

TORONTO DISTRICT SCHOOL BOARD

**ESSEX WEST BUILDING, SURPLUS DECLARATION
60 ESSEX AVENUE, WARD 10**

TO Operations and Facility Management 24 March 2010
Committee

RECOMMENDATION IT IS RECOMMENDED:

- 1. That a land parcel of approximately 95,600 square feet consisting of the Essex West building and the playfield north of the Essex West Building, as presented in the report, be declared surplus and made available for a sale to the Conseil scolaire de district catholique Centre-Sud;**
- 2. That the Essex West land parcel be referred to the Toronto Lands Corporation for disposition as set out in the disposition parameters as presented in the report.**

RATIONALE Property Profile

The Essex West building is a 55,358 square feet and is linked to the Essex–Hawthorne II Bilingual Alternative PS, both are situated on a 5.4 acre property located south of Dupont Road and west of Christie Avenue (Refer to Appendix A).

In 2000 the building was closed; several short term leases were accommodated in the building subsequent to its closure.

A number of uses are currently accommodated in the Essex West Building, they include:

- two industrial arts rooms and a gymnasium have been retained for use by the Essex-Hawthorne II Bilingual Alternative PS; and
- Supervised Alternative Learning for Excused Pupils (SALEP), an alternative program located in approximately 3,000 square feet.

Currently there is 32,525 square feet of vacant space available for lease.

Accommodation Requirements on Behalf of the Conseil scolaire de district catholique Centre-Sud (CSDCCS);

During the past year, the TDSB has been meeting with representatives of the co-terminus Boards and the Ministry of Education to discuss their joint student accommodation pressures across the City of Toronto. The French Catholic Board (CSDCCS) identified a need for an elementary school in the southwest area of the City core and inquired about the availability of the Essex West Building as a potential site.

Discussions began in Fall 2009 to explore the suitability of the Essex West Building. Following several months of due diligence, the CSDCCS concluded that the Essex West Building was a viable site to meet their accommodation needs in this area of the City should the Board declare the property surplus to its needs.

As the Essex West Building is linked to an operating elementary school, Essex-Hawthorne Bilingual II Alternative Public School, discussions began with the school community to understand how both schools could access and use the buildings and playgrounds.

Community Engagement

Meetings were convened by the local Trustee with the Superintendent of Education, school administrators and parent council representatives, supported by Facility Services staff. The stakeholders also met with representatives of the CSDCCS.

The stakeholder consultation process addressed key issues:

- the operating relationship between the schools;
- the proposed parcel to be severed and sold;
- drop-off/pick-up;
- parking; and
- continued access and use of the portion of the playground to be sold.

Following consultation and input from all the stakeholders, it is proposed that a parcel of approximately 95,600 square feet, which

contains the Essex West Building and the lands north of the Essex West Building, be severed and sold to the CSDCCS. The land parcel and the proposed line of severance are shown in Appendix B. The severance of the property is conditional upon securing access for the Essex-Hawthorne community and the local neighbourhood. The parties agree that an option to repurchase in favour of TDSB if CSDCCS decides to sell the property or any part, which would be registered with the parcel sold to the CSDCCS. This would ensure that the lands continue to be accessible and maintained as a playfield for the school and the neighbourhood community.

Improvements are also proposed for drop-off/pick-up and parking on the site to facilitate the orderly and safe operations for the schools and the surrounding residential neighbourhood. It is proposed that such improvements (estimated to be in the order of \$400,000 - \$600,000) will be funded from revenue generated from the sale of the severed Essex West lands.

The local Trustee convened two public meetings held on February 9 and March 8, 2010. Facility staff, along with the Superintendent of Education, School Principal and representatives of the CSDCCS were in attendance. The proposed land severance and improvements were shared with the community and there was general support to proceed with sale of the lands to the CSDCCS as shown in Appendix B.

School and parent council support for the sale are also contingent on continued access to two industrial arts rooms and a gymnasium by Essex-Hawthorne II Bilingual Alternative Public School in the West Building (Refer to Appendix C).

SALEP, an alternative program, currently located in the West Building, will be relocated to an appropriate site.

