

## ZONING REVIEW

**SUBJECT PROPERTY:**  
ADDRESS: 1770 HALIFAX STREET  
LAND USE ZONE: I - INSTITUTIONAL ZONE  
LAND USE TYPES: PUBLIC USE, GENERAL  
BLOCK: 289  
LOT: A  
PLAN: NE 19-17-19-2  
BUILDING AREA: 2 478m<sup>2</sup> (MUNICIPAL JUSTIC BUILDING)

**CHAPTER 7B - INSTITUTIONAL ZONE:**  
LOT AREA: 23 466 m<sup>2</sup>  
LOT FRONTAGE: SASKATCHEWAN DRIVE (194.37m)  
FRONT YARD SETBACK: 7.5m MIN  
REAR YARD SETBACK: 6.0m MIN  
SIDE YARD SETBACK: 3.0m MIN  
SITE COVERAGE: 75% MAX / 47% ACTUAL  
FLOOR AREA RATIO: 1.5 MAX / 1.03 ACTUAL  
TOTAL FLOOR AREA: UNLIMITED / 24 242m<sup>2</sup>  
BUILDING HEIGHT: 15.0m / 12.6m (MUNICIPAL JUSTICE BUILDING)

**PARKING AND LOADING:**  
PARKING REQUIRED: 262  
PARKING PROVIDED: 430

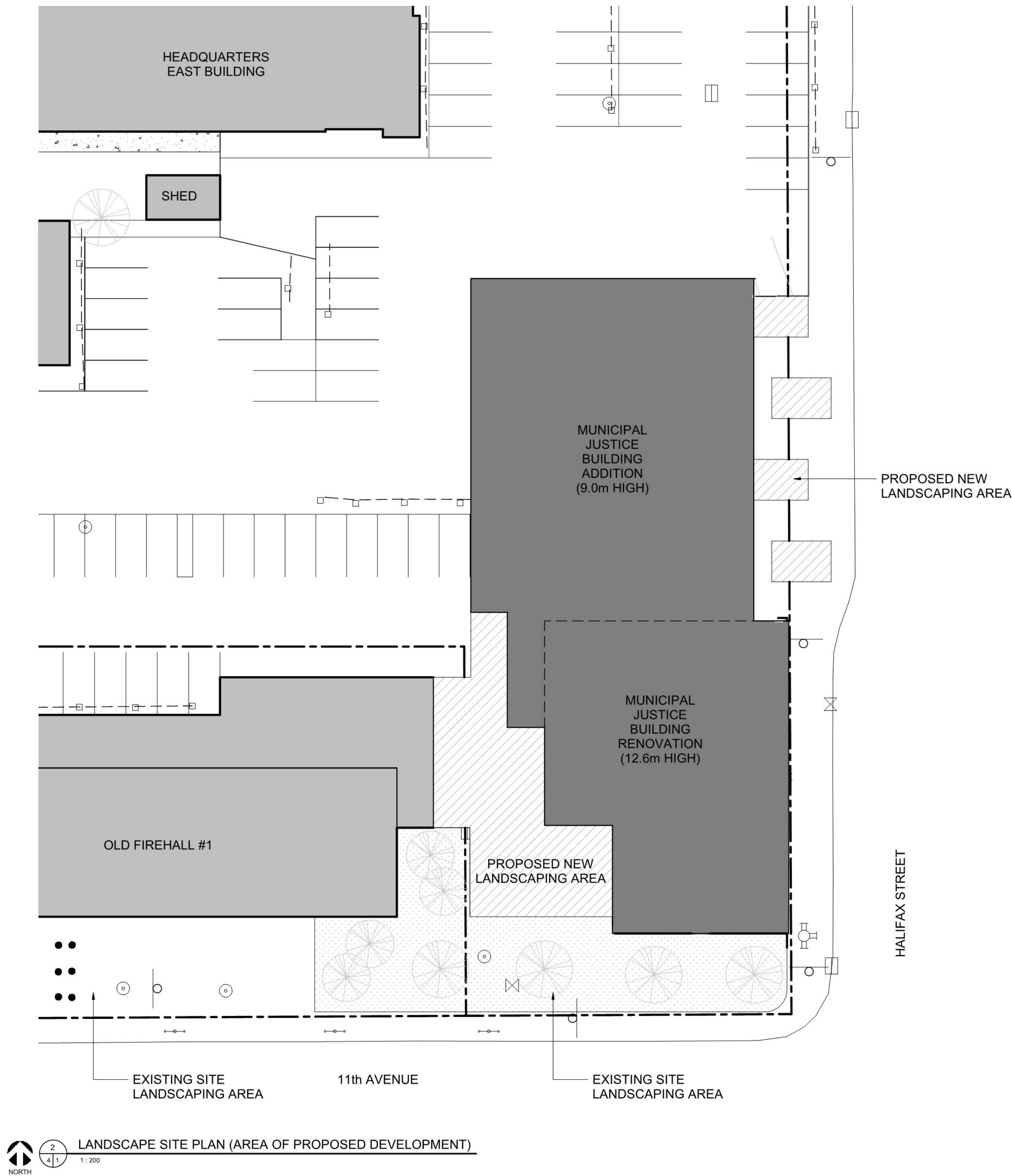
**ADDITIONAL OFF-SITE PARKING:**  
SASKATCHEWAN DRIVE PARKING LOT: 37 STALLS  
HALIFAX PARKING LOT: 130 STALLS  
SAINT JOHN PARKING LOT: 32 STALLS

