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ADMINISTRATIVE REPORT

Report Date: July 3, 2012
Contact: Jim de Hoop
Contact No.: 604.873.7479
RTS No.: 9662
VanRIMS No.: 08-2000-20
Meeting Date: July 10, 2012

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Allocation of Cash Community Amenity Contribution to Duke Street
Childcare Playground Renovation

RECOMMENDATION

THAT Council approve a grant of \$105,846 to Collingwood Neighbourhood House for renovations to the Duke Street childcare outdoor playground subject to conditions outlined in this report. Source of funding: the Community Amenity Contribution received from the rezoning of 2667-2703 Kingsway, to be added to the 2012 Capital budget.

REPORT SUMMARY

On July 12, 2011 at Public Hearing Council approved a rezoning at 2667-2703 Kingsway subject to the owner providing a cash Community Amenity Contribution (CAC) of \$105,846, to be allocated to Collingwood Neighbourhood House (CNH), operator of the Duke Street childcare immediately behind the development site. The Duke Street childcare outdoor play areas will be significantly affected by shadowing caused by the new development. The owner has now paid the CAC, and development of the site is underway. Approval of this recommendation will enable CNH to undertake the necessary re-design and renovation of the outdoor areas to mitigate the impact of shadowing on areas that children use.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On July 12, 2011 at Public Hearing Council approved the rezoning subject to the owner paying "to the City, prior to enactment of the rezoning by-law, the agreed upon Community Amenity Contribution of \$105,846 to be allocated to ensuring that the childcare facility at 2708 Duke Street meets the City's Childcare Design Guidelines with respect to shadowing on the outdoor play areas."

Approval of grants requires eight affirmative votes.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager and General Manager recommend approval.

REPORT

Background/Context

The City's Childcare Design Guidelines include recommended performance standards for design of indoor and outdoor areas based on research on environments that support healthy child development, including access to sunlight. The Childcare Design Guidelines call for a minimum of three hours of direct sunlight per day at the winter solstice on outdoor play areas. The proposed development on Kingsway will cause significant shadowing on the outdoor areas of Duke Street childcare, especially during the winter when virtually all of the existing play areas will be shadowed. The site could be reconfigured to minimize the effect of shadowing on those areas by re-allocating areas reserved for parking, etc.

At Public Hearing on July 12, 2011 Council approved the proposed rezoning, subject to a number of conditions, including the allocation of the offered cash CAC of \$105,846 to mitigate the impact of shadowing on the Duke Street childcare.

Strategic Analysis

Shadow studies of the proposed development on Kingsway show that virtually all of the current outdoor play areas of the Duke Street childcare would be shaded during the peak use times. On the strength of the rezoning condition, CNH retained playground designer Paul Dirks to develop a master plan for the site that moves the children's play areas to the portions of the site that receive the most sun in the winter months, as required by the Childcare Design Guidelines. The design also allows for moving the children's vegetable garden to the optimum location for summer sun and improves the indoor-outdoor relationship for the facility.

The proposed project includes a significant renovation and reconstruction of the outdoor play areas and the associated play structures, as well as some renovation of the childcare facility to meet the intent of the Childcare Design Guidelines. Some reorientation of the building interior spaces and entries is required to ensure that a strong visual connection is maintained between the key indoor and outdoor areas allowing for surveillance of the new outdoor play areas from the key indoor activity areas. The total renovation is estimated to require at least \$100,000. A letter from Collingwood Neighbourhood House outlining their proposed approach is attached as APPENDIX A.

Staff investigated the feasibility of relocating the Duke Street Child Care Centre to another location in the vicinity including Slocan Park or Norquay Park. The cost of moving the facility would be in excess of \$1 M. Given that no additional childcare spaces would be gained from the move, staff are not recommending that approach.

The owner of the development site on Kingsway has paid the required cash CAC earmarked for this project.

Staff recommend that the CAC funds be released in the form of a grant to Collingwood Neighbourhood House, in two instalments: 50% on receipt of a final design and construction budget, and the final 50% upon receipt of evidence of completion of the project to the satisfaction of the Managing Director of Social Development.

Financial

The source of funds for the recommended grant is the \$105,846 Community Amenity Contribution received from the rezoning of 2667 - 2703 Kingsway. The rezoning and allocation of CAC were approved by Council on July 12, 2011 at Public Hearing (RTS 9092). The payment was received April 4, 2012. The grant will be released in two instalments: the release of the first instalment (50%) is subject to receipt of the final design and construction budget; the release of the second/final instalment (50%) is subject to evidence of completion of the project. If the recommendation is approved by Council, a total of \$105,846 will be added to the 2012 Capital Budget. This change will be included in the next quarterly report on Capital Budget Adjustments in September 2012.

