



## Major Capital Projects Status Updates

**To:** Finance, Budget and Enrolment Committee

**Date:** 7 April, 2021

**Report No.:** 04-21-4073

### Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

### Recommendation

It is recommended that:

- a) Utilization of Proceeds of Disposition be approved to offset capital overages unfunded by the Ministry of Education for 17 childcare additions;
- b) Ministry approval be sought to use POD to support building the 138 pupil place addition at Courcelette Public School, Ward 18;
- c) Utilization of Proceeds of Disposition in the amount of \$3.4M be approved, to offset the site easement costs unfunded by the Ministry of Education, associated with the rebuilding of Davisville Public School and Spectrum Alternative School, Ward 8.

### Context

This report provides an update regarding the status of current Capital projects. Since the previous Capital Update report in November 2020, as detailed in Appendix A, two additional projects have received Approval to Proceed (ATP) to tender from the Ministry as noted below:

- Interior renovations, including childcare spaces at the former Sir Sandford Fleming Secondary School, to accommodate Baycrest Public School (Ward 8);
- The 276 pupil place addition and five-room childcare for Terry Fox Public School (Ward 20).

### **Background regarding uses of Proceeds of Disposition**

This report also recommends utilization of Proceeds of Disposition (POD) for capital overages unfunded by the Ministry of Education.

POD is generated when school boards sell school facilities or properties that are declared surplus. POD must be used in accordance with requirements in the School Condition Improvement (SCI) policy. Boards are permitted to spend a minimum of 80% of POD to target key building components in schools and the remaining 20% for other identified school renewal needs. Boards do not require Ministry approval for using POD for these purposes.

New schools and major additions are funded through Capital Priorities, and funding is based on a per pupil place formula that determines both the size of the building or addition and the funding allocation for the project. Boards are expected to build within the project cost benchmark, although Boards may receive additional Capital Priorities funding for extraordinary costs associated with site preparation or condition, demolition of an existing building, City of Toronto Green Standards and in some cases, if the building's design is impacted by site constraints or any other issues - for example, if due to poor soils, deeper footings are required, this may be funded as an extraordinary cost difference to a "typical" footing.

Should a capital project exceed the funding that the EDU provides, boards may request the use of POD to offset capital overages. Pursuant to O.Reg 193/10, the Minister's exemption is required for Boards to use POD for purposes that fall outside the SCI policy expenditure requirements, such as capital overages as outlined below.

### **Use of POD for Childcare Projects**

Childcare is an important service that addresses equity for many families who have children attending Toronto District School Board schools. Currently there are 17 childcares at the ATP stage, that will provide families with access to childcare as well as Before and After care programs within their neighbourhood.

These seventeen (17) childcare projects were submitted to the Ministry for funding in 2017. These projects are primarily three or five room childcare additions to existing schools. The City identified these projects, to serve areas of the City that have a shortage of subsidized childcare spaces, as shown in Appendix B. All projects include

outdoor play areas for the childcare program. Building permits are required but not Site Plan Approval.

Staff had concerns that the benchmark funding would not be sufficient to cover the costs associated with building a small “stand alone” addition in the City of Toronto. Working in collaboration with the City childcare staff and the project consultants, the designs and site requirements were simplified to reduce costs without lessening the project requirements or quality of the space. The value engineering work and revised cost estimates were shared with EDU staff as part of the Approval to Proceed submissions.

The EDU has recently indicated that an additional \$15.07M in capital funding will be provided to address extraordinary costs, to support the original \$35.23M approved for the 17 childcare projects. Additional funding is required to cover the unfunded capital costs for these childcare projects. The EDU has indicated that the Board should use POD to fund the outstanding capital amount associated with these 17 projects. The original estimated amount of POD for the 17 childcares was \$14.4M, however given the current market pressures, with increased materials and labour costs, this amount may be higher at time of tender.

If the board does not approve funding the difference using POD, Ministry staff indicated the funding will be allocated to other childcare projects across the province. Reimbursement of any costs incurred to date for the childcare projects would be reviewed on a case by case basis.

