



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

A8

Report Date: January 28, 2008
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Meeting Date: February 12, 2008

TO: Vancouver City Council

FROM: General Manager of Parks and Recreation in consultation with the Director of Social Planning

SUBJECT: International Village - Payment in Lieu

RECOMMENDATION

THAT Council receive a payment of \$2.1 million from Henderson Development in lieu of building a community centre space within the International Village development with these funds to be reallocated as follows.

- i. \$1,770,000 for the restoration of the artificial playing fields at Andy Livingstone Park; and
- ii. \$330,000 to expand the proposed childcare at International Village from 45 to 49 spaces.

GENERAL MANAGER'S COMMENTS

The General Manager recommends approval of the foregoing.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS that Council approves the foregoing Recommendation.

COUNCIL POLICY

Council approves all capital allocations.

In 1990, City Council approved the Civic Childcare Strategy that set out to:

- support the viability, accessibility and quality of existing child care services;
- assist child care initiatives in high need areas;
- encourage and support efficient, coordinated administrative services required for a child care system in Vancouver to lever other sources of child care funding, wherever possible.

In April 2002, Council approved "Moving Forward Childcare: A Cornerstone of Childhood Development" which set out a strategic plan for child care and child development services for the City.

In 2003, Vancouver City Council, Park and School Boards adopted the Childcare Protocol, which includes the objective to maintain and expand child care by 5 percent over the next two years.

PURPOSE

This report recommends the allocation of a \$2.1 million payment in lieu towards the restoration of the adjacent Andy Livingstone playfields and the expansion of child care within the International Village Development from a 45 space preschool and 3 to 5 program to a 49 space infant/toddler and 3 to 5 program.

BACKGROUND

In 1996, Council approved the rezoning of the lands known as International Village. The City also executed an agreement with the developer (Henderson) in regards to a Replacement School, Child Care and Community Space.

Under this agreement, Henderson would design, construct, fit, finish, equip and furnish a 6,000 square foot community space and a 45 space child care centre. Henderson also agreed for a school to be developed by the Vancouver School Board within the development site.

Furthermore, the agreement contemplated the Community Space not being built. At the owner's choice, a payment in lieu could be made. In that event a revised plan for the Child Care Centre would have to be agreed to by the City.

DISCUSSION

Community Centre Space

The creation of the community centre's space at International Village was originally considered at a time when the North False Creek lands were expected to be developed from the east toward the west. However, the development proceeded both from the east and the west and the Roundhouse Community Centre was developed sooner than anticipated and quickly established itself as the dominant community centre on the north shore of False Creek.

As part of the South East False Creek development, Council approved the inclusion of a Community Centre/Boating Centre. On the basis of these two factors, the need for the International Village Community Centre Space became severely diminished. This perspective was equally shared by the developer and the Park Board and a payment in lieu of \$2.1 million has been negotiated.

Child Care Expansion

The foregone Community Centre has freed up some space that can be reallocated. The growing demand for infant and toddler child care has led the Director of Social Planning to conclude that a 49 space which would serve 12 infants, 12 toddlers and 25 children 3 to 5 years of age is both desirable and feasible. The location of new child care is illustrated in Appendix A, Henderson is only committed to fund 45 spaces, originally intended to serve 20 children in a preschool setting and 25 children ages 3 to 5 full time. The cost associated with the extra 4 spaces is \$330,000. It is recommended that this amount be funded out of these proceeds of payment in lieu.

Artificial Field Restoration

As part of the International Village Development, two artificial playfields were constructed in Andy Livingstone Park in 1995. The underlying soil conditions at this site have three challenges.

- Presence of wood waste
- Presence of remnants of foundations
- Presence of contaminants

The contamination issue was subject to numerous studies and the remediation for this site includes an impenetrable membrane, 1 - 1.2 meters below the artificial playfield surface and a groundwater interception system at Pacific Boulevard.

Over time the wood waste has continued to decompose creating a pattern of differential settlement. The differential settlement pattern is also accented by foundation remnants. The artificial surface itself is showing signs of anticipated wear and tear. The original life expectancy of this field was approximately 12 years but the underlying soil conditions have further shortened the lifespan. At this time the westerly field is not playable, while the easterly field has significant limitations.

In 2006 the Park Board completed a geotechnical study, which concluded that the existing short turf field should be replaced and that the layer between the playfield surface and the membrane should be relevelled. The current field surface is short pile, but instead a long pile solution is recommended. The latter is somewhat more resilient to further movement in the underlying soil.

The geotechnical study reviewed various artificial and natural surface options, but it was concluded that given the high demand and presence of an expensive lighting system, that long pile restoration would represent the best value for money. This conclusion is supported by the Vancouver Field Sport Federation.

In the course of the staff investigation into this matter the issue of cost recovery from the developer and/or the Provincial Government has been reviewed. The chances of a successful cost recovery are considered to be very low. The estimated price tag in 2006, was \$1,500,000 but given the inflationary construction environment it is recommended that \$1,770,000 be committed for the restoration project.

SOCIAL IMPLICATIONS

Access to affordable, quality child care is important to creating inclusive, socially sustainable communities. Child care increases parents labour force participation, aids in healthy child development, and supports economic growth. Research demonstrates that for every \$1 spent on quality childhood development there is a \$2 to \$7 return.

CONCLUSION

This report describes the background to a payment in lieu from Henderson Development, and recommends the allocation of these funds to an expanded child care and restoration of two artificial playfields at the adjacent Andy Livingstone Park.

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