

Project Plan
Whyte Lake Park Avoided Forest Conversion
Green Communities Carbon Neutral Framework OPTION 1
1E: Avoided Forest Conversion Project (AFCP)



Name of Local Government: **District of West Vancouver**

Project Designate: Michael Koke CFO
mkoke@westvancouver.ca

Project Contact: **David McKee, Energy Manager**
dmckee@westvancouver.ca

Local Government:**District of West Vancouver**Project Designate Appointed to Sign-off on Project Plan:**Michael Koke, Chief Financial Officer**

750 17th Street, West Vancouver, BC, V7V 3T3

Phone: 604 921 3490

Email: mkoke@westvancouver.ca

Project Contact:

David McKee, Energy Manager

2121 Marine Drive, West Vancouver, BC, V7V 4Y2

Phone: 604-921-3468

Email: dmckee@westvancouver.ca

Legal Address of Project Site:

Parcel Identifier: 008-877-301

BLOCK B, EXCEPT: FIRSTLY: PART IN PLAN 19181

SECONDLY: PART ON HIGHWAY PLAN 118 DISTRICT LOT 1494 PLAN 12498 ("District Lot 1494").

and

Parcel Identifier: 015-946-991

Legal Description: DISTRICT LOT 1495 GROUP 1 NEW WESTMINSTER

DISTRICT EXCEPT PORTIONS IN REFERENCE PLANS 987 AND

1831, HIGHWAY PLAN 52 AND PART LYING WEST OF REFERENCE

PLAN 987 AND PART DEDICATED ROAD ON PLAN BCP23203

("District Lot 1495")

AND WHEREAS a part of District Lot 1494 was dedicated as park under the District's Nelson Canyon Park Bylaw #483, 1931;

AND WHEREAS it is deemed advisable to dedicate District Lot 1495 and that part of District Lot 1494 that is not included as park under the District's Nelson Canyon Park Bylaw #483, 1931 for park purposes;

Project Title:

Whyte Lake Park Avoided Forest Conversion

Option 1 Project Profile:

Project 1E: Avoided Forest Conversion Project (AFCP)

Project Start Date:

Project start date: **July 7, 2014**

Project Plan:

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Project Plan Prepared by:

Svend Andersen, MSc, MBA, EPtGHG, ECO Canada Certified GHG Accountant

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Photos:

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1 FOREWORD

The project option referred to as Avoided Forest Conversion Project (AFCP) is designed to enable increasing plant and soil carbon sequestration and avoid emissions from deforestation, the burning or composting of wood, and the decay of carbon in the forest floor. The AFCP has been designed to recognize and reward local governments that utilize their regulatory, zoning and licencing powers to minimize the overall footprint of new and re-developments, thereby avoiding the conversion of forested lands to a non-forest use and the destruction of carbon inventories.



Eligible lands for the purpose of a Green Communities Committee (GCC) AFCP are lands owned by the local government that are greater than one hectare (ha) and less than 650ha in size and subject to zoning that allows the conversion of existing forested lands to a non-forest land use (e.g. residential development, golf course, etc.). Developing an AFCP requires local governments to demonstrate that they are conserving eligible forested lands. Two pathways are provided to quantify the forest carbon under the GCC AFCP: (i) Pathway 1 where Local governments use the default values in the GCC Carbon Calculator to obtain a conservative estimate of the avoided GHG emissions, or (ii) Pathway 2 which involves engaging a Registered Professional Forester (RPF) to obtain “forest data”, which includes doing a timber appraisal and stand health assessment and modeling the carbon benefit using the Forest Carbon Offset Protocol (FCOP) methodology.

Beyond the requirement outlines of the GCC AFCP for Pathway 1 for quantification purposes, this project development approach has included a site visit by an RPF to verify that the designated lands meet both the forest land definition as well as have sufficient and healthy forest inventory to represent a long lasting and stable carbon stock. Also, a more detailed project documentation format has been chosen. This approach has been adopted to provide a more robust project design and a stronger carbon benefit claim.

Local governments may use the carbon benefit generated from an AFCP to balance their corporate emissions in accordance with the GCC Carbon Neutral Framework.

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3 Project Description and Objectives

3.1 Whyte Lake Park - Park Dedication Bylaw No. 4794, 2014

Adopted by District of West Vancouver's Council on July 7, 2014, *Park Dedication Bylaw No. 4794, 2014* (the Bylaw) dedicates as park certain municipally owned lands that are adjacent to and including Whyte Lake and Whyte Lake Trail. See Appendix A for a copy of the bylaw.

The process that led to the dedication of these lands began with the 2012 Parks Master Plan, which sets the direction for the management, protection and enhancement of, and community engagement within, West Vancouver's parks and open spaces. The 2012 Parks Master Plan contains recommendations concerning 'Parkland Protection and Acquisition' that focuses on ensuring the protection of all existing and future parks with park dedication bylaws. The District of West Vancouver's zoning bylaw does not deal with park zoning. As a result, most parks have the same zoning as the land surrounding them. An analysis carried out by the District of options for protecting parks determined that adding park zoning would not result in a high level of protection of parks. However, many of the parks in the District are protected by park dedication bylaws, which offer a higher level of long-term protection than a zoning bylaw. This is because it is relatively difficult to remove a formal park dedication. The dedication of parks is carried out in accordance with the *Community Charter*, section 30 of which allows a council of a municipality – by bylaw adopted by 2/3 of all members of council – to dedicate municipal land for municipal park purposes.

Protection of the land surrounding Whyte Lake and the Whyte Lake Trail is a high priority action of the 2012 Parks Master Plan as it has been identified as providing significant community benefits, particularly as a hiking destination. On June 2, 2014, Areas 1 and 2 (described legally in the Bylaw) were approved by Council as the optimal boundary for a park dedication bylaw for the land surrounding Whyte Lake and Whyte Lake Trail. The dedication of these lands has been strongly supported by the community and the formal dedication of these lands as “Whyte Lake Park” fulfilled the 2012 Parks Master Plan recommendation to dedicate the land surrounding Whyte Lake and Whyte Lake Trail as park. The park dedication also serves to ensure that this park space will make a significant contribution to the quality of life and liveability of the local community.

