WESBROOK DAYCARE

DEVELOPMENT PERMIT SUBMISSION

3335 Webber Lane

20 December 2018

WESBROOK DAYCARE

PROJECT TEAM

CLIENT

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Contact: Bob Lilly
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DRAWING LIST

DP-01 - Cover Sheet
DP-02 - Data Sheet
DP-03 - Southwest Axonometric
DP-04 - Design Rationale
DP-05 - Sustainability Strategy
DP-06 - Context Photos
DP-07 - Site Plan
DP-08 - Floor Plan
DP-09 - Roof Plan
DP-10 - North Elevation
DP-11 - South and West Elevations
DP-12 - Sections
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DP-18 - Rendering 4
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LA-01 - Existing Context
LA-02 Playground Concept Plan
LA-03 Playground Inspiration
LA-04 Landscape Plan
LA-05 Landscape Inspiration
E-1 Electrical Site Plan

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## Project Data

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<thead>
<tr>
<th>Address</th>
<th>3335 Webber Ln, Vancouver, BC V6S 0H3</th>
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<tbody>
<tr>
<td>Legal Description</td>
<td>Pt.F, Plan DCP35352, D.L. 6494, Gp. 1, NWD</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>11,925.20 sqm</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>1,805.80 sqm (Existing Community Center) 622.41 sqm (Proposed Daycare)</td>
</tr>
<tr>
<td>Building Height</td>
<td>1 Storey - 6.655m</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Front n/a Rear n/a Side n/a</td>
</tr>
<tr>
<td>Parking</td>
<td>n/a (use of existing Community Center surface parking)</td>
</tr>
<tr>
<td>Loading</td>
<td>n/a (use of existing Community Center loading)</td>
</tr>
<tr>
<td>Bicycle Parking</td>
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<tr>
<td>Floor Space Ratio</td>
<td>23% (Existing Community Center) 28.26% (Total)</td>
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### Address
3335 Webber Lane
Vancouver, BC V6S 0H3

### Legal Description

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- 23% (Existing Community Center)
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622.41 sqm

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**Data Sheet**

**Wesbrook Daycare**
3335 Webber Lane

**Development Permit Submission**
20 December 2018
DEVELOPMENT PERMIT SUBMISSION

Wesbrook Daycare
Southwest Axonometric

20 December 2018
3335 Webber Lane

- curved roof over larger massing
- lower masonry massing
- colour metal window shrouds
- metal panel cladding matches existing community centre
- wood beams
- childcare groups rotated to align with community centre axis
- existing community centre west entrance
- playground area

existing addition

Southwest Axonometric
DP-03
The Wesbrook Community Centre Daycare is an addition to the existing Wesbrook Community Centre. Three separate childcare areas with shared service and support spaces will accommodate 12 infants, 12 toddler and 25 preschool age children.

Time restricted parking stalls in the community centre parking lot and designated drop off stalls along Webber Lane will provide parents with parking spaces. Entry to the daycare is through two access points in the playground fencing on the east and west sides. Each childcare group has its own entrance directly from the playground area.

The massing of the daycare is a single storey set against the larger volume of the existing community centre gym. On the north side is a lower masonry block similar to the north community centre masonry mass. The daycare is set back from the face of the community centre to allow for planting to create a buffer between the childcare spaces and the pedestrian roadway and school to the north. Small punched windows with coloured metal surrounds adds playfulness to the muted tones of the masonry.

The larger form of the daycare is covered by a gently curved roof to match the existing community centre gym roof. A clerestory allows natural light into each of the daycare centres. The exterior of the larger massing is clad in metal panels to match the existing community centre. The panels are of two shades of gray with large inset panels that create depth to the walls.

Facing south are three large areas of glazing for each of the childcare groups. The face of the glazing planes are rotated to align with the south axis of the community centre which gives an identity to each childhood group which is emphasized by the addition of a band of colour at the glazing perimeters.

The main roof extends to create covered play area along the south elevation. The western end of the roof terminates with a dramatic point supported by a column and glulam beams.
The existing community centre provides many sustainable systems that the daycare will be utilizing. In particular, the existing thermenex mechanical system will provide heating and cooling for the daycare spaces.

Thermenex is a mechanical system that is based on ‘energy’ preservation to reduce the energy costs and greenhouse gas emissions of a building by addressing all the thermal energy needs inside the building. It relies on water as the heat transfer medium and utilizes a thermal gradient header to move energy to where it is needed. The single gradient header eliminates redundant and counteracting thermal systems.

The system is designed to reduce thermal demand, improve efficiency and reduce waste energy. At Wesbrook, it utilizes a water-to-water heat pump, high-efficiency boilers and exhaust air heat recovery systems along with the Thermenex gradient header concept to achieve low energy operation.

