



Area Development Plan for Cypress Village and Eagleridge

May 2024

west vancouver

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1.0 Introduction

1.1 Purpose

This Area Development Plan for Cypress Village and Eagleridge (ADP) forms part of the District of West Vancouver's Official Community Plan (OCP). The intent of this ADP is to establish detailed policy to implement two linked goals contained in the OCP:



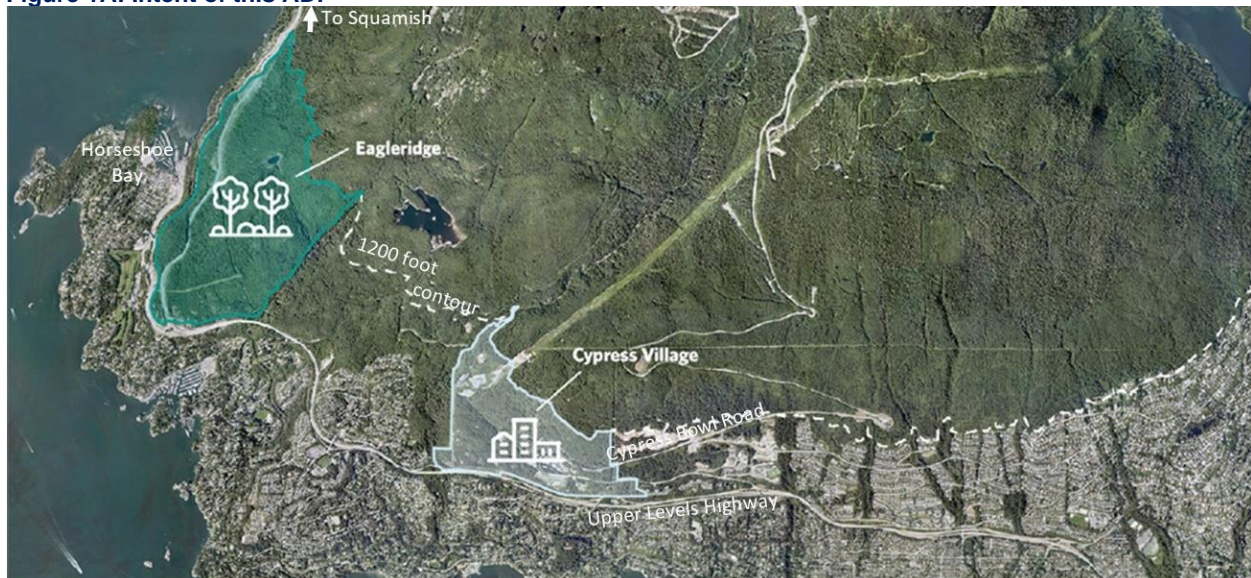
Protect a large, beautiful, and ecologically valuable area in Eagleridge for conservation and recreation.



Create detailed policy and regulations to guide the development of a new compact, sustainable, urban community in Cypress Village over the next 20 to 25 years.

This ADP represents a significant opportunity to implement a wide range of policies in the OCP related to encouraging environmental protection, limiting suburban sprawl, expanding housing diversity, supporting local economic resiliency, improving mobility choices, building community connectedness, and supporting social well-being.

Figure 1A: Intent of this ADP



1.2 History and Background

The Cypress Village and Eagleridge planning areas are located on the traditional, ancestral, and unceded territory of the Coast Salish peoples, including the Squamish, Tsleil-Waututh, and Musqueam Nations. The District recognizes and respects them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

Development of the neighbourhoods above the Highway 1 (the Upper Levels Highway) began almost 90 years ago when in 1931, British Pacific Properties Limited (BPP) acquired 4,000 acres of undeveloped, residential zoned lands above the Upper Levels Highway from the District of West Vancouver. Development of these lands started at the eastern boundary of the District and moved westward, with new neighbourhoods being planned incrementally over time. Much of this development was large single family houses on large lots, with limited amenities and not much land protected in a natural state.



View of West Vancouver including Single Family Development above the Upper Levels Highway

Neighbourhood design above the Upper Levels Highway has changed considerably over the decades. Development has become much more environmentally sensitive, with large areas such as stream corridors protected in their natural state and enhanced, and with a more diverse mix of housing. Development in the newest community of Rodgers Creek is underway and includes a mix of residential densities, varied building forms, and strata and rental housing.



Multi-family building in Rodgers Creek



Rodgers Creek rendering

All of the currently undeveloped lands north of the Upper Levels Highway and below Cypress Provincial Park and the Capilano Watershed Reserve, from the eastern edge of West Vancouver out to Horseshoe Bay, are referred to as the Upper Lands. The Upper Lands include undeveloped lands both above and below the 1200 foot contour.

Lands above the 1200 foot contour are designated as *Limited Use and Recreation Development Permit Area* in the 2018 OCP; this ADP makes no changes to the designation for these lands.

Lands below the 1200 foot contour are divided into four planning areas:

1. Eagleridge
2. Inter Creek
3. Cypress West
4. Cypress Village

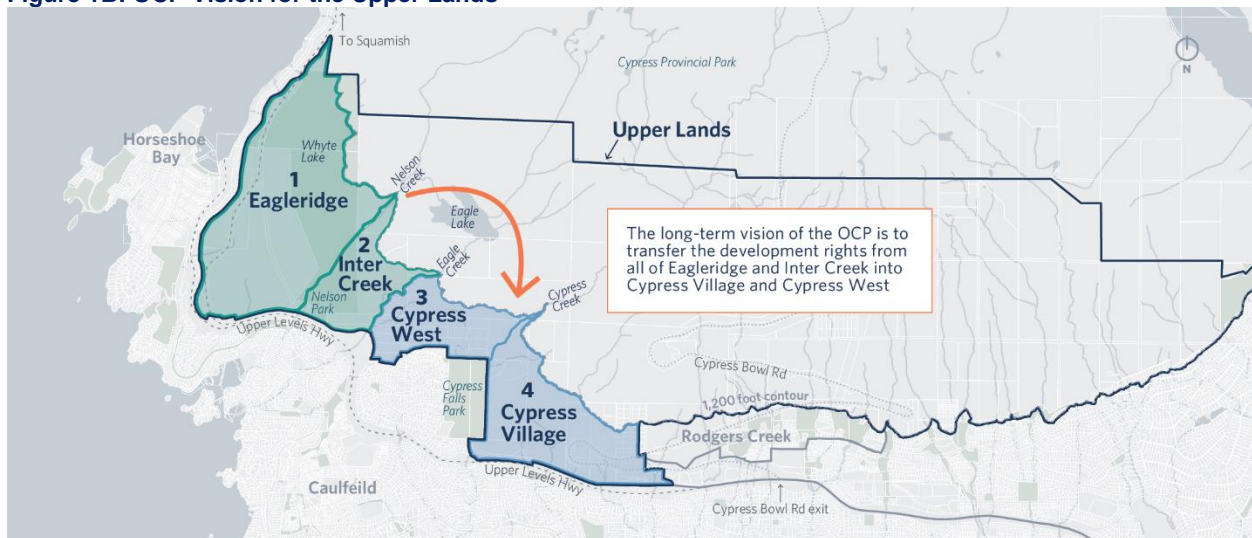
Most of the lands in these four planning areas are owned by BPP but small portions are owned by the District of West Vancouver or others. BPP's lands are currently zoned to allow development of large single family houses on large lots.

The OCP already contains an overall planning vision for these four planning areas. This vision seeks to protect the lands west of Eagle Creek (i.e. the lands in Eagleridge and Inter Creek, which are areas 1 and 2 in **Figure 1B**) for conservation and recreation and to create new compact sustainable neighbourhoods in Cypress Village and Cypress West (areas 3 and 4 in **Figure 1B**).

The OCP recommends achieving this vision by transferring the development potential from the lands in Eagleridge and Inter Creek into Cypress Village and Cypress West.

Transferring the development potential means protecting the lands in Eagleridge and Inter Creek for recreation and conservation purposes (i.e. they could no longer be developed with single family housing, which is allowed under the existing zoning, or any form of urban development) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West. This will protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a more compact, sustainable way.

Figure 1B: OCP Vision for the Upper Lands



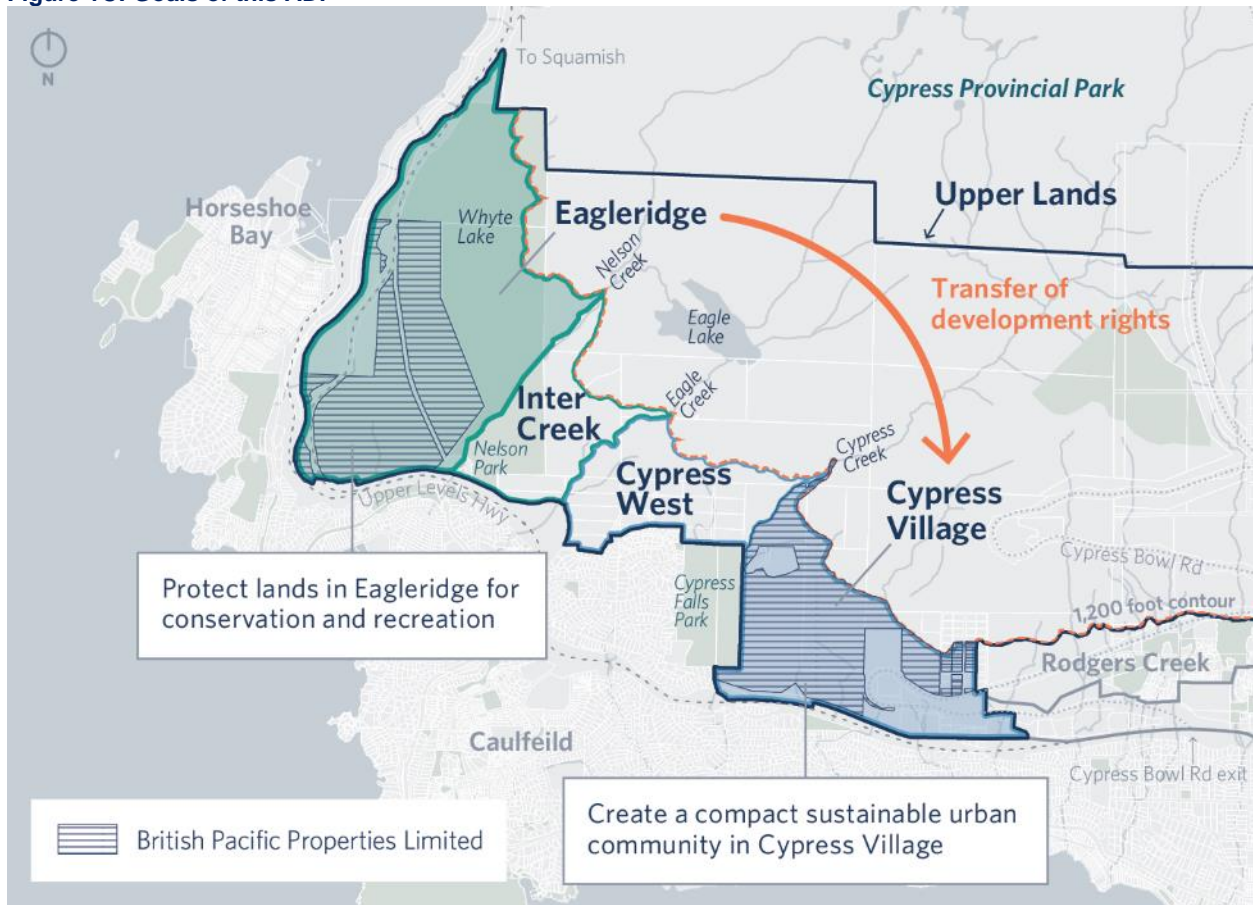
Transferring all of the development potential from Eagleridge and Inter Creek into Cypress Village and Cypress West at one time would involve about 50 years or more of residential development. This is too far into the future to reasonably plan for now, as it is neither possible nor prudent to predict how transportation, technology, community priorities, housing needs, the nature of urban development, and other factors will change over such a long time. There is a need for flexibility, to adapt to a changing world over time. Therefore, the District is implementing the transfer of development potential in phases.

This Area Development Plan for Cypress Village and Eagleridge (and the associated bylaws) is the first step towards implementing this idea. This first step focuses on protecting Eagleridge, as these are the most ecologically significant lands, and creating a new community in Cypress Village. Planning for Inter Creek and Cypress West will happen in a separate planning and engagement process in the future, likely close to the time when Cypress Village is nearing build-out.

As part of this first implementation step:

- BPP will give up the existing single family zoning which allows large single family lots/houses on its lands in Cypress Village in exchange for the approval to develop a mixed-use village in this location instead.
- BPP will transfer ownership of its Eagleridge lands to the District.
- The District will dedicate the acquired lands in Eagleridge as Park, to protect these lands for conservation and recreation.
- Cypress Village will be developed over the next 20 to 25 years in accordance with this ADP. This will create a new compact, sustainable, community in West Vancouver with a diversity of housing for all ages, employment opportunities, recreational opportunities, and a range of community amenities and facilities.

Figure 1C: Goals of this ADP



1.3 Application and Scope

This ADP applies to the design, review, and approval of public and private developments and the protection of lands for conservation and recreation within the ADP Area, which is defined in Section 2.2.

This ADP is a guiding document that sets out key directions. It will be used to inform new Comprehensive Development (CD) Zoning Bylaw regulations for the Cypress Village planning area as well as a Phased Development Agreement (PDA) between the District and BPP regarding Cypress Village and Eagleridge.

This ADP also establishes Development Permit Areas (DPAs) for the Cypress Village planning area to ensure that new construction is of quality design that is consistent with the goals, objectives, and policies of this ADP and to provide guidelines related to wildfire hazards and hazardous and steep terrain conditions.

1.4 Organization of this Document

This ADP is organized into the following main parts:

- Planning Area Boundaries
- Summary of the Planning History and Policy Context
- Information about the Lands in Cypress Village
- Information about the Lands in Eagleridge
- Planning Principles
- Overview of the Transfer of Development Potential and Fundamental Financial Basis of this ADP
- Eagleridge Plan
- Cypress Village Plan
- Summary of the Financial Strategy and Implications for the District
- Implementation
- Appendices

All plans, drawings, and sketches in this ADP are conceptual in nature and illustrate the intent of the associated policies. The boundaries and locations of any symbols or areas shown on a figure are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as property lines or contour lines. More precise regulations and requirements will be provided in the Comprehensive Development (CD) zoning for Cypress Village, the Phased Development Agreement related to Cypress Village and Eagleridge between the District and BPP, and/or determined at the detailed design, subdivision, and development permit stage as Cypress Village is built over time.

1.5 The Developer of Cypress Village

Almost all of the privately owned lands in the Cypress Village planning area are owned by BPP, which intends to fully develop the new community of Cypress Village. This ADP sets out all of the obligations of BPP for the creation of the new community. BPP may sell lands within Cypress Village to other parties, but the obligations in this ADP that are assigned to BPP run with the land and must be satisfied either by BPP or by its successors or assignees.

1.6 Acknowledgements

This ADP is the outcome of a three-phase planning and engagement process called *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*. Throughout the process, extensive input was provided by the community, stakeholder groups, and BPP. In particular, it is acknowledged that:

- Members of the former Upper Lands Working Group, whose work during 2013 to 2015 set out the vision for the Upper Lands that was included in the 2018 OCP and which is now being implemented, offered extensive ongoing input, insight, and feedback throughout the process.
- The process included outreach to 40 stakeholder groups and the following stakeholder groups provided input: BC Parks Foundation, Cypress Trails Collective, HUB Cycling North Shore, Mountain Bike Tourism Association, Mulgrave School, Navy Jack Nature House, North Shore Heritage

Preservation Society, Trails BC Southwest Region, Vancouver Climbers Association, West Vancouver Historical Society, and West Vancouver Minor Hockey Association.

In addition, the planning team invited and worked with local First Nations in the development of the ADP.

Many thanks to all of those who participated in the process, sharing perspectives and input on the future of Eagleridge and Cypress Village that helped to shape the ADP.

2.0 Planning Area Boundaries

2.1 Planning Areas in the Upper Lands

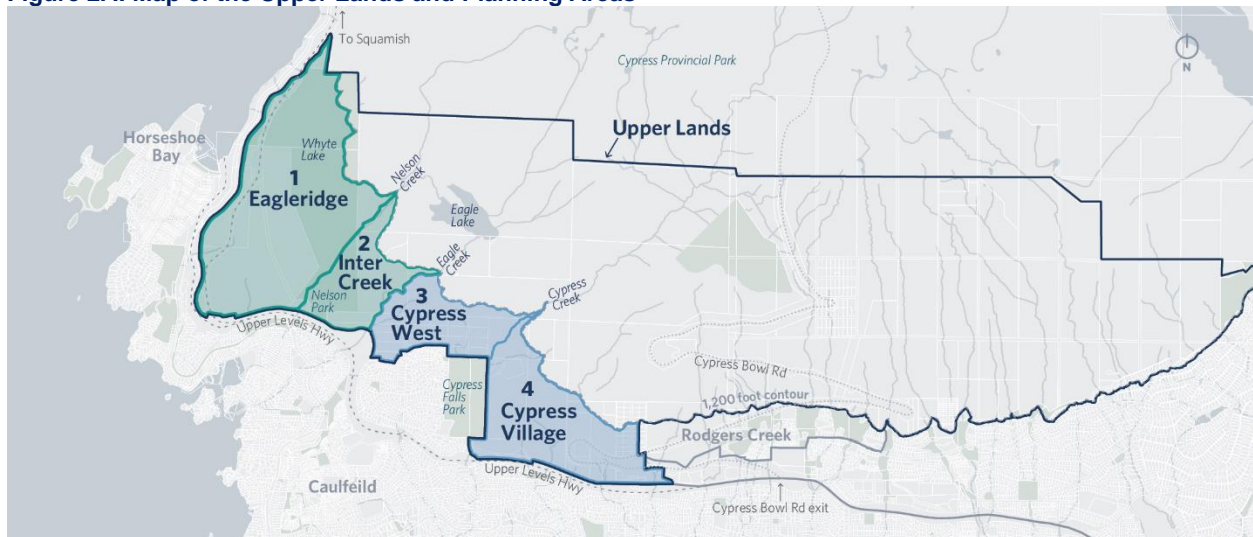
The locations of the Upper Lands and the four planning areas in the Upper Lands are shown in **Figure 2A**. The four planning areas are all above the Upper Levels Highway and below the 1200 foot contour.

The total land area in the four planning areas is about 1,400 acres. The size of each area is as follows:

- Eagleridge is about 690 acres.
- Inter Creek is about 170 acres.
- Cypress West is about 200 acres.
- Cypress Village is about 345 acres.

This ADP focuses on two of these four planning areas: Eagleridge and Cypress Village.

Figure 2A: Map of the Upper Lands and Planning Areas



2.2 ADP Area

This ADP applies to the areas shown in **Figure 2B** (Cypress Village planning area) and **Figure 2C** (Eagleridge planning area).

The Cypress Village planning area is located between the existing Rodgers Creek neighbourhood and Cypress Falls Park, and between the Upper Levels Highway and the 1200 foot contour.

The Eagleridge planning area is located west of Nelson Creek, north of the Upper Levels Highway, east of Horseshoe Bay, and south of the 1200 foot contour.

Figure 2B: Cypress Village Planning Area and Context

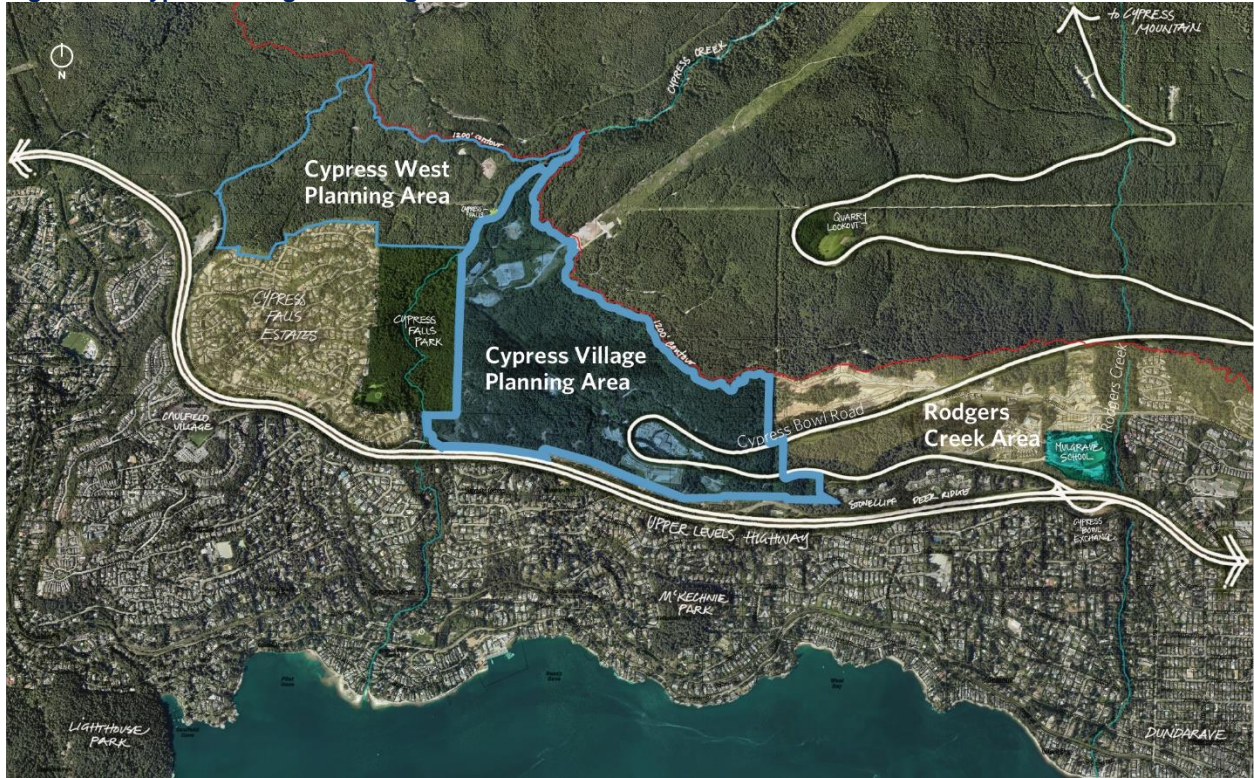


Figure 2C: Eagleridge Planning Area and Context



2.3 Cypress Village Development Permit Areas (DPAs)

Four Development Permit Areas (DPAs) are designated in the Cypress Village planning area illustrated in Figure 2B. The DPAs are for the purposes of:

- Protecting the natural environment, its ecosystems, and biodiversity and protecting development from hazardous conditions (under Local Government Act s. 488(1)(a) and (b)).
- Establishing objectives for form and character and objectives to promote energy conservation, water conservation, and the reduction of greenhouse gases (under Local Government Act s. 488(1)(e), (f), (h), (i), and (j)).

Appendix A shows the boundaries of the DPAs and provides the Cypress Village DPA Guidelines, which include:

- CV 1: Cypress Village Riparian Areas DPA Guidelines.
- CV 2: Cypress Village Wildfire Hazard DPA Guidelines.
- CV 3: Cypress Village Hazardous Conditions DPA Guidelines.
- CV 4: Cypress Village Form and Character DPA Guidelines.

3.0 Summary of the Planning History and Policy Context

Since 2004, several of the District’s policies, plans, and strategies (and the recommendations of various Working Groups) have stated aspirations to create a vibrant, sustainable, mixed-use Cypress Village and to preserve environmentally sensitive areas in the Upper Lands. There have also been separate and collaborative planning processes by the District and the major landowner (BPP) to work towards the vision in this ADP.

Most recently, the District undertook a three-phase planning and community engagement process called *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* which culminated in this ADP for Cypress Village and Eagleridge.

Figure 3A provides highlights of the planning history and policy context, which is described in more detail in **Appendix B**.

Figure 3A: Overview of Planning History and Policy Context

2004 Official Community Plan	<ul style="list-style-type: none"> Includes the idea of a village at the first switchback of Cypress Bowl Road
2008 Rodgers Creek Area Development Plan	<ul style="list-style-type: none"> Significant shift towards including multi-family housing forms and preserving more land in a natural state compared to previous neighbourhood planning in the Upper Lands Predicated on the vision for an adjacent, future mixed-use Cypress Village with services and amenities
2008 Community Dialogue on Neighbourhood Character and Housing	<ul style="list-style-type: none"> Recommended ‘village node’ planning for all new neighbourhoods (i.e. planning for a mix of housing types and retail and service uses to “lessen the reliance on the private automobile, encourage social interaction within neighbourhoods, and serve the day-to-day needs of residents”)
2013-2015 Upper Lands Study Review Working Group	<ul style="list-style-type: none"> District-appointed citizen volunteer Working Group Extensive analysis, consultation, and creative thinking that looked at planning the Upper Lands in a holistic way Inception of the idea of protecting the lands west of Eagle Creek (in Eagleridge and Cypress Village) by transferring their residential development potential to the lands east of Eagle Creek (in Cypress Village and Cypress West)
2014-2016 The Community Energy and Emissions Plan	<ul style="list-style-type: none"> District-appointed volunteer citizen working group Supported the principle of focusing growth in the Upper Lands to help maintain natural areas that contribute to public and ecosystem/climate health Envisioned Cypress Village as mixed use with transportation choices (notably walking and cycling), parks and plazas
2016 BPP Visioning Process	<ul style="list-style-type: none"> BPP completed an independent, pre-application visioning and community consultation process to explore planning principles, built forms, aspirations, and concept plans for Cypress Village

Figure continues on the following page

Figure 3A: Overview of Planning History and Policy Context - *Continued*

<p>2017 Planning Cost Recovery Agreement 2017-2019 Pre-Conditions Phase</p>	<ul style="list-style-type: none"> • Cost Recovery Agreement approved by Council • The District and BPP worked collaboratively on technical analysis and studies related to the Upper Lands
<p>2018 Official Community Plan</p>	<ul style="list-style-type: none"> • Updated OCP includes a vision and framework for the Upper Lands that draws upon the recommendations of the Upper Lands Working Group • Recommends the protection of the lands in Eagleridge and Inter Creek for conservation and recreation by transferring the development potential from these lands into Cypress Village and Cypress West • Provides the main policy context for this ADP
<p>Council's Strategic Plans (2020-2021 and 2021-2022)</p>	<ul style="list-style-type: none"> • Set out a goal of significantly expanding the diversity and supply of housing (including affordable housing) in the District, in part by working towards the Cypress Village ADP • Set out an objective of ensuring “that a vibrant commercial component is included in the neighbourhood development of Cypress Village”
<p>2019 to 2023 Three-Phase District Planning and Engagement Process</p>	<ul style="list-style-type: none"> • The District undertook a comprehensive three-phase planning and engagement process for Cypress Village and Eagleridge called <i>Planning the Upper Lands: Creating a Sustainable, Urban Community in Cypress Village and Protecting Lands in Eagleridge</i>, which informed this ADP for Cypress Village and Eagleridge

4.0 Information about the Lands in Cypress Village

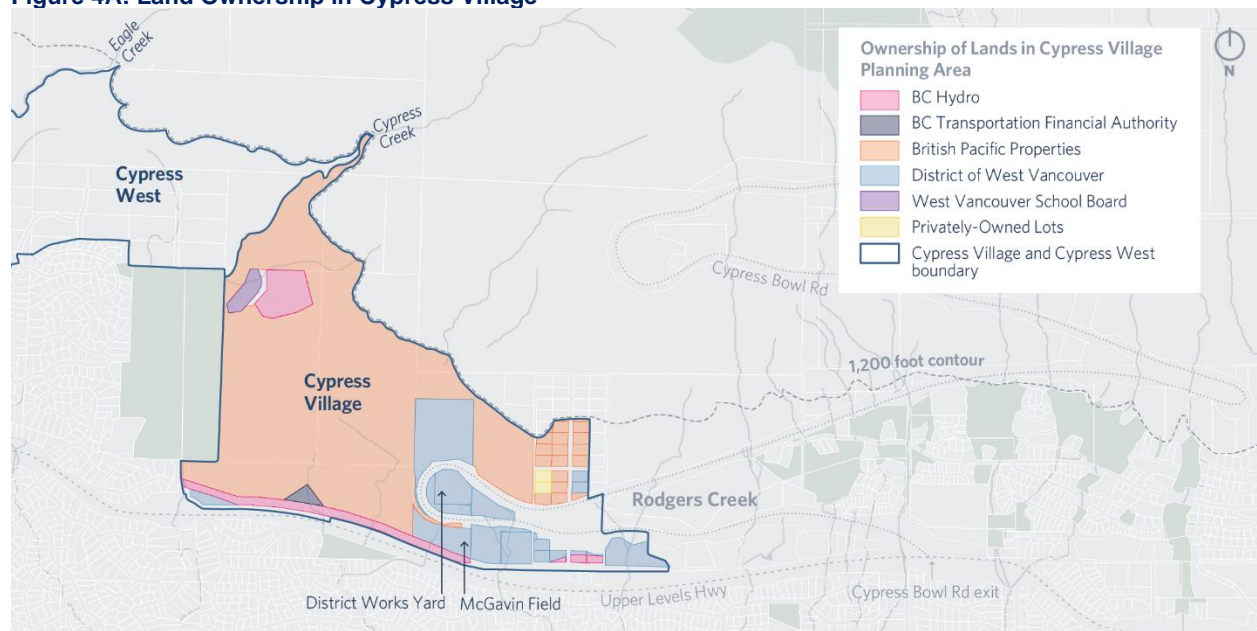
Figure 2B in Section 2.0 shows the boundaries of the Cypress Village planning area. Most of the lands in the planning area are currently undeveloped, although there are some existing uses.

This section contains information about the lands in the Cypress Village planning area as of December 2023.

4.1 Land Ownership

Of the total 345 acres in Cypress Village, about 235 acres (68%) are owned by BPP and about 53 acres (15%) are owned by the District. The remaining lands are owned by BC Hydro, BC Transportation Financial Authority, the West Vancouver School Board, and private landowners. Land ownership in Cypress Village is illustrated in Figure 4A.¹

Figure 4A: Land Ownership in Cypress Village



4.2 Zoning

Most of the land in Cypress Village is currently zoned “RS” (see Figure 4B), which allows for single family dwellings, secondary suites, and detached secondary suites. The specific RS zones that currently apply to the lands in Cypress Village are:

- RS1 which permits a minimum single family lot size of 8,094 square metres (which is equivalent to 87,120 square feet or 2.0 acres).
- RS2-UL which permits a minimum single family lot size of 1,858 square metres (which is equivalent to 20,000 square feet or about 0.45 acres).
- RS8-UL which permits a minimum single family lot size of 929 square metres (which is equivalent to 10,000 square feet or about 0.23 acres) and allows single family development up to 1.5 units per acre.

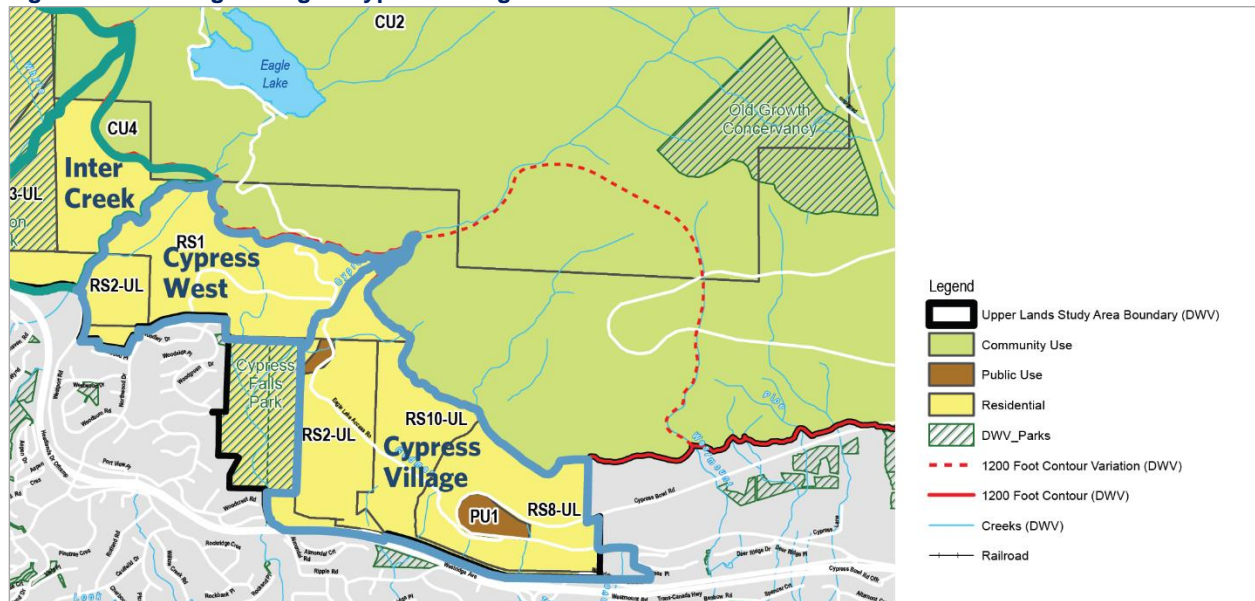
¹ The two yellow shaded parcels in Figure 4B in the northwest portion of the Cypress Village planning area are privately-owned by parties other than BPP as of December 2023.

- RS10-UL which permits a minimum lot size of 1,115 square metres (which is equivalent to 12,000 square feet or about 0.28 acres).

The District's Operations Centre (works yard) and the School District's works yard, which are located in the Cypress Village planning area, are zoned PU1 for Public Use.

The existing zoning in Cypress Village will be replaced with a new Comprehensive Development (CD) zoning that is consistent with the ADP, except that the existing zoning will remain in place for the District's Operations Centre (works yard site), School District's works yard site, BC Hydro substation site, BC Transportation Financial Authority site, and the two small privately-owned lots in the northwest portion of the Cypress Village planning area unless/until those owners apply for rezoning.

Figure 4B: Existing Zoning in Cypress Village



4.3 Existing Conditions

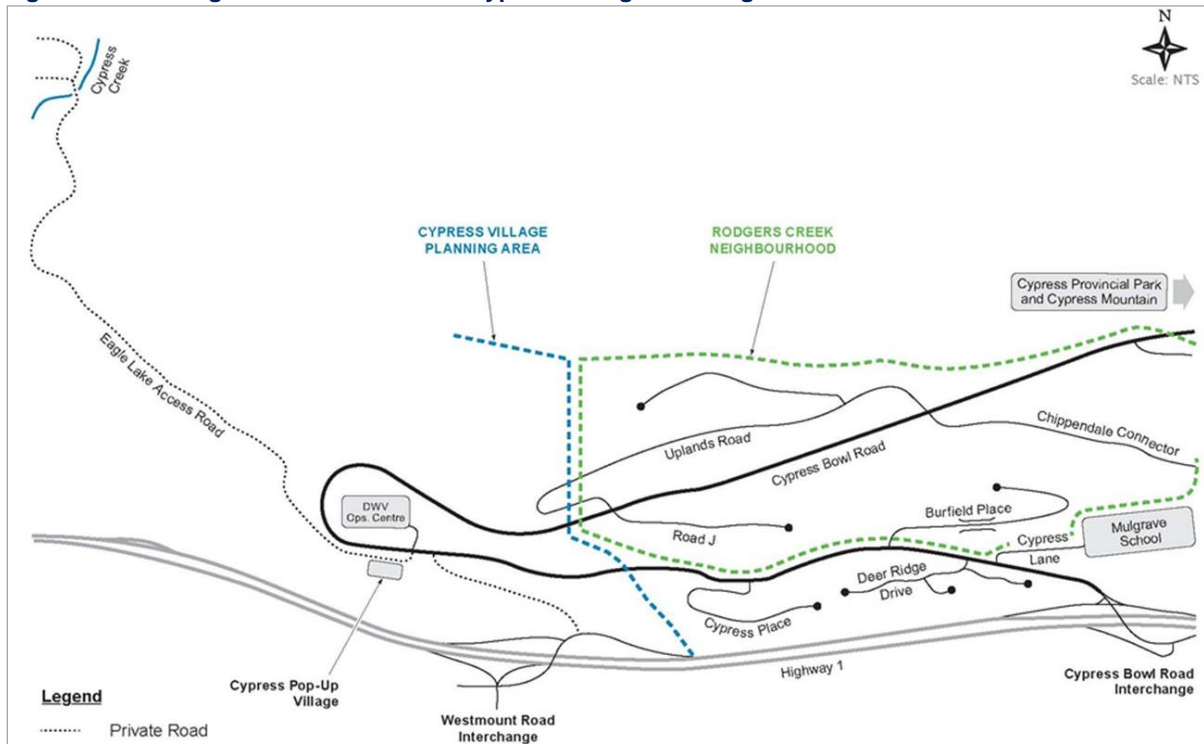
4.3.1 Transportation Network

Cypress Bowl Road, which is a Provincial Highway, runs through the Cypress Village planning area and is envisioned to remain, although there may be changes to the road cross section and alignment over time.

Portions of Exit 7, the Westmount Road Interchange on the north side of the Upper Levels Highway (i.e. an off-ramp that connects to an overpass over the highway and an on-ramp providing access to the highway), are also located within Cypress Village and are envisioned to remain (with upgrades).

There are also existing private access roads. These include an access onto the District's Operations Centre (works yard) site; the Eagle Lake Access Road which connects from Cypress Bowl Road to the McGavin Field site (currently the location of the Cypress Pop-Up Village), School District's works yard, and BC Hydro substation; and a private road that connects from Cypress Bowl Road to the Westmount Interchange (although this is fenced off at the Westmount Interchange). These private roads will be replaced over time with a new network of roads serving the new mixed-use village, although the main arterial road in the village will closely follow the current location of the Eagle Lake Access Road.

Figure 4C: Existing Road Network in the Cypress Village Planning Area



There are currently four transit routes that operate in the vicinity of the Cypress Village planning area, but none directly serve the location of the future village or Cypress Bowl Road. The village is being planned to include Independent Transit Service (i.e. bus transit service to be provided by BPP until such time as TransLink, the regional transportation authority, takes over the service, or the District and BPP agree to an alternative).

Figure 4D: Existing Transit Routes near Cypress Village



There are currently no formally designated trails for pedestrians or cyclists in Cypress Village, although informal (unauthorized) trails are frequently used by hikers and cyclists on private lands. Cypress Bowl

Road is a popular route for both competitive and recreational cyclists. Cyclists currently ride either in the traffic lane on the road or in the shoulder area. A “Mountain Path” for pedestrians and cyclists has been underway as part of the adjacent Rodgers Creek neighbourhood, which is a 3 metre wide, illuminated, multi-use asphalt pathway that will connect from Rodgers Creek to Chippendale Road to Cypress Village. There is one segment left to complete to connect to the Cypress Village development.

4.3.2 Uses

Much of the lands in Cypress Village were previously logged and there are several existing uses in the area (see **Figure 4E**). These include:

- The District’s Operations Centre (works yard). There are currently no plans to relocate the District Operations Centre, although the District might consider reconfiguring/replacing the works yard on this site or relocating the functions to a different site in the future.
- The District’s Fire Training Grounds, which are located on the eastern portion of the District Operations Centre (works yard) site. This use will either be reconfigured in this location or relocated to a different site.
- The District’s Material Recycling Transfer Site, which will be relocated and/or replaced with a different approach to materials sorting.
- The District’s existing Westmount Pump Station and Reservoir, which will be replaced in the same general location.
- The School District’s works yard. It is envisioned that this use will remain.
- A BC Hydro substation. It is envisioned that this use will remain.
- Quarry site, which is included in the Cypress Village Plan as part of the development lands.
- Construction staging sites including wood processing and soil screening areas, and BPP’s onsite office area, which are included in the Cypress Village Plan as part of the development lands.
- A site referred to as the McGavin Field site (though it is not currently developed with a sports field). The McGavin Field site is owned by the District. It was provided to the municipality by BPP as part of a package of amenities associated with a previous (2002) rezoning of land in the area (i.e. the land that is now developed with the StoneCliff multi-family residential buildings, previously referred to as Deer Ridge West). There is a restrictive covenant on title that limits the District’s use of the McGavin Field site to public and civic uses. In December 2020, the site was rezoned to allow park accessory uses (e.g. concession), a temporary presentation centre/showroom, and a discovery centre as permitted uses. The discovery centre displays maps and interpretative materials about the Hollyburn Mountain area and rotating works from local artists as well as information about the vision for Cypress Village. BPP has a License to use the McGavin Field site for these temporary uses until 2031 and has created the “Cypress Pop-Up Village” in this location, which has washrooms, parking, a bike wash/repair station, a large grass public lawn area, the discovery centre, and a pop-up food vendor. After the License expires in 2031, the McGavin Field site will be available for the location for the future Elementary school (K-7) and sports field that are included in the new mixed-use village.

Figure 4E: Existing Uses in Cypress Village

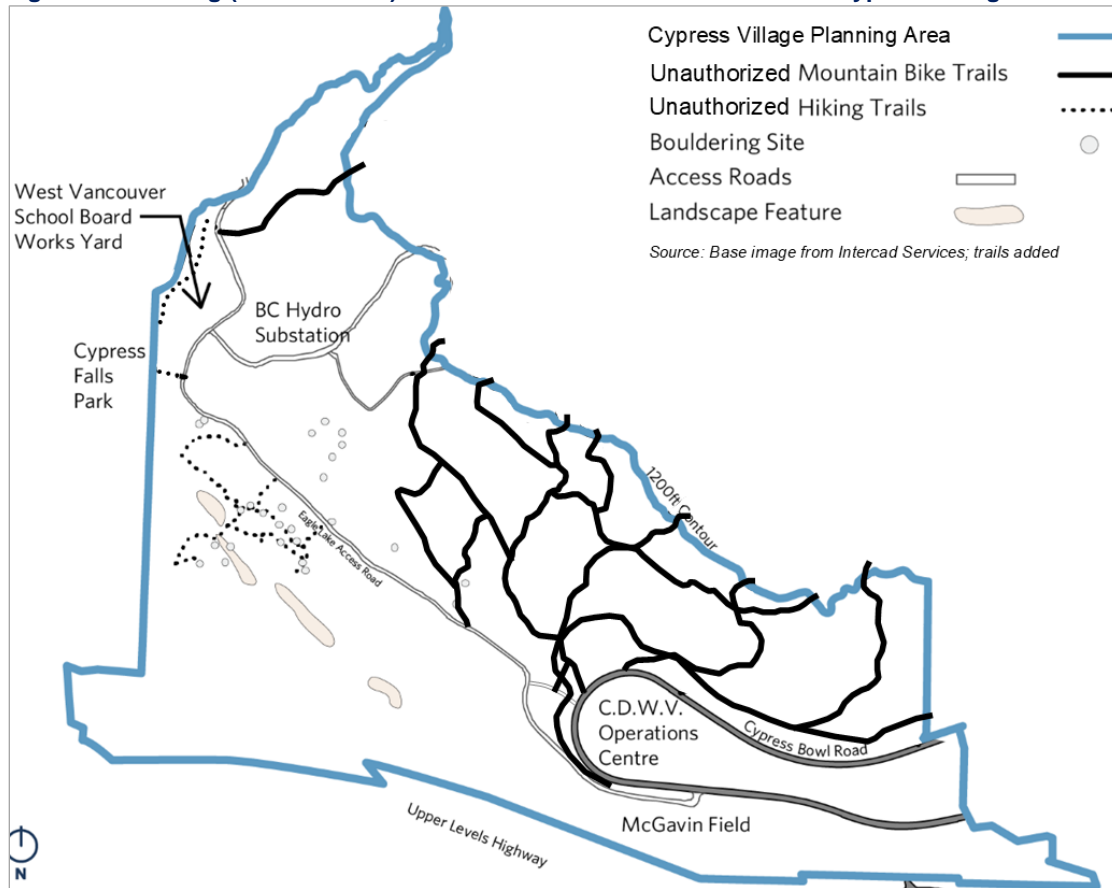


4.3.3 Trails and Outdoor Recreation Uses

There is an extensive network of unauthorized mountain biking trails in the Cypress Village planning area (and other parts of the Upper Lands) (see **Figure 4F**). Development will occur in some places where these mountain biking trails are currently located on private land. However, the District's OCP envisions that Cypress Village will be a "gateway to mountain recreation" and the mixed-use village will provide a large area where mountain biking trails will be planned, designed, upgraded/built, and formalized. It is expected that there will be a net increase in the number of mountain biking trails in Cypress Village.

There are also existing unauthorized hiking trails and bouldering areas. Hiking and bouldering are also integral recreational uses in Cypress Village that are supported by this ADP and are included in the parks and recreation areas.

Figure 4F: Existing (Unauthorized) Trails and Outdoor Recreation Use in Cypress Village



4.4 Environmental Information

The *Upper Lands Study Review Working Group Final Report, Part 2: Background Report* contained several maps illustrating environmental information for the Upper Lands. In addition, a detailed environmental analysis was completed to evaluate environmental conditions, identify ecologically important and sensitive areas, and help determine the appropriate locations for development sites in Cypress Village. The analysis evaluated existing terrain, terrestrial features, ecosystems, plant species, aquatic features including stream corridors, and wetlands to form a comprehensive synthesis of the environmental assets. This environmental information was then overlaid with maps of existing recreational and cultural assets and maps of existing uses. The composite overlay shows the most appropriate locations for new urban development in Cypress Village.

4.4.1 Environmental Information from the Upper Lands Working Group Final Report

The *Upper Lands Study Review Working Group Final Report, Part 2: Background Report* contained several maps illustrating environmental information for the Upper Lands.

- Sensitive Ecosystem Inventory (SEI) quality ratings and other inventories.²

² As noted in the *Upper Lands Study Review Working Group Final Report, Part 2: Background Report*, the Sensitive Ecosystem Inventory (SEI) “conducted by Metro Vancouver (2013) provides extensive high-level information on habitats and species within the Upper Lands. This map shows the quality rankings of the ecosystems. Generally, the areas rated excellent are old growth forest. The SEI rankings are determined through an evaluation of the condition of an area, its size, and its landscape context.” Metro Vancouver’s evaluation is based on air-photo interpretation and is “intended to flag the existence of important ecological features and provide initial information about them.”

- Slope and watershed information.
- Environmentally sensitive areas (ESAs).
- A summary map synthesizing the SEI, slope/watershed, and ESA information.
- Contour mapping.
- Watershed mapping

Appendix C shows this environmental information for the lands in Cypress Village.

4.4.2 Environmental Sieve Analysis

A sieve analysis is a process for mapping and overlaying physical site features such as important ecological areas to help identify areas for development and areas to be retained for conservation or recreation. This analysis utilizes information about the landscape and important environmental features to inform site planning.

The environmental sieve analysis for the Cypress Village lands was completed in three main stages:

1. Data was collected and mapped for physical features.
2. Each physical feature was evaluated through a combination of technical analysis and, in some cases, discussions with stakeholders.
3. The maps and evaluations were overlaid into a composite sieve analysis to help determine areas most suitable for development and areas most suitable for retention for conservation and recreation.

The sieve analysis considered six main types of physical features:

1. Aquatic features, including creeks and wetlands.
2. Terrestrial features, including forests, plants, animals, and rock outcrops.
3. Terrain features including topography (slopes) and the potential for rockfall and avulsion hazard.
4. Infrastructure features including existing buildings, roads, and utilities.
5. Legal features including existing ownership, land use, and encumbrances.
6. Recreational, cultural, and natural features including landforms, landscape features, and existing unauthorized trails.

Data sources included on-site fieldwork completed by professional biologists, LiDAR topographical slope data, geotechnical analysis by professional geotechnical engineers, aerial photographs, and discussions with stakeholders about recreational features. The data was evaluated by professional biologists, engineers, planners, and landscape architects. Two levels of evaluation were completed:

- The aquatic, terrestrial, and recreational/cultural features were evaluated based on an assessment of their intrinsic value (meaning the quality or benefit of the environmental habitat, how easily that value might be replicated, and/or the importance to the community of a specific natural or man-made feature).
- The terrain, infrastructure, and legal features were evaluated based on the level of constraint that they impose on possible development (meaning how complex development would be in a certain location, how difficult it would be to relocate a built feature, and/or how land ownership patterns could limit or restrict development).

Based on evaluations, the six features were categorized in terms of four levels of consideration:

High Consideration	Feature/attribute has a high value or high constraint and cannot be mitigated or modified to facilitate development. Attribute should be given high consideration for retention in its existing state and/or the most rigorous review if development is considered in this location.
Moderate Consideration	Feature/attribute has a moderate value or moderate constraint and would require significant effort or cost to modify. There should be a sound rationale if development is considered in this location.
Low Consideration	Feature/attribute has a low value or low constraint and can be modified with reasonable cost. Attribute can be more easily resolved or accommodated if development is considered in this location.
No Consideration	There are the lowest barriers to development in this location.

The detailed evaluation matrix used in the sieve analysis and a summary of the inventory and evaluation of the aquatic, terrestrial, terrain, infrastructure, legal, and recreational/cultural/natural features is provided in **Appendix D**.

Figure 4G shows the composite sieve analysis and, based on that, **Figure 4H** highlights the areas that are the most viable for development. Generally, areas with a composite sieve analysis of 'No Consideration' or 'Low Consideration' are the best suited for development opportunities. Development is also possible in areas with 'Moderate Consideration' or 'High Consideration' but requires a more involved and comprehensive review of implications.

Figure 4G: Composite Sieve Analysis for the Cypress Village Planning Area

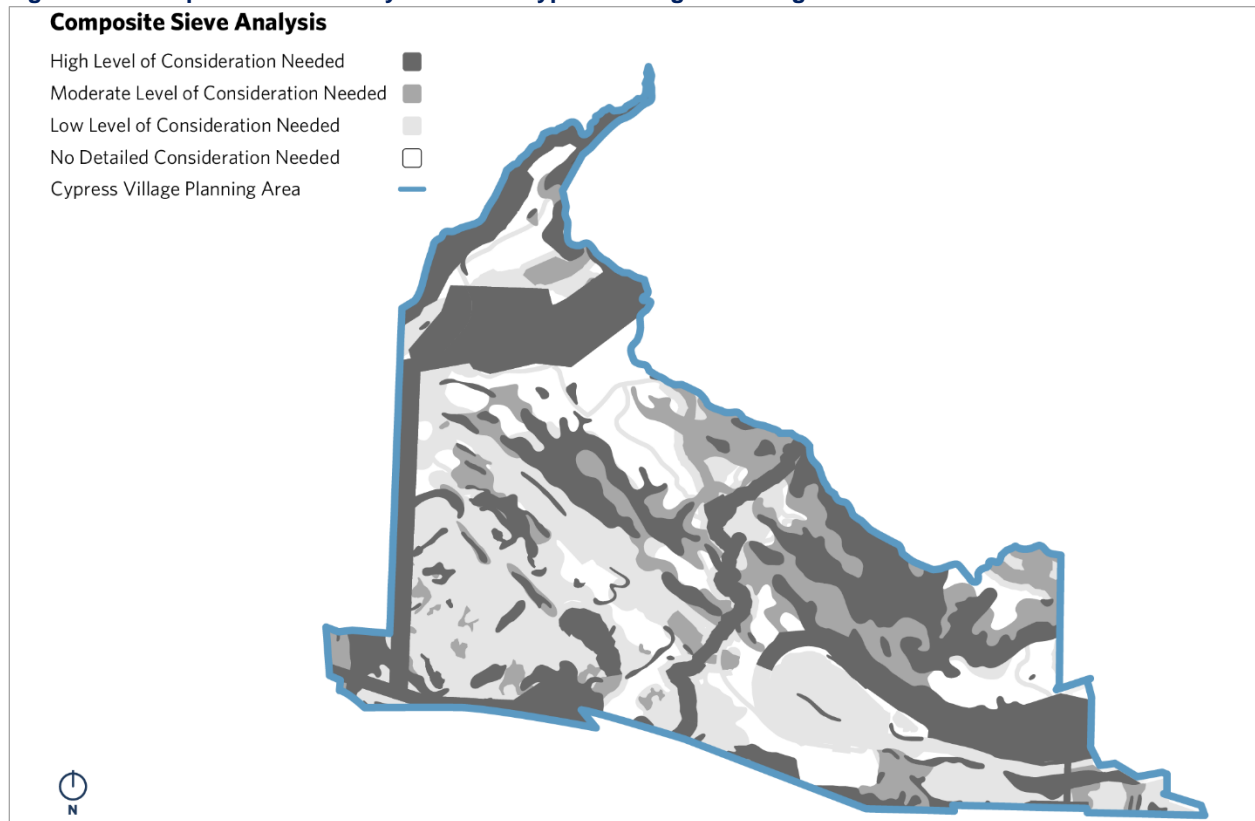
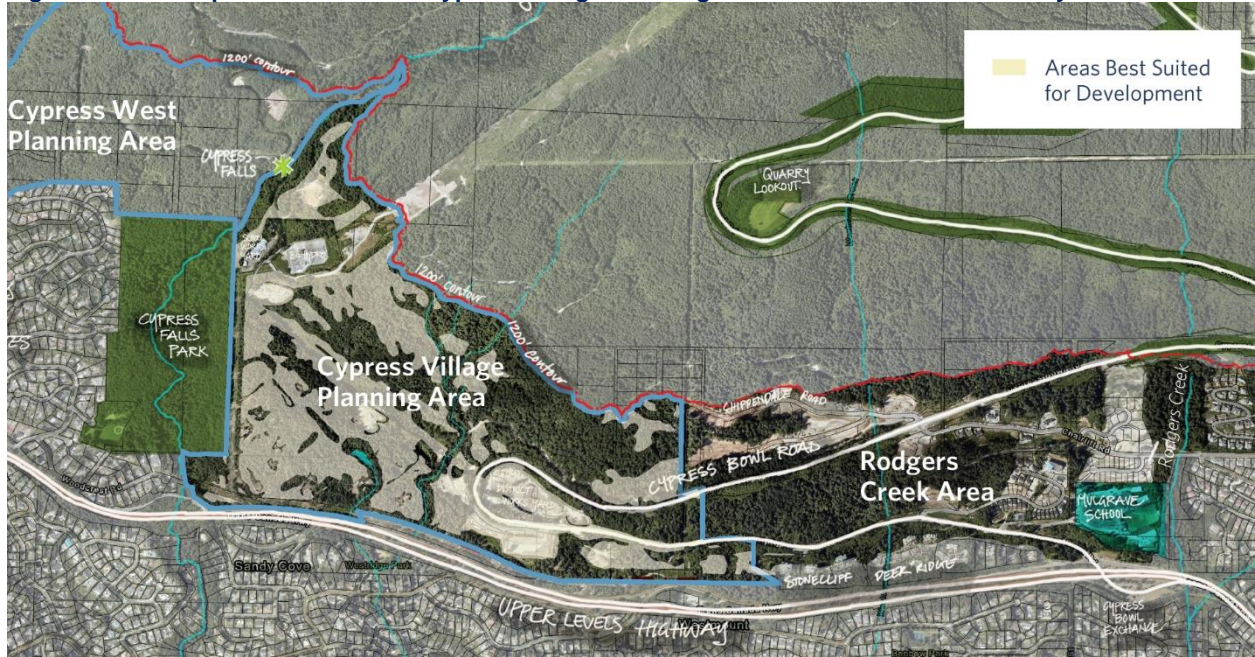


Figure 4H: Developable Areas in the Cypress Village Planning Area Based on the Sieve Analysis



5.0 Information about the Lands in Eagleridge

Figure 2C in Section 2.0 shows Eagleridge, which is located west of Nelson Creek, north of the Upper Levels Highway, east of Horseshoe Bay, and south of the 1200 foot contour.

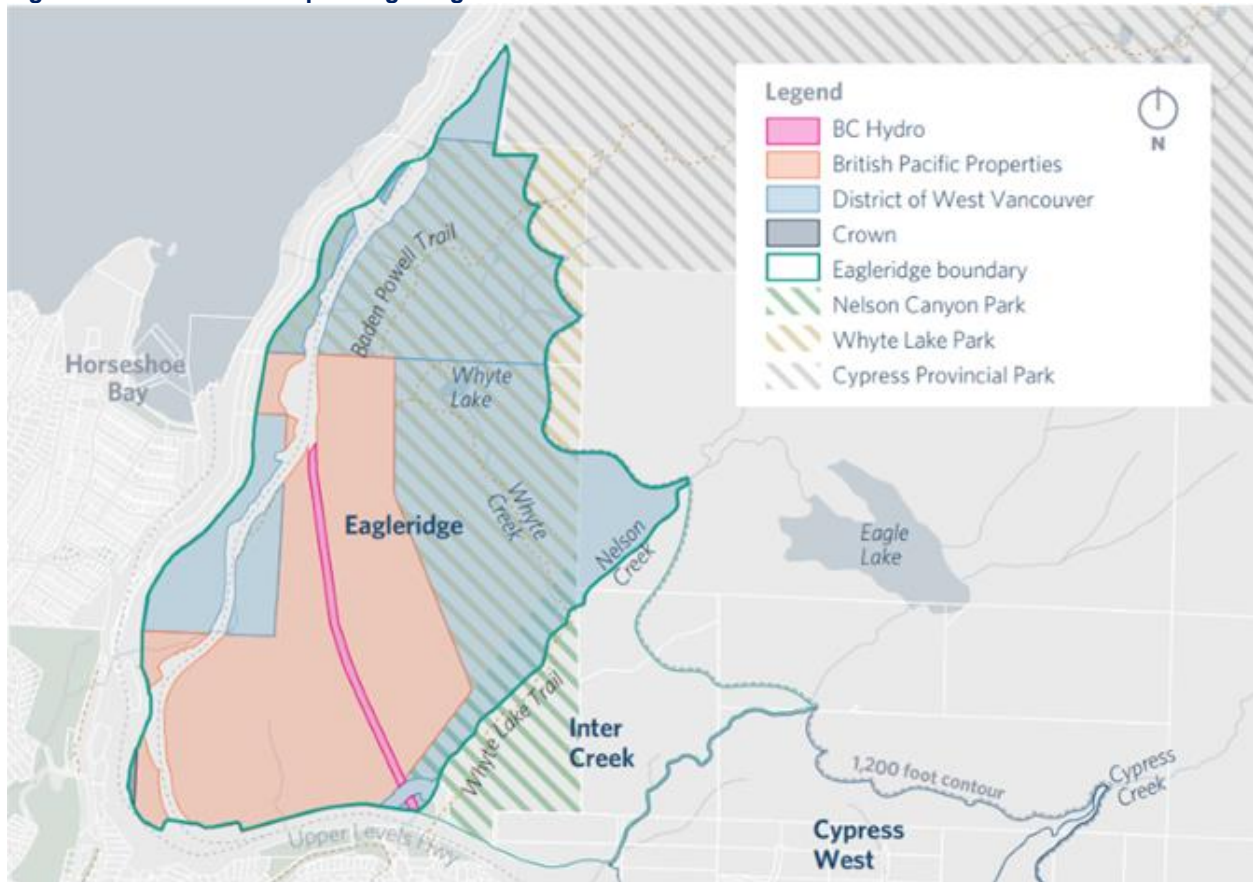
This section contains information about the lands in the Eagleridge planning area as of December 2023.

