



## COUNCIL REPORT

Report Date: May 1, 2025  
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Meeting Date: May 20, 2025  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Arts, Culture and Community Services

SUBJECT: Appointment of Childcare Operators, Lease Approvals, Childcare Grant Approvals, and New Lease Agreements for Two Existing Childcare Centres

### Recommendations

- A. THAT Council appoint six non-profit organizations as operators for 12 new licensed group childcare centres, with one designated operator per centre, as listed and described in Appendix A of this report.
- B. THAT Council authorize the City's Director of Real Estate Services to negotiate and execute lease, sublease, and sub-sublease agreements for the 12 new licensed childcare centres that are listed and described in Appendix B of this report, with the non-profit operators recommended in Recommendation A, on the terms outlined in Appendix D of this report, and on such other terms and conditions satisfactory to the City's Director of Real Estate Services, the Director of Legal Services, the Managing Director of Social Policy and Projects, and, in respect of the East Fraser Lands Community Centre, the General Manager of the Vancouver Board of Parks and Recreation ("the Park Board");

FURTHER THAT Council concur with the Park Board negotiating and executing a lease with Association of Neighbourhood Houses of British Columbia as the tenant and childcare operator at East Fraser Lands Community Centre, provided that if the Park Board requests and the City agrees, Council authorize the City's Director of Real Estate Services to negotiate and execute such lease on behalf of the Park Board.

For all 12 facilities, the rent under the lease agreements will be below the applicable market rate and will include payment of rent in lieu of property taxes. Therefore, Recommendation B constitutes grants valued at the estimated amounts listed in Appendix E of this report and totalling \$2,025,000, based on the first year of the term for each facility.

- C. THAT Council authorize the City's Director of Real Estate Services to negotiate and execute new lease agreements with Vancouver Society of Children's Centres for two existing childcare centres, as listed and described in in Appendix C of this report, on the terms outlined in Appendix D of this report, and on other terms and conditions satisfactory to the City's Director of Real Estate Services, the Director of Legal Services, and the Managing Director of Social Policy and Projects.

For both facilities, the rent under the leases will be below the applicable market rate and will include payment of rent in lieu of property taxes. Therefore, Recommendation C constitutes grants valued at the estimated amounts listed in Appendix F of this report and totalling \$512,000, based on the first year of the term for each facility.

- D. THAT Council approve one-time grants totalling \$976,000 for operational start-up costs for the 12 new licensed childcare facilities, to be disbursed over two years, and as outlined in Appendix G of this report.

Source of funds: Funding for the start-up grants is included as part of the annual childcare grant operating budget.

- E. THAT Council receive for information the estimate costs for (1) the maintenance of the 12 new childcare facilities and (2) the maintenance of the two existing childcare facilities, totalling \$480,000 annually for the duration of the recommended lease terms (5 years with two 5-year options to renew). Such maintenance costs will be incorporated within future operating budget recommendations for REFM.

- F. THAT no legal rights or obligations will arise or be created by Council's adoption of Recommendations B, C, and D, unless and until all legal documentation has been executed and delivered by the respective parties.

- G. THAT, pursuant to Section 206(1)(j) of the *Vancouver Charter*, Council deem any organization that is to receive a grant pursuant to the above Recommendations that is not otherwise a registered charity with Canada Revenue Agency to be contributing to the culture, beautification, health and welfare of the city.

- H. THAT Council authorize the City's General Manager, Arts, Culture and Community Services to negotiate and execute agreements to disburse the grants described in Recommendation D on the terms and conditions set out herein or such other terms and conditions as are satisfactory to the City's General Manager, Arts, Culture and Community Services and Director of Legal Services.

Recommendations B, C and D require two-thirds affirmative votes of all Council members per section 206 (1) of the *Vancouver Charter*.

## **Purpose and Executive Summary**

This report seeks the required Council authority to enter into leases for 12 new licensed childcare facilities (Appendices A, B and H), as well as to negotiate and execute new leases for two existing childcare facilities (Appendices C and J). The approval of the leases for both the new and existing facilities constitute grants, as the recommended rents are below applicable market rates and include payment of rent in lieu of property taxes. The total aggregate market rental value and the corresponding grant amount for the twelve new facilities is \$2,025,000 per annum (Appendix E). The total aggregate market rental value for the two existing facilities and the corresponding grant amount is \$512,000 per annum (Appendix F).

This report also seeks Council approval to allocate grants totalling up to \$976,000 (Appendix G) to assist the recommended six operators with the opening and start-up operating costs of the 12 new centres.

Finally, this report acknowledges the estimated annual budget of \$480,000 to support the maintenance of the 12 new facilities, and the two existing facilities.

## **Council Authority/Previous Decisions**

In June 2022, Council approved [Making Strides: Vancouver's Childcare Strategy \(RTS 14540\)](#). This strategy provides a platform that aligns policy, investment and other City tools to promote partnerships with the Province and other stakeholders and support the implementation of a senior government-led universal childcare system.

## **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

## **Context and Background**

While recognizing that the mandate for childcare provision rests with senior governments, City Council has prioritized affordable, accessible, and quality childcare as providing many social, economic, and health benefits for Vancouver families. Working towards sufficient childcare options for Vancouver families aligns with the direction set forth in Vibrant Vancouver: City Council's Strategic Priorities, 2023-2026; the City's long-range social sustainability plan, the Healthy City Strategy; and Making Strides: Vancouver's Childcare Strategy. To this end, the City uses its municipal tools, including leveraging the use of City-owned land and spaces to facilitate the creation and operation of, and provide on-going support for licensed, non-profit childcare. As the City aims to support the creation of quality childcare spaces at a significantly faster pace than in the past, there is an increased demand for non-profit organizations to operate these new centres.

Currently, there is an estimated shortfall of more than 7,200 licensed childcare spaces for children ages 0-5 in Vancouver. While there remains a significant service gap, the City's impact to date has been substantial. With approximately 3,000 spaces currently in the development pipeline (of which approximately 70% are City-facilitated), the estimated net shortfall is forecast to be reduced to around 4,200 spaces.

