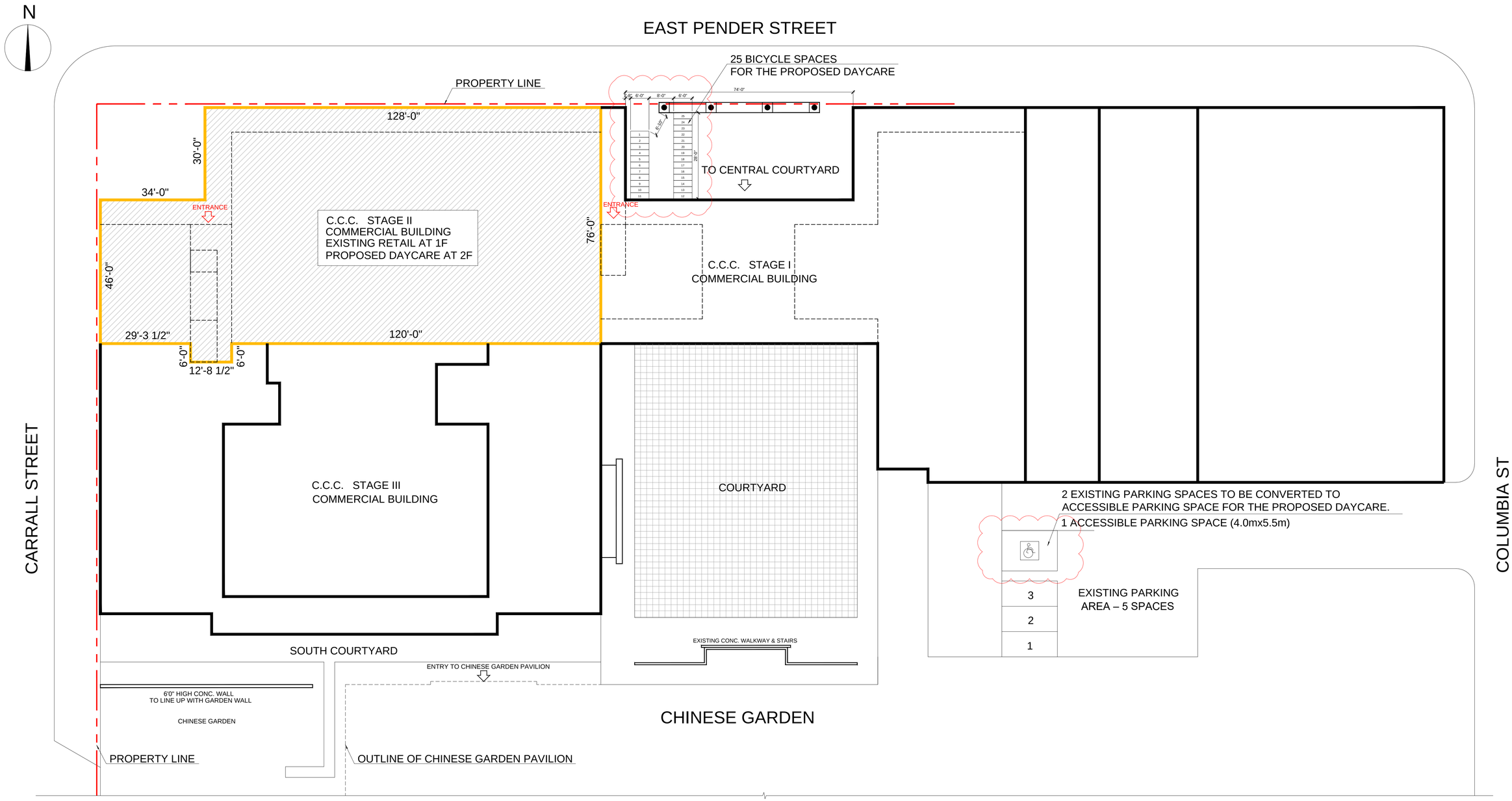


SITE PLAN

1/16"=1'-0"

PROJECT SUMMARY

GENERAL INFORMATION	
MUNICIPAL ADDRESS:	50 E PENDER ST, VANCOUVER, BC (STAGE II)
PROJECT DESCRIPTION:	CHANGE OF USE – CONVERT 2ND FLOOR OFFICE TO DAYCARE
APPLICABLE CODE:	VANCOUVER BUILDING BY-LAW 2025
NUMBER OF STOREY:	TWO STOREYS ABOVE GRADE
NUMBER OF STREETS:	TWO
BUILDING AREA (2F):	964.27 sq.m. (10379.36 sq.ft.)
TENANT COUNT:	ONE

