



## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** NOVEMBER 6, 2023 - REGULAR MEETING  
**FROM:** BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION  
**SUBJECT:** CHILD CARE FACILITIES

**REPORT:** 23-234  
**FILE:** LSP00009

### RECOMMENDATIONS:

**That** Council direct staff to complete an impact study and early public engagement for the potential sites and rank them according to feasibility; and

**That** Council direct staff to engage with potential non-profit child care operators and report back with the ranked list of sites.

### EXECUTIVE SUMMARY:

Following a review of the Child Care Action Plan and the BC New Spaces Fund (NSF), a preliminary review has been conducted to identify park sites with potential to accommodate a child care facility. The NSF will cover the cost of construction where the land can be provided by a municipal government such as the Township of Langley. 13 potential sites have been identified and the following next steps are recommended:

- complete an impact analysis of the selected sites and rank for feasibility
- conduct preliminary public engagement
- engage with the NSF to pursue funding
- liaise with child care developers and non-profit operators to identify potential partnerships

Fraser Health is the licensing agency for child care in the Township and their data shows that the Township has 560 fewer child care spaces since 2020. Staff recommend undeveloped or passive park space within developed parks as a unique opportunity to provide affordable child care through Provincial funding and Township land. The identified parks are located close to existing community infrastructure such as schools and recreation centres and are intended to be convenient for families.

### PURPOSE:

This report is in response to Council's direction at the July 24, 2023 Regular Meeting with respect to the improvement of the Child Care Action Plan in the context of the BC New Spaces Fund.

**BACKGROUND/HISTORY:**

BC has been grappling with a shortage of licensed child care spaces, leading to long waitlists for parents seeking quality care for their children. This crisis has far-reaching implications, as it impacts parents' ability to work or pursue education and career opportunities while also affecting early childhood development and the overall well-being of children. The federal and provincial governments have taken steps to address the issue including the introduction of various subsidies and initiatives to create more affordable child care options. However, the demand still outpaces the available resources making the child care crisis a pressing issue in BC with ongoing efforts to find sustainable solutions.

As of January 2020, there were a total of 3,954 licensed child care spaces in the Township of Langley delivered through 197 child care programs. As of October 2023, there are 154 programs with a total of 3,387 spaces.

Child Care Action Plan

At the December 13, 2021 Regular Meeting, Council endorsed the Child Care Action Plan which defines the primary role for local government as identifying appropriate locations for child care, ensuring health and safety standards, compiling and sharing information and collaborating with stakeholders and other levels of government. The Plan identifies the need for more child care spaces to meet current demand and projected population growth. Space needs are the greatest for infant/toddler (under three years) and school aged (6-12 years). Challenges for parents and guardians include high costs, typically \$1,000 per child or more, and difficulty accessing locations close to home or near schools.

To reach the Plan's target coverage rate of 70% by the year 2030, an average of 284 spaces needs to be created each year for children under the age of three and 148 spaces per year for ages three to five. The 2030 target coverage rate of 55% requires an average of 575 spaces to be created each year.

BC New Spaces Fund (NSF)

The NSF is a grant program established by the BC Government to support the creation of new licensed child care spaces. The funding is targeted at non-profit organizations, local governments, school districts and Indigenous organizations with the aim of encouraging partnerships and collaboration among different stakeholders to maximize the impact of the funds. A key component of the eligibility is that the proponent must be a non-profit entity.

The fund provides financial support for various aspects of creating child care spaces including capital costs, equipment, renovations and site development. This means that the funds can be used for new construction projects or the conversion of existing spaces into licensed child care facilities. The exact amount of funding provided is determined based on the type of project and the number of child care spaces being created.

Funding is subject to assurances that child care spaces will be affordable, and providers are required to apply for and enrol in Child Care Operating Funding (CCOF), the Child Care Fee Reduction Initiative (CCFRI), Early Childhood Educator Wage Enhancement (ECE-WE) and any future government operating funding initiatives.

