

MUSQUEAM COMMUNITY RENTAL COMPLEX

DAYCARE

6390 CROWN PLACE, VANCOUVER, BC

(A) PROJECT STATISTICS AND TIMELINE



Jul. 30, 2018	BCR authorized Administration to issue an RFP to developers for a multi-family housing project on Crown Place.
Oct. 01, 2018	BCR authorized Administration to prepare and submit an application for funding under the BC Housing: Indigenous Housing Fund for the proposed project.
Nov. 22, 2018	Received conditional funding approval from BC Housing.
Jul. 15, 2019	A letter was issued on behalf of the Musqueam Chief and Council confirming the selection of lot 95, Crown Place for the proposed Musqueam Community Rental Complex.
Feb. 18, 2020	C&C authorized Project Team to engage Aquilini Development for design and construction and to engage Musqueam Capital Corporation as project manager to lead the delivery of the development.
Jun. 15, 2020	Project Team presented conceptual design update to MIB Chief & Council in preparation for Community Engagement.
Aug. 4, 2021	Project Team consulted with the community Design Advisory Group to review preliminary Daycare design concepts.
Sept. 1, 2021	Project Team presented a summary of the community engagement feedback and recommended a Daycare design option to proceed with.

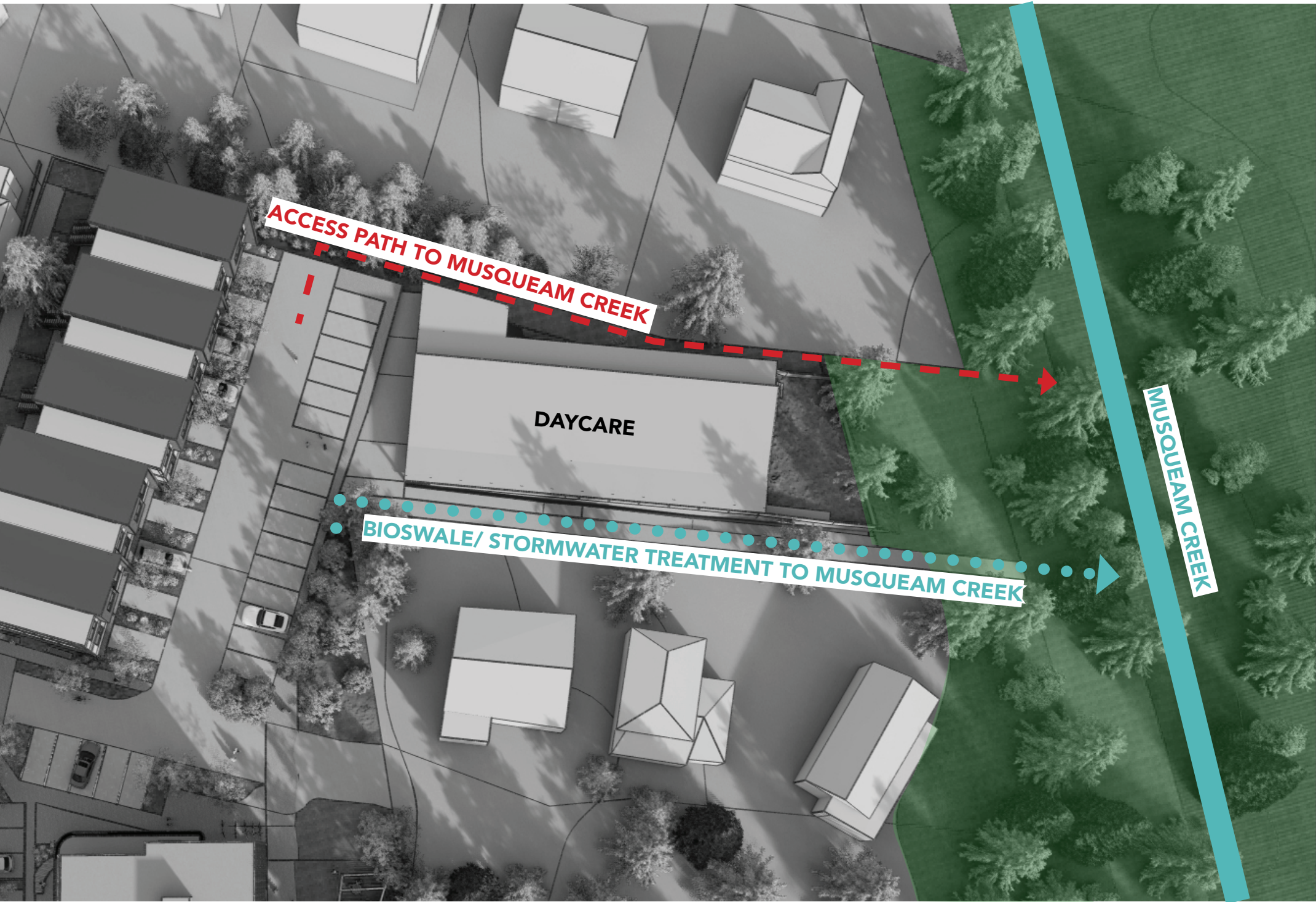


(B)

