



## TLC Policy & Planning Committee Meeting (Public)

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

May 8, 2025

Hybrid: Toronto Lands Corporation Office Board Room & Virtual

201- 60 St. Clair Ave. E

Toronto, ON, M4T 1N5

Virtual: Microsoft Teams

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

### 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 Session Minutes of the Policy & Planning Committee

For Approval

[Chair](#)

From March 6, 2025

[Minutes from the P&P Committee from March 6, 2025](#)

Approval

4

[Chair](#)

#### 6. Staff Reports

##### 1. 2025-2026 TLC Annual Plan [05-055]

Decision

[Ryan Glenn](#)

[2025-26 TLC Annual Plan](#)

8

[APPENDIX A -2025-26 Annual Plan](#)

10

##### 2. Downsview West Future School Opportunity [05-056]

Information

[Yvonne Choi](#)

[May 2025 Update - Downsview West Future School Opportunity](#)

26

##### 3. Reaffirming TLC's Commitment to Truth & Reconciliation [05-058]

Decision

[Wilbur Wong](#)

[Reaffirming TLC's Commitment to Truth & Reconciliation](#)

34

##### 4. Surplus for Sale - Subsurface Easement at C.E Webster PS [05-059]

Decision

[Wilbur Wong & Simon Hewett](#)

[Surplus for Sale – Subsurface Easement at C.E Webster PS](#)

37

##### 5. TLC Lease & License Approvals re. Forest Hill Tennis Club [05-060]

Decision

[Wilbur Wong & Simon Hewett](#)

[TLC Lease & License Approvals re Forest Hill Tennis Club](#)

41

##### 6. Addressing Provincial Priorities on Surplus Lands Evaluating the Co-location of Long-Term Care Facilities on Underutilized

Decision

Sites [05-057]  
Barbara Carou

Addressing Provincial Priorities on Surplus Lands

45

7. Pape Ave Junior School Relocation and Metrolinx Agreement  
[05-061]  
Wilbur Wong & Jennifer Kowalski

Decision

Pape Ave Junior Public School Relocation and Metrolinx  
Agreement

52

8. Ettennonnhawahstihnen' Lane Project Consultant Update [05-  
062]  
Barbara Carou

Decision

Ethennonnhawahstihnen' Lane\_Project Consultant Budget Update

58

7. Committee Rises and Reports and Convenes in Closed Session  
Chair

For Approval

Per Section 207 of the Education Act, the Committee will convene in  
Closed Session to discuss matters related to the security of TDSB property.

1. Confidential Attachment - Summary of Proposal for Addressing  
Provincial Priorities for Surplus Lands

2. Confidential Attachment - Pape Ave JS Relocation and  
Metrolinx Agreement

3. Confidential Attachment to Public Report: 50  
Ethennonnhawahstihnen' Lane: Update on Project Consultant  
Budget

4. Current Market Condition & Property Update

8. The Committee Rises and Reports and Reconvene in Public  
Session  
Chair

For Approval

9. Termination of Meeting  
Chair

Decision

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

**MINUTES OF THE POLICY AND PLANNING COMMITTEE MEETING  
HELD VIRTUALLY VIA MICROSOFT TEAMS  
TORONTO, ONTARIO**

**March 6, 2025, 6:00 PM**

**The following Committee Members were present:**

Igor Dragovic, Citizen Director & Committee Chair, Virtual  
Payman Berjis, Regrets  
John Fillion, Citizen Director, Virtual  
Liban Hassan, Trustee Director, Virtual  
James Li, Trustee Director, Virtual  
Shelley Laskin Citizen Director, Virtual  
Stacey Zucker, Trustee Director, Virtual

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

Trustee Dan MacLean  
Aleem Punja (Citizen Director)

**The following Guests were present:**

Trustee Sarah Ehrhardt  
Trustee Anu Sriskandarajah

**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  
Jennifer Kowalski, Manager, Real Estate & 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 6:00 PM (EST).



**MEETING MINUTES (Public)****2. Land Acknowledgement**

Igor Dragovic, Committee Chair, read the following land acknowledgment:  
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 James Li moved that the agenda be re-ordered to allow for item 6.2 Expropriation by Metrolinx at Pape Ave Junior Public School to be moved up to item 6.1.

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

Shelley Laskin seconded by John Filion moved that the minutes of the Policy and Planning Committee from February 23, 2025, be approved.

**6. Staff Reports****1. Expropriation by Metrolinx at Pape Ave Junior Public School [02-045]**

John Filion seconded by James Li moved:

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;

3. The TLC, seek to negotiate the following, including but not limited to:

**MEETING MINUTES (Public)**

- I. Compensation to support any school grounds maintenance, repairs or renewal that may be required to address future sewer maintenance or repair work in the easement area;
  - II. Compensation for any damages or deterioration to the school yard, including any tree loss or injury, from works on the school property and surrounding area; and
  - III. Support for bussing of all Pape Students to and from Jones Ave site, not just those within the TDSB designated distance to qualify for busing.
4. The TLC request to Metrolinx for enhanced coordination and collaboration with the school community, including:
- I. Provision of detailed plans and safety/mitigation strategies for anticipated works on and around Pape School until the School is relocated to Jones Ave site, including designated truck haul routes for the work Metrolinx is to be conducting in the area; and
  - II. A community benefit donation by Metrolinx to the Pape School Council to allow them to revitalize school yard and school communal areas such as the gym and library.
5. That the report, Expropriation by Metrolinx at Pape Ave Junior Public School, be forwarded to TDSB Board for approval.

The motion carried.

**2. McCowan Road Junior Public School: Surplus Declaration for Lease**

Shelley Laskin seconded by James Li moved:

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 for a term of eight (8) years and be declared surplus for lease for such term;
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.

The motion carried.

**3. 50 Ethennonnhawahstihnen’ Lane: Proposed Consultant Budget to Advance Mixed-use Development with a Podium Elementary**

**MEETING MINUTES (Public)**

Stacey Zuker seconded by Liban Hassan moved that:

The TLC Board 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.

The motion carried.

**4. 155 Mill Street (Block 9 – West Don Lands): Mixed-use Development with a Podium Elementary School**

James Li seconded by Liban Hassan moved that:

The TLC Board 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.

The motion carried.

**7. Rise and Report and the meeting Convenes in Closed Session**

On a motion by John Fillion seconded by Shelley Laskin the meeting moved to closed session subject to section 207(a) and (c) of the Education Act, to discuss TDSB private property matters at 6:50 p.m.

**8. Rise and Report and the Meeting Reconvenes in Public Session**

On a motion by James Li seconded by John Fillion the meeting returned to public session.

**9. Termination of Meeting**

Shelley Laskin seconded by James Li the meeting terminated at 8:08 p.m.

**2025-26 TLC Annual Plan**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** May 8, 2025  
**ACTION:** Decision

**RECOMMENDATION**

It is recommended that the 2025-2026 TLC Annual Plan be approved and forwarded to the TDSB Board for approval.

**EXECUTIVE SUMMARY**

TLC's Shareholder's Direction requires that the TDSB Board approve an Annual Plan for TLC operations within one month of the start of the fiscal year. The operational deadline for TDSB to approve this report is August 1, one month before the start of the fiscal year in September.

The 2025-2026 TLC Annual Plan, attached as Appendix A, builds on the previously approved annual capital and operating budgets. It provides additional details on TLC's strategic direction, alignment with the TDSB's mission and strategic plan, and key deliverables it will achieve during the 2025-26 fiscal year.

**STRATEGIC DIRECTION**

TDSB Strategic Plan Goal: Allocate Human and Financial Resources Strategically to Support Student Needs

*The 2025-26 Annual Plan identifies priorities for human and financial resources for the coming fiscal year.*

TLC Strategic Plan Goal: To be a highly functioning organization successfully aligning TLC's and TDSB's Missions and the Shareholder Direction

*Completing the 2025-26 Annual plan satisfies the requirement of the Shareholder's Direction, creating accountability for the organization.*

**ACTION PLAN AND ASSOCIATED TIMELINE**

The Annual Plan will be presented to the TLC Board at its May 20, 2025, meeting. Subject to approval, it would be forwarded to the TDSB's Planning and Priorities Committee on June 11 and to the TDSB Board on June 18.

**RESOURCE IMPLICATIONS**

N/A

**DUE DILIGENCE**

N/A

**POLICY AND PROCEDURE REFERENCE(S)**

TDSB-TLC Shareholder's Direction

**APPENDICES****APPENDIX A**      2025-26 TLC Annual Plan**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.

Markus O'Brien Fehr, Manager, Communications & External Relations Liaison, Toronto Lands Corporation, at [mo'brienfehr.tlc@tdsb.on.ca](mailto:mo'brienfehr.tlc@tdsb.on.ca) or at 416-788-3211.