The twelve new childcare centres included in this report will add a further 488 new licensed childcare spaces for children ages 0-5 to supply in the City by 2030. The two centers considered for lease renewals account for 105 spaces.

## **Discussion**

Approving the recommended organizations and enabling them to enter into new agreements with the City will ensure the continued delivery of childcare services, providing stability and support to families who rely on them. This will also allow the City to continue to address and reduce the shortfall of childcare spaces.

A number of non-profit childcare providers in Vancouver are poised to expand their services, quickly and effectively. All of the recommended organizations in this report currently operate childcare in other City facilities, fulfilling the reporting requirements as outlined in their current agreements, delivering high quality services to their communities and operating in a manner that is aligned with the City's strategic objectives.

### **Operator Selection and Appointment Process**

For eight of the new childcare facilities a Request for Expression of Interest ("RFEI") process to select operators was conducted by the City's Arts, Culture and Community Services (ACCS) and Supply Chain Management departments in the fall of 2024 pursuant to the City's Procurement Policy. For the site at East Fraser Lands Community Centre, the childcare facility co-located with the community centre will be under Park Board jurisdiction; however, as the Park Board does not have a process in place to select non-profit childcare operators, the Park Board requested to have City staff lead the RFEI process.

An evaluation team comprised of staff from Social Policy and Projects within ACCS, Finance, Real Estate and Facilities Management, Risk Management and an external consultant with expertise in childcare programming and operations, reviewed all applications. The evaluation team recommended six different non-profit organizations be appointed as the childcare operators at these eight sites, as described in Appendix H.

For four of the new childcare facilities, as outlined in more detail in Appendix I, an operator selection process was not required as these four facilities are all located within the downtown peninsula. City practice has been to offer VSOCC first right of refusal to operate childcare facilities within the downtown peninsula as per the Administrative Report approved by Council on December 15, 1994. VSOCC has experience opening new childcare centres, operating centres in various developments with other tenants and owners, and navigating relationships with strata corporations, property management companies, business owners, Vancouver School Board and others. This will be a benefit in establishing and operating these centres. To ensure that community needs are being met, parents make up 50% of VSOCC's board of directors and parents provide input through surveys.

The June 2024 Audit of Childcare, Cultural and Social Non-Profit Leases, undertaken by the City's Office of the Auditor General (OAG), made a recommendation regarding the current practice of providing priority status to VSOCC. The OAG asked the City to determine how often it reviews an operator's priority status and when to seek Council approval. ACCS staff will be conducting a review of operator prioritization and the potential for an operator pre-qualification practice to be put into place. This project is at the scoping stage and is expected to be completed by March 31, 2026.

For the two sites being recommended to be reappointed into new lease agreements, staff have conducted performance reviews for VSOCC as the current operator of both sites. In each case, VSOCC have fulfilled all reporting requirements as outlined in their current agreements; are delivering high quality services to their communities; and are operating in a manner that is aligned with the City's strategic objectives.

The recommended operators and 14 agreements were reviewed and approved by City staff Bid Committee on April 10, 2025.

#### Operator Background - New Facilities

Detailed information on the non-profit organizations recommended as operators for the twelve new childcare facilities, via either the Operator Selection or Operator Appointment processes, as well as detailed descriptions of each of the new facilities, and estimated timeframes for operations, is provided in Appendix K. Completion and occupancy of the new childcare facilities is estimated between 2027 and 2030.

#### Operator & Facility Background - Existing Facilities

Detailed descriptions of both the Atelier Children's Centre at 396-825 Homer Street and Sea Star Children's Centre at 1451 Homer Street, as well as a rationale for appointing VSOCC as the continuing operator of both facilities, is provided in Appendix L.

#### Updates to Lease Language

A key direction of *Making Strides: Vancouver's Childcare Strategy* is to work strategically to strengthen intergovernmental relationships for more streamlined approaches and continued investments for social infrastructure.

Recognizing that the mandate for childcare provision rests with senior governments and given provincial and federal governments commitments to a universal childcare and early learning system, including the provincial \$10-a-day program, there is the potential to pursue new emerging partnerships and greater senior government funding for childcare in City facilities. As the City's portfolio of non-profit leases, including childcare facilities, increases in size and complexity, options to ensure its sustainability are being considered in particular in areas where senior government funding is available. In light of these factors, the terms of the agreements recommended in this report maintain flexibility, allowing lease terms to align with senior government funding availability and any future Council policy regarding rent or cost-recovery for social non-profit entities occupying City buildings or space. Pursuing these opportunities aligns with Recommendation 1B from the Mayor's Budget Task Force Report (January 2024), which advocates for greater intergovernmental coordination across municipal, regional, provincial, and federal governments, as well as with First Nations. This is also in alignment with Recommendation 3 from the Office of the Auditor General's Audit of Childcare, Cultural and Social Non-Profit Leases (June 2024), which recommends that The City review its funding model supporting childcare initiatives to ensure better alignment with senior-level government initiatives.

#### Grants to Support New Space Startup

As per Appendix G, it is also recommended that each of the 12 new centres receive a standard, one-time start-up grant of up to \$2,000 per full day space for 0-5 year olds which, if approved, will be provided for the first 24 months of operation of each facility to support the following costs:

- Project liaison during the construction and finishing, furnishing, equipping and licensing of the childcare facility;
- Any reduction in revenue due to gradual enrolment;
- Development of policies and practice guidelines; and,
- Program development, staff hiring and orientation.

Through these grants the City will enable the capacity of non-profit partners to grow, strengthen and deliver quality childcare services in these new spaces.

### **Financial Implications**

The proposed basic rent for each lease and sublease, assumes a nominal rate of \$10.00 for each 5-year term or renewal term, and includes payment of rent in lieu of property taxes. This is considered a grant of up to \$2,537,000 and requires an affirmative vote of 2/3 of all Council members. These grants are valued at the estimated annual amounts as listed in Appendix E, based on the first year of the term for each facility. If the tenant is eligible for senior government grants or other sources of funding with respect to leasing of the property, up to the prevailing market rate, and/or any of the operations therein, then the approximate grant amount would be reduced accordingly.

