

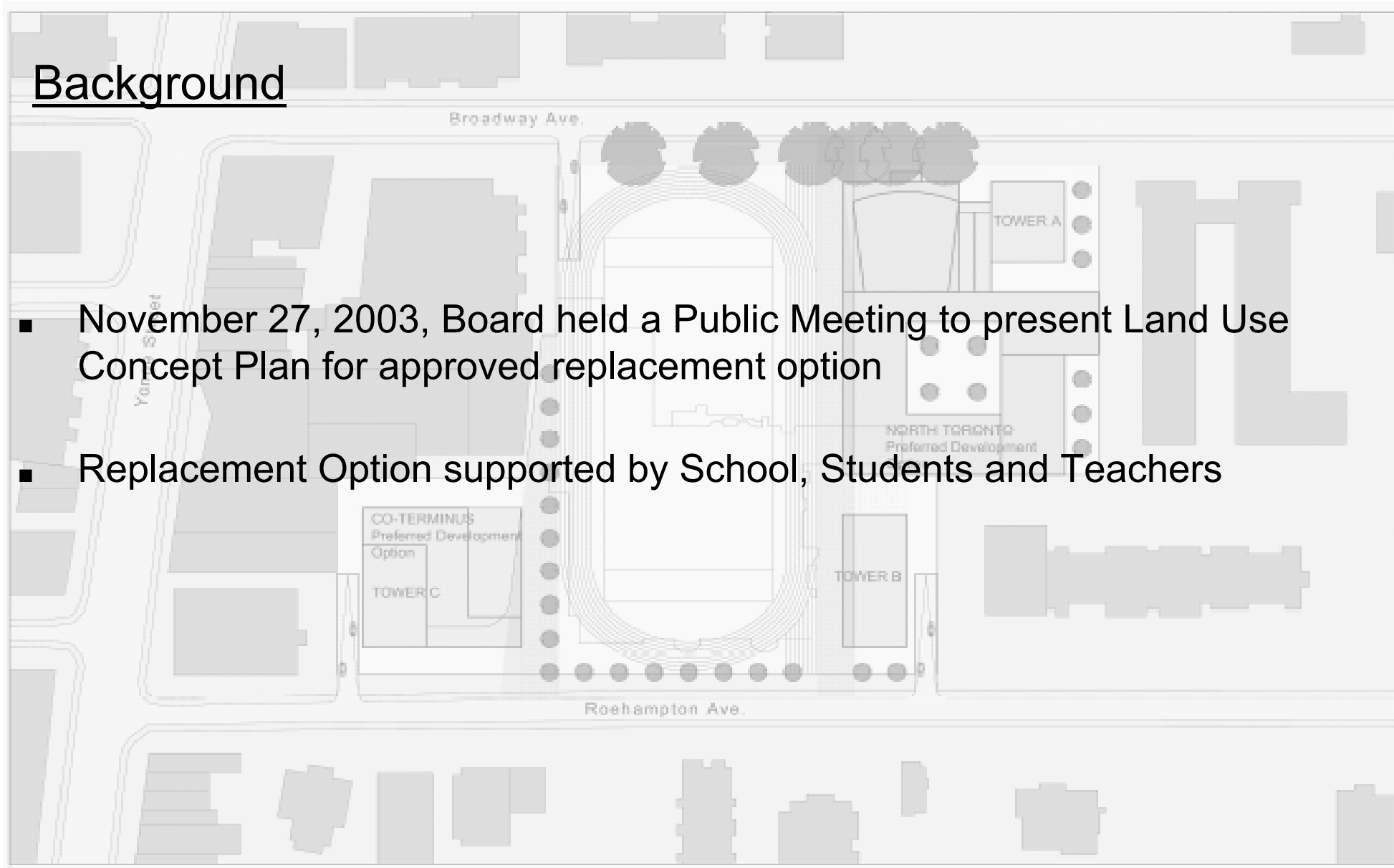
# North Toronto Collegiate Institute Redevelopment Responding to Community

