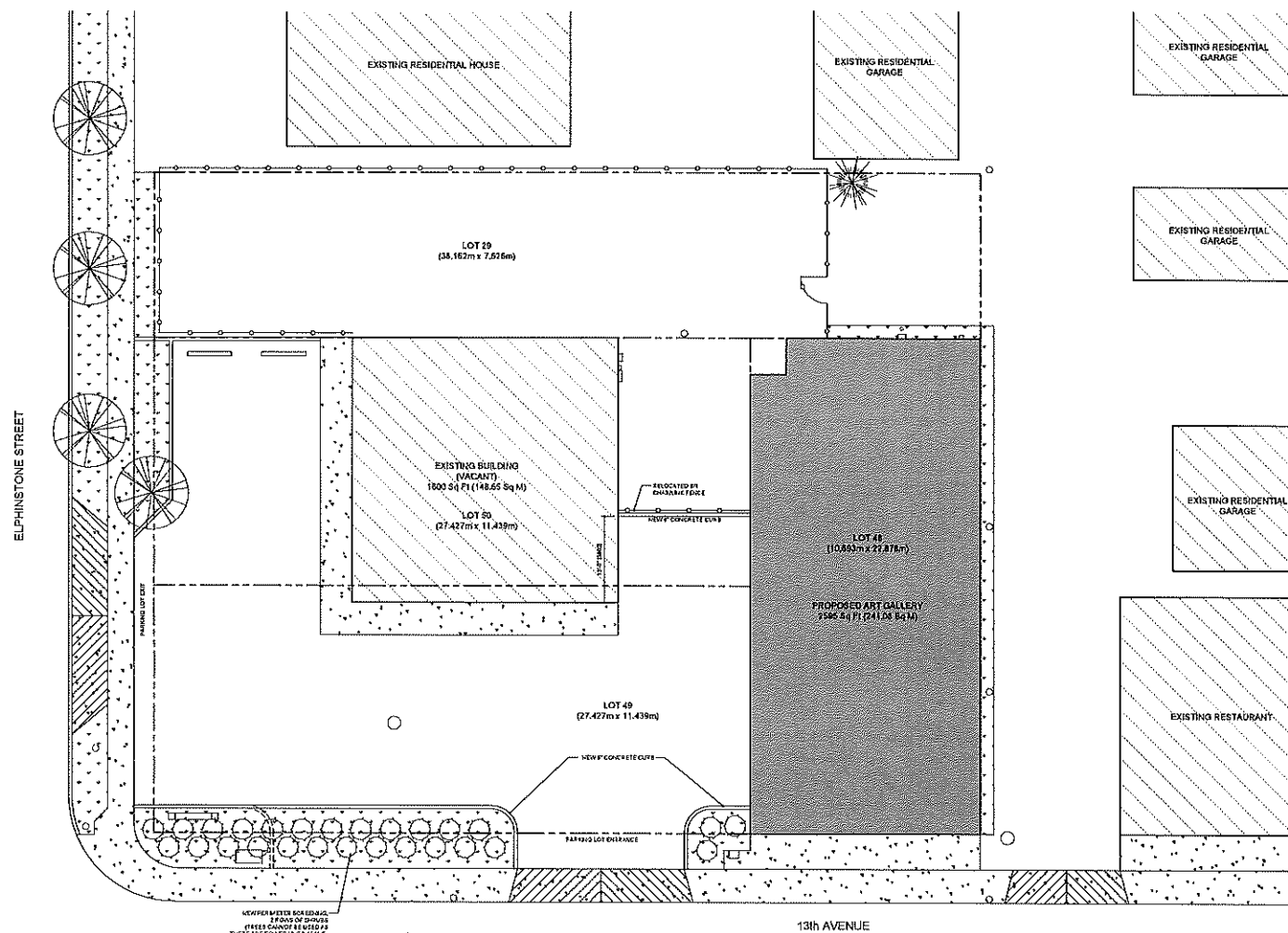


# Appendix A-3.2



3641 13th Avenue Regina, SK S4S 0K2  
 Tel: (306) 342-1111 Fax: (306) 342-1112  
 www.altontangedal.com



**MUNICIPAL ADDRESS:**  
 3641 13th Avenue, Regina, SK

**LEGAL DESCRIPTION:**  
 LOT 48  
 REG. 1-103  
 #100 PLANNING ORD. 83

**CITY OF REGINA ZONING ANALYSIS:**  
 ZONE: B1 (MEDIUM DENSITY)  
 PERMITTED USE: APARTMENT/CONDO/RESIDENTIAL CLUB  
 NON-PERMITTED USE: RESIDUES REVERSE ROOM

MAX LOT AREA	156.0m <sup>2</sup>	ACTUAL: 260.0m <sup>2</sup>
MAX FRONT YARD SETBACK	NIL	ACTUAL: 0m
MAX FRONT SETBACK	6.0m	ACTUAL: 9.87m
MAX REAR YARD	NIL	ACTUAL: 0m
MAX SIDE YARD SETBACK	NIL	ACTUAL: 0m
MAX SIDE YARD SETBACK	NIL	ACTUAL: 0m
MAX SITE COVERAGE	100%	ACTUAL: 100%
MAX BUILDING HEIGHT	15.0m	ACTUAL: 8.8m
MAX FFA	2.0	ACTUAL: 1.0

**LANDSCAPE REQUIREMENTS:**  
 MINIMUM TOTAL LANDSCAPING  
 LOT 29 HAS NO PERCENTAGE REQUIREMENT  
 INTERIOR PARKING AREA GREATER THAN 100SQM  
 PARKING AREA - 100% PLANTING  
 NO INTERIOR PARKING LANDSCAPING PROVIDED

**LANDSCAPE NOTES:**  
 1. PLANTS ARE TO MEET OR EXCEED ALL CITY NURSERY STANDARDS  
 2. SHRUB BEDS SHALL HAVE 1 YEAR PAVED BARRIERS (POLY) INSTALLED THROUGHOUT ALL SHRUB BEDS. APPROPRIATE GRASS PLANTS TO BE LEFT AROUND ALL PLANTS FOR PROPER GROWTH

**LEGEND:**

- PROPERTY LINE
- LANDSCAPING
- EXISTING CONCRETE

DATE	REVISED BY
11/20/2011	TJL
DATE	REVISED BY
11/20/2011	TJL

PROJECT  
 DISCRETIONARY USE APPLICATION FOR PROPOSED ART GALLERY

3424 13th AVENUE  
 REGINA, SK

DRAWING  
 SITE PLAN - PROPOSED

DESIGN + A.C.T.  
 DRAWN + T.J.L.  
 DATE + 01 AUG 2016  
 PROJECT + 18079

SHEET NO. + REVISION NO.  
 A-1.1 1