

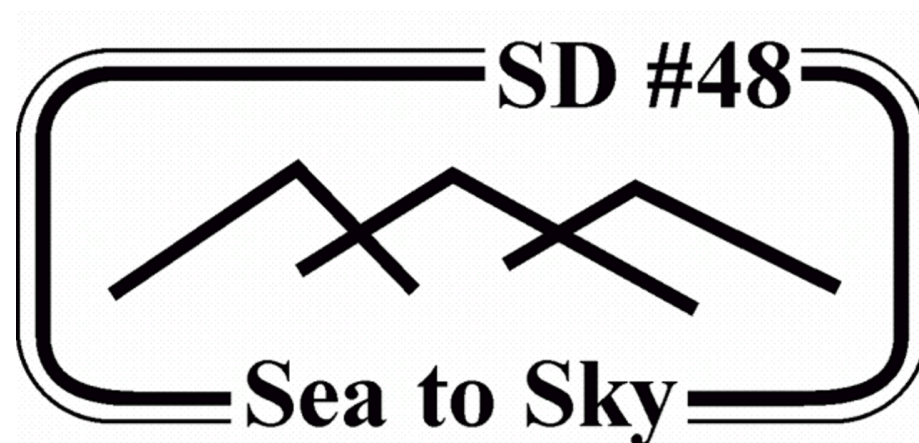


Welcome!

Valleycliffe Childcare Project
Neighbourhood Drop In
November 10, 2022
7:00 – 9:00 PM

Valleycliffe Elementary School Gymnasium

Join District of Squamish staff and project partners for an overview of the Valleycliffe Childcare capital project, the design and construction timeline and process, and school and neighbourhood impact management



www.squamish.ca/childcare

Introductions

VALLEYCLIFFE CHILDCARE PROJECT

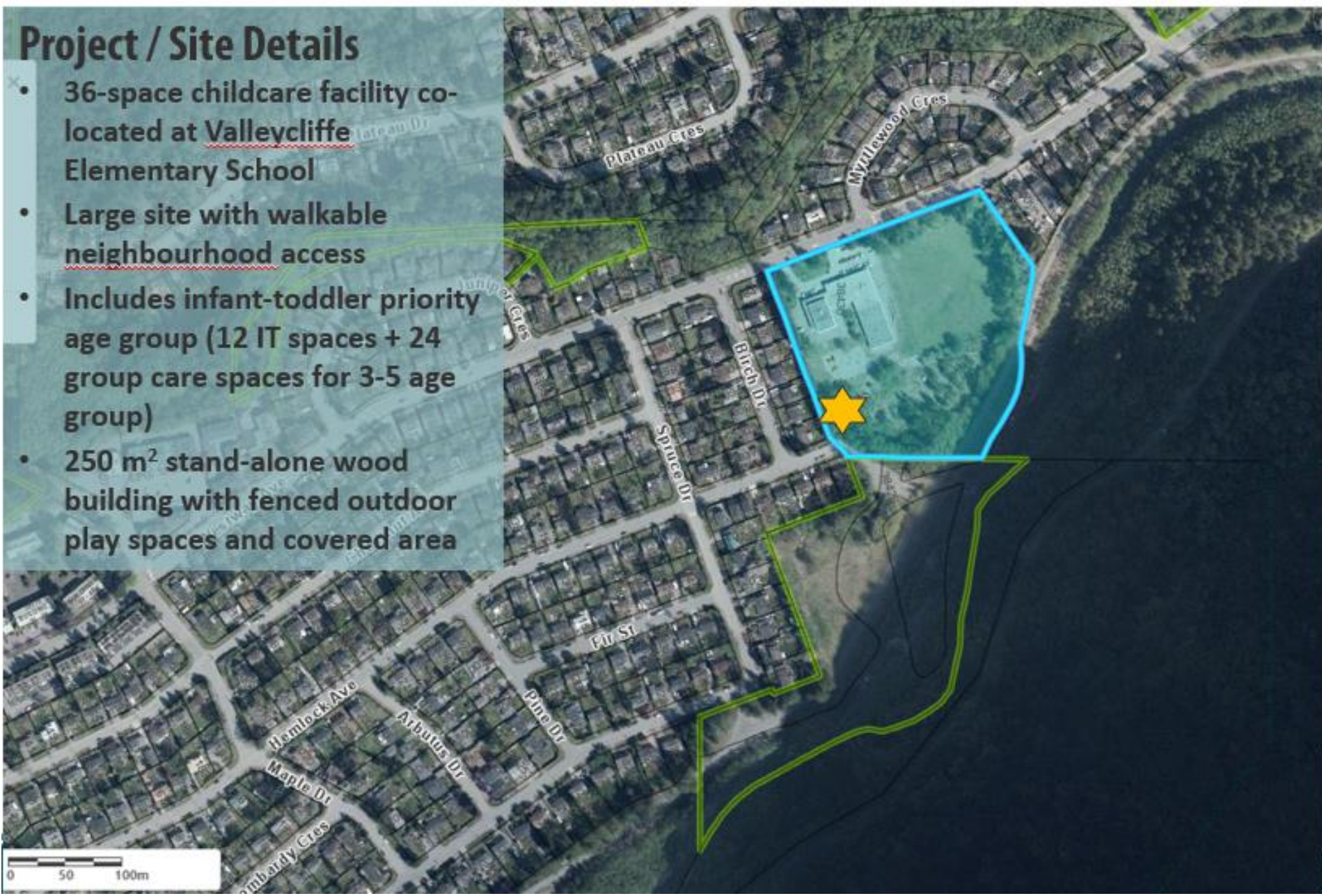
WHAT'S HAPPENING?

The District of Squamish, in partnership with School District 48 (Sea to Sky) and Sea to Sky Community Services Society, is constructing a purpose-built multi-age childcare facility co-located at Valleycliffe Elementary School. The project is made possible with ChildcareBC New Spaces capital funding from the Province of BC.

New Facility Quick Facts

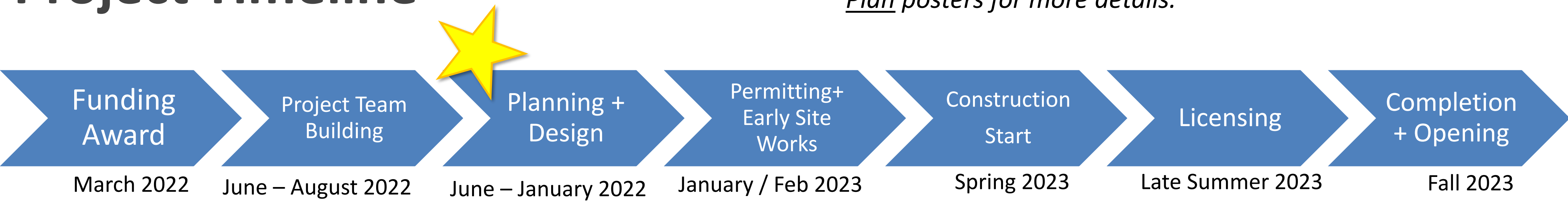
- Public funding of \$2,000,100 is being provided for this project through the B.C. ChildcareBC New Spaces Fund.
- Will provide 36 new full-time spaces - 12 Infant/Toddler spaces plus 24 group care spaces (30-months to school age).
- Sea to Sky Community Services Society will operate the facility long-term. The existing 24 after-school spaces inside the school will also be maintained.
- A minimum operating period of 15 years is required by the Province as a condition of funding.
- The facility will be ~260 m² with dedicated outdoor play space to meet provincial licensing requirements for the two age-groups.

