



REPORT TO

**CORPORATE AFFAIRS,
STRATEGIC PLANNING AND
PROPERTY COMMITTEE**

**TORONTO DISTRICT SCHOOL BOARD
DISPOSITION OF SURPLUS PROPERTY – LAWRENCE-
MIDLAND REDEVELOPMENT SITE
(WARD 12)**

“But if we hope for what we do not yet have, we wait for it patiently.
Romans 8:25”

Created, Draft	First Tabling	Review	Approval	Implementation
October 24, 2012	January 22, 2013	Click here to enter a date.	Click here to enter a date.	Click here to enter a date.

John Volek, Senior Coordinator of Planning and Accountability

Gerald Erickson, Senior Coordinator of Development Services

RECOMMENDATION REPORT

A. Gauthier
Associate Director of Academic Affairs

A. Sangiorgio
Associate Director of Planning and Facilities

S. Pessione
Associate Director of Business Services,
Chief Financial Officer and Treasurer

Bruce Rodrigues
Director of Education

A. EXECUTIVE SUMMARY

This report recommends that the Toronto District School Board be advised that the Toronto Catholic District School Board has no interest in purchasing the following surplus properties:

- David & Mary Thomson C.I. – 2740 Lawrence Avenue East (*Appendix 'A'*);
- Two vacant land parcels on the former Bendale BTI site – 1555 Midland Avenue (*Appendix 'B'*).

B. PURPOSE

ONT. REGULATION 444/98

- Surplus property must be offered in accordance with *Ontario Regulation 444/98* to the coterminous School Boards, Infrastructure Ontario, and the preferred agencies, as identified in the Regulation. Should an offer be received from a coterminous board, Infrastructure Ontario, or one of the preferred agencies in accordance with the Regulation, the selling board must proceed with an agreement with the interested party.

CIRCULATION RECEIVED

- On October 19, 2012, the Toronto Catholic District School Board (TCDSB) received a communication from the Toronto District School Board (TDSB) indicating that at its meeting on June 20, 2012, the following sites were declared surplus to the needs of the TDSB and would be available for sale:
 - David & Mary Thomson C.I. – 2740 Lawrence Avenue East (*Appendix 'A'*)
 - Two vacant land parcels on the former Bendale BTI site – 1555 Midland Avenue (*Appendix 'B'*)
- Interested parties are invited to submit a firm offer to purchase within 90 days of issuance of the proposal. All offers must be in compliance with Ontario Regulation 444/98 and must be received by TDSB no later than January 18, 2013.
- Offers for portions of vacant sites will be considered; however, if multiple offers are submitted for portions of vacant parcels, the TLC will meet with potential purchasers to coordinate sales in a practical manner.

C. BACKGROUND

- The TDSB completed an Accommodation Review for the Lawrence-Midland Redevelopment area in November 2009. The Review included Bendale BTI, Donwood Pk. Jr. P.S., Edgewood Jr. P.S. and David and Mary Thomson C.I. The final recommendation was to combine all schools in a JK-12 facility on the large site and perform a land use study to determine severance and disposal of the remaining portions of land.

- The TDSB adopted a resolution that portions of the Lawrence-Midland Redevelopment, as indicated above, be declared surplus to the needs of the Board and referred to the Toronto Lands Corporation (TLC) to be offered for sale.

D. EVIDENCE/RESEARCH

BENDALE BTI VACANT SITES

- Following demolition of the former Bendale BTI, two vacant parcels of land are to be made available by TLC. These parcels are 2.8 acres and 3.2 acres in size respectively. Sites of this size would only be considered for the accommodation of an elementary facility.
- There is no calculation for the purchase price of vacant land in *Ont. Reg. 444/98*. At an estimated “Fair Market Value” cost of \$2M per acre, the purchase price could be as high as \$5.6M and \$6.4M respectively.
- With the recent construction of an 18 classroom addition to St. Albert, and the 442 pupil place replacement facility for St. Nicholas, there is no need for an elementary facility in this area and further analysis is not required.

DAVID & MARY THOMSON CI

- The David & Mary Thomson CI site and building are being offered for sale as part of this surplus property declaration. The site size is 12.2 acres and the Ministry rated capacity of the building is 1590 pupil places. The two-storey building was constructed in 1958 and has a total square footage of 232,239.

