

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

## **AGENDA JUNE 8, 2023**

**Teresa Lubinski, Chair**  
Trustee Ward 4

**Maria Rizzo, Vice Chair**  
Trustee Ward 5

**Nancy Crawford**  
Trustee Ward 12

**Frank D'Amico**  
Trustee Ward 6

**Markus de Domenico**  
Trustee Ward 2

**Michael Del Grande**  
Trustee Ward 7

**David Beshai**  
Student Trustee



**MULTI-YEAR STRATEGIC PLAN  
2022 - 2025**

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



**Daniel Di Giorgio**  
Trustee Ward 10

**Angela Kennedy**  
Trustee Ward 11

**Ida Li Preti**  
Trustee Ward 3

**Joseph Martino**  
Trustee Ward 1

**Kevin Morrison**  
Trustee Ward 9

**Garry Tanuan**  
Trustee Ward 8

**Stephanie De Castro**  
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: Skeeter Hinds-Barnett, 416-222-8282 Ext. 2298**  
**Assistant Recording Secretary: Sashia Stephenson, 416-222-8282 Ext. 2207**

**Dr. Brendan Browne**  
Director of Education

**Nancy Crawford**  
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

## LAND ACKNOWLEDGEMENT

Out of our deep respect for Indigenous peoples in Canada, we acknowledge that all Toronto Catholic District School Board properties are situated upon traditional territories of the Anishinabek (a-ni-shna-bek), the Haudenosaunee (hoh-Dee-noh-Shoh-nee) Confederacy, and the Wendat peoples. We also acknowledge the land covered by Treaty 13 is held by the Mississaugas of the Credit First Nation and Toronto is subject to The Dish with One Spoon covenant. We also recognize the contributions and enduring presence of all First Nations, Métis, and Inuit peoples in Ontario and the rest of Canada.

### La Reconnaissance du Territoire

Nous témoignons du plus grand respect pour les Peuples autochtones au Canada et nous avons à cœur de souligner que tous les immeubles du Toronto Catholic District School Board sont situés sur les terres traditionnelles de la Nation Anishinabek, de la Confédération de Haudenosaunees et des Wendats. Il est également important de noter que le territoire visé par le Traité 13 est celui des Mississaugas de la Première Nation Credit et que celui de Toronto est protégé par l'accord d'« un plat à une cuillère ». Nous tenons également à rappeler la présence pérenne et l'importance des contributions des Premières Nations, des Metis et des Inuits en Ontario, et dans tout le Canada.

## OUR MISSION

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

PUBLIC SESSION  
Teresa Lubinski, Chair  
Maria Rizzo, Vice-Chair

Thursday, June 8, 2023  
7:00 P.M.

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Pages

1. Call to Order
2. Opening Prayer (Chair or Designate)
3. Land Acknowledgement
4. Singing of O Canada
5. Roll Call and Apologies
6. Approval of the Agenda
7. Report from Private Session
8. Declarations of Interest
9. Approval and Signing of the Minutes of the Meeting held April 13, 2023 1 - 17
10. Delegations
11. Presentation



11.a Socioeconomic Stress Factors - Dr. Brandy Doan, Chief of Educational Research (Refer June 8, 2023 Addendum)

**12. Notices of Motion**

**13. Consent and Review**

**14. Consideration of Motion for which previous notice has been given**

**15. Unfinished Business**

**16. Matters referred or deferred**

**17. Staff Reports**

17.a Student Transportation Contract Awards (Recommendation) 18 - 38

17.b Monthly Procurement Report (Recommendation) 39 - 48

17.c Supplemental Monthly Procurement Report (Recommendation) -  
Refer June 8, 2023 Addendum

17.d Delegated Authority For Summer 2023 (Recommendation) 49 - 52

17.e Board-Wide Building Accessibility Assessment Update  
(Information) 53 - 85

17.f Rental of Surplus School Space B.R.01 Annual Policy Metric  
(Information) 86 - 89

17.g St. Jerome Catholic School Ward 5 Accommodation Strategy  
(Information) 90 - 102

17.h Cooling Strategy Status Update 2023 (Information) 103 - 113

17.i Toronto Catholic District School Board Field Study Update  
(Information) 114 - 158

**18. Listing of Communications**

**19. Inquiries and Miscellaneous**

**20. Updating of the Pending Lists**

20.a Annual Calendar of Reports and Policy Metrics 159 - 160

20.b Monthly Pending List 161 - 163

**21. Resolve into FULL BOARD to Rise and Report**

**22. Closing Prayer**

**23. Adjournment**

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

**HELD THURSDAY, APRIL 13, 2023**

### **PRESENT:**

#### **Trustees:**

T. Lubinski, Chair  
M. Rizzo, Vice-Chair  
N. Crawford – Virtual  
F. D’Amico – Virtual and In Person  
M. Del Grande – Virtual  
A. Kennedy  
I. Li Preti  
J. Martino  
K. Morrison - Virtual  
G. Tanuan

#### **Student Trustee:**

D. Beshai

#### **Staff:**

D. Boyce  
A. Della Mora  
A. Ceddia  
C. Fernandes  
O. Malik  
M. Farrell  
M. Loberto  
M. Zlomislic

S. Harris, Recording Secretary

S. Hinds-Barnett, Assistant Recording Secretary

**External:** A. Robertson (Parliamentarian)

## 5. Roll Call and Apologies

Apologies were extended on behalf of Trustee de Domenico and Student Trustee De Castro. Trustee Di Giorgio was absent.

## 6. Approval of the Agenda

MOVED by Trustee Rizzo, seconded by Trustee Martino, that the Agenda be approved.

MOVED in AMENDMENT by Trustee Kennedy, seconded by Trustee Tanuan, that Item 19a) Inquiry from Trustee Kennedy regarding Boundary Review Meeting convened for April 14, 2023 @ 10:00 a.m. – Inadequate Notice and Time of Meeting, be added to the Agenda.

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

### In favour

### Opposed

Trustees Crawford  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The AMENDMENT was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

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

**In favour**

**Opposed**

Trustees Crawford  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion, as amended, was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

**7. Report from Private Session**

MOVED by Trustee Rizzo, seconded by Trustee Li Preti, that the following report from Trustee Rizzo be received:

- a. Approved Minutes of Meeting held March 22, 2023; and

b. Dealt with legal matters.

Trustee Del Grande declared an interest in one of the legal Items, as per Item 8 below.

It was approved for the meeting to resolve back into PRIVATE Session after PUBLIC Session to complete the Agenda.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

**8. Declarations of Interest**

In PRIVATE Session, Trustee Del Grande declared an interest in a legal matter to be completed after PUBLIC Session.

There were none.

**9. Approval and Signing of the Minutes of the Previous Meeting**

MOVED by Trustee Rizzo, seconded by Trustee Martino, that the Minutes of the Meeting held March 22, 2023 be approved.

The Motion was declared

CARRIED

**Urgent Item**

Associate Director Boyce reviewed the Order Page, as requested, and advised that Item 17a) Monthly Procurement Report was deemed urgent.

**13. Consent and Review**

The Chair reviewed the Order Page and the following Items were held:

- 17a) Monthly Procurement Report – Trustee Rizzo;
- 17b) Long Term Accommodation and Program Plan (LTAPP) Overview and Process – Trustee Kennedy; and
- 19a) Inquiry from Trustee Kennedy regarding Boundary Review Meeting convened for April 14, 2023 @ 10:00 a.m. – Inadequate Notice and Time of Meeting

MOVED by Trustee Rizzo, seconded by Trustee Kennedy, that the Items not held be received.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

**ITEMS NOT HELD AS CAPTURED IN ABOVE MOTION**

- 17c) Annual Portable Plan and Other Accommodation Needs 2023-24;
- 20a) Annual Calendar of Reports and Policy Metrics; and
- 20b) Monthly Pending List

Trustee D'Amico joined the virtual room at 7:48 pm.



## 17. Staff Reports

MOVED by Trustee Rizzo, seconded by Trustee Kennedy, that Item 17a) be adopted as follows:

### 17a) Monthly Procurement Report that the Item be tabled.

Results of the Vote taken, as follows:

#### In favour

#### Opposed

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

Trustee D'Amico disconnected and joined the horseshoe at 8:13 pm.

MOVED by Trustee Kennedy, seconded by Trustee Lubinski, that Item 17b) be adopted as follows:

- 17b) Long Term Accommodation and Program Plan (LTAPP) Overview and Process** received.

The Chair declared a five-minute recess due to technical difficulty.

The meeting resumed with Trustee Lubinski in the Chair.

**PRESENT (Following Recess):**

**Trustees:** T. Lubinski, Chair  
 N. Crawford – Virtual  
 F. D’Amico  
 M. Del Grande – Virtual  
 I. Li Preti  
 J. Martino  
 K. Morrison - Virtual  
 G. Tanuan

**Student Trustee:** D. Beshai

**17. Staff Reports**

- 17b) Long Term Accommodation and Program Plan (LTAPP) Overview and Process ...continued...**

Trustees Kennedy and Rizzo returned to the horseshoe at 8:34 pm.

Time for business expired.

It was the will of the Assembly, as follows, to extend time by 15 minutes, as per the Toronto Catholic District School Board’s (TCDSB) Bylaw, Article 12.8:

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Kennedy  
Morrison  
Martino  
Rizzo  
Tanuan

Del Grande  
Li Preti  
Lubinski

Student Trustee Beshai wished to be recorded as voted in favour.

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

- 1) That a fulsome consultation with Trustees be held to identify various educational programs that can be implemented in both elementary and secondary schools; and
- 2) That the Chair and Director convene the facilitation of Trustees on the Long-Term Accommodation and Program Plan prior to awarding a contract for consultant.

Time for business expired.

It was the will of the Assembly, as follows, to extend time by a further 15 minutes, as per the TCDSB's Bylaw, Article 12.8:

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Kennedy  
Li Preti

Del Grande

Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

Student Trustee Beshai wished to be recorded as voted in favour.

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

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Morrison  
Martino  
Rizzo

Lubinski  
Tanuan

The AMENDMENT was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

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

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Del Grande

Tanuan

Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo

The Motion, as amended, was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

Trustee Martino left the horseshoe at 9:23 pm.

MOVED by Trustee Rizzo, seconded by Trustee Tanuan, that Item 17a) Monthly Procurement Report be lifted from the table.

Trustee Martino returned to the horseshoe at 9:24 pm.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

MOVED by Trustee Rizzo, seconded by Trustee Tanuan, that Item 17a) be adopted as follows:

- 17a) Monthly Procurement Report** that the Board of Trustees approve all procurement activities/awards listed in Appendix A of the report.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

## 19. Inquiries and Miscellaneous

MOVED by Trustee Rizzo, seconded by Trustee Martino, that Item 19a) be adopted as follows:

- 19a) **From Trustee Kennedy regarding Boundary Review Meeting convened for April 14, 2023 @ 10:00 a.m. – Inadequate Notice and Time of Meeting received.**

Results of the Vote taken, as follows:

### In favour

### Opposed

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

### **Resolve into PRIVATE Session**

MOVED by Trustee Martino, seconded by Trustee Tanuan, that the meeting resolve back into PRIVATE Session.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Del Grande  
Kennedy  
Li Preti  
Lubinski  
Morrison  
Martino  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

**PRESENT (following PRIVATE Session):**

**Trustees:** T. Lubinski, Chair  
M. Rizzo, Vice-Chair  
N. Crawford – Virtual  
F. D'Amico  
A. Kennedy  
I. Li Preti  
J. Martino  
K. Morrison - Virtual  
G. Tanuan

**Student Trustee:** D. Beshai



## 7. **Report from Private Session**

MOVED by Trustee Rizzo, seconded by Trustee Martino, that the following report from Trustee Rizzo be received:

- Dealt with two legal Items

Results of the Vote taken, as follows:

### **In favour**

### **Opposed**

Trustees Crawford  
D'Amico  
Kennedy  
Li Preti  
Lubinski  
Martino  
Morrison  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

## 21. **Resolve into FULL Board to Rise and Report**

MOVED by Trustee Li Preti, seconded by Trustee Martino, that the meeting resolve into Full Board to Rise and Report.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Kennedy  
Li Preti  
Lubinski  
Martino  
Morrison  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

**23. Adjournment**

MOVED by Trustee Li Preti, seconded by Trustee D'Amico, that the meeting be adjourned.

Results of the Vote taken, as follows:

**In favour**

**Opposed**

Trustees Crawford  
D'Amico  
Kennedy  
Li Preti  
Lubinski

Martino  
Morrison  
Rizzo  
Tanuan

The Motion was declared

CARRIED

Student Trustee Beshai wished to be recorded as voted in favour.

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SECRETARY

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CHAIR



## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEE

## STUDENT TRANSPORTATION CONTRACT AWARDS

*“And people will come from east and west, and from north and south, and recline at table in the kingdom of God.”*  
Luke 13:29

Drafted

Meeting Date

May 29, 2023

June 8, 2023

M. Loberto, Superintendent, Planning and Development Services

## RECOMMENDATION REPORT

**Vision:** *IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic  
Affairs & Chief Operating Officer

Derek Boyce  
Associate Director of Corporate  
Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

This report recommends that the Board approve the contract awards for student transportation services as outlined in the attached Toronto Student Transportation Group (TSTG) report (*Appendix 'A'*). The attached report was approved by the TSTG Governance Committee on May 24, 2023.

The Request for Tender (RFT) closed in April 2023 to secure bids for student transportation services beginning in September 2024 that provide fair value in terms of minimizing costs while also maintaining the required level of service. The contract prices outlined in the TSTG report are higher than the existing rates.

The approval of the award allows sufficient time to work with operators to address issues in advance of the beginning of the new transportation contract.

**The cumulative staff time required to prepare this report was 7 hours.**

## B. BACKGROUND

1. ***The existing student transportation operator contracts conclude at the end of a five-year contract and two one-year extensions in August 2024.*** The TCDSB and TDSB alternate responsibility for the procurement of student transportation contracts. The TCDSB was responsible for the current procurement process.
2. ***In advance of initiating the procurement process for the new contract, TSTG completed a consultation process*** involving Trustees, transportation staff, and current school bus providers to develop a new procurement document that would enhance the level of service provided to school communities.
3. ***The Request for Tender (RFT) closed on April 14, 2023*** to secure bids for student transportation services for a period of six years, beginning in September 2024 with two, two-year optional extensions. Nine vendors submitted proposals, including seven operators currently providing transportation services to the TSTG.
4. ***The contract award process was designed to ensure that companies had well-defined plans and processes in place to meet the needs of stakeholders.*** A focus in the new contract was also to seek that operators secure electric school buses and infrastructure to meet forthcoming government requirements and school board environmental stewardship objectives.

## C. EVIDENCE/RESEARCH/ANALYSIS

1. ***Appendix 'A' provides a report approved by the TSTG Governance Committee on May 24, 2023 recommending to both school boards transportation contract awards based on the results of the tendering process and evaluations of bids.*** The TDSB is seeking approval of the transportation contract awards at the June 1, 2023, meeting of its Finance, Budget, and Enrolment Committee.
2. ***The prices are higher than current rates and will continue to create budgetary pressures on student transportation.*** Market conditions have negatively impacted the school bus industry in recent years. The main factors in price determination include increases in driver wages and the cost of purchasing new school buses. Increasing wages is necessary to ensure successful driver recruitment and retention. There is an estimated 12.5% increase in cost to the TCDSB in the first year of the contract. In comparison, there was an overall 9% increase to both boards in the previous contract award in 2016.
3. The new student transportation funding formula incorporates revised benchmarks for transportation grants related to the purchase of new gasoline/diesel school buses. The TDSB and TCDSB should consider advocating to the Ministry of Education to include a benchmark for electric school buses in the formula. This inclusion would eliminate the need for the school boards to incur additional costs related to electric buses and encourage their implementation without financial barriers.

## D. METRICS AND ACCOUNTABILITY

1. ***To enhance service and address ongoing issues, the following measures will be implemented prior to the start of the new contract as detailed in the attached report.***
  - Provision of Specific Routes
  - Pre-Contract Meetings
  - Weekly Driver Status Updates
  - Timely Driver Pool Assessment
  - Operator Readiness Confirmation
  - Simulation Day
  - Improved Communication for Special Needs Transportation

- Collaboration with School Principals

The approval of the contract award fourteen months in advance of the start date provides sufficient time to work with school bus operators to address issues.

## **E. RECOMMENDATIONS**

That the Board approve the following recommendations approved by the TSTG Governance Committee on May 24, 2023:

1. That the Toronto Student Transportation Group recommend member School Boards enter into contracts for the provision of transportation services for a six-year period with two, two-year optional extensions based on terms and conditions set out in the Request for Tender commencing September 1, 2024, with the following School Bus Operators:  
  
Attridge Transportation  
First Student Canada  
Landmark Transportation  
Sharp Transportation  
Stock Transportation  
Switzer-Carty Transportation  
Voyago Transportation  
Wheelchair Accessible Transit
2. That the School Boards consider the introduction of Electric School buses for all Operators at 2% of their award to support environmental stewardship goals, meet government targets on the reduction of greenhouse gas emissions, and the overall health of students using this service.
3. That the School Boards lobby the Ministry of Education to amend the student transportation funding formula to include a mechanism to address the higher costs of supporting electric school buses.

TO: TSTG GOVERNANCE COMMITTEE  
MAY 24<sup>TH</sup>, 2023

FROM: GENERAL MANAGER

SUBJECT: **AWARDING OF TRANSPORTATION CONTRACTS**

**Origin:**

Expiration of Transportation Contracts

**Executive Summary**

**The Toronto Catholic District School Board and the Toronto District School Board concluded a five-year contract with our current bus operators plus two one-year extensions ending in August 2024. A Request for Tender (RFT) was released in March of 2023 to secure bids for student transportation services for a period of six years with two, two-year optional extensions starting in September 2024. Both Boards can secure contracts that provide fair market value to the districts in minimizing costs while maintaining a level of service required in the Toronto marketplace. A focus in the new contract was also to engage vendors to secure electric buses and infrastructure to meet both governmental requirements and School Board environmental stewardship goals. However, although the prices may be fair market value, they are considerably higher than current rates and will continue to apply pressure to the Transportation budget.**

**Comment(s):**

1. In February of 2022 the TSTG approved the final option year of the current student transportation contract. Between February 2022 and February 2023, the TSTG has hosted Trustee town hall meetings, surveyed current school bus providers, shared procurement best practices with surrounding student transportation consortia, and reviewed staff concerns and suggestions all with the goal of ensuring a new procurement document that improved the level of service for our families and schools. A student transportation procurement committee was also formed with participation from several key stakeholders to review and revise clauses to be included in the new procurement document. A report to Governance in February 2023 highlighted many of those items that needed to be addressed in the new procurement documents with a goal of launching the RFT in the New Year.
2. The RFT was released on March 1<sup>st</sup> and was posted on the procurement site 'Bids and Tenders'. Four addendums were issued by the RFT Coordinator to provide answers to questions received from interested parties who submitted inquiries by the March 24<sup>th</sup>, 2023 deadline. Sixteen organizations downloaded a copy of the Toronto transportation



RFT. The RFT closed on April 14<sup>th</sup>, 2023 and proposals were received from the following 9 vendors:

- \*Attridge Transportation
- \*First Student Canada
- Landmark Transportation
- \*McCluskey Transportation
- \*Sharp Transportation
- \*Stock Transportation
- \*Switzer-Carty Transportation
- Voyago Transportation
- \*Wheelchair Accessible Transit

\* Operators currently providing service to the Toronto School Boards

3. The contract award process was designed in three stages. The first is a simple mandatory requirement stage whereby proponents had to submit material that met the very basic requirement of school bus transportation services. Any carrier that did not meet these requirements was eliminated from further review. The second stage involved a technical review of each of the interested parties to ensure that they could provide services that were requested by the TSTG. Any carrier not scoring higher than 60% at the technical stage was also eliminated from further review. The third stage was based on price for services. The final award was based on combining 50% of their technical score with 50% of their pricing score to determine an award rank. Contract awards were established by vehicle type and awarded to carriers starting from the highest ranking to that of the lowest. Purchasing Department members from both Boards and a Fairness Commissioner provided oversight to the evaluation process and team consisting of the following members:

General Manager - TSTG

Transportation Operations & Safety Manager - TDSB

Transportation Planning & Technology Manager - TCDSB

Assistant Manager -Transportation - TDSB

Superintendent of Planning & Development - TCDSB

4. Each of the proponents was asked as part of the technical review section to provide details in each of the following areas:
  - a) Driver education & training;
  - b) Driver retention/recruitment strategy;
  - c) External communication strategy;
  - d) Internal communication strategy;
  - e) Fleet maintenance & management;
  - f) Environmental Stewardship
  - g) Administrative and/or operations team;
  - h) Operational & administrative facilities;
  - i) Safety programs and accident reporting;

- j) School bus parking strategy
- k) References.

5. Changes were made to these technical areas to better address the issues currently faced with our existing contract. School Bus Operators were required to submit along with their submissions, supplemental material that supported what they communicated in their bid. This ensured that these operators were not making promises or statements that could not be met. Environmental Stewardship and School Bus Parking strategy were added for this evaluation as both items significantly impact how services are delivered to our students and families. The driver retention and recruitment strategy section was also given higher weight as we have seen what happens when these contractors fail to supply sufficient drivers for all bus routes.
6. The evaluation team has identified the following school bus operators as providing the best value for service. The chart summarizes the number of buses by type recommended be awarded to each operator. A chart detailing the breakdown is included as Appendix A. All vendors have indicated as part of their bid that they would accept a six-year contract with a two, two-year optional extension based on the terms of the contract:

<b>Company</b>	<b>Full-Size</b>	<b>Mini-Size</b>	<b>Mini-Van</b>	<b>WC</b>	<b>Total</b>
Attridge	120	170	9	0	299
First Student	120	300	30	0	450
Landmark	0	0	20	0	20
McCluskey/PWT	0	0	0	0	0
Sharp	120	121	0	0	241
Stock	0	259	0	50	309
Switzer-Carty	96	80	0	0	176
Voyago	0	0	0	50	50
Wheelchair Accesible	0	165	0	0	165
<b>Total</b>	<b>456</b>	<b>1095</b>	<b>59</b>	<b>100</b>	<b>1710</b>

\* 83 WC routes still to be awarded

7. Market conditions have negatively impacted on the school bus industry over the last number of years and rates are in most cases significantly higher than current pricing. Operators have indicated that driver wages are the number one influence in price determination and that higher wages are required to help ensure positive driver recruitment and retention. Companies are having to constantly advertise for drivers and the cost for recruitment and retention has increased as they compete with other part-time organizations for employees. Since most new buses are manufactured in the United States the cost to purchase new buses has increased due to value of the falling Canadian dollar. Companies have also indicated that the annual rate increases provided by the current contract (which is an increase/decrease of 85% of the Toronto Consumer Price Index) did not keep up with actual costs for operators, leaving some struggling financially at the end of the current contract. The contract award will have all carriers take a piece of the downtown core which is another reason why all rates may be higher in that no one operator wants to locate and operate vehicles in the downtown core as traffic is problematic and real estate costs are high adding to the carrier's calculations of transportation rates. The current contract capped vehicle age at 12 years. School buses

are often depreciated over a 10-to-12-year period so prices may be influenced with only a guarantee of the six (6) year contract as option years are at the sole discretion of the School Boards. Finally, a fuel escalator is included in the contract that should mitigate any risk aversion costs up front in submitted prices, but the Boards will have to pay for fuel cost throughout the term of the contract that exceed the fuel threshold.

8. School Bus Ontario recently launched a campaign to highlight how rising costs have impacted the school bus industry. They surveyed their membership across the province to identify the increase in costs from 2018 to present. They found that parking/rent increased 200% over that timeframe. Maintenance costs increased 30% and insurance rates 22%. The cost to purchase tires rose from \$750/tire to \$1500/tire. They also identified the cost of the bus to have risen from approximately \$103,000 in 2018 to \$140,000 in 2023.
9. In developing the new procurement document the intention was to improve the level of service by strengthening technical requirements and to mitigate large scale shifting of routes between companies that can lead to service-related issues early in the contract term. This strengthening of technical requirements also resulted in the possible loss of one of our long-standing contractors here in the city (McCluskey Transportation / PWT). We also saw some significant shifts between companies as a result of many companies primarily increasing pricing to address driver shortage situations. Transportation staff will have to review the process again to better understand what triggers make to improve the level of service while minimizing changes to the system overall.
10. As part of the tender document, a request was made for the bidders to submit costs for electric school buses. These vehicles provide significant improvement to the health of students as they do not generate harmful emissions. Both School Boards have adopted principles and charters to be a part of the system that promotes the healthy well-being of students and championing environmental stewardship. The City of Toronto has goals to reduce greenhouse gas (GHG) emissions by 65% of 1990 levels by 2030 and the federal government wants emissions cut by 40-45 percent below 2005 levels by 2030 ([\*Canada's Climate Actions for a Healthy Environment and a Healthy Economy\*](#)). With one of the largest student transportation fleets in the Country we feel the need to ensure that we start the process to convert the student transportation fleet into more environmentally friendly service. The cost of electric buses continues to far exceed the costs for gas/diesel buses even with federal grants available to operators and the reduced maintenance cost for these types of vehicles. One of the other factors is ensuring that each bus company is operating at sites that has the capacity to install electric charging stations to ensure that the fleet has the power necessary to provide the service. It is anticipated that in about 8-10 years' time the cost of electric school buses will be on par with that of gas/diesel school buses. It is somewhat imperative that we start this process of electrification now to not only meet GHG future reduction requirements but allow our Operators and the School Boards time to develop their own electrification strategies.
11. One of the aims in this contract was to help establish an electric school bus presence in the City of Toronto. By offering approximately 2% (40 bus routes) of the routes to all carriers to operate electric vehicles, the Boards will need to fund an additional \$925,000 per year to facilitate this service. This would allow all our school bus operators to get familiar with the obstacles, challenges and benefits of running an electric fleet and be in

a better position to make cost-effective bids in the next contract cycle. Alternatively, two bidders providing the most competitive electrical rates could be asked to operate up to 3% (52 electric buses) at a cost of an additional \$710,000. This would mitigate the benefit of preparing all carriers for a move to more electric buses in the future but does provide these two operators the advantage of pursuing Vehicle to Grid (V2G) and Vehicle to Building (V2B) solutions. These V2X solutions allow the buses to funnel energy from the bus to the grid or buildings, thereby reducing energy consumption or providing a ‘rolling battery’ to where that energy may be needed. The inclusion of the electric buses would support the School Board and Municipal, Provincial, and Federal directives to reduce carbon emissions over the next two decades.

12. The new student transportation funding formula is using new benchmarks to dictate transportation funding. Currently the funding only looks at supporting the purchase of school buses using gas/diesel as the benchmark. The Boards should consider lobbying the Ministry of Education to include an electric school bus costing benchmark as part of the formula. This would eliminate the need for the School Boards to take on additional costs associated with electric buses and encourage their implementation if there are no financial barriers.
13. The rate increases by vehicle type range from an average low of 12% to a high of 23% with an overall average increase of 16%. This is compared to an average of a 9% increase when the Boards went to the market in 2016. These increased rates will further exacerbate the transportation deficit as compared to Ministry grant. The estimated financial impact to the Consortium of the proposed rates is summarized below:

Type of Transportation		2023/2024 Estimates		2024/2025 New Projected Estimates	Increase (Decrease)	% Change
Full Size Buses	\$	29,042,875.46	\$	32,528,650.00	\$ 3,485,774.54	12%
Mini Size Buses	\$	55,394,981.14	\$	64,620,864.00	\$ 9,225,882.86	17%
Mini Vans	\$	2,505,580.05	\$	3,011,196.00	\$ 505,615.95	20%
WC Accessible Buses	\$	9,260,467.37	\$	11,382,272.00	\$ 13,217,273.36	23%
Total	\$	96,203,904.02	\$	111,542,982.00	\$ 26,434,546.71	16%

\* Expenditure does not include utilization costs for bus routes exceeding base rate time, summer school, specialty programs, or taxi costs.

14. Given the number of legal challenges with student transportation procurements across the province over the last decade, a Fairness Commissioner was hired to monitor the procurement process. Staff from P1 Consulting were present at all consensus meetings and provided feedback and observations on the process to ensure that the process was conducted in a fair manner that was consistent with instructions outlined in the procurement document. Their report is attached as *Appendix B*.
15. New contracts inherently create serviceability issues since things are constantly moving. To mitigate these issues that we experienced at the start of the last contract the following

measures will be put in place to better address these concerns to ensure a steadier and more reliable start to the new contract.

- The RFT was issued (and hopefully awarded) 6 months earlier than normal to allow the school bus operators more time to prepare for the start of the new contract.
- Instead of providing carriers 'mock routes', the specific routes will be provided to all carriers so they can better prepare and recruit drivers for specific routes.
- This also creates a clear line of movement as some drivers will follow 'their' routes to other companies.
- Carriers will be required to meet with TSTG staff and Committees prior to the conclusion of the current contract to spell out their plans to meet the contract requirements.
- Bus Operators will be required to provide their driver status numbers on a weekly basis over the summer in preparation for September start.
- Any Operator that indicates insufficient driver pool two weeks prior to school start will have their routes removed and moved to other carriers that have sufficient drivers to take on new service.
- TSTG staff will visit each operator two weeks prior to school start to confirm Operator readiness.
- A trail run for bus drivers has been replaced with a simulation day prior to school start so that drivers not only perform their routes, but school bus division staff are also practicing and identifying issues or concerns prior to the first day of school.
- For our special need's transportation population, Operators will be instructed to ensure all parents are contacted prior to the first day of school with a live call to confirm time, location, and any special instructions/needs for their children, messages being left on answering machines will not be satisfactory.
- School Bus Operators are also required to meet with a variety of School Principals to identify their issues and concerns with student transportation prior to the start of the school year.

**Recommendation:**

1. That the Toronto Student Transportation Group recommend member School Boards enter into contracts for the provision of transportation services for a six-year period with two, two-year optional extensions based on terms and conditions set out in the Request for Tender commencing September 1, 2024, with the following School Bus Operators:

Attridge Transportation  
First Student Canada  
Landmark Transportation  
Sharp Transportation  
Stock Transportation  
Switzer-Carty Transportation  
Voyago Transportation  
Wheelchair Accessible Transit

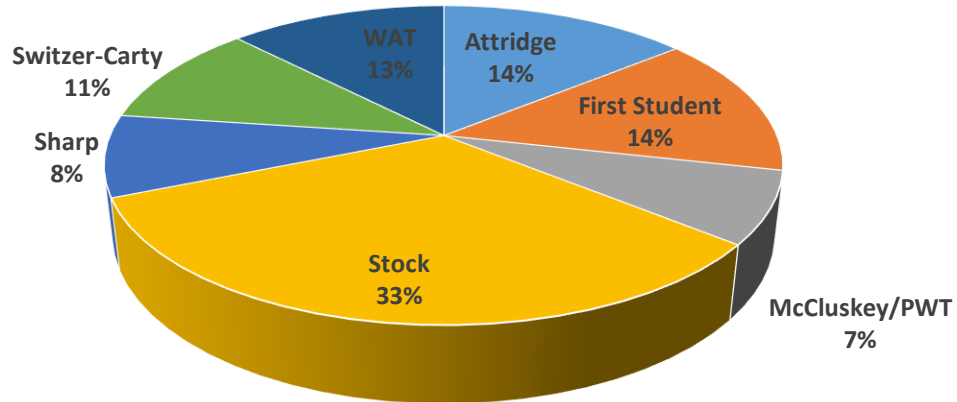
2. That the School Boards consider the introduction of Electric School buses for all Operators at 2% of their award to support environmental stewardship goals, meet government targets on the reduction of greenhouse gas emissions, and the overall health of students using this service.
3. That the School Boards lobby the Ministry of Education to amend the student transportation funding formula to include a mechanism to address the higher costs of supporting electric school buses.

K Hodgkinson  
General Manger

## Breakdown of Current Vehicle Allocation

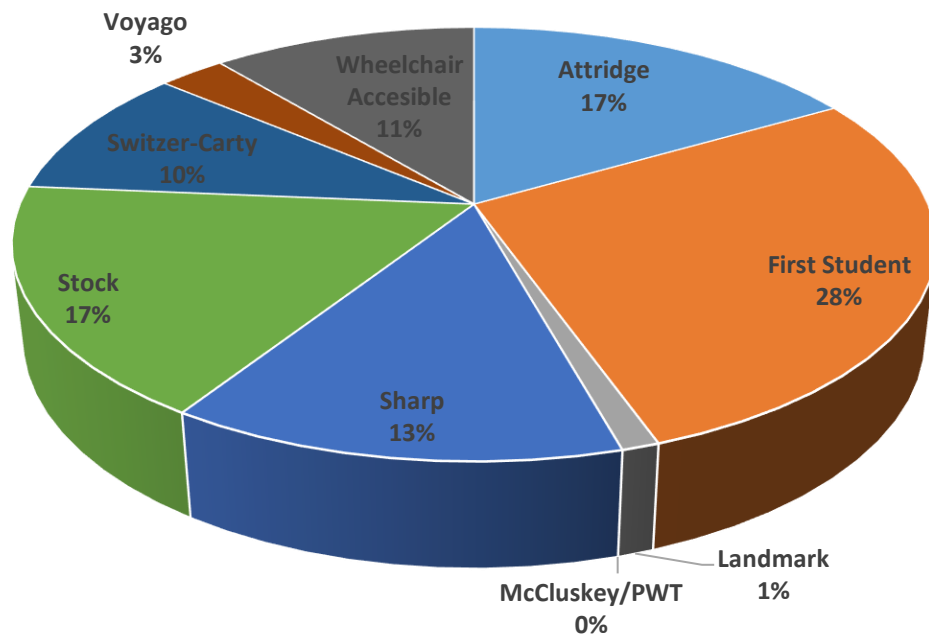
(Company, % of total)

School Bus Operator Distribution 2022-2023

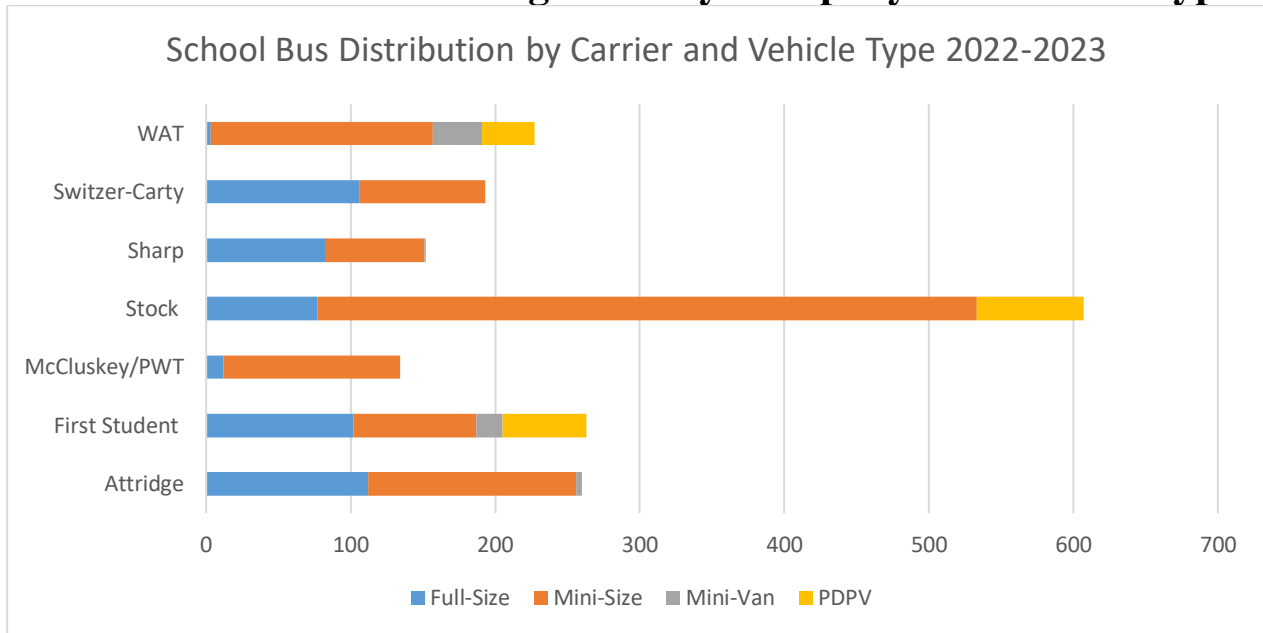


## Breakdown of Proposed Vehicle Allocation

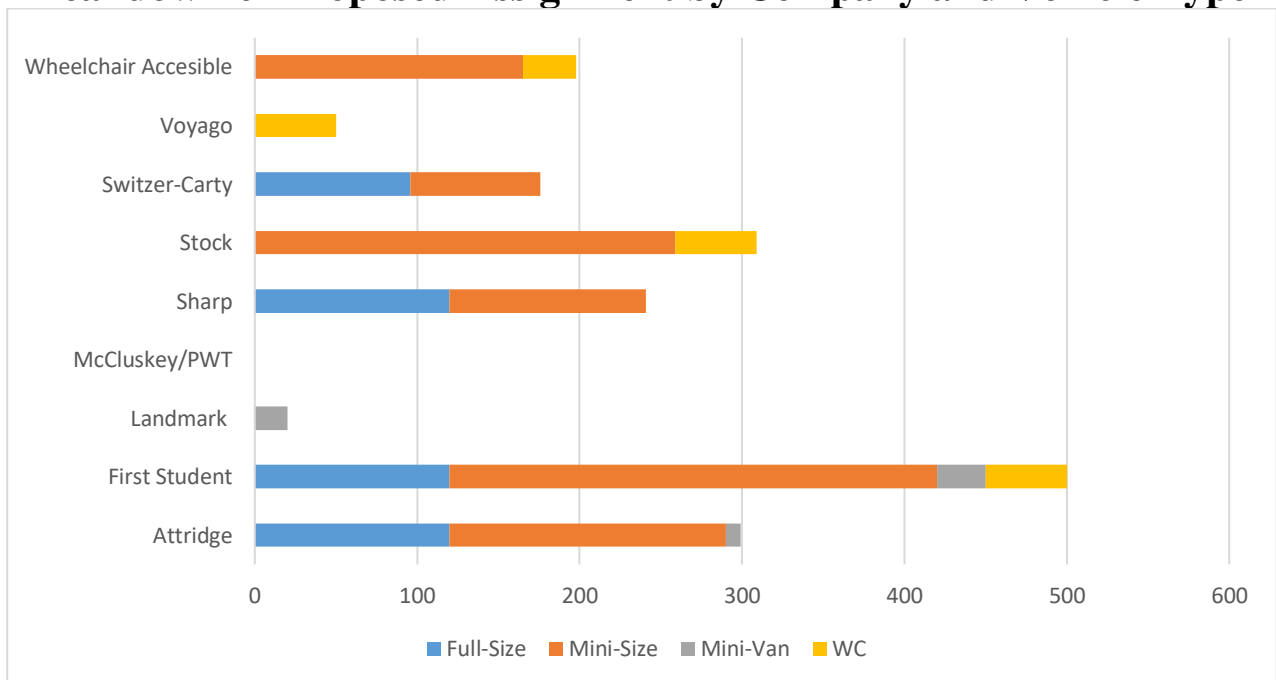
(Company, % of total)



## Breakdown of Current Assignment by Company and Vehicle Type



## Breakdown of Proposed Assignment by Company and Vehicle Type





**Toronto Student Transportation Group on  
behalf of the Toronto District School Board  
and Toronto Catholic District School Board  
Request for Tenders  
for  
Student Transportation Services in the  
City of Toronto**

**Fairness Monitor's Report**

May 19, 2023

**FINAL**





## Table of Contents

1. Project Highlights.....	3
1.1 Introduction and Project Background .....	3
1.2 Scope of the Fairness Monitor Engagement .....	3
2. Request for Tenders Process .....	5
2.1 Development of the Request for Proposals .....	5
2.2 RFT Open Period Process.....	5
2.3 Evaluation Preparation .....	5
2.4 Proposal Receipt.....	5
2.5 Mandatory Requirements Review.....	6
2.6 Technical Requirement Evaluation .....	6
2.7 Pricing, Ranking and Award Recommendation .....	6
2.10 Debriefing .....	7
3. Conclusion .....	8



# 1. Project Highlights

## 1.1 Introduction and Project Background

The Toronto Student Transportation Group (the Consortium), comprised of the Toronto District School Board and the Toronto Catholic District School Board (Boards) facilitates the Boards' delivery of student transportation services to students of the Boards who attend schools in the Consortium of Toronto.

On behalf of the Boards, the Consortium issued a Request for Tenders (RFT), open to qualified providers of student transportation services to submit bids for the student transportation services. Each Board, as a result of the RFT intends to enter into separate Agreements with a maximum of 10 qualified providers of student transportation services to will service the Boards' needs for student transportation commencing August 1, 2024. The initial term of each Agreement will be from August 1, 2024 to August 31, 2030 and, subject to each Board's right to terminate or not extend, each Agreement will be extended automatically up to two (2) times, each time for a 2-year term.