It is anticipated that future projects will also require the use of POD to offset capital overages unfunded by the Ministry. There are another 10 approved childcare projects in the design development stage that are pending submission to the Ministry for Approval to Proceed to tender. Appendix C provides a status update of all the approved childcare projects.

### **Proceeding with Relocation of the Addition at Courcellette PS**

In 2017, the Ministry provided \$3.2M in Capital Priorities funding for renovations and an addition, for an additional 138 pupil places. During the design phase, the school community raised concerns regarding the location of the addition on the southwest side in terms of impact on the school yard given the small size of the site (2 acres).

On October 3, 2018, staff provided a report to the Finance, Budget and Enrolment Committee (FBEC:021A) providing a scope and estimated cost comparison to place the addition on the northeast side of the building. It is important to note that the 2018 report noted an estimated funding shortfall of \$1.2M for the original southwest location. The report also noted an estimated capital shortfall of \$2.9M. to build the addition on the northeast side of the building, the community’s preferred location. It is likely that this

funding shortfall has increased due to inflation, with higher material and labour costs, and at the time, only preliminary site studies were undertaken.

In 2019, a Capital Priorities request based on the preliminary site studies was submitted to the Ministry to fund the additional cost of the northeast addition. The capital request was not approved. As the original addition was funded at benchmark, Ministry staff have confirmed that additional funding request does not qualify under the Capital Priorities program however, the Board may submit a request to the Minister to utilize POD to fund the additional costs.

Ministry staff also noted that If the Board does not proceed with building the addition, the Ministry may rescind the original \$3.2M of Capital Priorities funding.

### **Use of POD for Site-related Costs for Davisville PS Replacement School**

In February 2020, staff submitted a report to the Finance, Budget and Enrolment Committee (FBEC: 04-20-3872), identifying additional construction costs associated with the replacement Davisville PS and Spectrum Alternative Senior School building. The school is in construction and is expected to open in September 2021. \$5.04M in additional costs were incurred related to poor soils and addressing the existing assessment on the property, as noted below:

Item no.1 Concealed soil conditions:	\$ 1,614,600
<u>Item no. 2 Davisville access easement:</u>	<u>\$ 3,427,150</u>
Total requested additional funding is:	\$ 5,041,750

Staff subsequently submitted an “Approval to Proceed Amended Report” to request for additional “Extraordinary Cost Items” as per the EDU submission process. The Ministry has indicated that an additional \$1.6M in Capital Priorities funding will be approved (to address the poor soils) and has indicated that the Board should utilize POD to cover the access easement costs, in the amount of \$3.43M.

### **Action Plan and Associated Timeline**

Upon approval of this report, staff will inform the Ministry that the Board is willing to utilize POD to cover the unfunded capital costs for the 17 childcare additions and seek Approval to Proceed. The anticipated timeline to issue the childcare projects for tender is late spring or summer 2021, subject to receiving the ATP and individual building permits.

Staff will submit a request to the Minister of Education regarding utilization of POD to fund the additional capital costs associated with relocation of the Courcelette addition.

Construction of the new Davisville PS and Spectrum Alternative Senior School, which includes a three-room childcare, is on track for completion this summer, 2021.

## Resource Implications

An estimated \$21.4M of POD would be used to fund the capital overages for the 17 childcare projects, the Courcelette PS Addition and the Davisville PS and Spectrum Alternative Senior School access easement costs as described in this report.

## Communications Considerations

This report will be placed on the Board's budget website. A communication update will be provided to the Trustees, Learning Network Superintendents and Principals for the schools associated with the childcares. Further updates will be provided as projects are issued for tender and prior to when construction starts. Subject to the Minister's response, a further communication plan will be developed to update the Courcelette PS school community.

## Board Policy and Procedure Reference(s)

Not applicable.