The estimated cost for maintenance required for the duration of the recommended lease terms is approximately \$480,000 annually. The facility maintenance costs are managed as part of the REFM operating budget. This estimate is based on average cost per square foot of similar facilities. Accurate budget will be requested at the time facility is occupied and will follow the Service Level Agreement terms.

The source of funding for the \$976,000 in Childcare start-up grants is included in the annual budget for ACCS Childcare Grants.

### **Legal Implications**

Legal Services will assist with preparing any lease, sublease and sub-sublease agreements for the childcare facilities, based on the City's Precedent Childcare Lease (General) for those facilities that are not operated by VSOCC, and based on the City's Precedent Childcare Lease (VSOCC) for those facilities that are operated by VSOCC. The Park Board will prepare the lease for East Fraserlands Community Centre, and the Park Board may base the lease on the City's Precedent Childcare Lease (VSOCC).

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## **APPENDIX A**

### **Recommended Non-Profit Operators and Corresponding Childcare Centres**

- i. Childcare Operator (Tenant): Vancouver Society of Children's Centres ("VSOCC")  
Civic Address of Premises: 481 West 49<sup>th</sup> Avenue, Vancouver  
Legal Description: PID 031-987-176  
Lot A, Block 999, District Lot 526, Group 1, New Westminster District Plan EPP118360  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- ii. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 533 West 49<sup>th</sup> Avenue, Vancouver  
Legal Description: PID 032-204-400  
Lot A, Block 1008, District Lot 526, Group 1, New Westminster District Plan EPP125182  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- iii. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 5570 Manson Street, Vancouver  
Legal Description: PID 032-135-726  
Lot 1, Block 873, District Lot 526, Group 1, New Westminster District Plan EPP134098  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- iv. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 625-777 Pacific Street ("Granville Loops"), Vancouver  
Legal Description: PID 032-415-770  
Lot C, Block 113, District Lot 541, Group 1, New Westminster District Plan EPP131478  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- v. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 999 Expo Boulevard (formerly 990 Beatty Street), Vancouver  
Legal Description: PID 032-377-819  
Lot 364, False Creek, Group 1, New Westminster District Plan EPP135385  
Childcare Spaces: 44 - 12 spaces for infants/toddlers and 32 spaces for 3-5 year olds
- vi. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 1157 Burrard Street, Vancouver  
Legal Description: PID 009-432-795  
Lot A (Reference Plan 10023), Block 10, District Lot 185, Plan 822

- Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- vii. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 1040 Barclay Street, Vancouver  
Legal Description: PID 032-350-082, Lot A, District Lot 185, Group 1, New Westminster District Plan EPP132501  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- viii. Childcare Operator (Tenant): Mount Pleasant Community Centre Association ("MPCCA")  
Civic Address of Premises: 973 West 19<sup>th</sup> Avenue ("Balfour Block"), Vancouver  
Legal Description: PID 032-388-004  
Lot 1, Block 536, District Lot 472, Group 1, New Westminster District Plan EPP1296111  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- ix. Childcare Operator (Tenant): Collingwood Neighbourhood House Society ("CNH")  
Civic Address of Premises: 3362-3384 Vanness Avenue, Vancouver  
Legal Description: PID 032-332-360  
Lot 1, Blocks 155 & 156, District Lot 37, Group 1, New Westminster District Plan EPP139204  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- x. Childcare Operator (Tenant): Developmental Disabilities Association of Vancouver-Richmond ("DDA")  
Civic Address of Premises: 396 Southwest Marine Drive, Vancouver  
Legal Description: PID 007-866-623  
Lot E, Block 14, District Lot 311, Plan 14313  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- xi. Childcare Operator (Tenant): YMCA BC ("YMCA")  
Civic Address of Premises: 130 West Broadway, Vancouver  
Legal Description: PID 019-044-372  
Lot F, Block 25, District Lot 302, Plan LMP19739  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
- xii. Childcare Operator (Tenant): Association of Neighbourhood Houses of British Columbia ("ANHBC")  
Civic Address of Premises: 3398 North Arm Avenue (East Fraser Lands Community



Centre), Vancouver

Legal Description: PID 029-292-387

Lot 40, District Lot 330, Group 1, New Westminster District Plan EPP31354

Childcare Spaces: 74 - 12 spaces for infants, 12 spaces for toddlers and 50 spaces for  
3-5 year olds

## **APPENDIX B**

### **Recommended Leases for New Childcare Centres**

- a. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 481 West 49<sup>th</sup> Avenue;
- b. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 533 West 49<sup>th</sup> Avenue;
- c. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 5570 Manson Street;
- d. Sub-sublease with VSOCC as the sub-subtenant and childcare operator for the upcoming childcare facility at Granville Loops;
- e. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 999 Expo Boulevard;
- f. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 1157 Burrard Street;
- g. Lease with VSOCC as the tenant and childcare operator for the upcoming childcare facility at 1040 Barclay Street;
- h. Lease with MPCCA as the tenant and childcare operator for the upcoming childcare facility at Balfour Block;
- i. Lease with CNH as the tenant and childcare operator for the upcoming childcare facility at 3362-3384 Vanness Avenue;
- j. Lease with DDA as the tenant and childcare operator for the upcoming childcare facility at 396 Southwest Marine Drive;
- k. Lease with YMCA as the tenant and childcare operator for the upcoming childcare facility at 130 West Broadway;
- l. Lease with ANHBC, to be determined by the Park Board, as the tenant and childcare operator for the upcoming childcare facility at East Fraser Lands Community Centre.