Disposition Parameters

Following consultation with the schools and community stakeholders, staff support the disposition and sale of the Essex West Building to the CSDCCS based on the following disposition parameters:

1. That the land parcel of approximately 95,600 square feet con-

sisting of the Essex West building and the playfield north of the Essex West Building, as contained in the report, be declared surplus by the Board and made available for sale to the CSDCCS;

2. That the sale be subject to an option to repurchase the whole or any part that the CSDCCS decides to sell so that the Board can ensure the continued use of the playground;
3. That the sale be subject to Essex-Hawthorn II Bilingual Alternative PS students continued access to two rooms and the gym; and
4. That the Lands be referred to the Toronto Lands Corporation for disposition as per the approved disposition parameters for the site.

RESOURCES

- The CSDCCS will be responsible for all capital and operating costs associated with accommodation improvements required to the Essex West Building;
- The CSDCCS will be responsible for their proportionate share of site upgrades, including but not limited to parking and drop-off/pick-up for their school community; and
- The Board's proportionate share of site improvements, in the amount of \$400,000 – 600,000, will be funded from revenue generated from the sale of the Essex West Building parcel.

**IMPLEMENTATION
AND REVIEW**

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|-------------------|--|
| April 2010 | Board Approval |
| April 2010 | Referred to TLC for Disposition |
| May – August 2010 | Regulation 444-98 Circulation and Negotiations |
| September 2010 | Agreement of Purchase and Sale |

APPENDICES

Appendix A: Locational Map – Essex West Building
Appendix B: Lands to be Declared Surplus
Appendix C: Rooms in Essex West Building to be accessed by Essex- Hawthorne II Bilingual Alternative PS

FROM

Sheila Penny, Director of Strategic Building and Renewal at sheila.penny@tdsb.on.ca or 394-3933.

