



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** September 30, 2016  
**From:** Cathryn Volkering Carlile **File:** 07-3070-01/2016-  
 General Manager, Community Services  
**Re:** Child Care Operator Selection for the "Cressey Cadence" Child Care Facility

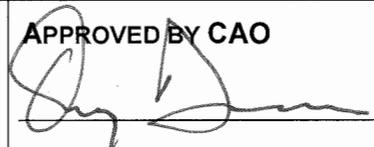
### Staff Recommendation

That Atira Women's Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.



Cathryn Volkering Carlile  
 General Manager, Community Services  
 (604-276-4068)

Att. 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Finance Department Project Development	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT /            AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b>  

## Staff Report

### Origin

The purpose of this report is to seek Council's appointment of a child care operator for the Cressey Cadence child care facility at 5688 Hollybridge Way (Attachment 1 – 3). The provision of this facility was negotiated as part of a rezoning agreement with Cressey Gilbert Development LLP ("Cressey"), approved on December 9, 2013.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.1. *Strong neighbourhoods.*

2.2. *Effective social service networks.*

This report also supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

*Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.*

6.2. *Infrastructure is reflective of and keeping pace with community need.*

This report also supports the following Social Development Strategy actions:

*Action 10 - Support the establishment of high quality, safe child care services in Richmond through such means as:*

*10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.*

*Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.*

This report also supports the 2009 – 2016 Child Care Strategy Action #1:

- a) Work to implement targets based on the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy, to maximize the community benefit of City-owned facilities, by:
  - (i) Prioritizing the development of child care spaces for school-age children & infant/toddlers
- b) Continue to make City-owned facilities available to child care operators at a nominal rent.

## **Analysis**

### Background

A child care facility was negotiated as a community amenity to be constructed by Cressey Gilbert Development LLP (Cressey), as part of a mixed use residential and commercial development at 5640 Hollybridge Way (RZ 12-602449). The project, known as the Cressey Cadence development, includes 245 residential units, commercial space and a 465 m<sup>2</sup> (5,000 sq. ft.) child care facility with related outdoor play area. To achieve a sufficiently sized facility for a 37 space licenced child care program, an additional community amenity contribution of \$874,000 was secured from IntraCorp related to their development at 5440 Hollybridge Way (RZ 09-506904). The funds were deposited into the Child Care Development Reserve and will be applied to the construction cost of the Cressey Cadence facility when the facility is transferred to the City.

### Request for Expression of Interest

The child care facility, which will provide 37 spaces of licenced care for infants to school age children, is co-located in a building that also contains 15 affordable housing units. The building is under construction and scheduled for completion in early 2017. In preparation for the property management of the affordable housing units and the operation of the City's future child care facility, two separate Requests for Expressions of Interest (EOI 5770 & EOI 5771) were issued by the City's Purchasing Department on July 5, 2016. These were published on BC Bid with a closing date of August 15, 2016.

Council had specified that lone parent families were the priority group to be served by the affordable housing. It was also Council's direction that the child care facility be accessible to these families. Both Expression of Interest (EOI) documents stressed that a willingness to develop a good working relationship between the two service providers would be important for the ongoing support of the affordable housing residents and the child care users occupying the same building.

Three potential applicants attended an information session on July 19, 2016. By the Requests for Expressions of Interest closing date, Atira Women's Resource Society was the only child care provider who made a submission. A selection panel was formed consisting of City staff plus a member of the Child Care Development Advisory Committee (CCDAC). Unfortunately, due to scheduling and workload issues the CCDAC member was not able to participate in evaluating the application. The review process involved one meeting and completing an evaluation matrix. The respondent's application was assessed based on their understanding of the submission requirements, operating vision, program philosophy, experience providing licenced child care, community partnerships, facility development knowledge and human resource and financial capacity.

Based on the results of the EOI selection process Atira Women's Resource Society (Atira) has demonstrated their ability to provide the required child care services. They currently operate a child care program in Surrey, the Maxxine Wright Early Development Centre, which is co-located with a women's shelter, supported housing units and a health clinic. In addition, they

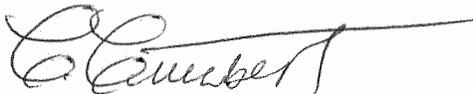
have been selected to provide property management services for the 15 affordable housing units located in the Cressey Cadence development. Having Atira manage both services will benefit families accessing the child care services and those living in the affordable housing units.

**Financial Impact**

There is no financial impact. An operating budget impact has been added to Facility Services budget to address ongoing maintenance costs.

