

To: Finance, Facilities and Technology Committee**Prepared By:** Jason Reid
Secretary Treasurer**Subject:** White Road Property**Date:** December 4, 2019

Purpose and Background

The purpose of this briefing note is to recommend for the Board's approval next steps in determining the benefits and feasibility of creating a nature based early learning centre on the White Road property.

In June 2016, the Saanich Board of Education passed a motion directing the Secretary Treasurer to commence a public consultation process considering the future of the White Road Property, and in September 2016, the White Road Property Committee was created. In September 2018, following an extensive community consultation process, the White Road Property Committee issued a [final report](#) on the results of the consultation.

In October 2018, the Board approved the completion of a review considering the benefits and feasibility of creating a nature based early learning centre on the White Road property.

The benefits of an early learning program are clear and align both the wishes of the property donor and the educational mandate of the Board. The demand for early learning spaces exceeds the availability of spaces on the peninsula and in Greater Victoria.

The feasibility of creating an early learning centre on the site depends on both the financial viability of the project, and whether it is an appropriate use for the site. As the property is zoned for residential use, rezoning will be necessary before it can be used for an early learning centre. An application to rezone the property will only be successful if the district can demonstrate that the impact on the site and neighbourhood is appropriate.

Funding is available for the creation of childcare spaces through the Childcare BC New Spaces Fund. At the time the feasibility work began in the fall of 2018, funding available through the Childcare BC New Spaces Fund was capped at a maximum of \$1 million per site. As the estimated cost to develop and build on the site was estimated to be \$3 million, this site cap was a significant barrier to the project's financial feasibility. Staff considered options to bridge this funding cap including partnering with others who could contribute capital; and possibly creating a multi-use facility that could access funding from several sources. However, a constraint limiting potential multi-use is that the facility would have a greater site impact (including more parking) and a greater impact on the neighborhood (including increased traffic flow).

In the spring of 2019, the district learned the Childcare BC New Spaces Fund, including the funding cap of \$1 million per site, was under review. On July 15, 2019, government [announced](#) changes to the funding program including an increase to the maximum funding available per site from \$1 million up to \$3 million.

Following this change, feasibility work on the White Road project focused on the development of a fully funded facility with the sole purpose of delivering a nature based early learning program.

Next Steps in Feasibility Work

A more detailed conceptual plan has been prepared (attachment 1) and the district has received a construction cost estimate of \$2,930,000 or \$3,370,000 including a 15% construction contingency (attachment 2). Depending on how the internal space is configured, the facility could provide as many as 99 infant care and preschool spaces at an estimated cost per space of \$29,595 excluding contingency. This cost per space is consistent with the recent funding applications for childcare space expansion at Sidney Elementary, Cordova Bay Elementary and Lochside Elementary. The district is expecting a response on these three applications within the next month.

Ministry staff have noted that, while the cost per space of \$29,595 is expensive, it is reasonable for new construction and it would be considered for funding. The funding program's goal is to achieve an average cost per space of \$10,000 but through a combination of lower cost initiatives (ex. funding partition walls/curtains for a gymnasium) and higher cost options (new construction). Ministry staff noted that if the district also packaged lower cost initiatives on other sites it may help with the application.

Consistent with other childcare programs delivered on school district property, this program would be delivered by a community partner who will lease the facility for a rate reflecting the operating and capital cost of the facility. As the funding cap is \$3 million per site, additional capital will likely be required and can be accessed through a prepaid long-term lease payment as was done recently to partially fund the replacement of the Children's Development Centre. Ministry staff have confirmed the request for qualifications (RFQ) and selection of the operator (community partner) can occur following confirmation of funding.

While there are still details to work out, it appears the project would be financially feasible if approved for funding by the Childcare BC New Spaces Fund.

The White Road property is zoned RE-2 (Rural Estate) and would need to be rezoned for a use that is not a residential use. In order for the property to be rezoned, the district must demonstrate that the property's proposed use is appropriate for the residential neighbourhood. The completed community consultation provides support for the proposed use of the property. The district will also have to demonstrate that the impact on the site and community is acceptable. Staff at Central Saanich noted that if the district were willing to put covenants on the property protecting parts of the site from future development, this would help with the application.

Ministry staff confirmed that funding can be approved contingent on subsequent rezoning of the property, and that this has occurred for other applicants. As there would be no benefit to rezoning the property without funding, it makes sense to confirm funding prior to completion of rezoning. One concern with this approach is it will be more difficult to respond to feedback from Central Saanich following confirmation of funding based on the program and facility design that is reflected in the funding application. I discussed this concern with staff at Central Saanich. One option is to make a presentation to council (as a delegation) seeking feedback from council. A second option is to begin the rezoning process to receive feedback from council prior to submission of the funding application and then to pause the rezoning process until funding is confirmed.

