



Planning the Upper Lands

Creating a sustainable urban community
in Cypress Village and protecting lands
in Eagleridge

June 25, 2024 Public Hearing

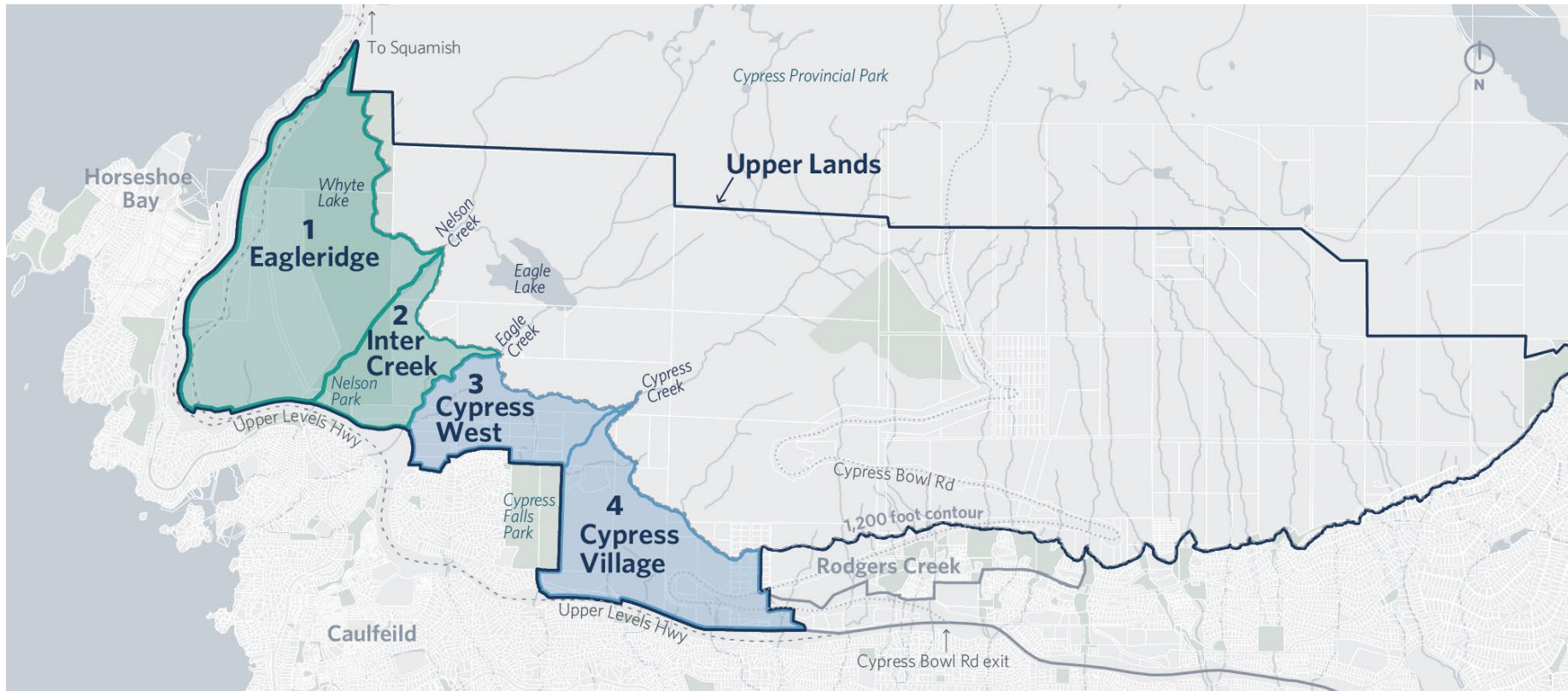
Overview of Presentation

1. Context and goals
2. Process and key directions
3. Highlights of proposed Area Development Plan (ADP)
4. Overview of negotiated business terms and implications for the District
5. Overview of proposed bylaws and legal agreements
6. Next steps and recommendation



