

**MINUTES OF THE REGULAR MEETING OF COUNCIL, HELD ELECTRONICALLY
FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON
MONDAY, OCTOBER 19, 2020**

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

16. Childcare BC New Spaces Grant Program – Update and Direction on New Application
– File: 10-4750-10-0001/2020

Report: Community Planner and Manager, Parks and Environment, October 7, 2020

Moved by Councillor McIlroy, seconded by Councillor Valente

PURSUANT to the report of the Community Planner and the Manager, Parks and Environment, dated October 7, 2020, entitled “Childcare BC New Spaces Grant Program – Update and Direction on New Application”:

THAT staff be directed to submit an application to the Childcare BC New Spaces Fund for “Mahon Park Combined 37 Space Child Care and Park Facility”, as outlined in Option 1 of the report;

THAT Council support the project and commit to the City’s share (\$2,500,000) of the child care component of the “Mahon Park Combined 37 Space Child Care and Park Facility” project;

AND THAT staff be directed to include a project sheet for \$1,500,000 for the Parks and Community component of the “Mahon Park Combined 37 Space Child Care and Park Facility” project for consideration in the 2021 Project Plan.

CARRIED UNANIMOUSLY



 Director	 CAO
 Director	

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT
ENGINEERING, PARKS & ENVIRONMENT DEPARTMENT

Council approved release of Confidential Report on October 19, 2020 **CONFIDENTIAL REPORT**

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner
Michael Hunter, Manager, Parks and Environment

Subject: CHILDCARE BC NEW SPACES GRANT PROGRAM – UPDATE AND
DIRECTION ON NEW APPLICATION

Date: October 7, 2020 File No: 10-4750-10-0001/2020

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Community Planner and the Manager, Parks and Environment, dated October 5, 2020 entitled “Childcare BC New Spaces Grant Program – Update and Direction on New Application”:

THAT Council direct staff to submit an application to the Childcare BC New Spaces Fund for “Mahon Park Combined 37 Space Child Care and Park Facility” as outlined in Option 1 of the report;

THAT Council support the project and commits to the City’s share (\$2,500,000) of the child care component of the “Mahon Park Combined 37 Space Child Care and Park Facility” project;

AND THAT staff be directed to include a project sheet for \$1,500,000 for the Parks and Community component of the “Mahon Park Combined 37 Space Child Care and Park Facility” project for consideration in the 2021 Project Plan.

ATTACHMENTS

1. Site Context Plan (Document [#1903579](#))
2. Schematic Design for “Option 1 - Mahon Park Combined 37 Space Child Care and Park Facility” (Recommended Option) (Document [#1952427](#), [#1952425](#))
3. Schematic Design for “Option 2 - Mahon Park Standalone Child Care Facility” (Document [#1927830](#))
4. Council Report of the Community Planner and Planner 1 dated April 24, 2020 (Document [#1960116](#))

PURPOSE

The purpose of this report is to inform Council that the City’s May 2020 grant application to the Provincial ChildCare BC New Spaces Grant Program was unsuccessful as well as to outline, for Council’s consideration, a new application to the November 2020 intake for the same program.

BACKGROUND

As directed by Council on May 4, 2020, staff submitted an application for a ChildCare BC New Spaces Grant for a 37-space stand-alone child care facility in Mahon Park. The schematic design for this facility, as submitted in the application, is shown in Attachment 3. At that time Council also directed staff to further investigate the feasibility of constructing a new child care facility on the site of the existing fieldhouse and concession building in Mahon Park.

In September, staff were advised that the City’s grant application was not approved. Staff met with Provincial government staff for feedback and learned that the application was assessed in a very competitive intake of applications and was not as prioritized for funding as some of the other applications from across BC. The City was encouraged by ChildCare BC capital grants staff to apply again in the second intake of applications which closes on November 1, 2020.

DISCUSSION

Should Council wish to proceed with a grant application to the second intake, two options for a potential Child Care facility in Mahon Park are outlined below for consideration. Option 1 includes a new 37 space child care combined with a parks and community facility. Option 2 is a standalone 37 space childcare facility previously submitted in May 2020.

In terms of the process, the application deadline for this intake of applications is November 2, 2020. The Province anticipates that ChildCare BC grant decisions will not be announced until February/March 2021. If the grant is approved, staff would report back to Council for direction on whether to proceed with a funding agreement with the Province for this project. At that time, the City would need to confirm that appropriate funding was in place for the project to proceed. However, approval of the grant application does not obligate the City to proceed with the project.

Option 1: Mahon Park Combined 37 Space Child Care and Park Facility (Recommended Option)

Following Council direction in May 2020, staff have worked to develop an updated concept design and budget for a child care facility located on the existing Mahon Park fieldhouse site (Attachment #2). The existing fieldhouse and concession building is situated on a sloped site that lends itself to having a separate lower level child care facility with quality outdoor space facing westwards to the open grass area with a parks and community use on the upper level facing east towards the field and track at Fen Burdett Stadium.

The existing fieldhouse would be demolished and the new facility constructed in its place. It should be noted that this option has been revised from the concept previously presented in the April 2020 report. The concept now includes fewer child care spaces (no before and after school care program) and a smaller overall park fieldhouse component resulting in a lower overall project cost.

Child Care Component

This option includes 37 child care spaces and is designed as a single level (rather than the two level facility in the standalone option) located on the lower level facing westwards. The child care component would offer two programs – Infant and Toddler group child care (12 spaces) and 3-5 years group child care (25 spaces). This design layout offers efficiency with respect to child supervision, some sharing of facilities between the two programs, universal access (no stairs and elevator between the two programs), and direct access to secured outdoor play area for both child care programs.

Park and Community Facility Component

The existing fieldhouse building has been evaluated at ‘end of life’ and includes redundant amenities such as an unused concession and inefficient storage space. The aging washrooms are well used but the separated dressing rooms for sports groups are less popular.

The park and community facility component of the project includes larger washrooms that have some additional space for changing on the upper level, which are at grade and oriented with the entrance adjacent to Fen Burdett track and field. Larger washrooms support the increasing usage of Mahon Park as a community destination with new amenities such as the new pickleball and basketball courts, dog off-leash area, and use as a popular picnic area.

In addition, the remainder of the ‘rooftop’ area of the child care facility is designed as covered outdoor space for community gathering and flexible programming. With the increase in severe weather due to climate change, and the increasing demand to deliver community programs in an outdoor setting due to COVID-19, this type of covered outdoor space is expected to be very popular. The location of this space adjacent to the track, field and playground makes it ideal for supporting existing park uses. And, with an appropriately flexible design this space would serve as an outdoor classroom by local community groups and family support services and programs.

From a park planning and design perspective, constructing the new daycare building on the site of the existing fieldhouse provides a number of significant advantages. It replaces an old inefficient cinder-block building with a modern and energy efficient new facility, maintains available open space and minimizes impervious surfaces, while avoiding disturbance to existing trees and the adjacent streamside protection area. The design also helps create greater connectivity in the park, with a building that relates to both the track, field to the east, the spray park and playground to the north, and the open meadow to the west.

Phased construction of a combined child care and park facility would be possible, with the child care facility proceeding in 2021-2023 and the parks/community component constructed at a later date. However, a phased approach would increase the overall cost of the child care component by approximately \$500,000 and would increase the cost of the park facility by approximately \$165,000. In addition, the City would need to provide a temporary washroom building (similar to what was provided at the Shipyard) in the interim period, at an approximate cost of \$1,000 per month.

Option 2: Mahon Park Standalone 37 Space Child Care Facility

This option represents the standalone 37 space child care as previously presented to Council with the facility located to the west of the existing spray park. This option offers the same number of child care spaces as the combined child care and park facility however the site conditions necessitate a two-storey design that is not as operationally or financially as efficient as a single-storey child care. The location also reduces the usable open area within the park and reduces connectivity between park features.

If Council would like to proceed with a grant application and is not in favour of proceeding with a combined child care and park facility, the standalone option could be resubmitted with some minor design modifications to improve functionality and siting.

Should Council wish to pursue this option, the following motion is in order:

THAT Council direct staff to submit an application to the Childcare BC New Spaces Fund for a Mahon Park Standalone 37 Space Child Care Facility as outlined in Option 2 of the report;

AND THAT Council support the project and commits to the City's share (\$2,750,000) of the child care component of the "Mahon Park Combined 37 Space Child Care and Park Facility" project.

A further option for Council's consideration is to not submit an application for a New Spaces grant at this time. Information is not available about future intakes of applications, but Provincial government staff does anticipate that the program will continue. Staff could prepare an application(s) in future intakes for this program as directed by Council.

FINANCIAL IMPLICATIONS

Class D cost estimates have been prepared for each option and are outlined below. These represent preliminary estimates based on the conceptual designs to date, and 25% contingency.

