

Consultant

Notes



GURDWARA SAHIB SIKH SOCIETY, REGINA, SASKATCHEWAN

AT: 3901 PRINCESS DRIVE

ISSUED FOR DEVELOPMENT PERMIT

- | | |
|-------|-----------------------|
| DP-00 | COVER |
| DP-01 | SITE PLAN |
| DP-02 | GROUND FLOOR PLAN |
| DP-03 | BASEMENT PLAN |
| DP-04 | SECOND FLOOR PLAN |
| DP-05 | ROOF PLAN |
| DP-06 | ELEVATIONS |
| DP-07 | ELEVATIONS |
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| L-02 | LANDSCAPE DETAILS |

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Revision	By	Appd	YYYY.MM.DD
ISSUED FOR DEVELOPMENT PERMIT	JD	AH	2026.07.22
Issued	By	Appd	YYYY.MM.DD
File Name: N/A	Author	Designer	Checker
	Dwn.	Dgn.	Chkd.
			2026.09.21
			YYYY.MM.DD

Permit/Seal

2026.09.21

Client/Project Logo



Client/Project
SIKH SOCIETY REGINA INC.

3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
COVER

Project No.	Scale
202606-03	1/8" = 1'-0"
Revision	Sheet
	of

DP-00

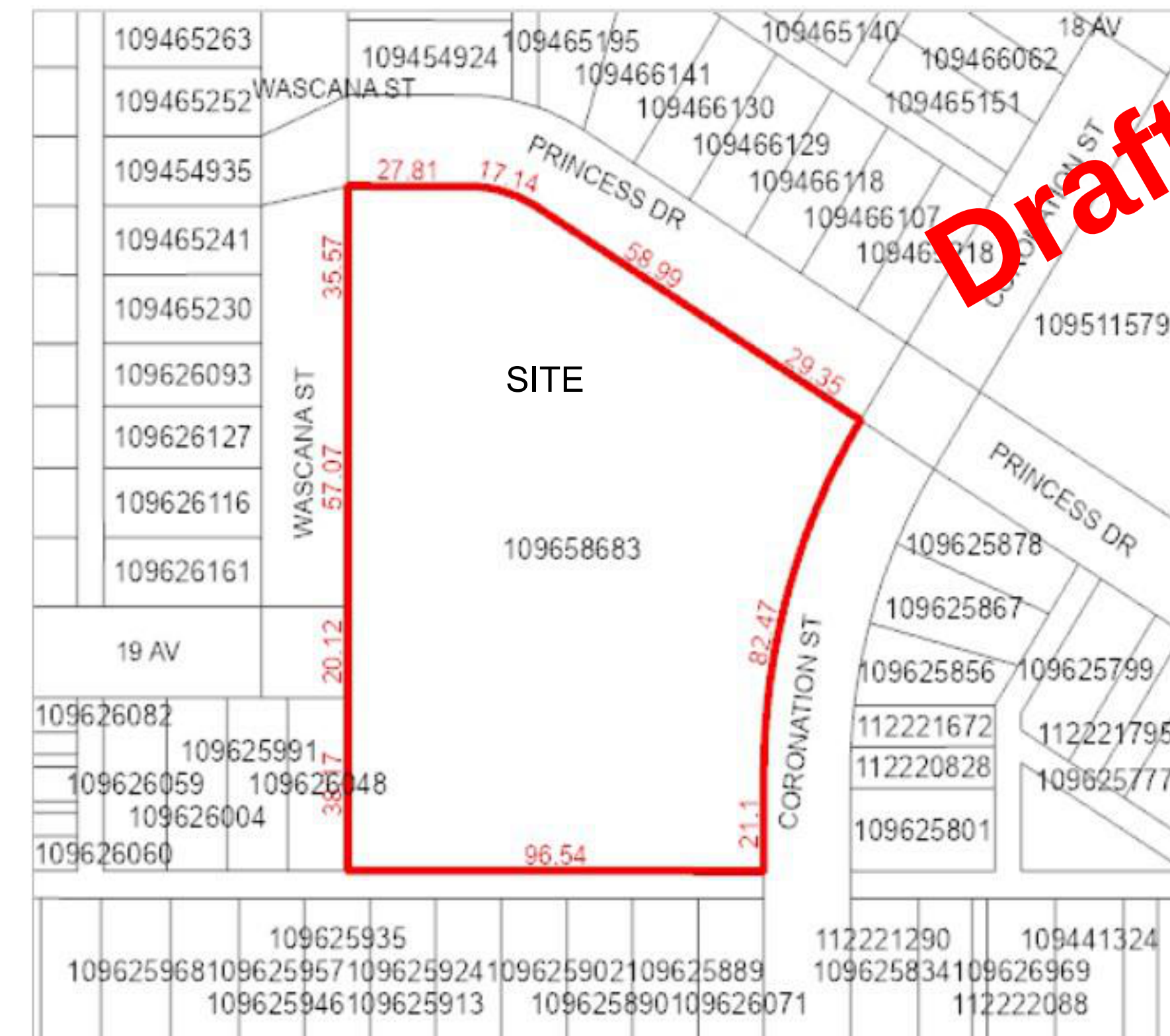
GENERAL PROJECT INFORMATION

PROJECT DATA	
CIVIC ADDRESS:	3901 PRINCESS DRIVE, REGINA, SASKATCHEWAN
LEGAL DESCRIPTIONS:	PARCEL 12, PLAN No. FK4884
ZONING:	I - INSTITUTIONAL ZONE
PROPOSED PRINCIPAL USE(S):	MAIN PRAYER HALL / DARBAR HALL :
DISCRETIONARY	(SECOND FLOOR - ASSEMBLY, RELIGIOUS)
	LANGAR / DINING ASSOCIATED WITH GURDWARA -
	(MAIN FLOOR - ACCESSORY TO ASSEMBLY, RELIGIOUS)
	PUNJABI/SIKH SCHOOL -
	(BASEMENT - INSTITUTIONAL, EDUCATION)
DISCRETIONARY	
PERMITTED	
