

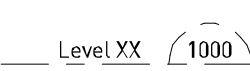
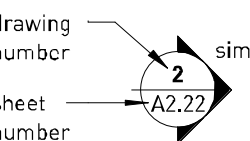
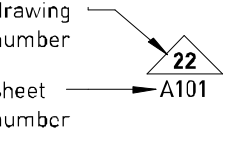
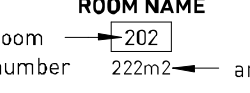



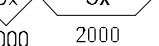

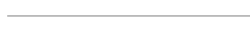
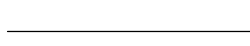



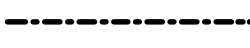




# UBC Orchard Child Care

Sept 20, 2024 Issued for DP - Amendment 1  
R1



## Graphic legend

	north arrow
	grid line identification
	geodetic elevation above sea level
	section reference
	elevation reference
	room/area tag
	door tag / refer to schedule
	window tag / refer to schedule
	assembly tag / refer to assembly schedule
	ceiling elevation
	centre line
	existing construction to remain
	existing construction to be demolished
	new construction
	0hr fire separation
	45min fire separation
	1hr fire separation
	1.5hr fire separation
	2hr fire separation

## Abbreviation legend

aff	= above finished floor
cl	= centre line
c/v	= complete with
eq	= equal
exist	= existing
ext	= exterior
int	= interior
max	= maximum
min	= minimum
na	= not applicable
nic	= not in contract
oc	= on centre
osci	= owner supplied contractor installed
osoi	= owner supplied owner installed
rec	= recessed
reqd	= required
rm	= room
sim	= similar
tme	= to match existing
t/o	= top of
typ	= typical
unp	= unless noted otherwise
u/s	= underside
vif	= verify in field
w/	= with

## Written Description

The project is a proposed one-storey 246 gross square meter purpose-built child care facility with and additional 246 square meters of outdoor activity space, providing 24 new child care spaces for the UBC campus. Equitable access to child care is critical in meeting UBC's goals of increasing equity, diversity and inclusion and reducing barriers for historically underserved, marginalized or excluded families. Currently, families can wait up to 2.5 years for child care on campus. On February 9, 2024, the Province of BC announced that more than 700 child care spaces across BC will move into the \$10 a Day ChildCareBC program, including more than 300 group child care spaces at UBC Child Care. The proposed Orchard Child Care (OCC) will provide 24 of these childcare spaces. The facility will be centrally located along the western edge of the main open space of the Orchard Commons fronting West Mall. The Orchard Child Care will create an excellent physical environment to support the best practices of high-quality child care in a facility that also enhances the campus experience at Orchard Commons. The primary goals include:

- Develop a child care facility in close collaboration with UBC Child Care that reflect and support their values, pedagogical philosophy and practices in the delivery of high-quality child care;
- Use the creation of an excellent child care facility to enhance the functions, performance and qualities that support a positive experience of Orchard Commons.

## Design Policy Compliance

The project has been designed in accordance with the Vancouver Campus Plan Part 3 requirements. The project is sited within the Campus Core District at the edge with the Forest District, and is therefore subject to additional requirements outlined in section 3.1 of the Campus Plan Part 3 which are addressed by the design as follows.

The OCC single storey building is sited on the western edge of the public open space of Orchard Commons which is bound by two tower blocks sitting on a U-shaped academic and student services podium. The podium and towers, which are home to over 1000 students, flank the north, east and south sides of the open space. The Commons open space acts as a neighbourhood living room for residents and the surrounding community. The quadrangle and south facing bleachers are highly used and integral to larger gatherings and outdoor teaching. The Orchard Commons dining facilities serve the broader campus. In particular, the open space is used by walking students travelling between the campus core and the Totem and Thunderbird student residence precincts. The project development is tightly constrained on all sides. To the south and west are existing Energy and Water Services, to the north is fire department access to the northern tower block.

As a gathering space the existing Commons' western edge lacks definition, tapering out to West Mall. The OCC will improve the Commons' sense of enclosure and define its west edge. The Commons' existing orthogonal grid does not address key pedestrian desire lines. The proposed building gable will reinforce existing and new pathways. A new diagonal portal and shade garden will welcome pedestrians entering the Commons from the south to access dining facilities and access to the campus core. Those entering from the north will be guided through an opening framed by the existing tower and bleachers on the one side and OCC on the other. The existing sidewalk and plantings along West Mall will remain to maintain the priority, clarity and flexibility of the West Mall street corridor. Like the CRIS building to the north, OCC occupies an inflection point in West Mall where the street changes westward. Because the OCC is sited to maximize open space to the east, the massing will define the shape of West Mall. Surrounded by active public space on all sides, the OCC enclosure creates a protective and suitably scaled space for children. Where safe and appropriate, visual connections will animate the surrounding public realm with windows and openings at a variety of levels suitable to building inhabitants that may sit in high chairs, crawl on tummies, lie on backs while facing skyward, as well as play actively indoors and out.

The OCC's volume is clad in standing seam metal cladding. As a low building with 20 storey residential neighbours, the roof is a fifth elevation with many viewers. Walls and openings rise and fold in a unified wrap of prefinished metal. The proposed location and massing for the OCC seeks to balance the following considerations:

- Contribute to a coherent Orchard Commons Precinct with a low mass that responds to the raked massing of the south facing bleacher and acts as a counterpoint to the taller tower masses.
- Build on the perimeter massing of the existing Orchard Commons Precinct buildings by providing a new west edge to a preserved court.
- Respond to the West Mall street alignment by aligning the OCC with the curb alignment and integrate with the orthogonal geometry of the Commons at north and south elevations, and via a roof ridge line aligned to act as a visual anchor from south on West Mall.
- Unify the building and landscape into a single integrated composition to support a unique sense of place.
- Screen mechanical equipment from view by integrating within the overall building expression.
- Reinforce existing pedestrian pathways that support movement around the site.
- Create a sense of enclosure to enhance the safety and comfort within the Commons.
- Allow the existing court to the north as a construction staging area to minimize disruption to the existing Commons.

## Development permit variances

Site constraints do not afford the ability to accommodate new loading or accessible parking stalls. A variance is requested use the existing building spaces and spaces along lane along north side of Orchard Commons.

## CPTED description

The OCC will improve natural surveillance at Orchard Commons. Its activity spaces overlooks the open space to the east. The OCC outdoor play area in turn benefits from line of site from the tower blocks. Access to the outdoor play area will be controlled through a fence with gates. Key CPTED strategies include:

1. Choice of routes in and out of the space.
2. Diverse mix of building programming that supports activities during different times of the day.
3. Visibility into the space from the street and from different building interiors.
4. Strategic placement of lighting.

## Development permit summary

Site area:	T8D
Building footprint:	280m <sup>2</sup>
Site coverage:	T8D
Net area by floor:	n/a
Net area:	211.1 m <sup>2</sup>
Gross area:	239.4 m <sup>2</sup>
Building height:	5m
Setbacks	
Front yard (West):	n/a
Rear yard (East):	n/a
Side yard (North):	n/a
Side yard (South):	n/a
Parking spaces	
Required:	0
Proposed:	0
Leading spaces	
Required:	0
Proposed:	0
Bicycle parking (long-term)	
Requested:	0
Proposed:	0
Bicycle parking (short term)	
Requested:	10
Proposed:	10
Floor space ratio	
Permitted:	n/a
Proposed:	n/a

## Project team

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E: dfong@ubcproperties.com

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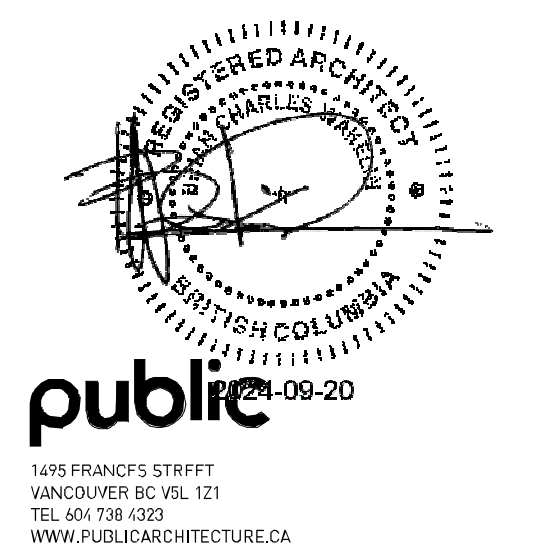
**Civil Engineer**  
Graham Wood  
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T: 1604-739-7707  
E: mail@intercad.bc.ca

## Drawing list

Architectural		
NO.	DATE	DESCRIPTION
A0.0 - General		
DP - A0.00		Cover sheet
DP - A0.01		Project information and drawing list
DP - G0.02		Area plan
DP - G0.03		Shadow Analysis
DP - G0.04		Photographs
A1.0 - Floor and ceiling plans		
DP - A0.10		Site plan
DP - A0.11		Context plan
DP - A1.01		L1 Floor plan
DP - A1.02		Roof plan
A2.0 - Elevations		
DP - A2.01		Elevations
A3.0 - Sections		
DP - A3.01		Sections
A4.0 - Schedules		
DP - A4.01		Door and frame schedule
DP - A4.10		Window schedule

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## UBC Orchard Child Care

2378 West Mall, Vancouver, BC V6T 1Z4

PROJECT CODE  
2316  
SCALE  
As indicated

## Project information and drawing list

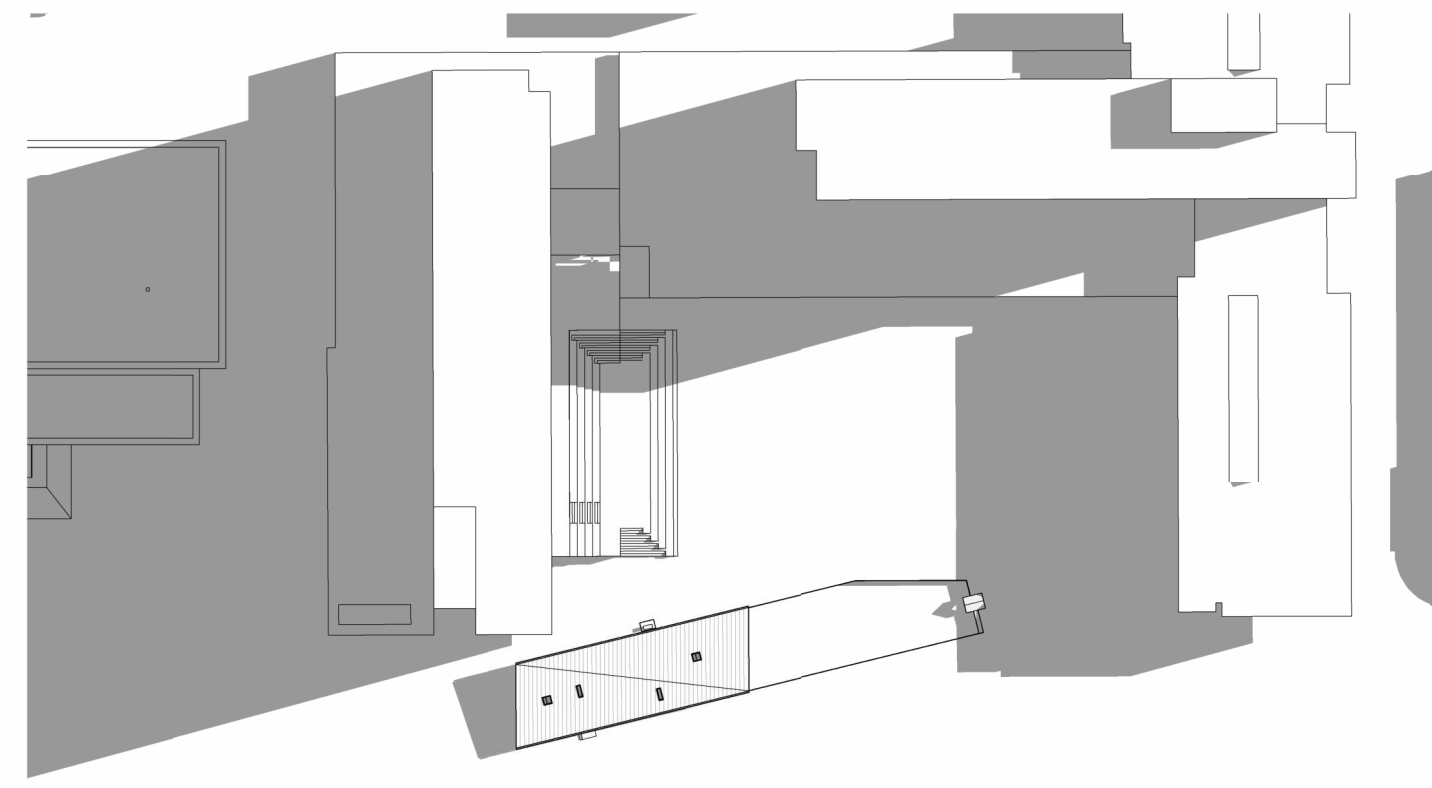
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DP - A0.01