## 1.2 Scope of the Fairness Monitor Engagement

P1 Consulting was retained in December 2022 to perform fairness monitoring services and provide an independent attestation on the RFT procurement process. Our mandate was to review and monitor the bid documents and communications, provide advice on best practices, review and monitor the evaluation and decision-making processes that are associated with the RFT to ensure fairness, equity, objectivity, transparency and adequate documentation throughout the evaluation process. We are also to attend, observe and provide guidance at Consortium meetings, as well as Bidder interactions. In particular, in our role as Fairness Monitor, we ascertained that the following steps were taken to ensure an open, fair and transparent process:

- **Review of the RFT and Addenda:**  
P1 Consulting reviewed the RFT and addenda, as required, and all other documents related to the procurement process to confirm that they were fair, open and transparent.
- **Review of Evaluation Criteria and Procedures:**  
P1 Consulting reviewed the evaluation criteria and procedures for the RFT to ensure that the requirements were met.
- **Advice on Best Practices:**  
P1 Consulting attended a training session to ensure that all evaluation participants were provided with briefings on best practices including the principles and duties of fairness, care and protection of confidential information, avoidance and disclosure of conflict of interest, bias and undue influence, scoring procedures and sign-off on individual scoring sheets, preparation, treatment and retention of evaluation documents.



- **Evaluation Meetings:**

P1 Consulting observed evaluation meetings where the evaluation results were discussed. Additionally, during the evaluation process, we provided verbal and written advice with respect to fairness, objectivity, consistency of process, conflict of interest and confidentiality to ensure strict accordance with the specifications and criteria set out in the RFT documents.

- **Bidder Interaction:**

P1 Consulting attended and monitored the Bidder information session.

We confirm that all of the tasks above were completed in a manner that was fair, open and transparent by the Consortium.



## 2. Request for Tenders Process

### 2.1 Development of the Request for Proposals

P1 Consulting reviewed the RFT prior to it being posted to the Bidders and our comments related to fairness were satisfactorily addressed by Consortium. We confirm that, from a fairness perspective, the requirements were clear and the RFT provided the Bidders a fair process.

### 2.2 RFT Open Period Process

Throughout the RFT open period, the Consortium responded to the questions from the Bidders and issued addenda to provide greater clarity on the requirements and process. P1 Consulting reviewed all documents that were posted to confirm that they were acceptable from a fairness perspective. The Consortium held an Information Meeting with Bidders on March 9, 2023, P1 Consulting reviewed and commented on the presentation materials in advance, from a fairness perspective, and monitored the meeting.

### 2.3 Evaluation Preparation

All participants in the evaluation process were required to participate in a training session in preparation for their role in the process, which described roles and responsibilities and the approach to the evaluation, and a continued commitment to the avoidance of conflicts and respect of confidentiality commitments. Project participants were notified of the appointment of a Fairness Monitor. There were no conflicts identified of which we were aware, which prevented a party from participating in the RFT evaluation.

### 2.4 Proposal Receipt

The RFT Closing Date was April 23, 2023, at 3pm (local time). As per the RFT, bids must have been submitted through the Consortium's online procurement system prior to the Submission Deadline for them to be compliant. Bids were received from the following nine Bidders in advance of the Submission Deadline through the Consortium's online procurement system:

- Attridge Transportation Inc
- FirstCanada ULC
- Landmark, 1940712 Ontario Inc.
- Pacific Western Transportation (McCluskey)
- Sharp Bus Lines Ltd
- Stock Transportation
- Switzer-Carty Transportation
- Voyago, 947465 Ontario
- Wheelchair Accessible Transit Inc.



## 2.5 Mandatory Requirements Review

Prior to releasing the proposals to the evaluators, the Consortium reviewed each Submission to confirm whether or not they complied with the mandatory requirements of the RFT. The Consortium confirmed that all nine Bidders met the mandatory requirements and proceeded to Technical Requirements evaluation stage.

## 2.6 Technical Requirement Evaluation

The members of the Evaluation Team each undertook an individual evaluation and scoring of the submissions against the criteria described in the RFT. Subsequent to completion of the individual evaluations, a consensus evaluation process was used to evaluate the using the established evaluation criteria. The participants engaged in a fulsome exchange of views leading to evaluation results, which were agreed to by the evaluators for each Bidder. All participants performed their roles diligently throughout the evaluation process.

P1 Consulting attended the consensus meeting and observed that the proceedings were in accordance with the RFT. P1 confirms that the process was fair, transparent and unbiased.

The nine Bidders met or exceeded the minimum threshold identified in the RFT for Technical Requirement Evaluation and proceeded to the Pricing Evaluation stage.

## 2.7 Pricing, Ranking and Award Recommendation

The Consortium reviewed the Pricing submitted from each of the Bidders, establishing their Evaluation Score in accordance with the RFT. P1 Consulting reviewed and validated the results Pricing and Evaluation Scores and confirms that it was undertaken in a fair manner and in accordance with the RFT.

As per the RFT Part 4, for each vehicle type, the Consortium established a ranked list of Bidders. The highest-ranked Bidder for each vehicle type is recommended for award the routes, taking into account the preferences of the Bidder's Bid and identified maximum routes specified in the RFT.

The Consortium evaluated the revised Proposals for each of the Bidders and, in accordance with the process described in the RFT Part 4, recommended the following Bidders for each vehicle type (# of routes for award recommendation in brackets).

	Full-Size - Type C	Mini-Size - Type A	Mini-Van	Wheelchair
Rank 1	Sharp Bus Lines Ltd (120)	FirstCanada ULC (300)	FirstCanada ULC (30)	Voyago, 947465 Ontario (50)
Rank 2	FirstCanada ULC (120)	Sharp Bus Lines Ltd (121)	Landmark, 1940712 Ontario Inc. (20)	Stock Transportation (50)

## Appendix B



### Toronto Student Transportation Group on behalf of the Toronto District School Board and Toronto Catholic District School Board RFT of Student Transportation Services in the City of Toronto Fairness Monitor's Report

Rank 3	Attridge Transportation Inc (120)	Attridge Transportation Inc (170)	Attridge Transportation Inc (9)	
Rank 4	Switzer-Carty Transportation (96)	Switzer-Carty Transportation (80)		
Rank 5		Wheelchair Accessible Transit Inc. (165)		
Rank 6		Stock Transportation (259)		

In addition to the above, Attridge Transportation Inc was the sole respondent and qualifying Bidder for the Island Transportation Services.

#### 2.10 Debriefing

At the time of this report, no debriefings have been conducted related to this procurement.



### 3. Conclusion

Our fairness review was conducted without influence and as of the date of this report, we confirm that we are satisfied that, from a fairness perspective, the processes undertaken related to Toronto Student Transportation Group's Request for Tender of Student Transportation Services on behalf of the Toronto District School Board and Toronto Catholic District School Board have been conducted in a fair, open and transparent manner. As Fairness Monitor for this Project, we are satisfied that Consortium followed the procedures in accordance with the applicable RFT documentation and that the participants followed the procedures and fairly applied the evaluation criteria.

A handwritten signature in black ink that reads "Braithwaite".

Stephanie Braithwaite  
Director of Fairness Services, P1 Consulting





REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### MONTHLY PROCUREMENT REPORT

“It’s no good, it’s no good!” says the buyer – then goes off and boasts about the purchase. Proverbs 20:14

#### Drafted

June 1, 2023

#### Meeting Date

June 8, 2023

J. Charles, Senior Coordinator, Procurement and Contract Administration

### RECOMMENDATION REPORT

**Vision:** *IN GOD’S IMAGE: Growing in Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic Affairs  
and Chief Operating Officer

Derek Boyce  
Associate Director of Corporate  
Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

**A. EXECUTIVE SUMMARY**

As required by Purchasing Policy FP.01 the Board of Trustees approve all procurement activity/awards greater than \$50,000.

This report submits to the Board of Trustees a listing of all procurement activity/awards in excess of \$50,000 subsequent to May 11, 2023.

**B. PURPOSE**

Purchasing Policy FP.01 requires Board of Trustee approval for any procurement activity/award in excess of \$50,000.

**C. BACKGROUND**

This report recommends approval of the attached list of procurement activity/awards in excess of the \$50,000 threshold.

**D. EVIDENCE/RESEARCH/ANALYSIS**

A listing of all procurement activity/awards appears in Appendix A.

**E. STAFF RECOMMENDATION**

That the Board of Trustees approve all procurement activities/awards listed in Appendix A.

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
1.	Limited Tendering	Bell Canada Telephone Line Services Term: 1 year	O. Malik (Acting) ICT Services Division	Bell Canada	NA	July 1, 2023 – June 30, 2024	\$572,475.00	NA	NA
2.	Limited Tendering	Marketing Materials for the Equity Career Fair Term: 1 year	R. Fernandes Equity, Diversity, Indigenous Education and Community Relations	Build a Dream to Empower Women	3	May 10, 2023 - October 31, 2023	\$60,000.00	NA	Lowest Price
3.	Limited Tendering	Empower Reading Term: 1 year	C. Fernandes Student Success – Special Services	Empower – SickKids Research Institute	1	May 8, 2023 - August 31, 2024	\$135,487.00	NA	NA
4.	Limited Tendering	Growing in Faith, Growing in Christ- Pearson Education Religious Education Program Resource: - Kindergarten at all schools; and - Grade 4 at all schools  Term: 5 years Digital License	M. Caccamo Nurturing our Catholic Community, Safe Schools, Continuing Education	Pearson Education	NA	August 1, 2023 - August 1, 2028	\$478,050.00	NA	NA

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
5.	Limited Tendering	My Blueprint Digital Software Term: 3 year	C. Fernandes  Achievement, Innovation & Well Being	DoubleThink (My Blueprint)	NA	September 1, 2023 - August 31, 2026	\$151,748.90	NA	NA
6.	Ope 2022 012	Contractor Award for Interior Painting at St. Pius X Catholic School	M. Farrell, SO  Environmental Support Services	Brampton Painting Ltd.	2	NA	\$55,743.00	NA	Lowest Price
7.	T-035-23 Ope 2022 013	Security Guard and Monitoring Contract Term: 3 years, 2 optional 1-year renewal	M. Farrell, Environmental Support Services	Synergy Protection Group Inc.	3	September 2023 – August 2028	\$2,884,442.34	\$1,922,961.56	Highest Score
8.	P-018-23	Occupational Health & Safety Software Application  Term: 3 years, 2 optional 1-year renewal	L. Coulter  Human Resources	Cority Software Inc.	10	July 2023 – July 2028	\$1,023,761.19	\$477,194.12	Highest Score
9.	T-085-23 Ren 2022 136	Contractor Award – Site Redevelopment – All Saints	M. Zlomislic,  Capital Development & Renewal	Melrose Paving Co. Ltd.	10	NA	\$622,749.69	NA	Lowest Price

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
10.	T-104-23 Ren 2022 137	Construction Contractor Award for Blessed Trinity and St. Martha – Schoolyard Improvements	M. Zlomislic,  Capital Development & Renewal	Mopal Construction Limited	8	NA	\$494,800.00	NA	Lowest Price
11.	T-073-23 Ren 2022 186	Contractor Award for Heating Upgrade + BAS - Blessed Sacrament	M. Zlomislic,  Capital Development & Renewal	Pipe All plumbing and Heating Ltd	4	NA	\$1,730,400.00	NA	Lowest Price
12.	T-065-23 Ren 2022 187	Contractor Award for Steam Boiler Replacement + BAS at Monsignor Fraser College (Toronto Campus)	M. Zlomislic,  Capital Development & Renewal	Firenza plumbing and Heating Ltd	7	NA	\$479,999.00	NA	Lowest Price
13.	T-080-23 Ren 2022 190	Construction Contractor Award for School Yard Improvements - Epiphany of Our Lord	M. Zlomislic,  Capital Development & Renewal	Mopal Construction Limited	5	NA	\$366,900.00	NA	Lowest Price
14.	T-083-23 Ren 2022 194	Contractor Award for Cooling Plant Upgrade/Chiller Replacement at Dante Alighieri (former Don Bosco)	M. Zlomislic,  Capital Development & Renewal	Firenza Plumbing and Heating Ltd	11	NA	\$1,350,000.00	NA	Lowest Price

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
15.	T-076-23 Ren 2022 196	Contractor Award for Interior Stairs Replacement/Rehabilitation at All Saints, Our Lady of Sorrows & St. Anselm	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	4	NA	\$423,379.50	NA	Lowest Price
16.	T-094-23 Ren 2022 197	Construction Contractor Award for Interior Stairs Replacement or Rehabilitation at Various Schools	M. Zlomislic,  Capital Development & Renewal	Martinway Contracting Ltd.	2	NA	\$991,244.00	NA	Lowest Price
17.	T-092-23 Ren 2022 198	Construction Contractor for Mechanical Upgrade and BAS - St Florence	M. Zlomislic,  Capital Development & Renewal	Zencorp Mechanical Inc.	9	NA	\$1.008,000.00	NA	Lowest Price
18.	T-091-23 Ren 2022 199	Contractor Award for Window Replacement at St. Catherine Catholic School	M. Zlomislic,  Capital Development & Renewal	Anacond Contracting Inc.	8	NA	\$620,000.00	NA	Lowest Price
19.	T-093-23 Ren 2022 200	Contractor Award for Window Replacement at Holy Redeemer Catholic School	M. Zlomislic,  Capital Development & Renewal	Anacond Contracting Inc.	9	NA	\$490,000.00	NA	Lowest Price

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
20.	T-101-23 Ren 2022 201	Contractor Award for Washroom Renovation at St. Aidan Catholic School	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	5	NA	\$307,000.00	NA	Lowest Price
21.	T-114-23 Ren 2022 202	Contractor Award for Washroom Renovation at Blessed Trinity Catholic School	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	4	NA	\$310,000.00	NA	Lowest Price
22.	C-059-23 Ren 2022 203	Architectural Consultant Award for Relocation Renovations at St Michael's Choir School	M. Zlomislic,  Capital Development & Renewal	Bruce Stratton Architects	3	NA	\$83,888.00	NA	Lowest Price
23.	T-088-23 Ren 2022 214	Contractor Award for MEDD Classroom at St Oscar Romero Catholic High School	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	6	NA	\$419,964.00	NA	Lowest Price
24.	T-089-23 Ren 2022 215	Contractor Award for Washroom Rehabilitation at St Clare Catholic Elementary School	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	5	NA	\$458,088.73	NA	Lowest Price

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
25.	RFQ-013-23 Ren 2022 233	Annual Re-Assessment of Condition of Asbestos-Containing Materials for Various Schools (Occupational Health and Safety) – All Wards Term: 1 year, 2 optional 1-year renewal	M. Zlomislic,  Capital Development & Renewal	Stantec Consulting Ltd.	6	July 2023 – July 2026	\$28,884.00	57,768.00	Lowest Price
26.	T-103-23 Ren 2022 227	Contractor Award for Roof Replacement + Brick Rehabilitation at St Marguerite Bourgeois Catholic Elementary	M. Zlomislic,  Capital Development & Renewal	Eileen Roofing Inc.	11	NA	\$ 803,700.00	NA	Lowest Price
27.	T-099-23 Ren 2022 228	Contractor Award for Exterior Door Replacement at Immaculate Heart of Mary	M. Zlomislic,  Capital Development & Renewal	Windspec Inc.	1	NA	\$123,500.00	NA	Lowest Price
28.	T-107-23 Ren 2022 229	Contractor Award for Brick Restoration at Immaculate Heart of Mary	M. Zlomislic,  Capital Development & Renewal	Tritan Incorporated.	7	NA	\$100,000.00	NA	Lowest Price
29.	Limited Tendering Mai 2022 009	Electrical Safety Authority - Continuous Safety Services Program 2023-24 Term: 1 year	M. Farrell, Environmental Support Services	Electrical Safety Authority	NA	September 1, 2023 - August 31, 2024	\$90,597.51	NA	NA



Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
30.	T-066-23 Ren 2022 178	Construction Contractor for Rooftop Unit Replacement + BAS Upgrade - St. Margaret Catholic School	M. Zlomislic,  Capital Development & Renewal	Pipe All Plumbing and Heating Ltd	7	NA	\$665,990.00	NA	Lowest Price
31.	T-077-23 Ren 2022 188	Contractor Award for Cooling Plant Upgrade + Chiller Replacement - Brebeuf College	M. Zlomislic,  Capital Development & Renewal	Bomben Plumbing and Heating Ltd	9	NA	\$1,494,700.00	NA	Lowest Price
32.	T-084-23 Ren 2022 193	Contractor Award for HVAC in the East Wing at Holy Family	M. Zlomislic,  Capital Development & Renewal	Servo Craft Ltd.	9	NA	\$579,000.00	NA	Lowest Price
33.	T-109-23 Ren 2022 218	Contractor Award for Stair Rehabilitation at St. Paul VI Catholic Elementary School	M. Zlomislic,  Capital Development & Renewal	DASD Contracting Inc.	2	NA	\$334,713.00	NA	Lowest Price
34.	T-110-23 Ren 2022 219	Contractor Award for Stair Rehabilitation at St. Norbert Catholic School	M. Zlomislic,  Capital Development & Renewal	H.N. Construction Ltd.	3	NA	\$122,900.00	NA	Lowest Price

Appendix A – Listing of Procurement Activity/Awards for Approval

No.	Bid No. & Name	Description	SO/Executive Division	Recommended Supplier(s)	# of Bids Rec'd	Projected Start/End Date of Contract	Estimated cost for Initial Term	Est. total cost for Optional Term	Award based on: Lowest Price or Highest Score
35.	T-105-23 Ren 2022 222	Contractor Award for Roof Replacement at Loretto College Secondary School	M. Zlomislic,  Capital Development & Renewal	Nortex Roofing Ltd.	9	NA	\$1,028,000.00	NA	Lowest Price
36.	T-100-23 Ren 2022 225	Contractor Award Multiple Projects Neil McNeil	M. Zlomislic,  Capital Development & Renewal	Frontier Group of Companies Inc.	4	NA	\$ 1,281,820.40	NA	Lowest Price



## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEE

## DELEGATED AUTHORITY FOR SUMMER 2023

*“As God’s chosen ones, holy and beloved, clothe yourselves with compassion, kindness, humility, meekness, and patience.” Colossians 3:12*

## Drafted

June 1, 2023

J. Charles, Sr. Coordinator, Procurement and Contract Administration

## Meeting Date

June 8, 2023

## RECOMMENDATION REPORT

**Vision:** *IN GOD’S IMAGE: Growing in Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

IN GOD’S IMAGE: Growing in Knowledge, with Justice and Hope



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic  
Affairs and Chief Operating Officer

Derek Boyce  
Associate Director of Corporate  
Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

During the summer period when there are no scheduled Committee or Board meetings, it is anticipated that there will be several tender contract awards and purchases that would normally require Board approval under the Board Purchasing Policy.

There will be necessary contract awards and procurement activities prior to the resumption of Board meetings to meet the ongoing business requirements of the Board in the areas of Facilities, ICT and Curriculum. These procurement awards and purchases are essential to facilitate the ongoing continuity of school operations in September 2023.

This report recommends that the Board delegate authority to the Director of Education or designate, and the Chair or Vice Chair of the Board, or the Chair of the Corporate Services Committee, to award procurement contracts and approve purchases over \$50,000 for the months of June, July, and August 2023. The Board of Trustees will be updated in the fall with a list of all awards and purchases approved by delegated authority over the summer.

## B. PURPOSE

1. Board approval is required for tender awards for new school construction, major school additions and all procurement activity above \$50,000. During the summer period when the Board is not scheduled to meet, the Board has traditionally delegated approval authority as noted above.
2. Timely contract approvals will facilitate the scheduling and implementation of major construction projects and key operational work ahead of the start of the upcoming school year.

## C. BACKGROUND

1. **As required by the TCDSB Purchasing Policy (FP.01), the Board of Trustees approve any procurement activity/awards more than \$50,000.** Board Purchasing Policy FP.01 provides delegation of authority to the Director of Education to approve the award of all contracts and expenditures not to exceed a threshold of \$50,000 where the Board of Trustees has approved the budget, project, or report.

2. **Procurement activities continue during the summer months when the Board of Trustees do not meet as a full Board.** To initiate the design and/or construction process for Capital and Renewal projects, Maintenance and ICT contracts and complete purchases required for school operations to commence in September, the Board of Trustees has traditionally assigned delegation of authority during the summer months to approve contracts and purchases.

#### **D. EVIDENCE/RESEARCH/ANALYSIS**

1. It is anticipated that the following Capital construction tenders and consultant awards may be finalized for award, subject to Ministry approval to proceed, where applicable, in the summer period from June 9, 2023 until August 31, 2023 and would require approval by delegated authority to avoid delay:

Project	Ward	Estimated Award Value
St. Antoine Daniel Construction Contractor Award	5	\$30M

#### **E. METRICS AND ACCOUNTABILITY**

1. A report listing all contracts awarded during the summer months will be provided to the Corporate Service Committee in September.

#### **F. IMPLEMENTATION/COMMUNICATION**

1. **Director's Council will recommend contract and procurement awards in June, July and August prior to circulation to the Chair/Vice-Chair.** The recommendation report to Director's Council will then be sent by email to the Chair of the Board for approval. If the Chair is not available, it will be circulated to the Vice-Chair, and if they are not available it will be circulated to the Chair of Corporate Services.
2. **The local School Trustee(s) will be informed of major construction awards in their Ward.** The local Trustee will be informed of awards of major Capital construction contracts in their Ward during the summer period.

## **G. STAFF RECOMMENDATION**

That the Board of Trustees delegate authority to the Director of Education or designate, and the Chair or Vice-Chair of the Board, or the Chair of the Corporate Services Committee, to award procurement contracts and approve purchases over \$50,000 from June 9, 2023 to August 31, 2023.



## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEEBOARD-WIDE BUILDING ACCESSIBILITY  
ASSESSMENT UPDATE

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

Drafted

May 24, 2023

Meeting Date

June 8, 2023

Lyn Northey, Senior Coordinator, Capital Development

Flora Cifelli, Superintendent of Schools Area 1 &amp; AODA

Milka Zlomislic, Superintendent, Capital Development, Asset Management and Renewal

## INFORMATION REPORT

**Vision:** *IN GOD'S IMAGE: Growing in  
Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic  
excellence of our Catholic learning community through the  
love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



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Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

In June 2022, Roth IAMS Ltd. was retained to undertake an assessment of all TCDSB school and administrative buildings to determine compliance with the 2005 Accessibility for Ontarians with Disability Act (AODA), which references the 2012 Ontario Building Code (OBC), amended in 2015 to include Section 3.8 Barrier-Free Design, and O. Reg. 191/11 Integrated Accessibility Standards.

The detailed assessments of 227 buildings included: parking lots, exterior pedestrian walkways and ramps, building entrances, interior paths of travel, elevator access, life safety systems, washrooms, and signage.

Within the study, a separate and detailed report on the existing accessibility barriers was prepared for each TCDSB facility and includes estimated costs for barrier-free accessibility improvements. The data that has been gathered will be used to comply with the reporting requirements of the AODA and to inform the Board's Multi-year Accessibility Plan, the annual Renewal Plan as well as accommodations for students and employees with disabilities.

**The cumulative staff time required to prepare this report was 10 hours.**

## B. PURPOSE

1. This report provides the Board of Trustees with information on the Board-wide Building Accessibility Assessment that was completed in April 2023.

## C. BACKGROUND

1. ***The Accessibility for Ontarians with Disabilities Act (AODA) of 2005 is a law that sets out a process for developing and enforcing accessibility standards.*** The purpose of the AODA is to develop, implement and enforce standards for accessibility in five areas: customer service, information and communications, employment, transportation and design of public spaces. School boards are Designated Public Sector Organisations and are required to comply with the law.



2. ***The Board is required to comply with the AODA's Accessibility Standards by 2025.*** Included in this standard is the Design of Public Space Standard, which is the portion of the act that addresses the built environment. It establishes a baseline level of accessibility for service counters, waiting areas with fixed seating and outdoor spaces, such as sidewalks and parking lots, but has limited prescriptive requirements.
3. ***The AODA references Section 3.8 Barrier-Free Design of the Ontario Building Code (OBC) as a standard for the design and construction of accessible public spaces.*** However, compliance with the OBC is not a requirement of the AODA.
4. ***The OBC provides requirements for making buildings accessible and includes prescriptive or dimensioned requirements for ramps, washrooms, building entrances, doors, hardware, elevators, lifts, and interior ramps.*** Accessibility requirements under the Ontario Building Code (OBC) only apply to new construction or extensive renovations of an existing building. Revisions to the OBC are not retroactively applied to previously constructed buildings.
5. ***To support the Board's compliance with the AODA reporting requirements and the development of the Board's Multi-Year Accessibility Plan, a comprehensive survey of existing barrier-free elements and amenities was required.*** Because buildings are required to comply with the version of the OBC in effect at the time of construction and because various building modifications have taken place over the years, the Board did not have a consolidated or complete record for each building.
6. ***Accessibility upgrades in schools are funded through the Annual Renewal Plan.*** Estimated costing data in the Accessibility Assessment is required to inform future Renewal Plans.
7. ***Roth IAMS Ltd. was retained in June 2022 to undertake an audit of all school, administrative and other facilities within the Board.***

## **D. EVIDENCE/RESEARCH/ANALYSIS**

1. ***The Ministry of Education (EDU) Accessibility Calculator formed the platform for the Accessibility Assessment.*** The EDU Accessibility Calculator is based on the 2005 Accessibility for Ontarians with Disability Act (AODA), which references the 2012 Ontario Building Code (OBC), amended in 2015 to include Section 3.8 Barrier-Free Design, and O. Reg. 191/11 Integrated Accessibility Standards. It is focused on the barrier-free access path of travel from the parking lot (parking spaces) to the key amenities (elevators, strobe lights, washrooms) within the building.

2. ***Roth IAMS conducted on-site investigations at every TCDSB building using a high-level checklist, configured with the prescribed specifications/ regulations to capture the conformance of the building elements.*** Distance measuring gauges and slope meters were used to confirm compliance to prescribed barrier-free accessibility requirements. The information gathered on site was input into the EDU Accessibility Calculator.
3. ***Where a building element was analysed as non-compliant to the design standard, a cost estimate to address the potential barrier was calculated.*** Estimated improvement costs to address accessibility barriers were based on the EDU Accessibility Calculator. Given recent market conditions (supply chain crisis, the increase in the consumer price index, etc.) an inflation factor of 40% was applied to the improvement costs provided in the EDU Accessibility Calculator.
4. ***A separate written report has been submitted for each facility.*** The EDU Accessibility Calculator for each facility has also been provided in a separate Excel spreadsheet and includes photos to support the checklist data. Please see Appendices for sample reports for St. Thomas Aquinas Elementary School and St. Joseph's Morrow Park Secondary School.
5. ***The two sample schools included in the appendices were selected*** as they represent the most recently completed new school, St. Joseph's Morrow Park, and one of our older sites with multiple floor levels within the building, St. Thomas Aquinas  
***A high-level summary chart identifying compliance and non-compliance of all AODA elements and amenities of all schools has been provided as a quick reference tool.*** Please see the appendices for excerpts of the summary chart for the same sample schools.

## **E. METRICS AND ACCOUNTABILITY**

1. ***The data gathered as part of the Accessibility Assessment measures compliance to the current requirements of the Ontario Building Code.*** Non-compliance to the current OBC does not indicate that the Board is in contravention of either the OBC or the AODA. Requirements of the OBC are revised on an ongoing basis and continue to evolve. Buildings are required to be in compliance with the OBC in effect at the time of building permit application. All TCDSB buildings meet this requirement.
2. ***Data gathered from the Accessibility Assessment will be used to inform the Multi-year Accessibility Plan*** and other reporting required by the AODA.

3. *Data and costing from the Accessibility Assessment will be used to inform upcoming Renewal Plans.*
4. *Data from the Accessibility Assessment will also be used to evaluate an existing school or building* to meet accommodations required by students or staff.

## **F. CONCLUDING STATEMENT**

This report is for the information of the Board of Trustees.



**Report Prepared for  
Toronto Catholic District School Board  
Accessibility Assessment Report**

**St. Thomas Aquinas  
636 Glenholme Ave., York, Ontario**

**March 21, 2023**

## Table of Contents

1	Executive Summary .....	3
2	Facility Summary.....	3
2.1	Facility Details .....	3
2.2	Summary of Estimated Improvement Costs.....	3
3	Scope of Work.....	4
4	Methodology & General Approach .....	5
4.1	Methodology.....	5
4.2	Approach for Pedestrian Entrances .....	5
4.3	Approach for Exterior Paths .....	5
4.4	Approach for Universal Washrooms.....	6
4.5	Approach for Communal Washrooms .....	6
4.6	Approach for Service Counters .....	6
5	Limiting Conditions.....	7

## APPENDIX

### Appendix A – Ontario Ministry of Education Accessibility Calculator

## 1 EXECUTIVE SUMMARY

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Roth IAMS Ltd. (Roth IAMS) was retained by the Toronto Catholic District School Board (TCDSB) to undertake accessibility assessments (AAs) of TCDSB's buildings to facilitate TCDSB's objective to be better informed on the existing accessibility barriers at each of their facilities (schools and administration buildings). The data gathered from the AAs is to help establish a new Multi-year Accessibility Plan.

This report covers the AA for St. Thomas Aquinas, which is located at 636 Glenholme Ave., York, Ontario.

## 2 FACILITY SUMMARY

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### 2.1 FACILITY DETAILS

Table 1 highlights the details of St. Thomas Aquinas.

Table 1 – Facility Details	
Building Name	St. Thomas Aquinas
Facility Type	Elementary School
Region	West
School Facility Inventory System Number (SFIS #)	4503
School Code	236
Address	636 Glenholme Ave., York, Ontario
Estimated Area (m <sup>2</sup> )	6,160
Number of Floors (Program)	3
Split Levels	Y
Programming on non-principal level	Y

### 2.2 SUMMARY OF ESTIMATED IMPROVEMENT COSTS

Based on the findings of the AA, Table 2 summarizes the estimated improvement costs for the subject building. Items #1-6 in Table 2 are estimated improvement costs to address accessibility barriers, based on the Ontario Ministry of Education Accessibility Calculator (EDU Accessibility Calculator). The improvement cost for service counters, which is not addressed EDU Accessibility Calculator, is provided in addition, given that service counters are in the path of travel, and integral to the school's operations. The service counters were assessed for barrier-free accessibility in accordance with the design specifications prescribed Integrated Accessibility Standard (O.Reg 191/11).

Given recent market conditions (supply chain crisis, the increase in the consumer price index, etc.) an inflation factor 40% was applied to the improvement costs provided in the EDU Accessibility Calculator.

<b>Table 2 – Improvement Cost Summary</b>	
<b>Element</b>	<b>Cost</b>
<i>Costs from Accessibility Calculator</i>	
1. Parking	\$7,000
2. Barrier Free Path – Exterior	\$21,000
3. Barrier Free Path – Interior	\$924,000
4. Fire Alarm	\$241,472
5. Washroom – Universal	\$105,000
6. Washroom – Regular	\$131,600
<i>Additional Costs</i>	
7. Service Counters	\$10,000
<b>Estimated Total Cost</b>	<b>\$1,440,072</b>

### 3 SCOPE OF WORK

The EDU Accessibility Calculator formed the platform for the Accessibility Assessment. The EDU Accessibility Calculator was designed to provide at a high-level, reasonable accommodation to students, staff and patrons with disabilities, using the facility. The EDU Accessibility Calculator, which is based on the 2005 Accessibility for Ontarians with Disability Act (AODA), which references the 2012 Ontario Building Code (OBC), amended in 2015 to include Section 3.8 Barrier-Free Design, and O. Reg. 191/11 Integrated Accessibility Standards, focused on the barrier-free access path of travel from the parking lot (parking spaces) to the key amenities (elevators, strobe lights, washrooms) within the building. Further to advance the AA, service counters, which were not included in the EDU Accessibility Calculator, were accessed, given that service counters are in the path of travel, and form an integral part of the facility operations. The design of the service counters were accessed for compliance to the design standards prescribed in the Integrated Accessibility Standard (O.Reg 191/11).

Roth IAMS accessibility practitioners used distant measuring gauges and slope meters to confirm compliance to the prescribed barrier-free accessibility design. Where the path of travel or the amenity was analyzed non-compliant to the design standard a cost estimated to address the potential barrier was provided.

A separate report was prepared for each facility. However, to help TCDSB manage their funding for the recommended improvements, the barrier-free accessibility improvement estimated costs were summarized by facility on a spreadsheet (separate document).

## 4 METHODOLOGY & GENERAL APPROACH

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### 4.1 METHODOLOGY

The potential accessibility barriers assessed were referenced to the specifications prescribed in the OBC Section 3.8, and O. Reg. 191/11. Part IV.1. The assessed building elements were evaluated visually and/or with measuring devices such as a conventional/digital measuring tape, digital slope-meter, etc.

A high-level checklist, configured with the prescribed specifications/regulations, was used to capture the conformance of the building elements. The results gathered from the checklist form the basis of the data input into the EDU Accessibility Calculator. The EDU Accessibility Calculator is submitted in a separate Excel spreadsheet. Photos that support the checklist data are included in the spreadsheet.

Building elements or a subset of building elements (parameters) that did not meet the regulations or guidelines, were marked as “non-compliant.” Also, in some instances, when completing the checklist, it was determined that the building element will need a full replacement or reconstruction in order to be compliant to the OBC or O. Reg. 191/11, further analysis of the building element was concluded. In other words, all the parameters associated with the building element in the checklist were not analyzed.

The provided improvement costs in the EDU Accessibility Calculator are generated by formulas, which were developed by the Ministry. The costs are likely high-level estimates. As such, it is recommended that prior to undertaking the improvement the work be tendered (architect/contractor) and the scope and cost be confirmed.

A PDF copy of the EDU Accessibility Calculator containing the information of St. Thomas Aquinas is provided in **Appendix A**.

### 4.2 APPROACH FOR PEDESTRIAN ENTRANCES

The quantity of the required accessible entrances is based on the quantity of pedestrian entrances. For the purposes of this report, pedestrian entrances are considered as entryways that can be accessed by the general public. Doors to service rooms, emergency exits, and entrances that are protected by an enclosure (fence) and cannot be freely accessed by the public were not considered in the count of pedestrian entrances. However, access doors to enclosed courtyards/playgrounds that were designated as barrier-free were included in the count of pedestrian entrances.

### 4.3 APPROACH FOR EXTERIOR PATHS

The objective for exterior path of travel is for a member of the public to access the building from either the parking lot or from the municipal sidewalk. Only exterior walkways that connect a pedestrian entrance to the public walkway or to the parking lot were assessed. Exterior walkways that are located within the site and not connected directly to the public point of access were generally not evaluated.



#### 4.4 APPROACH FOR UNIVERSAL WASHROOMS

A Universal Washroom is a washroom with a single set of plumbing fixtures (lavatories, water closets, and urinals, etc.) designed to provide barrier-free access. The plumbing fixtures within the Universal washroom were only assessed, when the Universal Washroom, based on the dimensions (a minimum width of 1,700mm, a minimum length of 1,700mm, and minimum clear turning diameter of 1,700mm) met the design criteria prescribed in the OBC. Where a washroom did not meet the design dimensions prescribed in the OBC, the washroom was considered as non-complaint. A cost to reconstruct the washroom was provided in the EDU Accessibility Calculator, assuming that the plumbing fixtures would be replaced during the reconstruction.

#### 4.5 APPROACH FOR COMMUNAL WASHROOMS

Washrooms with more than one water closet stall were considered as Communal Washrooms. Communal washrooms within 45 metres of a Universal Washroom, and with less than four communal stalls, were not assessed. Only Communal Washrooms that did not meet the above criteria were assessed - even Communal Washrooms that had no intended barrier-free accessible water closet stall. The AA focused on clear turning diameter, the amenities and fixtures within the intended barrier-free accessible stalls.

#### 4.6 APPROACH FOR SERVICE COUNTERS

Although, the EDU Accessibility Calculator did not consider service counters, Roth IAMS advanced the AA to address service counters, given that in TCDSB facilities service counters form an integral part of public accommodation (the service counter in the main office is frequently used by students or visitors to inquire and receive administrative services). The design criteria prescribed in Integrated Accessibility Standards (O. Reg. 191/11) was used to analyze compliance.

## 5 LIMITING CONDITIONS

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This report has been prepared for the exclusive and sole use of the Toronto Catholic District School Board (TCDSB). The report may not be relied upon by any other person or entity without the express written consent of Roth IAMS Ltd. (Roth IAMS).

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Roth IAMS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. No responsibility is held for the impact of design or construction defects as part of these services, whether or not described in this report. No guarantee or warranty expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommended improvement costs are opinions of probable costs (OPCs) intended for global budgeting purposes only. The OPCs associated with the recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building, which were readily accessible during our visual review. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. Hence it is recommended that prior to undertaking the improvement, the services of an architect/contractor be retained to confirm the cost provided.

We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negated.

Conditions may exist that are not as per the general condition of the system being observed and reported in this report.

