

COMMITTEE OF THE WHOLE – JUNE 18, 2007

FAMILY DAY CARE SERVICES OPERATION OF DAYCARE SPACE LOCATED IN THE GARNET A. WILLIAMS COMMUNITY CENTRE

Recommendation

The Commissioner of Community Services in consultation with the Director of Legal Services, the Director of Buildings and Facilities and the Director of Reserves and Investments recommends:

- 1) That a lease between the City of Vaughan and the Family Day Care Services located at Garnet A. Williams Community Centre located at 501 Clark Avenue West be renewed commencing September 1st, 2007 for a five year period ending in the year 2012. The lease payments per square footage will be \$5.25 in the year 2007, \$5.50 per square foot in the year 2008; \$5.75 per square foot in the year 2009, \$6.00 per square foot in the year 2010 and \$6.25 per square foot in the year 2011 plus GST;
- 2) That a by-law be enacted to provide that the Mayor and Clerk be authorized to execute a lease between the City of Vaughan and Family Day Care Services for a period of five years with an option at the City of Vaughan's discretion for one additional five year term with the renewal rate being renegotiated;

Economic Impact

There is no impact to the 2007 Operating Budget. Family Day Care Services occupies spaces at Garnet A. Williams Community Centre located at 501 Clark Avenue West and they will be providing rental income to the City which will be deposited into a reserve fund for repairs and future renovations.

Communications Plan

None.

Purpose

The purpose of this report is to obtain Council approval to renew the lease with Family Day Care Services for the operation of a day care centre at Garnet A. Williams Community Centre.

Background - Analysis and Options

On April 24, 2006, Council approved the termination of the Head Lease originating in June 1982 between the Region of York and the City of Vaughan for the operation of a day nursery within the Garnet A. Williams Community Centre located at 501 Clark Avenue West, Thornhill. This agreement contained the provisions for the repayment of capital monies spend by the City to construct approximately 8200 square feet of space to be used by the Region which have been paid in full by the Region of York to the City of Vaughan. Council also approved the acceptance of the transfer of the sub lease agreement between the Region of York and Family Day Care Services to the City of Vaughan for a one year period at an established rental rate of \$5.00 per foot, to expire on August 31st, 2007.

In 1996, the Region of York divested the daycare operations at Garnet A. Williams Community Centre located at 501 Clarke Avenue West and sublet these leased facilities to Family Day Care Services, with the approval of the City of Vaughan. Prior to 1996, the Region of York directly operated day care centres.

Family Day Care Services is a non-profit charitable organization operating programs in Toronto, York and Peel Region. They currently have a lease at Garnet A. Williams Community Centre where they have been operating since January 1984. Commencing August 1st, 2006, the City of Vaughan has had a lease agreement directly with Family Day Care Services who continue to pay the established rental rate of \$5.00 per square foot until the agreement expires in August 31, 2007.

Currently 95% of the families utilizing the services of Family Day Care Services are Vaughan residents. Family Day Care Services provides care for children 18 months to twelve years of age in addition they also pick up and drop off children to local schools as well as operating a kindergarten program for junior kindergarten and senior kindergarten children within the centre. They also have partnerships with the Ontario Early years that provide early learning programs for families and children 0 -5 years of age on Sunday to Friday. The program is attended by families from the area other than those in child care. Many of these families walk in with strollers and include nannies and grandparents. On Saturdays the Supervised Access program uses the facility to conduct a secure program for non-custodial parents who are allowed only supervised visits with their children as directed by court order. In the summer the York centre runs a group for 6 weeks for special needs children and their families twice a week.

A Garnet A. Williams Family Day Care Services Reserve Fund has been established for the purpose of funding infrastructure, maintenance and repairs for the space utilized by the Family Day Care Services. In 2006, the source of funding was established by the sole net contribution by the Region of York and all future facility rent revenue received from the Family Day Care Services will be deposited into this fund as set out in their agreement. The funds in this reserve will be used to fund, as determined by the Buildings and Facilities Department, for any current or future repairs, renovations, monthly maintenance or capital improvements as it relates to the space utilized by the Family Day Care Services.

Currently, Family Day Care Services pays all costs with respect to the telephone and janitorial services in addition to paying the costs for hydro and water since these services are separately metered. The Building and Facilities Department in conjunction with the Parks and Forestry Operations Department provides services such as heating/cooling, ventilation, minor maintenance, garbage pickup, turf maintenance and snow clearing. Costs of these various services have been taken into consideration with respect to the monthly rental income.

The renewal of the lease will be September 1st, 2007 for a five year period ending in the year 2012. The lease payments per square footage will be \$5.25 in the year 2007, \$5.50 per square foot in the year 2008; \$5.75 per square foot in the year 2009, \$6.00 per square foot in the year 2010 and \$6.25 per square foot in the year 2011 plus GST.

Staff has met with Family Day Care Services to discuss the terms of the lease renewal. Family Day Care Services has advised that they are in agreement with the terms set out by staff and wish to renew the lease agreement for a further five year term with an option at the City of Vaughan's discretion for one additional five year term and the renewal rate being renegotiated for the additional five year extension.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set out in Vaughan Vision 2007 as it provides service excellence to Vaughan citizens and is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

None.

Conclusion

Family Day Care Services will continue to provide daycare services to the public. Currently 95% of the families utilizing the services of Family Day Care Services are Vaughan residents. Family Day Care Services provides care for children 18 months to twelve years of age in addition they also pick up and drop off children to local schools as well as operating a kindergarten program for junior kindergarten and senior kindergarten children within the centre.

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Attachments

None.

Report prepared by:

Jeff Peyton, Director of Buildings and Facilities, 6173
Lynne A. Bonneville, Administrative Manager, Ext. 8296

Respectfully submitted,

Marlon Kallideen
Commissioner, Community Services