

Central Neighbourhood Plan | Phase 2 District of Mission Council Presentation

Design Options

Central Neighbourhood Plan Council Presentation | June 7th

PURPOSE

- **PROVIDE AN UPDATE ON CNP LANDOWNER CONSULTATION**
 - Ongoing Engagement with CNP Landowners
- **PRESENT THE CNP PRELIMINARY DESIGN FOUNDATION**
 - A Viable Complete Community
- **PRESENT THE CNP PRELIMINARY DESIGN OPTIONS**
 - Different Approaches to Community Performance
- **PROMOTE CNP VIRTUAL OPEN HOUSE #1**
 - Collecting Feedback for Informed Decisions

AGENDA

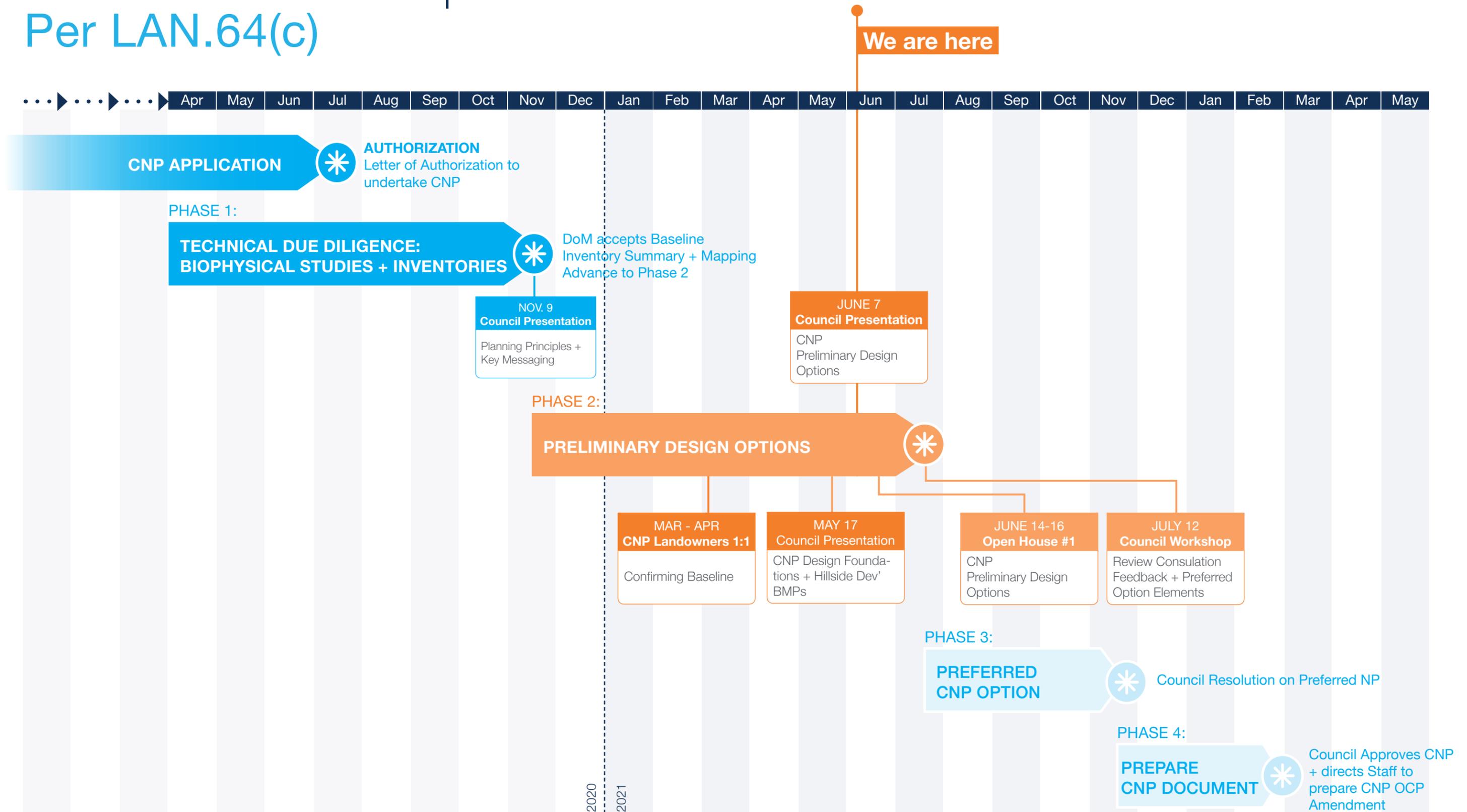
- **INTRODUCTION | 5 minutes**
 - CNP PROCESS SCHEDULE
 - LANDOWNER ENGAGEMENT UPDATE
 - VIRTUAL OPEN HOUSE #1
- **CNP PRELIMINARY DESIGN FOUNDATION | 20 minutes**
 - NEIGHBOURHOOD FRAMEWORK
 - MAJOR STREET NETWORK
 - COMMUNITY FACILITIES
 - RESIDENTIAL LAND USES
 - BY THE NUMBERS
- **CNP PRELIMINARY DESIGN OPTIONS | 30 minutes**
 - LOWER SLOPES
 - MID SLOPES
 - UPPER SLOPES
- **CNP PHASE 2 | Next Steps | 5 minutes**
 - UPCOMING COUNCIL WORKSHOP
 - VIRTUAL OPEN HOUSE #1 - JUNE 14-16

Introduction

part one

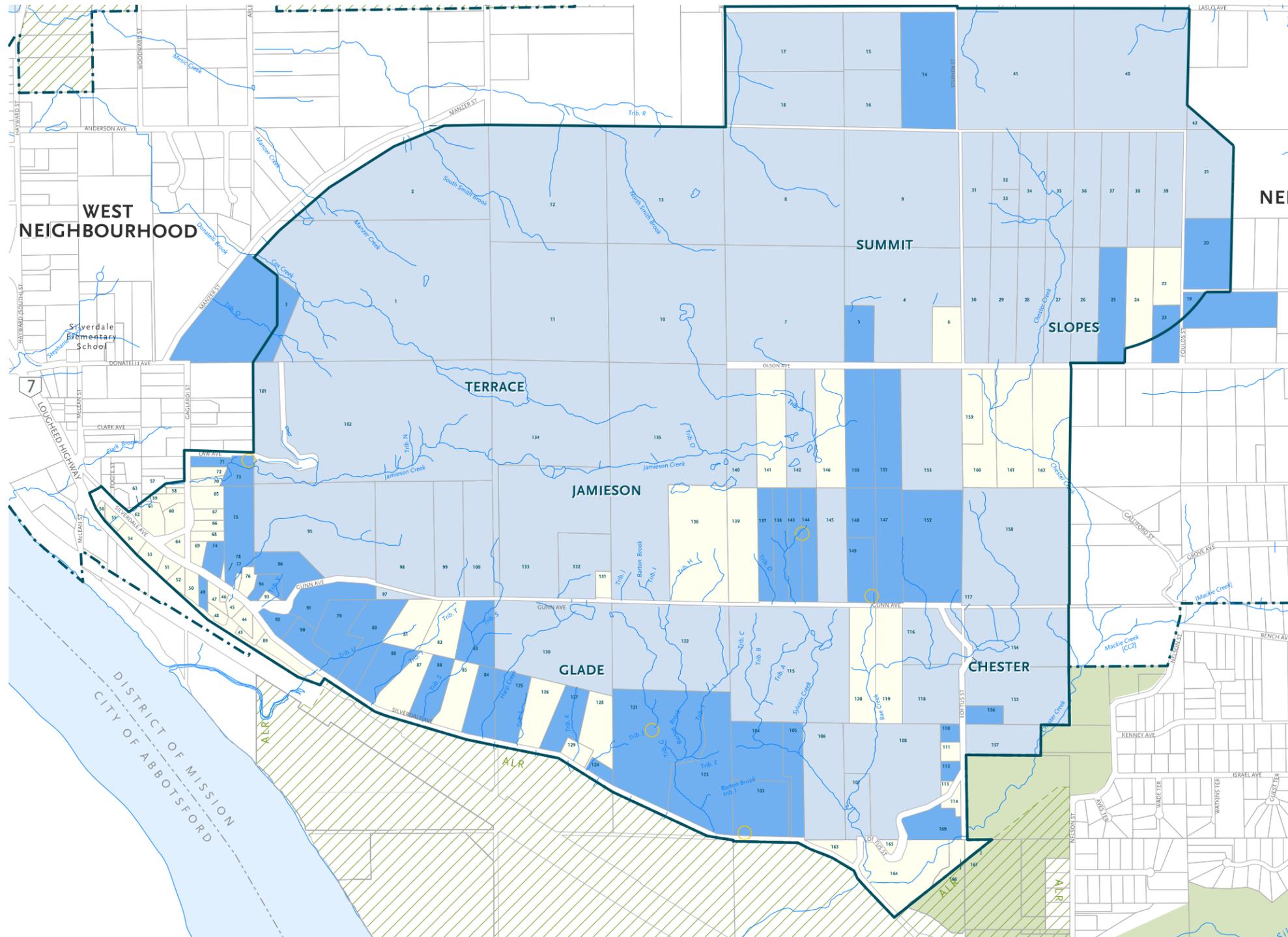
Silverdale CNP | Timeline

Per LAN.64(c)



Engagement + Consultation

Transparent, Fair + Equitable Involvement



ONGOING LANDOWNER ENGAGEMENT

- 88% of land base ownership has been engaged through Webinars or 1-On-1 Virtual Meetings
- Landowner Engagement will continue throughout the CNP Process

CNP LANDOWNER ENGAGEMENT

| | |
|-------|--|
| 70% | CNP Proponent Land Holdings: Silverdale Hills GP Inc. 512.31 ha 1,265.95 ac |
| 15% | CNP Landowner Engagement Webinar and/or Virtual 1-on-1 Meeting 112.31 ha 277.52 ac |
| 12% | CNP Notification Mailout for Landowner Engagement 83.74 ha 206.93 ac |
| 3% | Existing Public Road ROW 25.23 ha 62.34 ac |
| 100 % | 733.59 ha 1,812.74 ac |

CNP Phase 2

Open House #1 | Virtual

FORMAT

- Online Presentation of Preliminary Design Options using PDFs, 3D Model Flythrough Videos, with Frequently Asked Questions
- Online Question + Answer with the Project Team: June 14th - 16th
- Online Feedback Form available: June 14th - 30th
- Those unable to access the Virtual Open House may register to view the material in-person at Silverdale Hall on June 17th
- A Summary of Public Feedback will be provided to Council following conclusion of the Virtual Open House

PROMOTION

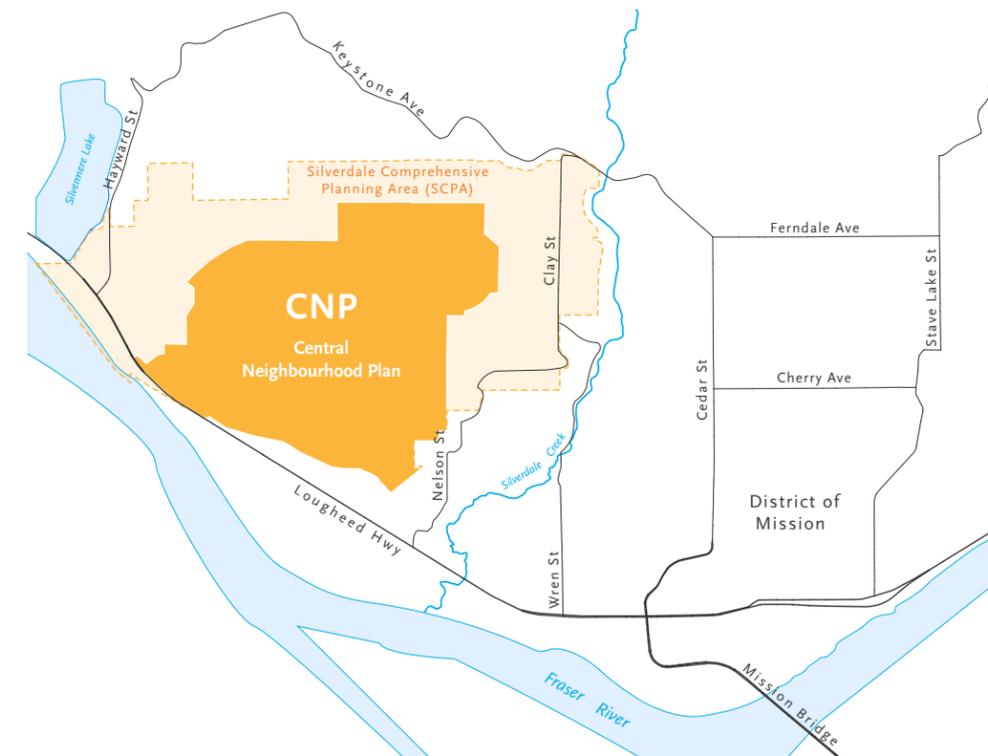
- Direct Mail-out to Residents
- Promoted on Engage.Mission and Social Media channels
- Local Newspaper advertisement

Central Neighbourhood Plan Open House 1 | Virtual



The Open House presents the Biophysical Findings + Preliminary Design Options for the Central Neighbourhood Plan, with information available at:

[Engage.Mission.ca/CNP](https://engage.mission.ca/CNP)



Public Feedback
June 14th - 30th

Virtual Question + Answer
June 14th - 16th

If you are unable to access the Virtual Open House, please contact the District at **604-226-6708** to schedule a time to view the materials at Silverdale Hall on Thursday, June 17th between 5 and 8 pm.