ZONING BYLAW(S):	BYLAW NO. 2019-19
SITE AREA:	14,150 m ² , 1.415 hectares (3.5 acres)
AVERAGE GRADE:	(574.204 + 573.906 + 573.731 + 573.135) / 4 = 573.744

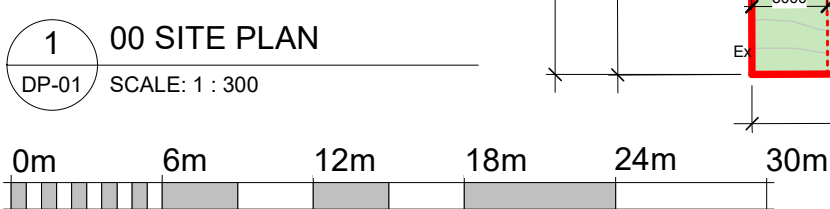
INSTITUTIONAL ZONE DEVELOPMENT STANDARDS	
REQUIRED	PROPOSED
SITE AREA:	500.0 m ²
Minimum Frontage	15.0 m
Minimum Front Yard Setback	4.5 m
Minimum Rear Yard Setback	6.0 m
Minimum Side Yard Setback	3.0 m
Minimum Total Side Yard Setback	6.0 m
Maximum Site Coverage	75%
Maximum Building Height	30.0 m
Maximum Floor Area Ratio	1.5
	14150 m ² , 1.415 hectares (3.5 acres)
	133.24 m
	48.2 m
	57.1 m
	6.0 m
	6.0 m
	2,812 m ² (19.9%)
	24.23 m
	0.43

PROPOSED AREA	
BASEMENT:	1,177.2 m ² (12,617SF)
MAIN FLOOR:	1,246.8 m ² (13,420 SF)
SECOND FLOOR:	1,116.8 m ² (12,021 SF)
EXISTING FLOOR AREA	= 2513.9 m ²
TOTAL FLOOR AREA =	6,054.7 m ²
F.A.R. =	$\frac{6,054.7 \text{ m}^2}{14,150.0 \text{ m}^2} = 0.43$

PARKING REQUIREMENTS	
CAR PARKING	BIKE PARKING
TOTAL AREA OF PROPOSED BUILDING: 3540.8 m ²	1 BIKE / 10 MOTOR VEHICAL PARKING STALLS
PARKING REQUIRED : 1 STALL / 100 m ² = 36 STALLS	REQUIRED= 4 SHORT TERM PARKING STALLS
PARKING PROPOSED : 180 STALLS	PROVIDED= 8 SHORT TERM PARKING STALLS



LOCALIZATION MAP



DUALITA ARCHITECTURE
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armando@dualita.ca www.dualita.ca

Disclaimer
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Client/Project Logo



Client/Project
SIKH SOCIETY REGINA INC.