Option 1 - Mahon Park Combined 37 Space Child Care and Park Facility- Recommended

Anticipated Funding Source	Child Care Component	Park / Community Facility Component
City capital contribution	\$2,500,000 Civic Amenity Reserve Fund	\$1,500,000
Grant contribution (max amt.)	\$1,480,000 ChildCare BC Grant	n/a
Total for each component	\$3,980,000	\$1,500,000
Project Total Estimate	\$5,480,000	

*Note – Cost Estimate based on Class D +/-25%

If Council would like to pursue a phased approach to construction there would be an estimated \$500,000 increase in the cost of the childcare facility and a \$165,000 increase in the cost of the park facility. The total cost would therefore be an estimated \$6,145,000, plus approximately \$1,000 per month for the provision of a temporary washroom.

Option 2 - Mahon Park Standalone 37 Space Child Care

Budget	Child Care Standalone Building
City capital contribution	\$2,750,000 Civic Amenity Reserve Fund
Grant contribution (max amount)	\$1,480,000 ChildCare BC New Spaces Grant
Total	\$4,230,000

*Note – Cost estimate based on order of magnitude costs per square foot +/-30%

Financial Implications - Child Care Component

The Province anticipates that ChildCare BC grant decisions would be announced in February/March 2021. If the grant is approved, staff would return to Council for direction on whether to proceed with a funding agreement with the Province for this project. The Province would strongly encourage that facility projects be completed within two years of agreement to proceed, therefore the facility would open by spring 2023.

Within the 2020 Project Plan is a \$2.5 million request in 2020 for child care funding. The maximum available BC grant funding for child care would be \$1.48 million. A further \$2.5 million for childcare is contemplated in the project plan in 2021. With the anticipated project schedule, the timeframe for City budget requests and allocations would need to be shifted to align with the construction schedule.

Financial Implications - Parks and Community Component

Should Council chose to proceed with Option A, an estimated budget of \$1.5 million would be required to construct the washroom and covered open space on the second floor. This estimate includes a share of the associated soft costs, and utility upgrades for the entire building as well as a contingency of 25%. With Council's direction, a project sheet for this amount will be included for consideration in the Draft 2021 Project Plan.

INTER-DEPARTMENTAL IMPLICATIONS

The schematic design has been a collaborative effort among Planning and Development, Strategic & Corporate Services and Engineering and Parks & Environment departments. If this project proceeds, the design and construction of the project is anticipated to be led by the Strategic & Corporate Services department. Staffing availability and capacity will be assessed in coordination with grant timing requirements.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports the Strategic Plan vision and priority to be A City for People: is welcoming, inclusive, safe accessible and supports the health and well-being of all.

RESPECTFULLY SUBMITTED:

