

# GLOSSARY

## **1000-FOOT CONNECTOR**

The planned east-west route connecting neighbourhoods above the Upper Levels Highway (Highway #1) located generally along the 1000 - foot elevation.

## **ACCESSIBLE/ACCESSIBILITY**

ability to participate actively in the community through provisions in the built, natural or social environment which provide or enhance access for people with disabilities and may often benefit a wide array of people in the broader community such as parents with small children and the growing portion of older people who live with visual, mobility and hearing limitations, yet do not consider themselves disabled.

## **ADAPTABLE DESIGN**

Adaptable housing designs create liveable residences for a wider range of persons than standard housing design and allow alterations to be easily and inexpensively incorporated at a future time to support changing needs and independent living. It addresses special physical needs and contemplates the ability to change accessibility over time to meet different levels of need.

## **ADVISORY BODY OR COMMITTEE**

A group of citizens appointed by Council to review and make recommendations on Municipal issues. They allow interested

residents to provide direct assistance in civic matters so that Council may benefit from in depth discussion by others. Members typically have some background experience or interest related to the subject area and in certain instances, such as the Design or Engineering Advisory Committees, professional expertise. Some bodies are ongoing and some are project specific.

## **AFFORDABLE HOUSING / HOUSING AFFORDABILITY**

Affordable housing includes subsidized or non-market housing provided by non-profit organizations. Housing affordability may also refer more broadly to the relative affordability of one housing form compared to another, such as a small townhouse being typically more affordable than a large single family home.

## **ALTERNATIVE HOUSING**

Refers to housing other than single family dwellings, and may include secondary suites, townhouses and apartments plus innovative forms such as carriage houses and small group homes.

## **AMENITY ZONING**

A special Zoning provision which allows the use of greater density or other variations to land use to promote the

provision of a public amenity such as daycare or rental housing.

## **AREA DENSITY VARIATION**

The partial or total reduction in development of one parcel of land in conjunction with an increase on another separate parcel in order to achieve community benefits.

## **AREA DEVELOPMENT PLAN**

A plan created for a large, undeveloped area in the Upper Lands to guide development. It assesses the area's natural features, and development constraints and opportunities, in the context of achieving community defined objectives. It then sets out proposed land uses by quantity and type, including types of housing, parks and community facilities and establishes appropriate guidelines and regulations.

## **BC STATS**

The central statistical agency of the Province of British Columbia.

## **BENEFITS-BASED APPROACH**

This method focuses planning efforts on the "end results" or benefits that individuals and the community receive from a service or program.

## **BIODIVERSITY**

The diversity of plants, animals, and other living organisms in all their forms and levels of organizations, including genes, species, ecosystems, and the evolutionary and functional processes that link them.

## **COACH HOUSE**

A detached dwelling unit, which is accessory to, and smaller than a primary dwelling on a residential lot, and may be attached to a garage.

## **COMMUNITY CAPACITY**

The ability of individuals to help themselves and each other to build strong relationships; collaborate to support families with diverse needs; nurture leadership and develop self-reliance; support volunteerism; and create understanding and harmony through shared leisure lifestyles.

## **COMMUNITY ENERGY PLAN**

A document and a planning process that seeks to set goals, strategies and provide leadership with respect to reducing a community's overall energy consumption. It seeks to cut emissions of polluting gases and reduce costs associated with both energy purchase and infrastructure investments.

## **COMMUNITY POLICING**

Policing by officers intended to have personal knowledge of and involvement in the community.

## **COMMUNITY SCHOOL**

The community school model allows for general community use that makes schools a central focus in their local area and provides for the use of play fields and indoor space on an assigned basis.

Through the schools, area residents are encouraged to and supported in work on community self-help or problem-solving initiatives, such as needs assessments, community newsletters, community gardens, seminars, parent/tot activities and youth drop-in programs.

## **COMMUNITY SUSTAINABILITY**

As defined by the Province of B.C., The long-term capacity of the inhabitants in a given area to sustain or improve social and economic conditions while maintaining and enhancing its natural environment for future generations.