## Appendices

- Appendix A: Capital Project Status Updates
- Appendix B: Map indicating location of 17 Childcare Projects
- Appendix C: Status Update for Childcare Projects

## From

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## Appendix A: Capital Project Status Updates

April 2021

Note: \*Projects not yet submitted for ATP

School & Project Description	Ward & Trustee	Pupil Places	Space Template	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Target Completion Date	Update Comments April 2021
				25% Design & Costing Submission (Optional)	85% Design & Costing Submission	Submitted	Received		
<b>Bloor-Brockton CI New Replacement</b>	9 Alexander Brown	924 pp	Approved	14 May, 2019	Initial: 29 Nov. 2019 Latest: 21 July 2020  Duration Outstanding: +8 months	Initial: 2 March 2018	NOAC recv'd: 21 October 2020; City drafting SPA	August 2023 (28 months Construction)	Awaiting for EDU Approval to Proceed to tender
<b>Davisville Jr. PS &amp; Childcare (CC) New Replacement</b>	8 Shelley Laskin	731 pp	Approved	-	Initial: 30 April 2018  EDU approval recv'd, 15 Feb. 2019 for replacement school Duration: +10 months	Initial: 1 May 2017	17 Sept. 2019	1 July, 2021	Replacement School Under Construction
<b>Sir Sandford Fleming &amp; (CC) 5 rms Renovations</b>	8 Shelley Laskin	250 pp + (TCDSB) 250pp = 500 pp	Approved	18 Oct. 2019	Initial: 10 Jan. 2020  EDU approval recv'd, 05 Nov. 2020 Duration: 10 months	N/A	N/A	Fall 2021 (12 months Construction)	ATP received 5 November 2020. Construction Contract Awarded February 2021
<b>Terry Fox PS &amp; (CC) 5 rms Addition &amp; Renovations</b>	20 Manna Wong	631 pp (existing: 355 adding: 276)	Approved	-	Initial: 14 Feb. 2019  EDU approval recv'd, 10 Feb. 2021 Duration Outstanding: 24 months	Initial: 21 April 2017 Latest: 29 Oct. 2020	NOAC recv'd: 11 December 2020; City drafting SPA	August 2022 (16 months Construction)	ATP received 10 February 2021
<b>Courcelette PS* Addition &amp; Renovation</b>	18 Parthi Kandavel	334 pp (existing: 196 adding: 138)	Original Addition Approved	Pending		Pending		TBD	\$3.2 M Capital Priorities funding received in 2016 for addition in southwest location.  Business Case submitted in 2019 to relocate to the northeast corner not

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School & Project Description	Ward & Trustee	Pupil Places	Space Template	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Target Completion Date	Update Comments April 2021
				25% Design & Costing Submission (Optional)	85% Design & Costing Submission	Submitted	Received		
David Lewis PS* & Childcare (CC) 5 rms Addition & Renovation	20 Manna Wong	521 pp (existing: 337 adding: 184)	In Progress (Target Submittal April 2021)	TBD	TBD	TBD	TBD	TBD	Approved Business Case Capital Priorities funding received 5 November 2020 Pre Design stage school and childcare under funding
Dennis Avenue CS Demo	6 Chris Tonks	NA	NA	NA	Initial: 16 March 2021	NA	NA	NA	The estimated value is to be submitted to the EDU through an ATP request in February, while requesting the letter for the school to be demolished.
Dennis Avenue CS* & (CC) 5 rms New Replacement	6 Chris Tonks	358 pp	Under review	24 July, 2020	Preparing 85% for submission forecasting March, 2021	Initial: 20 Aug. 2019 Latest: 21 Aug. 2020	TBD	June 2023 (18 months Construction)	85% costing for EDU Approval to Proceed:
George Syme CS* & (CC) 5 rms Addition & Renovation	6 Chris Tonks	718 pp (existing: 626 adding: 92)	In Progress (Target Submittal April 2021)	24 July, 2020	Preparing 85% for submission Forecasting March, 2021	Initial: 12 Nov. 2019 Latest: 27 May 2020	TBD	April 2023 (24 months Construction)	85% costing for EDU Approval to Proceed; 2nd flr renovation must be completed prior to building addition
Hodgson Sr. PS* Addition & Renovation	11 Rachel Chernos	838 pp (existing: 654 adding: 184)	In Progress (Target Submittal April 2021)	TBD	TBD	TBD	TBD	TBD	EDU announced additional Capital Priority funding 27 July 2020. Preliminary design and consultation stage.
Hollywood PS* & (CC) 5 rms Addition & Renovation	12 Alexander Brown	476 pp (existing: 292 adding: 184)	In Progress (Target Submittal April 2021)	24 July, 2020	Preparing 85% for submission Forecasting March, 2021	Initial: 23 Oct. 2019 Latest: 27 May 2020	NOAC recv'd: 23 October 2020; City drafting SPA	December 2022 (18 months Construction)	85% costing for EDU Approval to Proceed
Kâpapâmahchakwêw - Wandering Spirit School* & (CC) 5 rms Addition & Renovation	15 Jennifer Story	396 pp (291 Ele. 105 Sec.) + Additional programs	In Progress (Target Submittal April 2021)	TBD	TBD	TBD	TBD	TBD	Currently in pre-design development; Awaiting confirmation of design prior to submitting Site Plan Approval

