

# Central Neighbourhood Plan | Open House 1

# CNP Design Foundation

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## A Complete Viable Community

### Planning Sustainable Growth

Engaging Silverdale's rugged topography and forested character, the Central Neighbourhood Plan (CNP) envisions the phased development of a sustainable mixed-use community structured according to clustered walkable neighbourhoods, accommodating at build-out an estimated 9,670 homes with a population of 22,760.

The CNP builds on the blueprint provided by the Master Infrastructure Strategy (MIS), presenting a cohesive plan for the Neighbourhood that includes the following:

- Neighbourhood Conservation Framework
- Network of Livable Streets
- New Schools + Community Facilities
- Walkable Neighbourhoods
- Housing for a Range of Lifestyles + Life-stages

Responding to Silverdale's scale and complexity, the CNP structures the neighbourhood into a series of six Precincts, each reflecting its own landscape identity and character.





# Neighbourhood Framework

## Natural Open Space + Visual Impact Buffer

The CNP Neighbourhood Framework provides the organizing structure to balance community development with conservation planning.

### Purpose

- Preserves the natural hillside character
- Supports wildlife corridors
- Allows for trails + passive recreation
- Provides visual relief and natural continuity

### Location Criteria

- Neighbourhood Framework steep slopes + riparian corridors
- Identified wildlife corridors
- Additional sensitive viewsheds along south + west slopes

### Environmental Protection

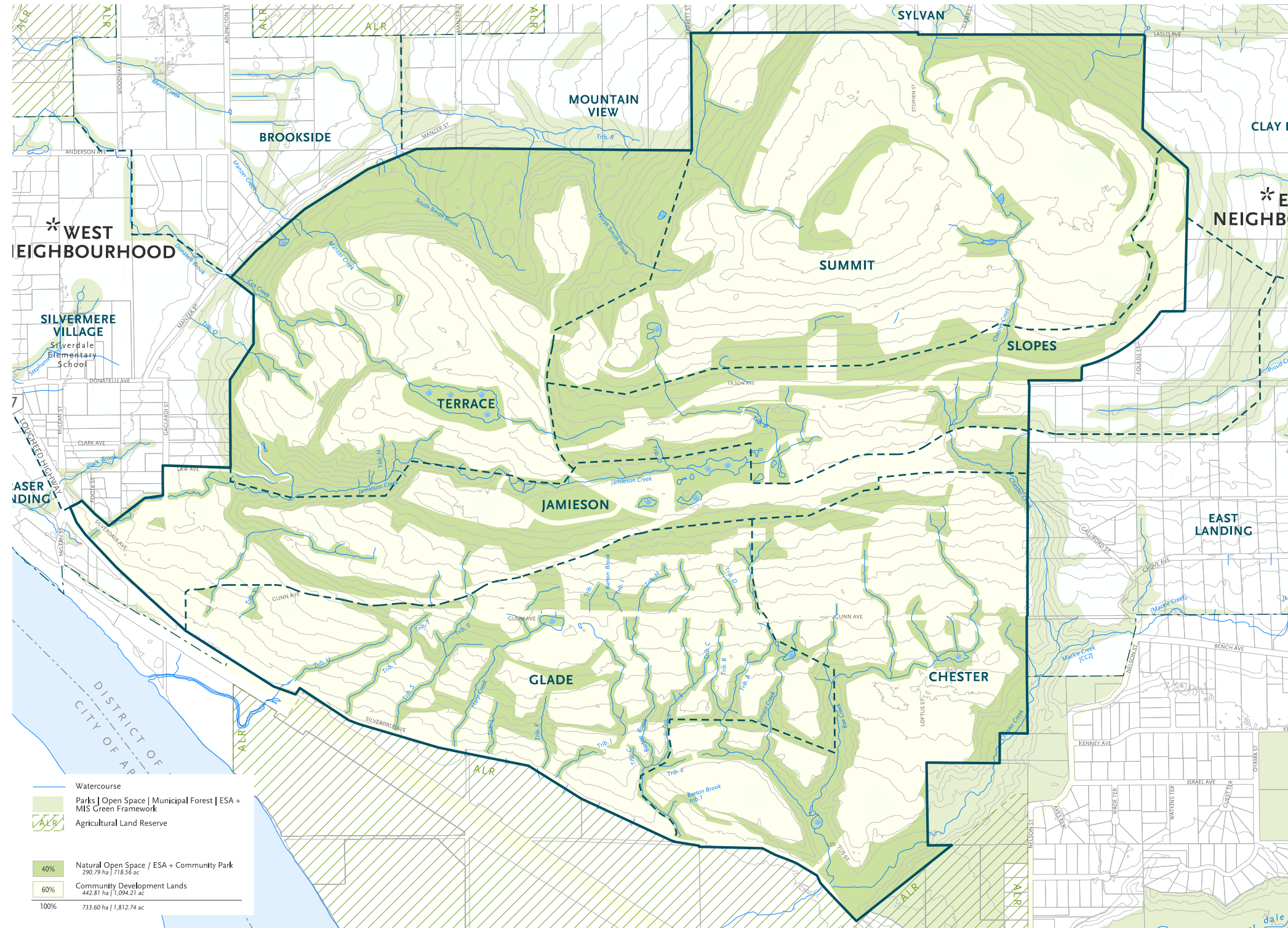
- Specific riparian buffers and mitigation measures will be further determined during rezoning, subdivision and development permit stages.





# Central Neighbourhood Plan

## Managing Resources + Directing Development



## Structuring 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
- Visual Impact Buffer

## Protecting What Matters

The CNP Neighbourhood Framework identifies 40% of the total land base for conservation, in addition to planned active greenspace in schools and neighbourhood parks.

40%	Natural Open Space / ESA + Community Park 290.79 ha / 718.56 ac
60%	Community Development Lands 442.81 ha / 1,094.21 ac
100%	733.60 ha / 1,812.74 ac



# Livable Street Network

## Streets Designed to Share

Building on the transportation assessment completed for the MIS, the CNP Street Network structures the phased development of the neighbourhood to create a livable street network that includes pedestrian, cycling and transit routes.

Directed by Silverdale's complex topography, the alignment of the neighbourhood's major streets ensures a coherent and safe network between Precincts. The proposed Major Street Network serves to minimize the physical, visual and environmental impacts associated with streets through the use of site-sensitive design and livable street standards.

### Livable Street Principles

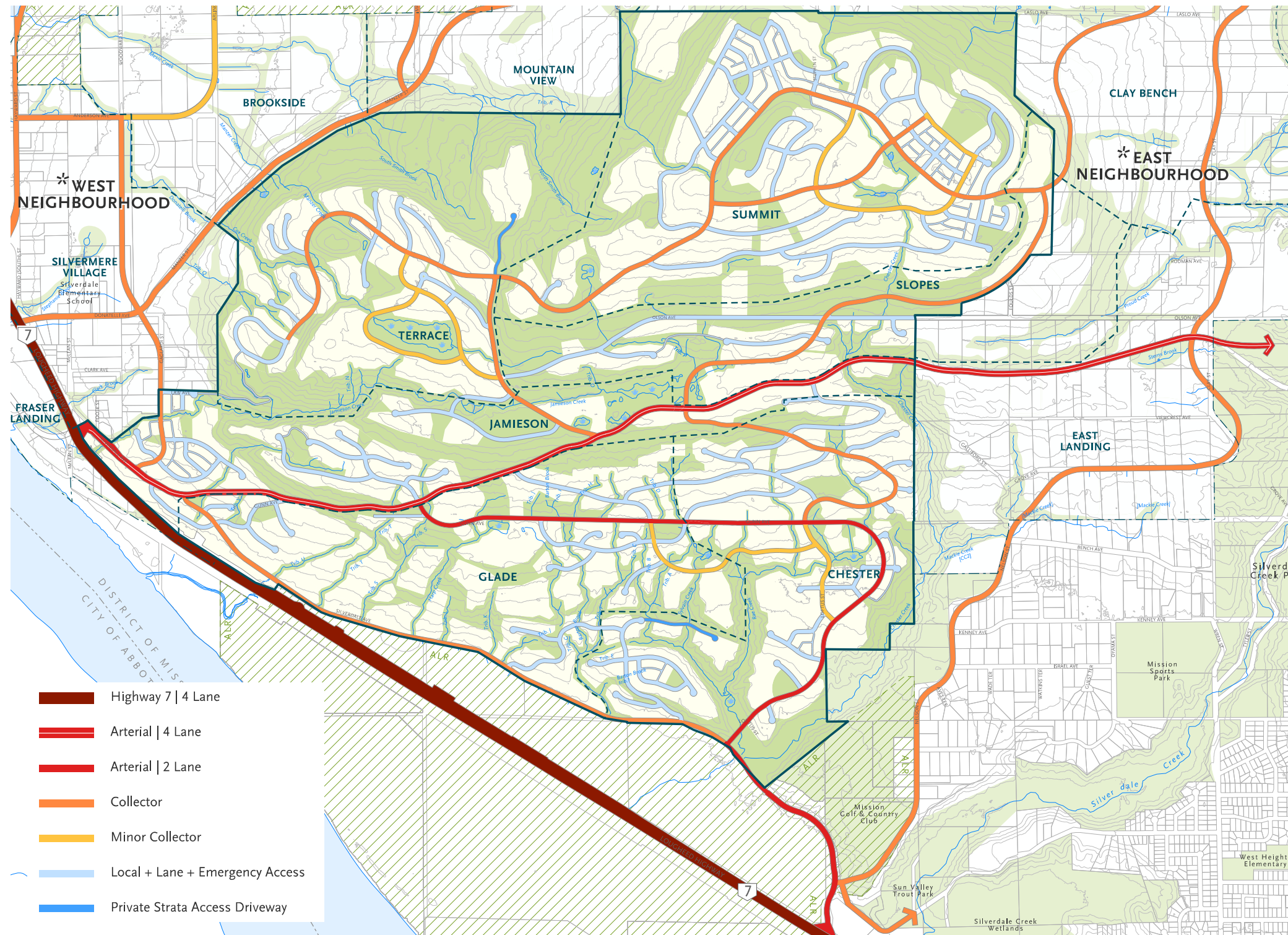
- Minimize Extent of Continuous Paved Surfaces
- Improve Pedestrian + Bike Safety
- Provide pedestrian-friendly Residential Streets
- Provide Safe Public Spaces + Night Sky Street Lighting
- Implement Low Impact Rainwater Management
- Plant Trees to Provide Shading + Reduce Urban Heat





# CNP Street Network

## Weaving Community Together



### LINKING COMMUNITIES

The CNP connects Precincts with a unified network of livable streets is to create an accessible, safe community.

