

Public Meeting

Proposed Sale of Strip of Land at Maplewood High School

January 10, 2023

This presentation 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 **Other Studies**- select **Strip of Land at Maplewood High School – Proposed Sale**.

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.

Introductions

Andrew Gowdy, System Planning Officer, Planning Department, TDSB

Zakir Patel, Trustee, Ward 19, TDSB

John Currie, Superintendent, Learning Network 16, TDSB

Michel LeBlanc, Principal, Maplewood High School, TDSB

Sandra Gatti, Senior Advisor, Planning Department, TDSB

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

Crystal Samms, Gabriel Dumont Non-Profit Homes

Barbara-Ann Felschow, Gabriel Dumont Non-Profit Homes

Steve Hilditch, Hilditch Architect Inc

Agenda

1.	Welcome and Introductions	Andrew Gowdy System Planning Officer, TDSB
2.	Opening Remarks	Zakir Patel Trustee, Ward 19, TDSB
3.	Purpose of the Meeting and Background	Andrew Gowdy System Planning Officer, TDSB
4.	Proposal from Gabriel Dumont Non-Profit Homes	Steve Hilditch Hilditch Architect Inc
5.	Process to Sell Land	Andrew Gowdy System Planning Officer, TDSB
6.	Feedback: Comments, Questions, and Answers	All
7.	Wrap-up and Adjournment	Andrew Gowdy System Planning Officer, TDSB

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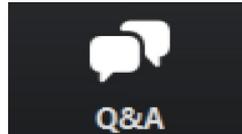
How to Participate



For computer and smart device users

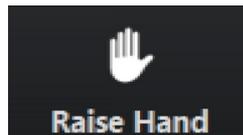
To text:

Click **Q&A** at the bottom of the screen; then type your question in the window.



To speak:

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



For telephone users

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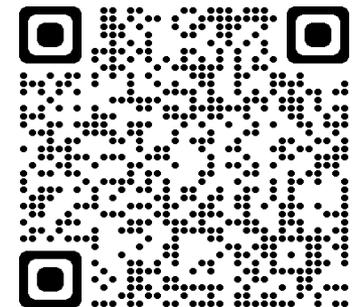
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Opening Remarks

Zakir Patel, Trustee, Ward 19, TDSB



Purpose of the Meeting and Background

Andrew Gowdy, System Planning Officer, TDSB

Purpose of the Meeting

- Gabriel Dumont Non-Profit Homes has expressed interest in purchasing a strip of land on the Maplewood High School site.
- The TDSB wants to receive feedback from the community on the proposal to sell the strip of land to Gabriel Dumont Non-Profit Homes.
- Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

