



## 5.0 PROJECT VISION & GUIDING PRINCIPLES

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From combining on-site observations and preliminary discussions, together with District of West Vancouver bylaw policies and requirements, the following Guiding Development Principles were identified as important in informing the Concept Plan Options for the site:

### 5.1 ENVIRONMENTAL

- Creation of a comprehensive storm-water management plan
- Use of rain garden landscape and other landscape design approaches integrated with the storm-water management plan
- Use of natural, indigenous and water-wise plant material throughout the neighbourhood
- Use of vegetation cover over retention walls for steep grade areas
- Sensitivity to existing grades
- Retention or protection of steep banks
- Respect for and enhancement of Marr Creek and its ravine
- Development of a professional Tree Management Plan
- Geothermal energy
- Super-insulated exterior walls
- Elimination of construction waste by prefabricating building components off-site
- Elimination of off-gassing construction materials
- Use of formaldehyde-free construction materials
- No blasting of bedrock

### 5.2 NEIGHBOURHOOD

- Dedication of land for a park adjacent to Marr Creek including trail enhancement that preserves natural character and incorporates a timber pedestrian bridge over Marr Creek.
- Integration into the plan of a comprehensive, coordinated trail system within the neighbourhood and connecting east to west across Marr Creek.
- Retention and enhancement of views from and within the property.
- Use of alternate road widths based on Smart Growth design principles
- Creation of a housing design Master Plan that results in a carefully sited, neighbourly placement of homes with designs and colour schemes that are modern and individual, but respectful of the land, while creating a vibrant, livable and quality neighbourhood
- Provide new residents with educational materials re Bear Aware and green tips
- Incorporation of Crime Prevention Through Environmental Design principles.

### 5.3 COMMUNITY

- Liaise with local Stream-keepers Group to identify collaboration opportunities for Marr Creek
- Meet with local trail group to get input on proposed trail system design