

Date: May 19, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
**SUBJECT: Burrard View Park - Harbourview Daycare
Redevelopment**

RECOMMENDATION

- A. THAT the Board approve the concept plan described as Option B as outlined in this staff report and illustrated in Appendix 1 for a two-storey, 4,700 square foot permanent licensed daycare facility to replace the childcare portable on Burrard View Park at no cost to the Park Board, provided that the project proponents secure funds to complete the project, and*
- B. THAT a report with detailed schematic design plans and secured revenue sources be submitted to the Board prior to development permit application.*

POLICY

The Board resolved that day care centres could be suitable facilities in or adjacent to neighbourhood or community parks, in February 1974.

The Board adopted guidelines and procedures to locate daycares in parks in June, 1992.

BACKGROUND

Burrard View Park is a 2.76 hectare neighbourhood park located in the Hastings – Sunrise community. Harbourview Daycare is operated by two organizations who are the project proponents. The Hastings Townsite Daycare Society is a parent-run Board which operates the childcare program and the Kiwassa Neighbourhood Services Association has a management agreement with them to provide administrative and staff support to the program.

In May 2004, the Board approved a motion to enable the Harbourview Daycare to negotiate with the BC Buildings Corporation to replace the aging portable.

In April 2005, the Board directed staff to execute an agreement with the Society once the ownership of the portable was clarified, and to seek a quit claim from BCBC in favour of the operating society regarding portable ownership. In June 2005, the Board directed

staff to consult the community regarding the proposal to build a permanent daycare building on the park, according to the Park Board's Daycares in Parks guidelines. The Board was updated in December 2005 on the results of the public consultation process and next steps.

On April 18, 2006 the Parks and Recreation Planning Committee reviewed three concept options and supported the proponent's preference for a two-storey permanent building (Option B), on the present site of the portable, and directed staff to prepare a report to the Board on this plan.

DISCUSSION

The operators provide licensed childcare services from a portable structure, which they own, which is located in the south west section of Burrard View Park. The structure is approaching the end of its functional lifecycle. Harbourview Daycare currently occupies approximately 6,500 square feet of parkland. The program provides 25 spaces for 3 to 5 year-old children. The facility and program operates at no cost to the Park Board.

Childcare Facility Development Options

Three concept plans were presented to the Planning Committee for review, including an option to renew the facility at existing service levels (Option A). The other two concepts (Options B and C) involve expansion from 25 spaces to 37, including 12 infant-toddler spaces for children 18 to 35 months, which the City states is in high demand in the area.

Option A is the least expensive of the three design options presented. However, no additional capital funding is available from either the Province or the City unless new childcare spaces are added. With less than half of the funding available for this option, the proponents conclude that Option A is not viable.

Option B, which is attached as Appendix 1, is a two storey structure requiring 4,700 total sq feet of indoor space, plus an additional 3,300 square feet of park-level outdoor play space. Due to efficiencies gained by the two-storey design, the total impact on park space is estimated at 6,500 square feet which is what is presently in use by the Harbourview Daycare. This option is the most expensive option under consideration with an estimated capital cost of \$ 1.7 million. Option B is the proponents' preferred option for facility renewal, primarily because it requires no additional green space for a modest difference in construction cost. This option was supported by the Park Board Planning Committee at their meeting of April 18, 2006. Staff are recommending approval of this Option B concept.

Option C, on one storey, requires 4,300 sq feet of indoor space and an additional 4,200 square feet of outdoor play space. The total impact on park space is 8,500 square feet, and the estimated capital cost is \$ 1.6 million. Option C requires a net increase of 2,000

square feet of additional park space beyond that presently in use. The difference in the cost would be a savings of \$100,000 compared to the preferred Option B.

Project proponents reviewed the use of a modular building design for all options and concluded that the modular construction methods provide less flexibility in building design character, and do not offer significant cost savings over the purpose built design.

