

REPORT
Regular Council Meeting
1991 May 06

THE CORPORATION OF THE DISTRICT OF BURNABY
COMMUNITY ISSUES AND SOCIAL PLANNING COMMITTEE

HIS WORSHIP, THE MAYOR
AND ALDERMEN

Re: Update on Planned Development of Group
Day Care Centre on Lands Donated by B.C. Hydro

RECOMMENDATION:

1. THAT Council receive the attached report for information purposes.

REPORT

The Community Issues and Social Planning Committee, at its meeting held on 1991 April 24 received and adopted the attached staff report providing an update on plans to develop a group day care centre in the Edmonds area, using funds and lands donated to the Municipality by B.C. Hydro.

The Committee therefore submits the report for information purposes.

Respectfully submitted,

Alderman E. Nikolai
Chairman

Alderman D. Evans
Member

Alderman D. Lawson
Member

Alderman C. Redman
Member

Alderman J. Young
Member

INTERNAL DISTRIBUTION:

AGENDA - 1991 MAY 06

COPY - MUNICIPAL MANAGER

- ACTING DIRECTOR FINANCE

- DIRECTOR PLANNING & BUILDING INSPECTION

TO: CHAIRMAN AND MEMBERS 1991 April 18
 COMMUNITY ISSUES &
 SOCIAL PLANNING COMMITTEE Our File: 17.315

FROM: DIRECTOR PLANNING &
 BUILDING INSPECTION

SUBJECT: Update on Planned Development of Group Day Care Centre on
 Lands Donated By B.C. Hydro

PURPOSE: The purpose of this report is to provide an update on plans
 to develop a group day care centre in the Edmonds area, using
 funds and lands donated to the Municipality by B.C. Hydro.

RECOMMENDATION:

1. THAT a copy of this report be referred to Council for information purposes.

R E P O R T

1.0 BACKGROUND

At its meeting of 1991 February 27, the Community Issues & Social Planning Committee heard a delegation from B.C. Hydro concerning the corporation's proposed contributions towards child care needs in the Edmonds area. In summary, Hydro agreed to the following:

- Ensuring that a 37 space group day care centre would be established in the second phase of the Corporate Headquarters development. The second phase development is proposed to be occupied by private sector workers rather than B.C. Hydro employees.
- In the shorter term, offering a cash contribution of \$250,000 towards Municipal child care initiatives. The \$250,000 would be made available prior to the first phase of the Corporate Headquarters development. No restrictions or conditions would be placed on its use.

After discussing the Hydro proposal, the Committee decided to submit a report to Council which examined what could be obtained through Hydro's \$250,000 cash offer. The report, which was submitted to the March 04 meeting of Council, indicated that the funds could be used to support a number of child care initiatives (e.g. providing emergency grants to child care providers, funding research into child care needs). It concluded, however, that if the objective was to establish a child care centre, the funding would be insufficient unless a site was also contributed.

Upon considering the options presented in the Committee's report, Council adopted the following motion:

"THAT Burnaby Municipal staff enter into discussions with B.C. Hydro in relation to a gift to the Municipality from B.C. Hydro of \$250,000 and a site for a day care facility in the Edmonds area, and further, that Municipal staff prepare a report on the results of these discussions for Council's consideration."

This report provides an update on discussions with B.C. Hydro about provision of a site for the proposed group day care centre. It also outlines a plan of action for facilitating development of a day care on the donated site. The report is divided into four sections: provision of site, construction, operating group selection, and conclusion.

2.0 PROVISION OF SITE

Immediately after the March 04 meeting of Council, staff contacted officials from B.C. Hydro regarding the possible donation of a 15,000 square foot site in the Edmonds area for development of a day care. Hydro agreed to this request. The site selected is on Southpoint Drive, within walking distance of the proposed B.C. Hydro Headquarters Complex and across the street from a number of new multi family housing developments (see Appendix 1, attached).

In a letter to staff dated 1991 April 08, B.C. Hydro confirmed its willingness to contribute \$250,000 and the subject site to the Municipality. Hydro also requested that its employees be given right of first refusal for one third of the spaces in the proposed centre. Staff believe this request is reasonable and intend to honour it, unless directed otherwise by Council.