5.1 Land Ownership and Parks

Eagleridge has a total size of about 690 acres. Land ownership in Eagleridge is as follows:

1. About 372 acres are owned by the District of West Vancouver (see blue-shaded areas in **Figure 5A**). Most of this land is already dedicated park as part of Whyte Lake Park or Nelson Canyon Park.
2. BC Hydro and the Crown own small portions of the Eagleridge lands (see the grey and pink shaded areas in **Figure 5A**).
3. About 262 acres are owned by BPP (see the orange shaded areas in **Figure 5A**). These are the lands that the OCP seeks to protect by transferring their development potential to Cypress Village.

Figure 5A: Land Ownership in Eagleridge



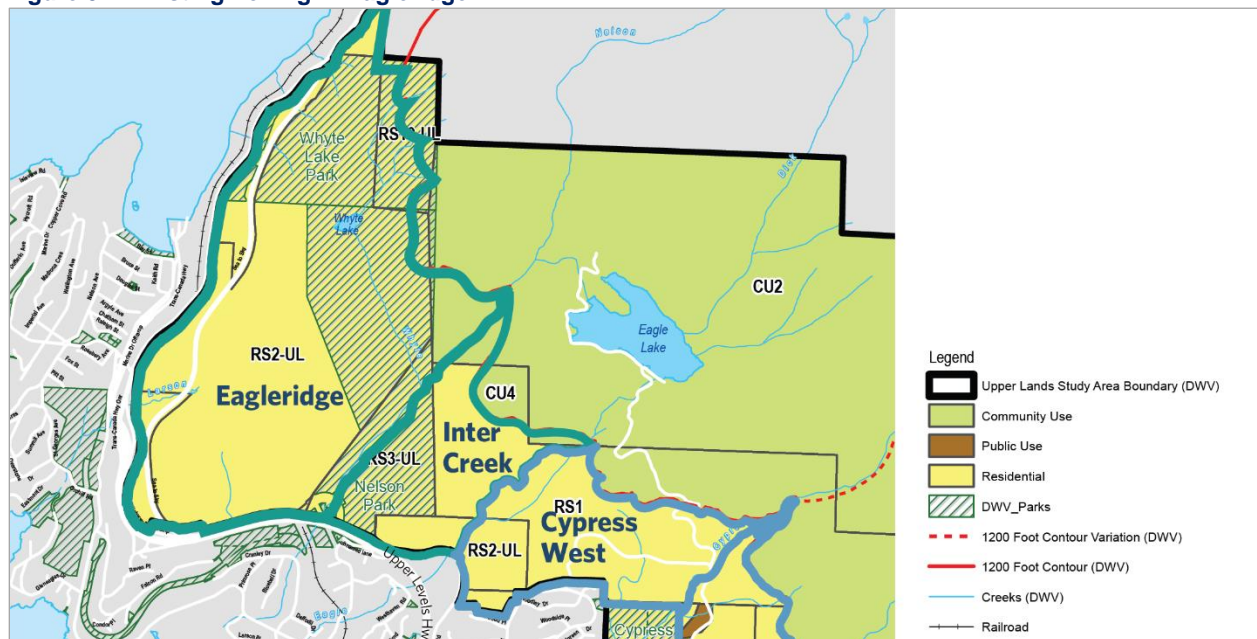
5.2 Zoning

All of the land in Eagleridge is currently zoned “RS”, which allows single family housing, secondary suites, and detached secondary suites. The specific RS zones that apply to BPP’s lands in Eagleridge are:

- RS2-UL which permits a minimum single family lot size of 1,858 square metres (20,000 square feet).
- RS10-UL which permits a minimum single family lot size of 1,115 square metres (12,000 square feet).

The lands in Eagleridge that are currently owned by BPP are proposed to be rezoned to Community Use Zone 2 (CU2), acquired by the District, and dedicated as Park as part of implementing this ADP.

Figure 5B: Existing Zoning in Eagleridge



5.3 Environmental Information

Eagleridge includes trails, a lake, wetlands, creeks, and stands of old-growth forest.

The *Upper Lands Study Review Working Group Final Report, Part 2: Background Report* contained several maps illustrating environmental information for the Upper Lands, including:

- Sensitive Ecosystem Inventory (SEI) quality ratings and other inventories.³
- Slope and watershed information.
- Environmentally sensitive areas (ESAs).
- A summary map synthesizing the SEI, slope/watershed, and ESA information.

³ As noted in the *Upper Lands Study Review Working Group Final Report, Part 2: Background Report*, the Sensitive Ecosystem Inventory (SEI) “conducted by Metro Vancouver (2013) provides extensive high-level information on habitats and species within the Upper Lands. This map shows the quality rankings of the ecosystems. Generally, the areas rated excellent are old growth forest. The SEI rankings are determined through an evaluation of the condition of an area, its size, and its landscape context.” Metro Vancouver’s evaluation is based on air-photo interpretation and is “intended to flag the existence of important ecological features and provide initial information about them.” The SEI map “also includes an environmental review of the Eagleridge Bluffs area conducted by the Ministry of Transportation and Infrastructure.”

- Contour mapping.
- Watershed mapping.

Appendix E shows this environmental information for the lands in Eagleridge.

An environmental sieve analysis is not provided for the lands in Eagleridge, because no development is planned for Eagleridge.

5.4 Importance of the Eagleridge Lands

The lands in Eagleridge are important to the community:

- The OCP notes that the lands in Eagleridge “include important environmental assets and recreational opportunities that the community values” and should be permanently protected (OCP Policy 2.7.9).
- Council’s Strategic Plan, 2024-2025 sets out a goal to “Protect our natural environment, reduce greenhouse gas emissions, and adapt our community to become more resilient in a changing climate.”
- As part of the 2012 Parks Master Plan, West Vancouver residents articulated the “protection and stewardship of the natural environment” as one of the community’s core values.

The lands in Eagleridge are also important to the region:

- Metro Vancouver’s *Regional Growth Strategy* was recently updated, in part to “strengthen the protection and enhancement of ecologically important lands and reflect current local environmental planning priorities, both within and beyond urban areas,” because “natural spaces provide many ‘ecosystem services’...including capturing carbon, absorbing and cleaning floodwater, cooling cities, and protecting coastal communities. If these areas are protected and remain healthy and biodiverse, they will continue to help the region adapt to climate change.”⁴ The recently adopted *Metro 2050* notes that “the region’s vital ecosystems provide essential services for all life. A connected network of protected Conservation and Recreation lands and other green spaces throughout the region provides opportunities to enhance physical and mental health, supports biodiversity, and increases community resilience.”⁵
- Metro Vancouver’s Ecological Health Framework⁶ notes that protecting natural areas helps “maintain ecological health and biodiversity while providing opportunities for people to experience the natural world.”
- Metro Vancouver’s recently completed Regional Ecosystem Connectivity Study⁷ evaluated the connectivity of greenspaces in the region by studying the habitat requirements of selected representative species. The study notes that “the connectivity of ecosystems is a key component of ecosystem function, adaptability, and resiliency” and that understanding the connectivity of green spaces “is critical for conserving biodiversity in our region.” The purpose of the study is to provide “a high-level planning tool to help guide development and land acquisition by member jurisdictions throughout the region.” **Figure 5C** shows the ecosystem connectivity importance of lands in West Vancouver. As shown, the BPP lands in Eagleridge are rated as having very high importance in the connectivity of the region’s ecosystem.

⁴ Metro Vancouver Regional Planning, “Metro 2050: Policy Summary - Environment” document.

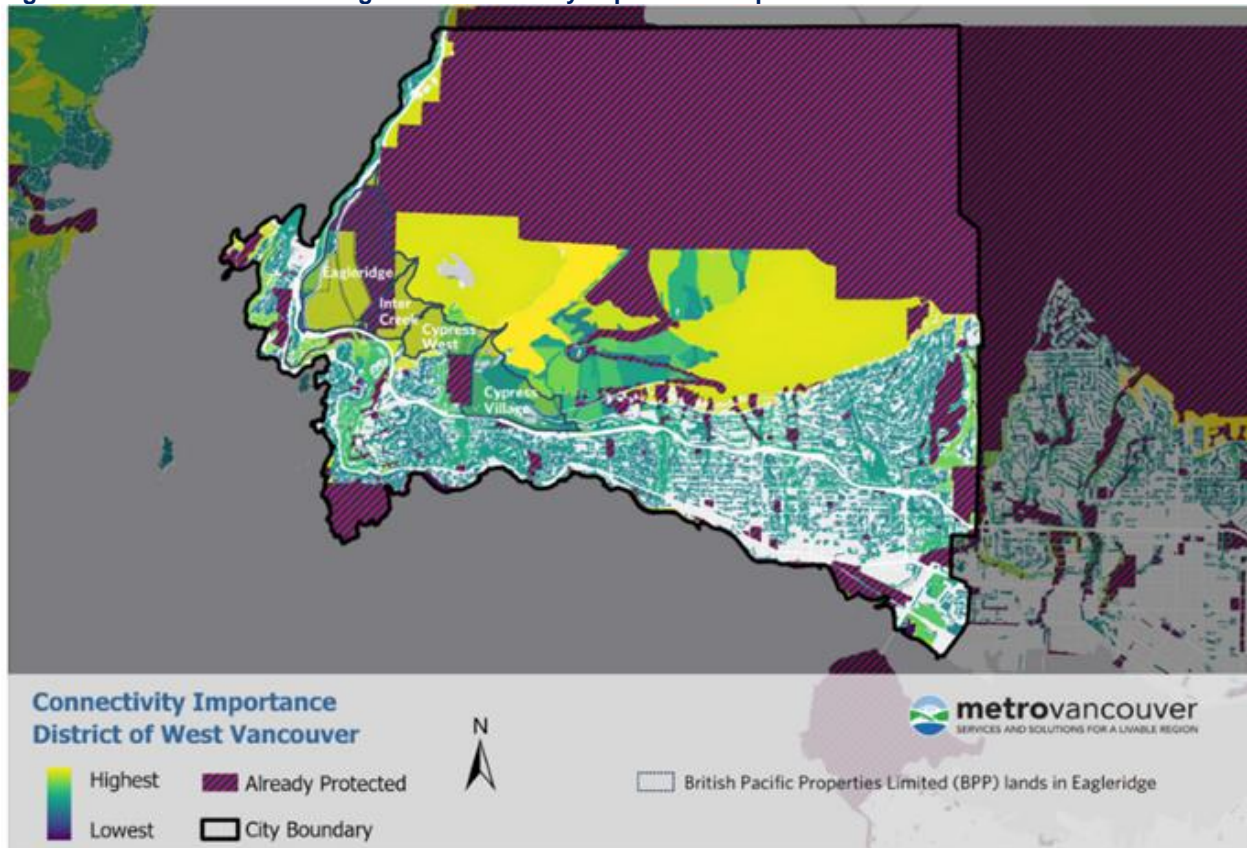
⁵ Metro Vancouver Regional District, “Metro 2050”, adopted February 24, 2023, page 13.

⁶ Adopted by the Metro Vancouver Regional District Board on October 26, 2018.

⁷ Metro Vancouver staff report to the Metro Vancouver Regional District Board entitled “Evaluation of Regional Ecosystem Connectivity Study”, 19 May 2021.

This ADP creates an extraordinary opportunity to protect a vast, beautiful, and ecologically valuable natural area in Eagleridge that is important to the community and the region.

Figure 5C: Metro Vancouver Regional Connectivity Importance Map for West Vancouver



6.0 Planning Principles

Planning Principles for Cypress Village and Eagleridge were initially drafted during Phase 1 of the District's three-phase planning and engagement process. The Planning Principles were refined based on community and stakeholder input in Phases 1 and 2, and finalized in Phase 3. The following Planning Principles guide the policies and plans in this ADP for Cypress Village and Eagleridge:

- 6.1 Protect all of the lands in Eagleridge that are currently owned by the District and BPP for conservation and recreation purposes by transferring the development potential of the BPP lands to Cypress Village and using a mechanism for protection that secures the lands for public use and access.
- 6.2 Create a new mixed-use Cypress Village that is:
 - a. *Compact* to encourage walking and cycling within the neighbourhood and to help reduce required infrastructure.
 - b. *Clustered* in order to protect a large proportion of the land in Cypress Village in its natural state as environmentally-protected green space including creeks and their riparian corridors, rock bluffs, and large stands of forests (in addition to the lands being protected in Eagleridge).
 - c. *Sensitive to the natural environment* to help protect and enhance environmental features and systems and make a positive contribution towards climate change.
 - d. *Sustainable* in social, environmental, transportation, and economic ways.
 - e. *Diverse* and *vibrant*, with a mix of uses including housing, neighbourhood commercial, employment, community facilities, recreational uses, and a variety of parks, plazas, and public spaces to support living, working, and playing within the village.
 - f. *Active*, providing opportunities to move around within the community in active ways, to gather and interact to build community connection, and to enjoy outdoor play, recreation, and socializing.
- 6.3 Create a plan for Cypress Village that is driven by excellent community planning and urban design, with a total amount of residential development that can:
 - a. Support transit, local commercial space, and a community centre.
 - b. Allow for a mix of housing types, including some affordable rental housing.
 - c. Transfer in the development potential from the lands in Eagleridge to be protected.
 - d. Shift the form of development from all large single family housing to almost entirely multi-family housing, which is more affordable and more compact.
 - e. Pay for the infrastructure needed to serve Cypress Village.
 - f. Pay for community amenities.
 - g. Be completed in about 20 to 25 years.⁸
- 6.4 Include a mix of housing, a local-oriented commercial area to meet the day-to-day needs of the residents of Cypress Village and Rodgers Creek, and employment uses in Cypress Village to create the potential for some village residents to work near where they live (which is convenient and helps reduce traffic) and to broaden and diversify the municipal tax base.
- 6.5 Include community amenities that benefit the broader community in Cypress Village (in addition to the lands in Eagleridge), such as an extensive network of paths and public spaces and an extensive network of formalized recreational opportunities including hiking trails, bouldering

⁸ The maximum timeframe for a Phased Development Agreement between the District and a developer is 20 years.

- areas, and mountain biking areas, plus amenities and facilities that will mainly serve existing and future residents of Cypress Village and Rodgers Creek (e.g. a community centre, child care spaces, sports field).
- 6.6 Include a mix of public spaces/plazas, parks, open spaces, pathways and trail networks within Cypress Village, and trails that provide connections to existing or proposed major trail networks and parks/destinations outside of Cypress Village.
 - 6.7 Set out development areas and natural areas based on a composite sieve analysis, allowing for the flexibility to weigh some relatively minor but necessary habitat changes in the mixed use village core area against the extraordinary benefits of achieving the protection of a large, ecologically significant, and environmentally sensitive area in Eagleridge.
 - 6.8 Understand, protect, and express the archaeological heritage of the lands in Eagleridge and Cypress Village by:
 - a. Conducting an Archaeological Impact Assessment (AIA) in Cypress Village for locations where there may be potential impacts to archaeological resources, identifying and assessing any protected archaeological resources within the development lands, and providing recommendations for the management of any archaeological resources recorded.
 - b. Exploring opportunities for local Indigenous design, cultural visibility, public art, and interpretive signage.
 - 6.9 Create a transportation plan for Cypress Village that meets the following goals:
 - a. Provide safe, accessible, convenient, reliable, and efficient transportation options.
 - b. Provide sufficient transportation infrastructure for all anticipated modes of travel in the village.
 - c. Seek to reduce the dependence on private automobiles within and to/from Cypress Village through efficient land use planning and urban design, and by providing sustainable transportation choices (including transit and an active transportation network to encourage walking, scootering, roller-blading, skateboarding, cycling). This will help reduce greenhouse gas emissions and pollution and help foster healthy lifestyles.
 - d. Use transportation demand management measures to achieve a target of 50% non-automobile trips at peak hours (i.e. walking, cycling, transit).
 - e. Demonstrate with a Traffic Impact Assessment satisfactory to the Ministry of Transportation and Highways (MoTI) that the existing road network (plus any planned changes) can accommodate vehicular traffic from Cypress Village without significant negative impacts on the major road system or nearby intersections.
 - 6.10 For the District's lands and facilities in the Cypress Village planning area:
 - a. Assume the existing District Operations Centre (the works yard) remains as a works yard for the foreseeable future, but allow for other uses to be accommodated on the site in addition (e.g. fire station).
 - b. Assume the existing District Material Recycling Transfer Site will be relocated and/or replaced with a different approach to materials sorting.
 - c. Locate significant community facilities (e.g. sports field, elementary school, community centre) on the District-owned McGavin Field site, consistent with the Restrictive Covenant on title of these lands. This site is centrally located, has beautiful views, and should be retained for public uses.
 - d. Exchange vacant District-owned lands in Cypress Village that are not developable on their own for BPP lands in Eagleridge and/or transfer vacant District-owned lands in Cypress Village to BPP to be included in adjacent development sites or areas needed for road.

- 6.11 Base capital funding for infrastructure and community amenities in Cypress Village on the principle that BPP is responsible for:
- a. The capital cost of on-site infrastructure needed to serve Cypress Village (roads, water, sanitary sewer, drainage, communication, and hydro utilities).
 - b. Its share of the capital cost for all off-site infrastructure servicing needs related to Cypress Village.
 - c. Providing and operating an Independent Transit Service until it is taken over by the public transit agency (TransLink) or the District and BPP agree to an alternative.
 - d. Paying applicable DCCs, with adjustments to the municipal DCC rates reflecting BPP's responsibilities to pay for capital works directly and to transfer lands for recreation and conservation to the District.
 - e. Its share of capital costs for agreed-upon community facilities.

7.0 The Transfer of Development Potential and Fundamental Financial Basis of this ADP

The principal basis of this ADP is excellent community planning and urban design. However, the dual goals of creating a compact, sustainable urban community in Cypress Village and protecting lands in Eagleridge by transferring their development potential to Cypress Village required financial analysis, which was an input to this ADP.

BPP's lands in Eagleridge (and BPP's lands in the Cypress Village planning area) are currently zoned to allow large single family houses on large lots. This existing single family zoning makes the BPP lands very valuable.

As part of implementing this ADP, BPP will:

- Develop Cypress Village as a mixed-use community with a diversity of housing types, rather than a subdivision containing only large single family lots as allowed under the existing zoning. Give up the ability to develop any form of development on its lands in Eagleridge (including large single family lots which are currently permitted under the existing zoning) and transfer ownership of these lands to the District who will protect the lands for conservation and recreation, in exchange for the approval to develop additional housing in the new mixed-use Cypress Village community.
- Pay for the costs of the infrastructure needed to service the new mixed-use community in Cypress Village.
- Pay for the costs of agreed-upon amenities in Cypress Village, such as a community centre, parks, child care space, trails, and other facilities.

The fundamental financial basis for the transfer of development potential and rezoning to allow the mixed-use Cypress Village is that the value of BPP's lands in Cypress Village *after rezoning to allow a mixed-use village* should approximately match the value of BPP's lands in Eagleridge and Cypress Village *under the existing single family zoning*.

8.0 Eagleridge Plan

The key policies for Eagleridge are as follows:

- 8.1 All of the lands in Eagleridge will be protected as natural areas for conservation and recreation purposes. There will be no urban development in Eagleridge, except for modest improvements to support recreation use (e.g. improved access, parking, washrooms, and trails).
- 8.2 The lands in Eagleridge that are currently owned by BPP will be transferred to the ownership of the District, designated as Limited Use and Recreation, and dedicated as Park (see the orange-shaded parcels in **Figure 8A**).
- 8.3 Some of the existing District-owned lands in Eagleridge are already part of Whyte Lake Park or Nelson Canyon Park. These lands will remain part of those Parks. Some of the existing District-owned lands in Eagleridge are not yet dedicated as Park. This includes some legal parcels that are entirely contained within the Eagleridge planning area as well as some lands that are part of large legal parcels with boundaries that extend outside the Eagleridge planning area. These District-owned lands will be dedicated as Park (see the blue shaded/outlined parcels in **Figure 8A**).
- 8.4 In a separate, subsequent planning process, the District will explore options for managing the lands in Eagleridge and ideas for expansion and improvement of trails to support recreation use. It is anticipated that some lands will be used for outdoor recreation (walking, hiking) and some lands will be protected for ecological or environmental sensitivity reasons with limited access. As part of this process, enhanced way-finding and signage will be explored including consideration of opportunities for Indigenous cultural recognition (such as interpretive signage at trailheads and along trails, in consultation with local First Nations). Preliminary ideas for how the Eagleridge lands could be managed include management under the District's Parks department (as is the case for the lands in Whyte Lake Park and Nelson Canyon Park already), involvement of a non-profit conservancy, exploring co-management opportunities with local First Nations, and/or some other approach.

The Eagleridge lands that are currently owned by BPP total about 262 acres. Combining these lands with the District-owned lands in/adjacent to Eagleridge to be dedicated as Park and the portions of Whyte Lake Park and Nelson Canyon Park that are adjacent to (but outside of) Eagleridge will create a large, contiguous, beautiful natural area of about 1,350 acres. As a comparison, Stanley Park is about 1,000 acres.

Figure 8A: Lands in Eagleridge to be Dedicated as Park

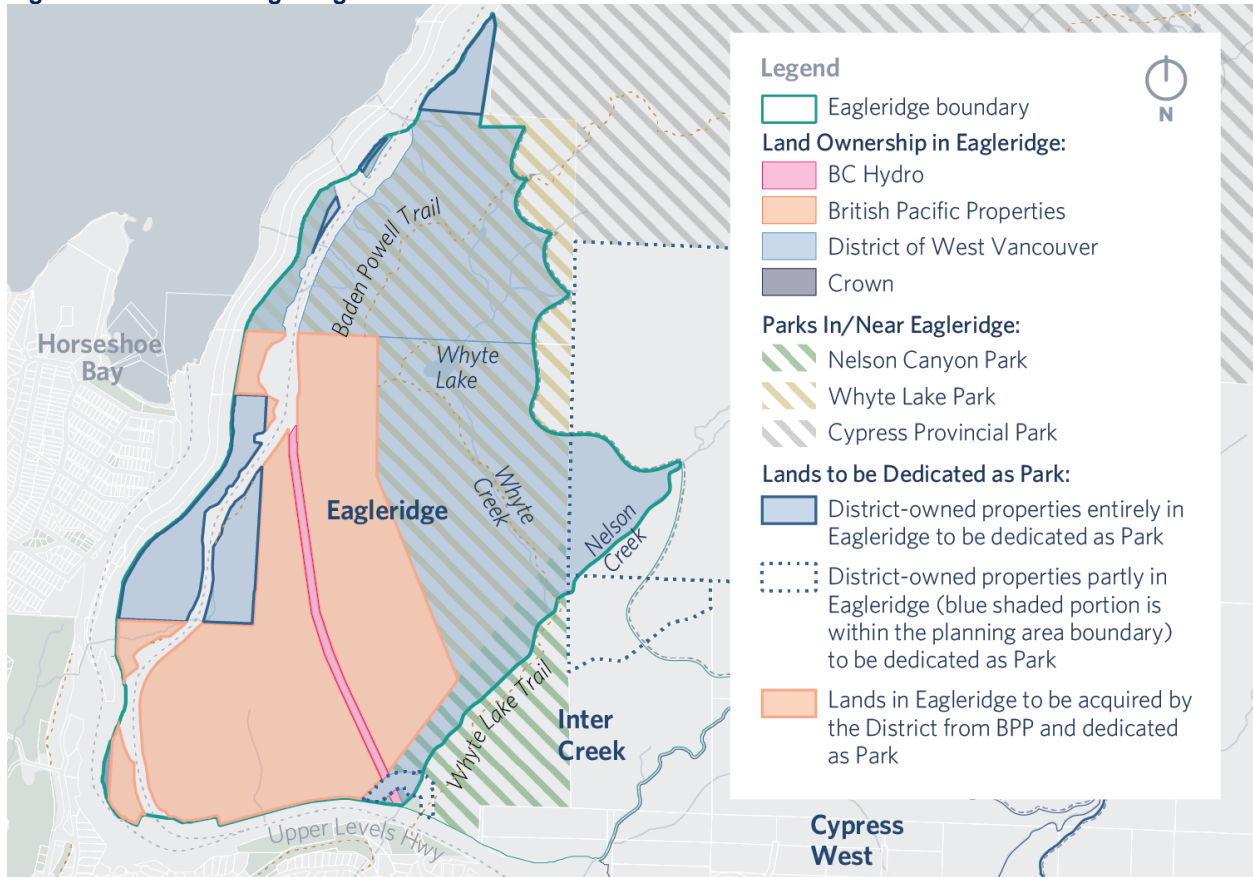


Figure 8B: Aerial Photograph of the BPP Lands in Eagleridge, the North Shore, and Downtown



9.0 Cypress Village Plan

Cypress Village will be a compact, sustainable urban community with a diverse supply of housing so that West Vancouver has more housing options and can be more affordable for young people, families, and people working in the community.

It will become a vibrant new destination for West Vancouver residents for outdoor recreation and entertainment. The community will include an extensive network of paths and public spaces and an extensive network of formalized recreational opportunities including hiking trails, bouldering areas, and over 50 acres of land for mountain biking, providing access to outstanding natural areas. The commercial centre will have restaurants, cafes, and stores that will meet the needs of Cypress Village residents while also providing an attractive amenity for all residents of West Vancouver.

Cypress Village will provide the transit, commercial space, and community amenities and facilities that are needed by existing and future residents of Rodgers Creek, Cypress Village, and other nearby areas, including a community centre, childcare spaces, parks/plazas, sports field, pathways, and walking/cycling trails.

The village will also provide a more diversified tax base for the municipality, by including business park employment space, office space, and possibly a small hotel. This will help grow and diversify West Vancouver's local economy to support both existing and future businesses, provide local employment opportunities, and broaden the municipal tax base.

This vision will be achieved via the policies and plans in the following sections:

- Community size and housing mix
- Urban and natural areas concept plan
- Land use concept and land use designations
- Transportation plan (access, roads, parking, transit, active transportation)
- Recreation areas
- Parks and open spaces
- Community amenities and facilities
- Form and character
- Conceptual servicing strategy
- Sustainability
- Risk management
- Phasing

9.1 Community Size and Housing Mix

Community Size

Cypress Village is planned to contain a maximum of 3,711 housing units⁹ on the privately-owned lands (including lands already owned by BPP and lands to be transferred from the District to BPP), plus the possibility of some special purpose affordable rental housing incorporated into municipally-owned civic facilities such as the fire station and community centre.¹⁰ The plan also includes employment space and community amenities and facilities. The estimated total population of Cypress Village is about 6,900 people upon build-out in about 20 to 25 years.¹¹

The scale of community in Cypress Village is sufficient to:

- Create a critical mass for a compact, sustainable, urban community that can support transit, local commercial space, and community facilities.
- Provide a diverse mix of housing.
- Enable the protection of all of the lands in Eagleridge that are currently owned by BPP.

Housing Mix

There are currently limited options for seniors to downsize within the West Vancouver community, adult children to stay close to their families, or young families to move to the community. Housing affordability is also a challenge in West Vancouver, making it hard for young people to move out and stay in the community and for people who work in West Vancouver to live in West Vancouver, including those in essential community-serving jobs such as emergency services, health care, and education.

Cypress Village will provide a more diverse and affordable mix of housing. This is consistent with District housing policies including:

- Policy 2.2.14 in the OCP which seeks to “include a range of housing types, tenures, and unit sizes (including rental, non-market, family, and seniors housing)...to meet the needs of residents of different ages and incomes”.
- Council’s goal in the 2024-2024 Strategic Plan is to “expand a diverse housing supply”.

⁹ Excluding secondary suites and detached secondary suites, which are in addition.

¹⁰ The initial zoning for Cypress Village will provide for a total of 3,711 housing units and any increases to add special purpose affordable rental housing into civic facilities would require a subsequent rezoning.

¹¹ This assumes an overall average household size of about 1.85 people, based on the housing mix and an average household size of about 3.6 people per single family dwelling, 2.9 people per townhouse unit, and 1.7 people per apartment unit.

The following policies will guide residential development in Cypress Village:

9.1.1 The housing mix in Cypress Village will be regulated in the new zoning bylaw in accordance with the following parameters:

	Total Residential Units	Maximum Gross Residential Floorspace
Single family lots/houses	at most 230 units	at most 763,096 square feet (70,894 square metres)
Duplex, triplex, townhouse units ^a	at least 161 units	at least 437,445 square feet (40,640 square metres)
Purpose-built affordable rental units	at least 184 units	at most 146,120 square feet (13,575 square metres)
Rental apartment units ^b	at least 553 units	at least 439,145 square feet (40,798 square metres)
Strata apartment units	at most 2,583 units	at most 3,317,434 square feet (308,200 square metres)
Total	at most 3,711 ^c units	at most 5,103,240 ^{c,d} square feet (474,107 square metres)

- a. This category applies to units in standalone ground-oriented multi-family buildings, not units at street level or in podiums in apartment buildings.
- b. These are in addition to the purpose-built affordable rental units.
- c. Excluding secondary suites and detached secondary suites, which are in addition.
- d. Plus possible special purpose rental housing incorporated into municipally-owned civic buildings, which would require a subsequent rezoning.

9.1.2 The target average rental rates for the purpose-built affordable rental housing component are 70% of market rents for similar new units. The actual rents will be determined on a project by project basis taking into consideration the following:

- a. The rates will be set at a level that funds project costs, excluding land costs.
- b. Any grants, financing, or funding provided by senior levels of government will be used to help reduce the required rents for the affordable rental units.

Obligations for the purpose-built affordable rental housing will be secured with Housing Agreements registered on the titles of residential parcels.

9.1.3 BPP has the obligation to transfer fee simple title to the District or (at the District's option) to a non-profit housing operator(s) selected by the District, to two subdivided, serviced parcels of land to accommodate the development of the purpose-built affordable rental housing units. Parcels to accommodate the purpose-built affordable rental apartment units must be provided as Cypress Village develops. There will be mechanisms in place that define the characteristics and acceptable locations for the parcels and that require the parcels to be delivered by defined milestones.

9.1.4 Housing unit layouts should:

- a. Include a mix of studio, one-bedroom, two-bedroom, and three-bedroom+ units.
- b. Allow for flexibility to accommodate considerations such as people working from home and the inclusion of lock-off suites in ground-oriented housing (single family houses, duplexes, triplexes, and townhouses).¹²

¹² Ground-oriented housing units with a lock-off suite will be considered one unit.

- 9.1.5 Notwithstanding the maximum residential unit count and the provisions about residential floorspace requirements in Policy 9.1.1 above, the District may explore ways to increase the number of affordable units by incorporating affordable rental housing units in municipally-owned civic buildings (i.e. as part of the community centre or fire station) subject to future rezoning.
- 9.1.6 Some strata apartment units may be allocated as rent-to-own units.
- 9.1.7 Market rental apartment units must be provided as Cypress Village develops and may be in stand-alone buildings or integrated with other uses and tenures. The delivery of market rental apartment units will be enforced using a mechanism that restricts the amount of market strata residential development that can be approved based on the number of market rental apartment units completed.

Employment Space

The following policies will guide the amount and mix of employment space in Cypress Village which will be regulated in the new zoning bylaw in accordance with the following parameters:

- 9.1.8 A maximum of 380,600 square feet (35,359 square metres) of employment space will be included in Cypress Village. This includes commercial space (retail/service, office, hotel) and business park employment space, but excludes civic uses (e.g. fire station, community centre, library, school, District's operations centre/works yard buildings) and child care space.
- 9.1.9 Within the maximum of 380,600 square feet (35,359 square metres) of employment space:
 - a. At least 108,000 square feet (10,033 square metres) must be provided as ground floor retail and service space in the mixed-use village core.
 - b. At most 130,000 square feet (12,077 square metres) can be provided as business park space on the employment benchlands.

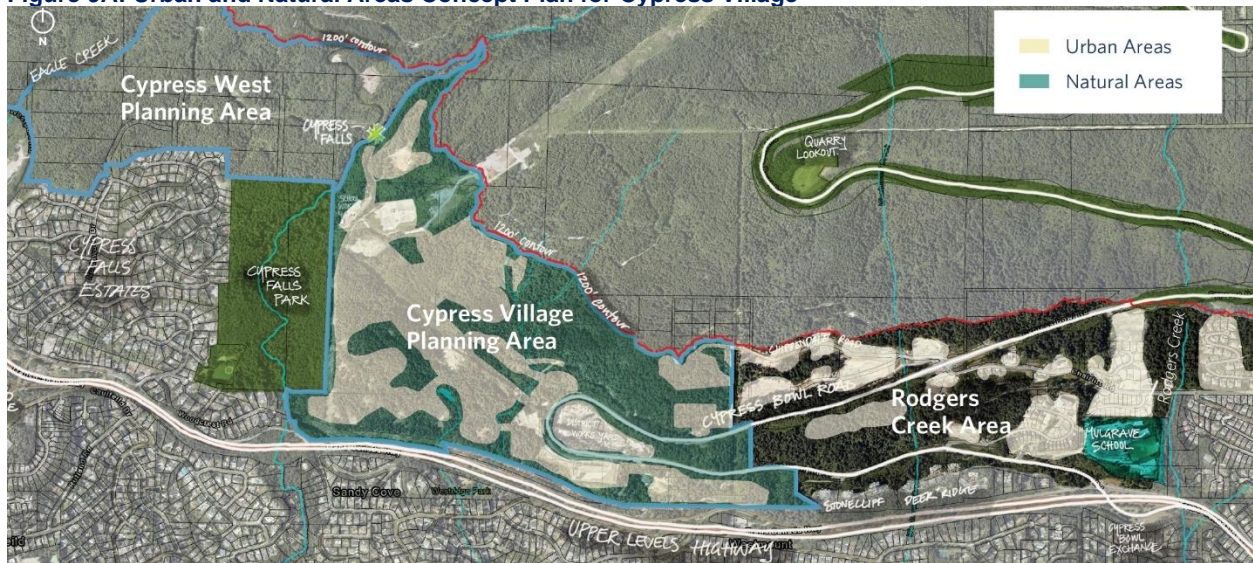
9.2 Urban and Natural Areas Concept Plan

In addition to the vast area being protected as green space in Eagleridge, the following policies will guide the provision of lands for conservation and recreation purposes in Cypress Village:

- 9.2.1 A total of at least 30% of the Cypress Village planning area will be retained as natural areas. This includes lands that will be environmentally-protected including creeks and their riparian areas, and natural areas that will be retained for recreation uses such as hiking trails, mountain biking trails, and bouldering areas. The Cypress Village planning area has a total size of 345 acres, so this means that at least 103 acres will be retained as natural areas.
- 9.2.2 **Figure 9A** shows the approximate natural areas to be retained in Cypress Village. The natural areas include riparian areas for all creeks and wetlands in Cypress Village based on the provincial Riparian Areas Protection Regulations (RAPR), except that a larger setback has been provided for along the east side of Cypress Creek (i.e. a 39 metre setback measured from the high water mark), and except where changes to riparian areas are authorized by the federal Department of Fisheries and Oceans (see Section 9.2.4). As subdivision and development proceed in Cypress Village, the boundaries of the natural areas will be refined based on detailed analysis and the lands to be retained in a natural condition will be dedicated by BPP to the District as Park. There will be limited works inside the natural areas. Works in the natural areas could include trail construction, agreed-upon park improvements, agreed-upon riparian area improvements, and possibly some work to minimize wildfire risk or to mitigate potential hazards such as flooding or slides. Any works will be undertaken with recommendations from the appropriate Qualified Environmental Professional, Qualified Wildfire Professional, and/or Qualified Geohazard Professional. For context, **Figure 9B** shows these same areas in Cypress Village plus the lands to be protected as natural areas in Eagleridge.

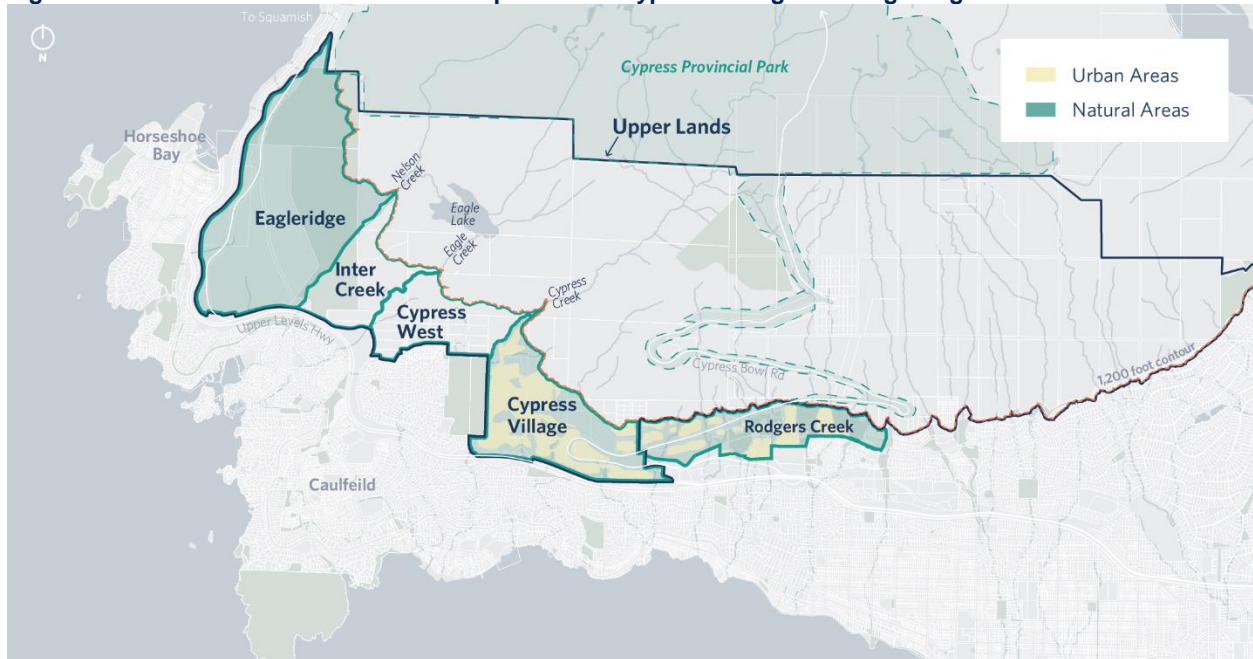
- 9.2.3 **Figure 9A** also shows the approximate areas in Cypress Village that will be developed for urban use. The combination of the required site area to accommodate residential and employment uses, required road construction, and required vegetation removal to minimize wildfire risk means that these urban areas will be cleared. Clearing will be phased to avoid having large areas of exposed ground for long periods of time and clearing will be managed carefully to avoid risk of damage to adjacent natural areas, such as sedimentation or erosion, while also taking into consideration scope and timing to allow timely provision of parks, environmental enhancement works, revegetation and landscaping, and material processing and handling, construction staging and parking, and related activities that assist in the reduction of transport requirements and carbon impact of land development and construction activities.¹³
- 9.2.4 Some changes to riparian areas within the urban areas are required in order to achieve a contiguous, pedestrian-oriented retail precinct. These changes require authorization from the federal Department of Fisheries and Oceans (DFO), which BPP has received, and will also involve the construction of new and improved habitat within the urban areas which, along with off-site compensation, has a goal of achieving a net environmental gain to riparian and fish habitat.

Figure 9A: Urban and Natural Areas Concept Plan for Cypress Village



¹³ As clearing occurs, consider whether there are opportunities to make some Cedar, Maple, and Douglas Fir trees over 30cm in diameter that are cut and that are readily transportable available to local First Nations for cultural purposes or to local stakeholder groups for trail building and stream-keeping purposes.

Figure 9B: Urban and Natural Areas Concept Plan for Cypress Village and Eagleridge



As illustrated in **Figure 9B**, when combined with the Eagleridge planning area (all of which is, or will be, dedicated as Park and retained as natural areas), a total of at least 75% of the lands in the two planning areas combined will be retained as natural areas (i.e. all 692 acres in Eagleridge, plus at least 103 of the 345 acres in Cypress Village).¹⁴ This represents an unprecedented level of protection of natural areas in the Upper Lands. In the Rodgers Creek Area Development Plan, 55% of the total land area was designated as environmentally-protected green space including creeks and their riparian areas, rock bluffs, and large stands of forests.

9.3 Land Use Plan and Land Use Designations

The land use plan sets out land uses in Cypress Village with the intention of creating a compact, vibrant community with a diversified tax base, a central community hub and commercial core, and a large share of the population living within close proximity to the village core to support active modes of travel within the village.

The land use plan retains existing uses such as the School District works yard, BC Hydro substation, and District's Operations Centre (works yard) which are anticipated to remain for the foreseeable future. It does not strictly adhere to existing land ownership boundaries and, consistent with the Planning Principles, anticipates that some District-owned lands in the Cypress Village planning area can form part of development parcels or lands needed for roads.

The following policies set out and describe the land use concept plan and land use designations for Cypress Village:

- 9.3.1 Lands to be developed for residential or employment uses in Cypress Village are assigned to the land use designations approximately as shown in **Figure 9C**. These include:
 - a. *Mixed-Use Village Core designation.*

¹⁴ If calculated only including the lands currently owned by BPP in Eagleridge that are being protected now (holding aside District-owned lands in Eagleridge), a total of 262 of the 262 acres owned by BPP in Eagleridge are being protected plus at least 103 acres of the total 345 acres in Cypress Village, which is at least 365 out of 607 acres being protected (60%).

- b. *Multi-Family Housing designation.*
 - c. *Ground-Oriented Housing designation.*
 - d. *Employment Uses designation.*
- 9.3.2 Serving as the heart of the village, lands designated *Mixed-Use Village Core* will be developed with a mix of commercial, residential, and community facilities along with public plazas, pathways, and park spaces. Buildings will be mostly multi-family residential (apartments) above local-oriented commercial space (e.g. shops, services, restaurants). Office uses and hotel use are also allowed. Community uses (including an elementary school, sports field, and community centre) are strategically located in the *Mixed-Use Village Core* for optimal access and convenience, and to utilize the McGavin Field site which has beautiful views and has a Restrictive Covenant on title supporting community use of the lands. The *Mixed-Use Village Core* precinct will include a mix of mid-rise and taller buildings.
- 9.3.3 The *Mixed-Use Village Core* precinct will be located immediately west of the first switchback of Cypress Bowl Road to create a gateway and sense of arrival to the village. A vital and vibrant commercial precinct depends on having a critical mass of ground-floor retail/service space, visibility, and access. The mix of commercial uses is expected to include a variety of tenants such as:
- Grocery store.
 - Pharmacy.
 - Beer, wine, and spirits.
 - One cannabis retail unit.
 - Breweries/distilleries.
 - Restaurants and cafes.
 - Personal services such as hair care, spa, and dry cleaning/laundry.
 - Health services such as doctor, dentist, physiotherapy.
 - Branch financial institutions. Financial services will also be permitted but limited.
 - Specialty retail (e.g. bike store, bakery).
 - Other office uses (e.g. realty, insurance, co-working space).
- 9.3.4 Prior to the issuance of any CV4: Form and Character of Development Permit for any building in the *Mixed-Use Village Core*, a detailed plan for commercial spaces in the *Mixed-Use Village Core* must be prepared by BPP and approved by the District. This plan may be completed for the *Mixed-Use Village Core* in its entirety, or phased for up to four commercial precincts within the *Mixed-Use Village Core*. The overall commercial plan or each precinct plan should identify:
- The proposed alignment of roads, lanes, and pedestrian/cycling paths.
 - The footprints and approximate dimensions of all ground level commercial space.
 - The active frontage of commercial spaces (i.e. the frontage that contains the main entrance(s) to be used by customers).
 - Schematic arrangement of loading and garbage/recycling service areas for the commercial spaces.
 - Location of entrances/exits to underground parking.
 - Proposed location of some key commercial business types, including the grocery store, financial institutions, and hotel.
 - Urban design ideas for the treatment of the side and rear elevations of commercial space.

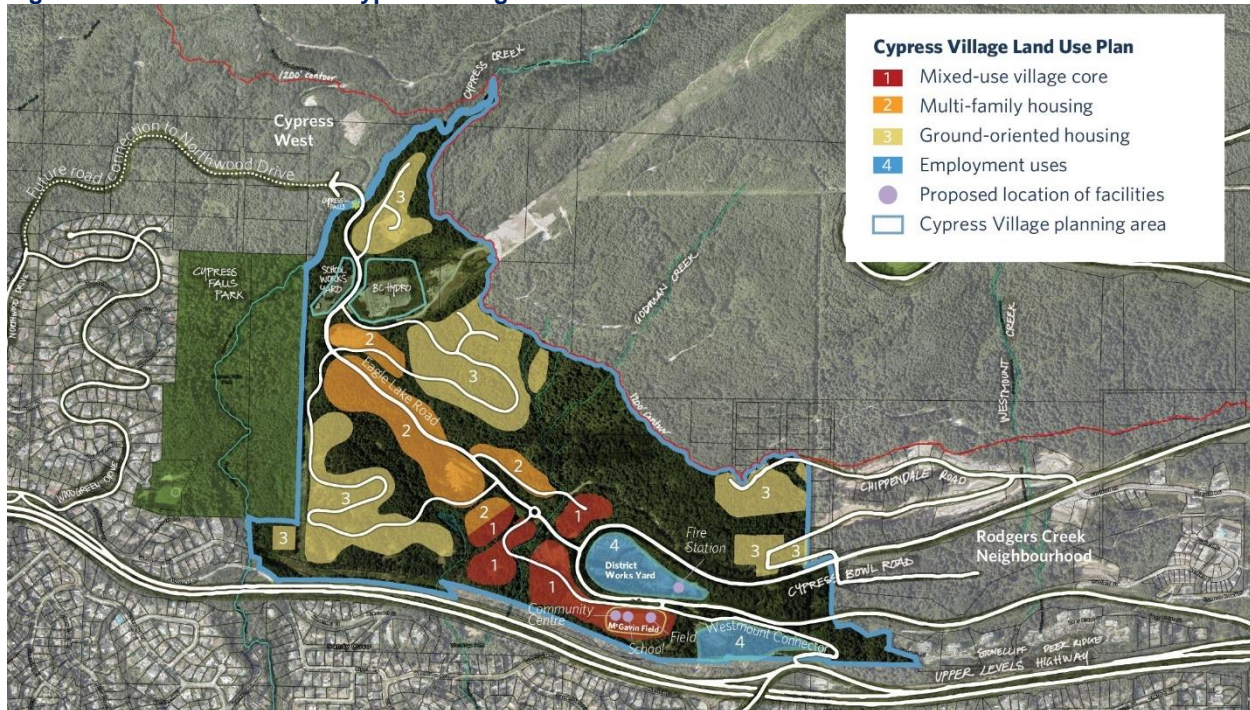
- 9.3.5 Some commercial uses (e.g. food and beverage, bike shop) may serve both local residents and visitors to the village, Cypress Mountain, and the network of open spaces and trails, but in general retail/service uses should mostly serve local residents and not create a major new retail destination that attracts significant customer traffic from outside the area.
- 9.3.6 Commercial space should be phased to match the growth of the resident population. BPP will provide a first phase of retail space in the *Mixed-Use Village Core* (including the grocery store) in an early phase of the development by an agreed-upon date or metric.
- 9.3.7 Key elements of the local commercial component of the *Mixed-Use Village Core* (including the grocery store, pharmacy, liquor store, drycleaner, pub, and specialty food store) must be located in the portion of the *Mixed-Use Village Core* that is on the south side of Eagle Lake Road.
- 9.3.8 The *Multi-Family Housing* area along Eagle Lake Road will help to concentrate population near the village core to encourage walking/cycling to commercial uses, community facilities, and transit. While almost all of the commercial space will be located in the *Mixed-Use Village Core*, there may be opportunities for a small amount of retail space in the *Multi-Family Housing* areas such as a corner store or coffee shop. The *Multi-Family Housing* precinct will include a mix of mid-rise and taller buildings.
- 9.3.9 Lower density residential uses in the *Ground-Oriented Housing* areas are located further from the core, on steeper terrain where development impact can be minimized and where walking or transit use is less likely than in the village core.
- 9.3.10 As subdivision and development proceeds, there may be opportunities to consider including space for community groups in the *Mixed-Use Village Core*, *Multi-Family Housing* areas, and/or in natural areas (for example, a nature house that could be located in a natural area, visible and accessible from a multi-use path or trail).
- 9.3.11 Lands designated for *Employment Uses* include:
- The District's Operations Centre (works yard) site inside the first switch-back of Cypress Bowl Road. The site is envisioned to include a works yard for the foreseeable future along with community/public use facilities (e.g. a new fire station, possibly a reconfigured fire training grounds), possibly other employment uses, and possibly purpose-built affordable rental housing or workforce rental housing.
 - A new benchlands area adjacent to the new Westmount Connector. These lands are currently steep but the new Westmount Connector will create the possibility of building level platforms that are envisioned to accommodate business-park type employment uses compatible with a location in close proximity to the village (e.g. office, craft brewery, light manufacturing, film studio). Purpose-built affordable rental units or rental apartment units may be located above the business-park type employment uses on the benchlands.
- 9.3.12 Based on the visions articulated in Sections 9.3.2 to 9.3.11, uses and building heights in each land use designation will be regulated in the new zoning bylaw in accordance with the following parameters:

Land Use Designation	Uses	Employment Floorspace Restrictions	Building Heights
<i>Mixed-Use Village Core</i>	<ul style="list-style-type: none"> Mixed-use buildings with apartment dwellings above commercial space (retail/service, office) Assisted living/community care Hotel Community/public uses 	<ul style="list-style-type: none"> Minimum of 108,000 square feet (10,033 square metres) of commercial space in this designation must be ground floor retail/service 	<ul style="list-style-type: none"> Mid-rise (4 to 6 storeys) Taller buildings (up to 25 storeys)

(table continues on following page)

Land Use Designation	Uses	Employment Floorspace Restrictions	Building Heights
<i>Multi-Family Housing</i>	<ul style="list-style-type: none"> • Apartment dwellings • Mixed-use buildings with apartment dwellings above at grade commercial space • Assisted living/community care 	<ul style="list-style-type: none"> • Maximum of 7,000 square feet (650 square metres) of commercial space in total in this designation 	<ul style="list-style-type: none"> • Mid-rise (4 to 6 storeys) • Taller buildings (up to 25 storeys)
<i>Ground-Oriented Housing</i>	<ul style="list-style-type: none"> • Single family dwellings, duplex dwellings, triplex dwellings, ground-oriented housing including townhouses 	<ul style="list-style-type: none"> • No commercial space permitted in this designation 	<ul style="list-style-type: none"> • 2-3 storeys
<i>Employment Uses</i>	<p><i>Benchlands site:</i></p> <ul style="list-style-type: none"> • Business-park employment uses • Mixed-use buildings with apartment dwellings limited to purpose-built affordable rental units or rental apartment units above business-park employment uses <p><i>District's Operations Centre (works yard) site:</i></p> <ul style="list-style-type: none"> • Community/public uses • Purpose-built affordable rental housing (including affordable rental housing or mixed market/affordable rental housing owned by a non-profit organization) • Workforce rental housing 	<p><i>Benchlands site:</i></p> <ul style="list-style-type: none"> • Maximum of 130,000 square feet (12,077 square metres) of business park employment space <p><i>District's Operations Centre (works yard) site:</i></p> <ul style="list-style-type: none"> • n/a 	<p><i>Benchlands site:</i></p> <ul style="list-style-type: none"> • 2 storeys plus a mezzanine for employment uses, with heights (to be defined in the zoning bylaw) suitable for business-park uses, plus up to 3 storeys above for rental housing <p><i>District's Operations Centre (works yard) site:</i></p> <ul style="list-style-type: none"> • n/a

Figure 9C: Land Use Plan for Cypress Village



9.4 Transportation Plan

Consistent with the Planning Principles, the transportation plan for Cypress Village provides safe, accessible, convenient, reliable, and efficient transportation options; includes sufficient transportation infrastructure for all anticipated modes of travel in the village; seeks to reduce the dependence on private automobiles within and to/from Cypress Village through efficient land use planning and urban design and by providing access to sustainable transportation choices; and was informed by a Traffic Impact Assessment that was reviewed and accepted by the Ministry of Transportation and Infrastructure (MoTI) and the District.

The transportation plan includes the following main elements:

- Access.
- Road network.
- Active transportation network, which includes a pedestrian network, cycling network, and multi-use path network.
- Transit.
- Parking.

The Road Network Plan, Transit Route, Pedestrian Network Plan, and Cycling Network Plans presented show the approximate location of these components of the transportation plan. As development in Cypress Village proceeds, the transportation infrastructure will be designed in detail consistent with the policies in this ADP and with appropriate design review and approvals as needed from the District and from MoTI, which has jurisdiction over Cypress Bowl Road and the Upper Levels Highway.

Access

Vehicular access to Cypress Village will be from:

- Cypress Bowl Road from the existing Interchange (Exit 8) on Highway 1, which will undergo improvements.
- The Chippendale Road intersection at Cypress Bowl Road northeast of the village.
- A third road access that will be constructed as part of developing the village, connecting the Westmount Road Interchange (Exit 7) from Wentworth Avenue up to the village. This is referred to as the Westmount Connector.

Localized vehicular access into the village will occur at two intersections on Cypress Bowl Road:

- The first is an intersection of Cypress Bowl Road close to the entrance to the District's Operations Centre (works yard) site which will be a roundabout (subject to detailed design and approval by MoTI). This will replace three existing adjacent T-intersections and will provide connections to the new Westmount Connector and a new local road that will connect to the village alongside McGavin Field. This roundabout/intersection will have provision for vehicles (including cars, trucks, and buses), active transportation users (including pedestrians and cyclists), and emergency vehicles.
- The second is an intersection at Cypress Bowl Road and a realigned Eagle Lake Road which will be a roundabout (subject to detailed design and approval by the MoTI) with provision for vehicles (including cars, trucks, and buses), active transportation users (including pedestrians and cyclists), and emergency vehicles.

Having more than one access point to Cypress Village is important for redundancy (in the event that one of the access routes is unavailable) and overall traffic circulation, provision of emergency services and fire safety, and traffic management.

Road Network Plan

The design of the on-site road network considers the unique topography, terrain, and environment within the Cypress Village planning area along with active transportation, transit service, and placemaking goals, and the results of technical Transportation Impact Analysis.

The following policies will guide the road network in Cypress Village:

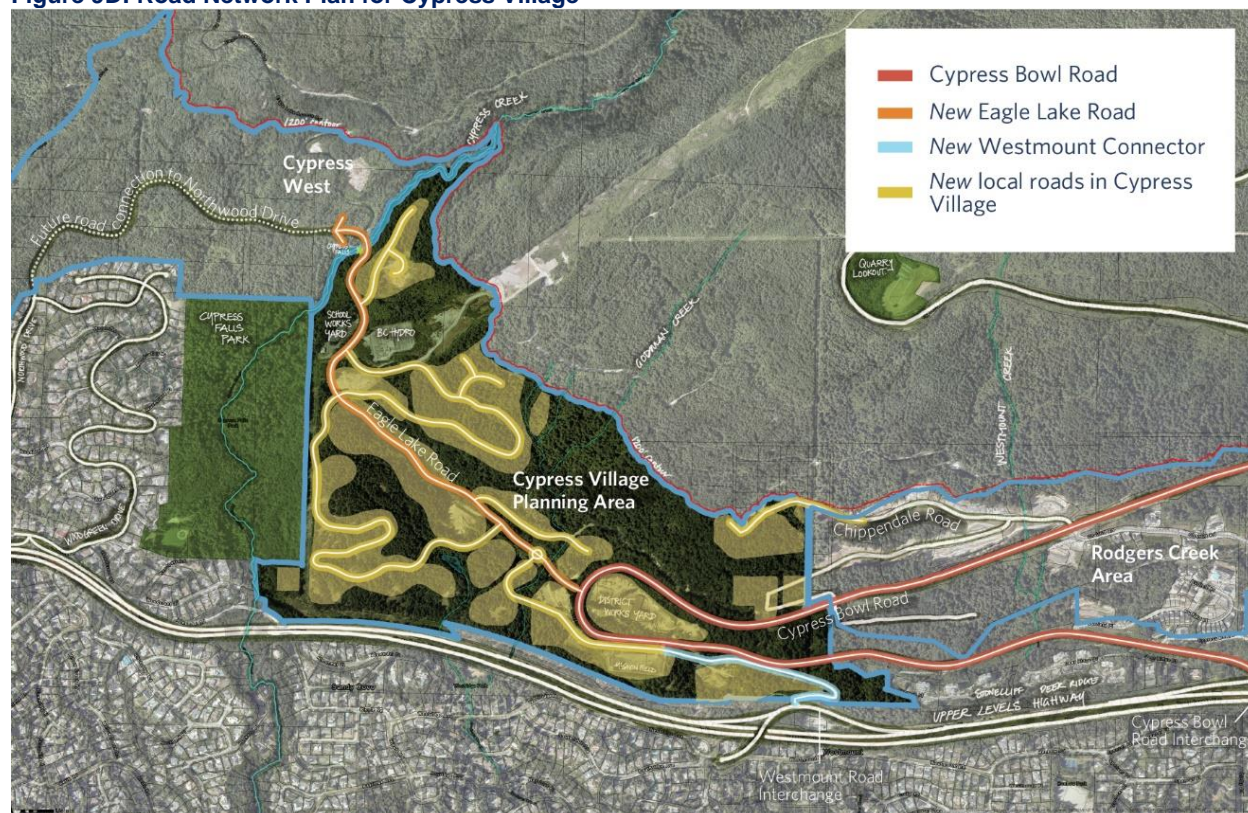
- 9.4.1 The road network in Cypress Village will be approximately as shown in **Figure 9D**.
- 9.4.2 The roads in Cypress Village will be organized into the following categories:
 - a. *Off-site Arterial Road*: Cypress Bowl Road (shown in red in **Figure 9D**), which is a high capacity road that carries traffic between destinations.
 - b. *On-site Collector Roads*: Eagle Lake Road (shown in orange in **Figure 9D**) and the Westmount Connector (shown in blue in **Figure 9D**), which provide connections between Arterial Roads and Local Roads.
 - c. *On-site Local Roads*: new local roads (shown in yellow shading in **Figure 9D**) which will branch off of Eagle Lake Road to provide access to residential development areas within Cypress Village.
- 9.4.3 Road design must meet the Road Standards to be developed for Cypress Village to govern detailed design and be consistent with the schematic road sections provided in **Appendix F**. The Road Standards for Cypress Village will take into consideration relevant municipal plans, including the District's *Official Community Plan*, *Strategic Transportation Plan*, *Cycling Network and Greenway Plan*, and *Cycling Implementation Plan Report*, and available design standards

and guidelines (including the *Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads*, *Master Municipal Construction Documents*, and *Master Municipal Design Guidelines* including consideration from the publication's Hillside Standards section). The Road Standards for Cypress Village will be defined in the Phased Development Agreement.