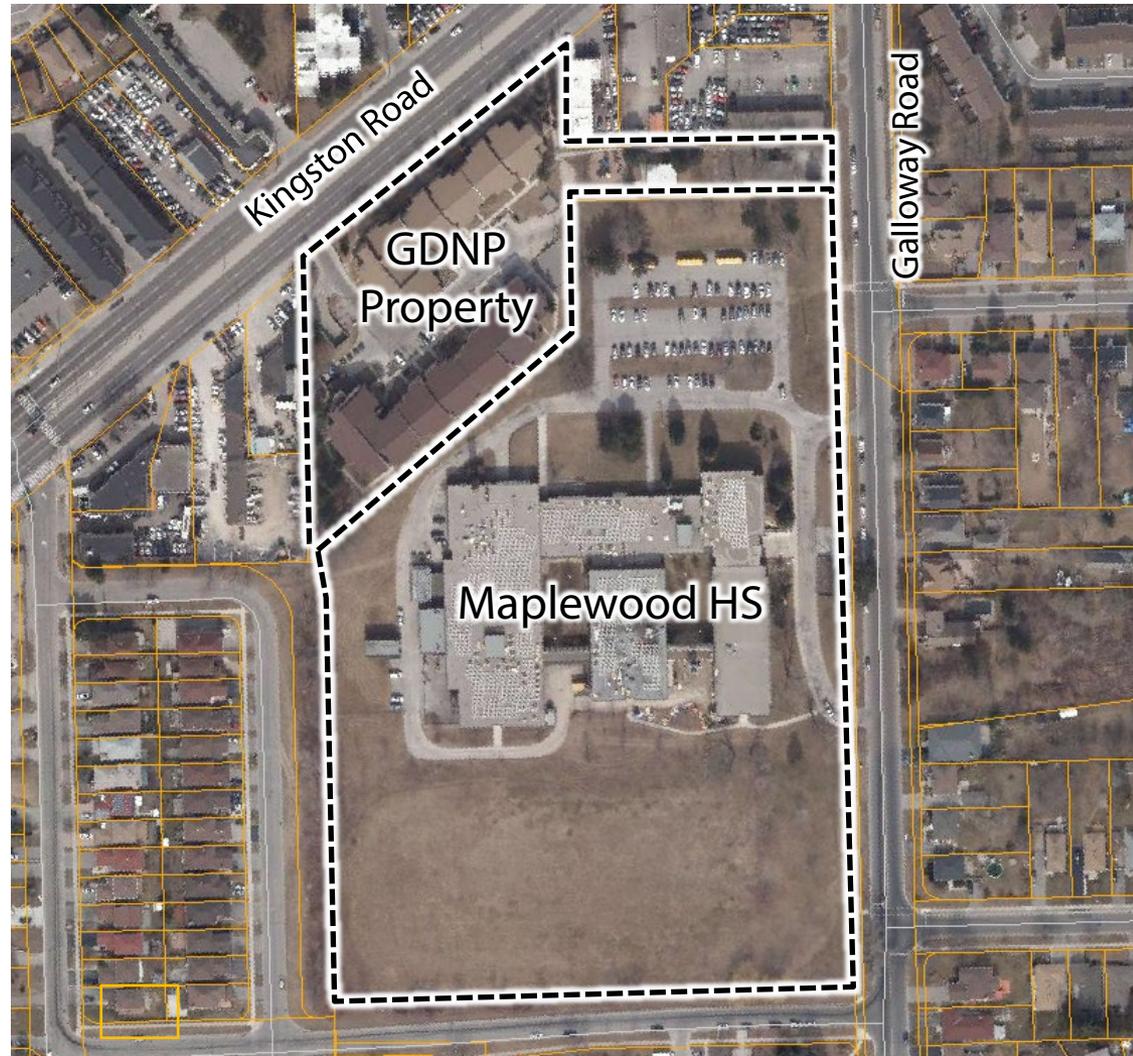
Background

- Maplewood High School is located southwest of Kingston Road and Galloway Road.
- It is a small specialized learning school for students with special needs.
- The school serves the southeast part of the city.
- Approximately 150 students attend the school.
- The school's site is 12.6 acres in area.