RESPONDING TO THE SITE

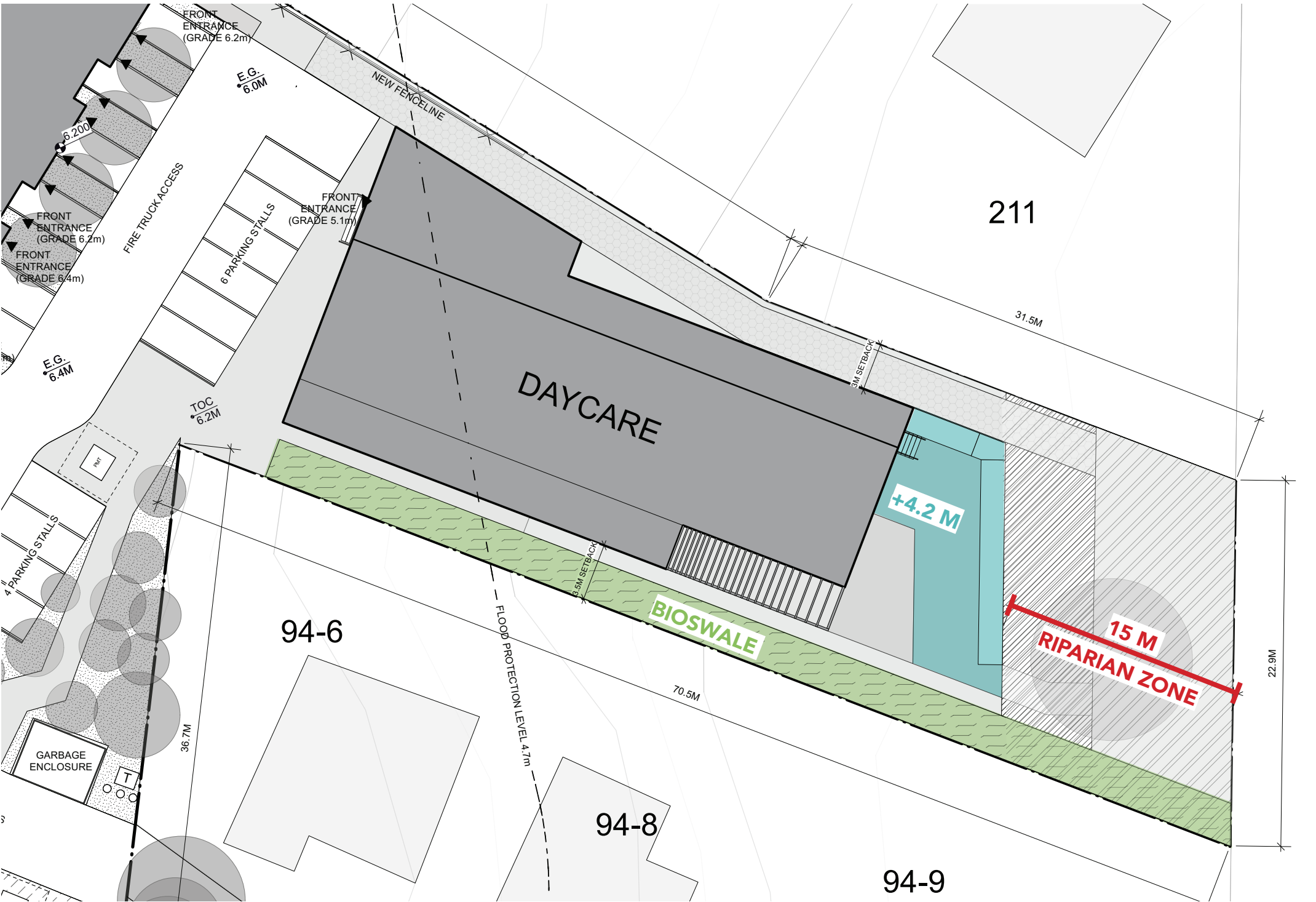
CONNECTION TO THE MUSQUEAM CREEK

Access to the Musqueam Creek has been prioritized as part of the daycare design development.



