



**STAFF REPORT  
ACTION REQUIRED**

**School Lands Property Acquisition Framework and  
Funding Strategy Follow-up Report**

<b>Date:</b>	August 3, 2010
<b>To:</b>	Executive Committee
<b>From:</b>	Deputy City Manager – Cluster A
<b>Ward(s):</b>	All
<b>Reference Number:</b>	

**SUMMARY**

---

As part of its commitment to enhancing Toronto’s social infrastructure, the City of Toronto continually monitors school properties that may be declared surplus by the boards of education. These public assets have the potential to provide space for locating community services or to serve as green space in under-served neighbourhoods. In May 2010 City Council adopted a School Lands Acquisition Framework and Funding Strategy to bring a coherent and co-ordinated approach to the acquisition of school properties. This report updates progress on the implementation of the framework, identifies an immediate corporate priority for acquisition—Timothy Eaton Business and Technical Institute in Scarborough—and responds to several issues raised about school lands acquisition issues raised by Councillors.

**RECOMMENDATIONS**

---

**It is recommended that:**

1. City Council delegate to the City Manager authority to approve and submit, on behalf of the City of Toronto and on terms satisfactory to the City Manager, an offer to acquire from the Toronto Lands Corporation (Toronto District School Board) a portion of the property, municipally known as 1251 Bridletowne Circle, which portion shall include the former school building and associate parking areas, such agreement to be conditional on the necessary funding becoming available from the Land Acquisition Reserve Fund or other funding source, all in a form satisfactory to the City Solicitor.

2. City Council authorize each of the Chief Corporate Officer and the Director of Real Estate, severally, to execute the offer and any other documents relevant to the transaction on the City's behalf.
3. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including making payment of any necessary expenses, amending the closing and other dates to such earlier or later dates(s), and amending or waiving the terms and conditions, as she may from time to time consider reasonable.

## **FINANCIAL IMPACT**

At its meeting of May 11 and 12, 2010, City Council approved a School Lands Acquisition Framework and authorized funding from the land acquisition reserve in the amount of \$7 million for 2011. Funding for the acquisition of school properties will be available in the 2011 Land Acquisition Reserve Fund. If purchase of the property proceeds, the transaction will be completed in 2011. Once the purchase price is determined, the cost will be reflected in the City's 2011 capital budget, funded from the Land Acquisition Reserve, for a net \$0 impact.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

City Council at its meeting on November 30, December 1, 2, 4 and 7, 2009 adopted, as amended, a report to Government Management Committee titled “Delegated Authority to Purchase or Lease Surplus School Board Properties” and a supplementary report to Council titled “Issues Arising from the Purchase or Lease of Surplus School Board Properties” (GM 26.28). Council directed the City Manager and the Deputy City Manager – Cluster A to report back to the Executive Committee on “a strategy to acquire surplus school board properties to address the needs of local communities and neighbourhoods” and also directed the City Manager to report back to the Executive Committee with “a funding strategy to address both foreseeable and unforeseen pressures that may arise from the proposed sale of a number of surplus school board properties.”

See:

Delegated Authority to Purchase or Lease Surplus School Board Properties

<http://www.toronto.ca/legdocs/mmis/2009/gm/bgrd/backgroundfile-25044.pdf>

Issues Arising from the Purchase or Lease of Surplus School Board Properties

<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-25445.pdf>

At its meeting of May 11 and 12, 2010, City Council approved a School Lands Acquisition Framework and authorized funding from the land acquisition reserve in the amount of \$7 million, \$5 million and \$3 million in each of the years 2011, 2012 and 2013 respectively, that will serve as part of the funding strategy for future school land acquisitions. The framework and funding strategy were outlined in a report to Executive Committee (EX43.2 School Lands Property Acquisition Framework and Funding Strategy).

See: <http://www.toronto.ca/legdocs/mmis/2010/cc/decisions/2010-05-11-cc49-dd.htm>

This report reviews the School Lands Acquisition Framework process to date, recommends a corporate acquisition priority and addresses issues raised at Executive Committee and at the June 17, 2010 meeting of Government Management Committee (GM32.25).

