

Public Meeting

2245 Lawrence Avenue West Property

May 25, 2023

This presentation is available on the TDSB public website at www.tdsb.on.ca - click on **Accommodation Reviews** on the bottom of the page - scroll down to **Property Reviews** - select **2245 Lawrence Avenue West**.

Land Acknowledgement

We acknowledge we are hosted on the lands of the Mississaugas of the Anishinaabe, the Haudenosaunee Confederacy and the Wendat. We also recognize the enduring presence of all First Nations, Métis and Inuit peoples.

Agenda

6:30 p.m. – 8:00 p.m.

| | | |
|----|--|---|
| 1. | Welcome and Introductions | Andrew Gowdy, System Planning Officer, TDSB |
| 2. | Opening Remarks | Dan MacLean, Trustee, Ward 2, TDSB |
| 3. | Purpose of the Meeting and Background | Andrew Gowdy, System Planning Officer, TDSB |
| 4. | Process to Sell Land | |
| 5. | Feedback: Comments, Questions, and Answers | All |
| 6. | Wrap-up and Adjournment | Andrew Gowdy, System Planning Officer, TDSB |

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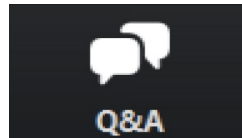
How to Participate



For computer and smart device users

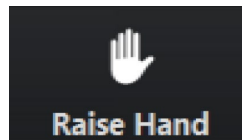
To text:

Click **Q&A**; then type your question in the window.



To speak:

Click **Raise Hand** and the Moderator will be notified that you would like to speak.



For telephone users

To speak:

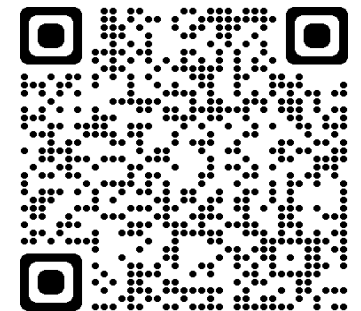
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When the Moderator announces your turn,

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Detailed Zoom Instructions

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Introductions

Andrew Gowdy, System Planning Officer, Planning Department, TDSB

Dan MacLean, Trustee, Ward 5, TDSB

Ryan Glenn, Director, Real Estate and Leasing, Toronto Lands Corporation

Sandra Gatti, Senior Advisor, Planning Department, TDSB

Andrew Chua, Accommodation and Planning Analyst, Planning Department, TDSB

Zdenka Sucevic, Administrative Liaison, Planning Department, TDSB



Opening Remarks

Dan MacLean, Trustee, Ward 2, TDSB



Purpose of the Meeting and Background

Andrew Gowdy, System Planning Officer, TDSB

Purpose of the Meeting

- The TDSB is reviewing the property it owns at 2245 Lawrence Avenue West for sale.
- The TDSB wants to receive feedback from the community on the proposal to sell the 2245 Lawrence Avenue West property.
- Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

