

CONSULTANTS:

PROJECT NAME:

**Medical Clinic
Parking Lot
Development**
1768 Quebec Street
Regina, SK

ISSUE RECORD:
01 - Issued for Development Permit
Only - 11/06/2020

REVISIONS:
01 - Changes To Bin Placement &
Fence Position - 02/04/2021

PROJECT NO: 2020-18
DWG FILE: N/A
DRAWN BY: W.G.N.
CHECKED BY: W.G.N.

SHEET TITLE

**Parking Lot
Layout**

Sheet No.

BD1.0

**Appendix A-3
(For Reference only)**

ZONING REVIEW

REFERENCE: REGINA ZONING BYLAW 2019

ADDRESS

1768 QUEBEC STREET
REGINA, SASKATCHEWAN
LOT: 23 BLOCK: 294 PLAN: OLD33
LOT: 43 BLOCK: 294 PLAN: 10129944.0
SUBDIVISION: OLD 33/ HERITAGE NEIGHBOURHOOD

ZONING

CURRENT ZONING:

RL RESIDENTIAL - LOW-RISE ZONE

REQUIRED ZONING:

ML MIXED LOW-RISE ZONE (APPLICATION SUBMITTED)

PREVIOUS USE(S):

VACANT LOT

PROPOSED USE:

PARKING LOT - TO SUPPORT THE EXISTING MEDICAL CLINIC LOCATED IMMEDIATELY TO THE SOUTH OF THE LOT.

BUILDING GROSS FLOOR AREA:

1100 11TH AVENUE (MAIN FLOOR & LOWER LEVEL - 668.90

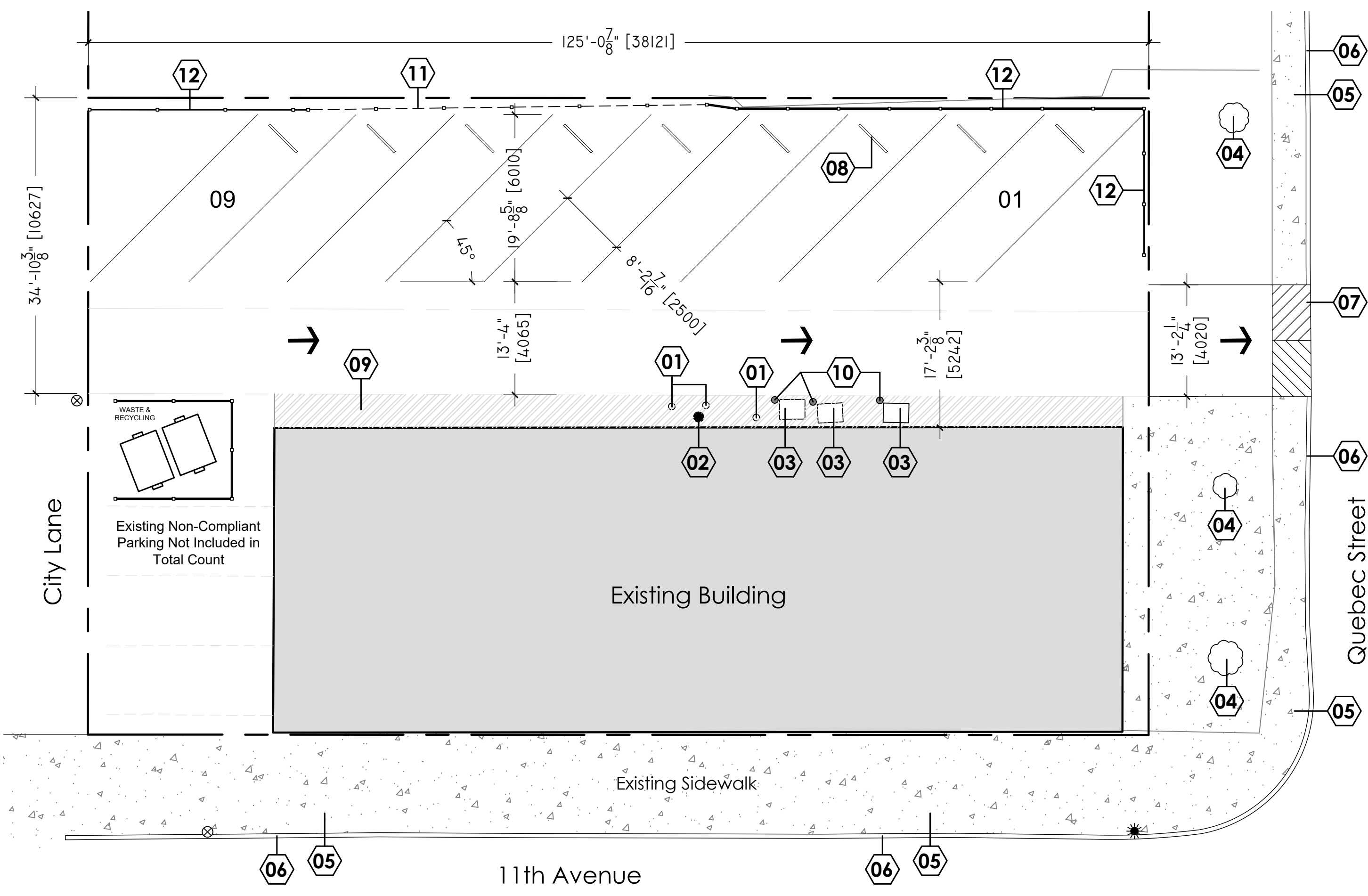
PARKING REQUIREMENTS

ALL OTHER LAND USES - T5.7 For The First 150 m² In Total Floor Area, No Parking Stall Is Required.
For That Portion In Excess Of The First 150 m² In Total Floor Area, One Parking Stall Is Required Per 75 m² of Total Floor Area.
669 m² - 150 m² = 519 m²
519 m² / 75 m² = 6.92 OR
7 PARKING STALLS REQUIRED - 9 PROVIDED

ACCESSIBLE STALLS =
2% OF TOTAL PARKING REQUIRED
2% OF 11 SPACES = 0.22
0 SPACES REQUIRED
0 SPACES PROVIDED

IMPORTANT NOTE:

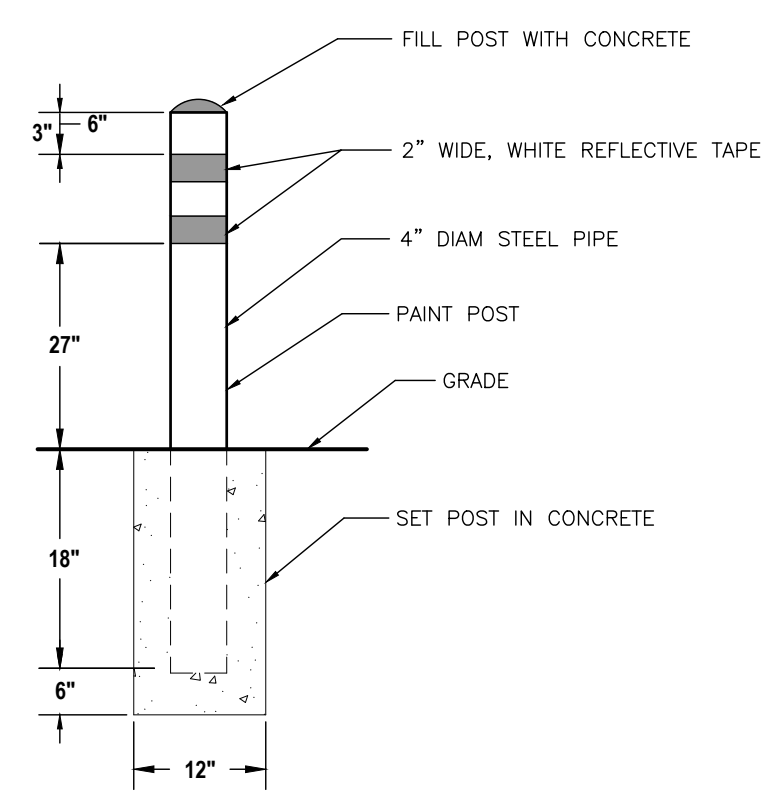
A LEGAL DESCRIPTIVE PLAN TO CONSOLIDATE THE 2 (TWO) PARCELS THAT COMPRISE THE ADDRESS OF 1768 QUEBEC STREET AND THE 2 (TWO) PARCELS THAT COMPRISE 1100 11TH AVENUE HAS BEEN SUBMITTED TO ISC.



1 PROPOSED PARKING LOT LAYOUT
BD1.0 Scale 3/32" = 1'-0"



2 SITE CONTEXT
BD1.0 Not To Scale



3 TYPICAL BOLLARD DETAIL
BD1.0 Not To Scale

DRAWING NOTES:

- 01 EXISTING STEEL BOLLARD - TO REMAIN.
- 02 EXISTING NATURAL GAS LINE.
- 03 EXISTING A/C CONDENSERS ON GROUND - TO REMAIN.
- 04 EXISTING TREES - TO REMAIN.
- 05 EXISTING MUNICIPAL SIDEWALK.
- 06 EXISTING MUNICIPAL CURB.
- 07 CUT EXISTING SIDEWALK & CURB TO ACCOMMODATE NEW PARKING LOT EXIT. DESIGN & CONSTRUCTION TO FOLLOW CITY GUIDELINES.
- 08 SHERCOM #2001-PC4 REFLECTED PARKING CURBS.
- 09 STRIPE AREA AS NO PARKING/ STOPPING ZONE.
- 10 INSTALL NEW STEEL BOLLARDS TO PROTECT EXISTING CONDENSER UNITS. SEE DETAIL 3 ON SHEET BD1.0
- 11 EXISTING WOOD FENCE INSTALLED BY THE PROPERTY OWNER TO THE NORTH.
- 12 SUPPLY AND INSTALL NEW WOOD PRIVACY FENCE TO MATCH EXISTING.