Project Location



There is a critical un-met need for increased childcare space in the community. New childcare spaces are required throughout Squamish over the next 10+ years; childcare space creation is being focused at schools, near parks, neighbourhood nodes, connected with civic facilities, employment areas, and along the core transit network. See the [Squamish Childcare Action Plan](#) posters for more details.

Project Timeline



Site planning and detailed design are well underway. During this time you will notice increased site visits by municipal and school District staff and consultants undertaking site surveys in preparation for permitting and construction. All on site activity is being coordinated with SD48 Facilities and the VES School Principal. Public communications will flow through the school and municipal website. [Please see staff to sign up for email updates and join a neighbourhood contact sheet.](#)

Project Team



Site Planning + Design

VALLEYCLIFFE CHILDCARE PROJECT

The conceptual building location (shown at grant application) is being tested and refined to establish a best fit to site based on a variety of objectives and considerations highlighted below...

Pre-Design Assessments

- ✓ Geotechnical conditions
- ✓ Flood Hazard assessment
- ✓ Tree Survey (+tree health assessment scheduled)
- ✓ Archeological Impact Assessment (Heritage Permit and field work for late Fall/Winter 2022/23)
- ✓ Pre-licensing childcare floor plan review with VCH

Siting Considerations

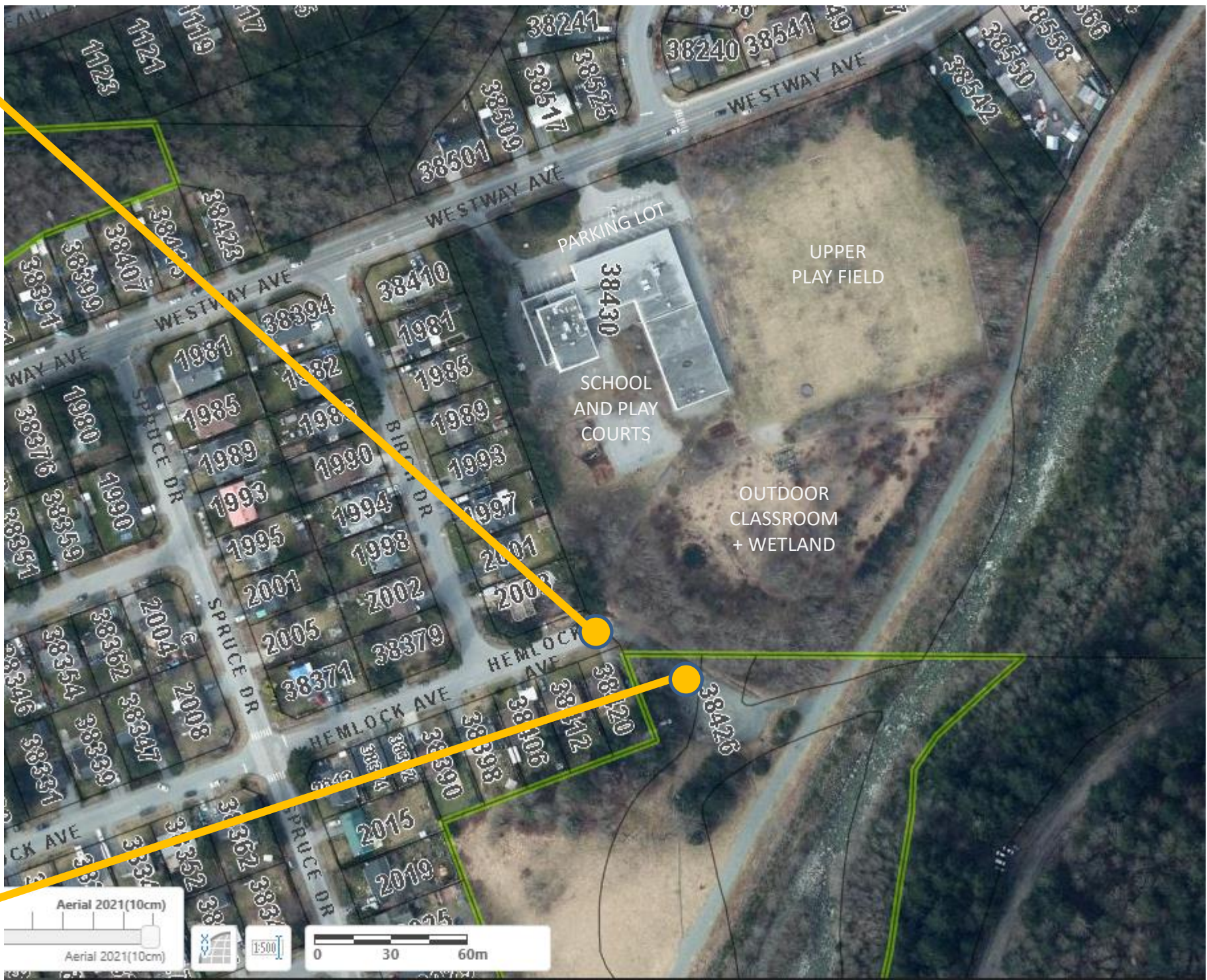
- Preserving opportunity for future principal school expansion closer to school
- Providing direct, neighbourhood access to facility to reduce conflicts with Westway school entry and parking lot
- Avoid busy roadways and promote active travel to the facility on less busy roads (Hemlock Avenue Neighbourhood Way)
- Ability to easily extend servicing to the building a short distance from Hemlock Avenue
- Proximity to John Hunter Park allows underutilized area for pick up and drop off activity on municipal lands that are maintained over time.

Access from Hemlock Ave

Principal access to the facility and servicing (water, sewer, power) for the building will be extended from Hemlock Avenue.

Planned improvements include:

- Improved pathway leading into the school
- A new fire hydrant to improve fire protection
- Adding a light to an existing hydro pole on Hemlock Avenue (dark-sky compliant)
- Stroller and bike parking at the childcare to encourage walking and biking and less driving



Key Design Objectives

- Sensitive building siting respecting adjacent residences and existing pathway into the school (orientation of building, entries/exits, lighting etc)
- Maintaining vegetation/buffer on southern property line
- Incorporating trees into the design of the play spaces (nature play)
- Respecting existing school playground structures
- No impacts to outdoor classroom/wetland gardens and school amenities east of the pathway

Drop Off and Pick Up

Once operating, childcare drop-off and pick up parking will be designated and signed within the District's lands at John Hunter Park.

