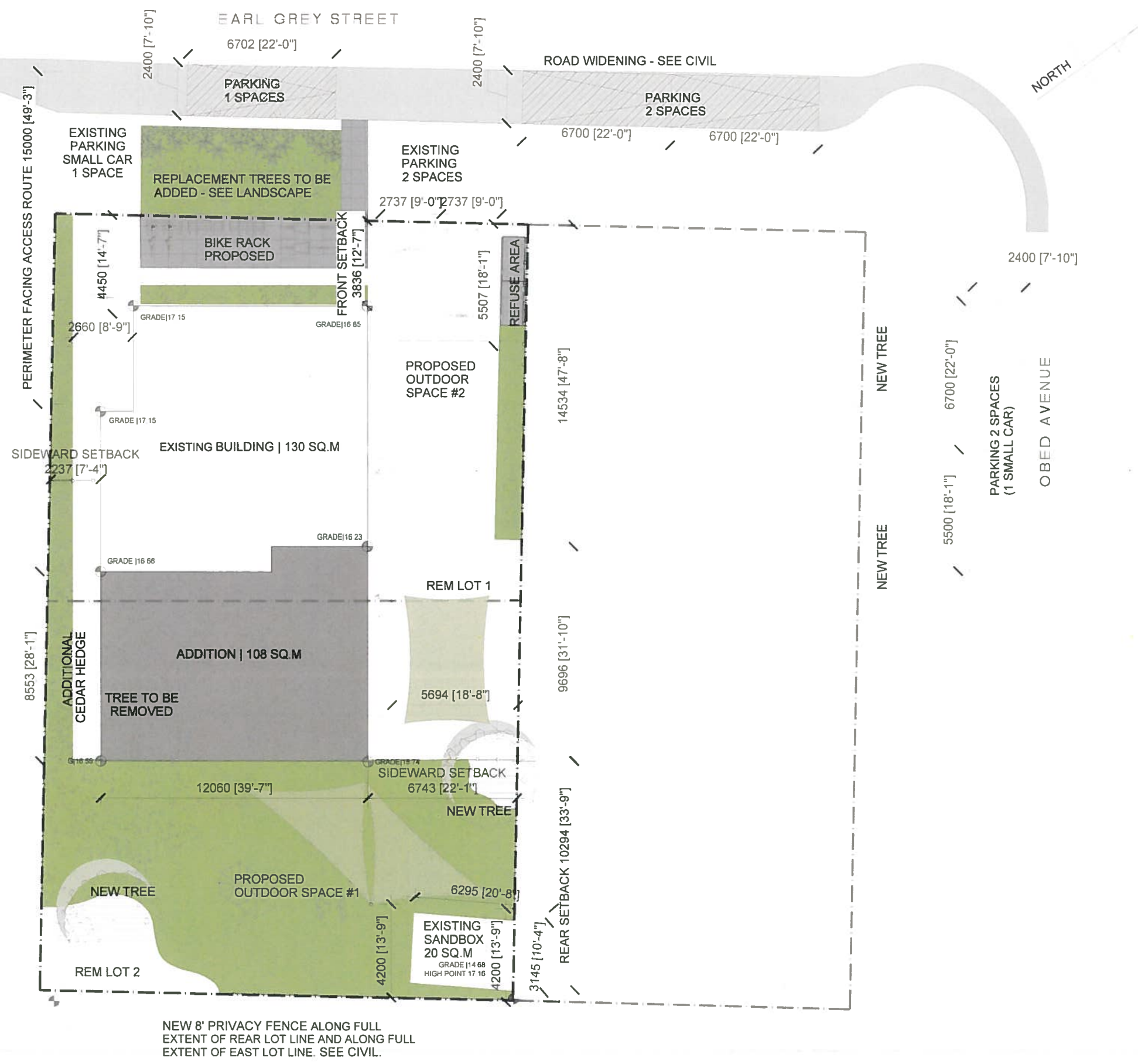


PROPOSED SITE PLAN

REGULATION ANALYSIS



NEW 8' PRIVACY FENCE ALONG FULL EXTENT OF REAR LOT LINE AND ALONG FULL EXTENT OF EAST LOT LINE. SEE CIVIL.

