

**Date:** 2021-03-03

**Subject:** **Approval for a Budget Amendment and Authority to Sign an Amending Agreement**

**Contact:** Yvonne Sinniah, Manager Strategic Community Development and Program Partnerships, Recreation, 905.874.3371

**Report Number:** Community Services-2021-221

**Recommendations:**

1. **THAT** the report titled **Approval for a Budget Amendment and Authority to Sign an Amending Agreement** (Community Services-2020-297) to the City Council meeting March 3, 2021 be received; and
2. That a Budget Amendment be approved to allow for additional cost recovery in the amount of \$1.27 million from the Region of Peel towards Capital Project #181650-144 – Gore Meadows Heritage House for the renovation and conversion of the Gore Meadows Heritage House into an EarlyON (Child and Family Drop-in) Centre, with \$1.27 million to be transferred to Cost Recovery-Region account as per the Amending Agreement;
3. That the Commissioner, Community Services be delegated authority to execute an agreement to amend the funding agreement with The Regional Municipality of Peel and any future capital and operating agreements related to the renovation and operation of the Doherty/Fitzpatrick Heritage House, subject to the content of such agreements being satisfactory to the Director, Recreation, and in a form acceptable to the City Solicitor (or designate).

**Overview:**

- **In December 2017, the Region of Peel engaged the City of Brampton to explore opportunities for projects as part of the Ministry of Education's 2017-18 Community-Based Early Years and Child Care Capital Program, supporting renovations, retrofits and additions in community-based facilities to expand EarlyON child and family centres.**
- **The Doherty/Fitzpatrick Heritage House, located at Gore Meadows Community Centre, 10100 The Gore Road, Brampton, was selected as the ideal location.**

- **Renovations are underway at the Doherty/Fitzpatrick Heritage House (the “Heritage House”) and were originally scheduled to be completed by December 31, 2020. However, due to COVID-19, there have been some delays requiring the Region to extend the end date of the funding period for the project to March 31<sup>st</sup> 2021.**
- **In 2018, the Region of Peel agreed to fund \$1.25 Million towards this \$2.5 Million estimated renovation project and the City agreed to provide the remaining project funds.**
- **More recently, the Region of Peel indicated the ability to provide additional funds of up to \$1.27 Million that is spent before March 31<sup>st</sup> 2021, which will reduce the City’s contribution to this project drastically.**
- **The Region of Peel has proposed an amendment to the original agreement outlining: the additional funds that will be provided; a below market value lease rate for the selected EarlyON provider; and an extended end date for the project’s funding period of March 31, 2021.**

#### **Background:**

In December 2017, the Region of Peel engaged the City of Brampton to explore opportunities for projects as part of the Ministry of Education’s 2017-18 Community-Based Early Years and Child Care Capital Program (CBCP) supporting renovations, retrofits, and additions in community-based facilities to expand EarlyON child and family centres. These discussions led to the identification of the Doherty/Fitzpatrick heritage house, located at Gore Meadows Community Centre at 10100 The Gore Road, as an ideal site to develop an Early ON centre. The site is located in a diverse community that has experienced tremendous population growth. Exclusive EarlyON space will offer five times more program hours to meet the high demand in Northeast Brampton. Gore Meadows EarlyON will better facilitate partnerships with other community partners and connect families to their community and specialized services. Located adjacent to the public library and community centre, this site supports a community hub model with great potential to reach families who do not currently attend programs. The Gore Meadows community also has a high proportion of extended families who are more likely to attend EarlyON programs while children are in the care of grandparents and relatives

In February 2018, the Region of Peel submitted to the Ministry of Education a proposal to establish an EarlyON centre in the Doherty/Fitzpatrick heritage house based on preliminary discussions with the City. On May 8, 2018, the Ministry of Education approved \$1.25 million to create five EarlyON program rooms in the Doherty/Fitzpatrick heritage house. With the total renovation costs estimated at \$2.5 million, City Council also approved an additional investment of \$1.25 million. Approval of funding from the Ministry to the Region necessitated the June 6, 2018 report to authorize City staff to enter into the formal agreements (e.g. MOU, lease agreements, etc.) necessary to execute this project.

As this is a vacant property, with no potential uses planned in the near future, the ability to renovate this property and enhance public services and programming to the residents of Brampton presented a formidable opportunity to restore the property and provide a complimentary use for the community.

