



Toronto Lands Corporation (TLC) Policy and Planning Committee Meeting

Committee Members: Payman Berjis, Igor Dragovic, John Fillion, Dennis Hastings, Shelley Laskin, Leola Pon and Manna Wong.

17 October 2023

In-Person: TLC Office

60 St Clair Ave E. Suite 201

Toronto, ON, M4T 1N5

Virtual: Microsoft Teams



Agenda - Toronto Lands Corporation (TLC) Policy and Planning Committee Meeting

PUBLIC AGENDA

Call to Order & Confirmation of Quorum

[Ryan Glenn](#)

Land Acknowledgement

[Ryan Glenn](#)

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.

Election of Committee Chair

[Ryan Glenn](#)

Election of a Committee Chair for the October 17, 2023 meeting of the Policy and Planning Committee.

Declaration of Conflict of Interest under the Municipal Conflict of Interest Act and the Ontario Business Corporation Act

[Chair](#)

Approval of the Agenda/Other Business

[Chair](#)

For Approval

Orientation: TLC Role in Providing Real Estate and Land-Use Services to the TDSB

[Ryan Glenn](#)

Discussion Item

Items for Approval

[Chair](#)

For Approval

Modernization Update: Capital Priorities (2023-10-052)

[Ryan Glenn/Barbara Carou/Yvonne Choi](#)

For Approval

Modernization Update: Community Partnerships (2023-10-053)

[Ryan Glenn/Barbara Carou](#)

For Approval

Policy and Planning Committee Terms of Reference Review (2023-10-054)

[Ryan Glenn/Tyler Raponi](#)

For Approval

Items for Information

[Chair](#)

For Information

Case Study New Podium School at Lower Yonge Sugar Wharf (2023-10-055)

[Ryan Glenn/Yvonne Choi](#)

For Information

Termination of Meeting

[Chair](#)

For Approval

DECISION ITEM**Toronto Lands Corporation Modernization Opportunities: Capital Priority Sites****To: Policy and Planning Committee****Date:** October 17, 2023**RECOMMENDATION:**

It is recommended:

1. That the following Toronto District School Board sites be prioritized by the Toronto Lands Corporation and that the Preliminary Work Plan, as outlined in the supporting appendices continued to be explored, with a report back to the TLC board in the second quarter of 2024 on that work.
 - a. 235 Galloway Road (St Margaret’s Public School) -explore the option to include a new public sector or not-for-profit long-term care home as a part of any future redevelopment on the site.
 - b. 155 Mill Street (Block 9-Future School at West Donlands)- explore options for a new school in a mixed-use development.
 - c. 50 Ethennonnhawahstihnen’ Lane- (Block 20-Future School at Bessarion)- explore options for delivering a new school as part of a mixed-use development.
 - d. 120& 140 Borough Drive – (Future School at East Education Office Site)- explore options for delivering a school including opportunities for colocation
2. That the follow-up report includes the outcome of staff’s due diligence including:
 - a. High level financial pro-forma.
 - b. Refined site massing and potential built form
 - c. Staging options
 - d. Heritage, Title and Environmental summary
 - e. Other public sector partnership opportunities
 - f. Planning requirements and studies required to advance the site
 - g. Risks
3. That the TLC explore opportunities for additional city and community building with a focus on truth and reconciliation and equity, and wherever possible, include these opportunities as a part of due diligence.
4. That the TLC, in partnership with the TDSB, report back on guiding principles intended to inform the approach to modernization opportunities.
5. That this report be forwarded to TDSB to be received for information.

EXECUTIVE SUMMARY

At the call of the Ministry of Education, all school boards in Ontario are requested to submit business cases to the Ministry's annual Capital Priorities program. This program provides funding for new schools, school additions, school replacements or deep retrofits.

Historically, even though the Toronto District School Board (TDSB) is the largest school board in the province, on average TDSB has only received funding to support 1 to 2 submissions in any given year.

Exploring potential alternatives to address TDSB's capital priority needs falls within the mandate of Toronto Lands Corporation's (TLC) modernization strategy. Through the modernization strategy, TLC staff are tasked with evaluating the redevelopment potential within the TDSB's portfolio to maximize opportunities to leverage land holdings that can help fund renewal and the build out of new schools, along with exploring other broader city building objectives which strengthen the communities in which these schools serve.

This past summer, the province also introduced *The Better Schools and Outcomes Act*, setting the stage for several transformative changes to better leverage public assets in order to build schools faster and to deliver on other provincial priorities such as long-term care homes and affordable housing.

The sites outlined in this report present the opportunity for the TLC, working with the TDSB to think more broadly about how a future redevelopment may not only provide an opportunity for a new modern school, but also provide a further benefit to the community.

In the case of St. Margaret's, the large size of this site is conducive to providing an opportunity to explore the addition of a new long-term care home and speaks directly to the TLC's mandate to expand the thinking around how the TDSB's real estate may, in a broad sense, improve school communities by addressing other needs.

The three sites at 155 Mill Street, 50 Ethennonnhawahstihnen' Lane and 120 & 140 Borough Drive are identified as future school sites that represent an opportunity to look at new models for developing school lands integrated into vibrant complete communities. These sites are all owned by the TDSB, located within areas of growth, and are well located and accessible by public transit. While the traditional approach would have been to build standalone schools on these sites, the opportunity exists to leverage the inherent density above a future school, which could not only work to contribute capital toward a new build, but also provide opportunities to explore affordable housing.

AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

Authority or Direction: Shareholders Direction

STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

TDSB Strategic Plan Goal: (include all that apply)

- [Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well-Being](#)

Create opportunities for the use of TDSB lands to deliver improved learning facilities while exploring other broader city building objects which strengthen the communities in which these schools serve.

TLC Strategic Plan

Goal: (include all that apply)

- Transform Student Learning Environment through the Modernization of Facilities

Opportunity to build TDSB capital priority replacement schools that have not been recognized by the Ministry as priority projects.

Opportunity to leverage high valued sites for reinvestment back into new/replacement schools that deliver exceptional learning spaces and support communities.

DUE DILIGENCE (Select all that apply)

Policy & Planning Committee

- | | |
|---|--|
| <input type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report |
| <input type="checkbox"/> Official Plan | <input checked="" type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> TDSB Staff Review and Agreement |
| <input type="checkbox"/> Reg 444/98 | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input type="checkbox"/> Appraisal Report | <input type="checkbox"/> Consultation with TDSB Planning Staff |
| <input type="checkbox"/> Environmental Report | <input type="checkbox"/> Consultation with TDSB Finance Staff |
| <input type="checkbox"/> Title Check | <input type="checkbox"/> Historical Assessment |
| <input type="checkbox"/> Other: | |

FINANCIAL IMPLICATIONS

There are no financial implications on current operational budgets as related external services are considered capital expenses. Appropriate project and resource budgets will be developed and will form a part of TLC's 2023-24 Budget submission.

RISK LEVEL

Low

ACTION PLAN AND ASSOCIATED TIMELINES

Report back to the TLC Board following the completion of each site's due diligence work throughout the year. Inform TDSB Student Accommodation and Planning on the due diligence outcomes.

TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)

- Shareholders Direction
- Toronto District School Board (TDSB) Multi-Year Strategic Plan
- Toronto Lands Corporation (TLC) Annual Plan

- Toronto District School Board (TDSB) Disposition of Property Policy

APPENDICES

- **Appendix A:** Toronto Lands Corporation Modernization Opportunities Report
- **Appendix B:** Location of Modernization Opportunities: Capital Priorities
- **Appendix C:** Site Profiles

FROM

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca

Barbara Carou, Manager, Strategic Partnership and Development, Toronto Lands Corporation, at bcarou.tlc@tdsb.on.ca

Yvonne Choi, Director of Planning, Toronto Lands Corporation, at ychoi.tlc@tdsb.on.ca

TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES
APPENDIX A
BACKGROUND REPORT
**235 Galloway Road
 St. Margaret’s Public School – Operating School**

St. Margaret’s PS is an operating JK-8 elementary school located in the Kingston-Galloway Neighbourhood of Toronto. In 2022-2023 the school was operating at 113% utilization with 278 students on-site (capacity is 245). To address the historical and current accommodation pressures on the site, a large 16 unit port-a-pack was attached to the school building. St. Margaret’s PS is also within the City of Toronto’s West Hill Neighbourhood Improvement Area and ranks high on the Learning Opportunities Index (7), which is based on measures of external challenges affecting student success.

St. Margaret’s PS has been identified for replacement to address the accommodation pressures at the school which are suggested to remain over the mid to long-term, the aging port-a-pack that is at end of life, as well as overall facility issues associated with the brick-and-mortar school building. The school building is in poor condition with a current Facilities Condition Index (FCI) of 79% and a current renewal backlog of \$4.8M. Over the next five years, renewal needs are projected to increase to \$5.3M or 87% FCI. When a school has an FCI above 65% its renewal backlog is considered so significant that a full replacement is the most appropriate means of capital intervention.

Facility Condition Index (FCI) is an industry standard asset management tool which measures an asset’s condition at a specific point in time against its replacement cost.

It is expressed as an equation, below:

$$\text{Facilities Condition Index} = \frac{\text{Total Repairs to a School in \$}}{\text{Total Replacement \$ of School Components}}$$

The lower the number on an FCI scale, suggests a newer school or more repair investment has been made. In general, by ministry definition a school is considered prohibitive to repair (PTR) when the FCI reaches 65% or greater meaning there is more economic value in rebuilding then repairing a school.

The St. Margaret’s property is a large 7.4 acre site that is relatively flat and irregular in shape with a prominent frontage on Galloway Road. The site abuts the City owned West Hill Park to the north and St. Margaret’s In the Pines cemetery to the east. While the site is designated Neighbourhoods in the City of Toronto Official Plan it also adjacent to lands on the south and west designated Apartment Neighbourhoods. The site is also in close proximity to Lawrence Avenue East and Kingston Road (a mixed-

use future transit corridor). In the last few years, there have been several new development applications on the south side of Lawrence Ave E for 10-12 storey apartment buildings.

The existing St. Margaret's Public School is proposed to be replaced with a new and expanded 340 pupil places JK to Grade 8 elementary School that would provide students with a new and desperately needed, state of the art facility. A separate capital request will be submitted through the City of Toronto for the inclusion of a city operated childcare. The school build out would be phased allowing for the construction of a new school while the existing St. Margaret's PS remains operational.

