

# TWG MULTIFAMILY DEVELOPMENT DISCRETIONARY USE DESIGN PACKAGE

© ALL RIGHTS RESERVED

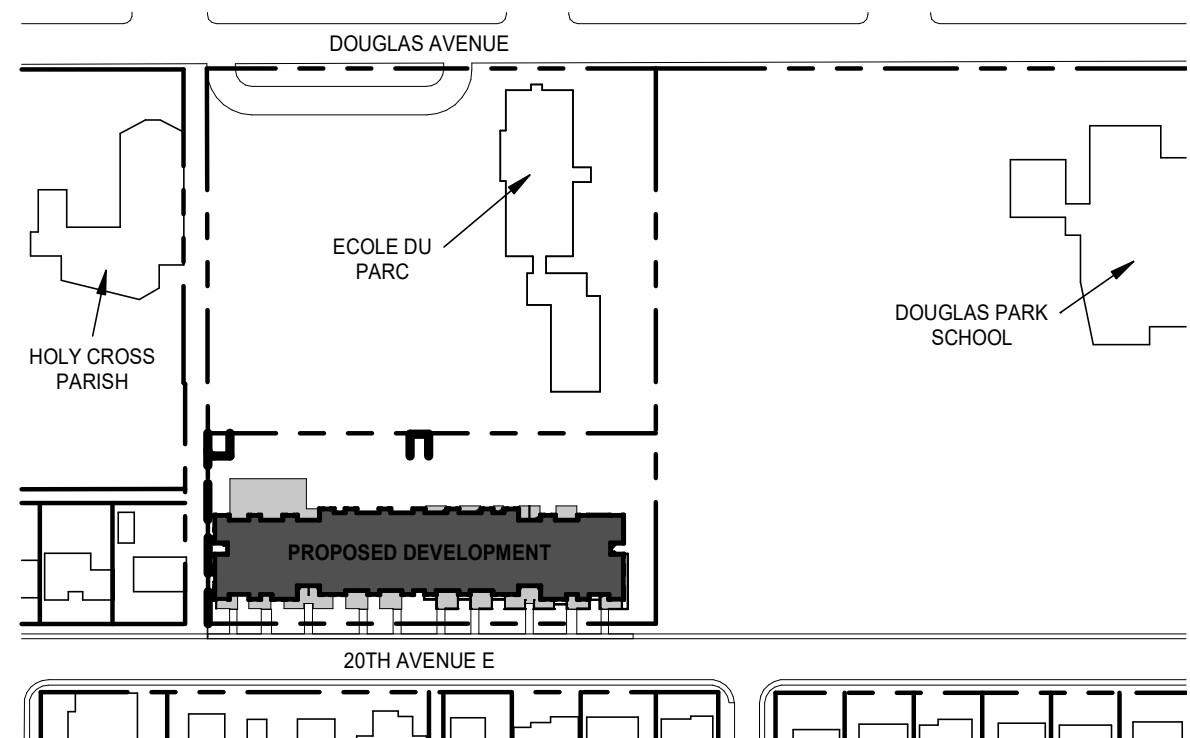
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



**1080**  
Architecture  
Planning +  
Interiors

Perspective



SITE KEY PLAN

| ISSUES & REVISIONS |            |                   |
|--------------------|------------|-------------------|
| No.                | DATE       | DESCRIPTION       |
| 1                  | 28/09/2023 | Discretionary Use |