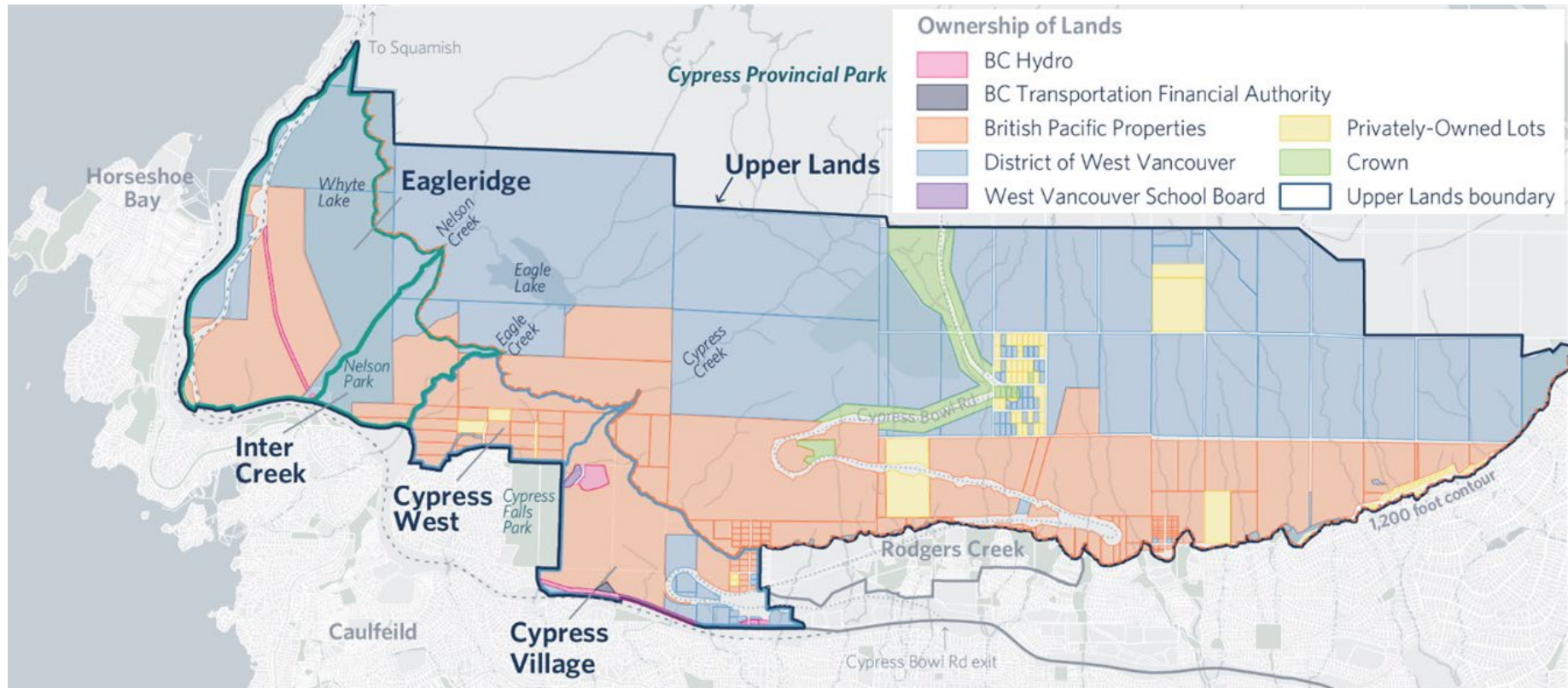
1. Context and Goals

Upper Lands - Planning Areas



	Eagleridge	Inter Creek	Cypress West	Cypress Village	Above 1200' contour	Total Upper Lands
Land area	690 acres	170 acres	200 acres	345 acres	4,430 acres	5,835 acres

Upper Lands - Ownership



	Eagleridge	Inter Creek	Cypress West	Cypress Village	Above 1200' contour	Total Upper Lands
Land area	690 acres	170 acres	200 acres	345 acres	4,430 acres	5,835 acres
BPP	262 acres	75 acres	177 acres	235 acres	1,194 acres	1,943 acres
District	372 acres	95 acres	2 acres	53 acres	2,691 acres	3,213 acres