## **COMMENTS**

### **School Lands Acquisition Framework Implementation Update**

The process by which boards of education determine school closures and disposition is often not linear and sometimes lacks predictable timeframes. This makes the task of anticipating potential property acquisitions complex.

City Council approved three-step Acquisition Framework to identify property acquisition opportunities and priorities in a timely and informed manner. The framework supports inter-divisional collaboration and should result in more integrated and effective service delivery.

Representatives from the City Manager's Office, Social Development Finance and Administration (SDFA), Real estate, City Planning, Children's Services, Parks, Forestry and Recreation (PF&R) and the Affordable Housing Office have formed the School Lands Staff Working Group. This group reviews the consolidated school lands property database on an ongoing basis, identifies properties of interest and develops corporate acquisition priorities.

City staff are also actively involved on the Public Assets Working Group (PAWG) convened by the Toronto Lands Corporation (TLC). The objective of PAWG is to develop a coordinated approach to dealing with school lands, with constrained resources and a rigid regulatory regime governing the disposition of school properties. Membership includes all four school boards (TDSC, TCDSB, French Public, French Catholic) the Ministry of Education, the TLC and the City.

Through the work of the City staff working group and the PAWG, a better understanding has emerged of school properties that are currently available for purchase or lease or which may soon become available. Four local schools boards and the TLC have a school land property portfolio. The French Catholic and French Public school boards (whose boundaries extend beyond the City of Toronto) have few properties and are generally are seeking to acquire land rather than sell land. No French school board properties are anticipated to be made available for purchase in the near future.

### **Toronto Catholic District School Board**

In the past two years the Toronto Catholic District School Board (TCDSB) has made decisions to close at least nine schools, two of which it has declared surplus:

1. St. Gerard Majella (June 30, 2011)
2. St Philip Neri (June 30, 2011)
3. St. Edward (June 30, 2011)
4. St. Teresa (June 30, 2012)
5. St Catherine (June 30, 2011)
6. St Maximilian Kolbe (June 30, 2011)
7. St. Cyril (June 28, 2013) (declared surplus)

8. Christ the King (June 30, 2012) (declared surplus)
9. St Leonard (declared surplus when construction of the new Blessed Trinity School is complete)

The staff working group will evaluate these and other TCDSB properties in the context of the acquisition framework.

### **Toronto Lands Corporation (TLC)**

The Toronto Lands Corporation is a subsidiary corporation for the Toronto District School Board (TDSB). The TLC manages and disposes of sites that have been declared surplus to the needs of the board. Since the TLC was established, all City purchases of TDSB surplus properties have been negotiated with the TLC.

Since its creation in 2008, the TLC has sold 24 sites, of which the City has acquired seven:

1. 432 Horner Avenue (PF&R)
2. 819 Sheppard Ave W (PF&R)
3. 3495 Lakeshore Blvd. W. (Children's Services)
4. 11 St Annes Road (Toronto Police Service)
5. 2054 Davenport Road (Toronto Police Service)
6. 7 Edithvale Drive (PF&R land exchange)
7. 201 Chester Le Blvd (PF&R land exchange)

A report was adopted by Government Management Committee on June 17, routed to Budget Committee and then to August Executive Committee and City Council to recommend the purchase of an eighth property— 80 Lothian Avenue—from the TLC for use by PF&R.

The City also works closely with the Toronto Region Conservation Authority (TRCA) to coordinate land acquisition. TRCA has purchased one TDSB property (vacant land on Storey Crescent) from the TLC.

In order to forecast which properties may be made available through the TLC, City staff have been tracking the TDSB Accommodation Review Committees (ARCs). ARCs are a staff-led community consultation process which make recommendations to the Director of Education about school use, closure and/or redevelopment. As of June 30, 2010, the TDSB Board declared seven properties surplus to its needs, as a result of the 2009-10 ARC process.

In addition, in October 2009, the Board launched five redevelopment projects to realize the potential land values of properties strategically located in the City. The five redevelopment projects provide the Board with an opportunity to generate a significant revenue stream to support reinvestment in schools. The Board will continue to work with TLC to realize the potential revenue for the five redevelopment projects as Land Use Management Master Plans are explored.

