

# Rodgers Creek plan unveiled

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A development plan that could have a significant impact on West Van has moved one step closer to becoming reality.

Monday, council received the Rodgers Creek Area Development Plan Overview Report, which details how British Pacific Properties and two other landowners propose to build on the 215-acre slope above the Upper Levels Highway.

Although the plan recommends developing 736 housing units — of which 70 per cent will be apartments — and connecting Chippendale Road with Cypress Bowl

Road, more than 55 per cent of the land will be conserved as “environmentally protected green space.”

“The plan offers the kind of housing we are short on in West Vancouver,” explained Mayor Pamela Goldsmith-Jones. “What will be interesting to debate in council is how many units on these small footprints people want to see.”

The plan was developed after an exhaustive process that included one year of discussions between the developers and a working group made up of residents. Now that the plan has reached council, a public input process will begin April 10. According to Bob Sokol, director of planning, lands and development, the plan, if it goes ahead, is “going to be the major development in West Vancouver in the next few years.”

With a significant amount of land left as green space, Sokol said development will be very focused. The plan isolates development into six areas that will eventually create four distinct neighbourhoods, each containing a mix of single-family housing, duplexes and triplexes, townhomes and apartments.

Connecting them will be a three-kilometre mountain path, a multi-use trail that will take users to nearby amenities and secondary trails nearby.

“For a person coming in here, I’m really impressed by the level of work put into this (report),” said Sokol, who took over the department last week.

Outgoing planning director Steve Nicholls also liked the plan.

“I think it’s a great direc-

tion,” he said. “We have very limited land left than other municipalities to develop ... but 60 per cent of it (the Rodgers Creek area) will remain green space.”

According to Geri Boyle, manager of community planning, the plan was built on consensus between the developers and the working group.

“I think the significance is it’s a departure from the type of community that’s been developed in the past in the upper lands. It’s significant in it follows the direction that was really set by the community in the Upper Lands Study (completed) in 2001.”

John Barker, a working group member and a director of the West Vancouver Streamkeeper Society, said his organization is very supportive of the plan.

“We’ve been involved since January last year ... (and we’ve) tabled a number of our own principles we felt were important for development on those steep slopes,” Barker said, adding many of those principles have been included in the proposal.

“If (the public) really take the time to read this document, I think the public is going to be supportive (of the plan),” he added.

Andrew Pottinger a spokesman for British Pacific Properties, the primary landowner, said: “We’re very excited after such a long time we’re coming forward with a plan that works with the municipality and the owners.”

According to Boyle, three more related studies are still due before council begins its first discussion on the plan at a special council workshop April 10 at municipal hall (6 p.m.).

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