

**TRANSMITTAL NO. 2023-161**  
**(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: Capital Priority Sites*, attached herein.

This report outlines opportunities for the TLC to support the TDSB in their capital priority submission to the Ministry of Education.

**The TLC Board decided that:**

1. That the following Toronto District School Board (TDSB) sites be prioritized by the Toronto Lands Corporation in support of the TDSB capital priority submission to the Ministry of Education of and that the Preliminary Work Plan, as outlined in the supporting appendices continued to be explored, with a report back to the TLC board in the second quarter of 2024 on that work.
  - a. 155 Mill Street (Block 9-Future School at West Donlands) - explore options for a new school in a mixed-use development.
  - b. 50 Ethennonnhawahstihnen' Lane- (Block 20-Future School at Bessarion) - explore options for delivering a new school as part of a mixed-use development.
  - c. 120 & 140 Borough Drive – (Future School at East Education Office Site) - explore options for delivering a school including opportunities for co-location.
2. That the follow-up report includes the outcome of staff's due diligence including:
  - a. High level financial pro-forma
  - b. Refined site massing and potential built form
  - c. Staging options
  - d. Heritage, Title, and Environmental summary
  - e. Other public sector partnership opportunities
  - f. Planning requirements and studies required to advance the site
  - g. Risks

3. That the TLC explore opportunities for additional city and community building with a focus on truth and reconciliation and equity, and wherever possible, include these opportunities as a part of due diligence.
4. That the Interim CEO, TLC, in consultation with the TDSB, report back on guiding principles intended to inform the approach to modernization opportunities and how the Shareholder's Direction informs these guiding principles.
5. That the Interim CEO of the TLC report back to a future meeting of the Board through Policy and Planning Committee prior to any Official Plan amendments or re-zoning submissions for any of the sites contained in this report.
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: Capital Priority 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 Fillion  
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: Capital Priority Sites****To: TLC Board****Date:** October 19, 2023**RECOMMENDATION:**

It is recommended:

1. That the following Toronto District School Board (TDSB) sites be prioritized by the Toronto Lands Corporation in support of the TDSB capital priority submission to the Ministry of Education of and that the Preliminary Work Plan, as outlined in the supporting appendices continued to be explored, with a report back to the TLC board in the second quarter of 2024 on that work.
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## EXECUTIVE SUMMARY

At the call of the Ministry of Education, all school boards in Ontario are requested to submit business cases to the Ministry's annual Capital Priorities program. This program provides funding for new schools, school additions, school replacements or deep retrofits. Historically, even though the Toronto District School Board (TDSB) is the largest school board in the province, on average TDSB has only received funding to support 1 to 2 submissions in any given year.

Exploring potential alternatives to address TDSB's capital priority needs falls within the mandate of Toronto Lands Corporation's (TLC) modernization strategy. Through the modernization strategy, TLC staff are tasked with evaluating the redevelopment potential within the TDSB's portfolio to maximize opportunities to leverage land holdings that can help fund renewal and the build out of new schools, along with exploring other broader city building objectives which strengthen the communities in which these schools serve.

This past summer, the Province also introduced *The Better Schools and Outcomes Act*, setting the stage for several transformative changes to better leverage public assets in order to build schools faster and to deliver on other provincial priorities such as long-term care homes and affordable housing.

The sites outlined in this report present the opportunity for the TLC, working with the TDSB, to think more broadly about how a future redevelopment may not only provide an opportunity for a new modern school, but also provide a further benefit to the community.

In the case of St. Margaret's, the large size of this site is conducive to providing an opportunity to explore the addition of a new long-term care home and speaks directly to the TLC's mandate to expand the thinking around how the TDSB's real estate may, in a broad sense, improve school communities by addressing other needs.

