

MEETING NOTICE

Regular Meeting (Public Session)

Tuesday September 26, 2017

**6:00 pm, Location: Aird & Berlis LLP, Brookfield Place, 181 Bay Street,
Suite 1800**

To: Members of the Toronto Lands Corporation

Board Members: David Crombie (Chair), Alexander Brown, Jerry Chadwick,
Michael Fenn, Gerri Gershon, Avtar Minhas, Jennifer Quinn, Brenda Patterson,
Sheerin Sheikh, and Steven Zakem

AGENDA

1. Call to Order
2. Approval of Agenda
3. Declarations of Possible Conflict of Interest
4. Approval of Minutes
 - Swim Toronto - May 16, 2017
 - Finance - May 16, 2017
 - Board - May 16, 2017
 - Audit - June 13, 2017
 - Nominating and Governance - June 13, 2017
 - Board - June 13, 2017

Page 1
5. CEO Report, September 2017
(Rpt. # 2017-09-625)

Page 15
6. Provincial Surplus Property Transition Initiative
(Rpt. # 2017-09-626)

Page 42
7. Draft 2018 TLC Board and Committee Schedule

Separate
attachment
8. Resolution into Committee of the Whole, In-Camera
9. Committee of the Whole rises and reports and reconvenes in
Public
10. Adjournment

G03 (2017 Board Meetings/27 Sept 2017/Public)lp.8000
Updated: Sept 26, 2017

**Swim Toronto Meeting
Report No. 10**

May 16, 2017

A regular meeting was convened at 2:30 p.m. Tuesday May 16, 2017 at the offices of Aird and Berlis, 181 Bay Street, Suite 1800, Toronto, Ontario, with Brenda Patterson, Chair of the Committee, presiding.

The following Directors were present: Brenda Patterson, Jerry Chadwick and Ausma Malik participated via teleconference (dialed-in at 2:50 p.m.)

1. Call to Order

The meeting was called to order by B. Patterson, Chair of the Committee.

2. Approval of the Agenda

J. Chadwick, seconded by B. Patterson, moved that the agenda be approved as distributed.

The motion was carried.

3. Declarations of possible conflict of interest

None brought to the Chair's attention.

4. Update: TDSB - City of Toronto Pool Lease Agreement

D. Sage noted the following:

The 5- Year TDSB-City Pool Agreement is expiring June 30th, 2017. In March, TLC attended the TDSB P&P Committee meeting to provide a background and update on the agreement and address Trustee concerns about the City potentially removing more pools from the Agreement.

From the P&P meeting, the TLC on behalf of the TDSB proposed to the City that a 2-year moratorium be placed on the existing pools in the Agreement while putting together a broader pool strategy with the guiding principle that a pool is a community asset. As such, the strategy would include pool condition audits, review of utilization, programming and capital investments. In the interim, the Pool Agreement on 26 pools would be extended for a 2-year period with a pool condition audit to begin in 2017-18.

Highlights of Extension Agreement are:

- Fees: 2017 fees will see an increase of 3% per year
- 2 year moratorium to 2019

It was noted that if pools are truly considered to be community assets, then there should be greater community access including day-time which means the school board may need to look at various types of infrastructure to control access. It was suggested a discussion with the Teacher's Federation may be worthwhile in order to explore how access by the community can be granted.

Further discussion ensued regarding funding strategies for pools already released from the City agreement and if the TLC would lease or licence pools. It was noted that the Swim Toronto Committee and TLC Board authorized TLC to move forward with leasing or licensing as a possible strategy for any pools not permitted or have few permit holders. This strategy would be implemented as a way to increase use of pools as well as cover some of the incremental operating costs. Based on past experience, pool condition audits will help identify and quantify capital requirements and suggest changes that may be needed to increase utilization thus leading to new funding strategies.

J. Chadwick seconded by A. Malik moved that:

The report, *Update: TDSB-City of Toronto Pool Lease Agreement* be received for information and forwarded to the TDSB at its May 24th meeting for information.

5. Other Business

None

6. Adjournment

At 3:05 p.m. on a motion from A. Malik seconded by J. Chadwick, the meeting adjourned.

**Finance Committee Meeting
Report No. 19**

May 16, 2017

A regular meeting convened at 4:00 pm., Tuesday, May 16, 2017, at the office of Aird & Berlis, 181 Bay St., Suite 1800, Toronto, with Sheerin Sheikh, Chair of the Committee, presiding.

The following members were present: D. Crombie, J. Chadwick, B. Patterson

The following from TDSB were in attendance: Angelos Bacopoulos, Lisa Kivlichan, Janna Lagaev and Marisa Chiu

1. Call to Order

The meeting was called to order by Sheerin Sheikh, Chair, Finance Committee, presiding.

2. Approval of the Agenda

J. Chadwick seconded by B. Patterson, moved:

That the agenda be approved as distributed.

The motion was carried.

3. Declarations of Possible Conflict of Interest

There were no declarations of conflict of interest reported.

4. Operating Report for 6 months: September 1, 2016 to February 28, 2017

Committee members had for their consideration the *Operating Report for 6 months: September 1, 2016 to February 28, 2017* report. D. Sage reviewed the above reports with Committee members, speaking to highlights associated with the reports.

- Revenues are reported on an accrual basis whereas expenditures are reported when incurred.

- The province amended Ontario Regulation 444/98 to the Education Act, which affected the circulation of surplus sites in two ways: (1) the circulation period expanded from 90 to 180 days and (2) expanded list of public agencies.
- In the 2016-17 TLC budget, PODs for 2 properties will be delayed and are expected for 2017-18 as a result of the following:
 - TLC created a standard PSA with a built in anti-flip clause which has caused public agencies to pause. TLC has found that if a public agency purchases a site based on the appraised value an opportunity then exists for the purchaser to sever or sell acquired lands at a much higher price if sold on the open market. Therefore, TLC needs to protect the school boards assets through anti-flip provisions.
 - There have been significant variances in market value appraisals for Boylen and Thistown in the negotiation process. As a result, updated appraisals are being commissioned in order to obtain current and consistent market value information

It should be noted that all proceeds from disposition are now directed towards renewal. Should sales proceeds be less or not realized, renewal projects may be delayed or deferred.

With respect to the Capital renewal budget, the budget as allocated annually is \$1,000,000 plus a carry forward balance from previous years in the amount of \$451,664. TDSB has a tremendous amount of renewal backlog. To complete renewals, TLC will identify the projects needed to be addressed, TDSB reviews and prices the project and TDSB engineers hire consultants to do the design work. Renewal projects are to be completed within a 2-year period and are small enough that TLC has never exceeded the 2 year limitation. Additionally TDSB will increase staffing in construction and maintenance when working on renewal projects to ensure completion within the timelines.

The Finance committee Chair suggested that as part of the purview of the Finance committee a risk assessment in the areas of compliance, resources, business operations, governance, and finance, identifying from staff the issues, and whether they are low, medium or high risk. The risk assessment would be presented to the Board and provide the Board with overall areas of concern, if any, and how to mitigate them.

D. Crombie seconded by S. Sheikh moved that:

The TLC develop a risk assessment model to review the following business areas: business operations, resources, compliance, governance and finance. The model is to be presented to the TLC Board for review and implementation.

And,

That the Operating Report: September 1, 2016 – February 28, 2017 be received.

The motion was carried.

5. Draft Proposed 2017-18 TLC Budget

The Committee had for consideration the Draft Proposed Budget for 2017-18. As identified in the 6-month operating report, revenues for two properties (Nelson A. Boylen and Thistledown) were projected to be achieved in fiscal 2016/2017 however due to delays in negotiations; TLC now anticipates the sales to be finalized in 2017-18. As a result, the revenue target for 2017-18 is \$105M which reflects the sale of three sites, Boylen, Thistle town and Sir Robert Borden.

The 2017-18 budget bottom line reflects that the net profit is down by 9 percent due to increased expenditures in real estate work that do not have a revenue base yet are still charged against leasing revenues.

J. Chadwick, seconded by B. Patterson, moved:

That the report titled *Draft Proposed 2017-18 TLC Budget*, be approved with the understanding that the Final 2017-18 Budget will be presented to the TLC board at its June meeting for approval.

The motion was carried.

6. Resolution into Committee of the Whole

At 4:35 p.m. the convened in private session.

7. Adjournment

At 5:15 p.m. on a motion from D. Crombie seconded by B. Patterson the meeting adjourned.

**Board Meeting
Report No. 45**

May 16, 2017

A regular meeting convened at 6:00 pm, Tuesday May 16, 2017, at the offices of Aird and Berlis, 181 Bay St., Suite 1800, Toronto, Ontario, with David Crombie, Chair of the Board, presiding.

The following Directors were present: A. Brown, J. Chadwick, M. Fenn, G. Gershon, A. Minhas, B. Patterson, S. Sheikh and S. Zakem

Regrets: J. Quinn

1. Call to Order

The meeting was called to order by David Crombie, Chair of the Board.

2. Approval of the Agenda

M. Fenn, seconded by S. Sheikh, moved that the Agenda be approved as distributed.

3. Declarations of possible conflict of interest

None noted.

4. Approval of Minutes

- February 21, 2017

B. Patterson seconded by G. Gershon moved that the Minutes of February 21, 2017 be approved.

The motion was carried.

5. Report from the Swim Toronto Committee

The Chair of the Swim Toronto Committee, B. Patterson, noted that the Swim committee met prior to the board meeting to review the report which highlighted an extension agreement including a broader strategy to look into all pools within the City of Toronto.

B. Patterson seconded J. Chadwick moved that the report from the Swim Toronto Committee *Update: TDSB-City of Toronto Pool Lease Agreement* be received for information and be forwarded to the TDSB for information at its June meeting.

The motion was carried.

6. Report No. 19 from the Finance Committee

The Chair of the Finance Committee, S. Sheikh, noted that the Finance Committee met prior to the Board meeting to review the 6-month performance of the Corporation, included in which was a new presentation for the Tier reports, resulting from a request that came from the Finance committee at its last session. Also discussed at the Finance meeting was a draft of the proposed budget for 2017-18. S. Sheikh indicated the budget is currently in draft format due to the ongoing evaluation and assessment of estimates for the expenditures and revenues surrounding the leased sites. Once the estimates have been confirmed, a final 2017-18 budget will be presented to the next Board in June.

S. Sheikh seconded by M. Fenn moved that Report No. 19 from the Finance Committee meeting be approved.

The motion was carried.

7. Resolution into Committee of the Whole

S. Zakem re-iterated his ongoing conflict of interest with respect to the Bloor-Dufferin site. The Chair noted that S. Zakem would continue to refrain from any voting on the matter.