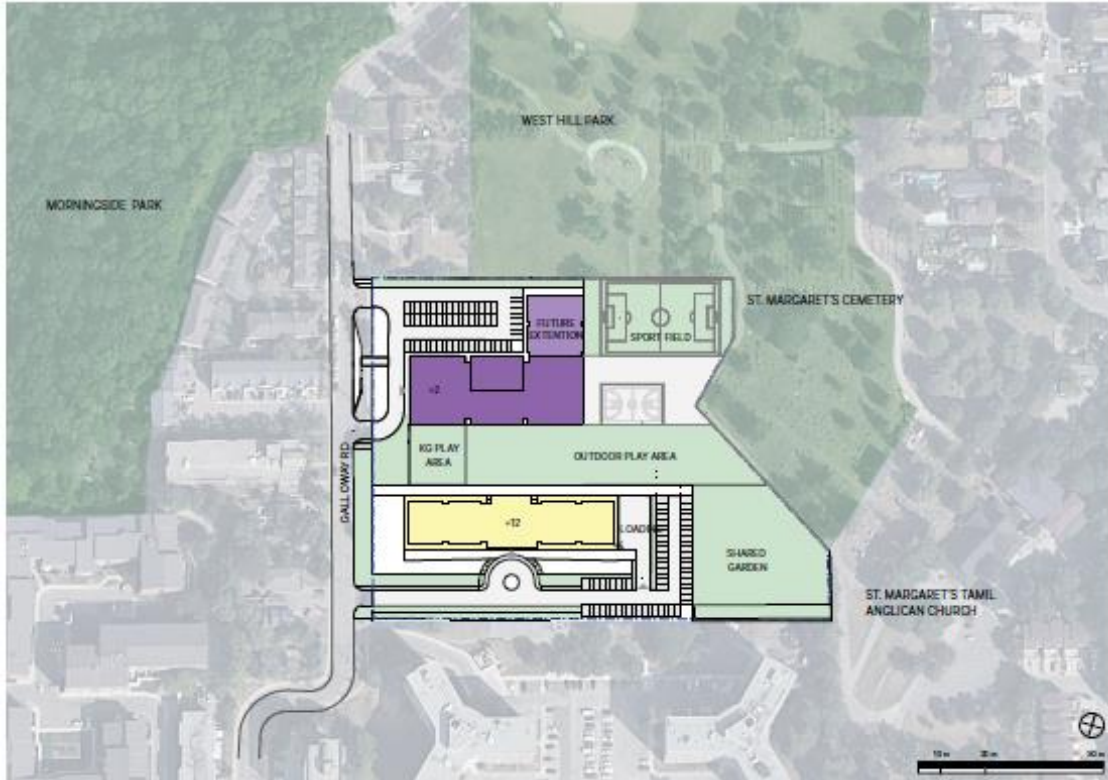
Sites of this size are rare in Toronto. The parcel offers ample space to section off a portion the site for a new school and yard while maintaining the south end as a viable development parcel This could provide an opportunity to explore options for delivering other community benefits that speak directly to the TLC's mandate to think more broadly about the role TDSB's real estate can play in supporting communities. It also speaks to provincial priorities to better utilize public lands to help to meet other community priorities.

On the south portion of the site encompassing approximately 2 acres, TLC has been exploring opportunities for the inclusion of a new long-term care facility. Staff have had conversations with for-profit long-term care providers along with the City of Toronto's Senior's Services and Long-Term Care team, and there seems to be significant interest in this site for an integrated redevelopment.

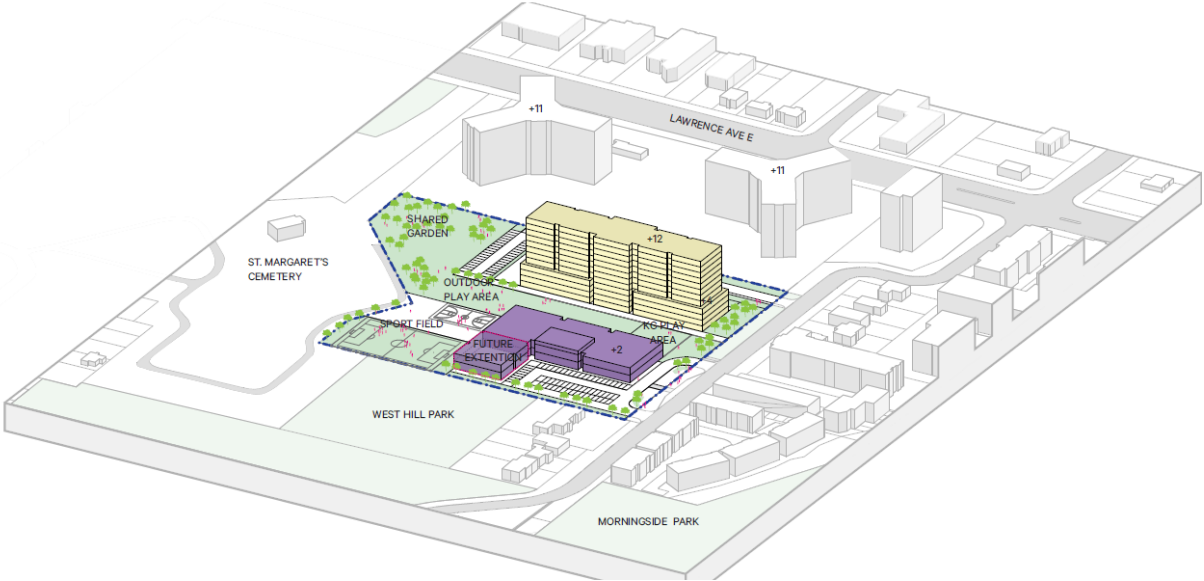
While this concept is preliminary, there would be opportunities to look at additional concepts on this site that contemplate affordable and supportive housing, community spaces, etc. The intent is to continue to have conversation with our government partners both at the provincial and municipal level as we carry out further due diligence and program refinement.

The images below are a first draft illustrating a 4.5-acre school site with a new 2-storey 340 pupil placement school that reserves the opportunity for future expansion (600 pp), includes an approximate 9,000 sq.m school yard and associated parking. On the south end of the site, the concept illustrates the potential to accommodate a 25,000 sq.m long-term care facility and outdoor amenity area which could be shared with the school. While this concept requires further review, these images illustrate the potential to maximize the use of the site to meet other community building priorities with the added opportunity enhance/complement student learning.

In the meantime, as this school continues to be a top replacement priority for the TDSB, TLC will work with TDSB Planning and Accommodation team on a Capital Priorities request for this site for the current round of funding submissions due in late October 2023. The submission will include a capital ask for the replacement of the school, while introducing to the Ministry of Education the intent of developing a portion of this site for other government priorities that will include further consultation with the Province and City of Toronto. Given the amount of due diligence that still needs to be completed on this site, it is difficult at this time to determine what level of financial contribution could be generated from any future development of this parcel. However, it is the intent that should this site result in revenue generation, funds would be applied to off-set other capital priorities as identified by the TDSB.



Picture 1: Preliminary site evaluation incorporating 4.5-acre school site with a new 2-storey 340 pupil placement school that reserves the opportunity for future expansion (600 pp), associated play space and a long-term care facility on the south-end.



Picture 2: View looking south-east.

155 Mill St (Block 9)
West Don Lands -Future School Site (Vacant)

A new 455 JK- elementary school is required to accommodate growth in the West Don Lands area west of the Don River along the central waterfront. TDSB's Accommodation and Planning staff determined existing TDSB elementary schools do not have the capacity nor appropriate site size to accommodate students from this rapidly intensifying area.

Block 9 (155 Mill St) was reserved as an elementary school site for the TDSB as part of the West Don Lands Precinct Planning process. In 2018, a land exchange was completed with Infrastructure Ontario to secure the 1.6-acre site for a future school. The site was acquired with the intent that a shared-use agreement be executed with the City for the use of the adjacent Corktown Common park to support the school's outdoor space requirements.

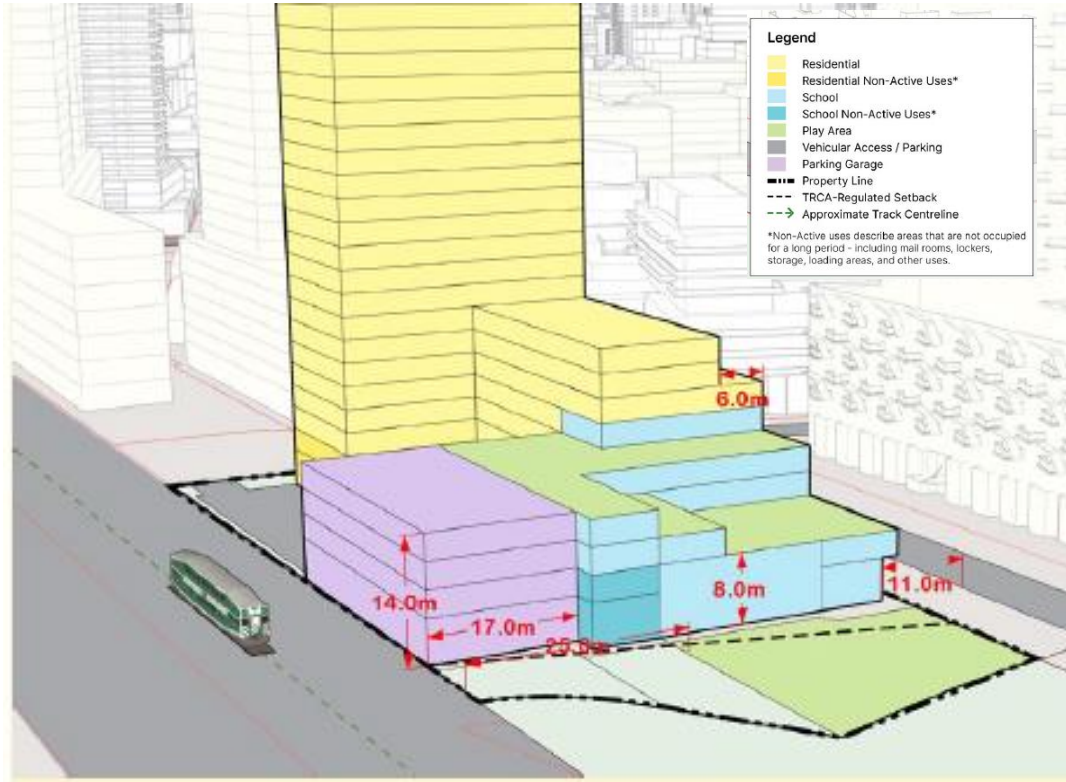
In 2022, the TDSB site (Block 9) was expropriated by Metrolinx in support of the construction of the Ontario Line. The expropriation term of the arrangement is for 63 months with an anticipated end date of 2027. The delay in TDSB's ability to develop this site due to Metrolinx occupation, presents an opportunity for TLC to explore additional municipal and/or residential opportunities above the proposed new school to both finance construction and maximize value of the land.

