

## Preschools + Daycares

Gastown Parkade  
Child Care

In Development - 50% Design Development

The City of Vancouver is developing two child care spaces over the existing Gastown Parkades located on Water Street and Cordova Street. The buildings are being developed as pre-fabricated modular buildings that sit over a suspended steel deck that transfer the weight to the existing column locations below.

Daycare landscape designs typically use planting to frame each outdoor room/programme. Weight limitations over the existing parkades meant that an alternate approach to how rooms are created had to be explored. The proposed landscape design utilizes surfacing patterning, structures and topography to aid in creating the outdoor rooms that define each programme area. The design proposed limited landscape build ups and light weight methods of construction to meet the weight limitations.

The inset sketches demonstrate the fluid nature of the design early in the process. Inputs from the operator, Social Planning at the City of Vancouver, and Community Care Facilities Licensing at Vancouver Coastal Health shape the plan.

The project is targeted to be LEED Gold and Passive House Certification.

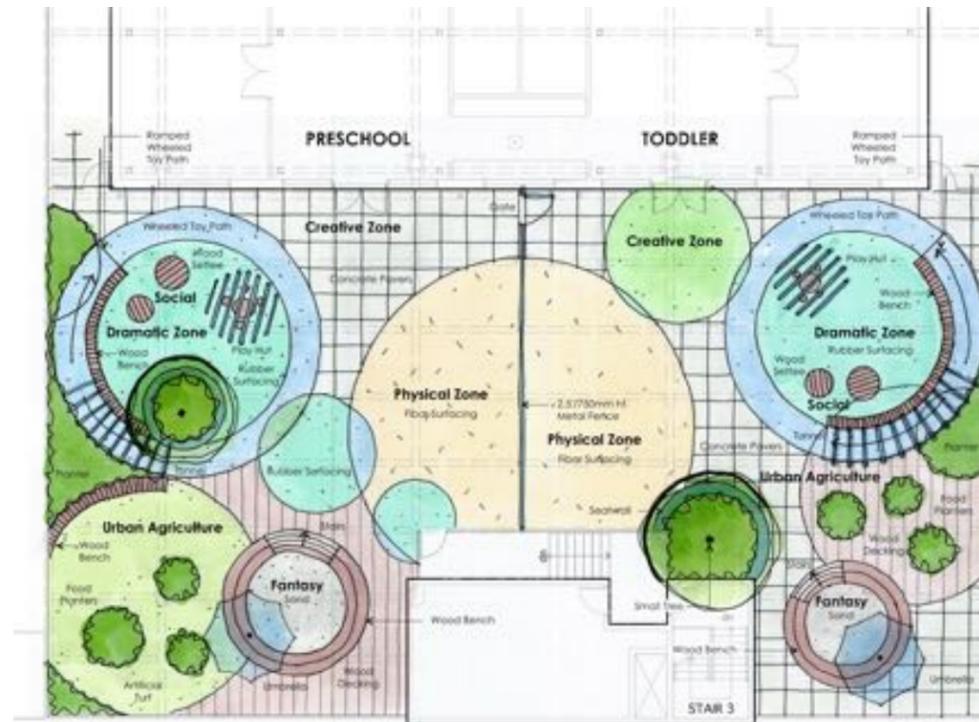
location  
Vancouver BC

client  
City of Vancouver

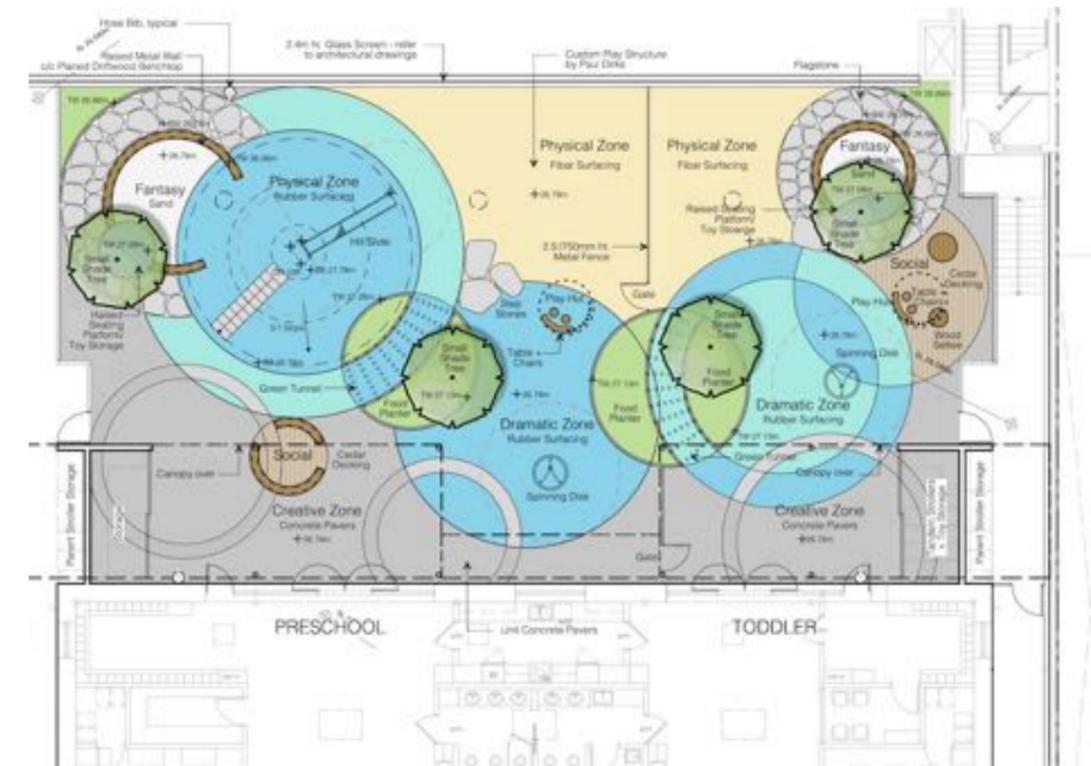
services  
Schematic Design to Construction Services