At 6:10 p.m. on a motion by G. Gershon, seconded by M. Fenn the meeting moved into the in-camera portion of the meeting.

8. New Business

D. Sage noted the Finance Committee approved that a risk assessment of the Corporation business operations be completed once a model had been developed by TLC staff. The model is to be developed and returned back to the Board for review.

9. Adjournment

At 6:58 p.m. S. Zakem seconded by S. Sheikh the meeting adjourned.

Audit Committee Meeting (public)

Report No. 14

June 13, 2017

A regular meeting convened at 12:00 pm., Tuesday, June 13, 2017, via Teleconference call, with Sheerin Sheikh, Chair of the Committee, presiding.

The following members were present: D. Crombie and M. Minhas

The following from TDSB were in attendance: Angelos Bacopoulos, Lisa Kivlichan, Janna Lagaev and Marisa Chiu and

The following from Deloitte were present: Paula Jesty and Lilian Chung

1. Call to Order

The meeting was called to order by Sheerin Sheikh, Chair, Audit Committee, presiding.

2. Approval of the Agenda

D. Crombie, seconded by A. Minhas, moved:

That the agenda be approved as distributed.

The motion was carried.

3. Declarations of Possible Conflict of Interest

There were no declarations of conflict of interest reported.

4. Presentation of Audit Plan for 2016-17, by Deloitte Consultants

Deloitte Consultants presented their Audit Service Plan for TLC for the year ending August 31, 2017 which describes key business components including, the audit scope and approach, planned communications and estimated fees.

Deloitte will be performing an audit of the Corporation's financial statements prepared in accordance with the Canadian Public Sector Accounting Standards (PSAS). Deloitte's audit approach includes:

- Assessing current business and operating conditions

- Understanding the composition and structure of the business,
- Understanding accounting processes and internal controls
- Understanding information technology systems
- Identifying potential engagement risks and,
- Testing that takes into account specific identified engagement risks.

The audit fees will be \$18,500 for work completed. Deloitte anticipates reviewing the results of the audit and providing an Independent Auditor's report in November 2017.

The Chair, Audit Committee, raised a question to Deloitte with respect to Deloitte potentially producing a Certificate of Compliance as identified under the OBCA which would show that the Corporation has complied with the Shareholder's Direction, relevant legislation and in addition is in good standing under the OBCA. Deloitte staff noted they would look into producing the letter in conjunction with the final Auditor's report.

D. Crombie seconded by A. Minhas moved:

- a) Deloitte Chartered Accountants be reaffirmed as the audit firm for the TLC for the financial year of the Corporation ending August 31, 2017;
- b) That an approximate fee of \$18,500 for this audit be approved; and,
- c) That the proposed Audit Plan for 2016-17, as presented by Deloitte Chartered Accountants (see separate attachment), be approved.

The motion was carried.

5. Private Matters (if required)

None noted.

6. New Business

None

7. Date of Next Meeting

Expected for Tuesday November 14, 2017. An update will be provided in the fall

8. Adjournment

On a motion by D. Crombie seconded by A. Minhas, the meeting adjourned at 12:15 p.m.

Nominating and Governance Committee Meeting (public) Report No. 12

June 13, 2017

A regular meeting convened at 4:00 pm., Tuesday, June 13, 2017, via Teleconference call, with David Crombie, Chair of the Committee, presiding.

The following members were present: D. Crombie, A. Brown, M. Fenn, S. Zakem

1. Call to Order

The meeting was called to order by David Crombie, Chair, Nominating and Governance Committee, presiding.

2. Approval of the Agenda

D. Crombie, seconded by M. Fenn, moved:

That the agenda be approved as distributed.

The motion was carried.

3. Declarations of Possible Conflict of Interest

There were no declarations of conflict of interest reported.

4. TLC Board Representation on TLC Committees

In accordance with the Shareholder's Direction, and in conjunction with the TDSB Organizational Board meeting, the TLC similarly convenes an annual organizational meeting to approve committee appointments. In April 2017, the TDSB Board ratified the TLC's Board recommendation to appoint Jennifer Quinn to the TLC Board to fill the vacant Directorship position. With the Citizen Director vacancy filled, TLC is recommending that Jennifer Quinn be appointed to serve on the Finance Committee with other members appointments remaining status quo.

S. Zakem seconded by M. Fenn, moved:

That the Board appoint Jennifer Quinn, Citizen Director, TLC, to serve on the TLC Finance Committee.

The motion was carried.

5. Extension of Term – Chair, TLC

Given the subject matter and recommendation before the Committee, D. Crombie passed the Chair to Vice-Chair Steven Zakem and left the conference call for the remainder of the meeting so as to provide the Committee with the opportunity for discussion free of bias.

S. Zakem taking over the Chair asked the Committee if there were any questions or comments in relation to the report and recommendations outlined.

The report noted that David is committed to the work of TLC and TDSB particularly with TLC's current work on community hubs. Given David has been championing the use of public assets to build vibrant, diverse and accessible communities and his continued work with the province and the City of Toronto, through TLC, David will continue to be a big support to the TDSB to advance projects forwarded. Furthermore, it was noted extending David's appointment as Chair will provide stability to the TLC Board of Directors and staff while the PWC review of TLC is underway.

M. Fenn seconded by S. Zakem moved:

- 1. That the Honourable David Crombie, (Citizen) Director and current Chair, TLC, be reappointed to December 31, 2018, as Citizen Director and Chair of the Toronto Lands Corporation.**

And,

- 2. That the above recommendation be forwarded to the Toronto District School Board (TDSB) for consideration and approval, in accordance with the Shareholder's Direction.**

The motion was carried.

6. Private Matters (if required)

None noted.

7. New Business

None

8. Adjournment

On a motion by M. Fenn seconded by S. Zakem, the meeting adjourned at 4:13 p.m.

**Board Meeting
Report No. 46**

June 13, 2017

A regular meeting was convened at 4:30 pm, Tuesday June, 2017, via Teleconference, with David Crombie, Chair of the Board, presiding.

The following Directors were present: A. Brown, J. Chadwick, M. Fenn, G. Gershon, J. Quinn, A. Minhas, B. Patterson, S. Sheikh, S. Zakem,

In attendance from TDSB: Angelos Bacopoulos, Associate Director, Facility Services, Sustainability and Planning

1. Call to Order

The meeting was called to order by David Crombie, Chair of the Board.

2. Approval of the Agenda

S. Zakem, seconded by S. Sheikh, moved:

That the agenda be approved.

The motion was carried

3. Declarations of possible conflict of interest

None noted.

4. Report from the Audit Committee

- Approval of Deloitte Audit Plan for the TLC fiscal year end August 31, 2017

S. Sheikh seconded by G. Gershon moved that the report from the Audit Committee be approved.

The motion was carried.

5. Report from the Nominating and Governance Committee

- Approval of TLC Board Representation on TLC Committee
- Approval of the Extension of Term for the Chair, TLC

S. Zakem seconded by M. Fenn moved that the Report from the Nominating and Governance Committee be approved.

The motion was carried.

6. Update: Asset Recycling Research Paper

D. Sage spoke to the purpose and highlights of the report noting that Michael Fenn led a research study on asset recycling introducing this concept to the TLC Board in September 2016. Since the introduction of the concept of recycling public assets, TLC continued its review around the provincial interest in community hubs. In addition to broaden its understanding of the issues, TLC has further been in regular dialogue with the Premier's special advisor to Community Hubs, the City of Toronto through 10 months of planning that led to the Bloor/Dufferin community hub, met with community agencies, and participated in seminars and planning sessions as a contributing member through Evergreen Brick Works and CMHC.

Having achieved a level of understanding and identifying a link between community hubs and the new proposal around complete communities, staff, to create a connectivity between the two initiative, will pursue the development of an integrated model focusing on modernizing school as an approach to address increasing maintenance backlog. As TLC continues its research it would also like to seek input from experts as a way to formulate ideas and recommendations for the TDSB. This data would then form part of a larger research report to be presented to the Boards of TLC and TDSB.

M. Fenn seconded by S. Sheikh moved:

- 1. That the status report on Asset Recycling be received for information**
- 2. At the call of the Chair, further insight be sought to provide a more fulsome perspective to inform staff approach and,**
- 3. That a draft working paper with recommendations be shared with the TLC Board in the fall.**

The motion was carried.

7. Final 2017-2018 TLC Budget

D. Sage noted that in May 2017 TLC presented a draft budget to the Board with a final budget expected for June 2017 in order to be captured in the TDSB's 2017-18 aggregate budget.

The TLC final budget has two main areas of change:

1. Maintenance, caretaking and utility costs in the lease portfolio have increased due to anticipated property sale closing dates. And,
2. Proceeds of disposition reflect the sale of three site (Nelson A. Boylen, Sir Robert L. Borden, and Thistletown), for fiscal 2018, totaling \$105M

J. Chadwick seconded by B. Patterson moved:

That the Final 2017-18 TLC Budget be approved and be forwarded to the TDSB for information.

The motion was carried.

8. 2016-17 Report on Progress

As the school year comes to a close and therefore the TLC Board meetings concluding for 2016-17, TLC is providing a brief report to the Board outlining achievements and successes over the course of the year as well as challenges experienced and areas TLC believes it can improve in. It was noted that the TLC as an organization has evolved in its short history, making significant strides to meet the demands and direction of the TDSB. Now, with the independent review being undertaken, TLC looks forward to the greater contribution it can make to TDSB, strengthening the TLC-TDSB relationship while continuing to benefit from the wisdom of the TLC Board.

9. Adjournment

On a motion by A. Brown seconded by G. Gershon, the meeting adjourned at 5:03 p.m.

TORONTO LANDS CORPORATION
CEO Report to the Board, September 2017

TO Chair and Members of the Toronto Lands Corporation 26 September 2017

RECOMMENDATION **IT IS RECOMMENDED** that the *CEO Report to the Board, September 2017*, be received for information and be forwarded to the TDSB Board at its October 18, 2017 meeting for information.

RATIONALE **Background**

This report provides an overview and update with regard to work in progress on property and project files within the TLC portfolio as directed by TDSB.

