

CONTEXT

West Vancouver's forested visual backdrop for both the community and the region. Planning policies for this 6,265 acre area, known as the Upper Lands, are long term and comprehensive, and intended to encourage exemplary planning initiatives for future changes within the area. The higher elevations have a long history of recreation use for hiking, skiing and, more recently, biking. Most of this area (72% of the Upper Lands or more than 4,500 acres), is above 1200 feet in elevation and will be preserved as Limited Use and Recreation.

Of the remaining approximate 1760 acres below the 1200 foot elevation, approximately 1600 acres (excluding existing parks) are shown as "Future Neighbourhoods Area" to be planned for future development over the coming decades. Development will be guided by the Plan's policies that provide Council with the tools to:

- realize defined community building principles,
- protect environmentally sensitive areas,
- create desirable neighbourhoods; and
- acquire lands required to meet long-term community needs at minimal cost to existing and future residents.

The policies are intended to ensure that West Vancouver will continue to be a community of neighbourhoods, will focus on its environmental assets and will insist on the creation of great places to live. The Future Neighbourhoods Area, representing 7% of the total land area in the District, will be primarily comprised of homes, parks and protected creeks and greenbelts. It is expected that up to 60% of the dwelling units would be single-family homes, a proportion that currently exists in West Vancouver generally, but would differ

from the single family emphasis above the highway of some years ago. The Plan describes the anticipated pace and expected areas of development for the next 10 to 20 years and provides that this projection will be reviewed regularly.

A VISION FOR THE UPPER LANDS

(Excerpt from June 2001 Upper Lands Report)

This Report's vision for the Upper Lands is one that:

- *preserves the forest, both the forested backdrop to the community and significant portions within development areas;*
- *controls growth in terms of amount and impacts on the land and the community;*
- *creates inclusive neighbourhoods offering a variety of housing forms;*
- *works with nature by preserving creeks and other major natural assets; and*
- *provides amenities and services that contribute to, without burden, the community's existing and future qualities.*

If this vision is to be achieved, the initial physical scars of new development would be quickly healed. As residents walk, cycle or drive in their new neighbourhoods they would have a sense that their neighbourhood has an identity of its own, one created by natural features and strengthened by communal places such as an elementary school, convenience shopping or a central park. People would be seen out walking on trails that link public areas, other neighbourhoods and the forest areas above, on local streets (where pedestrians would share the narrow road surface safely with slow-moving vehicles) and on sidewalks along the collector roads. There would be opportunities to meet local commercial needs within a short walk or drive away. Local schools would provide community use and meeting places. The housing types would be more varied than in traditional suburbs, reflecting both the terrain and population demands.

Multi-family housing would be viewed not only as more environmentally sensitive but also more responsive to housing needs than uniform subdivisions of single family lots.

Above the development areas, the preservation of the forest will have been assured, and well-maintained trails will connect with neighbourhoods below.

OBJECTIVES

The forested mountain slopes of West Vancouver are a natural heritage of both the community and the region. The majority of these lands, currently owned by the municipality and the Province, will be preserved in a natural state. Where development does occur it will be founded on sound environmental principles, topographic constraints, and recognition of the natural heritage. The Upper Lands policies provide for the future of the mountain lands and are based on the following objectives:

- Stewardship of the natural environment, its heritage, ecosystems and biological diversity.
- Design of a built environment that takes into account environmental considerations, and complements natural characteristics of the landscape, including building layouts, building types, roads and play areas.
- Provision of a diversity of home, lifestyle and recreation choices.
- Creation of Area Development Plans for larger areas based on a framework of natural and environmental characteristics including the defining creeks, rock outcrops and forest enclaves.
- Creation of a “best practices” guide for the development of new neighbourhoods in the Upper Lands, illustrating and describing the successful approaches used both in West Vancouver and other communities with similar mountain settings.
- Management of development with appropriate phasing that will result in prudent financial management of service installations.
- Control of growth that will occur slowly and enhance community well being and prosperity.
- Creation of future neighbourhoods that offer a range of amenities and services, including major parks, schools, trail systems and some commercial lands for locally convenient commercial services that have a sense of identity and that provide varied housing to meet resident needs.

UPPER LANDS PLANNING STRATEGY AND THE COMMUNITY PLAN

The policies for the Upper Lands are a guide for Council and landowners and include:

- a principles-based approach to planning and plan evaluation. This approach allows each action to be evaluated in relation to four fundamental community building principles, creating a strong community, establishing a sensitivity and connection to the natural environment and mountain qualities, encouraging a diverse community and focusing on environmental and economic sustainability,
- a framework of required public land, facilities, environmental protection measures and recreation objectives,
- a set of strategies for achieving community building principles,
- a process for developing, implementing, monitoring and reviewing Area Development Plans.

The Upper Lands planning strategies are intended to articulate the community vision and to respond and adapt to market conditions and ongoing community input. Development proposals will undergo comprehensive review and assessment and a rezoning process based on Area Development Plan criteria and neighbourhood building objectives. Within this framework, specific development projects will be considered in accordance with Development Permit designations.

The Plan provides for community discussion of whether there should be consideration of some variation in the 1200-foot elevation development restriction within areas such as the central part of the Limited Use and Recreation Area (refer to map *Anticipated Development of Future Neighbourhoods*). Further consideration would be given only if additional private lands are secured for public use in exchange for lands that would otherwise be developed or be of extraordinary environmental/recreational value. This comprehensive planning approach will provide West Vancouver with a far greater variety and quantity of open space than could be otherwise obtained, or than exists in established neighbourhoods.

Recognizing that development cannot occur without some impact, the Plan seeks to strike a balance between community needs as reflected in

development objectives and protection of the natural environment. To help achieve this balance, a framework for development in the Upper Lands will be established through the consideration and approval of Area Development Plans that are based on a sound understanding of the relationships between the built and natural environment. Such plans will require a thorough analysis of existing natural conditions, identify the lands that are suitable for development and protect environmentally significant or sensitive areas. It will also identify lands desired for public use such as parks and community facilities.