budget  
\$750,000

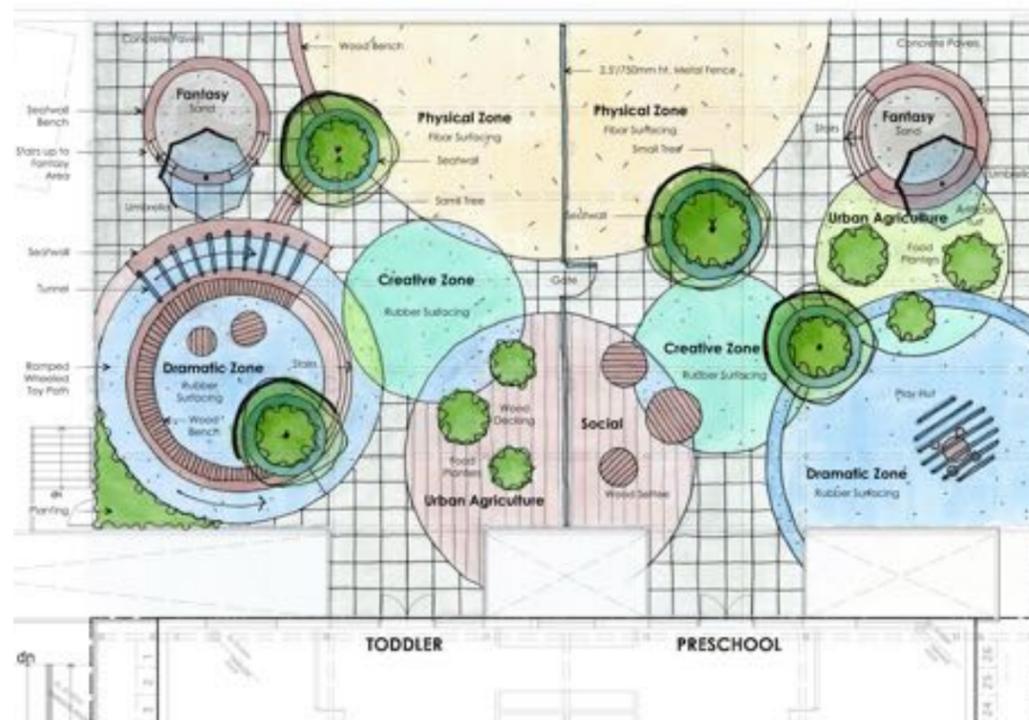
collaborators  
Acton Ostry Architects



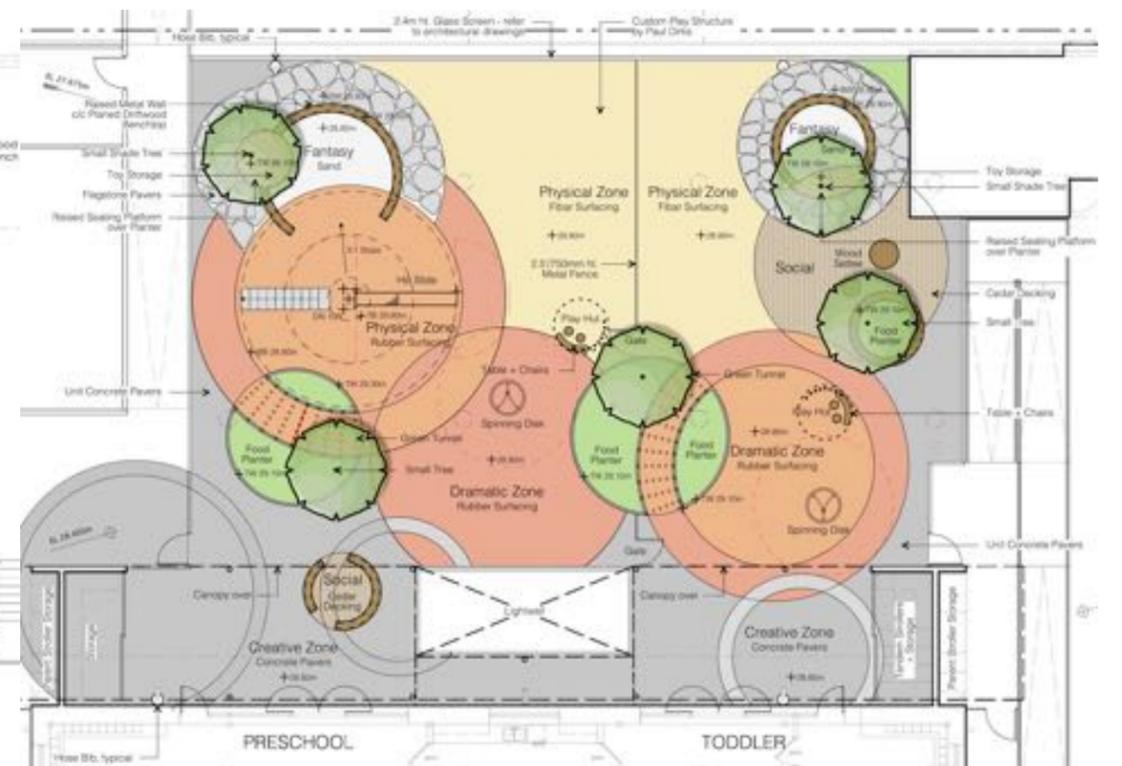
