

Please note that this meeting will be recorded

Public Meeting

301 Lanor Avenue

November 19, 2024

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 **Property Reviews** - select **301 Lanor Avenue**

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

Dan Castaldo, Senior Manager, Strategy & Planning Department, TDSB

Joyce Kwong, Manager, Accommodation Planning, Strategy & Planning Department, TDSB

Patrick Nunziata, Trustee, Ward 3, TDSB

Ryan Glenn, Chief Executive Officer, Toronto Lands Corporation

Simon Hewitt, Manager, Asset Management & Leasing, Toronto Lands Corporation

Markus O'Brien Fehr, Manager, Communications & External Relations, Toronto Lands Corporation

Zdenka Sucevic, Administrative Liaison, Strategy & Planning Department, TDSB

Agenda

6:30 p.m. – 8:00 p.m.

1.	Welcome and Introductions	Dan Castaldo, Senior Manager, Strategy & Planning
2.	Opening Remarks	Patrick Nunziata, Trustee, Ward 3, TDSB
3.	Purpose of the Meeting Background	Dan Castaldo, Senior Manager, Strategy & Planning
4.	Process to Sell Land	
5.	Feedback: Comments, Questions, and Answers	All
6.	Wrap-up and Adjournment	Dan Castaldo, Senior Manager, Strategy & Planning

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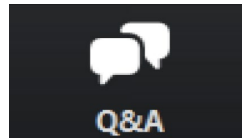
How to Participate



For computer and smart device users

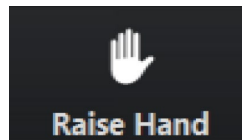
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Click **Q&A**; then type your question in the window.



To speak:

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



For telephone users

To speak:

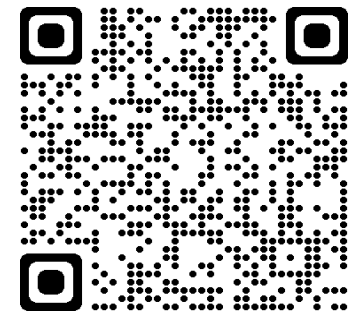
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Opening Remarks

Patrick Nunziata, Trustee, Ward 3, TDSB



Purpose of the Meeting and Background

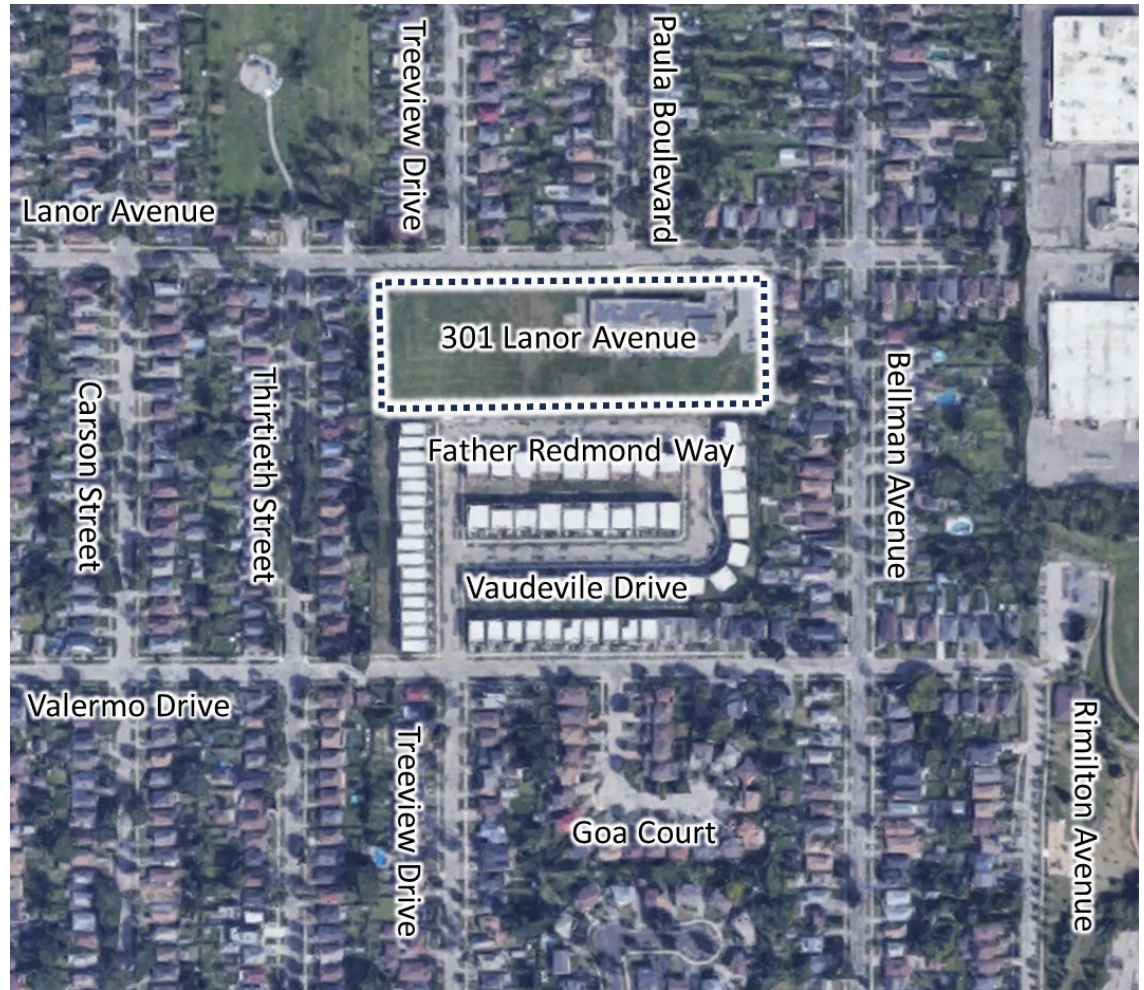
**Dan Castaldo, Senior Manager
Strategy & Planning TDSB**

