

TRANSMITTAL NO. 2023-162
(Public)

October 23, 2023

TO: Rachel Chernos Lin, Chair, Toronto District School Board (TDSB)

This communication is to inform you of a recent decision made by the TLC Board at its meeting of October 19, 2023 with respect to the report, *Toronto Lands Corporation Modernization Opportunities: Community Partnership Sites*, attached herein.

These reports represent excellent opportunities to unlock TDSB land to further important community building objectives working with established community partners.

The TLC Board decided that:

1. That the Interim CEO of the Toronto Lands Corporation prioritize the Preliminary Work Plan, outlined in the supporting appendices for the following Toronto District School Board sites and report back to the TLC Board in the second quarter of 2024 on that work;
 - a. 34 & 42 Brock Crescent – Joint Venture with Safehaven Community Living
 - b. 301 Lanor Avenue – Disposal to New Haven Learning Centre
 - c. 200 Poplar Road – Potential partnership with Not-for-Profit Consortium
2. That the follow-up report includes the outcome of staff's due diligence including:
 - a. Current appraisal report
 - b. Refined site massing and potential built form
 - c. Heritage, Title and Environmental summary
 - d. Community benefit and partnership opportunities
 - e. Risks
3. That staff work on a Term Sheet with Safehaven Community Living which will inform a future Agreement of Purchase and Sale for the two TDSB owned parking lots located at 34 & 42 Brock Crescent and report back to the Board in the first quarter of 2024 with proposed draft terms.
4. That staff work on a Term Sheet with New Haven Learning Centre which will inform a future Agreement of Purchase and Sale for the TDSB owned property at 301 Lanor Avenue and report back to the Board in the first quarter of 2024 with proposed draft terms.
5. That staff work on a non-binding Memorandum of Understanding for the purposes of a non-exclusive ideation exercise, with the not-for-profit consortium outlined in the Expression of Interest contained in Appendix "D" for the TDSB owned property at 200 Poplar Road and to report back to the Board in the first quarter of 2024 with a draft.

6. That this report be forwarded to TDSB to be received for information.

On behalf of the Board of Directors of the Toronto Lands Corporation, the *Toronto Lands Corporation Modernization Opportunities: Community Partnership Sites* report is being forwarded to the TDSB for inclusion at its special PPC Meeting of November 22, 2023 and then at its Board Meeting on December 6, 2023 for information.

Sincerely,



John Filion
Chair, TLC Board

cc. Leola Pon, Associate Director, Organizational Transformation and Accountability, TDSB
cc. Paul Koven, Executive Officer, Legal Services
cc. Craig Snider, Executive Officer, Business Services, TDSB
cc. Ryan Glenn, Interim CEO, TLC

DECISION ITEM**Toronto Lands Corporation Modernization Opportunities: Community Partnership Sites****To: TLC Board****Date:** October 19, 2023**RECOMMENDATION:**

It is recommended:

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 - a. 34 & 42 Brock Crescent – Joint Venture with Safehaven Community Living
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EXECUTIVE SUMMARY

The TLC, on behalf of the TDSB, acts as landlord for the TDSB for all 3rd party leases, licenses and other forms of real estate agreements. Included in this portfolio, the TLC manages 17 closed, non-operating schools which are leased by third parties for various uses.

The TDSB and the TLC have been working to determine which of these sites are not required for the purposes of the board, and do not represent sites of strategic importance, including for future student accommodation. The three sites identified in this report for disposal have been identified by TDSB Planning staff to represent low risk to the TDSB from a future accommodation perspective. Additionally, the existing tenants, are established in their communities and their continued operation on these sites will likely be seen as a positive outcome and provide additional opportunities for community building.

AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

Authority or Direction (select from drop down): 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](#)

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.

TLC Strategic Plan Goal: (include all that apply)

- [Transform Student Learning Environment through the Modernization of Facilities](#)

Opportunity to build TDSB capital priority replacement schools that have not been recognized by the Ministry as priority projects.