Concept 1 Water Street



50% Design Development Water Street



Concept 1 Cordova Street



50% Design Development Cordova Street

Preschools + Daycares

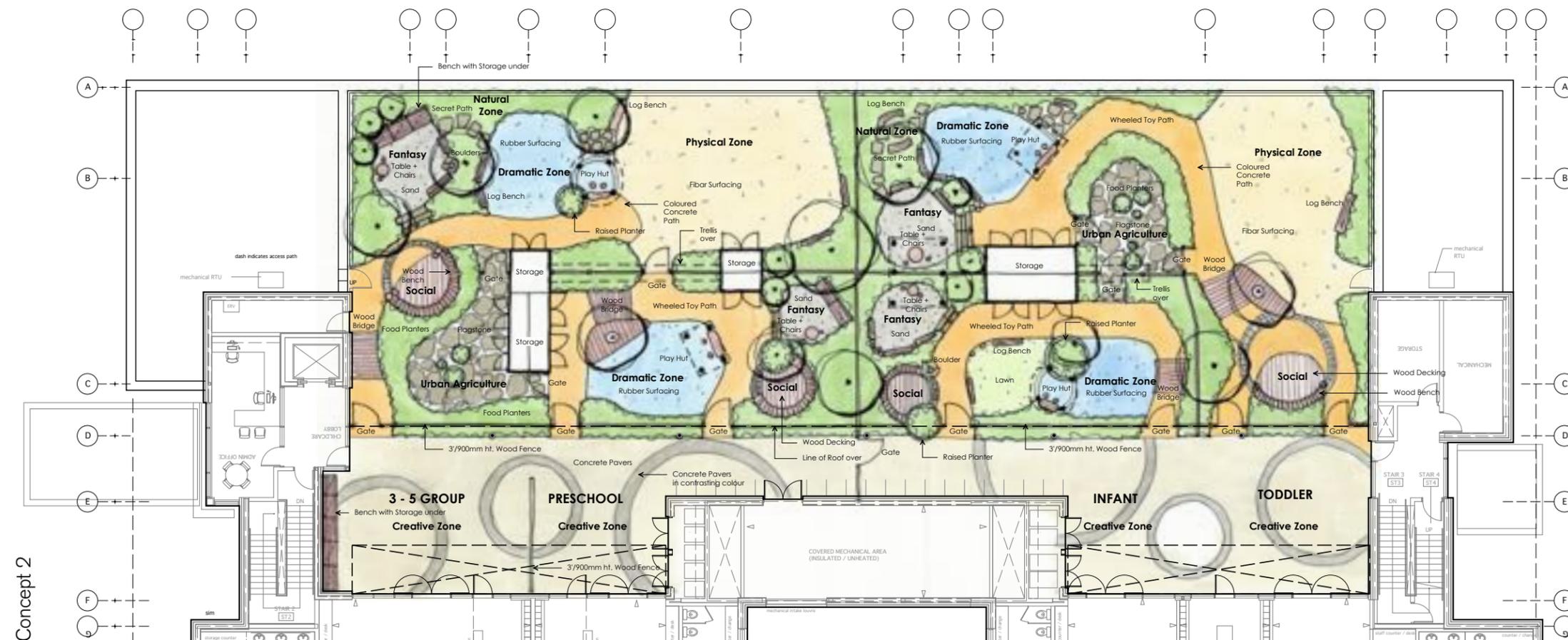
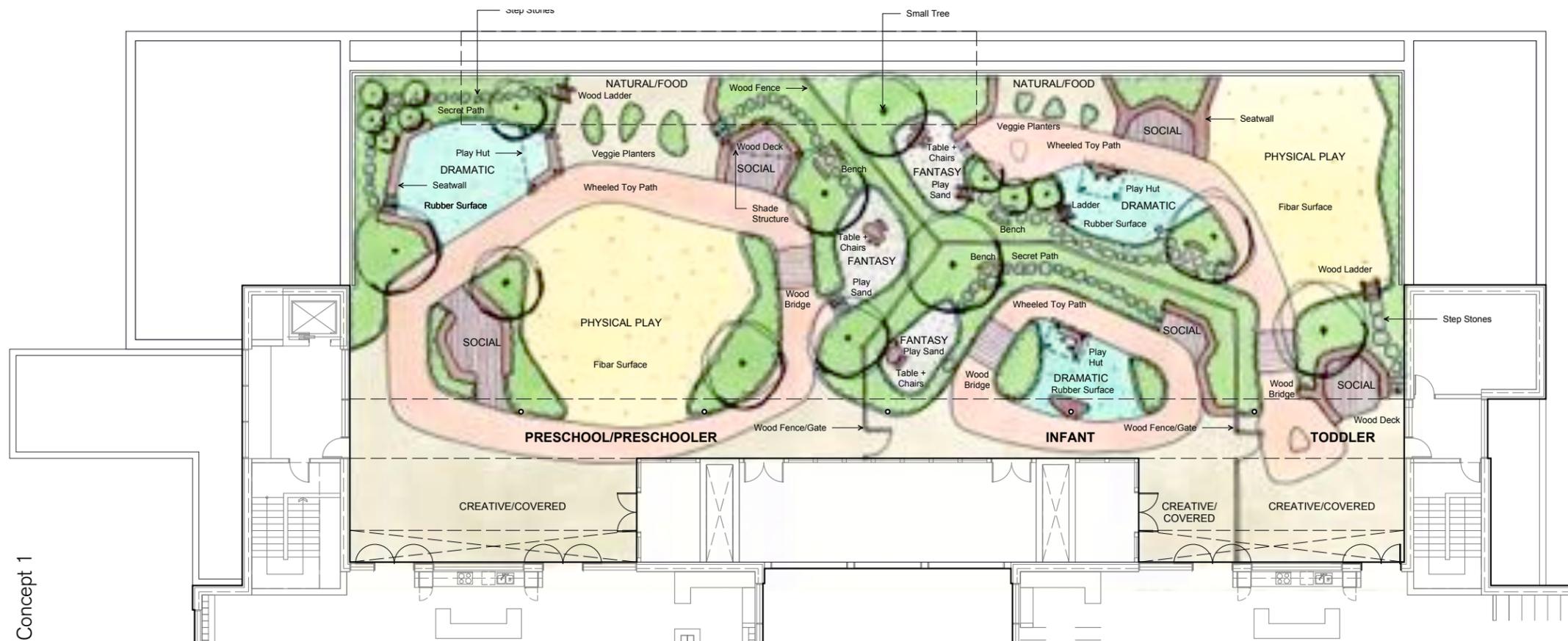
Sir Sanford Fleming  
Child Care + Preschool