At the July 24, 2023 Regular Meeting, Council passed a resolution directing staff to report on the potential for an improved, updated Child Care Action Plan based on the NSF with the goal to achieve a significant expansion of affordable, attainable, high-quality child care spaces throughout the Township of Langley.

**DISCUSSION/ANALYSIS:**Child Care Site Considerations

In pursuit of expanding child care services in the Township, the Child Care Action Plan identifies actions to leverage provincial capital funding (Action E) and to transform underused spaces (Action F). As such, staff reviewed a total of 65 Township owned properties, with a focus on parks and community centres. It appears that the most efficient way to start a demonstration project(s) is to use undeveloped or passive park space within developed parks, as this offers the least complications and disruption in terms of construction.

Preliminary engagement with potential child care partners has been undertaken to determine site needs and requirements. A facility with capacity for 37 kids has been used to determine minimum space requirements. Based on regional examples, it is anticipated that approximately 6,500 ft<sup>2</sup> would be required for the building footprint and outdoor play area with additional space required for access and parking. These requirements informed the preliminary review of available park space and the selection of the 13 potential sites identified in this report.

13 Locations Identified for Further Review

The site selection process was conducted using a matrix identifying over 65 park sites for potential feasibility based on existing conditions such as location, size, access and availability of servicing connections. Effort was taken to identify sites in each community across the Township. Parking requirements and the ability to share parking or provide all parking on site were also considered. 13 sites have been identified for further review (Attachment A) as follows:

## Aldergrove

- Site 1A: Aldergrove Athletic Park      26700 – 29 Avenue & 2707 – 268 Street
- Site 1B: Philip Jackman Park            27155 – 32 Avenue

## Brookwood-Fernridge

- Site 2A: Bell Park                            20550 – 38 Avenue
- Site 2B: New Fire Hall Site                (Horne Pit)

## Fort Langley

- Site 3A: Fort Langley Park                23055 St. Andrews Street
- Site 3B: Hudson Bay Park                 23022 – 88 Avenue

## Murrayville

- Site 4A: Denny Ross Memorial Park    21960 Old Yale Road
- Site 4B: Mcleod Athletic Park            21574 – 58 Avenue
- Site 4C: Porter Park                        Unaddressed (215 Street)

## Walnut Grove

- Site 5A: McClughan Park                 9085 – 206 Street
- Site 5B: Topham Park                      9199 – 216 Street

## Willoughby

- Site 6A: Yorkson Community Park      20656 – 82 Avenue
- Site 6B: Langley Events Centre         7888 – 200 Street

Impact Study and Public Engagement

It is recommended that an impact study and a broad public engagement program be conducted to evaluate each site. Impact studies would include a review of infrastructure and user group operations for each site. Public engagement would be done through a communications strategy and public survey hosted on the Township website. The survey would seek feedback from the

surrounding communities, user groups and any groups in existing facilities located at the 13 potential park sites where the child care facilities are being proposed.

Further feasibility assessments would be done to identify the size and location of the facility at each park location including driveway access, parking and outdoor amenities association with child care facilities such as playgrounds, equipment and open space.

#### Operational Considerations

Public sector organizations that receive funding through the NSF must either directly operate the program or work with a not-for-profit organization (society) to deliver the child care. If a public sector organization is unable to secure a public or not-for-profit organization to offer the services, and is unable to provide the service themselves, they are required to provide written justification of the extenuating circumstances requiring them to partner with a for-profit provider on their application. The ministry will review these partnerships on a case-by-case basis. Concurrent with public consultation and the NSF application, it is recommended that a call-out for potential non-profit operators be completed. The call-out would result in a short list of potential operators and reduce the lead time required to establish operation contracts.

#### **Financial Implications:**

Should Council endorse the recommendations in this report, staff would report back following the completion of the impact study and public engagement. The impact study would present a ranked list of potential sites. At that time, following further Council direction to proceed, staff would begin to pursue funding for the proposed child care sites through the NSF. Once funding is approved, all capital costs for the design, construction and furnishing of the child care facilities will be covered by the Fund. Any capital costs incurred prior to approval are ineligible. Anticipated ineligible expenses are staff costs associated with preliminary site design and public engagement efforts.

