



**NORTH TORONTO COLLEGIATE INSTITUTE REDEVELOPMENT**

# Context

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2. The Board's Real Estate Strategy  
*Leasing, Disposition + Acquisition*
3. Historical and Recent Disposition Initiatives
4. The Planning Context for North Toronto CI

## The Board's Funding Reality

- In 1998, the seven school boards in Metropolitan Toronto were amalgamated to establish the Toronto District School Board (TDSB)
- In 1998, educational funding changed and the TDSB no longer had the ability to tax
- a Provincial funding model was established which allocated funding to school board based on student enrollment and square footage benchmarks for elementary and secondary school students

## The Board's Funding Reality (cont.)

- Under the current provincial funding formula, the TDSB has approximately 60,000 surplus pupil places
- 60,000 surplus spaces is equivalent to 120 elementary schools, each accommodating 500 students
- In order to receive provincial funding to build new facilities, the TDSB would have to sell the equivalent of 120 elementary schools, an initiative which would be near impossible to achieve
- **Implications**

The TDSB receives no provincial funding for new schools, additions and site purchases in both new and existing neighbourhoods across the City

## The Board's Funding Reality (cont.)

- The TDSB receives an annual *Renewal Grant* of approximately \$42M based on student enrolment
- The Renewal Grant funds building deficiencies, major emergency maintenance and ongoing health and safety issues
- The TDSB has a current **\$500M** backlog in major maintenance and renewal requirements
- **Implications**  
The TDSB's \$500M capital needs can not be addressed by an annual budget of \$42M
- **Challenge**  
How does the TDSB fund its capital requirements given the significant short fall in funding?

## The Board's Real Estate Strategy

- To leverage its real estate assets and generate a revenue stream to augment the Board's Capital Program through the:
  1. *Lease* of approximately 3,000,000 square feet of surplus school and administrative space no longer required for educational purposes
  2. *Disposition* of lands deemed surplus to the Board's educational needs
  3. Creative redevelopment and partnership initiatives

## The Board's Real Estate Strategy (cont.)

### *Regulation 444/98, Disposition of Surplus Real Property*

- Governs the disposition of TDSB assets and prescribes how the TDSB can sell and/or lease its surplus property

### *Regulation 444/96, Reserve Fund*

- Governs the use of funds generated through the lease or sale of the TDSB real estate assets.
- Such funds can only be used only for the purposes of capital expenditures

## Historical Disposition Initiatives

- Historically, the TDSB has leveraged its real estate assets to meet the demographic changes in student population throughout the decades
- Various examples include:
  - *1967: the exchange of lands at Annette PS to facilitate the purchase of needed school; today known as Williamson PS*
  - *1967: sale of the Old Etobicoke Administrative property*
  - *1975: sale of the Oak Street property in the former City of Toronto*



## Historical Disposition Initiatives (cont.)

- Various examples include:
  - *1989: sale of lands at the corner of Wellesley and Bay Street, transferred to the former TBE through an OMB order; today the site of the Sutton Hotel*
  - *1998: sale of the West Park Secondary School property in the former City of Scarborough*
  - *1998: the long term lease of the Board's Humberline property in exchange for a school site today know as North Kipling PS*

