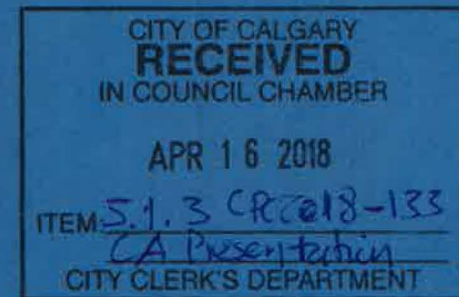




**SILVERADO
DEVELOPMENT
COMMITTEE**

North Silverado Development



Presented by:
Alex Sazanovitch and Mike Shaw

Overview

- Area Structure Plan
- Proposed Development
- Concerns Residents Have Raised
 - Excessive Density
 - Lack of Fit with Surrounding Area
- Solutions

Aerial View of Lands



Sattelite View of Lands



Current Area Structure Plan

5.1.2 Policies

(1) Composition of Residential Area

- (a) Subject to the policies of this Plan,
 - (i) low density residential uses shall be the predominant use of land within the Residential Area,

The proposed development does not follow the ASP

Proposed Development

	Med. Density Plan as of April 2017	Med. Density Plan as of August 2017	CivicWorks Proposal	Single Family Dwellings
Dwellings	857	724	734	230
New Residents	2229	1883	1909	598
Additional Vehicles*	1286	1086	1101	345

*(assuming 1.5 vehicles/dwelling)

- Only 4% Single Family dwellings
 - 634 Apartments
 - 69 Townhouses
 - 31 Single Detached Homes

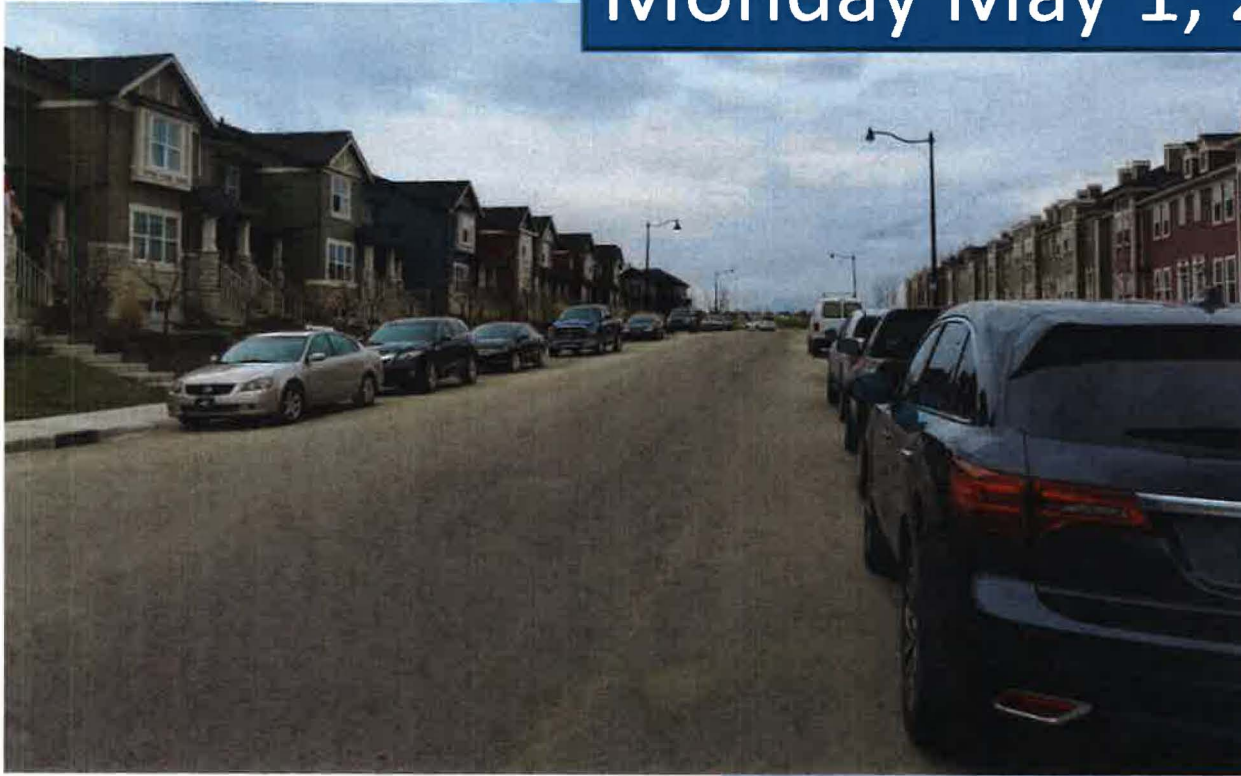
Excessive density

- Traffic congestion
 - 200 vehicles driving on Silverado Skies Link in 1.25 hours
- Safety of pedestrians
 - Student was hit by a vehicle walking to school on April 10, 2018
 - New development will intersect existing path
- Parking problems

