

LAND USE CONCEPT
CNP DESIGN
FOUNDATION PLAN

LEGEND MAY 2021

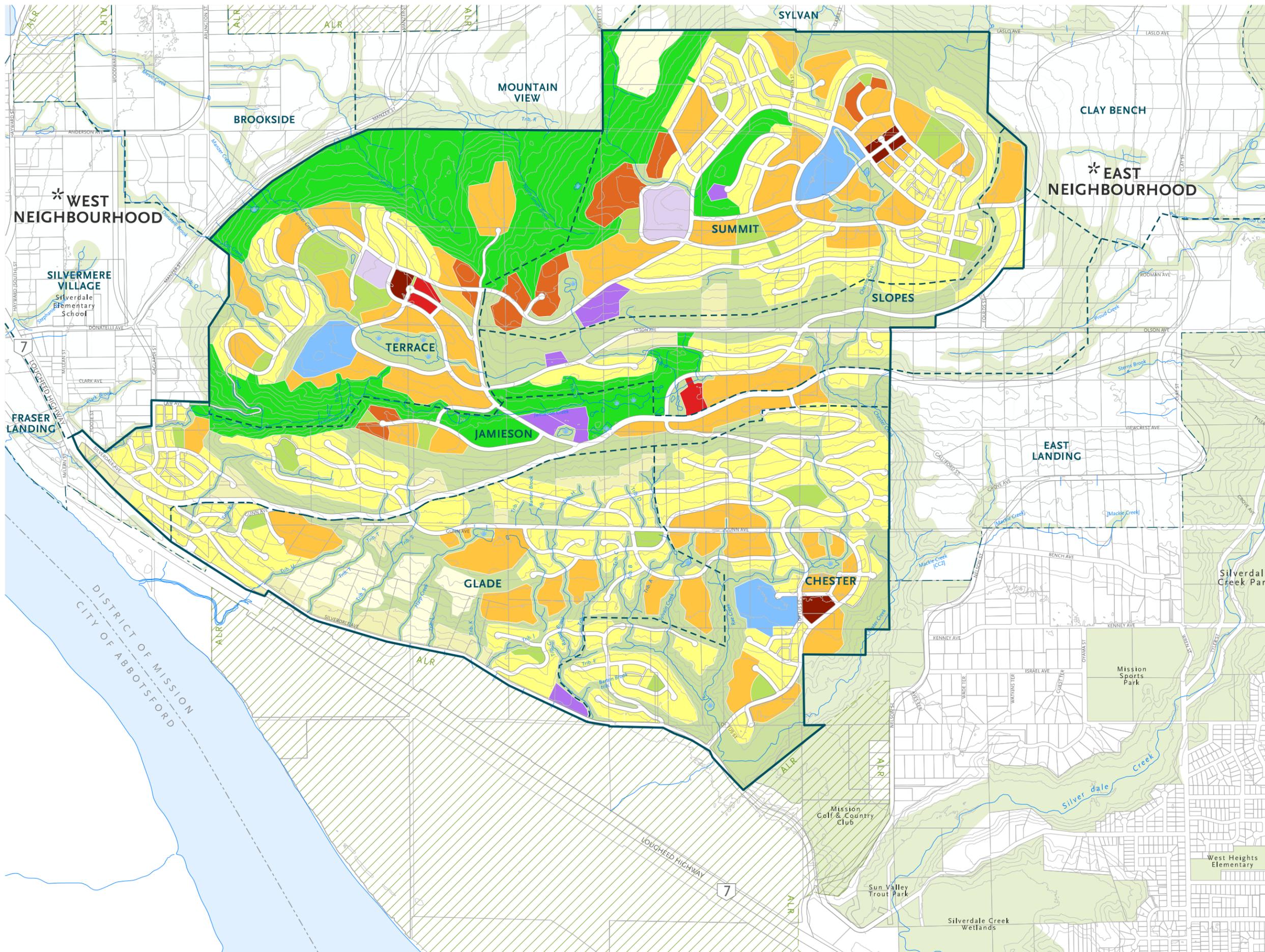
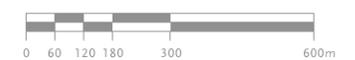
- Silverdale Comprehensive Planning Area
- Central Neighbourhood Plan Boundary
- Neighbourhood Precincts
- Legal Parcel
- 10m Contour Interval
- Watercourse
- Parks | Open Space | Municipal Forest | ESA + MIS Green Framework
- Agricultural Land Reserve