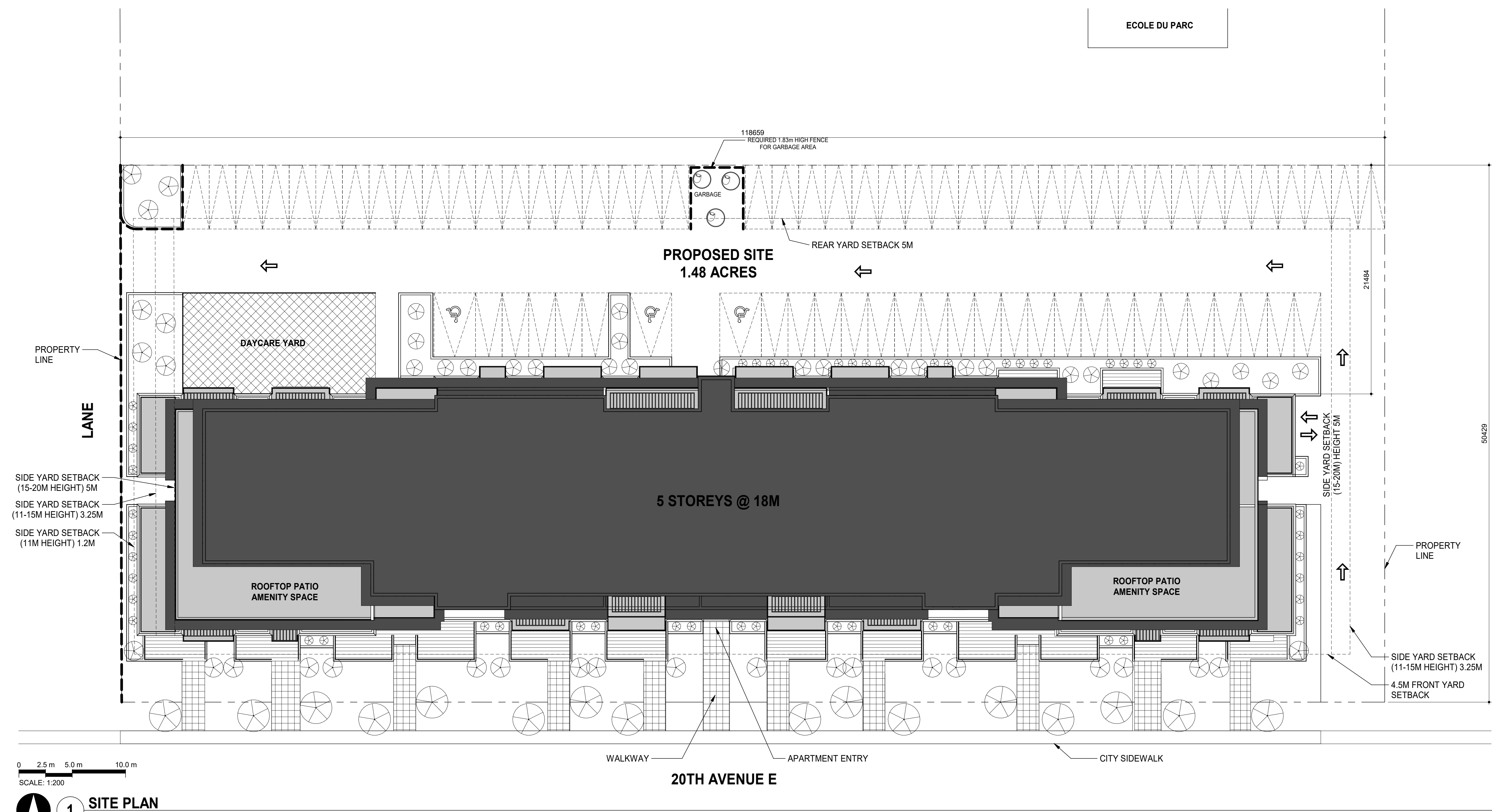
PROJECT TITLE  
**TWG MULTIFAMILY  
20th AVE EAST, REGINA SK**

DRAWING TITLE  
**COVER**

|             |            |
|-------------|------------|
| DRAWN       | PO         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |

# A000





**1 SITE PLAN**  
1:200

**ZONING COMPLIANCE**

|                             | SQM   | SQFT   | NOTES  |
|-----------------------------|---|--------|--|
| LOT AREA                    | 5981  | 64379  | 1.48 ACRES, 2 ROW OF EXTERIOR PARKING                |
| GFA                         | 10356   | 111471 |  |
| DWELLING AMENITY            | 354   | 3810   | 300sqm REQUIRED. AMENITY INCLUDES EXTERIOR ROOFTOPS. |
| NO. OF DWELLINGS            | 90  |        |  |
| LANDUSE                     | DWELLING  |        | GROUND FLOOR   |
|                             | DAYCARE   |        | ALL 5 FLOORS   |
| ZONE (PROPOSED)             | RESIDENTIAL LOWRISE   |        |  |
| BUILDING TYPE               | BUILDING, STACKED   |        |  |
| <b>DEVELOPMENT CRITERIA</b> |   |        |  |
| LOT FRONTAGE                | 11.86M  |        |  |
| FRONT YARD SETBACK          | 4.5M REQUIRED, 6.3M PROVIDED                                |        |  |
| REAR YARD SETBACK           | 5M REQUIRED, 21.4M PROVIDED                                 |        |  |
| INTERIOR SIDE YARD SETBACK  | UPTO 11M, 1.2M REQUIRED, 1.4M PROVIDED ON MINIMUM SIDE      |        |  |
|                             | 11M UPTO 15M, 3.25M REQUIRED, 3.5M PROVIDED ON MINIMUM SIDE |        |  |
|                             | 15M UPTO 20M, 5M REQUIRED, 7.5M PROVIDED                    |        |  |
| LOT COVERAGE                | 39%   |        |  |
| FLOOR AREA RATIO            | 1.7   |        |  |
| BUILDING HEIGHT             | 18.0M   |        |  |