The following are the proposed next steps in reviewing the benefits and feasibility of creating a nature based early learning centre on the White Road property:

Process and Timeline	
Date	Event or Activity
January 2020	Prepare a description of the program. Refine the conceptual design to increase the efficiency of childcare space creation, and to delineate in more detail the use of the outdoor space.
February 2020	Open House - consultation with community on proposed facility design and planned use of the property. Exact date to be determined.
March 2020	Board of Education approval to proceed with funding application and rezoning application.
April to June 2020	Make a presentation to Central Saanich Council or begin the rezoning process in order to receive comments from Council on the proposed project and the district's intention to rezone to non-residential use, contingent on funding.
April to June 2020	Submit funding application to the Childcare BC New Spaces Fund.

Staff Recommendation

That staff be directed to proceed with the next steps in reviewing the benefits and feasibility of creating a nature based early learning centre on the White Road property, as described in the December 4, 2019 briefing note from Secretary Treasurer Reid.

With Respect,



Jason Reid
Secretary Treasurer

JR/klg

Attachments: #1 White Road Property Conceptual Design
#2 Construction Cost Estimate

Legal:

Topographic Plan Of:
Lot A, Section 8, Range 3 East,
South Saanich District, Plan 17298,
P.I.D. 003-922-766

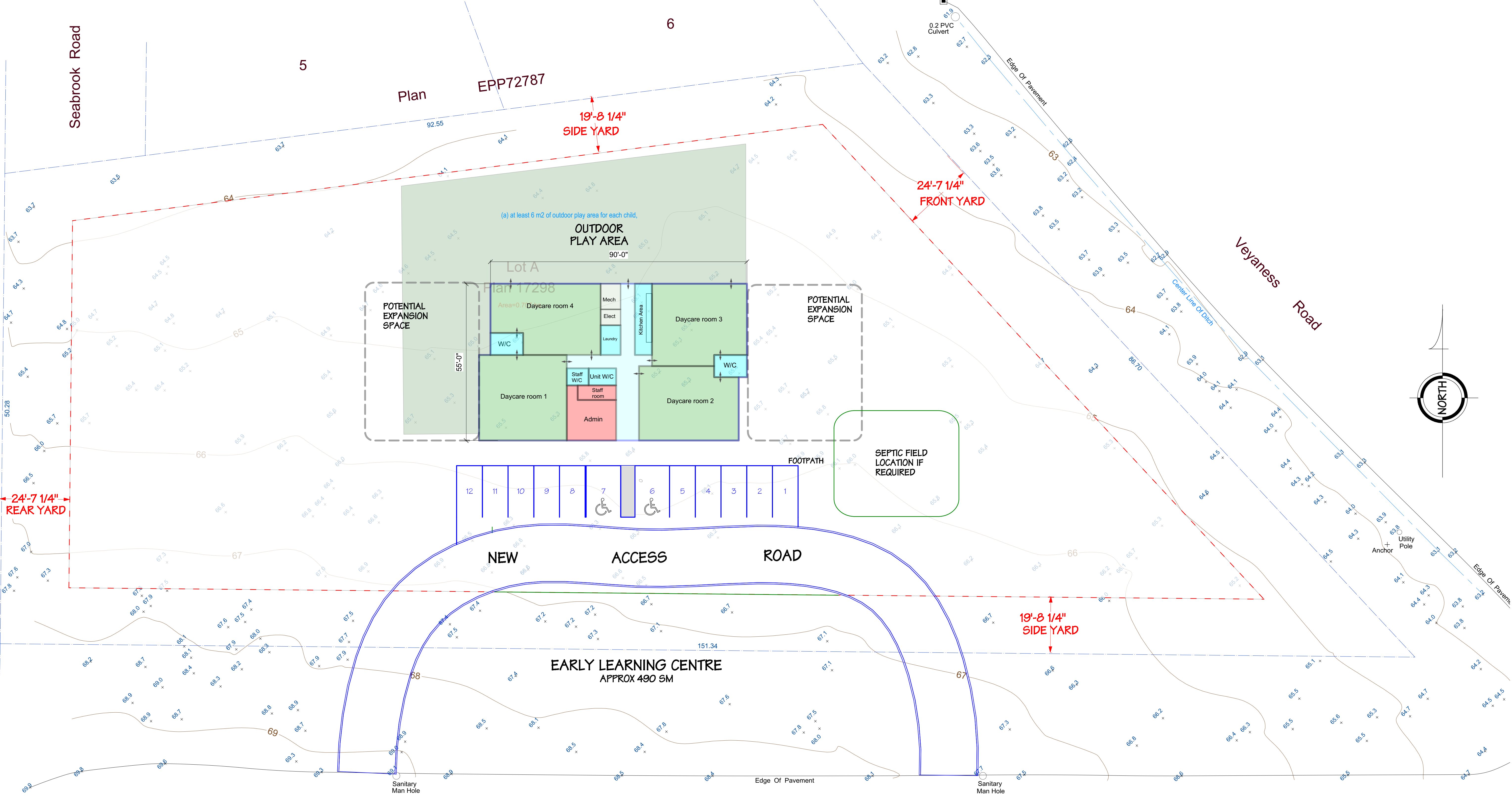
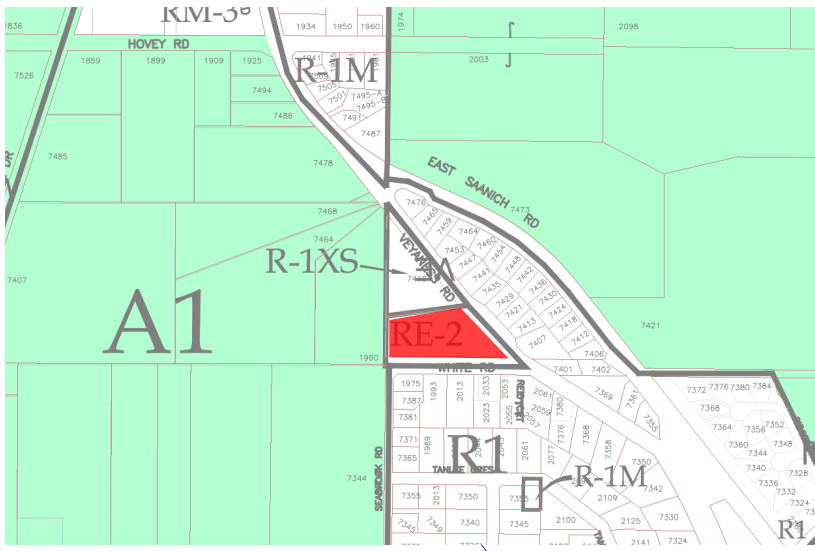
Zoning:

(24) General Institutional: P-1 Permitted CURRENT ZONING RE2 - Rezone to P1

Siting of Buildings and Structures

Front Yard - minimum of 7.5 m TBD m
Rear Yard minimum of 7.5 m TBD m
Side Yard minimum of 6.0 m TBD m

Size of Buildings and Structures
Height maximum of 8.0 m
Lot Coverage maximum of 40%
SITE AREA = 2827 sm
Floor Area Ratio maximum of 0.4 = 7067 sm



REVISIONS	

DRAFT
Sept. 13, 2019

SEAL

SCHOOL DISTRICT NO. 63 (Saanich)
EARLY LEARNING CENTRE
VEYNESS RD / WHITE RD
CONCEPT DESIGN

The design and drawings prepared by the architect are instruments of service for the execution of the work shown and are the property of the architect whether the work be executed or not and he reserves the copyright therein and in the work executed therefrom and they are not to be used in any way without the written consent of the architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on this drawing to the architect for adjustment prior to commencement.

BSA

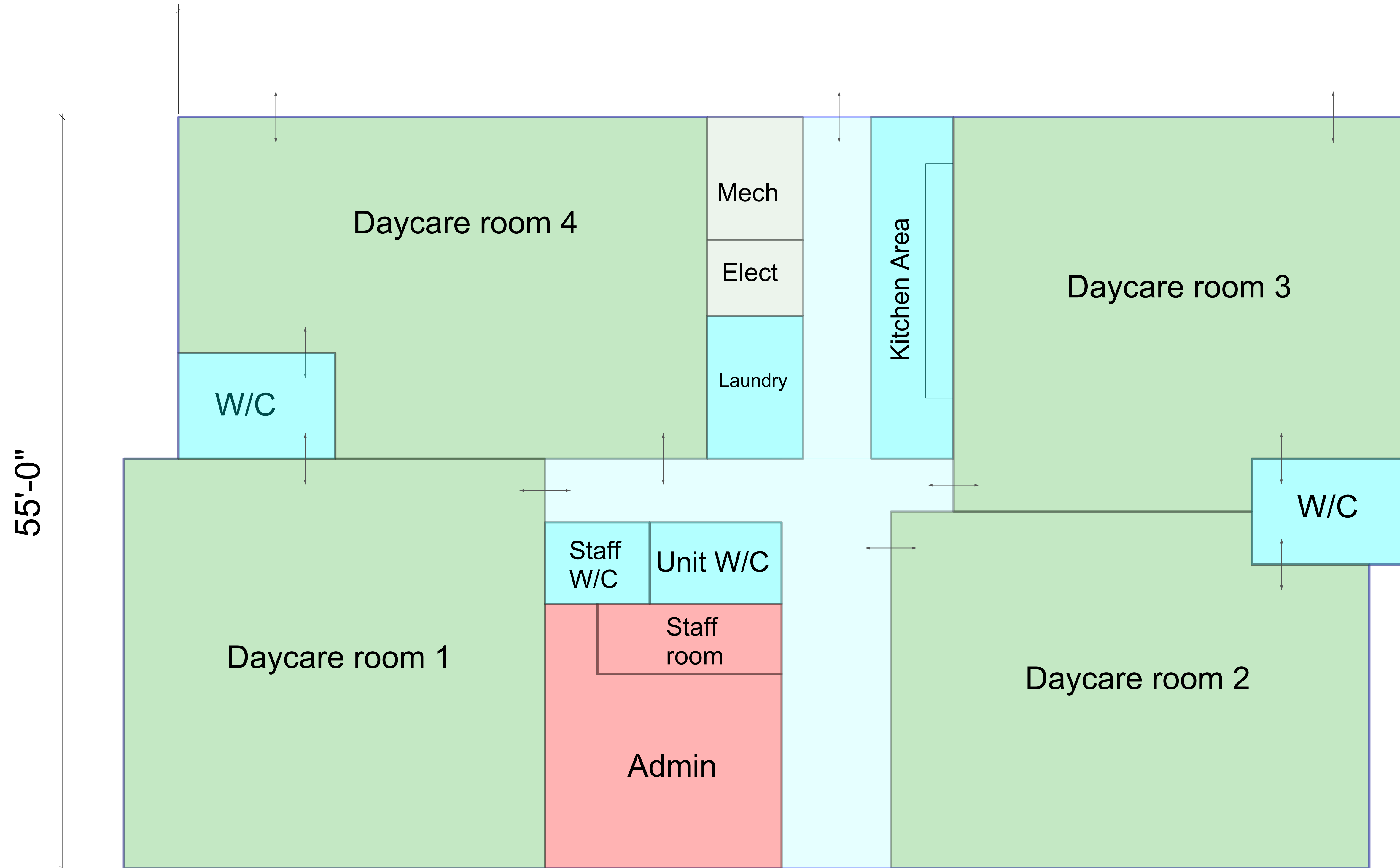
BRADLEY SHUYA ARCHITECT INC.

762 Ralph St., Victoria B.C.
p. 250.727.0605 • f. 250.727.0636
brad@bradleyshuyaarchitect.com
www.bradleyshuyaarchitect.com

SITE PLAN

Date	Sept.13,2019
Scale	AS NOTED
Drawn	AF
Job	18-14
Sheet	A1.0

90'-0"



(Sept13,2019)	Space Functions	Area
