

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

7.

COUNCIL REPORT

Date:	January 22, 2021
From:	Jim Bailey, Director of Planning and Development Services and Nicole Olenick, Project Co-Manager, Planning the Upper Lands
Subject:	Upper Lands (Cypress Village/Eagleridge) – Direction to Proceed to Phase 2
File:	2570-04

RECOMMENDATION

THAT:

1. The *Planning the Upper Lands: Phase 1 Engagement Summary* attached as **Appendix A** to the report from Jim Bailey, Director of Planning and Development Services and Nicole Olenick, Project Co-Manager for the *Planning the Upper Lands* project team, dated January 22, 2021 be received for information; and that
2. The project team be directed to proceed to Phase 2 of the *Planning the Upper Lands* process in accordance with the next steps outlined in this report; and that
3. Approach B from the Phase 1 engagement be adopted as the basis for detailed planning work in Phase 2; and that
4. The Planning Principles for Cypress Village and Eagleridge attached as **Appendix B** to the report from Jim Bailey, Director of Planning and Development Services and Nicole Olenick, Project Co-Manager for the *Planning the Upper Lands* project team, dated January 22, 2021 be adopted to guide the detailed planning work in the next phases of the project, subject to text refinements to reflect the selection of Approach B (assuming Council direction to proceed on this basis) and refinements as needed as the planning work proceeds.

1.0 Purpose

To update Council on the outcomes of Phase 1 of the *Planning the Upper Lands* process, set out proposed foundations for more detailed planning work in Phase 2, and seek direction to proceed to Phase 2.

2.0 Executive Summary

Purpose of Report: update Council on the outcomes of Phase 1 of the *Planning the Upper Lands* process, set out proposed foundations for more detailed planning work in Phase 2, and seek direction to proceed to Phase 2.

Main Objectives of the Phase 1 Engagement:

- Seek community input about proposed principles to help guide the detailed planning for Eagleridge and Cypress Village.
- Seek community input about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time. Two options were presented in the engagement materials:
 - 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 also needed to make this approach work.

Main Themes from the Phase 1 Engagement:

- There is strong support for the overarching idea of creating a sustainable, urban community in Cypress Village and protecting lands in Eagleridge.
- There is strong support for Approach B (described above).
- There is interest in including affordable housing and a range of amenities and recreation opportunities in Cypress Village. These topics will be explored in more detail in Phase 2.
- There is concern about traffic impacts, storm water management, wild fire management, and the potential loss of mountain biking trails in Cypress Village. These topics will be explored in more detail in Phase 2.
- A small number of people expressed opposition to any development in the Upper Lands or a preference for the Upper Lands to be developed under the existing single family zoning.

Recommendation:

The planning team recommends that Council:

- Receive the Phase 1 Engagement Summary (**Appendix A**) for information;
- Direct the planning team to proceed to Phase 2;
- Adopt Approach B (described above) from the Phase 1 consultation as the basis for the detailed planning work in Phase 2;
- Adopt the Planning Principles for Cypress Village and Eagleridge (see **Appendix B**) to guide detailed planning in Phase 2, subject to refinement to select Approach B and refinement as needed as the process moves along.

3.0 Legislation/Bylaw/Policy

The policy context for area development planning is provided by the District's Official Community Plan (OCP) Bylaw No. 4985, 2018.

As the area development plan will form part of the OCP, *Local Government Act* (LGA) requirements for OCP content apply. Notably, OCPs must identify the "approximate location, amount, type and density of residential development" and the "approximate location, amount, and type of present and proposed commercial" uses.

The District endorsed the Regional Growth Strategy, *Metro Vancouver 2040*, and the District's Regional Context Statement in the OCP includes policies related to supporting the regional goals of creating a compact urban area, supporting a sustainable economy, protecting the environment, developing complete communities, and supporting sustainable transportation choices.

4.0 Council Strategic Objectives/Official Community Plan

Council's *Strategic Plan, 2020–2021* includes goals and objectives for these main topics: Housing, Local Economy, Climate Change and Nature, Mobility, Municipal Services, Social Well-Being, and Major Project Priorities.

Council's *Strategic Plan, 2020–2021* includes the following references to Cypress Village:

- Council's Strategic Goal for Housing is to "significantly expand the diversity and supply of housing, including housing that is more affordable." Objective 1.3 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."

The preparation of an Area Development Plan for Cypress Village and detailed planning policy and implementation mechanisms for protecting lands in Eagleridge represents a significant implementation opportunity for a wide range of OCP policies related to environmental protection, housing diversity, local economic resiliency, mobility improvements, and community connectedness. The OCP includes numerous policies and references to the Upper Lands. Some of the key policies that provide the context for this planning and engagement process are as follows:

- OCP Section 2.2: "The Upper Lands comprise undeveloped publicly and privately owned lands north of Highway 1. Historically, residential development above the highway has consisted predominantly of

detached single-family housing, often on large estate-sized lots. Environmental features and lands with high recreational potential have typically remained under private ownership. Neighbourhoods have been planned incrementally over the last 80 years, moving from the eastern boundary of West Vancouver westwards, which has led to limited amenities and services in the Upper Lands. More recently, planning for the Rodgers Creek neighbourhoods (currently under construction) marked a shift towards multi-family housing forms in anticipation of the future Cypress Village. 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 - both to preserve the most valuable environmental and recreational values in perpetuity, and to provide for future development of the kinds of housing and amenities in and around Cypress Village that most benefit the community. 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." Note that the reference to 'lands west of Eagle Creek' refers to the planning areas called Eagleridge and Inter Creek."

- OCP Policy 2.2.1c: new development in the Upper Lands should be managed through area development plans and by "...Varying density within areas and transferring development rights from one area to another to direct development to lands most suitable for development, protect and acquire environmental and recreational assets, and allocate density to achieve neighbourhood focus and identity."
- OCP Policy 2.29: "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 2.7.9: "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 Nelson Creek, Larson Creek and wetlands, and other sensitive wetlands and habitats."

- OCP Policy 2.2.11 “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.”

Protecting some or all of the lands in Eagleridge and planning for a compact, sustainable urban community in Cypress Village are the first steps toward implementing these policies in the OCP. Planning for any remaining lands in Eagleridge not protected at this time as part of this process, as well as Inter Creek and Cypress West, would be done in a subsequent, future planning process (likely 20+ years in the future).

5.0 Financial Implications

5.1 Financial Implications of the Planning Process and this Report

The District is responsible for this comprehensive planning and engagement process and has retained a team of planning and community engagement consultants that report directly to the District who are helping to design and implement the process. There is a Council-approved Cost Recovery Agreement in place, so the costs associated with the consulting team are recovered from the major landowner, BPP. There are no financial implications to the District of the planning process.

There are no financial implications of this report, which updates Council about the results of the Phase 1 community engagement and seeks direction to proceed with Phase 2.

5.2 Financial Implications of Plan Adoption and Implementation

The detailed financial implications of plan adoption and implementation have not yet been estimated, but there are three key points at this stage:

1. It is proposed that BPP pay for the cost of infrastructure to serve Cypress Village such that there would be no capitals costs for the District related to infrastructure for Cypress Village.
2. It is proposed that BPP pay for the cost of agreed-upon amenities in Cypress Village, although there may be a need for the District to reduce the total amount of amenities paid for by BPP in Cypress Village in order to achieve protection of all of BPP’s lands in Eagleridge. A community amenities strategy for Cypress Village will be developed as part of the next phases of the work.
3. There will be financial impact analysis in the next phases of the planning process to compare the estimated property tax revenue and the estimated operating costs associated with Cypress Village.

6.0 Background

6.1 Previous Decisions

In March 2020, Council approved launching the *Planning the Upper Lands* process, but this was delayed with the onset of the global COVID-19 pandemic shortly thereafter. In May 2020, Council directed the planning team to proceed with the planning and engagement process with an adjusted approach to reflect the ongoing impacts of the global pandemic.

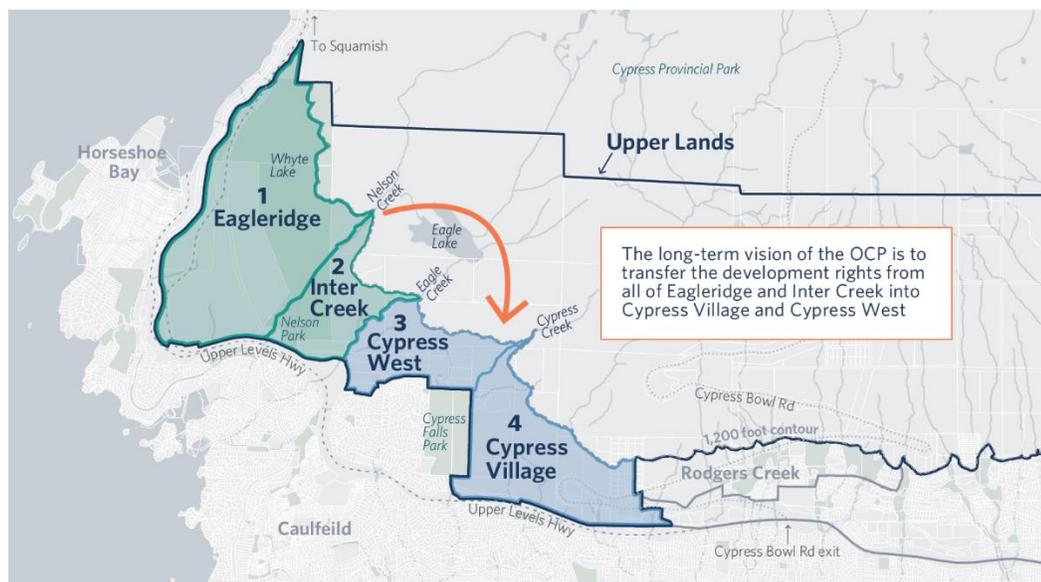
At the July 24, 2017 Council meeting, Council passed the following motion:

“THAT:

1. The report from the Manager of Community Planning and Sustainability titled “Cypress Village Update” dated July 11, 2017 and its attached Appendices A, B and C be received for information; and
2. The community be advised that cost recovery is proceeding for Cypress Village planning as outlined in this report.”