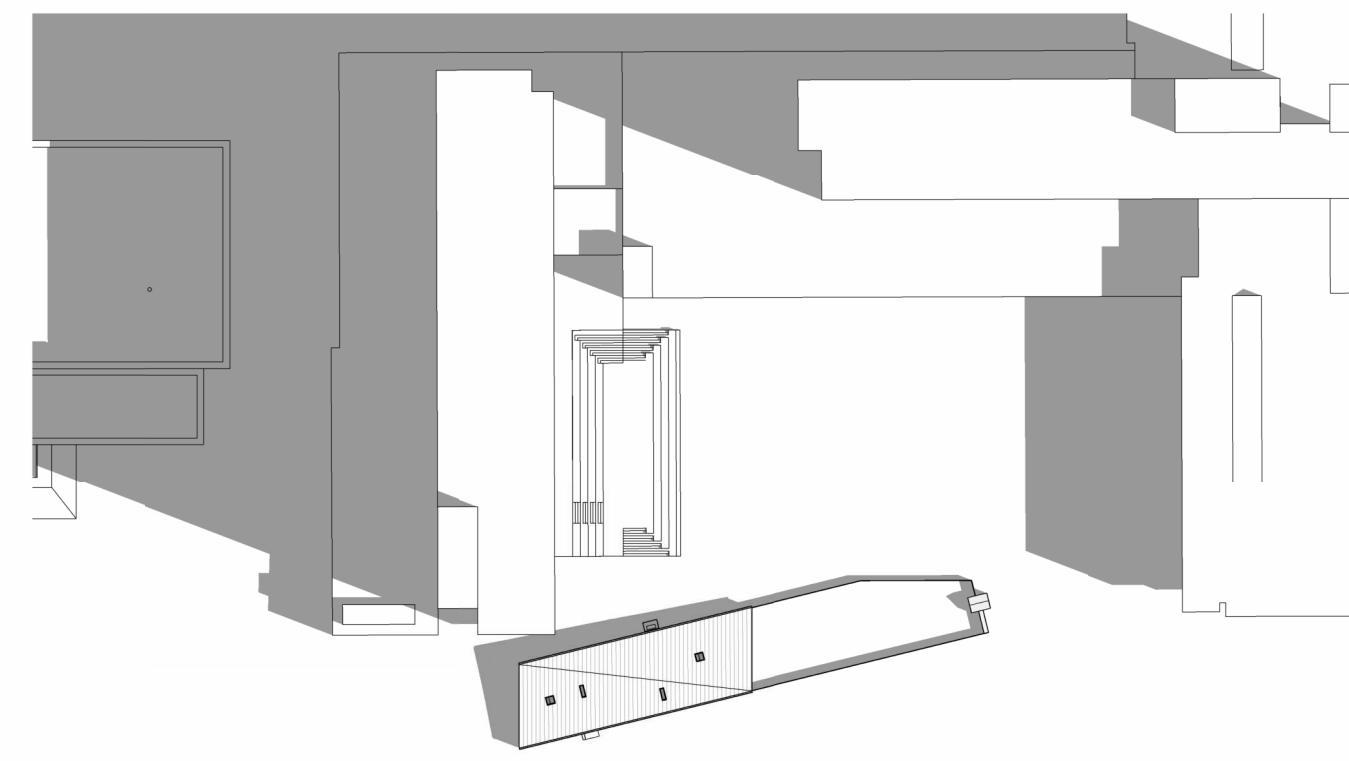


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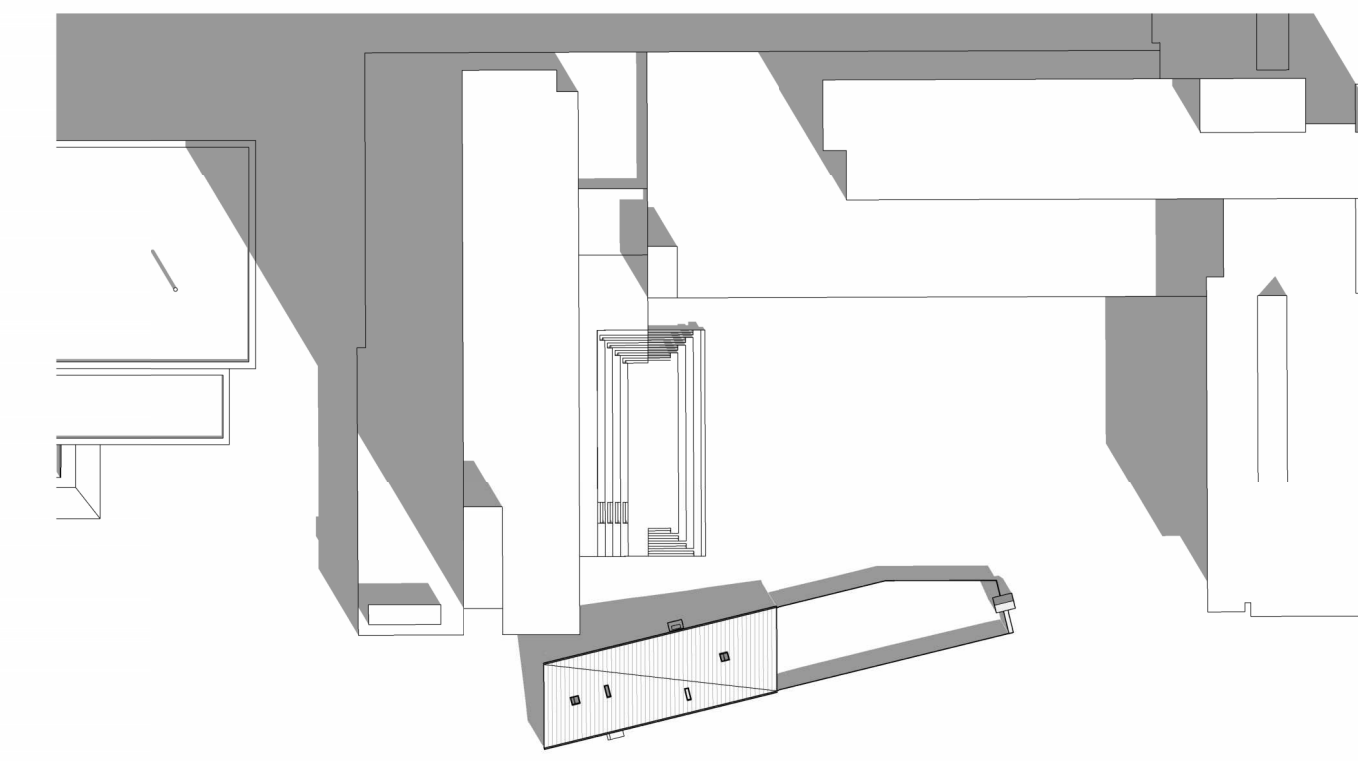
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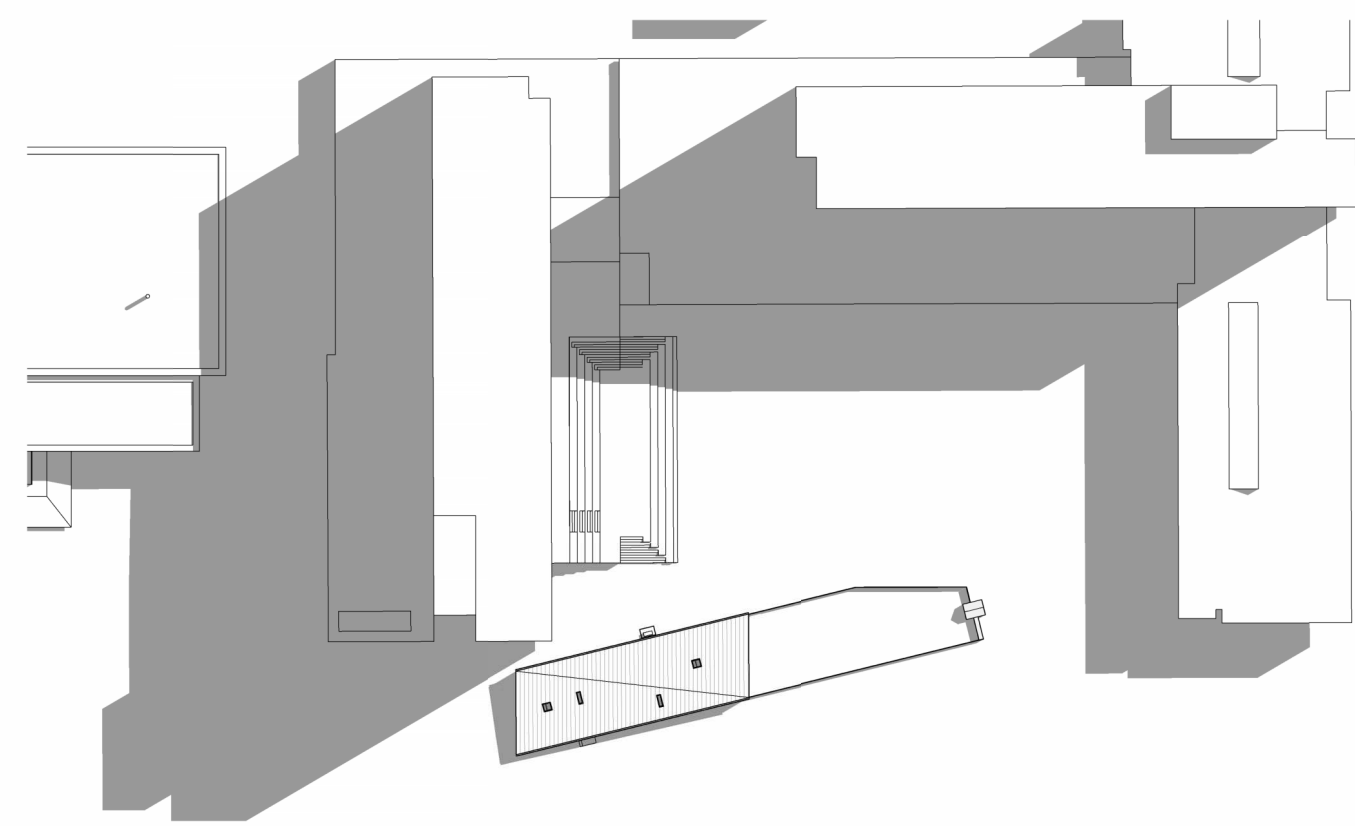
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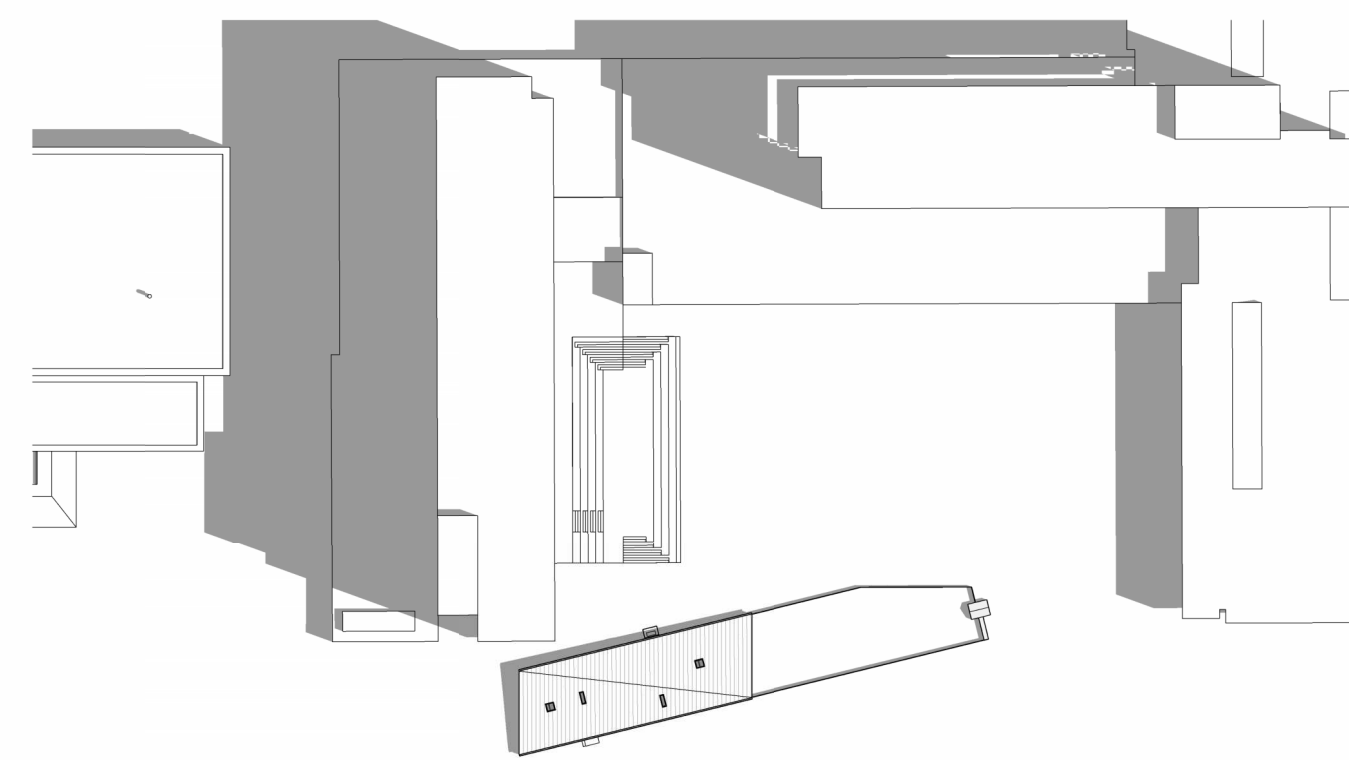
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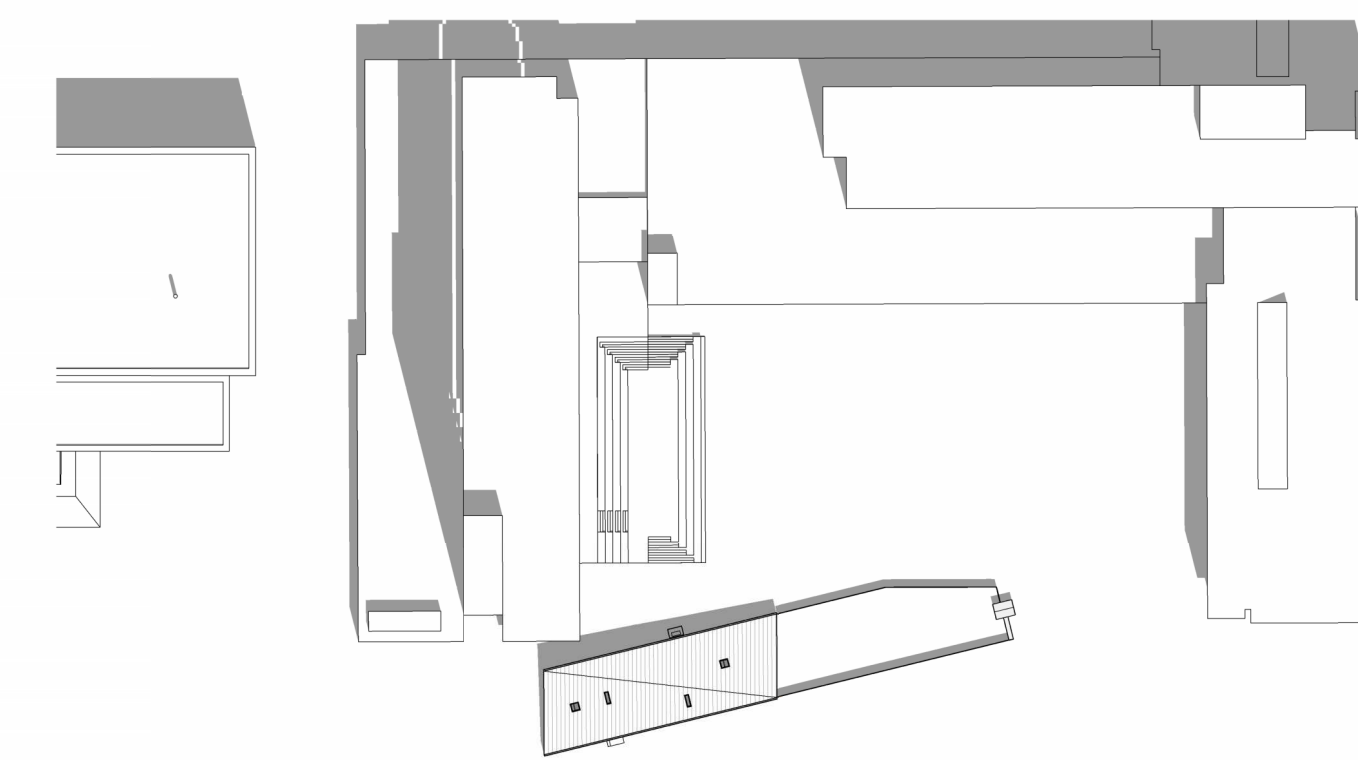
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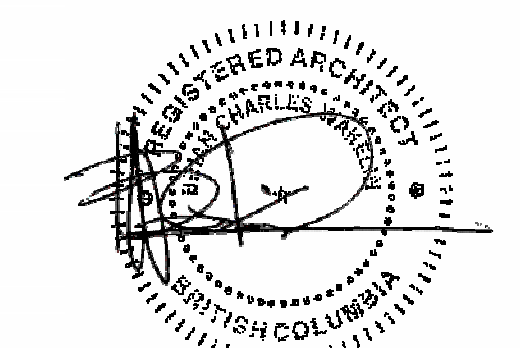
Summer Solstice: 10.00



