

Public Meeting

Proposed Sale of Parking Lot at 42 Brock Crescent

January 6, 2022

This presentation is available on the TDSB public website at www.tdsb.on.ca - click on **Accommodation Reviews** on the left side of the page - scroll down to **Other Studies**- select **Parking Lot at 42 Brock Crescent – 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

Stephanie Donaldson, Trustee, Ward 9, TDSB

Mike Gallagher, Superintendent, Learning Network 21, TDSB

Janice Gladstone, Principal, Bloor CI and ALPHA II Alternative School, TDSB

Maia Puccetti, Executive Officer, Facility Services and Planning, TDSB

Sandra Gatti, Senior Advisor, Planning Department, TDSB

Zdenka Sucevic, Administrative Liaison, Planning Department, TDSB

Anita Cook, Director, Real Estate and Leasing, Toronto Lands Corporation

Susan Bisailon, Chief Executive Officer, Safehaven

Sal Marrello, Social Services and Health Care Consultant, Sonderbloom

Agenda

1.	Welcome and Introductions	Andrew Gowdy System Planning Officer, TDSB
2.	Opening Remarks	Stephanie Donaldson Trustee, Ward 9, TDSB
3.	Purpose of the Meeting and Background	Andrew Gowdy System Planning Officer, TDSB
4.	Safehaven's Proposal	Susan Bisailon Chief Executive Officer, Safehaven
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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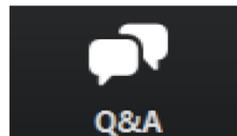
How to Participate



For computer and smart device users

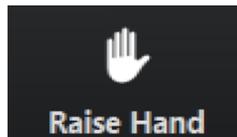
To text:

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

To speak:

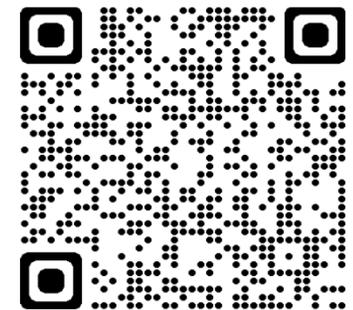
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Opening Remarks

Stephanie Donaldson, Trustee, Ward 9, TDSB



Purpose of the Meeting and Background

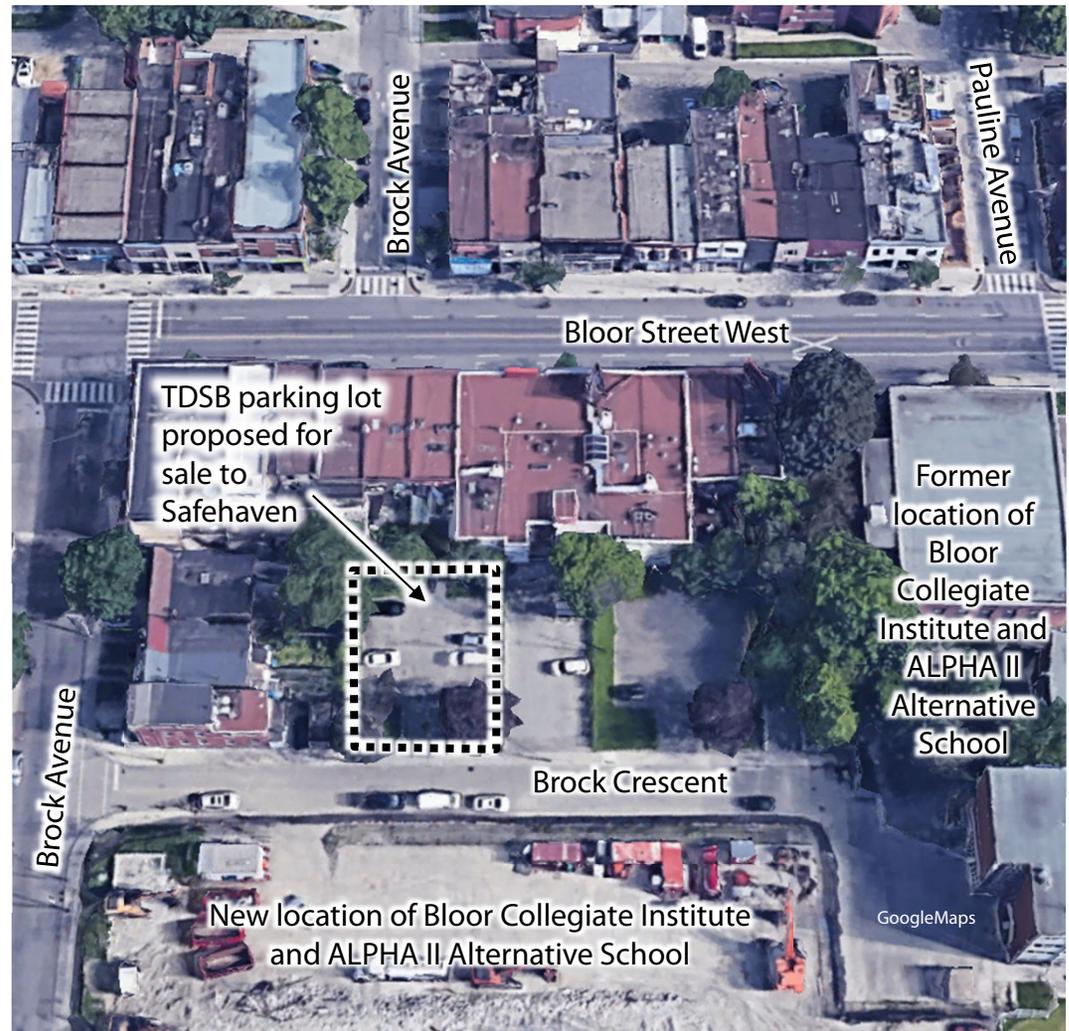
Andrew Gowdy, System Planning Officer, TDSB