6.2 History

In 2018, Council adopted a new OCP to provide high-level District-wide objectives and policies around land use. As previously noted, the OCP sets out policies for the four remaining planning areas in the Upper Lands that seek to protect lands in Eagleridge and Inter Creek (1 and 2 in the map below) for conservation and recreation and to create new compact sustainable neighbourhoods in Cypress Village and Cypress West (3 and 4 in the map below). 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.



The policies in the 2018 OCP build on the 2015 Upper Lands Working Group recommendations which looked at planning the remaining Upper Lands in a holistic way, which in turn built on the vision in the 2008

Rodgers Creek Area Development Plan for a new mixed-use village west of Rodgers Creek to serve the Upper Lands communities. The idea for a village located generally near the first switchback of Cypress Bowl Road has been policy since the 2004 OCP.

As the major land-owner in the four remaining Upper Lands planning areas, BPP completed an independent pre-application planning and visioning process in 2016 that involved public consultation and conceptual planning. This was a BPP initiative and process.

Between 2017 and 2019, BPP and the District worked collaboratively on technical analysis and studies related to the remaining Upper Lands. This is referred to as the “Pre-Conditions” phase.

In July 2020, the District launched a three-phase process called *Planning the Upper Lands*, which is a planning and community engagement process to create detailed policy for the lands in Eagleridge and Cypress Village. Phase 1 of *Planning the Upper Lands* is now complete and is the subject of this report.

7.0 Analysis

7.1 Discussion

7.1.1 Planning Process

Based on direction from Council, in July 2020 the District launched a three-phase process called *Planning the Upper Lands*. The objective of this planning and community engagement process is to create detailed policy for the lands in Eagleridge and Cypress Village as a first step towards implementing the Upper Lands policies in the OCP.

The process has three phases as illustrated in the diagram below.



Phase 1 spanned July to December 2020. The objectives of Phase 1 were to:

- Communicate the vision and goals previously set out in the District's Official Community Plan.
- Draft planning principles for Cypress Village and Eagleridge to help guide the next phases of the detailed planning work.
- Seek community input on the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

7.1.2 Status

Phase 1 is complete and is the subject of this report. Phase 2 will proceed immediately upon Council direction to do so.

7.1.3 Key Starting Assumptions and Conditions

At the outset of the planning and engagement process, the following assumptions and conditions were agreed to by the District and BPP:

1. There are two inter-related objectives for the Upper Lands:
 - Protect the Upper Lands west of Eagle Creek (i.e. in Eagleridge and Inter Creek) for conservation and recreation.
 - Create compact, sustainable, urban communities in Cypress Village and Cypress West.
2. The OCP policies regarding "transferring the development potential" from lands in Eagleridge and Inter Creek to Cypress Village and Cypress West necessarily involve converting the development potential under existing zoning from single family lots into multi-family units to achieve a compact, sustainable urban community. Single family housing has a higher land value per unit than multi-family housing, so more than one multi-family unit is needed to offset the land value for each foregone single-family lot. The working premise for undertaking the analysis is that the transfer of development potential is based on land value.
3. Transferring all of the development potential from Eagleridge and Inter Creek immediately would require pre-planning all of the remaining Upper Lands now. The time frame for this development would likely span 50 years or more. It is neither possible nor prudent to predict how transportation, technology, community priorities, housing needs, and the nature of urban development will change over such a long time. There is a need for flexibility, to adapt to a changing world over time. In addition, the economics of transferring the development potential from all of Eagleridge and Inter Creek now would result in a very large number of required multi-family residential units in Cypress Village and

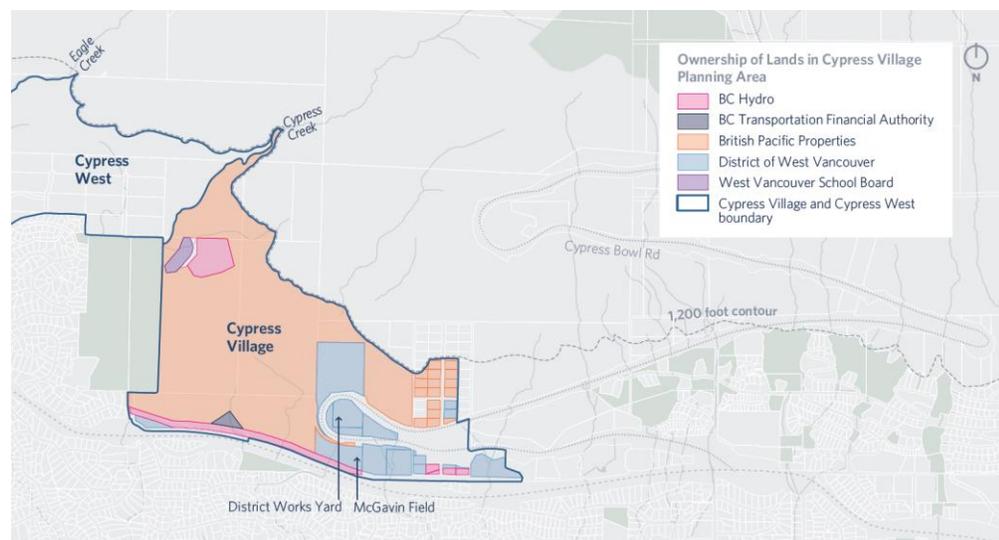
Cypress West, because so many of the multi-family units would be built and sold far in the future (i.e. the land value supported by units that are built far in the future is significantly less than the land value supported by units that can be built in the short term because of present value calculations and holding costs incurred as part of a longer development timeframe). Therefore, the process should focus on a first major step in implementing the long-term vision in the OCP that aims to create detailed policy to govern development that will span the next 15 to 20 years.

4. In Fall 2019, TransLink approved in principle BPP's proposal to provide Independent Transit Service at Cypress Village. This transit service should be assumed in the detailed planning for Cypress Village.

7.1.4 Phase 1 Outcomes

There are 6 main outcomes from Phase 1:

1. BPP's 2016 process and the 2017-2019 Pre-Conditions Phase made assumptions about the relocation of the District's Works Yard and Cypress Bowl Road and the use of the McGavin Field site. These elements all still involve significant uncertainty, so it was determined that the Cypress Village Area Development Plan (ADP) should consider existing municipal lands and facilities in the planning process, allow for flexibility for these elements to change in the future in accordance with policies and plans in the ADP, but not be dependent on changes to these facilities/lands for the ADP to be implemented.



2. A full draft of the Proposed Planning Principles for Cypress Village and Eagleridge was completed during Phase 1 and posted on the webpages (dated November 2020). A copy of this document is provided in **Appendix B**.
3. Pursuant to Item 3 in Section 7.1.3 above, the initial webpage materials in July 2020 noted an approach of seeking to protect about

half of Eagleridge and create a neighbourhood with about 2,500 housing units (plus commercial space and amenities) in Cypress Village at this time. This approach was based on the premise that a community of about 2,500 units is a reasonable scale for the village core and would support transit, support commercial space, and allow for a mix of housing.

Members of the former Upper Lands Working Group (who helped define the overarching idea of protecting the lands in Eagleridge and Inter Creek by transferring their development potential to Cypress Village and Cypress West during their work in 2013-2015), and some members of the public, expressed the view that the minimum initial phase of protection of lands west of Eagle Creek should be all of the Eagleridge lands. Therefore, the planning team completed additional analysis to determine what it would take to protect all of Eagleridge now. The analysis indicated that Cypress Village would have to be on the order of 3,500 units and that there would likely need to be other considerations to make BPP whole in terms of the land value 'given up' in protecting all of Eagleridge. The planning team communicated information about the two planning options to BPP who supported seeking community input on the trade-off between protecting lands in Eagleridge and the scale of Cypress Village. Therefore, two Approaches were included in the Phase 1 consultation:

- 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 also needed to make this approach work.

The Phase 1 planning and engagement process did not consider the option of developing BPP's lands in Eagleridge and Cypress Village under the existing single family zoning because it would be inconsistent with the District's OCP. The OCP includes policy that encourages transferring the development potential away from Eagleridge (and Inter Creek) to protect the lands in these areas. The OCP also includes policy to create compact, sustainable urban communities in Cypress Village (and Cypress West) instead of developing large-lot single family subdivisions that do not support transit service and do not allow the potential to create communities in which residents can walk to commercial and community facilities. The OCP was updated in 2018 and there was extensive community consultation about updating the OCP policies at that time, so this planning process is working within the context of exploring a first major step towards implementing the vision in the OCP.

4. Approach B (protect all of Eagleridge and plan for about 3,500 housing units in Cypress Village) is the preferred approach and is recommended as the basis for the detailed planning work in Phase 2. This approach is supported by technical analysis, the results of the Phase 1 engagement (including Community Survey #1, input from the members of the former Upper Lands Working Group, and input from other stakeholders).
5. Phase 2 will include a Transportation Study and Traffic Impact Analysis. Preliminary traffic analysis completed during Phase 1 indicates that the road network can absorb the traffic that is likely to be generated by the proposed development in Cypress Village, in part because of the provision of transit service, because the development will be phased over two decades, and because some of the “new” traffic would be caused by single family development under existing zoning in any case. The planning team anticipates that transportation demand management strategies can help mitigate traffic impacts of the proposed village. The detailed traffic analysis will be available in Phase 2 and will enable Council and the community to consider whether the plan should be adjusted based on traffic impact.
6. Creating a compact, walkable, sustainable urban community in Cypress Village will have some impacts on environmental features in the village core area, but this is an extraordinary opportunity to go beyond protecting stream corridors and protect a large, ecologically significant and environmentally-sensitive area in Eagleridge as part of comprehensively planning for these two areas. Phase 2 will involve discussions with the Department of Fisheries and Oceans regarding an environmental mitigation and compensation plan to address impacts in the village core area.

7.1.5 Next Steps

The work to be completed in Phase 2 will include:

- Proposed conceptual land use plans for Cypress Village.
- Proposed urban design guidelines for Cypress Village.
- A Traffic Impact Analysis and Transportation Strategy for Cypress Village.
- Priorities for community amenities in Cypress Village.
- An estimated development timeframe for Cypress Village.
- An evaluation of different mechanisms that could be used to protect the lands in Eagleridge (e.g. fee simple transfer of title from BPP to the District, no build covenant, non-profit conservancy, other approaches).

Following Phase 2, Phase 3 will involve documenting the proposed plan. Documentation will include:

- An Area Development Plan (ADP) for Cypress Village.