2.2%	Single Family Rural	15.95 ha 39.41 ac
2.3%	Single Family Estate	17.12 ha 42.50 ac
20.6%	Single Family Urban	151.21 ha 373.64 ac
13.9%	Townhome	101.69 ha 251.28 ac
1.8%	Apartment	12.89 ha 31.85 ac
0.4%	Mixed Use	2.67 ha 6.60 ac
0.3%	Commercial Retail	2.05 ha 5.07 ac
1.7%	Joint Elementary School + Neighbourhood Park	12.15 ha 30.02 ac
0.7%	Civic - Community Centre	5.07 ha 12.53 ac
0.8%	Civic - Emergency/Infrastructure	5.95 ha 14.70 ac
2.5%	Neighbourhood Park	18.21 ha 45.00 ac
14.7%	Community Park	108.25 ha 267.49 ac
24.9%	Natural Open Space / ESA	182.54 ha 451.06 ac
13.3%	Road ROW	97.77 ha 241.59 ac
100%		733.60 ha 1,812.74 ac

NOTE: Riparian corridors are based on preliminary Riparian Area Protection Regulation (RAPR) assessments. Detailed riparian buffers for creeks and environmentally sensitive areas will be determined during the rezoning, subdivision and development permit stages.

* Major Street Network alignments in East and West Neighbourhoods reflect the findings in the SCPA Master Infrastructure Strategy | July 2020.

Final alignments will be confirmed through future Neighbourhood Plans.



