



ADMINISTRATIVE REPORT

Report Date: August 29, 2013
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VanRIMS No.: 08-2000-20
Meeting Date: October 8, 2013

TO: Vancouver City Council
FROM: General Manager of Community Services
SUBJECT: Capital Grants for Social Facilities

RECOMMENDATION

- A. That Council approve six (6) capital grants totalling \$720,000 subject to the conditions outlined in this report; source of funding to be existing Community Services capital program budgets.
- B. THAT \$395,000 of the \$720,000 in Recommendation A be approved for disbursement in 2013.

REPORT SUMMARY

This report recommends six (6) capital grants: four (4) for Neighbourhood Houses, one (1) for a family place, and one (1) for a childcare. As part of the 2012-2014 Capital Plan, allocations were made to ensure that Neighbourhood Houses and other community-based facilities are maintained and upgraded.

The grants range from \$20,000 to \$250,000 and fund a range of development activities and projects that will improve functionality and service delivery. Three of the projects are in neighbourhoods undergoing Local Area Planning Processes (Marpole, Mt. Pleasant, and West End). Frog Hollow Neighbourhood House is making improvements to their community kitchen to enhance their ability to support food security programming. Kitsilano Montessori Childcare requires design and project management consultants to assist them in participating in design development as the project moves through the city's regulatory processes, and to manage the details of moving from their current facility into the new facility secured through the rezoning of the former IGA at Maple and 10th Avenue.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In May 2006, Council accepted \$415,000 from the Province for the redevelopment of Kits Montessori childcare.

On May 4, 2006, Council approved funding for the redevelopment of Little Mountain Neighbourhood House (LMNH) of \$4.2 million plus the provincial contribution of \$2.0 million that we hold.

In September 2011, Council approved the 2012-2014 Capital Plan (RTS 9318) including an allocation to ensure that neighbourhood houses and other community-based facilities are maintained and upgraded.

On June 27th, 2012 Council approved the Policy Statement for the redevelopment of the Little Mountain housing site, identifying the LMNH and a 69-space childcare hub as priority amenities for the proposed new development.

On December 11, 2012 at Public Hearing, Council approved the provision of a 37-space childcare as a Community Amenity Contribution for the rezoning of 2001 West 10th. Avenue.

May 2013 Council approved a capital grant of \$26,883 to Frog Hollow Neighbourhood House to renovate seniors' program spaces.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of this report.

REPORT

Background/Context

Social infrastructure and non-profit childcare centres are crucial to creating and maintaining sustainable communities as noted in Vancouver's Healthy City Strategy. Vancouver's inventory of community facilities includes eleven Neighbourhood Houses and five family places offering a wide range of programs to Vancouver's diverse and growing population. Neighbourhood Houses and family places are focussed on building social capital by providing opportunities and supports for people to come together to share knowledge and skills and to address shared concerns.

There is strong evidence that higher levels of social capital are correlated to a number of outcomes, from improved health status to lower crime rates, economic stability, higher rates of literacy and numeracy, low teen pregnancy rates, and a host of other indicators of community health.

Quality group childcare, licensed by the Province of BC under the Community Care Facilities Licensing program, is also a contributor to social sustainability by supporting labour force participation of parents, and enhancing school readiness and healthy child development. In

British Columbia group childcare facilities, caring for 5 or more children must be licensed by Community Care Facilities Licensing.

Strategic Analysis

The grants recommended in this report are the culmination of many years' planning and effort by the non-profit societies. A typical requirement of City funding is that non-profits generate matching funds and/or show significant in-kind (financial or non-financial) contribution as well as community support. In the recent economic climate, fundraising can take years and set-backs are often experienced. Staff are confident that these projects are now ready to proceed.

Neighbourhood Houses

This report recommends capital grants to Cedar Cottage, Frog Hollow, Gordon, and Little Mountain Neighbourhood Houses. They are all operated by non-profit societies, governed by volunteer boards. Frog Hollow and Little Mountain Neighbourhood Houses are owned by the City while Gordon and Cedar Cottage neighbourhood houses are owned by the Association of Neighbourhood Houses of BC. All are extensively used assets in the neighbourhoods they serve and therefore must receive periodic upgrading to remain safe and functional.

The recommended grant of \$20,000 in one instalment to Cedar Cottage Neighbourhood House (CCNH) is to contribute to the cost of retaining consultants to conduct a master planning process. The CCNH staff and board will work with City staff to create a Master Plan and Functional Programme, including development options, area and functional requirements, and design criteria for a new or replacement facility on their site or another location. Presently located on Victoria Drive at East 24th Avenue, CCNH was built in 1964 through the efforts of the local community board. The programs and activities provided by the Society have outgrown the facility and are now offered in up to seven satellite locations. The Board has been recruiting new members and preparing for this work since 2008 and are now well positioned to engage in a capital project.

The grant of \$50,000 in one instalment to Frog Hollow NH recommended in this report, if approved, will supplement the allocation of a \$26,883 cash Community Amenity Contribution from the rezoning of the nearby Renfrew Care Facility made in March 2013. That allocation allowed Frog Hollow NH to initiate some much needed improvements to their community kitchen. The purpose of this grant is to follow-up on the modest improvements funded by the CAC allocation with a project that expands on that work, and facilitates the use of their kitchen as a teaching and demonstration kitchen for groups including youth, families with young children and seniors. Frog Hollow is a well-respected service provider in the Sunrise neighbourhood and will, if necessary, contribute funds from their capital reserve account to ensure the project is completed.

The grant of \$200,000 in two (2) equal instalments of \$100,000 to Gordon Neighbourhood House is required to address significant security and accessibility issues and to improve functionality of the program spaces. The overall cost of that project has been estimated by a contractor at over \$250,000. The City contribution, if approved, would lever additional funding to complete the basic required renovations and to initiate other improvements needed to enhance functionality.