- New Comprehensive Development zoning for Cypress Village.
- A Phased Development Agreement between the District and the developer (BPP) which will set out development phasing and the provision of community amenities, and the legal mechanism for protecting lands in Eagleridge.

7.2 Sustainability

Sustainability is addressed in these ways:

1. Transferring the development potential from Eagleridge to Cypress Village would mean protecting lands in Eagleridge for recreation and conservation purposes (they could no longer be developed under the existing single family zoning or for any other urban development use) 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.
2. The Planning Principles for Cypress Village and Eagleridge (see **Appendix B**) address environmental sustainability principles for Cypress Village, housing principles for Cypress Village that include planning for a mix of unit types and tenures and amenity-related principles for Cypress Village that support social sustainability, and infrastructure and amenity funding principles that support fiscal and economic sustainability.

7.3 Public Engagement and Outreach

Public engagement and outreach are central to the planning and engagement process.

The Phase 1 engagement process was in accordance with Council direction as well as guidance from Council's Community Engagement Committee (CEC) at its meetings on February 27, 2020 (to discuss the overall approach to engagement), May 25, 2020 (to discuss considerations and adjustments in response to the COVID-19 pandemic), and November 12, 2020 (to discuss the design and promotion of Community Survey #1). Helpful guidance was received from the CEC which was used to shape the engagement process.

While COVID-19 has impacted many things, the interest in the planning and engagement process has been strong and the planning team wishes to acknowledge the level of participation from the members of the former Upper Lands Working Group, stakeholders, and the public.

A detailed Phase 1 Engagement Summary report is provided in **Appendix A**. Highlights of the engagement process are as follows:

Tool/Activity	Description and Participation
Webpage	<ul style="list-style-type: none"> • Dedicated project webpage created on the District's westvancouverITE platform at westvancouverite.ca/upperlands • Main portal for up-to-date information about the project for the public • Provides opportunity for those interested to subscribe for project updates • Allows for online surveys to engage with the community • 17,085 page-views and 6,187 visits on webpages since project launch (July 6, 2020 to Jan 15, 2021)
Project-specific email address	<ul style="list-style-type: none"> • Dedicated project-specific email address of upperlands@westvancouver.ca • Opportunity for public to ask questions or provide comments throughout the process • 28 enquiries (received to the project email address, Planning Department, or to the Mayor and Council) since project launch
Awareness building	<ul style="list-style-type: none"> • Postcard mailer to all households and businesses in West Vancouver at project launch (21,859 postcards sent) • Newspaper print ads in paper and online editions of the North Shore News at project launch and survey launch (4 prints ads; 2 digital ads that each ran for several weeks) • Social media campaigns at project launch and throughout the time the survey was open • E-newsletters to westvancouverITE subscribers, <i>Planning the Upper Lands</i> subscribers, and e-west subscribers
Engagement with members of the former Upper Lands Working Group	<ul style="list-style-type: none"> • Met with members of former Upper Lands Working Group on multiple occasions to seek input on the planning principles and approach to the first step in implementing the long-term vision in the OCP
Stakeholder outreach	<ul style="list-style-type: none"> • Direct emails to 39 stakeholder groups at the launch of Community Survey #1 to communicate about the process, advise that the survey was available online, offer to receive feedback in writing or via virtual meetings • Telephone discussions, meetings, and/or written feedback from 8 stakeholder groups

Community Survey #1	<ul style="list-style-type: none">• Sought community input about proposed principles to help guide the detailed planning for Eagleridge and Cypress Village and about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time• 617 completed surveys over 4 weeks between November 16 and December 14, 2020
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In addition, the Director of Planning reached out to the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation to communicate that the District-led planning and engagement process for the remaining Upper Lands is underway.

The planning team engaged with BPP, the major landowner in the Upper Lands, at key milestones. BPP expressed support for the District's process, expressed support for the two Approaches and the proposed Planning Principles that were part of the Phase 1 engagement, and expressed a commitment to sustainable, smart-growth development in the Upper Lands that reflects the community's input.

The main themes from enquiries from the public, input from the members of the former Upper Lands Working Group, and stakeholder feedback are as follows:

- There is strong support for the overarching idea of creating a sustainable, urban community in Cypress Village and protecting lands in Eagleridge.
- There is strong support for protecting all of BPP's lands in Eagleridge and planning for about 3,500 housing units (plus commercial space and amenities) in Cypress Village in this process.
- There is strong interest in including affordable housing in Cypress Village.
- There is strong interest in the kinds of amenities and recreation opportunities that will be included in Cypress Village. Many people communicated a desire to see vibrant and viable commercial space in the village, a variety of trails for different purposes and different levels of users, signage that enhances way-finding/accessibility, signage and other opportunities to communicate the history of the lands, and co-located community spaces. There are also some unique ideas such as including a nature-house type concept in Cypress Village and exploring the idea of utilizing the high calibre existing sports/athletics facilities and multi-purpose indoor spaces at Mulgrave School as part of the recreational/community spaces that help to serve Cypress Village.

- The bouldering and mountain biking communities are keenly interested in how these existing recreational uses can continue, be supported/acknowledged, and be incorporated into the identify of Cypress Village.
- There is interest in understanding the portion of the total number of units proposed for Cypress Village that are related to the transfer of development potential and protection of lands in Eagleridge. The project webpage will be updated to provide this information.
- There is interest in understanding how the lands in Eagleridge will be protected. This topic will be explored in more detail in Phase 2.
- There is concern about traffic impacts, storm water management, wild fire management, and the potential loss of mountain biking trails in Cypress Village. These topics will be explored in the detailed planning in Phase 2.
- A small number of people expressed opposition to any development in the Upper Lands or a preference for the Upper Lands to be developed under the existing single family zoning.

In addition, the results of Community Survey #1 can be summarized as follows:

1. There is strong support for protecting lands in Eagleridge for both recreation and conservation.
2. When asked to rate the importance of different elements to be considered in planning for a compact, sustainable urban community in Cypress Village, almost all of the community characteristics listed were considered “very important” or “somewhat important” by 75% or more of respondents (see graph on the following page). Sustainability measures, a diversity of parks/open spaces, and transit service ranked the highest.



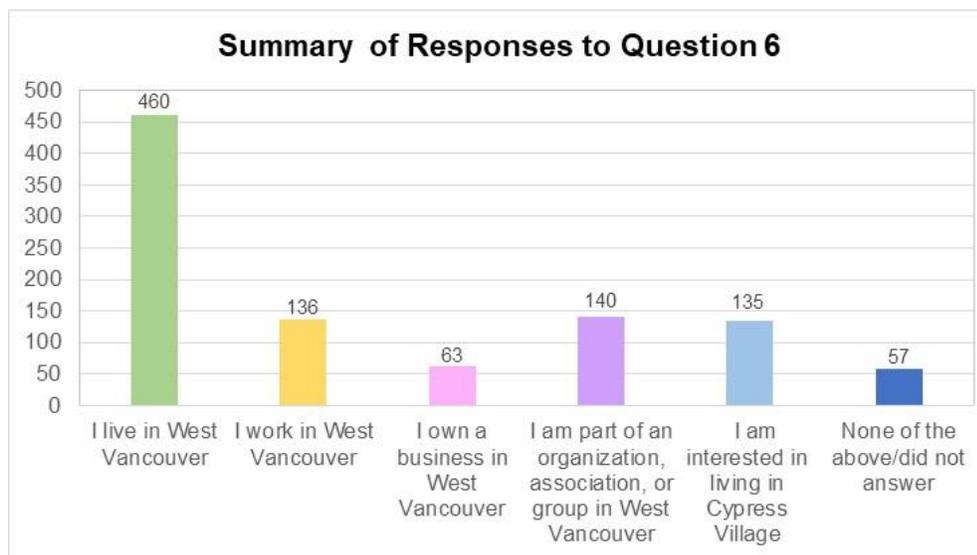
3. When asked about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time:

- 64.5% prefer an approach with 100% of Eagleridge protected at this time and 3,500 housing units in Cypress Village.
- 33% prefer an approach with about 50% of Eagleridge protected at this time and 2,500 housing units in Cypress Village.

- 2.5% did not answer this question. Based on a cross-tabulation of responses, some of these people are not ready to make a choice, some prefer development under the existing single family zoning with no transfer of development potential from Eagleridge to Cypress Village, some are opposed to any development in the Upper Lands, and some did not respond.

The response to this question suggests that protecting 100% of Eagleridge at this time is important to the community even with the trade-off of more housing in Cypress Village.

4. Comments/suggestions in response to an open-ended question were received from 338 (55%) of the 617 people who completed the survey. Some provided more than one comment. The following themes were noted by 10% or more of those who provided comments:
 - Protect all of Eagleridge now as part of this planning process.
 - Suggestions for the housing mix and tenure in Cypress Village, including a desire for the village to include affordable housing and a mix of housing types.
 - Comments and suggestions about trails. These included concerns that the development of Cypress Village will result in the loss of high calibre existing mountain bike trails; suggestions to protect, integrate, and sanction/formalize existing and new mountain bike trails as part of planning for Cypress Village; suggestions to include trails that connect the communities and planning areas above the Upper Levels Highway; and suggestions to provide walking trails in Cypress Village.
 - Support for the dual objectives of the planning process, overall vision, and/or objective of planning for compact, sustainable, mixed-use development in Cypress Village.
 - Concerns about traffic impacts.
5. Respondents reflect a broad cross-section of West Vancouverites (see graph on the following page). 75% of respondents live in West Vancouver, 23% indicated they are part of an organization/association/group in West Vancouver (with 85 different organizations or groups referenced), 22% are interested in living Cypress Village, and 10% work in West Vancouver.



6. 85% of respondents visit the Eagleridge, Inter Creek, Cypress West, or Cypress Village planning areas 3 times per year or more, mostly arriving by automobile and mostly coming for walking/hiking and viewing nature/viewpoints.

7.4 Other Communication, Consultation, and Research

Planning the Upper Lands is a significant undertaking. Phase 2 and Phase 3 of the planning and engagement process will involve additional communication, consultation, and research as well as additional community surveys and stakeholder outreach. The process will also include contact with the Ministry of Transportation and Infrastructure, Department of Fisheries and Oceans, and various District departments.

8.0 Options

8.1 Recommended Option

THAT

- a) The Phase 1 Engagement Summary (**Appendix A**) be received for information;
- b) The planning team be directed to proceed to Phase 2;
- c) Approach B from the Phase 1 engagement be adopted as the basis for the detailed planning work in Phase 2;
- d) The Planning Principles for Cypress Village and Eagleridge (**Appendix B**) be adopted to guide detailed planning in Phase 2 (subject to refinement to select Approach B and refinement as needed as the process moves along).

