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Consultants:

Client:

Pineridge Development
4725 Trans Canada Hwy
Kamloops, BC

3 Issued for OCP and Rezoning RHA 2024-03-07
No. Revision By Date

Seal:

**NOT FOR
CONSTRUCTION**

Sheet Title:

Site Plan

Scale: As indicated

Date: 21-12-22

Drawn: MDR

Checked:

Project: 10974-17

External No.:

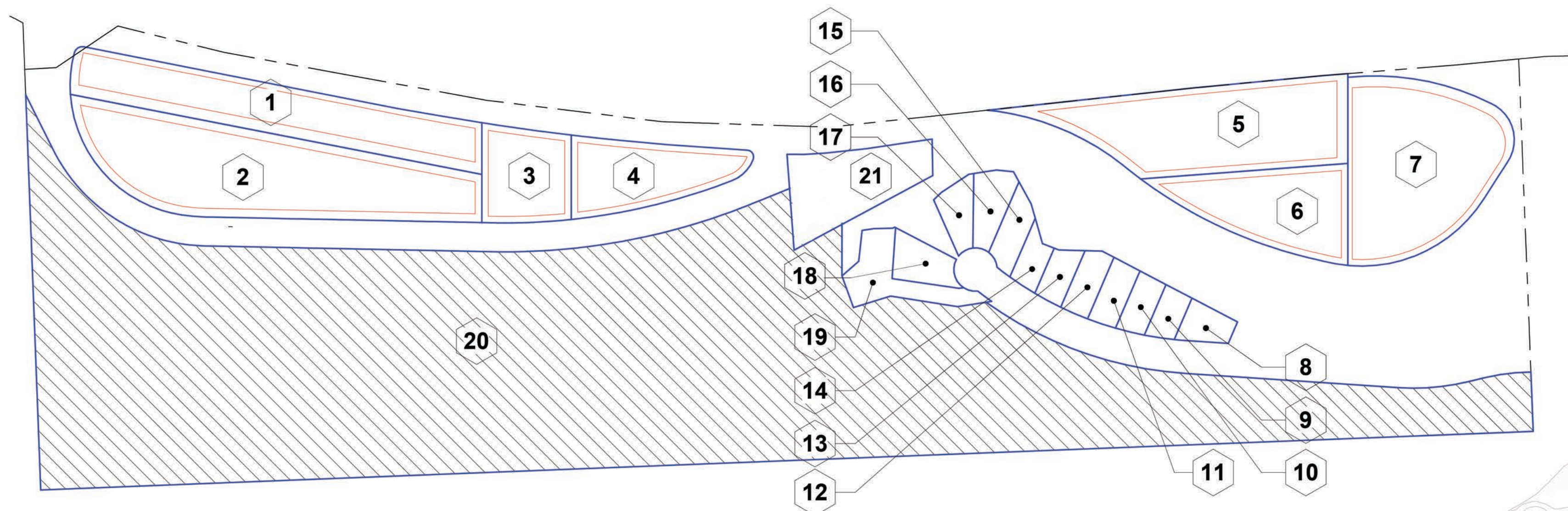
Drawing No.:

A-011



1 Site Plan - Overall

SCALE: 1:1400



3 Proposed Parcel Zoning

SCALE: 1"=200'-0"

Property Schedule				
Mark	Zoning	Description	Area	Density
1	RM3	8-plex Townhouse x 5	0.98 hectare	44 u/ha
2	RM5	Apartment Buildings x 3	1.49 hectare	136 u/ha
3	RM4	46 Unit Apartment Building	0.40 hectare	115 u/ha
4	RM4	36 Apartment Buildings	0.49 hectare	73 u/ha
5	RM3	6-plex Townhouse x 6	1.12 hectare	32 u/ha
6	RM4	36 Apartment Buildings	0.61 hectare	58 u/ha
7	RM2	Duplex Townhouse x 19	1.17 hectare	32 u/ha
8	RM1	Single Family Residential (Lot 1)	0.08 hectare	12.5 u/ha
9	RM1	Single Family Residential (Lot 2)	0.07 hectare	14.3 u/ha
10	RM1	Single Family Residential (Lot 3)	0.08 hectare	12.5 u/ha