This block has several encumbrances that need to be considered beyond the sites long and narrow configuration, including proximity to a railway corridor and a TRCA easement over a small portion on the eastern edge of the site. However, a number of new developments on similar sites in the West Donlands illustrate the implementation of design elements to deal with some of these barriers, but also the potential to better utilize the site.

The TLC and the TDSB have entered a partnership with the University of Toronto's School of Cities' Infrastructure Institute to explore opportunities, as well as develop best practices for schools and developments adjacent to rail corridors in consultation with Metrolinx. The collaboration with the School of Cities represents a new and successful approach to how the TDSB and the TLC evolve our collective thinking by partnering with educational institutions and industry experts to move the modernization of school sites forward.

A preliminary feasibility study concluded that the site could accommodate a new 50,000 sq.ft school with rooftop play space in addition to a residential development on the western edge. The draft concept also explored opportunities for including other non-sensitive buffer uses such as parking adjacent to the rail corridor that could reduce the requirements for a crash-wall and associated infrastructure costs.

This site is unlikely positioned as it is integrated into the urban fabric of the downtown, is connected by transit by the Cherry St streetcar and has good access to the DVP. The site is also situated within the East Harbour Protected Major Transit Station Area with proposed minimum density targets of 300 people and jobs per hectare.



Picture 3: Preliminary site evaluation incorporating 50,000 sq,ft school, rooftop play space, parking garage/storage and a residential development to the west of the site.



Picture 4: View of School entrance at base of mixed-use development.

**50 Ethennonnhawahstihnen' Lane (Block 20)
Bessarion- Planned Future School Site (Vacant)**

A new 435 pupil place JK-5 elementary school is needed to accommodate growth in an emerging high-density neighborhood in the Sheppard Avenue East corridor between Bayview Avenue and Leslie Street.

The area, known as the Canadian Tire Lands, is a large former industrial/commercial property that was first identified as a redevelopment initiative in 2000. The area is roughly bounded by Highway 401 (south), Rail corridor (east), Sheppard Avenue East (north) and Bessarion Road (west). The neighbourhood has been planned to accommodate over 5,000 new residential units in a series of mid and high-rise towers. Construction began in 2006 with subsequent phases still under construction.

In May 2018, the Ministry of Education allocated \$24M to support the purchase of a school site within the Canadian Tire Lands area. The site was reserved for a future school use when the context plan was first developed in 2002 and confirmed when the Plan of Subdivision was approved by the City. An agreement was established that provided the TDSB with an option to purchase the lands.

The site is approximately 1.8 acres in size with a long and narrow rectangular shape. The site is situated along the western boundary of the lands at 50 Ethennonnhawahstihnen' Lane and is located south of the newly opened City of Toronto operated community recreation centre and library as well as the Bessarion subway station. The site fronts a large central public park separated by a road, which the school board intends to enter into a shared use agreement for, in order to accommodate some of the future school's open space requirements.

While the lands were originally contemplated for a standalone school, changes to the Province's Growth Plan has positioned the site within a Major Transit Station Area with proposed minimum density targets of 300 people and jobs per ha. A preliminary feasibility study of the site indicates the potential to accommodate a mixed-use development that delivers a 50,000 sq.ft school with play space, in addition to a residential development on the south end of the site

This site, like a few others contained in this report, has been submitted to the Province for Capital Priorities funding in the past without success. However, we have an opportunity now to think more broadly about how a future development can provide a new modern school in addition to other community benefits, including opportunities for revenue generation to potentially be allocated to support a future school build-out. Further exploring this concepts also aligns with the Province's objectives under Bill 98 to better leverage school properties for public education and other provincial priorities such as long-term care and housing.



Picture 5: Preliminary site evaluation incorporating a 50,000 sq.ft school, outdoor play yard and mixed-use residential development.



Picture 6: East elevation- view looking southwest to the proposed mixed-use school development.

120 & 140 Borough Drive Potential Future School Site (Parking Lot & East Education Centre)

The Scarborough City Centre is designated as an Urban Growth Centre under the provincial growth plan which are focal points for accommodating population and employment intensification. In October 2021, Planning Staff from the City of Toronto engaged the TDSB in a study process to create a new secondary plan for the Scarborough City Centre, referred to as 'Our Scarborough Centre' in order to plan for a new and intensified urban context which will accommodate a future population of over 60,000 residents and 27,000 jobs. This represents an increase of approximately 50,000 additional residents based on today's population and an increase of 24,000 residents compared to the vision provided in the last secondary plan (2005).

In 1996 the Toronto District School Board (TDSB) jointly purchased the 705 Progress Avenue site with the City of Toronto. The site was planned to house a 927 pupil place elementary school (TDSB) and a large public park (City), to accommodate the anticipated growth within the Scarborough Centre area. However, this vision was formed prior to the creation of the previous, 2005, Scarborough Centre Secondary Plan and the current Our Scarborough Centre Plan. The anticipated increase in residential density, as well as related development applications suggest that the 705 Progress Ave site will not be sufficient to accommodate all the elementary students in the area. As a result, an additional elementary school will be needed to accommodate growth on the east side of McCowan Road.

An opportunity exists in Scarborough Centre to explore options for locating a new school on two adjacent parcels the TDSB owns at 120& 140 Borough Drive. The sites – 1.4 and 3.77 acres in size – currently accommodate an existing large surface parking lot and significant apron lands that surround the shared building containing the East Education Office and the Scarborough Civic Centre. These sites are not without its challenges, as they are bisected by Brian Harrison Way and are both irregular in shape – 120 Borough Drive is triangular, and 140 Borough Drive is rectangular but is largely encumbered by the existing TDSB office building shared with the City of Toronto. Additionally, the design of a school on these land would have to be sensitive to addressing the heritage attributes of the Moriyama designed civic building which is currently in the process of being designated.

However, these sites also present an opportunity to be creative in the approach at which we look at these parcels, both separately and together. For example, this could become an exciting opportunity to introduce a new school as part of an existing civic hub which already incorporates the Civic Centre, Albert Campbell Square and Scarborough Civic Centre Library. Additionally, future school design considerations may include opportunities for joint ventures with adjacent landowners; engaging in discussions with the City around Brian Harrison Way road realignment, narrowing and/or calming; looking at creative ways to accommodate a school yard, exploring other collocated uses with the school building, etc.

While we initiate a study to explore these lands further to confirm opportunities for future educational uses, TLC and the TDSB will continue to pursue options for an integrated school in a private mixed-use

development until such time as we may be able to provide a change in direction. The findings of this study will also help inform the Scarborough Centre Review before it is finalized.

Next Steps:

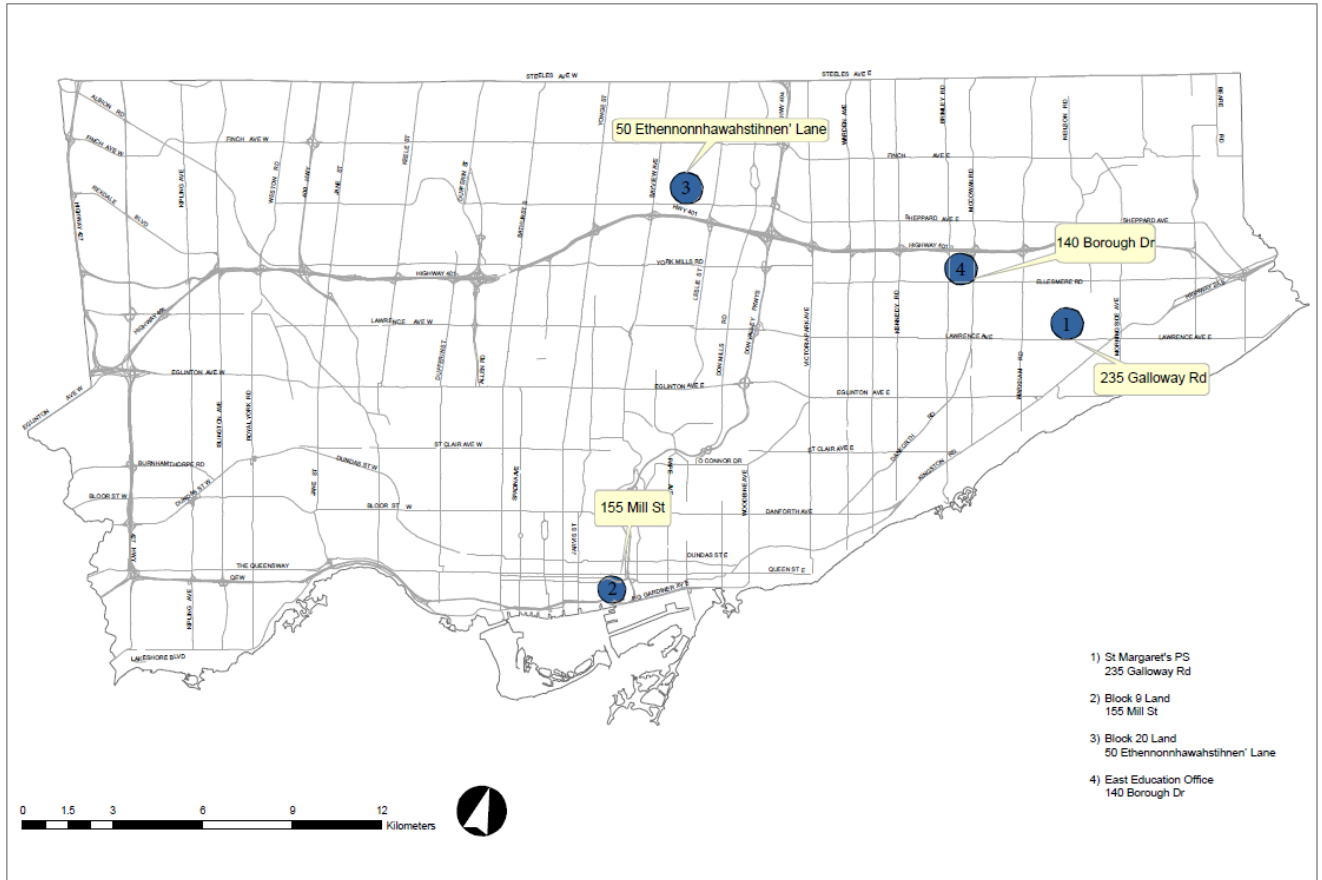
The concepts presented in this report are preliminary site reviews to assess the high-level potential for these properties to deliver other uses in coordination with a future school. TLC will continue to advance due diligence on the sites to better understand their development potential including further exploration of concepts for colocations such as long-term care and affordable housing.

