



Decision Report

Subject: 2024-25 Capital Priorities Program

Contact(s): Vidya Maharaj, Associate Director of Education and Chief Financial Officer, Service Excellence

Dawn Adams, Senior Manager, Planning and Property Development Services

Department(s): Planning and Property Development Services

Meeting Date: June 11, 2024

Recommendation

That the York Region District School Board approve the 2024-2025 Capital Priorities Program Submission List, Emerging Project Areas and Longer-term Growth Areas.

Purpose

The 2024-25 Capital Priorities Program Submission List identifies the need for potential new schools, additions to schools and/or replacement schools. This information will serve as the basis for the Board's 2024-25 Capital Priorities Program request to the Ministry of Education. The 2024-25 Capital Priorities Program Submission List (Appendix A) are the proposed projects that will be submitted to the Ministry of Education for funding approval. The location of these projects is referenced in Appendix B.

In addition to the submission list for capital funding, information on areas of longer-term growth needs is identified in the Emerging Project Areas and Longer-term Growth Areas in Appendix A. Emerging Project Areas or Longer-term Growth Areas are based on current residential growth assumptions. These will continue to be reviewed and updated as required when additional data becomes available.

Background

On an annual basis, a Capital Strategy List is brought to the Board of Trustees for approval.

In September 2023, the Board of Trustees approved the [2023-24 Capital Priorities Program Submission List](#) that provided information on new schools, additions to schools and replacement schools being submitted to the Ministry of Education for funding approval.

The Ministry of Education approved three of these projects as part of the 2023-24 Capital Priorities Program:

- Unnamed Holland Landing #1 ES
- Unnamed Angus Glen South ES
- Unnamed Vaughan Metro Centre (VMC) ES

The Ministry of Education has not yet made a request for school boards to submit their 2024-2025 capital priority list but have indicated that the request will be made shortly. The report is being brought forward for approval in the event the Ministry of Education makes this request earlier than last year to require Board's submit prior to the September 2024 Finance and Property Standing Committee Meeting or October 2024 Board meeting.

In the previous 2023-24 Capital Priorities submission, the Ministry of Education announced that priority would be given to projects that are 'shovel ready' for submission, met the Ministry utilization requirements, and could be completed in a timely manner.

To achieve 'shovel ready' status Boards need to utilize design standardization and progress the project to site plan or building permit approval prior to submitting to the Capital Priorities program.

Historically, the timeframe for the Board to build a typical elementary project would be 4 to 5 years from Ministry of Education approval date comprised as follows (see Appendix C):

- i. Retain architect/complete detail design of school: 12 to 18 months
- ii. Site Plan/Building Process: 12 to 18 months
- iii. Construction: 18 to 24 months

The Board has a long history of utilizing a standard design, however architects hired for projects would still be required to complete a detailed design of the school which may incorporate small differences based on the characteristics of the school site (e.g. shape

of site, size of site, condition of site). Historically, an architect would be hired after the Ministry of Education approved a capital project. By preparing a project to the building permit approval stage, the project timeline from Ministry funding to School opening could be reduced by 18 – 24 months depending on date of tender.

Though this strategy could contribute to reducing the timeline to open a new school, a school board would take on the liability of self-funding the cost of undertaking these steps until the project is awarded. This cost could be approximately \$600,000 for an elementary school and \$3,000,000 for a secondary school. Boards are not guaranteed that the Ministry of Education will ultimately fund such a project, and if the project was not funded, or even approved by the Ministry, those costs would have to be charged to the Board’s operating budget as an unfunded expense.

Staff have begun to take steps to ensure at least 3 of the most immediate need projects are ‘shovel ready’ for future Capital Priorities submissions to assist in:

- reducing the time for a new school to open when Ministry approval is granted, and
- strengthen our business case submissions for capital projects.

Though the recently approved new school projects were not considered ‘shovel ready’ prior to receiving Ministry funding, both the Holland Landing #1 ES and Angus Glen South ES are repeat designs. The Holland Landing project will also benefit in a faster process due to the use of the same Architect and consultant team who worked on the Queensville PS replacement school project, which is currently under construction in East Gwillimbury.

Connection to Multi-Year Strategic Plan and the Director’s Action Plan

Well-Being & Mental Health	Equity & Inclusivity	Effective Instruction & Assessment	Building Relationships	Ethical Leadership
				
Build safe, healthy and inclusive learning and working environments where all feel they matter and belong.	Build understanding of anti-racism, anti-oppression, culturally relevant and responsive pedagogy and the ongoing impact of colonialism.	Provide effective instruction and assessment that reflect students’ identities, lived experiences, strengths, needs and interests.	Build trust and collaborative relationships with students, families and staff by developing shared solutions through respectful communication and responsive actions.	Build shared understanding of Ethical Leadership that elevates student, staff, family and community voice.