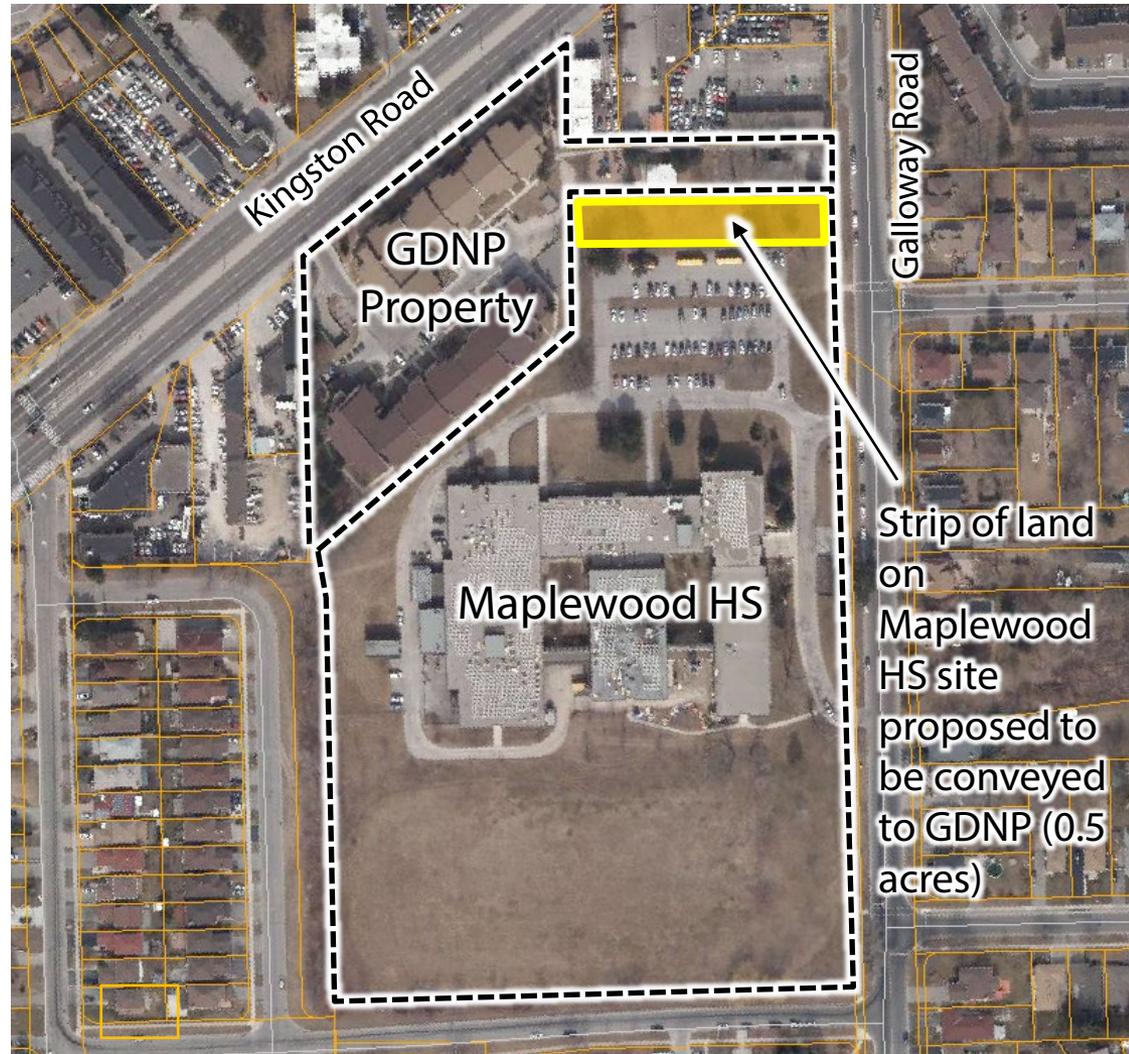
Background

- Gabriel Dumont Non-Profit Homes (GDNP) has expressed interest in acquiring land from the school.
- GDNP owns the low-rise apartments directly to the north of the school. The housing serves the Indigenous community.
- There is great demand for more housing for the Indigenous community.
- GDNP is proposing to expand the number of units (68 additional units in new low-rise apartment buildings).



Background

- To expand, GDNP needs to acquire a small amount of land from the school.
- The land is a narrow strip on the edge of the school's parking lot (approximately 0.5 acres). The land is not used by the school and has little potential for use given its location on the property, small area, and narrow dimensions.
- If the land is conveyed to GDNP, the school's site size will decrease minimally to 12.1 acres. This will have no impact on school operations.