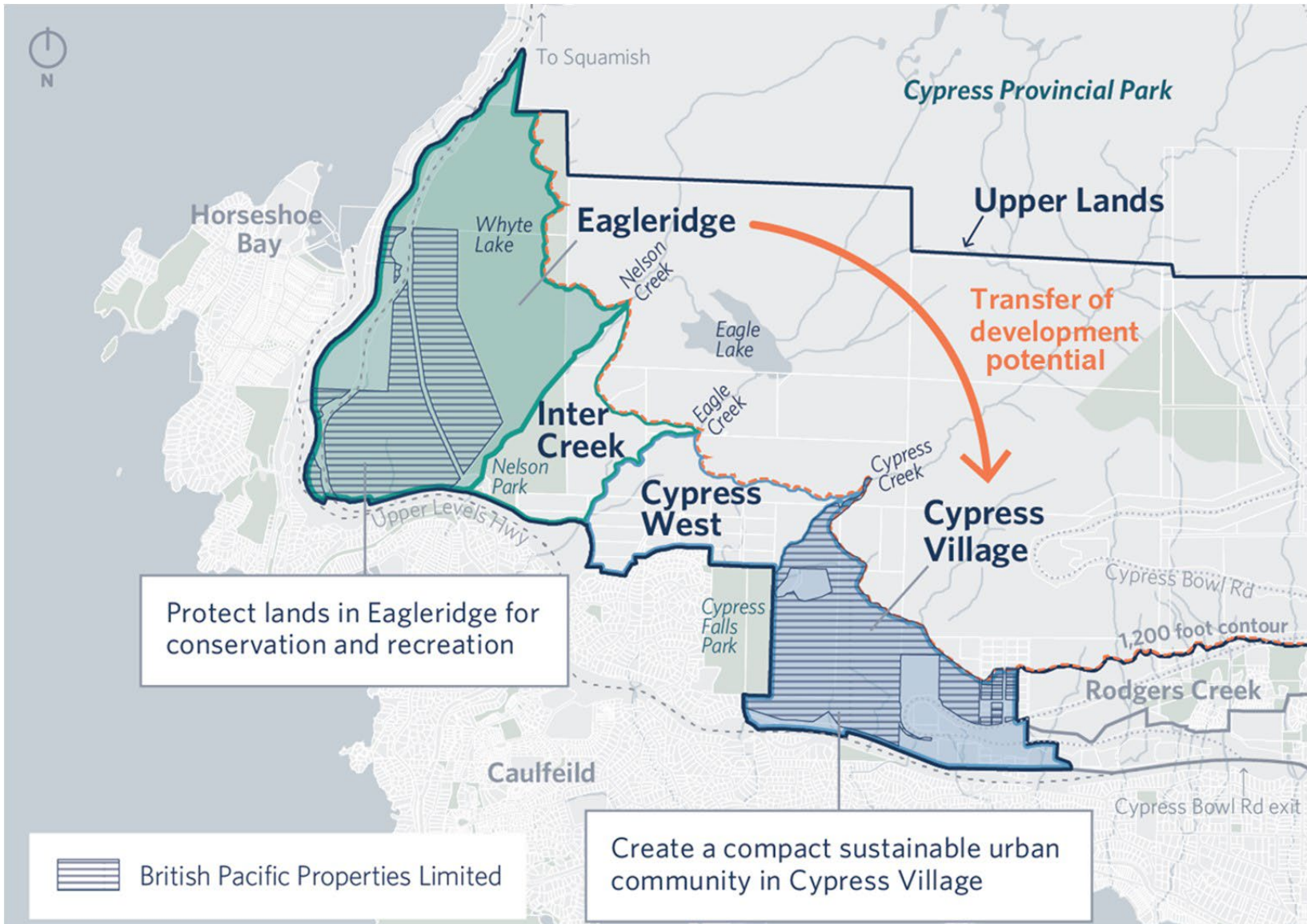
History

- BPP acquired lands from the District in 1930's
- Lands were already zoned for single family subdivision
- BPP built Lions Gate Bridge then started developing lands
- Early subdivisions had few amenities, not much land preserved
- Shift began in 1990's toward clustering development/protecting lands (e.g. StoneCliff, Rodgers Creek ADP)
- Council-appointed, citizen-volunteer Upper Lands Working Group (2013-15):
 - Looked at 4 planning areas holistically
 - Vision = protect Eagleridge and Inter Creek, transfer development potential to new compact, sustainable communities in Cypress Village and Cypress West
- OCP updated (2018); recommends vision and transfer of development potential, sets out objectives for Cypress Village
- District's *Planning the Upper Lands* process (2019-now): implement vision

Approach

- a) To accommodate transfer of development potential in Cypress Village and Cypress West, almost all units must be multi-family (physical constraint + goal to create compact, sustainable community)
- b) Implementing the entire transfer of development potential now would require pre-planning for about 50+ years of development
- c) Too long to reasonably plan for now
- d) Approach: implement the transfer of development potential in steps
- e) First major step addresses Cypress Village and Eagleridge
- f) Plan for Inter Creek and Cypress West in the future (e.g. in 20 years)

Dual Goals of *Planning the Upper Lands*

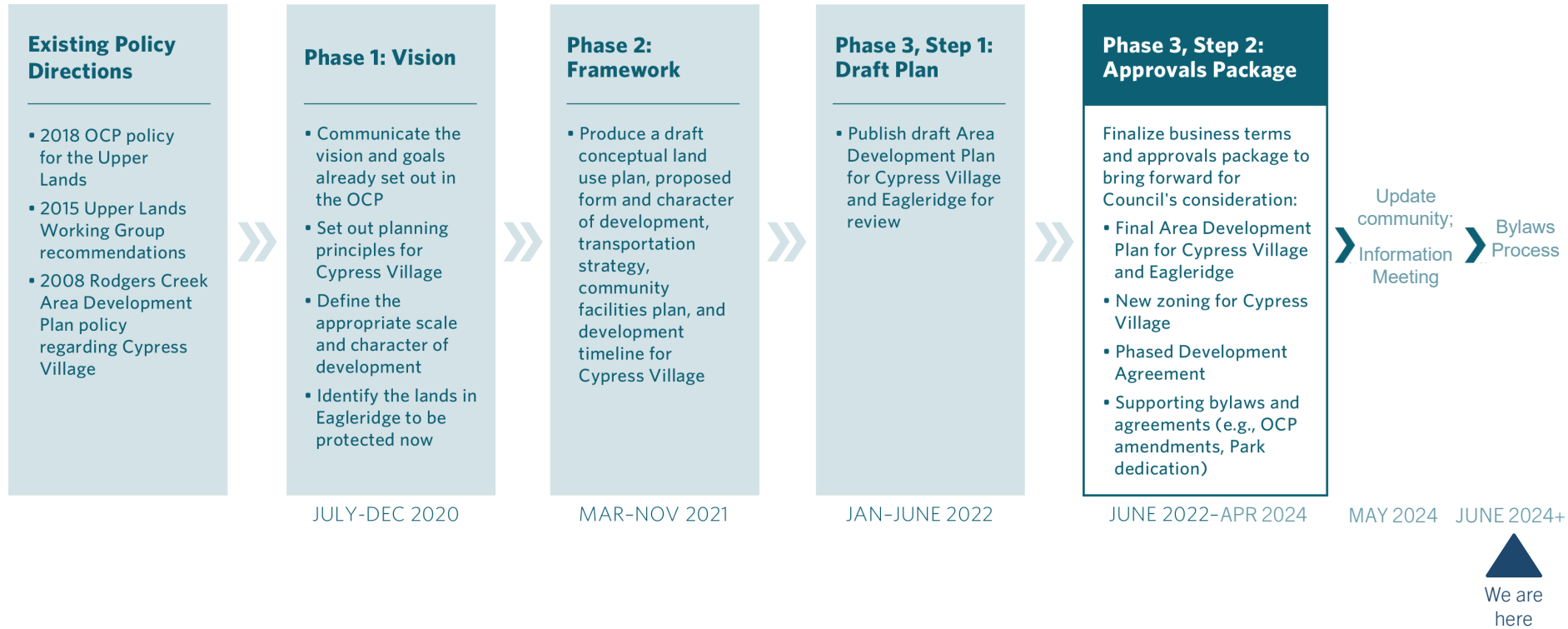




2. Process and Key Directions



Process



Community Engagement: Engagement Methods

	Phase 1 (Vision)	Phase 2 (Framework)	Phase 3, Step 1 Draft ADP	Phase 3, Step 2 May 2024 Update
Project webpage & email	✓	✓	✓	✓
Direct mail	✓ (all residents/ businesses)	✓ (nearby neighbourhoods)	✓ (nearby neighbourhoods)	✓ (nearby neighbourhoods)
E-newsletters	✓	✓	✓	✓
Social media	✓	✓	✓	✓
Stakeholder groups	✓	✓	✓	✓
Upper Lands Working Group	✓	✓	✓	✓
Cypress Liaison Group	✓	✓	✓	✓
Contact with First Nations	✓	✓	✓	✓
Print ads	✓	✓	✓	✓
Digital ads	✓	✓	✓	
Poster		✓	✓	
Virtual meetings		✓	✓	
In-person meetings/activities		✓	✓	✓
Online surveys/question forms	✓	✓	✓	

