

**TRANSMITTAL NO. 2024-178**  
**(Public)**

September 20, 2024

To: Neethan Shan, Acting Chair, Toronto District School Board (TDSB)

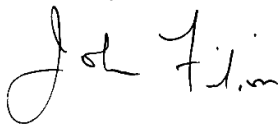
This communication is to inform you of a recent decision made by the TLC Board at its meeting on September 19, 2024, with respect to the report, **TLC Lease & License Approvals**, attached herein.

**The TLC Board decided:**

1. In accordance with section 194(3) of the Education Act, approximately 40,000 sq. feet of Baycrest PS, located at 50 Ameer Avenue, continues to not be required for the purposes of the TDSB Board and be declared surplus for lease for a term of three (3) years.
2. That the Toronto Lands Corporation (TLC) be authorized to renew a lease agreement with the Toronto Catholic District School Board (TCDSB) on the Baycrest PS site, located at 50 Ameer Avenue, for a term of three (3) 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 TLC's legal counsel.
3. That the Toronto Lands Corporation (TLC) be authorized to enter into a license agreement with G2G Common Ground Series 3, on the former Sir Robert L. Borden BTI site, located at 200 Poplar Road, for a term commencing October 2024 to November 2025 with an option to renew for one (1) year, 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 TLC's legal counsel.
4. That the report, **TLC Lease & License Approvals**, be forwarded to the TDSB Board for approval.

On behalf of the Board of Directors of the Toronto Lands Corporation, the report, **TLC Lease & License Approvals**, is being forwarded to the TDSB Board at its meeting of October 9, 2024, for approval.

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

## TLC Lease & License Approvals

**COMMITTEE:** POLICY & PLANNING COMMITTEE

**DATE:** September 12, 2024

**ACTION:** Decision

### COMMITTEE RECOMMENDATION:

5. In accordance with section 194(3) of the Education Act, approximately 40,000 sq. feet of Baycrest PS, located at 50 Ameer Avenue, continues to not be required for the purposes of the TDSB Board and be declared surplus for lease for a term of three (3) years.
6. That the Toronto Lands Corporation (TLC) be authorized to renew a lease agreement with the Toronto Catholic District School Board (TCDSB) on the Baycrest PS site, located at 50 Ameer Avenue, for a term of three (3) 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 TLC's legal counsel.
7. That the Toronto Lands Corporation (TLC) be authorized to enter into a license agreement with G2G Common Ground Series 3, on the former Sir Robert L. Borden BTI site, located at 200 Poplar Road, for a term commencing October 2024 to November 2025 with an option to renew for one (1) year, 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 TLC's legal counsel.
8. That the report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

### STAFF RECOMMENDATION:

It is recommended that:

9. In accordance with section 194(3) of the Education Act, approximately 40,000 sq. feet of Baycrest PS, located at 50 Ameer Avenue, is not required for the purposes of the TDSB Board and be declared surplus for lease for a term of three (3) years.
10. That the Toronto Lands Corporation (TLC) be authorized to enter into a lease agreement with the Toronto Catholic District School Board (TCDSB) on the Baycrest PS site, located at 50 Ameer Avenue, for a term of three (3) 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 TLC's legal counsel.
11. That the Toronto Lands Corporation (TLC) be authorized to enter into a license agreement with G2G Common Ground Series 3, on the former Sir Robert L. Borden BTI site, located at 200 Poplar Road, for a term commencing October 2024 to November 2025 with an option to renew for one (1) year, 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 TLC's legal counsel.
12. That the report, TLC Lease & License Approvals, be forwarded to the TDSB Board for approval.

## EXECUTIVE SUMMARY

The TLC, on behalf of the TDSB, acts as an agent for the TDSB 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 sites at 50 Ameer Avenue and 200 Poplar Road, as outlined in **Appendix A**, are recommended for approval.

## 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

*Working together with tenants and community partners to generate revenue that supports student learning at TDSB.*

### TLC Strategic Plan

**Goal:** (include all that apply)

- Create a Culture of Partnership & Collaboration with Key Stakeholder Groups

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

## DUE DILIGENCE (Select all that apply)

### 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 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

School	Tenant	Proposed Annual Rent
Baycrest Public School	Toronto Catholic District School Board	As per ON 374/23
Former Sir Robert L Borden BTI	G2G Common Ground Series 3	\$960,150

## RISK LEVEL

Low

## ACTION PLAN AND ASSOCIATED TIMELINES

- September 19, 2024 – TLC Board approval
- October 9, 2024 - TDSB Board approval
- November 2024 to March 2024 – 120-day Notice of Disposition (if required)
- Thereafter – Negotiating and Executing agreements

