

Toronto Lands Corporation Modernization Strategy



Hypothetical rendering of City Adult Learning Centre potential. Danforth & Broadview

Land Acknowledgement

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and the Inuit peoples.

Modernization:

The process of adapting something outdated to suit current needs or opportunities.

Over the next five years the Toronto Lands Corporation will position the Toronto District School Board as a progressive and transformative leader in the strategic use of its property portfolio.

TLC's Mandate, Mission and Vision

Mandate

Manage all TDSB interests in real estate, land use planning, strategic partnerships, site & facility leasing, non operational properties and their related asset management, community hubs, schools in mixed use facilities, site redevelopment initiatives, school modernization opportunities, property acquisitions & dispositions

Mission

To unlock the potential of TDSB properties for the benefit of students, staff and communities

Vision

Exceptional learning spaces serving vibrant communities

TLC/TDSB by the numbers

- 611 properties*
- 5082 acres of publicly owned land. Estimated value \$15-\$20B
- 308,000 day student capacity
- 247,000 day students enrolled = 61,000 surplus unfunded pupil places.
- \$4.2B in deferred maintenance required
- > 60 years average age of school buildings
- 58 schools over 95 years old

* including 13 administrative & operational sites, 23 non-school sites and 9 vacant properties

What is TLC's
modernization
strategy?

A self-financing, data driven plan that demonstrates the potential of leveraging the considerable economic and social value of the non-instructional, underutilized and financially prohibitive to repair inventory of TDSB property assets into new schools and community development opportunities.

I

TLC's modernization strategy includes

- Preserving public assets to the greatest extent possible
- Data driven analysis of real estate and land use planning opportunities
- A collaborative, integrated approach to using publicly owned land
- A demonstrated significant reduction in deferred building maintenance
- The opportunity for new schools built to current standards
- A generational opportunity to begin to rebuild facilities
- Equipping TDSB with a self financing capital strategy

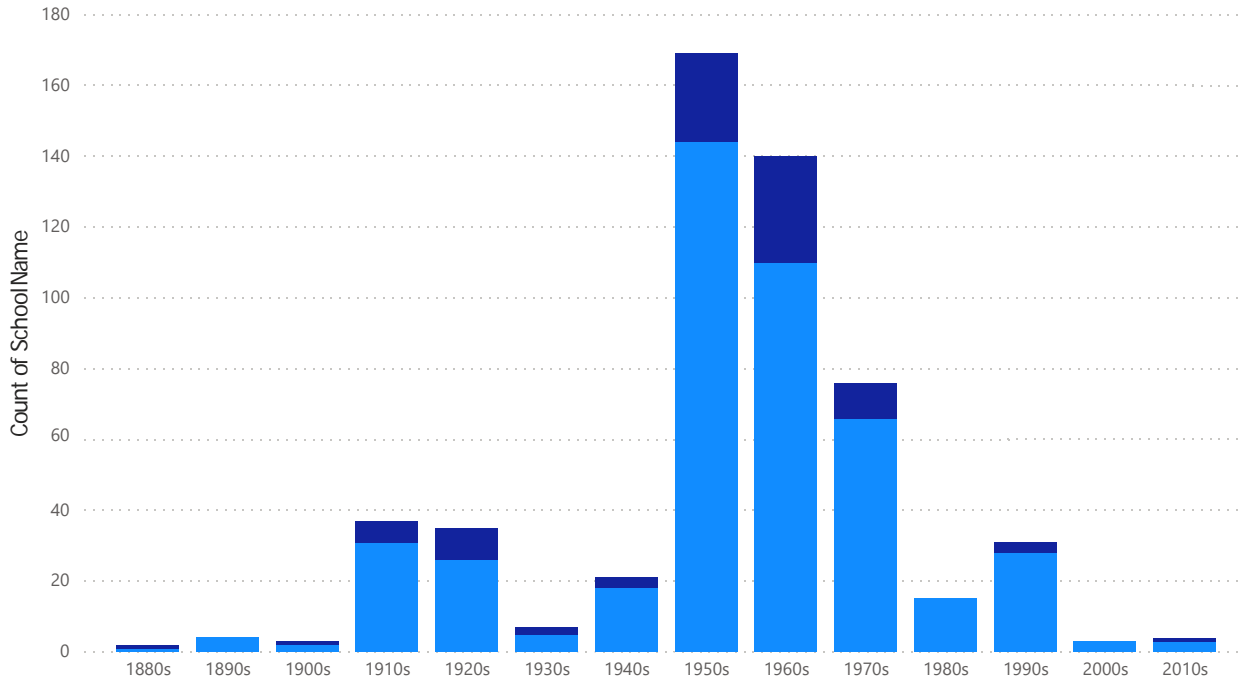
TLC
modernization strategy
focuses on 3 goals

