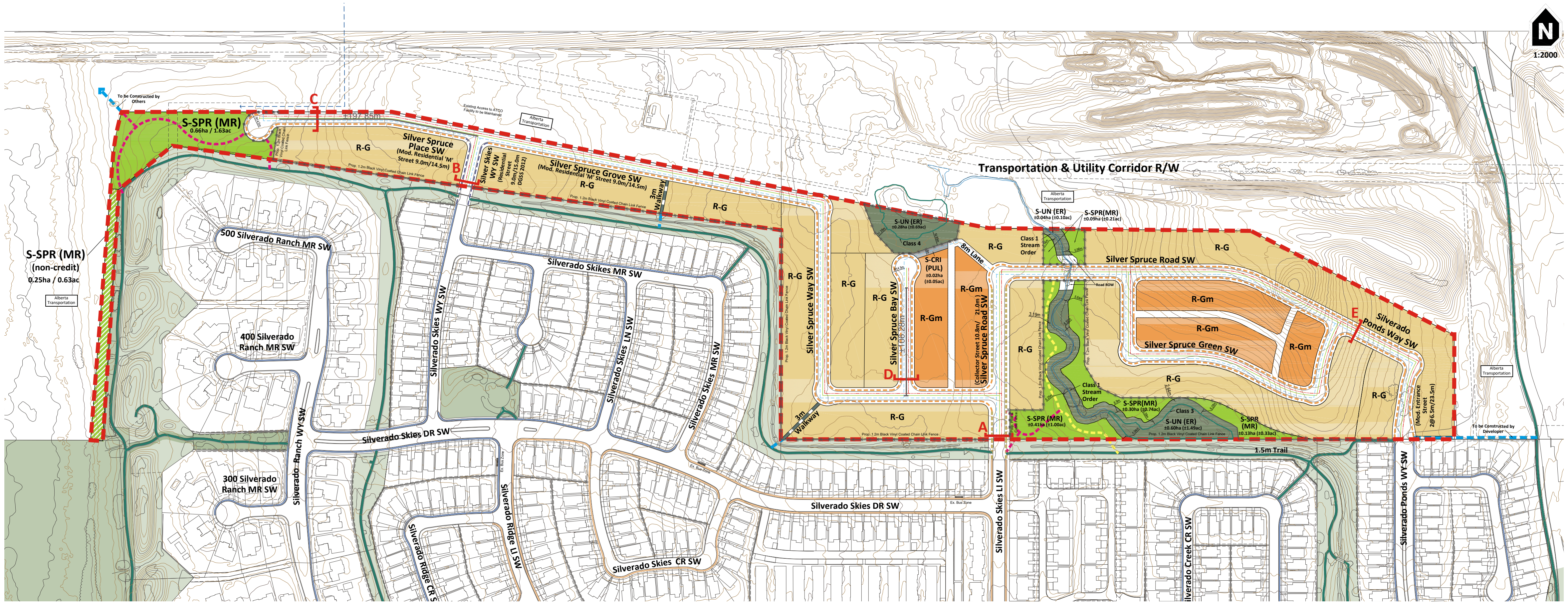
Proposed Outline Plan



OUTLINE PLAN STATISTICS

	Lot Width/ units per acre	Frontage	Hectares	Acres	Number of Lots/Units	% of GDA
	(m) / upa	(m)	(+/-)	(+/-)		
Total Area			**16.78**	**41.46**		
Less Environmental Reserve			**0.92**	**2.28**		
Gross Developable Area			**15.86**	**39.18**		**100.0%**
Residential - Single Family			**10.16**	**25.09**		**64.0%**
Residential - Low Density Mixed Housing District (R-G)			**8.21**	**20.27**		
Anticipated number of laneless lots based on 8.84m lot width	8.84	2,272.53	8.21	20.27	257	
Maximum number of lots based on 6.0m lot width	*6.00*	*2,272.53*			*379*	
Residential - Low Density Mixed Housing District (R-Gm)						
Anticipated number of laned lots based on 6.0m lot width	6.00	609.70	1.95	4.82	102	
Maximum number of laned lots based on 5.0m lot width	5.00	609.70			122	
Total frontage		2,882.23				
Total Number of Units						
Anticipated					**359**	
Maximum					*501*	
Density						
Anticipated		**22.6 upha**		**9.2 upa**		
Maximum		*31.6 upha*		*12.8 upa*		
Open Space			**1.84**	**4.54**		**11.6%**
Special Purpose - School, Park and Community (S-SPR (MR)) - Credit			1.59	3.91		10.0%
Special Purpose - School, Park and Community (S-SPR (MR)) - Non-Credit			0.25	0.63		1.6%
Public Utility Lots			0.02	0.05		**0.1%**
Roadways and Lanes			**3.84**	**9.50**		**24.2%**
Collector Street (10.8m/21.0m)			0.37	0.91		
Residential Street (9.0m/15.0m DGSS 2012)			0.07	0.17		
Modified Residential 'M' Street (9.0m/16.0m)			1.28	3.17		
Modified Residential 'M-L' Street (9.0m/16.0m)			0.94	2.32		
Modified Residential 'M' Street (9.0m/14.5m)			0.89	2.19		
Lanes (7.0m)			0.25	0.63		
Walkways			0.04	0.11		

