



Scarlett Heights Community Meeting (ZOOM Webinar)

May 30, 2022
6:30 PM to 8:00 PM

Panelists:	Kwame Lennon (Superintendent), Dan MacLean (Trustee), Lisa Gagliardi (Principal), Andrew Gowdy (System Planning Officer), Sandra Gatti, Senior Advisor, Planning Department, Kevin Bolger, Manager, Real Estate and Leasing, Toronto Lands Corporation, Amar Singh, Senior Land Use Planner, Toronto Lands Corporation, Zdenka Sucevic, Administrative Liaison, Planning Department, TDSB, Andrew Chua, Accommodation and Planning Analyst, Planning Department
Attendees:	Markus de Domenico (TCDSB Trustee), Stephen Holyday (City Councillor) and 34 members of the public

Item	Discussion
Welcome and Introductions	Andrew Gowdy welcomed everybody and introduced the panelists.
Opening Remarks	Trustee Dan MacLean thanked all for attending and introduced local TCDSB trustee Markus De Domenico and City Councillor Stephen Holyday.
Purpose of the Meeting	The Toronto Catholic District School Board (TCDSB) has expressed interest in purchasing the TDSB's Scarlett Heights property located at 15 Trehorne Drive. The TDSB wants to receive feedback from the community on the proposal to sell the Scarlett Heights property to the TCDSB. Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

Background	<p>Located southeast of Trehorne Drive and Royal York Road. Located on 18 acres that are shared with Hilltop MS. 2017 – Pupil Accommodation Review conducted to address underutilization in the area. 2018 – Scarlett Heights Entrepreneurial Academy closed. 2019 – York Memorial CI relocated into the building due to the fire. Summer 2022 – the Scarlett Heights building will be vacant.</p> <p>Why is the property being considered for sale? TDSB staff has determined that the Scarlett Heights building is not necessary for TDSB purposes because there is a great distribution of TDSB elementary and secondary schools in the area and any future growth in enrolment will be accommodated on existing school sites. The TDSB has a massive backlog in major repair to its buildings. By selling a property, the TDSB avoids having to repair the building and generates revenue to spend on the repair of other buildings. The TCDSB has expressed interest in purchasing the property.</p>
Process to Sell Land	<p>First step is to sever the property: Hilltop MS and Scarlett Heights are on one parcel of 18.7 acres. This parcel needs to be divided in two -- 8.5 acres for Hilltop MS and 10.2 acres to be sold. Next step is to 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.</p>
Comments, Questions and Answers	<p>Comment 1: Rossa Tucci: Thank you very much for tonight's meeting. I truly appreciate it. I live in the area and have lived here most of my life. It's sad to see Scarlett heights go. It's been a landmark. But I am happy to see succession. I guess, if that's the right word of moving forward with a new set of students, just to see the Community active and to have students, be able to attend to their community high school, whether it be in the face Catholic board or had it been the public board. I would love to see life back at the school and if that's through Toronto Catholic I'm 100% in support of the move over to and I wish you well in your work moving forward.</p> <p>Comment 2: No question. Just writing to support this potential sale to the Toronto Catholic board as a parent from the Toronto from the Catholic school community who would very much like to send my children to a local high school, thank you for this consultation.</p> <p>Comment 3: Not a question but a statement. Thanks for the informative meeting also in support as a sale to Toronto Catholic district school board, to my knowledge, there is no Catholic high school in this area. I think it would fill a necessary void.</p>

Comment 4: We are very hopeful that the Toronto Catholic district school board purchases the property as there is no direct Catholic feeder high school in in the near area. Thank you.

Comment 5: Dan MacLean (TDSB Trustee): I just wanted to mention that, for years now since we were elected TCDSB trustee Marcus de Domenico, and I have met often regarding this. We're fortunate to have Trustee de Domenico with us here tonight, so I want to thank him for attending. If there are any questions with regards to the TCDSB thoughts on the property he'd be happy to address those. It's been a long process, we've talked about it a lot, lots of energy and time has gone into the process we're excited that we're at this point of the process, to actually begin moving forward and we're grateful for the comments that we've had and we're looking forward to any question or comments that you might have. We do hope to hear from you.

