



1 SITE PLAN
1:200

ZONING COMPLIANCE

	SQM	SQFT	NOTES
LOT AREA	5981	64379	1.48 ACRES, 2 ROW OF EXTERIOR PARKING
GFA	10026	107919	
DWELLING AMENITY	536	5769	300sqm REQUIRED. AMENITY INCLUDES EXTERIOR ROOFTOPS (362sqm) AND INTERIOR AMENITY SPACE (174sqm) ON 5TH FLOOR
NO. OF DWELLINGS	90		
LANDUSE	DWELLING		ALL 5 FLOORS
	DAYCARE		LEVEL 100
ZONE (PROPOSED)	RESIDENTIAL LOWRISE		
BUILDING TYPE	BUILDING, STACKED		
DEVELOPMENT CRITERIA			
LOT FRONTAGE	11.86M		
FRONT YARD SETBACK	4.5M REQUIRED, 6.3M PROVIDED		
REAR YARD SETBACK	5M REQUIRED, 19.8M PROVIDED		
SIDE YARD SETBACK	UPTO 11M, 1.2M REQUIRED, 3M PROVIDED ON WEST SIDE, 9.9M ON EAST SIDE 11M UPTO 15M, 3.25M REQUIRED, 6.1M PROVIDED ON WEST, 13M ON EAST 15M UPTO 20M, 5M REQUIRED, 13.6M PROVIDED ON WEST, 20.5M ON EAST		
LOT COVERAGE	37%		
FLOOR AREA RATIO	1.7		
BUILDING HEIGHT	18.0M		

	REQUIRED/SQM	ACTUAL		NOTES
		SQM	SQFT	
LANDSCAPE REQUIREMENT	897	988	10635	INCLUDES DAYCARE PLAY AREA
# OF TREES	23	23		
# OF SHRUBS	45	81		
DAYCARE PLAY AREA REQUIREMENT	357	179	1921	50% LANDSCAPING REQUIREMENT ON SITE, 50% PROVIDED IN PARTNERSHIP WITH SCHOOL
PARKING				
	REQUIRED	EXTR PARKING	INTR PARKING	NOTES
DAYCARE	6	6	0	5 - 2.5m x 6m STALLS & 1 - 3.9m x 6m BF STALL
RESIDENTIAL PARKING	90	65	51	INTERIOR: 7 3.9m X 6m BF STALLS, 24 2.5m X 6m STALLS, 20 2.75m X 5.5m STALLS EXTERIOR: 3 3.9m X 6m BF STALLS, 27 2.5m X 6m STALLS, 35 2.75m X 5.5m STALLS
PARKING RATIO			1.3	
LOADING REQUIREMENTS	1		1	SEE PARKING LEVEL PLAN
BICYCLE PARKING	REQUIRED	ACTUAL		NOTES
LONG TERM	5	>5		Located on parking level in storage area

GROSS FLOOR AREA						
LEVEL	FLOOR AREA	CORES		GFA		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 TYPOLOGY 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%	13%	100%		

ISSUES & REVISIONS
1 14/03/2024 DISCRETIONARY USE
No. DATE DESCRIPTION

PROJECT TITLE
TWG MULTIFAMILY
20th AVE EAST, REGINA SK

DRAWING TITLE
SITE PLAN

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

LEGEND

- PROPERTY LINE
- PROPOSED TREE
- PROPOSED LAWN AREA
- ▨ PROPOSED WALKWAY
- PROPOSED ASPHALT



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

1 LANDSCAPE PLAN
1:200

ISSUES & REVISIONS		
No.	DATE	DESCRIPTION
1	14/03/2024	DISCRETIONARY USE

PROJECT TITLE
TWG MULTIFAMILY
20th AVE EAST, REGINA SK

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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