## **APPENDIX C**

### **Recommended Leases for Existing Childcare Centres**

- i. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: Suite 396 – 825 Homer Street, Vancouver  
Name of Premises: The Atelier Children's Centre  
Legal Description: PID 028-228-073  
Air Space Parcel 2, Block 65, District Lot 541, Group 1, New Westminster District, Air  
Space Plan BCP44821  
Childcare Spaces: 37 - 12 spaces for infants/toddlers and 25 spaces for 3-5 year olds
  
- ii. Childcare Operator (Tenant): VSOCC  
Civic Address of Premises: 1451 Homer Street, Vancouver  
Name of Premises: Sea Star Children's Centre  
Legal Description: PID 024-633-941  
Lot 280, False Creek, Group 1, New Westminster District, Plan LMP43683  
Childcare Spaces: 68 - 24 spaces for infants/toddlers and 44 spaces for 3-5 year olds

## **APPENDIX D**

### **Key Terms and Conditions for Childcare Centres**

Lease Term and Renewals: Five (5) years with two (2) options to renew, each for a further five (5) years (maximum term of fifteen (15) years).

Each renewal option is conditional upon the City being satisfied that the operator has the capacity to operate, maintain and program the respective licensed childcare centres in accordance with the lease terms and the Public Service Requirements (Appendix K) for the duration of the renewal term contemplated.

Total Rent: Nominal rent of Ten dollars (\$10.00) for each term or renewal term (plus any additional rent), inclusive of payment in lieu of property taxes (where applicable), payable in advance, unless:

- i. At any time during the term of the lease, the lessee is eligible for any provincial and/or federal government grants or other sources of funding with respect to (1) leasing/renting of the property, up to the prevailing market rate, and/or (2) any of the operations therein, in which case, the lessee must use its commercially reasonable efforts to secure such funding, and if secured, the City, at its sole discretion, may increase the lease rate, for the remaining balance of the term, to include the additional amount of secured provincial and/or federal government funding;
- ii. If the secured funding changes or ceases, the City will, as soon as reasonably possible, adjust the lease rate, for the remaining balance of the term, in line with the change. This may entail the City increasing or decreasing the lease rate, in accordance with the change, to achieve the appropriate net impact;
- iii. For each renewal term, the lease rate will be as set out in sections (i) and (ii) above or such other amount, as determined by the City in its sole discretion; and,
- iv. At any time(s) during the term of the lease, the City may request that the lessee provide the City with evidence, to the City's reasonable satisfaction, that the lessee has made commercially reasonable efforts, up to the date of such request, to secure any and all the funding as required under section (i) above, and if so requested, the lessee shall comply and provide all such evidence to the City within ninety (90) days of such request.

Form of Lease Agreement: The lease with VSOCC as the tenant and childcare operator for 481 West 49<sup>th</sup> Avenue is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for 533 West 49<sup>th</sup> Avenue is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for 5570 Manson Street is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The sub-sublease with VSOCC as the tenant and childcare operator for Granville Loops is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for 999 Expo Boulevard is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for 1157 Burrard Street is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for 1040 Barclay Street is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with MPCCA as the tenant and childcare operator for Balfour Block is to be based on the City's form of Precedent Childcare Lease (General) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with CNH as the tenant and childcare operator for 3362-3384 Vanness Avenue is to be based on the City's form of Precedent Childcare Lease (General) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with DDA as the tenant and childcare operator for 396 Southwest Marine Drive is to be based on the City's form of Precedent Childcare Lease (General) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with YMCA as the tenant and childcare operator for 130 West Broadway is to be based on the City's form of Precedent Childcare Lease (General) which includes a Service

Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with ANHBC as the tenant and childcare operator at the new East Fraser Lands Community Centre will be determined by the Park Board since the lands will be within the jurisdiction of the Park Board. The Park Board may elect to base the lease on the City's form of Precedent Childcare Lease (General) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for Atelier Children's Centre at 396-825 Homer Street is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

The lease with VSOCC as the tenant and childcare operator for Sea Star Children's Centre at 1451 Homer Street is to be based on the City's form of Precedent Childcare Lease (VSOCC) which includes a Service Level Agreement (SLA) pursuant to which the City sets out a high level of support, and the City and the Society acknowledge their respective obligations for performance and payment of costs associated with the matters set out in the SLA.

## **APPENDIX E**

### **Grant Values of Leases for New Childcare Centres**

- a. Lease with VSOCC for the childcare facility at 481 West 49th Avenue constitutes a grant valued at approximately \$147,000 per annum;
- b. Lease with VSOCC for the childcare facility at 533 West 49th Avenue constitutes a grant valued at approximately \$152,000 per annum;
- c. Lease with VSOCC for the childcare facility at 5570 Manson Street constitutes a grant valued at approximately \$152,000 per annum;
- d. Sub-sublease with VSOCC for the childcare facility at Granville Loops constitutes a grant valued at approximately \$178,000 per annum;
- e. Lease with VSOCC for the childcare facility at 999 Expo Boulevard constitutes a grant valued at approximately \$207,000 per annum;
- f. Lease with VSOCC for the childcare facility at 1157 Burrard Street constitutes a grant valued at approximately \$172,000 per annum;
- g. Lease with VSOCC for the childcare facility at 1040 Barclay Street constitutes a grant valued at approximately \$173,000 per annum;
- h. Lease with MPCCA for the childcare facility at Balfour Block constitutes a grant valued at approximately \$152,000 per annum;
- i. Lease with CNH for the childcare facility at 3362-3384 Vanness Avenue constitutes a grant valued at approximately \$129,000 per annum;
- j. Lease with DDA for the childcare facility at 396 Southwest Marine Drive constitutes a grant valued at approximately \$152,000 per annum;
- k. Lease with YMCA for the childcare facility at 130 West Broadway constitutes a grant valued at approximately \$152,000 per annum;
- l. Lease with ANHBC for the childcare facility at East Fraser Lands Community Centre constitutes a grant valued at approximately \$259,000 per annum.

**APPENDIX F**  
**Grant Values of New Leases for Existing Childcare Centres**

- a. Lease with VSOCC for the childcare facility at Atelier Children's Centre constitutes a grant valued at approximately \$251,000 per annum;
- b. Lease with VSOCC for the childcare facility at Sea Star Children's Centre constitutes a grant valued at approximately \$261,000 per annum.