Community Engagement: Summary Statistics

1. Over 50,000 communications sent
2. Over 17,000 visits to project webpage
3. Over 3,000 click throughs on e-newsletters, social media posts, digital ads
4. 1,126 completed surveys
5. 225 participants at information meetings
6. Responded to over 100 direct enquiries
7. Outreach to 40 stakeholder groups
8. Input provided by the former Upper Lands Working Group
9. Input provided by First Nations

Key Directions from Previous Phases

1. Protect 100% of the lands in Eagleridge owned by BPP now
2. Obtain District ownership of the BPP Eagleridge lands
3. Assume the District's work yard remains in its present location
4. Retain the McGavin Field site for community use
5. The final proposed ADP and proposed bylaws and legal agreements should include:
 - 3,711 housing units
 - 380,600 square feet of employment space
 - community amenities in Cypress Village
 - mechanisms as needed to achieve District ownership of the BPP Eagleridge lands and community amenities for Cypress Village



3. Highlights of Proposed Area Development Plan (ADP)

Protect Lands in Eagleridge



- BPP's 262 acres in Eagleridge (*Lighthouse Park is 190 acres*)
- Combined with Whyte Lake Park, Nelson Canyon Park, and other District lands in/near Eagleridge = about 1,300 acres (*Stanley Park is about 1,000 acres*)

