



## TLC Policy & Planning Committee Meeting (Public Session)

Committee Members: Igor Dragovic (Chair), Payman Berjis, John Fillion, Liban Hassan (on leave), Shelley Laskin, James Li, Stacey Zucker

March 6, 2025

Toronto Lands Corporation Office Board Room

201- 60 St. Clair Ave. E

Toronto, M4T 1N5

Hybrid: In-Office and Virtual via Microsoft Teams

## Meeting Book - TLC Policy & Planning Committee Meeting (Public Session)

### 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

For Approval

Chair

#### 5. Approval of the Public and Closed Session Minutes of the Policy & Planning Committee

For Approval

Chair

For the meeting of January 23, 2025

[Meeting Minutes of the P&P Committee From January 23, 2025 \(Public\)](#)

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#### 6. Staff Reports

##### 1. McCowan Road Junior Public School: Surplus Declaration for Lease [02-045]

Decision

[Ryan Glenn and Wilbur Wong](#)

[2025-02-045 McCowan Rd Surplus Declaration for Lease.docx](#)

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##### 2. Expropriation by Metrolinx at Pape Ave Junior Public School [02-046]

Decision

[Ryan Glenn and Wilbur Wong](#)

[2025-02-046 Expropriation by Metrolinx at Pape Public School.docx](#)

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[APPENDIX C to Expropriation of Pape Report: Expropriation Plan AT6697274](#)

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##### 3. 50 Ethennonnhawahstihnen' Lane: Proposed Consultant Budget to Advance Mixed-use Development with a Podium Elementary School [02-047]

Decision

[Ryan Glenn & Barbara Carou](#)

[2025-02-047 50 Ethennonnhawahstihnen' Lane Proposed Consultant Budget to Advance Mixed use Development with a Podium Elementary School.docx](#)

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##### 4. 155 Mill Street (Block 9 – West Don Lands): Mixed-use Development with a Podium Elementary School [02-048]

Decision

[Ryan Glenn & Barbara Carou](#)

[2025-02-048 155 Mill Street \(Block 9 – West Don Lands\) Mixed-use Development with a Podium Elementary School.docx](#)

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7. Rise and Report and the Meeting convenes in Closed Session For Approval

Chair

In accordance with Section 207(2) of the Education Act, the Committee to convene into closed session.

1. 50 Ethennonnhawahstihnen' Lane: Proposed Consultant  
Budget (Confidential Attachment)

2. 155 Mill Street (Block 9 -West Donlands): Proposed Consultant  
Budget (Confidential Attachment)

8. Rise and Report and the Meeting Reconvenes in Public Session For Approval

Chair

9. Termination of Meeting For Approval

Chair

**TORONTO LANDS CORPORATION  
60 ST. CLAIR AVENUE EAST  
TORONTO, ONTARIO****MINUTES OF THE POLICY AND PLANNING COMMITTEE MEETING  
HELD IN-PERSON AT TORONTO LANDS CORPORATION OFFICE  
AND VIRTUALLY VIA MICROSOFT TEAMS  
TORONTO, ONTARIO****January 23, 2025, 6:30 PM****The following Committee Members were present:**

Igor Dragovic, Citizen Director & Committee Chair, in person.  
Payman Berjis, Citizen Director, in person.  
John Filion, Citizen Director, in-person  
James Li, Trustee Director, virtual.  
Shelley Laskin Citizen Director, in-person.  
Maia Puccetti, Trustee Director, virtual.

**The following Directors were presents as Guests:**

Dan MacLean

**The following Guests were present:**

Dennis Hastings

**The following TLC staff were present:**

Ryan Glenn, CEO  
Barbara Carou, Director, Strategic Partnerships & Development  
Yvonne Choi, Director of Planning,  
Wilbur Wong, Director of Real Estate & Leasing  
Simon Hewett, Manager, Asset Management & Leasing  
George Kralidis, Head of People & Culture,  
Liv Bautista, General Counsel, TLC  
Linda Pietrangelo, Head of Corporate Accountability & Governance,

**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 Igor Dragovic, Committee Chair at 6:30 PM (EST).

**2. Land Acknowledgement**

Igor Dragovic, Committee Chair, read the following land acknowledgment:

**MEETING MINUTES (Public)**

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**

No conflicts of interest were declared.

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

John Filion seconded by Shelley Laskin moved that the agenda be approved as distributed.

**5. Approval of Minutes of the Policy and Planning Committee**

Shelley Laskin seconded by John Filion moved that the Minutes of October 10, 2024, be approved as distributed.

The motion carried.

**6. Staff Reports**

**1. 50 Ethennonnhawahstihnen' Lane: Mixed-use Development with a Podium Elementary School [01-34]**

Barbara Carou, Director of Development and Strategic Partnerships provided an update on the report.

James Li seconded by Shelley Laskin moved that TLC Board receive this report for information and forward this report to the TDSB Board for information.

The motion carried.

**2. TLC Lease & License Approvals [01-035]**

The Director of Real Estate and Leasing provided commentary on the report.

Payman Berjis, seconded by John Filion moved that:

1. Toronto Lands Corporation be authorized to enter into a temporary crane swing license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of two (2) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel.

**MEETING MINUTES (Public)**

2. Toronto Lands Corporation be authorized to enter into a temporary shoring tieback license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., at Islington Junior Middle School, 44 Cordova Avenue, for a term of three (3) years commencing in 2025, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel.
3. Toronto Lands Corporation be authorized to enter into and a temporary construction staging license agreement with Minto (Cordova) LP by its general partner 2598325 Ontario Inc., on the Islington JMS site, located at 44 Cordova Avenue, for a term of three (3) years, upon terms and conditions satisfactory to TLC in its reasonable discretion in form and content satisfactory to TLC's legal counsel, and;
4. The report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

The motion carried.

**3. Strategy to Address Growth and Intensification - 2024 Update to Board on Land Use Planning Matters [01-036]**

Yvonne Choi, Director of Planning presented the report for the committee's consideration.

Shelley Laskin seconded by John Filion moved that the report be received and forwarded to TDSB for information.

The motion Carried.

**4. Update Report on Ontario Land Tribunal (Olt) Appeal Of City Of Toronto Zoning By-law 569-2013 [01-037]**

Yvonne Choi, Director of Planning presented the report for the committee's consideration.

Payman Berjis, seconded by Maia Puccetti moved that the report be received and forwarded to the TDSB for information.

The motion carried.

**5. Downsview West – Future School Opportunity [01-038]**

Yvonne Choi, Director of Planning presented the report for the committee's consideration. The Committee identified the following for staff consideration in bringing forward a future report:

- Cost of due diligence.
- Cost to insure a historically designated building.
- The possibility of an unused space to be leased out following a new school build.

**MEETING MINUTES (Public)**

John Filion, seconded Maia Puccetti moved that TLC continue to explore the feasibility of an elementary school to serve the Downsview West District and report back to the P&P committee at its meeting in May 2025.

The motion carried.

**6. 2023-2024 TLC Annual Report [01-039]**

Markus O'Brien Fehr, Manager Communications, noted that as part of TLC's accountability obligations to the TDSB, there is a requirement in the Shareholder's Director to provide an Annual Report and that TLC is pleased to present its Annual Report for 2023-2024. The Annual Report highlights strategic and operational achievements.