**LOADING REQUIRED: 2**  
**LOADING PROVIDED: 3**

**BICYCLE REQUIRED: 25 SHORT TERM OR 13 LONG TERM**  
**BICYCLE PROVIDED: 16 LONG TERM**

**ACCESSIBLE STALLS REQUIRED: 5**  
**ACCESSIBLE STALLS PROVIDED: 5**

**ALL PARKING STALLS MINIMUM 2500mm WIDE BY 5500mm LONG (TYPICAL)**



**LANDSCAPING:**  
10% MIN LANDSCAPING REQUIRED: 2 346m<sup>2</sup> (2 713m<sup>2</sup> PROVIDED)  
3m LANDSCAPE STRIP REQUIRED WHERE PARKING ABUTS STREET  
MIN 1 TREE PER 40m<sup>2</sup> OF REQUIRED SITE LANDSCAPING: 59 (62 PROVIDED)  
MIN 1 SHRUB PER 20m<sup>2</sup> OF REQUIRED SITE LANDSCAPING: 117 (277 NEW PROVIDED, IN ADDITION TO THE 110+ EXISTING)  
MIN 1 DECIDUOUS TREE PER 10m ALONG ROAD  
1.83m HIGH FENCE AROUND GARBAGE AND OUTDOOR STORAGE

**NOTE:**  
THE MUNICIPAL JUSTICE BUILDING IS LOCATED ON THE SAME PROPERTY AS THE REGINA POLICE SERVICE CAMPUS, THEREFORE THE ZONING REVIEW INCLUDES EVERYTHING WITHIN THE PROPERTY.

THE PROPOSED AREA OF DEVELOPMENT FOR THIS APPLICATION ONLY INCLUDES THE ADJACENT AREA AROUND THE MUNICIPAL JUSTICE BUILDING, AS SHOWN ON THE LANDSCAPE SITE PLAN.

IT IS ALSO IMPORTANT TO NOTE THAT THE MAJORITY OF THE PARKING STALLS ARE ASSIGNED FOR STAFF AND FLEET VEHICLES AND THEREFORE HAVE BEEN NOTED AS PRIVATE PARKING LOTS ON THE SITE PLAN.

| NO.       | DATE | DESCRIPTION | BY |
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| REVISIONS |      |             |    |
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**PROJECT**  
CITY OF REGINA  
MUNICIPAL JUSTICE  
BUILDING

REGINA, SASKATCHEWAN

**SHEET TITLE**  
SITE PLAN, LANDSCAPE  
SITE PLAN AND ZONING  
REVIEW

|                  |             |
|------------------|-------------|
| DESIGN BY        | Designer    |
| DRAWN BY         | Author      |
| CHECKED          | Checker     |
| APPROVED         | Approver    |
| OWNER            | Owner       |
| SCALE            | AS NOTED    |
| DATE             | 2020-11-09  |
| FILE NO.         | DRAWING NO. |
| 15-36.1          | 1           |
| NUMBER OF SHEETS | 1           |