Comment 6: Markus de Domenico (TCDSB Trustee): Good evening, everybody, first, Andrew and everyone online here, thank you for an excellent presentation. I must say that it's been an absolute pleasure to work with Trustee MacLean since we were both elected as new trustees. We have work to do what we both believe is best for the Community. TCDSB is very excited at the opportunity of opening a new Catholic high school in this part of the Ward. I know that Trustee MacLean has been very supportive of keeping this property as a community use property not having it being sold to developers for condos and townhouses. I will just publicly announce that we will be very active and very quick in our response to make our offer, and we look forward to moving forward as quickly as possible to accommodate these incredible students in ward. Thank you everyone.

Comment 7: This school site has been underutilized for years while local students in the Toronto Catholic district school board had to travel long distances to attend high school. Enabling a purchase of the site by the Toronto Catholic district school board is the right thing to do, for kids in the area. Hopefully having governments involved will expedite this process.

Question 1: Where to find the PowerPoint on the website?

Answer: 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 Other Studies at the bottom of the page - select Scarlett Heights Property, 15 Trehorne Drive.

Question 2: When, if the deal goes through, would the Toronto Catholic District School Board take possession of the property?

Answer: This is extremely rough but mid2023. Approximately 12 months from now is when the deal could be fully finalized. TCDSB wouldn't be in the building over the next school year. This is the best timeline that I can give at this moment.

Question 3: Is it possible to have Councillor Holiday take us through a little bit of how the severance would go through the city?

Answer: Stephen Holyday (City Councillor): Thank you, Andrew. Thank you Trustee MacLean. Firstly, I would just say that I'm smiling because of a happy outcome of this meeting and that is collaboration between two public institutions

two boards. You know we've all heard different stories where the outcome isn't always as happy about where the lands end up, but in this case, it sounds like the land for Scarlett Heights will remain in public hands and will continue to serve students, regardless of what board owns it. The severance process is very similar to when we see in a community when somebody owns a property like a house, and they wanted divided into two pieces. The authority to do that has something called the Committee of adjustment established through the Planning Act. In this case, this should be routine but very important steps that organizations have to go through so as Andrew said it does take a few months to prepare the documentation and bring it through that process. It's important to know that the public have input to that as they do with all decisions. But, again, I would be surprised if there's a lot of people in the community who have concerns about a change like this, because it is, it is straightforward. But that process needs to go through to allow this type of sale and this transaction to occur.

Question 4: Which high school will go into the space if the deal goes through, and would it be a new high school or an extension to existing Catholic high schools in the area?

Answer: Andrew Gowdy: I don't have specifics on this because it is the accommodation plan of the Toronto Catholic District School Board, but my understanding is that that's a new high school.

Markus de Domenico: This new high school will be the second in Ward 2. Currently we have Michael Power on the far western edge of the Ward, and it is very well attended, I guess is the nice way of saying that we have a director's cap on it because it is overcrowded. The idea is to provide a new Catholic high school on the eastern side of the Ward, fully funded through the Ministry of Education. We also have educational development charges the Catholic board receives to purchase the land.

We do have funding to negotiate the land, sale and we do have funding, of course, to build a fantastic new property and new athletic field, and we will make it a centerpiece of education in Ward 2.

Question 5: Have any other organizations, showing interest in the property, other than the Toronto Catholic district school board?

Answer: There has been no interest expressed by any other organization besides the Toronto Catholic District School Board.

Question 6: Is there a risk that it could be sold to condo developer? Is there a criteria for the priority ranking and where TCDSB falls in that order?

Answer: In the two-step sale process. The first step is: The proposal to sell goes just to the public agencies so it's not open for consideration by the private sector so it's not a competition, including the private sector. It's a 180-day period just for public agencies to consider whether they want to purchase the property or not. There's about 65 public agencies and they're ranked so if there are multiple public agencies that are interested in the property the way that the decision is made about which agency, the Toronto Lands Corporation will negotiate with them by the rank order, and at the top of the list are the other school boards in Toronto. We've got a French Public School Board, French Catholic School Board and then we have the Toronto Catholic District School Board, so there are the top of the list. Toronto Catholic District School Board is in a great position to express interest, they've got priority over every other public agency, except for one and that's the French Public School Board and the French Public School Board to date has not expressed interest, so no fear about the private sector being involved in this first step.

MacLean, Dan: Information that the property has been sold is public information. The actual details of the agreement, like financial details, are private.