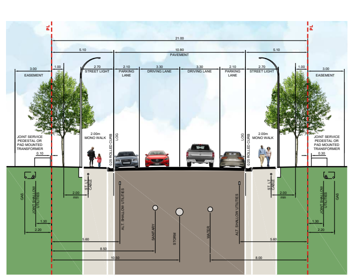
LAND USE REDESIGNATION STATISTICS

Land Use	to	Land Use	hectares	acres
R-G	to	R-Gm	0.72	1.78
M-G	to	R-G	3.47	8.57
M-G	to	R-Gm	1.04	2.58
M-G	to	PUL	0.03	0.07
M-2	to	R-G	1.87	4.62
M-2	to	R-Gm	1.20	2.96
M-2	to	S-SPR (MR)	0.02	0.04
R-1s	to	R-G	3.18	7.86
R-1s	to	S-SPR (MR)	0.13	0.31
S-SPR	to	R-G	1.68	4.14
S-UN	to	R-G	0.002	0.004
Total			**13.33**	**32.93**

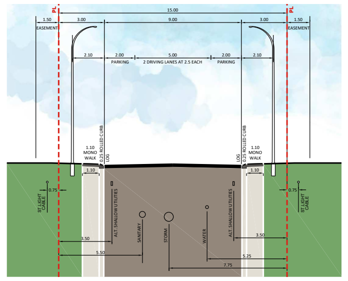
Summary of Land Use Redesignation

Land Use		ha	ac
R-G		10.20	25.19
R-Gm		2.96	7.32
PUL		0.03	0.07
S-SPR(MR)		0.14	0.35
Total		**13.33**	**32.93**

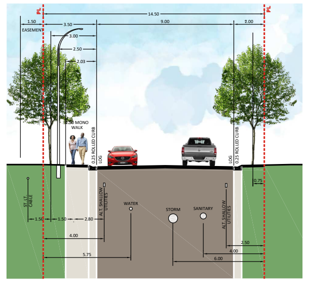
Land Use	Area (ha)	Building Type	Anticipated Units	People per Unit	Home Based Jobs	People	Jobs & People	Intensity
R-G	8.21	Single-detached	257	3.3	32	848	880	
R-Gm	1.95	Townhouses	102	2.2	9	224	233	
S-SPR	1.84							
S-CRI	0.02							
Roads	3.84							
	15.86		**359**		**41**	**1073**	**1113**	**70.2**



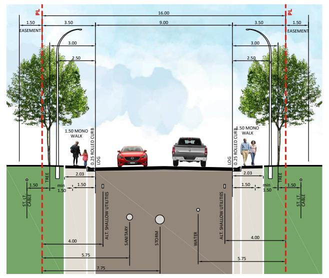
Cross Section A-A: Collector Street
(10.8m / 21.0m ROW) 1:250



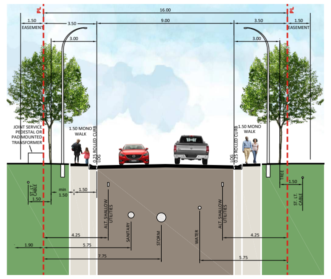
Cross Section B-B: Residential Street
DGSS 2012 (9.0m / 15.0m ROW) 1:250



