

BY-LAW INFORMATION

LEGAL:	BLOCK 2 58M-228 IN THE CITY OF WATERLOO, REGIONAL MUNICIPALITY OF WATERLOO		
ZONING:	BUSINESS EMPLOYMENT ONE (E1-27), SITE SPECIFIC BY-LAW 99-047 (C213)		
TOTAL SITE AREA:	7317.3m ² (1.8 ACRES)		
BUILDING AREA (B.A.):	1,295.8m ² (13,948ft ²)		
GROSS FLOOR AREA (G.F.A.):	2732.4m ² (29,411ft ²)		
TOTAL BUILDING HEIGHT:	± 9.0m (18.0m MAX.)		
IMPERVIOUS AREA:	4956m ² (67.7%) (EXISTING) 4729m ² (64.6%) (PROPOSED) (70% MAX.)		
LOT COVERAGE:	BUILDING CONCRETE/ASPHALT SURFACED AREAS LANDSCAPED AREAS	1,296m ² (17.7%) 3,433m ² (46.9%) 2,588m ² (35.4%)	
ANCILLARY USES:	MAXIMUM (15% OF B.A. OR 1,858m ²) PROPOSED (H - 9.1.13) (SEE MINOR VARIANCE APP.)	409.86m ² 907.80m ² (33%)	
PARKING REQUIRED: (PARKING AREA F) (2.8m x 6.5m (WxL))	INDUSTRIAL MALL (1924.6m ² x 2.5 SPACE/100m ²) CHILDCARE SPACES (907.8m ² x 4 SPACE/100m ²) TOTAL REQUIRED TOTAL PROVIDED	46 SPACES 37 SPACES 83 SPACES 98 SPACES	
ACCESSIBLE SPACES: TYPE A = 3.7m x 5.5m (WxL) TYPE B = 2.5m x 5.5m (WxL) AISLE = 1.5m x 5.5m (WxL)	REQUIRED (76-100 OF REQ'D SPACES) PROVIDED (EXISTING)	4 SPACES 4 SPACES	
BICYCLE SPACES REQUIRED: 0.6m x 1.8m x 2.0m (WxLxH)	TOTAL EXISTING	7 SPACES	

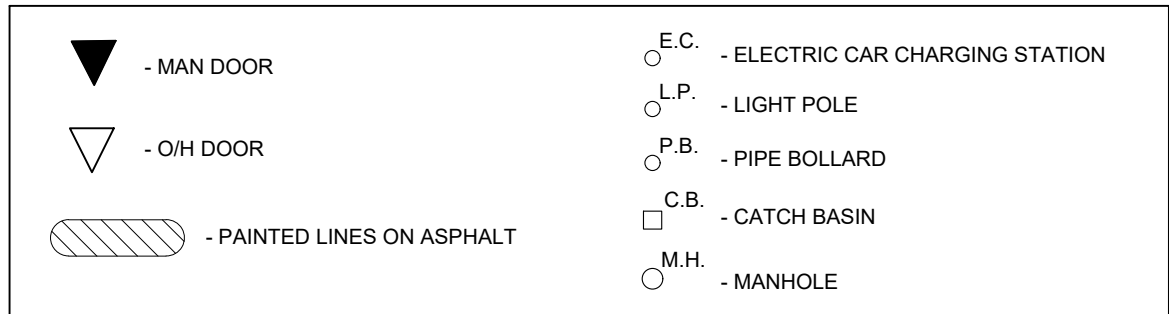
CHILDCARE OUTDOOR PLAY ACTIVITY SPACE

OUTDOOR PLAY AREA	NUMBER & AGE OF CHILDREN	MIN. PLAY AREA (5.6m ² / CHILD)	PROVIDED PLAY AREA
INFANT	10 INFANTS	56.0m ² (603ft ²)	105.8m ² (1141ft ²)
#1 & #2	45 TODDLERS + 64 PRE-SCHOOLERS = 109 CHILDREN	252.0m ² (2713ft ²) + 358.4m ² (3859ft ²) = 610.4m ² (6571ft ²)	329.2m ² (3544ft ²) + 288.1m ² (3101ft ²) = 617.3m ² (6649ft ²)

