



Greenwood Property Review Notes from the Community Meeting

June 19, 2018
6:30 pm – 8:30 pm
Danforth CTI, Cafeteria

TDSB Representatives:	Andrew Gowdy (TDSB Planning), Anita Cook (TLC Manager, Real Estate), Sandra Gatti (TDSB Planning), and Jennifer Story (TDSB Trustee)
School Administrators:	Rob MacKinnon (Danforth CTI – Principal)
Attendees:	Records indicate that 23 individuals/families signed in

<i>Item</i>	<i>Discussion</i>
Objective of Meeting:	<ul style="list-style-type: none"> ○ The Conseil scolaire Viamonde (French Public School Board) has expressed interest to the TDSB in purchasing the Greenwood property located at 24 Mountjoy Avenue. ○ The TDSB wants to receive feedback from the community on the proposal to sell the Greenwood property to the Conseil scolaire Viamonde. ○ Feedback will be included in the staff report to the Board of Trustees. The Board of Trustees will make the final decision about the sale of the property.
Comments / Questions:	<p>The following questions were raised, in some instances by more than one individual or multiple times:</p> <ol style="list-style-type: none"> 1. Why does it take so long to sell TDSB property? Why does it take 180 days to receive offers from public agencies? <ul style="list-style-type: none"> ○ We have to follow the process for selling properties as described by Provincial Regulation 444/98. ○ According to the regulation, public agencies have 180 days to submit an offer to purchase the property to the school board selling the property. This time period has been set to allow public agencies sufficient time to consider if they need to acquire the property and create a business case. 2. What grades and how many students will be in the new school being planned by the French Public School Board? <ul style="list-style-type: none"> ○ This is up to the Conseil scolaire Viamonde to decide. Based on discussions with staff of the Conseil scolaire Viamonde, we understand that they are planning a Grade 7-12 school of 500 students to open in

<i>Item</i>	<i>Discussion</i>
	<p>September 2020.</p> <p>3. What is the current status of the Greenwood building?</p> <ul style="list-style-type: none"> ○ The building is owned by the TDSB and is leased to the Conseil scolaire Viamonde until 2022. ○ The building is empty at the moment. <p>4. Why haven't I received notice about this meeting?</p> <ul style="list-style-type: none"> ○ We use Canada Post to distribute notices to addresses within a 500 meter radius of the Greenwood building. ○ 3,455 notices were sent out. <p>5. Does the TDSB still have 3,000 surplus spaces in the secondary schools in this area?</p> <ul style="list-style-type: none"> ○ In 2015-16, the TDSB conducted a Pupil Accommodation Review (PAR) involving 10 secondary schools in the area to address under-utilization. As a result of this review, the following changes were made that reduced surplus space: <ul style="list-style-type: none"> ● Greenwood SS was relocated into Danforth CTI; ● School of Life Experience (SOLE) was relocated into Monarch Park CI; and ● The Greenwood building was closed as an operating TDSB facility and was made available for lease. ○ In September 2018, a new French Immersion program will begin at East York CI, starting with Grade 9, which will improve the school's utilization rate over time as the program expands to Grade 12. ○ The Eastern Commerce building now accommodates the First Nations School of Toronto. The enrolment at this school is growing as the grades expand from JK-8 to JK-12. The building also accommodates the Aboriginal Education Centre and is a hub for the indigenous community. In addition, the building houses Subway Academy 1, the TDSB's Museum and Archives, a child care centre, and a number of TDSB administrative uses. ○ Note: Most of the surplus space at Danforth CTI is in the shops that are not occupied during every period in the school's timetable. <p>6. If the Greenwood building is not suitable for a modern secondary school, what will the French Public School Board do about it?</p> <ul style="list-style-type: none"> ○ The Conseil scolaire Viamonde has received a grant of \$16 million from the Ministry of Education for capital improvements. The Conseil scolaire Viamonde has posted a YouTube video showing the plans for the renovation (https://www.youtube.com/watch?v=TWCYSlpb7zk). ○ Since the Greenwood property does not have its own sports field, the

