

Toronto
Lands
Corporation

The modernization of TDSB
schools

Exceptional schools serving vibrant communities



THE TORONTO LANDS CORPORATION

- Created in 2008: the wholly owned real estate, leasing and land use planning subsidiary of and advisor to the TDSB
- TDSB is our sole shareholder and only client
- 10 person Board of Directors (4 TDSB Trustees/6 citizen members)
- 15 experienced professional staff

Mandate

Expanded in 2018 from selling & leasing Board properties to include; all land use planning, management of all non-instructional sites, site redevelopment, schools in mixed use facilities, community hubs, strategic partnerships, asset management and school modernization opportunities

Mission

To unlock the potential of TDSB properties for the benefit of students, staff and communities



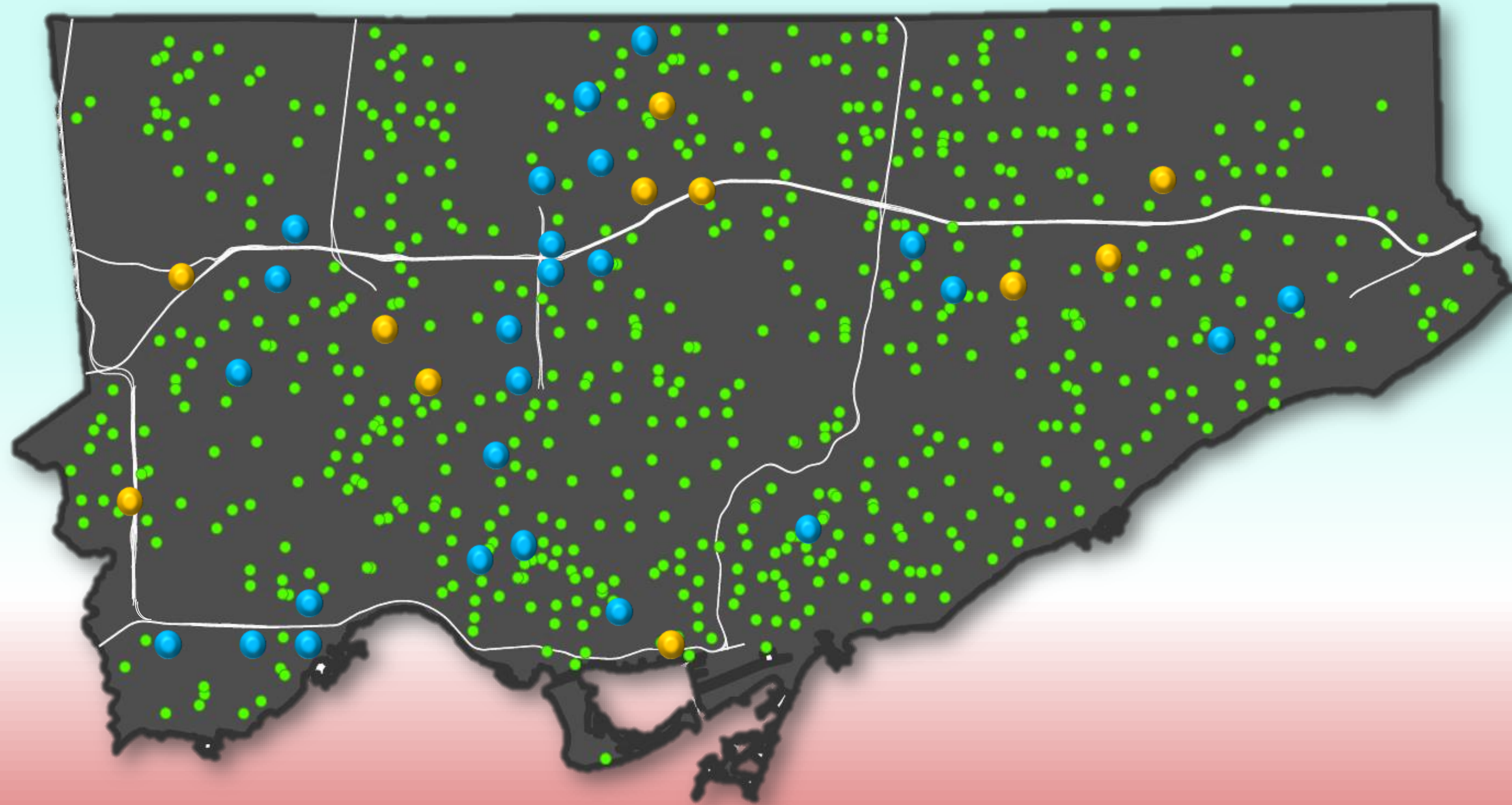
Four thoughts to share

Issues:

1. Toronto's public schools are rapidly aging
2. Escalating deferred maintenance
3. Abundance of capacity across the system
4. Limited Provincial Funding

TLC Solution:

Maximize the potential of TDSB lands



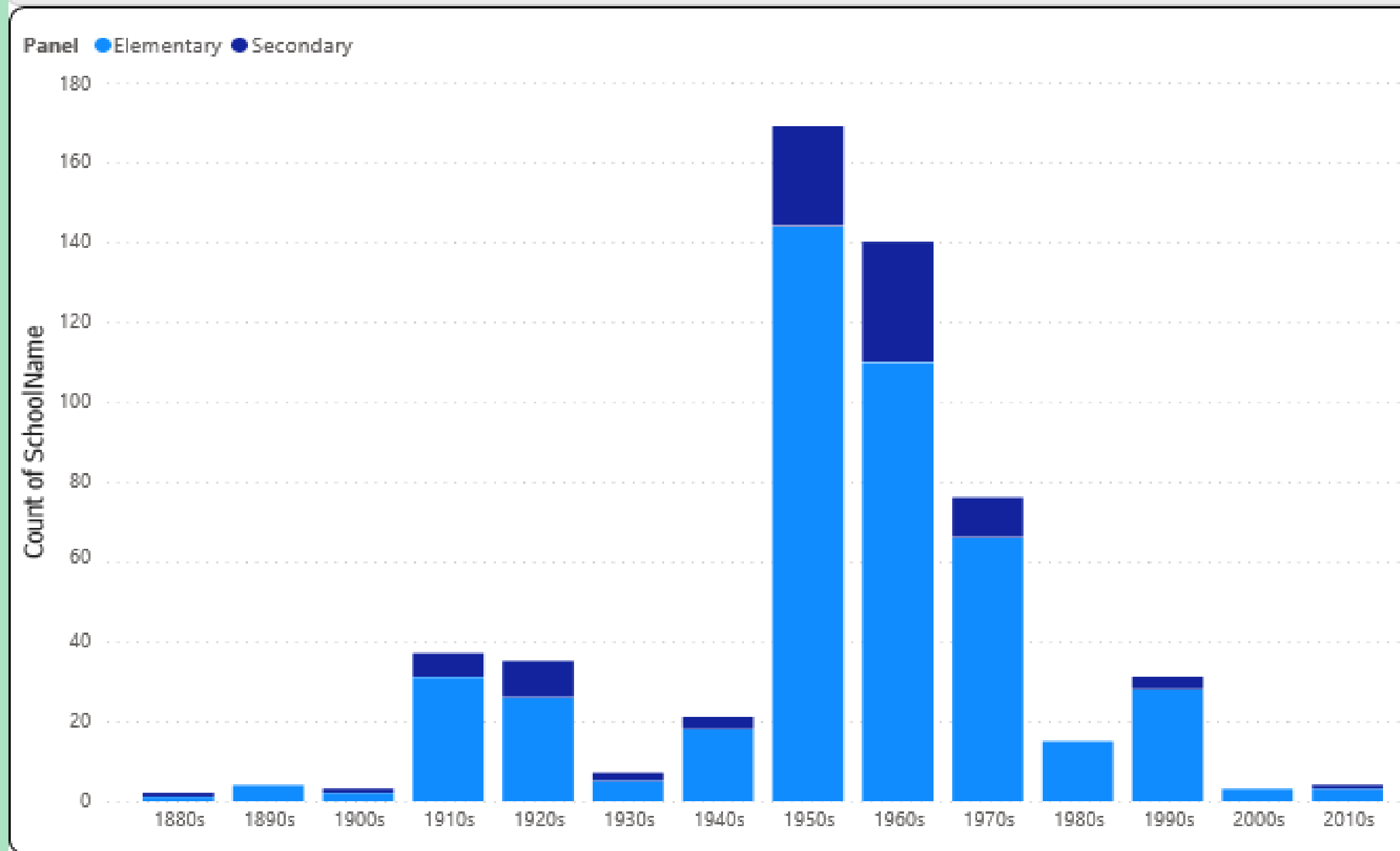
- Over 600 properties (~\$20B)
- 237,840 FT students, including 78,685 virtual learning students
- Total pupil capacity 298,869
- 61,400 surplus pupil places
- Average age of schools 63 years
- Repair backlog is \$4B
- 80 schools older than 95 years
- 7 schools built before 1900