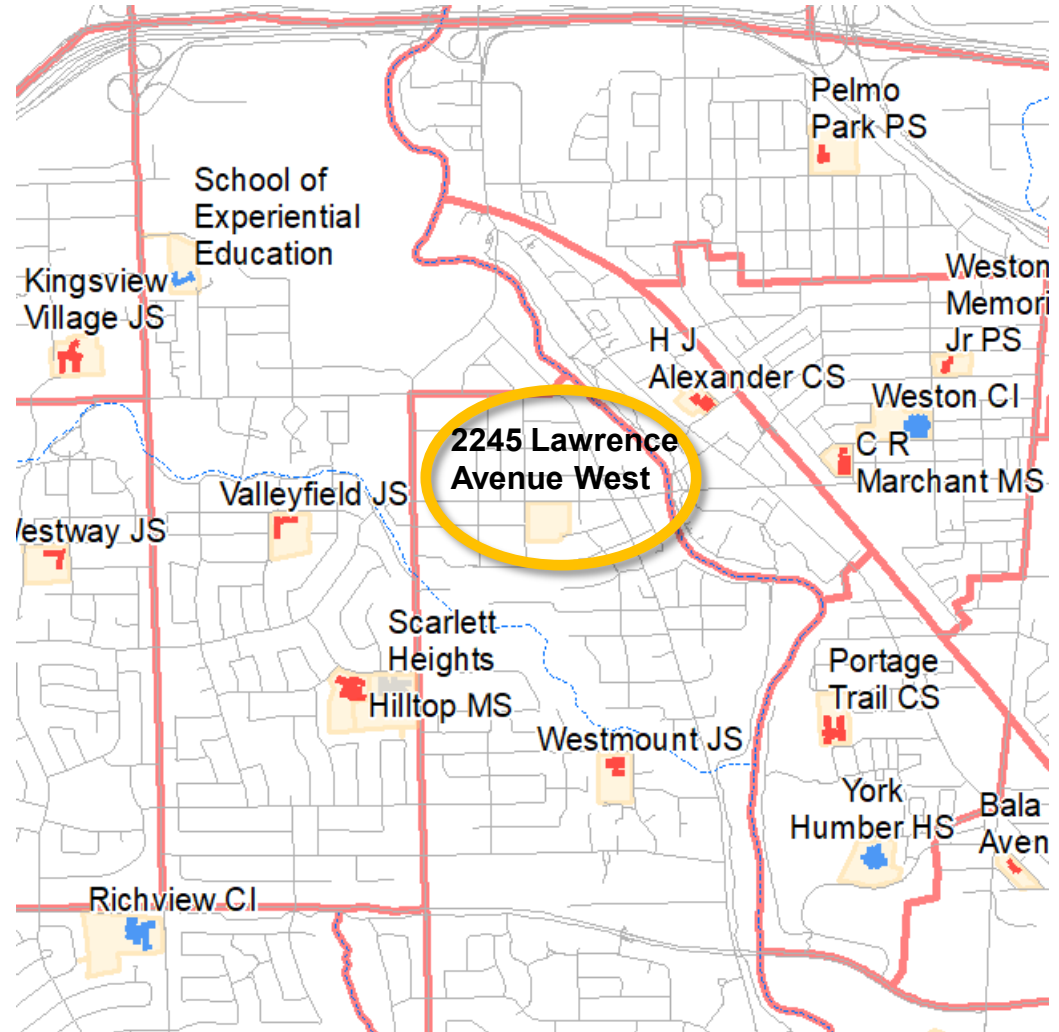
Background

- Located southeast of Lawrence Avenue West and Westona Street.
- 5.8 acres in area.
- Under a long-term land lease to Schlegel Villages since 2003.
- The land has been redeveloped into a retirement and long-term care facility called the Village of Humber Heights.
- The lease expires in 2053.
- In the lease agreement, the tenant has the first right to purchase the property if it is offered for sale on the open market.



Why is the property being considered for sale?

- The TDSB would like to generate revenue to invest back into its buildings to address the massive backlog in major repair.
- TDSB staff has determined that the 2245 Lawrence Avenue West land is not necessary for TDSB purposes:
 - there is a great distribution of TDSB elementary and secondary schools in the area;
 - any future growth in enrolment will be accommodated on other school sites.
- The tenant at 2245 Lawrence Avenue West has expressed interest in purchasing the property.





Process to Sell Land

Andrew Gowdy, System Planning Officer, TDSB

Provincial Sale Process

- In selling or leasing a property, the TLC must follow rules contained in *Ontario Regulation 444/98, Disposition of Surplus Real Property* (even if there is an interested buyer).
- As per *Ontario Regulation 444/98*, the TLC follows a two-step process to lease or sell a property:
 - **Step 1** – offer property to other public agencies; and
 - **Step 2** – offer property to the open market.
- *Ontario Regulation 444/98* requires a property to be sold at fair market value.

Timelines

- **Today** – Community consultation – feedback received by Monday, May 29, 2023, will be included in TDSB staff report.
- **June 7, 2023** – TDSB staff report to Planning and Priorities Committee meeting.
- **June 14, 2023** – TDSB staff report to Board of Trustees meeting – final decision is made.
 - The TLC will circulate the property to public agencies for 180 days – public agencies have 90 days to submit an expression of interest and a further 90 days to submit an offer.
- **Fall 2023** – If an offer is received from a public agency, and negotiation is successful, then the property is sold.
- If no offer is received, or negotiation is unsuccessful, the TLC takes the property to the open market.

Delegations

- The TDSB's Planning and Priorities Committee meeting on June 7, 2023, is an opportunity for members of the public to address the Trustees.
- Members of the public can make verbal presentations or submit written material.
- To present to the Trustees, you must contact **Governance and Board Services** at delegates@tdsb.on.ca by **June 5, 2023**.
- For Delegation Instructions, please go to <http://www.tdsb.on.ca>:
 - Click on **Trustees and Board Meetings**
 - Click on **Delegations** under **Boardroom**



Feedback

Comments, Questions and Answers

We want your input.

What are your thoughts?

Virtual Meeting Norms

- All participants of virtual public consultations are expected to maintain meeting decorum and abide by the requirements of the Board Code of Conduct (PR585) and the Code of Online Conduct (PR571). Discrimination and harassment will not be tolerated.
- Please be **concise, respectful, and courteous** with your comments and questions.
- To ensure that everyone has the opportunity to speak, please **make 1 comment or ask 1 question**. If you have more comments or questions, please raise your hand again or type your question in the Q&A box.
- If you choose to speak, **please minimize background audio**.

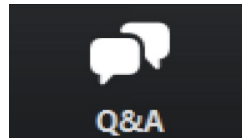
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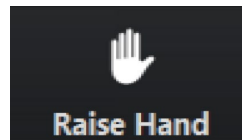
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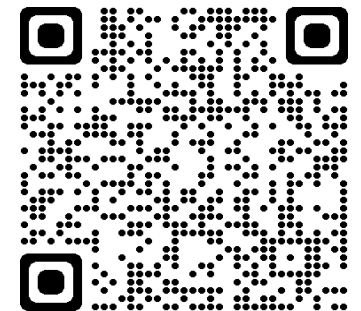
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Wrap-up

- Information about this review is available on the TDSB public website at www.tdsb.on.ca:
 - Click on **Accommodation Reviews** at the bottom of the page
 - Scroll down to **Property Reviews**
 - Select **2245 Lawrence Avenue West**
- Please fill out the **online feedback survey** available on the webpage above. The survey will close at the end of the day on Monday, May 29, 2023.
- Questions and comments can be emailed to TDSB staff and/or Trustee:
 - Staff's email: accommodationreviews@tdsb.on.ca
 - Trustee's email: Dan.MacLean@tdsb.on.ca



Adjournment

Thank you!

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