#### Arterial Streets

The east-west arterial connects the Central Neighbourhood with both Highway 7, at Silverdale and Nelson Street, as well as with greater Mission through a future Silverdale Creek bridge crossing at Cherry Avenue.

#### Collector + Minor Collector Streets

Collecting streets provide additional routes distributing traffic and providing choice of movement within the neighbourhood.

#### Local Streets

Carrying lower traffic volumes at lower speeds, local streets connect homes to community destinations via the Major Street Network. Final local street alignments will be determined through phased subdivision applications.



# Community Facilities

## Making Complete Neighbourhoods

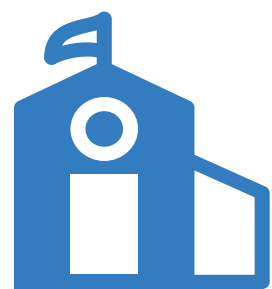
Building on the Community Facilities Inventory identified in the MIS, the CNP proposes a series of local public facilities + amenities to support a complete and sustaining community of walkable neighbourhoods.

The CNP Foundation Design proposes specific locations and areas to accommodate the following Civic Facility programs:

- Joint Elementary School + Neighbourhood Parks
- Civic Centres
- Firehall + Emergency Services
- Public Works | Satellite Yards
- Community Parks
- Neighbourhood Parks







# Community Facilities

## Joint Elementary School + Neighbourhood Parks

### Program Requirements

3 Elementary Schools required based on projected population

- 500 Student Capacity
- Minimum area of 3.7 ha (9.1 ac)
- Include sports fields and playgrounds
- Potential for day cares, learning centres, and other programming

Middle + Secondary School students generated by build-out of the CNP will be accommodated by the MIS identified Middle + Secondary Schools located in the East Neighbourhood of the SCPA.

### Location Criteria

- Central Location in Student Catchment Area
- Topographic 'Fit' within the landform
- Proximity to Collector Street Network
- Access + egress circulation for pedestrian, cycling + vehicle
- Neighbourhood visibility to support safety with "Eyes on the School + Park"







# Community Facilities

## Civic Centres

### Program Requirements

- 2 Civic Centres required
- Area of 1-4 ha | 2.5-10 ac

### Potential Destination Program

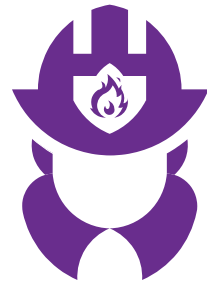
- Community Centres
- Libraries + Learning Centres
- Day Cares + After-School Care
- Seniors' + Youth Activity Centres
- Collaborative Makerspaces to Make, Learn + Explore
- Performing Art Centres + Studios

### Location Criteria

- Proximity to planned Primary Neighbourhood Precinct Civic Centres
- Topographic 'Fit' within the landform
- Proximity to Collector Street Network
- Access + egress circulation for pedestrian, cycling + vehilce
- Neighbourhood visibility with "Eyes on the Centre + Park"







# Community Facilities

## Firehall + Emergency Services

### Program Requirements

- 1 Firehall required
- Area: 0.8 ha (2 ac)

### Firehall Location Criteria

- Central Location within Silverdale catchment
- Direct access to Arterial + Major Street Network
- Proximity to planned Primary Neighbourhood Precincts (MIS) Civic Cores
- Topographic 'Fit' within the landforms
- Access + egress circulation for EMS vehicles







# Community Facilities

## Public Works Satellite Yard

### Program Requirements

- 3 Satellite Works Yards required
- Area: 0.8-2.4 ha | 2-6 ac

### Satellite works yard location criteria

- Lower, Middle + Upper Slopes within CNP
- Direct access to Arterial + Major Street Network
- Proximity to planned Primary Neighbourhood Precinct Civic Centres
- Topographic 'Fit' within the landforms
- Independence from residential Land Uses
- Access + egress circulation for Public Works vehicles







# Land Use Commercial Retail

## Program requirements

- 3 Neighbourhood Commercial/Mixed-use hubs required based on projected population
- 95,000 ft<sup>2</sup> of Retail and Service Commercial space, based on Retail Demand Analysis
- Commercial and mixed-use hubs provide neighbourhood shops and employment opportunities close to home

## Location Criteria

- Proximity to planned Primary Neighbourhood Precinct Civic Centres or Destination Nodes
- Access to Major Street Network, including East-West Arterial to service through-traffic







# Community Facilities Community Parks

## Program Requirements

- 22m<sup>2</sup> of Active Park/person, between Community + Neighbourhood Parks
- Passive + programmed recreational needs of multiple neighbourhoods
- Conservation of locally important habitats for functioning ecosystems

## Location Criteria

- Natural topographic form and feature characteristic of Silverdale
- Location within identified Primary Neighbourhood Precincts with proximity to Major Street Network and planned civic centre land uses
- Access + egress circulation for pedestrian, cycling + vehicles
- Opportunities to provide recreational connections between Precincts within the SCPA via a hierarchy of trails
- Neighbourhood Visibility to support safety with “Eyes on the Park”







# Community Facilities Neighbourhood Park

## Program Requirements

- Area: 0.4-0.8 ha | 1-2 ac
- 22m<sup>2</sup> of Active Park/person, between Community + Neighbourhood Parks
- Active recreation needs of the neighbourhood within a 5-minute walk
- Active recreation, community gathering spaces + gardens, public art + outdoor classrooms

## Location Criteria

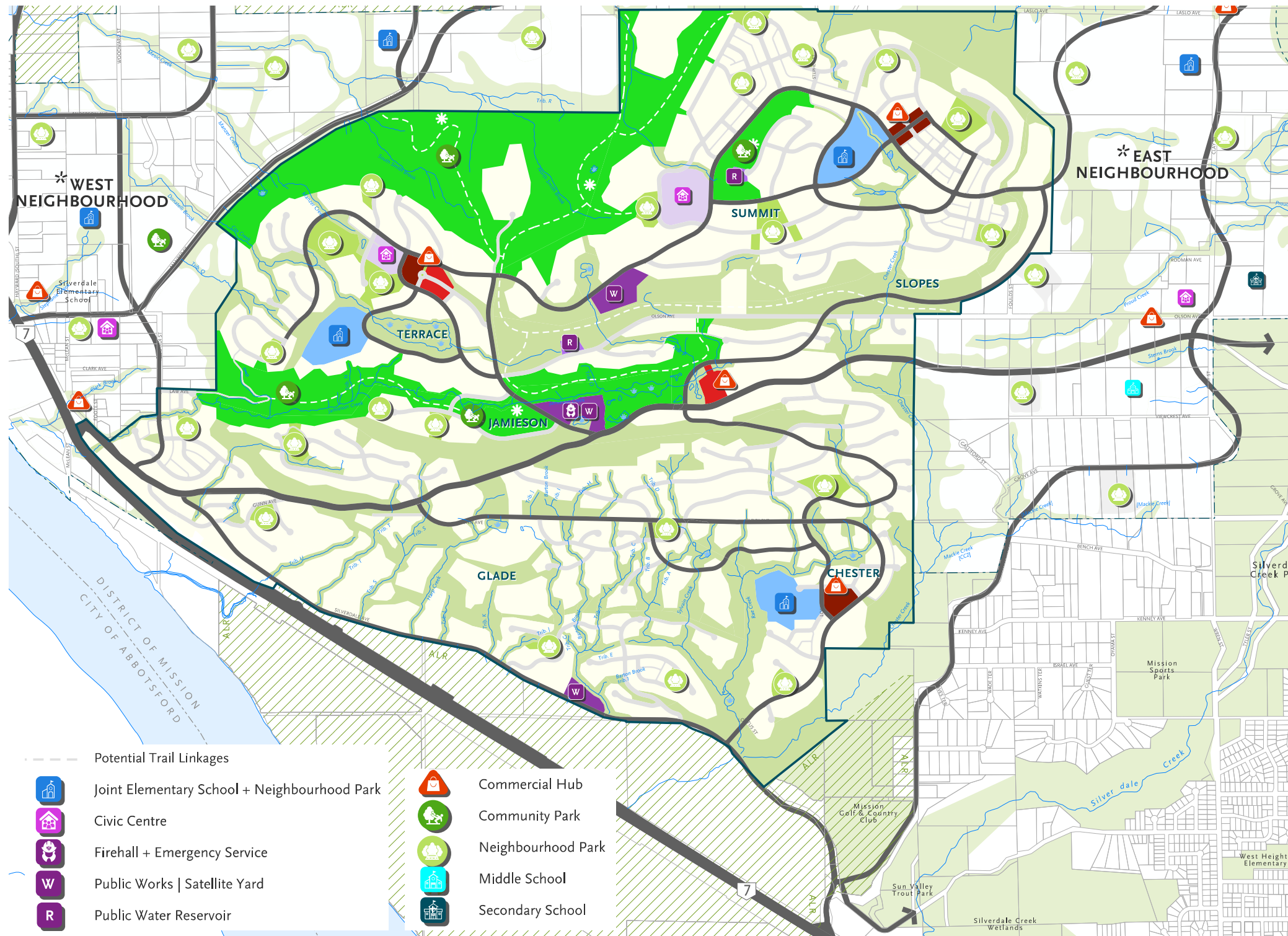
- Topographic 'Fit' within the landform
- Neighbourhood Visibility to support safety with "Eyes on the Park"
- Within 5-minute walking distance of all residences