Provincial Capital Funding:

- Annual Maintenance and Repair
- Annual Capital Priorities

-  All properties
-  TDSB non- instructional sites
-  TDSB administration sites

TDSB School Build Date Analysis



6
of Elementary Schools Built in the last 20 Years

1
of Secondary Schools Built in the last 20 Years

358
of Elementary Schools 50 Years or Older

87
of Secondary Schools 50 Years or Older

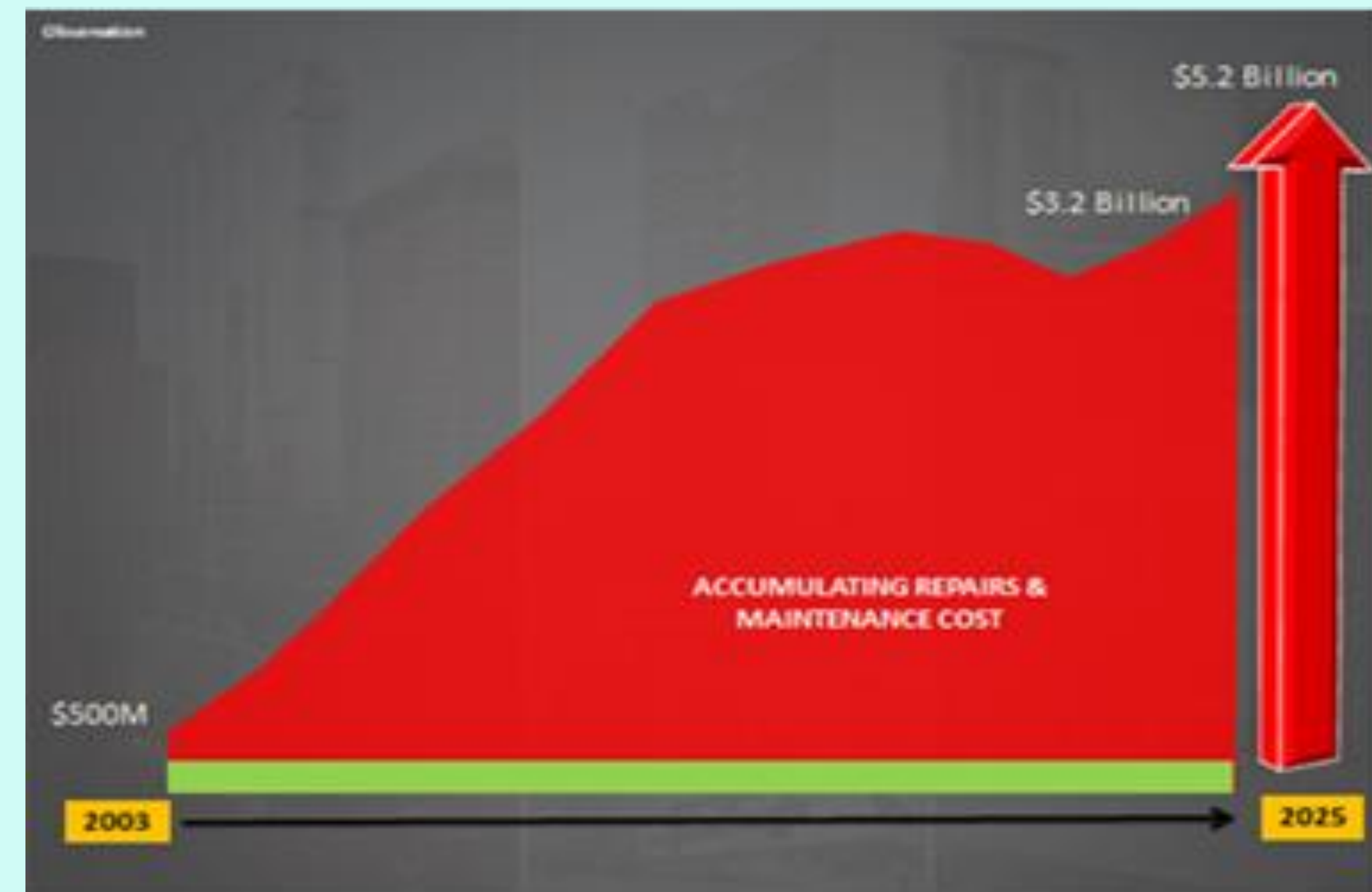
| Panel | 1880s | 1890s | 1900s | 1910s | 1920s | 1930s | 1940s | 1950s | 1960s | 1970s | 1980s | 1990s | 2000s | 2010s | Total |
|--------------|----------|----------|----------|-----------|-----------|----------|-----------|------------|------------|-----------|-----------|-----------|----------|----------|------------|
| Elementary | 1 | 4 | 2 | 31 | 26 | 5 | 18 | 144 | 110 | 66 | 15 | 28 | 3 | 3 | 456 |
| Secondary | 1 | | 1 | 6 | 9 | 2 | 3 | 25 | 30 | 10 | | 3 | | 1 | 91 |
| Total | 2 | 4 | 3 | 37 | 35 | 7 | 21 | 169 | 140 | 76 | 15 | 31 | 3 | 4 | 547 |