Adjustments are being explored such as:

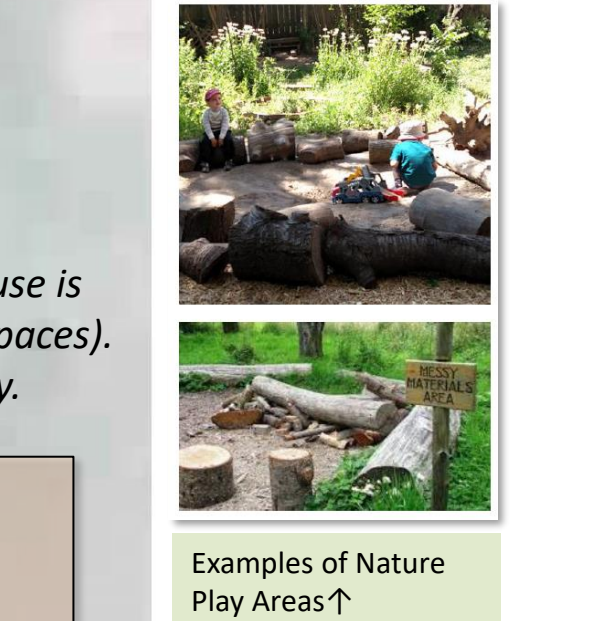
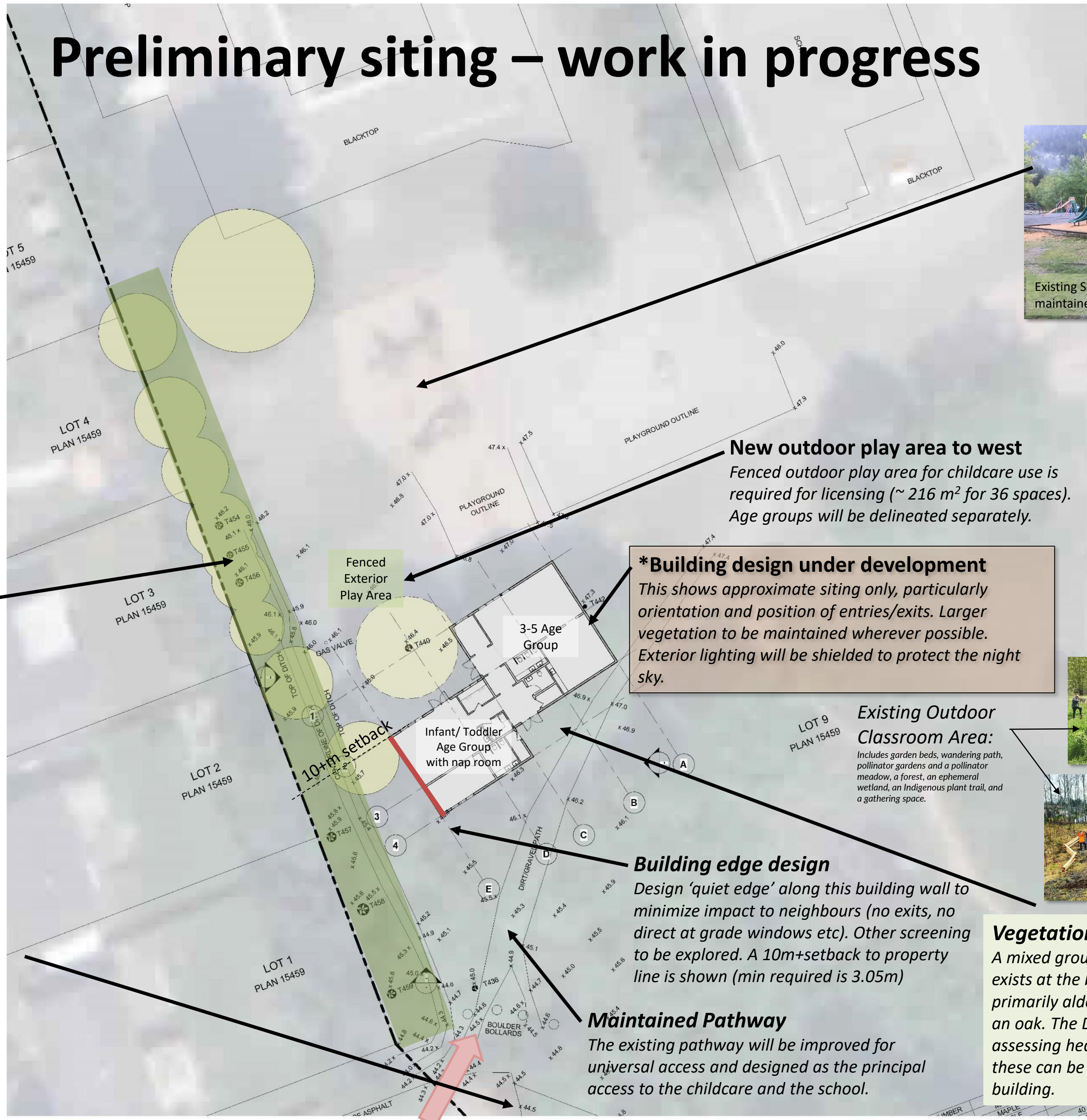
- Setbacks and no parking signage in some areas to support pedestrian access, safety and sightlines.
- Reserved short-term parking stalls and turn around for childcare.
- Improved grading of the parking area for better drainage (to remain permeable, unpaved).



Vegetation buffer and stormwater management
Residential properties to be buffered by existing conifers (firs) on site. Stormwater management (existing perimeter swale) to be maintained; stormwater improvements under design.



▲ Pedestrian access to the school field from the south via Hemlock Ave.



Vegetation Assessment
A mixed grouping of coniferous trees exists at the building site. The trees are primarily alder, with several maple, and an oak. The District has surveyed and is assessing health to review whether these can be maintained close to the building.

