Appendix A-3.1a

City of Regina Zoning Bylaw Review:

Zone - "IT" Industrial Tuxedo Park

Discretionary Use: Parking Lot, Off-site Caveated

Chapter 14 - Parking & Loading Regulations

3.4 Paving, Drainage & Visibility
-(1) parking area shall be suitably paved with a satisfactory hard surface material, a min. of 50mm of asphaltic concrete
-(2) each parking space shall be clearly demarcated
-(3) parking area shall have visible boundaries
-(4) storm water drainage shall be collected by means of an internal storm sewer system and connected to public storm sewer system (see Civil drawings)

3.5 Stall & Driveway Dimensions
-Table 14.1: 90 deg. Option 2 - min. 2.73m (9'-0") wide x 5.5m (18'-0") long with min. 7.5m (24'-9") driveway

3.6 Parking & Roads-Rights-of Way
-Parking spaces shall be located outside of road rights-of-way, delineate driveways with curb at rolled curb locations

3.8 Manoeuvring Space
-Parking lots shall be designed to eliminate need for backing and manoeuvring from, or onto roads, pedestrian walkways, in order to get out of spaces/lot

3.10 Parking for Persons with Disabilities
-min. 2% of all required spaces shall be accessible parking spaces, min. 3.9m (13'-0") wide x 5.5m (18'-0") long, as close to building entrance as possible and clearly designated with signs. Actual = 1 existing stall at 1560 McAra Street

3.14 Off-Street Caveated Parking
-(2) where off-street caveated parking is provided on a lot that is separate from the lot containing the building or structure for which it is provided, an agreement should be made between the City, owner of lot on & for which parking is provided

Table 14.5 - Off-street Parking Requirements for Recreational Uses
-Recreational Service Facilities: 1 space / 20 m2 of floor area
-Existing Building @ 1560 McAra Street = 718 m2 / 20 = 36 parking spaces (12 provided @ 1560 McAra site / 24 spaces @ Lots 22, 23 & 24)

14B.6 Exceptions to Required Parking - Shared Parking
-6.1 (3): a use for which an application is being made for shared parking shall be located within 20m of the parking facility (Actual = 6m)

Table 14.8: Required Loading Berth Dimensions
-Delivery Space: 3m (10') wide x 5.67m (18'-9") long with 7.14m (23'-6") apron
= 12.81m (42') total length

Table 14.9: Required Loading Spaces
-Industrial: 1 delivery space required (Actual - 1 provided)