# CNP Community Facilities

## Making the Community Complete



### CNP FOUNDATION DESIGN

#### Schools + Civic Centres

Elementary Schools are located strategically throughout the CNP, in the Lower Slopes, Mid-Slopes, and Upper Slopes, to ensure each precinct is properly served. Civic Centres are located in the Mid-Slopes + Upper Slopes.

#### Emergency + Public Works

The Firehall is centrally located on the Mid-Slopes. Satellite works yards are located on the Lower Slopes, Mid-Slopes, and Upper Slopes.

#### Shops + Services

Commercial and mixed-use hubs offer neighbourhood shops and employment opportunities in the Lower Slopes, Mid-Slopes, and Upper Slopes.

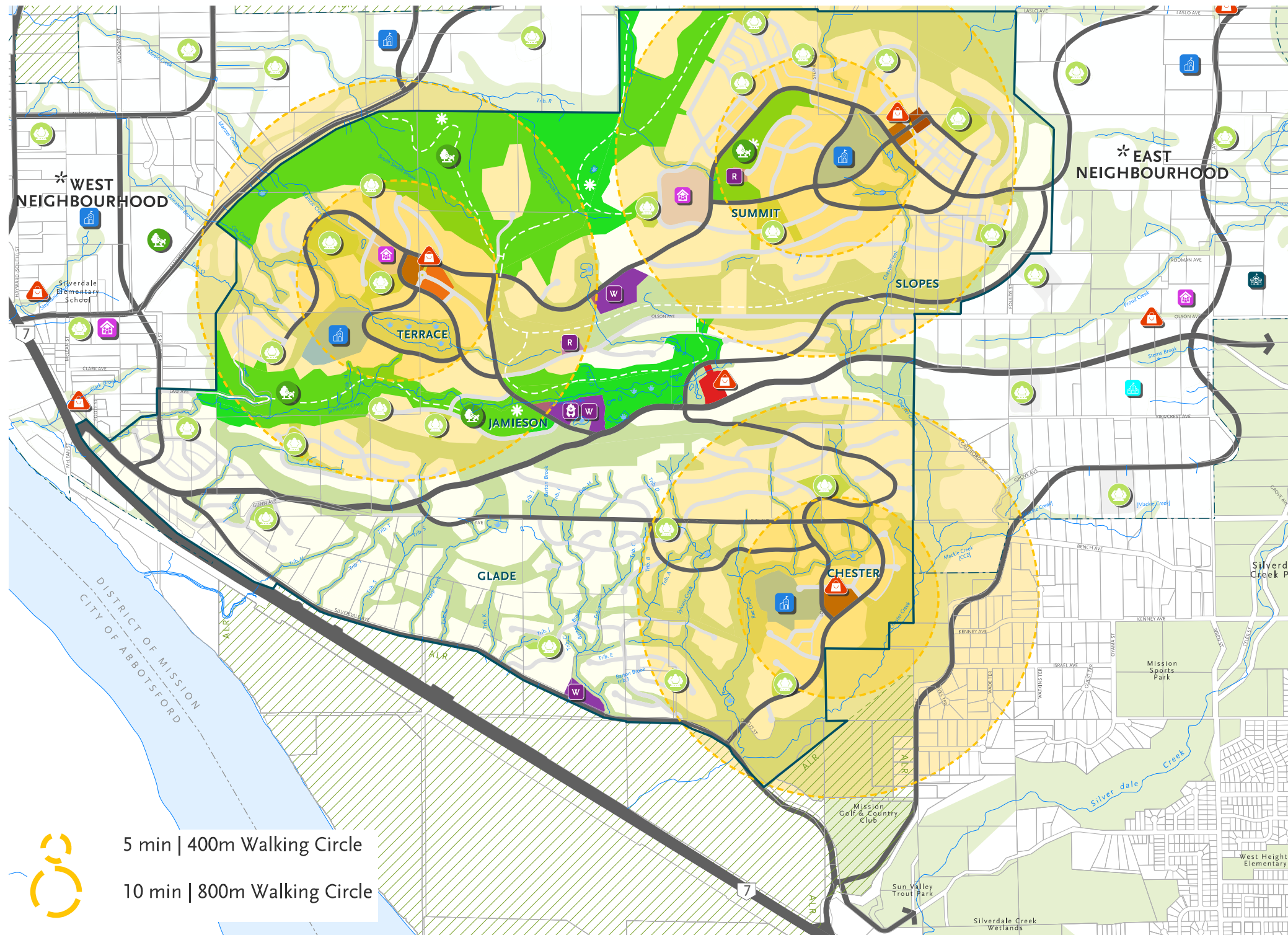
#### Parks

Parks Legacy for Silverdale with 3 destination Community Parks and 22 Neighbourhood Parks.



# Neighbourhoods to Cores

## Establishing Walkable Civic Centres



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

### CNP FOUNDATION DESIGN

The CNP establishes 3 neighbourhood classifications with a focus on pedestrian walkability and civic amenities.

#### PRIMARY: Terrace + Summit

Mixed-use centres are located at major crossroads to provide a complete range of housing choices, while supporting daily commercial needs, fostering business and employment, with integrated transit service.

#### SECONDARY: Chester

A neighbourhood hub with shops, parks, an elementary school, and a choice of housing to accommodate a range of lifestyles and life-stages, all with integrated transit service.

#### TERTIARY: Glade, Jamieson + Slopes

Structured around neighbourhood parks and linked through a network of public trails + livable street pathways, between the neighbourhood's civic centres.



# Residential Land Use

## Apartment

### Program Requirements

- Average Density: 65 units per acre
- Area: 2% of total CNP land base
- Target Housing Mix: 20% of total units
- Building Height: 6 to 10 storeys

### Location Criteria

- Near planned Primary Neighbourhood Precinct Civic Centres
- Transit supported civic centres + neighbourhood nodes
- Positioned to celebrate significant views
- In the later phases of CNP build-out (Jamieson, Terrace + Summit)





# Land Use

## Mixed-Use Retail + Apartments

### Program Requirements

- Average Density: 100 units per acre
- Area: <1% of total CNP land base
- Target Housing Mix: 7% of total units
- Building Height: 6 to 10 storeys