8.2 Considered Options

Council may request further information, defer proceeding with Phase 2, or provide alternate direction (to be specified by Council).

9.0 Conclusion

The District's OCP provides the context for the *Planning the Upper Lands* process that is underway. Phase 1 (Vision) of the process is now complete.

Taking into account all of the work completed in the "Pre-Conditions" phase, technical work completed during Phase 1 of this process, input from members of the former Upper Lands Working Group, comments and input from stakeholders and the public, and the results of Community Survey #1, the project team recommends proceeding to Phase 2 based on Approach B from the Phase 1 engagement.

Author:

 
~~Jim Bailey~~, Director of Planning and Development Services
Nicole Olenick, Project Co-Manager, Planning the Upper Lands

Appendices:

Appendix A: Phase 1 Engagement Summary

Appendix B: Planning Principles for Cypress Village and Eagleridge

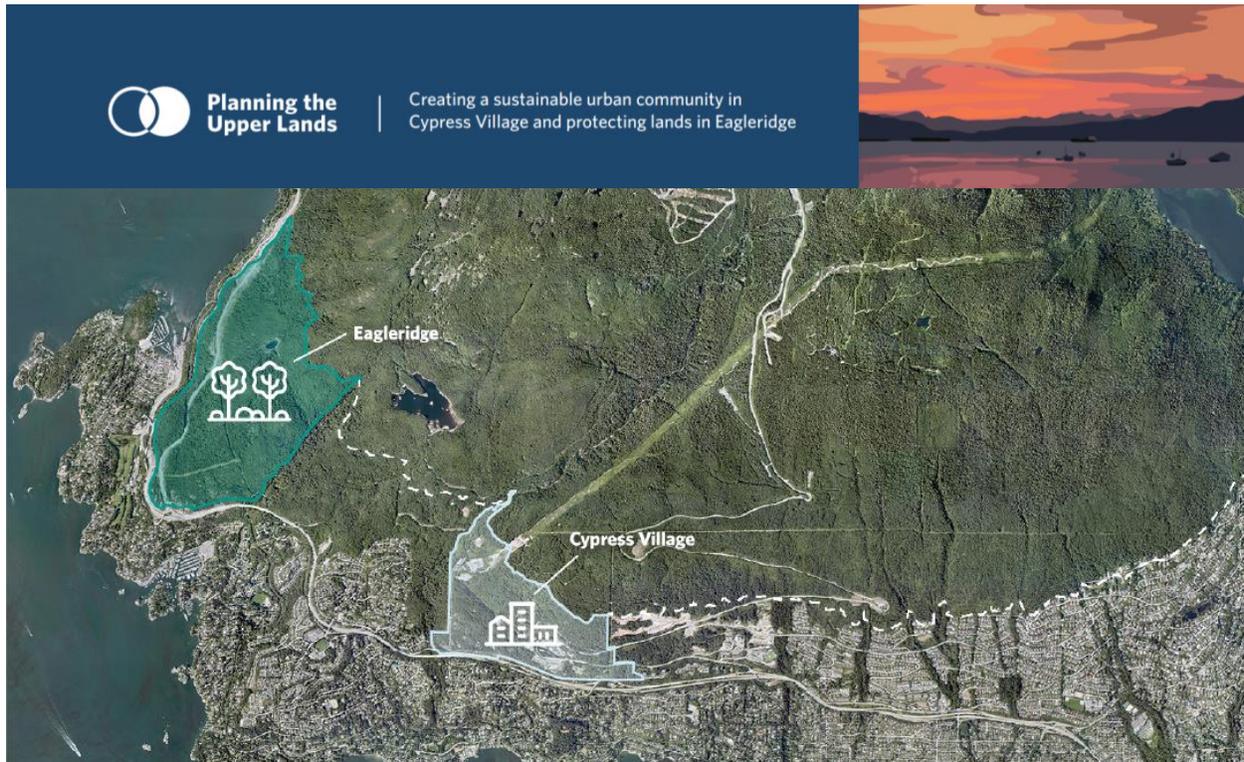
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Planning the Upper Lands

Phase 1 Engagement Summary

January 2021



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Summary of the Phase 1 Engagement

Main Objectives

- Seek community input about proposed principles to help guide the detailed planning for Eagleridge and Cypress Village.
- Seek community input about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time. Two options were presented in the engagement materials:
 - 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 also needed to make this approach work.

Participation

- 17,085 page-views and 6,187 visits to the project webpage at www.westvancouverITE.ca/upperlands.
- 28 written enquiries.
- multiple telephone discussions and virtual meetings with members of the former Upper Lands Working Group.
- outreach to 39 stakeholder groups with feedback received from 8 stakeholder groups in telephone discussions, virtual meetings, or written submissions.
- 617 completed surveys.

Main Themes

- There is strong support for the overarching idea of creating a sustainable, urban community in Cypress Village and protecting lands in Eagleridge.
- There is strong support for Approach B (described above).
- There is interest in including affordable housing and a range of amenities and recreation opportunities in Cypress Village. These topics will be explored in more detail in Phase 2.
- There is concern about traffic impacts, storm water management, wild fire management, and the potential loss of mountain biking trails in Cypress Village. These topics will be explored in more detail in Phase 2.
- A small number of people expressed opposition to any development in the Upper Lands or a preference for the Upper Lands to be developed under the existing single family zoning.

1.0 Introduction

Building on the vision contained in the 2018 Official Community Plan (OCP), the District of West Vancouver is undertaking a planning and community engagement process (*Planning the Upper Lands*) with two objectives:

- Create detailed policy for a new compact, sustainable urban community in Cypress Village.
- Protect lands in Eagleridge in perpetuity for conservation and recreation.

The process has three phases as illustrated in the diagram below.



Phase 1 spanned July to December 2020. The objectives of Phase 1 were to:

- Communicate the vision and goals previously set out in the District’s Official Community Plan.
- Draft planning principles for Cypress Village and Eagleridge to help guide the next phases of the detailed planning work.
- Seek community input on the trade-off between the scale of development to be approved in Cypress Village and the share of Eagleridge to be protected at this time.

Phase 1 reflected the Council-approved scope for this phase and adjustments to engage with the community in the context of the COVID-19 pandemic.

Phase 1 is complete. This report describes the Phase 1 engagement activities and summarizes the feedback received to provide a comprehensive record of community input during Phase 1.

Subject to Council approval to proceed to Phase 2, the work in the next phase of the process will include:

- Conceptual land use plan for Cypress Village.
- Conceptual urban design guidelines for Cypress Village.

- A Traffic Impact Analysis and Transportation Strategy for Cypress Village.
- Priorities for community amenities in Cypress Village.
- An estimated detailed development timeframe for Cypress Village.
- An evaluation of different mechanisms that could be used to protect the lands in Eagleridge.

Following Phase 2, Phase 3 will involve documenting the proposed plan. Documentation will include:

- An Area Development Plan (ADP) for Cypress Village.
- New Comprehensive Development zoning for Cypress Village.
- A Phased Development Agreement between the District and the developer, British Pacific Properties Limited (BPP), which will set out development phasing and the provision of community amenities, and the legal mechanism for protecting lands in Eagleridge.

2.0 Phase 1 Outreach and Engagement

2.1 Overview

In order to raise awareness, communicate information, and engage with the community about the *Planning the Upper Lands* process, a dedicated project webpage was created on the District's westvancouverITE platform at: westvancouverite.ca/upperlands.

The webpage is the main portal for the public to access up-to-date information about the project. The webpage provides background information, is updated with new information as documents are completed and available (e.g. planning-related documents, Council reports, engagement summaries), provides the opportunity for those interested to subscribe to project updates, and allows for online surveys to engage with the community. The project webpage was launched on July 6, 2020 and has had 17,085 page-views and 6,187 visits since project launch (tallied from July 6, 2020 to January 15, 2021).

A project-specific email address was created at the outset of the process which is upperlands@westvancouver.ca. Since project launch, the planning team has responded to 28 enquiries received either directly to the project's email address or via correspondence to the Planning Department or to the Mayor and Council about *Planning the Upper Lands*. A summary of the main themes from this input is provided in Section 2.2 below.

An initial postcard mailer was distributed to all households and businesses in West Vancouver at project launch (a total of 21,859 postcards were sent).

Throughout Phase 1, promotion tools included North Shore News print and digital advertisements, e-newsletters, and social media campaigns using the District's Facebook, Instagram, and Twitter platforms.

As part of Phase 1, the planning team engaged with members of the former Upper Lands Working Group. The Upper Lands Working Group was appointed in late 2012 and completed their work during 2013 to 2015, which helped define the overarching vision and idea of protecting the lands in Eagleridge and Inter Creek through the transfer of development potential to Cypress Village

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and Cypress West. The recommendations of the Upper Lands Working Group (2015) to plan for the remaining Upper Lands holistically became the basis of the Upper Lands policies included in the 2018 update to the Official Community Plan. A summary of the main themes from this input is provided in Section 2.3 below.

An online community survey was available on the project webpage between November 16 and December 14, 2020. District Communications staff and the Community Engagement Committee (CEC) provided input to the design of the survey and promotion strategy. During the time that the survey was open, the project webpage received 12,700 page-views and over 4,000 visits. A total of 617 completed surveys were received. The survey results are summarized in Section 2.4 below.

During the time that the survey was open, the planning team emailed 39 stakeholder groups to advise about the planning and engagement process, communicate that the online survey was available, and communicate an openness to receiving comments in writing or via a virtual meeting. Input via telephone discussions, virtual meetings, or written suggestions was provided by 8 stakeholder groups. The main themes from the feedback received through stakeholder input are summarized in Section 2.5 below.

In addition, the Director of Planning reached out to the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation to communicate that the District-led planning and engagement process for the remaining Upper Lands is underway.

The planning team engaged with BPP, the major landowner in the Upper Lands, at key milestones. BPP expressed support for the District's process, expressed support for the two Approaches and the proposed planning principles that were part of the Phase 1 engagement, and expressed a commitment to sustainable, smart-growth development in the Upper Lands that reflects the community's input.