## **APPENDIX A**

### **Ontario Ministry of Education Accessibility Calculator**

# Accessibility Calculator - Part 1

## Accessibility Calculator

## Part 1 of 2

District School Board Name	40-Toronto Catholic DSB
Facility Name	St. Thomas Aquinas
Building ID	4503
Number of Storeys	3
Split Levels (Y/N)	Y
Programming on non-principal level	Y
Can the programming be moved	N
Total GFA m <sup>2</sup>	6,160

Accessibility Summary	
1. Parking	\$7,000
2. Barrier Free Path - Exterior	\$21,000
3. Barrier Free Path - Interior	\$924,000
4. Fire Alarm	\$241,472
5. Washroom - Universal	\$105,000
6. Washroom - Regular	\$131,600
Estimated Total Cost (2022)	\$1,430,072

### 1. Requirement - Parking

Reg	Section	Section Name	Description
IAS (O. Reg. 191/11)	80.34	Types of accessible parking spaces	Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as "van accessible". Type B, a standard parking space which has a minimum width of 2,400 mm.
IAS (O. Reg. 191/11)	80.35	Access aisles	Space between parking spaces that allows persons with disabilities to get in and out of their vehicles. Access aisles may be shared by two parking spaces.  1. They must have a minimum width of 1,500 mm. 2. They must extend the full length of the parking space. 3. They must be marked with high tonal contrast diagonal lines.
IAS (O. Reg. 191/11)	80.36	Minimum number and type of accessible parking spaces	1 to 12 parking space = 1 type A spot 13 to 100 parking spaces = 4% dedicated for persons with disability (split between type A and B) - if even, 1/2 A and B - If odd, 1/2 and extra odd is B 101 to 200 = 1 + 3% 201 to 1000 = 2 + 2% 1000 = 11 + 1%

Category	Questions	Unit Cost (100 per m <sup>2</sup> )	INPUT - AVAILABLE SPOTS	Code Requirement	Cost
Parking	1 Total existing parking spots available (including A&B)	N/A	70	3	N/A
	2 Total existing Type A accessible spots	\$4,200	1	1	\$0
	3 Total existing Type B accessible spots	\$3,500	0	2	\$7,000
<b>Total</b>					<b>\$7,000</b>

### 2. Requirement - Exterior - Barrier Free Path of Travel

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.1.2	Pedestrian Entrances	1 to 3 entrance = 1 barrier free entrance 4 or 5 entrance = 2 barrier free entrances more than 5 = not less than 50% must be barrier free entrances  One of the barrier-free entrances shall be the principal entrance to the building. Only one doorway required to be barrier free where there are multiple doorways.
BC (O. Reg. 332/12)	3.8.1.3	Barrier free path of travel	Every barrier-free path of travel shall provide an unobstructed width of at least 1 100 mm for the passage of wheelchairs and illuminated  Every barrier-free path of travel less than 1 600 mm in width shall be provided with an unobstructed space not less than 1800 mm in width and 1800 mm in length located not more than 30 m apart (passing/turn area).  Minimum headroom of 1980 mm or a guardrail or other barrier provided.
BC (O. Reg. 332/12)	3.8.2.1	Areas Requiring Barrier Free Path of Travel	Throughout entrance storey, normally occupied floor areas serviced by elevators and parking Does not apply to: (1) service rooms; (2) portions of a floor area that are not at the same level as the entry level, provided amenities and uses provided on any raised or sunken level are accessible on the entry level by means of a barrier-free path of travel
BC (O. Reg. 332/12)	3.8.2.2	Access to Parking Areas	Provide a barrier-free path of travel from barrier-free entrances to parking area.
BC (O. Reg. 332/12)	3.8.3.2	Exterior Walks	Uninterrupted width of not less than 1 100 mm and a gradient not exceeding 1 in 20 (ramp required if gradient exceeds) Level gradient at entrance
BC (O. Reg. 332/12)	3.8.3.3	Doorways and Doors	Every doorway that is located in a barrier-free path of travel shall have a clear width of not less than 860 mm when the door is in the open position
BC (O. Reg. 332/12)	3.8.3.4	Ramps	Have a minimum width of 900 mm between handrails Have a maximum gradient of 1 in 12 Level area at the top and bottom of ramp (1670mm by 1670mm) and at 9m intervals or abrupt changes in direction (1670mm) Curb and guard on both sides of the ramp

Category	Questions	Unit Cost	INPUT - BARRIER FREE PATH	Code Requirement	Cost
Entrance - Exterior	1 Total number of pedestrian entrances (excluding service entrances)	N/A	1	1	N/A
	2 Number of entrances with width > 860 mm? (cost for door/hardware)	\$7,000	1	1	\$0
	3 Number of entrances with door operators	\$21,000	0	1	\$21,000
	4 Ramps: total meters in ramps required to address change in gradient	\$2,100	0	N/A	\$0
	5 Exterior walks: total meters in walk (linked to barrier free path) less than 1,100 width (for required entrances)	\$1,400	0	N/A	\$0

## Accessibility Calculator - Part 1

Total

\$21,000

### 3. Requirement - Interior - Barrier Free Path of Travel (principal floor)

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.1.3	Barrier free path of travel	Every barrier-free path of travel shall provide an unobstructed width of at least 1 100 mm for the passage of wheelchairs and illuminated  Every barrier-free path of travel less than 1 600 mm in width shall be provided with an unobstructed space not less than 1800 mm in width and 1800 mm in length located not more than 30 m apart (passing/turn area).  Minimum headroom of 1980 mm or a guardrail or other barrier provided.
BC (O. Reg. 332/12)	3.8.2.1	Areas Requiring Barrier Free Path of Travel	Throughout entrance storey, normally occupied floor areas serviced by elevators and parking Does not apply to: (1) service rooms; (2) portions of a floor area that are not at the same level as the entry level, provided amenities and uses provided on any raised or sunken level are accessible on the entry level by means of a barrier-free path of travel
BC (O. Reg. 332/12)	3.8.3.3	Doorways and Doors	Every doorway that is located in a barrier-free path of travel (as determined in 3.8.2.1) shall have a clear width of not less than 860 mm when the door is in the open position
BC (O. Reg. 332/12)	3.8.3.4	Ramps	Have a minimum width of 900 mm between handrails Have a maximum gradient of 1 in 12 Level area at the top and bottom of ramp (1670mm by 1670mm) and at 9m intervals or abrupt changes in direction (1670mm) Curb and guard on both sides of the ramp
BC (O. Reg. 332/12)	3.5.2.2/ 3.8.3.5	Barrier-free design (elevators)	Passenger elevators shall conform to Appendix E of ASME A17.1 / CSA B44, "Safety Code for Elevators and Escalators". - Automatic verbal (and visual) announcement that announces the floor at which the car has stopped - Handrails on all non-access walls (height of 800 to 920 mm, with space of 35 to 45 mm from wall) - Audible signals shall sound once for the UP direction and twice for the DOWN direction, or shall have verbal annunciators that state the word UP or DOWN. - Raised character and Braille floor designations shall be provided on both jambs of elevator hoistway - Where the area of an elevator makes it difficult for a person using a wheelchair to turn around, a mirror should be provided on the rear wall to allow the user to see the car position indicators and the door opening. - Visual alarm to flash in conjunction with audible alarm. - Buttons with floor designations shall be located a maximum of 1220 mm

Category	Questions	Unit Cost	INPUT - BARRIER FREE PATH	Code Requirement	Cost
Entrance - Interior	1 Number of interior entrances with width < 860 mm? (cost for door and hardware)	\$7,000	42	42	\$294,000
	2 Ramps: total meters in ramps required to address change in gradient	\$1,400	0	0	\$0
	3 Is a compliant elevator present?	Y/N	N	N/A	<- Enter Y/N
	4 Number of floors used for programming (exclude service floors)?	\$210,000	3	N/A	\$630,000
<b>Total</b>					<b>\$924,000</b>

### 4. Fire Alarm

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.2.4.19	Alert and Alarm Signal	floor area or part of a floor area where the public may congregate. Shall also be installed in a washroom for public use
BC (O. Reg. 332/12)	3.2.4.22	Smoke Alarms	Smoke alarms should have an audio and visual signalling component - conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code"

Category	Questions	Unit Cost	INPUT FOR FIRE ALARM	Code Requirement	Cost
Fire Alarm	1 Alarm system present with audio and visual component?	\$39.2	N	241,472	\$241,472

### 5. Requirement - Washroom - Universal

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.2.3	Washrooms required to be barrier-free	Minimum number of universal washroom: 1 universal washroom required in building if 1 to 3 floors, 2 required if 4 to 6 floors, over 6 floor 3 (1 for each 3 floor increment above 6) (if greater than four floors then two are required)  Minimum number of water closets: - If 1 to 3 water closets: one must be barrier free, unless universal washroom is 45m away - if 4 to 9 water closets: two must be barrier free - 10 to 16 water closets: three must be barrier free

## Accessibility Calculator - Part 1

BC (O. Reg. 332/12)	3.8.3.12	Universal washroom	<ul style="list-style-type: none"> <li>- Served by a barrier free path of travel</li> <li>- Have a door that is capable of being locked from the inside and released from the outside in case of emergency</li> <li>- Grab bars and coat hook</li> <li>- Be designed to permit a wheelchair to turn in an open space not less than 1 700 mm in diameter</li> <li>- Door shall be equipped with power door operator</li> <li>- Emergency call system that consists of audible and visual signal devices inside and outside of the washroom activated by a control device inside the washroom</li> </ul>
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Category	Questions	Unit Cost	INPUT FOR UNI. WASH.	Code Requirement	Cost
Univ. Washroom	1 Number of floors	N/A	3	N/A	N/A
	2 Number of <b>compliant</b> universal washrooms present?	\$105,000	0	1	\$105,000
<b>Total</b>					<b>\$105,000</b>

### 5. Requirement - Washrooms - Repeat per washroom on barrier free storey

See tab 2

### Comments / References

Comments	Board	
Comments	Assessor	

Title	Reg	Current Version	Reference
Integrated Accessibility Standards	O. Reg. 191/11	01-Jan-13	<a href="https://www.ontario.ca/laws/regulation/110191">https://www.ontario.ca/laws/regulation/110191</a>
Ontario Building Code	O. Reg. 332/12	01-Jan-16	<a href="https://www.ontario.ca/laws/regulation/120332">https://www.ontario.ca/laws/regulation/120332</a>

## Accessibility Calculator - Part 2

### Accessibility Calculator

### Part 2 of 2

Facility Name **St. Thomas Aquinas**

District School Board Name **40-Toronto Catholic DSB**

#### 6. Requirement - Washrooms - Repeat per washroom on barrier free storey

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.2.3	Washrooms required to be barrier-free	Minimum number of universal washroom: 1 universal washroom required in building if 1 to 3 floors, 2 required if 4 to 6 floors, over 6 floor 3 (1 for each 3 floor increment above 6) (if greater than four floors then two are required)  Minimum number of water closets: - If 1 to 3 water closets: one must be barrier free, unless universal washroom is 45m away - If 4 to 9 water closets: one must be barrier free - 10 to 16 water closets: two must be barrier free
BC (O. Reg. 332/12)	3.8.3.8	Water closet stalls	- Have a clear turning space at least 1 500 mm in diameter - Door opening of 860mm, swing outward (unless clear floor area), spring hinge to close automatically - Grab bars and Coat hook - Equipped with seat located between 430 mm and 485 mm above finished floor
BC (O. Reg. 332/12)	3.8.3.10	Urinals	In designated barrier free washroom with more than one urinal, at least one urinal should be: - Wall mounted and not exceeding 430 mm of finished floor or floor mounted (rim with finished floor) - Grab bar on each side and controls operable by closed fist
BC (O. Reg. 332/12)	3.8.3.11	Lavatories	- Equipped with faucets that have lever type handles without spring loading or operate automatically - Have a minimum 1 370 mm deep floor space to allow for a forward approach, of which a maximum of 500 mm can be located under the lavatory - Have a clearance beneath the lavatory not less than: (i) 920 mm wide, (ii) 735 mm high at the front edge, (iii) 685 mm high at a point 205 mm back from the front edge, and (iv) 350 mm high from a point 300 mm back from the front edge to the wall - Accessible soap/drying station

Select Active / Non-Active to reflect number of washrooms in building

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 1	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	5	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	Y	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$32,200</b>

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 2	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	6	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$30,100</b>

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 3	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	5	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	Y	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$32,200</b>

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 4	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	12	2	\$14,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$37,100</b>

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 5	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	0	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$0</b>

Category	Questions	Unit Cost	Input for Washroom	Requirement by Code	Cost
Washroom 6	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	0	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$0</b>

# Ren 2022 223 Appendix B - Summary Report - St. Thomas Aquinas

Facility Name	Amenity	Description	On-site Observation	Requirement	Compliance
St. Thomas Aquinas	Parking Lot	Total Parking Stalls	70	N/A	
St. Thomas Aquinas	Parking Lot	Van Accessible Parking Space (Type A)	1	2	Non-compliant
St. Thomas Aquinas	Parking Lot	Limited Accessible Parking Space (Type B)	0	2	Non-compliant
St. Thomas Aquinas	Parking Lot	Compliant access aisles provided for Type A Spaces	No	Yes	Non-compliant
St. Thomas Aquinas	Exterior Walks	Quantity of exterior paths of travel to the facility from the municipal sidewalk or parking lot	1	N/A	
St. Thomas Aquinas	Exterior Walkways	Quantity of exterior path of travel with compliant width ( $\geq 1100\text{mm}$ )	1	All	Compliant
St. Thomas Aquinas	Exterior Walkways	Surface of the exterior path of travel is stable, slip-resistant	Yes	Yes	Compliant
St. Thomas Aquinas	Exterior Ramps	Number of non-compliant ramps (slope, width, surface, and/or landings)	0	None	Compliant
St. Thomas Aquinas	Building Entrances	Total Public Entrances	1	N/A	
St. Thomas Aquinas	Building Entrances	Total Designated Accessible Entrances (Entrances with automatic door openers)	0	1	Non-compliant
St. Thomas Aquinas	Building Entrances	Entrances with compliant clear width of open door ( $\geq 860\text{mm}$ )	2	1	Compliant
St. Thomas Aquinas	Building Entrances	Entrances with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Thomas Aquinas	Building Entrances	Entrance vestibules with inner and outer doors with compliant clear width of open door ( $\geq 860\text{mm}$ )	0	All	Compliant
St. Thomas Aquinas	Building Entrances	Entrance vestibules with inner and/or outer doors with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Thomas Aquinas	Building Entrances	Entrance vestibules without sufficient distance between doors ( $< 1500\text{mm}$ )	0	None	Compliant
St. Thomas Aquinas	Building Entrances	Step at entrance or elevated entrance without a ramp access	2	None	Non-compliant
St. Thomas Aquinas	Interior Entrances	Entrances with compliant clear width of open door ( $\geq 860\text{mm}$ )	15	All	Compliant
St. Thomas Aquinas	Interior Entrances	Entrances with non-compliant clear width of open door ( $< 860\text{mm}$ )	42	None	Non-compliant
St. Thomas Aquinas	Interior Entrances	Entrance vestibules with inner and outer doors with compliant clear width of open door ( $\geq 860\text{mm}$ )	0	All	Compliant
St. Thomas Aquinas	Interior Entrances	Entrance vestibules with inner and/or outer doors with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Thomas Aquinas	Interior Entrances	Entrance vestibules without sufficient distance between doors ( $< 1500\text{mm}$ )	0	None	Compliant
St. Thomas Aquinas	Interior Paths of Travel	Number of Floors	3	N/A	
St. Thomas Aquinas	Interior Paths of Travel	Elevators/Lifts Available	No	Yes	Non-compliant
St. Thomas Aquinas	Interior Paths of Travel	Quantity of Compliant Elevators/Lifts Available	0	1	Non-compliant
St. Thomas Aquinas	Interior Paths of Travel	Quantity of non-compliant elevators without compliant dimensions and/or door open width	0	N/A	



St. Thomas Aquinas	Interior Paths of Travel	Quantity of non-compliant elevators with compliant dimensions, but without compliant accessories/systems	0	N/A	
St. Thomas Aquinas	Interior Ramps	Number of non-compliant ramps (slope, width, surface, and/or landings)	0	None	Compliant
St. Thomas Aquinas	Service Counters	Quantity of locations with service counters	1	N/A	
St. Thomas Aquinas	Service Counters	Quantity of accessible service counters	0	At all locations	
St. Thomas Aquinas	Service Counters	Quantity of non-accessible service counters	1	N/A	Non-compliant
St. Thomas Aquinas	Fire Alarm System	Audible and visual signals available in the corridors	In some areas	Yes	Compliant
St. Thomas Aquinas	Fire Alarm System	Audible and visual signals available in the washrooms	No	Yes	Non-compliant
St. Thomas Aquinas	Universal Washroom	Quantity of designated universal washrooms	4	1	Compliant
St. Thomas Aquinas	Universal Washroom	Quantity of compliant universal washrooms	0	1	Non-compliant
St. Thomas Aquinas	Universal Washroom	Individual washrooms non-compliant dimensions and/or turning space diameter	4	N/A	
St. Thomas Aquinas	Universal Washroom	Individual washrooms with compliant dimensions, but without critical equipment (emergency call system, adult change table or provision of change table, etc.)	0	N/A	
St. Thomas Aquinas	Universal Washroom	Individual washrooms with compliant dimensions and critical equipment (emergency call system, adult change table, etc.), however, no compliant washroom accessories (soap dispensers, grab bar, etc.)	0	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity in Facility	6	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity within 45m of a universal washroom and has less than 4 water closets  (These washrooms do not need to be compliant)	0	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity of non-compliant water closets	4	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity of non-compliant urinals	2	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity of non-compliant lavatories	4	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity of washroom entrances with automatic door opener	0	N/A	
St. Thomas Aquinas	Communal Washrooms	Quantity of washroom entrances without automatic door opener	4	N/A	



**Report Prepared for  
Toronto Catholic District School Board  
Accessibility Assessment Report**

**St. Joseph's Morrow Park  
3336 Bayview Ave., North York, Ontario**

**March 29, 2023**

**Prepared by:  
Roth IAMS  
Project No. 22100  
[www.rothiams.com](http://www.rothiams.com)**



## Table of Contents

1	Executive Summary .....	3
2	Facility Summary.....	3
2.1	Facility Details .....	3
2.2	Summary of Estimated Improvement Costs.....	3
3	Scope of Work.....	4
4	Methodology & General Approach .....	5
4.1	Methodology.....	5
4.2	Approach for Pedestrian Entrances .....	5
4.3	Approach for Exterior Paths .....	5
4.4	Approach for Universal Washrooms.....	6
4.5	Approach for Communal Washrooms .....	6
4.6	Approach for Service Counters .....	6
5	Limiting Conditions.....	7

## APPENDIX

### Appendix A – Ontario Ministry of Education Accessibility Calculator

## 1 EXECUTIVE SUMMARY

Roth IAMS Ltd. (Roth IAMS) was retained by the Toronto Catholic District School Board (TCDSB) to undertake accessibility assessments (AAs) of TCDSB's buildings to facilitate TCDSB's objective to be better informed on the existing accessibility barriers at each of their facilities (schools and administration buildings). The data gathered from the AAs is to help establish a new Multi-year Accessibility Plan.

This report covers the AA for St. Joseph Morrow Park, which is located at 3336 Bayview Ave., North York, Ontario.

## 2 FACILITY SUMMARY

### 2.1 FACILITY DETAILS

Table 1 highlights the details of St. Joseph Morrow Park.

Table 1 – Facility Details	
Building Name	St. Joseph Morrow Park
Facility Type	Secondary School
Region	East
School Facility Inventory System Number (SFIS #)	14205
School Code	516
Address	3336 Bayview Ave., North York, Ontario
Estimated Area (m <sup>2</sup> )	9615
Number of Floors (Program)	2
Split Levels	N
Programming on non-principal level	Y

### 2.2 SUMMARY OF ESTIMATED IMPROVEMENT COSTS

Based on the findings of the AA, Table 2 summarizes the estimated improvement costs for the subject building. Items #1-6 in Table 2 are estimated improvement costs to address accessibility barriers, based on the Ontario Ministry of Education Accessibility Calculator (EDU Accessibility Calculator). The improvement cost for service counters, which is not addressed EDU Accessibility Calculator, is provided in addition, given that service counters are in the path of travel, and integral to the school's operations. The service counters were assessed for barrier-free accessibility in accordance with the design specifications prescribed Integrated Accessibility Standard (O.Reg 191/11).

Given recent market conditions (supply chain crisis, the increase in the consumer price index, etc.) an inflation factor 40% was applied to the improvement costs provided in the EDU Accessibility Calculator.

<b>Table 2 – Improvement Cost Summary</b>	
<b>Element</b>	<b>Cost</b>
<i>Costs from Accessibility Calculator</i>	
1. Parking	\$7,000
2. Barrier Free Path – Exterior	\$0
3. Barrier Free Path – Interior	\$420,000
4. Fire Alarm	\$376,908
5. Washroom – Universal	\$0
6. Washroom – Regular	\$94,500
<i>Additional Costs</i>	
7. Service Counters	\$0
<b>Estimated Total Cost</b>	<b>\$898,408</b>

### 3 SCOPE OF WORK

The EDU Accessibility Calculator formed the platform for the Accessibility Assessment. The EDU Accessibility Calculator was designed to provide at a high-level, reasonable accommodation to students, staff and patrons with disabilities, using the facility. The EDU Accessibility Calculator, which is based on the 2005 Accessibility for Ontarians with Disability Act (AODA), which references the 2012 Ontario Building Code (OBC), amended in 2015 to include Section 3.8 Barrier-Free Design, and O. Reg. 191/11 Integrated Accessibility Standards, focused on the barrier-free access path of travel from the parking lot (parking spaces) to the key amenities (elevators, strobe lights, washrooms) within the building. Further to advance the AA, service counters, which were not included in the EDU Accessibility Calculator, were accessed, given that service counters are in the path of travel, and form an integral part of the facility operations. The design of the service counters were accessed for compliance to the design standards prescribed in the Integrated Accessibility Standard (O.Reg 191/11).

Roth IAMS accessibility practitioners used distant measuring gauges and slope meters to confirm compliance to the prescribed barrier-free accessibility design. Where the path of travel or the amenity was analyzed non-compliant to the design standard a cost estimated to address the potential barrier was provided.

A separate report was prepared for each facility. However, to help TCDSB manage their funding for the recommended improvements, the barrier-free accessibility improvement estimated costs were summarized by facility on a spreadsheet (separate document).

## 4 METHODOLOGY & GENERAL APPROACH

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### 4.1 METHODOLOGY

The potential accessibility barriers assessed were referenced to the specifications prescribed in the OBC Section 3.8, and O. Reg. 191/11. Part IV.1. The assessed building elements were evaluated visually and/or with measuring devices such as a conventional/digital measuring tape, digital slope-meter, etc.

A high-level checklist, configured with the prescribed specifications/regulations, was used to capture the conformance of the building elements. The results gathered from the checklist form the basis of the data input into the EDU Accessibility Calculator. The EDU Accessibility Calculator is submitted in a separate Excel spreadsheet. Photos that support the checklist data are included in the spreadsheet.

Building elements or a subset of building elements (parameters) that did not meet the regulations or guidelines, were marked as “non-compliant.” Also, in some instances, when completing the checklist, it was determined that the building element will need a full replacement or reconstruction in order to be compliant to the OBC or O. Reg. 191/11, further analysis of the building element was concluded. In other words, all the parameters associated with the building element in the checklist were not analyzed.

The provided improvement costs in the EDU Accessibility Calculator are generated by formulas, which were developed by the Ministry. The costs are likely high-level estimates. As such, it is recommended that prior to undertaking the improvement the work be tendered (architect/contractor) and the scope and cost be confirmed.

A PDF copy of the EDU Accessibility Calculator containing the information of St. Joseph Morrow Park is provided in **Appendix A**.

### 4.2 APPROACH FOR PEDESTRIAN ENTRANCES

The quantity of the required accessible entrances is based on the quantity of pedestrian entrances. For the purposes of this report, pedestrian entrances are considered as entryways that can be accessed by the general public. Doors to service rooms, emergency exits, and entrances that are protected by an enclosure (fence) and cannot be freely accessed by the public were not considered in the count of pedestrian entrances. However, access doors to enclosed courtyards/playgrounds that were designated as barrier-free were included in the count of pedestrian entrances.

### 4.3 APPROACH FOR EXTERIOR PATHS

The objective for exterior path of travel is for a member of the public to access the building from either the parking lot or from the municipal sidewalk. Only exterior walkways that connect a pedestrian entrance to the public walkway or to the parking lot were assessed. Exterior walkways that are located within the site and not connected directly to the public point of access were generally not evaluated.

#### 4.4 APPROACH FOR UNIVERSAL WASHROOMS

A Universal Washroom is a washroom with a single set of plumbing fixtures (lavatories, water closets, and urinals, etc.) designed to provide barrier-free access. The plumbing fixtures within the Universal washroom were only assessed, when the Universal Washroom, based on the dimensions (a minimum width of 1,700mm, a minimum length of 1,700mm, and minimum clear turning diameter of 1,700mm) met the design criteria prescribed in the OBC. Where a washroom did not meet the design dimensions prescribed in the OBC, the washroom was considered as non-complaint. A cost to reconstruct the washroom was provided in the EDU Accessibility Calculator, assuming that the plumbing fixtures would be replaced during the reconstruction.

#### 4.5 APPROACH FOR COMMUNAL WASHROOMS

Washrooms with more than one water closet stall were considered as Communal Washrooms. Communal washrooms within 45 metres of a Universal Washroom, and with less than four communal stalls, were not assessed. Only Communal Washrooms that did not meet the above criteria were assessed - even Communal Washrooms that had no intended barrier-free accessible water closet stall. The AA focused on clear turning diameter, the amenities and fixtures within the intended barrier-free accessible stalls.

#### 4.6 APPROACH FOR SERVICE COUNTERS

Although, the EDU Accessibility Calculator did not consider service counters, Roth IAMS advanced the AA to address service counters, given that in TCDSB facilities service counters form an integral part of public accommodation (the service counter in the main office is frequently used by students or visitors to inquire and receive administrative services). The design criteria prescribed in Integrated Accessibility Standards (O. Reg. 191/11) was used to analyze compliance.



## 5 LIMITING CONDITIONS

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This report has been prepared for the exclusive and sole use of the Toronto Catholic District School Board (TCDSB). The report may not be relied upon by any other person or entity without the express written consent of Roth IAMS Ltd. (Roth IAMS).

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Roth IAMS accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. No responsibility is held for the impact of design or construction defects as part of these services, whether or not described in this report. No guarantee or warranty expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made.

The recommended improvement costs are opinions of probable costs (OPCs) intended for global budgeting purposes only. The OPCs associated with the recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building, which were readily accessible during our visual review. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents. Hence it is recommended that prior to undertaking the improvement, the services of an architect/contractor be retained to confirm the cost provided.

We expressly waive any responsibilities for the effects of any action taken as a result of these endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negated.

Conditions may exist that are not as per the general condition of the system being observed and reported in this report.



## **APPENDIX A**

### **Ontario Ministry of Education Accessibility Calculator**

## Accessibility Calculator - Part 2

### Accessibility Calculator

### Part 2 of 2

Facility Name **St. Joseph Morrow Park**

District School Board Name **40-Toronto Catholic DSB**

#### 6. Requirement - Washrooms - Repeat per washroom on barrier free storey

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.2.3	Washrooms required to be barrier-free	Minimum number of universal washroom: 1 universal washroom required in building if 1 to 3 floors, 2 required if 4 to 6 floors, over 6 floor 3 (1 for each 3 floor increment above 6) (if greater than four floors then two are required)  Minimum number of water closets: - If 1 to 3 water closets: one must be barrier free, unless universal washroom is 45m away - If 4 to 9 water closets: one must be barrier free - 10 to 16 water closets: two must be barrier free
BC (O. Reg. 332/12)	3.8.3.8	Water closet stalls	- Have a clear turning space at least 1 500 mm in diameter - Door opening of 860mm, swing outward (unless clear floor area), spring hinge to close automatically - Grab bars and Coat hook - Equipped with seat located between 430 mm and 485 mm above finished floor
BC (O. Reg. 332/12)	3.8.3.10	Urinals	In designated barrier free washroom with more than one urinal, at least one urinal should be: - Wall mounted and not exceeding 430 mm of finished floor or floor mounted (rim with finished floor) - Grab bar on each side and controls operable by closed fist
BC (O. Reg. 332/12)	3.8.3.11	Lavatories	- Equipped with faucets that have lever type handles without spring loading or operate automatically - Have a minimum 1 370 mm deep floor space to allow for a forward approach, of which a maximum of 500 mm can be located under the lavatory - Have a clearance beneath the lavatory not less than: (i) 920 mm wide, (ii) 735 mm high at the front edge, (iii) 685 mm high at a point 205 mm back from the front edge, and (iv) 350 mm high from a point 300 mm back from the front edge to the wall - Accessible soap/drying station

Select Active / Non-Active to reflect number of washrooms in building

Category	Questions	Unit Cost	Active	Requirement by Code	Cost
Washroom 1	1 Is universal washroom within 45m (Y/N)	N/A	Y	N/A	N/A
	2 Total number of water closets	\$7,000	9	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$30,100</b>

Category	Questions	Unit Cost	Active	Requirement by Code	Cost
Washroom 2	1 Is universal washroom within 45m (Y/N)	N/A	Y	N/A	N/A
	2 Total number of water closets	\$7,000	6	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	Y	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$32,200</b>

Category	Questions	Unit Cost	Active	Requirement by Code	Cost
Washroom 3	1 Is universal washroom within 45m (Y/N)	N/A	Y	N/A	N/A
	2 Total number of water closets	\$7,000	8	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	Y	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$32,200</b>

Category	Questions	Unit Cost	NonActive	Requirement by Code	Cost
Washroom 4	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	0	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$0</b>

Category	Questions	Unit Cost	NonActive	Requirement by Code	Cost
Washroom 5	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	0	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$0</b>

Category	Questions	Unit Cost	NonActive	Requirement by Code	Cost
Washroom 6	1 Is universal washroom within 45m (Y/N)	N/A	N	N/A	N/A
	2 Total number of water closets	\$7,000	0	1	\$7,000
	3 Number of barrier free water closets already present	N/A	0	N/A	\$0
	4 Male washroom (Y/N)	N/A	N	N/A	N/A
	5 Barrier free urinal present? (Y/N)	\$2,100	N	1	\$2,100
	6 Is a barrier free lavatory present (Y/N)	\$2,100	N	1	\$2,100
	7 Is a door operator present (Y/N)	\$21,000	N	1	\$21,000
			<b>Total</b>		<b>\$0</b>

# Accessibility Calculator - Part 1

## Accessibility Calculator

## Part 1 of 2

District School Board Name	40-Toronto Catholic DSB
Facility Name	St. Joseph Morrow Park
Building ID	14205
Number of Storeys	2
Split Levels (Y/N)	N
Programming on non-principal level	Y
Can the programming be moved	N
Total GFA m <sup>2</sup>	9,615

Accessibility Summary	
1. Parking	\$7,000
2. Barrier Free Path - Exterior	\$0
3. Barrier Free Path - Interior	\$420,000
4. Fire Alarm	\$376,908
5. Washroom - Universal	\$0
6. Washroom - Regular	\$94,500
Estimated Total Cost (2022)	\$898,408

### 1. Requirement - Parking

Reg	Section	Section Name	Description
IAS (O. Reg. 191/11)	80.34	Types of accessible parking spaces	Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as "van accessible". Type B, a standard parking space which has a minimum width of 2,400 mm.
IAS (O. Reg. 191/11)	80.35	Access aisles	Space between parking spaces that allows persons with disabilities to get in and out of their vehicles. Access aisles may be shared by two parking spaces.  1. They must have a minimum width of 1,500 mm. 2. They must extend the full length of the parking space. 3. They must be marked with high tonal contrast diagonal lines.
IAS (O. Reg. 191/11)	80.36	Minimum number and type of accessible parking spaces	1 to 12 parking space = 1 type A spot 13 to 100 parking spaces = 4% dedicated for persons with disability (split between type A and B) - if even, 1/2 A and B - If odd, 1/2 and extra odd is B 101 to 200 = 1 + 3% 201 to 1000 = 2 + 2% 1000 = 11 + 1%

Category	Questions	Unit Cost (100 per m2)	INPUT - AVAILABLE SPOTS	Code Requirement	Cost
Parking	1 Total existing parking spots available (including A&B)	N/A	108	4	N/A
	2 Total existing Type A accessible spots	\$4,200	5	2	\$0
	3 Total existing Type B accessible spots	\$3,500	0	2	\$7,000
<b>Total</b>					<b>\$7,000</b>

### 2. Requirement - Exterior - Barrier Free Path of Travel

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.1.2	Pedestrian Entrances	1 to 3 entrance = 1 barrier free entrance 4 or 5 entrance = 2 barrier free entrances more than 5 = not less than 50% must be barrier free entrances  One of the barrier-free entrances shall be the principal entrance to the building. Only one doorway required to be barrier free where there are multiple doorways.
BC (O. Reg. 332/12)	3.8.1.3	Barrier free path of travel	Every barrier-free path of travel shall provide an unobstructed width of at least 1 100 mm for the passage of wheelchairs and illuminated  Every barrier-free path of travel less than 1 600 mm in width shall be provided with an unobstructed space not less than 1800 mm in width and 1800 mm in length located not more than 30 m apart (passing/turn area).  Minimum headroom of 1980 mm or a guardrail or other barrier provided.
BC (O. Reg. 332/12)	3.8.2.1	Areas Requiring Barrier Free Path of Travel	Throughout entrance storey, normally occupied floor areas serviced by elevators and parking Does not apply to: (1) service rooms; (2) portions of a floor area that are not at the same level as the entry level, provided amenities and uses provided on any raised or sunken level are accessible on the entry level by means of a barrier-free path of travel
BC (O. Reg. 332/12)	3.8.2.2	Access to Parking Areas	Provide a barrier-free path of travel from barrier-free entrances to parking area.
BC (O. Reg. 332/12)	3.8.3.2	Exterior Walks	Uninterrupted width of not less than 1 100 mm and a gradient not exceeding 1 in 20 (ramp required if gradient exceeds) Level gradient at entrance
BC (O. Reg. 332/12)	3.8.3.3	Doorways and Doors	Every doorway that is located in a barrier-free path of travel shall have a clear width of not less than 860 mm when the door is in the open position
BC (O. Reg. 332/12)	3.8.3.4	Ramps	Have a minimum width of 900 mm between handrails Have a maximum gradient of 1 in 12 Level area at the top and bottom of ramp (1670mm by 1670mm) and at 9m intervals or abrupt changes in direction (1670mm) Curb and guard on both sides of the ramp

Category	Questions	Unit Cost	INPUT - BARRIER FREE PATH	Code Requirement	Cost
Entrance - Exterior	1 Total number of pedestrian entrances (excluding service entrances)	N/A	4	2	N/A
	2 Number of entrances with width > 860 mm? (cost for door/hardware)	\$7,000	5	2	\$0
	3 Number of entrances with door operators	\$21,000	4	2	\$0
	4 Ramps: total meters in ramps required to address change in gradient	\$2,100	0	N/A	\$0
	5 Exterior walks: total meters in walk (linked to barrier free path) less than 1,100 width (for required entrances)	\$1,400	0	N/A	\$0

## Accessibility Calculator - Part 1

Total

\$0

### 3. Requirement - Interior - Barrier Free Path of Travel (principal floor)

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.1.3	Barrier free path of travel	Every barrier-free path of travel shall provide an unobstructed width of at least 1 100 mm for the passage of wheelchairs and illuminated  Every barrier-free path of travel less than 1 600 mm in width shall be provided with an unobstructed space not less than 1800 mm in width and 1800 mm in length located not more than 30 m apart (passing/turn area).  Minimum headroom of 1980 mm or a guardrail or other barrier provided.
BC (O. Reg. 332/12)	3.8.2.1	Areas Requiring Barrier Free Path of Travel	Throughout entrance storey, normally occupied floor areas serviced by elevators and parking Does not apply to: (1) service rooms; (2) portions of a floor area that are not at the same level as the entry level, provided amenities and uses provided on any raised or sunken level are accessible on the entry level by means of a barrier-free path of travel
BC (O. Reg. 332/12)	3.8.3.3	Doorways and Doors	Every doorway that is located in a barrier-free path of travel (as determined in 3.8.2.1) shall have a clear width of not less than 860 mm when the door is in the open position
BC (O. Reg. 332/12)	3.8.3.4	Ramps	Have a minimum width of 900 mm between handrails Have a maximum gradient of 1 in 12 Level area at the top and bottom of ramp (1670mm by 1670mm) and at 9m intervals or abrupt changes in direction (1670mm) Curb and guard on both sides of the ramp
BC (O. Reg. 332/12)	3.5.2.2/ 3.8.3.5	Barrier-free design (elevators)	Passenger elevators shall conform to Appendix E of ASME A17.1 / CSA B44, "Safety Code for Elevators and Escalators". - Automatic verbal (and visual) announcement that announces the floor at which the car has stopped - Handrails on all non-access walls (height of 800 to 920 mm, with space of 35 to 45 mm from wall) - Audible signals shall sound once for the UP direction and twice for the DOWN direction, or shall have verbal annunciators that state the word UP or DOWN. - Raised character and Braille floor designations shall be provided on both jambs of elevator hoistway - Where the area of an elevator makes it difficult for a person using a wheelchair to turn around, a mirror should be provided on the rear wall to allow the user to see the car position indicators and the door opening. - Visual alarm to flash in conjunction with audible alarm. - Buttons with floor designations shall be located a maximum of 1220 mm

Category	Questions	Unit Cost	INPUT - BARRIER FREE PATH	Code Requirement	Cost
Entrance - Interior	1	Number of interior entrances with width < 860 mm? (cost for door and hardware)	\$7,000	0	0
	2	Ramps: total meters in ramps required to address change in gradient	\$1,400	0	0
	3	Is a compliant elevator present?	Y/N	N/A	<- Enter Y/N
	4	Number of floors used for programming (exclude service floors)?	\$210,000	2	N/A
Total					\$420,000

### 4. Fire Alarm

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.2.4.19	Alert and Alarm Signal	floor area or part of a floor area where the public may congregate. Shall also be installed in a washroom for public use
BC (O. Reg. 332/12)	3.2.4.22	Smoke Alarms	Smoke alarms should have an audio and visual signalling component - conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code"

Category	Questions	Unit Cost	INPUT FOR FIRE ALARM	Code Requirement	Cost
Fire Alarm	1	Alarm system present with audio and visual component?	\$39.2	N	376,908
					\$376,908

### 5. Requirement - Washroom - Universal

Reg	Section	Section Name	Description
BC (O. Reg. 332/12)	3.8.2.3	Washrooms required to be barrier-free	Minimum number of universal washroom: 1 universal washroom required in building if 1 to 3 floors, 2 required if 4 to 6 floors, over 6 floor 3 (1 for each 3 floor increment above 6) (if greater than four floors then two are required)  Minimum number of water closets: - If 1 to 3 water closets: one must be barrier free, unless universal washroom is 45m away - if 4 to 9 water closets: two must be barrier free - 10 to 16 water closets: three must be barrier free

## Accessibility Calculator - Part 1

BC (O. Reg. 332/12)	3.8.3.12	Universal washroom	<ul style="list-style-type: none"> <li>- Served by a barrier free path of travel</li> <li>- Have a door that is capable of being locked from the inside and released from the outside in case of emergency</li> <li>- Grab bars and coat hook</li> <li>- Be designed to permit a wheelchair to turn in an open space not less than 1 700 mm in diameter</li> <li>- Door shall be equipped with power door operator</li> <li>- Emergency call system that consists of audible and visual signal devices inside and outside of the washroom activated by a control device inside the washroom</li> </ul>
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Category	Questions	Unit Cost	INPUT FOR UNI. WASH.	Code Requirement	Cost
Univ. Washroom	1 Number of floors	N/A	2	N/A	N/A
	2 Number of <b>compliant</b> universal washrooms present?	\$105,000	1	1	\$0
<b>Total</b>					\$0

### 5. Requirement - Washrooms - Repeat per washroom on barrier free storey

See tab 2

### Comments / References

Comments	Board	
Comments	Assessor	

Title	Reg	Current Version	Reference
Integrated Accessibility Standards	O. Reg. 191/11	01-Jan-13	<a href="https://www.ontario.ca/laws/regulation/110191">https://www.ontario.ca/laws/regulation/110191</a>
Ontario Building Code	O. Reg. 332/12	01-Jan-16	<a href="https://www.ontario.ca/laws/regulation/120332">https://www.ontario.ca/laws/regulation/120332</a>

## Ren 2022 223 Appendix D - Summary Report - St. Joseph's Morrow Park

Facility Name	Amenity	Description	On-site Observation	Requirement	Compliance
St. Joseph's Morrow Park	Parking Lot	Total Parking Stalls	108	N/A	
St. Joseph's Morrow Park	Parking Lot	Van Accessible Parking Space (Type A)	5	3	Compliant
St. Joseph's Morrow Park	Parking Lot	Limited Accessible Parking Space (Type B)	0	3	Non-compliant
St. Joseph's Morrow Park	Parking Lot	Compliant access aisles provided for Type A Spaces	Yes	Yes	Compliant
St. Joseph's Morrow Park	Exterior Walks	Quantity of exterior paths of travel to the facility from the municipal sidewalk or parking lot	2	N/A	
St. Joseph's Morrow Park	Exterior Walkways	Quantity of exterior path of travel with compliant width ( $\geq 1100\text{mm}$ )	2	All	Compliant
St. Joseph's Morrow Park	Exterior Walkways	Surface of the exterior path of travel is stable, slip-resistant	Yes	Yes	Compliant
St. Joseph's Morrow Park	Exterior Ramps	Number of non-compliant ramps (slope, width, surface, and/or landings)	0	None	Compliant
St. Joseph's Morrow Park	Building Entrances	Total Public Entrances	4	N/A	
St. Joseph's Morrow Park	Building Entrances	Total Designated Accessible Entrances (Entrances with automatic door openers)	3	2	Compliant
St. Joseph's Morrow Park	Building Entrances	Entrances with compliant clear width of open door ( $\geq 860\text{mm}$ )	3	2	Compliant
St. Joseph's Morrow Park	Building Entrances	Entrances with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Building Entrances	Entrance vestibules with inner and outer doors with compliant clear width of open door ( $\geq 860\text{mm}$ )	2	2	Compliant
St. Joseph's Morrow Park	Building Entrances	Entrance vestibules with inner and/or outer doors with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Building Entrances	Entrance vestibules without sufficient distance between doors ( $< 1500\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Building Entrances	Step at entrance or elevated entrance without a ramp access	0	None	Compliant
St. Joseph's Morrow Park	Interior Entrances	Entrances with compliant clear width of open door ( $\geq 860\text{mm}$ )	48	All	Compliant
St. Joseph's Morrow Park	Interior Entrances	Entrances with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Interior Entrances	Entrance vestibules with inner and outer doors with compliant clear width of open door ( $\geq 860\text{mm}$ )	0	All	Compliant
St. Joseph's Morrow Park	Interior Entrances	Entrance vestibules with inner and/or outer doors with non-compliant clear width of open door ( $< 860\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Interior Entrances	Entrance vestibules without sufficient distance between doors ( $< 1500\text{mm}$ )	0	None	Compliant
St. Joseph's Morrow Park	Interior Paths of Travel	Number of Floors	2	N/A	
St. Joseph's Morrow Park	Interior Paths of Travel	Elevators/Lifts Available	Yes	Yes	Compliant
St. Joseph's Morrow Park	Interior Paths of Travel	Quantity of Compliant Elevators/Lifts Available	0	1	Non-compliant
St. Joseph's Morrow Park	Interior Paths of Travel	Quantity of non-compliant elevators without compliant dimensions and/or door open width	1	N/A	

St. Joseph's Morrow Park	Interior Paths of Travel	Quantity of non-compliant elevators with compliant dimensions, but without compliant accessories/systems	0	N/A	
St. Joseph's Morrow Park	Interior Ramps	Number of non-compliant ramps (slope, width, surface, and/or landings)	0	None	Compliant
St. Joseph's Morrow Park	Service Counters	Quantity of locations with service counters	2	N/A	
St. Joseph's Morrow Park	Service Counters	Quantity of accessible service counters	1	At all locations	Compliant
St. Joseph's Morrow Park	Service Counters	Quantity of non-accessible service counters	1	0	Non-compliant
St. Joseph's Morrow Park	Fire Alarm System	Audible and visual signals available in the corridors	Yes	Yes	Compliant
St. Joseph's Morrow Park	Fire Alarm System	Audible and visual signals available in the washrooms	In some washrooms	Yes	Compliant
St. Joseph's Morrow Park	Universal Washroom	Quantity of designated universal washrooms	4	1	Compliant
St. Joseph's Morrow Park	Universal Washroom	Quantity of compliant universal washrooms	1	1	Compliant
St. Joseph's Morrow Park	Universal Washroom	Individual washrooms non-compliant dimensions and/or turning space diameter	1	N/A	
St. Joseph's Morrow Park	Universal Washroom	Individual washrooms with compliant dimensions, but without critical equipment (emergency call system, adult change table or provision of change table, etc.)	1	N/A	
St. Joseph's Morrow Park	Universal Washroom	Individual washrooms with compliant dimensions and critical equipment (emergency call system, adult change table, etc.), however, no compliant washroom accessories (soap dispensers, grab bar, etc.)	2	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity in Facility	3	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity within 45m of a universal washroom and has less than 4 water closets  (These washrooms do not need to be compliant)	0	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity of non-compliant water closets	6	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity of non-compliant urinals	0	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity of non-compliant lavatories	7	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity of washroom entrances with automatic door opener	2	N/A	
St. Joseph's Morrow Park	Communal Washrooms	Quantity of washroom entrances without automatic door opener	2	N/A	



## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEERENTAL OF SURPLUS SCHOOL SPACE  
B.R.01 ANNUAL POLICY METRIC

*"Blessed be the God and Father of our Lord Jesus Christ! By his great mercy he has given us a new birth into a living hope through the resurrection of Jesus Christ from the dead .." ~ 1 Peter 1:3*

## Drafted

May 24, 2023

## Meeting Date

June 8, 2023

N. D'Urzo, Senior Manager, Real Property

E. Pallotta, Senior Coordinator, Development Services

M. Loberto, Superintendent, Planning and Development Services

## INFORMATION REPORT

**Vision:** IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope.

**Mission:** Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



Brendan Browne, PhD  
Director of Education

A. Della Mora  
Associate Director of Academic  
Affairs and Chief Operating Officer

D. Boyce  
Associate Director of Corporate  
Services, Chief Commercial Officer

R. Putnam  
Chief Financial Officer and Treasurer



## A. EXECUTIVE SUMMARY

This report is an annual requirement of *Policy B.R.01 – Rental of Surplus School Space & Properties*. The TCDSB is currently managing the use of five (5) properties, previously declared surplus and vacated as operating school buildings:

- Two properties are used regularly for short term permit/licencing, while being evaluated for future use;
- One property is leased to a school board; and
- Two properties are being used as temporary accommodation for TCDSB schools relocated due to current capital projects.