## **APPENDIX G**

### **One-time Operational Start-up Grant Values for New Childcare Centres**

- a. Up to \$74,000 to VSOCC for the childcare facility at 481 West 49th Avenue;
- b. Up to \$74,000 to VSOCC for the childcare facility at 533 West 49th Avenue;
- c. Up to \$74,000 to VSOCC for the childcare facility at 5570 Manson Street;
- d. Up to \$74,000 to VSOCC for the childcare facility at Granville Loops;
- e. Up to \$88,000 to VSOCC for the childcare facility at 999 Expo Boulevard;
- f. Up to \$74,000 to VSOCC for the childcare facility at 1157 Burrard Street;
- g. Up to \$74,000 to VSOCC for the childcare facility at 1040 Barclay Street;
- h. Up to \$74,000 to MPCCA for the childcare facility at Balfour Block;
- i. Up to \$74,000 to CNH for the childcare facility at 3362-3384 Vanness Avenue;
- j. Up to \$74,000 to DDA for the childcare facility at 396 Southwest Marine Drive;
- k. Up to \$74,000 to YMCA for the childcare facility at 130 West Broadway;
- l. Up to \$148,000 to ANHBC for the childcare facility at East Fraser Lands Community Centre.

## **APPENDIX H**

### **Recommended Operators for New Childcare Centres**

#### Operators recommended through the City of Vancouver's Operator Selection Process:

- a. VSOCC to operate a centre with 37 spaces for 0-5 year olds at 481 West 49<sup>th</sup> Avenue;
- b. VSOCC to operate a centre with 37 spaces for 0-5 year olds at 533 West 49<sup>th</sup> Avenue;
- c. VSOCC to operate a centre with 37 spaces for 0-5 year olds at 5570 Manson Street;
- d. MPCCA to operate a centre with 37 spaces for 0-5 year olds at Balfour Block;
- e. CNH to operate a centre with 37 spaces for 0-5 year olds at 3362-3384 Vanness Avenue;
- f. DDA to operate a centre with 37 spaces for 0-5 year olds at 396 Southwest Marine Drive;
- g. YMCA to operate a centre with 37 spaces for 0-5 year olds at 130 West Broadway;
- h. ANHBC to operate a centre with 74 spaces for 0-5 year olds at East Fraser Lands Community Centre.

#### Operators recommended through the City of Vancouver's Operator Appointment Process:

- a. VSOCC to operate a centre with 37 spaces for 0-5 year olds at Granville Loops;
- b. VSOCC to operate a centre with 44 spaces for 0-5 year olds at 999 Expo Boulevard;
- c. VSOCC to operate a centre with 37 spaces for 0-5 year olds at 1157 Burrard Street;
- d. VSOCC to operate a centre with 37 spaces for 0-5 year olds at 1040 Barclay Street.

**APPENDIX I**  
**Existing Childcare Centres Requiring A New Lease**

- a. VSOCC to operate Atelier Children's Centre with 37 spaces for 0-5 year olds at 396-825 Homer Street;
- b. VSOCC to operate Sea Star Children's Centre with 69 spaces for 0-5 year olds at 1451 Homer Street.

**APPENDIX J**  
**Public Service Requirements (PSR) Template - Childcare**

**SCHEDULE \_\_\_\_**  
**PUBLIC SERVICE REQUIREMENTS**

This Schedule \_\_\_\_ forms part of the **Agreement** made as of \_\_\_\_\_ 20\_\_,  
between the City of Vancouver (the “**City**”) and \_\_\_\_\_ (the  
“**Society**”).

**1. City’s Requirements:**

The City requires that the Premises be used and occupied in accordance with the following:

- (a) in a manner that is consistent with the City of Vancouver’s policy objectives set out as follows in Council Report RTS \_\_\_\_\_, (approved <date> \_\_\_\_\_, 20\_\_):

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Specifically, the following public benefits must be provided by the Society in the Premises:

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- (b) in a manner that is consistent with the City of Vancouver’s childcare policies and strategies in effect from time to time. If such policies change, the City of Vancouver and the Society shall collaborate in how the Society will adapt its childcare operation to align with such new or revised policies;

- (c) in a manner that is consistent with and upholds the following principles to the satisfaction of the City of Vancouver’s Managing Director of Social Policy and Projects:

- i) Quality of Care: the Society will demonstrate full compliance with licensing requirements. If not in compliance, the Society will develop and implement a plan to address licensing concerns in a timely manner. Programming will strive to meet best practices for supporting healthy child development through implementing the BC Early Learning Framework, including through meeting or exceeding licensing requirements for daily active outdoor play.
- ii) Accessibility and Inclusion: the Society will demonstrate accommodation, welcomeness and openness to people of all ages, abilities, sexual orientations, gender identities (including trans\*, gender-variant and two-spirit people), ethnicities, cultural backgrounds, religions, languages, under-

represented communities and socio-economic conditions in the Society's policies, practices and programs except in instances where the exclusion of some group is required for another group to be effectively targeted.

The Society will serve a diversity of families in the community which includes families eligible for the BC Affordable Childcare Benefit. The Society will offer administrative and service supports where possible to families from groups that experience barriers to accessing childcare, whether because of low income or other factors. This could include supporting families to access the BC Affordable Child Care Benefit or other financial aids, or referring families/children to other health, social or educational support services. The Society will remain up to date on changes to childcare funding opportunities and child and family support programs.

The Society will demonstrate connections to other local service providers and to childcare hubs or multi-service hubs<sup>1</sup>, early childhood development resources, and local networks (such as Westcoast Childcare Resource Centre Society, ECEBC, neighbourhood-based early years' tables, etc).