‘TDSB repair backlog piling up with no solution in sight’

CBC Toronto series examines the state of TDSB schools and what can be done about its \$4B repair backlog (Sept. 2021)

Highlights

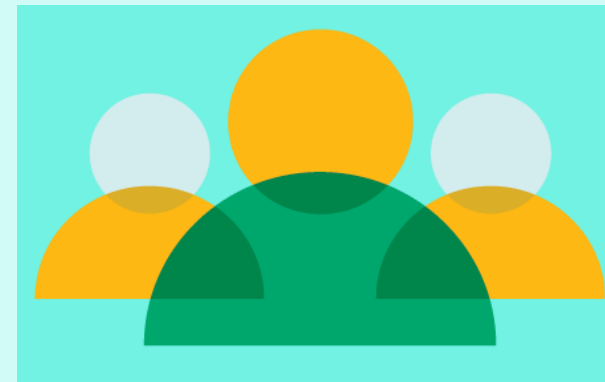
- Detailed the magnitude and prevalence across the Board of the needed repairs
- More than half of the schools are 60+ years old
- Board receives approx. \$275M in annual repair funding
- By industry standards many schools are ‘at the end of their life cycle’
- 114 schools with Facility Condition Index > 65%
- Government funding alone will not fix the problem



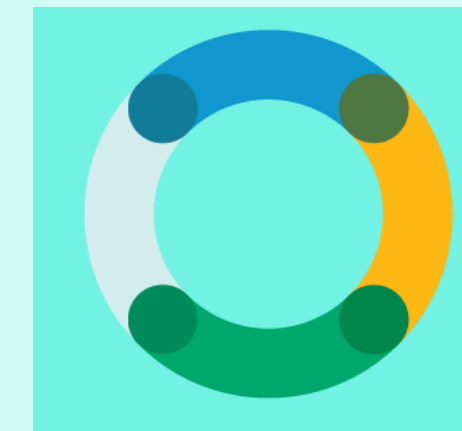
TLC's Modernization strategy



Education



Students



Communities

To provide TDSB with opportunities to generate funds by leveraging their land inventory for reinvestment into the modernization, replacement or upgrading of existing schools.

Phase 1: A data driven analysis of the 47 non-instructional Board properties (leased sites, vacate sites, administrative sites) to identify potential sites to be declared surplus and sold with proceeds to be reinvested into TDSB's capital priorities.

