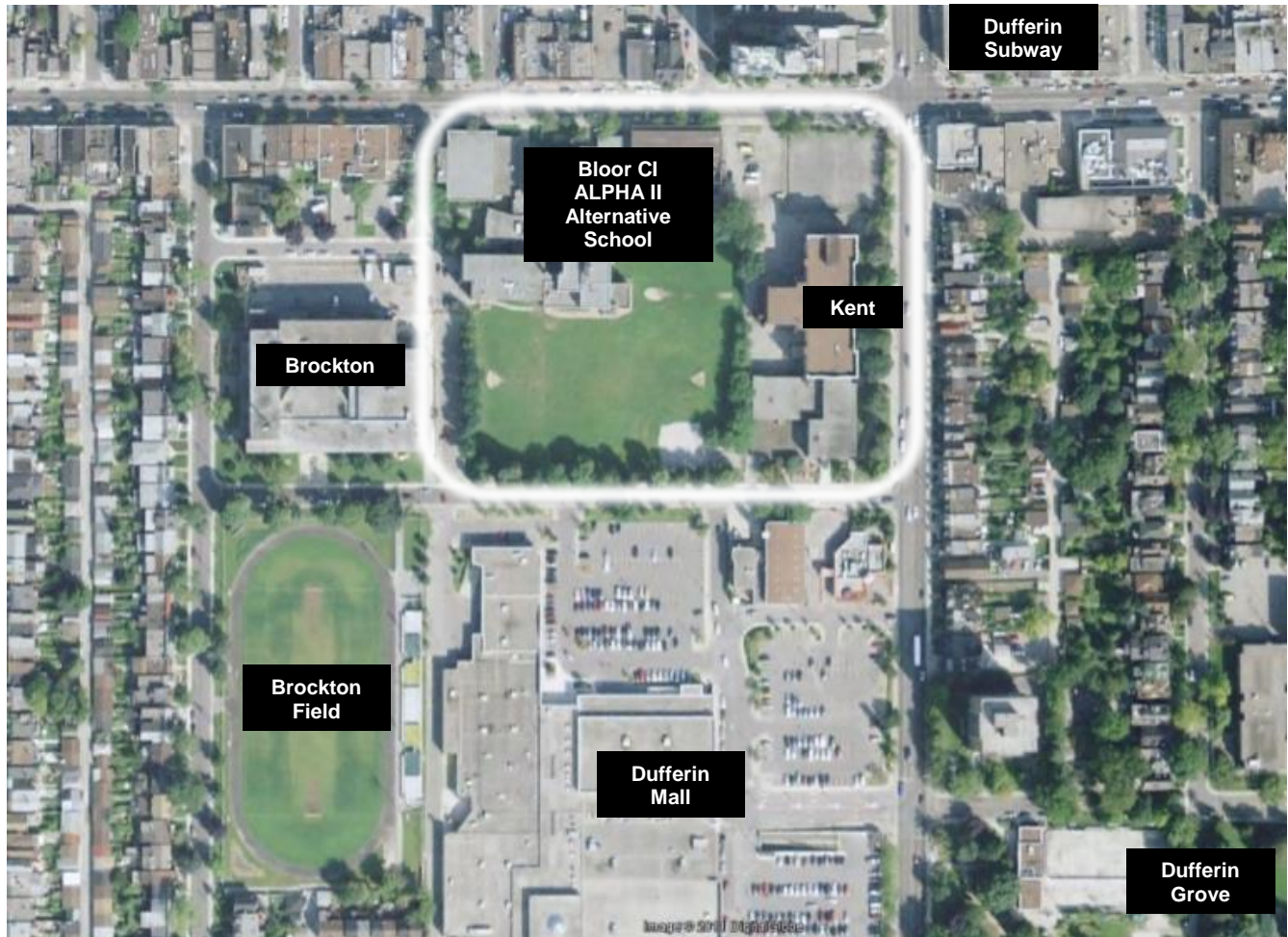


Shaping the Future of TDSB Lands at Bloor & Dufferin

COMMUNITY UPDATE

To support discussions at June 20, 2016 Community Meeting



OVERVIEW

Bloor and Dufferin is an important intersection in our growing city. There are 7.3 acres of Toronto District School Board (TDSB) property that have been declared surplus on the southeast corner (see area outlined in white above), and the students from Bloor CI and ALPHA II Alternative School are scheduled to relocate into a renovated Brockton by the end of 2018.

Given the strategic location of the site, its size, and the context in which it sits, the TDSB, the City of Toronto, the Province of Ontario, and other public agencies have been working together to help move ahead with the future of these lands. The purpose of the June 20th community meeting is to provide a coordinated update on the work to date (building on previous extensive, TDSB-led, community consultations), and seek feedback.

REASONS FOR REDEVELOPMENT

The TDSB has decided to redevelop these lands, for the following reasons:

- The Ontario Ministry of Education requires school boards to manage their capital assets and reduce underutilized space in order to invest in schools with infrastructure needs.
- The Bloor Dufferin site presents an opportunity for the board to sell a portion of this large city site to generate revenues for retrofitting operating schools.
- TDSB has approved selling off 7.3 acres of the land area of the former Kent Public School and a portion of the Bloor CI site. Proceeds from the sale of this 7.3 acres will go towards retrofit projects in TDSB schools.
- Brockton Collegiate Institute will be renovated and reopened as the new Bloor CI serving TDSB's secondary students in this area from Bloor CI and ALPHA II Alternative School.