The five projects are:

- Lawrence-Midland
- Bloor/Dufferin
- Lawrence-Allen Revitalization
- Davisville/Yonge
- Oakburn/Avondale

The TDSB has deferred decisions on the closure of Arlington PS, West Toronto CI and Briar Hill PS.

As of June 30, 2010 the TLC is managing 94 TDSB properties. Chart 1 summarizes the status of the properties managed by the TLC. Appendix 1 contains a detailed list of the TLC sites.

**Chart 1: Status of Property Held by the TLC**

<b>Status</b>	<b># of Properties</b>	<b>Status Explanation</b>
Pending Sale	8	These properties are in the process of negotiating a sale or lease.
Circulating	4	An offer to sell or lease these properties is currently being circulated as part of the Reg. 444/98 process. If the City has an interest in a particular property an offer to buy or lease must be made at this stage.
Pending/Active	10	These properties have been or are expected to be transferred to the TLC and may be made available for sale or lease in the next few years.
Other	72	These lands are identified as TDSB core holdings, have a long-term lease, or are not anticipated to be made available for sale in the next few years

**Immediate Acquisition Priority**

From the active and pending holdings of TLC, one property has been identified as a corporate acquisition priority: Timothy Eaton Business and Technical Institute at 1251 Bridletowne Circle in Scarborough which was closed by the TDSB in June 2009 and declared surplus by the board in June 2010. The Toronto Lands Corporation intends to circulate notice of disposition of the Timothy Eaton property in September. Eligible public entities will then have 90 days to make a firm offer to purchase the property which includes a school facility of approximately 111,315 square feet.

Staff from the City Manager’s Office and Social Development, Finance and Administration in collaboration with other city divisions have been working with community agencies to explore the possibility of converting the facility into a community service hub and location for a Family Justice Centre. The hub could include services for seniors, youth and children, as well as providing community space. The United Way of Greater Toronto has indicated that both operating and capital funds could be available to support the development of community facilities at Timothy Eaton.

While discussions are still at a preliminary stage, there are positive indications that Timothy Eaton would be a suitable location for these important community resources in an underserved priority neighbourhood. Because City Council will not meet again until December at which time the property may no longer be available for purchase, this report recommends that authority be delegated to the City Manager to negotiate purchase of the Timothy Eaton facility with the Toronto Lands Corporation when notice of disposition is circulated.

Acquisition of the school building meets several of the initial corporate acquisition criteria laid out in the April 2010 report to Executive Committee: The site has an existing child care centre which would otherwise be dislocated and its primary intended use is for a community service hub involving the City and community partners.

Funding of \$7 million is available from the Land Acquisition Reserve Fund for the purchase of school properties, effective January 1, 2011. If purchase of the Timothy Eaton property proceeds, the transaction will be not completed until that time.

### **Addressing Committee Recommendations**

In discussion of the report (EX43.2) at the April 19, 2010 Executive Committee meeting and of a related motion (GM32.25) at the June 17, 2010 Government Management Committee meeting a number of issues were raised by Councillors in relation to implementation of the acquisition framework and funding strategy.

These recommendations and motions requested staff to:

1. Determine, in the course of reviewing school properties, whether the properties are adjacent to City parkland or are being currently used as parkland, and whether there are City buildings on the site or if shared use agreements are in place.
2. Communicate to developers who purchase school board properties requirements in the Official Plan designed to maintain access to green space.
3. Develop a mechanism that would allow Councillors to inform the process of school land acquisition from a ward perspective.
4. Report on how community organizations can be engaged in the Acquisition Framework and Funding Strategy.
5. Request the Minister of Education "to allow excess properties to be transferred at nominal value to other orders of government /school boards."

Action has been taken on all of these issues. In most cases practices and procedures are already in place that address the concerns. Specific details are contained in Appendix 2.

## **CONCLUSION**

Staff continue to work to identify land needs and accurately forecast school properties that may become available for sale. With the adoption of the Framework and the establishment of the Working Group, staff have begun to plan for, rather than simply react to, school land acquisitions opportunities. Staff will continue to work with all four boards the TLC, the Ministry of Education and the Public Asset Working Group and report back new information and implementation recommendations.

