

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

Re: Proposed Operator for Child Care Component of the Lougheed  
Hotel Site Redevelopment (Rezoning Reference #49/97)

RECOMMENDATIONS:

1. **THAT** Council endorse the Lower Mainland Purpose Society as the operator for the proposed child care facility to be included in the Lougheed Hotel site redevelopment (Rezoning Reference #49/97), and
2. **THAT** Council authorize the City to enter into an operating agreement with the Lower Mainland Purpose Society for the subject child care facility, similar to the model used for the Hanna Court Children's Centre.

REPORT

The Community Planning and Housing Committee, at its meeting held on 1999 May 18, received and adopted the *attached* report proposing an operator for the child care facility to be included as part of the Lougheed Hotel site redevelopment. The Committee advised that three groups submitted proposals. The Committee noted that the proposal from the Lower Mainland Purpose Society gave the clearest commitment to undertake the necessary fundraising to keep the facility financially self-sustainable. The Committee further noted that the Purpose Society proposal was seen as the most innovative, in that its primary target would be high risk families and its offered a relatively high proportion of infant/toddler spaces.

Respectfully submitted,

: COPY - CITY MANAGER  
- DIRECTOR FINANCE  
- DIR. PLNG. & BLDG.  
- DIR. PARKS, REC. & CULT. SERV.  
- CITY SOLICITOR

Councillor L.A. Rankin  
Chairman

Councillor C. Redman  
Member

Councillor J. Young  
Member

TO: COMMUNITY PLANNING &  
HOUSING COMMITTEE

1999 MAY 13

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: RZ #49/97

SUBJECT: **PROPOSED OPERATOR FOR CHILD CARE COMPONENT OF THE  
LOUGHEED HOTEL SITE REDEVELOPMENT (REZONING REFERENCE  
#49/97)**

PURPOSE: To propose an operator for the child care facility to be included as part of the Lougheed Hotel site redevelopment (Rezoning Reference #49/97).

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#### RECOMMENDATION:

1. **THAT** the Committee recommend that Council
  - a) endorse the Lower Mainland Purpose Society as the operator for the proposed child care facility to be included in the Lougheed Hotel site redevelopment (Rezoning Reference #49/97), and
  - b) authorize the City to enter into an operating agreement with the Lower Mainland Purpose Society for the subject child care facility, similar to the model used for the Hanna Court Children's Centre.

### REPORT

#### 1.0 INTRODUCTION

At its meeting of 1998 September 29, the Community Planning & Housing Committee endorsed recommendations for securing community amenity bonus provisions for Rezoning Reference #49/97 (the redevelopment encompassing the Lougheed Hotel site). Council, in turn, endorsed the recommendations on 1998 October 19. Two types of community amenity bonus provisions were proposed: special needs housing and child care facilities. This report focuses on the child care component.

The report provides background on the key features of the proposed child care amenity, offers an overview of the operator selection process, assesses the proposals, and identifies a recommended operator.

## 2.0 SUMMARY INFORMATION ON CHILD CARE COMPONENT

As agreed upon by the Committee at its 1998 September meeting, the applicant was asked to:

- construct a child care centre with a minimum of 4000 square feet of finished indoor space and 3500 square feet of outdoor space (*note: the rationale for requesting these space amounts was that a facility of this size could be licensed as a group day care centre for 12 children aged under 3 years and 25 children aged 3 - 5 years; or an out of school care centre for 40 children; or some other combination of programs*)
- turn the facility over to the City as an air space parcel, including parking provisions, thereby enabling the operator to avoid maintenance and associated costs for common property that would otherwise have to be borne if the facility was strata titled
- design, fully furnish, and equip the facility, to the City's satisfaction, for operation as a child care centre.

In turn, it was agreed that the City would seek a qualified non profit operator to run the child care centre. The aim was to make the selection as soon as possible after the Public Hearing to enable the operator to participate in the design process for the facility.

Criteria for selecting the operator were to include, but not be limited to, the following:

- non profit status - preferably based in Burnaby
- demonstrated ability to run the centre on a financially viable basis, without requiring operating subsidies from the City
- proven track record with respect to providing quality child care services.

## 3.0 OPERATOR SELECTION PROCESS

The subject rezoning application received First Reading on 1999 January 11, advanced to Public Hearing on 1999 January 26, and received Second Reading on 1999 February 1. Staff began the operator selection process for the child care centre in February. To this end, we placed advertisements in the Burnaby Now and Vancouver Sun, calling for submissions of proposals from prospective non profit

operators. We also directly contacted selected operators whom we believed would be capable of, and could be interested in, running the centre.

Three non-profit societies submitted proposals to run the child care centre:

- Burnaby Association for the Mentally Handicapped (BAMH)
- YMCA of Greater Vancouver
- Lower Mainland Purpose Society for Children & Families

Each proposal was distinct, involving different types and combinations of child care services, as follows:

- **BAMH:** a combination of group day care (12 infant/ toddler spaces and 16 spaces for 3 - 5 year olds), preschool (13 spaces), out of school care/ kindercare (20 spaces).
- **YMCA:** a combination of group day care (25 spaces for 3 - 5 year olds), preschool (20 spaces), and out of school care (20 spaces).
- **PURPOSE:** a combination of group day care (24 infant/ toddler spaces and 16 spaces for 3 - 5 year olds). While the programs would be available to all members of the community, a priority target group would be families who require respite child care and parenting assistance (i.e., families whose distresses are placing their children at risk).

