



REPORT TO

CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

UPDATE REGARDING CITY OF TORONTO WATER AND STORM WATER RATES (ALL WARDS)

*"I can do all this through Him who gives me strength."
Philippians 4:13 (NIV)*

Created, Draft	First Tabling	Review
November 24, 2016	December 8, 2016	
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RECOMMENDATION REPORT		

Vision:

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

Mission:

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

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



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A. EXECUTIVE SUMMARY

This is an update regarding City of Toronto water utilization rates and the proposed new storm water surcharge rate, as first detailed in the report to Corporate Affairs Strategic Planning and Property Committee on October 15, 2015.

The City of Toronto will also be increasing the fees for waste and recycling collection by 5.2% effective January 2017, representing an increase of \$32,600.00 per year to the Board's annual waste and recycling collection budget. This report provides information regarding current and future strategies to mitigate the increase.

The report also provides information regarding water saving initiatives and projects currently underway.

The Board's water consumption cost for 2015/2016 was \$2.06M. The water rate per cubic metre has increased over the past three years as noted below:

- 2014: \$2.85/cubic meter
- 2015: \$3.11/cubic meter
- 2016: \$3.63/Cubic meter

The cumulative staff time dedicated to developing this report was 30 hours.

B. PURPOSE

1. This report provides an update to City of Toronto Water and Storm Water proposed rate changes and the potential risk to the Board regarding the increased water/storm water rates, as well as the increase in costs charged by the City to the Board for waste and recycling collection.

C. BACKGROUND

1. On April 14, 2015 and October 15, 2015, Board staff provided updates to Corporate Affairs Strategic Planning and Property Committee regarding the proposed City of Toronto water and storm water rate increases.

2. The City is planning to change the way the school boards and other stakeholders pay for water use. Currently boards pay based on the quantity of water utilized per building. The City is proposing to change this to a combination of water consumption and a new storm water charge (SWC). **As a result, the consumption rate will decrease and there will be a new SWC, which will be a net increase in the Board's utility costs.** Storm water is the runoff water from rain/snow that falls on the site and on roofs, and is diverted to catch basins and then to the City's storm water management system. The reason for this proposed surcharge is to help the City cover the cost of upgrades to the storm water infrastructure, which is in poor condition and under sized.
3. At the City of Toronto's latest Stakeholder Consultation Meeting (October 24, 2016) regarding the proposed storm water charge, Board staff were advised that City of Toronto staff intend to take a report to the City's Executive Committee on May 27, 2017 recommending the implementation of the storm water charge. If approved, implementation of the program would begin in 2018 and the storm water rate increases/charges would start on January 1, 2019.
4. Initially, Board staff estimated the increased rate would be in the amount of \$3.2M for the first year however, the City is still reviewing the surcharge rate. The rate will take into account the amount of hard surfacing (including roof) and the size of the property to determine the volume of site run-off – this will impact school boards significantly.
5. Following the stakeholder meetings held in 2015 and recently in 2016, Board staff submitted two separate letters to the City of Toronto regarding the contemplated surcharge stating that the Board was seeking an exemption to this surcharge. There has been no formal response from the City.
6. Board staff also contacted the three other boards within the City of Toronto to see if they would like to jointly issue a letter to the Ministry of Education requesting an exemption to the storm water surcharge. The *Conseil Scolaire Viamonde* responded and participated in a joint letter sent to the Deputy Manager at the Ministry of Education regarding the proposed SW surcharge. The other co-terminus boards intended to send in their own letters.
7. The Ministry of Education responded to our letter by providing a copy of a letter which was sent in 2015, from the Minister of Education to the Mayor of the City of Guelph, stating that “the government does not support educational funds being diverted from the classroom to pay for municipal infrastructure and maintenance costs. And that this approach, is consistent

with “the long-standing exemption that school boards have had from paying municipal property taxes and development charges.”

8. As part of the City’s Site Plan Approval (SPA) process, new schools or major additions are required to provide storm water management systems, capable of addressing a 100-year storm. The proposed storm water surcharge would therefore be an additional annual cost to the Board, on top of what is currently required when building a new school or major addition. The City of Toronto also requires the Board to include other services/infrastructure-related upgrades when constructing a new school – as noted below some of these costs are not in the capital benchmark and the Board has had to request additional funding from the Ministry to cover the costs. These “additional” requirements include the following:
 - Green roof
 - Additional tree planting and naturalized/permeable surfaces;
 - Underground reservoir tanks to provide water for fire fighting
 - Garbage and recycling bin enclosure
9. The Ministry of the Environment and Climate Change has proposed changes to the Safe Drinking Act – O. Reg. 243 *Schools, Private Schools and Day Nurseries*. The proposed regulation change would not impact the Board’s current protocol in terms of daily flushing of drinking fountains nor increase the water consumption rates. Please refer to **Appendix A** for a copy of the letter submitted to Ontario Catholic School Trustees Association regarding the regulation changes.

