

City of Regina Zoning Bylaw Review:

Zone - 11" 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

-G.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

MCDONALD STREET

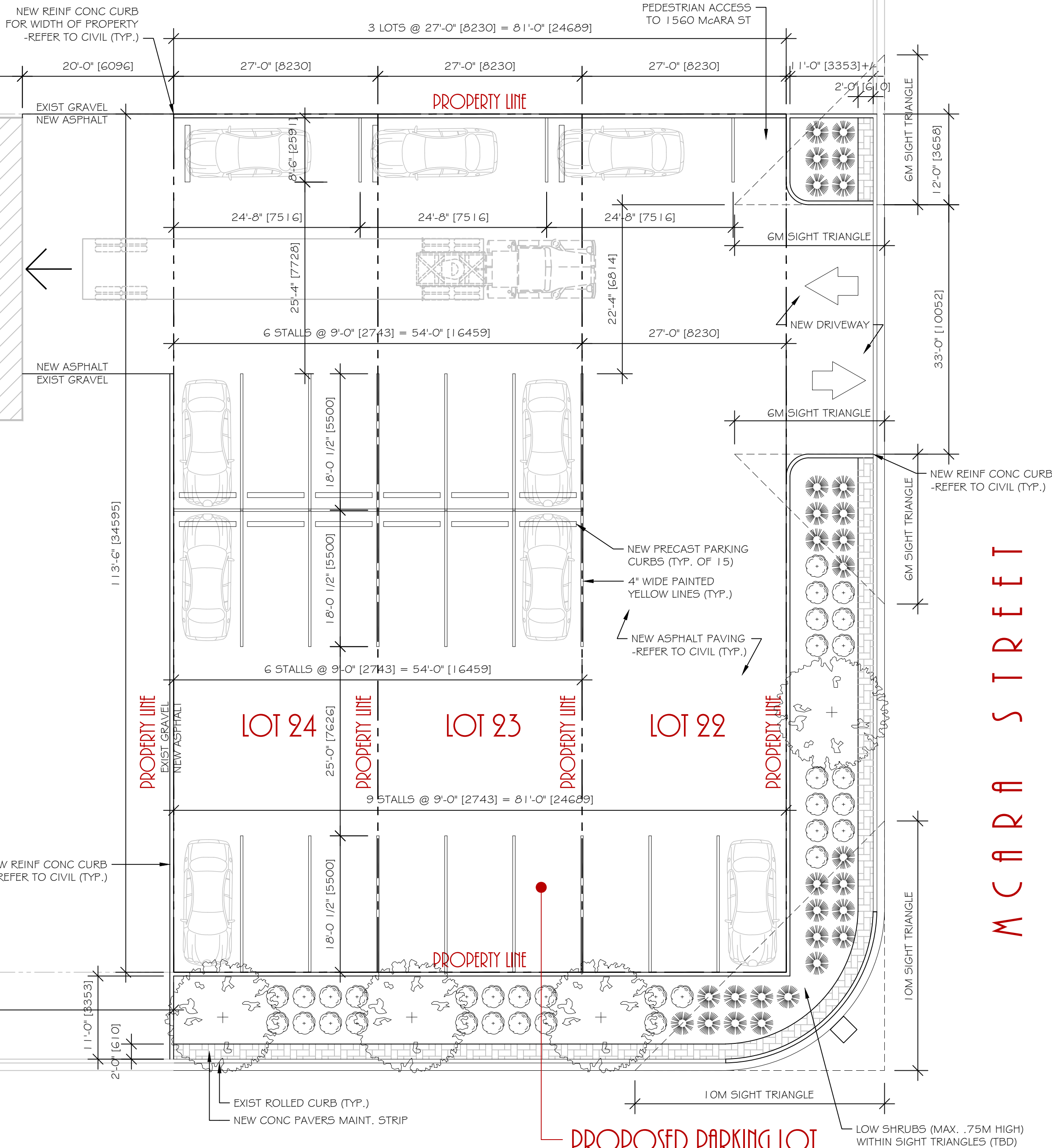
LANE

EXISTING BUILDING
(4,260 SQ. FT. / 396 SQ. M.)

NEW PARKING LOT
1573 MCDONALD ST
REGINA, SK

EXISTING BUILDING
1560 MCARA ST
(7,728 SQ. FT. / 718 SQ. M.)

EXISTING PARKING LOT
12 STALLS



Architectural Draftsperson



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General Contractor

Structural Engineer

Mechanical Engineer

Electrcal Engineer

General Notes:
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-Work from given dimensions
-Drawings are to be printed on 24"x36" paper
to be to proper scale as shown

171025 DU APPLICATION
171019 SIGHT TRIANGLES
171019 CITY APPROVAL
171018 LAYOUT REVISIONS
171018 LAYOUT APPROVAL

Seals
ISSUED FOR
DISCRETIONARY
USE APPLICATION

Project Title
Proposed Parking Lot
1573 McDonald Street
Regina, SK

Drawing Title
Zoning Bylaw Analysis
Site Plan

PROJECT NUMBER
J1730
DATE
1/7/019
DRAWN BY
BJD
SCALE
AS NOTED
CHECKED BY
AM / KM
DRAWING NUMBER
A-1