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School & Project Description	Ward & Trustee	Pupil Places	Space Template	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Target Completion Date	Update Comments April 2021
				25% Design & Costing Submission (Optional)	85% Design & Costing Submission	Submitted	Received		
<b>McKee PS*</b> Addition & Renovation	12 Alexander Brown	780 PP	In Progress (Target Submittal April 2021)	TBD	TBD	TBD	TBD	TBD	EDU announced additional Capital Priority funding 27 July 2020. Preliminary design options completed.
<b>Davisville</b> New Request: 5 Rm Addition	8 Shelley Laskin	1188pp	Not Approved in 2019	NA	NA	NA	NA	NA	Pending resubmission to EDU for Capital Priorities funding 2021
INSURANCE PROJECTS - School/Facility Reconstruction after Catastrophic Fire	Ward	Pupil Places	Space Template	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Target Completion Date	Update Comments
				25% Design & Costing Submission	Target 85% Design & Costing Submission	Submitted	Received		
<b>JONES AVE*</b>	15 Jennifer Story	440 pp (Elementary) 220pp (Adult Learn)	TBD	-	Target submission: May/June 2021	TBD	TBD	Mar. 2022	Insurance Settlement in Negotiation
<b>YORK MEMO CI*</b>	6 Chris Tonks	1300 pp	TBD	-	Target submission: May/June 2021	TBD	TBD	Sept. 2024	Insurance Settlement in Negotiation



# ATP-Childcare Projects Map Grouping

Each colour associates with a specific architect's group

15 MARCH 2021

## Bortolotto Arch, Projects

- 1 Gracedale PS, 186 Gracedale Blvd, North York-LC2
- 2 Dorset Park, 28 Blaisdale Rd, Scarborough-LC3
- 3 Ellesmere-Statton PS, 739 Ellesmere Rd, Scarborough-LC3
- 4 Lord Roberts PS, 165 Lord Roberts Dr, Scarborough-LC3

## Etude Arch, Projects

- 5 Kipling CI, 380 The Westway, Etobicoke-LC1
- 6 Alexander Stirling PS, 70 Fawcett Trail, Scarborough-LC3
- 7 Emily Carr PS, 90 John Tabor Trail, Scarborough-LC3
- 8 Grey Owl PS, 150 Wickson Tr, Scarborough-LC3
- 9 Malvern PS, 70 Mammoth Hall Trail, Scarborough,LC4
- 10 Birch Cliff PS, 1650 Kingston Rd, Scarborough-LC3

