2411 NANAIMO ST. DAYCARE - VANCOUVER, BC

PROJECT DATA

APPLICABLE CODE
VBBL 2025

PROJECT TYPE
DAYCARE TENANT IMPROVEMENT

LEGAL DESCRIPTION
LOT 15 & 16, BLOCK 150, PLAN VAP2469, SUBSIDY LOT 3, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT

PID: 013741047

ADDRESS
2411 NANAIMO ST VANCOUVER, BC V5N 5E5

ZONING
C-1 COMMERCIAL

LOT AREA
845.98 m² (9106 SF)

BUILDING DATA

BASE BUILDING: VBBL 2025

MAJOR OCCUPANCY: 3.1.2.1(.1)
A2 - DAYCARE

BUILDING AREA: 314.44 m² (3,385 SF)

NUMBER OF STOREYS: 3.2.1.1
1 STOREY

NUMBER OF STREETS/ ACCESS ROUTES: 3.2.2.10 & 3.2.5.5
2 STREETS

GOVERNING BUILDING CLASSIFICATION: 3.2.2.20 - 3.2.2.93
3.2.2.28, GROUP A, DIVISION 2, ONE STOREY

CONSTRUCTION REQUIREMENT:
COMBUSTIBLE OR NONCOMBUSTIBLE
FLOOR ASSEMBLIES: N/A
ROOF ASSEMBLIES: N/A
MEZZANINES: N/A
LOADBEARING: N/A

NET AREA SCHEDULE FOR CLASSROOM:

PROVIDED:
INFANT : 12 KIDS = 44.4m2 / 3.7m² + 3 STAFFS
TODDLER: 12 KIDS = 44.4m2 / 3.7m² + 3 STAFFS
AGES 3 - 5 YEARS OLD: 16 KIDS = 59.2m2 / 3.7m² + 2 STAFFS
AGES 3 - 5 YEARS OLD: 16 KIDS = 59.2m2 / 3.7m² + 2 STAFFS

OUTDOOR PLAY AREA #1: 20 KIDS = min. 1522 SF
OUTDOOR PLAY AREA #2: 10 KIDS = min. 811 SF

TOTAL PROPOSED OCCUPANT: **66 OCCUPANTS (56 CHILDREN + 10 STAFF)**
TOTAL PROPOSED OUTDOOR PLAY AREA: **~2,111 SF OUTDOOR PLAY AREA**

TOTAL CHANGE-OF-USE AREA: 3,385 SF / 314.44m²

ZONING REQUIREMENTS

USES PERMITTED:
AS PER C1 COMMERCIAL ZONING BY-LAW

FLOOR AREA/FSR:
PERMITTED: 1.20 FSR RATIO
EXISTING: 0.372 FSR RATIO

BUILDING SITE COVERAGE:
SAME AS EXISTING
3,385 SF/9106 SF x 100 = 37.17%

BUILDING HEIGHT:
PERMITTED: 9.20m
EXISTING: 4.90m

SETBACKS/YARDS:
NOTE: SUBJECT BUILDING IS **NOT ADJOINING** AN **R DISTRICT.**

	REQUIRED	EXISTING
FRONT:	NOT REQUIRED	0m
SIDE:	(3.1.2.8) 1.2m	1.20m
REAR:	(3.1.2.10) 7.21m	7.21m

OFF-STREET PARKING
REQUIREMENTS:
1 CLASS A PASSENGER SPACE FOR EVERY 8 FULL-TIME-EQUIVALENT CHILDCARE SPACES
56 CHILDREN / 8 = 7 CLASS A PASSENGER SPACES

EXISTING: 12 PARKING STALLS
PROPOSED: 7 CLASS A PASSENGER SPACES - DAYCARE PICK-UP / DROP-OFF

ACCESSIBLE PARKING SPACE:
NOT REQUIRED SINCE GROSS FLOOR AREA IS > 500 m²

OFF-STREET LOADING
REQUIRED: N/A
PROPOSED: N/A

BICYCLE PARKING:
CLASS A:
10 EMPLOYEES / 17 = 0.59 = 1 CLASS A

CLASS B:
56 CHILDREN / 6 = 9.33 = 10 CLASS B

TOTAL REQUIRED: 11 BICYCLE PARKING REQUIRED
TOTAL PROVIDED: 11 BICYCLE PARKING

PASSENGER/DROP-OFF SPACES:
REQUIRED: 7 CLASS A PASSENGER SPACES
PROVIDED: 7 CLASS A PASSENGER SPACES – DAYCARE PICK-UP / DROP-OFF