### EXISTING GREEN BUILDING INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Recycling Program and Storage Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Thermenex Heating and Cooling System with Monitoring and Controls</td>
</tr>
<tr>
<td>Retention of Trees and Incorporation into the Playground Design</td>
</tr>
</tbody>
</table>

### GREEN BUILDING INITIATIVES

#### Energy
- Heating and cooling from the existing Thermenex system (including monitoring of energy use)
- Heat Recovery within the new ventilation system
- Passive ventilation through the clerestory windows
- LED fixtures and natural lighting strategies
- Metering of electrical power use
- Metering of Heating and Cooling (mechanical please confirm how this can be achieved)
- Air tightness targets and testing

#### Water
- Water efficient landscaping (LEED 2009 Credit 1)
- Water Use Reduction (LEED 2009 Credit 3)
- Metering

#### Materials & Resources
- Life Cycle Costing of select interior finishes
- Construction Waste Management (LEED 2009 Credit 2)
- Recycled Content Use (LEED 2009 Credit 4)
- Enhanced Recycling Facilities Shared with Existing Community Centre

#### Biodiversity
- Bird Friendly Design
- Habitat planting
- Edible planting

#### Health and Wellbeing
- Outdoor Air Delivery Monitoring (LEED 2009 Credit 1)
- Increased Ventilation (LEED 2009 Credit 2)
- Construction IAQ Management During Construction (LEED 2009 Credit 3.1)
- Construction IAQ Management Before Occupancy (LEED 2009 Credit 3.2)
- Low Emitting Materials (LEED 2009 Credit 4.1 and 4.4)
- Indoor Chemical and Pollutant Source Control (LEED 2009 Credit 5)

#### Quality
- Use of durable materials
- Conformance to UBC Technical Guidelines

#### Climate Adaptation
- Consideration of adaptability of mechanical system to address 2°C increase in average temperatures

#### Place and Experience
- Retention and use of large trees within the playground areas
- Partnership with the community centre.
A - Looking North towards the existing community centre

B - Looking South with existing community centre at the left

C - Looking North at University Hill Secondary across Berton Ave.

D - Looking South towards residential building across Webber Lane

E - Looking North at the existing community centre west entrance

F - Looking South with the project site on the left and the sports field on the right.
### Wesbrook Daycare

**North Elevation**

**Development Permit Submission** 20 December 2018

3335 Webber Lane

<table>
<thead>
<tr>
<th>Layer</th>
<th>Material Description</th>
<th>Image</th>
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<tbody>
<tr>
<td>1</td>
<td>Dark Masonry</td>
<td><img src="image" alt="Dark Masonry" /></td>
</tr>
<tr>
<td>2</td>
<td>Metal Cladding Panel (Different Depth Profile)</td>
<td><img src="image" alt="Metal Cladding Panel" /></td>
</tr>
<tr>
<td>3</td>
<td>Exposed Glulam Structure</td>
<td><img src="image" alt="Exposed Glulam Structure" /></td>
</tr>
<tr>
<td>4</td>
<td>Metal Cladding Panel (Single Depth Profile)</td>
<td><img src="image" alt="Metal Cladding Panel" /></td>
</tr>
<tr>
<td>5</td>
<td>Roof Membrane</td>
<td><img src="image" alt="Roof Membrane" /></td>
</tr>
<tr>
<td>5</td>
<td>Wood Cladding</td>
<td><img src="image" alt="Wood Cladding" /></td>
</tr>
<tr>
<td>6</td>
<td>Coloured Window Trim</td>
<td><img src="image" alt="Coloured Window Trim" /></td>
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3335 Webber Lane

Shadow Analysis, Summer

1 : 500

1 : 500

1 : 500

Summer 10am
1 : 500

Summer 12pm
1 : 500

Summer 2pm
1 : 500

EXISTING SCHOOL

EXISTING COMMUNITY CENTER
looking east
looking northwest from near existing community centre west entrance
looking northeast at south and west elevations
Existing Context:
Playground Inspiration

Climbers and Huts

Sand

Water

Willow

Infant Play Area

Miscellaneous
Landscape Plan

Legend
- 6' Tall Block Vinyl Coated, Non-Glimpse Chain Link Fence
- 6' Tall Cedar Fence
- Existing Vegetation to Remain
- Existing Tree to Remain
- Existing Light Fixture

Representative Plant List
- Rhododendron 'Pink Perfection'
P.J. Harkness / 1 gallon
- Rhododendron 'Blue Moon'
P.J. Harkness / 1 gallon
- Hosta 'Blue Mouse Ears'
P.J. Harkness / 1 gallon
- Viola cornuta 'Spring Bouquet'
P.J. Harkness / 1 gallon
- Picea abies 'Conica'
Hitex / 9 cm col

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5998 Berton Avenue
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Landscape Plan
LA-04
Landscape Inspiration

Vegetation

Furnishing

Special Feature Plants