



To: Planning and Budget Committee

SPONSOR: Gail Milgrom, Director, Campus and Facilities Planning

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DATE: December 11, 2012 for January 16, 2013

AGENDA ITEM: 4

ITEM IDENTIFICATION:

Report of the Project Planning Committee for the Jackman Institute of Child Study Expansion

JURISDICTIONAL INFORMATION:

The Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. site, space plan, overall cost and sources of funds). Proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice President and Provost and the Vice President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board.

BACKGROUND:

Established in 1925, the Institute of Child Study (ICS) was the first multidisciplinary institute at the University of Toronto and is a unique Extra Departmental Unit (EDU) within the Ontario Institute for Studies in Education (OISE). Re-named the Dr. Eric Jackman Institute of Child Study (Jackman ICS) in 2010, the Institute continues its tripartite mission consisting of three fully integrated components: a graduate teacher education program, the Dr. R.G.N. Laidlaw Research Centre, and the ICS Laboratory School (Kindergarten to Grade 6) for approximately 200 students. From its inception in 1925, Jackman ICS has been dedicated to advancing innovative research, evidence-based practice and public policy to promote children's well-being and development.

ICS moved to its current location at 45 Walmer Road in 1953, after the building had been bequeathed to the University by past U of T board member, Leighton G. McCarthy. In 2000, the property at 56 Spadina Road immediately east and backing onto 45 Walmer Road was purchased in order to begin a much-needed expansion of the Institute's facility and research endeavors.

An Interim Project Planning Committee report for the Expansion of ICS and corresponding Capital Campaign mandate was approved by Governing Council in 2003. The Interim Report outlined a plan that allowed for modest growth within tight site constraints. Among other programmatic elements, a multi-purpose gymnasium/auditorium was to be constructed on the existing site. Approval of the plan authorized the start of the quiet phase of the Capital Campaign.

In January 2008, the adjacent property at 58 Spadina Road was purchased allowing for a less constrained expansion of facilities on the combined sites of 56 and 58 Spadina Road and 45 Walmer Road. The space program and proposed site plan were adjusted to provide more optimally sized classrooms and a regulation size elementary gymnasium. The Interim Project Planning Report corresponding with the new property and space program was approved in principle in May 2008 by Governing Council and fundraising began in earnest.

With much of the funding in place, the committee was reconstituted in 2012 to update input measures and space program elements. The final space program and functional plan for the expansion of the Jackman Institute for Child Study within renovated existing space at 45 Walmer Road and 56 Spadina Road, and modest new construction that links the two buildings is presented in this document for final approval.

The Report of the Project Planning Committee was reviewed by the Vice President and Provost and the Vice President, University Operations at meetings of the Provost Advisory Group, the Executive Committee of CaPS (Capital Projects and Space Allocation Committee) and at the Agenda Committee of the Planning and Budget Committee and is being recommended for consideration.

HIGHLIGHTS:

At the core of the Jackman ICS academic mission is the education and training of teachers of young children – from preschool through sixth grade. Over the past 30 years the Institute has offered an exemplary and unique (in Canada) two-year teacher education program for university graduates who wish to pursue careers as elementary teachers. It is the only teacher education program linked to a laboratory school. The school affords the ICS graduate preservice students a laboratory for seeing theory and research in practice. All Jackman ICS faculty are members of the Dr. R.G.N. Laidlaw Research Centre, where administrative support is provided for ICS research activity.

45 Walmer Road serves as a “satellite” of OISE/UT where graduate students take most of their classes, meet with their teachers and supervisors, eat lunch and do their assignments, often in small groups. However, accommodations at this location are extremely limited for the existing population of students and researchers and space is a major impediment to any future expansion of this highly successful and exemplary program. Further, current space at 45 Walmer Road and 56 Spadina Road is insufficient to accommodate additional expansion of research activity at Jackman ICS. Space limitations have made it impossible to accommodate visiting scholars and researchers who have expressed an interest in spending time at Jackman ICS and working with faculty and Lab School staff.

The Laboratory School is a nursery to grade six elementary school, which as part of the Ontario Institute for Studies in Education at the University of Toronto has a threefold mandate: teacher education, research and exemplary education for elementary school children. Since the 1920's, the school has been a research and education centre focused on the understanding, education and care of young children. The early foundations of the school's philosophy, a belief in inquiry and security for young children, remain central to the program at the Jackman Institute of Child Study Laboratory School.

Over the past ten years, the Laboratory School has upgraded all program areas, and included a full renovation of the Lab School's art studio at 56 Spadina Road, named the Jackman Art Studio. However, with the exception of the Jackman Art Studio, the physical facilities of the Laboratory School are a serious concern. The school is under-housed from the point of view of the Day Nurseries Act and the

Ministry of Education guidelines for elementary school classrooms. Both the OCGS and Ontario College of Teachers reviews have suggested that laboratory school space should meet the standards for young children's educational settings.

