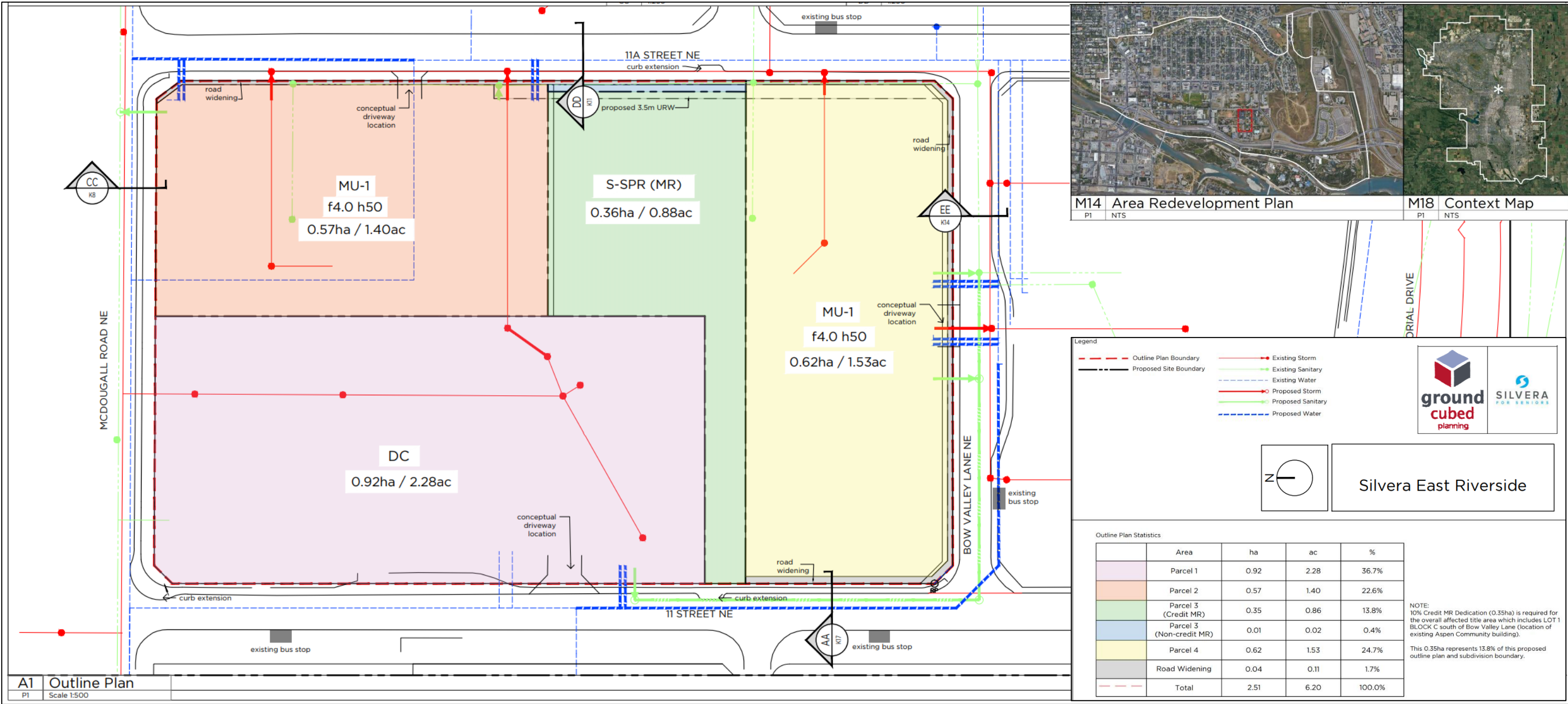