**Conclusion**

Atira Women's Resource Society is an experienced child care provider with an excellent track record. Staff are recommending that Atira be endorsed as the child care operator of the future City-owned child care facility, subject to entering into a satisfactory lease agreement with the City. This new community amenity will help to advance actions in the Social Development Strategy and the 2009 – 2016 Child Care Strategy, as indicated above.



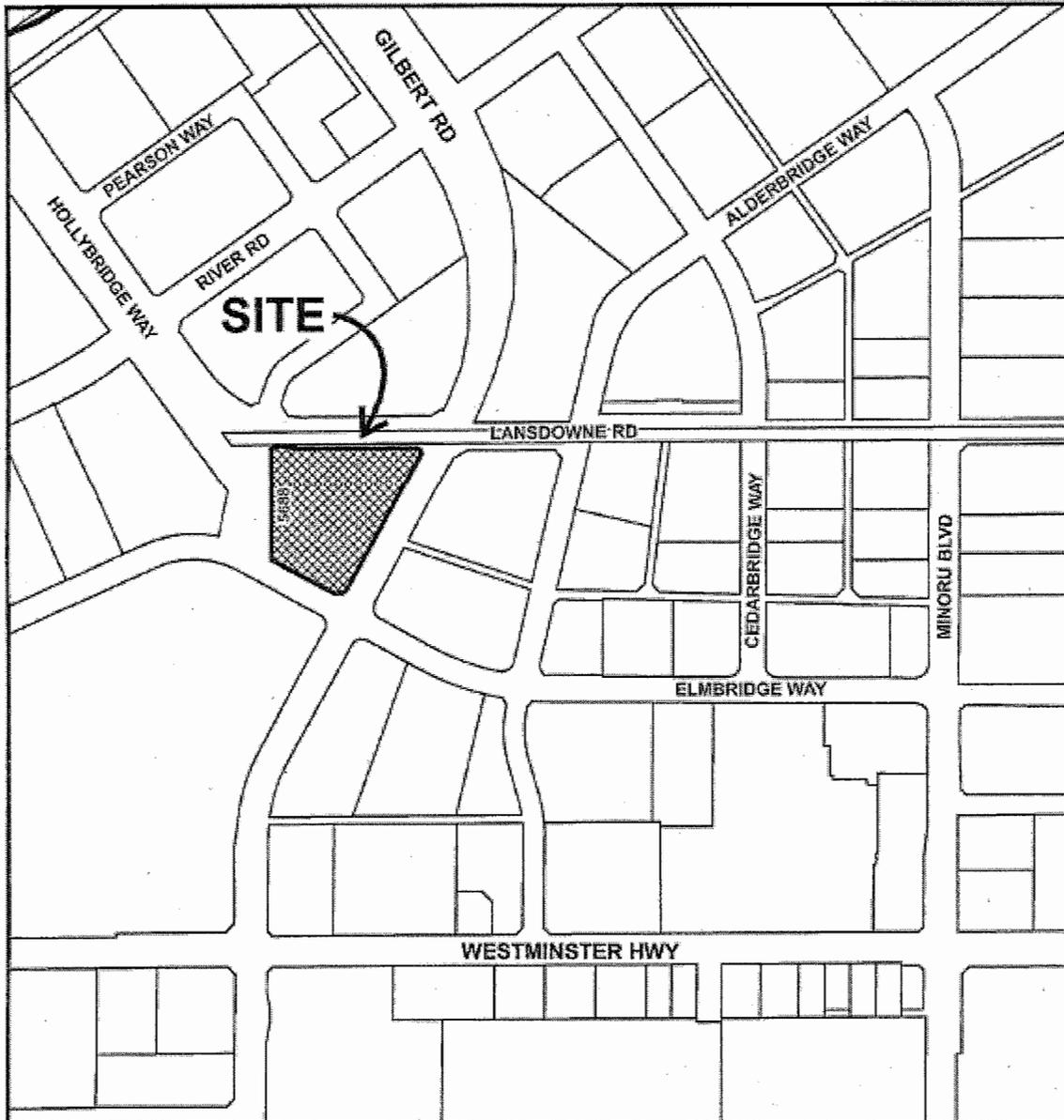
Coralys Cuthbert  
Child Care Coordinator  
(604-204-8621)

- Att. 1: Subject Site
- 2: Cressey Cadence Building Elevation, 5688 Hollybridge Way
- 3: Child Care Facility Indoor Floor Plan and Landscape Plan