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# ANNUAL PLAN

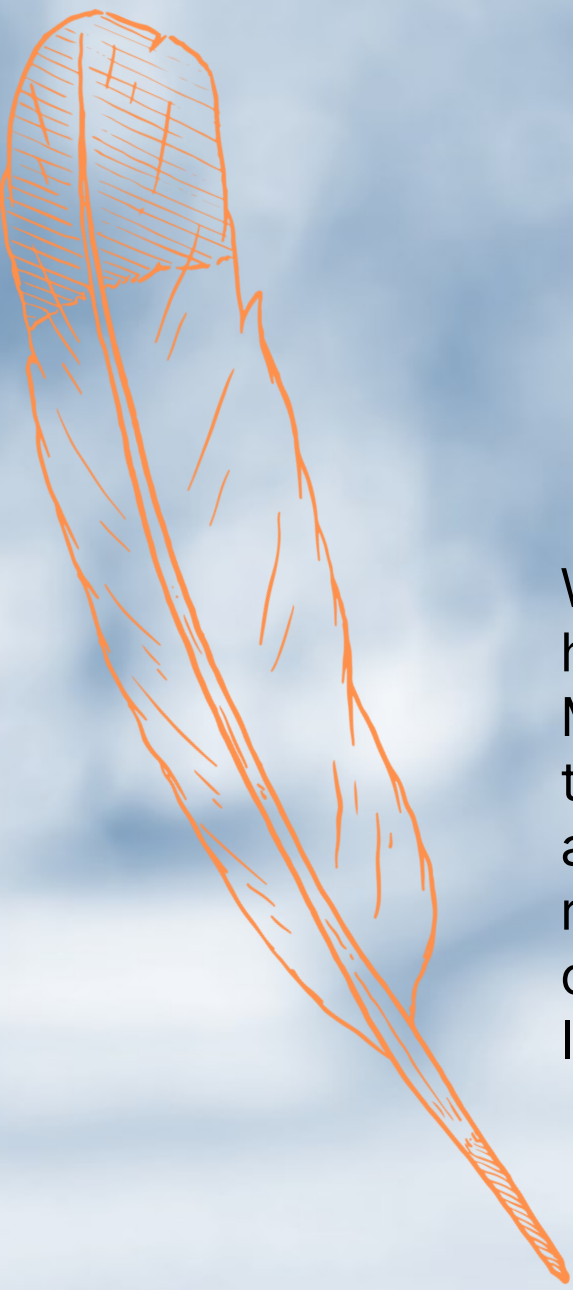
# 2025-26

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[torontolandscorp.com](https://torontolandscorp.com)







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P12	Budget Highlights





## Message From The CEO

We face turbulent and uncharted waters as we approach the 2025-26 fiscal year. Our shareholder, the Toronto District School Board (TDSB), is managing a significant gap between provincial funding and service delivery costs while also addressing a growing backlog of maintenance and repairs for an aging portfolio of facilities. Additionally, recent threats that have disrupted the global economy have created uncertainty in local housing markets, complicating the management of the real estate portfolio.

These challenges make the work of the Toronto Lands Corporation (TLC) more critical than ever. We will continue to focus on unlocking the value of these assets, modernizing our facilities, and providing the services our students, families, and communities need to thrive.

TLC's approach to Foundational Schools recognizes all governments' challenges in delivering services within rapidly growing, dense urban areas. Collaboration and efficiency are essential. The TDSB's real estate can be optimized to create excellent schools and explore the potential for compatible community services or housing that can enhance modern educational facilities.

We recognize that public land disposals may not be ideally timed in the coming year. However, as the market finds its footing, we have an opportunity to advance our portfolio of projects, ensuring they are as "shovel-ready" as possible when the market regains strength.

Toronto is expected to continue growing in the upcoming year. TLC is prepared to meet the challenges posed by the need for new educational facilities to serve new and existing residents in our communities.

Ryan Glenn  
Chief Executive Officer  
Toronto Lands Corporation



## About Toronto Lands Corporation

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary and exclusive real estate services provider for the Toronto District School Board (TDSB). After amalgamating seven local school boards in 1998, the TDSB owned one of the largest public real estate portfolios in the City of Toronto. Acknowledging the need for specialized expertise in managing this portfolio, the TDSB established TLC in 2008 to oversee these significant assets professionally.

TLC focuses on real estate, leasing, and land use planning, intending to create opportunities that support the accommodation and well-being of TDSB students in modern and innovative schools. Additionally, TLC aims to preserve public assets with a demonstrated need and collaborate to build communities where people can live, learn, work, and play.

The Toronto Lands Corporation is governed by an independent 10-member Board of Directors, which includes four Citizen Directors, four appointed TDSB Trustees, and two TDSB Executive staff members.



**School properties will serve as foundation for developing educational facilities and other essential community services.**

## Approach to Foundational Schools

In 2025, the Toronto District School Board (TDSB) endorsed the Toronto Lands Corporation's (TLC) multi-year strategic plan, emphasizing a new collaborative approach to managing real estate development. Foundational Schools will pave the way for modernized facilities through partnerships and collaboration. TLC aims to collaborate with government agencies, non-profit organizations, and community groups to optimize land holdings and generate value. Believing that education goes beyond the physical structure of a classroom, school properties will increasingly serve as foundations for developing educational facilities and other essential community services. This approach will guide our work plan over the coming year and inform various projects within the TLC portfolio.



## TLC's Strategic Goals

### **Goal 1: Transform student learning environments through the modernization of facilities.**

As the Toronto District School Board (TDSB) advances its Capital Revitalization Strategy, the Toronto Lands Corporation (TLC) will continue to provide professional support and a vision for modern schools. A redeveloped school site can offer more than just a school; it can become an integrated space that maximizes public assets and serves as a destination for students and the broader community. TLC will collaborate with the TDSB to identify priority schools, focusing on large sites to accommodate new facilities and targeting areas with the highest Learning Opportunities Index (LOI).

### **Goal 2: Create a culture of partnership and collaboration with key stakeholder groups.**

Achieving modernization within the TDSB's school portfolio will require extensive alliances and cooperation. TLC aims to strengthen relationships with key public sector partners—including the City, Province, non-profits, and community-based organizations—to achieve mutually agreed-upon outcomes. This collaborative approach will create new opportunities to promote equity and reach underserved communities, enhancing the learning environment for all students.

### **Goal 3: Ensure that operations are flexible and in constant alignment with TDSB's mission and mandate.**

TLC is committed to providing additional value to our shareholder, the TDSB, by ensuring operational flexibility that aligns with TDSB's mission and mandate. TLC has increased its presence at TDSB Board meetings and has established itself as a valuable resource for TDSB staff and trustees. We will continue to promote accountability, collaboration, and effective communication with our shareholder. As we strengthen relationships between organizations, TLC will play a crucial role in TDSB's Capital Revitalization Plan and remain adaptable to TDSB's organizational needs.



## Strategic Partnerships & Development

TLC understands that building relationships with public sector, non-profit, and community-based partners is essential for efficiently and successfully achieving TDSB's real estate goals. Over the next year, TLC will:

- Strive to become a leader in the design and process of urban format schools, collaborating with TDSB to create new guidelines for podium schools.
- Expand its network of community-building partners, using these relationships to enhance project delivery.
- Explore innovative ways to utilize TDSB real estate, including opportunities that do not depend on achieving monetary value during market fluctuations.
- Prioritize advancing due diligence work on key sites to ensure they are prepared for progress when market conditions improve.
- Continue collaborating closely with TDSB to implement a land management strategy aligning with its capital priorities and renewal efforts.
- Foster the development of a relationship with the City of Toronto to explore opportunities for integrating affordable and market housing at TDSB modernization sites, which aligns with other city-building goals.
- Engage in discussions with provincial partners to identify opportunities that meet other provincial priorities, such as long-term care or housing.



## Land Use Planning

TLC's Land Use Planning team is dedicated to ensuring that schools are integral components of complete communities in Toronto. Their goal is to provide effective stewardship of TDSB assets to create healthy, safe, and modern learning environments through the planning process. Over the coming year, TLC will:

- Strengthen the planning policy basis supporting schools in Toronto through City planning studies including the Scarborough Centre Secondary Plan, Glencairn Local Area Study, North York Centre Secondary Plan, Concorde Gate, and Weston in Gear.
- Advance opportunities for new schools to address existing and future accommodation challenges in neighbourhoods such as Sugar Wharf, Christie's, Quayside, West Don Lands, Port Lands, Downsview, Thorncliffe & Flemingdon Park, Midtown, and Golden Mile.
- Provide land use planning expertise to the TDSB, including support for expediting school site plan applications, reviewing changes and trends in the development industry affecting student accommodation, and exploring opportunities to implement new active transportation measures in school design and neighbourhood planning.
- Review changes and new trends in the development industry, analyze economic impacts on student accommodations and explore opportunities to implement new active transportation features in school site design.
- Continuously monitor and mitigate land use planning impacts resulting from new development and City planning studies (e.g. Avenues Study).
- Complete a settlement with the City of Toronto regarding its Harmonized Zoning By-law.







