



REPORT TO

GOVERNANCE AND POLICY
COMMITTEE

RENTAL OF SURPLUS SCHOOL SPACE POLICY B.R.01 ANNUAL POLICY METRIC

"Land that drinks in the rain often falling on it and that produces a crop useful to those for whom it is farmed receives the blessing of God.", Hebrews 6:7

Drafted

May 25, 2022

Meeting Date

June 7, 2022

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INFORMATION REPORT

Vision: *IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope.*

Mission: *Nurturing the faith development and academic excellence of our Catholic learning community through the love of God, neighbour, and self.*



MULTI-YEAR STRATEGIC PLAN
2022 - 2025

IN GOD'S IMAGE: Growing in Knowledge, with Justice and Hope



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A. EXECUTIVE SUMMARY

This report is an annual requirement of *Policy B.R.01 – Rental of Surplus School Space & Properties*. An updated accounting of surplus space rental is included as well as a response to a motion received at the February 18, 2021 meeting of the Board.

The TCDSB is currently managing the use of twelve (12) properties, previously vacated as operating school buildings.

- Three (3) are leased.
- Five (5) properties are being used as temporary accommodation for TCDSB schools relocated due to active capital projects.
- Two (2) properties are being held for emergency purposes.
- Three (3) properties were acquired for capital funded replacement school sites.

The cumulative staff time required to prepare this report was 12 hours

B. PURPOSE

1. This report addresses the requirement for an annual report, as outlined in *Policy B.R01 Rental of Surplus School Space & Properties*.
2. At the February 18, 2021 meeting of the Board , the following was approved:

“THEREFORE BE IT RESOLVED THAT:

 - 1. A report be provided to consider and include :*
 - A) setting up a real property subsidiary; and*
 - B) develop an acquisition policy that incorporates a comprehensive set of criteria*

2. That this item be referred to the Governance and Policy Committee.”

C. BACKGROUND

1. ***Policy B.R.01 Rental of Surplus School Space & Properties governs how surplus school properties are treated.*** The policy provides details on regulations for which the Board is required to adhere to when it makes a decision to lease or otherwise make available surplus school space which has been declared surplus to the educational needs of the TCDSB.
2. ***The treatment of surplus school properties is also rooted in legislation.*** *Ontario Regulation 444/98*, under the Education Act, governs how School Boards

dispose of surplus school property by sale or lease. Through *Ontario Regulation 444/98, Disposition of Surplus Real Property*, school boards follow a two-step process to dispose of a property.

- **Step 1** - offer 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.

If the Board does not receive an offer from the bodies listed above within the prescribed period,

- **Step 2** - subject to the approval of the Minister, disposal to any other body or person.

D. EVIDENCE/RESEARCH/ANALYSIS

1. ***TCDSB has twelve (12) properties being managed currently as closed/vacant sites.*** Details of use are outlined below.

Property	Status	Available for Lease/Sale/TCDSB Occupancy
Former Christ the King	Temporary Accommodation – St. Leo	2024
Senhor Santo Cristo	Lease expiring, short term film production license being finalized	November 2022
St. Gerard Majella	Leased – Private School	2023
St. Leonard	Leased – Conseil Scolaire Viamonde	2023 - tenant option to renew
Don Bosco	Temporary Accommodation – Dante Alighieri	2025
St. Bernadette	Emergency/Short-Term Use	Core Hold - current short-term film license
St. Veronica	Emergency/Short-Term Use	Core Hold – renewal work ongoing
Holy Redeemer	Temporary Accommodation – St. Matthias	2024
St. Philip Neri	Temporary Accommodation – St. Antoine Daniel	2024
Former N.A. Boylen	Short-Term Permit Use	To be demolished for new St. Fidelis

Former Baycrest	Awaiting TDSB relocation	To be demolished for new TCDSB elementary school
Former Buttonwood	Temporary Accommodation – Holy Angels	To be demolished for new TCDSB elementary school

A listing of TCDSB vacant land is also provided as *Appendix ‘A’* of this report.

2. ***No properties have recently been declared surplus.*** Resulting from a Ministry decision to review and revise Pupil Accommodation Review Guidelines in 2017, a moratorium on school closures remains in place until completion of that review. Staff have continued to seek updates from the Ministry on this matter, however no definitive timeline for the release of the guidelines has been provided.
3. ***The TDSB established a separate entity, Toronto Lands Corporation (TLC), to manage their significant asset portfolio in 2007.*** With over 600 operating schools and an additional 70-90 properties in varied situations of lease, vacancy and tenancy, TLC manages all TDSB’s real estate and property interests as directed by the TDSB. ***The TDSB real estate portfolio is more than 3 times the size of that of the TCDSB.***
4. ***TCDSB real estate matters are managed through Development Services.*** TCDSB assets total approximately 200 operating schools and the closed/vacant properties as noted above. A real property subsidiary is not required to manage the portfolio at this time.
5. ***The acquisition and disposition of assets is governed by Real Property Policy R.01*** which is being updated in a concurrent report to the Governance and Policy Committee. Updates include parameters and methodology for identifying sites to acquire and therefore, there is no need to establish a real estate subsidiary
6. ***Strategies to effectively plan for site acquisition and management are included as parts of both the Long-Term Accommodation Plan (LTAP) and the EDC Background Study.*** Both processes work in tandem to identify areas of growth that are not sufficiently served by existing facilities. The EDC Background Study provides calculations indicating eligibility for use of EDC Reserves for land purchases by area.
7. ***Prepared 15-year school enrolment projections are used to determine the number of growth-related school sites required as a result of anticipated***

enrolment growth. The information respecting projected enrolment and growth-related site needs is compared to, and aligned with, the Board's capital priority needs, where Board decisions have been made.

8. ***The TCDSB continues to seek opportunities to acquire lands to serve growth-related needs,*** including partnership opportunities, acquiring surplus co-terminous board school sites, and making the difficult decision to expropriate properties where no other viable options are available to the Board.

E. METRICS AND ACCOUNTABILITY

1. Both the Long-Term Accommodation Plan and the EDC By-Law are due for renewal within the next year. Consultants will be engaged to begin these renewal processes.
2. Community consultation and Board reporting are integral parts of both processes.

F. CONCLUDING STATEMENT

This report is for the information of the Board of Trustees.