



## TLC Policy & Planning Committee Meeting

Committee Members: Igor Dragovic (Chair), Payman Beris, Dennis Hastings, John Fillion, Shelley Laskin, Leola Pon, Aleem Punja

October 10, 2024

Toronto Lands Corporation Office Board Room & Via MS Teams

201- 60 St. Clair Ave. E

Toronto, ON, M4T 1N5

## Meeting Book - TLC Policy & Planning Committee Meeting

### PUBLIC AGENDA

**1. Call to Order & Confirmation of Quorum**

[Chair](#)

**2. Land Acknowledgement**

[Chair](#)

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.

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

[Chair](#)

**4. Approval of the Agenda/Other Business**

[Chair](#)

For Approval

**5. Approval of the Public Session Minutes of the Policy & Planning Committee**

[Chair](#)

For Approval

Minutes from the P&P Meeting from Sept. 12 will follow on Oct. 7

**6. Staff Reports**

1. 705 Progress Ave: Conceptual Master Plan, Project Charter & Proposed Budget to Advance Podium School & Mixed-use Redevelopment [10-013]

[Barbara Carou & Jeremy Kloet](#)

Decision

2. 2900-3000 Don Mills Rd: Proposal For Two Stage Market Offering Process [10-014]

[Barbara Carou & Jeremy Kloet](#)

Decision

3. Expropriation by Metrolinx at Blake Street JPS [10-015]

[Wilbur Wong](#)

Decision

4. Amendments to Land Exchange: Eglinton JPS [10-016]

[Wilbur Wong](#)

Decision

5. Lease Former Gooderham Learning Centre [10-017]

[Wilbur Wong & Simon Hewett](#)

6. Long-Term Land Lease – Somali Centre for Culture and Recreation [10-018]

[Ryan Glenn](#)

Decision

7. TLC Q3 Business Operations Report [10-019]

[Ryan Glenn & Markus O'Brien Fehr](#)

**Adjournment to the Closed Session**

[Chair](#)

Only if required.

For Approval

**7. Termination of Meeting**

[Chair](#)

For Approval

**705 Progress Avenue (Ward 19): Conceptual Master Development Plan, Project Charter and Proposed Budget to Advance Podium Elementary School and Mixed-Use Redevelopment**

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** October 10, 2024

**ACTION:** Decision

**RECOMMENDATION**

It is recommended that the TLC Board:

1. Approve the *Conceptual Master Development Plan* for the 705 Progress Mixed-Used Redevelopment, outlined in **Appendix B**.
2. Receive for information, the Key Terms of the *Project Charter* for the 705 Progress Mixed-Used Redevelopment, outlined in **Appendix C**.
3. Approve the proposed consultant budget in the amount of approximately \$1.5M, split 50/50 between the TDSB and City of Toronto with \$300K to be allocated to TLC's 2024-2025 budget and \$450K to be allocated to TLC's 2025-26 budget.
4. Authorize Toronto Lands Corporation staff, in coordination with CreateTO and the City of Toronto, to prepare and submit the required development applications to amend the City of Toronto's Official Plan and Zoning By-law and subdivide the lands at 705 Progress Avenue to permit the redevelopment of the site into the proposed podium elementary school and mixed-use development.
5. Direct the Chief Executive Officer, Toronto Lands Corporation, to report back to the TLC Board in December 2025 on a business case to advance phased redevelopment of 705 Progress Avenue.
6. Forward this report, *705 Progress Avenue: Conceptual Master Development Plan, Project Charter and Proposed Budget to Advance Podium Elementary School and Mixed-Use Redevelopment*, to the TDSB Board for approval.

**EXECUTIVE SUMMARY**

The purpose of this report is to provide the TLC and TDSB Boards with background information on 705 Progress Avenue and seek endorsement of the *Conceptual Master Development Plan*, inform them of the Key Terms of the Project Charter and seek approval of the proposed budget, all of which are required to advance the development applications for 705 Progress Avenue and achieve a target construction start in 2027.

In 1996, the former Scarborough Board of Education and the former City of Scarborough jointly purchased 705 Progress Avenue (see **Appendix A**) on a 50/50 basis, with the intention of redeveloping the 10.89-acre site into an elementary school and municipal park. The site is located within the Scarborough Centre Secondary Plan, an area expected to experience significant population growth in the coming years.

On November 9, 2021, Toronto City Council directed city staff and CreateTO to work with the Toronto District School Board (TDSB) to create a master development plan for the subject site. City Council direction included advancing any necessary Official Plan and/or Zoning By-law Amendments to allow for a mixed-use development inclusive of a public elementary school, municipal park, residential housing with an affordable housing component, and a permanent community hub for local charities. Since 2021, the Toronto Lands Corporation (TLC) has worked collaboratively with city staff to develop a Conceptual Master Development Plan (see **Appendix B**) to achieve the objectives set out by Toronto City Council.

The next step in the redevelopment process site is establishing a project charter and submitting the necessary development applications (Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision) to the City of Toronto. The Project Charter is designed to enhance collaboration between all parties to finalize the Conceptual Master Development Plan and submit the development applications. The Charter outlines project objectives, governance, resource requirements, project schedule, principles for cost-sharing and a project budget. A draft project budget has also been prepared by the City of Toronto, outlining the costs associated with preparing the required reports, plans, and materials to advance the proposed podium elementary school and mixed-use development. The total estimated cost associated with preparing the complete development applications permitting the redevelopment of 705 Progress Avenue is \$1.5m, split 50/50 between the TDSB and the City of Toronto.

## **BACKGROUND**

### **Decision History**

On May 19, 2021, the Toronto Lands Corporation's Planning and Priorities Committee received a status report for 705 Progress Avenue, as requested by the TLC Board of Directors at its Meeting on April 21, 2021.

### **Site Context and Key Characteristics**

The 705 Progress Avenue site is 10.89 acres and is located in central Scarborough (Ward 19 – Trustee Patel), immediately east of the Scarborough Town Centre at Progress Avenue and Bellamy Road North. The site was jointly purchased in 1996 by the former City of Scarborough and the former Scarborough Board of Education to provide a future public elementary school and municipal park. Each party holds a 50/50 undivided interest in the property. The site is currently developed with a total of six commercial buildings. These buildings have a total gross floor area of 155,658 square feet.

### **Existing Lease Agreements**

The six existing commercial buildings are subdivided into 55 commercial units. Currently, 48 of the 55 commercial units are leased. The TDSB and City of Toronto have an existing operating agreement defining the partnership and management of the site and all leases. All revenue and costs are shared 50/50 between both owners on an annual reconciliation basis. The existing leases contain an early termination clause where the owners can give the tenant six months' written notice.

Several non-profit tenants are under the City's Community Space Tenancy, leasing space at below-market rent. The TLC, in coordination with city stakeholders from Corporate Real Estate Management (CREM); Social Development, Financing and Development (SDFD); and Toronto Shelter and Support Services (TSSS) will develop a relocation and re-accommodation strategy that will:

- Identify existing tenants that qualify to be relocated to the proposed community hub;
- Identify funding sources to facilitate the relocation and tenant improvements for existing tenants being relocated to the new community hub; and
- Develop a relocation strategy for existing tenants that cannot be accommodated in the new community hub.

In 2019, the City of Toronto converted units 47 to 62 into a temporary homeless shelter. In 2022, this shelter was extensively renovated. Its continued operation was incorporated into the site's Master Development Plan.

### **Development Pressure**

The Scarborough City Centre is designated as an Urban Growth Centre under the provincial growth plan. As a result, this area is a focal point for accommodating population and employment growth. The draft 'Our Scarborough Centre Study' and its predecessor the Scarborough Centre Secondary Plan contemplate a 30-year residential population increase of upwards of 60,000 residents. Development in the Scarborough City Centre area has been ongoing for the past two decades and is planned to continue over the next 10 to 15 years. The confirmation of funding for the Scarborough Subway Extension has sparked further interest within the private sector development community in moving forward with redevelopment opportunities, particularly the recent Oxford Properties proposal to redevelop portions of the Scarborough Town Centre.

### **Capital Priority**

A new elementary school at 705 Progress Avenue has been and continues to be one of the TDSB's top capital priorities. In 2021 and 2022, the Board submitted a business case to the Ministry of Education seeking funding to construct a new school at 705 Progress Avenue. In both instances, the Ministry of Education did not approve funding for this project.

### **Proposed Redevelopment Objectives**

Over the past 3 years, staff from the TDSB, TLC and the City of Toronto have co-developed a Conceptual Master Development Plan (see **Appendix B**) for the 705 Progress Avenue site. This plan seeks to deliver a mixed-use development to incorporate several public facilities that will serve the rapidly urbanizing community of Scarborough City Centre. These public facilities include the following:

- A new 100,000 sq.ft., 927 pupil place, public elementary school located in the podium of the proposed buildings;
- A new large district-scale public park, approximately 50% of the total site area, with consideration for shared-use areas to allow for outdoor play space for elementary school students;
- A permanent community hub for local charities of approximately 20,000 sq.ft.; and
- Three residential towers and one mid-rise residential building that includes an affordable housing component (tenure, unit count, and unit mix yet to be determined).