ONTARIO BUILDING CODE DATA

ITEM	ONTARIO BUILDING CODE DATA MATRIX					OBC REFERENCE				
1	PROJECT DESCRIPTION:			☒ CHANGE OF USE ☐ NEW ☐ ADDITION ☐ ALTERATION	☒ PART 3 ☐ PART 9					
2	MAJOR OCCUPANCY(S):		EXISTING: GROUP 'D' PROPOSED: GROUP 'D' & 'A-2'		3.1.2.1.					
3	BUILDING AREA: 1295.8m ²				EXISTING TO REMAIN					
4	GROSS AREA: 2732.4m ² BASEMENT: 140.8m ² FIRST FLOOR: 1295.8m ² SECOND FLOOR: 1295.8m ²				EXISTING TO REMAIN					
5	NUMBER OF STOREYS:		ABOVE GRADE=2 BELOW GRADE=1		EXISTING TO REMAIN					
6	HEIGHT OF BUILDING:		± 9.0m		EXISTING TO REMAIN					
7	NUMBER OF STREETS/ACCESS ROUTES:		1		3.2.2.10, 3.2.2.5. (EXISTING TO REMAIN)					
8	BUILDING CLASSIFICATION:		'A-2'		3.2.2.26					
9	SPRINKLER SYSTEM PROPOSED:		☒ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.26.					
10	STAND PIPE REQUIRED:		☐ YES ☒ NO		3.2.5.8.					
11	FIRE ALARM REQUIRED:		☒ YES ☐ NO		3.2.4.1.					
12	WATER SERVICE/SUPPLY IS ADEQUATE		☐ YES ☒ NO		TO BE DETERMINED					
13	HIGH BUILDING		☐ YES ☒ NO		3.2.6.					
14	TYPE OF CONSTRUCTION:		☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE		3.2.2.26. (COMB. OR NON-C. PERMITTED)					
15	MEZZANINE(S) AREA:		N/A							
16	OCCUPANCY LOAD: OTHER TENANTS 'D' (1308.0m ²): 9.3m ² /PERSON COMMON AREAS 'D' (516.5m ²): 9.3m ² /PERSON CHILDCARE 'A-2' (907.8m ²): 135 CHILDREN + 50 ADULTS TOTAL:		140.6 PERSONS 55.5 PERSONS 185.0 PERSONS 382 PERSONS		3.1.17. EXISTING: 279 PERSONS PROPOSED: 382 PERSONS NUMBERS TO BE CONFIRMED WITH OTHER TENANT PERMIT SUBMISSIONS					
17	WASHROOMS - NUMBER OF WATER CLOSETS: SHARED BUILDING WASHROOMS: MEN: 8 EXISTING WOMEN: 8 EXISTING UNIVERSAL: 1 NEW CHILD CARE SUITE WASHROOMS: CHILD: 19 NEW ADULT: 1 NEW UNIVERSAL: 1 EXISTING				T.3.7.4.3.1. & T.3.7.4.3.A. # OF PERSONS 10 INFANTS (< 1.5 YRS): 1 W/C 45 TODDLERS (< 2.5 YRS): 5 W/C 64 PRESCHOOLER (< 6 YRS): 7 W/C 16 ANY AGE (MULTI-PURPOSE): 2 W/C 50 ADULTS: 2 W/C (ADULTS TO USE EXISTING SHARED BUILDING WASHROOMS)					
18	BARRIER FREE DESIGN:		☒ YES ☐ NO (EXPLAIN)		3.8					
19	CONCEALED SPACE (FLOOR/CEILING) USED AS A PLENUM		☐ YES ☒ NO							
20	HAZARDOUS SUBSTANCES		☒ YES ☐ NO		3.3.1.2.					
21	REQUIRED FIRE RESISTANCE RATING	HORIZONTAL ASSEMBLIES F.R.R. (REQUIRED) FLOORS: 0 MIN F.S. (NON-C.) ROOF: NA MEZZANINE: N/A (NON-C.) SUPPORTING MEMBERS F.R.R. (REQUIRED) FLOORS: N/A (NON-C. FLOOR) ROOF: NA MEZZANINE: NA	LISTED DESIGN NO. or DESCRIPTION (SB-2) SB-2.2.2.1. LISTED DESIGN NO. or DESCRIPTION (SB-2) NA NA NA NA		3.2.2.26. - TWO STOREY BUILDING - EXISTING TO REMAIN					
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (EXISTING TO REMAIN)									
	WALL AREA OF EBF (m ²)	LIMITING DISTANCE (m)	L/H OF H/L	PERMITTED MAX % of OPENINGS	PROPOSED % of OPENINGS	F.R.R. (HOURS)	LISTED DESIGN or DESCRIPTION	NONCOMB. CLADDING REQ'D	NONCOMB. CONST. REQ'D	
	NORTH 145.3	33.28m	8:1	100%	100%	N/A	N/A	NO	NO	
	SOUTH -	NA	-	100%	100%	N/A	N/A	NO	NO	
	WEST -	NA	-	100%	100%	N/A	N/A	NO	NO	
	EAST 179.2	20.35m	10:1	100%	100%	N/A	N/A	NO	NO	
23	EGRESS AND EXIT REQUIREMENTS					45m MAXIMUM TRAVEL DISTANCE 3.4.2.5.(1)				
24	ADDITIONAL REQUIREMENTS									

