

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CHILD CARE FACILITIES ON SCHOOL SITES – FUNDING APPROVAL

RECOMMENDATIONS:

1. THAT Council approve a one-time capital funding grant in the amount of \$5,574,808 to the Burnaby School District from the Community Benefit Bonus Reserve for the construction of new child care spaces for children age 5 and under at the Marlborough, Cascade Heights and Westridge Elementary school sites and the Marian Learning Resource Centre.
2. THAT Council authorize staff to execute the necessary lease and related agreements with the Burnaby School District for the placement of child care facilities on the Marlborough, Westridge and Suncrest Elementary school sites.

REPORT

The Financial Management Committee, at its meeting held on 2020 July 07, received and adopted the attached report seeking Council authorization for a one-time capital grant to the Burnaby School District from the Community Benefit Bonus Reserve for the construction of child care facilities on various School District/City sites.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager	Director Finance
	Director Planning and Building	Director Public Safety Community Services
	Director Corporate Services	City Solicitor
	Director Engineering	

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2020 June 30

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 13000 02
*Reference: School District/City of Bby
Child Care Facilities*

SUBJECT: CHILD CARE FACILITIES ON SCHOOL SITES – FUNDING APPROVAL

PURPOSE: To request Council approval of a one-time capital grant to the Burnaby School District from the Community Benefit Bonus Reserve for the construction of child care facilities on various School District/City sites.

RECOMMENDATIONS:

1. **THAT** Council approve a one-time capital funding grant in the amount of \$5,574,808 to the Burnaby School District from the Community Benefit Bonus Reserve for the construction of new child care spaces for children age 5 and under at the Marlborough, Cascade Heights and Westridge Elementary school sites and the Marian Learning Resource Centre.
2. **THAT** Council authorize staff to execute the necessary lease and related agreements with the Burnaby School District for the placement of child care facilities on the Marlborough, Westridge and Suncrest Elementary school sites.

REPORT**1.0 INTRODUCTION**

At its meeting on 2020 February 24, Council approved in principle an expenditure of up to \$5,575,000 to support the development of child care facilities on various School District/City sites throughout Burnaby. Further, at its meeting on 2019 April 29, Council approved in principle an expenditure of up to \$664,000 from Community Benefit Bonus funds to support the development of 24 infant/toddler child care spaces within the new child care facility being developed on the Burnaby North Secondary school site. This report seeks Council approval to release \$5,574,808 in the form of a capital grant to the Burnaby School District. It also seeks Council authorization to execute the necessary lease and related agreements with the School District for the placement of child care facilities on various sites throughout the city.

2.0 POLICY SECTION

The availability of quality child care for children ages 0 to 12 years old aligns with the following goals and sub-goals of the *Corporate Strategic Plan*:

- ***A Connected Community***
 - Social connection – Enhance social connections throughout Burnaby
 - Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments
- ***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
- ***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

3.0 BACKGROUND

In 2014, the City and Burnaby School District signed a Child Care Facilities Memorandum of Agreement that provides for up to twelve child care centres to be built on school sites throughout the community. Under the Agreement, the City is responsible for the capital contributions for the centres through the Community Benefit Bonus Reserve, the School District provides land, and locally-based non-profit organizations operate the centres. In 2019 October the Agreement was revised when the School District undertook responsibility for project management and construction of new facilities over the next two to three years.

The revised approach to the Agreement was prompted by the School District’s 2019 Project Definition Report and Plan to create new child care spaces on school sites throughout the city. The Plan was developed to address school enrolment growth and the need to reclaim child care spaces inside school buildings for instructional classrooms, as well as significant community demand for new spaces.