- Transforming student learning environments through the renewal of facilities
- Creating a culture of partnership and collaboration with key strategic stakeholders
- TLC being a high functioning, high performance organization that aligns TLC's & TDSB's Missions

TDSB School Build Date Analysis



Panel ● Elementary ● Secondary



6

of Elementary Schools Built in the last 20 Years

1

of Secondary Schools Built in the last 20 Years

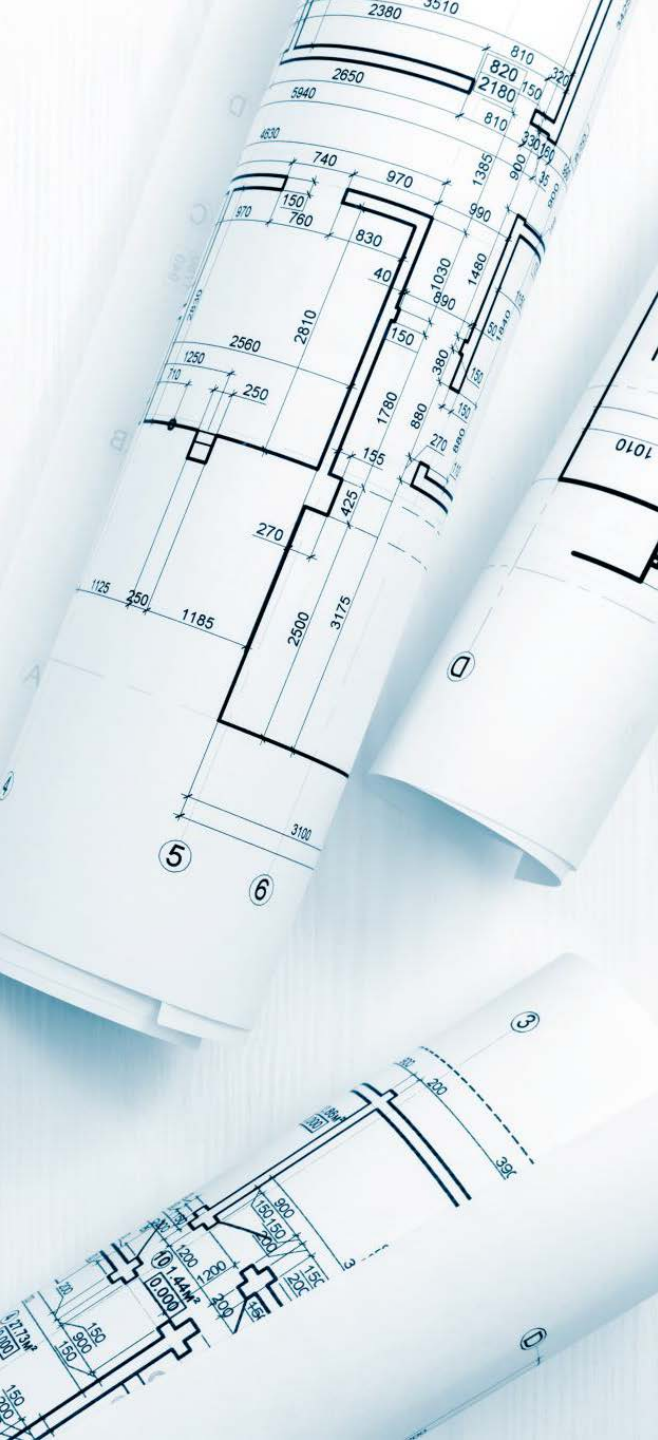
358

of Elementary Schools 50 Years or Older

87

of Secondary Schools 50 Years or Older

Panel	1880s	1890s	1900s	1910s	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s	Total
Elementary	1	4	2	31	26	5	18	144	110	66	15	28	3	3	456
Secondary	1		1	6	9	2	3	25	30	10		3		1	91
Total	2	4	3	37	35	7	21	169	140	76	15	31	3	4	547



The time is now

Planners, architects and developers have begun to reimagine the design of public spaces, especially schools, in ways that reduce the potential spread of viruses and adapt to the new world of social interaction

Complex new issues
require new solutions

Trendsetters

*University Health Network and the **Toronto Lands Corporation** have new strategies that rethink and adapt their properties for multiple purposes.*

Benefits

This trend encourages institutions to think beyond their typical mandate and explore how to address broader community needs through the redevelopment of their existing land holdings.

