





Site Analysis

CHILD CARE OPPORTUNITIES

Public Board Meeting – April 27, 2021

Agenda

-  Licensing & Considerations
-  Constraints
-  Where Child Care Works Well
-  Analysis

Licensing & Considerations



Design Resource for Child Care Facilities

Indoor Space	Square Meters
Activity Areas	
Art, water play, eating	20
Other activities	40.5
Quiet area	14
Large Motor/Nap Room	18
Total Required Activity Area	92.5
Support Areas	
Children's washroom	11
Wheelchair accessible washroom*	4.5
Cubby area	12
Kitchen & storage area	8.5
Storage room	8.5
Storage for nap room	4
Administration (office)	8.5
Laundry/Janitorial	4
Total Support Area	61m²
Net Indoor Area	180m²
Outdoor Space	Square Meters
Outdoor Space	
Covered	39m ²
Open	111m ²
Total Required Outdoor Space	150m²
Outdoor Storage	8
Net Outdoor Area	158m²

Child care 30 months to school age, maximum group size of 25

Indoor space, with full plumbing. Outdoor Space, with a fence.

Entire facility and its entries should be visible and adjacent to actively used public circulation routes.

$$180 + 158 = \underline{338} \text{ square metres}$$

Constraints



Fields and Interior Spaces are not readily available.

- **Fields** provide land for future replacement and expansion projects which keep the existing facility operational during construction.

Constraints



Fields and Interior Spaces are not readily available.

Classrooms Libraries Workspaces Offices

Interior Spaces should be considered offices for SD44 teaching staff and are not shared spaces outside of educational hours.

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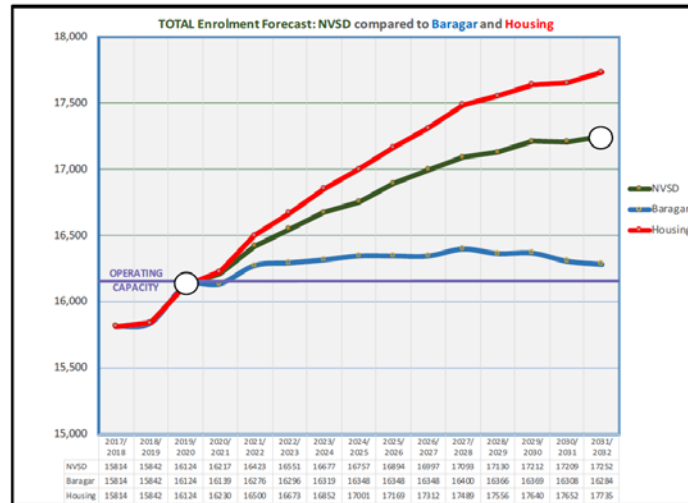
Constraints



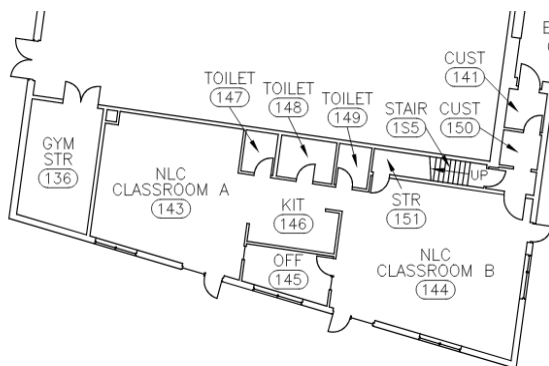
A **Collective Agreement** exists between the NVSD and the North Vancouver Teacher's Association (NVTa) which NVSD must abide by.

