



Development History and Current Status

As noted in the 2018 Official Community Plan, “West Vancouver is located on the traditional territory of Coast Salish peoples, including the Squamish, Tsleil-Waututh and Musqueam First Nations. Since the incorporation of our municipality in 1912, the District of West Vancouver has grown to become a collection of distinct neighbourhoods set within nature.”

Development of the neighbourhoods above the Upper Levels Highway (Highway 1) began almost 90 years ago.

In 1931, British Pacific Properties acquired 4,000 acres of undeveloped lands above Highway 1 from the District of West Vancouver. A plebiscite was held by the District in which residents at that time voted on the sale, with 1,329 residents voting for (98%) and 26 residents voting against the sale of the land to British Pacific Properties Limited. This arrangement gave British Pacific Properties the right to develop housing from the Capilano watershed westward to what is now the Sea-to-Sky Highway.

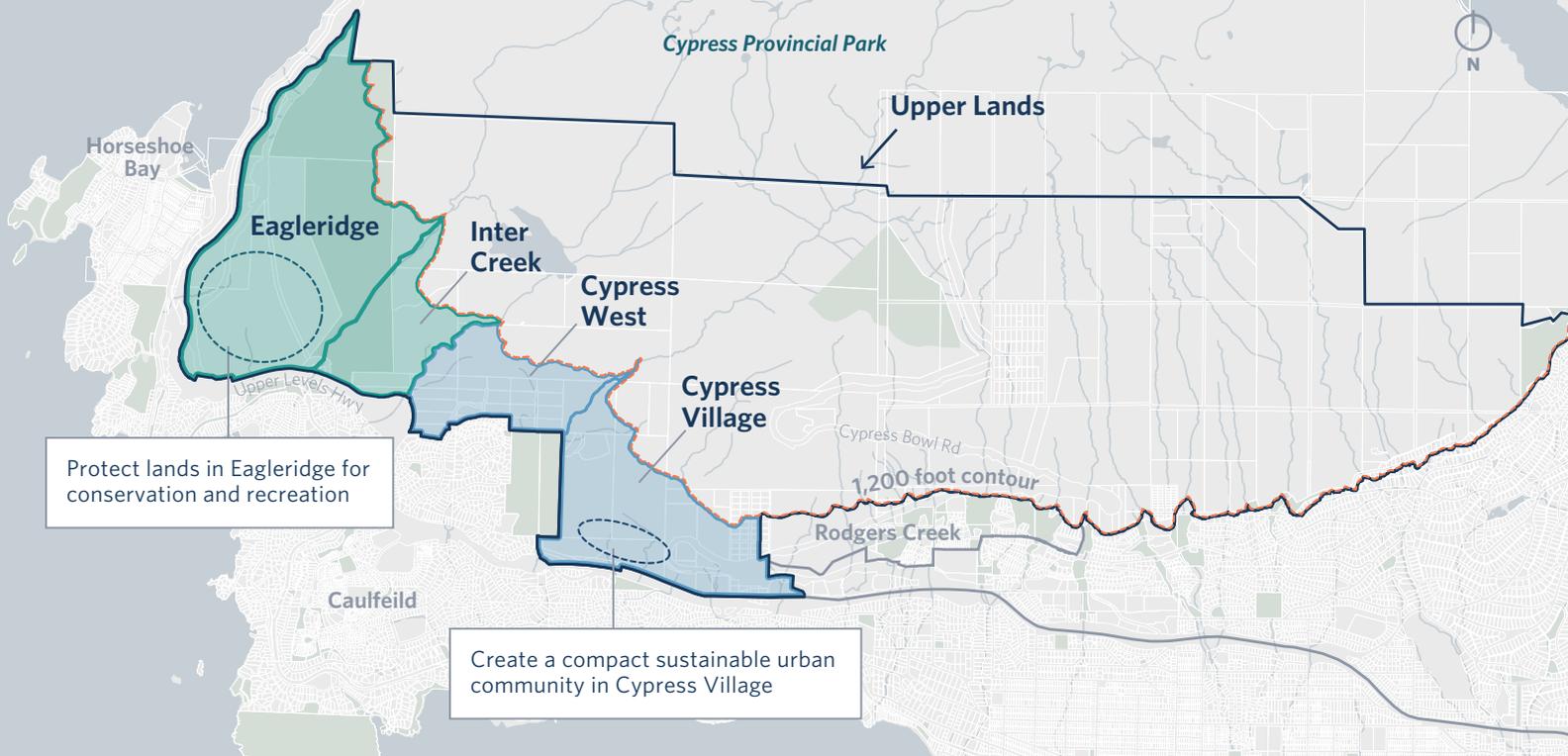
The first developments started in the eastern part of the lands and consisted only of single detached homes on large lots. Not much of the land was protected in its natural state.



View of existing single-family subdivisions above Highway 1



Newspaper clipping from 1931



Neighbourhood design in the Upper Lands has changed considerably over the decades.

Development has become much more environmentally sensitive, with large areas such as stream corridors protected in their natural state and enhanced, and the diversity of housing has increased, offering a mix of unit types to appeal to a broader range of families.

Development in Rodgers Creek, currently underway, includes a mix of densities, varied building forms, and a mix of strata and rental housing.

The remaining undeveloped privately-owned lands in Cypress Village, Cypress West, Inter Creek and Eagleridge are all zoned to allow subdivision and development of single-family homes. The private and publicly-owned lands in these four areas are designated in the Official Community Plan to allow rezoning for a mix of housing types at an average density of 2.5 units per acre, with the potential for bonus density to create more complete and successful communities.

For more information about the current and historic planning policy context, see the background documents:

- Official Community Plan Vision for the Upper Lands and Goals for this Process
- Additional Planning Context



Multi-family building in Rodgers Creek



Rodgers Creek rendering