#### **Conclusion:**

The NSF is available to provide capital funding to local governments for the construction of new child care facilities. 13 potential sites have been identified for further review. Next steps would include an impact study and public engagement program, preliminary consultation with the NSF program and discussions with child care developers and operators.

Respectfully submitted,

Aubrey Jensen  
MANAGER, STRATEGIC AND SOCIAL PLANNING  
for  
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

This report has been prepared in consultation with the following listed departments.

| <b>CONCURRENCES</b>          |                |
|------------------------------|----------------|
| <b>Division / Department</b> | <b>Name</b>    |
| PARKS DESIGN AND DEVELOPMENT | Chris Marshall |
| TRANSPORTATION ENGINEERING   | Paul Cordeiro  |

**ATTACHMENT A**

**13 Potential Sites for Child Care Facilities**

**1A. Aldergrove: Aldergrove Athletic Park**



**Site Details:**

**Address: 26700 - 29 Avenue & 2707 - 268 Street**

**Zoning: P-1 & SR-2**

**1B. Aldergrove: Philip Jackman Park**

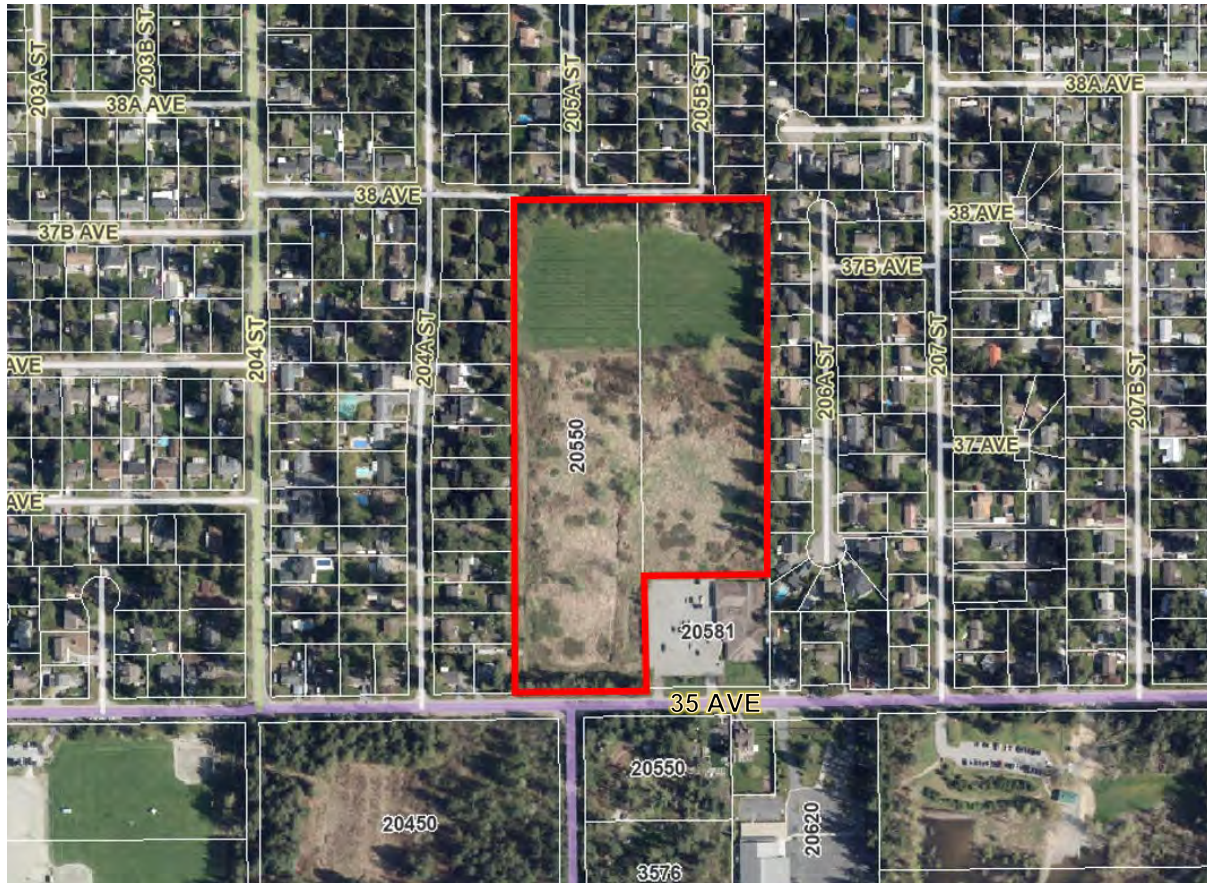


**Site Details:**

**Address: 27155 - 32 Avenue**

**Zoning: P-1**