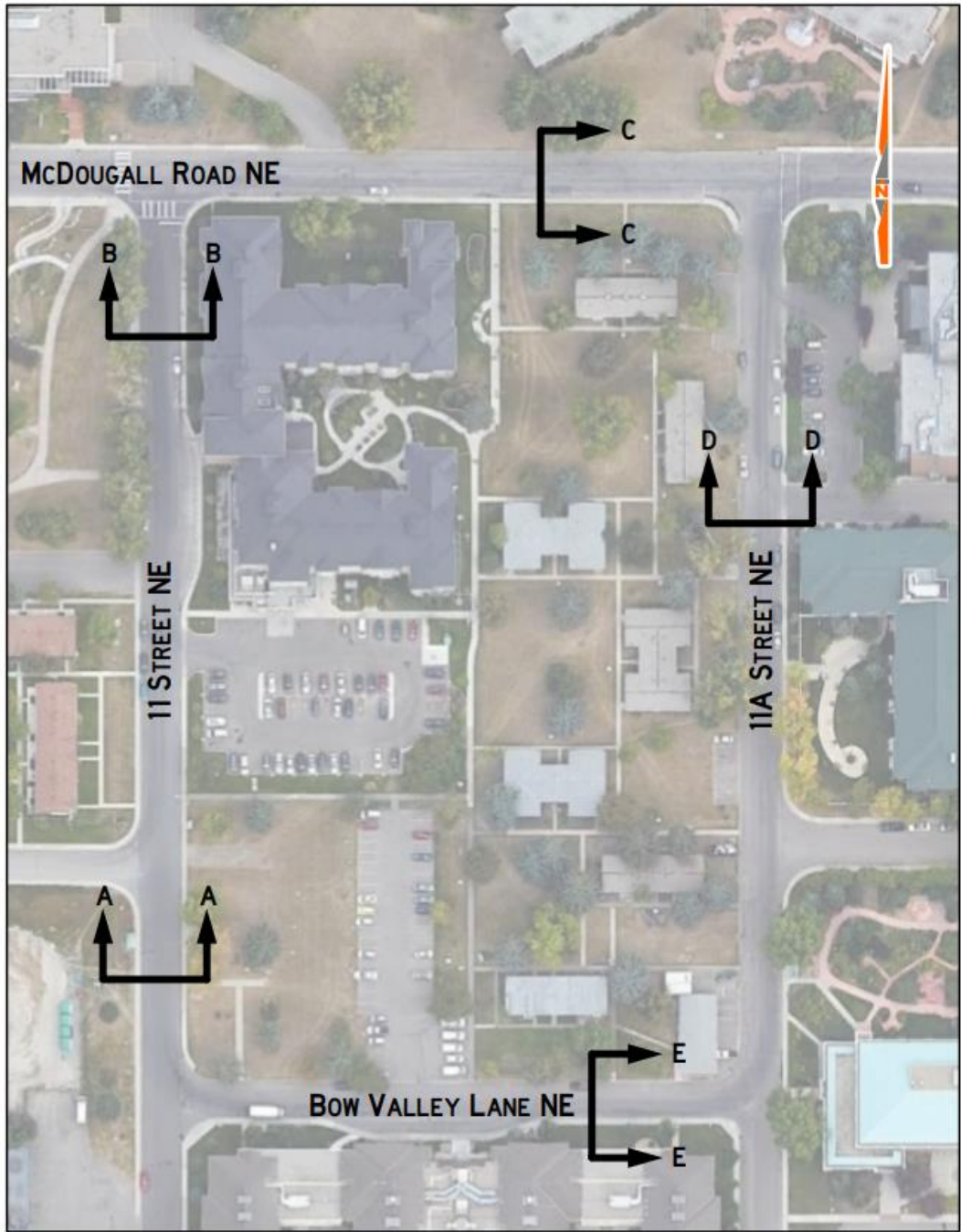