SECONDARY SCHOOL ASSESSMENT OF NEEDS

- The closest TCDSB secondary schools that serve the area surrounding David & Mary Thomson CI are Senator O’Connor, Blessed Pope John Paul II and Jean Vanier.
- Senator O’Connor has a 2013 projected enrolment of 1188 students, which represents a utilization rate of 116%. Enrolment is projected to marginally increase to 1217 students by 2017.
- Blessed Pope John Paul II has a 2013 projected enrolment of 1398 students, which represents a utilization rate of 130%. There are currently 13 portables on site. Enrolment is projected to significantly decline to 1227 students by 2017. This represents a utilization rate of 114%.

- Jean Vanier has a 2013 projected enrolment of 1063 students, which represents a utilization rate of 117%. There are currently 3 portables on site. Enrolment is projected to marginally increase to 1112 students by 2017.
- The overall utilization rate of these three facilities is projected to be approximately 118% by 2017. Five year projections are provided in the following table:

School	Capital Priority Ranking	OTG Capacity	Port	2013	2014	2015	2016	2017
Senator O'Connor	99	1020	0	1188	1222	1255	1245	1217
Blessed Pope John Paul II	76	1074	13	1398	1335	1301	1248	1227
Jean Vanier	87	909	3	1063	1113	1119	1109	1112
Total:		3003	16	3649	3670	3675	3602	3556
% Utilization:				121.5%	122.2%	122.4%	119.9%	118.4%

- Combined, projections for these three schools indicate an oversubscription of 553 students by 2017. This represents a utilization rate of 118%. The ideal size for a secondary school for the TCDSB is between 800 to 1000 students.

CAPITAL PRIORITIES

- The Ministry of Education *Memorandum 2012:B7: Request for Capital Priorities* has indicated that up to \$350M will be available, Province-wide, for board Capital Priorities expected to open by 2015-2016. The Ministry will be reviewing Capital Priority funding requests in order to determine how to best allocate these funds. Projects addressing the following criteria are considered priorities (*Ministry of Education, Memorandum 2012-B7*):
 - Accommodation pressure
 - Facility condition
 - School consolidation
 - Projects undertaken in conjunction with FDK Capital Projects
 - Prior Capital Commitments
- On June 21, 2012, the Board approved the report: *Capital Program – Implementation*. This status report provided a summary of the current status of the Board's Capital Program.
- The secondary schools in this study area are ranked very low on the Capital Priority list.

PURCHASE/LEASE

- The David & Mary Thomson CI property located at 2740 Lawrence Avenue East previously operated as a secondary school, and has a Ministry rated capacity of 1590 pupil places. The cost to purchase the property under the approved 'Disposition Process', as described in *Ont. Reg. 444/98*, would result in a maximum purchase price of \$37,180,841.
- The David & Mary Thomson CI facility has a Ministry rated capacity of 1590 pupil places and a deferred maintenance of approximately \$3,925,608 to 2015.
- Located less than two kilometres north of the current location of Jean Vanier, the David & Mary Thomson CI site of approximately 12.2 acres meets the site size requirements for secondary schools as per the TCDSB policy – "*Site Acquisition R.04*"

"Secondary school sites will be:

- 1) a minimum of ten acres in size, or*
- 2) a minimum of six acres where it is adjacent to a public park and there is municipal agreement to use the park as a playing campus."*

CONCLUSION OF SECONDARY NEEDS ASSESSMENT

- The combined projected enrolment for the three secondary schools in the area exceeds their combined capacity by 553 students, or 118% combined utilization. Furthermore, enrolment is expected to decline after 2015, thus reducing the overall utilization rate. As a result, there are not enough projected students above capacity to warrant the purchase of a 1590 pupil place facility.

ELEMENTARY SCHOOL ASSESSMENT OF NEEDS

- The closest TCDSB elementary schools to the David & Mary Thomson CI site are St. Albert, St. Nicholas and St. Lawrence.
- St. Albert has a 2013 projected enrolment of 427 students, which represents a utilization rate of 69%. Enrolment is projected to remain relatively stable through to 2017. St. Albert recently received a large addition and has no need for portable classrooms.
- St. Nicholas has a 2013 projected enrolment of 240 students, which represents a utilization rate of 54%. Enrolment is projected to decline to 193 students by 2017, which represents a utilization rate of only 44%. The decrease in the student population is due, in large part, to the relocation of the students during construction. Although enrolment is expected to return to previous levels upon completion of the new facility, the impact cannot be measured at this time. Staff will continue to monitor enrolment. St. Nicholas is located on a 3.5 acre site and currently has no portables.

- St. Lawrence has a 2013 projected enrolment of 466 students, which represents a utilization rate of 124%. Enrolment is projected to increase to 509 students by 2017. The school currently has 2 portables on site.
- The overall utilization rate for the three facilities is projected to be 79% by 2017. The impact of construction of the new St. Nicholas facility, and the addition at St. Albert, will continue to be monitored. The following table details enrolment projections for the area, and accounts for the implementation of the Full Day Early Learning Kindergarten program (FDK).