The proposed redevelopment of 705 Progress, as illustrated in the Conceptual Master Plan, will be implemented through a multi-phased strategy and have consideration for all required improvements to the existing road network and supporting infrastructure. The initial phases of the redevelopment will focus on the delivery of a new podium elementary school (northeast corner of the site) and a large public park (eastern half of the site adjacent to East Highland Creek). Subsequent phases will focus on the redevelopment of the site's southwest corner. As the redevelopment process for 705 Progress Avenue advances, a detailed phasing strategy will be developed in coordination with CreateTO and presented to TLC and TDSB Committees and Boards.

### **Work to Date**

To date, TLC staff have worked collaboratively and in coordination with City stakeholders to advance the Conceptual Master Development Plan. Working Committees were formed with representatives from City divisions, including CreateTO, Corporate Real Estate Management (CREM), City Planning, Parks, Forestry and Recreation (PFR), Social Development, Finance and Administration (SDF), and the Housing Secretariat (HS). The Project Charter (Appendix C) provides further detail on the governance of the working committees.

Through regular meetings and workshops, the Working Committees have completed the following milestones:

- Identification of specifications of each component of community infrastructure, including the public elementary school, public park, and community hub;
- Advancement of a conceptual phasing strategy to mitigate impact to existing sensitive tenancies on the property, while enabling construction launch of the public-school component by the targeted timeline of 2027; and
- Coordination with the approval authority responsible for the Scarborough Centre Secondary Plan review to ensure policy accommodation for the Conceptual Master Development Plan.

### **STRATEGIC DIRECTION**

TDSB Strategic Plan Goal:	Revitalize - All students and staff learn and work in inclusive, safe, and modern environments <i>Redeveloping a site into a mixed-use development, with a modern podium elementary school, to serve a rapidly growing and underserved community in Scarborough</i>
TLC Strategic Plan Goal:	Create a Culture of Partnership and Collaboration with Key Stakeholder Groups <i>Collaborating with various divisions and departments within the City of Toronto to achieve mutually beneficial city-building objectives</i>

## ACTION PLAN AND ASSOCIATED TIMELINE

Table 1 provides a high-level overview of the key actions and estimated and aspirational timeline to complete the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision application approval process for the proposed redevelopment at 705 Progress Avenue.

**Table 1: Official Plan Amendment, Zoning By-law Amendments and Plan of Subdivision Application Review and Approval Process Timeline**

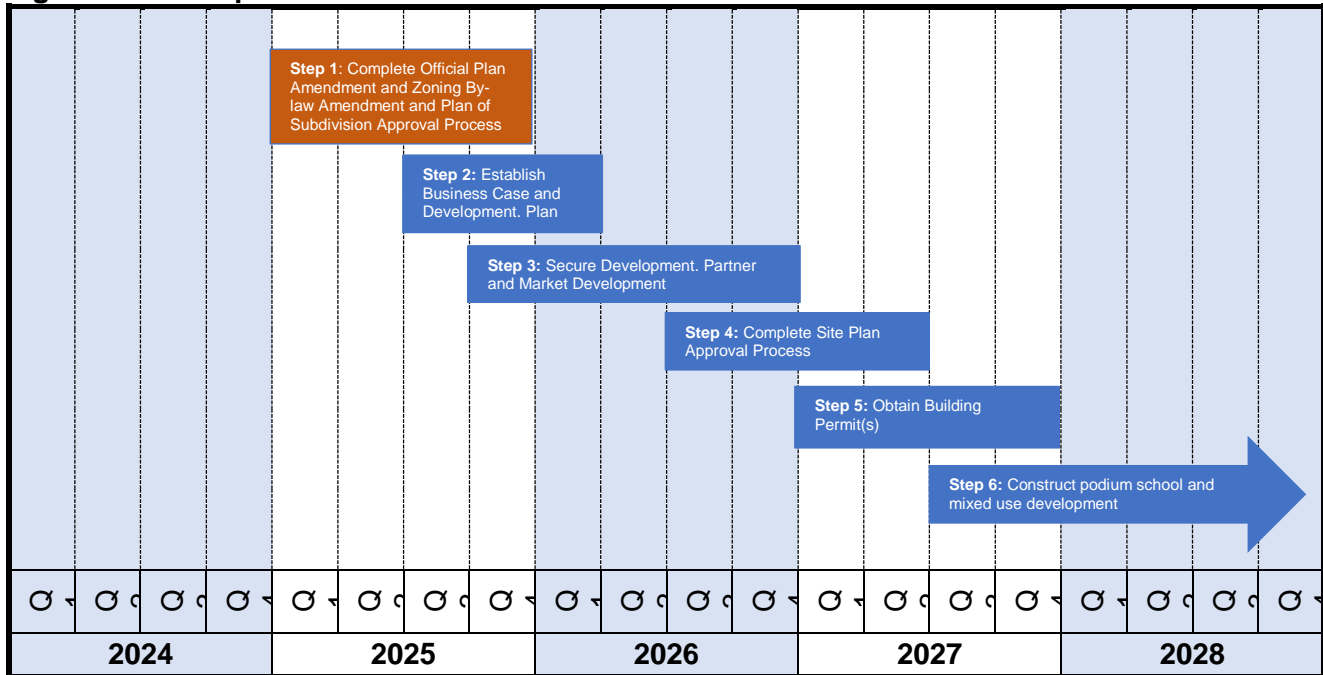
Step	Date	Action
1	October 17, 2024	TLC staff seek TLC Board endorsement of the draft project charter, approval of the proposed budget and direction to submit required development applications to the City of Toronto
2	October 30, 2024	TLC staff seek TDSB Planning and Priorities Committee endorsement of the draft project charter, approval of the proposed budget and direction to submit required development applications to the City of Toronto
3	November 6, 2024	TLC staff seek TDSB Board endorsement of the draft project charter, approval of the proposed budget and direction to submit required development applications to the City of Toronto
4	December 10, 2024	City and CreateTO staff seek City of Toronto Executive Committee endorsement of the draft project charter, approval of the proposed budget and direction to submit required development applications to the City of Toronto
5	December 17-19, 2024	City and CreateTO staff seek Toronto City Council endorsement of the draft project charter, approval of the proposed budget and direction to submit required development applications to the City of Toronto
6	Q2 2024-25 (Jan-Feb)	Procure technical consultant team and establish detailed project schedule and prepare development applications (Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision)
7	January 2025	Develop communication strategy and stakeholder engagement plan in consultation with local city councillor, local trustee and City of Toronto staff
8	Q2 2024-25 (Jan-Feb)	Prepare and submit Pre-Application Consultation (PAC) Request to the City of Toronto
9	March 2025	Provide TLC Policy and Planning Committee with status update on work completed to date



<b>10</b>	Q3 2024-25 (Apr-May)	Submit development applications to the City of Toronto to amend the City’s Official Plan and Zoning By-law and subdivide the site into development parcels
<b>11</b>	Q1/Q2 2025-26	Receive City approval of the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Plan of Subdivision applications

The completion of all key actions associated with Official Plan Amendment, Zoning Amendment and Plan of Subdivision processes, as described above, are collectively part of the first major step in a larger redevelopment timeline. Figure 1 below illustrates, at a high level, all key steps of the proposed redevelopment timeline to achieve the aspirational goal of a 2027 construction start date.

**Figure 1: Development Timeline**



The TLC team is committed to providing the TLC and TDSB committees and boards with regular updates throughout the redevelopment process, identifying key decision points, risks, and timeline revisions.

**RESOURCE IMPLICATIONS**

An investment of an estimated \$1,500,000 is required to procure the necessary consultant team to prepare all submission materials for the required Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications. These submission materials include architectural and landscape plans; planning, environmental and technical studies; and financial market analysis. The cost will be



born equally between the TDSB and the City of Toronto. As such, the total estimated financial cost to the TDSB is \$750,000.

The proposed budget for 705 Progress Avenue was not included in the 2024-2025 budget. In Q2 2024-25, TLC staff will advance a variance report to the TLC Audit and Finance Committee noting the addition of \$300,000 in TLC's 2024-2025 budget for this project. The remaining \$450,000 of the proposed budget will be captured in the 2025-2026 TLC budget.

CreateTO will lead, in consultation with TLC, the procurement process and retention of all consultants. CreateTO, through a staff report to City Council, will be seeking approval to waive all application fees for the required applications.

Through due diligence, site feasibility work, and the development of a future business case following approval of the City-initiated Planning approvals, any future funding required to develop and operate the proposed public elementary school, public park, affordable housing, and permanent community hub will be identified in collaboration with the respective City Divisions. The TDSB and the City of Toronto are independently responsible for the capital costs of constructing their respective facilities.

The City and TDSB are jointly and equally responsible for off-site improvement costs for constructing all roads, services, and other master plan improvements required to develop the site. These costs will be identified through a future business case.