- 9.4.4 Cypress Bowl Road is an existing road that is owned and operated by MoTI. It is the sole transportation route to Cypress Provincial Park and the Cypress Mountain Ski Resort, consists of two uphill lanes and one downhill lane, and has no on-street parking. The following changes are anticipated to Cypress Bowl Road as the village is developed, subject to detailed design review and approval from MoTI:
- a. New roundabout at the intersection of a realigned Eagle Lake Road and Cypress Bowl Road.
 - b. New roundabout at the intersection of the new Westmount Connector, new village street, and the entrance to the District's Operations Centre (works yard site).
 - c. Upgrades to the section of Cypress Bowl Road between the two new roundabouts to reconfigure this segment into a two-lane road.
 - d. Upgrades to the Exit 8 Cypress Bowl Road offramp up to Cypress Bowl Lane (Mulgrave School Access), where the existing westbound offramp is a single-lane exit that merges into the existing two-lane Cypress Bowl Road. These upgrades will be determined over time but could include the staged installation of intersection signals and additional lanes.
 - e. Upgrades to lanes eastbound on Cypress Bowl Road to Cypress Bowl Lane.
- 9.4.5 Continuous, safe public use of Cypress Bowl Road will be maintained throughout the development of Cypress Village, in accordance with traffic management plans that will be developed as part of the detailed design and MoTI review/approval process.
- 9.4.6 Eagle Lake Road will be the principal On-site Collector Road, acting as the primary organizing spine of the community. The alignment of the new Eagle Lake Road will closely follow the alignment of an existing paved access road in this location. Eagle Lake Road will provide access into Cypress Village from Cypress Bowl Road, access to most of the development areas, and operate as the main transit route in the community. The Eagle Lake Road cross-section will differ along the length of the road, depending on the fronting development form and the varying levels of service required for traffic, active transportation solutions, parking, transit, and stormwater management (as per **Appendix F**). Subject to detailed design, the existing Eagle Lake Road culvert crossing of Godman Creek will be replaced with a clear span structure to minimize the impacts to Godman Creek and associated riparian areas.
- 9.4.7 A future connection of Eagle Lake Road through to Northwood Drive in Cypress Falls Estates is expected when the Cypress West neighbourhood is planned and developed (likely 20 years or more in the future). In the meantime, the connection through to Northwood Drive beyond the Cypress Village planning area boundary (west of Cypress Creek) will be retained as a gravel emergency services route and eventually upgraded to a paved multi-use path connection.
- 9.4.8 Westmount Connector will be an On-site Collector Road providing alternate access to and from the village. Starting near the McGavin Field site at Cypress Bowl Road, the new Westmount Connector will head east, cross Turner Creek, go past the new employment benchlands (which will be created at the same time as the Westmount Connector is constructed), and south to Wentworth Avenue. It will be bound on either end by MoTI roadways (Cypress Bowl Road at the north end and Wentworth Avenue at the south end), so coordination will be needed with MoTI. In considering the detailed design for the Westmount Connector (and its connection to Cypress Bowl Road), the District will require that the road network leaves sufficient land area to be able to achieve the minimum size for the sports field outlined in Section 9.7.7, subject to coordination with MoTI. Over time, upgrades are anticipated where the Westmount Connector meets Wentworth Avenue, including a traffic signal and laning upgrades, and south of the Highway at the Westridge Avenue/Westmount Road intersection, including a traffic signal, laning upgrades, and road geometry improvements.

- 9.4.9 A network of on-site Local Roads will provide access through the village core and to the residential development areas. The local road providing access to the village from the first new roundabout on Cypress Bowl Road will generally run east to west, crossing Godman Creek and meandering through the village core. The local roads providing access to the residential development areas from Eagle Lake Road will contain the same basic general elements of a typical local road and associated servicing corridor, but each road will need to be customized to suit specific land uses, physical conditions, topography, and traffic requirements, and to accommodate active transportation networks (pedestrians, cyclists).
- 9.4.10 Detailed design for the roads in Cypress Village will be completed over time as the village develops but will be consistent with the schematic road sections provided in **Appendix F**. In considering the detailed design for the Local Roads in the *Mixed-Use Village Core*, the District will require that the road network leaves sufficient land area to be able to achieve the minimum size for the sports field outlined in Section 9.7.7, subject to coordination with MoTI.
- 9.4.11 Ownership of roads in Cypress Village will be as follows:
- a. Public roads built on land will be dedicated to the District.
 - b. Public roads built over top of private structures (such as below-grade parking) will have statutory rights-of-way in favour of the District with appropriate indemnification and terms for maintenance/repair and liability.
 - c. Private roads will be retained and maintained by the applicable strata corporations.
- 9.4.12 Street lighting in Cypress Village will be installed primarily as a function of roadway and multi-use path design, spaced intermittently along road/path alignments and at intersections and crosswalks. Ducts will be installed to run within the boulevards, generally alongside curbs. Lighting will be provided for collector and local roads, including adequate coverage for sidewalks and paths within the road section. Lighting may vary in different parts of the village:
- a. The street lighting within the centre of the *Mixed-Use Village Core* will be designed as part of a comprehensive streetscape and lighting plan for public roadways, pedestrian areas, plaza space, and on-site circulation areas, and may include a combination of standard pole mounted lighting, and structure or catenary mounted lighting to create a vibrant, accessible, and safe pedestrian space. The streetlight poles and other facilities within the village core will also be provided with receptacles for seasonal or event lighting.
 - b. A lower impact of illumination may be desired in the *Ground-Oriented Housing* areas, potentially with reduced spacing.

Figure 9D: Road Network Plan for Cypress Village



Active Transportation Network (Walking, Cycling)

Cypress Village will provide multiple options for active modes of travel such as walking, scooting, roller-blading, skateboarding, and cycling. The goal is to encourage residents, employees, and visitors to choose active modes of travel for a large share of local trips within Cypress Village, such as trips to and from retail/service businesses, community facilities (including the school and community centre), parks/plazas, and transit stops. The majority of these trips will be made within the *Mixed-Use Village Core* and nearby portions of the *Multi-Family Housing* area, where about two-thirds of the housing units will be located, where the terrain is flat or has gentle grades, and where walking distances to the village core are 400 metres or less.

The following policies will guide the active transportation network in Cypress Village:

9.4.13 The active transportation network will:

- a. Incorporate a combination of sidewalks, pathways, trails, and on-street bicycle facilities to provide multiple options for pedestrians and cyclists to travel within, to, and from Cypress Village.
- b. Be designed to attract and accommodate pedestrians and cyclists of all ages and abilities, including seniors, children and youth, and persons with disabilities. This objective informs the preferred design approach for cyclists, focusing on skill level and comfort in traffic rather than trip purpose (commuter, recreational).
- c. Accommodate persons with physical, visual, hearing, and cognitive disabilities, including persons who use mobility aids such as wheelchairs, walkers, canes, and crutches.

- d. Provide continuous connections for pedestrians and cyclists throughout Cypress Village and connections to other areas of West Vancouver, including the Rodgers Creek area, the future Cypress West neighbourhood, Caulfeild, and the future trail network in the Upper Lands.
- e. Include cycling facilities (e.g. bicycle racks to which bicycles can be locked and secure bicycle parking in visible areas including in commercial areas, at community facilities, and in other locations where needed) as well as end-of-trip facilities (e.g. change rooms) in the *Employment Uses* area on the benchlands and in the *Mixed-Use Village Core* to support cycling to work.
- f. Be clearly identified with signage, pavement markings, and other design elements, supplemented with wayfinding and other information regarding walking and cycling opportunities in Cypress Village. Opportunities to incorporate local Indigenous cultural recognition (such as interpretive signage along pathways and trails) will be explored in consultation with local First Nations.
- g. Be planned and designed in accordance with the Active Transportation Design Criteria to be developed for Cypress Village to govern detailed design. The Active Transportation Design Criteria for Cypress Village will take into consideration relevant plans, including the District's *Official Community Plan*, *Strategic Transportation Plan*, *Cycling Network and Greenway Plan*, and *Cycling Implementation Plan Report*, and relevant guidance, including the *British Columbia Active Transportation Design Guide* and the *Transportation Association of Canada's (TAC's) Geometric Design Guide for Canadian Roads*, as well as current best practices in the Lower Mainland and in other Canadian municipalities. The Active Transportation Design Criteria for Cypress Village will be defined in the Phased Development Agreement.
- h. Detailed design for the active transportation network in Cypress Village will be completed over time as the village develops but will be consistent with the schematic sections provided in **Appendix F** (active transportation facilities are shown within the Road Sections).

9.4.14 The active transportation network will include the following typologies generally located as shown in **Figure 9E** (Pedestrian Network) and **Figure 9F** (Cycling Network):

- a. *Multi-use pathways shared by pedestrians and cyclists.* Multi-use pathways will be separated from the roadways (although in some locations they will be parallel to a roadway) and will accommodate cyclists¹⁵, pedestrians, other non-motorized modes of transportation (e.g. scooters, skates), and persons using wheelchairs and other mobility aids. Pathways will generally target grades of 5% or less in order to be accessible for persons with disabilities and to accommodate cyclists of all ages and abilities, although maximum grades may be higher in some short locations where flat landings at regular intervals can be achieved. Pathway widths will meet Active Transportation Design Criteria to be developed for Cypress Village, based on the *BC Active Transportation Design Guide* standards. Pathways will incorporate safety measures (e.g. pavement markings and surface treatments to separate pedestrians and cyclists, physical barriers, localized widening, rest areas, signage, buffers along the edges between the pathway and other objects such as trees and street lights, and adequate stopping sight distance where pathways and roadways intersect).
- b. *A multi-use pathway on the north side of Eagle Lake Road designated for uphill cycling only.* Given the grades of up to 12% on Eagle Lake Road, it is preferable to accommodate uphill cyclists on a pathway rather than on the road, as cyclists riding uphill (including cyclists on e-bikes) will be travelling at slower speeds that are more compatible with pedestrians than vehicles. At slow speeds, cyclists often “wobble” and may not ride in a straight line, creating a potential for conflicts with motorists if cyclists are on the road.

¹⁵ Within Cypress Village, the preferred approach is to accommodate cyclists on off-street multi-use pathways. Cyclists of all ages and abilities generally consider pathways to be the most attractive and comfortable type of bicycle facility, as they are separate and away from roads and traffic. Experienced cyclists may choose to travel with traffic.

- c. *A shared traffic lane downhill on Eagle Lake Road.* The grade on the upper section of Eagle Lake Road is approximately 12%. In this condition, cyclists travelling downhill could reach high speeds and it is not desirable for cyclists travelling at these speeds to share a pathway with pedestrians. To avoid the steep grade on Eagle Lake Road, the preferred downhill route for cyclists is the multi-use pathway to the south. However, some confident and experienced cyclists who are comfortable riding in traffic might prefer to ride downhill on Eagle Lake Road rather than using the pathway. A shared traffic lane downhill will accommodate experienced, confident cyclists who wish to ride at speed.
 - d. *Pedestrian-only sidewalks* will be provided on most roads. In some cases, such as on the north side of Eagle Lake Road, pedestrians will be accommodated on the shared multi-use pathway instead.
 - e. *Pedestrian-only trails, paths, and connections.* These are secondary elements of the active transportation network that help provide additional connectivity and route options for pedestrians.
 - f. *Improved bicycle facilities on Cypress Bowl Road.* Cyclists currently ride in the traffic lanes on Cypress Bowl Road. The Cycling Network Plan suggests an on-street bicycle lane or shoulder for cyclists on Cypress Bowl Road between the village intersections, but the type(s) of bicycle facilities included on Cypress Bowl Road at the village and on either side of the village will be determined by MoTI and will be incorporated into detailed road and intersection designs for Cypress Village as appropriate.
 - g. *Pedestrian crossings* will also be an important part of the pedestrian network, to improve safety for pedestrians at road crossings and to prevent major roads from becoming obstacles that discourage people from walking.
- 9.4.15 Consistent with the OCP, the active transportation network provides for enhanced trail connectivity outside of Cypress Village and to the broader mountainside including:
- a. Completion of the Mountain Path, which will connect to Chippendale Road and the Rodgers Creek neighbourhood.
 - b. Allowance for a future connection to Almond Road, providing an option for walking to shopping and Rockridge Secondary.
 - c. A connection into Cypress Falls Park.
 - d. Connections to major trails above the 1200 foot contour including Fern Trail and the Trans Canada Trail (formerly called the Great Trail). Opportunities could be explored to adjust the Trans Canada Trail route in this vicinity to connect with some of the new multi-use paths and trails in Cypress Village.

Figure 9E: Pedestrian Network Plan for Cypress Village

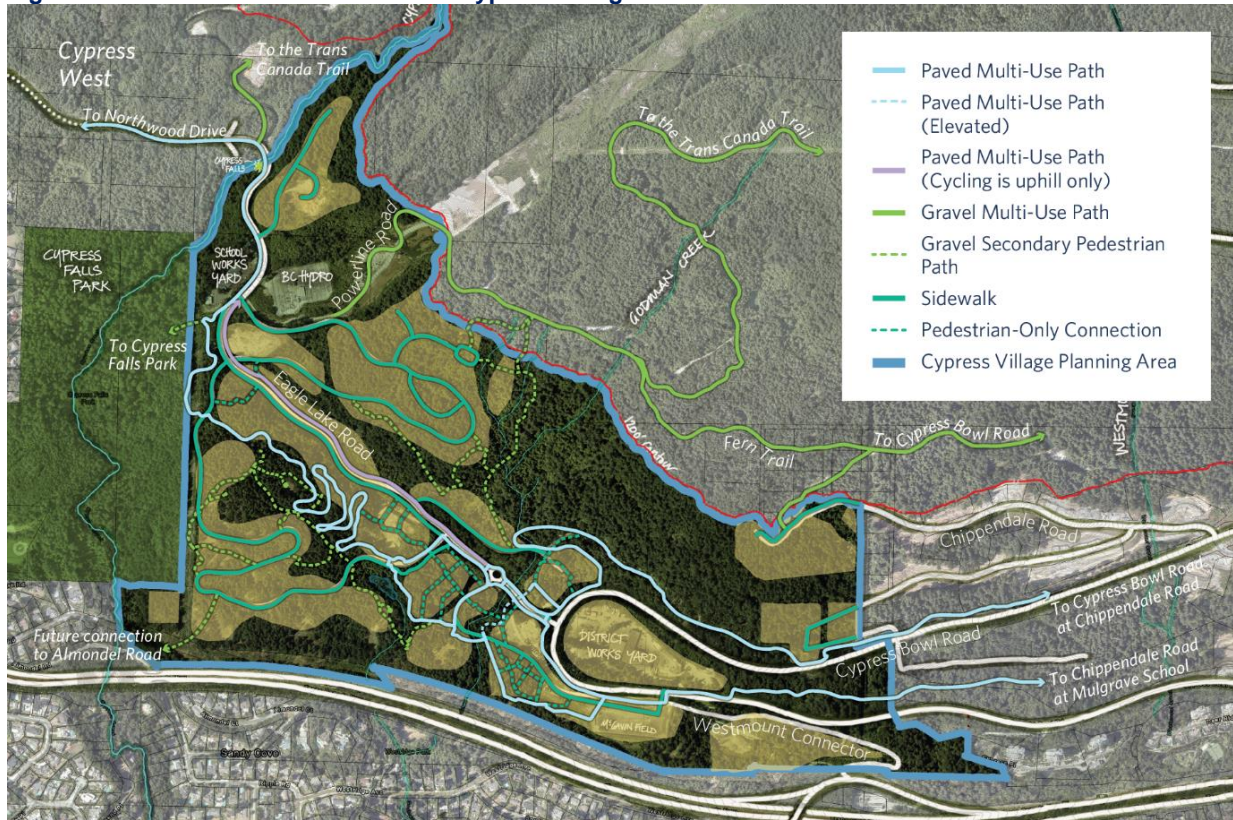
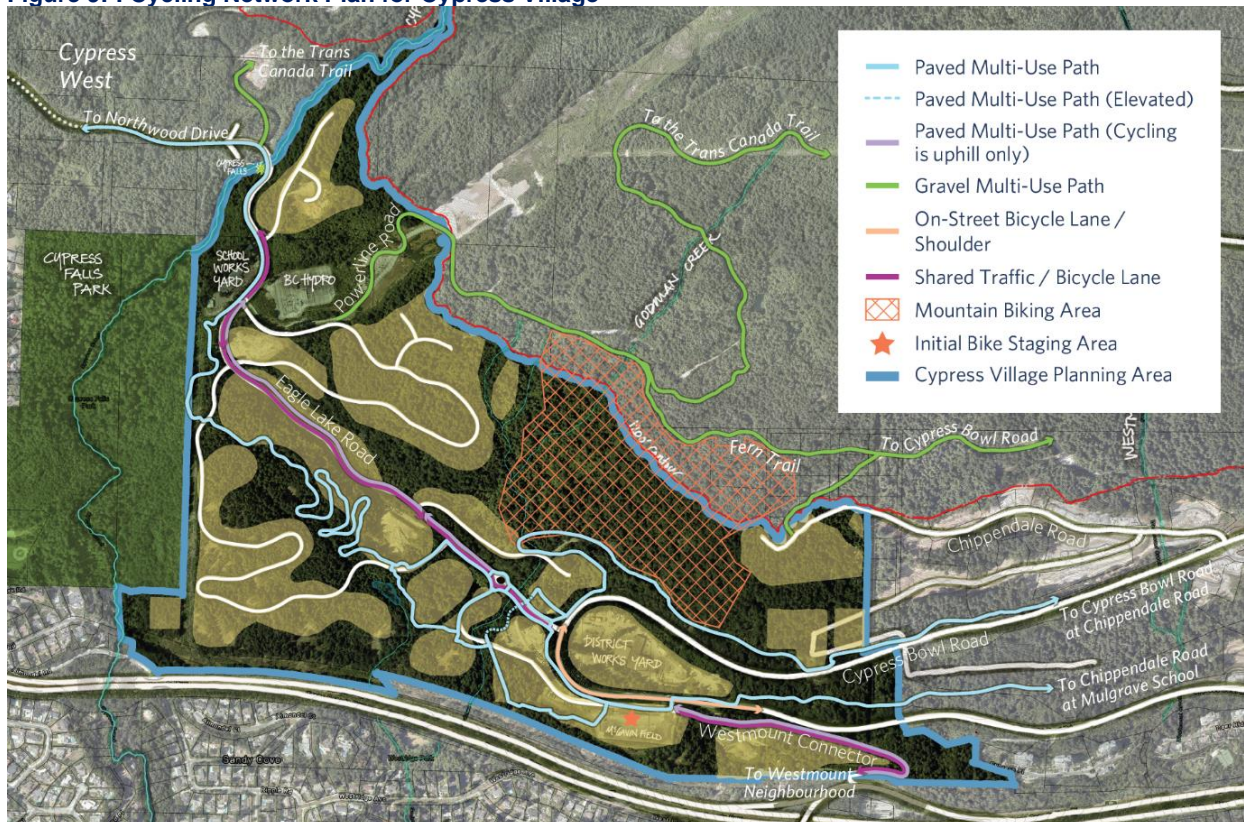


Figure 9F: Cycling Network Plan for Cypress Village



Transit

- 9.4.16 Cypress Village will be served by an Independent Transit Service (ITS), operated and funded by BPP until the service is taken over by TransLink, the regional transit agency, or the District and BPP agree to an alternative. The ITS will also help serve residents of Rodgers Creek and nearby areas. As Cypress Village is being developed, the District and BPP will work together towards having TransLink include Cypress Village in its service expansion plans.
- 9.4.17 The ITS must meet all of the general terms, conditions, criteria, and requirements outlined in TransLink’s *Independent Transit Service Policy* as well as the operating terms and conditions specific to TransLink’s approval of the Cypress Village ITS.
- 9.4.18 Consistent with TransLink’s approval, the ITS will “provide regularly scheduled vehicle trips, open to the general public, with the capacity to carry multiple passengers whose trips may have different origins, destinations, and purposes.”
- 9.4.19 Consistent with TransLink’s approval, the service will only run between Cypress Village and Park Royal (where there are connections to bus service to Ambleside, over the Lions Gate Bridge, and east to North Vancouver and the Second Narrows Bridge), unless the District, BPP, and TransLink agree to a modified route. **Figure 9G** shows the anticipated ITS route to Park Royal.
- 9.4.20 The ITS will initially have stops in the *Mixed-Use Village Core*. Transit service will extend west along Eagle Lake Road as development proceeds. Within Cypress Village, the route, capacity, and schedule for the service should make transit use convenient for Cypress Village residents, as part of a strategy to reduce the number of private automobile trips out of the neighbourhood. The location of transit stops will be coordinated with the walking and cycling networks. **Figure 9H** shows the anticipated stops in the village and **Figure 9I** shows an artist’s illustration of the ITS on Eagle Lake Road.
- 9.4.21 The public realm will be designed to help support transit use (e.g. weather protected transit stops, well-lit sidewalks, attractive walking and cycling paths that provide access to the transit stops).
- 9.4.22 The level and frequency of the ITS will increase over time, but initial service must commence on or before the date of occupancy of the first residential unit in Cypress Village and must contribute to transportation demand management. The District and BPP will agree to a level of service that must be met and the level of service that must be provided over time, tied to the number of residential units completed in Cypress Village. The level of service should be measured in quantitative terms, such as the number of passengers that can be accommodated in peak hours, hours of service per day, number/capacity of vehicles in service at peak hours and during mid-day hours, and/or minimum number of one-way trips in the direction of peak hour travel during peak periods along these lines (note that the following table is illustrative; the service could include different numbers/sizes of buses to deliver the desired level of service at each unit count threshold):

	Residential Units Completed	Peak Hour Passengers	Hours in service per day			Minimum # of one-way trips during 3 hour peak periods	
			Weekday	Sat	Sun	AM	PM
Stage 1	First building	16	6	-	-	3	4
Stage 2	240	36	12	-	-	4	5
Stage 3	820	87	15	12	8	7	9
Stage 4	1,860	147	16	12	8	9	12
Stage 5	3,375	182	16	12	8	12	15

Figure 9G: Anticipated Cypress Village Transit Route to Park Royal

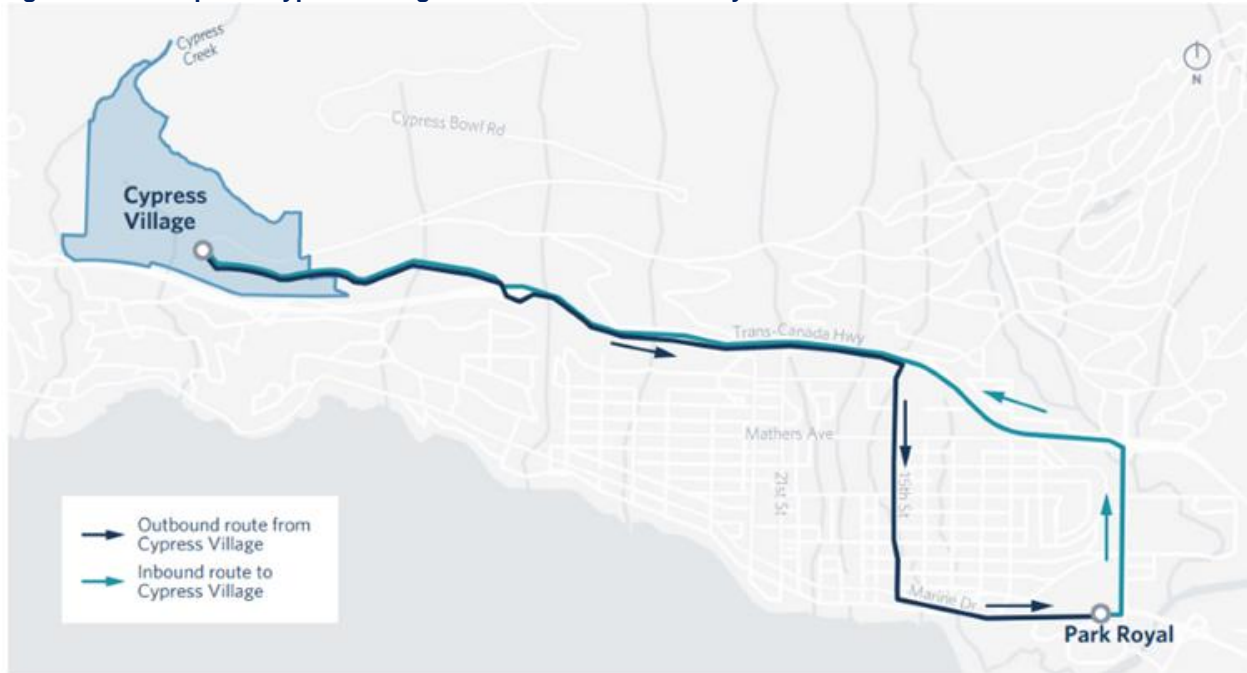


Figure 9H: Anticipated Transit Route and Transit Stops within Cypress Village

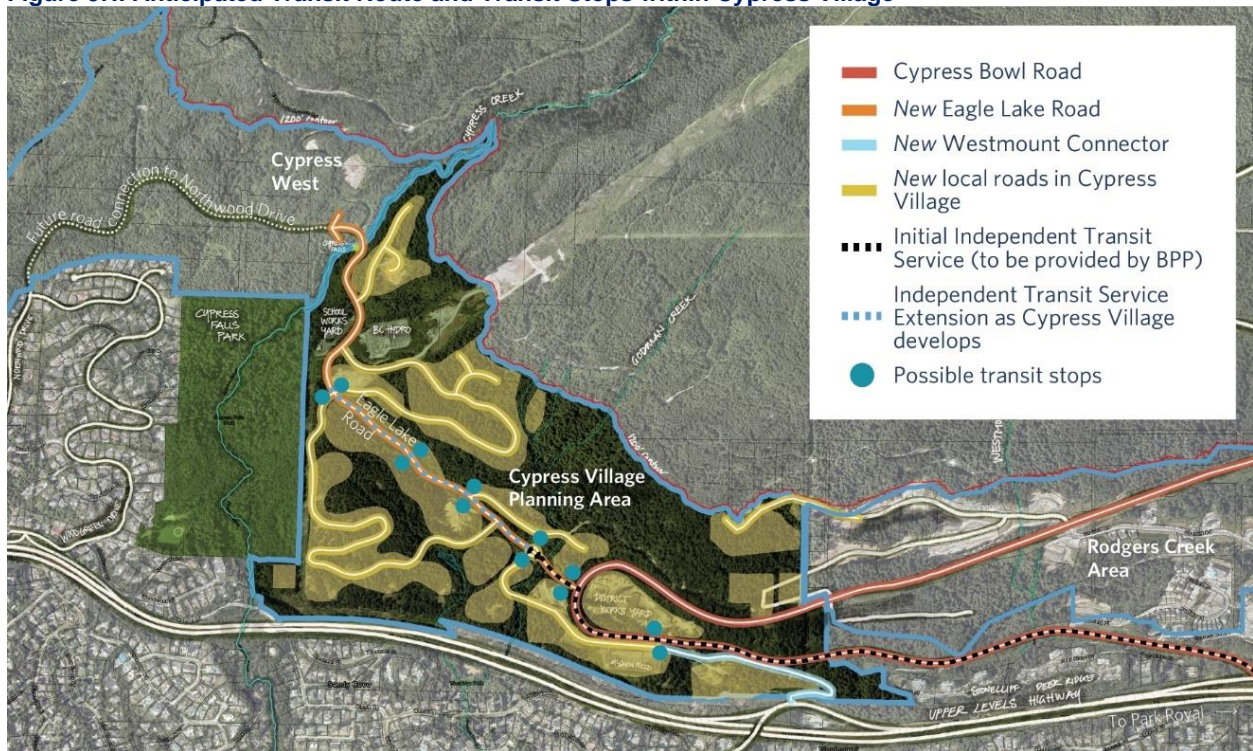


Figure 9I: Artist's Conceptual Illustration of the Independent Transit Service on Eagle Lake Road



Parking

- 9.4.23 Parking regulations in Cypress Village will balance two objectives. Sufficient parking must be available for residents, employees, and visitors, but the total amount of parking should be limited in order to support and encourage transit use. Parking requirements will be set out in the zoning bylaw.
- 9.4.24 Most of the parking will be provided below-grade, with on-street parking along parts of Eagle Lake Road and other local streets and parking at-grade/in garages or on driveways in the *Ground-Oriented Housing* areas.

9.5 Recreation Areas

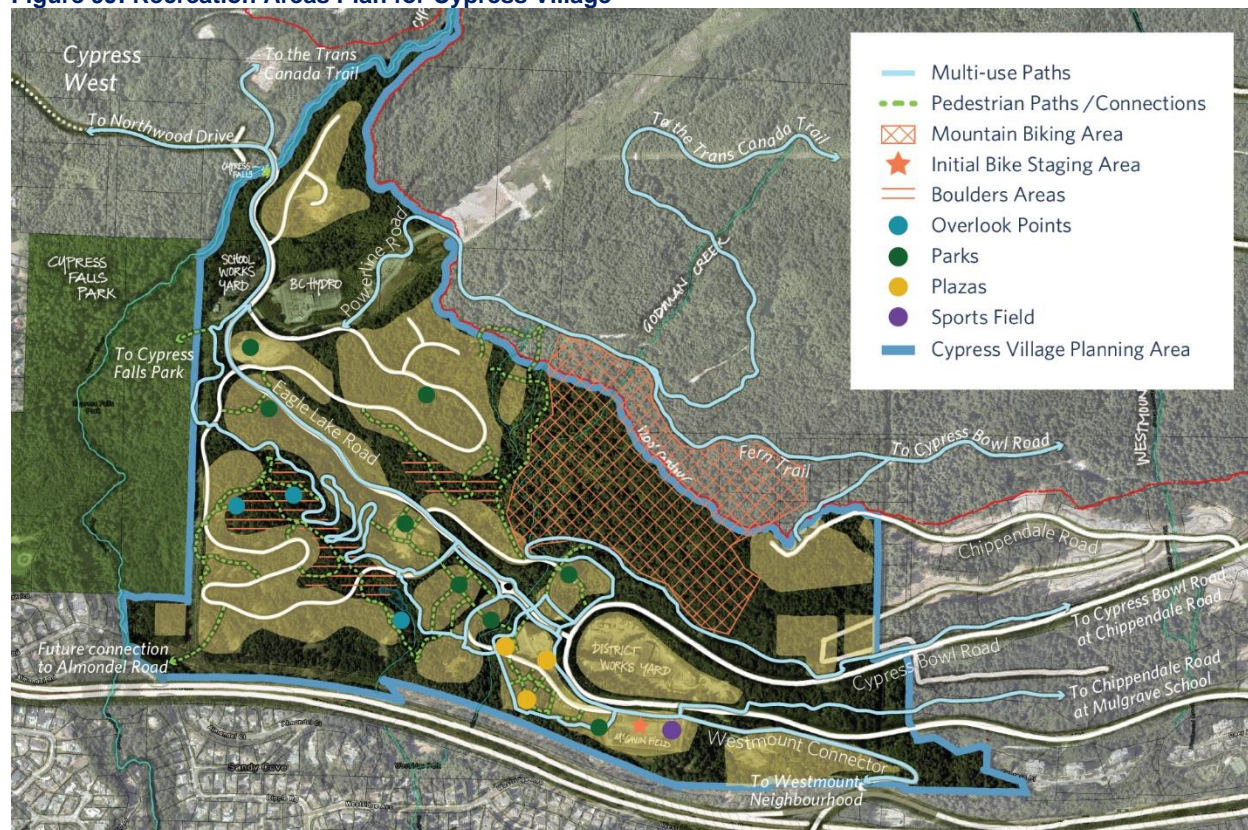
The Cypress Village planning area already includes outstanding (but unauthorized) recreational activities including hiking trails, mountain biking trails, and bouldering. Development will occur in some places where existing trails are currently located on private land. However, consistent with the vision in the OCP of becoming a “gateway to mountain recreation”, Cypress Village will include extensive recreation areas and recreational assets as set out in the following policies:

- 9.5.1 Cypress Village will include an extensive network of authorized hiking trails, bouldering areas, and over 50 acres of mountain biking areas providing access to outstanding natural areas. These will generally be located as shown in **Figure 9J** (Recreation Areas Plan).
- 9.5.2 While some existing trails will need to be modified, re-routed, or replaced, the goal is to achieve a net increase in the number of mountain biking trails in Cypress Village and to have trails for all levels of riders. Opportunities to keep existing trails, re-route existing trails (for example, possibly the bottom of the “Fifth Horseman” trail), and add new trails should be considered as this ADP is implemented over time and as part of future trail planning processes.
- 9.5.3 Infrastructure to support recreational uses will be provided in the village, including secure vehicle parking, secure bicycle parking (for example, bike racks to which bicycles can be locked in visible locations), recreation staging area, trailheads, and washrooms. This will include an initial bike staging area and a permanent recreation staging area:
- Until 2031, BPP has a license to use the McGavin Field site for the creation of a temporary presentation centre/showroom and discovery centre. As part of this use, BPP has created the Cypress Pop-Up Village which includes public washrooms, parking, a large grass public lawn area, the discovery centre, and a pop-up food vendor. This also includes a bike wash and

bike maintenance/repair station for all cyclists. This is shown as the initial bike staging area on the Recreation Areas Plan in **Figure 9J**.

- b. After 2031, a permanent recreation staging area will be located in the village core. A location near the community centre would be central (near commercial space, community facilities, and vehicular parking) and accessible from the mountain biking area and paths/trails. The location of the permanent recreation staging area will be finalized as part of a subsequent District-led trail planning and engagement process that will involve collaboration with BPP and the mountain biking community.
- 9.5.4 The recreation areas are in addition to and should complement the parks and plazas that will encourage outdoor play and socializing and the sports field on the east end of the McGavin Field site.
- 9.5.5 There has been an incremental approach to planning and formalizing the trail network in the Upper Lands and this should continue. In subsequent, separate processes, the District and BPP will work collaboratively with stakeholders to:
- a. *Formalize and manage trails in Cypress Village.* The District and BPP are committed to a subsequent, separate planning process to formalize, plan for, build, and manage mountain biking trails in the proposed mountain biking area in Cypress Village and to formalize, plan for, build, and manage hiking trails including those that access bouldering areas in Cypress Village. This will be a District-led process. This process will also help identify the preferred location for a permanent recreation staging area in the village. This process will involve consultation with the mountain biking community as well as the bouldering community and creating a maintenance plan for these recreational assets.
 - b. *Formalize and manage trails above the 1200 foot contour.* The District and BPP are committed to a subsequent, separate District-led planning process to formalize, plan for, build, and manage hiking and mountain biking trails above the 1200 foot contour, as a continuation of the incremental step-by-step process towards a broader management plan for the entire mountainside. This broader management plan should consider environmental, cultural, and recreational values as well as collaboration with local First Nations.

Figure 9J: Recreation Areas Plan for Cypress Village



9.6 Parks and Open Spaces

9.6.1 Consistent with the vision articulated in the West Vancouver's *Parks Master Plan*, parks and open spaces in Cypress Village will be designed to:

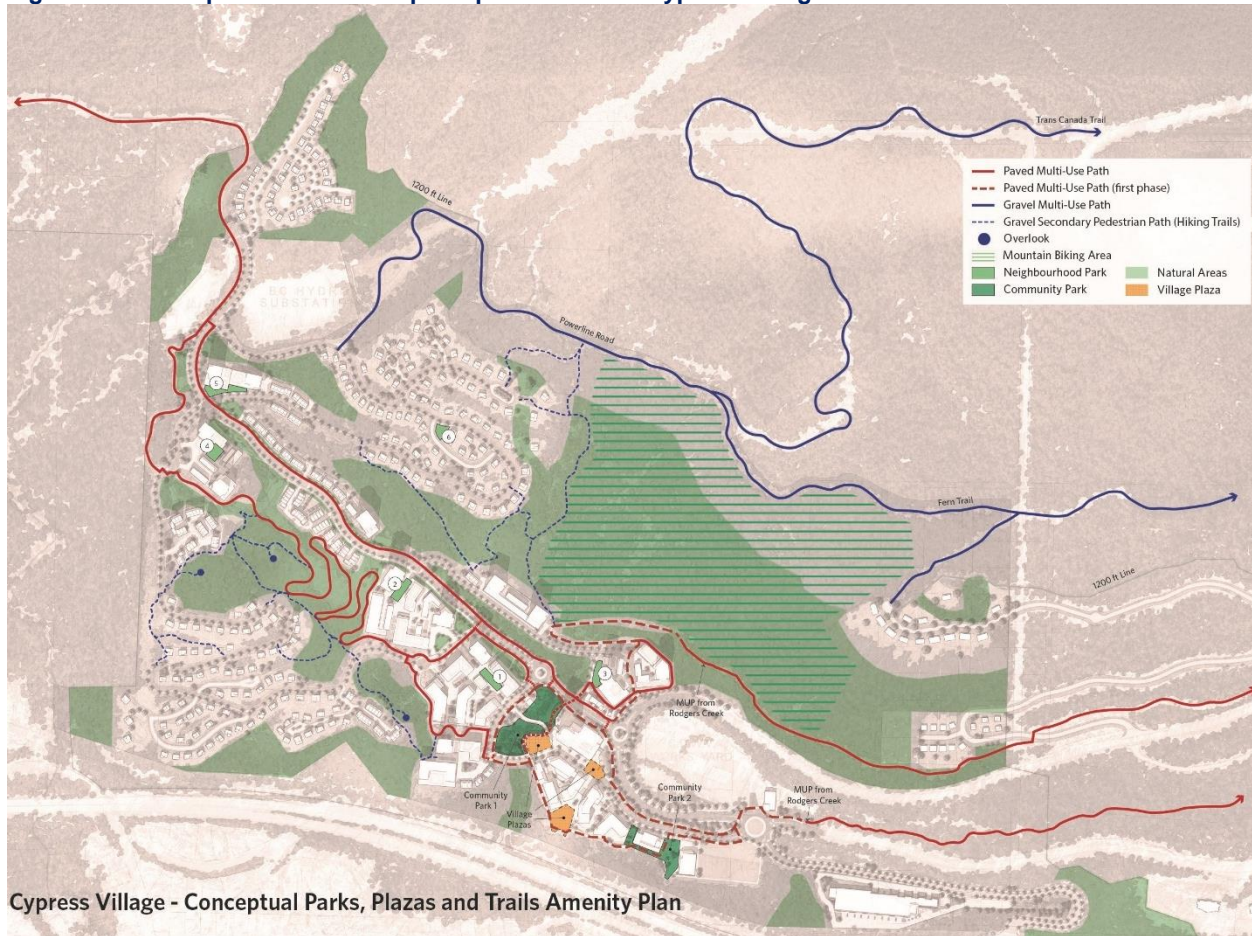
- a. Protect and steward the natural environment.
- b. Allow West Vancouver residents to experience, appreciate, and understand the natural beauty of creeks and forests.
- c. Celebrate the fun of parks.
- d. Promote and support active living, health, and social and spiritual well-being.
- e. Be inclusive, accessible, and respectful for all people.
- f. Provide a welcoming atmosphere that fosters community interaction and involvement.
- g. Be safe and secure.
- h. Provide natural assets that are sustainable for future generations.

9.6.2 The parks and open space system in Cypress Village will include:

- a. Urban character outdoor spaces such as plazas and courtyards. These will provide gathering places and a welcoming location for hosting community activities and events.
- b. Pocket parks interconnected by trails, walkways, multi-use paths, and streets.
- c. Natural areas with walking/hiking and cycling trails and recreational opportunities (bouldering, mountain biking).

- d. Natural areas set aside for environmental protection, with limited access, including elements of the rainwater management system such as bio-swales and rain gardens.
 - e. A community sports field on the east end of the McGavin Field site. This will be an artificial turf field that will provide opportunities for outdoor sports such as community soccer, baseball/softball, playground, running/fitness, ultimate frisbee, outdoor events, and other activities. The size of the sports field will mean that for some sports (e.g. field hockey, flag football, non-contact rugby, field lacrosse) the field may be suitable for practices but not for games.
- 9.6.3 The parks and open spaces will be located throughout the village, generally along the lines shown in the conceptual illustration in **Figure 9K**. Individual plazas, parks, and outdoor spaces will be designed in detail as the village gets developed over time.
- 9.6.4 Opportunities for local First Nations gatherings will be considered in parks and open spaces.
- 9.6.5 Paths, connections, and streets will help provide connectivity throughout the village, including connections to the parks and open spaces.

Figure 9K: Conceptual Parks and Open Spaces Plan for Cypress Village



9.7 Community Amenities and Facilities

Cypress Village will include a wide range of amenities to serve the West Vancouver community and to serve local residents.

The broader community amenities being created include:

- A total of 262 acres of land in Eagleridge will be acquired by the District and retained in a natural state.
- Development will be clustered in Cypress Village to protect natural areas and create a compact, sustainable community, protecting over 100 acres in the Cypress Village planning area as green space, in addition to Eagleridge.
- Cypress Village will provide a new recreation and entertainment destination for the entire community including hiking and walking trails, cycling trails, bouldering areas, mountain biking trails, cafes, and restaurants.

In addition, Cypress Village will include local-serving amenities and facilities for existing and future residents of Rodgers Creek, Cypress Village, and other nearby areas.¹⁶

The following policies will guide the provision of local-serving amenities and facilities in Cypress Village:

9.7.1 In addition to the amenities that will serve the broader community, transit, commercial space, and parks/plazas/pathways, Cypress Village will include the following amenities and community facilities:

- a. A fire station, possibly with other emergency management services that might be candidates for co-location with the fire station such as BC Ambulance Services and community police.
- b. A community centre.
- c. Child care facilities.
- d. A site for an elementary school.
- e. Sports field.

9.7.2 The fire station, community centre, elementary school, and sports field will be located approximately as shown on the concept plan in **Figure 9L**.

9.7.3 Guidelines for the new fire station are as follows:

Description	<ul style="list-style-type: none"> • The new fire station will be in addition to the existing fire stations in the District to meet the demand for fire protection services above and below the Upper Levels Highway. • The new fire station can be: <ul style="list-style-type: none"> · A stand-alone fire station. · A fire station co-located with other emergency management services (such as BC Ambulance Services which would relocate its facilities in West Vancouver to this location and/or space for on-patrol community police to utilize). · A fire station with affordable rental housing or workforce housing above (with or without co-located emergency management services).
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¹⁶ In addition to local-serving amenities and facilities in Cypress Village, there may also be opportunities to utilize facilities at Mulgrave School to help serve the residents of Rodgers Creek, Cypress Village, and other nearby areas in both the short term and long term.

Size	<ul style="list-style-type: none"> • The size of the facility will depend on whether the facility is standalone, co-located with other emergency management services, and/or co-located with affordable rental housing or workforce housing. • A standalone facility should accommodate 3 fire truck bays and the functions needed to operate fire services. • A facility co-located with emergency management services should accommodate 5 fire truck bays (3 bays for fire trucks and 2 bays to accommodate 2 ambulances each) and the functions needed to operate fire services, BC Ambulance services, and possibly space for on-patrol community police to utilize, and take into account efficiencies that can be achieved by co-locating these services (e.g. shared kitchen, meeting rooms, etc).
Funding, construction, and operating responsibilities	<ul style="list-style-type: none"> • District to use CAC Reserve funds as main funding source (the CAC Reserve includes funds already collected from previous rezonings in Rodgers Creek for amenities such as a fire station in this location). • BPP to provide a cash contribution. • District to design and construct. • District to operate.
Location	<ul style="list-style-type: none"> • To be located on the District's Operations Centre (works yard) site, along with any changes needed to reconfigure the existing fire training grounds in this location or relocate those elsewhere.
Timing	<ul style="list-style-type: none"> • Within five years of the District and BPP entering into the Phased Development Agreement, with the Phased Development Agreement to define fallback provisions about what happens if the fire station is not built in this timeframe and the District is unable to issue occupancy permits for buildings in Cypress Village because the fire station is not complete.

9.7.4 Guidelines for the community centre are as follows:

Description	<ul style="list-style-type: none"> • The Cypress Village community centre should include a gym, fitness centre/recreation space, multi-purpose rooms (for meetings, classes, social events, or programming by local organizations) and possibly a branch library (if the West Vancouver Library Board decides to operate a community library in Cypress Village) or other library services (e.g. book lending machine). • The multi-purpose rooms could: <ul style="list-style-type: none"> · provide opportunities for community organizations to co-locate. · provide space for a permanent recreation staging area. · provide an office to be utilized by on-patrol community police (if this is not included in the new fire station). · provide space for an interim Kindergarten-Grade 3 elementary annex to operate, prior to the construction of a full Kindergarten-Grade 7 elementary school in the village.
Size	<ul style="list-style-type: none"> • Approximately 24,000 square feet (2,230 square metres) in size, which is similar to the existing Gleneagles community centre.
Funding, construction, and operating responsibilities	<ul style="list-style-type: none"> • BPP to provide a cash contribution to be defined in the Phased Development Agreement based on a 24,000 square foot (2,230 square metres) community centre. • District to pay for incremental capital cost if District elects to increase the size of the community centre. • District to design and construct, with the District and BPP to agree on design/construction milestones recognizing that the community centre is an important amenity in the village (with alternative approaches to delivery if milestones are not met). • District to operate.

Location	<ul style="list-style-type: none"> To be located near the village core, elementary school site, and the sports field, so that it is easily accessible by walking, cycling, or driving from other community facilities; is near commercial space (such as restaurants and coffee shops); and is near outdoor recreation facilities.
Timing	<ul style="list-style-type: none"> By the later of eight years after the District and BPP enter into the Phased Development Agreement or the occupancy of the 1400th housing unit, with the Phased Development Agreement to define milestones and fallback provisions about what happens if the milestones are not met.

9.7.5 Guidelines for the child care facilities are as follows:

Description	<ul style="list-style-type: none"> Non-profit child care spaces will be provided in Cypress Village over time to meet the needs of residents and employees in Cypress Village.
Spaces/size	<ul style="list-style-type: none"> Child care facilities will provide a minimum of 2.89 child care spaces per 100 housing units over the course of development (for a minimum total of 107 child care spaces upon build-out). Child care facilities will meet the <i>BC Child Care Licensing Regulation</i> and the guidelines in Vancouver Coastal Health's <i>Design Resource for Child Care Facilities</i>.
Funding, construction, and operating responsibilities	<ul style="list-style-type: none"> To be funded and constructed by BPP with ownership transferred to the District. BPP to work with the District to select the initial child care operators.
Location	<ul style="list-style-type: none"> To be provided in mixed-use, multi-family, and/or civic buildings throughout the village to ensure ease of access for village residents and workers. Convenient and accessible locations that are close to the community centre, elementary school, parks, and transit should be prioritized.
Timing	<ul style="list-style-type: none"> Child care facilities will be built in increments over time and should be delivered upon completion of the 500th unit and then upon the completion of every 800th unit after that.

9.7.6 Guidelines for the proposed elementary school are as follows:

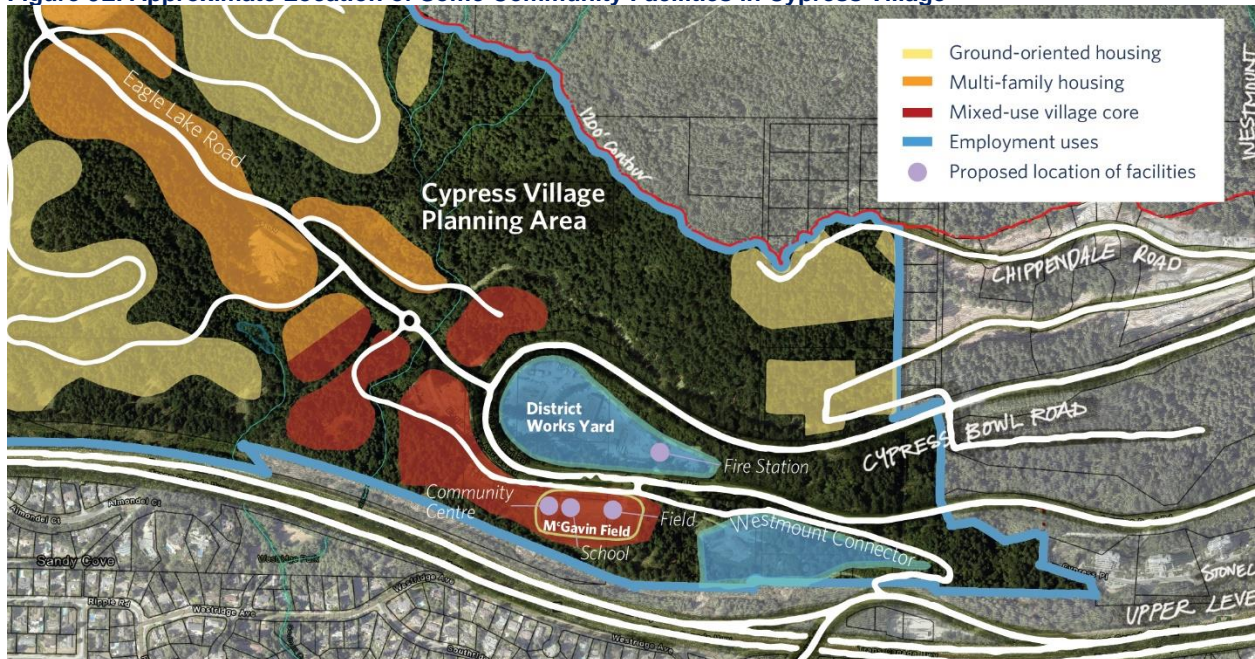
Description	<ul style="list-style-type: none"> Funding for school construction is provided by the Province of BC and funding for school operations requires the approval of the West Vancouver Schools (School District 45), so the District and BPP cannot decide on their own how to provide schools for Cypress Village. However, providing school space in Cypress Village is an important element in building community and reducing traffic. Once there is sufficient enrolment, an elementary school annex (with two classrooms or more) should operate using space in the community centre (including the gym) and the outdoor recreation facilities on the McGavin Field site. As potential enrolment increases over time (based on the population of Cypress Village and Rodgers Creek, which will be the primary catchments for the school), the Province will be requested to provide funding for a Kindergarten to Grade 7 elementary school.
Size	<ul style="list-style-type: none"> The size of facility will meet the Provincial Ministry of Education's <i>Area Standards</i>.
Funding, construction, and operating responsibilities	<ul style="list-style-type: none"> To be funded by the Province and constructed/operated by School District 45 on a site to be provided by the District.
Location	<ul style="list-style-type: none"> The interim elementary school annex can be located in the community centre.

	<ul style="list-style-type: none"> Subject to Ministry approval, a permanent Kindergarten to Grade 7 elementary school would be located on the western end of the McGavin Field site on land provided by the District at a nominal fee. It is expected that this school could continue to use the gym in the community centre and the outdoor recreation facilities on McGavin Field.
Timing	<ul style="list-style-type: none"> Depends on enrolment and other parties (West Vancouver Schools, Province of BC).

9.7.7 Guidelines for the McGavin Field sports facility are as follows:

Description	<ul style="list-style-type: none"> The sports field will be an artificial turf field that can accommodate outdoor sports such as community soccer, baseball/softball, playground, running/fitness, ultimate frisbee, outdoor events, and other activities.
Size	<ul style="list-style-type: none"> The sports field should be at least 50 metres by 100 metres. The District's approval of the design of nearby roads will take into account these dimensions.
Funding, construction, and operating responsibilities	<ul style="list-style-type: none"> To be built by the District using funds from BPP (including funds already on hand, funds that BPP is already obligated to provide based on the temporary License, and additional funds to be contributed by BPP). To be operated by the District.
Location	<ul style="list-style-type: none"> To be located approximately as on the site shown in Figure 9L.
Timing	<ul style="list-style-type: none"> After BPP's License expires in 2031.

Figure 9L: Approximate Location of Some Community Facilities in Cypress Village



9.8 Form and Character of Urban Development in Cypress Village

Planning for Cypress Village provides an extraordinary opportunity to create a unique place with a strong connection between urban and natural areas, a strong sense of community, outstanding environmental and recreational assets, and a commitment to sustainable development.

As per Section 2.3 of this ADP, the Cypress Village planning area is designated as a Development Permit Area (DPA). A Development Permit (DP) will be required for all construction (buildings, structures, roads, pathways, public open spaces, plazas) and landscaping in Cypress Village, in accordance with the CV4: Form and Character DPA Guidelines in **Appendix A**. The Development Permit guidelines are based on the following principles:

- 9.8.1 The urban form and character for Cypress Village should draw on the inherent natural character of the lands. Development in Cypress Village should be integrated within its natural setting and should create a sense of community that is vibrant, sustainable, and connected.
- 9.8.2 The urban form and character for Cypress Village could draw inspiration from other well-regarded master-planned communities in the region (which are documented in a Precedents Study in **Appendix G**). This is not to say that Cypress Village should look exactly like any of these other places; simply that Cypress Village could draw upon these examples and the common themes they suggest for successful place-making and community building, particularly in terms of creating active and vibrant mixed-use village cores and urban-natural interfaces.
- 9.8.2 The urban form and character will be consistent with Policy 2.2.13 of the OCP, which envisions that Cypress Village will be “a unique gateway to mountain recreation with strong links to the rest of West Vancouver, incorporating distinctive uses and features (such as unique retail, a civic plaza, community and recreational facilities, and other public amenities) in addition to commercial and institutional uses that serve the local community.” The identity of Cypress Village should reflect its incredible access to nature and recreational opportunities such as mountain biking and bouldering.
- 9.8.3 The village core will be a walkable, pedestrian environment with a mix of commercial, residential, and community uses; a mix of active ground floor uses; and a network of plazas, courtyards, paths, and park spaces that will help create a sense of place.
- 9.8.4 Development will be compact (to encourage walking and cycling within the village), clustered (to protect a large proportion of the land in its natural state), and varied with a mix of low-rise, mid-rise, and taller buildings. A mix of building forms will help to create a community with an urban character village as well as lower density housing options, providing housing choice, diversity, and inclusivity.
- 9.8.5 Taller buildings will be concentrated in the village core and along Eagle Lake Road, which is the principal collector road in the village, so that about two-thirds of residents will be within easy walking distance (400 metres or less) of the retail/service businesses, community facilities, and transit stops. The general pattern should be to concentrate taller buildings on the upslope side of the development, and to create a core precinct with a pedestrian scale.

The intended urban form and character for Cypress Village is illustrated in a series of artist’s illustrations and character sketches below. The images are conceptual and meant to illustrate ideas and the overall vision for the village; they are not intended to be exact drawings of what Cypress Village will look like. In addition, a conceptual view analysis is provided in **Appendix H**. The views include:

- An aerial view of Cypress Village in the North Shore and Vancouver context.
- Views looking towards Cypress Village from the Lions Gate Bridge to show Cypress Village in the North Shore Context.
- Views looking towards Cypress Village from Ambleside Beach and the Dunderave Pier to show visual impacts from places in the West Vancouver community.

- Views looking towards Cypress Village travelling westbound and eastbound on the Upper Levels Highway.
- Views looking towards Cypress Village from Kits Beach in Vancouver.

The conceptual view analysis includes images of the existing views and views in 5 year increments to show how each view may change as Cypress Village gets developed over time.

Overall Concept Plan and Character Sketch of Cypress Village Upon Build-Out

Figure 9M shows a concept plan for Cypress Village upon build-out in about 20 to 25 years and **Figure 9N** shows an artist's illustration of Cypress Village upon build-out in about 20 to 25 years. This is intended to be illustrative not prescriptive. Actual building design, heights, and layouts will be determined as each building/development proceeds.

Figure 9M: Cypress Village Concept Plan Upon Build-Out (in 20 to 25 Years)



Figure 9N: Artist's Illustration of Cypress Village Upon Build-Out (in 20 to 25 Years)



Character Sketches of Places in Cypress Village

The following images show artist's illustrations of different places and elements of Cypress Village.

Artist's Illustrations of the Mixed-Use Village Core in Cypress Village



Artist's Illustrations of Multi-Family Housing in Cypress Village





Artist's Illustration of Eagle Lake Road



Artist's Illustration of Ground-Oriented Housing Neighbourhoods in Cypress Village



Artist's Illustrations of Business-Park Employment Space on the Benchlands



Artist's Illustrations of Business-Park Employment Space on the Benchlands - Continued



Artist's Illustrations of Plazas, Paths, and Walkways



Artist's Illustrations of Plazas, Paths, and Walkways - Continued



Artist's Illustrations of Plazas, Paths, and Walkways - Continued



Artist's Illustration Looking at the Future School and Community Centre



9.9 Conceptual Servicing Strategy

Development in Cypress Village will connect with existing West Vancouver water, sewer, and stormwater servicing networks. BPP will be responsible for the construction of, or appropriate financial contributions toward, the capital cost of all on-site and off-site infrastructure needed to serve the Cypress Village community all in accordance with the Phased Development Agreement. In some cases, the District may choose to accommodate additional capacity (e.g. upsizing of pipes) to serve demand from existing and future development outside of Cypress Village. In these cases, the District will contribute the incremental capital costs for the incremental servicing infrastructure.

