

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>NOV 1, 2021</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 14, 2021
File: 10.4750.00/000.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: Child Care BC New Spaces Fund Grant Application

RECOMMENDATION:

THAT staff are directed to submit a grant application to support the creation of new child care spaces as described in the report dated October 14, 2021 titled Child Care BC New Spaces Fund Grant Application;

AND THAT the District of North Vancouver commit to its share (\$2,020,000) of the total projected cost of \$3,500,000 for a shared-use field house and child care facility.

REASON FOR REPORT:

This report provides information on the Child Care BC New Spaces Fund grant program for the purpose of obtaining Council approval to submit a grant application due November 16, 2021. The grant would support the construction of a new shared-use field house and child care facility at Eldon Park (Figure 1).

SUMMARY:

There is an opportunity under the Child Care BC New Spaces Fund to secure a grant to support the construction of a new 37 space child care facility and replacement field house in a shared-use building at Eldon Park.

The estimated cost of the new shared-use facility is \$3,500,000, with a maximum grant contribution of \$1,480,000. This project aligns with numerous District priorities and policies, including the Official Community Plan (OCP), Child Care Policy, Child Care Action Plan, and the Strategic Facilities Planning Framework.



Figure 1: Eldon Park

BACKGROUND:

Eldon Park Field House

Eldon Park, located north of Edgemont Village on Ruby Avenue, includes sports fields, walking trails, tennis courts, a spray park, and playground. The field house at Eldon Park was built in 1966 and is nearing the end of its functional life (Figure 2). Parks and Facilities have identified the potential opportunity to replace this end-of-life building with a shared multi-use facility that can address park user needs while also providing space for much needed child care in the Upper Capilano area.



Figure 2: Eldon Park Field House is nearing the end of its functional life and provides an ideal site for a shared-use field house and child care facility.

Provincial Grant Opportunity

In 2018, the Provincial government committed to creating over 22,000 new child care spaces over three years through a \$221 million investment in the Child Care BC New Spaces Fund. The fund provides grants, for eligible capital costs, of up to \$40,000 per new child care space created. The Ministry may consider a higher per child care space grant amount if a strong rationale is provided and clear connection made to program priority areas. The 2021-2022 grant intake focuses on expanding quality, inclusive, community-based child care in areas with the greatest need and prioritizes projects that deliver on key priority areas, including:

- Creation of infant-toddler spaces;
- Creation of spaces serving priority populations;
- Creation of spaces co-located with other community or family services; and
- Creation of fully inclusive and accessible child care spaces.

EXISTING POLICY

There is considerable Council direction and supporting policy for the creation of new child care spaces using District lands and facilities, including:

Child Care Policy (2008)

The District's Child Care Policy supports the use of District land and facilities for child care development and provides direction on the treatment of non-profit child care as a community service.

Official Community Plan (2011)

The District's Official Community Plan (OCP) includes the following policies which are applicable to the creation of child care spaces:

Policy 4.2.4: Update and adapt local park facilities to suit current needs and changing demographics.

Policy 6.3.1: Facilitate the delivery of accessible community services and social programs to meet the current and future needs of all District residents.

Policy 6.3.4: Promote the establishment and maintenance of affordable quality child care services.

OCP Action Plan (2021)

The OCP Action Plan includes a commitment to foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.

This project aligns with numerous implementation actions and social equity considerations in the Action Plan, including:

Priority Action 1: *Equity Consideration* – Integrate facilities providing public services such as libraries, parks, affordable child care, and grocery stores throughout neighbourhoods within the District.

Priority Action 8: *Implementation Action C* – Refurbish, renew, and replace existing District buildings in ways that reduce energy and emissions, while also improving comfort and reduce total costs of building ownership.

Child Care Action Plan (2020)

The Child Care Action Plan approved by Council in December 2020 identifies four goals and twenty-nine supporting actions to enhance child care services and meet child care space needs. The plan includes the following supporting actions related to the use of District land and facilities for child care development:

Goal 1, Action 4: Continue to leverage District assets by including child care in new or expanded civic facilities or parks, as possible and with appropriate conditions

Goal 1, Action 8: Develop building models and high level cost estimates to facilitate new child care on District sites and in response to grant opportunities

Goal 1, Action 15: Look for opportunities to access Provincial Capital funding to build child care spaces.

Goal 3, Action 2: Apply the following guidelines when creating new child care facilities on District-owned land:

- Operation by a non-profit child care provider;
- Location, space and design expectations which meet or exceed minimum Provincial standards for indoor and outdoor space;
- Consider shared facilities where there may be synergies between other services and infrastructure.