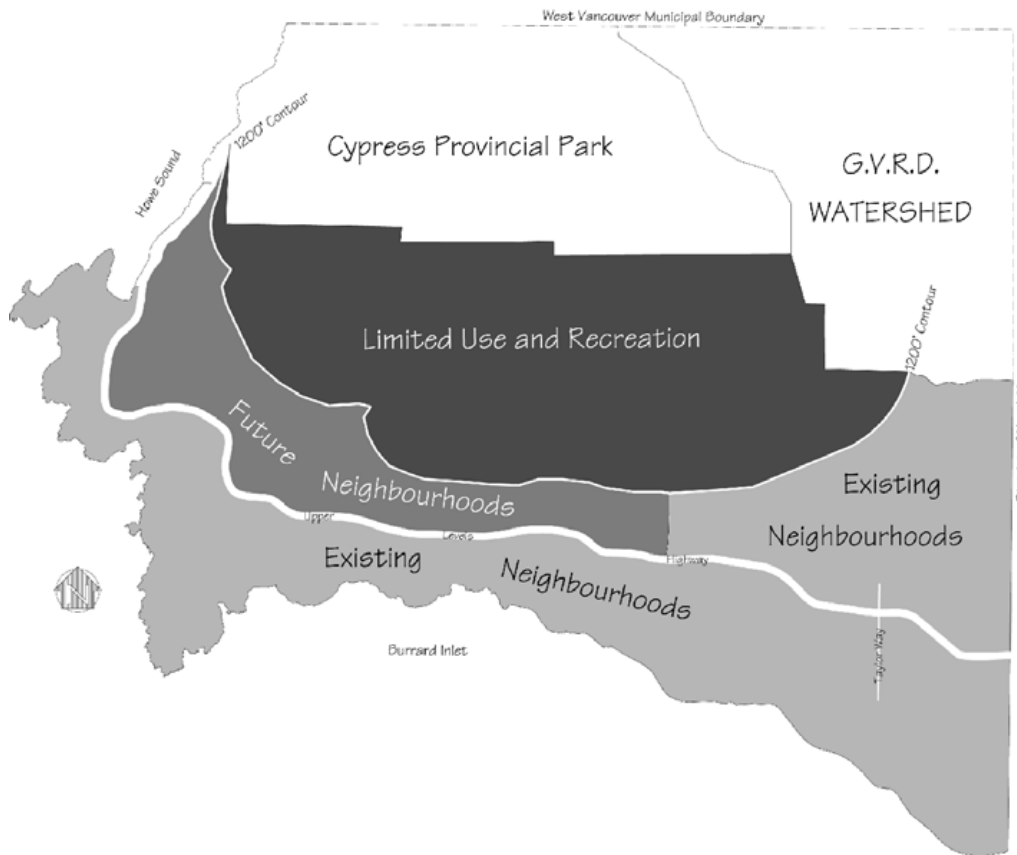
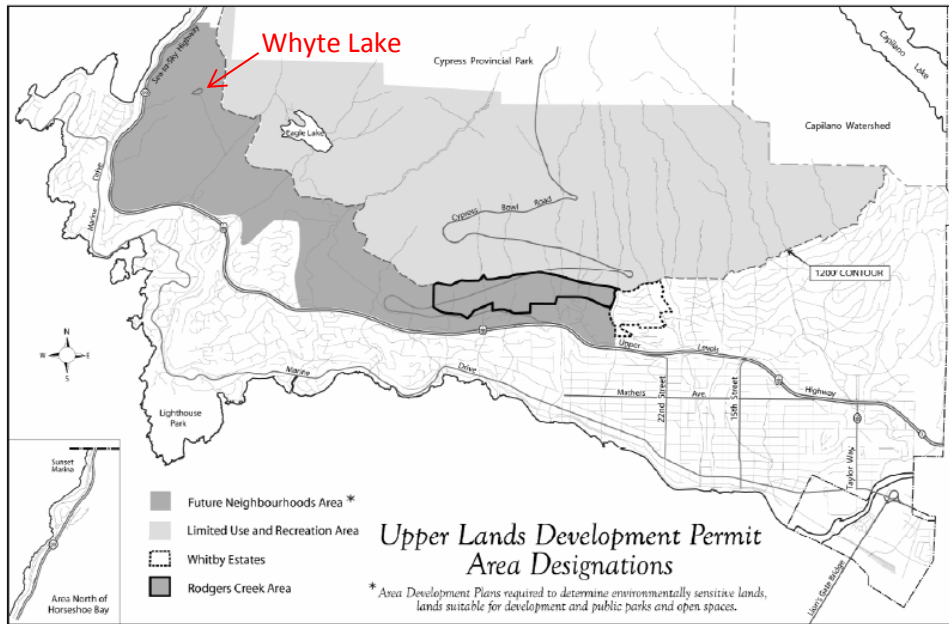
3.2 Project Land Status

3.2.1 Upper Lands Development Plans

The so-called Upper Lands (which the Whyte Lake Park lands are part of) have been designated for the future residential and recreational deployment of the District of West Vancouver. With property values on the rise and significant population growth (+9.3 % in 2011) in the Metro Vancouver area, the pressure on local governments to open up new lands for development is quite significant.

The 2004 District of West Vancouver's Official Community Plan (OCP) has the area that now comprises the Whyte Lake Park as future neighborhoods.

Maps of future development designation:



3.2.2 Zoning

The lands comprising the Whyte Lake Park lands are not zoned as parkland, but they are zoned as Residential.

3.2.3 Ownership

The lands comprising the Whyte Lake Park lands are part of the District of West Vancouver.

