



BCX
ENVIRONMENTAL
CONSULTING

October 23rd, 2017
BCX File: 1138-02.01

City of Burlington
Planning – Community Design and Development Review
426 Brant Street, PO Box 5013
Burlington, ON
L7R 3Z6

Attention: Planning – Community Design and Development Review

**RE: ADDENDUM TO AIR QUALITY STUDY FOR ONTARIO 1937570 INC. AT 2477
QUEENSWAY DRIVE, BURLINGTON**

1937570 Ontario Inc. provided BCX Environmental Consulting (BCX) with an updated site plan, A1.1 dated July 29, 2017 (attached). BCX has reviewed the new site plan to determine if the updated plan would change BCX's assessment and conclusions provided in their original report *Air Quality Study – Ontario 1937570 Inc.- Proposed Development – 2477 Queensway Drive, City of Burlington*, dated August 2016.

BCX identified that the primary change (from an air quality perspective) is the re-orientation, but not relocation, of the new day care building. BCX understands that the day care windows will remain fixed and that there are no changes to the location of the daycare play area or historical daycare building. BCX notes that since the Guideline D-6 separation distances in our original report were very conservatively measured from the site property line to the property lines of potential air emission sources, the tables in our original report remain unchanged. BCX also notes that while the length of the new day care building facing the QEW in the updated site plan is slightly larger, the new layout sets this building further away from the QEW.

BCX can, therefore, confirm that the updated site plan does not change the analysis, conclusions or recommendations in our Air Quality Study dated August 2106.

BCX ENVIRONMENTAL CONSULTING.

Per:

Bridget Mills, B.Sc., P.Eng.
Senior Environmental Engineer

Attachment: Updated Site Plan A1.1 July 29, 2017

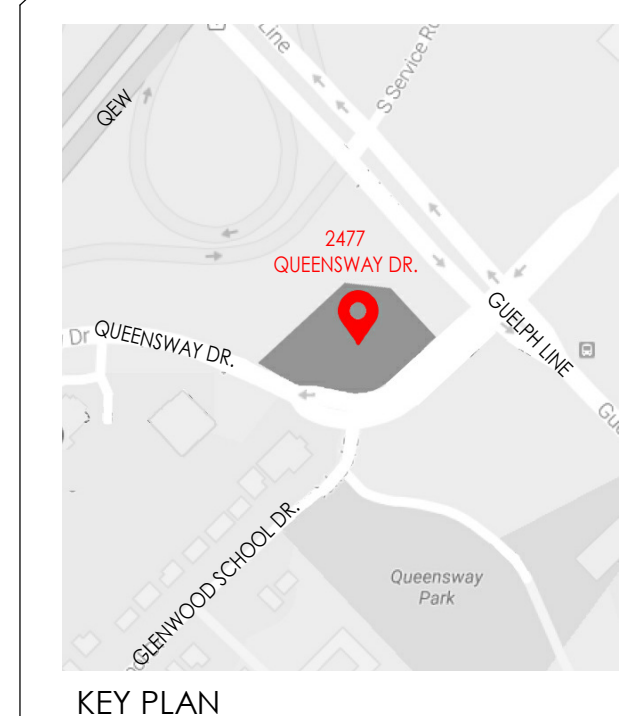
109 Main Street South, Newmarket, ON L3Y 3Y8
(P) 905-235-4218 (F) 905-235-4217



1 SITE PLAN
A1.1 1:150

SITE STATISTICS

INFORMATION			
ADDRESS: 2477 QUEENSWAY DRIVE, BURLINGTON ONTARIO, L7R 0C9		LOT 16 CONCESSION 3, CITY OF BURLINGTON BC1-266	
LEGAL DESIGNATION: ZONING DESIGNATION:		2 STOREY, DAYCARE	
PROPOSED BUILDING:		2 STOREY, DAYCARE	
AREAS	HISTORICAL DAY CARE BUILDING	NEW DAY CARE BUILDING	TOTAL
LAND AREA			3,037 SM
GROSS BUILDING FLOOR AREA TO BE DEMOLISHED	68.6 SM	0	68.6 SM
TOTAL EXISTING GROSS BUILDING FLOOR AREA	445 SM	0	445 SM
TOTAL NEW GROSS BUILDING FLOOR AREA	156.2 SM	807.4 SM	963.6 SM
GROSS BUILDING FLOOR AREA			
BASEMENT	177.2 SM	248.7 SM	425.9 SM
GROUND FLOOR	177.7 SM	272.1 SM	449.8 SM
SECOND FLOOR	177.7 SM	259.9 SM	437.6 SM
THIRD FLOOR		259.9 SM	259.9 SM
FOURTH FLOOR		241.9 SM	241.9 SM
TOTAL	532.6 SM	1282.5 SM	1815.1 SM
GROSS FLOOR AREA			
BASEMENT	0 SM	0 SM	0 SM
GROUND FLOOR	103.9 SM	144 SM	247.9 SM
SECOND FLOOR	134.3 SM	168.3 SM	302.6 SM
THIRD FLOOR		170 SM	170 SM
FOURTH FLOOR		192.1 SM	192.1 SM
TOTAL	238.2 SM	674.4 SM	912.6 SM
EXISTING USE	OFFICE	-	
PROPOSED USE	DAYCARE	DAYCARE	
PARKING			
PARKING REQUIRED			
DAYCARE 4 SPACES/ 100 m2 GROSS FLOOR AREA 4 x (2.382+6.744) = 36.504 SPACES 1 BARRIER-FREE SPACE REQUIRED			
PARKING PROVIDED			
30 PARKING SPACES INCLUDING 1 BARRIER-FREE SPACE PLUS 8 TEMPORARY PARKING SPACES			
TOTAL PARKING PROVIDED - 38 SPACES (1 FUTURE PERMANENT PARKING WILL BE ADDED WHEN MTO SETBACK IS TAKEN)			
BICYCLE PARKING REQUIRED			
2 SPACES + 1 SPACE/1000sq.m GFA			
BICYCLE PARKING PROVIDED			
4 SPACES			
DEFINITION			
Floor Area, Gross The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to: <ul style="list-style-type: none"> Vehicle Parking Storage Air Handling Equipment Enclosed mall and hallways, excluding kiosk, stairways Elevators and associated equipment Washrooms Foyers, lobbies, but not waiting areas/rooms 			
Floor Area, Gross Building The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium.			



KEY PLAN

NUMBER	DATE	REMARKS
004	2017 07 31	ISSUED FOR CLIENT REVIEW
003	2017 07 12	ISSUED FOR PRICING QUOTE
002	2017 05 04	ISSUED FOR ZONING AND HERITAGE APPLICATION
001	2017 03 06	

REVISIONS

NUMBER	DATE	REMARKS
004	2017 07 31	ISSUED FOR CLIENT REVIEW
003	2017 07 12	ISSUED FOR PRICING QUOTE
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001	2017 03 06	

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANT'S AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

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PROJECT TITLE
**HISTORIC LOCUST HOUSE
RENOVATION FOR MTESSORI DAY
CARE CENTRE**

2477 QUEENSWAY DRIVE,
BURLINGTON

DRAWING TITLE	SITE PLAN
DRAWN BY	Designer
SCALE	As indicated
DATE	2017 07 29
CHECKED BY	Checker
PROJECT NUMBER	16-1133
DRAWING NUMBER	A1.1

A1.1

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