**IMPLEMENTATION
AND REVIEW** **SURPLUS PROPERTIES**

Land Exchange: Portion of Lord Dufferin School

On March 8, 2017, TDSB Board of Trustees approved the following motion:

“that the parcel of land noted as Part 4 on Plan 64R-15661, as presented in the report, as owned by the Toronto District School Board be deemed surplus to the needs of the Board and transferred to the Toronto Lands Corporation.” And;

“That the Toronto Lands Corporation be authorized to undertake all steps necessary on the TDSB’s behalf to comply with Ontario Regulation 444/98, with the intent of entering into a land exchange agreement with the City of Toronto whereby title to the TDSB’s Parcel will be conveyed by the TDSB to the City and, in exchange for that transfer, the City will convey to the TDSB that parcel of land noted as Parts 1 and 2 on Plan 64R-15661, as presented in the report, reserving an easement in favour of the City over Part 2 on Plan 64R-15661 for access.” (land exchange situated on a portion of the Lord Dufferin School property)

On March 20, 2017, the TLC commenced its regulatory circulation of the parcel for the potential exchange of land with the City of Toronto.

During TLC’s due diligence, it was discovered that by Instrument #CA478876, registered on June 19, 1997, at the Toronto Registry Office, an Agreement was reached between the City of Toronto and the former Board of Education for the City of Toronto (now Toronto District School Board) to enter into a land exchange on specifically

negotiated terms and conditions that are detailed in the Agreement.

Counsel has advised that this Agreement remains valid. TLC has provided instruction to complete the transaction as stipulated in the Agreement thus concluding this property matter.

Baycrest Public School

Property Description

Baycrest Public School is located at 145 Baycrest Avenue. This single story building was constructed in 1953. It has a gross floor area of 22,206 square feet and is situated on approximately 5.4 acres of land in the area of Bathurst Street and Wilson Avenue. It has a rated capacity of 176 pupils.

Surplus Declaration

On April 19, 2017, TDSB Board of Trustees approved the following motion:

“(a) That Baycrest Public School and Baycrest Child Care Centre be relocated to the former Sir Sandford Fleming Academy building as early as September 1, 2018 pending the completion of the renovations necessary to make the building appropriate for elementary school and child care use;

(b) That the Baycrest Public School property located at 145 Baycrest Avenue be declared surplus to the needs of the Toronto District School Board and referred to the Toronto Lands Corporation for sale effective 30 June 2018.”

Given the TDSB motion, which delays the timing of the sale, TLC provided two alternative considerations to the Ministry of Education regarding On Regulation 444/98. The first approach was to delay the initialization of the regulatory circulation until after June 2018. Given the interest in the site by both the TCDSB and its community, the Ministry of Education was supportive of the property being circulated at this time. Following this direction, TLC circulated the property to qualifying bodies pursuant to Regulation 444/98 on August 25, 2017. Interested parties are required to submit an expression of interest on or before November 23, 2017 and an offer to purchase on or before February 21, 2018.

Planned Student Relocation and TCDSB Interest

TDSB Planning Department indicated in its report that the Baycrest students are to be relocated to the nearby Sir Sandford Fleming Secondary School, currently leased to TCDSB. At this location the two boards will share the property on a temporary basis with the expectation that TCDSB will submit an offer to purchase the Baycrest site

and seek MOE approval to build a new school there.

Valuation Date

While the TDSB surplus declaration suggests that Baycrest can be available for sale on June 30, 2018, TDSB Planning Staff have advised TLC that the renovations necessary to relocate the Baycrest students to the Sir Sandford Fleming site and the existing day care tenant will likely not be completed until January 19, 2019, at the earliest. As a result, TLC's circulation "proposal" provides for a closing date of April 1, 2019 and a right for TDSB to lease back the school for up to six months. Given the potential of market value being discounted due to the potential lengthy delay until vacant possession is available, TLC's circulation proposal stipulates that the market value offers must reflect an "as at" valuation date of November 1, 2018.

Greenwood Secondary School

Property Description

Greenwood Secondary School is located at 24 Mountjoy Avenue. This 3 story building was constructed in 1971. It has a reported gross floor area of 84,463 square feet, and is located on approximately 0.9 acres of land in the vicinity of Coxwell Avenue and Danforth Avenue. The school's rated capacity is 402 pupils.

Surplus Declaration

At its June 21st Board meeting TDSB declared the Greenwood Secondary School surplus for lease and referred the property to the Toronto Lands Corporation. On July 13, 2017 TLC circulated the property to prescribed public agencies having a priority right to lease in accordance with Regulation 444/98 of the Education Act. Interested parties are required to submit an initial expression of interest on or before October 11, 2017 and an offer to lease on or before January 9, 2018.

French Public Board Interest

The TDSB Board report supporting the surplus declaration indicated an interest by the French Public Board (Conseil scolaire Viamonde "CSV") in the property. Their interest is tempered by projected enrolments along with facility and site limitations. As the CSV staff work through these issues, they anticipate that their Board will be providing an "Expression of Interest" in the Greenwood SS site for lease prior to the October 11th deadline. If approved to proceed, CSV will also seek authority to enter into a satisfactory lease arrangement with TLC whereby the lease is responsive to the site receiving capital upgrades and Ministry of Education's funding approvals. In addition to securing a satisfactory lease arrangement, CSV staff may also be directed to undertake, at their convenience, a due diligence re-

view should the Greenwood SS site be considered and declared surplus for sale at some future point by the TDSB.

Buttonwood Hill

Property Description

Buttonwood Public School is located at 100 Allanhurst Drive. This single story building was originally constructed in 1964, has a reported gross floor area of 30,555 square feet, and is located on approximately 6.0 acres of land in the vicinity of Royal York Road and Eglinton Avenue. It has a rated capacity of 371 pupils. It is currently leased to a private school and a day care.

Surplus Declaration

At the TDSB board meeting held on February 8, 2017, the Board declared Buttonwood Public School surplus for sale and referred the property to TLC. On July 13, 2017 TLC circulated the property to in accordance with Regulation 444/98. Interested parties were required to submit an initial expression of interest on or before May 25, 2017. TCDSB was the only party to submit an expression of interest for the property.

Agreement of Purchase of Sale

In response to TCDSB expression of interest, TLC submitted a vendor offer at the appraised value on July 12, 2017. TCDSB responded by indicating that they intend to request arbitration on the price. The Vendor offer was modified accordingly and fully accepted by both parties on July 28, 2017. TCDSB has 90 days to complete its due diligence. Once the price is arbitrated they will have 30 days to secure the approval of both its Board and the MOE. TLC will have 30 days thereafter to secure its own approval followed by closing 30 days later.

Tenancy Status

Buttonwood is currently occupied by a daycare and a private school. Their leases expire on June 30, 2018. TDSB staff having been working with the City and the Province to identify replacement sites for the day care operator. The relocation is complicated by the operator's historical for-profit status and revised municipal and provincial policies relating to funding support. The current operator is licensed for 20 infants (under 18 months), 30 toddlers (18-30 mo.), and 48 pre-school children (30 months – 6 yrs.).

Nelson A. Boylen

The Toronto Catholic District School Board executed an Agreement of Purchase and Sale for the Boylen property which includes an anti-flip clause. The anti-flip clause will protect the TDSB by ensuring

the property will remain as a public asset for a specified term (10 years) or the TDSB would receive monetary benefit if the Buyer decided to sell all or a portion of the asset. TCDSB has commenced due diligence activities at the site.

Independent appraisals were completed to estimate fair market value. Following receipt of the report, TCDSB requested arbitration to settle the purchase price. Similar to Buttonwood, all parties agreed within the executed Agreement of Purchase and Sale to settle purchase price upon binding arbitration.

At the request of TCDSB in June, TLC provided the names of three highly reputable potential arbitrators. TLC continues to await the selection of an arbitrator and now anticipates the arbitration process to begin late spring 2018.

Thistletown

TLC continues to negotiate with the City of Toronto for the sale of the property. TLC has provided authorization to City staff to proceed with due diligence activities and a new reference plan is completed with the cost being equally shared between the parties. The terms and conditions within the agreement of purchase and sale remain in negotiation at this time. According to City staff, the final negotiated agreement will require City of Toronto Council approval.

As previously reported, a statute remains on title identifying a portion of the site as open space and its requirement to be used as a public park. As a result, City staff and TLC have agreed to a third appraisal based on professional planning advice for the site that reserves the park space. Based on an agreed redevelopment scheme as provided by the independent planner, the appraiser was instructed to complete a new valuation with the effective date of June 27, 2017. Each party is equally contributing towards the costs of the appraisal report.

Both parties are working together to achieve a sales transaction that meets the objectives of the both the City and TDSB.

Sir Robert Borden

In accordance with Ont. Reg. 444/98, TLC completed the circulation process for Sir Robert Borden with an expression of interest received from the City of Toronto, then was subsequently withdrawn. No other prescribed public agency expressed any interest in the 11.93 acre property.

As previously reported, the City and Province subsequently advised

(April –May 2017) that there remained public interest in the site. Understanding that TLC satisfactorily completed the required Regulatory process, the City and Province requested that TLC delay any open market sale in an effort to allow more time to pursue interest in the site and assess any arising community benefits.

The impending challenge is the fact that the approximate 12 acre Borden property must be acquired at market value and the existing old building requires significant investment to address repairs and maintenance. The cost to acquire combined with capital upgrades to the facility and ongoing sustainability financing will likely be cost prohibitive to any community group. Since the municipal planning process is the responsibility of the City of Toronto who governs and authorizes all development approvals, TLC believes that there is a viable opportunity by going to the open market with a Request for Offers, allowing a purchaser to convey lands to the City under the Planning process. As such, the City, Province and the selected community proponent, (registered charity or non-profit group dependent upon the needs of the neighbourhood) would be in a position to finance and deliver the desired community service as a component of the re-development of the site. As with any development application, the developer and City would undertake public consultations to assist in both advising the public of the proposed redevelopment scheme and they could determine the highest community need at that time. There may even be a partner that the City would approve who has capital to undertake a new community space as could be determined through the planning process.

A reasonable next step is to find a development partner who, with the community and the City process, can be part of the revitalization of this site. Situated in a high priority needs neighbourhood and working with the City and potential community partners, there remains an opportunity to redevelop to allow for more positive returns to this community. TLC will commence next steps in order to complete its mandate as directed by TDSB, but will endeavor to also provide an opportunity for community benefit through a Request for Offers, similar to the approach taken in the disposition of Bloor Dufferin.

99 CartwrightAve.

Property Description

Cartwright Public School is located at 99 Cartwright Avenue. This single story building was originally constructed in 1953 but has undergone 5 major renovations; the most recent was completed in 2016. The building has gross floor area of 54,122 square feet, and is located on approximately 6 acres of land in the area of Dufferin Street and Wilson Avenue.

Tenancy

The existing tenant Sterling Hall of Toronto occupies the property until August 31, 2027.

Under the lease, the tenant holds a first right of purchase which is only subordinate to priorities established by Regulation 444/98 of the Education Act.