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

DUE DILIGENCE (Select all that apply)

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 type="checkbox"/> TDSB Staff Review and Agreement |
| <input type="checkbox"/> Reg 444/98 | <input checked="" 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 |

FINANCIAL IMPLICATIONS

There are no financial implications on current operational budgets as related external services are considered capital expenses. Appropriate project and resource budgets will be developed and will form a part of TLC's 2023-24 Budget submission.

RISK LEVEL

Low

ACTION PLAN AND ASSOCIATED TIMELINES

Report back to the TLC Board following the completion of each site's due diligence work throughout the year. Inform TDSB Student Accommodation and Planning on the due diligence outcomes.

TLC AND TDSB BOARD POLICY AND PROCEDURE REFERENCE(S)

- Shareholders Direction
- Toronto District School Board (TDSB) Multi-Year Strategic Plan
- Toronto Lands Corporation (TLC) Annual Plan
- Toronto District School Board (TDSB) Disposition of Property Policy

APPENDICES

- **Appendix A:** Toronto Lands Corporation Modernization Report – Community Partnership Sites
- **Appendix B:** Location of Modernization Opportunities: Community Partnerships
- **Appendix C:** Site Profiles
- **Appendix D:** Expression of Interest for 200 Poplar Rd

FROM

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at rglenn.tlc@tdsb.on.ca

Barbara Carou, Manager, Strategic Partnership and Development, Toronto Lands Corporation, at bcarou.tlc@tdsb.on.ca

**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES****APPENDIX A****BACKGROUND REPORT****34 & 42 Brock Crescent – Joint Venture with Safehaven Community Living**

The two TDSB owned parking lots front on to Brock Crescent (Appendix “C”) and are located south of Safehaven Community Living which also owns property between the two lots. The properties back on to buildings fronting on Bloor St West and are located 250 m from Dufferin Station. The site for the new Bloor Collegiate Institute is located just south at 90 Croatia Street. The properties are adjacent to an approved development containing a mix of uses including a community hub, a new park, and 2,160 residential units.

These two parking lots provide an opportunity to partner with the adjacent property owner, Safehaven, on a redevelopment that could see a new facility for Safehaven, along with providing an opportunity for indoor recreational space that could be shared between Safehaven and the TDSB. In addition, there is opportunity for joint programming between both the TDSB and Safehaven.



Picture 1: View of the proposed mixed-use development at Safehaven.

Safehaven is a not-for-profit organization that has provided residential and respite care to individuals with medical complexities and developmental disabilities for over 30 years. The ability to leverage the two TDSB properties will provide them with the opportunity to develop a state-of-the-art facility along with housing opportunities as part of an integrated facility.

The addition of the two properties will allow for respite, therapeutic and residential care for children and adults with medical complexities and disabilities along with affordable housing for vulnerable populations. The proposed development will also contain an indoor pool, which will provide a recreation opportunity for the students of the TDSB. The TLC and Safehaven are working on exploring how to contemplate access for the TDSB as a part of any future transaction.

301 Lanor Avenue - Disposal to New Haven Learning Centre

The 5.52 acre Douglas Park school property was acquired in 1952 and was leased out fully to the existing tenants by 2009. The closed school is currently tenanted by New Haven who occupy 13,200 square feet, and Sonechko Day Care Incorporated who lease 2,244 square feet and who operate under the day care umbrella agreement with the City of Toronto.

The TLC has been in conversations with its long-term tenant, New Haven, with respect to moving forward with a purchase of the site in order to construct a purpose-built modernized facility for their community. Founded in 1998, New Haven Learning Centre was the first in Ontario to offer highly specialized programming for how to best understand and treat those affected by Autism Spectrum Disorder (ASD). The acquisition of this site by New Haven will allow the organization to build a purpose built, specialized facility to maximize the development of individuals with autism, and related disorders, along with providing state of the art supportive residential and community facilities for those affected by ASD. In addition to a new facility, there is also an opportunity to explore opportunities for the TDSB to partner with New Haven to offer programs to current students within the TDSB who are affected by ASD. Additionally, the TLC would work with New Haven to ensure space be allocated in any redevelopment for Sonechko Day Care, who also currently operates on the site.