## **DUE DILIGENCE**

Policy & Planning Committee (Select all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Inspection and Due Diligence | <input checked="" type="checkbox"/> Consultation with Local Trustee and Local Councillor |
| <input checked="" type="checkbox"/> Official Plan                     | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement                      |
| <input checked="" type="checkbox"/> Zoning                            | <input checked="" type="checkbox"/> Consultation with City of Toronto Staff              |
| <input type="checkbox"/> Reg 374/23                                   | <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 checked="" type="checkbox"/> Planning Report                   |  |

## **POLICY AND PROCEDURE REFERENCE(S)**

- Shareholder 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**            Site Context Map
- APPENDIX B**            Draft Conceptual Master Plan
- APPENDIX C**            Project Charter – Key Terms

**FROM**

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**Site Context Map**

**APPENDIX A**





**Conceptual Master Development Plan**

**APPENDIX B**



**BLOCK 1 (BLUE)**

SITE STATS		
Block 1 Area	Blue	6,485 sm

BUILDING STATS		
Non-Res GCA (School)	9,300 sm	100,104 sf
Residential GCA	65,769 sm	707,932 sf
<b>Total Gross Construction Area</b>	<b>75,069 sm</b>	<b>808,036 sf</b>
<b>FSI (Total Site Area)</b>	<b>11.58</b>	

AMENITY SPACE	
Total Amenity (4sm/UNIT)	3,300 sm
Indoor Amenity Required (2sm/UNIT)	1,650 sm
Outdoor Amenity Required (2sm/UNIT)	1,650 sm

UNITS	
Target Unit Count (from table below)	<b>825 units</b>

## **Project Charter – Key Terms**

## **APPENDIX C**

### **Purpose and Scope of the Project Charter**

The Project Charter is designed to enhance collaboration between all parties and outline each party's responsibilities with respect to developing the Master Plan. The Charter will outline the key objectives, governance, resource requirements, project schedule, principles for cost sharing and project budget.

### **Project Charter Objectives**

The primary objectives of the Project Charter are to achieve the following:

- a. Develop a conceptual Master Plan and Phasing Strategy for the site;
- b. Obtain the required Planning Act approvals (Official Plan and Zoning By-law Amendments and Plan of Subdivision);
- c. Develop a relocation strategy for existing tenants, in consultation with the City of Toronto stakeholders, including Corporate Real Estate Management (CREM), Social Development, Finance and Administration (SDFA), and Toronto Shelter and Support Services (TSSS); and
- d. Identify funding sources to deliver the TDSB elementary school and outdoor playfield; public park; community hub; and relocation and fit-out of existing tenants in the new community hub.

### **Development of Master Plan**

The following principles will be adhered to when developing the conceptual Master Plan:

- a. A business case that seeks to maximize financial and social value of the site to support the delivery of an elementary school, the public park, affordable housing, and community hub;
- b. All enabling costs (including soft costs) are to be shared equally between the City and TDSB;
- c. The City and TDSB are not precluded from agreeing to a future land division of the site. Whereby, ownership interests in individual development blocks may be separately conveyed;
- d. The City and TDSB are independently responsible for the capital costs associated with their respective facilities;
- e. The City and TDSB are jointly responsible for off-site improvement costs for the construction of all roads, services and other master plan improvements required to develop the site;
- f. Any costs imposed through the regulatory process are to be shared by the City and TDSB;
- g. The existing men's shelter is jointly recognized by the City and TDSB as a sensitive tenancy which requires accommodation through the redevelopment strategy; and
- h. Any disposition of land owned by TDSB will be subject to O.Reg. 374/23 (Disposition of Surplus Real Property and Acquisition of Real Property) under Education Act (Ontario).

### **Governance**

The City of Toronto, TDSB, TLC and CreateTO ("Committee Representatives") shall appoint at least one representative to participate in the Core Working Group and Technical Advisory Committee. All decisions of the Technical Advisory Committee shall be ratified by the respective governing bodies of CreateTO, City, the Toronto Lands Corporation, and the Toronto District School Board.

**2900-3000 Don Mills Road: Proposal for Two-Stage Market Offering Process (Ward 13)**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** October 10, 2024  
**ACTION:** Decision

**RECOMMENDATION**

It is recommended that the TLC Board:

1. Direct TLC staff to advance the redevelopment of the site at 2900-3000 Don Mills Road through a two-stage market offering process consisting of:
  - i. A *Request for Expression of Interest* (REOI) to establish a shortlist of qualified interested partners; and,
  - ii. A *Request for Proposal* (RFP) to select preferred development partner(s).
2. Direct TLC staff to consult with TDSB staff, the City of Toronto, and other stakeholders, to develop a site vision, guiding principles, and a defined future school program.
3. Direct TLC staff to retain a Fairness Monitor to oversee the review of the *Request for Expression of Interest* and future *Request for Proposal* responses to ensure a fair, open, and consistent process is maintained throughout.
4. Direct the Chief Executive Officer, Toronto Lands Corporation, to report back in June 2025 on the results of the *Request for Expression of Interest* and next steps.

**EXECUTIVE SUMMARY**

This report provides the TLC Board with a recommended strategy to advance the redevelopment of the 9.5-hectare TDSB-owned site located at 2900-3000 Don Mills Ave, home of George Vanier Secondary School, Woodbine Middle School, and Northeast Secondary Alternative. This property represents a significant opportunity to optimize the potential of a unique site in the TDSB's portfolio to create a complete community that includes a mix of uses, including a modernized learning environment, a mix of housing, an enhanced public realm and delivery of social infrastructure in proximity to transit and strong urban growth.

TLC is proposing to proceed with a two-stage market offering process targeted to the private development and not-for-profit community for the site's redevelopment. Stage One would involve releasing a Request for Expression of Interest (REOI) to identify qualified interested partners with the capacity, expertise, and vision to execute a project of this scale. The REOI process will be designed to encourage creative and aspirational design visions for this site. The REOI is expected to be released in Q2 of the 2024-25 fiscal year.

Stage Two of the Market Offering Process will involve the release of a Request for Proposal (“RFP”), where the preferred proponents identified through the REOI are invited to participate in the RFP process, focusing on further developing the site-specific vision and development details through proposal submission.

Given this site's significant potential, TLC is proposing to retain a real estate advisory team to assist in preparing and managing the two-stage market offering process and a Fairness Monitor to oversee the review of the REOI and future RFP responses to ensure a fair, open, and consistent process is maintained throughout.

## **BACKGROUND**

### **Decision History**

On March 18, 2024, the Toronto Lands Corporation Planning and Priorities Committee received the results of a visioning session for the site led by ULI’s Technical Advisory Panel. At that meeting, staff were directed to complete further site due diligence and report back to the TLC Board with a proposed approach for the site's redevelopment.

The full TAP Report can viewed at the following link:

[https://drive.google.com/file/d/1yNmEWrc-giHTECVUEFCLf9VAqFVLX1\\_Z/view](https://drive.google.com/file/d/1yNmEWrc-giHTECVUEFCLf9VAqFVLX1_Z/view)

### **Site Context and Key Characteristics**

The large site is a predominantly underutilized suburban school site containing two sprawling 1960s buildings home to George Vanier Secondary School, Woodbine Middle School, and Northeast Secondary Alternative. The site abuts the city-owned Oriole Community Centre and Park on the south side and a commercial plaza to the north.

The property represents an opportunity to unlock the site's value to deliver new modernized school facilities and additional city-building objectives, including housing. The site is within a short walking distance of the Don Mills Subway Station and adjacent to a neighbourhood experiencing significant growth, particularly around Fairview Mall. The size, shape, and surrounding residential tower context allow significant density to be built on the site. The size of the site also provides the opportunity for a phased development, allowing the existing school to remain operational while the new school is being built. A school-first approach to development that sees public infrastructure delivered upfront has the advantage of minimizing disruption to existing students while delivering community facilities early on in the project.

### **Work to date**

A preliminary visioning exercise was completed for this site through the Urban Land Institute’s Technical Assistance Panel (“TAP”) in January 2024, which reimagined the 9.5-hectare as a new complete mixed-use community. Given the site’s proximity to transit and anticipated growth, the TAP was tasked to look at ways to deliver modernized school facilities while supporting larger provincial goals related to community building and affordable housing. The panel provided two high-level concepts for the site that included the site as a “hub” and a “connected community anchor.” The high-level concept designs proposed the following key elements:



- Delivering modern schools that are re-oriented to create comfortable student environments.
- Looking at opportunities for collocating community services, including the recreation centre.
- Adding a mix of buildings to accommodate future residents along with opportunities for community services and small retail spaces.
- Dedicating a generous amount of open and publicly accessible space.
- Looking at opportunities for improving traffic, pedestrian, and cycling infrastructure on Don Mills Road to improve access to the site.
- Creating a central spine that connects the site from north to south.

The Panel also provided eight (8) recommendations to guide future approaches to the site:

1. Engage meaningfully with the local community and stakeholders.
2. Focus on creating better connections and access to the site.
3. Maximize public “value” to generate public benefit outcomes.
4. Make public “value” visible throughout the process, ensuring a community and schools-first approach to infrastructure delivery.
5. Focus on families by investing in education, housing, community, and public realm design.
6. Ensure clarity of vision, values, and policy objectives before deciding on ownership structures.
7. Emphasize coordination over ownership.
8. Maximize economic impact during development and include opportunities for social procurement and participation by indigenous, local people and businesses.

This site was also previously considered as part of the Missing Middle Solutions Lab led by the Canadian Mortgage Housing Corporation where opportunities for integrating housing on the site were also explored.

### **Timing and Process to Advance Property**

TLC staff recommend that the site be part of a two-stage offering process, which will involve the issuance of: (1) a Request for Expression of Interest (REOI) followed by, (2) a Request for Proposal (RFP).