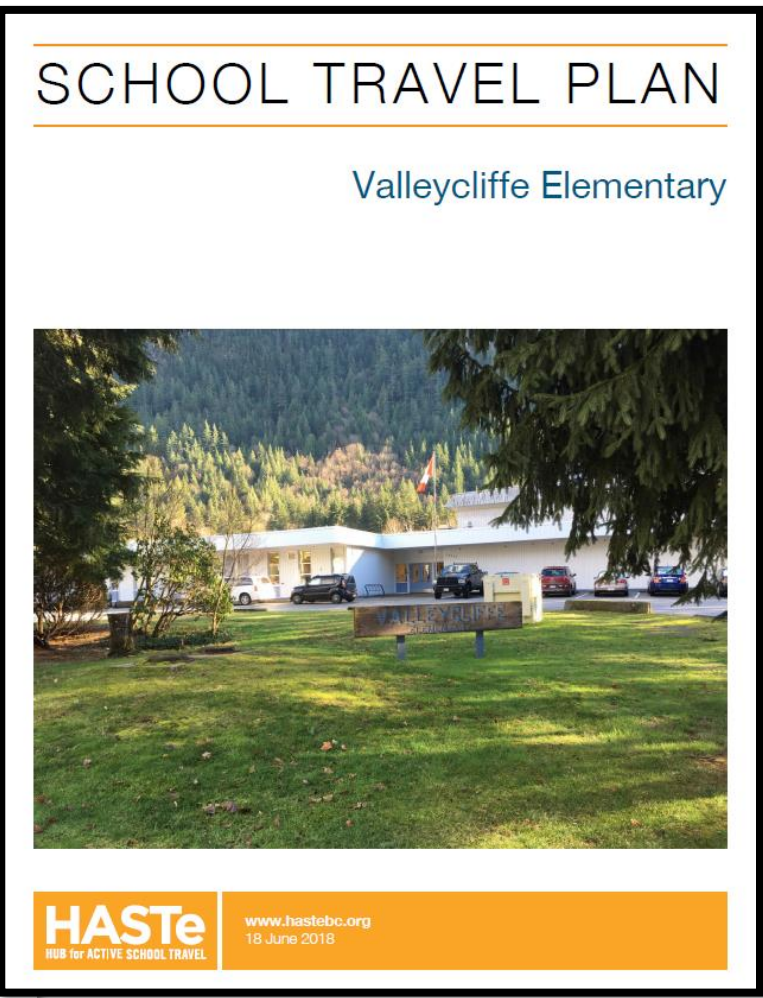
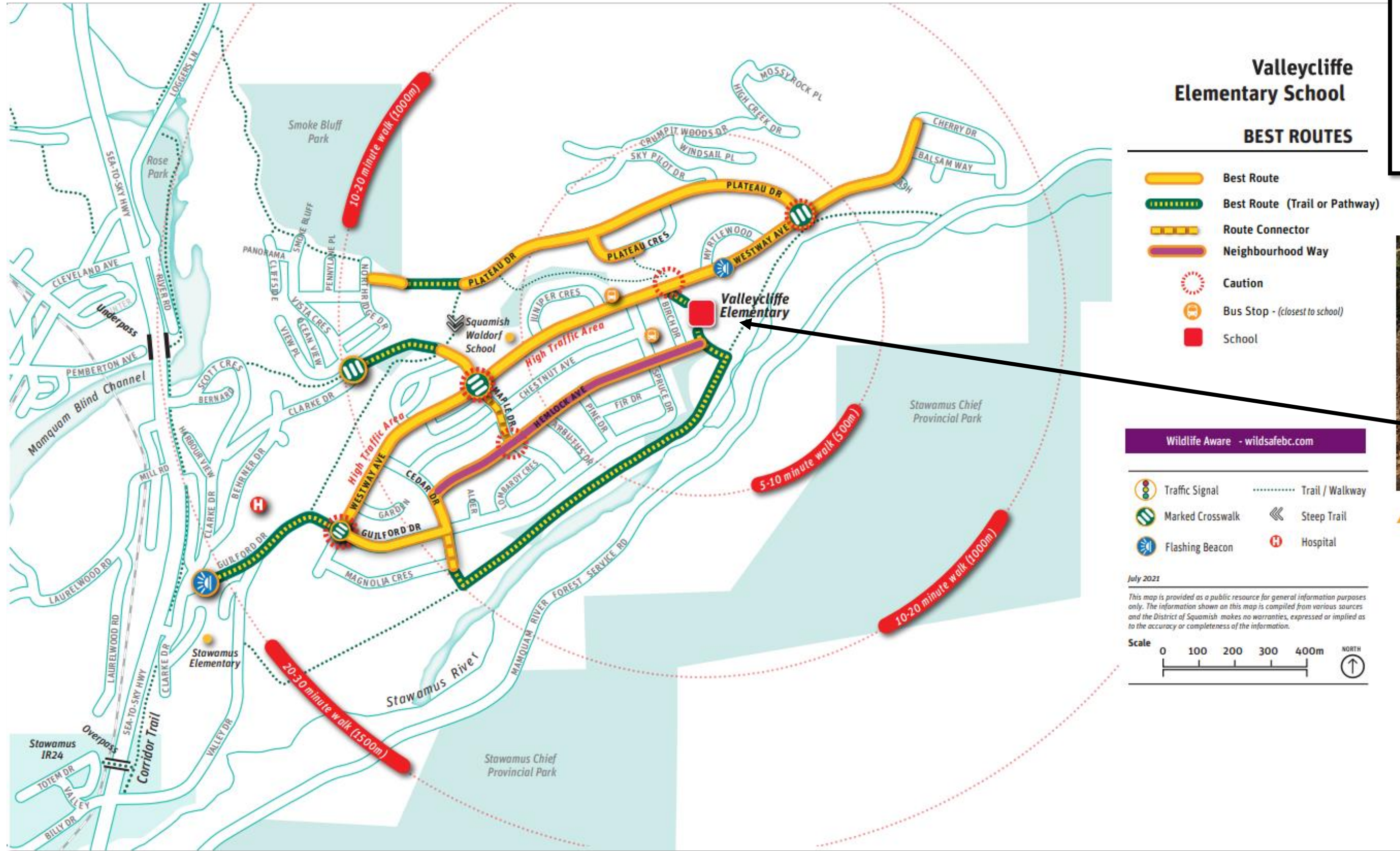
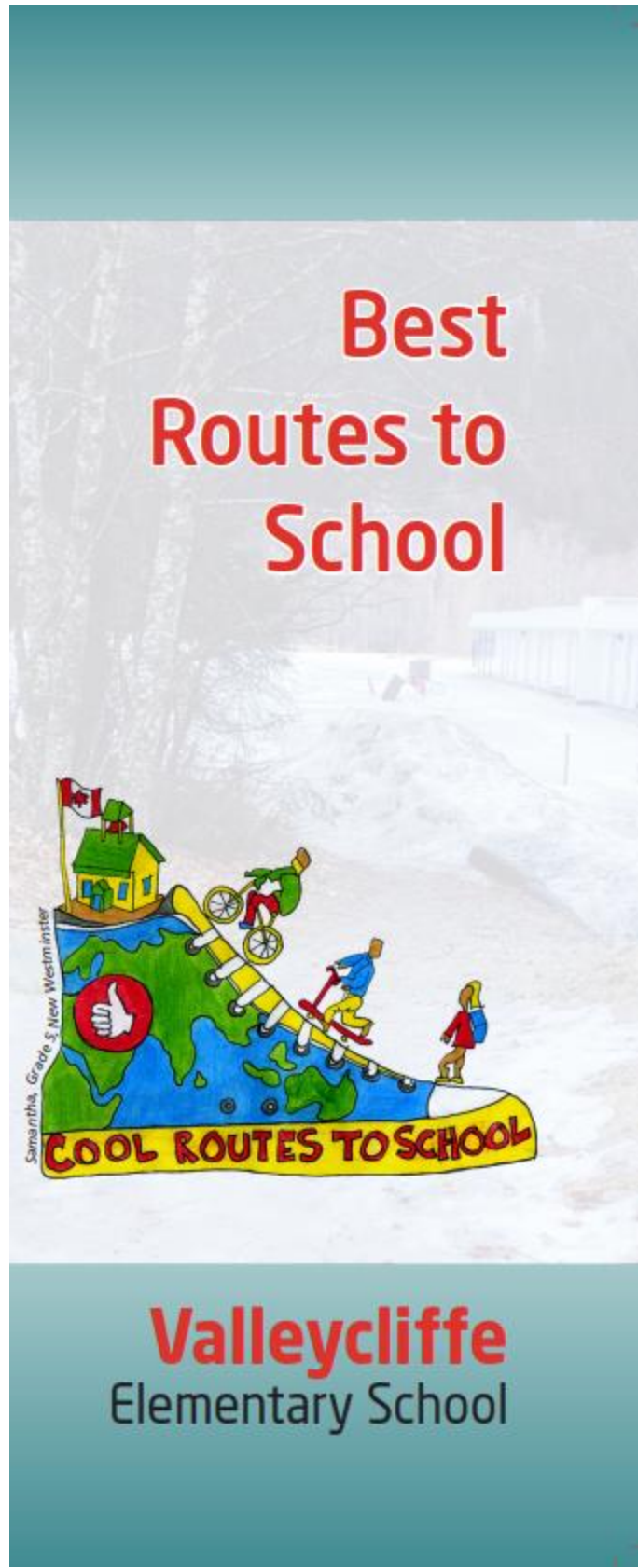
*See associated poster on Safe Travel Routes to Valleycliffe Elementary School

