

**Toronto Catholic District School Board's Proposals
to Lease Schools Approved for Closure in Phase 1
(Seneca Heights - Ward 12, Scarborough Wexford - Ward 14,
Trinity Niagara - Ward 20, Midtown - Ward 23, East Toronto - Ward 26)**

(City Council on August 1, 2, 3 and 4, 2000, amended this Clause by:

- (1) striking out and referring that portion of the Clause pertaining to the Scarborough Community Council area, to the Scarborough Community Council for further consideration; and*
- (2) adding thereto the following:*

“It is further recommended that:

- (1) the recommendation of the Policy and Finance Committee, embodied in the communication dated July 20, 2000, from the City Clerk, be adopted, viz.:*

‘The Policy and Finance Committee recommends that the communication dated July 10, 2000, from the City Clerk, regarding the financial implications respecting the recommendations of the School Tax Sub-Committee, entitled “Toronto Catholic District School Board’s Proposal to Lease Schools for Closure in Phase 1 - Purchase of St. John Fisher School - 44 Kelvinway Drive”, be received.’; and

- (2) the Commissioner of Economic Development, Culture and Tourism be requested to consult with the Toronto Catholic District School Board with respect to the introduction of recreational programs at St. John Fisher School and submit a report thereon to the Economic Development and Parks Committee.”)*

The Planning and Transportation Committee recommends the adoption of the report (June 26, 2000) from the Commissioner, Urban Development Services.

The Planning and Transportation Committee reports, for the information of Council, having:

- (1) referred the transmittal letter (June 22, 2000) from the City Clerk, School Tax Sub-Committee to the Commissioner, Urban Development Services with a request that she review the recommendations of the School Tax Sub-Committee and report to the Policy and Finance Committee at its next meeting on July 20, 2000, on whether she considers the suggested approach therein to be a high priority for the City; and*
- (2) requested the Policy and Finance Committee, in view of the financial implications contained in the aforementioned report from the School Tax Sub-Committee, to consider this matter in its financial context and forward its comments and the requested report from the Commissioner of Urban Development Services to City Council for its meeting on August 1, 2000 for consideration with Planning and Transportation’s recommendations in this respect.*

The Planning and Transportation Committee submits the following report (June 26, 2000) from the Commissioner, Urban Development Services:

Purpose:

To provide an assessment of the impact of the Toronto Catholic District School Board (TCDSB) schools approved for closure in Phase 1 on the local delivery of municipal services and programs.

To identify the City's interest in TCDSB schools identified for closure in Phase 1.

To provide Council with the information requested at the Council meeting held on May 9, 10 and 11, 2000 (Clause No. 2 of Planning and Transportation Committee Report No. 4) regarding the impact of the closure of Corpus Christi Catholic School on the enrolment in surrounding public schools.

Financial Implications and Impact Statement :

There are no financial implications associated with this report.

Recommendations :

It is recommended that:

- (1) the Commissioner of Corporate Services, in conjunction with other appropriate City staff, be directed to meet with representatives of the TCDSB to:
 - (a) ensure that any lease agreements entered into with outside parties with respect to surplus school facilities include provisions which secure continued community access to the open space, including on-site childcare operators' right to access and use of dedicated outdoor space during operating hours; and
 - (b) begin negotiations to protect the City's interest in capital investments that have been made to school facilities, in accordance with the principles contained herein.
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto

Background :

Changes in Provincial funding for the operation and maintenance of school facilities have required local boards of education to consider the closure of several schools throughout the City. As stated in previous reports, Provincial Regulation 444 (Disposal of Surplus Real Property) requires school boards to notify a specified list of public bodies of the availability of surplus properties. The City ranks fifth in the list of Provincially mandated recipients, after the various publicly funded elementary, secondary and post-secondary educational interests have been satisfied. All of the recipients receive the notification simultaneously and have 90 days to

respond, and expressions of interest are then assessed in accordance with the priority ranking stipulated in Regulation 444. If there is no interest expressed by higher-ranking organizations, the City may lease individual properties at market value.