## Real Estate & Leasing

The Real Estate & Leasing Team enables TLC to serve as the stewards, asset managers, and professional advisors for TDSB's real estate holdings. Over the coming year, TLC will:

- Modernize TLC's leasing strategy to maximize return and minimize ongoing TDSB capital expenditures for leased spaces by moving toward triple-net leases from semi-gross leases.
- Collaborate with TDSB to advance their Capital Revitalization Plan and prepare to support this plan for immediate implementation.
- Work with the Ministry of Education to facilitate surplus declarations where possible, ensuring that dispositions are ready to proceed as the real estate market strengthens.
- Collaborate with Metrolinx to maximize any expropriation payments related to the development of the Ontario Line or other transit expansion priorities while advocating for community support to minimize student disruption and enhance safety.
- Develop a scholarship and bursary program for Kapapamahchakew, funded through TLC's lease administration fees, as a step towards Truth and Reconciliation.





## Corporate Services

TLC's Corporate Services are vital in supporting the organization's core activities, ensuring the TLC team has the tools to perform effectively in a transparent and accountable environment. Over the coming year, TLC will:

- Streamline and enhance employee recruitment strategies to align with the changing staffing needs resulting from modernization and expansion.
- Continue to promote a values-driven and inclusive culture that reflects TLC's public service mission while developing internal talent pipelines to reduce turnover and strengthen organizational resilience.
- Create additional opportunities for training staff and board members to ensure an ongoing culture of growth and development.
- Prepare for TLC's office relocation to a refurbished, TDSB-owned space that will accommodate publicly accessible meetings and activities.
- Develop strategies through digital channels to enhance transparency and increase public awareness of TLC's activities.
- Work in partnership with TDSB to create new outreach strategies, build relationships with decision-makers at all levels of government, and enable a better understanding of community service needs.
- Conduct a comprehensive review of TLC's by-laws and committees' terms of reference to ensure ongoing compliance with best corporate and public governance practices in alignment with TDSB.



# TLC Project Portfolio

## 770 DON MILLS ROAD

In 2024, TLC received approval to secure over 63,000 square feet of space for an urban-format (podium) elementary school as part of the City of Toronto's 1,254 unit Housing Now project. TLC continues collaborating with TDSB to secure Capital Priority Funding to advance the facility and will resubmit an application to the Province of Ontario this year. The project will feature a 35,000 sq ft schoolyard that will be shared with the community as part of a new City Park and on-site childcare.



## 50 ETHENNONHAWASTIHNEN' LANE

The site near Bessarion subway station was purchased by TDSB in 2019, anticipating future enrollment needs in eastern North York. TLC has collaborated with the City of Toronto to redesignate the site to permit mixed use and is now advancing a first-of-its-kind design creating a “school first” approach to integrating an educational facility with rental housing and affordable housing. Over the coming year, TLC will finalize the schematic design, create a concept plan for future development, and prepare the site for a development partner.

## 200 POPLAR ROAD

The 12-acre site of the former Sir Robert Borden Business and Technical Institute in southeast Scarborough offers an opportunity to achieve several community-building objectives. Early concepts developed by TLC and design partners included hundreds of housing units with a mix of private and not-for-profit, a much-needed job skills training facility, a public park, and significant public realm improvements. TLC will work to finalize a development plan in 2026 while continuing to seek partners to implement additional provincial priorities on-site.







## 155 MILL STREET

Part of the West Don Lands redevelopment area just west of Corktown Common, this site was acquired by TDSB through a land exchange orchestrated by TLC in 2018. The site is an ideal location to advance a “school first” elementary school with integrated rental and affordable housing and to explore partnership opportunities with the City of Toronto for the site and on the adjacent parkland. Over the coming year, TLC will finalize the design, create a concept plan for development, and prepare the site to seek a development partner.

## 2900-3000 DON MILLS ROAD

At over 23.5 acres, the island of land known as “the Peanut,” represents a unique opportunity for community building. TLC envisions an optimized use for the site, which includes a modern learning environment, a mix of housing, an enhanced public realm, and the delivery of social infrastructure, along with opportunities to collaborate with the City of Toronto. Over the coming year, TLC will advance conversations regarding the comprehensive redevelopment of this site.



## 18 ORDE STREET

Orde Street Junior Public School was founded in 1914, just west of University Avenue’s “Hospital Row.” Over the past year, TLC has been closely monitoring emerging redevelopment plans for adjacent properties with potential impacts resulting from proposed size and proximity to the Orde site. Over the coming year, TLC will continue to observe this potential redevelopment activity and explore opportunities that may arise for TDSB and the school community.

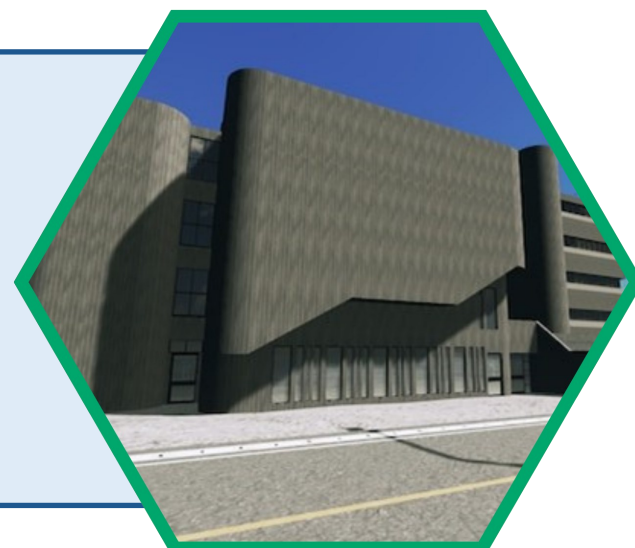


## 705 PROGRESS AVENUE

Since 2021, TLC has collaborated with CreateTO and City of Toronto staff to develop a plan to provide a new school alongside a community hub, housing, and a park utilized by the school and the surrounding community in central Scarborough. Over the coming year, TLC will work with CreateTO to finalize a master plan for the site and submit development applications, including zoning bylaw amendments and a plan of subdivision. The project is intended for construction in 2027.

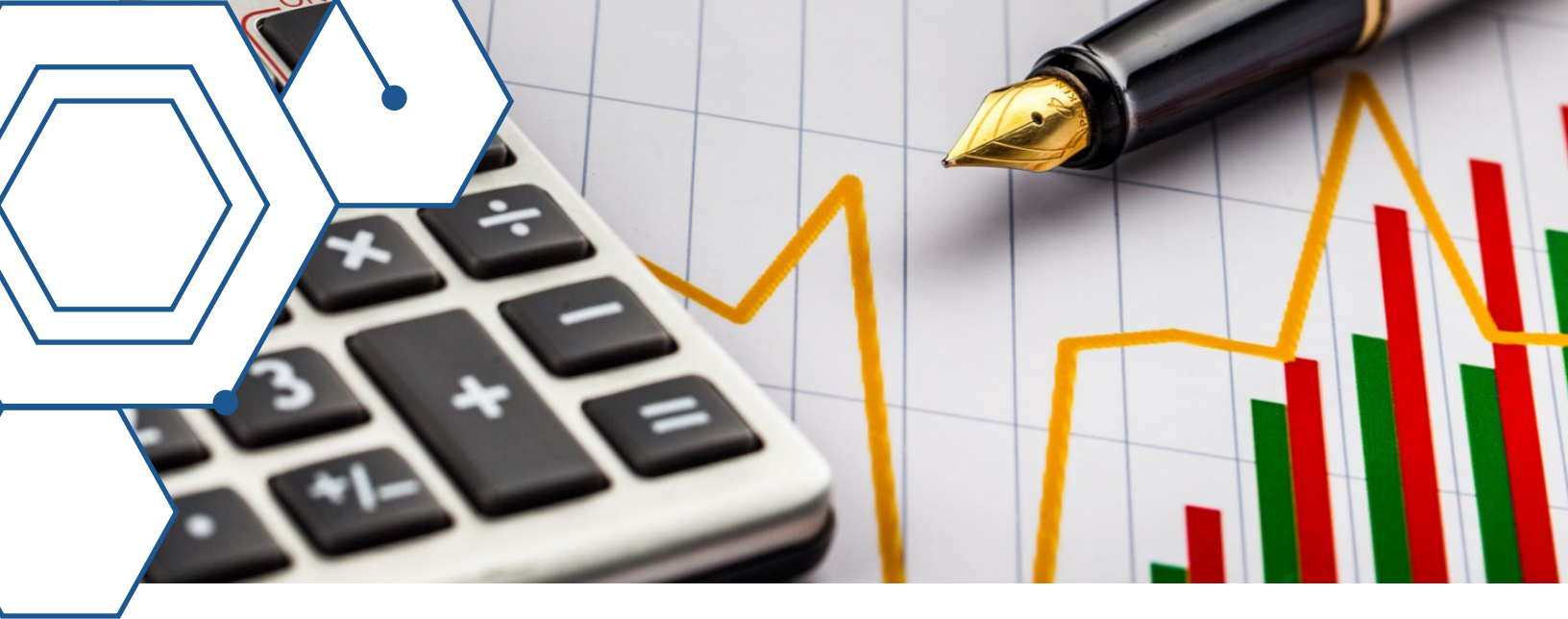
## 1 CIVIC CENTRE COURT

The former headquarters of the Etobicoke Board of Education, located in central Etobicoke, is now part of an ongoing TDSB Administrative Site Review aimed at optimizing office spaces. As part of this initiative, TLC has proposed examining the possibility of developing the existing parking lots to implement new housing or other development opportunities. TLC will pursue this exploration over the coming year, seeking to engage additional stakeholders in discussions and planning.