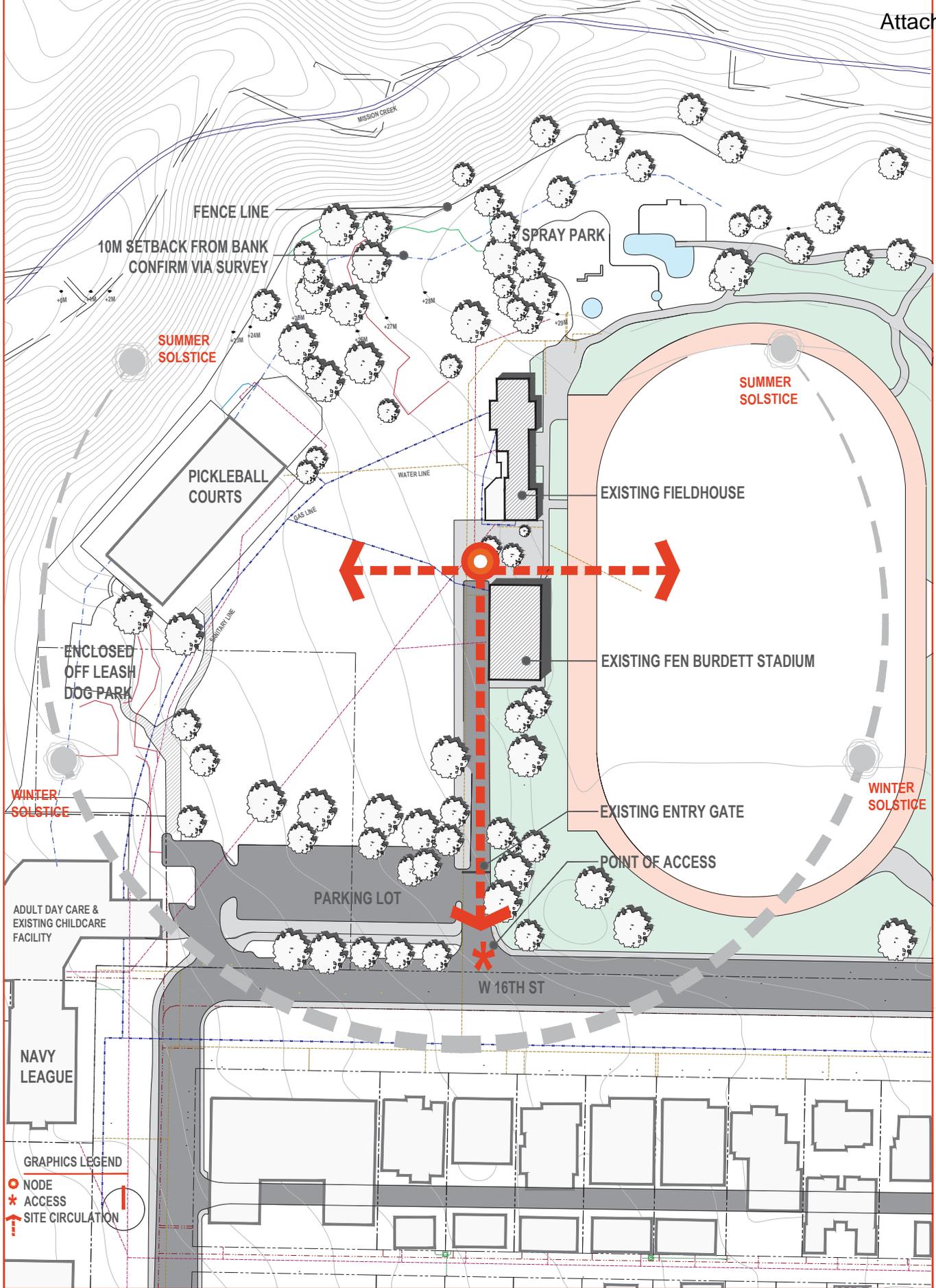


Heather Evans
Community Planner



Michael Hunter
Manager, Parks and Environment

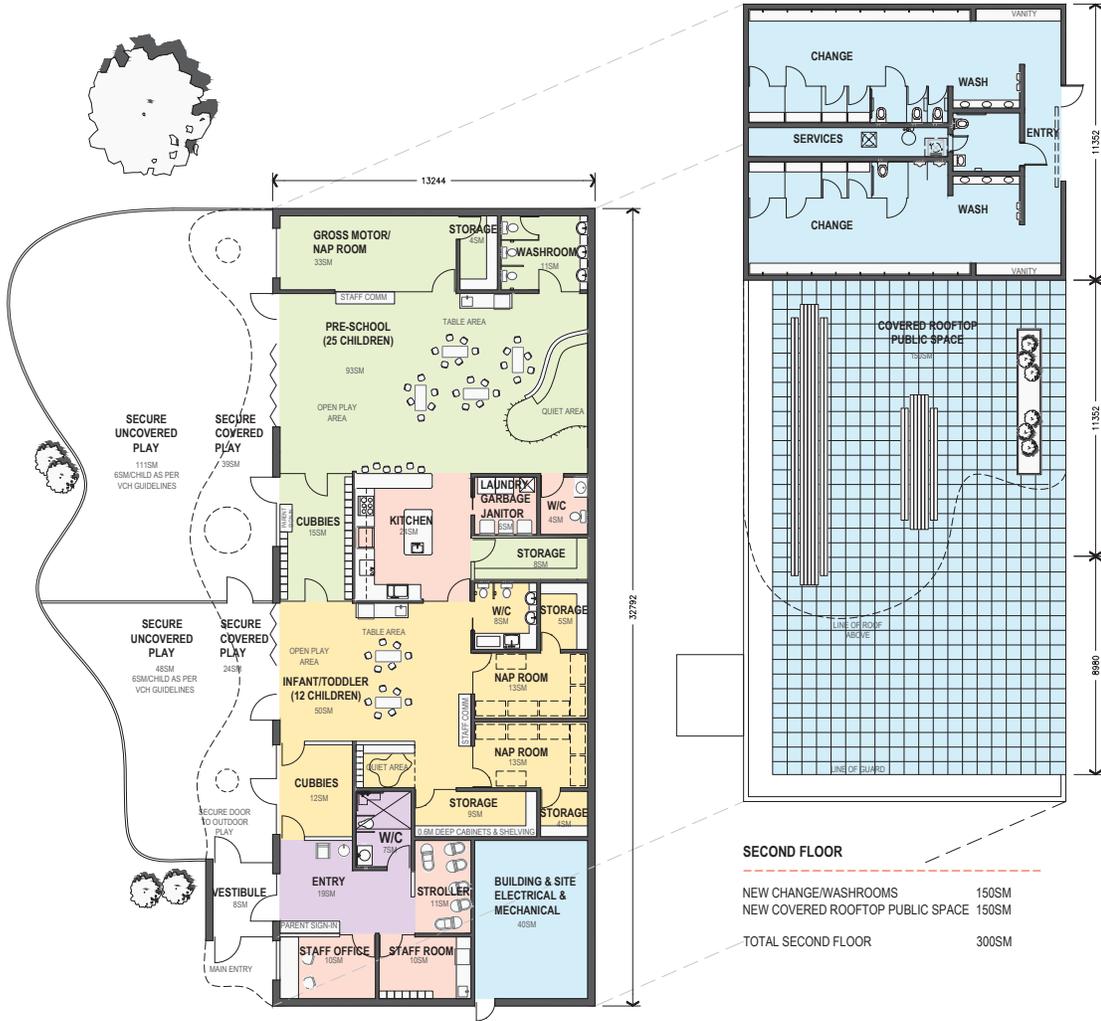
MAHON PARK CHILD CARE DEVELOPMENT OPTIONS



GRAPHICS LEGEND

- NODE
- * ACCESS
- ↑ SITE CIRCULATION

MARCH 2020



GROUND FLOOR CHILD CARE FACILITY PLAN

GROUND FLOOR AREA 410SM
 BUILDING & SITE ELEC / MECH 40SM
 TOTAL GROUND FLOOR 450SM

TOTAL PROGRAM AREA 376SM
 (AS PER RICHMOND CHILD CARE GUIDELINES)

SECOND FLOOR

NEW CHANGE/WASHROOMS 150SM
 NEW COVERED ROOFTOP PUBLIC SPACE 150SM
 TOTAL SECOND FLOOR 300SM



AREA LEGEND

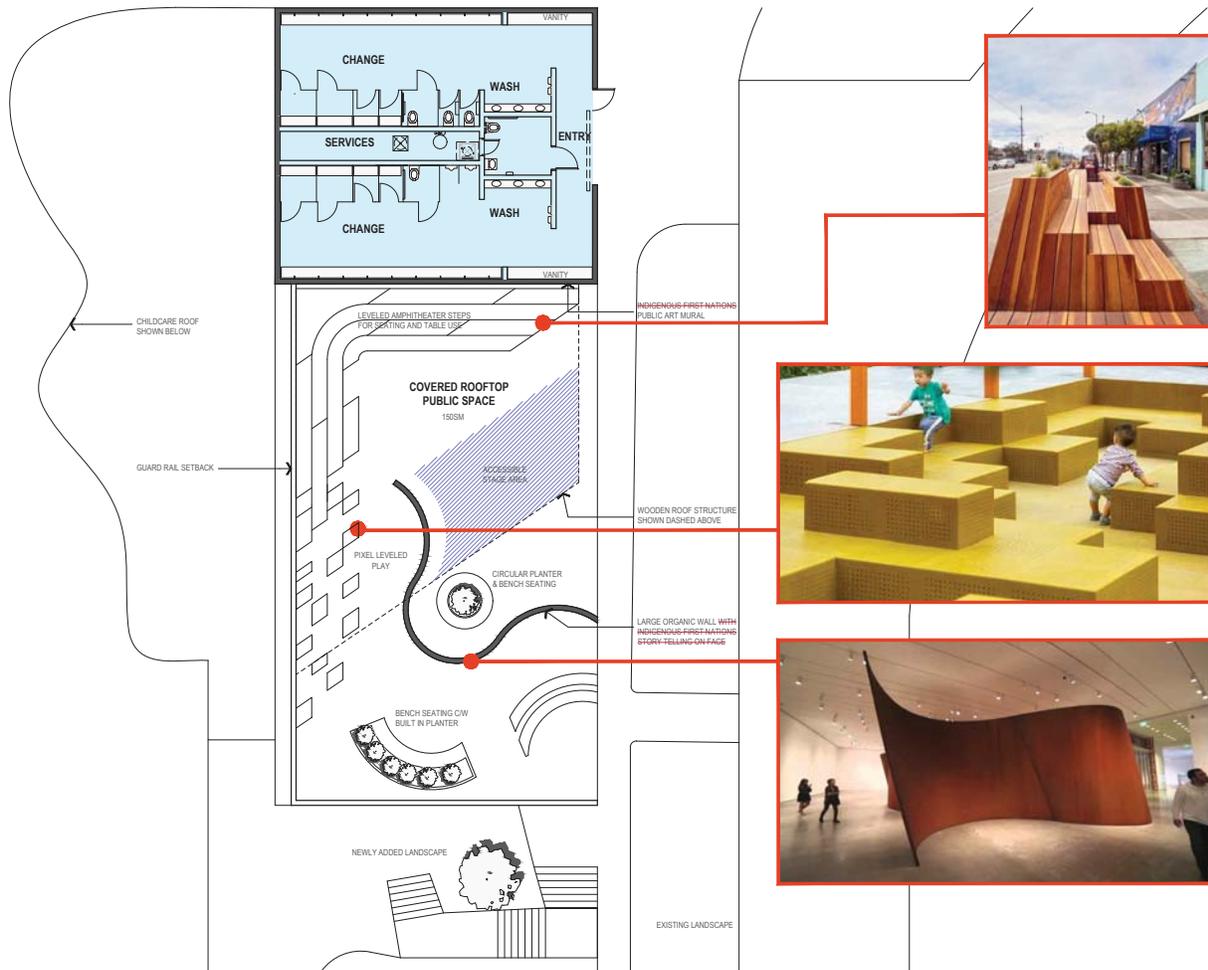
- PRE-SCHOOL AREA
- INFANT/TODDLER AREA
- SHARED PROGRAM AREA
- SERVICE & PARKS AREA
- PUBLIC AREA

PROJECT INFORMATION

BUILDING AREA:	450SM (4413 SQF)	
OUTDOOR AREA:	222SM (2390 SQF)	
PROGRAM:	37 CHILDREN	
12 INFANT/TODDLER & 25 PRE-SCHOOL		
INDOOR CHILD CARE	\$414/SQF 4413 SQF	\$1,826,400
OUTDOOR CHILD CARE	\$147/SQF 2390 SQF	\$351,300
TOTAL CHILD CARE	6803 SQF	\$2,177,700
NEW WASHROOMS & CHANGE	\$369/SQF 1615 SQF	\$595,800
NEW COVERED PUBLIC ROOFTOP	\$512/SQF 1615 SQF	\$314,600
BUILDING & SITE SERVICE ROOM	\$331/SQF 431 SQF	\$142,900
TOTAL PARKS	3661 SQF	\$1,053,300
NET BUILDING TOTAL	10,464 SQF	\$3,231,000
*AS PER RTAQS CLASS D COST ESTIMATE		



MAHON PARK CHILD CARE DEVELOPMENT OPTIONS



OPTION 1: FULLY PROGRAMMED

THIS CONCEPT DESIGN PROVIDES A NUMBER OF DESIGNATED SPACES WITH ACCESS TO THE GENERAL PUBLIC. THE NORTH EAST AMPHITHEATER STEPS HAVE MULTIPLE PURPOSES, AS THEY CAN FUNCTION AS BOTH AN AREA TO HOST LARGE GROUPS FOR DISCUSSION OR PRESENTATIONS IN COMBINATION WITH THE ACCESSIBLE STAGE AREA, BUT ALSO AS AN APPARATUS WHICH ENCOURAGES USERS TO PLAY

THE LARGE ORGANIC SEPARATING WALL ALLOWS FOR INDIGENOUS FIRST NATIONS STORY-TELLING TO BE DISPLAYED ALONG ITS FACE. BENCHES ARE SUPPLIED ON THE SOUTH SIDE TO ENCOURAGE GATHERING, LEARNING, AND READING OF THE IMAGERY AND TEXT PRESENTED ON THE WALL.