Summer Solstice: 12.00



Summer Solstice: 14.00



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PROJECT NORTH TRUE NORTH

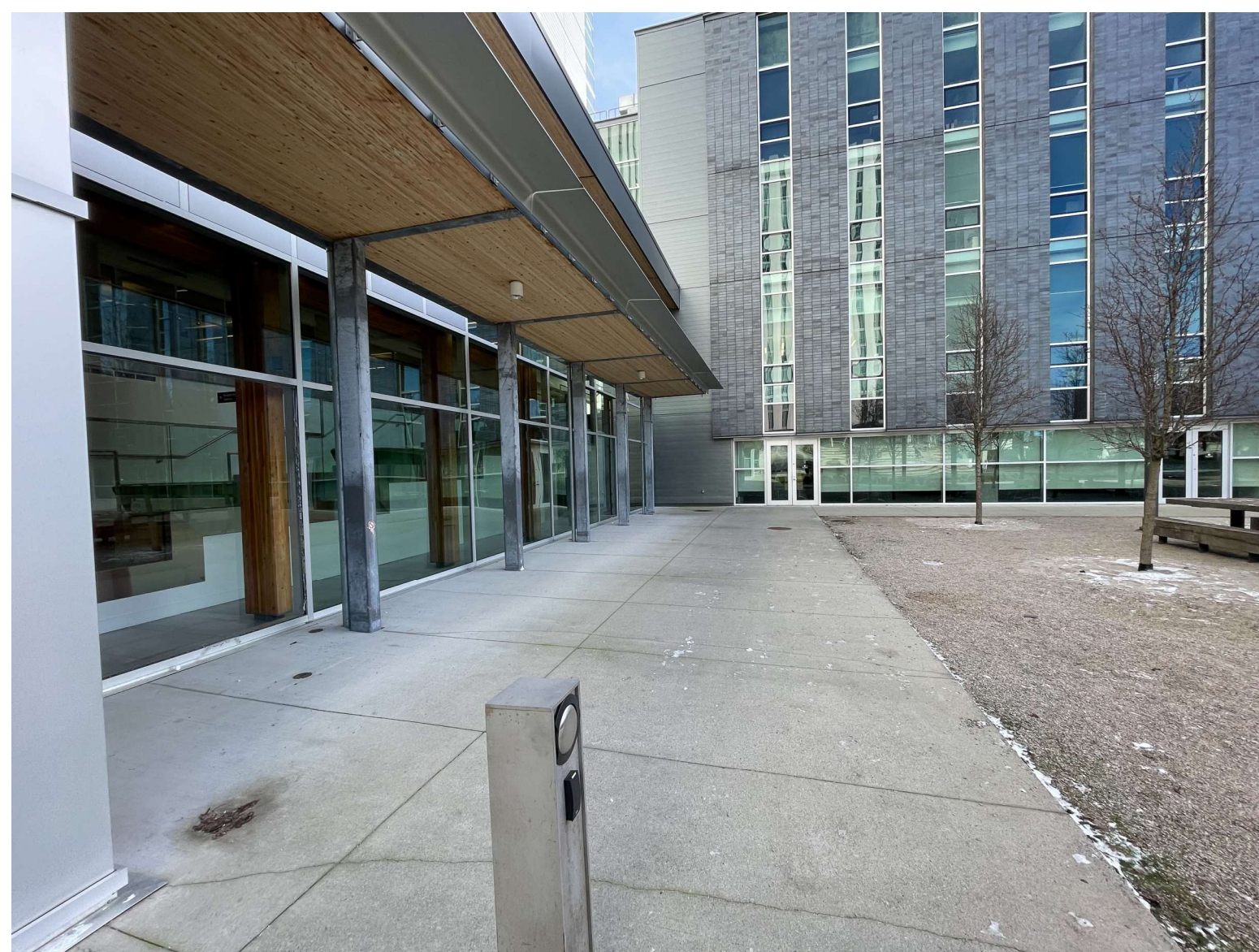
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SCALE

**Shadow Analysis**

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DP - G0.03

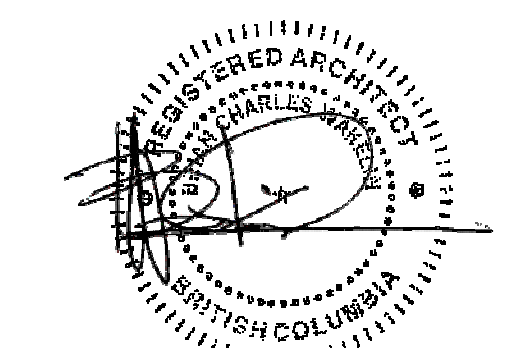
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**Photographs**  
 SHEET  
 DP - G0.04

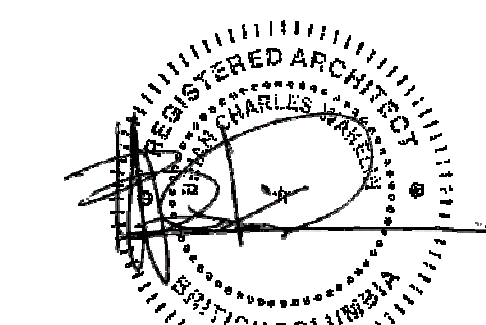
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**Legend**

- 300 STM — Existing storm line
- 300 SAN — Existing sanitary line
- 300 WM — Existing water main
- - - - - New water main, refer to civil
- Fire department access route
- - - - - Site boundary
- New lawn basin, refer to civil and landscape
- Existing area drain
- Existing man hole
- ⊕ New man hole, refer to civil and landscape
- ⊙ FH Existing fire hydrant
- ⊙ Existing light pole
- FDC Fire department connection
- ⊠ Electrical pull box, refer to elec and landscape



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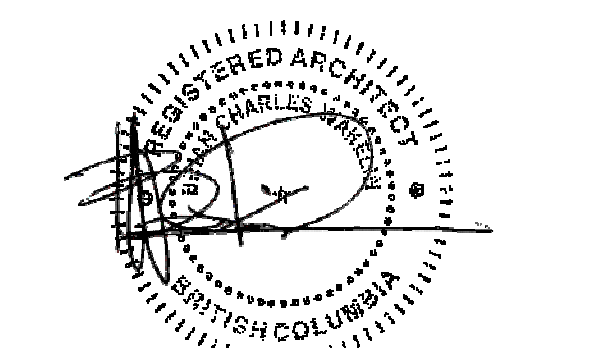
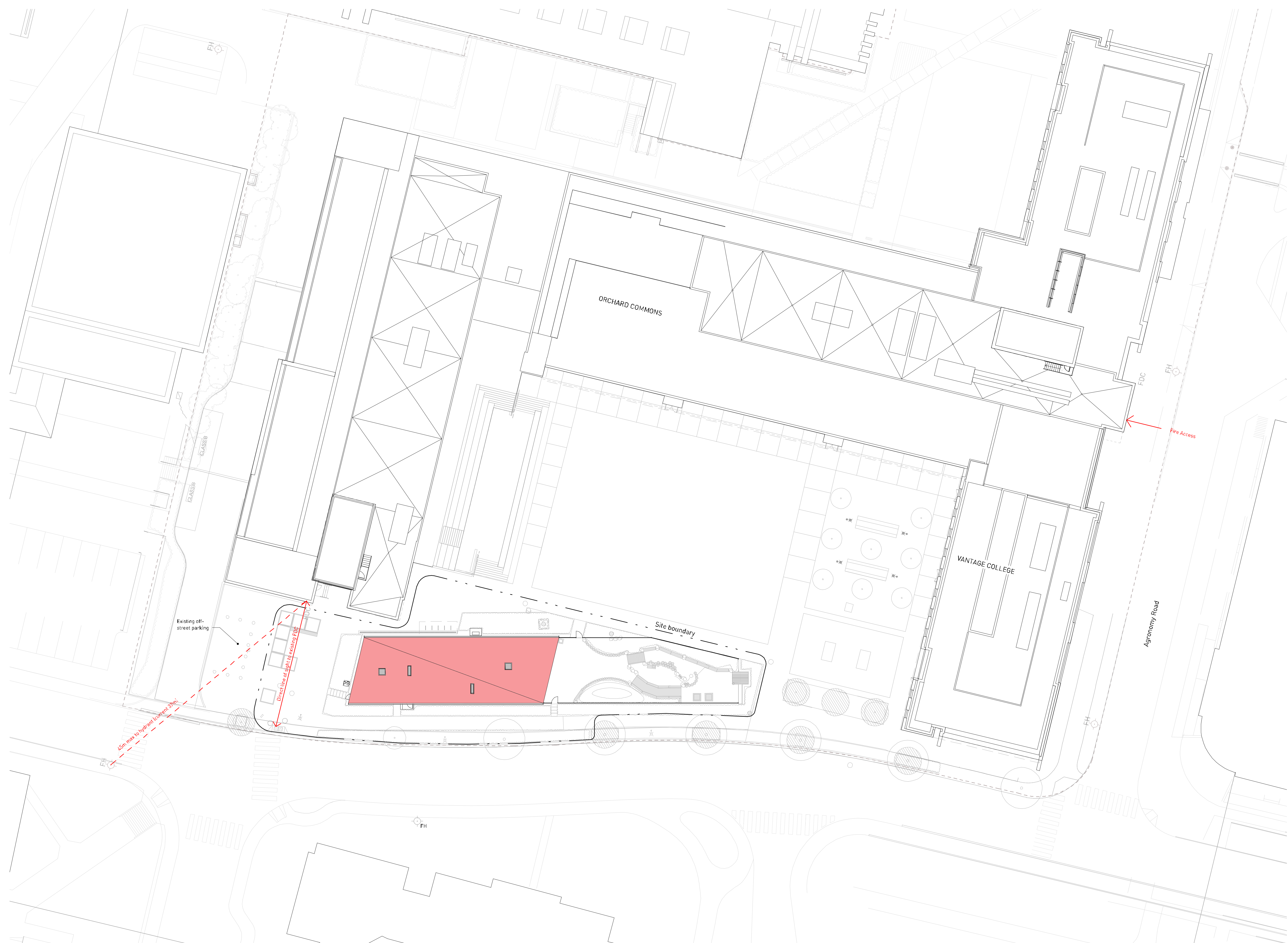
**Site plan**