3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
SITE PLAN

Project No.	Scale
202606-03	As indicated
Revision	Sheet
R - 1	of
	Drawing No.
	DP-01

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3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title

MAIN FLOOR PLAN

Project No. 202606-03	Scale 1/8" = 1'-0"
Revision R - 1	Sheet of
	Drawing No. DB 03

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Notes

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3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884

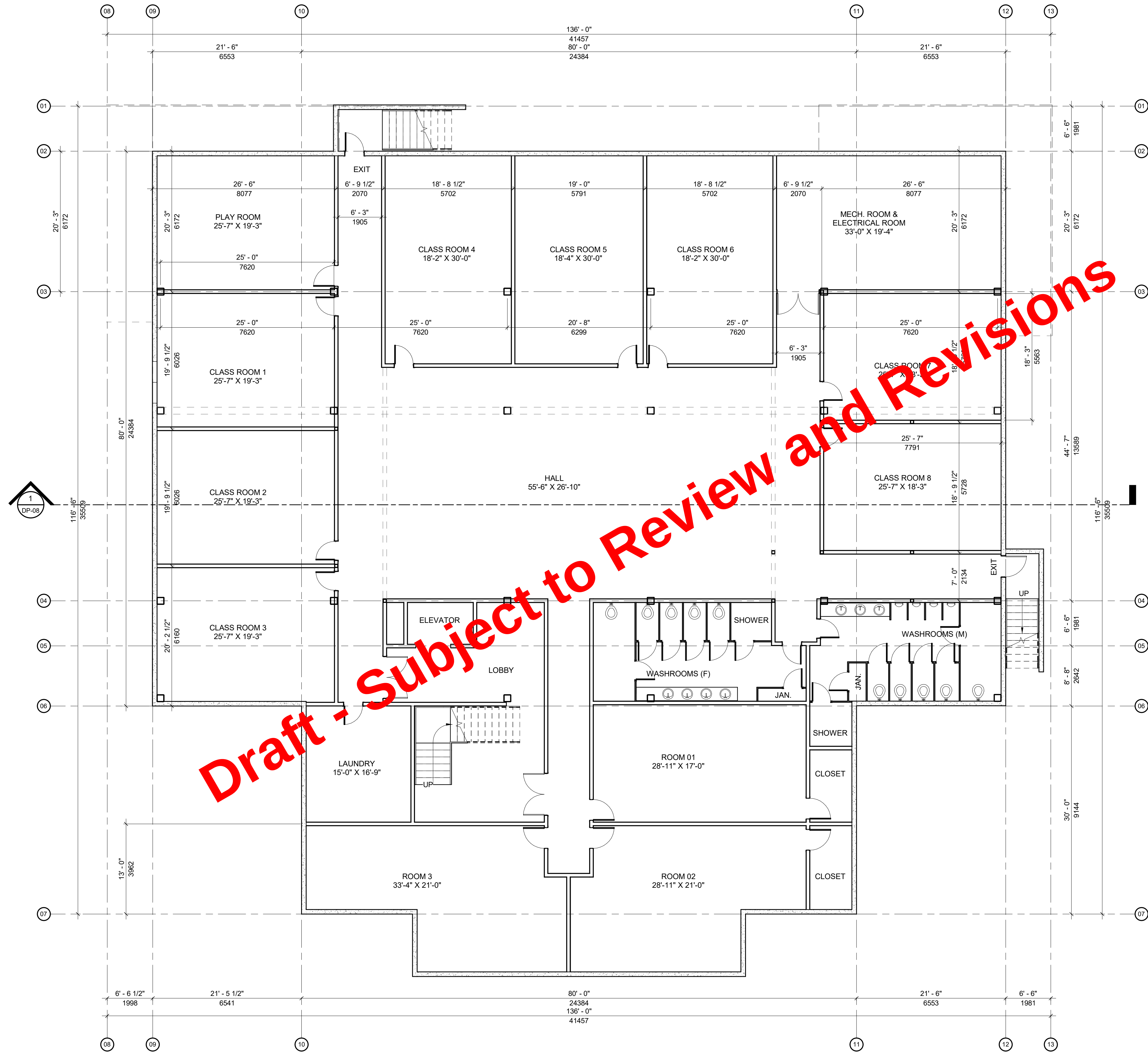
REGINA, SASKATCHEWAN

le
BASEMENT PLAN -
RELIGIOUS EDUCATION SCHOOL

Project No.	Scale
202606-03	1/8" = 1'-0"