The total estimated value of the non-instructional sites is \$1B.

Three primary areas of focus for modernization



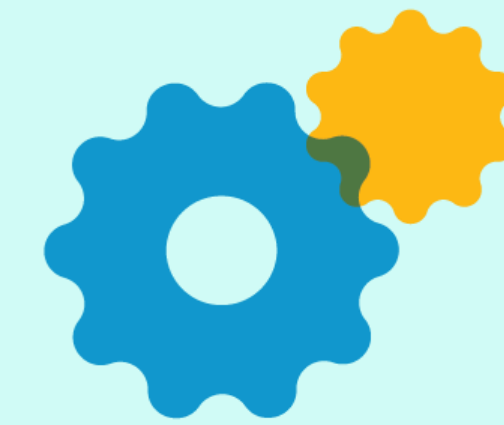
Non-instructional sites

- Leased Sites (23)
- Administration (13)
- Vacant Land Holdings (11)
- Bill 30 sites



TDSB identified Capital Priority sites

- Poplar Road
- Regent Heights
- St Margaret's
- Secord PS



Partnership planning sites

- R H Borden exchange for new school in Don Mills
- North Prep/Memorial Park
- CreateTO-TLC Partnerships

Education orientated development

In Progress

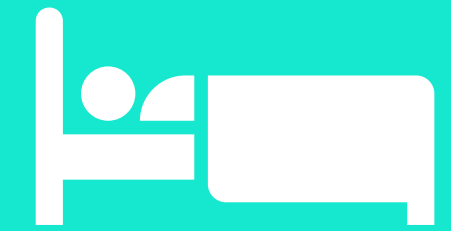


Affordable Housing

The Province enacted legislation to allow municipalities to implement inclusionary zoning. The City of Toronto introduced this policy in 2020 to increase affordable housing.

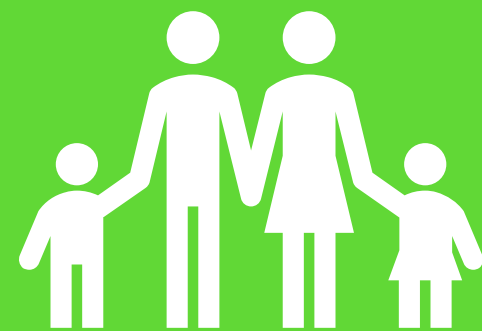
Long-Term Care

The Ontario government has set an objective to build 30,000 new beds by 2030.



In Progress

In Progress



Childcare

The Federal Liberals announced in 2021 budget the creation of a National Childcare System that will invest a minimum of \$9.2 billion each year with eventual 50/50 cost sharing with provinces.

