A blue spiral-bound notebook graphic is positioned diagonally across the center of the page. The spiral binding is on the left side, and the notebook is open to a page with a light blue background. The title is written in a yellow, rounded, cursive font on this page. The background of the entire page is a vibrant green, decorated with large, stylized gear shapes in blue and yellow. The background image shows a modern building with a glass facade and a large green lawn with people sitting on it.

Affirming Our Guiding Principles

a report by TLC staff



The TDSB-TLC Shareholder's Direction outlines our Guiding Principles:

1. TDSB lands will be preserved as public assets to the greatest extent possible.
2. Continuous modernization of TDSB schools strengthens the public education system.
3. Maximizing TDSB land value extends beyond the financial and is to include community and social value.
4. TDSB will be kept financially whole in the development of public service initiatives.





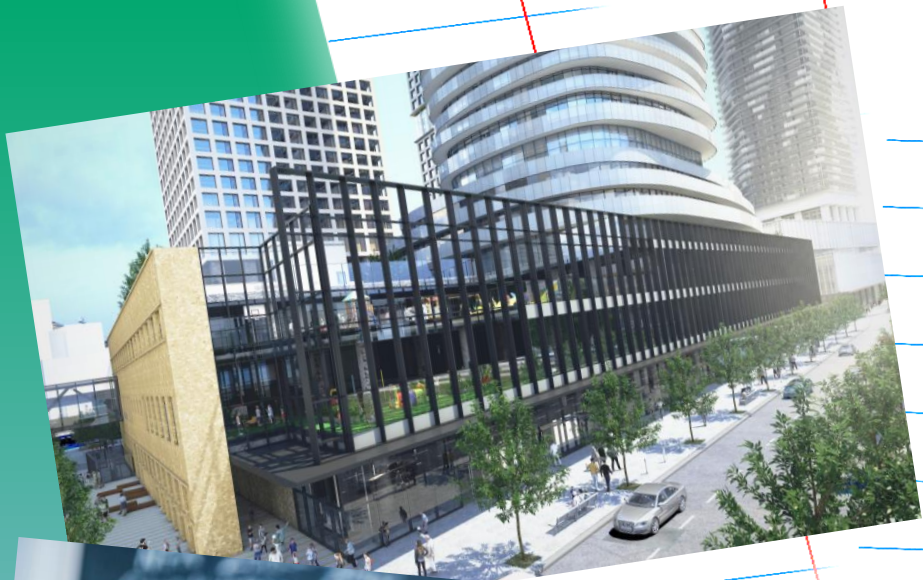
TDSB lands will be preserved as public assets to the greatest extent possible. TLC will:

- Consider the inherent value of these public lands to the local communities they serve.
- Support growing communities through the delivery of educational facilities alongside spaces for community services and housing.
- Establish joint partnerships that contribute to building strong communities, including co-development arrangements with government service providers to support Provincial Priorities and municipal services.



TDSB lands will be preserved as public assets to the greatest extent possible. TLC will:

- Prioritize government agencies, community groups, not-for-profits, coterminous school boards, and other public sector landowners for all land disposals, including leases.
- Ensure all leasing agreements include the allowance of public use of the facilities when otherwise not in use by the tenant.



Continuous modernization of TDSB schools strengthens the public education system. TLC will:

- Meet annual revenue generation targets to facilitate capital re-investment to modernize TDSB schools.
- Recognize that the public education system extends beyond the “brick and mortar” of the school and into the community.
- Strengthen communities by providing opportunities for affordable housing.





Continuous modernization of TDSB schools strengthens the public education system. TLC will:

- Focus on projects in areas with high Learning Opportunities Index (LOI)/ Neighbourhood Improvement Areas (NIA) to achieve geographical diversity.
- Prioritize partnerships with public entities or not-for-profits that will add value to education and provide new opportunities for students.



Maximizing TDSB land value extends beyond the financial and is to include community and social value. TLC will:

- Capture and quantify value through the delivery of Provincial Priorities and other municipal and civic services.
- Focus on truth, reconciliation, and equity as part of land development due diligence.
- Develop a community benefits framework to be included as part of any RFP process.





Maximizing TDSB land value extends beyond the financial and is to include community and social value. TLC will:

- Hold projects to a high standard of design and support the TDSB Climate Action Plan.
- Explore opportunities for partnering with community services that can complement the educational experience of TDSB students.





TDSB will be kept financially whole in the development of public service initiatives. TLC will:

- Identifying opportunities for optimizing land through the addition of other uses or land severance to reinvest in improving schools.
- Ensure that properties and buildings are utilized at fair market rates to the greatest extent possible to reduce the carrying costs of these facilities.
- Leverage additional funding through government partners by seeking to incorporate Provincial priorities, municipal facilities, or other public services, ensuring TDSB receives fair market value in all transactions.



TDSB will be kept financially whole in the development of public service initiatives. TLC will:

- Build financial sustainability by identifying revenue opportunities outside government funding.
- Remain responsive to the needs of the TDSB considering the challenges of aging infrastructure.



Implementation - St. Margaret's Public School

Preserved as a Public Asset:

The site presents an opportunity for a new larger school with space for a long-term care facility.

Advances Modernization:

Creates new programs for students in a high LOI area with partnerships that deliver community services.

Community & Social Value:

Long-Term Care facility and new childcare facility address community needs and create co-programming opportunities for students.

TDSB Kept Whole:

Potential for the Ministry of Long-Term Care to contribute to the development of the site.



Implementation - West Don Lands Block 9

Preserved as a Public Asset:

Maximizes land use and supports Provincial Priorities by layering opportunities for housing above the school.

Advances Modernization:

Partnerships with the City to use green space and add other programming while exploring affordable housing.

Community & Social Value:

Creates a school facility with opportunities for additional programming in a high-growth area.

TDSB Kept Whole:

Potential for the Ministry of Municipal Affairs & Housing to contribute to the development of the site.



Implementation - Davisville Aquatic Centre

Preserved as a Public Asset:

More efficiently uses space by creating a City rec facility on part of the available TDSB property.

Advances Modernization:

Creates new opportunities for physical education as part of the school curriculum and after school hours.

Community & Social Value:

The shared use agreement between the City and TDSB will allow community use of school gyms after hours.

TDSB Kept Whole:

TDSB receives funds from the City for the construction of the new school along with nominal land lease revenue.



Implementation - Ethennonhawahstihnen'

Preserved as a Public Asset:

Maximizes land use and supports Provincial Priorities by layering opportunities for housing above the school.

Advances Modernization:

Partnerships with the City to use green space and add other programming while exploring affordable housing.

Community & Social Value:

Creates a school facility with opportunities for additional programming in a high-growth area.

TDSB Kept Whole:

Potential for the Ministry of Municipal Affairs & Housing to contribute to the development of the site.



Implementation - Douglas Park/New Haven

Preserved as a Public Asset:

Non-instructional site occupied by New Haven Learning Centre and the Sonechko Daycare under lease since 2009.

Advances Modernization:

Opportunities are being explored for TDSB to partner with New Haven to benefit additional students and maintain childcare on-site.

Community & Social Value:

Creates a state-of-the-art facility advancing specialized programming to support those affected by ASD while maintaining community open space.

TDSB Kept Whole:

Site is being sold to New Haven for fair market value.