The current TDSB facility, at 301 Lanor Avenue, is at the end of its usable life, and has a facility condition index exceeding 80% which equates to a deferred maintenance backlog in excess of \$3 million. Investing in the current building is cost prohibitive. Redevelopment of the entire site provides an excellent opportunity for the TDSB to generate capital for the renewal of operational schools, but also will advance the development of a much needed and vital resource for the ASD community.

In addition to providing the opportunity for New Haven, the significant size of the property also allows for the TLC to contemplate allocating a portion of the redeveloped site to the City as parkland.

200 Poplar Road – Potential partnership with NFP Consortium

The TDSB property at 200 Poplar Road, formerly known as Sir Robert Borden Business and Technical Institute, was closed and declared surplus by TDSB on June 22, 2016. The former school is situated on 12 acres in the Kingston Road and Lawrence Avenue East neighbourhood and is adjacent to community housing and single-family residential homes. There have been multiple previous attempts by the TLC to activate the site, in 2018 the TLC accepted a conditional offer from a developer who, while undertaking their due diligence activities, determined that there was too much risk associated with the site.

Another attempt at site activation involved a land exchange with the City of Toronto in 2020. At that time, the TLC had been aware of the student accommodation pressures in the quadrant south of Don Mills Road and Eglinton Avenue East. TDSB Planning had advised that TDSB would require a school in this area and a preliminary review found that vacant land was extremely limited and existing school sites had no further space for expansion. Inability to accommodate new students from the growing number of developments in this area was becoming critical, which resulted in having to bus students outside their resident area being the primary option. In conjunction with CreateTO, TLC staff identified undeveloped land, in public ownership connected with the Ontario Science Centre complex which included a portion of the large parking lot located at 770 Don Mills Road. CreateTO and the TLC proposed an equitable exchange whereby the City would transfer to the TDSB, approximately 54,000 square feet of a stratified non-condominium title interest in 770 Don Mills Road in exchange for fee simple interest in 200 Poplar Road. Due to several considerations, CreateTO informed TLC in 2023 that it was not in a position to move forward with the land exchange; the TLC and TDSB however continue to work with the City and CreateTO on the stratified interest in 770 Don Mills Road.

Over the past few months, staff from the TLC have been meeting with a consortium of not-for-profit housing providers who share a vision to build a “Gathering Place” – a model of housing which intersects the provision of dignified and affordable housing with a full complement of services and sense of belonging and community building. Appendix D contains further detail on the Housing Consortium partnership.

This site is of such size that an opportunity exists to provide hundreds of affordable housing units within a private and not-for-profit mix. In addition to the opportunity for housing, there is also the ability to deliver a much-needed job skills training facility for the community, which would help newcomers to Canada position themselves in the best way possible to enter the job market. Delivering senior’s care, youth support programs, enhanced green space and other newcomer services are also significant opportunities on this site.

Next Steps:

Staff will report back to the Board with status updates for each property in the first quarter of 2024.

TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES

APPENDIX B

LOCATION OF MODERNIZATION OPPORTUNITIES: COMMUNITY PARTNERSHIPS



**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES**

APPENDIX C

Surface Lots

34 & 42 Brock Cr

Ward: 9 (Dawson)
Location: Bloor St & Dufferin St
Current Use: Parking

Site Size: 0.13 acres & 0.15 acres
OP Designation: Neighbourhoods
Zoning: Residential
Major Transit: Yes
Station Area:



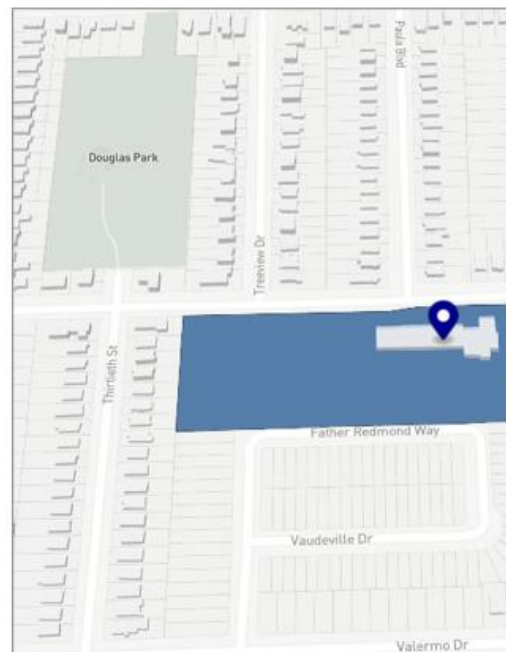
Douglas Park

(closed school)