**2A. Brookwood-Fernridge: Bell Park**

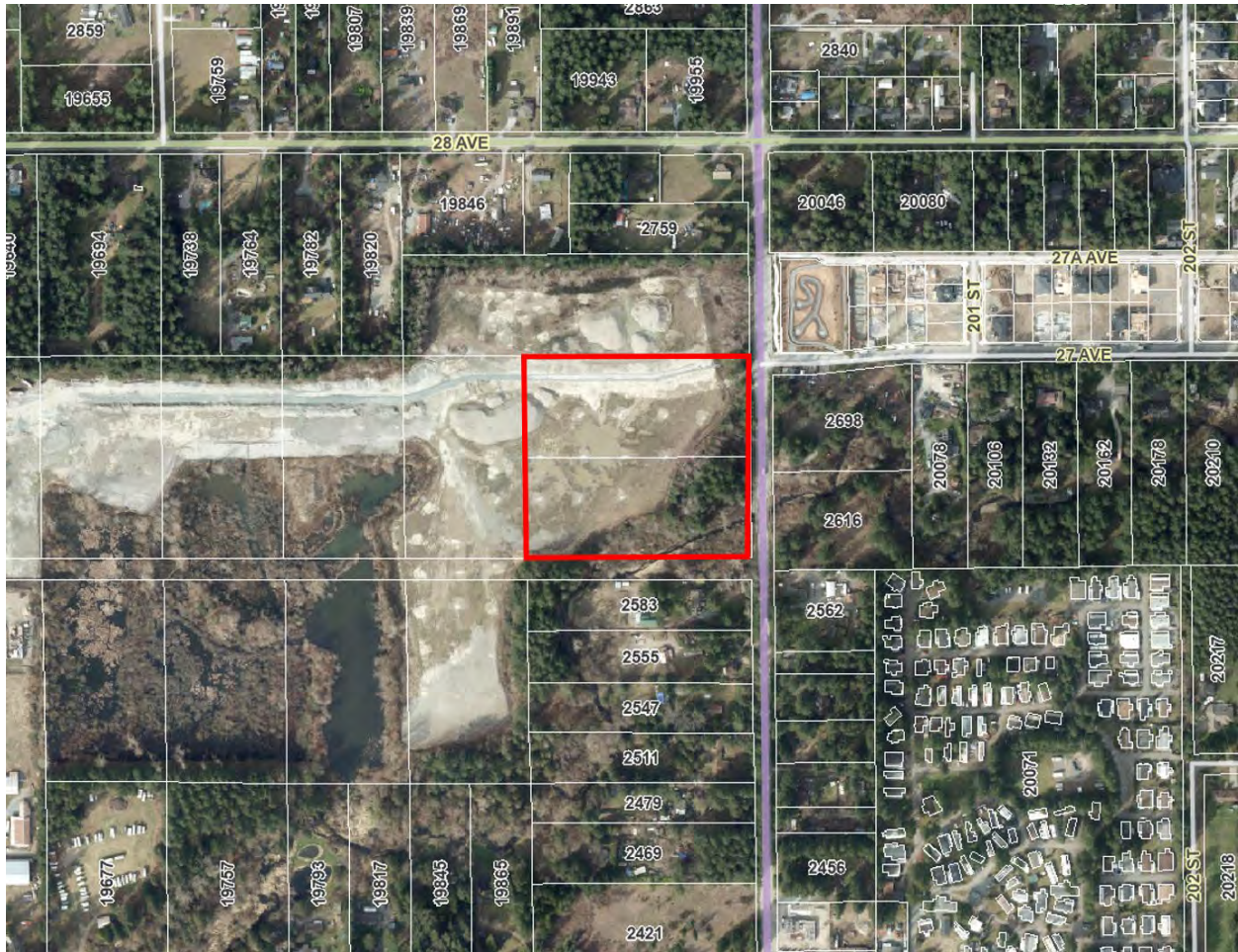


**Site Details:**

**Address: 20550 - 38 AVE**

**Zoning: R-1E**

## 2B. Brookwood-Fernridge: New Fire Hall (Horn Pit)



### Site Details:

**Address: Horne Pit Fire Hall Site**

**Zoning: SR-2**

### 3A. Fort Langley: Fort Langley Park



**Site Details:**

**Address: 23055 St. Andrews Avenue**

**Zoning: P-1**

### 3B. Fort Langley: Hudson Bay Park

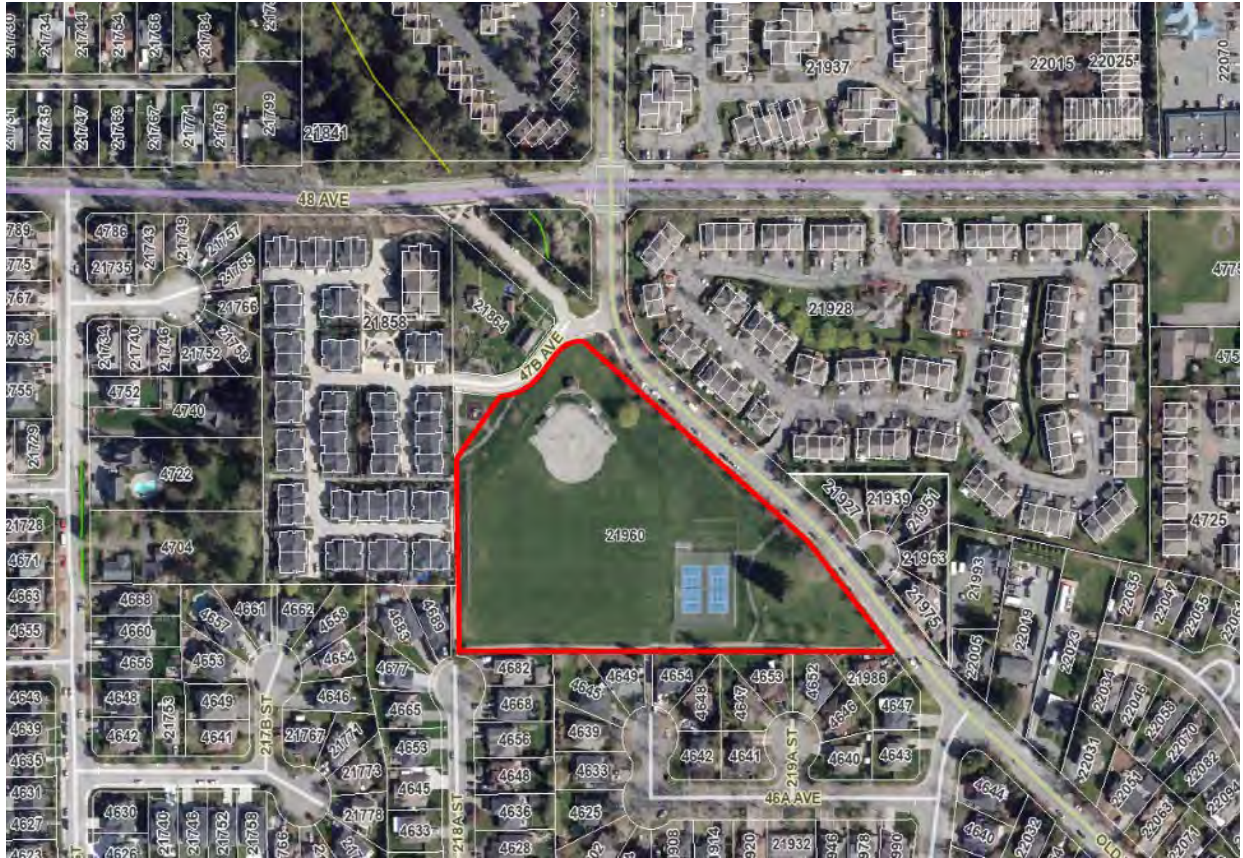


**Site Details:**

**Address: 23022 - 88 Avenue**

**Zoning: P-1**

### 4A. Murrayville: Denny Ross Memorial Park

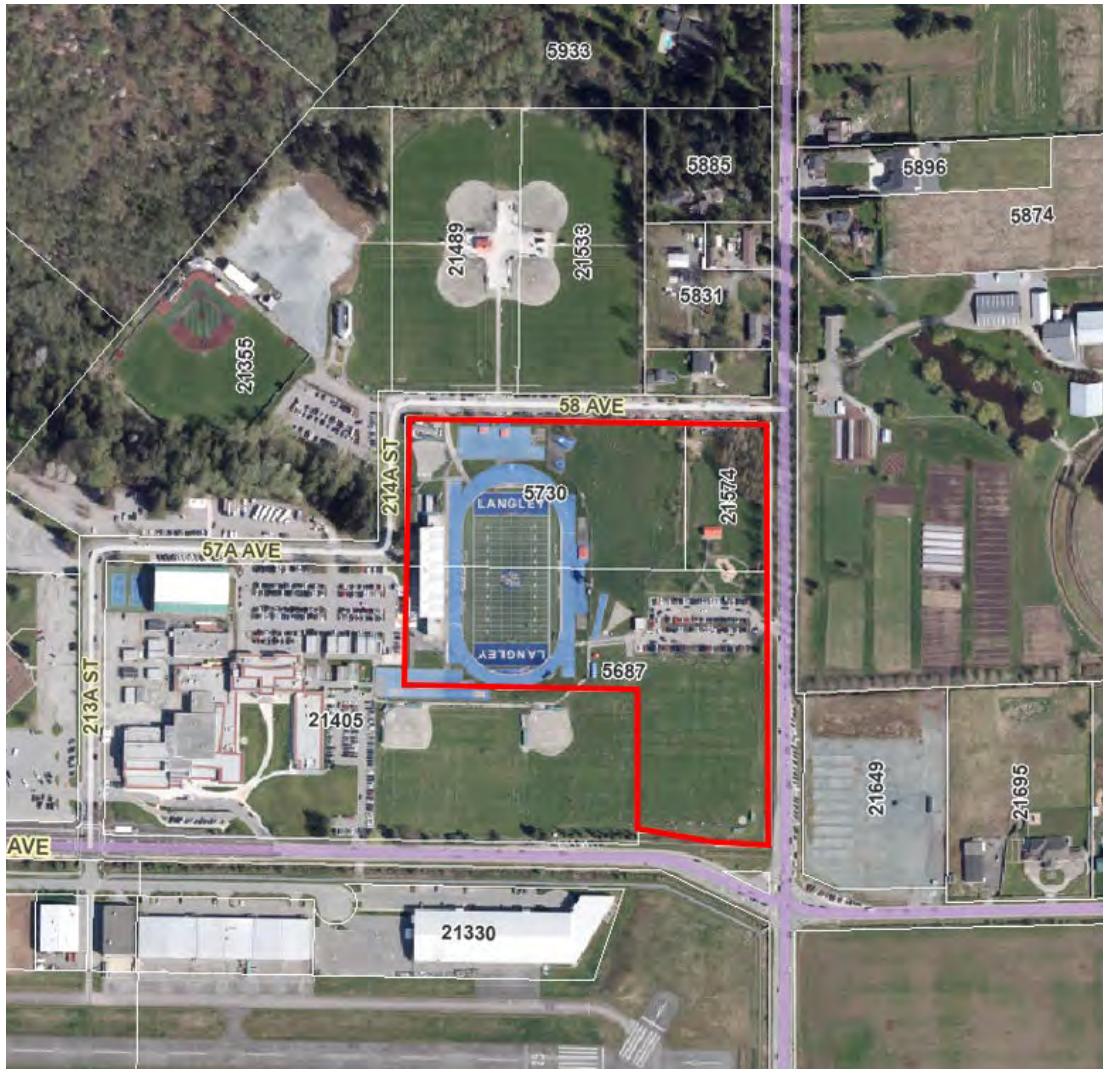


**Site Details:**

**Address: 21960 Old Yale Road**

**Zoning: P-1**

**4B. Murrayville: Mcleod Athletic Park**



**Site Details:**

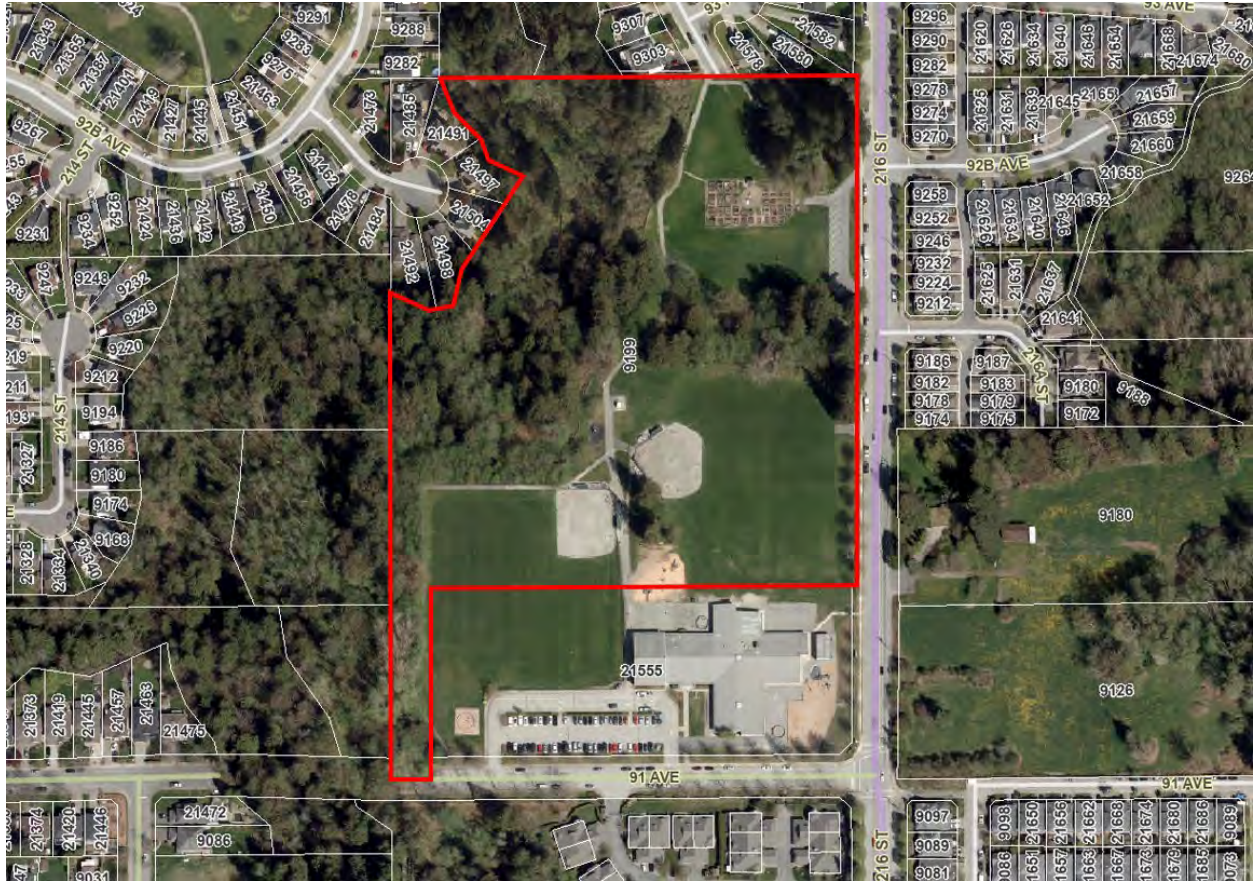