PRIORITY: Build Collaborative Relationships and Foster Well-Being and Mental Health

GOAL: This report demonstrates the Board's ongoing commitment to build trust and collaborative relationships with students, families, staff and the community through respectful and responsive communication to support safe, healthy and inclusive learning and working environments.

Budget Impact

Not applicable at this time.

Timelines

Executive Council: June 5, 2024

Finance and Property Standing Committee: June 11, 2024

Board: June 19, 2024

Additional Resources

Appendix A: 2024-25 Capital Priorities Program Submission List, Emerging Project Areas and Longer-term Growth Areas

Appendix B: Location of Projects for the Capital Priorities Submission

Appendix C: Construction Timeline for an Elementary School

The Ministry of Education's Capital Priorities Program (CPP) is an opportunity for School Boards to identify their most urgent pupil accommodation needs.

***New school construction is subject to Ministry of Education funding approval.**

*Proposed opening dates are contingent on timing of Ministry of Education approval.

For Submission to the Ministry of Education Capital Priorities Program

Panel	* Proposed Opening	Project Name	Municipality	Project Type	Proposed Capacity
Elem	2029	Village Parkway ES	Markham	Growth	638
Elem	2029	Cornell South #5 ES	Markham	Growth	638
Elem	2029	North Leslie East ES	Richmond Hill	Growth	638

Panel	* Proposed Opening	Project Name	Municipality	Project Type	Proposed Capacity
Sec	2027	Unionville HS RCM Replacement	Markham	Replacement	322
Sec	2027	Markville SS Addition	Markham	Growth	409
Sec	2030	Markham Berczy Glen SS	Markham	Growth	1301
Sec	2028	Dr. G.W. Williams SS Addition	Aurora	Growth	253

Emerging Project Areas: Potential in 5-10 Years

Panel	Area Descriptor	Municipality	Project Type	Proposed Capacity
Elem	E.J. Sand PS Addition	Markham	Growth	TBD
Elem	Leitchcroft ES	Markham	Growth	TBD
Elem	Markham Elem Additions - Central Markham/Hwy 7 Corridor	Markham	Growth	TBD
Elem	North Markham Berczy ES	Markham	Growth	TBD
Elem	Block 40-41 ES	Vaughan	Growth	TBD
Sec	Block 11 SS	Vaughan	Growth	TBD

Longer-term Growth Areas

Panel	Area Descriptor	Municipality	Project Type	Proposed Capacity
Elem	Holland Landing/Queensville	East Gwillimbury	Growth	TBD
Elem	Keswick	Georgina	Growth	TBD
Elem	Sutton	Georgina	Growth	TBD
Elem	Hwy 7 Intensification	Markham	Growth	TBD
Elem	Markham Centre	Markham	Growth	TBD
Elem	North Markham	Markham	Growth	TBD
Elem	Newmarket	Newmarket	Growth / Replacement	TBD
Elem	North Leslie/Oak Ridges	Richmond Hill	Growth	TBD
Elem	Stouffville	Stouffville	Growth	TBD
Elem	Maple	Vaughan	Growth	TBD
Elem	Woodbridge	Vaughan	Growth	TBD
Sec	East Gwill	East Gwillimbury	Growth	TBD
Sec	Markham	Markham	Growth	TBD
Sec	Vaughan	Vaughan	Growth	TBD