A REOI is a formal process used to gauge interest and shortlist eligible development partners before moving to a more formal procurement stage. This approach is recommended to ensure partners are selected based on their experience in similar projects, capacity to meet project goals, design innovation, community impacts, and financial stability. The use of REOIs for large public real estate development projects helps streamline the procurement process and often encourages collaboration and innovation, leading to better outcomes.

The REOI will outline the vision for the site, including desired outcomes such as new modernized schools, affordable housing, public spaces, and community facilities. The document will also include submission requirements, eligibility criteria and evaluation metrics to guide interested parties.

The result of the REOI and the recommended shortlist of proponents will be brought back to the TLC Board for approval in the second quarter of 2025. Pending Board approval, a detailed Request for Proposal (RFP) process will then be undertaken as part of the second stage of the market offering process to select a preferred development partner.

A proponent-led re-zoning process is suggested for this site to allow flexibility for innovative solutions that maximize the quantity and type of housing delivered, along with other important community benefits. Guiding principles, project objectives, and a vision for the overall site will be provided to the proponent to guide their proposal and developed in partnership with the TDSB, the City of Toronto and other stakeholders. A comprehensive community engagement plan will be a requirement of any future concept development of the site.

To advance the REOI, the following steps will be undertaken:

- Develop a vision, guiding principles and a detailed school program for the site in consultation with TDSB staff to be included as part of the evaluation criteria in the REOI.
- Further consultation with the City of Toronto on future plans for the municipally owned lands abutting the south of the site and identifying other city-building priorities.
- Consultation with key stakeholders to gather input on the needs for the site’s redevelopment.
- Retention of real estate advisory services to prepare and manage REOI and RFP processes and documents.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Build strong relationships and partnerships within 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 that strengthen the communities in which these schools serve*

TLC Strategic Plan Goal: Transform the student learning environment through the modernization of facilities.

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

## ACTION PLAN AND ASSOCIATED TIMELINE

Table 1 provides a high-level overview of the key actions that TLC staff will undertake and identifies an estimated and aspirational timeline to take the property to market.

**Table 1: Site Market Offering Timeline (Based on Calendar Year)**

Step	Date	Action
1	October 17, 2024	Staff seek TLC Board endorsement of the proposed approach for a two-stage market offering.
2	Q4 2024	Host stakeholder workshops with TDSB and City staff and other stakeholders to develop a vision, goals and guiding principles for the redevelopment of the site.
3	Q4 2024	Procure a real estate advisory team to manage a two-stage market offering process for the site.
4	Q1 2025	Issue Request for Expression of Interest (REOI).
5	Q1 2025	Procure a Fairness Monitor to oversee the REOI and RFP process
6	Q2 2025	Report back to TLC Board on the results of the Request for Expressions of Interest (REOI).
7	Q2 2025	Invite shortlisted candidates to participate in the RFP for the redevelopment of the site.
8	Q3 2025	Report back to TLC and TDSB Boards on the results of the RFP along with a public consultation strategy and next steps

## RESOURCE IMPLICATIONS

Costs associated with the market offering process have been included in the 2024-2025 TLC approved budget.

## DUE DILIGENCE

The risk levels remain low for this project. Consultation with TDSB Staff, the local Trustee, the local Councillor and other stakeholders is built into the project scope.

Policy & Planning Committee (Select all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Inspection and Due Diligence | <input checked="" type="checkbox"/> Planning Report                                      |
| <input type="checkbox"/> Official Plan                                | <input checked="" type="checkbox"/> Consultation with Local Trustee and Local Councillor |
| <input type="checkbox"/> Zoning                                       | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement                      |
| <input type="checkbox"/> Reg 374/23                                   | <input checked="" type="checkbox"/> Consultation with City of Toronto Staff              |
| <input type="checkbox"/> Appraisal Report                             | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff               |
| <input type="checkbox"/> Environmental Report                         |  |

Consultation with TDSB Planning Staff

Consultation with TDSB Finance Staff

### **POLICY AND PROCEDURE REFERENCE(S)**

- Shareholder 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**            Site Profile

**APPENDIX B**            School Profiles

### **FROM**

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at [rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca) or at 437-219-8191.

Barbara Carou, Director, Partnerships and Development, Toronto Lands Corporation, at [bcarou.tlc@tdsb.on.ca](mailto:bcarou.tlc@tdsb.on.ca) or at 437-551-5393

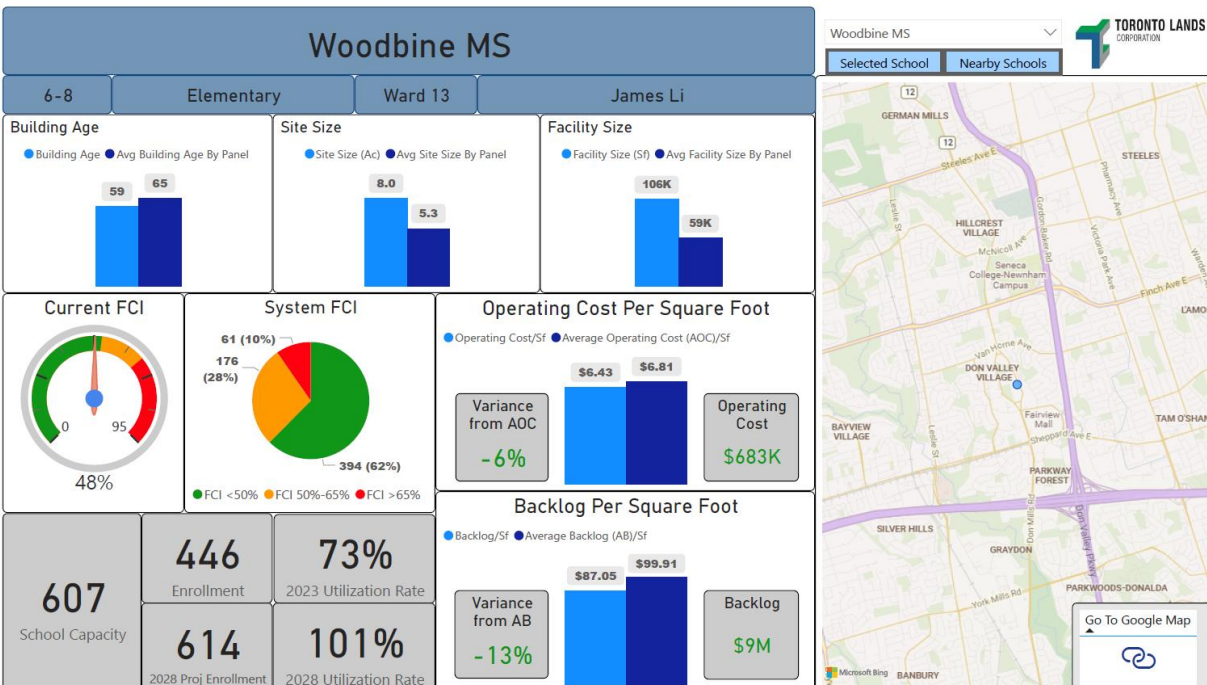
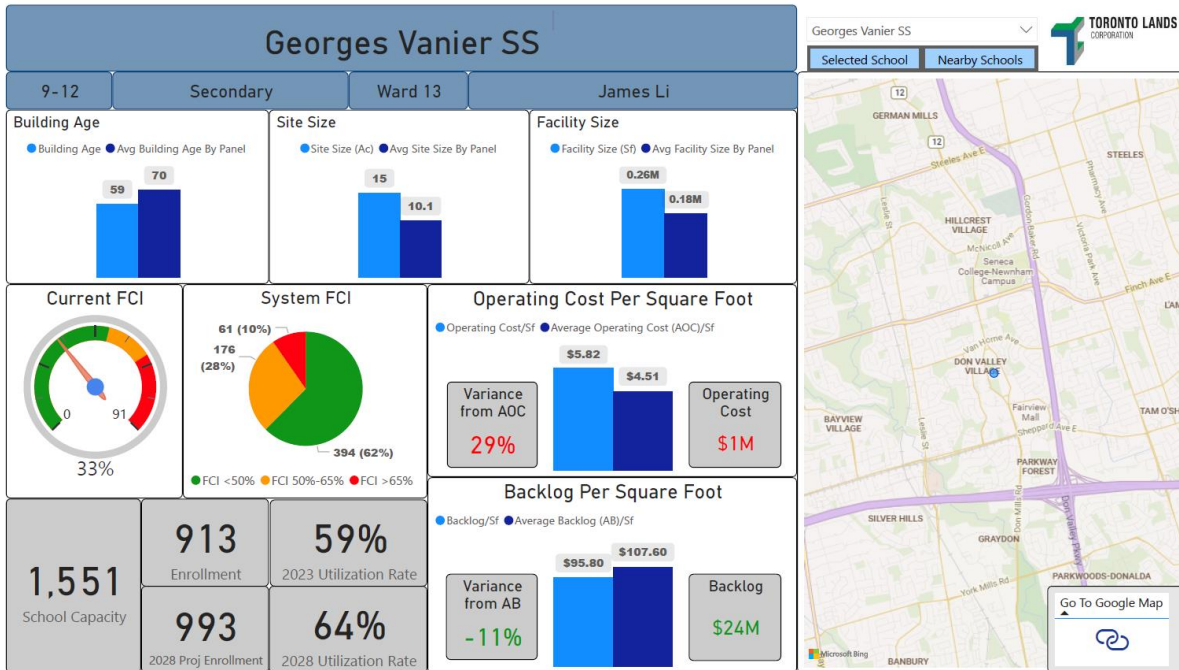
**SITE PROFILE**

**APPENDIX A**



- City of Toronto
- Toronto District School Board
- Lutheran Church
- Commercial Plaza



**SCHOOL PROFILES**
**APPENDIX B**


### **Expropriation by Metrolinx at Blake Street JPS**

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** October 10, 2024

**ACTION:** Decision

#### **RECOMMENDATION:**

It is recommended that:

1. The Toronto Lands Corporation (TLC) be authorized to execute the Acceptance of Offer from Metrolinx for Parts 1 and 2, Plan of Expropriation No. AT6586984, accepting Offer (B): Advance Payment on a without prejudice basis;
2. The TLC be authorized to execute the Acceptance of Offer from Metrolinx for Parts 3, 4, and 5, Plan of Expropriation No. AT6586984, accepting Offer (B): Advance Payment on a without prejudice basis;
3. The TLC be authorized to negotiate with Metrolinx to reach a full and final settlement on terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel;
4. That the report, Expropriation by Metrolinx at Blake Street JPS, be forwarded to TDSB Board for approval.