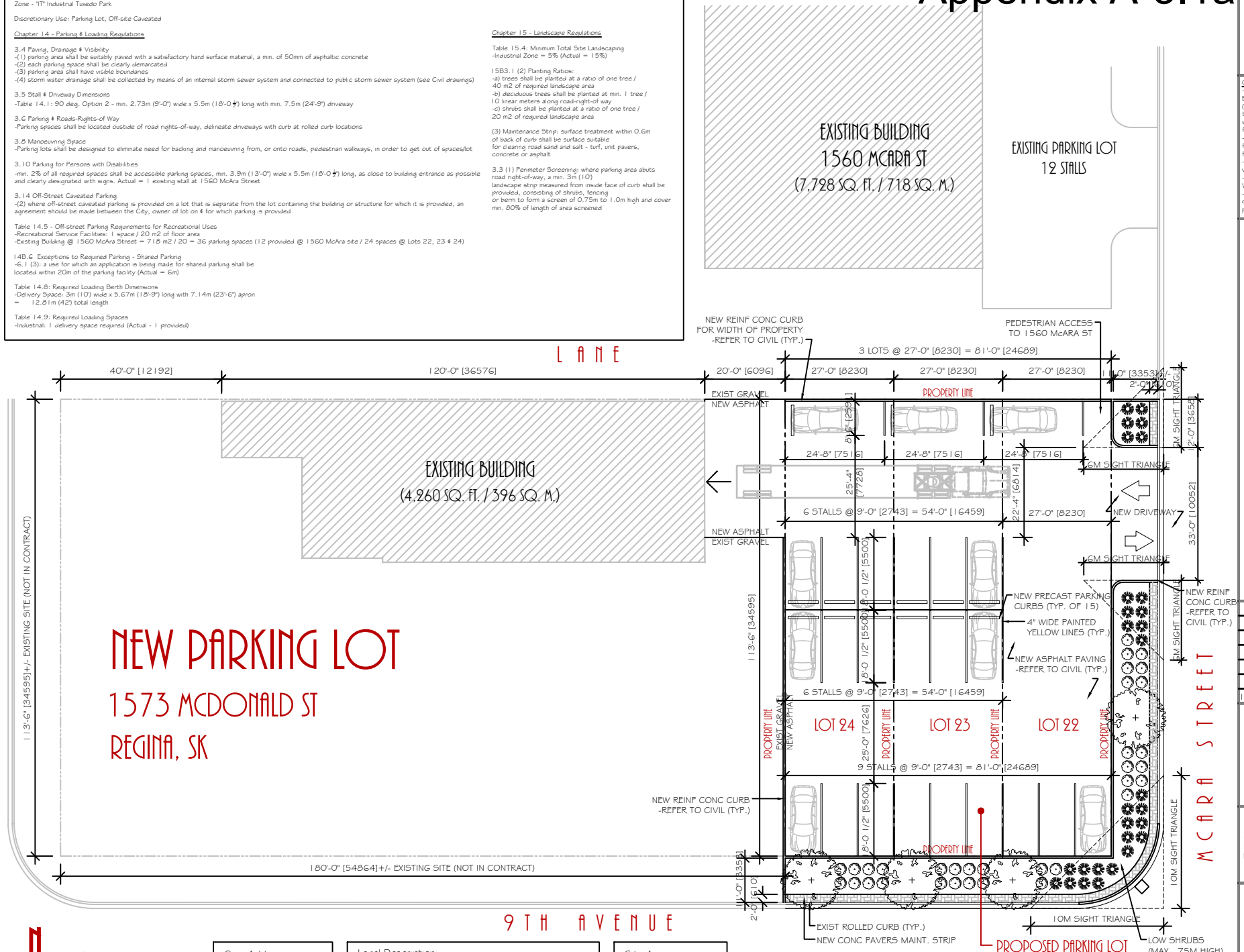
Chapter 15 - Landscape Regulations

Table 15.4: Minimum Total Site Landscaping
-Industrial Zone = 5% (Actual = 15%)

15B3.1 (2) Planting Ratios:
-a) trees shall be planted at a ratio of one tree / 40 m2 of required landscape area
-b) deciduous trees shall be planted at min. 1 tree / 10 linear meters along road-right-of way
-c) shrubs shall be planted at a ratio of one tree / 20 m2 of required landscape area

(3) Maintenance Strip: surface treatment within 0.6m of back of curb shall be surface suitable for cleaning road sand and salt - turf, unit pavers, concrete or asphalt

3.3 (1) Perimeter Screening: where parking area abuts road right-of-way, a min. 3m (10') landscape strip measured from inside face of curb shall be provided, consisting of shrubs, fencing or berm to form a screen of 0.75m to 1.0m high and cover min. 80% of length of area screened



NEW PARKING LOT

1573 MCDONALD ST

REGINA, SK

1 / A-1 SITE PLAN 1/32" = 1'-0" (1:384)

Civic Address:	Legal Description:	Site Area:
1573 McDonald Street Regina, SK	Lots #22, 23 & 24, Block 43 Plan # AS1601 Ext 0 Surface Parcel #107023452, 107023283 & 107023294	Lots 22, 23 & 24 9,194 ft2 (854 m2)

Architectural Draftsperson
BRAD DAYTON DRAFTING & DESIGN
ARCHITECTURAL TECHNOLOGIST
P.O. Box 74 (805 Scott Avenue),
Rouleau, SK S0G 4H0
Tel. 306-520-3216 / Email: bdayton@live.ca

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171025 DU APPLICAT.

ISSUED FOR DISCRETIONARY USE APPLICATION

Project Title
Proposed Parking Lot
1573 McDonald
Regina, SK

Drawing Title
Zoning Bylaws Review
Site Plan

PROJECT # J1730
DATE 171025
DRAWN BY BJD
DRAWING NUMBER A-1