The School District’s Project Definition and Plan report proposes to create new spaces as follows:

- **School Capital Projects, 2020-2023** – 162 new spaces in new capital building projects at four sites: University Highlands Elementary, Burnaby North Secondary, Stride Avenue Community School and Cameron Elementary;

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From: *Director Planning and Building*
Re: *Child Care Facilities on School Sites –
Funding Approval*
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- **Phase 1, Spring 2020** – 48 new spaces in shared StrongStart¹ spaces inside school buildings at Second Street and Stride Avenue Community Schools;
- **Phase 2, Fall 2020** – 382 new spaces in shared space (Rosser), modular buildings on school grounds and the former Marian secondary school site; school sites include Rosser, Marlborough, Westridge, Cascade Heights and Suncrest Elementary schools; of the 382 spaces, 160 will be for children ages 5 and under; and
- **Phase 3, Fall 2021** – 193 new spaces in modular buildings at Taylor Park, Brantford, Kitchener, Twelfth Avenue and Stoney Creek Elementary schools.

Overall, the Project Definition report proposes to relocate 205 existing school-aged spaces and create 785 new spaces over the next two to three years. Of the new spaces, 564 will be for school-aged spaces and 221 spaces will be for children age 5 and under.

4.0 PROJECT FUNDING

In the 2020 February report to the Financial Management Committee and Council, it was noted that the School District had applied to the Ministry of Children and Family Development (MCFD) for \$13,790,998 in capital funding and was seeking \$5,575,000 from the City to help fund Phase 2 of its Plan as described above. It was further noted that the City had submitted its own applications to MCFD for up to \$5,575,000 in capital funding for new spaces for children age 5 and under on the sites listed in Phase 2 of the program.

In 2020 March, MCFD announced that the School District received \$13,787,598 in capital grant funding for Phase 1 and 2. MCFD also informed the City it would not receive any additional grant funding for sites to which it had applied since the School District had already received capital grant funding for these sites.

The School District is proceeding with implementation of its plan. Active building applications are underway for new facilities on the Marlborough, Westridge, Cascade Heights and Suncrest Elementary school sites. The timing for completion of these facilities is fall 2020. The School District is also proceeding with a two-phase upgrade at the Marian Learning Resource Centre to create two infant/toddler programs, one 3-5 year old program and two school aged programs for the fall 2020. New school age spaces at Rosser will be within the school building.

The School District is seeking \$5,574,808 from the City for construction of the 160 new spaces for children 5 and under in Phase 2 of its plan. As such, it is recommended that the City issue a one-time capital grant to the School District in the amount of \$5,574,808 from the Community Benefit Bonus Reserve as its contribution towards these new spaces. The table below summarizes the new spaces created through Phase 2 of the District's plan.

¹ There are 12 StrongStart Early Learning Centres in Burnaby for children under 5 years old and their parents and caregivers. StrongStarts provide an opportunity for parents and caregivers to engage in play-based learning with their child(ren).

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New Spaces -Phase 2 Sites:

Site	# of School Aged Spaces	# of Spaces for Children 5 and Under	City Land Requirement (see section 5.0)	Anticipated Opening
Marian Learning Resource Centre	54	49		Fall 2020
Marlborough Elementary	30	37	5061 Royal Oak Avenue (see Attachment #1)	Fall 2020
Westridge Elementary	54	37	510 Duncan Avenue (see Attachment #2)	Fall 2020
Cascade Heights Elementary	30	37		Fall 2020
Suncrest Elementary	30	0	3883 Rumble St. (see Attachment #3)	Fall 2020
Rosser Elementary	24	0		Fall 2020
Total New Spaces	222	160		

The grant expenditure of \$5,574,808 is included in the 2020 – 2024 Financial Plan and sufficient Community Benefit Bonus Reserves are available to finance the capital grant outlined in this report.

The remaining funding approved in principle by Council for new spaces at Burnaby North Secondary of \$664,000 is expected to be required in 2021. Staff will seek Council authorization to approve funding for this project at that time. Any capital contributions for Phase 3 of the School District’s program will also be subject to Council authorization.

With Council approval of a capital funding grant of \$5,574,808, staff will establish a funding agreement with the School District to ensure the facilities remain child care centres for the long term (e.g. three 10-year terms), are operated by qualified non-profit child care providers, and that the operators of the facilities opt-in to the Provincial child care fee reduction program.

