Campus Context
Childcare at UBC is a recruitment and retention tool for students, faculty and staff. Currently there are 1300 applicants on the waitlist for childcare. While there are plans to provide 450 new childcare spaces by 2021, the timeline for new spaces depends on the schedule of major capital projects such as Brock Commons Phase Two. To ease the pressure on child care demand UBC will add nearly 100 childcare spaces by August 2019 using prefabricated modular construction. It is anticipated the childcare units will be sold and moved off campus by 2034.

Living Laboratory
UBC Child Care Services operates just over six hundred licensed spaces in twenty-seven locations on campus and employs more than a hundred and sixty early childhood educators and serves as a model for other programs in the province. Architects, urban planners and licensing officers often view the facilities and make recommendations for similar services in their communities. Staff from other child care programs in the city and throughout the province request visits to their facilities. Early Childhood Education college students are eager to do practicum in their programs. In addition, they receive many visits from around the world who are researching social programs and Early Childhood in Canada. An UBC Child Care Services is one of the first applicants for the provincial funding, it will leverage its expertise and develop a prototypical modular suitable for deployment on public land throughout the province.

Review Process
Communities + Architecture Inc have worked closely with Child Care Services on project programming and preliminary design work. The following document accompanies the Development Permit application. The design team has reviewed the project with the campus urban designer, landscape architect, director of planning, and transportation engineer.

Design Policy Compliance
The design of Acadia Modular Daycare complies with Part 3 of The Vancouver Campus Plan. Within the Forest Edge District Landscape, the three discrete daycare buildings have been sited within this context so as to minimize tree disturbance and embrace the existing forested landscape. Primary cladding materials have also been considered, utilizing grey metal cladding to conceal each mass into the forested landscape. Clear finish softwood highlights provide a warm and friendly character while responding to its natural forested setting. The site has accessible connections to the Public Realm Network. All main entry points for pedestrians and cyclists will be accessible from Acadia Park Lane and provide a connection to the green commons north of the site. Large street facing windows allow for visible interiors while providing views to the surrounding forested landscape. Large canopies projecting over each entrance provide outdoor rain protection.
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ISSUES + REVISIONS

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PROJECT CODE STATUS

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Site Photos

1. East View from central pathway
2. West view from building 3
3. East view from building 1
4. South view from building 2
5. South view from north property line
6. West view from building 2