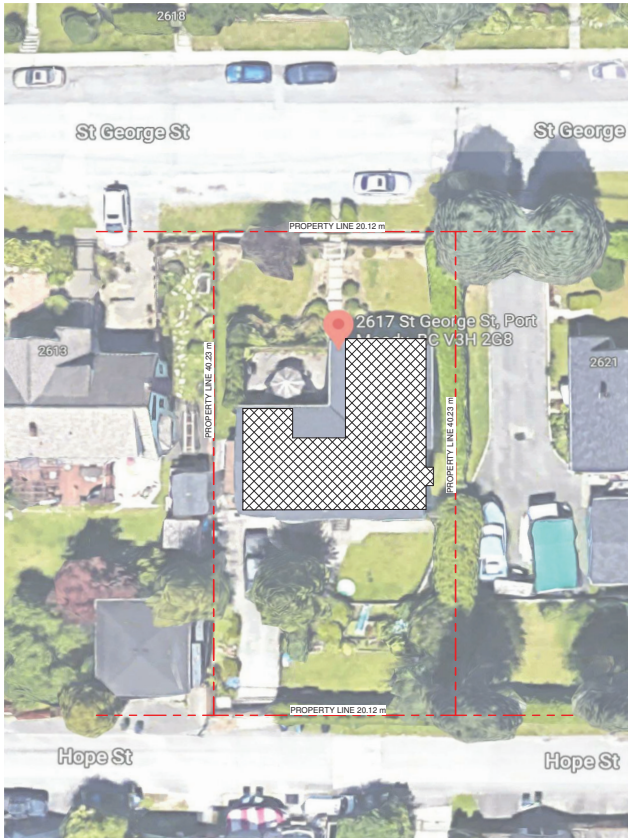


# CHILD CARE DEVELOPMENT WITH REZONING ON 2617 ST GEORGE STREET, PORT MOODY



1 KEY PLAN  
1/16" = 1'-0"



2 AREAL VIEW  
N.T.S.

2 ISSUED FOR PREAPP REVIEW 2021 02 10  
1 ISSUED FOR COORDINATION 2021 02 05

NO DESCRIPTION DATE

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Client

JAMES KIM

Project

CHILDCARE REZONING

Address

2617 St George Street  
Port Moody, BC

Sheet

KEY PLAN & AREAL PLAN

Project number

21005

A100

Scale As indicated



FRONT VIEW 2 (NORTH)



FRONT VIEW (NORTH)



FRONT VIEW 3 (NORTH)



AREAL PERSPECTIVE (NORTH WEST)



AREAL VIEW



SIDE VIEW (SOUTH EAST)



REAR VIEW 2 (SOUTH WEST)



REAR VIEW 1 (SOUTH)



REAR VIEW 3 (SOUTH EAST)

2 ISSUED FOR PREAPP REVIEW 2021 02 16  
 1 ISSUED FOR COORDINATION 2021 01 26  
 NO DESCRIPTION DATE  
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 Client

