

Community Meeting

Relocation of Bloor CI and ALPHA II into the Brockton Building

Thursday, November 14, 2013



Agenda

Time: 6:00 – 7:30 p.m.
Moderator: Manon Gardner

1.	Welcome, Introductions and Purpose of the Meeting	Manon Gardner TDSB, Executive Superintendent
2.	Background	Andrew Gowdy TDSB, Manager, Planning
3.	Plan to Relocate Bloor CI and ALPHA II into the Brockton Building	Andrew Gowdy TDSB, Manager, Planning
4.	Renovations to the Brockton Building	David Percival TDSB, Senior Manager, Design
5.	Process to Sever and Sell a Portion of the Site	Shirley Hoy TLC, Chief Executive Officer
6.	Next Steps	Andrew Gowdy TDSB, Manager, Planning
7.	Questions, Answers and Feedback from the Community	Moderated by Manon Gardner TDSB, Executive Superintendent
8.	Adjournment	

Background

- **October 2009** – The Board approved five redevelopment projects including one at Bloor Dufferin.
 - Redevelopment projects replace or enhance school buildings using funds generated from the sale of a portion of the land or working with a development partner to create a mixed use site.
- **October 2009 to June 2010** – An Accommodation Review Committee was formed to review Kent Sr PS and its feeder junior schools. This review resulted in the closure of Kent Sr PS at the end of June 2012.
- **March 2012** – The Board declared the Kent Sr PS building surplus to its needs and referred it the Toronto Lands Corporation to lease out.
- **January 2012 to May 2012** – A Local School Community Design Team was formed to develop design principles for the secondary school and development principles for the land at Bloor Dufferin.

Background continued

Some highlights of the **school design** principles:

- Preferred school location is the Brockton High School and the Stadium;
- Recreate a Bloor Street presence for the school;
- Provide good subway access;
- Improve the connection between Brockton High School and the Stadium through thoughtful design of the school crossing, including traffic calming measures and lights; and
- Preserve sunlight access to the field.

Background continued

Some highlights of the **development** principles:

- Provide good subway access to all development parcels;
- Improve block permeability;
- Create a new north/south street for vehicles, bikes and pedestrians;
- Extend Brock Crescent to the new north/south street;
- Improve the pedestrian experience along Dufferin and Croatia;
- Provide a built-form transition from any higher density forms to the existing Neighbourhood area;
- Preserve sunlight access to the field and north side of Bloor; and
- The public park design must have the look and feel of a community asset and not have the appearance of being privatized and belonging to the new development.

Background continued

- **September 2012** – A report on the work of the Local School Community Design Team was sent to the Toronto Lands Corporation recommending approval of the design principles and the development of a student accommodation plan for Bloor CI and ALPHA II.
- **October 2012** – The Ministry of Education put a hold on the TDSB's major school building projects due to construction projects coming in over budget. The Ministry was also concerned that the TDSB was carrying a capital deficit.
- **November 2012 to June 2013** – TDSB staff reviewed the school building projects with the Ministry of Education staff to decrease costs, maximize revenues and eliminate the capital deficit.
- **March 2013 to April 2013** – A Local Feasibility Team was formed to develop a student accommodation plan for Bloor CI and ALPHA II following the Ministry's directive to decrease costs and maximize revenues.

Background continued

- **June 2013** – The Board approved a Three-Year Capital Plan which identified the most urgent facility needs in the system and the funding source to pay for them – the sale of property. Included in the plan was the relocation of Bloor CI and ALPHA II into the Brockton building and the severance and sale of a portion of the Bloor CI / Kent Sr PS site.
- **July 2013** – The Ministry of Education released the hold on the TDSB's major school building projects based on the balanced Three-Year Capital Plan. The TDSB still needs to submit school building projects to the Ministry for their review and approval to proceed.
- **October 2013** – The Ministry of Education informed TDSB staff they were supportive of the student accommodation plan to move Bloor CI and ALPHA II into the Brockton building and the severance and sale of the Bloor CI / Kent Sr PS site.

The Student Accommodation Plan

- Relocate Bloor CI and ALPHA II into the Brockton building by September 2016.
- Bloor CI and ALPHA II are relocated “as is” (no changes to school boundaries or programs).
- Renovate the Brockton building from July 2015 to August 2016.
- Relocate the current TDSB user groups in the Brockton building into other TDSB sites by July 2015.
- Toronto Lands Corporation will work with Food Share on a relocation plan.