The three sites at 155 Mill Street, 50 Ethennonnhawahstihnen' Lane and 120 & 140 Borough Drive are identified as future school sites that represent an opportunity to look at new models for developing school lands integrated into vibrant complete communities. These sites are all owned by the TDSB, located within areas of growth, and are well located and accessible by public transit. While the traditional approach would have been to build standalone schools on these sites, the opportunity exists to leverage the inherent density above a future school, which could not only work to contribute capital toward a new build, but also provide opportunities to explore affordable housing.

## AUTHORITY OR DIRECTION FOR UNDERTAKING PROJECT

**Authority or Direction:** Shareholders Direction

## STRATEGIC GOAL AND ANNUAL PLAN DIRECTIONS

**TDSB Strategic Plan Goal:** (include all that apply)

- **Build Strong Relationships and Partnerships with School Communities to Support Student Learning and Well- Being**

*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                             |
| <input type="checkbox"/> Other:               |                                                                            |

**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 Opportunities Report

- **Appendix B:** Location of Modernization Opportunities: Capital Priorities
- **Appendix C:** Site Profiles

**FROM**

Ryan Glenn, Interim Chief Executive Officer, Toronto Lands Corporation, at  
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**TORONTO LANDS CORPORATION MODERNIZATION  
OPPORTUNITIES****APPENDIX A****BACKGROUND REPORT****155 Mill St (Block 9)  
West Don Lands -Future School Site (Vacant)**

A new 455 JK- elementary school is required to accommodate growth in the West Don Lands area west of the Don River along the central waterfront. TDSB's Accommodation and Planning staff determined existing TDSB elementary schools do not have the capacity nor appropriate site size to accommodate students from this rapidly intensifying area.

Block 9 (155 Mill St) was reserved as an elementary school site for the TDSB as part of the West Don Lands Precinct Planning process. In 2018, a land exchange was completed with Infrastructure Ontario to secure the 1.6-acre site for a future school. The site was acquired with the intent that a shared-use agreement be executed with the City for the use of the adjacent Corktown Common park to support the school's outdoor space requirements.

In 2022, the TDSB site (Block 9) was expropriated by Metrolinx in support of the construction of the Ontario Line. The expropriation term of the arrangement is for 63 months with an anticipated end date of 2027. The delay in TDSB's ability to develop this site due to Metrolinx occupation, presents an opportunity for TLC to explore additional municipal and/or residential opportunities above the proposed new school to both finance construction and maximize value of the land.

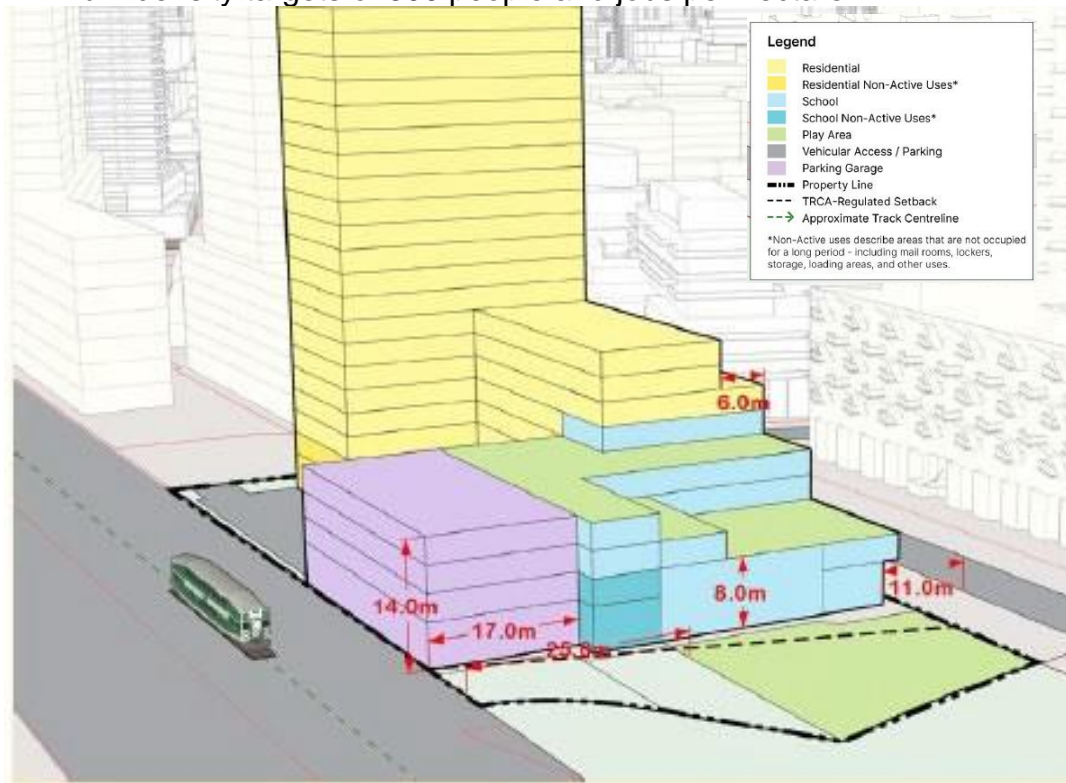
This block has several encumbrances that need to be considered beyond the sites long and narrow configuration, including proximity to a railway corridor and a TRCA easement over a small portion on the eastern edge of the site. However, a number of new developments on similar sites in the West Donlands illustrate the implementation of design elements to deal with some of these barriers, but also the potential to better utilize the site.