SHEET  
DP - A0.10



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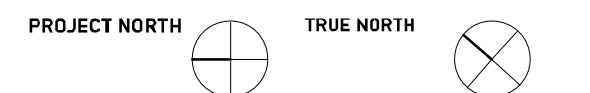
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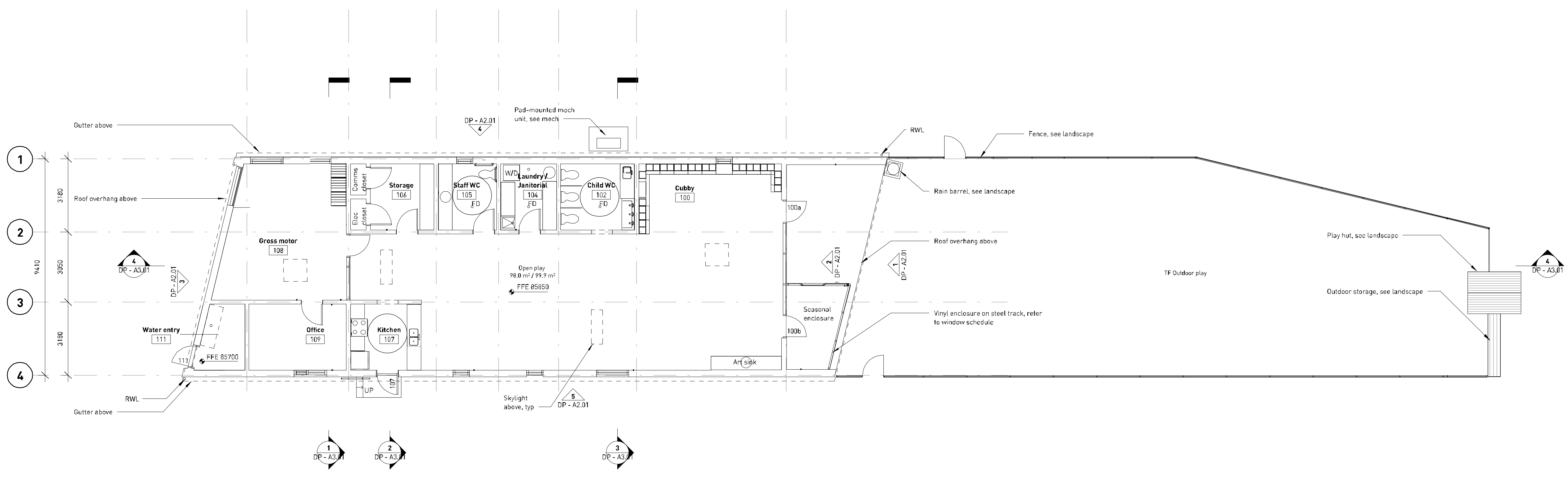


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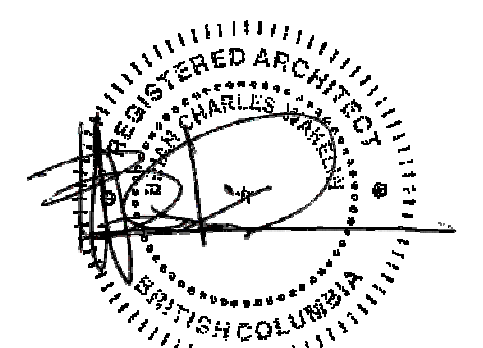
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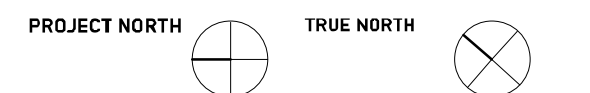
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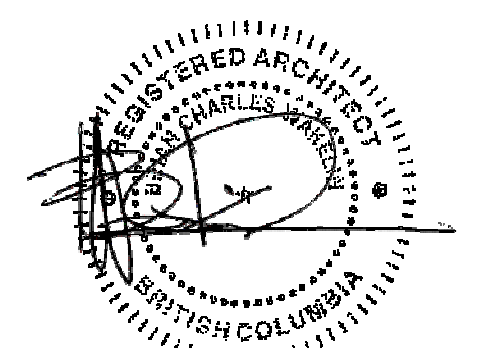
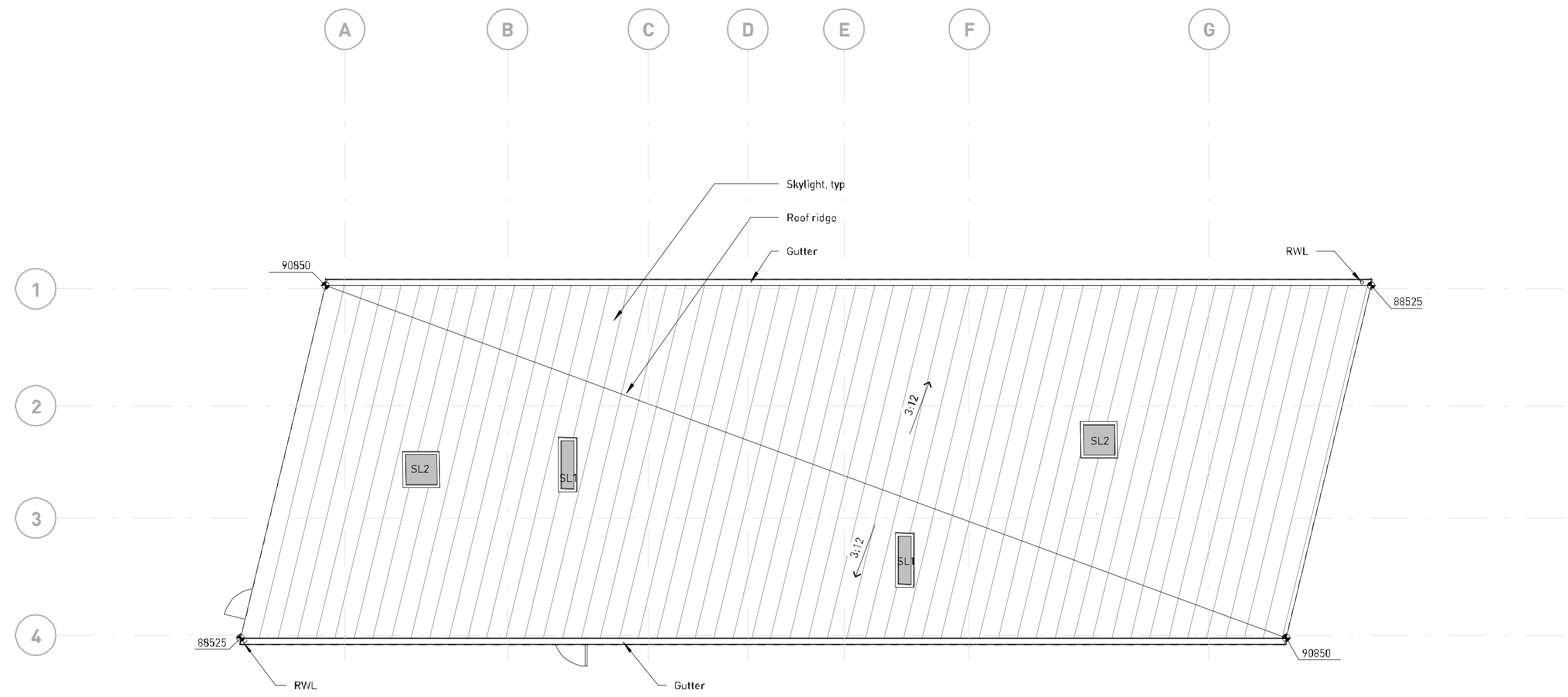
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## L1 Floor plan

DP - A1.01



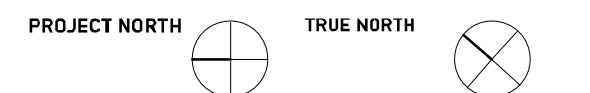
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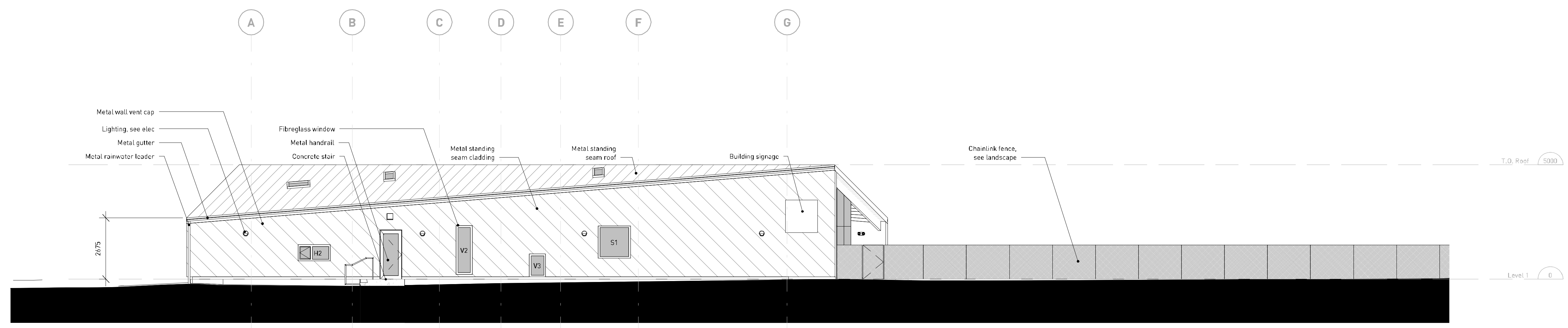
**Roof plan**

SHEET  
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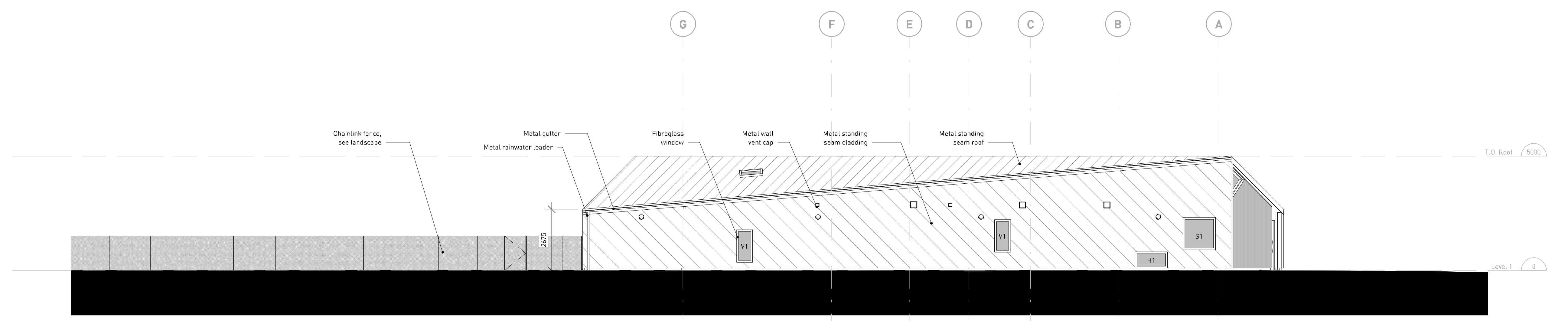