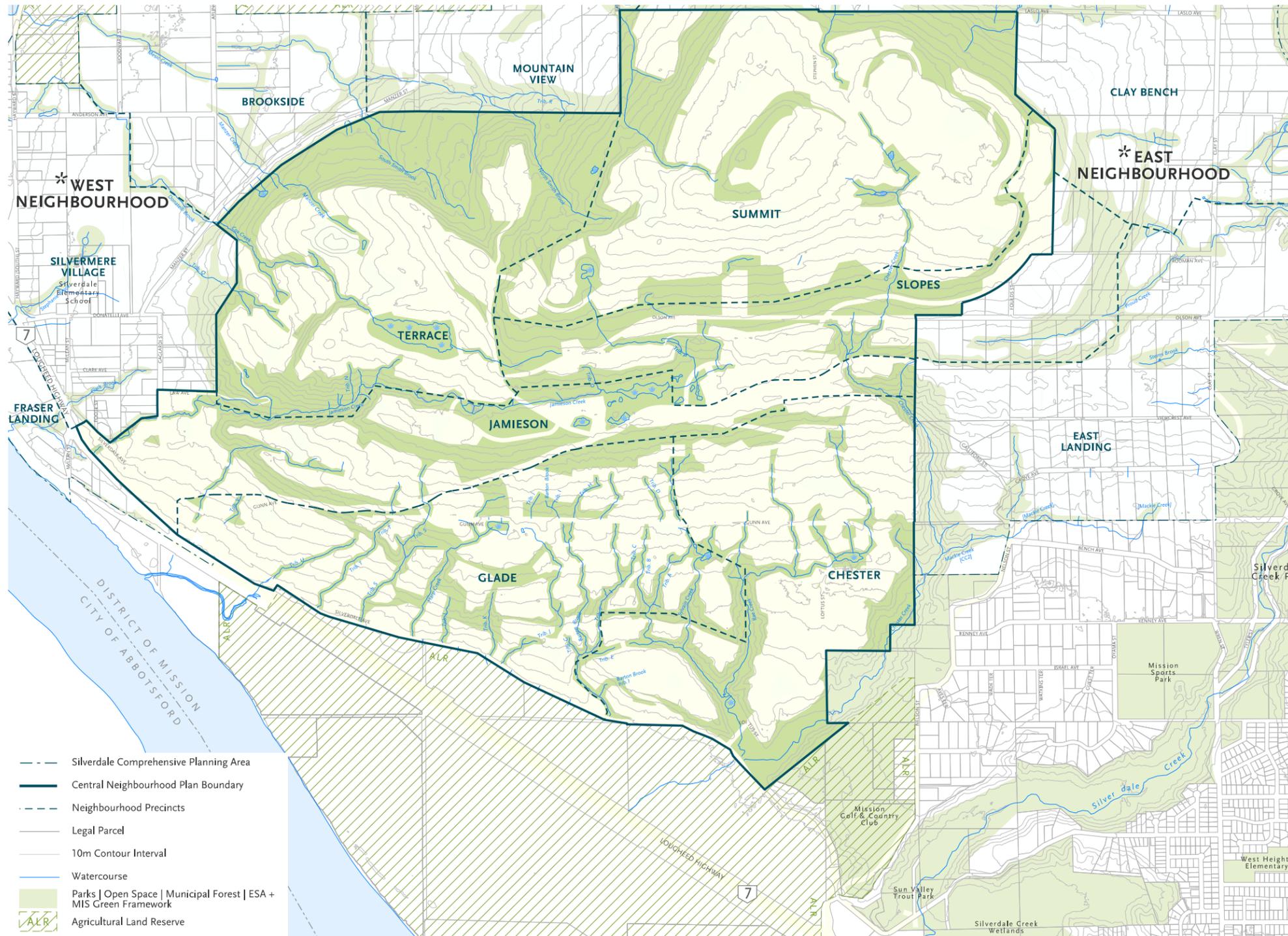
For more information, visit engage.mission.ca/cnp

CNP Design Foundation

part two

Neighbourhood Framework

Managing Resources + Directing Development



A STRUCTURE FOR CONSERVATION

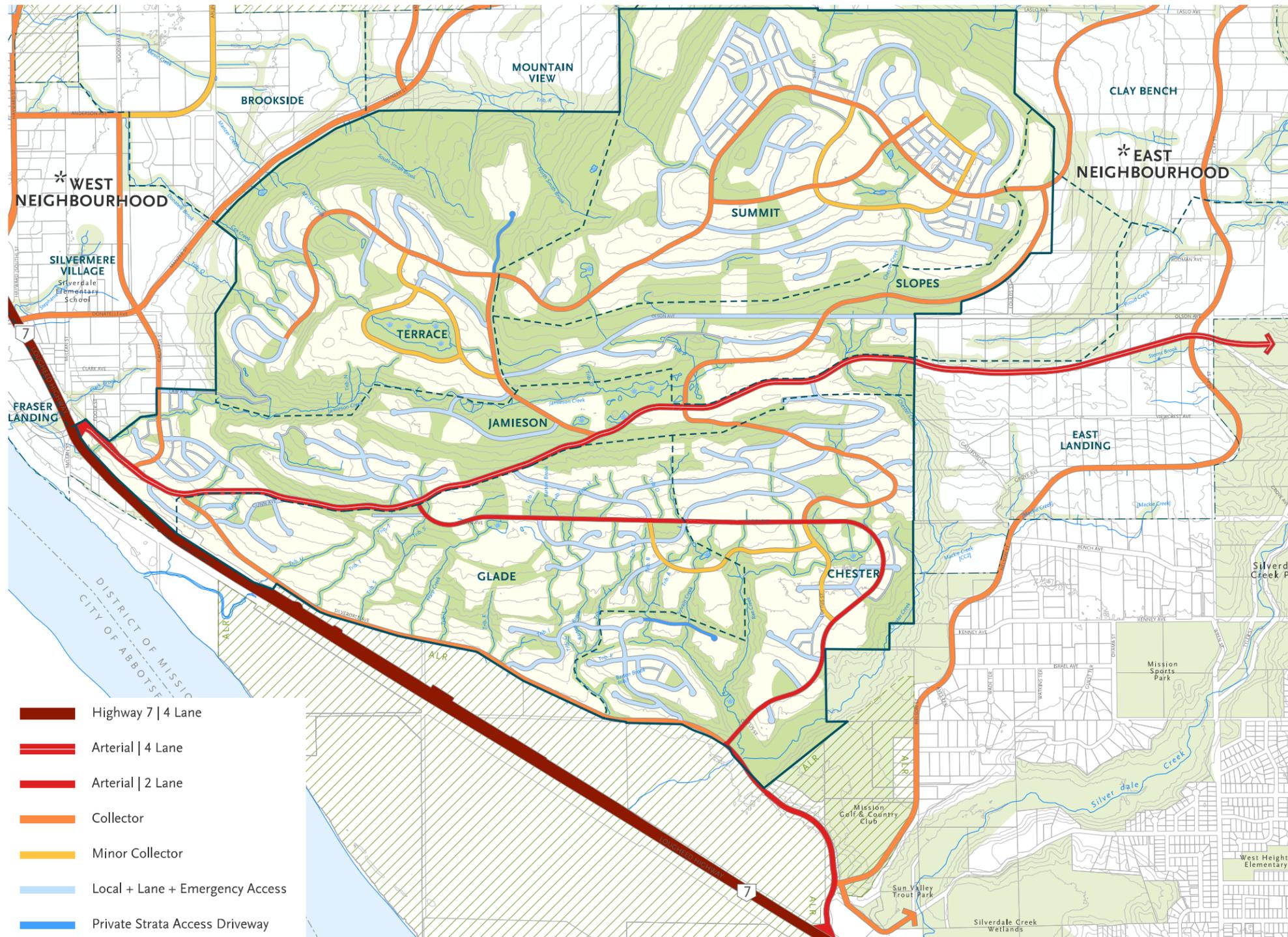
Building on the MIS “Green Network”, the CNP Neighbourhood Framework provides the organizing structure to balance community development with conservation planning.

FRAMEWORK COMPONENTS

- Steep slopes | +30%
- Riparian Corridors | Preliminary RAR
- Community-wide Designated Parks
- MIS Target 40% of land base

CNP Street Network

Weaving Community Together



LINKING COMMUNITIES

Due to the complex topography of the SCPA, there are limited street routing options. Connecting precincts with a unified network of livable streets is key to forming accessible communities.

Arterial Streets

Connects Silverdale with both Highway 7 and Mission, avoiding steep slopes and limiting creek crossings.

Collector + Minor Collector Streets

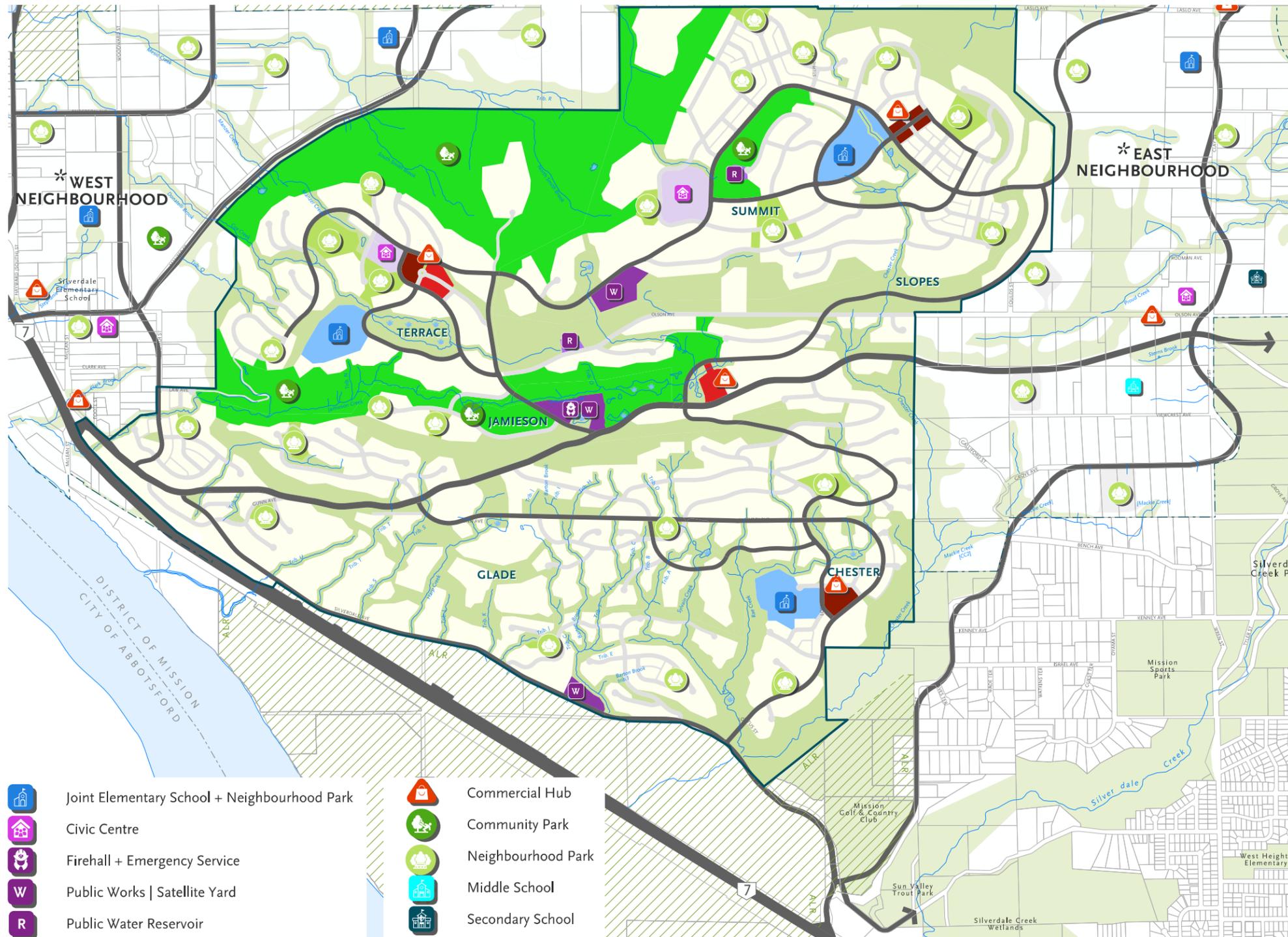
Provides additional east-west and north-south routes distributing traffic within the 6 CNP Precincts.

Local Streets

Carry lower traffic volumes at lower speeds to connect homes to the Major Street Network

CNP Community Facilities

Making the Community Complete



Schools + Civic Centres

Joint Elementary School + Neighbourhood Parks are located strategically throughout the CNP to ensure each precinct is properly served. Civic Centres offer programming for recreation, arts + culture.

Emergency + Public Works

A Firehall and 3 satellite works yards provide essential services for a growing community.

Shops + Services

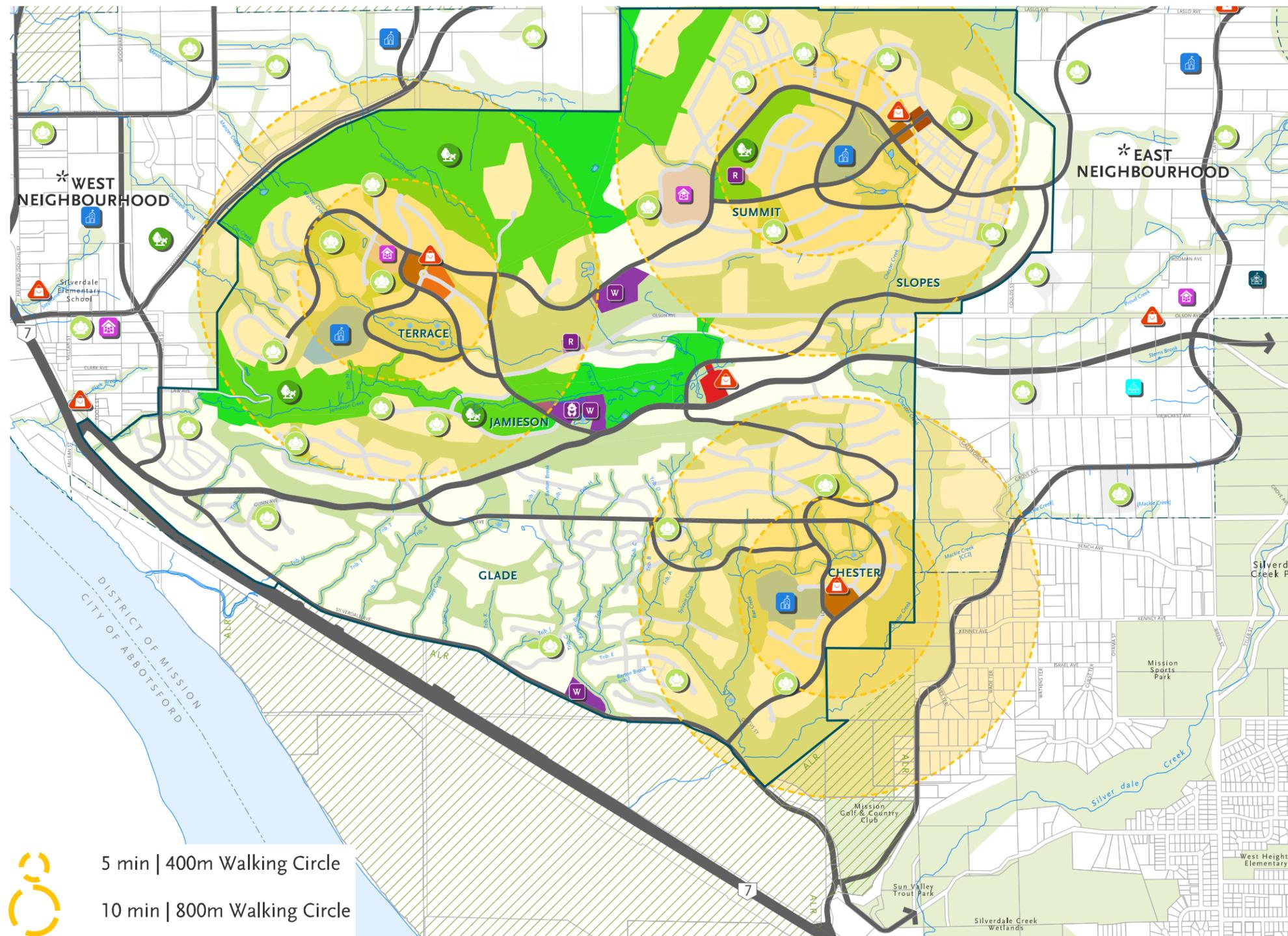
Commercial and mixed-use hubs offer neighbourhood shops and employment opportunities close to home.

