

Appendix A-3.2

Land Use

Civic Address: 6339 Leger Bay
 Lot: 3 Block: 216 Plan: 78R44087

Existing Zone = PUD, Planned Unit Development
 Existing Use = Detached Dwelling
 Proposed Use = Day Care Centre, Child

Occupancy

Existing Occupancy = Group C: Residential, Houses
 Proposed Occupancy = Group B, Division 3: Care, Care facilities without treatment

Proposed Occupant Load = Maximum 30 Children

Parking

Off-site passenger drop-off spaces available within the cul-de-sac

Three (3) on-site passenger drop-off spaces provided
 = 2.50 m (8.20 ft) x 6.00 m (19.68 ft)

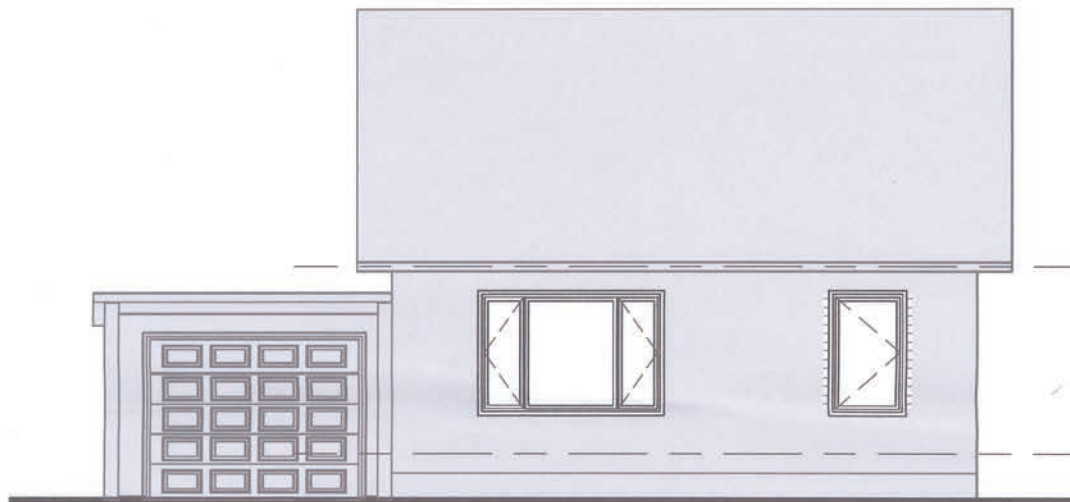
Existing Development

Lot Area = 368.25 m² (3,963.84 ft²)
 Lot Frontage = 12.91 m (42.37 ft)
 Front Yard Setback = 6.10 m (20.03 ft)
 Rear Yard Setback = 6.98 m (22.91 ft)
 Right Yard Setback = 0.30 m (1.00 ft)
 Left Yard Setback = 1.28 m (4.20 ft)

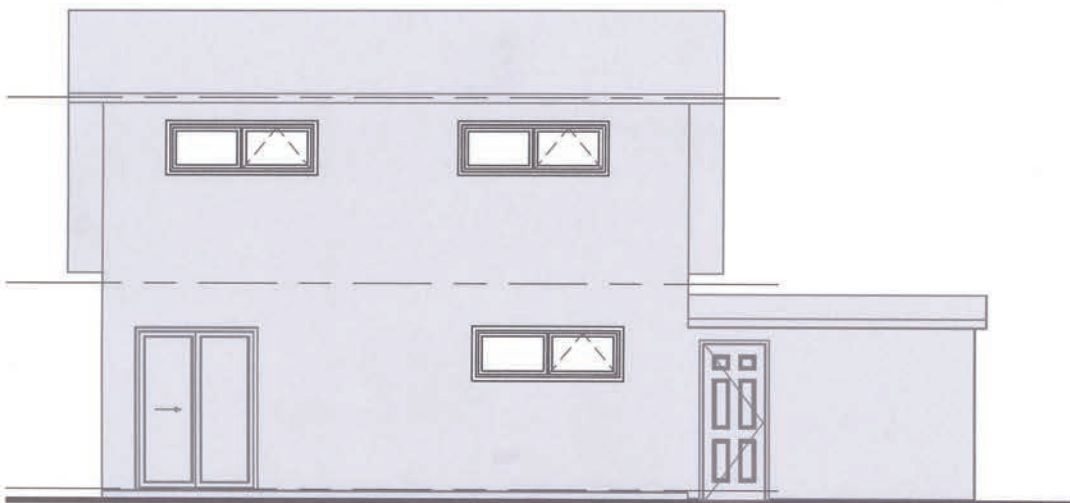
Building Coverage
 = Foundation 94.11 m² (1,012.96 ft²) + Garage 23.01 m² (247.69 ft²)
 = 117.12 m² (1,260.65 ft²) = 31.80 %

Floor Area Ratio
 = Main Floor 94.11 m² (1,012.96 ft²) + Second Floor 47.74 m² (513.82 ft²)
 = 141.85 m² (1,526.78 ft²) = 0.38

Building Height = 6.41 m (21.04 ft)



① **Front Elevation**
 3/16" = 1'-0"



② **Back Elevation**
 3/16" = 1'-0"