The servicing concepts for water, sanitary sewer, rainwater management and drainage, and utilities are summarized below. Detailed designs for all on-site and off-site infrastructure to serve Cypress Village will be completed as part of Subdivision Servicing requirements for individual parcels as subdivision and development proceeds over time or as part of construction contracts or similar agreements between the District and BPP for some off-site infrastructure.

Water

- 9.9.1 Cypress Village will be connected to the existing District of West Vancouver water distribution system. As with the rest of the municipality, Cypress Village will be serviced with treated water provided by both Eagle Lake and Metro Vancouver sources.
- 9.9.2 The Cypress Village water system will consist of the following:
- a. A local network of distribution watermains will be located in District-owned road dedications or utility rights-of-way that provide unrestricted access by the District for construction, maintenance, and repair.
 - b. Storage reservoirs will be constructed in Cypress Village to provide fire flow storage and balancing storage with added emergency capacity.
 - c. Three pressure reducing valves (PRVs) will be installed between pressure zone boundaries within Cypress Village that align with existing District pressure zones.
 - d. A new pump station within Cypress Village will be constructed to provide adequate pumping capacities to convey consumption demands for areas of the development within certain pressure zones.
- 9.9.3 To meet the water requirements for Cypress Village, several upgrades within the existing servicing network are anticipated, including:
- a. Relocation of the existing transmission watermain known as the “cross-country watermain”, as part of replacing the existing Eagle Lake Access Road (a private road) with an On-site Collector road in this same vicinity to serve the village. This watermain must remain in service throughout construction as this is an active transmission main for the District.
 - b. Additional pumping capacity at the Westmount and 11th Street pump stations. Both of these pump stations are important for existing water service demands in West Vancouver and there is already a need to expand pumping capacities provided by the Westmount pump station and upgrade the 11th Street pump station based on existing population demands. Additional pumping capacity will take into account existing needs unrelated to Cypress Village as well as capacity needed to serve the village.
 - c. Increased capacity within the Queens Avenue transmission watermain between the Westmount and 11th Street pump stations. This is mainly to service increased maximum day demand flows to serve Cypress Village and will be completed incrementally in stages over time as Cypress Village is developed.

Sanitary Sewer

- 9.9.4 Cypress Village will be connected to the existing West Vancouver sanitary sewer collection system. Almost all of the sewer collection system within the limits of the Cypress Village development lands will connect to a single line that will exit Cypress Village, connect to the existing District sewer system, and then connect into Metro Vancouver's trunk system which conveys effluent to the Lions Gate Wastewater Treatment Facility. Development in the northeast portion of the Cypress Village planning area adjacent to Rodgers Creek will connect to the existing Rodgers Creek sanitary sewer systems.
- 9.9.5 All sanitary sewer mains in Cypress Village will be located in District-owned road dedications, utility rights-of-way, or MOTI rights-of-way that provide unrestricted access by the District for construction, maintenance, and repair.
- 9.9.6 Some upgrades to the District's existing sewer system will be required to accommodate the additional flows from Cypress Village development; this work will be carried out and paid for by BPP. Any additional upsizing costs associated with expanding capacity beyond that needed to serve Cypress Village will be at the District's option and cost.

Rainwater Management and Drainage

- 9.9.7 The rainwater management strategy for Cypress Village will be designed to maintain the quantity and quality of water in the natural drainage systems of the planning area and avoid negative downstream impacts. The strategy will use a holistic approach including the principles of detention, retention, treatment, base flow maintenance, peak flow diversion, and enhanced environmental benefit for the entire development area.
- 9.9.8 Low Impact Development (LID) features will be combined with productive natural wetland ecosystems to yield a system that removes pollutants, avoids increased erosion and flood risk, and encourages habitat growth.
- 9.9.10 In general, all roads will include local storm sewer collection systems integrated with a comprehensive system of natural and enhanced watercourses and wetlands, to reduce stormwater runoff, increase habitat, promote natural processes, and primarily discharge runoff into natural or enhanced watercourses and wetlands on-site. The intent of this integrated system is to prioritize base flows to be first directed into the watercourse and habitat features (through treatment devices and flow structures), while flows exceeding this level will overflow to (or remain in) the local storm sewer.
- 9.9.11 High flow stormwater that could damage property and infrastructure below Cypress Village will be diverted from environmental base flows. While environmental base flows will be treated with mechanical separation and/or biofiltration and returned to natural and enhanced watercourses on-site, higher flows generated by more significant duration and intensity rainfall events will be conveyed through a stormwater diversion system. Consistent with the Five Creeks Integrated Stormwater Management Plan, the western leg of the diversion system will be constructed to serve Cypress Village and will be tied into the existing diversion system, which will safely convey potentially damaging high runoff flows from significant weather events into the ocean.

Utilities

- 9.9.12 Electricity, natural gas, and communications lines will be provided by independent third party utility companies.
- 9.9.13 Fibre optic communications lines will be installed to provide future connectivity of fibre optic communications between District facilities, consistent with the Road Sections in **Appendix F**.
- 9.9.14 All services and infrastructure will be installed underground (except some ancillary works, such as kiosks, junction boxes, meters, which may be at or above grade).

9.10 Sustainability

“A sustainable community effectively balances economic, social, cultural, and environmental interests in order to meet the needs of the present generation without compromising the ability of future generations to meet their needs....Sustainable and resilient communities are compact, complete, centred, connected, and consider natural assets and hazards.” ~ Province of British Columbia

Sustainability is foundational to this ADP:

- Developing a compact, complete, transit-served community in Cypress Village is a more sustainable way of accommodating new housing than large single family houses, which is what is currently permitted by the existing zoning on BPP’s lands in Cypress Village and Eagleridge. The District’s 2016 “Community Energy & Emissions Plan” found that household emissions are lowest in mixed use, compact village nodes and corridors with a diverse mix of housing types, transportation options, and close proximity to destinations such as shopping and community facilities. Protecting 262 acres of land in Eagleridge and over 100 acres of land in Cypress Village in its natural treed state for conservation and recreation maintains forested areas that play an important role as carbon sinks, in addition to contributing to ecological diversity.
- Community design for Cypress Village supports social and cultural sustainability by providing opportunities for physical activity (with an active transportation network and extensive recreation areas), community connection, housing affordability, and accessibility to services (including an elementary school, child care facilities, and community centre).
- Clustering development in Cypress Village, including a mix of land uses, and the funding strategy for infrastructure supports economic sustainability.
- Connectivity is prioritized in the active transportation network, parks and open spaces plan, and village design.
- Protecting lands in Eagleridge (as well as lands in the Cypress Village planning area) reflects the importance of natural assets to the community.

The following policies will help achieve a sustainable mixed-use village that supports the District’s response to addressing the impacts of climate change:

9.10.1 Cypress Village should minimize its carbon footprint by providing for:

- a. A compact community with transit service and a diversity of housing and population that maximizes transit ridership.
- b. Dedicated bike and pedestrian networks with connectivity within and outside of the community to encourage active modes of transportation such as walking and cycling rather than driving.
- c. Building design, site development, and energy systems that achieve a low carbon footprint, consistent with the District’s Building Code.
- d. Integrated rainwater management planning.
- e. Protection of environmental areas within the Cypress Village planning boundary to enhance habitat and reduce risks of natural hazards.
- f. Other sustainable principles such as providing for car share and electric vehicle use and charging, consistent with the District’s Building Code.

9.10.2 The infrastructure design for Cypress Village seeks to address climate change by:

- a. Designing low-impact rainwater management systems (e.g. including mechanisms such as infiltration, rain gardens, bio-swales, and biofiltration as part of street, building, and pathway

designs to help manage the rate and quality of run-off and provide a cleaning function for rainwater and supplement the wetland and stream habitats).

- b. Providing stormwater diversion systems that will divert higher rainwater event flows, which are happening more frequently, to the ocean and in turn protecting existing public and private property and infrastructure below the highway.
 - c. Planning, designing, and providing for climate resilient infrastructure systems that will service the Cypress Village community over the life of the assets comprising those systems.
 - d. Incorporating a new fire station in the Cypress Village planning area which will significantly improve response times in the area and help address the risk of wildfires.
 - e. Adhering to the CV2: Cypress Village Wildfire Hazard DPA Guidelines (see **Appendix A**) to mitigate the impacts of a potential wildfire event on Cypress Village and West Vancouver.
 - f. Incorporating other requirements such as emergency access routes to cul-de-sac streets.
- 9.10.3 The CV:4 Form and Character DPA Guidelines in **Appendix A** include guidelines to help support sustainable development.

9.11 Risk Management

- 9.11.1 As per Section 2.3 of this ADP, the Cypress Village planning area is designated as a Development Permit Area (DPA). Development Permits (DPs) will be required for:
- a. Any tree clearing and for subdivision in accordance with the CV2: Cypress Village Wildfire Hazard DPA Guidelines in **Appendix A**.
 - b. Any tree clearing, earthworks, and subdivision in accordance with the CV3: Cypress Village Hazardous Conditions DPA Guidelines in **Appendix A**.

9.12 Phasing of Development

- 9.12.1 *Pace of Development.* Cypress Village is anticipated to be built over about 20 to 25 years. Average annual population growth is estimated to be about 275 people per year, although this will vary over time. Growth will likely be slower at the start, so it is anticipated that the population of Cypress Village will be approximately:

- About 300 people by the end of 2029.
- About 1,700 people by the end of 2034.
- About 6,900 people at build-out in about 2048.

For context, the OCP anticipates that the total population in West Vancouver (including new residents of Cypress Village) will increase by over 10,000 people from 2016 to 2041.

- 9.12.2 *Neighbourhood Phasing.* The anticipated phasing of development in Cypress Village is illustrated in a series of images (**Figures 9O to 9T**) on the following pages using the land use plan, the concept plan for the village, and artist's illustrations of the village. The concept plan and artist's illustrations are sequenced to show how the village is anticipated to develop over time using 5 year increments.

In general, it is anticipated that:

- Development will progress from east to west in the planning area.
- The first phase of residential development will include part of the *Mixed-Use Village Core* as well as the *Ground-Oriented Housing* area near Rodgers Creek. The paved multi-use path connecting Rodgers Creek to Cypress Village and providing circulation within Cypress Village, and the fire station, are also anticipated to be built early on. Development of the final

phases of residential development in Rodgers Creek will likely occur at the same time as the first phase of development in Cypress Village.

- Next, development will focus on completion of the *Mixed-Use Village Core*, the *Multi-Family Housing* area along Eagle Lake Road, the low *Ground-Oriented Housing* neighbourhood in the southwest portion of the planning area, and the Westmount Connector and business park *Employment Uses* space.
- The final phase of development will include completion of the *Multi-Family Housing* area at the north end of Eagle Lake Road and the *Ground-Oriented Housing* neighbourhood in the northwest portion of the planning area.

Figure 90: Land Use Plan for Cypress Village Showing Approximate Phasing in 5-Year Increments

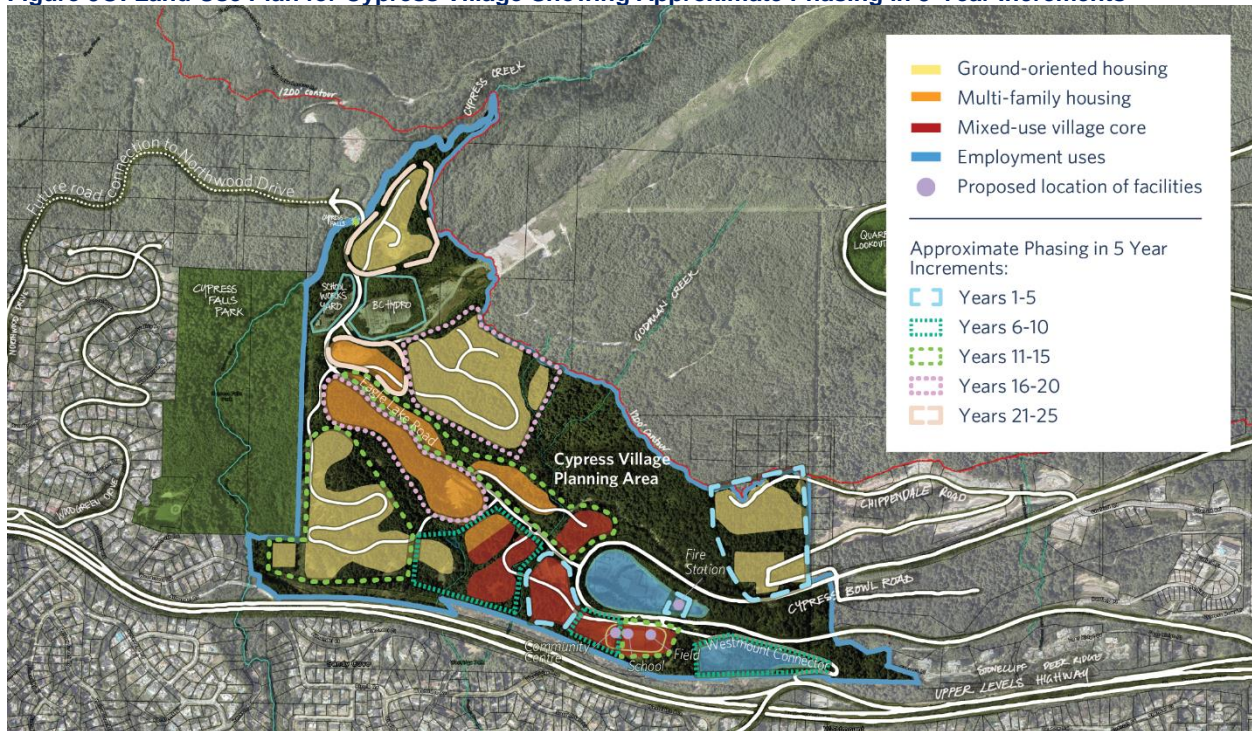


Figure 9P: Concept Plan and Artist's Illustration of Cypress Village at Year 5



Figure 9Q: Concept Plan and Artist's Illustration of Cypress Village at Year 10



Figure 9R: Concept Plan and Artist's Illustration of Cypress Village at Year 15



Figure 9S: Concept Plan and Artist's Illustration of Cypress Village at Year 20



Figure 9T: Concept Plan and Artist's Illustration of Cypress Village Upon Build-Out



9.12.3 *Timing of Key Obligations.* Community-building and placemaking from the start of development of Cypress Village is important to help create a vibrant, successful neighbourhood and to meet the needs of residents of the village, Rodgers Creek, and other nearby areas. The development will be required to meet key milestones as governed in the Phased Development Agreement and as outlined generally below:

- a. The fire station must be built within five years of the District and BPP entering into the Phased Development Agreement, with fallback provisions to be defined in the Phased Development Agreement if the fire station is not built in this timeframe and the District is unable to issue occupancy permits for buildings in Cypress Village because the fire station is not complete.
- b. The first phase of retail/service space in the village core must be large enough to include a grocery store and must be completed early in the development by an agreed-upon timeline (for example, a metric tied to the issuance of the building permit or occupancy permit for a defined number of residential units).
- c. The Independent Transit Service (to be provided by BPP) must commence on or before the date of occupancy of the first residential unit in Cypress Village. The level of service should be adjusted commensurate with population growth in Cypress Village over time.
- d. The community centre will be built by the later of eight years after the District and BPP enter into the Phased Development Agreement or the occupancy of the 1400th housing unit, with milestones and fallback provisions about what happens if the milestones are not met to be defined in the Phased Development Agreement.
- e. McGavin Field will be built by the District after BPP's temporary License for the Cypress Pop-Up Village expires (i.e. after May 2031).
- f. Child care spaces must be provided commensurate with the pace of residential development, with facilities to be built in agreed-upon increments over time (for example, in increments tied to the issuance of building permits or occupancy permits for defined numbers of residential units).
- g. The market rental units must be provided commensurate with a mechanism that restricts the amount of market strata residential development that can be approved based on the number of market rental units completed.
- h. The title to parcels to accommodate the purpose-built affordable rental apartment units must be transferred to the District or, at the District's discretion, to a non-profit housing operator(s) selected by the District, based on agreed-upon milestones.
- i. Parks, plazas, and pathways should be built at the same time as adjacent urban development is being built and/or by agreed-upon milestones related to the issuance of building permits or occupancy permits for defined numbers of residential units.
- j. Major road improvements (e.g. upgrades to Cypress Bowl Road, Westmount Connector subject to MoTI approval) must be built within the first ten years to help support transportation demand management.

10.0 Summary of the Financial Strategy and Financial Implications for the District

Financial Strategy

The financial strategy for the protection of lands in Eagleridge and the creation of a compact, sustainable urban community in Cypress Village includes the following key elements:

10.1 BPP will be responsible for:

- a. The construction of, or appropriate financial contributions toward, the capital cost of all on-site and off-site infrastructure that serves the Cypress Village development, including roads, water, sanitary sewer, drainage, communication, and hydro utilities.
- b. Funding and operating the Independent Transit Service until such time as it is taken over by TransLink, the regional public transit agency, or the District and BPP agree to an alternative. As Cypress Village is developed, the District and BPP will work together towards having TransLink include Cypress Village in its service expansion plans. The ITS is subject to renewal by TransLink which BPP and the District will seek together. If TransLink does not renew approval, BPP and the District will explore alternatives.
- c. Transferring ownership of two land parcels to the District or (at the District's option) a non-profit housing operator(s) selected by the District for the purpose of accommodating the affordable rental housing.
- d. The construction of, or appropriate financial contributions toward, the following amenities and community facilities to be provided in Cypress Village:
 - Community centre. The District will design and construct the community centre with BPP being obligated to provide a capital cost contribution based on a facility of 24,000 square feet (2,230 square metres) (similar in size to the Gleneagles Community Centre) and with BPP having the option to deliver the community centre on a turnkey basis to the District if certain milestones to be defined in the Phased Development Agreement are not met.
 - Fire station. The District will design and construct the fire station, using a combination of CAC Reserve funds and an additional capital cost contribution from BPP to be agreed upon by the District and BPP.
 - Child care facilities to be constructed and paid for by BPP.
 - Parks and plazas to be constructed and paid for by BPP.
 - Open space improvements to be constructed and paid for by BPP.
 - Sports field. The District will design and construct the sports field, using a combination of funds already provided by BPP, funds already BPP is already obligated to provide related to the License for the Cypress Pop-Up Village area, and an additional capital cost contribution from BPP to be agreed upon by the District and BPP.
 - Pedestrian, cycling, and multi-use pathways to be constructed and paid for by BPP.
 - Hiking trails, to be constructed and paid for by BPP.
 - Mountain biking trails, to be formalized, planned, built, and managed via a collaborative process with the District, BPP, and stakeholders and for which BPP will make a financial contribution to be used towards trail work.
- e. Paying all Development Cost Charges (DCCs) that are required by applicable DCC bylaws, including the District of West Vancouver, Metro Vancouver, GVS&DD, and TransLink. The District's DCC Bylaw No. 3801, 1993, currently sets out DCC rates for five geographic areas in the District and for eight categories of charges (water, drainage, neighbourhood roads,

community roads, underground wiring, Ambleside waterfront, major parks, and local parks). Cypress Village is in DCC Area 4 (which also includes Rodgers Creek). The District should:

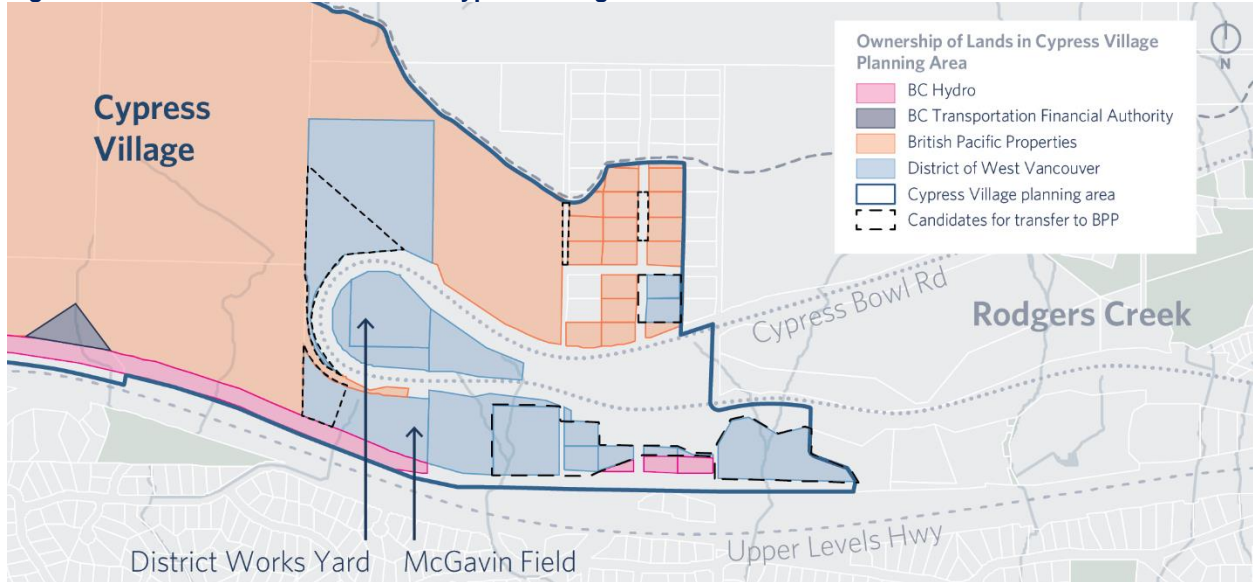
- Amend the DCC Bylaw to designate Cypress Village and Rodgers Creek Areas 5 & 6 as separate sub-areas within DCC Area 4.
- Eliminate the water, drainage, neighbourhood roads, underground wiring, and local parks DCCs for the Cypress Village sub-area because BPP will supply all of this local infrastructure in Cypress Village.
- Eliminate the major parks DCC for the Cypress Village and Rodgers Creek Areas 5 & 6 sub-areas because BPP is providing community-serving open spaces within Cypress Village and is also transferring ownership of its 262 acres of land in Eagleridge to the District as a major park.
- Retain the community roads DCC as is for the Cypress Village sub-area, as this is a contribution to the overall road network.
- Retain the Ambleside Waterfront DCC as is for the Cypress Village sub-area, as this is a contribution to a community scale park that all residents of West Vancouver can use including future residents of Cypress Village.

10.2 The District's obligations will include:

- a. The District and BPP may agree that, as part of the infrastructure work for Cypress Village, some servicing infrastructure should be upsized to address the needs of existing or future development outside of Cypress Village, in which case the District will contribute the incremental capital cost.
- b. The District will build the fire station using funds from the CAC Reserve which were collected from rezonings in Rodgers Creek for the purposes of funding amenities such as a fire station in Cypress Village, plus an additional cash contribution from BPP. The District may elect to expand the size of the facility beyond that required to serve the residents of Cypress Village and Rodgers Creek, and/or may elect to include additional space (e.g. space for co-located emergency management services and/or purpose-built affordable rental housing or workforce housing). If the District elects to expand the size of the facility or include additional space, the District will be responsible for the incremental capital cost.
- c. The District will build the community centre, may elect to expand the size of the facility beyond that required to serve the residents of Cypress Village and Rodgers Creek, and/or may elect to include additional space (e.g. purpose-built affordable rental housing), in which case the District will be responsible for the incremental capital cost.
- d. The District will contribute some assets to help enable the protection of the lands in Eagleridge, to help support the creation of a compact, vibrant village core, and to facilitate the construction of the Westmount Connector and employment benchlands:
 - Contributing funds from applicable DCC Reserves towards purposes for which those funds were collected.
 - Contributing funds from the CAC Reserve towards purposes for which those funds were collected (e.g. for the fire station and for the sports field).
 - Reconfiguring the existing fire training grounds on the District's Operations Centre (work yard) site or relocating this use to another location as needed to accommodate the new fire station in this location.
 - Replacing the materials transfer site operations when needed.
 - Owning, operating, and maintaining the fire station, community centre, child care spaces, roads and active transportation network, and parks and open space.

- Transferring some District-owned parcels of vacant land (or portions thereof) in Cypress Village to BPP (see **Figure 10A** for candidates) subject to the District's processes regarding the use and disposition of District-owned land.

Figure 10A: District-Owned Parcels in Cypress Village that are Candidates for Transfer to BPP



Financial Implications for the District

The financial implications to the District were evaluated in a comprehensive analysis.

Based on the financial strategy and obligations outlined in Policies 10.1 and 10.2 above, there are not likely to be any significant negative financial impacts of Cypress Village on the District or taxpayers in terms of capital costs.

In terms of operating costs, Cypress Village residents will, like all District residents, add operating costs for emergency services, parks and recreation operating costs, road maintenance, and municipal operations. The estimated future property tax and other fee revenue from development in Cypress Village is sufficient to cover the estimated new operating costs that are associated with the new residents of Cypress Village. The most likely outcome is that the municipal revenues flowing from Cypress Village exceed the municipal cost of providing services to the new community. If revenues are higher than operating costs, this will affect future municipal budgeting in one of these ways: municipal property tax rates will be lower than they otherwise would be, or some municipal services can be expanded without having to increase taxes. Municipal operations are essentially set to breakeven (i.e. property taxes and other fees and charges are set so as to cover costs), so Cypress Village will not have any significant negative financial impact on the taxes and fees paid by other residents and taxpayers in West Vancouver and may have a positive impact.

11.0 Implementation

This Cypress Village ADP is a long-term planning document intended to shape development in Cypress Village over 20 to 25 years consistent with the planning principles, plans, and form and character of development described in this document. Although the plan will be implemented incrementally over time as individual projects process within Cypress Village, these projects will be situated within a coordinated consideration of the village as a whole. The policies and guidelines in this document create the framework to ensure the vision for a compact, sustainable mixed-use village is realized.

The following tools and steps are anticipated to help implement this ADP:¹⁷

1. Adoption of this ADP.
2. Adoption of consequential and/or supporting amendments to the OCP.
3. Adoption of a Comprehensive Development (CD) Zoning Bylaw for the Cypress Village planning area.
4. Adoption of a Phased Development Agreement (PDA) between the District and BPP. This will require approval from the Inspector of Municipalities.
5. Adoption of an amendment to the Subdivision Control Bylaw to indicate that servicing standards and infrastructure design criteria for Cypress Village are included in the PDA.
6. Adoption of a Bylaw to Amend the District's Development Cost Charge Bylaw No. 3801, 1993. This may require approval from the Inspector of Municipalities.
7. Adoption of DCC Reserve Expenditures Bylaws.
8. Council resolution for the allocation of some CAC Reserve funds towards the fire station.
9. Transfer of title of the lands in Eagleridge that are currently owned by BPP to the District.
10. Transfer of title of approximately 17 parcels, portions of parcels, or road closure lands totaling about 21 to 22 acres in the Cypress Village planning area that are currently owned by the District to BPP.
11. Dedication of the lands in Eagleridge that are acquired by the District as Park.
12. Dedication as Park of other District-owned lands in Eagleridge that are not yet dedicated as Park (see **Figure 8A**).
13. Dedication as Park of park and open space lands in Cypress Village to be transferred to the District after subdivisions.
14. Other property transactions:
 - a) Land transfers/exchanges as needed between the District and MoTI to facilitate accommodating agreed-upon changes to Cypress Bowl Road.
 - b) Land transfers/exchanges as needed between the District and MoTI to facilitate the inclusion of business park space on the employment benchlands to be created south of the new Westmount Connector.
 - c) Right-of-way or road dedication from BC Hydro to facilitate the new Westmount Connector.
 - d) Provision of a portion of the McGavin Field site from the District to School District 45 for a school, when the School District has funding to build and operate a school in Cypress Village.
15. Approvals from other agencies:
 - a) Detailed design review/approvals by MoTI for transportation elements within MoTI's jurisdiction.

¹⁷ Note that list is not necessarily exhaustive or sequential.

- b) Authorization from DFO for some changes to riparian areas in the *Mixed-Use Village Core* (this step is complete).
 - c) Provincial approvals under Section 11 of BC Water Sustainability Act.
16. Detailed design, subdivisions, development permits, and building permits as development proceeds.
 17. Process involving the District, BPP, and stakeholders including the North Shore Mountain Bike Association (NSMBA) to formalize, plan for, build, and manage mountain biking trails in Cypress Village.
 18. Process involving the District, BPP, and stakeholders including the North Shore Mountain Bike Association (NSMBA) to formalize, plan for, build, and manage hiking and mountain biking trails above the 1200 foot contour, as a continuation of the incremental step-by-step process towards a broader management plan for the entire mountainside.
 19. District process to explore options for managing the Eagleridge lands, which could be part of a broader management plan for the entire mountainside.

12.0 Appendices

Appendix A: Cypress Village Development Permit Areas (DPAs) Guidelines

As part of this Area Development Plan for Cypress Village and Eagleridge, four new Development Permit Areas are created:

1. CV1: Cypress Village Riparian Areas Development Permit Area
2. CV2: Cypress Village Wildfire Hazard Development Permit Area
3. CV3: Cypress Village Hazardous Conditions Development Permit Area
4. CV4: Cypress Village Form and Character Development Permit Area

Definitions

The following terms have the indicated meaning:

“Building” means any structure of any size intended to contain any use, including without limitation residential, commercial, and light industrial buildings, civic buildings, accessory buildings, parking structures, garages, carports, and buildings that house utility infrastructure.

“Cypress Village Area” means the area depicted in Figure 1:

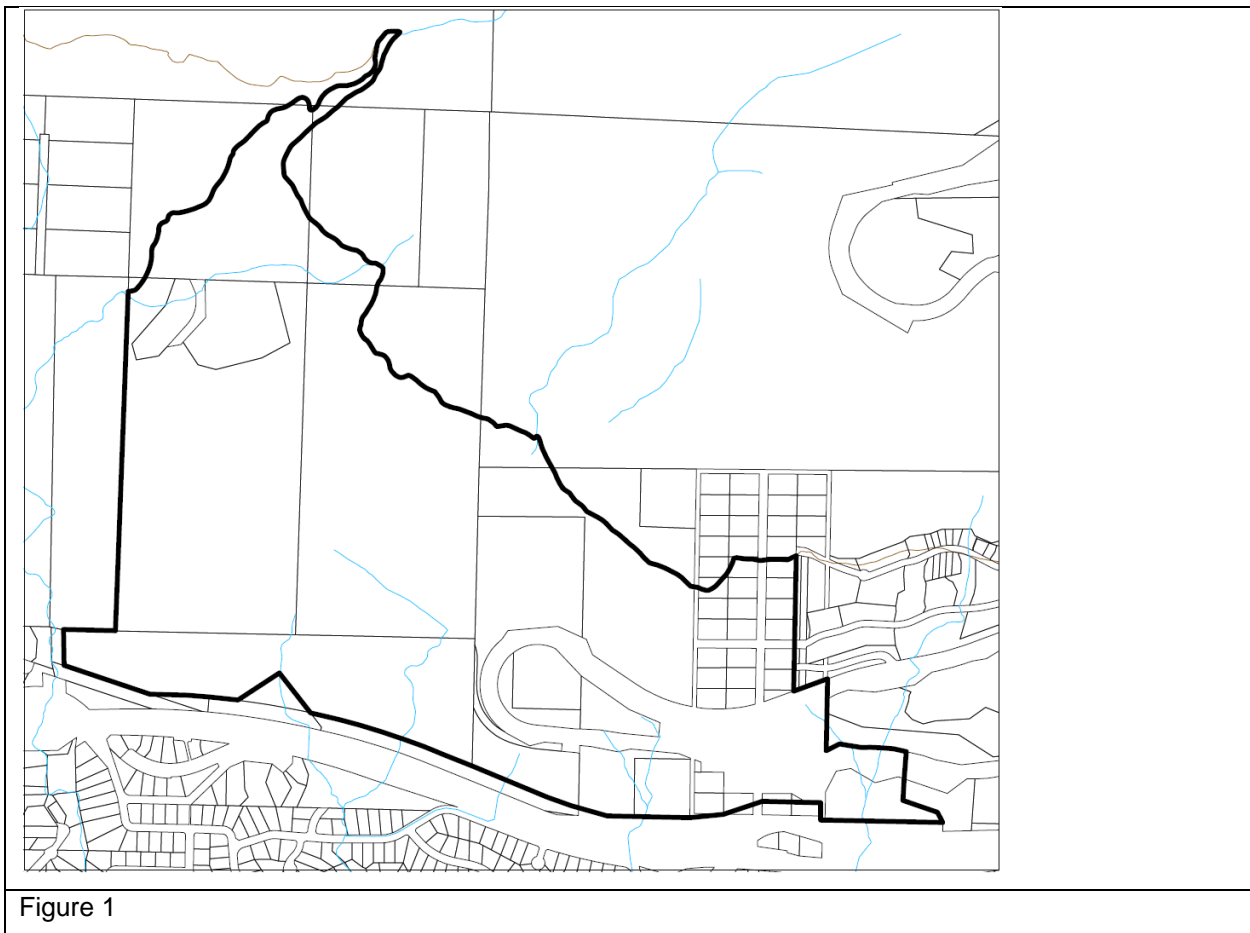


Figure 1

“Cypress Village” means the residential and mixed-use neighbourhood with employment areas, amenities, and transportation infrastructure to be developed in the Cypress Village Area.

“Development” means excavation for and construction of buildings or structures, additions to or alterations to buildings or structures that change the footprint or size, alteration of land including site grading, earthworks, soil removal, soil deposit, landscaping, trail building, creation of any impervious or pervious surfaces such as patios and driveways, infrastructure and related works, utilities, sprinkler systems, and other activity that involves modification to the land.

“District” means the District of West Vancouver.

“Flood Hazard” means the potential for a stream or other body of water to overtop its natural or artificial confines and cover land not normally under water, including events such as flooding, bank erosion, avulsions, scour and sediment transport.

“Geohazard” means potential natural hazards including without limitation, Flood Hazards, debris floods and associated scour and bank erosion, earthquakes, snow avalanches, sinkholes and landslides such as rockfall, debris flow, slumps, slides and earthflows.

“Geohazard and Flood Hazard Risk Assessment and Management Plan” means an assessment of Geohazard risks and recommendations for minimizing the risks of such hazards to people, property, the natural environment, and infrastructure, prepared in accordance with the latest versions of the following Engineers and Geoscientists BC professional practice guidelines:

- a) “Professional Practice Guidelines – Natural Hazards: Landslide Assessments in British Columbia” version 4.1 published March 1, 2023, or as amended from time to time.
- b) “Professional Practice Guidelines – Natural Hazards: Legislated Flood Assessments in a Changing Climate in British Columbia” version 2.1 published August 28, 2018 or as amended from time to time.

“Riparian Assessment Area” consists of a 30 metre strip on each side of a watercourse or wetland, measured from the Watercourse Boundary, unless a watercourse is in a ravine, in which case the riparian assessment area for the watercourse consists of the following areas, as applicable:

- a) if the ravine is less than 60 metres wide, a strip on each side of the watercourse that is measured from the Watercourse Boundary to a point that is 30 metres beyond the Top of the Ravine Bank;
- b) if the ravine is 60 or more metres wide, a strip on each side of the watercourse that is measured from the Watercourse Boundary to a point that is 10 metres beyond the Top of the Ravine Bank.

“Qualified Environmental Professional” means a registered professional with education, training, and experience in conducting riparian area and riparian habitat assessments in accordance with the Riparian Areas Protection Regulation.

“Qualified Geohazard Professional”: A professional engineer, professional geoscientist or licensee, who is:

- a) licensed to practice by Engineers and Geoscientists BC (EGBC), and
- b) has the appropriate level of education, training, and experience in the assessment and mitigation of Geohazards and/or Flood Hazards, as described in the relevant EGBC guidelines, and
- c) has the appropriate insurance coverage.

“Qualified Wildfire Professional” means a Registered Professional Forester in good standing with:

- a) appropriate education, training, and at least two years of experience in the assessment of risks from wildfire in British Columbia,
- b) experience in providing recommendations for mitigating the risks of wildfire through means such as vegetation removal, tree cutting, pruning, removal and ongoing management of forest fuel, setbacks between buildings and the forest interface, and construction materials, and
- c) appropriate insurance coverage.

“SPEA” or **“Streamside Protection and Enhancement Area”** has the meaning contained in the Riparian Areas Protection Regulation.

“Structure” means anything that is built, constructed, or placed on the ground which is more than 1.2 metres above finished grade, including exterior mechanical equipment such as heat pumps, boilers, pool equipment, air conditioning and air handling units of any height.

“Top of the Ravine Bank” means the first significant break in a ravine slope where:

- a) the grade beyond the break is less than a 3:1 slope for a minimum distance of 15 metres measured perpendicularly from the break, and
- b) the break does not include a bench within the ravine that could be developed.

“Watercourse Boundary”, in relation to a watercourse or wetland, means whichever of the following is farther from the centre of the watercourse or wetland:

- a) the visible high water mark of a watercourse or wetland where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;
- b) the boundary of the active floodplain, if any, of the watercourse or wetland.

CV1: Cypress Village Riparian Areas Development Permit Area

Designation

All of the lands within the Cypress Village Area that are located within a Riparian Assessment Area are designated as a development permit area pursuant to sections 488(1)(a) of the *Local Government Act*, to protect the natural environment, its ecosystems and biological diversity.

Special Conditions that Justify Designation of this Development Permit Area

The Cypress Village Area contains a network of watercourses, wetlands, and riparian areas. The area is environmentally sensitive and provides important habitat (including fish habitat). As a result, SPEAs need to be identified and development activity within Riparian Assessment Areas must be managed in order to protect the SPEAs. While changes to Riparian Assessment Areas in the Cypress Village Area should be avoided, there are circumstances in which changes within the Riparian Assessment Area in the Cypress Village Area may be acceptable, such as:

1. Development that is consistent with the land use concept for Cypress Village in the Area Development Plan for Cypress Village and Eagleridge.
2. Construction of stream crossings for roadways, pathways, or trails.
3. Works necessary to remove or mitigate Geohazard risks.

Activity Requiring Development Permit

For clarity and without limiting Section 489 of the *Local Government Act*, the following activities within a Riparian Assessment Area in the Cypress Village Area require a Development Permit:

1. Vegetation removal.
2. Subdivision, including subdivision of lands that are only partially within the Riparian Assessment Area.
3. Development.
4. Landscaping, fencing, and similar activities.

Exemptions

The following activities within a Riparian Assessment Area in the Cypress Village Area do not require a Development Permit:

1. Work, activity, or undertaking for which the District has received a copy from the developer of an authorization under Section 35(2)(b) or (c) of the *Fisheries Act*.
2. Changes in and about a stream authorized by an approval issued under Section 11 of the *Water Sustainability Act*.
3. Construction of hiking or mountain biking trails (including watercourse crossings) by the District or its authorized agents and contractors on land owned by, or proposed to be dedicated to, the District.
4. Construction, repair, and maintenance of works, parks, and facilities by the District or its authorized agents and contractors.
5. Works undertaken by, or on behalf of, the District in order to remove or mitigate an immediate danger or hazard to the natural environment or the safety of persons or property.
6. Interior renovation of an existing structure or exterior changes to an existing structure provided such changes do not alter the footprint of the structure within the Riparian Assessment Area and do not require any new tree removal or earthworks, soil removal, or soil deposit.

7. Routine maintenance of existing landscaped areas and trails.
8. Subdivision of District-owned lands to consolidate or realign lot lines.

Application Requirements

In addition to information required by the Development Procedures Bylaw, an assessment report and environmental management plan, including a site plan, prepared by a Qualified Environmental Professional shall be submitted that:

- a) Is consistent with the methodology in the *BC Riparian Areas Protection Act* and Riparian Areas Protection Regulation (RAPR).
- b) Identifies the riparian assessment area for watercourses and wetlands.
- c) Identifies the SPEA for each watercourse or wetland.
- d) Identifies any impacts posed by the proposed vegetation removal, forest management, earthwork, landscaping, hazard mitigation works, subdivision, landscaping, or Development to natural features, functions or conditions in the SPEA that support the life processes of protected fish, and recommends any measures that are to be taken to avoid identified impacts.
- e) Includes a site plan showing areas where the proposed activity is to occur (including any tree cutting, vegetation removal, earthworks, subdivision, landscaping, or Development) and a concept plan showing the design of any proposed fences and the footprints of any proposed Structures.

Development Permit Area Guidelines

1. Portions of a Riparian Assessment Area with high ecological value or that are designated as part of the Natural Areas in Cypress Village in the Area Development Plan for Cypress Village and Eagleridge should remain free of any Development and, to ensure the highest level of ongoing protection, should be dedicated to the District. Portions of Riparian Assessment Areas may be privately owned lands provided appropriate protection mechanisms are registered on title.
2. Where Development within a Riparian Assessment Area is proposed, aim to minimize habitat alteration, locate the activities in the least environmentally sensitive areas as much as possible, follow Qualified Environmental Professional recommendations, re-vegetate and restore areas post-construction.
3. Avoid Development within a 39 metre strip measured from the Watercourse Boundary of Cypress Creek, except for bridges, roads, and utility infrastructure.
4. Erosion, sediment control, site stabilization, and other measures shall be undertaken to protect SPEAs, watercourses, and wetlands from sedimentation, contamination, and landslides, relying on the recommendations of a Qualified Environmental Professional.
5. Development shall be completed within time periods or sequences specified by the District, relying on the recommendations of a Qualified Environmental Professional.
6. Development shall be completed in accordance with conditions of a Development Permit and recommendations of a Qualified Environmental Professional.
7. Portions of a Riparian Assessment Area that are to be protected pursuant to recommendations by a Qualified Environmental Professional that will, as a result of subdivision, remain or become part of privately owned parcels, shall be fenced or otherwise protected except to allow maintenance access and shall not be altered or landscaped in a fashion that damages habitat.
8. Vegetation removal or earthworks for the purpose of subsequent construction of roads, crossings of watercourses, infrastructure, or Buildings will only be considered once approximate road alignments and preliminary subdivision boundaries have been established, to confirm that the vegetation removal and earthworks are in the appropriate locations.

9. Development can only occur if:
 - a) It is consistent with the Area Development Plan for Cypress Village and Eagleridge,
 - b) It is designed and constructed in accordance with the recommendations of a Qualified Environmental Professional (for ecological and habitat considerations),
 - c) It does not require any authorization under Section 35 of the *Fisheries Act* (Canada), and
 - d) Appropriate measures for protection of SPEA's are in place.

CV2: Cypress Village Wildfire Hazards Development Permit Area

Designation

All lands in the Cypress Village Area are designated as a development permit area pursuant to sections 488(1)(a) and (b) of the *Local Government Act*, to protect the natural environment, its ecosystems and biodiversity, and to protect Development from hazardous conditions.

Special Conditions that Justify Designation of this Development Permit Area

The Cypress Village Area contains large areas of forested land and is located within the forest interface area where there is a risk of wildfire. This Development Permit Area designation is warranted to guide Development in order to protect people, wildlife, property, infrastructure and the natural environment from wildfires.

Activity Requiring Development Permit

For clarity and without limiting Section 489 of the *Local Government Act*, the following activities require a Development Permit:

1. Vegetation removal, tree pruning, tree cutting, and forest fuel removal.
2. Subdivision of land.

Exemptions

The following activities do not require a Development Permit:

1. Routine maintenance of existing landscaping.
2. Subdivision, to consolidate or realign lot lines or bare land strata subdivision where resulting Development will not be located closer to wildfire risk, as confirmed by a Qualified Wildfire Professional.
3. Subdivision of District-owned lands to consolidate or realign lot lines.

Application Requirements

In addition to information required by the Development Procedures Bylaw, the following information must be submitted with an application for a Development Permit:

1. Wildfire Risk Assessment and Management Plan prepared by a Qualified Wildfire Professional, to include an assessment of wildfire risk, a plan for mitigating risk and managing wildfires, and confirmation that the Wildfire Risk Assessment and Management Plan complies with the guidelines for this Development Permit Area.
2. Site plan showing areas where vegetation removal and forest management work are proposed.
3. For proposed vegetation removal and forest management works only, a site plan showing preliminary subdivision boundaries, approximate road alignments, and preliminary Building footprints.
4. For proposed subdivision, a site plan showing final proposed subdivision boundaries and road alignments.

Guidelines and Requirements

Location of Vegetation Removal

1. Vegetation removal should be limited to areas proposed for Development or road construction, or to minimize the risk of wildfires starting or spreading.

Building Setbacks

Subdivisions should be designed such that future Building envelopes will be as far as reasonably possible from the forest interface, with a minimum setback of 10 metres between the forest and the outermost part of any proposed Building, unless a Qualified Wildfire Professional indicates that a lesser setback is acceptable. Complete any vegetation removal within this area prior to the start of any construction authorized by any other Development Permit or building permit.

Site Works Management

1. Site and vegetation works, and earthworks should be consistent with the requirements of West Vancouver Fire and Rescue including, but not limited to, interface construction protocols.
2. Wildfire fuel generated by site and construction works, such as slash or construction debris, shall be managed to reduce the risk of the start or spread of wildfire.

Forest Areas Management

1. Subject to the recommendations of a Qualified Wildfire Professional, forest cover management beyond the cleared setback should include:
 - a. Pruning lower branches and thinning the tree canopy and understory to reduce fuel loads.
 - b. Tree removal to achieve sufficient spacing (target of 3 metres or more).
 - c. Removal of dead or dying trees.
 - d. Disposal of slash via removal not on-site burning.
 - e. Planting replacement trees.

Subdivision and Servicing

1. Firebreaks should be designed and installed where feasible, which may be in the form of cleared areas, roads, or utility corridors.
2. Road layouts (including alignment, grade, width, turning radius) shall be designed to allow access by first responders and firefighting equipment.
3. All electrical, communications and other utilities shall be underground, except water utility Buildings, water reservoirs, and any rainwater management works that must be at grade. Any necessary utility poles shall be concrete or steel.
4. Emergency access routes shall be provided to all areas as required in the subdivision servicing criteria for Cypress Village.
5. Any new lot created for future Development with any Buildings will have registered on the title of the lot at time of subdivision a covenant under Section 219 of the *Land Title Act* that requires all construction of structures, Building renovation, and landscaping to comply with a Qualified Wildfire Professional recommendations and the guidelines in this Development Permit Area.

Buildings and Structures

1. The following fire resistive materials and construction practices are required for all Buildings and Structures:
 - a) Fire retardant roofing materials (Class A or B, or Class A by assembly) should be used. Asphalt or metal roofing is preferred.
 - b) Exterior walls should be sheathed with fire-resistive materials.
 - c) Decks, porches, balconies, and patios should use fire resistive decking materials, such as composite decking boards or fire resistive treated wood.
 - d) All eaves, attics, roof vents, and openings under floors should be screened to prevent the accumulation of combustible material, using 3mm, non-combustible wire mesh, and vent assemblies should use fire shutters or baffles.
 - e) Indoor or outdoor woodburning appliances or equipment are discouraged including fireplaces, wood stoves, pellets stoves, pellet grills, fire pits, wood burning pizza ovens.
 - f) Building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.
 - g) New electrical and communication utility servicing should be underground, or where this is not feasible, poles of non-combustible materials should be used (concrete or steel).

Landscaping

Landscaping plans shall be designed to minimize wildfire risk by addressing the following requirements:

1. The defined defensible space around structures should be maintained by:
 - a) Using non-combustible landscaping materials;
 - b) Using fire-resistant native plants (using low density plantings);
 - c) Removing trees, limbs or shrubs overhanging roofs or growing under eaves of Buildings;
 - d) Pruning coniferous trees so that there are no branches to a height of 2.5 metres (live branches may be left on smaller trees);
 - e) Trimming hedges to a maximum height of 2 metres (the planting of cedar and juniper hedges is discouraged);
 - f) Storing piled debris (e.g. building materials, and other combustible materials) during and post construction being kept outside of the defensible space;
 - g) Removing surface litter, wildfire fuel and hazardous trees annually (in accordance with other District bylaws);
 - h) Increasing the defensible space beyond 10 metres if recommended by a Qualified Wildfire Professional due to site or topographic considerations; and
 - i) Complying with any additional recommendations for the defensible space as determined by a Qualified Wildfire Professional.

Timing and Sequence of Tree Clearing and Earthworks

The issuance of Development Permits should consider:

1. The anticipated neighbourhood phasing for Cypress Village in the Area Development Plan for Cypress Village and Eagleridge to avoid creating large areas with no tree cover and/or disturbed soils

and to protect the natural environment and minimize hazard risk, prior to the anticipated construction of Buildings;

2. Scope and timing to allow timely provision of parks, environmental enhancement works, re-vegetation and landscaping, and measures to protect the integrity of SPEA's; and
3. Land requirements for material processing and handling, construction staging and parking, and related activities that assist in the reduction of transport requirements and carbon impact of land Development and construction activities.

CV3: Cypress Village Hazardous Conditions Development Permit Area

Designation

All lands within the Cypress Village Area are designated as a development permit area pursuant to section 488(1)(b) of the *Local Government Act* to protect Development from hazardous conditions.

Special Conditions that Justify Designation of this Development Permit Area

The conditions that justify this Development Permit Area include steep and difficult terrain, potential and known geological and hydrological hazards, sensitive environmental conditions, and watercourses and wetlands. These conditions create the need to assess and respond to risks such as erosion, flood, debris flow, landslide, and environmental damage.

Activity Requiring Development Permit

For clarity and without limiting Section 489 of the *Local Government Act*, the following activities require a Development Permit:

1. Earthwork.
2. Vegetation removal.
3. Subdivision of lands.
4. Construction of any utilities or infrastructure.
5. Construction of Buildings or Structures.

Exemptions

The following activities do not require a Development Permit:

1. Renovations of existing Buildings or Structures that do not result in an increase in footprint.
2. Bare land strata subdivision creating titles for permitted Buildings.
3. Routine maintenance of existing landscaping.
4. Subdivision of District-owned lands to consolidate or realign lot lines.
5. Construction of Buildings or Structures complying with the requirements of a Geohazard covenant registered on title for the lands or an issued Development Permit, or if such construction has been deemed to be safe for the intended use by a Qualified Geohazard Professional.

Application Requirements

In addition to information required by the Development Procedures Bylaw, the following information shall be submitted with an application for a Development Permit:

1. Site plan showing, as applicable, the location of Riparian Assessment Areas and SPEAs, location and extent of proposed earthworks, vegetation removal, infrastructure construction, building envelopes, subdivision, and road and infrastructure construction in the locations for which the earthworks or vegetation removal are proposed.
2. Detailed description of proposed earthworks or construction of utilities or infrastructure including sections and volumes.
3. Geohazards and Flood Hazard Risk Assessment and Management Plan prepared by a Qualified Geohazard Professional regarding the potential nature, magnitude, and frequency of Geohazards that could damage property or pose a risk to life and safety. The Assessment and Management Plan shall include:

- a) An assessment of Geohazard risks on the site and surrounding area, including but not limited to Riparian Assessment Areas.
- b) Recommendations to ensure land alteration or tree removal works mitigate Geohazard risks during and post construction.
- c) Certification that a proposed subdivision is safe for the intended uses. If mitigation measures are required to certify a site is safe for the intended uses, recommendations should include an appropriate process for reviewing mitigation options and future maintenance requirements.

Guidelines and Requirements

1. Areas of land that are identified as being subject to risk from Geohazards should remain free of Development unless:
 - a) A Qualified Geohazard Professional has reviewed the lands and their surrounding context, identified the nature, magnitude, and frequency of Geohazards, and has certified that the lands are safe for the intended use;
 - b) A Qualified Geohazard Professional has recommended any required Geohazard mitigation works to minimize risk to people, property, infrastructure, and the natural environment such that the lands are safe for the intended use; and
 - c) Proposed uses, subdivision and Development of the lands have been considered and any conditions or mitigation works recommended by a Qualified Geohazard Professional to ensure the lands are safe for the intended use are included as conditions of a Development Permit, subdivision, and/or registered as a covenant under Section 219 of the *Land Title Act* on the title.
2. Vegetation removal or earthworks for the purpose of subsequent construction of roads, infrastructure, or Buildings will only be considered once approximate road alignments and preliminary subdivision boundaries have been established, to confirm that the vegetation removal and earthworks are in the appropriate locations.
3. Following any earthworks under point 2 above, a Qualified Geohazard Professional should review the lands and risk of Geohazards and confirm the lands are safe for the intended use or Development and any proposed mitigation strategies are still adequate, or recommend any revised mitigation strategies, to minimize risk to people, property, and infrastructure.
4. A Qualified Geohazard Professional shall review proposed subdivision layouts, building sites, and locations of infrastructure and confirm that the proposed lots and Development are safe for the intended use with or without further mitigation measures; result in an acceptable minimal exposure to risk; and are unlikely to cause new or increase Geohazard risk.
5. The design flow for Flood Hazard risk assessments for proposed subdivisions and Development shall be the design return period for floods specified in Section 3.7.1 Standard-Based Approach in the Engineers & Geoscientists British Columbia “Professional Practice Guidelines – Natural Hazards – Legislated Flood Assessments in a Changing Climate in BC.” An alternative assessment standard recommended by a Qualified Geohazard Professional may be accepted by the District based on risk analysis and evaluation (e.g. Section 3.7.2) or if contained in Provincial standards for Development in areas with risk of Flood Hazard and Geohazard. New culverts and bridges shall accommodate this flow with adequate freeboard allowance.
6. Erosion and sediment control and site stabilization measures are required during and after vegetation removal and earthworks to prevent sedimentation or contamination of watercourses and to prevent creating risk of erosion and landslide.
7. No fill, excavated material, garden and yard clippings, or debris should be placed on any steep slopes or on any area identified by a Qualified Geohazard Professional as being inappropriate for such use.
8. Rainwater management systems and infrastructure should be designed to protect steep slopes from concentrated runoff, avoid ponding, and allow infiltration where appropriate.

9. The issuance of Development Permits should consider and be consistent with:
- a) The anticipated neighbourhood phasing for Cypress Village in the Area Development Plan for Cypress Village and Eagleridge to avoid creating large areas with no tree cover and/or disturbed soils and to protect the natural environment and minimize hazard risk, prior to the anticipated construction of Buildings;
 - b) Scope and timing to allow timely provision of parks, environmental enhancement works, revegetation and landscaping, and measures to protect the integrity of SPEA's; and
 - c) Land requirements for material processing and handling, construction staging and parking, and related activities that assist in the reduction of transport requirements and carbon impact of land Development and construction activities.

CV4: Cypress Village Form and Character Development Permit Area

This Development Permit Area (DPA) assumes that Development Permits have already been issued under CV2 and CV3 for all subdivisions, such that all lots have covenants on title regarding wildfire and natural hazard requirements if applicable.

Designation

All land within the Cypress Village Area is designated as a development permit area pursuant to sections 488(1)(e), (f), (h), (i) and (j) of the *Local Government Act* (form and character, energy conservation, water conservation, GHGs).

Special Conditions that Justify Designation of this Development Permit Area

1. The goal of creating a compact, mixed use, pedestrian-oriented, sustainable community requires guidelines for the siting and urban design of neighbourhoods, Buildings, Structures, roads, pathways, plazas, open spaces, and public realm elements within Cypress Village, as well as landscaping and architectural guidelines (though the intent is not to be highly specific with regard to the architecture of individual Buildings, allowing considerable flexibility for individual Building architectural design to respond to local site conditions, adjacencies, natural features, and views of surrounding natural areas).
2. Cypress Village is intended to be a model of sustainable urban development, so guidelines are needed for Building materials and construction methods that achieve goals for energy consumption, GHG emissions, transit and active transportation use, rainwater management, and other elements of sustainable development.

Activity Requiring Development Permit

For clarity and without limiting Section 489 of the Local Government Act, the following activities require a Development Permit:

1. Construction of Buildings, Structures, roads, and pathways.
2. Alterations/renovations of Buildings or Structures that result in an increase in footprint.
3. Landscaping on any lot not dedicated as park.
4. Construction of public open spaces and plazas.
5. Signage in the public realm (e.g. wayfinding, pathway designation, and pathway marking) and on Buildings.
6. Subdivision of lands.

Exemptions

The following activities do not require a Development Permit:

1. Construction of single-family dwellings or duplexes.
2. Landscaping on any lot that is developed with a single family or duplex dwelling.
3. Construction of hiking or mountain biking trails by the District or its authorized agents and contractors on land owned by, or proposed to be dedicated to, the District.
4. Construction of essential infrastructure outside urban areas such as reservoirs, pump stations, diversion works, electrical substations, and vehicular bridges.
5. Changes or renovations to an existing Development that do not involve any significant change to the exterior appearance or footprint of Buildings.

6. Subdivision of District-owned lands to consolidate or realign lot lines.
7. Subdivision where there is no form and character impact.

Application Requirements

In addition to information required by the Development Procedures Bylaw, the following information must be submitted with an application for a Development Permit:

1. Architectural, engineering, and landscape architectural drawings and specifications, as required by the Director of Planning and Development Services, for the proposed Development.
2. For residential Buildings or residential space in a mixed-use Building, detailed statistics including total residential floor area, net residential floor area (after deductions for common areas and non-occupiable space), number of residential units by number of bedrooms, residential unit sizes, total Building height (number of storeys and height in metres), and number of parking stalls.
3. For residential Buildings or residential space in a mixed-use Building, designation of units as strata title, market rental, or affordable rental (as defined in Policy 9.1.2 in the Area Development Plan for Cypress Village and Eagleridge).
4. For commercial Buildings or commercial space in a mixed-use Building, detailed statistics including gross commercial floor area, total Building height (number of storeys and height in metres), and number of parking stalls.
5. Designs and content for signage.