COMMUNITY USE FOR STORYTELLING, PRESENTATIONS ALONG ITS FACE

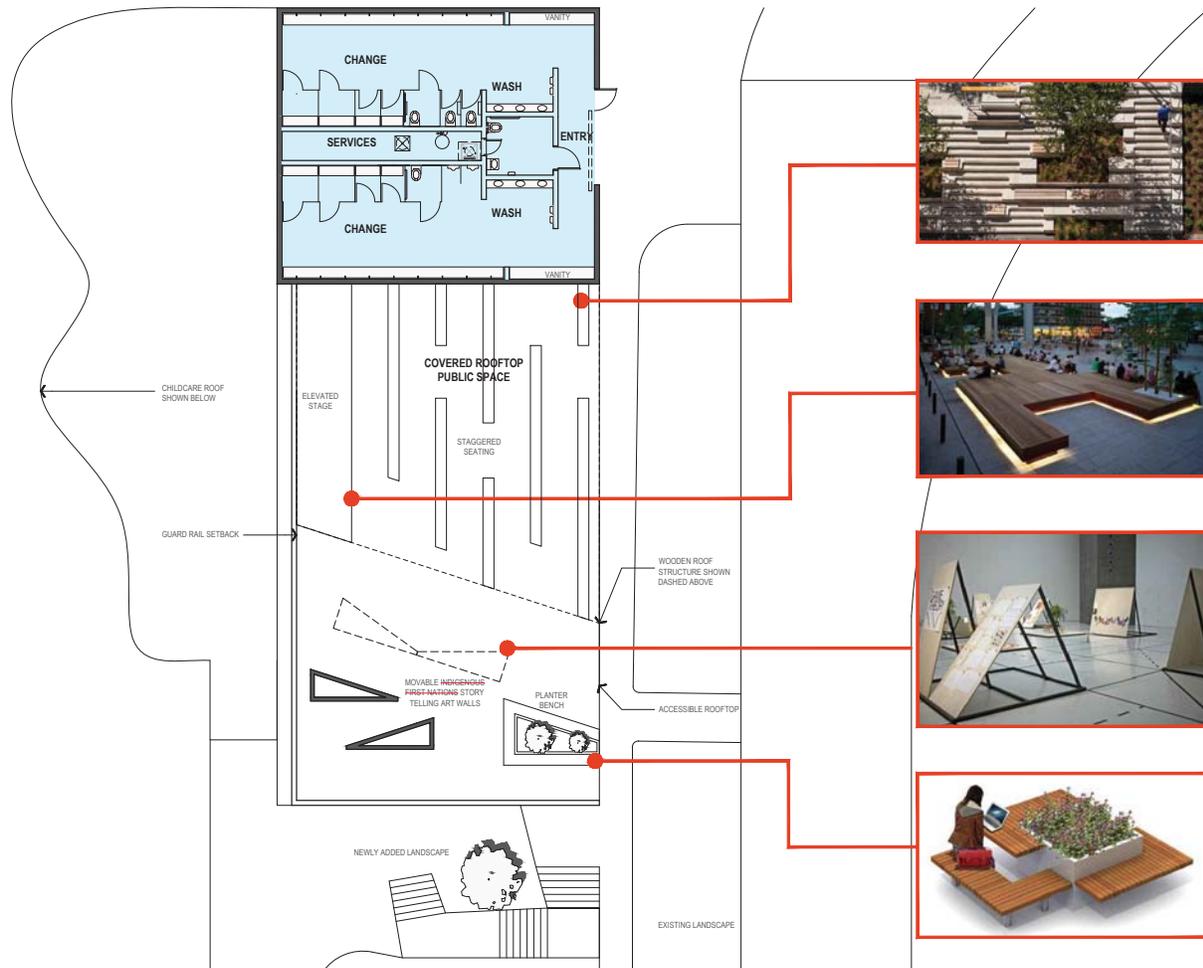


Cascadden

PUBLIC ROOFTOP PROGRAMMING

SEPTEMBER 2020

MAHON PARK CHILD CARE DEVELOPMENT OPTIONS



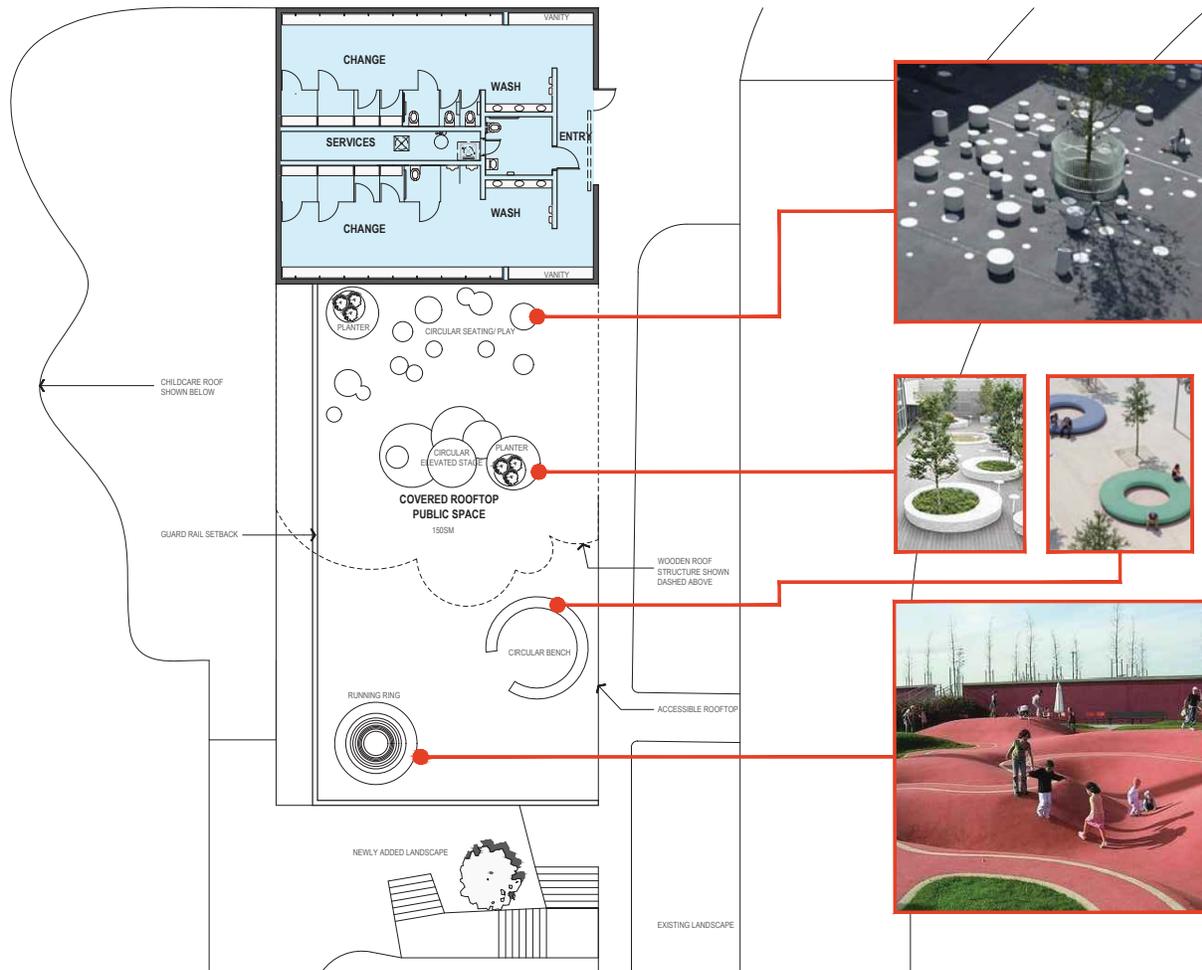
OPTION 2: MODERATELY PROGRAMMED

THIS CONCEPT DESIGN AIMS TO IMITATE AN OUTDOOR CLASSROOM ON THE NORTH SIDE OF THE ROOFTOP. BENCHES ARE CONFIGURED ADJACENT TO AN ELEVATED STAGE, CREATING A FUNCTIONING SPACE LARGE ENOUGH FOR GROUPS OF ALL BACKGROUNDS TO ASSEMBLE.

MOVABLE INDIGENOUS ART WALLS ARE STATIONED ON THE SOUTH SIDE OF THE ROOFTOP. WITH ROTATING ARTISTS AND A NUMBER OF WALL CONFIGURATIONS POSSIBLE, THESE STRUCTURES OFFER A UNIQUE AND INTERESTING DISPLAY FOR CHILDCARE AND COMMUNITY PARK USERS.