GROUP CHILDCARE PLAN

	CHILDREN		AREA	INFANT/TODDLER EDUCATOR	EARLY CHILDHOOD EDUCATOR	EARLY CHILDHOOD EDUCATOR ASSISTANT	RESPONSIBLE ADULTS
CLASS 1	GROUP CHILD CARE (SCHOOL AGE)	24	94				2
CLASS 2	GROUP CHILD CARE (30 MONTHS TO SCHOOL AGE)	25	110		1	2	
CLASS 3	GROUP CHILD CARE (30 MONTHS TO SCHOOL AGE)	25	120		1	2	
CLASS 4	PRESCHOOL (30 MONTHS TO SCHOOL AGE)	20	79		1	1	
CLASS 5	GROUP CHILD CARE (UNDER 36 MONTHS)	12	50	1	1	1	
CLASS 6	GROUP CHILD CARE (UNDER 36 MONTHS)	12	49	1	1	1	
CLASS 7	GROUP CHILD CARE (UNDER 36 MONTHS)	12	49	1	1	1	
CLASS 8	GROUP CHILD CARE (UNDER 36 MONTHS)	12	49	1	1	1	
TOTAL CHILDREN: 142				TOTAL STAFF: 22			

BICYCLE PARKING REQUIREMENTS

REFERENCE: CITY OF VANCOUVER PARKING BY-LAW 6059 – SECTION 6
CLASS A BICYCLE SPACES REQUIRED = 22 / 17 = 1.29 → 1 SPACES
CLASS B BICYCLE SPACES REQUIRED = 142 / 6 = 23.7 → 24 SPACES
TOTAL BICYCLE SPACES REQUIRED = 1+24=25 SPACES
TOTAL BICYCLE SPACES PROVIDED = 25 SPACES

OUTDOOR PLAY AREA REQUIREMENTS

REFERENCE: CHILD CARE LICENSING REGULATION (B.C. REG. 332/2007), SECTION 16(1)(A)
A LICENSEE MUST HAVE AT LEAST 6 M² OF OUTDOOR PLAY AREA FOR EACH CHILD.
TOTAL OUTDOOR PLAY AREA REQUIRED = 142x6= 852 M²
TOTAL OUTDOOR PLAY AREA PROVIDED = 866 M²

DOOR SCHEDULE

	DOOR			FRAME		QUANTITIES	HARDWARE	REMARKS
NO.	SIZE	MAT.	FIN.	MAT.	FIN.			
D1	EXISTING DOOR 3'-0" X 6'-8"	METAL	PT	METAL	PT	1	SWING DOOR	45 MINS. F.R.R., LOCKSET, PANIC HARDWARE
D2	EXISTING DOOR 3'-0" X 6'-8"	GLASS	PT	METAL	PT	2	SWING DOOR	
D3	EXISTING DOOR 2'-6" X 6'-8"	WOOD	PT	WOOD	PT	1	SWING DOOR	
D4	EXISTING DOOR 3'-0" X 7'-0"	GLASS	PT	METAL	PT	3	SWING DOOR	
D5	EXISTING DOOR 3'-0" X 6'-8"	WOOD	PT	WOOD	PT	1	SWING DOOR	
D6	NEW DOOR 3'-0" X 6'-8"	WOOD	PT	WOOD	PT	1	SWING DOOR	AN AUTOMATIC DOOR OPENER, PRIVACY LOCK, LATCH HARDWARE
D7	NEW DOOR 3'-0" X 6'-8"	WOOD	PT	WOOD	PT	13	SWING DOOR	
D8	NEW DOOR 2'-6" X 6'-8"	WOOD	PT	WOOD	PT	8	SWING DOOR	
D9	NEW DOOR 3'-0" X 6'-8"	GLASS	PT	METAL	PT	4	SWING DOOR	

PROJECT:

RENOVATION

50 E Pender ST, Vancouver, BC

DRAWING:

SITE PLAN

Rev.	Comment	Date
4.		
3.		
2.		
1.	DP	2026-10-03

DESIGNED BY:

X. G

CHECKED BY:

X. T

DATE:

2026-10-03

SHEET:

A0-01