Comments:

1. Proposal to Lease Surplus School Properties

At its meeting held on May 11, 2000, the TCDSB approved the closure of a total of 15 schools in 2 phases. The first phase involves the closure of 8 facilities effective June, 2000, however only 6 have been declared surplus to requirements. Therefore, the following schools are being offered for lease as it relates to the proposed Phase 1 closures:

- Corpus Christi (Ward 26) – 42 Edgewood Avenue
- St. John Fisher (Ward 14) – 44 Kelvinway Drive
- St. Leonard (Ward 12) – 100 Ravel Road
- St. Lucy (Ward 20) – 80 Clinton Street
- St. Peter (Ward 23) – 700 Markham Street
- St. William (Ward 26) – 343 Jones Avenue

The remaining 2 facilities approved for closure, Our Lady of Good Counsel and St. Ann, will be retained by the TCDSB for other educational purposes. A map of all 8 facilities has been appended to this report.

In accordance with Regulation 444, the TCDSB has notified of the availability to lease these surplus properties for an initial term of 5 years, with the possibility of further renewable terms. All of the designated recipients, including the City of Toronto, must respond by August 19, 2000.

2. Municipal Programs

An inter-departmental City staff team has completed its inventory of municipal programs currently located within the TCDSB schools approved for closure. A summary of this information has been provided within Appendix A of this report.

a) Children's Services

Two of the facilities included in the TCDSB proposal to lease house licensed childcare programs. The program located at St. William School is a directly-operated school age program with a capacity to serve up to 25 children aged 6 to 9 years. Negotiations are underway to relocate the Blake Street Satellite School Age program to another school facility in the East End of the Toronto Community Council area.

Kids Can Doodle is located within Corpus Christi School, and is licensed to serve 31 children aged 2 ½ to 9 years. In addition, Edgewood Connection, a family resource centre operated by the Applegrove Community Centre, is also located at Corpus Christi. Both operators have expressed

a preference to remain at the site, however the TCDSB has indicated that this will depend on the new tenant, their space requirements and the compatibility of the uses.

A family resource centre operated by Adventure Place is presently located within St. Leonard School. At this point in time, the operator has expressed an interest in remaining at the site. However, a final decision will be made once the TCDSB has made a decision about the future tenant.

St. Ann School, which is being retained by the TCDSB for adult education programs and will therefore, not be leased to outside parties, houses Boulton Avenue Child Care Centre. The program, which serves 80 children aged 2 ½ to 5 years, will remain at its present location and the operator has indicated an interest in expanding to serve infants and toddlers.

Programs in the closing schools have been offered monthly tenancy until the future status of the facilities is determined. Programs that elect to remain in the closed facilities are responsible for the cost of caretaking or security.

b) Parks and Recreation

In general, open space associated with school sites often contribute to local residents' need for accessible open space, and staff are recommending the continuation of community access to the play yards associated with each facility.

With respect to municipal recreation programs, none of the sites identified within the TCDSB's proposal to lease are presently used for program delivery. Therefore, there is no immediate impact on residents' access to City recreation services.

c) Public Health

Generally, dedicated space is not required for Public Health programs, and relocation costs would be minimal.

3. City Interests in TCDSB Schools Being Offered for Lease

The Commissioner of Corporate Services has received communications from the Toronto Parking Authority and 3 Ward Councillors indicating an interest in 4 of the surplus school sites for parks and recreation purposes: St. Peter, St. Leonard, St. Lucy and St. John Fisher.

The Toronto Parking Authority has indicated an interest in acquiring the St. Lucy Catholic School site in order to accommodate 60 new parking spaces. However, the TCDSB proposals to lease explicitly identify the lease of the facilities as well as the associated open space as being the basis of its consideration of any expressions of interest. Therefore, the proposed terms of any lease agreement would not satisfy the Parking Authority's needs.

The Ward Councillor representing the area surrounding St. Peter Catholic School has expressed concern regarding the potential loss of local open space in the event that local residents are prohibited from continued access to the school's play yard. The TCDSB has been asked to adopt the principles for re-use of surplus schools that Council endorsed at its meeting held on

May 9, 10 & 11, 2000. If adopted, the principles will address the need to retain public access to surplus schoolyards. City staff will be working closely with TCDSB staff on this matter.

