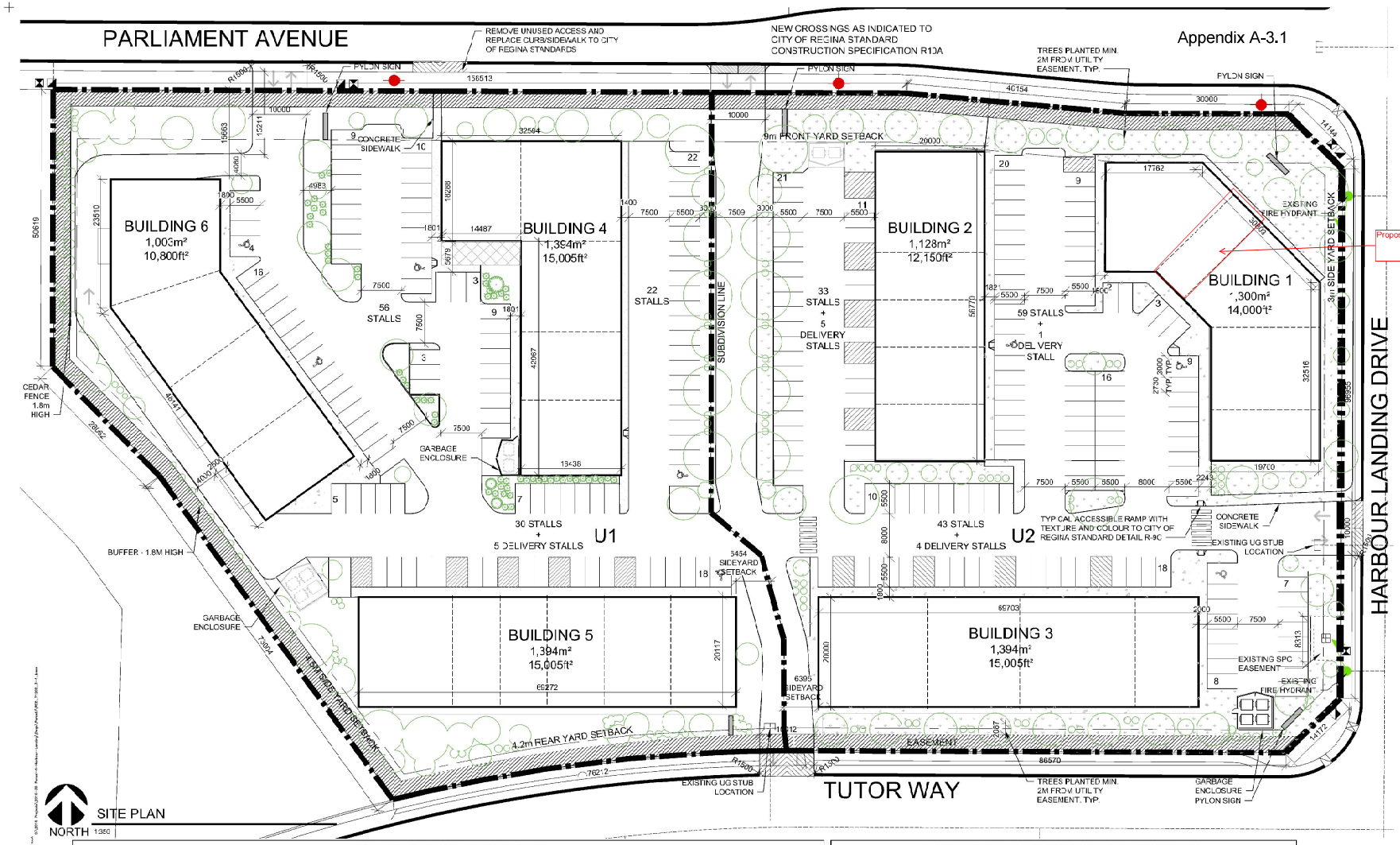


-NOT FOR CONSTRUCTION-

## ZONING STUDY - LOT U1 & U2

LOT U1 & U2, PARCEL X, PLAN NO. 101926436 S.E.X. SEC. 11 TWP. 17 RGE. 20, W.2MER - REGINA, SASKATCHEWAN
ZONE: IP - Prestige Industrial Service Zone
SPECIAL NOTES: 30 NEF

