

City Council

Notice of Motion

MM14.3	ACTION			Ward: 10
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Canoe Landing Child Care Centre Lease - 26 Brunel Court - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the General Government and Licensing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council authorize the City of Toronto, as landlord, to enter into a lease with St. Stephens Community House, as tenant, for the use of approximately 675 square metres of City-owned space and adjoining outdoor space at 26 Brunel Court as a child care centre; such lease to be for a term of five (5) years commencing when the tenant obtains its licence to operate the premises, with a tenant's option to extend the term for a further five (5) years, at a nominal base rent with the tenant responsible for its proportionate share of the costs incurred by the City of Toronto in operating and maintaining the joint elementary school-community facility of which the premises form a part; and on such other or amended terms and conditions satisfactory to the Deputy City Manager, Corporate Services in consultation with the General Manager, Children's Services and in a form satisfactory to the City Solicitor.
2. City Council authorize the Director, Real Estate Services to execute the above lease on behalf of the City of Toronto.

Summary

The City of Toronto is building a new child care centre in CityPlace, one of our newest and fastest growing communities. There will be spaces for 42 toddlers and pre-school children along with 10 infants. The service will be operated out of space within a brand new building shared with two elementary schools and the Canoe Landing Community Recreation Centre. Bishop Macdonell Catholic School and Jean Lumb Public School both opened on January 6, 2020, and the rest of the building is nearing completion and will open in the coming months.

Long term nominal leases to each of the Toronto District School Board and the Toronto Catholic District School Board and a shared facilities agreement between the City and the Boards, for the operation of the schools, were approved by City Council at its meeting held on July 16, 17, and 18, 2019 (Item 2019.GL6.18).

The child care centre will be operated by St. Stephen's Community House, who is the

successful proponent chosen through a formalized process administered by City of Toronto Children's Services. St. Stephen's has received a large number of applications for child care spots at this location, demonstrating the high demand for child care services in this area. Delays in construction due to labour disruptions and labour shortages affecting a number of critical trades pushed out the anticipated opening date, and many parents have had to make alternative child care arrangements. Accordingly, Children's Services, St. Stephen's, and I are all anxious to open the child care centre as soon as possible.

A report was scheduled to go to the General Government and Licensing Committee meeting on March 9, 2020 to approve a nominal lease for the Child Care Centre space to St Stephens's, followed by a report to City Council on April 1 and 2, 2020. St. Stephen's has now indicated they expect to receive their provincial licence to operate the Child Care Centre by mid-February, and as such would like to open the facility earlier than planned.

The recommendation in this Motion was prepared by City staff and seeks authority for the City of Toronto to enter into a nominal lease with St. Stephen's, in order to allow the parties to expedite the negotiation and execution of the lease and the opening of the child care centre.

Background Information (City Council)

Member Motion MM14.3