Residential development may be permitted up to an overall density of 2.5 dwellings per gross acre, except in the Rodgers Creek Area the permitted density of residential development shall be limited to a maximum 1,875,600 square feet of building area and a maximum 736 dwelling units. The units would be concentrated on the lands deemed suitable for residential development and in a form that is compatible with the terrain. In most circumstances, the gross density would be achieved only in a neighbourhood with a variety of dwelling types and sizes. Environmental considerations, fit with the terrain, neighbourhood quality and the type and amount of housing that may be appropriate for community needs, would be integral elements in the creation of an Area Development Plan.

All Actions in the Upper Lands should be guide by 4 Principles:



1. Create a strong community.



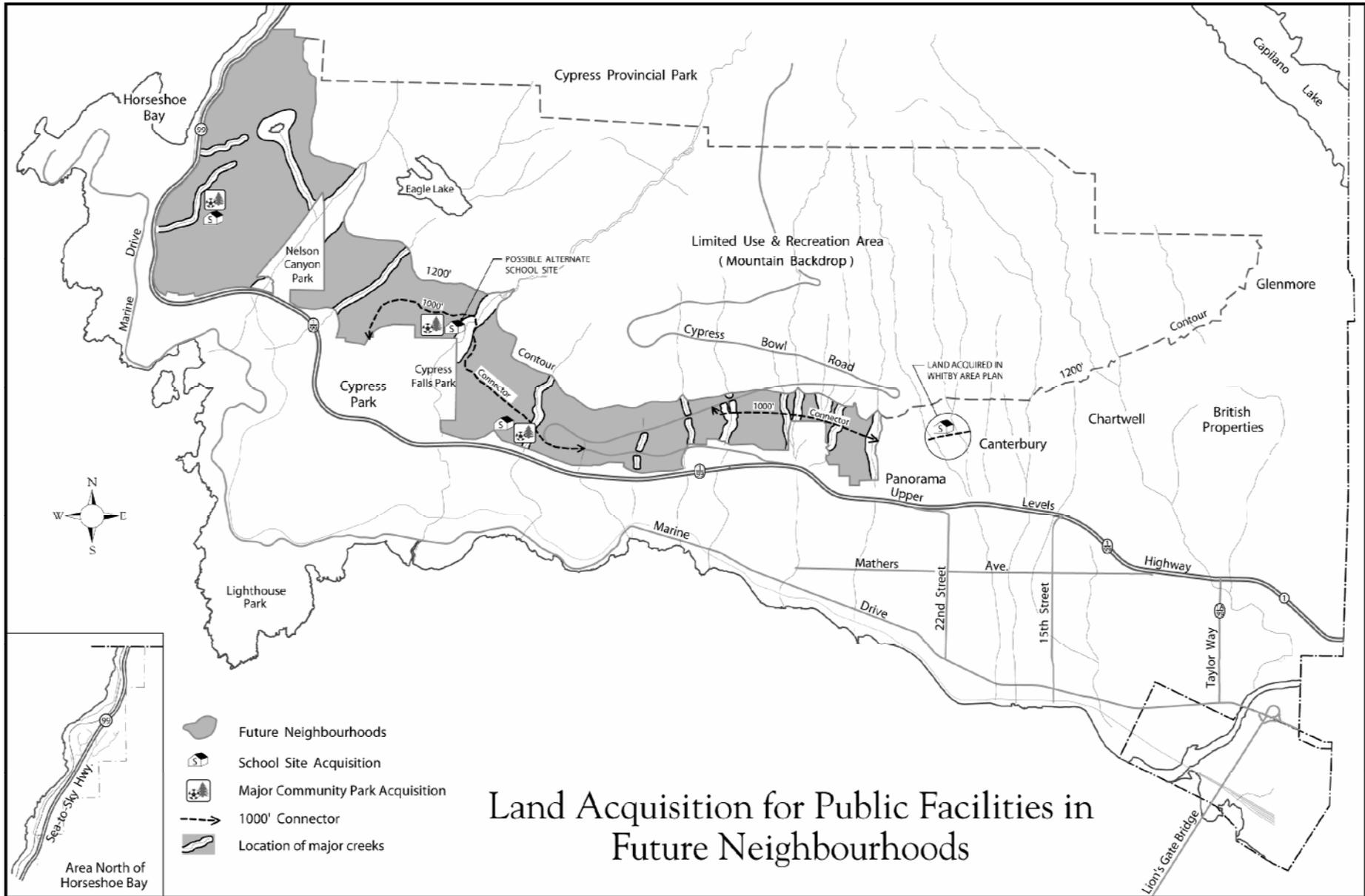
2. Encourage a diverse community.



3. Establish a sensitivity and connection to the natural environment and mountain qualities.



4. Focus on environmental and economic sustainability.



POLICIES

COMMUNITY BUILDING POLICY FOR FUTURE NEIGHBOURHOODS

Policy UL 1

Base planning in the Upper Lands on four community building principles:

- Create a strong community: provide a sense of local identity; create local opportunities for people to interact; maintain healthy, safe and accessible environments to meet diverse needs; provide for local open space and recreation needs; consider neighbourliness in design; develop appropriately scaled streets; and connect neighbourhoods above the Upper Levels Highway with those below.
- Establish a sensitivity and connection to the natural environment and mountain qualities: maintain a forested image; encourage building layouts and uses that respect natural conditions and the terrain; minimize the footprint and visual impact of buildings; protect significant natural features; and ensure public access to natural amenities.
- Encourage a diverse community: create housing variety and integrate with a mix of school, public facility and commercial spaces.
- Focus on environmental and economic sustainability: use land and resources wisely; promote principles of sustainable development in design of roads, lots and services; respect biophysical limitations of the land and consider impacts on ecosystems; evaluate financial impacts to minimize public costs; and optimize economic benefits to the community over the long term.

