

Category I. Properties to be Retained and Lease Revenues Maximized (where applicable).

Property Name	Comments	TDSB Programs	Core Designation	TDSB 3rd Party Programs	High Psf. Capital Costs (1st Quartile >=\$88 psf.)	High Absolute Capital Reinvestment Costs (>=\$2MM)	Net Contribution (<\$100K per Year)
705 Progress Avenue	Multi-tenant industrial property co-owned and managed by City of Toronto, held for future co-development as public school and park.		X		not evaluated	not evaluated	X
Bannockburn	Single tenant, 3rd Party Private School being leased year to year pending TDSB decision on future requirements.					X	
Brockton	High % TDSB special programs and potentially impacted by future school consolidation in the area	X	X			X	X
Brookbanks	Single tenant, 3rd Party Private School					X	
Buttonwood	TDSB Core Property Designation - possible severance and sale of excess land		X				X
Cartwright	Single tenant, 3rd Party Private School						
CB Parsons	Tenant exercised 3 year renewal right.					X	
DB Hood	Single tenant, 3rd Party French School. Exercised 5 year renewal option.					X	
Humber Heights Land	Long term land lease to retirement home operator						
Jones Avenue	Mainly TDSB Programs	X		X		X	X
Kent Sr. Public School	Operating school programs to relocate in the summer of 2012. Lease revenues to be maximized over approximately a 3 year term pending combination redevelopment and sale study.				X	X	Vacant
Kenton LINC	TDSB Partnership Services tenant & small City Childcare. Excess lands were severed and sold in the winter of 2012.		X	X		X	
Kipling Grove	Leased to private school and day care operator						X
Lakeshore Arena	49 Year lease from City of Toronto has been sublet for 20 years to Humber College, no rent expected as a result of tenant credit for capital improvements, programing for TDSB students and permitting to public at nominal costs				not evaluated	not evaluated	X
Mallow	Current Net Revenue contributor with 4th highest pending psf. capital re-investments costs. Informal core designation.		X		X		
McCowan	To be considered by the TDSB at its meeting on October 3, 2012 - recommendation to rescind declaration as surplus for sale, and look to designate as surplus for rent.				x	x	Vacant
Mimico	Parking lot attached to operating school, leased to Toronto Catholic District School Board.		X				X
Northview Heights Secondary School	Vacant land attached to parking school, under long term lease to Community Health Centre.		X				X
Queens Court	Single tenant, leased to private school. Tenant has exercised 5 year renewal option.						
Rexdale	TDSB Hardington and other programs are being relocated here following the 3rd party lease expiry in the summer of 2013.		X			X	
Silverview	Surplus lands may be sold to existing tenant, currently there is also a small TDSB special needs children's program.	X	X				X
Sir Sandford Fleming	Leased to Toronto Catholic District School Board for 3 years with 2 year renewal option.				X	X	
Thistletown	TDSB Core Designation, City of Toronto is tenant.		X		X	X	
200 Wilmington Avenue	Leased to private school. Recently exercised 5 year renewal option with 3 more remaining.						

Category II. Pending Sales - Approved by TDSB Board of Trustee

Property Name	Comments	TDSB Programs	High Psf. Capital Costs (1st Quartile >=\$88 psf.)	High Absolute Capital Reinvestment Costs (>=\$2MM)	Net Contribution (<\$100K per Year)
Bluehaven	Marketing for sale in spring of 2012.		X	X	Vacant
Briar Hill	Currently being offered for sale among the Public Sector in accordance with the governing Provincial legislation. Expected to be listed with real estate broker if not taken up by a public agency.		X	X	Vacant
Brooks Road	Under Reg. 444 circulation to mid-November 2012.	X	not evaluated	not evaluated	X
Cummer (tracked as 2 due to surplus declaration process)	Offered for sale among public sector . Toronto Catholic Board has submitted an offer to purchase.		X	X	Vacant
Earlscourt	JOA with TCDSB amended to provide for near term sale to TCDSB. Sale is subject to Ministry funding.			X	
Hardington (tracked as 2 due to surplus declaration process)	Being marketed for sale. TDSB programs to located by the summer of 2013.	X			X
Heron Park	Currently being offered for sale among the Public Sector in accordance with the governing Provincial legislation. Expected to be listed with real estate broker if not taken up by a public agency.		not evaluated	not evaluated	Vacant
Hughes Public School	Good revenues but potential high capital costs, building converted for residential use, YWCA to make preliminary purchase decision in the spring of 2012.		X	X	
McNicoll Surplus Land	Conditional sales agreement terminated because of site servicing constraints. Timeframe for disposal is now being re-evaluated				Vacant
Noisy River Outdoor Recreation Site	Marketing for sale during winter - spring 2011-12 failed to produce a buyer. Sale listing has been suspended.				Vacant
Peter Secor Public School	Currently being offered for sale among the Public Sector in accordance with the governing Provincial legislation. Expected to be listed with real estate broker if not taken up by a public agency.		not evaluated	not evaluated	Vacant
Pine River Outdoor Education Centre	Rented former outdoor recreation site. Marketing for sale is being deferred until closer to the expiry date of the existing lease in 2015.		not evaluated	not evaluated	X
Pringdale Gardens	Under Reg. 444 circulation to mid-November 2012.	X	not evaluated	not evaluated	X
Regent Park Public School	Marketing for sale is being revisited.	X	not evaluated	not evaluated	X