School	Capital Priority Ranking	OTG Capacity	Port	2013	2014	2015	2016	2017
St. Albert	NA	615*	0	427	422	426	427	424
St. Nicholas	NA	442*	0	240	225	209	198	193
St. Lawrence	33	375	2	466	487	506	508	509
Total:		1432	2	1133	1134	1141	1133	1126
% Utilization:				79.1%	79.2%	79.7%	79.1%	78.6%

(*) estimated capacity of the new facility.

CAPITAL PRIORITIES

- As stated in the Secondary assessment above, the Board has approved a list of Capital Priorities, which is used for the determination of space and facility needs.
- In this case, only St. Lawrence is ranked given its over-utilization and facility condition. St. Lawrence is ranked at 33, indicating it to be a lower overall Capital Priority.

CONCLUSION OF ELEMENTARY NEEDS ASSESSMENT

- Sites and buildings of the size of David & Mary Thomson CI would not be considered appropriate for the accommodation of an elementary facility, and with the recent construction of an 18 room addition at St. Albert and the 442 pupil place replacement facility at St. Nicholas, there are no requirements for an additional elementary facility in this area.

E. STAFF RECOMMENDATION

That the Toronto District School Board be advised that the Toronto Catholic District School Board has no interest in purchasing the following surplus properties:

- David & Mary Thomson C.I. – 2740 Lawrence Ave. E.
- Two vacant land parcels on the former Bendale BTI site – 1555 Midland Ave.



TORONTO LANDS CORPORATION

Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax : 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



October 19, 2012

VIA EMAIL AND REGULAR MAIL

«First_Name» «Last_Name»
«title»
«company»
«address»
«city» «pc»

Dear «First_Name» «Last_Name» :

RE: Lawrence –Midland Redevelopment site (comprised of 1 secondary school site with building and two vacant land parcels, upon demolition of existing school)

1. David and Mary Thomson C.I., 2740 Lawrence Avenue East (Appendix A)
2. Bendale BTI, 1555 Midland Avenue (school to be demolished, subject to Ministry approval) (Appendix B)

Note: the above 3 sites total 18.2 acres of land

The Toronto District School Board, at its meeting on June 20, 2012, adopted a resolution pursuant to Section 194 (3) of the Education Act declaring that the above noted properties are not required for the purposes of the Board.

There is a separate circulation attached for each of the properties (Appendix A and B).

Further, offers for portions of the vacant land areas will be considered. However, if multiple offers are submitted for portions of the vacant lands, the TLC will meet with prospective purchasers to coordinate sales in the most practical way possible.

Should you have any questions or require any additional information regarding these circulation packages, please do not hesitate to contact the TLC offices.

Sincerely yours,

Shirley Hoy
Chief Executive Officer

c: Daryl Sage, Director of Strategy and Planning
Vidya Rego, Chief Financial Officer
Donna Jondreau, Manager, Real Estate



Appendix A

Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax: 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



October 19, 2012

VIA EMAIL AND REGULAR MAIL

«First_Name» «Last_Name»
«title»
«company»
«address»
«city» «pc»

Dear «First_Name» «Last_Name» :

RE: David and Mary Thomson C.I., 2740 Lawrence Avenue East, approximately 12.2 acres
(Parcel C on attached Land Use Management Plan)

The Toronto District School Board, at its meeting on June 20, 2012, adopted a resolution pursuant to Section 194 (3) of the Education Act declaring that the above noted property is not required for the purposes of the Board.

The David and Mary Thomson C.I. site (as described in the attachments) is now available for sale. In compliance with *Ontario Regulation 444/98, Disposition of Real Property*, the Board is required to circulate properties that it proposes to dispose of.

Details regarding the disposition are enclosed. Interested parties are invited to submit a firm offer to purchase within 90 days of receipt of this Proposal. All offers must be in compliance with *Ontario Regulation 444/98* and must be forwarded no later than **January 18, 2013** to:

Toronto Lands Corporation
c/o Davisville PS / MTSD
43 Millwood Road, 3rd Floor
Toronto, ON M4S 1J6

Attention: Shirley Hoy, Chief Executive Officer



**TORONTO LANDS
CORPORATION**

Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax: 416-393-9928
website: www.torontolandscorp.com

A subsidiary corporation of the TDSB



TAKE NOTICE THAT if you intend to purchase the Property set out in this Circulation Notice, you are required by Section 6 of Ontario Regulation 444/98 to submit an Offer to Purchase by the date set out herein (**January 18, 2013**). If any Offer to Purchase, (the "Offer"), is made subject to financing approval, then, such approval must be obtained within 60 days of the Circulation Notice deadline. Otherwise, the Board reserves the right to terminate the Offer. We will neither accept nor acknowledge expressions of interest for the Property.

