



416-346-8258
220 Kempenfelt Drive,
Barrie, Ontario, Canada L4M 1C4
www.riepma.ca

Submission to City of Burlington
June 5, 2018
Re: 2477 Queensway Drive

My name is Clare Riepma and I represent the owners of 2477 Queensway Drive.

The application before you is to add a day care center to the list of uses currently permitted on the site. The proposal is to restore and upgrade the existing designated historical home and to build a new 4 storey building on the site.

The surrounding community has been supportive and we have had no objections to the proposal. Planning staff also have no issues with the proposed daycare and the proposed restoration of the historic home. We appreciate their support.

The only reason that I am here today is because of page 16 of the staff report. Staff are asking for 44 parking spaces and we are providing 38 (33 if the MTO setback is excluded).

I want to assure you that these children will not be driving to day care nor will they be parking on site. The capacity of the day care is 135 children. We expect that there will be about 28 staff on site. Our experience is that only 20% of staff actually park on site. The rest come by bus or carpool. I might also say at this point that we are dealing with an experienced day care operator. They operate three day care centers in Mississauga and North York with a total of 255 children and 79 employees.

We meet the parking requirements if we deduct from the calculations the activity room and the lunch room. The activity room is used during inclement weather when the children cannot play outside. The lunch room is used for lunch because my client finds that having children eat in a lunch room keeps the "classrooms" more hygienic. It is much easier to keep a lunch room clean than it is to clean up after lunch in all of the rooms. As a result, neither the activity room nor the lunch room (and their associated washrooms, storage closets etc.) contribute to the number of children on site and hence to the number of cars on site. Our traffic report prepared for this application says that 29 parking spaces are required in order to meet expected parking demand.

We meet all of the parking requirements if we do not include the lunch room and the activity room and we ask that you approve this application on this basis. We are asking that the proposed zoning bylaw be amended by adding to the bylaw on page 126 the following:

3 (f) Maximum number of parking spaces required 33