	DAYCARE	335 m2
	ADMINISTRATION	31 m2
	MECHANICAL / ELECTRICAL	9 m2
	DESIGN SPACE	90 m2
	SUB TOTAL	465 m2
	5% allowance for walls	23 m2
	GROSS - TOTAL	488 m2

1 FLOOR PLAN
A2.0 SCALE: 1:50

[illegible]

DRAFT
Sept. 13, 2019

SEAL

SCHOOL DISTRICT No. 63 (Saanich)
EARLY LEARNING CENTRE
VEYANESS RD / WHITE RD
CONCEPT DESIGN

The design and drawings prepared by the architect are instruments of service for the execution of the work shown and are the property of the architect whether the work be executed or not and he reserves the copyright therein and in the work executed therefrom and they are not to be used in any way without the written consent of the architect.

Written dimensions shall have precedence over scaled dimensions. The contractor shall verify all dimensions and conditions of the project and be responsible for reporting any variations from dimensions and conditions shown on this drawing to the architect for adjustment prior to commencement.



BSA
BRADLEY SHUYT
ARCHITECT INC.

762 Ralph St., Victoria B.C.
 o. 250.727.0605 • f. 250.727.0636
 brad@bradleyshuyaarchitect.com
 www.bradleyshuyaarchitect.com

FLOOR PLAN

Date **Sept.13 ,2019**

Scale	AS NOTED
-------	----------

Drawn AF

Job	18-13
-----	-------

A2.0

Attachment 2

Beacon Construction Consultants Inc.