Additionally, the City will receive annual lease payments from a Region of Peel – selected EarlyON provider which will help offset some of the investment costs.

### **Current Situation:**

COVID-19 has caused some delays with the Heritage House renovation project moving the end date for the project's funding period from December 31<sup>st</sup> 2020 to March 31<sup>st</sup> 2021. The Region has also recently approached the City and offered to increase their investment into this project from \$1.25 million to a total of up to \$2.52 million pending that the funds are spent by March 31<sup>st</sup>, 2021. The City's original contribution of \$1.25 Million will be utilized, if required, to fund those costs that cannot be recovered. This will substantially reduce the City's investment in this project.

The Region has also initiated a procurement process and selected a provider to operate EarlyON Child and Family Centre at the Doherty/Fitzpatrick Heritage House at Gore Meadows. With the recent additional investment being provided, the Region has requested that the lease be offered at below market value which aligns to lease rates offered by Caledon and the City of Mississauga when entering into these arrangements.

The additional funding of up to \$1.27 million from the Region of Peel, the request for a below market value lease and the extended end date for the project's funding period require the Region and the City of Brampton to enter into an amending agreement. City of Brampton staff are supportive of the amending agreement and recommend that the Commissioner, Community Services be delegated authority to execute an agreement to amend the funding agreement with The Regional Municipality of Peel and any future capital and operating agreements related to the renovation and operation of the Doherty/Fitzpatrick Heritage House, subject to the content of such agreements being satisfactory to the Director, Recreation, and in a form acceptable to the City Solicitor (or designate)

## **Corporate Implications:**

### Financial Implications:

A Budget Amendment is required to allow for additional cost recovery in the amount of \$1.27 million from the Region of Peel towards Capital Project #181650-144 – Gore Meadows Heritage House for the renovation and conversion of the Gore Meadows Heritage House into an EarlyON (Child and Family Drop-in) Centre, with \$1.27 million to be transferred to Cost Recovery-Region account as per the Amending Agreement, subject to Council approval.

### Other Implications:

**Community Services** – is agreeable to signing the amending agreement.

**Legislative Services** – Legal Services will review the amending agreement and any other agreements relating to the renovation and operation of the subject property and approve same as to form.

## **Term of Council Priorities:**

This report achieves the Strategic Plan priority of Good Government by practicing proactive, effective and responsible management of finances, policies and service delivery

### Living the Mosaic – 2040 Vision

This report has been prepared with consideration of the overall vision of the 2040 Vision - Living the Mosaic.

### Council Priority – Well Run City

This report incorporates the effective management of municipal assets.

## **Conclusion:**

Staff recommends that the Commissioner, Community Services be delegated authority to execute an agreement to amend the funding agreement with The Regional Municipality of Peel and any future capital and operating agreements related to the renovation and operation of the Doherty/Fitzpatrick Heritage House, subject to the content of such agreements being satisfactory to the Director, Recreation, and in a form acceptable to the City Solicitor (or designate).

Authored by:

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Yvonne Sinniah, Manager Strategic  
Community Development and Program  
Partnerships, Recreation

Approved by:

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Marion Nader Commissioner, Community  
Services

Reviewed by:

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Derek Boyce, Director, Recreation

Submitted by:

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David Barrick, Chief Administrative Officer

## Report Approval Details

Document Title:	Approval for a Budget Amendment and Authority to Sign an Amending Agreement.docx
Attachments:	
Final Approval Date:	Feb 24, 2021

This report and all of its attachments were approved and signed as outlined below:

**Peter Gerech - Feb 12, 2021 - 9:15 AM**

**No Signature found**

**Nadeem Yousuf - Feb 12, 2021 - 9:30 AM**

**No Signature - Task assigned to Derek Boyce was completed by assistant Jasmine Danial**

**Derek Boyce - Feb 12, 2021 - 2:00 PM**

**No Signature - Task assigned to Sameer Akhtar was completed by assistant Helen Lamarche**

**Sameer Akhtar - Feb 12, 2021 - 2:35 PM**

**No Signature found**

**Chris Pratt - Feb 12, 2021 - 3:14 PM**

**Marion Nader - Feb 12, 2021 - 3:33 PM**

**David Barrick - Feb 24, 2021 - 12:40 PM**