Parks

The neighbourhood's central position and natural features permit a singular opportunity to establish a Parks Legacy for Silverdale with 3 destination Community Parks and 22 Neighbourhood Parks.

CNP Community Facilities

Establishing Walkable Neighbourhoods



CREATING PLACES

The MIS established 3 neighbourhood classifications with a focus on pedestrian walkability and proximity to civic amenities.

Destination: Terrace + Summit

Mixed-use centres located at major crossroads provide a complete range of housing choices while supporting daily commercial needs, fostering business and employment, and integrated into the Region's Transit System.

Secondary: Chester

Provide transit supported schools, shops and services with a choice of housing to accommodate a range of lifestyles and life-stages with transit.

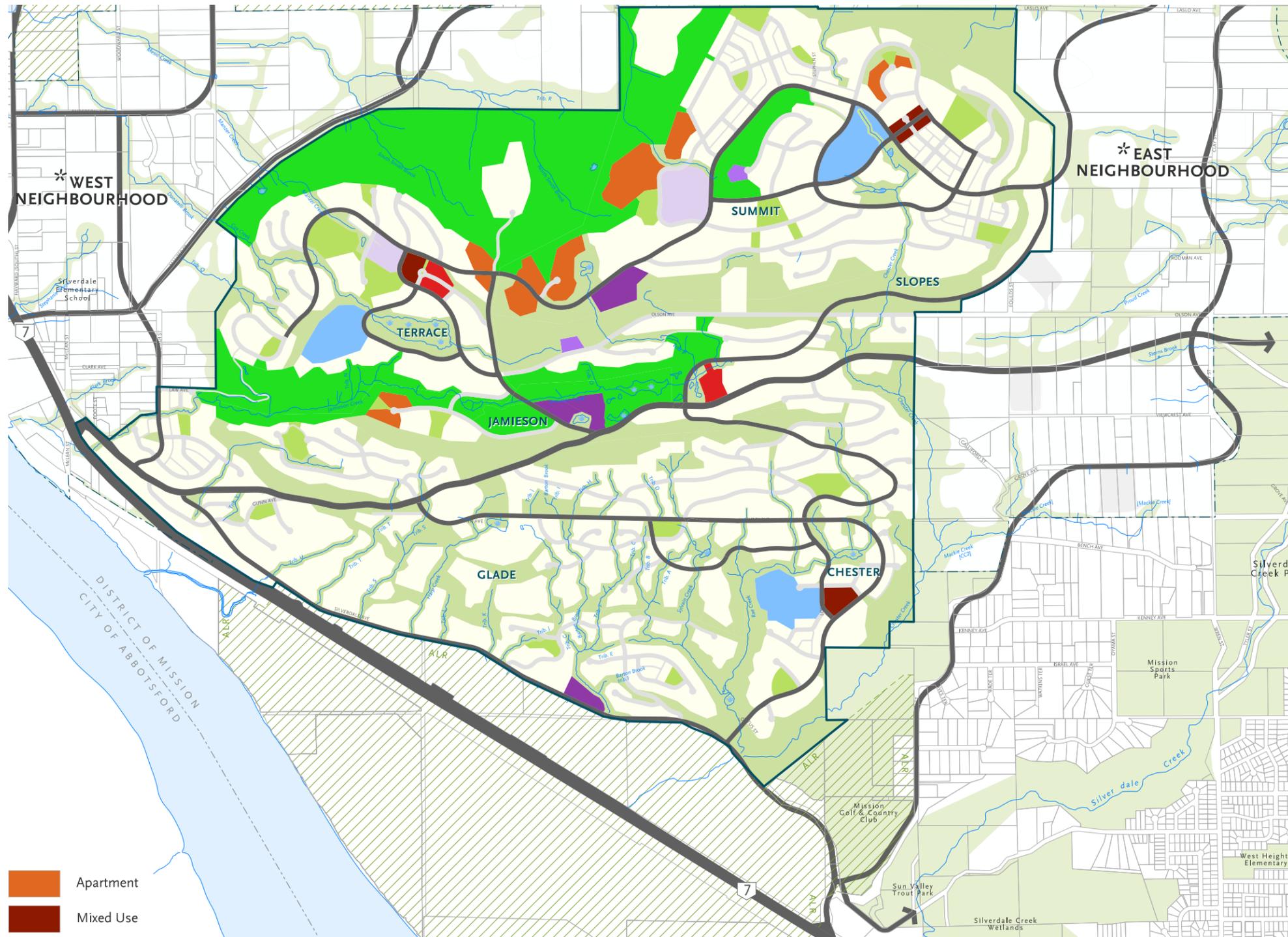
Tertiary: Glade, Jamieson + Slopes

Structured around neighbourhood parks and linked through a network of public trails and pathways.

5 min | 400m Walking Circle
10 min | 800m Walking Circle

Residential Land Use

High Density | Apartments + Mixed-Use Support Civic Cores



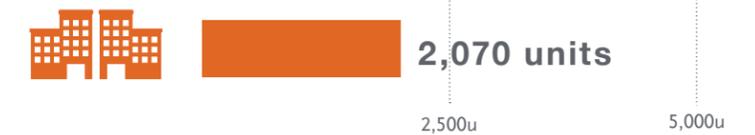
■ Apartment
■ Mixed Use

Apartment | 65 Units per Acre

MIS



CNP Foundation



Mixed Use | 100 Units per Acre

MIS



CNP Foundation

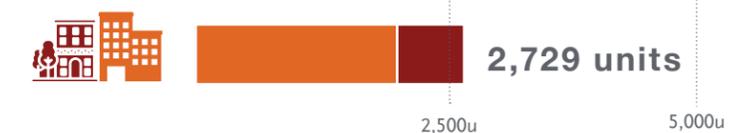


Total

MIS

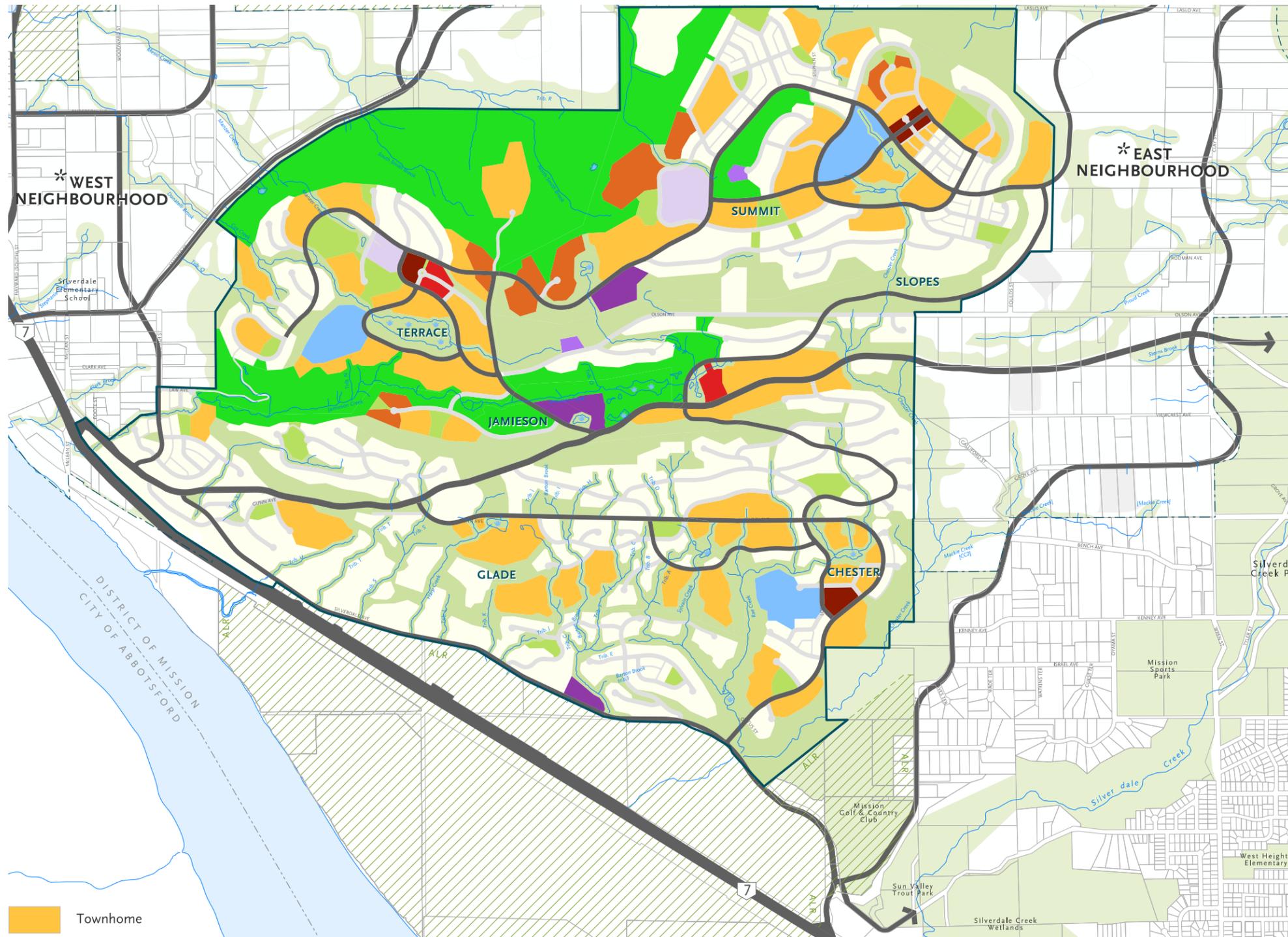


CNP Foundation



Residential Land Use

Medium Density | Townhomes for Ground-Oriented Living



Townhome | 20 Units per Acre

MIS



5,035 units

CNP Foundation



5,020 units

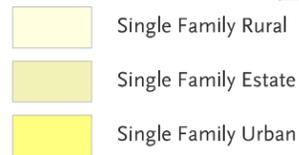
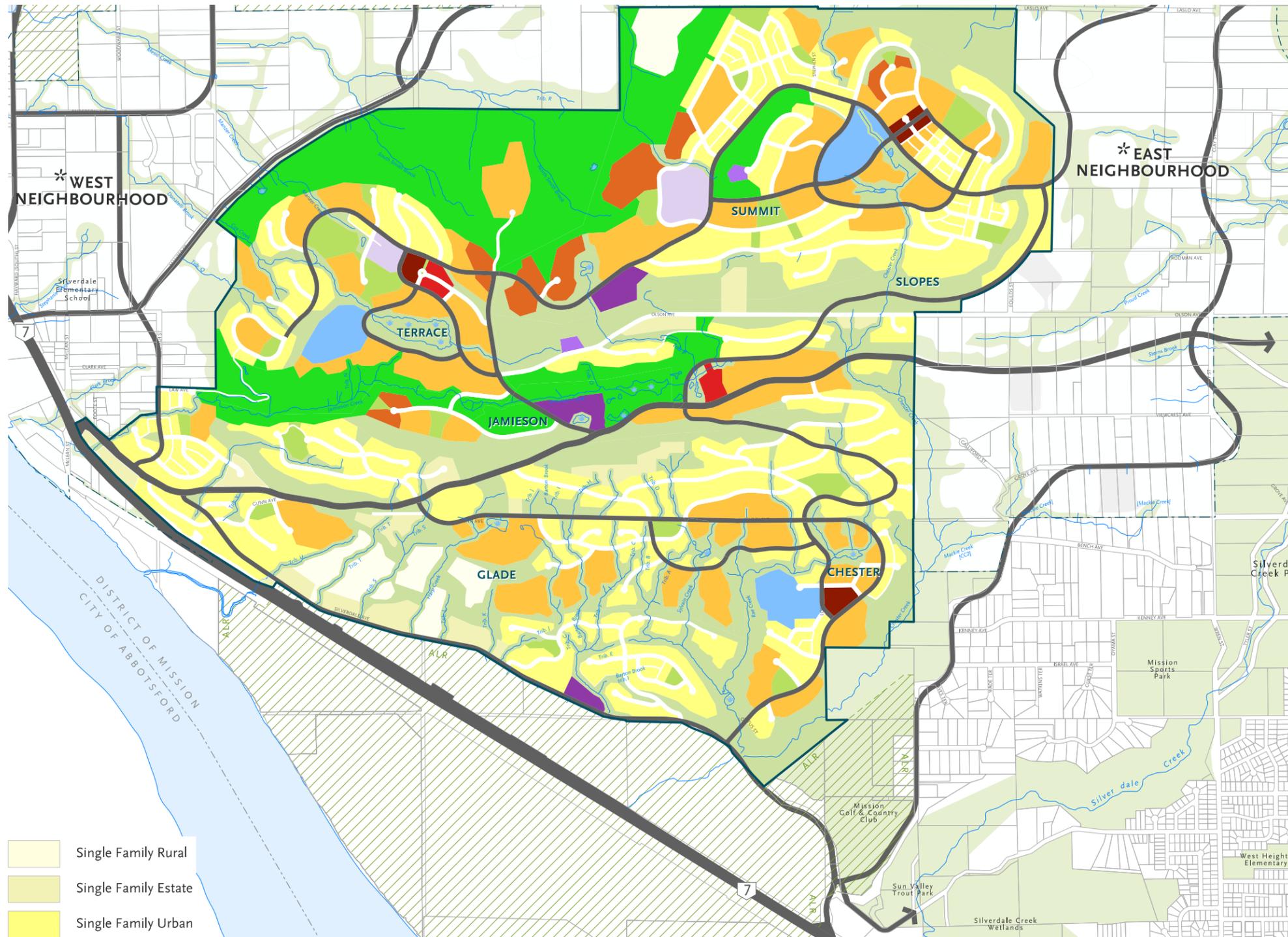
2,500u

5,000u

Townhome

Residential Land Use

Low Density | A Range of Single Family Homes



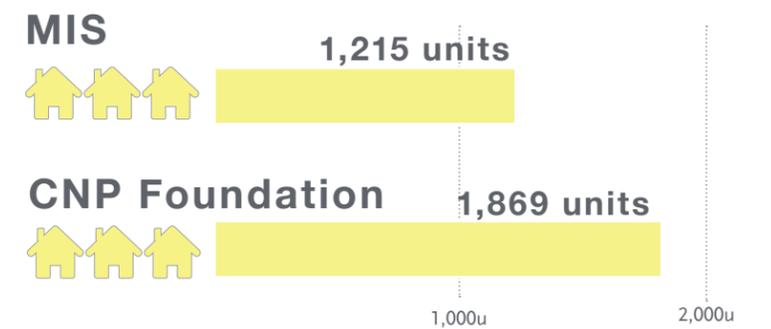
Single Family Rural | 0.25 Unit per Acre