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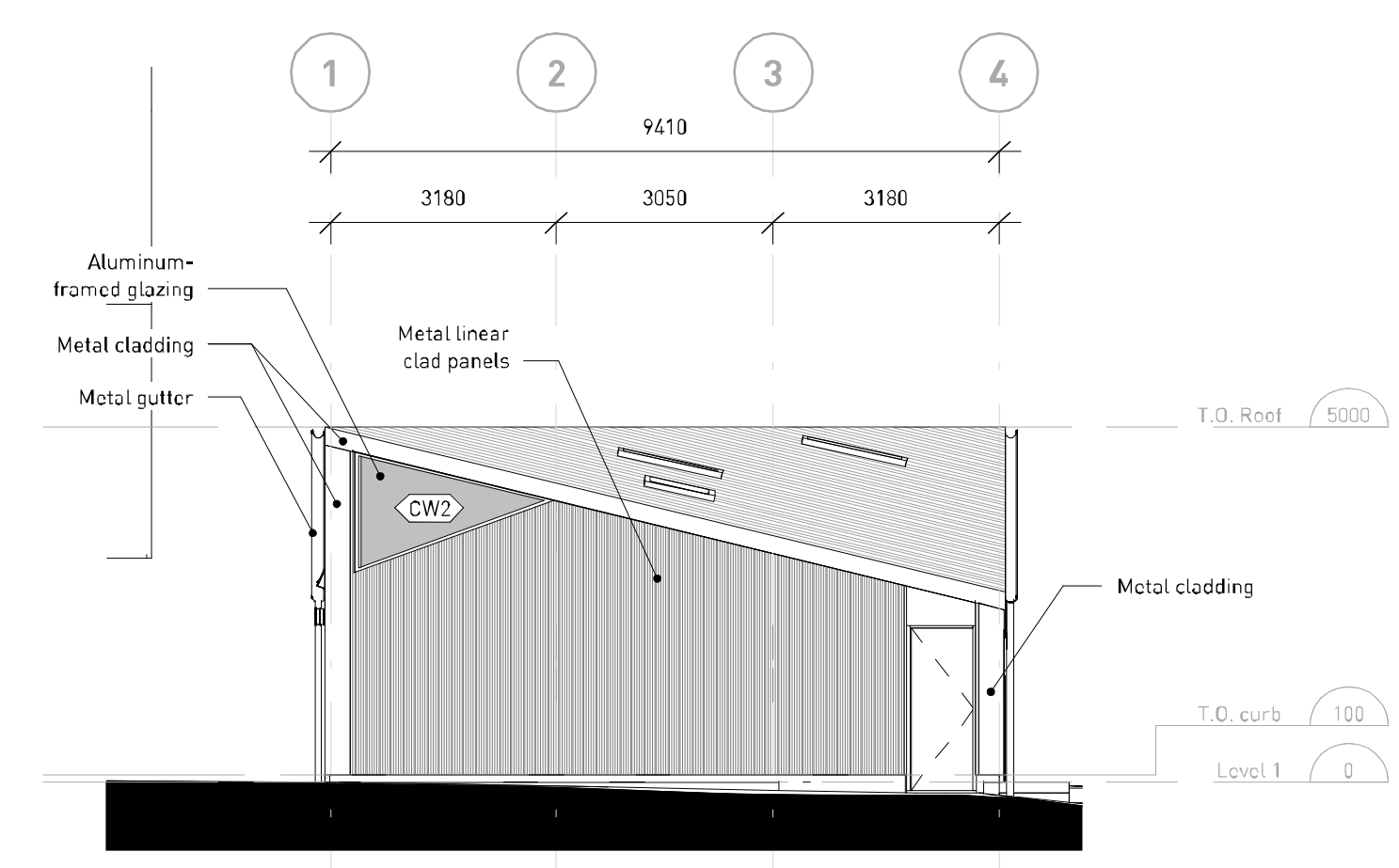
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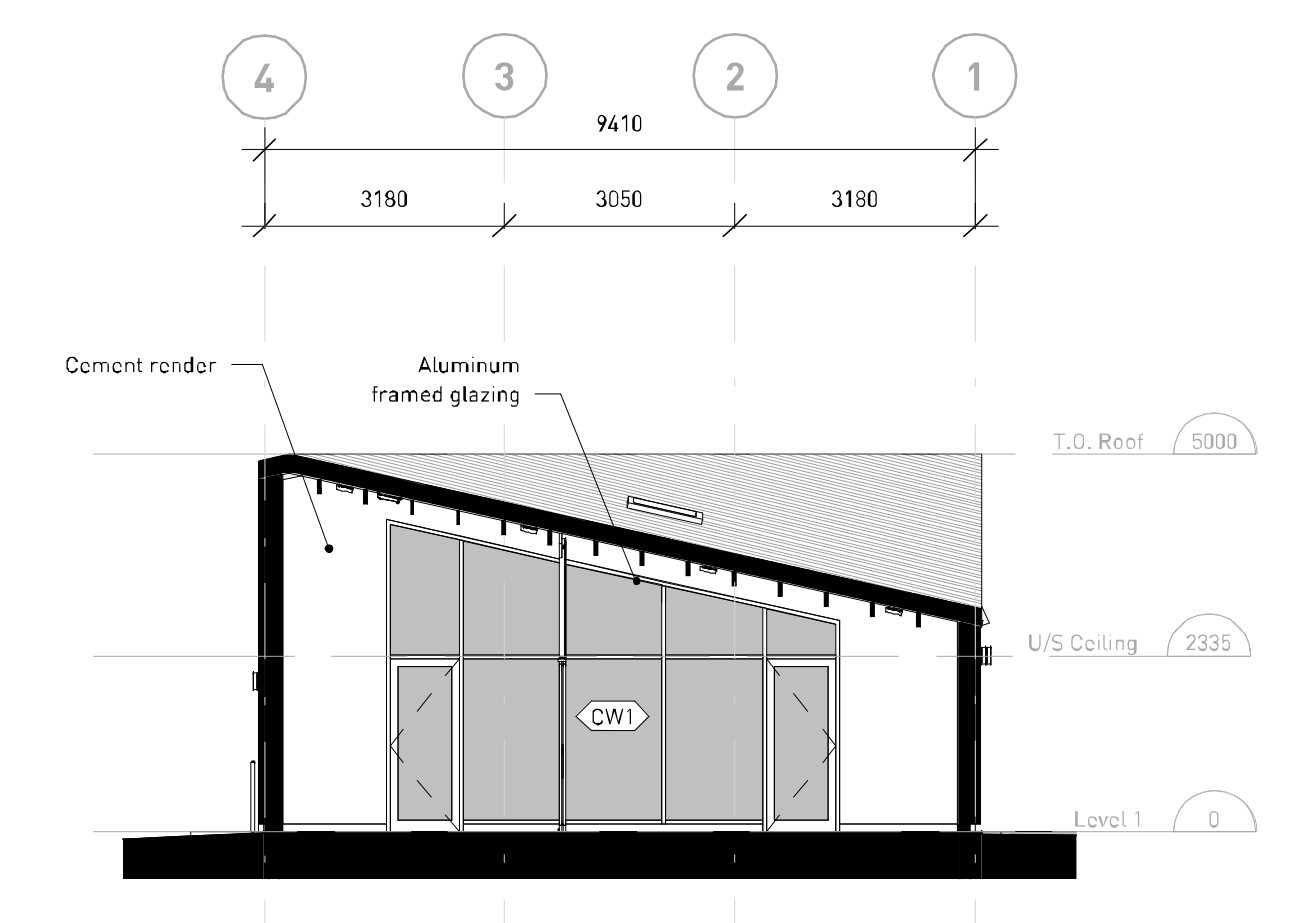
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1:100 2/A2.01



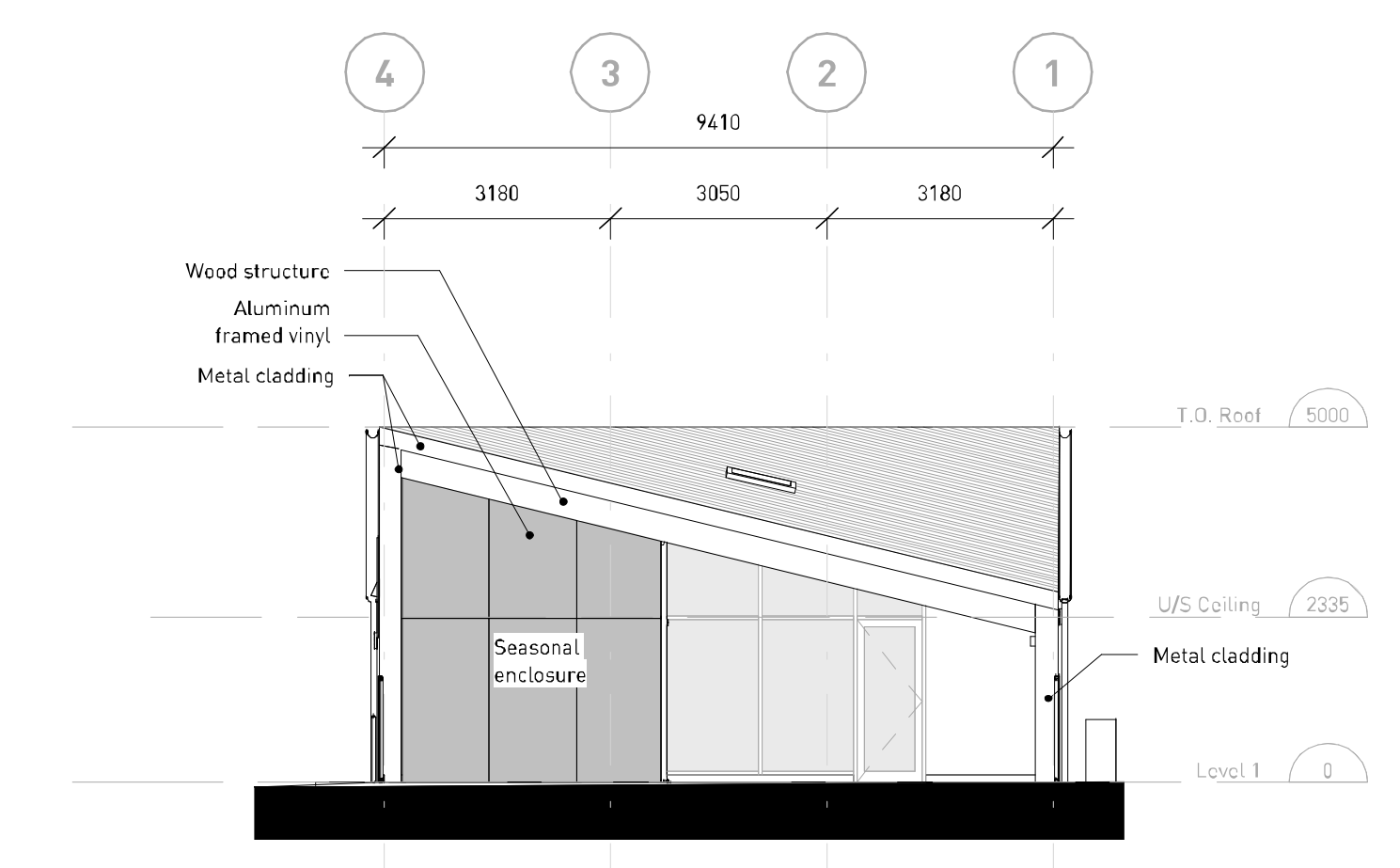
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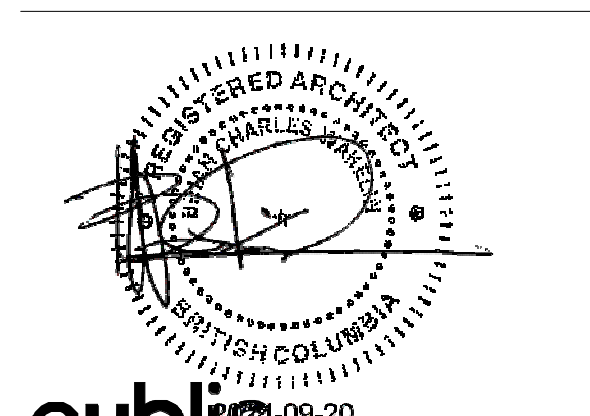
**North elevation - DP 3**  
1:100 1/DP - A1.01



**South elevation - covered outdoor - DP 2**  
1:100 1/DP - A1.01



**South elevation - DP 1**  
1:100 1/DP - A1.01



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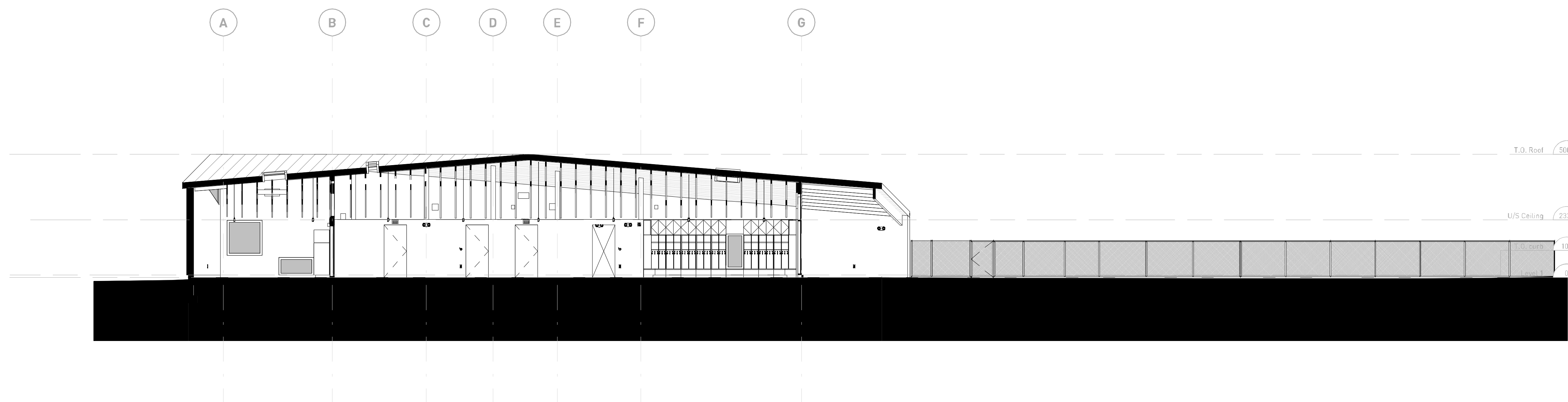
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**Elevations**  
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DP - A2.01