The Long Term Accommodation and Program Plan (LTAPP) will include a review of the needs of all TCDSB sites, including the properties listed in this report.

***The cumulative staff time required to prepare this report was 5 hours.***

## B. PURPOSE

1. This report addresses the requirement for an annual report, as outlined in *Policy B.R01 Rental of Surplus School Space & Properties*.

## C. BACKGROUND

1. ***Policy B.R.01 Rental of Surplus School Space and Properties governs how surplus school properties are treated.*** The policy provides details on regulations to which the Board is required to adhere when it decides to lease or otherwise make available surplus school space that has been declared surplus to the educational needs of the TCDSB. A property must be declared surplus before it can be made available for sale or lease.
2. ***The treatment of surplus school properties is also rooted in provincial legislation.*** *Ontario Regulation 444/98*, under the *Education Act*, governs how School Boards dispose of surplus school property by sale or lease. Through *Ontario Regulation 444/98, Disposition of Surplus Real Property*, school boards follow a two-step process to dispose of a property:
  - Step 1: offer to public agencies, coterminous school boards and preferred agencies where public entities have 90 days to express interest in the property and an additional 90 days to

submit an offer. *If the Board does not receive any offers within the prescribed period, the Board can proceed with Step 2.*

- Step 2: subject to the approval of the Minister, disposal to any other body or person

## D. EVIDENCE/RESEARCH/ANALYSIS

1. *TCDSB has five (5) properties which previously went through the surplus declaration process being managed for various uses.* Details of use are outlined below.

PROPERTY	STATUS	Available for Lease/Sale/TCDSB Occupancy
Senhor Santo Cristo	Ongoing Short-Term Permit/Licencing. Being evaluated for future use.	Currently available
St. Gerard Majella	Ongoing Short-term Permit/Licencing. Being evaluated for future use.	Currently available
St. Leonard	Leased – Conseil Scolaire Viamonde	September 2024
St. Philip Neri	Temporary Accommodation – St. Antoine Daniel	2025
Former Christ the King	Temporary Accommodation – St. Leo	2024

2. *No properties have recently been declared surplus.* All the Board properties that have previously been declared surplus are either leased, being used for temporary accommodation, or available for short-term use and evaluated for future needs.
3. *School properties that have previously circulated through the Ontario Regulation 444/98 process and exceeded a three-year period are required to be re-circulated to all relevant agencies.* After three years, should the Board determine that any of its surplus school properties (as noted above) are still not required for any use, then the Board may sell, lease, or otherwise dispose of the property by re-circulating through *Ontario Regulation 444/98*. The five properties identified above are currently subject to this requirement if there is a decision to offer the properties for lease or sale.
4. *The LTAPP will include a review of the TCDSB's property needs, including direction for the sites listed in this report.*

## **E. CONCLUDING STATEMENT**

This report is for the information of the Board of Trustees.



## REPORT TO

# CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

## ST. JEROME C.S. WARD 5 ACCOMMODATION STRATEGY

*"Enlarge the site of your tent and let the curtains of your habitations be stretched out; do not hold back; lengthen your cords and strengthen your stakes." Isaiah 54:2*

**Drafted**

**Meeting Date**

**May 24, 2023**

**June 8, 2023**

B. Leporati, Sr. Coordinator Planning Services

M. Loberto, Superintendent Planning and Development Services

M. Zlomislic, Superintendent Capital Development, Asset Management & Renewal

C. Fernandes, Executive Superintendent, Student Achievement, Innovation, and Well-Being

### INFORMATION REPORT

**Vision:** *IN GOD'S IMAGE: Growing in  
Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic  
excellence of our Catholic learning community through the  
love of God, neighbour, and self.*



**MULTI-YEAR STRATEGIC PLAN**  
2022 - 2025

**IN GOD'S IMAGE:** Growing in Knowledge, with Justice and Hope



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic  
Affairs & Chief Operating Officer

Derek Boyce  
Associate Director of Corporate  
Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

This report provides a response to the motion approved at the June 9, 2022, Board meeting regarding enrolment and accommodation challenges at St. Jerome Catholic School.

St. Jerome is significantly oversubscribed, with enrolment projected to continue increasing in the future due to residential intensification in the area. The school requires a long-term capital solution and was submitted for Ministry funding consideration as part of the last full Capital Priorities program in 2021. While enrolment control measures, through caps on kindergarten intake, have been implemented at the school to reduce the rate of enrolment increase, an accommodation solution is likely required in the near term.

The report outlines potential options to address enrolment pressures at the school. A permanent capital solution is required to accommodate and alleviate enrolment pressures at St. Jerome.

**The cumulative staff time required to prepare this report was 35 hours.**

## B. BACKGROUND

1. ***St. Jerome Catholic School, located at 111 Sharpecroft Blvd, has a 444 pupil place capacity and 10 portables on site.*** The school, built in 1963, is located on a 4.10 acre site. The current enrolment at St. Jerome is 585 students, with a utilization rate of 132%. Given the site configuration, the placement of additional portables restricts play space available to students, and requires a power upgrade to the property, with an estimated cost of \$800,000.
2. ***In 2017, the French Immersion program (FI) was implemented at St. Jerome.*** One FDK class was allocated to FI to accommodate the new program. Since implementation, FI has phased year over year to Grade 5 (as of 2022-2023), with a total of 74 students currently enrolled in the program.
3. ***Prior to the 2022-23 school year, a significant plan to improve and reconfigure the play yard began.*** A maximum of 10 portables were incorporated into the site design with a commitment to seek avoiding placing additional portables in the foreseeable future. Enrolment control measures, through caps on FDK intake, have been implemented at St. Jerome to reduce the rate of enrolment increase to achieve this commitment in the short term. Even with these caps in place, enrolment could exceed the capacity of the existing building with portables by the 2025 school year.

4. ***Since 2019, approximately \$5 million has been spent on significant upgrades to the school.*** This includes site work, stair and railing replacements, window and door replacements, washroom upgrades, HVAC upgrades, and the addition of a cooling centre. Although these upgrades improve the learning environment for students, an accommodation solution is still required to mitigate enrolment pressures at St. Jerome.
5. ***In 2021, St. Jerome was the TCDSB's #7 Capital Priority needs project in the Board approved rankings.*** The Board requested Ministry funding for a 700-pupil place replacement school to accommodate enrolment growth at St. Jerome. The top 10 capital priorities submitted in 2021 are listed below. The Board did not receive any Ministry funding awards in 2021, and a replacement St. Monica was funded 2022. The 2022 Capital Priorities program allowed only 5 submissions, which included the top 3 from the approved 2021 list.

Rank	School
1	Notre Dame
2	St. Monica
3	St. Cyril
4	St. Raphael
5	Our Lady of the Assumption
6	Chaminade
7	St. Jerome
8	St. Martin De Porres
9	St. Michael and St. Paul at Duke of York
10	St. Gregory

6. ***Enrolment at St. Jerome has experienced a consistent growth trend since 2018.*** This can be attributed to the completion of housing projects in the Stanley Greene neighbourhood, to the east of Keele Street which are occupied and generating enrolment growth. The school age population in the surrounding community has remained consistent, thus maintaining the existing community levels so that any new development increases enrolment pressures.
7. ***On June 9, 2022, the Board approved the following motion regarding enrolment and accommodation challenges at St. Jerome.***

*“That staff review programming, enrolment, boundaries in order to address the concerns at St. Jerome, as well as a system review (FI program) and report back within one year”.*

## C. EVIDENCE/RESEARCH/ANALYSIS

1. ***In an effort to mitigate enrolment pressures at St. Jerome, a cap on FDK intake was implemented in 2022.*** If enrolment control measures were not implemented, the number of FDK students would have exceeded the 4 purpose-built classrooms at the school by 2 additional classes. With the implementation of enrolment caps at St. Jerome, the additional students are being redirected to nearby St. Wilfrid, however, that school will also soon be at capacity.
2. ***By 2025, there is currently a projected need to place an additional 5 portables at St. Jerome to accommodate the changing school population.*** Additional measures are required to accommodate the growing student population.
3. ***Projected future enrolment growth at St. Jerome is attributable to significant residential intensification in the area.*** The TCDSB tracks development applications in the City of Toronto, which inform enrolment projections. The redevelopment of the Downsview Secondary Plan Lands is the focus of residential intensification in the area and is anticipated to include a total of approximately 51,323 development units and 110,000 new residents upon full build-out over 30 years. There is a growing need for additional school capacity in the area to address growth related needs, and until a Downsview capital solution is secured, these developments will directly impact St. Jerome.
4. ***The Downsview Secondary Plan area is located in the CE06 review area under Education Development Charges (EDC) By-Law No. 194.*** The TCDSB is eligible to acquire approximately 5 acres of land to address development-related accommodation needs.
5. A boundary realignment was considered as a possible solution to the enrolment pressures at St. Jerome. However, ***a boundary change will not help mitigate the enrolment pressure from residential intensification in the area.*** Neighbouring schools are approaching capacity or are projected to be over-subscribed. Overall utilization in the area will reach 128% by 2030.

		CURRENT		2023		*2024		2025		2026		2030	
SCHOOL	OTG	ENR	UTL	ENR	UTL	ENR	UTL	ENR	UTL	ENR	UTL	ENR	UTL
ST JEROME	444	585	132%	604	136%	630	142%	730	164%	789	178%	984	222%
ST MARGHERITA	337	315	93%	300	89%	296	88%	289	86%	275	82%	244	72%
ST MARTHA	263	203	77%	209	79%	210	80%	212	80%	212	81%	192	73%
ST NORBERT	354	323	91%	316	89%	300	85%	294	83%	281	79%	360	102%
ST RAPHAEL	392	521	133%	519	132%	507	129%	503	128%	508	130%	540	138%
ST ROBERT	501	657	131%	654	131%	675	135%	708	141%	732	146%	815	163%
ST WILFRID	706	579	82%	563	80%	552	78%	528	75%	531	75%	693	98%
GRAND TOTAL	2997	3183	106%	3165	106%	3195	107%	3263	109%	3329	111%	3828	128%

\*Note: Includes enrolment cap for St. Jerome FDK.

6. ***Approximately 73% of the total St. Jerome student population resides within the regular fixed attendance boundary,*** with the majority of the St. Jerome students residing just west of Keele Street and Sheppard Avenue West.

### **French Immersion**

7. When French Immersion is implemented at a school, the program begins at Junior and Senior Kindergarten. This program is phased in, adding one grade yearly, and when fully phased requires a minimum of 5 classes to accommodate. Staffing French Immersion programs continues to be challenging amid a shortage of available and qualified French Immersion teachers.
8. ***Of the 74 FI students at St. Jerome, 23 students are within the regular track boundary and 50 are within the larger FI boundary.*** FI boundaries are larger than the regular track programming boundary due to the distribution of FI programming at the Elementary level. *Appendix 'A'* provides details on the pupil distribution in relation to the regular track programming boundary and FI programming boundary.
9. ***As FI is not fully phased in at St. Jerome, accounting for its viability is difficult.*** Based on the previous board-wide analysis from the December 7, 2017, *French Immersion Consultation Results* report, the retention rate for French Immersion is 52% for the students that begin in JK to Grade 8 Board-wide.
10. Since the implementation of the FI program at St. Jerome in 2017, two (2) of the ten (10) students enrolled in JK have remained in the FI program to Grade 5, six(6) remained at St. Jerome but transferred into regular programming, and nine(9) of those students remained within the Board.

Based on this analysis, the FI program is attracting students, and students are remaining in the TCDSB but not within the FI program. When fully phased to



Grade 8, FI enrolment could reach approximately 150 students. The table below provides detailed enrolment for the FI program since 2017.

**St. Jerome French Immersion 2017 to Present School Year**

Year	JK	SK	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Total
2017	10	14	0	0	0	0	0	24
2018	13	16	14	0	0	0	0	43
2019	12	17	16	13	0	0	0	58
2020	9	13	14	15	10	0	0	61
2021	14	9	14	9	8	9	0	63
2022	9	17	9	16	8	5	10	74

*Appendix B* provides system wide Elementary French Immersion enrolment data.

11. ***The distribution of FI and other elementary school programming will be addressed in the Long-Term Accommodation and Program Plan (LTAPP).*** *Appendix C* highlights the location of TCDSB French Immersion programming across the city.

**Potential Accommodation Solutions**

12. Based on the situation at hand, staff have provided options to address the current enrolment pressure at St. Jerome. Short of the Province delivering a new capital priority funded school to help accommodate and alleviate pressures at St. Jerome, options presented in the report include an enrolment cap and adding portables on site, which combined attempt to address the short-term enrolment pressures.

In response to a Board motion requesting a review, staff have developed an alternative long-term option that is not without challenges, however, provides a solution to the enrolment pressures, and thus is presented to the Board in this report.

13. **Cap on Enrolment Intake:** This is accomplished by limiting JK intake and managing remaining class sizes within the parameters of an approved staffing model. While the JK cap has been in place since the start of this school year, the redirection of students and restriction of transfers will result in the eventual oversubscription of schools in the surrounding area, as highlighted in the consideration of boundary realignment. Through continued enforcement of this measure, St. Martha and St. Margherita will reach full capacity in 2025, with St. Wilfrid reaching full capacity in 2028. Furthermore, this may result in the loss of

students to other boards in the community as families seek schools within their immediate area.

14. **Placement of additional portables:** A total of 15 portables could be required by 2025 to accommodate anticipated enrolment. It has been determined that 15 portables can be accommodated on-site with minimal adjustments to the playground revitalization project. As previously noted, any addition to the existing 10 portables would require a power upgrade to the property. The placement of portables beyond the 15 identified requires further site investigations and review by staff.
15. **Annex option:** There are currently two examples of annex accommodation in the elementary panel: St. Michael and St. Paul, and St. Margaret and the Annex (leased facility from TDSB). In both instances, the home schools are within 5 km of their Annex sites. These annex locations have provided relief to the existing sites until a more permanent capital solution is achieved.

There are two TCDSB owned sites, St. Gerard Majella, and St. Philip Neri, within 5 km of St. Jerome. Each have been assessed in the table below to accommodate an annex location.

	<b>St. Philip Neri</b>	<b>St. Gerard Majella</b>
<b>Distance From St. Jerome</b>	3.8 Km	3.4 Km
<b>Size</b>	47,290 Sq. Ft	29,967 Sq. Ft
<b>Site Size (Acres)</b>	1.95	4.72
<b># of Classrooms</b>	20	14
<b>Work Needed</b>	Minimal	To Be Determined
<b>Year of Availability</b>	2025	2024
<b>Current Status</b>	Relocation Site for St. Antoine Daniel	Vacant
<b>Challenges</b>	Can accommodate entire plan long term	Will require portables on site by 2030

*Appendix 'D'* provides the distance and drive time to each site.

16. ***The table below outlines a potential plan to accommodate students from St. Jerome both at the main campus and an Annex location if required.*** Beginning in 2025/26, Grades 7 and 8 classes would be transitioned to the annex location, with Grade 6 to follow in 2026, then grade 5 in 2028. This will result in

two operating sites, JK to Grade 4 on the main campus at the current St. Jerome, and Grade 5 to 8 at the chosen Annex location.

	Current	With Annex Solution	
Year	Potential Portable Needs at St. Jerome	Grade Transfer	Portable Needs at St. Jerome
2025	15	7 and 8	9
2026	17	6	8
2028	21	5	8

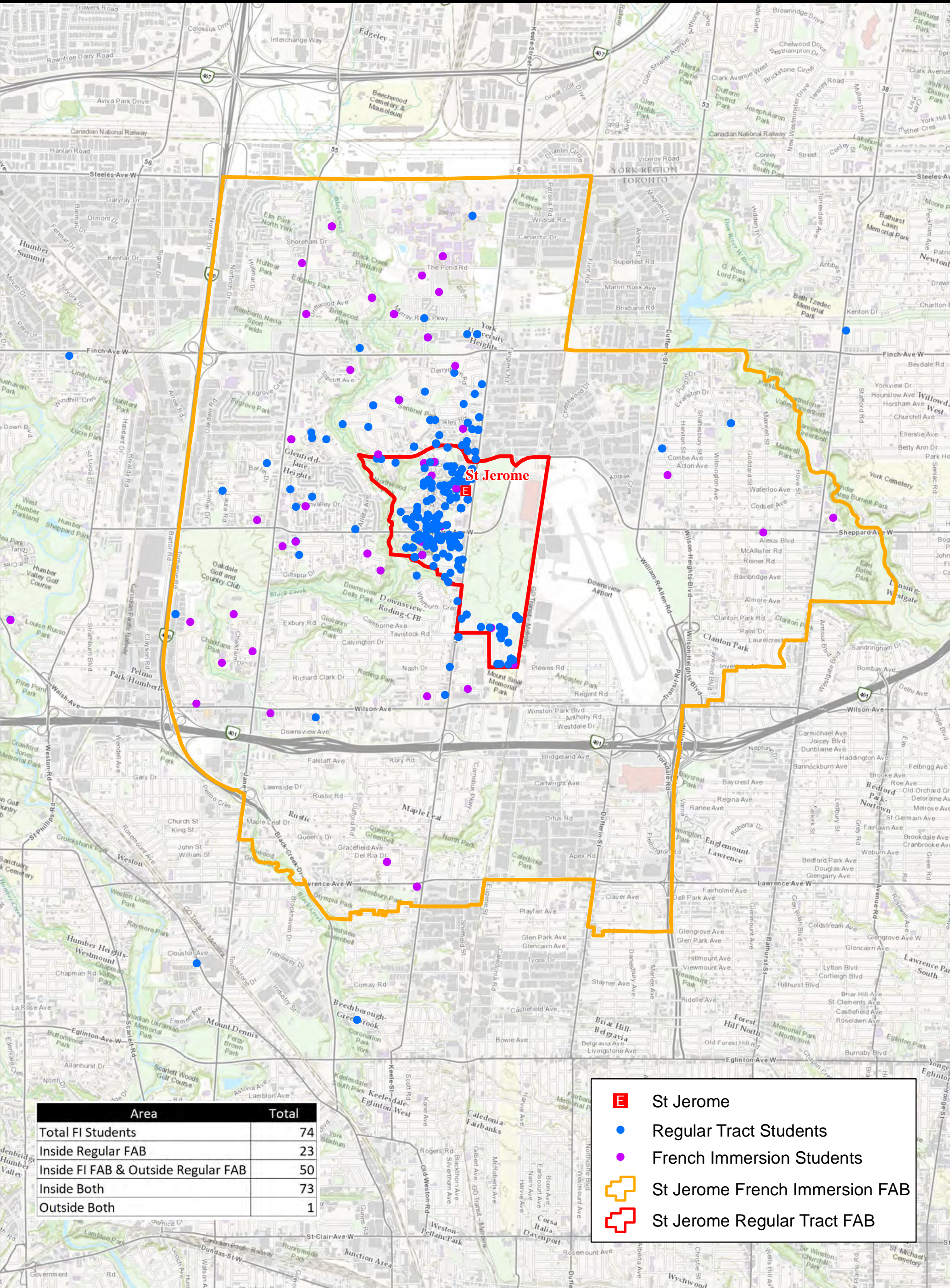
17. *There are transportation and staffing costs associated with an annex model.* In accordance with policy, transportation would be provided to students accommodated in the annex location. Furthermore, there is a need for additional school administration at the annex school.
18. *Staff will continue to monitor enrolment at St. Jerome and review options to address accommodation pressures.*

## D. CONCLUDING STATEMENT

This report is for the information of the Board of Trustees.



APPENDIX 'A' - St. Jerome French Immersion & Fixed Attendance Boundary Map





## APPENDIX 'B' - ELEM FRENCH IMMERSION SYSTEM WIDE ENROLMENT BY GRADE

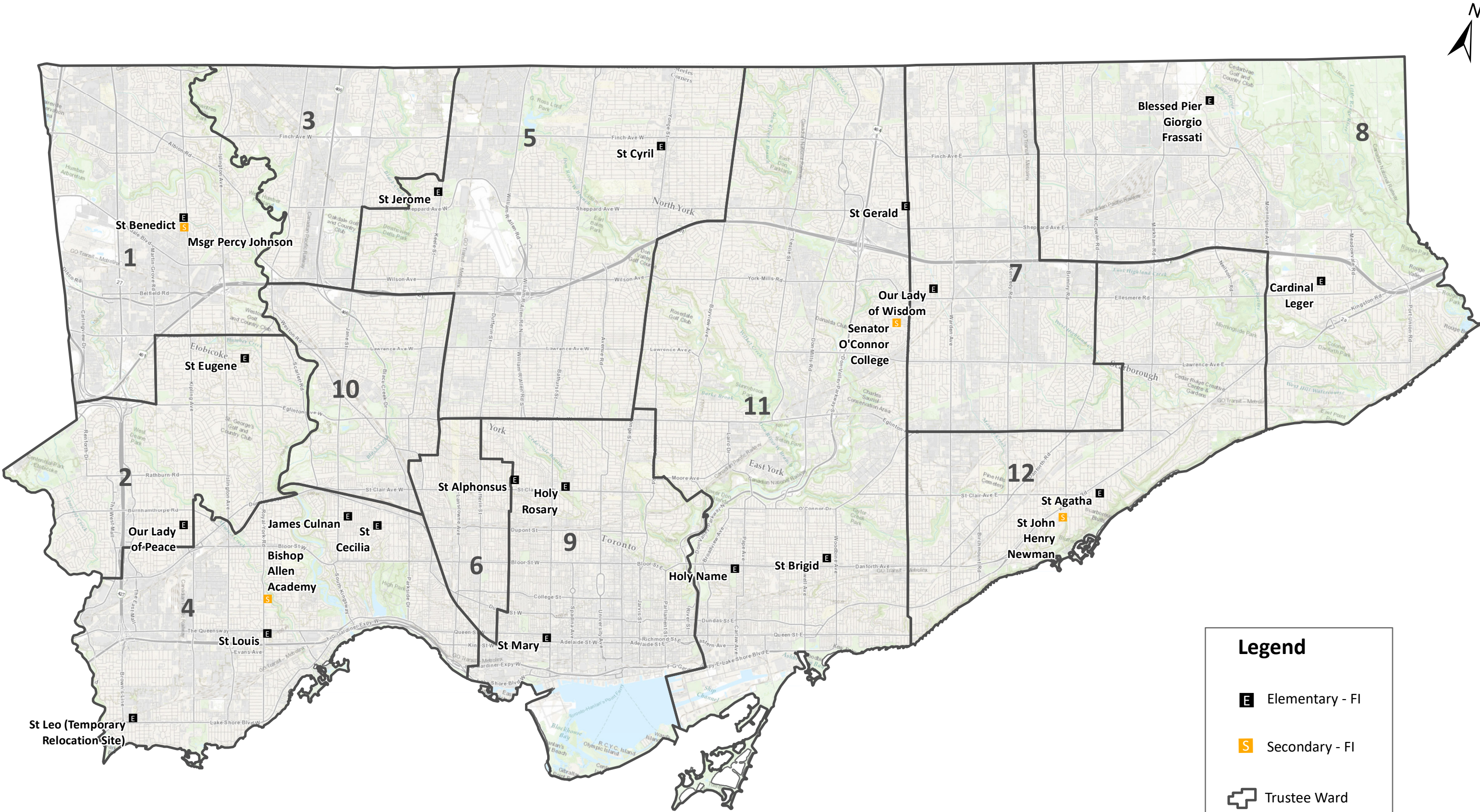
School	Year	JK	SK	Gr01	Gr02	Gr03	Gr04	Gr05	Gr06	Gr07	Gr08	Total
BLESSED PIER GIORGIO FRASSATI	2017	24	28	20	20	16	15	0	0	0	0	123
BLESSED PIER GIORGIO FRASSATI	2018	26	27	25	17	20	14	15	0	0	0	144
BLESSED PIER GIORGIO FRASSATI	2019	25	20	22	23	15	19	15	16	0	0	155
BLESSED PIER GIORGIO FRASSATI	2020	10	15	12	13	15	10	16	11	16	0	118
BLESSED PIER GIORGIO FRASSATI	2021	10	14	20	16	11	20	12	16	13	18	150
BLESSED PIER GIORGIO FRASSATI	2022	15	11	13	21	15	9	20	12	14	13	143
CARDINAL LEGER	2017	18	12	0	0	0	0	0	0	0	0	30
CARDINAL LEGER	2018	18	22	11	0	0	0	0	0	0	0	51
CARDINAL LEGER	2019	28	23	15	9	0	0	0	0	0	0	75
CARDINAL LEGER	2020	15	27	17	13	5	0	0	0	0	0	77
CARDINAL LEGER	2021	24	22	23	15	11	7	0	0	0	0	102
CARDINAL LEGER	2022	19	26	14	18	15	10	6	0	0	0	108
HOLY NAME	2018	14	17	0	0	0	0	0	0	0	0	31
HOLY NAME	2019	19	17	17	0	0	0	0	0	0	0	53
HOLY NAME	2020	14	21	14	16	0	0	0	0	0	0	65
HOLY NAME	2021	13	17	17	13	15	0	0	0	0	0	75
HOLY NAME	2022	15	9	14	15	12	12	0	0	0	0	77
HOLY ROSARY	2017	20	27	28	17	0	0	0	0	0	0	92
HOLY ROSARY	2018	15	19	26	25	16	0	0	0	0	0	101
HOLY ROSARY	2019	11	16	16	24	10	12	0	0	0	0	89
HOLY ROSARY	2020	11	11	10	13	20	9	12	0	0	0	86
HOLY ROSARY	2021	10	12	13	8	9	19	8	8	0	0	87
HOLY ROSARY	2022	9	8	11	12	7	9	15	9	9	0	89
JAMES CULNAN	2017	38	49	41	40	23	28	18	27	15	17	296
JAMES CULNAN	2018	43	40	44	39	36	20	23	16	20	14	295
JAMES CULNAN	2019	37	43	38	33	36	31	17	22	16	17	290
JAMES CULNAN	2020	28	26	29	27	20	23	21	14	17	17	222
JAMES CULNAN	2021	32	28	32	37	26	22	29	20	13	21	260
JAMES CULNAN	2022	21	29	21	24	26	22	20	27	18	13	221
OUR LADY OF PEACE	2017	40	56	52	60	61	60	55	50	41	46	521
OUR LADY OF PEACE	2018	46	50	53	52	59	58	59	55	49	41	522
OUR LADY OF PEACE	2019	40	48	50	52	51	59	58	58	58	49	523
OUR LADY OF PEACE	2020	40	43	46	48	49	48	56	53	52	54	489
OUR LADY OF PEACE	2021	33	47	39	44	42	47	42	56	53	50	453
OUR LADY OF PEACE	2022	28	35	49	40	39	40	42	43	56	49	421
OUR LADY OF WISDOM	2017	36	55	44	40	39	31	43	29	37	17	371
OUR LADY OF WISDOM	2018	48	42	50	40	33	36	28	42	29	36	384
OUR LADY OF WISDOM	2019	47	46	39	40	35	29	36	28	29	29	358
OUR LADY OF WISDOM	2020	40	50	43	35	35	34	28	34	29	29	357
OUR LADY OF WISDOM	2021	40	37	43	34	32	33	31	25	31	29	335
OUR LADY OF WISDOM	2022	36	41	35	38	29	32	28	30	21	32	322
ST AGATHA	2017	36	50	38	28	37	33	36	29	26	20	333
ST AGATHA	2018	34	37	43	35	24	31	31	29	26	20	310
ST AGATHA	2019	31	40	37	38	33	22	24	27	19	23	294
ST AGATHA	2020	33	32	39	36	33	31	20	24	26	17	291
ST AGATHA	2021	37	31	30	31	26	30	24	17	19	22	267
ST AGATHA	2022	28	41	29	25	30	25	29	25	18	20	270
ST ALPHONSUS	2018	19	6	0	0	0	0	0	0	0	0	25
ST ALPHONSUS	2019	14	21	7	0	0	0	0	0	0	0	42
ST ALPHONSUS	2020	17	14	18	8	0	0	0	0	0	0	57
ST ALPHONSUS	2021	14	19	12	16	6	0	0	0	0	0	67
ST ALPHONSUS	2022	8	13	10	9	15	6	0	0	0	0	61
ST BENEDICT	2017	18	12	0	0	0	0	31	25	37	32	155
ST BENEDICT	2018	19	19	10	0	0	0	23	27	21	36	155
ST BENEDICT	2019	19	17	20	9	0	0	23	21	25	18	152
ST BENEDICT	2020	15	21	14	15	7	0	36	22	19	24	173
ST BENEDICT	2021	16	14	15	10	11	6	20	35	18	19	164
ST BENEDICT	2022	16	16	16	15	8	11	6	19	29	16	152

# APPENDIX 'B' - ELEM FRENCH IMMERSION SYSTEM WIDE ENROLMENT BY GRADE

School	Year	JK	SK	Gr01	Gr02	Gr03	Gr04	Gr05	Gr06	Gr07	Gr08	Total
ST BRIGID	2018	37	22	0	0	0	0	0	0	0	0	59
ST BRIGID	2019	24	35	23	0	0	0	0	0	0	0	82
ST BRIGID	2020	29	23	31	19	0	0	0	0	0	0	102
ST BRIGID	2021	22	30	21	27	18	0	0	0	0	0	118
ST BRIGID	2022	29	23	29	21	24	17	0	0	0	0	143
ST CECILIA	2017	46	42	50	52	50	47	52	50	41	42	472
ST CECILIA	2018	38	50	42	50	49	47	45	50	48	40	459
ST CECILIA	2019	41	44	52	45	42	46	42	41	48	45	446
ST CECILIA	2020	45	42	44	43	41	42	44	39	41	45	426
ST CECILIA	2021	32	48	39	37	40	38	35	42	34	39	384
ST CECILIA	2022	33	35	43	35	36	38	36	33	32	37	358
ST CYRIL	2017	42	48	39	40	43	29	31	28	23	13	336
ST CYRIL	2018	40	46	47	39	41	35	27	31	22	23	351
ST CYRIL	2019	42	44	40	47	38	37	30	27	25	20	350
ST CYRIL	2020	41	42	45	41	40	38	35	32	20	23	357
ST CYRIL	2021	37	38	34	39	36	33	37	29	29	17	329
ST CYRIL	2022	37	46	38	32	35	28	33	31	21	30	331
ST EUGENE	2017	32	23	0	0	0	0	0	0	0	0	55
ST EUGENE	2018	32	35	24	0	0	0	0	0	0	0	91
ST EUGENE	2019	26	31	33	25	0	0	0	0	0	0	115
ST EUGENE	2020	27	29	29	33	23	0	0	0	0	0	141
ST EUGENE	2021	30	29	24	25	31	20	0	0	0	0	159
ST EUGENE	2022	22	35	29	21	24	29	20	0	0	0	180
ST GERALD	2017	13	14	0	0	0	0	0	0	0	0	27
ST GERALD	2018	13	14	16	0	0	0	0	0	0	0	43
ST GERALD	2019	15	14	16	15	0	0	0	0	0	0	60
ST GERALD	2020	14	13	10	14	10	0	0	0	0	0	61
ST GERALD	2021	7	15	15	10	12	6	0	0	0	0	65
ST GERALD	2022	8	6	15	13	10	11	5	0	0	0	68
ST JEROME	2017	10	14	0	0	0	0	0	0	0	0	24
ST JEROME	2018	13	16	14	0	0	0	0	0	0	0	43
ST JEROME	2019	12	17	16	13	0	0	0	0	0	0	58
ST JEROME	2020	9	13	14	15	10	0	0	0	0	0	61
ST JEROME	2021	14	9	14	9	8	9	0	0	0	0	63
ST JEROME	2022	9	17	9	16	8	5	10	0	0	0	74
ST LEO	2017	45	36	21	21	12	0	0	0	0	0	135
ST LEO	2018	34	49	35	21	20	11	0	0	0	0	170
ST LEO	2019	35	37	45	30	16	20	15	0	0	0	198
ST LEO	2020	29	38	30	33	26	15	19	14	0	0	204
ST LEO	2021	14	26	26	27	24	21	12	16	11	0	177
ST LEO	2022	27	19	25	25	26	21	21	12	16	12	204
ST LOUIS	2018	22	7	0	0	0	0	0	0	0	0	29
ST LOUIS	2019	18	21	7	0	0	0	0	0	0	0	46
ST LOUIS	2020	20	20	19	6	0	0	0	0	0	0	65
ST LOUIS	2021	13	27	18	17	7	0	0	0	0	0	82
ST LOUIS	2022	14	14	18	17	15	6	0	0	0	0	84
ST MARY	2018	12	15	0	0	0	0	0	0	0	0	27
ST MARY	2019	13	15	20	0	0	0	0	0	0	0	48
ST MARY	2020	14	15	14	16	0	0	0	0	0	0	59
ST MARY	2021	9	13	12	7	10	0	0	0	0	0	51
ST MARY	2022	11	8	10	9	3	10	0	0	0	0	51




# APPENDIX 'C' - TCDSB French Immersion Programming Across the City



## Legend

**E** Elementary - FI

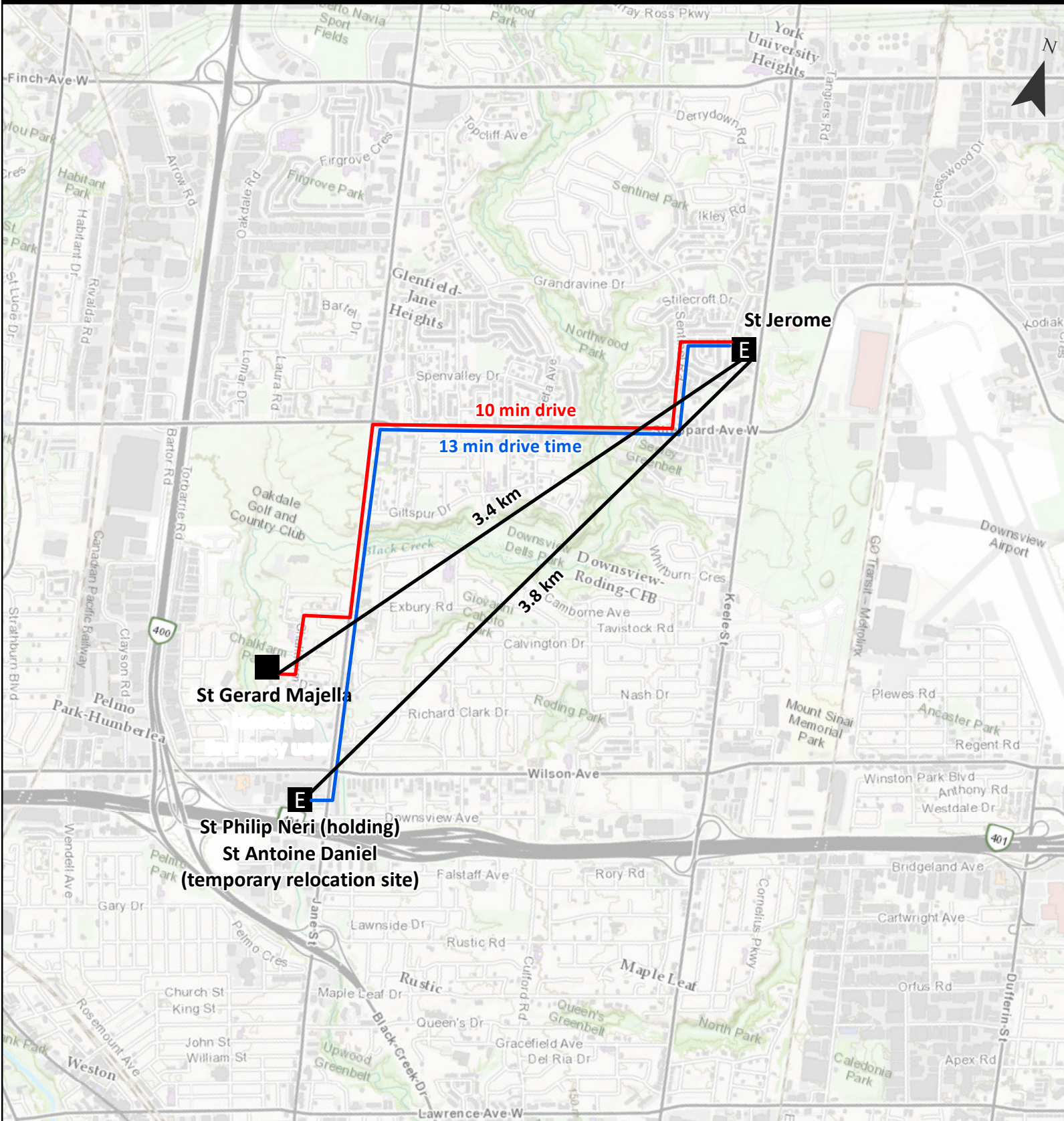
**S** Secondary - FI

 Trustee Ward





# APPENDIX 'D' - Distance from St. Jerome to St. Gerard Majella and St. Philip Neri



Drive time from St. Jerome to St. Gerard Majella: 10 minutes

Drive time from St. Jerome to St. Philip Neri: 13 minutes

0 0.5 1 km  
Page 102 of 163

**H** Holding

**E** Elementary



TCDSB Planning Services  
May 2023





## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEE

## COOLING STRATEGY STATUS UPDATE 2023

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

Drafted

May 24, 2023

Meeting Date

June 8, 2023

M. Iafrate, Senior Coordinator, Asset Renewal  
C. Bologna, Senior Coordinator, Innovation & Service Delivery  
M. Zlomislic, Superintendent of Capital Development, Asset Management & Renewal  
M. Farrell, Superintendent of Environmental Support Services

## INFORMATION REPORT

**Vision:** IN GOD'S IMAGE: *Growing in Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

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Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

Further to the Cooling Strategy report approved at the May 9, 2019, Corporate Services meeting, this report provides an update on the status of various initiatives undertaken by the facilities departments (Capital, Asset Management & Renewal and Environmental Support Services) to address the comfort of students and staff during hot weather.

*The cumulative staff time required to prepare this report was 13 hours.*

## B. PURPOSE

To update Trustees on the various cooling strategies that are currently under review, implemented, or in the process of implementation in non-air-conditioned schools.

## C. BACKGROUND

1. ***Currently, there are 38 schools with full air conditioning, and 134 with partial air conditioning,*** which includes 93 completed cooling centres up to the end of phase 3. The remaining 35 schools with no air conditioning are being addressed using various strategies to address extreme heat during the shoulder season. They will be receiving cooling centres in phase 4 or as part of Capital projects. Refer to Appendices A and B.
2. ***On May 9, 2019, a report on Cooling Strategy Status (All Wards) was presented to Corporate Services, Strategic Planning and Property Committee.*** This strategy recommended the installation of a “cooling centre” in either the gymnasium or the library, subject to the building configuration. This would allow students to be rotated through the cooling centre throughout the school day to mitigate extreme heat and humidity conditions within the school classrooms.
3. ***The recommendation that “the Board of Trustees endorse the cooling strategy outlined...” was approved.*** The 2019-2020 Renewal Plan was presented at Corporate Services, which included the approval of a budget for the Cooling Centre implementation of the remaining Phase 1 and the Phase 2 schools.
4. ***On January 14, 2021, the 2020-2021 Renewal Plan was approved at Corporate Services and included a budget for 23 schools in Phase 3 of cooling centres, valued at \$3.06M.*** An additional 15 cooling centre projects were approved as part of the Capital childcare retrofit projects, for an additional \$1.95M.

5. ***Phases 1, 2 and 3 of the Cooling Centre Program representing a total of 92 school are either now complete or in the final handover stage.*** The final stage, Phase 4, including 23 Schools, is currently in design, with completion anticipated in early 2024.

## **D. EVIDENCE/RESEARCH/ANALYSIS**

### **1. Ventilation vs. Air Conditioning**

***There is a distinct difference between “ventilation” and “air conditioning”.*** Ventilation is the process of removing stale air from a building and replacing it with fresh air from outside and distributing the air within the building or room to provide a healthy and safe environment for occupants. Ventilation can be provided through mechanical (exhaust fans), natural (open windows), or hybrid means. Ventilation on its own does not provide air conditioning.