The CEO of TLC also noted that there is a requirement in the Shareholder's Direction to report quarterly to the TLC and TDSB Board on business operations. TLC has been working with TDSB to streamline how the quarterly report is undertaken and will now be including the quarterly reports in the Annual Report only.

John Filion seconded by Payman Berjis moved that the 2023-24 TLC Annual Report be received and forwarded to the TDSB Board for information.

The motion carried.

**7. TLC Multi-Year Strategic Plan: Pathway to Foundational Schools In Our Communities [01-040]**

Markus O'Brien Fehr, Manager of Communications presented TLC's Strategic Plan.

The committee considered the Strategic Plan and identified the following for staff consideration:

- It is important for everyone to understand the terms within the title.
- It's important to reflect the diversity of TDSB communities.
- Reflect on why TLC is vital to the TDSB i.e., need to be conscious of aging TDSB buildings, TLC is critical in helping to resolve TDSB's repair backlog.

Shelley Laskin, seconded by James Li moved that TLC staff take feedback from the committee and bring back a revised and finalized Multi-Year Strategic plan to the Board at its meeting at February 6, 2025.

The motion carried.

**Adjournment to Closed Session**

Subject to section 207(a) of the Education Act, Payman Berjis seconded by James Li, the meeting moved into closed session to discuss TDSB private property matters at 8:42 p.m.

**7. Termination of Meeting**

**MEETING MINUTES (Public)**

At 9:11 p.m. the meeting reconvened in public, John Fillion seconded by Payman Berjjs, moved to terminate the meeting.



## **McCowan Road Junior Public School: Surplus Declaration for Lease**

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** March 6, 2025

**ACTION:** Decision

### **RECOMMENDATION:**

It is recommended that:

1. In accordance with section 194(3) of the *Education Act*, approximately 34,000 sq. feet of McCowan Road Junior Public School, located at 425 McCowan Road, is not required for the purposes of the TDSB Board and be declared surplus for lease for a term of eight (8) years;
2. The Toronto Lands Corporation (“**TLC**”) be authorized to enter into agreements with new tenant(s) for up to a term of eight (8) 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 General Counsel, TLC; and
3. The report, **McCowan Road Junior Public School: Surplus Declaration for Lease**, be forwarded to the TDSB Board for approval.

### **EXECUTIVE SUMMARY**

McCowan Road Junior Public School has been leased to UMC High School (“**UMC**”) since July 2019. Recently, with the restrictions to foreign students coming to Canada to study abroad, the attendance at UMC dropped significantly, resulting in a business viability issue. As such, TLC negotiated an early termination payment which will be received by TLC after UMC vacates the space.

The Ministry of Education requires submission of properties for sale and for lease via an intake process that has yet to be scheduled. To be part of the next intake period, TDSB must declare the property surplus for lease. Subsequently, TLC will lease out the location at market rates. TLC has received interest at this site from multiple parties.

### **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](#)

*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.*

**FINANCIAL IMPLICATIONS**

School	Proposed Annual Rent
McCowan Rd PS	Market Rate

**RISK LEVEL**

Low

**ACTION PLAN AND ASSOCIATED TIMELINES**

- March 25, 2025 – TLC Board approval
- April 16, 2025 – TDSB Board approval
- Subsequent Ministry of Education Intake Period– 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 Plan

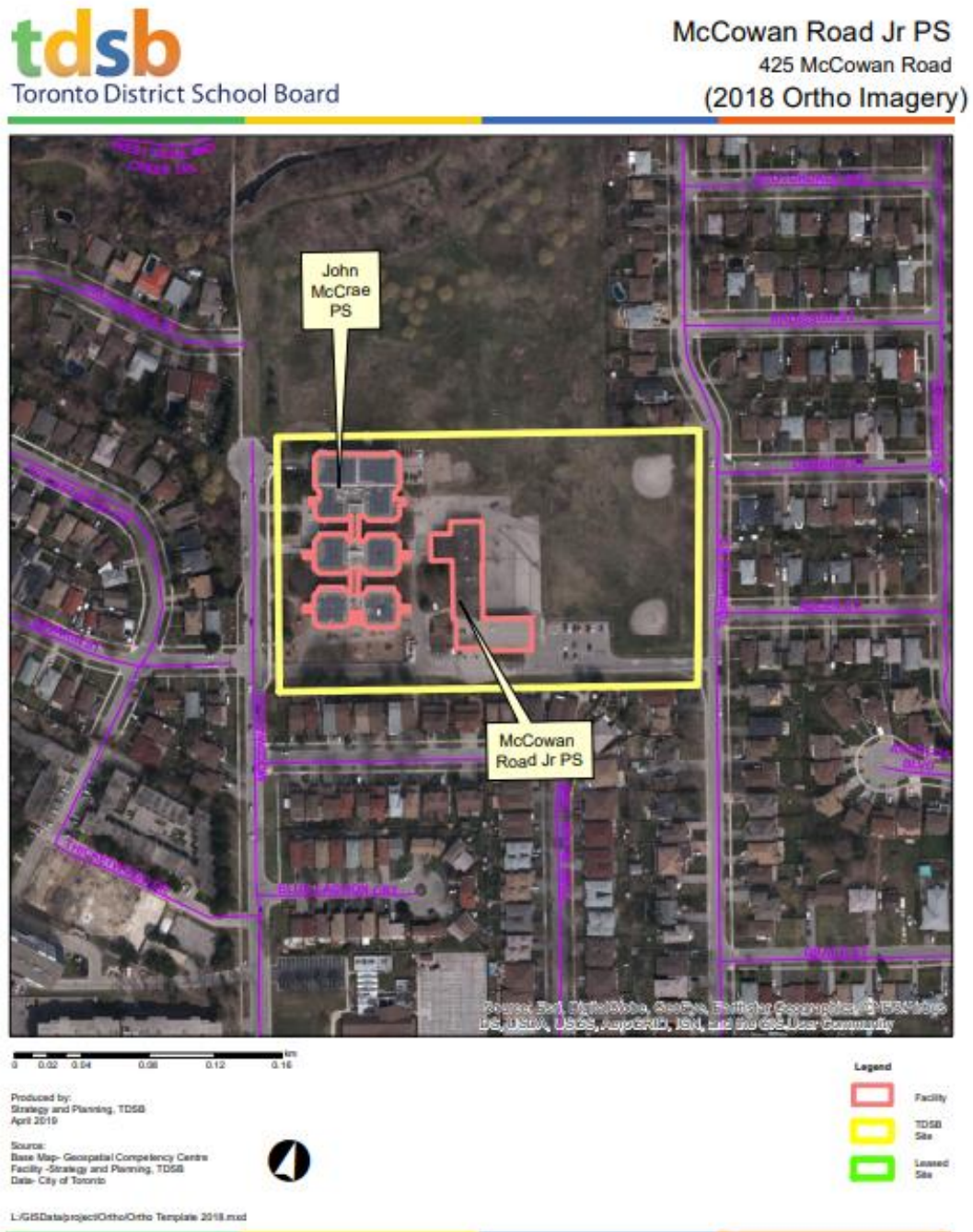
**FROM**

Ryan Glenn, 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 Plan



**Expropriation by Metrolinx at Pape Ave Junior Public School****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** March 6, 2025**ACTION:** Decision**RECOMMENDATION**

It is recommended that:

1. The Toronto Lands Corporation (“**TLC**”) be authorized to execute the Acceptance of Offer pursuant to Section 25 of the *Expropriations Act* from Metrolinx for Parts 1, 2, and 3 on Plan of Expropriation No. AT6697274, accepting Offer (B): Advance Payment on a without prejudice basis;
2. 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 General Counsel, TLC; and
3. That the report, **Expropriation by Metrolinx at Pape Ave Junior Public School**, be forwarded to TDSB Board for approval.

