

30  
REG'D PLAN NO. 00RA12095

282

29  
REG'D PLAN NO. 00RA12095

A1

REG'D PLAN NO. 01RA24328

B1

11TH AVENUE

47

48

REG'D PLAN NO. 00RA12095

46

309

REG'D PLAN NO. 00RA12095

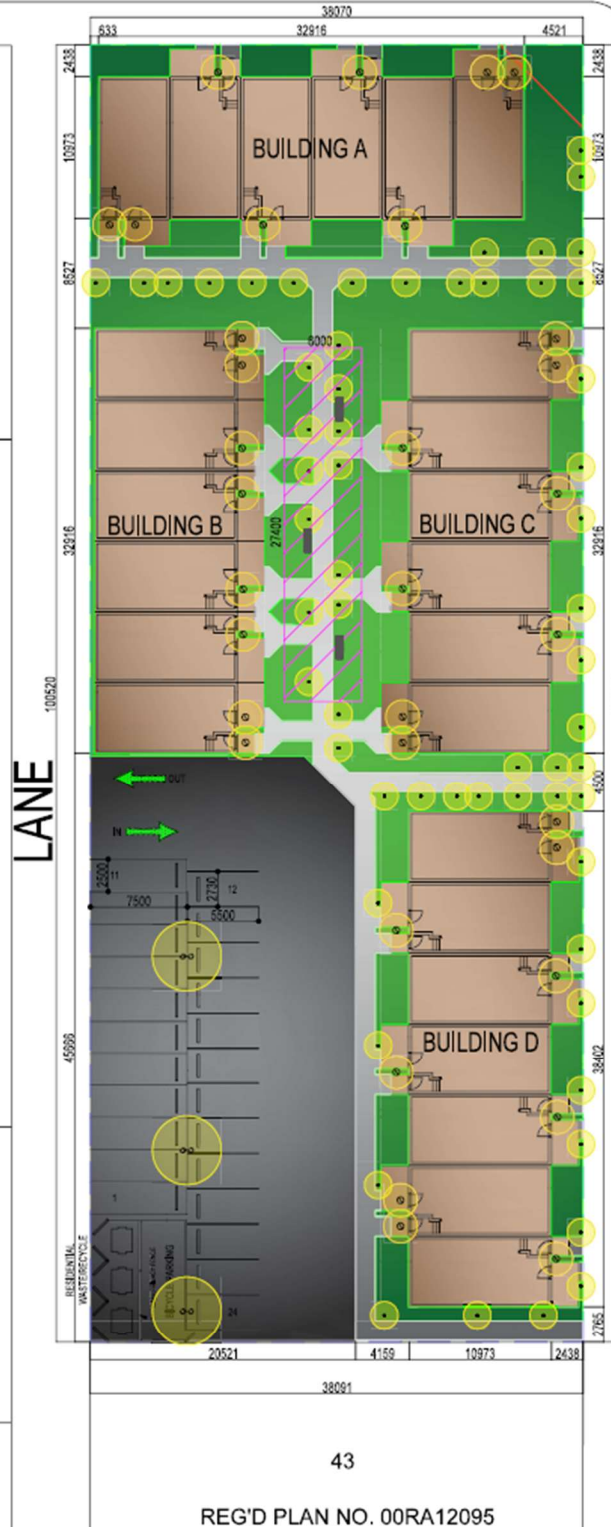
45

REG'D PLAN NO. 00RA12095

44



Scale: 1:250



LORNE STREET



49

48

308

REG'D PLAN NO. 00RA12095

47

Legend:

- New Street Light
- New Canopy Light
- New Pedestrian Light
- Hostile Architecture Bench
- Outdoor Amenity Area

## ANALYSIS OF ZONING BYLAW DEVELOPMENT STANDARD COMPLIANCE FOR:

Namerind Corp. - 1840 Lorne St. & 2301 11th Ave.  
Lots 41 & 42, Block 309, Reg'd Plan 00RA12095  
Zoned: DCD-D - Direct Control District - Downtown

### Table 6A.T1 Building Types

- T1.4 Building Stacked - PERMITTED
- Building Height = 11.5m - PERMITTED  
(Discretionary 12m - 40m)
- Floor Area Ratio = 1.18 - PERMITTED

### 6A.4.2 Frontage Conditions

- (2) - NON-CONFORMING
- (4) - 6A.F1 - Store-Front Required at Grade  
- required 80% - Provided 0%
- (8) - 6A.F2 High Motor Vehicle Parking Standards  
-All parking is screened from public streets and  
behind street walls - ACHIEVED