CHARTERED QUANTITY SURVEYORS

Tom Crosbie PQS, MRICS
Aidan Kelly BSc (Hons), PQS

1 – 3471 Short Street
Victoria, BC
V8X 2V6
Telephone: 250 385 7899
Fax: 250 385 7855

October 31, 2019

Bradley Shuya Architect Inc.
762 Ralph Street
Victoria BC
V8X 3C9

Attention Bradley Shuya

Dear Sirs / Mesdames

Early Learning Centre, White Road

Our concept estimate for the construction of the above is attached

Yours truly

Beacon construction Consultants Inc.



Tom Crosbie PQS; MRICS
19098

Attachment 2

Early Learning Centre, White Road

**Early Learning Centre
White Road, Saanich**

School District N0. 63

October 31, 2019

Architect Bradley Shuya Architect

Beacon Construction Consultants Inc.
#1 – 3471 Short Street
Victoria BC V8X 2V6
Tel. 250 385-7899
Fax 250 385-7855

Attachment 2

Early Learning Centre, White Road

INTRODUCTION

This report provides our estimate of the capital construction costs for the proposed early learning centre at White Road, Saanich

ESTIMATED COST

The costs have been developed in October 2019 dollars

The capital construction cost for the proposed work is estimated to be **\$3,370,000.00**

Details of the estimate are provided at the end of this report.

GST has not been included in this estimate.

Exclusions

The estimate is for capital construction costs only and therefore a number of general items that may be included or associated with the overall project budget are excluded:

- GST
- Material testing
- Owner's management fees
- Consultants' fees
- Municipal taxes
- Property Insurance
- Legal fees

Basis of the Estimate

The purpose of this estimate is to provide a reasonable cost review of the construction costs for the works. The estimate is based on our opinion of fair value for the work to be carried out. It is not a prediction of low bid but our opinion of the average market price that a contractor would charge for the construction of the building.

Fair value is defined as the amount a prudent contractor, taking into account all aspects of the project, would quote for the work.

It has been assumed that:

- The project will be completed under fixed price contract.

- A minimum of three competent contractors will tender for the project on a competitive basis.

- Vacant possession will be provided to the Contractor and the work will be carried out in a single phase during normal construction trade working hours

Contingencies

A design contingency allowance of 15% of the construction cost has been included in the estimate to cover the cost of changes that may occur during the design phase.

Attachment 2

Early Learning Centre, White Road

Documentation

Concept Design Drawings Ref. A1.0 & A2.0, 2019 prepared by Bradley Shuya Architect inc. dated September 13, 2019

Beacon Construction Consultants Inc.

A handwritten signature in black ink, appearing to read "Tom Crosbie".

Tom Crosbie PQS; MRICS

October 31, 2019

**White Road Early Learning Centre
Concept Estimate**

Building	480	m ²	\$3,850.00	1,848,000
Sidewalks	250	m ²	\$85.00	21,250
Curbs	250	m	\$110.00	27,500
Ashpalt road & parking	810	m ²	\$85.00	68,850
Line marking	1	Sum	\$1,500.00	1,500
Outdoor play area	550	m ²	\$75.00	41,250
Fencing & gates	1	Sum	\$15,000.00	15,000
Play equipment	1	Sum	\$20,000.00	20,000
Bike rack & stroller lockers	1	Sum	\$3,500.00	3,500
Stroller lockers	1	Sum	\$2,000.00	2,000
Storm water drainage & detention	1	Sum	\$50,000.00	50,000
Sanitary sewer - Gravity	1	Sum	\$10,000.00	10,000
Lift Station	1	Sum	\$25,000.00	25,000
Force main	1	Sum	\$8,000.00	8,000
Inspection chambers	4	No.	\$4,000.00	16,000
Fire main & hydrant	1	Sum	\$25,000.00	25,000
Water main	1	No	\$10,000.00	10,000
Hydro Connection	1	Sum	\$25,000.00	25,000
Stand by generator	1	Sum	\$40,000.00	40,000
Lighting standards	3	No.	\$5,000.00	15,000
Vehicle charging	1	Sum	\$2,500.00	2,500
Garbage store	1	Sum	\$2,500.00	2,500
Landscaping -Rain garden - irrigation	1	Sum	\$70,000.00	70,000
Offsite works including service connections	1	Sum	\$75,000.00	75,000
				<hr/> 2,422,850
General Requirement	12.5%			<hr/> 302,856
				<hr/> 2,725,706
Contractor's fee	7.5%			<hr/> 204,428
				<hr/> 2,930,134
Contingency	15%			<hr/> 439,520
				<hr/> 3,369,654
Round to			\$	<u>3,370,000</u>