| LANDSCAPING                   |              |              |              |   |  |
|-------------------------------|--------------|--------------|--------------|---|--|
|                               | REQUIRED/SQM | SQM          | SQFT         | NOTES   |  |
| LANDSCAPE REQUIREMENT         | 897          | 903          | 9720         | DOESN'T INCLUDE DAYCARE PLAY AREA                                     |  |
| # OF TREES                    | 23           | 43           |              |   |  |
| # OF SHURBS                   | 45           | 897s         |              |   |  |
| DAYCARE PLAY AREA REQUIREMENT | 189          | 207          | 2228         | HALF OF 7.2SQM PER CHILD, 51 CHILDREN, INCLUDES ENTRY PATH TO DAYCARE |  |
| <b>PARKING</b>                |              |              |              |   |  |
|                               | 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           | 66           | 46           | 102 - 2.5m x 6m STALLS & 10 - 3.9m x 6m BF STALLS                     |  |
|                               |              |              | 112          |   |  |
| LOADING REQUIREMENTS          | 1            |              | 1            | SEE PARKING LEVEL PLAN  |  |
| BICYCLE PARKING               | REQUIRED     | ACTUAL       |              | NOTES   |  |
| LONG TERM                     | 5            | >5           |              | Located on parking level in storage area                              |  |
| SHORT TERM                    | 0            |              |              |   |  |

| GROSS FLOOR AREA        |              |               |            |             |              |               |                   |              |
|-------------------------|--------------|---------------|------------|-------------|--------------|---------------|-------------------|--------------|
| LEVEL                   | FLOOR AREA   |               | CORES      |             | GFA          |               | GFA W/O DWELLINGS |              |
|                         | SQM          | SQFT          | SQM        | SQFT        | SQM          | SQFT          | SQM               | SQFT         |
| LEVEL 1                 | 2304         | 24800         | 55         | 592         | 2249         | 24208         | 822               | 8848         |
| LEVEL 2                 | 2303         | 24789         | 55         | 592         | 2248         | 24197         | 212               | 2282         |
| LEVEL 3                 | 2303         | 24789         | 55         | 592         | 2248         | 24197         | 212               | 2282         |
| LEVEL 4                 | 2051         | 22077         | 55         | 592         | 1996         | 21485         | 207               | 2228         |
| LEVEL 5                 | 1670         | 17976         | 55         | 592         | 1615         | 17384         | 297               | 3197         |
| <b>SUBTOTAL</b>         | <b>10631</b> | <b>114431</b> | <b>275</b> | <b>2960</b> | <b>10356</b> | <b>111471</b> | <b>1750</b>       | <b>18837</b> |
| DAYCARE                 | 440          | 4736          |            |             |              |               |                   |              |
| DWELLING TYPOLOGY RATIO |              |               |            |             |              |               |                   |              |
|                         | 1 BED        | 2 BED         | 3 BED      | TOTAL       |              |               |                   |              |
| LEVEL 1                 | 2            | 13            | 1          | 16          |              |               |                   |              |
| LEVEL 2                 | 2            | 17            | 3          | 22          |              |               |                   |              |
| LEVEL 3                 | 2            | 17            | 3          | 22          |              |               |                   |              |
| LEVEL 4                 | 0            | 19            | 1          | 20          |              |               |                   |              |
| LEVEL 5                 |              | 5             | 5          | 10          |              |               |                   |              |
| <b>Total</b>            | <b>6</b>     | <b>71</b>     | <b>13</b>  | <b>90</b>   |              |               |                   |              |
| <b>%</b>                | <b>7%</b>    | <b>79%</b>    | <b>14%</b> | <b>100%</b> |              |               |                   |              |

| ISSUES & REVISIONS |                              |
|--------------------|------------------------------|
| No.                | DESCRIPTION                  |
| 1                  | 28/09/2023 Discretionary Use |