See also
NATURAL ENVIRONMENT; and
PARKS AND OPEN SPACES

PUBLIC LANDS FRAMEWORK

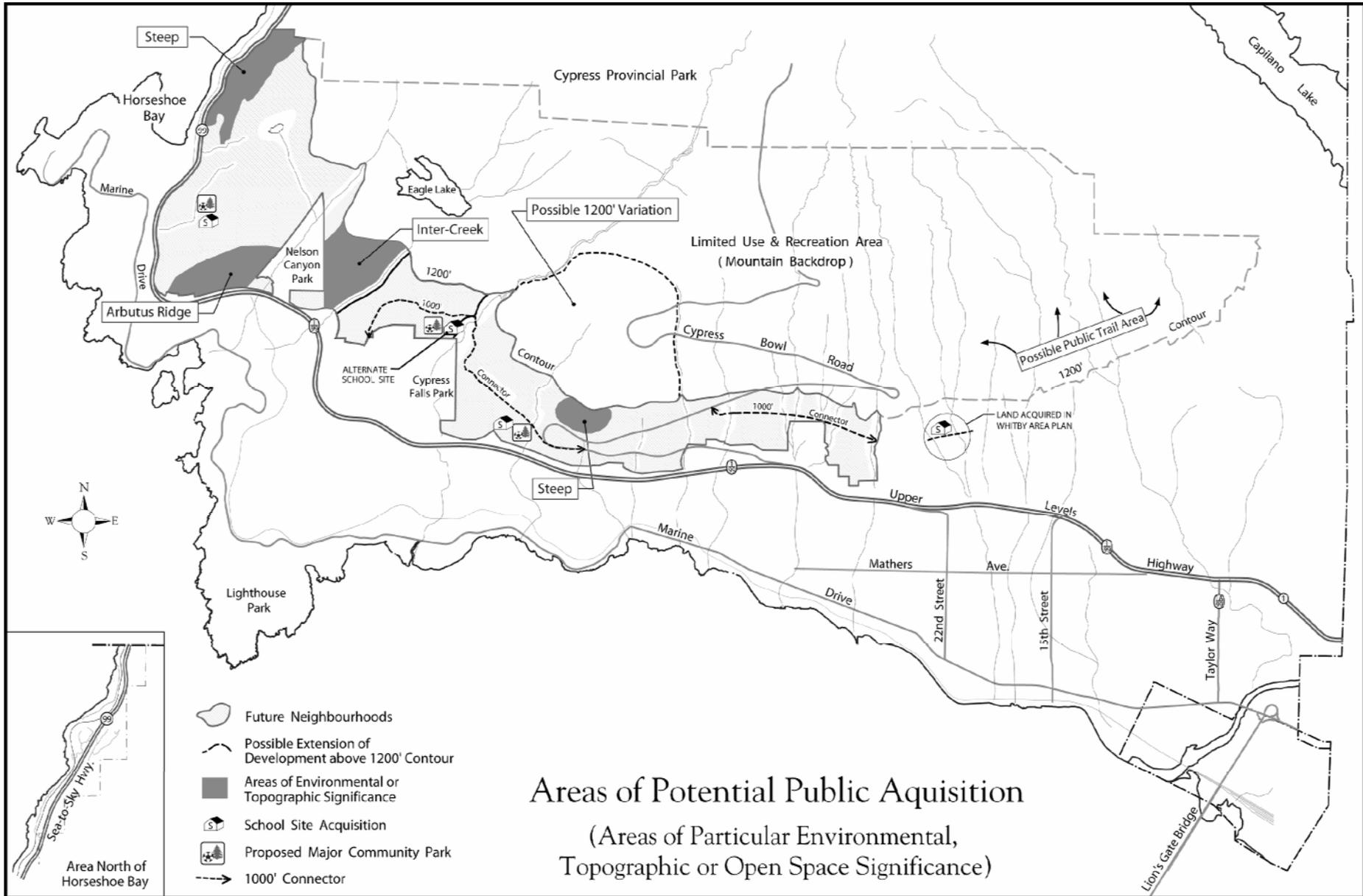
Policy UL 2

Identify and Acquire public lands to meet long-term community needs.

Parks:

- Acquire three sites for major parks including: one of about 25 acres west of Cypress Bowl Road, one of approximately 30 acres above Cypress Falls Park, and the third of approximately 30 acres above Horseshoe Bay and Eagleridge.
- Require local park sites in neighbourhoods.
- Acquire lands for public park purposes through a combination of rezoning, density transfer, development cost charges, park land dedication through subdivision and amenity zoning.
- Use development cost charges to offset or partially offset park capital development costs.

Note: These acreages are estimates based on present knowledge and may partially incorporate school facilities. The actual size would be determined in Area Development Plans.



Major creek corridors:

- Use creeks to provide an open space framework for neighbourhood design.
- Develop a program to support negotiations to secure municipal ownership of creek corridors.

Schools:

- Plan for two additional elementary school sites and possibly one high school site as illustrated by the Land Acquisition for Public Facilities Map.
- Ensure that the future expansion needs of public and private schools are considered as part of future neighbourhood planning.
- Acquire school sites through rezoning and density transfer and combine with park land and public playing fields where feasible.

Greenbelts:

- Plan for and use greenbelts to help define neighbourhoods and provide green corridors.

Recreation facilities:

- Encourage private and non-profit recreation facilities on municipal and private lands.
- Consider use of amenity zoning to facilitate the provision of recreation facilities.

Connections:

- Continue the 1000-foot connector as the major east-west connecting road above the Upper Levels Highway. The specific route location and layout to be determined in the creation of Area Development Plans.
- Plan for transit, pedestrian and cycling routes, and trails in natural areas.
- Create and maintain a network of public pathways and trails as connections within and between neighbourhoods and community focal points and for general recreation.
- Provide trails, where environmentally acceptable, along major creek corridors.

DEVELOPMENT STRATEGIES

Policy UL-3

Consider and use planning and regulatory tools and strategies to achieve the Community Building Principles in the Future Neighbourhoods Area.

Best Practices:

- Develop a Best Practices Workbook compiling information from the most current studies and from other jurisdictions on the development of new neighbourhoods in similar mountain settings.
- Utilize community expertise in developing a Best Practices guide.

