

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: INFANT/TODDLER CHILDCARE FACILITY –
BURNABY NORTH SECONDARY REDEVELOPMENT**

RECOMMENDATION:

1. THAT Council approve in principle an expenditure of up to \$664,000 from Community Benefit Bonus Policy funds to support the development of a 24-space infant/toddler childcare centre within the new childcare facility being developed on the Burnaby North Secondary School site.

REPORT

The Financial Management Committee, at its meeting held on 2019 April 24, received and adopted the attached report providing information on a proposal for the creation of infant/toddler childcare spaces in a childcare facility planned for the new Burnaby North Secondary School.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Planning and Building Director Finance
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 April 23

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 13000 02

SUBJECT: INFANT/TODDLER CHILDCARE FACILITY –
BURNABY NORTH SECONDARY REDEVELOPMENT

PURPOSE: To provide information on a proposal for the creation of infant/toddler childcare spaces in a childcare facility planned for the new Burnaby North Secondary School.

RECOMMENDATION:

1. **THAT** Council approve in principle an expenditure of up to \$664,000 from Community Benefit Bonus Policy funds to support the development of a 24-space infant/toddler childcare centre within the new childcare facility being developed on the Burnaby North Secondary School site.

REPORT

1.0 INTRODUCTION

On 2019 April 02, the City received a letter from the Burnaby School District informing the City of the development plans for Burnaby North Secondary School (see *attached* Sketch #1). Burnaby North Secondary is being replaced with a new 1,800-seat school that will include space for childcare, adult education and language development programs. In the letter, the School District inquired about the City's interest in supporting the development of an infant/toddler (under 36 months) centre within the 900m² childcare facility planned for the site. This report provides information on the proposal.

2.0 POLICY SECTION

The City's initiatives in childcare are guided by its Childcare Policy, adopted in 1994 and revised in 2000. The Policy's vision states that the City is committed to:

- assisting with the creation of a comprehensive and inclusive childcare system in Burnaby;
- supporting families and children in their search for childcare options; and,
- working with the Burnaby Board of Education, government ministries, childcare providers, community service providers, and others in pursuing the City's childcare objectives.

Further, the Childcare Policy states that the City will work to improve the availability, accessibility, and affordability of childcare by providing appropriate and sufficient opportunities for the establishment of childcare facilities within the context of the Official Community Plan, community plans, the Burnaby Zoning Bylaw, and other City regulations.

These policy statements are also identified as key objectives in the City's Social Sustainability Strategy, adopted in 2011. The Strategy recognizes the role childcare plays in people's economic security and its contribution towards the development of complete communities (communities with a range of housing, services, transportation options and amenities within their own boundaries). Similarly, the City's Environmental Sustainability Strategy supports the development of complete communities that are walkable, bikeable and transit-supported. City policies recognize that while the provision and regulation of childcare is the responsibility of the Provincial government, the City can play a supportive role.

The availability of quality childcare in the community also aligns with the Corporate Strategic Plan by supporting:

A Connected Community

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

A Dynamic Community

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 DIRECT CITY INVOLVEMENT IN CHILDCARE

The City directly supports the provision of childcare services through its five purpose-built, City-owned childcare centres and its Memorandum of Agreement with Burnaby School District, as discussed below.

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3.1 Five City-Owned, Purpose-Built Childcare Centres Achieved Through the Development Process

As noted in the table below, the City's five purpose-built centres provide a total of 232 licensed spaces for infants/toddlers (under three years old), three-to-five year olds and school aged children. Hanna Court and Taylor Park Children's Centres were achieved through the development approval process associated with the development of BC Hydro's headquarters in southeast Burnaby in 1991. Madison, Yukon and Cameron Children's Centres were achieved through the City's Community Benefit Bonus Policy in which the childcare centres were built as part of the development of these respective sites.

Each of the centres is leased at a nominal rate to non-profit childcare providers. In turn, the operators are required to provide a Burnaby-based, self-sustaining range of inclusive, quality childcare services for the community, and are directly responsible for financial operations of the centres.