COOPERATION BETWEEN GOVERNMENTS & AGENCIES

In November 2015, the TDSB, City of Toronto, Province of Ontario, and the Toronto Lands Corporation (the real estate arm of the TDSB) created a Bloor-Dufferin Working Group of governments and public agencies to investigate opportunities to improve collaboration related to the sale of this 7.3 acre piece of land, which is considered by all parties involved to be an important and strategic public asset.

There are multiple objectives that the different governments and public agencies are hoping to achieve. The purpose of the Working Group is to identify if / how these objectives can best be aligned on this 7.3 acre site. These objectives include:

- TDSB is moving forward to dispose of surplus property to support much needed capital investments in the school system;
- Toronto Lands Corporation (TLC) is required to sell TDSB surplus property in accordance with regulatory requirements;
- TDSB would like the development of the surplus property to contribute positively to the adjacent school uses and community at the renovated Brockton;
- TLC is responsible for providing recommendations to the TDSB on maximizing revenue and value through redevelopment of the Bloor site recognizing the importance of this site to the community;
- City of Toronto – City Planning is responsible for providing recommendations to Committees and Council regarding development applications which propose changes to the Official Plan and zoning by-laws, and ensuring these changes are consistent with the City's Official Plan policies and Council approved guidelines;
- City of Toronto - Social Development, Finance and Administration is responsible for providing advice to City Council on community service planning and the most effective use of City resources for community development, including community hubs;
- Province of Ontario is creating new practices and policies related to the creation of community hubs, and the Bloor-Dufferin site is being used to help inform this work.

All participants in the Working Group acknowledge that existing processes to dispose of public lands can lead to disagreements. The explicit intent is to use the Working Group to proactively identify potential tensions and resolve them before they require more formal dispute resolution.

Note that the Toronto Catholic District School Board and both the Catholic and Public French Boards have also participated in the Working Group. Based on input from the Ontario Ministry of Education, the surplus property is not required to meet the education needs of these boards.

DEVELOPMENT OF SURPLUS LANDS

The Toronto Lands Corporation (TLC), on behalf of the TDSB has a mandate to sell the surplus site and maximize revenues from the sale, while at the same time determining the appropriate balance between providing the most value for the community; and respecting relevant City policies, and Council approved guidelines. This is a dynamic and challenging process, and additional details will be provided by TLC and the City Planning at the June 20th Community Meeting relating to:

- The key City elements envisioned for the future site, including new pedestrian, cycling and vehicular connections, a strategy for affordable housing, new parkland, and ensuring the potential heritage value of Kent Public School and Bloor Collegiate is not compromised with new development;
- The relevant Official Plan policies and Council approved guidelines; and
- The process that will be used to guide the sale of the site.

Discussion at the community meeting will focus on seeking feedback from participants on:

- What do you value about the site today?
- How do you use and connect through and around the site today? What type of connections would you like to see considered for the future (thinking about pedestrians, cyclists, and vehicles, and trying to anticipate the routes that will best serve the community)?
- What principles would you like to see inform future development of the site?

COMMUNITY SPACE & SERVICES ON SURPLUS LANDS

The City of Toronto – Social Development, Finance and Administration, along with the Province’s Community Hubs secretariat, are working to identify opportunities to best meet community service and facility needs through the sale of the 7.3 acre surplus site. Background research to inform this work will be provided on June 20th by the City and the Province at the meeting, including:

- Results of the City of Toronto’s scan on how services in the neighbourhood compare with services available across Toronto;
- The latest thinking from the Province related to the work on community hubs; and
- Ensuring the decision-making process is open to a broad range of interests and organizations, in part to help shape Province-wide directions related to community hubs.

At a community meeting in April 2015 organized by TDSB Trustee Marit Stiles, residents were given an opportunity to have input into the principles that should guide the development of a community hub proposal. They concluded that any hub plan must:

1. Address community needs (like seniors services, green space, childcare spaces);
2. Be of educational benefit to the students;
3. Include opportunities for revenue generation;
4. Ensure transparency and clear communication with residents and families; and
5. Must involve the City, Province and other school boards and community partners.

Discussion at the community meeting on June 20th will seek feedback from participants on:

- What type of process makes sense for developing a community hub for this site?
- Are there models of community hubs that you think would be successful here?

RENOVATION OF BROCKTON

The TDSB is taking the lead on the renovation of the Brockton building, which will be new home for Bloor Collegiate Institute and ALPHA II Alternative School. The budget for the renovation is approximately \$20 million (\$12.3 from the Province with the remainder funded by the TDSB). Information to be shared at the meeting on June 20th includes:

- Latest thinking on the elements of the renovation being considered (i.e. learning common, new entrance, new atrium, new use of the basement, etc.); and
- Latest thinking on the process that will be followed, including timing and when students are expected to make the move from Bloor CI to Brockton.

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