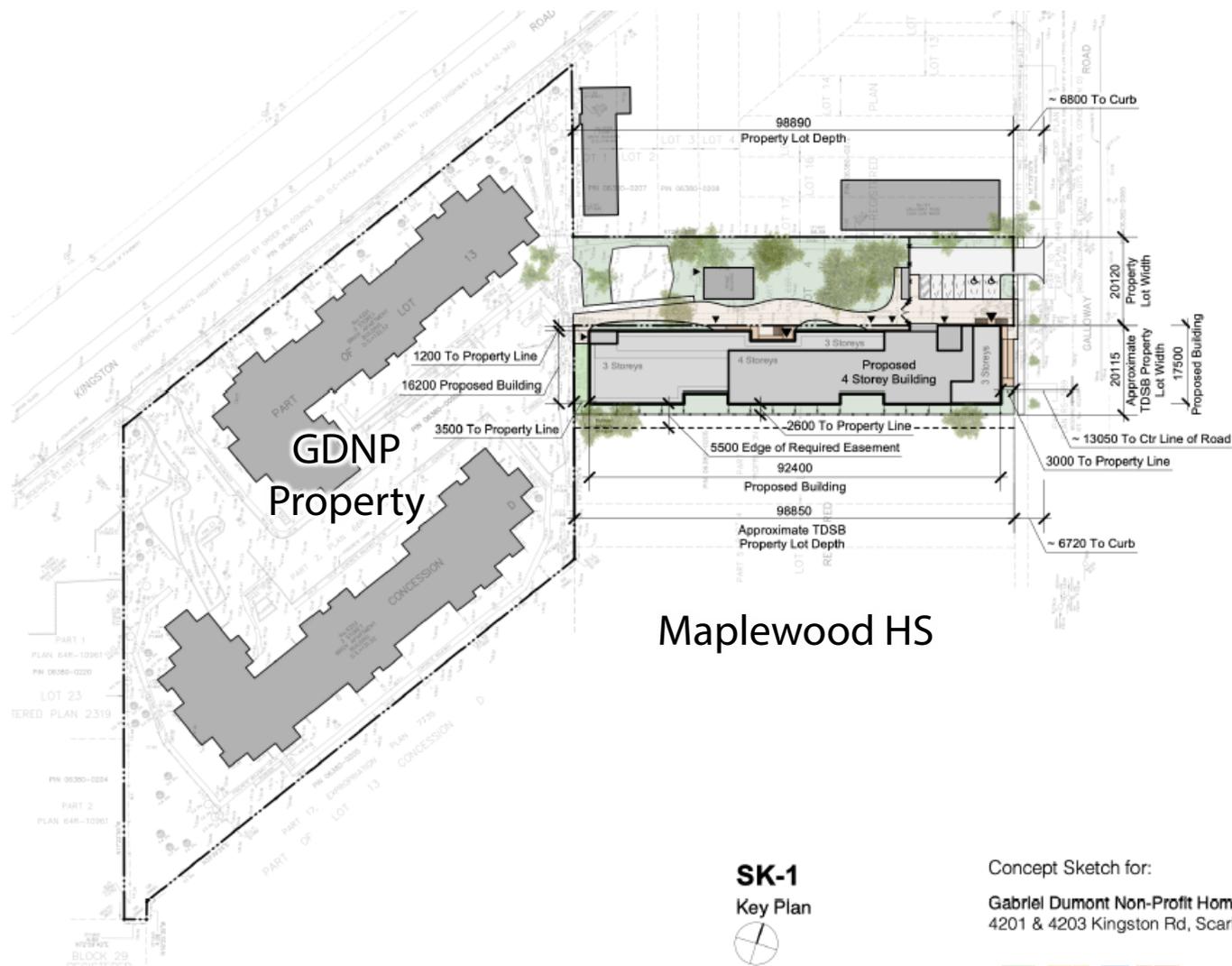


Proposal from Gabriel Dumont Non-Profit Homes

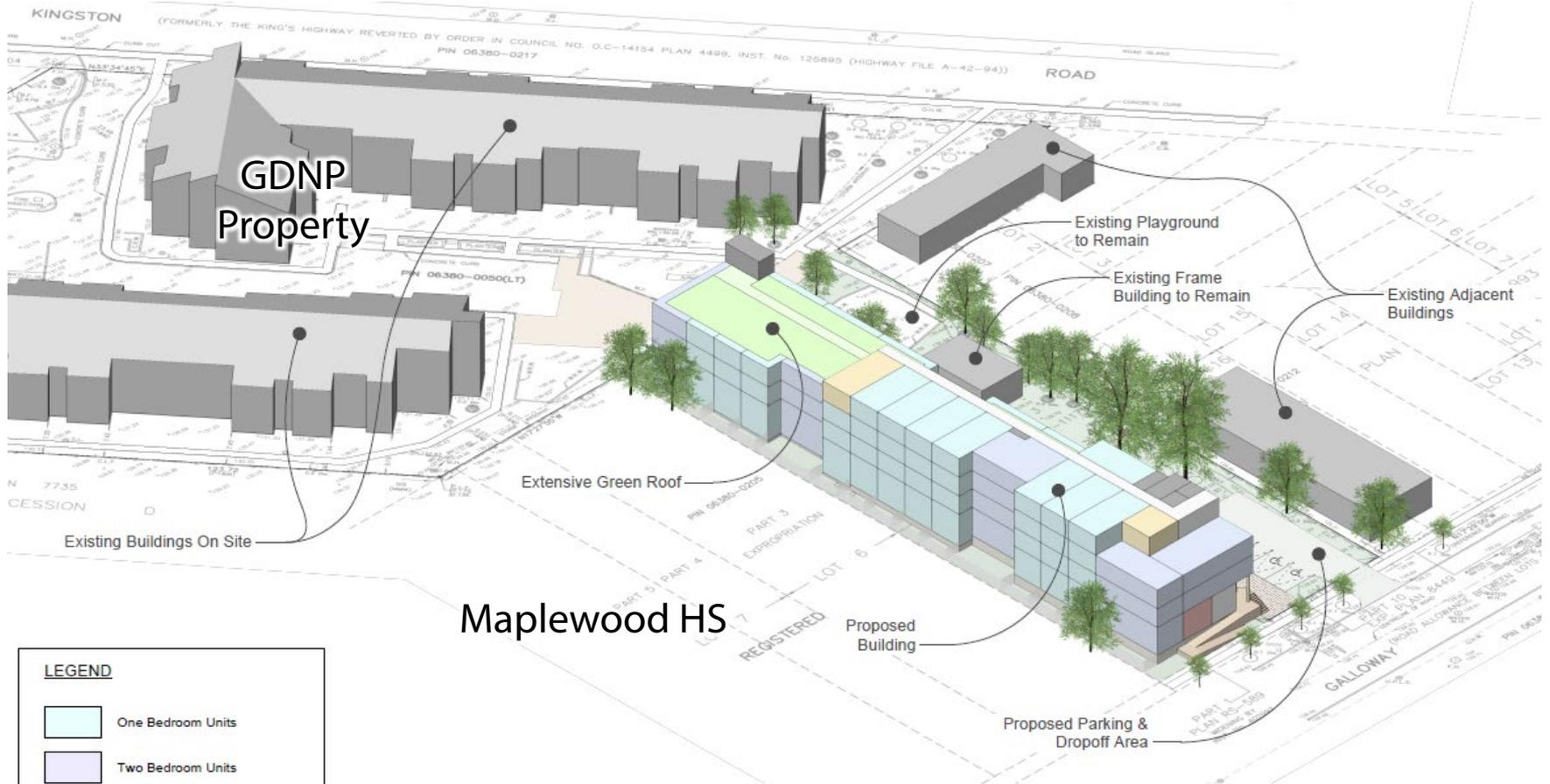
Steve Hilditch, Hilditch Architect Inc

Proposed Development

- 68 1 and 2 bedroom units for Elders, seniors, and single-parent-with-one-child households



Proposed Development



LEGEND	
	One Bedroom Units
	Two Bedroom Units
	Indoor Amenity Space
	Outdoor Amenity & Park Space

SK-5
 Massing Study - SE View
 Date: 2022-09-22
 Project No: 2121
 Scale: 1:500

Concept Sketch for:
 Gabriel Dumont Non-Profit Homes
 4201 & 4203 Kingston Rd, Scarborough