Five Purpose-Built City-Owned Childcare Centres

Centre	Address	Start of Operation	No. of Licensed Childcare Spaces
Hanna Court Children's Centre	7521 Hanna Court – southeast quadrant	1995	45
Taylor Park Children's Centre	7500 Hanna Court – southeast quadrant	1995	41
Madison Children's Centre	4397 Buchanan Street – northwest quadrant	2001	40
Yukon Crescent Children's Centre	2123 Yukon Crescent – northwest quadrant	2008	62
Cameron Children's Centre	9838 Cameron Street – northeast quadrant	2009	44
		Total:	232

3.2 Childcare Facilities Memorandum of Agreement Between the City and Burnaby School District

This Agreement, signed in October 2014, provides for up to 12 childcare centres to be built on school sites throughout the community. Under the Agreement, the City would be responsible for the capital costs of developing the centres through Community Benefit Bonus Policy funds, the School District would provide land, and locally-based non-profit organizations would operate the centres.

Since 2014, the City and School District have conducted a detailed review of available school sites. This work has considered enrolment projections and the space needs of the School District following the 2016 Supreme Court ruling to reinstate class size limits and class composition provisions.

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The City is currently working with the School District to install modular childcare facilities on the first two sites: Capitol Hill – 25 spaces for three-to-five year old children (northwest quadrant) and Montecito – 25 spaces for three-to-five year old children (northeast quadrant). The centres are expected to open in winter 2020.

The next site to be developed will be on the site of Stride Community Elementary School (southeast quadrant). This centre will have 12 spaces for infant/toddlers and 25 spaces for three-to-five year olds.

City and School District staff will be meeting on 2019 May 09 to discuss the Memorandum of Agreement, including a review of Phase 1 of the Agreement, future plans and the School District's recently developed Feasibility Study for Before and After School Childcare.

4.0 CHILDCARE NEED

Access to quality childcare helps parents to balance work, school and family life. The availability of quality, affordable childcare supports and helps to keep families in Burnaby. It is also plays an important role in the location decisions of businesses and the recruitment and retention of employees. Quality childcare also benefits all aspects of children's development and lays the foundation for school success, higher education, development of social-emotional skills and life-long learning.

In general, Burnaby has a high level of childcare need. According to the 2016 Census, there are 27,115 children aged 12 and under in Burnaby resulting in 17 full-time licensed spaces per 100 children ages 0 to 12 years old. This average is lower than a regional number of 18.5 spaces and the Provincial number of 18 spaces per 100 children aged 12 and under*.

Number of all Full-Time Licensed Spaces for Children 0 to 12 Years Old by Quadrant in Burnaby

Quadrant	Children Ages 0 to 12 Years Old	Number of Licensed Childcare Spaces	Licensed Spaces Per 100 Children Ages 0 to 12 Years Old
Northwest	5,405	735	13.6
Northeast	5,655	1,050	18.6
Southeast	7,150	970	13.6
Southwest	8,905	1,844	20.7
Burnaby	27,115	4,599	17
Metro Vancouver			18.5*
BC			18*

*2015 Metro Vancouver: A Municipal Survey of Childcare Spaces and Policies in Metro Vancouver

In the northwest quadrant of Burnaby where Burnaby North Secondary is located, there are 13.6 full-time licensed spaces per 100 children ages 0 to 12 years old, lower than the city-wide average.

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In terms of Group childcare (non home-based childcare) in the northwest quadrant, there are 12 infant/toddler spaces for every 100 children under 3 years old and 8 before and after school (school-aged) spaces for children ages 6 to 12 years old.