Category II. Potential Sale or Redevelopment Candidates -Limited Revenues and/or High Capital Costs

Property Name	Comments	High Psf. Capital Costs (1st Quartile >=\$83 psf.)	High Absolute Capital Reinvestment Costs (>=\$2MM)	Net Contribution (<\$100K)
Boyne	Vacant former outdoor recreation centre, currently vacant, TDSB staff are examining alternative uses rental opportunities. Portion to be sold as per TDSB direction.	not evaluated	not evaluated	Vacant
Burnett	Fully leased to TCDSB and subject to capital costs. Tenant initiated lease termination expected pending completion of new school.	X		X
Castlebar	CAS left as tenant @ Apr. 30, 2012. Leasing on a year to year basis pending TDSB plan to deal with overcrowding at the nearby Norsemen PS.	X	X	X

Negative or limited financial contribution Only to be Sold if Day Care, Social Services, Special Needs Children's or TDSB programs Can be Relocated or If any 3rd party tenant is Potential Buyer

Property Name	Comments	Special Need Children / Adults	Day Care	TDSB Program or Related 3rd Party Program	Negative Net Revenue Contribution (1)	High Psf. Capital Costs (1st Quartile >=\$88 psf.)	High Absolute Capital Reinvestment Costs (>=\$2MM)
Douglas Park	Possible re-tenanting candidate, 2 tenants including day care, and special needs children's program				X		
Fairmeadow	Excess lands severed and sold in the winter of 2012. TDSB programs and administration groups continue to occupy the retained land/building.			X	X		
Gooderham	TDSB Programs & social services tenant	X		X	X		
McNicoll	Excess lands being severed in sold in spring of 2012. Remainder to remain as core holding.	X	X	X			
Old Orchard	Day Care tenant occupies 1/2 of the building, remainder is vacant.		X		X		
Silvercreek	Tenanted by special needs children's program and Day Care		X	X			
Vincent Massey	City / Private Day Care and 3rd party LINC tenant		X				

The current total rental income from all 3rd party tenants does not cover their pro rata share of building operating costs.

OTHER CORE HOLDINGS - Vacant Lands held for future TDSB Redevelopment & Administration / Operation Sites

Property Name	Comments	2009-2010 Severance	Held for Future Redevelopment	Operations sites	Administration Site
Glen Rush	un-tenanted	X	X		
Champlain	rented for nominal fee to private school	X	X		
Edithvale	untenanted		X		
Melody	rented for nominal fee to TCDSB	X	X		
Whitfield	rented for nominal fee to TCDSB	X	X		
Alliance	purpose built operations site			X	
Eastern	purpose built operations site			X	
McCullough	purpose built operations site			X	
McGriskin	purpose built operations site			X	
Oakpark Centre	purpose built operations site			X	
Oakburn Centre	purpose built operations site				
Yonge Street	purpose built administration site				X
Civic Centre	purpose built administration site				X
Borough Drive	purpose built administration site				X
Tretheway Drive	purpose built administration site				X
Borough Drive	purpose built administration site				X
Peckham Centre	purpose built administration site				
Bridgeport & Brigend	un-tenanted vacant land				
Danforth & Byng	un-tenanted vacant land				
Humberline & Finch	un-tenanted vacant land				
Northern Dancer Blvd.	un-tenanted vacant land				
Sandhurst & Brimwood	un-tenanted vacant land				
Rexdale	excess land				
Silverview	excess land				