Sunday April 30, 2017 at 10:00



Monday May 1, 2017 at 18:30



Lack of fit with surrounding community

- New development is 96% Multi-residential
- Pathway is half the width of the existing pathway throughout the community
- Does not keep with the feel of the Silverado community

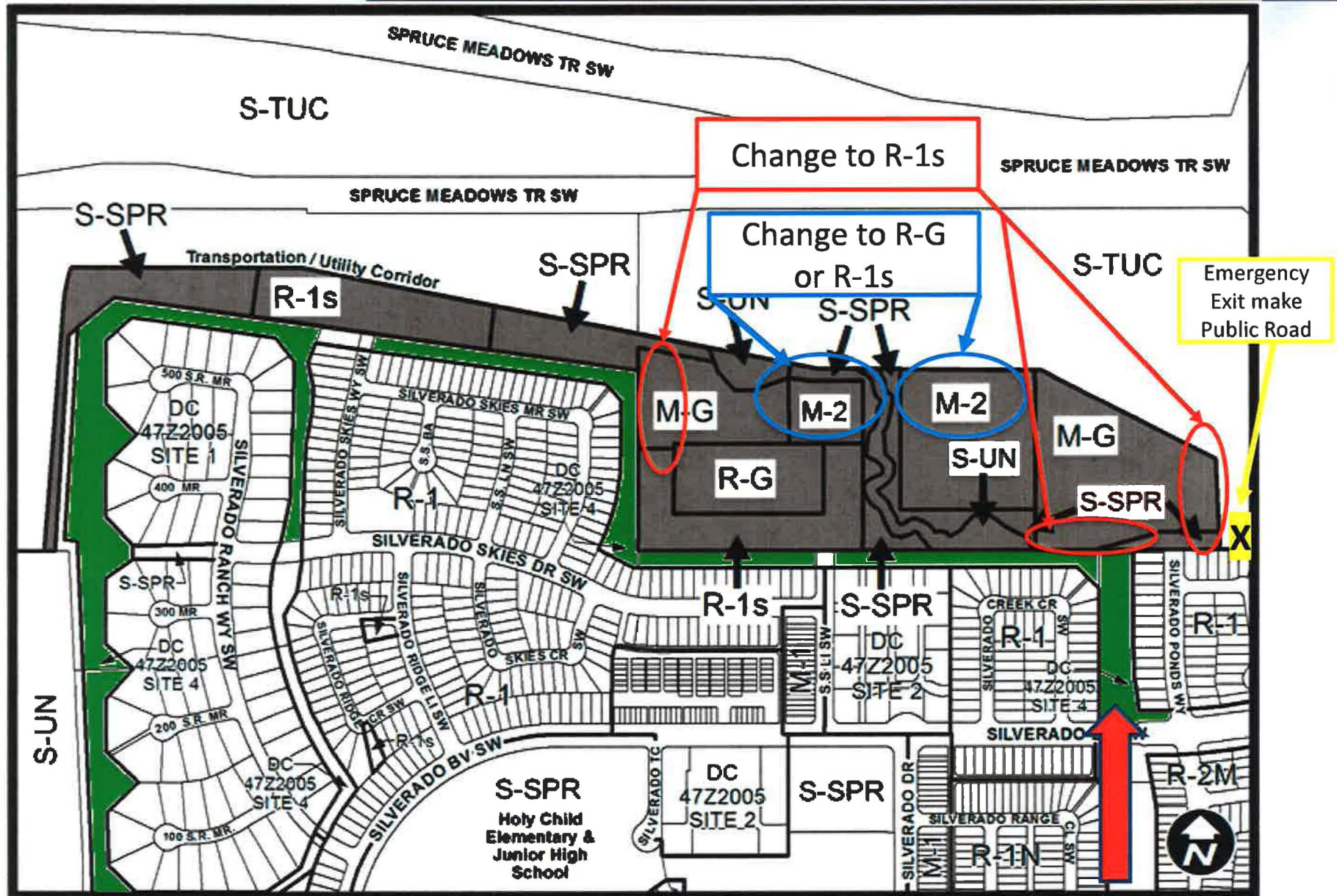
Greenspace between R-1 Houses



Solutions

- R-1 backing on to all existing pathways
- Widening of existing greenspace/pathway
- A better mix of R-1, R-G and M-G; transition from low to medium density
- Build Public road access to Sheriff King Street

Proposed changes



SCA Development Committee



**SILVERADO
DEVELOPMENT
COMMITTEE**

Alex Sazanovitch

–Development Committee Director, SCA Board Member

Mike Shaw

–Development Committee Member, Former SCA President

Questions