



Toronto Lands Corporation

A wholly owned subsidiary of the TDSB

November 2010

Why was the TLC established?

- Following amalgamation of seven former boards, the TDSB became the owner of the largest real estate portfolio in the City.
- For many years, the TDSB had debated the need to establish an independent agency to manage these assets.
- Redevelopment, sale, management and leasing of properties are specialized fields which are complex and time consuming.

When was the TLC established?

- In June 2007, the TDSB gave unanimous approval to the Director of Education to develop the Shareholder's Direction that would govern the relationship between the TDSB and the TLC.
- On September 25, 2007, the Shareholder's Direction was approved in principle.
- In November 2007, a 10-member Board of Directors for the TLC, 4 of which are TDSB Trustees, was appointed by the TDSB. Board meetings, although not yet official, began immediately to provide for concentrated work to commence.
- In 2007, the TDSB transferred 97 non-operating properties to the TLC for oversight.
- In April 2008, the TLC was incorporated.

Why is the TDSB declaring sites surplus for sale or lease?

- Since amalgamation (1998), the Toronto District School Board (TDSB) no longer has access to a tax base to generate funding – the vast majority of funding is received from the Ministry of Education through an enrolment-based funding formula.
- Because of declining enrolment, the TDSB does not receive sufficient funding through the Ministry's enrolment-based funding formula to renew, renovate and improve its aging existing school buildings or build new schools or additions in growing neighbourhoods.

Role of the Toronto Lands Corporation

- The TLC awaits a ‘surplus declaration’ for sale or lease by the TDSB.
- In selling or leasing a property, the TLC follows rules stipulated 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.

Process to Dispose of Sites

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.

Process to Dispose of Sites

Step 1: Offer Property to Other Public Sector Organizations

- 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 or in the case of coterminous board, at the value determined by a ministry formula based on student capacity (whichever is the lesser of the two).
- 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.

Process to Dispose of Sites

Step 2: Offer Property to the Open Market

- In moving a property for sale to the open market, the TLC may engage a real estate broker, if needed.
- Offers received would be evaluated and a recommended purchaser would be approved by the TLC Board.

2008-2009: Of the 97 non-operating school sites transferred to the TLC in the Spring of 2008, the TDSB approved the sale of 16 properties in June 2008. A status update for these 16 properties is noted below as of October 31, 2010.

Site	Location	Site Size (Acres Sold)	Status October 31, 2010	Purchaser
120 Borough Drive (West Parking Lot)	Scarborough	1.4 acres	Referred back to the TDSB to review disposition parameter.	
James S Bell	Etobicoke	.8 acres	Sold March 2010	City of Toronto
Dublin PS	North York	5 acres	Sold March 2010	City of Toronto
Franklin Horner	Etobicoke	3 acres	Sold March 2010	City of Toronto
Harold Lawson	Scarborough	50% ownership of property	Sold Dec. 2009	Toronto Association Community Living
Melody PS (partial site)	North York	3.38 acres	Sold May 2010 Retain 4.42 acres	Toronto Catholic District School Board
Whitfield (partial site)	North York	3.4 acres	Sold March 2010 Retained 3.5 acres	Toronto Catholic District School Board
840 Coxwell	East York	Attached to RH McGregor school	Sale under investigation with TEGH. Contingent on system separation costs.	Toronto East General Hospital

2008-2009 (continued)

Site	Location	Site Size (Acres Sold)	Status October 31, 2010	Purchaser
Shaw PS	Toronto	To be severed from Givins Shaw PS site	In Negotiation to be sold December 2010	Artscape
Dundas Street Warehouse	Toronto	.3 acres	Sold Nov. 2009	Private Owner
394 Leslie Street (House)	Toronto	House lot .1 acres	Sold Aug. 2009	Private Owner
396 Leslie Street (House)	Toronto	House lot .1 acres	Sold Nov. 2009	Private Owner
398 Leslie Street (House)	Toronto	House lot .1 acres	Sold Nov. 2009	Private Owner
400 Leslie Street (House)	Toronto	House lot .1 acres	Sold Nov. 2009	Private Owner
404 Leslie Street (House)	Toronto	House lot .1 acres	Sold July 2009	Private Owner
406 Leslie Street (House)	Toronto	House lot .1 acres	Sold July 2009	Private Owner

2009-2010: As a result of the TDSB Board resolution of June 24-25, 2009, nine sites were declared surplus and directed to the TLC for circulation under Reg. 444/98. The Sandhurst Circle site was subsequently recalled by the TDSB and retained for use by operating schools in the area. A status update of the eight remaining sites is provided below.