## **CONTACT**

Chris Brillinger  
Director  
Social Policy, Analysis & Research  
Social Development, Finance & Administration,  
Tel: (416) 392-8614 E-mail: [cbrillin@toronto.ca](mailto:cbrillin@toronto.ca)

## **SIGNATURE**

---

Sue Corke  
Deputy City Manager – Cluster A

**APPENDIX 1 –Toronto Lands Corporation Property List as of June 30, 2010**

**APPENDIX 2 – Issues Raised by Councillors In Discussion of School Lands Acquisition**

## APPENDIX 1 – Toronto Lands Corporation Property List as of June 30, 2010

### Properties in Sale Negotiations (8 Properties)

Property Name	Address	Property Description	Sale in Progress
Shaw PS	180 Shaw Street	Vacant	Under negotiations for sale
Alton Tower Circle		Vacant Property	Under negotiations for sale
Storey Crescent		Vacant Property	Under negotiations for sale
120 Borough Drive Parking lot area at East Education Office	120 Borough Drive (West Parking Lot)	Vacant Property	Portion for sale
Lothian Avenue	80 Lothian Avenue	Vacant Property	Under negotiations for sale
Noisy River Outdoor Education Centre (portion, 80 acres)	General Delivery, Honeywood	Vacant Property	Portion under negotiations for sale to Bruce Trail Conservancy (BTC)
Boyne Natural Science Outdoor Centre (portion, 100 acres)	RR #4, Shelburne	Vacant Property	Portion under negotiations for sale
Saranac	15 Saranac Blvd.	Vacant Property	Under negotiations for sale

### Circulating (4 Properties)

Property	Address	Current Status
Sir Sanford Fleming	50 Ameer Ave	Circulating for lease
Mimico Adult Centre (a small vacant land portion only)	255 Royal York Road	Circulating for lease
Pine River OEC	RR #3 Shelburne	Circulating for sale
Oak Park Centre (portion only)	286Oak Park Avenue	Circulating for lease



**Active and Pending (10 Properties)**

<b>Property</b>	<b>Address</b>	<b>Current Status</b>
1. Timothy Eaton BTI	1251 Bridletowne Circle	Pending circulation
2. Essex West Building	98 Essex Street	Pending circulation
3. McCowan Road Jr. PS	425 McCowan Rd	Land Use Study/ potion to be severed & referred to TLC
4. Pringdale Gardens Jr. PS	1325 Danforth Rd	Referred for disposition following school consolidation
5. Heron Park Jr. PS	280 Manse Rd	Referred for disposition following school consolidation
6. Peter Secor Jr. PS	255 Coronation Dr.	Referred for disposition following school consolidation
7. William G. Miller Jr. PS	60 Bennett Road	Referred for advice to TLC - 4 acres with report back to TDSB required
8. Silverthorn JR PS	55 Ypres Rd	Referred for disposition following school consolidation
9. Brooks Road PS	85 Keeler Blvd.	Referred for disposition following school consolidation
10. Parkview	84 Forty-First Street	Pending circulation

