

Public Meeting

Proposed Sale of Parking Lot on the Mimico Adult Learning Centre Site

February 16, 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 **Parking Lot at Mimico Adult Learning Centre Site – 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

Patrick Nunziata, Trustee, Ward 3, TDSB

Sandra Gatti, Senior Advisor, Planning Department, TDSB

Aileen Leadbeater, Civil/Site Design Coordinator, Facility Services, TDSB

Kevin Bolger, Manager, Real Estate and Leasing, Toronto Lands Corporation

Agenda

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

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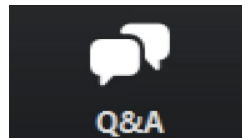
How to Participate



For computer and smart device users

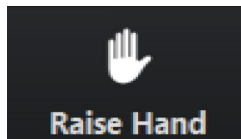
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Click **Q&A** at the bottom of the screen; then type your question in the window.



To speak:

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



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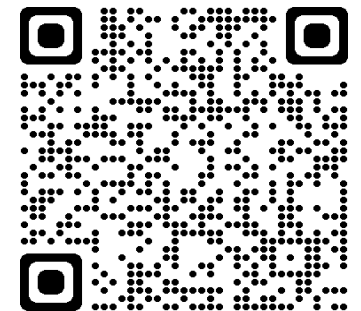
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Opening Remarks

Patrick Nunziata, Trustee, Ward 3, TDSB



Purpose of the Meeting and Background

Andrew Gowdy, System Planning Officer, TDSB

Purpose of the Meeting

- The Toronto Catholic District School Board has expressed interest in purchasing the northwest parking lot on the Mimico Adult Learning Centre site and acquiring an easement to build a laneway.
- The TDSB wants to receive feedback from the community on the proposal to sell the parking lot and provide an easement to the Toronto Catholic District School Board.
- Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

Background

- The Mimico Adult Learning Centre is located northeast of Mimico Avenue and Royal York Road.
- It is a former elementary school that is used for adult programs and a child care centre.
- The site is 4.5 acres in area.



Background

- The Toronto Catholic District School Board (TCDSB) has expressed interest in acquiring land from the Mimico site.
- The TCDSB has an elementary school located directly to the north of the Mimico site – St Leo Catholic School.
- The TCDSB has received approval and funding from the Ministry of Education to expand St Leo CS.



Background

- To accommodate the expansion of St Leo CS, the TCDSB would like to acquire a small amount of land from the Mimico site.
- The TCDSB would like to purchase the northwest parking lot which they currently lease from the TDSB.
- The TCDSB would also like to acquire an easement on the north edge to build a laneway for staff of St Leo CS to access parking.



Background

- If the land is sold to the TCDSB, the Mimico site size will decrease minimally to 4.23 acres.
- The Mimico site will remain viable – it will be large enough to accommodate the current users groups and also be able to accommodate changes over time.
- The construction of the laneway will require the relocation of the child care centre's outdoor play area to the east side of the building.

