

Date: March 3, 2005



TO: Board Members – Parks and Recreation
FROM: General Manager – Parks and Recreation
SUBJECT: CAPTAIN COOK PARK: UPDATE ON GINGERBREAD HOUSE DAYCARE

RECOMMENDATION:

THAT the Board receive this report for information.

POLICY

In 1974, the Board resolved that daycare centres could be a suitable facility in a park.

In 1992, the Board adopted guidelines and procedures for daycare centres in parks.

On March 8, 2004, the Board approved the Child Care Protocol, which sets out a framework for the City of Vancouver, the School Board and the Park Board to work toward building a comprehensive range of childhood education and care services.

BACKGROUND

Gingerbread House Daycare has been in operation since 1973 and is currently located in a Provincially-owned portable building at 6605 Boundary Road, on land owned by BC Hydro. In early 2004, the Province indicated its intention to terminate this agreement, meaning that Gingerbread needed to relocate. The Province has offered to pay the cost of replacing the portable building if a new location is secured.

On May 3, 2004, the following motion was approved with regards to Gingerbread House Daycare: “That the Board consult interested groups and nearby residents to co-locate a similar modular building on School Board land and at Captain Cook Park, for the purposes of operating licensed childcare programs and report back to the Board by June 30, 2004.”

On June 21, 2004, the following motions were approved:

- “That the Board approve the use of the required portion of Captain Cook Park for a fenced play area, and that the Board enter into a 5 year agreement with the operators of the Gingerbread House Daycare for the purposes of operating licensed childcare programs on a portion of Captain Cook Park, at no cost to the Park Board.”

- “That all arrangements be made subject to the satisfaction of the General Manager, Director of Legal Services and Director of Risk Management.”

DISCUSSION

This report provides an update on the relocation of Gingerbread House Daycare to Captain Cook School and Park. The childcare building will be on School Board land while the outdoor play area for the childcare centre will be on Park Board land.



From July to November 2004, Park Board, School Board and City staff have met several times to work on a detailed layout of the childcare building and outdoor play area. Park Board staff noted the following important features in designing the outdoor play area in Captain Cook Park:

- that the existing trees in the park must be retained;
- that the existing north-south pathway must be relocated nearby;
- that a small entry feature be added at 54th Avenue, welcoming park users and parents and children heading to the daycare; and
- that the outdoor play area, which is fenced, be designed in a way that is not visually or physically intrusive to park users.

A detailed landscape plan was submitted in November 2004, incorporating the ideas suggested by staff. This plan, along with the plans for the childcare building, was presented at an open house held on November 29, 2004 at Captain Cook School. Only a handful of nearby residents attended. Two filled in the comment sheet, both supporting the proposal.

A Development Permit application was submitted on January 10, 2005, including a revised plan for the outdoor play area, shown in Appendix A.

Park Board staff will now review the detailed plan prior to issuance of the Development Permit. Staff will work also with Gingerbread House Daycare on the license agreement in the upcoming weeks. If the schedule proceeds as planned, construction of the childcare building and outdoor play area will occur this summer and likely be completed in the fall of 2005.

SUMMARY

The relocation of Gingerbread House Daycare to Captain Cook School and Park is proceeding well. Park Board staff support the detailed design for the outdoor play area that will be located at Captain Cook Park.

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