#### **EXECUTIVE SUMMARY**

In January 2022, TDSB received a letter from Metrolinx indicating the need to acquire a small portion of land on the southern edge of Blake Street Junior Public School to construct the Ontario Line. Metrolinx indicated that the land was required to widen the current right-of-way and for the construction and maintenance of a retaining/noise wall.

From 2022 to 2023, TLC and TDSB staff actively engaged with Metrolinx for documents and materials and made further inquiries regarding the effects of their work on the existing outdoor structure, future TDSB structures, noise, and access issues. While discussions were progressing, in February 2024, Metrolinx provided a formal Notice of Application for Approval to Expropriate Lands. Subsequently, with a plan of expropriation registered, TDSB further received the Notice of Expropriation, Notice of Election, and Notice of Possession, with the latter indicating a possession date of July 2, 2025.

In August 2024, in accordance with Section 25 of the Expropriations Act, Metrolinx provided a Formal Offer of Compensation for the expropriated lands. TDSB has three options in responding to Metrolinx's offer:

- A. accept the statutory offer on a full and final basis;



- B. accept the statutory offer on an advance “without prejudice” basis, which allows TDSB to claim further compensation in future; or
- C. not accept the statutory offer and earn simple annual interest from the date of possession to the date of payment.

The offer amount for Metrolinx's first and second options is exactly the same. Therefore, it is not recommended to select Option A. Given that the possession date is not until July 2, 2025, and no interest would be gained until then through Option C, TLC recommends accepting Option B so that an immediate payment can be received while TLC continues to negotiate and reach a full and final compensation package from Metrolinx.

Options	Parts 1 & 2	Parts 3, 4, 5
Option A: Full and Final	MX Offer: \$368,100	MX Offer: \$242,100
Option B: “Without Prejudice” advance, subject to further compensation in future through negotiation	MX Offer: \$368,100 with potential for more through negotiation	MX Offer: \$242,100 with potential for more through negotiation
Option C: Not accept any offer and earn simple interest	No interest to be earned until July 2, 2025	No interest to be earned until July 2, 2025

## AUTHORITY OR DIRECTION FOR UNDERTAKING THE PROJECT

**Authority or Direction:** Shareholders Direction

## STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

### TDSB Strategic Plan Goal:

Revitalize - All students and staff learn and work in inclusive, safe, and modern environments.

*Working together with tenants and community partners to generate revenue that supports student learning at TDSB.*

### TLC Strategic Plan Goal: (include all that apply)

- Create a Culture of Partnership & Collaboration with Key Stakeholder Groups

*Collaborating with tenants and community partners to achieve mutually beneficial results and success.*

## **DUE DILIGENCE**

### **Policy & Planning Committee**

- |  |  |
|--|--|
| <input checked="" 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 374/23                  | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input checked="" 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**

For Parts 1 and 2, Plan of Expropriation No. AT6586984, the Offer B is in the amount of \$368,100.  
For Parts 3, 4, and 5, Plan of Expropriation No. AT6586984, the Offer B is in the amount of \$242,100.

Offer B can be accepted on a without prejudice basis and would be paid to TDSB immediately while a further full and final settlement may increase the total amount received by TDSB for the expropriation.

## **RISK LEVEL**

Low

## **ACTION PLAN AND ASSOCIATED TIMELINES**

- October 17, 2024 – TLC Board approval
- November 6, 2024 – TDSB Board approval
- November 2024 – Accept Offer B from Metrolinx
- July 2, 2025 – Possession Date by Metrolinx of expropriated lands
- Thereafter – Negotiating full and final settlement with Metrolinx

## **TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)**

- Shareholder's Direction
- TDSB Delegation of Authority Procedure, PR 711 dated January 18, 2018  
Section 8.6 - Capital Property Leases, Board approval is required.
- Toronto District School Board (TDSB) Disposition of Property Policy

## APPENDICES

- **Appendix A: Site Profile**

### FROM

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at [rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca) or at 437-219-8191.

Wilbur Wong, Director, Real Estate & Leasing, Toronto Lands Corporation at [wwong.tlc@tdsb.on.ca](mailto:wwong.tlc@tdsb.on.ca) or at 416-788-3229.

**APPENDIX A – Site Map**

**tdsb** Blake Street Jr PS / East Alternative School of Toronto  
Toronto District School Board 21 Boulton Avenue  
(2018 Ortho Imagery)



0 0.02 0.04 0.08 0.12 0.16 km

Produced by:  
Strategy and Planning, TDSB  
April 2019

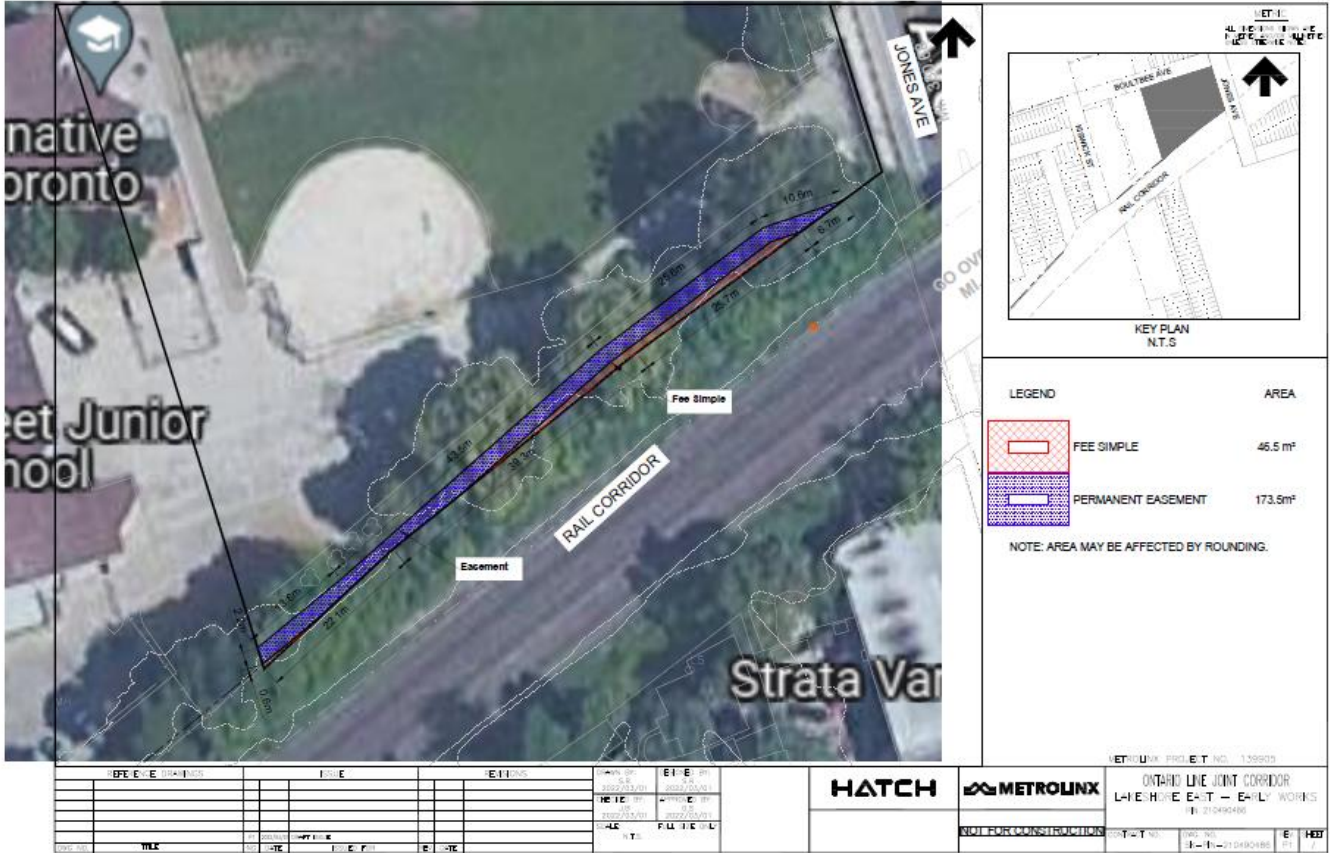
Source:  
Base Map- Geospatial Competency Centre  
Facility- Strategy and Planning, TDSB  
Data- City of Toronto