**EXECUTIVE SUMMARY**

This report provides an update on discussions with Metrolinx for compensation for the property takings and impacts at Pape Ave Junior School and seeks authority to execute the Offer of Acceptance (B – Advance Payment) from Metrolinx under Section 25 of the *Expropriations Act*.

As part of construction of the Ontario Line subway line, Metrolinx requires portions of the Pape Ave Junior School property, including lands under the east side school yard (6.5 to 11.5 metres below grade) for the subway tunnel, and permanent easement for a relocated storm sewer (See Sketch of Property Requirements in Appendix A). Metrolinx has completed the expropriation process for their property requirements with a possession date of May 1, 2025.

There are concerns about the impact to school operations from the Metrolinx property takings, as well as the construction work occurring adjacent to the school and in the surrounding area. On January 22, 2025, TDSB approved recommendations to temporarily relocate Pape Junior Public School and Pape Children’s House childcare to the Jones Avenue school site (540 Jones Avenue). The TDSB Approved Recommendations (See Appendix B) directed TLC to

negotiate overall compensation for the taking and impacts, including for additional costs associated with the temporary school relocation.

### Compensation for Expropriated Lands

Metrolinx registered the Plan of Expropriation No. AT6697274 on November 13, 2024. In early December 2024, TDSB received Metrolinx's Plan of Expropriation and accompanying Notice of Expropriation, Notice of Election, and Notice of Possession, with the latter indicating a possession date of May 1, 2025. The Plan of Expropriation No. AT6697274 includes:

Part	Size	Description
Part 1 Fee Simple	221.3 m2 Depth: 6.1 to 11.5 m below grade	For underground subway tunnel
Part 2 Fee Simple	1.5 m2 Depth: 11.5 m below grade	For underground subway tunnel (Overlaps with Part 3)
Part 3 Permanent Easement	825.3 m2	For relocated underground storm sewer

In February 2025, in accordance with Section 25 of the *Expropriations Act*, Metrolinx provided a Formal Offer of Compensation for the expropriated lands of One Million Five Hundred Ninety-Nine Thousand Two Hundred Dollars (\$1,599,200.00). TDSB has three options in responding to Metrolinx's offer:

- A. accept the statutory offer of \$1,599,200.00 as a full and final settlement;
- B. accept the statutory offer of \$1,599,200.00 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.

TLC recommends accepting Option B so that an immediate payment can be received while TLC continues to negotiate to reach a full and final compensation package from Metrolinx.

### Compensation for Temporary Relocation of School

TDSB is continuing to advance the relocation plan for Pape Avenue Junior Public School to 540 Jones Avenue, including preparation of detailed cost estimate for 2025-2027 of the anticipated relocations costs including renovations, materials/services, bussing, and staff resources. TLC is in discussions with Metrolinx on compensation for the proposed relocation



costs and will bring forward a report to the TLC Board with an update on those negotiations in May 2025.

## Financial Impact

The TDSB will receive payment of \$1,599,200.00 which will be directed as proceeds of disposition to be allocated within the TDSB Budget.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal:	Revitalize - All students and staff learn and work in inclusive, safe and modern environments.  <i>Working together with public sector partners to generate revenue that supports student learning at TDSB.</i>
TLC Strategic Plan Goal:	Create a Culture of Partnership and Collaboration with Key Stakeholder Groups  <i>Collaborating with public sector partners to achieve mutually beneficial results and success</i>

## ACTION PLAN AND ASSOCIATED TIMELINE

- March 25, 2025 – TLC Board approval
- April 9, 2025 – TDSB Planning and Priorities Committee approval
- April 16, 2025 – TDSB Board approval
- April 2025 – Accept and Execute Offer B from Metrolinx
- May 1, 2025 – Possession Date by Metrolinx of expropriated lands
- May 2025 – TLC Board Report on Relocation Costs
- July – August 2025 – Relocation of Pape Ave Junior Public School to Jones Ave Site
- July – August 2027 – Move back to Pape Ave Junior Public School site
- Late 2027 & beyond – Negotiating full and final settlement with Metrolinx

## RESOURCE IMPLICATIONS

TLC has budgeted for legal expenses related to TDSB's expropriation claim. Under the *Expropriations Act*, a claimant is also entitled to recover its reasonable legal, appraisal, and other costs incurred as a result of Metrolinx's expropriation.

**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 checked="" type="checkbox"/> Consultation with TDSB Finance Staff   |
| <input type="checkbox"/> Title Check                 | <input type="checkbox"/> Historical Assessment                             |
| <input type="checkbox"/> Other:                      |  |