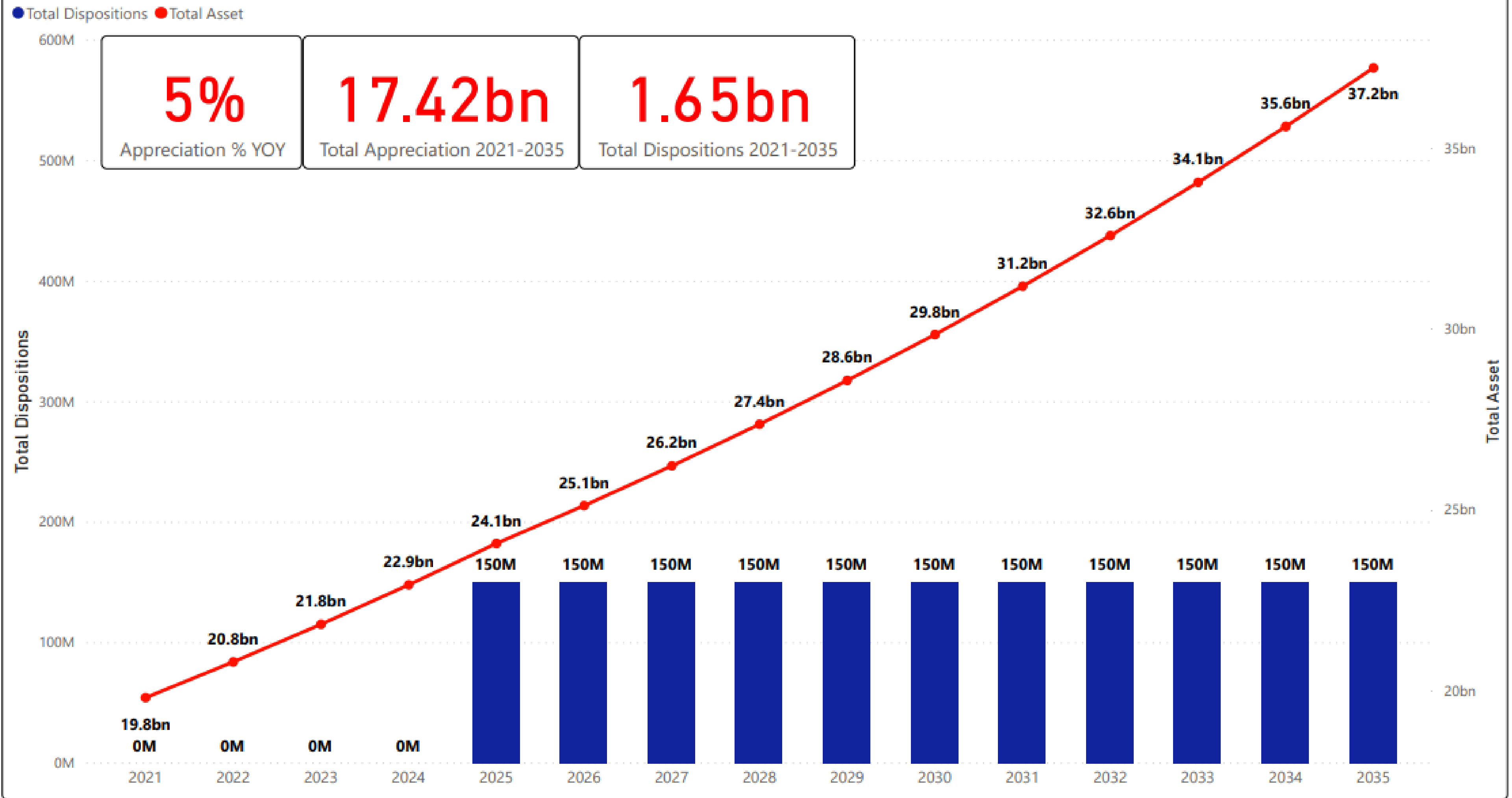
Education Infrastructure

TDSB: \$4B backlog of repairs, over 60K empty spaces, 114 schools deemed 'financially prohibitive to repair', most school inaccessible, high value property