NOTICE TO ALL SCHOOL BOARDS

TAKE NOTICE THAT we are prepared to extend the 30-day period set out in Section 10(3)(a) of Ontario Regulation 444/98 to 60 days, to agree on fair market value of the property, provided the Board making an offer waives its right to binding arbitration set out in Section 10(3)(b)(ii) of Ontario Regulation 444/98.

Sincerely yours,

Shirley Hoy
Chief Executive Officer

Enclosures: Proposal
 Property Profile
 Land Use Management Plan (Schedule A)
 Floor Plans (Schedule B)

c: Daryl Sage, Director of Strategy and Planning
 Vidya Rego, Chief Financial Officer
 Donna Jondreau, Manager, Real Estate



Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax: 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



PROPOSAL

(made in accordance with Section 194 (3) of the Education Act)

The Toronto District School Board ("the Board") at its meeting of June 20, 2012, adopted a resolution declaring that approximately 18 acres of land at the Lawrence-Midland site is not required for the purposes of the Board and directing it to be offered for disposition as described below, subject to the requirements of *O. Regulation 444/98, Disposition of Surplus Real Property*. The David and Mary Thomson school property is a part of this surplus declaration.

- Property:** The property is located at:
David & Mary Thomson C.I.
2740 Lawrence Avenue East
Toronto, ON M1P 2S7
- Property Description:** See Parcel C on the attached Land Use Management Plan (Schedule A).
- Existing Use:** TDSB operating secondary school.
- Proposal:** The David & Mary Thomson school property is available for purchase (approximately 12.2 acres). It is located at the south east corner of the site.
- A JK-12 school campus will be constructed by TDSB on the retained lands with public access from Midland Avenue.
- Address for Offers:** Shirley Hoy, Chief Executive Officer
Toronto Lands Corporation
c/o Davisville PS / MTSD
43 Millwood Road, 3rd Floor
Toronto, ON M4S 1J6

For further information, please contact Donna Jondreau at (416) 393-0632.

Dated: October 19, 2012

Shirley Hoy
Chief Executive Officer



Shirley Hoy, Chief Executive Officer
 c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
 Tel: 416-393-0575 Fax: 416-393-9928
 website: www.torontolandscorp.com

A subsidiary corporation of the TDSB



PROPERTY PROFILE

David & Mary Thomson Collegiate
 2740 Lawrence Avenue East
 Scarborough, ON M1P 2S7

Property

Parcel of Land to be sold	12.2 acres (portion of current site)
Date of Construction	1958

Facility

Total Facility Square Footage	232,239 sq. ft.
Total Square Footage Available for sale	232,239 sq. ft.
Ministry Rated Capacity	1590
Number of Floors	2
Number of Classrooms	See attached floor plans (Schedule B)

\$37.2M

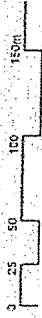
Municipal Regulations

Governing Official Plan	Toronto Official Plan
Official Plan Designation	Neighbourhood
Zoning Category	SC

