

# Building Update

## Community Meeting Notes

On Wednesday, August 2, 2017, Principal Rosemary Evans gave a presentation in the John and Margaret Withrow Hall (UTS Auditorium) detailing the decision-making process behind the selection of 30 Humbert St. as the temporary school site during the renovation and construction at 371 Bloor St. W.

Thoughtful questions were brought forward:

1. **Has the school talked to the TTC about increased traffic from Ossington station?**

A request has been submitted to the TTC; the TTC currently offers 15 buses per hour from Ossington station on this route at peak hours. Next year UTS will work with parents to explore the feasibility of shuttle buses from a number of locations as part of our planning process.

2. **Can the school share a floorplan of 30 Humbert? Is there a cafeteria or other spaces to eat and congregate, and if so, will the school provide hot lunches?**

At this time there is no operating cafeteria at 30 Humbert St. We will be developing our plans for the site over the course of the next year which will include space for students to eat lunch. We will also investigate with parents and students options for lunch both in the neighbourhood and possible lunch services. It was also suggested that food trucks might be invited to provide cheap lunches on site. All of these ideas will be passed on to our planning committee.

3. **Has the school considered providing a shuttle service from Exhibition GO station for students coming from the west?**

Please see #1 above.

4. **Did the Steering Committee consider splitting the population between two locations?**

Yes, the Stakeholder Committee and our staff committees discussed this option. The teachers were reluctant since they teach across all grades; students also want the population to remain together since cross-school connections are central to the UTS experience. The house system, for example, connects students across grades; F1-S6 relationships are important. Maintaining the UTS community was a decision criteria.

5. **Will there be a shuttle running to UofT campus?**

Yes, maintaining the relationship with the University is an important part of the Affiliation Agreement. The use of university facilities has increased since the affiliation was finalized. Periodic shuttle buses for use of athletic facilities and for specific events will be implemented as needed.

6. **Will the school remove religious symbols at 30 Humbert?**

The administration is aware of this sensitivity. The lease agreement gives UTS the right to signage and the TCDSB has been approached.

7. **Has the school approached the TTC about increased traffic on the 501 streetcar?**

Not at this time. We will investigate transportation options and the need for enhanced services as we plan during the next year. In addition, the school plans to seek students' assistance in discovering and experimenting with the best ways to solve transportation issues.

8. **Does the school have a timeframe for the relocation?**

The best estimate at present of the construction timeline is two and a half years. We do not as yet know when construction will begin; it will not be during the 2017-2018 school year.

9. **What security measures will be put in place?**

As part of our planning security measures will be investigated. We will implement a security guard during the day as well as in the evening. The school has an alarm system linked directly to Toronto police. The doors can be locked as required and admission by a “buzzer system”. Cameras will be installed.

10. **The building update states that school will start at 9 a.m. instead of 8:45 a.m. Will class end later in the afternoon as well?**

The timetable and closing times will be discussed during the planning stage. 30 Humbert has a more efficient layout and we will reduce the time between classes slightly. This will not mean any reduction in instruction time; independent study time is included in total hours counting toward credit hours. With our ten period schedule (over two days) UTS students spend significantly more time in class than other schools.

11. **30 Humbert is not located on a main street. What is the school doing about safety in the neighbourhood?**

UTS currently hires a security guard from 4 p.m. to midnight. We will consider a daytime security guard, and a second guard in the evening. Unlike at 371 Bloor, we will have the option of locking doors and controlling access to the building. We cultivate good relationships with Toronto Police liaison officers at our current location, and will do so at the new building; their response is very good. Next year we will explore other options related to security and safety at the new location and will involve parents and students in our planning.

12. **Recommendation to ask parents about what specific routes they will take to the new location when canvassing.**

13. **Why is 30 Humbert empty?**

The demographics of the neighbourhood have changed and no longer warrant two elementary schools in the area. TCDSB do not want to sell the property because they believe those demographics will change back in the next ten years.

14. **Will there be any reduction in student activities/co-curriculars because of the new location?**

No. We can promise that that is one of the highest priorities and that there will be no reductions.

15. **What kinds of delay does the school expect might occur which would prevent moving in September 2018? What are the causes? Will the students be compelled to move during the academic year? Will there be an impact on enrollment?**

Our construction start date depends on obtaining approvals from the the University and the City. 30 Humbert can be ready we believe for September 2018. We hope that there will be little impact on enrollment: acceptance offers; at present our application to acceptance figures are at a 1:4 ratio for F1, and for M3 a 1:12 ratio.