Group Centres

	Group Spaces for Infant/Toddlers	Spaces per 100 Children Under 3	Group Spaces for 30 mos. to School Age	Spaces per 100 Children 3 – 5 yrs Old	Group Spaces for School Age Children	Spaces per 100 Children 6 – 12 yrs Old	Average # of Spaces for all Types of Group Care for Children 0 – 12 yrs Old
NW Quadrant	160	12	267	22	222	8	12
NE Quadrant	182	14	406	30	405	13	17
SE Quadrant	148	9	286	16	275	7	10
SW Quadrant	324	14	677	31	573	13	18
Total	814	12	1,636	25	1,475	11	14

5.0 BURNABY NORTH CHILDCARE FACILITY PROPOSAL

Burnaby North Secondary will be redeveloped as an innovative hub that will provide learning and care options for community members of all ages. The redevelopment will include an 1,100m² (11,841 sq. ft.) Community and Continuing Education Centre, and a 900m² (9,688 sq. ft.) childcare facility. The Ministry of Education has provided a capital grant through their Neighbourhood Learning Centre program to construct the building infrastructure for the entire building complex. However, capital funding was not included to fully develop the interior of the childcare structure, or to provide the required equipment and exterior play structures. The School District will pursue Ministry of Children and Family Development capital funding to develop the childcare centre. The centre will provide 168 school-aged spaces, 24 spaces for three-to-five year olds and, if an infant/toddler program is included, 24 spaces for infants and toddlers. Once built, the School District will use the facility to relocate an existing childcare program to the North site which will result in a net gain of 113 school-aged spaces to meet demand for school-aged care in the Burnaby North catchment area. A non-profit childcare provider will operate the facility.

The childcare facility has sufficient floor area (184 m² or 1,980 sq. ft.) to include a 24-space infant/toddler (under 3 years old) program, however additional funding would be required to fit, finish and equip the space. The School District is proposing the childcare facility be positioned as a School District/City project (with MCFD funding) to meet local childcare needs. The School District's Quantity Surveyor has provided a maximum potential cost to develop the entire childcare facility at \$3,066,471. This amount includes site development, interior construction,

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fees and disbursements, equipment and contingency. The School District proposes to prorate the project cost based on area to determine the cost of the infant/toddler childcare centre, which would assign \$663,800 as the proposed City contribution.

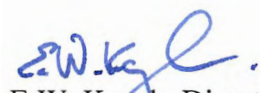
The School District's proposal is in keeping with the terms of the City and School District Memorandum of Agreement for Childcare Facilities where the School District provides the land, the City provides a capital contribution and a non-profit operator operates the facility. The childcare facility proposal also takes advantage of MCFD's capital funding program to create new childcare spaces. The childcare facility would make a significant contribution in addressing local childcare needs, particularly the need for infant/toddler and school-aged spaces, as outlined in Section 4.0 above. It is therefore recommended that the Committee recommend that Council approve in principle of an expenditure of up to \$664,000 to support the development of a 24-space infant/toddler centre at the new Burnaby North Secondary childcare centre. Funding would come from Community Benefit Bonus funds which provide for expenditures on community amenities on a quadrant basis. Should Council approve in principle this expenditure, staff would work with the School District on a funding arrangement for the centre and would provide more details on the proposal in due course.

6.0 CONCLUSION AND RECOMMENDATION

Burnaby North Secondary is being replaced with a new 1,800-seat school that will include space for a new childcare facility and a Community and Continuing Education Centre. The School District has written to the City to inquire about the City's interest in supporting the development of an infant/toddler (under 36 months) centre within the 900m² childcare facility planned for the site. The project would be positioned as a School District/City/MCFD initiative to address local childcare needs.

It is recommended that Council approve in principle an expenditure of up to \$664,000 from Community Benefit Bonus funds to support the development of a 24-space infant/toddler childcare centre within the new childcare facility being developed on the Burnaby North Secondary School site.