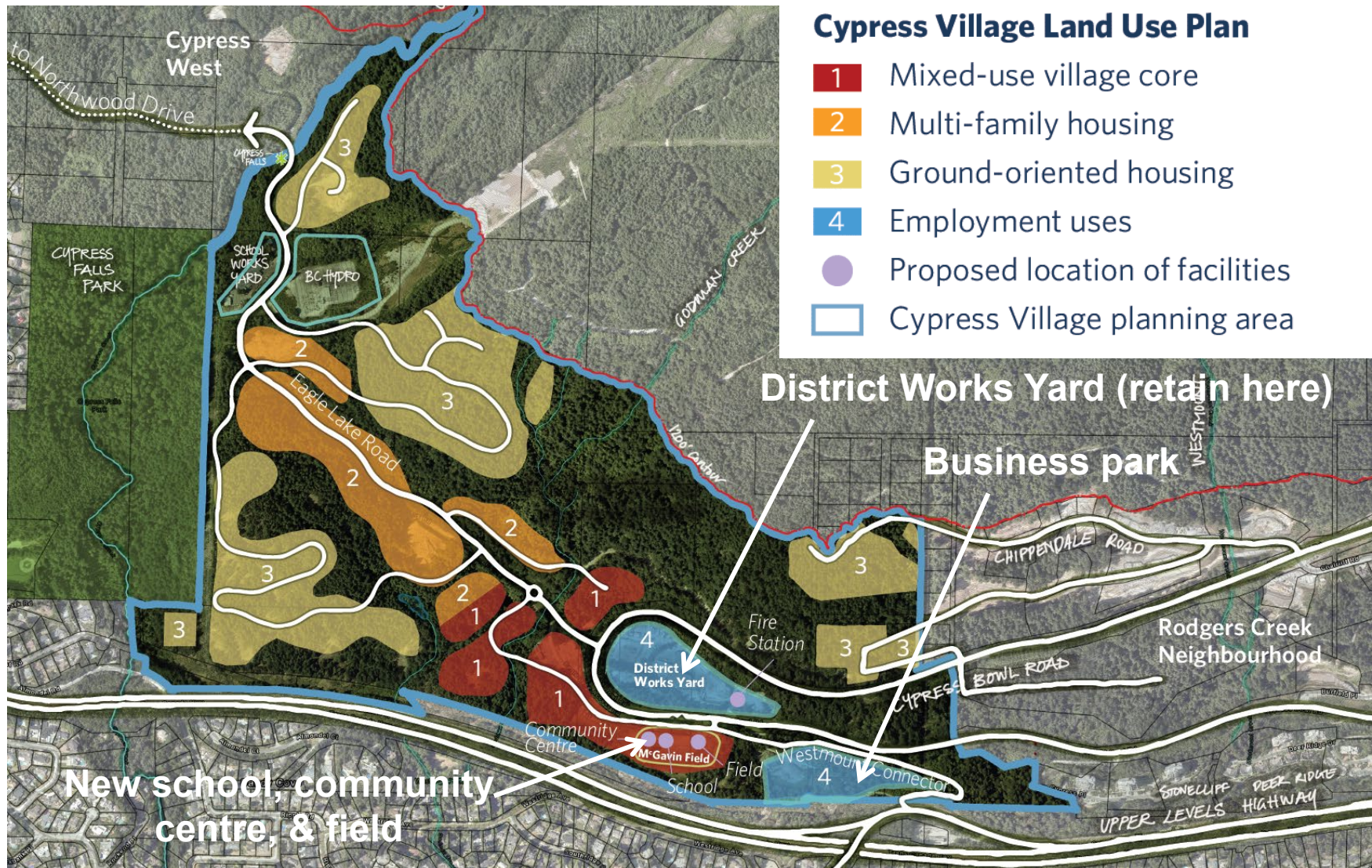


Size/Housing Mix for Cypress Village Community

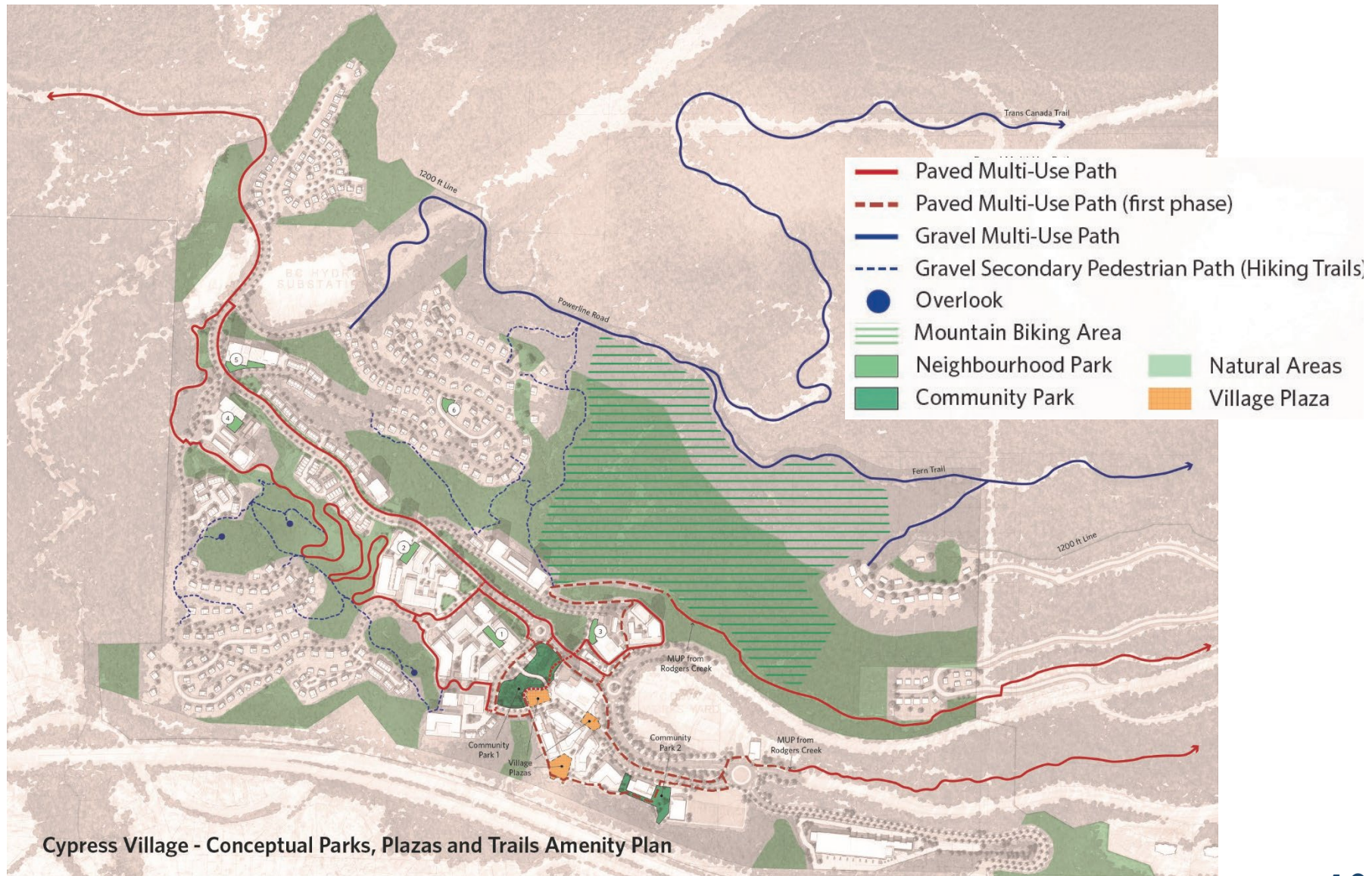
Unit Type	# of Units	Share of Total
Single family	230	6%
Duplex, triplex, townhouse units	161	4%
Affordable rental apartment units	184	5%
Market rental apartment units	553	15%
Strata apartment units	2,583	70%
Total	3,711	100%