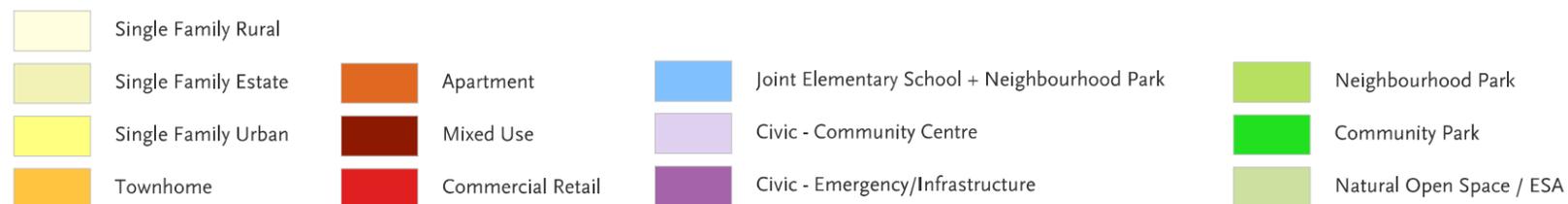
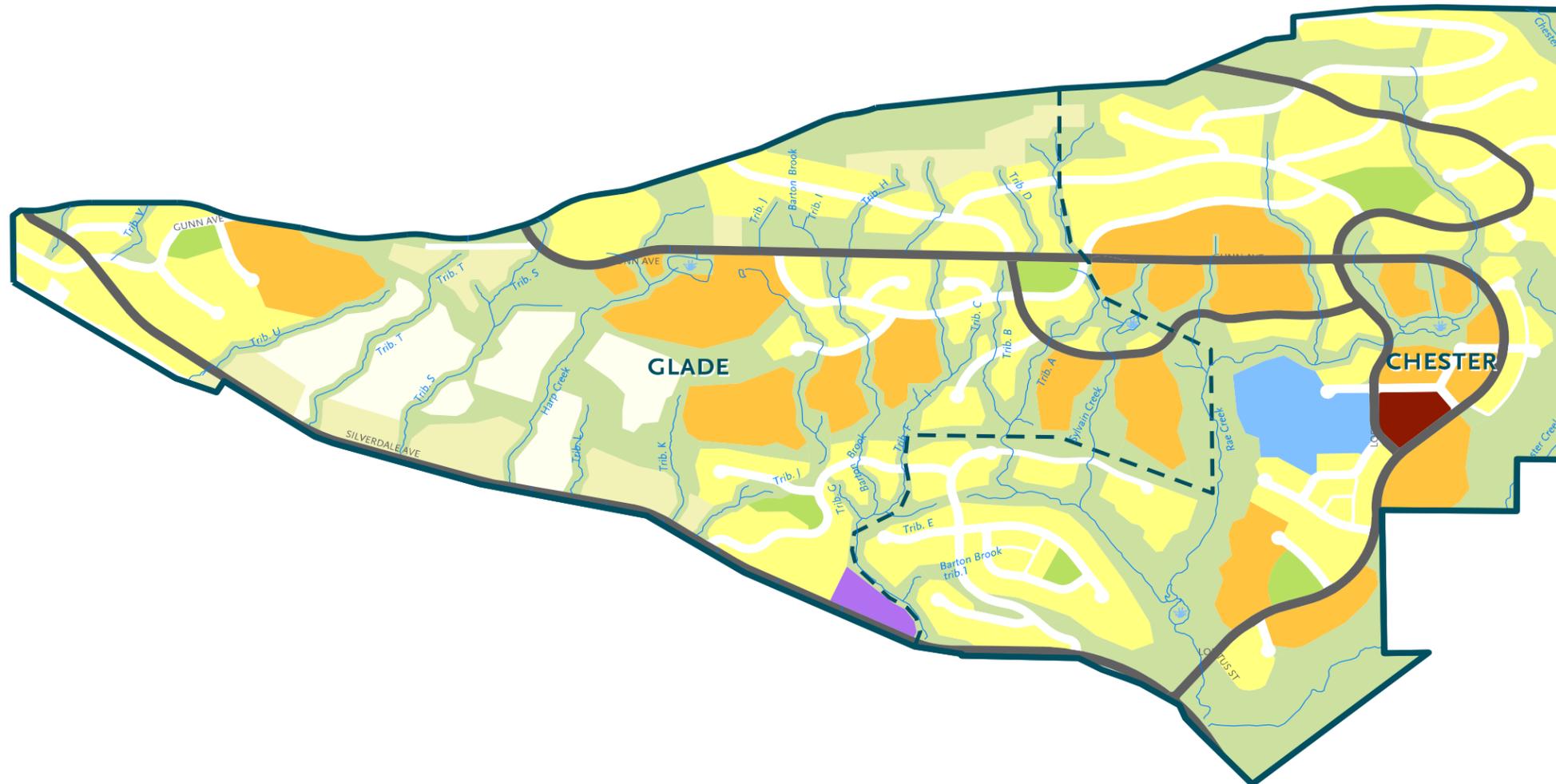
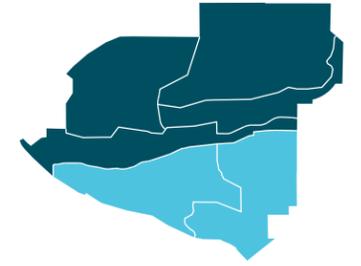
Single Family Estate | 1 Unit per Acre



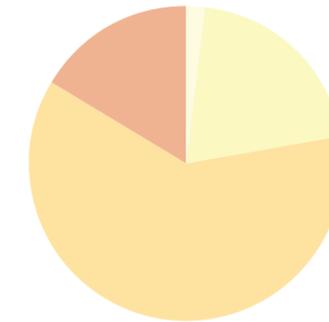
Single Family Urban | 5 Units per Acre



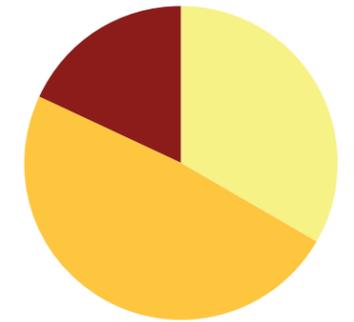
Lower Slopes Chester + Glade



CHESTER

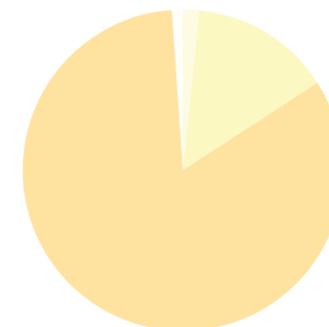


MIS Target
~1,270 units
~3,150 ppl.

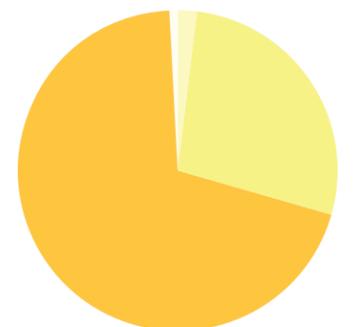


CNP Foundation
~1,460 units
~3,640 ppl.

GLADE

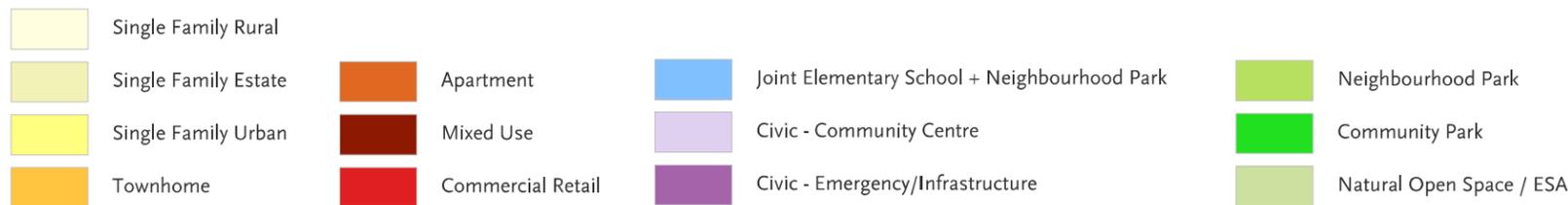
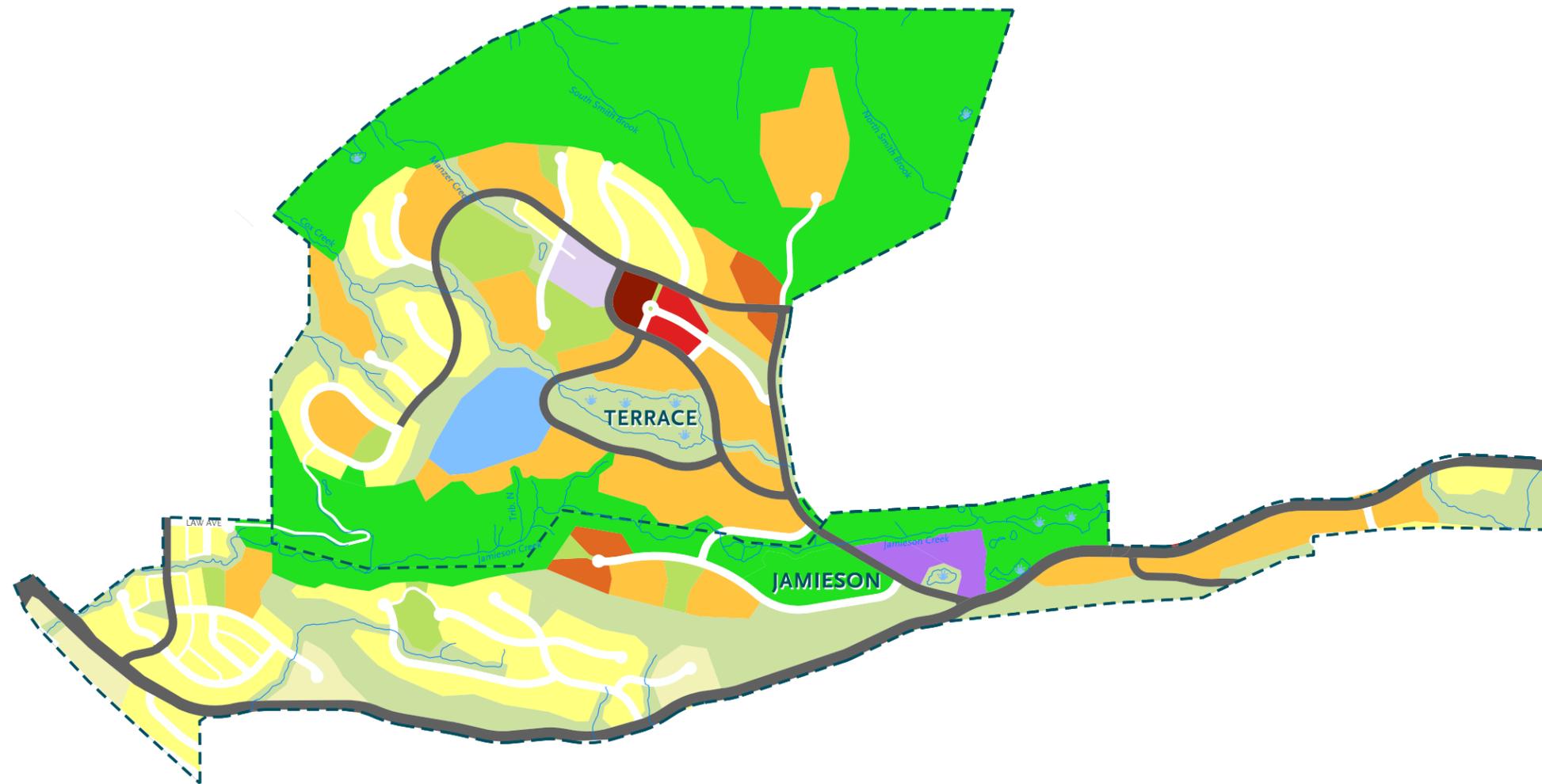
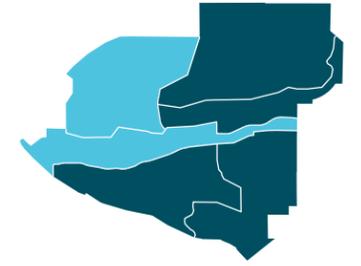


MIS Target
~930 units
~2,400 ppl.

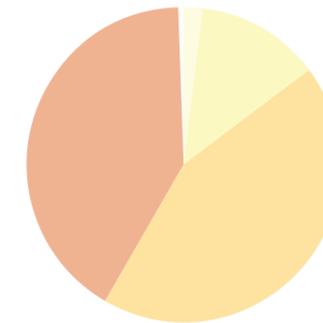


CNP Foundation
~1,220 units
~3,200 ppl.

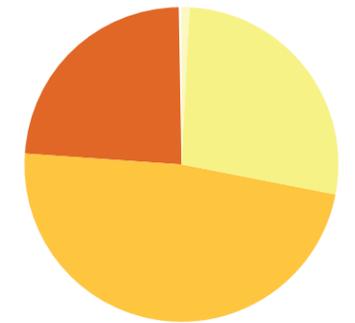
Mid-Slopes Jamieson + Terrace



JAMIESON

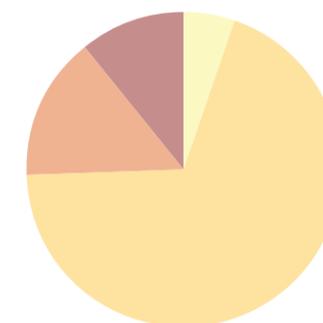


MIS Target
~1,040 units
~2,330 ppl.

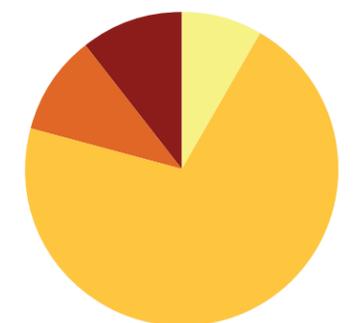


CNP Foundation
~830 units
~2,000 ppl.

