

<i>COUNCIL AGENDA</i>	
Date: <u>July 21, 2025</u>	Item: <u>15.4</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	June 25, 2025
From:	Erik Wilhelm, Senior Community Planner
Subject:	Street Naming Request – “Crestview Place” at 3900 Cypress Bowl Road
File:	1010-20-24-106

RECOMMENDATION

THAT the road name proposed by the property owner (“Crestview Place”), for the private strata road within the planned development at 3900 Cypress Bowl Road, be approved.

1.0 Purpose

To provide information regarding a proposed street name for a new private road in “Area 5” of the Rodgers Creek area (**Appendix A** – Context Map).

2.0 Legislation/Bylaw/Policy

The Street Naming Corporate Policy #02-80-113 (2003) requires Council approval for all street names, including private roads (**Appendix B**).

3.0 Council Strategic Objective(s)/Official Community Plan

Not applicable.

4.0 Financial Implications

None.

5.0 Background

5.1 Previous Decisions

In 2008, Council adopted bylaws to give effect to the Rodgers Creek Area Development Plan (RCADP) which laid the out an overall plan for the Rodgers Creek Area north of the Upper Levels Highway. The RCADP referred to the subject site as “Lower Village East Neighbourhood - Area 5” and the plan envisioned an elongated cul-de-sac in this area.

On July 9, 2018, Council approved Development Permit No. 17-115 that permitted subdivision in “Area 5” of the Rodgers Creek Area to legally create the subject site (**Appendix A** – Context Map) and allow land development works. At that time, DP17-115 labelled the interim access road to the site as “Road J” in preparation for eventual road naming in compliance with District policy.

5.1 History

Planning staff is currently processing a development permit at 3900 Cypress Bowl Road¹. The development proposal, on the approximate 4.97-hectare (12.3 acre) site and consistent with the CD3 zoning, includes a 354-unit development that incorporates four apartment towers and townhouse buildings with shared amenity building along a private cul-de-sac accessed from Cypress Bowl Road (see Figure 1 and Figure 2).



Figure 1 – Rendering of development proposal at 3900 Cypress Bowl Road



Figure 2 – Conceptual site plan of development proposal at 3900 Cypress Bowl Road

¹ The Development Procedures Bylaw delegates Development Permit approval in the Rodgers Creek Area to the Director of Planning, Development and Environment Services.

6.0 Analysis

6.1 Discussion

Context

The subject site is located at 3900 Cypress Bowl Road (**Appendix A – Context Map**) and is accessed from Cypress Bowl Road.

Street Naming Corporate Policy

The planned private “Strata Road” seen in Figure 2 is currently unnamed and requires naming in compliance with the Street Naming Corporate Policy #02-80-113 (2003). Accordingly, the property owner/developer of the subject site proposed the name “Crestview Place” for the cul-de-sac within the development proposal.

The proposed street name was reviewed against Policy #02-80-113 (**Appendix B**) and the proposed road name complies with the policy.

6.2 Climate Change & Sustainability

Not applicable.

6.3 Public Engagement and Outreach

Not applicable.

6.4 Other Communication, Consultation, and Research

Planning staff consulted with District emergency services and building department staff who have confirmed that they have no objections to the proposed road name “Crestview Place”. If the proposed road name is approved by Council, relevant external agencies and departments (e.g. Canada Post, Emergency Medical Services etc.) will be notified. Consequently, the subject site (3900 Cypress Bowl Road) will require readdressing.

7.0 Options

7.1 Recommended Option

Council approve the proposed private road name for the planned development at 3900 Cypress Bowl Road.

7.2 Considered Options

1. Council may direct staff to propose an alternate road name (to be specified); or
2. Reject the proposed road name.


8.0 Conclusion

The proposed new private road name described in this report complies with the Street Naming Policy and it is recommended that “Crestview Place” be approved.

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Author: 
Erik Wilhelm, Senior Community Planner

Concurrence: 
Michelle McGuire, Senior Manager of Current Planning and Urban Design


Appendices:

Appendix A – Context Map

Appendix B – Corporate Street Naming Policy

Appendix A – Context Map



	CONTEXT PLAN		DATE: Apr.24/25	REV: 0
	TITLE: 3900 Cypress Bowl Road (Area 5 Rodgers Creek Area)		FILE:	SK-1

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Appendix B

District of West Vancouver CORPORATE POLICY

Planning, Lands and Permits	<h3>Street Naming</h3>
Policy #02-80-113	
File #0115-20-SNCO1	

1.0 Purpose

To establish a consistent, coordinated process for naming streets within the District of West Vancouver.

2.0 Procedure

- 2.1 The Director of Planning, Lands and Permits shall be responsible for the coordination of assignment of all street names for the District of West Vancouver including consultation with appropriate agencies and departments such as Engineering, Fire and Police.
- 2.2 Streets within West Vancouver shall be named rather than numbered.
- 2.3 Streets should have distinctive names and these should not rhyme nor conflict with other existing names such that they would create confusion for emergency services, or for any other agency (this should include rhyming or conflicts for names within West Vancouver and other municipalities on the North Shore, together with those municipalities within the Regional Street Name Index maintained by the City of Vancouver).
- 2.4 The terms “**road**”, “**street**”, “**drive**” and “**way**” shall be used to designate major thoroughfares or connectors.
- 2.5 The terms “**crescent**” and “**wynd**” shall be used to designate one street which, being shaped like a crescent, connects back to that same street or to a second street.
- 2.6 The terms “**place**”, “**court**”, “**close**” and “**lane**” shall be used to designate minor roads and cul-de-sacs.
- 2.7 Where ever possible, roads that continue in the same general direction (i.e., “North/South” versus “East/West”) through an intersection, shall remain the same name.

- 2.8 Where possible, recognition of District historical reference shall be taken into consideration and any suggestions from individuals and organizations will be taken under consideration.
- 2.9 In addition to historic reference, consistent area themes will be encouraged wherever possible.
- 2.10 There shall be a maximum of two (2) derivatives of major street names used.
- 2.11 The use of proper names of individuals shall be limited to surnames only and, if intended as recognition of a specific individual, shall only be used *post humously*, unless otherwise directed by Council.
- 2.12 In the event of an existing street name creating a problem – either for local residents or for emergency services – either party may bring forward a request to the director responsible for a change in name for that particular street.
- 2.13 After reviewing matters falling under section 2.12 and making a recommendation on an appropriate name, the residents affected by such a change will be contacted and their views conveyed to Council along with the recommendation of the Director of Planning, Lands and Permits.
- 2.14 The Director of Planning, Lands and Permits shall forward to Council for approval, each and every street name (including private roads within developments).
- 2.15 There shall be maintained a bank of street names and a list of responses from developers and others within the community, to add to the bank of names.

<p>Approval Date: September 08, 2003 regular Council Meeting (Item 4.5)</p>	<p>Approved by: Council</p>
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