Before development of the day care centre can proceed, the following site-related actions will be required:

- B.C. Hydro will need to register a subdivision plan, establishing the boundaries of the subject site by consolidating two lots and part of a third into one legal parcel.
- If it has not done so already, B.C. Hydro will need to give notices to vacate to residents of the two houses presently situated on the site.
- B.C. Hydro will need to transfer the property title to the Municipality.
- The Municipality will need to initiate a rezoning of the site to an appropriate Institutional (P) designation.
- The Municipality will need to demolish the existing structures and clear the site for new construction.

3.0 CONSTRUCTION

At its meeting of 1991 March 11, Council dealt with a staff report concerning a request from Royal Oak College for support for a proposed enhancement to the College's Residential Construction Program. Through the enhanced program, the College would coordinate construction of a house in Burnaby which, once constructed, would be turned over to a deserving community group at cost.

Council adopted the following recommendation from the report on the matter:

"THAT Municipal staff be authorized to work with Royal Oak College in identifying an appropriate group to operate a facility, to be built as a demonstration project by the College, with initial priority being given to the construction of a child care facility on lands to be donated by B.C. Hydro in the Edmonds area."

At the time of this writing, Royal Oak College is still awaiting Ministry approval for the Residential Construction Program. The Vice President of the College has indicated that when approval is granted, the College would be pleased to work with staff towards development of a group day care centre - provided the timing and other details of the development work out. In addition to constructing the facility at cost, the College would also be prepared to engage architects to design the project.

In early April, students from the College's Interior Design Program began preparing designs for the day care centre's interior space. This design work will be useful whether the centre is constructed by the College or another body.

Staff are confident that Royal Oak College can provide us with a quality facility at the lowest possible price. Keeping costs to a minimum is especially important given the restricted funds available for the project. However, if Royal Oak College is unable to construct the centre, due to lack of Ministry approval or other reasons, staff will pursue other options.

4.0 OPERATING GROUP SELECTION

Staff believe that a qualified non-profit society should be selected to run the proposed group day care centre, as the Municipality has neither the mandate nor resources to assume this role. Therefore, unless directed otherwise, staff intend to place a newspaper advertisement calling on non-profit operators to submit an Expression of Interest for the project.

The aim is to select the operator as soon as possible, in order that the operator can participate in the planning and design of the facility. Some expectations of the operator will be as follows:

- ability to deliver a quality group day care program for approximately 40 children, including those with special needs, aged from birth to 5 years (a suggested age breakdown is 8 children aged 18 months or less, 8 aged 18 - 36 months, and 25 aged 3 - 5 years);
- active participation with the Municipality, architects, and builders in the planning, design, and development of the facility;
- ability and willingness to undertake fundraising for the centre's capital and/or operating costs, as required;
- ability to operate the centre on a financially self-sustaining basis, with the understanding that the Municipality is not prepared to contribute ongoing or emergency funding to the centre; and
- willingness to make at least one-third of the spaces available to B.C. Hydro employees.

Experience in or familiarity with the Burnaby community would also be an asset.

5.0 CONCLUSION

Considerable progress has been made towards development of the proposed group day care centre in Edmonds since the February 27 meeting of the Community Issues & Social Planning Committee. B.C. Hydro has committed a 15,000 square foot site in the area, in addition to its \$250,000 cash offer, to facilitate the centre's development. Royal Oak College has agreed in principle to design and construct the centre, pending Ministry approval and workable timelines.

The College has also committed itself to preparing interior designs which could be used in the centre. In addition, Municipal staff have made initial preparations for the operator selection process. Unless directed otherwise, we will advertise for operators as soon as possible after this report has been reviewed by the Committee and Council.

Planning for the day care centre will be challenging, given funding and timing constraints and the inherent complexity of planning a successful, quality day care centre. If the challenges can be met, however, the planning process also promises to be an exciting, rewarding experience. The final test will be whether the efforts benefit parents and employees in the Edmonds area who use the centre.

Staff will keep the Committee and Council informed, as appropriate, as planning for the day care centre proceeds.

