
TO: CITY MANAGER **DATE:** 2008 April 28
FROM: DIRECTOR PLANNING & BUILDING **FILE:** 13000 02
SUBJECT: RENEWAL OF LEASES FOR HANNA COURT AND TAYLOR PARK CHILDREN'S CENTRES
PURPOSE: To obtain Council authorization to renew the Licence and Operating Agreements with Burnaby Children's Centres Society for the City-owned Hanna Court and Taylor Park Children's Centres.

RECOMMENDATIONS:

1. **THAT** Council authorize the renewal of the Licence and Operating Agreements with Burnaby Children's Centres Society for Hanna Court Children's Centre and Taylor Park Children's Centre on a rent-free basis for a five year term ending on 2012 December 31.
2. **THAT** copies of this report be forwarded to the Board of Directors of Burnaby Children's Centres Society, and to the Social Issues Committee for information.

REPORT**1.0 BACKGROUND**

Hanna Court Children's Centre and Taylor Park Children's Centre (formerly B.C. Hydro Children's Centre) were developed in conjunction with the new B.C. Hydro headquarters in the Edmonds Town Centre. Both centres commenced operations in 1995. Whereas Hanna Court was owned by the City from the outset, Taylor Park was originally owned by B.C. Hydro, and was transferred to City ownership in late 2002.

Burnaby Children's Centres Society (BCCS) was created in 1995 by B.C. Hydro and the City of Burnaby to operate the two child care centres. A Licence and Operating Agreement was prepared for each centre, outlining the roles and responsibilities of the facility owners and the operator. Essentially, the Agreements stipulate that the operator is responsible for all financial operations of the centres, with the exception of the maintenance and repair of major capital items such as the building envelope; the plumbing, electrical, mechanical and ventilation systems; flooring, cabinets and countertops; and interior painting. The fully-furnished and equipped child care centres were made available to Burnaby Children's Centres Society on a rent-free basis for a five

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year period (1995 – 2000). Since that time, the Licence and Operating Agreements have been revised slightly and renewed twice on the same rent-free basis. The existing Agreements expired on 2007 December 31, with operations continuing under the provisions of those Agreements, pending renewal.

This report seeks Council authorization to renew the Licence and Operating Agreements for the two centres with BCCS on a rent-free basis for a five year term.

2.0 SUMMARY INFORMATION ON BCCS AND THE CENTRES

Burnaby Children's Centres Society is thirteen years old, and has an active, community-based Board of Directors. In addition to operating the two child care centres and staging an annual community street fair in its neighbourhood, the Society has representation on the City's Child Care Resources Group, a subcommittee of the Social Issues Committee which advises the Committee and Council on child care matters. City staff do not have any concerns with the Society's maintenance of the two properties nor with its child care operations. We also maintain a good working relationship with BCCS staff.

Hanna Court Children's Centre offers 45 licensed child care spaces: 8 for infants, 12 for toddlers, and 25 for 3 – 5 year olds. Taylor Park Children's Centre offers 37 licensed spaces, including 12 for toddlers and 25 for 3 – 5 year olds. Both centres have full enrolment and extensive waitlists, with 100+ children waiting for spaces in each age group.

3.0 CONCLUSION

Burnaby Children's Centres Society has been operating two City-owned child care centres – Hanna Court and Taylor Park Children's Centres – since its incorporation in 1995. The terms of the Society's most recent Licence and Operating Agreements with the City expired at the end of December 2007. It is recommended that Council authorize the renewal of the Licence and Operating Agreements with BCCS for the two centres on a rent-free basis for a further five years (i.e., until December 31, 2012.)



B. Luksun, Director
PLANNING AND BUILDING

JS/sla

cc: Director Engineering
Director Finance
Director Parks, Recreation & Cultural Services
City Solicitor
City Risk Manager
Chief Licence Inspector