**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
- *Expropriations Act*, R.S.O. 1990, c. E.26

**APPENDICES**

**APPENDIX A**      Sketch of the Metrolinx Property Requirements

**APPENDIX B**      TDSB Decision History

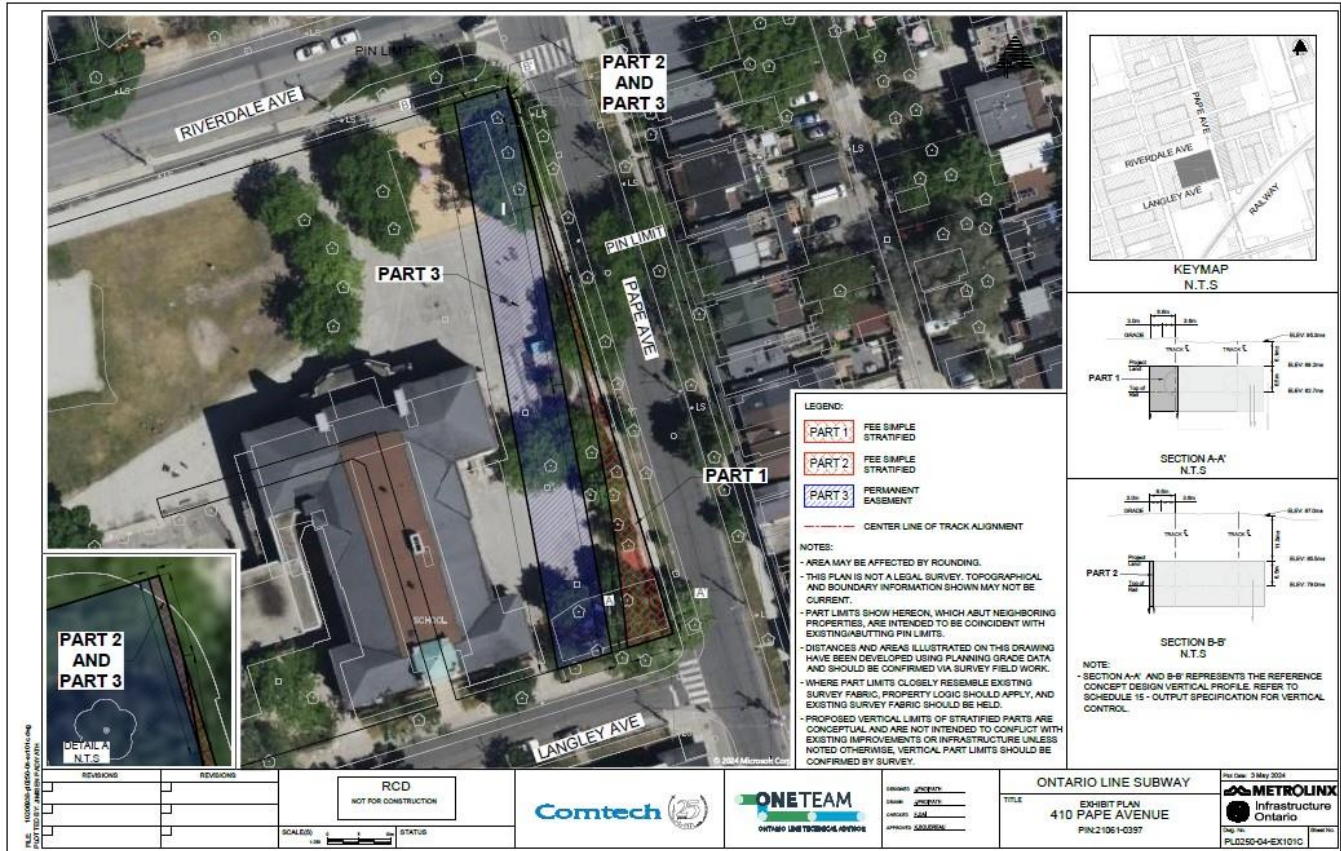
**FROM**

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

Jennifer Kowalski, Manager, Real Estate, Toronto Lands Corporation, at [jkowalski.tlc@tdsb.on.ca](mailto:jkowalski.tlc@tdsb.on.ca) or at 437-216-1039.

## APPENDIX A Sketch of the Metrolinx Property Requirements



Notes:

1. Part 1 and Part 2 are stratified below grade for the subway tunnel
2. Part 2 is not visible as it overlaps Part 3



**APPENDIX B**

## TDSB Decision History

On January 22, 2025, TDSB approved a report seeking authority to temporarily relocate Pape Junior Public School and Pape Children's House childcare to the Jones Avenue school site (540 Jones Avenue) as a result of the Metrolinx construction both on the Pape Avenue Junior School site and in the surrounding area, and directing TLC to negotiate overall compensation for the taking and impacts, including for additional costs associated with the temporary school relocation.

The TDSB Report and Amended Board Recommendations are available on the TDSB website:

- A) TDSB Report - Temporary Relocation of Pape Avenue Junior Public School and Childcare to 540 Jones Avenue (January 16, 2025)

<https://pub-tdsb.escribemeetings.com/filestream.ashx?DocumentId=19349>

- B) Approved and amended Board Recommendations – Pages 1-3 (January 22, 2025)

<https://pub-tdsb.escribemeetings.com/filestream.ashx?DocumentId=19399>

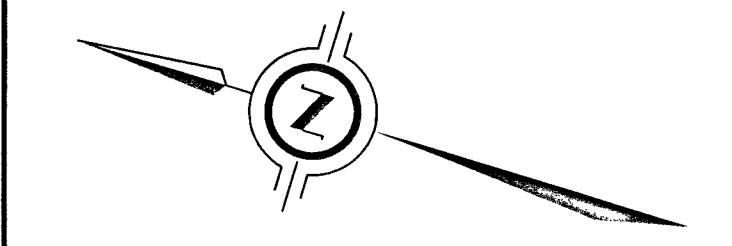
PLAN

AT6697274

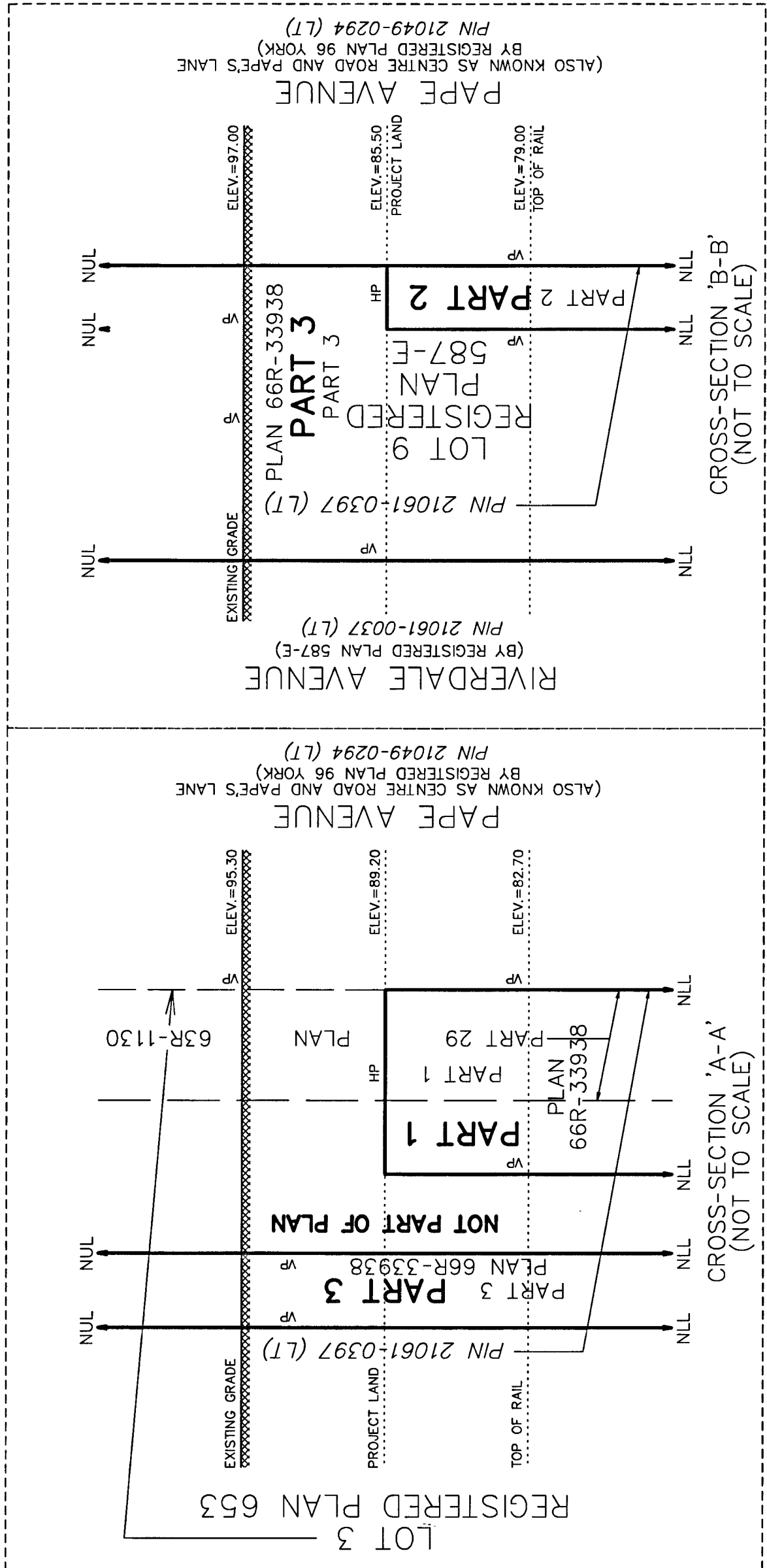
CERTIFICATE OF REGISTRATION

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (NO. 66) AT 2:52 O'CLOCK ON THE 13<sup>th</sup> DAY OF November, 2024 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NUMBER 21061-0397 (LT) AND THE CERTIFICATE OF APPROVAL IS REGISTERED AS NUMBER A16693573