Neighbourhood Access

Safe Routes to School – Valleycliffe Elementary School

Background

In partnership with School District 48, the municipality began School Travel Planning in 2015. All schools were involved in the process over a 2-year timeframe. At each school, an STP Facilitator from Hub for Active School Travel (HASTe) convened committees, and conducted student and family surveys which helped to identify transportation challenges, and, based on each school's information and active transportation profile, compile plans to develop strategies for addressing and overcoming barriers.



▲ Pedestrian access to the school field from the south via Hemlock Ave.

School Travel Challenges



▲ Hemlock Ave. is a popular walking route for VCE families, but lacks pedestrian infrastructure

Childcare Construction Management

The District is committed to ensuring the safety of pedestrians, cyclists, and motorists, and that the disruptions to the community and traffic associated with construction activity are minimized in line with our [Construction-Impact-Mitigation-Strategy-Guide.pdf \(squamish.ca\)](#)

- Site works and construction will begin in early 2023, with anticipated completion and facility licensing in Fall 2023.
- Measures to reduce neighbourhood impacts during construction will be employed and detailed in a **Construction Impact Mitigation and Logistics Plan** (prior to site works).
- The plan to be reviewed by SD48, VES staff and school community and communicated widely.
- Onsite during construction there will be a site trailer, waste and storage bins, temporary washrooms and areas for temporary power connections and snow storage. A construction zone with fencing will be established around the building site and alternate pathways will be established with signage directing pedestrians to the school.



Required Construction Impact Mitigation Strategies



- ✓ Protection of public from construction-related hazards
- ✓ Minimizing interference or obstruction of pedestrian, bicycle or vehicular traffic on roads, sidewalks and trails
- ✓ Accommodating pedestrians and cyclists with signage and routing
- ✓ Addressing silt, dust and sediment+ erosion control
- ✓ Provisions for clean up, and impacts like noise and lighting.
- ✓ Regular, effective communication and updates!

Squamish Childcare Planning

CHILD CARE ACTION PLAN :: BACKGROUND

The District of Squamish continues to work with government and community partners in developing policies and guidelines, monitoring needs, advocating for increased funding for wages and child development supports, and using legislative levers and tools to negotiate provision of childcare spaces within Squamish.

SQUAMISH CHILD CARE NEEDS ASSESSMENT & STRATEGY 2018-2023



The long-term child care strategy focuses on addressing critical issues such as lack of available and affordable space, the shortage and high cost of care for children under 36 months, and the need for before and after school-age care. The needs assessment and strategy was completed by SPARC BC, under the leadership and direction of the Sea to Sky Putting Children First Initiative early years planning table.

VISION FOR CHILD CARE IN SQUAMISH

Squamish families have access to a range of affordable, accessible, high quality child care options that meet the demand throughout the community and support children’s healthy development.

SQUAMISH CHILD CARE ACTION PLAN



On May 19, 2020 Council endorsed the Squamish Childcare Action Plan. The Action Plan identifies high priority recommendations from the Squamish Child Care Needs Assessment and Strategy 2018-2023 and includes practical next steps for advancing each recommendation.

PART 1: CURRENT STATE AND FUTURE NEEDS

The first part of this plan is a refined, detailed summary of the current state of child care in Squamish and projected future needs. The following topics are addressed in this section:

- Number of licensed spaces;
- Assessment of the sufficiency of the current number of licensed spaces, in the context of Squamish's growing child population and unique demographics, and affordability challenges;
- Child care staffing challenges;
- Location of licensed child care spaces;
- Travel patterns and location of licensed child care spaces by neighbourhood;
- Colocation of child care spaces;
- Hours of operation;
- Meeting the child care needs of underserved populations;
- Economic impact, with focus on women; and
- Projected future licensed child care space needs.

PART 2: ACTIONS

The second part of this plan focuses on tangible, actionable strategies for advancing the highest priority recommendations in the Squamish Child Care Needs Assessment & Strategy 2018-2023. Actions included:

- Implement preliminary amenity space creation guidelines,
- Provide affordable housing for Early Childhood Educators,
- Update District of Squamish resources and requirements,
- Provide child-minding service,
- Improve middle years (ages 7-12) programming, and
- Build partnership between the District of Squamish and School District 48.

2021 Child Care Snapshot

NUMBER OF LICENSED SPACES + ACCESS RATE

Squamish Licenced Child Care Facilities as of September 2021	
Facility Type	Capacity Totals
Family Child Care	135
Group Child Care (30 Months to School Age)	358
Group Child Care (School Age)	179
Group Child Care (Under 36 Months)	76
In-Home Multi-Age Child Care	23
Multi-Age Child Care	8
Preschool	54
TOTAL	833