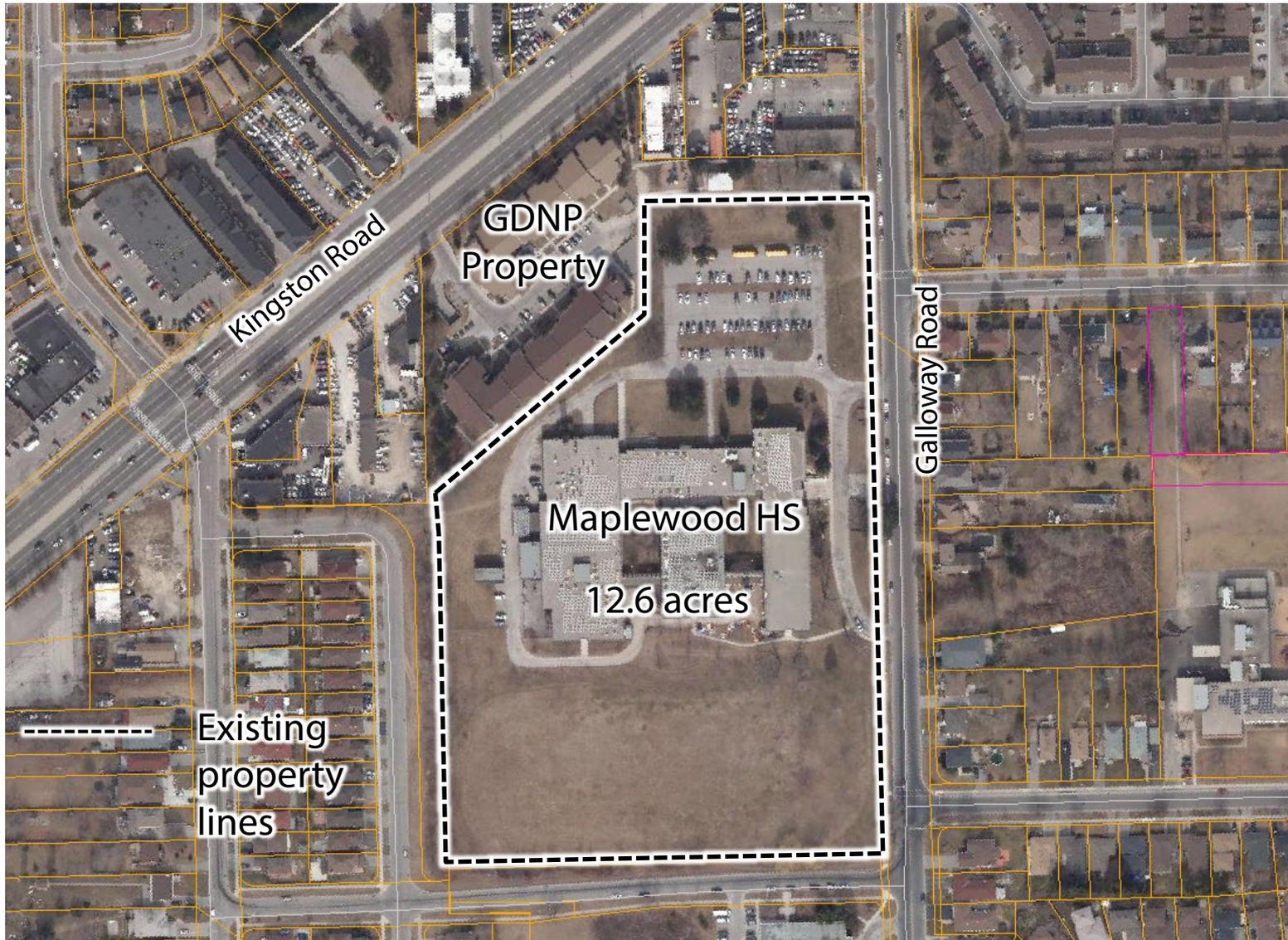
Hilditch Architect Inc.
 401 Richmond Street West, Suite 139
 Toronto, Ontario M5V 3A8
 t: (416) 977-7877 f: (416) 977-8460
 www.hilditch-architect.com



Process to Sell Land

Andrew Gowdy, System Planning Officer, TDSB

Sever the Property



Sever the Property



Implement 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 January 13, 2023, will be included in TDSB staff report.
- **January 26, 2023** – TDSB staff report to Planning and Priorities Committee meeting.
- **February 1, 2023** – TDSB staff report to Board of Trustees meeting – final decision is made.
 - If sale is approved, the TLC will apply for severance through the City of Toronto's Committee of Adjustment process.
 - The TLC will also circulate the strip of land 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.

Timelines Continued

- **Spring 2023** – If no offer is received from a public agency or negotiation is unsuccessful, the TLC can then negotiate with Gabriel Dumont Non-Profit Homes for the sale of the strip of land.
- **Late 2023** – Severance is approved by the City of Toronto's Committee of Adjustment and the purchase and sale agreement is finalized.

Delegations

- The TDSB's Planning and Priorities Committee meeting on January 26, 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 **January 23, 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**.

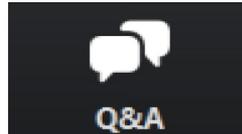
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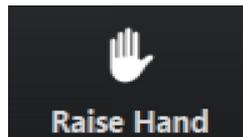
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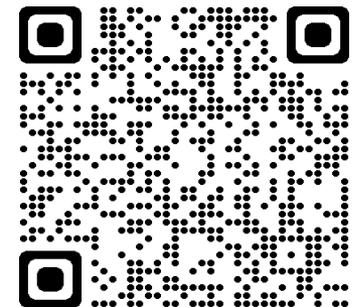
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Wrap-up

- 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 **Other Studies** at the bottom of the page
 - Select **Strip of Land at Maplewood High School – Proposed Sale**
- Please fill out the **online feedback survey** available on the webpage above. The survey will close at the end of the day on Friday, January 13, 2023.
- Questions and comments can be emailed to TDSB staff and/or Trustee:
 - Staff's email: accommodationreviews@tdsb.on.ca
 - Trustee's email: Zakir.Patel@tdsb.on.ca



Adjournment

Thank you!

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