about 6,900 people
at build-out

Land Use Plan for Cypress Village



Parks, Plazas, Natural Areas Plan for Cypress Village

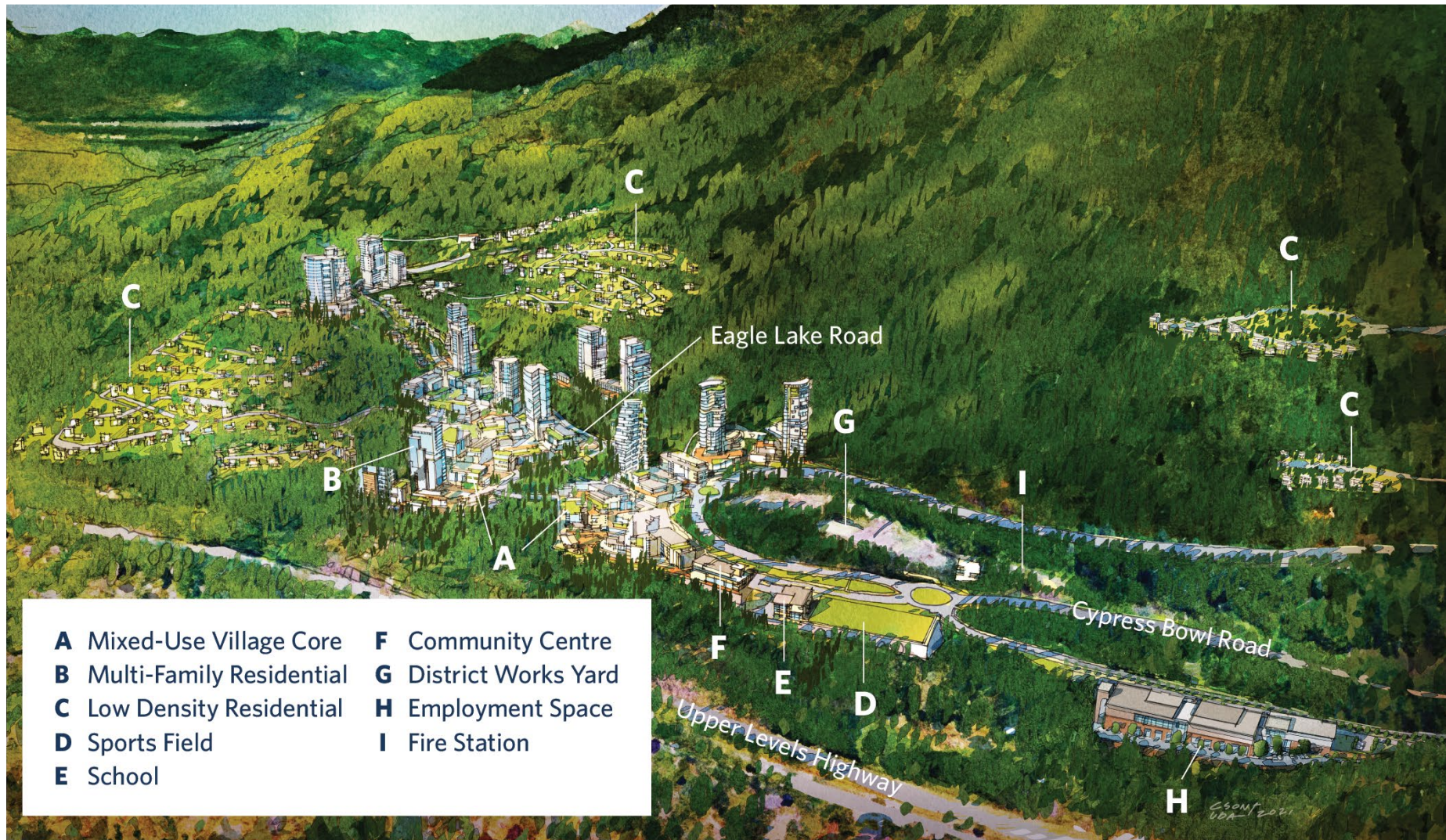


Community Amenities & Facilities in Cypress Village

1. Fire station
2. Community centre
3. Childcare spaces
4. Neighbourhood parks/plazas
5. Paved multi-use paths
6. Hiking trails
7. Over 50 acres of land for mountain biking
8. Sports field
9. Site for an elementary school
10. Independent Transit Service
11. Commercial space



Artist's Illustration of Cypress Village Upon Build-Out



Artist's Illustration of Cypress Village – Year 5



Artist's Illustration of Cypress Village – Year 10



Artist's Illustration of Cypress Village – Year 15



Artist's Illustration of Cypress Village – Year 20



Artist's Illustration of Cypress Village – Year 25





4. Overview of Negotiated Business Terms and Implications for the District

Fundamental Principle

- Existing single family zoning supports significant existing land value (626 single family lots/houses, allowable floorspace of 6 million sq.ft.+)
- BPP's "*after*" land value in Cypress Village (after rezoning to allow the mixed-use village) should approximately equal BPP's "*before*" land value in Eagleridge and Cypress Village (under the existing single family zoning)
- Amount and type of development in Cypress Village, and all of the terms about the development including the provision of amenities, are negotiated based on this "land value for land value" principle

Major Business Terms

1. BPP to transfer ownership of its Eagleridge lands to the District (262 acres) (estimated value of \$500 million under existing zoning) (District to rezone to CU2 and dedicate as Park)
2. BPP to provide community amenities in Cypress Village or cash contributions towards those (total \$115 million in \$2024):
 - Independent transit service for 20 years
 - Neighbourhood parks and plazas
 - Multi-use paths and hiking trails
 - Childcare spaces
 - Two sites for affordable housing
 - Fire station top-up contribution
 - Mountain biking trails contribution
 - Sports field contribution
 - Community centre contribution

Sum of 1 + 2 = over \$600 million

Major Business Terms

3. BPP to pay for roads/services to serve Cypress Village
4. BPP to pay for District's costs to review and process applications/permits for Cypress Village development
5. BPP to dedicate natural areas in Cypress Village to the District over time (100+ acres)
6. Municipal DCCs in Cypress Village & Rodgers Creek Areas 5 & 6 to be reduced (because BPP is providing what would otherwise be DCC-eligible projects and providing the Eagleridge lands as major parkland)

