



IN CAMERA

REPORT

Report Date: May 7, 2020
Contact: Mary Clare Zak
Contact No.: 604.871.6643
RTS No.: 13858
VanRIMS No.: 08-2000-21
Meeting Date: May 26, 2020

TO: Vancouver City Council

FROM: General Manager of Arts, Culture and Community Services in consultation with the General Manager of Real Estate and Facilities Management

SUBJECT: Childcare Project at Henry Hudson Elementary School: Proposal to Increase Project Scope and Budget

IN CAMERA RATIONALE

This report is recommended for consideration by Council on the In Camera agenda as it relates to Section 165.2(1) of the *Vancouver Charter*: (k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

RECOMMENDATION

A. THAT Council approve the inclusion of a multi-purpose room for a 30-space school-age childcare program at the planned childcare facility at Henry Hudson Elementary School and an increase of s.17(1) to the capital project Multi-Year Capital Budget. Source of funds to be from development contributions in the 2019-2022 Capital Plan program for new school-age childcare:

- s.17(1) from the rezoning of 400 West Georgia Street; and
- s.17(1) from the rezoning of 1133-1155 Melville Street;

Expenditures will be managed within the Annual Capital Expenditure Budget.

- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City any legal documents required to implement Recommendation A.
- C. THAT no legal rights or obligations will be created by Council's adoption of the above Recommendation, unless and until all required legal documents are executed and delivered by the General Manager of Real Estate and Facilities Management or the Director of Legal Services, as applicable.

REPORT SUMMARY

This report seeks Council approval for the increased project scope and funding request for an additional s.17(1) to develop a multi-purpose room for 30 new school-age childcare spaces (children aged 5-12) in the Henry Hudson Elementary School seismic replacement project. This multi-purpose room will be located on the 3rd floor (rooftop level) along with a 69-space childcare facility (children aged 0-4) that was approved in July 2019.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

2019, July: Council approved (RTS 13184) the development of a childcare facility to be co-located with the Henry Hudson Elementary School, for a 69-space, full-time group childcare for children aged 0-4. Approval of funding was in the amount of s.17(1)

2019: The City entered a Memorandum of Understanding (“MOU”) with the Province of BC which included a commitment of s.17(1) from the Provincial Government to support the City in delivering up to an additional 1,300 childcare spaces.

Note: staff will be presenting an omnibus report to Council, later in Q2 detailing the allocations and disbursement of the first instalment s.17(1) of the MOU funding s.17(1), including the childcare at Henry Hudson Elementary School.

2018: Council approved the 2019 - 2022 Capital Plan with the following childcare targets:

- 1,000 new spaces in total:
 - 750 spaces for children ages 0 - 4
 - 250 spaces for children ages 5 - 12

2015 to 2018: Council approved five childcare projects to be co-located at VBE schools (Lord Nelson, Sir Sandford Fleming, David Lloyd George, Lord Tennyson Elementary Schools and Eric Hamber Secondary School), for a total of 276 spaces (children aged 0-4) at a projected cost of s.17(1)

2014: City launched the School-Age Care Expansion Projects Grant Program to support non-profit operators with renovation costs associated with the creation of new or expanded licensed School-Age Care programs in multipurpose rooms in schools.

2013: Council approved the first additional multipurpose room at Crosstown Elementary School for school-age childcare and shared community use.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

This project presents an opportunity for the City to develop additional childcare spaces, to serve the needs of working families with school-aged children, in an efficient and cost effective manner.

REPORT

Background/Context

While childcare is primarily a Provincial responsibility, the City has supported the provision of quality care through land use planning and development, provision of funding, and collaboration with the Province and other stakeholders since the late 1980s. The lack of a national and provincial childcare program, coupled with gaps in capital and operating funding for childcare at the senior government levels, has resulted in a shortage of childcare spaces and affordability issues for parents.

Licensed Group Childcare for children aged 0-4 provides care during the day before children are of age to attend school. Typical group childcare configurations are 37, 56 or 69-space centres, and would open between 7:00am and 8:00am, and close between 5:30pm and 6:00pm. City-supported 0-4 childcare directly enhances the supply and quality of childcare, and in particular, full-time childcare programs for infants and toddlers (aged 3 years or under), which have the greatest need in Vancouver.