MAHON PARK CHILD CARE DEVELOPMENT OPTIONS



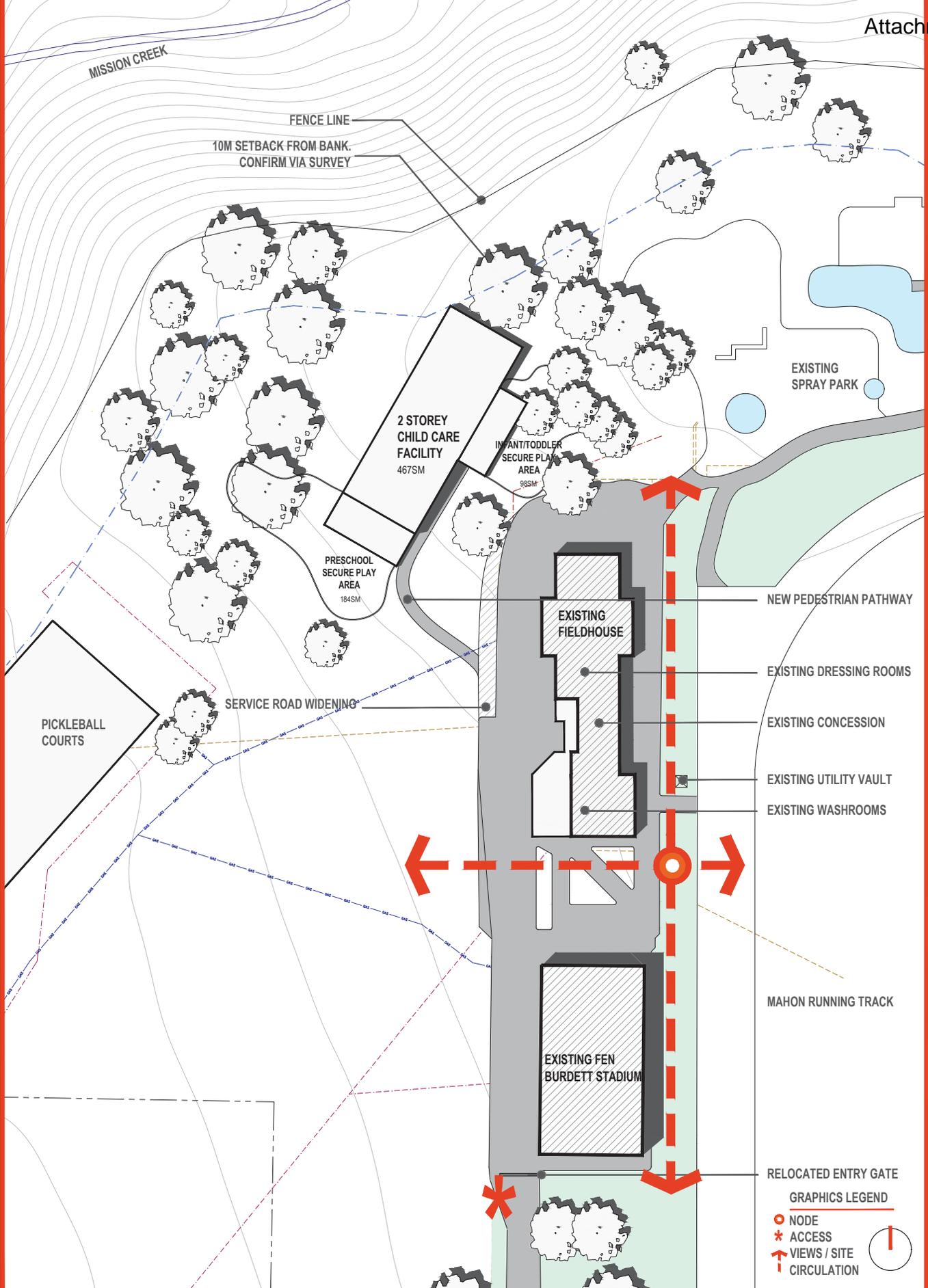
OPTION 3: LIGHTLY PROGRAMMED

AS THE MOST ORGANIC DESIGN CONCEPT, ALL OF THE ROOFTOP COMPONENTS HAVE MULTIPLE USES. THE CIRCULAR SEATS AT THE NORTH SIDE CAN ALSO FUNCTION AS AN ELEVATED PLAY AREA. THE SAME CONCEPT IS APPLICABLE TO THE LARGE ELEVATED STAGE IN THE MIDDLE OF THE SPACE.

A RUNNING RING AND CIRCULAR BENCH PROVIDE SEATING AND ELEVATION DIFFERENCES WHILE MAINTAINING A LARGE AMOUNT OF OPEN SPACE FOR USERS OF ALL AGES AND BACKGROUNDS TO OCCUPY.



MAHON PARK CHILD CARE DEVELOPMENT

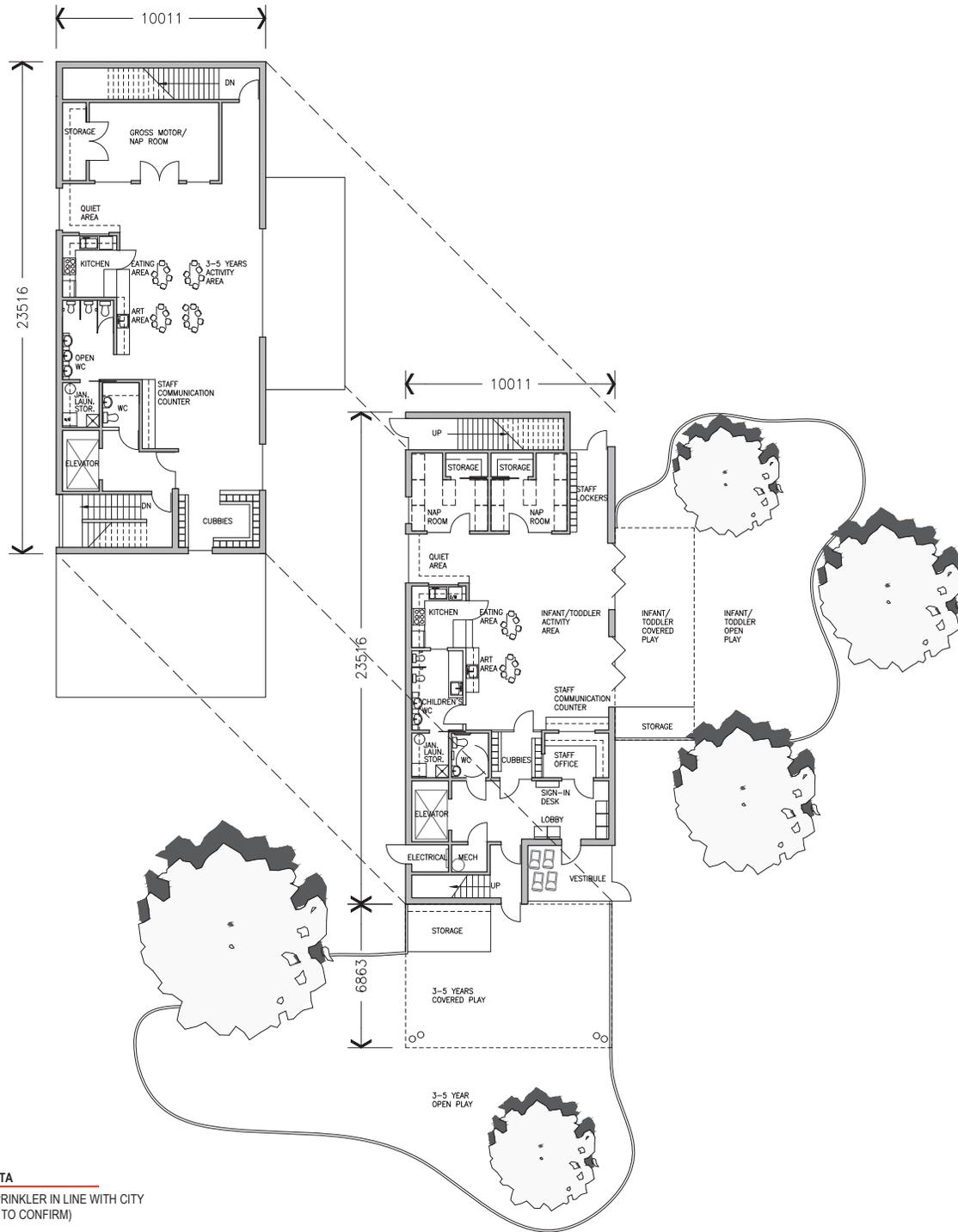


JUNE 30, 2020

MAHON PARK CHILD CARE DEVELOPMENT

37 SPACES

STAND ALONE 2 STOREY CHILD CARE FACILITY



PROJECT DATA

ASSUMED SPRINKLER IN LINE WITH CITY POLICY (CNV TO CONFIRM)