Guidelines and Requirements

A. General

1. Neighbourhoods, Buildings, plazas, and open spaces in Cypress Village will be designed carefully to fit with local topography, natural features, and adjacent Buildings, subject to required earthwork and vegetation removal pursuant to Development Permit Areas CV2 and CV3.
2. Taller and higher density Buildings should be concentrated in the Mixed-Use Village Core and along Eagle Lake Road close to transit stops and active transportation routes. Buildings and site Development should provide for easy and accessible connections to transit and active transportation routes.
3. Developments should include rainwater management systems and strategies that manage the rate and quality of run-off to surrounding stream and wetland habitats. The objectives and goals of the Cypress Village Rainwater Management Strategy should be achieved with measures that may include permeable surfaces for infiltration, biofiltration, bioswales, and rain gardens.
4. Subject to vegetation removal and earthworks required to minimize hazards (pursuant to Development Permit Areas CV2 and CV3), Buildings and site Development should avoid impacts on areas to be retained in their natural condition.
5. Neighbourhood design should comply with the principles of Crime Prevention Through Environmental Design (CPTED).
6. Building design should consider opportunities to minimize and mitigate impacts on birds (e.g. via lighting design, bird deterrents, etc.).
7. Public realm elements should incorporate Indigenous cultural and artistic expression (e.g. public art, murals, street furniture such as benches and bike racks, stamped concrete patterns in paving).
8. Vehicular entrances to Development sites and parking should be provided from local streets rather than from Eagle Lake Road (which is the gateway to Cypress Village, the principal connection from Cypress Village to Cypress Bowl Road, and which will function as a collector

road providing the primary vehicular and transit access into Cypress Village as well as a cycling and a pedestrian access into Cypress Village). However, direct access from Eagle Lake Road to Development sites, underground parking, and to on-site loading/circulation areas may be permitted if technical analysis shows that the movements are safe and do not create an unacceptable level of conflict with transit, cyclists, or pedestrians on Eagle Lake Road; there will be an acceptable level of service; and the following criteria are met:

- a) The number and locations of such vehicular accesses are generally consistent with the accesses shown in Figure 2.
- b) Access points should be located to avoid interrupting commercial frontages.
- c) Vehicle accesses to adjacent Development sites should be combined to minimize the total number of such access points.
- d) Vehicular access points from Eagle Lake Road to sites in the Mixed-Use Village Core should be “right-in/right-out.”
- e) The visual impact of vehicular access points on the character and functionality of the streetscape and commercial frontages along Eagle Lake Road should be mitigated by Building design and landscaping.

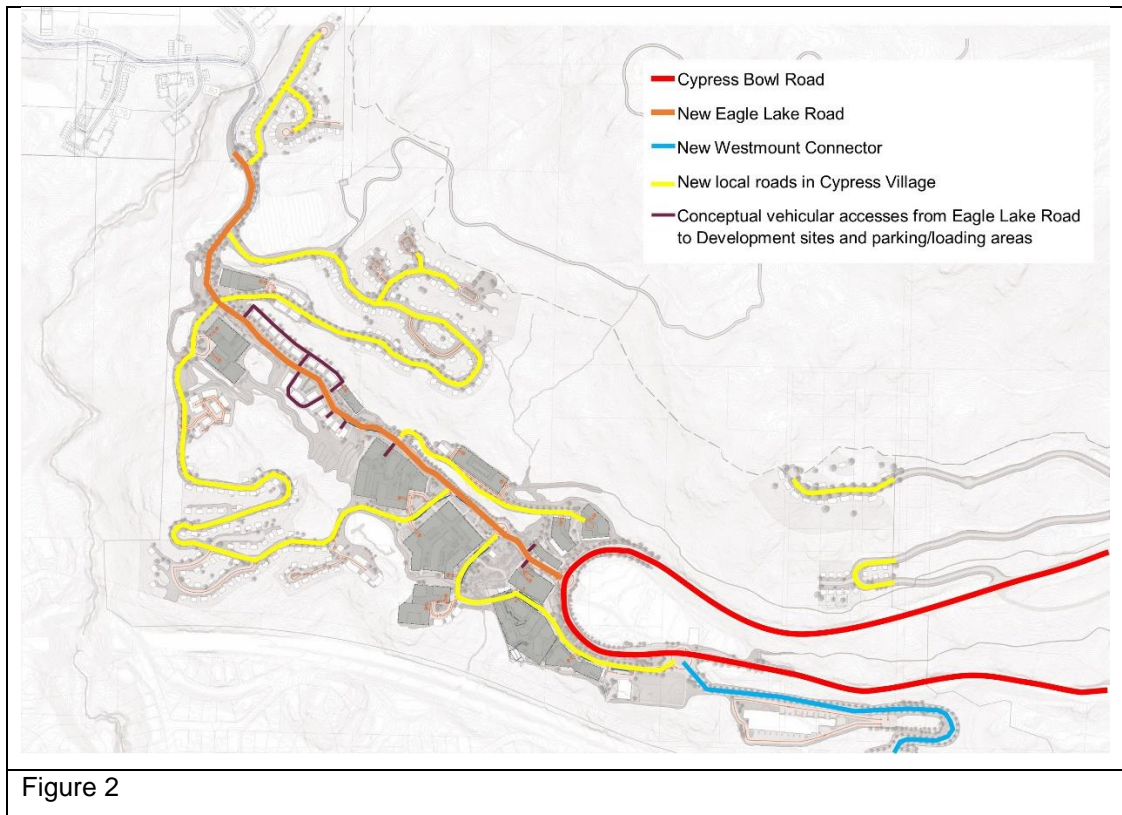


Figure 2

9. Ample room should be provided on Development sites in the Mixed-Use Village Core so that truck movements related to accessing loading spaces, loading docks, delivery parking, and garbage/recycling pick-up locations occur on-site, not on Eagle Lake Road.
10. Buildings in Cypress Village should be designed with:
 - a) High quality architecture that is inspired by the mountainside setting and surrounding natural landscape.
 - b) Connection to the natural environment with access to sunlight and views of surrounding natural areas, where possible.

- c) A colour palette that is drawn from the natural environment, other than for accent colours, to be sympathetic to the mountainside and forested backgrounds.
- d) Locally sourced materials whenever possible to connect back to the mountainside environment and reduce the carbon footprint of Development.
- e) South facing overhangs and modulation when appropriate to minimize solar reflection and provide rain protection.
- f) Concrete, cementitious products, metal, glass, wood (compliant with wildfire management requirements), brick, and stone. Stucco and imitation materials are discouraged.
- g) Building orientation that is sensitive to the privacy and livability of residential interiors and outdoor private spaces.
- h) Building massing that is responsive to sunlight penetration into public and semi-private open spaces and streetscapes.
- i) Sensitivity to sunlight exposure and shadow impacts on neighbouring residential Buildings with taller Buildings to generally be located on the north side of Development sites.
- j) A minimum separation distance of 20 metres between Buildings over 6 storeys.
- k) Sensitivity to light pollution from interior light sources to the outside in order to preserve the natural night sky and minimize visual impact on surrounding neighbours.
- l) Reduced energy consumption and use of green building strategies, technologies, fixtures, and appliances using innovative approaches exceeding the requirements in District bylaws where feasible.
- m) Construction methods, mechanical systems and materials that reflect a strong commitment to sustainability with regard to energy consumption, greenhouse gas emissions, active transportation, and transit orientation.
- n) Natural cross-ventilation, low reflective glass, low energy/carbon and non-carbon based mechanical systems for heating and cooling, and green building materials.
- o) Building entrances with distinct identity and visibility from the street.
- p) Adequate interior storage areas including convenient and secure bicycle storage.
- q) Adequate locations for parcel/online shopping delivery parking and offloading areas.
- r) Areas for the storage of garbage and recycling that prevent access by bears and that are integrated into the overall design of the Building and the landscape.
- s) Any unavoidable above grade structured parking being architecturally integrated into Buildings or screened from view from streets and other public areas with landscaping or other methods.
- t) Facades and Building massing that are sculpted and articulated vertically and horizontally to reduce apparent mass and provide visual interest and avoid bland and undifferentiated facades.
- u) Weather protection at primary entrances.
- v) Design elements and construction methods for attenuation of visual and acoustic impacts of rooftop mechanical equipment, garage entrances, utility boxes, and garbage/recycling areas.
- w) Signs that complement neighbourhood character, visually enriching the fabric of the overall community.

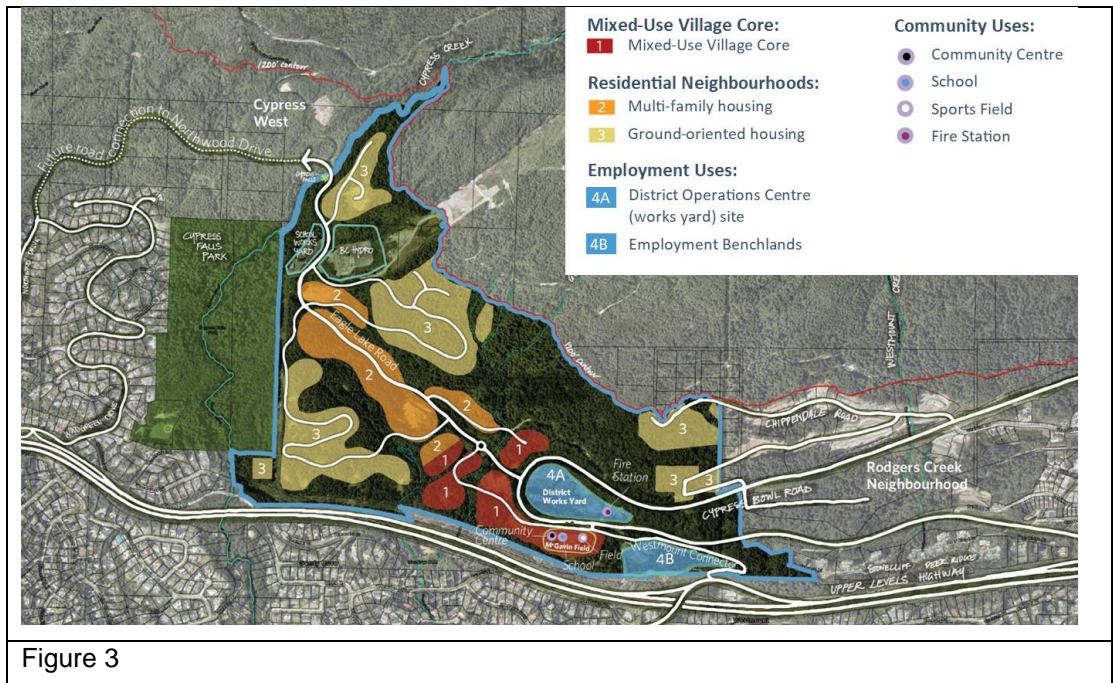
B. Landscaping in Cypress Village:

1. Landscaping around Buildings and in the public realm should complement the natural forest context.

2. Landscape design should minimize encroachment on multiuse paths, trails, sidewalks, and other active transportation infrastructure.
3. Landscaping should be consistent with best practices for wildfire and bear management.
4. The use of locally quarried rock for landscaping and retaining walls material is encouraged as a natural extension of the mountainside terrain.
5. Natural stone outcroppings should be incorporated into landscape design.
6. Plants should be selected with these criteria in mind:
 - a) Native species are preferred.
 - b) Plants that do not require irrigation are preferred, consistent with wildfire management practices.
 - c) Planting should provide food for birds and include some species that contribute to wildlife and bird diversity and resilience while being consistent with best practices for bear management.
7. Exterior lighting should be designed and located to:
 - a) Minimize light spill and glare impact on adjacent properties and public space, and
 - b) Include down lighting, adaptive lighting controls, dimmers and motion sensors, in order to reduce energy consumption, minimize impacts on wildlife and birds, and minimize impacts on the night sky.

C. Buildings Containing Commercial Space in the Mixed-Use Village Core

1. Core elements of the local commercial component of the Mixed-Use Village Core (including the grocery store, pharmacy, liquor store, drycleaner, pub, and specialty food store) should be located to form a contiguous pedestrian-oriented, 'local convenience' commercial area designed with an active retail and service frontage and a vibrant pedestrian experience in the portion of the Mixed-Use Village Core south of Eagle Lake Road. Figure 3 shows the location of the Mixed-Use Village Core.



2. Eagle Lake Road is the primary access road into Cypress Village. While some ground level commercial uses may have visual exposure onto Eagle Lake Road, the main pedestrian

entrances to commercial uses on the south side of the road should not front on Eagle Lake Road and should front on the smaller local streets and lanes that provide vehicular, pedestrian, and cycling access to the commercial uses.

3. Any roads that run to, or through, the commercial core shall be local roads primarily serving the core, not roads primarily intended or designed to provide vehicular access to other residential neighbourhoods in Cypress Village. The intent of this guideline is to minimize interruption of pedestrian and bicycle travel between commercial areas by major roads.
4. The core elements of the local commercial component (including the grocery store, pharmacy, wine/beer/liquor store, cafes, branch financial institutions, personal care, etc.) should be designed to be contiguous to and connected to, the site of the community centre via pedestrian and cycling paths. Any roads within the commercial core should be designed as public spaces with priority for pedestrian and bike access, providing vehicle access primarily to the Mixed-Use Village Core not to other residential neighbourhoods. The intent of this guideline is to make it safe and comfortable to walk or cycle between the community centre and commercial facilities without crossing major traffic routes.
5. Commercial uses in the Mixed-Use Village Core should wherever possible front onto the pedestrian-oriented streets and plazas, and provide a continuous grade level commercial experience within each commercial pod.
6. Ground floor commercial space should be designed to create an active retail and service frontage and a vibrant pedestrian experience.
7. Buildings with ground level commercial space must provide weather protection along Building frontages, with such protection being as continuous as possible throughout the Mixed-Use Village Core. This may also be achieved by incorporating individual awnings or covered terraces with the intent of creating a distinctive and highly local sense of service and shops at the ground level.
8. Active transportation end-of-trip facilities should be provided for employee use in the Mixed-Use Village Core, which could be shared facilities serving more than one Building with commercial space in the Mixed-Use Village Core.
9. Commercial signage shall be high-quality and add character and variety while distinguishing specific businesses in the retail district of the village and should be considered under a signage strategy for the commercial areas of Cypress Village.
10. Public realm and commercial signage should consider other public amenities in establishing the character of the street on which they front while clearly identifying a business and enhancing the pedestrian experience.

D. Residential Neighbourhoods and Buildings

Each residential neighbourhood in Cypress Village is encouraged to have a unique sense of place created by the local natural setting, architecture, landscaping and palette of plant materials. Figure 3 above shows the residential neighbourhoods, which include the Multi-family housing areas and Ground-oriented housing areas.

1. Neighbourhoods with apartment Buildings:
 - a) Buildings taller than six stories should step-back where possible when adjacent to public space between Buildings, to reinforce a human scale within the neighborhood. This is particularly important where towers are located in the same neighbourhood as low-rise Buildings.
 - b) Roof lines that vary and include overhangs are encouraged.
 - c) Ground level patio and individual dwelling unit accesses are encouraged along streets and public space.

2. Neighbourhoods with ground-oriented attached multi-family:
 - a) The front façade of a block of attached ground-oriented homes should be articulated with portions stepped in or out to reduce the overall impression of Building bulk.
 - b) Limit the number of attached units with the same exterior design elements to six dwelling units.
 - c) Individual homes should be distinguishable by varying the Building façade through changes of colours, materials and finishes or three-dimensional relief, with easily identifiable entrances that address the street or path.
 - d) Weather protection such as overhangs or porches should be provided over each front entrance.
 - e) Roof lines that vary and include overhangs for design interest and weather protection are encouraged.
 - f) Landscaping and fencing should be lower than one metre at the front of the Building to encourage connection and visibility to the fronting street/pathway. Tree species or locations that do not obstruct visibility between a Building and outdoor space, fronting streets and paths are encouraged.
 - g) Landscaping and fencing between dwelling units and adjacent sites should be no higher than two metres to preserve privacy.
 - h) Where blocks of attached homes are clustered, consider incorporating common arrival sequences, shared outdoor spaces, and opportunities for play and gardening.

E. Employment Benchlands

1. Building design in the Employment Benchlands (see Figure 3 above) should:
 - a) Be functional and efficient for the intended use, well-designed and attractive, while also considering the slope-side context.
 - b) Avoid long blank walls and, if not possible, should be articulated using a variety of materials, textures, colours, and three-dimensional relief or roof forms.
 - c) Endeavour to have individual tenants to be distinguishable by varying the Building façade through changes of colours, materials and finishes or with signage.
 - d) Ensure main pedestrian Building entrances are easily identifiable and accessible with projections or recesses from the Building façade and be weather protected.
 - e) Rooftop mechanical equipment should be screened when viewable from nearby public spaces in Cypress Village with compatible materials and colours that are harmonious with Building architecture.
 - f) Consider opportunities for use of Building rooftops for solar panels, gardens or employee outdoor space.
2. Buildings shall provide active transportation end-of-trip facilities for employee use.
3. Landscaping design for the Employment Benchlands should:
 - a) Include trees and/or green walls to break up or soften Building façades.
 - b) Accent site entry points, define pedestrian corridors, frame circulation aisles and break up long rows of parking into small pockets.
 - c) Use areas not built upon or used for parking, loading, storage, or maneuvering aisles for landscaping and trees.
 - d) Have retaining walls built with materials and colours drawn from the natural environment and compatible with Building façades.

- e) Use landscaping to screen tall retaining walls.
- f) Screen on-site garbage, recycling and utilities with fencing and landscaping.

F. Community Centre:

1. The community centre (see Figure 3 above) in Cypress Village should be designed:
 - a) Acknowledging its prime location at the gateway to Cypress Village;
 - b) With, and anchored by, public spaces with amenities such as art, facilities for active mountainside users, and opportunities for public gathering;
 - c) To reflect the primary aesthetic values important to the mountain setting including a celebration of views of nature and the natural environment;
 - d) With a ground floor that is activated along primary frontages to help provide a logical connection between the mixed-use residential and commercial Buildings in the Mixed-Use Village Core and the sports field; and
 - e) To prioritize pedestrians and cyclists.

G. Public Realm, Parks, Pathways and Open Space

1. Public realm, parks, pathways and open spaces in Cypress Village should be designed to:
 - a) Protect and steward the natural environment.
 - b) Allow residents to experience, appreciate, and understand the natural beauty of the environment such as creeks, forests and views.
 - c) Promote fun.
 - d) Promote and support active living, health and social and spiritual well-being.
 - e) Be inclusive, accessible, and respectful for all people and in accordance with best practices for barrier free access and to accommodate persons with physical, visual, hearing, and cognitive disabilities, including persons who use mobility aids such as wheelchairs, walkers, canes, and crutches, considering constraints to this guideline posed by steep topography or natural features.
 - f) Provide a welcoming atmosphere that fosters community interaction and involvement.
 - g) Be safe and secure.
2. Local parks, plazas and public infrastructure are to include elements such as water features, landscaping and landscape features, children's play equipment, site furniture (benches/picnic tables), bike end-of-trip facilities (i.e. racks that bicycles can be securely locked to/wash stations/repair) and washrooms considering their location, access, operational considerations and adjacent uses. Consideration of some outdoor weather-protected areas (e.g. covered picnic area, covered children's play area) is encouraged. Creating a consistent design standard across public spaces in Cypress Village is encouraged.
3. Transit shelters along Eagle Lake Road will be covered, have adequate weather protection, have a bench for sitting under the covered area, have signage, incorporate accessibility standards, and be designed with a consistent design aesthetic that coordinates with other public infrastructure. Developing a single design standard for shelters is encouraged for design consistency and operational efficiency throughout Cypress Village.
4. Pathways should be designed to attract and accommodate pedestrians and cyclists of all ages and abilities, including seniors, children and youth, and persons with disabilities. This objective informs the preferred design approach for cyclists, focusing on skill level, safety and comfort rather than trip purpose (commuter, recreational).

5. Public realm, parks, pathways and open spaces signage shall:
 - a) Include wayfinding, interpretive opportunities, neighbourhoods/park designation, identification of special features and identification of streets, paths, creeks etc.
 - b) Have consistent colours, fonts and materials.
 - c) Be attractive, legible and easy to decipher with a logical hierarchy (size, style etc.) to distinguish the intent and purpose of the information being conveyed.
 - d) Be comprehensively designed via a 'sign standards' document to ensure consistency and encourage ease of replication.
6. Gateway monument signs shall be contemplated at the entries to Cypress Village adjacent to the Community Centre and at Eagle Lake Road and Cypress Bowl Road, with the intent of creating meaningful arrival sequence and recognizing important locations.
7. Street lighting is required on public roads, public spaces and pathways (except hiking trails and mountain biking trails), spaced intermittently and at intersections and crosswalks. Lighting should:
 - a) Balance public safety with dark sky objectives;
 - b) Illuminate the roadway and provide adequate lighting for pedestrians and cyclists; and
 - c) Include lower lighting levels in the areas designated for Ground-Oriented Housing in Cypress Village.
8. Lighting may include a combination of standard pole-mounted lighting and structure or catenary mounted lighting to create a vibrant and safe pedestrian space. Streetlight poles and other structures should be provided with receptacles for seasonal and event lighting in public gathering spaces, entry to Cypress Village, and other appropriate locations.
9. Public realm lighting should use fixtures with down lighting, adaptive lighting controls, dimmers, and motion sensors, in order to reduce energy consumption, minimize impacts on wildlife and birds, and minimize impacts on the night sky.

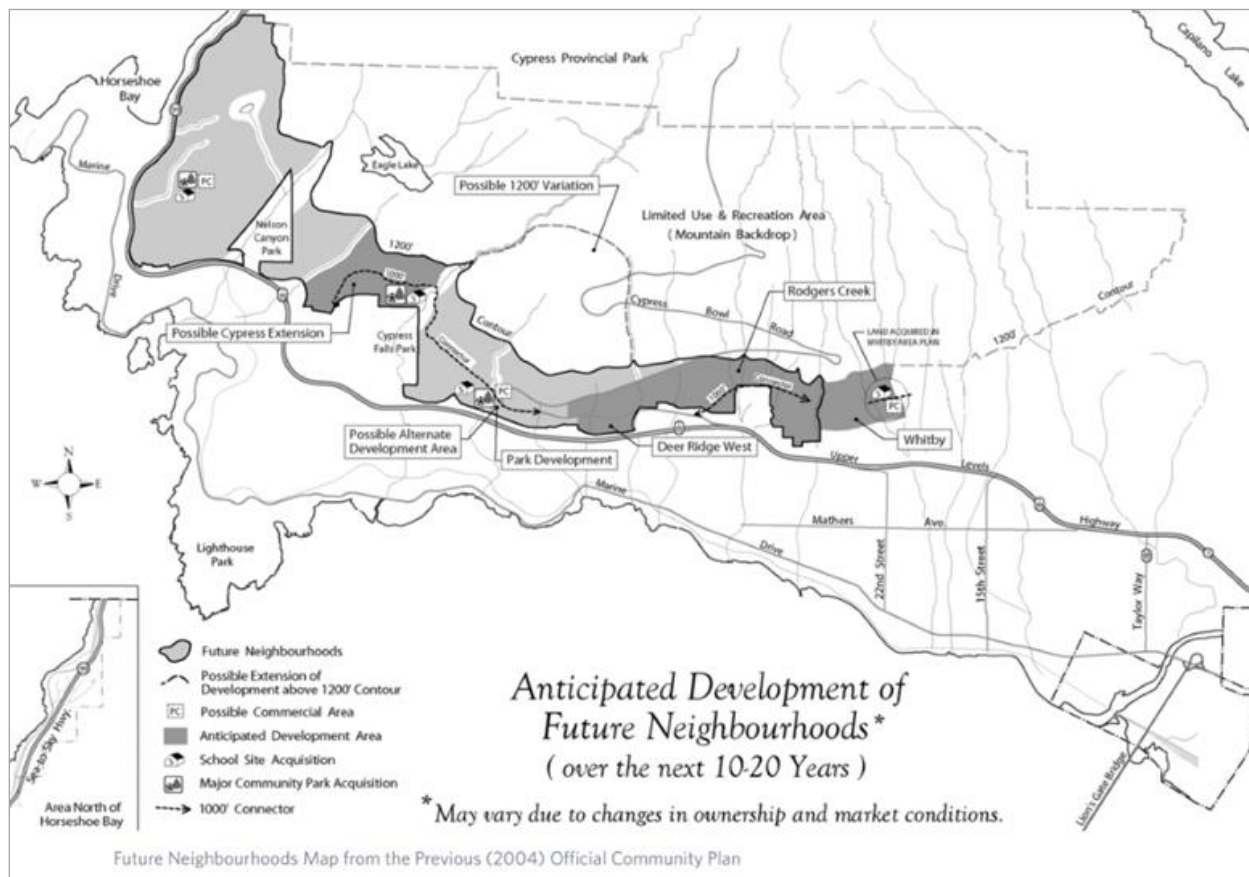
Appendix B: Detailed Information about the Planning History and Policy Context

Previous (2004) Official Community Plan

In 2004, the District's (previous) OCP designated the Upper Lands that are below the 1200 foot contour as "Future Neighbourhood Areas" to be planned for development over the coming decades. The 2004 OCP anticipated a shift to including a larger share of multi-family housing in these Future Neighbourhoods and directed that further planning for the Upper Lands focus on four community building principles:

- Create a strong community.
- Establish a sensitivity and connection to the natural environment and mountain qualities.
- Encourage a diverse community with housing variety and a mix of uses.
- Focus on environmental and economic sustainability.

The 2004 OCP included the idea of a village at the first switchback of Cypress Bowl Road.



Rodgers Creek Working Group and Area Development Plan (2007 to 2008)

In January 2007, Council established a citizen-led Rodgers Creek Working Group to envision a future for the Rodgers Creek area and to guide the development of a Rodgers Creek Area Development Plan.

The Rodgers Creek Working Group presented an Overview Report to Council in March 2008 which summarized its conclusions, recommendations, and the key directions in the Rodgers Creek Area

Development Plan. The Rodgers Creek Area Development Plan establishes three key directions for the Rodgers Creek Area:

- “Cypress Village - future plans for a new Village with shopping and services for residents of Rodgers Creek, as well as for the wider Upper Lands community.”
- “Mountain Path - a trail network to link the Village to the Rodgers Creek neighbourhoods will be focused on the Mountain Path, a wide path with gentle gradients for pedestrians, cyclists and other users.”
- “Concentrating Density Westward - higher density multiple family housing will be concentrated close to the Village.”

The planning for Rodgers Creek in 2008 marked a shift towards including multi-family housing forms in the Upper Lands and towards preserving more land in a natural state.

The policies and framework in the Rodgers Creek Area Development Plan were predicated on the vision for a new mixed-use, higher-density urban community in Cypress Village that would serve the residents of both Cypress Village and Rodgers Creek.

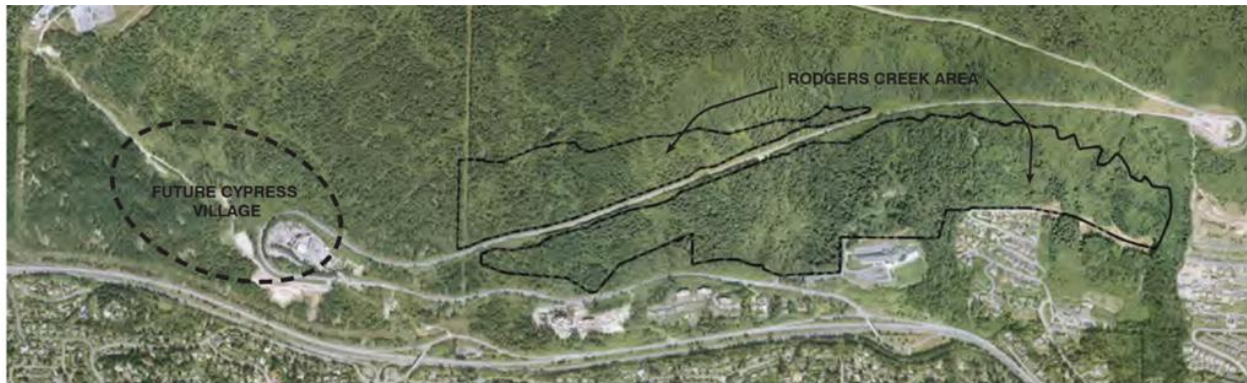


Image from the Rodgers Creek Area Development Plan Overview Report

The Community Dialogue on Neighbourhood Character and Housing (2008)

During 2008, a Council-appointed volunteer Working Group of West Vancouver residents assisted municipal staff in designing and implementing a public participation program to engage the community in a dialogue about neighbourhood character and housing issues.

Based on extensive dialogue with the community, the Working Group outlined 20 recommendations, which included (among other things), “requiring ‘village node’ planning in all new neighbourhoods” with a mix of housing types and retail and service uses to “lessen the reliance on the private automobile, encourage social interaction within neighbourhoods, and serve the day-to-day needs of residents.”

Upper Lands Study Review Working Group (2013 to 2015)

During 2013 to 2015, a Working Group of nine District-appointed citizen volunteers assessed environmental data, reviewed existing bylaws and policies, and engaged with stakeholders and the wider community about the future of the Upper Lands. Their work was intended to “help identify which lands should be preserved, which lands could be developed, the kinds of development that would make sense and the types of public uses that should be maintained”.

The Working Group’s Final Report was presented to Council in June 2015. Subsequent updates to the District’s OCP in 2018 built upon the Working Group’s 2015 recommendations.

The Working Group identified the community's three core values for the Upper Lands (in priority order):

- Protecting “environmental features and systems of the Upper Lands, and their immense, contiguous, natural beauty.”
- Enhancing “the outstanding recreation opportunities of the Upper Lands, and the lifestyle and heritage associated with ‘outdoor living’.”
- Planning future neighbourhoods using a “certain kind of neighbourhood model (one that ‘works’ with nature, and is desirable, vibrant, inclusive, compact, and sustainable).”

The Working Group envisioned that “there would be no residential development above 1,200 feet, or west of Eagle Creek”, “people would live in compact and sustainable neighbourhoods, clustered around a mixed-use, walkable, transit-served Cypress Village”, and that ecological and environmentally sensitive lands would be protected “by transferring their development potential to other less sensitive areas.”



Excerpt from the Upper Lands Study Review Working Group Final Report, Part One



Photos from the Upper Lands Study Review Working Group (2013-2015)

The Community Energy and Emissions Plan (2014 to 2016)

The Community Energy and Emissions Plan was prepared by a District-appointed volunteer citizen working group during 2014 to 2016. This Plan provides high level strategies to help address the challenges of climate change and energy security. It includes the following statements regarding the Upper Lands:

- “The District’s interest in focusing growth in the Upper Lands can make an important contribution to maintaining natural areas that contribute to public and ecosystem health...Avoiding the loss of forests and forest carbon is an important contribution to climate protection.”
- A village near the base of Cypress Bowl Road should be defined by “mixed use, strong transportation choice, notably walking and cycling, parks and plazas.”

BPP Visioning Process (2016)

During 2016, BPP as the major landowner in the Upper Lands completed an independent, pre-application visioning and community consultation process to explore planning principles, built forms, aspirations, and concept plans for Cypress Village. This developer-led process focused on how to make a great place with a strong sense of community and a strong connection to nature in Cypress Village. It did not contemplate the transfer of development potential to enable the protection of lands in Eagleridge.

Planning Cost Recovery Agreement (2017)

In 2017, Council approved a Planning Cost Recovery Agreement between the District and BPP which means that the costs of consultants retained by the District to assist with the planning work for Cypress Village and Eagleridge are recovered from the major landowner, BPP.

Pre-Conditions Phase (2017 to 2019)

During 2017 to 2019, the District and BPP worked collaboratively on technical analysis and studies related to the Upper Lands. This ADP draws upon and includes some of this technical background work.

Official Community Plan (2018)

The main guiding policy document for this ADP is the District’s OCP, which was most recently updated in 2018. The new OCP includes expanded planning policy for the Upper Lands, proposing a further evolution in the shift toward protection of natural areas and more sustainable development. The OCP:

- Sets out population and housing growth targets for the entire community.
- Acknowledges existing residential development entitlements (based on existing zoning) in the Upper Lands.
- Encourages the protection of the lands in Eagleridge and Inter Creek for conservation and recreation by transferring the development potential from these lands into Cypress Village and Cypress West.
- Outlines a vision for Cypress Village.
- Encourages new development to provide community amenities and community benefits.
- Describes information that should be included in Area Development Plans and Local Area Plans.

Population and Housing Growth Targets for West Vancouver

The OCP includes projections for anticipated population, housing, and employment growth in the municipality to 2041. These projections anticipate growth of over 10,000 people, 5,000 housing units, and

6,000 jobs in West Vancouver during 2011 to 2041. A mixed-use sustainable urban community in Cypress Village will help accommodate some of this growth.

Existing Zoning in the Upper Lands

The OCP acknowledges that “undeveloped lands below 1,200 feet in elevation are zoned for single family development. However, these lands include important environmental assets and recreational opportunities that the community values, notably in areas west of Eagle Creek where the District recently dedicated Whyte Lake Park (2014) and where important wetlands and Arbutus groves exist. Adopting a more holistic lens is needed to situate all future development within its wider mountain context” (OCP Section 2.2).

Protect Eagleridge and Inter Creek by Transferring the Development Potential to Cypress Village and Cypress West

Several policies in the OCP set out the vision for protecting the lands in Eagleridge and Inter Creek by transferring the development potential of those lands into new neighbourhoods in Cypress Village and Cypress West. For example:

- “This OCP recommends the transfer of development potential away from higher value ecological and recreational assets to cluster new housing close to existing infrastructure in the compact and complete future neighbourhood(s) of Cypress Village and Cypress West. This would allow a much larger area to become protected in perpetuity” (OCP Section 2.2)
- “Protect environmental values below 1,200 feet in the Upper Lands area by: (a) Seeking to protect permanently areas west of Eagle Creek, prioritizing areas of significant ecological values such as the Arbutus groves west of Nelson Creek, Larson Creek and wetlands, and other sensitive wetlands and habitats; (b) Transferring development potential of lands west of Eagle Creek to future neighbourhoods east of Eagle Creek and dedicating public lands west of Eagle Creek as municipal parkland; and (c) Establishing a ‘soft edge’ of development and appropriate urban-forest interface and buffer to sensitive features” (OCP Policy 2.7.9)
- “Seek to transfer the residential development potential from all remaining lands below 1,200 feet west of Eagle Creek to: (a) The Cypress Village planning area (between Cave and Cypress Creeks) as the primary focus for future neighbourhood development in the Upper Lands; and (b) The Cypress West planning area (between Cypress and Eagle Creeks) as a secondary community supporting Cypress Village.” (OCP Policy 2.2.9)
- “Protect lands west of Eagle Creek below 1,200 feet whose development potential has been transferred, designate these lands as Limited Use and Recreation, and dedicate them as public parkland or non-profit conservancy or similar publicly-accessible open space in perpetuity.” (OCP Policy 2.2.11)

Note that the references to “lands west of Eagle Creek” refer to the planning areas called Eagleridge and Inter Creek.

OCP Policies Outlining the Vision for Cypress Village

The OCP describes Cypress Village as a mixed-use village that should:

- Include a range of housing types, tenures, and unit sizes (including rental, non-market, family, and seniors housing).
- Aim to minimize the area developed to protect natural and recreational features, reduce required infrastructure, achieve the compact development of mixed housing forms, and ensure a sustainable village with a strong sense of community.

- Be a unique gateway to mountain recreation with strong links to the rest of West Vancouver.
- Incorporate distinctive uses and features (such as unique retail, a civic plaza, community and recreational facilities, and other public amenities) in addition to commercial and institutional uses that serve the local community.
- Incorporate recreational and visitor spaces and amenities.

OCP Policies Encouraging New Development to Provide Community Amenities and Community Benefits

The OCP notes that “to manage growth and the associated demand in public amenities and servicing, the Local Government Act enables municipalities to collect Development Cost Charges from developers to contribute to off-site infrastructure (e.g. utilities like sewage, water, and drainage) to maintain and enhance our municipal services. Growth and development can also lead to additional demand and provide opportunities for other forms of amenities” (OCP, Section 3.1).

The District encourages developers to provide community amenities and benefits such as affordable housing, child care facilities, community meeting spaces and/or activity spaces, and parks and environmental enhancements.

The OCP notes that “in addition to District-wide policy, area-specific public benefit strategies will be prepared through local area planning processes to reflect the specific nature of growth, the need for amenities, and the planning objectives of these centres and corridors” (OCP, Section 3.1).

The OCP also notes that additional density could be considered in Cypress Village to achieve a more complete and successful community “in terms of amenities and facilities, the desired variety of housing types and tenures, and the economic feasibility of commercial services” (OCP, Policy 2.2.15).

This ADP defines the community amenities to be provided in Cypress Village.

OCP Policies Regarding Content for Area Development Plans (and Local Area Plans)

The OCP notes that Local Area Plans should set out area-specific visions, objectives, and suitable built-form, heights, and densities that respond to neighbourhood context and character (e.g. topography, natural features, site area, transportation, and amenities). This same intent underlies the content of this ADP.

The OCP notes that new development in the Upper Lands should be managed by creating Area Development Plans that define permitted land uses, development criteria, and design controls, and that contain at least the following information:

- “(a) An approved area defined by major features that is sufficiently large to permit the proper planning for transportation networks, public facilities and parklands, and comprehensive neighbourhood designs;*
- (b) A comprehensive inventory and sieve analysis of the area’s terrain and topography, watercourses, habitats and ecosystems (including any species at risk or environmentally sensitive areas), locally important biophysical or natural features, and recreational and cultural features;*
- (c) A demonstration of how the analysis of the area is used to identify land use opportunities and constraints, lands that are suitable for development, and lands of particular environmental, cultural or recreational significance that may warrant special treatment or protection (such as watercourse corridor protection);*
- (d) A proposed land use plan with types of commercial and housing uses (including rental and non-market), and any lands required for community facilities (including consideration of the need for school sites), that relates the proposed land use to the terrain, including type of development, anticipated site coverage and overall square footage;*

- (e) *The location and intended function of parks and open spaces (for example, active, passive, preservation) and the use of natural and landscape features (such as watercourse corridors and greenbelts) to frame and connect neighbourhoods and achieve an irregular mountain outline or “soft edge” to development;*
- (f) *The location and preliminary design for major roads and trail systems and other public infrastructure requirements and a description of how trail, road and driveway configurations are sited to respond to terrain;*
- (g) *An identification and analysis of how the proposed development integrates with and impacts the community’s existing transportation network, including walking, cycling, and transit, with consideration to access, parking and transportation demand management;*
- (h) *An environmental plan - including stormwater management, energy efficiency and reduced greenhouse gas emissions, risk management (e.g., forest fire), and other mitigation and adaptation strategies - to achieve a sensitive and sustainable development scheme;*
- (i) *Implementation requirements including general servicing, funding and legal agreements, the approach to community amenity and other developer contributions, and development permit guidelines for the future development of specific sites; and*
- (j) *An assessment of the development’s overall financial implications to the municipality.”*

~ (OCP Policy 2.2.4)

This list guides the content of this ADP.

Council’s Strategic Plans (2020-2021 and 2021-2022)

In early 2019, Council set strategic goals and objectives that it wanted to accomplish over the next two years, to be reviewed annually. In March and April 2020, Council reviewed and confirmed the major Strategic Goals from the previous 2019-2020 plan and reviewed and updated the objectives for the next two years. In 2021, Council reviewed, reaffirmed and updated the Strategic goals and objectives for 2021-2022. On November 8, 2021, Council adopted the updated Strategic Plan for 2021-2022.

Council’s Strategic Plans for 2020-2021 and 2021-2022 include goals and objectives for topics including: Housing, Local Economy, Climate Change and Nature, Mobility, Municipal Services, Social Well-Being, and Major Project Priorities. References to Cypress Village are included in the goals for Housing and Local Economy:

- Council’s Strategic Goal for Housing is to “significantly expand the diversity and supply of housing, including housing that is more affordable.” Objective 1.2 under this goal is to “work towards an Area Development Plan for a residential mixed-use neighbourhood in the Upper Lands – Cypress Village.”
- Council’s Strategic Goal for the Local Economy is to “create vital and vibrant commercial centres.” Objective 2.4 under this goal is to “ensure that a vibrant commercial component is included in the neighbourhood development of Cypress Village.”

Planning the Upper Lands: Creating a Sustainable, Urban Community in Cypress Village and Protecting Lands in Eagleridge (2019 to 2022)

Overview of the *Planning the Upper Lands* Process

Starting in 2019, the District began a three-phase, comprehensive planning and community engagement process called *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*. The process is illustrated in the image below. This process has informed this ADP for Cypress Village and Eagleridge.

Illustration of the *Planning the Upper Lands* Process



The objective of the *Planning the Upper Lands* process is to create detailed policy for the lands in Cypress Village and Eagleridge as a first step towards implementing the Upper Lands policies in the OCP.

Summary of Community Engagement Activities

Planning the Upper Lands was mostly completed during the COVID-19 global pandemic, so the engagement strategy, tools, and tactics reflected refinements as needed to respond to Public Health Orders and guidelines. The engagement and communication strategy also reflected input from District Communications staff and the Community Engagement Committee (CEC).

The main engagement tools and activities during *Planning the Upper Lands* were as follows:

- A project webpage was created to help raise awareness, communicate information, and engage with the community throughout the process. The project webpage was the main portal for the public to (a) access up-to-date information about the project, (b) access online surveys and question forms, and (c) subscribe to project updates.
- Surveys were utilized to collect input from the community during Phases 1 and 2. Both the Phase 1 Survey and the Phase 2 Survey were posted on the project webpage. Hard copies of the Phase 2 Survey were also provided at the West Vancouver Memorial Library, Seniors Activity Centre, and Youth Hub.
- An online question form was available on the project webpage during Phase 3.
- A project-specific email address was maintained throughout the process for the community and stakeholders to contact the planning team with questions/comments.
- The planning team participated in Cypress Liaison Meetings, which are bi-annual meetings organized by the District for groups, associations, and organizations with an interest in the Upper Lands to share information.
- The planning team engaged with youth in a scheduled session at the Youth Hub. The format was a presentation followed by a question and answer period.
- District Communications staff and the planning team participated in multiple Virtual Information Meetings during Phases 2 and 3. The format for these included a presentation followed by a question

and answer period. A video recording of the first Virtual Information Session from each of Phases 2 and 3 was posted on the project webpage.

Information about the planning and engagement process and about opportunities to provide input was widely communicated at the outset of the project, at the launch of each phase, and during the time that the online surveys and question forms were open. Communication tools and tactics included:

- Direct mailouts. A postcard mailout was sent to all residents and businesses in West Vancouver at the outset of the project and letter mailouts were sent to local residents during Phases 2 and 3.
- Print advertisements in the North Shore News and The Beacon community newsletter.
- Digital advertisements on the North Shore News online.
- Posts on the District's homepage (e.g. news feed, calendar posts, Carousel image).
- Social media campaigns using the District's Instagram, Facebook, and Twitter accounts.
- E-newsletters to those subscribed to westvancouverITE updates, project specific updates, and e-west.
- Outreach to 40 stakeholder groups.
- Notices on the community boards at the West Vancouver Memorial Library, Seniors Activity Centre, and Youth Hub.
- Pop-up information booths at the West Vancouver Memorial Library (Phases 2 and 3), West Vancouver Community Centre (Phase 3), Gleneagles Community Centre (Phase 3), and Cypress Pop-Up Village (Phase 3).

Throughout the *Planning the Upper Lands* process, extensive input was provided by:

- The community.
- Members of the former Upper Lands Working Group, whose work during 2013 to 2015 set out the vision for the Upper Lands that was included in the 2018 OCP and which is now being implemented. The former group members offered ongoing input and insight, feedback about the content of materials, suggestions for important FAQs to be addressed, and suggestions for the narrative about the dual goals of *Planning the Upper Lands*.
- Many stakeholder groups (including BC Parks Foundation, Cypress Trail Collective, HUB Cycling North Shore, Mountain Bike Tourism Association, Mulgrave School, Navy Jack Nature House, North Shore Heritage Preservation Society, Trails BC Southwest Region, Vancouver Climbers Association, West Vancouver Historical Society, and West Vancouver Minor Hockey Association).
- BPP, who participated in ongoing discussions with the planning team about the transfer of development potential, community amenities and benefits, development phasing, and planning and engagement work for Cypress Village and Eagleridge.

In addition, the planning team invited and worked with local First Nations in the development of this ADP.

Overview of Each Phase of Engagement

Phase 1 Engagement

The Phase 1 engagement (2020) communicated the vision and goals already contained in the OCP, presented draft planning principles for Cypress Village and Eagleridge to help guide the next phases of the detailed planning work, and sought community input about the trade-off between the scale of development in Cypress Village and the share of the Eagleridge lands owned by BPP to protect as green space now.

Two approaches were presented for the key trade-off explored during Phase 1:

- **Approach A:** protect about half of Eagleridge at this time and plan for about 2,500 housing units (plus amenities and commercial space) in Cypress Village. The other half of Eagleridge would then be protected as part of a subsequent, future planning process.
- **Approach B:** protect all of Eagleridge at this time, plan for about 3,500 housing units (plus amenities and commercial space) in Cypress Village and determine what other mechanisms are needed to make this approach work.

During Phase 1, the community and stakeholders responded by supporting greater development in Cypress Village in exchange for protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach over time. Council directed the planning team to proceed to the second phase of the planning and engagement work based on this approach.

Phase 2 Engagement

The Phase 2 engagement (2021) presented a proposed land use plan and development concept for Cypress Village, sought input about the level of support for these proposals, and provided open-ended opportunities to ask questions and provide feedback.

During Phase 2, the community and stakeholders responded by indicating support for the proposed land use plan and development concept. Based on the results of Phases 1 and 2, Council directed the planning team to proceed to the third (and final) phase of the process.

Phase 3 Engagement

Phase 3 involved preparing the following documents:

- This Area Development Plan for Cypress Village and Eagleridge (ADP).
- New Comprehensive Development (CD) zoning for Cypress Village.
- A Phased Development Agreement between the District and the developer (BPP, the major landowner in Eagleridge and Cypress Village), which sets out development phasing and the provision of community amenities as well as the legal mechanisms for protecting the lands in Eagleridge.
- Supporting bylaws such as a Park dedication bylaw and OCP amendments bylaw.

Prior to the bylaws adoption/public hearing process, Phase 3 included an additional opportunity for the community and stakeholders to review a draft of the ADP document and ask questions. Input received during the Phase 3 engagement helped inform the final ADP.

Evolution of the Plan Based on Community and Stakeholder Input

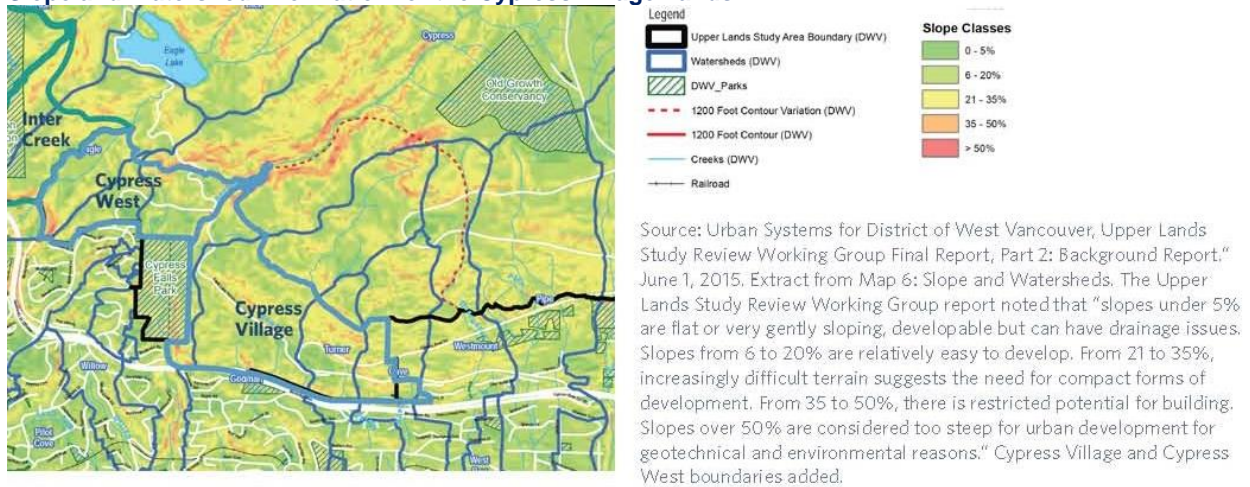
Each phase in *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* built on the community and stakeholder input from the previous phase(s). Comments and suggestions were varied and diverse, and many resulted in refinements of the proposed plan throughout the process. This ADP was shaped by the meaningful input provided throughout the planning and engagement process.

Appendix C: Environmental Information about the Lands in Cypress Village from the Upper Lands Working Group Final Report

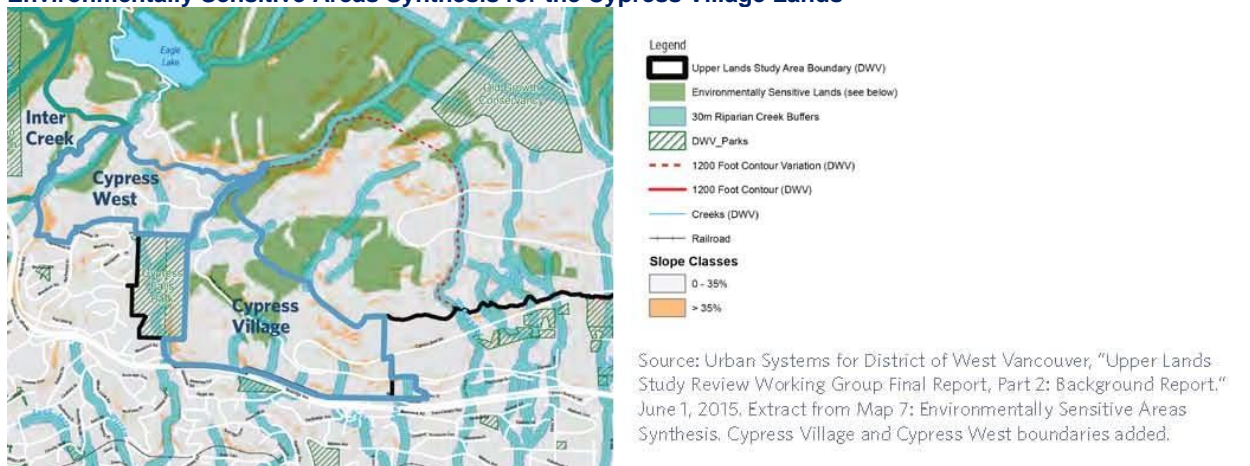
Sensitive Ecosystem Inventory (SEI) Quality Ratings and Other Inventories in Cypress Village



Slope and Watershed Information for the Cypress Village Lands



Environmentally Sensitive Areas Synthesis for the Cypress Village Lands



Summary Environmental Analysis for the Cypress Village Lands



Legend

Geographic Units

Environmentally Sensitive Lands (see below)

30m Riparian Creek Buffers

DWV_Parks

1200 Foot Contour Variation (DWV)

1200 Foot Contour (DWV)

Creeks (DWV)

Railroad

Slope Classes

0 - 35%

> 35%

5. Higher Elevation Lands- West

- Upper Nelson Watershed, Eagle Lake Watershed, Cypress Falls and Canyon, and Upper Cypress Watershed

- Portion of Dick and Black Creek watersheds for drinking water

- Significant amount of old growth

- Mostly above 1,200 contour

- Mostly District ownership

7. Above Eagle Lake Access Road

- Mix of young and mature forest

- Moderate amount of steep slopes

- Partly below 1,200 contour, partly in contour variation area

- Mostly BPP ownership

- Significant network of unauthorized mountain biking trails

8. Below Eagle Lake Access Road

- Relatively small areas of steep slopes

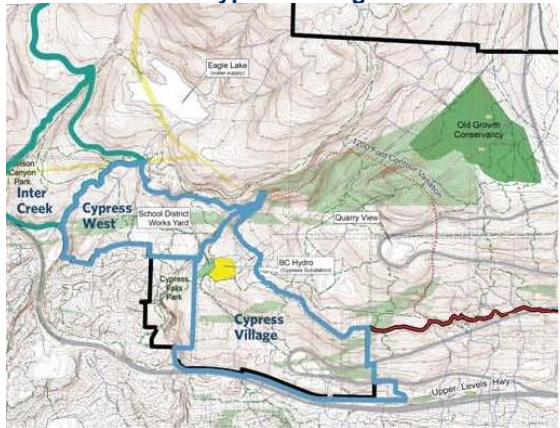
- Well below 1,200 contour

- Good road access

- Mostly BPP ownership

Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Map 8: Summary Analysis. Cypress Village and Cypress West boundaries added.

Contours for the Cypress Village Lands



Legend

Upper Lands Study Area Boundary

Right of Ways

1200 Foot Contour

1200 Foot Contour Variation

Trails

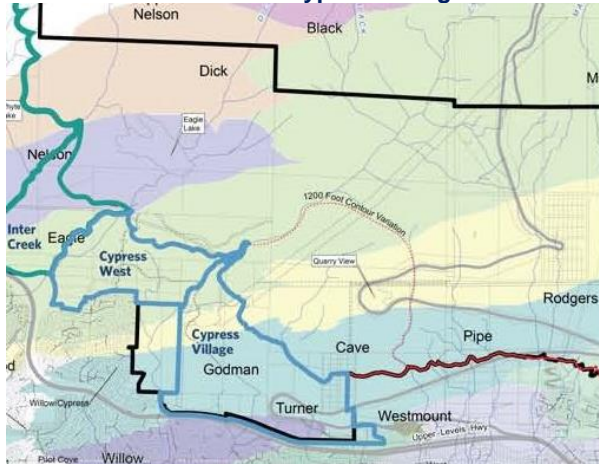
5m Contours Interval (2011)

Cabins Leased from DWV (2001)

Hydro Transmission Lines (Existing)

Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Contours map. Cypress Village and Cypress West boundaries added.

Watersheds in and Near Cypress Village



Legend

Upper Lands Study Area Boundary

Right of Ways

1200 Foot Contour

1200 Foot Contour Variation

Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Watersheds map. Cypress Village and Cypress West boundaries added.

Appendix D: Sieve Analysis for Cypress Village

The Cypress Village considered six main types of physical features about the landscape and important environmental features to inform site planning:

1. Aquatic features, including creeks and wetlands.
2. Terrestrial features, including forests, plants, animals, and rock outcrops.
3. Terrain features including topography (slopes) and the potential for rockfall and avulsion hazard.
4. Infrastructure features including existing buildings, roads, and utilities.
5. Legal features including existing ownership, land use, and encumbrances.
6. Recreational, cultural, and natural features including landforms, landscape features, and existing unauthorized trails.

Data sources included on-site fieldwork completed by professional biologists, LiDAR topographical slope data, geotechnical analysis by professional geotechnical engineers, aerial photographs, and discussions with stakeholders about recreational features. The data was evaluated by professional biologists, engineers, planners, and landscape architects.

Two levels of evaluation were completed:

- The aquatic, terrestrial, and recreational/cultural features were evaluated based on an assessment of their intrinsic value (meaning the quality or benefit of the environmental habitat, how easily that value might be replicated, and/or the importance to the community of a specific natural or man-made feature).
- The terrain, infrastructure, and legal features were evaluated based on the level of constraint that they impose on possible development (meaning how complex development would be in a certain location, how difficult it would be to relocate a built feature, and/or how land ownership patterns could limit or restrict development).

Based on evaluations, the six features were categorized in terms of four levels of consideration:

High Consideration	Feature/attribute has a high value or high constraint and cannot be mitigated or modified to facilitate development. Attribute should be given high consideration for retention in its existing state and/or the most rigorous review if development is considered in this location.
Moderate Consideration	Feature/attribute has a moderate value or moderate constraint and would require significant effort or cost to modify. There should be a sound rationale if development is considered in this location.
Low Consideration	Feature/attribute has a low value or low constraint and can be modified with reasonable cost. Attribute can be more easily resolved or accommodated if development is considered in this location.
No Consideration	There are the lowest barriers to development in this location.

The features analysis and evaluation were then overlaid to create a composite sieve analysis.

The evaluation considered the lands in the Cypress Village planning area as well as nearby lands above the 1200 foot contour for context.

The detailed evaluation matrix, analysis for each feature, and composite sieve analysis are summarized below.