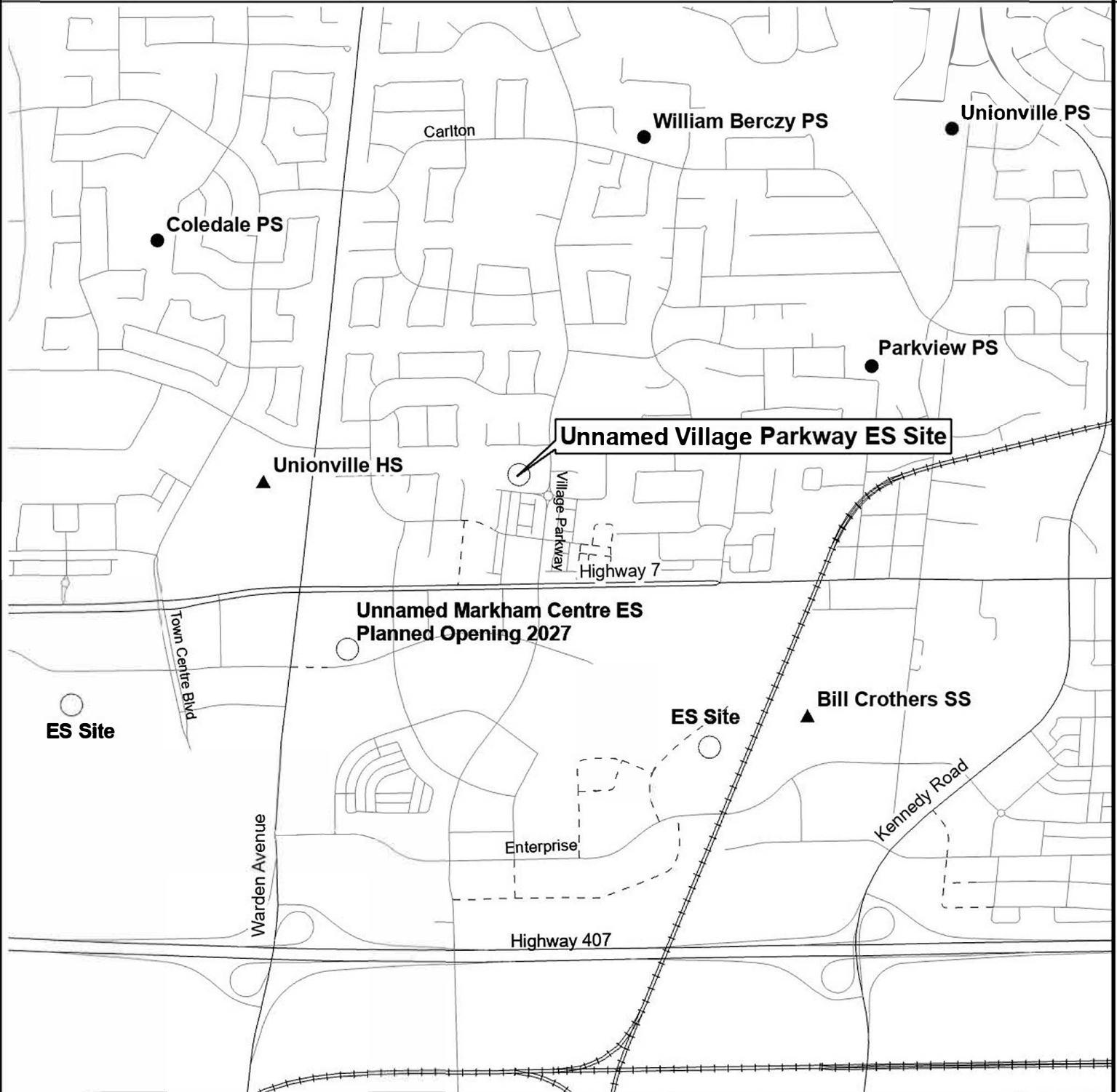
List as of June 11, 2024

- Emerging Project Areas and Longer-term Growth Areas are listed by Panel and Municipality in alphabetical order

- Potential future Project Areas have been identified as an Emerging Project Area or Longer-term Growth Area based on current residential Growth assumptions and will continue to be reviewed and updated as required when additional data becomes available.



Appendix B
2024 - 2025 Capital Priorities List Locations
Unnamed Village Parkway Elementary School Site
City of Markham (Ward 3)



- | | | |
|--------------------------------------|---------------------------------|--------------------|
| ● Public Elementary School | ○ Public Elementary School Site | --- Proposed Roads |
| ★ Public Elementary French Immersion | △ Public Secondary School Site | — Road Centreline |
| ▲ Public Secondary School | | |



Appendix B
2024 - 2025 Capital Priorities List Locations
Unnamed Cornell South #5 Elementary School Site
City of Markham (Ward 5)



