Zoning Analysis

	Permitted		Proposed
Site Area	50,311 sq ft	4,673.8 sq m	No Changes
Site Coverage Area	48190 sq ft	4477 sq m	No Changes
Site Coverage %	95.8 %		
Zoning	I-2		
Front Yard Setback	5"	0.127 m	No Changes
Interior Side Yard Setback	1"	0.025 m	No Changes
Exterior Side Yard Setback	0"	0 m	No Changes
Rear Yard Setback	10'2 1/16"	3.1 m	No Changes
Building Depth			No Changes
Building Height	60'0 1/2"	18.3 m	No Changes

Parking Analysis

Uses	Gross Floor Area Existing		Gross Floor Area Proposed	
Industrial	117346.12 sq ft	9299.55 sq m	No Change	
Office	24571.96 sq ft	2282.81 sq m	14952.26 sq ft	1389.11 sq m
Childcare	N/A		9619.71 sq ft	893.70 sq m
Full Time	69			
Employees	12			

Cars Stalls Quantity

Parking By-law 6059 - Section 4

	Existing			Required	Proposed
Industrial	100	4.1.1		0	No Change
Office	44	4.1.1		0	No Change
Childcare	N/A	4.1.1		0	No Change
Accessible Parking	6	4.1.4		6	No Change
Total	**144 Regular 6 Accessible**			**6 Accessible**	**143 Regular 6 Accessible**

Bicycle Stalls Quantity

Parking By-law 6059 - Section 6

	Existing			Required	Proposed
Industrial	10 Class A	6.2.6.1	Class A: min 1 for each 1000 sq m Class B: no req.	10 Class A	No Change
Office	14 Class A 6 Class B	6.2.4.1	Class A: min 1 for each 170 sq m Class B: min 6 for any development containing min 2000 sq m	9 Class A 6 Class B	9 Class A 6 Class B
Childcare	N/A	6.2.2.6	Class A: min 1 for every 17 employees Class B: min 1 for every 6 full-time eq. child care spaces	1 Class A 12 Class B	1 Class A 12 Class B
Total	**24 Class A 7 Class B**			**20 Class A 18 Class B**	**24 Class A 18 Class B**

