

Issue 1

August 5, 2016

## BLOOR-DUFFERIN TDSB PROPERTY

### Bloor Dufferin Redevelopment & Community Hub Initiative

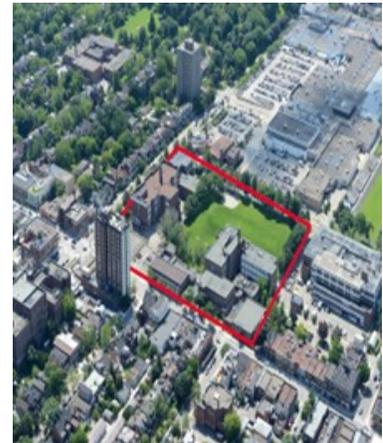
Following a review, TDSB concluded both a community led accommodation review and subsequent Land Use Management Plan (LUMP). As a result, the TDSB approved the closure of Kent Senior Public School, the relocation of Bloor CI and Alpha II to a renovated Brockton HS, along with declaring 7.3 acres of the site surplus to the needs of the TDSB. The surplus lands were referred to the Toronto Lands Corporation (TLC), to commence the sale process in accordance with Ontario Regulation 444/98. With the surplus process underway, TDSB is continuing with plans for the renovation of Brockton and relocation of students.

In April 2015, Trustee Marit Stiles and the TLC requested and received approval from the TDSB that the concept of integrating a community hub as a part of the site disposition process be pursued. At a public meeting in June 2015, the communi-

ty was supportive and appreciative for the possibility that greater local and school benefit could be derived through a hub approach. The Province of Ontario and the City of Toronto took an active interest in the site. Together, the TDSB, TLC, City and Province, formed a Working Group to collaborate on approaches to pursue the concept of integrating a community hub into TLC's redevelopment proposal.

The success of this integration will be a Provincial demonstration for a new methodology in the disposition of public assets, without compromising legislative requirements and value to school boards.

On June 20, 2016, a public meeting was held to inform the community of the discussions and agreed upon strategies of the Working Group with regard to a Hub in a future redevelopment. Additionally,



the community was advised that TLC would be seeking an offer from developers in order to proceed with the project.

At this time, a further update on the process is provided below.

### Request for Offers for TDSB Bloor-Dufferin Property

The 7.3 acre site will be available on the open market effective **August 8, 2016**, through the Listing Broker, CBRE. The TLC is seeking an offer to purchase

from a reputable Purchaser who will develop the surplus lands through a co-operative approach with the City, creating a compatible redevelopment that is reflective of public objectives. Consid-

eration will be given to potential public interests including those that would provide opportunities to enhance learning for students and produce benefits for the community at large.

#### Key Points of Interest:

- For Sale signage shall be placed in front of the former Kent Senior Public School
- A For Sale Banner shall be placed on the fence at the southwest corner of the site
- Potential purchasers can arrange by private appointment to view Bloor Collegiate and former Kent Senior Public School on August 23 & 29, 2016 through the Listing Broker, CBRE.
- All inquires must be through the Listing Broker:
- **Please Contact: Lauren Doughty, Vice President, CBRE: lauren.doughty@cbre.com**
- General Inquires: 416-495-6223
- Final date for Offer Submissions: **October 11, 2016.**
- For updated information, please visit: <http://www.torontolandscorp.com/tlc.php/properties-for-sale/>

**BLOOR DUFFERIN REDEVELOPMENT & COMMUNITY HUB INITIATIVE****Key Features of Request For Offers of Public Interest**

- ◆ Perspective interested purchasers are provided with a copy of the Community Comments from the June 20, 2016 public meeting.
- ◆ If a Purchaser is selected, during its due diligence period, whereby the Purchaser determines if they would like to complete the transaction, they are required to have a public meeting with the community; and a separate meeting with the school.
- ◆ The public meetings will take place sometime from November 2016 to the end of January 2017. Notices will be circulated when a date is confirmed.
- ◆ A placeholder in the agreement shall have the Purchaser provide for a potential 30,000 square foot community Hub.
- ◆ The final development scheme, including any Hub component, will be negotiated through the normal City of Toronto Planning process with appropriate City staff.
- ◆ The City of Toronto staff shall further engage the community through its public process on the potential Hub, occupants and final size. The Hub development is under the jurisdiction of the City of the Toronto with potential support from the Province of Ontario.
- ◆ The developer is requested to provide a reserve amount specifically for the school community as a result of the inconvenience during construction. The school community and TDSB will have jurisdiction over this matter.

**If your interest in this property is directly related to a Community Hub component, please contact** the City of Toronto, Mr. Chris Brillinger, Executive Director, Social Development, Finance & Administration at: [cbrillin@Toronto.ca](mailto:cbrillin@Toronto.ca)

A copy of the RFP can be picked-up only at the Listing Brokers office, with a piece of identification, at:

2001 Sheppard Avenue East, Suite 300, Toronto  
(Don Valley Parkway & Sheppard Avenue East)  
(Don Mills Subway station, Sheppard Subway line)  
Monday through Friday, from 9:00 a.m. until 5:00 p.m.