



July 22, 2014

Questions and Answers: Fanshawe proposes exciting expansion in downtown London

Q1: What is Fanshawe proposing?

A1: Fanshawe College is proposing to bring an additional 1,600 students to downtown London in a reconstructed and enlarged Kingsmill building. The end result would be 2,000 students in the downtown core.

Q2: Has Fanshawe purchased the Kingsmill building?

A2: Fanshawe has made a conditional offer to purchase the Kingsmill building that remains in effect until early August 2014.

Q3: What is Fanshawe proposing for the Kingsmill building?

A3: Fanshawe would transform the building into a modern six-storey, 101,000-square-foot campus, able to accommodate 1,600 students, rather than the originally planned 600.

Q4: What is the cost of this project?

A4: The estimated cost of the project is \$66.2 million.

Q5: What is the City of London's role in this project?

A5: Fanshawe is asking for the City's support by providing additional grants and approving essential heritage alterations. Fanshawe is requesting the City contribute an additional \$10 million over 10 years to the project. This grant would be over and above the \$10 million already committed for phase two by the City.

Q6: What is the benefit for the City of London?

A6: A new College campus will further the City's Downtown Master Plan Vision to revive Dundas Street and supports the transformation of London's core into a vibrant destination for arts, education, culture, shopping, living, dining and working.

Q7: If the City of London doesn't agree to help fund this, will the College proceed?

A7: The College will need to revisit its business plan to assess the feasibility of this downtown expansion relative to other capital investment priorities and opportunities.

Q8: What happens if Council defers this back to staff for further consideration – are you willing to delay your plans?

A8: Fanshawe's conditional offer to purchase the building expires in early August.

Q9: How is the College funding this project?

A9: The College plans to invest up to \$46.2 million of its own money for this project. This money will come from a combination of existing capital budgets, debt financing and fundraising.

Q10: Is the College asking the provincial government to help fund this project?

A10: The College is currently developing a new 10-year Campus Master Plan for its London campuses and, when complete, it will actively seek federal and provincial grants for capital development as well as private sector business partner support.

Q11: How else is the College involved in London? Is the College investing in other areas of the city?

A11: The downtown campus is the largest, but only one of many investments Fanshawe has made and will be making in this city, including purchasing the former Small Business Centre to build the Centre for Applied Transportation Technology, the recently announced purchase of the former Jazz airport hangar for aviation programs, and it is actively pursuing an investment in the Advanced Manufacturing Park with a request for federal government funding.

Q12: Did the College explore other properties within the Education and Arts District?

A12: Yes, during an extensive search, Fanshawe identified and investigated more than two dozen properties within and near the Education and Arts District. Only this one had the location and property footprint to meet the College's intended use requirements.

Q13: Would the College be able to find other properties if the boundary of the district was changed?

A13: The College believes that there are significant synergies by having its campus buildings located in relative proximity. This will provide for operational efficiencies and improved access to academic spaces and services for students.

Q14: Are these all new students?

A14: There will be a mix of existing students and new students at the downtown campus. However, by moving the School of Information Technology and the School of Tourism and Hospitality downtown, it will create capacity for the College to offer new and expanded programming at the main campus. This fall, for example, the College is opening a new School of Public Safety and over the next three years plans on delivering significant new program offerings.

Q15: Some businesses have said they don't see any impact of having the 400 students downtown. How do you know this will be positive for downtown?

A15: Downtown businesses and business leaders have told us that students and staff have added a vibrancy and excitement to downtown even though it has been open for only one semester.

Q16: What programs will move downtown?

A16: The new and expanded building will enable the College to relocate and consolidate its School of Tourism and Hospitality and the School of Information Technology.

Q17: What heritage alterations is the College requesting?

A17: An extensive structural assessment and feasibility study has determined that the reconstruction of the interior of the Kingsmill building will be necessary to transition from retail to educational use. The current owner of the building has made an application for alterations that, if granted, would see reconstruction and expansion of the building, within the existing heritage district guidelines.

Q18: What happens if the City does not approve the heritage alteration request?

A18: The permission for heritage alterations that the current owner is requesting is a material requirement for the owner and College to proceed with the sale and purchase of the property. Without this permission, the purchase will not proceed.

Q19: Will the College maintain any heritage features of the building?

A19: The College will make every reasonable effort to preserve the Dundas Street façade of the Kingsmill building and will also consider how we can make use of some other unique features of the building.

Q20: What happens if the façade cannot be maintained?

A20: Fanshawe is committed to maintaining the Dundas Street façade of the Kingsmill building. If for some reason it cannot be maintained, the College would plan to reconstruct or rebuild the façade, similar to the development of the Capitol Theatre and the Bowles building.

Q21: How did Fanshawe decide reconstruction of the interior would be necessary?

A21: Following an extensive structural assessment and feasibility study by professional consultants, the College determined that reconstruction of the interior of the Kingsmill building would be required to serve the intended purpose and use of the College for its academic programs and student support services and to meet the applicable requirements of the Ontario Building and Fire Codes as well as the requirements for accessibility.

Q22: What's the timeline for construction and occupancy?

A22: The College hopes to begin planning and design with construction scheduled over three phases beginning in 2015. The School of Information Technology will relocate and occupy the building in the fall 2017 and completing work for the School of Tourism and Hospitality to move in and occupy by fall 2018.

Q23: Will the construction cause road closures?

A23: Sidewalk and road closures will be necessary to provide access to the construction site and to provide a safe work area for workers and for the public. The College will work closely with the City and downtown businesses to provide advance notice of any disruptions and to minimize any impact. The College fully understands the importance of working closely with our downtown neighbours through regular communication and updates.

Q24: Will the construction cause disruptions for nearby properties?

A24: As with any infill construction project, there may be some impact of noise and vibration through the work. The College and its contractors will work cooperatively with the owners to ensure the impact is minimal.