SCHEDULE				
THE PART(S) ENUMERATED HEREUNDER REFERS(S) TO LAND(S) IN WHICH ALL RIGHT, TITLE AND INTEREST IS EXPROPRIATED BY METROLINK.				
PART	LOT/BLOCK	PLAN	PIN	NAME OF MOST RECENT TRANSFEREE
1	PART OF LOTS 9 AND 10	REGISTERED PLAN 587-E		
	PART OF LOT D4	REGISTERED PLAN 587-E		
	PART OF LOTS 1, 2, 3 AND 4	REGISTERED PLAN 653		TORONTO DISTRICT SCHOOL BOARD
2	PART OF LOT 9	REGISTERED PLAN 587-E		
THE PART(S) ENUMERATED HEREUNDER REFERS(S) TO LAND(S) IN WHICH A LIMITED INTEREST IN PERPETUITY IN THE NATURE OF AN EASEMENT IN GROSS AS DEFINED IN THE CERTIFICATE OF APPROVAL IS EXPROPRIATED BY METROLINK FOR THE PURPOSE(S) SPECIFIED IN THE CERTIFICATE OF APPROVAL.				
3	PART OF LOTS 9 AND 10	REGISTERED PLAN 587-E		
	PART OF LOT D4	REGISTERED PLAN 587-E		TORONTO DISTRICT SCHOOL BOARD
	PART OF LOTS 1, 2, 3 AND 4	REGISTERED PLAN 653		



INTEGRATION DATA #1	
SPECIFIED CONTROL POINTS (SCP's): MX MTM GCS (NAD83 CRS V-6)	
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.	
POINT ID	NORTHING
SCP 2020200532	317 591 481
SCP 2020200533	4 836 706 530
SCP 2020200533	317 544 971
SCP 2020200533	4 836 862 566
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.	
THE RESULTANT TIE BETWEEN SCP ① AND ORP ② IS 162.46 N 163.920° W	
INTEGRATION DATA #2	
SPECIFIED CONTROL POINTS (SCP's): OZ2020 GCS.	
POINT ID	NORTHING
SCP 2020200532	317 575 667
SCP 2020200533	4 836 484 636
SCP 2020200533	317 528 157
SCP 2020200533	4 836 640 472
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.	
OZ2020 GCS IS BEST FIT TO MTM 10 NAD27 (1974) OZ028 (PRE-1918) MTM 10	



EXPROPRIATIONS ACT  
STRATA PLAN OF SURVEY OF  
PART OF LOTS 9 AND 10  
REGISTERED PLAN 587-E  
AND  
PART OF LOT D4  
REGISTERED PLAN 96  
AND  
PART OF LOTS 1, 2, 3 AND 4  
REGISTERED PLAN 653  
CITY OF TORONTO

SCALE 1 : 250  
3 5 10 15 metres

J.D. BARNES LIMITED

NOTES

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

EXPROPRIATION CERTIFICATE

DATE 11.11.2024

SURVEYOR'S CERTIFICATE

EXPROPRIATION CERTIFICATE

DATE 11.11.2024

SURVEYOR'S CERTIFICATE

EXPROPRIATION CERTIFICATE

DATE 11.11.2024

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EXPROPRIATION CERTIFICATE

DATE 11.11.2024

SURVEYOR'S CERTIFICATE

EXPROPRIATION CERTIFICATE

EXPROPRIATIONS ACT  
STRATA PLAN OF SURVEY OF  
PART OF LOTS 9 AND 10  
REGISTERED PLAN 587-E  
AND  
PART OF LOT D4  
REGISTERED PLAN 96  
AND  
PART OF LOTS 1, 2, 3 AND 4  
REGISTERED PLAN 653  
CITY OF TORONTO

SCALE 1 : 250  
3 5 10 15 metres

J.D. BARNES LIMITED

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LEGEND

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DATE 11.11.2024

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EXPROPRIATION CERTIFICATE

EXPROPRIATIONS ACT  
STRATA PLAN OF SURVEY OF  
PART OF LOTS 9 AND 10  
REGISTERED PLAN 587-E  
AND  
PART OF LOT D4  
REGISTERED PLAN 96  
AND  
PART OF LOTS 1, 2, 3 AND 4  
REGISTERED PLAN 653  
CITY OF TORONTO

SCALE 1 : 250  
3 5 10 15 metres

J.D. BARNES LIMITED

NOTES

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LEGEND

EXPROPRIATION CERTIFICATE

DATE 11.11.2024

SURVEYOR'S CERTIFICATE

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SURVEYOR'S CERTIFICATE

EXPROPRIATION CERTIFICATE

DATE 11.11.2024

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EXPROPRIATION CERTIFICATE

DATE 11.11.2024

SURVEYOR'S CERTIFICATE

EXPROPRIATION CERTIFICATE

EXPROPRIATIONS ACT  
STRATA PLAN OF SURVEY OF  
PART OF LOTS 9 AND 10  
REGISTERED PLAN 587-E  
AND  
PART OF LOT D4  
REGISTERED PLAN 96  
AND  
PART OF LOTS 1, 2, 3 AND 4  
REGISTERED PLAN 653  
CITY OF TORONTO

SCALE 1 : 250  
3 5 10 15 metres

J.D. BARNES LIMITED

NOTES

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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SURVEY

**50 Ethennonnhawahstihnen' Lane: Proposed Consultant Budget to Advance Mixed-use Development with a Podium Elementary School**

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** March 6, 2025

**ACTION:** Approval

**RECOMMENDATION**

It is recommended that the TLC Board:

1. Authorize the Chief Executive Officer, Toronto Lands Corporation ("**TLC**"), to enter into agreements retaining the consulting services for the due diligence and design work for the 50 Ethennonnhawahstihnen' Lane project ("**Project**") provided that such consulting services shall be: (a) acquired using the Request for Proposal process in accordance with TDSB Purchasing Policy; (b) within the budget outlined in the closed session report relating to the Project; and (c) the agreements are in a form and content satisfactory to the General Counsel, TLC.

**EXECUTIVE SUMMARY**

The purpose of this report is to provide the TLC Board with an update on the proposed consultant budget and seek Board authority to retain the necessary consultants to advance the due diligence and design work identified in the 2025 workplan.