***Air-conditioning (AC) is the process used to cool recirculated air*** and maintain a certain temperature in indoor spaces typically applied to maintain a level of personal comfort.

Newer buildings can be designed with ventilation systems that can be equipped with an AC function. These systems require additional equipment such as a chiller, which cools warm air passing over its coils for distribution through an insulated ductwork distribution throughout the school. This comes with additional capital costs.

***Installing these types of air-conditioning systems in older schools would involve significant retrofitting of air-handling units,*** ceiling tile removal to insulate the existing ductwork, and would likely require a significant upgrading of the electrical power distribution in the buildings as well as abatement.

### **2. Initiatives to Provide Cooling in Non-Air-Conditioned Schools**

#### **a) Cooling Centres**

*Phase 1*, consisting of 36 cooling centres, began with a pilot program of 9 schools, which was completed in the fall of 2019. The remaining schools were completed in the spring of 2021.

*Phase 2*, consisting of 30 cooling centres, commenced design in the spring of 2020, but was temporarily put on hold due to the onset of COVID 19. Phase 2 schools were substantially completed in the spring of 2023.

In 2020, the Government of Canada introduced COVID-19 Resilience Infrastructure Stream (CVRIS) Funding. This enabled the Board to receive funding to complete *Phase 3*, consisting of 22 schools. The work in Phase 3 was required to be completed in the summer of 2022 to meet the timelines prescribed by the CVRIS funding, resulting in their completion before Phase 2.

*Phase 4*, consisting of 23 schools, commenced design in February 2023 and will be fully completed in early 2024.

#### **b) Fans**

In 2019, pedestal fans were provided as part of a pilot project to eleven (11) three-storey schools that have no mechanical ventilation. The feedback reported has been varied, with some cooling effectiveness confirmed, but with concerns about noise and the blowing of papers around the classroom. Fans were not permitted during the COVID period due to concerns over virus distribution throughout the classroom.

#### **c) Air Conditioning in Portables**

Planning and the Capital Development, Asset Management & Renewal department (CDAMR) are following a plan to reduce the portable classroom inventory in the system over time. As Capital work is completed, staff are selling off older portables without AC, while keeping/purchasing newer portables with AC. For the 2023-2024 academic year, there are currently 287 portables in service, of which 70% are equipped with AC.

Following the completion of St. Leo, Holy Angels, St. Matthias, St. Fidelis, St. John Henry Newman CSS, and Bishop Allen Academy, it is anticipated that the Board's inventory will be reduced to 214 portable classrooms and 100% will be air conditioned.

#### **d) Solar Window Film**

Following a successful pilot installation at 2 schools, a budget of \$620,000 for solar reducing film was approved in the 2020-2021 Renewal Plan. Solar reducing film was successfully installed at 16 schools, targeting buildings with

no mechanical ventilation. This film reduced the transmission of solar heat into the classrooms through the windows.

#### **e) Window Standard Changes**

Board staff have continued to upgrade the Board's window specifications to include insulated glazing units with improved exterior tint and low E coating. This will dramatically reduce solar heat gain into the building during warm periods, resulting in cooler classrooms.

Furthermore, window units are now specified with an increased number of operable sections in each classroom. The operable sections are configured as either awning or hopper style to allow for maximum ventilation, within code requirements. Cooler air during the shoulder seasons can reduce the classroom temperature through natural ventilation.

#### **f) Misting Stations**

On May 4, 2023, the Board of Trustees approved a motion to pilot misting stations at one school in each Ward. Staff are currently researching various technologies and establishing a budget to be included in the upcoming 2023-2024 School Renewal Plan. Implementation of the pilot is anticipated in the spring of 2024.

### **E. METRICS AND ACCOUNTABILITY**

1. Provide an update in Spring 2024, on the completion of Phase 4 Cooling Centre program.
2. Provide a misting station solution in Fall 2023, to pilot in each ward and implement in the Spring of 2024.

### **F. CONCLUDING STATEMENT**

This report is for the information of the Board of Trustees.



## Toronto Catholic District School Board

### Window Film Installation Projects

School Code	School	Scope	Status
289	Blessed Trinity	Window film installation	Complete
225	Holy Rosary	Window film installation	Complete
272	Immaculate Heart of Mary	Window film installation	Complete
295	St Andrew	Window film installation	Complete
267	St Benedict	Window film installation	Complete
218	St Cecilia	Window film installation	Complete
270	St Cyril	Window film installation	Complete
262	St Gregory	Window film installation	Complete
264	St Lawrence	Window film installation	Complete
381	St Marguerite Bourgeoys	Window film installation	Complete
240	St Matthew	Window film installation	Complete
224	St Monica	Window film installation	Complete
285	St Raphael	Window film installation	Complete
276	Transfiguration	Window film installation	Complete



Toronto Catholic District School Board

**Phase - 1 Cooling Centres Installation Program (2019-2020)**

School Name	Room Selection	Status	Completion Date
Blessed Trinity	Gym	Completed	2022-04-20
Chaminade	Library	Completed	2020-06-01
Holy Name	Library	Completed	2020-03-01
Holy Rosary	Library	Completed	2020-06-01
Holy Spirit	Gym	Completed	2020-03-01
Loretto Abbey	Sr. Cafeteria	Completed	2020-09-01
Madonna	Library	Completed	2020-04-01
Nativity of our Lord	Library	Completed	2020-06-01
Our Lady of Peace	Gym	Completed	2020-04-01
St Andrew	Library	Completed	2020-04-01
St Augustine	Library	Completed	2020-09-01
St Benedict	Library	Completed	2019-07-01
St Bonaventure	Gym	Completed	2020-06-01
St Boniface	Library	Completed	2020-06-01
St Brigid	Gym (Southern Half)	Completed	2020-03-01
St Cecilia	Gym	Completed	2019-10-01
St Charles	Library	Completed	2019-09-01
St Charles Garnier	Library	Completed	2019-09-01
St Clare	Library	Completed	2019-11-01
St Columba	Library	Completed	2020-06-01
St Cyril	Gym	Completed	2019-11-01
St Gregory	Library	Completed	2019-10-01
St Ignatius of Loyola	Library	Completed	2020-06-01
St James	Gym	Completed	2020-03-01
St Jerome	Gym	Completed	2020-09-01
St John (Toronto)	Library	Completed	2020-09-01
St Josaphat	Resources Centre/Library	Completed	2020-07-01
St Joseph	Library	Completed	2020-04-01
St Lawrence	Gym	Completed	2020-03-01
St Mary	Library	Completed	2020-04-01
St Matthew	Gym	Completed	2019-08-01
St Rose Of Lima	Gym	Completed	2020-06-01
St Stephen	Gym	Completed	2020-06-01
St Thomas Aquinas	Library	Completed	2020-08-01
St Wilfrid	Library	Completed	2020-04-01
The Divine Infant	Chapel-Atrium (Rm. 110)	Completed	2019-09-01



**Toronto Catholic District School Board**  
**Phase - 2 Cooling Centres Installation Program (2020-2022)**

School Name	Room Selection	Status	Completion Date
Blessed Sacrament	Gym	Ongoing	Fall 2022/Spring 2023
Canadian Martyrs	Gym	Substantially Completed	Fall 2022/Spring 2023
Cardinal Leger	Library	Substantially Completed	Fall 2022/Spring 2023
D'Arcy McGee	Library	Ongoing	Fall 2022/Spring 2023
Epiphany of Our Lord	Gym	Substantially Completed	Fall 2022/Spring 2023
Holy Cross	Gym	Substantially Completed	Fall 2022/Spring 2023
Our Lady of the Assumption	Gym	Substantially Completed	Fall 2022/Spring 2023
Our Lady of Perpetual Help	Gym	Substantially Completed	Fall 2022/Spring 2023
Precious Blood	Gym	Ongoing	Fall 2022/Spring 2023
Prince of Peace	Library	Substantially Completed	Fall 2022/Spring 2023
St Aidan	Gym	Substantially Completed	Fall 2022/Spring 2023
St Alphonsus	Library	Substantially Completed	Fall 2022/Spring 2023
St Bede	Gym	Substantially Completed	Fall 2022/Spring 2023
St Catherine	Gym	Substantially Completed	Fall 2022/Spring 2023
St Dorothy	Gym	Ongoing	Fall 2022/Spring 2023
St Elizabeth	Gym	Substantially Completed	Fall 2022/Spring 2023
St Francis Xavier	Library	Substantially Completed	Fall 2022/Spring 2023
St Isaac Jogues	Library	Ongoing	Fall 2022/Spring 2023
St Joachim	Gym	Substantially Completed	Fall 2022/Spring 2023
St John XXIII	Gym	Substantially Completed	Fall 2022/Spring 2023
St Malachy	Gym	Substantially Completed	Fall 2022/Spring 2023
St Maria Goretti	Gym	Substantially Completed	Fall 2022/Spring 2023
St Margherita	Library	Substantially Completed	Fall 2022/Spring 2023
St Martin de Porres	Gym	Substantially Completed	Fall 2022/Spring 2023
St Mary of the Angels	Library	Substantially Completed	Fall 2022/Spring 2023
St Monica	Gym	Substantially Completed	Fall 2022/Spring 2023
St Paul	Gym	Substantially Completed	Fall 2022/Spring 2023
St Rita	Library	Ongoing	Fall 2022/Spring 2023
St Thomas More	Gym	Substantially Completed	Fall 2022/Spring 2023
Venerable John Merlini	Library	Substantially Completed	Fall 2022/Spring 2023





## Toronto Catholic District School Board

**Phase - 3** Cooling Centres Installation Program (2021-2022)

School Name	Room Selection	Status	Completion Date
Annunciation	Library	Completed	2022-04-01
Msgr John Corrigan	Library	Completed	2022-04-01
O L of Wisdom	Gym	Completed	2022-04-01
St Agatha	Gym	Completed	2022-04-01
St Agnes	Gym	Completed	2022-04-01
St Anselm	Gym	Completed	2022-04-01
St Denis	Gym	Completed	2022-04-01
St Dunstan	Gym	Completed	2022-04-01
St Edward	Gym	Completed	2022-07-22
St Florence	Gym	Completed	2022-04-01
St Francis de Sales	Gym	Completed	2022-04-01
St Francis of Assisi	Library	Completed	2022-04-01
St Gabriel	Gym	Completed	2022-04-01
St John Bosco	Gym	Completed	2022-04-01
St Louis	Gym	Completed	2022-04-01
St Marcellus	Library	Completed	2022-04-01
St Marguerite Bourgeoys	Gym	Completed	2022-04-01
St Martha	Library	Completed	2022-04-01
St Pius X	Gym	Completed	2022-04-01
St Raphael	Gym	Completed	2022-04-01
St Rene Goupil	Library	Completed	2022-04-01
Transfiguration	Library	Completed	2022-06-22



**Toronto Catholic District School Board**  
**Phase - 4 Cooling Centres Installation Program (2022-2023)**

School Name	Room Selection	Status	Completion Date
Bishop Marrocco/Thomas Merton	TBD	Started	Early 2024
Christ the King/St Leo	TBD	Started	Early 2024
Immaculate Heart of Mary	TBD	Started	Early 2024
James Cardinal McGuigan	TBD	Started	Early 2024
Mother Cabrini	TBD	Started	Early 2024
Neil McNeil	TBD	Started	Early 2024
Notre Dame	TBD	Started	Early 2024
O L of Grace	TBD	Started	Early 2024
Sacred Heart	TBD	Started	Early 2024
St Conrad	TBD	Started	Early 2024
St Demetrius	TBD	Started	Early 2024
St Elizabeth Seton	TBD	Started	Early 2024
St Gabriel Lalemant	TBD	Started	Early 2024
St Henry	TBD	Started	Early 2024
St Joseph's College	TBD	Started	Early 2024
St Kateri Tekakwitha	TBD	Started	Early 2024
St Mark	TBD	Started	Early 2024
St Norbert	TBD	Started	Early 2024
St Richard	TBD	Started	Early 2024
St Sylvester	TBD	Started	Early 2024
St Ursula	TBD	Started	Early 2024
St Victor	TBD	Started	Early 2024
Sts Cosmas and Damian	TBD	Started	Early 2024



**Toronto Catholic District School Board  
Cooling Centre Installation Program  
Through Capital Projects**

School Name	Room Selection	Status	Completion Date
Father Serra	TBD	In Design	2026-01-21
James Culnan	TBD	Completed	2020-03-01
St Albert	TBD	In Design	2025-08-21
St Barbara	TBD	In Design	2023-08-23
St Barnabas	TBD	Completed	2021-09-21
St Bartholomew	TBD	Completed	2022-06-21
St Bernard	TBD	In Design	2026-01-21
St Edmund Campion	TBD	In Design	2024-08-23
St Gerald	TBD	Project ATP with Ministry	2023-08-23
St Jean De Brebeuf	TBD	Project ATP with Ministry	2023-08-23
St John Vianney	TBD	In Design	2023-08-23
St Jude	TBD	In Design	2023-08-23
St Kevin	TBD	In Design	2025-01-21
St Margaret *	Library	In Construction	Fall 2023
St Maurice	TBD	Completed	2018-09-01
St Roch	TBD	Completed	2021-09-21
St. Pope Paul VI	TBD	Tendered	2023-08-23

**Note:**

\* - The cooling centre at St. Margaret will be installed through Renewal as part of the MUA upgrade project



## REPORT TO

CORPORATE SERVICES, STRATEGIC  
PLANNING AND PROPERTY  
COMMITTEETORONTO CATHOLIC DISTRICT SCHOOL BOARD  
FIELD STUDY UPDATE

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

## Drafted

May 24, 2023

## Meeting Date

June 8, 2023

Steph Pavan/Allison Quinn, Sustainable Outdoor Environments Supervisors  
Lyn Northey, Sr. Coordinator, Capital Development  
Milka Zlomislic, Superintendent, Capital Development, Asset Man. and Renewal

## INFORMATION REPORT

**Vision:** *IN GOD'S IMAGE: Growing in  
Knowledge, with Justice and Hope.*

**Mission:** *Nurturing the faith development and academic  
excellence of our Catholic learning community through the  
love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN  
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



Brendan Browne  
Director of Education

Adrian Della Mora  
Associate Director of Academic  
Affairs & Chief Operating Officer

Derek Boyce  
Associate Director of Corporate  
Services and Chief Commercial Officer

Ryan Putnam  
Chief Financial Officer and Treasurer

## A. EXECUTIVE SUMMARY

The TCDSB has over 207 active occupied school sites, 136 of which have playing fields. Due to the condition of many of these fields, and the challenges associated with keeping them in a state of good repair, a study was initiated to review the condition of all the Board's fields, and to provide recommendations for improving the longevity and condition of the fields.

This commissioned study assessed the Board's field inventory, provided recommendations for field construction methods, and provided associated estimated costs for future planning purposes.

The inventory data, analysis and information in this field study will inform an upcoming Field Renewal Strategy for all existing fields at the TCDSB and will provide the foundation for determination of field priorities and Renewal funding required in future Renewal Plans on an annual basis.

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

## B. PURPOSE

The purpose of this report is to provide the Board of Trustees a summary of the findings from the TCDSB Field Study report.

## C. BACKGROUND

1. ***Historically, the Board has had many challenges preserving fields in good condition.*** These challenges occur because of inadequate drainage, poor grading, overdue renewal, and the inability of the field to support the level of use, regardless of maintenance practices.
2. ***Many of our schools have large student populations and small green (natural turf) spaces.*** As a result, these facilities are intensively used, which leads to their poor condition. This overuse of small grass fields is made worse by heavy foot traffic during the fall, winter and spring months when the surface and sub-base are saturated.
3. ***The net result is grass fields that are hard earth patches when the surface is dry, or mud bowls during the rainy season.*** Both conditions are not suitable for children to play on.
4. ***Over the years, at many of these sites, the Environmental Support Services team has endeavoured to rehabilitate the natural turf over the***

***summer through reseeding.*** However, this unfortunately does not provide a long-term solution and these fields, because they have underlying problems, such as drainage, that cannot be addressed through reseeding, very quickly deteriorate to their former poor condition.

5. ***In addition, for grass to grow successfully, it requires a lengthy period of time to knit.*** Since schools need these playing spaces, it becomes difficult to cordon off the area for a period of 3 to 6 months, particularly on small sites.
6. ***For new Capital construction, the Site Plan Approval process has also impacted the configuration of sites and reduced green play surfaces with various requirements.*** These include items such as on-site parent and bus drop off. As a result of this reduction in natural turf area, some of these new school sites, which were already small prior to redevelopment, have continued to have challenges with the natural turf fields, similar to existing schools.
7. ***Environmental Support Services, Renewal and Capital staff regularly receive complaints about the condition of natural turf fields on many sites.*** Many school communities have sent requests for field remediation on their sites.
8. ***In response to all these challenges, and the need to develop a strategy for the renewal of school fields, on May 17, 2021, the Board issued an RFP for the TCDSB Field Study,*** which closed June 7, 2021 and the consultant contract for the study was awarded to RK & Associates Consulting Inc. This study included site field inspections for every site that has a field.
9. ***The study provided field inventory information which shall provide staff with a comprehensive record and understanding of the condition of all fields.*** The quantitative and qualitative data garnered will assist staff in prioritizing field renewal and field upgrades. The field design standards and specifications established through the study, with associated project costs, will assist in the determination of the budget for future projects in the Renewal Plan. Refer to appendices A and B.
10. ***The consultant conducted visual investigations at each field at 136 sites to determine the condition, size, and any site concerns such as drainage issues or poor turf grass coverage.*** The following characteristics were documented and analysed at each site:
  - School type: Primary or Secondary
  - Field type: Artificial or Natural
  - Turf grass coverage, observed as a percentage of turf cover versus weed growth in 1m x 1m sample plots.
  - Condition from poor to excellent based upon turf coverage, planarity, and exposed soil area.

- Square meters of turf per student based upon measured field size and student population.
11. ***In addition to the analysis of the fields at 136 properties, 3 sites were selected for case studies, which included a more comprehensive analysis of those specific sites.*** These sites were identified as problematic by local school staff, communities, and the Sustainable Outdoor Environment Team, and are a good representation of the types of challenges that are encountered at many Board properties across the City.
  12. ***The three case study sites selected were Holy Cross, Madonna and St. Ambrose.***

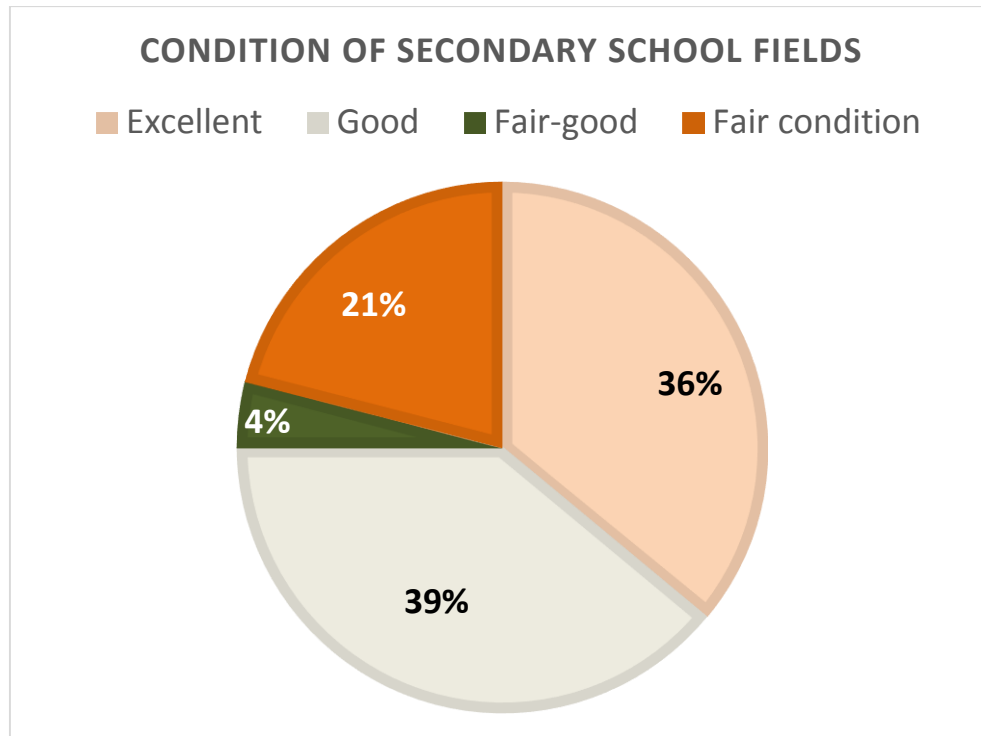
#### **D. EVIDENCE/RESEARCH/ANALYSIS**

1. ***Of the TCDSB 136 properties with fields that were studied, 104 were at elementary schools, 28 at secondary schools and 4 at other properties.***
2. ***Overall, secondary school fields are in better condition than elementary school fields with 75% of secondary fields being in excellent or good condition, as compared to 58% at the elementary panel.*** The study concluded that the condition of the natural turf fields has a direct correlation with the square meters of recreational space provided per student and other factors, such as drainage

## Secondary School Field Findings

3. For the 28 secondary schools with fields, their condition is noted in Table 1. It is noteworthy that none of the fields were in poor condition, as compared to elementary schools:

**Table 1**



4. A further breakdown of the secondary fields by type and condition is noted in Table 2. The data indicates that natural turfs can achieve excellent or good condition. Therefore, the surface is not the primary factor in the condition.

**Table 2**

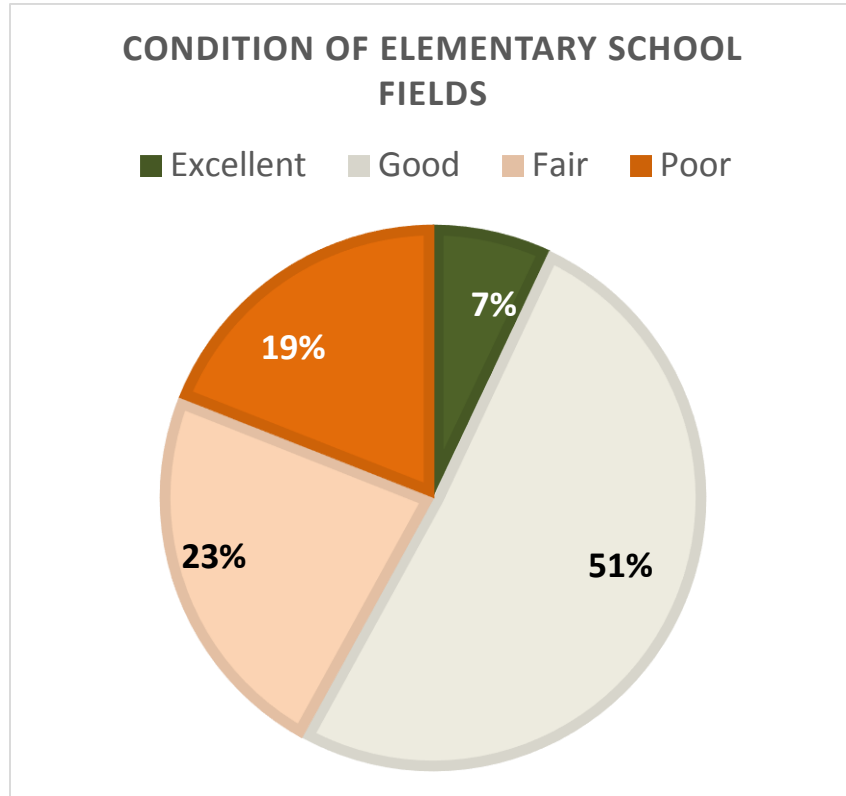
Percentage	Condition	Type Natural Turf	Type Artificial Turf
36%	Excellent	8	2
39%	Good	10	1
4%	Fair-Good	1	0
21%	Fair	6	0
<b>100%</b>	<b>Varies</b>	<b>25</b>	<b>3</b>



## Elementary School Field Findings

5. For the 104 elementary schools with fields, their condition is noted in Table 3:

**Table 3**



6. A further breakdown of the elementary fields by type and condition is noted in Table 4. The data indicates that natural turfs can also achieve excellent or good condition at the elementary schools. However, there are a significant number of natural turf fields in poor condition, which necessitated a further probe into the reasons why.

**Table 4**

Percentage	Condition	Type Natural Turf	Type Artificial Turf
7%	Excellent	6	1
51%	Good	51	2
23%	Fair	22	2
19%	Poor	18	2
100%	Varies	97	7

7. The student-to-field area metric showed that fields with a higher area per student are in better condition than those with a lower area per student:
  - a. 75% of schools in poor condition, have less than 10 square meters per student; and
  - b. 53% of schools in fair condition, have less than 10 square meters per student.,
  - c. A total of 42 schools (all elementary) have less than 10 square meters of field space per student. And the number of elementary schools with fair or poor natural turf fields is 40, which directly correlates to the condition-to-area per student ratios.

Therefore, this metric can be used to determine whether an elementary school field should be upgraded to artificial turf. This metric is also a useful guideline for new schools when designing the site.

### Costing summary

8. ***The study provided very high-level construction cost estimates for normal/standard conditions based on current 2023 market pricing for planning purposes only.*** These high-level estimates did not include soft costs. The estimates will require seasonal revision based upon market trends at the time. These costs will fluctuate year to year based upon inflation, material costs, labour costs, construction timing and contractor availability.
9. ***The additional soft costs to be considered on a site-by-site basis,*** which were not included in the study include items such as testing and inspection including topographic, landscape architect, legal, and geotechnical surveys, soil chemical analysis as per the current more restrictive O. Reg 406/19 (On-Site and Excess Soil Management), permit fees, such as Forestry, Site Plan Approval, Site Alteration Permit, and additional study fees such as archaeological, heritage, and arborist to name a few.
10. ***The estimated construction varies based on size and type.*** The costing below in Table 5 is based on estimates for normal site conditions. In other words, the costing does not account for any unique site conditions, such as additional costs for additional storm water management systems if the site does not have adequate capacity.

**Table 5: Construction Cost Only for Various Field Types**

Field Type	Artificial Turf	Natural Turf
<b>Regulation Senior</b> 10,500 sm (11 v 11)	\$2,500,000	\$1,250,000 Category 3
<b>Regulation Junior</b> 6,000 sm (9 v 9)	\$1,200,000	\$750,000 Category 5

<sup>1</sup>. Costs are based on 2023 values and are subject to change. An additional 25% should be added to account for the Total Project Cost to include soft costs.

<sup>2</sup>. Artificial turf costing includes drainage, no additional requirements for storm water management.

<sup>3</sup>. Category 3 denotes it can be designed with or without irrigation and is suitable for high school and league playing.

<sup>4</sup>. Category 5 denotes there is no irrigation, is a basic field and lowest capital investment, as there is no imported soil or special features.

11. To understand the cost impact system wide, the **total project cost** to redevelop the fair and poor sites for all schools would be as follows:
  - The estimated, approximate cost of upgrading all existing, fair and fair-good natural turf secondary school fields to artificial turf fields is **\$65,000,000.00**.
  - The estimated, approximate cost of renewing all existing, fair and fair-good natural turf secondary school fields to Category 3, natural fields is **\$31,200,000.00**.
  - The estimated, approximate cost of upgrading all existing, fair and poor natural turf elementary school fields to artificial turf fields is **\$90,000,000.00**.
  - The estimated, approximate cost of renewing all existing, fair and poor elementary school natural turf fields is **\$30,200,000.00**

## Design Standards & Case Studies

12. *In addition to an analysis of fields and construction estimates, the study provided recommendations on design standards, and construction specifications, utilization schedules and maintenance protocols to address the challenges TCDSB is encountering on its playing fields.* This

information will be incorporated in Renewal site projects starting at the design phase and will provide guidance on the fields post construction.

13. ***The case study findings as noted below, will also provide guidance on similar projects going forward since the conditions and challenges at these sites are representative of many TCDSB sites.***

- a. ***Holy Cross Elementary School*** has presented maintenance difficulties for the Board having been seeded several times, poor existing drainage and is less than 8sm/per student. The urban location of this site contributes to high use of this field after hours by members of the community. As the field is often wet, students are unable to use the field many months of the year, crowding the students onto the pavement in an effort to protect the field and prevent mud from getting inside the school. This presents other health and safety issues with overcrowding on the hard surface.

Recommendation: artificial turf field.

***Madonna Catholic Secondary School*** has limited outdoor recreational space, including a natural turf area with poor drainage that requires renovations to accommodate use for sports. The site will be further reduced by the expansion of the TTC bus stop at Dubray Ave and Wilson Avenue. This field is being reviewed further as part of the Gender Equity in Girls' Sports study currently underway.

Recommendation: natural turf

***St. Ambrose Elementary School*** was constructed to meet the Toronto Green Standards, which required the inclusion of significant permeable surfaces on the site. The site is also limited by the building footprint, parking and a paved yard combined with bus and car drop-off loop. Many of the Board's elementary sites are comparable to St. Ambrose, especially smaller parcels, which are subject to the Toronto Green Standards when redeveloped.

Recommendation: artificial turf

## **E. METRICS AND ACCOUNTABILITY**

1. ***The estimated high-level costing information outlined in the study will assist in cost planning***, following the prioritization of sites. This costing is significant and the annual proposed amount of funding for fields will be required to fit within the annual Renewal Plan budget, currently just over \$60M annually, and will be evaluated against other Renewal priorities. As per Ministry of Education guidelines, existing field redevelopment projects can only be

funded through the Renewal Funding, which is also required to fund roofs, boilers, air handling units, AODA upgrades, windows, doors, and so on.

2. ***The data and metrics specific to the condition of the fields will provide information to assist with the prioritization of fields for upcoming Renewal Plans.***
3. ***The specification and guidelines for design, construction, maintenance, and use*** shall provide the framework for developing existing sites in a manner that will keep them in a better state of repair and make them more sustainable.
4. ***The information garnered from this study will also provide guidelines for the design of playing fields that are part of the Capital new school construction program.***
5. ***Following a motion by trustees at the Corporate Services, Strategic Planning and Property Committee meeting, on March 22, 2023, regarding gender equity in girls' sports,*** a follow up investigation has commenced to study in more depth opportunities for playing fields at the six all- girls' schools at the TCDSB. A consultant is currently assessing the site conditions, constraints, and considerations at the all-female schools. The analysis of these sites will be greater than the field study, which reviewed physical characteristics/conditions of the existing fields primarily. The results of this additional information will be presented in the fall as part of the Gender Equity in Sport report and will provide further guidance on the overall strategy for renewing fields.

## **F. CONCLUDING STATEMENT**

This report is for the information of the Board of Trustees.

APPENDIX B  
REN 2022 155 TCDSB FIELD STUDY UPDATE - SUMMARY MATRIX

School Name	Type	School Address	Postal Code	Ward	Surface	Permitted (Yes/No)	Irrigated (Yes/No)	Subdrains (Yes/No)	Lighting (Yes/No)	Sport Furnishings	Primary Use	Secondary Use	Grass:Weed	Population	Size (sq.m.)	Square Meter per Student	Condition	Track and Surface	Comments
All Saints	Elementary	1435 Royal York Road	M9P 3A7	2	Natural	No	No	No	No	1- LJP	Play Area	N/A	20	768	2000	2.60	Good	N/A	1) Long jump pit in poor condition 2) Field area is multi-sloped 3) Poor drainage around perimeter of field.
Annunciation	Adult/Altern.	65 Avonwick Gate	M3A 2M8	11	Natural	No	No		No	2-SSP	Soccer	Play Area	80	335	4980	14.87	Fair	N/A	1)Swale flooding - new CB being installed, 2) Crown and goal mouths worn and undulating, 3) Concrete footing protruding in goals
Bishop Allen Academy	Secondary	721 Royal York Road	M8Y 2T3	4	Natural	Yes	Yes	Yes	No	2 - LSP	Soccer	Multi-use	0/0	1435	9520	6.63	Fair	N/A	1) Trip Hazard - Shot Put in end zone 2) Narrow/non regulation Track 3) A little barren with weeds down crown
Bishop Macdonell	Elementary	20 Brunel Court	M5V 3Y2	9	Artificial		no	Yes	Yes	N/A	Soccer	Play Area	100/0	256	140	0.55	Excellent	N/A	1) Field is in excellent condition (relatively new installation) 2) Additional infill may be required with low infill levels noted
Bishop Marrocco/Thomas Merton	Secondary	1515 Bloor Street West	M6P 1A3	4	Natural	No	No	Yes	No	2-SFC, 2-PB	Multi-Use	Play Area	100/0	690	5235	7.59	Fair	N/A	1) Minor grading and wear issues at crown
Blessed Margherita	Elementary	108 Spenvalley Drive	M3L 1Z5	3	Natural	Yes	No	Yes	No	2-LSP, 1-LP, 1BS	Soccer	Multi-use	100/0	323	9285	28.75	Good	N/A	1) Wear in goal mouths 2) Side field worn grass 3) Baseball Backstop not used 4) Long Jump not used
Blessed Pier Giorgio Frassati	Elementary	8 Seasons Drive	M1X 1X4	8	Natural	No	No	No	No	2-SSP, 1-BS	Soccer	Multi-Use	100/0	328	4255	12.97	Poor	N/A	1) Less than 10% turf cover on soccer field 2) Field is completely worn/dirt
Blessed Sacrament	Elementary	24 Bedford Park Avenue	M5M 1H9	5	Artificial	Yes	No	Yes	No	2-SSR, 2-PB	Soccer	Play Area	15/85, 60/40	493	1585	3.22	Poor	N/A	1) Field is in poor condition with major seam issues 2) Infill very low - fibres will no longer support additional infill 3) Broken soccer goal 4) Base grading required
Blessed Trinity	Elementary	3205 Bayview Avenue	M2K 1G3	5	Natural	No	No	No	No	1-BS, 2-SFC	Multi-Use	N/A	20/80	201	4290	21.34	Good	N/A	1) Goals in fair condition 2) Goal mouths worn and depressed 3) Minor undulation with isolated holes 4) Baseball backstop in fair condition with grass infield
Brebeuf College	Secondary	211 Steeles Avenue East	M2M 3Y6	5	Natural	No	No	No	No	2-SFC, 2-PB	Multi-Use	N/A	30/70	664	9360	14.10	Good	N/A	1) Track in poor condition 2) SFC in fair condition 3) Turf coverage is 80% 4) Compacted soils 5) Minor undulations 6) Major drainage issues in south endzone, entire field was wet and poorly drained
Canadian Martyrs	Elementary	520 Plains Road	M4C 2Z1	11	Natural	Yes	Yes	Yes	No	2-SFC	Soccer	Play Area	30/70	369	4640	12.57	Good	N/A	1) Goal mouths barren 2) Minor ruts/low spots
Chaminade	Secondary	490 Queen's Drive	M6L 1M8	10	Natural	Yes	Yes	Yes	No	2-LSR, 2-SSR,2SFC	Soccer	Multi-use	30/70	884	11770	13.31	Fair	N/A	1) Significant wear down middle of field 2) Non-regulation End zones 3) Site has scoreboard and bleachers in good condition.
Dante Alighieri	Secondary	60 Playfair Avenue	M6B 9P9	5	Natural	Yes?	No	No	No	2-SFC	Soccer	Football	40/60	647	22455	34.71	Excellent	N/A	1) Ruts in field from vehicle, 2) Field is holding water - Drainage required, 3) Artificial turf band (1m) at school side. 4) Tennis court has crack issues
Epiphany of Our Lord	Elementary	3150 Pharmacy Avenue	M1W 3J5	7	Natural	No	No	No	No	2-LSP, 4-SSP	Soccer	Multi-Use	40/60	151	7365	48.77	Fair	N/A	1) Goal mouths worn 2) Tire ruts on mini field 3) Copacted soils 4) Large field has significant wear and low turf coverage
Father Henry Carr	Secondary	1760 Martin Grove Road	M9V 3S4	1	Artificial	Yes	No	Yes	No	2-SFC, 2-LSR	Football	Soccer	50/50	799	6500	8.14	Good	N/A	1) Running track slopes incorrectly to the outside 2) Track lines are wearing out 3) Turf settlement observed at curb 4) Settlement and drainage issue at northwest starting block 5) Turf monofilament with sbr infill 6) fibres laying flat 7) Infill depth +/- 25mm average 8) north penalty kick dot separating 9) minor inlay separation throughout
Father John Redmond	Secondary	28 Colonel Samuel Smith Park Dr	M8V 4B7	4	Natural	Yes	Yes	Yes	No	2-SFC	Soccer	Multi-use	50/50	1125	12010	10.68	Good	N/A	1) Many Geese - An abundance of goose waste
Father Serra	Elementary	111 Sun Row Drive	M9P 3J3	2	Natural	Yes	No	No	No	2-SFC, 1-LJP	Soccer	Multi-Use	50/50	546	1375	2.52	Good	N/A	1) Wear areas in front of goals 2) Opportunity to add smaller nets for a mini-field adjacent to SFC field 3) Long jump pit in poor condition 4) Uneven field due to heaving
Francis Liberman	Secondary	4640 Finch Avenue East	M1S 4G2	8	Natural	No	No	No	No	2-SFC	Multi-Use	N/A	50/50	855	5650	6.61	Fair	N/A	1) Uneven throughout
Holy Cross	Elementary	299A Donlands Avenue	M4J 3R7	11	Natural	No	Yes	Yes	Yes	2-SSR	Multi-use	Play Area	50/50	350	2705	7.73	Poor	N/A	1) Limited Grass - very barren 2) Sheet drain to asphalt
Holy Spirit	Elementary	3530 Spirit School Road	M1T 3K7	7	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	50/50	450	7280	16.18	Good	N/A	1) Goal mouths worn
Immaculate Conception	Elementary	23 Comay Road	M6M 2K9	10	Artificial	Yes	No	Yes	No	N/A	Play Area	Soccer	50/50	506	1480	2.92	Fair	N/A	1) Monofilament fibres very matted 2) Groomed twice per year 3) Seam separation and small burn require repair 4) Infill levels 18-20mm
James Cardinal McGuian	Secondary	1440 Finch Avenue West	M3J 3G3	3	Natural	Yes	Yes	No	No	2-SFC	Soccer	Multi-use	50/50	963	11610	12.06	Good	N/A	1) Irrigation controlled by City 2) Goal mouths have limited grass
Josyf Cardinal Slipyj	Elementary	35 West Deane Park Drive	M9B 2R5	2	Natural	No	No	No	No	N/A	Play Area	N/A	50/50	515	2625	5.10	Fair	N/A	1) Heavily compacted field area 2) Many worn areas 3) Uneven ground due to heaving 4) Overgrown dirt track around field area
Loretto Abbey	Secondary	101 Mason Boulevard	M5M 3E2	5	Natural	No	No	Yes	No	1-LSP,1SSR 1-BS	Soccer	Multi-use	50/50	724	3480	4.81	Fair	N/A	1) Only 1 permanent goal 2) No baseball infield
Loretto College	Secondary	151 Rosemount Avenue	M6H 2N1	6	Natural	No	No	No	No	1-BS	Play Area	N/A	50/50	390	2205	5.65	Fair	N/A	1) Backstop in fair condition with grass infield 2) Large bare areas 3) Worn home plate and mound
Madonna	Secondary	20 Dubray Avenue	M3K 1V5	5	Natural	No	No	No	No	N/A	Play Area	Multi-use	50/50	632	3745	5.93	Good	N/A	1) Undersized for a secondary school
Marshall McLuhan	Secondary	1107 Avenue Road	M5N 3B1	5	Natural	Yes	No	Yes	No	2-LSR, 2-SFC	Soccer	Football	50/50	1043	7169	6.87	Good	N/A	1) Minor grading issues 2) Short field for football 3) A few bare spots
Mary Ward (Baseball)	Secondary	3200 Kennedy Road	M1V 3S8	7	Natural	Yes	Yes	No	Yes	1-BS, 2-PB	Baseball	N/A	50/50	999	6805	6.81	Excellent	N/A	1) Very wet and slow draining 2) Backstop in good condition with limestone infield
Mary Ward (Multi-Use Artificial)	Secondary	3200 Kennedy Road	M1V 3S8	7	Artificial	Yes	No	Yes	Yes	2-LSR, 2-FG, 2-PB, 4 Bleachers, 2-Field Hockey	Multi-Use	N/A	60/40	999	10090	10.10	Fair	N/A	1) Infill depth average 35mm 2) Considerable fiber fibrillation at goal mouths, centreline and goal lines 3) Minor inlay separation 4) Football goal sunk and not 10' to top of cross bar
Mary Ward LINC @ former St John Fisher	Secondary	44 Kelvinway Drive	M1W 1N6	7	Natural	No	No	No	No	1-BS, 1-SFC	Play Area	N/A	60/40		4500	#DIV/0!	Good	N/a	1) SFC in poor condition and only one 2) Backstop in poor condition with grass infield 3) Rutting from mower on field
Michael Power/St Joseph	Secondary	105 Eringate Drive	M9C 3Z7	2	Artificial	No	No	Yes	Yes	2-LSR, 4-SSR, 2-FG	Football	Soccer	60/40	1893	10750	5.68	Excellent	N/A	1) Fibres lying down in large areas 2) fibres in good condition no significant fibrillation observed 3) Turf worn through next to east end penalty dot 4) Inlays in good condition, no apparent separation 5) Infill +/- 24mm depth average
Monsignor Fraser Midland (OLGC)	Secondary	2900 Midland Avenue	M1S 3K8	7	Natural	No	No	No	No	2-LSP, 2-BS	Soccer	Multi-Use	60/40	626	9205	14.70	Good	N/A	1) Soccer goals in fair condition 2) Backstop in poor condition with grass infield