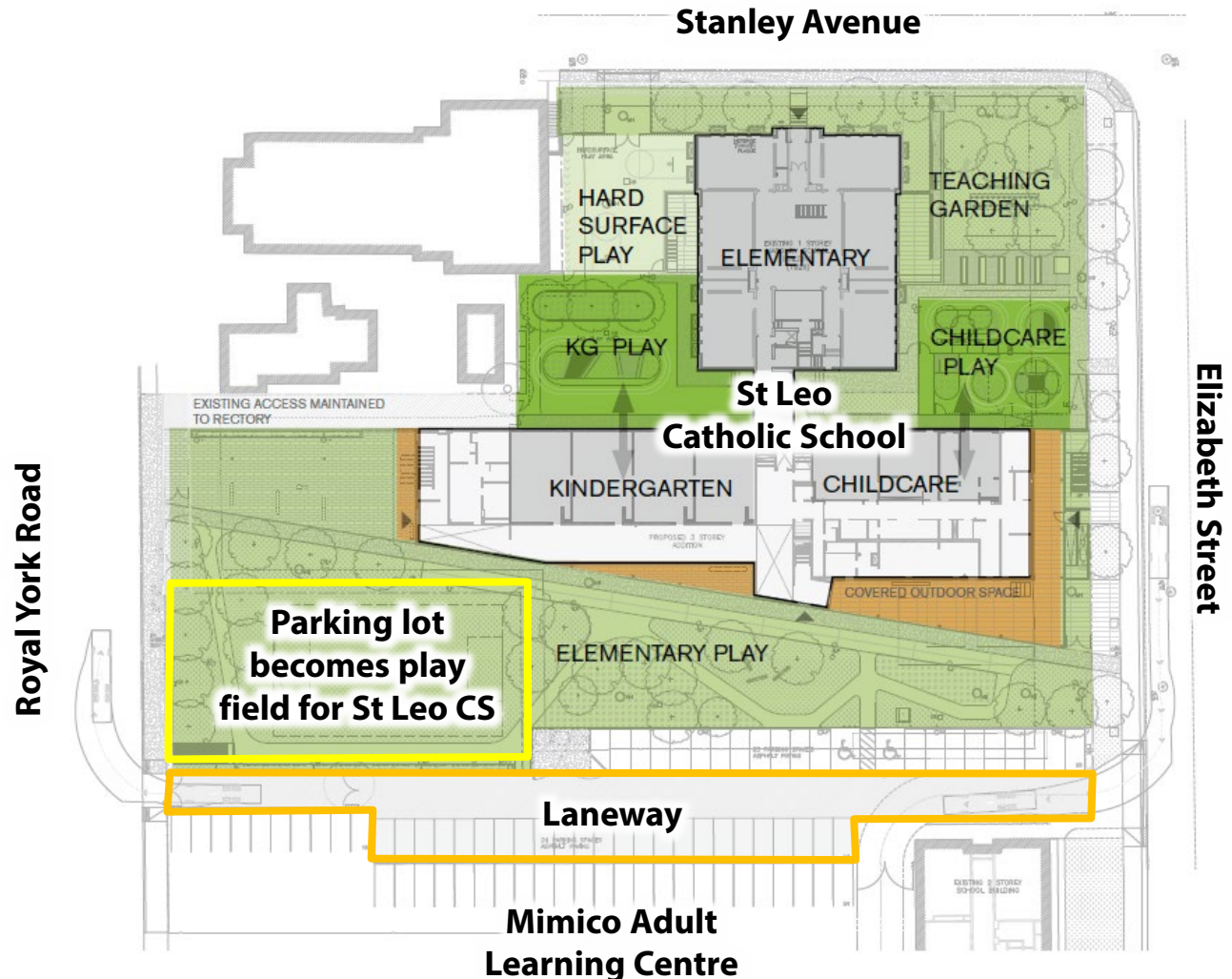




Proposal from the TCDSB

Replacement Elementary School

- Replacement building with 500 pupil places, an EarlyOn Centre, and a 3-room child care centre



Replacement Elementary School



More information on the St Leo CS construction project can be found on the TCDSB public website: <https://www.tcdsb.org/o/stleo/page/construction-updates>



Process to Sell Land

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 Wednesday, February 22, 2023, will be included in TDSB staff report.
- **March 1, 2023** – TDSB staff report to Planning and Priorities Committee meeting.
- **March 8, 2023** – TDSB staff report to Board of Trustees meeting – final decision is made.
 - If the sale of the parking lot and the easement are approved, the TLC will apply for severance through the City of Toronto's Committee of Adjustment process.
 - The TLC will also circulate the parking lot for sale 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

- **June 2023** – TCDSB will create the new outdoor play area for the child care centre on the east side of the Mimico building.
- **July-August 2023** – TCDSB will construct the laneway and reconfigure the parking lot on the north side of the Mimico building.
- **Spring 2024** – 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 March 1, 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 **February 27, 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**.

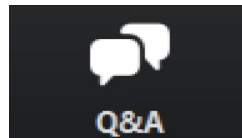
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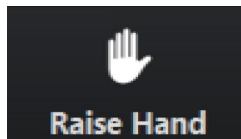
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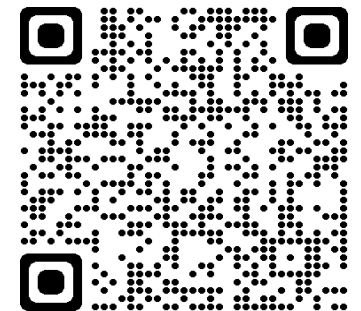
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Wrap-up

- 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 **Parking Lot at Mimico Adult Learning Centre Site – 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 Wednesday, February 22, 2023.
- Questions and comments can be emailed to TDSB staff and/or Trustee:
 - Staff's email: accommodationreviews@tdsb.on.ca
 - Trustee's email: Patrick.Nunziata@tdsb.on.ca



Adjournment

Thank you!

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