## **COMPACT COMMUNITIES**

A planning strategy that manages growth by developing communities that are physically compact, with different uses and activities in close proximity.

Compact communities generally have densities high enough to enable the effective and economic use of transit. They are efficient with respect to the provision of various services and programs. If combined with a diversity of uses, they permit easy access by walking, cycling, automobile and public transit to most personal needs.

## **COMPLETE COMMUNITIES**

Complete communities are able to provide the essential everyday needs of their inhabitants - residential, work, shopping and services - within the community itself. This does not imply that they are not part of or do not enjoy the benefits of the larger region, but relates to the level of convenience and well being that citizens are able to experience within their local community.

## **COUNCIL**

The governing body of a municipality exercising powers granted by the Province of British Columbia under the Local Government Act. Council, in this OCP, means the Council of the District of West Vancouver.

## **COVENANTS**

Legal restrictions on use, registered against the title of a property. In British Columbia, the Land Title Act gives the legislative authority for covenants.

## **CREEK CORRIDOR**

The creek corridor is the area, including the creek, lands adjacent to the creek to the top of bank and adjoining area ravine lands that the Municipality considers to be directly associated with the creek environment and particularly sensitive to any potential adjacent development or otherwise to be an integral part of the creek corridor and to be subject to hazardous conditions. Without limiting the foregoing, it is generally that area

determined taking into account the Provincial regulations for watercourse setbacks, federal guidelines and other matters considered relevant based upon on-site review by engineering and environmental consultants and staff.

### **CREEK PROTECTION AREA**

Land in the area technically defined by the District's Creek Bylaw that applies to restrict building regardless of whether there is a covenant or not.

### **DENSITY TRANSFER**

The transfer of density from one site to another to achieve a public benefit.

### **DEVELOPMENT APPROVAL INFORMATION**

A specific term used in the Local Government Act that specifies information a Council can require by requirement in an Official Community Plan in certain circumstances to evaluate land for development.

### **DEVELOPMENT COST CHARGES**

A charge collected from a developer by a municipality in order to recover capital expended on growth related infrastructure that results from residential, commercial or industrial development. This one time levy is for capital costs for roads, sanitary sewers, water drainage and parkland acquisition and improvements that are being charged back to development in general and which is often "off-site".

### **DEVELOPMENT PERMIT**

A document that is required in areas designated in an Official Community Plan that regulates development, includes conditions of approval including site development, environmental controls and building design for multiple dwellings, small lots or commercial uses.

### **DEVELOPMENT PERMIT AREAS**

An area designated to require Council issuance of approval prior to any development of land or building.

### **DEVELOPMENT TRANSFER**

Transfer of development potential from one site to another in order to preserve or protect valued site characteristics, or provide community benefit.

### **DIFFICULT TERRAIN**

Places where more than one-fifth of the total allowable building envelope on any lot has an existing grade exceeding 35%, or where driveways meeting regulations would exceed a 20% grade.

### **DUPLEX**

One building divided horizontally or vertically into two units.

### **ECOSYSTEM**

A functional unit consisting of all the living organisms (plants, animals, and microbes) in a given area, and all the non-living physical and chemical factors of their environment, linked together through nutrient cycling and energy flow. An ecosystem can be of any size (a log,

pond, field, forest or the earth's biosphere) but it always functions as a whole unit.

### **ECOSYSTEM-BASED MANAGEMENT**

The integration of ecological, economic, and social principles to manage biological and physical systems in a manner that safeguards the ecological sustainability, natural diversity, and productivity of the landscape.

### **ENDANGERED**

A species facing imminent extirpation or extinction.

### **ENVIRONMENTAL MANAGEMENT**

Actions associated with controlling, mitigating, preventing or restoring human-caused damage of natural systems. Human-caused damage may be caused by direct or indirect means.

### **FLOOR AREA RATIO (FAR)**

A ratio of the built floor area of a structure to the area of the lot it occupies. This is a method of controlling the size of building that can be built on a property, calculated by multiplication of the lot area times the FAR. A typical townhouse site or low-rise apartment in West Vancouver would have an approximate FAR of 0.75 - 1.5 and a typical single-family residence of 0.35 – 0.5.