Purpose of the Meeting

- The TDSB is reviewing the property it owns at 301 Lanor Avenue.
- The TDSB wants to receive feedback from the community on the proposal to sell the 301 Lanor Avenue property.
- Community feedback will be included in a staff report to the Board of Trustees regarding the sale of the property.

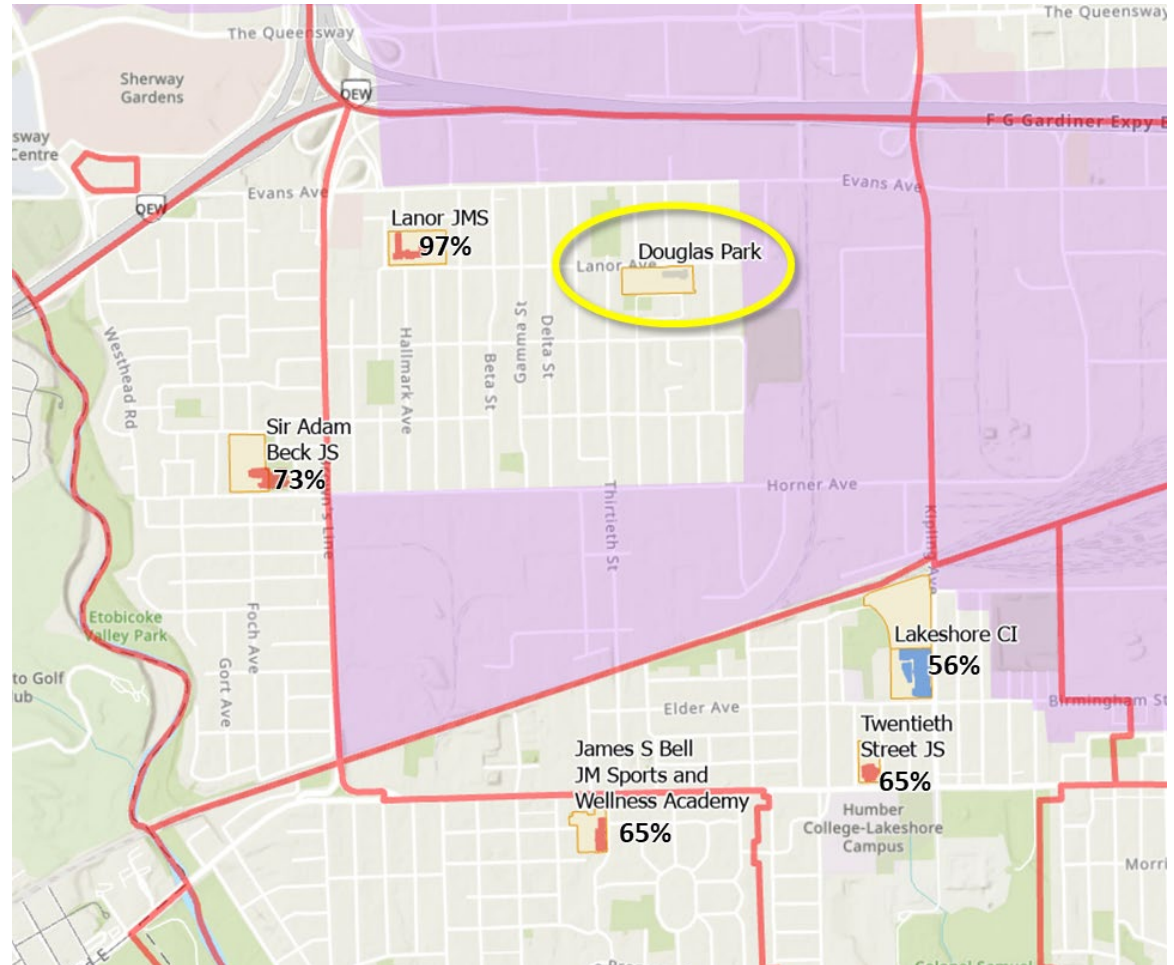
Background

- Located on the south side of Lanor Avenue, west of Bellman Avenue, east of Thirtieth Street.
- 5.54 acres in area.
- Under a lease to New Haven Learning Centre and Sonechko Daycare.
- New Haven Learning Centre is on a month-to-month lease.
- The lease for the daycare expires August 31, 2025.



Why is the property being considered for sale?

- The TDSB would like to generate revenue to invest back into its buildings to address the massive backlog in major repair.
- TDSB staff has determined that the 301 Lanor Avenue site is not necessary for TDSB purposes:
 - There is a great distribution of TDSB elementary and secondary schools in the area;
 - Any future growth in enrolment will be accommodated on other school sites.
- The tenant at 301 Lanor Avenue has expressed interest in purchasing the property.





Process to Sell Land

Dan Castaldo, Senior Manager, Strategy & Planning
TDSB

Provincial Sale Process

- In selling or leasing a property, the TLC must follow rules contained in *Ontario Regulation 374/23, Acquisition and Disposition of Real Property* (even if there is an interested buyer).
- Under *Ontario Regulation 374/23*, the TDSB and TLC must follow a two-step process to sell a property:
 - **Step 1** – Submit the property to the Province during a pre-determined intake window:
 - The Province then has 120 days to determine whether the property is required to meet the needs of another school board or to address another matter of provincial interest.