The Phase 1 engagement process was in accordance with Council direction as well as guidance from Council's Community Engagement Committee (CEC) at its meetings on February 27, 2020 (to discuss the overall approach to engagement), May 25, 2020 (to discuss considerations and adjustments in response to the COVID-19 pandemic), and November 12, 2020 (to discuss the design and promotion of Community Survey #1).

The engagement schedule and events are summarized in the table below.

February to June 2020	<ul style="list-style-type: none"> • Obtained guidance from Council and the CEC
July 6, 2020	<ul style="list-style-type: none"> • Launched project webpage • Initial web materials included: <ul style="list-style-type: none"> ○ Introductory text and introductory video ○ Initial documents with information about the lands, planning context, goals, process, team, and how to stay involved ○ Reference documents including excerpts from the District's 2018 Official Community Plan, the Upper Lands Working Group Final Reports (2015), Rodgers Creek Area Development Plan (2008), Community Dialogue on Neighbourhood Character and Housing

Appendix A

	(2008), and excerpts from the District's previous Official Community Plan (2004)
July 2020	<ul style="list-style-type: none"> • Information postcard sent to all households and businesses in West Vancouver, announcing the launch of the project (see Attachment A) • Two newspaper print advertisements published in the North Shore News announcing project launch (see Attachment B) • Digital advertisement published on the online North Shore News announcing project launch (also see Attachment B) • E-newsletters to District's westvancouverITE.ca subscribers and e-west newsletter subscribers (see Attachment C) • Social media campaign using the District's Facebook, Instagram, and Twitter platforms announcing project launch (see Attachment D)
August 2020	<ul style="list-style-type: none"> • Meetings with members of the former Upper Lands Working Group (virtual)
August to October 2020	<ul style="list-style-type: none"> • Worked on drafting proposed planning principles, additional financial analysis of the transfer of development potential, addressing suggestions from members of the former Upper Lands Working Group, and designing the first community survey
November 12, 2020	<ul style="list-style-type: none"> • Attended CEC meeting to discuss the first community survey (virtual)
November 16, 2020	<ul style="list-style-type: none"> • Posted additional materials to the project webpage including: <ul style="list-style-type: none"> ○ Proposed planning principles for Cypress Village and Eagleridge ○ Detailed information about the lands in Eagleridge ○ Detailed information about the lands in Cypress Village ○ Background information about the proposed residential unit count in Cypress Village • Launched Community Survey #1 online
November and December 2020	<ul style="list-style-type: none"> • Promoted Community Survey #1 with newspaper print advertisements in the North Shore News, digital advertisement on the North Shore News online, e-newsletters, social media campaign, and direct outreach to 39 stakeholder groups • Liaised with interested stakeholders (virtual meetings, telephone discussions, and/or email correspondence) • Met with former Upper Lands Working Group (virtual)
December 14, 2020	<ul style="list-style-type: none"> • Community survey closed
January 8, 2021	<ul style="list-style-type: none"> • Met with former Upper Lands Working Group (virtual)
January 2021	<ul style="list-style-type: none"> • Produced this Phase 1 Engagement Summary report

2.2 Summary of Input from Public Enquiries

During Phase 1, the planning team has responded to 28 enquiries received directly to the project-specific email address or in correspondence to the Planning Department or to the Mayor and Council about *Planning the Upper Lands*.

Information about these enquiries and the responses provided is contained in **Attachment E**. Some people provided multiple suggestions, concerns, or questions. This input can be summarized as follows:

- 20 of the comments can be characterized as questions/requests for information. Information was requested about 11 different topics: the development potential of BPP's lands under the existing single family zoning, information about the Upper Lands (e.g. site areas, zoning, ownership), roads/servicing information, the OCP policies regarding the transfer of development potential, parking, carbon estimates, population estimates for the two planning approaches being considered at this time, information regarding BPP's original acquisition of the Upper Lands, information about the planned Independent Transit Service, information about the lands above Cypress Falls Park, and the legal mechanisms that will be used to protect the lands in Eagleridge in perpetuity.
- 13 comments related to the process, such as requests to be kept informed of updates, comments that the initial materials provided a good introduction to the planning and engagement process, requests for help with accessing online documents and/or the project webpages, and a question about whether the process will include a working group.
- 10 suggestions for the planning work related to 8 different topics: include affordable housing in Cypress Village, plan for trails (include a variety of trails for different purposes and different levels of users, provide good signage for way-finding and accessibility, consider naming creeks at bridges, and consider bringing back the old Madronna Trail), plan for vibrant and viable retail space and consider employment space not just retail space in the village, consider wild fire risk, expand the boundaries of Cypress Falls Park, consider the Squamish Nation, look for precedents for successful neighbourhood planning in North Vancouver (several areas have mixed use, good public spaces, vibrant commercial space), and seek to protect the lands in Eagleridge by transferring the title of these lands to the District.
- 8 concerns related to 3 topics: traffic, storm water management, impacts on taxpayers.
- 6 comments related to the transfer of development potential, including support for basing the transfer of land value, support for the vision of transferring development potential to protect large natural areas and to create compact, sustainable neighbourhoods, and support for protecting all of BPP's lands in Eagleridge as part of this current process.
- 2 comments expressing opposition to any development in the Upper Lands.
- 2 comments expressing concern that the survey only included two options based on the transfer of development potential and did not include an approach in which BPP develops its lands under the existing zoning.

2.3 Summary of Input from Members of the Former Upper Lands Working Group

The work of the Upper Lands Working Group, which was completed in 2015, helped to define the overarching vision and idea of protecting the lands in Eagleridge and Inter Creek through the transfer of development potential to Cypress Village and Cypress West. The recommendations of the Upper Lands Working Group (2015) to plan for the remaining Upper Lands holistically became the basis of the Upper Lands policies included in the 2018 update to the OCP.

The planning team had telephone discussions and met virtually with members of the former Upper Lands Working Group on multiple occasions throughout Phase 1.

The main points raised by members of the former Upper Lands Working Group during Phase 1 were:

- The group members want to continue to be involved in the Upper Lands planning process and to provide input to plans as they are developed.
- Group members expressed the view that if it is necessary to implement the complete Upper Lands vision in the OCP in phases, then the minimum objective of the first phase should be the protection of all of the lands in Eagleridge.
- Group members requested the opportunity to examine in detail the analysis that led to the planning team's conclusion that approximately 3,500 units need to be approved in Cypress Village in order to achieve full protection of BPP's lands in Eagleridge.
- Some of the group members expressed the view that some of the background information provided to the community on the project webpage was not sufficiently detailed and expressed the view that Community Survey #1 should have contained more detail to make sure respondents better understood the rationale for the different options that were presented.

2.4 Summary of Input from Community Survey #1

2.4.1 Description of Community Survey #1

Community Survey #1 sought community input about proposed principles to help guide the detailed planning for Eagleridge and Cypress Village and about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

Respondents were asked 5 questions regarding planning for Eagleridge and Cypress Village and 4 questions to help the planning team learn about those taking the survey. The tallied results to the survey questions are provided in Sections 2.4.5 and 2.4.6 below.

2.4.2 Approach and Timeline

The survey was posted on the project webpage at www.westvancouverite.ca/upperlands and was open from November 16 to December 14, 2020. The survey included the following introductory text:

Survey #1: Planning the Upper Lands

Thank you for your interest in Planning the Upper Lands. This is the first community survey to obtain input to help the District of West Vancouver plan the future of Eagleridge and Cypress Village in the Upper Lands.

West Vancouver's Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village. The District is now creating detailed policy for how to implement this vision.

The planning team is seeking your input about proposed principles to guide detailed planning for these areas. We also want to know your opinion about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

You may find it helpful to read the proposed planning principles and background materials posted on the project webpages before you take the survey, but you can complete the survey without doing so.

The survey will likely take about 10 minutes to complete.

The survey will be open until Monday, December 14, 2020.

The survey consisted primarily of multiple-choice questions. There was also an opportunity for respondents to provide comments and suggestions about planning for Eagleridge and Cypress Village in response to an open-ended question.

2.4.3 Communication Tools

The survey was widely promoted as follows:

1. Two print advertisements in the North Shore News on November 25 and December 2, 2020. Copies of the newspaper advertisements are contained in **Attachment F**.
2. A digital ad on the North Shore News website that ran from November 25 to December 14, 2020. A copy of the digital ad is contained in **Attachment G**. The statistics for this ad are as follows:

Number of ads served	50,000
Number of clicks generated	76 clicks
Click Thru Rate	0.15%

3. Two westvancouverITE newsletters to people registered for planning updates with the westvancouverITE platform, one at the outset of the survey and one near the survey closing

Appendix A

date. Copies of these email announcements are contained in **Attachment H**. The statistics for these newsletters are as follows:

Newsletter #1	One new project needs your feedback: Planning the Upper Lands
Date email sent	November 17, 2020
Delivered to	2,274 recipients
Opened by	1,622 recipients (71.3%)
Number of link clicks	494 (21.7%)

Newsletter #2	Last chance to complete the survey: Planning the Upper Lands
Date email sent	December 11, 2020
Delivered to	2,722 recipients
Opened by	1,463 recipients (53.7%)
Number of link clicks	285 (10.5%)

- Two announcements in the District's e-west newsletter, one at the outset of the survey and one near the survey closing date. This was the same information as in the westvancouverITE newsletters in **Attachment H**. The statistics for these announcements are as follows:

E-west announcement #1	Planning the Upper Lands
Date email sent	November 8, 2020
Delivered to	1,321 recipients
Opened by	774 recipients (58.6%)
Number of link clicks	90 (6.8%)

E-west announcement #2	Planning the Upper Lands
Date email sent	December 6, 2020
Delivered to	1,335 recipients
Opened by	719 recipients (53.9%)
Number of link clicks	57 (4.3%)

- Two email announcements to people subscribed for project-specific updates for the *Planning the Upper Lands* process, one at the outset of the survey and one near the closing date. There were about 120 people registered for project-specific updates at the outset of the survey in mid-November 2020, and this number grew to about 180 people by mid-December 2020 when the survey closed. These email announcements matched those that were sent to people registered with the westvancouverITE platform (see **Attachment H**).
- Email announcements to 39 stakeholder groups near the outset of the survey. These emails communicated information about the planning process, communicated that the survey was available online, and expressed the planning team's willingness to consider feedback provided in writing or via a virtual meeting.
- Social media posts on the District's Twitter, Instagram, and Facebook platforms each week that the survey was open. The statistics for these posts are as follows. Copies of the posts are provided in **Attachment I**.

