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

COUNCIL REPORT

Date: February 25, 2015
From: James Allan, Community Planner
Subject: Street Naming Request for Area 4 of Rodgers Creek – “Burfield Place”

RECOMMENDED THAT:

1. The new cul-de-sac street servicing Area 4 of the Rodgers Creek Area be named “Burfield Place”.

Purpose

The purpose of this report is to provide information to Council regarding the proposed street name of “Burfield Place” for the new cul-de-sac street servicing Area 4 of Rodgers Creek Area. The proposed street name will be considered by Council at the meeting on March 30, 2015.

1.0 Background

1.1 Prior Resolutions

At the July 29, 2013 Council Meeting, Council passed the following motion:

THAT Development Permit Application No. 10-051 for Rodgers Creek Area 4 (located in the 2900 and 3000 block of the north side of the south end of Cypress Bowl Road and generally opposite Deer Ridge Estates), which would allow for site development and subdivision for 2 apartment sites, 14 semi-attached homes, 6 small single-family home lots and 15 regular sized single family lots, be approved subject to updating all drawings included in Development Permit No. 10-051 to show the correct location of the feature tree.

1.2 History

The Rodgers Creek Area encompasses approximately 215 acres and is located between Marr Creek and Cave Creek West, above the Upper Levels Highway and below the 1200 foot contour. Development of the area is guided by the Rodgers Creek Area Development Plan. The area was rezoned CD3 in September 2008.
2.0 Policy

2.1 Policy

The Street Naming corporate policy approved by Council in 2003 guides the process for street naming in West Vancouver (see Appendix A).

2.2 Bylaw

N/A.

3.0 Analysis

3.1 Discussion

Area 4 of the Rodgers Creek Area (see Appendix B) is located east of Mulgrave School, south of the Chippendale Road extension and north of Cypress Bowl Road.

The subdivision of Area 4 created 37 lots (a mix of single-family, semi-attached homes and apartment housing) and a new cul-de-sac street off of Cypress Bowl Road (see Appendix C). The Planning Department has received a request from British Pacific Properties Ltd to name the new cul-de-sac “Burfield Place”.

The proposed street name is for the Burfield family who were active on Hollyburn Mountain from the 1930’s to the 1970’s. Joseph Burfield purchased the Hollyburn Ski Camp in 1946 and renamed it Hollyburn Ski Lodge. His sons Fred and Harry took over ski operations in 1954 and Fred continued to operate the lodge until Cypress Mountain took it over in 1984.

Street listings for municipalities on the North Shore as well as the City of Vancouver and Lions Bay were consulted to see whether there were any conflicts or similarities to the proposed name and none were found.

3.2 Sustainability

N/A.

3.3 Consultation

The Permit, Fire, Engineering and Police Departments were consulted for comments on the proposed name and no concerns were received.
3.4 Communications Process

If the proposed street name is approved by Council, relevant external agencies and departments (e.g. Canada Post, emergency services, etc) will be notified.

4.0 Options

4.1 Council may:

(a) Approve the name for the new cul-de-sac street in Area 4 of Rodgers Creek Area as “Burfield Place”; or

(b) Defer further consideration pending receipt of additional information; or

(c) Reject the proposed name for the new road.

Author:

Appendices:

A – Street Naming Policy
B – Context Plan
C – Subdivision Plan of Area 4
District of West Vancouver
CORPORATE POLICY

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<th>Planning, Lands and Permits</th>
<th>Street Naming</th>
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<tbody>
<tr>
<td>Policy #02-80-113</td>
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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.

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<tr>
<td>September 08, 2003</td>
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