Appendix A Locational Map - Essex West Building

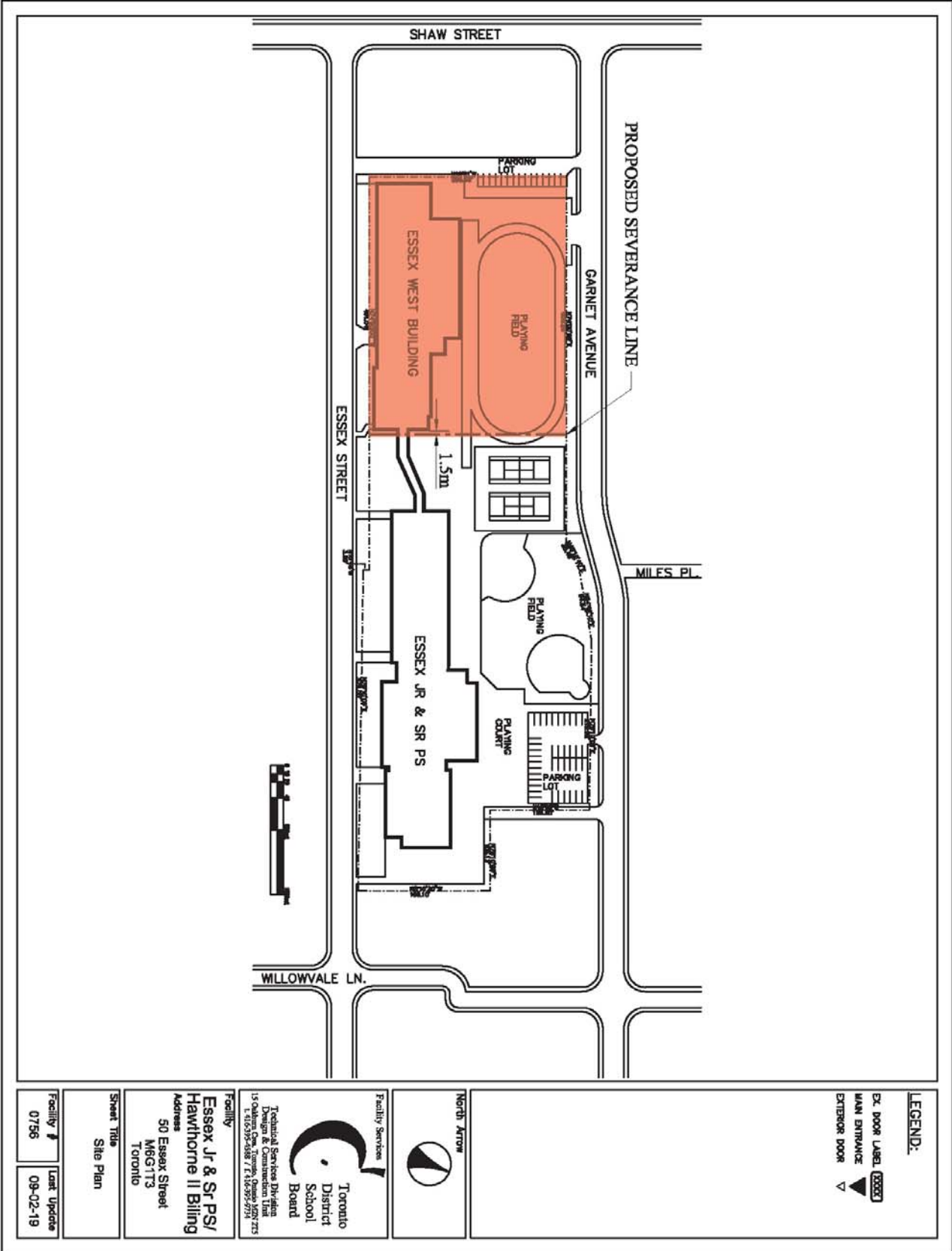


Produced by Planning Division,
 Facility Services, May, 2005
 Source:
 Base Map - Land Information Toronto
 Facility and Student Data - Facility, TDSB
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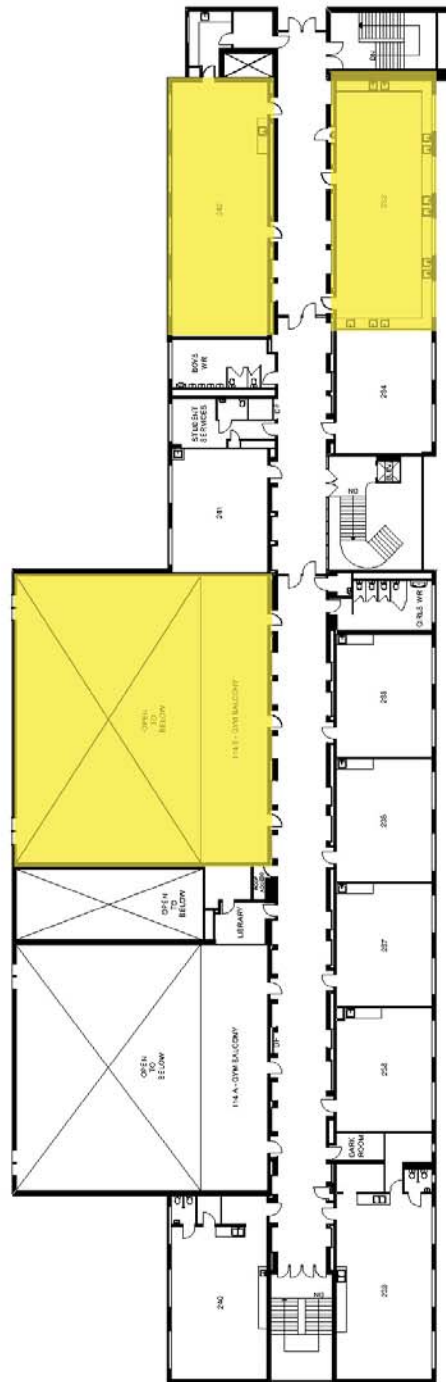
- Legend:**
- Operating School
 - Other Facility
 - Road
 - Railway
 - Utility Line
 - Waterway

Appendix B: Lands to be Declared Surplus



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|---|--------------|
| Toronto District School Board 1 Civic Centre Court, Floor 3 Toronto, Ontario M9C 2B3 tel: 416-394-3932 | |
| Version 6.0 | Nov 24, 2006 |
| Essex-Hawthorne Community West Building 98 Essex Street Toronto, ON M6J 1T3 Floor 2 | |
| Areas | |
| Please Refer to EOMA, 1999 Summary | |
| Location Map | |
| Drawing Scale | |
| prepared by extreme measures tel: 416-325-2669 fax: 416-325-0835 www.extrememeasures.com | |

Appendix C
 Rooms in Essex West Building to be accessed by Essex-Hawthorne II Bilingual Alternative PS



- Legend**
- Rooms in Essex West Building to be accessed by Essex-Hawthorne II Bilingual Alternative PS



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