Plan Needed

Land Value Appreciation Report



Ward Activity

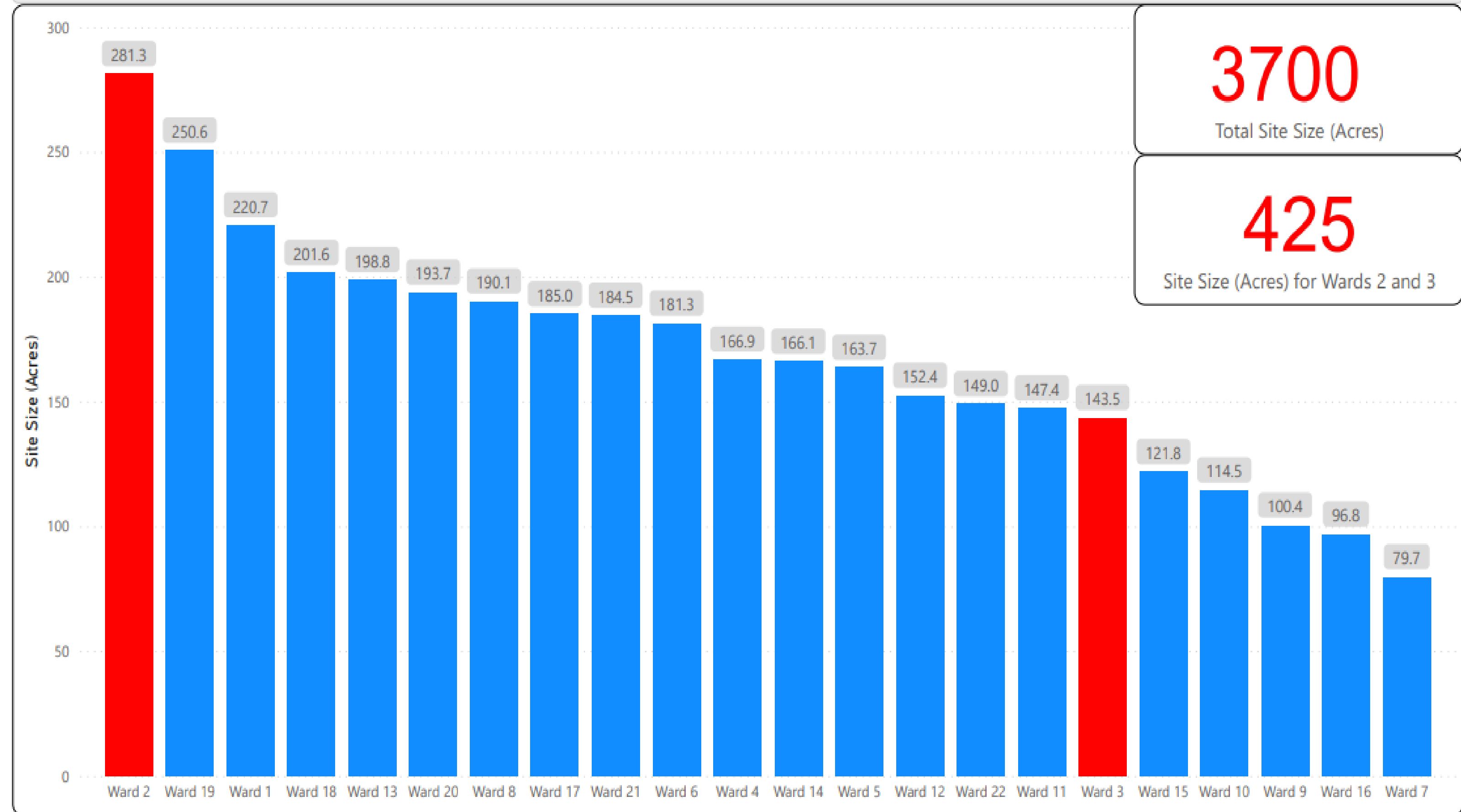
Ward 2

- Most TDSB acreage of any Ward
- 20 development applications reviewed Feb. 2019-Dec.2021
- 4, 6 and 16-storey residential buildings being built adjacent to Millwood JS
- 10 and 29-storey mixed use residential buildings across the street from Bloorlea MS
- Negotiating agreements for Bloordale MS sewer project
- Administration buildings review: West Education Office (fall 2022)

Ward 3

- 6th smallest acreage across TDSB
- Actively seeking new elementary school site in the Etobicoke Centre
- Opportunity for joint elementary school facility with the TCDSB as part of the Christie's Secondary Plan secured through planning policy and zoning by-laws.
- 32 development applications reviewed Feb. 2019-Dec.2021
- Three 1-storey industrial buildings across the street from Second St Jr MS
- New crane swing agreement and 5 year \$100K Community Access Agreement for playground improvements at Islington JMS

TDSB Ward Site Size (Acres) Analysis



TLC Projects

- Lower Yonge 450 seat school
- Ground-breaking - first school within a tower



Bloor/Dufferin – 30,000 sq/ft community hub



The Bloor & Dufferin project will see the historic TDSB Kent School (1908) preserved and re-envisioned as a breathtaking reminder of the neighbourhoods past and a signifier of its future. The school's magnificent architecture and proximity to public transit make it an ideal space to house an imaginative new 30,000 sq.ft. community hub.



North Toronto Collegiate Institute



New David and Mary Thomson Collegiate Institute





New Davisville school and long term lease agreement with City for a new aquatic centre.



Canoe Landing

Joint TDSB/TCDSB/City redevelopment project





Leveraging TDSB assets to rebuild learning environments that benefit our students and their communities