

CITY OF BURNABY

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SOCIAL ISSUES COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROCESS TO SELECT AN OPERATOR FOR NEW CITY-OWNED CHILD
CARE FACILITY**

RECOMMENDATION:

1. **THAT** Council approve the commencement of a public process to select an operator for the proposed City-owned child care facility to be constructed at 2150 Beta Avenue in conjunction with Rezoning Reference (RZ) #04-19.

REPORT

The Social Issues Committee, at its Open meeting held on 2005 January 26, received and adopted the *attached* report seeking approval to commence a public process including a request for proposals to identify an operator for a new city-owned child care facility to be developed at 2150 Beta Avenue in conjunction with Rezoning Reference #04-19.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor L. Rankin
Vice Chair

Councillor S. Dhaliwal
Member

COPY - CITY MANAGER
- DIRECTOR PLANNING & BUILDING
- DIRECTOR PARKS, RECREATION & CULTURAL SERVICES
- DIRECTOR FINANCE
- A/CHF. BLDG. INSP. - PROJECT MANAGEMENT
- CITY SOLICITOR

TO: CHAIR AND MEMBERS
SOCIAL ISSUES COMMITTEE

2005 January 14

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 1750 20

SUBJECT: PROCESS TO SELECT AN OPERATOR FOR NEW CITY-OWNED CHILD CARE FACILITY

PURPOSE: To seek approval from the Committee and Council to commence a public process to identify an operator for a new city-owned child care facility to be developed at 2150 Beta Avenue in conjunction with Rezoning Reference #04-19.

RECOMMENDATION:

1. **THAT** Council be requested to approve the commencement of a public process to select an operator for the proposed City-owned child care facility to be constructed at 2150 Beta Avenue in conjunction with Rezoning Reference (RZ) #04-19.

REPORT

1.0 BACKGROUND

At its meeting of 2004 September 27, Council considered a staff report on RZ#04-19 at 2150 Beta Avenue, involving the development of three low-rise apartment buildings and one high-rise apartment tower. The report noted that the applicant was proposing to take advantage of Burnaby's density bonus provisions, and that the consequent contribution towards a community benefit would total approximately \$1.97 million. The report also advised that members of the Housing Committee had identified a child care facility, valued at approximately \$1.8 million, as an appropriate community benefit to be obtained, with the remainder of the community benefit contribution to be directed towards extraordinary design elements for the public plaza on the development site, and relocation of the main-stem of Crabapple Creek.

Council endorsed the proposal for securing community benefits through RZ#04-19, and authorized staff to continue to work with the developer on a suitable plan of development for the project. The rezoning application received Second Reading on 2004 November 29. This report focuses on the child care component of the development, and seeks approval to commence a community process to identify a non-profit operator for the child care facility.

2.0 SUMMARY INFORMATION ON CHILD CARE COMPONENT

The proposed child care facility will be located in a stand-alone building, and will consist of two separate, but related, components as follows:

- a 4,500 sq. ft. licensed group child care centre which will serve 40 children (infants, toddlers, and 3 - 5 year olds). The centre will be fully finished, furnished and equipped by the developer. A fully equipped, fenced and landscaped outdoor playground area of approximately 3,000 sq. ft. will also be provided.
- a 1,000 sq. ft. school-aged care centre, with a separate entrance, and a separate fenced playground area of approximately 1,900 sq. ft. The school-aged centre will provide care for 25 children, aged 5 to 12 years, before and after school, on professional development days, and during school holidays. To maximize use of the space, a preschool program (which children attend for half of the day) for children aged 30 months to 5 years, will be operated in this space when the centre is not being used for school-aged care.

The completely finished, furnished and equipped multi-component child care facility will be turned over to the City as an air space parcel, along with eleven dedicated parking stalls.

3.0 SELECTION OF AN OPERATOR FOR THE CENTRE

As with existing City-owned child care centres,¹ it is proposed that the City select a qualified non-profit child care provider to operate the facility. In the past, the City has developed a Request for Proposals (RFP) and advertised the opportunity to apply to operate a centre through existing child care and inter-agency networks, and through newspaper advertisements. In those cases, an interdepartmental staff committee has developed selection criteria, developed interview questions, interviewed a short-list of qualified applicants, and made recommendations on a prospective operator to the Social Issues Committee.

Staff are proposing a similar process for the child care facility on Beta Avenue. With respect to the RFP, we propose that the following be included as primary criteria:

- non-profit status, and preferably based in Burnaby;
- demonstrated ability to run a child care facility on a financially viable basis, without requiring operating subsidies from the City;
- proven track record with respect to providing quality child care services; and
- intention and commitment to serve the target age groups outlined in Section 2.0 of this report.

¹ The City currently owns three child care centres - Hanna Court, Taylor Park, and Madison - all of which were obtained through the zoning process.


In keeping with usual City practice, the RFP will contain a proviso which protects the City from liability should the developer decide not to proceed with construction of the proposed development.

Actual construction of the child care facility is unlikely to commence before 2006. However, design work and architectural plans must be finalized by spring/summer 2005. The finalized plans will form part of the adopted Comprehensive Development Plan for the site, and the basis for the 219 Covenant agreement. All finalized plans and documentation must be in place prior to Final Adoption of RZ #04-19. In an effort to enable the operator to have some input into the design and layout of the facility, staff propose to release the RFP in early February 2005. This timeline should help to ensure that a recommendation for an operator can be forwarded to the 2005 March 23 meeting of the Social Issues Committee.

4.0 SUMMARY AND CONCLUSIONS

A multi-component child care facility, consisting of a 4,500 sq. ft. licensed group facility and a 1,000 sq. ft. licensed school-age facility, will be provided through the rezoning process for RZ#04-19. The proposed child care facility is valued at approximately \$1.8 million, and will be owned by the City of Burnaby. Staff are seeking approval to release a Request for Proposals for a non-profit operator for the centre. Assuming the RFP can be released in early February 2005, and that child care providers who meet the City's criteria for operating a City-owned child care facility express an interest, staff expect to be able to make a recommendation on an operator for the facility to the Social Issues Committee at its meeting of 2005 March 23. It is hoped that this timeline will enable the chosen operator to have some input into the design and layout of the facility.

It is recommended that Council be requested to approve the commencement of the process described in Section 3.0 above to select an operator for the proposed child care facility at 2150 Beta Avenue.



J.S. Belhouse, Director
PLANNING AND BUILDING

JS/sla/sa

cc: City Manager
Director Finance
Director Parks, Recreation and Cultural Services
City Solicitor
Assistant Chief Building Inspector - Project Management