Additionally, the approach taken on these sites is a school-first approach to design. This speaks to delivering on the commitment to create exceptional learning space first and assessing opportunities for other uses that complement the learning environment and/or support the community around the schools as a secondary lens. The TLC will work with the TDSB to develop a set of guiding principles intended to inform the approach to modernization sites during the early planning stages.

**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES**

APPENDIX B

LOCATION OF MODERNIZATION OPPORTUNITIES: CAPITAL PRIORITIES



TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES

APPENDIX C

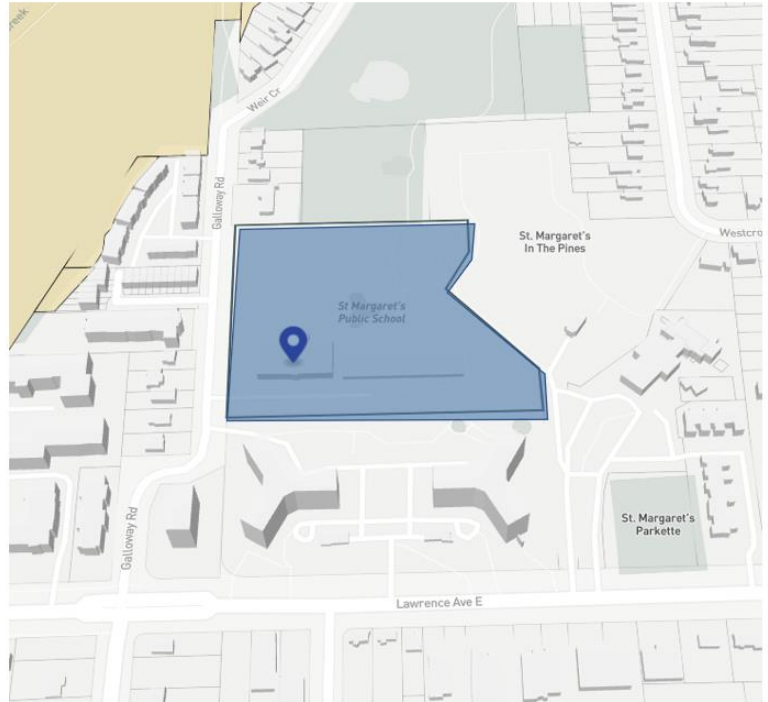
SITE PROFILES

St. Margaret's

235 Galloway Rd

- Ward: 19 (Patel)
- Location: Lawrence Ave & Morningside Ave
- Current Use: Elementary School

- Site Size: 7.4 Acres
- OP Designation: Neighbourhoods
- Zoning: SFD
- Major Transit Station Area: No

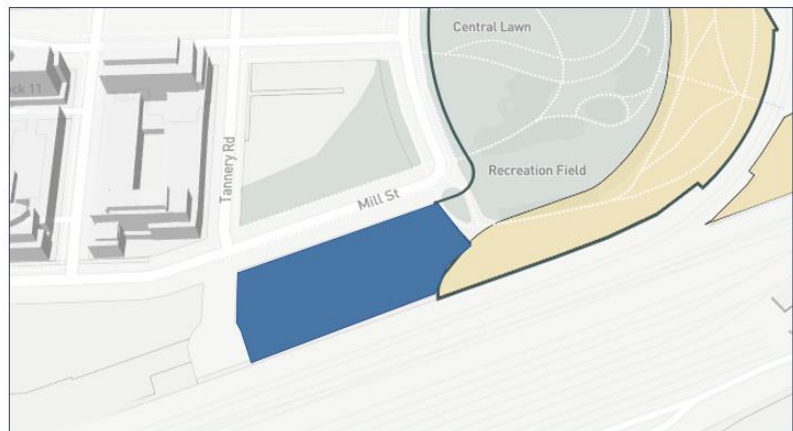


Block 9

155 Mill St

- Ward: 9 (Dawson)
- Location: Bayview Ave & Mill Street
- Current Use: Leased to Metrolinx

- Site Size: 1.63 acres
- OP Designation: Regeneration Area
- Zoning: Regeneration Area
- Major Transit Station Area: Yes (East Harbour)



Block 20

50 Ethennonhawahstihnen' Ln

Ward: 13 (Li)
 Location: Sheppard Ave & Bessarion Rd
 Current Use: Vacant

Site Size: 1.8 acres
 OP Designation: Parks
 Zoning: O1 (Former By-law)
 Major Transit Station Area: Yes

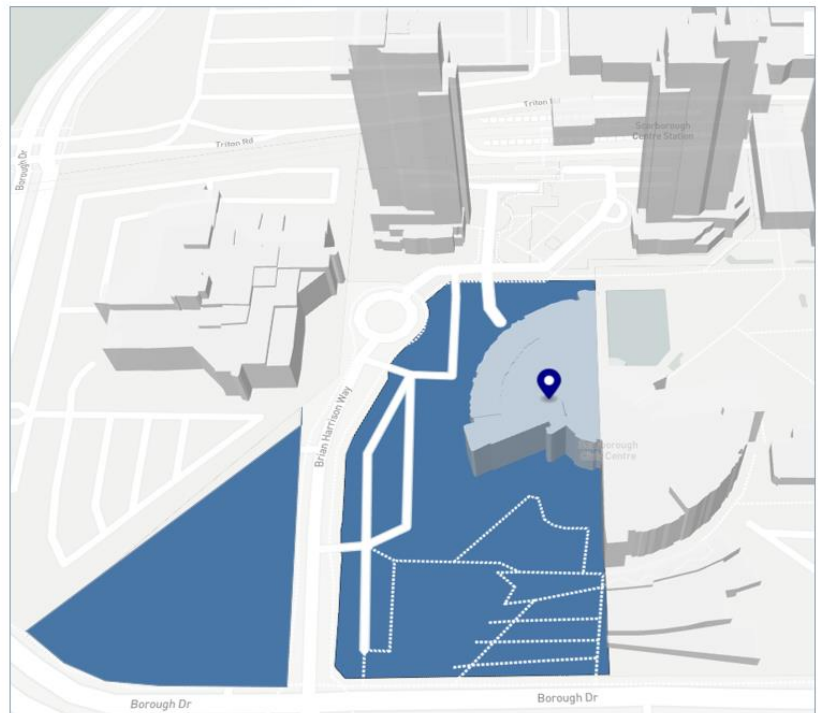


East Education Office

120 & 140 Borough Dr

Ward: 17 (Shan)
 Location: McCowan Rd & Ellesmere Rd
 Current Use: East Education Office & Surface Parking Lot

Site Size: 1.4 acres & 3.7 acres
 OP Designation: Mixed-Use
 Zoning: CCR and CCO
 Major Transit Station Area: Yes



DECISION ITEM**Toronto Lands Corporation Modernization Opportunities: Community Partnership Sites****To: Policy and Planning Committee****Date:** October 17, 2023**RECOMMENDATION:**

It is recommended:

1. that the following Toronto District School Board sites be prioritized by the Toronto Lands Corporation and that the Preliminary Work Plan, as outlined in the supporting appendices continued to be explored, with a report back to the TLC board in the second quarter of 2024 on that work;
 - a. 34 & 42 Brock Crescent – Joint Venture with Safehaven Community Living
 - b. 301 Lanor Avenue – Disposal to New Haven Learning Centre
 - c. 200 Poplar Road – Potential partnership with Not-for-Profit Consortium
2. That the follow-up report includes the outcome of staff's due diligence including:
Current appraisal report
 - a. Refined site massing and potential built form
 - b. Heritage, Title and Environmental summary
 - c. Community benefit and partnership opportunities
 - d. Risks
3. It is recommended that staff work on a Term Sheet with Safehaven Community Living which will inform a future Agreement of Purchase and Sale for the two TDSB owned parking lots located at 34 & 42 Brock Crescent and report back to the Board in the first quarter of 2024 with proposed draft terms.
4. It is recommended that staff work on a Term Sheet with New Haven Learning Centre which will inform a future Agreement of Purchase and Sale for the TDSB owned property at 301 Lanor Avenue and report back to the Board in the first quarter of 2024 with proposed draft terms.
5. That staff work on a Memorandum of Understanding with the not-for-profit consortium outlined in the Expression of Interest contained in Appendix "D" for the TDSB owned property at 200 Poplar Road and to report back to the Board in the first quarter of 2024 with a draft.
6. That this report be forwarded to TDSB to be received for information.

EXECUTIVE SUMMARY

The TLC, on behalf of the TDSB, acts as landlord for the TDSB for all 3rd party leases, licenses and other forms of real estate agreements. Included in this portfolio, the TLC manages 17 closed, non-operating schools which are leased by third parties for various uses.

The TDSB and the TLC have been working to determine which of these sites are not required for the purposes of the board, and do not represent sites of strategic importance, including for future student accommodation. The three sites identified in this report for disposal have been identified by TDSB Planning staff to represent low risk to the TDSB from a future accommodation perspective. Additionally, the existing tenants, are established in their communities and their continued operation on these sites will likely be seen as a positive outcome and provide additional opportunities for community building.

AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

Authority or Direction (select from drop down): Shareholders Direction

STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

TDSB Strategic Plan Goal: (include all that apply)

- [Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well- Being](#)

Create opportunities for the use of TDSB lands to deliver improved learning facilities while exploring other broader city building objects which strengthen the communities in which these schools serve.

TLC Strategic Plan Goal: (include all that apply)

- [Transform Student Learning Environment through the Modernization of Facilities](#)

Opportunity to build TDSB capital priority replacement schools that have not been recognized by the Ministry as priority projects.

Opportunity to leverage high valued sites for reinvestment back into new/replacement schools that deliver exceptional learning spaces and support communities.