TDSB Planning Department and TLC Recommendation

The TLC report and recommendation was presented to the TDSB Board at its October 26, 2016, meeting. Before adopting the TLC report, TDSB requested that TLC undertake a further review of its long term leases and specifically asked for:

- i) Details of the lease or license agreement termination and other clauses that create a financial risk or burden to the Board;
- ii) Assessment of the financial risk or exposure and its reasonableness in the market place;
- iii) Assessment of compliance and consistency when the lease or license was entered into in accordance with On. Reg. 4444/98 of the Education Act; and
- iv) When and by which department the leases and/or licenses were negotiated.

TLC was invited to present its report to the to the TDSB April 19, 2017 meeting whereby the following was adopted:

“That the Director proceed with community consultation regarding the disposition of the Cartwright property located at 99 Cartwright Avenue and report back to the Board with the results of the consultation and a recommendation about surplus declaration in the spring of 2017.”

Public consultation was conducted by way of an open meeting held on May 30, 2017. The feedback collected at that meeting was reported to TDSB Planning and Priorities Committee on Wednesday June 14, 2017. The Committee supported the staff recommendation that the property be declared surplus for sale.

At its June 21st Board meeting TDSB formally declared the Cartwright Public School surplus for sale and referred the property to the TLC. On July 13, 2017 TLC circulated the property to qualifying bodies in accordance with Regulation 444/98 of the Education Act. Interested parties are required to submit an initial expression of interest on or before October 11, 2017 and an offer to purchase on or

before January 9, 2018. To date no expressions of interest have been received.

Lawrence-Midland – 125 Brockley Drive

The building permit for the new school has been issued and the initial ground preparation work has started. Occupancy of the new school is targeted for September 2019.

TLC will begin marketing the 2 redevelopment parcels once construction is further advanced. The purchaser of the 7.6 acre and 9.0 acre lots will be required to assume responsibility for demolition of the 2 schools being closed, completion of the road, park and traffic signal improvements and transfers to the City as stipulated in the 2 consent agreements previously executed by TDSB.

Bloor Dufferin: Update

The buyer, Capital Developments, advises that it continues to work on its draft plan of subdivision and rezoning application and expects to submit an application to the City in the fall, 2017. It is in the process of scheduling its official pre-consultation meeting with the City Planning Department. Upon receiving its complete submission notice from the City of Toronto, Capital Developments will begin to schedule its statutory public meeting.

Davisville: Update

On May 24, 2017, the TDSB approved the TLC recommendation (May 16, 2017) which identified specific terms and conditions required to enter into a lease and shared-use agreement with the City of Toronto. To summarize, the primary items included site plan approvals for the new Davisville school, key business terms for the lease agreement, use of the new Aquatic centre by the TDSB, transfer of a portion of land to TDSB for nominal consideration and TLC obtaining Ministry consent for TDSB to enter into a 49 year Lease arrangement pursuant to section 194(4) of the *Education Act*.

A letter from City of Toronto, Parks Forestry and Recreation, dated, June 23, 2017, (see *Appendix A*), confirmed its concurrence to the motion passed by the TDSB. It also advised that the process to declare the small parcel of land registered under the City, surplus, and transfer the land back to the TDSB was in progress.

TDSB submitted its Site Plan Application to the City of Toronto for the development of the new school. Initial comments were received, meetings have taken place and a revised submission to City Planning should occur shortly.

TLC staff commenced negotiations with City Parks, Forestry & Recreation for the lease and shared-use agreement and meetings are ongoing.

On August 14, 2017, TLC forwarded a written request to the Minister requesting consent under the *Education Act* (see *Appendix B*).

Update on Additional TLC Projects:

TLC Review by PWC: Update

At the TDSB special meeting on March 8, 2017, the following resolution was adopted:

“It is recommended that a contract be awarded to PricewaterhouseCoopers LLP in the amount of \$85,000 for the provision of consulting services to conduct a review of the Toronto Lands Corporation.”

TLC looks forward to continued discussions with TDSB followed by the implementation of recommendations that strengthen TDSB/TLC’s relationship through updating the shareholder’s direction and service agreement.

Public Asset Working Group (PAWG)

Following the successful start-up of TLC in 2009, through the leadership of its Chair, David Crombie, the PAWG was formed at the request of the Ministry of Education, the Toronto Catholic District School Board and the Toronto Lands Corporation with representatives from the Ministry, City, TDSB, TCDSB, both the Public and Catholic French School Boards and Build Toronto. The purpose of the PAWG was to provide an opportunity for large public partners to work collaboratively focusing on medium and long range planning, and school board and City accommodation needs relating to land holdings.

Given the more recent extensive work undertaken by TLC on community hubs, TDSB swimming pools, re-development opportunities and the City linking TLC into their long-term facility and recreation master plan, TLC will be contacting all parties to request that the PAWG reconvene. The key focus will be to provide a forum for open dialogue on the preservation and shared use of public land assets. Taking into consideration these needs, TLC anticipates that all organizations will provide a favourable response to reinstate this Committee. The resulting discussion, outcomes and related recommendations will be a part of TLC’s regular Board update and presen-

tation to the TDSB for consideration.

Bill 30 Schools: Update

In a 1988 settlement agreement relating to equalizing Provincial funding, the TDSB transferred 8 secondary school facilities under long term lease agreements to the TCDSB. Given the leasing terms within the settlement, TDSB continues as owner of each site and as such must review and sign off on any TCDSB initiatives involving City Planning approvals.

Choice Properties REIT is intending to redevelop the south-east corner of Bloor & Dundas, which abuts the former West Park Secondary School site. This school board property is one of the Bill 30 sites under long term lease to the TCDSB. Before any applications are submitted to the City, Choice Properties is working with the TCDSB with the goal of integrating a new Catholic High School into their redevelopment scheme for this area. In order to move forward through the City Planning process, should the TCDSB wish to proceed with any proposal for a new school, they will require approval from TDSB/TLC.

On June 14th, Choice Properties held a public meeting and outlined their conceptual plans for the development of their site Plan. It is anticipated that the developer will need to know soon whether or not to include a new TCDSB secondary high school in their submission. To date the TCDSB is considering next steps although has not made any formal request through TLC.

Land Donation-Agincourt PS, portion of 25 Lockie Avenue

A private property owner approached the TDSB last year advising that they had interest in donating a parcel of land that comprised a portion of their rear yard on Lockie Avenue. The intent was that the land dedication could form a part of the playground for the abutting Agincourt Public School. With the support from Planning and the school, the TDSB on February 8, 2017, adopted a resolution to proceed with receiving the donation. Since that time, the property owner has been working through City of Toronto protocols to first obtain a severance of the property which remains on-going. TLC has successfully negotiated the terms and conditions of an agreement and must await the severance to proceed through to the acquisition stage of this project.

Galloway Surplus Lane

The TLC reported that the surplus non-viable parcel (laneway) ad-

joining Galloway public school was anticipated to be purchased by the abutting property owner which would be necessary to upgrade the sewer connection to the City of Toronto. However, the property was subsequently sold on the open market and as last reported the sales transaction was not officially closed. TLC reports that it has forwarded a letter in September, 2017, to the new property owner and their solicitor advising of the availability of acquiring the surplus lane from TDSB. If the new owner is not updating the sewer system, it is unlikely any further activity on a sale will occur.

NEW REAL ESTATE PROJECTS

705 Progress Road

705 Progress is a 10.89 acre, 5 building industrial complex bought jointly by the City of Scarborough and former Scarborough Board of Education in 1996. The property was acquired with the intent to develop both a park and a new school on the site within a 10 year time. For several years the local Ward councilor has been promoting a multi-phase park for the east side of the property as funding becomes available. The City has requested approval to redevelop 2.5 acres starting in 2019. At this time TDSB Planning estimates that the need for a new school is at least 5 years away. The development time frame will ultimately be a function of the replacement of commercial or industrial sites with high rise condominiums and the anticipated pupil yield from those towers.

The Phase 1 development will require the demolition of the highest and largest revenue generating building. TLC has proposed key business terms for consideration by TDSB and is currently assessing next steps.

One Civic Centre Court

The abutting developer to the TDSB property at One Civic Centre Court, administrative offices, approached the TLC with regards with potentially acquiring a strip of land on the TDSB site to build a road that would eventually create a new north/south thoroughfare (just east of The West Mall) from Burnhamthorpe Road, through Civic Centre Court and ending at Eva Road (the developers property). This is a proposed City of Toronto theoretical plan for the overall site area that includes the (former) Etobicoke City Hall. As the developer is proceeding with its site plan now and TDSB has no surplus land designated at One Civic Centre Court, nor are there immediate plans to relinquish any part of the site, the developer was advised that no land is currently available on the open market and there is no support to permit a road that would in the current design, negatively impact the existing TDSB Administrative building.

As the City of Toronto continues to work through its redevelopment scheme at the site to the north of TDSB lands and the developer to the south proceeds with new residential condominium development, it is important to be aware of the abutting proposals and studies that could prove to be invaluable to the TDSB in the future.

Timothy Eaton – Environmental Holdback

In 2012 TLC sold Timothy Eaton BTI (12.05 acres, 111,315 sf.) by way of two transactions to the City of Toronto (5.0 acres improved with the school track and field) and Genesis Homes (7.05 acres, 111,315 sf.). Townhomes are currently being constructed on the developer's parcel but the City has yet to redevelop its portion of the site.

The selling agreement with the City provided for an environmental holdback in the amount of \$329,275 to fund the removal of arsenic and lead that was found in the track soils. The City recently provided back up invoices and reports evidencing a final clean-up cost of \$241,000. The residual balance of \$88,000 will be remitted to TDSB shortly.

Update on Pools

TDSB - City Lease Agreement:

At the May 2017 Swim Toronto meeting it was reported that the TLC, on behalf of the TDSB, entered into an Extension Agreement with the City of Toronto for two years, for the City's continued use of 26 pools. The Extension Agreement would allow the TDSB and the City to work on a broader based agreement with an inclusive City-Wide Pool Strategy. In addition, the Agreement provides for a two year moratorium on any pools removed from the Agreement as well as a revised City payment schedule which includes an annual increase in fees of 3% beginning September 1, 2017.

Due to an August 5th, 2017 City Council decision to allow the City to continue programming at one school pool (Duke of Connaught/SH Armstrong), there has been some delay in executing the Agreement to determine if Duke of Connaught would be included as part of the Extension Agreement or if it is to be treated as a separate and distinct arrangement. Subsequently, on September 13, 2017, TLC received notice from Parks Forestry and Recreation (PF&R) staff informing TLC that the City will resume its fall 2017 programming at the Duke of Connaught pool effective September 25, 2017 until December 31, 2017. And, subject to Council approval, the

City intends to continue services beginning January 2, 2018 until March 31, 2018. City staff, as part of the 2018 PF&R budget process further intends to include the full reinstatement of aquatic programming at Duke of Connaught pool for Council consideration. Notification of this Council decision will be provided to TLC in February 2018.