SPATIAL SEPARATION CALCULATION: GROUP A2
TABLE 3.2.3.1.-B & TABLE 9.10.14.5.-A

NORTH ELEVATION
WALL AREA: 28.67 m² (308.65 SF)
LIMITING DISTANCE: 8.71 m
ALLOWABLE OPENING AREA: 100%
EXISTING OPENING AREA: 0.00 m² (0.00 SF)
RATING REQUIRED: 45 MINS
COMB/NONCOMB: C

EAST ELEVATION
WALL AREA: 28.37 m² (305.47 SF)
LIMITING DISTANCE: 18.11 m
ALLOWABLE OPENING AREA: 100%
OPENING AREA:
EXISTING OPENING AREA: 27.69 m² (298.00 SF)
PROPOSED OPENING AREA: 3.34 m² (36.00 SF)
TOTAL: 31.03 m² (334.00 SF)
RATING REQUIRED: 45 MINS
COMB/NONCOMB: C

SOUTH ELEVATION
WALL AREA: 52.57m² (565.82 SF)
LIMITING DISTANCE: 0.00 m
ALLOWABLE OPENING AREA: 0%
EXISTING OPENING AREA: 0.00 m² (0.00 SF)
RATING REQUIRED: 1 HR
COMB/NONCOMB: NC

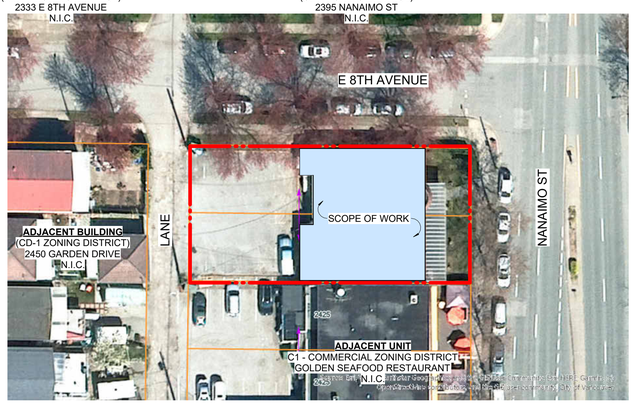
WEST ELEVATION
WALL AREA: 29.74 m² (320.07 SF)
LIMITING DISTANCE: 24.48 m
ALLOWABLE OPENING AREA: 100%
EXISTING OPENING AREA: 1.95 m² (21.00F)
RATING REQUIRED: 45 MINS
COMB/NONCOMB: C

WALL AREA: 3.82 m² (41.10 SF)
LIMITING DISTANCE: 25.22 m
ALLOWABLE OPENING AREA: 100%
EXISTING OPENING AREA: 0.00 m² (0.00 SF)
RATING REQUIRED: 45 MINS
COMB/NONCOMB: C

WALL AREA: 20.94 m² (225.35 SF)
LIMITING DISTANCE: 26.62 m
ALLOWABLE OPENING AREA: 100%
OPENING AREA:
EXISTING OPENING AREA: 1.95 m² (9.48F)
PROPOSED OPENING AREA: 7.53 m² (81.00 SF)
TOTAL: 9.48 m² (102.00 SF)
RATING REQUIRED: 45 MINS
COMB/NONCOMB: C