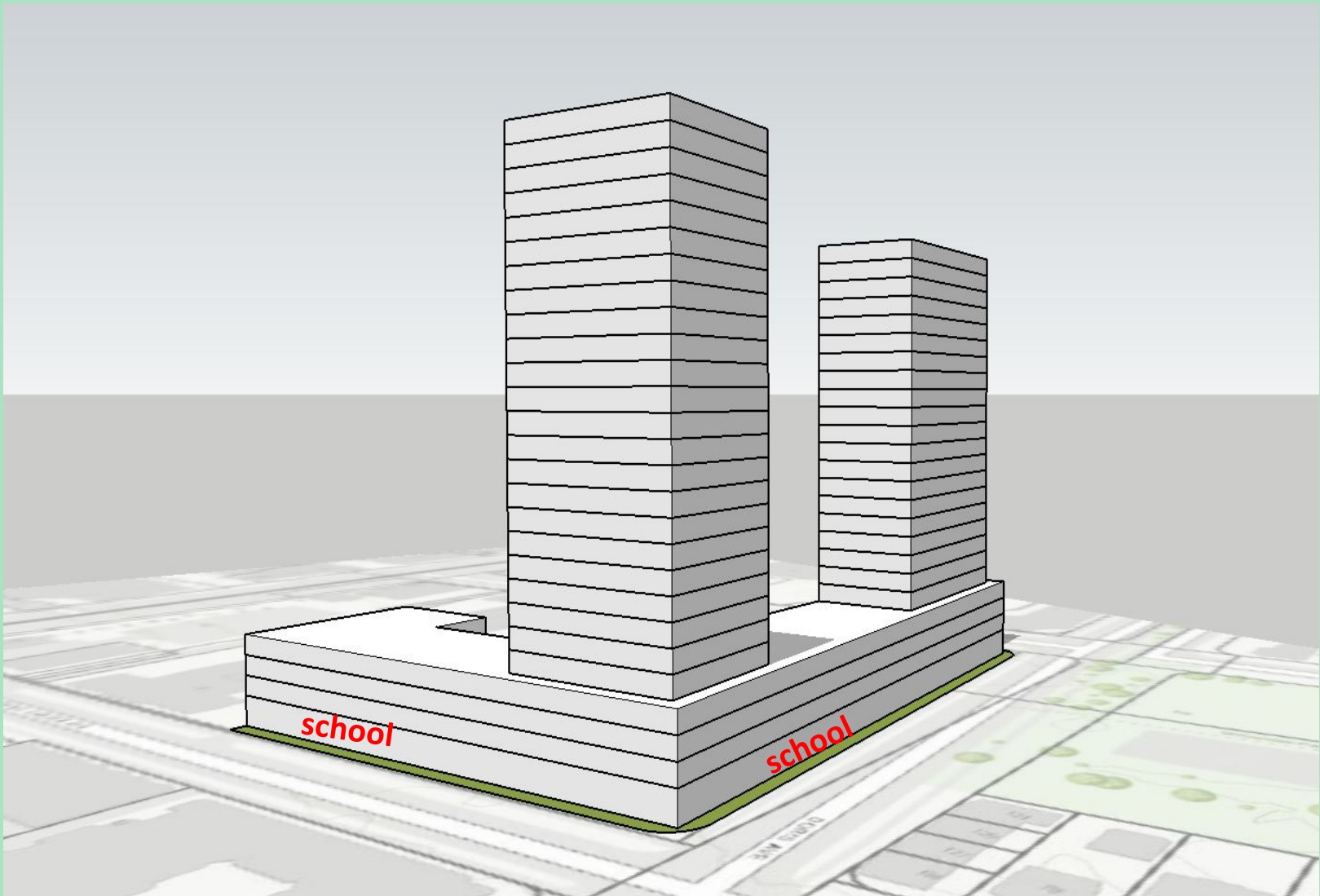
(Toronto Region Board of Trade; Housing a generation of essential workers report, 2020)

Three areas of TLC modernization focus

42 Non-instructional sites	TDSB – Capital Priorities Replacement Schools	Partnership Planning Projects
<ul style="list-style-type: none">• Administration• Leased• Vacant Land	<ul style="list-style-type: none">• Poplar Road• Regent Heights• St Margaret's• Secord PS	<ul style="list-style-type: none">• Sir Robert Borden TI land exchange with Don Mills• North Prep/Memorial Park• CreateTO-TLC Partnerships

The potential of site modernization

On a 2-4 acre site in the downtown/midtown core, schools could be located in a tower podium.



The potential of site modernization

On a 8-10 acre site, schools could be part of a collaborative redevelopment.



It takes the right environment to unleash potential..



Toronto



Scarborough



Pikangikum



Vancouver

with learning spaces designed for today's education..



that include community services for everyone.



Seniors services



Community services



Recreation facilities



Child care



Leveraging the asset base

The opportunity

A 5% leverage of TDSB's asset base, would produce ~\$750M for reinvestment into the modernization of the TDSB facilities.

The outcomes

- A new program modernizing facilities in every Ward
- Coordination with the City of Toronto to integrate community services
- Coordination with the province to integrate needed services such as long term care
- Facilities designed to foster community access
- Attract community partnership and investment

Retaining the public asset, creating exceptional learning spaces that serve vibrant communities – that's the value of modernization