3.3 Site Visit and Documentation Review

Whyte Lake Park (the Park) was visited by Registered Professional Forester Rainer Muenther, RPF 3904 and by a Greenhouse Gas Accountant, Svend Andersen on November 20, 2014. As part of the site visit, a documentation review was also conducted. This included the Park Dedication Bylaw No. 4794, council meeting notes from the May 26, June 16 and July 7, 2014, memorandums dated June 11 and June 16, park maps, the District of West Vancouver on-line trail maps and information and the District of West Vancouver 2012 Parks Master Plan. In addition, the information provided on signs at the park entrance and along the trails was reviewed.

Based on the documentation review, it was established the Park has a size of at least 120 ha and is located in West Vancouver. During the site visit, Westport Road was accessed from the Upper Levels Highway. The Whyte Lake Trail was used to access the Park at a location where the trail crosses Whyte Creek (GPS at 49.372 North and -123.2572 West, Altitude 277M).



The purpose of the site visit inspection was to (i) to review the forest inventory, (ii) certify that the lands in the park meet the BC Forest Lands definition, and (iii) observe any evidence for forest land management activities.

It was concluded the Park's size is greater than the minimum size of 1 ha and the Park is densely forested (except for the lake and its surroundings). Based on the areas visited, the forest consists of old growth remnants along the creek and second growth on the remaining lands. 40% of the trees are Douglas Firs, 40% are Western Hemlock and the remaining 20% are mostly

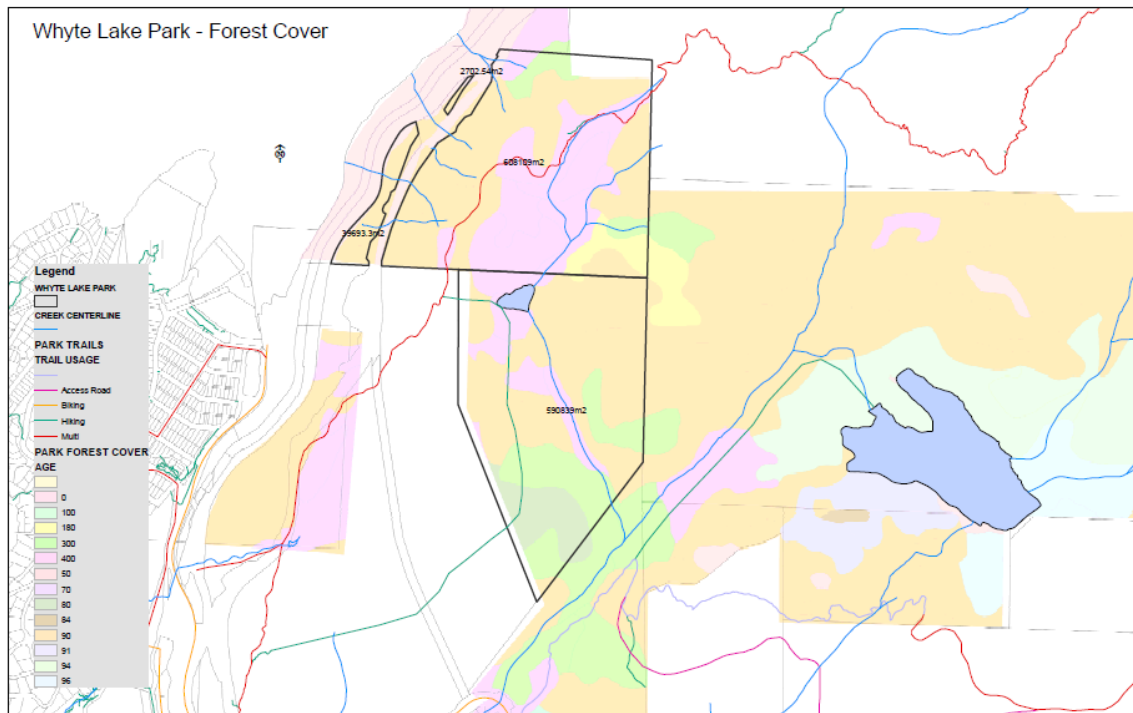
Western Red Cedar. The forest inventory label is approximately: Fdc 4 Hw 4 Cw2 -641-7. Volume per ha fluctuates between 350 and 500 m³/ha. The dominant plant is Sword Fern.



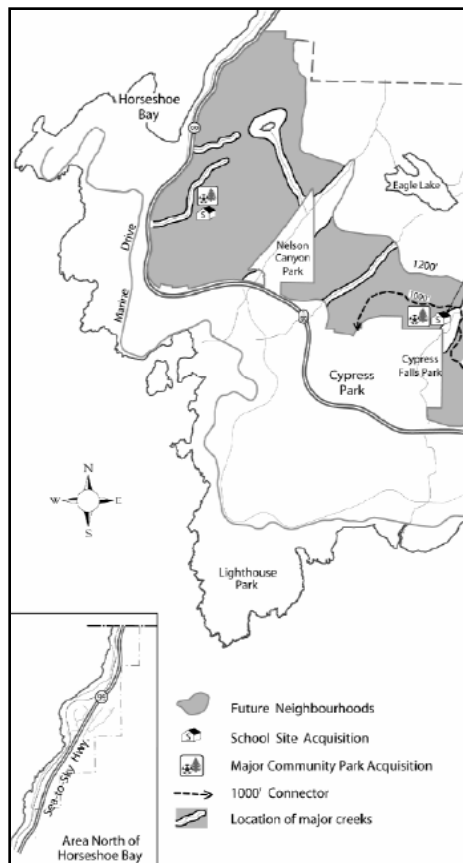
The Park has only one major trail spanning the length of the Park along the waterways and lake with very few built-up areas. Instructions to trail users are only provided at the entrance and along the access trail. For a summary opinion on the forest health, first status and timber inventory, please see Appendix B.