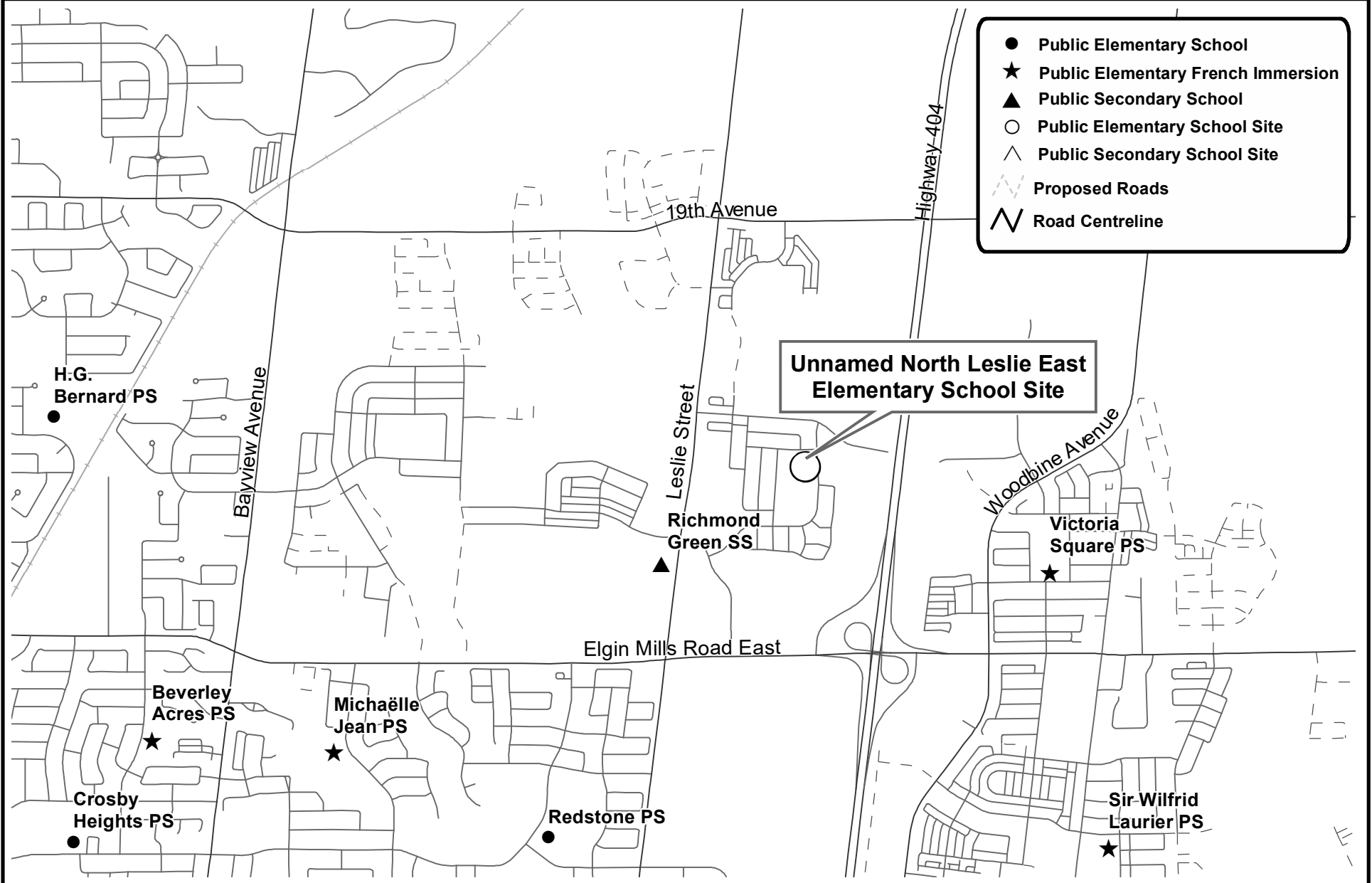
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|--------------------------------------|---------------------------------|--------------------|
| ● Public Elementary School | ○ Public Elementary School Site | --- Proposed Roads |
| ★ Public Elementary French Immersion | △ Public Secondary School Site | — Road Centreline |
| ▲ Public Secondary School | | |

Appendix B

2024 - 2025 Capital Priorities List Locations

Unnamed North Leslie East Elementary School Site

City of Richmond Hill (Ward 3)