DUE DILIGENCE (Select all that apply)

Policy & Planning Committee

- | | |
|---|--|
| <input type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report |
| <input type="checkbox"/> Official Plan | <input checked="" type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> TDSB Staff Review and Agreement |
| <input type="checkbox"/> Reg 444/98 | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input type="checkbox"/> Appraisal Report | <input type="checkbox"/> Consultation with TDSB Planning Staff |
| <input type="checkbox"/> Environmental Report | <input type="checkbox"/> Consultation with TDSB Finance Staff |
| <input type="checkbox"/> Title Check | <input type="checkbox"/> Historical Assessment |

FINANCIAL IMPLICATIONS

There are no financial implications on current operational budgets as related external services are considered capital expenses. Appropriate project and resource budgets will be developed and will form a part of TLC's 2023-24 Budget submission.

RISK LEVEL

Low

ACTION PLAN AND ASSOCIATED TIMELINES

Report back to the TLC Board following the completion of each site's due diligence work throughout the year. Inform TDSB Student Accommodation and Planning on the due diligence outcomes.

TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)

- Shareholders Direction
- Toronto District School Board (TDSB) Multi-Year Strategic Plan
- Toronto Lands Corporation (TLC) Annual Plan
- Toronto District School Board (TDSB) Disposition of Property Policy

APPENDICES

- **Appendix A:** Toronto Lands Corporation Modernization Report – Community Partnership Sites
- **Appendix B:** Location of Modernization Opportunities: Community Partnerships
- **Appendix C:** Site Profiles
- **Appendix D:** Expression of Interest for 200 Poplar Rd

FROM

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca

Barbara Carou, Manager, Strategic Partnership and Development, Toronto Lands Corporation, at bcarou.tlc@tdsb.on.ca

**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES****APPENDIX A****BACKGROUND REPORT****34 & 42 Brock Crescent – Joint Venture with Safehaven Community Living**

The two TDSB owned parking lots front on to Brock Crescent (Appendix “C”) and are located south of Safehaven Community Living which also owns property between the two lots. The properties back on to buildings fronting on Bloor St West and are located 250 m from Dufferin Station. The site for the new Bloor Collegiate Institute is located just south at 90 Croatia Street. The properties are adjacent to an approved development containing a mix of uses including a community hub, a new park, and 2,160 residential units.

These two parking lots provide an opportunity to partner with the adjacent property owner, Safehaven, on a redevelopment that could see a new facility for Safehaven, along with providing an opportunity for indoor recreational space that could be shared between Safehaven and the TDSB. In addition, there is opportunity for joint programming between both the TDSB and Safehaven.



Picture 1: View of the proposed mixed-use development at Safehaven.

Safehaven is a not-for-profit organization that has provided residential and respite care to individuals with medical complexities and developmental disabilities for over 30 years. The ability to leverage the two TDSB properties will provide them with the opportunity to develop a state-of-the-art facility along with housing opportunities as part of an integrated facility.

The addition of the two properties will allow for respite, therapeutic and residential care for children and adults with medical complexities and disabilities along with affordable housing for vulnerable populations. The proposed development will also contain an indoor pool, which will provide a recreation opportunity for the students of the TDSB. The TLC and Safehaven are working on exploring how to contemplate access for the TDSB as a part of any future transaction.

301 Lanor Avenue - Disposal to New Haven Learning Centre

The 5.52 acre Douglas Park school property was acquired in 1952 and was leased out fully to the existing tenants by 2009. The closed school is currently tenanted by New Haven who occupy 13,200 square feet, and Sonechko Day Care Incorporated who lease 2,244 square feet and who operate under the day care umbrella agreement with the City of Toronto.

The TLC has been in conversations with its long-term tenant, New Haven, with respect to moving forward with a purchase of the site in order to construct a purpose-built modernized facility for their community. Founded in 1998, New Haven Learning Centre was the first in Ontario to offer highly specialized programming for how to best understand and treat those affected by Autism Spectrum Disorder (ASD). The acquisition of this site by New Haven will allow the organization to build a purpose built, specialized facility to maximize the development of individuals with autism, and related disorders, along with providing state of the art supportive residential and community facilities for those affected by ASD. In addition to a new facility, there is also an opportunity to explore opportunities for the TDSB to partner with New Haven to offer programs to current students within the TDSB who are affected by ASD. Additionally, the TLC would work with New Haven to ensure space be allocated in any redevelopment for Sonechko Day Care, who also currently operates on the site.

The current TDSB facility, at 301 Lanor Avenue, is at the end of its usable life, and has a facility condition index exceeding 80% which equates to a deferred maintenance backlog in excess of \$3 million. Investing in the current building is cost prohibitive. Redevelopment of the entire site provides an excellent opportunity for the TDSB to generate capital for the renewal of operational schools, but also will advance the development of a much needed and vital resource for the ASD community.

In addition to providing the opportunity for New Haven, the significant size of the property also allows for the TLC to contemplate allocating a portion of the redeveloped site to the City as parkland.

200 Poplar Road – Potential partnership with NFP Consortium

The TDSB property at 200 Poplar Road, formerly known as Sir Robert Borden Business and Technical Institute, was closed and declared surplus by TDSB on June 22, 2016. The former school is situated on 12 acres in the Kingston Road and Lawrence Avenue East neighbourhood and is adjacent to community housing and single-family residential homes. There have been multiple previous attempts by the TLC to activate the site, in 2018 the TLC accepted a conditional offer from a developer who, while undertaking their due diligence activities, determined that there was too much risk associated with the site.

Another attempt at site activation involved a land exchange with the City of Toronto in 2020. At that time, the TLC had been aware of the student accommodation pressures in the quadrant south of Don Mills Road and Eglinton Avenue East. TDSB Planning had advised that TDSB would require a school in this area and a preliminary review found that vacant land was extremely limited and existing school sites had no further space for expansion. Inability to accommodate new students from the growing number of developments in this area was becoming critical, which resulted in having to bus students outside their resident area being the primary option. In conjunction with CreateTO, TLC staff identified undeveloped land, in public ownership connected with the Ontario Science Centre complex which included a portion of the large parking lot located at 770 Don Mills Road. CreateTO and the TLC proposed an equitable exchange whereby the City would transfer to the TDSB, approximately 54,000 square feet of a stratified non-condominium title interest in 770 Don Mills Road in exchange for fee simple interest in 200 Poplar Road. Due to several considerations, CreateTO informed TLC in 2023 that it was not in a position to move forward with the land exchange; the TLC and TDSB however continue to work the City and CreateTO on the stratified interest in 770 Don Mills Road.

Over the past few months, staff from the TLC have been meeting with a consortium of not-for-profit housing providers who share a vision to build a “Gathering Place” – a model of housing which intersects the provision of dignified and affordable housing with a full complement of services and sense of belonging and community building. Appendix D contains further detail on the Housing Consortium partnership.

This site is of such size that an opportunity exists to provide hundreds of affordable housing units within a private and not-for-profit mix. In addition to the opportunity for housing, there is also the ability to deliver a much-needed job skills training facility for the community, which would help newcomers to Canada position themselves in the best way possible to enter the job market. Delivering senior’s care, youth support programs, enhanced green space and other newcomer services are also significant opportunities on this site.

Next Steps:

Staff will report back to the Board with status updates for each property in the first quarter of 2024.

TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES

APPENDIX B

LOCATION OF MODERNIZATION OPPORTUNITIES: COMMUNITY PARTNERSHIPS



- 1) Safehaven
34 & 42 Brock Cres
- 2) New Haven
301 Lanor Ave
- 3) Catholic Cross Cultural Services
200 Poplar Rd

**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES**

**APPENDI
X C**

Surface Lots

34 & 42 Brock Cr

Ward: 9 (Dawson)
 Location: Bloor St & Dufferin St
 Current Use: Parking
 Site Size: 0.13 acres & 0.15 acres
 OP Designation: Neighbourhoods
 Zoning: Residential
 Major Transit: Yes
 Station Area:



Douglas Park

(closed school)

301 Lanor Ave

Ward: 3 (Nunziata)
 Location: Evans Ave & Kipling Ave
 Current Use: Lease (New Haven)
 Site Size: 5.52 acres
 OP Designation: Neighbourhoods
 Zoning: R3 (Former By-law)
 Major Transit: No
 Station Area:



SITE PROFILES

Sir Robert Borden

(closed school)

200 Poplar Rd

Ward: 19 (Patel)

Location: Kingston Rd & Galloway Rd

Current Use: Storage/ Occasional Staff Training

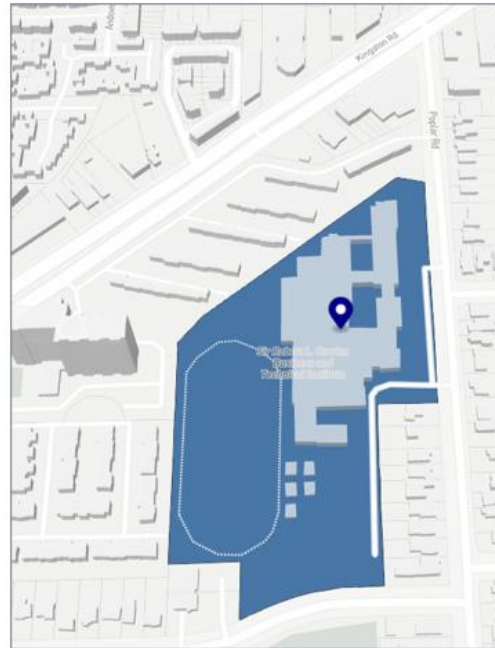
Site Size: 12 acres

OP Designation: Neighbourhoods

Zoning: Institutional

Major Transit No

Station Area:



**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES**

APPENDIX D

EXPRESSION OF INTEREST FOR 200 POPLAR RD

EXPRESSION OF INTEREST

RE: 200 POPLAR ROAD

Attention: Ryan Glenn, interim CEO
Toronto Lands Corporation
60 St Clair Ave E Suite 201,
Toronto, ON M4T 1N5

DATE: October 6, 2023

Dear Mr. Glenn,

This **Expression of Interest** outlines our intention to begin discussions with Toronto Lands Corporation/Toronto District School Board, on a path forward to develop the 200 Poplar Road site and increase the stock of available affordable housing options along with other services, including a possible job skills training facility.

The intent of this letter is to obtain support to explore this partnership. A clear roadmap and key milestones would be available in future reports, to share with all stakeholders.

Since 2021, the undersigned organizations have come together in response to the housing crisis most acutely felt by the communities we support. Collectively, we have been working towards developing alternative approaches to add affordable and deeply affordable housing stock - which is supportive and inclusive - focused on our Scarborough neighbourhoods. With a shared mission and vision to work together, we seek to leverage our collective strengths and mitigate the challenges involved in building affordable housing at scale.