SUBJECT SITE



City of  
Richmond

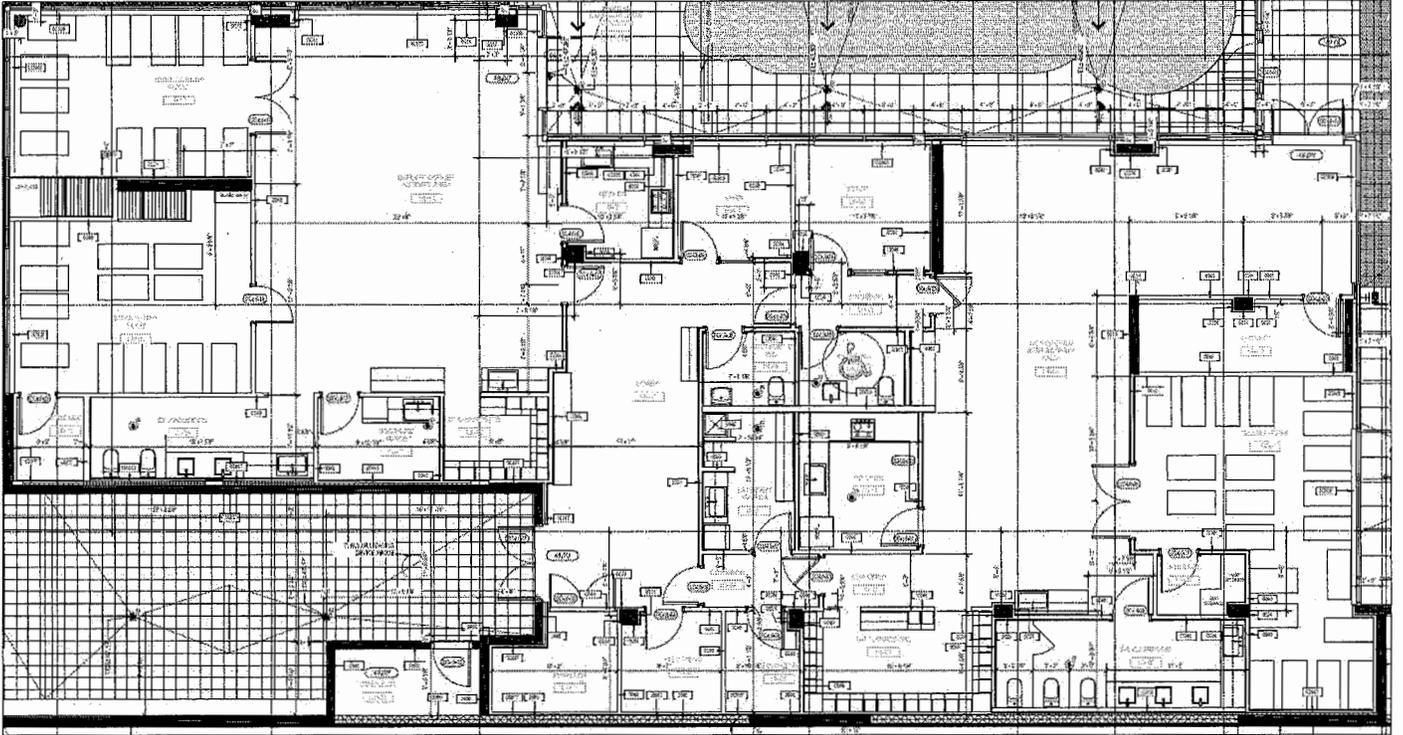


	<b>5688 Hollybridge Way</b>	Original Date: 02/29/16 Revision Date: Note: Dimensions are in METRES
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CRESSEY CADENCE BUILDING ELEVATION – 5688 Hollybridge Way



CHILD CARE FACILITY INDOOR FLOOR PLAN & LANDSCAPE PLAN



CLIENT: <b>CRESSEY</b> 656 W 88 <sup>th</sup> Ave #200, VANCOUVER BC, V8Z 1C6		PROJECT NAME: <b>Cadence Daycare</b> 7488 & 7488 LANSDOWNE RD, RICHMOND BC		SCALE: 1:1	SHEET NO: DC 1.08	REVISION: —
PROJECT NO: 31237		SHEET NAME: DAYCARE PLAN		DRAWN BY: ACOO	CHECKED BY: NFC	DATE: 2016/04/12
DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL DIMENSIONS AND RECORDING DIMENSIONS UNLESS NOTED TO THE CONTRARY BY THE INDICATED DIMENSIONS WITH THE SIGN.						