**Other TLC (72 Properties)**

<b>Property</b>	<b>Address</b>	<b>Status</b>
1. 840 Coxwell	840 Coxwell	Fully leased
2. Anthony PS	111 Anthony Road	Fully leased
3. Bannockburn PS	12 Bannockburn Avenue	Fully leased
4. Burnett PS	21 Eddfield Avenue	Fully leased
5. C B Parsons JHS	2999 Dufferin Street	Fully leased
6. Castlebar PS	70 Chartwell Road	Fully leased
7. Cummer LINC (formerly L B Pearson PS)	500 Cummer Avenue	Fully leased
8. D B Hood Community School	2327 Dufferin Street	Fully leased
9. Hughes Jr PS	177 Calendonia Road	Fully leased
10. Mallow Centre	15 Mallow Road	Fully leased
11. Queens Court	35 Ourland Avenue	Fully leased
12. Appian PS	44 Appian Drive	Fully leased
13. Bathurst Heights SS	640 Lawrence Avenue West	Leased/TDSB
14. Bluehaven PS	5 Bluehaven Crescent	Partially leased
15. Brockton HS	90 Croatia Street	Leased/TDSB
16. Douglas Park	301 Lanor Avenue	Fully Leased
17. Fairmeadow Centre	17 Fairmeadow Avenue	Leased/TDSB
18. Gooderham Learning Centre	62 Gooderham Drive	Leased/TDSB
19. Hardington PS	1780 Lawrence Avenue West	Fully leased
20. Jones Ave Adult New Canadians	540 Jones Avenue	Lease/TDSB
21. Kenton PS	34 Kenton Drive	Lease/TDSB
22. Kipling Grove	17 Glen Agar Drive	Fully leased
23. McNicoll PS	155 McNicoll Avenue	Fully leased
24. Old Orchard Jr PS	375 Dovercourt Road	Fully leased
25. Rexdale	30 Barrhead Crescent	Fully leased
26. Silver Creek	65 Hartsdale Drive	Fully leased
27. Vincent Massey	68 Daisy Avenue	Partially leased

28. Alderwood	300 Valermo Drive	Vacant
29. Earslcourt Jr PS	21 Ascot Avenue	Long term lease / Fully leased
30. Wilmington PS	200 Wilmington Avenue	Long term lease / Fully leased
31. Cartwright PS	99 Cartwright Avenue	Long term lease / Fully leased
32. Brookbanks PS	217 Brookbanks Drive	Long term lease / Fully leased
33. Humber Heights	2245 Lawrence Avenue West	Long-term lease / Fully leased
34. Humbergrove CI	1760 Martin Grove Rd	99 yr lease to TCDSB
35. Kingsmill CI	721 Royal York Road	99 yr lease to TCDSB
36. Lakeview SS	49 Felted Avenue	99 yr lease to TCDSB
37. Lewis S Beattie	110 Dreary Avenue	99 yr lease to TCDSB
38. Tabor Park	959 Midland Avenue	99 yr lease to TCDSB
39. Vincent Massey CI	105 Eringate Drive	99 yr lease to TCDSB
40. West Deane	35 West Deane Park Drive	99 yr lease to TCDSB
41. West Park	1515 Bloor Street West	99 yr lease to TCDSB
42. York Humber	99 York Humber Blvd.	99 yr lease to TCDSB
43. 2 Trethewey Drive	2 Trethewey Drive	Admin, TDSB
44. 5050 Yonge Street	5050 Yonge Street	Admin, TDSB
45. Peckham Centre	85 Peckham Avenue	Admin, TDSB
46. Alliance Centre	401 Alliance Avenue	Maint Plant, TDSB
47. McCullough Centre	7 McCulloch Avenue	Maint Plant, TDSB
48. McGrisken Centre	52 McGrisken Road	Maint Plant, TDSB
49. Oakburn Centre	15 Oakburn Crescent	Maint Plant, TDSB
50. Eastern Centre	849 Eastern Avenue	Maint Plant, TDSB
51. 1 Civic Centre Court Building	1 Civic Centre Court	Admin, TDSB
52. 140 Borough Drive East Education Office	140 Borough Drive	Admin, TDSB
53. Richview PS	59 Clement Road	Leased/TDSB
54. Midland CI	720 Midland Avenue	SCAS (TDSB operational school)
55. Crestwood PS	60 Burl Avenue	Karen Cain School for the Arts (TDSB operational school)
56. Lakeshore Arena	400 Kipling Road (4 pad arena)	Long term lease / Fully leased