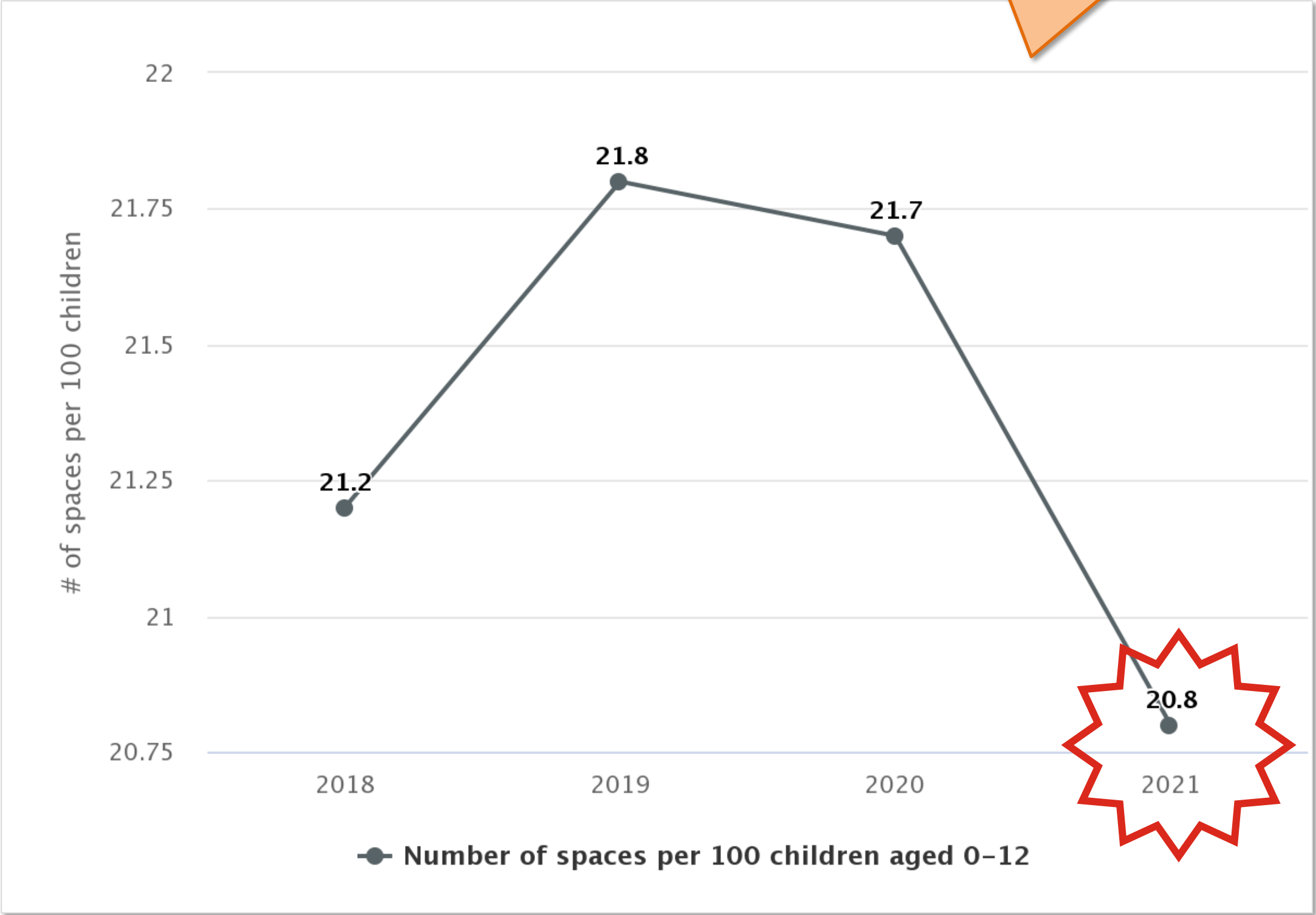
Squamish is reaching for a 30% access rate

CHILD CARE ACCESS RATE

This metric monitors the availability of licensed child care spaces relative to the child population in Squamish. It is expressed as a ratio of the number of licensed child care spaces per 100 kids aged 0-12. Annual population estimates are from Statistics Canada for July 1, by census agglomeration, based on 2016 boundaries.

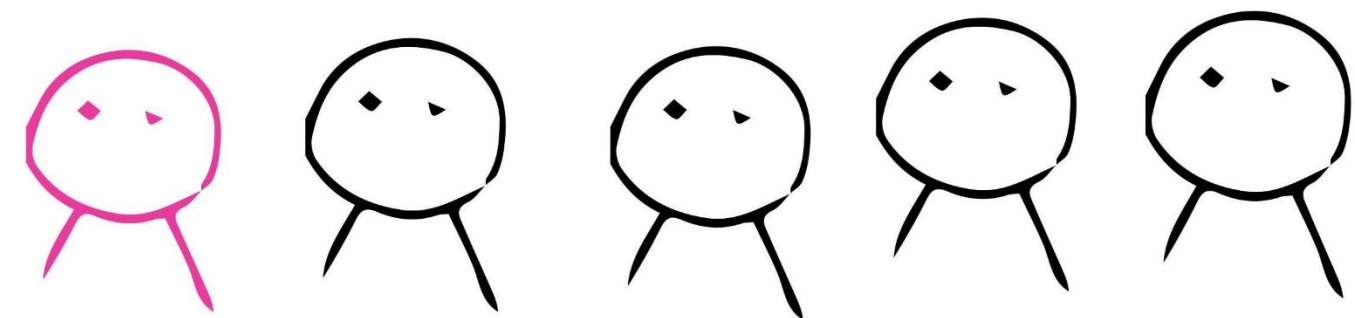
Why Monitor?

Access to adequate and affordable child care options contribute to child wellbeing and improve livability for young families. It also supports business attraction and recruitment, retaining employees and developing a skilled workforce. Ongoing monitoring of child care supply/demand and anticipated growth is critical to ensure the local child care access rate meets community needs over time.

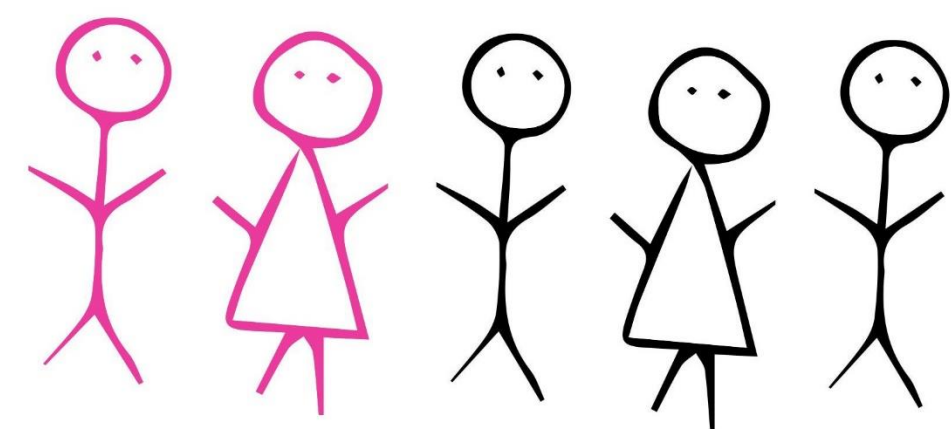


In Squamish...

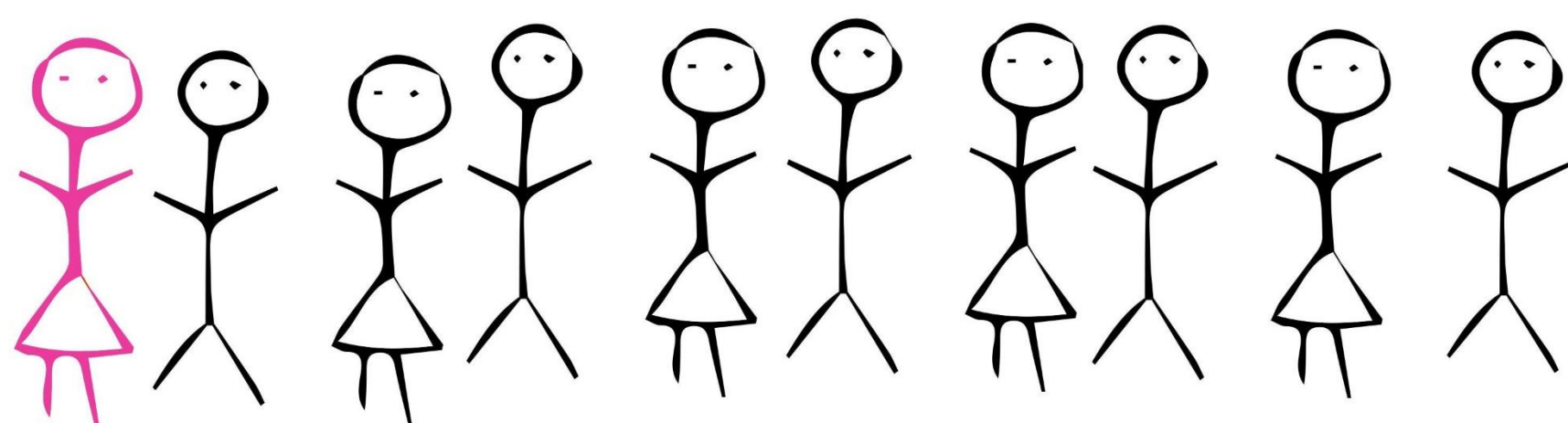
there are full time spaces for **one in five** kids aged 12 to 30 months.



there are full time spaces for **less than half** of kids aged 3 to 5 years.



