

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	11.85M		
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		

LANDSCAPING				
	REQUIRED/SQM	ACTUAL		NOTES
		SQM	SQFT	
LANDSCAPE REQUIREMENT	897	1490	16038	INCLUDES DAYCARE PLAY AREA AND HARDLANDSCAPING
# OF TREES	23	24		
# OF SHURBS	45	74		
DAYCARE PLAY AREA REQUIREMENT	357	192	2067	53% LANDSCAPING REQUIREMENT ON SITE, 47% PROVIDED IN PARTNERSHIP WITH SCHOOL
PARKING				
	REQUIRED	ACTUAL		NOTES
		EXTR PARKING	INTR PARKING	
DAYCARE	6	6	0	5 - 2.5m x 6m STALLS & 1 - 3.9m x 6m BF STALL
RESIDENTIAL PARKING	90	66	51	INTERIOR: 7 3.9m X 6m BF STALLS, 24 2.5m X 6m STALLS, 20 2.75m X 5.5m STALLS
			117	EXTERIOR: 1 3.9m X 6m BF STALLS, 5 2.5m X 6m STALLS, 32 2.75m X 5.5m STALLS, 28 2.3m X 4.9m (COMPACT)
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							
LEVEL	1 BED		2 BED		3 BED		TOTAL
	1	12	2	3	3	15	
LEVEL 1	1	12	2	3	3	15	
LEVEL 2	4	15	3	3	3	22	
LEVEL 3	4	15	3	3	3	22	
LEVEL 4	0	19	1	3	3	20	
LEVEL 5		8	3	3	3	11	
Total	9	69	12	12	12	90	
%	10%	77%	13%	13%	13%	100%	

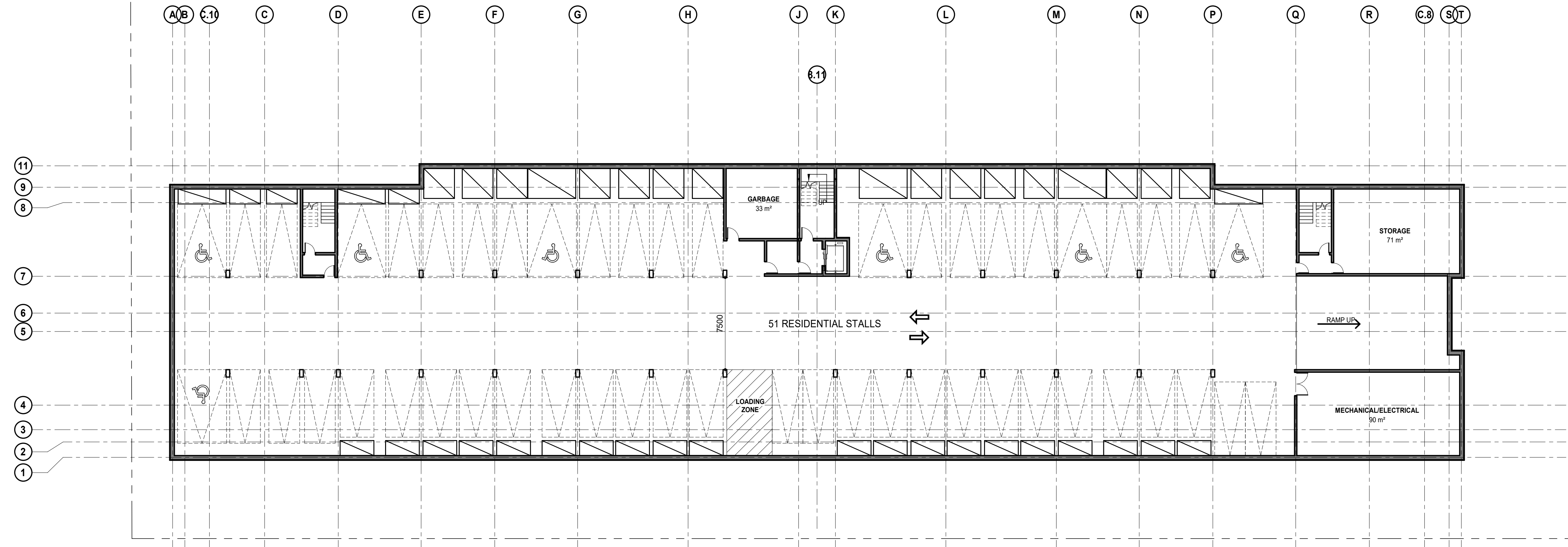
ISSUES & REVISIONS		
No.	DATE	DESCRIPTION
1	25/04/2024	DISCRETIONARY USE

PROJECT TITLE
TWG MULTIFAMILY
20th AVE EAST, REGINA SK

DRAWING TITLE
SITE PLAN

DRAWN	PO
CHECKED	LC
DATE	25/04/2024
PROJECT No.	22096
DRAWING No.	