## Gow Hasting Arch, Projects

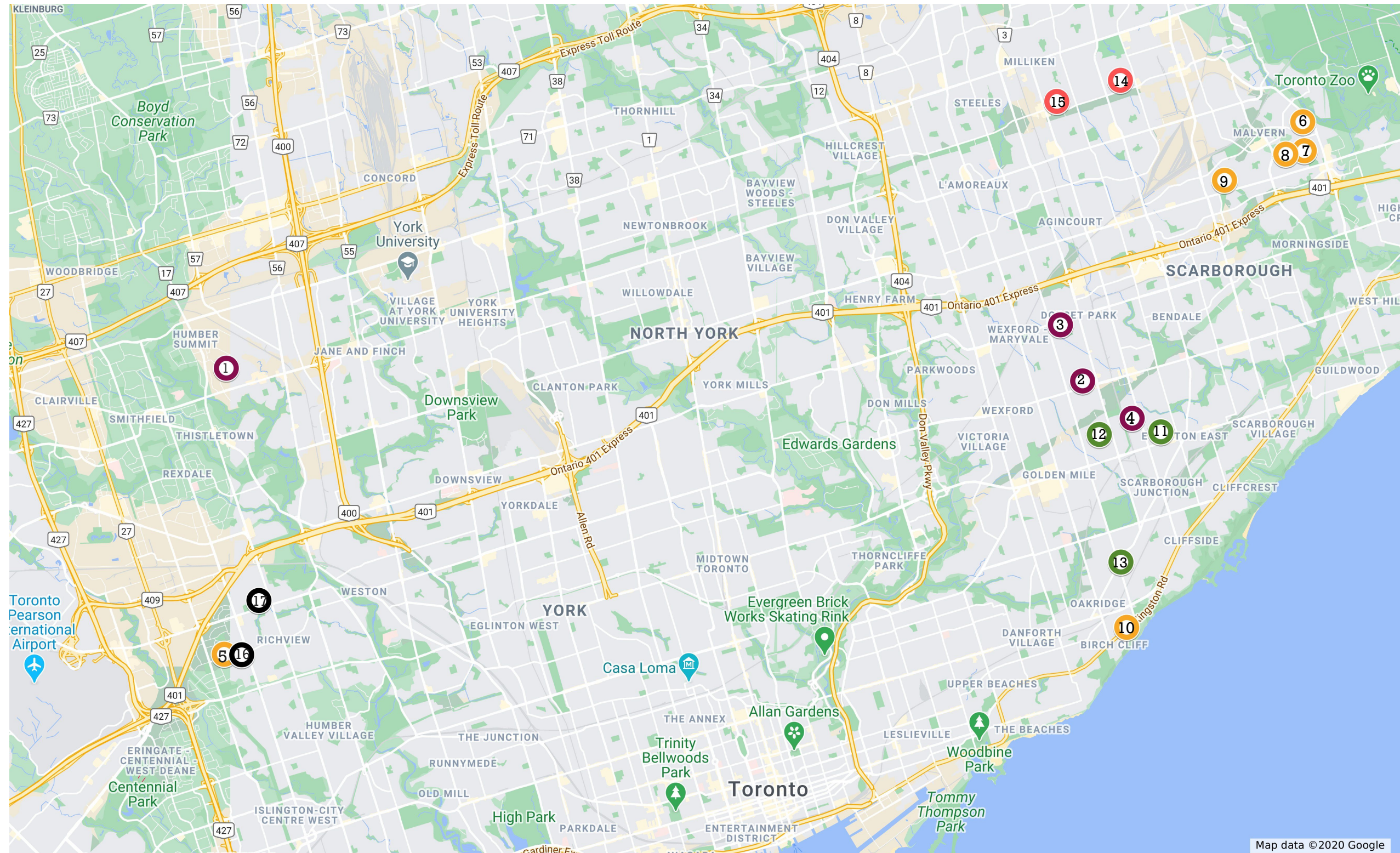
- 11 Glen Ravine PS, 11 Gadsby Dr, Scarborough-LC3
- 12 Ionview PS, Angelica, 90 Ionview Rd, Scarborough-LC3
- 13 J G Workman PS, 487 Birchmount Rd, Scarborough,LC3

## Susan Friedrich Arch, Projects

- 14 Macklin PS, 136 Ingleton Blvd, Scarborough-LC3
- 15 Milliken PS, 130 Port Royal Trail, Scarborough-LC3

## Weiss Arch, Projects

- 16 Dixon Grove JPS, 315 The Westway, Etobicoke- LC1
- 17 Kingsview Village PS, 1 York Rd, Etobicoke- LC1



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**Appendix C - Status Update for Childcare Projects**