- iii) Financial Management: the Society will demonstrate sound financial planning and management practices to sustain current and longer-term programing and operation of the Premises, while meeting the following requirements subject to sustainability of operations:
- (1) Maintain parent fees at or below the maximum parent fees as identified by the BC Child Care Fee Reduction Initiative, or successive policy. Should the Province discontinue defining maximum allowable parent fees under the BC Child Care Fee Reduction Initiative, then the average fee in Vancouver will be used as the maximum fee instead.
  - (2) The Society will subscribe to and maintain eligibility for applicable senior government funding (i.e. operational funding, wage enhancement, fee reduction, etc.)
  - (3) A minimum of a living wage (as defined by Living Wage for Families BC) will be paid to childcare staff by the Society. Where this is not met, the Society will provide an annual summary report or staff wage information showing progress towards paying a living wage, upon request from the City.
  - (4) No non-refundable fees or deposits will be charged to families to secure a place on a wait list for childcare.
- iv) Cultural Safety, Decolonization, and Anti-racism: In its goals, policies, professional development, early learning curricula, etc. the Society will work towards celebrating diversity and difference, intercultural inclusion, and

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<sup>1</sup> Childcare hubs and multi-service hubs are a model where childcare centres share common resources through a central organization. In some cases hub members maintain separate boards, and in some cases larger multi-service organizations act as an umbrella, providing centralized services to several offsite programs within the same organization. Resources vary between hubs, but could include administration, policy, planning, human resources, and service coordination.

cultural safety for urban Indigenous, First Nations, Metis, and Inuit children and families.

- (1) Professional development for educators will include training on decolonization, anti-racist practice, and providing an environment of cultural safety for Indigenous children and families.
  - (2) Early learning pedagogy and programming will promote inclusion, incorporate culturally responsive materials that reflect the diversity of children and families, and support cultural safety for Indigenous children and families.
- v) Governance: the Society will have sound management in place and an engaged board of directors, with the appropriate representation of communities served and the skills and expertise to support the Society's use, Mission, Vision and Mandate. The board of directors must function in a governance role, be active in setting direction, policy and long-term planning, and fulfill their legal and fiduciary responsibilities.
- vi) Family Involvement: the Society will ensure there is ongoing and effective communication and dialogue with families about the daily workings of childcare programs. The Society will organize and support communication with and involvement of families to assist in the planning and operation of childcare programs at the Premises, such as through board representation or parent advisory committee(s).
- vii) Alignment with the City of Vancouver's Mission and Values: the Society's use of the Premises must align with the City of Vancouver's Mission and Values, as set out below:

**The City of Vancouver's Mission: to create a great city of communities that cares about its people, its environment, and its opportunities to live, work, and prosper.**

**The City of Vancouver's Values: being responsive to the needs of citizens and colleagues, striving for the best results, approaching work with unbiased judgement and sensitivity, being open and honest, and honouring commitments; setting examples that others will choose to follow, and being a learning organization that grows through its experiences.**

**The City of Vancouver is committed to A Healthy City for All – a city where everyone can create and continually improve the conditions that enable the highest level of health and well-being possible.**

The foregoing principles may be amended from time to time by the City and if so amended, the City will notify the Society in writing of such amendments and will include a copy of same and the Society will abide by such amended principles as though they were originally contained herein;

(d) only for the purpose set out in Section 4.3 and 4.4 of the Agreement and specifically:

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(collectively, the “City’s Requirements”).

## 2. Society’s Acknowledgement, Representations and Covenants

(a) Acknowledgement: the Society acknowledges that the City has been authorized by Vancouver City Council to lease the Premises, for the public benefit, to the Society in its capacity as a non-profit public-service organization that meets the City’s Requirements, and that the City has relied on the Society’s representations and covenants hereinafter set out, in determining that the Society is an appropriate tenant for the Premises.

(b) Representations: the Society represents that its Mission, Vision and Mandate are as follows:

Mission:

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Vision:

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Mandate:

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The City acknowledges that the Society’s organization may evolve, expand, contract, diversify or specialize over time (for example, by offering new types of services to meet emerging community needs), and that such changes may necessitate revisions to the Society’s Mission, Vision and Mandate from time to time. The Society will notify the City immediately of any such revisions, and such revisions will be permissible, PROVIDED that the Society, in the City’s sole discretion, continues to be a non-profit, public-service organization, and the Society’s use of the Premises continues to be a Permitted Use that meets the City’s Requirements.

(c) Covenants: throughout the Term of the Agreement, the Society covenants that it will consistently, actively and rigorously implement, promote, advance and fulfil the City’s Requirements and its Mission, Vision and Mandate through its use of the Premises.

The Society will fulfill its Mission in the following way(s):

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The Society will fulfill its Vision in the following ways(s):

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The Society will fulfill its Mandate in the following way(s):

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### **3. Reporting and Monitoring**

The Society will report to the City about its use and operation of the Premises on an annual basis, by no later than December 31<sup>st</sup>, or as frequently as may otherwise be reasonably required by the City. Reports must be made in a form and manner that satisfy the City's reporting requirements in effect from time to time. The City will notify the Society in writing of any changes to its reporting requirements, and the Society will abide by such amended reporting requirements as though they were originally contained herein.

The City's current reporting requirements are as follows:

#### **ANNUAL REPORTING:**

- (a) the name and contact information of the key persons for the Society at the Premises;
- (b) a current list of directors and officers of the Society including their terms, positions and affiliations;
- (c) financial statements of the Society, including at a minimum a statement of income and expenses for the Premises, for the most recently available fiscal year independently prepared at the Society's expense by an accounting professional (review engagement or audit) OR financial statements, including at a minimum a statement of income and expenses for the Premises, endorsed by two signing officers of the Board of Directors, if independently prepared or audited statements are not available;
- (d) a proposed annual budget for the Premises with an estimate of all revenues and expenditures as well as a maintenance reserve sufficient to meet the Society's obligations under the Agreement, in a form acceptable to the City, which must have first been approved by the directors of the Society;
- (e) a summary of activities for the past fiscal year demonstrating how the Society has implemented its Mission, Vision and Mandate through its use of the Premises and complied with the City's Requirements;



- (f) a summary of activities at the Premises for the past fiscal year demonstrating how the Society has complied with the Service Level Agreement requirements;
- (g) a summary of any planned changes in programming at the Premises for the coming fiscal year;
- (h) a summary (including users, dates, rental fees, and memoranda or agreements if any) of third party and community uses at the Premises and rental rates charged.
- (i) information that addresses licensing, hours of operation, family involvement, equity and accessibility, staff training, population served, and governance policies; as outlined in Section 1C.

