

Sustainability Considerations for the Rodgers Creek Neighborhood Area Development Plan

November 2007

British Pacific Properties' plan for the Rodgers Creek Neighbourhood as outlined in the Area Development Plan Overview Report dated October 4, 2007 addresses sustainable development principles in many ways. These principles form the foundation for the planning process and the plan itself.

The following outlines how the draft Rodgers Creek ADP addresses eight areas where sustainable development is incorporated into the project.

1) Land Use for a Complete Community:

- **Ecologically based site planning process** –The project plan locates development in non-sensitive areas and clusters density on site to preserve ecosystem network:
 - Over 55% of the Rodgers Creek neighborhood area will be set aside as greenspace;
 - Proper functioning condition of key ecosystem sensitive areas not only preserved but also enhanced or restored where possible; and
 - The density is graded from lower densities near adjacent neighborhoods to higher densities closer to the future Cypress Village to get as many people living close to village amenities as possible and minimize impacts on existing neighbourhoods.
- **Regional context** - Development is located on the hillsides in West Vancouver to preserve valley and agricultural lands in the rest of the Lower Mainland.
- **Housing diversity** – The plan offers a range of housing types and sizes for different household types and incomes, including:
 - Single Family - maximum 20%
 - Multi-Family - Over 80% of housing is multi-family in the plan
 - 6% duplex and triplexes
 - 14% town homes
 - 60% apartments
 - Opportunities for accessory housing such as coach houses, carriage houses and suites over garages. Suites within apartments (e.g., “lock off suites” or “in-law suites”) will also be explored. This accessory housing would be excluded from the total unit count of 2.5 upa.
 - Flexible housing design will be central
 - Apartment units are sized to support the market for an aging population in West Vancouver and to support a diversity of housing, specifically:
 - 50% of all apartment units will be less than 2,100 sq.ft. in size
 - 20% of all apartment units will be less than 1,250 sq.ft. in size.

- **Mixed use Village** – A key part of the larger plan is the future village site that will provide a rich array of land uses including commercial, retail, residential, recreational and other community uses. This village will be easily accessed from all residential areas in Rodgers Creek and provide a “complete community” pattern.
- **Schools** - Schools are available nearby to Rodgers Creek to support families.
- **Densities** – The densities proposed in Rodgers Creek have been clustered to provide areas with densities that will support transit much better than a general 2.5 units/acre that the current zoning/OCP is structured around. In conjunction with the future village and its mixed use density, a reasonable transit service should be supportable. The Lower Village East Neighbourhood – Area 5 has clustered densities over 7 units / acre.

2) Environmentally and Community Friendly Transportation System

- **Mountain Path** – A significant pedestrian / cyclist “Mountain Path” is provided to link the entire Rodgers Creek neighborhood to the village – it will be the backbone of the neighborhood with gentle grades for all modes of transportation.
 - 100% of units in the Rodgers Creek Area are within 400 m of this key public amenity.
- **Trail network** – In addition to the Mountain Path, an extensive trail network will be created to connect the Mountain Path with other areas.
- **Transit** - The clustered land use will create more transit supportive densities even within the 2.5 units/acre limit – some clusters approach 8 units/acre. The road pattern will also be designed to support transit shuttles conveniently.
- **Stormwater** – the road design will minimize their ecological footprint where possible and the runoff will be managed in ecologically benign ways from roads, parking areas and buildings.
- **Shared cars** – The opportunity to place “shared cars” in the multi-family buildings may be explored at a future date for larger residential buildings to reduce the need for multi-car ownership in a family.
- **Road design** – Road lengths, road widths and cuts and fills will be minimized where possible. Stream crossings will also be minimized.

3) Green Buildings

- **Green Building Strategy** - A green building strategy will be created for Rodgers Creek to guide the building design in the zoning, development permit and building permit stages to promote green building practices including:
 - LEED Silver equivalent performance for larger concrete buildings, and
 - Use of BuiltGreen and/or UBC's REAP standards to be explored for low-rise wood frame buildings.
- **Practices** - Green building issues to be addressed include:
 - Energy conservation measures for building design, appliances, fixtures and lighting
 - Renewable energy systems to be explored and installed where practical including geexchange
 - Passive design including single loaded buildings with more solar access and natural air circulation
 - Integrated Stormwater Management Systems
 - Water conservation measures
 - Green roofs where appropriate (and allowed by HPO)
 - Local materials
 - Healthy indoor air quality
 - Buildings support innovative transportation systems
 - Reduced waste and support for recycling
 - Reduced site disturbance
 - Others

4) Multi-dimensional open space

- **Ecosystem health** - Extensive ecosystem protection and restoration initiatives are the foundation of the project with all development being subject to maintaining the proper structure and functioning conditions on the site, with a special focus on leading riparian stream protection approaches being taken for the entire site.
- **Recreation trails** – an extensive network of recreational trails will be created across the entire site to link the entire north shore to this neighborhood.
- **Mountain Path** - The Mountain Path will be a centre of the “public realm” in the area’s beautiful natural setting that connects all the neighborhood areas below the Cypress Road. The Upper Village East Neighbourhood – Area 6 will have its own parallel trail, similar to the Mountain Path, to provide a direct connection to the future village. The path will have gentle gradients across the entire area providing a place to move, meet your neighbors and access the village and other amenities.
- **Village** – A vibrant public realm will be designed into the future village with a wide range of experiences and activities possible for residents and visitors.

5) Green infrastructure

- **Conservation** – The design strategy for the Rodgers Creek neighborhood’s buildings and landscapes will address energy, water and solid waste systems at site scale to conserve energy, water and materials. Future infrastructure work will include exploring feasibility for renewable energy supply systems, rainwater capture for reuse, high levels of recycling, and others.
- **Water supply** – The plan includes investment by BPP in improvements to the existing community water system and water meters will be installed along with other conservation measures to reduce overall per capita demand.
- **Stormwater** - Innovative stormwater management approaches will be employed across all sites in the neighborhood including rain gardens, percolation areas, rainwater harvesting, bioswales and permeable paving. No creeks will be put in pipes except where associated with the limited road crossing areas.

6) Local food systems

- **Food store** - A food store will be planned into future village to reduce the amount of travel required for food shopping, especially daily needs.
- **Restaurants** – Restaurants and cafes will be provided in the future village to encourage eating locally.
- **Farmers market** – The village plaza will be designed to support farmers market needs including access to water, power and washrooms.
- **Balcony food growth** - Generous balconies for individual container food growing will be provided for most units.

7) Community facilities and services

- **Amenities** – The mixed use village will offer:
 - Community amenities;
 - Recreation facilities, including a staging place for trail access and use;
 - Cafes;
 - Excellent lifestyle support services;
 - A range of housing options including live/work and non-market housing sites;
 - A wide range of village commercial; and
 - Others to be identified in future planning steps.

8) Economic prosperity

- **Commercial** – The future village is planned to provide opportunities for a range of jobs and shopping as well as business investment. The commercial component is aimed at providing daily needs for the neighborhood as well as augmenting the existing commercial areas in West Vancouver with additional services where appropriate. The additional population in the Rodgers Creek neighborhood will also support the prosperity of other nearby commercial areas.
- **Housing** – The village area will include a wide array of housing, including non-market housing to support a diverse population including addressing the needs of local service workers in the community.
- **Development contributions** – The economic contributions to the West Vancouver community from this project are significant including:
 - Development cost charges (DCC's) of over \$8 million;
 - Future property tax revenues to West Vancouver of over \$2 million/year after build out;
 - Over \$500,000 contributed to regional infrastructure systems; and
 - Over \$1 billion in development investment across the project providing many jobs in the area.