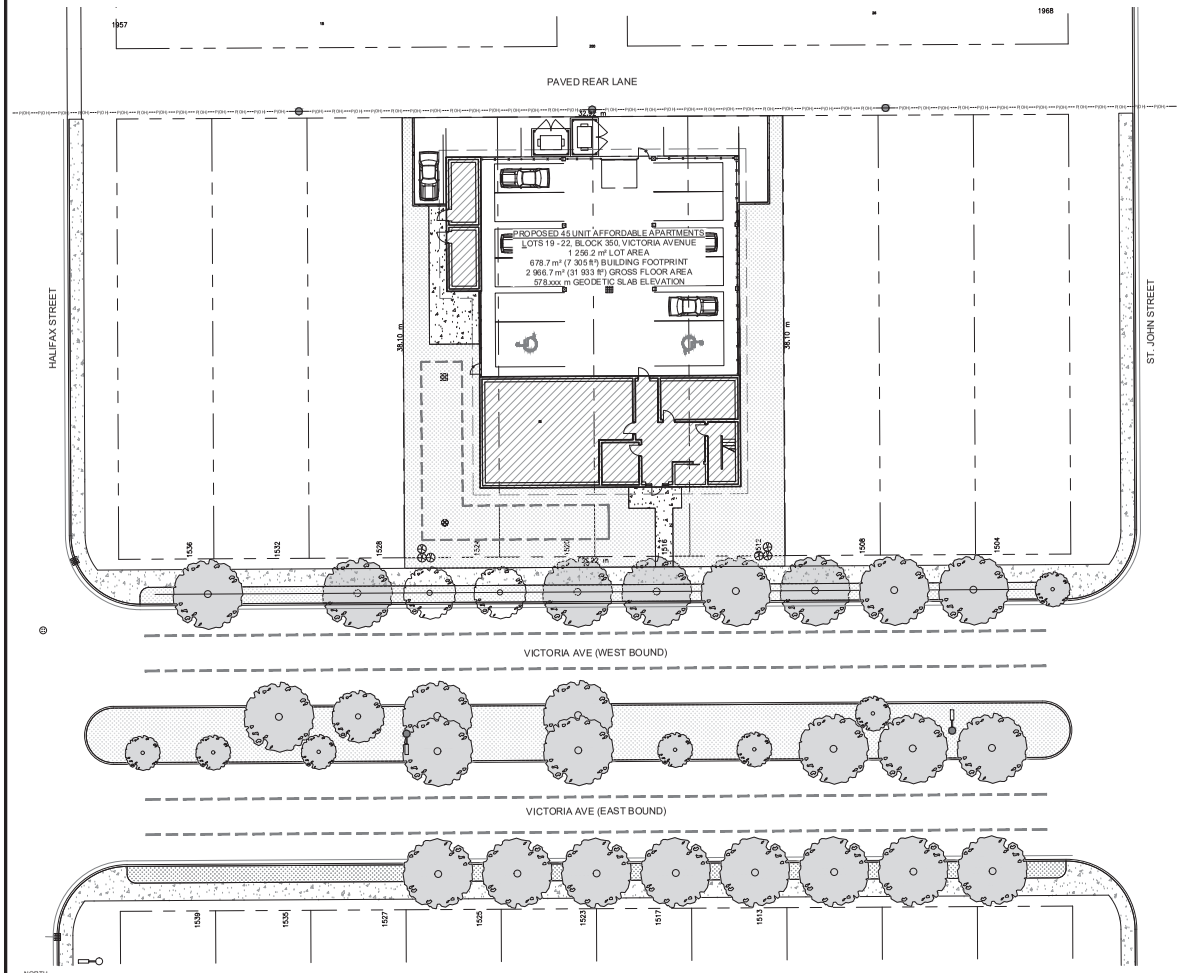
Appendix A-3.1



NORTH

1 / P-1 OVERALL SITE PLAN
1:200

45 UNIT, VICTORIA AVE., AFFORDABLE HOUSING, INFILL DEVELOPMENT	
EXISTING ZONE:	R4A
PROPOSED USE:	LOW-RISE APARTMENT - DISCRETIONARY

SITE REQUIREMENTS (CHAPTER 5):	REQUIRED:	PROVIDED:
MINIMUM SITE AREA:	500 m²	1 256.2 m²
MINIMUM FRONTAGE:	15.0 m	32.9 m
MINIMUM FRONT YARD SETBACK:	6.0 m	6.0 m
MINIMUM REAR YARD SETBACK:	5.0 m	3.45 m
MINIMUM SINGLE SIDE YARD SETBACK:	1/4 WALL (= 3.6 m)	3.8 m
MAXIMUM SITE COVERAGE:	50.0%	54.0%
MAXIMUM FLOOR AREA RATIO:	3.00	2.36
MAXIMUM BUILDING HEIGHT:	13.0 m	14.5 m
BUILDING FOOTPRINT:	-	678.7 m²
GROSS FLOOR AREA:	-	2 966.7 m²

PARKING REQUIREMENTS (CHAPTER 14):	REQUIRED:	PROVIDED:
RESIDENTIAL PARKING (1 per DWELLING UNIT)	45.0	16
BARRIER-FREE PARKING STALLS (2.0% MIN)	0.9	2

LANDSCAPING REQUIREMENTS (CHAPTER 15):	REQUIRED:	PROVIDED:
MINIMUM SITE LANDSCAPING (10%)	125.6 m²	423.9 m²
MINIMUM TREES (1 per 40m²)	3.14	3 (EXIST), 2 (NEW)
MINIMUM SHRUBS (1 per 20m²)	6.3	6

DESIGN-BUILD CONTRACTOR

CENTURY WEST CONSTRUCTION

PRIME CONSULTANT

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SEALS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
0	FOR DISCRETIONARY USE APPLICATION	2019-02-15

DRAWING TITLE
PRELIM SITE PLAN

PROJECT
VICTORIA AVENUE
AFFORDABLE HOUSING
INFILL DEVELOPMENT
1500 BLOCK, VICTORIA AVE., REGINA, SK

CLIENT
SUNDOG DEVELOPMENTS

DRAWN BY	DESIGNED BY	DATE	REVISION NO.
ADR	-	2019-02-15	0

PROJECT NO.	DRAWING NO.
P2018031	P-1