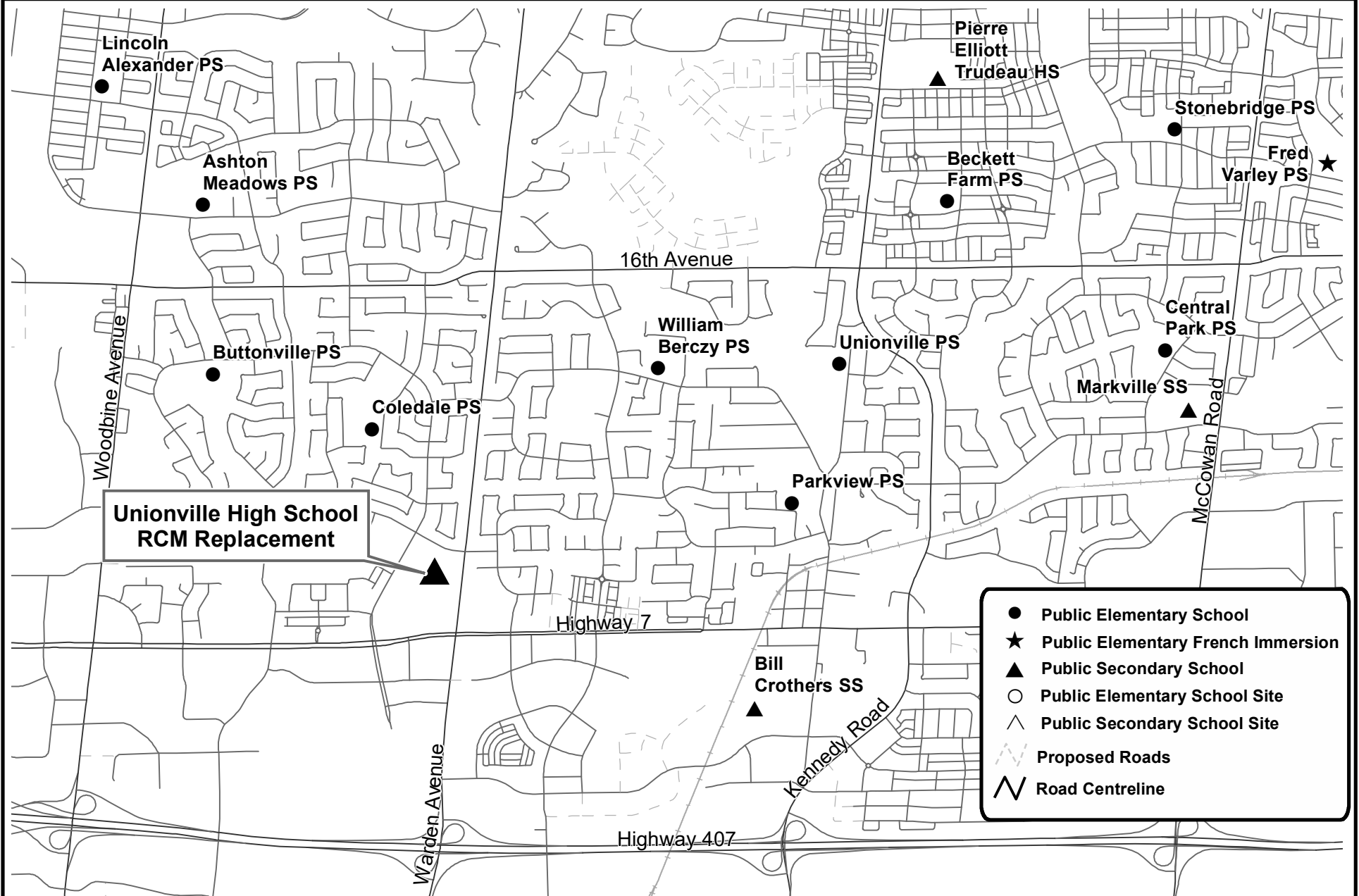


Appendix B

2024 - 2025 Capital Priorities List Locations

Unionville High School RCM Replacement

City of Markham (Ward 2)