### Location Criteria

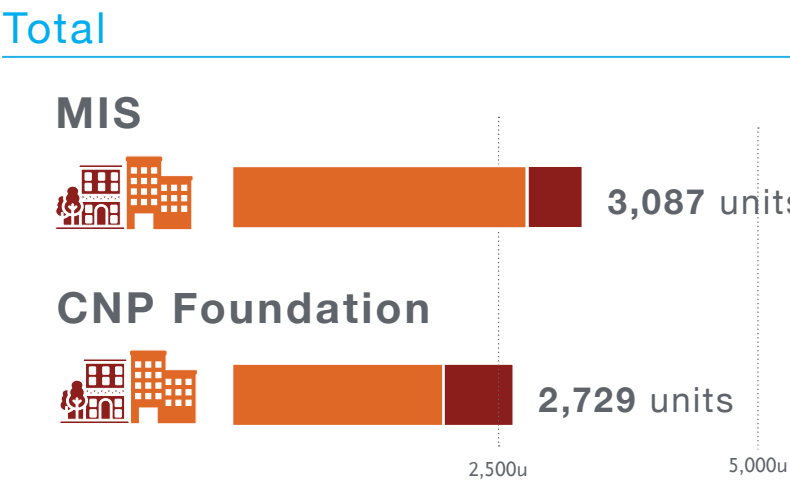
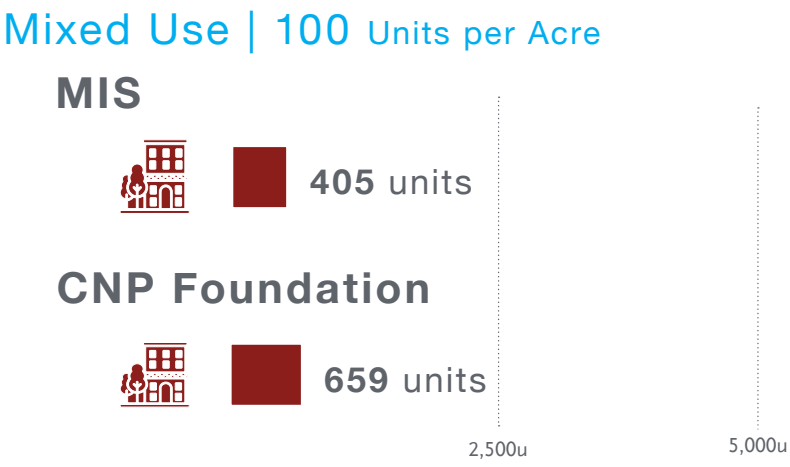
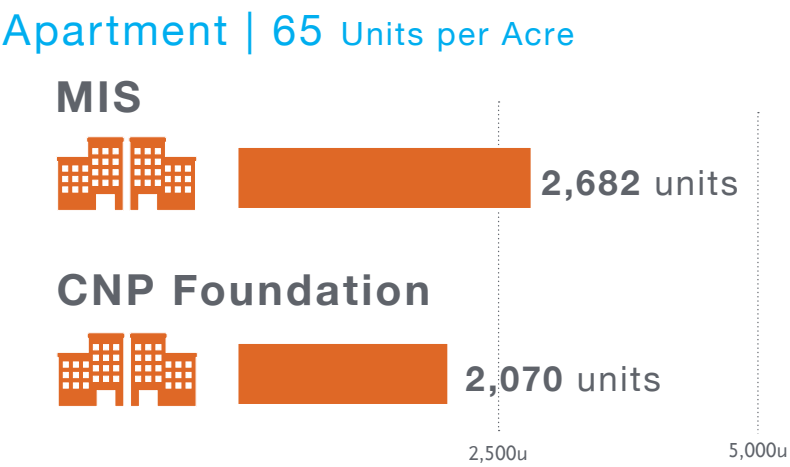
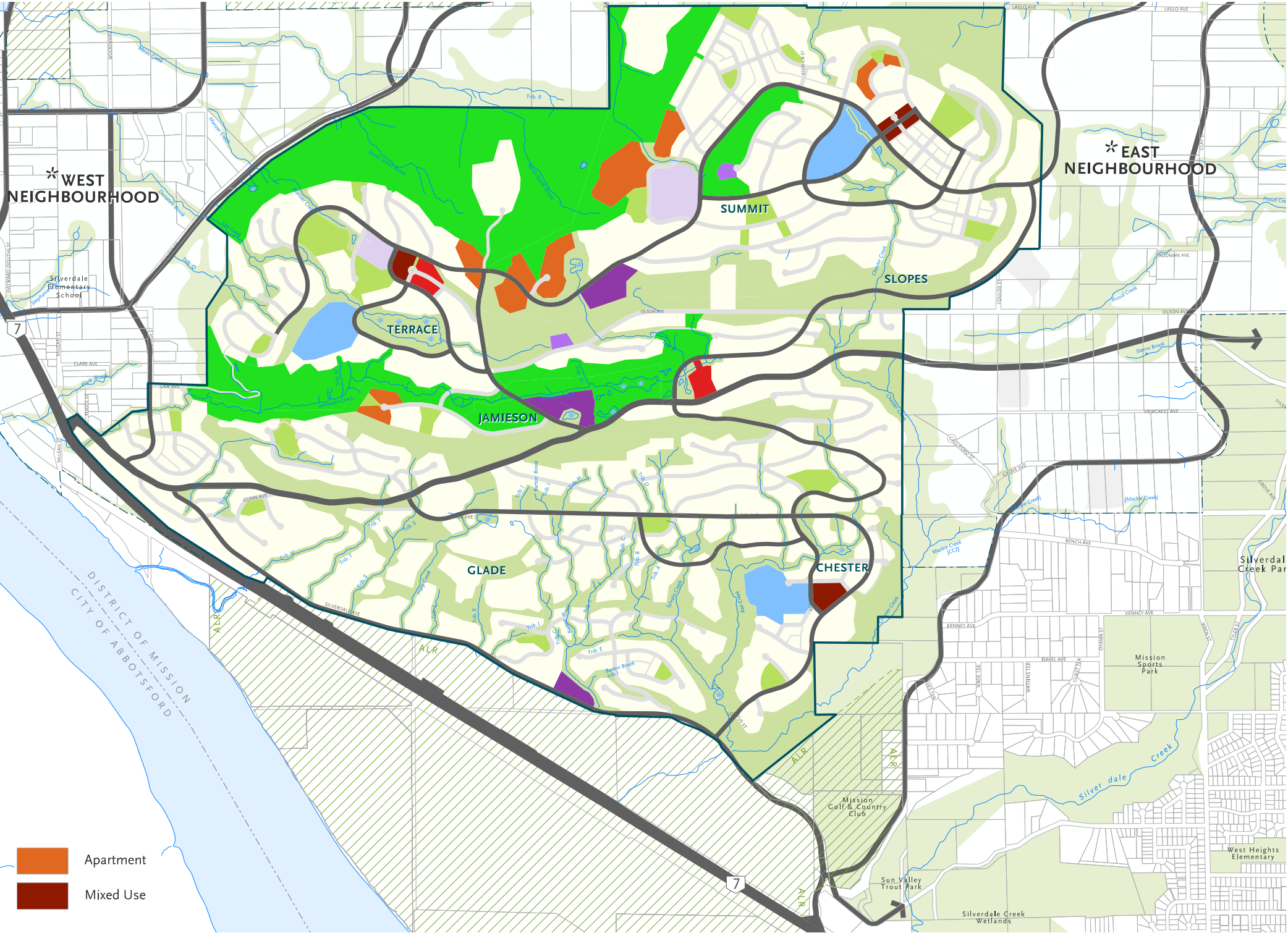
- Near planned Primary Neighbourhood Precinct Civic Centres
- Transit supported civic centres + neighbourhood nodes
- Positioned to celebrate significant views





# Residential Land Use

## High Density | Apartments + Mixed-Use Support Civic Cores





# Residential Land Use

## Townhome

### Program Requirements

- Average Density: 20 units per acre
- Area: 15% of total CNP land base
- Target Housing Mix: 50% of total units
- Building Height: 3 storeys

### Location Criteria

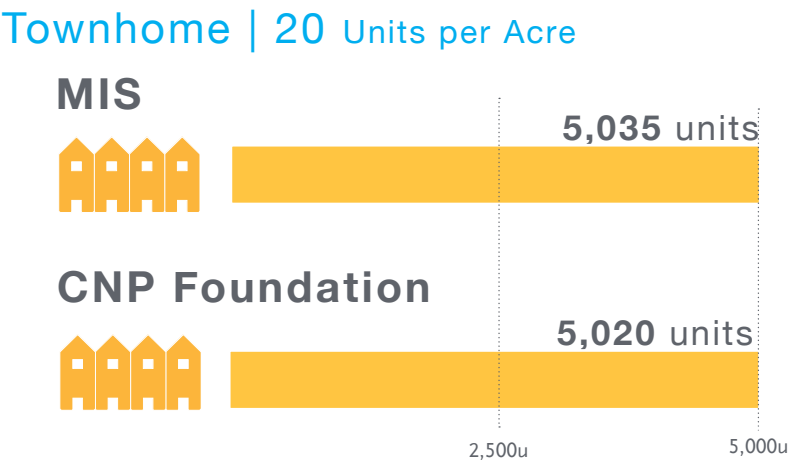
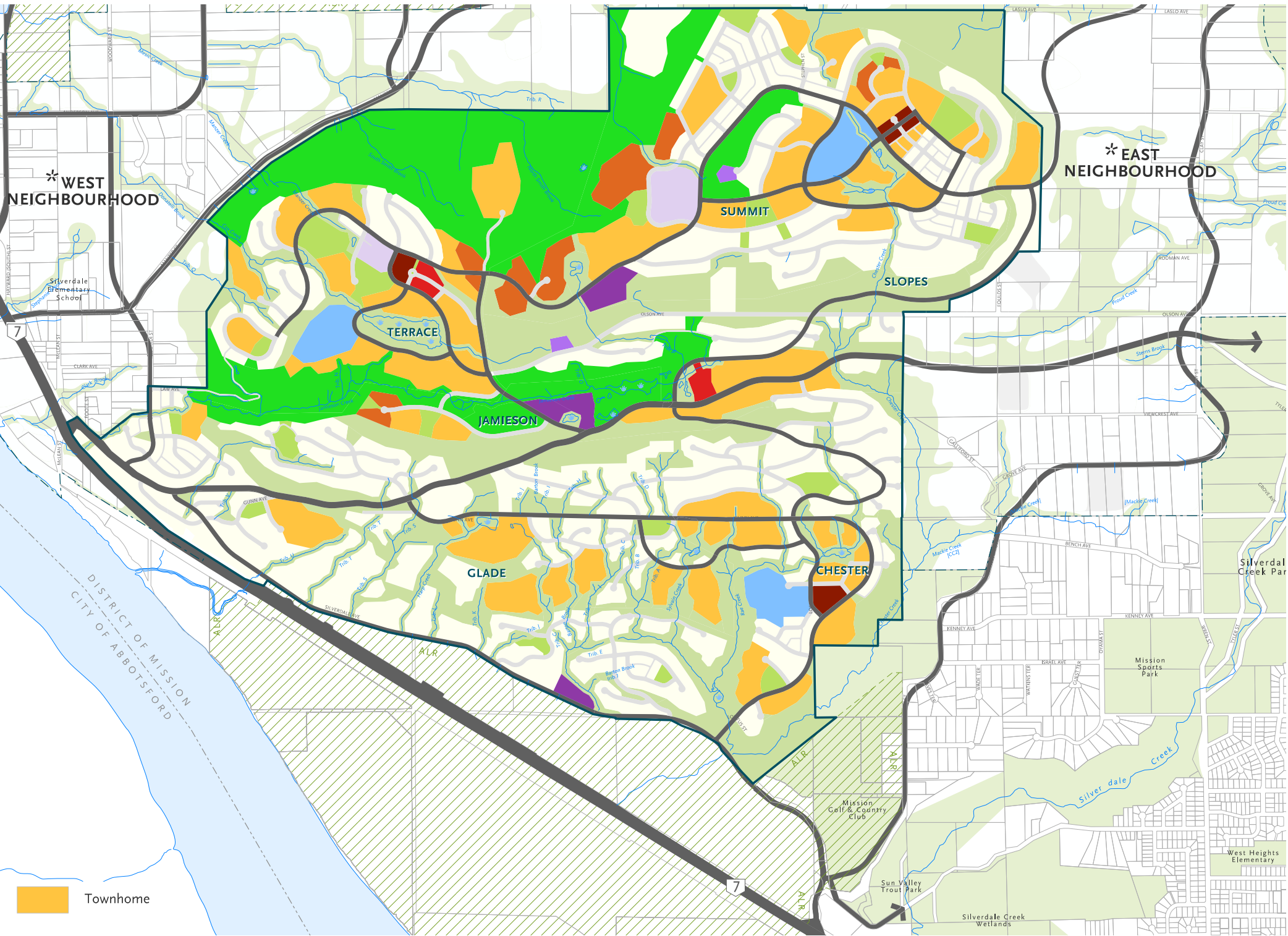
- Distributed throughout CNP - Lower, Middle + Upper Slopes
- Development benches accessed by local streets or private strata lanes to avoid conflict with the Major Street Network
- Lane-fed and front-loaded housing options for gentle and hillside conditions
- Transit supported civic centres + neighbourhood nodes