Detailed Evaluation Matrix

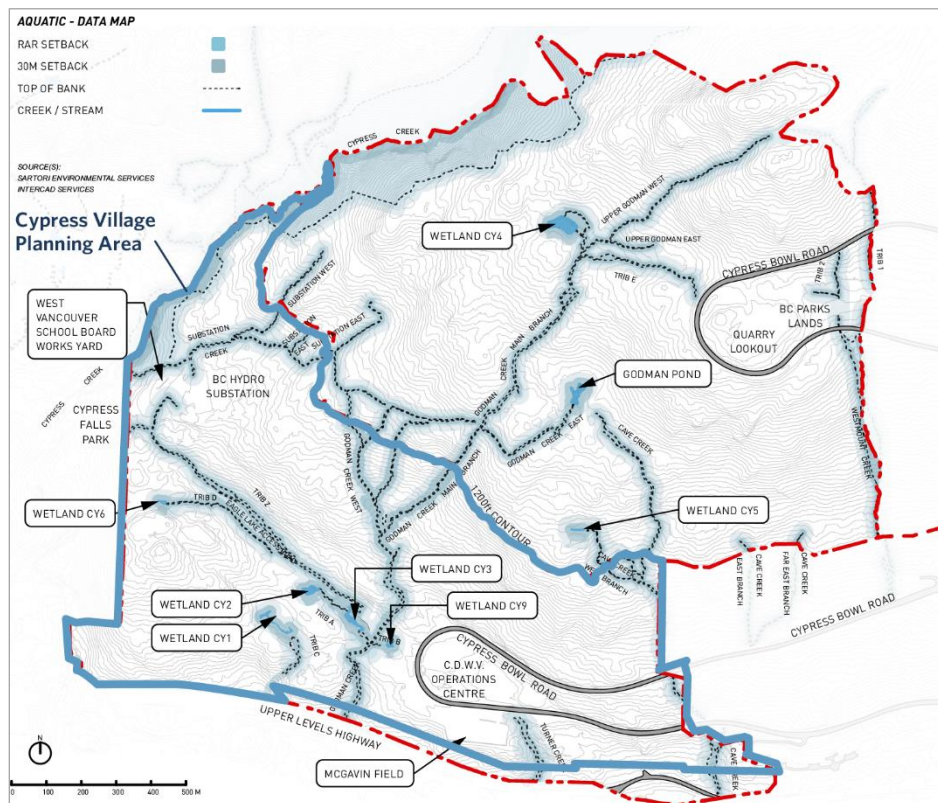
Priority Ranking	Attribute Typology	Physical / Biophysical Attribute	High	Moderate	Low	No
1	Aquatic	Wetlands	High quality wetlands with many of the following features: Naturally formed, water permanence, fish bearing, low quality habitat, Proper Functioning (PFC) and with the existence of Red Listed or Endangered SARA species.	Moderate quality wetlands with many of the following features: Naturally formed, water permanence, fish bearing, moderate quality habitat, Proper Functioning (PFC) and with the existence of Blue Listed or Threatened SARA species.	Low quality wetlands with many of the following features: Modified, water permanence, fish bearing, low quality habitat, Proper Functioning (PFC) and with the existence of Blue Listed or Threatened SARA species.	Wet areas that dry quickly and have negligible ecological value or habitat value.
		Forests	Old forests of any coverage including stands that have any old growth characteristics and contain 50% coverage of red-listed ecological communities. Polygons with assemblage of rare or listed plant species.	Mature Forests with 50 to 100% coverage and 0 to 50% coverage of mature growth occurrence of red-listed ecological communities. Rock Outcrops with 50 to 100% coverage.	Mature Forests with 20 to 50% coverage that do not contain any coverage of old or mature growth red-listed ecological communities. Rock Outcrops with 20 to 50% coverage.	Young and Growth Forests with Mature Forests of <20% coverage of old or mature growth red-listed ecological communities. Polygons with Rock Outcrop coverage < 20%.
2	Terrestrial	Plants	Red Listed and Endangered SARA species and associated habitats.	Blue Listed and Threatened SARA species and associated habitats.	Locally unique species and associated habitats.	No assemblage of unique ecosystem elements.
		Animals	Red-listed and Endangered SARA species and associated habitats that should be preserved, managed or relocated.	Blue-listed and Threatened SARA species and associated habitats.	Locally unique species and associated habitats.	Species and associated habitats that are common throughout the site and beyond. Areas with no ecological function to support animal species or invasive species.
3	Terrain	Topography	In general, slopes that are difficult to construct upon or around requiring above average construction intervention. Typically >50% slopes but can range down to 35% depending on the aggregate composition of the slope. Grows only large in overall area of slope or moderate sized features in the landscape.	In general, slopes that can be constructed upon or around with a moderate level of intervention. Typically 35-50% slopes but can include areas of slope down to 20-35%. A less complex aggregate of slopes equal to or steeper and with fewer or smaller features. Moderate to high level of vegetation cover. Moderately level areas relative to a development parcel or size of structure.	In general, slopes that can be constructed upon or around with a low level of intervention. Typically 35-50% slopes but can include areas of slope down to 20-35%. A less complex aggregate of slopes equal to or steeper and with fewer or smaller features. Moderate to high level of vegetation cover. Moderately level areas relative to a development parcel or size of structure.	In general, slopes that can be constructed upon or around that require very little or no intervention beyond normal construction practices. The most ideal slopes are 0-20% but this category also includes slopes up to 35% depending on the size of the area but most often large and contiguous slopes of low complexity and few large features.
		Hazards	Area has potential to be impacted by a geohazard that could result in structural damage to buildings or loss of life. Mitigation of the identified hazard is either prohibitively expensive or unfeasible, making the area unsuitable for development. Roadfall area or channel avulsion area where mitigation is possible. Roadfall area or channel avulsion area where mitigation is possible, however extensive and costly.	Area has potential to be impacted by a geohazard that could result in structural damage to buildings or loss of life. However, cost-effective mitigation is possible. Roadfall area or channel avulsion area where mitigation is possible, however extensive and costly.	Area has low potential to be impacted by a geohazard. Minor or no mitigation works are required. Roadfall area or channel avulsion area where mitigation is achievable through specific and common measures.	No geohazard identified that could impact buildings. Not within a roadfall or channel avulsion area.
4	Legal	Ownership	Existing ownership currently prohibiting development that is not subject to change.	Existing ownership currently limiting development where it is unknown if it may be likely to change.	Existing ownership currently limiting development that is likely to change.	Existing ownership currently allowing development or with existing desired development.
		Land Use	Existing land use designations currently prohibiting development that are not likely to change.	Existing land use designations currently limiting development that may be unlikely or difficult to change.	Existing land use designations currently limiting development that is likely and easy to change.	Existing land use designations currently allowing development or with existing desired development.
5	Infrastructure	Encumbrances	Encumbrances on the land/title currently prohibiting development that are not likely to change.	Encumbrances on the land/title currently limiting development that may be unlikely or difficult to change.	Encumbrances on the land/title currently limiting development that is likely and easy to change.	Encumbrances on the land/title currently allowing development or no encumbrances on the land/title.
		Buildings	Existing buildings that are highly unlikely to change (e.g., BCI substitution).	Existing buildings that can be removed or repaired under a municipal/provincial application/approvals process (e.g., School Board Facility).	Existing buildings that can be removed, repaired or replaced under existing zoning / land use (e.g., BPP site office).	Areas without existing buildings or that can remain with existing desired uses.
6	Recreational, Cultural and Natural Features	Roads	Roads and established rights of ways that can not likely be relocated or redesign/developed. (e.g., Cypress Bowl Road above the DMV Operations Centre).	Roads and established rights of ways that can be removed or relocated under a municipal/provincial application/approvals process.	Roads and established rights of ways that can be removed or relocated under current zoning/land use designations or where verbal agreements are in place (e.g., Cypress Bowl Road below the C.D.W.V. Operations Centre).	Roads and established rights of ways that can be relocated without process or approvals. Areas with no roads or established rights of ways.
		Utilities	Existing site services that are likely not to be removed or relocated.	Existing site services that can be removed or relocated under an municipal/provincial application/approvals process.	Existing site services that can be removed or relocated under current zoning/land use designations.	Areas with no existing site services.
		Recreational Landforms	Large expanses of exposed rock, bedrock points or other features that have recreational value and are in high level active use.	Areas of exposed rock, bedrock points or other features that have recreational value, are in moderate level of use or could be modified to be used for recreational activity with minimal effort and/or investment.	Smaller areas of exposed rock, bedrock points or other features of interest that have potential recreational value, are in low level of use or could be modified to be used for recreational activity with moderate to significant effort and/or investment.	Landforms with little potential for recreational activity.
		Landscape Features	Significant, unique and highly visually appealing features that represent the natural/archaeological character of the area that if preserved would provide a high value, visual landscape amenity. No proximity or impact to sensitive ecosystem areas.	Notable and visually appealing features that have a natural character that if preserved would provide a moderate value, visual landscape amenity. Some minor or moderate level of sustainable construction impact can or is mitigated.	Smaller visually appealing features that have a natural character that if preserved would provide a low value, visual landscape amenity. Saturated trail, low sustainable construction, low level of use, adjacent to or partially within sensitive ecological areas) and difficult to mitigate impact.	Features with little potential to be a special natural feature.
		Trails	Saturated trail, high level of sustainable construction, high level of use, no proximity or impact to sensitive ecosystem areas.	Notable cultural heritage features that are reasonably well preserved or of some cultural value that could be preserved in place or relocated (e.g., milling and forestry equipment).	Cultural heritage features that are not well preserved but have minor cultural value and could be relocated (e.g., milling and forestry equipment).	Unsaturated trail, unsustainably built, decommissioned or very low level of use, adjacent portions of the trail within a sensitive ecological area(s) creating negative impacts.
		Heritage	Significant cultural heritage features that are unique, well preserved or of a high cultural value that should be preserved in place or relocated (e.g., an old mill race).	Notable cultural heritage features that are reasonably well preserved or of some cultural value that could be preserved in place or relocated (e.g., milling and forestry equipment).	Cultural heritage features that are not well preserved but have minor cultural value and could be relocated (e.g., milling and forestry equipment).	Areas without cultural heritage artifacts or remnants of use or habitation.

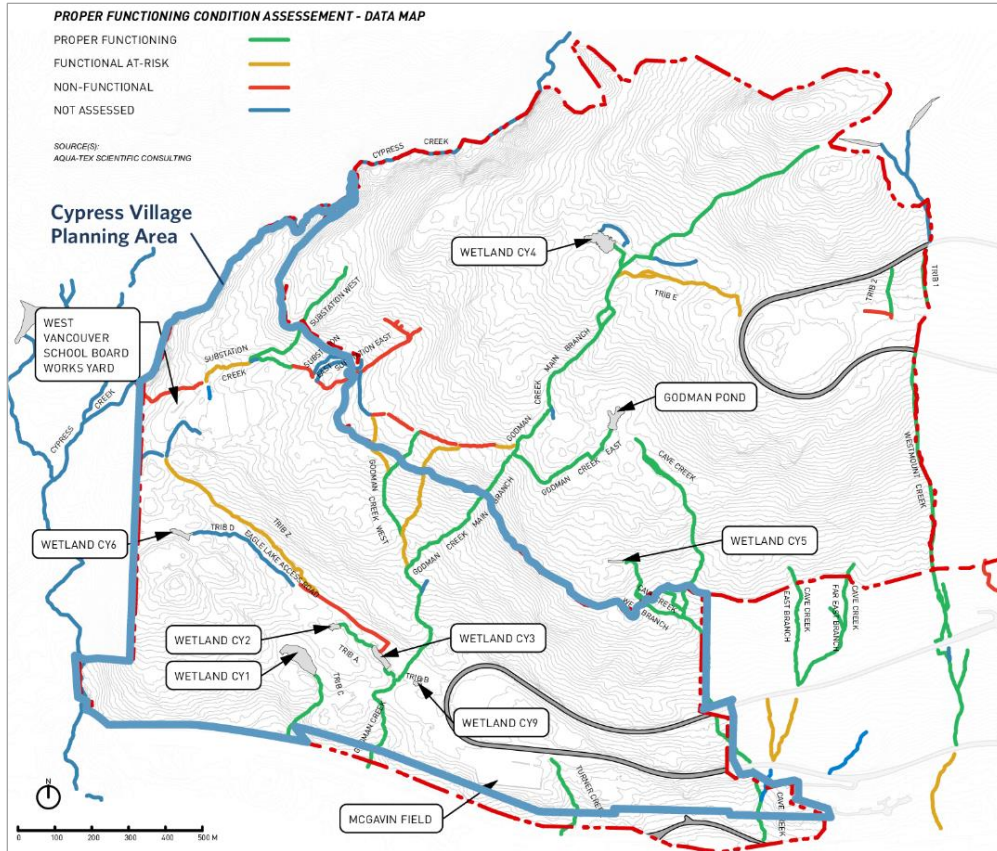
Aquatic Features

The aquatic features in the Cypress Village planning area include creeks and wetlands. Three data sets are presented:

- An Aquatic Data Map which shows the location and names of all creeks and wetlands in the Cypress Village planning area. This map also shows wetland setbacks at a Provincial Riparian Area Protection Regulation (RAPR) boundary as determined by environmental consultants, and creek setbacks at a 30 metre Municipal regulation boundary. This map does not consider different regulatory approvals processes.
- A Proper Functioning Condition Assessment Data Map describes each stream's physical condition and ability to withstand a 1 in 25 year rainstorm event.
- Data Tables of Wetland and Creek Characteristics. The aquatic features were evaluated in relation to the environmental value of creeks and wetlands, including water permanence, habitat diversity, species presence, wetland setbacks.

Each feature was assessed and analyzed by environmental consultants based multiple characteristics, resulting in an overall Aquatic Evaluation Map. High evaluations were assigned to areas such as Godman Creek due to its many positive characteristics (e.g. natural occurrence, good water flow, presence of Coastal Tailed Frogs). Low evaluations were assigned to areas such as Tributary Z, which is along the uphill side of Eagle Lake Access Road, is part of the historic construction of this road, functions generally as a ditch that conveys water to naturally occurring streams, has not listed species or riparian buffer at its southern edge. Wetland CY2 is another anthropogenic created aquatic feature that is in existence due to the construction of Eagle Lake Access Road. Although CY2 does have some vegetation density and habitat quality, its habitat diversity is low. The overall evaluation considered whether the existing condition of each feature demonstrates functionality or value in its current state.





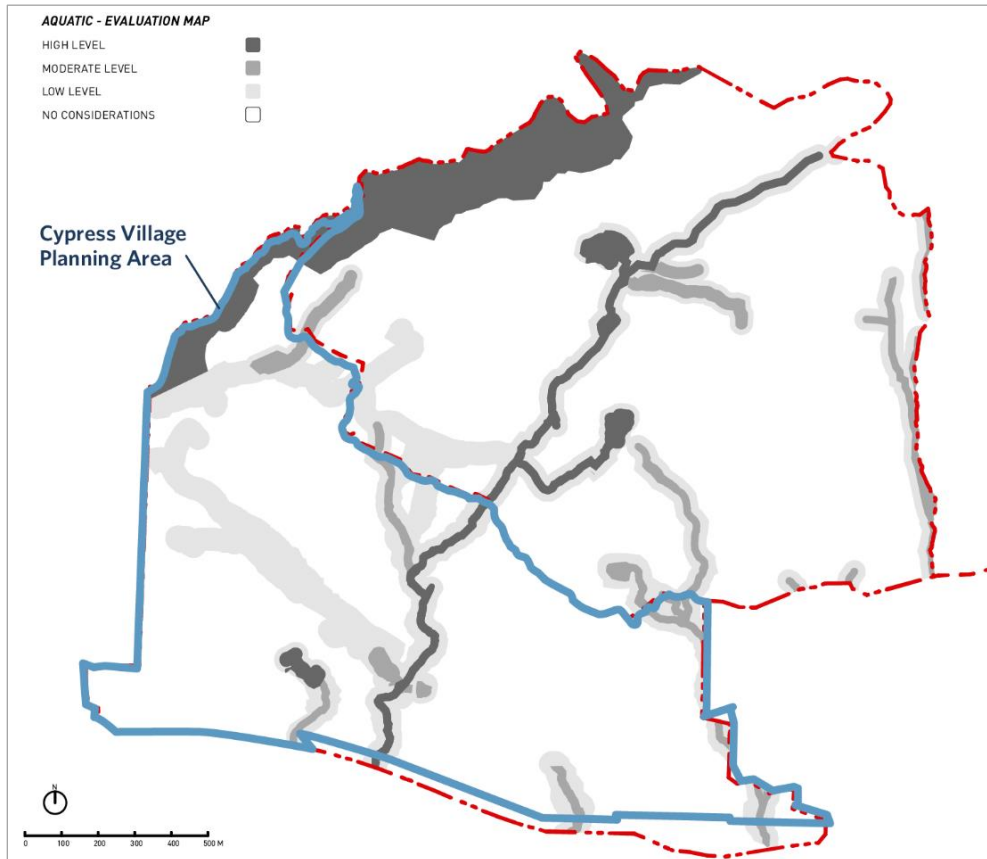
DATA TABLES - WETLAND CHARACTERISTICS

WETLAND AREA (m ²)	WETLAND ORIGIN	WATER PERMANENCE	WATER DEPTH	VEGETATION DENSITY	HABITAT DIVERSITY	HABITAT QUALITY	PRESENCE OF LISTED SPECIES
GODMAN POND 3550m ²	Human	High	High	High	High	High	Red-legged Frog
WETLAND CY1 2500m ²	Water	High	Medium	High	Medium	Medium	Red-legged Frog
WETLAND CY2 400m ²	Human	Medium	Medium	Medium	Medium	Medium	Red-legged Frog
WETLAND CY3 1500m ²	Human	Medium	Medium	High	Medium	Medium	Red-legged Frog
WETLAND CY4 3450m ²	Water	High	Medium	High	Medium	Medium	Red-legged Frog Coastal Tailed Frog
WETLAND CY5 260m ²	Water	Medium	Medium	Medium	Medium	Medium	Coastal Tailed Frog
WETLAND CY6 200m ²	Human	Medium	Medium	Medium	Medium	Medium	
WETLAND CY9 263m ²	Human	Medium	Medium	High	Medium	Medium	

DATA TABLES - CREEK CHARACTERISTICS

CREEK NAME	CREEK LENGTH (M)	CREEK ORIGIN	WATER PERMANENCE	CREEK CHARACTERISTICS			PROPER FUNCTIONING CONDITION	PRESENCE OF LISTED SPECIES
				WIDTH	GRADIENT	SUBSTRATE		
CAVE CREEK	124m (WITHIN STUDY AREA)	Water Drop	High	2.6m	25%	Organic Soil/Woody Debris/Bedrock/Cobbles	Good	
CAVE CREEK WEST	24m	Water Drop	High	1.4m	21%	Cobbles/Small boulders/Occasional bedrock	Good	
CYPRESS CREEK	(HAS NOT BEEN ASSESSED)	Water Drop	High			Bedrock	Good	
GODMAN CREEK Main Branch	275m	Water Drop	High	3.5m	16.0%	Gravel/Cobble/Boulder	Good	
GODMAN CREEK West Branch		Person	High				Good	Crested Tailed Frog
SUBSTATION CREEK	296m	Person	High	2.0m	14%	Gravel/Cobble	Good	Crested Tailed Frog
SUBSTATION EAST	422m	Person	High	1.4m	19%	Large Boulders and fines over geotextile	Good	
SUBSTATION WEST	396m	Water Drop	High	1.3m	24%	Soft Organic forest duff/ Fines	Good	
TRIBUTARY A	122m	Water Drop	High	0.9m	9.4%	Fines/Gravel	Good	
TRIBUTARY B	25m	Person	High	1.2m	5.6%	Gravel/Cobble	Not Assessed	
TRIBUTARY C	221m	Water Drop	High	1.0m	16.9%	Fines/Gravel	Good	
TRIBUTARY D	419m	Person	High	1.1m	12.7%	Cobbles/Gravel	Not Assessed	
TRIBUTARY E	413m	Person	High	1.2m	10.6%	Cobbles/Gravel	Not Assessed	
TRIBUTARY Z Centre Branch	259m	Person	High	1.8m	9.8%	Cobble/Gravel	Good	
TRIBUTARY Z Roadside ditches North of Eagle Lake Road	500m	Water Drop	High	1.1m	6.5%	Cobble/Gravel	Good	
TURNER CREEK	254m	Person	High	2.9m	25%	Cobbles/Gravel/Fines	Good	

SOURCE(S): SLR CONSULTING, SARTORI ENVIRONMENTAL SERVICES, AQUA-TEX SCIENTIFIC CONSULTING

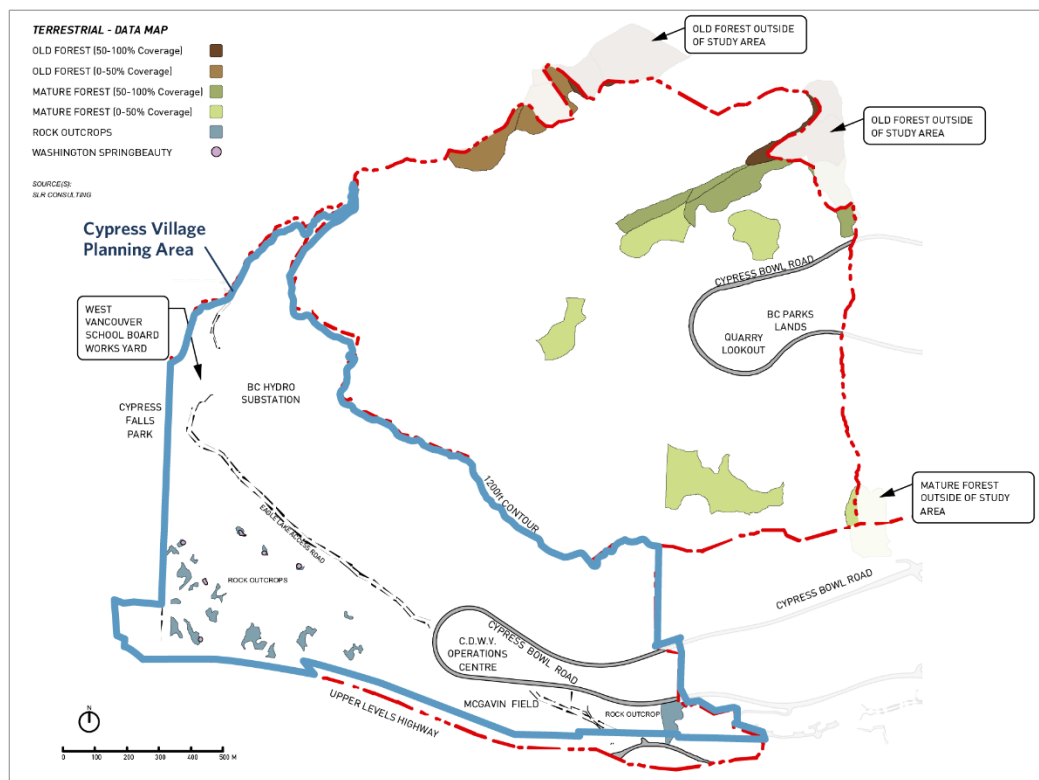


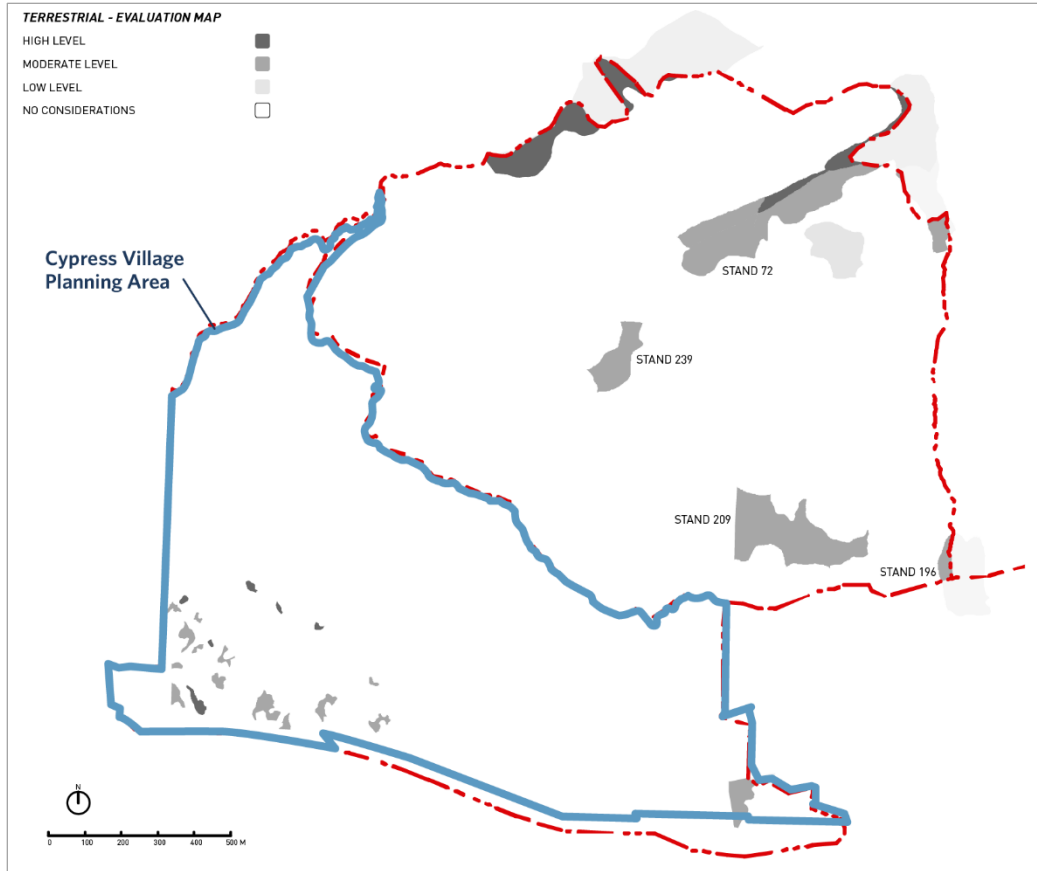
Terrestrial Features

The terrestrial features in or above the Cypress Village planning area include forests, rock outcrops, plants, and animals.

The Terrestrial Data Map shows the location of all terrestrial features in and above the Cypress Village planning area. Each feature was assessed and analyzed by professional biologists based multiple characteristics, resulting in an overall Terrestrial Evaluation Map.

- Forests were characterized as Old Forest (trees greater than 250 years old) (evaluated as High), Mature Forest (trees 80 to 250 years old) (evaluated as Moderate and Low based on the percentage of Mature trees in an area). The majority of forest evaluated consists of younger, second growth trees due to previous logging.
- There are a number of rock outcrops in the study area, which consist of thin layers of mossy vegetation over bedrock outcrops that sometimes occur within stands of Arbutus trees. These habitats are unique in the study area but are common throughout the region. When evaluated, these rock outcrops were defined as Moderate when having a coverage of more than half of a polygon and Low when the coverage is between 20% to 50%. Areas below 20% coverage were deemed to have an evaluation of None. However, if any of these habitats are accompanied by Red Listed or Endangered SARA species, the consideration was raised to High.
- There were five places in the southwest corner of the study area where the Red Listed plant species, Washington Springbeauty, was observed. These plants occurred on the rock outcrops and were deemed to be a High consideration in the evaluation.
- There were no Red Listed or endangered SARA animals observed in the study area.





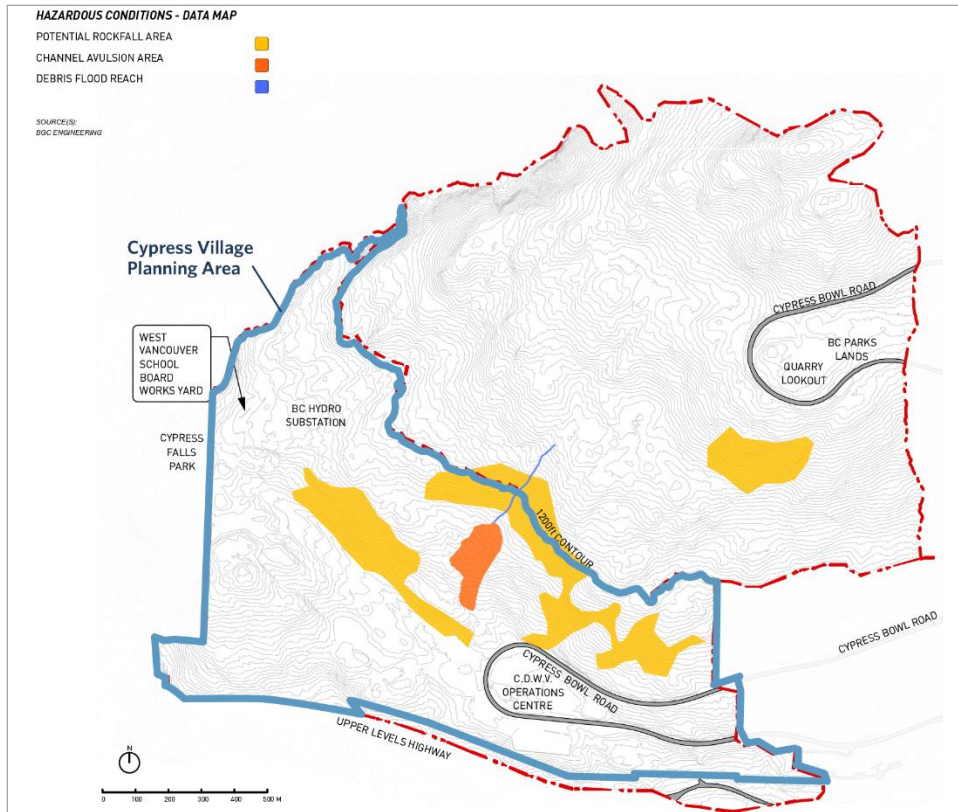
Terrain Features

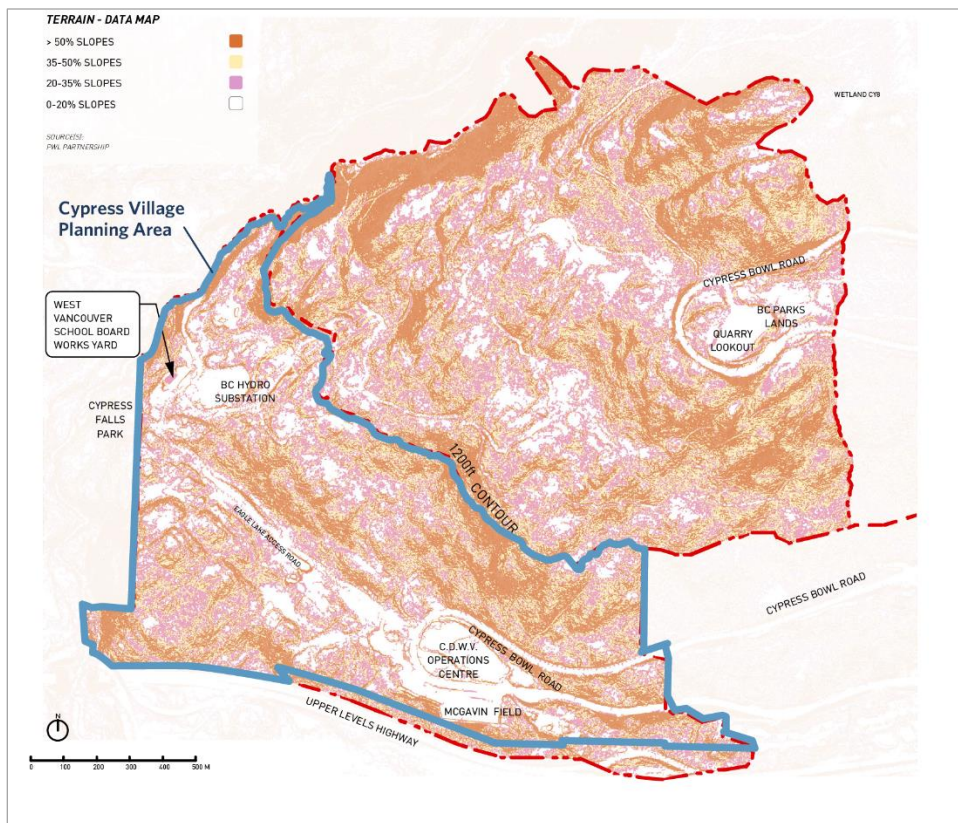
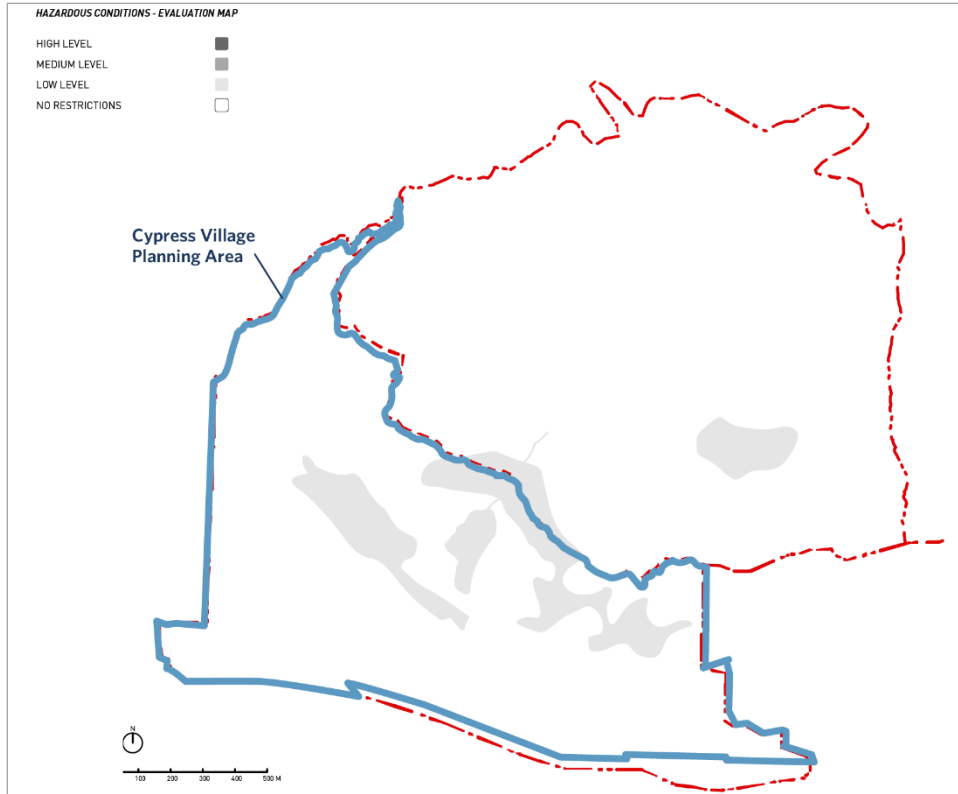
The terrain features in or above the Cypress Village planning area include topographic and geotechnical conditions.

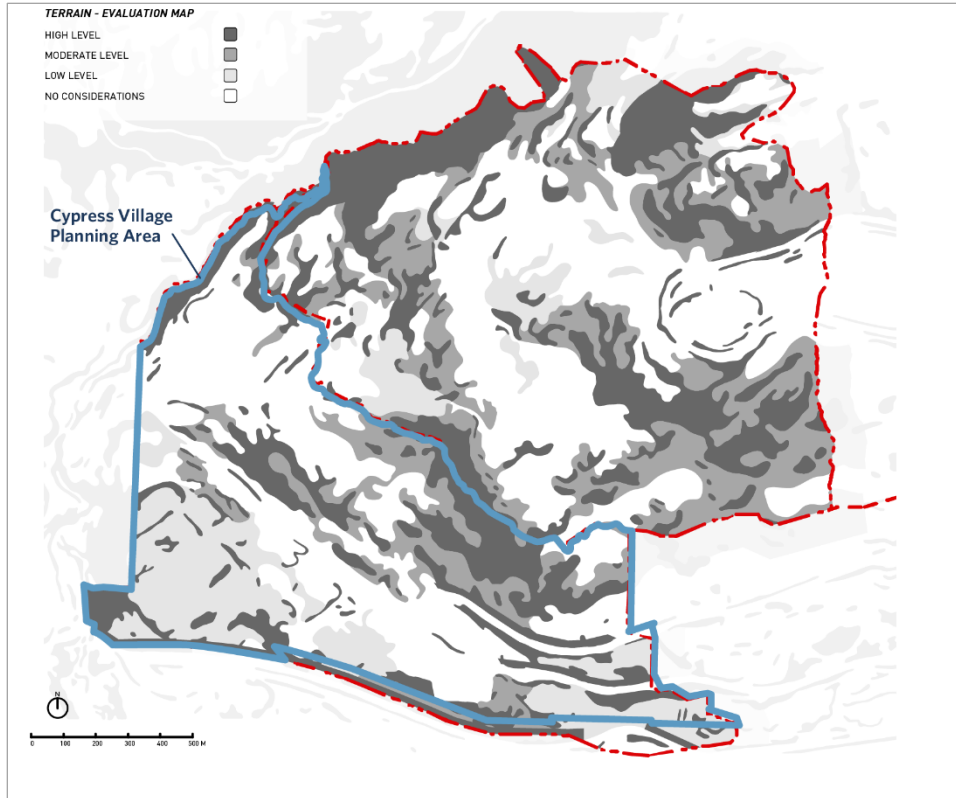
The topography, captured by LiDAR mapping, describes the steepness of the ground slopes. The geotechnical conditions, determined by professional engineers, describe the structural stability of the ground to support the construction of buildings and roads.

The evaluation of the terrain slopes was categorized based on the viability for constructing roads and buildings. Slope grades of 0% to 20%, which often correspond to areas with existing built features or roads, are deemed optimal for building and categorized with an evaluation of None. Low evaluation was given to slopes between 21% to 35% because these grades are fully permissible for development but may require different decisions for construction strategies. Slopes in the range from 36% to 50% were considered Moderate as the consistency of slope and proximity to other lesser or greater slopes would affect the feasibility of building in these locations. Grades over 50% were given a High evaluation level as they require significant intervention for development to occur. It should be noted that the complexity in building on the various slopes is also defined by the total area slope, contiguous length of slope runs, adjacencies and the connectivity to other features inside and outside of the study area. For example, a small knoll of steep slopes within a generally low slope area would not truly be a constraint that warrants a High evaluation. Similarly, a small to moderately sized low slope area within a larger steep slope condition may not be accessible and therefore would not be a realistic development area. The evaluation involved a significant exercise of synthesizing the slope map to provide a slope analysis more representative of practical development opportunities and constraints.

The terrain attributes were evaluated in relation to the physical constraint and/or consideration for level of effort to make developable or mitigate a hazard.





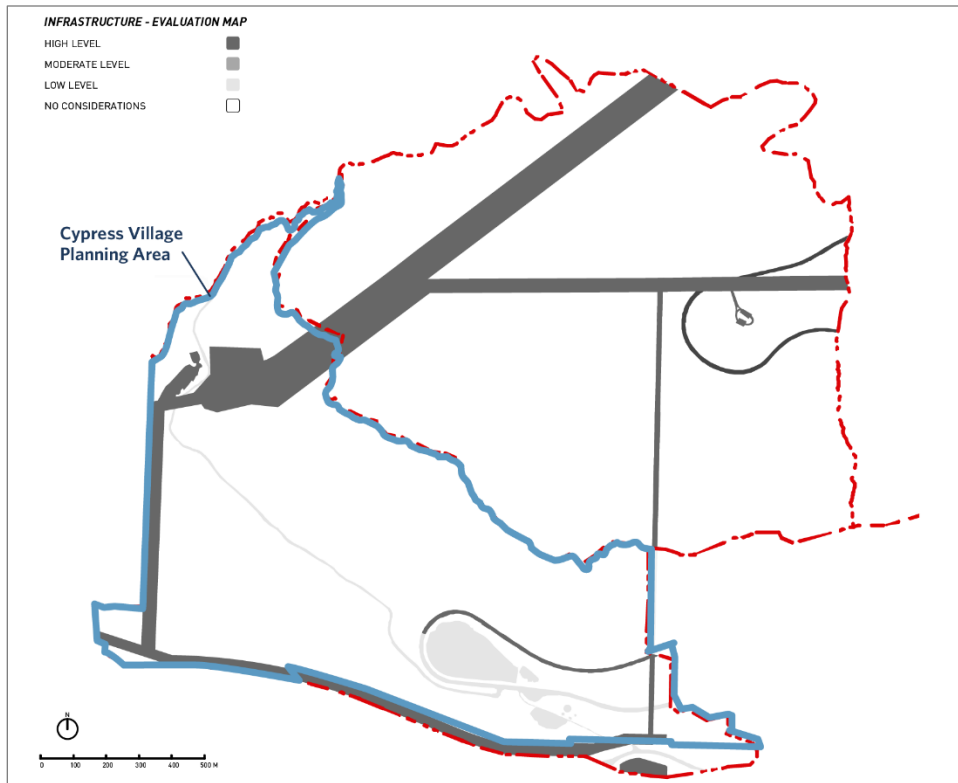
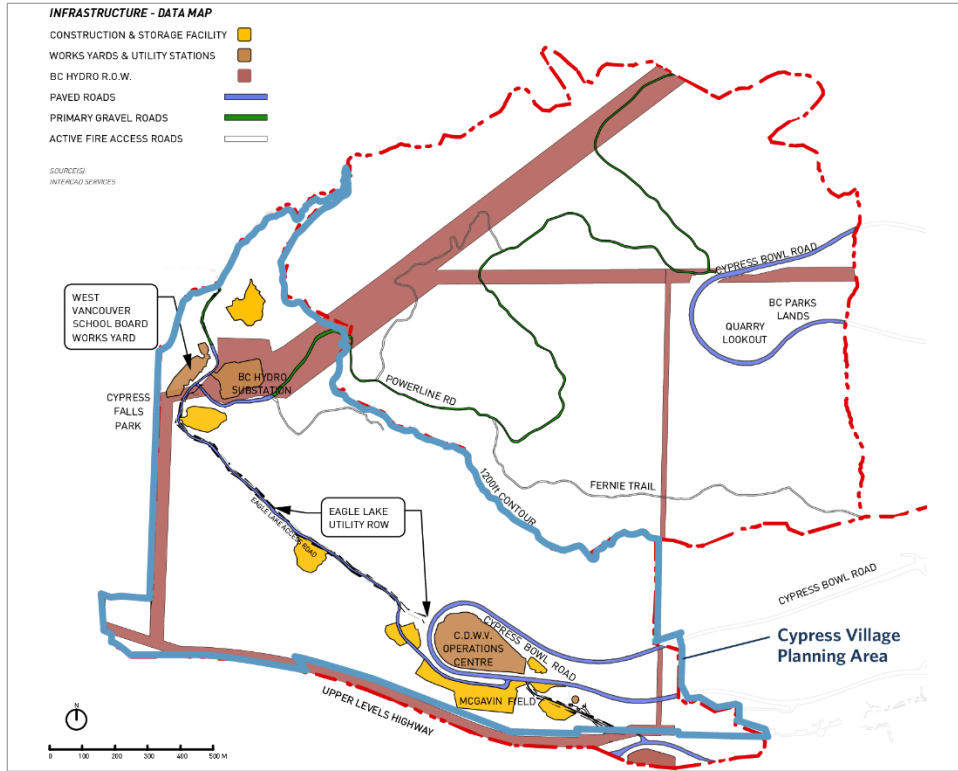


Infrastructure Features

The infrastructure features in or above the Cypress Village planning area include buildings, roads, and utilities. These features were mapped based on publicly available mapping and on-site investigations.

The Infrastructure Data Map identifies and names each infrastructure feature. These include operating works yards, roads including paved highways and gravel access roads, utility structures such as the BC Hydro Substation, and utility rights-of-way which impact setbacks for development.

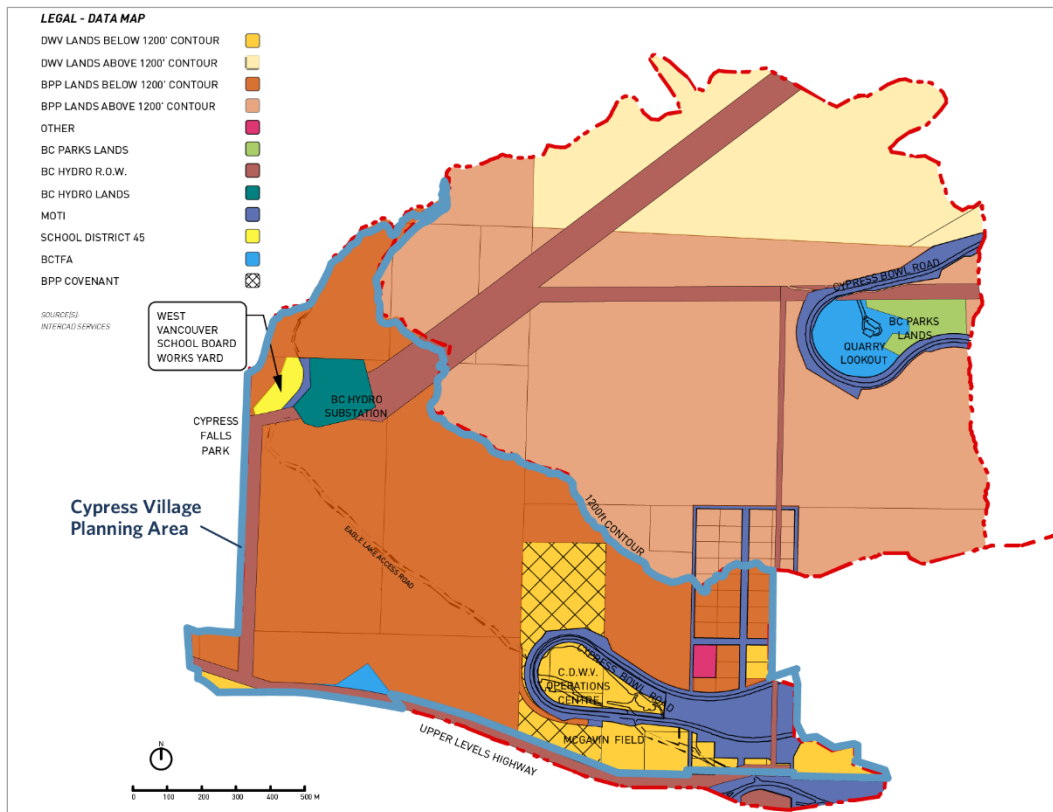
The infrastructure consideration is based on the physical form and technical function of each feature. Features that would be very difficult, impractical, or costly to relocate are given High consideration (such as the BC Hydro substation). Features that could be reasonably difficult or costs to relocate are given Moderate consideration (such as the School Board works yard), and features where development could occur are given Low consideration (such as the District's works yard).

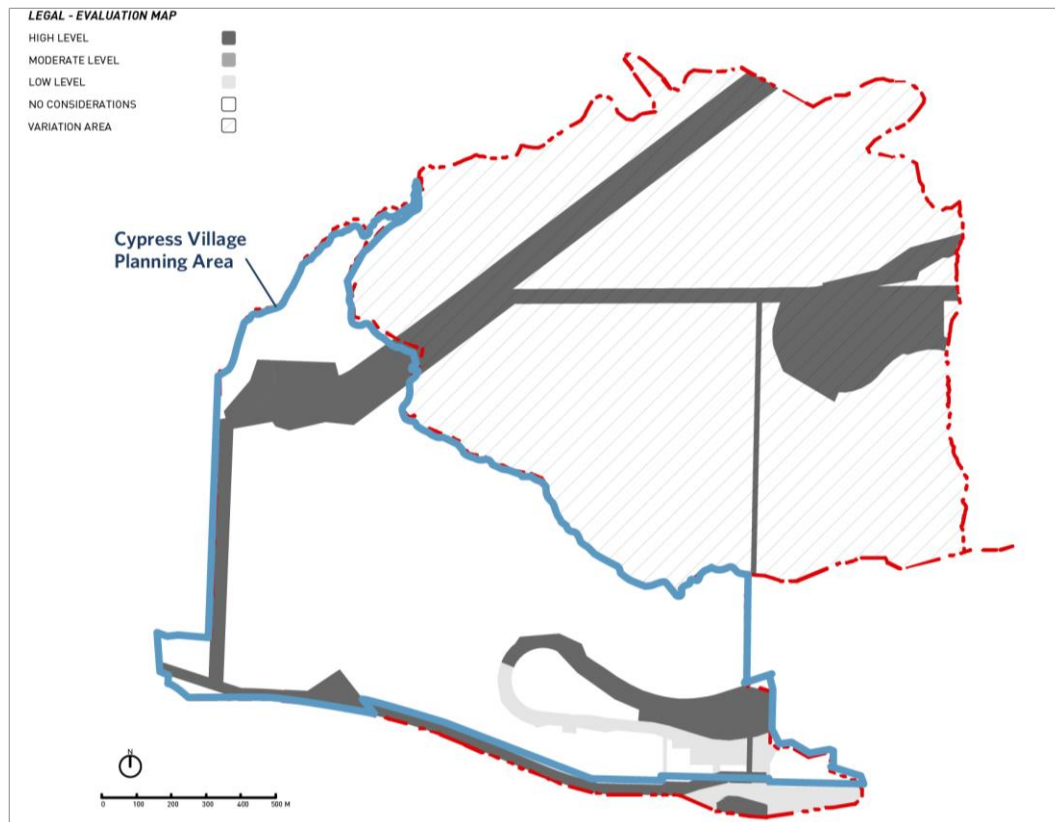


Legal Features

The legal features in or above the Cypress Village planning area include ownership, land use, and encumbrances. Ownership is defined as the owner on title, land use is defined as the existing land use designations in the District of West Vancouver's Official Community Plan, and encumbrances are defined as easements, covenants, rights-of-way, or access on the land or title. This data was collected from publicly available mapping.

The Legal Data Map identifies the location of each legal feature. The Legal Evaluation Map designates the majority of the lands and rights-of-way held by BC Hydro, MoTI, School District 45, and the Crown as High consideration as they are the least likely to be altered in ownership or land use. The exception is the most southern length of Cypress Bowl Road, for which there may be flexibility in considering possible re-alignments. Note that the road rights-of-way north of Cypress Bowl Road are shown as MoTI lands in the Legal Data Map but these have since been confirmed to be District road rights-of-way.





Recreational, Cultural, and Natural Features

Five recreational, cultural, and natural features were considered:

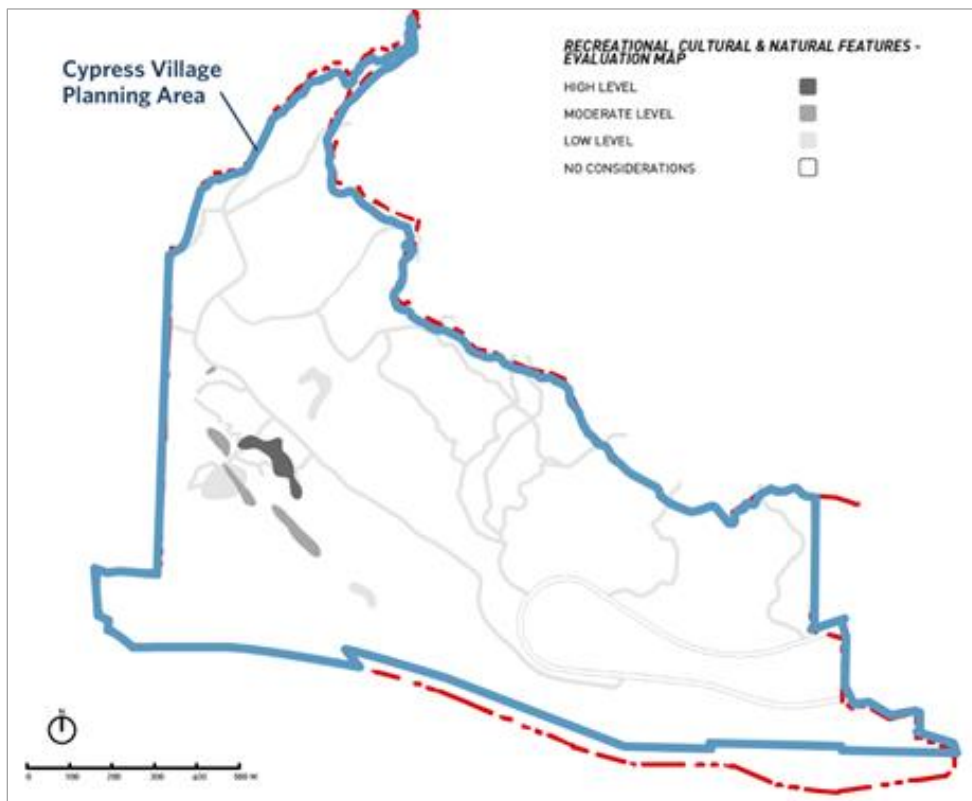
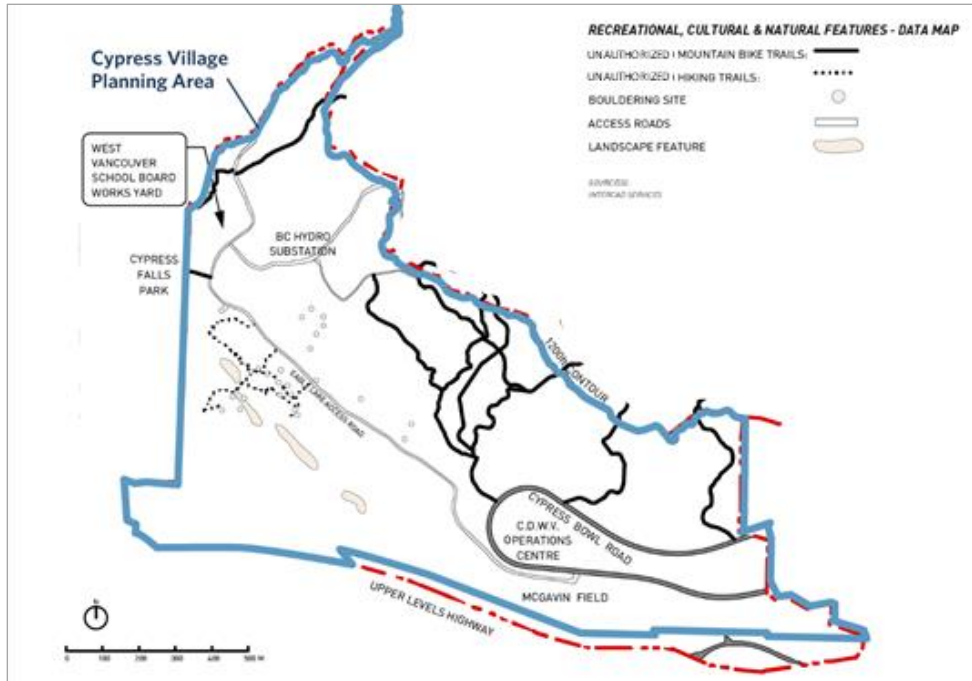
- Recreational landforms (topographical features that are valued in their form for active or passive recreation).
- Landscape features (elements of the landscape that are visually appealing and which represent natural or archetypal character of the area).
- Trails (unauthorized hiking and mountain biking trails).
- Heritage (cultural features in the landscape). No heritage artifacts have been found or are known about in the study area.
- Trees (individual or stands of trees that have value from a human perspective not an ecological function). Arbutus trees, which have some cultural significance, sometimes occur in the rock outcrop habitats which are shown in the Terrestrial Data Map.

This data was collected from publicly available mapping and on-site survey work. The Recreational, Cultural, and Natural Features Data Map shows the location of these features. All of the recreation features are unauthorized uses on private land.

The cultural consideration Recreational, Cultural, and Natural Features Evaluation Map shows the overall consideration of community and amenity values of landscape features, recreational opportunities, and trails and an evaluation of the possibility of relocating a feature (e.g. a trail can be relocated but a large boulder cannot be relocated or easily replicated).

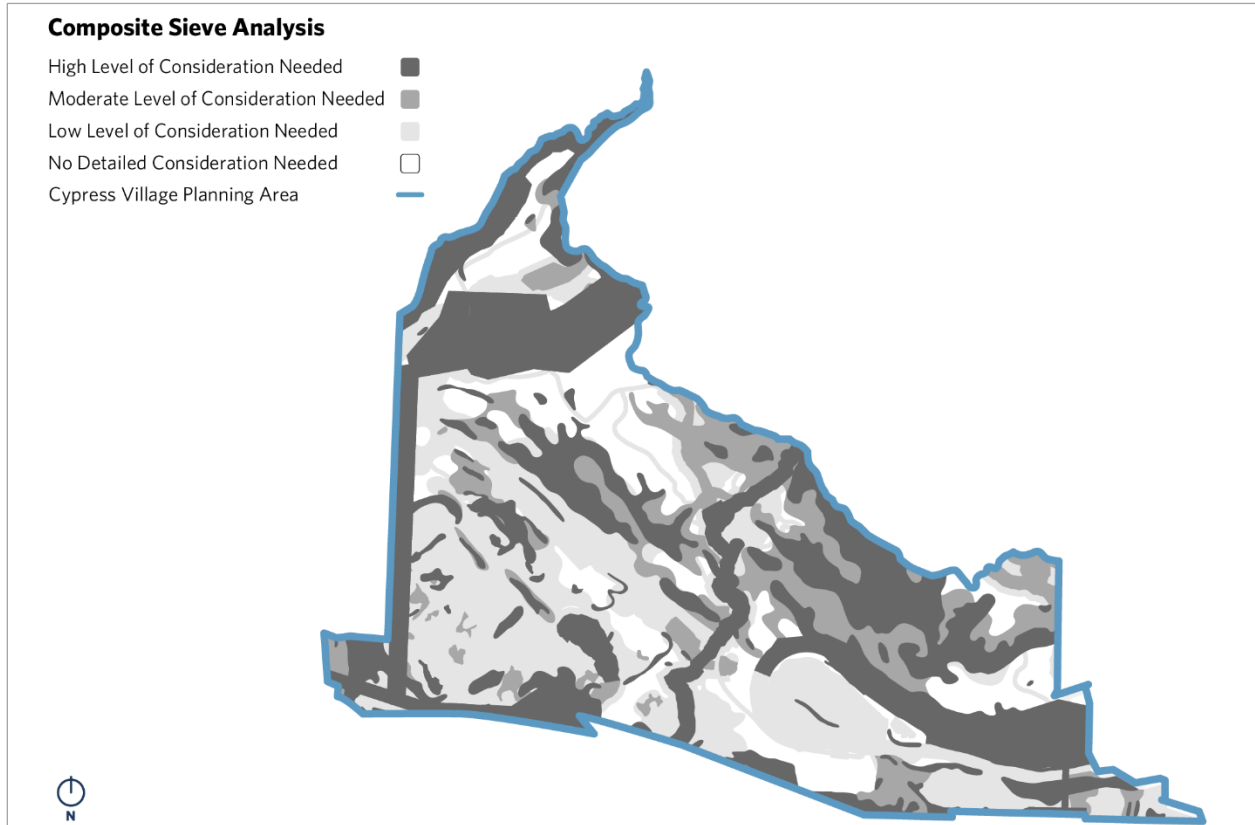
Note that an Archaeological Impact Assessment (AIA) is being conducted for the development lands in Cypress Village, but an AIA was not available at the time of the sieve analysis.

Also note that some of the existing (unauthorized) trails have changed since the time of the sieve analysis.



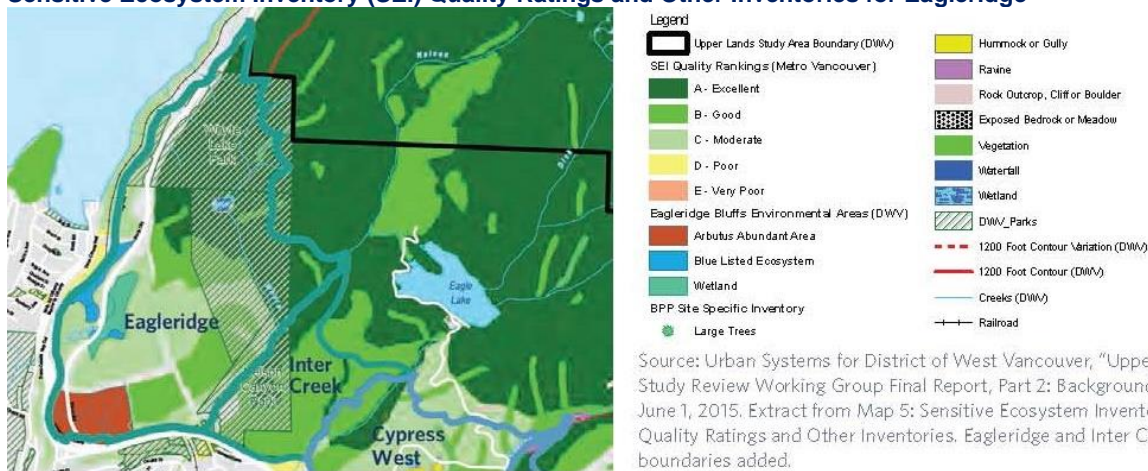
Composite Sieve Analysis

The Cypress Village planning area has many different physical elements. Taking into account the mapping and evaluation of the six main features, the composite sieve analysis creates the environmental framework for where new development should be concentrated in Cypress Village. Generally, areas with a composite sieve analysis of 'No Consideration' or 'Low Consideration' are the best suited for development opportunities. Development is also possible in areas with 'Moderate Consideration' or 'High Consideration' but requires a more involved and comprehensive review of implications.