In Development - Issued for Tender

The strategy to designing daycares is to recall the most memorable, impactful and magical places we played as children - and then make it safe. Daycare play space design needs to capture wonder, promote exploration, pose risk and allow manipulation. It also needs to aid in cognitive and social development of children and their understanding of their environment.

The design process is further refined by working with daycare operators and the knowledgeable staff at Community Care Facilities Licensing at Vancouver Coastal Health and Social Planning at the City of Vancouver. Their direct experience and vast knowledge assist designers in the creation of play areas that foster a child's development.

The Fleming Daycare sits atop the new seismic replacement school - Sir Sanford Fleming Elementary. It will be an airspace parcel that will be owned by the City of Vancouver and operated by an independent daycare operator.



- location  
Vancouver BC
- client  
Vancouver School Board Project Office  
City of Vancouver
- services  
Schematic to Construction Services
- budget  
\$550,000
- collaborators  
Acton Ostry Architects and  
Vancouver Society of Children's Centres

# Evolution of a Design

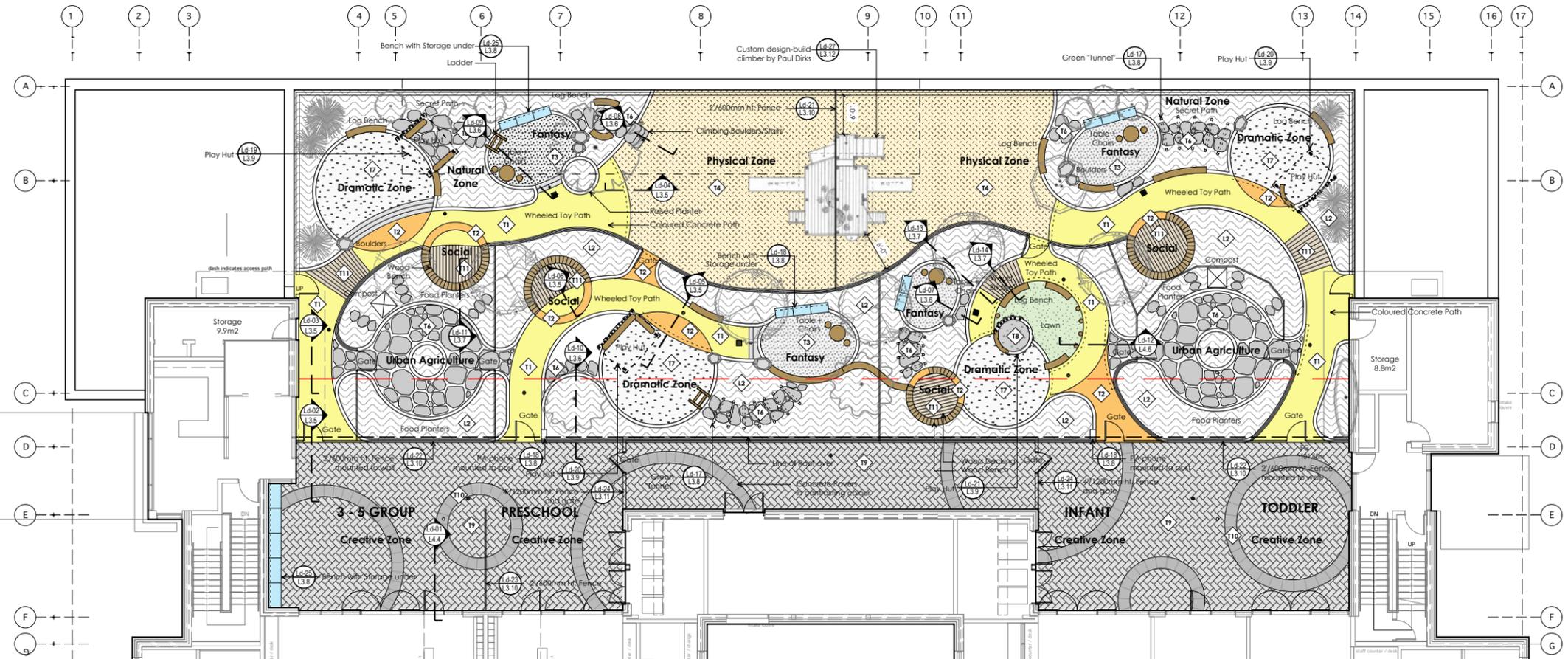
Schematic design is an ever changing process. Hand sketches allow quick redesign that capture the myriad of revisions that come through consultation with the daycare operator, CoV Social Planning staff and CCFL staff at Vancouver Coastal Health.

The challenge for the landscape architect is to hold onto the wonder and magic in the design as it evolves through the design process. Each surface, structure, wall, fence and play element is detailed so that the execution of the design is true to the magic spark at the beginning of the design process.

Concept 3



Tender Drawing - Materials Plan



## Preschools + Daycares

### 10th & Maple Child Care

2018

Home to the former IGA grocery store at Broadway and Maple this redevelopment included the development of a 49 space child care facility.