EASEMENT SHOWN THUS: ▨

PLAN NO. 102094994, 102134884, 102097953

**LOT L1**
TOTAL BUILDING AREA: 4,090m²
SITE COVERAGE: 31%
TOTAL SITE AREA: 13,210m²

**LOT L2**
TOTAL BUILDING AREA: 3,827m²
SITE COVERAGE: 29.1%
TOTAL SITE AREA: 13,135m²

CHAPTER 5 - LOT REQUIREMENTS

MINIMUM LOT AREA: 2000m²
MINIMUM FRONT YARD SETBACK: 9m
MINIMUM FRONTAGE: 30m
MINREAR YD SETBACK: 50% OF ADJACENT WALL = 8.23m2 = 4.11
MINIMUM SIDE YARD SETBACK: NIL
TOTAL SIDE YARD SETBACK: 7.5m
MAXIMUM SITE COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 15m
MAXIMUM FLOOR AREA RATIO: 1.5

CHAPTER 5 - PERMITTED USES

RETAIL, GENERAL - OF ANY ARTICLE OR COMMODITY FOR WHICH THE WAREHOUSING, STORAGE, SALE AT RETAIL, OR WHOLESALE, FABRICATION, PROCESSING OR MANUFACTURE IS ALLOWED IN THE ZONE.
WHOLESALE - SAME AS ABOVE.

DISCRETIONARY USE:
COMMERCIAL PRINTING
ANIMAL HOSPITAL
MEDICAL/DENTAL LABORATORY
CONVENIENCE STORE
RESTAURANT
LICENSED RESTAURANT

CHAPTER 14 - PARKING/LOADING

REGULAR STALL: 2.73m x 5.5m
ACCESSIBLE STALL: 3.9m x 5.5m

**LOT U1**
ASSUME 50% OF BUILDINGS AS OFFICE:
3,890m² x 50% / 60 = 32 STALLS
ASSUME 50% OF BUILDINGS AS WAREHOUSE
3,890m² x 50% / 150 = 13 STALLS
230m² ASSUME 125 SEATS RESTAURANT TENANTS
1/5 SEATS = 25
TOTAL STALLS REQUIRED: 70 STALLS
TOTAL PROVIDED: 135 STALLS
ACCESSIBLE STALLS: 135 x 2% = 3 STALLS REQUIRED
TOTAL PROVIDED: 3 STALLS
PARKING RATIO: 1.29/1000 SQ FT

LOADING
INDUSTRIAL/MANUFACTURING/RESTAURANTS/RETAIL BUILDINGS BETWEEN 801m² - 1,400m² HAVE NO LOADING REQUIREMENT - REQUIRE 2 DELIVERY SPACES
REQUIRED: 6 DELIVERY STALLS
(NO LOADING WITHIN MIN. SIDE YARD IN IP ZONE)

**LOT U2**
ASSUME 50% OF BUILDINGS AS OFFICE:
3,643m² x 50% / 60 = 30 STALLS
ASSUME 50% OF BUILDINGS AS WAREHOUSE
3,643m² x 50% / 150 = 12 STALLS
183m² ASSUME 70 SEATS RESTAURANT TENANTS
1/5 SEATS = 14
TOTAL STALLS REQUIRED: 56 STALLS
TOTAL PROVIDED: 147 STALLS
ACCESSIBLE STALLS: 147 x 2% = 3 STALLS REQUIRED
TOTAL PROVIDED: 10 STALLS
PARKING RATIO: 3.57/1000 SQ FT

