



# UNIVERSITY OF TORONTO

## Office of the Vice-Provost, Space & Facilities Planning

#9

27 King's College Circle, Toronto, Ontario, Canada M5S 1A1 Tel: (416) 978-5515 Fax: (416) 978-3939 E-mail: ron.venter@utoronto.ca

December 17<sup>th</sup>, 2001.

### MEMORANDUM

**To:** Planning and Budget Committee

**From:** Ron Venter, Vice-Provost, Space and Facilities Planning

**Re:** Allocation to Upgrade 56 Spadina Avenue.

---

#### Item Identification

Allocation from the University Infrastructure Investment Fund [UIIF] to upgrade 56 Spadina Avenue to accommodate Campus Care Co-op.

#### Sponsor

Ron Venter, Vice-Provost, Space and Facilities Planning

#### Jurisdictional Information

The Planning and Budget Committee recommends approval of expenditures from the Operating Budget Special Funds, specifically the UIIF for this project. Given that the total project cost is less than \$2 million, this project, consistent with the Policy on Capital Planning and Capital Projects was approved by the Accommodation and Facilities Directorate [AFD].

#### Highlights

Campus Care Co-op provides daycare services to members of University community. Their facilities are located on Devonshire Road, building site 12. With the pending construction in the new year [2002] of the new Woodsworth College Residence on St. George Street at Bloor, it is necessary to relocate the Campus Co-op to a new site and to demolish the existing Co-op Care facilities. The Campus Care Co-op site will also be used to accommodate the construction facilities and offices for the Woodsworth College contractors.

While numerous options to relocate Campus Care Co-op have been considered, the proposed relocation site is 56 Spadina Avenue. This site is a former monastery, adjacent to 45 Walmer Road and was purchased by the University for expansion of the Institute of Child Study [ICS]. Changing the building use to institutional and particularly day care, requires that the University carry out significant upgrades to meet the building code and health and safety standards. These include asbestos removal. Increased fire separation in the ceilings, upgrade of the fire escape on the upper floors, a new fire exit in the basement, a sprinkler system and the replacement of the 40 year old electrical wiring.

The plans call for a minimum renovation to the building to accommodate Campus Care Co-op, primarily adding and retrofitting washrooms for toddler use. The fourth floor will be renovated to provide offices and a meeting room that will also be used by ICS.

The significant investment of \$500,000 will be directed to meeting code requirement upgrades. OISE /UT has agreed to assign most of the space in the building to Campus Care Co-op until June, 2004. The Project, consistent with the Policy on Capital Planning and Capital Projects, was approved by the Accommodation and Facilities Directorate [AFD] on December 6<sup>th</sup>, 2001 subject to the condition that funds for the project would be secured from the University Infrastructure Investment Fund. In addition to this allocation of \$500,000, and additional \$75,000 is required to demolish the Campus Care Co-op facilities to clear site 12.

#### **Resource Implications**

The total cost of the project is estimated at \$575,000. The complete project cost is to be funded from an allocation from the University Infrastructure Investment Fund [UIIF] to be directed as a secondary effect against the development of the Devonshire Building site 12.

#### **Recommendations**

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the Planning and Budget Committee approve the allocation of \$575,000 from the University Infrastructure Investment Fund [UIIF] to address the cost of the 56 Spadina Avenue renovation to suitably accommodate Campus Co-op Day-care. This allocation includes the \$75,000 required to demolish the Campus Care Co-op facilities and to clear site 12.