### 6A.4.3 Street Wall Height

- (2) - Requirement 10.25m - 13.35m  
- PROVIDED 10.25m
- (3) - First storey height at least 4.25m  
- NON-CONFORMING -PROVIDED 3.15m ±

### 6A.4.4 Step-Backs above the Podium

- NON-CONFORMING

### 6A.4.5 Build-To Lines

- 6A.F7 Build-To Property Line  
- NON-CONFORMING
- Buildings set back from property line 2.44m

### 6A.4.7 Height Regulations

- 6A.F8 Building Height Ranges  
- minimum 8.5m - maximum 40m permitted  
-Building height 11.5m - PERMITTED

### 6A.4.8 Floor Area Ratio Regulations

- FAR above 2.0 is discretionary
- FAR is 1.18 - PERMITTED

### 6A.6.4 Minimum Motor Vehicle Parking Requirements

- 6A.T4 - T4.1 - No minimum number of stalls  
- 24 Parking Stalls provided  
- 11 accessed from lane (2.50m x 6.7m)  
- 13 accessed from internal road (2.73m x 5.5m)

### 6A.6.6 Bicycle parking

- Fenced bicycle parking area provided, Total  
number of stalls to be determined

**bigBLACK**

building communities at full throttle  
2018 Robin Cres., Saskatoon, SK, S7L 6W6  
Ph: (306) 518-7650 e: hello@bigblackconstruction.ca  
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**Namerind**  
HOUSING CORPORATION  
100% INDIGENOUS OWNED SINCE 1977

AREA NOTES:  
Total Building Area 4536 sqm  
- 10 x 1 Bedroom Units  
(accessible)  
- 13 x 2 Bedroom Units  
- 25 x 3 Bedroom Units  
- 48 Units Total  
- Amenity Area

Combined Lot Area  
- 3826.8 sqm

Individual Areas  
- 1 Bedroom Units -60.5 sqm  
- 2 Bedroom Units -60.5 sqm  
- 3 Bedroom Units -121 sqm  
- Amenity Area including  
laundry - 121 sqm

- Sidewalks - 350.7 sqm  
- Asphalt - 923.6 sqm  
- Landscaping - 795.3 sqm

Gross Floor Area -4088.5 sqm

No.	Description	Date
A	Issued for concept	24.11.06
B	Added Zoning Bylaw Analysis	24.12.17
C	Added Lighting & Amenity Area	25.1.23

LEGAL LAND LOCATION  
LOTS 41 & 42  
BLOCK 309  
PLAN 00RA12095  
REGINA, SASK.  
1840 LORNE STREET

## CONCEPT PLAN

Date: 2025.1.23  
Drawn By: BJF

**B0.4**

Scale: As Shown



ELEVATION - LORNE STREET  
3/16" = 1'-0"



ELEVATION - 11TH AVENUE  
3/16" = 1'-0"

DAVID T FORTIN ARCHITECT 17 Churchill Dr, Cambridge, Ontario N1S 1R1 Phone: 705.929.5848 <b>bigBLOCK</b> construction 201B Robin Cres, Saskatoon, SK, S7L 6M8 Phone: 705.929.5848	PROJECT <b>NAMERIND</b>	PRESENTATION ELEVATION		PROJECT NO. : Project Number DRAWN BY : TF, MM CHECKED BY: DF DATE : 09/25/2024 SCALE : 3/16" = 1'-0" SHEET : <b>P201</b>
	PROJECT ADDRESS 1840 LORNE STREET, REGINA, SASK	PRESENTATION		



<div>DAVID T FORTIN ARCHITECT 17 Churchill Dr, Cambridge, Ontario N1S 1R1 Phone: 705.929.5848</div> <div><b>bigBLOCK</b> construction 201B Robin Cres, Saskatoon, SK, S7L 6M8 Phone: 705.929.5848</div>	PROJECT <b>NAMERIND</b>	<b>STREET VIEW - LORNE STREET</b>		PROJECT NO. : Project Number DRAWN BY : TF, MM CHECKED BY: DF DATE : 09/25/2024 SCALE : 12" = 1'-0" SHEET : <b>R002</b>
	PROJECT ADDRESS 1840 LORNE STREET, REGINA, SASK	<b>PRESENTATION</b>		