## DOWNSVIEW WEST

The newly adopted Downsview Secondary Plan for the site of the former airport envisions accommodating up to 115,000 new residents over the next 30 years, necessitating the construction of several new schools. As part of the first phase of development, TLC has been collaborating with the Canada Lands Company to plan an elementary school in the Downsview West district. Over the coming year, TLC will finalize its due diligence for a potential new school site and ensure it is ready to advance preliminary design work.



## 2025-26 Budget Highlights

TLC's work will continue to raise funds for the TDSB's Capital Renewal and Modernization programs and facility operations. 2025-26 budget highlights include:

- A significant reduction in overall expenditures resulting from streamlined accounting practices to more accurately reflect cost recovery for leases.
- A small increase in administrative expenses from fees and contracts reflecting increased activity on TLC's project portfolio.
- An overall positive net financial position for TLC as a result of changes, an improvement of \$6.4 million over previous annual budget.
- Anticipated revenue of \$72.8 million resulting from property disposition.

	2024– 25 Revised TLC Budget		2025– 26 Proposed TLC Budget	
	<u>Revenue</u>	<u>Expenditures</u>	<u>Revenue</u>	<u>Expenditures</u>
Non-Operating School Facilities	\$7,533,975	\$1,715,632	\$7,872,937	\$1,664,507
Operating School Facilities	\$21,835,176	\$27,899,836	\$22,393,526	\$21,862,406
TLC Administrative Expenses		\$5,792,633		\$6,364,635
<b>TOTAL TLC OPERATIONS:</b>	<b>\$29,369,151</b>	<b>\$35,744,037</b>	<b>\$30,266,463</b>	<b>\$30,233,689</b>
<b>Proceeds of Disposition:</b>	<b>\$95,516,867</b>		<b>\$72,840,000</b>	



## Board of Directors

TLC is governed by an independent 10-member Board of Directors, consisting of four Citizen Directors, four appointed TDSB Trustees and two TDSB Executive Staff:

**John Fillion**

*Citizen Member & Chair*

**Aleem Punja**

*Citizen Member & Vice-Chair*

**Payman Berjis**

*Citizen Member*

**Igor Dragovic**

*Citizen Member*

**Liban Hassan**

*TDSB Trustee Director*

**Shelley Laskin**

*TDSB Trustee Director*

**James Li**

*TDSB Trustee Director*

**Dan McLean**

*TDSB Trustee Director*

**Leola Pon**

*TDSB Staff Director*

**Stacey Zucker**

*TDSB Staff Director*



For more detail on the work of the Toronto Lands Corporation visit our website at **[torontolandscorp.com](https://torontolandscorp.com)**



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**@TorontoLandsCorp**

**Downsview West – Future School Opportunity - May 2025 Update**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** May 8, 2025  
**ACTION:** Information

**RECOMMENDATION**

It is recommended that this report be received for information.

**EXECUTIVE SUMMARY**

In February 2025, the TLC Board approved the recommendation for TLC to continue to explore the feasibility of an elementary school to serve the Downsview West District and report back to the Policy and Planning Committee at its meeting in May 2025.

TLC has continued to work with the landowner, Canada Lands Company (CLC), to plan an elementary school to serve the Downsview West District. As set out in the January 2025 TLC Report # 2024-01-038, different options are being explored, including (1) podium schools within a mixed-used building within the District and (2) a stand-alone school at 35 Carl Hall Road, as part of an adaptive re-use of an existing building directly south of the District adjacent to Downsview Park.

**Downsview West District**

The Downsview West District Plan, along with associated zoning by-law amendment and draft plan of subdivision applications, was formally submitted to the City of Toronto in January 2025. TLC provided comments to City staff and CLC, emphasizing measures to support and achieve a well-connected and walkable neighbourhood for future students in the District. TLC and TDSB staff have identified a specific mixed-use block that could potentially accommodate an elementary school use in the podium and adjacent outdoor play space which meet the TDSB's requirements for the District. TLC is seeking to secure the opportunity as a "school reserve option" on the block as a condition of draft plan of subdivision approval (see Appendix A).

**35 Carl Hall Road**

A preliminary feasibility test-fit was completed by Weiss Architecture & Urbanism, demonstrating that the existing building envelope at 35 Carl Hall Road can accommodate a TDSB JK-grade 8 program for 731 pupil-places, along with an 88-space child care facility (see Appendix B). The site provides exclusive use of an outdoor play area of approximately 1 hectare. Its location directly adjacent to Downsview Park, which hosts an outdoor education program designed to support Ontario school curriculum, provides for additional synergy. In

April 2025, CLC hosted TLC and TDSB staff, along with some TLC Board members, on a site visit that included a tour the adaptive re-use by Centennial College of a similar heritage building at 65 Carl Hall Rd, as a precedent and inspiration for the possibilities at 35 Carl Hall Rd (see Appendix C).

Next steps are set out in this report under Action Plan and Associated Timeline heading below.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal: Revitalize - All students and staff learn and work in inclusive, safe and modern environments.

*Planning for new schools within growth areas*

TLC Strategic Plan Goal: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups

*Collaboration with partners to secure opportunities for new schools in growing neighbourhoods*

## ACTION PLAN AND ASSOCIATED TIMELINE

ITEM	DESCRIPTION/ACTION	TIMING
<b>Downsview West District Plan, zoning by-law and draft plan of subdivision</b>	Continue discussions with CLC and City on supporting a well-connected walkable community and securing a School Reserve Option through the planning instruments.	Throughout 2025, into mid - 2026
<b>Official Plan Amendment (City-initiated)</b>	35 Carl Hall Rd is part of a broader City-initiated OPA to redesignate certain lands designated Employment to Institutional Areas. This will more clearly identify 35 Carl Hall Rd as a site where institutional uses, including a school, are intended and permitted.	Council adoption anticipated end of May 2025
<b>Memorandum of Understanding between CLC and TLC</b>	A non-binding MOU as a basis for satisfying certain preliminary conditions leading into definitive agreements for the development of school space in Downsview.	2025
<b>Project Charter for 35 Carl Hall Rd Feasibility</b>	Attachment to the MOU, outlining the project goals, key actions, responsibilities, governance and project timeline.	2025

<b>35 Carl Hall Rd Site Due Diligence</b>	CLC will undertake investigation of existing site constraints through due diligence work, including: topo survey, legal survey, title search, environmental site assessments, building conditions assessment, hazardous materials/ designated substance survey, cultural heritage evaluation. All reports to be provided to TLC and TDSB.	First half of 2026
<b>Design feasibility investigations</b>	TLC will undertake necessary design feasibility investigations to inform the detailed Schematic Design, and may include: seismic study, geotechnical site investigation, hydrogeological study, heritage impact assessment, rail safety and risk mitigation study, and noise and vibration study	Mid-Late 2026, pending completion of site due diligence

Delivery of the Downsview West District elementary school is planned to align with the build out of the new District, with an anticipated opening for the **2033/2034 school year**.

## RESOURCE IMPLICATIONS

TLC's 2024/2025 and 2025/2026 budgets include cost estimates for consultants to undertake preliminary work. Budget estimates for design feasibility investigations will be further refined upon completion of CLC's site due diligence work. Additional resources will be required in advance of Ministry of Education approval for capital funding.

## DUE DILIGENCE

TDSB Strategy and Planning staff and TDSB Capital Services staff have been involved throughout the process.

## POLICY AND PROCEDURE REFERENCE(S)

TLC Shareholder's Direction

## APPENDICES

<b>APPENDIX A</b>	Downsview West District Plan – School Reserve Option
<b>APPENDIX B</b>	35 Carl Hall Rd Test-Fit Feasibility Study – Site Plan
<b>APPENDIX C</b>	65 Carl Hall Rd - Centennial College Centre for Aerospace Innovation



**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.

Yvonne Choi, Director of Planning, Toronto Lands Corporation, at [ychoi.tlc@tdsb.on.ca](mailto:ychoi.tlc@tdsb.on.ca) or at 416-788-2659