The Child Care Action Plan also highlights that the District needs more than 2,000 new child care spaces to meet projected demand by 2030. To begin meeting this need, the plan sets a short-term target of 509 new spaces District-wide by 2022. Eldon Park is located in the Upper Capilano area, which is one of the neighbourhoods with the greatest need for new child care spaces, with 500+ additional spaces needed over the next 10 years (69 infant toddler (ages 0-2), 123 pre-school (ages 3-5), and 353 school-age (ages 6-12).

Parks and Open Spaces Strategic Plan (2012)

The Parks and Open Spaces Strategic Plan discusses several key parks and open space trends related to the long-term management of park assets, including:

- Shifting from stand alone to multi-use facilities and implementing partnerships to influence life cycle management plans.
- Expanded facility roles with more partnering in facilities between parks, recreation and community services.

The plan also discusses financial strategies to support the implementation of the recommendations of the plan, including:

- Combine synergistic projects between Parks and Engineering and other departments where savings may be achieved through economies of scale and shared costs.
- Apply for relevant grant programs from federal, provincial, and regional levels of government to support the cost of park and recreation infrastructure.

Strategic Facilities Planning Framework (2021)

The Strategic Facilities Planning Framework endorsed by Council in June 2021 includes seven principles to guide the replacement of District facilities.

Principle #3: Consolidate uses, when appropriate, into shared buildings or sites.

Coalition of Inclusive Communities

In November of 2020 the District joined the Coalition of Inclusive Communities, which includes a commitment to removing barriers to accessing services for various groups and communities. The current Eldon Park field house is not designed as an inclusive and accessible facility and retrofit is not feasible due to its age and layout and therefore does not meet the goals of this policy. A new field house would be designed to modern standards and would accommodate all users regardless of age, gender, or ability.

ANALYSIS:

In August 2021, the District engaged Carscadden Stokes McDonald Architects Inc. to develop a conceptual design and a cost estimate for the shared-use field house and child care building, which are required for the grant application.

The new shared-use facility is proposed to be located on the footprint of the existing field house to help reduce any disturbance to the existing park and natural environment. The building would be sited such that it would not impact the existing playground, spray park, and sports fields (Figure 3). The building would be designed to a high energy efficiency standard,

consistent with critical actions outlined in the Community Energy and Efficiency Plan (CEEP). The portions of the building that serve the park would be oriented towards the playground and sports fields. The entrance of the child care facility would face onto the existing parking area.



Figure 3: Eldon Park Field House and Child Care Facility – Conceptual Site Plan

The field house portion of the new facility would be designed to provide safe, inclusive and accessible universal washrooms offering better access to all park users; a team room/multi-purpose room for sports teams and a programmable space; storage areas for local community sports teams and park maintenance; and a concession that will be available for sports user groups to fundraise by selling snacks during sports games and special events. The construction of the new building will require relocation of a number of public art pieces to other locations within Eldon Park.

The proposed child care facility would accommodate up to 37 child care spaces, including a 12-space infant-toddler program (ages 0-2) and a 25-space pre-school age program (ages 3-5). The proposed indoor space (349 m²) and outdoor space (260 m²) would meet or exceed the minimum requirements of the Provincial Child Care Licencing Regulations and the Vancouver Coastal Health design guidelines (Figure 4).

The designated outdoor play area would be located adjacent to the existing fieldhouse in the non-programmed park space. To meet Vancouver Coastal Health requirements the play area would be designated for the child care during hours of operation.

The concept site plan and floor plan are subject to change based on future stakeholder engagement at the detailed design stage should the grant application be successful.

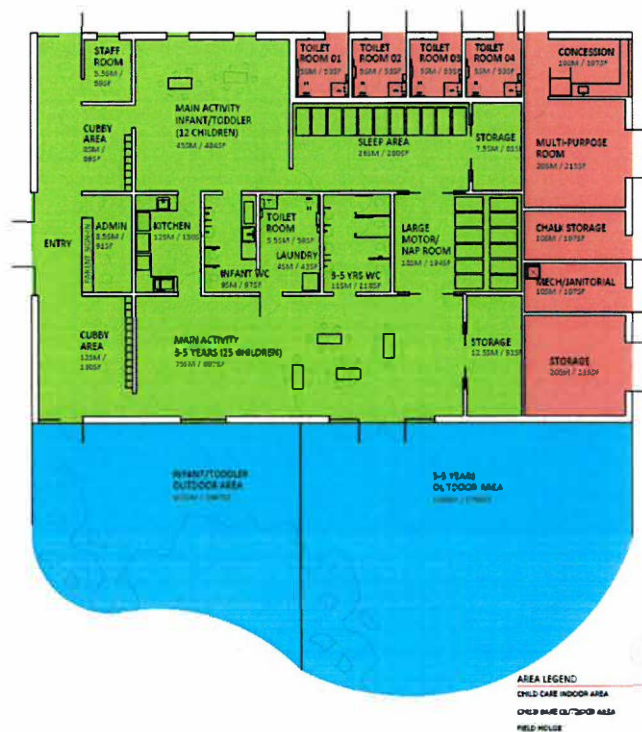


Figure 4: Eldon Park Field House and Child Care Facility Conceptual Floor Plan

Alignment with Funding Program Criteria

The proposed Eldon Park child care facility aligns with the grant program’s key priority areas in the following ways:

- Includes 12 infant-toddler child care spaces;
- Co-locates child care with other community services;
- Proposes to retain a non-profit child care operator; and
- Proposes to create fully inclusive and accessible child care spaces through accessible physical design and program inclusion policy.

When selecting the non-profit child care operating partner, preference will be given to operators that best respond with programming that serves priority communities, including low-income families, children with support needs, indigenous children and families, families new to Canada, young parents (25 years and under), black and other children and families of colour, and francophone children. Should Council support this initiative and the District be successful in its grant application, staff will initiate a formal RFP process in 2022 for the selection of the non-profit operating partner.

Timing/Approval Process:

The deadline for the grant submission is November 16, 2021. A motion of approval from Council supporting the application is required to be included in the submission. A final decision on the application is anticipated by March 2022. Should the application be successful, the detailed design process would be initiated in spring 2022, with construction of the new facility starting as early as spring 2023.

Concurrence:

The draft conceptual plan and report have been reviewed by Parks, Facilities, and Finance Departments.

District staff are scheduled to present the project to the Parks and Natural Environment Committee (PNEAC) on October 27, 2021.

Financial Impacts:

Replacement of the field house is identified in the District's 10 year Capital Plan. The full cost of the field house replacement and remaining cost of the child care portion of the project are proposed to be included in the 2022-2026 Financial Plan.

One-time capital costs for the project are estimated at \$3,500,000, with approximately \$2,500,000 of the costs associated with the child care portion of the building. The maximum grant contribution under the Child Care BC New Spaces Fund would be \$1,480,000. A summary of the anticipated funding sources is outlined in Table 1 below.

Staff are continuing to review different models to fund the ongoing operating and maintenance costs of the facility.

Table 1: Eldon Park Field House and Child Care Financial Summary

Anticipated Funding Source	Child Care Component	Field House Component	Total per Funding Source
Community Amenity Contributions	\$510,000	-	\$510,000
Mix of Lease Payments & Other District Reserves	\$510,000	-	\$510,000
Infrastructure Reserve	-	\$1,000,000	\$1,000,000
Grant contribution (max.)	\$1,480,000	-	\$1,480,000
Total Estimate*	\$2,500,000	\$1,000,000	\$3,500,000

*Note: cost estimate based on class D estimate +/- 25%.

Social Policy Implications:

The Child Care Action Plan identifies the need for more child care spaces in the District. Projects like the one proposed in this report will help address that need and demonstrate the District's continued support for young families.

The District of North Vancouver's support for child care programs furthers the aims of social sustainability by facilitating provision of quality care for young children in our community. Research has shown that investment in quality early childhood education provides long term economic and social benefits.

The replacement of end-of-life park field houses with new buildings built to current standards allows the District to incrementally improve inclusive access for all park users.

Environmental Impact:

The new shared use field house and child care facility will be designed to a high energy efficiency standard. The new facility is proposed to be constructed on the existing footprint and the adjacent asphalt area. The proposed dedicated child care playground can be accommodated on the land immediately adjacent to the building.

Public Input:

In preparation for the grant submission, District staff have engaged with several external stakeholders including School District #44, Cleveland Elementary Kids Club, Elementary PAC, and North Shore Neighbourhood House.

The conceptual architectural plan and report are scheduled to be reviewed by the Parks and Natural Environment Advisory Committee (PNEAC) on October 27, 2021.

A broader public process will be developed in 2022 should the District be a successful recipient of the grant. Key stakeholders to be engaged regarding design of the new field house component would include the North Shore Advisory Committee on Disability Issues (NS ACDI) and the North Vancouver Sports Advisory Council (NVSAC).

Conclusion:

The Eldon Park Field House and Child Care Facility project provides a unique opportunity to replace an aging building and add a much needed community use to a neighbourhood park and is a strong candidate to receive funding under the Child Care BC New Space Fund program.

Options:

1. THAT staff are directed to submit a grant application to support the creation of new child care spaces as described in the report dated October 13, 2021 titled Child Care BC New Spaces Fund Grant Application;

AND THAT the District of North Vancouver commit to its share (\$2,020,000) of the total projected cost of \$3,500,000 **(Recommended)**

OR

2. THAT Council provides staff with alternative direction and report back to Council prior to a future grant application intake in 2022.

Respectfully submitted,



Ryan Gilmore
Community Planner

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
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<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input checked="" type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____		_____		