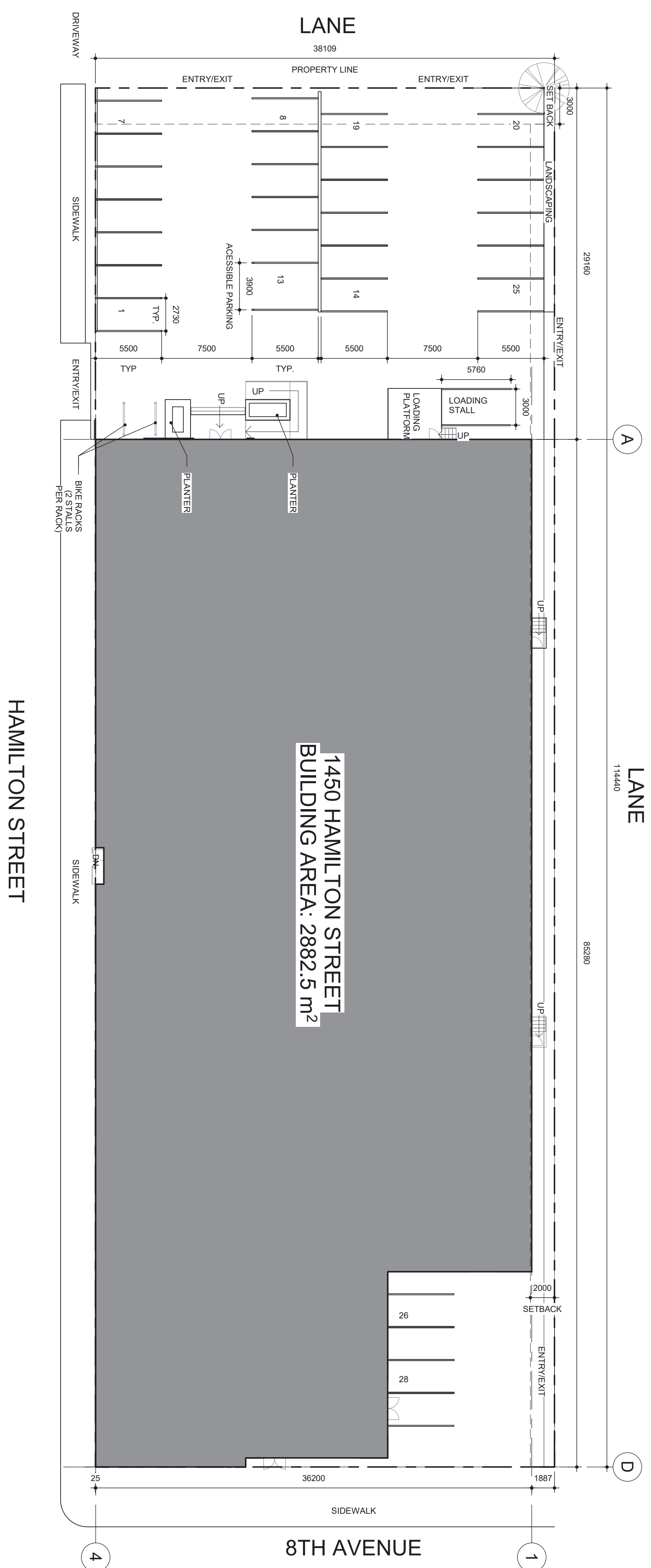


Appendix A-3.1



ZONING BYLAW ANALYSIS

THIS REVIEW IS BASED ON REGINA ZONING BYLAW 2019

LEGAL DESCRIPTION: 26.40
 LOT: OLD 33
 PLAN: 1450 HAMILTON STREET, REGINA, SK
 MUNICIPAL ADDRESS: STORAGE WAREHOUSE (EXISTING)
 LAND USE TYPES: INDUSTRY, LIGHT (EXISTING)
 AREA GREATER THAN 1000SQM - DISCRETIONARY USE

DEVELOPMENT STANDARDS

LOT AREA: 4361.2 m² ACTUAL: 114.44m (HAMILTON STREET)
 LOT FRONTAGE: MIN: 30m ACTUAL: 1.8m
 REAR YARD SETBACK: MIN: 2m ACTUAL: 29.15m
 SIDE YARD SETBACK: MIN: 1m ACTUAL: 66.14%
 SIDE YARD SETBACK: MIN: 2m ACTUAL: 66.14%
 SITE COVERAGE: MIN: 15%
 BUILDING HEIGHT: MAX: 15m

LAND USE: AREA OF USE: MIN NUMBER OF STALLS REQUIRED: ACTUAL STALLS PROVIDED
 ALL OTHER USES: 1 STALL PER 175SM OF GROSS FLOOR AREA: 17 STALLS: 28 STALLS

LOADING STALLS: MIN. LOADING STALLS: ACTUAL PROVIDED: 17

FLOOR AREA: 2882.5 m²

VEHICLE PARKING STALLS: MIN. LOADING STALLS: ACTUAL PROVIDED: 17
 PER 10 VEHICLE STALLS: MIN NUMBER OF SUPPORTING BICYCLE STALLS: 4 STALLS

LANDSCAPING: MIN. 73.94m² PROVIDED: 105m²

LANDSCAPING AREA: MIN. 2 PROVIDED: 1

SHRUBS: MIN. 4 PROVIDED: 1

STREET TREES: REQUIRED: PROVIDED: 1

STREET TREES: 8th AVENUE: 4 PROVIDED: 0

1 SITE PLAN
 A3.0 1:250

NO.	DATE	DESCRIPTION
23 DEC 2020		DISCRETIONARY USE APPLICATION

PROJECT: 1450 HAMILTON STREET - DISCRETIONARY USE APPLICATION REGINA, SK

DRAWING: SITE PLAN

DESIGN:	ACT.
DRAWN:	N.R.O.
DATE:	23 DEC 2020
PROJECT:	20061
SHEET NO.	A-1.0
REVISION NO.	



Alton Tangedal M. Arch. SAA MRAC