# Residential Land Use

## Medium Density | Townhomes for Ground-Oriented Living





# Residential Land Use

## Single Family | Urban

### Program Requirements

- Average Density: 5 units per acre
- Area: 20% of total CNP land base
- Target Housing Mix: 20% of total units
- Building Height: 2-3 storeys

### Location Criteria

- Distributed throughout CNP Area
- Development benches accessed by local street patterns from the Major Street Network
- Lane-fed and front-loaded housing options for gentle and hillside conditions





# Residential Land Use

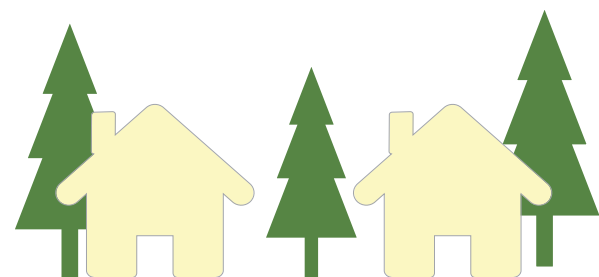
## Single Family | Estate

### Program Requirements

- Average Density: 1 units per acre
- Area: 2-3% of total CNP land base
- Target Housing Mix: <0.5% of total units
- Building Height: 2-3 storeys

### Location Criteria

- Areas where biophysical constraints (i.e., steep slopes + streams) prohibit installation of public urban services
- Areas with challenging topographic form and natural features characteristic of rural Silverdale





# Residential Land Use

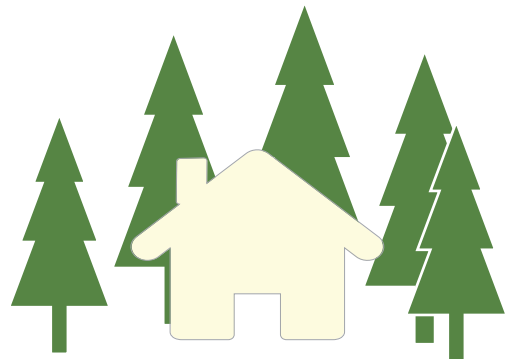
## Single Family | Rural

### Program Requirements

- Average Density: 0.25 units per acre
- Area: 1-2% of total CNP land base
- Target Housing Mix: <0.5% of total units
- Building Height: 2-3 storeys

### Location Criteria

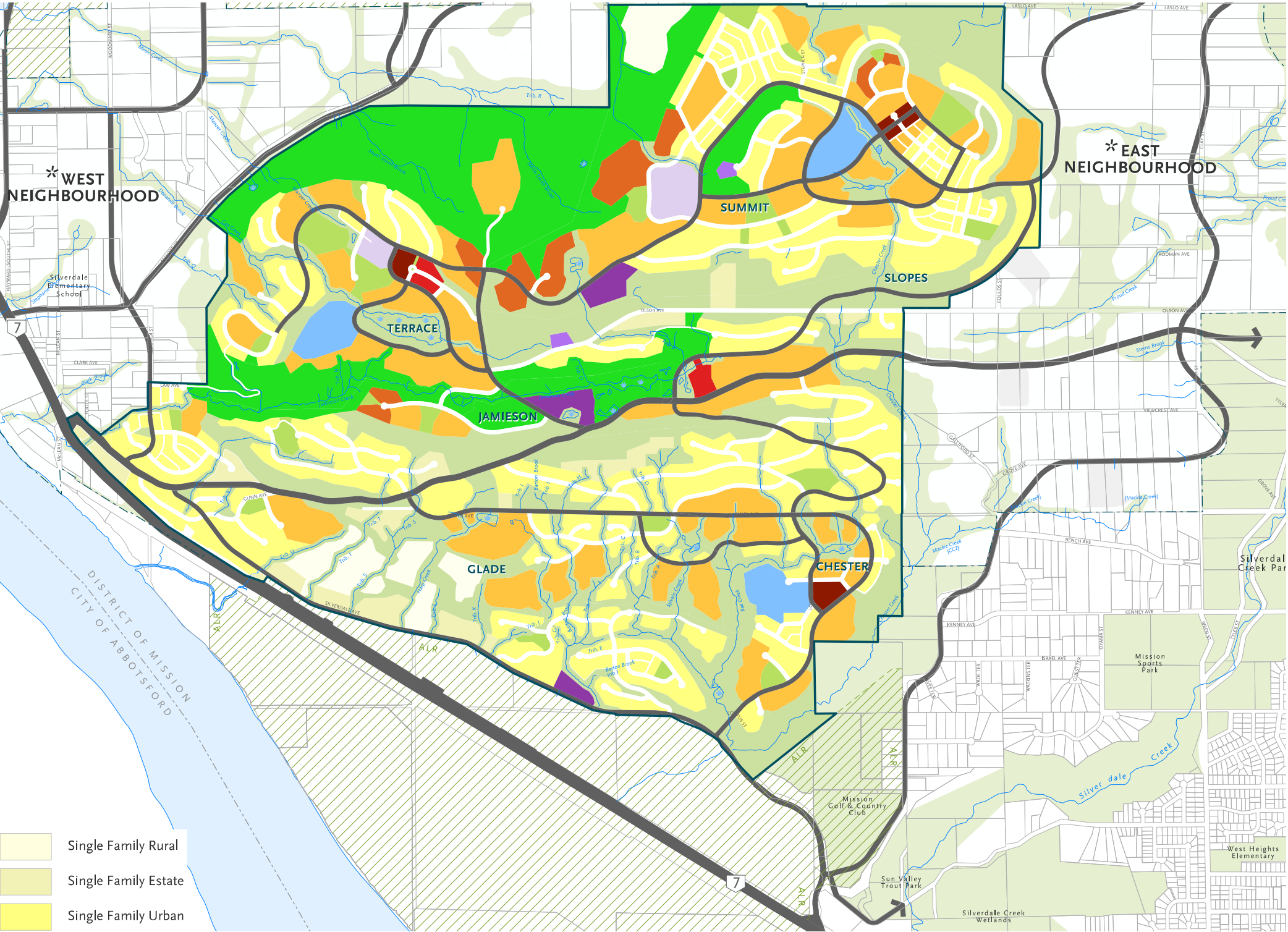
- Areas isolated from future urban servicing by significant topographic + riparian constraints
- Areas of existing rural character





# Residential Land Use

## Low Density | A Range of Single Family Homes



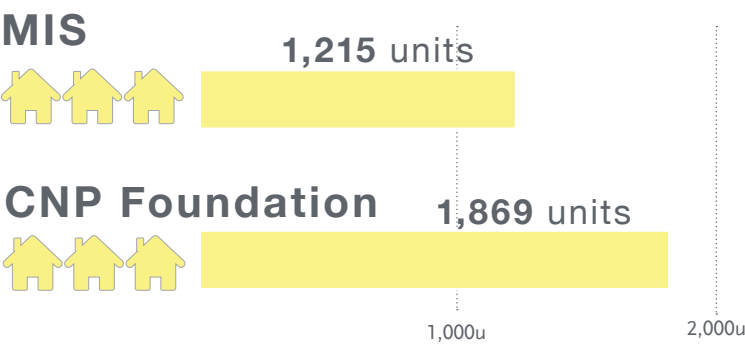
### Single Family Rural | 0.25 Unit per Acre