The Student Accommodation Plan

continued

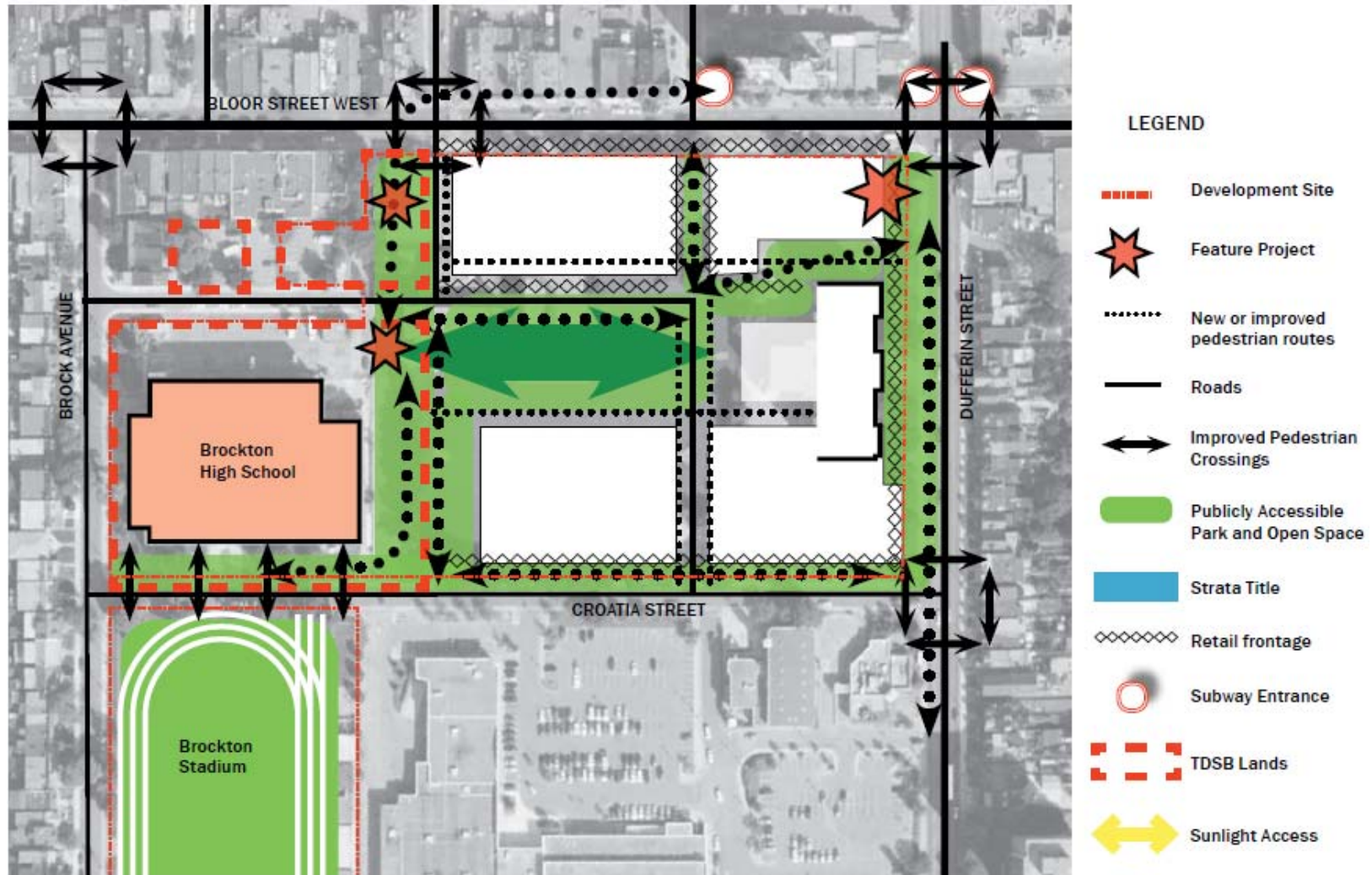
	Actual October 2013	Projected October 2023
Bloor CI enrolment	526	692
ALPHA II enrolment	74	103
Total enrolment	600	795
Capacity of Brockton building	957	957
Utilization rate	62%	83%

- There is space on the Brockton site for two additions, if required in the future. These additions could bring the capacity of the Brockton building up to approximately 1,600 pupil places.

Portion of the Site to be Severed and Sold



Example of Potential Redevelopment



Renovations to the Brockton Building

- TDSB will invest \$12-14 million into renovations of the Brockton building to accommodate the programs of Bloor CI and ALPHA II:
 - Specialized instructional spaces equivalent to those present at Bloor CI will be created;
 - Building systems will be upgraded to meet TDSB standards; and
 - Interior finishes will be refreshed.

Role of the Toronto Lands Corporation

- The Toronto Lands Corporation (TLC) was created in September 2007, as a wholly-owned subsidiary of the TDSB to professionally manage, lease and sell properties declared surplus by the TDSB.
- In selling or leasing a property, the TLC follows rules contained in *Regulation 444/98, Disposition of Real Surplus Property*.
- As per *Regulation 444/98*, the TLC follows a two-step process to lease or sell a property:
 - Step 1: Offer Property to Other Public Sector Organizations; and
 - Step 2: Offer Property to the Open Market.

Step 1:

Offer Property to other Public Sector Organizations

- Once the TDSB declares a property surplus, the TLC must offer the property to the following public sector organizations listed in order of priority:
 - the French-language public district school board;
 - the English-language separate district school board;
 - the French-language separate district school board;
 - the English/French language college;
 - the university whose head office is nearest to the property;
 - the Province of Ontario;
 - the City of Toronto; and,
 - the Federal Government of Canada.

Step 1:

Offer Property to other Public Sector Organizations

continued

- The public sector organizations have 90 days to submit an offer.
- If an offer is received, the TLC is required to negotiate the sale of the property at fair market value.
- If no offer is received, the TLC is authorized to list the property on the open market, at fair market value; at that time, any interested purchaser can submit an offer.

Step 2:

Offer Property to the Open Market

- In moving a property for sale to the open market, the TLC may engage a prequalified real estate broker to assist in the sale of the property.
- Offers received will be evaluated and a recommended purchaser will be approved by the TLC Board.

Next Steps

#	Task	Timeline
1	Report to Planning and Priorities Committee (opportunity for public delegations to present to Trustees)	November 27, 2013
2	Report to Board	December 11, 2013
3	Relocation of TDSB user groups in Brockton	January 2014 to July 2015
4	Renovations to Brockton	July 2015 to August 2016
5	Bloor CI and ALPHA II start in the Brockton building	September 2016
6	Circulate severed property to public agencies (as per Regulation 444/98)	January 2014 to March 2014
7	If no offers are received from public agencies, place severed property on the open market	Spring 2014

Questions, Answers and Feedback from the Community

Adjournment

Thank you!