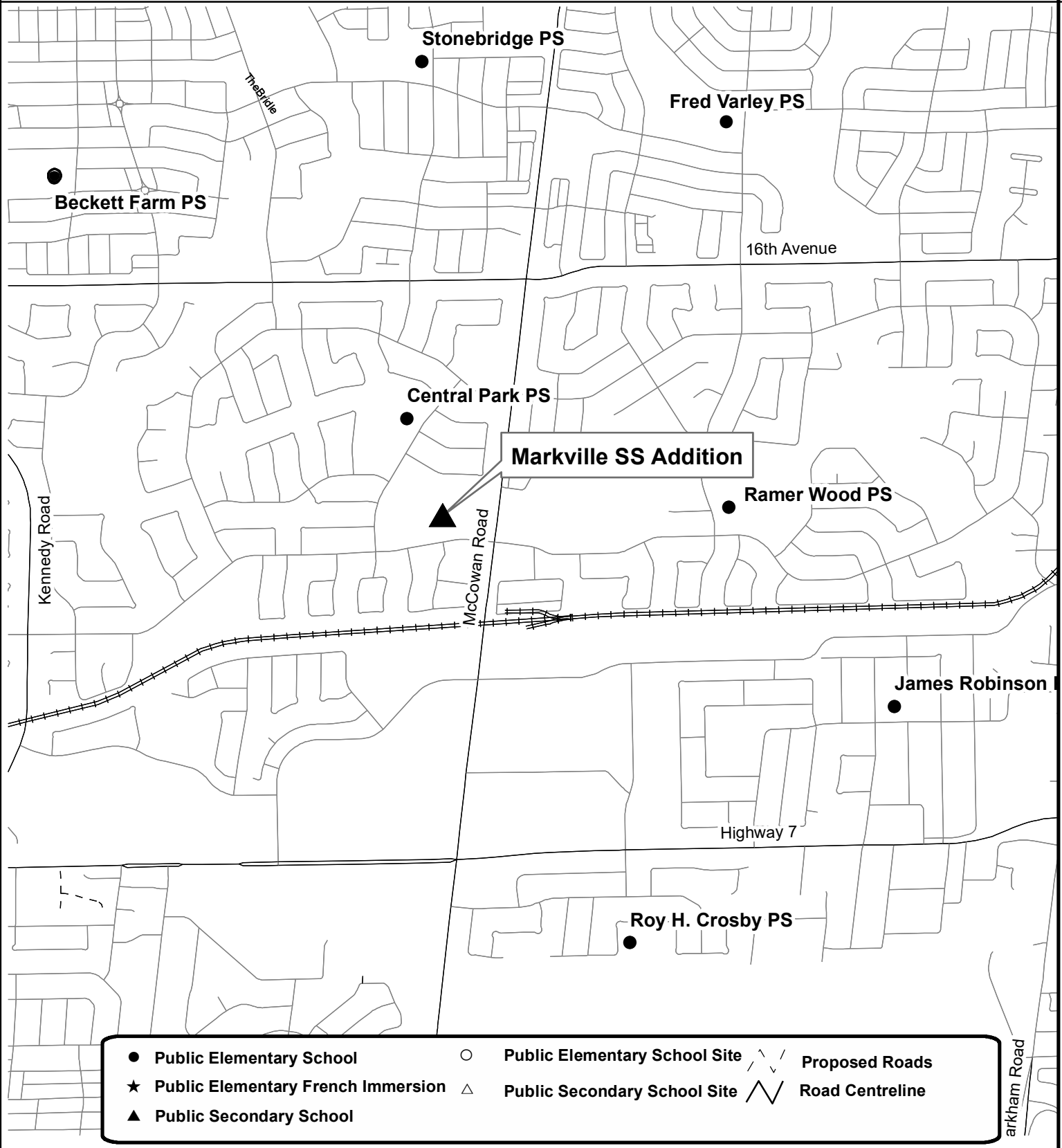


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