**April 2021**

Projects Pending ATP - subject to EDU Approval of POD											
17 Childcare Projects Awaiting ATP (Upon approval of use of POD)	Ward	Pupil Places	25% Design & Costing Submission	EDU APT 85% Design & Costing Submission	SPA Submitted	SPA Received	Orginal Capital Priorities Grant	Target Completion Date	Update Comments	EDU Allocation Letter Date	EDU Approval to Proceed Initial
<b>Birch Cliff PS (CC) 3 rms</b>	18 Parthi Kandavel	49 pp	Not Required	Initial: 5 Feb. 2020 Latest: 13 April 2020  Duration Outstanding: +10months	N/A	N/A	\$1,542,760	Anticipate 15 months for construction & childcare licensing	Birch Cliff PS not "Designated," it is "Listed" in the City of Toronto Heritage Register	18Oct, 2017	05Feb, 2020
<b>Macklin PS (CC) 3 rms</b>	21 Yalini Rajakulasingam	49 pp	Not Required	Initial: 5 Feb. 2020 Latest: 13 April 2020  Duration Outstanding: +10months	N/A	N/A	\$1,542,760	as above	Site Plan Approval is not required	20Jan, 2017	05Feb, 2020
<b>Milliken PS (CC) 3 rms</b>	21 Yalini Rajakulasingam	49 pp	Not Required	Initial: 5 Feb. 2020 Latest: 13 April 2020  Duration Outstanding: +10 months	N/A	N/A	\$1,542,760	as above	Site Plan Approval is not required	20Jan, 2017	05Feb, 2020
<b>Kipling CI (CC) 5 rms</b>	2 Dan MacLean	88 pp	Not Required	Initial: 28 May 2019 Latest: 07 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$1,285,635	as above	Site Plan Approval is not required	13March, 2018	28May, 2019
<b>Malvern Jr. PS (CC) 5 rms</b>	21 Yalini Rajakulasingam	88 pp	Not Required	Initial: 25 June 2020 Latest: 20 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	25June, 2020
<b>Alexander Stirling PS (CC) 5 rms</b>	22 Anu Sriskandarajah	88 pp	Not Required	Initial: 25 June 2020 Latest: 20 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	25June, 2020
<b>Emily Carr PS (CC) 5 rms</b>	22 Anu Sriskandarajah	88 pp	Not Required	Initial: 25 June 2020 Latest: 20 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	25June, 2020
<b>Grey Owl Jr PS (CC) 5 rms</b>	22 Anu Sriskandarajah	88 pp	Not Required	Initial: 25 June 2020 Latest: 20 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	25June, 2020
<b>Ionview PS (CC) 5 rms</b>	17 David Smith	88 pp	Not Required	Initial: 22 July 2020  Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	22July, 2020

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<b>J.G. Workman PS (CC) 5 rms</b>	18 Parthi Kandavel	88 pp	Not Required	Initial: 22 July 2020 Duration Outstanding: +8 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	22July, 2020
<b>Dixon Grove JMS (CC) 5 rms</b>	2 Dan MacLean	88 pp	Not Required	Initial: 17 Sept. 2020 Duration Outstanding: +6 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	17Sep, 2020
<b>Dorset Park PS (CC) 3 rms</b>	17 David Smith	49 pp	Not Required	Initial: 17 Sept. 2020 Duration Outstanding: +6 months	N/A	N/A	\$1,542,762	as above	Site Plan Approval is not required	17Dec, 2017	17Sep, 2020
<b>Ellesmere-Statton PS (CC) 5 rms</b>	17 David Smith	88 pp	Not Required	Initial: 17 Sept. 2020 Duration Outstanding: +6 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	17Sep, 2020
<b>Glen Ravine Jr PS (CC) 3 rms</b>	17 David Smith	49 pp	Not Required	Initial: 17 Sept. 2020 Duration Outstanding: +6 months	N/A	N/A	\$1,542,762	as above	Site Plan Approval is not required	17Dec, 2017	17Sep, 2020
<b>Kingsview Village JS (CC) 5 rms</b>	1 Harpreet Gill	88 pp	Not Required	Initial: 17 Sept. 2020 Duration Outstanding: +6 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	17Sep, 2020
<b>Gracedale PS (CC) 3 rms</b>	4 Christopher Mammoliti	49 pp	Not Required	Initial: 20 Oct. 2020 Duration Outstanding: +5 months	N/A	N/A	\$1,542,762	as above	Site Plan Approval is not required	20Jan, 2017	20Oct, 2020
<b>Lord Roberts Jr PS (CC) 3 rms</b>	17 David Smith	49 pp	Not Required	Initial: 05 Oct. 2020 Duration Outstanding: +5 months	N/A	N/A	\$1,542,762	as above	Site Plan Approval is not required	17Dec, 2017	20Oct, 2020