Density:

- Allow for a gross density of 2.5 dwelling units per gross acre in the Future Neighbourhoods Area, except in the Rodgers Creek Area the permitted density of residential development shall be limited to a maximum 1,875,600 square feet of building area and a maximum 736 dwelling units.
- Require a mix of dwelling types that could include, but would not be limited to, single-family homes, townhouses and apartments, based on topography, market demand, requirement for diverse communities and the need to secure environmentally sensitive lands and land for public use.
- Provide a varied housing mix by area with at least 40% expected to be non-single family homes (such as duplex, townhouse, multiple family). A higher

Variation in 1200-foot limit on Development:

- Provide for community discussion of the possible benefits of some development above the 1200-foot limit in areas such as the central part of the Limited Use and Recreation area, through a process of rezoning in exchange for public acquisition of land with environmental assets that would otherwise be developed, or that could be of outstanding community benefit.
- Following such initial review and community discussion of the advantages and disadvantages of

- Ensure that development regulations for new neighbourhoods are consistent with these best practices.
- Review the methods of establishing dwelling unit and square footage "density" to ensure that the methods provide for and encourage development that is both environmentally sensitive and supportive of community housing objectives.

proportion of non-single-family homes should be provided in environmentally sensitive areas or in response to changing community needs.

- Establish a public consultation process consistent with Council's Public Involvement Policy that is appropriate to the Future Neighbourhoods Area.
- Consider requiring rezoning and use of area specific comprehensive development zones in order to provide for full discussion of community benefits and overall land use allocations.
- Permit the use of "amenity" zoning bonuses to achieve community objectives such as rental housing, projects affordable to younger families such as small homes, housing incorporating adaptable design, or day care facilities.

development above the 1200' level, if Council decides it is appropriate to consider such a variation further, a more detailed and specific proposal would be required. Further consideration would be subject to Council's Public Involvement Policy and a full public review to determine the level of community support.

- Encourage a natural and irregular outline to the geographic upper limit of the built environment.

- If after community discussion, Council considers it appropriate to accept a comprehensive application for development, the proposal would be subject to full public review of its merits, and if deemed appropriate by Council, in terms of its net

community benefit, be subject to the same development approvals process, including the preparation of Area Development Plans and the identification of site constraints and environmentally sensitive areas.

Sensitivity Analysis:

- Require applicants to complete a biophysical inventory and analysis of lands within a development area and to submit a report that identifies difficult site conditions, environmentally sensitive areas and other significant attributes, and how they were taken into account in preparing the site development program.
- Identify those lands required for preservation, recreation, open space networks, institutional use and lands suitable for residential development in the proposed site development program.

- Describe how buildings, roads and driveways and overall building square footage have been designed, varied or reduced to take into account difficult conditions and open space preservation in the sensitivity analysis. Also provide an explanation of the environmental mitigation and management program.
- Avoid development on extremely steep or severe terrain or environmentally sensitive areas.

Baseline Environmental Information:

- Undertake a “gap analysis” to identify and assemble existing environmental information on the Upper Lands and to identify what additional information is needed to compile a comprehensive base line of environmental knowledge about the Upper Lands both above and below the 1200' elevation.

Public Lands:

- Include the Municipally-owned lands (excluding existing parks and lands required for long term municipal watershed protection) in the Future Neighbourhoods Area as potential areas for development. Use any proceeds from the development of Municipal lands to serve community needs.

- Consider municipal lands in development transfers, maintaining the value for public purposes while preserving sensitive lands.
- Identify additional portions of the Future Neighbourhoods Area to be considered for retention in their natural state as public assets using Area Development Plans and comprehensive environmental studies.

Commercial Areas:

- Plan for a small neighbourhood commercial centre to serve the central part of the Future Neighbourhood Area, possibly in the area to the immediate west of Cypress Bowl Road, and a local

convenience space in the area above Horseshoe Bay.

- Allow Council approval of proposals for other commercial space in Area Development Plans.

Financial Considerations:

- Require that developers pay an equitable share of off-site costs that are associated with development and contribute to community facilities through Development Cost Charges and other mechanisms.
- Develop future neighbourhoods so that they are cost neutral at minimum and preferably of long-term financial benefit to the community.
- Consider acquisition of additional lands for school, park and other public purposes at minimal public

cost as set out in the overall public lands framework as part of the discussion of density and density transfer in Area Development Plans.

- Review the possibility of providing public facilities, buildings and funding operations required to service future neighbourhoods and existing development as a basis for negotiations respecting community benefit and appropriate densities in development approvals and through Development Cost Charges.

Regular Evaluation:

- Provide for a review every five years to revise development projections and ascertain the level to

which community benefits and attractive neighbourhoods have been achieved.

Policy UL 4

Within overall density ceilings, consider the use of rezoning and variations in density between parcels to achieve environmental and public amenity objectives or to provide other community benefits..

Area Density Variations

- Area density variations are encouraged as a tool for dealing with both environmental issues and community needs. These occur where part or all of the allowable maximum development potential of one parcel of land is reduced in conjunction with an increase in another, effectively transferring development. Area density variations may also occur where the overall potential allocation of units on land is distributed in a manner that maximizes

environmental benefits or better meets housing needs.

- Area Development Plans should include density variations to encourage a diversity of housing, to achieve extensive environmental protection and to acquire public areas.
- The consideration of density variations shall include the evaluation of associated community benefit.

Conditions of Area Density Variation

- Area density variation that is consistent with the Community Building Principles will be used typically to preserve creek zones and quality forest cover, limit extensive site works on steep and difficult terrain, preserve environmentally sensitive lands, and provide for neighbourhood identity and focus or achieve diversity in housing. It is allowed within the Future Neighbourhoods Area subject to the following:
 - Council approval by way of rezoning or Development Permit and a Public Meeting or Hearing shall be held;
 - the overall density of development must not exceed that provided for in this Plan;
- land that remains undeveloped as a result of area density variation will be legally restricted from future residential or commercial development and will be transferred to public title if Council so requires;
- final approval will not proceed until the land required to implement the area's density variation limitation has been determined and legally restricted from future development.
- Variations in lot or strata lot size on a single development site may also be considered by way of a Development Permit or Development Variance Permit provided the total number of dwellings does not exceed that allowed for the area in this Plan, and results in a superior site development.