The TLC and the TDSB have entered a partnership with the University of Toronto's School of Cities' Infrastructure Institute to explore opportunities, as well as develop best practices for schools and developments adjacent to rail corridors in consultation with Metrolinx. The collaboration with the School of Cities represents a new and successful approach to how the TDSB and the TLC evolve our collective thinking by partnering with educational institutions and industry experts to move the modernization of school sites forward.

A preliminary feasibility study concluded that the site could accommodate a new 50,000 sq.ft school with rooftop play space in addition to a residential development on the western edge. The draft concept also explored opportunities for including other non-sensitive buffer uses such as parking adjacent to the rail corridor that could reduce the requirements for a crash-wall and associated infrastructure costs.



This site is uniquely positioned as it is integrated into the urban fabric of the downtown, is connected by transit by the Cherry St streetcar and has good access to the DVP. The site is also situated within the East Harbour Protected Major Transit Station Area with proposed minimum density targets of 300 people and jobs per hectare.



*Picture 3: Preliminary site evaluation incorporating 50,000 sq.ft school, rooftop play space, parking garage/storage and a residential development to the west of the site.*





*Picture 4: View of School entrance at base of mixed-use development.*

### **50 Ethennonnhawahstihnen' Lane (Block 20) Bessarion- Planned Future School Site (Vacant)**

A new 435 pupil place JK-5 elementary school is needed to accommodate growth in an emerging high-density neighborhood in the Sheppard Avenue East corridor between Bayview Avenue and Leslie Street.

The area, known as the Canadian Tire Lands, is a large former industrial/commercial property that was first identified as a redevelopment initiative in 2000. The area is roughly bounded by Highway 401 (south), Rail corridor (east), Sheppard Avenue East (north) and Bessarion Road (west). The neighbourhood has been planned to accommodate over 5,000 new residential units in a series of mid and high-rise towers. Construction began in 2006 with subsequent phases still under construction.

In May 2018, the Ministry of Education allocated \$24M to support the purchase of a school site within the Canadian Tire Lands area. The site was reserved for a future school use when the context plan was first developed in 2002 and confirmed when the Plan of Subdivision was approved by the City. An agreement was established that provided the TDSB with an option to purchase the lands.

The site is approximately 1.8 acres in size with a long and narrow rectangular shape. The site is situated along the western boundary of the lands at 50 Ethennonnhawahstihnen' Lane and is located south of the newly opened City of Toronto operated community recreation centre and library as well as the Bessarion subway station. The site fronts a large central public park separated by a road, which the school board intends to enter into a shared use agreement for, in order to accommodate some of the future school's open space requirements.