- Legend**
- Facility
  - TDSB Site
  - Leased Site

L:\GISData\project\Ortho\Ortho Template 2018.mxd

**APPENDIX A – Expropriated Lands**





## **Amendments to Land Exchange: Eglinton Junior Public School**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** October 10, 2024  
**ACTION:** Decision

### **RECOMMENDATION**

It is recommended that:

1. The Toronto Lands Corporation (TLC) be authorized to amend the land exchange agreements (the “Agreements”) with the developer, Bazis and its subsidiary;
2. The Agreements will ensure that the newly constructed non-condominium strata title ownership of finished school space will increase from approximately 120,000 square feet to 145,000 square feet;
3. The Agreements will provide that the developer, Bazis and its subsidiary, will pay \$60 per square foot on any approved residential gross floor area exceeding 1,200,000 square feet for development on the TDSB lands under the municipal address of 223 Eglinton Avenue East;
4. The Agreements will provide that the developer, Bazis and its subsidiary, will pay for the costs of TDSB’s advocate architect;
5. The Agreements will provide that the developer, Bazis and its subsidiary, upon the completion of Phase 1 and possession of Phase 2 (Eglinton JPS), will leaseback the site, at a nominal rate, to the TDSB for continued use as a school, at the sole discretion of Bazis;
6. That the report, Amendments to Land Exchange: Eglinton JPS, be forwarded to the TDSB Board for approval.

### **EXECUTIVE SUMMARY**

At its meeting on June 29, 2022, the TDSB Board (private session) decided that TLC be authorized to enter into land exchange agreements with the developer Bazis, whereby the TDSB agreed to exchange its property at 223 Eglinton Avenue East for, among other things, the provision of approximately 120,000 square feet of newly constructed non-condominium strata title ownership of finished school space. In March 2023, the TDSB was granted approval by EDU to dispose of the property to the developer as part of a step in a plan to provide additional accommodation for pupils on the site.

In October 2023, CS&P Architects was retained by TDSB as an advocate architect on the project. Detailed designs were prepared by Bazis, with direction from CS&P Architects and input from TDSB and TLC. TDSB advised TLC on May 27, 2024, on the completion of their Core Design Team (CDT) process and the formal approval of the design presented by Bazis on March 6, 2024. Bazis would continue to develop the details of the design with TDSB input. Due to the improved and larger school

design of approximately 145,000 square feet, students would no longer be able to relocate into Phase 1 of the development following its completion as was initially being considered and would be relocated off-site during the construction of Phase 2 of approximately 4 years.

To accommodate the new design, Bazis wishes to amend the agreement to fund the increase in construction costs due to the larger school and maintain the principle that no additional cash is required from TDSB.

- 1) **Advocate Architect:** Bazis will pay for the cost of TDSB's advocate architect.
- 2) **Density Bonus:** The threshold before Bazis is required to pay TDSB the density bonus will be increased from 979,558 square feet to 1,200,000 square feet.
- 3) **Leaseback:** On completion of the Phase 1 tower and sale of Phase 2 (current Eglinton JPS) to Bazis, the developer is willing to lease back the site to TDSB at nominal rent until Bazis requires the property at their sole discretion. Bazis intends to allow the school to stay in place until construction activities begin.

Bazis is currently undertaking Pre-Application Consultation (PAC) with the City of Toronto before a formal Zoning By-law Amendment application submission. The latest PAC material (second submission) was provided to the City on June 21, 2024, and the City, Bazis and TLC attended a PAC meeting on July 8, 2024. During this meeting, City staff provided positive feedback on the design, with minor comments for consideration. Bazis is currently finalizing material for a third PAC submission, with the intention being that once a formal application is submitted, City staff will be able to provide a positive staff report on the development proposal.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments  
*The project seeks to develop a positive relationship and partnership with the developer to deliver a new facility for student learning.*

TLC Strategic Plan Goal: Transform Student Learning Environment through the Modernization of Facilities  
*This project seeks to create a new learning environment to ensure adequate capacity for TDSB's future needs.*

## ACTION PLAN AND ASSOCIATED TIMELINE

- October 17, 2024 – TLC Board approval
- November 6, 2024 – TDSB Board approval
- Thereafter – Complete negotiations with Bazis and execute amending agreements

For illustrative timelines of completion, please see Appendix A



**POLICY AND PROCEDURE REFERENCE(S)**

n/a

**APPENDICES**

- **Appendix A: Illustrative Timelines**

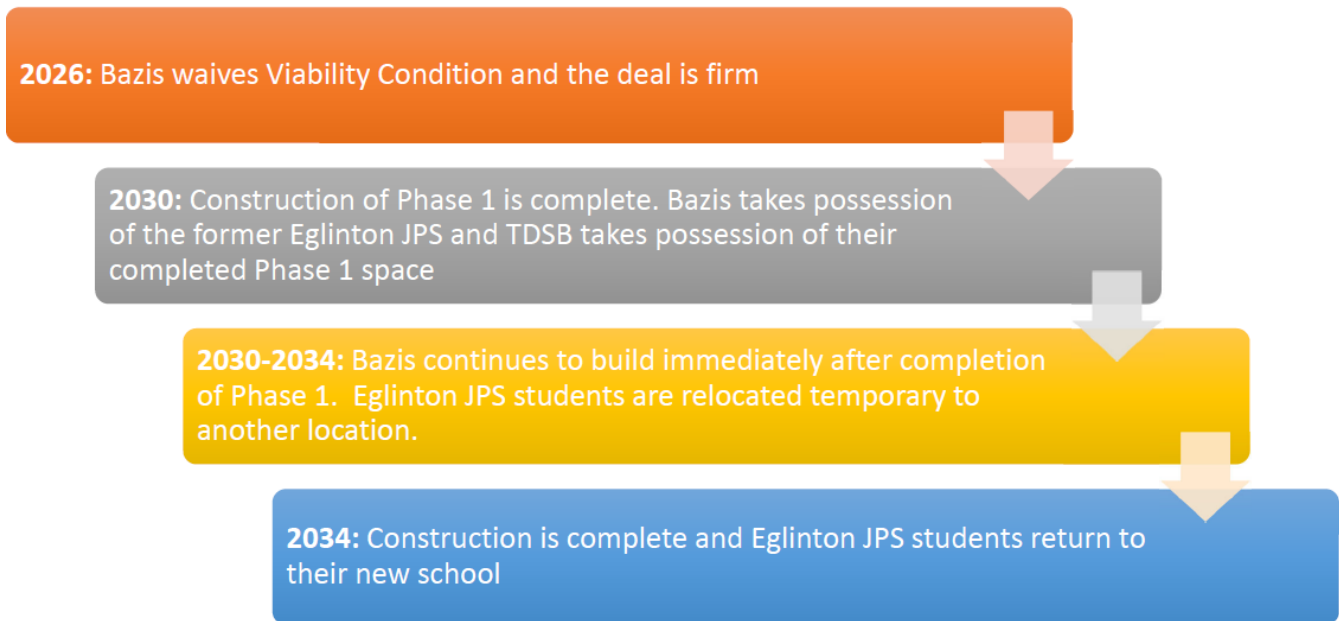
**FROM**

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at [rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca) or at 437-219-8191.

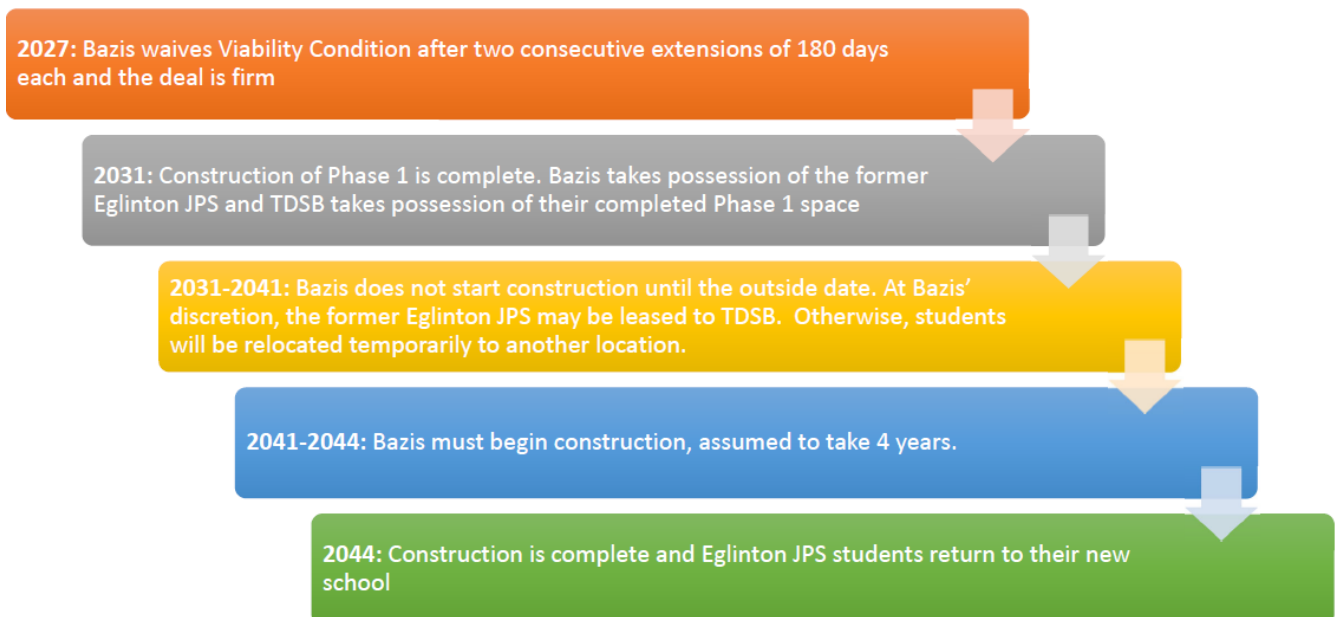
Wilbur Wong, Director, Real Estate & Leasing, Toronto Lands Corporation at [wwong.tlc@tdsb.on.ca](mailto:wwong.tlc@tdsb.on.ca) or at 416-788-3229.