Purpose of the Meeting

- Safehaven has expressed interest in purchasing the TDSB's parking lot located at 42 Brock Crescent.
- The TDSB wants to receive feedback from the community on the proposal to sell the parking lot to Safehaven.
- Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

Background

- The parking lot is located southeast of Bloor Street West and Brock Avenue on the north side of Brock Crescent.
- The parking lot is 0.13 acres in area and has 12 parking spaces.
- The parking lot has been used to provide parking for Bloor CI and ALPHA II Alternative School.
- A new Bloor CI / ALPHA II building is being constructed on the south side of Brock Crescent on the location of the former Brockton HS.



Why is the property being considered for sale?

- Safehaven has expressed interest in purchasing the parking lot. Safehaven owns properties directly beside it. Safehaven would like to purchase the parking lot to expand its building and its services.
- TDSB staff has determined that the parking lot is not a requirement of the new Bloor CI / ALPHA II building.
- The zoning by-law does not require any parking spaces for the new Bloor CI / ALPHA II building.
- The new Bloor CI / ALPHA II building will have 35 underground parking spaces.
- The new school building has excellent access to the subway. The Dufferin Station is located about 250 metres away (a 3-minute walk).



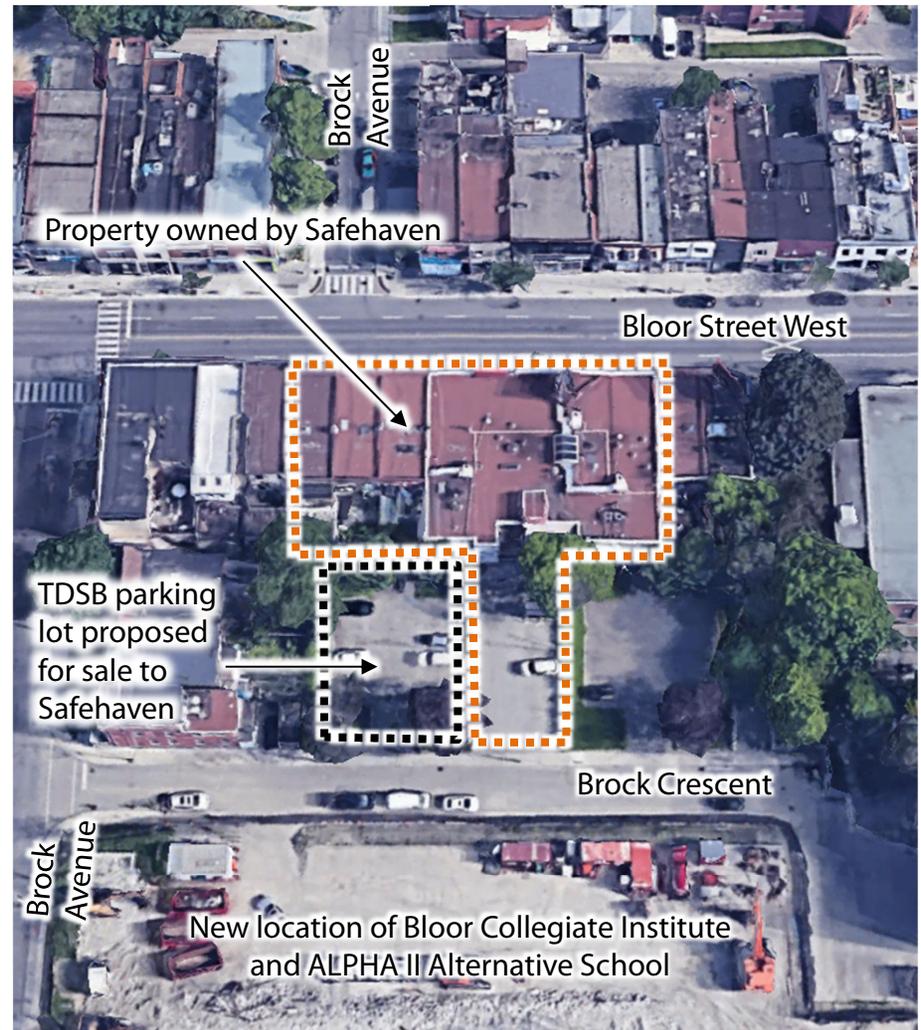


Safehaven's Proposal

Susan Bisailon, Chief Executive Officer, Safehaven

Safehaven's Proposal

- Safehaven is an agency funded by the Ministries of Community and Social Services and Children and Youth Services that provides care to children and adults with developmental disabilities and medical complexities.
- Safehaven would like to purchase the parking lot to expand its building and its services to this vulnerable population.
- Safehaven is proposing to redevelop its property into a larger facility of 8-10 storeys providing: transitional programming from hospital to community; day programming; respite beds; and residential units.
- This expansion is supported by all levels of government.
- The proposal still needs to go through the City's development approval process.





Process to Sell Land

Andrew Gowdy, System Planning Officer, TDSB

Roles in the Process

TDSB Staff

- Reviews long-term student accommodation needs and makes recommendations to the Board of Trustees about the need for school sites.

Community

