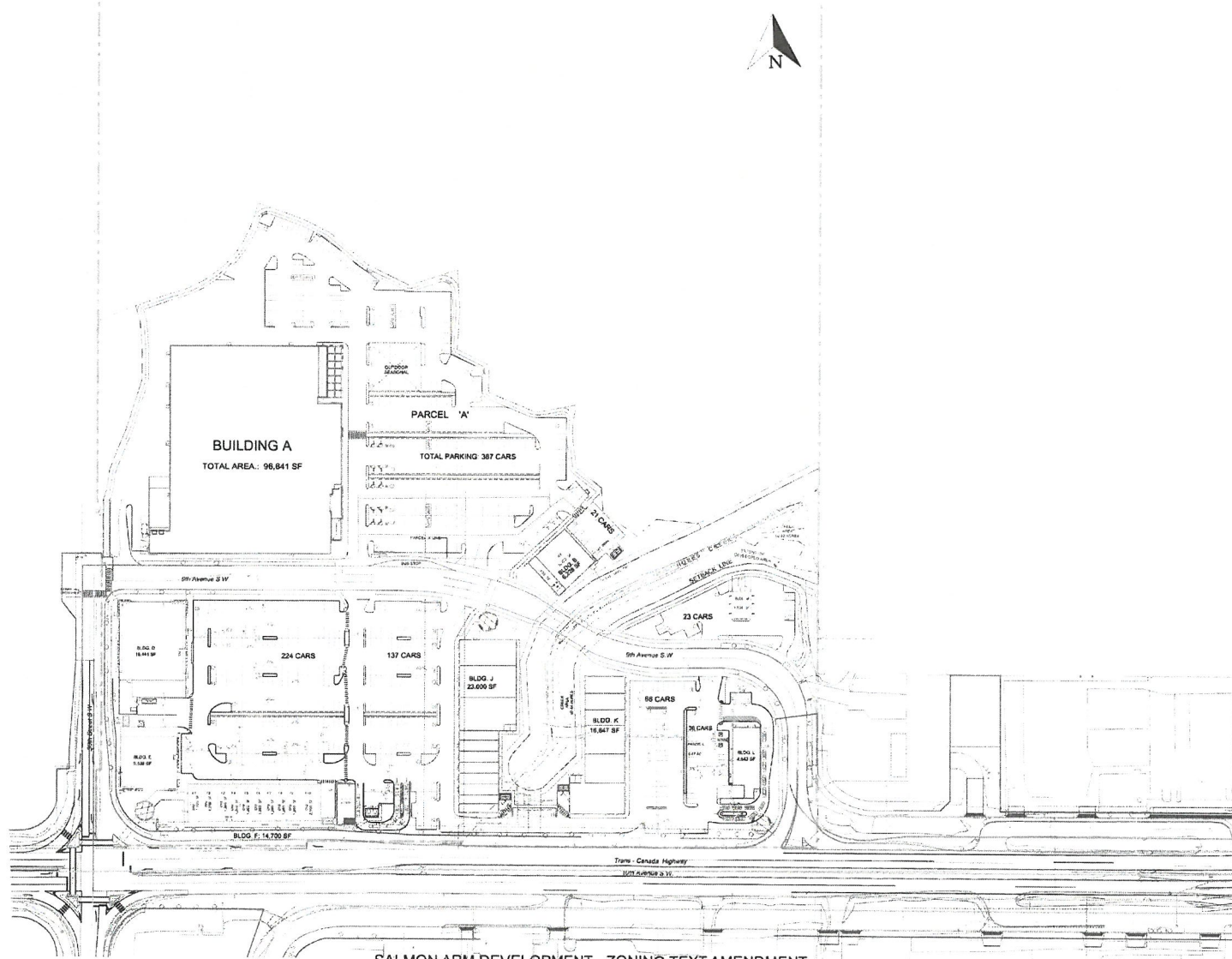


SALMON ARM DEVELOPMENT - ZONING TEXT AMENDMENTS

FEBRUARY 2024

EXISTING SITE PLAN



CONCEPTUAL SITE PLAN



SITE STATISTICS:

ORIG SITE AREA:	248,804,525 SQM	2,699,842.28 SF	61.75 ACRES
UNDEVELOPABLE AREA:	164,620,482 SQM	1,774,112.95 SF	40.72 ACRES
REMAINING AREA:	85,674,043 SQM	915,729,377 SF	21.03 ACRES
ROAD DEDICATION AREA:	12,118.08 SQM	130,437.92 SF	2.99 ACRES
50% PARKABLE AREA:	375,116 SQM	4,037,736 SF	9.09 ACRES
CREEK AREA:			
WITHOUT ROAD DEDICATION:	5,109,881 SQM	54,593,650 SF	1.29 ACRES
NET RETAIL SITE AREA:	67,471,754 SQM	726,250,024 SF	16.69 ACRES
(INCLUDING RESIDENTIAL PARCELS)			
FULL CREEK AREA:	5,620,824 SQM	60,316,696 SF	1.38 ACRES
RETAIL SITE AREA:	55,923,854 SQM	600,888,024 SF	13.84 ACRES
(NOT INCLUDING RESIDENTIAL PARCELS)			
TOTAL BUILDING AREA:	15,247,800 SQM	164,127,000 SF	
(NOT INCLUDING RESIDENTIAL PARCELS)			
BUILDING AREA FOR PARKING CALCULATION:	15,247,800 SQM	164,127,000 SF	
PARKING REQUIRED:	1 CAR / 24 SQM (3.87 CARS / 1,000 SF) = 635 CARS		
PARKING PROVIDED:			
STANDARD CARS:	633 CARS		
SMALL CARS:	60 CARS (9.6%)		
TOTAL PARKING PROVIDED:	693 CARS (1.32 / 1,000 SF)		
PARCEL A:			
PARCEL AREA:	30,681,800 SQM	333,282,000 SF	7.65 ACRES
BUILDING AREA:	8,978,243 SQM	96,641,000 SF	2.22 ACRES
BUILDING AREA FOR PARKING CALCULATION:	8,978,243 SQM	96,641,000 SF	2.22 ACRES
PARKING PROVIDED:			
STANDARD CARS:	363 CARS		
SMALL CARS:	24 CARS		
TOTAL PARKING PROVIDED:	387 CARS (1.00 / 1,000 SF)		
PARCEL L:			
PARCEL AREA:	3,536,200 SQM	37,998,757 SF	0.87 ACRES
BUILDING AREA:	448,929 SQM	4,843,000 SF	0.11 ACRES
PARKING PROVIDED:			
	36 CARS (1.43 / 1,000 SF)		
RESIDENTIAL PARCEL A & B:			
PARCEL A AREA: 6,426.5 SQM = 69,262 SF = 1.59 ACRES			
BUILDING A:			
BUILDING FOOTPRINT: 18,845 SF			
NUMBER OF FLOOR: 6			
NUMBER OF UNITS: 130			
TOTAL BUILDING AREA:			
GCA: 92,741 SF			
GFA: 96,192 SF			
HSA: 83,817 SF			
AVG. UNIT SIZE: 645 SF			
SITE COVERAGE: 27.3%			
DENSITY: 83.53 UNITS / ACRES (231.1 UNITS / HA)			
PARKING PROVIDED: 105 STALLS			
PARKING REQUIRED: 1.25 PER UNIT			
PARKING PROVIDED: 0.82 PER UNIT			
TOTAL BUILDING A & B UNIT COUNT: 225 UNITS			
PARCEL B AREA: 5,111.8 SQM = 55,023 SF = 1.26 ACRES			
BUILDING B:			
BUILDING FOOTPRINT: 12,286 SF			
NUMBER OF FLOOR: 6			
NUMBER OF UNITS: 55			
TOTAL BUILDING AREA:			
GCA: 11,032 SF			
GFA: 69,924 SF			
HSA: 52,723 SF			
AVG. UNIT SIZE: 984 SF			
SITE COVERAGE: 19.24%			
DENSITY: 65.91 UNITS / ACRES (189.79 UNITS / HA)			
PARKING PROVIDED: 78 STALLS			
PARKING REQUIRED: 1.25 PER UNIT			
PARKING PROVIDED: 0.83 PER UNIT			