3.4 Quantification

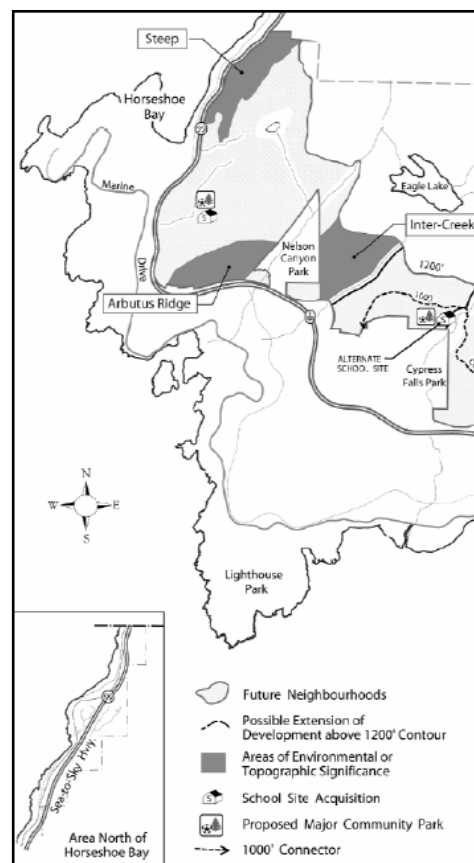
Map of the Whyte Lake Park Forest Cover



Based on the District of West Vancouver's Official Community Plan (OCP) and Upper Lands Study Review, most of the land below 1,200 feet is designated as Future Neighbourhoods, to be developed as “attractive neighbourhoods within a framework of significant open space features”. However on page 98 of the OCP, only the creek and the stream areas themselves are outlined as environmentally valuable areas to be excluded from development. District of West Vancouver's Planning staff conducted a spatial analysis of two adopted OCP maps, inset below.



Inset A (OCP, page 98)



Inset B (OCP, page 100)

Inset A indicates lands within the now dedicated Whyte Lake Park that are under 1200 feet are designated “Future Neighbourhoods”, with the exception of a riparian setback around Whyte Lake and Whyte Creek. GIS analysis (see Map 1, appended) calculates the area designated “Future Neighbourhoods” to be a little over 99 hectares.

Inset B indicates a portion of this “Future Neighbourhoods” area is identified as being of “environmental or topographic significance”. GIS analysis (see Map 2, appended) calculates this environmentally or topographically significant area to be almost 24 hectares.

Based on this GIS analysis of these two maps, the area within the now dedicated Whyte lake Park identified for “Future Neighbourhoods” in the adopted OCP, minus identified riparian setbacks and areas of environmental or topographic significance, is therefore estimated to be around 75 hectares (i.e. 99 hectares minus 24 hectares). This translates to approximately 60% of the 124 hectare dedicated park. A more detailed Area Development Planning process would need to be undertaken to obtain a precise figure for avoided forest conversion in a development scenario. However, as West Vancouver is no longer contemplating undertaking an Area

Development Plan for this area (which is now protected by a parks dedication bylaw), a precise figure is not obtainable. For conservativeness reasons it is assumed that not all lands identified within the adopted OCP maps analyzed would be comprehensively developed, and that additional forest preservation might occur for environmental (e.g. localized slopes, small wetland areas) or other reasons. For the purposes of this exercise, an estimate of 50% (62 of the 124 hectares) of the overall Whyte Lake Park area might be assumed for the overall degree of avoided forest conversion.

Please refer to Appendix C for detailed documentation of the project GCC Carbon Calculator based on Pathway 1.

3.5 GHG Reductions are beyond Business as Usual (BAU)

For projects to be considered as beyond Business as Usual (BAU), projects must demonstrate that the greenhouse gas reductions achieved through the project are in addition to what would have occurred in the absence of the project. This refers to project activities undertaken that are not required to fulfill federal or provincial government legislative or regulatory requirements; also, such activities must have commenced after the initial signing of the Climate Action Charter on September 26, 2007. In the case of an AFCP, the project proponent must also demonstrate that local government zoning that would have permitted the conversion of project lands to a non-forest use was in place just prior to the project start date and before lands were reserved or dedicated as park. Finally, the project has to pass at least one of the 'barrier tests'. The barrier to overcome in the implementation of the project activities can be of a general nature, financial or something that goes against common practice.

As discussed in further detail below, the Whyte Lake Park project meets all of those requirements outlined above. The protection and evaluation of the Upper Lands started after September 26, 2007 with the implementation of the District of West Vancouver Parks Master Plan in 2012 and the project commenced with the adoption of the Bylaw on July 7, 2014. The lands that comprise the new Park have been zoned as Residential. The dedication of the Upper Lands as park and the protection of such park were not required to fulfill federal or provincial government legislative or regulatory requirements. The maintenance work for the Upper Lands as a natural park with carbon stock monitoring and protection represents an additional cost factor to the District of West Vancouver. Also, the adaptation that has to be made to respond to a growing population in regards to higher density in the existing built-up area will represent a significant general and financial barrier.

3.6 Counted Only Once

The District of West Vancouver has not made and is not planning to make any application or claim for financial benefits or any other form of recognition of the environmental benefits of the Whyte Lake Park project other than this application to the GCC.

3.7 Ongoing Maintenance for Permanence

Local governments undertaking an AFCP are required to attest to having prepared a Forest Management Plan for the lands that are part of the AFCP. This Forest Management Plan

describes how local governments will maintain the project lands to ensure the carbon benefit is retained and not released back into the atmosphere. The intent of the Forest Management Plan is to support the credibility of the measurement approach by minimizing risk/uncertainty of maintaining project lands (e.g. that the project will be neglected due to a lack of clear guidelines and accountability). The Internal Operational Forest Management Plan for Whyte Lake Park is intended to lay out the types of management activities that will ensure the ecological and physical integrity of the park itself and its carbon stock. A copy of the Plan can be found at Appendix E.