Property Schedule				
Mark	Zoning	Description	Area	Density
11	RM1	Single Family Residential (Lot 4)	0.09 hectare	11.1 u/ha
12	RM1	Single Family Residential (Lot 5)	0.09 hectare	14.3 u/ha
13	RM1	Single Family Residential (Lot 6)	0.08 hectare	12.5 u/ha
14	RM1	Single Family Residential (Lot 7)	0.07 hectare	14.3 u/ha
15	RM1	Single Family Residential (Lot 8)	0.10 hectare	10 u/ha
16	RM1	Single Family Residential (Lot 9)	0.12 hectare	8.3 u/ha
17	RM1	Single Family Residential (Lot 10)	0.10 hectare	10 u/ha
18	RM1	Single Family Residential (Lot 11)	0.12 hectare	8.3 u/ha
19	RM1	Single Family Residential (Lot 12)	0.21 hectare	4.8 u/ha
20	OS	Open Space	11.99 hectare	--
21	P1	Parks and Recreation	0.49 hectare	--

1 RM3 Multi-Family 3 - Medium Density

Site Area: 0.9792 Ha
Building Footprint: 0.3196 Ha
Parking/Access: 0.2466 Ha
Units per Ha: **44u/ha**

Number of Buildings: 5
Units per Building: 8
Number of Units: 40

Parking Required: 92
Parking Proposed: 92

2 RM5 Multi-Family 5 - High Density

Site Area: 1.4871 Ha
Building Footprint: 0.4317 Ha
Parking/Access: 0.5757 Ha
Units per Ha: **136u/ha**

Number of Buildings: 3
Units per Building: 75/75/56
Number of Units: 206

Parking Required: 267
Parking Proposed: 267

3 RM4 Multi-Family 4 - Medium-High Density

Site Area: 0.3979 Ha
Building Footprint: 0.1143 Ha
Parking/Access: 0.1203 Ha
Units per Ha: **115u/ha**

Number of Buildings: 1
Units per Building: 46
Number of Units: 46

Parking Required: 64
Parking Proposed: 64

4 RM4 Multi-Family 4 - Medium-High Density

Site Area: 0.4926 Ha
Building Footprint: 0.1143 Ha
Parking/Access: 0.1748 Ha
Units per Ha: **73u/ha**

Number of Buildings: 1
Units per Building: 36
Number of Units: 36

Parking Required: 51
Parking Proposed: 51

5 RM3 Multi-Family 3 - Medium Density

Site Area: 1.1153 Ha
Building Footprint: 0.3042 Ha
Parking/Access: 0.1618 Ha
Units per Ha: **32u/ha**

Number of Buildings: 6
Units per Building: 6
Number of Units: 36

Parking Required: 83
Parking Proposed: 83

6 RM4 Multi-Family 4 - Medium-High Density

Site Area: 0.6061 Ha
Building Footprint: 0.1143 Ha
Parking/Access: 0.1748 Ha
Units per Ha: **59u/ha**

Number of Buildings: 1
Units per Building: 36
Number of Units: 36

Parking Required: 51
Parking Proposed: 52

7 RM2 Multi-Family 2 - Low Density

Site Area: 1.1733 Ha
Building Footprint: 0.3667 Ha
Parking/Access: 0.1672 Ha
Units per Ha: **32u/ha**

Number of Buildings: 19
Units per Building: 2
Number of Units: 38

Parking Required: 87
Parking Proposed: 87

8-19 RM1 Multi-Family 1 - Low Density

Site Area: NA
Building Footprint: NA
Parking/Access: NA
Units per Ha: NA

Number of Buildings: 12
Number of Lots: 12

2 3D Axo

SCALE:

