

## ZONING COMPLIANCE

	SQM	SQM SQFT NOTES		LANDSCAPING					
LOT AREA	5981	64379	1.48 ACRES, 2 ROW OF EXTERIOR PARKING			ACTUAL			
GFA	10026	107919			REQUIRED/SQM	SQM	SQFT	NOTES	
DWELLING AMENITY	536	5769							
			300sqm REQUIRED. AMENITY INCLUDES						
			EXTERIOR ROOFTOPS (362sqm) AND INTERIOR	LANDSCAPE					
			AMENITY SPACE (174sqm) ON 5TH FLOOR	REQUIREMENT	897	988	10635	INCLUDES DAYCARE PLAY AREA	
NO. OF DWELLINGS	90	•		# OF TREES	23	23			
LANDUSE	DWELLING		ALL 5 FLOORS	# OF SHURBS	45 81				
	DAYCARE		LEVEL 100		•			•	
ZONE (PROPOSED)	RESIDENT	IAL LOWRISE		DAYCARE PLAY AREA				50% LANDSCAPING REQUIREMENT ON SITE, 50%	
BUILDING TYPE	BUILDING, STACKED			REQUIREMENT	357	179	1921	PROVIDED IN PARTNERSHIP WITH SCHOOL	
								•	
DEVELOPMENT CRITERIA				PARKING					
LOT FRONTAGE	11.86M	11.86M			ACTUAL		TUAL		
FRONT YARD SETBACK	4.5M REC	UIRED, 6.3M PR	OVIDED			EXTR	INTR	1	
					REQUIRED	PARKING	PARKING	NOTES	
REAR YARD SETBACK	5M REQU	IRED, 19.8M PR	OVIDED	DAYCARE	6	6	0	5 - 2.5m x 6m STALLS & 1 - 3.9m x 6m BF STALL	
SIDE YARD SETBACK	UPTO 11	VI, 1.2M REQUIR	ED, 3M PROVIDED ON WEST SIDE, 9.9M ON	RESIDENTIAL PARKING	90	65	51	INTERIOR: 7 3.9m X 6m BF STALLS, 24 2.5m X 6m STALLS,	
	EAST SIDE	EAST SIDE						20 2.75m X 5.5m STALLS	
	11M UPT	O 15M, 3.25M R	EQUIRED, 6.1M PROVIDED ON WEST, 13M ON			116		EXTERIOR: 3 3.9m X 6m BF STALLS, 27 2.5m X 6m STALLS	
	EAST							35 2.75m X 5.5m STALLS	
	15M UPT	O 20M, 5M REQ	UIRED, 13.6M PROVIDED ON WEST, 20.5M ON	PARKING RATIO		1.3			
LOT COVERAGE	37%			LOADING					
				REQUIREMENTS	1		1	SEE PARKING LEVEL PLAN	
FLOOR AREA RATIO	1.7			BICYCLE PARKING	REQUIRED	ACTUAL		NOTES	
BUILDING HEIGHT	18.0M			LONG TERM	E	>5		Located on parking level in storage area	

			GROS	S FLOOR AR	EA		
LEVEL	FLOOR AREA		CORES		_	NOTES	
	SQM	SQFT	SQM	SQFT	SQM	SQFT	
LEVEL 1	2201	23691	77	829	2124	22863	
LEVEL 2	2258	24305	51	549	2207	23756	
LEVEL 3	2258	24305	51	549	2207	23756	
LEVEL 4	2109	22701	51	549	2058	22152	
LEVEL 5	1481	15941	51	549	1430	15392	
SUBTOTAL	10307	110944	281	3025	10026	107919	
DAYCARE	452	4865					
	•		DWELLING	TYPOLOG	RATIO		
	1 BED		2 BED		3 BED		TOTAL
LEVEL 1	1		12		2		15
LEVEL 2	4		15		3		22
LEVEL 3	4		15		3		22
LEVEL 4	0		19		1		20
LEVEL 5			8		3		11
Total	9		69		12		90
%	10%		77%	77%		13%	