### Single Family Estate | 1 Unit per Acre



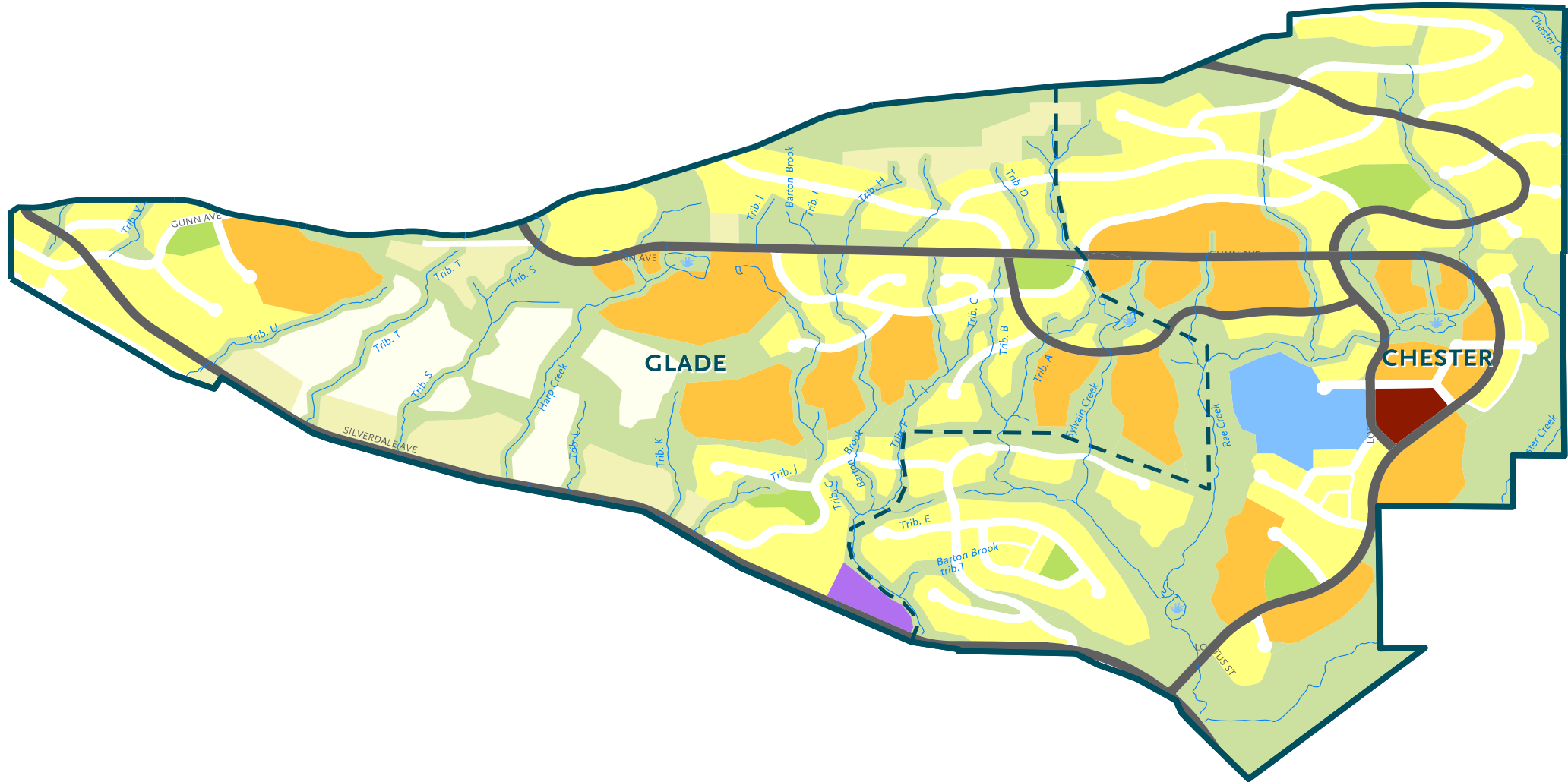
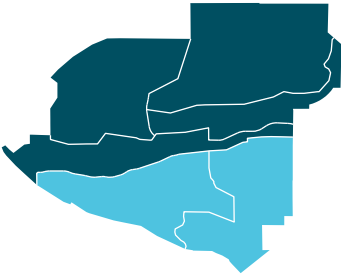
### Single Family Urban | 5 Units per Acre





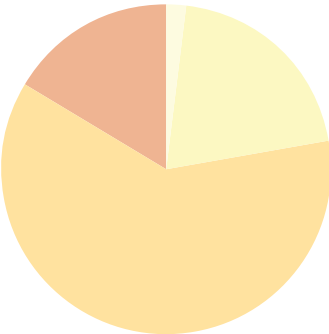
# A Closer Look | Lower Slopes

## Chester + Glade



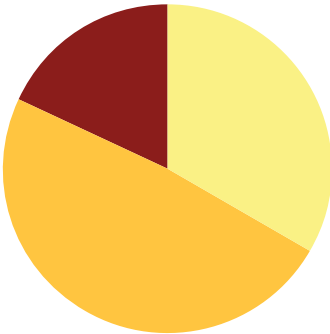
- |                      |                   |  |                          |
|----------------------|-------------------|--|--------------------------|
| Single Family Rural  | Apartment         | Joint Elementary School + Neighbourhood Park | Neighbourhood Park       |
| Single Family Estate | Mixed Use         | Civic - Community Centre                     | Community Park           |
| Single Family Urban  | Commercial Retail | Civic - Emergency/Infrastructure             | Natural Open Space / ESA |
| Townhome             |                   |  |                          |

### CHESTER



#### MIS Target

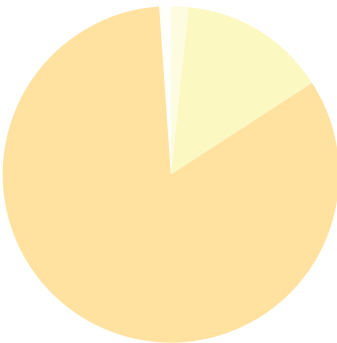
~1,270 units  
~3,150 ppl.



#### CNP Foundation

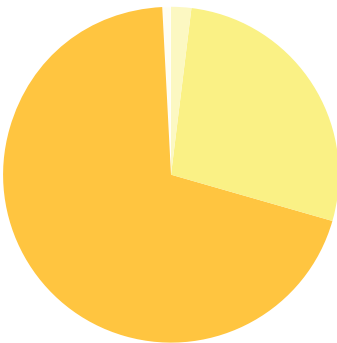
~1,460 units  
~3,640 ppl.

### GLADE



#### MIS Target

~930 units  
~2,400 ppl.



#### CNP Foundation

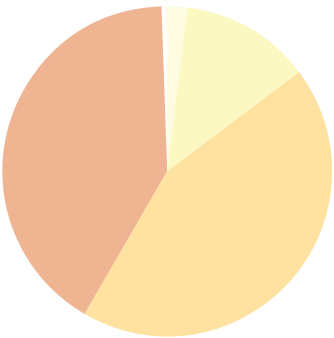
~1,220 units  
~3,200 ppl.



# A Closer Look | Mid-Slopes Jamieson + Terrace

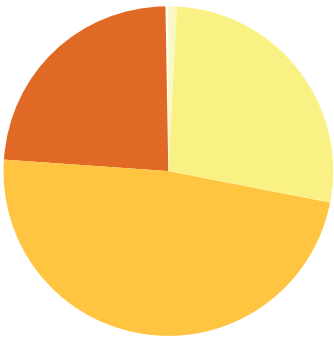


JAMIESON



MIS Target

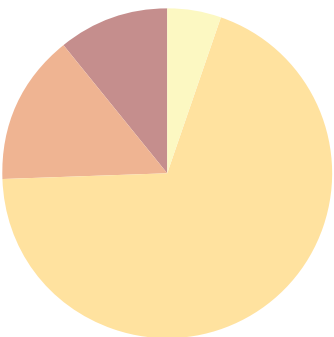
~1,040 units  
~2,330 ppl.



CNP Foundation

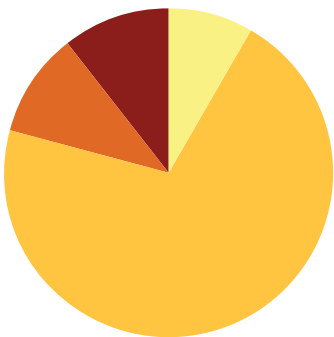
~830 units  
~2,000 ppl.