Ownership Status

Ownership	Exclusive TDSB ownership
Current Use	Operating school

Site Plan

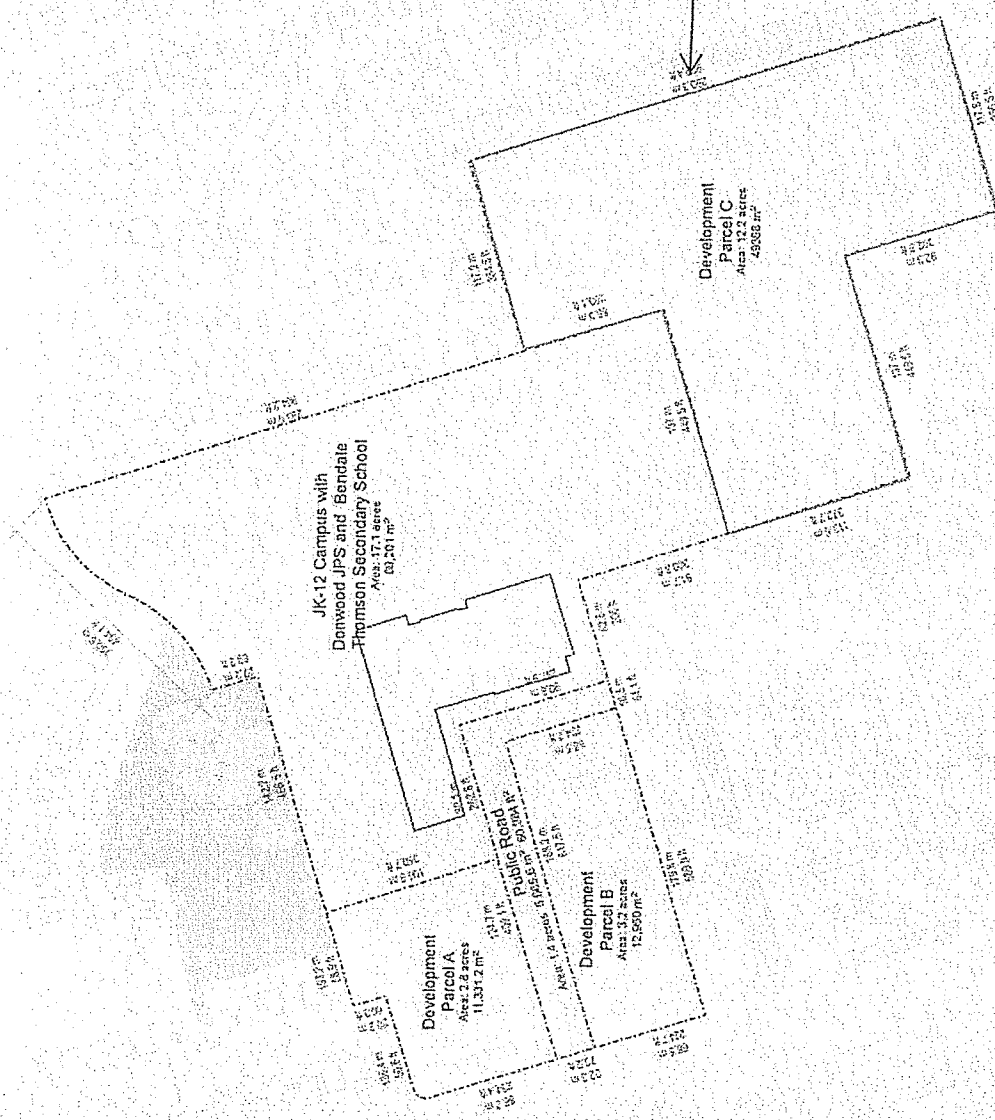


Land Use Management Master Plan

Lands for Surplus Declaration

- Parcel A: 2.8 acres
- Parcel B: 3.2 acres
- Parcel C: 12.2 acres

David & Mary Thomson C.I.