Revision: R - 1 Sheet: 1 of 1 Drawing No.: DP 0

R - 1 of **DP-03**



1 01 BASEMENT LVL
DP-03 SCALE: 1/8" = 1'-0"



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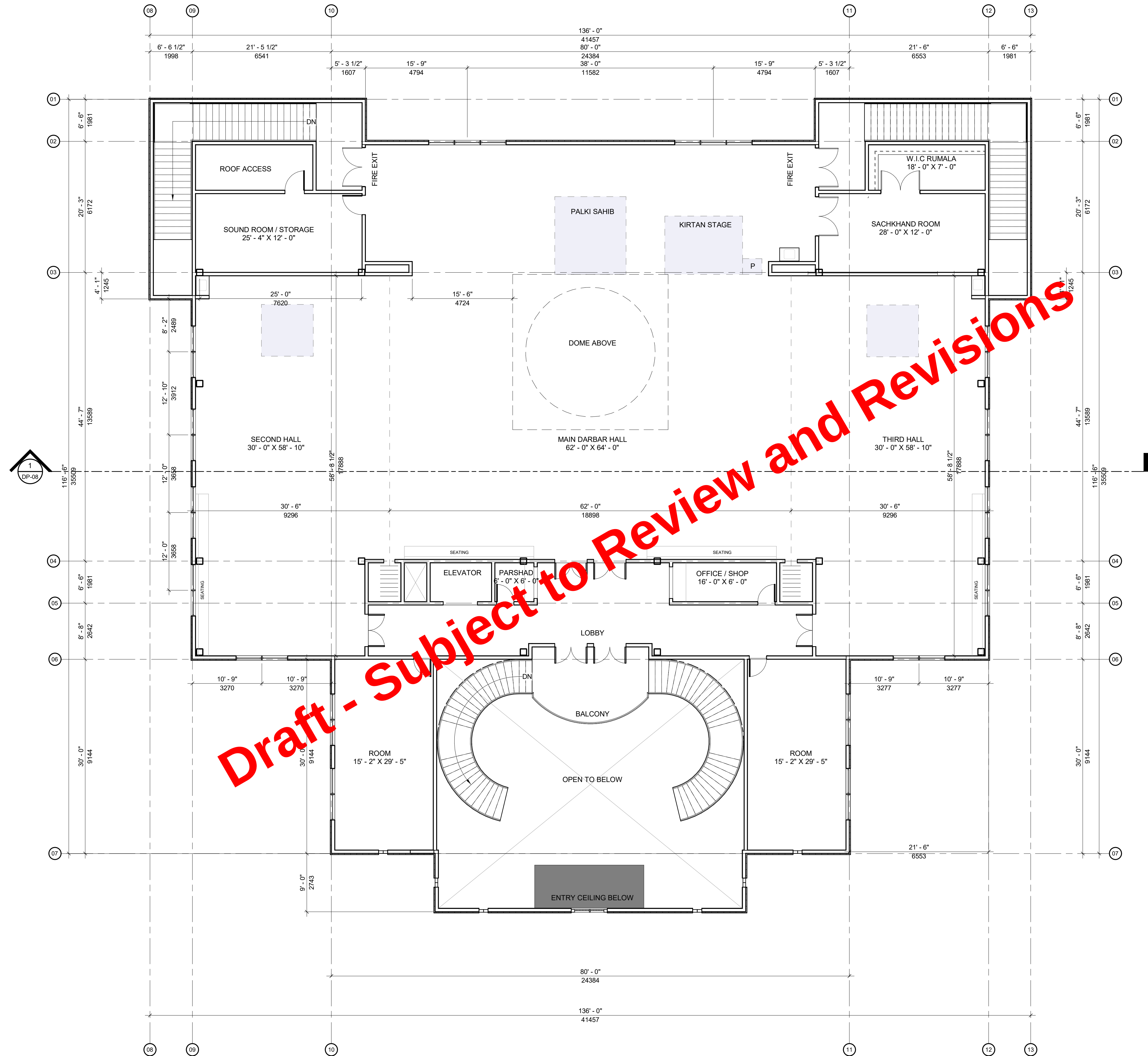
Client/Project
SIKH SOCIETY REGINA INC.

