

Attachment 4:

*Applicant Proposed In-Kind Community
Amenities*

Attachment 4: Applicant Proposed In-Kind Community AmenitiesChild Care

The applicant has proposed to include to a 3,180 sq. ft. child care space on the ground level of the building. This space would be accessed from the proposed plaza at the front of the building and would include a 3,000 sq. ft. play area located on the east side of the building.

The applicant has indicated that the proposed childcare space would rented at standard retail rates. While designing retail space to be flexible for use as child care is supportable, it would not be considered a secured contribution towards community amenities unless it was owned by the City consistent with Council's *Child Care Facility Ownership and Management Policy*.

The applicant has indicated that the size of the proposed space would be able to accommodate 44 total childcare spaces. The applicant has anticipated two classes of twelve infant toddler space (24 infant/toddler spaces total) and one class 20 three to five year old spaces.

Based on the City's Child Care needs assessment, the West End sub area has the second fewest (after Queensborough) number of infant toddler and three to five year old childcare spaces. School aged care in the west end sub-area is generally better served relative to infant toddler and three to five year old child care spaces needs.

The child care programming proposed may not be financially efficient as typically a larger number of three to five year old child care spaces are needed to cover costs of the more expensive infant/toddler spaces. Should childcare be included in a future application, staff would continue to work with the applicant to ensure the programming, and size and configuration of the child care spaces is feasible and efficient and would encourage the applicant to connect with the local Community Care Facilities Licensing Officer.

Community Use Space

Above the childcare and retail spaces a 4,574 sq. ft. community use space has been proposed which the applicant has indicated would be leased at a subsidised rate for use by a variety of community groups (such as a place of worship, a community meeting hall, arts and cultural classes, etc.) at an hourly rate. The applicant has proposed that this space would be leased at a subsidized rate.

This space does not have exterior direct exterior access and would require entry through the residential portion of the building which would limit its access by the greater community. In order for this space to be accessible to the greater community, the applicant should consider a direct exterior access, a ground level space which can be combined with adjacent useable open space, commercial grade kitchen facilities.