AS PER BCBC 3.4.2.1: 2 EXITS REQUIRED AS FLOOR AREA IS GREATER THAN 200SM

BUILDING AREAS:
GROUND FLOOR: 232 SM / 2497
SECOND FLOOR: 235 SM / 2530 SF
OUTDOOR: 282 SM / 3035 SF



JUNE 30, 2020

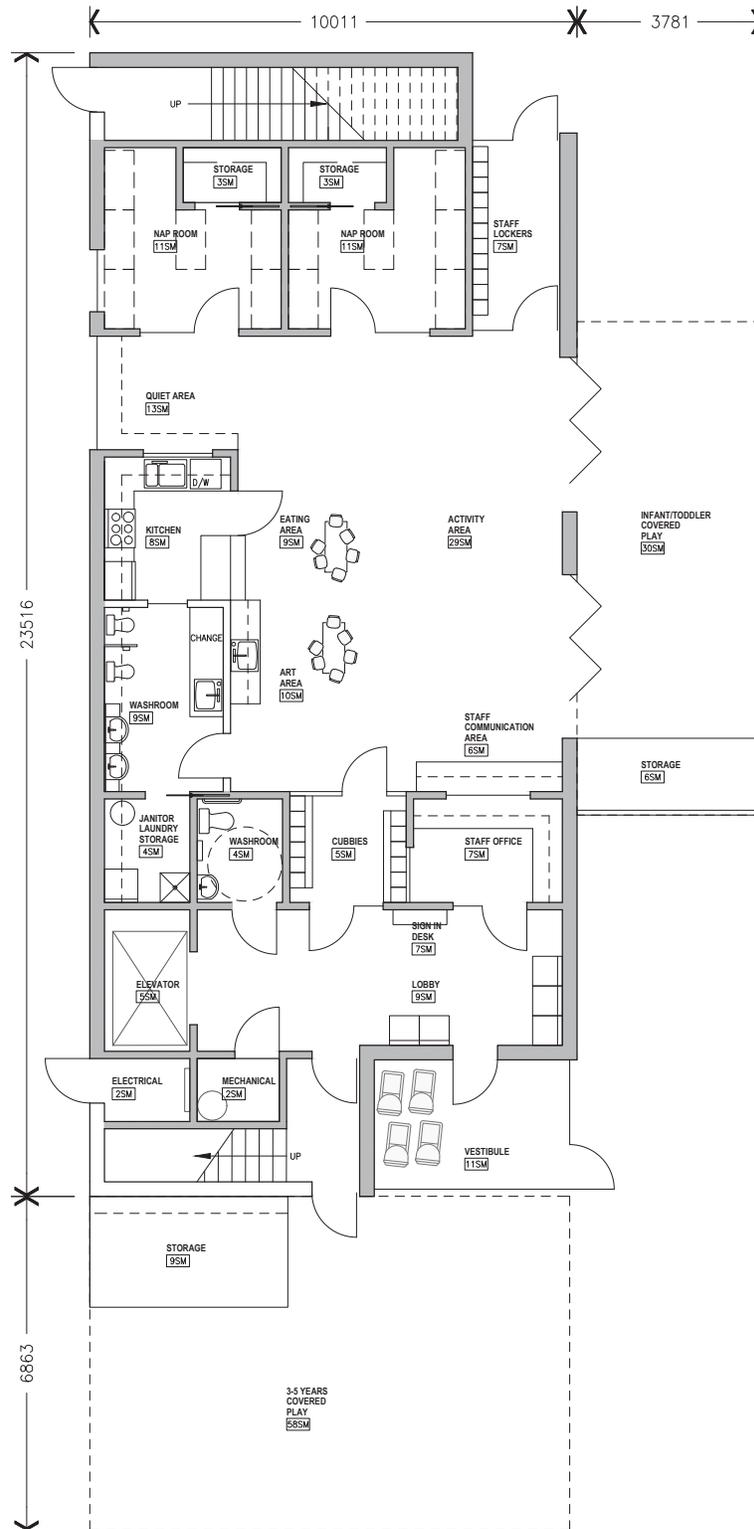


Carscadden

FLOOR PLANS

MAHON PARK CHILD CARE DEVELOPMENT

GROUND FLOOR: INFANT / TODDLER CHILD CARE



JUNE 30, 2020

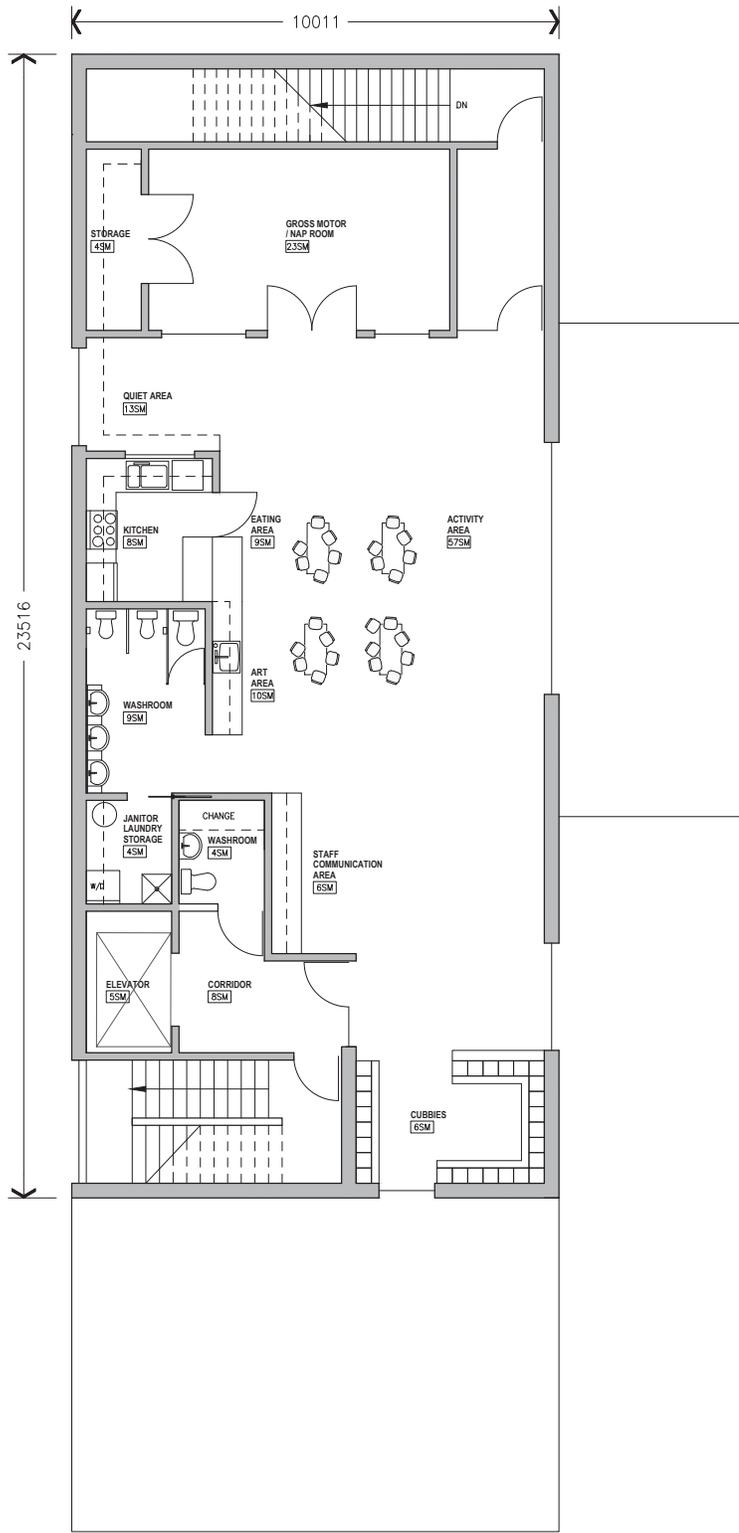


Cascadden

GROUND FLOOR

MAHON PARK CHILD CARE DEVELOPMENT

SECOND FLOOR: 3-5 YEAR CHILD CARE



JUNE 30, 2020



Cascadden

SECOND FLOOR

MINUTES OF THE COMMITTEE OF THE WHOLE CLOSED SESSION OF COUNCIL, HELD IN THE CAO MEETING ROOM, CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 4, 2020**

REPORTS

4. Direction for Application to Childcare BC New Spaces Grant Program
– File: 10-4750-10-0001/2020

Report: Community Planner and Planner 1, April 24, 2020

Moved by Councillor Girard, seconded by Councillor Hu

PURSUANT to the report of the Community Planner and Planner 1, dated April 24, 2020, entitled “Direction for Application to Childcare BC New Spaces Grant Program”:

THAT staff be directed to apply to the Childcare BC New Spaces Fund for a 37-space child care facility in Mahon Park (Option B) and that, for the purposes of the application, the required remaining amount of the budget would be funded by the City of North Vancouver;

THAT staff be directed to return to Council with the outcome of the grant application to receive direction on proceeding with the Funding Agreement with the Provincial government for the proposed child care facility in Mahon Park;

THAT staff be directed to prepare an appropriate project scope and budget for a second, new child care facility at Mahon Park (Option A location) to be potentially ready for an application for the second 2020 intake window of the Childcare BC New Spaces Fund, and return to Council for further consideration and direction;

AND THAT the report of the Community Planner and Planner 1, dated April 24, 2020, entitled “Direction for Application to Childcare BC New Spaces Grant Program”, remain in the Closed session.

CARRIED

Councillor Back, Councillor Bell and Councillor Valente are recorded as voting contrary to the motion.



 Department Manager	 Director	 CAO
---	---	--

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING & DEVELOPMENT DEPARTMENT

Council approved release of Confidential Report on October 19, 2020

CONFIDENTIAL REPORT

To: Mayor Linda Buchanan and Members of Council

From: Heather Evans, Community Planner and Coreen Alexander, Planner 1

Subject: DIRECTION FOR APPLICATION TO CHILDCARE BC NEW SPACES GRANT PROGRAM

Date: April 24, 2020 File No: 10-4750-10-0001/2020

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Community Planner and Planner 1, dated April 24, 2020, entitled "Direction for Application to Childcare BC New Spaces Grant Program":

THAT staff be directed to apply to the Childcare BC New Spaces Fund for a 37 space child care facility in Mahon Park as described in Option B in the report of the Community Planner and Planner 1, dated April 24, 2020, and that for the purposes of the application the required remaining amount of the budget would be funded by the City of North Vancouver;

THAT staff be directed to return to Council with the outcome of the grant application to receive direction on proceeding with the Funding Agreement with the BC Government for the proposed child care facility in Mahon Park;

AND THAT the report of the Community Planner and Planner 1, dated April 24, 2020, remain in the Closed meeting.