3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

SECOND FLOOR PLAN

Project No.	Scale
202606-03	1/8" = 1'-0"
Revision	Sheet
R - 1	of
	Drawing No.
	DB 0

DP-04



1 01 SECOND FLOOR
DP-04 SCALE: 1/8" = 1'-0"

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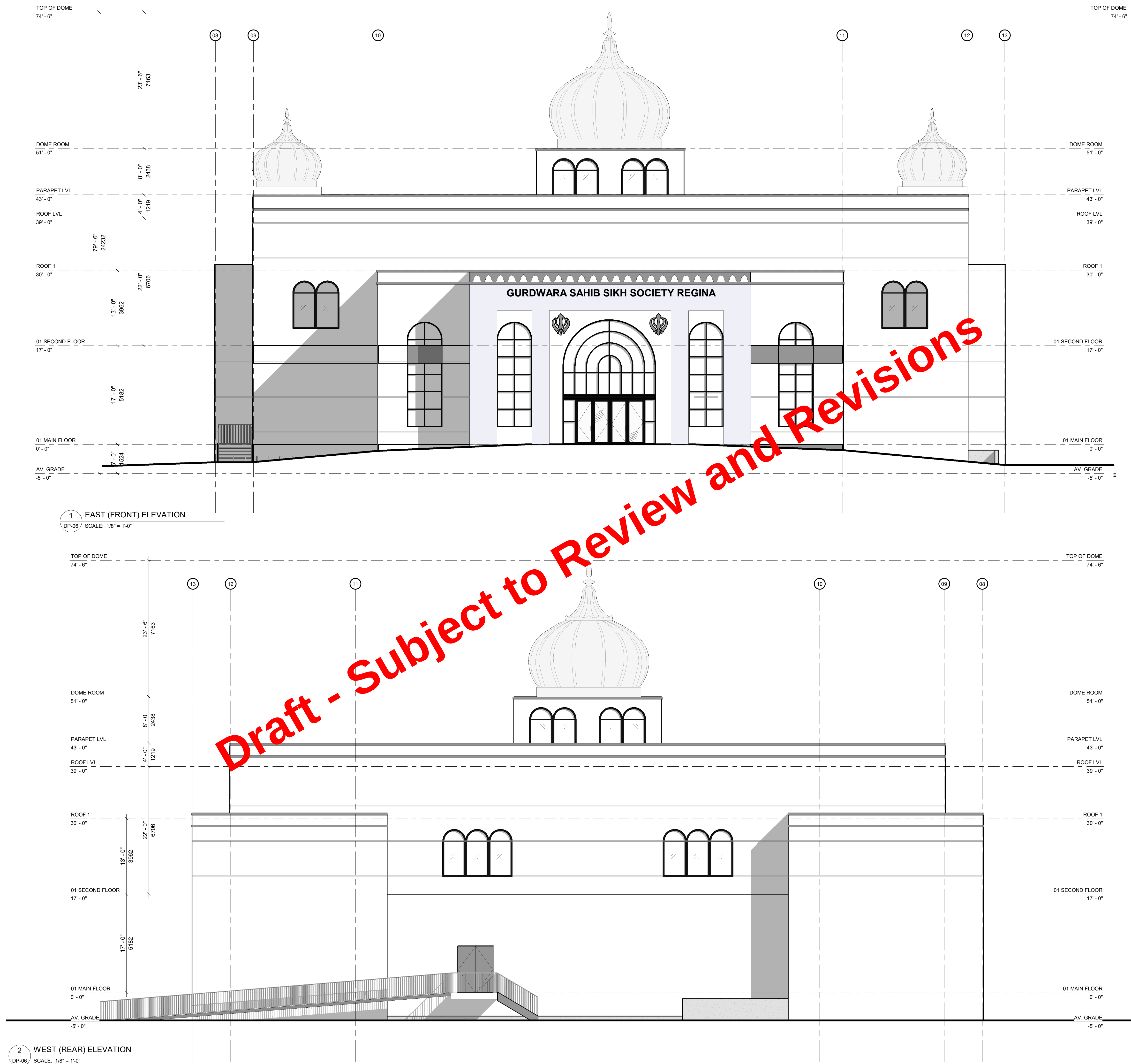
3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
ELEVATION (EAST & WEST)

Project No.	Scale
202606-03	1/8" = 1'-0"