### **FORESHORE**

For the purposes of this document, the foreshore is the land which lies between

the high and low water marks of the tide, encompassing those areas of land that are alternately covered and exposed by the ebb and flow of tidal waters.

## **FUTURE NEIGHBOURHOODS**

That portion of the Upper Lands where future housing development is allowed.

## **GREATER VANCOUVER REGIONAL DISTRICT**

A regional government established in 1967, the Greater Vancouver Regional District (GVRD) is a partnership of the 21 municipalities and one electoral area that make up the metropolitan area of Greater Vancouver. The GVRD delivers region-wide essential services, including utilities such as water, sewerage and drainage, solid waste management, and various activities relating to environmental stewardship and liveability such as air quality, regional parks and housing.

## **GREEN BUILDING**

A building that is designed to be energy efficient and to have various components that are neutral to or that enhance the environment.

## **GREEN ZONE**

This strategy of the GVRD's LRSP that defines the limit to urban expansion and fosters a shared sense of commitment among the region's municipalities to protect the lands within it. It includes community health lands such as watersheds and floodplains; ecologically important lands such as forests, wilderness areas, wildlife habitat and wetlands;

outdoor recreation and scenic lands such as major parks and recreation areas; and renewable resources lands such as agricultural and forest areas.

## **GREENBELT**

An area of land to be retained as a landscaped buffer between other uses or adjacent to major highways.

## **GROSS AREA DENSITY**

The maximum number of dwellings allowed per gross acre, including all land used for development, roads and open space.

## **HEAD LEASE**

Lease from the Provincial Crown regulating uses on the land from private property boundaries seaward up to one thousand feet off shore.

## **HEALTHY COMMUNITY**

Local government, businesses, labour and citizens working to create a supportive environment for health and safety that improve the quality of life for each individual.

## **HERITAGE INVENTORY**

Inventories that identify, and list buildings in West Vancouver that are considered to have heritage value. There are two: the West Vancouver Heritage Inventory (1988) and The West Vancouver Survey of Significant Architecture 1945-1975.

## **HOUSING CHOICE**

Housing choice is composed of two parts: the first is the opportunity for people from various household types and life styles to select an appropriate form of housing from a number of alternatives, including single-family homes, townhouses and apartments.

The second is the ability of households of various incomes to find housing that they can afford. For most, this means a variety of prices or rent levels.

## **INFILL HOUSING**

Potential small-scale changes in housing form intended to fit within the basic character and form of the neighbourhood in which it occurs, generally maintaining the square footage limitations (FAR.) otherwise permitted in that area. Examples in municipalities that encourage such forms include carriage houses over garages, small second dwellings or conversions to suites.

## **IN-LAW SUITE**

A permitted secondary suite that must be occupied by a family member of the residents of the principle dwelling unit.

## **PROTECTION OF THE AQUATIC HABITAT**

A set of guidelines produced by the federal Department of Fisheries and Oceans, Pacific Division, which seeks to protect fish populations and their habitat from the damaging effects of land development activities. The document contains guidelines for leave strips, erosion

and sediment control, stormwater management, in watercourse work, fish passage requirements and culvert design.

### **LIVEABLE REGION STRATEGIC PLAN (LRSP)**

This Plan is the GVRD's regional growth strategy. Since its adoption by the Board of Directors in 1996, the LRSP has provided the framework for making regional land use and transportation decisions in partnership with the GVRD's member municipalities, the Provincial Government, and other agencies.

### **LOCAL COMMERCIAL AREAS**

Individual or clustered retail stores, personal services and other businesses that generally serve their immediate neighbourhood.

### **LOW RISE APARTMENTS**

Buildings of four storeys or less, with access to dwellings from a common entry and hallway.

### **MARINE COMMERCIAL AREAS**

Individual or clustered marina uses, including moorage, repair, services and related services and other businesses that serve the recreational and commercial boating market.