Cross Section C-C: Mod. Residential 'M' Street
(9.0m / 14.5m ROW) 1:200



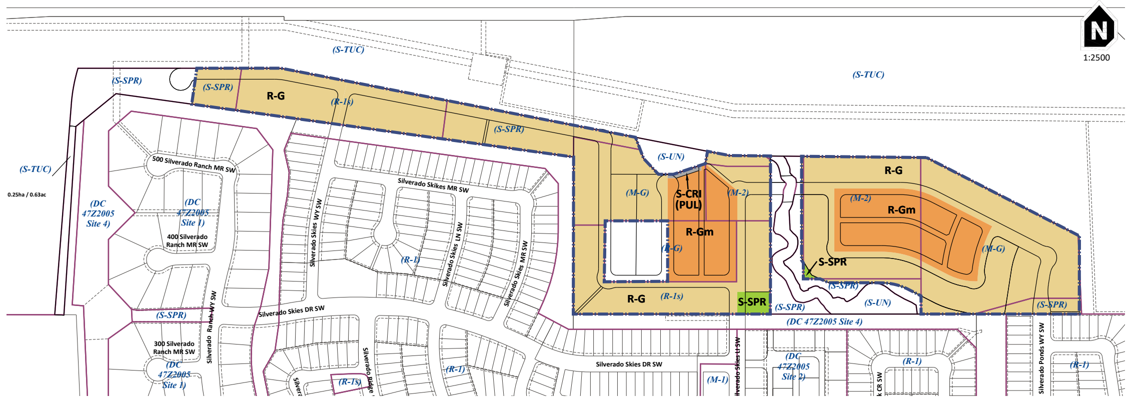
Cross Section D-D: Mod. Residential 'M-L' Street
(9.0m / 16.0m ROW) 1:200



Cross Section E-E: Mod. Residential 'M' Street
(9.0m / 16.0m ROW) 1:200

Notes:
Residential roads are:
- Residential 'M-L' Street (9.0m/16.0m) or Residential 'M' Street (9.0m/16.0m) unless otherwise noted.
- All lanes are 7.0m wide unless otherwise noted.

PROPOSED LAND USE PLAN



legend:
- 🟥 Outline Plan Boundary
- Land Use Redesignation Boundary
- Existing Land Use Boundary
- (S-FUD) Existing Land Use District
- Contour Interval 1.0m
- Prop. 1.1m Conc. Monowalk
- Prop. 1.5m Conc. Monowalk
- Prop. 1.5m Granular Trail
- Prop. 2.0m Conc. Monowalk
- Prop. 2.5m Local Pathway
- Prop. 3.0m Walkway
- 3.0m Local Asphalt Pathway
- Prop. 1.2m Black Vinyl Coated Chain Link Fence
- Post & Cable Fence
- Ex. 1.1m Conc. Monowalk
- Ex. 1.5m Conc. Monowalk
- Ex. 3.0m Regional Pathway
- Existing Bus Zone
- Existing Open Space (DC 47Z2005 Site 4) Outside of Outline Plan Boundary

Deep Services - Proposed
- Water Main
- Sanitary Sewer
- Storm Sewer
- Water Main Existing

prime consultant:

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client:

APEX
Building Communities with Pride

sub-consultant:

L.A.West
Stantec
Westhoff Engineering Resources, Inc.
Land & Water Resources Management Consultants

revisions:

no:	date:	description:
1	13-AUG-2021	OP Setup
2		
3		
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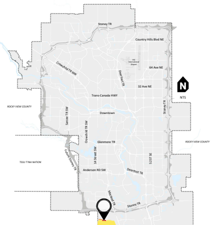
location map:



scale:

0 20 40 60
SCALE 1:2000

municipal address:

**18111 Sheriff King Street SW &
1203 Spruce Meadows Trail SW**

legal description:

Plan 821 1167 & Plan 851 0369

file description:

pre-app:	
LOC:	LOC2021-0152

file info:

project no.:	2002-08
drawn by:	ES/BD
start date:	2021AUG13
current date:	Apr 26, 2022

project:

North Silverado

sheet title:

Outline Plan & Land Use Redesignation

exhibit no.:

1.0

Apr 26, 2022 - 4:04pm W:\2002-08 Southern Lands Conceptual Design 2020Feb20\5.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2002-08 OP LU 2022APR14.dwg Layout:OPLU