4 Project Co-Benefits

4.1 General Co-Benefits of Forested Lands

In addition to the benefits that AFCPs create, forested lands generate ecosystem goods and services benefits such as improvements in air and water quality, richer terrestrial and aquatic habitats, opportunities for educational program and recreation and preserved cultural heritage. In the case of Whyte Lake Park, very significant community benefits have also been part of the consideration for the park designation, particularly the fact that the area is an important hiking destination.

4.2 Water Sheet Protection

The park area has high ecological values and includes stands of old growth and second growth forest, wetlands, creeks and the lake; it also captures a large portion of the Nelson Creek watershed. The new Whyte Lake Park will bridge Nelson Canyon Park to Cypress Provincial Park, creating a large and contiguous area of protected land supporting and enhancing the rich ecological values found there. Watershed protection and minimizing interference in existing ecosystems have been important considerations in developing the boundaries of the current Whyte Lake Park. Further expansion of protected park lands to cover more areas, including further areas of the Larson Creek wetlands, are planned.

4.3 Land Slide Protection

A healthy forest stand on the Upper Lands protects the highway and the residential areas below from landslides in cases of heavy rain.


5 Project Transparency: Accountability and Reporting

Project Transparency: Accountability and Reporting	
Scope	<input checked="" type="checkbox"/> The Project Designate certifies that the project outlined in this Project Plan is outside the LG (local government) corporate emissions boundary (as defined in the Carbon Neutral Workbook), within the local government's jurisdiction and BC, as per the Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook.
Counted Once	<input checked="" type="checkbox"/> The GHG reductions claimed from this project under the Carbon Neutral Framework have not been, and will not be, committed or sold as an emission reduction under any other alternate emission-offset scheme, as per the Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook.
Measurement (<i>For Project 1E: AFCPs only</i>)	<input checked="" type="checkbox"/> The Project Designate certifies that in the case of a Project 1E: Avoided Forest Conversion Project (AFCP) the eligible projects lands are owned by the local government and have been reserved or dedicated as park under section 30 of the <i>Community Charter</i> after the initial signing of the Climate Action Charter in 2007, and that a Forest Management Plan, to be updated every 10 years or more frequently, must be in place within six months of making public the first completed annual Self-Certification Template.
Ownership	<input checked="" type="checkbox"/> The local government proponent(s) claiming emission reductions from the Option 1 project outlined in this Project Plan have exclusive right to the legal and commercial benefits that arise from the GHG reductions from the Option 1 project, as per the Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook.
Verification	<input checked="" type="checkbox"/> The Project Designate understands that he/she will be required to sign off the annual Verification Template Report for this project to verify that the estimated GHG reductions from this project actually occurred during the year in which they will be claimed, as per the Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook.
BAU	<input checked="" type="checkbox"/> The Project Designate certifies that the Project meets Beyond Business as Usual (BAU) requirements a, b and c as per the GCC Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook. If the Project referred to in this Project Plan is an Option 1, Avoided Forest Conversion Project, the Project Designates certifies that in addition, the AFCP meets criteria "d" of the BAU requirements.
Reports	<input checked="" type="checkbox"/> The Project Designate, is aware of the public reporting requirements under the Climate Action Revenue Incentive Program (CARIP) and that after January 1, 2012, the CARIP reports will be revised to include information on total annual corporate emissions, the reductions being claimed from GHG projects undertaken under the Carbon Neutral Framework (Option 1 and 2), and purchased offsets (Option 3) in order demonstrate carbon neutrality for any given year, as the Project Eligibility Requirements outlined in Appendix 1 of the <i>Becoming Carbon Neutral</i> guidebook.

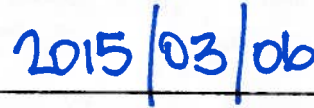
6 Signature Page Authorization and Sign Off

Project Designate

The information provided in this Project Plan, including the accountability and reporting requirements, is to the best of my knowledge correct and complete.



Designate Signature



Date



Title

7 References

Green Communities Carbon Neutral Framework Option 1: Project Profile Avoided Forest Conversion:

Becoming Carbon Neutral guidebook v.3, pages 52-64.

Becoming Carbon Neutral guidebook v.3:

<http://www.toolkit.bc.ca/sites/default/files/BecomingCarbonNeutralGuideV3.pdf>

District of West Vancouver Parks Master Plan, 2012:

http://westvancouver.ca/sites/default/files/bylaws/PARKS_MASTER_PLAN_FINAL.pdf

District of West Vancouver's Official Community Plan (OCP)

<http://westvancouver.ca/sites/default/files/strategies/1%20Table%20of%20Contents.pdf>

Upper Lands Study & Review

<http://westvancouver.ca/home-building-property/major-projects/upper-lands-study-review>

8 Appendix

- A. Park Dedication – Bylaw No. 4794, 2014 (Whyte Lake Park)
- B. Registered Professional Forester Letter
- C. Project GCC Carbon Calculator Pathway 1
- D. Planning Memo
- E. Operational Forest Management Plan (To be Submitted before September 2015)

Appendix A



District of West Vancouver

**Park Dedication
Bylaw No. 4794, 2014
(Whyte Lake Park)**

Effective Date: July 7, 2014

District of West Vancouver

Park Dedication Bylaw No. 4794, 2014

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District of West Vancouver

Park Dedication Bylaw No. 4794, 2014

A bylaw to dedicate as park municipally owned lands adjacent to and including Whyte Lake and Whyte Lake Trail.

