



Lease: Bannockburn Building, 12 Bannockburn Avenue

To: Special Committee of the Whole Board Meeting

Date: 10 November, 2020

Report No.: 11-20-3976

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 the Bannockburn building located at 12 Bannockburn Avenue be declared surplus to the needs of the Toronto District School Board and referred to the Toronto Lands Corporation for lease for a maximum of 12 months, terminating on 15 July 2022.

Context

The Bannockburn building, located at 12 Bannockburn Avenue in North York (Ward 8, Trustee Laskin) is currently leased to an independent Montessori School that serves children aged 18 months to Grade 6. The existing lease with the tenant is set to expire on 15 July 2021.

The Bannockburn building is located within close proximity to the Yonge-Eglinton Urban Growth Centre and has long been a part of the TDSB's plan to address the pupil place shortfall at elementary schools in the Yonge-Eglinton area. The TDSB's need for the Bannockburn building for student accommodation has been communicated to the tenant.

The TDSB's plan for the Bannockburn building was the subject of a Program Area Review that began in the 2018-19 school year, but was paused in April 2019 to await the outcomes of system-wide initiatives like the French-as-a-Second Language and Secondary Program Reviews. The plan was to return the Bannockburn building to the

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TDSB, renovate the building for one year which requires the building to be empty of students, and then open the building as an elementary school.

Recognizing the TDSB's long-term need for the site, the tenant purchased a property at Bayview Avenue and Lawrence Avenue East in the Bridle Path neighbourhood to construct a new school. The tenant's original plan was to have the new school open and operating for the fall of 2021. Due to delays in the process, the new school will not be ready as originally planned. In May 2020, the independent Montessori School requested to lease the Bannockburn building for an additional two years until 15 July 2023.

Staff reviewed the tenant's request to extend the lease taking into consideration the status of accommodation pressures in the Yonge-Eglinton area, implementation of the French Review recommendations, and changes to the accommodation landscape due to the COVID-19 pandemic.

Enrolment pressures in the Yonge-Eglinton area have temporarily subsided due to the option of an elementary Virtual School. There is sufficient space in the French programs in the area to accommodate the introduction of Junior Kindergarten as the entry point to early French Immersion in 2022. Further, there was no need to consider satellite locations to support the implementation of back-to-school measures in this community. In light of these considerations, staff is recommending that the lease be extended for a maximum of 12 months only. This extension will result in the lease being terminated on 15 July 2022.

Staff cannot support the request for a two-year extension because the building is still required to accommodate TDSB students in September 2023 which requires the TDSB to reclaim the building in the summer of 2022 to have sufficient time to complete the required renovations. Enrolment growth in the Yonge-Eglinton area is expected to continue, and a long-term accommodation plan that includes the Bannockburn building is required. The circumstances associated with the pandemic have delayed this planning process by one year.

The Long-Term Program and Accommodation Strategy includes a new Yonge-Eglinton Program Area Review that will determine a long-term accommodation plan for local elementary schools. This review is set to begin during the 2020-21 school year and will consider options for the Bannockburn building. The review is likely to extend into the 2021-22 school year.

Action Plan and Associated Timeline

Once this report has been approved by the Board of Trustees, staff of the Toronto Lands Corporation (TLC) will undertake the circulation process as per provincial regulation 444/98. The site will be circulated for a 90-day period to coterminous school boards and other public agencies. If no interest is declared by another public agency, a 12-month lease will be negotiated with the independent Montessori school, terminating on 15 July 2022.

Resource Implications

Not applicable.

Communications Considerations

This report will be available on the TDSB public website. The TLC and the tenant will be notified of the decision of the Board of Trustees.

Board Policy and Procedure Reference(s)

Not applicable.

Appendices

Not applicable.

From

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