**Downsview West District Plan – School Reserve Option**

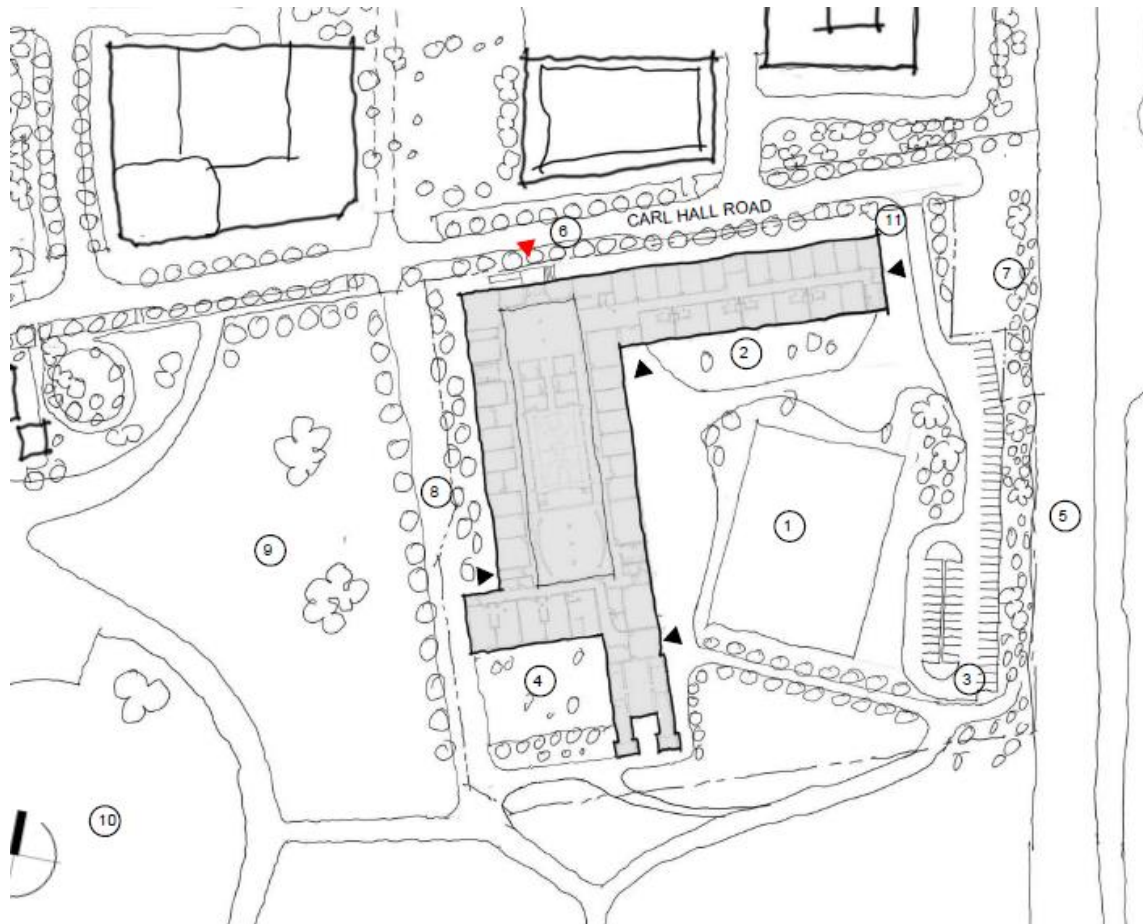
**APPENDIX A**



*Potential School Reserve Option on Block 11, adjacent to public park on Block 10  
(Source: Downsview West Conceptual Site Plan)*

## 35 Carl Hall Rd Test-Fit Feasibility Study – Site Plan

## APPENDIX B



*Site Plan prepared by Weiss A + U for TDSB and TLC*

- ① SCHOOL PLAY AREA
- ② KINDERGARTEN PLAY AREA
- ③ PARKING & TURN-AROUND
- ④ DAYCARE PLAY AREA
- ⑤ BARRIE GO LINE
- ⑥ CAR LAY-BY
- ⑦ 'GREEN SPINE' PATHWAY
- ⑧ PEDESTRIAN WAY
- ⑨ DOWNSVIEW PARK
- ⑩ FESTIVAL TERRACE
- ⑪ MOLOK GARBAGE SYSTEM
- ▲ MAIN ENTRY
- ◄ EXIT



**65 Carl Hall Rd – Centennial College Centre for Aerospace Innovation****APPENDIX C**

*Exterior of building (Source: MJMA Architecture and Design - from Downsview West District Plan, October 2024, prepared by Urban Strategies for Canada Lands Company)*



*Interior of building (Source: TLC staff)*

**Reaffirming Toronto Lands Corporation's Commitment to Truth and Reconciliation****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** May 8, 2025**ACTION:** Decision**RECOMMENDATION**

It is recommended that:

1. The Toronto Lands Corporation ("**TLC**") be authorized to direct funds collected from lease and license preparation and administration fees to scholarship and bursary programs for students at the Kapapamahchakwew – Wandering Spirit School;
2. The TLC continue to explore opportunities that will result in financial contributions towards a new standalone Indigenous facility for Kapapamahchakwew – Wandering Spirit School at 16 Phin;
3. The TLC continue to explore other opportunities to further TDSB's commitment and implementation of the Truth and Reconciliation Commission of Canada Calls to Action ("**TRC**"); and
4. That the report, *Reaffirming Toronto Lands Corporation's Commitment to Truth and Reconciliation*, be forwarded to TDSB Board for approval.

**EXECUTIVE SUMMARY**

In April 2024, the TDSB's Multi-Year Strategic Plan, *Inspiring Minds and Shaping Futures: Our Multi-Year Commitment to Student Success*, was approved by its Board. As a part of that, a commitment to implementing the TRC was made, including a pledge to improve educational achievement outcomes for all First Nations, Metis, and Inuit students. Throughout the past school year, TLC has been exploring ideas and concepts to find ways to help TDSB align with the TRC's 94 Calls to Action. While the changes to the real estate market and the economic impact of tariffs and other macroeconomic conditions have put many of the opportunities on pause, TLC will continue to pivot and find ways to make tangible contributions, including financial contributions towards a new standalone Indigenous facility for Kapapamahchakwew – Wandering Spirit School at 16 Phin.

Until then, TLC proposes to take one small step towards Truth and Reconciliation by directing funds collected from lease and license preparation and administration fees to new scholarship and bursary programs for students at the Kapapamahchakew – Wandering Spirit School. The fees were previously unbudgeted and therefore the transfer is not expected to have a material impact on TLC's operating statements. It is expected that TLC will be able to provide approximately \$20,000 per year and that the local school staff will determine the best way to maximize the impact of the funds.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal:	Commit to the implementation of the Truth and Reconciliation Commission of Canada: Calls to Action <i>Direct financial contribution towards improving educational achievement outcomes for all First Nations, Metis, and Inuit students</i>
TLC Strategic Plan Goal:	To be a highly functioning organization successfully aligning TLC's and TDSB's Missions and the Shareholder Direction <i>Reaffirms TLC's commitment to helping TDSB achieve its goals within the Multi-Year Strategic Plan</i>

## ACTION PLAN AND ASSOCIATED TIMELINE

- May 20, 2025 – TLC Board approval
- June 18, 2025 – TDSB Board approval
- Annually Thereafter – Transfer of collected funds to the scholarship / bursary programs

## RESOURCE IMPLICATIONS

Lease and License Preparation / Administration fees are unbudgeted for fiscal 2024-25. Transfer of fees collected will not have a significant impact on the operating statements of the Toronto Lands Corporation. The revenue is considered net new and is expected to be approximately \$20,000 per year. There are no additional expenses incurred to collect the revenue other than staff resources at TLC to complete the required documentation.

## DUE DILIGENCE

N/A

**POLICY AND PROCEDURE REFERENCE(S)**

TDSB Multi-Year Strategic Plan: Inspiring Minds and Shaping Futures: Our Multi-Year Commitment to Student Success (2024-28)

TLC Multi-Year Strategic Plan: Pathway to Foundational Schools in our Communities (2025-29)

**APPENDICES**

N/A

**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, at [wwong.tlc@tdsb.on.ca](mailto:wwong.tlc@tdsb.on.ca) or at 416-788-3229.

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



## Surplus for Sale – Subsurface Easement at C.E Webster PS

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** May 8, 2025

**ACTION:** Decision

### RECOMMENDATION:

It is recommended that:

1. In accordance with section 194(3) of the Education Act, the sub-surface easement, approximately 30m below grade at C.E Webster Public School, located at 1900 Keele St, is not required for the purposes of the TDSB Board and the lands required the easement be declared surplus for sale.
2. That the report, **Surplus for Sale – Subsurface Easement at C.E Webster PS**, be forwarded to the TDSB Board for approval.

### EXECUTIVE SUMMARY

The City of Toronto is undertaking a major storm sewer upgrade (Black Creek STS Relief System), requiring a subsurface easement beneath a portion of the grounds at CE Webster Public School at 1900 Keele Street. The proposed 30-meter-long tunnel will be constructed below grade using a tunnel boring machine (TBM) with no surface impact or disruption to school operations. The City will pay market value for the easement. Construction is expected to begin in the summer of 2027 or 2028, with all access points off school property.

The TLC, on behalf of the TDSB, acts as an agent for all third-party leases, licenses, and other forms of real estate agreements. In consultation with local Trustees, TDSB Planning & Accommodations staff, and local TDSB staff, the easement is recommended for approval.

