

<u>COUNCIL AGENDA/INFORMATION</u>		
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DISTRICT OF WEST VANCOUVER

750 – 17TH STREET, WEST VANCOUVER, BC V7V 3T3

COUNCIL REPORT

Date: March 10, 2008 File: 0117-20-RCAP
 From: Geri Boyle, Manager, Community Planning
 Subject: **Rodgers Creek Area Development Plan**

RECOMMENDED THAT:

1. The report dated March 11, 2008 from the Rodgers Creek Area Plan Working Group (the “Working Group Report”) and the Rodgers Creek Area Development Plan, Overview Report dated March 7, 2008 (the “Overview Report”) be considered at a Council Workshop on Thursday April 10th, 2008 at 6:00 p.m. in the Council Chambers, District Hall;
2. Staff bring forward for the April 10th, 2008 Council Workshop a Rodgers Creek Traffic Impact Study, Fiscal Impact Study and community benefit package; and
3. The public be invited to review the Overview Report, the Working Group Report and background information and studies related to the Overview Report.

Purpose

The purpose of this report is to provide Council with the Rodgers Creek Area Development Plan Overview Report (March 7, 2008) and the report of the Rodgers Creek Area Plan Working Group on the proposal, and to advise Council of the next steps in the consideration of a proposed Area Plan.

1.0 Background

1.1 Prior Resolutions

In June 2004 Council adopted the Official Community Plan (OCP). The OCP identifies the Rodgers Creek planning area as a “Future Neighbourhoods Area” and requires the preparation of an Area Development Plan in order to establish future land use and development objectives for the neighbourhood. The OCP sets out community building principles for the future neighbourhoods and the scope of an Area Development Plan.

In January 2007 a Working Group was appointed by Council's Community Engagement Committee. The Working Group was charged with envisioning a future community for the Rodgers Creek Area and providing expert advice in preparing the plan.

2.0 Discussion and Next Steps

The Overview Report is the result of several years of work towards building a consensus on the development of the Rodgers Creek planning area. It has been prepared with the guidance of the Working Group, and with an unprecedented level of co-operation and collaboration among all participants.

At the present time several reviews of the proposed development plan are underway:

1. a traffic impact study
2. a fiscal impact study
3. community benefits package

These studies and the community benefits package will be completed at the end of March, and will then be forwarded to Council for consideration at a Council Workshop on Thursday April 10th. At the next Regular Council Meeting following the Council Workshop, staff will be seeking direction from Council on the general form of the OCP and zoning bylaws that would implement the proposed Rodgers Creek Area Development Plan.

3.0 Options

Council may:

1. adopt the recommendations of staff;
2. set an alternative Council Workshop date for reviewing the Overview Report, Working Group report, the impact studies and the community benefit package; or
3. request further information.

Author: _____

Appendices:

- A – Report of the Rodgers Creek Area Plan Working Group dated March 11, 2008
- B – Rodgers Creek Area Development Plan, Overview Report dated March 7, 2008