

SCHEDULE iii

GLOSSARY

 *west vancouver*



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The following provides general descriptions of some of the terminology used in the Official Community Plan (OCP) to assist readers. Legal definitions may be provided or determined as necessary in appropriate bylaws, regulations, or other legislative acts.

Accessibility/ Accessible	Easily reached, entered or used by the broad community, including children, the elderly, and persons with disabilities or reduced mobility, vision or hearing loss.
Active transportation	Non-motorized, human-powered modes, such as walking and cycling.
Adaptable design/ adaptable housing	Housing that accommodates a wide range of persons by means of accessibility features that are designed to be easily added, removed or adjusted to meet individual needs or preferences.
Affordable housing/ housing affordability	Affordability specifically refers to non-market housing (i.e. lower than market rates), and more generally may include the relatively lower cost of one housing form compared to another (e.g., a small townhouse compared to a large single-family home).
Area density variation	Partial or total reduction in development rights on one site, in conjunction with an increase on another site, in order to achieve public benefit under an area development plan.
Area Development Plan	Plan to guide development for large Upper Lands areas that identifies development constraints and objectives, sets out land use, housing, parks, and community facilities, and determines appropriate regulations and guidelines.
Biodiversity	Variety of plants, animals and other living organisms in a particular habitat or ecosystem.
Commercial node	Individual or clustered businesses located outside of larger centres that generally serve the immediate neighbourhood, or (where proximate to a harbour or water access) support boating including moorage, repair and related services.
Community Amenity Contribution (CAC)	In-kind or financial contribution agreed to by an applicant in a rezoning process to fund amenities or facilities not recoverable through a DCC or to otherwise benefit the community.
Community Heritage Register	List of buildings, structures, sites, features and resources that have aesthetic, historic, scientific, cultural or social importance.
Compact and complete community	Neighbourhood with—and in proximity to—a range of different uses and activities, providing convenient opportunities to live, work and play.

Covenant	Agreement between an owner and a designated individual, organization, or the District that is registered against the title of a property and binding on future owners.
Creek/watercourse	Waterbody—such as brook, spring, stream, river, pond, lake, or wetland—that contains water some or all of the time that supports fish or is connected by water flow to a waterbody that supports fish.
Creek/watercourse corridor	Watercourse and adjacent land extending to and beyond the top of bank to include any lands within the 100-year flood line, subject to hazardous conditions, sensitive to development, or integral to the corridor.
Creek/watercourse protection area	Land within 15 metres of the top of bank of any watercourse.
Density bonus	Option for a developer to build additional floorspace as an incentive to provide public amenities, specified housing or land uses, or to meet other conditions established in the Zoning Bylaw.
Density/ development transfer	Relocation of development rights from one site to another in order to achieve public benefit.
Development approval information	Information on the anticipated community impacts of a proposed activity or development, such as those related to transportation patterns, local infrastructure, public facilities, community services, or the natural environment.
Development approval information area/ circumstances	Designated land or situations where development approval information is required to address special conditions or objectives.
Development Permit (DP)	Authorization that may vary regulations or impose conditions on subdivision, construction, or the alteration of land or buildings in accordance with specified DPA guidelines.
Development Permit Area (DPA)	Designated land where guidelines direct development to address special conditions or objectives such as the natural environment, hazardous conditions, commercial revitalization, form and character, energy and water conservation, and GHG emissions reduction.
Development Cost Charge (DCC)	Fee imposed by bylaw and paid by a developer to offset infrastructure expenditures incurred to service a development, such as roads, parkland, and drainage, sewer and water systems.
Difficult terrain	Site condition where more than one-fifth of the total allowable building envelope has an existing grade exceeding 35%, or where driveways meeting regulations exceed a 20% grade.
Ecosystem	Functional unit comprised of living organisms and the non-living physical and chemical factors of their environment, linked through nutrient cycling and energy flow.