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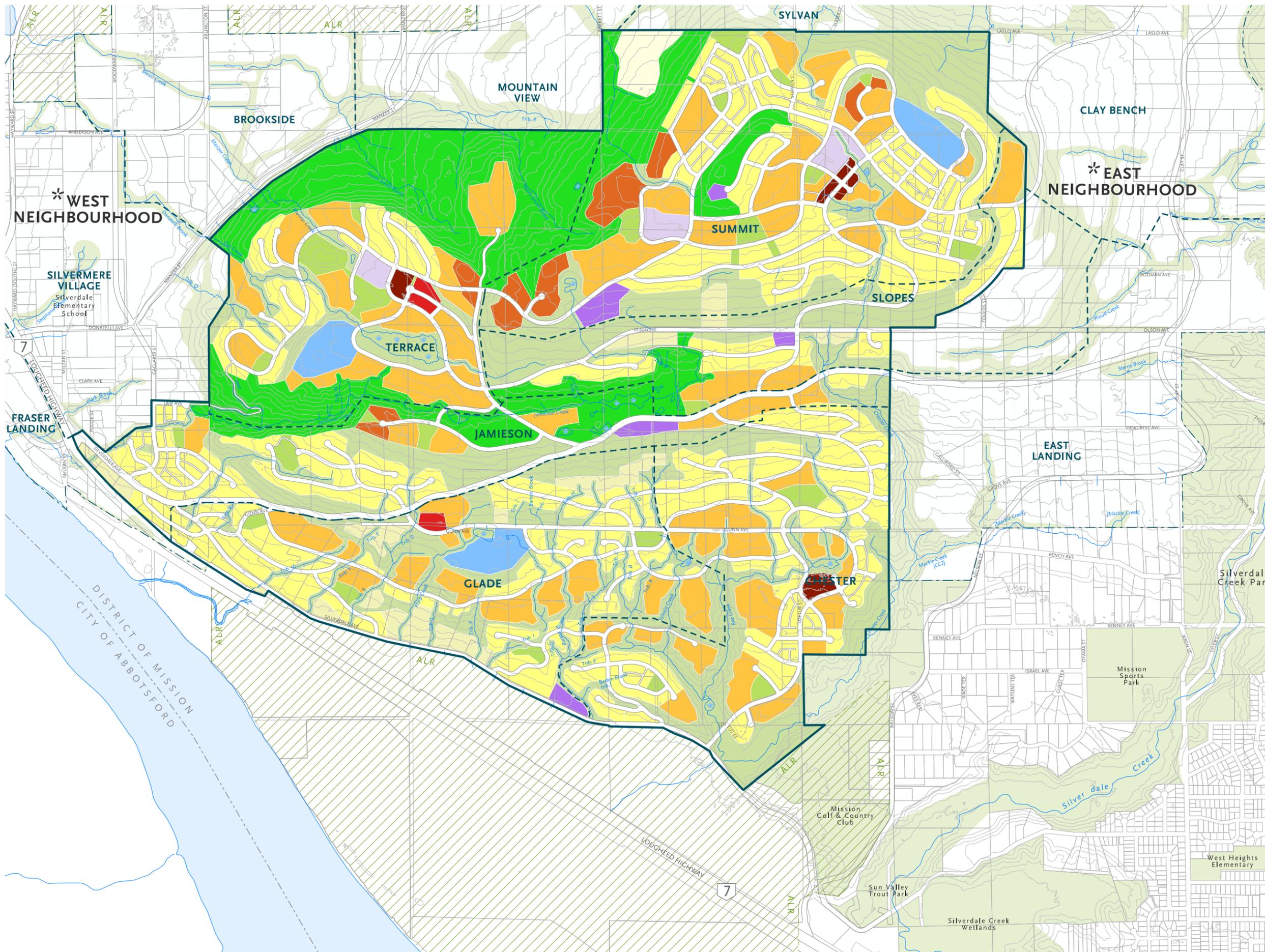
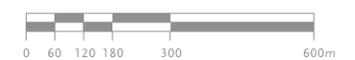
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0.7%	Single Family Rural	4.80 ha 11.86 ac
2.0%	Single Family Estate	14.31 ha 35.36 ac
21.5%	Single Family Urban	158.10 ha 390.67 ac
14.7%	Townhome	107.72 ha 266.18 ac
1.8%	Apartment	12.89 ha 31.85 ac
0.4%	Mixed Use	2.76 ha 6.82 ac
0.2%	Commercial Retail	1.69 ha 4.18 ac
1.7%	Joint Elementary School + Neighbourhood Park	12.13 ha 29.97 ac
0.7%	Civic - Community Centre	5.05 ha 12.48 ac
0.7%	Civic - Emergency/Infrastructure	5.08 ha 12.55 ac
2.5%	Neighbourhood Park	18.01 ha 44.50 ac
15.1%	Community Park	111.17 ha 274.70 ac
24.5%	Natural Open Space / ESA	179.57 ha 443.72 ac
13.7%	Road ROW	100.32 ha 247.89 ac
100%		733.60 ha 1,812.74 ac