### **MARINE PROTECTED AREAS**

Areas designated to ensure that their underwater habitat and ecosystems are preserved in an undisturbed state. No fishing of any kind is permitted in these areas and all marine plants and animals are protected, e.g. Whytecliff.

### **MULTI-FAMILY OR MULTIPLE FAMILY HOUSING**

Two or more dwelling units within a single building or cluster of buildings.

### **NATIVE PLANTS**

Plants indigenous to an area or from a similar climate and typically requiring little or no supplemental irrigation once established.

### **NATURAL ENVIRONMENT**

Includes all aspects of the numerous ecosystems within which human life exists.

### **NEIGHBOURHOOD**

A residential area, often defined by distinct characteristics, and considered by its residents as identifiable and familiar territory.

### **NEIGHBOURING MUNICIPALITIES**

Includes the District of North Vancouver, City of North Vancouver, City of Vancouver, Municipality of Bowen Island, Village of Lions Bay, GVRD and the Squamish Nation IR5.

### **NEW NEIGHBOURHOODS**

Areas that will be developed for a variety of land use purposes are called "New Neighbourhoods" in this Plan (includes Clyde Avenue East of Taylor Way and Whitby Estates in the Upper Lands).

### **NO NET LOSS**

Is a working principle by which the District strives to balance unavoidable habitat losses with habitat replacement on a

project-by-project basis so that further reductions to fisheries resources due to habitat loss or damage may be prevented.

### **NON-MARKET HOUSING**

Housing developed and operated by a government agency or non-profit society to provide affordable housing for people on lower incomes. Examples in West Vancouver include the Kiwanis, Klahanie, and Lions Libby Lodge sites.

### **NON-PERMANENT WATERCOURSE**

A watercourse that typically contains surface waters or flows for periods less than 6 months in duration.

### **OFFICIAL COMMUNITY PLAN**

A document that is enacted by bylaw and which contains broad objectives to guide Council decisions, particularly in relation to land use and public facilities. The Local Government Act enables Council to create such a policy document, describes its potential contents and prescribes certain required contents and procedures for review and adoption.

### **PERMANENT WATERCOURSE**

A watercourse that typically contains continuous surface waters or flows for a period more than 6 months in duration.

### **RARE AND ENDANGERED SPECIES**

Animals and plants that are considered to be vulnerable in British Columbia. Rare species are at a lower level of risk than

Endangered species. Vulnerable trees are of special concern because of characteristics that make them particularly sensitive to human activities or natural events.

## **REGIONALLY IMPORTANT WILDLIFE**

Native, regularly occurring taxa that are not considered at risk Provincially, but are affected by forest practices and require specific habitat management prescriptions in order to maintain regional populations.

## **RIPARIAN AREA**

The area adjacent to the normal high water line in a watercourse, river, lake or pond and extending to the portion of land that is influenced by the availability of water and is generally critical for wildlife cover, fish food organisms, watercourse nutrients and large organic debris, and for watercourse bank stability. (For more information see <http://www.for.gov.bc.ca/tasb/legsregs/fpc/fpcguide/other/species/species-40.htm>)

## **SECONDARY SUITE**

An accessory rental suite within a single-family or two-family home.

## **SMALL-LOT, SINGLE-FAMILY HOUSING**

Houses built for occupancy by one family and located on small lots of between 3,000 and 5,000 square feet.

## **SITE-SPECIFIC ZONING**

An approach whereby an individual parcel is zoned for certain uses that are distinct from the surrounding uses (e.g. a gas station in an area otherwise zoned for neighbourhood commercial uses) or to provide for distinct regulation of a special use or site condition (e.g. seniors' housing such as Kiwanis).

## **SOCIAL CAPITAL**

Features of social life – networks, norms and trust – that enable participants to act together more effectively and pursue shared objectives. The term refers to social connections and the attendant norms and trust. It also refers to the institutions, relationships and norms that shape the quality and quantity of society's social interactions. Social Capital is not just the sum of the institutions that underpin a society – it is the glue that holds them together (World Bank definition available on the website [www.worldbank.org/poverty/scapital/index.htm](http://www.worldbank.org/poverty/scapital/index.htm).)