Summary of Redevelopment Options

Options	Building Use Footprint	Park Use Footprint	Park Impact	Estimated Project Costs
A – 1 storey	2,650 sq ft	3,500 sq ft	6,150 sq ft	\$ 1.0 million
B – 2 storey	3,000 sq ft	3,500 sq ft	6,500 sq ft	\$ 1.7 million
C – 1 storey	4,300 sq ft	4,200 sq ft	8,500 sq ft	\$ 1.6 million

Capital Fundraising Considerations for Option B

The project has funding available from previous commitments, and city staff will be recommending an allocation of \$ 500,000 in city childcare capital funds for the Harbourview project. City approvals would be contingent on the project receiving Park Board approvals, that the project maintains the existing program and adds the 12 new infant-toddler spaces and that all city requirements are satisfied.

Provincial funding programs are frozen at this time due to changes in the federal-provincial childcare agreement. Based on previous funding programs, the proponents expect to be eligible for up to \$ 494,000 in provincial funding for service expansion. The Province has listed Hastings-Sunrise as a priority community for its Targeted Major Capital Funding program.

The following table provides a breakdown of the proponents funding strategy and identifies a current funding shortfall of \$ 1.2 million for the project. The proponents expect that Park Board concept approval will be helpful in securing several of their funding sources.

Funding Sources

Sources	Funds in Place	Funds Not Confirmed	Terms and Conditions
Existing Funding	37,000		previous commitments held over
BCBC Agreement	455,000		must commence by March 2006
City of Vancouver 2006-2008 Capital Plan		500,000	new childcare spaces; need land access; Council considers May 30 th
Province of BC- Capital		494,180	90% of new spaces costs; based on previous program; program pending
BC Lottery Corporation		100,000	Application window is Oct-Nov
Other Sources		102,463	criteria vary
Totals	\$ 492,000	\$ 1,196,643	Total Project: \$ 1,688,643

The proponents have agreed to jointly pursue a Fundraising Plan to secure the balance of capital funds for the building. They are actively pursuing sources with the assistance of the City's Social Planning staff, and will report back to the Board once funding commitments have been fully secured.

There is no cost to the Park Board in either capital or operating costs related to this proposal.

Neighbourhood Issues

Concerns expressed during the public consultation process include the loss of additional green space resulting from an expanded daycare, the potential build-out of a larger daycare building to the residential areas south and west, the possibility of more noise from an expanded and publicly-accessible playground, possible restriction of view corridors associated with a two-storey building and the character and fit of the building and perimeter fencing in the neighbourhood and the park.

The two-storey 'Option B' requires the amount of space now used to meet childcare licensing requirements and city childcare design guidelines, and is proposed to be built on the site of the present portable. This approach ensures that a green space buffer to the south provides the type of separation requested by neighbours. Given the concerns about multi-use playground space the proponents have no plans to expand the play space beyond that required for their program needs. Concept plans presented by the proponents are sensitive to the character of the Cottage Hospice facility located nearby on the park which was requested by neighbours.

The potential impact on view corridors requires further study during the detailed schematic design discussions. The height of the proposed two-storey facility (Option B) is 28 feet, while the height of the one-storey building with attic (Option C) is an estimated 23 feet. Detailed design planning will provide options to address any building height issues.

The two-storey option satisfies most of the concerns about daycare expansion which have been expressed during the process of neighbourhood consultation. More work on the specific placement of the building and roofline configurations is required in consultation with the neighbourhood. Detailed design work will commence shortly and the resulting schematic design plans and confirmed funding sources will be reported back to the Board at the earliest opportunity prior to the development permit process.

SUMMARY

Proponents of the Harbourview Daycare project have selected a two-storey permanent building concept as the preferred option (Option B) to replace the childcare portable on Burrard View Park. Capital funding is not fully confirmed due to issues beyond the proponent's control, and the proponents have been working to identify possible capital funding sources. Most of the concerns expressed by neighbours have been acknowledged and mitigated, while potential impacts on view restrictions require more study and design planning in consultation with local residents.

Staff are recommending concept approval of Option B. Final schematic design plans and confirmed capital fundraising details will be reported to the Board prior to the development permit application process

Prepared by:

Vancouver East District
Vancouver Board of Parks and Recreation
Vancouver, BC

- Appendix 1 **Option B**
- ♦ West Elevation
 - ♦ South Elevation
 - ♦ Lower Level Space Plan
 - ♦ Upper Level Space Plan