ZONING SUMMARY (VARIANCE REQUIRED*)

CIVIC ADDRESS: 2969 EARL GREY ST
 PROJECT PROPOSED: 2 STORYS + BASEMENT ADDITION TO EXISTING BUILDING
 LEGAL DESCRIPTION: REM LOT 1 AND REM LOT 2 LOTS MUST BE COMBINED (COMBINED LOT CALCULATION)
 ZONING: P1-INSTITUTIONAL ZONE
 SITE AREA: ±750 SQ.M

SITE COVERAGE	SITE COVERAGE ALLOWED	SITE COVERAGE EXISTING	SITE COVERAGE (ADDED)	GROSS FLOOR AREA		
				EXISTING	ADDITION	TOTAL
	NA	130 SQ.M + 20 SQ.M (SANDBOX) ± 17%	108 SQ.M	TOTAL GFA 151 SQ.M	452 SQ.M	603 SQ.M
		258 SQ.M ± 34 %		2ND FLOOR 0 SQ.M	192 SQ.M	192 SQ.M
				MAIN FLOOR 108 SQ.M	130 SQ.M	238 SQ.M
				BASEMENT 43 SQ.M	130 SQ.M	173 SQ.M
FLOOR SPACE RATIO: 0.57						
SETBACKS REQUIRED P1				PROPOSED (VARIANCE REQUIRED = * SEE TABLE)		
FRONT YARD 10 M				FRONT YARD 3.84M (EXISTING BUILDING) *		
REAR YARD 10 M				REAR YARD 4.2M *		
SIDE YARD (INT) 6 M				SIDE YARD (INT) SIDE 1: 6.43 M		
SIDE YARD (EXT) NA				SIDE 2: 2.23 M *		
MAX HEIGHT 10M				(ALIGNED WITH EXISTING BUILDING)		
HEIGHT				IMPERVIOUS SURFACE AREA		
STOREY PROPOSED 2				NEW AND EXISTING BUILDING 238 SQ.M		
AVERAGE GRADE 16.61 M				EXISTING CONCRETE 126 SQ.M		
HEIGHT OF ROOF (MAX) 7.50 M				NEW CONCRETE (SIDEWALK) 8 SQ.M		
AVRAGE GRADE (REAR WALL) 16.44 M				TOTAL 372 SQ.M		
SINGLE FACE HEIGHT 7.67 M				RATIO OF OPEN SPACE 49.6%		
PARKING				PARKING PROPOSED		
PARKING REQUIRED 9 EMPLOYEES + 2 VISITORS =				3 EXISTING PARKING ON SITE *		
BIKE PARKING 11 STALLS REQUIRED + 2 CLASS 1				BIKE RACK & BIKE ROOM PROPOSED WITH 2 STALLS CLASS 1 AND 17 SHORT TERM BICYCLE STALLS (2 COMMUTER BIKES).		
SERVICING CONCEPT SEE CIVIL DRAWINGS						
CHILD CARE LICENSING REGULATION						
USABLE FLOOR AREA						
1 ST STORY INFANT AND TODDLER SECTION A - 12 CHILDREN REQUIRED 44.4 SQ.M - PROPOSED USABLE FLOOR AREA 50.0 SQ.M						
1 ST STORY 3-5 YEARS OLD SECTION B - 25 CHILDREN REQUIRED 92.5 SQ.M - PROPOSED USABLE FLOOR AREA 92.5 SQ.M						
2 ND STORY 3-5 YEARS OLD SECTION C - 25 CHILDREN REQUIRED 92.5 SQ.M - PROPOSED USABLE FLOOR AREA 107 SQ.M						
SANITARY EQUIPMENT						
SECTION A 2 TOILETS AND 2 WASH BASINS PROVIDED						
SECTION B 3 TOILETS AND 3 WASH BASINS PROVIDED						
SECTION C 3 TOILETS AND 3 WASH BASINS PROVIDED						
OUTDOOR PLAY AREA						
REQUIRED OUTDOOR SPACE 62 CHILDREN X 6 SQ.M MIN 372 SQ.M						
PROPOSED OUTDOOR SPACE #1 3-5 YEAR OLD SECTION 318 SQ.M						
PROPOSED OUTDOOR SPACE #2 INFANT SECTION 72 SQ.M						
TOTAL PROPOSED OUTDOOR SPACE PROVIDED 390 SQ.M						

PROPOSED VARIANCES

	PROPOSED	REQUIRED	VARIANCE REQUIRED
PARKING	3 SPACES	5 SPACES	2 SPACES
BASE ON APPROVAL UNDER P/48/94			
SETBACK			
BUILDING ADDITION FRONT UPPER AND REAR ADDITIONS			
FRONT	3.84 M	10 M	6.16 M
SOUTH INTERIOR YARD	2.237 M	6 M	3.763 M
ACCESSORY STRUCTURE (SUN-SHADE)			
REAR	4.2 M	10 M	5.8 M
NORTH INTERIOR YARD	0 M	6 M	6 M

SETBACKS APPROVED UNDER P/48/94 APPLY ONLY TO THE EXISTING BUILDING. NEW REQUIRES P1 COMPLIANCE

PROJECT NUMBER | NAME
2020-02 | NKOTB DAYCARE
PHASE | DATE
SCHEMATIC DESIGN - REV5 | 2021.08.31

TITLE
PROPOSED SITE PLAN
SCALE
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