16. **What are the actual costs of construction? Who will be benefiting from these costs? Will you guarantee that tuition will not change because of this project? What do you mean by no significant increases?**

As our update stated, we do not foresee a significant tuition increase stemming from the renovation project. We have worked hard to keep tuition in line with inflation, at approximately 3%. That figure has been coming down in recent years. Tuition revenues will not be diverted to

construction costs. You may, of course, choose to contribute to the campaign directly. We do not foresee the need for a levy to cover construction costs.

17. **What facilities are available on site to support co-curricular activities?**

There is a stage in the double gymnasium, although no auditorium. We can rent space if we feel it is necessary for certain events as we did this year for graduation (Edward Johnson Building at the University of Toronto). Common areas for Show rehearsals can be provided. There is a field attached and parks in the vicinity (Osler Playground and Trinity Bellwoods Park).

18. **What if we can't move until 2019?**

We hope that this doesn't happen. Our building experts believe that demolition can begin. We will make decisions as we move forward with our planning next academic year.

19. **Where does the money to renovate 30 Humbert come from?**

We built a staging budget into our capital budget which will cover the costs of renovation.

20. **What has been the teachers' reaction to this relocation? Is there any danger that they will leave?**

The teachers may freely leave their positions for a multitude of reasons but we have no indication that teachers will be leaving because of the move. Teachers have told us that they feel the move will best meet our needs during the construction period.

21. **How confident are you that the school will have the funds for construction when you need them?**

The hard costs for construction are currently estimated at \$45 million. With current donations to date and pledged, and a debenture for \$26 million from the UTS Foundation, we have sufficient funds to begin construction. Most has been raised during the silent stage of the campaign, from members of the community that have stepped forward to help UTS. The public campaign will launch in late September 2017.

22. **Has the school approached the Mayor about expediting the approvals process?**

This would not be possible for the Mayor. The Mayor remains a the supporter of the school in many ways. We are working closely with the University and the local counsellor.

23. **Who was the competitor to our bid for 30 Humbert?**

That information is confidential per our agreement with TCDSB.

24. **What is happening to the historic elements of the old building, like lockers and paintings?**

Some will remain at the school and others will be auctioned off.

25. **When will we be given a final timeline for the relocation?**

UTS will pass on information as it becomes available.

26. **At what stage is the school in its applications to the City?**

A Preliminary Project Review has been submitted to the City. A primary traffic study has been completed and further traffic study is being planned. The architect has schematic drawings ready.

27. **Will it be possible to have a tour of 30 Humbert?**

Eventually that will be possible. We need to renovate the space first to support our program.

28. **What kind of parking facilities are there at 30 Humbert?**

Parking is limited at the site. We will research and publish a list of parking options in the neighbourhood. The school does have a limited number of parking spaces.

29. **What infrastructure is there for bicycles?**

The area is adequately serviced by bike lanes, and the City continues to expand its network. We will work with our committees to explore and clarify biking options.

30. **What is the school doing to retain the character of the original 371 Bloor in the renovation project? Will the swimming pool be maintained?**

UTS is coordinating the restoration of the entire heritage facade on Bloor St. and Huron St.. Historic features and artifacts will be preserved and where possible incorporated into the new building. As for the swimming pool, we consulted with the University and the City and it was determined that a UTS pool was not desired/ Pools are very expensive to maintain and many aquatic spaces are available in Toronto. The UTS swimming pool will become a black box theatre.

31. **To what extent was the increased enrollment at OISE a factor in the decision to relocate?**

It was not a significant factor. There was not enough space to remain at 371 Bloor without renting nearby. OISE has a right to use space in the building.

32. **Is it realistic to cut travel time between classes in the new timetable?**

We're going to explore this; we will ask the students what they think.

33. **How much space will OISE occupy in the new building?**

One small office of 500 square feet.

34. **Has the university contributed?**

The University is not contributing to the renovation project.

35. **The new affiliation agreement expires after 50 years. What is the long-term plan for the school?**

The University owns the land, and the new building, and has given us a lease to use it--rent free--for 50 years. We have assurances that as long as we continue to be a contributing member of the University community, that arrangement will be secure. Once the renovation is complete our rent payments to the University, \$650,000 per annum, will cease.

36. **Given that construction projects regularly go over budget, has the school stress-tested its budget for this project?**

Our project manager, the firm Turner & Townsend, is confident that the hard costs of construction will be \$45 million. We have built in contingency funds in the overall project budget to absorb any unforeseen costs. It greatly

reduces our costs, however, to have a building that is uninhabited during construction. These figures have certainly been stress tested.