WHEREAS pursuant to Section 30 of the *Community Charter*, a Council of a municipality may, by bylaw adopted by 2/3 of all members of Council, dedicate municipal land for municipal park purposes;

AND WHEREAS the District of West Vancouver is the registered owner of the following municipal lands:

Parcel Identifier: 008-877-301

Legal Description: BLOCK B, EXCEPT: FIRSTLY: PART IN PLAN 19181
SECONDLY: PART ON HIGHWAY PLAN 118 DISTRICT LOT 1494 PLAN
12498

("District Lot 1494");

and

Parcel Identifier: 015-946-991

Legal Description: DISTRICT LOT 1495 GROUP 1 NEW WESTMINSTER
DISTRICT EXCEPT PORTIONS IN REFERENCE PLANS 987 AND
1831, HIGHWAY PLAN 52 AND PART LYING WEST OF REFERENCE
PLAN 987 AND PART DEDICATED ROAD ON PLAN BCP23203

("District Lot 1495")

AND WHEREAS a part of District Lot 1494 was dedicated as park under the District's *Nelson Canyon Park Bylaw #483, 1931*;

AND WHEREAS it is deemed advisable to dedicate District Lot 1495 and that part of District Lot 1494 that is not included as park under the District's *Nelson Canyon Park Bylaw #483, 1931* for park purposes;

NOW THEREFORE the Municipal Council of the Corporation of the District of West Vancouver, in open meeting assembled enacts as follows:

Part 1 Citation

- 1.1 This bylaw shall be cited as Park Dedication Bylaw No. 4794, 2014.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Dedication of Park Lands

- 3.1 District Lot 1495, shown as Area 2 on the attached Schedule A, and that part of District Lot 1494 that is not included as park under the District's *Nelson Canyon Park Bylaw #483, 1931*, shown as Area 1 on the attached Schedule A, are allocated, set aside and dedicated for park purposes.

- 3.2 The following schedule is attached to and forms part of this bylaw:

Schedule A - Map showing location of lands to be dedicated as park.

Schedules

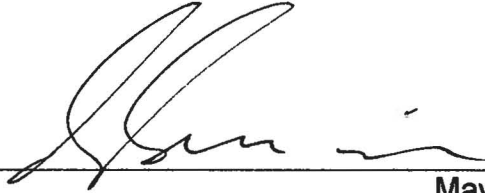
Schedule A – Map showing location of lands to be dedicated as park.

READ A FIRST TIME on June 16, 2014


READ A SECOND TIME on June 16, 2014

READ A THIRD TIME on June 16, 2014

ADOPTED by an affirmative vote of at least 2/3 of all the members of Council on July 7, 2014.