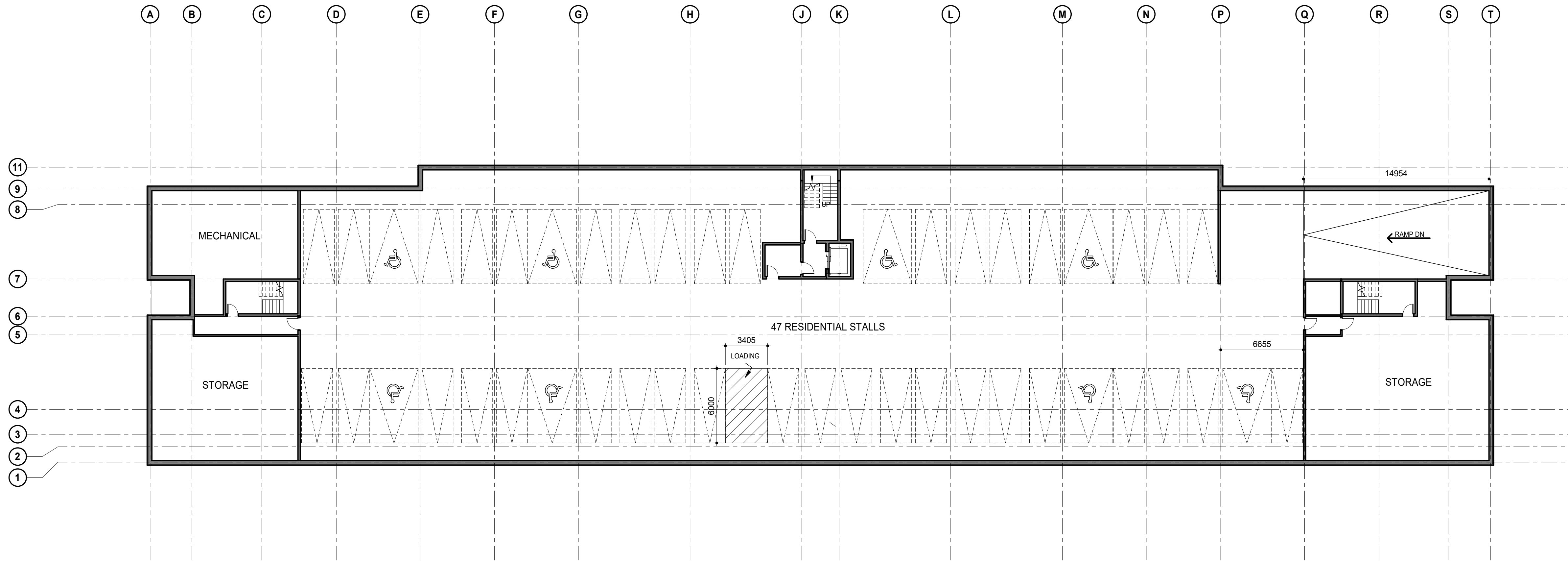
PROJECT TITLE  
**TWG MULTIFAMILY**  
20th AVE EAST, REGINA SK

DRAWING TITLE  
**SITE PLAN**

|             |            |
|-------------|------------|
| DRAWN       | PO         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |



© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



**1 UNDERGROUND PARKING**  
1:200



**2 LEVEL 100**  
1:200

TWG MULTIFAMILY  
20th AVE EAST, REGINA SK

UNDERGROUND PARKING AND  
LEVEL 100

|             |            |
|-------------|------------|
| DRAWN       | PO         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |

© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



**1 LEVEL 200**  
1:200



**2 LEVEL 300**  
1:200

TWG MULTIFAMILY  
20th AVE EAST, REGINA SK

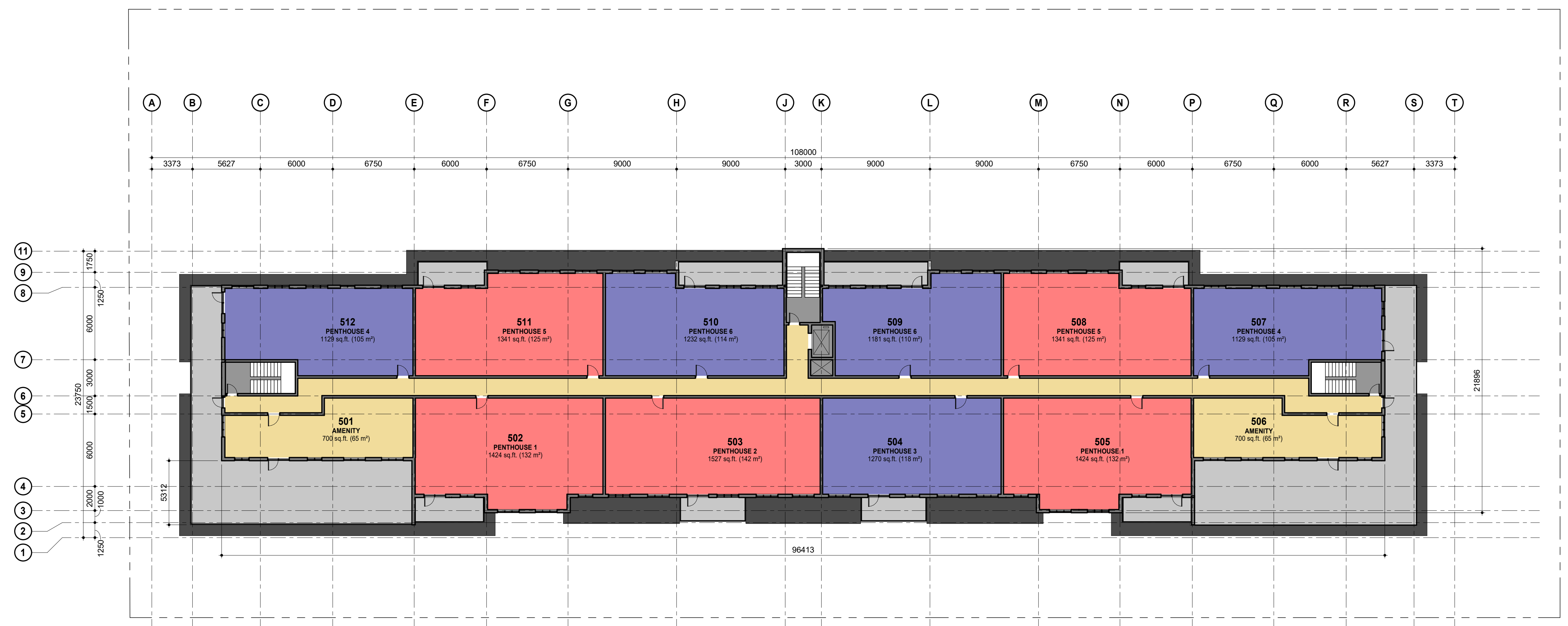
LEVEL 200 AND 300

|             |            |
|-------------|------------|
| DRAWN       | PN         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |

© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



1 LEVEL 400 1:200



2 LEVEL 500 1:200

TWG MULTIFAMILY  
20th AVE EAST, REGINA SK

LEVEL 400 AND 500

|             |            |
|-------------|------------|
| DRAWN       | PN         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |



© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



**1 NORTH ELEVATION**  
1:200



**2 SOUTH ELEVATION**  
1:200

TWG MULTIFAMILY  
20th AVE EAST, REGINA SK

NORTH AND SOUTH  
ELEVATION

|             |            |
|-------------|------------|
| DRAWN       | PN         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |

© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.



**1 EAST ELEVATION**  
1:100



**2 WEST ELEVATION**  
1:100

TWG MULTIFAMILY  
20th AVE EAST, REGINA SK

EAST AND WEST ELEVATION

|             |            |
|-------------|------------|
| DRAWN       | PN         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |



© ALL RIGHTS RESERVED  
THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.  
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT WITHOUT DELAY.

**LEGEND**

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



7.2 (a) 43 TREES PER 897sqm OF LANDSCAPED SITE  
7.2 (b) 18 TREES PER 118.8m OF RIGHT OF WAY  
7.2 (c) 45 SHRUBS PER 897sqm OF LANDSCAPED SITE

20TH AVENUE E

118821

**1 LANDSCAPE PLAN**  
1:200

1 28/09/2023 Discretionary Use

**TWG MULTIFAMILY**  
20th AVE EAST, REGINA SK

**PRELIMINARY LANDSCAPE PLAN**

|             |            |
|-------------|------------|
| DRAWN       | PO         |
| CHECKED     | LC         |
| DATE        | 10/10/2023 |
| PROJECT No. | 22096      |
| DRAWING No. |            |

**L101**