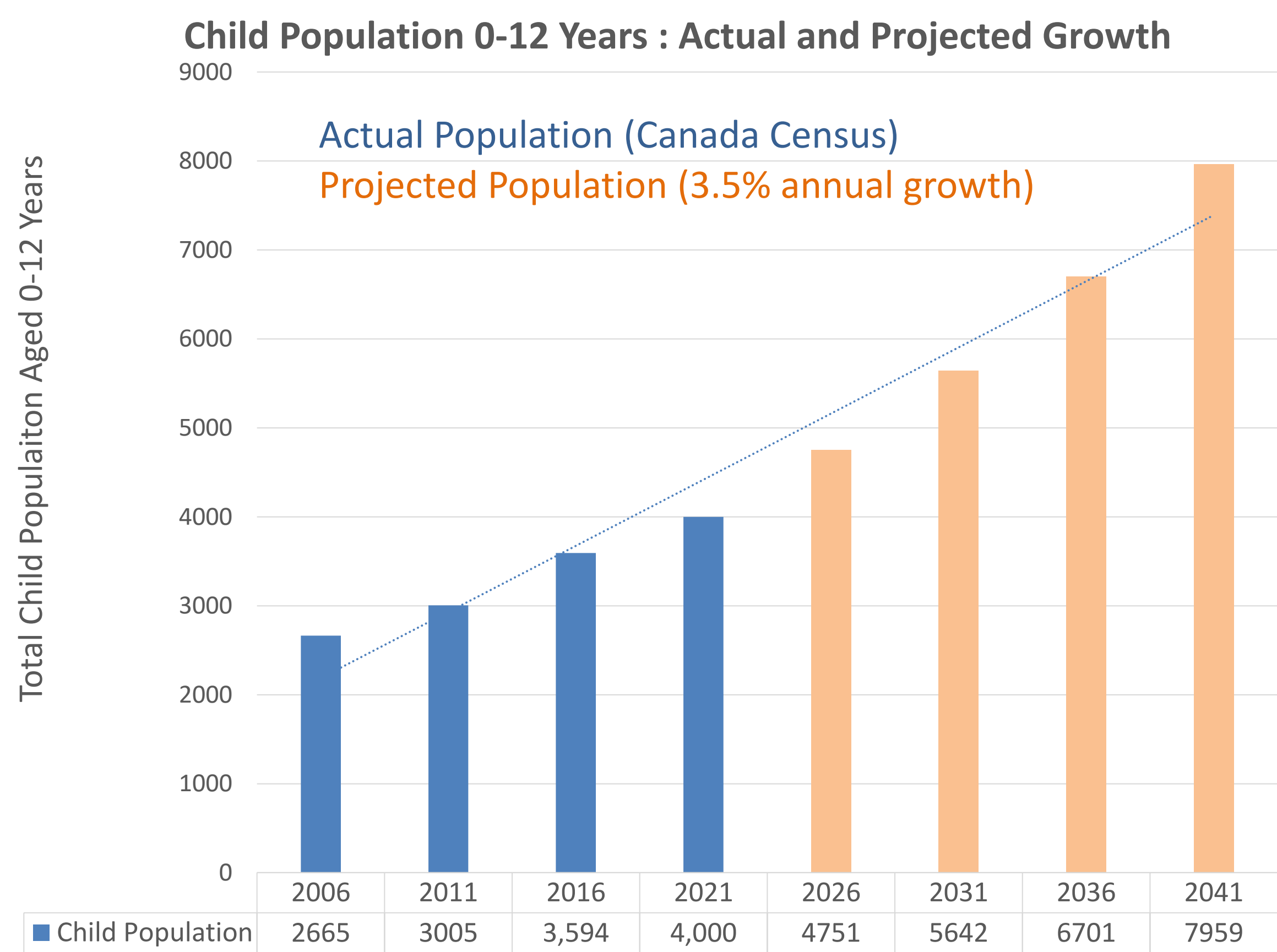
there are spaces for **one in ten** kids aged 5 to 12 years.



Did you know?

Projected Future Needs

SQUAMISH’S GROWING CHILD POPULATION



Between 2016 and 2021, the District of Squamish grew by 22%, and continues to be among the fastest growing communities in Canada.

During the same time period, the growth rate for children aged 0-12 was 11%, or an average annual increase of 2.3% per year. Over the previous censal period 2011-2016, the child population grew by 19%, an average of 3.9% per year.

For planning purposes the Child care Action Plan assumes Squamish’s child population will continue to grow by 3.5% every year for the foreseeable future.

PROJECTED FUTURE CHILD CARE SPACE NEEDS

Two scenarios are highlighted below showing projected needs over time: (1) maintaining the current child care access rate of 21% and (2) increasing the child care access rate to 30%, as recommended in the Squamish Child Care Needs Assessment & Strategy 2018-2023.

SCENARIO 1: MAINTAIN THE CURRENT ACCESS RATE (21%)

Maintaining Squamish’s current access rate of 21% isn’t good enough, and maintaining it could be challenging given the sustained high average annual growth rate for children aged 0-12 in Squamish. As more families move to Squamish, doing nothing isn’t an option because the situation continues to worsen.

Maintain Scenario (21% Access)	2021	2026	2031
% population increase (projected)	3.5% per year		
Estimated # of Children (0-12 years)	4000	4751	5642
Total spaces needed to maintain 21% access rate	840	998	1185
Existing # of Licensed Spaces (2021)	833		
Total # of new spaces to maintain 21% access rate	7	165	352
# of spaces/year needed to maintain access rate 21%		33	35

This row shows how many new spaces are needed by each selected year (2021, 2026, 2031) in order to maintain the current access rate.

This row shows how many new spaces need to be built every year, from 2021, in order to maintain the current access rate by each selected year.