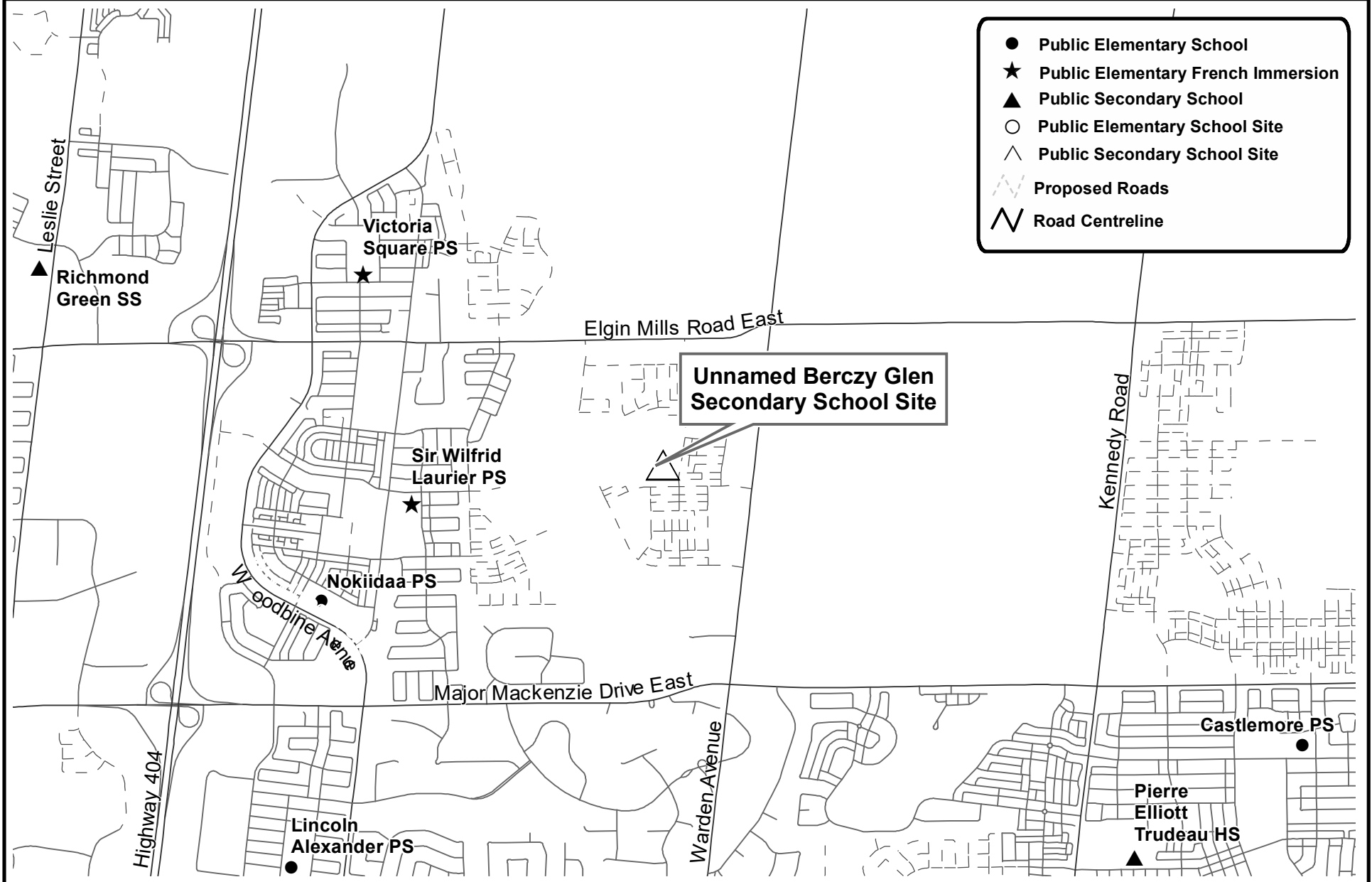
Markville Secondary School Addition

City of Markham (Ward 3)