School Name	Type	School Address	Postal Code	Ward	Surface	Permitted (Yes/No)	Irrigated (Yes/No)	Subdrains (Yes/No)	Lighting (Yes/No)	Sport Furnishings	Primary Use	Secondary Use	Grass:Weed	Population	Size (sq.m.)	Square Meter per Student	Condition	Track and Surface	Comments
Monsignor Percy Johnson	Secondary	2170 Kipling Avenue	M9W 4K9	1	Natural	No	No	Yes	No	2-SFC	Football	Soccer	60/40	1007	10750	10.68	Excellent	N/A	1) Wear areas and depression at goal mouths 2) Combo goals are aging 3) Track is screenings with inside and outside concrete curb 3) Track includes slopes >1% in some areas
Mother Cabrini	Elementary	720 Renforth Drive	M9C 2N9	2	Natural	No	No	No	No	1-BS, 2-SFC	Soccer	Multi-Use	60/40	186	5565	29.92	Good	N/A	1) Uneven ground and >5% cross slope across field 2) Baseball backstop does not have an infield 3) Footings exposed around south goal combo post is hazardous 4) Irregular field shape
Nativity of our Lord	Elementary	35 Saffron Crescent	M9C 3T8	2	Natural	No	No	No	No	N/A	Play Area	N/A	60/40	446	1375	3.08	Poor	N/A	1) Field is heavily compacted 2) Drainage swale runs through the middle of the play area 3) Large worn out and bare areas due to compaction 4) Field is fenced and rectangular
Neil McNeil	Secondary	127 Victoria Park	M4E 3S2	12	Natural	No	Yes	*Yes	No	2-LSR, 2-FG	Multi-Use	N/A	60/40	796	8890	11.17	Excellent	N/A	1) Field drainage includes perimeter header pipe only
Our Lady of Fatima	Elementary	3176 St Clair Ave East	M1L 1V6	12	Artificial	No	No	Yes	No	2-LSP	Multi-Use	N/A	60/40	788	2620	3.32	Poor	N/A	1) Minor seam separation 2) Low/uneven areas 3) Fiber is fibrillated and laying flat 4) Infill 19mm depth 5) Backstop fencing is in fair condition
Our Lady of Grace	Elementary	121 Brimwood Boulevard	M1V 1E5	8	Natural	No	No	No	No	N/A	Play Area	N/A	60/40	227	3315	14.60	Fair	N/A	1) Adjacent to municipal park with soccer/football and track
Our Lady of Guadalupe	Elementary	3105 Don Mills Road	M2J 3C2	11	Natural	No	No	Yes	No	2-BS, 2-SFC	Soccer	Play Area	60/40	143	4770	33.36	Good	N/A	1) Low areas in goal mouths and baseball infield
Our Lady of Mount Carmel/NY Curriculum Support Unit	Secondary	270 Cherokee Boulevard	M2H 3B9	7	Natural	No	No	No	No	1-BS	Play Area	N/A	60/40		7400	#DIV/0!	Good	N/A	1) Backstop in poor condition with grass infield 2) Minor undulations
Our Lady of Perpetual Help	Elementary	1 1/2 Garfield Avenue	M4T 1E6	9	Artificial	No	No	Yes	No	N/A	Play Area	Multi-Use	60/40	349	1386	3.97	Fair	N/A	1) Monofilament with sand infill and a shock pad 2) Fibres very matted with small burn hole in field - Requires Grooming/repair
Our Lady Of Sorrows	Elementary	32 Montgomery Road	M8X 1Z4	4	Artificial	Yes	No	Yes	No	2-SSR	Soccer	Multi-Use	60/40	651	2905	4.46	Good	N/A	1) Field is 2-3 years old according to caretaker 2) Monofilament turf with shock pad 3) Turf observed to be lying down 4) Field groomed once per year according to caretaker 5) Base washing out at mid field east sideline and southwest corner 6) Heavy fibrillation of turf at goal mouths 7) Backstop fencing broken behind both goals 8) Infill +/-15mm depth average
Our Lady of the Assumption	Elementary	125 Glenmount Avenue	M6B 3C2	5	Natural	No	No	Yes	No	2-SSP	Soccer	Play Area	60/40	322	2040	6.34	Poor	N/A	1) Grass is very poor with barren areas 2) Portables encroach on small field
Our Lady of Wisdom	Elementary	10 Japonica Road	M1R 4R7	7	Natural	No	No	No	No	1-LSP, 1-LJP, 1-BS	Multi-Use	N/A	60/40	336	2625	7.81	Good	N/A	1) Backstop in good condition with grass infield 2) Goals in poor condition and only one 3) Compacted soils 4) Long jump in good condition
Prince of Peace	Elementary	255 Alton Towers Circle	M1V 4E7	8	Natural	No	No	No	No	N/A	Play Area	N/A	60/40	245	6930	28.29	Good	N/A	1) Compacted soils 2) Adjacent to municipal park with two soccer and one baseball
Saints Cosmas & Damian	Elementary	111 Danesbury Avenue	M6B 3L3	5	Natural	No	No	Yes	No	2-LSP, 1-BS	Soccer	Multi-use	60/40		5548	#DIV/0!	Good	N/A	1) Goal mouths barren 2) Minor grading issue at goal mouths
Santa Maria	Elementary	25 Avon Avenue	M6N 4X8	10	Natural	No	No	No	No	1-LJP	Play Area	N/A	60/40	179	20050	112.01	Good	N/A	1) Long jump in fair condition 2) No sport furnishings 3) Minor bare areas 4) Compacted soils
Senator O'Connor	Secondary	60 Rowena Drive	M3A 3R2	11	Natural	Yes	Yes	Yes	No	1-BS, 2-SFC	Soccer	Multi-use	60/40	1255	9800	7.81	Excellent	N/A	1) No Issues noted 2) 2nd field with baseball
Special Services (former Max Kolbe)	Secondary	100 Fundy Bay Boulevard	M1W 3G1	7	Natural	No	No	No	No	1-BS	Multi-Use	N/A	65/35		3620	#DIV/0!	Excellent	N/A	1) Baseball backstop in fair condition with grass infield 2) Depression at home plate 3) Isolated low spots along base path 4) Adjacent to public school with soccer and baseball field
St. Agatha	Elementary	49 Cathedral Bluffs Drive	M1M 2T6	12	Natural	No	No	No	No	2-LSP, 2-SSP, 1-BS	Soccer	Multi-Use	65/35	429	2380	5.55	Fair	N/A	1) Considerable wear and bare area along centerline and goal mouths 2) Goals are new 3) Backstop in poor condition with grass infield
St. Agnes	Elementary	280 Otonabee Avenue	M2M 2T2	5	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	70/30	261	9580	36.70	Good	N/A	1) Goals in poor condition with footings exposed 2) Worn goal mouths 3) Minor undulations 4) Baseball backstop in poor condition with grass infield
St. Aidan	Elementary	3521 Finch Avenue East	M1W 2S2	7	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	70/30	262	6785	25.90	Excellent	N/A	1) Goal mouths worn and depressed 2) Baseball backstop in poor condition with limestone infield overgrown with weeds 3) Minor undulations throughout
St. Albert	Elementary	1125 Midland Avenue	M1K 4H2	7	Natural	No	No	No	No	N/A	Play Area	N/A	70/30	360	5330	14.81	Good	N/A	1) Minor undulations and isolated low spots 2) Considerable slope not suitable for sport field
St. Ambrose	Elementary	20 Coules Court	M8W 2N9	4	Natural	No	No	Assumed Yes CB's noted	No	4-SSR	Soccer	Play Area	70/30	459	1050	2.29	Poor	N/A	1) Little to no grass evident 2) Told that field had been redone twice in 7 years (top soil/sod)
St. Andre	Elementary	36 Yvonne Avenue	M3L 1C9	3	Natural	No	Yes	No	No	2 - Volleyball	Play Area	Multi-use	70/30	609	4700	7.72	Good	N/A	1) Some bare spots noted
St. Andrew	Elementary	2533 Kipling Avenue	M9V 3A8	1	Natural	Yes	Yes	No	No	2-SFC, 1-BS	Football	Soccer	70/30	610	8300	13.61	Fair	N/A	1) Field has large areas of bare spots due to heavy compaction and wear 2) Low/depression areas at goal mouths
St. Anselm	Elementary	182 Bessborough Drive	M4G 4H5	11	Artificial	Yes	No	Yes	No	N/A	Play Area	Multi-use	70/30	297	60	0.20	Good	N/A	1) Small burn hole requires repair 2) Low infill levels 3) Requires grooming
St. Antoine Daniel	Elementary	160 Finch Avenue West	M2N 2J2	5	Natural	No	No	Yes	No	1-SFC, 2-BS	Soccer	Multi-use	70/30	383	5920	15.46	Good	N/A	1) Some wear at goal mouths 2) No baseball infield
St. Augustine	Elementary	98 Shoreham Drive	M3N 1S9	3	Natural	No	No	Yes	No	1-BS	Play Area	Multi-use	70/30	548	2465	4.50	Good	N/A	1) Catch basin is proud of field 2) Portables on edge of field
St. Barbara	Elementary	25 Janray Drive	M1G 1Y2	12	Natural	No	No	No	No	2-SFC	Multi-Use	N/A	70/30	292	2630	9.01	Fair	N/A	1) Goals in fair condition 2) Significant depressions and wear at goal mouths 3) Track not regulation size in fair condition 4) Field is heavily compacted
St. Barnabas	Elementary	30 Washburn Way	M1B 1H3	8	Natural	No	No	No	No	1-BS, 2-SFC	Multi-Use	N/A	70/30	277	3430	12.38	Fair	N/A	1) SFC in poor condition 2) Backstop in fair condition with grass infield 3) Basepaths depressed and drainage issue 4) Centerline is depressed and drainage issue 5) Consideral goal mouth wear 6) Minor depressions throughout
St. Bartholomew	Elementary	51 Heather Road	M1S 2E2	8	Natural	No	No	No	No	2-LSP, 6-SSP, 1-BS	Soccer	Multi-Use	70/30	94	10890	115.85	Fair	N/A	1) 35% of area has 15/85 grass to weed 2) 65% of area has 60/40 grass to weed 3) Goal mouths worn 4) Overall good planarity 5) Baseball backstop in fair condition with grass infield
St. Basil the Great	Secondary	20 Stairview Lane	M9M 3B2	3	Natural	Yes	Yes	Yes	No	2-LSP, 2-SFC	Soccer	Multi-use	70/30	1184	28270	23.88	Excellent	N/A	1) Side Field soccer separate area
St. Bede	Elementary	521 Sewells Road	M1B 5H3	8	Natural	No	No	No	No	N/A	Play Area	N/A	70/30	121	2605	21.53	Fair	N/A	1) Adjacent to municipal ball diamond
St. Benedict	Elementary	2202 Kipling Avenue	M9W 4K9	1	Natural	No	No	No	No	1-BS, 1-LJP	Play Area	N/A	70/30	604	1200	1.99	Poor	N/A	1) Uneven field area with heaving 2) Fenced rectangular area 3) Compacted areas throughout field 4) Long jump pit has an uphill track and is breaking up with the sand pit breaking apart and overgrown
St. Bonaventure	Elementary	1340 Leslie Street	M3C 2K9	11	Natural	No	No	No	No	1-BS,2-PB	Multi-use	Play Area	70/30	550	2000	3.64	Good	N/A	1) Bare spots on field (5-6) 2) Track is walking path 3) Baseball infield grown in

School Name	Type	School Address	Postal Code	Ward	Surface	Permitted (Yes/No)	Irrigated (Yes/No)	Subdrains (Yes/No)	Lighting (Yes/No)	Sport Furnishings	Primary Use	Secondary Use	Grass:Weed	Population	Size (sq.m.)	Square Meter per Student	Condition	Track and Surface	Comments
St. Boniface	Elementary	20 Markanna Drive	M1M 2J1	12	Natural	No	No	No	No	1-LSP, 1-BS	Multi-Use	N/A	70/30	301	1755	5.83	Good	N/A	1) Only 1 soccer goal 2) Backstop in good condition with grass infield 3) Worn goal mouths
St. Brendan	Elementary	186 Centennial Road	M1C 1Z9	8	Natural	No	No	No	No	1-BS	Play Area	N/A	70/30	527	1725	3.27	Poor	N/A	1) Considerable amount of worn/bare areas 35% 2) Heavily compacted 3) Baseball backstop in good condition with limestone infield
St. Catherine	Elementary	30 Roanoke Road	M3A 1E9	11	Natural	No	No	No	No	2-SFC	Play Area	Soccer	70/30	255	4950	19.41	Good	N/A	1) No Issues noted
St. Charles	Elementary	50 Claver Avenue	M6B 2W1	5	Natural	No	Yes	Yes	No	1-LP, 1-BS	Multi-use	Play Area	70/30	255	2110	8.27	Good	N/A	1) Irrigation does not work 2) Long jump runway only - no pit
St. Charles Garnier	Elementary	20 Stong Court	M3N 2X9	3	Natural	No	No	No	No	2-SSP	Soccer	Play Area	70/30	430	2580	6.00	Fair	N/A	1) Medium depth ruts in field 2) Low areas holding water 3) Goal mouths worn out
St. Clement	Elementary	4319 Bloor Street West	M9C 2A2	2	Natural	No	No	Assumed Yes CB's noted	No	2-SSP, 1-BS, 1-LJP	Soccer	Multi-Use	70/30- 60/40	487	1925	3.95	Good	N/A	1) Planting/play area mulch spilling onto track creating slip hazard 2) Old goal posts rusting 3) Heavy wear areas at goal mouths 4) Compacted field 5) Long jump pit in excellent condition 6) Old baseball backstop cut off from field by track 7) Asphalt track is half repaved. Old half of track asphalt is cracking 8) Track lines are worn off
St. Columba	Elementary	10 John Tabor Trail	M1B 1M9	8	Natural	No	No	No	No	2-LSP, 1-LJP	Soccer	Multi-Use	75/25	271		0.00	Poor	N/A	1) Many bare areas 2) Heavily compacted
St. Conrad	Elementary	5 Exbury Road	M3M 0A8	5	Natural	No	No	No	No	N/A	Multi-use	N/A	75/25	600	6140	10.23	Good	N/A	1) Field drains to two swales
St. Dominic Savio	Elementary	50 Tideswell Boulevard	M1B 5X3	8	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	75/25	225	11605	51.58	Good	N/A	1) Goal mouths worn 2) Minor undulations 3) Baseball backstop in good condition with limestone infield overgrown with weeds
St. Dorothy	Elementary	155 John Garland Boulevard	M9V 1N7	1	Natural	No	No	No	No	1-BS, 1-LJP	Play Area	N/A	80/20	307	2700	8.79	Good	N/A	1) Long jump pit existing and buried in grass
St. Edmund Campion	Elementary	30 Highcastle Road	M1E 4N1	12	Natural	No	No	No	No	1-BS	Multi-Use	N/A	80/20	274	1590	5.80	Good	N/A	1) Heavily compacted 2) Backstop in good condition with limestone screening infield
St. Edward	Elementary	1 Botham Road	M2N 2J6	5	Natural	No	No	No	No	N/A	Play Area	N/A	80/20	343	1190	3.47	Fair	N/A	1) No sports field 2) Many bare areas
St. Elizabeth	Elementary	5 Redcar Avenue	M9B 1J8	4	Natural	No	No	No	No	N/A	Play Area	N/A	80/20	204	2400	11.76	Excellent	N/A	1) Minor uneven ground and depressions
St. Elizabeth Seton	Elementary	25 Havenview Road	M1S 3A4	8	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	80/20	103	2665	25.87	Good	N/A	1) Goal mouths worn and depressed 2) Considerable depression at second base 3) Baseball backstop in good condition with grass infield
St. Eugene	Elementary	30 WestRoyal Road	M9P 2C3	2	Natural	No	No	No	No	N/A	Play Area	N/A	80/20	531	1500	2.82	Good	N/A	1) Some compaction shown in field area 2) Minor depressions
St. Fidelis	Elementary	9 Bannerman Street	M6L 2S5	10	Natural	No	No	No	No	2-SFC	Play Area	N/A	80/20	605	2630	4.35	Good	N/A	1) Portables encroach on field
St. Florence	Elementary	101 Murison Boulevard	M1B 2L6	8	Natural	No	No	No	No	N/A	Play Area	N/A	80/20	169	2710	16.04	Fair	N/A	1) Many bare areas with less 70% turf coverage 2) Minor undulations
St. Francis de Sales	Elementary	333 Firgrove Crescent	M3N 1K9	3	Natural	No	No	Yes	No	2-LSP, 1-BS	Soccer	Play Area	80/20	404	4800	11.88	Poor	N/A	1) Concrete and rubble at goal mouth
St. Francis of Assisi (St Lucy)	Elementary	80 Clinton Street	M6G 2Y3	9	Natural	No	No	No	No	N/A	Play Area	N/A	80/20	112	1015	9.06	Fair	N/A	1) Bare areas - would require grading and grass for sport use
St. Francis Xavier	Elementary	53 Gracfield Avenue	M6L 1L3	10	Natural	No	yes	Yes	No	N/A	Play Area	N/A	80/20	491	2925	5.96	Fair	N/A	1) Swale-Erosion on school side caused by previous irrigation issue that has been repaired 2) Grading of field is required
St. Gabriel	Elementary	396 Spring Garden Avenue	M2N 3H5	5	Natural	No	No	Yes	No	2-BS, 2-SFC	Soccer	Multi-use	80/20	260	12230	47.04	Good	N/A	1) Three field areas 2) Some wear at goals 3) Grass at back field very good
St. Gabriel Lalemant	Elementary	160 Crow Trail	M1B 1Y3	8	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	80/20	131	3025	23.09	Good	N/A	1) Goal mouths worn 2) Minor undulation throughout 3) Baseball backstop in fair condition with grass infield
St. Gerald	Elementary	200 Old Sheppard Avenue	M2L 3L9	11	Natural	No	No	No	No	4-SSP, 1BS	Soccer	Play Area	85/15	268	9890	36.90	Good	N/A	1) 6-8 low spots on field coned off by school 2) Baseball backstop at bottom of crown "in a hole" 3) Wear at goals
St. Gregory	Elementary	126 Rathburn Road	M9B 2K6	2	Natural	No	No	No	No	1-SSP	Soccer	Play Area	85/15	699	500	0.72	Poor	N/A	1) Two soccer goals were purchased by parent council and only one remains due to damage to one of them 2) Middle of field is heavily compacted and worn out
St. Henry	Elementary	100 Bamburgh Circle	M1W 3R3	7	Natural	No	No	No	No	2-LSP, 2-SSP, 1-BS	Soccer	Multi-Use	90/10	251	6585	26.24	Good	N/A	1) Backstop in excellent condition with limestone base paths grown in with weeds 2) Goal mouths worn and depressed 3) Minor undulations 4) Adjacent to municipal park with two soccer fields
St. Ignatius of Loyola	Elementary	2350 McCowan Road	M1S 4B4	8	Natural	No	No	No	No	2-SFC	Multi-Use	N/A	90/10				Fair	N/A	1) Goal mouths worn 2) Grade undulates significantly
St. Isaac Jogues	Elementary	1330 Yorkmills Road	M3A 1Z8	11	Natural	No	No	No	No	2-SSP, 2BS	Soccer	Play Area	90/10	283	4800	16.96	Fair	N/A	1) Goal mouths and centre of crown worn out 2) 3-4 deep ruts in field
St. Jane Frances	Elementary	2745 Jane Street	M3L 2E8	3	Natural	Yes	No	No	No	N/A	Play Area	N/A	90/10	681	3295	4.84	Fair	N/A	1) Worn and undulating 2) "Gets Very Muddy"
St. Jean de Brebeuf	Elementary	101 Dean Park Road	M1B 2X2	8	Natural	No	No	No	No	1-BS	Play Area	N/A	90/10	177	14950	84.46	Good	N/A	1) Minor undulations with one considerable at second base 2) Baeball backstop in fair condition with limestone infield
St. Jerome	Elementary	11 Sharpecroft Boulevard	M3J 1P5	5	Natural	No	No	No	No	2-LSP, 1-LP	Soccer	Multi-use	90/10	592	5015	8.47	Fair	N/S	1) Portables encroaching 2) Wearing down middle of field 3) No grass at goal mouths 4) Drainage required at bottom of slope
St. Joachim	Elementary	3395 St Clair Avenue East	M1L 1W3	12	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	90/10	286	1000	3.50	Poor	No	1) Soccer goals are new 2) Field has less than 30% turf cover
St. Joan of Arc	Secondary	959 Midland Avenue	M1K 4G4	7	Natural	No	No	No	No	2-SFC	Multi-Use	N/A	90/10	791	11885	15.03	Excellent	No Track	1) Minor goal mouth wear
St. John Henry Newman	Secondary	100 Brimley Road South	M1M 3X4	12	Natural	No	No	Yes	No	1BS, 2SFC	Multi-use	N/A	90/10	924	38230	41.37	Good	Yes/Asphalt	1) Backstop in poor condition
St. John Paul II	Secondary	685 Military Trail	M1E 4P6	12	Natural	Yes	Yes	Yes	No	1-LSR, 1-LJP, 2-SFC	Soccer	Multi-Use	90/10	1303	9460	7.26	Excellent	Yes/Asphalt	1) SFC in good condition 2) Goal mouths worn 3) Long jump in poor condition 4) Only 1 LSR 5) Minor compaction and bare areas at centerline 6) Appears to be a sand/soil mix 7) Track is in good condition
St. John Vianney	Elementary	105 Thistledown Boulevard	M9V 1J5	1	Natural	Yes	No	No	No	2-LSP, 2-BS, 1-LJP	Soccer	Multi-Use	90/10	329	3480	10.58	Excellent	Yes/Asphalt	1) Long jump pit timbers rotting 2) Minor depressions in field area 3) Turf condition fair where baseball infields used to be 4) Wear and depression at goal mouths 5) Low area/depression in home plate area of north backstop
St. Joseph Morrow Park	Secondary	3379 Bayview Avenue	M2M 3S4	11	Natural	No	No	Yes	No	2-LSP	Soccer	Multi-use	90/10	484	3150	6.51	Good	Yes/Asphalt	1) No Issues noted
St. Kateri Tekakwitha	Elementary	70 Margaret Avenue	M2J 4C5	11	Natural	No	No	No	No	N/A	Play Area	N/A	90/10	181	3040	16.80	Good	Yes/Asphalt	1) No sports field 2) Very small corner of grass 3) City field adjacent



School Name	Type	School Address	Postal Code	Ward	Surface	Permitted (Yes/No)	Irrigated (Yes/No)	Subdrains (Yes/No)	Lighting (Yes/No)	Sport Furnishings	Primary Use	Secondary Use	Grass:Weed	Population	Size (sq.m.)	Square Meter per Student	Condition	Track and Surface	Comments
St. Kevin	Elementary	15 Murray Glen Drive	M1R 3J6	7	Natural	No	No	No	No	1-LJP, 1-LSP	Play Area	N/A	90/10	228	2695	11.82	Good	Yes/Asphalt	1) Track not regulation and in poor condition 2) Only 1 soccer goal in poor condition with exposed footings 3) Goal mouths worn 4) Minor undulations throughout 5) LJP is sand only, no runway, in poor condition
St. Leo	Elementary	165 Stanley Avenue	M8V 1P1	4	Natural	No	No	No	No	4-SSR	Play Area	N/A	90/10	337	3120	9.26	Good	Yes/Asphalt	1) Portables encroaching on the track 3) A few bare spots
St. Leonard	Elementary	100 Ravel Road	M2H 1T1	11	Natural	No	Yes	No	No	N/A	Multi-Use	N/A	90/10		9800	#DIV/0!	Good	Yes/Asphalt	1) Grading has undulations
St. Malachy	Elementary	80 Bennett Road	M1E 3Y3	8	Natural	No	No	No	No	2-LSP, 1-BS	Soccer	Multi-Use	90/10	252	18420	73.10	Poor	Yes/Asphalt	1) Considerable amount of worn/bare areas 65% 2) Track in poor condition 3) Exposed goal footings 4) Baseball backstop in poor condition with grass infield
St. Marcellus	Elementary	15 Denfield Street	M9R 3H2	2	Natural	No	No	No	No	2-LSP, 1-BS, 6-PB, 1-LJP	Multi-Use	N/A	90/10	401	2500	6.23	Poor	Yes/Asphalt	1) Long jump in poor condition 2) Large bare areas throughout soccer field area 3) Baseball infield is lower than surrounding field and creates drainage issue s 4) Field area is uneven and heaving
St. Martha	Elementary	1865 Sheppard Avenue West	M3L 1Y5	5	Natural	No	No	No	No	1-LP	Multi-use	N/A	90/10	223	2500	11.21	Good	Yes/Asphalt	1) No issues noted
St. Martin de Porres	Elementary	230 Morning Side Avenue	M1E 3E1	12	Natural	No	No	No	No	1-BS, 2-SFC	Multi-Use	N/A	90/10	408	5960	14.61	Poor	Yes/Asphalt	1) Goals in fair condition 2) Worn goal mouths 3) Less than 50% turf coverage in many areas 4) Heavily compacted soils 5) Backstop is in fair condition with grass infield 6) Minor undulations throughout
St. Matthias	Elementary	101 Van Horne Avenue	M2J 2S8	11	Natural	No	No	No	No	1LSP, 1BS, 1SFC	Soccer	Multi-use	90/10	264	5760	21.82	Good	Yes/Asphalt	1) No issues noted
St. Maurice	Elementary	45 Kingsview Boulevard	M9R 1T7	1	Natural	No	No	No	No	1-BS	Multi-Use	N/A	90/10	274	990	3.61	Excellent	Yes/Asphalt	1) Baseball backstop with small dirt area (not an infield) 2) Minor depressions throughout field
St. Maxamilliam Kolbe	Secondary	100 Fundy Bay Boulevard	M1W 3G1	7	Natural	No	No	No	No	1-BS	Multi-Use	N/A	90/10	1	3780	3780.00	Excellent	Yes/Asphalt	1) Baseball backstop in fair condition with grass infield 2) Depression at home plate 3) Isolated low spots along base paths 4) Adjacent to public school lwht soccer and baseball field
St. Mother Teresa Academy	Secondary	40 Sewells Road	M1B 3G5	8	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	90/10	455		0.00	Good	Yes/Asphalt	1) Goal mouths worn
St. Nicholas	Elementary	33 Amarillo Drive	M1J 2P7	7	Natural	No	No	No	No	N/A	Play Area	N/A	95/05	391	2855	7.30	Good	Yes/Asphalt	1) No sport furnishings 2) Compacted soils 3) Minor undulations and depressions
St. Paschal Baylon	Elementary	15 Paschal Court	M2M 1X6	5	Natural	No	No	Yes	No	2-SSP	Soccer	Play Area	95/05	712	4780	6.71	Good	Yes/Asphalt	1) No concerns noted
St. Patrick	Secondary	46 Felstead Avenue	M4J 1G3	6	Artificial	Yes	No	Yes	Yes	8LSR, 4SSR	Soccer	Multi-use	95/05	858	8060	9.39	Excellent	Yes/Asphalt	1) Monofilament field laying down a little 2) Infill levels good (35mm)
St. Raymond/St. Bruno	Elementary	402 Melita Crescent	M6G 3X6	9	Natural	No	Yes	Yes	No	BS, 2PB	Multi-Use	N/A	95/5	166	2200	13.25	Good	Yes/Asphalt	1) Irrigation not used regularly 2) Moss in baseball infield
St. René Goupil	Elementary	44 Port Royal Trail	M1V 2G8	8	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	95/5	42	1680	40.00	Excellent	Yes/Asphalt	1) No concerns noted
St. Richard	Elementary	960 Bellamy Road North	M1H 1H1	12	Natural	No	No	No	No	2-LSP, 1-LJP	Soccer	Multi-Use	95/5	360	4295	11.93	Fair	Yes/Asphalt	1) Goals in good condition 2) Goal mouths worn 3) Path worn across field 4) Considerable undulations 5) Compacted soils 6) Long jump in poor condition
St. Robert	Elementary	70 Bainbridge Avenue	M3H 2K2	5	Natural	No	No	Yes	No	2-SSP	Soccer	Play Area	95/5	608	3070	5.05	Poor	Yes/Asphalt	1) Little to no grass on soccer pitch
St. Roch	Elementary	174 Duncanwoods Drive	M9L 2E3	3	Natural	No	Yes	Yes	No	2-LSP, 2-BS	Soccer	Multi-use	95/5	338	5980	17.69	Fair	Yes/Asphalt	1) Irrigation not functional 2) Goal mouths very worn 3) Track has cracking
St. Simon	Elementary	24 Strathburn Boulevard	M9M 2K3	3	Natural	No	No	No	No	2-LSP, 2BS	Soccer	Multi-use	Artificial	501	13600	27.15	Fair	Yes/Asphalt	1) Partial city park 2) Geese issue 3) Goal mouths worn (city)
St. Stephen	Elementary	55 Golfdown Drive	M9W 2H8	1	Natural	No	No	No	No	2-SSP	Soccer	Play Area	Artificial	339	1250	3.69	Good	Yes/Asphalt	1) Uneven field due to heaving 2) Wear areas at goal mouths 3) MH lid in middle of field with rubber surface on top. Rubber is beginning to wear off and MH is a trip hazard.
St. Sylvester	Elementary	260 Silver Springs Boulevard	M1V 1S4	7	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	Artificial	143	3475	24.30	Excellent	Yes/Asphalt	1) Adjacent to municipal park with soccer and baseball 2) Goals in fair condition 3) Goal mouths worn and depressed 4) Penalty dots worn and depressed
St. Theresa Shrine	Elementary	2665 Kingston Road	M1M 1M2	12	Natural	No	No	No	No	N/A	Play Area	N/A	Artificial	231	810	3.51	Good	Yes/Asphalt	1) No sport furnishings 2) Small bare area under trees 3) Compacted soils 4) Very small area
St. Thomas Aquinas	Elementary	636 Glenholme Avenue	M6E 3G9	9	Natural	No	Yes	Yes	No	2-LSP	Soccer	Play Area	Artificial	438	2850	6.51	Fair	Yes/Cinder	1) Worn goal mouths 2) Minor undulations 3) Irrigation not working
St. Thomas More	Elementary	2300 Ellesmere Road	M1G 3M7	12	Natural	No	No	No	No	2-BS, 1-SFC	Multi-Use	N/A	Artificial	309	5845	18.92	Good	Yes/Cinder	1) Goals in poor condition 2) Backstops in fair condition with grass infield 3) Goal mouths worn and depressed
St. Timothy	Elementary	25 Rochelle Crescent	M2J 1Y3	11	Natural	No	No	Yes	No	2SSP	Soccer	Play Area	Artificial	570	11600	20.35	Good	Yes/Cinder	1) Wear at goal mouths
St. Ursula	Elementary	215 Livingston Road	M1E 1L8	12	Natural	No	No	No	No	2-LSP	Soccer	Multi-Use	Artificial	226	5540	24.51	Good	Yes/Cinder	1) Adjacent to public school with soccer field 2) Track is in fair condition 3) Gaos in fair condition with concrete footings exposed 4) Worn goal mouths
St. Victor	Elementary	20 Bernadine Street	M1P 4M2	7	Natural	No	No	No	No	2-LSP, 1-LJP	Soccer	Multi-Use	Artificial	326	7505	23.02	Good	Yes/Cinder	1) Goals in poor condition and concrete footings exposed 2) Goal mouths worn 3) Minor undulations throughout 4) Long jump in good condition
St. Wilfrid	Elementary	1685 Finch Avenue West	M3J 2G8	3	Natural	No	No	No	No	2-LSP, 1-LP	Soccer	Play Area	Artificial	582	3865	6.64	Poor	Yes/Cinder	1) Exposed concrete goal footings
The Divine Infant	Elementary	30 Ingleton Boulevard	M1V 3H7	8	Natural	No	No	No	No	N/A	Play Area	N/A	Artificial	101	2875	28.47	Good	Yes/Cinder	1) No issues noted
The Holy Trinity	Elementary	6 Colonel Samuel Smith Park Drive	M8V 4B7	4	Natural	No	No	Yes	No	N/A	Play Area	N/A	N/A	537	1050	1.96	Poor	Yes/Cinder	1) Very worn - limited grass - Closed often due to mud
Transfiguration	Elementary	55 Ludstone Drive	M9R 2J2	2	Natural	No	No	No	No	N/A	Play Area	N/A	N/A	378	1800	4.76	Poor	Yes/Synthetic	1) Uneven throughout 2) Soil heavily compacted
Venerable John Merlini	Elementary	123 Whitfield Avenue	M9L 1G9	3	Natural	No	No	No	No	N/A	Play Area	N/A	N/A	262	4710	17.98	Good	Yes/Synthetic	1) Large hole in field 2) City field adjacent is also used



# Sport Field Study Interim Final Report

April 2023



## TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY .....	4
2.0 OBSERVATIONS AND ANALYSIS.....	5
2.1 Methodology.....	5
2.2 Field Data Collection Charts.....	5
2.2.1 School Type .....	5
2.2.2 Field Type.....	6
2.2.3 Turf Grass Coverage.....	6
2.2.4 Condition .....	7
2.2.5 Square Meters Per Student.....	7
2.3 Condition Analysis Versus Square Meters/Student.....	8
2.3.1 Poor Condition Fields Versus Sq.m. Per Student.....	8
2.3.2 Fair Condition Fields Versus Sq.m. Per Student.....	8
2.3.3 Good Condition Fields Versus Sq.m. Per Student .....	9
2.3.4 Excellent Condition Fields Versus Sq.m. Per Student.....	9
2.3.5 Condition Versus Student/sq.m. Analysis Summary .....	10
3.0 FIELD CHARACTERISTICS.....	11
3.1 Natural Turf Fields.....	11
3.1.1 Category 1 Characteristics .....	11
3.1.2 Category 2 Characteristics .....	11
3.1.3 Category 3 Characteristics .....	11
3.1.4 Category 4 Characteristics .....	11
3.1.5 Category 5 Characteristics .....	11
3.2 Natural Turf Field Construction Costs .....	12
3.3 Natural Turf Field Recommendations.....	13
3.3.1 Secondary School Natural Turf Recommendations .....	13
3.3.2 Primary School Natural Turf Recommendations .....	13
3.4 Natural Turf Specifications and Drawings .....	13
3.5 Artificial Turf Fields.....	13
3.5.1 Turf Types .....	13
3.5.1.1 Monofilament .....	14
3.5.1.2 Slit Film .....	14
3.5.1.3 Dual Fibre .....	14
3.5.2 Infill Options.....	14
3.5.2.1 Natural .....	14
3.5.2.2 SBR/CRI .....	14
3.5.2.3 EPDM Rubber .....	15
3.5.2.4 TPE.....	15

3.5.2.5 Sand .....	15
3.5.2.6 Coated Sand .....	15
3.5.3 Shockpads .....	15
3.6 Key Turf Characteristics .....	16
3.6.1 Tuft Bind .....	16
3.6.2 Fiber Thickness .....	16
3.6.3 Face Weight .....	16
3.6.4 GMax .....	16
3.7 Recommendations .....	16
3.8 Specifications and Drawings .....	16
3.9 Artificial Turf Field Construction Costs .....	17
4.0 FIELD MANAGEMENT STRATEGIES .....	19
4.1 Natural Turf Best Management Practices .....	19
4.2 Artificial Turf Best Management Practices .....	19
4.2.1 Artificial Turf Maintenance .....	19
4.2.2 Artificial Turf Maintenance Costs .....	20
4.2.3 Artificial Turf Maintenance Logs .....	21
4.3 Sport Field Partnership Opportunities .....	21
4.3.1 Municipal Partnerships .....	21
4.3.2 Private/Entrepreneurial Partnerships .....	21
4.3.3 Sport Organizations/Clubs/Academies Partnerships .....	21
4.3.4 Revenue Opportunities for the Board .....	21
5.0 DESIGN CASE STUDIES .....	24
5.1 Design Case Study #1 – St. Ambrose Catholic Elementary School .....	24
5.1.1 Site Background .....	24
5.1.2 Design Approach and Rational .....	24
5.1.3 Schematic Design Plans .....	25
5.1.4 Implementation Costs .....	25
5.2 Design Case Study #2 – Holy Cross Catholic Elementary School .....	30
5.2.1 Site Background .....	30
5.2.2 Design Approach and Rational .....	30
5.2.3 Schematic Design Plans .....	31
5.2.4 Implementation Costs .....	31
5.3 Design Case Study #3 – Madonna Catholic Elementary School .....	36
5.3.1 Site Background .....	36
5.3.2 Design Approach and Rational .....	36
5.3.3 Schematic Design Plans .....	37
5.3.4 Implementation Costs .....	37

## 1.0 EXECUTIVE SUMMARY

The Toronto Catholic District School Board (TCDSB) has over 200 properties throughout the City of Toronto, many of which include recreational natural turf or artificial turf sport fields. The TCDSB requires the development of a comprehensive field inventory, design, use and maintenance strategy to provide students, staff and the community the best possible facility while capitalizing on the staff resources and funds available for capital development and maintenance.

The objective of the Outdoor Sport Field Strategy is to develop a long-term implementation and maintenance strategy for the 200+ properties owned and operated by the Board. This document will assist in determining the strategic direction for the development and renovation of existing infrastructure that will address the standards and industry trends for the provision of appropriate sport field facilities reflective of the performance and safety requirements of various levels of fields.

The Outdoor Sport Field Strategy has been developed to provide the Board with a defensible strategy and decision-making framework for staff to determine the best solution on a site-by-site basis. The strategy provides the Board with standard specifications and drawings for various facilities that reflect the level of play intended for the site. These standards and specifications include recommendations for artificial turf fields as well as natural turf fields. They are accompanied by high level cost estimates for implementation of facilities, as well as best management practices and maintenance costs for internal staff maintenance and third-party maintenance.

During the development of the Field Strategy, RK and Associates Consulting Inc. (RK) conducted field investigations at each field to determine the condition of the field, size of the field, and to determine any site concerns such as drainage issues and poor turf grass coverage. A desktop exercise was conducted to review the student population size and the square meters of field per student. This information was analyzed in conjunction with the information from the site review.

There are many fields within the TCDSB inventory in fair to poor condition due to various factors. These factors include maintenance practices, overdue renewal, and the inability of a field to support the level of use regardless of maintenance practices. Weather also plays a significant role in the success of a field. Most fields are heavily used during the Fall and Spring months in frozen and wet conditions, which are not conducive to the establishment and success of natural turf.

One compounding factor in the success of the fields is the Toronto Green Standards, especially on smaller properties. With large student populations and small green spaces composed primarily of natural turf and mulch, facilities are intensively used, leading to sparse turf coverage and muddy conditions.

The data gathered strongly suggests that the condition of a field has a direct correlation with the square meters available per student. This report identifies the facilities that are in poor condition that should be prioritized for renewal. It is recommended that the TCDSB review and prioritize this list of schools and determine the implementation strategy for each site, with artificial turf being the most effective means of ensuring long-term playability on existing fields with less than 10 square meters of area per student.