SCENARIO 2: “REACH” TARGET ACCESS RATE (30%)

The Squamish Child Care Needs Assessment and Strategy 2018-2023 identified a 30% access rate as a “reach” target. 30% was selected because it aligned with and slightly exceeded the provincial average of 27% in 2015. Although 30% is significantly lower than the 55% access rate in Quebec in 2016, it is still an ambitious target that reflects the extensive need for child care in our community. **Achieving the reach target would require increasing the number of spaces by 103% or 860 spaces over the next ten years.**

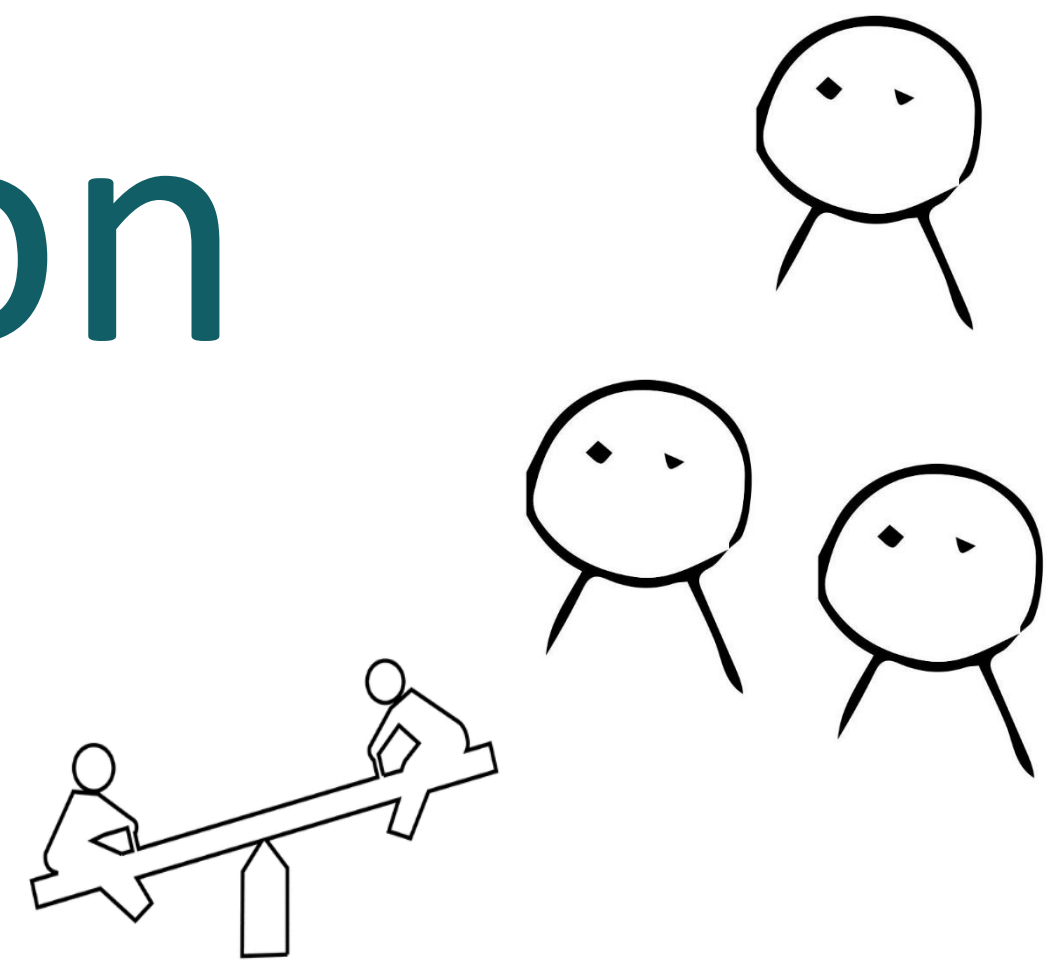
Reach Scenario (30% Access)	2021	2026	2031
% population increase (projected)	3.5% per year		
Estimated # of Children (0-12 years)	4000	4751	5642
Total spaces needed to meet reach 30% access rate	1200	1425	1693
Existing # of Licensed Spaces (2021)	833		
Total # of new spaces to meet reach 30% access rate	367	592	860
# of spaces/year needed to meet reach 30% access rate		118	86

This row shows how many new spaces are needed by each selected year (2021, 2026, 2031) in order to increase the access rate to the recommended 30%.

This row shows how many new spaces need to be built every year, from 2019, in order to reach the target access rate by each selected year.

Childcare Space Creation

PLANNING + DESIGN CONSIDERATIONS



Most Wanted: Infant + Toddler Spaces

- Licensed spaces for infants/toddlers (12-30 months) are the hardest to come by in Squamish. There are more than twice as many full-day spaces for preschool age children (30-60 months) than there are for infants/toddlers.
- Providing licensed care to infants/toddlers is more costly than for older children:
 - Provincial licensing regulations require smaller group sizes and higher employee-to-child ratios for infants/toddlers in group child care settings, and restrict the number of young children in family and multi-age child care.
 - In group child care settings, there are higher educational requirements for infant/toddler educators than for care of older children.
 - Different physical space is required for licensed group care of infants/toddlers, such as dedicated nap rooms and changing areas.

With the scarcity and higher costs associated with providing licensed child care for infants/toddlers, new spaces for this age group must be prioritized.

+Multi-Age Groupings

- For new facilities, combining multi-age programs is important to maintain the balance in care across all age groups in Squamish.

Community Amenity Contribution Policy Update:

Guidance for New Space Creation

- Direct the development of licensed infant/toddler programs alongside all new licensed preschool age spaces as a way to offset the extra cost of infant/toddler spaces. This also avoids the unintended consequence of diverting preschool age children away from family centres and multi-age child care.
- To design for Multi-age Care and program groupings, mandate adequate space for both required activity areas as well as support and storage space for well-functioning, licensable space.

**See provincial regulations and VCH net area recommendations and resources for indoor and outdoor space planning and design.*

TABLE 3: Number and Population Percentage of Children 0-12 (2016) and Licensed Child Care Spaces (Sept 2019) by Neighbourhood.

Neighbourhood*	Estimated Number of Children 0-12 (2016)	Percentage of Population Aged 0-12 (2016)	Licensed Child Care Spaces (Sept 2019)	Neighbourhood Access Rate
Brackendale	638	19.0%	119	19%
Garibaldi	724	19.9%	96	13%
Highlands				
Garibaldi	351	15.8%	136	39%
Estates East				
Garibaldi	409	18.0%	85	21%
Estates West				
Total: Squamish North	2122	18.5%	436	21%
Northyards	202	18.1%	21	10%
Dentville	202	16.5%	39	19%
Loggers Lane East	63	24.2%	58	92%
Valleycliffe	463	18.0%	130	28%
Downtown	319	13.9%	81	25%
Total: Squamish South	1249	16.8%	381	31%

* Please note that significant population growth has occurred in some neighbourhoods since the last Census in 2016, which has not been estimated.



Location, physical properties, opportunities for colocation, ownership, affordability, and equity considerations are key to maximize community benefit and ensure the spaces created are in alignment with community need.

Improving neighbourhood access

- Overall, areas in Squamish North (north of the Mamquam River) have lower childcare access than Squamish South.
- In 2019, neighbourhoods estimated to have the lowest childcare access rates were:
 - Northyards (10%)
 - Garibaldi Highlands (13%)
 - Brackendale (19%)
 - Dentville (19%)
- Prioritize new space creation in areas where access rates are low to improve access throughout Squamish.
- Set targets for child care spaces in neighbourhoods/nodes and work with developers in the design and build of in-kind child care spaces.
- Prioritize child care amenity creation at or near existing and future planned schools, service hubs, community centres, parks and Brennan Park Recreation Centre to create and strengthen child care hubs across Squamish. Child cares located close to home or work, and accessible by active transportation and transit will help families and support climate goals to reduce transportation-related emissions.