



Office of the Assistant Vice-President, Campus and Facilities Planning

**TO:** Planning and Budget Committee

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**AGENDA ITEM:** 9

Institute for Child Study Interim Project Committee Report

**JURISDICTIONAL INFORMATION:**

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

**BACKGROUND:**

Established in 1925, the Institute of Child Study (ICS) was the first multidisciplinary institute at the University of Toronto and is a unique part of the Ontario Institute for Studies in Education (OISE). ICS 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, 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. 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.

In 2002, a Project Planning Committee report and corresponding ICS Capital Campaign mandate was approved by Governing Council. This plan included the construction of a large multi-purpose gymnasium/auditorium on the combined 45 Walmer/56 Spadina site, and established a campaign target of \$8 million. Approval of the plan authorized the start of the quiet phase of the Campaign.

Although the addition of 56 Spadina provided additional space for the expansion of ICS and the Laboratory School, changes to planned expansion of the MA program, research initiatives and the desire to provide exemplary spaces within the Laboratory School require additional site capacity.

In January 2008, the adjacent property at 58 Spadina Road was purchased. With the 58 Spadina Road property, a properly sized expansion is possible, with suitable space on the site for physical construction activity to proceed. In addition, the availability of a prominent Spadina Road frontage will improve ICS's visibility and

enhance the prospect for major gifts associated with naming opportunities for the Institute, School, new wings or specific rooms/facilities.

**HIGHLIGHTS:**

At the core of ICS's 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 graduates a laboratory for seeing theory and research in practice. Its graduates enter the profession with more supervised classroom and research experience in child study than any other body of new teachers in the country.

The current enrolment of the MA program is 80 and will increase to 85 in 2008/2009 with a future steady state enrolment projected at 120FTE. 45 Walmer Road serves as a "satellite" of OISE/UT where students take most of their classes, meet with their teachers and supervisors, eat lunch and do their assignments, often in small groups. Accommodations for the students are limited and act as a major impediment to any future expansion of this highly successful and exemplary program.

All ICS faculty are members of the Dr. R.G.N. Laidlaw Research Centre, where administrative support is provided for ICS research activity. At present there are 25 research projects at ICS involving a total of approximately \$2 million in external funding from a variety of sources. Current space at 45 Walmer Road is insufficient to accommodate further expansion of research activity at ICS. Space limitations have also made it impossible for ICS to accommodate visiting scholars and researchers who have expressed an interest in spending time at ICS and working with our 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 Institute of Child Study Laboratory School. Today there are approximately 200 children at ICS from Nursery to Grade 6. The school has a waiting list of 1000 applicants.

The Laboratory School has been proactive in making changes to the physical facilities at 45 Walmer Road and 56 Spadina Road. Over the past ten years, the 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. 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.

An interim space program of 3177nasm is proposed to accommodate planned expansion and to accommodate exemplary practices in teaching and research. Further investigations into research initiatives, Laboratory School growth and exemplary space practices and possible other initiatives that may be located on the site are ongoing. In addition, further site review is necessary to determine the ability of the site to accommodate the program as proposed. As such, the space program will continue to be refined by the Committee and will be brought forward in its final form in the final planning report.

To accommodate the interim space program and assuming all space at 45 Walmer Road (1380nasm) can be used to accommodate program, approximately 1800nasm of space will need to be accommodated on the combined 56-58 Spadina site.

Each of 45 Walmer Road, 56 and 58 Spadina Road will require re-zoning in order to permit additional construction on site. 45 Walmer Road is zoned to permit only residential uses. 56 and 58 Spadina are also both zoned to permit residential use. 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 Avenue, the committee will explore new construction on the west side of the site.

#### **TOTAL PROJECT COST ESTIMATE:**

Based on the provided interim space program, a reasonable range of Total Project Cost for this project would be \$21-24 Million dollars assuming a current tender. An amount of 8% per annum should be added to this for lump sum tenders in the future. The earliest feasible tender date would appear to be in late 2009, bringing the range closer to \$23 - \$27M, of which about \$6M could occur in the 45 Walmer renovations. Further refinement to the TPC is required in order to establish a detailed cost estimate, which will be done in the next phase of planning.

#### **FUNDING SOURCES:**

The ICS capital campaign began fundraising in May 2003, and to date, \$2.5 million has been raised.

All funds for new construction and renovations will be raised from private sources through the Capital Campaign. ICS hopes to have enough money raised by 2009 to begin new construction. Renovations on 45 Walmer Road now named, through Campaign efforts, Leighton G. McCarthy House, may proceed in advance of new construction once final approvals are achieved.

#### **SCHEDULE:**

Fundraising for the project is ongoing. This report suggests work in two areas begin immediately upon approval including retaining consultants to review the site, make recommendations regarding the layout of space program across existing and new

facilities and to review and make recommendations regarding zoning on the site. The work of the consultant will also be instrumental in fundraising efforts - providing renderings and a model that can be used to help donors visualize the completed project.

A parallel investigation regarding co-development on the site will also commence with the approval of this interim report.

With both investigations complete, and once funds have been raised to complete the project a final project committee report will be brought forward detailing the project scope, site plan implications and financial feasibility for final approvals.

### **RECOMMENDATIONS:**

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

1. THAT the Interim Project Planning Report for the Institute of Child Study Expansion be approved in principle.
2. THAT the project scope totaling 3177nasm including 1800nasm new construction, be approved at 45 Walmer Road and on the combined sites of 56 and 58 Spadina.
3. THAT consultants be hired to prepare schematic design drawings, to investigate and make recommendations regarding development of the site, and to investigate maximum development potential on the combined 56-58 Spadina site.
4. THAT approval to proceed with schematic drawings and detailed site investigations at a maximum cost of \$225,000 be funded from the Institute for Child Studies capital fund.