In order to alleviate pressures of space allocation for the Jackman Institute of Child Study including the Laboratory School, the adjacent properties of 56 and 58 Spadina Road have been purchased with the intention that one or more of the structures could be renovated to accommodate much needed contiguously located space for the Institute or demolished to allow for the construction of new facilities.

The proposed direction for the site assumes both 45 Walmer Road and 56 Spadina Road are retained and renovated, and 58 Spadina Road is demolished to allow for a modest new building to be constructed across the back yard areas of both 56 and 58 Spadina. This direction reflects the understanding that any construction on the Walmer Road site would have a greater impact on the surrounding residential neighbourhood, and that more height and density would be permitted on Spadina Road. A garden entry forecourt will be located in place of the demolished 58 Spadina and the space reserved for possible future development. The site will require re-zoning in order to permit the proposed construction and thus zoning approvals will be sought as part of the project implementation. As well, the project will be presented at the regularly scheduled University of Toronto Neighbourhood Liaison Committee meetings.

The total space program of 3,180 nasm will be accommodated within new and existing facilities - approximately 1,225 nasm is proposed in newly constructed space located between and connecting with existing facilities at 45 Walmer Road and 56 Spadina Road and 1,955 nasm of space is proposed to remain within existing spaces, accomplished through fairly extensive renovations within 45 Walmer Road that will allow for program elements of relatively appropriate sizes, configuration and outfitting.

It is anticipated that the newly constructed building will accommodate the gymnasium/auditorium as a two-storey connector space with additional levels above. The gymnasium is, in the conceptual plan, located one level below grade to take advantage of floor to floor heights possible combining this level and the ground level together. A mezzanine and ground level entry accessed off of Spadina Road will connect ground level facilities within the existing buildings. The second level will accommodate new Laboratory School classrooms, observation rooms and lunchroom facilities, with access to a roof terrace. The third level will accommodate MA classrooms, graduate student study space and faculty research space. This level should also include access to a roof terrace.

56 Spadina Road will continue to accommodate Faculty, graduate students and research spaces as well as the Laboratory School art room. 45 Walmer Road will accommodate a combination of Laboratory School and MA program spaces.

FINANCIAL AND PLANNING IMPLICATIONS:

The total project cost estimate for this project includes demolition of 58 Spadina, new construction between 56/58 Spadina Road and 45 Walmer Road, tie-in of new and existing buildings and renovation to 45 Walmer Road. The total project cost is estimated to be \$12.472M for new construction and an additional \$3.572M for renovations to existing spaces for a total of \$16,000,000.

PROJECT FUNDING:

To date, ICS has been able to secure three major gifts in support of the construction of the new facility and renovations to existing facilities. These include gifts from Dr. Eric Jackman and from Margaret

McCain as well as an anonymous gift and are supplemented with numerous others for a total of \$11.646 million raised. The capital cost of property acquisition for 58 Spadina Road and other property related expenses incurred on these gifts to date is approximately \$1.746 million resulting in a total of \$9.9 million in donations available for the capital construction.

To bridge the gap between the capital campaign and total project cost, OISE will fund \$2.6 million, the Provost will fund \$2.0 million and \$1.5 million will be funded by the Laboratory School in payments over an 8 year period. Additionally, OISE will provide bridge financing on outstanding gifts and laboratory school funds to be paid out over several years to eliminate the need for financing. There is no central borrowing required.

\$4.7 million donations collected and investment income in hand
\$5.2 million donations pledged, to be bridge financed by OISE
\$1.5 million from ICS Laboratory School over 8 years
\$2.0 million from the Provost
\$2.6 million from OISE
Total \$16.0 million

SCHEDULE:

Suggested project milestones:

Governance Approval:	February 2013
Design and Approvals:	February 2013-March 2014
New Construction and 56 Spadina Renovation	April 2014 - April 2016
45 Walmer Road Renovation	May 2016 - September 2016

RECOMMENDATIONS:

Be It Recommended to the Academic Board:

- a) THAT the Project Planning Report for the Dr. Eric Jackman Institute of Child Study Expansion, dated December 17, 2012, be approved.
- b) THAT the project scope to accommodate an expanded Jackman ICS totaling 3,180 nasm consisting of 1,225 nasm new construction and additional renovated space, at 45 Walmer Road and on the combined sites of 56 and 58 Spadina Road at a total project cost of \$16.0M, to be funded as follows, be approved in principle:
 - \$4.7 million donations collected and investment income in hand
 - \$5.2 million donations pledged, to be bridge financed by OISE
 - \$1.5 million from ICS Laboratory School over 8 years
 - \$2.0 million from the Provost
 - \$2.6 million from OISE
 - Total \$16.0 million