



PROJECT INFORMATION

APPLICANT: Oak Park Developments
SITE ADDRESS: Corner of Gordon Road and James Hill Road
 Corner C and D
 Harbour Landing, Regina, SK
EXISTING ZONING: R0 - Residential multiple housing zone
 1.84 Ha (18,400 m²) (0.05 Acres)
SITE AREA: 1.84 Ha (18,400 m²) (0.05 Acres)
PROPOSED DEVELOPMENT: Townhome/Garden Sui Lata
 All units with grade entry access.
BUILDING AREA FOOTPRINT: 5018, 143 m² for Townhome/Garden Sui Lata
 33.66 m² for garage enclosures
 5052.63 m²
TOTAL ROAD AREA: 4315.802 sq.m.
UNITS: 110 Townhome Units
 27,718 m² of garages
TOTAL PARKING: 133
 Min. 1 stall per Dwelling unit, 1189 x 1.20 m - 110
 Total stalls Required 133
 Total Handicap Parking (1:5000) 3
 Total parking stalls proposed 136

BUILDING INFORMATION

7 - 4-FLY OVERS BARRIERS	28 UNITS @ 23.02 SQ.M. (237.26 SQ.FT.)
1 - 1-1/2 FLY OVERS TOWNHOME SUI LATATA	10 UNITS @ 50.18 SQ.M. (539.38 SQ.FT.)
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4 - 4-FLY 2-STOREY TOWNHOMES	32 UNITS @ 162.39 SQ.M. (1,738.19 SQ.FT.)
TOTAL UNITS	110 UNITS

NET DENSITY
 NET DENSITY AREA = 2.13 HA, (21,324.91 SQ.M.) (5,294 ACRES)
 110 TOTAL UNITS @ 21.32 HA = 5.16 UNITS/HA

ZONING COMPLIANCE TABLE

Item	Permitted	Prohibited
ZONING R0	Multi-residential multiple housing zone	Multi-residential multiple housing zone
UNITS	All residential multiple housing units	Multi-residential multiple housing units
NET DENSITY	Over 20 units/ha (8000 sq.ft./ha) or 50 units/ha (200,000 sq.ft./ha) or 100 units/ha (400,000 sq.ft./ha) or 150 units/ha (600,000 sq.ft./ha)	Multi-residential multiple housing units
FLOOR AREA	Over 1,000 sq.m. (10,764 sq.ft.) or 2,000 sq.m. (21,528 sq.ft.) or 3,000 sq.m. (32,291 sq.ft.) or 4,000 sq.m. (43,054 sq.ft.) or 5,000 sq.m. (53,817 sq.ft.)	Multi-residential multiple housing units
LOT AREA	Over 500 sq.m. (5,291 sq.ft.) or 1,000 sq.m. (10,764 sq.ft.) or 1,500 sq.m. (16,137 sq.ft.) or 2,000 sq.m. (21,528 sq.ft.)	Multi-residential multiple housing units
LOT COVERAGE	Over 20% (7,680 sq.m. (83,113 sq.ft.)) or 30% (11,520 sq.m. (124,670 sq.ft.)) or 40% (15,360 sq.m. (166,960 sq.ft.)) or 50% (19,200 sq.m. (208,250 sq.ft.))	Multi-residential multiple housing units
LOT FRONTAGE	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
MAXIMUM HEIGHT	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
MAXIMUM SETBACK	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
MAXIMUM AREA	Over 10,000 sq.m. (107,639 sq.ft.) or 20,000 sq.m. (215,278 sq.ft.) or 30,000 sq.m. (322,917 sq.ft.) or 40,000 sq.m. (430,556 sq.ft.) or 50,000 sq.m. (538,195 sq.ft.)	Multi-residential multiple housing units
MAXIMUM VOLUME	Over 10,000 sq.m. (107,639 sq.ft.) or 20,000 sq.m. (215,278 sq.ft.) or 30,000 sq.m. (322,917 sq.ft.) or 40,000 sq.m. (430,556 sq.ft.) or 50,000 sq.m. (538,195 sq.ft.)	Multi-residential multiple housing units
MAXIMUM STAIR	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
MAXIMUM DRIVEWAY	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
MAXIMUM GARAGE	Over 10 m (32.81 ft.) or 15 m (49.21 ft.) or 20 m (65.62 ft.) or 30 m (98.43 ft.) or 40 m (131.23 ft.) or 50 m (164.04 ft.)	Multi-residential multiple housing units
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	<p>Life Townhomes</p>	<p>Harbour Landing Regina, Sask</p>	<p>Design: DesignOne Studios</p>	<p>Date: NOVEMBER 8/2012</p>	<p>Revisions:</p>	<p>Site Plan</p>
			<p>Drawn: DesignOne Studios</p>			
			<p>Scale: 1:300</p>			<p>S 1.0</p>