TERRACE



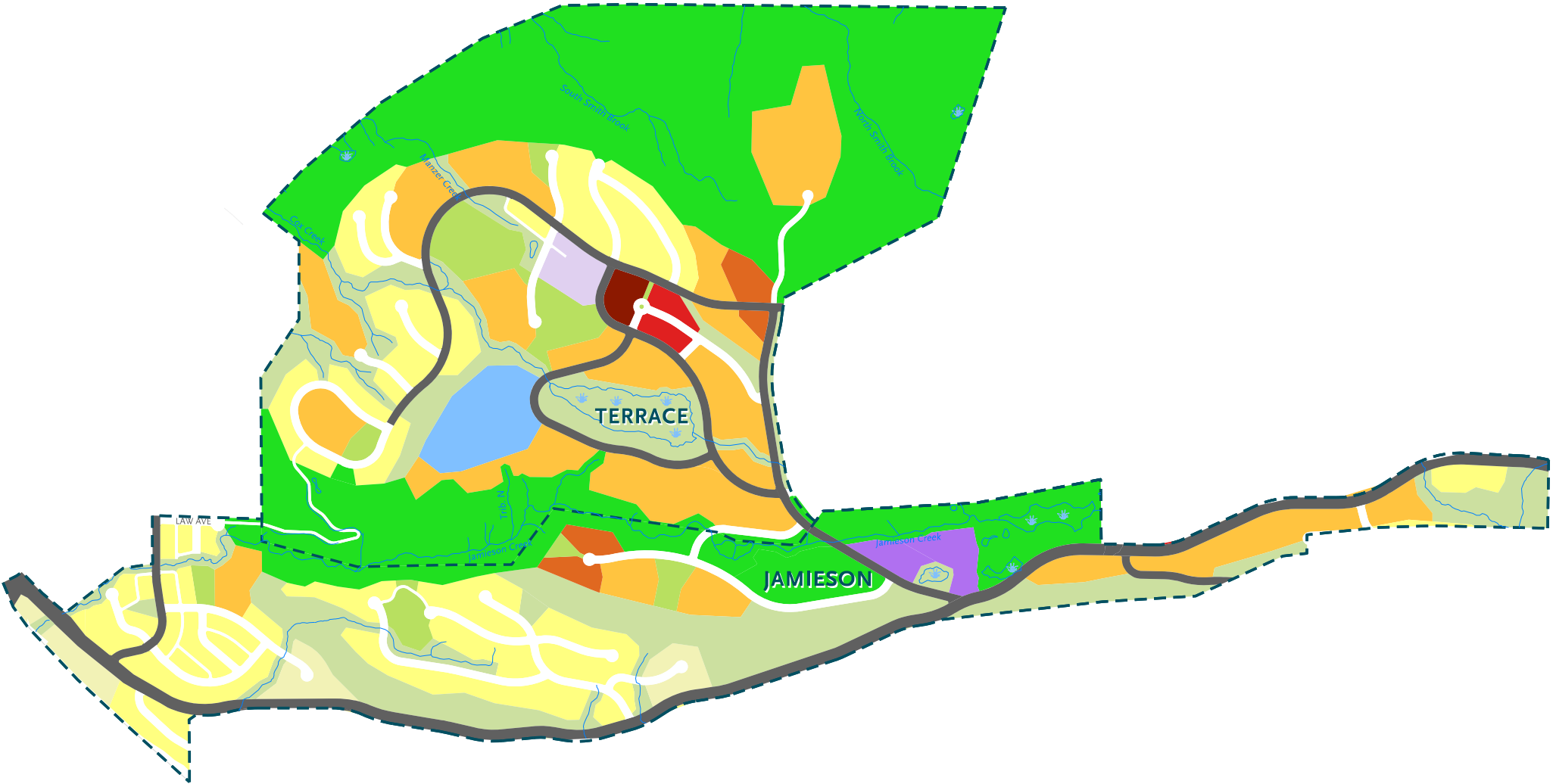
MIS Target

~1,840 units  
~4,320 ppl.



CNP Foundation

~1,760 units  
~4,200 ppl.

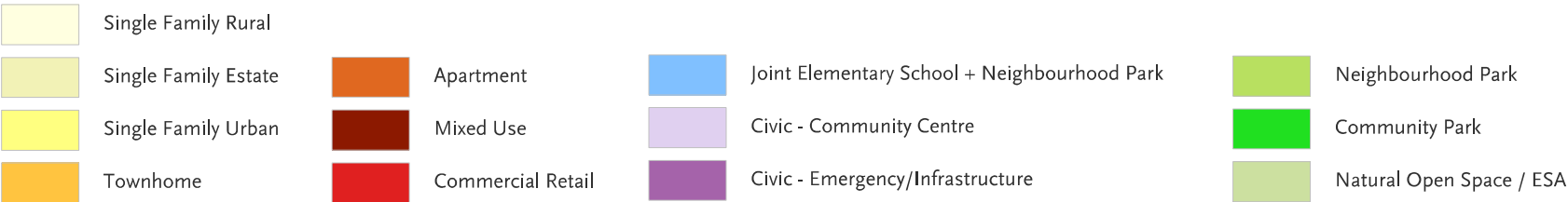
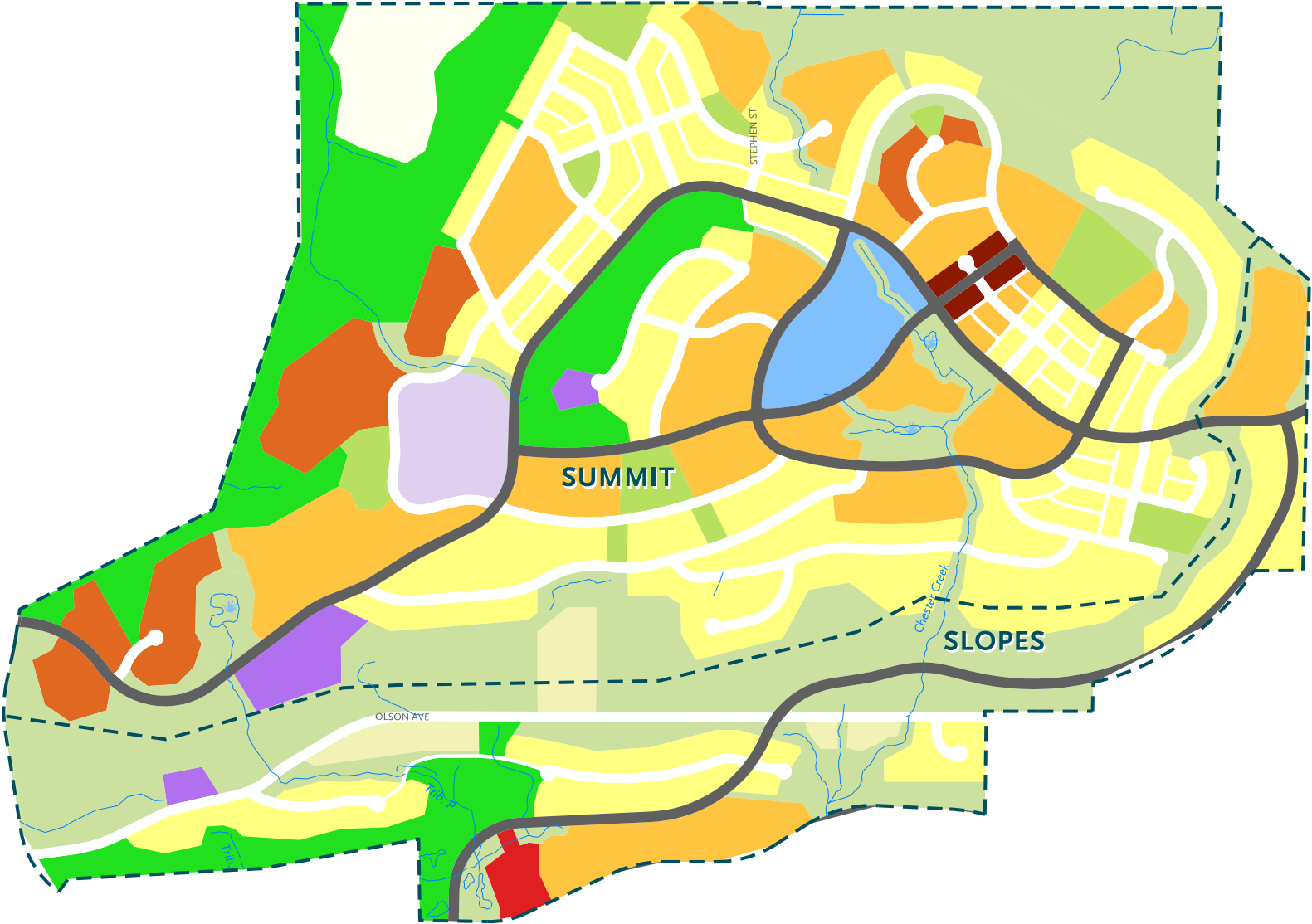


- Single Family Rural
- Single Family Estate
- Single Family Urban
- Townhome
- Apartment
- Mixed Use
- Commercial Retail
- Joint Elementary School + Neighbourhood Park
- Civic - Community Centre
- Civic - Emergency/Infrastructure
- Neighbourhood Park
- Community Park
- Natural Open Space / ESA

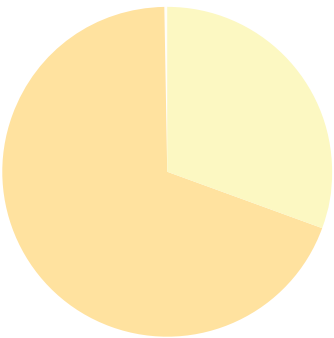


# A Closer Look | Upper Slopes

## Slopes + Summit

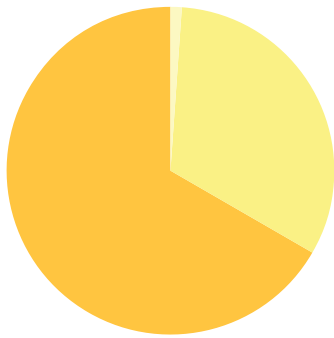


### SLOPES



#### MIS Target

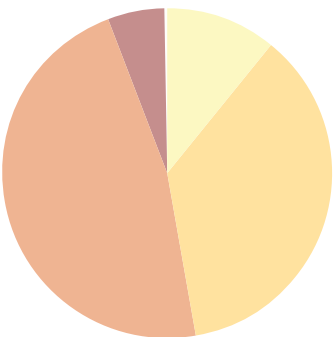
~600 units  
~1,750 ppl.