A panel consisting of representatives from the Finance, Parks & Recreation, and Planning Departments was struck to coordinate the operator selection process. Interviews were conducted on 1999 April 15. Applicants were asked a standardized set of questions. A copy of the rating sheet, containing the selection criteria and weighting, is provided in Appendix 1, *attached*.

#### 4.0 ASSESSMENT

All three applicants submitted thorough written proposals and performed well in the interviews. They also have a demonstrated ability to run quality child care operations.

Nonetheless, based on the aforementioned selection criteria, the panel is prepared to recommend the Lower Mainland Purpose Society as operator of the new Brentwood Town Centre child care facility. The key factors for recommending Purpose were as follows:

- *Financial viability and commitment:* All applicants were advised that the child care operations would need to be financially self sustainable and that the City would not be prepared to provide them with ongoing operating subsidies. Nonetheless, of the three applicants, Lower Mainland Purpose Society was the one that gave the clearest commitment to undertake fundraising and continue to run the centre in the face of adversity. The panel was also impressed by the society's philosophy and track records concerning fundraising and financial management.
- *Innovation/ priority needs:* The selection panel believed that, of the three proposals, the Purpose submission addressed the highest priority needs in the community. Notwithstanding the merits of the BAMH and YMCA proposals, they essentially offered a traditional array of child care services - albeit in a part of the city that is lacking in such services. The Purpose proposal was seen as the most innovative, in that its primary target would be high risk families and it offered a relatively high proportion of infant/toddler spaces. With the exception of the teen parent child care program at Burnaby South Secondary School, the type of care being proposed by Purpose is currently not available in Burnaby. If established, the program could potentially play an important preventative role for at risk children and families in Burnaby. It would also provide "typical" child care services for other families wishing to register their children with the program.

Prior to recommending Purpose as the operator of the Brentwood child care facility, two members of the selection panel visited the society's Ready Set Grow teen parent child care program in New Westminster. During the visit, we were able to observe the program in action and ask supplementary questions of the Executive Director and centre supervisor. We were also able to meet with parents using the centre. The parents provided strong testimonials about the operation - not only for the care being offered to their children, but also for the support and encouragement provided to them personally (e.g., through parenting classes, individual consultation with centre staff). The visit to Ready Set Grow thus served to confirm the panel's decision to recommend that the Lower Mainland Purpose Society be given the opportunity to run the subject Brentwood Town Centre child care facility.

Before closing this discussion, it is important to note this is a particularly challenging time for the regulated child care sector. Several child care operations whose staff are certified by the BCGEU are currently on strike. Others are experiencing difficulties in running their facilities on a financially viable basis - especially those that provide care for infants and toddlers.


The Purpose Society is optimistic that it would receive funding from the Ministry for Children & Families (MCF) to serve at risk clients, as proposed. The Society acknowledges, however, that no guarantees exist that such funding would be forthcoming. It has confirmed that, if MCF was unable or unwilling to provide funding, it would remain committed to delivering the program.

## 5.0 CONCLUSION AND RECOMMENDATIONS

This report has provided an overview of the process and conclusions of efforts to identify an operator for the child care facility to be included as part of Rezoning Reference #49/97.

Three non-profit societies submitted proposals to operate the facility. Based on the selection panel's assessment, it is proposed that the Committee recommend that Council

- a) endorse the Lower Mainland Purpose Society as the operator for the proposed child care facility to be included in Rezoning Reference #49/97, and
- b) authorize the City to enter into an operating agreement with the Lower Mainland Purpose Society for the subject child care facility, similar to the model used for the Hanna Court Children's Centre.

  
to D.G. Stenson, Director  
PLANNING AND BUILDING

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*Attachment*

cc: City Manager  
Director Finance  
Director Parks, Recreation, & Cultural Services  
Solicitor

**RATING SHEET:  
BRENTWOOD TOWN CENTRE CHILD CARE OPERATOR INTERVIEWS**

Criteria	Weight	Raw Score*	Weighted Score**
1. Knowledge of Burnaby & the Brentwood Town Centre area.	2		
2. Organizational stability.	4		
3. Management skills/philosophy. <ul style="list-style-type: none"> <li>• fiscal management</li> <li>• personnel/hiring policies</li> <li>• staff training/development policies</li> </ul>	5		
4. Ability to work with others. <ul style="list-style-type: none"> <li>• City staff</li> <li>• parents</li> <li>• the community</li> </ul>	4		
5. Child care philosophy. <ul style="list-style-type: none"> <li>• parent involvement</li> <li>• child-centered focus</li> <li>• involvement with educational institutions</li> <li>• service to special needs children</li> <li>• service to ethnically diverse families</li> </ul>	5		
6. Commitment to address <i>priority</i> child care needs in area.	4		
7. Ability and commitment to participate in facility planning. <ul style="list-style-type: none"> <li>• planning team composition</li> <li>• design experience</li> <li>• furnishing and equipment specification experience</li> </ul>	4		
8. Ability to deliver program. <ul style="list-style-type: none"> <li>• experience serving range of ages &amp; need groups</li> <li>• ability to respond to change</li> <li>• quality assurance</li> </ul>	5		
<b>TOTAL</b>			

\* Rated on a Point Scale of 1 to 5 (5 being maximum).

\* Weighted score determined by multiplying the raw score by the weight (e.g., 2 X 5 = 10).