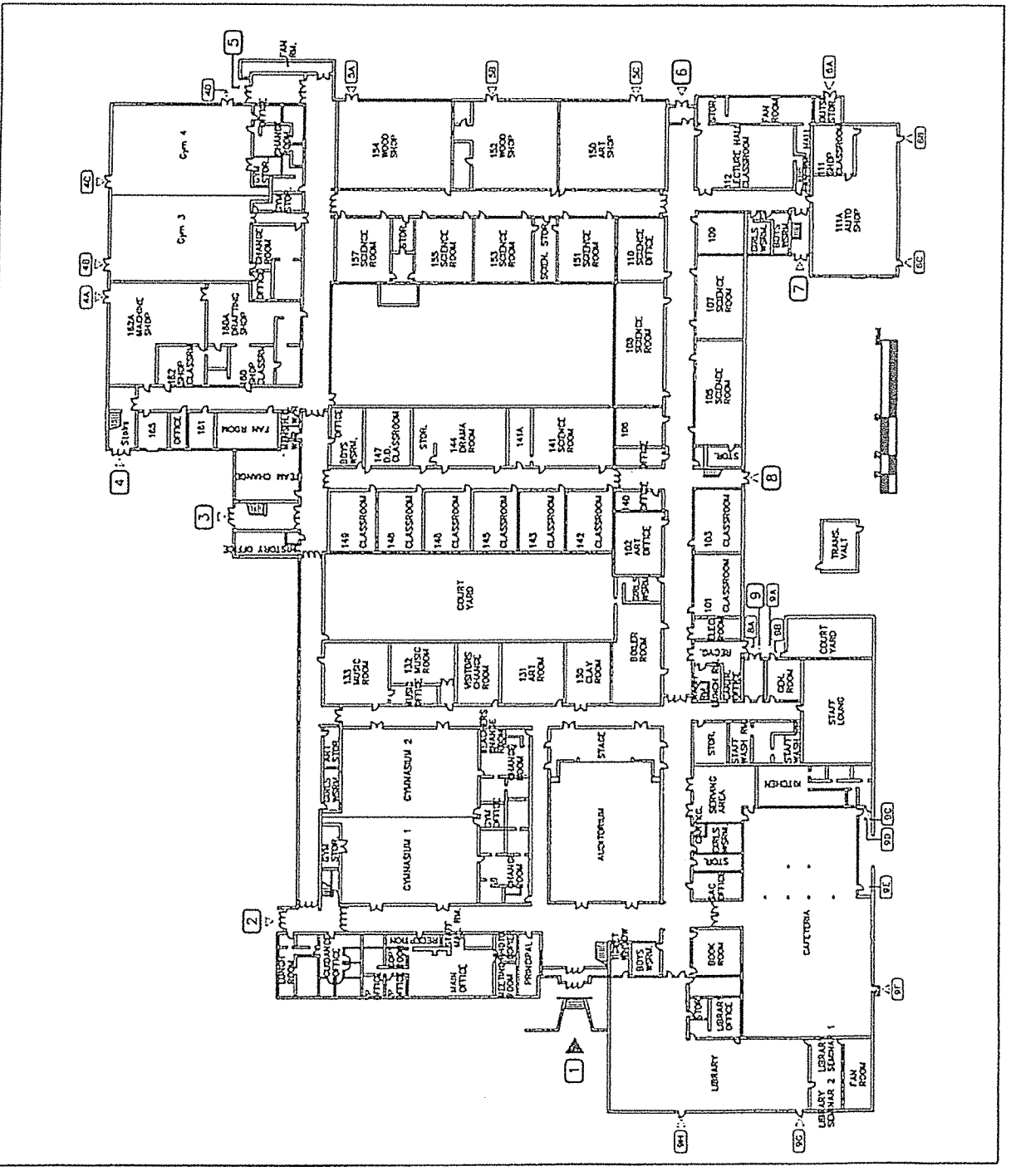


Lawrence Midland Redevelopment Study
Toronto District School Board

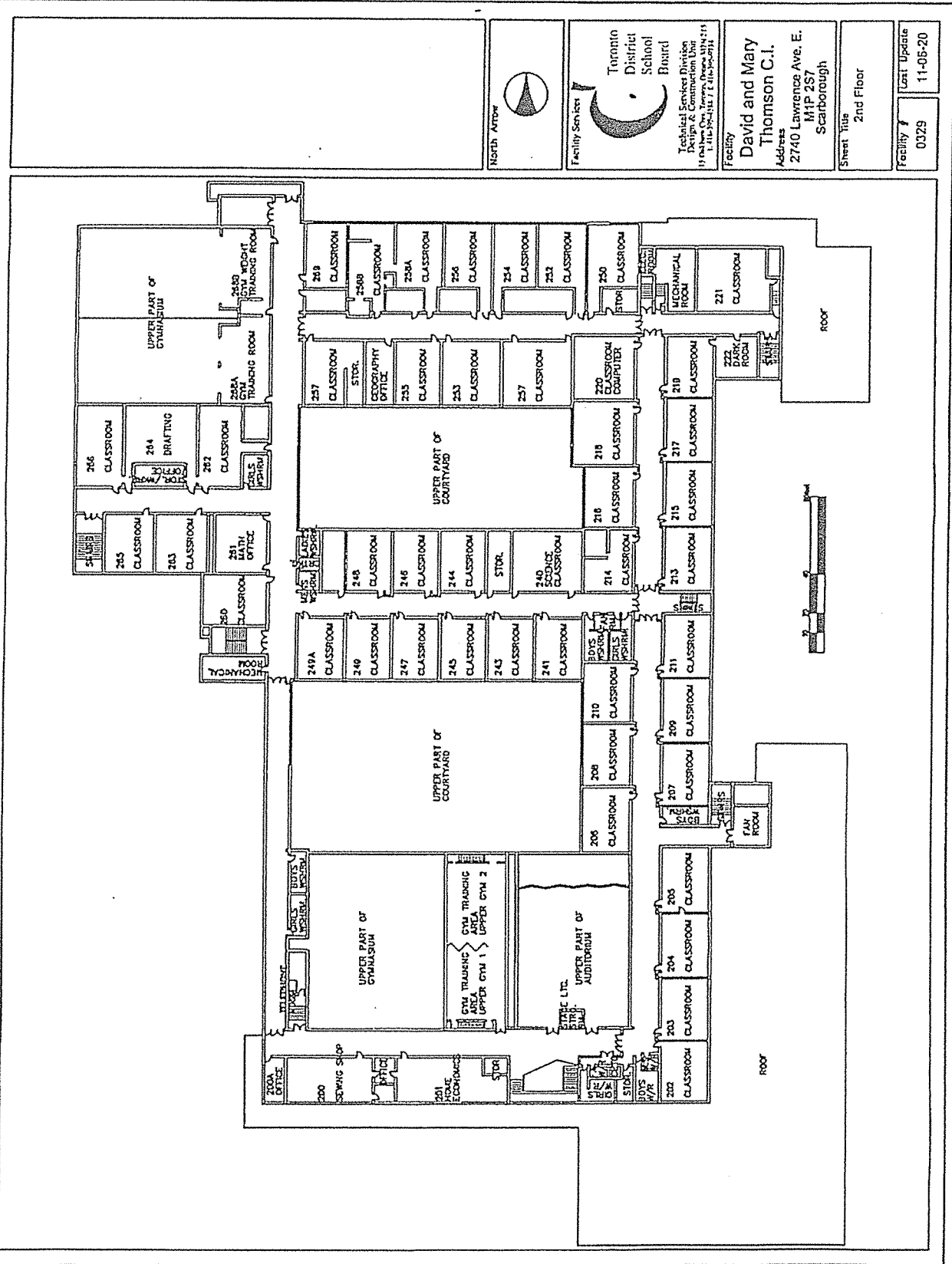
Baird Sampson Neuert
architects



Schedule B

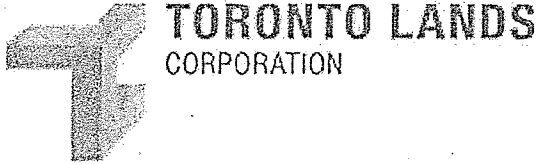
LEGEND: DOOR LABEL (XXX) MAIN ENTRANCE (V) EXTERIOR DOOR (▽)	North Arrow 	Toronto District School Board Technical Services Division Design & Construction Unit 11 Adelaide Street West, Toronto, Ontario M5H 1S5 Phone: (416) 392-3111	Facility David and Mary Thomson C.I. Address 2740 Lawrence Ave. E. M1P 2S7 Scarborough	Sheet Title 1st Floor	Facility # 0329	Last Update 11-05-07
--	-----------------	--	--	--------------------------	--------------------	-------------------------



Schedule B



 North Arrow	 Toronto District School Board	Technical Services Division Design & Construction Unit 1170 SHEPPARD AVE. E. #1115 SCARBOROUGH, ONT. M1P 2S7
Facility David and Mary Thomson C.I. Address 2740 Lawrence Ave. E. M1P 2S7 Scarborough		Sheet Title 2nd Floor
Facility # 0329	Last Update 11-05-20	



Shirley Hoy, Chief Executive Officer
 c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
 Tel: 416-393-0575 Fax: 416-393-9928
 website: www.torontolandscorp.com

A subsidiary corporation of the TDSB



October 19, 2012

VIA EMAIL AND REGULAR MAIL

«First_Name» «Last_Name»
 «title»
 «company»
 «address»
 «city» «pc»

Dear «First_Name» «Last_Name» :

**RE: Bendale BTI, 1555 Midland Avenue, site to be demolished subject to Ministry approval¹,
 approximately 6.0 acres of vacant land will be available after demolition
 (Parcels A and B on the attached Land Use Management Plan)**

The Toronto District School Board, at its meeting on June 20, 2012, adopted a resolution pursuant to Section 194 (3) of the Education Act declaring that the above noted properties are not required for the purposes of the Board.

The Bendale BTI school building will be demolished, subject to Ministry approval, and two vacant land parcels will become available for sale. In compliance with *Ontario Regulation 444/98, Disposition of Real Property*, the Board is required to circulate properties that it proposes to dispose of.

Details regarding the disposition are enclosed. Interested parties are invited to submit a firm offer, for either Parcel A or B or both (**must be clearly identified**), to purchase within 90 days of receipt of this Proposal. All offers must be in compliance with *Ontario Regulation 444/98* and must be forwarded no later than **January 18, 2013** to:

Toronto Lands Corporation
 c/o Davisville PS / MTSD
 43 Millwood Road, 3rd Floor
 Toronto, ON M4S 1J6

Attention: Shirley Hoy, Chief Executive Officer

¹ An application has been submitted to the Ministry of Education for approval of the demolition of the Bendale building.