- Provides feedback to be considered by TDSB staff and the Board of Trustees.

Board of Trustees

- Considers TDSB staff recommendations and community feedback and makes the final decision on declaring the property surplus and on selling the property.



Roles in the Process

Toronto Lands Corporation (TLC) – a subsidiary of TDSB

- Manages the disposition process and informs the TDSB upon completion of the sale.

City of Toronto

- Controls land use (zoning) and construction (building permits).

Process to Dispose of a Property

- 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 private sector.
- *Ontario Regulation 444/98* requires a property to be sold at fair market value.

Timelines

- **Today** – Community consultation – feedback received by January 14, 2022, will be included in TDSB staff report.
- **January 26, 2022** – TDSB staff report to Planning and Priorities Committee meeting.
- **February 2, 2022** – TDSB staff report to Board of Trustees meeting – final decision is made.
 - If sale is approved, 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.
- **Late Spring 2022** – If an offer is received from a public agency, and negotiation is successful, then the property is sold to the public agency.
 - If no offer is received or negotiation is unsuccessful, the TLC can then negotiate with Safehaven for the sale of the property at fair market value.

Delegations

- The TDSB's Planning and Priorities Committee meeting on January 26, 2022, 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 24, 2022**.
- 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**.

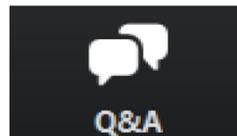
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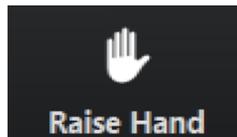
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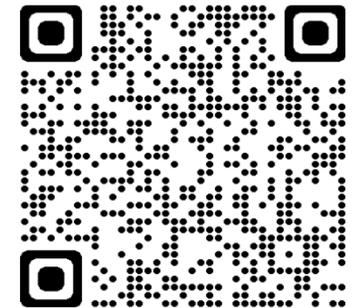
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Wrap-up

- Information about this review is available on the TDSB public website at www.tdsb.on.ca:
 - Click on **Accommodation Reviews** at the left side of the page
 - Scroll down to **Other Studies** at the bottom of the page
 - Select **Parking Lot at 42 Brock Crescent – 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 14, 2022.
- Questions and comments can be emailed to TDSB staff and/or Trustee:
 - Staff's email: accommodationreviews@tdsb.on.ca
 - Trustee's email: Stephanie.Donaldson@tdsb.on.ca



Adjournment

Thank you!

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