Proposed Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.





KEY MAP

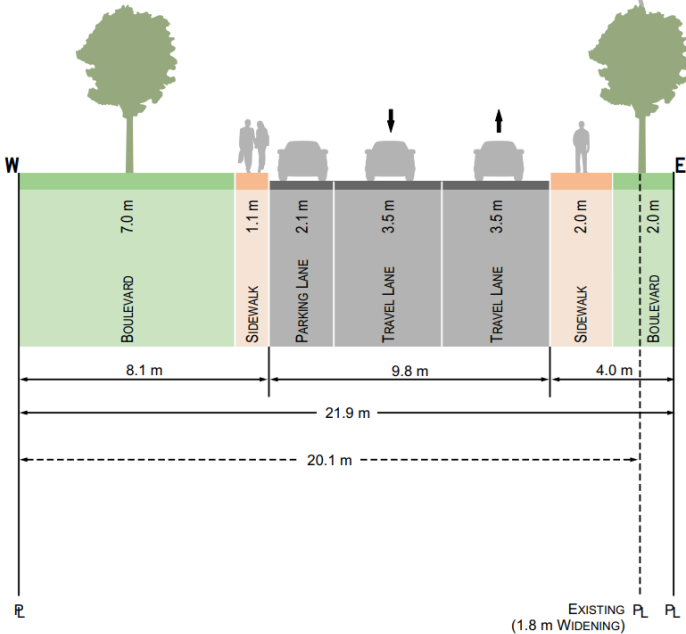


Silvera East Riverside
Outline Plan



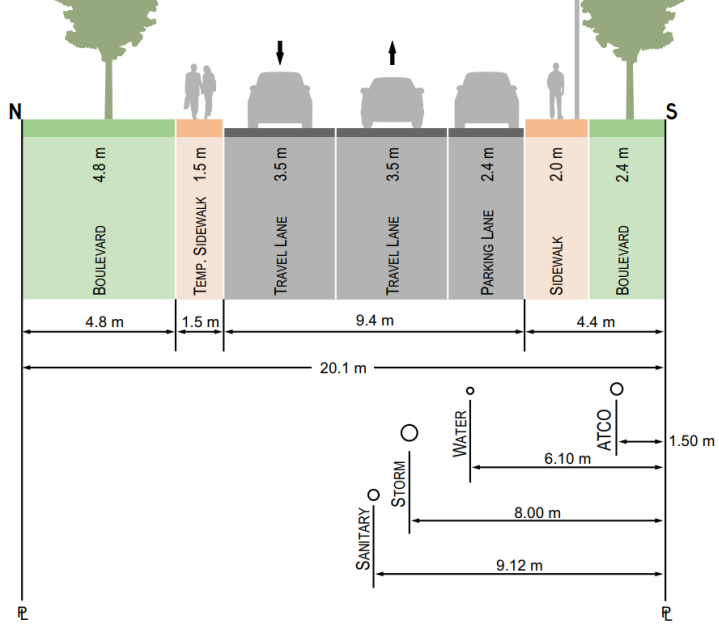
SECTION AA

11 Street NE
proposed



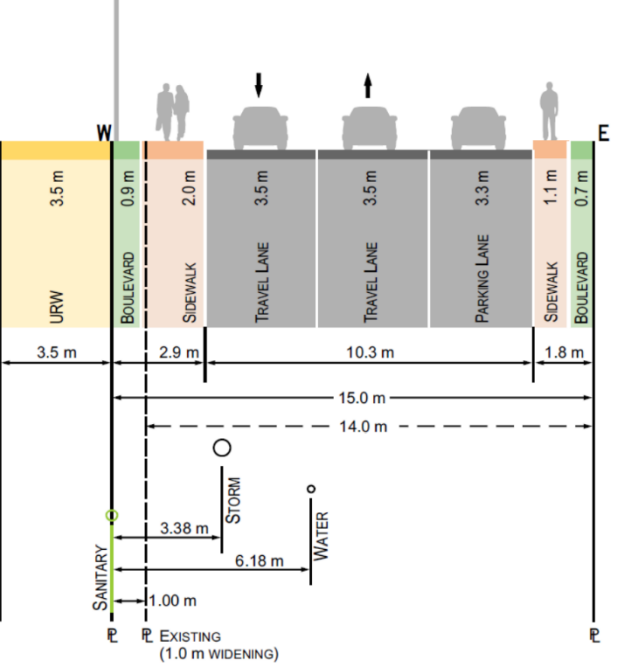
SECTION CC

McDougall Road NE
proposed



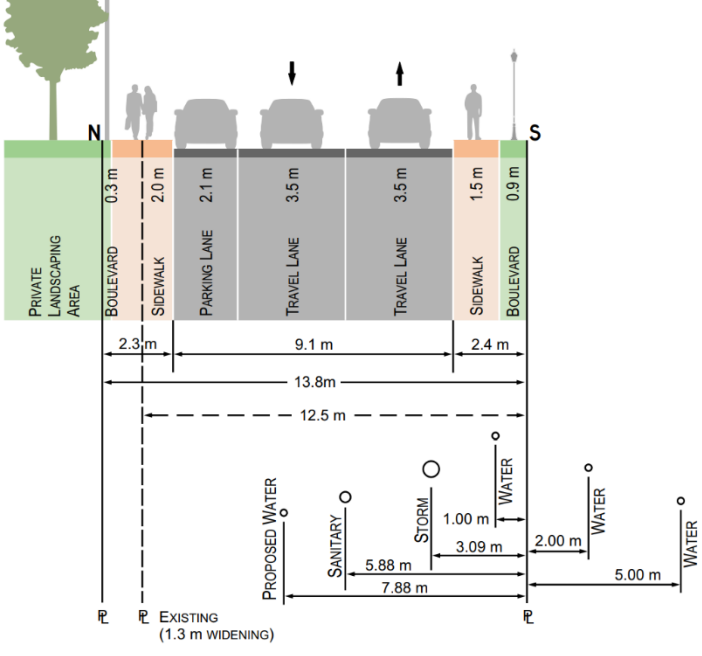
SECTION DD

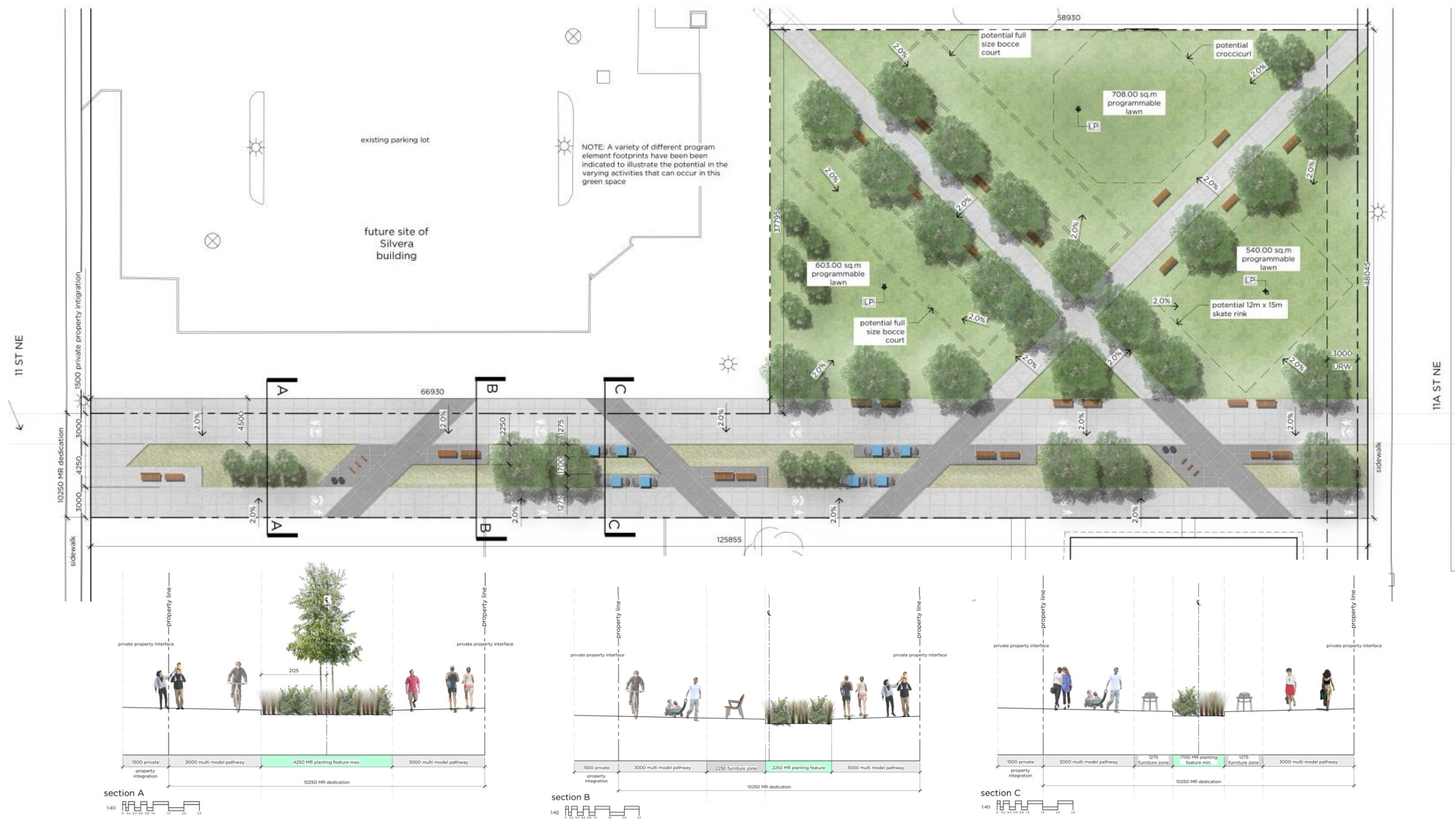
11A Street NE
proposed



SECTION EE

Bow Valley Lane NE
proposed





PROPOSED LAYOUT												
Building Component	# Storeys	Floor Height (m)	Building Height (m)	Units / Floor	Total Units	GFA / Floor (m²)	GFA / Floor (ft²)	GFA Total (m²)	GFA Total (ft²)	F.A.R.	Parking Stalls	Parking Ratio
SILVERA SITE												
Building 01 - Level 01 (Retail)	1	6	6		0	667	7,180	667	7,180			
Building 01 - Level 02 (Office)	1	4	4		0	640	6,889	640	6,889			