The "Housing Consortium" is a partnership formed between the organizations noted below.

The members of the Housing Consortium provide a wide range of services and programs for thousands of Torontonians each year. In particular, the members serve the most marginalized communities with the greatest barriers in accessing housing today. This includes: low-income families, young people, isolated seniors, individuals struggling with mental wellness to achieve independent living, refugees and new Canadians, and many more vulnerable populations.

With over 400 collective years of proven experience providing support to over 130,000 individuals and families each year, we jointly own and operate over 3500+ units of affordable housing today with a mandate to add thousands of additional affordable units, to directly tackle the housing crisis through innovative models of coordination and collaboration.

We share a vision to build a "Gathering Place" – a model of housing which intersects dignified, affordable, right-sized housing with a full compliment of services and sense of belonging and community, so that whole neighbourhoods can flourish and prosper. And we know this can only be accomplished through cooperative partnerships.

Partnerships between the private, public and non-profit sectors will be the key to delivering affordable housing at scale. A new approach is needed to dismantle a housing problem which is now entrenched

and mired by complexity and competition, creating barriers to building much needed housing for communities who cannot wait.

The Housing Consortium is ready to confront this challenge together.

Our hope is to enter into conversations with the Toronto Lands Corporation and the Toronto District School Board to build, own and operate hundreds of affordable housing units in perpetuity, at 200 Poplar Road.

The site can be the canvas for the Housing Consortium and Toronto Lands Corporation/Toronto District School Board, to design housing which works for so many individuals and families struggling to access good homes today. We envision hundreds of homes embedded into the community, with a full compliment of onsite or near-site services for a broad range of populations. The possible populations and services may include – but not be limited to:

- Workforce development housing, which may provide housing and supports to those employed in a specific sector (ie. Education)
- Training centre for skills development to meet the growing economic demands of the City
- 24-7 supports for independent living
- Seniors care
- Supports for youth transition
- Newcomer services
- And much more

By working together, we can demonstrate how affordable housing can successfully be integrated into a mixed-use community and collectively build vibrant neighbourhoods in Scarborough.

Sincerely,

Housing Consortium members:

- Catholic Children’s Aid Society of Toronto
- Catholic Crosscultural Services
- East Scarborough Boys & Girls Club
- Homes First Society
- The Neighbourhood Group Community Services
- WoodGreen Community Services
- St Stephens Community Apartments Inc.

ORGANIZATIONAL OVERVIEWS:

Catholic Children's Aid Society: The Catholic Children's Aid Society of Toronto (CCAS) delivers child protection services to the Catholic community of Toronto. By connecting vulnerable children, youth, and families to community-based supports and services, CCAS works to disrupt the status quo through our innovative programs, including our recent collaboration with partners on the Housing Consortium. From our work with fostering interdependence of youth transitioning out of the child welfare system to connecting families facing issues of poverty, CCAS is committed to meeting the unique needs and challenges they face every day. By providing stable housing and the necessary resources, CCAS helps these young individuals navigate the challenging journey to adulthood with confidence and security. Additionally, the organization's commitment aligns seamlessly with the Housing Consortium's overarching mission: to confront the housing crisis in Toronto's marginalized communities head-on. Together, we aim to provide opportunities for youth and vulnerable families to secure stable housing and to thrive and prosper in a supportive and inclusive community environment.

Catholic Crosscultural Services: As a national non-profit organization based in the Greater Toronto Area, CCS aims to empower immigrants and refugees of all religions, ethnicities, countries of origin, immigration status, sexual orientation, or political affiliation to develop the skills and acquire the necessary knowledge to settle, integrate and succeed in Canada.

East Scarborough Boys & Girls Club: At the Club, we aim to provide a safe, supportive place where children and youth, and families experience new opportunities, overcome barriers, develop positive relationships and life skills. Servicing over 3000 families across East Scarborough each year.

Home First Society: Homes First develops and provides affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options. With nearly 40 years of experience in the field, our agency provides homes and essential support services to nearly 2,000 seniors, families, and single adults every single night.

The Neighbourhood Group Community Services: TNG works with people at every stage of their lives to alleviate social and economic problems through a range of effective and innovative programs. For over 30 years, we've owned and operated safe, affordable housing for seniors, low-income families, and people struggling with homelessness, mental health and substance use issues.

Woodgreen Community Services: One of the largest social service agencies in Toronto, delivering integrated programs from physical, mental health and disability services to affordable housing and pathways to employment. For 85 years, we have worked with communities to improve health and wellbeing for seniors, single mothers, newcomers and youth, creating new opportunities to thrive.

St. Stephens Community Apartments. Inc: a Non-Profit Housing Corporation that was created from the congregation of St. Stephen's Presbyterian Church. Our board has partnered together with Reena, Boys & Girls Club of East Scarborough, Youth Link and the Missisauga's of the Credit to build an affordable housing project that seeks to serve the youth in the community. We envision that this will be a future home for the church and a hub for the community.

ACTION ITEM

Policy and Planning Committee Terms of Reference Review

To: Policy and Planning Committee

Date: October 17, 2023

RECOMMENDATION

It is recommended that the revisions to the Policy and Planning Committee Terms of Reference, as discussed and agreed upon at the October 17, 2023 meeting of the Policy and Planning Committee, be approved.

EXECUTIVE SUMMARY

On September 14, 2023, the TLC Board of Directors adopted a bylaw review implementation plan, including a review of the terms of reference for each committee of the Board. The terms of reference for the Policy and Planning Committee are presented in Appendix A for discussion at this time.

The terms of reference will be reviewed concurrently with the board bylaws. Committee members are asked to provide comments and/or revisions to staff at the October 17, 2023 Policy and Planning Committee meeting.

STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

TDSB Strategic Plan

Goal: (include all that apply)

- [Create a Culture for Student and Staff Well-Being](#)
- [Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well-Being](#)

TLC Strategic Plan

Goal: (include all that apply)

- [To be a highly functioning organization successfully aligning TLC's & TDSB Missions and the Shareholder's Direction](#)

DUE DILIGENCE *(Select all that apply)*

Policy & Planning Committee

- | | |
|---|---|
| <input type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report |
| <input type="checkbox"/> Official Plan | <input type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> TDSB Staff Review and Agreement |
| <input type="checkbox"/> Reg 444/98 | <input type="checkbox"/> Consultation with TDSB Executive Staff |
| <input type="checkbox"/> Appraisal Report | <input type="checkbox"/> Consultation with TDSB Planning Staff |
| <input type="checkbox"/> Environmental Report | <input type="checkbox"/> Consultation with TDSB Finance Staff |
| <input type="checkbox"/> Title Check | <input type="checkbox"/> Historical Assessment |
| <input checked="" type="checkbox"/> Other: | |

FINANCIAL IMPLICATIONS

N/A

ACTION PLAN AND ASSOCIATED TIMELINES

Recommended revisions to the Policy and Planning Committee Terms of Reference will be presented to the TLC Board of Directors on October 19, 2023 for approval.

TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)

- Shareholder's Direction

APPENDIX

- **Appendix A:** Policy and Planning Committee Terms of Reference

FROM:

Tyler Raponi, Head of Corporate Accountability and Governance (A), Toronto Lands Corporation, at traponi.tlc@tdsb.on.ca

TORONTO LANDS CORPORATION

(the “Corporation”)

TERMS OF REFERENCE FOR THE POLICY & PLANNING COMMITTEE

(Adopted by the Board November 26, 2020)

1. Purpose

The Policy & Planning Committee (the “Committee”) is a committee of the Board of Directors (the “Board”) of the Corporation.

The role of the Committee is to advise the Board regarding major real estate and land use planning initiatives, and to provide recommendations on policies to guide the work of the Toronto Lands Corporation.

2. Authority

2.1. The Committee is authorized to seek any information it requires from any officers of the Corporation in order to perform its duties.

2.2. The Committee is authorized to obtain, at the Corporation’s expense, outside legal or other professional advice on matters within its terms of reference.

3. Composition

3.1. The Committee shall consist of three to eight members of the Board.

3.2. Members of the Committee shall be appointed by the Board from the members of the Board, to include at least one Trustee Director. Members of the Committee shall serve until their successors are duly appointed or until the member resigns, is removed or ceases to be a member of the Board. Any member may be removed at any time by the Board and shall, in any event, cease to be a member of the Committee upon ceasing to be a member of the Board. Where a vacancy occurs at any time in the membership of the Committee, it may be filled by the Board.

3.3. The Committee will select its Chair (the “Chair”), from among the Citizen Directors serving on the Committee. If the Chair is unavailable or unable to attend a meeting of the Committee, the Chair shall ask another member to chair the meeting, failing which a member of the Committee present at the meeting shall be chosen by a majority of the members of the Committee present to preside over the meeting. The Chair presiding at any meeting of the Committee shall not have a second casting vote.

4. Meetings

- 4.1. The Committee shall meet at least two times a year, with authority to convene additional meetings as circumstances require. Meetings shall be held at the request of the Chair or any 2 members of the Committee, or at the request of the Chair of the Board or the Chief Executive Officer.
- 4.2. Notice of the time and place of each meeting may be given orally, in writing, or by electronic means to each member of the Committee at least 72 hours prior to the time of the meeting.
- 4.3. All Committee members are expected to attend each meeting. Committee members may participate in any meeting by means of a telephonic, electronic or other communication facility and a member participating by such means is deemed to be present at the meeting. Meetings or voting may be conducted electronically consistent with the Corporation's approved policies.
- 4.4. A majority of Committee members constitutes a quorum of the Committee.
- 4.5. The Chief Executive Officer is invited to attend meetings but shall not be a member of the Committee. The Committee may, by specific invitation, have other resource persons in attendance. The Committee shall have the right to determine who may be present at any time during a meeting of the Committee. Members of the Board, who are not members of the Committee, may attend Committee meetings on an ad hoc basis upon prior consultation and approval by the Chair or by a majority of the Committee.
- 4.6. The Committee shall appoint a secretary who shall take minutes of each meeting. Minutes of Committee meetings shall be sent to all Committee members. The Board shall be kept informed of the Committee's activities, findings, conclusions and recommendations by a report at the first Board meeting following each Committee meeting.

5. Responsibilities

The Policy & Planning Committee shall:

- Provide advice and recommendations to TLC staff and the TLC Board in relation to policy items where a new TLC policy is required and/or where a policy needs to be revised. This includes governance-related policies such as a Board Manual, but excludes audit and financial-related policies (purview of Audit & Finance Committee) and human resources and compensation related policies (purview of HR & Nominating Committee).