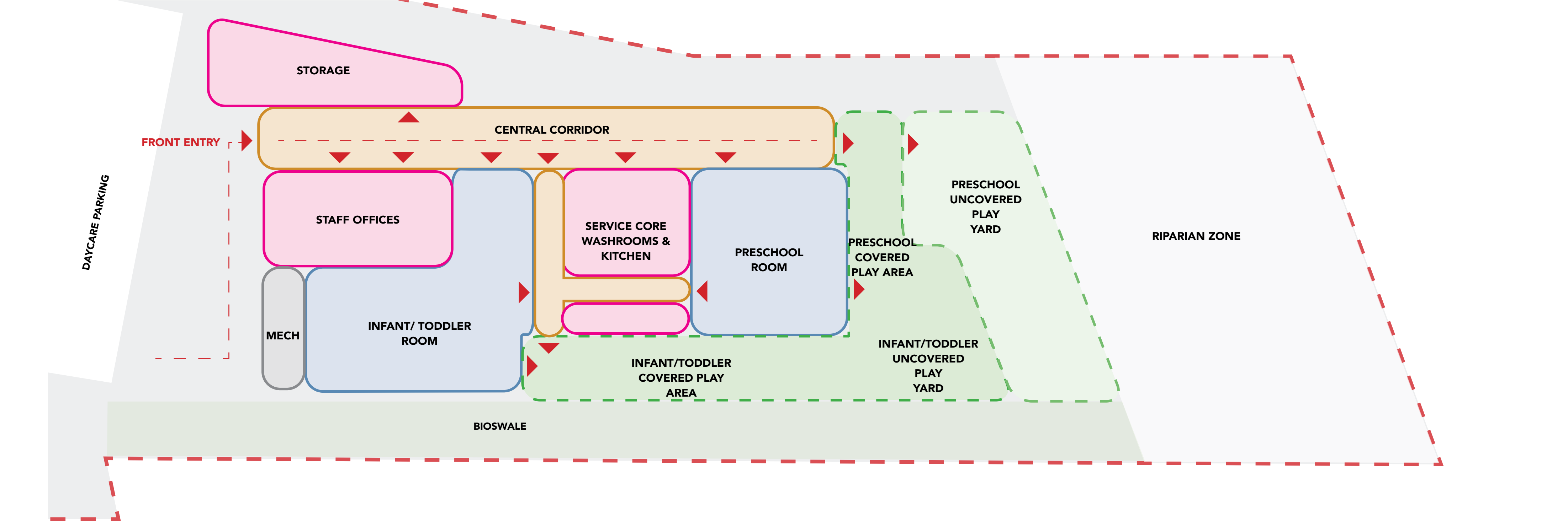
FLOOD WATER MITIGATION

- Natural bioswale for stormwater treatment to the Musqueam Creek.
- Riparian zone setback of 15 meters from the creek.
- Elevated backyard at +4.2m for flood protection