**TORONTO LANDS
CORPORATION**

Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax: 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



TAKE NOTICE THAT if you intend to purchase the Property set out in this Circulation Notice, you are required by Section 6 of Ontario Regulation 444/98 to submit an Offer to Purchase by the date set out herein (**January 18, 2013**). If any Offer to Purchase, (the "Offer"), is made subject to financing approval, then, such approval must be obtained within 60 days of the Circulation Notice deadline. Otherwise, the Board reserves the right to terminate the Offer. We will neither accept nor acknowledge expressions of interest for the Property.

NOTICE TO ALL SCHOOL BOARDS

TAKE NOTICE THAT we are prepared to extend the 30-day period set out in Section 10(3)(a) of Ontario Regulation 444/98 to 60 days, to agree on fair market value of the property, provided the Board making an offer waives its right to binding arbitration set out in Section 10(3)(b)(ii) of Ontario Regulation 444/98.

Sincerely yours,

Shirley Hoy
Chief Executive Officer

Enclosures: Proposal
 Property Profile
 Land Use Management Plan (Schedule A)

c: Daryl Sage, Director of Strategy and Planning
 Vidya Rego, Chief Financial Officer
 Donna Jondreau, Manager, Real Estate



Shirley Hoy, Chief Executive Officer
 c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
 Tel: 416-393-0575 Fax: 416-393-9928
 website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



PROPOSAL

(made in accordance with Section 194 (3) of the Education Act)

The Toronto District School Board ("the Board") at its meeting of June 20, 2012, adopted a resolution declaring that approximately 18 acres of land at the Lawrence-Midland site is not required for the purposes of the Board and directing it to be offered for disposition as described below, subject to the requirements of *O. Regulation 444/98, Disposition of Surplus Real Property*. The Bendale BTI school property is a part of this surplus declaration.

The school, currently known as Bendale BTI, will be demolished in order to redevelop the planned K-12 campus for the TDSB. As a result, two vacant land parcels will be available for purchase.

Property: Two vacant land parcels (A and B, as outlined in the attached Land Use Management Plan), are available for sale. They are located at the existing Bendale BTI property, 1555 Midland Avenue, Toronto, ON M1P 3C1

Description: See attached Land Use Management Plan (Schedule A).

Existing Use: TDSB operating secondary school. Subsequent to demolition, this will constitute 2 vacant land sites.

Proposal: The Bendale BTI school building will be demolished. As shown on the Land Use Management Plan, the property will be severed into 2 parcels, both available for sale (Parcel A, 2.8 acres and Parcel B, 3.2 acres). It is intended that a new road, off of Midland Avenue, will be constructed between the two parcels of land (A&B). This road will serve as the primary entry point to the new TDSB school building that will be constructed. A TDSB JK-12 school campus will be built on the north central portion of the site, having public access from Midland Avenue.

No BLDG.
 FAV @ \$2/acre
 = \$ 5.6 M.
 = \$ 6.4 M
total:

Address for Offers: Shirley Hoy, Chief Executive Officer
 Toronto Lands Corporation
 c/o Davisville PS / MTSD
 43 Millwood Road, 3rd Floor
 Toronto, ON M4S 1J6

For further information, please contact Donna Jondreau at (416) 393-0632.

Dated: October 19, 2012

Shirley Hoy
 Chief Executive Officer



Shirley Hoy, Chief Executive Officer
c/o Davisville PS/MTSD, 43 Millwood Road, 3rd Floor, Toronto, ON M4S 1J6
Tel: 416-393-0575 Fax: 416-393-9928
website : www.torontolandscorp.com

A subsidiary corporation of the TDSB



PROPERTY PROFILE

The two parcels of vacant land are located at:

Bendale BTI (existing site to be demolished)
1555 Midland Avenue
Scarborough, ON M1P 3C1

Property

2 Parcels of Land to be sold

Parcel A, 2.8 acres

Parcel B, 3.2 acres

Municipal Regulations

Governing Official Plan

Toronto Official Plan

Official Plan Designation

Neighbourhood

Zoning Category

M&S

Ownership Status

Ownership

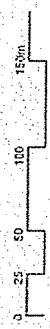
Exclusive TDSB ownership

Current Use

Operating school

Schedule A

Site Plan



Land Use Management
Master Plan

Lands for Surplus Declaration
Parcel A: 2.8 acres
Parcel B: 3.2 acres
Parcel C: 12.2 acres

Lawrence Midland Redevelopment Study
Toronto District School Board

Baird Sampson Neuert
architects