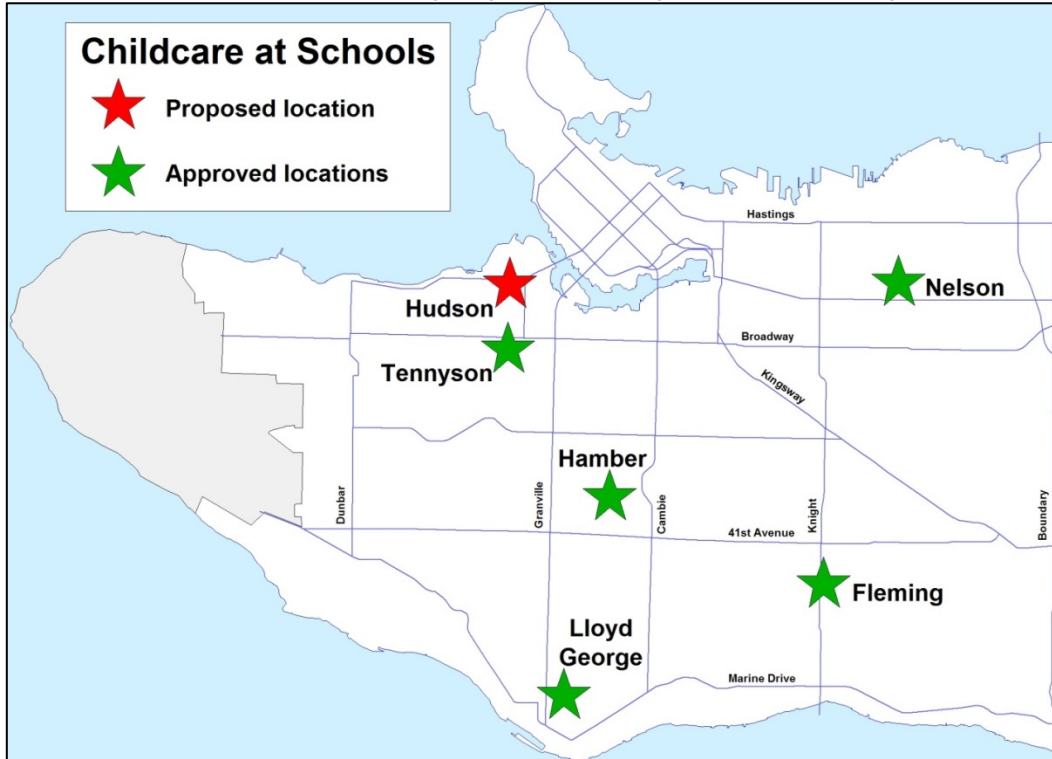
School-age childcare supports children, parents and families in critical hours of the day as it provides licensed care to school-age children (ages 5-12) before and after school, extending the child's day to meet usual working hours. Programs operate typically from 7:30am – 9:00am and 3:00pm – 6:00pm. School-age childcare plays an important role in gender equity in the workforce, workforce participation for parents, and continued care for children's development.

Planned Project Scope

In July 2019, Council approved the provision of a rooftop childcare centre as part of the seismic replacement of Henry Hudson Elementary School at 1551 Cypress St, located close to the Burrard Bridge in Kitsilano (RTS 13184). As a School-Childcare Project, the VBE approved the construction of a childcare centre at the new school as long as the capital funding was provided by the City for the incremental cost to build the childcare. The approved project budget was s.17(1) for a 69-space full-time childcare centre for ages 0-4 with the unit cost of approximately s.17(1) /childcare space. The source of funds was cash CACs from rezonings in the Metro core.

The Henry Hudson Elementary School childcare project is the 6th VBE/City project to include a full-time childcare centre for children under 5 years of age, after Lord Nelson, Sir Sandford Fleming, Lord Tennyson and David Lloyd George Elementary Schools and Eric Hamber Secondary School, totaling 414 new childcare spaces (age 0-4years).

Map 1: Location of approved VBE/City projects and Henry Hudson Elementary School



Currently, school-age childcare operates out of the multipurpose room of the existing school, providing approximately 87 licensed spaces. The new school is intended to replace 67 of the licensed school-age childcare spaces in the multipurpose room of the new school. The existing part-time 20-space Preschool program will also be fully replaced within the new school.