Building 01 - Level 03+ (Residential)	8	3	24	10	80	740	7,965	5,920	63,722			
SITE TOTAL	10		34		80			7,227	77,791	0.8	40 AG / 77 BG	0.96 (BG)
SOUTH SITE												
Building 01 - Level 01-04 (Townhomes)	4	3	12	21	84	1,515	16,307	6,060	65,229			
Building 01 - Level 05+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 01 Total	15		45		172			12,220	131,535	2.0		
Building 02 - Level 01-04 (Townhomes)	4	3	12	19	76	1,385	14,908	5,540	59,632			
Building 02 - Level 05+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 02 Total	15		45		164			11,700	125,938	1.9		
SITE TOTAL					336			23,920	257,472	3.9	158	0.47
EAST SITE												
Building 01 - Level 01-03 (Townhomes)	4	3	12	17	68	1,370	14,747	5,480	58,986			
Building 01 - Level 04+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 01 Total	15		45		156			11,640	125,292	2.0		
Building 02 - Level 01-03 (Townhomes)	4	3	12	17	68	1,370	14,747	5,480	58,986			
Building 02 - Level 04+ (Residential Tower)	11	3	33	8	88	560	6,028	6,160	66,306			
Building 02 Total	15		45		156			11,640	125,292	2.0		
SITE TOTAL					312			23,280	250,584	4.0	119	0.38
NEW DEVELOPMENT TOTAL					728			54,427	585,847		394	

Silvera Site Area = 9,209m²
South Site Area = 6,133m²
East Site Area = 5,751m²
MR Area = 3,466m² (10%)

Notes:
Silvera Site F.A.R. excludes existing building
Site areas / F.A.R. calculations exclude road widening setbacks but include URW



SILVERA SITE | SHADOW STUDY



MARCH 21 | 10am



MARCH 21 | 12pm



MARCH 21 | 2pm



MARCH 21 | 4pm



MAY 21 | 10am



MAY 21 | 12pm



MAY 21 | 2pm



MAY 21 | 4pm



SILVERA SITE | SHADOW STUDY



JULY 21 | 10am



JULY 21 | 12pm



JULY 21 | 2pm



JULY 21 | 4pm



SEPTEMBER 21 | 10am



SEPTEMBER 21 | 12pm



SEPTEMBER 21 | 2pm



SEPTEMBER 21 | 4pm

SILVERA Gibbs Gage
FOR SENIORS ARCHITECTS