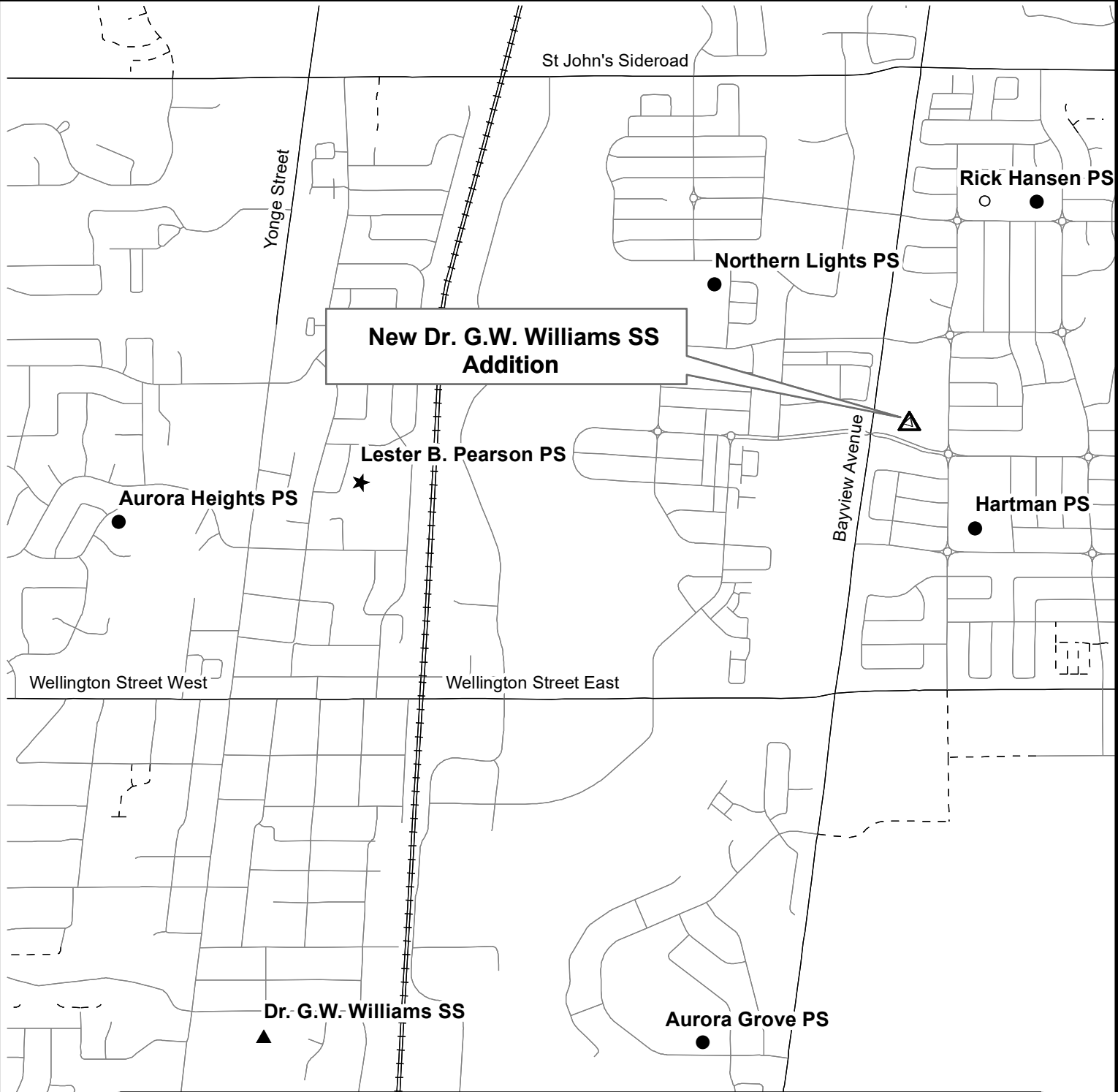


Appendix B
2024 - 2025 Capital Priorities List Locations
Unnamed Berczy Glen Secondary School Site
City of Markham (Ward 2)





Appendix B
2024 - 2025 Capital Priorities List Locations
Dr. G. W. Williams Secondary School Addition
Town of Aurora (Ward 5)



● Public Elementary School	○ Public Elementary School Site	--- Proposed Roads
★ Public Elementary French Immersion	△ Public Secondary School Site	— Road Centreline
▲ Public Secondary School		

Appendix C
Construction Timeline for an Elementary School

	Milestone	Whispering Pines PS		Queensville PS Replacement		Future Elementary Schools
Shovel Ready	Repeat Design	Yes		Yes		Yes, where applicable
	Business Case Submission	July 15, 2016 September 8, 2017 September 30, 2019	3 years, 6 months	May 21, 2021 February 25, 2022	11 months	
	Ministry Approval	March 31, 2020		April 21, 2022		
	<i>Site Plan Submission</i>	September 24, 2021		February 17, 2023		Board to undertake prior to Ministry approval (could reduce timeline by 1.5 - 2+ years)
	<i>Site Plan Approval</i>	February 12, 2024 *	2 years, 3 months	December 18, 2023	1 year, 6 months	
	<i>Building Permit Ready</i>	June 15, 2022		September 8, 2023		
	Building Permit Approval	February 21, 2023	8 months	January 12, 2024	4 months	
	ATP Cost Estimate submission	February 15, 2022	2 months	May 24, 2023	4 months	These steps only required if ATP cost estimate and/or Tender price is higher than approved funding
	ATP Cost Estimate Approval	April 28, 2022		September 14, 2023		
	Tender Close Date	October 18, 2022		November 23, 2023	Tender cost was less than approved funding	
	Validity Period	45 days	6 months	60 days		
	Tender Expiry	November 30 2022				
	ATP Tender Results submission	November 7, 2022	1 month			
	ATP Tender Results Approval	December 1, 2022				
	Construction Start	November 29, 2022	20 months	December 20, 2023	18 months	18-24 months
	School Opens	September 2024		September 2025		
	Time frame from Ministry approval to opening of school	4 years, 6 months		3 years, 7 months		minimum 2.5+ years

 Board

 Ministry

 Municipality

Please note that other factors also impact the length of a project, including:

- Soil conditions / Time of year that tender for construction is approved (spring vs. winter) / Type of site (greenspace vs. urban)

* Site Plan and Building Permit submission were reviewed concurrently and executed SPA is dated February 12, 2024