Facebook (3,105 followers) 4 posts

URL	November 17	November 27	December 3	December 11
People reached <i>Number of unique people who saw content</i>	546	211	284	450
Post likes, comments & shares	60	3	20	7
Post Clicks	54	2	18	27

Instagram (2,518 followers) 4 posts

URL	November 17	November 27	December 3	December 11
Reach <i>Number of unique people who saw content</i>	649	573	488	546
Total engagements <i>Link clicks, share, comment, like, profile visit, saved post</i>	59	23	16	25

Twitter (4,336 followers) 4 tweets

Post date	November 17	November 27	December 3	December 11
Impressions <i>Times people saw this tweet on Twitter</i>	1,518	685	772	715
Total engagements <i>Link click, retweet, like, hashtag click, media engagement</i>	78	11	23	42

2.4.4 Number of Page-Views and Completed Surveys Received

During the time that the survey was open, we received:

- Over 4,000 visits to the project webpages.
- A total of 617 completed surveys.

This is higher than the number of completed surveys that the District typically receives for online planning-related surveys.

It is interesting to note that, of the over 4,000 people who visited the project webpages during the time that the survey was open, a total of about 1,700 people clicked on the survey tool but only 617 of these completed the survey. As with all surveys on the westvancouverITE platform, to complete the survey people must register for a westvancouverITE account which involves providing an email address and personal information and then verifying the account once an initial email has been received. The registration process may discourage some people from completing the survey but helps ensure that only one survey is completed by each person.

2.4.5 Tallied Responses to Planning-Related Questions

Response to Question 1

Question 1 asked about how familiar respondents are with the District's existing planning policies regarding the Upper Lands and included reference to the Official Community Plan's policies to transfer all of the residential development potential from Eagleridge and Inter Creek into Cypress Village and Cypress West over the long term.

Question 1

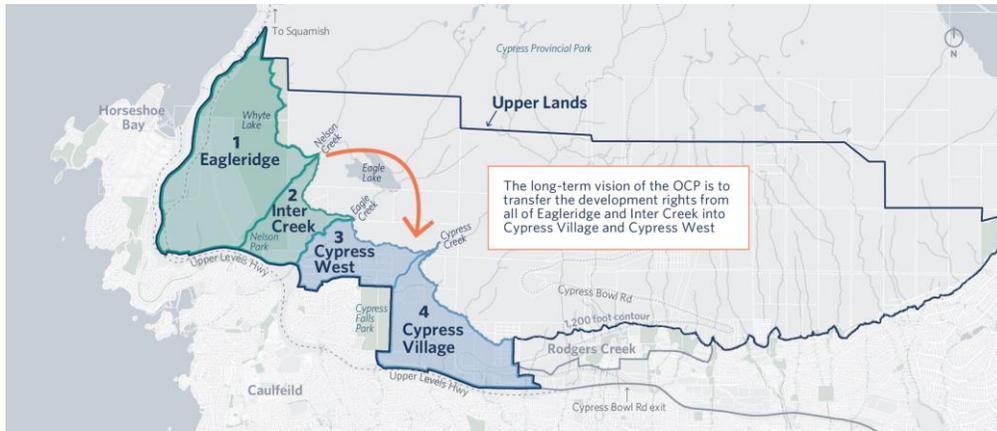
There are four remaining planning areas that have not yet been developed in the Upper Lands:

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

British Pacific Properties Limited (BPP) owns most of the land in these four areas. BPP's lands are currently zoned to allow development of single-family homes.

The District's Official Community Plan contains policies to transfer all of the residential development potential from Eagleridge and Inter Creek (1 and 2) into Cypress Village and Cypress West (3 and 4).

Over the long term, this will achieve the protection of a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a more compact, sustainable way.

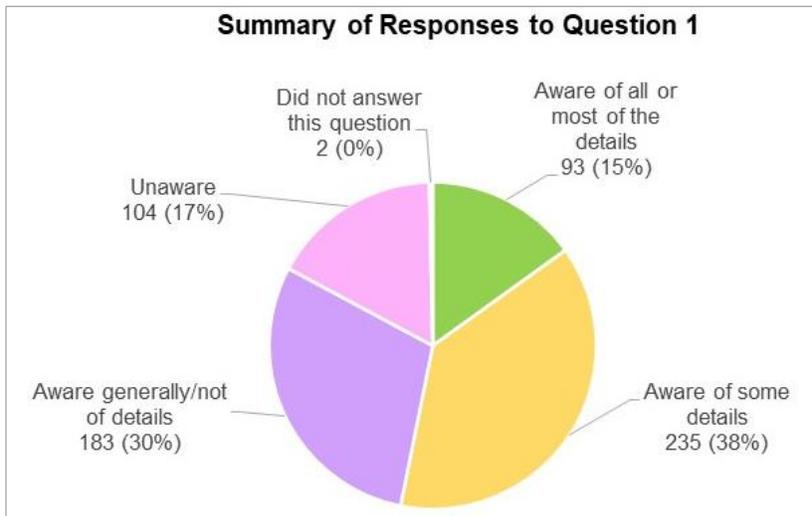


Question: Prior to this survey, how familiar were you with the District's existing policies regarding the Upper Lands? *(note: respondents could select one answer)*

- Aware of all or most of the details
- Aware of some details
- Aware generally/not of details
- Unaware

53% of respondents indicated that they were either 'aware of all or most of the details' or 'aware of some details' regarding the District's existing policies in the Official Community Plan about the remaining Upper Lands.

Summary of Responses to Question 1



Response to Question 2

Question 2 asked respondents to rank the importance of protecting lands in Eagleridge for outdoor recreation, conservation as is with limited access, or a balance of these.

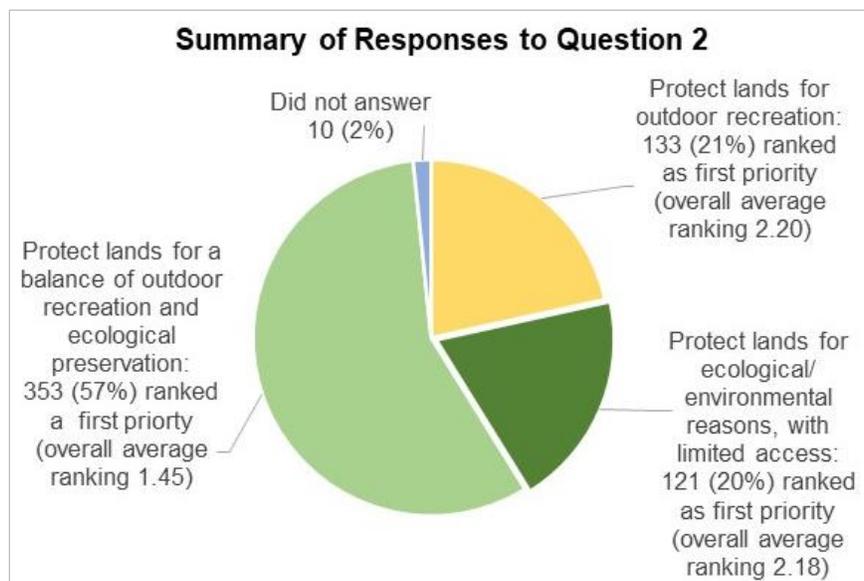
Question 2

The District intends to implement the transfer of development potential from Eagleridge and Inter Creek to Cypress Village and Cypress West over time in separate, sequential planning processes. This is because the entire transfer would probably involve 50 years or more of residential development, which is too far in the future to be able to reasonably plan now. The District is focusing on protecting some or all of Eagleridge first, because Eagleridge contains the most ecologically significant lands.

Question: Which of the following is most important to you when it comes to the protection of lands in Eagleridge? *(note: drop-down menu asked respondents to rank these in priority order)*

- Protection of lands intended for outdoor recreation
- Protection of lands mainly for ecological or environmentally sensitive reasons, with limited access
- A balance between protection for outdoor recreation and protection for ecological reasons

57% of respondents selected protecting lands in Eagleridge for a balance of outdoor recreation and ecological reasons as their first preference.



Response to Question 3

Question 3 asked about priorities to be considered in planning Cypress Village.

Question 3					
<p>The new community in Cypress Village will include the development potential transferred in from Eagleridge as well as the development potential of the Cypress Village lands themselves.</p> <p>Question: In planning for a compact, sustainable community in Cypress Village consistent with the District's Official Community Plan, how important are the following to you (note: respondents could select one answer per item)</p>					
	Very important	Somewhat important	Not that important	Not important at all	Not sure
Designing a less auto-dependent community to encourage walking and cycling	<input type="radio"/>				
Transit service that connects to Park Royal and the regional transit network	<input type="radio"/>				
Community facilities such as community centre, library, elementary school, fire hall, child care, and other civic spaces	<input type="radio"/>				
Shops/local commercial services such as a grocery store, pharmacy, cafes/ restaurants, medical/dental, and other day-to-day personal services	<input type="radio"/>				
A diversity of parks and open spaces, including playing fields, trails, and natural areas for all West Vancouver residents to enjoy	<input type="radio"/>				
Connecting trails in Cypress Village to major parks and areas outside Cypress Village	<input type="radio"/>				
A mixture of housing types, sizes, and tenures	<input type="radio"/>				
A clustered, compact form of development, which means low-rise and high-rise apartments, to make the village walkable and to retain large portions of Cypress Village in a natural or enhanced state	<input type="radio"/>				
Sustainability measures to reduce energy consumption, achieve a low carbon footprint, reduce solid waste, conserve water, manage storm water runoff, and manage wild fire risk	<input type="radio"/>				

Almost all of the community characteristics asked about are considered 'very important' by 50% or more of respondents. Sustainability measures, a diversity of parks/open spaces, and transit service are considered 'very important' by about two-thirds of respondents.

Summary of Responses to Question 3



Response to Question 4

Question 4 asked about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

Question 4

The District's current planning process focuses on planning for about 20 years of development in Cypress Village. There are two broad approaches for this first step:

- 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.
- 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 else (in addition to more housing units) is needed to make this approach work (e.g. lower share of affordable housing, trading District lands in Cypress Village for BPP lands in Eagleridge, reducing the total amount of amenities to be paid by BPP).