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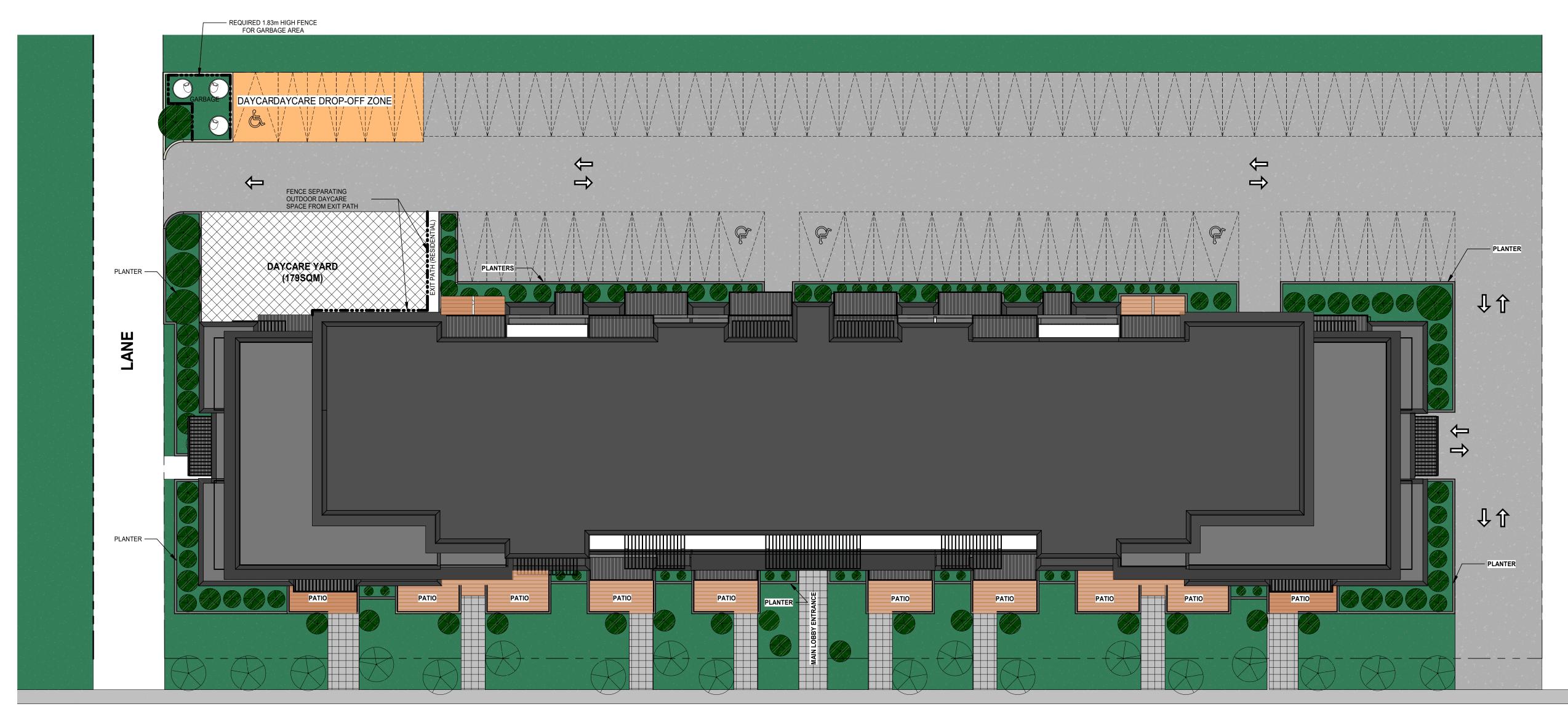
TWG MULTIFAMILY 20th AVE EAST, REGINA SK

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SITE PLAN

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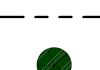


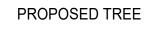
7.2 (a) 23 TREES PER 897sqm OF LANDSCAPED SITE 7.2 (b) 18 TREES PER 118.8m OF RIGHT OF WAY 7.2 (c) 81 SHRUBS PER 897sqm OF LANDSCAPED SITE



20TH AVENUE E

## LEGEND





PROPOSED LAWN AREA

PROPOSED WALKWAY PROPOSED ASPHALT



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PRELIMINARY LANDSCAPE PLAN

DRAWN PO CHECKED LC DATE 14/03/2024 PROJECT No. 22096 DRAWING No.

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