ATTACHMENTS

1. Site Plan (Document #1903579)
2. Schematic Design Drawings for Option A (Document #1903582)
3. Schematic Design Drawings for Option B (Document #1903583)

SUMMARY

This report brings forward for Council direction two options for a new child care facility at Mahon Park (see Attachment #1). Design Option A includes a new combined child care (56 spaces) and fieldhouse facility (see Attachment #2). Option B includes a standalone child care facility (37 spaces) with no upgrades to the existing fieldhouse (see Attachment #3). This report also brings forward for Council direction two timeline options for applying for provincial grant funding: applying for the first intake window (deadline of May 11, 2020) with Option B or holding an application until the second intake window (deadline of November 1, 2020).

In concept, staff prefer design Option A (combined child care and fieldhouse option) as it provides the greatest number of new child care spaces, the proposed location is better suited for the park, and it achieves improvements to ageing park facilities. However, Option A has a budgetary shortfall of \$2.54 million, which would require Council reprioritization of capital projects in 2021. It would not be fiscally responsible to recommend proceeding with this option at this time. Therefore, staff are recommending Option B in this report as it allows the City to take advantage of the potential funding opportunity and proceed with a child care project that is within a more reasonable budget scope in this time of fiscal uncertainty.

Staff recommend the City proceed with an application for the current application window, which closes on May 11, 2020 as staff understand the Ministry has already dedicated funds for ChildCare BC and this grant program. The second application window (July 2, 2020 – November 1, 2020) is scheduled to proceed at this time, however; with fiscal uncertainty the situation could change.

BACKGROUND

Council Direction

On October 22, 2019 Council provided direction “THAT staff be directed to prepare an application to the Child Care BC New Spaces Fund for Mahon Park and return to Council for review and endorsement prior to submitting the application.”

The location within Mahon Park that was identified was the existing concession, washroom and change room building; this was in recognition of an opportunity for the City to refresh and include the outdated park user facilities while also developing a new child care facility.

In preparing the ChildCare BC grant application, staff identified significant budgetary challenges in relation to the maximum available grant funding plus allocated City funds. In response, staff have prepared two design options with varying budgets for Council review and direction prior to bringing the grant application forward for Council resolution. Staff also advise Council in this report of two timeline options for submitting the provincial grant application.

DISCUSSION

ChildCare BC New Spaces Grant Program Update

The ChildCare BC New Spaces Grant Program has been updated as of February 2020. Previously there was no application deadline, and as of February 2020 application windows have been introduced for this program. The first application window begins on February 10, 2020 and ends on May 11, 2020. The second application window begins on July 2, 2020 and closes on November 1, 2020. Staff are proposing to submit the Mahon Park application for Option B within the first application window.

Additional updates to the 2020/21 funding guidelines for the ChildCare BC New Spaces Grant Program include:

- Priority for projects with a provincially funded cost per space of under \$40,000;
- An increased focus on linkage between the proposed project and the need within their community;
- Reference to a community child care plan or needs assessment, such as those created through UBCM's Community Child Care Planning Grant program;
- That any necessary professional, administrative and consulting services total no more than 15% of the total provincially-funded project cost.

More detailed information about these changes can be found on the Childcare BC website at www.gov.bc.ca/childcare/newspacesfund. Staff are addressing these updated emphases and priorities in the grant application.

Application Preparation and Submission Process

A staff group including Strategic Initiatives, Parks, and Planning staff have been working together on the conceptual planning for a facility at Mahon Park and hired a consulting team to develop the conceptual plans that are required to meet the requirements of the grant application. Staff have met with Vancouver Coastal Health (VCH) Child Care Licensing Staff for review of the conceptual plans and received their concurrence at this stage. Staff will continue to work with VCH should the project proceed. Staff have also been in contact with Ministry for Children and Development Staff (ChildCare BC) for information and guidance on the application process.

Preparation of this application has been occurring in the context of the City's Child Care Action Plan process. As a result, staff have been able to include up to date knowledge about community needs for child care into the application, which will help to strengthen the City's application and ChildCare BC's evaluation of the application. The Child Care Action Plan will come to Council in 2020. If Council would like to proceed with the grant application for either option, staff will finalize the application and bring it back to Council for endorsement prior to submission.

Design Options for Consideration

Two child care design options are outlined below for Council consideration. Overall staff prefer Option A, which delivers superior community benefit with a combined child care and fieldhouse facility with 56 new child care spaces. The cost of delivering this option would exceed the funds currently allocated in 2020. Option B provides a standalone child care facility with fewer spaces, no fieldhouse upgrades and reduced cost.

Option A – New Combined Child Care and Fieldhouse (see Attachment #2)

Existing Condition of Site

The identified location for Option A is directly adjacent to Fen Burdett Stadium. The grade of the site slopes significantly east (the track side) to west. Washrooms, change rooms and a decommissioned concession are contained in a near to end of life cinder block building. An initial assessment determined that it would not be possible to renovate or reconfigure this building to add a child care facility due to the size, condition, and building materials. The existing building would therefore have to be demolished, and a new building that contains both a daycare and public facilities for park users constructed in the same place. Control panels for Mahon Park lighting and other services are installed on the lower level of the existing building. The proposed new building includes relocated controls. An existing utility vault to the east of the existing building would be maintained.

In addition, the current 10-year Project Plan includes proposals to replace the playground and water play facility in Mahon Park in 2024. The proposed new child care and fieldhouse facility has the potential capacity to house the future spray park infrastructure and controls.

Proposed New Building

A proposed new building for child care and refreshed park facilities (washrooms and change rooms) is sited to complement and fit in the context of Mahon Park programming and community uses:

- Adds to the vibrancy in the vicinity of uses in Mahon Park including Fen Burdett stadium, new pickleball and basketball courts, fenced off-leash dog area, playground, and spray park;
- Complements adjacent uses to Mahon Park including the Margaret Fulton Adult Day Centre, existing child care facility operated by Lonsdale Creek Child Care (non-profit) and the Navy League;
- Provides opportunities for new multi-purpose interior community space for summer park programs and to support community sports on adjacent field;
- Shares use of existing parking spaces that are located less than 100 metres south of the proposed new facility;
- Siting respects and preserves the riparian area (Mission Creek) and protection of large conifers north of the site;
- Maintains the connection and movement among park areas and functions;
- Uses the grade of the site to separate the publicly accessible portion of the building from the daycare.

The proposed new building would include:

- Lower Level – child care facility with 32 spaces for ages 0 to 5 that fronts to western open space of Mahon Park
- Upper Level – multi-purpose community space that will be used for afterschool care (24 spaces), summer programming (e.g. NVRC's summer park programs, and on evenings and weekends be used to support community events at Fen Burdett), and public washrooms and change rooms that front to the playground, track, and field to the east

Child Care Supporting Information and Rationale

Attachment #2 includes schematic drawings for the new child care facility and layout. The layout and space budget for the child care facility is aligned with the requirements of the City of Richmond's Child Care Design Guidelines and the VCH licensing guidelines. The City has been referencing City of Richmond guidelines as a benchmark for City-owned facilities, to help the City to strive for quality child care facilities that are of a higher quality that is in keeping with best practices and exceeding the minimum licensing requirements.

The proposed child care programs at the proposed new facility at Mahon Park have been informed by the City's analysis of child care needs in the community, which are informing the development of the Child Care Action Plan.

- Overall high need for child care in the Central Lonsdale area. Mahon Park is directly west of Central Lonsdale and could serve the need in this area.
- Significant community need for Infant and Toddler care in the community - up to 12 infant and toddler spaces in the multi-age programs.
- Significant need for School Age care - 24 school age spaces in the before and after school care.
- The proposed building layout could be modified in the future for a different set of child care programs to meet future community needs caused by demographic changes, regulatory changes for child care programs, changing costs, etc.

The child care facility staff and families would travel to the site by transit or other active modes (cycling and walking), and/or would use parking spaces in the shared parking lot that is less than 100 metres south of the proposed new facility. The closest transit stop is located 4 blocks away from the proposed location at Keith Road. The parking lot is currently used by park users, the Margaret Fulton Day Centre, Lonsdale Creek Child Care, and surrounding uses (Navy League, etc.). A driveway leading from West 16th Street, and short-term drop off parking spaces would allow for more convenient drop off of smaller children closer to the child care facility. This is in keeping with child care design best practices.

Facilities for Residents visiting the Park

On the upper level of the building, refreshed washrooms and dressing room facilities would be built for use by residents visiting the park and to support the field at Fen Burdett Stadium. The public facilities would be accessed separately and would not be associated with the operation and function of the child care facilities.