D. EVIDENCE/RESEARCH/ANALYSIS

1. Water consumption audits were carried out in 2015 at several sample secondary schools (i.e. CEC, Bishop Allen Academy, Don Bosco Catholic Secondary, Michael Power/St Joseph, St. Patrick, Bishop Marrocco/Thomas Merton). The findings are summarized below:
 - 15% of water utilization in the sample schools is from tap or faucet use;
 - 30% to 35% of water utilization is from toilets and urinals;
 - 11% for water-cooled refrigeration units and 11% to 30% for cooling towers with makeup water;

- 1% for drinking fountains and 1% for janitorial/cleaning uses;
 - 30% for field irrigation systems.
2. The following water-saving measures were recommended:
 - Retrofitting existing 5.7 to 8.3 Litres Per Minute (LPM) faucet aerators with 1.9 LPM faucet aerators.
 - Replacement of existing 13 Litres per Flush (LPF) toilets with 4.8 LPF toilets;
 - Conversion of water-cooled refrigeration units, such as walk-in fridges and air conditioning systems to air-cooled units, as well as installing control systems to optimize the cooling tower drain cycle and to reduce the required makeup water;
 3. Some of the water saving technologies recommended in the audit are costly to implement given the age and design of the building, requiring other infrastructure upgrades which increase the cost. It would be more cost-effective therefore to undertake water-saving initiatives as part of other washroom or plumbing/piping upgrades, funded through School Renewal or a capital initiative.
 4. The School Renewal Program typically includes several washroom retrofit projects per cycle. Water saving features include:
 - Timed/on-demand low-volume aerators for sinks (activation by foot valve or a push button);
 - Low-flush toilets (if there is sufficient drain slope and water pressure) and automatic, low-flush, urinals.
 5. Electronic, hands-free sensors for sinks, toilets and urinals are not recommended for school washroom use because the sensors can be easily vandalized and damaged, and are expensive to replace.
 6. Waterless urinals are also not recommended for school as the required chemicals are expensive and require special handling. In most schools, an automatic flush timer is installed which converts the urinal to a low flush, semi-waterless fixture.
 7. In addition to washroom upgrades, the School Renewal Program also includes funding to replace other water-consuming equipment such as cooling towers based on life-cycle and condition, as part of HVAC system upgrades. Replacement towers would be high efficiency with improved water flushing technology.

8. New school construction also includes installation of water saving features, including use of grey water (waste water from sinks) to irrigate the school field – subject to the capital project budget.
9. The City of Toronto is also reviewing waste collection rates. The City has been providing waste and recycling services to the Board since 2002. The City has proposed an increase of 5.2% effective January 1, 2017. This would represent an increase of \$32,600.00 from January 1, 2017 to August 31, 2017 to the Board's existing waste collection and recycling budget of \$972,755.00.
10. The Board has submitted a letter to the City of Toronto Budget Committee expressing concerns with the increased waste collection rate. It should be noted that the increase in rates to waste by the City for household residential collection could have an indirect effect on our waste budget due to an increase in illegal dumping on Board property.

E. METRICS AND ACCOUNTABILITY

1. TCPS, the Ministry of Education's asset management database, identifies washroom and plumbing/piping upgrades based on the service life, age and condition of the fixtures and finishes. Subject to the available funding, the School Renewal Program typically undertakes a few washroom upgrade projects per year, which would include installation of new water-saving fixtures. The rate of water consumption should also be considered when prioritizing which washroom renewal projects should be undertaken. **Appendix B** provides a list of the highest water consuming schools. It is important to note that the first three schools have swimming pools.
2. The Board's water utility costs are monitored by the Board's Energy Management department. Discrepancy in the rates, indicating a spike in water use at a building are reported to and investigated by the Maintenance department.
3. To reduce waste fees, Facilities staff have implemented the following:
 - Reduce the size of waste container collected;
 - Reduce the number of waste containers on site;
 - Reduce the number of lifts per week;
 - Cancel waste pick-ups at certain times of the year at various school locations during Summer, Christmas and March Break.

- Continuation of free recycling and organics programs at all school locations
 - Implementation of EcoSchools
 - Implementation of Waste Free lunch programs
4. Over the past year, the Facilities staff has reduced waste collections from twice per week to once per week at approximately 20 school sites. Facilities staff continue to monitor two-times-per-week sites and will be implementing further reductions based on the findings. This reduction in waste lifts has been achieved through the diligence of our caretaking, school staff, and students working towards improved recycling and reduced garbage. Schools that participate in becoming EcoSchools and schools that participate in the Waste Free Lunch program have been the most successful.
 5. If the Board was to have waste and recycling collections provided by a private contractor the estimated cost would be \$1,508,780.00. This represents an increase of \$568,618.00 which equates to a 60% increase. This information is based on current fees charged by our current private provider. Costs could be lower if the entire Board were on private service in conjunction with another school Board.
 6. Facilities staff in conjunction with Materials Management are currently preparing a tender to ensure that the Board is receiving the best price possible for waste collection and recycling collections.

F. STAFF RECOMMENDATION

1. That staff continue to work with the other school boards in the City to jointly pursue Ministry of Education support in seeking an exemption from the proposed City of Toronto water surcharge.
2. That the Chair of the Board send a letter to each Councillor, explaining why the Board is seeking an exemption from the proposed storm water surcharge and outlining the measures the Board is undertaking to reduce consumption.