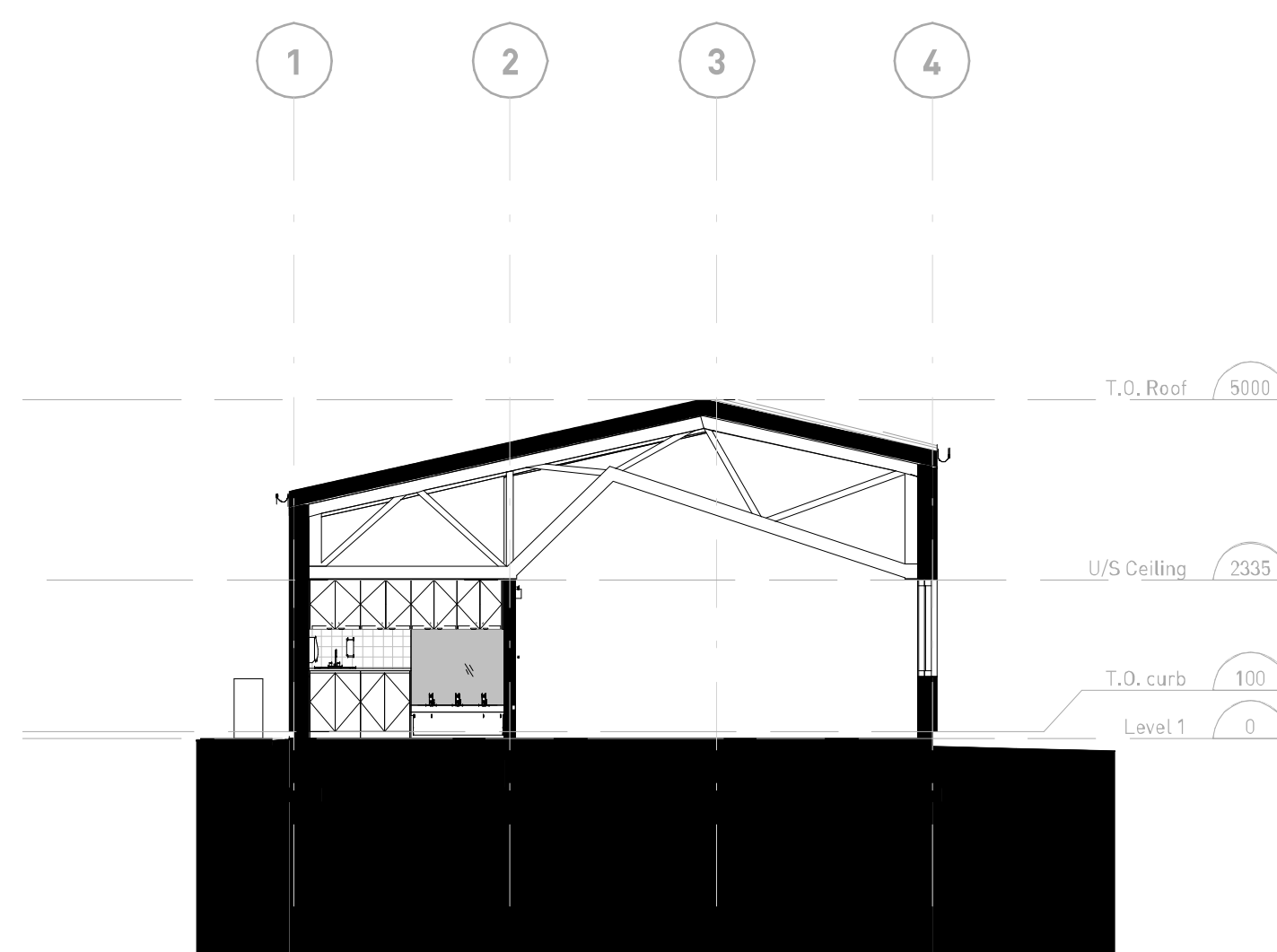
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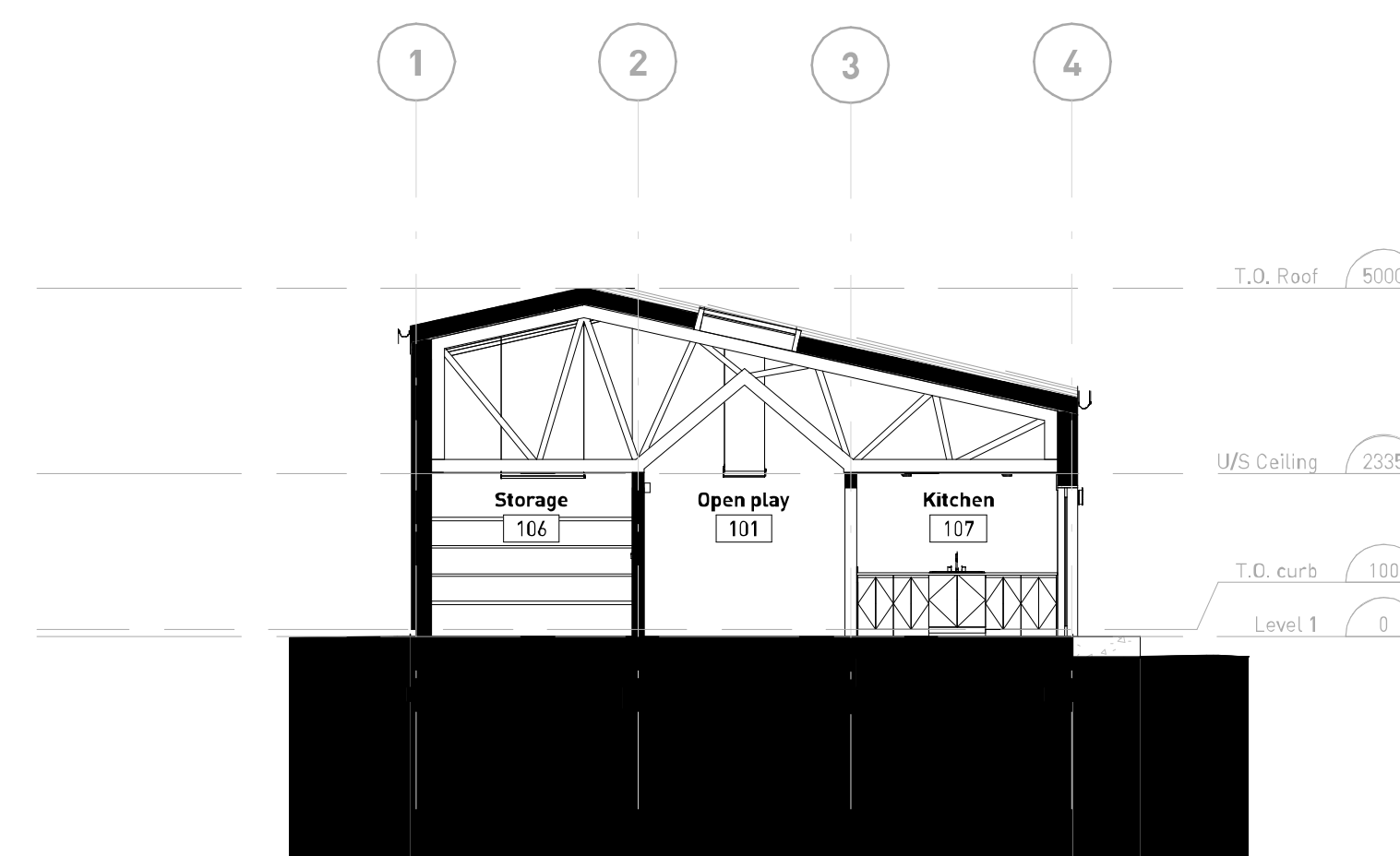
ISSUES + REVISIONS	NO.	DATE	DESCRIPTION
	E	July 23, 2024	Issued for DP - Amendment 1
	F	Sept 20, 2024	Issued for DP - Amendment 1 R1



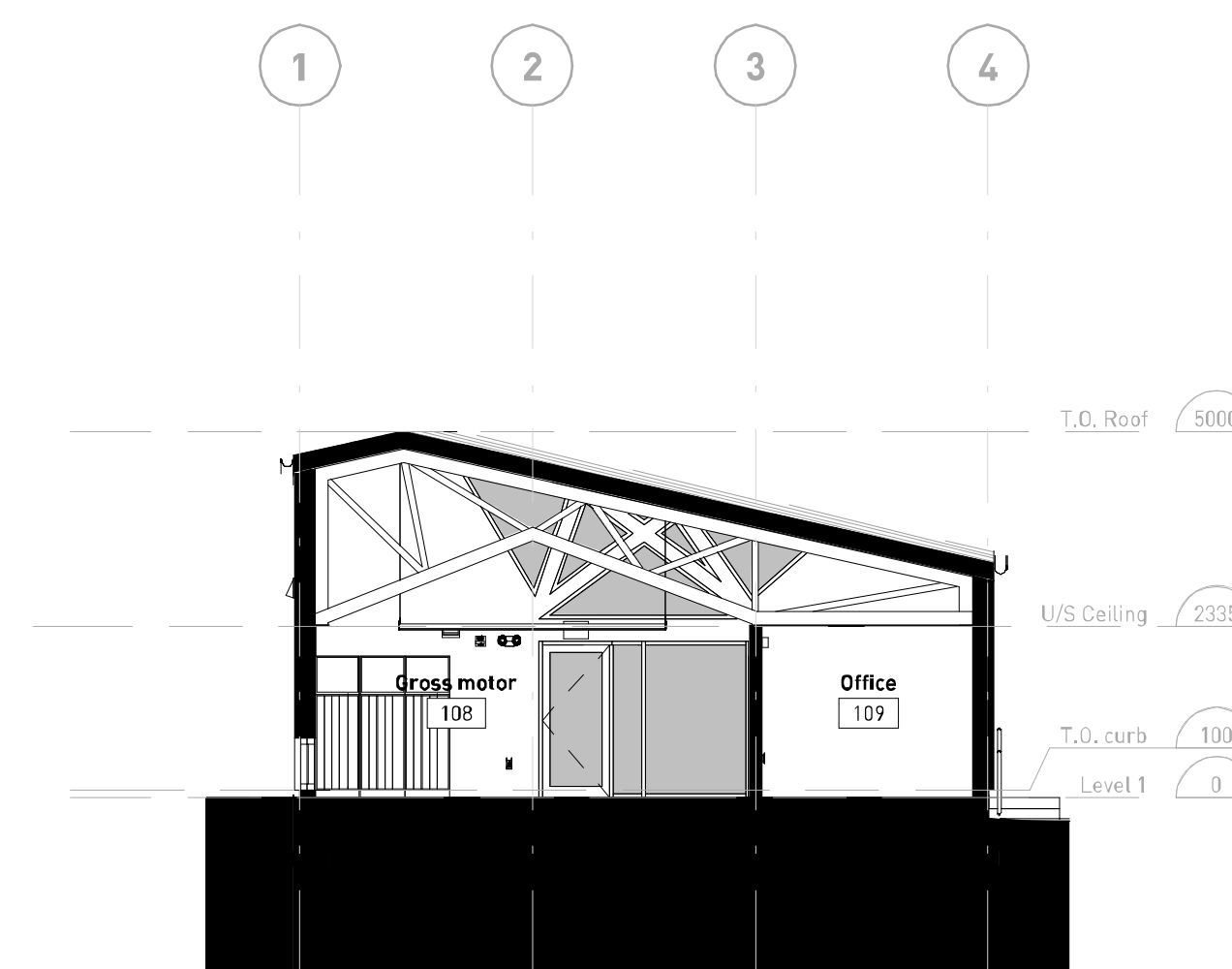
**N-S Section - DP 4**  
1: 100 1/DP - A1.01



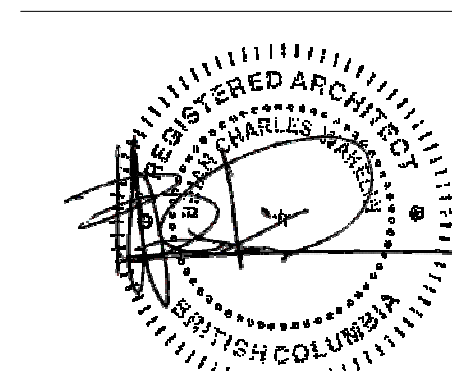
**E-W Section 3 - DP 3**  
1: 100 1/DP - A1.01



