary school impacted by the proposed development or study
 - An anticipated student yield generated by the development
6. Significant community meeting notices regarding City-Planning related activities will be circulated to Trustees within a week after they are received. These will include:
 - The original meeting notice
 - Address and time of the meeting
 - Short description of the meeting details
 - The local TCDSB elementary or secondary school impacted

Development City-Wide Statistics

7. In the City of Toronto, there are currently 252,974 development units in the development approvals process for the timeframe 2018 through 2033 (*Appendix 'A'*).
 - Trustee Ward 9 has the most amount of active development applications on file with 264, totalling 102,640 units.
 - Trustee Ward 1 has the least active development applications on file with 7, totalling 731 units.
 - Between 2018 and 2033, Trustee Ward 9 is anticipated to yield the greatest amount of students (1,435) from new development.
 - Between 2018 and 2033, Trustee Ward 1 is anticipated to yield the least amount of students (147) from new development.
8. Student yield factors are developed using: a combination of forecasted development data, demographic trends and historical enrolment yields. Yield factors will vary between City neighbourhoods. The following chart

summarizes development units and the associated anticipated student yield by Trustee Ward over a 5-year period:

Trustee Ward	Total Development Applications Currently on File	Unit Count	Anticipated Student Yield (2018-2022)		
			Elementary	Secondary	Total
<i>1</i>	7	2,015	46	13	59
<i>2</i>	63	22,993	332	370	702
<i>3</i>	15	2,533	118	13	131
<i>4</i>	25	4,604	439	112	551
<i>5</i>	177	45,029	411	167	578
<i>6</i>	14	2,680	80	10	90
<i>7</i>	44	16,992	196	318	334
<i>8</i>	24	4,154	146	70	216
<i>9</i>	264	102,640	554	67	621
<i>10</i>	49	13,735	334	111	445
<i>11</i>	96	21,960	297	237	534
<i>12</i>	46	13,639	276	271	547
Toronto	824	252,974	3,229	1,759	4,988

Table 1 - 'In the Pipeline' Housing Development by Ward

Source: As tracked by development applications received from the City of Toronto

Note: Student Yield factors applied based on 2013 EDC Background Study -Date: May 1st 2018.

9. The total unit count of 252,974 shown above is based upon the forecasted stage of applications through the development approvals process, including estimated build-out of certain applications. This total is consistent with the unit count referenced in the draft 2018 EDC background study which references a unit count between 214,442 and 280,456 dependent on build-out of applications.

Larger Development Applications

10. The City of Toronto has larger development applications that are anticipated to be built out over a longer period of time. The following lists larger development applications, with unit counts if known, by Trustee ward that are expected to have a significant impact on TCDSB schools over the longer term (10-20+ years):
 - *Humbertown Redevelopment: 600 Units*
 - *Former Mr Christie Factory Redevelopment*
 - *Downsview Secondary Plan Downsview Park lands: 8000 Units*

- *Lawrence Heights Study: 2700 Units*
- *LCBO Lands redevelopment : 5200 Units*
- *West Donlands: 4000 Units*
- *Alexandria Park redevelopment: 1800 Units*
- *Galleria Mall redevelopment: 3500 Units*
- *Don Mills Crossing redevelopment: 5000 Units*
- *Scarborough City Centre redevelopment: 2500 Units*
- *Eglinton Square Mall redevelopment: 1800 Units*

11. An **Interactive Development Tracker** has been created and made available through the Board website through the Geospatial Centre located on the Planning Services page. The tool is available for use by the public and includes details on all developments currently tracked by TCDSB.

CONCLUDING STATEMENT

This report is for the consideration of the Board.