## 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 Profiles

## 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.

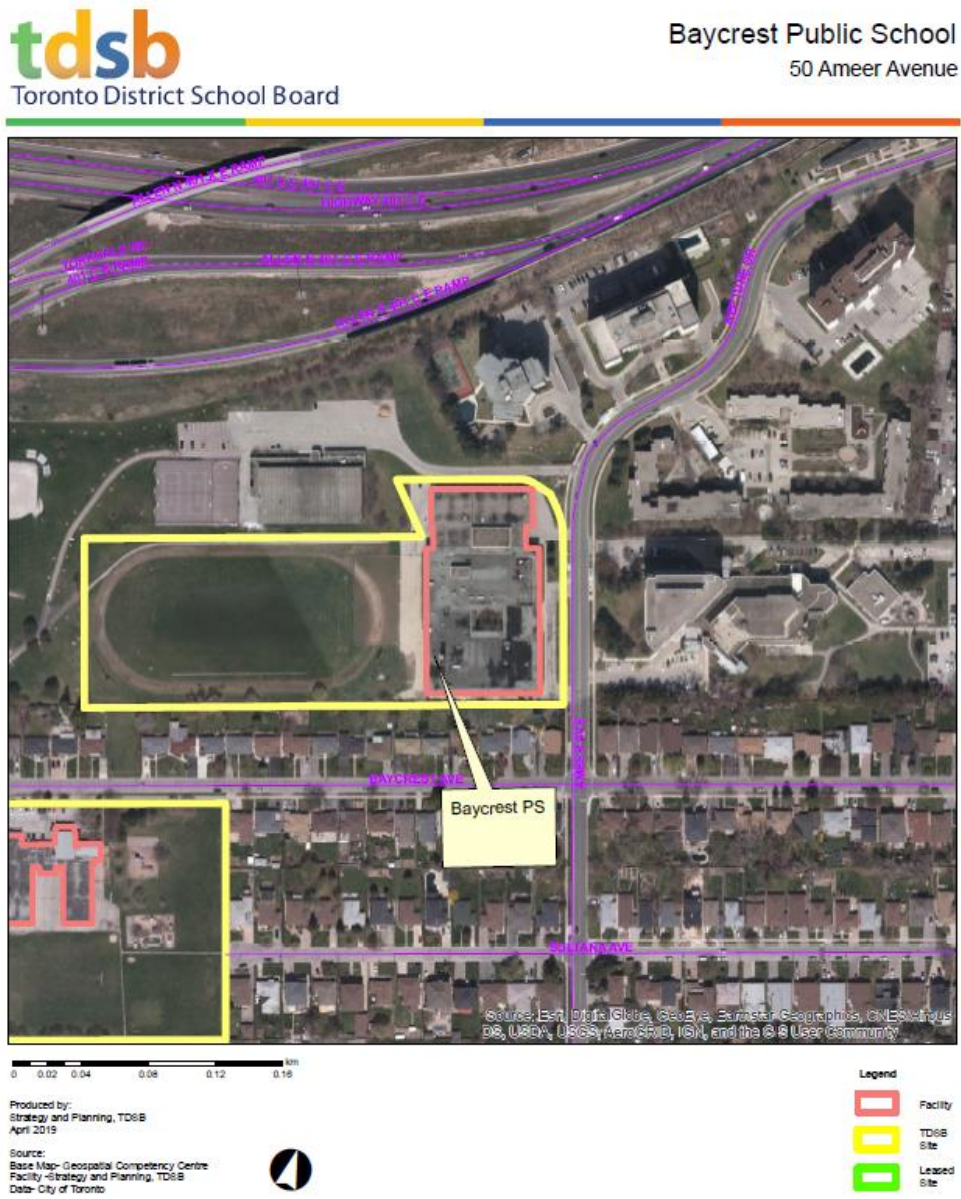
[Wilbur Wong, Director, Real Estate & Leasing, Toronto Lands Corporation at wwong.tlc@tdsb.on.ca or at 416-788-3229.](mailto:wwong.tlc@tdsb.on.ca)

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

## APPENDIX A: Site Profiles

### Baycrest PS – 50 Ameer Avenue

The Toronto Catholic District School Board currently leases approximately 40,000 sq. feet of Baycrest PS, formerly Sir Sandford Fleming Academy. While the TCDSB intends to build a new school at the former Baycrest PS site at 145 Baycrest Avenue, construction has been delayed due to various factors. As the student population grows, TDSB's space requirements have been expanding at this location. TCDSB has agreed to relinquish certain spaces within the school for use by TDSB to secure a 3-year extension to the lease. Based on current projections, this will accommodate TDSB's space requirements until September 2029.



## Former Sir Robert L Borden BTI - 200 Poplar Road

G2G is a company responsible for a Netflix series and is currently filming at the former Sir Robert L Borden BTI via a permit. As their use of the property changes and evolves, a license agreement is proposed for approximately 109,000 sq. feet of indoor and outdoor space at the Sir Robert Borden BTI site at 200 Poplar Road. The license will commence October 2024 until November 2025 with a further option for one (1) year. In addition to market rent, G2G has agreed to invite local students from performing arts schools in Scarborough to visit the set and see how production and filming work. TDSB will have an option to terminate the license to maintain flexibility.