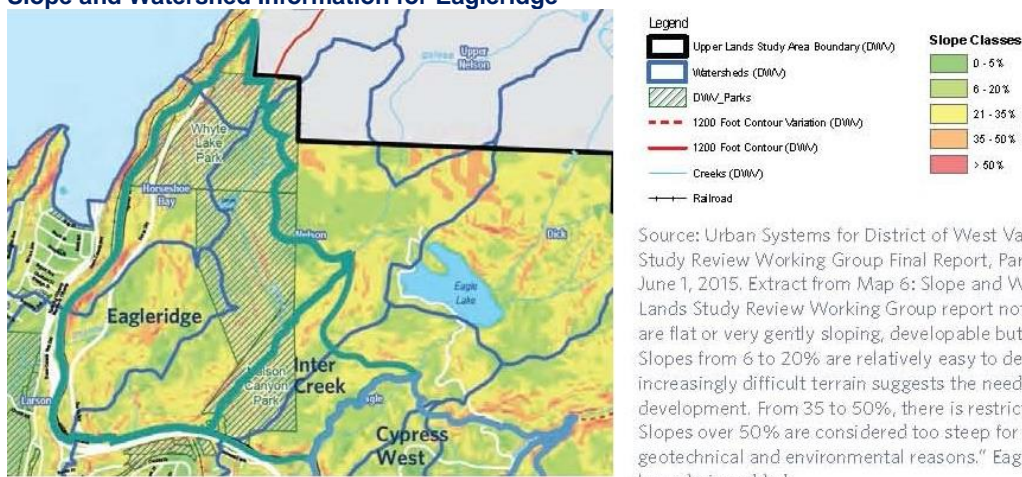


Appendix E: Environmental Information about the Lands in Eagleridge from the Upper Lands Working Group Final Report

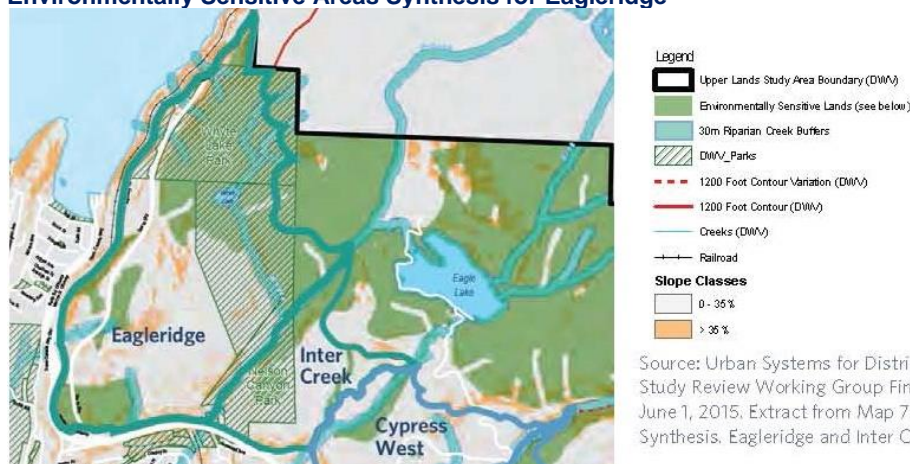
Sensitive Ecosystem Inventory (SEI) Quality Ratings and Other Inventories for Eagleridge



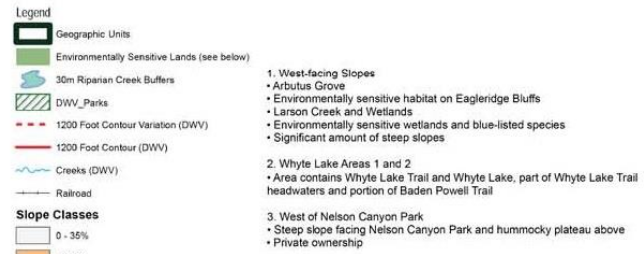
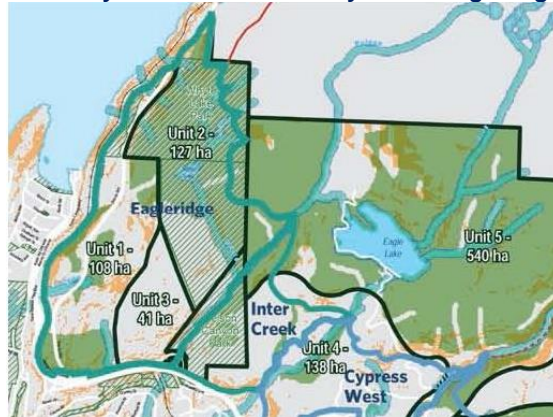
Slope and Watershed Information for Eagleridge



Environmentally Sensitive Areas Synthesis for Eagleridge



Summary Environmental Analysis for Eagleridge



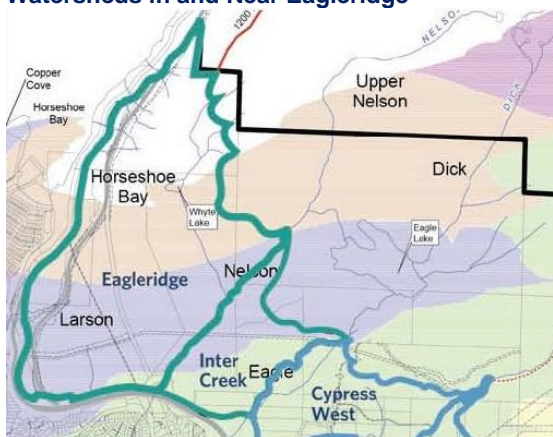
Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Map 8: Summary Analysis. Eagleridge and Inter Creek boundaries added.

Contours for the Eagleridge Lands



Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Contours map. Eagleridge and Inter Creek boundaries added.

Watersheds in and Near Eagleridge



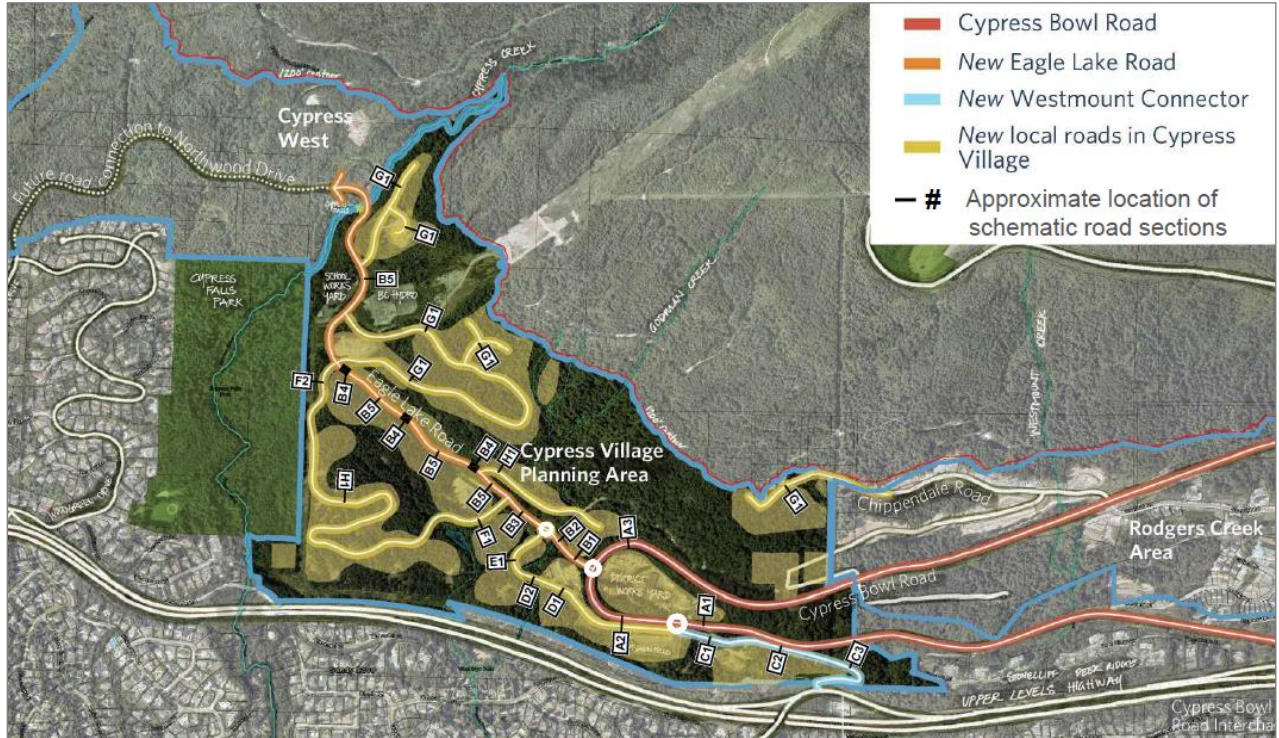
Source: Urban Systems for District of West Vancouver, "Upper Lands Study Review Working Group Final Report, Part 2: Background Report." June 1, 2015. Extract from Watersheds map. Eagleridge and Inter Creek boundaries added.

Appendix F: Schematic Road Sections for Cypress Village

This Appendix provides typical streetscape sections for the roads in Cypress Village. The sections are schematic in nature and will be refined during the detailed design.

The streetscape sections are keyed to the following image:

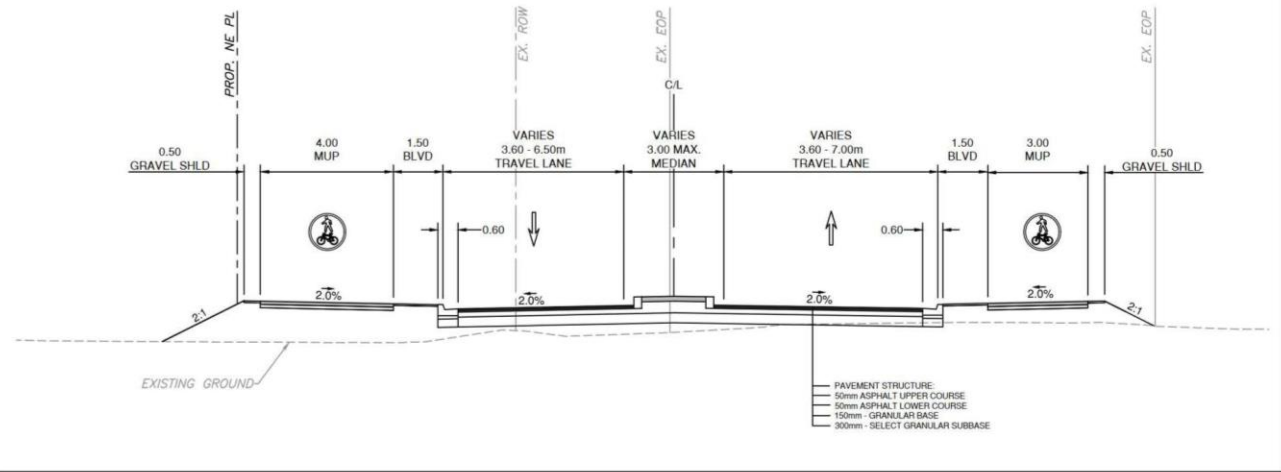
Key Plan for Schematic Streetscape Sections



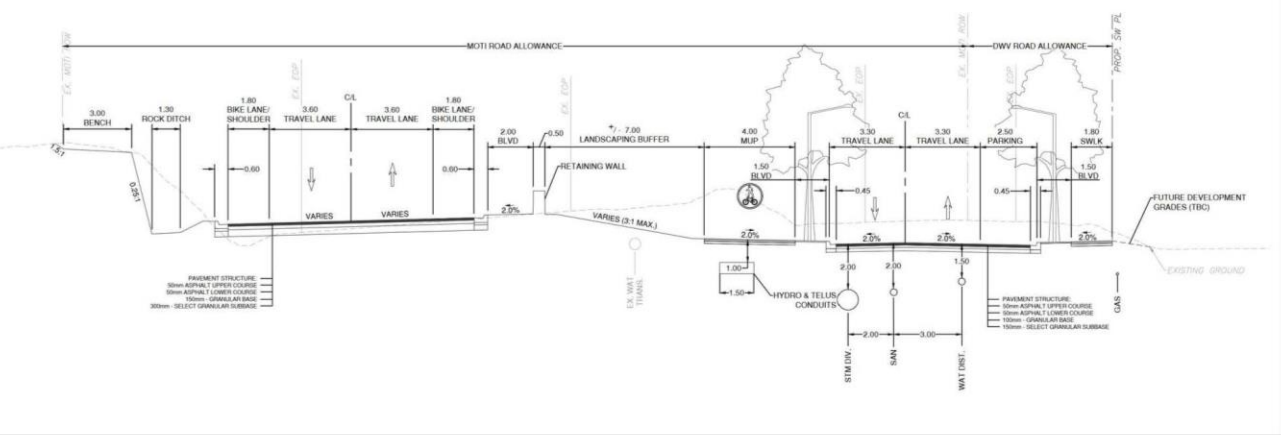
Note: The locations of the bus stop cross sections (B4) are represented schematically on this Key Plan, but the final locations will be confirmed at detailed design.

Schematic Streetscape Sections

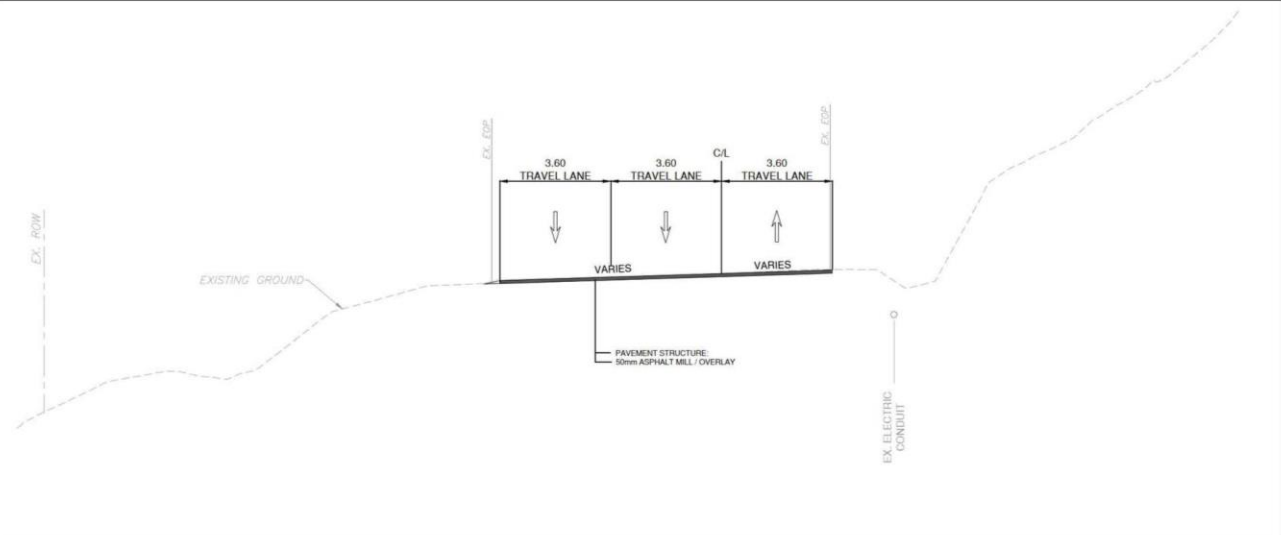
A1 – Cypress Bowl Road (Collector)



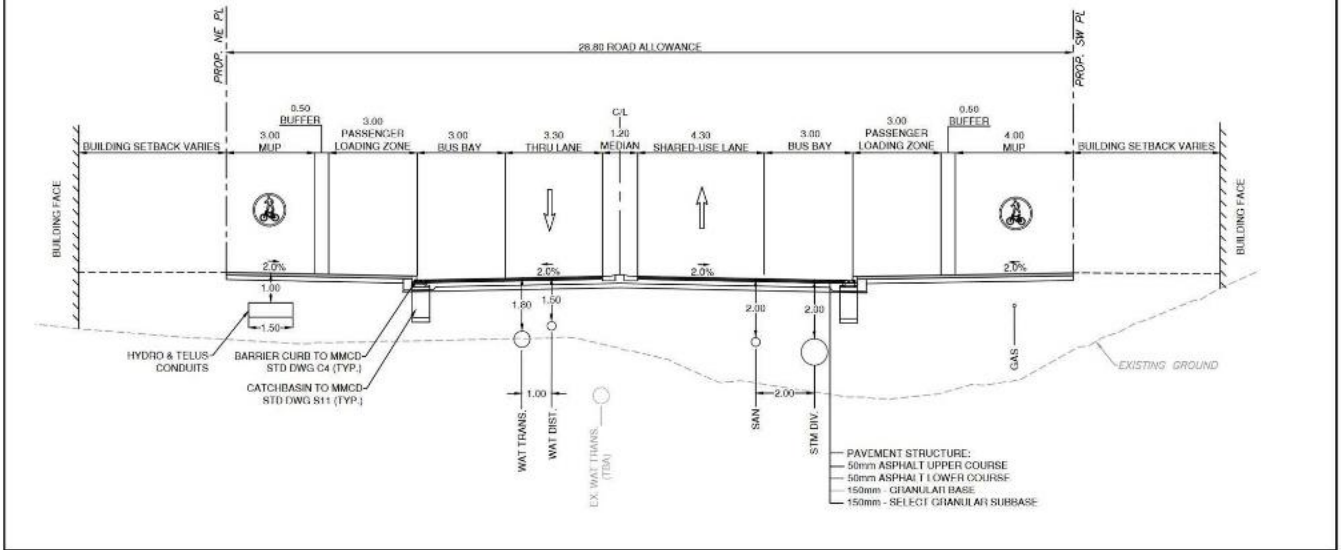
A2 – Cypress Bowl Road (Collector) and Village Street (Local)



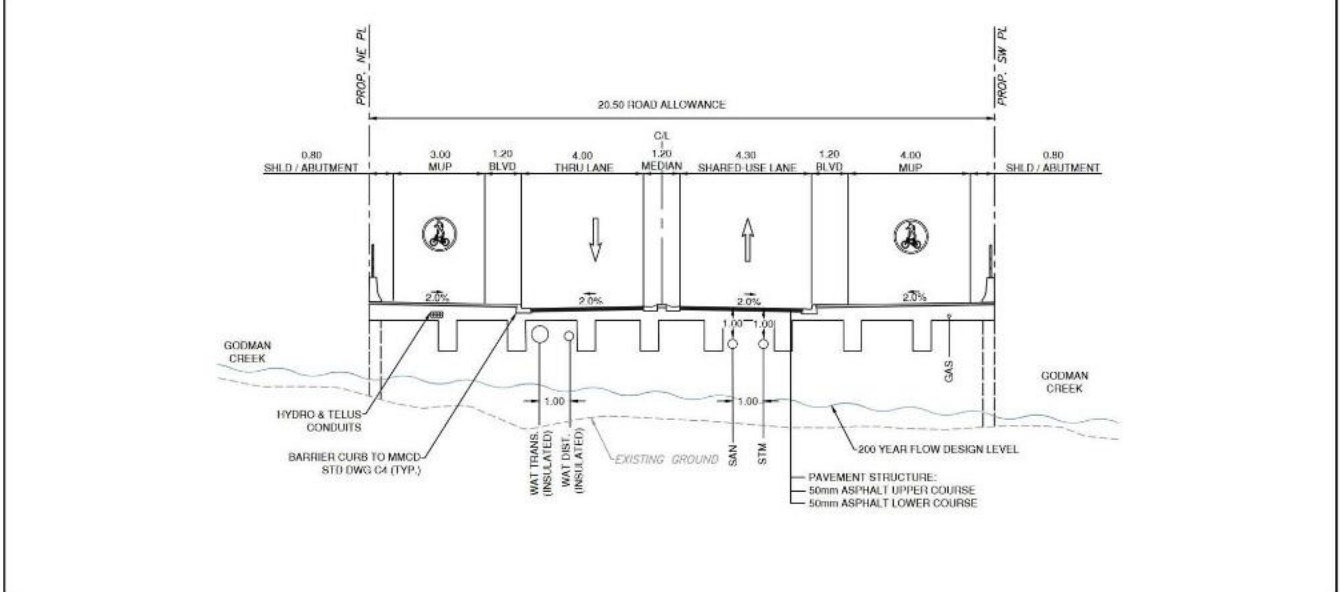
A3 – Cypress Bowl Road (Collector)



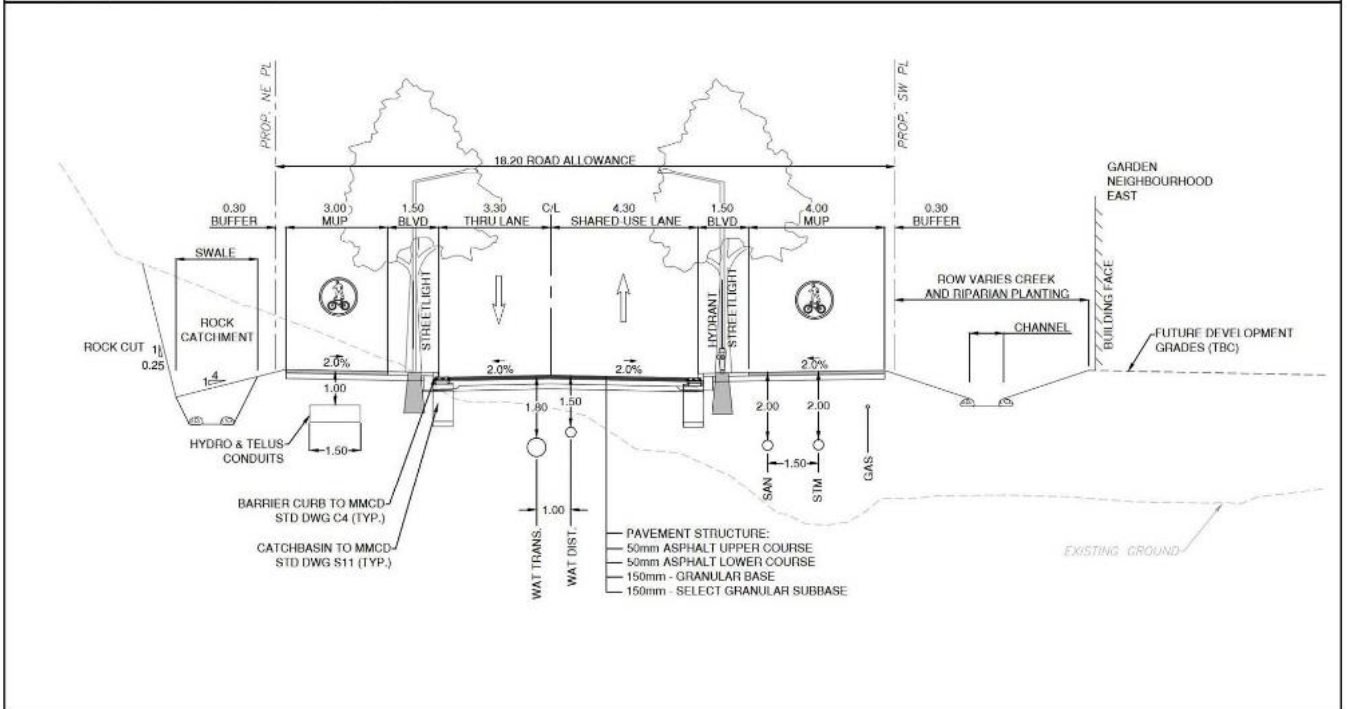
B1 – Eagle Lake Road (Collector)



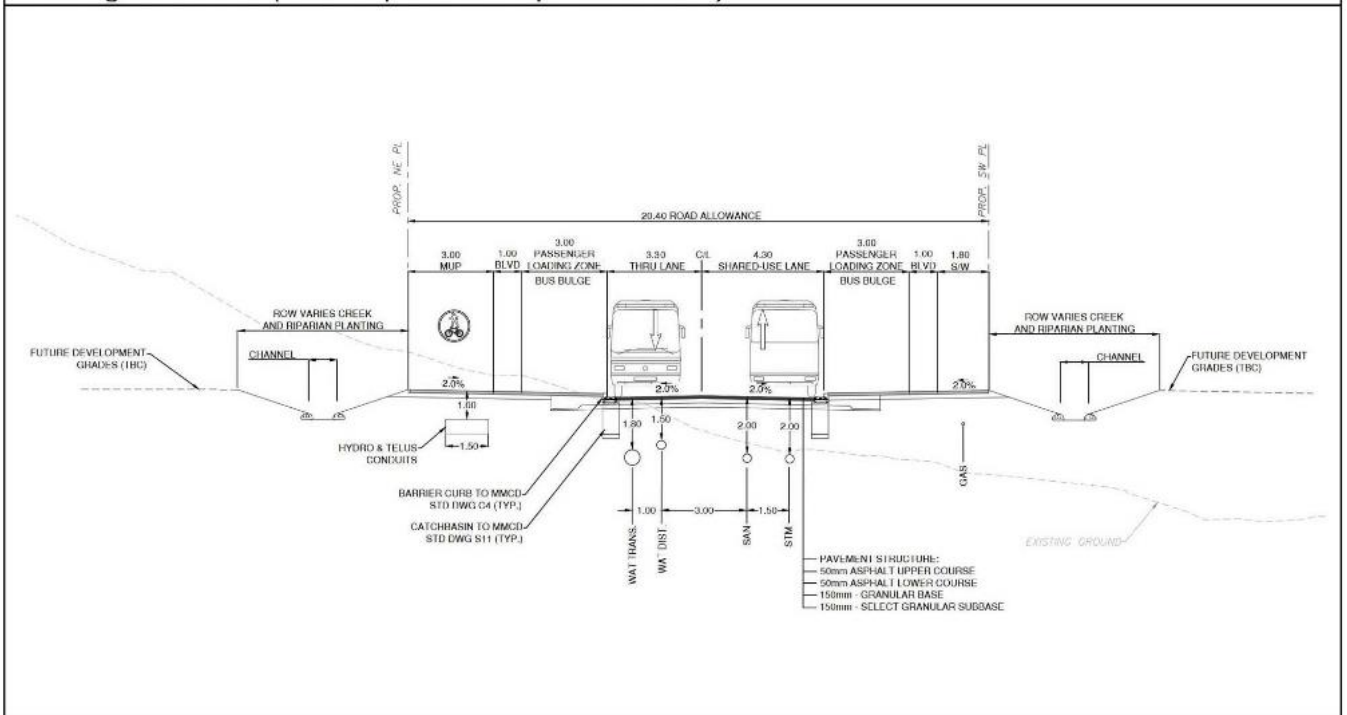
B2 – Eagle Lake Road (Collector)



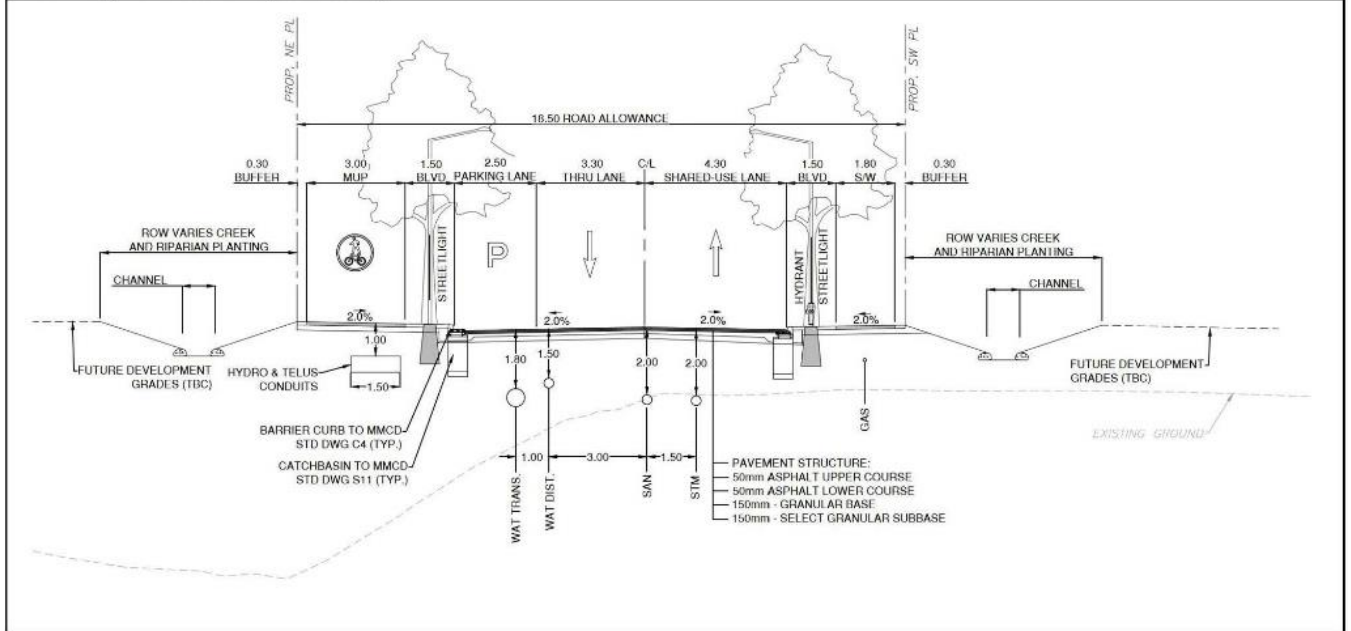
B3 – Eagle Lake Road (Collector)



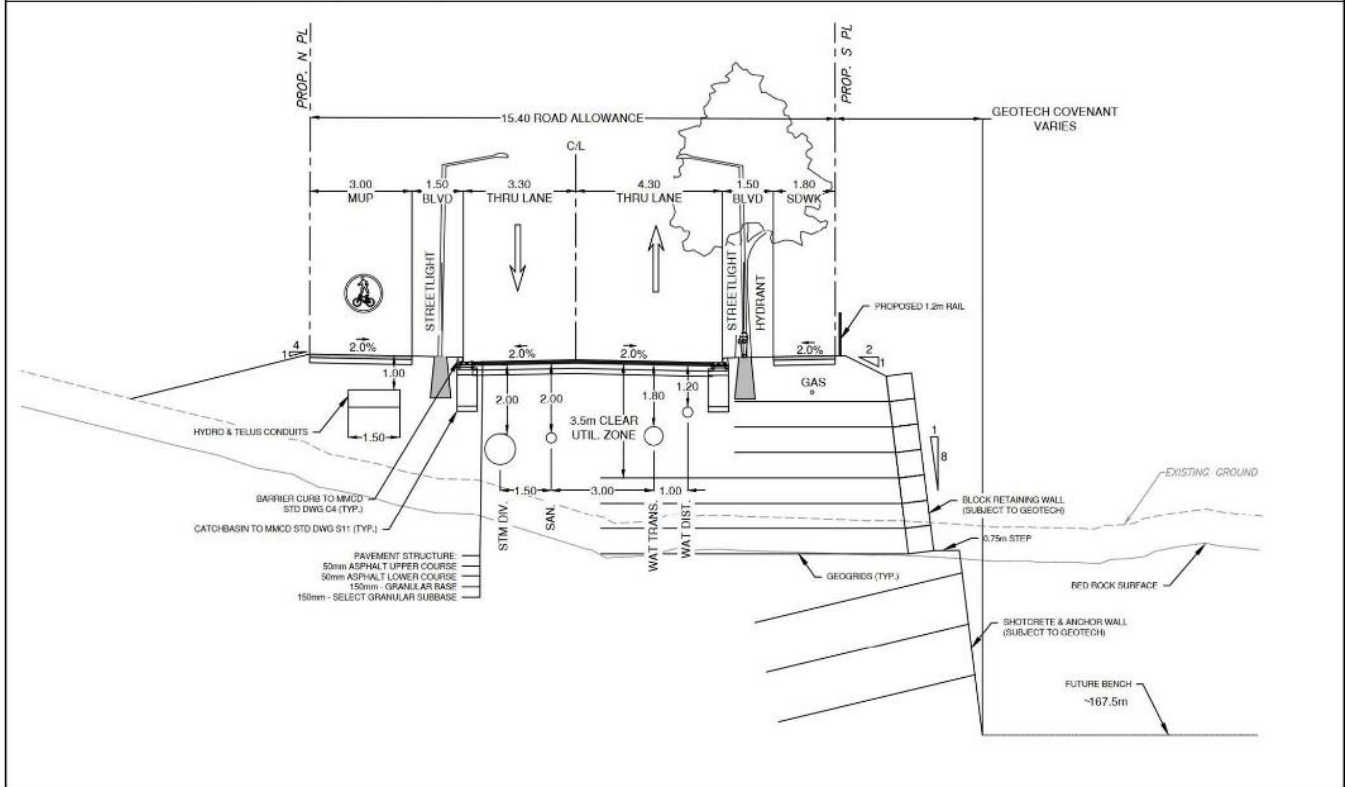
B4 – Eagle Lake Road (Collector) – at Bus Stop Locations Only



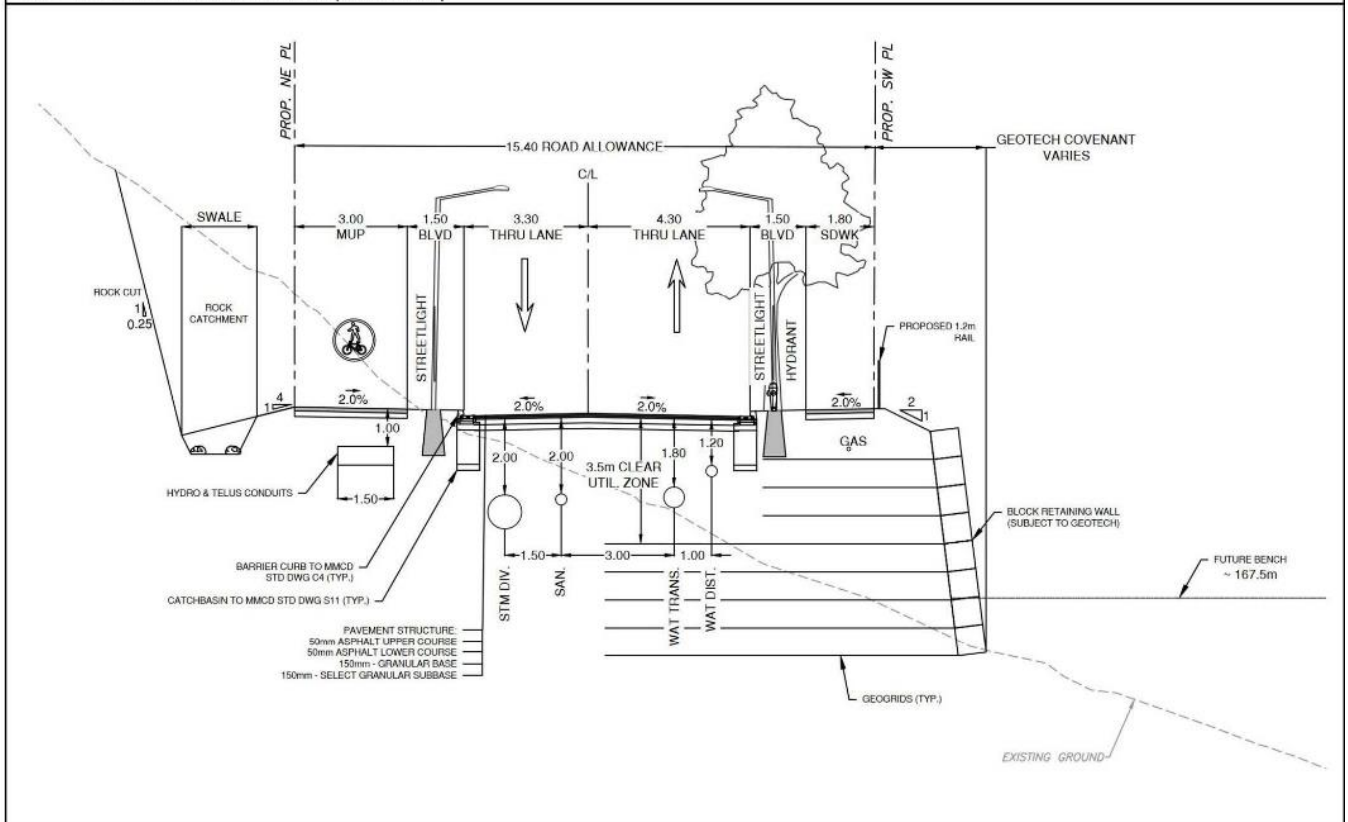
B5 – Eagle Lake Road (Collector)



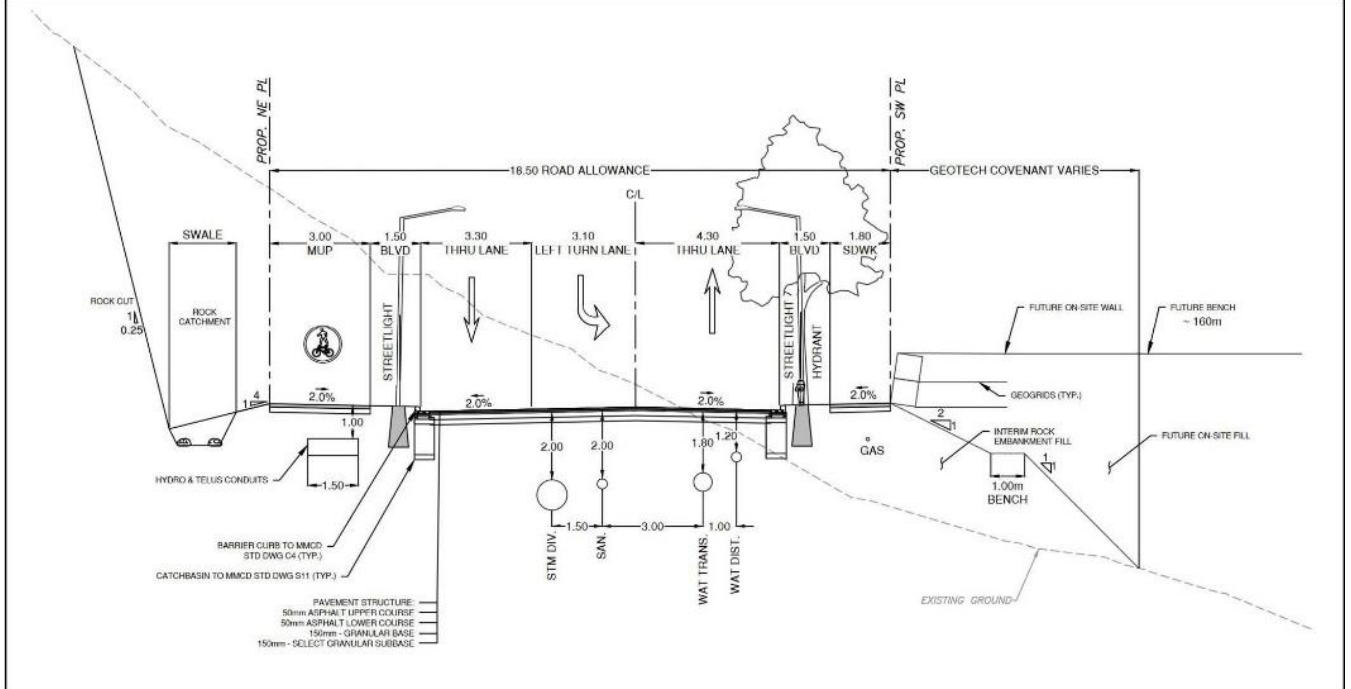
C1 – Westmount Connector (Collector)



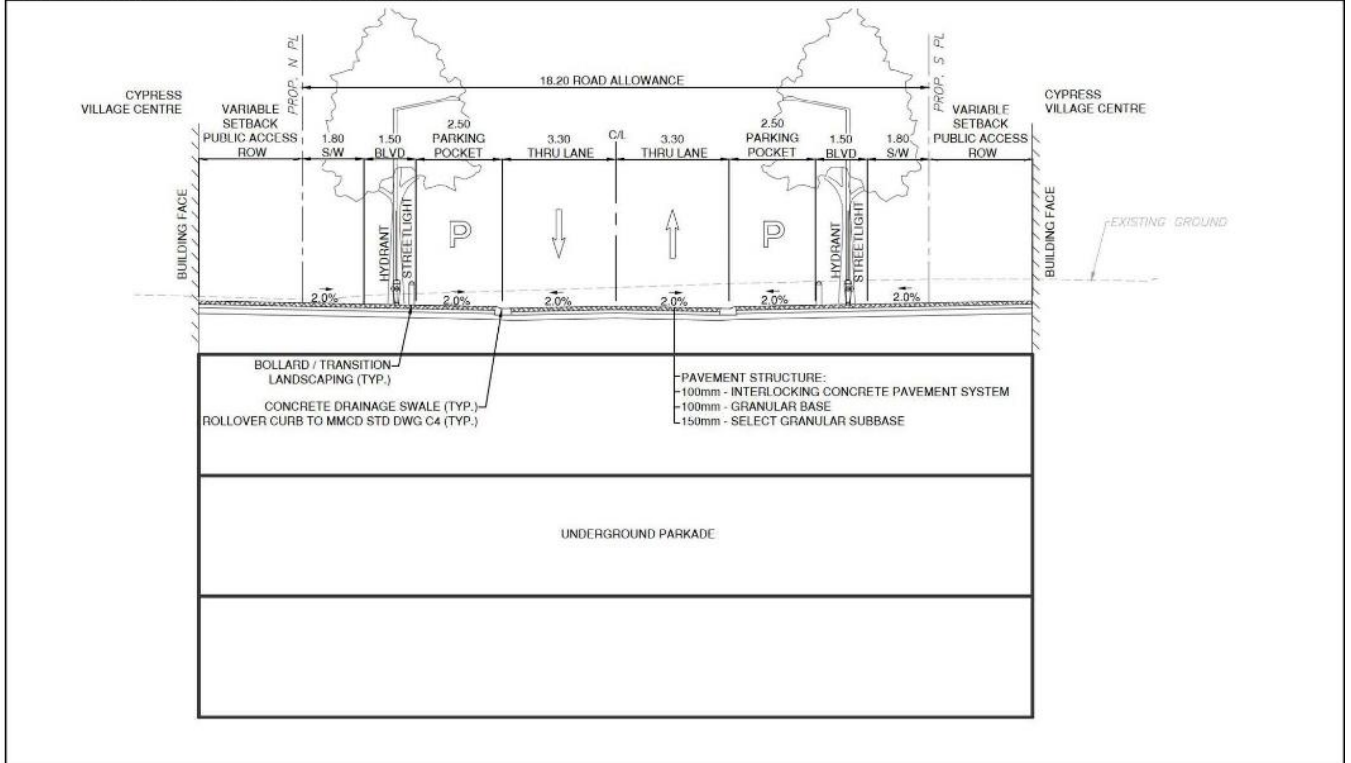
C2 – Westmount Connector (Collector)



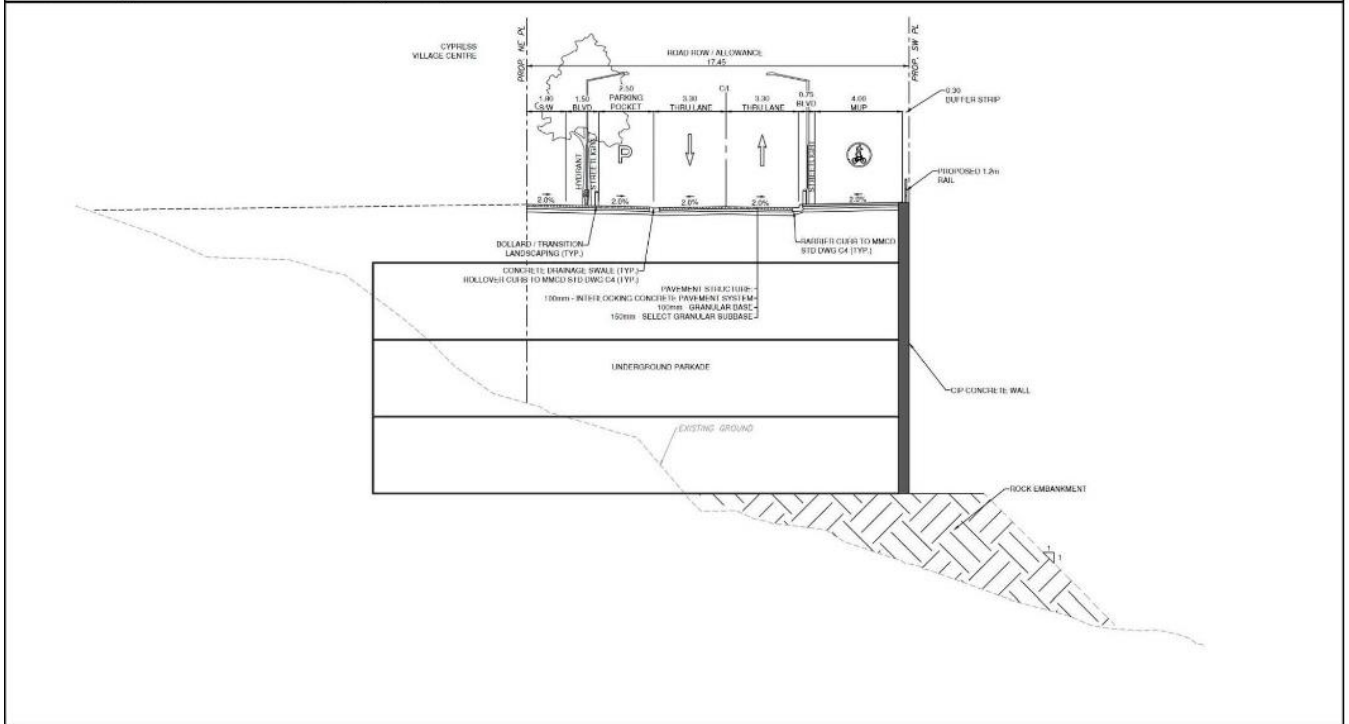
C3 – Westmount Connector (Collector)



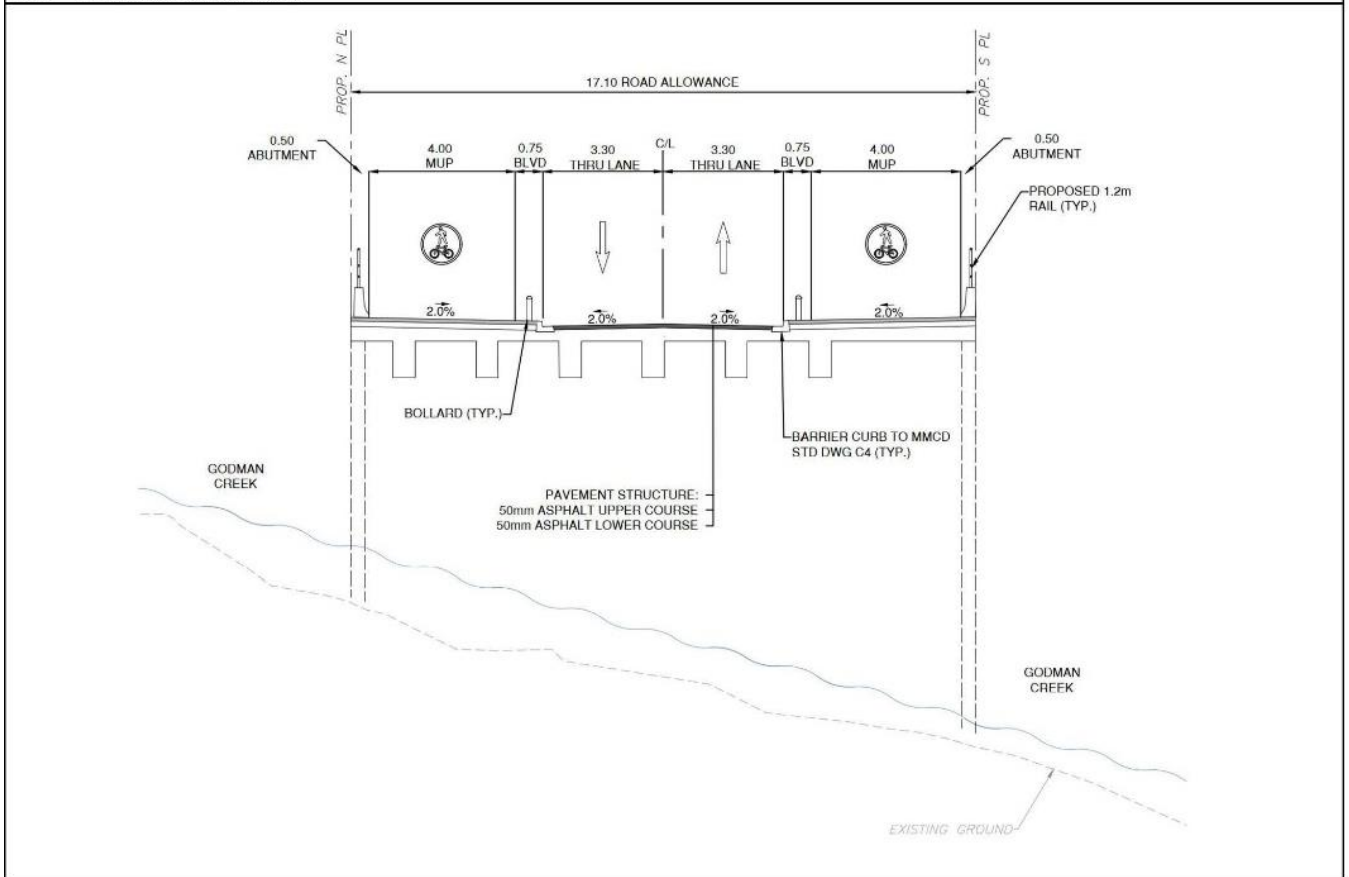
D1 – Village Street Alternative 1 (Local)



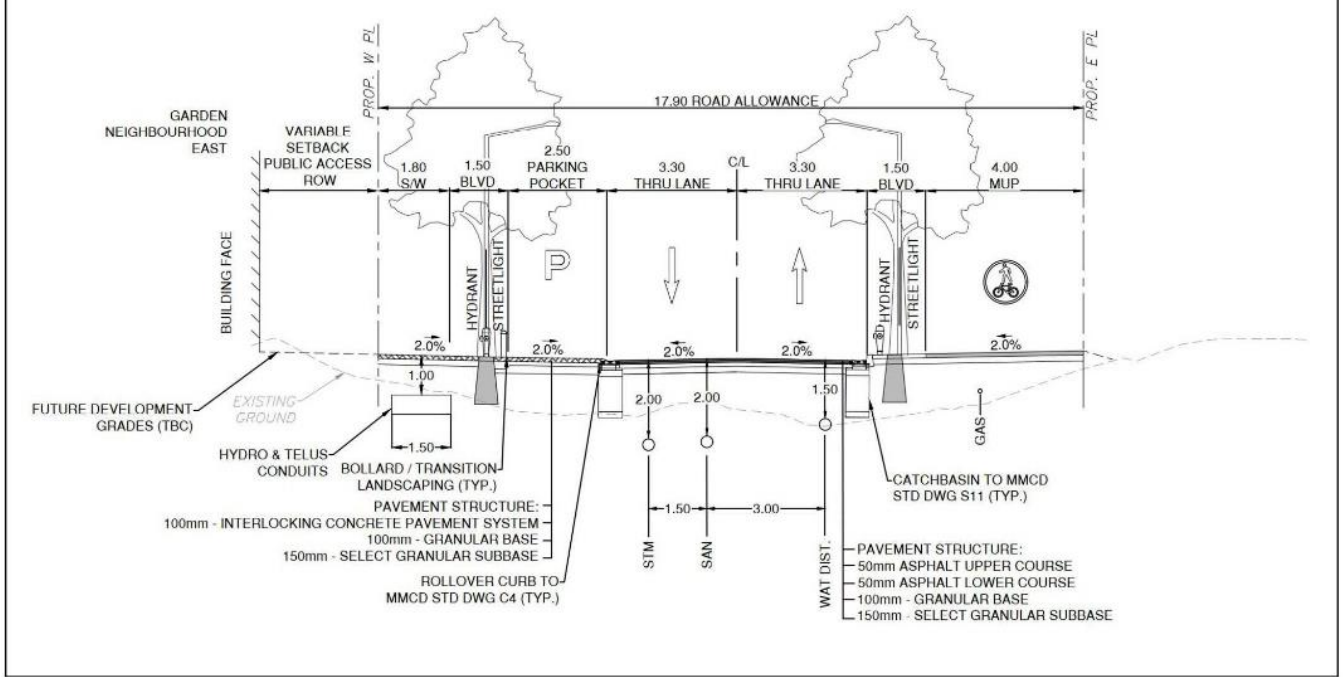
D1 – Village Street Alternative 2 (Local)



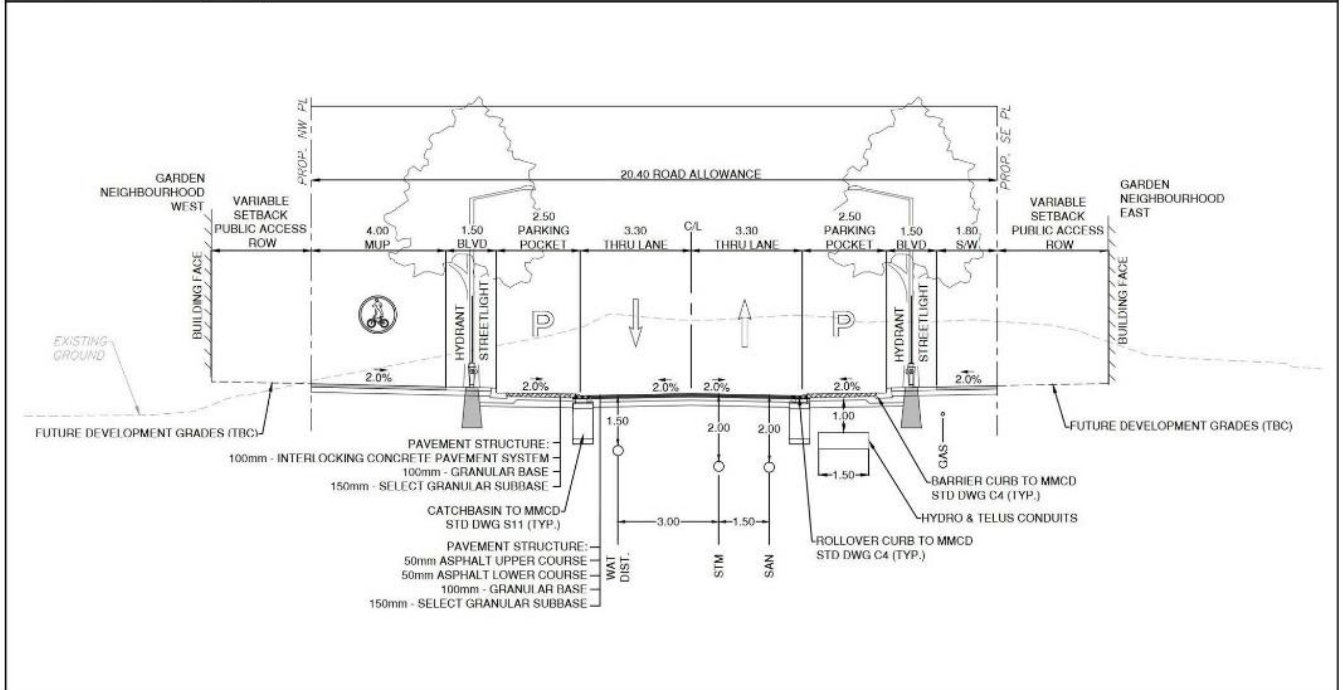
D2 – Village Street (Local)



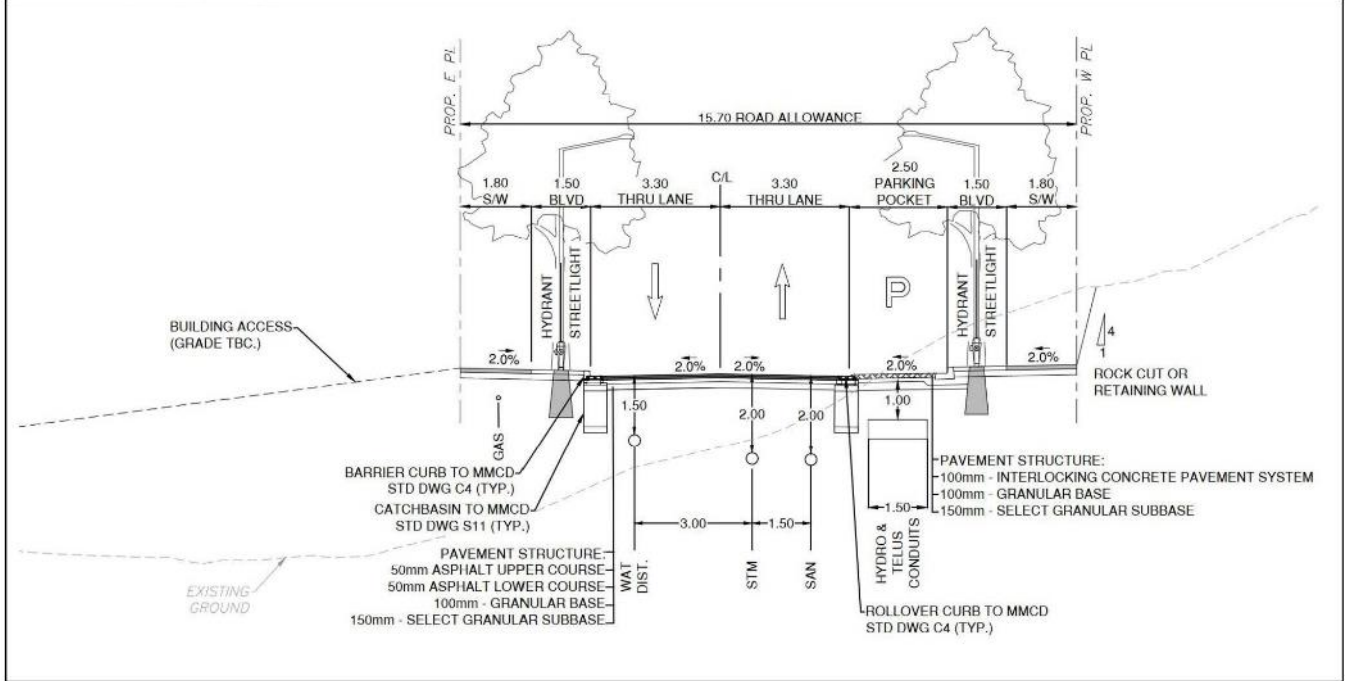
E1 – Local Road (Local)



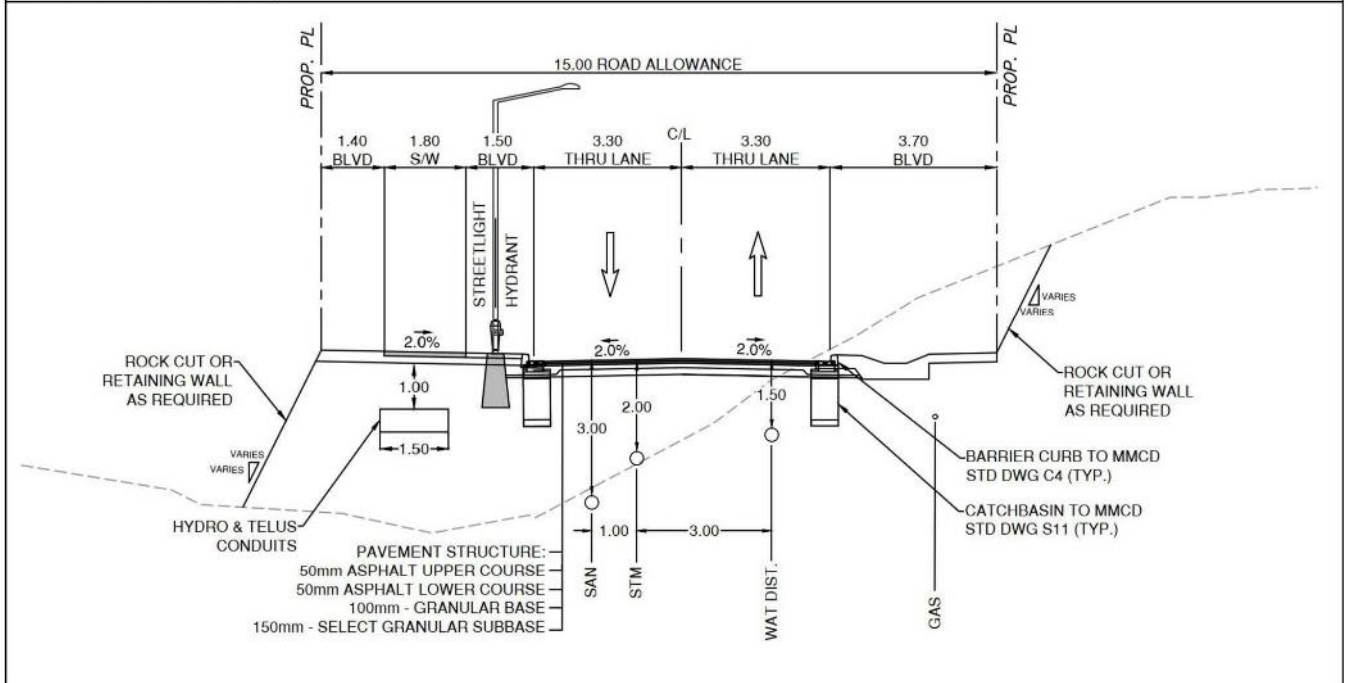
F1 – Local Road (Local)



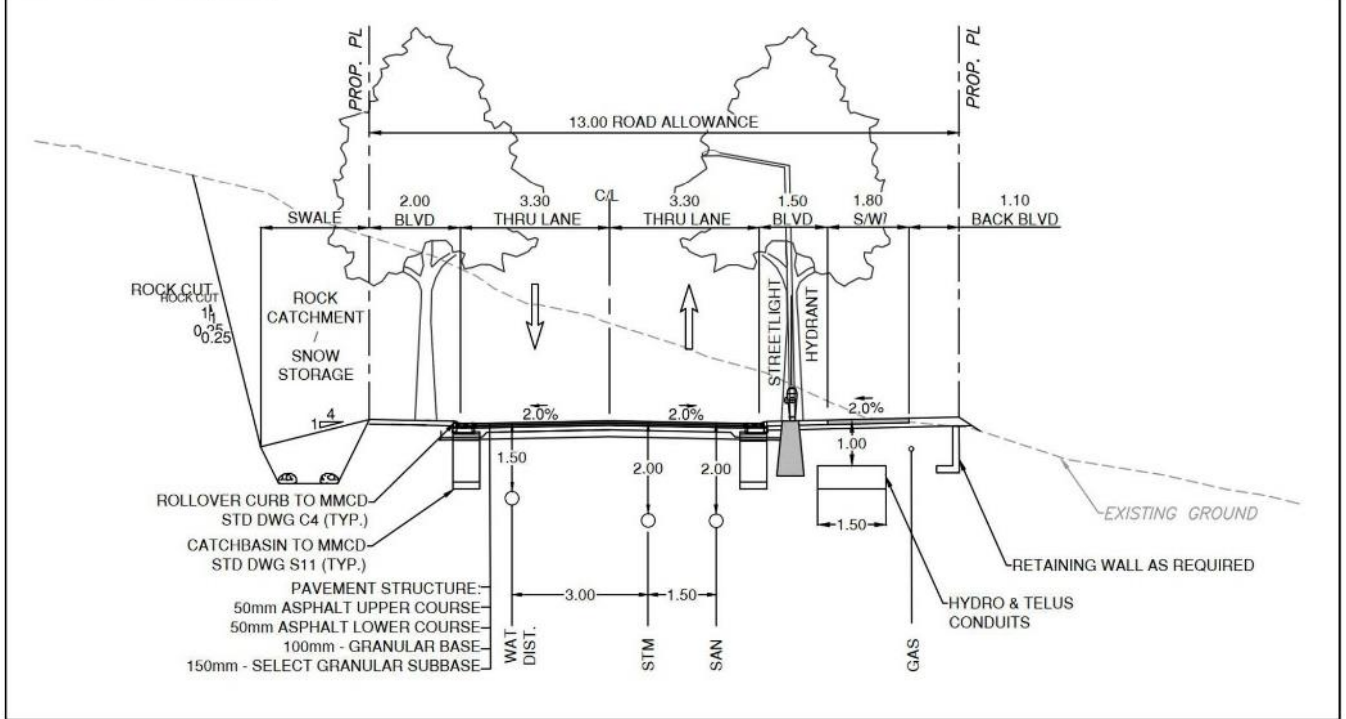
F2 – Local Road (Local)



G1 – Local Road (Local)



H1 – Local Road (Local)



Appendix G: Form and Character of Development Precedents Study

Cypress Village: Precedents Study

The planning team explored precedents that could be drawn upon for ideas and inspiration for the form and character of Cypress Village.

