

OUR 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.

OUR VISION

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



**AGENDA ADDENDUM
THE REGULAR MEETING OF THE
STUDENT ACHIEVEMENT AND WELL BEING,
CATHOLIC EDUCATION AND HUMAN RESOURCES COMMITTEE**

PUBLIC SESSION

Nancy Crawford, Chair

Angela Kennedy, Vice-Chair

Thursday, May 31, 2018

7:00 P.M.

	Pages
9. Delegations	
9.b Denise Baker, representative of The Building Industry and Land Development Association, regarding Education Development Charges	1
9.c Venessa Dempsey regarding Grade 1 French Immersion	2
9.d Brooks Barnett, CEO, The Real Property Association of Canada (REALPAC), regarding Education Development Charges Policy Review (Written Submission Only)	3 - 5



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	Denise Baker
Committee	Student Achievement and Well-Being Catholic Education Human Resources
Date of Presentation	5/31/2018
Topic of Presentation	Education Development Charges
Topic or Issue	Concerns with the methodology used in the EDC background study.
Details	A letter was submitted to the May 2nd public meeting.
Action Requested	Revise the methodology in accordance with the EDC Act.

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 an official representative of the Catholic School Parent Committee (CSPC)	
I am an official representative of student government	
I am here as a spokesperson for another group or organization	Yes The Building Industry and Land Development Association
I have read, understand and agree to comply with the rules for Delegations as per the TCDSB Delegations Policy T.14.	I Agree



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Public Session

Private Session

Three (3) Minutes

Name	Venessa Dempsey
Committee	Student Achievement and Wellbeing, Catholic Education and Human Resources Committee Meeting
Date of Presentation	5/31/2018
Topic of Presentation	Grade 1 French Immersion
Topic or Issue	I would like to ask the board to consider 2 French immersion classes at Holy Name for this September. Senior kindergarten as well as grade 1 French immersion.
Details	Holy name is expected to have a JK SK French immersion class September. Many of the students that are now in SK would like an opportunity to do grade 1 French immersion next year.
Action Requested	Please allow the students going into grade 1 in September to do French immersion.

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 an official representative of the Catholic School Parent Committee (CSPC)	Yes Holy Name member
I am an official representative of student government	
I am here as a spokesperson for another group or organization	
I have read, understand and agree to comply with the rules for Delegations as per the TCDSB Delegations Policy T.14.	I Agree



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Delegation No. ____

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

Name	Brooks Barnett	
Committee	Student Achievement and Well-Being Catholic Education Human Resources	
Date of Presentation	5/31/2018	
Topic of Presentation	Education Development Charges Policy review	
Topic or Issue	The TCDSB Development Charge Proposal	
Details	The imposition of development charges will have a punitive impact on development in the City of Toronto	
Action Requested	Consideration of an alternative development charge structure based on principles of fairness.	
I am here as a delegate to speak only on my own behalf	<input checked="" type="checkbox"/> { 1) I am here as a delegation to speak only on my own behalf }	
I am an official representative of the Catholic School Parent Committee (CSPC)	<input type="checkbox"/>	
I am an official representative of student government	<input type="checkbox"/>	
I am here as a spokesperson for another group or organization	Yes The Real Property Association of Canada	
I have read, understand and agree to comply with the rules for Delegations as per the TCDSB Delegations Policy T.14.	I Agree	



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Sophia Harris,
Board Recording Secretary
Toronto Catholic District School Board
80 Sheppard Avenue East
Toronto, Ontario

May 30th 2018

Dear Ms. Harris

Re: Education Development Charges Policy Review

The Real Property Association of Canada ("REALPAC") is Canada's senior industry association for owners and managers of investment real estate. Our members include publicly traded real estate companies, real estate investment trusts ("REIT"s), private companies, pension funds, banks, and life insurance companies with assets each in excess of \$100 million. The association is further supported by large owner/occupiers and pension fund advisors as well as individually selected investment dealers and real estate brokerages.

Our members develop, build and own the offices, apartments, industrial warehouses, homes, and retail facilities Canadians rely on to live, work, shop and play in Toronto and throughout Canada.

We have recently become aware of the proposal by the TCDSB to raise Education Development Charges in the City of Toronto, potentially by some 800%. This proposal has surprised many of our GTA-based members and has caused significant concern about the attractiveness of the Toronto development environment. Given how late this study and plan has come to be revealed, without revision, it will once again increase the cost of living and doing business in the City of Toronto.

We recognize that the Toronto District School Board has a mandate to provide the sufficient capacity that would accommodate increasing enrolments. However, the scale of the proposed increase is punitive and will make many marginal development opportunities uneconomic and unlikely to move forward. The It will financially punish those housing providers and development groups who already have land positions, established and completed pro-formas and related plans to develop, but no building permit in hand. Some may not be able to bear the burden of increased costs brought on by this proposal, and therefore would need to carefully re-evaluate whether to proceed with a development proposal in its entirety.

We respectfully would ask the TCDSB to consider the context within which it seeks to dramatically increase taxes in the City of Toronto. The City is rapidly becoming unaffordable for entities seeking to provide the much-needed homes, offices and retail premises vital to our local and provincial economy. Some of this has to do with tax push, some with continued demand, and some with constrained supply. The industry has been dramatically encumbered with negative regulatory changes such as: expanded rent control, the elimination of the Ontario Vacant Unit Rebate, dual provincial and municipal Land Transfer Taxes in the City of Toronto, inclusionary zoning requirements on the near horizon, heavy Business Education Taxes, and other hidden regulatory and financial pressures within the current development regime.

With respect, we believe the proposal for the TCDSB to raise development charges by a factor of 8 works at cross purposes with the City's initiative to promote employment growth in office and industrial areas. The City of Toronto has made it abundantly clear through various policy roadmaps, that the City's economic competitiveness will to a large degree depend on building more capacity to house jobs in the commercial and industrial sectors. Any proposal which would affect commercial development (as this proposal would), would in our estimation, negatively impact the City's aforementioned objective.

Real property. Real leadership.

While the background report itself states that it follows the appropriate methodology, REALPAC does not recognize any attempt to adjust local enrolments or school area boundaries to meet current needs of Toronto families, no attempt at mitigation, and no creative solutions to a situation where there clearly is a mismatch between excess capacity in some schools and a shortage in others. We encourage the TCDSB to consider alternative methods to addressing these capacity-related challenges before resorting to a heavy-handed financial exaction like that which has been proposed.

Developers typically plan projects out three or four years. There is no phasing plan included in the Board's proposal. A proposal which would impose development charges increases immediately not only fails to consider the nature of development as a multi-year proposition, but also does little to consider fundamental questions of fairness for those entities who are actively partnering with government in City-building.

Accordingly, we oppose this drastic increase. We would however be prepared to work with the TCDSB on adaptation and a more modest approach to satisfying the capacity and accommodation needs as they related to statutory requirements set out in the legislation.

Yours very truly,

A handwritten signature in black ink, appearing to be "Michael Brooks", written over a faint, circular stamp or watermark.

Michael Brooks
CEO
REALPAC