**Decision History**

On January 23, 2025, the TLC brought forward a report to the TLC Policy and Planning Committee providing members with an update on recent progress to advance the redevelopment of 50 Ethennonnhawahstihnen' Lane into a mixed-use development with a podium elementary school and outline a high-level overview of the 2025 work plan. This report did not include a proposed consultant budget.

**STRATEGIC DIRECTION**

TDSB Strategic Plan Goal:	Revitalize - All students and staff learn and work in inclusive, safe, and modern environments. <i>Redeveloping a vacant underutilized property into a mixed-use development, with a modern podium elementary school, to serve a rapidly growing and underserved community in North York</i>
TLC Strategic Plan Goal:	Transform Student Learning Environment through the Modernization of Facilities <i>Redeveloping a vacant, underutilized property into a mixed-use development, with a modern podium elementary school, to serve a rapidly growing and underserved community in North York</i>

## ACTION PLAN AND ASSOCIATED TIMELINE

Table 1 provides a high-level overview of the key actions and estimated timeline to complete further due diligence and develop a schematic design to advance the proposed redevelopment at 50 Ethennonnhawahstihnen' Lane.

**Table 1: 2025 Action Plan and Associated Timeline**

Step	Date (Calendar Year)	Action
1	Q1-Q2 2025	Retain architect to develop Schematic Design, ensuring all key design and operational requirements for an elementary school will be satisfied within the podium of the proposed mixed-use development.
2	Q2 2025	Retain consultant(s) to undertake necessary due diligence (i.e., groundwater depths and subsurface soil conditions).
3	Q2-Q3 2025	Retain a cost consultant to determine, at a high-level, expected construction costs associated with Schematic Design.
4	Q2-Q4 2025	Host advisory meetings with appropriate TDSB and City of Toronto staff to gather preliminary feedback on the proposed mixed-use redevelopment.
5	Q4 2025	Retain consultant to undertake high level Market Analysis and Development Project Proforma.
6	Q4 2025	Coordinate discussions with, and between, TDSB and TLC staff to establish Draft Development Plan and Business Case.
7	Q3-Q4 2025 (Est,)	Submit Business Case to the Ministry of Education
8	Q1 2026	Provide TLC Policy and Planning Committee with status update on work completed to date and present Draft Development Plan.

## RESOURCE IMPLICATIONS

The costs associated with retaining the consultants identified in the 2025 Action Plan above have been captured in the 2024/25 annual budget and will be accounted for in the 2025/26 TLC annual budget.

## POLICY AND PROCEDURE REFERENCE(S)

- Shareholder Direction
- Toronto District School Board (TDSB) Multi-Year Strategic Plan

- Toronto District School Board (TDSB) Purchasing Policy
- Toronto Lands Corporation (TLC) Annual Plan
- Toronto District School Board (TDSB) Disposition of Property Policy

**FROM**

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Jeremy Kloet, Development Manager, Partnerships and Development, Toronto Lands Corporation, at [jkloet.tlc@tdsb.on.ca](mailto:jkloet.tlc@tdsb.on.ca) or at 437-553-0429



**155 Mill Street (Block 9 – West Don Lands): Mixed-use Development with a Podium Elementary School****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** March 6, 2025**ACTION:** Approval**RECOMMENDATION**

It is recommended that:

1. Authorize the Chief Executive Officer, Toronto Lands Corporation (“**TLC**”), to enter into agreements retaining the consulting services for the due diligence and design work for the **155 Mill Street (Block 9 – West Don Lands)** project (“**Project**”) provided that such consulting services shall be: (a) acquired using the Request for Proposal process in accordance with TDSB Purchasing Policy; (b) within the budget outlined in the closed session report relating to the Project; and (c) in a form and content satisfactory to the General Counsel, TLC.

**EXECUTIVE SUMMARY**

The purpose of this report is to provide the TLC Board with an overview of the property located at 155 Mill Street (otherwise known as Block 9 – West Don Lands) (the “**Property**”) and present a high-level workplan for how TLC staff will advance this mixed-use development with a podium elementary school over the next 12 months. This report also seeks authority to retain the necessary consultants to undertake the required due diligence and design work identified in the 2025 workplan.

The Property is in the Toronto and East York District (TDSB Ward 9: Davenport and Spadina – Fort York and TDSB Ward 10: University – Rosedale and Toronto Centre) and within the West Don Lands neighbourhood, at the corner of Mill Street and Bayview Avenue.

In September 2011, the Property was initially identified and reserved as an elementary school site. The TDSB acquired the Property from the Ministry of Infrastructure in 2018, via a land swap, with the intent of redeveloping this 1.6-acre property into a JK-8 elementary school. The TDSB lands transferred to the Province in exchange for the Property included 65 Hartsdale Drive and 155 McNicoll Avenue.

In 2022, the Property was expropriated by Metrolinx in support of the GO Train expansion project and Ontario Line construction, which has delayed construction of the proposed elementary school. The expropriation term is for 63 months with an anticipated end date of July 2027. Metrolinx has recently expressed an interest in extending their use of the site beyond 2027 and are actively having conversations with TLC/TDSB to explore options.

Over the past 15 years, the West Don Lands neighbourhood has experienced rapid population growth and significant residential intensification. Thousands of new residential units have been constructed and, given that this site is within the East Harbour Subway / GO Interchange Station Major Transit Station Area (MTSA), additional intensification is encouraged and expected. As a result, staff recommend exploring opportunities to redevelop this Property into a mixed-use development with a podium elementary school.

### **Decision History**

In March 2017, the TDSB Board directed TLC staff to initiate Regulation 444/98 for the disposition of Silver Creek Public School at 65 Hartsdale Drive and McNicoll Public School at 155 McNicoll Avenue with the intent of exchanging these properties for the Property.

In October 2017, the TDSB Board directed TLC staff to complete negotiations with Infrastructure Ontario for an equitable land exchange of the TDSB properties at 65 Hartsdale Drive and 155 McNicoll Avenue, for the provincially owned property, legally known as Block 9; and transact an agreement of purchase and sale.

On April 17, 2018, the TLC brought forward a report to the TLC Board concluding the equitable exchange between the TDSB and Infrastructure Ontario.

On September 26, 2019, the TLC brought forward a report to the TLC Board declaring approximately 1.25 acres of the 155 Mill Street property surplus for lease and requesting the authority to enter into a lease agreement with WDL 8 LP for this portion of the TDSB property commencing on November 1, 2019, until December 31, 2022, with five, one-year options to extend.

On October 17, 2023, the TLC brought forward a report to the TLC Policy and Planning Committee outlining new opportunities resulting from Provincial policy changes and recommended prioritizing due diligence work to advance the redevelopment of the Property.

### **Area Context**

The Property is in the West Don Lands, a former industrial area bounded by the rail corridor to the south, the Don River to the east, Front Street/King Street East to the north and Parliament Street/Cherry Street to the west. The large-scale redevelopment of this area was first approved by Toronto City Council in 2005 and, upon completion, will be comprised of a new road network; over 20 development blocks; more than 6,000 residential units; retail uses; parks and open spaces; a community centre; and TDSB elementary school. As of the date of this report, much of the redevelopment initiative has now been realized.