LOADING
INDUSTRIAL/MANUFACTURING/RESTAURANTS/RETAIL BUILDINGS BETWEEN 801m² - 1,400m² HAVE NO LOADING REQUIREMENT - REQUIRE 2 DELIVERY SPACES
REQUIRED: 6 DELIVERY STALLS
PROVIDED: 6 DELIVERY STALLS
(NO LOADING WITHIN MIN. SIDE YARD IN IP ZONE)

CHAPTER 18 SIGN REGULATIONS

FREE STANDING SIGN (MIN. 300mm FROM PROPERTY LINE)
1 SIGN PER LOT
15m² SURFACE AREA
12m HIGH

SECONDARY SIGN - 16.0.1
1 PER EACH 60m OF LOT LINE ABUTTING A STREET

## LANDSCAPE REQUIREMENTS LOT U1 & U2

**LOT U1**
PROPERTY AREA: 13,210m²
INDUSTRIAL: 5% OF AREA

LANDSCAPING REQUIRED: 661m²
PROVIDED: 3,784 m²

TREES: 661² / 40m² = 17 TREES

DECIDUOUS TREES PLANTED MINIMUM 1 TREE PER 10 LINEAL METRES ALONG REGISTERED ROAD RIGHT-OF-WAY = 28 TREES

SHRUBS: 661m² / 20m² = 33 SHRUBS

MINIMUM 3.0m LANDSCAPED STRIP REQUIRED WHERE A PARKING AREA OR LOADING AREA ABUTS A REGISTERED ROAD RIGHT OF WAY

5,204m² PARKING AREA
520m² INTERIOR LANDSCAPE EQUAL TO 10%
TOTAL PARKING AREA
539m² INTERIOR LANDSCAPE PROVIDED

BUFFER - TABLE 15.3
WHERE IP ABUTS THE MR - Municipal Reserve
COMBINATION OF 1.8M FENCE, BERM AND SOFT LANDSCAPE

**LOT U2**
PROPERTY AREA: 13,135m²
INDUSTRIAL: 5% OF AREA

LANDSCAPING REQUIRED: 657m²
PROVIDED: 3,481m²

TREES: 657² / 40m² = 16 TREES

DECIDUOUS TREES PLANTED MINIMUM 1 TREE PER 10 LINEAL METRES ALONG REGISTERED ROAD RIGHT-OF-WAY = 28 TREES

SHRUBS: 657m² / 20m² = 33 SHRUBS

MINIMUM 3.0m LANDSCAPED STRIP REQUIRED WHERE A PARKING AREA OR LOADING AREA ABUTS A REGISTERED ROAD RIGHT-OF-WAY

6,577m² PARKING AREA
658m² INTERIOR LANDSCAPE EQUAL TO 10%
TOTAL PARKING AREA
753m² INTERIOR LANDSCAPE PROVIDED

BUFFER - TABLE 15.6
WHERE IP ABUTS THE MR - Municipal Reserve
COMBINATION OF 1.8M FENCE, BERM AND SOFT LANDSCAPE

LARGE CANOPY DECIDUOUS TREE BRANDON ELM
PATMORE GREEN ASH
AMUR MAPLE OR JAPANESE LILAC
SHRUB
CONCRETE
GRASS


P3A
2292 Broadway Avenue Regina, Saskatchewan Canada S4R 1H3 306-757-4669
P3ARCH.COM


| NO. | DATE | ITEM | BY |
|---|---|---|---|
| 1 | 2018-02-07 | REVISED DCI APPLICATION | VK |
| 1 | 2018-09-23 | DISCRETIONARY USE APP | |

REVISIONS

PROJECT

PARCEL U
HARBOUR LANDING

4701 PARLIAMENT AVE
REGINA, SASKATCHEWAN

SHEET TITLE

DISCRETIONARY USE SITE PLAN

| | |
|---|---|
| DESIGN BY | VK |
| DRAWN BY | |
| CHECKED | |
| APPROVED | |
| OWNER | DREAM |
| SCALE | AS NOTED |
| DATE | 2018-02-07 |
| FILE NO. | 1631 |
| Number of Sheets | |
| DRAWING NO. | A1.1 |