## Background

- Early in 2003, TDSB approved a five year School Facilities Revitalization Master Plan
- Master plan calls for the replacement of North Toronto
- \$14m from TDSB; balance of construction funded from development

## Background

- November 27, 2003, Board held a Public Meeting to present Land Use Concept Plan for approved replacement option
- Replacement Option supported by School, Students and Teachers



## What we heard from the Community on November 27, 2003

- Concerns about selling off public land to fund school construction
- Concerns about the impact of additional residential density on the Community
- A call to understand the technical audit
- A call to understand the options considered including approved replacement option
- A call to understand what aspects of NTCI have historical merit and what should be considered for preservation

## Responding to Concerns

Breakout presentations and Discussion:

- TDSB land acquisition, disposition and funding
- Impact of additional residential density on the NTCI community
- Technical audit
- Preserving Heritage
- Exploration of Options
  - Status Quo
  - Renovation
  - Renovation + Addition
  - Replacement

## Criteria for Option Assessment

- Cost
- Residential Development - Funding Possible
- TDSB Funding Available
- Net Other Funding Required
- Total Building Area to Maintain
- Future Maintenance Costs
- Students Remain - During Construction
- Retains Historic Façade
- Retains Historic Classrooms
- Barrier Free Access
- New Programme Accommodated
- Full Track and Field
- N/S Orientation to Field
- Access to Swimming Pool

# Breakout Sessions

## **Presentation**

- A1. TDSB Land Acquisition, Disposition+ Funding
- 2. Impact of Additional Residential Density on NTCI Community

## **Presenter**

- Gabriella Sicheri
- Brian Boake

## **Location**

- Pink, Rm 101
- Pink, Rm 101

- B1. Technical Audit
- 2. Preserving the Heritage of NTCI

- Bill Sullivan
- Bill Greer

- Gold, Rm 102
- Gold, Rm 102

## **Option Exploration**

- C1. Status Quo
- 2. Renovation

- Richard Kalmin
- Peter Halsall

- Green, Rm 103
- Green, Rm 103

- D1. Renovation + Addition
- 2. Replacement

- Cheryl Atkinson
- Stephen Teeple

- Blue, Rm 106
- Blue, Rm 106

## **Answering Questions**

Rauda Dickinson

Auditorium

## **Closing Remarks**

Josh Matlow

Auditorium

		QUALITATIVE & QUANTITATIVE ANALYSIS				
CRITERIA		Status Quo	Renovation	Renov. Plus Addition	Renov. & Addition	New Construction
				Option A	Option B	
Quantitative	Cost	5 mil over 5 yrs	\$18.4 mil	\$32.6 mil	\$31.6mil	\$28.6 mil
	Residential Development Funding Possible	No	No	No	\$7.4 mil	\$14.0 mil
	TDSB Funding Available	Maintenance Fund.	Req. Board Approval	Req. Board Approval	Req. Board Approval	YES, \$14.0
	Net Other Funding Required	N/A	\$18.4 million	\$32.6 million	\$24.2 million	0
	Total Building Area to Maintain	174,200 s.f.	174,200 s.f.	200,000 s.f.	180,000 s.f.	153,000 s.f.
	Future Operating Costs	14% more +	14% more	30% more	18% more	typical
Qualitative	Students Remain During Construction	Yes, w. disruption	No	No	No	Yes
	Retains Historic Façade	Yes	Yes	Yes	Yes	Yes, Relocated
	Retains Historic Classrooms	Yes	Yes	Yes	Yes	No
	Barrier Free Access	No	Yes, 80%	Yes, 80%	Yes	Yes, 100 %
	New Programme Accomodated	No	No	Yes	Yes, gym too narrow	Yes
	Full Track and Field	No	No	Yes	Yes	Yes
	N/S Orientation to Field	No	No	No	No	Yes
	Access to Swimming Pool	Yes	Yes	Yes	Yes	Yes
Parking Available (NIC TPA)	60 surface	60 surface	370 per floor	220 per floor	440 per floor	