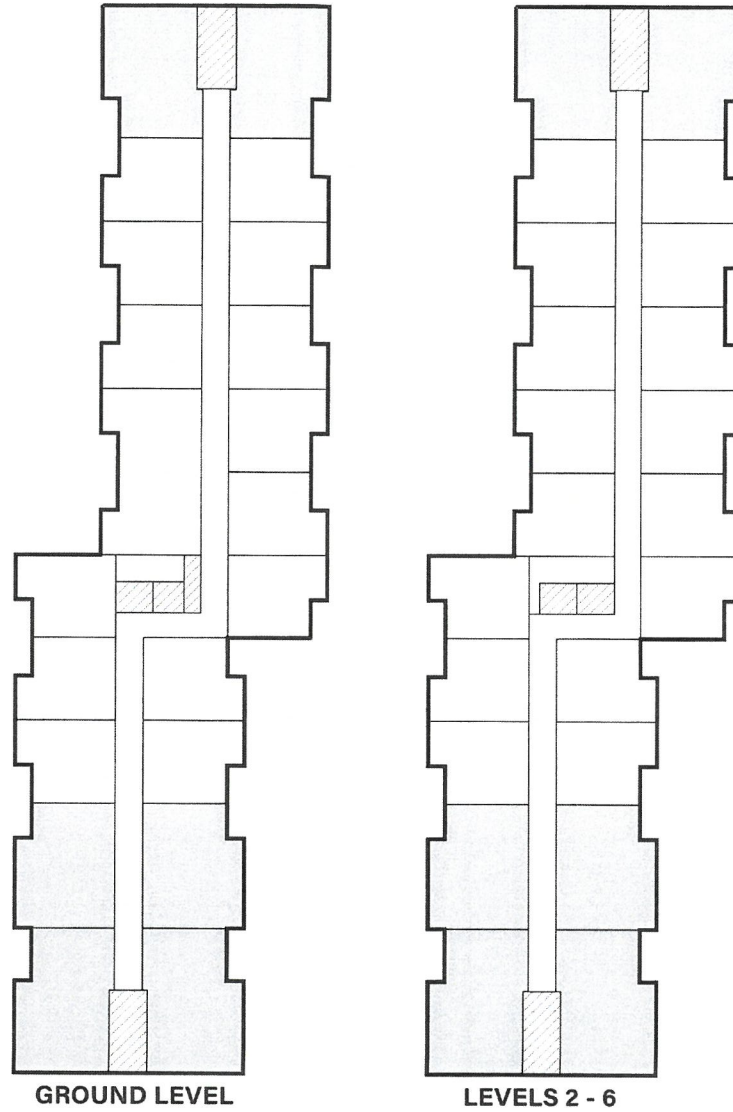
CONCEPTUAL BUILDING A

1-BEDROOM UNIT

2-BEDROOM UNIT

LOBBY / CORRIDOR

TOTAL UNIT COUNT: 130 UNITS



SALMON ARM DEVELOPMENT - ZONING TEXT AMENDMENT

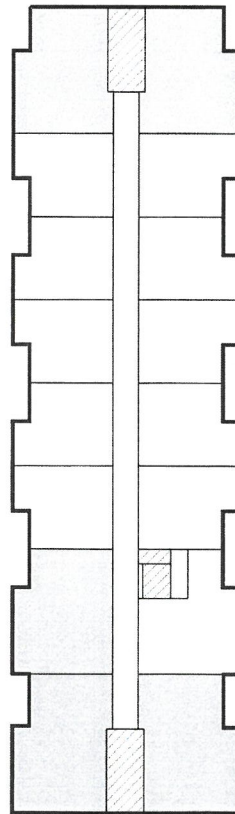
CONCEPTUAL BUILDING B

1-BEDROOM UNIT

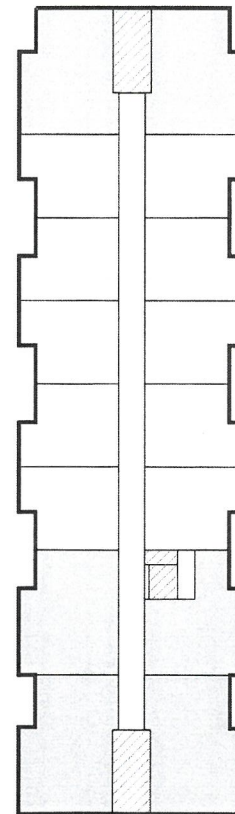
