

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"
"Zak, MaryClare" <MaryClare.Zak@vancouver.ca>
"Kelley, Gil" <Gil.Kelley@vancouver.ca>
"Singh, Sandra" <Sandra.Singh@vancouver.ca>

Date: 2/22/2019 8:07:56 AM

Subject: Memo: Update on Childcare in East Fraser Lands/River District

Attachments: ACCS - Social Policy - Memo to Council - Childcare in EFL update - Febpdf

Good morning Mayor and Council,

The attached memo provides an update on the delivery of childcare facilities in East Fraser Lands/River District. As you may know, this issue is a subject of ongoing interest for many residents in that neighbourhood. The memo includes the following information:

- An update on progress in securing sites to deliver child care in East Fraser Lands (River District);
- The background, challenges and opportunities, including a potential funding partnership with the Provincial Government; and
- Identification of two locations: one City owned site that could create over 100 child care spaces in the near term (2 years), and a second opportunity in the longer term (8-10 years), that could create 138 spaces as part of a planned community centre.

Please feel free to contact Sandra Singh if you have any questions regarding this matter.

Best,
Paul

Paul Mochrie | Deputy City Manager
Office of the City Manager | City of Vancouver
paul.mochrie@vancouver.ca
604.873.7666



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tseil-Waututh peoples.

MEMORANDUM

February 14, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Civic Engagement and Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Mary Clare Zak, Managing Director, Social Policy and Projects
Gil Kelley, General Manager, Planning, Urban Design and Sustainability

FROM: Sandra Singh
General Manager, Arts, Culture and Community Services

SUBJECT: Update on Childcare in East Fraser Lands/River District

The purpose of this memo is to provide an update to Mayor and Council on childcare in East Fraser Lands/River District.

Background

The East Fraser Lands ("EFL") is a 128-acre site in southeast Vancouver bound by SE Marine Drive/Marine Way, Kerr Street, Boundary Road and the north arm of the Fraser River. The EFL Official Development Plan ("ODP"), adopted by Council in 2006, guides land use, density, height, public benefits, transportation, built form & character, sustainability and development phasing. Included in the ODP are **4 childcare centres** (three 69-space childcare facilities, and one 49-space childcare facility, totalling 256 spaces for 0-4 year olds) to be located throughout EFL, in generally specified Areas (see Figure 1).

The East Fraser Lands Public Amenity Financial Plan & Strategy (2010) also established a strategy to deliver the package of amenities envisioned in the EFL ODP. Council directed staff to reinvest the equivalent amount of all Community Amenity Contributions ("CACs") and Development Cost Charges ("DCLs") that were anticipated to be collected from sites within the

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EFL ODP and the vacant sites in West Fraser Lands (“WFL”) to help fund the delivery of the public benefit package which includes parks, childcare facilities, affordable housing and community centre. EFL is unique, in that it is the City’s responsibility to deliver the amenities identified in the EFL ODP.

Figure 1: Current Childcare Facility Locations within EFL plan area



Development in EFL has been underway since 2012 when the first townhouse project was completed in the western neighbourhood. From 2012-2018, the City has collected approximately \$29M in DCLs and approximately \$5M in CAC (which has been earmarked for funding the community centre, since a community centre is not DCL eligible). During this time, the City has delivered ‘Neighbourhood Park North’, designed all parks in Area 2, and purchased affordable housing sites for approximately ~\$21M.

To date, no childcare facilities have been delivered in EFL. Beginning in 2019, the City will commence with a strategy to set aside DCL money in a reserve, to be available when the community centre and childcare facility are constructed.

Potential Child Care sites:

Staff have identified two potential sites for childcare, one in WFL, with up to 108 spaces, that could be delivered in the short term (within 2 years), and another 2 x 69 space childcares (totalling 138 spaces) as part of a community centre development (~8-10 years). Both opportunities are contingent on securing funding. At this time, the opportunity on the WFL site is reliant on funding from sources outside of CACs and DCLs.

If funding for childcare on these two sites can be secured, there is potential to deliver up to a total of 246 spaces over the next 8-10 years, which is just shy of the total number of spaces (256) identified in the original EFL ODP.

1) West Fraser Lands Site (3010 Kent Ave South)

Staff have identified a site to accommodate a minimum of 69 spaces, and up to 108 spaces, in WFL. In 2016, Council approved an amendment to the EFL ODP that permits one of the childcare facilities identified in the EFL ODP to be delivered on a site in WFL (3010 Kent Ave South), a short distance to the west of Kerr Street. The site is City-owned, and was set aside in 1989 for a K-3 Elementary School Annex and childcare facility.

Figure 2: WFL childcare and annex school site



Current status:

- The City is working with the Province on an enhanced childcare partnership.
- Opportunities that could arise from this partnership may include the ability to fund the development of childcare projects that are currently unfunded and that would otherwise be reliant on the use of City-wide DCLs.
- If an opportunity arises to fund the entirety of this childcare project that does not require City-wide DCLs, the City may be able to deliver a significant number of childcare spaces (69+), within a relatively short timeframe (~2 years).

2) Community Centre Site - Parcel 31

In the next ten years, a new community centre is envisioned as part of Parcel 31 that could accommodate up to two 69 space childcare centres. In 2017, a 10 year review of the EFL ODP was launched to address challenges (including financial challenges in delivering public benefits) and potential new opportunities identified over the decade-long implementation process. In July 2018, a Progress Update was presented and approved by Council, along with concurrent By-law Amendments that made provisions for a New Community Centre Site (which would include childcare) and Affordable Housing.

An initial “test fit” has been prepared to understand the civic facilities that could be physically accommodated on the New Community Centre Site (Parcel 31), which are still subject to future financial analysis to determine funding. It has been identified that the site could include: two 69-space childcare facilities, a community centre at least a 2,790 sq. m (30,000

sq.ft.) in size, and potentially space for a neighbourhood serving Vancouver Public Library (VPL) branch.

Current status:

- Development of childcare on the Community Center Site (Parcel 31) is contingent on the ability to secure funding and develop concurrently with the community centre and other amenities.
 - Expected timing: **8-10 years (est. 2027-29)**
 - In order to fund and secure adequate DCLs to fund the childcare on the Community Centre Site, the City intends to set aside a portion (~\$2.5M annually) of all City-wide DCLs collected for childcare, over the next eight years, in order to fund the childcare component of the project.
 - The Community Centre Site has been clearly identified by Staff as the priority site for childcare in EFL, as to not miss the opportunity to create a civic hub.

Staff will keep Mayor and Council updated on any progress made with the Provincial government on securing funding for childcare in EFL (River District). In the meantime if you have questions please don't hesitate to contact me at Sandra.singh@Vancouver.ca or at 604-871-6858.



Sandra Singh
General Manager

tel: 604.871.6858
sandra.singh@vancouver.ca

SS/th