Site	Location	Site Size (Acres Sold)	Status October 31, 2010	Purchaser
Alton Towers (site to be severed in 2 parcels)	Scarborough	15 acres	5 acres in negotiation for sale - 2010. Preparing Development plan for 10 acres of retained lands to market - 2011.	French PS Board (5 acres). Retained lands (10 acres) TBD
Antibes Drive	North York	6 acres	Sold June 2010.	Private Owner
Boyne (portion)	Township of Mulmur	100 acres	Sold August 2010. Retain 309 acres.	Bruce Trail Conservancy
Lothian	Etobicoke	4 acres	Sold September 2010.	City of Toronto

2009-2010 (continued)

Site	Location	Site Size (Acres Sold)	Status October 31, 2010	Purchaser
Noisy River (portion)	Township of Mulmur	81 acres	To be sold August 2011. Retain 19 acres.	Bruce Trail Conservancy
Page PS	North York	4.3 acres	Sold May 2010.	Private Owner
Saranac	North York	1.6 acre playfield	Sold October 29, 2010	Private School (existing tenant)
Storey Crescent	Etobicoke	5.9 acres	Sold July 2010	Toronto Region Conservation Authority

In addition to the above noted sites, the following sites were available to the TLC for disposition as a result of easement requirements by the City of Toronto, properties where negotiations for disposition had commenced prior to the start-up of the TLC, and additional surplus declarations by the TDSB. Negotiations and final sale concluded by the TLC.

Site	Location	Site Size (acres sold)	Status October 31, 2010	Purchaser
19 Sackville (portion of land)	Toronto	Conveyance of land for road widening	Sold Nov. 2009	Waterfront Toronto
Edithvale (portion)	North York	3 acres	Sold Dec 2008. Retained 5.5 acres.	City of Toronto
Heydon Park	Toronto	1.7 acres	Sold Sept 2008	City of Toronto Police Services
Carleton Village South	Toronto	3 acres	Sold Oct. 2008	City of Toronto Police Services
Champlain (portion)	North York	1.3 acres	Sold April 2010 1.3 acres retained. 1.7 acres assigned to the Tippet Centre site.	Current Tenant (Private School)
939 Progress Ave	Scarborough	Building only (on Centennial College lands)	Sold June 2010	Centennial College
Albion Gardens	Etobicoke	6.5 acres	Sold Aug. 2009	Toronto Catholic District School Board
Glen Rush (portion)	North York	2.1 acres	Sold Aug. 2009 Retained 2.9 acres	Private School (existing tenant)

Gross revenues achieved from disposition

For 2008-09 Gross sales of \$32.6M

For 2009-10 Gross sales of \$ 66.5M

Total Gross Sales at August 31, 2010: \$99.1M

Note: At this time in fiscal year 2010-11, gross sales of \$ 8.3M have been achieved to date, from completion of real estate transactions of two additional properties: Saranac and Lothian.

At its meetings in June and September, 2010, the TDSB declared five additional sites surplus for disposition: Arlington, Essex, Parkview, Pine River and Timothy Eaton.

Leasing of Properties

- The leasing portfolio of the Toronto Lands Corporation includes 47 sites. At August 31, 2010, the actual gross rental revenue for the fiscal year (Sept'09-Aug'10) totalled \$12.8M. Net revenues totalled approximately \$1.1M.
- Our tenants are primarily private sector and special needs educators, publicly funded social services delivery agents, day care operators, and not-for-profit enterprises.
- Many tenancies generate limited or negative revenues/rent contributions but they must be retained for the time being because of the presence of TDSB programs, TDSB partnership programs, special needs children's programs and social service tenancies and/or daycare operations. In general, community partnerships of this nature are subsidized by a division of government, whether it be federal, provincial, municipal or school board level.

Leasing continued

- During 2009-10, the annualized increase in revenues from new and renewing tenants totalled \$260,000.
- For 2010-11, based on information to date, the projected annualized increase in revenues from new and renewing tenants will total \$277,000.
- The TLC continues to monitor its lease sites closely; strategically considering the long-term direction for each site in an effort to maximize revenues to the TDSB while at the same time building community.

TDSB Pools

- In August 2008, J. Campbell, Chair of the TDSB, requested that D. Crombie, Chair of the TLC, consider and propose a long-term strategy for the sustainability of pools in TDSB schools.
- Since this time, D. Crombie and the associated working group, the Aquatic Working Group (AWG), delivered a proposed strategy in March 2009, for consideration by the TDSB. Approval of that strategy led to the ongoing financial support by the Ministry of Health Promotion (\$15.8M) and the continued work of the AWG to realize the actions associated with the long-term plan for sustainability of pools.

TDSB Pools (cont'd)

- In September 2010, the TLC forwarded *Report on Governance: TDSB Pools* to the TDSB for its consideration. The TLC approved the recommendations outlined in that report, resulting in the establishment of the *Swim Toronto Committee*, as sub-committee of the TLC.
- To facilitate the ongoing work associated with TDSB pools, the Swim Toronto Committee, under the Chair of Annie Kidder, will begin its work to implement the recommendations that will lead to a long-term governance model to oversee TDSB pools.
- The TLC acts as the manager and banker pertaining to the administration of the Ministry agreement. As such, the TLC is responsible for developing the framework that will provide long-term program and financial sustainability to these pools. This work will be undertaken in close collaboration with the TDSB. This overall project is led by David Crombie, Chair of the TLC.



Questions and Answers