6

Constraints



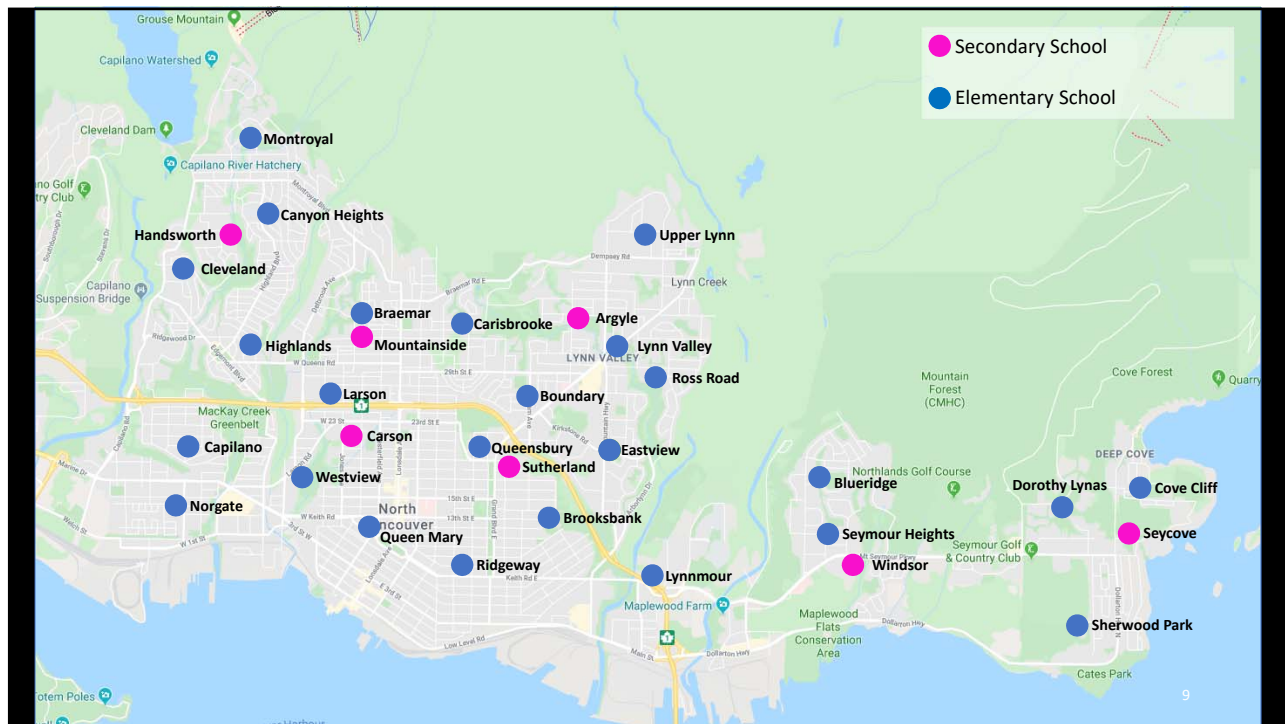
Where it works well...