In the interim, a fully executed Extension Agreement for 26 pools is expected.

TLC Permitted Pools

The TDSB has 68 pool facilities in its inventory:

- 37 are permitted by the TLC,
- 26 are under an lease extension agreement with the City of Toronto, 1 pool is under a temporary lease to the City (Duke of Connaught),
- 2 pools are under a lease agreement and;
- 1 is under a license agreement.

The chart below outlines revenues generated by TLC since 2009. It should be noted that revenue is consistently impacted due to pool closures. Pool closures that occur are primarily a result of emergency repairs, capital upgrades and regular maintenance. In 2016-17 alone, there were 11 closures with one pool not in operation for the full year.

School Year (September – August)	Gross Permit Revenue	Number of Pools
2009 - 2010	\$725,964	31
2010 – 2011	\$1,023,089	31
2011 – 2012	\$1,158,491	31
2012 - 2013	\$1,253,575	31
2013 – 2014	\$1,698,770	31
2014 - 2015	\$1,777,873	31
2015 – 2016	\$1,887,661	33
2016 - 2017	\$1,957,579	35

TLC continues to aggressively market the TDSB pools to fill available space and build relationships with aquatic organizations.

APPENDIX

Appendix A: Letter from City of Toronto-Davisville
Appendix B: Letter to Ministry of Education - Davisville

FROM

Daryl Sage, CEO, Toronto Lands Corporation, at
dsage.tlc@tdsb.on.ca or at 416-393-0575.

ROUTING

TLC Board

26 September 2017

GO5 (2017 Board Mtgs/26 Sept 2017/CEO Report to TLC Board, Sept 2017)lp.8000
Last update: Sept 20, 2017



Ann Ulusoy
Director, Management Services

Parks, Forestry & Recreation
Janie Romoff, General Manager

City Hall
100 Queen Street West
4th Floor, West Tower
Toronto, Ontario M5H 2N2

Tel: 416-392-8190
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aulusoy@toronto.ca
www.toronto.ca/parks

June 23, 2017

Mr. Daryl Sage, Chief Executive Officer,
Toronto Lands Corporation
60 St. Clair Ave. East, 2nd Floor, Suite 201
Toronto, Ontario M4T 1N5

By email: DSageTLC@tdsb.on.ca

Without Prejudice & Subject to Contract

Dear Mr. Sage,

RE: Davisville Public School Redevelopment / New City Community and Aquatic Facility

Further to your email dated May 18th, 2017, this letter is to confirm that the City's Parks, Forestry and Recreation Division is in agreement with the directions provided in the Notice of Motion passed by the Toronto Lands Corporation Board, and subsequently passed by the Toronto District School Board ("TDSB") in Agenda Item 15.2 (attached for reference) at its meeting of May 24th, 2017 with respect to the Davisville Public School Site ("the School").

In light of the TDSB's final approval of this Motion, the City has begun the process of circulating for the purposes of disposal for nominal consideration to the TDSB, the City owned property described in PIN 21124-0414 (Part of Lot 23, Plan 284) (the "Disposal"). The Disposal will be contingent on the TDSB entering into an Agreement for Sale and Lease, in form and content acceptable to the City, which secures a Lease agreement for 0.452 acres of the TDSB owned property allowing the City to construct a new Community Centre / Aquatic Facility at the School.

In addition, the Disposal will also be contingent on the successful negotiation of a Funding Agreement, in form and content satisfactory to the City, outlining the City's commitment to provide \$6.807 million in grants to the TDSB to facilitate an expanded gymnasium, underground parking and other adaptable integrated spaces at the School. The Funding Agreement will secure a shared use operating agreement for access that will be specific to the newly constructed School, and will optimize the City's capital investment in the School.

We await draft copies of the Funding Agreement, Shared Use Operating Agreement, Agreement for Sale and Lease together with the Lease for review in due course.



June 23, 2017

Mr. Daryl Sage, Chief Executive Officer

RE: Davisville Public School Redevelopment / New City Community and Aquatic Facility – page 2

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Ryan Glenn", with a long horizontal stroke extending to the right.

Ryan Glenn, A.I.M.A.
Manager, Business Services
Parks, Forestry and Recreation

cc: Margaret Roberts, Senior Manager – Operational Service Excellence, TDSB
Janie Romoff, General Manager, PF&R
Michael Schreiner, Director, Parks Development & Capital Projects, PF&R
Howie Dayton, Director, Community Recreation, PF&R
Ann Ulusoy, Director, Management Services, PF&R
Aydin Sarrafzadeh, Manager, Aquatics, Community Recreation, PF&R
Jasmine Stein, Solicitor, Legal Services
Dale Mellor, Solicitor, Legal Services

August 14, 2017

Hon. Mitzie Hunter, Minister of Education
Ministry of Education
900 Bay St, 22nd Floor
Mowat Block
Toronto, ON M7A 1L2

Dear Mitzie Hunter:

**Re: Toronto District School Board Property: Davisville Junior Public School/Spectrum
Alternative Senior School
Municipal Address: 43 Millwood Road, Toronto**

Background Summary

In October, 2015, the Ministry approved funding for a replacement school for Davisville Junior Public School/Spectrum Alternative Senior School.

Since that time, the City of Toronto and the Toronto District School Board (TDSB) together have been designing a community focused redevelopment of the entire site. A key component of the design includes a school board land area, declared surplus for lease to the City, thus permitting the City of Toronto to build an Aquatic Centre, at their sole construction and operating expense. In order to create the surplus land area, TDSB's school design has been re-configured to a three floor plan. This new plan will also include underground parking, a third gym and additional community resource rooms. The additional costs associated with City requirements are to be absorbed by the City of Toronto. The overall objective is to create a new school and integrated community hub, both for community access within the school facility and the adjoining new proposed Aquatic Centre. The Toronto Lands Corporation (TLC) is currently negotiating a shared-use and lease agreement with City of Toronto Officials in order to set the guidelines for use and to ensure that the TDSB receives the grant from the City of Toronto to cover the additional expenditures related to the construction project.

Relevant Authorities

City of Toronto

On July 12, 2016, City of Toronto Council approved a total grant of \$6.807 Million to the TDSB to support re-design and construction of a new three floor plan school to include an underground parking garage, third gym and additional community space as part of the Davisville Junior Public School project. As part of the approved recommendation, a shared-use operating agreement must be negotiated with the TDSB prior to the release of the \$6.807M. A copy of the Council Report is attached as *Appendix A*.

TDSB

"On July 20, 2016, the special meeting of the Finance and Accountability Committee approved, on motion of Trustee Laskin:

- a) That Synder Architects be retained to provide consulting services for the replacement of Davisville Junior Public School/Spectrum Alternative Senior School;
- b) That the Toronto Lands Corporation be authorized to take the lead role, with support from Facilities Services, to negotiate an agreement with the City of Toronto for a parks, forestry and recreation community hub on the Davisville Junior Public School site;
- c) That the Toronto Lands Corporation provide a progress report no later than December 2016.”

TLC

On May 16, 2017, the TLC Board approved the following recommendations which were subsequently forwarded to the TDSB Board at its May 24, 2017, meeting (public) and were adopted:

1. In accordance with section 194(3)(b) of the Education Act, that 0.452 acres of the Davisville Public School site be declared surplus for Lease, as a reasonable step in a plan to provide accommodation for pupils on the site.
 2. That TLC obtain consent of the Minister for the TDSB to enter into a Lease arrangement pursuant to section 194(4) of the *Education Act*.
 3. That following the Minister’s consent, TLC be directed to transact and execute a TDSB/City of Toronto Lease agreement that will contain, among other key business terms and conditions:
 - (i) the City of Toronto’s commitment to provide \$6.807 million in grants to the TDSB not later than February 28, 2018 to facilitate an expanded gymnasium, underground parking and other adaptable integrated spaces;
 - (ii) a term of up to 49 years;
 - (iii) require the City, at its sole expense, to construct, maintain, operate and repair a City-owned aquatic centre that is limited to the surplus land area only;
 - (iv) TDSB be granted a minimum of 4 hours per day access to a City owned swimming pool during regular hours of school operations throughout the Ministry approved school calendar year and over the term of the Lease at no cost to the TDSB to operate the programs and any costs associated with the pool;
 - (v) upon expiry or termination of the lease, at the option of the TDSB, the City will remove the aquatic centre and restore the lands;
 - (vi) the City will transfer to TDSB for no consideration the land described in PIN 21124-0414 (which is currently part of the Davisville school site and is described as Part of Lot 23, Plan 284, Toronto, as in Instrument No. TN2765),
 - (vii) the Lease will be conditional on:
 - i. TDSB receiving site plan approval, a demolition permit, and a building permit required for its new school project;
 - ii. successful negotiation of a shared-use agreement for City use of school facilities; and
 - iii. completion of (i) and (ii) on or before February 28, 2018.
- And,
4. That all Lease terms and conditions be in a form and content satisfactory to TDSB’s appointed legal counsel.

City of Toronto

By letter dated, June 23, 2017, attached as *Appendix B*, the City of Toronto, Parks, Forestry and Recreation Division confirms its concurrence to the motion passed by the TDSB.

Current Action

At this time, the TDSB advises that it has submitted its Site Plan Application to the City of Toronto for the development of the new school. Initial comments have been received, meetings have taken place and a revised submission to City Planning should occur within a few weeks.

TLC staff have commenced negotiations with City Parks, Forestry & Recreation for the shared-use agreement and meetings are on-going.

In order to continue to move this project forward, we draw your attention to the TLC and TDSB approved item #2, **“That TLC obtain consent of the Minister for the TDSB to enter into a Lease arrangement pursuant to section 194(4) of the *Education Act*.”**

Based upon the current authorities and information as provided above, and in support of the Davisville community hub initiative, TLC requests, with the support of Ministry of Education staff that the Minister provide consent for TDSB to proceed with entering into a 49-year lease arrangement with the City of Toronto in accordance with Section 194(4) of the Education Act. The Minister’s consent will allow TLC to complete its shared-use agreement with the City of Toronto; terms and conditions will be incorporated into the lease agreement while TDSB continues with its Site Plan approval process to commence construction. Given anticipated Minister consent to the lease agreement, it is recognized that consent does not preclude regular approvals required by the Ministry for TDSB construction completion.

Should you have any questions or require any further documentation, please contact me directly.

