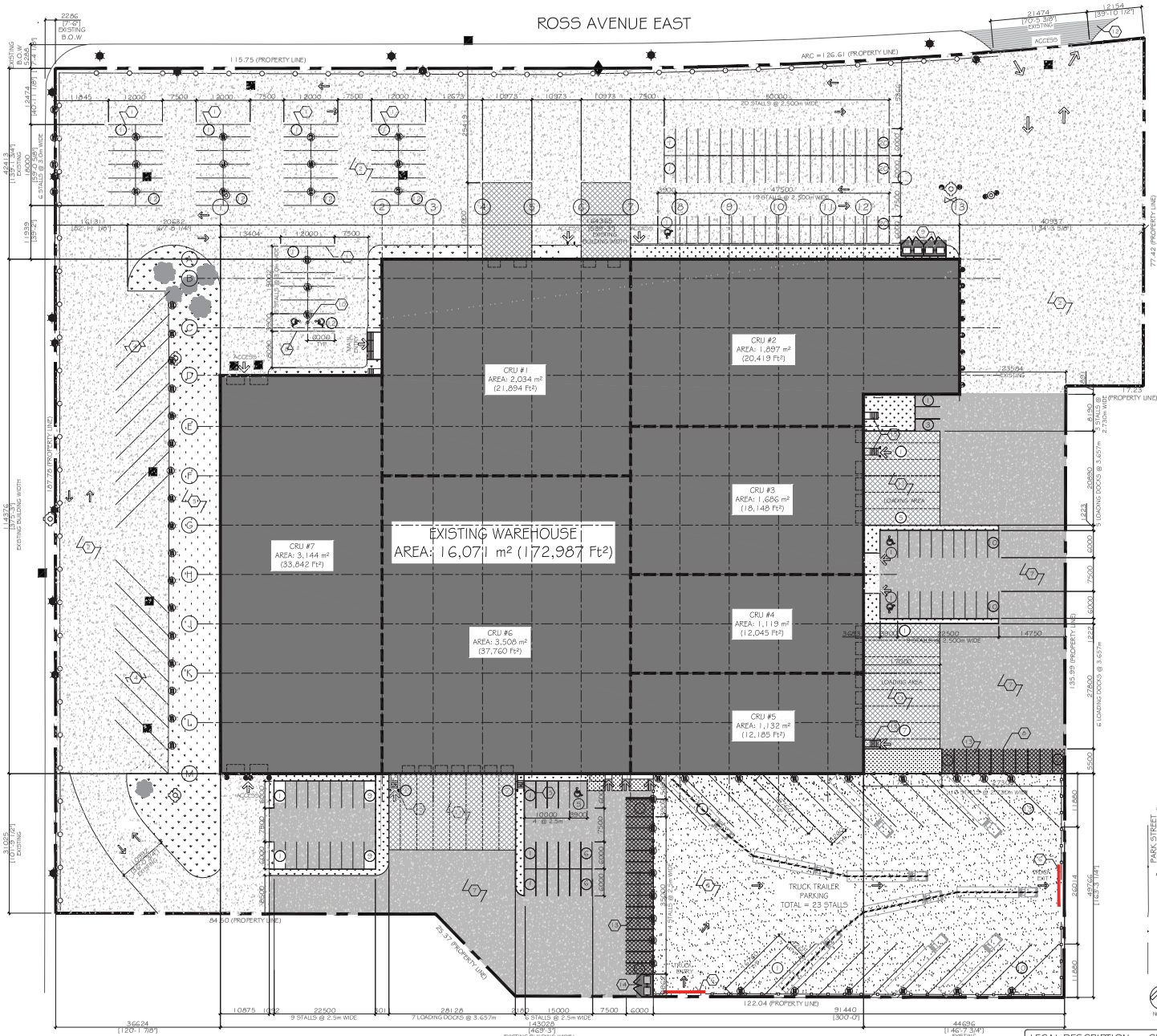


SITE/LANDSCAPE PLAN
SCALE 1:400

ZONING ANALYSIS

THE FOLLOWING CODE REVIEW IS BASED ON THE CITY OF REGINA ZONING BYLAW NO. 9250.

1. PROJECT INFORMATION:
   - SITE AREA : 46,094m² (496,152 Ft²)
   - EXISTING WAREHOUSE (G.F.A) : 16,583m² (178,498 Ft²)
2. ZONING CLASSIFICATION : IB - MEDIUM INDUSTRIAL ZONE
3. PROPOSED LAND USE TYPE : WAREHOUSING (PERMITTED)
4. SETBACK REQUIREMENTS (MINIMUM)
   - FRONT YARD: REQUIRED : 7.50m; EXISTING : 36.62m
   - REAR YARD: REQUIRED : 5.95m (50% OF THE HEIGHT OF ADJ. WALL); EXISTING : 40.94m
   - SINGLE SIDE YARD: REQUIRED : NIL; EXISTING : 31.03m
   - TOTAL SIDE YARD: REQUIRED : 37.56m (20% OF THE AVERAGE LOT WIDTH); EXISTING : 73.44m
5. MAXIMUM SITE COVERAGE: REQUIRED : 75.00%; EXISTING : 34.86%
6. MAXIMUM FLOOR AREA RATIO: REQUIRED : 2.00; EXISTING : 0.28
7. MAXIMUM BUILDING HEIGHT: REQUIRED : 15.000m; EXISTING : 11.899m
8. LANDSCAPING: REQUIRED : 2,305m² (5% OF SITE AREA); EXISTING : 3,102m²
9. PARKING REQUIREMENTS
   - REQUIRED : 102 STALLS
     - WAREHOUSE (1 SPACE PER 150m²) = 79 STALLS
     - OFFICE (1 SPACE PER 60m²) = 16 STALLS
     - LOADING SPACES (AS PER TABLE 14.9) = 7 STALLS
   - PROVIDED : 174 PARKING STALLS
     - 151 OFF-STREET (2 ACCESSIBLE STALLS) & 23 LOADING STALLS