**Address: 21574 - 58 Avenue**

**Zoning: P-1**





**5B. Walnut Grove: Topham Park**

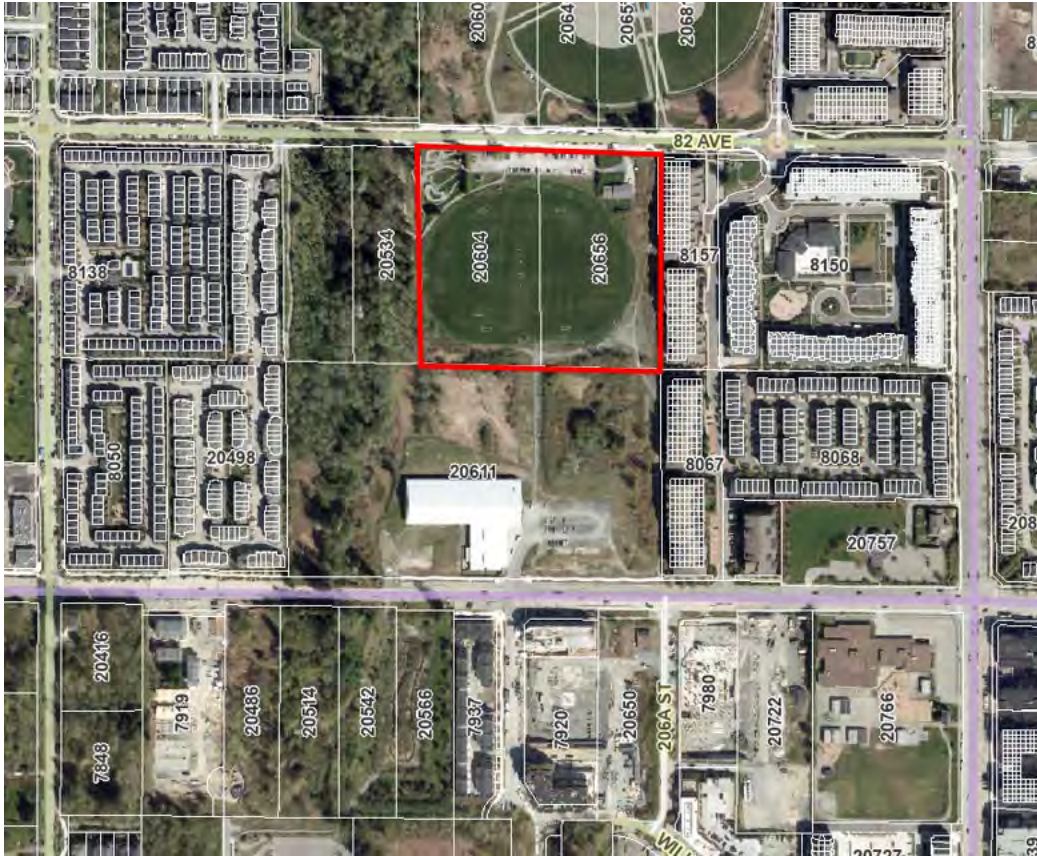


**Site Details:**

**Address: 9199 - 216 Street**

**Zoning: P-1**

### 6A. Willoughby: Yorkson Community Park



**Site Details:**

**Address: 20656 - 82 Avenue**

**Zoning: P-1**

**6B. Willoughby: Langley Events Centre**



**Site Details:**

**Address: 7888 - 200 Street**

**Zoning: SR-2**