### STRATEGIC DIRECTION

TDSB Strategic Plan Goal:	Revitalize - All students and staff learn and work in inclusive, safe and modern environments. <i>Working together with tenants and community 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

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

### ACTION PLAN AND ASSOCIATED TIMELINES

- TLC Board Approval – May 20, 2025
- TDSB Board approval – June 18, 2025
- 120-day Notice of Disposition (if required)
- Thereafter – Negotiating and Executing agreements

### RESOURCE IMPLICATIONS

School	Tenant	Proposed Annual Rent
C.E Webster Public School	Sale to the City of Toronto	As per ON 374/23

### 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 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:                      |  |

### RISK LEVEL

Low

### 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, 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.

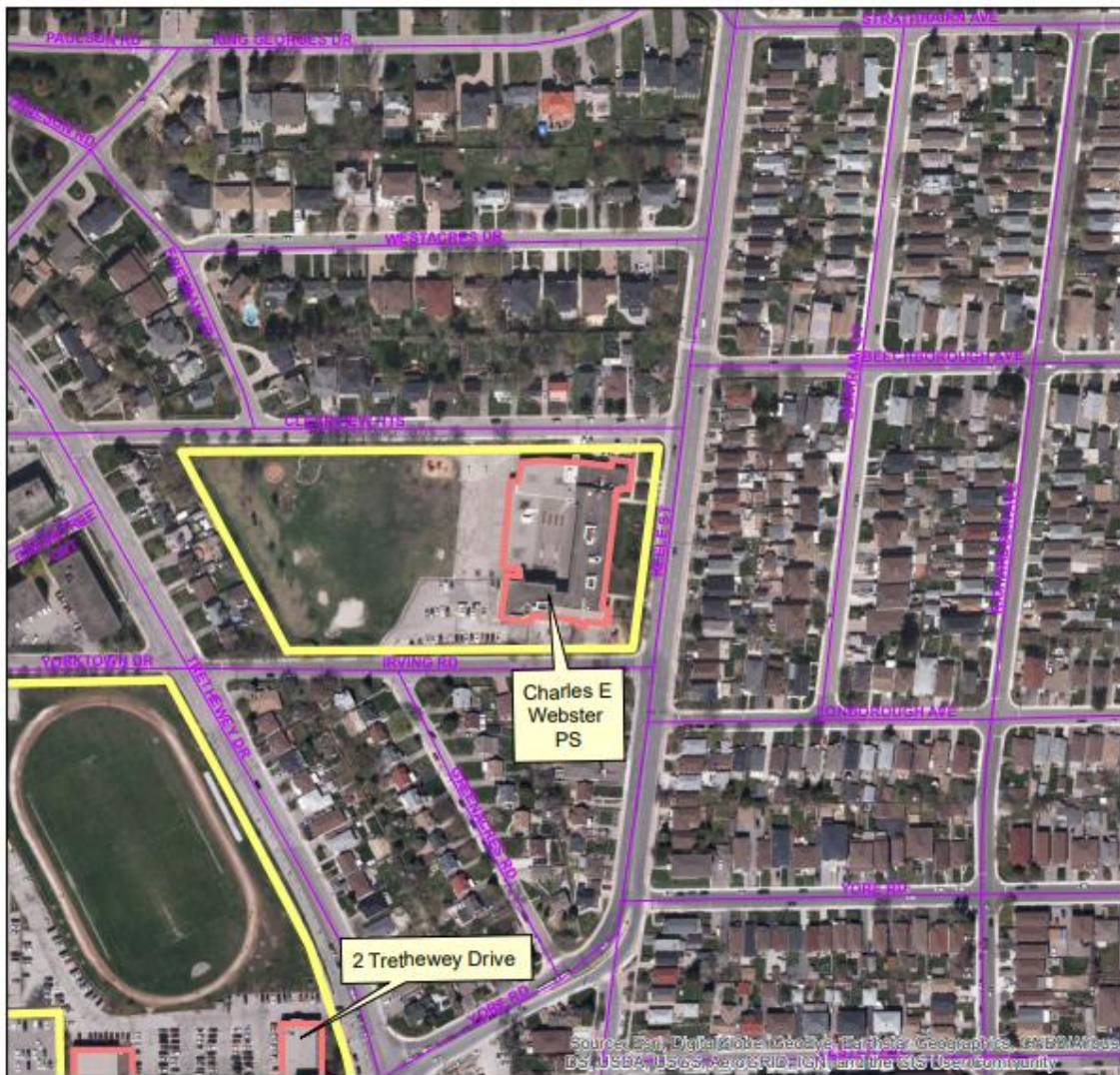
Simon Hewett, Manager of Asset Management & Leasing, Toronto Lands Corporation at [shewett.tlc@tdsb.on.ca](mailto:shewett.tlc@tdsb.on.ca) or at 437-994-3604

## APPENDIX A: Site Profile



Toronto District School Board

Charles E Webster PS  
1900 Keele Street  
(2018 Ortho Imagery)



Produced by:  
Strategy and Planning, TDSB  
April 2019

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



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**TLC Lease & License Approval – Forest Hill Collegiate****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** May 8, 2025**ACTION:** Decision**RECOMMENDATION:**

It is recommended that:

1. The Toronto Lands Corporation (TLC) be authorized to enter into a Licence Agreement with Forest Hill Tennis Club, located at Forest Hill Collegiate at 730 Eglinton Ave W, for a term of five (5) years.
2. That the report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

**EXECUTIVE SUMMARY**

TDSB is renewing its agreement with the Forest Hill Tennis Club, which has operated seasonal programming on the outdoor courts at Forest Hill Collegiate Institute (730 Eglinton Avenue West) since 2000. The updated agreement allows the school to continue using the courts on weekdays from 7 AM to 6 PM during the school year and the Tennis Club to use them in the evenings and weekends.

The new agreement also includes an updated rental rate reflecting current market conditions and ensures the club contributes to maintenance and liability coverage. All scheduling will continue to be coordinated with the school to ensure student and school needs remain the priority. This renewal supports both school programming and community access to outdoor recreational space.

The TLC, on behalf of the TDSB, acts as an agent for all third-party leases, licenses, and other forms of real estate agreements. In consultation with local Trustees, TDSB Planning & Accommodations staff, and local TDSB staff, an updated license agreement for the site at 730 Eglinton Ave W is recommended for approval.

**STRATEGIC DIRECTION**

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: Create a Culture of Partnership and Collaboration with Key Stakeholder Groups  
*Collaborating with tenants and community partners to achieve mutually beneficial results and success.*

## ACTION PLAN AND ASSOCIATED TIMELINES

- TLC Board approval – May 20, 2025
- TDSB Board approval – June 18, 2025
- 120-day Notice of Disposition (if required)
- Thereafter – Negotiating and Executing agreements

## RESOURCE IMPLICATIONS

School	Tenant	Proposed Annual Rent
Forest Hill Collegiate Institute	Forest Hill Tennis Club	Licence Fee

## DUE DILIGENCE

### Policy & Planning Committee

- |  |   |
|--|---|
| <input type="checkbox"/> Site Inspection       | <input type="checkbox"/> Planning Report                            |
| <input type="checkbox"/> Official Plan         | <input checked="" type="checkbox"/> Consultation with Local Trustee |
| <input type="checkbox"/> Zoning                | <input checked="" type="checkbox"/> TDSB Staff Review and Agreement |
| <input checked="" type="checkbox"/> Reg 374/23 | <input type="checkbox"/> Consultation with TDSB Executive Staff     |
| <input type="checkbox"/> Appraisal Report      | <input type="checkbox"/> Consultation with TDSB Planning Staff      |
| <input type="checkbox"/> Environmental Report  | <input type="checkbox"/> Consultation with TDSB Finance Staff       |
| <input type="checkbox"/> Title Check           | <input type="checkbox"/> Historical Assessment                      |
| <input type="checkbox"/> Other:                |   |

## RISK LEVEL

Low

## 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, 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





**Addressing Provincial Priorities on Surplus Lands: Evaluating the Co-Location of Long-Term Care Facilities on Underutilized School Sites**

**COMMITTEE:** POLICY & PLANNING COMMITTEE  
**DATE:** May 8, 2025  
**ACTION:** Information

**RECOMMENDATION:**

It is recommended that:

1. Toronto Lands Corporation (“TLC”) develop a Framework for co-locating long-term care facilities on underutilized or surplus school sites, ensuring alignment with both TDSB and Ministry objectives for education.
2. TLC staff report back to the TLC Board in Q1 2025-2026 on the feasibility of developing long-term care facilities on the following TDSB properties, based on the preliminary proposals outlined in the *Confidential Attachment: Summary of Proposals*.
  - a. 200 Poplar Rd (Former Sir Robert Borden BTI): to explore locating a long-term care facility in partnership with UniversalCare Canada
  - b. 55 Overland Blvd (Overland Learning Centre): to explore locating long-term care facility in partnership with Better Living Health and Community Services

**EXECUTIVE SUMMARY**

TLC has received preliminary proposals from two established not-for-profit community long-term care providers, each seeking to explore opportunities to rebuild long-term care facilities on underutilized Toronto District School Board (“TDSB”) lands. These providers are responding to the urgent need to replace aging infrastructure and expand capacity to meet the growing need of the senior population.

Through the introduction of the *Better Schools and Student Outcomes Act, 2023 - Regulation Amendment: Disposition of Surplus Property*, the Province has outlined new measures to optimize the use of surplus school properties in support of key provincial priorities. These priorities include the development of affordable housing and long-term care facilities to help meet the rising demand for affordable housing and senior care services.