57. 80 Northern Dancer Boulevard	80 Northern Dancer Boulevard	Vacant property Core holding
58. Sandhurst Circle and Brimwood Boulevard		Vacant Property Core holding
59. Bridgeport Drive and Bridgend Street		Vacant property Core holding
60. Danforth and Byng (Oakridge Park)		Vacant property Core holding
61. Edithvale PS (portion)	7 Edithvale Drive	Vacant property Core holding
62. Humberline Drive + Finch Avenue West		Vacant property Core holding
63. Silverview PS	24 Silverview Drive	Fully leased Core holding
64. Buttonwood Hill	100 Allanhurst Drive	Fully leased Core holding
65. Whitfield (portion, land)	123 Whitfield Avenue	Vacant property Core holding
66. Thistletown PS	925 Albion Road	Fully leased Core holding
67. Melody PS (portion, land)	24 Strathburn Boulevard	Vacant property Core holding
68. Glen Rush (portion)	77 Glen Rush Blvd.	Vacant Property Core holding
69. Champlain (portion, land)	44 Champlain Blvd.	Vacant property Core holding
70. 705 Progress Avenue	705 Progress Avenue	Fully leased Core holding
71. Boyne Natural Science OEC	RR#4, Shelbourne	Vacant
72. Noisy River OEC	General Delivery, Honeywood	Vacant

## **APPENDIX 2 – Issues Raised by Councillors In Discussion of School Lands Acquisition**

In discussion of the April 2010 report (EX43.2) at Executive Committee and of a related motion (GM32.25) at the June 17, 2010 Government Management Committee, a number of issues were raised by Councillors in relation to implementation of the acquisition framework and funding strategy.

### **1) (EX43.2.2 & EX43.2.3 )**

*City Council requested staff to ensure that the review of school lands determine if the school land is attached to city parkland, if the green space is used as a neighbourhood park in a parkland deficient area, if there is a City owned building(s) within a school yard, and if there are shared use agreements between school boards and the City. City Council also asked staff to develop a process to ensure that sufficient traditional neighbourhood green/open space is retained in the event that a school's green space is sold for redevelopment.*

Parks Forestry and Recreation (PF&R) plans for land acquisitions within the 10-year capital budget. The location, use and local parkland provisions are part of the Division's regular consideration of its land acquisitions needs for parkland, recreation uses and forestry needs. PF&R is currently developing the Parks Plan which will identify the areas of the city with low parkland provision and will develop strategies for addressing these service gaps. One strategy to increase the local parkland provision may be to purchase lands, including school lands.

School buildings and playing fields are often incorrectly considered by local residents to be City parks. The loss of any type of green space or recreation facilities can significantly impact a community – however school lands are not City properties and the City does not have the resources to acquire all school lands that may become available. The Parks Plan will help identify those areas of the City that have a low provision of parkland and where maintaining a school's green space may be critical to the well-being of the community.

Within this framework PF&R will help identify corporate acquisition priorities and could be one of the partners when developing a business case for acquisition. PF&R parkland acquisition budget can be leveraged with the Land Acquisition Reserve Fund and in part develop a business case for a property that is a priority to the City.

### **2) (EX43.2.7)**

*City Council requested that the those requirements in the Official Plan which seek to maintain access to green space be clearly communicated to developers who purchase school board properties when engaged in the planning process.*

City Planning staff have indicated that the proponents of any redevelopment proposals would be advised as a matter of course of any relevant Official Plan policies as part of pre-application discussions and the review of planning applications. The ward Councillor would be involved in early discussions on the proposed redevelopment. Any rezoning, minor variance, plan of subdivision, severance or plan of condominium must comply with the Official Plan, so the review

and approval of such a planning application would either ensure compliance with the Official Plan or identify the need for an appropriate Official Plan amendment for Council's consideration.

Community Services policy 3.2.2.2 in the Official Plan states that where keeping surplus schools for community services purposes is not feasible, "alternate uses of closed schools must be compatible with the surrounding neighbourhood and should provide City residents with continued access to school playgrounds and playing fields."

### **3) (EX43.2.5)**

*City Council requested staff to develop a mechanism that would allow Councillors to inform the process of school land acquisition from a ward perspective.*

Processes to ensure Councillor input are already in place and will further mature as the acquisition framework is implemented. Councillors currently have the opportunity to participate in the school boards' accommodation review process on the school use, redevelopment and potential closures. Involvement in the ARCs gives Councillors a role in community consultations and an early understanding of properties which may potentially become available for acquisition.