TERRACE

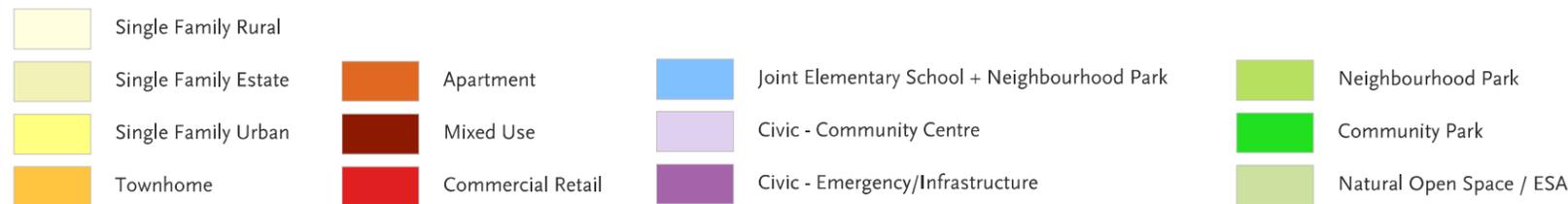
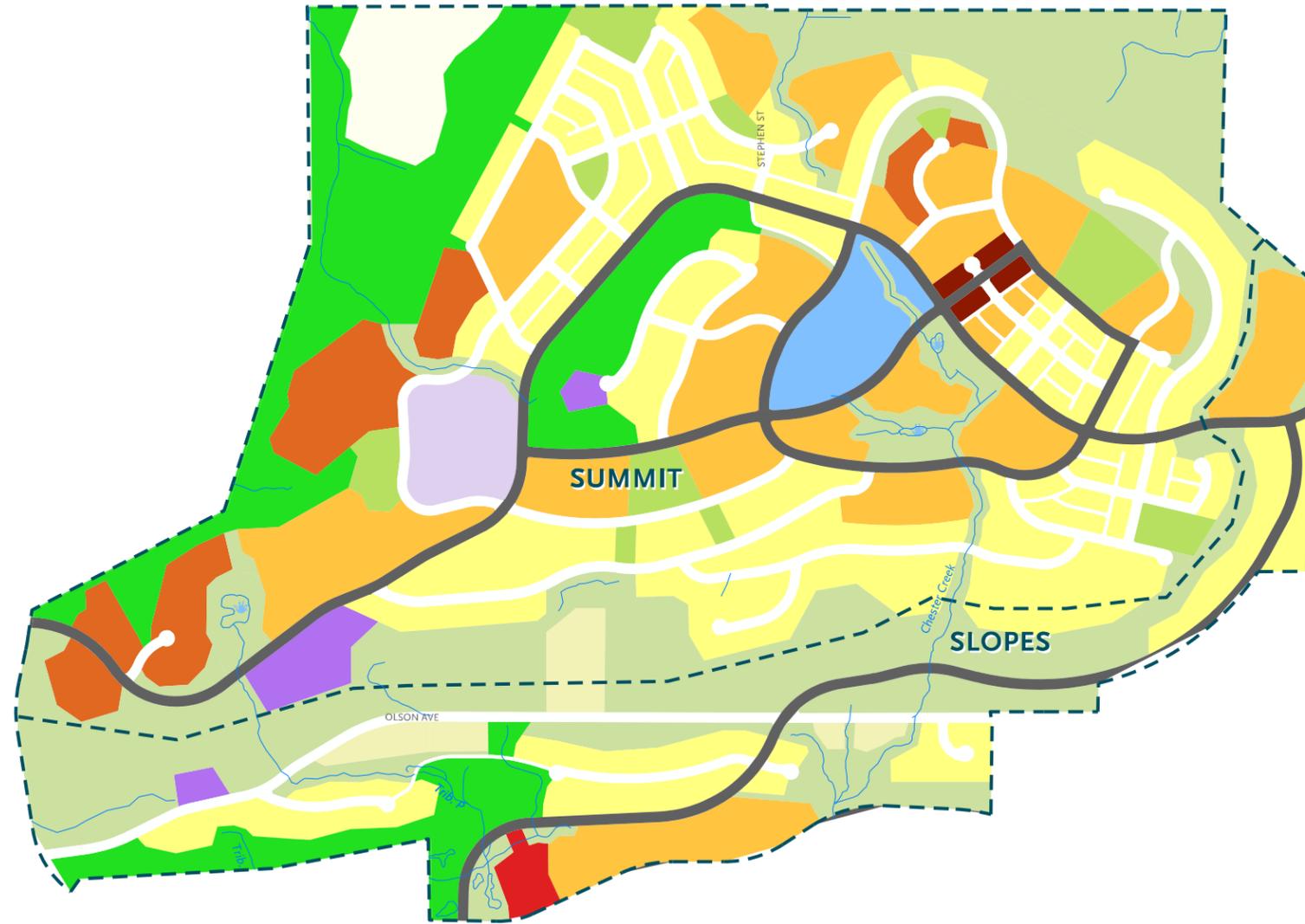


MIS Target
~1,840 units
~4,320 ppl.

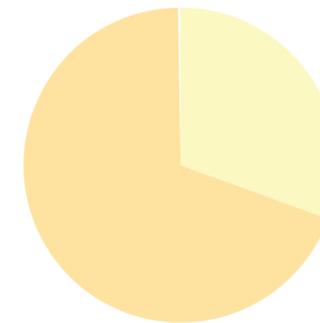


CNP Foundation
~1,760 units
~4,200 ppl.

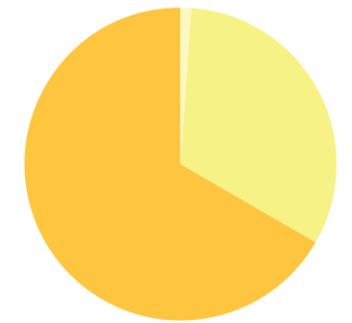
Upper Slopes Slopes + Summit



SLOPES

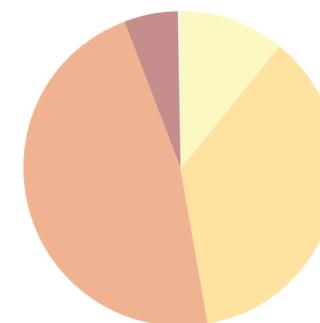


MIS Target
~600 units
~1,750 ppl.

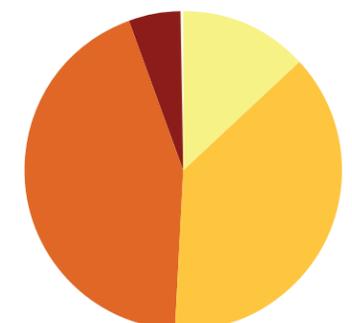


CNP Foundation
~500 units
~1,310 ppl.

SUMMIT



MIS Target
~3,740 units
~7,950 ppl.



CNP Foundation
~3,900 units
~8,410 ppl.

By the Numbers

MIS vs CNP Foundation

MIS **5.1_{upa} | 12.8_{uph}**

CNP **5.3_{upa} | 13.3_{uph}**

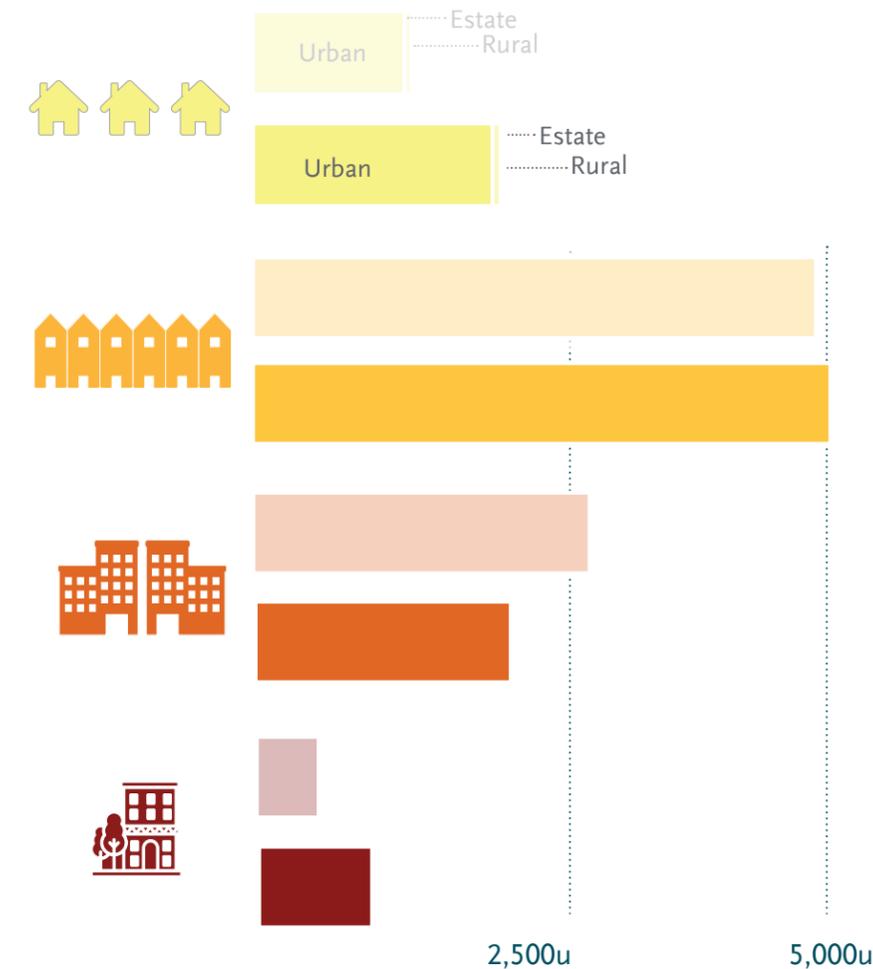
HOUSING



9,420
Units



9,670
Units



POPULATION



21,900
People



22,760
People

CIVIC FACILITIES



2 sites = **3.1** ha

7,050
ppl./ha



2 sites = **5** ha

4,550
ppl./ha

RETAIL DEMAND



3 sites

3
hectares



4 sites

4.7
hectares

SCHOOLS



1,400 510 490

2,400
Students



1,620 590 570

2,780
Students

ACTIVE PARK



22
m²/pers.

45
hectares



>22
m²/pers.