**E-W Section 2 - DP 2**  
1: 100 1/DP - A1.01



**E-W Section 1 - DP 1**  
1: 100 1/DP - A1.01



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2316  
SCALE  
1: 100

Sections

SHEET  
DP - A3.01

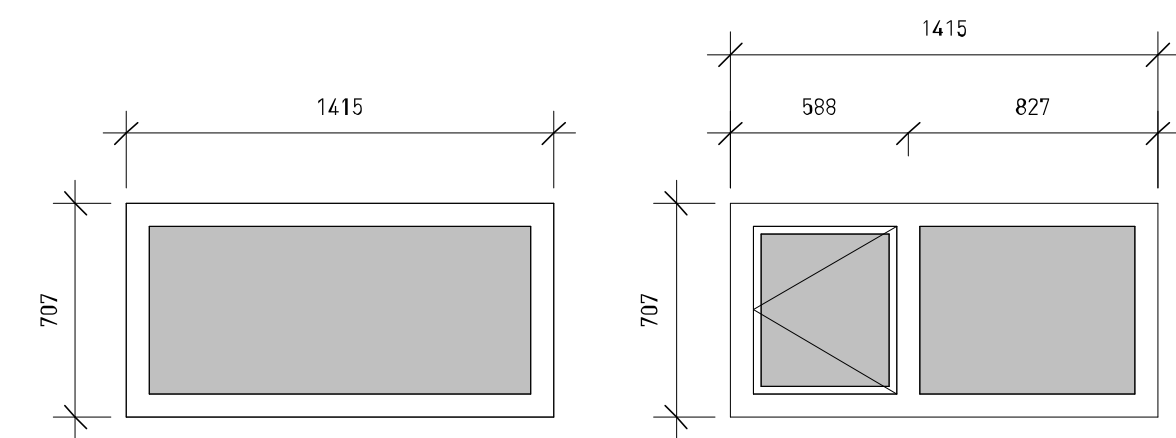






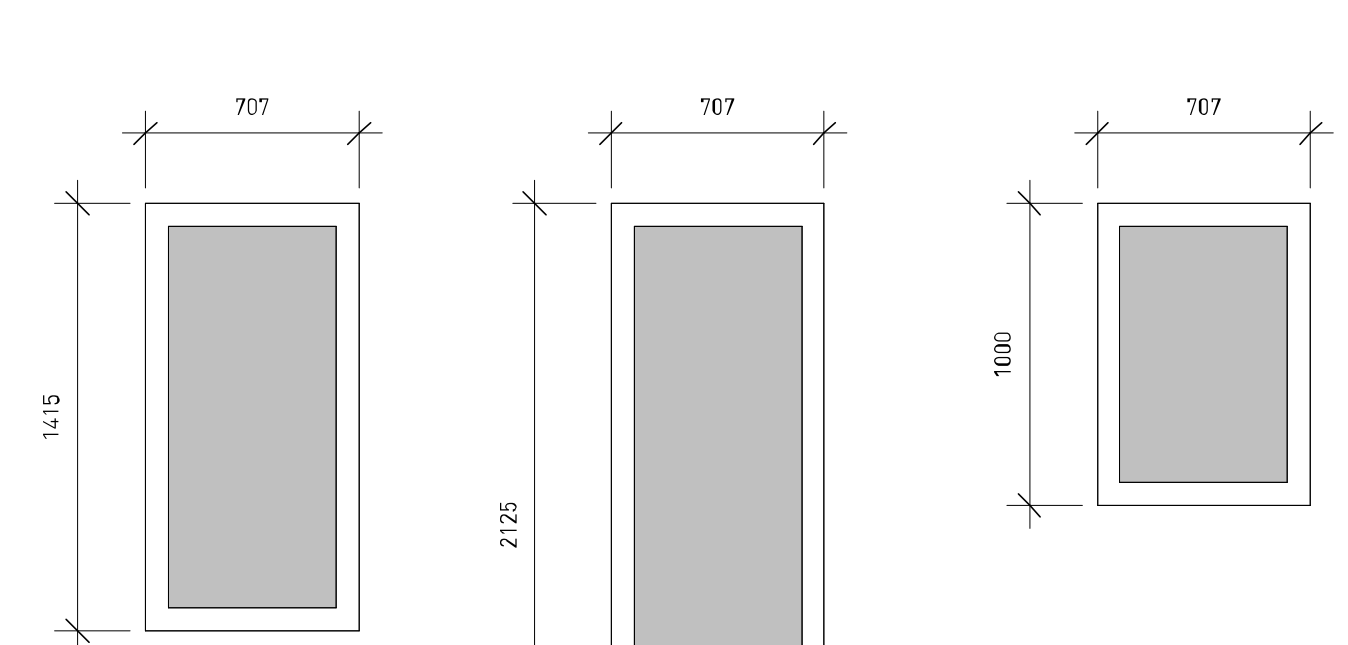
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Window H1

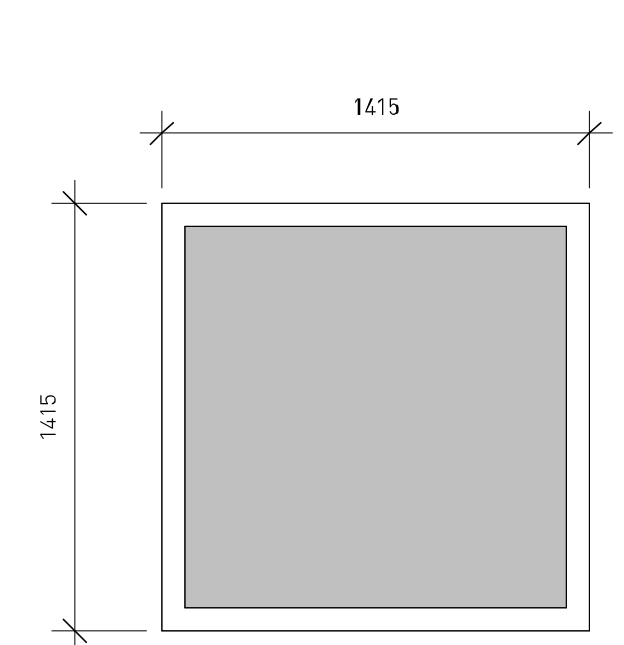
Window H2



Window V1

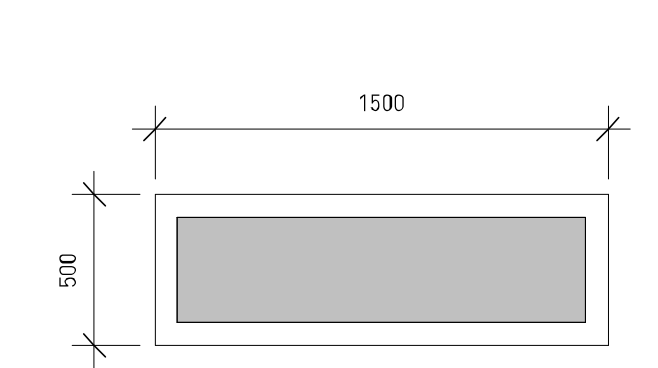
Window V2

Window V3

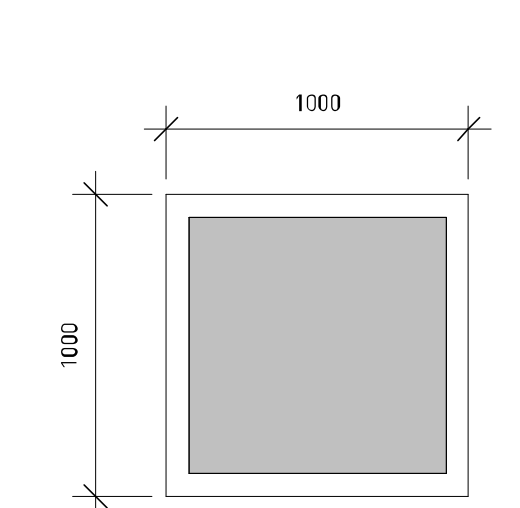


Window S1

Window legend  
1: 25 /



Skylight 1



Skylight 2

Skylight legend  
1: 25 /

Window Schedule

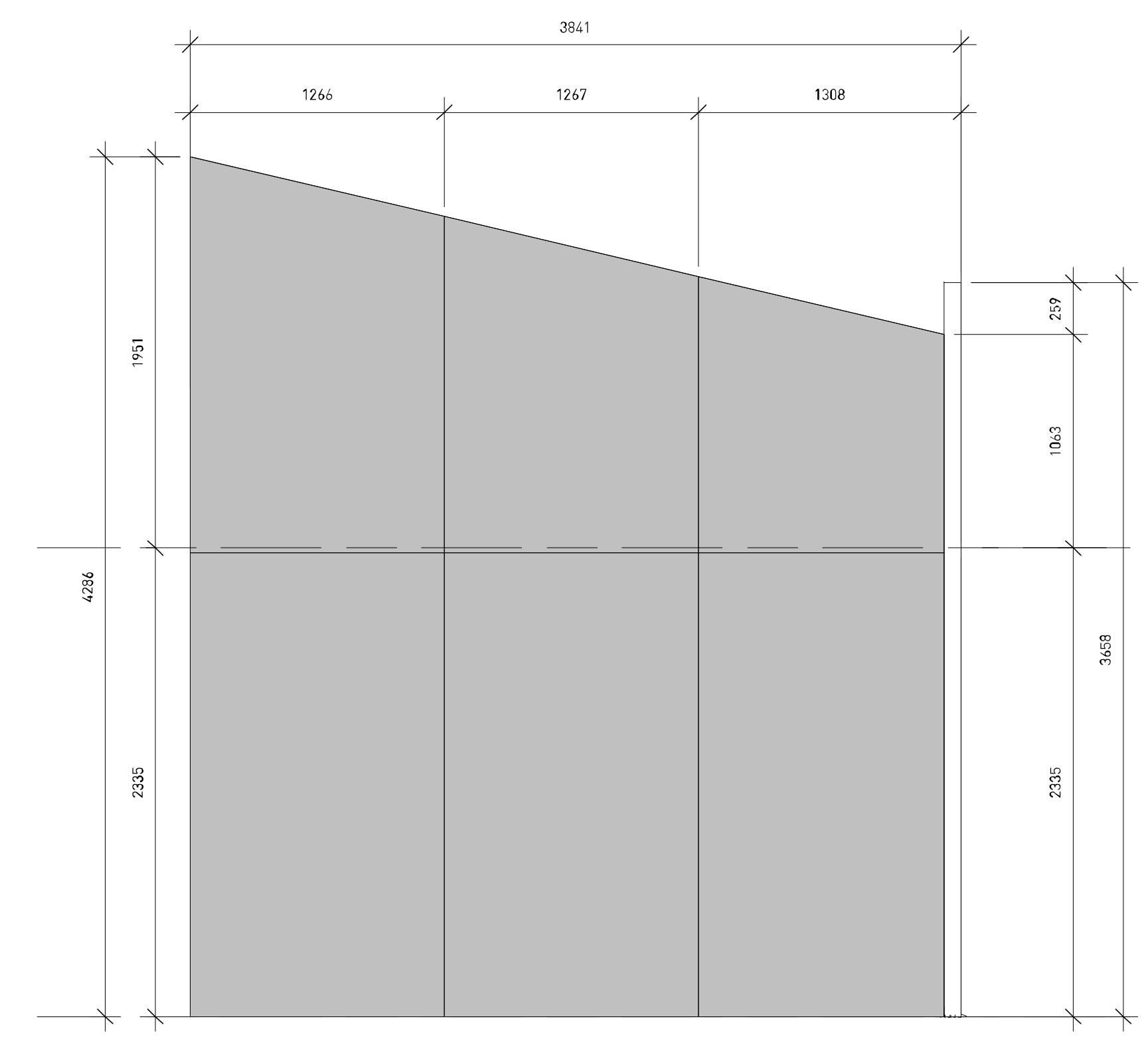
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H1	1	100	707	1415	
H2	1	800	707	1415	
S1	1	916	1415	1415	
S1	1	800	1415	1415	
V1	1	800	1415	707	
V1	1	356	1415	707	
V2	1	210	2125	707	
V3	1	100	1000	707	

Skylight Schedule

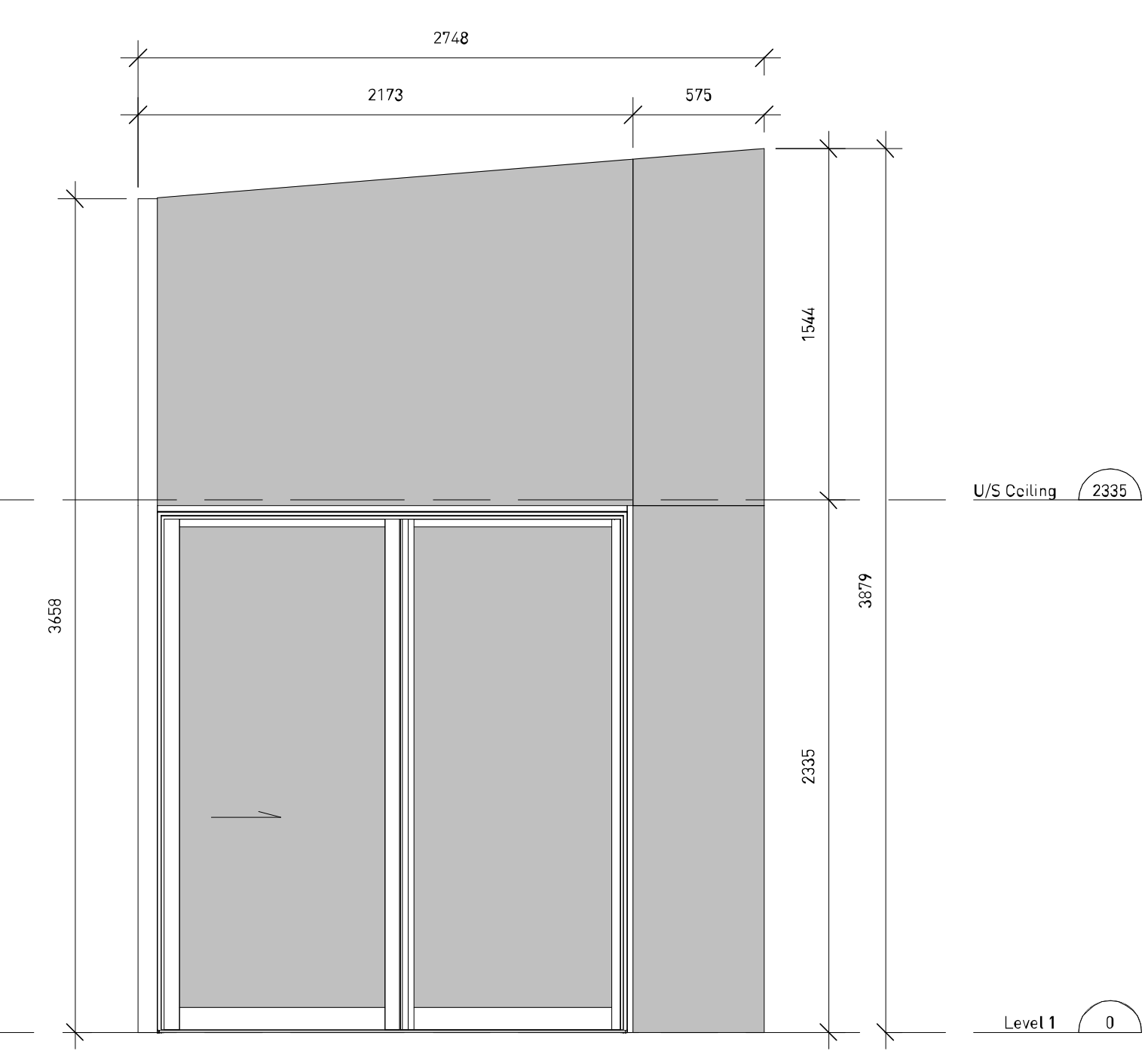
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SL2	2	1000	1000	