**SUB TOTAL      \$35,226,393**

**Additional CPG Funding      \$15,400,000**

**TOTAL      \$50,626,393**

Projects Pending ATP											
4 Childcare Projects  Pending ATP	Ward	Pupil Places	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Project Budget	Target Completion Date	Update Comments	EDU Allocation Letter Date	EDU Approval to Proceed Initial
			25% Design & Costing Submission	85% Design & Costing Submission	Submitted	Received	CPG Orginal EDU Letter				
<b>Daystrom PS (CC) 5 rms</b>	4 Christopher Mammoliti	88 pp	Not Required	Initial: 07Jan, 2021 Duration Outstanding: +2 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	07Jan, 2021
<b>Elmbank JMA(Renovation) (CC) 5 rms</b>	1 Harpreet Gill	88 pp	Not Required	Initial: 07Jan, 2021 Duration Outstanding: +2 months	N/A	N/A	\$1,285,635	as above	Site Plan Approval is not required	17Dec, 2017	07Jan, 2021
<b>Valleyfield JS (CC) 5 rms</b>	2 Dan MacLean	88 pp	Not Required	Initial: 07Jan, 2021 Duration Outstanding: +2 months	N/A	N/A	\$2,571,270	as above	Site Plan Approval is not required	17Dec, 2017	07Jan, 2021
<b>Weston Memorial Jr PS (CC) 3 rms</b>	6 Chris Tonks	49 pp	Not Required	Initial: 07Jan, 2021 Duration Outstanding: +2 months	N/A	N/A	\$1,542,762	as above	Site Plan Approval is not required	17Dec, 2017	07Jan, 2021

**SUB TOTAL      \$7,970,937**

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Note: *Projects not yet submitted for ATP											
6 Childcare Projects  in Design Development	Ward	Pupil Places	Ministry of Education Approval to Proceed		Status of Site Plan Approval		Project Budget	Target Completion Date	Update Comments	EDU Allocation Letter Date	EDU Approval to Proceed Initial
			25% Design & Costing Submission	85% Design & Costing Submission	Submitted	Received	CPG Original EDU Letter				
Bala Avenue PS* (CC) 3 rms	6 Chris Tonks	49 pp	-	Target submission: May/June 2021	TBD	TBD	\$1,542,760	Anticipate 15 months for construction & childcare licensing	Site Plan Approval may be required	20Jan, 2017	TBD
Chalkfarm PS* (CC) 3 rms	4 Christopher Mammoliti	49 pp	-	Target submission: May/June 2021	TBD	TBD	\$1,542,760	as above	Site Plan Approval may be required	20Jan, 2017	TBD
General Crerar PS* (CC) 5 rms	17 David Smith	88 pp	-	Target submission: February 2021	TBD	TBD	\$2,571,270	as above	Site Plan Approval may be required	17Dec, 2017	TBD
Military Trail PS* (CC) 5 rms	19 Zakir Patel	88 pp	-	Target submission: February 2021	TBD	TBD	\$2,571,270	as above	Site Plan Approval may be required	17Dec, 2017	TBD
Pelmo Park PS* (CC) 3 rms	6 Chris Tonks	49 pp	-	Target submission: May/June 2021	TBD	TBD	\$1,542,760	as above	Site Plan Approval may be required	20Jan, 2017	TBD
Willow Park Jr PS* (CC) 5 rms	19 Zakir Patel	88 pp	-	Target submission: Dec 2021	TBD	TBD	\$2,314,143	as above	Site Plan Approval may be required	17Dec, 2017	TBD
<b>SUB TOTAL</b>							<b>\$12,084,963</b>				

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