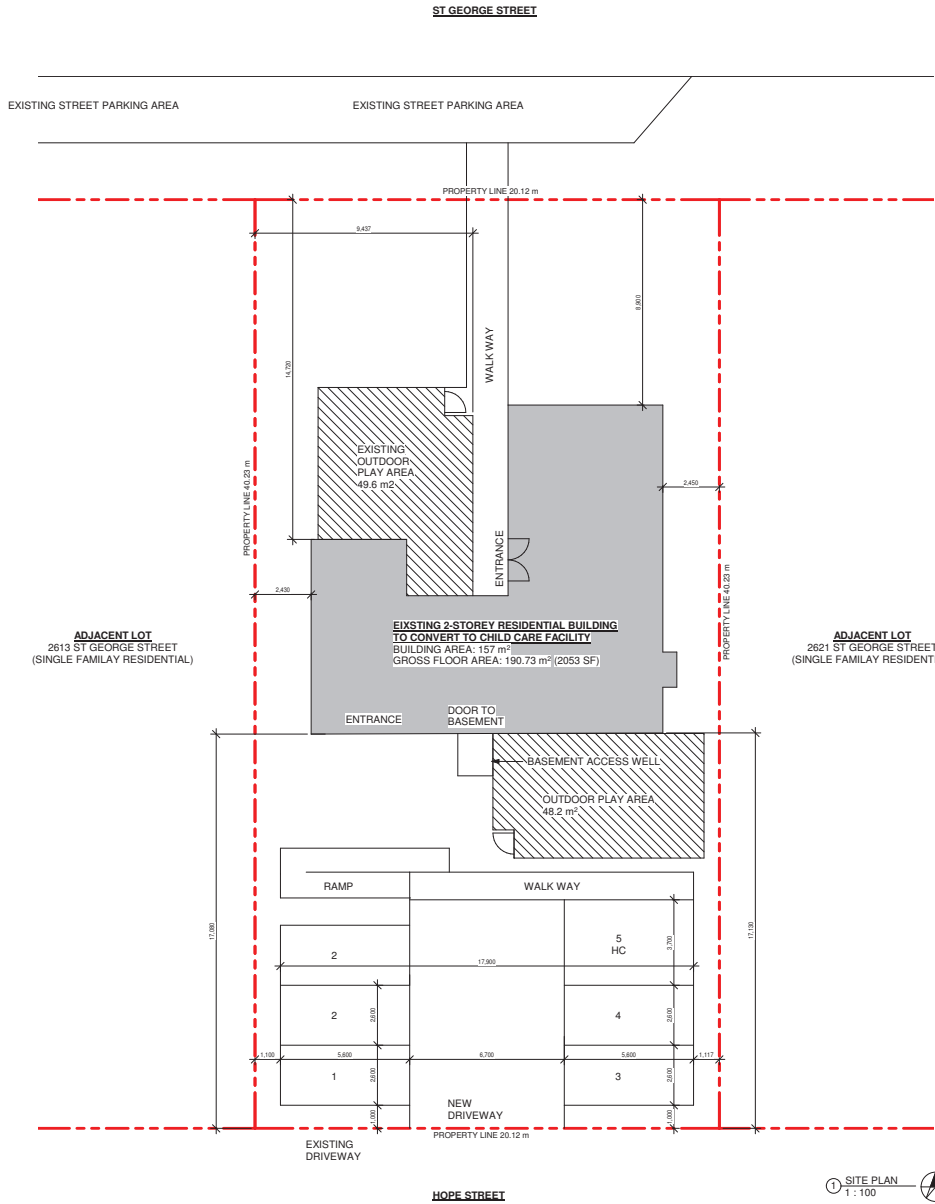
JAMES KIM

Project  
 CHILD CARE REZONING  
 Address  
 2617 St George Street  
 Port Moody, BC  
 Sheet  
 SITE PICTURES  
 Project number  
 21005

**A100a**  
 Scale 1/16" = 1'-0"

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21/11/2021 4:41:34 PM



1 SITE PLAN  
1 : 100

**PROJECT DATA**

**CIVIC ADDRESS**  
2617 ST GEORGE STREET, PORT MOODY, BC

**LEGAL DESCRIPTION**  
LOT 10, BLOCK 23, PLAN NWP72, DISTRICT LOT 201, NEW WEST DISTRICT

PID: 002-187-540

**LOT AREA**  
812.03 m<sup>2</sup> (8740.64 SF)  
20.23 m X 40.14 m

**CURRENT ZONING**  
RS1

**OCP LAND USE**  
SINGLE FAMILY LOW DENSITY

**DEVELOPMENT PERMIT AREA**  
DEVELOPMENT PERMIT AREA 2

**DESIRED USE**  
EXCLUSIVE USING ENTIRE BUILDING  
AS COMMERCIAL CHILD CARE FOR AGE 5 & UNDER.

**PROPOSED ZONING**  
**CT - LOCAL COMMERCIAL**  
PERMITTED USE: CHILD CARE  
MINIMUM LOT SIZE  
AREA: 550 m<sup>2</sup>  
WIDTH: 15 m

**DENSITY: MAX. 0.5 FAR**  
**HEIGHT: 9 m & 2-STOREY**  
**LOT COVERAGE: 40 %**  
**SETBACK**  
FRONT: 6 m  
SIDE: 1.5 m  
REAR: 6 m

**LOT COVERAGE**  
MAX. ALLOWED: 40 %  
PROVIDED: 19.3 % (= 157 / 812.03)

**FLOOR AREA**  
MAX. ALLOWED: 50 %  
PROVIDED (INCLUDING GARAGE): 27.6 % (= 224.27 / 812.03)  
GARAGE TO BE CHANGED TO HEATED FLOOR AREA.