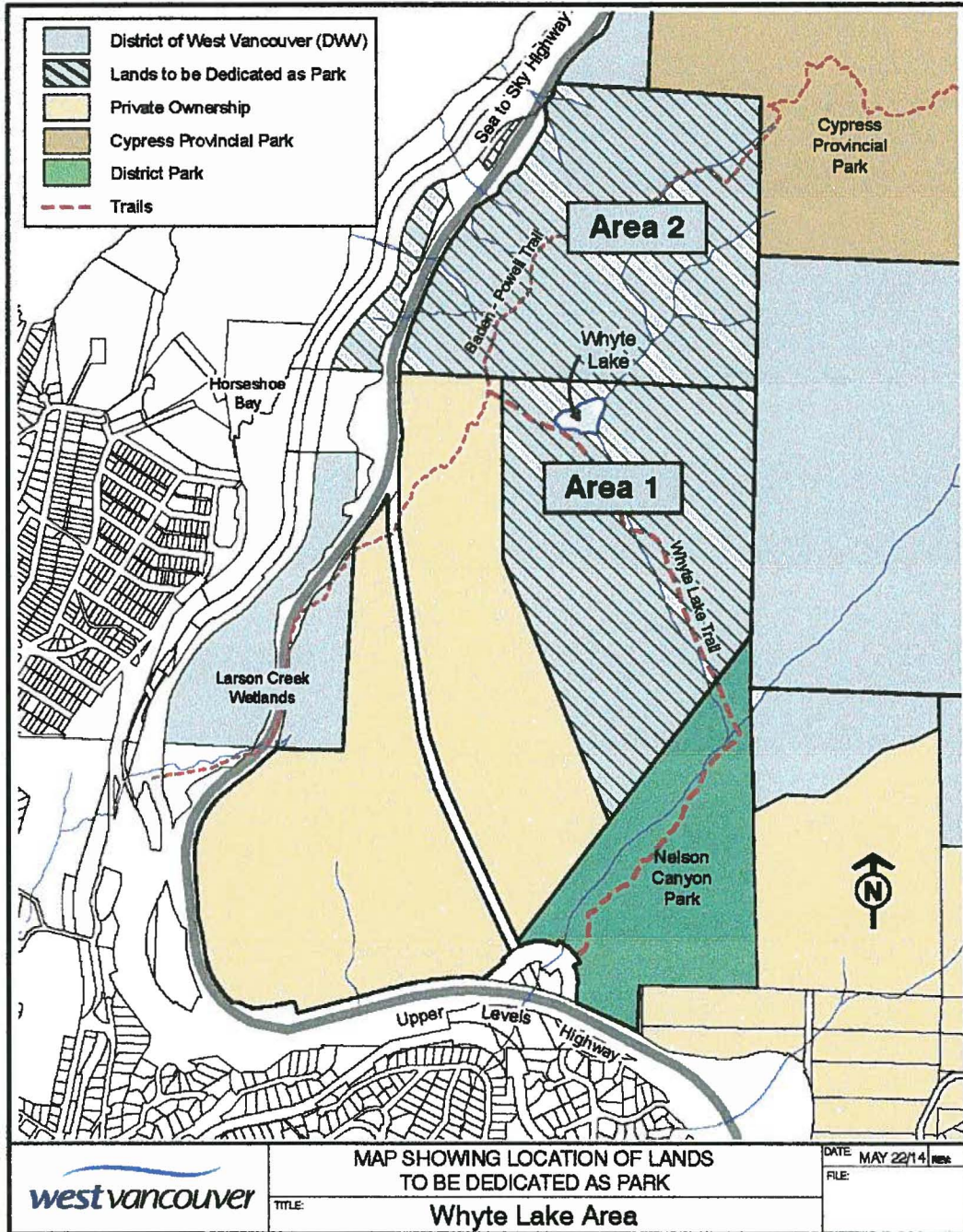


Mayor



Municipal Clerk

Schedule A – Map Showing Location of Lands to be Dedicated as Park



Appendix B

Rainer Muentner, RPF 3904
Box 758
Fruitvale, BC
V0G 1L0

Whyte Lake Park
West Vancouver ,BC
Inspection Report

Date: 20th November 2014
Inspection by : Rainer Muentner, RPF 3904

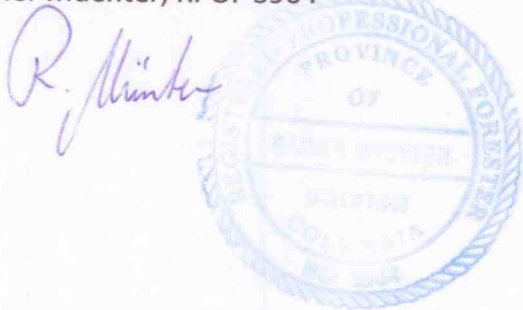
The Whyte Lake Park was visited on the 20th of November 2014. The Park has a size of 120 ha and is located in West Vancouver. The Westport Road was accessed from the Upper levels Highway. The Whyte Lake Trail was used to access the Park to a location where the trail crosses Whyte Creek (GPS at 49.372 North and -123.2572 West, Altitude 277M).

The purpose of the inspection was (i) to review the forest inventory and (ii) certify that the lands in the Park meet the BC ,Forest Land' definition. The park's size of 120 ha is greater than the minimum size of 1 ha and the park is densely forest (except for the lake and it's surrounding).

The forest consist of Old growth remnants along the creek and second growth in the remaining lands. 40% of the trees are Douglas Firs, 40% are Western Hemlock and the remaining 20% are mostly Western Red Cedar. The forest inventory label is approx.: Fdc 4 Hw 4 Cw2 -641-7. Volume per ha fluctuate between 350 and 500 m3/ha. The dominant plant is Sword Fern.

It is my opinion that Whyte lake Park qualifies for the Avoided Forest Conversion Project (AFCP) in the Green Communities Carbon Neutral Frame Work.

Report by:
Rainer Muentner, RPOF 3904



Appendix C

Please see separate excel file.

Appendix D



MEMORANDUM

Date: February 27, 2015

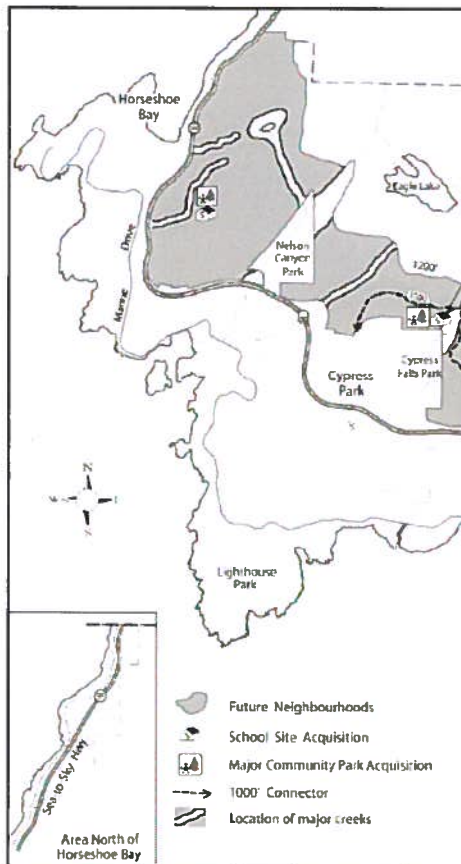
Our File: 13.2570.01.2015

To: David Mckee, Energy Manager

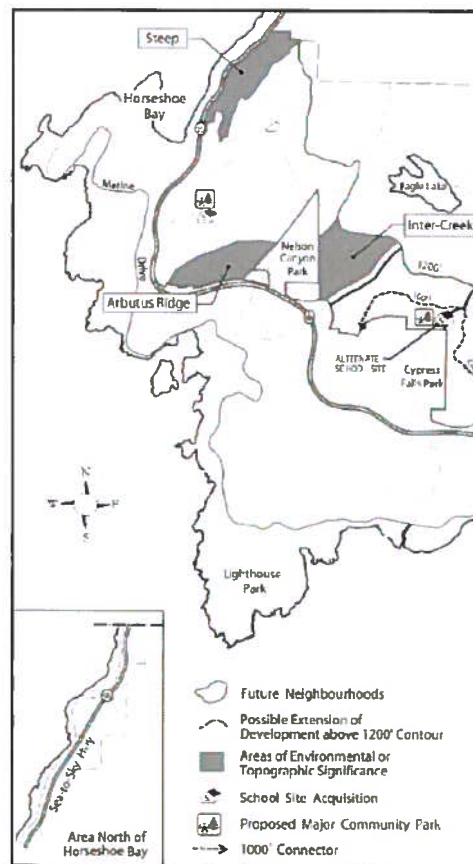
From: David Hawkins, Senior Community Planner

Re: **Whyte Lake Park – Spatial Analysis**

Planning staff have been asked to confirm the portion of the now dedicated Whyte Lake Park designated as “Future Neighbourhoods” in the 2004 Official Community Plan (currently in effect). To this end, the GIS department have conducted a spatial analysis of two adopted OCP maps, inset below.



Inset A (OCP, page 98)



Inset B (OCP, page 100)

916674v1

Date: February 27, 2015
To: David Mckee, Energy Manager
From: David Hawkins, Senior Community Planner
Re: **Whyte Lake Park – Spatial Analysis**

Page: 2

Inset A indicates lands within the now dedicated Whyte Lake Park that are under 1200 feet are designated “Future Neighbourhoods”, with the exception of a riparian setback around Whyte Lake and Whyte Creek. GIS analysis (see Map 1, appended) calculates the area designated “Future Neighbourhoods” to be a little over 99 hectares.