5.0 CITY LAND CONTRIBUTIONS AND RELATED AGREEMENTS

In the 2020 February report to the Financial Management Committee and Council, it was noted that due to site limitations on School District property, a portion of the City-owned park/school site located on the northeast corner of the Marlborough Elementary school/park site would be required to accommodate the 37-space child care facility for children age 5 and under. Since then, through detailed site and zoning review, it has been determined that only the P3 zoned portion of

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the City-owned property at 6051 Royal Oak Avenue is required for the child care facility, and not the City-owned R4 properties that front on to Dover Street (see *Attachment #1*).

Further, for the Westridge and Suncrest sites the new child care facilities will need to be constructed on school sites that are owned by the City. This situation is similar to the first facilities to be built under the 2014 Memorandum of Agreement - Capitol Hill and Stride child care centres - which involved City-owned land. For Westridge, the City-owned portion of the site is the most viable location for the facility (see *Attachment #2*). The Suncrest site is comprised entirely of City-owned land (see *Attachment #3*). Therefore, to facilitate the development of the new facilities at Marlborough, Westridge and Suncrest, it is recommended that Council authorize staff to execute the necessary lease and related legal agreements with the School District for the placement of child care facilities on these sites.

6.0 RECOMMENDATIONS

This joint project of the School District and City will create new child care spaces in a cost-effective and timely manner that will address significant community demand for quality child care spaces for children of all ages. These facilities will remain in the public domain for the long term.

It is recommended that the Financial Management Committee recommend Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$5,574,808 to finance a capital grant to the Burnaby School District for the construction of new child care spaces for children 5 and under at the Marlborough, Cascade Heights and Westridge Elementary school sites and the Marian Learning Resource Centre.

It is further recommended that Council authorize staff to execute the necessary lease and related agreements with the School District for the placement of child care facilities on the Marlborough, Westridge, and Suncrest Elementary school sites.


E.W. Kozal, Director
PLANNING AND BUILDING

MM:sa
Attachments

Copied to: City Manager
Director Corporate Services
Director Public Safety and Community Services
Director Engineering
Director Finance
City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT



