



REPORT TO

REGULAR BOARD

## REAL PROPERTY POLICY R.01 UPDATE

*“Wherever they do not welcome you, as you are leaving that town shake the dust off your feet as a testimony against them.” - Luke 9:5*

### Drafted

May 25, 2022

### Meeting Date

June 7, 2022

N. D’Urzo, Senior Manager, Real Property

E. Pallotta, Senior Coordinator, Development Services

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 Facilities,  
Business & Community Development

Ryan Putnam  
Chief Financial Officer & Treasurer

## A. EXECUTIVE SUMMARY

This report recommends an update to the *Real Property Policy. R.01*, to reflect revised legislation, operational procedures, and the inclusion of guidelines for the acquisition and development of school sites, as outlined in *Appendix "A"* attached to the report.

**The cumulative staff time required to prepare this report was 12 hours**

## B. PURPOSE

1. This Recommendation Report is on the Order Paper of the Governance and Policy Committee as it recommends policy revision to conform with the needs of the Board with respect to the expropriation, disposition, leasing (and acquisition) of Real Property.

## C. BACKGROUND

1. *Policy R.01* states that the TCDSB is committed to ensuring planning for school sites. TCDSB property is developed in accordance with relevant legislation and in conjunction with the plans of municipal councils, other school boards and other authorities to achieve maximum service to the community.
2. The Policy was last approved in June 2017 which recommended the rescindment of the *Sharing R.01, Site Acquisition R.04, School Sites Expansion R.05* policies. It was further amended to amalgamate the *Expropriation of Real Property R.07, Disposal of Real Property R.08, School Sites – Operating Budget Surplus R.10* policies into the new policy *Real Property R.01*.
3. Staff undertook a thorough review of *Policy R.01* and are recommending revisions to reflect legislative changes to *O. Reg. 20/98: Educational Development Charges – General* (June 2021).
4. The Board, at its meeting on February 18, 2021, brought forward a motion to develop an acquisition policy that incorporates a comprehensive set of criteria. By virtue of this, staff are proposing the re-introduction of guidelines for the acquisition and development of school sites as outlined in *Appendix "A"*.
5. This revised policy appeared at a meeting of the Governance and Policy Committee on June 7, 2022.

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

1. Since June of 2017, the *O.Reg.20/98: Educational Development Charges – General* has published several amendments (*September 1, 2017 – October 11, 2018, October 12, 2018 – March 28, 2019, March 29, 2019 – November 7, 2019, November 8, 2019 – May 20, 2021, May 21, 2021 – May 31, 2021, June 1, 2021*).
2. The latest version of the O. Reg. 20/98 (June 1, 2021) no longer incorporates Section 9(1) paragraph 8 under the EDC section (Division E) of the Education Act. Therefore, staff is recommending the deletion of Section 3. School Sites - Operating Budget Surplus along with subsections (a), (b), (c), (d) (i) and (ii) and (e) in the *R.01 Policy*.
3. In response to the February 18, 2021, Board motion, staff are proposing further amendments to the Policy which outlines the rationale for the Board to consider when acquiring and developing school sites. Such criteria are outlined in the Policy (*Appendix “A”*) and identified as the new Sections 1 (a) to (d), including School Site Considerations, and Section 3 Surplus Declaration.
4. This policy has been reviewed in consultation with staff from Finance, Planning and Development, Legal Services, and the Board’s EDC consultant.

## **E. METRICS AND ACCOUNTABILITY**

1. Recommendations in this report will be monitored by policy development staff.
2. Further reports will be brought to Board in accordance with the policy review schedule.

## **F. IMPLEMENTATION**

The updated as approved will be posted on the TCDSB Policy Register.

## **G. COMMITTEE RECOMMENDATION**

The Governance and Policy Committee recommends that the revised *Real Property Policy R.01*, outlined in Appendix A to this report, be adopted.