



REPORT TO

## CORPORATE SERVICES, STRATEGIC PLANNING AND PROPERTY COMMITTEE

### RENTAL OF SURPLUS SCHOOL SPACE POLICY B.R.01 ANNUAL REPORTING REQUIREMENT

And Mary said: “My soul glorifies the Lord and my spirit rejoices in God my Savior, for the Mighty One has done great things for me— holy is his name. **Luke 1:46-47, 49 NIV**

Created, Draft	First Tabling	Review
January 7, 2020	January 16, 2020	<a href="#">Click here to enter a date.</a>

N. D’Urzo, Senior Manager, Real Property  
E. Pallotta, Senior Coordinator of Development Services  
M. Loberto, Superintendent of Planning & Development Services

### INFORMATION REPORT

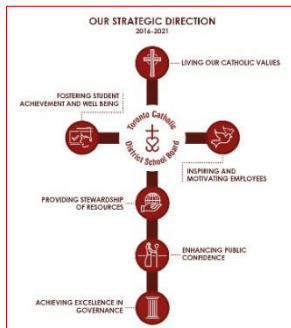
**Vision:**

*At Toronto Catholic we transform the world through witness, faith, innovation and action.*

**Mission:**

*The Toronto Catholic District School Board is an inclusive learning community uniting home, parish and school and rooted in the love of Christ.*

*We educate students to grow in grace and knowledge to lead lives of faith, hope and charity.*



Rory McGuckin  
Director of Education

D. Koenig  
Associate Director  
of Academic Affairs

L. Noronha  
Associate Director of Facilities,  
Business and Community  
Development, and  
Chief Financial Officer

## A. EXECUTIVE SUMMARY

The TCDSB currently has five (5) surplus school properties and six (6) unoccupied school properties. Four (4) surplus school properties are leased with staff working on leasing out fifth property in early 2020. Two (2) unoccupied school properties are being held for emergency purposes; four (4) are being used as potential holding schools for temporary accommodation; and one (1) is under design development for a capital construction project.

*The cumulative staff time required to prepare this report was 6 hours*

## B. PURPOSE

This report addresses the requirement for an annual report, as per TCDSB **Policy B.R01 Rental of Surplus School Space**.

## C. BACKGROUND

1. *The TCDSB has a Policy that governs how surplus school properties are treated.* Policy B.R.01 Rental of Surplus School Space & Properties provides details on regulations for which the Board is required to adhere to when the Board makes a decision to lease, license or otherwise make available surplus school space which has been declared surplus to the educational needs of the Board.
2. *The treatment of surplus school properties is also rooted in legislation.* Ontario Regulation 444/98, made under the Education Act, governs how School Boards dispose of surplus school property. Through Ontario Regulation 444/98, Disposition of Surplus Real Property, School Boards follow a two-step process to dispose of a property. The first step must be to offer it to public agencies, coterminous school boards and preferred agencies where public entities have 90 days to express interest in the property and an additional 90 days to submit an offer. The sale price must be at fair market value or some lesser amount as determined by the Regulation. If the Board does not receive an offer from the bodies listed above within the above 90-day or 180-day period, the Board may move to the second step and dispose the property, subject to the approval of the Minister, to any other body or person.

## D. EVIDENCE/RESEARCH/ANALYSIS

1. *In the past few years, TCDSB has declared five (5) school properties surplus to its long term needs and six (6) properties that are purposefully being held as vacant.* The surplus properties have been circulated to public agencies, coterminous boards and preferred agencies in accordance with the Regulation. Table 1 provides the details of the surplus properties and Table 2 provides the details of the vacant properties.

Table 1: Surplus School Properties

<b>Property</b>	<b>Current Status</b>
<b>Christ the King</b>	Vacant. Circulated for sale to public agencies in accordance with <i>Regulation</i> . Not sold. Required for temporary pupil accommodation for the capital replacement of St. Leo C.S.
<b>Senhor Santo Cristo</b>	Circulated for lease to those agencies in accordance with the <i>Regulation</i> . No offers received from public agencies. Currently leased to University of Toronto Schools.
<b>St. Gerard Majella</b>	Circulated for lease to those agencies in accordance with the <i>Regulation</i> . No offers received from public agencies. Currently leased to a Private school. Leased as of August 2017.
<b>St. Leonard</b>	Circulated for lease to those agencies in accordance with the <i>Regulation</i> . Offer received from Conseil Scolaire Viamonde. Leased as of July 2018.
<b>Don Bosco</b>	Circulated for lease to those agencies in accordance with the <i>Regulation</i> . No offers from public agencies. Proposal for Lease issued. Currently in lease negotiations, results of which will be presented in a further report to Board.

Table 2: Unoccupied School Properties

<b>SCHOOL</b>	<b>STATUS</b>
<b>St. Bernadette</b>	TCDSB Long Term Accommodation Plan identifies as “Core Hold” for emergency purposes.
<b>St. Veronica</b>	TCDSB Long Term Accommodation Plan identifies as “Core Hold” for emergency purposes.
<b>Holy Redeemer</b>	Required for potential temporary pupil accommodation due to capital construction projects.
<b>St. Philip Neri</b>	Required for potential temporary pupil accommodation due to capital construction projects.
<b>Buttonwood Hill Public School</b>	Acquired in 2019 from TDSB, existing tenants to vacate in July 2020. Submitted to the Ministry of Education for Capital Priority funding. Required for potential temporary pupil accommodation due to capital construction projects.
<b>Nelson A. Boylen</b>	Acquired in 2019 from TDSB. Required for potential temporary pupil accommodation due to capital construction projects. Currently in design stage.

The Board also acquired Baycrest Public School from the Toronto District School Board in September 2019 to construct a new elementary school to accommodate current and future enrolment pressures in the Lawrence Heights area west of Bathurst Street. The TDSB will remain in the facility until December 2020.

2. *The ability to surplus additional properties is impacted by the moratorium on school closures.* Resulting from a Ministry decision to review and revise Pupil Accommodation Review Guidelines, in 2017, a moratorium on school closures has been in place until completion of that review, which impacts the availability of surplus properties going forward.

## **E. CONCLUDING STATEMENT**

This report is for the consideration of Board.