On behalf of the Toronto Lands Corporation, the Toronto District School Board, the City of Toronto and the Davisville community, I greatly appreciate the time and consideration extended to move this exciting project forward in a timely and expeditious manner.

Thank you,



Daryl Sage
Chief Executive Officer

.cc Joshua Paul, Assistant Deputy Minister, Ministry of Education, Capital and Business Support Division
Paul Bloye, Director (Acting), Ministry of Education, Capital and Business Support Division
David Crombie, Chair, TLC
John Malloy, Director of Education, TDSB
Robin Pilkey, Chair, TDSB
Anita Cook, Manager, Real Estate, TLC

Encl: Appendix A: City of Toronto Council Report, July 12, 2016
Appendix B: Letter from Parks Forestry and Recreation, City of Toronto, June 23, 2017

APPENDIX A
CITY OF TORONTO COUNCIL REPORT – DAVISVILLE JUNIOR PUBLIC SCHOOL

- This item will be considered by [Executive Committee](#) on June 28, 2016. It will be considered by City Council on July 12, 2016, subject to the actions of the Executive Committee.

Executive Committee consideration on June 28, 2016

EX16.16	ACTION			Ward:22
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Constructing a new Parks, Forestry and Recreation Community Facility on the Davisville Junior Public School site

Origin

(June 14, 2016) Report from the General Manager, Parks, Forestry and Recreation, the Chief Planner and Executive Director, City Planning and the Deputy City Manager and Chief Financial Officer

Recommendations

The General Manager, Parks, Forestry and Recreation, the Chief Planner and Executive Director, City Planning, and the Deputy City Manager and Chief Financial Officer recommend that:

1. City Council direct the General Manager, Parks, Forestry and Recreation to enter into an agreement to the satisfaction of the City Solicitor with the Toronto District School Board to invest in the new Davisville Junior Public School to construct a 3-storey school to create a smaller footprint and therefore allowing for room on the site for the City to construct a City owned and operated aquatic and community recreation facility.

2. City Council direct that future non-program budgets include provisions for the disbursement of Sections 37 and 45 funds of \$1.000 million in 2017 and \$5.807 million in 2018 as grants to the Toronto District School Board to support the design and construction of an additional third floor and the underground garage as part of the Davisville Junior Public School project.

APPENDIX A
CITY OF TORONTO COUNCIL REPORT – DAVISVILLE JUNIOR PUBLIC SCHOOL

3. City Council direct the General Manager, Parks, Forestry and Recreation to include in the 2017 Capital budget submission a project for the design and construction of the Davisville community and aquatic facility.

4. City Council direct the General Manager, Parks, Forestry and Recreation to negotiate with the Toronto District School Board on an shared-use operating agreement that optimizes the City's capital investment in the new Davisville Junior Public School prior to the release of the funds for construction of phase one funding, noting that the aquatic facility will be owned and operated by Parks, Forestry and Recreation.

Summary

The purpose of this report is to seek City Council approval to work collaboratively with the Toronto District School Board (TDSB) to create a project to be known as the Davisville Aquatic and Community Recreation Centre currently estimated at approximately \$23.942 million.

The project will be delivered in two phases and will be included as part of the 2017 – 2026 Parks, Forestry and Recreation Capital Budget Submission.

Phase 1 will be the commitment to the TDSB of \$6.807 million towards the design in 2017 and construction starting in 2018 for the new Davisville Junior Public School in order to facilitate community hub components which include an expanded gymnasium and underground parking in the TDSB portion of the new school. The new 3-storey school design will result in a much smaller footprint and will allow for room on the school's site for the City to construct a Phase 2 city-owned and operated aquatic and community recreation facility approximately 30,000 square feet to expand on the recreation programming already being delivered in the community at the existing school.

APPENDIX A
CITY OF TORONTO COUNCIL REPORT – DAVISVILLE JUNIOR PUBLIC SCHOOL

Operating costs based on similar-sized recreation facilities are estimated at \$0.534 million in 2016. Anticipating completion in 2023, projected operating costs for the new community recreation facility are estimated to be \$0.626 million assuming an annual inflation rate of 2 percent.

This is a time-sensitive opportunity as the Province has already approved the funds necessary for the Davisville Junior Public School redevelopment. The TDSB is imminently planning to commence with a Request for Proposal for design in 2016 and requires the City's commitment of \$6.807 million in order to consider the 3rd storey design vs the standard 2-storey design.

Financial Impact

Approval of this report to enter into an agreement with the Toronto District School Board (TDSB) will create a two-phase financial commitment for the City to create a new aquatic and community recreation facility in Ward 22. This facility is not currently included in the Parks, Forestry and Recreation 10-year Capital Plan, but its inclusion will not defer any previously included project.

Phase 1 is the commitment to the TDSB of \$6.807 million to be cash-flowed in the amount of \$1.000 million in 2017 towards the design of the required third storey of the new Davisville Junior Public School; and \$5.807 million in 2018 for construction in order to facilitate community hub components, including an expanded gymnasium and underground parking in the TDSB portion of the new building. Phase 1 is intended to be funded from a combination of funds received from Section 37 and Section 45 Agreements generated in Ward 22. Specific authority to disburse these funds to the TDSB will be sought from City Council after agreements are in place to the satisfaction of City Planning and the City Solicitor. Total funds received to date from various Section 37 and Section 45 Agreements are \$4.202 million. Three (3) of the Section 37 and Section 45 funds identified for the project in the amount of \$0.533 million are subject to necessary approvals of rezoning and new agreements to be formalized with developers in order to conform with the approved use of the funds for community benefits. To date, the City has not received funds from two (2) of the identified Section 37 developments

APPENDIX A
CITY OF TORONTO COUNCIL REPORT – DAVISVILLE JUNIOR PUBLIC SCHOOL

in the amount of \$2.500 million; however, these development projects are council-approved and awaiting above-grade building permits. The remaining funds are expected to be received by the start of the third Quarter in 2017 and well before these funds are required in 2018.

In the unlikely event that the aforementioned funding is not secured, the City will be required to identify other sources of funding to complete this project, which may include a reassessment by City Council of other City-funded priorities and needs.

Phase 2, is a project costing \$17.135 million to design and construct a new 3-storey, approximately 30,000 square foot city-owned aquatic and community recreation facility on the west end of the school site. Phase 2 will be funded from Development Charges, applicable Reserve Funds, and various Section 37 and Section 45 Agreements, as appropriate, generated in Ward 22 subject to receiving the necessary approvals and agreements. Construction is anticipated to begin late 2020 /early 2021 once the new school is completed which is anticipated prior to the start of the new school year in 2020. The project will not require any debt-funding.

Operating impacts for the new facility are anticipated to begin, at the earliest, in 2023. Operating costs based on similar-sized recreation facilities are approximately \$0.534 million in 2016. Projected operating for this facility are estimated to be \$0.626 million beginning in 2023 assuming an annual inflation rate of 2 percent.

The following chart shows how the proposed funding contribution is to be allocated:

Item	PFR Contribution to school construction
Contribution to expand the currently proposed 4,800 square foot gymnasium to a proposed 6,000 square foot double	\$ 1,200,0000

APPENDIX A
CITY OF TORONTO COUNCIL REPORT – DAVISVILLE JUNIOR PUBLIC SCHOOL

gymnasium	
Contribution to expand school construction upward to add a 3rd storey to allow for more land on this relatively small site to be made available for PFR's community facility.	\$ 1,119,200
Contribution towards a 60-car underground parking facility. Underground parking will maximize the playground / neighbourhood green space and open up land for aquatic facility.	\$ 3,600,000
Contingency of 15%	\$887,880
TDSB School improvement (funded from S37 Agreements generated in Ward 22)	\$ 6,807,080
Item	PFR Contribution to school construction
Construct a city-owned PFR facility which will include a 25 metre 6 lane pool and leisure pool, approximately 5,000 square feet of community space on the second floor, an elevator and a green roof top, patio and walking path.	\$14,900,000
Contingency of 15%	\$2,235,000
Community Aquatic Facility (funded from DCs, S37, S42 generated in Ward 22)	\$17,135,000
Total Project Cost	\$23,942,080

The contribution to the TDSB school construction will result in a savings to the City as it is in lieu of purchasing land in order to construct a new city-owned stand-alone facility to achieve

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the same purpose as this shared-use opportunity.

This is a time-sensitive opportunity as the Province has already approved the funds necessary for the Davisville Junior Public School redevelopment. The TDSB is imminently planning on commencing with design in 2016 and requires the City's commitment of \$6.807 million in order to consider the third storey design option that will allow for the adjacent City-owned aquatic facility.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Background Information

(June 14, 2016) Report from the General Manager, Parks, Forestry and Recreation Division, the Chief Planner and Executive Director, City Planning, and the Deputy City Manager and Chief Financial Officer on Constructing a new Parks, Forestry and Recreation Community Facility on the Davisville Junior Public School site

<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-94290.pdf>



Ann Ulusoy
Director, Management Services

Parks, Forestry & Recreation
Janie Romoff, General Manager

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June 23, 2017

Mr. Daryl Sage, Chief Executive Officer,
Toronto Lands Corporation
60 St. Clair Ave. East, 2nd Floor, Suite 201
Toronto, Ontario M4T 1N5

By email: DSageTLC@tdsb.on.ca

Without Prejudice & Subject to Contract

Dear Mr. Sage,

RE: Davisville Public School Redevelopment / New City Community and Aquatic Facility

Further to your email dated May 18th, 2017, this letter is to confirm that the City's Parks, Forestry and Recreation Division is in agreement with the directions provided in the Notice of Motion passed by the Toronto Lands Corporation Board, and subsequently passed by the Toronto District School Board ("TDSB") in Agenda Item 15.2 (attached for reference) at its meeting of May 24th, 2017 with respect to the Davisville Public School Site ("the School").

In light of the TDSB's final approval of this Motion, the City has begun the process of circulating for the purposes of disposal for nominal consideration to the TDSB, the City owned property described in PIN 21124-0414 (Part of Lot 23, Plan 284) (the "Disposal"). The Disposal will be contingent on the TDSB entering into an Agreement for Sale and Lease, in form and content acceptable to the City, which secures a Lease agreement for 0.452 acres of the TDSB owned property allowing the City to construct a new Community Centre / Aquatic Facility at the School.

In addition, the Disposal will also be contingent on the successful negotiation of a Funding Agreement, in form and content satisfactory to the City, outlining the City's commitment to provide \$6.807 million in grants to the TDSB to facilitate an expanded gymnasium, underground parking and other adaptable integrated spaces at the School. The Funding Agreement will secure a shared use operating agreement for access that will be specific to the newly constructed School, and will optimize the City's capital investment in the School.

