



REPORT TO

GOVERNANCE AND POLICY
COMMITTEE

UPDATE TO DEMOLITION POLICIES(R.02, R.03)

*Let the wise hear and increase in learning, and the one who understands
obtain guidance Proverbs 1:5*

Created, Draft	First Tabling	Review
March 6, 2017	April 13, 2017	Click here to enter a date.
M. Loberto, Sr. Coordinator Development Services M. Puccetti, Superintendent of Facilities Services M. Silva, Comptroller Planning & Development		
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.*



R. McGuckin

Associate Director of Academic Affairs

A. Sangiorgio

Associate Director of Planning and
Facilities

C. Jackson

Executive Superintendent of Business
Services and Chief Financial Officer

Angela Gauthier

Director of Education

A. EXECUTIVE SUMMARY

This report recommends that the Demolition of Existing Buildings and Portables (R.02) and Demolition of Purchased Real Property (R.03) policies be amended and consolidated into Demolition (R.02) policy and updated in meta policy format to reflect current legislation and practice.

The cumulative staff time dedicated to developing this report was 23 hours.

B. BACKGROUND

1. The Toronto Catholic District School Board (TCDSB) approved the following Real Property policies in June 1986:
 - Demolition of Existing Buildings and Portables (R.02).
 - Demolition of Purchased Real Property (R.03).

For more detail on the policies listed above, refer to *Appendix 'A'*.

2. Due primarily to the Ministry of Education's directive to reduce excess capacity, encourage Community partnerships, as well as, the reality that these policies have not been amended in over 30 years, these policies require an amendment, consolidation, and update into current meta policy format.

C. EVIDENCE/RESEARCH/ANALYSIS

1. Demolition of excess facilities reduces the impact of annual operations, utilities, maintenance and repair costs associated with keeping an empty school operational.
2. For example, St. Veronica closed in 2002 and kept as a core hold, costs approximately \$60,000 a year (electricity, gas, water, grass cutting, snow removal, caretaking costs) to remain operational.

3. Staff are of the opinion that a review be applied to non-operational schools that cannot be sold, rented, and are not needed as a core hold after acquisition. The annual review of these facilities will evaluate the need to demolish – subject to Board approval, available funding, and receipt of demolition permit.
4. The Demolition of Existing Buildings and Portables (R.02) policy, approved in January 1986, states that an existing building or portable which is no longer required for educational purposes and cannot be sold, shall be demolished.
5. The average moving and demolition costs associated with one portable is \$18,645 (including consulting and designated substance survey fees). In addition, the average cost to renovate a portable at 20-30 year to current standards is \$28,250.

Renewal staff have been able to sell portables that are prohibitive to repair, instead of demolishing them, essentially avoiding the costs associated with moving and demolition. Staff are of the opinion that this method be reflected in the policy.

6. Currently, Board staff are free to salvage any building components where designated substances are not involved, prior to the bidding contractor mandatory site visit.
7. Staff recommend that this policy be amended and consolidated based on the following reasons:
 - All references to MET (Ministry of Education and Training) be changed to Ministry of Education.
 - The Ministry of Labour under the Occupational Health and Safety Act, requires that any substances designated as hazardous be investigated and disclosed prior to demolition.
 - Portables over the age of 20, and in a state of poor repair, will be disposed of in the most economically efficient way possible.

8. The Demolition of Purchased Real Property (R.03) policy approved in June 1986, states that all buildings acquired by the TCDSB with the intent to demolish shall be demolished as soon as the land can be used for its intended purpose.
9. Staff recommends that this policy be amended based on the following reasons:
 - All Board demolitions are dealt with on a case-by-case basis and are subject to available funding, as well as, Municipal, Ministry of Education, and Board approval.
 - This policy should be amended and consolidated to highlight the safety procedures required to ensure compliance and wellbeing of the surrounding community.

D. METRICS AND ACCOUNTABILITY

1. Recommendations in this report will be monitored jointly by Policy Development, Facilities, and Development Services staff.
2. Further reports to Board regarding recommended changes or updates to the policy will be brought as necessary.

E. IMPLEMENTATION, STRATEGIC COMMUNICATIONS AND STAKEHOLDER ENGAGEMENT PLAN

The proposed amended and consolidated policy will be communicated to all affected staff and departments.

F. STAFF RECOMMENDATION

That the amended and consolidated policy Demolition (R.02), as found in *Appendix 'B'* be approved.