Revision	Sheet	Drawing No.
R - 1	of	DB 0

DP-06





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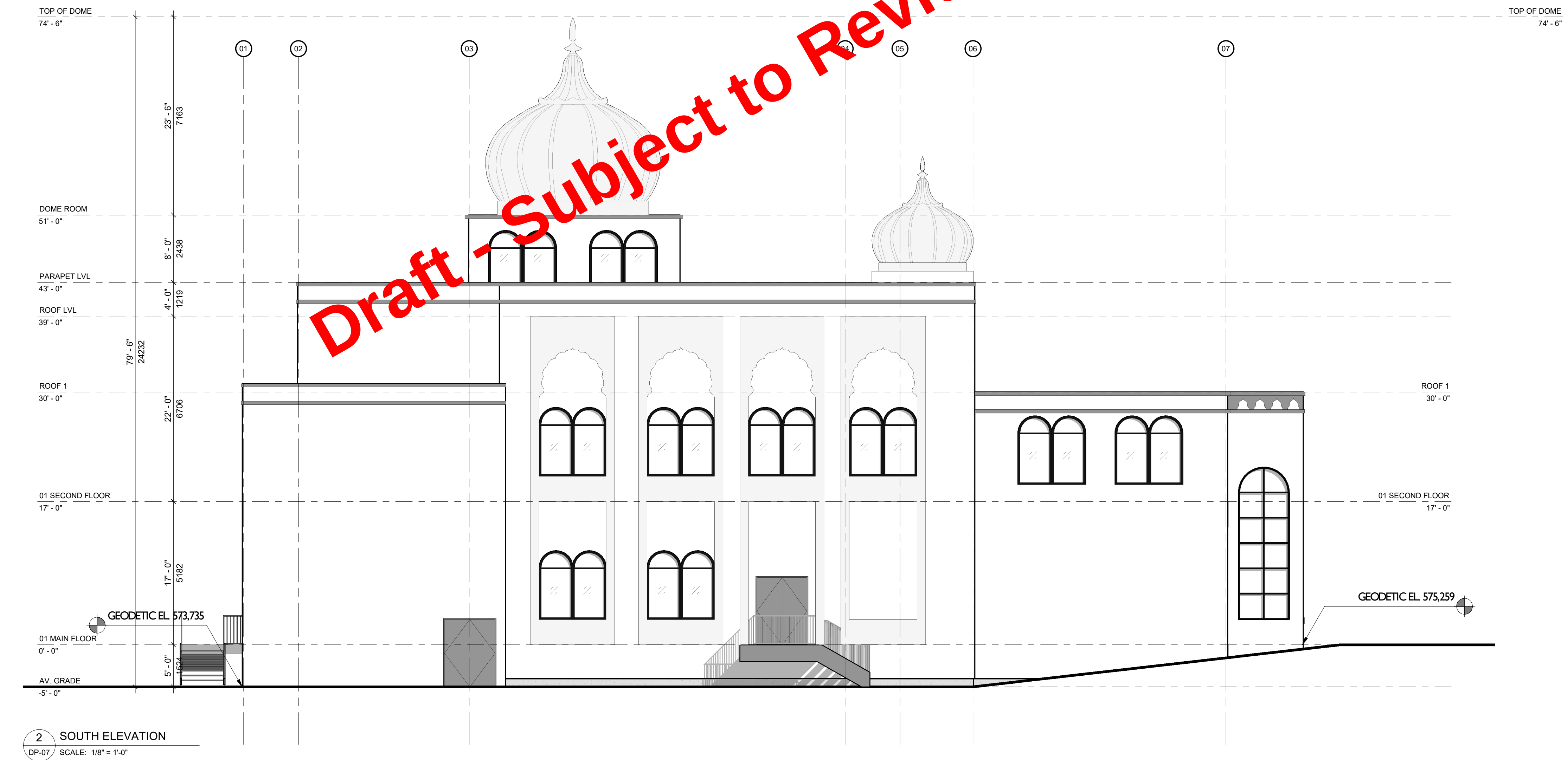
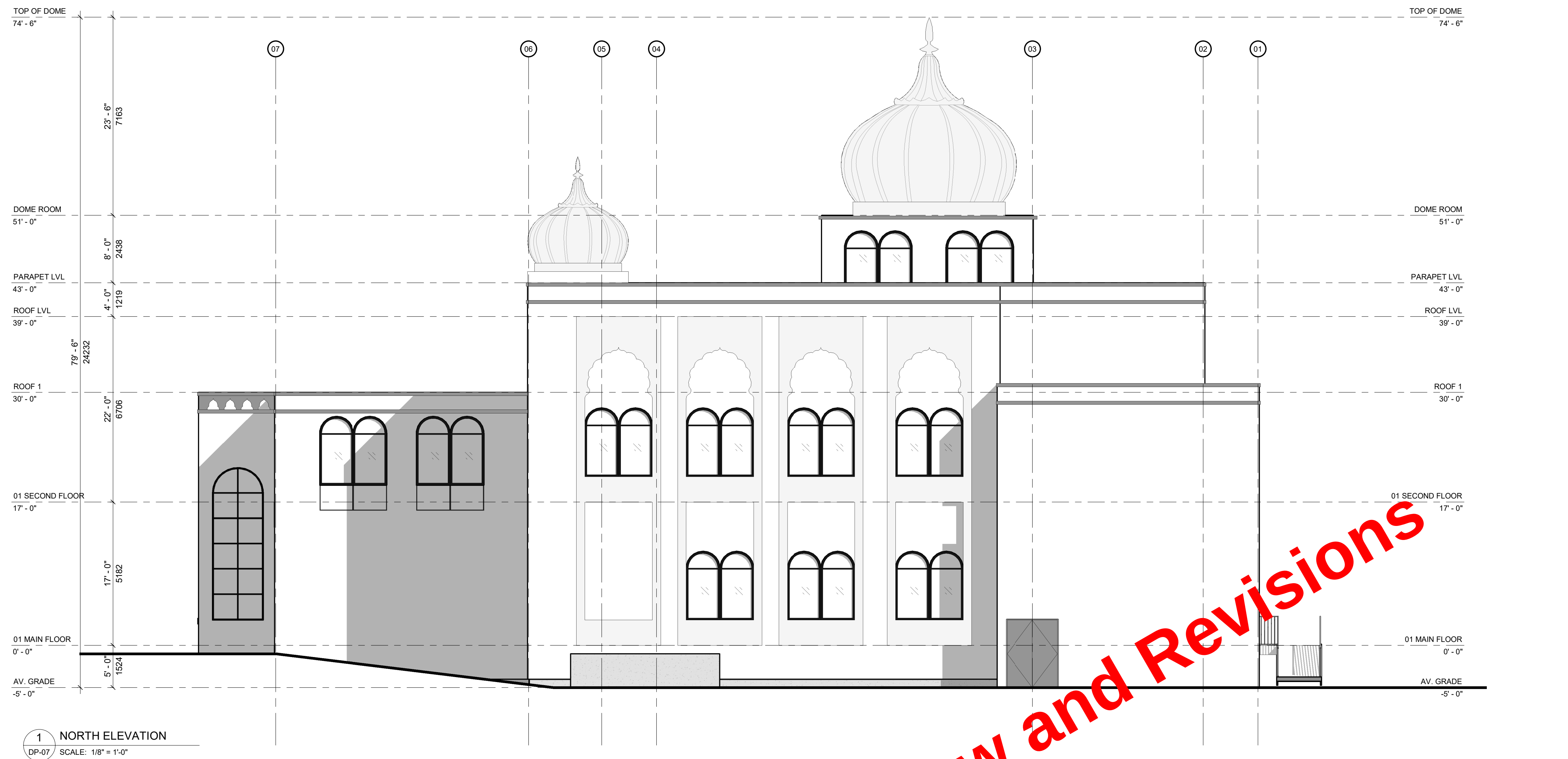
3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
ELEVATION SIDE (NORTH & SOUTH)

Project No.	Scale
202606-03	1/8" = 1'-0"

Revision	Sheet	Drawing No.
R - 1	of	DB 0

DP-07



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3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
SECTION

Project No.	Scale
202606-03	1/8" = 1'-0"

Revision Sheet Drawing No.
R - 1 of **DP-08**



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Access Route Design

- have a clear width not less than 6 m
- have a centre-line radius not less than 12 m
- have an overhead clearance not less than 5 m,
- have a change of gradient not more than 1 in 12.5 over a minimum distance of 15

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1				
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3901 PRINCESS DRIVE
PARCEL 12, PLAN No. FK4884
REGINA, SASKATCHEWAN

Title
SITE PLAN - FIRE ACCESS ROUTE

Project No. 202606-03		Scale 1 : 300
Revision R - 1	Sheet of	Drawing No. DP-09



1 00 SITE PLAN - Fire Access Route
DP-09 SCALE: 1 : 300

