



## **York Memorial Collegiate Institute Update**

**To:** Finance, Budget and Enrolment Committee

**Date:** 17 September, 2019

**Report No.:** 09-19-3737

### **Strategic Directions**

- Provide Equity of Access to Learning Opportunities for All Students

### **Recommendation**

It is recommended that the report be received.

### **Context**

The following report outlines the status of the York Memorial Collegiate Institute /2 Tretheway Administration Centre restorations.

### Cause

At the present time, the Office of the Fire Marshal has been unable to determine the cause of the fire, and it is listed as Undetermined – unable to isolate ignition.

### **Action Plan and Associated Timeline**

#### Damage Assessment at York Memorial Collegiate Institute

The York Memorial building suffered extensive damage as a result of the fire. TDSB staff have been working with our insurance adjustors to determine the extent of the damage. The structural examination has revealed that the auditorium and front section of the building are a total loss and would have to be rebuilt. This area is also complicated by the fact that it contained most of the heritage features and any reconstruction must be done in consultation and agreement with the City Heritage staff.

The wings on either side of the auditorium also suffered damage; however it was primarily related to smoke infiltration and water from the firefighting activities. These

areas may be salvageable, however costs consultants are reviewing the amount of rehabilitation compared to a complete rebuild.

The remaining heritage area consists of the front wall of the school, including the tower and front doorway. Staff from the TDSB, the Insurance Adjustors and the Restoration Contractors are working with staff from the City Heritage Department in a careful removal/disassembly of the upper floor. This work is being completed under an order from the City that requires us to make the site safe.

Any heritage materials, including the bricks and stone components will be removed and stored offsite for later use in any rebuild. When the top floor is removed, and the remaining areas are stable, a temporary roof will be installed to keep the elements out of the remaining structure. When it is determined that the building is structurally safe, work will stop until such time until a decision is made on the future rebuild and proper approvals are in place from the City and the Ministry of Education.

At this point it is premature to speculate on how much of the school building will be viable in any future rebuild.

### Centennial Building

A section of the Centennial Building, located at the west end of the site contains a City of Toronto run Community Centre, a swimming pool and the school gymnasium. This area is under long term lease to the City Parks and Recreation department, who operate community programming including swim programs and athletic programs in the gym.

Damage to this area was confined to smoke and water damage, including the loss of the wood floor in the gym. Staff from the City have requested that this area be rehabilitated in order to restore much needed community programming. We are working with the City to get this Centre back on-line. However there are issues related to the provision of utilities and heating for both the Centre and the pool water. It is anticipated that a temporary boiler will be installed to provide this heat, and to provide limited heat to the remaining York Memorial structure.

### Tretheway Administrative Centre

The Tretheway Administrative Centre suffered extensive smoke damage, with limited water damage on lower floors. Work is almost complete on the rehabilitation of this space, and the scope included replacement of all fibrous materials such as carpets, ceiling tiles, draperies, drywall and furniture. All hard surfaces will be thoroughly cleaned and painted. Similar to the Centennial Building, there is an issue with heat, as the boilers serving this building were located in the now destroyed York Memorial boiler

room. A temporary boiler will be installed to serve this area and it is expected that staff will be able to reoccupy this space in mid-October 2019.

## **Resource Implications**

The Board is fully insured for the replacement value of the loss at York Memorial. We have been working closely with our insurers throughout the initial recovery phase. Any plans for a rebuild will require us to obtain the necessary approvals from the City of Toronto and the Ministry of Education. These approvals may include Site Plan Amendment, Heritage approvals and Ministry Approval to Proceed. Staff have been working closely with the City and have had preliminary discussions with the Ministry to update them on the condition of the building, as well as to start the conversation on next steps. Further updates will come to Board as staff work through the process with our insurers, city staff and the Ministry of Education.

## **Communications Considerations**

Information and notice of the Board decision will be posted on the York Memorial CI website and the school's profile page on the TDSB website.

## **Board Policy and Procedure Reference(s)**

N/A

## **From**

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