Q7: Is there a requirement for the TDSB and TCDSB to work together?

Answer: There's nothing imposing an agreement upon the organizations. There's a general expectation that coterminous school boards work together to assist each other with their issues and their pressures but there's not a law that imposing a requirement to reach an agreement.

Q8: Will the purchase be made public when the sale goes through?

Answer: Yes, it will be public information that a decision is made the actual details of the agreement like financial decisions are private, but the actual decision that property has been sold that's public information.

Question 9: Will TDSB review the boundaries for the three remaining local high schools?

Answer: We haven't lost sight of the boundaries for our high schools.

Question 10: Is there an idea on when the new school would be open for student?

Answer: It's an urgent matter that this school be opened once we complete the purchase and we do whatever renovations are needed, I would like to bring in cohorts of students in parts of the building, while we've been at renovate others but I'll leave that to our planners, and our developers and our architects. But I can say to that constituent that, yes, this is a high priority to get students into the building as soon as possible. It's a magnificent property it's exactly where we needed to be to on the transit routes, it is a nice parcel of land, and our students and parents are absolutely delighted to partner with TDSB to make this all happen.

Question 11: How many kids can the school accommodate?

Answer: Right now, the Scarlett Heights building can accommodate approximately 850 students.

Markus de Domenico: With the budget that we have from the Ministry, we are planning to expand the building to accommodate more students, the specifics of that right now is uncertain of: But we do have funding to accommodate more students than are currently. We can get closer to 1000 or 1100 and we can offer more programming for our students. That is my goal as trustee and there's also the possible element of adding some very unique features to this property that the public might be interested in it, so we've also had discussions about perhaps a Community Centre being involved in some fashion. There's a lot of ideas up in the air but just to say that the building may be larger than it is currently, and I would hope so.

Question 12: Is the Toronto District School Board going to review the current high school boundaries in the area, our closest high school is Richview CI but we are assigned to Kipling CI?

Answer: We are aware of the community interest in a boundary review. It's something that we've made note of. We don't have a plan right now to address regular program boundaries but it could be an undertaking in the midterm.

Question 13: Did TDSB consider moving Hilltop Middle School into the Scarlett Heights building?

	<p>Answer: That was an extensive investigation that we did because we wanted to make sure that we were serving the Hilltop Middle School students to the best of our abilities. Our conclusion after looking very closely is the Scarlett Heights building is just too big for Hilltop Middle School. The Scarlett Heights building would be highly underutilized with the Hilltop students in the building.</p> <p>We looked at moving another group into Scarlet Heights to coexist with Hilltop Middle School such as a group of administrators and that was cost prohibitive. In order to subdivide the building into self-contained areas with their own washrooms and entrances and exit, so we'd be investing millions into the building so we determined that the Hilltop Middle School building really is best for Hilltop Middle School.</p> <p>When you look at the 18 acres from a community planning perspective, the east end of the property where the Scarlett Heights building is that's really the best location for high school students because of its proximity to transit into Royal York Road. When we looked at the Hilltop Middle School building, it's a well utilized building by Hilltop students so it's a good fit. There is a part of the building that we do wish to improve. It's the 12 classrooms called the pod. It's somewhat of an open concept pod to access 12 rooms you don't go through a hallway to get to them you have to go from one room to another. So, it's a little awkward and that's part of the building that we would like to improve. Generating revenues from sales is that you can look at your remaining buildings and offer improvements so that's one of the improvements to Hilltop that's under investigation.</p>
Next Steps:	<p>June 22, 2022 – TDSB staff report to Planning and Priorities Committee meeting.</p> <ul style="list-style-type: none"> ▪ <u>Delegation Process</u> - Requests to speak to a permanent, statutory, standing or special (ad-hoc) committee must be submitted in writing to Governance and Board Services by 4 p.m., two (2) working days before the committee meeting day. <p>June 29, 2022 – TDSB staff report to Board of Trustees meeting – final decision is made.</p> <ul style="list-style-type: none"> ▪ If sale is approved, the TLC (Toronto Lands Corporation) will apply for severance through the City's Committee of Adjustment process ▪ The TLC will also 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. <p>Mid 2023 – If an offer is received from a public agency, and negotiation is successful, then the property is sold to the public agency.</p>
Adjournment:	7:30 pm