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1 UNDERGROUND PARKING
1:200



2 LEVEL 100
1:200

ISSUES & REVISIONS	
No.	DESCRIPTION
1	25/04/2024 DISCRETIONARY USE

PROJECT TITLE
TWG MULTIFAMILY
20th AVE EAST, REGINA SK

DRAWING TITLE
UNDERGROUND PARKING AND LEVEL 100

DRAWN	PO
CHECKED	LC
DATE	25/04/2024
PROJECT No.	22096
DRAWING No.	



ISSUES & REVISIONS	
No.	DESCRIPTION
1	25/04/2024 DISCRETIONARY USE

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

DRAWING TITLE
LEVEL 200 AND 300

DRAWN	PN
CHECKED	LC
DATE	25/04/2024
PROJECT No.	22096
DRAWING No.	

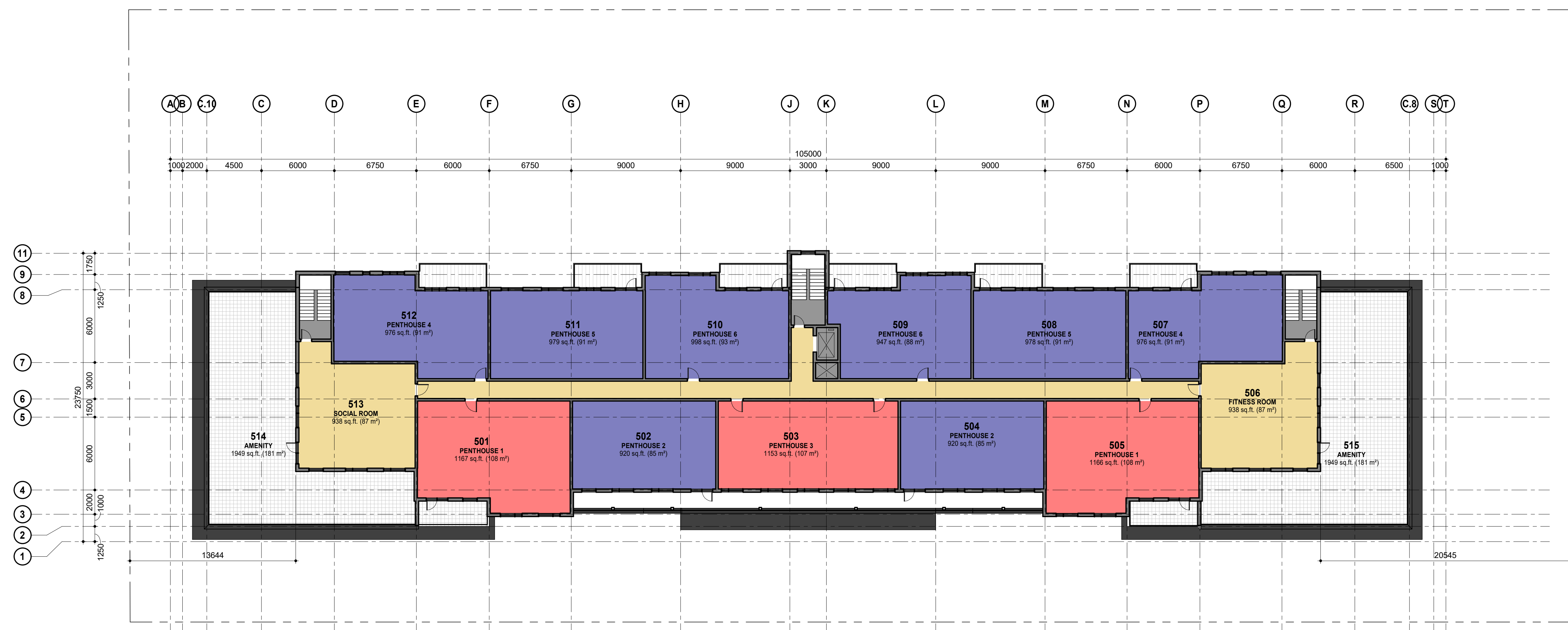