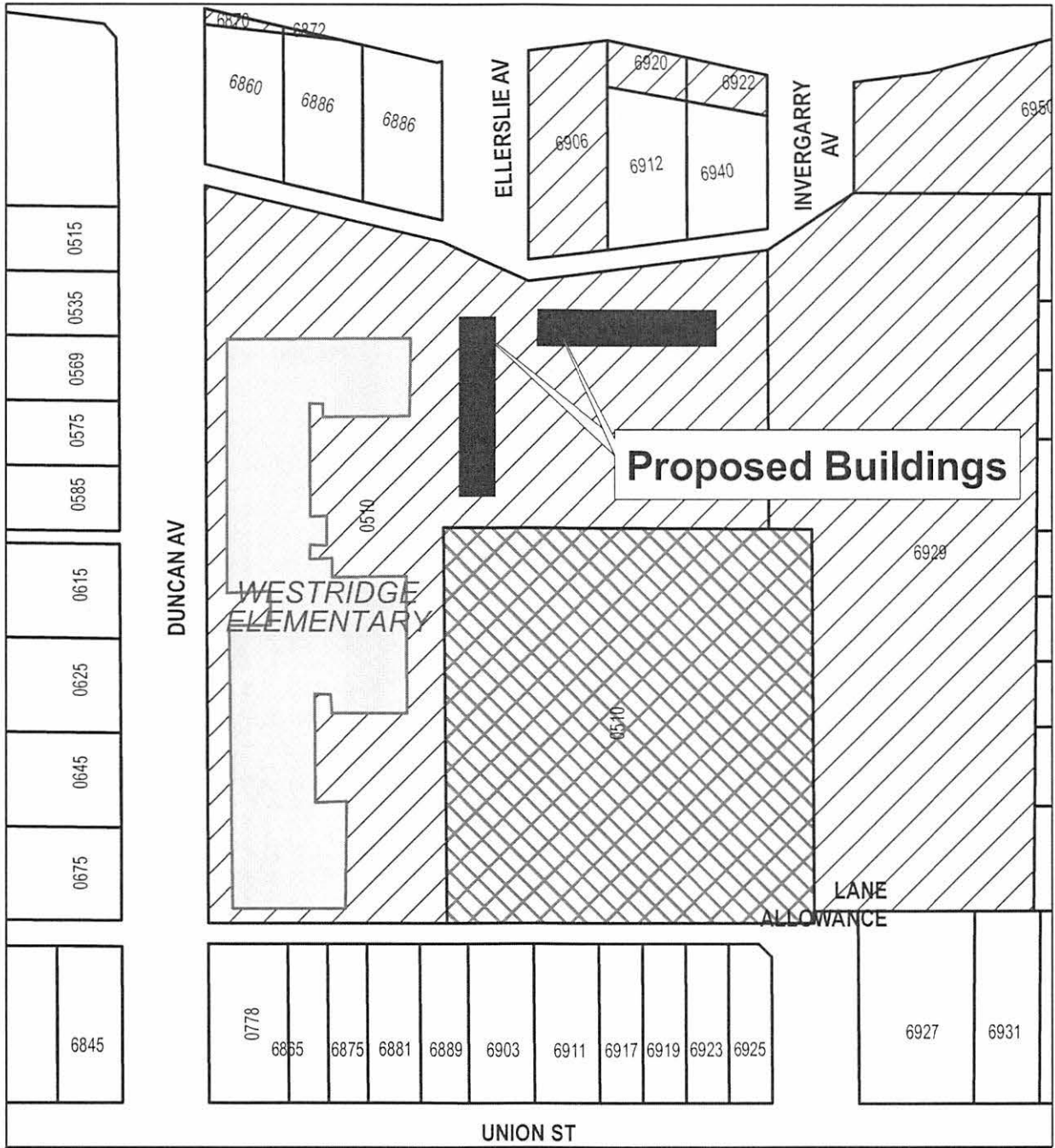
Date: JUN 29 2020

scale: 1:2,894

Drawn By: AY

6051 ROYAL OAK AVENUE

- Proposed Building
- City-Owned Property
- School District 41-Owned Property



PLANNING & BUILDING DEPARTMENT



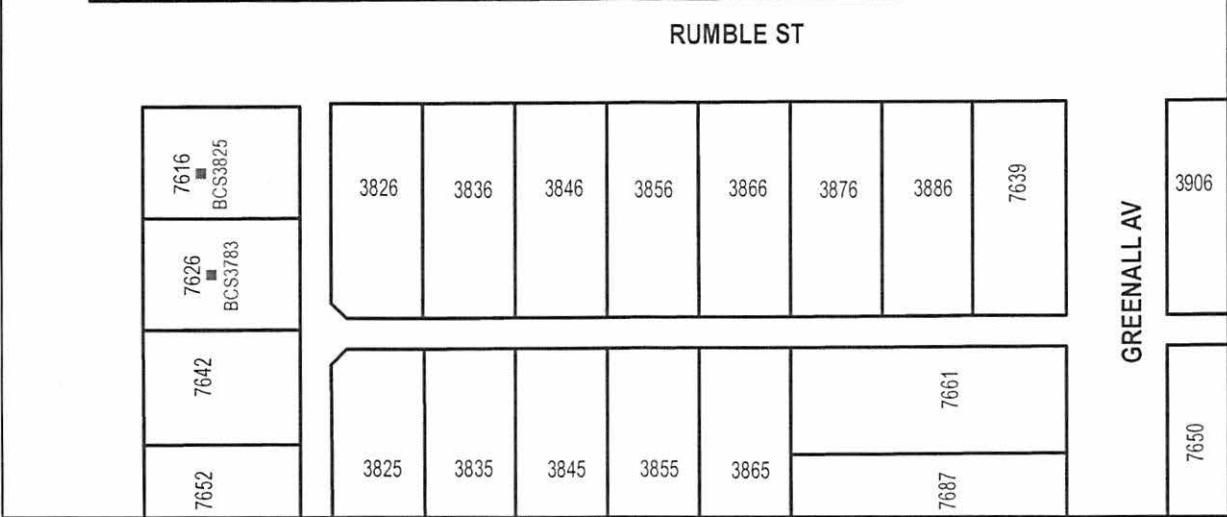
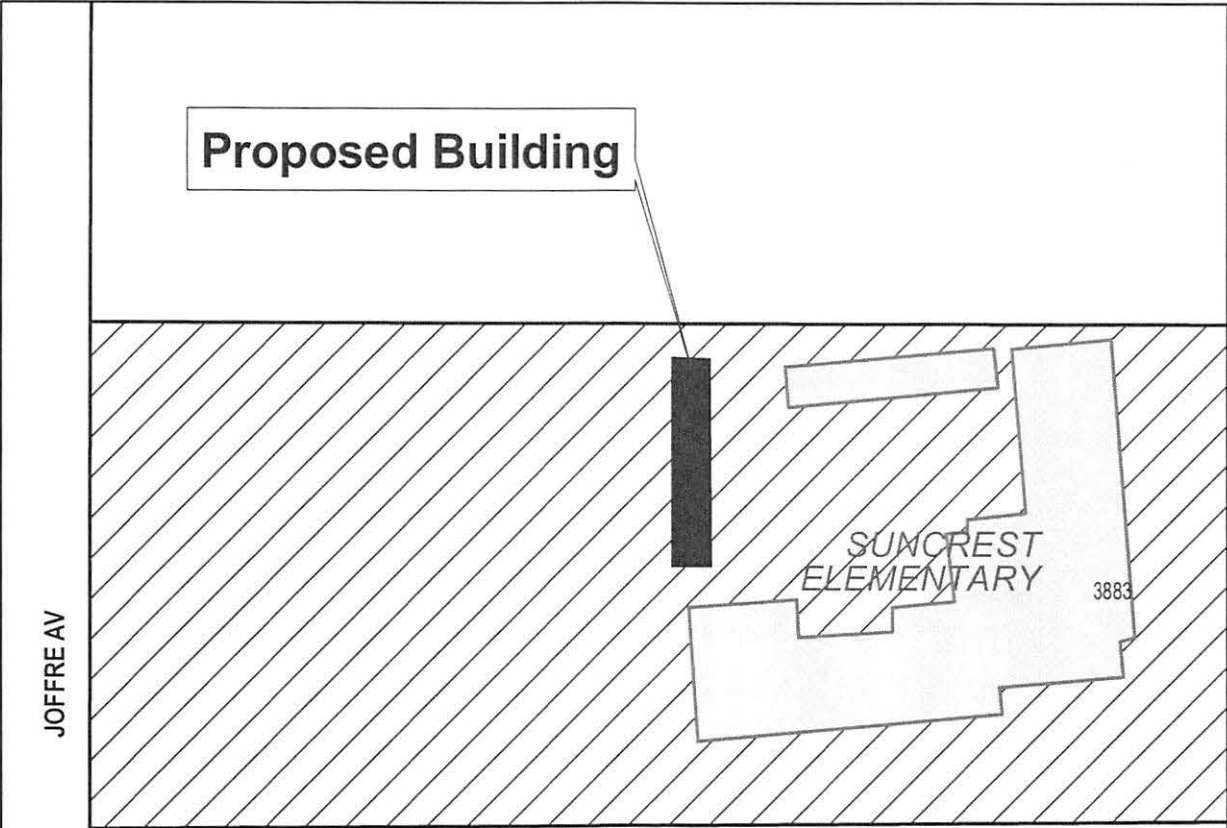
Date: JUN 26 2020

scale: 1:1,500

Drawn By: JS

510 DUNCAN AVENUE

- Proposed Building
- City-Owned Property
- School District 41-Owned Property




PLANNING & BUILDING DEPARTMENT



Date: JUN 26 2020

scale: 1:1,500

Drawn By: JS

3883 RUMBLE STREET

Proposed Building
 City-Owned Property