



Davisville Junior Public School and Spectrum Alternative Senior School Land Conveyance

To: Finance, Budget and Enrolment Committee

Date: 8 June, 2022

Report No.: 06-22-4337

Strategic Directions

- Provide Equity of Access to Learning Opportunities for All Students
- Build Strong Relationships and Partnerships Within School Communities to Support Student Learning and Well-Being

Recommendation

It is recommended that:

- a) a strip of vacant land forming part of the Davisville Junior Public School / Spectrum Alternative Senior School property, legally described as Parts 5 to 14, Plan 66R-31797, City of Toronto, having an area of approximately 400 square metres, be conveyed to the City of Toronto for the purposes of widening the road;
- b) pursuant to Section 194(3)(b) of the Education Act it be resolved that the conveyance described in a) is a reasonable step in the plan to provide accommodation for pupils on the Davisville Junior Public School / Spectrum Alternative Senior School site; and
- c) the Toronto Lands Corporation be authorized to implement the conveyance.

Context

As part of the site plan approval for the recently constructed Davisville Junior Public School / Spectrum Alternative Senior School building, the City of Toronto requires a strip on land along Davisville Avenue to be conveyed to the City. The strip of land is approximately 2.5 metres wide and extends along the entire frontage of the school site on the north side of Davisville Avenue. It has a total area of approximately 400 square

metres. The purpose of the land conveyance is to allow the widening of Davisville Avenue.

The land to be conveyed to the City is legally described as Parts 5 to 14, Plan 66R-31797, City of Toronto, deposited on title on March 17, 2021. The site plan and survey are shown in Appendices A and B.

The land to be conveyed is not required for educational purposes and does not impact the ability of the Davisville/Spectrum site to accommodate pupils.

The conveyance of this land to the City is not subject to Regulation 444/98, Disposition of Surplus Real Property and Acquisition of Real Property. Regulation 444/98 only applies when the Board adopts a resolution under section 194(3)(a) of the Education Act that the property or interest therein being disposed of “is not required for the purposes of the Board”. If the resolution adopted is under section 194(3)(b) *that the disposition is a reasonable step to provide accommodation for pupils on the site*, then Regulation 444/98 does not apply.

Action Plan and Associated Timeline

The Toronto Lands Corporation will implement the conveyance of the land to the City of Toronto.

Resource Implications

There are no resource implications. The land conveyance is a requirement of the site plan approval process. It is a small piece of land that only the City can use. The TDSB has no choice in the land conveyance. There is only one party that can receive the land conveyance – the City (other parties cannot express interest). The City is acquiring the land for free (not at fair market value).

Communications Considerations

Not applicable.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

- Appendix A: Davisville Jr PS / Spectrum Alternative – Site Plan Showing Land Conveyance
- Appendix B: Davisville Jr PS / Spectrum Alternative – Survey Showing Land Conveyance

From

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