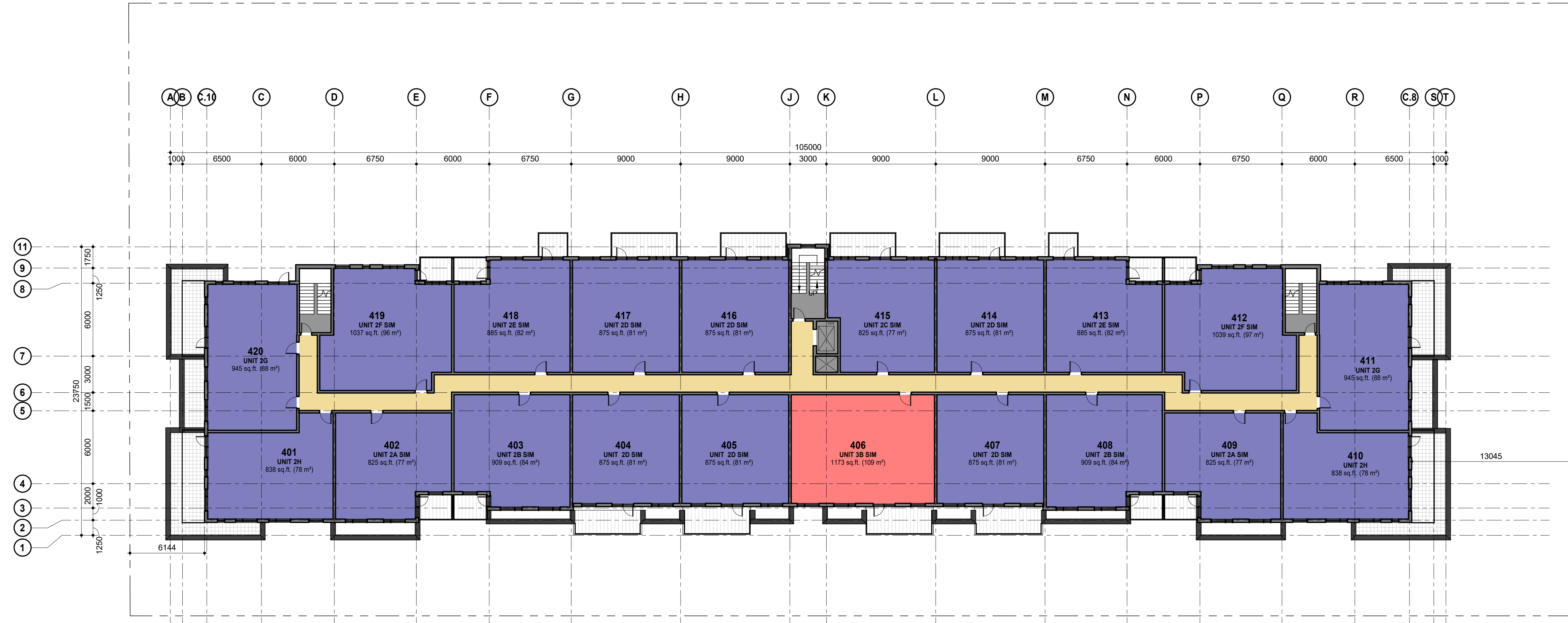
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PROJECT TITLE
TWG MULTIFAMILY
20th AVE EAST, REGINA SK

DRAWING TITLE
LEVEL 400 AND 500

DRAWN	PN
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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

1 LANDSCAPE PLAN
 1:200

ISSUES & REVISIONS		
No.	DATE	DESCRIPTION
1	25/04/2024	DISCRETIONARY USE

PROJECT TITLE
TWG MULTIFAMILY
 20th AVE EAST, REGINA SK

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

DRAWN	PO
CHECKED	LC
DATE	25/04/2024
PROJECT No.	22096
DRAWING No.	