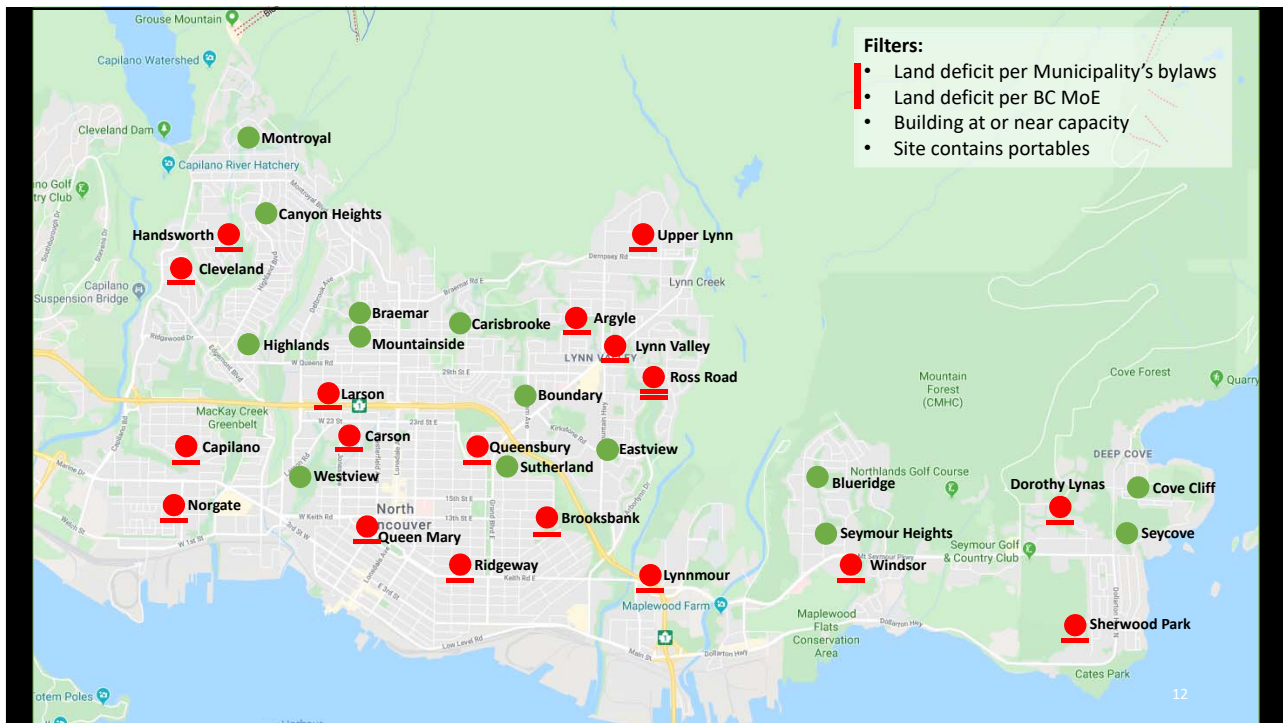


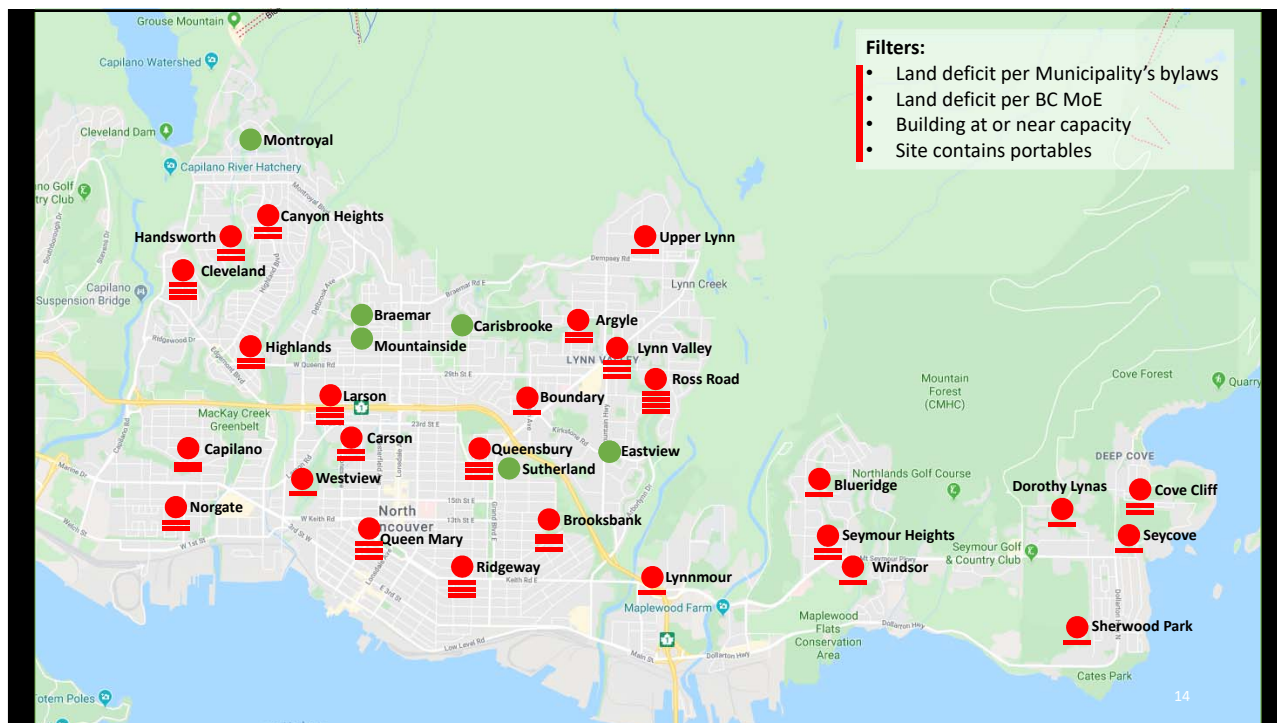
