

**TORONTO LANDS CORPORATION
60 ST. CLAIR AVENUE EAST
TORONTO, ONTARIO**

**MINUTES OF THE POLICY AND PLANNING COMMITTEE
HELD IN-PERSON AT TORONTO LANDS CORPORATION OFFICE
AND VIRTUALLY VIA MICROSOFT TEAMS
TORONTO, ONTARIO**

JANUARY 10, 2024, 5:30 PM

COMMITTEE MEMBERS

Payman Berjis	Citizen Director
John Filion	Citizen Director
Igor Dragovic	Citizen Director
Aleem Punja	Citizen Director (absent)
Dennis Hastings	Trustee Director
Shelley Laskin	Trustee Director
Leola Pon	TDSB Staff Director

TLC STAFF

Kevin Bolger	Manager, Real Estate
Barbara Carou	Manager, Strategic Partnerships & Development
Yvonne Choi	Director of Planning
Ryan Glenn	Interim Chief Executive Officer
George Kralidis	Head of People & Culture
Markus O'Brien Fehr	Communications & External Relations Liaison
Wilber Wong	Manager, Asset Management and Leasing

GUEST

Stacey Zucker	TDSB Staff Director
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1. Call to Order & Confirmation of Quorum

There being a quorum present, and the Directors having been given adequate and proper notice of the meeting, the meeting was called to order by John Filion, TLC Board Chair at 5:33 PM (EST).

2. Election of the Policy and Planning Committee Chair

John Filion, TLC Board Chair called for nominations for Chair of the TLC Policy and Planning Committee. John Filion seconded by Trustee Shelley Laskin, nominated Igor Dragovic, Citizen Director.

There being no further nominations, Igor Dragovic was acclaimed to the position of Chair of the TLC Policy and Planning Committee.

3. Land Acknowledgement

Igor Dragovic, took the chair and read the following 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.

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

No conflicts of interest were declared.

5. Approval of the Agenda/Other Business

No corrections or amendments to the agenda.

On a motion made by Trustee Shelley Laskin and seconded by John Filion, it was resolved to approve the agenda.

The motion was carried.

6. Approval of Minutes of the Policy and Planning Committee

The minutes of the Policy and Planning Committee meeting held October 17, 2023 were before the Committee. There were no errors or omissions.

On a motion made by John Filion and seconded by Trustee Shelley Laskin, the minutes of the meeting of the Policy & Planning Committee were approved.

The motion was carried.

7. Proposed Property Disposal, Fee Simple

Ryan Glenn, Interim CEO reviewed a set of five properties that had been identified for potential disposal.

On a motion made by John Filion and seconded by Trustee Shelley Laskin, the Committee received the report for information.

8. 2023-24 Q2 Leases & Licenses for TDSB

Wilbur Wong, Manager, Asset Management and Leasing, presented five lease renewals for consideration of the Committee.

On a motion made by Trustee Shelley Laskin and seconded by Leola Pon, the Policy and Planning Committee recommends to the Board of Directors:

- a. That in accordance with section 194(3) of the Education Act, the following spaces highlighted in Appendix A which are not required for the purposes of the board be declared surplus for the term outlined below:
 - i. Burnett PS, 21 Eddifield Avenue, July 1, 2024 – June 30, 2029
 - ii. CB Parsons JHS, 2999 Dufferin Street, September 1, 2024 – August 31, 2032
 - iii. Queens Court PS, 35 Ourland Avenue, July 1, 2024 – June 30, 2032
 - iv. Earls court JPS, 21 Ascot Avenue, July 1, 2024 – June 30, 2032
- b. That the Toronto Lands Corporation (TLC) be authorized to enter into agreements thereof in favour of the following tenants and licensees outlined below for the indicated term upon satisfactory completion of Ontario Regulation 374/23, if required, on terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel:
 - i. Burnett PS - Prestige School – Lease – 18,589sf, July 1, 2024 – June 30, 2029
 - ii. CB Parsons - JHS Fieldstone School – Lease – 47,189sf, September 1, 2024 – August 31, 2029 + 1x3Year Option to Renew
 - iii. Queens Court PS - Mildenhall Montessori – Lease – 20,017sf, July 1, 2024 – June 30, 2029 + 1x3Year Option to Renew
 - iv. Earls court JPS - Hudson College or New Tenant – Lease – 43,149sf, July 1, 2024 – June 30, 2029 + 1x3Year Option to Renew
 - v. Cedarbrae CI - Wigwamen – License – 14 Parking Spaces, 18 Month term beginning in 2024 during construction
- c. That the TLC report “2023-24 Q2 Leases & Licenses for TDSB” be forwarded to TDSB (Board) for approval.

The motion was carried.

9. Process for Declaring Properties Surplus for the Purposes of Sale or Lease

Kevin Bolger, Manager, Real Estate, presented the process through which non-operating TDSB properties are disposed.

On a motion made by John Filion and seconded by Payman Berjis, the Policy and Planning Committee recommends to the Board of Directors:

- a. That the Committee receive the report for information.
- b. That the (Interim) CEO bring forward recommendations to the Policy and Planning Committee outlining steps within a formal policy governing TLC approval (and recommendation to TDSB) of property dispositions, including lease agreements.

The motion was carried.

10. Termination of the Meeting

On a motion duly made by Trustee Shelley Laskin and seconded by Payman Berjis, the meeting terminated at 6:57 PM.