



Date: September 27, 2010

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Harbourview Daycare Expansion Project

RECOMMENDATION

- A. THAT the Board approve the concept plan, described in this staff report and illustrated in Appendix 1, for renovations to the existing one storey child care centre on Burrard View Park. All work will be at no cost to the Park Board, and is subject to the project proponents securing funding to complete the project, and***
- B. THAT no legal rights shall arise and no consents, permissions or licences are granted hereby and none shall arise or be granted hereafter unless and until all contemplated legal documentation has been executed and delivered by all parties.***

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 building out of which the daycare runs.

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 the portable building's ownership.

In June 2005, the Board directed staff to consult with 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 current portable building. The Committee also directed staff to prepare a report to the Board on this plan. The building was never built.

DISCUSSION

The operators provide licensed childcare services from a portable structure, which they own, located in the south west section of Burrard View Park. The structure is approaching the end of its functional life. The program provides 25 spaces for 3 to 5 year-old children and the facility and program operates at no cost to the Park Board. The new proposal will accommodate 32, 3-5 year olds in two groups of 16 in a one-level, renovated building. This is an increase of seven children from the existing daycare. The previously approved two-storey building's footprint was 3370.0 sq.ft including the building and outdoor covered area while the new proposal is 3494.63 sq.ft. The total park land currently dedicated for Harbourview Daycare use is approximately 6,500 square feet.

The operators propose to renovate the existing portable building, add to the north of the building, fill in the existing covered area at the south and add a new covered area to the south west (see Appendix 1). The existing outdoor area, bounded by a wood and chain link fence, will remain as will the location of the present playground. The existing concrete play area to the west of the building will be replaced with more natural materials including path finish, planting areas and grass. It is also anticipated that the existing fences will be replaced.

The proposal takes into account the proximity of the building at the west to the property line, mature tree, steeper grade and tennis court to the east and the current location of the playground to the south. The orientation of the daycare to the south and west takes advantage of the sunny play area and some of the existing infrastructure, as well as provides an enhanced street presence. The new entry will be relocated to accommodate the new interior layout.

The operator is in discussion with the Engineering Department to arrange for the lease of the City right of way for a portion of the outdoor play area. A letter in support of this request was submitted by Kiwassa who have conducted three public meetings to explain the proposal and have received overwhelming support for the new daycare. A meeting with the Planning Department in the summer was productive as was a recent meeting with Social Infrastructure, Licensing and Facilities Planning.

Capital funding is being arranged through the Province. There is no cost to the Park Board for this project.

SUMMARY

Proponents of the Harbourview Daycare project have revised their previous proposal to erect a two-storey permanent building and now propose to renovate and add to the existing childcare facility in Burrard View Park.

Three public meetings have been held and the proposal has the support of the community. Staff is recommending concept approval of this proposal.

A landscape site plan showing the extent of the additions and the proposed play area modifications is attached as Appendix 1 to this report.

Prepared by:
Planning & Operations
Vancouver Board of Parks and Recreation
Vancouver, BC
JR/jnr