Inset B indicates a portion of this “Future Neighbourhoods” area is identified as being of “environmental or topographic significance”. GIS analysis (see Map 2, appended) calculates this environmentally or topographically significant area to be almost 24 hectares.

Per GIS analysis of these two maps, the area within the now dedicated Whyte lake Park identified for “Future Neighbourhoods” in the adopted OCP, minus identified riparian setbacks and areas of environmental or topographic significance, is therefore estimated to be around 75 hectares (i.e. 99 hectares minus 24 hectares). This translates to approximately 60% of the 124 hectare dedicated park.

A detailed Area Development Planning process would need to be undertaken to obtain a precise figure for avoided forest conversion in a development scenario. However, as West Vancouver is no longer contemplating undertaking an Area Development Plan for this area (which is now protected by a parks dedication bylaw), a precise figure is not obtainable. It would be reasonable to assume that not all lands identified within the adopted OCP maps analyzed in this memo would be comprehensively developed, and that additional forest preservation might occur for environmental (e.g. localized slopes, small wetland areas) or other reasons. For the purposes of this exercise, an estimate of 50% (62 of the 124 hectares) of the overall Whyte Lake Park area might be assumed for the overall degree of avoided forest conversion.



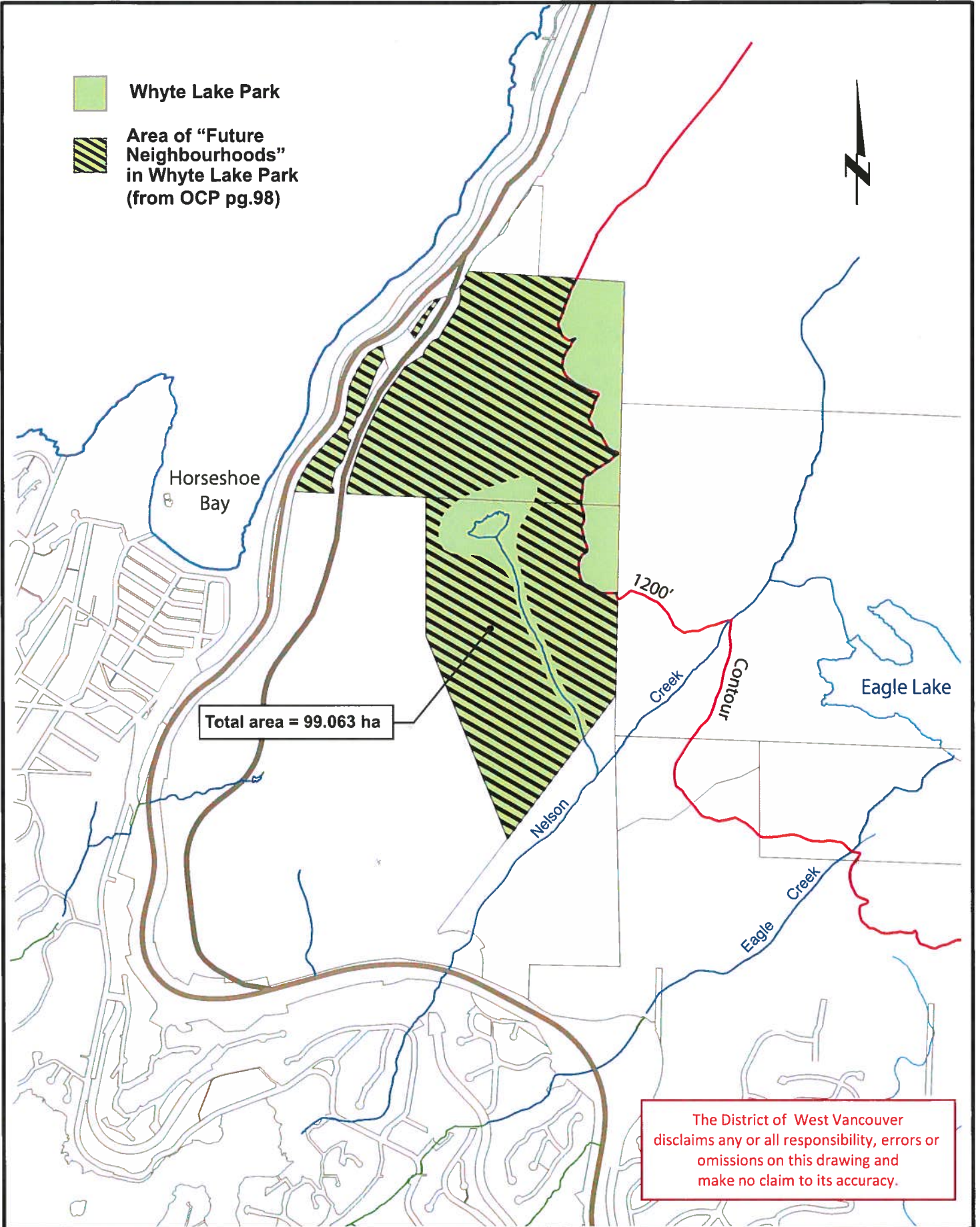
David Hawkins, Senior Community Planner



Whyte Lake Park



Area of "Future Neighbourhoods" in Whyte Lake Park (from OCP pg.98)



Total area = 99.063 ha

The District of West Vancouver disclaims any or all responsibility, errors or omissions on this drawing and make no claim to its accuracy.



Whyte Lake Park



Area of "Environmental or Topographic Significance" in Whyte Lake Park (from OCP pg.100)



Total area = 23.897 ha

Horseshoe Bay

Eagle Lake

1200'

Creek Contour

Nelson

Eagle Creek

The District of West Vancouver disclaims any or all responsibility, errors or omissions on this drawing and make no claim to its accuracy.