While the lands were originally contemplated for a standalone school, changes to the Province's Growth Plan has positioned the site within a Major Transit Station Area with proposed minimum density targets of 300 people and jobs per ha. A preliminary feasibility study of the site indicates the potential to accommodate a mixed-use development that delivers a 50,000 sq.ft school with play space, in addition to a residential development on the south end of the site

This site, like a few others contained in this report, has been submitted to the Province for Capital Priorities funding in the past without success. However, we have an opportunity now to think more broadly about how a future development can provide a new modern school in addition to other community benefits, including opportunities for revenue generation to potentially be allocated to support a future school build-out. Further exploring this concepts also aligns with the Province's objectives under Bill 98 to better leverage school properties for public education and other provincial priorities such as long-term care and housing.



*Picture 5: Preliminary site evaluation incorporating a 50,000 sq.ft school, outdoor play yard and mixed-use residential development.*



*Picture 6: East elevation- view looking southwest to the proposed mixed-use school development.*

## **120 & 140 Borough Drive Potential Future School Site (Parking Lot & East Education Centre)**

The Scarborough City Centre is designated as an Urban Growth Centre under the provincial growth plan which are focal points for accommodating population and employment intensification. In October 2021, Planning Staff from the City of Toronto engaged the TDSB in a study process to create a new secondary plan for the Scarborough City Centre, referred to as 'Our Scarborough Centre' in order to plan for a new and intensified urban context which will accommodate a future population of over 60,000 residents and 27,000 jobs. This represents an increase of approximately 50,000 additional residents based on today's population and an increase of 24,000 residents compared to the vision provided in the last secondary plan (2005).

In 1996 the Toronto District School Board (TDSB) jointly purchased the 705 Progress Avenue site with the City of Toronto. The site was planned to house a 927 pupil place elementary school (TDSB) and a large public park (City), to accommodate the anticipated growth within the Scarborough Centre area. However, this vision was formed prior to the creation of the previous, 2005, Scarborough Centre Secondary Plan and the current Our Scarborough Centre Plan. The anticipated increase in residential density, as well as related development applications suggest that the 705 Progress Ave site will not be sufficient to accommodate all the elementary students in the area. As a result, an additional elementary school will be needed to accommodate growth on the east side of McCowan Road.

An opportunity exists in Scarborough Centre to explore options for locating a new school on two adjacent parcels the TDSB owns at 120 & 140 Borough Drive. The sites – 1.4 and 3.77 acres in size – currently accommodate an existing large surface parking lot and significant apron lands that surround the shared building containing the East Education Office and the Scarborough Civic Centre. These sites are not without its challenges, as they are bisected by Brian Harrison Way and are both irregular in shape – 120 Borough Drive is triangular, and 140 Borough Drive is rectangular but is largely encumbered by the existing TDSB office building shared with the City of Toronto. Additionally, the design of a school on these lands would have to be sensitive to addressing the heritage attributes of the Moriyama designed civic building which is currently in the process of being designated.

However, these sites also present an opportunity to be creative in the approach at which we look at these parcels, both separately and together. For example, this could become an exciting opportunity to introduce a new school as part of an existing civic hub which already incorporates the Civic Centre, Albert Campbell Square and Scarborough Civic Centre Library. Additionally, future school design considerations may include opportunities for joint ventures with adjacent landowners; engaging in discussions with the City around Brian Harrison Way road realignment, narrowing and/or calming; looking at creative ways to accommodate a school yard, exploring other collocated uses with the school building, etc.

While we initiate a study to explore these lands further to confirm opportunities for future educational uses, TLC and the TDSB will continue to pursue options for an integrated school in a private mixed-use development until such time as we may be able to provide a change in

direction. The findings of this study will also help inform the Scarborough Centre Review before it is finalized.