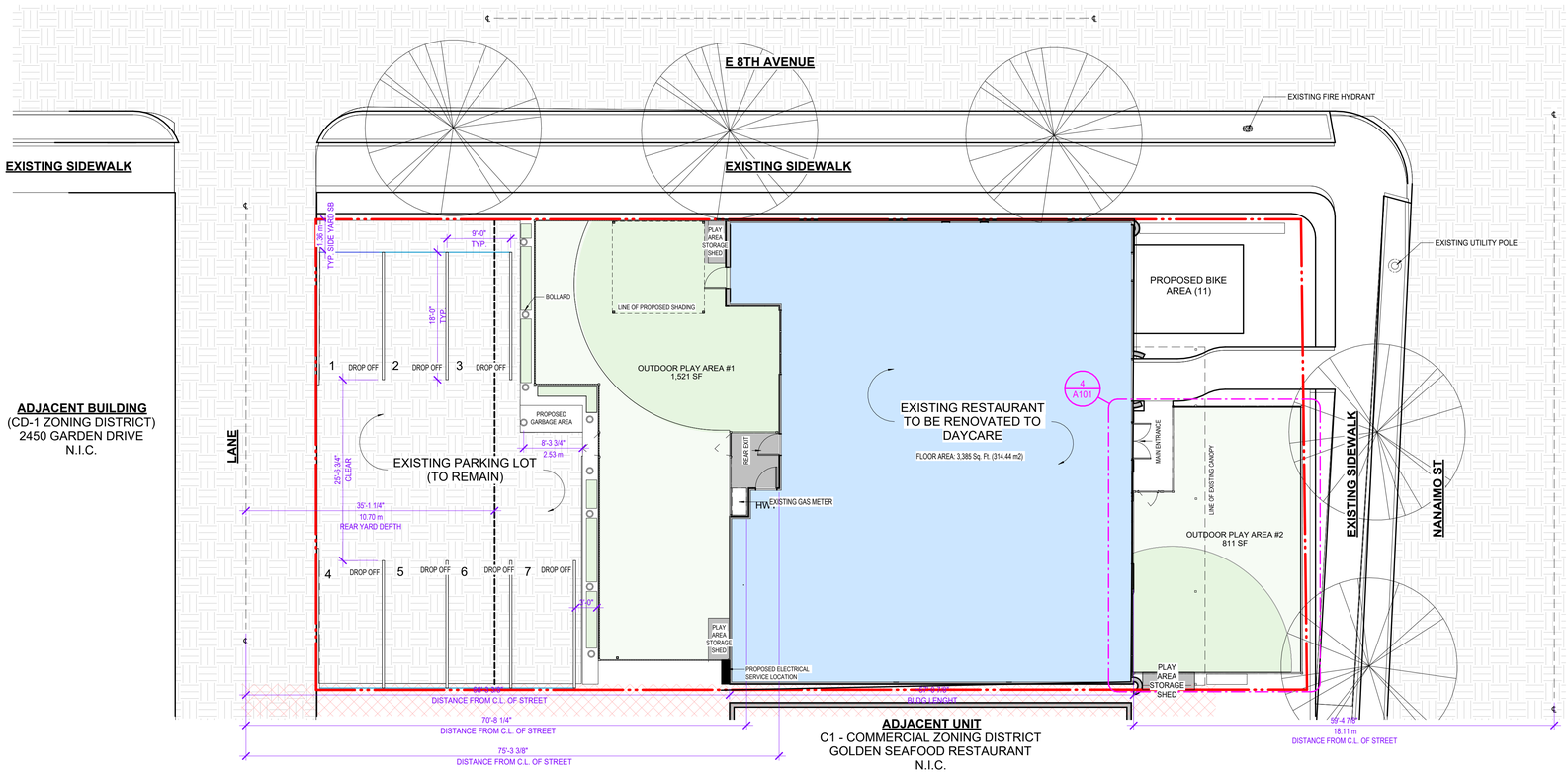
ADJACENT BUILDING
(RM-11 ZONING DISTRICT)
2333 E 8TH AVENUE
N.I.C.

ADJACENT BUILDING
(C2-A ZONING DISTRICT)
2395 NANAIMO ST
N.I.C.



CONTEXT PLAN (N.T.S.)

ARCHITECTURAL SHEET LIST	
SHEET NUMBER	SHEET NAME
A100	SITE PLAN & PROJECT DATA
A101	PROPOSED OUTDOOR PLAY AREA
A200	GROUND FLOOR PLAN - EXISTING
A201	GROUND FLOOR PLAN - PROPOSED
A300	ROOF PLAN
A400	EXISTING & PROPOSED EAST ELEVATIONS
A401	EXISTING & PROPOSED WEST ELEVATIONS
A702	WINDOW WALL & DOOR SCHEDULES



1 SITE PLAN
1" = 10'-0"

TRUE NORTH PROJECT NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

SKArchitect
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2411 NANAIMO ST. DAYCARE

SITE PLAN & PROJECT DATA

2411 NANAIMO STREET
VANCOUVER, BC V5N 5E5

26036 | A100

NO.	DESCRIPTION	DATE
2	DP Resubmission	2026-09-28
1	DP Submission	2026-08-14

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