## Recent Disposition Initiatives (cont.)

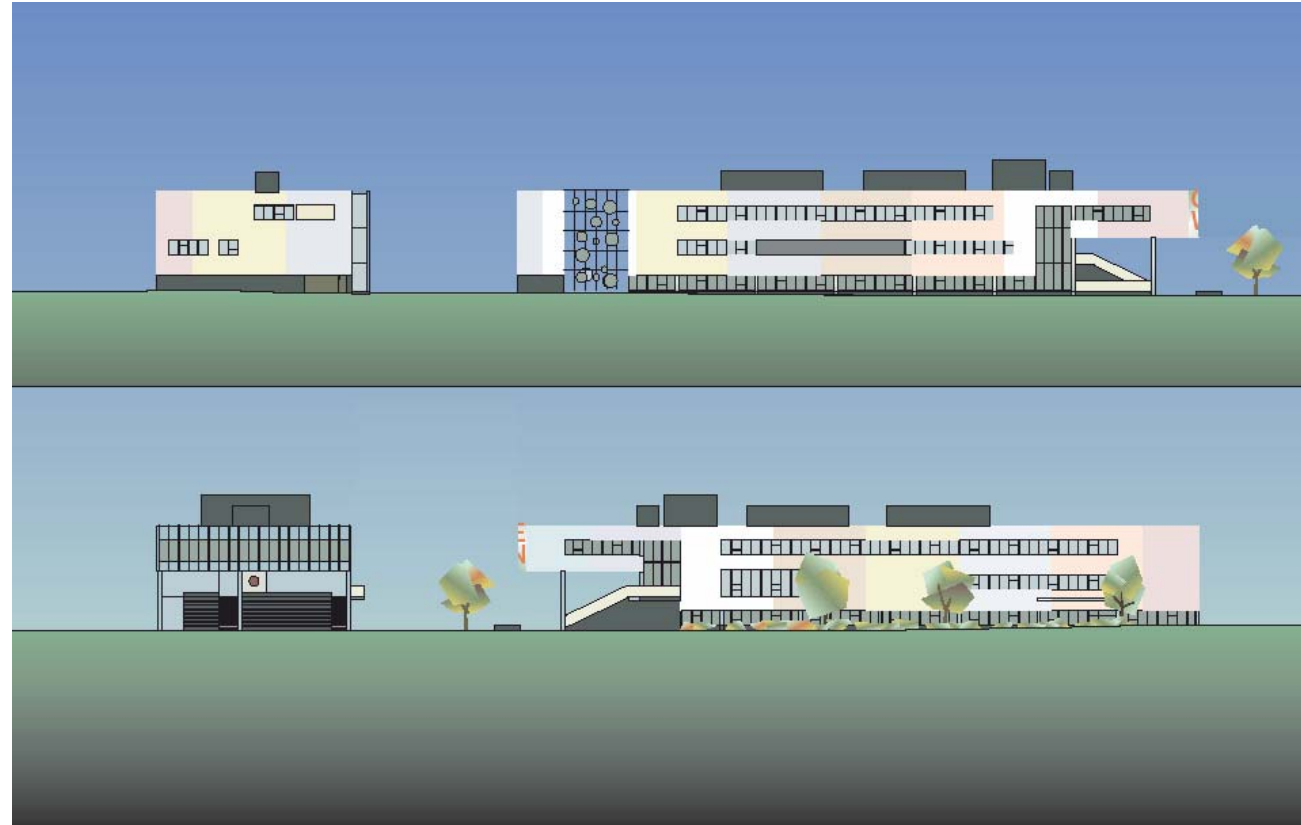
- The Board's recent property disposition and redevelopment initiatives include:
  - *2003: sale of 155 College Street*
  - *2003: a long term lease of the Humber Heights property for the purposes of constructing an extended long term care facility*
  - *2004: sale of 45 York Mills Road*
  - *2004: approved sale of Carleton Village South PS*
  - *2004: approved sale of Heydon Park SS*

## Recent Disposition Initiatives (cont.)

### Spring Garden Property

Disposition of surplus density and a 1-acre parcel of the Spring Garden property to facilitate the replacement of the Claude Watson School for the Arts.

Proposed school construction start: Summer 2004  
Proposed construction completion: January 2006



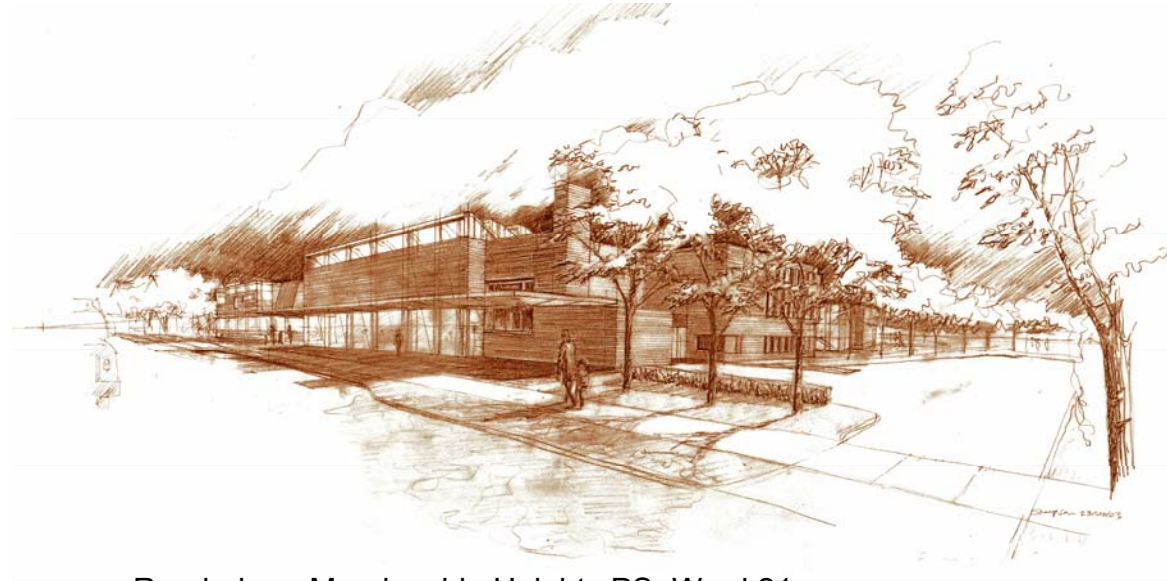
Elevations - Claude Watson School for the Arts, Ward 12