#### OTHER REPORTING:

The Society must provide evidence of good standing as a not-for-profit or charity (submit a current Corporate Registry Search from BC Registry Services) every five years of the Term or Renewal Term(s).

In advance of granting any renewal of the Agreement, the City will review whether the Society has met the City's Requirements and may require additional information, including, for example, the organization's strategic plan and governance policies.

From time to time, tenants may be asked to participate in processes that contribute to measuring the impact of the City of Vancouver's childcare program. This may include answering surveys, participating in focus groups, or interviews. This may also require the collection of additional information not listed in this Schedule.

#### 4. Failure To Comply

If there is unsatisfactory compliance by the Society with the requirements set out in this Schedule \_\_\_\_, the City may, in its sole discretion:

- (a) require the Society to adjust its operations to be in compliance with this Schedule \_\_\_\_ including without limitation, complete further training and develop new policies; and/or
- (b) terminate the Agreement in accordance with Section 2.02 (b) thereof.

#### 5. Amendments

The Society shall not make any changes to this schedule without the prior written approval of the City of Vancouver's Managing Director of Social Policy and Projects.

## **APPENDIX K**

### **Operator Background – New Facilities**

#### *ANHBC as Operator for 3398 North Arm Avenue (East Fraser Lands Community Centre)*

ANHBC is the organizing body for seven Neighbourhood Houses in Vancouver, including South Vancouver, Marpole, Kitsilano, Mount Pleasant, Frog Hollow, Cedar Cottage and Gordon Neighbourhood Houses. Childcare and child development programs are central to the work of ANHBC. Some programs are operated directly out of ANHBC's main facilities, and many are located at satellite sites in community spaces and schools. In this way, their childcare operations are supported by a robust, stable operational structure, yet are embedded in community settings and enjoy the benefits of a place-based approach to programs and services. ANHBC holds community relationships in underserved areas and is well positioned to connect childcare to social programs. A multi-service agency that is embedded in its local communities, its model is well-suited to provide leadership and support for in its community.

East Fraser Lands Community Centre will have a 74-space childcare facility comprised of 12 spaces for infants, 12 spaces for toddlers, and two 25-space programs for children 3-5 years old. The childcare facility will be located on the 3rd floor podium and co-located with a Community Centre that will include a gym, multipurpose rooms, and other amenities. Childcare operations will be led by South Vancouver Neighbourhood House ("SVNH"), supported by a start-up team from ANHBC that has the experience and expertise to help execute the opening of the childcare centre using a well-established work plan that follows a systemic approach. Expected occupancy date for this facility is 2030.

#### *VSOCC as Operator for 481 West 49th Avenue, 533 West 49th Avenue, 5570 Manson Street, 625-777 Pacific Street ("Granville Loops"), 999 Expo Boulevard (formerly 990 Beatty Street), 1157 Burrard Street, and 1040 Barclay Street*

VSOCC is the largest single-purpose organization providing licensed, non-profit childcare in the City of Vancouver. The society was created in 1994 in collaboration with the City as part of the "Civic Childcare Strategy." VSOCC's original mandate was to work with City staff to design, develop and operate City-owned or leased childcare facilities built in the Downtown Peninsula through CACs / DCLs as part of the land-use development process. Its overall mission is to design, develop and deliver an integrated and comprehensive continuum of high-quality childcare and family services that reflect community, family and children's values, needs and interests. They are well-established as one of the lead childcare operators in the downtown core and have extensive experience opening new centres. In particular, VSOCC has concentrated its efforts over the last 5 years on enhancing their infrastructure in order to be able to open multiple childcare centres simultaneously, which will be a benefit in expanding operations into these multiple sites with potentially overlapping timelines.

The childcare facility at 481 W. 49th Ave. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the 5th floor podium in a 14-storey mixed-use development, including ground level retail space with strata residential above, immediately adjacent to the Langara-49th Canada Line Skytrain Station. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2029.

The childcare facility at 533 W. 49th Ave. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be

located on the 3rd floor podium in a 10-storey mixed-use development, including retail space, office space, and strata residential. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2029.

The childcare facility at 5570 Manson St. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the ground floor in one of two 18-storey mixed-use rental residential towers. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2029.

In awarding the three facilities at 481 W. 49th Ave, 533 W. 49th Ave., and 5570 Manson St. to VSOCC through the City's RFEOL process, the evaluation team noted the distinct advantages a childcare "hub" consisting of these 3 nearby centres created. Not only would this lead to staffing and operational efficiencies, most importantly, it would create a continuity of care and tremendously benefit the families and children in the area utilizing their services.

The childcare facility at 625-777 Pacific St. ("Granville Loops") will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the 5th floor podium in a 27-storey mixed-use development, including retail space and social housing. The childcare will be subleased to the City by the housing operator, and the City will have a sub-sublease with VSOCC.

The childcare facility at 999 Expo Blvd. (formerly 990 Beatty St.) will be a 44-space childcare centre comprised of 12 spaces for infants and toddlers, and 32 spaces for children 3-5 years old. The facility will be located on level 5 and is co-located with social housing and a firehall. It will be within an air space parcel owned by the City; expected occupancy date for this facility is 2029.

The childcare facility at 1157 Burrard St. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the 4th floor podium in a 47-storey mixed-use development, including commercial space, an arts and culture hub, and strata residential. The childcare facility and arts and culture hub will be within one air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2029.

The childcare facility at 1040 Barclay St. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on level 7 of the west tower. The development includes social housing, strata residential, and retail units. The childcare facility will be an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2030.

#### *MPCCA as Operator for 973 West 19th Avenue ("Balfour Block")*

Mount Pleasant Community Centre Association (MPCCA) is a non-profit, registered charity which provides childcare, recreational, educational, cultural, social and physical activity programs and services contributing to building a healthy, liveable community. The Association has been independently operating licensed childcare programs since 1977 and currently has childcare at 2 separate locations encompassing 5 childcare licenses. MPCCA demonstrates advocacy and leadership within the community and has positioned itself well to expand its provision of quality childcare programs to the community.