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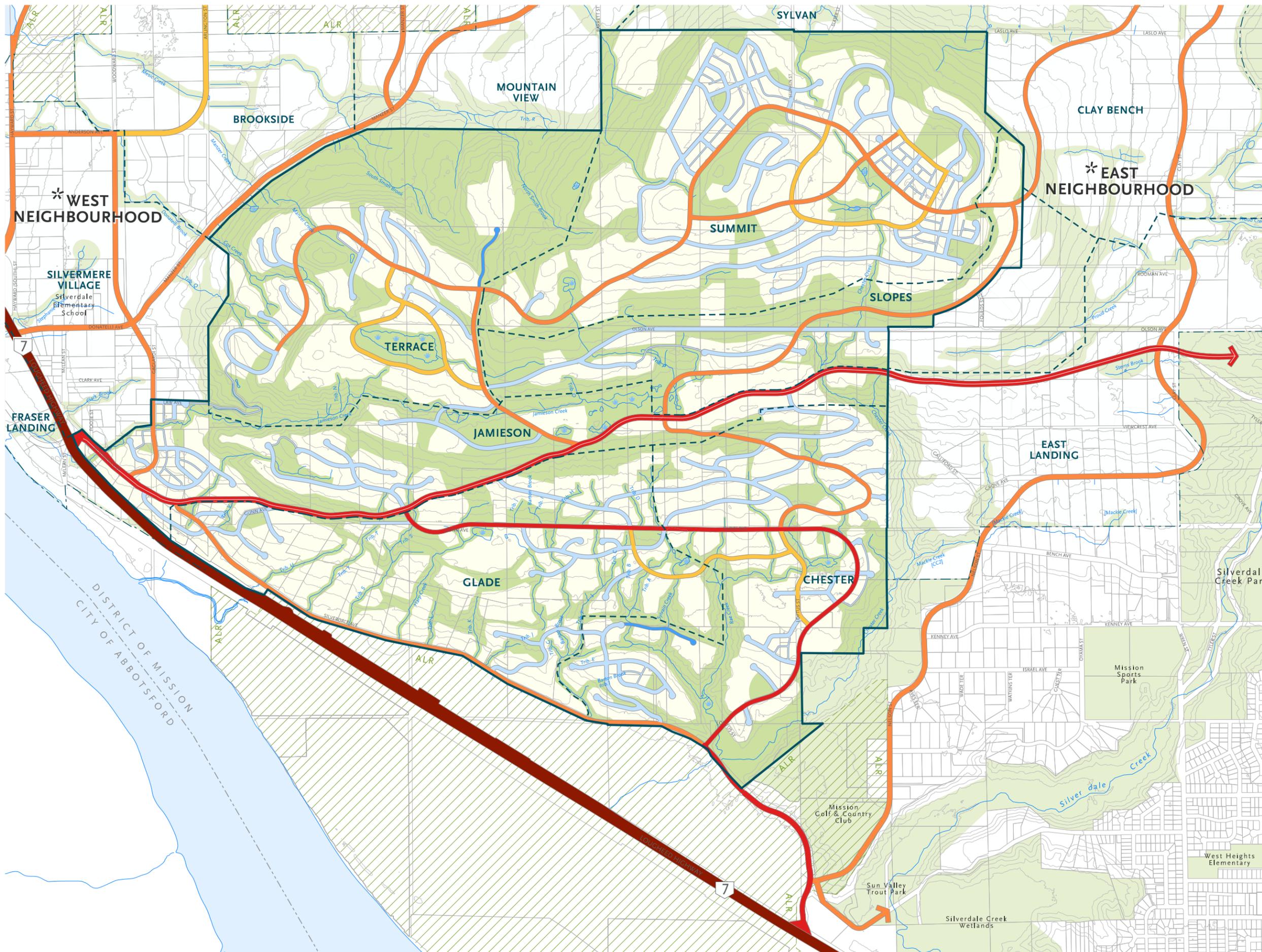
STREET HIERARCHY PLAN
CNP DESIGN
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-  Future Neighbourhood Development

-  Highway 7 | 4 Lane
-  Arterial | 4 Lane
-  Arterial | 2 Lane
-  Collector
-  Minor Collector
-  Local + Lane + Emergency Access
-  Private Strata Access Driveway