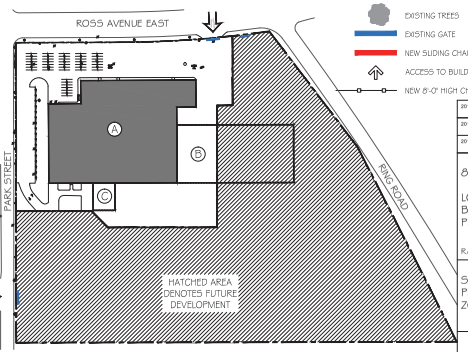
CRU # 5 PARKING REQUIREMENTS
- REQUIRED : 11 STALLS
  - WAREHOUSE (1 SPACE PER 150m²) = 6 STALLS
  - OFFICE (1 SPACE PER 60m²) = 3 STALLS
  - DELIVERY SPACES (AS PER TABLE 14.9) = 2 STALLS
- PROVIDED : 27 PARKING STALLS
  - 23 OFF-STREET (1 ACCESSIBLE STALLS) & 4 LOADING STALLS

SITE CONSTRUCTION NOTES

1. EXISTING PARKING LINES TO REMAIN & REPAINTED
2. EXISTING ASPHALT PAVING TO REMAIN
3. EXISTING GRAVEL SURFACE TO REMAIN
4. EXISTING TRUCK PARKING SPACE TO REMAIN
5. EXISTING GRASS AREA
6. NEW 30' WIDE SLIDING CHAIN LINK GATE C/W ELECTRIC OPENERS
7. NEW ASPHALT PAVING
8. NEW PAINTED PARKING LINES
9. NEW GARBAGE ENCLOSURE C/W CONC. PAD
10. NEW ACCESSIBLE PARKING SIGNAGE
11. NEW 6" THICK CONCRETE APRON - SEE STRUCTURAL
12. EXISTING DRIVEWAY ACCESS
13. HATCHED AREAS DENOTES DESIGNATED PARKING STALL FOR CRU #5
14. NEW GARBAGE/RECYCLING ENCLOSURE C/W PAD FOR CRU #5
15. NEW EXTERIOR STAIRS - SEE DETAIL 6 & 7 A0.2

SITE PLAN LEGEND

- SURVEY MONUMENT FOUND OR PLANTED
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING HOSE CONNECTION
- EXISTING LIGHT STANDARD
- EXISTING PLUG-IN LOCATION
- PLUG-IN LOCATION (PROPOSED)
- POWER POLE/ANCHOR
- EXISTING BOLLARD
- EXISTING GRASS
- EXISTING ASPHALT PAVEMENT
- NEW GRAVEL/CRUSHED CONCRETE (COMPACTED)
- EXISTING CONCRETE SLAB
- NEW PARKING STALLS
- NEW CONCRETE APRON SLAB
- NEW ASPHALT PAVEMENT
- PROPERTY LINE
- EXISTING FENCE
- EXISTING TREES
- EXISTING GATE
- NEW SLIDING CHAIN LINK GATE
- ACCESS TO BUILDING
- NEW 8'-0" HIGH CHAIN LINK FENCE



SITE KEYPLAN
SCALE 1:2500

BUILDING	DESCRIPTION	AREA
A	EXISTING LOW BAY WAREHOUSE TO REMAIN	16,071 m² (172,987 Ft²)
B	EXISTING HIGH BAY WAREHOUSE TO BE DEMOLISHED	8,399 m² (178,498 Ft²)
C	EXISTING PRE-ENG STRUCTURE TO BE DEMOLISHED	743 m² (8,000 Ft²)

LEGAL DESCRIPTION
BLOCK: 20
PLAN: 75R22924
NW 1/4 SECTION 28
TWP. 17 - RGE. 19 - W2M.

CIVIC ADDRESS
855 PARK STREET,
REGINA, SASKATCHEWAN

SITE AREA
46,120 m² (496,432ft²)
11.40 ACRES

2016.11.25	GENERAL REVISIONS R3
2016.09.30	ISSUE EFOR BUILDING PERMIT R2
2016.07.14	ISSUE EFOR DEMOLITION PERMIT R1

PROJECT
855 PARK STREET
LOT:
BLOCK: 20
PLAN: 75R22924
Regina, Saskatchewan

DRAWING
SITE/LANDSCAPE PLAN, KEYPLAN & ZONING ANALYSIS

SCALE
AS SHOWN

DESIGN •
DRAWN • OAE
DATE • NOV. 25, 2016
PROJECT • 160609

SHEET NO • REVISION
A1.1 | R3

Appendix A-3.1

DISCLAIMER
THESE DRAWINGS HAVE BEEN CREATED USING A COMBINATION OF SITE MEASUREMENTS AND INFORMATION FROM ORIGINAL BLUEPRINTS. CARE AND ACCURACY HAVE BEEN USED TO RE-CREATE THE DRAWINGS, BUT ARE CREATED IN A PRELIMINARY ENVIRONMENT WHERE PARALLEL AND PERPENDICULAR NATURES ARE MAINTAINED. ALL DIMENSIONS SHOULD BE VERIFIED ONSITE, PRIOR TO CONSTRUCTION.