Demonstrated Need for School-age Childcare

The need for school-age childcare is significant. Citywide, approximately 39% of childcare need is being met for children aged 5 to 12 years; in Kitsilano it is estimated that 47% of childcare need is currently being met for children aged 5 to 12 years.

In keeping with sectoral feedback and challenges faced by childcare providers, the school-age care at the existing Henry Hudson Elementary School is operating at full capacity. The non-profit operator, *Hudson Out of School Care Society*, reports a long waitlist for the school-age program. As of May 2020, 103 children are on the waitlist.

In addition, as school-age childcare programs only operate before and after school hours, there is potential for the multipurpose room to be used for other programs during the day. A long-range consideration is that this multipurpose room may have the potential to serve the anticipated increase in demand for community-based programming from children and parents living in the future Señákw development, as the site and school are in close proximity.

Proposed Additional Project Scope and Funding

As part of the City's ongoing effort to meet childcare targets and provide high quality, accessible and affordable childcare in Vancouver, the City is exploring creative and innovative ways to deliver new childcare spaces.

The children in this school-age care program will access their school playground as their outdoor play area. This allows flexibility in design and provides an opportunity to address childcare need by using available (rooftop) space, in a cost efficient manner.

Strategic Analysis

The roof of the new school can accommodate the planned 69-space childcare centre for 0-4 years, with additional unused area. The unused area offers an opportunity to increase scope and size of the childcare centre. Consideration was also given to increasing the size of the 0-4 childcare to accommodate more spaces and programs. However, it was determined that providing a space for school-age care would be much more cost effective, while also maintaining the integrity, space needs, and quality of all the other childcare programs.

The proposed multipurpose room has a gross area of approximately 144 meters square, will be adjacent to the 0-4 year childcare centre on the roof, and will be subject to the same leasehold arrangements with VBE as the 0-4 childcare centre discussed in RTS13184. The multi-purpose room will provide 30 school-age childcare spaces, bringing the total City-facilitated spaces to 99 at Henry Hudson Elementary. The replacement 67 school-age childcare spaces being provided by the VBE will be situated in the school portion of the building, and the VBE will be responsible for their operation separately from the operation of the City-facilitated spaces. The summary of the proposed and planned City-facilitated licensed childcare spaces is as follows:

Table 1: City-Facilitated Licensed Childcare Spaces at the replacement Henry Hudson Elementary School

Licensed Childcare Program	Capital funding from City	Location of program	# of Spaces
Planned full-time group childcare (Ages 0-4)	City Council approved in July 2019	Childcare centre at the roof of the new school	69 spaces
Proposed (new) school-age care (Ages 5-12)	Recommended for Council Approval	Additional multipurpose room on the roof	30 spaces
Total City-facilitated childcare spaces			99 spaces

Overall, with continued collaboration with the VBE, this increased project scope supports the City’s Sustainability and Healthy City goals, to provide quality childcare, ease children’s transition into kindergarten, serve parents as a “one stop and pickup” location, and reduces auto-trips around the city.

The 2019 – 2022 Capital Plan sets the City’s target of creating 1,000 new committed childcare spaces, noting that this target represents the City’s contribution towards a much larger need and gap in available spaces. The MOU requires the City to deliver 1,300 childcare spaces. These proposed additional childcare spaces at Henry Hudson Elementary School will help to contribute to meeting these targets in a cost efficient manner.

Financial

Capital Plan 2019 – 2022

In the 2019-2022 Capital Plan, a total of s.17(1) in City & Development funding s.17(1) and provincial funding s.17(1) is earmarked toward the creation of 500 licensed spaces for children under five years old (full day childcare and preschool), and s.17(1) toward 250 new spaces for children aged 5 to 12 years (school age care) with the expectation that additional funding could be leveraged from senior governments and non-profit partners.

In addition to the City & Development funding toward 750 spaces the capital plan includes 250 spaces for children under five years old to be delivered by development totaling s.17(1) in in-kind funding.

In 2020 s.17(1) in provincial government funding was added to the originally planned s.17(1) in provincial government funding in the 2019-2022 Capital Plan to increase the delivery of new childcare spaces from 1,000 to approximately 2,300 by March 2024. Pursuant to the MOU signed in July 2019, the provincial government committed to contribute s.17(1) per year for the next three fiscal years to support the delivery of new childcare spaces.

