



1 OVERALL SITE PLAN
D0.2
1" = 30'-0"

SITE SUMMARY	
LEGAL DESCRIPTION:	LOT 174, BLOCK 1, PLAN 2122146
MUNICIPAL ADDRESS:	6940 - 178 AVENUE NW
ZONING:	CB1 - GENERAL COMMERCIAL (CURRENT) RA8 - NEW
BUILDING HEIGHT:	MAXIMUM: 23.0m PROPOSED: ~19m
SETBACK REQUIREMENT:	FRONT: 4.5m REAR: 7.5m SIDE: 3m *Surface parking is not permitted to be located between any building and a public roadway, other than a Lane. *Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
BUILDING AREA:	
SITE COVERAGE:	MAXIMUM F.A.R.: 3.0 PROPOSED F.A.R.: PROPOSED SITE COVERAGE:

AREA - APARTMENT SITE			
AREA - m ²	AREA - ft ²	AREA - acres	AREA - ha
6348.0m ²	68329.8 ft ²	1.56 acres	0.63ha

AREA - TOWNHOUSE SITE			
AREA - m ²	AREA - ft ²	AREA - acres	AREA - ha
14126.3m ²	152055.1 ft ²	3.49 acres	1.41ha

TOWNHOUSE UNITS		VISITOR PARKING COUNT - TH	
BUILDINGS	GARAGE PARKING	VISITOR PARKING STALL: 1 STALL PER 7 UNITS	
TOWNHOUSE 'A'	26	107 UNITS / 7 = 16 STALLS	
TOWNHOUSE 'B'	61	16 STALLS PROVIDED	
TOWNHOUSE 'C'	10 x 2 UNITS EACH = 20	20 x 1 CAR GARAGE = 20	
TOTAL	107 UNITS	194 PARKING STALLS	

LEGEND	
	TOWNHOUSE 'A' 20' WIDE
	TOWNHOUSE 'B' 18' WIDE
	TOWNHOUSE 'C' 23' WIDE - 2 UNIT DUPLEX

TOWNHOUSE PARKING REQUIRED	
2 STALLS PER UNIT = 2 x 107 UNITS = 214 STALLS	
VISITOR = 1 STALL PER 7 UNITS = 16 STALLS	
TOTAL TOWNHOUSE PARKING REQUIRED	230 TOWNHOUSE STALLS REQUIRED
TOTAL TOWNHOUSE PARKING PROVIDED	194 GARAGE STALLS
	16 SURFACE VISITOR STALLS
	43 SURFACE STALLS
	253 TOWNHOUSE STALLS PROVIDED

TOWNHOUSE A UNIT FLOOR AREA	
MAIN FLOOR (-GARAGE)	275ft ²
GARAGE	438ft ²
SECOND FLOOR	749ft ²
THIRD FLOOR	749ft ²
TOTAL (w garage)	2,211ft²
TOTAL (w/o garage)	1,773ft²

TOWNHOUSE B UNIT FLOOR AREA	
MAIN FLOOR (-GARAGE)	247ft ²
GARAGE	392ft ²
SECOND FLOOR	673ft ²
THIRD FLOOR	673ft ²
TOTAL (w garage)	1,985ft²
TOTAL (w/o garage)	1,593ft²

TOWNHOUSE C UNIT FLOOR AREA	
MAIN FLOOR (-GARAGE)	224ft ²
GARAGE	223ft ²
SECOND FLOOR	449ft ²
THIRD FLOOR	392ft ²
TOTAL (w garage)	1,288ft²
TOTAL (w/o garage)	1065ft²

ENLARGED SITE PLAN

SCHEMATIC DESIGN 2024.06.06
23-11179



CRYSTALLINA PHASE 24
178 AVENUE & 66 STREET, EDMONTON, AB

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings. Advise the Architect in writing of any discrepancies. Failure to do so shall not be grounds for extra costs. This drawing is not to be used for construction until either sealed or advised in writing by the Architect. These drawings are instruments of the Architects' services to the client. Design and drawings at all times remains the exclusive property of Reid Architecture Ltd. and shall not be used without written consent.

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