This strategy supports maximizing public assets by ensuring that underutilized school lands contribute directly to essential community services. The province also encourages

school boards to explore partnerships and joint-use arrangements — such as co-locating educational and community facilities — to further advance these objectives. Aligned with these provincial priorities, it is also a strategic goal of the Toronto Lands Corporation to modernize educational facilities through strategic partnerships and collaborations, and to use land holdings more efficiently to create value and build essential community supports.

## **BACKGROUND**

The Ministry of Long-Term Care (“MLTC”) has set a framework requiring that all existing long-term care homes with older design standards — particularly those classified as “B and C beds” — must be redeveloped to provide improved service delivery for residents. Providers are under pressure to secure appropriate land and approvals to meet this objective in order to ensure there is no loss of essential long-term care capacity within the community.

TLC staff have been actively engaged in exploring opportunities with two not-for-profit long-term care providers regarding the potential relocation of community-based long-term care facilities, which need replacement, to underutilized TDSB sites, *site profiles attached as Appendix A*:

- 1) UniversalCare with an interest in relocating Tony Stacey Center for Veterans to the TDSB property at 200 Poplar Road; and
- 2) Better Living Community Services with an interest in rebuilding Thompson House at the TDSB property located at 55 Overland Boulevard.

A critical issue for many operators is the need to temporarily relocate residents during reconstruction. By leveraging underutilized school sites, there is a significant opportunity to construct new facilities without requiring the need to decant existing residents — thereby maintaining continuity of care and minimizing disruption for vulnerable populations. These organizations are also well established in their communities and see an inherent benefit in being able to remain in proximity to their current sites. Further details on these opportunities are summarized in Appendix B - *Confidential Attachments* to this report.

## **BENEFITS TO STUDENTS AND THE SCHOOL BOARD**

Pursuing partnerships with long-term care providers, through the use of underutilized school sites, presents several significant benefits to both TDSB students and the Board:

### **1. Modernization of School Facilities**

- Proceeds from land sales, joint developments, or long-term leases could provide critical funding to support the renewal and modernization of existing TDSB facilities.

## 2. Creation of Multigenerational Learning Environments

- Co-locating long-term care facilities near schools will create opportunities for innovative, intergenerational programming.
- Students will benefit from experiential learning, volunteer opportunities, and social engagement with seniors, enhancing empathy, leadership skills, and social responsibility.

## 3. Expanded Community Hubs

- Partnerships will help build integrated community hubs where education, health care, and social services are offered in one location, making schools true centers of community life. This approach aligns with TDSB's broader goals of promoting equity, community engagement, and lifelong learning.

## 4. Demonstration of Leadership and Innovation

- Proactively responding to provincial priorities — such as long-term care redevelopment and community-building — positions the TDSB as a leader in public sector innovation and responsible stewardship of public assets.

## NEXT STEPS

To continue to advance these opportunities, staff recommend the following next steps:

- Develop a Framework for TLC to explore how long-term care facilities can be successfully co-located on under-utilized or surplus school properties consistent with TLC, TDSB and Provincial strategic objectives for education. This framework will consider criteria and conditions for when long-term care facilities should be considered on TDSB property, how these partnerships will be developed and managed, and how to align capital programs and funding to create efficiencies and cost-savings.
- Prepare Feasibility Work Plan for the two pilot sites outlining the analysis, studies, consultation, and preliminary design work required to allow respective parties to assess and authorize proceeding with the projects.
- Engage the Ministry of Education and the Ministry of Long-Term Care on their preliminary support for the initiative and projects.
- Report back to the Planning and Priorities Committee in Q1 2025-2026 with outcomes of the feasibility work, and, if positive, recommendations to negotiate and enter into agreements to implement the projects.

## STRATEGIC DIRECTION

TDSB Strategic Plan Goal:	Revitalize - All students and staff learn and work in inclusive, safe and modern environments.
	<i>Establishing joint partnerships that contribute to building strong communities</i>

TLC Strategic Plan  
 Goal:

Transform Student Learning Environment through the  
 Modernization of Facilities

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

## DUE DILIGENCE

### Finance & Audit Committee

- |   |  |
|---|--|
| <input type="checkbox"/> Consultation with TDSB Executive and/or Finance  | <input type="checkbox"/> Retain accountants or other professional advisors |
| <input type="checkbox"/> TDSB Review and Agreement                        | <input type="checkbox"/> Retain outside legal counsel                      |
| <input type="checkbox"/> Review agenda and materials with Committee Chair | <input type="checkbox"/> Professional review and advice                    |
| <input type="checkbox"/> Other:   |  |

### HR & Nominating Committee

- |   |  |
|---|--|
| <input type="checkbox"/> SWOT Analysis                                    | <input type="checkbox"/> Gap Analysis                    |
| <input type="checkbox"/> Market research on best practices                | <input type="checkbox"/> Legal counsel review and advice |
| <input type="checkbox"/> Review agenda and materials with Committee Chair | <input type="checkbox"/> Retain outside legal counsel    |
| <input type="checkbox"/> Other:   | <input type="checkbox"/> Consultation with TDSB Staff    |

### Policy & Planning Committee

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Inspection | <input type="checkbox"/> Planning Report                                   |
| <input checked="" 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 347/23                 | <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 type="checkbox"/> Consultation with TDSB Finance Staff              |
| <input type="checkbox"/> Title Check                | <input type="checkbox"/> Historical Assessment                             |
| <input type="checkbox"/> Other:                     |  |

## FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

## RISK LEVEL

Low- Project at feasibility stage.



**ACTION PLAN AND ASSOCIATED TIMELINES**

Report back to the Planning and Priorities Committee in Q1 2025-2026 with outcomes of the feasibility work; along with potential draft recommendations to negotiate and enter into agreements to implement the projects.

**APPENDICES**

- **Appendix A:** Site Profiles
- **Appendix B:** Summary of Proposals (CONFIDENTIAL ATTACHMENT)


**FROM**

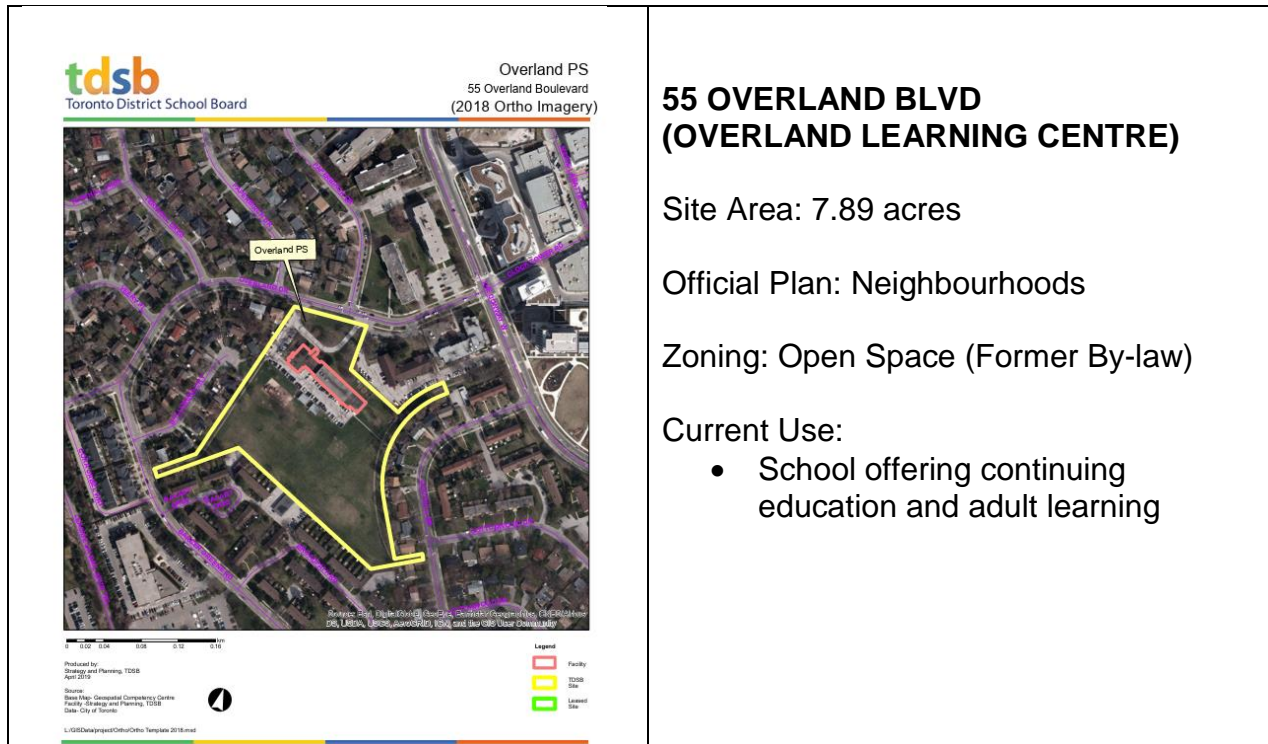
Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation, at  
[rglenn.tlc@tdsb.on.ca](mailto:rglenn.tlc@tdsb.on.ca)

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

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

## APPENDIX A- SITE PROFILES

	<p><b>200 POPLAR RD (FORMER SIR ROBERT BORDEN BTI)</b></p> <p>Site Area: 11.89 acres</p> <p>Official Plan: Neighbourhoods</p> <p>Zoning: Institutional (Former By-law)</p> <p>Current Use:</p> <ul style="list-style-type: none"> <li>• School no longer operational</li> <li>• Building leased out from time to time</li> </ul>
--	--



**Pape Ave Junior Public School Relocation and Metrolinx Agreement****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** May 8, 2025**ACTION:** Decision**RECOMMENDATION**

It is recommended that:

1. The TLC be authorized to execute the Agreement with Metrolinx as outlined in the Confidential Attachment to the report ***Pape Ave Junior Public School Relocation and Metrolinx Agreement***.
2. That the report, **Pape Ave Junior Public School Relocation and Metrolinx Agreement**, be forwarded to TDSB Board for approval.