- Monitor the Corporation's compliance with these policies.
- Review, and recommend to the Board for approval and transmission to TDSB, the Corporation's Annual Plan.
- Review, and where applicable provide recommendations to the Board, major real estate and land use planning initiatives.
- Regularly report to the Board about Committee activities, issues and related recommendations.
- Perform other activities related to these terms of reference as requested by the Board
- At least once a year, review its own performance, constitution and terms of reference in order to evaluate its effectiveness in fulfilling its mandate, and recommend any changes it considers necessary to the Board.

INFORMATION ITEM

Case Study: New Podium School at Lower Yonge Sugar Wharf

To: Policy and Planning Committee

Date: October 17, 2023

RECOMMENDATION:

It is recommended that the report be received for information.

EXECUTIVE SUMMARY

In January 2022, the Ministry of Education (EDU) announced the capital funding approval of \$44 million for a new innovative TDSB elementary school fully integrated within the podium of a high-density mixed use development in the Lower Yonge Precinct (Ward 9, Davenport & Spadina-Fort York). The 455-pupil place junior kindergarten - grade 8 school will occupy the third floor of the podium, along with a ground floor vestibule as the school entrance. The new school is anticipated to open in 2028/2029 and will accommodate the population density planned for this new waterfront community and the surrounding area.

TDSB and TLC staff have been involved in the planning of this new school since 2015. Municipal planning permissions were achieved through the Local Planning Appeal Tribunal (now Ontario Land Tribunal) in 2018. In 2019, a non-binding Memorandum of Understanding with the developer (Menkes) was executed to confirm the opportunity for a school, including terms of acquisition, space requirements, and conditions to satisfy towards formal agreements. With the EDU capital funding approval, TLC has been leading the negotiations of the purchase and sale agreement of the strata ownership.

Approximately 925 sq.m (10,000 sq.ft) of outdoor play space will be available on the third floor podium roof deck for the younger grades, while the main outdoor play space will be across the street in the new City park. TLC and TDSB staff are assessing options to ensure the safe crossing of students between the school and the park and engaging with City staff on the principles of the shared use of the park. Further details are provided in Appendix C.

As the first of its kind in Ontario, this school will provide lessons and guiding principles for future vertically integrated school developments.

AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

Authority or Direction: Shareholders Direction and TDSB Resolution

STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

TDSB Strategic Plan Goal:

- Provide Equity of Access to Learning Opportunities for All Students
- Allocate Human and Financial Resources Strategically to Support Student Needs
- Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well-Being

Delivery of a new school in an emerging high-density community.

TLC Strategic Plan Goal:

- Transform Student Learning Environment through the Modernization of Facilities
- Create a Culture of Partnership & Collaboration with Key Stakeholder Groups

Collaboration with public and private sector partners to deliver an innovative urban school model, fully integrated in a mixed use development

DUE DILIGENCE (Select all that apply)

Policy & Planning Committee

- | | |
|---|--|
| <input type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report |
| <input type="checkbox"/> Official Plan | <input checked="" type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement |
| <input type="checkbox"/> Reg 444/98 | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input type="checkbox"/> Appraisal Report | <input checked="" type="checkbox"/> Consultation with TDSB Planning Staff |
| <input type="checkbox"/> Environmental Report | <input checked="" type="checkbox"/> Consultation with TDSB Finance Staff |
| <input type="checkbox"/> Title Check | <input type="checkbox"/> Historical Assessment |

FINANCIAL IMPLICATIONS

Resource budgets were identified as part of TLC's 2023-24 Budget submission.

Additional funding will be required for the shared use of the City park, including capital site improvements. This will be reviewed with TDSB and City staff, and will require TDSB to utilize other funds (e.g. proceeds of disposition, subject to EDU approval) or request additional funding from EDU above and beyond the approved Capital Funding.

RISK LEVEL

N/A

ACTION PLAN AND ASSOCIATED TIMELINES

Continue discussions with TDSB staff, City staff, and the developer in support of the delivery of the new podium school.

TLC staff will continue discussions with City Parks, Forestry & Recreation staff on the principles of use of the City park, which will be brought to TLC Board and TDSB Board of Trustees in early 2024 for approval and direction to formalize in a legal agreement.

APPENDICES

- **Appendix A:** Chronology
- **Appendix B:** Plans and Images
- **Appendix C:** Access to Open Space

FROM

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca

Yvonne Choi, Director of Planning (Acting), Toronto Lands Corporation, at ychoi.tlc@tdsb.on.ca

CHRONOLOGY

APPENDIX A

2012 - 2016: City of Toronto and Waterfront Toronto initiated the planning process for the Lower Yonge Precinct Plan, a 9-hectare (22-acre) area bound by Yonge St, Lake Shore Blvd E, Lower Jarvis St, and Queens Quay E, a former industrial area envisioned for revitalization. TDSB Planning staff participated in process, and determined a need for a new elementary school to support the long-term accommodation of the area.

2015: TDSB and TLC began discussions with the developer Menkes about opportunity to locate a school within the central blocks of the Lower Yonge Precinct (the LCBO lands, identified in green below).

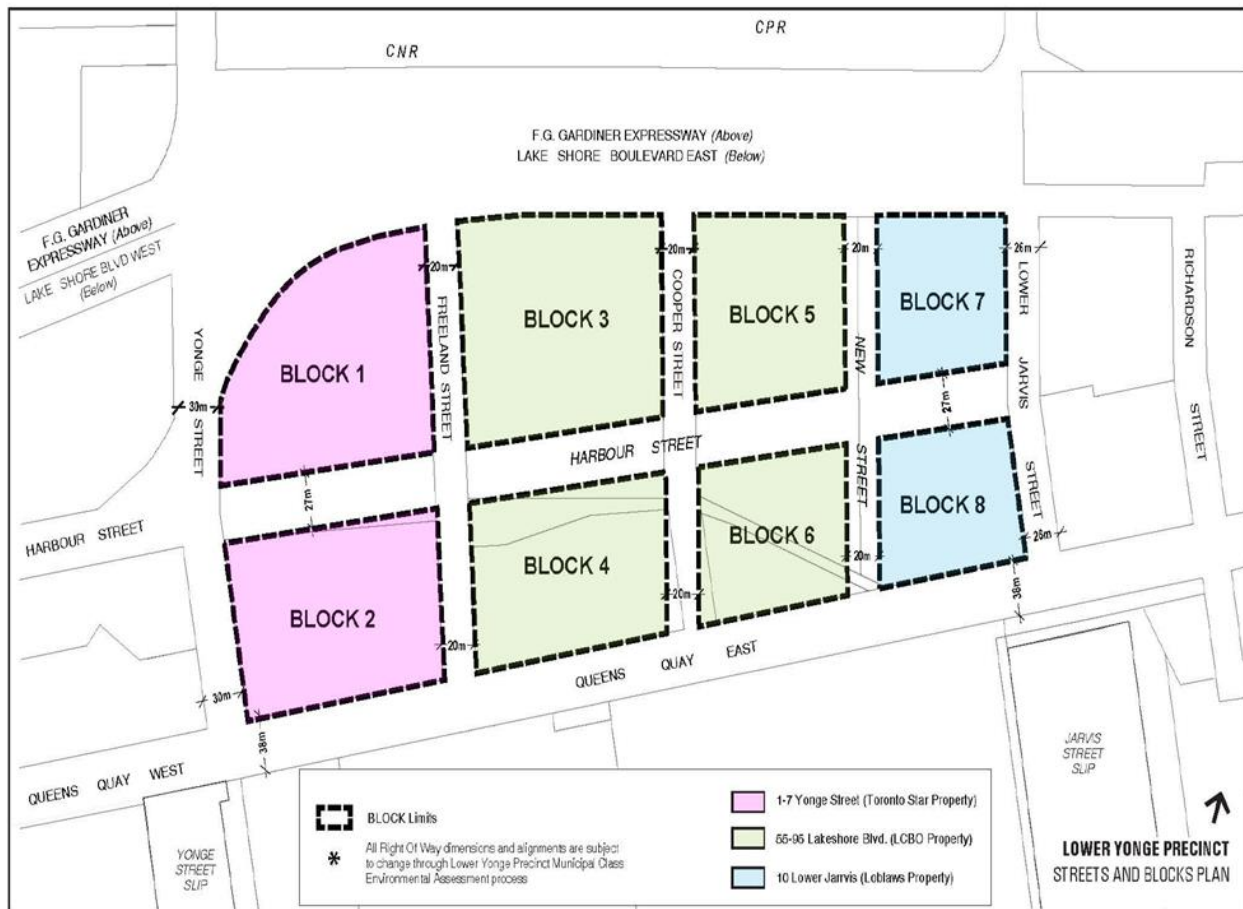


Figure 1 - Lower Yonge Precinct Plan streets and blocks

May 2016: Menkes applied for an Official Plan Amendment, rezoning and draft plan of subdivision application for the LCBO lands – proposing an office/retail building, 5192 residential units in six mixed-used buildings, and a public park.

June 2016: City Council adopted final report on the Lower Yonge Precinct Plan, envisioning 8000 new residential units in 13 towers, with 13,000 residents, a new community recreation centre, a large central park (Block 4), two child care facilities and an elementary school.

Spring 2017: Menkes appealed applications to the Ontario Municipal Board (now Ontario Land Tribunal). TDSB obtained party status to the appeal to ensure compatibility issues related to the location of the proposed school and adjacent land uses were addressed.

September 2017: TLC and advisory consultants provided TDSB with analysis report outlining feasibility of options to locate a school in the Lower Yonge Precinct: land acquisition within the central park, lease/strata ownership of 2nd floor podium, and lease/strata ownership of 3rd floor podium of the Menkes development. Recommendation for strata ownership of 3rd floor podium.

May 2018: Local Planning Appeal Tribunal (now Ontario Land Tribunal) approved in principle Menkes' Official Plan Amendment and Zoning By-law Amendment, which include the option for a TDSB elementary school within the second phase of the development, and a school playground within the park block, subject to a shared use agreement with the City.

October 2018: TDSB Board of Trustees (TDSB Board) directed TLC to negotiate and transact all necessary agreements, conditional upon receiving final Ministry of Education (EDU) funding approval, to secure strata title ownership of the third floor podium and any other necessary and/or complementary elements of the future elementary school within the Menkes development.