Item	Discussion
	<p>Conseil scolaire Viamonde is discussing with the City of Toronto using the adjacent city park (Felstead Park) during the school day for school purposes.</p> <p>7. What was the enrolment when Greenwood Secondary School was in the Greenwood building?</p> <ul style="list-style-type: none"> ○ Approximately 300 – 400 students. <p>8. What is the capacity of the Greenwood building?</p> <ul style="list-style-type: none"> ○ Approximately 400 – 500 pupil places (depends on the programs occupying the building). <p>9. Where are students for the new school being planned by the French Public School Board coming from?</p> <ul style="list-style-type: none"> ○ Our understanding is the students will come from the local community. ○ The Conseil scolaire Viamonde will determine the attendance area for its new school. <p>10. Can the French Public School Board start construction under the lease?</p> <ul style="list-style-type: none"> ○ Yes, but work needs to be approved by the TDSB. <p>11. When does the period of 180 days start?</p> <ul style="list-style-type: none"> ○ After the Board of Trustees makes the decision to sell the property. <p>12. The community would like to know the impact of the proposed sale on green space (Felstead Park) and traffic in the area before they support the sale.</p> <ul style="list-style-type: none"> ○ Decisions about traffic and green space are made by the City of Toronto. <p>13. Can the TDSB consider a higher bid to purchase the Greenwood property if it is submitted?</p> <ul style="list-style-type: none"> ○ All offers from public agencies have to be at fair market value. Fair market value is determined by professional appraisers. ○ If several public agencies submit offers, the TDSB works with the agency highest on the ranked list of agencies determined by Regulation 444/98. The Conseil scolaire Viamonde is the top ranked agency on this list. <p>14. What will happen if the French Public School Board does not buy the property?</p> <ul style="list-style-type: none"> ○ Other public agencies will be able to submit an offer.

<i>Item</i>	<i>Discussion</i>
	<ul style="list-style-type: none"> ○ If no public agency expresses interest, then the property will be offered on the open market and any private-sector company can submit an offer. <p>15. What is the purpose of this meeting and what can we say to stop the sale?</p> <ul style="list-style-type: none"> ○ The TDSB would like to receive input from the community on the proposed sale of the property. ○ Is the community supportive of the proposed sale? <p>16. Will the building be sold as is?</p> <ul style="list-style-type: none"> ○ Yes. <p>17. How will the money from the sale be used?</p> <ul style="list-style-type: none"> ○ The money will be used for renewal of TDSB school facilities. <p>18. Who should the community contact to raise concerns about traffic and community use of public spaces?</p> <ul style="list-style-type: none"> ○ The City of Toronto. Concerns can be expressed to the local City Councillor. <p>19. Can the First Nations School of Toronto be relocated out of the Eastern Commerce building so the French Public School Board can acquire the building since it is more suitable for their needs?</p> <ul style="list-style-type: none"> ○ No, the TDSB completed a study in 2015 that identified the Eastern Commerce building as the appropriate location for the First Nations School of Toronto. The enrolment is increasing at this school. The TDSB has received a capital grant from the Ministry of Education to improve and indigenize the building. <p>20. How does the TDSB handle traffic problems around its schools?</p> <ul style="list-style-type: none"> ○ Traffic is an important issue for the TDSB. The TDSB has a School Traffic Management Program that involves a School Traffic Management Facilitator working with parents, school officials and City of Toronto staff to develop and implement site-specific solutions. <p>21. Can the TDSB put conditions on the sale, like a traffic study to be conducted?</p> <ul style="list-style-type: none"> ○ No, this is up to the purchaser. ○ The City of Toronto will require certain studies to be conducted if the purchaser applies for the zoning to be changed. <p>22. How many attendees would like the TDSB to keep the Greenwood</p>

<i>Item</i>	<i>Discussion</i>
	<p>property (show of hands)?</p> <ul style="list-style-type: none"> ○ 10 attendees supported the idea that the TDSB should keep ownership of the Greenwood property. <p>23. What will happen with our comments?</p> <ul style="list-style-type: none"> ○ Comments from this public meeting will be included in the staff report and presented to the Board of Trustees. <p>24. Who should be maintaining the Greenwood property for the present time (e.g. cut the grass)?</p> <ul style="list-style-type: none"> ○ This is the responsibility of the tenant – The Conseil scolaire Viamonde. ○ The Toronto Lands Corporation will notify the Conseil scolaire Viamonde of the concerns about the grass. <p>25. A group of parents from French Public School Board expressed their opinion that the Greenwood property is not the right fit for their needs.</p> <p>26. Some community members would not mind a new school in the neighborhood, but would like traffic problems and accessibility to public green spaces to be resolved first.</p> <p>27. A comment was made that the Ministry of Education should be responsible for the sale of property, not individual school boards. This would ensure more equity for all school boards and would be more efficient.</p>
Next Steps:	Please send in your feedback in hard copy this evening or by e-mail or online – the deadline for receiving feedback is September 14, 2018.
Adjournment	8:25 pm