**Next Steps:**

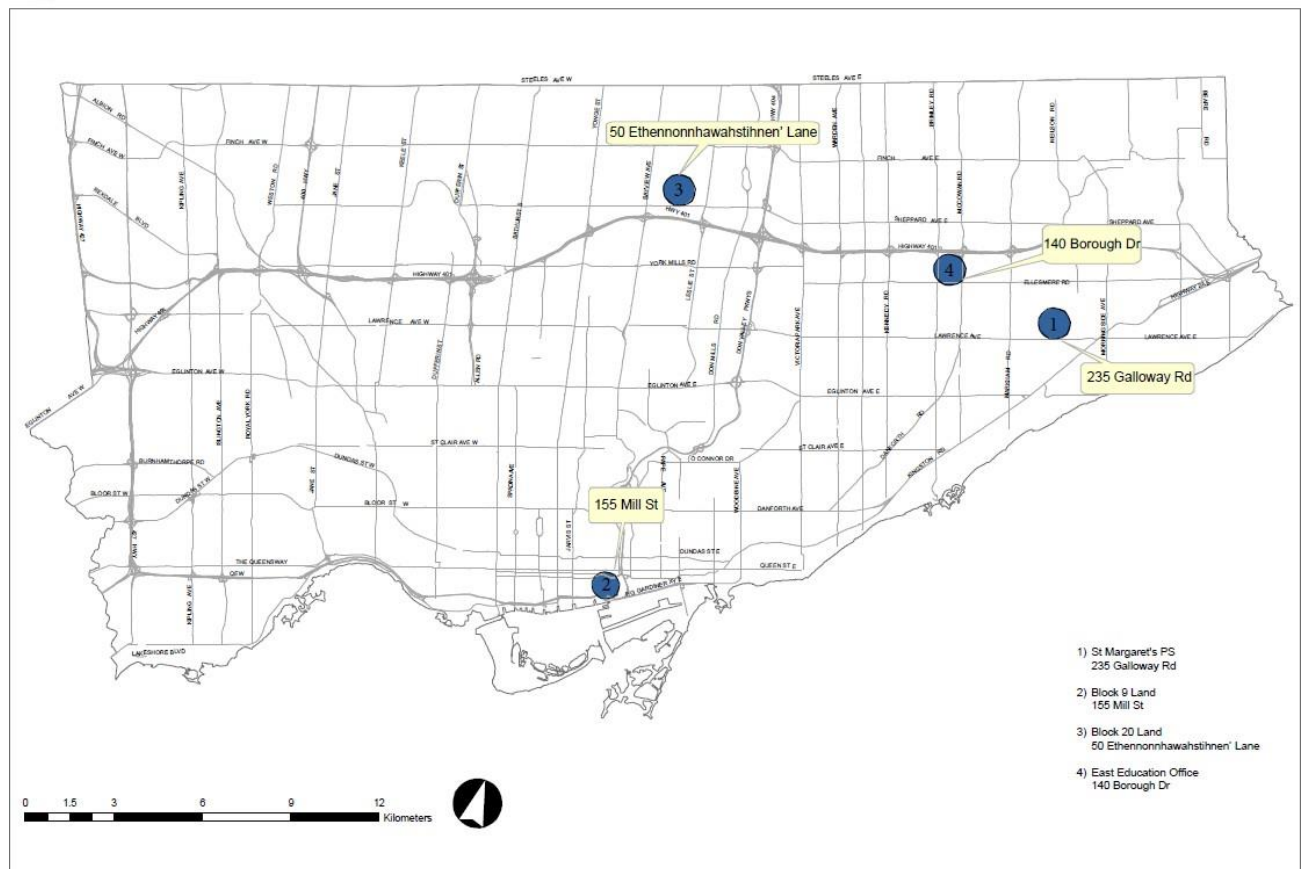
The concepts presented in this report are preliminary site reviews to assess the high-level potential for these properties to deliver other uses in coordination with a future school. TLC will continue to advance due diligence on the sites to better understand their development potential including further exploration of concepts for colocations such as long-term care and affordable housing.

Additionally, the approach taken on these sites is a school-first approach to design. This speaks to delivering on the commitment to create exceptional learning space first and assessing opportunities for other uses that complement the learning environment and/or support the community around the schools as a secondary lens. The TLC will work with the TDSB to develop a set of guiding principles intended to inform the approach to modernization sites during the early planning stages.

## TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES

### LOCATION OF MODERNIZATION OPPORTUNITIES: CAPITAL PRIORITIES

#### APPENDIX B





## TORONTO LANDS CORPORATION MODERNIZATION OPPORTUNITIES

## APPENDIX C

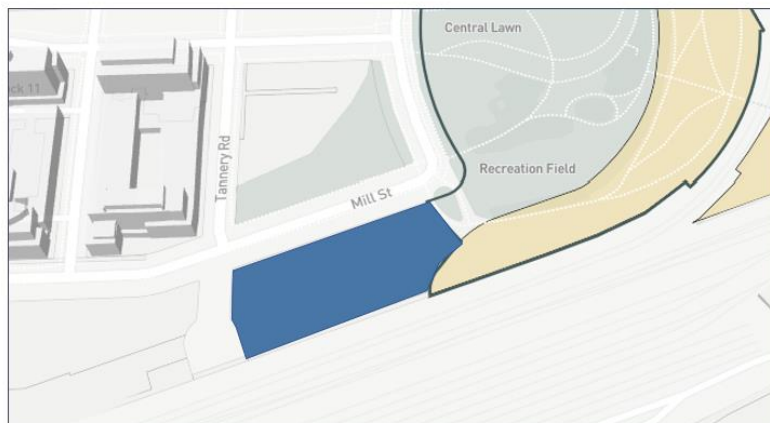
### SITE PROFILES

#### Block 9

##### 155 Mill St

Ward: 9 (Dawson)  
Location: Bayview Ave & Mill Street  
Current Use: Leased to Metrolinx

Site Size: 1.63 acres  
OP Designation: Regeneration Area  
Zoning: Regeneration Area  
Major Transit Station Area: Yes (East Harbour)

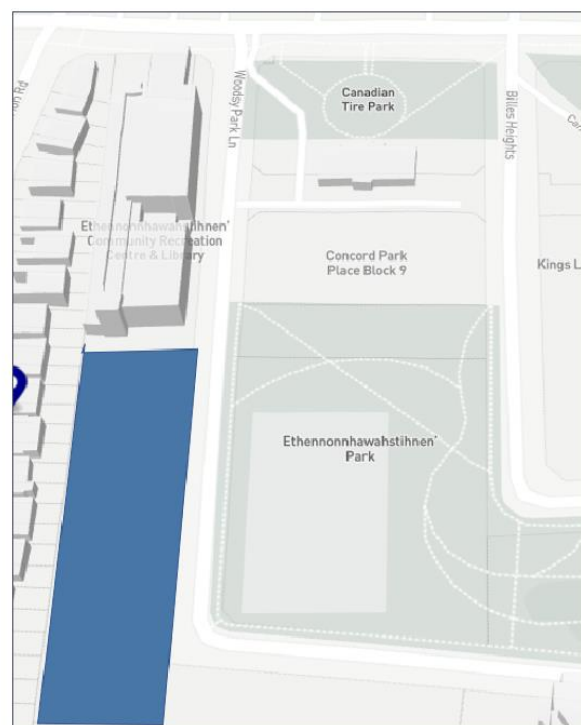


#### Block 20

##### 50 Ethennonnhawahstihnen' Ln

Ward: 13 (Li)  
Location: Sheppard Ave & Bessarion Rd  
Current Use: Vacant

Site Size: 1.8 acres  
OP Designation: Parks  
Zoning: O1 (Former By-law)  
Major Transit Station Area: Yes





## East Education Office

120 & 140 Borough Dr

Ward: 17 (Shan)

Location: McCowan Rd & Ellesmere Rd

Current Use: East Education Office & Surface  
Parking Lot

Site Size: 1.4 acres & 3.7 acres

OP Designation: Mixed-Use

Zoning: CCR and CCO

Major Transit: Yes

Station Area:

