



Date: February 27, 2006

TO: Board Members – Vancouver Park Board

FROM: General Manager - Parks and Recreation

SUBJECT: Redevelopment of Existing Childcare Centre on the Delamont Park Site

RECOMMENDATION

THAT the Board approve the design for a new modular building for the Kitsilano Area Childcare Centre at 2041 West 6th Avenue to replace the exiting portable building, as illustrated in Appendices A and B.

POLICY

In February 1974, the Board resolved that day care centres could be a suitable facility in or adjacent to neighborhood and community parks.

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

In March 2004, the Board approved a Child Care Protocol that sets out a framework for the City, Park Board, and School Board to work together to build a comprehensive range of childcare education and childcare services to increase licensed childcare spaces in Vancouver by 5%.

BACKGROUND

From the 1930s to the 1970s, the Park Board acquired most lots in the blocks bounded by Arbutus Street, 5th Avenue, 7th Avenue and the Arbutus rail corridor for the purpose of establishing a new park in the apartment area in Kitsilano. These lands can be divided in three categories (see Appendix C).

- Existing park land (opened in 1981);
- Community uses on land acquired for park purposes; and
- Residential uses on land acquired for park purposes.

The Kitsilano Area Childcare Centre was established in March 1974 at 2041 West 6th Avenue on the Delamont Park Site.

In May 2004, the Board approved a resolution to enter into a five year agreement with two not-for-profit childcare societies for the purposes of operating licensed childcare programs in BC Building Corporation buildings at Kitsilano Area park site and Burrard View Parks, and to inform interested groups and nearby residents, all arrangements subject to the satisfaction of the General Manager and Director of Legal Services.

The Board also approved a motion to enable these childcare societies to negotiate with BC Building Corporation (BCBC) to replace the aging portable facilities with new structures.

In April 2004, the Board directed staff to continue to execute the agreements with these Childcare Societies to reflect the changes in ownership related to the BCBC Portable Replacement Program.

In November, 2005, the Board was given an update of the Kitsilano Area Childcare project.

A Development Permit has already been issued on this project. Part of the Development Permit Process involved public consultation within a two block radius of the site. The Board is now being requested to approve the design of the facility as has been submitted for building permit to the City.

DISCUSSION

The proposed new modular Child Care building is 217.6 SM which is 55.2 SM larger in footprint than the prior building it is replacing. The increase in area is due to an increase in the minimum licensing area requirements from when the original BCBC Childcare was established in 1974. The proposed new modular building incorporates an outdoor play area on the east side of the building adjacent to the community gardens situated on the adjacent lot.

There are four trees that will be required to be removed and one tree relocated on site due to the increase in building area. One of the trees to be removed is a mature cherry tree. During the Development Permit review process, the City's Landscape Development Specialist consulted with neighbours adjacent to the childcare. It was decided that the east side yard of the building next to the community garden should be maintained as the covered outdoor play area and this was a better choice for a noisy outdoor play area than the west side yard, which is adjacent to a private residence.

In considering all the reasons given for the placement of the child care building and the removal of the mature cherry tree, the City's Landscape Development Specialist concluded that the greater good would be achieved by preserving the children's play areas on the east side of the building and planting a new tree to replace the removed mature cherry tree. The other existing three trees to be removed will also be replaced with three new trees on site.

Staff has reviewed the drawing submission for the proposed new portable building and supports the building permit application subject to final building permit approval by City Hall.

The current plan calls for the childcare program to be temporarily relocated until the new portable building is constructed and is licensed for use.

The City and Park Board are continuing to work on an agreement with the Kitsilano Area Childcare Society for the use of the property for the purpose of operating a childcare centre consistent with other childcare operated on other properties.

SUMMARY

A community consultation process has been completed for the proposed new modular building to replace the existing portable Kitsilano Child Care Centre building. The new modular building will meet current licensing space requirement for a 25 space 3 to 5 year group childcare centre.

Staff support the design of the new modular child care building to replace the portable childcare building on site.

Prepared by:

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