Option B – New Standalone Child Care Facility, No Fieldhouse Upgrades

Existing Condition of Site

The proposed location for the new child care facility for Option B is within the grove of mature Douglas-fir trees in the northwest corner of the site, between the existing pickleball courts and spray park. Should Council prefer this option, staff will report back on the final siting of the proposed facility following a legal survey, further tree assessment, impact analysis, and provincial grant approval.

Proposed New Building

The proposed new building would include two-storeys with 37 child care spaces. While the location is attractive for child care, from a parks and open space planning perspective, the proposed location of the new child care facility would impede the connectivity between public uses in the park (e.g. pickleball courts, off-leash dog area, and spray park), and result in a loss of open space.

The required outdoor play area for the proposed child care facility is shown in Attachment 3 and would be designed to minimize disturbance to the mature trees in the area. An initial tree survey has been completed for the area, however more detailed assessment of the trees is required to understand the impact of the onsite works and outdoor play area on tree health.

Child Care

Attachment #3 includes schematic drawings for the new child care facility and layout. Similar to Option A, the layout and space budget for the child care facility is aligned with the requirements of the City of Richmond's Child Care Design Guidelines and the VCH licensing guidelines.

A total of 37 child care spaces would be created in a new proposed facility:

- 12 spaces for infant/toddler, accommodating children of ages 0 to 3.
- 25 spaces for children ages 3 to 5.
- Before and after school care for school-aged children would not be included in this option.

Similar to Option A, child care facility staff and families would travel to the site by transit or other active modes (cycling and walking), and/or would use parking spaces in the shared parking lot. In Option B, the shared parking lot is further away (over 100 metres) from the proposed new facility. In addition, the proposed driveway leading from West 16th Street would be extended further than in Option A to provide short term drop off parking spaces for smaller children at the child care facility.

While initial cost estimates are lower for Option B, it would yield fewer child care spaces and each space would cost 10.5% more than the childcare spaces in Option A. Additionally, Option B would leave the ageing existing park facilities unimproved, reduce the amount of open space in the park, and wouldn't provide multi-purpose spaces that would support additional park programming.

Grant Application Timeline Options for Consideration

Given the financial uncertainty associated with the COVID-19 pandemic, and the current financial planning discussions by the City, staff wish to advise Council of two possible intake windows for applying for the ChildCare BC New Spaces Fund Grant Application for Council's consideration

Should Council opt to proceed with a grant application for either intake window, ChildCare BC will inform the City within a few months of whether the application is successful. At this time, the City has the opportunity to decline the funding if the City does not wish to move forward with the project. Should the City decide to proceed, the City will enter into a funding agreement with ChildCare BC. The City will then prepare a

more detailed building and development plan. Early in the design process, the City will issue an RFP for a nonprofit operator of the child care. The successful proponent will advise the City of optimal design from a child care operator's perspective.

Option 1(Recommended) – First Intake Window (Deadline May 11, 2020)

The current application window will close on May 11, 2020. Should Council opt to proceed with an application at this time, in August 2020 ChildCare BC will inform the City of whether the application was successful. Construction of the facility would likely be completed in late 2022, based on the draft construction schedule, and in accordance with the grant funding requirements.

Staff have been advised through conversations with MCFD staff that they plan to proceed with the current application window and expect a number of applications. Staff estimate that a CNV application in the first intake window could be well positioned, as there might be fewer applications submitted given broad financial uncertainty and inability for applicants to commit to new projects.

The application requirements require that Council submit a resolution confirming financial commitment to the Project, since the project cost exceeds the maximum grant amount, i.e. the Ministry wants confirmation that the City will support and fund the remaining amount that is not provided by the grant.

However, the City's funds for this project would not be spent until 2021, and if the grant is approved, the City would have a window of opportunity to withdraw the application and not enter into a funding agreement with the Province.

Staff only recommend proceeding with Option B for the first intake window due to fiscal constraints.

Option 2 – Second Intake Window (Deadline November 1, 2020)

The second application window is open from July 2, 2020 to November 1, 2020. Successful applicants will be notified by ChildCare BC in February 2021. Per the funding guidelines, project work is (ideally) to commence within 4 months of grant approval and completed within 2 years. Under this option, staff estimate construction of the facility would be completed in mid-2023.

Should Council prefer this option, staff will return to Council to review the City's fiscal capacity and receive direction on an appropriate budget and project scope. If this is the preferred option the resolution should be as follows:

THAT staff be directed to return to Council to receive direction on an appropriate budget and project scope for a new child care facility at Mahon Park for the second intake window (July 2, 2020 – November 1, 2020) for the ChildCare BC New Spaces Grant Funding;

Summary

Table 1 below compares the two design options (A & B) and the two timeline options associated with the grant application deadlines.

Table 1. Comparison of Design and Timeline Options

Design Options for Consideration		
	Option A	Option B
Description	New Combined Child Care & Fieldhouse Facility	New Standalone Child Care Facility with No Fieldhouse Upgrades
Building Size	7,643 square feet (child care portion) (indoor space)	6,889 square feet (indoor space)
Programs	Total Spaces: 56 32 spaces: multi-age 24 spaces: ages 5-12 (before/after school care) Community programming	Total Spaces: 37 12 spaces: ages 0-3 (infant/toddler) 25 spaces: ages 3-5 No before/after school care No community programming
Location	Existing fieldhouse location, Adjacent to Fen Burdett Stadium	Forested area between existing pickleball courts & spray park
Total Cost	\$7.28 million Shortfall of (\$2,540,000)	\$4.23 million Shortfall of (\$250,000)

Timeline Options for Consideration		
	Option 1 – 1st Grant Intake Window	Option 2 – 2nd Grant Intake Window
Submission Deadline	May 11, 2020	November 1, 2020
Grant Notification Date	August 2020	February 2021
Estimated Construction Completion	Late 2022	Mid 2023

FINANCIAL IMPLICATIONS

Within the 2020 Project Plan is a \$2.5 million request in 2020 for child care funding. The maximum available BC grant funding for child care would be \$2.24 million. A further \$2.5 million for childcare is contemplated in the project plan in 2021.

Project cost estimates for both Option A and Option B have been completed to an order of magnitude estimate only. The total cost for Option A is \$7.28 million with a shortfall of \$2.54 million. The total cost for Option B is \$4.23 million with a shortfall of \$250,000.

The cost breakdown of each option is shown in Table 2 below.

Table 2. Cost Breakdown of Mahon Park Child Care and Fieldhouse Potential Project, based on a High-Level Cost Estimate

Options	Child care Component	Fieldhouse Component	Total Cost	Maximum Available ChildCare BC Grant Funding	CNV Funding	Total Available Funding	Shortfall
Option A – 56 spaces New Combined Child Care & Fieldhouse Facility	\$5.73M	\$1.55M	\$7.28M	\$2.24M	\$2.5M	\$4.74M	(\$2,540,000)
Option B – 37 spaces Standalone Child Care Facility with No Fieldhouse Upgrades	\$4.23M	None	\$4.23M	\$1.48M	\$2.5M	\$3.98M	(\$250,000)
*Note – above project costs are based on order of magnitude costs per square foot figures provided by Carscadden Stokes Architects and subject to plus/minus variance of 30% at this schematic design stage.							

The ChildCare BC grant may fund up to \$40,000 per child care space for a maximum of \$2.24 million for Option A and a maximum of \$1.48 million for Option B. Once the grant application is submitted and reviewed, staff will report on whether the City receives grant funds and how much. At that time Council can decide whether to accept the grant funds that are offered and confirm the budget allocation details for the additional project funding that is required.

With the allocation of funding, there would be a shortfall of \$2.54 million for Option A and a shortfall of \$250,000 for Option B. Staff acknowledge that child care and parks have different funding opportunities in the City's Financial Plan. Community Benefits Contributions within the Civic Amenity Reserve Fund have been identified for the child

care component of the project. A funding source needs to be identified by Council for the proposed park facilities improvements: public washrooms, dressing rooms, and storage facility. The City's Financial Plan would need to be adjusted in order for funds to be available, which would require Council reprioritization of capital projects. Currently there is no allocation within the 2020-2029 Financial Plan for the Mahon Park building improvements and the latest version of the Plan includes a project funding shortfall of \$15 million for the 2021-2023 period.

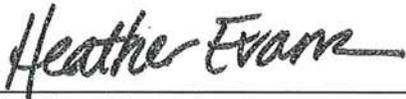
INTER-DEPARTMENTAL IMPLICATIONS

The schematic design has been a collaborative effort lead by Planning, with the involvement of Strategic & Corporate Services and Engineering, Parks & Environment. If this project proceeds, the design and construction of the project is anticipated to be led by the Strategic & Corporate Services department. Staffing availability will be assessed in coordination with grant timing requirements.

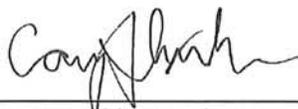
STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

This project supports the Strategic Plan vision and priority to be A City for People: is welcoming, inclusive, safe accessible and supports the health and well-being of all.

RESPECTFULLY SUBMITTED:



Heather Evans
Community Planner



Coreen Alexander
Planner 1