**APPENDIX A**

**Ideal Timeline**



**Outside Date Timeline**



**Lease: Former Gooderham Learning Centre**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** October 10, 2024  
**ACTION:** Decision

**RECOMMENDATION:**

It is recommended that:

1. In accordance with section 194(3) of the Education Act, the former Gooderham Learning Centre, located at 62 Gooderham Drive, continues to not be required for the purposes of the TDSB Board and be declared surplus for lease for a total of five (5) years.
2. The Toronto Lands Corporation (TLC) be authorized to enter into a lease agreement with the City of Toronto for the Toronto Paramedic Services for the former Gooderham Learning Centre, located at 50 Ameer Avenue, for a term of two (2) years with an option to renew for three (3) years, 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.
3. That the report, Lease: Former Gooderham Learning Centre, be forwarded to the TDSB Board for approval.

**EXECUTIVE SUMMARY**

Over the past two years, the Toronto Paramedic Services have been engaging with TLC staff and other public sector entities to find new facilities for the purposes of providing training to paramedics and other staff. Throughout their search, they emphasized the need to access a site that has sufficient parking, is close to major highway, and has enough secure space for their training. The former Gooderham Learning Centre, with ample parking, less than 10 minutes from Hwy 401 and the DVP, and being currently vacant and approximately 20,800sf, met the criteria.

In consultation with local Trustee, TDSB Planning & Accommodations staff, and local TDSB staff, a lease to the City of Toronto for the Toronto Paramedic Services for the site at 62 Gooderham Drive, as outlined in **Appendix A**, is recommended for approval.

The Toronto Paramedic Services, as a part of the City of Toronto, provides an essential service to the city and the community. It is the largest municipal paramedic service in Canada and providing 24-hour pre-hospital emergency and non-emergency care and transportation to and between hospitals for ill or injured individuals. They also offer public education programs to promote rapid and appropriate use of emergency medical resources in time of need.

**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)

Revitalize - All students and staff learn and work in inclusive, safe, and modern environments

*Working together with tenants and community partners to generate revenue that supports student learning at TDSB.*

**TLC Strategic Plan**

**Goal:** (include all that apply)

- Create a Culture of Partnership & Collaboration with Key Stakeholder Groups

*Collaborating with tenants and community partners to achieve mutually beneficial results and success.*

**DUE DILIGENCE**

**Policy & Planning Committee**

- |  |  |
|--|--|
| <input checked="" 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 checked="" type="checkbox"/> Reg 374/23       | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff |
| <input checked="" type="checkbox"/> Appraisal Report | <input checked="" 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**

School	Tenant	Proposed Annual Rent
Former Gooderham Learning Centre	City of Toronto, Toronto Paramedic Services	Fair Market Rent to be negotiated

**RISK LEVEL**

Low

## **ACTION PLAN AND ASSOCIATED TIMELINES**

- October 17, 2024 – TLC Board approval
- November 6, 2024 - TDSB Board approval
- November 2024 to March 2024 – 120-day Notice of Disposition (if required)
- Thereafter – Negotiating and Executing agreements

## **TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)**

- Shareholders Direction
- TDSB Delegation of Authority Procedure, PR 711 dated January 18, 2018  
Section 8.6 - Capital Property Leases, Board approval is required.
- Toronto District School Board (TDSB) Disposition of Property Policy

## **APPENDICES**

- **Appendix A:** Site Profile

## **FROM**

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at [rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca) or at 437-219-8191.

Wilbur Wong, Director, Real Estate & Leasing, Toronto Lands Corporation at [wwong.tlc@tdsb.on.ca](mailto:wwong.tlc@tdsb.on.ca) or at 416-788-3229.

Simon Hewett, Manager of Asset Management & Leasing, Toronto Lands Corporation at [shewett.tlc@tdsb.on.ca](mailto:shewett.tlc@tdsb.on.ca) or at 437-994-3604

**APPENDIX A: Site Profile**

**Former Gooderham Learning Centre – 62 Gooderham Drive**



## **Long-Term Land Lease – Somali Centre for Culture and Recreation**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** October 10, 2024  
**ACTION:** Decision

### **RECOMMENDATION**

It is recommended that:

The Board of the Toronto Lands Corporation direct the CEO of the Toronto Lands Corporation to enter negotiations with the Somali Centre of Culture and Recreation (“SCCR”) with respect to a long-term land lease for the TDSB owned property at 95 Humberline Road and report back in the first quarter of 2025 on the outcome of those negotiations.

### **EXECUTIVE SUMMARY**

On November 1, 2023, the TDSB Board of Trustees moved a motion that the TDSB and its staff work to help support the concept of a new Somali Centre for Culture and Recreation. Staff have been working with the principals of the SCCR, the local TDSB Trustees and the City of Toronto to identify a property suitable for this type of use and surplus to the needs of the TDSB. The site at 95 Humberline Drive (Appendix “A”) is currently used by the City of Toronto for general park purposes, including turf fields for community use since the late 1990s. The site at 95 Humberline Drive was intended to form part of a land swap with the City, which would have contemplated the TDSB giving this site to the City in exchange for the City-owned site at 2 Rowntree Rd, which has been improved by the TDSB with North Kipling Public School.

The City supports the current proposal to lease the site to the SCCR and will continue to work with the TLC to formalize an agreement at 2 Rowntree Road with the TDSB to ensure the continued operation of North Kipling Public School.

The SCCR is a registered nonprofit organization led by a group of Somali Canadian professionals from across Ontario aiming to create a dedicated cultural recreation and community space for the Somali population in Toronto. According to the organization, there has been a 40-year effort from the Somali community to develop a culture and recreation centre in Toronto to address the needs of this underserved community. Beginning in the 1970s, the community began working with local leaders and politicians to advocate for this type of facility. The main goal of this centre is to create a "...central space for the Somali community to gather and receive culturally appropriate community services from non-profit service providers and agencies." After decades of advocacy, Toronto City Council adopted a motion in July 2022 to direct the City of Toronto and CreateTO staff to work with the Somali Centre on a feasibility study to identify potential sites for this facility.

According to 2021 Census data, Canada is home to over 65,555 people with Somali ancestry, making it one of the largest Somali diasporas in the world. Based on the 2021 Census, the Toronto Somali



community is comprised of 19,810 people with a high concentration of the population in the west end of Toronto, including Rexdale. The Somali community is part of a wider population of 265,005 Torontonians of African descent.

### **SCCR Led Consultation Process**

The SCCR undertook a focused public consultation process to understand the needs of the Somali community concerning a potential community and cultural centre. Through this consultation, the community coalesced around six major themes:

- Location and accessibility;
- Functional programming and design;
- Preservation of culture and heritage;
- Culturally sensitive design and green infrastructure;
- Community and operational sustainability, and;
- Supply of affordable housing.

**Location and accessibility:** 82% of the respondents identified a need for the Somali Centre to be located and built in either the Etobicoke or York areas of the City of Toronto.

**Functional programming and design:** • 89% of participants requested a large indoor basketball court in addition to the majority of participants that identified a need for an outdoor basketball court. • Over 85% suggested that multi-purpose recreational spaces were essential to the long-term sustainability of a Somali Centre. • 83% of participants noted a need for fitness spaces. • 82% of participants identified the need for wrap-around child and family amenities in the Somali Centre, including childcare, playgrounds and family rooms. • Over 80% of the participants also identified the need for a community theatre/stage and flexible multipurpose space to host community events.

**Preservation of culture and heritage:** • 91% of respondents wanted a library and archival space for Somali history, culture, and tradition. • 63% of participants identified a need for a public cultural exhibition space (e.g., museum, gallery) showcasing Somali culture, artifacts, history and artists. • 59% of respondents want Somali language classes for both children and adults in the facility.

**Culturally sensitive design and green infrastructure:** • Aesthetic appeal and presentability will be central to the design, and the centre should serve symbolically as an “aqal” (house) where Somalis can gather at a third space. Participants noted that prominent arches inspired by traditional Somali architecture should be integrated to create a welcoming ambiance." • Participants recommended that the Somali Centre stand as a symbol of cultural pride and environmental responsibility. It should embody Somali and Canadian values and heritage while embracing a sustainable future.