## 2.0 OBSERVATIONS AND ANALYSIS

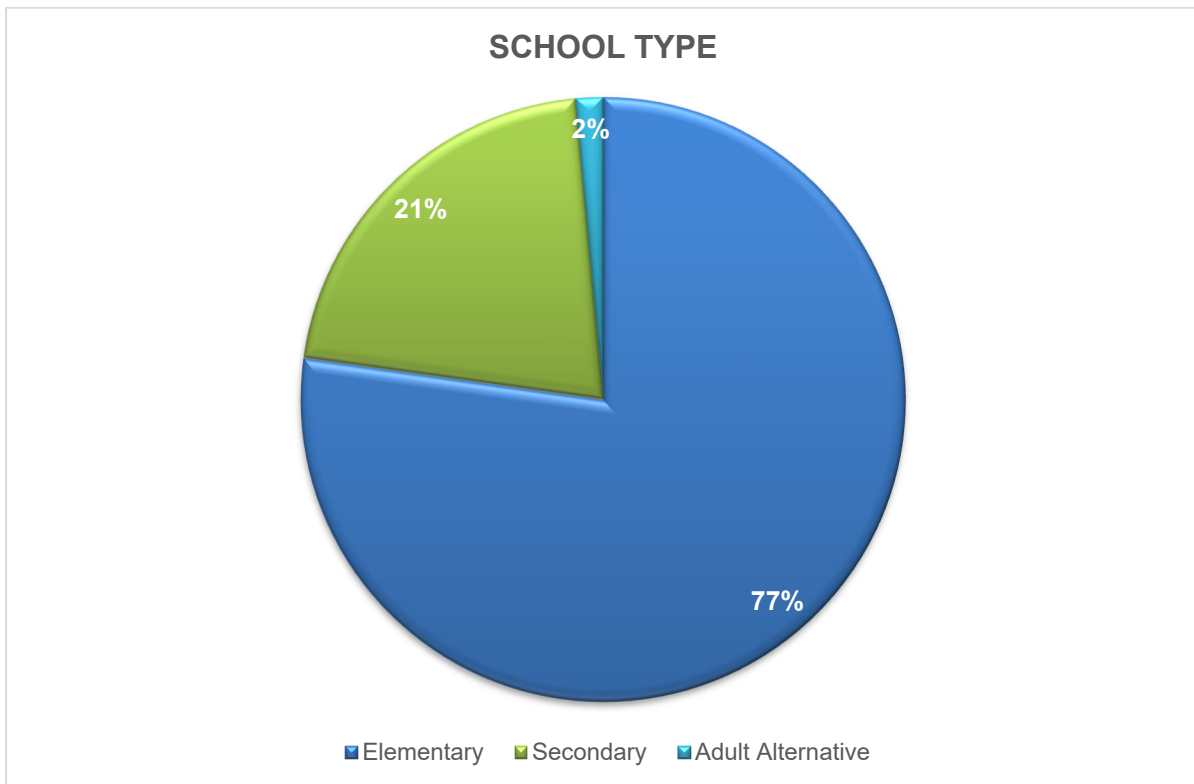
### 2.1 Methodology

RK and Associates completed detailed field inventories of 130 facilities during the Fall of 2021. This inventory gathered various data including:

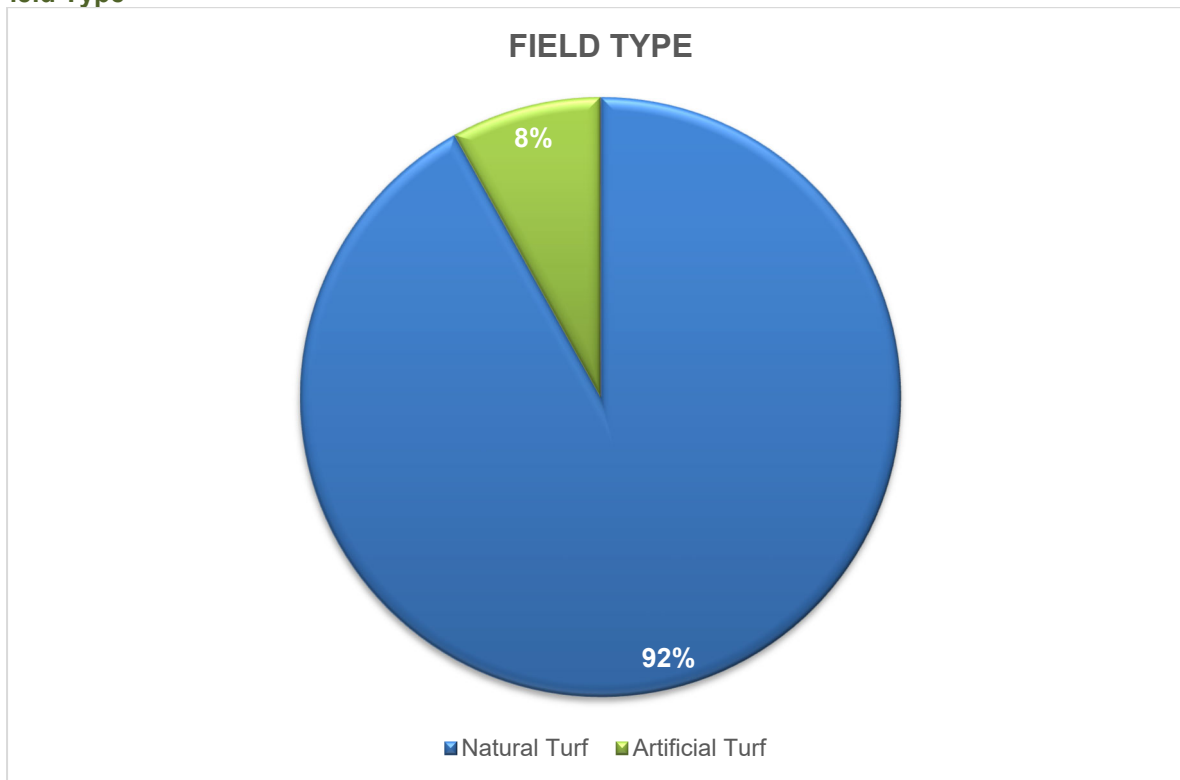
1. School type ie: Primary or Secondary
2. Field type ie: Artificial or Natural
3. Turf grass coverage, observed as a percentage of turf cover versus weed growth in 1m x 1m sample plots
4. Condition from poor to excellent based upon turf coverage, planarity and exposed soil area
5. Square meters of turf per student based upon measured field size and student population

### 2.2 Field Data Collection Charts

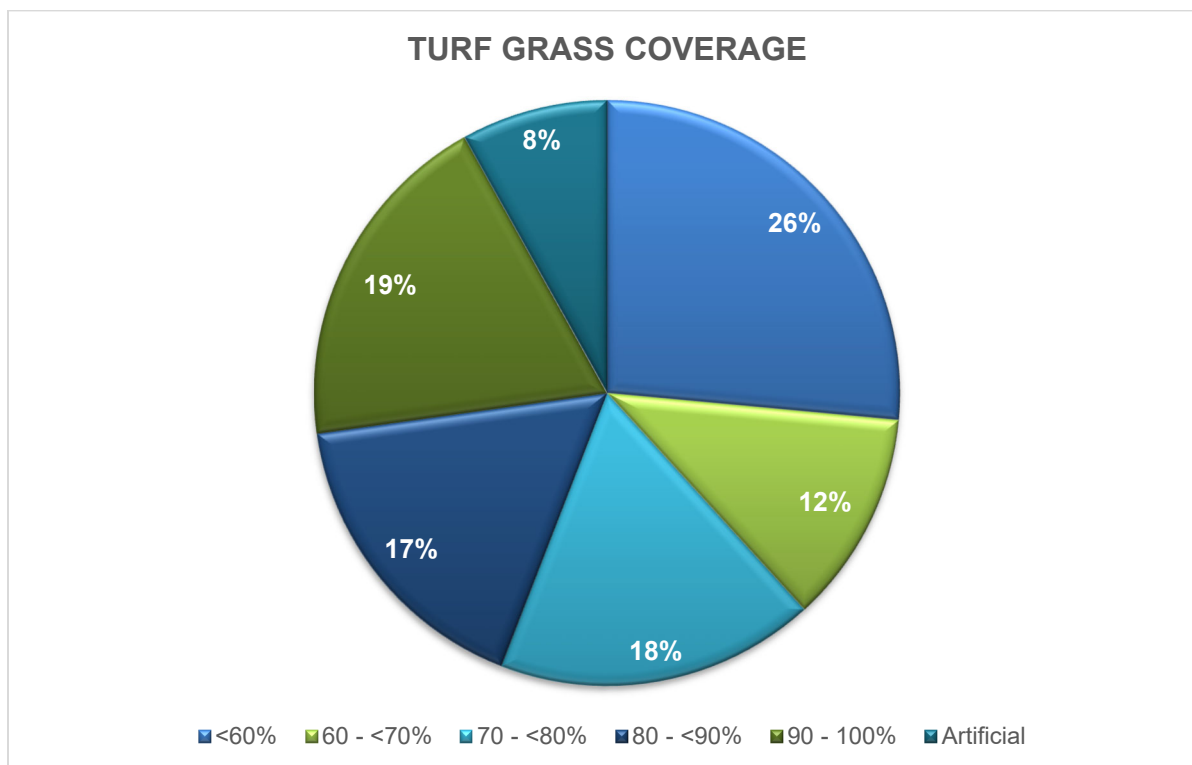
#### 2.2.1 School Type



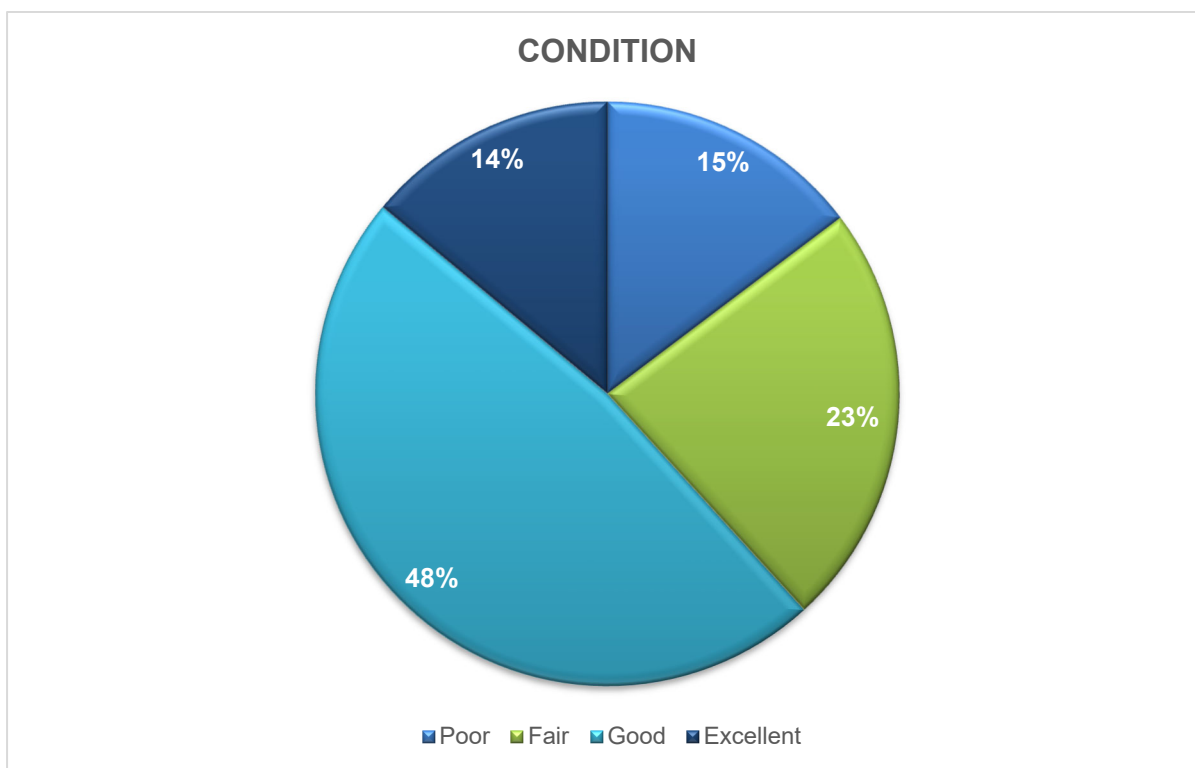
### 2.2.2 Field Type



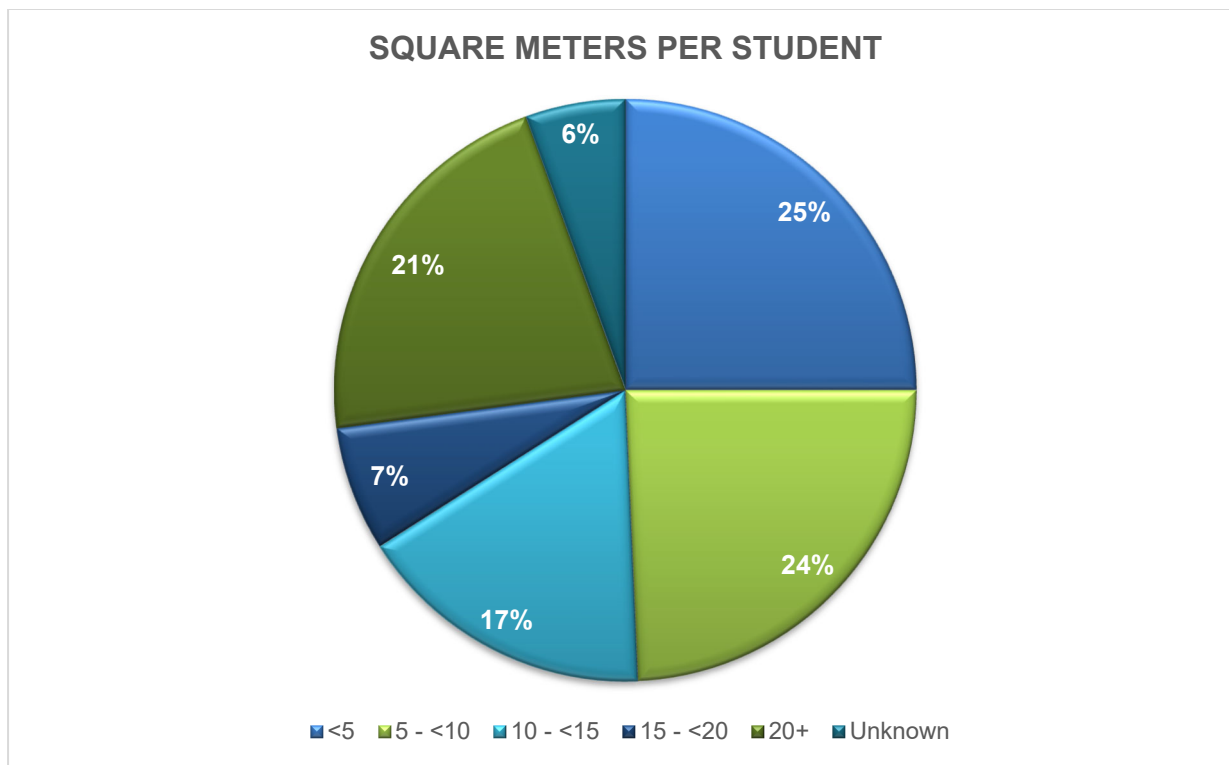
### 2.2.3 Turf Grass Coverage



#### 2.2.4 Condition



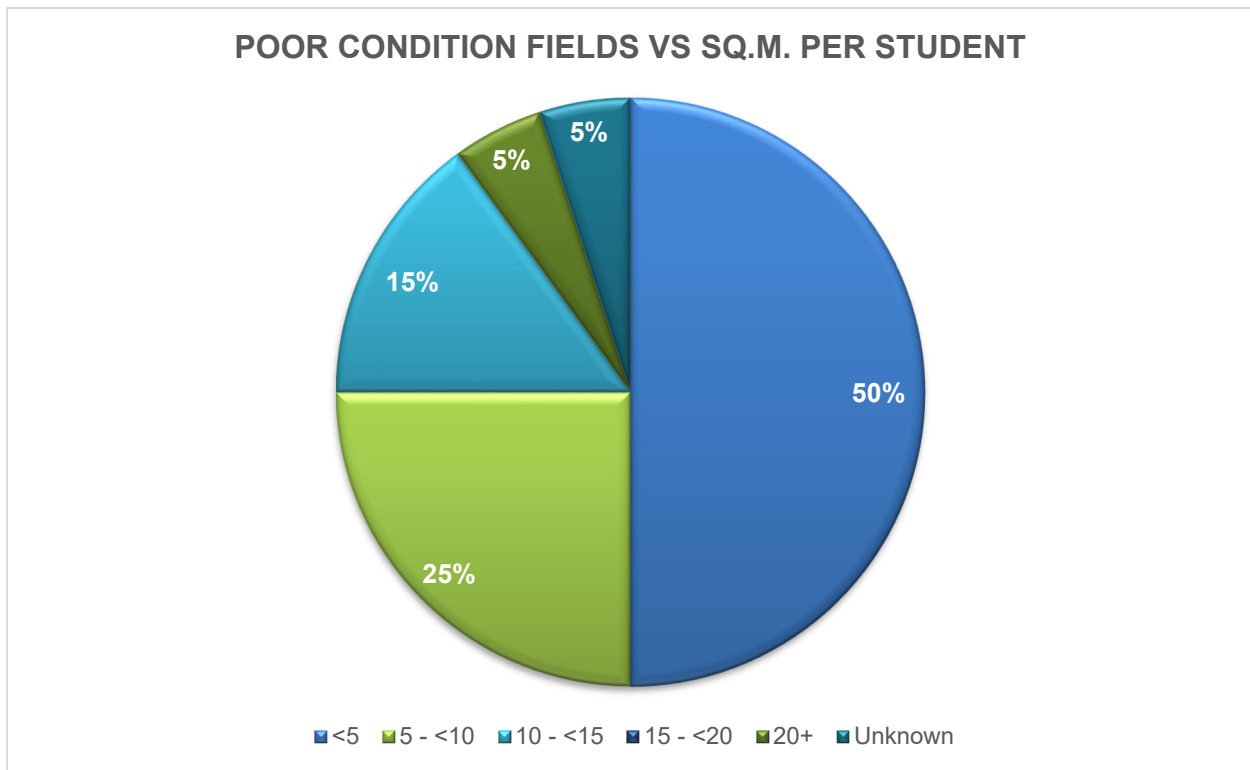
#### 2.2.5 Square Meters Per Student



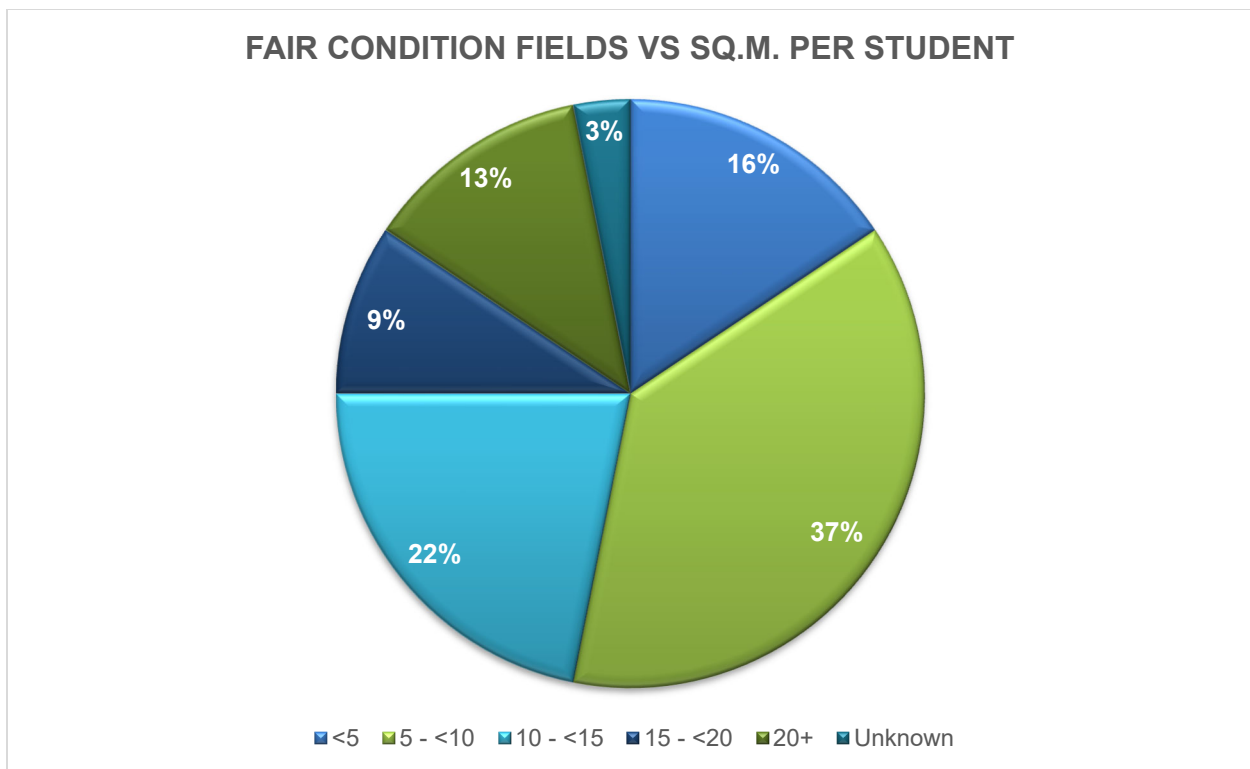


## 2.3 Condition Analysis Versus Square Meters/Student

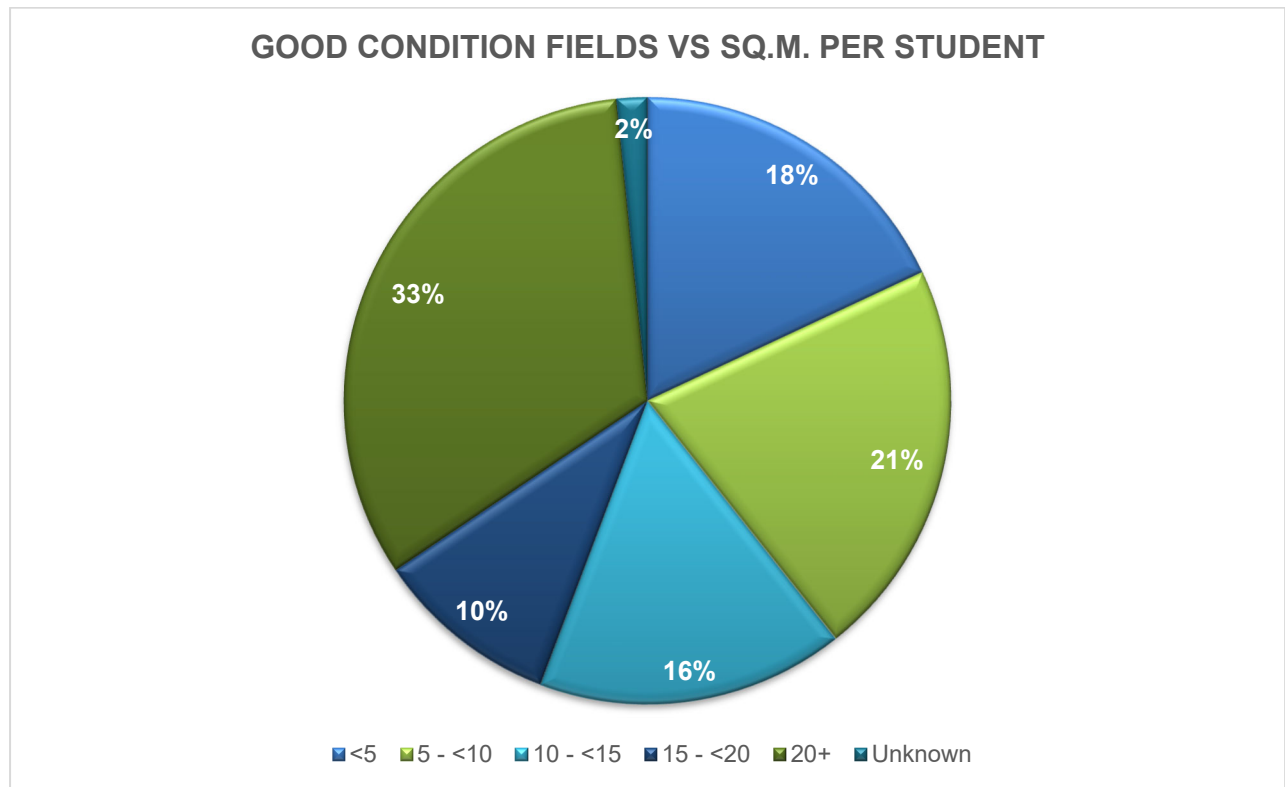
### 2.3.1 Poor Condition Fields Versus Sq.m. Per Student



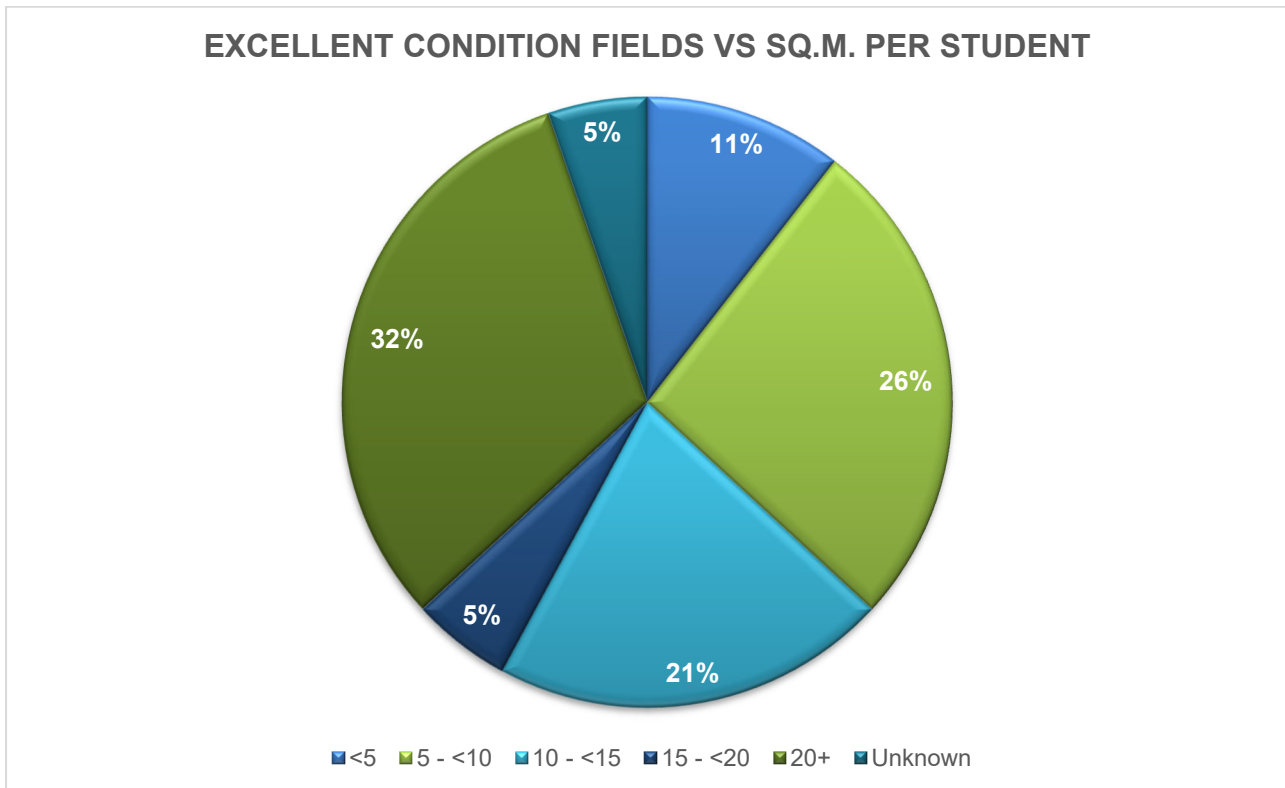
### 2.3.2 Fair Condition Fields Versus Sq.m. Per Student



### 2.3.3 Good Condition Fields Versus Sq.m. Per Student



### 2.3.4 Excellent Condition Fields Versus Sq.m. Per Student



### 2.3.5 Condition Versus Student/sq.m. Analysis Summary

Upon review of the data provided through the on-site analysis of 130 fields it can be determined that the condition of the natural turf fields have a direct correlation with the square meters of recreational space provided per student.

Below are key summaries of the data:

1. 48% of the 130 schools have been identified in poor condition. Schools with fields that have less than 5sq.m./student represent 50% of the fields in poor condition (+/-31 fields).
2. 23% of the 130 fields have been identified in fair condition. Schools with fields that have between 5-10sq.m./student represent 37% of the fields in fair condition (+/-11 fields).
3. It is demonstrated that the greater the amount of sq.m./student provided the field is generally in better condition.

The data suggests that the TCDSB should consider implementing artificial turf fields for the fields (+/-31 fields) that have less than 5sq.m./student in poor condition, and this should be reviewed on a school-by-school basis based upon the condition rating provided in Appendix 'A'.

The data also suggests that the TCDSB should consider implementing artificial turf fields for the (+/-11 fields) that have between 5-10sq.m./student in fair condition, and this should be reviewed on a school-by school basis based upon the condition rating provided in Appendix 'A'.

All other field redevelopment considerations should be reviewed by the Board on a school-by-school basis. These sites should be reviewed to determine the use of the field, ie: Secondary versus Primary, permitted versus non-permitted, to determine the appropriate approach to site redevelopment as well as revenue generating opportunities.

Artificial turf fields have been recommended for the sites noted above as natural turf cannot withstand the intensive use and is not a viable option. Management of natural turf would require extensive down time with no use. This approach would not be feasible as the school yard is required to be open 5 days per week for student use. The only approach for these sites is to provide an artificial turf surface that can withstand the anticipated hours of programming and use that extends late into the Fall and Spring seasons when natural turf is vulnerable to significant damage.

### **3.0 FIELD CHARACTERISTICS**

#### **3.1 Natural Turf Fields**

The following sections reference the field category classifications set forth by the Sport Turf Association Athletic Field Construction Manual (2008). The field types range from Category 1, a professional sand-based field, to Category 5, a basic field composed of native topsoil.

##### **3.1.1 Category 1 Characteristics**

Category 1 fields are composed of a 100% sand-based root zone system based upon the United States Golf Association greens construction methods. These fields require a granular drainage base of 300mm depth, and a drain tile system spaced at 5.0m O.C. and is accompanied by an irrigation system.

Site amenities typically include lighting, changeroom and washroom facilities, and spectator stadium seating. This type of field is reserved for professional play, or high-level collegiate play. Maintenance requirements are intensive and require a full time turfgrass specialist

##### **3.1.2 Category 2 Characteristics**

Category 2 field are generally constructed from imported soils that contain less than 25% silt/clay content. They require a drain tile system spaced at 3.0m O.C., however they do not include a 300mm depth granular drainage layer. Irrigation is a requirement for these fields.

Site amenities typically include lighting, change rooms and washrooms, as well as spectator bleachers. This type of field is typical of a high level collegiate or academy field and requires specialized knowledge for maintenance.

##### **3.1.3 Category 3 Characteristics**

Category 3 field are constructed from imported soils or amended in situ soils and contain less than 40% silt/clay content. The field can be designed with or without irrigation, however an irrigation system is recommended to facilitate maintenance (overseeding and sod establishment and maintenance) and to maintain a suitable playing surface during the summer season.

Site amenities may include lighting, changeroom and washrooms, and basic spectator seating. This type of field requires a basic knowledge of turfgrass maintenance to maintain. This category is typically used for municipal and institutional natural turf fields that cater to high school level athletics and league play.

##### **3.1.4 Category 4 Characteristics**

Category 4 fields are constructed from in situ soils that have greater than 40% silt/clay content. These fields may include an irrigation system, and it shall be determined on a case-by-case basis dependent upon existing soil types and budget. A slit drainage system composed of 100mm side sand trenches with a 50mm drain tile at 3.0m O.C. is recommended.

This type of field generally does not include lighting or amenity buildings and may contain basic spectator seating. This category is typically used for community recreational use. These fields tend to be difficult to maintain due to general overuse and are not recommended for a facility that will see continual use.

##### **3.1.5 Category 5 Characteristics**

Category 5 fields are constructed from in situ soils. These fields do not contain irrigation, drainage, lighting, or other amenities. They are basic fields constructed when limited funds are available, or the requirements of the field are for casual use. Maintenance can be performed with limited turf grass knowledge. These fields are intended for light use and require a fair amount of ongoing maintenance, including overseeding to maintain a safe and playable surface.

### 3.2 Natural Turf Field Construction Costs

Preliminary capital costs are based upon market pricing at the time of preparation of this strategy. These are high level estimates that will require seasonal revision based upon current market trends. These costs can be variable year to year based upon inflation, material costs, labour costs, construction timing and contractor availability.

In addition to construction costs the Board shall consider the following costs on a site-by-site basis:

1. Design consulting fees
2. Topographic and legal survey
3. Geotechnical investigation
4. Soil analysis including testing as per Section 32 18 2303 Natural Turf Athletic Fields and chemical analysis as per the current O. Reg 406/19 On-Site and Excess Soil Management
5. Permit fees ie: Forestry, Site Plan Approval, Site Alteration Permit, Building Permit etc. and;
6. Additional study fees ie: Archaeological, Heritage etc.

Category 3 (Full Size Field – 10,500sq.m.)	
Item	Cost
Mobilization/Demobilization	\$50,000
Bonding and Insurance	\$20,000
Site Preparation	\$15,000
Civil Servicing	\$10,000
Electrical Servicing	\$45,000
Water Servicing	\$10,000
Rough Grading	\$75,000
Imported Category 3 Soil	\$190,000
Tile Drainage System at 3.0m O.C.	\$75,000
Sodding	\$85,000
Irrigation System	\$80,000
Lighting	\$450,000
Bleachers (200 person capacity)	\$35,000
General Site Work ie: Walkways, Concrete, Planting etc.	\$200,000
<b>Total</b>	<b>\$1,290,000</b>

\*Assumes existing storm service is available

\*Assumes new primary electrical service is required

\*Assumes new water service is required

Category 5 (Soccer Field Sized – 6,000sq.m.)	
Item	Cost
Mobilization/Demobilization	\$10,000
Bonding and Insurance	\$7,500
Site Preparation	\$10,000
Rough Grading	\$25,000
Sodding	\$48,000
General Site Work ie: Walkways, Concrete, Planting etc.	\$50,000
<b>Total</b>	<b>\$150,500</b>

\*Assumes all soils are to remain on site and be used for new field construction

### 3.3 Natural Turf Field Recommendations

#### 3.3.1 Secondary School Natural Turf Recommendations

This recommendation should be considered in conjunction with the recommendation for artificial turf field implementation. For full size secondary school fields that are not being considered for artificial turf it is recommended that the Board consider implementing a Category 3 field. This type of field allows the maximum number of programmable hours per year. However, the field requires maintenance by an experienced staff and will be offline during heavy rain events, and will could require as much as 48hrs of downtime after a rain event to become dry enough to play on without causing significant damage to the facility. The permitted hours per day and recommended rest periods should be strictly adhered to maintain the playability, safety, and lifespan of the facility.

#### 3.3.2 Primary School Natural Turf Recommendations

This recommendation should be considered in conjunction with the recommendation for artificial turf field implementation. For primary school fields that are not being considered for artificial turf it is recommended that the Board consider implementing a Category 5 field. This type of field represents the lowest capital investment and has the lowest maintenance costs. This category of field does not require specialized maintenance.

### 3.4 Natural Turf Specifications and Drawings

Specifications for the development of natural turf fields are included in Appendix 'B'. The specifications pertain to the construction of Category 3 and Category 4/5 natural turf fields. The list of specifications include:

- Section 32 18 23.03 Natural Turf Athletic Fields

Drawings for the development of natural turf fields are included in Appendix 'C'. The drawings pertain to the construction of Category 3 natural turf fields. The list of drawings include:

1. FD-1 Natural Turf Field Profile
2. FD-2 Natural Turf Field Tile Drain

### 3.5 Artificial Turf Fields

#### 3.5.1 Turf Types

There are several synthetic turf products that can be used for outdoor sports fields. The design criteria and specification should be determined by the proposed program usage, the availability for maintenance, and by the long-term plan for durability versus performance. The detailed specifications of the turf systems will also dictate the performance, durability, and maintenance requirements.

### **3.5.1.1 Monofilament**

Monofilament synthetic turf systems have evolved over the past 10 years with more attention on durability and performance. While monofilament systems will now perform better for durability, these synthetic turf systems are more susceptible to “lay-down” and will require maintenance on a more regular basis. Monofilament is better for a soccer centric programmed usage as they tend to provide the highest level of performance for soccer activities. There are low pile height, dense monofilament systems that will work for multi-use, high traffic installations but they tend to cost prohibitive and not very natural looking. Pile height, density and infill will be dependent on whether there is a shock pad included with the system. The following fiber characteristics are provided by the Synthetic Turf Council.

### **3.5.1.2 Slit Film**

Slit filament synthetic turf systems (or “fibrillated”) are considered the most durable of all synthetic turf. The fibrers are wider and will fibrillate in a honeycomb pattern throughout the lifecycle of the synthetic turf with usage and maintenance. For high traffic and multi-use facilities slit filament systems will be durable, lower maintenance, and will perform well for various sports and programming. Pile height, density, and infill will be dependent on whether there is a shock pad included with the system.

### **3.5.1.3 Dual Fibre**

Hybrid synthetic turf systems represent a large portion of the installations in today’s market. Hybrid systems are durable, perform well for sports and other programmed uses and require the same amount of maintenance as the slit filament systems. From a multi-use standpoint, hybrid synthetic turf systems will create the best combination of performance and durability. It is essential that the monofilament fibre in the hybrid system is of high quality and meets a specification for durability. Pile height, density, and infill will be dependent on whether there is a shock pad included with the system.

## **3.5.2 Infill Options**

As with synthetic turf, there are a number of options available for the infilling of the systems being installed. Infill is used for both performance of the systems and for the “standing up” of fibers in the system. While there are non-infilled systems in the marketplace, these tend to be used indoors or for residential landscape projects that do not include programming of sports. Non-infilled systems for sports usage are cost prohibitive and exhibit a shorter lifecycle. The following infill characteristics are provided by the Synthetic Turf Council.

### **3.5.2.1 Natural**

There are several organic infills available in the North American market, all utilizing different organic components, such as natural cork and/or ground fibers from the outside shell of the coconut. These products can be utilized in professional sports applications as well as for landscaping. At the end of its life cycle, it can be recycled directly into the environment. The issue in the Ontario or Canadian market is the cost for these infills is prohibitive and the climate will create a scenario that causes regular replacement of infill due to snow and rain causing the infill to migrate from the playing surface through wind action and rain. The ongoing cost to keep a field infilled can be extraordinary depending on the size of the field and the number of fields involved.

### **3.5.2.2 SBR/CRI**

SBR/CRI (Styrene Butadiene Rubber/Crumb Rubber) is derived from scrap car and truck tires that are ground up and recycled. Two types of crumb rubber infill exist, ambient and cryogenic. Together these make up the most widely used infill in the synthetic sports field market. Crumb rubber infill is substantially metal free, and according to the STC Guidelines for Crumb Rubber Infill should not contain liberated fiber in an amount that exceeds .01% of the total weight of crumb rubber, or .6 lbs. per ton. There are well over 100 studies worldwide that state the use of SBR for synthetic turf is a safe and viable solution. It is important to be aware of the source of the SBR and to include testing protocols in the installation process. Infill levels and mixtures will be determined based on the synthetic turf system being specified including pile height, pile density and the use/nonuse of a shock pad.

### **3.5.2.3 EPDM Rubber**

Ethylene Propylene Diene Monomer (EPDM) is a polymer elastomer with high resistance to abrasion and wear and will not change its solid form under high temperatures. Typical EPDM colors are green and tan. EPDM has proven its durability as an infill product in all types of climates. Its excellent elasticity properties and resistance to atmospheric and chemical agents provide a stable, high performance infill product. EPDM is a higher cost infill system to crumb rubber. Infill levels and mixtures will be determined based on the synthetic turf system being specified including pile height, pile density and the use/nonuse of a shock pad.

### **3.5.2.4 TPE**

Thermo-Plastic Elastomer (TPE) infill is non-toxic, heavy metal free, available in a variety of colors that resist fading, very long lasting, and 100% recyclable and reusable as infill when the field is replaced. TPE infill, when utilizing virgin-based resins, will offer consistent performance and excellent g-max over a wide temperature range. Infill levels and mixtures will be determined based on the synthetic turf system being specified including pile height, pile density and the use/nonuse of a shock pad.

### **3.5.2.5 Sand**

Pure silica sand is one of the original infilling materials utilized in synthetic turf. This product is a natural infill that is non-toxic, chemically stable and fracture resistant. Silica sand infills are typically tan, off-tan or white in color and - depending upon plant location – may be round or sub-round in particle shape. As a natural product there is no possibility of heavy metals, and the dust/turbidity rating is less than 100. It can be used in conjunction with many other infills on the market to provide a safe and more realistic playing surface. The round shape plays an integral part in the synthetic turf system. It is important that silica sand have a high purity (greater than 90%) to resist crushing and absorption of bacteria and other field contaminants. Silica sand can either be coated with different materials as a standalone product or can be used to firm up in combination with traditional crumb rubber infill systems. Infill levels and mixtures will be determined based on the synthetic turf system being specified including pile height, pile density and the use/nonuse of a shock pad.

### **3.5.2.6 Coated Sand**

This class of infill consists of coated, high-purity silica sand with either a soft or rigid coating specifically engineered for synthetic turf. These coatings are either elastomeric or acrylic in nature (non-toxic) and form a bond with the sand grain sealing it from bacteria to provide superior performance and durability over the life of a field. Coated sand is available in various sizes to meet the application's needs.

Depending on the amount and type of infill, coated sands can either be used with or without a pad and are available in various colors. All of the coatings are non-toxic and are bonded to the quartz grain for superior performance and durability over the life of your field. These materials are typically used as a homogenous infill which provides both ballast and shock absorbing qualities to a synthetic turf application.

Coated sand products are cost prohibitive based on manufacturing process and on shipping cost. Infill levels and mixtures will be determined based on the synthetic turf system being specified including pile height, pile density and the use/nonuse of a shock pad.

### **3.5.3 Shockpads**

Shock pad systems are one of the fastest growing trends in the synthetic turf sports field industry. Shock attenuation pads offer an added level of protection and consistent playability to the playing surface and are designed to contribute to a safe g-max level throughout a synthetic turf field's life. Roll out or panel systems are relatively economical and offer ease of installation. Pads can be permeable or impermeable. Some can replace all or portions of the stone base and provide both shock attenuation and drainage, while others are used in combination with a traditional stone and drainage base.

