

---

**City Council****Notice of Motion**

MM7.9	ACTION			Ward:18
-------	--------	--	--	---------

**Bloor-Dufferin School Lands Community Hub - by Councillor Ana Bailão, seconded by Councillor Joe Cressy**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Ana Bailão, seconded by Councillor Joe Cressy, recommends that:

1. City Council direct the Executive Director, Social Development Finance and Administration, with the Chief Planner and Executive Director, City Planning, the General Manager, Parks, Forestry and Recreation, the General Manager, Children's Services, the General Manager, Economic Development and Culture, the Director, Real Estate Services, and, in conjunction with the Toronto Lands Corporation and the Toronto District School Board, to develop a hub proposal on the Bloor-Dufferin Toronto District School Board redevelopment site and report to the Executive Committee at its September 21, 2015 meeting.

**Summary**

In December 2013, the Toronto District School Board declared surplus 7.3 acres of the 10.4 acre parcel of land at the south-west corner of Bloor Street West and Dufferin Street and directed the Toronto Lands Corporation to start the process to sell off the land in accordance with Ontario Regulation 444/98 under the Education Act, R.S.O. 1990.

The Bloor-Dufferin School Lands that were put up for sale included Kent Senior Public School, Bloor Collegiate Institute, Alpha II Alternative School and green spaces used by the school and local community.

Upon receiving the circulation notice with a bid deadline of April 18, 2014, relevant City Divisions and the local Councillor worked to develop a proposal to purchase a portion of the 7.3 acre site, based on available resources.

On March 4, 2014, the City's Real Estate Services Division expressed formal interest to the Toronto Lands Corporation for a portion of the 7.3 acre site.

However, the Toronto Lands Corporation communicated to the City on March 11, 2014 that it was interested only in selling the full 7.3 acre parcel and was unwilling to entertain any

expressions of interest in a portion of the site. Due to the restrictive nature of Ontario Regulation 444/92 that only allows for responses to be made within 90 days of the circulation notice, the City was not in a position to submit an offer for the entire property within the timeframe.

In April 2014, the City's Real Estate Services Division, on behalf of Parks, Forestry and Recreation, expressed interest in working with the Toronto Catholic District School Board to purchase a portion of the existing open space, subject to the acquisition of the property by the Board and City Council approval.

In light of the Provincial government's renewed interest in community hubs, the Toronto District School Board has recently expanded Toronto Lands Corporation's mandate to include the development of community hub opportunities. At its April 15, 2015 Board of Trustees meeting, the Toronto District School Board deferred the disposition of the Bloor-Dufferin property, expressed interest in pursuing community hub opportunities using the Bloor-Dufferin Redevelopment Project as a demonstration site for a community hub and has asked the Toronto Lands Corporation to present a report in June 2015 on a feasibility plan and next steps.

The City has identified that there are Municipal interests currently located on the Bloor-Dufferin School Lands site. A child care operator is currently operating on the site and it is located in an area of the City which falls within the bottom two quintiles of parkland provision by Local Parkland Assessment Cell. The site is also located in an area with potential future growth.

There would be significant benefits of moving forward with a community hub model on the Bloor-Dufferin School Lands site as there already have been discussions and interest on the part of the City, the Toronto District School Board, the Toronto Catholic District School Board, the community, and social service agencies.

### **Background Information (City Council)**

Member Motion 7.9