301 Lanor Ave

Ward: 3 (Nunziata)
Location: Evans Ave & Kipling Ave
Current Use: Lease (New Haven)

Site Size: 5.52 acres
OP Designation: Neighbourhoods
Zoning: R3 (Former By-law)
Major Transit: No
Station Area:



SITE PROFILES

Sir Robert Borden

(closed school)

200 Poplar Rd

Ward: 19 (Patel)

Location: Kingston Rd & Galloway Rd

Current Use: Storage/ Occasional Staff Training

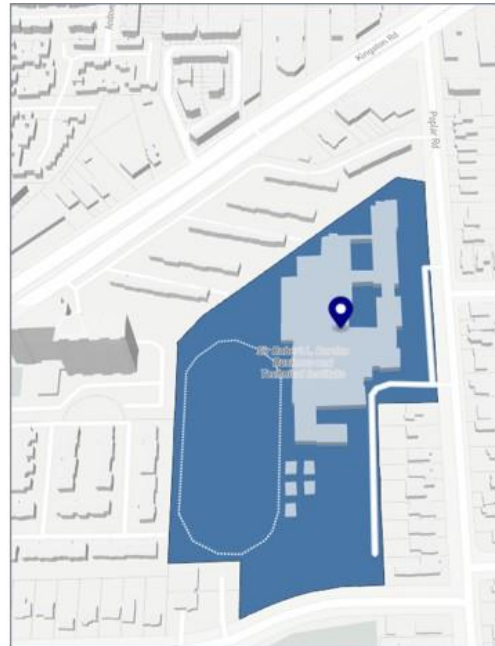
Site Size: 12 acres

OP Designation: Neighbourhoods

Zoning: Institutional

Major Transit No

Station Area:



**TORONTO LANDS CORPORATION MODERNIZATION
OPPORTUNITIES****APPENDIX D****EXPRESSION OF INTEREST FOR 200 POPLAR RD****EXPRESSION OF INTEREST****RE: 200 POPLAR ROAD**

Attention: Ryan Glenn, interim CEO
Toronto Lands Corporation
60 St Clair Ave E Suite 201,
Toronto, ON M4T 1N5

DATE: October 6, 2023

Dear Mr. Glenn,

This **Expression of Interest** outlines our intention to begin discussions with Toronto Lands Corporation/Toronto District School Board, on a path forward to develop the 200 Poplar Road site and increase the stock of available affordable housing options along with other services, including a possible job skills training facility.

The intent of this letter is to obtain support to explore this partnership. A clear roadmap and key milestones would be available in future reports, to share with all stakeholders.

Since 2021, the undersigned organizations have come together in response to the housing crisis most acutely felt by the communities we support. Collectively, we have been working towards developing alternative approaches to add affordable and deeply affordable housing stock - which is supportive and inclusive - focused on our Scarborough neighbourhoods. With a shared mission and vision to work together, we seek to leverage our collective strengths and mitigate the challenges involved in building affordable housing at scale.

The "Housing Consortium" is a partnership formed between the organizations noted below.

The members of the Housing Consortium provide a wide range of services and programs for thousands of Torontonians each year. In particular, the members serve the most marginalized communities with the greatest barriers in accessing housing today. This includes: low-income families, young people, isolated seniors, individuals struggling with mental wellness to achieve independent living, refugees and new Canadians, and many more vulnerable populations.

With over 400 collective years of proven experience providing support to over 130,000 individuals and families each year, we jointly own and operate over 3500+ units of affordable housing today with a mandate to add thousands of additional affordable units, to directly tackle the housing crisis through innovative models of coordination and collaboration.

We share a vision to build a "Gathering Place" – a model of housing which intersects dignified, affordable, right-sized housing with a full compliment of services and sense of belonging and community, so that whole neighbourhoods can flourish and prosper. And we know this can only be accomplished through cooperative partnerships.