St. Leonard School and St. John Fisher School have also been identified by Ward Councillors as components of local strategies to improve recreation services in their respective areas. As stated previously, the surplus schools are being offered for lease for an initial term of 5 years, with the possibility of renewable terms, depending on the TCDSB's need for pupil accommodation in the future. In light of the capital and operating expenditures that would be required to retrofit these schools for recreation purposes, and the limited security of tenure being proposed, Economic Development Culture and Tourism staff are not recommending submitting proposals to lease these sites at this point in time. However, opportunities for providing school-based programs on a permit basis within the St. Leonard and St. John Fisher communities will be further explored by Economic Development Culture and Tourism staff.

4. Impact of the Closure of Corpus Christi Catholic School on Surrounding Public Schools

Staff were further directed by Council to assess the impact of the closure of Corpus Christi Catholic School on enrolments in the Toronto District School Board within the area. TCDSB staff have been working closely with the parents of the 126 children presently attending Corpus Christi to make alternate arrangements for the up-coming academic year. As of June 12, 2000, the following alternate arrangements were made:

School Choice	# of pupils	% of Corpus Christ student body
TCDSB-identified receiving schools	96	76
Other TCDSB schools	7	5
Local TDSB schools	6	5
Other schools	5	4
Undecided	12	10
Totals	126	100

Therefore, the impact on local public school enrolments is expected to be minimal.

Conclusions:

This report has been prepared in consultation with the Commissioners of Economic Development Culture and Tourism, Community & Neighbourhood Services, Corporate Services, the Chief Financial Officer & Treasurer and the Chief Administrative Officer. The inter-departmental City staff team's assessment of municipal interests in the TCDSB surplus schools being offered for lease has identified continued community access to open space as the primary concern. Therefore, appropriate City officials will request a meeting with TCDSB representatives to address this important community need.

Contact:

Ann-Marie Nasr
Manager, Policy and Programs
392-0402

Appendix A

School	Site Size (sq. ft.)	Facility Size (acres)	Zoning	Municipal Programs/Investments
Corpus Christi 42 Edgewood Avenue (Ward 26)	57,982	1.8	Low Density Residential	Daycare licensed for 31 children aged 2 ½ to 9 years; Parent/child drop-in; \$75,000 for play yard improvements (agreement executed March/90)
St. John Fisher 44 Kelvinway Drive (Ward 14)	23,857	2.95	School & Multiple Family Dwellings	No City programming or Investment
St. Leonard 100 Ravel Road (Ward 12)	23,812	5.1	Detached Family Residences	Parent/child drop-in
St. Lucy 80 Clinton Avenue (Ward 20)	33,045	1.85	Low Density Residential	No City programming; \$132,400 contribution toward school yard improvements (agreement executed Nov./90)
St. Peter 700 Markham Street (Ward 23)	38,308	1.57	Low Density Residential	No City programming or investment
St. William 343 Jones Avenue (Ward 26)	32,666	1.81	Low Density Residential	Daycare licensed for 30 school aged children

Insert Table/Map No. 1
TCDSB School Closures

The Planning and Transportation Committee also submits the following report (June 20 2000) from the City Clerk, School Tax Sub-Committee:

Recommendation:

The School Tax Sub-Committee on June 22, 2000 recommended to the Planning and Transportation Committee the adoption of the following motion, with a request that such motion be considered at the time the Planning and Transportation Committee considers the report regarding Toronto Catholic District School Board's Proposals to Lease Schools Approved for Closure in Phase 1:

“That every consideration be given to the proposal suggested by Councillor Tzekas that the City purchase St. John Fisher located at 44 Kelvinway Drive, Ward 14, from the Toronto Catholic District School Board; and that an agreement be entered into between the City, the Toronto Catholic District Board and the Toronto District School Board for the exchange of the property and school for North Bridlewood Public School located at 50 Collingsbrook Boulevard, Ward 14, in order that North Bridlewood Public School could be converted into a community centre.”