131
hectares

A Parks Legacy for Silverdale

BUS FREQUENCY



9
Transit Viable



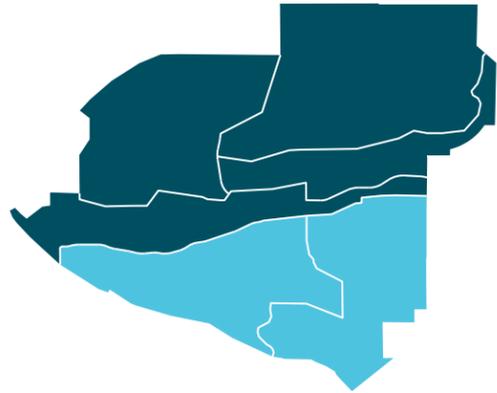
9
Transit Viable

CNP Design Options

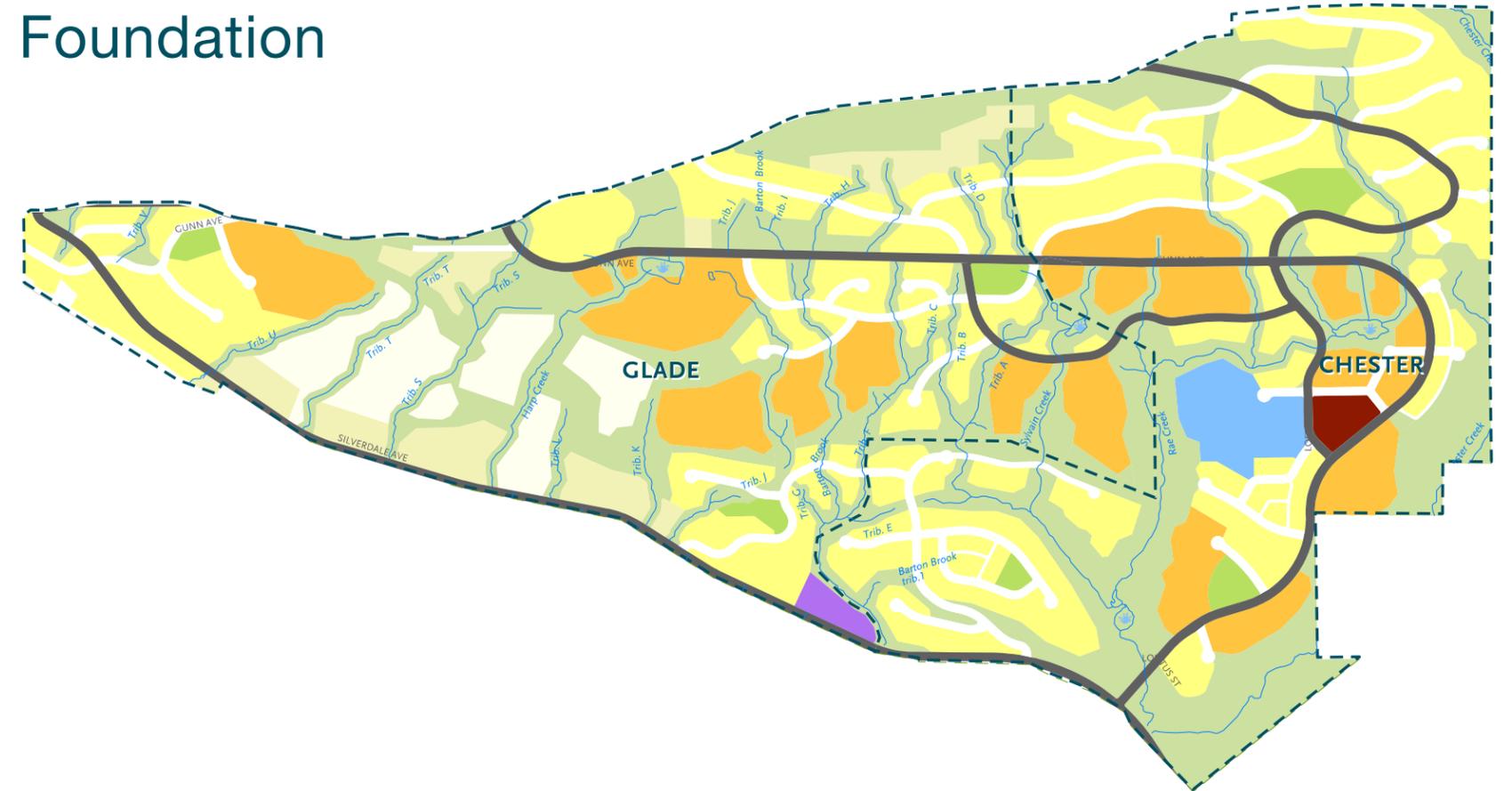
part three

CNP Options

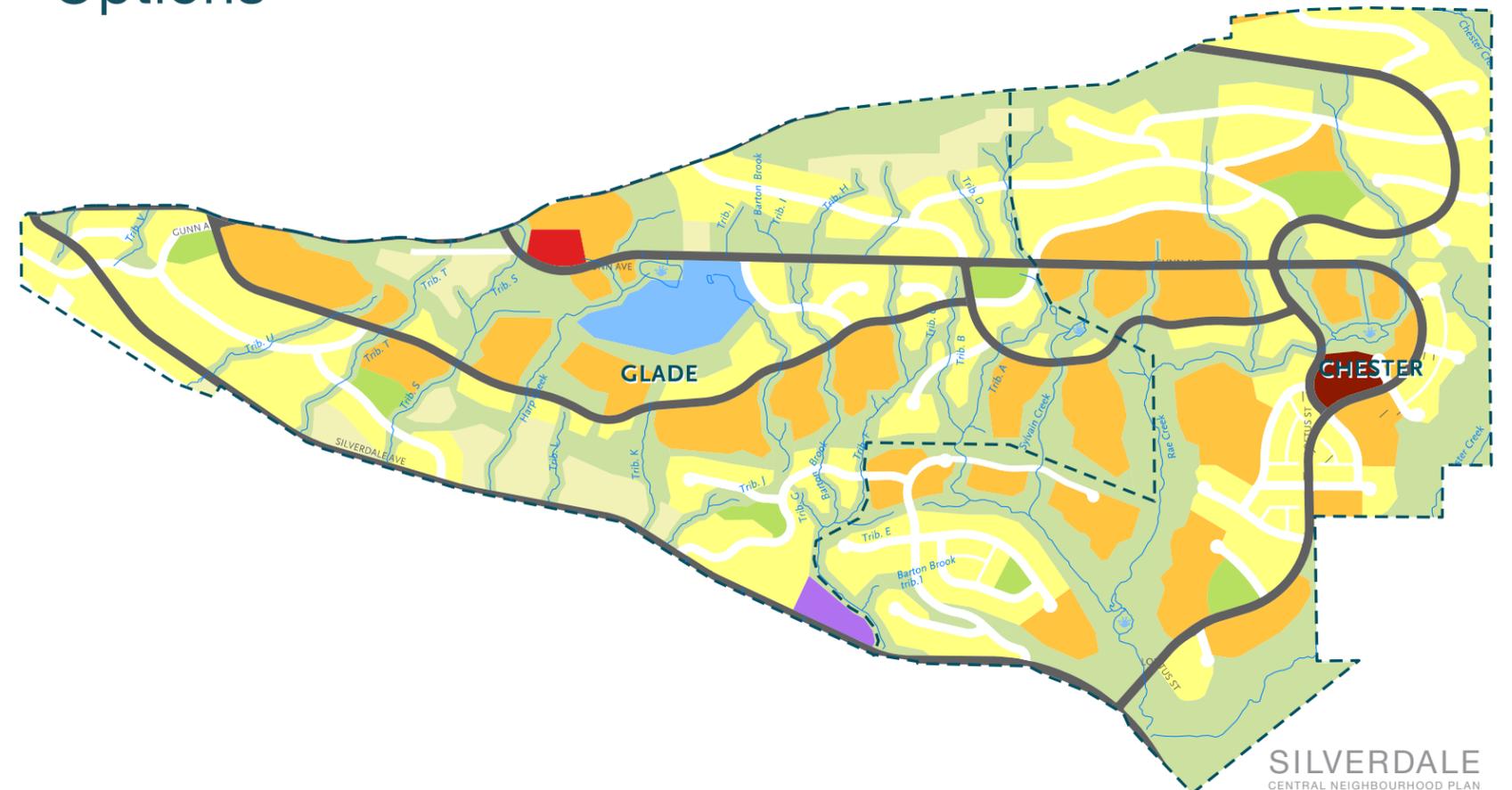
Land Use | Lower Slopes



Foundation



Options

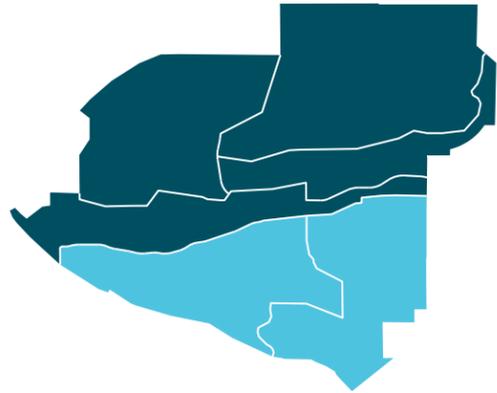


Option Explorations

- Selecting the first Joint Elementary School + Neighbourhood Park's most strategic location for the Neighbourhood
- Jumpstarting the community with increased density
- Establishing a new central Civic Node with repositioned Commercial
- Maximizing trunk infrastructure to support development of smaller landholdings

CNP Options

Structuring | Lower Slopes



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Foundation

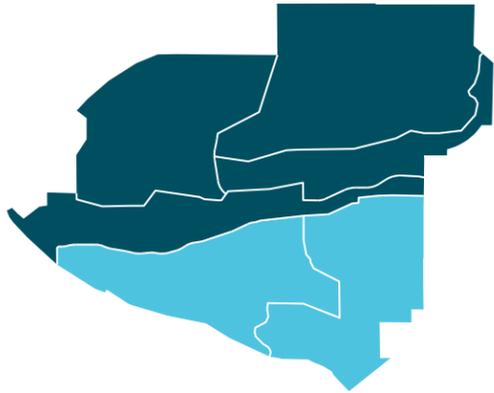


Options

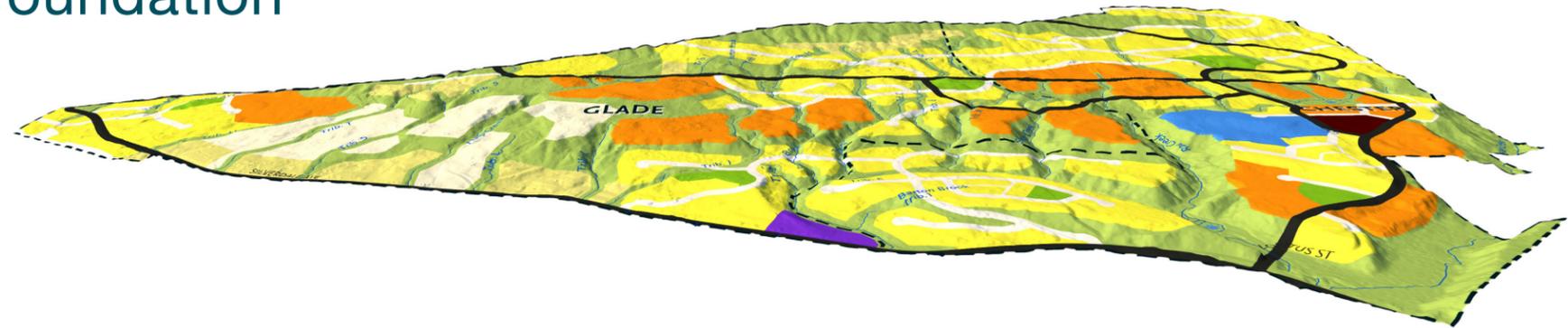


CNP Options

3D Model | Lower Slopes



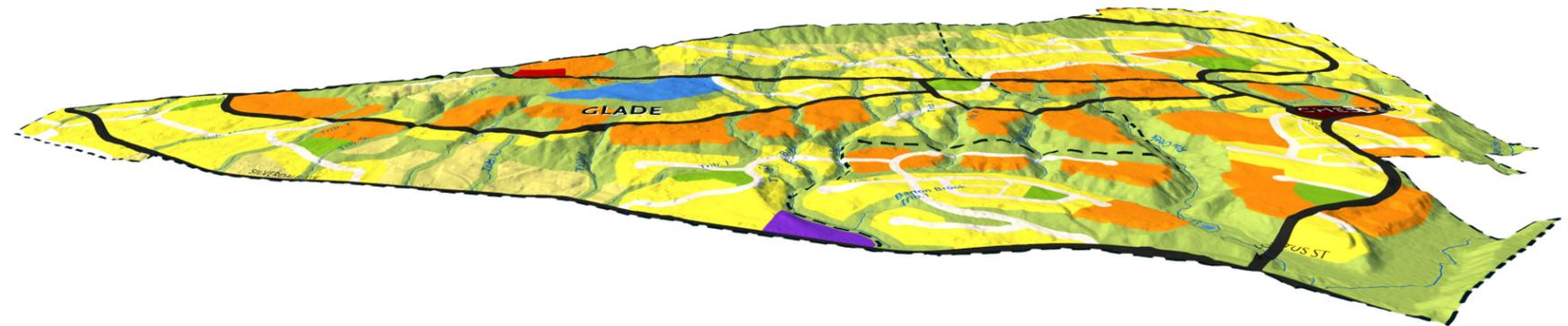
Foundation



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Options

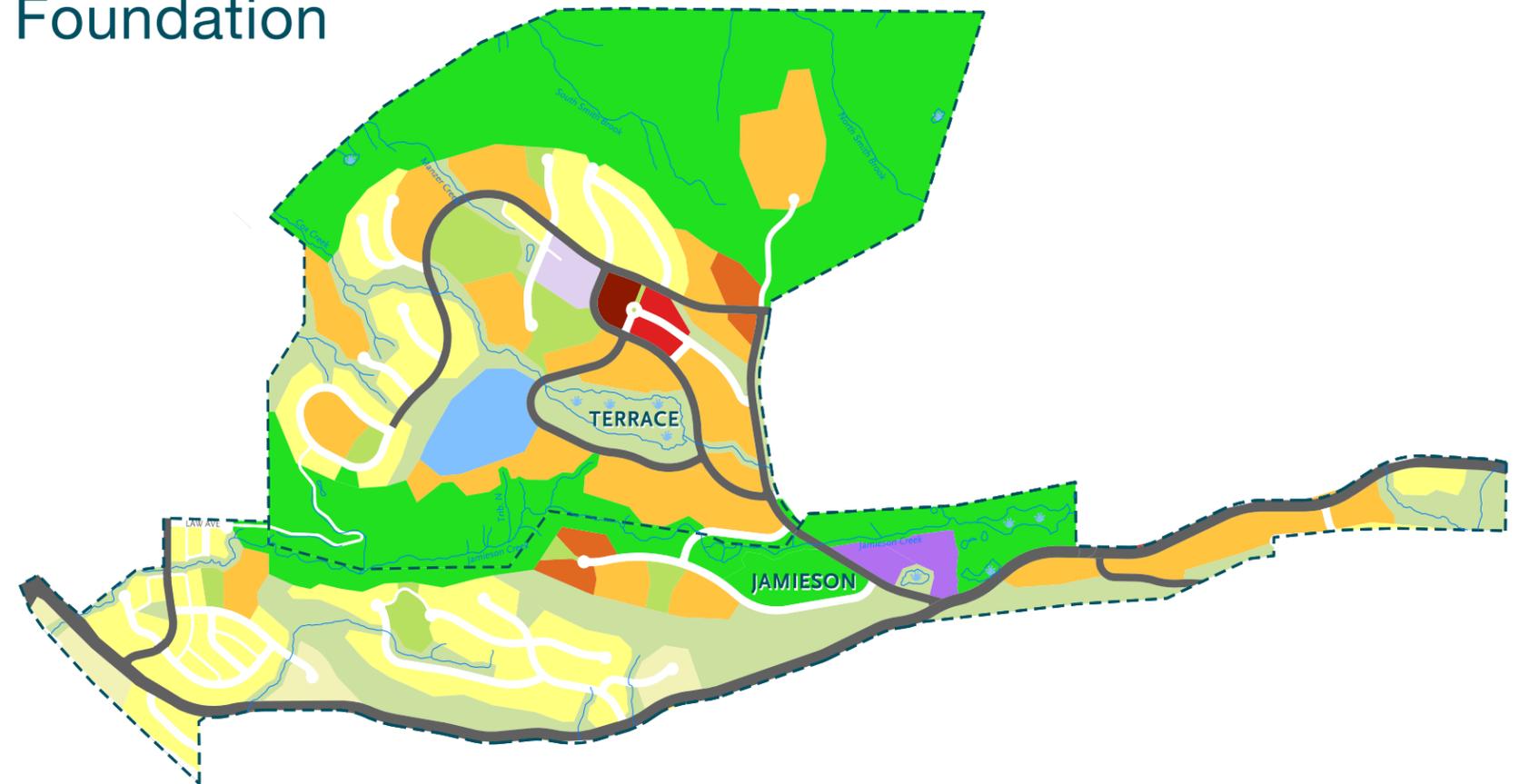


CNP Options

Land Use | Mid-Slopes



Foundation



Options



Option Explorations

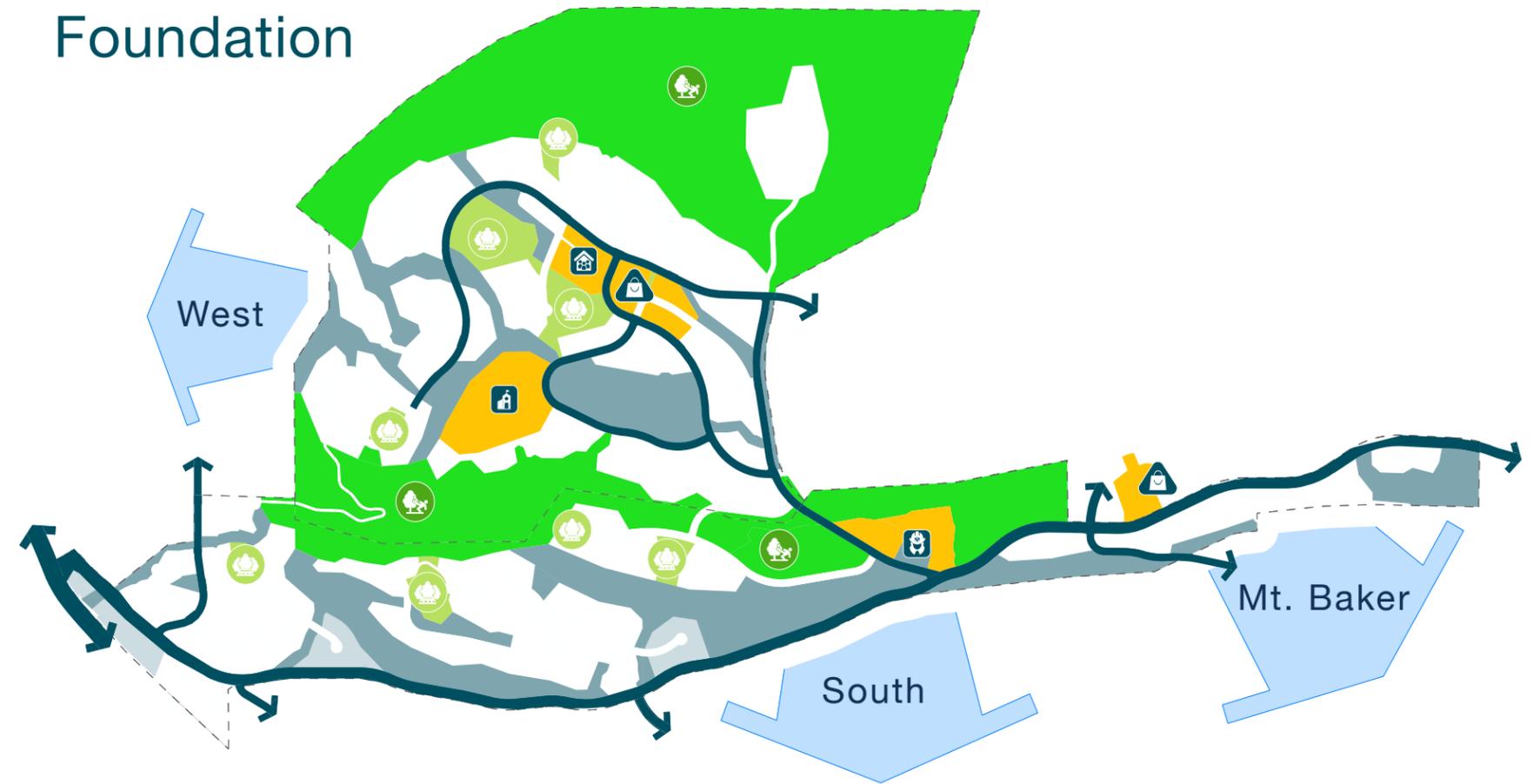
- Selecting the most strategic location for the Firehall
- Increasing density to support community services

