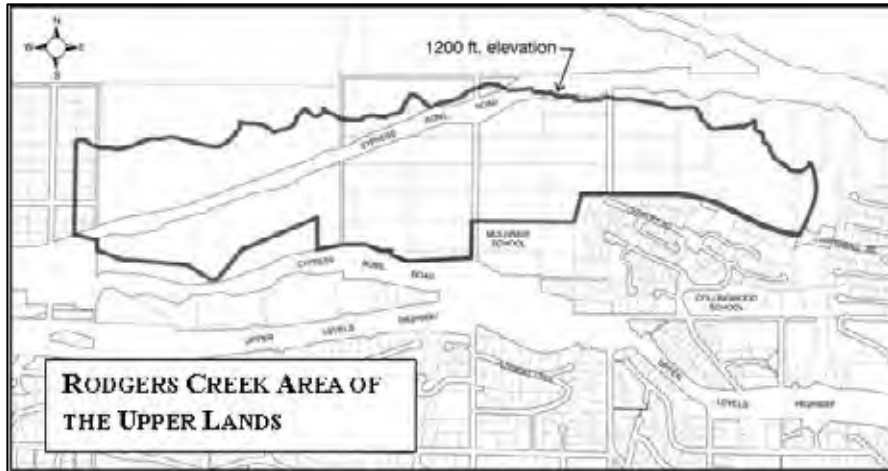


## Policy UL 8.1

### 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. (i)
- b. Avoid fragmentation of environmentally sensitive lands by creating large, continuous forested/natural areas. (ii)
- c. Allow for a maximum 2,079,600 sq. ft. of floor area comprised of a maximum 1,217 housing units. (iii)
- d. Provide a diversity of housing in the planning area consisting of: no more than 126 single family and two family dwelling units; at least 100 cluster of townhouse dwelling units; and 30% of apartment units of 1000 square feet or less in size. (iv)
- e. Ensure that housing diversity includes apartment units with adaptable design elements. (v)
- f. Provide a variety of housing types in each of the six neighbourhoods. (vi)
- 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. (vii)
- 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. Extend the 1000 foot connector northwest from Chippendale Road to connect to upper Cypress Bowl Road. 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.
  - j. 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. Provide numerous and varied public places along the mountain pathway that support multiple activities by a variety of age groups and capabilities.
  - k. Incorporate cultural heritage (such as logging and skilift history) and natural features (such as viewpoints, boulders and waterfalls) in activity nodes.
  - l. 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.

The following guidelines shall apply to the Rodgers Creek Area of the Upper Lands, as defined on the Rodgers Creek Area Development Permit Area Designation Map UL8.1:



## 1. CONTEXT AND SITE DESIGN

- 1.01 Neighbourhoods in Rodgers Creek will be designed to fit with the topography and landscape of the Upper Lands and to demonstrate West Vancouver's commitment to sustainability and innovation. Each neighbourhood will express a distinct architectural and landscape character that is suited to the forested setting and the climate.
- 1.02 Built form should:
  - o complement the terrain and integrate with natural features,
  - o minimize visual impacts, and
  - o employ site sensitive built forms.
- 1.03 Development, including site and building design, should accommodate persons of varying abilities, including the physically challenged.
- 1.04 Building and site development shall incorporate wildland fire management best practices including an interface with the forest edge which creates defensive space against wildland fires and appropriate building material.
- 1.05 Building and site development should contribute to a resilient natural environment including healthy properly functioning watercourses.
- 1.06 The use of retaining walls should be minimized, particularly along streetscapes and where used along streets should include green screening on walls through the use of plantings and landscape treatment.
- 1.07 Development should integrate with area-wide stormwater management strategies and features including cisterns, retention or detention features, and absorbent topsoil specifications.
- 1.08 A tree management plan should be provided to maintain the mountain forest character of the area, ensure proper drainage and provide for views and access to sun and shade.

## 2. BUILDING DESIGN AND SERVICES

2.01 Buildings in the Rodgers Creek Area should be designed to:

- use natural materials including wood and local rock in combination with glass, concrete and metal, and colours that harmonize with the forest setting
- be sensitive to the privacy and livability of residential interiors and private outdoor spaces
- provide sunlight penetration into public and semi-private open spaces and streetscapes
- reduce energy consumption and feature green building strategies, technologies, fixtures, and appliances such as utilizing natural cross-ventilation, low reflective glass, geo-exchange heating and cooling and building materials that will achieve a healthy living environment
- minimize the extent of impermeable surfaces
- have building entrances with a distinct identity and be visible from the street
- avoid blank and undifferentiated facades
- have adequate interior storage areas, including convenient and secure bicycle storage
- have areas for the storage of garbage and recycling that prevent access by bears and that are integrated into the overall design of the building and its landscape
- avoid having parking within structures being visible from adjacent streetscapes

2.02 Buildings in Areas 1 and 2 and large buildings in Areas 3 and 4 should have a contemporary alpine character which includes low-pitched roofs, large overhangs and materials and finishes dominated by natural wood.

2.03 Detached and townhome buildings in Areas 3 and 4 should have a character derived from one of the following four styles rather than a hybrid: Arts and Craft, European Hillside, Coastal Mountain and Prairie Craftsman.

2.04 Buildings in Area 5 should have a west coast modern character featuring flat slab roofs, big cantilevers, and a more horizontal form and detail, together with large wrap-around windows.

2.05 Buildings in Area 6 should have a west coast modern character with buildings set amongst existing and replacement trees.

2.06 Single-family, duplex, and triplex housing should be designed to minimize the driveway and garage appearance from the adjacent streetscape and to limit requirements for extensive cut and fill and retaining walls

- 2.07 Multiple-family housing should be designed to:
- be sculpted and articulated both vertically and horizontally to reduce apparent mass and provide visual interest
  - minimize view impacts on residents of adjacent buildings and on people viewing the hillside from vantage points around the community including at Dundarave Pier and Ambleside Beach in West Vancouver, and at Jericho Beach and Siwash Rock in Vancouver
  - address climate and solar orientation appropriately on each facade
  - minimize overlook into the private and semi-private open spaces of adjacent buildings
  - provide weather protection at the primary common entry
  - minimize visual and acoustic impacts of rooftop mechanical equipment, garage entrances, hydro utility boxes, and garbage and recycling areas
  - provide underground parking that is readily accessible to all residents, well lit, and designed for safety and security of use
  - provide places to sit and socialize informally at main building entrances

### **3. LANDSCAPING**

- 3.01 An informal landscape aesthetic that complements the forest context should be provided.
- 3.02 Landscaping should be in keeping with wildland fire and bear management best practices.
- 3.03 Glare and light spill of exterior or ground level lighting to surrounding properties should be minimized, as should spill upward to distract from enjoyment of the night sky.
- 3.04 Driveways, parking areas, patios and similar areas that are not located above underground structures should be finished with pervious material.
- 3.05 The use of locally quarried rock for constructing or facing retaining walls is encouraged.