## **SQUAMISH NATION COUNCIL**

The Council of the Squamish Nation governs Squamish Indian Reserve No. 5 on the shores of the Capilano River (for more information see [www.Squamish.net](http://www.Squamish.net)).

## **STRATEGIC TRANSPORTATION PLAN**

Translink is responsible for planning, financing and operating a regional transportation system that moves people and goods efficiently, and supports the regional growth strategy, air quality

objectives and economic development of the Greater Vancouver Regional District (for more information see [www.Translink.bc.ca](http://www.Translink.bc.ca)).

## **STORMWATER MANAGEMENT PLAN**

A comprehensive plan for the management of water runoff and the impacts of development, typically based upon environmentally sustainable principles.

## **STREAMKEEPERS**

West Vancouver Streamkeepers is a group that champions salmon and salmon habitat causes in the urban environment. The group assists the West Vancouver in providing knowledge regarding existing watercourses, developing watercourse stewardship and greenways principles, undertaking public education, and it operates the Nelson Creek hatchery.

## **STREAMSIDE PROTECTION & ENHANCEMENT AREA**

The Streamside Protection Regulation, enacted under Section 12 of the Fish Protection Act in January 2001, calls on local governments to establish Streamside Protection And Enhancement Areas in their residential, commercial and industrial zones and to identify these areas through their land use plans and regulations by the year 2006.

The purpose of the Regulation is to provide protection for the features, functions and conditions that are vital in the natural maintenance of watercourse health and productivity. (for more information see [http://wlapwww.gov.bc.ca/habitat/fish\\_protection\\_act/index.html](http://wlapwww.gov.bc.ca/habitat/fish_protection_act/index.html))

### **STREETSCAPE**

A view or prospect provided by the design, landscaping and features of a street or streets.

### **SUSTAINABILITY**

The concept of sustainability refers to the act of managing environmental, social and economic impacts so that the ecological and community systems upon which a community depends are not depleted or threatened. The widely used international definition is “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about living within the carrying capacity of the environment ensuring everyone has the opportunity to have a decent education, a quality environment, good health and a decent job.

### **TOPOGRAPHY**

The configuration of a surface area including its relief, or relative elevations, and the three-dimensional position of its natural and built features.

### **TOWNHOUSE**

Multiple dwelling units (three or more) built side by side, each with separate front and rear access and private yard space.

### **TRANSPORTATION DEMAND MANAGEMENT**

Programs or measures that modify or influence the current transportation behaviour or use to achieve a transportation policy objective.

### **TRIPLEX**

One building divided horizontally or vertically into three units.

### **UPPER LANDS**

The area comprised of the forested lands generally between the Upper Levels Highway and Cypress Provincial Park.

### **USER-PAY APPROACH**

Fees are charged to recover all or part of the cost of the municipal service provided.

### **VALUE**

A fundamental belief that governs our actions.

### **VISION**

A shared view of the future that imagines desired outcomes.

### **VULNERABLE**

A species of special concern because of characteristics that make it particularly sensitive to human activities or natural events.

### **WATERCOURSE**

Includes a creek, pond, lake, river, stream, or brook, whether usually containing water or not and any spring or wetland that is integral to a watercourse.

### **WATERSHED**

An area of land, or a drainage basin, defined by its highest elevations from which water, such as rainfall and snowmelt, drains towards a single point. A watershed drains water into a watercourse, lake or river. Multiple smaller watersheds (creeks) would form part of a larger watershed (North Shore Mountains).

### **WETLAND**

Land that is saturated with water long enough to promote aquatic processes; indicated by poorly drained soils and biological activity that is adapted to a wet environment including bogs, marshes, swamps, and riparian areas directly influenced by or affecting the wetland processes.

### **WILDLIFE HABITAT CORRIDOR**

Linear habitat which is important to the enhancement or maintenance of wildlife populations.