Background:

At the request of Councillor Tzekas, Scarborough Wexford, Ward 14, the School Tax Sub-Committee considered a proposal by Councillor Tzekas that the City be requested to consider a proposal to have the City, the Toronto District School Board and the Toronto Catholic District School Board enter into an agreement which can facilitate the swapping of schools, for the creation of the much needed youth oriented community centre in the area, while also facilitating the move of the students from North Bridlewood to a more structured school environment.

Councillor Tzekas advised the School Tax Sub-Committee that a report is going before Planning and Transportation Committee regarding the “Toronto Catholic District School Board's Proposals to Lease Schools Approved for Closure in Phase I; and St. John Fisher (Ward 14) 44 Kelvinway Drive appears as one of the schools mentioned; and would appreciate the School Tax Sub-Committee's recommendation to be considered at the same time.

Councillor Tzekas advised that St. John Fisher has been identified as a consideration to improve recreation services in this area. The structure at St. John Fisher is not an open space concept school like North Bridlewood, and offers more structure to the educators and students. This would leave the open space concept of North Bridlewood as a perfect site and building for a Community Centre which is necessary in the area. The area does have Leacock Community Centre, but it is a great seniors' community centre, and does not offer the youth of the area what they need from a community centre. Changing North Bridlewood into a community centre would cost far less than building the much needed community centre from the ground up. Seeing how the property at St. John Fisher is only being offered for a five year lease, it may be necessary to work out another arrangement with the Toronto Catholic District School Board.

Councillor Tzekas appeared before the School Tax Sub-Committee in connection with the foregoing matter.

(City Council on August 1, 2, 3 and 4, 2000, had before it, during consideration of the foregoing Clause, the following report (July 20, 2000) from the City Clerk:

Recommendation:

The Policy and Finance Committee recommends that the communication (July 10, 2000) from the City Clerk regarding the financial implications respecting the recommendations of the School Tax Sub-Committee, entitled “Toronto Catholic District School Board’s Proposal to Lease Schools for Closure in Phase 1 – Purchase of St. John Fisher School – 44 Kelvinway Drive”, be received.

The Policy and Finance Committee reports, for the information of Council, having received the joint report (July 14, 2000) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism responding to a request from the Planning and Transportation Committee, on the priority for a community centre in the vicinity of North Bridlewood Public School.

Background:

The Policy and Finance Committee at its meeting held on July 20, 2000, had before it the following:

- (i) communication (July 10, 2000) from the City Clerk, advising that the Planning and Transportation Committee on July 10, 2000, recommended to City Council for its meeting on August 1, 2000, the adoption of the report (June 26, 2000) from the Commissioner, Urban Development Services, respecting the “Toronto Catholic District School Board’s Proposals to Lease Schools for Closure in Phase 1 – Purchase of St John Fisher School located at 44 Kelvinway Drive”; and further:
 - (1) referred the transmittal letter (June 22, 2000) from the City Clerk, School Tax Sub-Committee to the Commissioner, Urban Development Services with a request that she review the recommendations of the School Tax Sub-Committee and report to the Policy and Finance Committee, at its next meeting on July 20, 2000, on whether she considers the suggested approach therein to be a high priority for the City; and*
 - (2) in view of the financial implications inherent in the aforementioned report, requested the Policy and Finance Committee to consider this matter in its financial context and forward its comments, together with the requested report from the Commissioner of Urban Development Services, to City Council for its meeting on August 1, 2000 for consideration with Planning and Transportation’s recommendations in this respect; and**

- (ii) *joint report (July 14, 2000) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism responding to a request for a report from the Planning and Transportation Committee, on the priority for a community centre in the vicinity of North Bridlewood Public School; advising that the impact of moving the student population from North Bridlewood Public School to St. John Fisher would have to be reviewed by the school boards; that the TCDSB may also be contemplating other uses for St. John Fisher, which would remove it from the list of schools for lease; that the provision of additional community centre facilities in this area of the city is not a high priority; that opportunities for the provision of additional recreation programs and services on a permit basis in schools will be further explored; and recommending that this report be received for information.*

Councillor Mike Tzekas, Scarborough Wexford, appeared before the Policy and Finance Committee in connection with the foregoing matter.