**Community and operational sustainability:** • Participants felt strongly that a Somali Centre should actively work to support Somali people who need help and provide spaces for settlement services for newcomers. • Participants also discussed the importance of partnerships and durable funding models as vital for sustainability.

**Supply of affordable housing:** • Participants recognized that the Somali Centre's mandate is to build social infrastructure. However, they noted important opportunities to leverage partnerships with governments and developers to advance the Somali community's long-standing need for affordable housing.

### **Operating Model and Funding Sources**

The Somali Centre is working with a consultant to develop an operating model for the programming at this facility. This work will result in an operations plan that considers the long-term financial sustainability of the facility and includes detailed information on the programming, staffing, costs, and potential funding sources. The City of Toronto is working with the Somali Centre on identifying a potential location, but funding from the City is not available to cover any due diligence, development, construction, or operating costs.

In its support of a new Somali Centre for Culture and Recreation, the City of Toronto has also identified that such a facility would serve the larger community while providing a focus on serving the Somali community in particular. To offer continued support, the City will require programs, services, and facilities that appeal to and be available to the broader public.

### **Equity as a Guiding Principle**

It is recognized that equity-deserving communities often lack recreational opportunities, neighbourhood improvements, and affordable spaces for community and cultural events. Removing barriers to these opportunities, including reducing travel times to access community facilities, creates a more positive holistic learning environment for TDSB students and families beyond the walls of their classrooms. Recognizing that equity is a guiding principle of TDSB, TLC supports this initiative and its goals.

## **STRATEGIC DIRECTION**

TDSB Strategic Plan Goal: Provide Equity of Access to Learning Opportunities for All Students  
*Strengthening neighbourhoods and developing new, modern learning environments.*

TLC Strategic Plan Goal: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups  
*By working with the City of Toronto on a creative way forward, the TLC and the City continue to build and strengthen our mutual commitment to truth and reconciliation.*

## **ACTION PLAN AND ASSOCIATED TIMELINE**

Seek Ministry of Education approval for the proposed transaction.

## **RESOURCE IMPLICATIONS**

None

## **DUE DILIGENCE**

Staff from the TDSB, City of Toronto, Ministry of Education have regularly been consulted.

## **POLICY AND PROCEDURE REFERENCE(S)**

Truth and Reconciliation


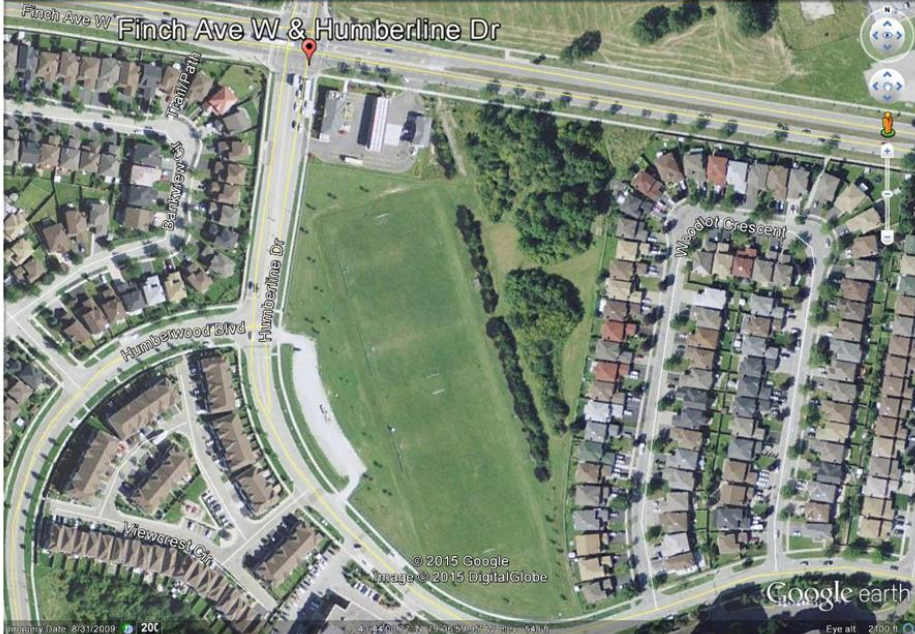
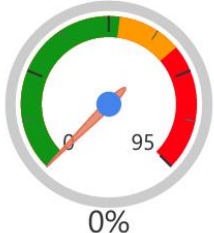
## **APPENDICES**

**APPENDIX A**      Property Profile – 95 Humberline Drive

## **FROM**

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at [rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca) or at 437-219-8191.

**Appendix A: Property Profile – 95 Humberline Drive**

Humberline Drive and Finch Avenue West				
95 Humberline Dr				
Vacant Land	NDS	TDSB Ward 1 City Ward(s) 1	Dennis Hastings	
<p><b>N/A</b> Building Age</p>				Humberline Drive and Finch Avenue ...
<p><b>11.60</b> Site Size (Ac)</p>				
<p><b>N/A</b> Facility Size (Sf)</p>				
<p><b>N/A</b> Student Capacity</p>				
<p><b>Current FCI</b></p>  <p>0%</p>				

## TLC Q3 BUSINESS OPERATIONS REPORT

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** October 10, 2024  
**ACTION:** Decision

### RECOMMENDATION

It recommended that:

The TLC Q3 Business Operations Report be received for information and forwarded to the TDSB Board for information.

### EXECUTIVE SUMMARY

Section 4.10.1 (b) of the TDSB-TLC Shareholder's Direction calls for quarterly reports to the TDSB Board highlighting key activities and achievements. Appendix A – TLC Q2 Business Operations Report summarizes key activities related to Real Estate & Leasing and Land Use Planning at TLC, along with actions and decisions made by the Board between March 2024 and May 2024.

### STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Build Strong Relationships and Partnerships within School Communities to Support Student Learning and Well-Being  
*Ensure strong communication between TLC and TDSB in reporting on business activities.*

TLC Strategic Plan Goal: To be a highly functioning organization successfully aligning TLC's and TDSB's Missions and the Shareholder Direction  
*Meets the communications requirements of the Shareholder Direction.*

**ACTION PLAN AND ASSOCIATED TIMELINE:** N/A

**RESOURCE IMPLICATIONS:** N/A



**DUE DILIGENCE:** N/A

**POLICY AND PROCEDURE REFERENCE(S):** TDSB-TLC Shareholder's Direction

## **APPENDICES**

**APPENDIX A**      Q3 Business Operations Report: December 2024 – May 2024

### **FROM**

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**Q3 Business Operations Report  
 March – May 2024**
**BY THE NUMBERS**


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**Real Estate & Leasing:**

Childcare Leases:	<b>630</b>
Non-Instructional Sites:	<b>25</b>
Public Sector Partners:	<b>124</b>
Other Tenants:	<b>11</b>

**Land Use Planning:**

Development Applications Reviewed:	<b>104</b>
Developments Monitored Near School Sites:	<b>7</b>
Participant in City-Initiated Planning Studies:	<b>8</b>
Participant in OLT Matters:	<b>4</b>
TDSB Capital and Other Emerging Projects:	<b>21</b>

**BOARD ACTIONS**


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**Real Estate & Leasing:**

- Developed and agreed to the terms of disposal for the TDSB property at 200 Wilmington Ave.
- Completed a Tri-Party Land Exchange between TDSB, the City of Toronto and Gabriel Dumont Non-Profit Homes to transfer a strip of TDSB land to provide affordable housing for Indigenous communities while securing rights for TDSB students to utilize City green space at 705 Progress Ave for 49 years.
- Received an expression of interest from the Scarborough Health Network for establishing a long-term care facility at 235 Galloway Road, a large TDSB property that presents opportunities for additional uses beyond the construction of a new school.
- Confirmed the need for a future school at 770 Don Mills Road, authorizing TLC to enter into a non-binding MoU with the City of Toronto for an option to secure over 63,000 sq ft of future school space as part of the Housing Now development.

**Land Use Planning:**

- Worked with the Urban Land Institute to complete a Technical Assistance Panel on “the Peanut,” the lands held by TDSB and the City of Toronto on Don Mills Road south of Van Horne Rd, to identify

future opportunities for maximizing the public lands and developing new community partnerships at this location.

- Worked with the Infrastructure Institute at the University of Toronto to assess opportunities on the TDSB property at 200 Poplar Road to deliver a preliminary concept for review.

### **Corporate Services:**

- Reviewed and re-affirmed TLC's Guiding Principles, contemplating how they impact future strategic directions and emphasizing the maximization of TDSB land use to partner with government and not-for-profit community service providers to enhance student experiences beyond the bricks and mortar of the classroom.
- Initiated the process to develop a CEO performance review to ensure that the process was in place for a new CEO at the start of the new fiscal year (2024-25).
- Completed an update on TLC's Procedural bylaws governing Board operations and procedures.
- Reviewed and updated the Terms of Reference for all committees of the TLC Board.
- Completed a review of relevant directions and policies, prioritizing work required to keep TLC up to date with best governance practices.
- Established a communications strategy to ensure maximum transparency in TLC's work and to keep our shareholder and community stakeholders up to date on TLC activities.