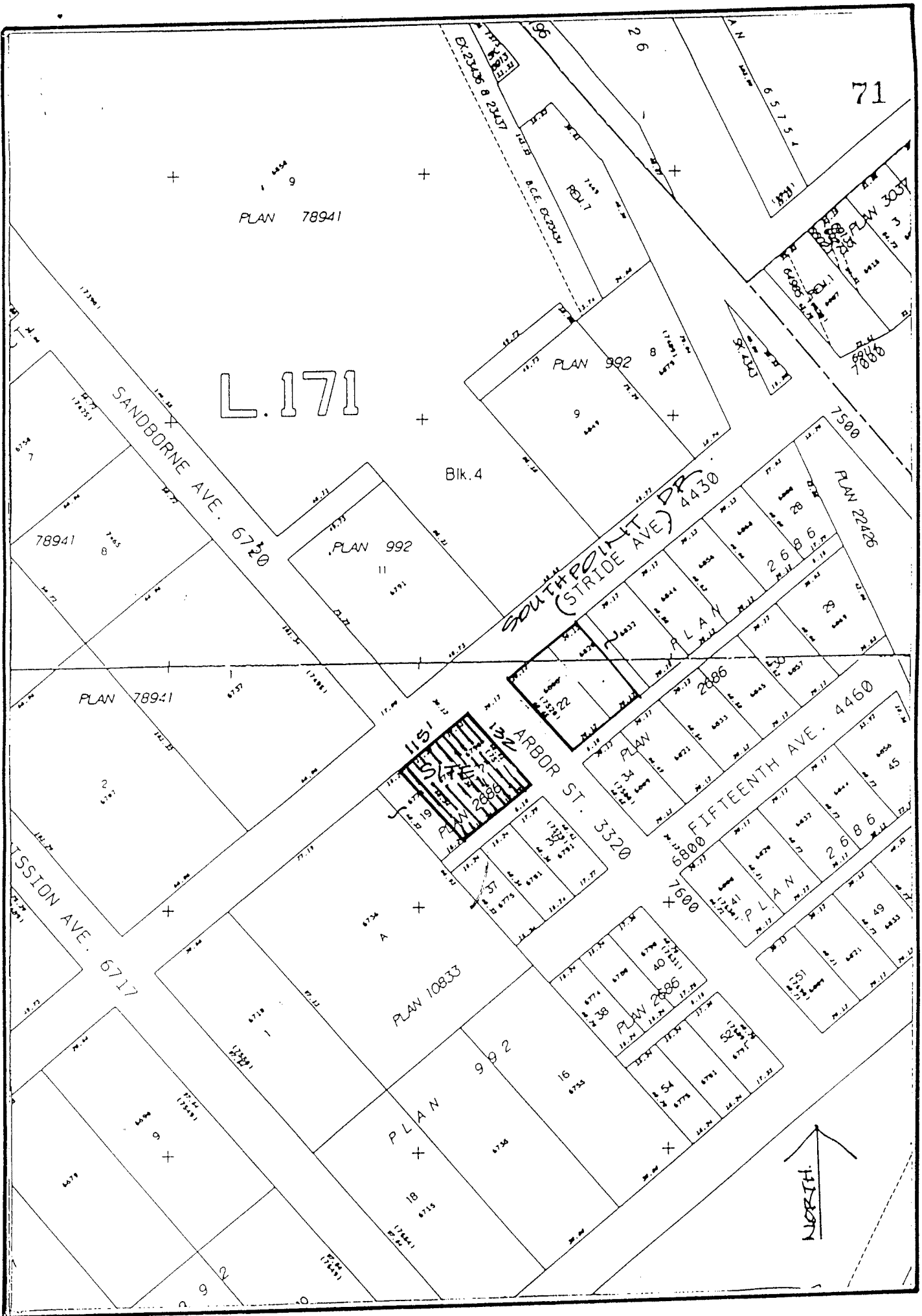

A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION


JF/db

Attachment

cc: Municipal Manager
Municipal Solicitor
Director Administrative & Community Services
Director Finance
Director Recreation & Cultural Services
Medical Health Officer

APPENDIX 1



Date:
91 MAR.

Scale:

Drawn By:



PROPOSED DAYCARE SITE
X REF RZ# 36/90

SITE = 6790, 6780 + Part 6774 SOUTHPOINT (STRIDE).
15,000 sq ft (115' x 132').
Current zoning R5