Shock pads provide additional safety, added durability and will perform well for athletes with the correct synthetic turf and infill systems. Shock pads while costly, will last a minimum of two lifecycles of artificial turf and create a



level of safety for all users. There are a number of different shock pad manufacturers in the market place and a number of different sizes of shock pads that can be used in a sports environment.

### 3.6 Key Turf Characteristics

When specifying the performance characteristics it is important to consider budget, performance, and durability of the turf system. The following key characteristics should be considered during the development of the specification and product selection. The following characteristics are provided by the Synthetic Turf Council.

#### 3.6.1 Tuft Bind

The force, measured in pounds or newtons, required to pull a tuft from the turf backing. The greater the tuft bind the more difficult it will be to remove the fiber from the backing.

#### 3.6.2 Fiber Thickness

Typically, the fiber used in synthetic turf is textured and/or non-textured polypropylene, polyethylene, nylon, or other suitable performing hybrid or copolymer in tape form or monofilament. Minimum fiber sizes are 50 microns for polypropylene or polyester, 100 microns for tape form (slit film) polyethylene, 140-300 form mono-filament polyethylene (shape dependent), and 500 denier for nylon. Generally, the thicker the fiber, the more durable it will be.

#### 3.6.3 Face Weight

The total weight of the yarn/fiber tufted into the backing measured in oz/sq.ft, or grams/sq.m.. Generally, the greater the face weight the more durable the turf will be.

#### 3.6.4 GMax

A field's level of shock absorbency is tested by using a unit of measurement called the *g*-max, where one "g" represents a single unit of gravity. The peak acceleration reached upon impact of two objects, such as a football player and the synthetic turf surface, is the maximum number of g's a field is able to absorb. A field with a higher *g*-max level loses its ability to absorb the force and places more impact on the athlete during a collision, while a surface with a lower *g*-max absorbs more force, lessening the impact to the athlete. Using ASTM F1936 test method, *g*-max readings shall not exceed 200 at each test point. With proper maintenance, a synthetic turf field should have a *g*-max of well below 200. The *g*-max guideline in the STC's *Guidelines for Synthetic Turf Performance* is "below 165" for the life of the synthetic turf field.

### 3.7 Recommendations

The synthetic turf system including infill and shock pad should be specified based on the proposed usage, the available maintenance, the level of performance of the field required (or not required) and the expected lifecycle. While many systems will work for many aspects, having the correct system will better answer the needs of the stakeholders and user groups.

Synthetic turf and infill need to be tested prior to installation to ensure quality and meet environmental requirements. Developing testing criteria to be followed with specifications and installations should be a priority.

### 3.8 Specifications and Drawings

Specifications for the development of artificial turf fields are included in Appendix 'B'. The list of specifications include:

1. Section 32 18 23.01 Artificial Turf Fields (Senior)
2. Section 32 18 23.02 Artificial Turf Fields (Junior)

Drawings for the development of artificial turf fields are included in Appendix 'C'. The drawings pertain to the construction of both Senior and Junior artificial turf fields. The list of drawings include:

1. FD-3 Artificial Turf Field Standard Field Profile
2. FD-4 Artificial Turf Field Standard Cleanout
3. FD-5 Artificial Turf Field Schematic Rendering
4. FD-6 Artificial Turf Field Composite Layout Plan
5. FD-7 Artificial Turf Field CFL Layout
6. FD-8 Artificial Turf Field Soccer Layout
7. FD-9 Artificial Turf Field Cross Field Soccer
8. FD-10 Artificial Turf Field Field Hockey Layout

### 3.9 Artificial Turf Field Construction Costs

Preliminary capital costs are based upon market pricing at the time of preparation of this strategy. These are high level estimates that will require seasonal revision based upon current market trends. These costs can be variable year to year based upon inflation, material costs, labour costs, construction timing and contractor availability.

In addition to construction costs the Board shall consider the following costs on a site-by-site basis:

1. Design consulting fees
2. Topographic and legal survey
3. Geotechnical investigation
4. Soil chemical analysis as per the current O. Reg 406/19 On-Site and Excess Soil Management
5. Permit fees ie: Forestry, Site Plan Approval, Site Alteration Permit, Building Permit etc. and;
6. Additional study fees ie: Archaeological, Heritage etc.

Full Size Senior Field – 10,500sq.m.	
Item	Cost
Mobilization/Demobilization	\$50,000
Bonding and Insurance	\$20,000
Site Preparation	\$15,000
Civil Servicing	\$10,000
Electrical Servicing	\$45,000
Rough Grading	\$125,000
Concrete Turf Anchor	\$40,000
Artificial Turf Drainage System (Granulars, Lateral Tiles, Headers)	\$160,000
Artificial Turf System (Shockpad, Dual Fibre, SBR/sand Infill)	\$890,000
End Zone Lettering	\$15,000
Lighting	\$450,000
Bleachers (200 person capacity)	\$35,000
General Site Work ie: Walkways, Concrete, Planting, Fencing etc.	\$250,000
<b>Total</b>	<b>\$2,105,000</b>

\*Assumes there is capacity in the existing SWM system and there is no requirement for additional storage

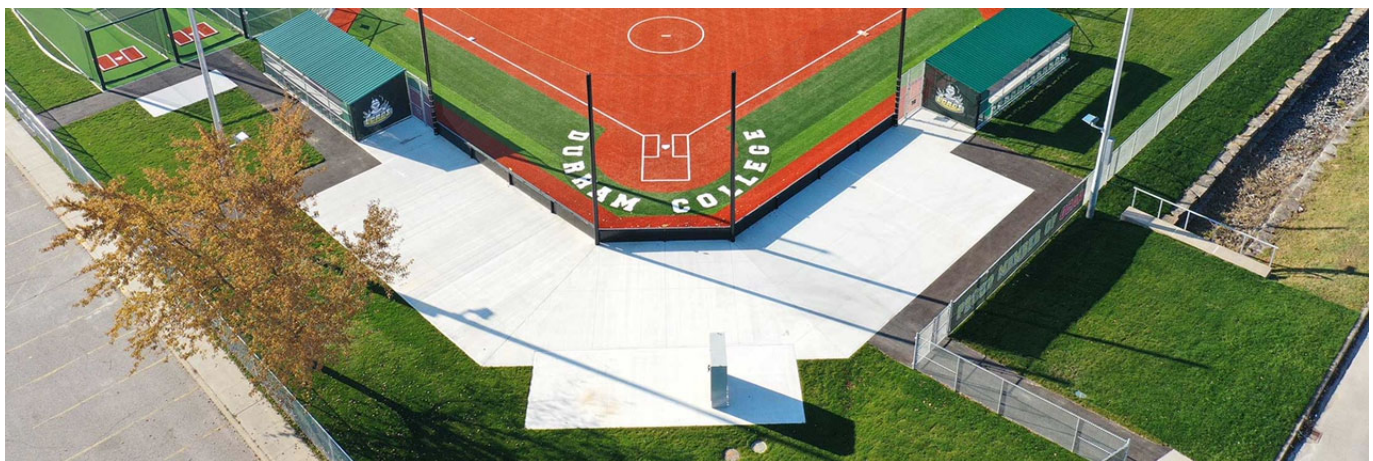
\*Assumes there is an existing stormwater management connection on site

\*Assumes new primary electrical service is required

Junior Field – 4,000 sq.m.	
Item	Cost
Mobilization/Demobilization	\$20,000
Bonding and Insurance	\$10,000
Site Preparation	\$10,000
Civil Servicing	\$10,000
Rough Grading	\$75,000
Concrete Turf Anchor	\$40,000
Artificial Turf Drainage System (Granulars, Lateral Tiles, Headers)	\$125,000
Artificial Turf System (Shockpad, Dual Fibre, SBR/sand Infill)	\$400,000
Bleachers (100 person capacity)	\$20,000
General Site Work ie: Walkways, Concrete, Planting, Fencing etc.	\$100,000
<b>Total</b>	<b>\$810,000</b>

\*Assumes there is capacity in the existing SWM system and there is no requirement for additional storage

\*Assumes there is an existing stormwater management connection on site



## 4.0 FIELD MANAGEMENT STRATEGIES

### 4.1 Natural Turf Best Management Practices

The following tables provided by the Sport Turf Association outline the yearly recommended maintenance requirements, contracted maintenance costs and assumptions adjusted to 2022 costs.

#### Maintenance Cost Estimate

Category	Mow	Aerify	Fertilize	Overseed	Irrigate	Hydro	Cost/year	Cost/permitted hour
1	\$13,500	\$0	\$4,200	\$2,700	\$19,550	\$1,850	\$41,800	\$92.89
2	\$13,500	\$3,220	\$4,200	\$2,700	\$9,900	\$2,400	\$35,920	\$65.30
3	\$13,500	\$3,220	\$2,700	\$3,100	\$6,800	\$3,000	\$32,320	\$46.17
4	\$2,875	\$2,875	\$2,700	\$3,100	\$0	\$0	\$11,550	\$25.67
5	\$2,875	\$2,475	\$2,700	\$3,100	\$0	\$0	\$11,150	\$24.78

#### Assumptions for Maintenance Costs

Task	Field Category				
	1	2	3	4	5
Mowing Frequency (#/season)	56	56	56	24	24
Vertidrain Frequency (#/season)	0	1	1	1	2
Tyne Aerification (#/season)	0	4	4	2	2
Coring Frequency (#/season)	0	2	2	2	1
Fertilization Frequency (#/season)	6	6	4	4	4
Fertilization Rate (kg/100m <sup>2</sup> )	4	4	3	3	3
Overseeding Frequency (#/season)	2	2	2	2	2
Overseeding Rate (kg/100m <sup>2</sup> )	2	2	2	2	2
Irrigation Frequency (#/season)	28	13	9	0	0
Irrigation Rate (mm/week)	28	13	9	0	0
Hydro (hours/season)	378	462	588	0	0

### 4.2 Artificial Turf Best Management Practices

#### 4.2.1 Artificial Turf Maintenance

Proper, regular maintenance of artificial turf sport fields is important for safety, performance and to maximize the lifespan of the turf.

The amount of maintenance required is somewhat dependent on the synthetic turf system being installed and the types of infill in the system. Generally, a field will need to be reviewed for infill displacement and infill levels and groomed every 70-90 hours of programmed usage. The typical field will be programmed for 40 hours a week and would require basic grooming every 2 weeks. Fields maintenance would occur from March 1<sup>st</sup> through November 30<sup>th</sup> seasonally.

Basic grooming of the field will take one person an estimated 3-4 hours, including a review of the field, addition of infill to high wear locations, and the grooming of the field with a large brush being towed behind a small vehicle such as a turf tire tractor or Gator.

There are two options for the grooming process:

1. Grooming completed in house by Board Maintenance Staff. Equipment would need to be purchased and stored to be taken to the field to complete the maintenance. There are many Boards that have the regular maintenance done by in-house staff.
2. Grooming completed by a field maintenance company. This tends to be more costly than using Board Staff. Within Ontario there are 3-4 qualified companies that perform this type of service. This work can also be included in any grass cutting contracts that the Board has if the vendor that is engaged has completed proper training for this service.

It should be noted that depending on the system installed, a deep grooming of the field may be required once every 6-18 months. This should be contracted to a professional maintenance company or the original installation contractor.

Included as Appendix 'D' is the Synthetic Turf Council Guidelines for Maintenance. This a "best practices" document. Not all the items noted in this document may be applicable as specifications, systems, weather etc. effect the required level of maintenance.

Occasionally there will be separation of seams or vandalism that occurs on a field. During the basic grooming process the field should be inspected for separation and damage. During the 8 Year warranty period, any repairs due to workmanship or materials shall be completed by the original installer. In the event of vandalism, it is recommended that the original installer be utilized during the 8-year warranty period. Should an alternate service be retained it may void the warranty. Upon expiration of the warranty period the Board should retain the services of a reputable maintenance company or turf installer to complete any necessary repairs.

#### 4.2.2 Artificial Turf Maintenance Costs

Maintenance of artificial turf sport fields can be completed in-house or contracted out. The number of artificial turf fields within the Board's inventory may have an impact on the maintenance scenario the TCDSB prefers to use.

In cases where a school board or municipality have several fields to maintain, in-house maintenance is the most cost effective with grounds staff maintaining the fields. Each field will require basic grooming every 70-90 hours of programmed usage. Basic grooming of a field will be a four-hour task for one person, plus travel time, and will require the Board to own a groomer, a piece of equipment to pull the groomer and the means to transport the equipment to the field to be groomed.

The type of system installed will also have an impact on the cost of maintenance. The budget provided below is for a multi-sport turf system composed of a dual fiber turf and a sand/sbr infill system as per Specification Sections 32 18 23.01 and 32 18 23.02, Artificial Turf Fields (Senior and Junior). This system requires the level of maintenance described above. Other systems could require more maintenance should a different infill system be utilized. For example, a system that includes a high level of sand infill and a lower density of artificial turf may need to be groomed every 50-60 hours of programmed usage. In addition to regular basic grooming a deep Grooming of an artificial turf field should be contracted out to a company that specializes in this work and has the appropriate equipment and knowledge to complete the task.

Maintenance Costs Per Year				
In House Staff				
	Frequency	Visits	Cost/Visit	Subtotal
Basic Grooming	Bi-weekly	18	\$360.00	\$6,480.00
Deep Grooming (Contracted)	Every 6 Months	2	\$3,500.00	\$7,000.00
<b>Total</b>				<b>\$13,480.00</b>



Maintenance Costs Per Year				
Contracted				
	Frequency	Visits	Cost/Visit	Subtotal
Basic Grooming	Bi-weekly	18	\$600.00	\$10,800.00
Deep Grooming	Every 6 Months	2	\$3,500.00	\$7,000.00
<b>Total</b>				<b>\$17,800.00</b>

\*Cost for In-House staff grooming includes 4 hours of staff time on site, plus 2 hours of travel time at a rate of \$60/hr. Cost does not include the cost of the equipment or fuel.

#### 4.2.3 Artificial Turf Maintenance Logs

In order to maintain the warranty for the artificial turf field, suppliers and manufacturers required a comprehensive maintenance record for all of the maintenance performed on the field. A sample maintenance log is available in Appendix 'E'.

### 4.3 Sport Field Partnership Opportunities

#### 4.3.1 Municipal Partnerships

This concept works well for both parties and the cost splitting allows for budgets to go further, and more facilities being offered to students and local user groups. Generally the Board will utilize the field during non-prime time hours, with the prime time hours in the evening and weekends open for Municipal use. Cost splitting and time splitting of the sport field and amenities works well for both partners. It provides a lower cost facility to the Board and space and a revenue opportunity for the Municipality.

#### 4.3.2 Private/Entrepreneurial Partnerships

In a number of cases, private businesses have funded the installation of an artificial turf field at a school location. This partnership would include a long term (20 year) shared usage agreement. In most cases, the private entrepreneur will fund the field, lights and general amenities and the School Board would fund other amenities such as a synthetic running track. The private business would then maintain and run the field during off school hours and benefit from the revenue stream created from programming and rentals.

#### 4.3.3 Sport Organizations/Clubs/Academies Partnerships

There are numerous examples where a partnership can be developed with sports clubs and training academies. Quite often this has been local soccer clubs either partially funding the development or providing a long-term usage/rental agreement with the School Board to provide the required funding.

#### 4.3.4 Revenue Opportunities for the Board

Should the Board self-fund the capital costs of a facility there is an opportunity to create revenue during prime-time periods from April through November. There are three distinct usage seasons that would see various hours of usage. Typically Spring and Fall will see less usage with soccer and football respectively renting the facilities. The summer would be a combination of soccer, football, camps, and various other users for training or summer camp use. The seasons can be categorized as follows:

1. Spring – April 1<sup>st</sup> to May 15<sup>th</sup>
2. Summer – May 15<sup>th</sup> to September 15<sup>th</sup>
3. Fall – September 15<sup>th</sup> to November 30<sup>th</sup>

The installation of lighting would facilitate evening rentals and could expand the revenue opportunities for the Board, especially during the Spring, Late Summer, and Fall seasons when sunset occurs earlier.

Rental rates vary by geographic location and by demand. The Board should take in the following considerations when determining the feasibility of rentals.

1. Municipalities and School Boards that have minimal number of available fields and a high number of users will charge more per hour for field usage.
2. Rates vary with the addition of sports field lighting.
3. Sports fields are often split into mini fields to reduce rental costs for junior programming.
4. Rental opportunities include Not for Profit organizations, for profit sports groups, municipal contracting and one-off events such as business group outing/game.

The following are general rental rates for artificial turf fields:

1. Rental prices range from \$100.00 to \$181.00 per hour for full size fields depending on weekday verses weekend and also on sports field lighting usage.
2. Mini Fields range from \$30.00 per hour to \$85.00 per hour depending on the geographic locations
3. Shared field/Quarter field/Third field costs are usually \$45.00-\$65.00 per hour per quarter/third. This would require side field markings on the field. In some cases, netting systems are added to separate the fields during usage.

The following are specific rental rates for full sized field for various Owner's:

1. Toronto District School Board \$148 to \$181/hr dependent upon lighting
2. City of Oshawa full field \$114/hr
3. Halton Catholic School Board full field \$85 to \$155/hr dependent upon season and lighting
4. City of Waterloo full field \$100/hr
5. City of Hamilton full field \$135/hr

Artificial Turf Field Possible Utilization			
Spring – April 1 <sup>st</sup> to May 15 <sup>th</sup>			
	Total Hours	Hourly rate	Total
Full field non lit weekday evenings (2hrs/day)	60	\$125	\$7,500.00
Full field lit weekday evenings (1hrs/day)	30	\$155	\$4,650.00
Full field non lit weekends (4hrs/day)	48	\$125	\$6,000.00
Full fields lit weekend (1hr/day)	12	\$155	\$1,860.00
<b>Total Spring</b>			<b>\$20,010.00</b>
Summer – May 15 <sup>th</sup> to September 15 <sup>th</sup>			
Full field non lit weekday evenings (3hrs/day)	240	\$145	\$34,800.00
Full field lit weekday evenings (1hrs/day)	80	\$175	\$14,000.00
Full field non lit weekends (5hrs/day)	160	\$145	\$23,200.00
Full fields lit weekend (1hr/day)	32	\$175	\$5,600.00
<b>Total Summer</b>			<b>\$77,600.00</b>

<b>Fall – September 15<sup>th</sup> to November 30<sup>th</sup></b>			
Full field non lit weekday evenings (1-0hrs/day)*	10	\$125	\$1,250.00
Full field lit weekday evenings (2-3hrs/day)	80	\$155	\$12,400.00
Full field non lit weekends (3hrs/day)	72	\$125	\$9,000.00
Full fields lit weekend (1hr/day)	12	\$155	\$1,860.00
<b>Total Fall</b>			<b>\$24,510.00</b>

<b>Summary</b>	
Total Spring	\$20,010.00
Total Summer	\$77,600.00
Total Fall	\$24,510.00
<b>Yearly Total</b>	<b>\$122,120.00</b>

\*Fall non-lit weekday and weekend evenings for September assumes there is only 1hr non-lit hour available

\*Hours assume operation from 6:00pm to 10:00pm and full capacity programming

\*Hourly rates shown are proposed. Discounted rates have been shown for Spring and Fall programming. The Board shall determine the appropriate hourly rates through a complete financial analysis. Rates shown are based upon general rates within Toronto, specifically the TDSB facilities.

\*This is a representative example of possible programming and revenue. The Board shall explore rental opportunities to determine actual available rentals and usage hours in conjunction with rates.

\*These tables should be viewed in conjunction with operating and maintenance costs.

\*Lit field usage is based upon 2023 sunset times as provided by Environment Canada:

1. April 7:44 to 8:18pm
2. May 8:19 to 8:51pm
3. June 8:52 to 9:02pm
4. July 9:02 to 8:41pm
5. August 8:40 to 7:51pm
6. September 7:53 to 7:00pm
7. October 6:58 to 6:09pm
8. November 6:08 to 4:42pm



## 5.0 DESIGN CASE STUDIES

### 5.1 Design Case Study #1 – St. Ambrose Catholic Elementary School

#### Case Study #1 – St. Ambrose Catholic School

##### 5.1.1 Site Background

<b>Site Address:</b>	20 Coules Court - Etobicoke		
<b>School Type:</b>	Elementary	<b>School Population</b>	459
<b>Ward:</b>	2	<b>Field Size:</b>	1,050 sq.m.
<b>Permitted:</b>	No	<b>Sq.m. Per Student:</b>	2.29
<b>Irrigated:</b>	No	<b>Condition:</b>	Poor
<b>Lighting:</b>	No	<b>Comments:</b> Little to no grass over entire area Heavily compacted Has been reconstructed twice in 7 years	
<b>Subdrainage:</b>	Yes		
<b>Sport Furnishings:</b>	Four fixed soccer goals		
<b>Primary Use:</b>	Soccer		
<b>Secondary Use:</b>	Play field		

The site is bound to the north by and west by residential properties, to the east by St. Ambrose Catholic Church, and to the south by Coules Court. The location of the sport field is in the northwest corner of the site. Immediately east and south of the field is an asphalt playground, and the field is surrounded by an asphalt track.

The stormwater management of the site is characterized by the following:

1. The site primarily drains to three existing catch basins located on the west and east side of the grass field, and southeast of the grass field in the asphalt play area. Overland flow arrows are indicated on Existing Conditions drawing EX-1 at the end of this section.
2. The grass field is currently crowned down the centerline and the drainage splits toward the west and east catch basins.
3. There are isolated low areas on the field with potential for ponding during the shoulder seasons and rain events.

The orientation of the main play field is north to south, which exhibits the best orientation for sun angles. There are two cross fields on the site that are oriented east to west.

##### 5.1.2 Design Approach and Rational

The field is in poor condition, which can be contributed to the heavy use of the site and the small amount of square meters per student available (2.29sq.m./student). It is understood that the field has been reconstructed twice within the last seven years. It is anticipated that overseeding of the field has not been successful, and the establishment of new grass is not successful as the field is heavily used during the ideal growing seasons for new seed ie: Fall and Spring.

To provide the students with a safe and useable facility it is recommended that the site be converted to an artificial turf surface with redevelopment of the asphalt walking track. An artificial turf facility will provide the students with a safe and clean facility that will eliminate poor field conditions, especially in the late fall and early spring when there is a higher occurrence of inclement weather. A Conceptual Plan of the renovated facility is available on drawing CP-1 at the end of this section.

The construction of the artificial turf field will require the sub excavation of the existing field to install a granular drainage layer, subsurface drainage pipes, and connection to the existing catch basin located in the southeast.

The existing catch basins to the west and east of the field can be removed. Overland flow across the track and asphalt area will be captured by the field drainage system and conveyed subsurface to the southeast catch basin.

The construction of the field will result in considerable disturbance to the existing walking track. To facilitate the proposed grades, it is recommended that the track be replaced with a new granular base and asphalt surface. A Functional Grading Plan is available on drawing C-100 at the end of this section.

### 5.1.3 Schematic Design Plans

The following schematic drawings have been prepared for the facility and are available at the end of this section.

Drawing CP-1 Concept Plan

Drawing EX-1 Existing Conditions Plan

Drawing C-100 Functional Grading and Servicing Plan

### 5.1.4 Implementation Costs

It is anticipated that the cost for the redevelopment of the facility to industry standards is \$266,035.00. This value includes a 10% construction contingency. A detailed breakdown is provided below.

<b>Part 1</b>	<b>Site Preparation</b>				
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
1.1	Mobilization/Demobilization	LS	1.0	\$7,500.00	\$7,500.00
1.2	1800mm height construction fencing	lm	150.0	\$15.00	\$2,250.00
1.3	Demolition and removals	LS	1.0	\$15,000.00	\$15,000.00
1.4	Rough grading including cut/fill	LS	1.0	\$10,000.00	\$10,000.00

**Part 1 Subtotal: \$34,750.00**

<b>Part 2</b>	<b>Site Improvements</b>				
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
2.1	Drainage system including laterals, headers, and filter cloth	LS	1.0	\$50,000.00	\$50,000.00
2.2	Granular base drainage system	cu.m.	241.0	\$70.00	\$16,870.00
2.3	Concrete turf anchor	lm	113.0	\$100.00	\$11,300.00
2.4	Artificial turf including infill and shockpad	sq.m.	964.0	\$90.00	\$86,760.00
2.5	Portable Jr. soccer nets	ea	4.0	\$3,500.00	\$14,000.00
2.6	Asphalt running/walking track	sq.m.	394.0	\$55.00	\$21,670.00
2.7	Running track line painting	LS	1.0	\$1,500.00	\$1,500.00

**Part 2 Subtotal: \$202,100.00**

<b>Part 3</b>	<b>Allowances</b>				
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
3.1	Geotechnical testing	LS	1.0	\$5,000.00	\$5,000.00

**Part 3 Subtotal \$5,000.00**

Budget Summary			
Part 1	Site Preparation	Subtotal:	\$34,750.00
Part 2	Site Improvements	Subtotal:	\$202,100.00
Part 3	Allowances	Subtotal:	\$5,000.00
		<b>Subtotal All Parts:</b>	<b>\$241,850.00</b>
		<b>Contingency (10%):</b>	<b>\$24,185.00</b>
			<b>Total: \$266,035.00</b>

## 5.2 Design Case Study #2 – Holy Cross Catholic Elementary School

### 5.2.1 Site Background

<b>Site Address:</b>	299a Donlands Avenue – East York		
<b>School Type:</b>	Elementary	<b>School Population</b>	350
<b>Ward:</b>	11	<b>Field Size:</b>	2,705 sq.m.
<b>Permitted:</b>	No	<b>Sq.m. Per Student:</b>	7.73 sq.m/student
<b>Irrigated:</b>	Yes	<b>Condition:</b>	Poor
<b>Lighting:</b>	No	<b>Comments:</b> Limited grass – very barren Sheet drain to asphalt	
<b>Subdrainage:</b>	Yes		
<b>Sport Furnishings:</b>	Two Small Soccer Removable Goals		
<b>Primary Use:</b>	Multi-Use		
<b>Secondary Use:</b>	Play Area		

The site is bound to the west by Donlands Avenue and to the east by Lesmount Avenue. To the north is Holy Cross Church and to the south is the Holy Cross Catholic Elementary school. The field is contained by a galvanized 1.8m to 3.6m high galvanized chain link fence on the east, west and north boundaries. Immediately south of the field is a 1.2m high galvanized chain link fence, asphalt play area and the school building.

The stormwater management of the site is characterized by the following:

1. The site primarily drains from the north boundary line to the south edge of the field. From the asphalt it drains north to a shallow swale along the south edge of the field that is intended to outlet to the east. Overland flow arrows are indicated on Existing Conditions drawing EX-1 at the end of this section.
2. The grass field is currently a single slope from the north to south. There is about 0.5m fall across 36m resulting in an average slope of 1.4%.
3. There are isolated low areas in the field along the south side where the field and asphalt area drain to that are limiting positive flow and allowing for ponding during the shoulder seasons and rain events.

The orientation of the play field is east to west, which is a less preferred orientation due to sun angles disrupting play as it rises and sets low in the sky behind the goal areas. As a small field mostly used during school hours this is less impactful on playability than what would be for a larger field permitted in the evenings after school.

### 5.2.2 Design Approach and Rational

The existing field is in poor condition, which can be contributed to the heavy use of the site and the small amount of square meters per student available (7.75 sq.m./student). It is understood that efforts have been made to revitalize the field including reseeding in 2017, however this did not make significant improvements. This is likely due to the fields heavy use during the idea growing seasons, Fall and Spring.

It is recommended that the existing field be redeveloped with a synthetic turf surface to support the schools field programs. A synthetic turf surface will provide a safe and clean facility for student and community use especially during the shoulder seasons, Spring and Fall, when school is actively using the space.

Additionally, to support the schools active engagement in track events, there is a proposed 150m four lane track around the field. The track includes a 50m straight away and a long jump pit that can use the outside track lane as a run up. The attached concept plan, CP-1, illustrates this revitalized facility at the end of this section.

The construction of the artificial turf field will require the sub excavation of the existing field to install a granular drainage layer, subsurface drainage pipes, and connection to the existing manhole located to the east of the field.

Overland flow across the track and asphalt area will be captured by the field drainage system and conveyed subsurface to the existing manhole. The synthetic turf field will help significantly with drainage as it is more free draining than a natural turf field. Along the south side of the field between the track and existing asphalt play area is a proposed natural turf drainage tile to improve drainage of the natural turf outside of the field area. This subdrain tile will connect with the drainage system under the field to convey stormwater to the sewer system. A Functional Grading Plan is available on drawing C-100 at the end of this section.

### 5.2.3 Schematic Design Plans

The following schematic drawings have been prepared for the facility and are available at the end of this section.

Drawing CP-1 Concept Plan

Drawing EX-1 Existing Conditions Plan

Drawing C-100 Functional Grading and Servicing Plan

### 5.2.4 Implementation Costs

It is anticipated that the cost for the redevelopment of the facility to industry standards is \$305,519.50. This value include a 10% construction contingency. A detailed breakdown is provided below.

<b>Part 1 Site Preparation</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
1.1	Mobilization/Demobilization	LS	1.0	\$7,500.00	\$7,500.00
1.2	1800mm height construction fencing	lm	60.0	\$15.00	\$900.00
1.3	Rough grading including cut/fill	LS	1.0	\$10,000.00	\$10,000.00

**Part 1 Subtotal: \$18,400.00**

<b>Part 2 Site Improvements</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
2.1	Drainage system including laterals, headers, and filter cloth	LS	1.0	\$50,000.00	\$50,000.00
2.2	Granular base drainage system	cu.m.	335.0	\$70.00	\$23,450.00
2.3	Concrete turf anchor	lm	150.0	\$100.00	\$15,000.00
2.4	Artificial turf including infill (no shockpad)	sq.m.	1,340.0	\$60.00	\$120,600.00
2.5	Portable Jr. soccer nets	ea	2.0	\$3,500.00	\$7,000.00
2.6	Asphalt running/walking track	sq.m.	669.0	\$55.00	\$36,795.00
2.7	Running track line painting	LS	1.0	\$1,500.00	\$1,500.00

**Part 2 Subtotal: \$254,345.00**

<b>Part 3 Allowances</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
3.1	Geotechnical testing	LS	1.0	\$5,000.00	\$5,000.00

**Part 3 Subtotal \$5,000.00**

Budget Summary			
Part 1	Site Preparation	Subtotal:	\$18,400.00
Part 2	Site Improvements	Subtotal:	\$254,345.00
Part 3	Allowances	Subtotal:	\$5,000.00
		<b>Subtotal All Parts:</b>	<b>\$277,745.00</b>
		<b>Contingency (10%):</b>	<b>\$27,745.010</b>
			<b>Total: \$305,519.50</b>

### 5.3 Design Case Study #3 – Madonna Catholic Elementary School

#### 5.3.1 Site Background

<b>Site Address:</b>	20 Dubray Avenue – North York		
<b>School Type:</b>	Elementary	<b>School Population</b>	632
<b>Ward:</b>	4	<b>Field Size:</b>	3,745 sq.m.
<b>Permitted:</b>	No	<b>Sq.m. Per Student:</b>	5.93 sq.m/student
<b>Irrigated:</b>	No	<b>Condition:</b>	Good
<b>Lighting:</b>	No	<b>Comments:</b>	
<b>Subdrainage:</b>	No		
<b>Sport Furnishings:</b>	N/A		
<b>Primary Use:</b>	Play Area		
<b>Secondary Use:</b>	Multi-Use		

The site is bound to the west by Dubray Avenue to the west, Wilson Avenue to the south, the school building and parking lot to the north and a neighbouring cemetery to the east. The existing play field is an 'L' shaped space. The field area slopes from west to east and north to south. Mature trees line the south and west property lines. A future multi-use trail corridor is planned to follow the east property line and is assumed to be a corridor 6.0m wide to support a 3.0m wide paved trail that connects Wilson Avenue with the community to the north of the school.

The stormwater management of the site is characterized by the following:

1. The site currently drains from the parking lot and driveway to the field area. From the parking lot there is an existing swale that it enters which directs flow around the top of the existing field area to the east property line. The driveway sheet flows to the field area which drains to the southeast corner of the property.
2. The grass field is currently a single slope from the northwest to southeast. There is about 0.8m fall across 49m resulting in an average slope or 1.6%.
3. The existing swale that directs flow from the parking lot does not have a consistent slope to drain. About halfway there is a low point that ponds water.

The existing field is a larger irregular space and is currently in good condition. There are no obvious wear areas in the existing turf, and this is likely because there are not existing fixed sports goals or equipment. The space is primarily used as an open space for free play.

#### 5.3.2 Design Approach and Rational

The 'L' shaped space of the existing field offers an opportunity to implement a north-south orientated youth soccer field while retaining an unprogrammed free play area to the west. This will provide opportunities for both structured and unstructured play.

While the existing field is in good conditions is recommended that the proposed north-south soccer field be regraded, and tile drains added to support better turf drainage. It is also recommended that the existing north swale directing water from the parking lot is re-graded to support positive drainage at a minimum 2.0% slope and realigned to expand the sport field area.

Portable soccer goals are recommended to be able to move the goals around the field area. This helps to avoid wear areas in the natural turf that typically develop from heavy compaction at the goal areas when fixed goals are installed.

The construction of the natural turf field will require pulverizing the existing turf, installing subsurface drainage tiles, re-grading the field area into a single planed surface, and sodding. Subsurface drain tiles will help maintain the playability of the field and turf growth. A Functional Grading Plan is available on drawing C-100 at the end of this section.

### 5.3.3 Schematic Design Plans

The following schematic drawings have been prepared for the facility and are available at the end of this section.

Drawing CP-1 Concept Plan

Drawing EX-1 Existing Conditions Plan

Drawing C-100 Functional Grading and Servicing Plan

### 5.3.4 Implementation Costs

It is anticipated that the cost for the redevelopment of the facility to industry standards is \$117,381.00 This value include a 10% construction contingency. A detailed breakdown is provided below.

<b>Part 1 Site Preparation</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
1.1	Mobilization/Demobilization	LS	1.0	\$7,500.00	\$7,500.00
1.2	1800mm height construction fencing	lm	110.0	\$15.00	\$1,650.00
1.3	Rough grading including cut/fill	LS	1.0	\$10,000.00	\$10,000.00
<b>Part 1 Subtotal:</b>					<b>\$19,150.00</b>

<b>Part 2 Site Improvements</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
2.1	Drainage system including laterals, headers, and filter cloth	LS	1.0	\$50,000.00	\$50,000.00
2.2	Fine grading natural turf field	sq.m.	1,512.0	\$5.00	\$7,560.00
2.3	Sodding natural turf field and swale	sq.m.	1,800.0	\$10.00	\$18,000.00
2.4	Portable Jr. soccer nets	ea.	2.0	\$3,500.00	\$7,000.00
<b>Part 2 Subtotal:</b>					<b>\$82,560.00</b>

<b>Part 3 Allowances</b>					
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Rate</b>	<b>Total</b>
3.1	Geotechnical testing	LS	1.0	\$5,000.00	\$5,000.00
<b>Part 3 Subtotal</b>					<b>\$5,000.00</b>

Budget Summary				
Part 1	Site Preparation		Subtotal:	\$19,150.00
Part 2	Site Improvements		Subtotal:	\$82,565.00
Part 3	Allowances		Subtotal:	\$5,000.00
			Subtotal All Parts:	\$106,710.00
			Contingency (10%):	\$10,671.00
				Total: \$117,381.00



## 2023 CALENDAR OF ANNUAL REPORTS & POLICY METRICS

A = Annual Report

P = Policy Metric Report

Q = Quarterly Report

#	Due Date	Committee/Board	Subject	Responsibility of
1	January (A)	Corporate Services	Annual Chief Financial Officer Overview	Chief Financial Officer and Treasurer
2	February (A)	Corporate Services	Multi-Year Financial Forecast	Chief Financial Officer and Treasurer
3	March (A)	Corporate Services	Budget Framework and Consultation Plan	Chief Financial Officer and Treasurer
4	March (A)	Corporate Services	Consensus Student Enrolment Projections	Associate Director Corporate Services
5	March (A/P)	Corporate Services	Transportation Annual Report and S.T.01 Transportation Policy Metric	Associate Director Corporate Services
6	April (A)	Corporate Services	Ministry Funding Overview	Chief Financial Officer and Treasurer
7	April (Q)	Corporate Services	Mid-Year Budget Status Report	Chief Financial Officer and Treasurer
8	May (A)	Corporate Services	Preliminary Budget Estimates	Chief Financial Officer and Treasurer
9	June (P)	Corporate Services	B.R.01 Rental of Surplus School Space and Properties Policy Metric	Associate Director Corporate Services
10	June (A)	Corporate Services	Recommended Budget Estimates	Chief Financial Officer and Treasurer
11	June (A)	Corporate Services	Delegated Authority Report	Chief Financial Officer and Treasurer
12	September (A)	Corporate Services	Delegated Authority Update Report	Chief Financial Officer and Treasurer
13	September (A)	Corporate Services	Annual Procurement Plan	Chief Financial Officer and Treasurer
14	September (A)	Corporate Services	Capital Program Update	Associate Director Corporate Services

## 2023 CALENDAR OF ANNUAL REPORTS & POLICY METRICS

<b>15</b>	October (Q)	Corporate Services	Budget Update: Enrolment and Staffing	Chief Financial Officer and Treasurer
<b>16</b>	October (A)	Corporate Services	Trustee Honorarium Report	Chief Financial Officer and Treasurer
<b>17</b>	October (A)	Corporate Services	Capital Renewal Program Report	Associate Director Corporate Services
<b>18</b>	November (A)	Corporate Services	Audited Financial Statements	Chief Financial Officer and Treasurer
<b>19</b>	November (P)	Corporate Services	Enrolment Report and S.A.01 Admission and Placement Policy Metric	Associate Director Corporate Services
<b>20</b>	December (A)	Corporate Services	Revised Budget Estimates	Chief Financial Officer and Treasurer
<b>21</b>	December (A)	Corporate Services	Annual Legal Fees Report	Chief Financial Officer and Treasurer
<b>22</b>	December (A)	Corporate Services	Annual Investment Report	Chief Financial Officer and Treasurer
<b>23</b>	December (A)	Corporate Services	Annual Audit Committee Report	Chief Financial Officer and Treasurer

# CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY

## PENDING LIST TO JUNE 8, 2023

#	Date Requested & Committee/Board	Report Due Date	Destination of Report Committee/Board	Subject	Delegated To
1.	March-2023 Corporate Services	November 2023	Corporate Services	<p><b>WHEREAS:</b> Fostering gender equality in sport is about creating equal opportunities;</p> <p><b>WHEREAS:</b> TCDSB strives to give student athletes equal opportunity to develop to their fullest potential;</p> <p><b>WHEREAS:</b> The TCDSB seeks to generate a positive environment for the participation of girls, women, and gender diverse people;</p> <p><b>WHEREAS:</b> 62% of Canadian girls do not participate in any kind of sport;</p> <p><b>WHEREAS:</b> The Government of Canada adopted an action plan for Reducing Poverty and Improving Health and Well-Being: Moving towards an inclusive sport system by setting a target to achieve gender parity in sport by 2035;</p> <p><b>WHEREAS:</b> Female students should not have to fight for fair access to sports facilities;</p> <p><b>WHEREAS:</b> That there is a lack of adequate playing facilities available in TCDSB schools making it more difficult for female students to engage in sports;</p> <p><b>WHEREAS:</b> That inequity stems from the built</p>	Associate Director of Corporate Services & Chief Commercial Officer

#	Date Requested & Committee/Board	Report Due Date	Destination of Report Committee/Board	Subject	Delegated To
				<p>form (or lack thereof) of sports facilities at schools that are predominantly female; and</p> <p><b>WHEREAS:</b> TCDSB facilities in single gender schools for girls is generally abysmal, inadequate or not as favourable as boys' venues or co gender schools.</p> <p><b>WHEREAS:</b> That the lack of acceptable sports facilities at single gender schools for girls reflects a lack of fairness and respect for female students;</p> <p><b>WHEREAS:</b> That the sports facilities at Loretto Abbey, Loretto College, St Joseph Wellesley, Madonna, Notre Dame and even the new St Joseph's Morrow Park Catholic secondary schools are devoid and lack equitable sports facilities and fields compared to other high schools; and</p> <p><b>WHEREAS:</b> The Toronto Catholic District School Board must address the neglect of the sub-standard condition of school sport facilities for female students, girls, women, and gender diverse people.</p> <p><b>1) THEREFORE BE IT RESOLVED:</b> That staff report on:</p> <p>a) How policies, investments, programs and processes can be aligned using an intersectional gender lens; and</p> <p>b) The gender equity in sports serve as a guiding</p>	

#	Date Requested & Committee/Board	Report Due Date	Destination of Report Committee/Board	Subject	Delegated To
				<p>principle for developing, updating and/or delivering programs, policies and projects.</p> <p><b>BE IT FURTHER RESOLVED:</b> That staff prepare a report on the condition of sports facilities and fields at Loretto Abbey, Loretto College, Madonna, Notte Dame, St Joseph Wellesley and St Joseph's Morrow Park; and</p> <p><b>BE IT FURTHER RESOLVED:</b> That staff report on short and long term action plans to address the inequities to access equal opportunities for all student athletes; (<b>Consideration of motion from Trustee Rizzo regarding Gender Equity in Sports</b>)</p>	