DCC Area 4	Total	Water	Drainage	Neighbourhood Highway Facilities	Community Highway Facilities	Underground Wiring	Ambleside Waterfront	Major Parks	Local Parks
Existing Rates	\$15,657	\$4,760	\$1,037	\$2,210	\$216	\$196	\$1,075	\$3,475	\$2,689
Cypress Village	\$1,291	\$0	\$0	\$0	\$216	\$0	\$1,075	\$0	\$0
Rodgers Creek Areas 5 & 6	\$3,501	\$0	\$0	\$2,210	\$216	\$0	\$1,075	\$0	\$0

Major Business Terms

7. District to rezone Cypress Village to a new zone (CV Zone) to allow:
- 3,711 housing units (5,103,200 square feet of residential space)

Unit Type	# of Units	Share of Total
Single family	230	6%
Duplex, triplex, townhouse units	161	4%
Affordable rental apartment units	184	5%
Market rental apartment units	553	15%
Strata apartment units	2,583	70%
Total	3,711	100%

- 380,600 square feet of employment space (retail/service, office, hotel, business park)

Major Business Terms

8. District to allocate a total of \$14 million in CAC Reserve funds towards purposes \$ was collected for:
 - \$13 million towards fire station (funds from BPP rezonings in Rodgers Creek for amenities in/near Rodgers Creek)
 - \$1 million towards sports field (previous McGavin Field Gift from BPP)

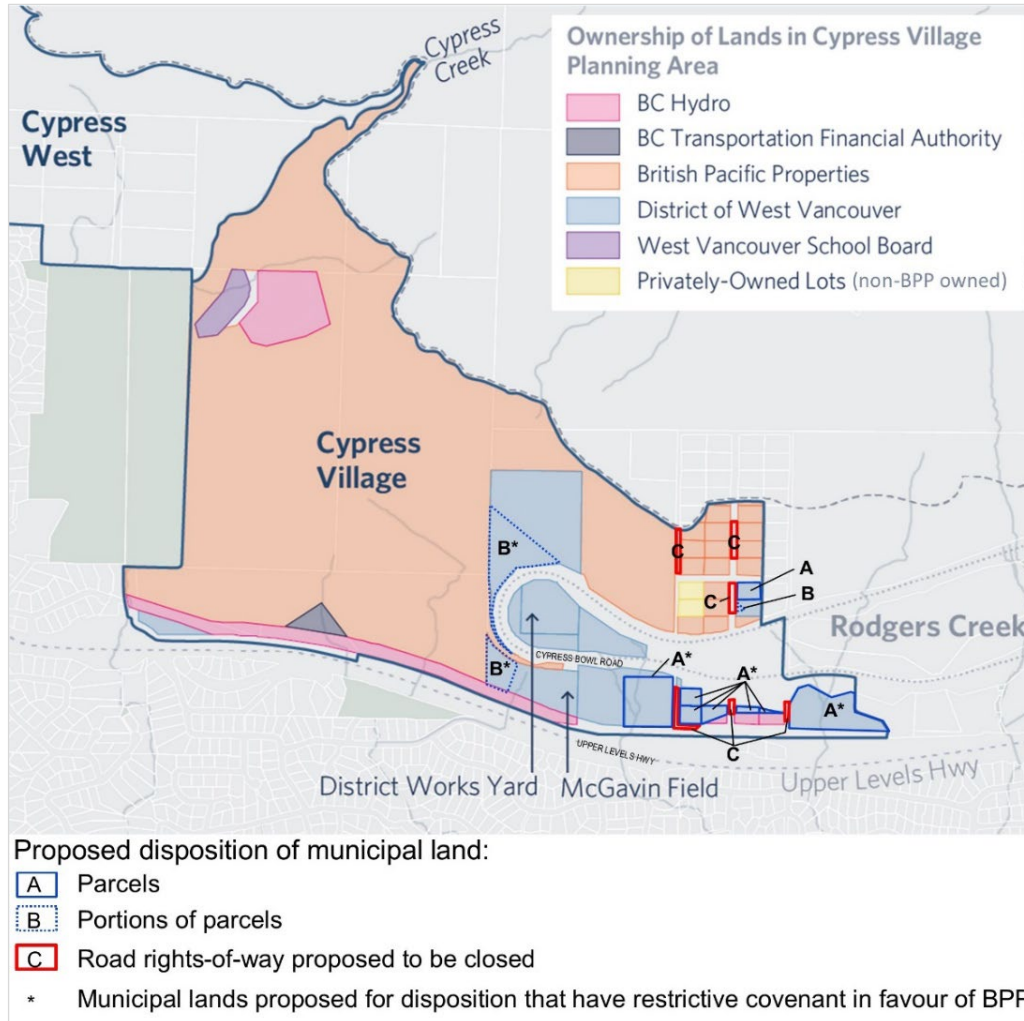
Major Business Terms

9. District to allocate a total of \$14.625 million in DCC Reserve funds towards purposes consistent with what \$ collected for:

Reserve	Available Balance (Dec 31, 2023)	Proposed Allocation Related to Cypress Village/Eagleridge	Remaining Balance
Major Parkland Acquisition	\$8,407,000	\$7,500,000	\$907,000
Local Parkland Acquisition	\$8,018,000	\$3,000,000	\$5,018,000
Ambleside Park Improvements	\$1,486,000	\$0	\$1,486,000
Highways-Underground Wiring	\$1,456,000	\$500,000	\$956,000
Highways-Community Roads	\$2,608,000	\$0	\$2,608,000
Highways-Neighbourhood (Area 3- Cypress Creek Crossing)	\$1,887,000	\$0	\$1,887,000
Highways-Neighbourhood (Area 4- McDonald&Cypress Creek Crossings)	\$3,124,000	\$0	\$3,124,000
Drainage	\$3,169,000	\$1,900,000	\$1,269,000
Water	\$1,912,000	\$1,725,000	\$187,000
TOTAL DCC Reserves	\$32,067,000	\$14,625,000	\$17,442,000