October 2019: Memorandum of Understanding executed between the Menkes and TLC, as a basis for satisfying preliminary conditions leading to the entering into a formal agreement of purchase and sale.

January 2022: EDU announced approval of \$44,000,000 in Capital Priorities funding for the purchase of the condo strata and school fit up, for a new JK-8 school with 455 pupil places at the Sugar Wharf Public School.

May 2023: TDSB Board approved a Design Consultant to develop the TDSB Elementary Podium School Design & Exterior Play Space Guidelines, which will inform the detailed design of the Sugar Wharf Public School.

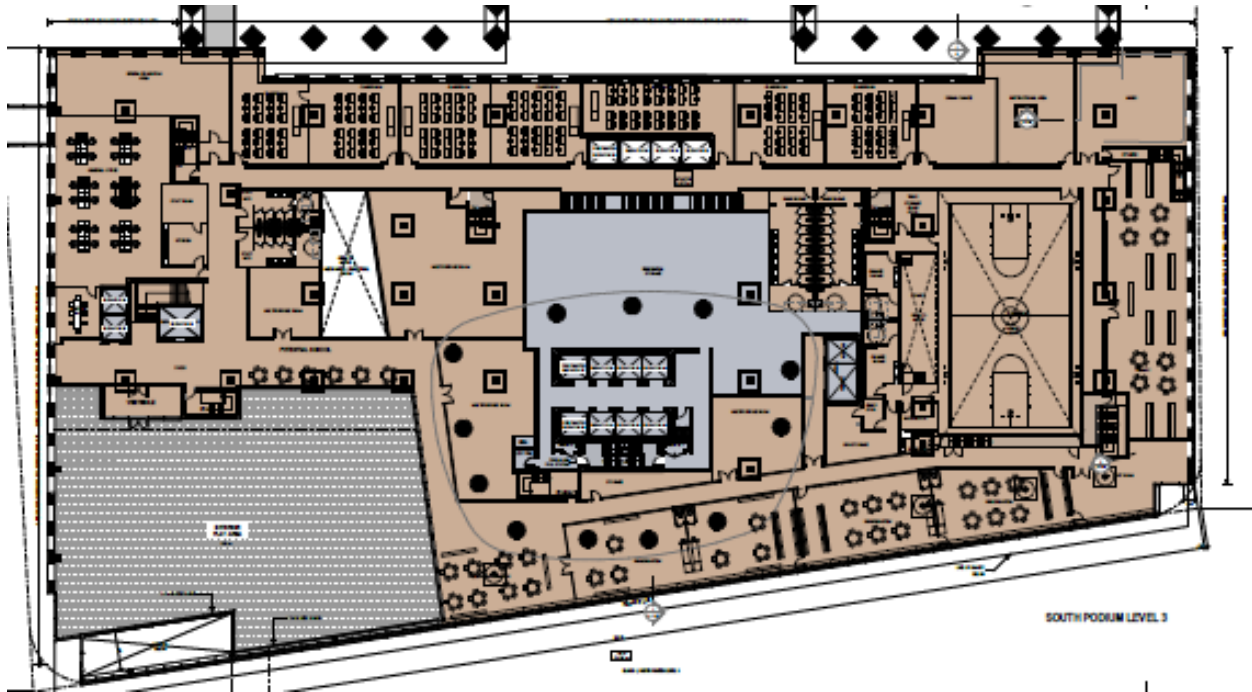


Figure 3 - 3rd Floor Plan (2021 Site Plan Application submission)



Figure 4 - Photo rendering of Lower Yonge Precinct in the context of Downtown Toronto



Figure 5 - Rendering of podium, with school on 3rd floor and ground floor entrance

ACCESS TO OPEN SPACE

APPENDIX C

Shared use of Lower Yonge Park with City

Access to greenspace is critical to the day-to-day needs of a school. Unlike suburban greenfield schools, urban format schools, especially those integrated into high-density mixed-use developments with high land costs, do not have the opportunity to acquire their own large greenspace. Access to municipal parkland is critical to support active play and marshalling students before and after school.

Block 4 of the Lower Yonge Precinct has been secured as a City park by the City of Toronto through on- and off-site parkland dedication from development approvals under the *Planning Act*, supplemented by additional purchase by the City to achieve the full 1 hectare (2.47 acre) park block. The site-specific zoning by-law for the park contemplates public park and playground use for the school, subject to a shared use agreement with the City.



Figure 6 - Lower Yonge Precinct - City park block in green

TLC, TDSB, and City staff are establishing the principles of shared use, which include:

- a portion of the City park to be available for exclusive use by TDSB during stipulated hours;
- TDSB input into park design of exclusive use area;
- contributions towards capital park improvement costs and park maintenance costs for exclusive use area; and
- establishing a governance committee to meet at regular intervals to discuss shared use of park.

TLC staff will continue to negotiate the draft agreement with City Parks, Forestry & Recreation staff on the principles of use of the City park, which will be brought to City Council, TLC Board and TDSB Board of Trustees in early 2024 for approval and direction to formalize in a legal agreement.

City staff anticipate initiating the design process in Spring 2024 (to be confirmed), which will involve extensive public and stakeholder engagement, as per the standard practice for all new City of Toronto parks. As a key user of the park, TDSB will be involved in the process to ensure the space is appropriately designed to meet the school's needs. Delivery of the park is expected 2027/2028, in advance of the opening of the school.

Safe crossing of students to Lower Yonge Park

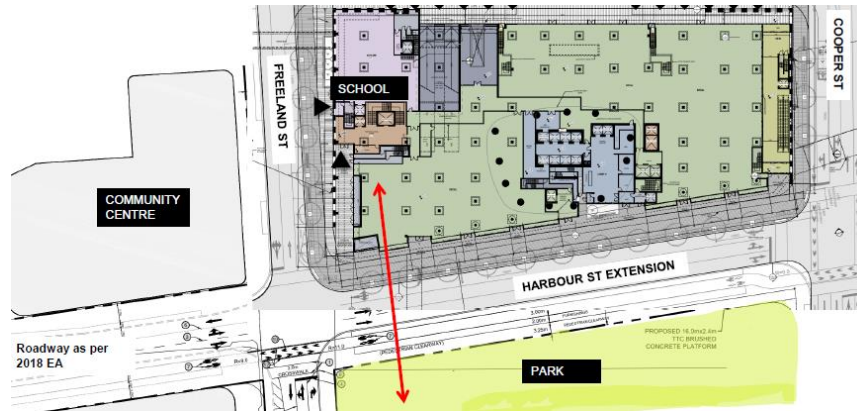


Figure 7 – Required road crossing

Access to the City park will require crossing Downes Street (the Harbour St extension). Downes St is planned as the central neighbourhood “main street”, around which the Precinct is structured. Planned as a 27 m wide right-of-way, it will include wide sidewalks, tree plantings, dedicated cycling lanes, and two-way vehicle traffic (three lanes at the Freeland Street intersection).

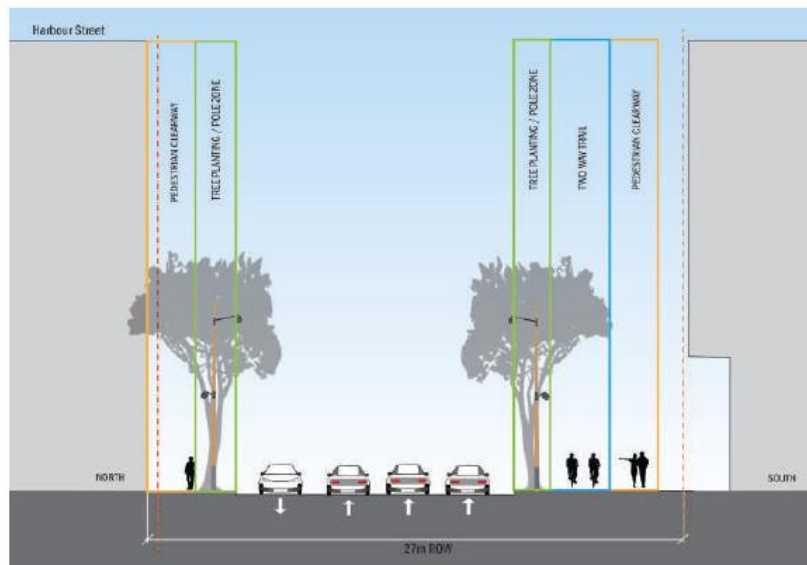


Figure 8 - Downes Street cross section (from Lower Yonge Precinct Plan)

To facilitate the safe crossing of students between the school and the park, a number of different options were explored. The following diagram illustrates design elements and safety measures proposed by the City.

Proposed Safety Improvements

OPERATIONAL IMPROVEMENTS

- 30km/h speed limit in school zone
- No right turns on red light
- Advanced green for pedestrians
- Extended pedestrian green

VISIBILITY IMPROVEMENTS

- Coloured, printed asphalt for enhanced visibility



Kitchener

GEOMETRY IMPROVEMENTS

- Reduced tapers for extended sidewalk space
- Reduced curb radii for extended sidewalk space, reduced vehicular speed and shorter pedestrian crossing distance
- 5m-wide zebra crossing for higher pedestrian volumes

PILOT IMPROVEMENTS

- Painted curb extension with bollards (location of bollards to be confirmed with autoTURN analysis)



Bloor

Figure 9 – Proposed safety improvements for Freeland-Downes intersection (conceptual)

TLC has retained an external transportation consultant to review and assess the safety of the crossing. The consultant undertook a pedestrian analysis and simulation, which demonstrated that it would take 15 minutes (10 traffic signal cycles) to move 500 students across the intersection. This 15-minute crossing time will be particularly challenging for morning and afternoon recesses, which are only 15 minutes in length.

TDSB Capital Services has further engaged with a group of TDSB academic staff to consider operational plans such as how to get students from ground floor up to third floor, whether staggered start times and recesses can be accommodated, how many students can use the podium playspace vs the park, whether additional supervision can be provided (beyond the typical 3 supervisors for 400 students).

As recommended by the transportation consultant, additional safety measures to be discussed with the City include:

- Crossing guard coverage – 2 crossing guards recommended for five key time periods to assist with high crossing volumes
- Road closures at key times (e.g. morning and afternoon recesses)
- Additional details regarding the design of the intersection safety enhancements, such as surface materials, dimensions, pavement markings, signage, and other safety measures such as flexible bollards
- Traffic signal timing such as longer north-south signals and incorporating an extended Leading Pedestrian Interval (LPI) to allow pedestrians to begin crossing before vehicles proceed.