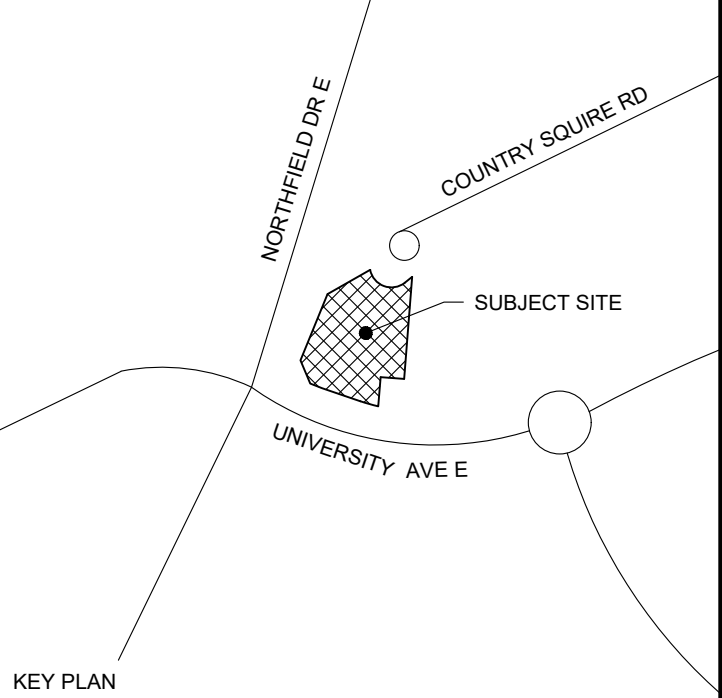
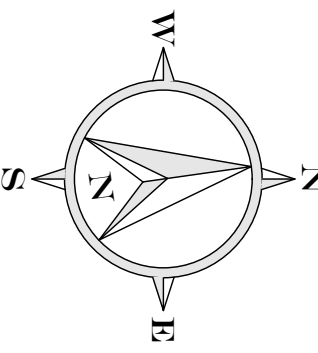
SITE PLAN



NOTES:

- ALL SITE PLAN DRAWINGS ARE FULLY COORDINATED WITH LANDSCAPE AND ENGINEERING DRAWING SUBMISSIONS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
- ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
- ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT THE OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
- OUTDOOR STORAGE SHALL BE LOCATED BEHIND BUILDING IN REAR YARD AND SCREENED.

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KEY PLAN

4	2025 03 17	ISSUED FOR ZONING
3	2025 02 13	ISSUED FOR MINISTRY OF EDUCATION
2	2024 12 17	RE-ISSUED FOR MINOR VARIANCE PRE APP
1	2024 11 21	ISSUED FOR MINOR VARIANCE PRE APP
NO.	DATE	REVISION



PROJECT
**2415 UNIVERSITY AVE. E.
CHILDCARE RENOVATION**

2415 UNIVERSITY AVE. E. WATERLOO, ON.

DRAWING

CONCEPTUAL
SITE PLAN

DESIGNER DLN	PROJECT NO. 11850-101
DRAWN NAW	DRAWING NO.
DATE MARCH 2025	A1.0
SCALE AS NOTED	