First, the precedents include images showing good examples of:

- Mixed-use core areas.
- Multi-family residential projects in a natural setting.
- Sensitive integration of urban development with natural environments.

Second, the precedents include profiles of other master-planned communities in the region, including:

- Wesbrook Village at UBC.
- UniverCity at SFU's Burnaby Campus.
- Newport Village in Port Moody.
- The River District in Vancouver.
- Arbutus Walk in Vancouver.

These precedents suggest that great place-making and community building incorporates the following elements:

1. Integrate development within the natural context.
2. Incorporate open spaces, multi-use pathways, trails, and outdoor recreation opportunities to reinforce a sense of connection to nature.
3. Emphasize the pedestrian realm and use open space design to bring the community together for social connection in everyday life while also accommodating special events.
4. Design streets to have a human-scale, sense of safety and comfort, and with store-fronts that help add vitality to the neighbourhood.
5. Include a diverse range of housing types and use building form and character to help create a sense of place.

Precedent Images: Mixed-Use Village Cores



Brewery District, New Westminister



Newport Village, Port Moody



River District, Vancouver



Olympic Village, Vancouver

Precedent Images: Mixed-Use Village Cores – Continued



Wesbrook Village, Vancouver



UniverCity, Burnaby



Ambleside, West Vancouver

Precedent Images: Multi-Family Residential in a Natural Setting



StoneCliff, West Vancouver (from Cypress Place)



StoneCliff, West Vancouver (from Cypress Bowl Rd)

Precedent Images: Multi-Family Residential in a Natural Setting - Continued



Arbutus Walk, Vancouver



Upper Lands Townhomes, West Vancouver



Deer Ridge, West Vancouver



Boulders, West Vancouver



The Peak, West Vancouver



UniverCity, Burnaby

Precedent Images: Multi-Family Residential in a Natural Setting – Continued



Garrison Crossing, Chilliwack



Rovers Creek, Sunshine Coast



Shannon Mews, Vancouver



Evelyn Condos, West Vancouver



Whistler, BC



Hawksley, West Vancouver

Precedent Images: Incorporating Natural Elements

Forest Areas and Open Space

The forest presents a unique and substantial opportunity for the village residents to immerse themselves into the wilderness and reap the health and mental benefits from being in nature. Forest parks have been creating these opportunities all around the world where the urban environment can sensitively blend into the natural environment.



Forest Park in Bad Lippspringe, Germany



Hawa Forest, Poland

Water Features

Water brings significant ecological value to the natural ecosystem. Riparian areas, rain gardens, ponds, and controlled water mitigation channels are some of the diverse methods used to help urban areas adapt & hold water in a sustainable and ecologically sensitive way. This enhances wildlife habitat, improves water quality, mitigates floods, and provides recreational spaces.



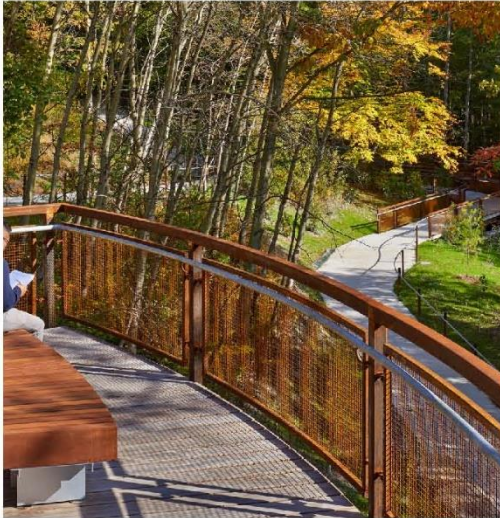
Riparian Forest Park, Sweden



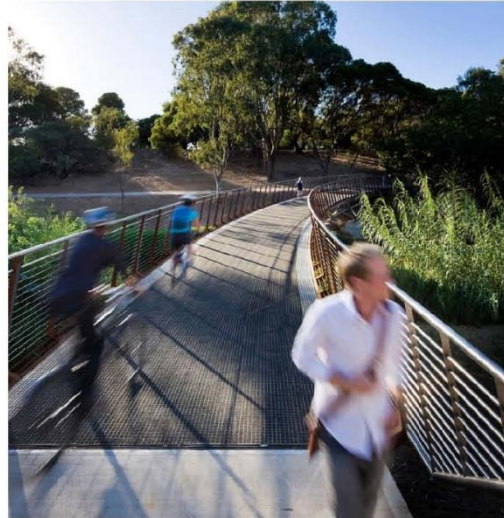
Le Parc du Chemin de l'Île, Paris

Trails, Pathways, and Bridges

Trails and pathways contribute to the walkability of a community by enhancing connectivity, promoting more active transportation, and shortening travel times. Trails and pathways also provide opportunities for natural recreational activities. Pedestrian bridges can also be utilized over creeks, riparian areas, and complex terrain - providing a safe and engaging way of moving around.



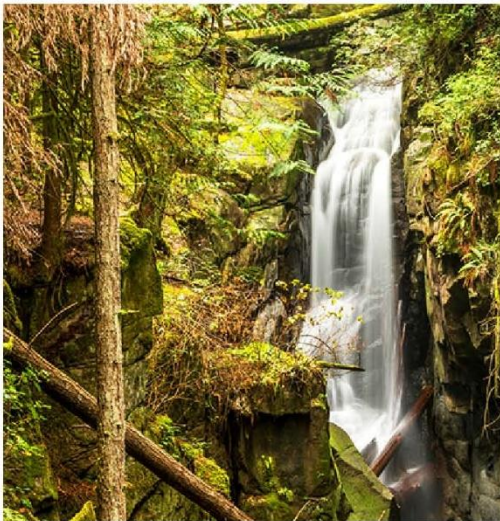
Scarborough Valley Land Trail, Toronto



River Torrens Bridge, Australia

Landmarks

Landmarks are physical elements that help orient and create a sense of place.



Cypress Falls Park, West Vancouver



Cypress Creek, West Vancouver

Signage and Interpretation

Signage can be used to help communicate wayfinding and for story-telling about the natural environment and history of the lands, helping people make connections with where they are and feel comfortable navigating through the community.



Stanley Park, Vancouver



Wayfinding signage, North Shore

Views

Thoughtful design of the sequence of space, framing of buildings, and protection of scenic views aims to connect the lived urban environment with the larger regional natural environment. Promenades, vantage points, and intentional elevational interventions can help create a potent experiential connection with the mountain, sky, surrounding cities, and the regional landscape.



View from Hollyburn Mountain, West Vancouver



Whistler Village, Whistler

Precedents of Master-Planned Communities: Wesbrook Village at UBC

Wesbrook Place (known as Wesbrook Village) was intentionally designed to be a compact, complete and walkable neighbourhood. The vision was to create an urban village in the woods. The development is a high density mixed use neighbourhood that is rich in public spaces and that has a strong network of green corridors, enhanced bike and pedestrian circulation, and excellent transit service.



Diversity of Housing Options

The neighbourhood offers living options to accommodate a diverse variety of user groups - from those looking to buy or rent in Wesbrook for the long term, to students and families attending UBC (or University Hill Secondary, or any of the other west side schools), to visiting professors.



Human Scale High Street

The Wesbrook Village highstreet integrates residential, commercial, and public spaces seamlessly at a 'human-scale' (lower building heights) to allow for a comfortable pedestrian sidewalk experience. This is an important feature to any successful highstreet and essential to ensuring an activated public realm experience.



Parks and Recreation

The public realm at Wesbrook is a key component of this neighbourhood's livability. Wesbrook village integrates a variety of connected water features, plazas such as Mackenzie Square, community gardens and a softball diamond at Nobel Park, and soccer fields at Brockhouse Park. It is a neighbourhood rich in outdoor spaces to play and gather.

Size



115 acres
12,500 residents &
6,000 units upon build-
out (3,000 units now)
6 million sqft²
residential space

Landuse



Residential
Commercial
Institutional
Civic
Public Use

Density/Form



High Density
Townhouses, Low-Rise
(4-6 storeys),
and Taller Buildings
(14-22 storeys)

Amenity



Retail Core
Park
Bike Routes
Community Centre
High school
Daycare

Wesbrook Village Land Use Plan



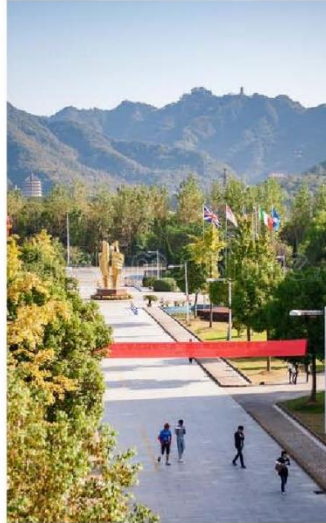
Precedents of Master-Planned Communities: UniverCity at SFU's Burnaby Mountain Campus

UniverCity is a sustainable community located on Burnaby Mountain, adjacent to Simon Fraser University.



Architectural Variety

Building articulation, stacking, and color palettes help contribute to a vibrant built environment.



Campus Integration

UniverCity was designed to be well integrated with the campus making the community highly walkable, and bringing people closer to a significant number of amenities. The abundance of open spaces, plazas, and green space provide many opportunities to partake in an active lifestyle close to where people live.



Human Scale Mixed Use Core

Mixed-use buildings integrate residential, commercial, and public spaces seamlessly at a 'human-scale' (lower building heights) to allow for a comfortable pedestrian sidewalk experience. This feature places emphasis on the public realm and the pedestrian's experience on the ground.

Size



160 acres

About 3,000 units and
5,000 residents

Landuse



Residential
Commercial
Institutional
Civic
Public Use

Density/Form



High Density

Townhouses,
Low-Rise (4-6 storeys),
and Taller Buildings
(7-20 storeys)

Amenity



Retail Core
Park
Bike Routes
Community Centre
Elementary School
Daycare

UniverCity Neighbourhood Plan



Precedents of Master-Planned Communities: Newport Village in Port Moody

Newport Village is a mixed-use community in Port Moody near the city hall, library, and arena.



Diversity of Housing Options

Newport Village includes low-rise and high-rise multi-family residential buildings. The strategic placement of different building forms protects the pedestrian realm along the high street.



Commercial Core

The compact commercial core at Newport Village brings vibrancy and character to the area and helps meet the day-to-day needs of residents.



Sustainable Density

Including taller buildings helps facilitate a sustainable, compact, livable, and highly walkable community.

Size



13.5 acres
1,100+ Units

Landuse



Residential
Commercial
Office

Density/Form



High Density
Low-rise (4 storeys) and
taller (20-25 storeys)
buildings

Amenity



Retail Core
Green Space
Plazas

Newport Village Conceptual Land Use Plan



- Residential
- Mixed-Use
- Commercial
- Office

Precedents of Master-Planned Communities: The River District in Vancouver

The River District neighbourhood is envisioned as a complete community with opportunities for its residents to live, work, learn, shop and play. The new community will be socially and environmentally sustainable and will provide housing opportunities for a variety of households, ages and income levels.



Pocket Parks in Residential Parcels

The neighbourhood integrates natural landscapes and pocket parks.



Activated Open Space / Plazas

At the town centre, a civic plaza provides opportunity to mingle, celebrate, and experience the vibrancy of the community.



Integrated Tower Forms

Different building forms are integrated to maintain a human scale street interface.

Size



130 Acres
7000+ Units at
build-out
25 Acres Green

Landuse



Residential
Commercial
Office
Civic
Public Space

Density/Form



High Density

Townhouses,
Low-Rise (5-6 storeys),
and Taller Buildings
(7-26 storeys)

Amenity



Retail Core
Parks & Plazas
Town Centre
Bike Route
Waterfront

The River District Neighbourhood Plan



Precedents of Master-Planned Communities: Arbutus Walk in Vancouver

Previously home to the Carling Brewery, the lands were rezoned to allow multi-family residential use. Key features of the Arbutus Walk community are a linear greenway running through the centre of the site and a system of new paved roads providing building access and allowing greater priority to pedestrians and cyclists.



Mid-density Residential

A continuous street wall and maintained building heights across the linear park create a sense of place in Arbutus Walk.



Fronting a Linear Park

The residential developments at Arbutus Walk front a long linear park that goes through the whole site. This central green space creates an astonishing view corridor, while providing a beautiful opportunity for residents to have a green corridor in their front yard.



Generous Pedestrian Realm

As its name suggests, the Arbutus Walk neighbourhood supports walking and active transportation through its wide pedestrian trail network.

Size



13 acres
800+ units

Landuse



Residential
Public Space

Density/Form



Medium Density

Low and mid-rise
buildings (4-8 storeys)

Amenity



Green Space
Park
Pedestrian Ways
Linear Park

Appendix H: View Analysis

The following images shows conceptual views towards Cypress Village as the village is built over time. The views include:

- An aerial view of Cypress Village in the North Shore and Vancouver context.
- Views looking towards Cypress Village from the Lions Gate Bridge to show Cypress Village in the North Shore Context.
- Views looking towards Cypress Village from Ambleside Beach and the Dundarave Pier to show visual impacts from places in the West Vancouver community.
- Views looking towards Cypress Village travelling westbound and eastbound on the Upper Levels Highway.
- View looking towards Cypress Village from Kitsilano Beach in Vancouver.

There are images of the existing views (produced in 2022) plus a time series to show how each view may change as Cypress Village gets developed over time.

Aerial View of Cypress Village, the North Shore, and Vancouver

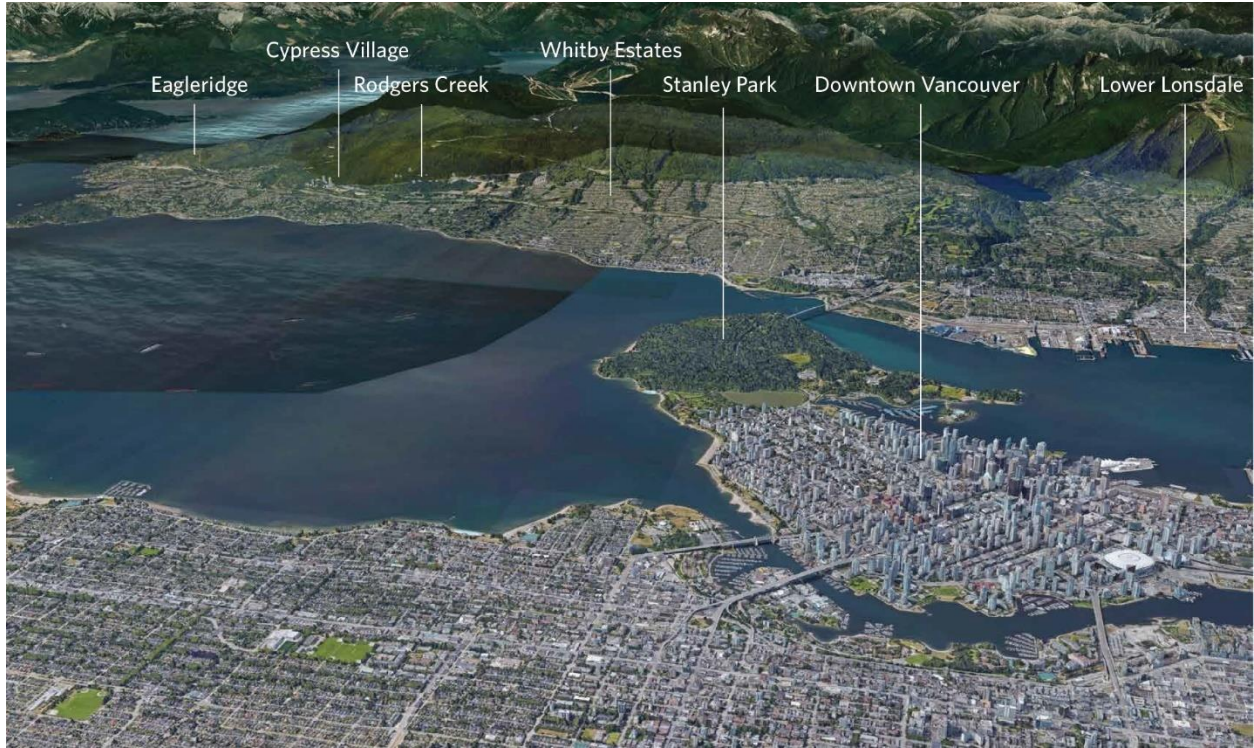
Existing Situation



Year 5



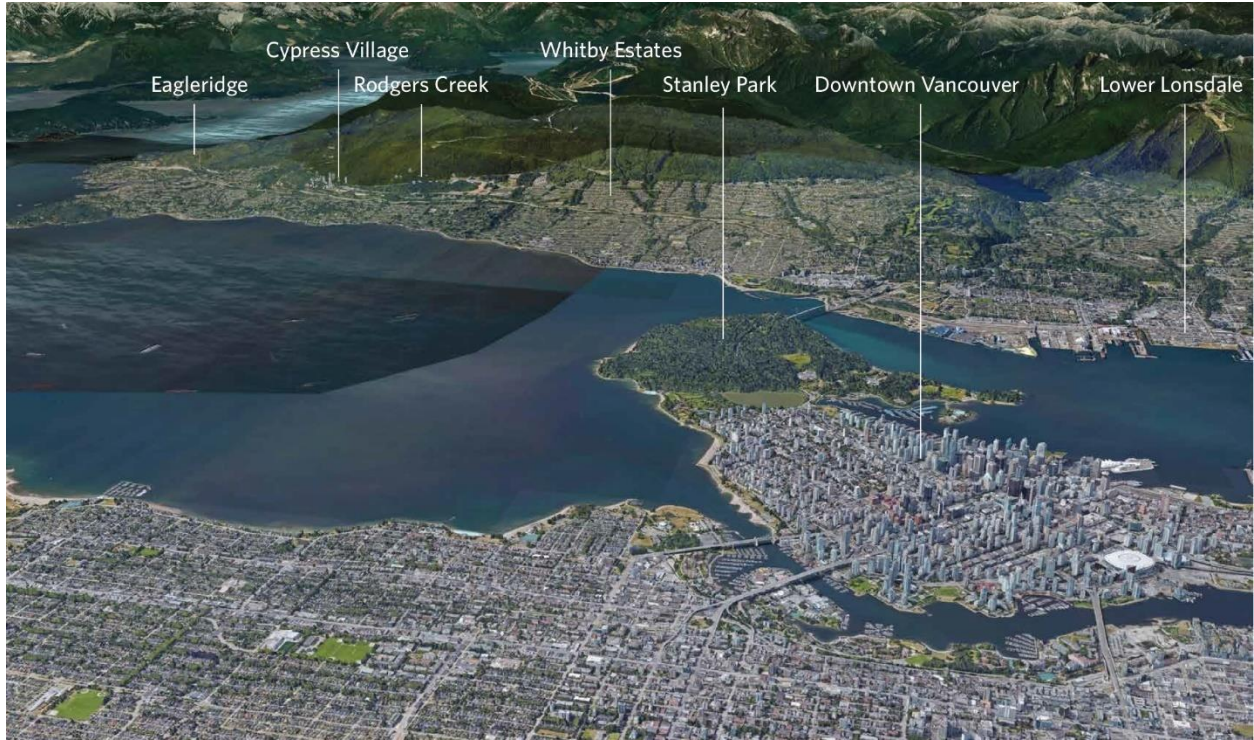
Year 10



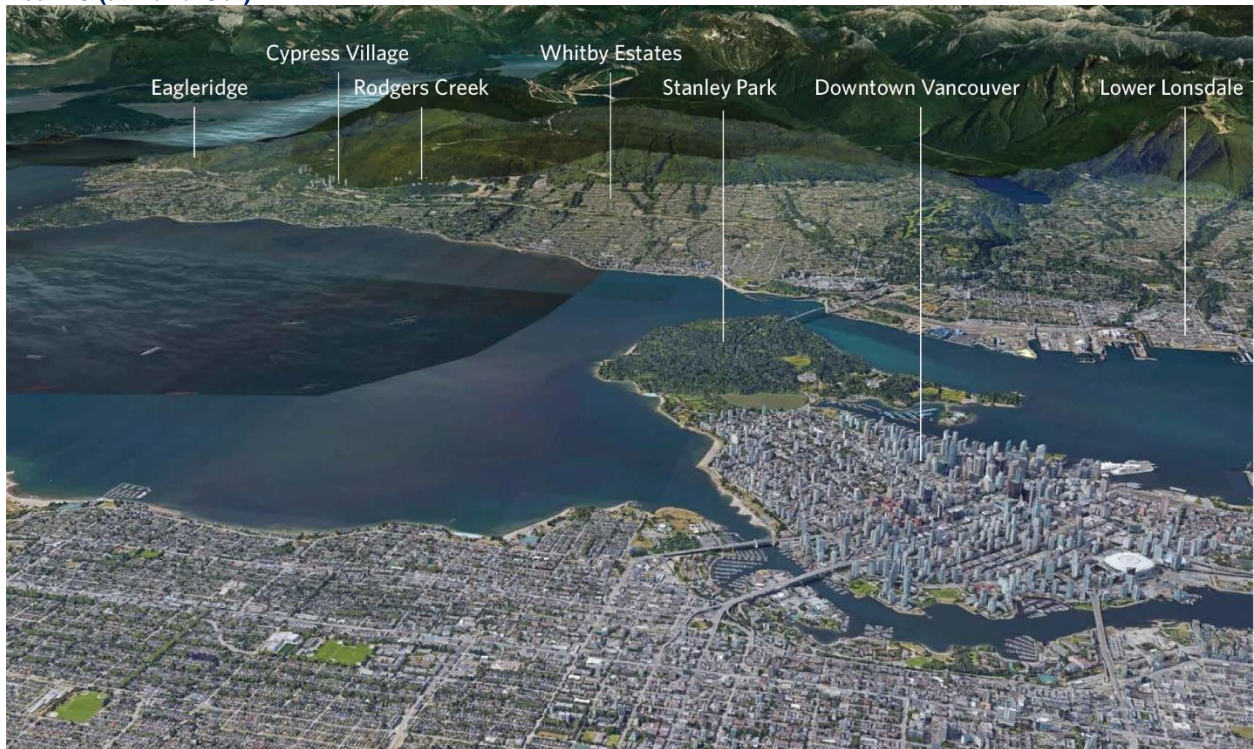
Year 15



Year 20

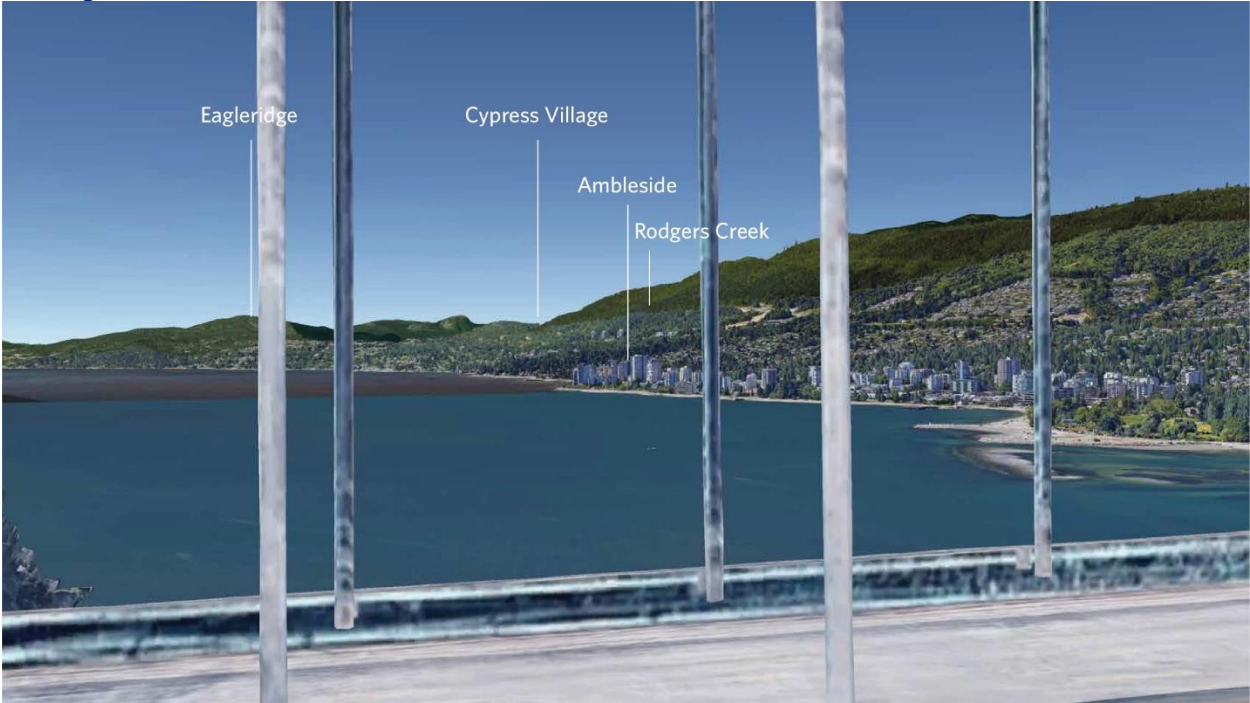


Year 25 (at Build-Out)

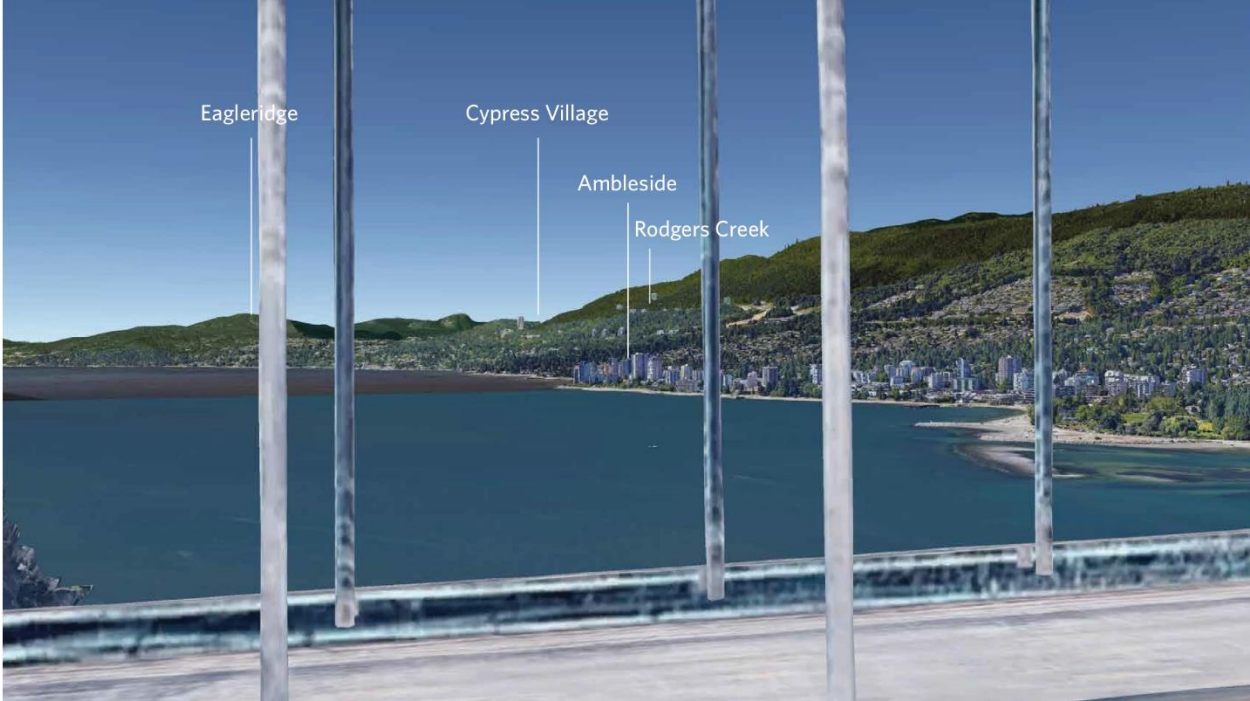


View of Cypress Village from the Lions Gate Bridge

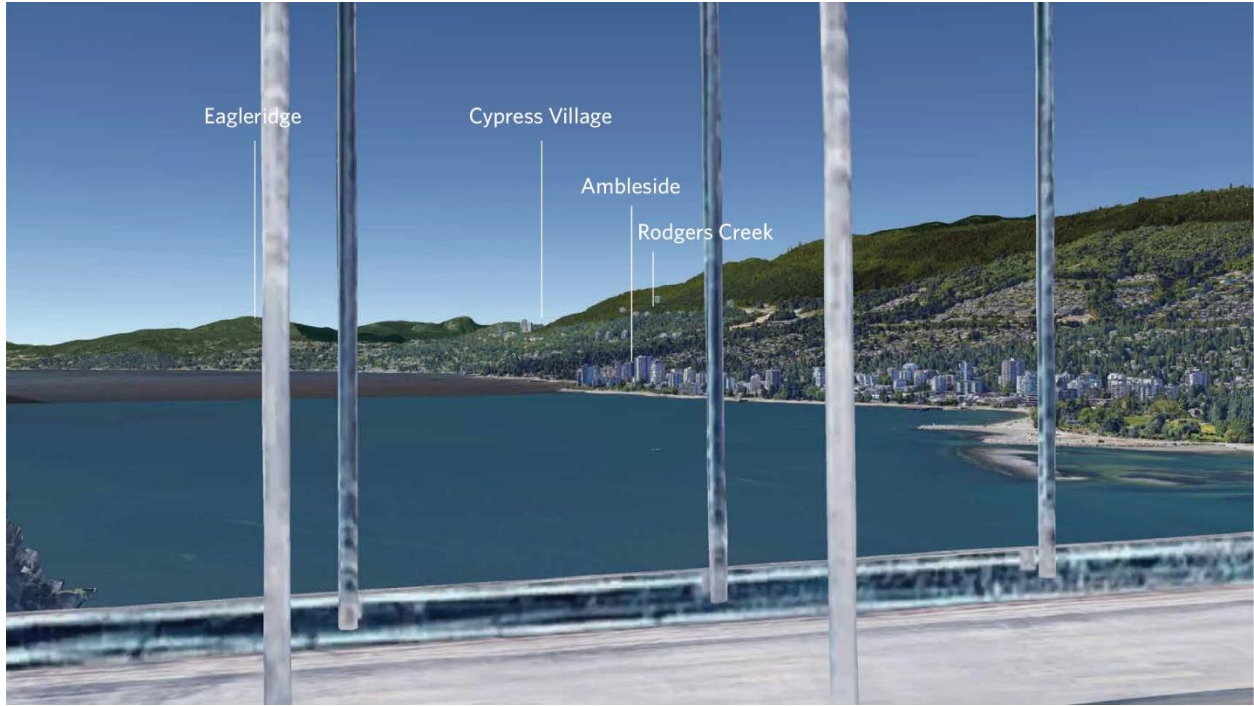
Existing Situation



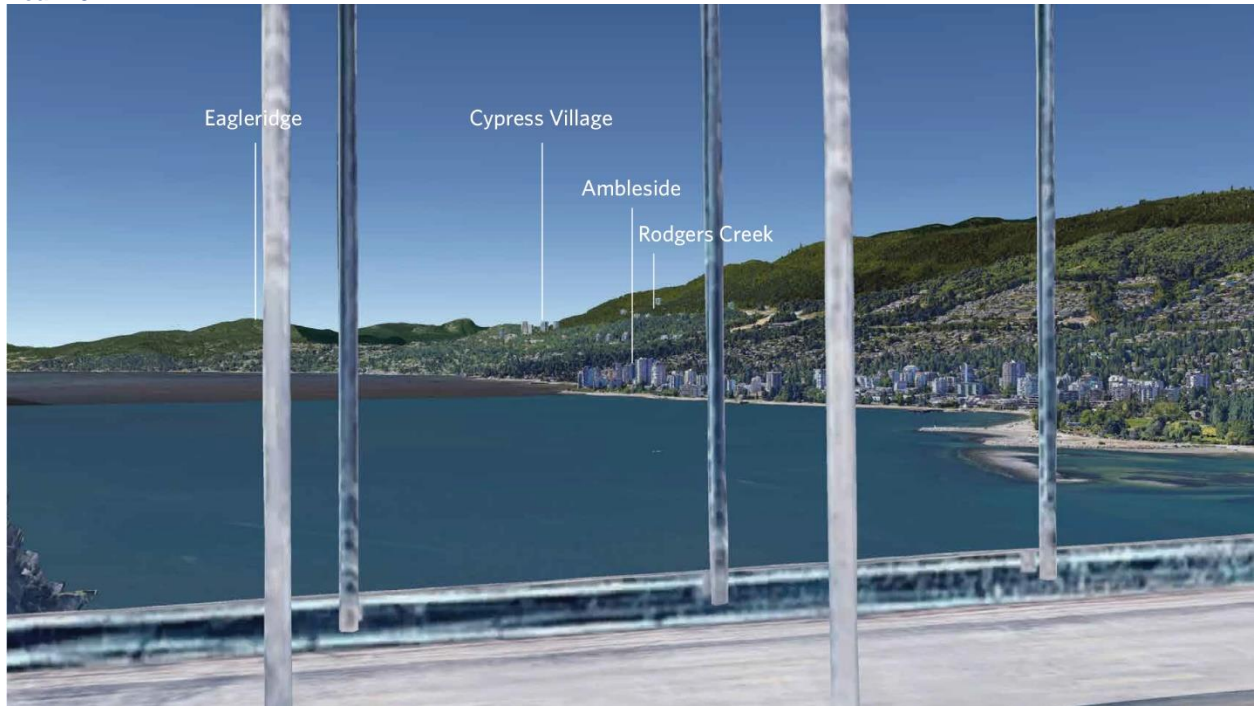
Year 5



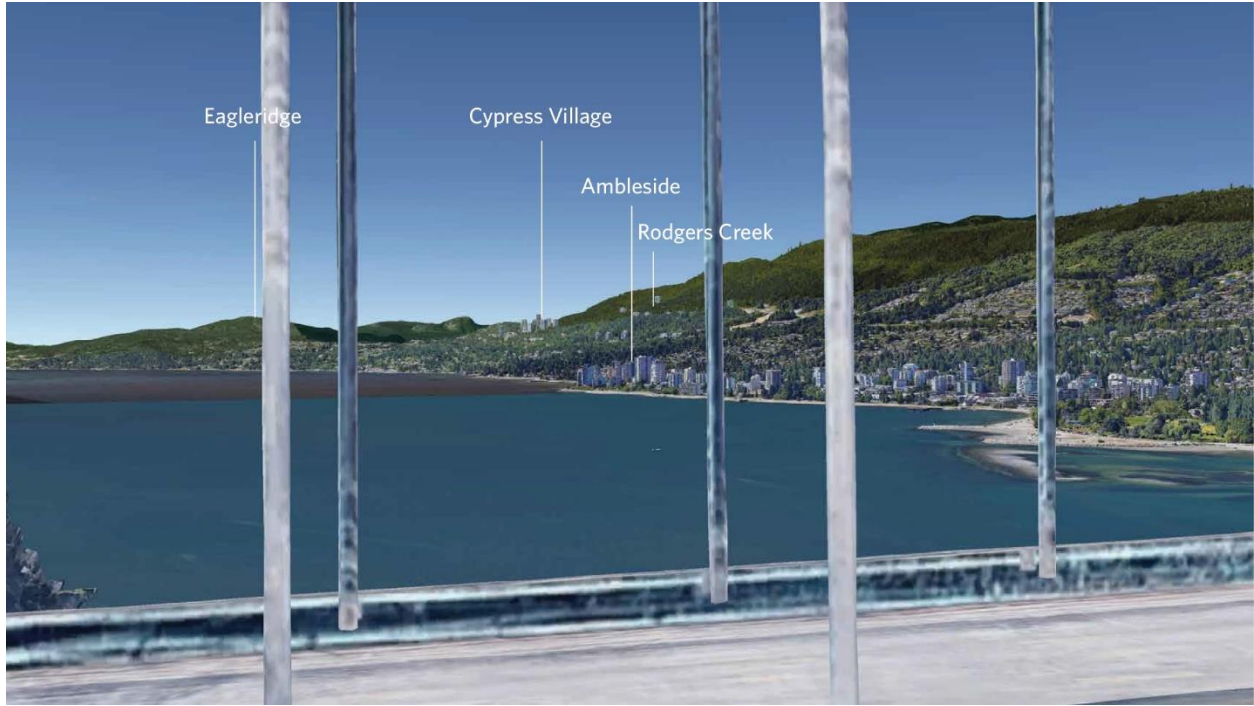
Year 10



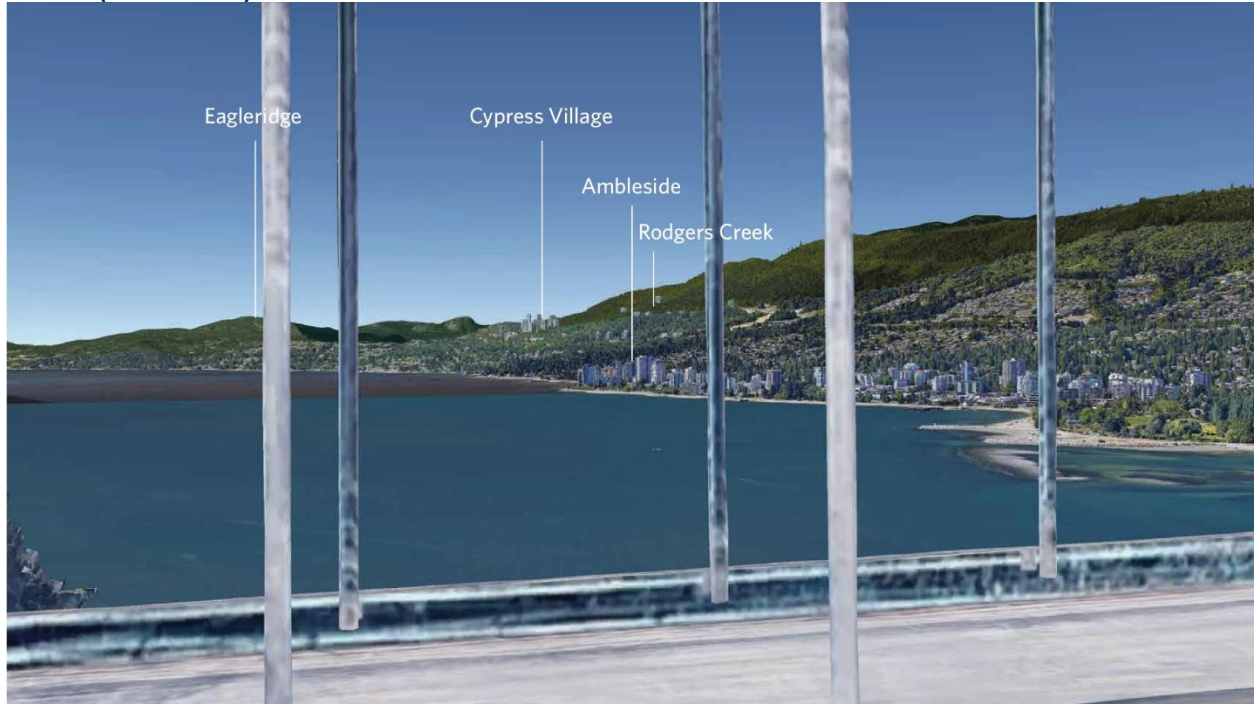
Year 15



Year 20



Year 25 (at Build-Out)



View of Cypress Village from Ambleside Beach

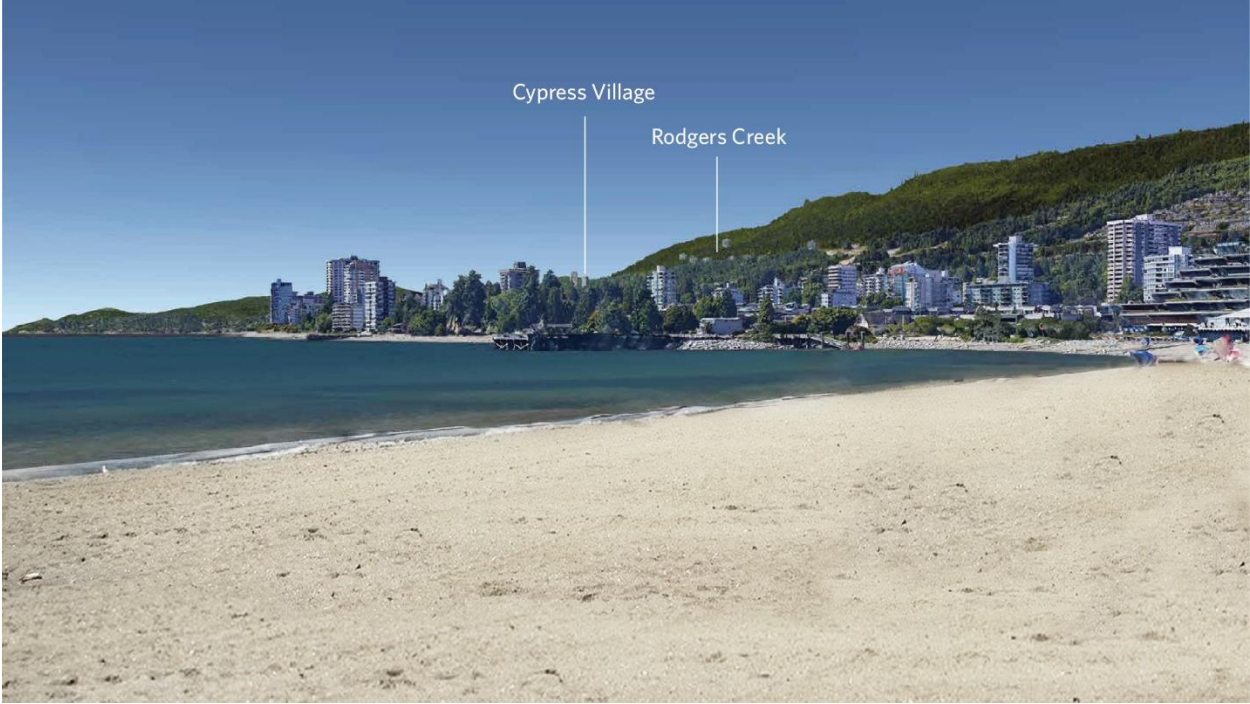
Existing Situation



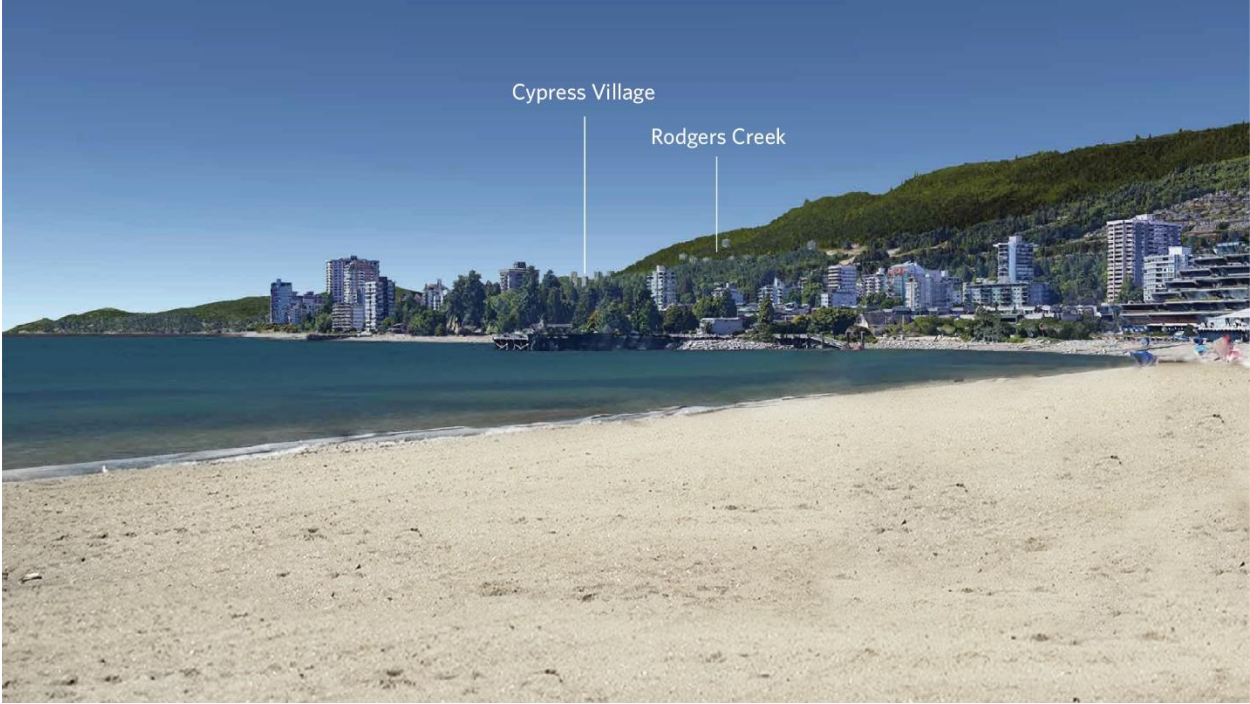
Year 5



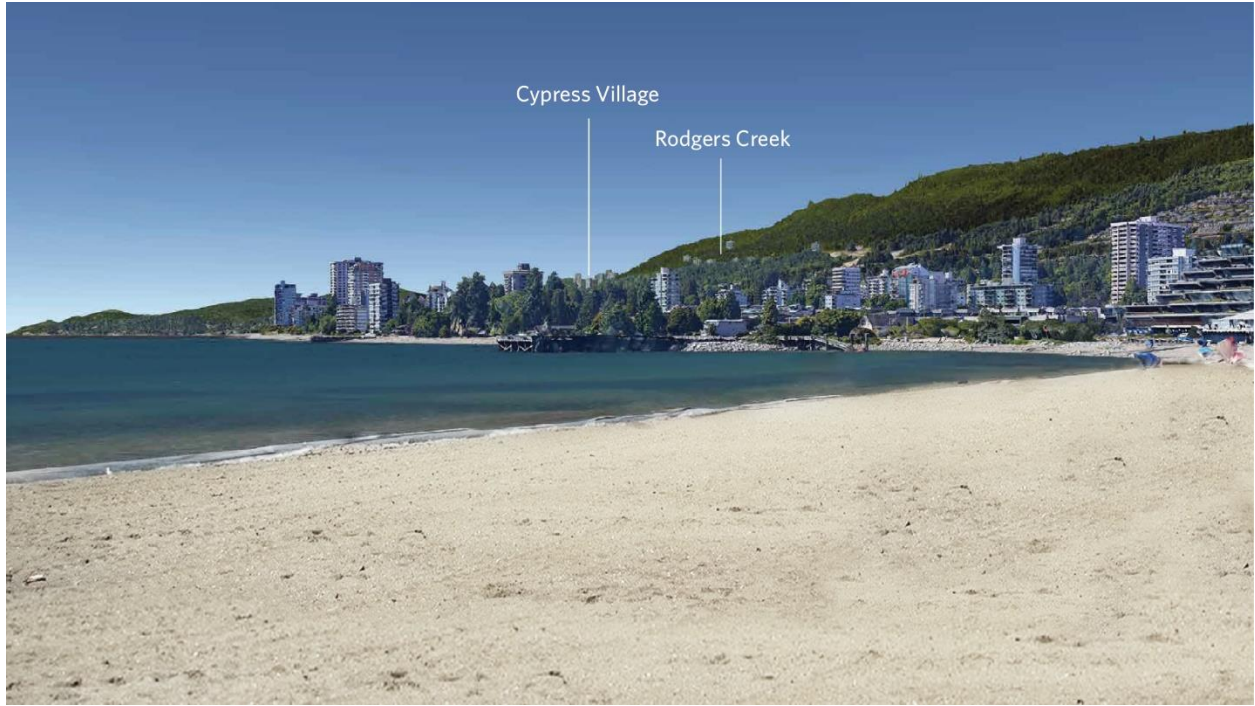
Year 10



Year 15



Year 20



Year 25 (at Build-Out)



View of Cypress Village from Dundarave Pier

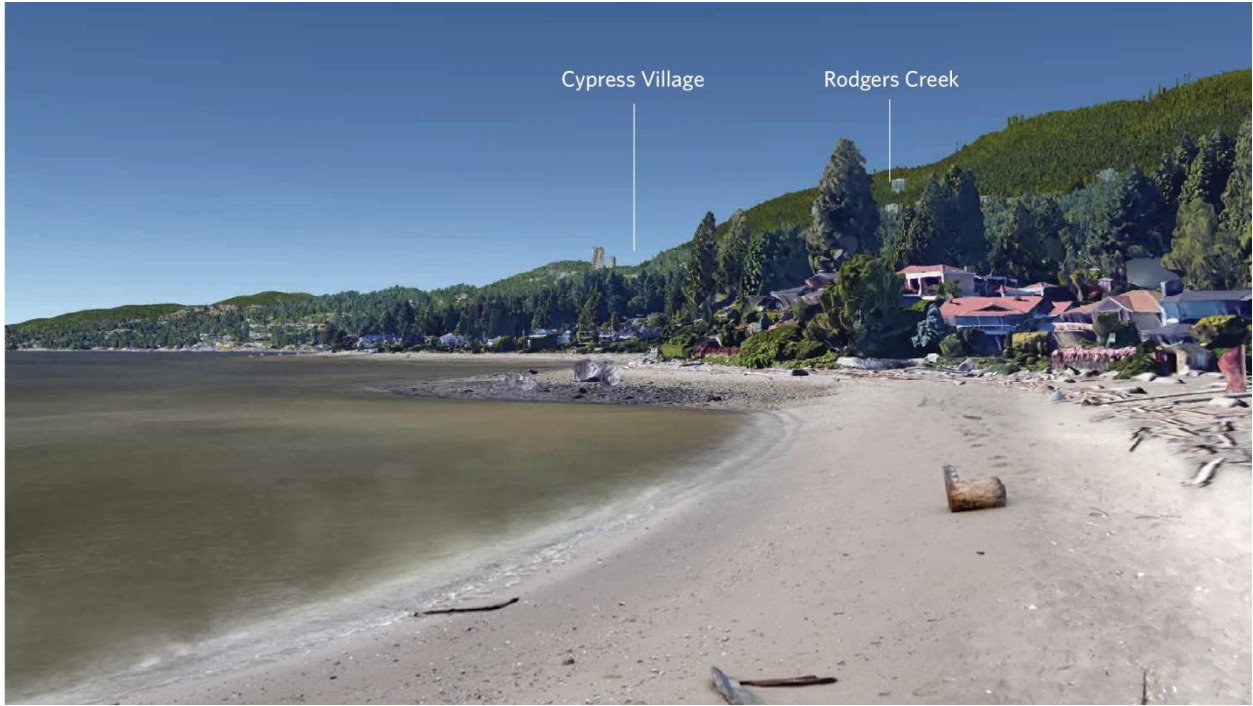
Existing Situation



Year 5



Year 10



Year 15



Year 20



Year 25 (at Build-Out)



View of Cypress Village Heading Eastbound on the Upper Levels Highway

Existing Situation



Year 5



Year 10



Year 15+ (view does not change further after year 15)



View of Cypress Village Heading Westbound on the Upper Levels Highway

Existing Situation



Year 5+ (view does not change further after year 5)



View of Cypress Village from Kits Beach in Vancouver

Existing Situation



Year 25 (at Build-Out)