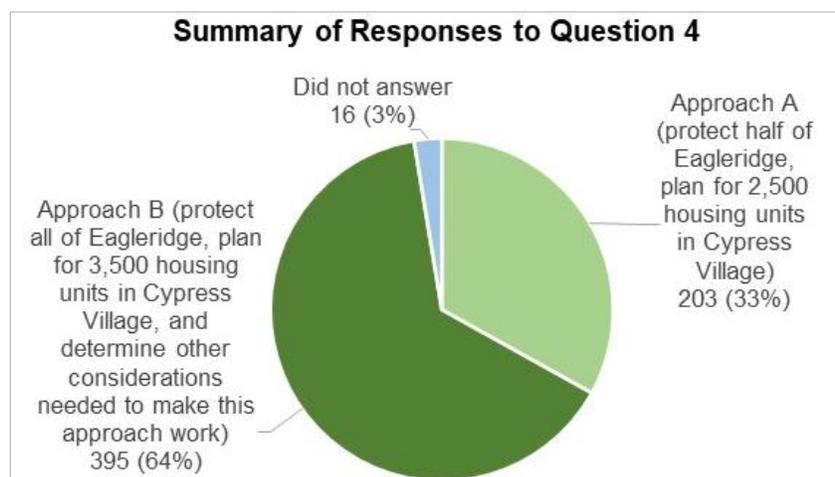
Question: At this time, which of the two approaches do you prefer for the District's current planning process: *(note: respondents could select one answer)*

- Approach A (protect half of Eagleridge, plan for 2,500 housing units in Cypress Village)
- Approach B (protect all of Eagleridge, plan for 3,500 housing units in Cypress Village and determine other considerations needed to make this approach work)

The survey responses indicate that:

- 64.5% prefer an approach with 100% of Eagleridge protected at this time and 3,500 housing units in Cypress Village.
- 33% prefer an approach with about 50% of Eagleridge protected at this time and 2,500 housing units in Cypress Village.
- 2.5% did not answer this question. Based on a cross-tabulation of responses, some of these people are not ready to make a choice, some prefer development under the existing single family zoning with no transfer of development potential from Eagleridge to Cypress Village, some are opposed to any development in the Upper Lands, and some did not respond.

The response to this question suggests that protecting 100% of Eagleridge at this time is important to the community even with the trade-off of more housing in Cypress Village.



Response to Question 5

Question 5 was an open-ended question that allowed respondents to provide comments.

Question 5

Question: Do you have any comments or suggestions about planning for Eagleridge and Cypress Village?

Of the 617 people who completed surveys, 338 (55%) provided comments or suggestions in response to Question 5. Some provided more than one comment. A record of the comments and suggestions provided in response to Question 5 of the survey is contained in **Attachment J**.

Comments and suggestions can be summarized as follows:

- Support for protecting all of Eagleridge now as part of this planning process (58 mentions).
- Suggestions regarding the housing mix and tenure for Cypress Village (54 mentions). These include comments in support of Cypress Village including affordable housing, a diverse mix of housing, small single family houses, townhouses, and multi-family units that would appeal to down-sizers. Some people expressed a preference for low to mid-rise buildings and concerns about high-rise buildings.
- Comments and suggestions about trails (53 mentions). These include concerns that the development of Cypress Village will result in the loss of high calibre existing mountain bike trails in the Cypress Village planning area; suggestions to protect, integrate, and sanction/formalize existing and new mountain bike trails as part of planning for Cypress Village; suggestions to include trails that connect the communities and planning areas above the Upper Levels Highway (e.g. trails that connect to the Rodgers Creek area, trails that connect from Cypress Village to Cypress West, Inter Creek, and Eagleridge); support for providing/maintaining trails in Eagleridge; and suggestions to add walking trails throughout the village.
- Support for the dual objectives of the planning process, overall vision, and/or objective of planning for compact, sustainable, mixed-use development in Cypress Village (44 mentions).
- Concerns about traffic impacts (32 mentions).
- Preference for no development in any of the remaining Upper Lands (28 mentions).
- Preference to see fewer units in Cypress Village (21 mentions). Some people commented that they support a mixed-use village but prefer a smaller scale (e.g. 1,000 units or 1,500 units). Some people also commented that they would prefer to see all of Eagleridge protected but with at most 2,500 housing units in Cypress Village.
- Support for including amenities and commercial space in Cypress Village, having density to support viable commercial space, suggestions for amenities or facilities that could be considered for the village (e.g. BC Ambulance station, Seniors Activity Centre branch, sharing economy facilities such as a tools library, recognition of the history of the Cypress and Hollyburn areas), and a desire to see a vibrant place with a sense of community in the village (21 mentions).
- Support for sustainability measures (15 mentions).

Appendix A

- Preference to see the remaining Upper Lands developed under the existing single family zoning (13 mentions). Some people articulated that they do not support the transfer of development potential and would prefer to see the remaining Upper Lands developed under the existing zoning.
- Desire to protect and enhance climbing and bouldering opportunities in the Cypress Village planning area, including support for protecting and integrating the Godman Creek boulders into the plan (13 mentions).
- Concerns about the potential impact of the village on the environment such as loss of trees and questions about impacts on storm runoff (11 mentions).
- Support for transit service in Cypress Village (11 mentions).
- Concerns about the design of the survey and/or amount of information provided (9 mentions).
- Support for moving the process and development along (7 mentions).
- Appreciation of the process and opportunity to provide input (6 mentions).
- Desire to see wild fire mitigation measures incorporated into the plan (6 mentions).
- Questions about whether Eagleridge and Inter Creek could actually be developed with single family lots given steep terrain, environmentally sensitive areas, and/or high servicing costs; the value of the Eagleridge lands; or why there is a difference of 1,000 units between Approach A (protect half of BPP's lands in Eagleridge) and Approach B (protect all of BPP's lands in Eagleridge) (6 mentions).
- A variety of other comments and suggestions that received less than 5 mentions each. These included: ensure that BPP pays for all costs associated with the development, consider architectural styles that fit the mountain landscape, consider Wesbrook Village or Whistler as "village" planning precedents, maintain access to Cypress Falls Park, support BPP as a developer, protect BPP's lands in Eagleridge by transferring the title of the lands to the District (not by using covenants on title), avoid any development above the 1200 foot contour, take a slower approach to considering and approving new development in the District, questions about whether there will be demand for the planned amount of housing at Cypress Village, questions about why Inter Creek is not included at this time, concern that the development could negatively impact costs for existing residents, suggestions to include other forms of transit/transportation (e.g. rail, gondola), suggestion to consider First Nations input, suggestion to consider consolidating the North Shore municipalities, interest in more environmental information about the lands in Eagleridge, question about whether a wind farm could be incorporated, concern about light pollution.

2.4.6 Tallied Responses to Questions about Respondents

The survey included 4 questions about respondents to help the planning team understand metrics about those that participated.

Response to Question 6

Question 6 asked about characteristics of respondents. Respondents were asked to select all of the characteristics that apply to them.

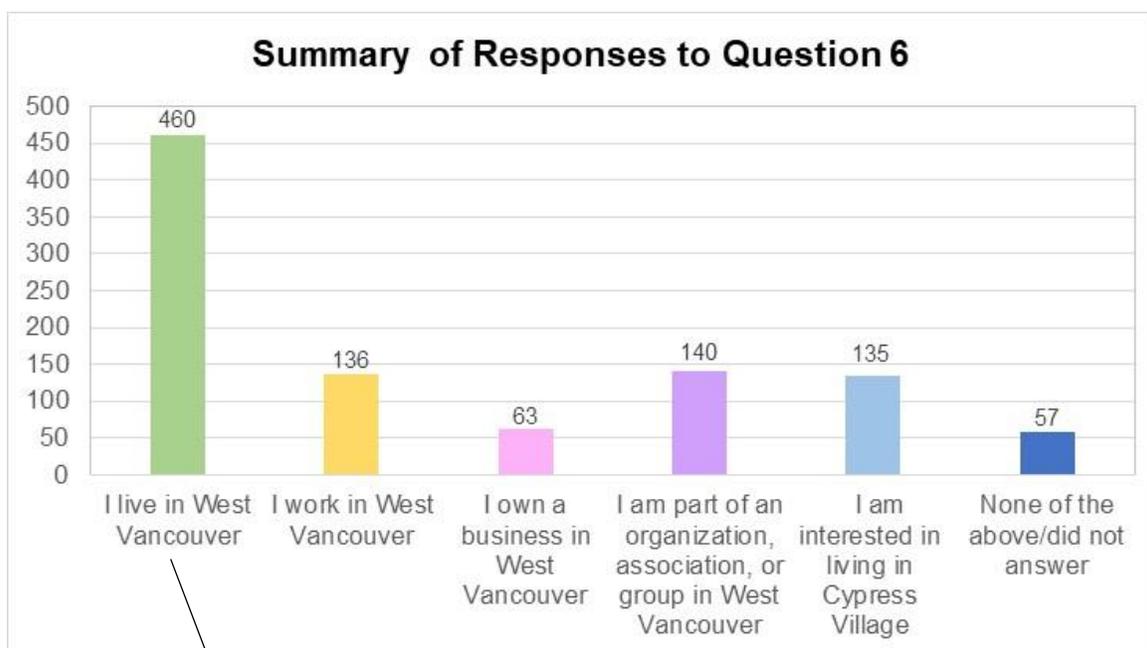
Question 6

Which of the following describes you? Please check all that apply:

