

PROPOSED RODGERS CREEK AREA PLAN

0117-20-RCAP
RE: Item 4

Recommendations of the Working Group in its Report dated March 11, 2008

Recommendation 1: *The Working Group commends the owners and District staff for adhering faithfully to the direction set out in the OCP.*

Recommendation 2: *The Working Group recommends that the District ensure timely delivery of the Mountain Path and trail network, along with installation of the many and diverse activity nodes along it.*

Recommendation 3: *The Working Group encourages the District and British Pacific Properties, as a major landowner in the Future Village area, to commence planning for the Future Village.*

Recommendation 4: *The Working Group is comfortable with retaining the option for Mulgrave School facilities, other than a full-sized sports field, to be located on all or part of the 5 acres to the immediate north of the existing school site, and recommend that the OCP Area plan bylaw make provision for such an opportunity. Mulgrave School, once it acquires the property, would be required to obtain a rezoning and development permit to use the lands for school purposes. The Working Group further recommends that the District consider any school expansion proposal based on the following factors:*

1. *the extent to which the proposal reflects a sensitivity to the natural environment;*
2. *the impact of traffic on the adjacent residential neighbourhoods; and*
3. *the loss of small lot housing*

Recommendation 5: *The Working Group strongly supports the Chippendale Road extension to upper Cypress Bowl Road, rather than to lower Cypress Bowl Road as shown in the OCP.*

Recommendation 6: *The Working Group strongly recommends Option B as it performs substantially better from a social, environmental and economic sustainability perspective.*

Recommendation 7: *The Working Group fully supports encouraging and enabling Accessory Housing (including by not counting an accessory unit as a housing unit for purposes of density calculation) as the plan performs substantially better from a social sustainability perspective.*

Recommendation 8: *The Working Group strongly supports all the sustainability initiatives set out in the Overview Report and emphasizes the importance of ensuring the delivery of the 'green' initiatives and of encouraging other initiatives over time as the plan area develops.*

Recommendation 9: *The Working Group fully supports the road standards proposed in the Overview Report and encourages ongoing diligence to ensure that implementation does not stray from the concepts set out in the Overview Report.*