We await draft copies of the Funding Agreement, Shared Use Operating Agreement, Agreement for Sale and Lease together with the Lease for review in due course.





June 23, 2017

Mr. Daryl Sage, Chief Executive Officer

RE: Davisville Public School Redevelopment / New City Community and Aquatic Facility – page 2

Yours sincerely,

A handwritten signature in blue ink, appearing to be "RG", with a long horizontal stroke extending to the right.

Ryan Glenn, A.I.M.A.
Manager, Business Services
Parks, Forestry and Recreation

cc: Margaret Roberts, Senior Manager – Operational Service Excellence, TDSB
Janie Romoff, General Manager, PF&R
Michael Schreiner, Director, Parks Development & Capital Projects, PF&R
Howie Dayton, Director, Community Recreation, PF&R
Ann Ulusoy, Director, Management Services, PF&R
Aydin Sarrafzadeh, Manager, Aquatics, Community Recreation, PF&R
Jasmine Stein, Solicitor, Legal Services
Dale Mellor, Solicitor, Legal Services

TORONTO LANDS CORPORATION
Provincial Surplus Property Transition Initiative

TO Chair and Members of the Toronto Lands Corporation 26 September 2017

RECOMMENDATION **IT IS RECOMMENDED that** the report *Provincial Surplus Property Transition Initiative* be received for information.

RATIONALE **Background**

Since 2015, the Provincial Government has encouraged that consideration be extended for the potential development of Community Hubs on public assets. After considerable community consultation, in August, 2015, the Premier's Special Advisor released a document, "Community Hubs in Ontario: A Strategic Framework and Action Plan." The Action Plan included recommendations which would assist in supporting Community Hub development throughout communities. One of the outcomes was an Amendment to the existing Regulation for the disposition of school properties Ont. Reg. 444/98, effective September 2016. The critical changes included an expanded circulation list (from 12 to over 60 public agencies relating to TDSB sites) and an extension of circulation time from 90 to 180 days. One of the outcomes of this amendment was to allow more organizations a greater amount of time to be able to respond and acquire surplus public assets at market value. The intent of this new provincial framework is to create community hubs that can deliver services needed within a specific area. Although school boards have no jurisdictional authority or mandate to operate hubs, the land base may provide a strategic location. Should school board lands be of provincial interest for a hub, school boards are to be kept whole in terms of any loss in land value when accommodating a hub.

A Provincially held Community Hub Summit in Toronto in May, 2017, open to the public, provided the platform for the Premier to announce that there would be a new initiative shortly implemented that would again provide even more time for organizations to prepare to acquire public assets. Once again, the Province advises that organizations simply require more time, primarily to obtain funding, to acquire a public asset and thereafter to reuse for a community hub. The message as the Premier explained is that the public has told the Province that once an asset is declared surplus, there is not sufficient notice to prepare for an acquisition.

Prior to any decision on student accommodation matters or surplus declarations, TDSB staff completes a pre-circulation process which allows for rigorous notification and public consultation. This step takes approximately one (1) year to complete. The purpose is to in-

form the TDSB Trustees if there is any initial interest in a site as a part of their decision making process. If a property is thereafter declared surplus and transferred over to TLC, it currently requires six (6) months for regulatory public agency circulation to be completed. If there is no expressed interest, approximately another six (6) to nine (9) months is required to dispose of the site on the open market. When the property is sold on the open market or to another agency, a condition of sale is that any acquisition is on an “as is where is basis.” Therefore, there is no guarantee for future uses, redevelopment, etc. Once a property is identified for potential surplus to school board needs and works through the disposition process, it can take approximately two years before a sale is transacted, closed and revenues realized by the school board. It is important to note that once a property is circulated, it must be sold within a three year time frame or else it requires the regulatory process to be re-initiated starting with the re-circulation for another six (6) months (180 days). All sales transactions are legislatively required to transact at market value.

If there is an interest from another public agency, a transaction still requires a great deal of time to complete as appraisals determine market value and all parties must agree or resolve to Arbitration. In the open market, the competitive process determines a fair market value. A sale to a public agency usually takes much longer than a sale in the open market.

On June 30, 2017, the Province, Ministry of Infrastructure, Community Hubs Division introduced a short-term voluntary program, “*Surplus Property Transition Initiative*.” This initiative provides specific groups, including Not-for-Profit and Registered Charities, up to an additional 18 months (beyond the On Reg. 444/98 process) to prepare a detailed business plan and secure appropriate public or private funding in order to potentially have the ability to acquire a public asset. The critical elements of this proposal are twofold:

- 1) This is a voluntary program whereby the property owner must agree to hold its property for up to 18 months beyond the regulatory process. And, during this period, cannot consider any disposition.
- 2) Notwithstanding this initiative, no further amendments to On Regulation 444/98 has been made to allow for anything other than the requirement of receiving market value on any sale.

Overall, the Province advises that the results of this initiative will help support future provincial policies and decisions related to surplus public real estate.

A flow chart outlining the details of the new *Provincial Government Surplus Property Transition Initiative* is outlined in *Appendix A*. An illustration of how this voluntary initiative would work is provided in *Appendix B*, using the Sir Robert L. Borden site as a case study.

IMPLEMENTATION AND REVIEW

Highlights – Surplus Property Transition Initiative

An eligible organization has the opportunity to submit an application to the Provincial Government, Community Hubs Division, on or before October 16, 2017, requesting that an eligible property be held in abeyance for up to 18 months while that organization has an opportunity to develop a comprehensive business plan, secure funding, and establish partnerships in order to potentially acquire the property, at market value, and create a community hub at the site.

The application, *Stage I* of this process, is comprehensive, requiring information on funding, risk assessment, future community hub use, community needs assessment, re-purposing construction plans, long-term financial sustainability to mention a few. Most importantly, the application requires written confirmation from the property owner that it will hold the property for up to 18 months for this potential applicant. Without receiving a written confirmation from the property owner, the applicant is unable to proceed to *Stage II*. The Province will first evaluate the submissions based upon eligibility as set out in the application. Stage II announcements will be no later than November 30, 2017. Stage II evaluations include: assessment of the proposed community hub, operational feasibility and readiness for the specific community, and feasibility to transition within the 18 month period. It appears that if an applicant submits by October 16, 2017, the written confirmation from the property owner can be forwarded to the Province at a later date but must be before the November 30th, 2017, deadline or the application is denied.

Successful applicants and property owners will be required to execute a Memorandum of Understanding with the Ministry of Infrastructure. The concept is that if the applicant is successful there would be a “transition” period where at the end of the 18 months the property could be transformed into a community hub. As stipulated in the “Instructions for Completing Applications”, it is stated:

“existing rules and regulations pertaining to the circulation of surplus public property continue to apply, including O.Reg. 444/98 under the Education Act, which set out requirements related to the disposition of surplus school property, and the Province’s realty directives and policies.”

Therefore, the following three scenarios can arise for only a property already declared surplus:

i. During Regulatory Circulation

A list of one of the over 60 agencies can declare an interest in the site and can work together with a non-profit or charity to acquire the public asset at market value but title must reside with the approved public agency.

i. Direct Sale

As a result of the Regulation, there can be no direct transition or sale and the property must go through the circulation process.

iii. After Regulatory Circulation

After circulation, if no interest had been expressed, even if the property owner agrees to hold the site for an additional 18 months for the applicant, the owner cannot enter into an agreement with the proponent for sale as this would be a direct deal. The property would have to be exposed on the open market again in a fair and competitive process to ensure market value. While on the open market, the proponent has an opportunity to acquire the site as any other interested party and the 18 months should allow the applicant the additional time to secure the funding.

Potential Impacts of Holding Asset during Transition Initiative

a) Ongoing Costs

Vandalism, regular repairs/maintenance, operating expenditures during additional 18 month hold period. The Province has indicated that it *may* contribute to operating costs but has only set aside \$2Million for the entire Province.

b) Real Estate Market

Should the real estate market enter into a decline period and market value is lost during this time, there is no opportunity to recapture the loss and this may impact a property owner's financial plan which in this case would impact directly on students.

c) Zoning – Right of Use

The property may require re-zoning to comply with a proposed use, perhaps even a down zoning, which would negatively impact on value. The property owner would have to agree to proceed with the application and if the applicant is unsuccessful in securing funding,

obtaining partners, etc. and is unable to proceed any further at the end of the 18 months, the property could be greatly devalued.

d) Time Constraints

The additional 18 months to already an almost two year process, could result in a re-circulation which again adds an additional six months of operating expenditures and further risks in maintaining a vacant property including a change in the real estate market that could result in a loss in value.

e) The Building

The majority of the buildings on school board properties require large capital improvements. Should renovations be required for the potential use, which is likely, there would be a requirement for all up to date building codes, fire regulations, compliance with Accessibility Act, etc. Should the proponent not be able to complete the work, the costs may have to be absorbed by the property owner.

f) Insurance Premiums and Coverage

The overall risk in this temporary initiative is only with the property owner. As a result, considering the risks listed above, this may have an impact on the Board's overall insurance premiums and available coverage. Prior to making any decision, TLC would need to explore this aspect in further detail with TDSB Risk Management.

g) Operating Budget/Capital Plan

From a financial perspective, the TDSB Board would have a shortfall in its proposed capital plan which could result in a delay in its capital projects. As well, there is an additional financial burden in its overall operating budget to cover the cost of absorbing potential extraordinary expenditures related to the property. Moreover, there is a risk that the insurer may not be willing to provide adequate coverage during this interim period.

h) MOU with Province and Applicant- Estimate of Market Value

There is a risk that the Province would mandate within the MOU a requirement that the property owner does enter into a direct sale with the applicant at the end of the 18 month hold period. As this temporary, voluntary process, is deemed a "transition initiative" this appears to be the anticipated outcome by the Province. This can only be achieved if a public agency as stated within the Regulation 444/98 is the applicant. In addition, a sale would be based on an appraisal report versus the open market. As provided in previous Board

reports in an active sales market, the appraisal of estimated market value has been 60-80% less than the value achieved on the open market, thereby reducing potential additional revenue to the TDSB.

