



Chair  
**Robin Pilkey**

Trustee, Ward 7, Parkdale-High Park

November 22, 2019

Maria Rizzo  
Chair, Toronto Catholic District School Board  
80 Sheppard Ave. East  
Toronto, ON M2N 6E8

Dear Chair Rizzo,

In the mid 1980's, the provincial government extended funding to CATHOLIC secondary schools in Ontario with the passing of Bill 30. In Toronto, this provided the opportunity to sign long term lease agreements for the transfer of designated TDSB secondary schools to the TCDSB for continual operation. An example of this is TDSB's West Park Secondary School, which remains to this day, under a Bill 30 lease to the TCDSB which operates it as Bishop Morocco Secondary School.

At this location, the adjacent land owner, Choice Properties REIT (formerly part of Loblaw's Companies Ltd.) is proposing a major redevelopment to their property. In order to maximize benefit and value, Choice Properties REIT, is offering to incorporate the TDSB owned lands into its redevelopment plan. Following a series of exploration meetings by staff from each of the three interests involved, land use planning concepts have emerged that have the potential to result in favourable opportunities to both school boards. Realizing this potential will be contingent upon the mutual alignment of prerequisites and cooperation between the property owner- TDSB and the property tenant- TCDSB.

With the understanding that all provincial, ministerial, procedural, and regulatory processes would need to be satisfied, at TDSB's October Board meeting Trustees adopted the following motion:

*TDSB forward its request to the TCDSB seeking a formal response, including its key business terms and conditions associated with their interest in vacating the TDSB owned secondary school site, located at 1515 Bloor Street West, currently encumbered by a Bill 30 lease agreement granting long term occupancy and operation of a Catholic High School known as Bishop Marrocco.*

*That upon receipt of TCDSB's expressed interest and key business terms, TLC be authorized to enter into negotiations with the TCDSB and the abutting land owner Choice Properties REIT and prepare a conditional sales and purchase agreement, satisfactory to the TLC Board, for TDSB Board consideration.*

The existing terms and conditions of the Bill 30 agreement provide the TCDSB with contractual rights for uninterrupted occupancy of the TDSB site. Knowing the requisite conditions for the TCDSB to vacate these lands, thus terminating the Bill 30 lease agreement is necessary to determine the continued viability of the project.

TDSB would greatly appreciate the support from the TCDSB and looks forward to forging a partnership leading to the ultimate benefit of our school boards, students and community.



Robin Pilkey, CPA, CA, ICD.D

Chair, Toronto District School Board

**cc:** Rory McGuckin, Director of Education TCDSB

John Malloy, Director of Education, TDSB

Carlene Jackson, Associate Director, TDSB (Business Operations and Service Excellence)

Daryl Sage, CEO, Toronto Lands Corporation

Michael Loberto, Superintendent, TCDSB (Planning & Development Services)