

1.21ac or  
52,646sf

Police Station

Idylwyld Drive

CP Rail Line

Kettles Place

25th Street

Avenue

SHA

Wall Street

Pacific



**Site Legal:**

- Parcel BG Plan No. 12162462
- ISC Parcel No. 202981147

**Site Notes:**

- 375mm Sanitary in 25th St
- 300mm Water in 25th St
- 1800mm Storm in 25th St
- MX2 Zoning
- On BRT Route
- In SL&P Franchise Area

**Servicing Notes:**

- Capacity Est for 125 to 250 units
- Sanitary needs to tie-in to 375mm
- Fire flow capacity testing needed
- New hydrants and internal water systems TBD
- Onsite storm storage needed with min allowed runoff coefficient of 0.30



Note: The City does not guarantee the accuracy of this drawing. To ensure accuracy, please refer to the Registered Plan of Survey. This drawing is not to scale. Distances are in metres unless shown otherwise. Do not scale.

# 2401 Broadway Avenue



## Site Legal:

- Lots 1 to 4 Plan No. G238
- ISC Parcel No. 120091362, 120090642, 120090631, 120090620

## Site Notes:

- 200mm Sanitary in Broadway and 300 in Ruth
- 500mm Water in Ruth and 150 in Broadway
- 300mm Storm in Ruth
- Requires Rezoning from R2
- In SL&P Franchise Area

## Servicing Notes:

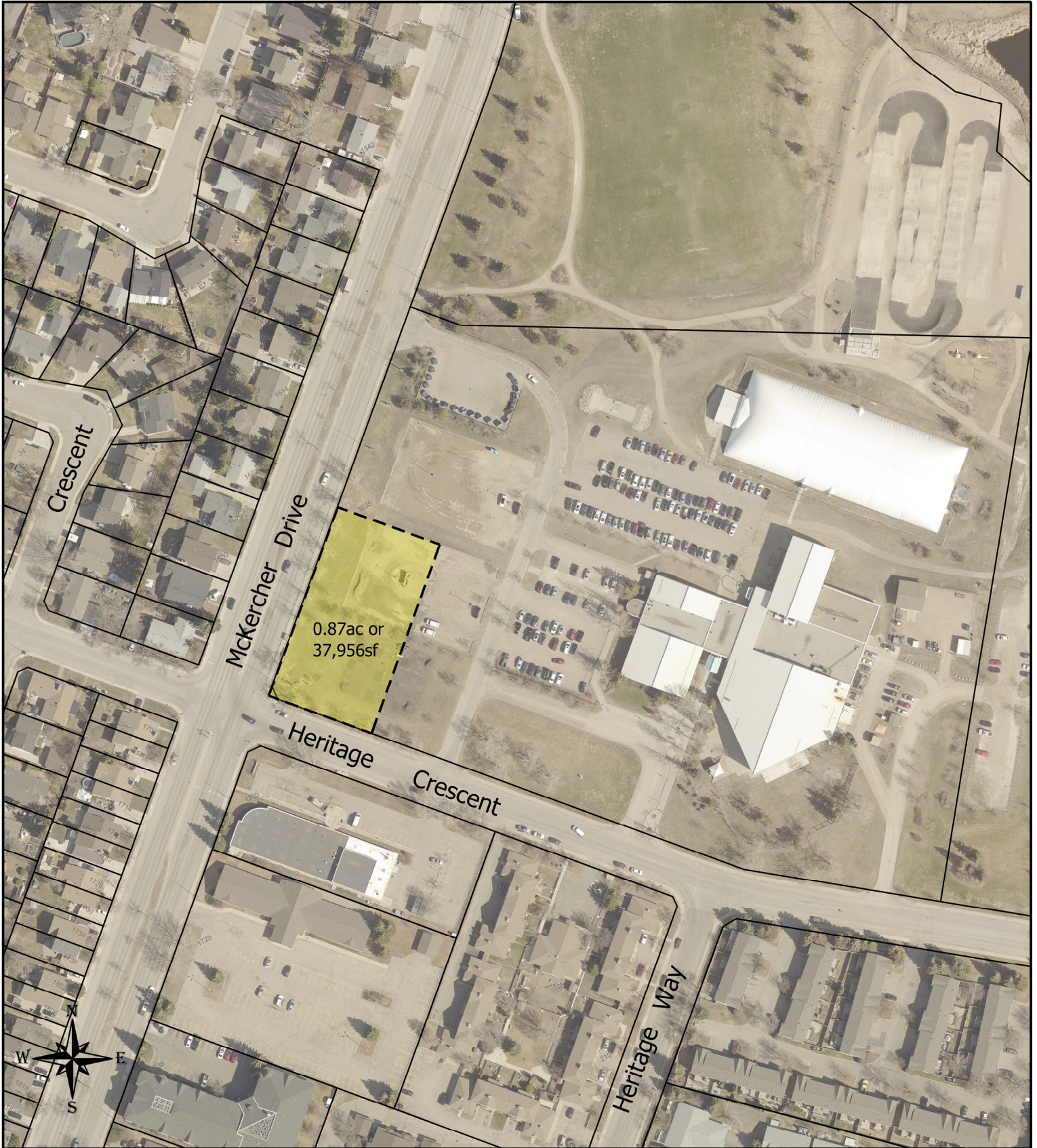
- Capacity Est for 6 to 20 units
- Fire flow capacity testing needed
- New hydrants and internal water systems TBD
- Onsite storm storage needed with min allowed runoff coefficient of 0.30