Outside of the Child Care Design Guidelines and Technical Guidelines no daycare is developed without the valuable input of both Social Planning at the City of Vancouver and the Community Care Facility Licensing officers at Vancouver Coastal Health. Feedback from the operator is also key in 'taylor' fitting the play space to their particular needs.

The configuration of the outdoor play area was largely determined by the building massing and location of the underground parking entry ramp. What could be viewed as constraints were really opportunities to design a play area that responded to the age range and associated programme. The area with the narrow width was well suited to the infant program, while the area over the parking ramp provided a sloped plain for play for the 3-5 ages range.

An added feature to the play area was the perimeter fence that became the 'canvas' for the public art installation "Pick Up Sticks".

location

Vancouver BC

client

Pinnacle Developments

services

Rezoning to Construction Services

budget

\$450,000

collaborators

Bingham Hill Architects, Dirks Natural Playgrounds and art.site (Public Art)



# Preschools + Daycares

## Atelier Child Care

2010

The Atelier Daycare was developed as part of a mixed use development across from the Vancouver Public Library downtown. Working closely with VSOCC, the operator, the outdoor play area was designed to meet the requirements of BC Community Care Act/Legislation and the City of Vancouver Child Care Technical and Design Guidelines.

Research indicates that natural, more unprogrammed play spaces help children's cognitive and social development. Pre-programmed play elements were not used. All of the play huts and physical climbing structures were custom made using dimensioned cedar, and in the case of the play huts and benches driftwood was used. This allows the children to re-imagine the space as something different every day.

Using different surface treatments breaks up the various play areas and provides a route for wheeled toys and pull/push toys. Cedar decking is often used in social nooks and slightly raised bridges that provide auditory stimulation.

The non-toxic planting uses species that stimulate the senses: trembling aspen rustle in the breeze, lavender is heavily scented, and lamb's ear is soft to touch.