Keynote

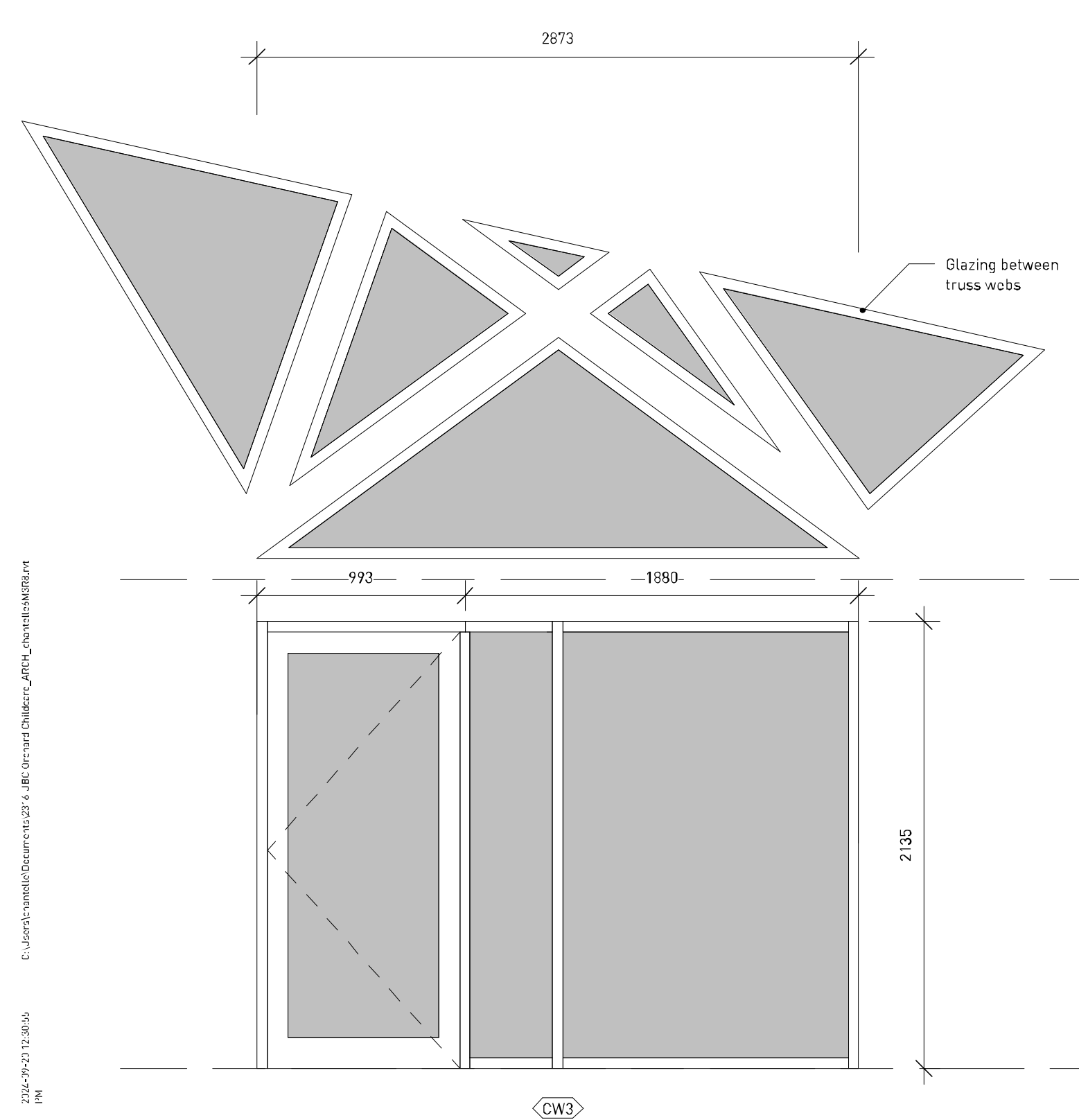
Keynote	Description



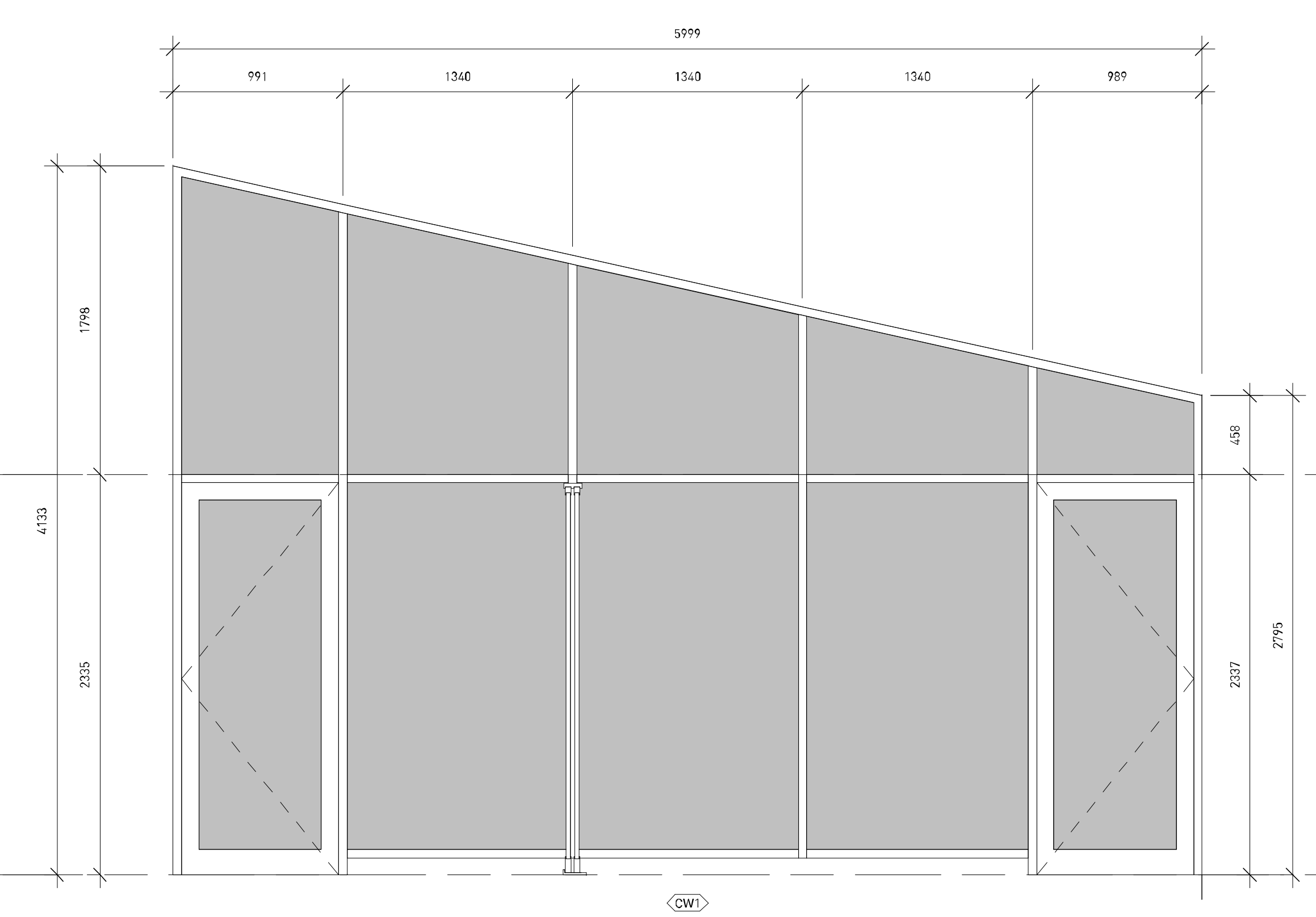
Seasonal enclosure - south elevation



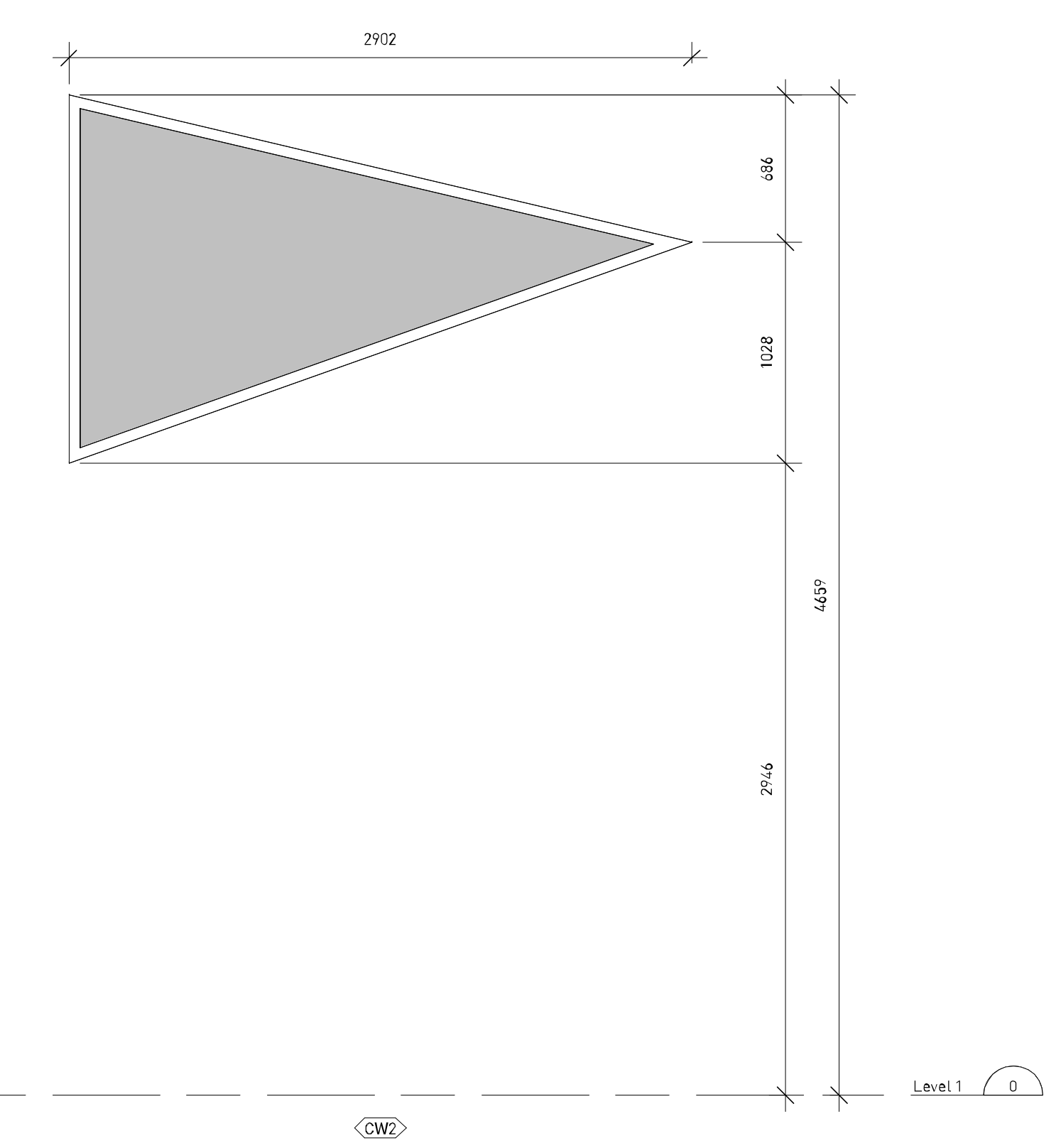
Seasonal enclosure - east elevation



CW3



CW1



CW2



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Window schedule  
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DP - A6.10

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