 - The Province will advise the school board after or during the 120-day period whether the site is required for one of these purposes.
 - **Step 2** – If directed, sell the property to another school board or provincial entity, or proceed to sell the property to another buyer.
- *Ontario Regulation 374/23* requires a property to be sold at fair market value.

Timelines

- **Today** – Community consultation – feedback received by Friday, November 22, 2024, will be included in TDSB staff report.
- **November 27, 2024** – TDSB staff report to the Finance, Budget and Enrolment Committee meeting.
- **December 11, 2024** – TDSB staff report to Board of Trustees meeting – final decision is made.
 - The property will be submitted to the Province at the next available intake period, upon which the 120-day review period will begin.
- **Spring 2025** – The Board will receive direction from the Province on the sale of the site. If a need is identified the sale could be to another school board or provincial entity.
- If the Province has not identified another need for the site, the TLC will then work directly with New Haven Learning Centre on the disposition.

Delegations

- The TDSB's Finance, Budget and Enrolment Committee meeting on November 27, 2024, 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 **Monday, November 25, 2024**.
- 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**.

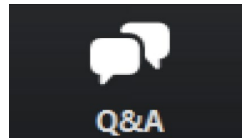
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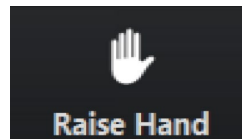
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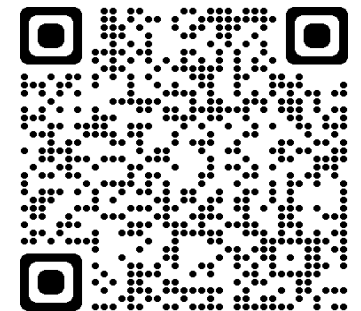
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Wrap-up

- 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 **Property Reviews**
 - Select **301 Lanor Avenue**
- 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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