Environment management	Controlling, mitigating, preventing or restoring direct or indirect human-caused damage of natural systems to benefit ecological sustainability, natural diversity and habitat productivity.
Environmentally Sensitive Area (ESA)	Site that has—or with remedial action could reasonably achieve—desirable environmental attributes worthy of special care to benefit soil, water, vegetation, wildlife or other ecological functions.
Foreshore	Land between the high- and low-water marks of the tide.
Future neighbourhoods	Portion of the Upper Lands where future housing and development will occur as guided by the preparation of Area Development Plan(s).
Green building	Structure utilizing processes and materials that are environmentally responsible and resource-efficient throughout its entire life-cycle.
Green infrastructure	Strategies that provide or support ecosystems, such as green roofs, bioswales, daylighting watercourses, use of permeable surfacing, and natural landscape treatments.
Greenhouse gas (GHG)	Any gaseous compound that contributes to atmospheric warming by absorbing infrared radiation.
Greenway/greenbelt	Landscaped open space serving aesthetic, recreational, mobility or environmental purposes.
Heritage Revitalization Agreement (HRA)	Bylaw that supersedes land use regulations and agreed to by an owner and the District to protect a heritage building, property or feature.
Housing choice/ options/diversity	Availability of a variety of housing forms—such as coach houses, single-family, duplexes, townhouses and apartments—that appeal to different households and lifestyles, that are attainable to a range of household incomes, and that offer various housing tenure.
Infill	Housing that is compatible with the form and character of an existing neighbourhood, such as coach houses, garden suites, duplexes, smaller homes on subdivided lots, and conversion of heritage buildings into suites.
Integrated Stormwater Management Plan (ISMP)	Comprehensive assessment of drainage servicing, land use planning and environmental protection to support growth that maintains or enhances watershed health.
Land use contract (LUC)	Agreement between an owner and the District—registered against the title of a property in the 1970s and binding on future owners—that will be terminated in accordance with more recent Provincial regulation.
Local Area Plan (LAP)	Planning and design consideration at the neighbourhood scale to provide more detailed guidance for land use change and development.
Neighbourhood character	Sense of place and its distinct aspects that cause a specific area to be familiar to the people associated with it and recognizable from other areas.

No-net loss	Restoration of habitat equivalent to that degraded by construction or landscaping where it is not practical to avoid established habitat loss.
Non-market housing	Housing with rents that are lower than the average rates of comparable market rental options.
Placemaking	Designing and managing spaces that facilitate diverse use, strengthen the connection between people and places, and respond and contribute to physical, cultural and social identities.
Renewable energy	Power to provide light and heat or to work machines from a source that is not depleted when used, such as solar, wind or heat exchange.
Riparian area	Land adjacent to a watercourse supporting plant species typical of inundated or saturated soil conditions that are distinct from plant species on adjacent, freely-drained, upland sites.
Stormwater	Water that originates from rain and melting snow and is infiltrated into the soil, evaporates or becomes surface runoff.
Stormwater management	Building and site design to mitigate the reduced infiltration due to development.
Stratification/ stratified	Establishment of a legal entity allowing individual ownership of a part of a property, along with shared ownership of the remaining portion not owned by any individual.
Streetscape	Natural and built fabric, including roadway, boulevards, sidewalks, trees, open spaces and adjoining buildings, that contribute to the visual character of the street.
Subdivision	Partition of land into multiple lots.
Supportive housing	Housing that provides on-site supports, features and/or services to enable residents to live independently or receive assistance as needed.
Sustainability	Environmental, social and economic well-being balanced in a manner that meets present needs without compromising the ability of future generations to meet their own needs.
Tenure	Conditions under which land or buildings are held or occupied, such as ownership or rental tenure.
Transportation alternatives	Options other than driving a personal vehicle alone, such as active transportation, carpooling, car sharing and taking public transportation.
Transportation Demand Management (TDM)	Strategies to make more efficient use of transportation resources by reducing travel demand or redistributing the mode or time of travel.

Underutilized site area	Area within a site that is utilized less than fully or below the potential use, so that usable area is available for development.
Universal design	Accessible building, site and public space consideration to facilitate a wide range of users—including people with and without disabilities—to be independent.
Upper Lands	Area comprised of the forested lands generally located between the Upper Levels Highway and Cypress Provincial Park.
Urban Connector Trail	Accessible, multi-use route, typically along a right-of-way, providing a connection between neighbourhoods.
Watershed	Land that forms a drainage basin—defined by the highest elevations from which stormwater drains towards a single point of a watercourse, lake or river—with a large watershed such as the North Shore Mountains comprised of a number of smaller watersheds.
Wetland	Land saturated with water for sufficient time to promote aquatic processes, indicated by poorly drained soils and biological activity adopted to a wet environment, such as a bog, marsh, swamp or riparian area.



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