This understanding puts Councillors in a unique position to work with the staff-led School Lands Working Group to identify potential acquisition priorities and to develop a business case for properties that might be used as community hubs or for other purposes. This process allows the Councillor to advocate at an early stage for their property priorities. For example, the Councillor in Ward 40 has taken an active role in community consultations about the future uses of Timothy Eaton Business and Technical Institute. In the case of Arlington Public School in Ward 21, the ward Councillor has identified possible service partnerships and is working with staff and community stakeholders to investigate the potential for a community hub, identifying capital resources and developing an operating business case.

When school boards declare properties surplus, they circulate notice of their intention to dispose of those properties. City staff ensure that all Councillors receive these notices of surplus properties. This gives Councillors another opportunity to identify acquisition priorities and to work with the staff Working Group to make the case for how the surplus property might be used by the City.

Councillors also have a role in developing capital funding options. There has been a long-standing practice of Councillor involvement in the allocation of funds that come to the City from property developers under Section 37 and Section 42 of the Planning Act. Section 37 funds are used to improve community infrastructure and can be an important potential source for the acquisition of capital priorities such as school properties. Section 42 allows the City to require, as a condition of development, that a certain proportion of that land or cash-in-lieu be conveyed to the City for parkland purposes. Councillors play a key role in deciding how all or a portion of funds, available as a result of development in their ward, are used. Although there are some constraints related to Section 37 and 42 funds, particularly around timing, these funding sources can prove useful to Councillors as they work with the School Land Working Group to determine acquisition priorities.

Finally, school land's identified as acquisition priorities will generally not be in the 10-year capital budget and therefore require Council approval. City Council approval is required for any

purchase/lease/partnership of school lands that is not identified within the 10-year capital budget. This is the final, critical stage of Councillor involvement and oversight of the acquisition process.

#### **4) (EX43.2.6)**

*City Council also requested staff to report on how community organizations can be engaged in the Acquisition Framework and Funding Strategy.*

Because of the long history of City engagement with the non-profit sector, the involvement of community partners and stakeholders is key to identifying service needs and the facilities required to meet those needs effectively. Through the Community Partnership and Investment Program, the City funds community organizations to deliver a broad range of services at a local level. As a result, there is an ongoing dialogue between non-profits and City staff about gaps in the social infrastructure.

Several operating divisions including Children's Services, Employment and Social Services, Shelter, Support and Housing Administration and Economic Development and Culture also deliver important aspects of their service through community partners. Each operating division has its own service planning process, its own set of stakeholders and its own community advisory bodies. These relationships continuously inform the development of divisional and corporate capital acquisition priorities.

The Neighbourhood Action process in priority neighbourhoods has further enriched the role of community organizations in identifying capital needs. Neighbourhood Action partnerships have proved to be the seedbed for the growth of local facilities such as community hubs. These relationships have enabled the City to be a leader in supporting new opportunities for building, renovating and administering service infrastructure, and to leverage City resources in funding partnerships with other orders of government.

Because schools often act as neighbourhood hubs and many school sites already host non-profit and community services, they are natural location for community service hubs. City staff are working with local service providers to find new ways to deliver service in a more integrated and effective manner. For example, the Jamestown/Rexdale Community Hub selected 11 community service tenants through a rigorous Expression of Interest and developed a governance models that includes tenants, staff and the ward Councillor.

Non-profit community organizations will continue to be important participants in the process of identifying local needs.

#### **5) (GM32.25)**

*At its June 17, 2010 meeting, the Government Management Committee referred a motion by Councillor Del Grande to the City Manager for report. The motion recommended that City Council request the Minister of Education "to allow excess properties to be transferred at nominal value to other orders of government /school boards."*

The City is continuing to advocate for changes to Regulation 444/98 of the Education Act which governs the disposition of school property. Staff are working with the Ministry of Education through the Public Assets Working Group to develop a regulatory framework that gives public

entities more time to respond to notices of disposition and that uses a valuation approach that is based on the nominal or current asset value (i.e. a school building or a playing field) of the property rather than the speculative value. The City Manager has also written to the Deputy Minister of Education, outlining the seven changes to the Regulation recommended by City Council.