### **Key Site Characteristics**

The Property is surrounded by high-density residential, and park uses and immediately north of the Richmond Hill GO Line, Go Transit Don Yard, and Ontario Line (currently under construction). As illustrated in Appendix A, the Property is a flat 1.6 acres property with a rectangular shape, approximately 52 m (170 ft) wide by 125 m (410 ft) long.

Currently, the Property has two key encumbrances. The first is a restrictive covenant agreement registered on title by the Toronto Regional Conservation Authority ensuring that the redevelopment of the Property does not interfere with flood protection lands west of the Don River. The second is a retaining

wall easement agreement registered on title by Metrolinx for the purposes of accessing, constructing, and repairing a retaining wall along the southern property line. Like all other adjacent development projects, the proposed redevelopment of the Property can accommodate these existing encumbrances.

### **Planning Policy Framework**

The Property is in the East Harbour Subway / GO Interchange Station Area. As per Official Plan Amendment 575, the area surrounding this MTSA seeks to achieve 300 residents and jobs combined per hectare.

As former industrial land, the property is designated *Regeneration Areas* in the City's Official Plan. Lands designated as Regeneration Areas provide opportunities for revitalization and the creation new jobs and homes that use existing roads, transit, sewers, social services and infrastructure. For each Regeneration Area a framework for new development will be set out in a Secondary Plan.

The Property is zoned *Reinvestment Area Districts* in the City of Toronto's former Zoning By-law (ZBL 438-86). This zoning category permits a range of uses, including elementary school, residential, retail, parks, recreation, arts, community facilities. However, a Zoning By-law Amendment application will be required to provide relief with respect to building height, lot coverage and building setbacks, for example, to advance a mixed-use redevelopment.

In addition to the City of Toronto's Official Plan and Zoning By-law, future redevelopment of the Property is also guided by the Central Waterfront Secondary Plan (2003), King Parliament Secondary Plan (2021) and the West Don Lands Precinct Plan. All of which provide additional policy guidance with respect to built form, use, design, and shadows.

### **Capital Priority**

A new elementary school at 155 Mill Street has been, and continues to be, one of the TDSB's top capital priorities. In 2021, the TDSB submitted a business case to the Ministry of Education seeking funding to construct a new 455 pupil place school at 155 Mill Street (for more information see Appendix C – 2021 Elementary School Space Template). To date, the Ministry of Education has not approved capital funding to advance this project.

Based on existing and future enrollment pressures in the area, the preference today is to construct a larger elementary school on this site. TLC staff will continue to work with TDSB staff to update the elementary school space template and explore opportunities to increase the overall size of the proposed elementary school beyond 455 pupil places, determining the appropriate balance between addressing enrollment pressures with managing and mitigating existing site constraints.

### **Proposed Redevelopment Objectives**

Since City Council approval of the West Don Lands Precinct Plan, TDSB and TLC staff have discussed and evaluated several redevelopment concepts for the Property. In 2007, a preliminary schematic design concept for a combined school and community centre was explored. However, with the construction of the new YMCA at Cherry Street and Front Street, a schematic design for stand-alone school was developed in 2017. More recently, TDSB and TLC staff, working closely with U of T's School of Cities



staff, have explored a mix-use redevelopment inclusive of a podium elementary school with a residential tower above.

Additional details related to the proposed elementary school and residential tower include the following:

- A new JK to 8 elementary school located in the podium of the proposed mixed-use building;
- Outdoor play space to be provided on site at-grade, on the podium of the proposed mixed-use development and at the adjacent Corktown Common via a shared use agreement with the City of Toronto; and
- A residential tower that includes an affordable housing component (building height, tenure, unit count, and unit mix yet to be determined)

TLC staff have engaged City of Toronto staff to determine the need for additional childcare facilities in the local area. These discussions indicate that additional childcare facilities are needed in the area. TLC staff will continue to explore the provision of childcare facilities within the proposed development and will provide the Policy and Planning Committee with an update as the project advances.

## 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 type="checkbox"/> Title Search and Topographic Survey          | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement                      |
| <input checked="" type="checkbox"/> Official Plan                     | <input checked="" type="checkbox"/> Consultation with City of Toronto Staff              |
| <input checked="" type="checkbox"/> Zoning                            | <input checked="" type="checkbox"/> Consultation with TDSB Executive Staff               |
| <input type="checkbox"/> Reg 374/23                                   | <input checked="" type="checkbox"/> Consultation with TDSB Planning Staff                |
| <input checked="" type="checkbox"/> Appraisal Report                  | <input checked="" type="checkbox"/> Consultation with TDSB Finance Staff                 |
| <input checked="" type="checkbox"/> Environmental Report              |  |
| <input type="checkbox"/> Planning Report                              |  |

In addition to the due diligence completed to date, TLC staff will continue to engage and work closely with staff from the City of Toronto, Waterfront Toronto, and Metrolinx to better understand existing site constraints linked to the Property's proximity to the rail corridor, Ontario Line and Don River. These working relationships will enable TLC staff to identify and implement solutions to advance the redevelopment of the Property and deliver a new elementary school to this rapidly growing neighbourhood. The TLC recognizes the existing pressures for a new elementary school in this rapidly growing community and will continue to expedite this project.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe, and modern environments.  
*Redeveloping a vacant underutilized property into a mixed-use development, with a modern podium elementary school, to serve a rapidly growing and underserved community*

TLC Strategic Plan Goal: Transform Student Learning Environment through the Modernization of Facilities  
*Redeveloping a vacant, underutilized property into a mixed-use development, with a modern podium elementary school, to serve a rapidly growing and underserved community*

## ACTION PLAN AND ASSOCIATED TIMELINE

Table 1 provides a high-level overview of the key actions and estimated timeline to complete further due diligence and develop a schematic design to advance the proposed redevelopment at 155 Mill Street.

**Table 1: 2025 Action Plan and Associated Timeline**

Step	Date (Calendar Year)	Action
1	Q1-Q3 2025	Undertake additional due diligence to identify potential opportunities and challenges with advancing the proposed mixed-use redevelopment
2	Q2-Q4 2025	Retain consultant(s) to undertake necessary due diligence (i.e., rail safety, groundwater depths and subsurface soil conditions).
3	Q3-Q4 2025	Retain architect to develop Schematic Design, ensuring all key design and operational requirements for an elementary school will be satisfied within the podium of the proposed mixed-use development.
4	Q1 2026	Retain a cost consultant to determine, at a high-level, expected construction costs associated with Schematic Design.
5	Q1 2025 to Q1 2026	Host advisory meetings with appropriate TDSB, City of Toronto and Waterfront Toronto staff to gather preliminary feedback on the proposed mixed-use redevelopment.
8	Q1 2026	Provide TLC Policy and Planning Committee with a status update on work completed to date and outline next steps.

## RESOURCE IMPLICATIONS

The costs associated with retaining the consulting services identified in the 2025 Action Plan above have been captured in the 2024/25 budget and will be included in the 2025/26 budget.