Loading Spaces Quantity

Parking By-law 6059 - Section 5

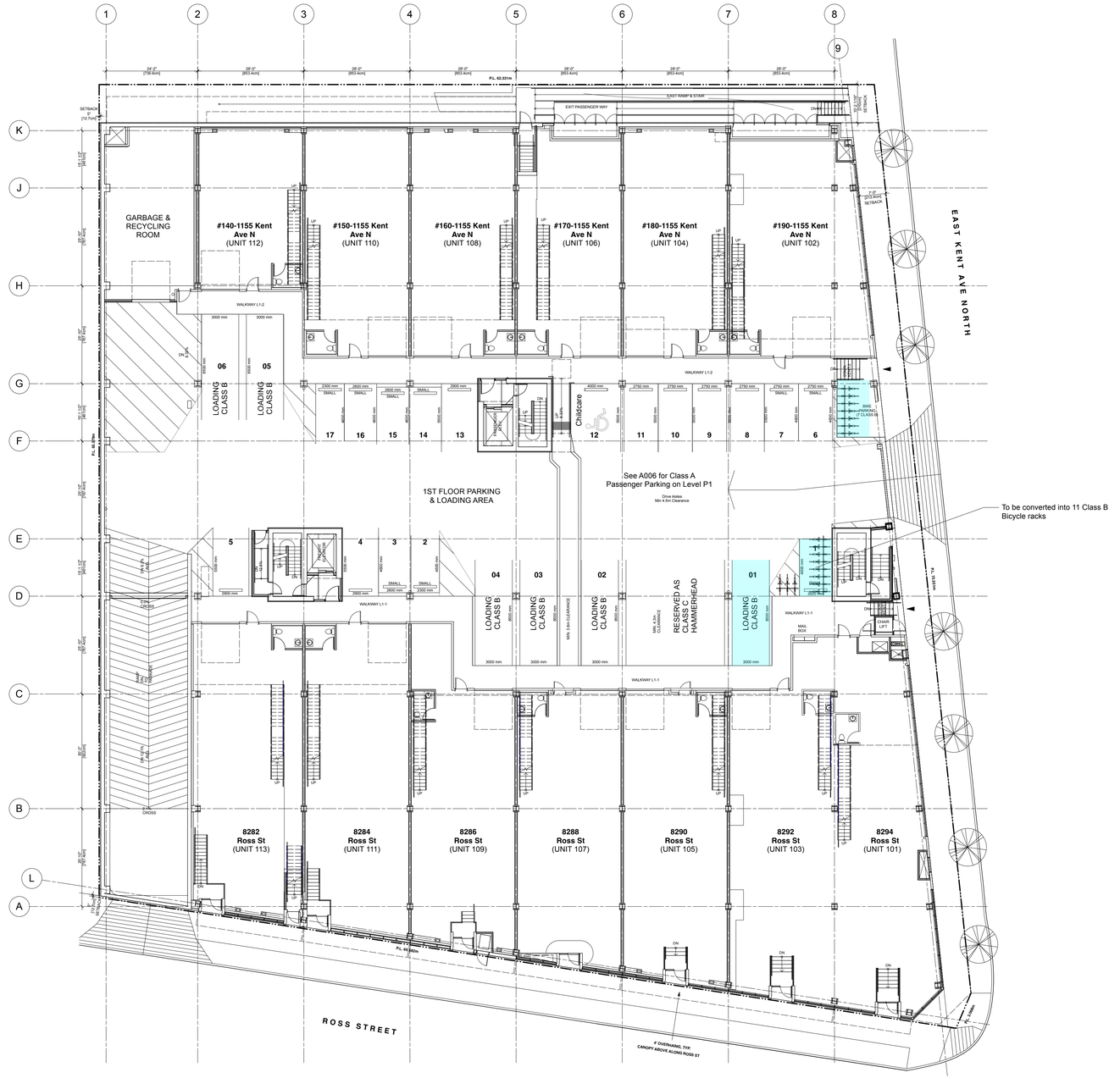
	Existing			Required	Proposed
Industrial	5 Class B	5.2.5.	Class A: no req. Class B: min 1 for first 465 sq m + 1 for any portion of next 1860 sq m + 1 for each add. 2325 sq m Class C: min 2 for 5000+ sq m	5 Class B 2 Class C*	No Change
Office	1 Class A 1 Class B	5.2.9.	Class A: min 1 for 1000-15000 sq m Class B: min 1 for 500-5000 sq m Class C: N/A	1 Class A 1 Class B	No Change
Childcare	N/A	5.2.3.	Class A: no req. Class B: min 1 for each 2800 sq m	1 Class B	1 Class B
Total	**5 Class A* 6 Class B**			**1 Class A 7 Class B**	**1 Class A 7 Class B**

*Class C loading relaxation seems to have been previously granted in previous permit.

Passenger Spaces Quantity

Parking By-law 6059 - Section 7

	Existing			Required	Proposed
Industrial	0	7.2.6.	Class A: no req. Class B: no req. Class C: no req.	0	No Change
Office	1 Class A	7.2.4.1	Class A: min 1 for each 10000 sq m Class B: no req. Class C: no req.	1 Class A	No Change
Childcare	N/A	7.2.2.3	Class A: min 1 for every 8 full-time eq. childcare spaces Class B: no req. Class C: no req.	9 Class A	9 Class A
Total	**1 Class A**			**10 Class A**	**10 Class A**



1 Site Plan - Level 1
Scale: 1/16" = 1'-0"

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REGISTERED ARCHITECT PEROOJ THARE BRITISH COLUMBIA

2026-09-29

Issue

1	2026-07-30	Issued for Client Review
2	2026-08-17	Issued for VCH Review
3	2026-09-25	Issued for DP

Revision

Terra Early Learning

502-1155 E Kent Ave N
Vancouver BC V5X 4C6

Scale	Status
1/16" = 1'-0"	
Date	Project Code
2026-08-17	TEL
Drawn	Checked
HJ	PT

Site Plan and Zoning Summary

A002