



University of Toronto Schools

Building Update

25 July 2017

We are pleased to provide you with a brief update on our progress related to site redevelopment at 371 Bloor Street West. If you have any questions, please contact Murray MacMillan, Executive Assistant to the Principal, at murray.macmillan@utschools.ca or 416.978.2021.

Renewed Building

UTS has been working closely with our University of Toronto partners, the Huron-Sussex Residents Organization, and the City of Toronto to develop a site plan which will be acceptable to all parties. We have submitted a Preliminary Project Review to the City of Toronto for feedback. In partnership with the University, we contracted a study of traffic flow in the neighbourhood to anticipate the impact of the redevelopment of our block on traffic patterns in the vicinity of the school, both today and in the future. We have also conducted other preliminary studies required to commence construction. Once our site plan is approved, we will move to secure a construction contract and—at that point—will be able to communicate the start date for construction.

UTS During Construction

UTS has secured a school site for use during construction. By moving, we are able to reduce the time for construction from over four years to approximately two and a half years. In addition, we can ensure that there are no disruptions or safety risks as a result of the extensive work occurring on the UTS site. We will be leasing a school building from the Toronto Catholic District School Board. The school is located at 30 Humbert Street, close to Ossington Avenue. The site is accessible by public transportation and is only about 15 minutes from UTS by subway and bus. This site will accommodate all UTS students and teaching staff, and has a double

gymnasium and a field. We will be conducting necessary renovations to ensure that we can continue to offer our full UTS program at the new site. In order to reduce the stress on students and families, we plan to delay our daily start time to 9:00 a.m. once we relocate.

Capital Campaign

UTS will launch our public fund-raising campaign on 28 September 2017. There will be an event for students on 29 September. We are pleased to report that we have already raised over \$38 million in donations and pledges and anticipate the need for an additional \$22 million. We will have sufficient funds to commence construction when our site plans are approved.

Impact of a Renewed Building on Bursary and Tuition

UTS will continue to be able to provide bursary support to approximately 20% of our students, an amount equivalent to about \$1.3 million annually. Indeed, we have been fortunate to secure new bursary funding from donors in the past few months which will allow UTS to secure and enhance our bursary program. We have been planning for our site redevelopment for many years and do not anticipate significant tuition increases related to the costs of construction.

UTS Building FAQs

1. Why is UTS renovating?

As part of our renewed Affiliation Agreement with the University of Toronto, UTS is required to renovate and build a new auditorium and gymnasium, and new classroom spaces.

2. What part of the current building will UTS occupy after construction?

UTS will be consolidated in the east end of the current building rather than using space throughout the building as is currently the case.

3. How much space do we currently occupy? How much will we occupy post-construction?

Currently, UTS occupies about 90,000 sq. ft. Through a combination of new and renovated space, we will have approximately 125,000 sq. ft. following construction.

4. What is being planned for the remainder (west side) of the site?

For many years, U of T has planned to redesign the western section of 371 Bloor Street West, however no specific plans or timelines have yet been developed.

5. What will happen to the original structure?

The facade will be maintained and restored and the rest of the original building east of the centre doors on Bloor Street will be renovated. The original building will not be gutted.

6. Will the lockers and paintings be kept?

Some aspects of the original building will be saved and, where possible, incorporated into the new and renovated building. Some historic assets will be sold as mementoes of our past.

7. What are your options for accommodating students and staff (staging) during construction?

At present, we are exploring two main options:

- Remaining at 371 Bloor Street West, closing off areas affected by construction, and obtaining additional office and classroom space close to the school
- Finding a school building close to UTS and on a TTC route to move into during some or all of the construction period

8. During construction, will students have access to the resources/facilities of the University, per the Affiliation Agreement?

Yes. During the construction period, our students will have access to university facilities and our various partnerships with the university will continue.

9. Do you have to have all the money raised before construction begins?

UTS will have to raise funds for all of the hard costs of construction and put them into a joint bank account with the University of Toronto before the shovel goes in the ground. This is a requirement of our Affiliation Agreement.

10. What is the anticipated length of construction?

We anticipate that the length of construction will be between 2 ½ and four years. The length depends on many factors including whether or not the project will require more than one phase of construction. Completing the project in one phase will reduce the timeline and the costs.

11. When will construction begin?

UTS must first finalize the design and obtain approvals from both the University and the City of Toronto. The earliest date for the start of construction would be early 2018. We do not anticipate that we would need to move into any new space until the summer of 2018 at the earliest.

12. How do you know there won't be unexpected structural issues with the building once you start construction that might affect timelines and costs? What is the plan if this is the case?

Structural engineers have inspected the building and have informed us that structural reinforcement is required on some walls – for example, the outside walls facing the parking lot. We are trying to anticipate issues during the design stage.

13. Will there be any hazards for the students inside the building (e.g. asbestos removal, lead, etc.) during or after construction?

Safety is a paramount consideration. We will put in place appropriate hoarding to divide off the construction areas. As in all construction projects, we will operate under strict Health and Safety guidelines and there will be regular inspections.

14. What will be your process for making decisions regarding staging options?

We have organized a Stakeholder Committee consisting of 15 people representing students, staff, parents and alumni. The mandate of the committee is to further develop criteria for decision making and also to continue to explore our options. Our current decision criteria are:

- Maintaining the UTS student and staff experience
- Minimizing disruption to students, staff and families
- As short a construction timeline as possible
- Sustaining partnerships with the University of Toronto

This committee will report to our Project Steering Committee. Our Project Steering Committee will make a recommendation to our Board of Directors which will then decide on the staging plan.

15. How will you continue to update the UTS community?

We will endeavour to maintain current FAQs on our website and are committed to sending out regular email updates.