*(Joint Report dated July 14, 2000 from the
Commissioner of Urban Development Services and the
Commissioner of Economic Development, Culture and Tourism,
Addressed to the Policy and Finance Committee.)*

Purpose:

Responding to a request for a report from the Planning and Transportation Committee, on the priority for a community centre in the vicinity of North Bridlewood Public School.

Financial Implications and Impact Statement:

There are no financial implications resulting from this report.

Recommendation:

It is recommended that this report be received for information.

Background:

At its meeting on July 10, 2000, the Planning and Transportation Committee had before it a staff report entitled "Toronto Catholic District School Board's Proposal to Lease Schools Approved for Closure in Phase 1" as well as a recommendation from the School Tax Sub-Committee that the following motion be considered by the Planning and Transportation Committee in conjunction with the staff report:

"That every consideration be given to the proposal suggested by Councillor Tzekas that the City purchase St. John Fisher located at 44 Kelvinway Drive, Ward 14, from the Toronto Catholic District School Board; and that an agreement be entered into between the City, the Toronto Catholic District Board and the Toronto District School Board for the exchange of the property and school for North Bridlewood Public School located at

50 Collingsbrook Boulevard, Ward 14, in order that North Bridlewood Public School could be converted into a community centre.”

Among other things, the Planning and Transportation Committee requested that the Commissioner of Urban Development Services review the recommendation of the School Tax Sub-Committee and report to the Policy and Finance Committee, at its next meeting on July 20, 2000, on whether the approach suggested in the recommendation was a high priority for the City.

Comments:

The approach outlined in the recommendation of the School Tax Committee suggests that the student population of an existing public school, North Bridlewood, be relocated to a nearby separate school, St. John Fisher, that has been identified for closure. This would then create the possibility of converting the North Bridlewood Public School into a community centre. To facilitate this, various arrangements with respect to ownership and leasing of the two properties would have to be made between the City and the two boards.

This proposal needs to be evaluated from several perspectives. First, and fundamental, would be the desirability and impacts of moving the public school students to another location. This is a matter the two school boards would have to address.

Second, the schools identified for closure by the TCDSB have been offered on a lease basis, not sale. TCDSB staff have indicated that they will be recommending St. John Fisher's removal from the list of schools available for lease, as it may host other educational programs with which the Board is involved. A report seeking approval of the proposed change in plans will go forward to the TCDSB's regularly scheduled meeting in August. Therefore, the ability to relocate students from North Bridlewood to St. John Fisher seems unlikely at this point in time.

Third, with respect to the priority for additional community centre facilities in the area, a high-level review indicates that this area of the city is relatively well served by community centres. At present, the community is served by L'Amoreux Community Recreation Centre and Stephen Leacock Community Centre, both to the east of North Bridlewood Public School. To the west, just inside the former boundary between North York and Scarborough, is Pleasantview Community Centre. These facilities are located on major roads and are accessible by transit. Somewhat farther away and south of Highway 401, the existing community centre is being replaced with the new Maryvale Wexford Community Centre. There are also a number of other schools in the area with facilities used by the public, e.g., L'Amoreux Collegiate Institute which has an indoor pool.

As indicated in the staff report on the TCDSB schools identified for lease, opportunities to provide recreation services and programs on a permit basis in schools within this community will be explored, and this would be the first step in addressing any unmet needs in the community.

Overall, there is not a sufficient basis to pursue additional community centre facilities in this area at this time.

Conclusions:

The impact of moving the student population from North Bridlewood Public School to St. John Fisher would have to be reviewed by the school boards. The TCDSB may also be contemplating other uses for St. John Fisher, which would remove it from the list of schools for lease.

This report indicates that the provision of additional community centre facilities in this area of the city is not a high priority. Opportunities for the provision of additional recreation programs and services on a permit basis in schools will be further explored.

This report was prepared in consultation with the Commissioner of Economic Development, Culture and Tourism.

Contacts:

*Ann-Marie Nasr
Manager
Policy & Programs
City Planning
392-0402*

*Brian Rutherford
Manager
Policy & Development
Parks & Recreation Planning
392-8179)*