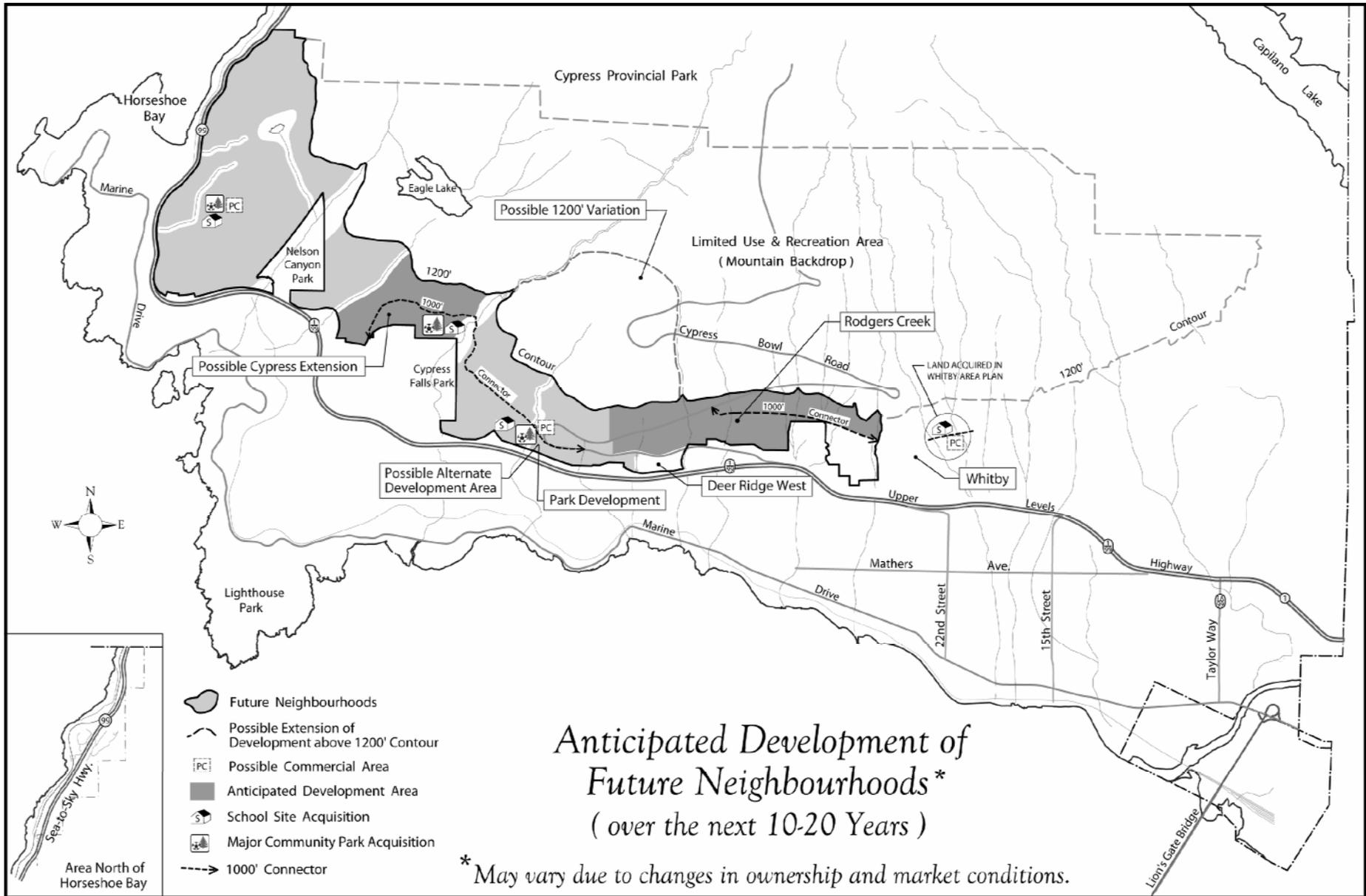
Policy UL 5

Every five years, describe and update the anticipated areas for, and pace of, development over a 10- to 20-year period.

The Development of Future Neighbourhoods Map illustrates one scenario of anticipated areas where development is projected to occur over the next 10 to 20 years. It is based on the expectation that development will generally proceed as an extension of existing services and neighbourhoods. Given the nature of the market and complexity of creating plans and constructing services on the sloping terrain, development in the Upper Lands has seldom exceeded an average of 20 to 30 dwellings per year. Assuming a healthy economy, and fewer opportunities for new building activity below the Highway due to the completion of the apartment zone and scarcity of larger subdividable parcels, it is anticipated that this

pace may moderately increase in response to demand. The number of units, including apartments and townhouses, are projected to average in the range of 30 to 70 per year.

The estimated growth and likely areas of developments are projections intended to assist the community in anticipating change but are not mandatory requirements. Council may consider alternative locations for study and the creation of Area Development Plans. For example the area surrounding the proposed major park site adjacent to Cypress Bowl Road could be the focus of an alternative area development plan in the medium term.



PLANNING APPROVAL PROCESS POLICIES

TERMINOLOGY:

- **Area Development Plan:** The general implementation plan for a large geographic area that sets out the detailed framework for future development. The size of the area is sufficient to understand and document environmental assets and sensitivities, and to properly plan for the various land uses and for the creation of neighbourhood amenities and public open spaces within the framework of this Plan. The Area typically has logical boundaries defined by the natural environment (creeks, rock outcroppings, forests), major roads and existing development and will contain a number of proposed smaller development areas or projects.
- **Development Approval Information Area:** S.920.01(1) of the Local Government Act requires this designation of the Future Neighbourhoods Area as a prerequisite to require an owner to provide detailed information in the preparation of Area Development Plans
- **Development Permit Area:** Pursuant to s.919(a),(b),(e) or (f) of the Local Government Act, this designation of the Future Neighbourhoods Area allows the District to provide for the protection of the natural environment, protection of development from hazardous conditions, and guide the form and character of any intensive residential, multi-family or commercial development and for the adoption of objectives and guidelines that will provide for implementation of the Area Development Plan.
- **Comprehensive Management Plan:** a site specific management plan pursuant to s.920.01(1), that addresses the impacts of a proposed development.