The on-going maintenance of the playground is the responsibility of Collingwood Neighbourhood House, the operator of the Duke Street childcare centre.

CONCLUSION

This report recommends a grant to Collingwood Neighbourhood House, operator of Duke Street Childcare to undertake renovations to the facility required to ensure that the impact of shadowing caused by an adjacent redevelopment of 2667-2703 Kingsway are mitigated. The source of funds is the cash Community Amenity Contribution approved by Council for this purpose at Public Hearing on July 12, 2011.

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Collingwood

Neighbourhood House

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www.cnh.bc.ca

Vickie Jo Morris
Senior Social Planner, Infrastructure
Social Development Department
City of Vancouver
5th Floor, 111 West Hastings Street
Vancouver, BC

May 16th, 2012

Dear Vicki,

As you are aware the new development currently under construction at 2667-2703 Kingsway will have a negative impact on the existing Duke Street Early Learning and Care Child Care Centre, at 2708 Duke Street, which backs onto the Kingsway property.

The Duke Street Early Learning and Care Child Care Centre is a licensed child care facility, leased by Collingwood Neighbourhood House Society from the City of Vancouver. At the Centre we care for 32 children between 30 months and school age. The Centre is open twelve months a year from 7:30am to 6pm, Monday to Friday.

Several analyses provided to us through Social Development have demonstrated the Duke Street Child Care Centre will be adversely affected by a substantial increase to the amount of shade the children experience during the year. Not only is the shadowing on the outdoor area significant, but the areas most affected by the shadowing happen to be the areas most used by the children for actual outdoor play (as opposed to the parking area and a tree grove).

Fortunately, we have available to us the expertise of the renowned playground architect, Paul Dirks, who has made an initial set of plans for mitigating the negative impact of the shade. Please find enclosed the plans which Paul has advised he will be able to take to the next stage of detail once the \$105,846 Community Amenity Contribution payment is confirmed to Collingwood Neighbourhood House Society.

There is certainly a lot to be concerned about with the new development and the substantial and potentially very negative impact on the children, especially in the dark winter months when the shadowing will cover the entire playground all day. However, with support from the CAC we will have the ability to mitigate the shade impact by improving the play value and play opportunities in the areas that will receive the most sunshine during the other months of the year.



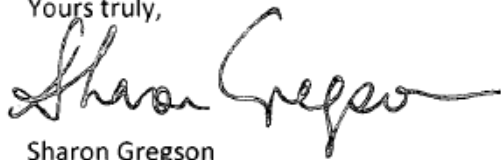
This proposal allows us to re-orient two large vegetable-growing areas in a phase two of the project, if the growing ability in the current location is unsuccessful due to the new shading. The CAC will also allow us to improve our 'outdoors to indoors' concept which is a strong component of the environment being the third teacher in Reggio Emilia pedagogy, which we have embraced.

There was some initial discussion of moving the Duke Street Early Learning and Care Centre modular building however the cost would be prohibitive and the shade mitigation proposal is a far more economical approach than moving the facility.

We appreciate there will be capital grant conditions and so we will be accountable for all work complying with City permitting requirements and that the grant will be issued in 3 instalments: 50%, 40% and 10%.

We will be happy to provide more information on the shade mitigation proposal should it be necessary and we look forward to Council approving the release of the CAC funds. The new development on Kingsway is well under construction and the mitigation work would be best started during the fine weather months in 2012.

Yours truly,



Sharon Gregson
Director of Child & Family Development Services

Paul Dirks
Dirks Landscape Design Build Ltd.
3651 Barga Drive
Richmond BC V6X 2R7
Cell 604 726 2263
e-mail pauldirks@shaw.ca

May 15, 2012

Sharon Gregson
Director of Child and Family Services
Collingwood Neighborhood House

Attention Sharon:

Re: Duke Street Daycare Landscape Construction Estimate

Enclosed, please find a concept plan for the outdoor play ground at Duke Street Daycare. A rough ballpark estimate for an overhaul of the yard would range from \$75,000 to \$100,000.

If you have any questions please call me at 604 726 2263 or e-mail

Sincerely,



Paul Dirks BLA