

Concept plans are for illustration and consultation purposes only. Elements included in these concepts are reflective of public engagement feedback.



Village Center Plan for  
Cultus Lake Park

Low Scenario

- Land Uses and Movement
- Green Space
  - Low Density (1-3 Storeys)
  - Medium Density (4 Storeys)
  - Commercial at grade
  - Existing Vehicle Access
  - Pedestrian Connections
  - Greenspace Connections
- Context
- Village Centre Boundary
  - CLPB Boundary
  - Parcels

**Two 3-Storey Mixed Use Buildings**  
Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 1.8 FSR  
Retail space: 8,000 sq.ft.  
Units: 28 units

**Two 3-Storey Apartment Buildings**  
Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 1.8 FSR  
Units: 42 units

**One 4-Storey Apartment Building**  
Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 1.8 FSR  
Units: 60 units

Total estimated unit count:  
~200 units  
Total estimated retail space:  
16,000 sq.ft.

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

02040Meters

Coordinate System:  
NAD 1983 UTM Zone 10N

Data Sources:  
- FVRD, 2022

Scale:  
1:650  
(When plotted at  
22"x34")

N

Project #: 2496.0010.01  
Author: BG  
Checked: SL  
Status: **DRAFT**  
Revision: A  
Date: 2023/10/12

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FIGURE



Please note that the density scenarios are for conceptual planning only.



Village Center Plan for  
Cultus Lake Park

Mixed Scenario

- Land Uses and Movement
- Green Space
  - Low Density (1-3 storeys)
  - Medium Density (4-5 storeys)
  - Commercial at grade
  - Existing Vehicle Access
  - Pedestrian Connections
  - Greenspace Connections

- Context
- Village Centre Boundary
  - CLPB Boundary
  - Parcels

Mixed Use (per 1/2 large bldg)

Lot Size: 0.5 acres  
Lot coverage: 40%  
Density: 1.5 FSR  
Retail space: 8,000 sq.ft.  
Units: 28 units

Mixed Use (per single bldg)

Lot Size: 0.5 acres  
Lot coverage: 40%  
Density: 2.0 FSR  
Retail space: 8,000 sq.ft.  
Units: 40 units

Apartments (per bldg)

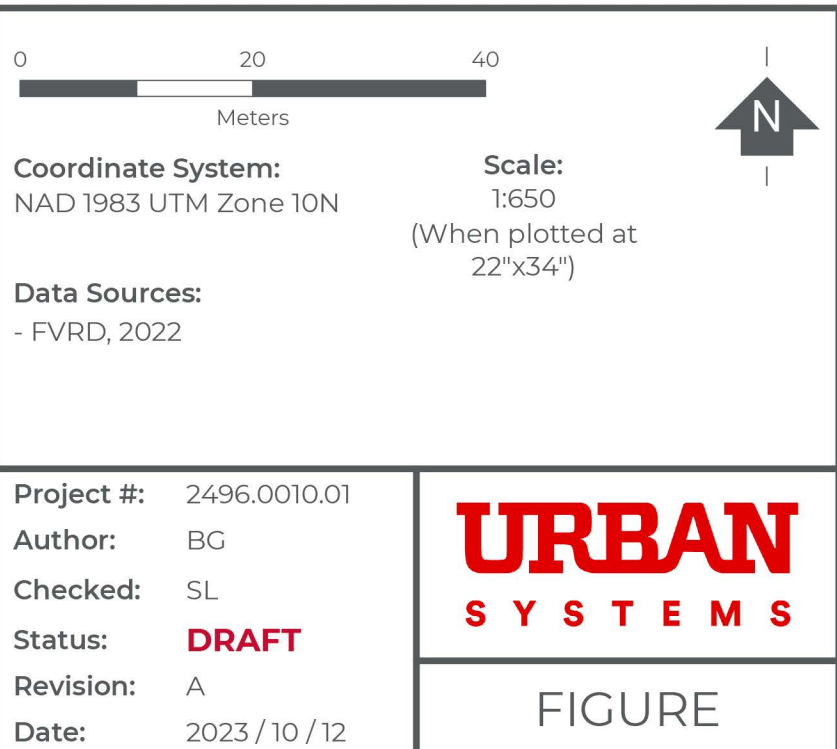
Lot Size: 0.5 acres  
Lot coverage: 50%  
Density: 2.0 FSR  
Units: 60

Townhomes (per block)

Lot Size: 1.0 acres  
Lot coverage: 50%  
Density: 1.5 FSR  
Units: 60

Total estimated unit count:  
~280 units  
Total estimated retail space:  
24,000 sq.ft.

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Village Center Plan for  
Cultus Lake Park

Medium Scenario

- Land Uses and Movement
- Green Space
  - Low Density (1-3 Storeys)
  - Medium Density (4 Storeys)
  - Commercial at grade
  - Existing Vehicle Access
  - Pedestrian Connections
  - Greenspace Connections
- Context
- Village Centre Boundary
  - CLPB Boundary
  - Parcels

One 3-Storey Mixed Use Building

Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 1.8 FSR  
Retail space: 8,000 sq.ft.  
Units: 28 units

Two 4-Storey Mixed Use Buildings

Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 2.4 FSR  
Retail space: 8,000 sq.ft.  
Units: 42 units

Four 4-Storey Apartment Buildings

Lot Size: 0.5 acres  
Lot coverage: 65%  
Density: 1.9 FSR  
Units: 60

Total estimated unit count: ~352 units  
Total estimated retail space: 24,000 sq.ft.

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Village Center Plan for  
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Medium Mixed Scenario

- Land Uses and Movement
- Green Space
  - Low Density (1-3 Storeys)
  - Medium Density (4 Storeys)
  - Commercial at grade
  - Existing Vehicle Access
  - Pedestrian Connections
  - Greenspace Connections
- Context
- Village Centre Boundary
  - CLPB Boundary
  - Parcels

Two 3-Storey Mixed Use  
Buildings

Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 1.8 FSR  
Retail space: 8,000 sq.ft.  
Units: 28 units

One 4-Storey Mixed Use  
Building

Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 2.4 FSR  
Retail space: 8,000 sq.ft.  
Units: 42 units

Three 4-Storey Apartment  
Buildings

Lot Size: 0.5 acres  
Lot coverage: 60%  
Density: 2.4 FSR  
Units: 60

Three 3-Storey Townhomes

Lot Size: 0.5 acres  
Lot coverage: 50%  
Density: 1.5 FSR  
Units: 25 units per building

Total estimated unit count: ~353  
units  
Total estimated retail space:  
24,000 sq.ft.

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