CNP Options

Structuring | Mid-Slopes



Foundation



Options



Option Explorations

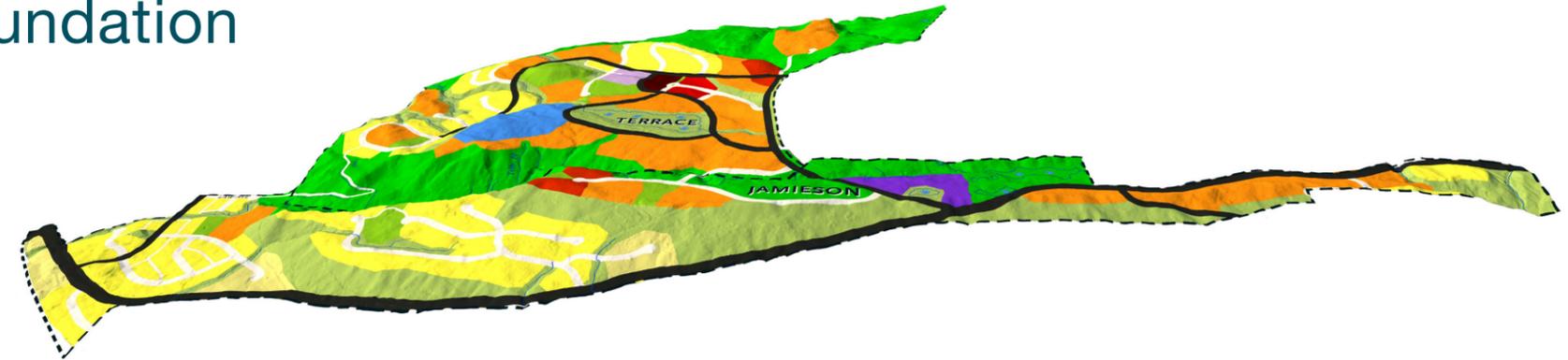
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CNP Options

3D Model | Mid-Slopes



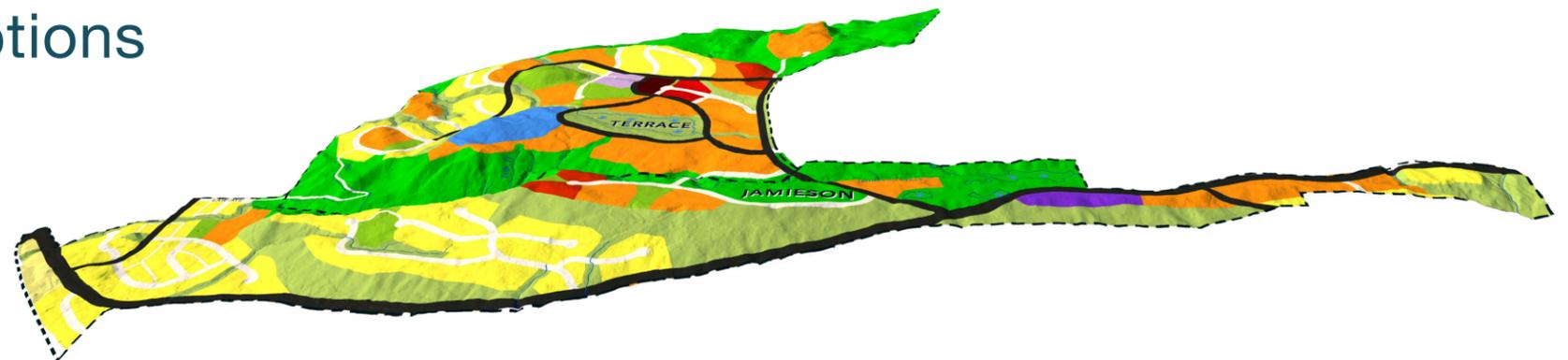
Foundation



Option Explorations

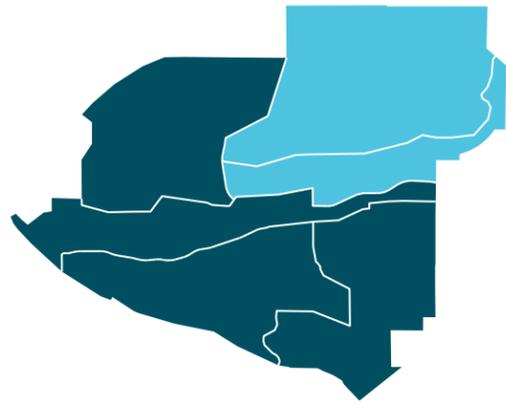
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Options



CNP Options

Land Use | Upper Slopes



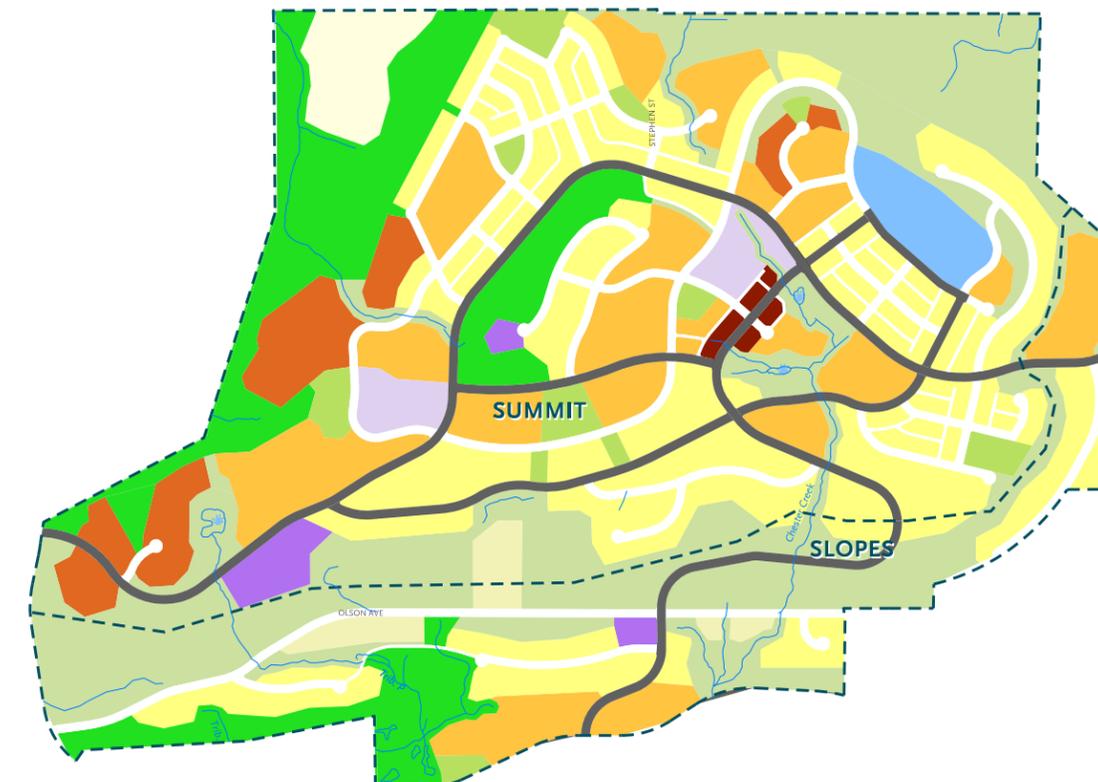
Foundation



Option Explorations

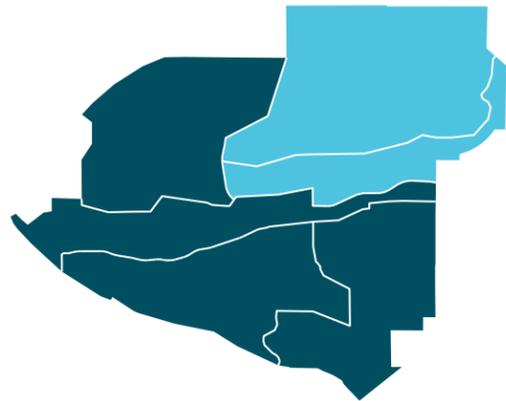
- Adjusting the Collector Alignment south of Olson Avenue to avoid ESA
- Adjusting the Collector Alignment north of Olson Avenue to establish southern gateway to Summit
- Relocating the Commercial Crossing to support the Glade Civic Node
- Positioning Reservoir #1 with Olson Avenue Access
- Repositioning the mixed-use 'Urban Village' at southern gateway
- Establishing a more distributed pattern of Civic Facilities