The childcare facility at 973 W. 19th Ave. ("Balfour Block") will be a 37-space childcare centre

comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the ground floor in a 6-storey rental residential building, within a multi-building, strata and rental housing development. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2030.

*CNH as Operator for 3362-3384 Vanness Avenue*

Collingwood Neighbourhood House Society (“CNH”) is a non-profit, social services agency serving the community since 1985, and is guided by their vision, mission, and values statements to provide services and opportunities to the community. CNH offers licensed childcare (including \$10/day childcare), and their Early Years Department oversees 13 licensed childcare programs within the Renfrew-Collingwood community. In addition to childcare, CNH also provides immigrant services, recreation, youth, seniors, and intercultural opportunities; including programs related to food, arts and celebrations, community initiatives, intercultural projects, and homelessness outreach.

The childcare facility at 3362-3384 Vanness Ave. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the ground floor of a 6-storey podium between two mixed-use residential towers (which will include some retail space) of 30 and 33-storeys, near Joyce-Collingwood Skytrain Station. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2029.

*DDA as Operator for 396 Southwest Marine Drive*

Developmental Disabilities Association of Vancouver-Richmond (“DDA”) is a community living agency that provides over 50 community-based programs and services to children and adults with developmental disabilities and their families in Vancouver and Richmond. They help to create extended networks of support, invest in individual needs, and strive for an inclusive and safe community. Over 1,800 individuals and families in the Vancouver and Richmond area are serviced by DDA every year. DDA’s quality programs support children and their families to develop understanding, acceptance, and respect for diversity. The organization provides a range of services including inclusive childcare and school-age programs.

The childcare facility at 396 SW Marine Dr. will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be located on the 3rd floor podium between two mixed-use towers (11 and 19-storeys) that include commercial, office, and light industrial uses. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2030.

*YMCA as Operator for 130 West Broadway*

The YMCA is a national charity that has been helping Canadians improve their lives since the first “Y” opened in Montreal in 1851. The YMCA of Greater Vancouver was incorporated in 1886; YMCA BC is a not-for-profit organization that was incorporated in 2023 after the unification of YMCA of Northern BC, YMCA – YWCA of Kamloops and YMCA of Greater Vancouver. YMCA BC is a large multi-service organization that offers a wide range of services: membership (recreation) centres, childcare, family development and community health, employment and training, immigration and newcomer programs and day and overnight camps. Childcare represents a significant proportion of the overall services provided by the YMCA and is supported as a key strategic priority, recognizing the dire need for childcare to meet the needs

of Vancouver families.

The childcare facility at 130 W. Broadway will be a 37-space childcare centre comprised of 12 spaces for infants and toddlers, and 25 spaces for children 3-5 years old. The facility will be on level 3 of the western tower, in a two tower (21 and 28-storeys) mixed-use development that will include commercial space on the ground floor, and residential units above in both towers. It will be within an air space parcel to be transferred to the City upon completion of construction; expected occupancy date for this facility is 2030.

## **APPENDIX L**

### **Facility Background – Existing Facilities**

#### *Atelier Children's Centre: 396-825 Homer Street*

On February 13, 2007, Council approved an amenity density bonus at 825 Homer Street in exchange for the developer providing to the City a fully fit, finished and equipped childcare facility in an air space parcel consisting of approximately 13,000 square feet of indoor and outdoor area, and ancillary spaces within the facility. VSOCC staff were involved in design development and other startup activities related to this City-owned facility since early in the application and approval processes. VSOCC has been the operator of the Atelier Children's Centre since it opened in 2010, providing licensed full-day childcare for 12 infants/toddlers and 25 children ages 3-5 years. VSOCC was appointed as the operator of the Atelier Children's Centre at 396-825 Homer Street via RTS 07748.

#### *Sea Star Children's Centre: 1451 Homer Street*

In 1996, Council approved the rezoning for 500 Pacific Street – Beach Neighbourhood East, which included the delivery of a childcare facility intended to serve families residing in the False Creek North area. This City-owned, stand-alone facility, consisting of approximately 8,500 square feet of indoor and outdoor area, became the Sea Star Children's Centre. Similar to Atelier, VSOCC staff were involved in facility start-up activities, including helping to order and equip the childcare centre, developing parent handout materials, preparing operational policies and procedures manuals, and registering families. VSOCC has been the operator of the Sea Star Children's Centre since it opened in 2011. Following a re-licencing of the multipurpose room in order to provide group childcare, the facility offers licensed full-day childcare for 24 infants/toddlers and 44 children ages 3-5 years. VSOCC was appointed as the operator of the Sea Star Children's Centre at 1451 Homer Street via RTS 07750.

Per Recommendation 10 of the Office of the Auditor General's Audit of Childcare, Cultural and Social Non-Profit Leases, the City should provide Council with information on the full extent of the City's financial contribution to non-profit organizations receiving lease grants, including operating and capital maintenance costs. Maintenance cost estimates for Atelier and Sea Star are included in Recommendation E, and are based on actual costs incurred from 2022 to 2024, with future costs subject to annual inflation adjustments. Additionally, the City's Annual Capital cost estimate, which is based on current replacement value of the buildings x 1% per year, assuming the current \$21.51/sq ft replacement cost for 2025, is as follows:

- Atelier: \$171,350 per annum
- Sea Star: \$176,900 per annum

These numbers are based on projected facility needs and any actual capital maintenance would be subject to the availability of funding.

Staff have conducted performance reviews for VSOCC as the current operator of both Atelier and Sea Star. In each case, VSOCC have fulfilled all the reporting requirements as outlined in their current agreements; are delivering high quality services to their communities; and are operating in a manner that is aligned with the City's strategic objectives. Therefore, staff recommend that the City enter into new lease agreements with VSOCC for both the Atelier and Sea Star Children Centres, as outlined in this report.