Case Study: Sir Robert L. Borden

The Sir Robert L. Borden school was by Board resolution closed in June, 2016, and thereafter transferred to TLC for disposition. At this time, TLC is unaware of any Surplus Property Transition Initiative Application submitted to the Province for this property. However, as there may be community interest in the site, a case study is presented in Appendix B which illustrates a timeline if an applicant is interested in requesting the Board to hold the property under this program. All the risks, impacts and issues as aforementioned would apply to this property. The Borden property has been circulated without any public agency interest. If there is an application submitted to the Province, and if the Board agrees to hold the asset for a further 18 months, at the end of the hold period, the property must still be placed on the open market for sale to achieve a fair, competitive process to obtain market value and meet the obligations of the Regulation as no direct deal to a third party is permitted. With an estimated value of \$50Million, it remains unlikely that a non-profit or registered charity would be in a position to obtain this funding, not to mention the required maintenance and repair backlog required and renovations to meet the needs of the new users. Should an application be submitted to the Province, the TLC is prepared to provide a full evaluation to the TDSB for its consideration keeping in mind the requirements of the existing Regulation.

This new Provincial initiative is short term with the first deadline being October 16, 2017. TLC has prepared this report for advance information and should an applicant be interested in a school board asset, TLC will assist and provide a further analysis to the Board.

APPENDIX

Appendix A: Provincial Government Surplus Property Transition Initiative Process

Appendix B: Case Study: Sir Robert L. Borden

FROM

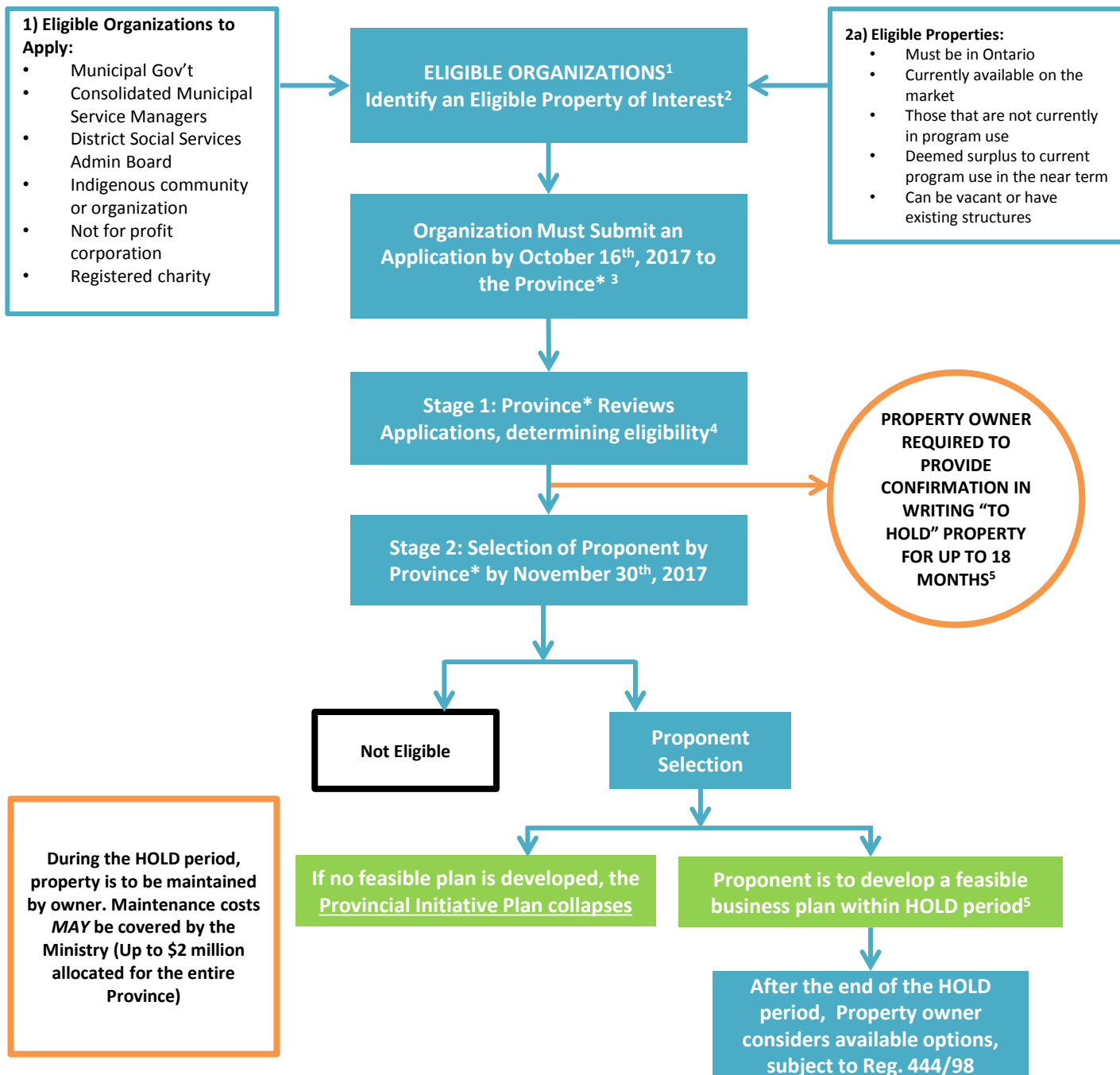
Daryl Sage, CEO, Toronto Lands Corporation, at
dsage.tlc@tdsb.on.ca or at 416-393-0575.

ROUTING

TLC Board 26 September 2017

Appendix A: Provincial Government Surplus Property Transition Initiative Process

On June 30th, 2017, the Province* announced a voluntary Surplus Property Initiative as a strategy to enhance and encourage local community hub development in Ontario. The key element of the Initiative is to place a publicly owned property on HOLD for up to 18 months, allowing interested organizations more time to complete their business plan and secure the appropriate (public or private) funding to turn the site into a community hub. Existing legislation, including O. Reg. 444/98 under the Education Act, pertaining to the disposition of surplus public property continue to apply and the Province is NOT amending any existing regulations, including O. Reg. 444/98.

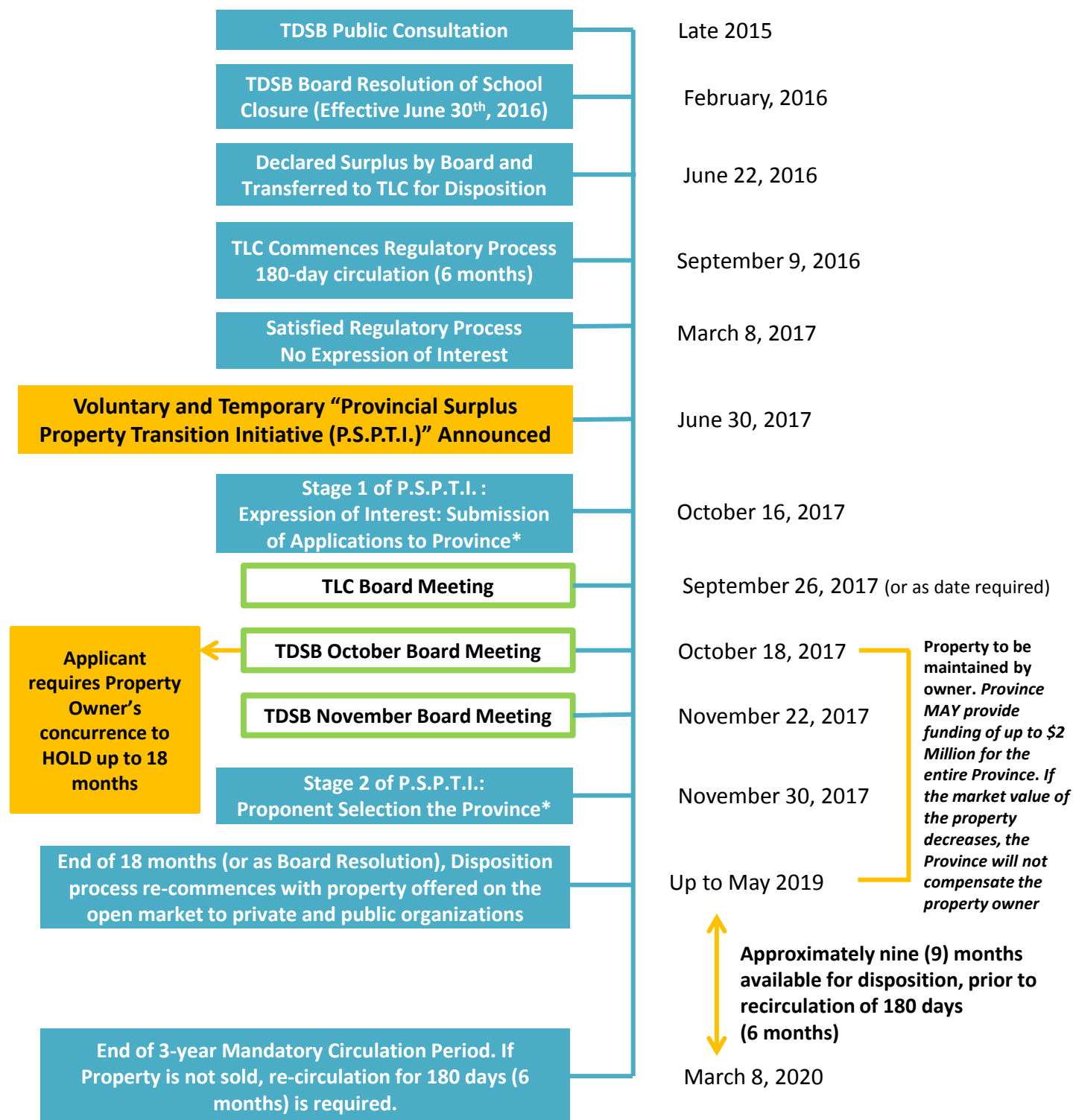


³ Application must include detailed information on proposed community hub, property and location, financials, risks, needs assessments, readiness, etc. and a letter of confirmation from Property Owner to hold the property for up to 18 months.

⁴ A letter from the Property Owner confirming their support is required on or BEFORE November 30th, 2017, or applicant is not considered for Stage 2

⁵ Up to 18 months or less HOLD on Property. Clarification on the length of the HOLD period and when it begins is required.

Appendix B: Case Study Sir Robert L. Borden



P.S.P.T.I. provides for eligible applicants to submit a community hubs proposal within the application to the Province which would require the public property owner to hold any disposition activity, providing the applicant with time to develop a business plan and secure funding. To qualify, applicants must go through a 2 Stage submission process.

If applicant submits an application to the Province by October 16, 2017, TDSB must consider if it is willing to HOLD property for up to 18 months, otherwise applicant would not be eligible for Stage 2. A HOLD would require written confirmation from TDSB (Board Resolution) to the Province that TDSB would not consider selling or leasing (any disposition) of the property until after the interim HOLD period is satisfied. If TDSB decides not to support this voluntary up to 18 month HOLD, there is no further action and previous authority and approvals would continue for disposition.