



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 11, 2007
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Meeting Date: February 1, 2007

TO: Standing Committee on City Services and Budgets

FROM: Director of Social Planning in consultation with Vancouver Park Board

SUBJECT: Major Capital Grant - Kiwassa Neighbourhood House Association: Harbour View Day Care

RECOMMENDATION

- A. THAT Council approve in principle a capital contribution of up to \$500,000 to Kiwassa Neighbourhood House Association for the construction of a City-owned 37-space licensed non-profit child care centre on Burrard View Park, in the care and custody of Park Board, and direct staff to report back with detailed costings and a funding plan within twelve months. Source of funds 2006 Capital for Childcare Facilities.
- B. THAT Council direct staff to enter into a Memorandum of Understanding between the Vancouver Park Board, City of Vancouver, Hastings Townsite Child Care Society and Kiwassa Neighbourhood House Association for the re-development and operation of Harbour View Day Care, which requires Kiwassa Neighbourhood House to fund raise and project manage the construction.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services Group, in consultation with the General Manager of Parks and Recreation, RECOMMENDS approval of A and B.

COUNCIL POLICY

In 1990, City Council approved the Civic Childcare Strategy that set out to:

- support the viability, accessibility and quality of existing child care services;
- assist child care initiatives in high need areas;
- encourage and support efficient, coordinated administrative services required for a child care system in Vancouver to lever other sources of child care funding, wherever possible.

In April, 2002, Vancouver City Council approved “Moving Forward Childcare: A Cornerstone of Childhood Development”, which set out a strategic plan for child care and child development services for the City.

In 2003, Vancouver City Council, Park and School Boards adopted the Childcare Protocol, which includes the objective to maintain and expand child care by five percent over the next two years.

The replacement and expansion of Harbour View Day Care was approved as a specific priority of the 2006-2008 Capital Plan. In 2006, the Council approved \$500,000. Capital allocation for Harbour View Day Care.

Approval of grants requires eight affirmative votes.

PURPOSE

This report seeks Council approval, in principle, of \$500,000 major grant funding from the 2006-08 Capital Plan budget to assist the non-profit child care organization, Kiwassa Neighbourhood House Association, in leveraging additional funding for the building of a new and expanded childcare facility known as Harbour View Day Care, on Burrard View Park. Staff will report back within twelve months with detailed costings and a funding plan.

This report also seeks Council’s approval to enter into a Memorandum of Understanding between Park Board, City of Vancouver, Hastings Townsite Child Care Society and the Kiwassa Neighbourhood House Association. Terms and conditions of the Memorandum of Understanding are to be established with a report back to Council within twelve months when funding for the project is secured.

BACKGROUND

Kiwassa Neighbourhood House Association: Harbour View Day Care Facility- 540 Penticton Avenue:

Harbour View Day Care Facility has been located on the southwest corner of Burrard View Park since 1974. It is currently in a 32-year old portable building licensed for 25 child care spaces for children 3 to 5 years of age and no toddler spaces. It is operated by the Hastings Townsite Child Care Society. The Kiwassa Neighbourhood House Association provides administrative support and management to the Hastings Townsite Child Care Society. In

2003, when the Provincial Government approached a number of child care societies operating out of the British Columbia Building Corporation portables, it did not accept the ownership of Harbour View Day Care Facility. As the original development permit application was made by the Province, negotiations between the Province and Kiwassa Neighbourhood House, on behalf of the Hastings Townsite Child Care Society, resulted in an agreement to provide a one-time contribution to assist in rebuilding Harbour View, on the understanding that the Province did not accept any historical ownership of the building. The Kiwassa Neighbourhood House Association received \$455,000 from the Province to contribute to a facility upgrade or replacement for Harbour View Day Care, and has accepted ownership of the existing building.

The building is aging and the demands for child care, in particular toddler spaces, continue to increase. The plan is to replace the portable building and increase its licensed capacity to include an additional 12 new licensed toddler spaces. The 32-year old portable building needs to be replaced with a new permanent wood frame two storey 4,700 square foot licensed child care facility.

In June, 2005, the proposal was discussed at a meeting of the Park Board's Planning and Environment Committee. Park staff were directed to consult the neighbourhood on the proposal, in accordance with Park Board policy. The results indicated general support and the results were received for information by the Park Board in November 30, 2005. In May, 2006, Park Board approved the conceptual plan for a two-storey, 4,700 square foot permanent licensed child care facility, to replace the portable building, at no cost to the Park Board, and requested that a report with detailed schematic design plans and secured revenue sources be submitted prior to development permit application.

DISCUSSION

Council approved \$4.8M in the 2006-2008 Capital Plan to support the overall Council goal of increasing child care spaces by 5% and to equalize access across the City to a full continuum of care. It was also noted that Provincial cost sharing was critical to successfully achieving these new spaces. At the time of the Capital Grant report, Federal/Provincial negotiations were under way for \$633M over five years to the Province. The purpose of this money to begin to build a child care system.

Since this time, new federal policy has emerged. The Province may have federal funding to spend this year as a result of the first two years of Federal/Provincial agreements. In addition, a new federal initiative for capital is under consideration of \$250,000 per year nationally. Details of this plan are unknown at this time. City staff are currently in discussions with Provincial representatives.

The 2006 City of Vancouver Capital Budget identified \$500,000 Capital allocation for the redevelopment and expansion of the Harbour View Day Care. The balance of the funds must be secured by the non-profit organization through public and private sector fund raising. Preliminary cost estimates have been obtained at \$1.9M for a wood frame, two-storey building of 4,700 square feet.

Park Board approval for a new facility on the park site was required based on a conceptual design and costing. The Kiwassa Neighbourhood House Association engaged the services of an architect to prepare a conceptual design and undertake a preliminary costing for the

construction of a 37-space licensed non-profit toddler/3 to 5 year old program, on the understanding that it would need to be a City-owned child care facility. Preliminary discussions with Kiwassa Neighbourhood House Association have resulted in a willingness of the Association to fund raise, project manage construction and cover the on-going operating costs of the building.

To date, the Association has secured \$480,000 for replacement and playground costs. Kiwassa Neighbourhood House Association will engage in a fund-raising campaign to secure the necessary additional funding. The Association and the Hastings Townsite Child Care Society will seek additional Provincial funding for the construction of the additional licensed toddler spaces. The City's contribution of \$500,000, in principle, will help position the Association to leverage additional capital funding while formalizing design details and costings. Once the detailed design and costings have been prepared, Parks staff will report back to the Parks Board for approval to enter into a lease agreement with the Association. To ensure that the development and operation of the new facility meets the approval of Council, Park Board, Hastings Townsite Childcare Society and Kiwassa Neighbourhood House Association, a Memorandum of Understanding will be developed which will include, but not be limited to, construction management and milestones, insurance lease terms, maintenance and operating requirements.

FINANCIAL IMPLICATIONS

The report recommends approval, in principle, of a capital contribution of up to \$500,000 contribution to the Kiwassa Neighbourhood House Association, approved in the 2006 Capital Budget, and that a Memorandum of Understanding be developed between all parties, with a report back to Council on the detailed costing and a funding plan which identifies any further financial implications to the City and other operational issues within twelve months.

CONCLUSION

The redevelopment and expansion of the Harbour View Day Care will replace 25 spaces in an aging and deteriorating portable and provide much needed child care spaces in an under-served area of Vancouver. Currently no toddler spaces exist in this area. The new facility will also replace the aging 32-year old portable and provide a healthier, safer and developmentally stimulating child care environment for 37 children.

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