Policy UL 6

Require Area Development Plans in order to establish future land use and development objectives for neighbourhoods, and to create more detailed Development Permit guidelines for subsequent implementation and subdivision designs.

- An Area Development Plan will be undertaken and submitted to Council for consideration and approval before developing a parcel of land.
- The Area Development Plan must incorporate a geographic area that is sufficiently large to permit the proper planning for road networks, public facilities and parklands, and comprehensive neighbourhood designs. This area will typically be required to be defined by major natural and man-made features. The appropriateness of the area will require the approval of Council on recommendation of staff.
- An Area Development Plan will:
 - describe how and the degree to which the Area Development Plan achieves the community building principles;

- provide a comprehensive inventory and analysis of the area's terrain (including identification on a map and by area of lands with grades of up to 20%, 20% to 35%, 36% to 50% and over 50% or an alternative breakdown if required by the District), creeks (full survey and definition), other natural features, a biophysical inventory, land use opportunities and constraints;
- clearly demonstrate how the analysis of natural characteristics and environmental considerations is used to identify lands that are suitable for development and lands of particular environmental significance that may warrant special treatment or protection,
- provide a proposed land use plan, including types of housing and community facilities (including sites to accommodate public or private schools and their potential expansion needs);
- relate the proposed development to the terrain, including type of land use, anticipated site coverage and overall square footage;
- identify the creek corridors and describe measures taken to ensure their protection;
- locate and identify the intended function of local parks and open spaces (for example, active or passive use, preservation, ownership);
- locate and develop preliminary design for major roads and trail systems and other public facility requirements;
- identify how the proposed development integrates with the community's existing transportation network, including transit.
- describe implementation requirements including general servicing, source of funding, legal agreements and guidelines for future development of specific sites; and
- provide an assessment of the development's financial implications to the municipality.

Policy UL 7**Incorporate terrain analysis and sensitivity to the natural environment in neighbourhood design.**

- Limit site coverage, modify road requirements and consider alternative housing forms and site layouts, particularly as terrain difficulty increases.
- Require tree management plans that recognize the desire to manage long-term growth in a manner that maintains access to light and views.
- Minimize the impact of hard surfaces on the rate and quality of storm water runoff.
- Encourage housing and landscape forms that complement the existing mountain terrain.
- Anticipate and minimize potential for damage to the natural environment.

Policy UL 8

Require detailed analysis of development opportunities and constraints and the creation of a Comprehensive Management Plan to avoid or mitigate potential environmental impacts in the implementation of new development.

Development Approval Information Area Designation UL 8

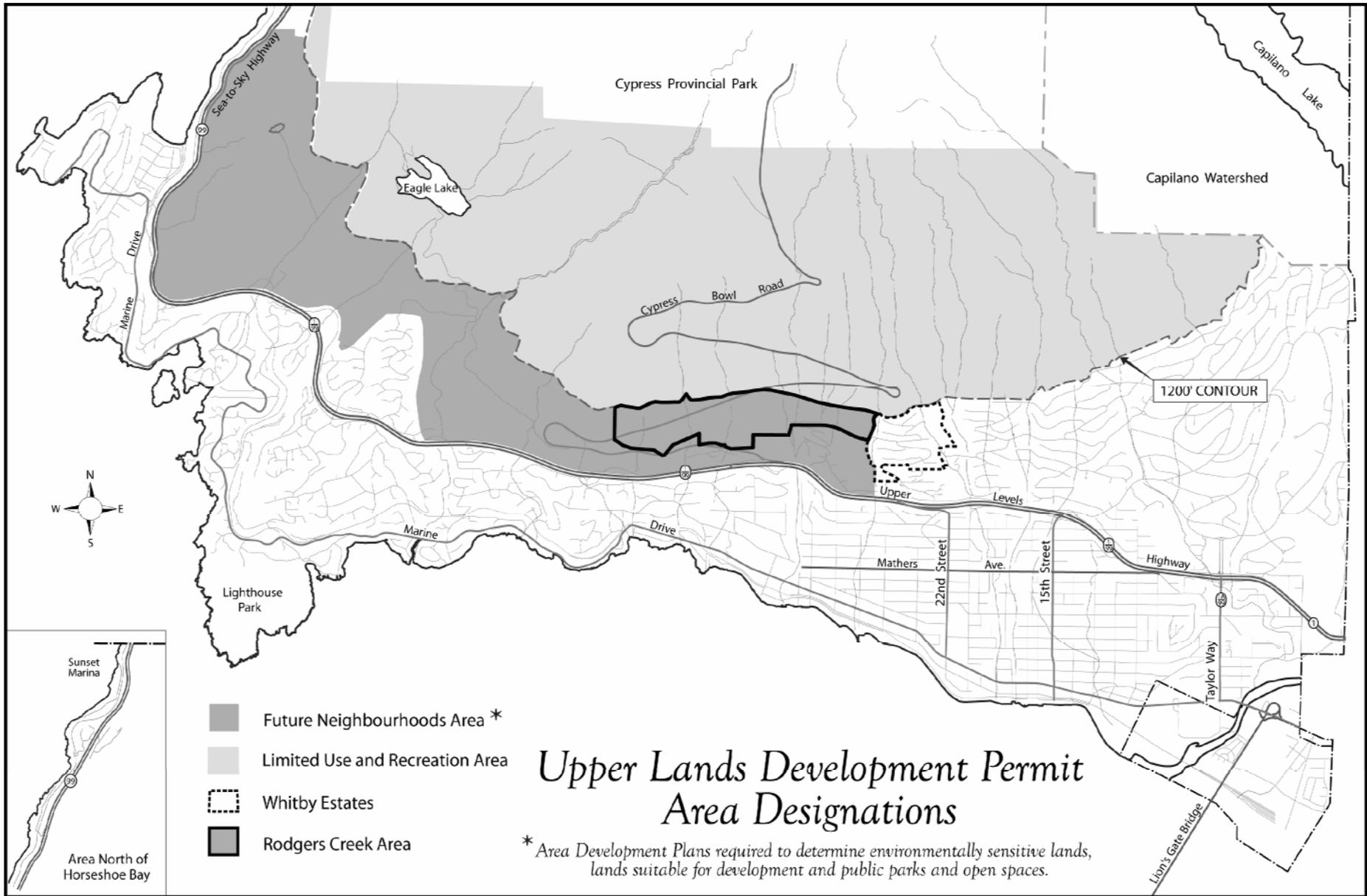
The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated as a Development Approval Information Area.