**EXECUTIVE SUMMARY**

On January 22, 2025, the Toronto District School Board (TDSB) approved the temporary relocation of Pape Junior Public School and Pape Children's House childcare to the Jones Avenue school site (540 Jones Avenue), effective July 2025 until August 2027 due to Metrolinx's Ontario Line subway construction. The report directed TLC to negotiate with Metrolinx for compensation for the school relocation.

The decision to temporarily relocate the school will minimize disruptions to school operations caused by Metrolinx's construction activities. These activities are expected on expropriated portions of the school property, on adjacent land, and in the surrounding area, which can affect travel for students, parents, and staff. Metrolinx has completed the expropriation process necessary for a permanent easement to relocate a storm sewer and for stratified below-grade land along the eastern boundary of the school property, required for subway infrastructure.

During the major tunnel construction along Pape Avenue, part of the schoolyard—including the daycare playground—will be designated as an Exclusion Zone and be temporarily unavailable for students and the childcare center. This situation will create operational challenges in meeting the outdoor play requirements.

TDSB has developed plans and budgets for relocating to the site at 540 Jones Ave, including interior and exterior renovations. TDSB Facilities Management will oversee the move, while teachers and school administrators will prepare for the transition, ensuring continuity of instruction for the students. Transportation plans for busing have also been established, along



with coordination with the Pape Children's House Daycare, which will also be relocated to the 540 Jones Ave site. On April 22, 2025, TDSB presented the detailed plans for the school relocation, summarized in Appendix A, to the school community. A decision history is also included as Appendix B.

Toronto Lands Corporation, on behalf of TDSB, have negotiated an agreement with Metrolinx for compensation for the school relocation, and terms and conditions for the settlement of damages and claims for the school relocation. This report seeks authority to execute an agreement with Metrolinx as outlined in the *Confidential Attachment*. TLC has authority, as approved by the TDSB Board Decision – Expropriation by Metrolinx at Pape Ave Junior Public School, April 16, 2025, to accept an offer for the real estate value of the lands in Expropriation Plan No.AT6697274.

### Financial Impact

The TDSB will receive an Advance Payment for the eligible temporary school relocation costs as outlined in the Confidential Attachment.

### 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

- May 20, 2025 – TLC Board approval
- June 11, 2025 – TDSB Planning and Priorities Committee approval
- June 18, 2025 – TDSB Board approval
- June 2025 – Execute Agreement with Metrolinx
- July – August 2025 – Move Pape Ave Junior Public School to Jones Ave Site
- July – August 2027 – Move back to Pape Ave Junior Public School site

### 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**      Summary of School Relocation Plans

**APPENDIX B**      TDSB Decision History

**FROM**

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## **APPENDIX A      Summary of the School Relocation Plans**

On April 22, 2025, the TDSB hosted an In-Person Community Meeting at Pape Avenue Junior Public School to update parents/guardians and the school community about details of the school relocation to 540 Jones Ave.

There were 16 Staff, including the Trustee Sara Ehrhardt, available to share detailed plans and answer questions. The key information shared is summarized below:

### **Background:**

- On January 16, 2025, staff presented a report recommending the relocation of Pape Avenue Jr. PS to the Jones Avenue building.
- The report detailed concerns regarding the proximity, impact and duration of Metrolinx construction for the new Ontario Line.
- The recommendation to relocate Pape Avenue Jr. PS was approved by the Board on January 22, 2025.
- On January 23, 2025, a survey was sent to parents/guardians/caregivers. This meeting is intended to provide further information on the topics that were identified in the survey.

### **Move Working Group:**

- To help manage the logistics of the move, a ten person “Move Working Group” committee has been established, which will meet bi-weekly.
- Committee updates will be communicated in the school newsletter.

### **Move planning is underway:**

- The Move Coordinator is working with the Principal and Facility Team Lead, as well as caretaking staff, to determine what materials, equipment and furniture will be moved over to the Jones Avenue building.
- The Jones building has new furniture, which means Pape furniture does not need to be moved to Jones.
- Relief staff are being provided to give teachers time to pack.
- Starting in May, boxes will be provided to start packing up materials.

**Interior and Exterior Renovations** are underway to modify the Jones Building to accommodate Pape Avenue Junior Public School and Pape Children’s House Daycare, with special consideration for how the building is shared with Adult Continuing Education and the site is shared with Early Grey Senior Public School. The Renovations Include:

- Interior Renovations to accommodate the licensed daycare, including partition walls and washrooms
- Plans to ensure separate and dedicated access to the building for each function (Junior School, Daycare, Continue Education, Public)
- Installation of new Card access to doorways to provide security and separation between programs

- Addition of outdoor play space and equipment for the daycare.
- Addition of outdoor play equipment to create separate zones for junior school and senior schools who both access the school yard.
- Current timeline is for Interior Work to be complete by June 30, 2025 and Exterior Work/Landscaping to be complete by August 15, 2025.

**Transportation (busing):**

- Overview of plans provide busing to eligible students.
- A local stop will be on the northside of Gerrard St East – West of Boston Ave at the City parkette. Student drop off will be in front of school on Jones Ave where there is a natural layby.
- Plans will be monitored, and additional/modified service will be explored as circumstances emerge.

Principal provided an overview of the **Day-to-Day school operations and schedule.**

**Pape Children's House Daycare:**

- PCH is scheduled to move to Jones in mid-August.
- TDSB staff are working very closely with PCH to support a smooth transition to Jones and have scheduled bi-weekly meetings.
- Interior construction is scheduled to be completed by the end of June, and exterior construction is scheduled to be completed by mid-August.
- PCH is in the process of licensing the space at Jones, but this cannot be completed until all interior and exterior construction is complete and the Ministry inspects the space.
- PCH will be closed from June 30 to July 4 to support moving and set up activities so there will be no disruption to care in August when they move.

**Other After School Recreation and Childcare providers:**

- TDSB is coordinating with other childcare and recreation providers who serve students at Pape Avenue Junior Public School to make arrangements for programs and student pick up when the school relocates to Jones.

**APPENDIX B      TDSB Decision History**

1) 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>

2) On April 16, 2025, TDSB approved a report seeking authority for TLC 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. The Amended Report Recommendations provided direction for additional considerations in the negotiations with Metrolinx that are part of ongoing discussions.

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

- A) TDSB Report – Expropriation by Metrolinx at Pape Ave Junior Public School

<https://pub-tdsb.escribemeetings.com/filestream.ashx?DocumentId=20071>

**50 Ethennonnhawahstihnen' Lane: Update on Proposed Consultant Budget to Advance Mixed-use Development with a Podium Elementary School****COMMITTEE:** POLICY & PLANNING COMMITTEE**DATE:** May 8, 2025**ACTION:** Approval**RECOMMENDATION**

It is recommended that the TLC Board approve the revised consultant budget as outlined in *Confidential Attachment: 50 Ethennonnhawahstihnen' Lane - Update on Project Consultant Budget*.

**EXECUTIVE SUMMARY**

In 2018, the TDSB purchased the property at 50 Ethennonnhawahstihnen' Lane from the City of Toronto with the intent of redeveloping the 1.8-acre property into a JK-8 elementary school. This property is in North York (TDSB Ward 13: Don Valley West), just south of Sheppard Avenue East between Bayview Avenue and Leslie Street and a short walking distance from the Bessarion Subway Station.

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 the site into a mixed-use development with a podium elementary school and outlined a high-level overview of the 2025 work plan.

On March 6, 2025, the TLC brought forward a report to the TLC Policy and Planning Committee outlining a proposed consultant budget to advance the necessary due diligence work to advance a mixed-use podium school development on the site. This report provides an update to the approved consultant budget.

This report provides the TLC Board with an update to the proposed consultant budget required to advance the architectural design work identified in the 2025 work plan identified in the *Confidential Attachment: 50 Ethennonnhawahstihnen' Lane: Update on Project Consultant Budget*.

**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 in North York*

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 in North York*

## RESOURCE IMPLICATIONS

The costs associated with retaining the consultants identified in the 2025 Action Plan above have been captured for the 2025-26 Annual budget. There will be no impact on TLC's operations despite the revisions to the consultant 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

## APPENDICIES: N/A

## FROM

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