2-BEDROOM UNIT

LOBBY / CORRIDOR

TOTAL UNIT COUNT: 95 UNITS

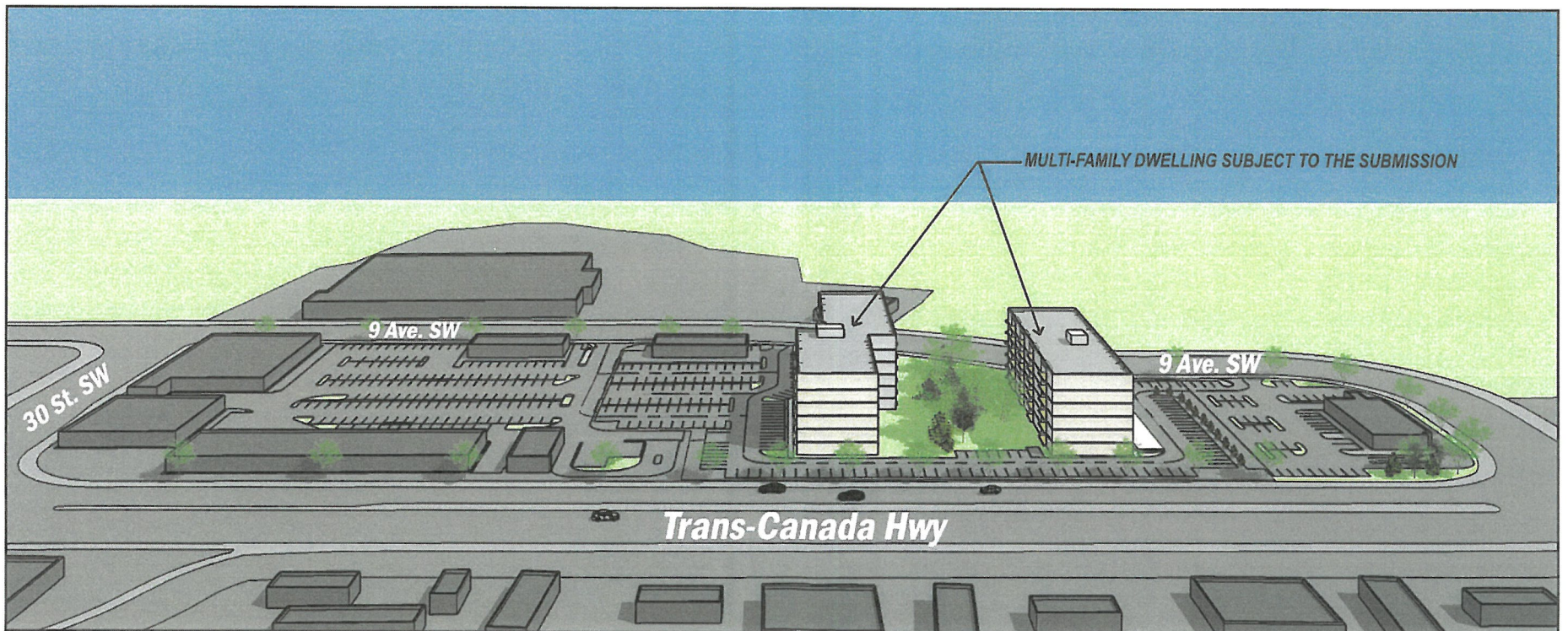
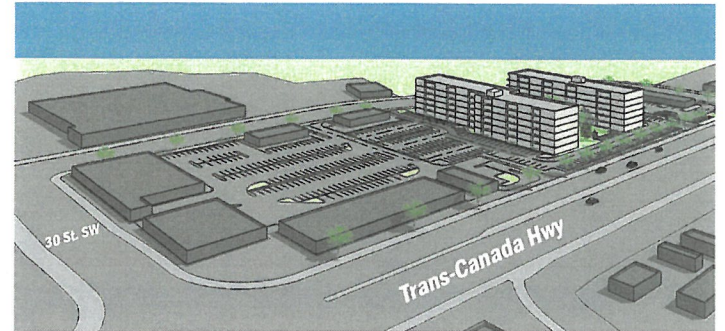


GROUND LEVEL

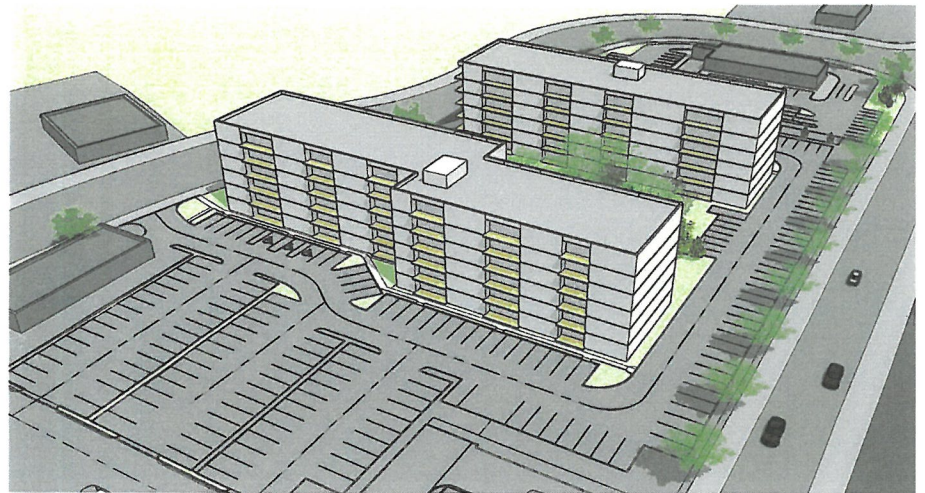


LEVELS 2 - 6

CONCEPTUAL MASSING



CONCEPTUAL MASSING



PRECEDENT IMAGES



PRECEDENT IMAGES