-  Major Street Network alignments in East and West Neighbourhoods reflect the findings in the SCPA Master Infrastructure Strategy | July 2020.
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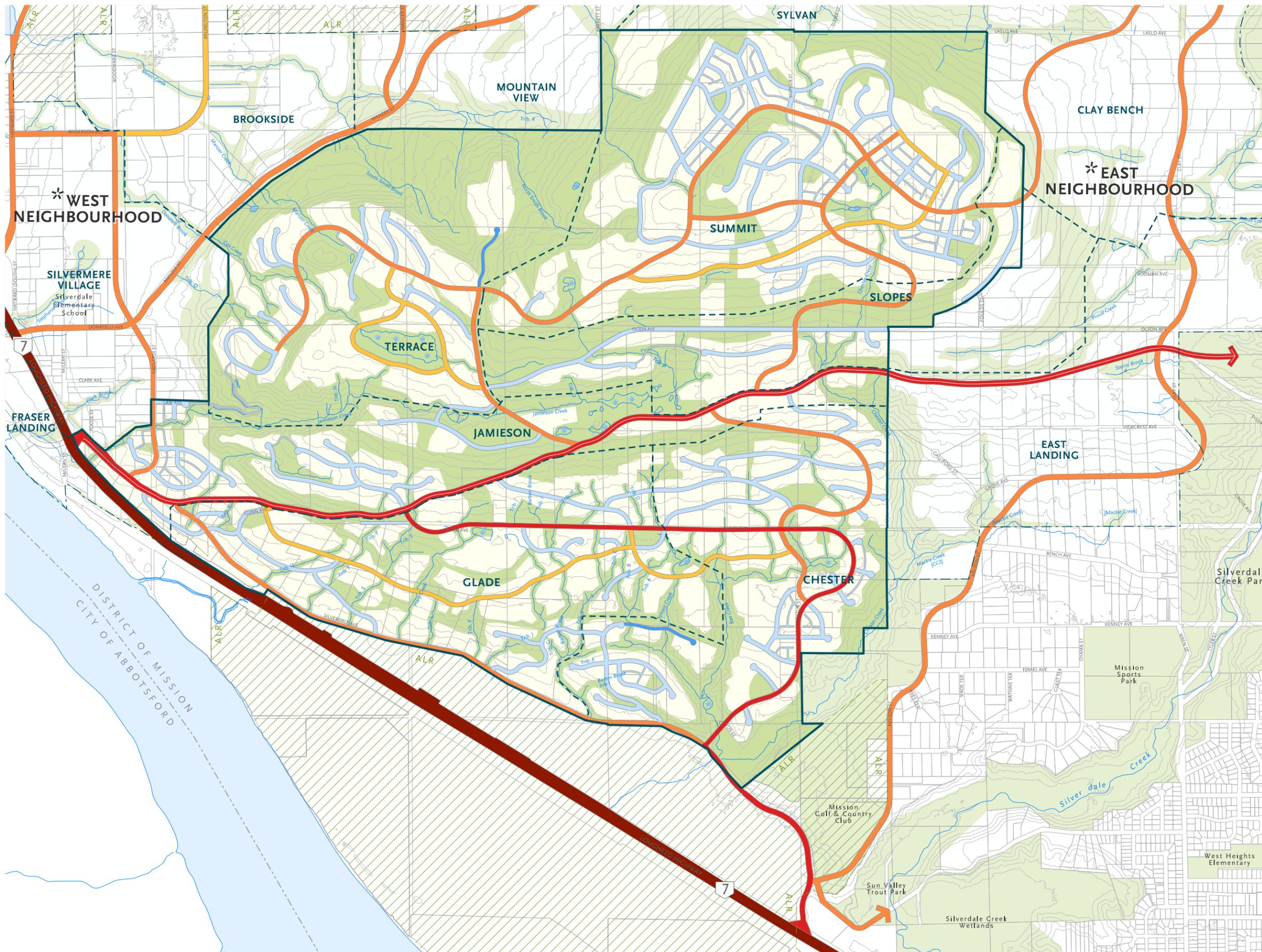


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HOUSING COMPOSITION

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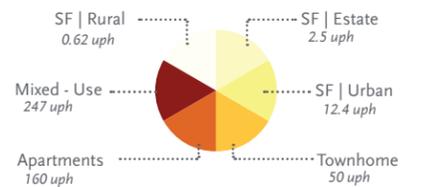
9,670 Units | 22,760 People