Future Neighbourhoods Area UL 8	Category	Local Government Act s920.01(1)
	Conditions	The special conditions that justify such designation include difficult terrain, sensitive environmental conditions, numerous watercourses and the need to coordinate the provision of various public services and facilities, including roads and transit.
	Procedures	Detailed information is required for the creation of Area Development Plans and for consideration of developments requiring Development Permits.
	Requirements	The information is required to outline the anticipated impact of the proposed activity or development. Information required by the Municipality may include an environmental and visual impact analysis report with plans, an assessment that identifies the impact of development on the site and demonstrates how the site's natural features have been taken into account. The submission must locate and describe important natural features of the site, proposed changes to the natural topography, vegetation and the potential visual impact of such changes. The report must also identify features that are intended for retention, define the measures by which site disturbance can be minimized and outline plans for the restoration of disturbed areas.



**Development Permit Area Designation UL 8
The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated a Development Permit Area.**

Future Neighbourhoods Area UL 8	Category	Local Government Act s.919(a), (b), (e) and (f)
	Conditions	<p>The Development Permit Area is warranted due to the following characteristics of the area:</p> <ul style="list-style-type: none"> ▪ a range of slopes including extensive steep lands that require variations and restrictions to site and building layout in order to minimize disturbance of the natural site conditions and to moderate the impact on views of and from the site , ▪ extensive mature forest cover that creates a park like environment, sensitive habitat and ground conditions, as well as issues of drainage, erosion and flood hazard, ▪ difficult terrain, which requires carefully planned and cost-effective provision of municipal services, roads and other infrastructure, as well as appropriate control of phasing and design of new developments, ▪ variations in siting of land uses and other regulations that can ensure that new development is supportive of, and compatible with, the other policies contained in this Plan, ▪ a range of climate conditions that may affect appropriateness of building form, ▪ extensive creek areas that require appropriate setbacks and control or prohibition of development within the creek sensitive zones. <p>These characteristics warrant a compact mix of residential and commercial uses, whose ,form and character , recognize the constraints of the terrain, and show sensitivity to the mountain setting and its environment. Development should minimize site disturbance and visual impact from within and outside the site.</p>
	Objectives	<ul style="list-style-type: none"> ▪ provide for the protection of the natural environment, its ecosystems and biological diversity; ▪ provide for the protection of development from hazardous conditions; ▪ regulate the form and character of intensive residential, multifamily and commercial development;;
	Guidelines	Guidelines UL 8 and NE 6 shall apply.
	Application	Development Permits will not be required for developments to which section 919.1 of the Local Government Act does not apply. Council retains the right to waive the requirement for a Development Permit where it has determined that a Permit would not include any variations or additional conditions of development and is, therefore, not necessary for the development of the site.

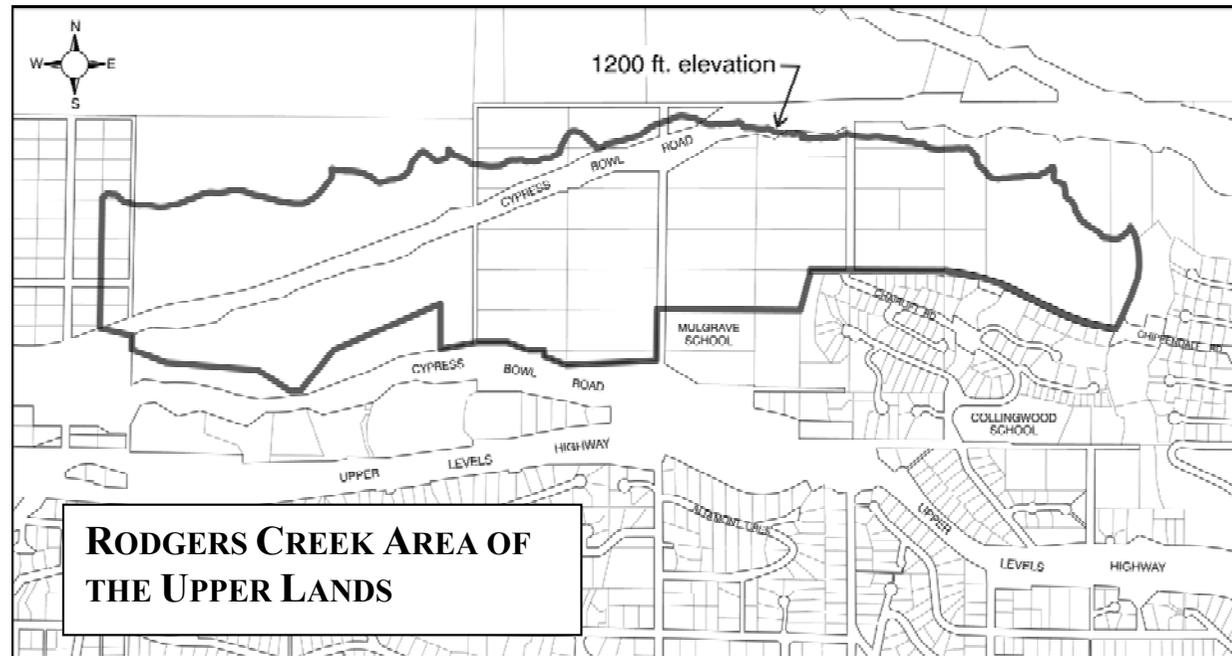


RODGERS CREEK AREA DEVELOPMENT POLICIES

The Rodgers Creek Area encompasses approximately 215 acres of land between Marr Creek and Cave Creek West, above the Upper Levels Highway and below the 1200 foot contour. It is accessed by Cypress Bowl Road and Chippendale Road. The planning area is part of the forested mountain slopes of the North Shore and part of a natural heritage of both the community and the region. It is undeveloped land of second growth forest, with:

- thirty watercourses of varying description and quality,
- difficult terrain,
- sensitive environmental resources and habitat,
- a logging past, and
- a long history of recreation use for hiking, skiing and more recently, mountain biking.