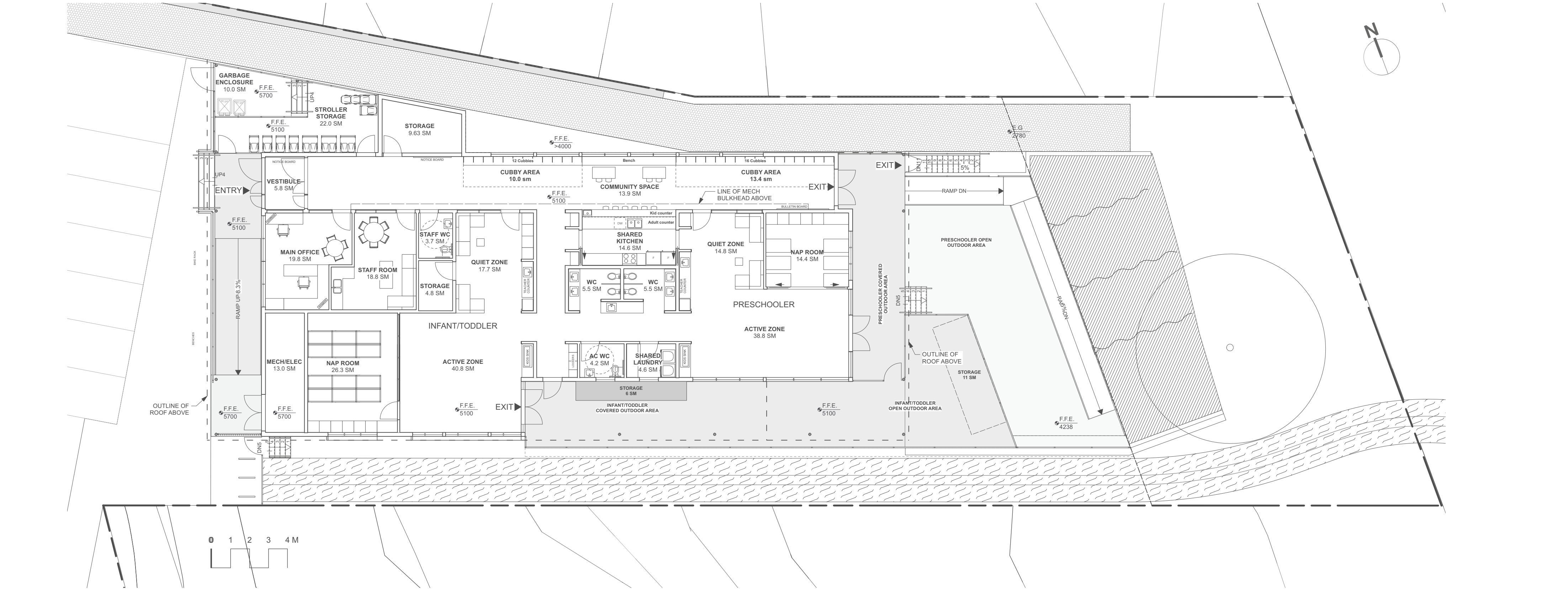


PROGRAMATIC LAYOUT

The Functional Program has been developed to provide care for 28 children, with 12 spots for Infant/Toddlers and 16 spots for Preschoolers.



FLOOR PLAN



(C)

DESIGN INTENT

CONCEPT DESIGN

The design of the daycare is inspired by to the aquatic life-cycle of animals and plants in local ponds. Throughout the design, the natural life cycle of various pond inhabitants is referenced, such as a frog as it develops from a tadpole to full-grown frog. In Musqueam tradition, the frog represents adaptation to land and water. In this way the inclusion of representational biodiversity is a learning and teaching opportunity for children attending the Daycare, furthering their understanding of their relationship to both their natural environment and culture.



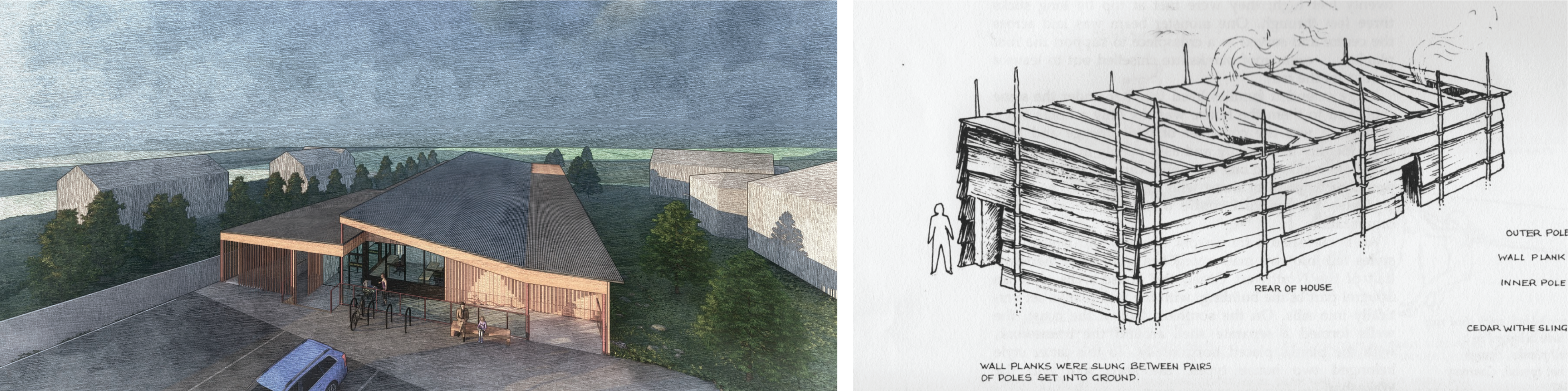
HONORING THE HISTORY OF THE SITE

The wood beams in the existing gym have been planned to be salvaged and reused in the roof structure of the new daycare. In this way, the memory of the gym is kept alive, and a new generation of community members will grow under them.



TRADITIONAL LONGHOUSE ROOF FORM

The roof form of the daycare is influenced by the angular slope and repetitive linear structure of traditional Coast Salish longhouse roof forms.



PUBLIC ART OPPORTUNITIES

1. A Daycare Logo at the front of the building.
2. A “Mural Wall” opportunity at the back of the building. The design of this wall is meant to showcase the life-cycle of pond animals, particularly the frog.
3. Fence Pond Wildlife. This imagery will be incorporated along the fence surrounding the exterior play areas featuring a diversity of pond wildlife.