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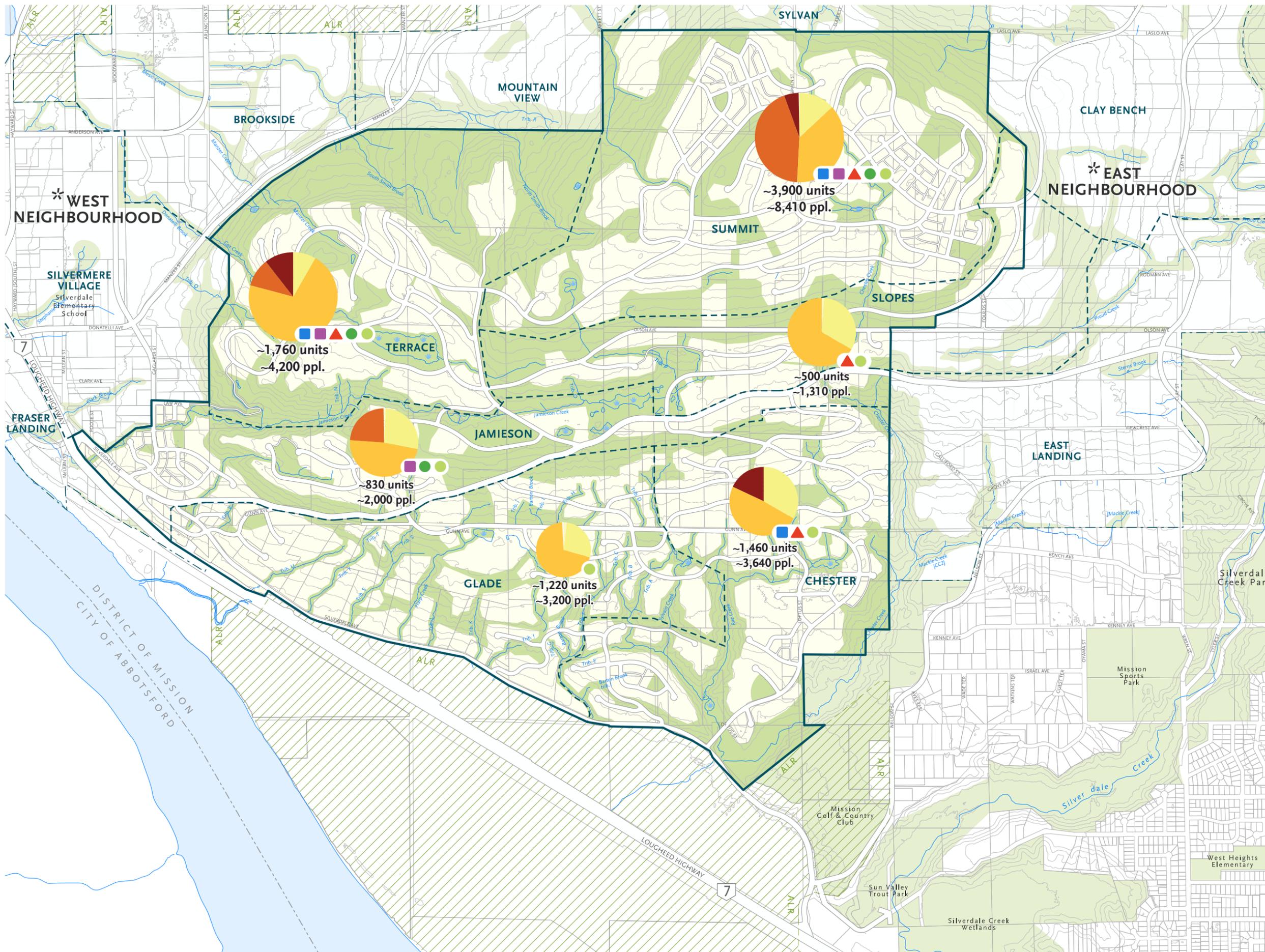
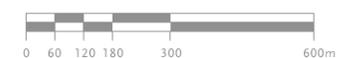
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UNIT MIX BY PRECINCT



COMMUNITY FACILITIES

- Joint Elementary School + Neighbourhood Parks
- Civic Centres
- Commercial Hub
- Community Park
- Neighbourhood Park



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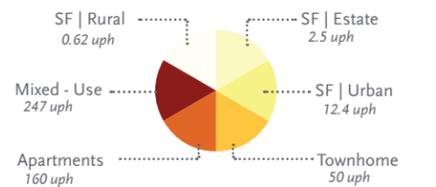
10,060 Units | 24,120 People

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