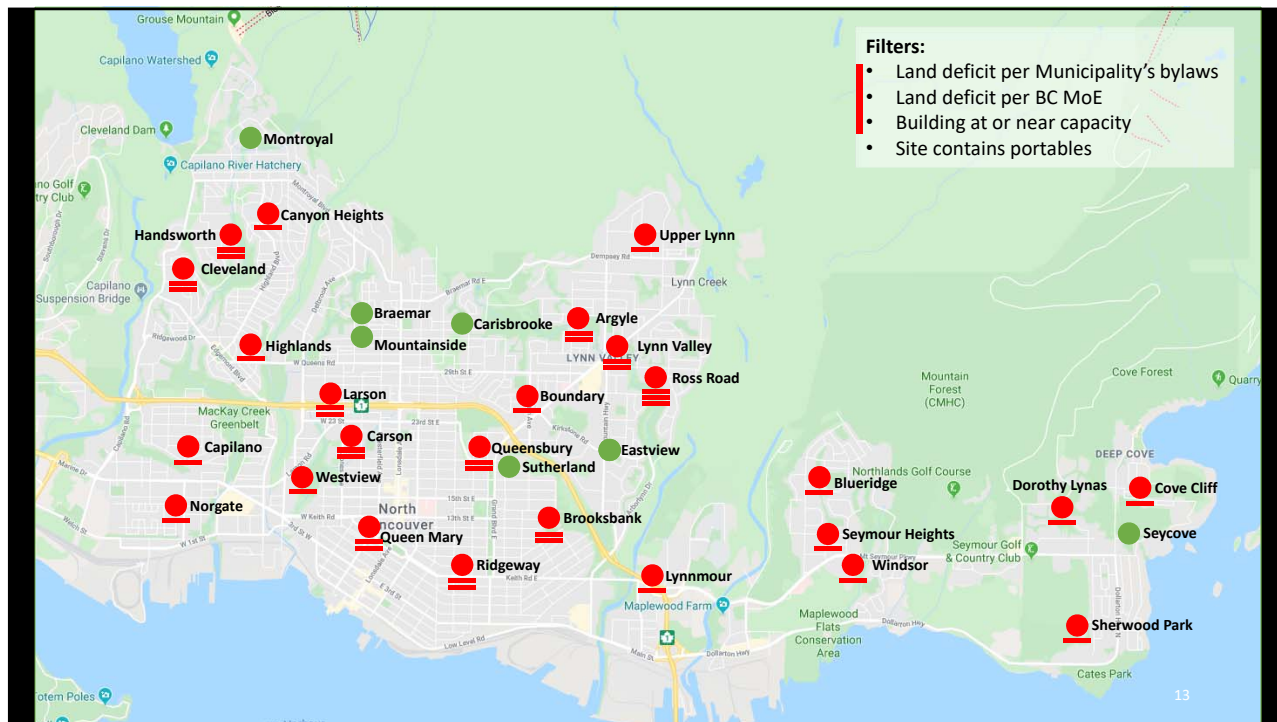
Westview Elementary NLC spaces built into the school.

Child Care programs are best implemented within **purpose-built spaces** as opposed to converting existing rooms.

New facilities, such as Westview Elementary, are examples where purpose-built **Neighbourhood Learning Centres (NLC)** are included into the design to support various child care and strong start programs.












Braemar

- Sanitary Network 
- Storm Network 
- Water Network 




South-east area contains a large space of undeveloped land

Land has a roadway leading towards it with full services

Contour of land would require excessive cut and fill work

The figure consists of two main parts. On the left is a detailed site plan showing property boundaries, lot numbers, and utility lines (sanitary, storm, and water) in red, green, and blue respectively. A large blue-shaded area is labeled 'POTENTIAL DEVELOPMENT'. On the right is an aerial photograph of the same area, with a red rectangle highlighting a specific 'Potential Area' in a wooded, undeveloped section. The aerial view shows surrounding residential streets like W Braemar Rd and Calder Ave.

Carisbrooke

- Sanitary Network 
- Storm Network 
- Water Network 

Blacktop area has a new playground installation affecting available space

South edge of play field could be reduced to provide land for development; however, this land would be required for any future renovation projects and is not preferable.



Sutherland

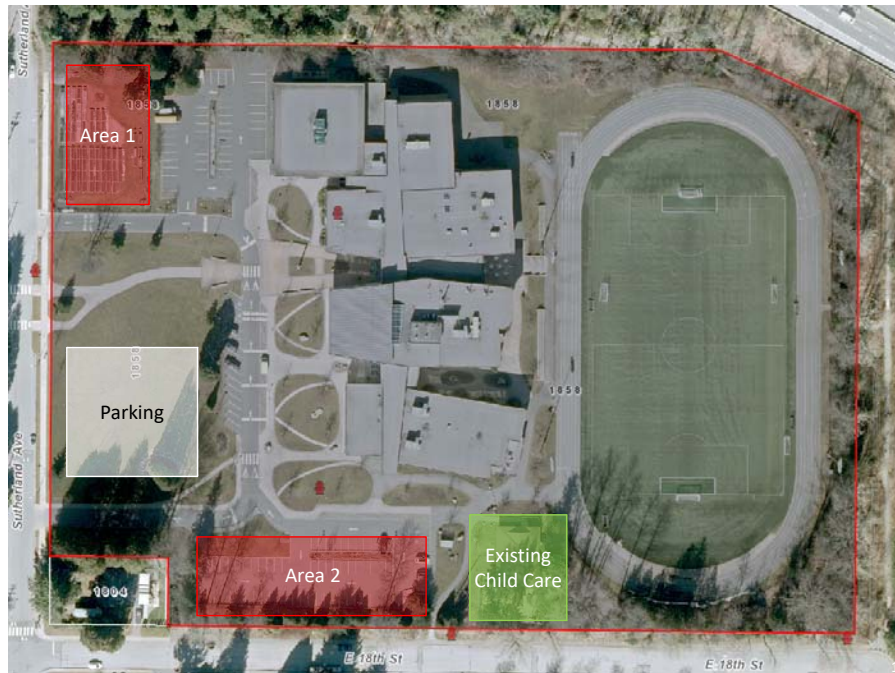
Utilities unknown, but we can assume the main roads have all required services

Existing Child Care

Opportunities are available

Parking reconfigurations can further options

Future school expansion is a concern and points to need for 6 additional classrooms



Sutherland

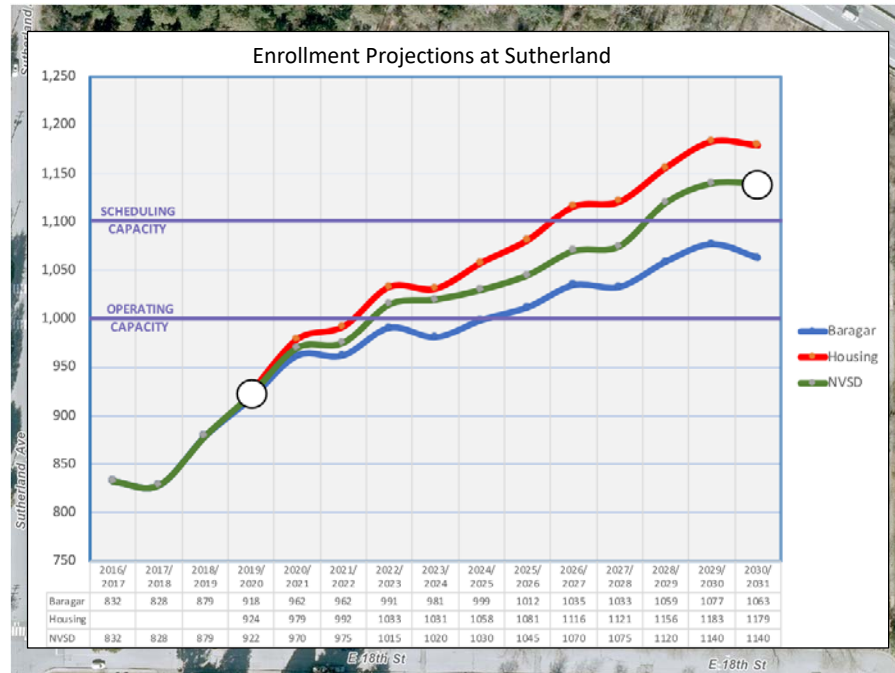
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Norgate



- Sanitary Network 
- Storm Network 
- Water Network 

Two existing child care leases

Various options may be available. The field would be affected which may affect future projects.



Eastview

- Sanitary Network 
- Storm Network 
- Water Network 




Space available in the lower left wooded area, and lower right field

Utility connections may be difficult

Two "at-scale" options have been identified



Capilano

- Sanitary Network 
- Storm Network 
- Water Network 




Existing child care facility

South end of the property is fully utilized

Flat grass area provides an option with approximately 800 square meters of land; however, **No adjacent sanitary connection.**



Mountainside

- Sanitary Network 
- Storm Network 
- Water Network 

Large area of land adjacent to utilities and main roadway

Contour mapping shows land is flat. The steep incline to the road may affect utility connections

Portables were once located here

Covenant / use restrictions?



