



ADMINISTRATIVE REPORT

Report Date: February 23, 2018
Contact: Mary Clare Zak
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VanRIMS No.: 08-2000-20
Meeting Date: March 14, 2018

TO: Standing Committee on City Finance and Services

FROM: General Manager of Arts, Culture, and Community Services in Consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Approval of Grant for Marpole Oakridge Family Place Society at 8188 Lord Street

RECOMMENDATION

- A. THAT Council approve a one-time grant of \$183,500 from the cash Community Amenity Contribution received as a condition for the rezoning of 8175 Cambie Street, 519 Southwest Marine Drive and 8180 to 8192 Lord Street (now 8189 Cambie Street) to the Marpole Oakridge Family Place Society at the same site (to be at 8188 Lord Street) for furnishing, equipment and supplies. Disbursement of the grant to be managed within the current overall capital expenditure budget.
- B. THAT no legal rights or obligations be created or arise by Council's adoption of Recommendation A until a grant agreement has been executed by all parties.

Recommendation A requires 2/3 affirmative votes of all Council members per *Vancouver Charter* S. 206(1).

REPORT SUMMARY

This report seeks approval for a grant (being an allocation of funds from the Community Amenity Contribution received as a condition of rezoning of 8189 Cambie Street) for furnishings, equipment and supplies to the Marpole Oakridge Family Place Society, for the new family place facility at 8188 Lord Street, the construction of which is nearing completion.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In 2014, Council approved the CD-1 Rezoning for 8175 Cambie Street, 519 Southwest Marine Drive and 8180 to 8192 Lord Street (now 8189 Cambie Street), which included an obligation to construct a 418 m² family place, collocated with a 37-space childcare, with both facilities to be secured through a legal agreement (RTS 10360). Council also approved the applicant's offer of cash Community Amenity Contributions (CACs) towards the family place in the amount of \$183,500 for furnishings, equipment, supplies and \$550,000 for facility capital maintenance. The address for the family place has since changed from 8189 Cambie Street to 8188 Lord Street, located on the same site.

In 2017, Council approved the appointment of the Marpole Oakridge Family Place Society as non-profit operator for the family place proposed at 8188 Lord Street and authorized the Director of Real Estate Services to negotiate a lease agreement with the Marpole Oakridge Family Place Society for the family place facility (RTS 11710).

Relevant Council policies include the *Healthy City Strategy (2014)*: Key goal areas include ensuring that residents are connected with and engaged in the places and spaces that matter to them and equitable access to lifelong learning and development opportunities.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of staff recommendations for this Marpole neighbourhood non-profit organization. Approval of the grant to the Marpole Oakridge Family Place Society in its new facility will ensure that Marpole residents have access to programs and services in a location where there are relatively fewer supports for children, youth, their parents and/or caregivers.

REPORT

Background/Context

A family place/childcare facility at 8188 Lord Street is currently under construction, and is expected to be air space parcelled and transferred to the City by April of 2018 as part of the in-kind Community Amenity Contribution offered by the owner/developer. It is expected that the family place/childcare facility will be open in the Spring/Summer 2018.

The owner/developer of 8189 Cambie Street contributed a total of \$2.0M in cash for childcare and community amenities to be located at 8188 Lord Street. In January 2016, \$1,266,500 was approved and allocated to the childcare facility, which will be operated by the YMCA.

The remaining \$733,500 was to be allocated to the family place as follows: \$183,500 to the operator (Marpole Oakridge Family Place Society) for furniture, equipment and supplies, and \$550,000 to a reserve held by the City for capital maintenance costs of the family place space. See Table 1 below for details.

Table 1: Cash Contributions for Marpole Oakridge Family Place and YMCA Childcare (8188 Lord St.)

	Facility Reserve: Capital Maintenance	Furniture, equipment and supplies	Annual Infant/Toddler Grants	Start-up costs	Subtotals
Family Place	\$550,000	\$183,500	n/a	n/a	\$733,500
Childcare Facility	\$550,000	\$92,500	\$550,000	\$74,000	\$1,266,500
TOTAL					\$2,000,000

Implications/Related Issues/Risk

Financial

Subject to approval of Recommendation A by not less than two-thirds of all Council members, and the execution of a grant agreement between the City and the Marpole Oakridge Family Place Society, \$183,500 will be transferred from the cash Community Amenity Contribution received from the owner/developer, to the Marpole Oakridge Family Place Society, as a one-time grant for furnishing, equipment and supplies. Disbursement of the grant is to be managed within the current overall capital expenditure budget.

Facility maintenance costs for City-owned facilities are estimated to be \$6 per square foot per year, (approximately \$27,600 for the family place). The source of funds will be the \$550,000 Family Place Facility Capital Maintenance Reserve (referred to in Table 1, above) received from the owner/developer and will be brought forward as part of the annual budgeting processes as required.

CONCLUSION

This report makes recommendations for the approval for grants and funding to be allocated to Marpole Oakridge Family Place Society, to enable this operator to provide continued and expanded support to families in the Marpole community.

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