#### CNP Foundation

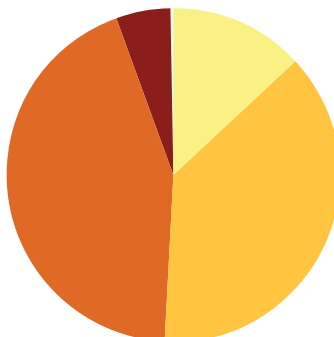
~500 units  
~1,310 ppl.

### SUMMIT



#### MIS Target

~3,740 units  
~7,950 ppl.



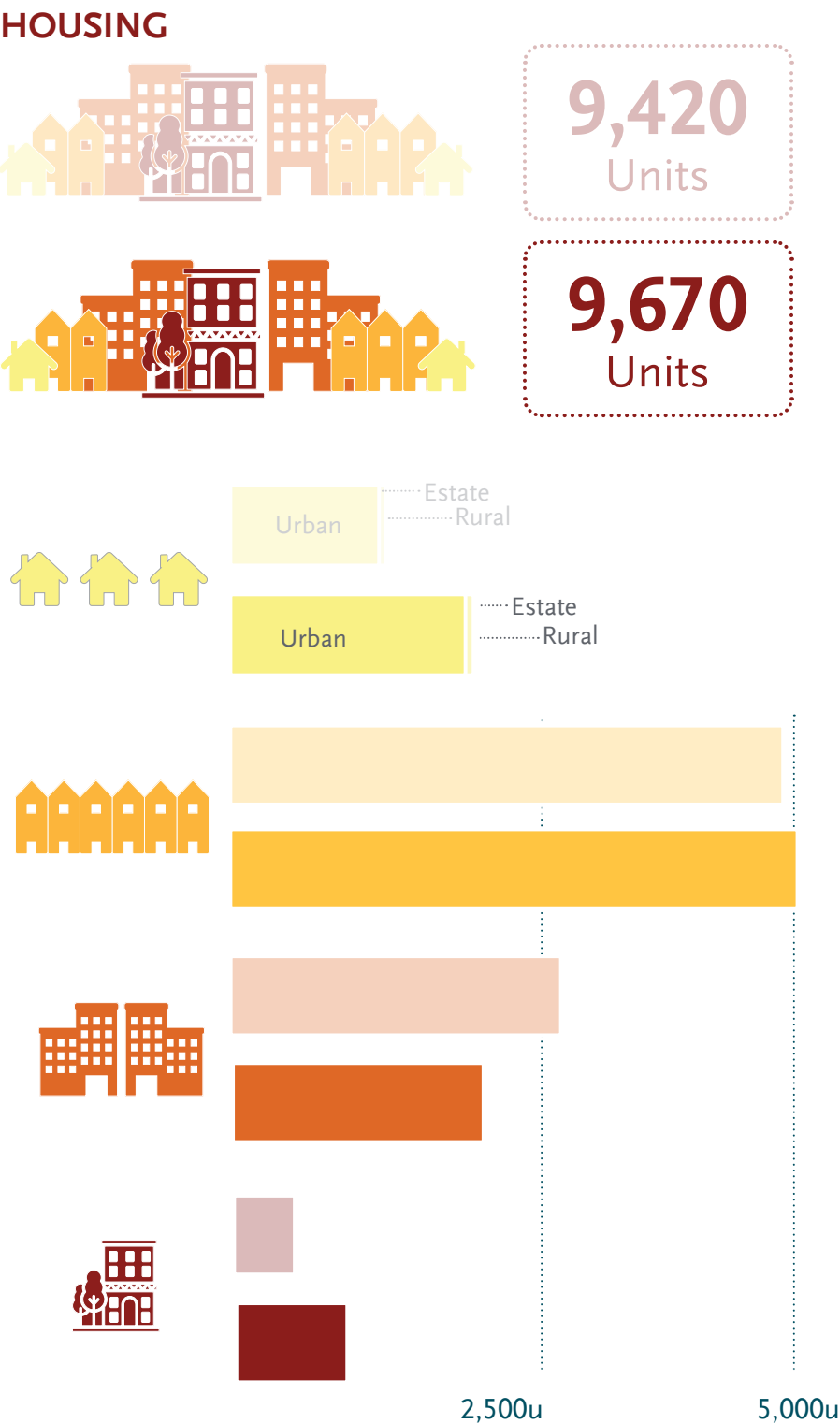
#### CNP Foundation

~3,900 units  
~8,410 ppl.

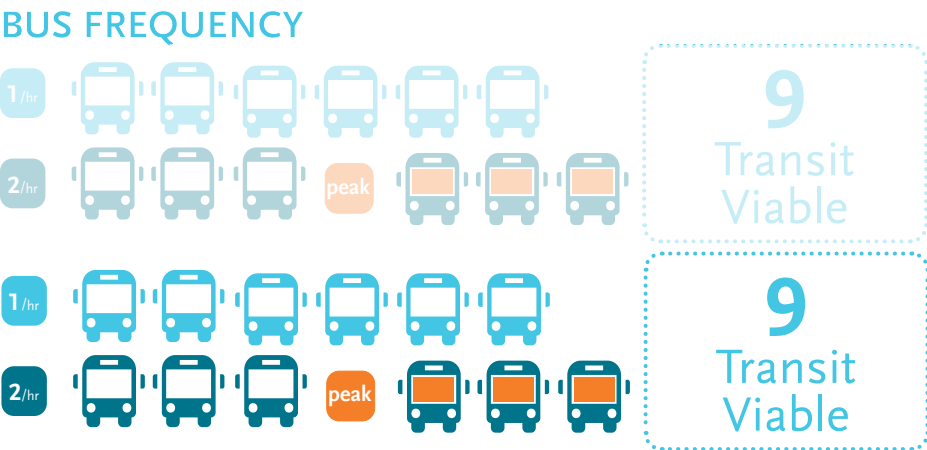
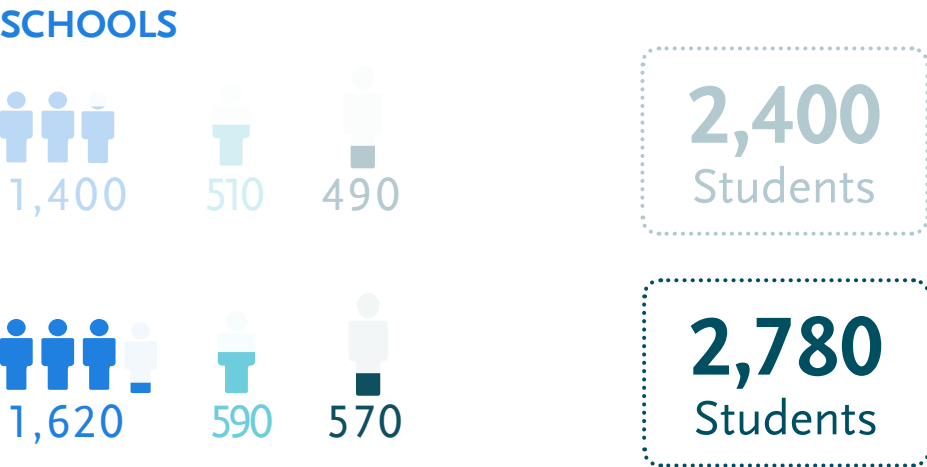
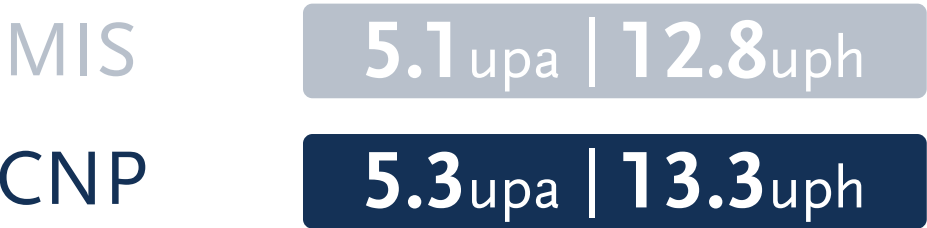
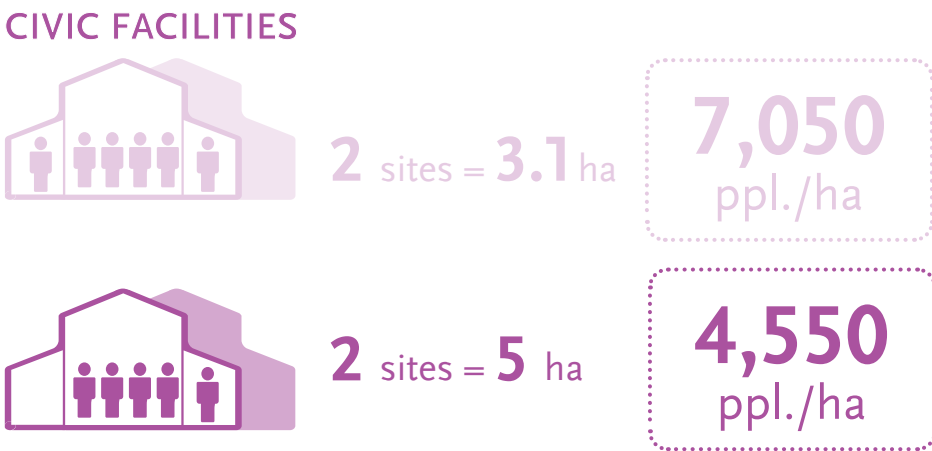


# By the Numbers

## MIS vs CNP Foundation



The CNP Foundation Design realizes a viable community by achieving the community performance metrics established in the MIS.





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