## Recent Disposition Initiatives (cont.)

### Saranac Land Exchange

Disposition of a 2-acre parcel of the Saranac lands in exchange for a 3-acre parcel of land and dollars to permit construction of a new 58,000 square foot school in the Morningside Heights residential community.

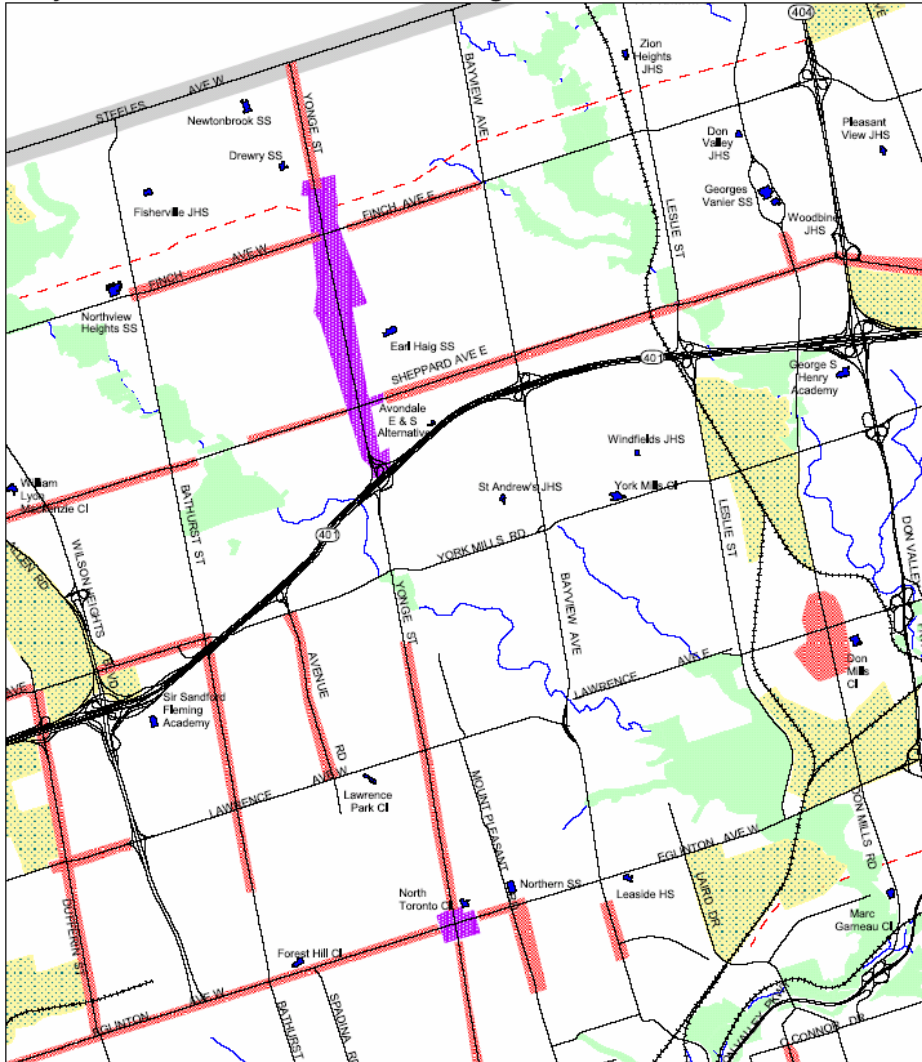
Proposed school construction start: Summer 2004  
Proposed construction completion: January 2006