Partnerships between the private, public and non-profit sectors will be the key to delivering affordable housing at scale. A new approach is needed to dismantle a housing problem which is now entrenched

and mired by complexity and competition, creating barriers to building much needed housing for communities who cannot wait.

The Housing Consortium is ready to confront this challenge together.

Our hope is to enter into conversations with the Toronto Lands Corporation and the Toronto District School Board to build, own and operate hundreds of affordable housing units in perpetuity, at 200 Poplar Road.

The site can be the canvas for the Housing Consortium and Toronto Lands Corporation/Toronto District School Board, to design housing which works for so many individuals and families struggling to access good homes today. We envision hundreds of homes embedded into the community, with a full complement of onsite or near-site services for a broad range of populations. The possible populations and services may include – but not be limited to:

- Workforce development housing, which may provide housing and supports to those employed in a specific sector (ie. Education)
- Training centre for skills development to meet the growing economic demands of the City
- 24-7 supports for independent living
- Seniors care
- Supports for youth transition
- Newcomer services
- And much more

By working together, we can demonstrate how affordable housing can successfully be integrated into a mixed-use community and collectively build vibrant neighbourhoods in Scarborough.

Sincerely,

Housing Consortium members:

- Catholic Children's Aid Society of Toronto
- Catholic Crosscultural Services
- East Scarborough Boys & Girls Club
- Homes First Society
- The Neighbourhood Group Community Services
- WoodGreen Community Services
- St Stephens Community Apartments Inc.

ORGANIZATIONAL OVERVIEWS:

Catholic Children's Aid Society: The Catholic Children's Aid Society of Toronto (CCAS) delivers child protection services to the Catholic community of Toronto. By connecting vulnerable children, youth, and families to community-based supports and services, CCAS works to disrupt the status quo through our innovative programs, including our recent collaboration with partners on the Housing Consortium. From our work with fostering interdependence of youth transitioning out of the child welfare system to connecting families facing issues of poverty, CCAS is committed to meeting the unique needs and challenges they face every day. By providing stable housing and the necessary resources, CCAS helps these young individuals navigate the challenging journey to adulthood with confidence and security. Additionally, the organization's commitment aligns seamlessly with the Housing Consortium's overarching mission: to confront the housing crisis in Toronto's marginalized communities head-on. Together, we aim to provide opportunities for youth and vulnerable families to secure stable housing and to thrive and prosper in a supportive and inclusive community environment.

Catholic Crosscultural Services: As a national non-profit organization based in the Greater Toronto Area, CCS aims to empower immigrants and refugees of all religions, ethnicities, countries of origin, immigration status, sexual orientation, or political affiliation to develop the skills and acquire the necessary knowledge to settle, integrate and succeed in Canada.

East Scarborough Boys & Girls Club: At the Club, we aim to provide a safe, supportive place where children and youth, and families experience new opportunities, overcome barriers, develop positive relationships and life skills. Servicing over 3000 families across East Scarborough each year.

Home First Society: Homes First develops and provides affordable, stable housing and support services to break the cycle of homelessness for people with the fewest housing options. With nearly 40 years of experience in the field, our agency provides homes and essential support services to nearly 2,000 seniors, families, and single adults every single night.

The Neighbourhood Group Community Services: TNG works with people at every stage of their lives to alleviate social and economic problems through a range of effective and innovative programs. For over 30 years, we've owned and operated safe, affordable housing for seniors, low-income families, and people struggling with homelessness, mental health and substance use issues.

Woodgreen Community Services: One of the largest social service agencies in Toronto, delivering integrated programs from physical, mental health and disability services to affordable housing and pathways to employment. For 85 years, we have worked with communities to improve health and wellbeing for seniors, single mothers, newcomers and youth, creating new opportunities to thrive.

St. Stephens Community Apartments. Inc: a Non-Profit Housing Corporation that was created from the congregation of St. Stephen's Presbyterian Church. Our board has partnered together with Reena, Boys & Girls Club of East Scarborough, Youth Link and the Mississauga's of the Credit to build an affordable housing project that seeks to serve the youth in the community. We envision that this will be a future home for the church and a hub for the community.