Major Business Terms

10. District to transfer some vacant District-owned lands in Cypress Village to BPP as part of acquiring Eagleridge



- Small parcels totaling 21.5 acres
- Estimates of value by an appraiser total \$8.5M
- Not readily developable on their own (slope, location)
- Most (18.7 acres) have covenants in favour of BPP restricting District's use to public uses
- Portions will be dedicated back to the District over time (roads, natural areas)

Major Business Terms

11. District to build some of the community amenities:

- Fire station (using \$13 million in CAC funds plus \$476,000 from BPP)
- Community centre (\$23.1 million* from BPP)
- Sports field (\$1 million in CAC funds plus \$1 million* from BPP)
- Mountain biking trails (\$500,000 from BPP)

12. District to help with implementation:

- Help acquire some MoTI & BC Hydro lands
- Provide a portion of the McGavin Field site to the School District for an elementary school (when the School District has funding)
- Establish a cost-recovered project office to process applications
- Undertake trail planning processes (mountain biking trail network in Cypress Village, trails above 1200 foot contour) and develop a management strategy for Eagleridge

* Note that these contributions escalate at Stats Can construction cost index

Implications for the District

1. Land value-for-land value analysis in District's favour:



Implications for the District

2. Financial impact analysis findings:

Capital costs:

- BPP to pay for all on-site infrastructure, community centre, parks, trails/paths, transit, childcare
- District to allocate some CAC and DCC reserves already on hand
- District to pay about \$2.8 million to move materials transfer facility
- District will save capital costs by cost-sharing some infrastructure projects needed to serve existing neighbourhoods

Operating Revenues/Costs:

- Estimated future property tax and other revenues from Cypress Village sufficient to cover new operating costs, during 20 year development timeframe and at/after completion
- Cypress Village highly unlikely to have a negative impact and likely to have a positive impact on the District's finances

Implications for the District

3. Traffic impact analysis findings:

- Traffic impact on Highway 1, roads in West Vancouver, and the Lions Gate and Second Narrows bridges is small in the context of long-term increases from other sources including development elsewhere in the region and increased BC Ferries traffic volumes
- With planned transportation infrastructure improvements, all intersections will function at acceptable levels of service
- Travel times from West Vancouver to other parts of the region will not be materially longer because of Cypress Village (impact is estimated to be less than a 2-minute increase for most trips)

Implications for the District

4. Significant non-financial benefits for West Vancouver:
 - Eagleridge lands protected as park
 - Benefits of retaining forested lands (natural capital)
 - Improved community services and fire protection for nearby areas (fire station, community centre, commercial space, transit, paths/trails)
 - Housing diversity
 - More diversified tax base
 - Creating a vibrant new place for West Vancouver residents to enjoy for recreation and entertainment



5. Overview of Proposed Bylaws and Legal Agreements

Overview of Proposed Bylaws/Legal Agreements

1. 4 main proposed bylaws in comprehensive package:

	Main Purpose
OCP Amendment Bylaw	<ul style="list-style-type: none"> • Adopt the ADP for Cypress Village & Eagleridge • Redesignate BPP’s Eagleridge lands from “Future Neighbourhoods” to “Limited Use & Recreation Area”
Zoning Amendment Bylaw	<ul style="list-style-type: none"> • Adopt the new CV Cypress Village Zone • Rezone BPP’s Eagleridge lands to CU2
Phased Development Agreement (PDA) Authorization Bylaw	<ul style="list-style-type: none"> • Authorize District to enter into PDA • PDA sets out obligations of both parties (including delivery schedules), servicing standards, project office agreement
Park Dedication Bylaw	<ul style="list-style-type: none"> • Dedicate BPP’s Eagleridge lands as park • Dedicate District lands in/near Eagleridge as park

Overview of Proposed Bylaws/Legal Agreements

2. Land Agreement, which includes:
 - Transfer of BPP's Eagleridge lands (262 acres) to the District
 - Transfer of some District-owned lands (21.5 acres) to BPP
 - District obligation to use reasonable efforts to acquire MoTI lands & right-of-way over BC Hydro parcel
 - Materials transfer site license agreement
 - Works yard covenant
 - Statutory rights-of-way agreements

Overview of Proposed Bylaws/Legal Agreements

3. 12 ancillary proposed bylaws:
 - a) Road Closure & Removal of Highway Dedication Bylaw
 - b) Park Exchange Bylaw
 - c) Cypress Village Reserve Fund Establishment Bylaw
 - d) DCC Bylaw, Amendment Bylaw
 - e) DCC Reserve Fund Expenditures Bylaw
 - f) Development Procedures Bylaw, Amendment Bylaw
 - g) Fees & Charges Bylaw, Amendment Bylaw
 - h) Noise Control Bylaw, Amendment Bylaw
 - i) Revised Soil Removal, Deposit, Blasting & Rock Breaking Bylaw, Amendment Bylaw
 - j) Sewerage & Drainage Regulation Bylaw, Amendment Bylaw
 - k) Subdivision Control Bylaw, Amendment Bylaw
 - l) Waterworks Regulation Bylaw, Amendment Bylaw



6. Next Steps and Recommendation

Next Steps and Recommendation

- After the Public Hearing, the next step is for Council to consider giving Second and Third Reading to the proposed bylaws
- Staff recommend Council do so



Thank you