**STUDENT YIELD FROM DEVELOPMENT
15 YEAR FORECAST**

APPENDIX 'A'

Trustee Ward	Total Development Applications Currently on File	Unit Count	Anticipated Student Yield (2018-2033)		
			Elementary	Secondary	Total
<i>1</i>	7	2,015	96	51	147
<i>2</i>	63	22,993	534	545	1,079
<i>3</i>	15	2,533	208	36	244
<i>4</i>	25	4,604	348	100	448
<i>5</i>	177	45,029	753	444	1,197
<i>6</i>	14	2,680	166	15	181
<i>7</i>	44	16,992	473	446	919
<i>8</i>	24	4,154	237	184	421
<i>9</i>	264	102,640	984	451	1,435
<i>10</i>	49	13,735	780	69	849
<i>11</i>	96	21,960	533	315	848
<i>12</i>	46	13,639	431	424	855
Toronto	824	252,974	5,543	3,080	8,623

Table 2 - 'In the Pipeline' Housing Development by Ward – Long-Term

Source: As tracked by development applications received from the City of Toronto

Note: Student Yield factors applied based on 2013 EDC Background Study -Date: May 1st 2018.

REVISED ANNUAL REPORTS & POLICY METRICS CORPORATE SERVICES

A = Annual Report

P = Policy Metric Report

Q = Quarter Report

#	Due Date	Committee/Board	Subject	Responsibility of
1	January (Q)	Corporate Services	Financial Status Update Report #1	Executive SO Business Services
2	January (P)	Corporate Services	<u>B.R.01 Rental of Surplus School Space & Properties</u> Policy Metric	Associate Director Planning & Facilities
3	February (A)	Corporate Services	Annual Investment Report	Executive SO Business Services
4	March (A)	Corporate Services	Budget Report: Financial Planning and Consultation Review	Executive SO Business Services
5	March (A)	Corporate Services	Planning Enrolment Projection	Associate Director of Planning and Facilities
6	March (A/P)	Corporate Services	Transportation Annual Report and <u>S.T.01 Transportation</u> Policy Metric	Associate Director Planning & Facilities
7	April (Q)	Corporate Services	Financial Status Update Report #2	Executive SO Business Services
8	May (P)	Corporate Services	<u>A.18 Development Proposals, Amendments and Official Plans and Bylaws</u> Policy Metric	Associate Director Planning & Facilities
9	June (Q)	Corporate Services	Financial Status Update Report #3	Executive SO Business Services
10	June (A)	Corporate Services	Report: Annual Budget Estimates	Executive SO Business Services
11	October (A/P)	Corporate Services	Preliminary Enrolment Reports Elementary and Secondary Schools and S.A.01 <u>Elementary Admission and Placement</u> Policy Metric	Associate Director Planning & Facilities
12	October (A)	Corporate Services	Trustee Honorarium Report	Executive SO Business Services
13	November (A)	Corporate Services	Legal Fees Report	Executive SO Business Services

**REVISED ANNUAL REPORTS & POLICY METRICS
CORPORATE SERVICES**

14	November (Q)	Corporate Services	Financial Status Update #4 and Audited Financial Statements	Executive SO Business Services
15	December (A)	Corporate Services	Budget Report: Revised Budget Annual Estimate	Executive SO Business Services

**CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY
PENDING LIST TO MAY 10, 2018**

	Date Requested & Committee / Board	Report Due Date	Destination of Report Committee/Board	Subject	Delegated To
1	June-17 Corporate Services	June-18	Corporate Services	Report regarding possibility of finding money in the Capital Improvement Fund this year or in the near future (Delegation from Maria Del Rizzo, representative of CSPC regarding field at MPSJ)	Associate Director Planning and Facilities
2	Feb-18 Corporate Services	June-18	Corporate Services	Report regarding a full review and update on the rollout etc. (Inquiry from Trustee Andrachuk on Cash Online Update)	Associate Director Planning and Facilities
3	March-18 Corporate Services	June-18	Corporate Services	Report regarding finalized Budget estimates for 2018-19, reflective of the Community Consultations and feedback received at various Committee meetings throughout the Spring, to the Board of Trustees (Budget Report: Financial Planning and Consultation Review)	Executive Superintendent of Business Services & CFO
4	April-18 Corporate Services	June-18	Corporate Services	Report regarding how we might be able to provide education to teachers and parents (Presentation: Frank Piddisi and Dr. Shelly Weiss, Hospital for Sick Children, regarding Childhood Narcolepsy)	Associate Director, Academic Affairs