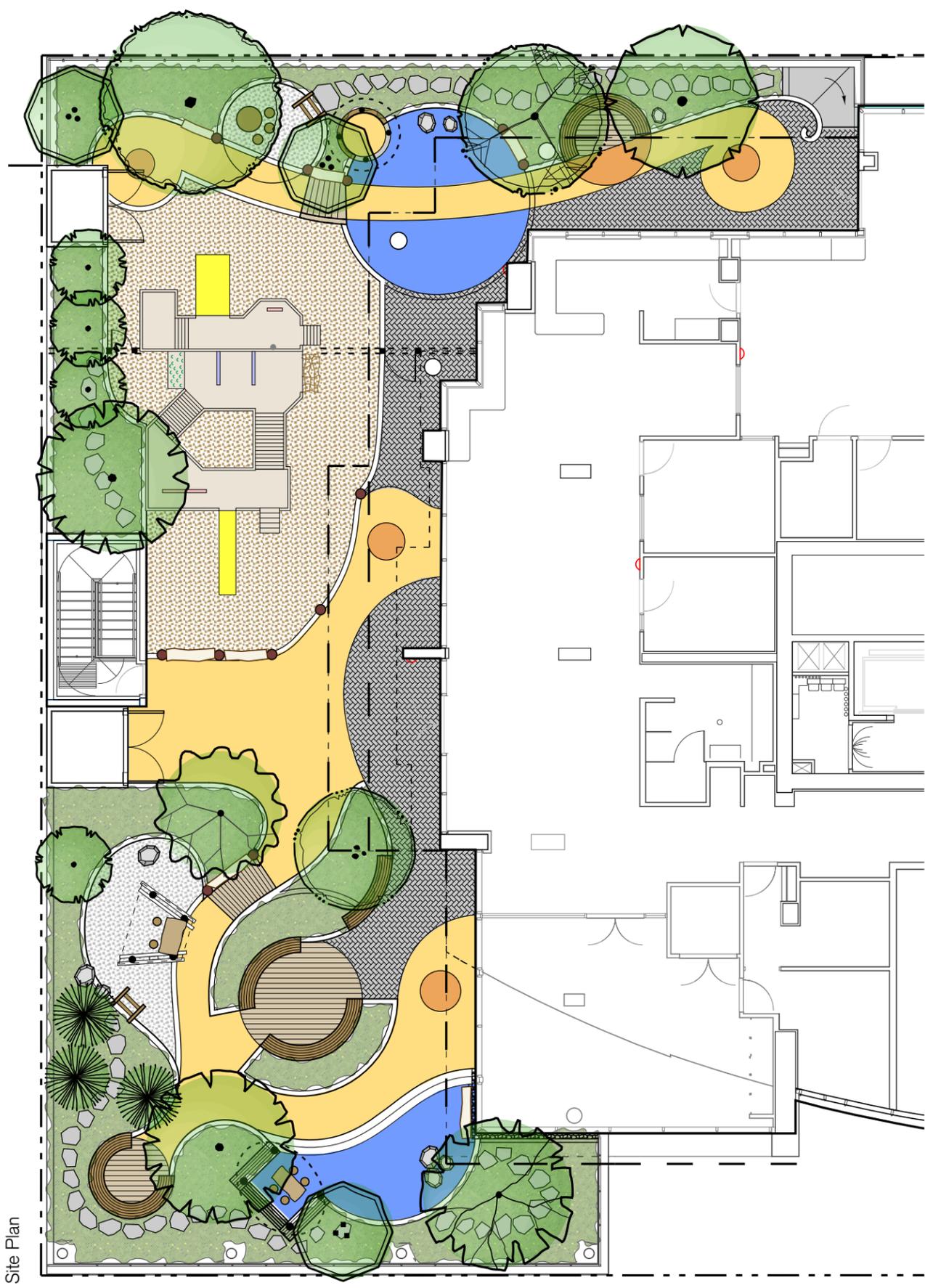
location  
Vancouver BC

client  
Magellan 20/20 Developments and  
Vancouver Society of Children's Centres

services  
Rezoning to Construction Services

budget  
\$400,000

collaborators  
IBI Architects and  
Dirks Natural Playgrounds



Site Plan



Dramatic Play



Natural Zone



Lush Plantings