**GROSS: 224.27 m<sup>2</sup> (2414 SF)**  
UPPER FLOOR: 730 SF  
MAIN FLOOR: 672 SF  
LOWER MAIN FLOOR: 651 SF  
GARAGE: 361 SF

**SETBACK**  
REQUIRED  
FRONT: 6 m  
SIDE: 1.5 m  
REAR: 6 m

**PROVIDED**  
FRONT (NORTH): 8.90 m  
SIDE (WEST): 2.43 m  
SIDE (EAST): 2.45 m  
REAR (SOUTH): 14.91 m

**PARKING**  
PROPOSED USE  
CHILD CARE

**NUMBER OF STALL**  
REQUIRED: 6 STALLS (3 SPACES PER 93 m<sup>2</sup> (1033.33 SF) OF FLOOR AREA)  
PROPOSED: 6 STALLS (5 SURFACE PARKING, 1 ENCLOSED GARAGE)

**ACCESSIBLE PARKING**  
REQUIRED: 1 STALL  
PROPOSED: 1 STALL

**STALL SIZE**  
REQUIRED  
AISLE WITH: 6.7 m (90 DEGREE)  
STANDARD: 2.6 m X 5.6 m X 2.1 m H  
SMALL (MAX. 33 %): 2.3 m X 5.1 m X 2.1 m H  
ACCESSIBLE: 3.7 m X 5.6 m X 2.1 m H + ADDITIONAL 1.2 m SIDE WALK ON EACH STALL  
ADDITIONAL 0.3 m WHERE WALL HEIGHT OVER 0.3 m FROM GRADE.  
ANY COLUMN OR SIMILAR STRUCTURE CANNOT PROTRUDE INTO PARKING SPACE.  
NO COLUMN OR SIMILAR STRUCTURE LOCATED WITHIN 0.6 m FROM AISLE & 1.2 m FROM REAR OF STALL.

**PROPOSED**  
AISLE: 6.7 m  
STALL: 2.6 m X 5.6 m  
ACCESSIBLE: 3.7 m X 5.6 m  
ADDITIONAL SIDE WALK: 1.2 m WIDE

**PARKING SETBACK**  
REQUIRED  
1.5 m FROM ANY LOT LINE  
3.0 m FROM LOT LINE COMMON TO STREET

**PROVIDED**  
1.1 m FROM SIDE LOT LINE (0.4 m VARIANCE REQUIRED ON EACH SIDE YARD)  
1.0 m FROM REAR LOT LINE COMMON TO STREET (2.0 m VARIANCE REQUIRED)

**LOADING**  
FOR EXISTING BUILDING  
THIS SECTION DOES NOT APPLY TO EXISTING BUILDING.  
(a) ONLY IF NOT BUILDING OR STRUCTURE IS CHANGED OR ADDED TO THE EXISTING

**BICYCLE PARKING**  
NOT APPLICABLE TO CHILD CARE

**CHILD CARE DATA**

**CHILD CARE CAPACITY**  
AGE: 0-3 YEARS OLD  
POSSIBLE CLASS: 3  
TOTAL NUMBER OF CHILD: 20 CHILDREN  
CLASS A: 4 INFANT  
CLASS B: 8 INFANT / TODDLER  
CLASS C: 8 INFANT / TODDLER

**MIN. REQUIRED CLASS ROOM SIZE (EXCLUDING ALL FIXTURES)**  
CLASS A: 14.8 m<sup>2</sup> (159.31 SF)  
CLASS B: 29.6 m<sup>2</sup> (318.62 SF)  
CLASS C: 29.6 m<sup>2</sup> (318.62 SF)

**OUTDOOR PLAY AREA**  
REQUIRED: MAX. 12 CHILD AT A TIME (ROTATION FOR CLASS B & C)  
MIN. REQUIRED: 48 m<sup>2</sup> (6 m<sup>2</sup> PER CHILD)  
PROPOSED: 97.8 m<sup>2</sup> (FOR 2 CLASS)

2	ISSUED FOR PREAPP REVIEW	2021 02 10
1	ISSUED FOR COORDINATION	2021 01 26
NO	DESCRIPTION	DATE

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Client	JAMES KIM
Project	CHILDCARE REZONING
Address	2617 St George Street Port Moody, BC
Sheet	SITE PLAN & PROJECT DATA
Project number	21005

**A101**  
Scale 1 : 100