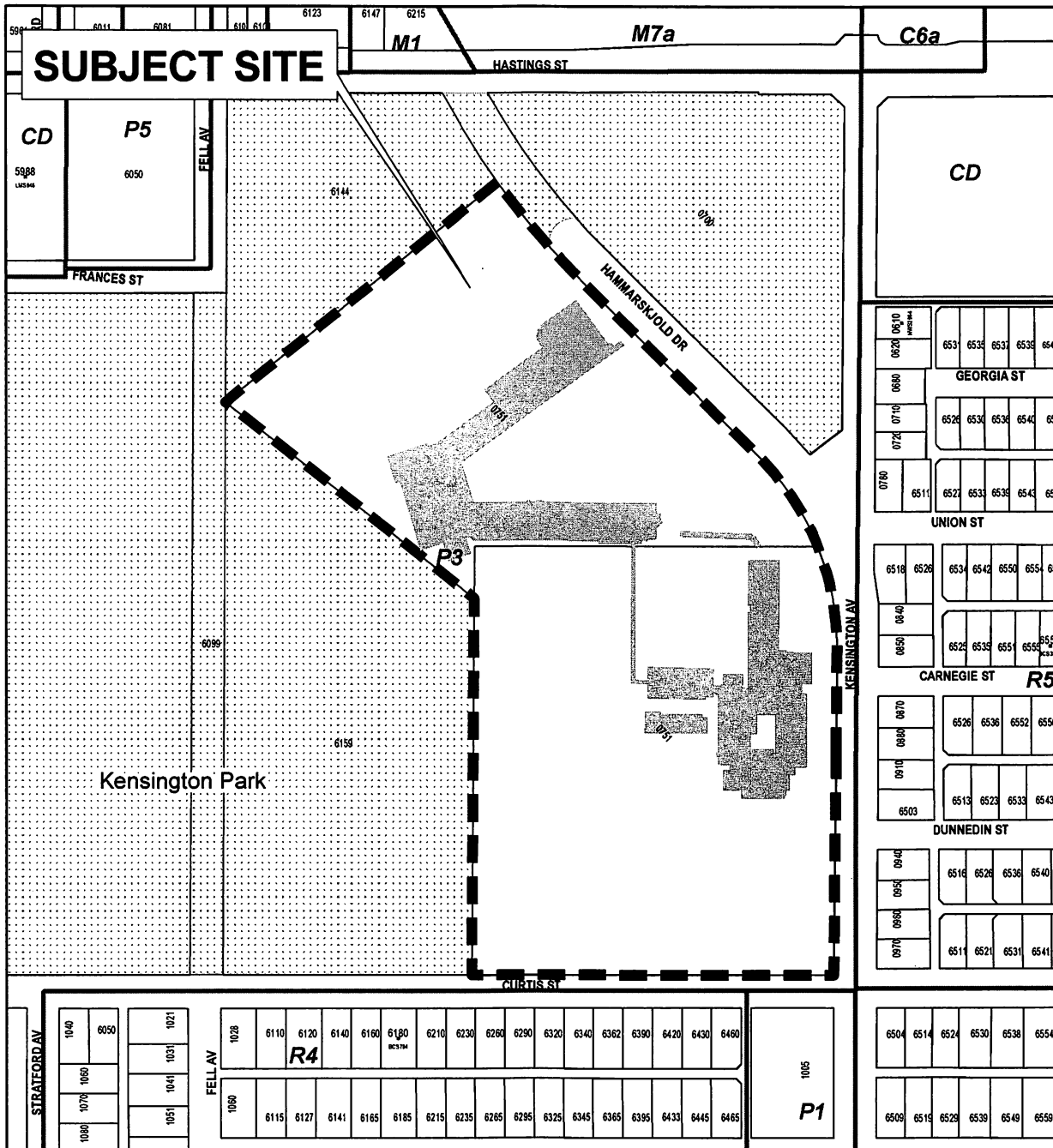
With approval of the recommendation, staff would work with the School District on a funding arrangement for the centre and would provide more details on the proposal in due course.


E.W. Kozak, Director
PLANNING AND BUILDING

MM:sa

Attachment

cc: City Manager
Director Finance
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

APR 24 2019

SCALE:

1:4,000

DRAWN BY:

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**INFANT TODDLER CHILDCARE FACILITY
BURNABY NORTH SECONDARY**



Subject Site

Sketch #1