Little Mountain Neighbourhood House has been a priority for expansion since the late 1990s. In 2006 the province of BC provided the City with a \$2M contribution to the redevelopment which the City still holds.

The grant of \$250,000, divided into two (2) instalments, to Little Mountain Neighbourhood House will enable LMNH to retain consultants to help the staff and Board to develop operating systems and policies required to help plan for the bringing on stream the significantly larger new facility to be provided as the Community Amenity Contribution for the rezoning of the Little Mountain Housing site at Main Street between West 33rd and West 37th Avenues. When the Little Mountain Housing site was identified for redevelopment, the neighbourhood house was endorsed by Council as a priority for any Community Amenity Contribution. While a rezoning application is yet to be submitted for the Little Mountain site, Council approved a Policy Statement in June of 2012 that endorsed a new neighbourhood house with a 69-space childcare hub as the priority community amenities to be achieved through rezoning.

Once achieved, the neighbourhood house and childcare will result in a four-fold increase in area for the neighbourhood house and an increase in childcare spaces from 25 to 69. The staff and board have the capacity to absorb this growth and have been planning it for some time. The grant recommended in this report will enable LMNH to retain outside assistance to ensure that the required elements are in place as the project evolves.

Marpole Family Place

Marpole Family Place is a sub-tenant at Marpole Place, the City-owned refurbished firehall on West 70th Avenue at Hudson. The space occupied by the family place was not designed for purposes of community gatherings, particularly involving young children. The space is not easily accessed and is functionally inadequate for the current use. The proposed grant of \$75,000 provided in two instalments is to enable the Society to retain consultants to complete a functional program, be responsible for project management, and to mentor the Executive Director through a planning and project development process to secure more accessible purpose-built accommodation that will be the subject of future reports to Council.

Kits Montessori Childcare

Kits Montessori childcare is currently operating in a modular/portable building dating from the 1970s located on a city-owned site at 2091 West 8th Avenue. It is a 25-space licenced group child care program for children three-to-five years old.

In May 2006, Council accepted \$415,000 from the Province for the redevelopment of Kits Montessori childcare. This amount was to be used towards the costs of redeveloping the site to accommodate a larger purpose-built child care facility.

Several redevelopment scenarios were explored but were proven too costly. Moreover, the City determined that the existing site is more suitable for a more intensive housing development.

Meanwhile, a proposal to redevelop the old IGA site at West 10th Avenue and Maple Streets was received and ultimately approved at Public Hearing, including a 37-space childcare, earmarked to replace and expand the Kits Montessori facility.

The Kits Montessori operator is well-established as an operator of group childcare for three-to-five year olds. However, this expansion will require this small society to participate in design development, project management and to create new curriculum and systems for infant/toddler programming, which they have not provided in the past. There will also be the usual start-up expenses such as equipment and supplies to the new premises. A grant of \$125,000 in two instalments will help them successfully implement their programs into the new facility.

Implications/Related Issues/Risk (if applicable)

Financial

This report recommends six (6) capital grants: four (4) for Neighbourhood Houses, one (1) for a family place, and one (1) for a childcare. The grants range from \$20,000 to \$250,000 and fund a range of development activities and projects that will improve functionality and service delivery. The total for these six recommended grants is \$720,000, payable in one or two instalments, as detailed in Table 1 below:

Table 1: Recommended Capital Grants to Social Facilities

Recommended Grant Recipient	No of Instalments	First Instalment Amount	Second Instalment Amount	Recommended Total Grant
Cedar Cottage Neighbourhood House	1	\$20,000	-	\$20,000
Frog Hollow Neighbourhood House	1	\$50,000	-	\$50,000
Gordon Neighbourhood House	2	\$100,000	\$100,000	\$200,000
Marpole Family Place	2	\$37,500	\$37,500	\$75,000
Little Mountain Neighbourhood House	2	\$125,000	\$125,000	\$250,000
Kitsilano Montessori Childcare	2	\$62,500	\$62,500	\$125,000
TOTAL		\$395,000	\$325,000	\$720,000

If approved, the first installment amount of \$395,000 will be disbursed in 2013. Disbursement of the second instalment will be brought forward as part of the regular quarterly budget adjustment process.

Funding for the recommended grants is available from within the existing Community Services 2013 capital program budget, substituting for other previously approved grants anticipated to be paid in 2013 which are being deferred to 2014 as they have not yet met all disbursement criteria.

The grants are subject to the following conditions, to the satisfaction of the Managing Director of Social Development:

Cedar Cottage NH:

- 100% released upon approval of grant.

Frog Hollow NH:

- All renovations to meet applicable City By-Laws, permit requirements and guidelines.

Gordon NH:

- All renovations to meet applicable City By-Laws, permit requirements and guidelines;
- 50% released upon approval of grant;
- Remaining 50% released upon receipt of invoices.

Little Mountain NH:

- 50% released upon approval of grant;
- Remaining 50% released upon enactment of Little Mountain rezoning.

Marpole Family Place:

- 50% released upon approval of grant;
- Remaining 50% released upon approval of Development Permit.

Kits Montessori Childcare:

- 50% released on approval of grant;
- Remaining 50% released upon approval of Development Permit for 2110 West 10th Avenue.

CONCLUSION

Staff recommend that Council approve the capital expenditures outlined in this report which will ensure that the City's portfolio of capital assets is maintained and upgraded to meet current health, safety, and accessibility standards and is able to meet current and expected demands of the City's residents. These assets ensure that residents have opportunities to meet and work with others to create community and to build social capital consistent with the goals in the draft Healthy City Strategy.

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