Real Estate Services - January 2024

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# 1511 McKercher Drive



0.87ac or  
37,956sf



## Site Legal:

- MR1 Plan No. 89S08942
- ISC Parcel No. 120222177
- Site to be subdivided

## Site Notes:

- 750mm Sanitary in LWCC Road and 200mm in McKercher
- 300mm Water in McKercher
- 750mm Storm in McKerc and 1800 in LWCC Rd
- M3 Zoning
- Would need a MR Closure Bylaw

## Servicing Notes:

- Capacity Est for 75 to 150 units
- Sanitary connection to 750mm
- Fire flow capacity testing needed
- New hydrants and internal water systems TBD
- Onsite storm storage needed with min allowed runoff coefficient of 0.30

Questions to: Scott McCaig: 306.370.9397



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# 155 - 3rd Avenue North & 231 - 23rd Street East



## Site Legal:

- Lot 35 Block 150, Plan No. 99SA32572, ISC Parcel No. 120283062
- Lot 36 Block 150, Plan No. 99SA32572, ISC Parcel No. 120283107

## Site Notes:

- 375mm Sanitary in 23rd St and 250mm in 3rd Ave
- 150mm Water in 23rd St and 3rd Ave
- 180mm Storm in 23rd St and 150mm in 3r Ave
- B6 Zoning
- In SL&P Franchise Area
- Relocation of Civic parking

## Servicing Notes:

- Capacity Est for 100 to 200 units
- Sanitary to 375mm in 23rd
- Fire flow capacity is deficient. 23rd upgrade planned with date TBD.
- Storm to be designed with min runoff coefficient of 0.30



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# 25 - 25th Street



## Site Legal:

- Parcel BG Plan No. 12162462
- ISC Parcel No. 202981147

## Site Notes:

- 375mm Sanitary in 25th St
- 300mm Water in 25th St
- 1800mm Storm in 25th St
- MX2 Zoning
- On BRT Route
- In SL&P Franchise Area

## Servicing Notes:

- Capacity Est for 125 to 250 units
- Sanitary needs to tie-in to 375mm
- Fire flow capacity testing needed
- New hydrants and internal water systems TBD
- Onsite storm storage needed with min allowed runoff coefficient of 0.30



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