



Surplus Declaration of Parking Lot at 42 Brock Crescent

To: Planning and Priorities Committee

Date: 26 January, 2022

Report No.: 01-22-4238

Strategic Directions

- Allocate Human and Financial Resources Strategically to Support Student Needs
- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

Recommendation

It is recommended that

- a) The parking lot located at 42 Brock Crescent be declared surplus to the needs of the Toronto District School and referred to the Toronto Lands Corporation for sale;
- b) If none of the public agencies defined by Ontario Regulation 444/98 purchase the parking lot through the regulation's circulation process, then the Toronto Lands Corporation offer the property to Safehaven for sale at fair market value;
- c) If the parking lot is not sold to Safehaven at fair market value, then the parking lot be returned to the Toronto District School Board.

Context

A community agency, Safehaven, has expressed interest in purchasing the parking lot owned by the TDSB located at 42 Brock Crescent to facilitate a redevelopment of the Safehaven property that immediately abuts the parking lot.

Parking Lot at 42 Brock Crescent

The TDSB owns a parking lot located at 42 Brock Crescent, southeast of Bloor Street West and Brock Avenue in Ward 9 (Trustee Donaldson) as shown in Appendix A. It is approximately 0.13 acres in area and has 12 parking spaces. This parking lot is a separate parcel of land that has been used to provide parking for Bloor Collegiate Institute and ALPHA II Alternative school. A new Bloor CI / ALPHA II building is being constructed on the south side of Brock Crescent on the location of the former Brockton building.

The parking lot is not a requirement of the new Bloor CI / ALPHA II building. The zoning by-law does not require any parking spaces for the new building. The new building will have 35 underground parking spaces. It will also have excellent access to the subway (the Dufferin Station is located 250 metres away, a three-minute walk), as well as direct access to dedicated bike lanes on Bloor Street West.

Safehaven

Safehaven is an agency funded by the Ministries of Community and Social Services and Children and Youth Services that provides care to children and adults with developmental disabilities and medical complexities. Safehaven owns the property that abuts the parking lot on the north and east sides. Safehaven would like to purchase the parking lot to expand its building and its services to this vulnerable population.

Safehaven is proposing to redevelop its property into a larger facility of 8-10 storeys providing transitional programming from hospital to community, day programming, respite beds, and residential units. This expansion is supported by all levels of government. The proposal still needs to go through the City's development approval process.

Disposition Process

When selling a property, school boards in Ontario must follow the process outlined in Ontario Regulation 444/98. This process requires that the property be offered to a ranked list of public agencies for them to consider for purchase. The list includes the coterminous school boards, local colleges and universities, the Local Health Integration Networks, several indigenous organizations, the local municipal government, the provincial government, and the federal government.

The public agencies have 90 days to express interest in purchasing the property and a further 90 days to make an offer. If no expression of interest is received or sale achieved, then the property can be offered to the private sector.

Safehaven is not on the list of ranked public agencies. The property can be offered to Safehaven after the circulation of the property to the list of public agencies has

concluded without a sale being finalized. It is unlikely that one of the ranked public agencies will express interest in purchasing the property because of its small size and its location on a small, dead-end street (Brock Crescent).

All sale of property to public agencies or private organizations must occur at fair market value.

Community Consultation

A virtual public meeting was held on January 6, 2022, to provide information on the parking lot, Safehaven's proposal, and the process that school boards must follow to sell a property. Invitations were sent to all properties within 500 metres of the parking lot and to all the students, staff and parents of Bloor CI and ALPHA II Alternative School.

The turnout at the meeting was small – less than ten attendees. There were no concerns expressed about the sale of the parking lot.

An online survey was available for members of the public to submit comments and questions. No survey responses were received.

An email note was received from a nearby resident expressing support for the sale of the property to Safehaven.

The low participation in the consultation is most likely due to the lack of concern about the proposed sale to Safehaven. It is a very small piece of land that does not have a significant presence within the community and it is proposed to be used to support a highly-valued service to vulnerable groups in the city.

Action Plan and Associated Timeline

Once the parking lot at 42 Brock Crescent is declared surplus for sale, the Toronto Lands Corporation will circulate the property to the ranked list of public agencies as per Ontario Regulation 444/98.

The public agencies will have 90 days to express interest in purchasing the property and a further 90 days to make an offer.

If no public agency purchases the property, then the Toronto Lands Corporation will offer the property to Safehaven for sale as per the conditions of Ontario Regulation 444/98. This could occur in late Spring 2022.

Resource Implications

Costs incurred in the sale of the property will be offset by the revenue generated.

Communications Considerations

Information and results of this report will be posted on the TDSB's Accommodation Reviews website.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: Map and Aerial Photo of Parking Lot at 42 Brock Crescent

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