Of the total s.17(1) provincial contribution in the 2019-22 Capital Plan, s.17(1) supports investments in new childcare spaces for children under five years old (full day childcare and preschool), s.17(1) supports investments for new childcare spaces for children aged 5 to 12 (school age care), and s.17(1) supports investment for childcare planning and overhead.

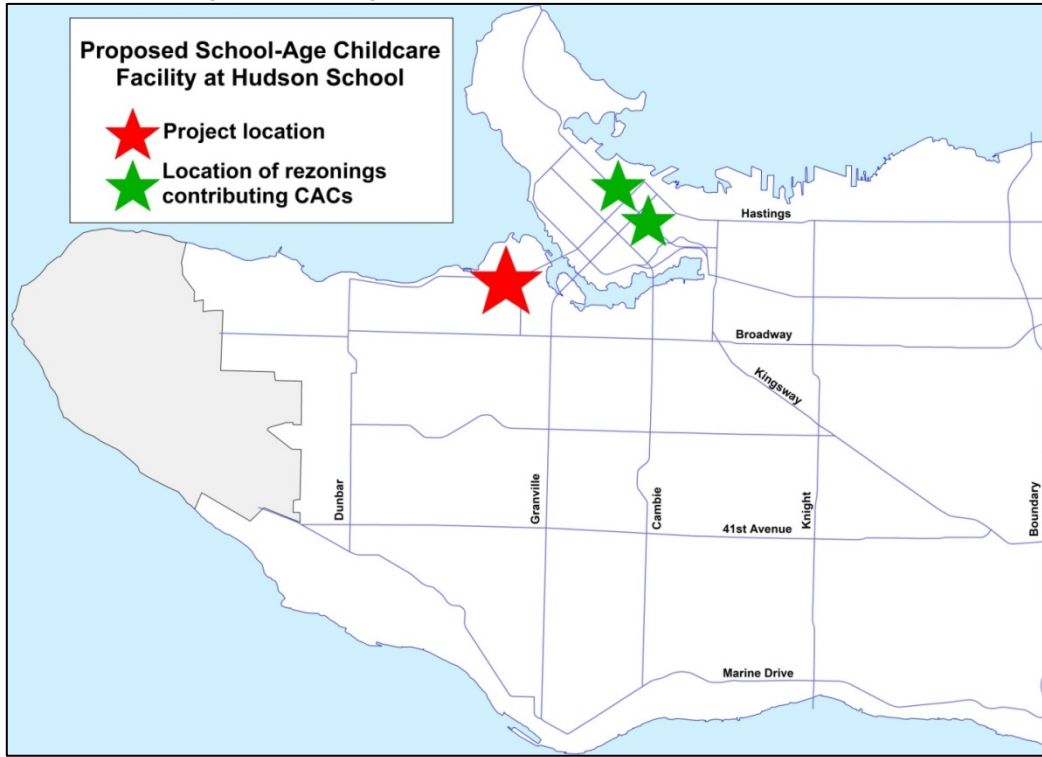
Staff continue to work with VBE to align total project costs for all current and future school-childcare projects toward the creation of licensed spaces.

The inclusion of a multi-purpose room for a 30-space school-age childcare program at the planned childcare facility at Henry Hudson Elementary School will require an increase of s.17(1) to the capital project Multi-Year Capital Budget that is equivalent to a per-space cost of s.17(1). Source of funds to be from development contributions in the 2019-2022 Capital Plan program for new school age childcare:

- s.17(1) from the rezoning of 400 West Georgia Street, and
- s.17(1) from the rezoning of 1133-1155 Melville Street

All expenditures will be managed within the approved Annual Capital Expenditure Budget.

Map 2: Location of proposed school-age childcare facility at Henry Hudson Elementary School and proposed rezonings contributing cash CACs



CONCLUSION

The addition of a multi-purpose room to serve school-age childcare adjacent to the 0-4 childcare in the seismic replacement of Henry Hudson Elementary is a step forward in exploring creative ways to deliver childcare outside of typical childcare space configurations in a cost efficient manner. The expansion of project scope deepens the impact of co-location for the school-childcare project at Henry Hudson Elementary School. It serves children and parents by providing more accessible childcare, integrating childcare with education, and provides an ease of transition to school as part of early childhood development. Staff intend to continue to work with the VBE to facilitate the provision of school-age care at schools, and pursue opportunities to integrate full-time childcare facilities for young children (ages 0-4) into school facilities.

* * * * *