Rendering - Morningside Heights PS, Ward 21

# The Planning Context

City of Toronto- Official Plan Designations

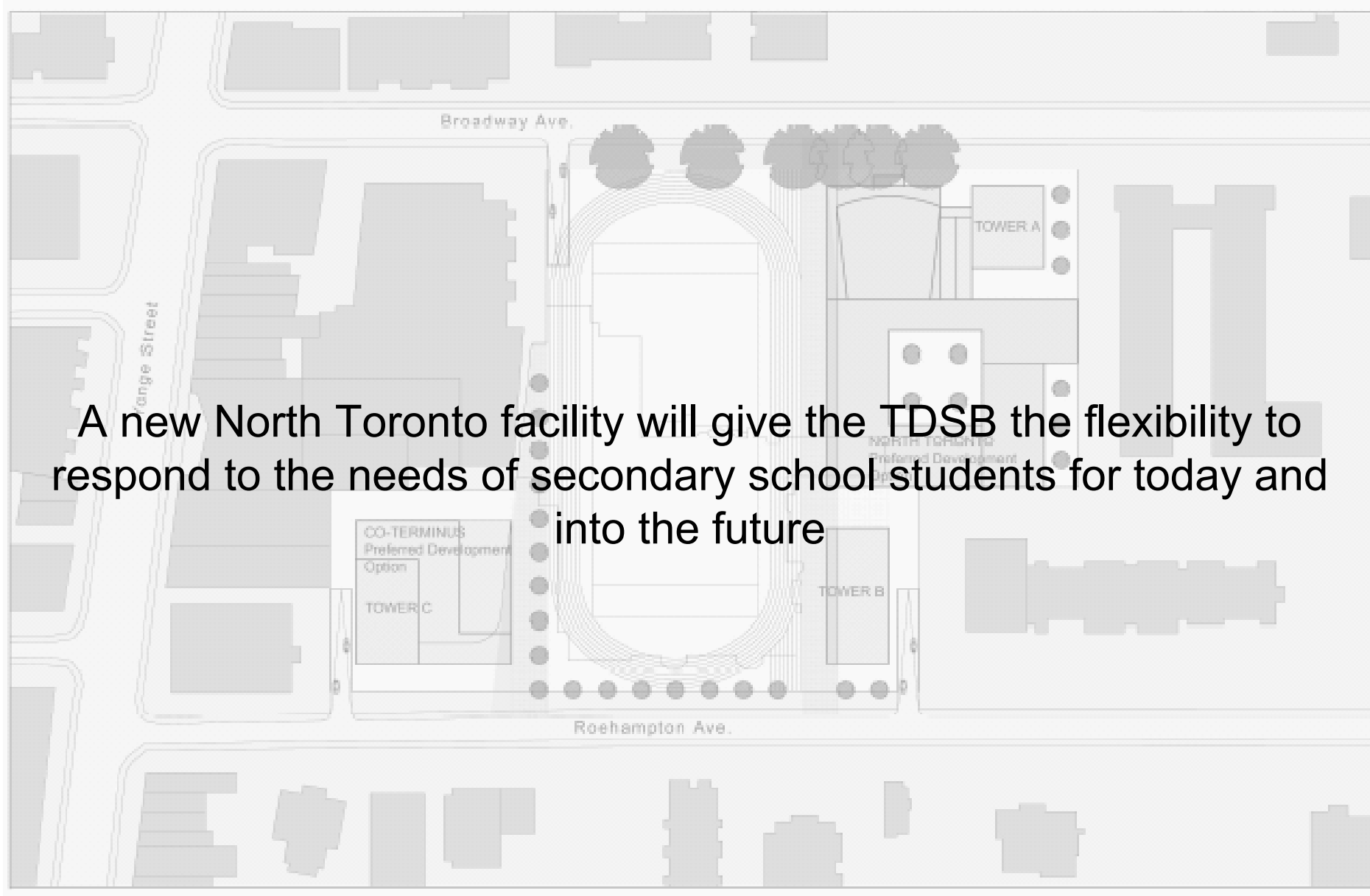


- The TDSB is currently experiencing significant accommodation pressures for secondary school students along the Yonge Street Corridor between Sheppard Avenue and Finch Avenue
- North Toronto's central location along the Yonge Street corridor and its proximity to public transit provides a suitable site to accommodate additional capacity that will serve secondary students in this area of the City



## The Planning Context (cont.)

- North Toronto's strong program provides secondary students an alternative to the over-subscribed programs in the northern section of the Yonge Street Corridor
- The existing facility has a student capacity of 900 pupil places
- A new facility will accommodate an additional 300 pupil places
- North Toronto's central location and its historical academic excellence make it a key site in the delivery of secondary education for this area of the City



A new North Toronto facility will give the TDSB the flexibility to respond to the needs of secondary school students for today and into the future