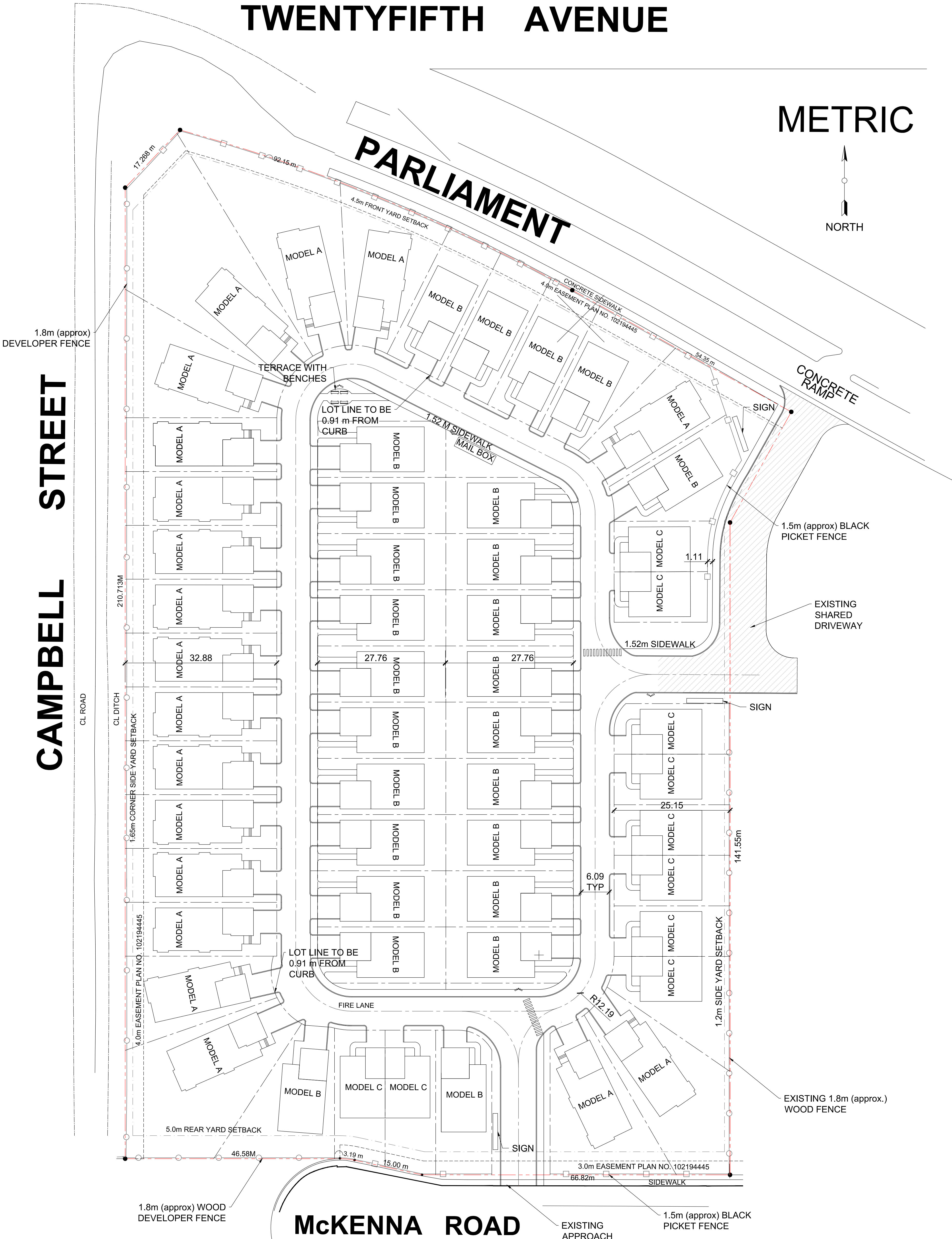




PROPOSED DEVELOPMENT
5601 PARLIAMENT AVENUE
REGINA, SASKATCHEWAN

LOT AREA
2.69 ha (26,864 m², 6.63 ac)

FLOOR AREA
7,060 (AS SHOWN)

FLOOR AREA RATIO
0.263

REQUIRED YARDS:
FRONT YARD: 4.5 m
CORNER YARD: 1.65m
SIDE YARD: 1.2m
REAR YARD: 5.0m

BUILDING SEPARATION:
2.44m (EXCLUDING PERMITTED PROJECTIONS)

COMMUNAL AREA
5% OF SITE AREA REQUIRED

AREA REQUIRED: 1343 m²
AREA PROVIDED: 1368 m²

- GENERAL NOTES:**
- TOTAL UNITS: 55 WITH A DENSITY OF 20.5 UNITS / HECTARE
 - PARKING SPACES: MINIMUM OF 110 GARAGE AND DRIVEWAY (PLAN EXCEEDS MINIMUM)
 - DRIVEWAY AND SIDEWALK TO BE CONCRETE.

SITE PLAN LEGEND

LED Street Light



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5601 PARLIAMENT AVENUE

PROPOSED DEVELOPMENT PLAN

SITE PLAN

Project:	HARBOUR LANDING
Date:	06.18.20
Author:	SB

A-01

Scale: 1:400