## POLICY AND PROCEDURE REFERENCE(S)

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

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

**APPENDICES**

<b>APPENDIX A</b>	Site Context Map
<b>APPENDIX B</b>	West Don lands Precinct Plan – Block Pattern
<b>APPENDIX C</b>	2021 Elementary School Space Template

**FROM**

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Jeremy Kloet, Development Manager, Partnerships and Development, Toronto Lands Corporation, at [jkloet.tlc@tdsb.on.ca](mailto:jkloet.tlc@tdsb.on.ca) or at 437-553-0429

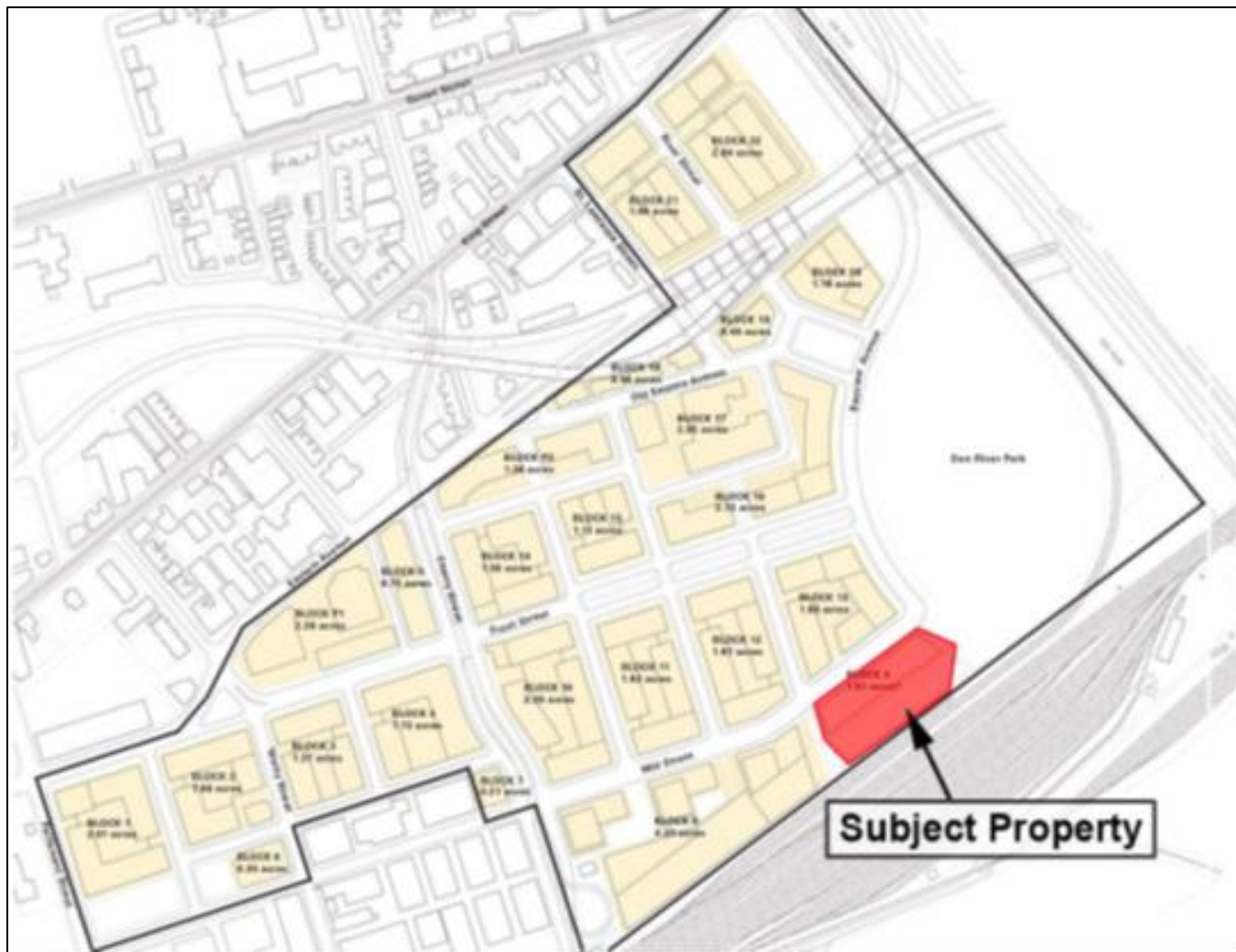
Site Context Map

APPENDIX A



West Don Lands Precinct Plan – Block Pattern

APPENDIX B





## 2021 Elementary School Space Template

## APPENDIX C

ELEMENTARY SCHOOL SPACE TEMPLATE SAMPLE SCHOOL							
<b>School Board:</b>	Toronto District School Board						
<b>Grade Range:</b>	JK to 8						
<b>Program:</b>	Regular Track						
<b>School Name:</b>	Sample Elementary School - 450 Students West Donlands Proxy						
<b>Table 17: Elementary Model Program Sheet</b> Expected Enrolment: <b>450</b> Total Number of required classrooms: <b>20</b>							
Instructional Space	#	Size		Floor Area		Load	OTG
		m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>		
Kindergarten	3	111	1,200	334	3,600	26	78
Classroom	14	70	750	975	10,500	23	322
Art Room	1	98	1,050	98	1,050	23	23
Science Room	1	98	1,050	98	1,050	23	23
Music Vocal		-	-	-	-	23	-
Computer Laboratory		-	-	-	-	23	-
Technical/Vocational		-	-	-	-	23	-
Special Education Area	1	70	750	70	750	9	9
Musical Instrumental	1	98	1,050	98	1,050	-	-
Resource Area - Loaded (400-699 sf)		-	-	-	-	12	-
Resource Area - Unloaded (<400 sf)	3	33	350	98	1,050	-	-
Gymnasium Area and Stage	1	418	4,500	418	4,500	-	-
Change Rooms	2	37	400	74	800	-	-
Library	1	223	2,400	223	2,400	-	-
General Purpose		-	-	-	-	-	-
Instructional Area Flexibility		-	-	314	3,375	-	-
<b>Total GFA and OTG of Instructional Area</b>				2,799	30,125		455
Operational Space	Per Pupil		Floor Area				
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>			
General Office	0.29	3.1	130	1,395			
Staff Room and Teacher Work Rooms	0.20	2.2	92	990			
Kitchen			20	210			
Custodial Areas	0.16	1.7	71	765			
Meeting Room			21	230			
Academic Storage	0.09	1.0	42	450			
Washrooms	0.30	3.2	134	1,440			
Gymnasium Storage			31	330			
Chair Storage (in Gymnasium)			12	130			
Mechanical Spaces	0.54	5.77	241	2,597			
<b>Total Operational Area</b>			793	8,537			
<b>Total Instructional (from above)</b>			2,799	30,125			
<b>Total Operational and Instructional</b>			3,592	38,662			
Gross Up Added		38%	1,365	14,691			
Gross Floor Area			4,957	53,353			
<b>Area per Pupil for 450 pupils:</b>			11.01	118.6			
Community Use Rooms			m <sup>2</sup>	ft <sup>2</sup>			
Child Care			-	-			
Early Years Hub			-	-			
Community Use			-	-			
Other (please identify)			-	-			
Other (please identify)			-	-			
Other (please identify)			-	-			
<b>Total Community Use Rooms Area</b>			-	-			
<b>Total Square Feet</b>			4,957	53,353			