Options

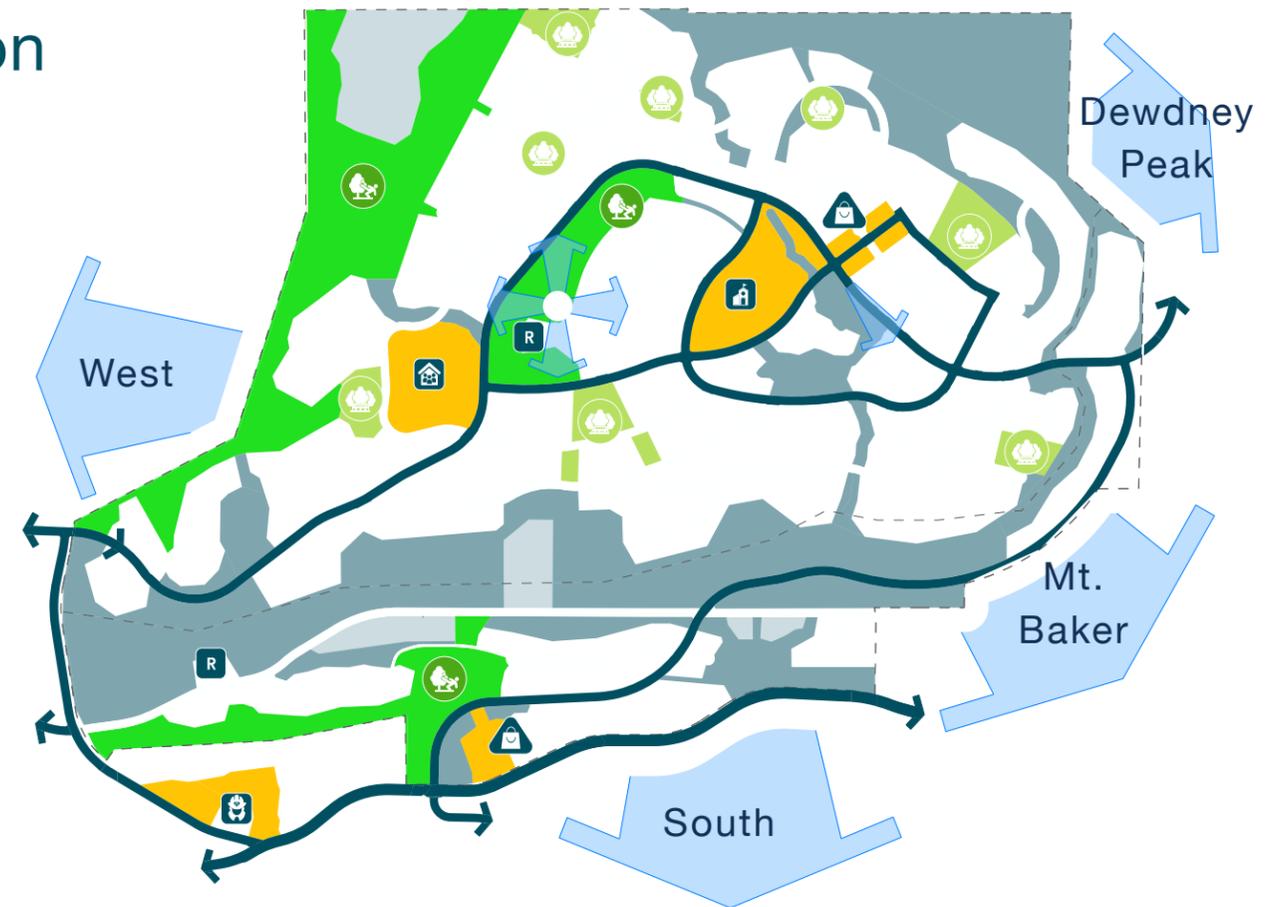


CNP Options

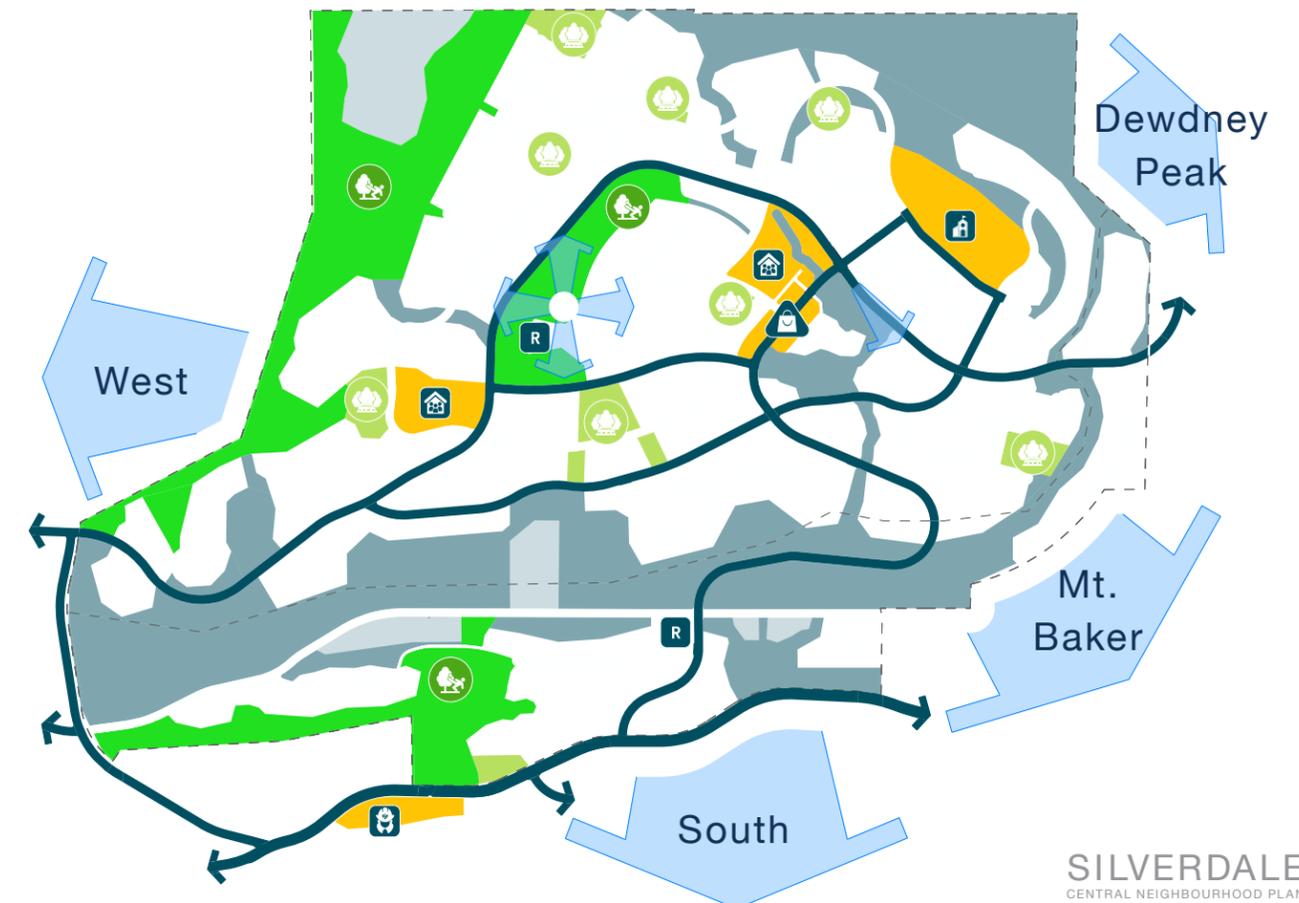
Structuring | Upper Slopes



Foundation



Options

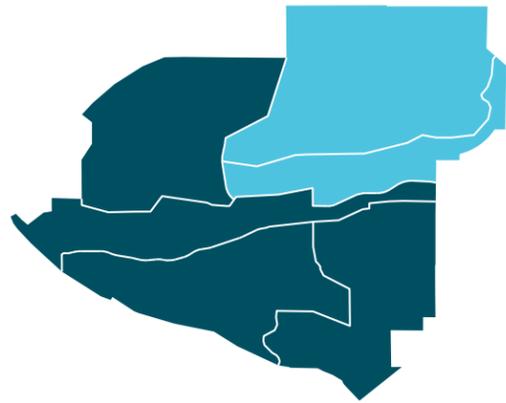


Option Explorations

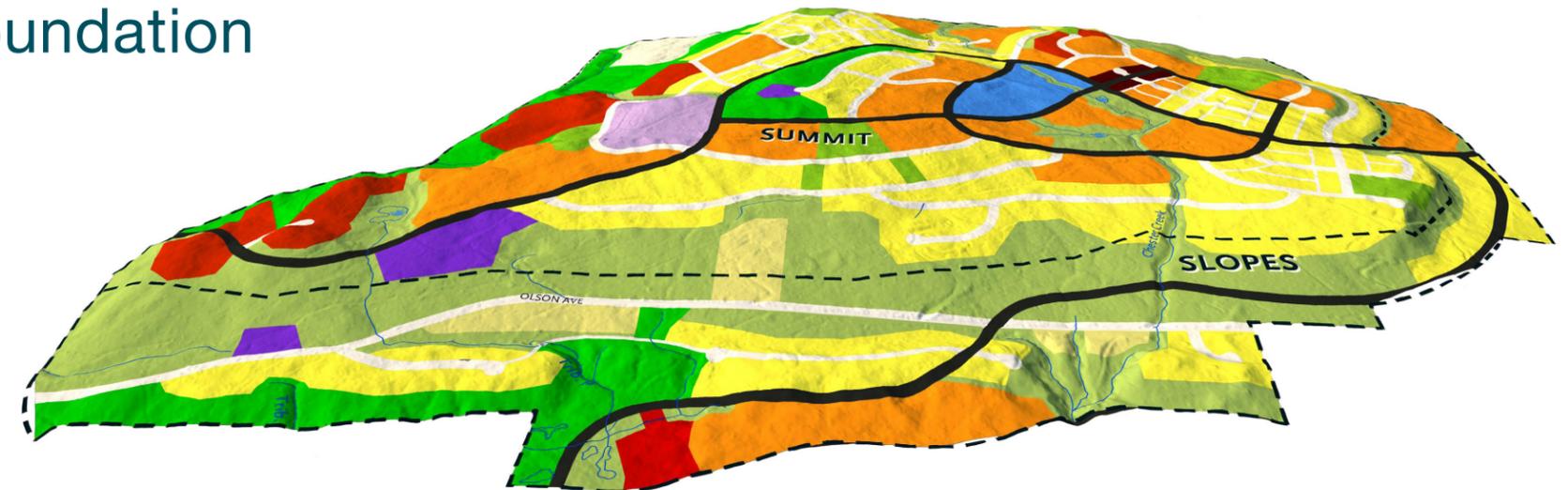
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CNP Options

3D Model | Upper Slopes



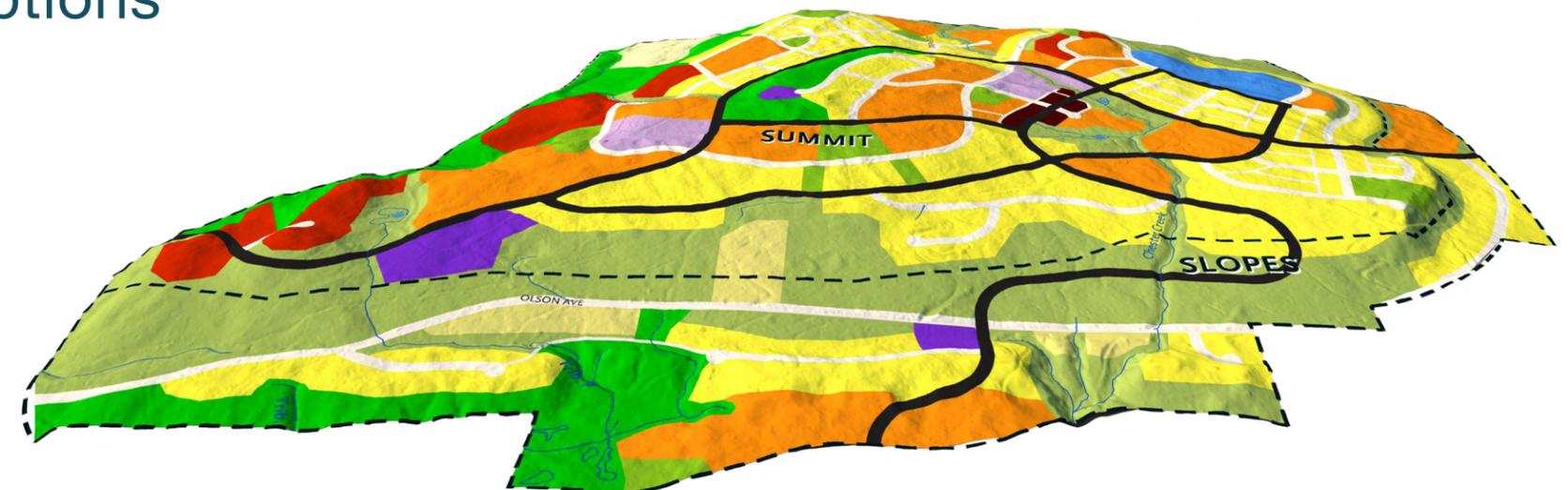
Foundation



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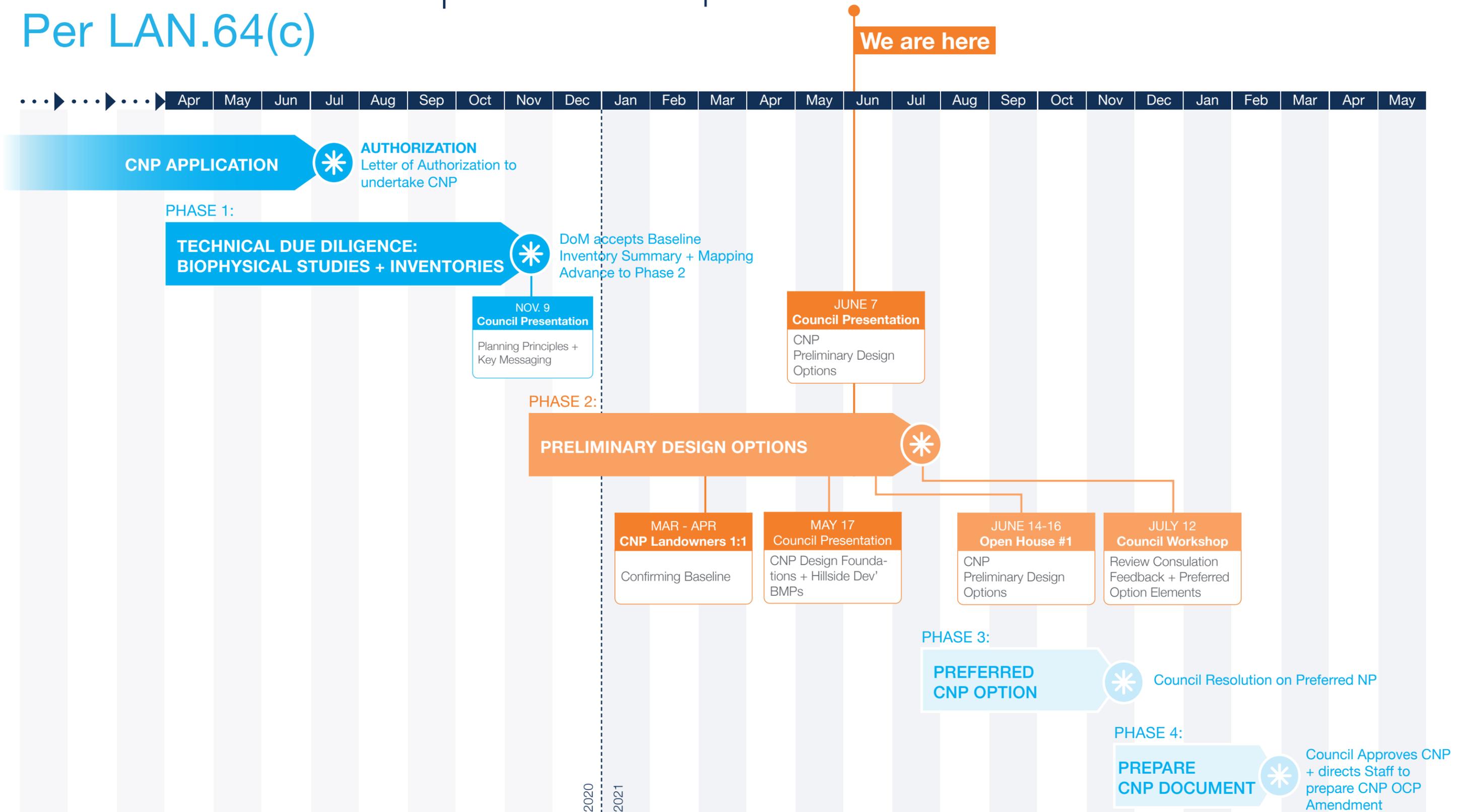


CNP PHASE 2 | Next Steps

part four

Silverdale CNP | Next Steps

Per LAN.64(c)



CNP Phase 2

Open House #1 | Virtual

FORMAT

- Online Presentation of Preliminary Design Options using PDFs, 3D Model Flythrough Videos, with Frequently Asked Questions
- Online Question + Answer with the Project Team: June 14th - 16th
- Online Feedback Form available: June 14th - 30th
- Those unable to access the Virtual Open House may register to view the material in-person at Silverdale Hall on June 17th
- A Summary of Public Feedback will be provided to Council following conclusion of the Virtual Open House

PROMOTION

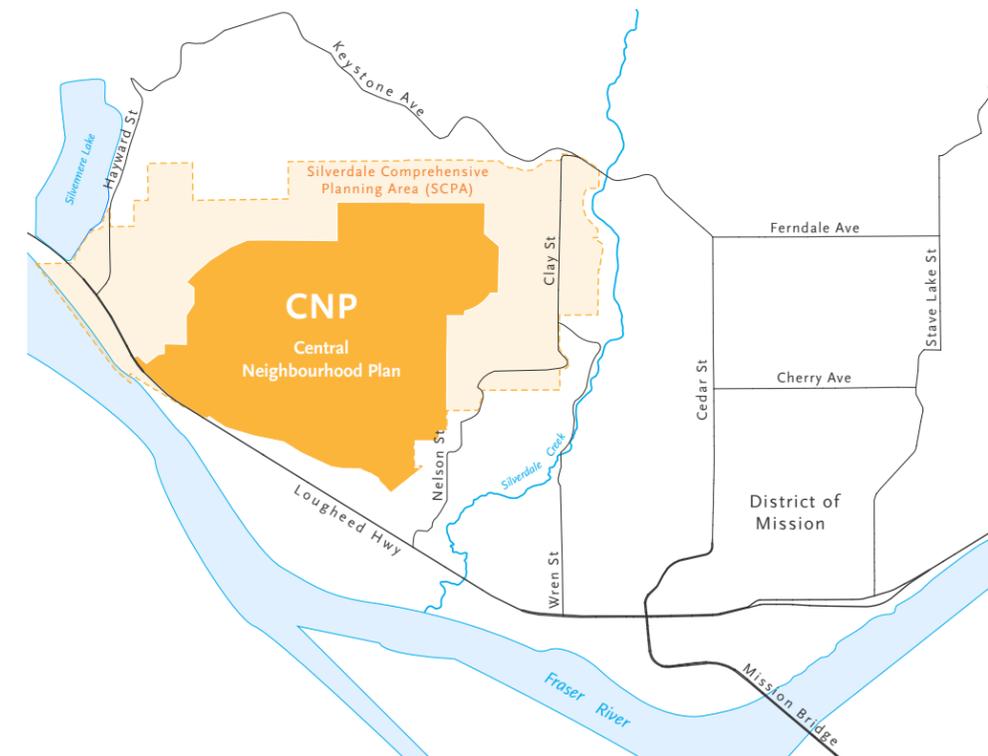
- Direct Mail-out to Residents
- Promoted on Engage.Mission and Social Media channels
- Local Newspaper advertisement

Central Neighbourhood Plan Open House 1 | Virtual



The Open House presents the Biophysical Findings + Preliminary Design Options for the Central Neighbourhood Plan, with information available at:

[Engage.Mission.ca/CNP](https://engage.mission.ca/CNP)



Public Feedback
June 14th - 30th

Virtual Question + Answer
June 14th - 16th

If you are unable to access the Virtual Open House, please contact the District at **604-226-6708** to schedule a time to view the materials at Silverdale Hall on Thursday, June 17th between 5 and 8 pm.

For more information, visit engage.mission.ca/cnp