There are 41 lots in the Rodgers Creek Area, along with several unopened road allowances. All the lots are privately owned, with British Pacific Properties (BPP) owning all but 20 acres. These non-BPP 20 acres consist of four 5-acre parcels, each under different ownership.



Policy UL 8.1

Provide for the development of the Rodgers Creek Area consistent with the following:

- a. Protect approximately 55% of the land area as environmentally protected green space including creeks and their riparian corridors, endangered species habitat, rock bluffs, steep slopes and large stands of forest.
- b. Avoid fragmentation of environmentally sensitive lands by creating large, continuous forested/natural areas.
- c. Allow for a maximum 1,875,600 sq. ft. of floor area comprised of a maximum 736 housing units.
- d. Provide a diversity of housing in the planning area consisting of: no more than 120 single family and two family dwelling units; at least 100 cluster or townhouse dwelling units; and 30% of apartment units of 1000 square feet or less in size.
- e. Ensure that housing diversity includes apartment units with adaptable design elements.
- f. Provide a variety of housing types in each of the six neighbourhoods.
- g. Concentrate density and provide higher density built forms like apartments at the west end of the Rodgers Creek Area so as to be in proximity to the proposed future Cypress Village to the west, which is to include commercial, residential and civic land uses
- h. Permit all or part of the development area between the future Chippendale extension and the north boundary of the existing Mulgrave School (located adjacent to but outside the Rodgers Creek Area) to be used by the school for school facilities, other than a full-sized sports field. A rezoning and development permit are necessary to implement this policy; and, in considering a school expansion proposal the District shall consider the following factors:
 - (i) the extent to which the proposal reflects a sensitivity to the natural environment;
 - (ii) the impact of traffic on the adjacent residential neighbourhoods; and
 - (iii) the loss of small lot housing.
- i. Extend the 1000 foot connector northwest from Chippendale Road to connect to upper Cypress Bowl Road.
- j. Ensure that roads are functional, have a minimum footprint, are sympathetic to the terrain, minimize site disruption, and engender an ambiance that makes for charming and intimate neighbourhoods.
- k. Provide a mountain pathway and trail network that connects the six development areas to one another, to a proposed future Cypress Village to the west of the Rodgers Creek Area, and to existing neighbourhoods.
- l. Provide numerous and varied public places along the mountain pathway that support multiple activities by a variety of age groups and capabilities.
- m. Incorporate cultural heritage (such as logging and skilift history) and natural features (such as viewpoints, boulders and waterfalls) in activity nodes.
- n. Strive for innovative, green buildings and infrastructure; that is, buildings and infrastructure with lower energy and water consumption, lower greenhouse gas emissions, and that enhance sustainability and create a healthy living environment.

LIMITED USE AND RECREATION AREA POLICIES

POLICY UL 9

Protect the natural environment of the Limited Use and Recreation Area.

DEVELOPMENT PERMIT AREA DESIGNATION UL 9

The Limited Use and Recreation Area, as defined and illustrated by the Upper Lands Development Permit Area Designation Map UL 9, is designated as a Development Permit Area for the protection of the natural environment.

Limited Use and Recreation Area UL 9	Category	Local Government Act s.9191(a) and (b)
	Conditions	The Development Permit Area designation is warranted due to the following characteristics of the area: <ul style="list-style-type: none"> ▪ a range of slopes including extensive steep lands that require site development to minimize disturbance of the natural site conditions and to moderate the impact on views of and from the site, ▪ extensive forest cover of high quality that creates a park like environment, sensitive habitat and ground conditions, as well as issues of drainage, erosion and flood hazard, ▪ difficult and remote terrain, which limits the provision of municipal services, roads and other infrastructure, ▪ extensive creek areas that require appropriate setbacks, and control or prohibition of development within the creek sensitive zones.
	Objectives	<ul style="list-style-type: none"> ▪ provide for the protection of the natural environment, its ecosystems and biological diversity; ▪ provide for the protection of development from hazardous conditions
	Guidelines	Guidelines UL 9 shall apply.
	Application	Development Permits will not be required for developments to which section 919.1 of the Local Government Act does not apply. Council retains the right to waive the requirement for a Development Permit where it has determined that a Permit would not include any variations or additional conditions of development and is, therefore, not necessary for the development of the site.

POLICY UL 10

Consider preservation of Municipal Lands above 1200 foot elevation as public forest and limited recreation areas.

- Undertake actions to maintain and support the continued use of Provincial and Municipal lands as recreation and environmental resources.
- Continue to permit existing cabins on municipally owned lands provided the condition of the cabins is satisfactory and adequate for safety.
- Designate all or parts of the public lands above the 1200-foot elevation for inclusion in the "Green Zone" of the Greater Vancouver Livable Region Strategic Plan.
- Continue to develop and support environmental inventories of the municipal lands above 1200' to develop a comprehensive knowledge base.

POLICY UL 11

Undertake a study of the long-term use of private lands above the 1200 foot elevation.

- Continue to acquire the small vacant private lots in District Lot 1123 when they are offered to the District for purchase, subject to a mutually acceptable price and Council's judgment as to affordability
- Develop a long-term policy for the use of privately owned lands by separate study and consider

various long-term recreation opportunities. Assess the appropriateness of specific recreation opportunities that provide community benefit as they present themselves.