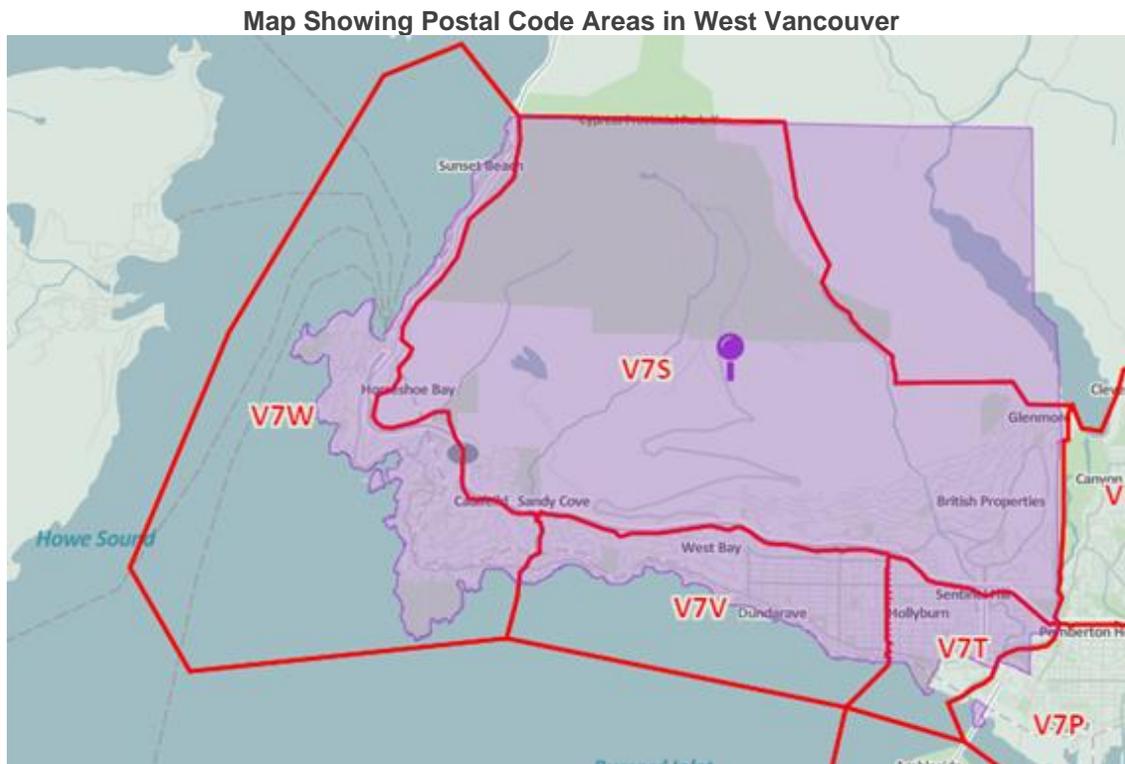
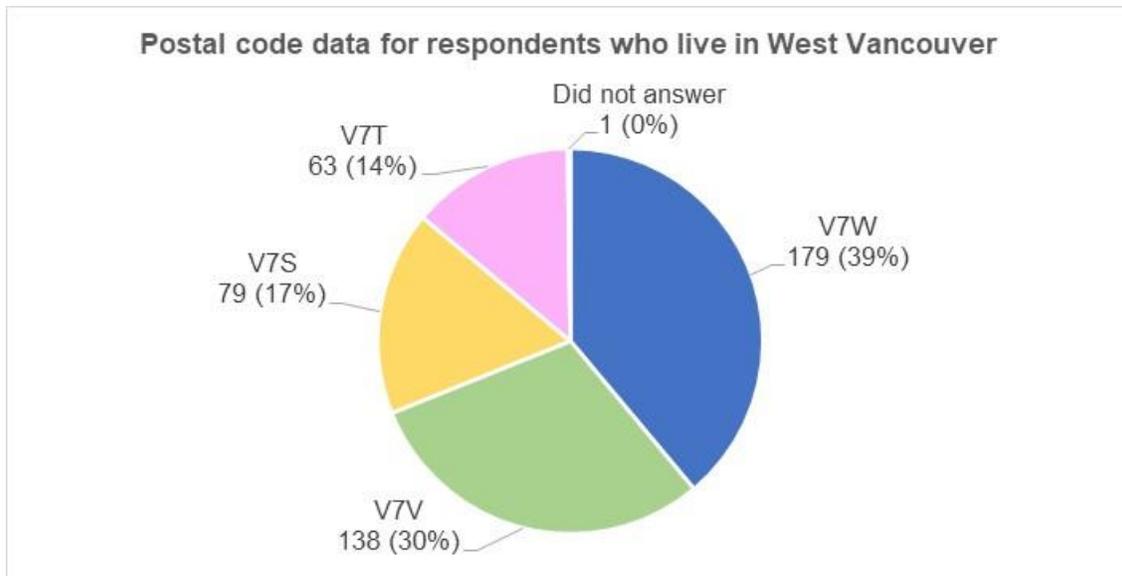
- I live in West Vancouver
If so, please provide the first three digits of your postal code ____
- I work in West Vancouver
- I own a business in West Vancouver
- I am part of an organization, association, or group in West Vancouver
If so, which ones ____
- I am interested in living in Cypress Village
- None of the above

The results can be summarized as follows:

- 75% of respondents live in West Vancouver. 17% of those who live in West Vancouver reside above the Upper Levels Highway.
- 23% of respondents noted that they are part of an organization/association/group in West Vancouver. 85 different organizations/associations/groups were referenced in responses to this question (see list in **Attachment K**). Many people are part of more than one group.
- 22% of respondents work in West Vancouver.
- 22% are interested in living in Cypress Village.
- 10% own a business in West Vancouver.



See graph and map on the following page

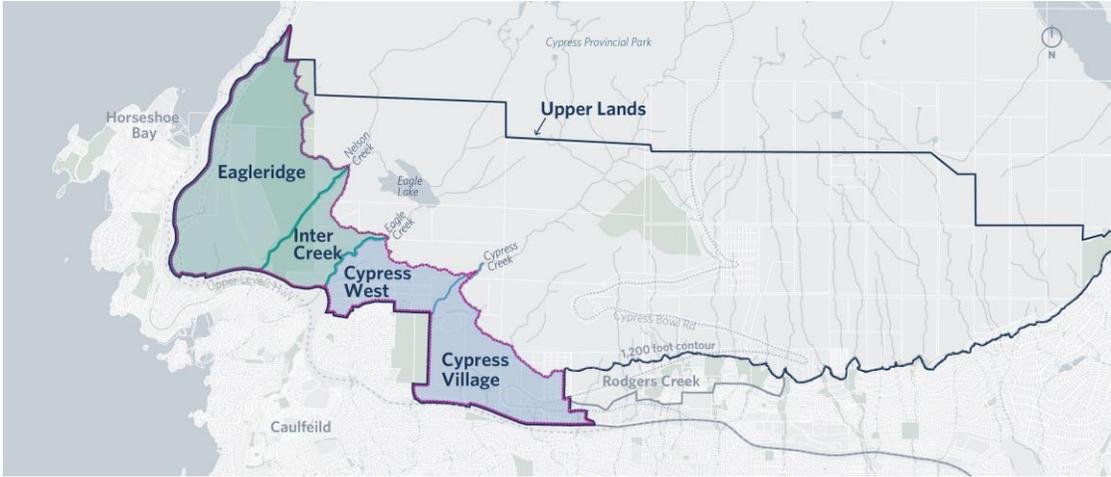


Response to Questions 7, 8, and 9

Questions 7, 8 and 9 asked whether respondents visit Eagleridge, Inter Creek, Cypress West, and Cypress Village and, if so, asked about how often, for what purposes, and how respondents typically travel to these areas.

Question 7

How often do you visit the area that includes Eagleridge, Inter Creek, Cypress West, and Cypress Village?



- Never
- Less than twice per year
- 3 to 6 times per year
- More than 6 times per year

Question 8

What do you mainly visit Eagleridge, Inter Creek, Cypress West, or Cypress Village for? (*check all that apply*):

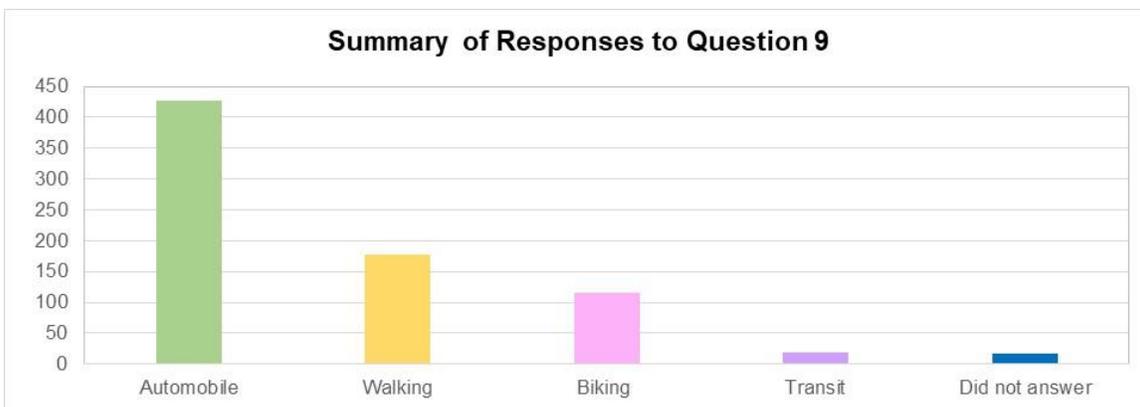
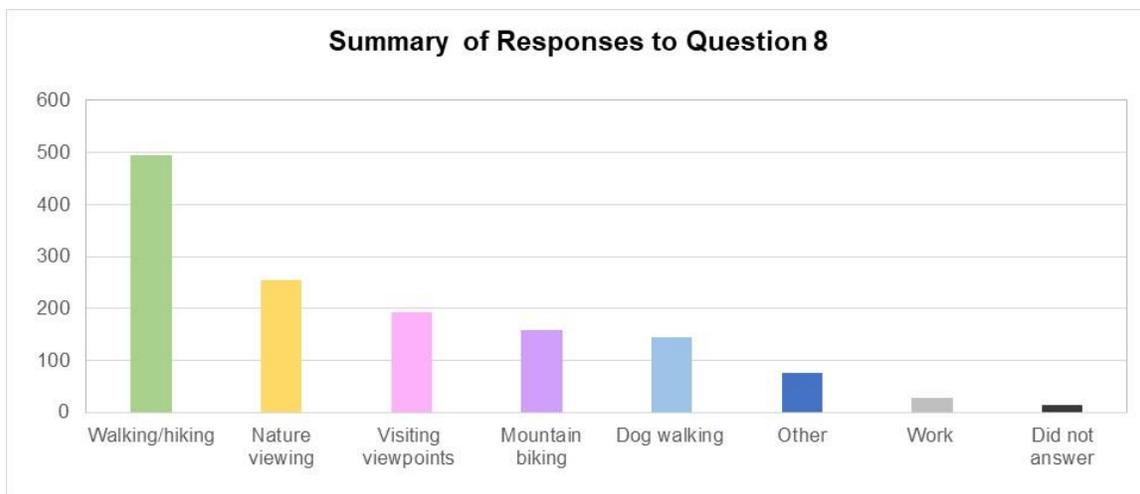
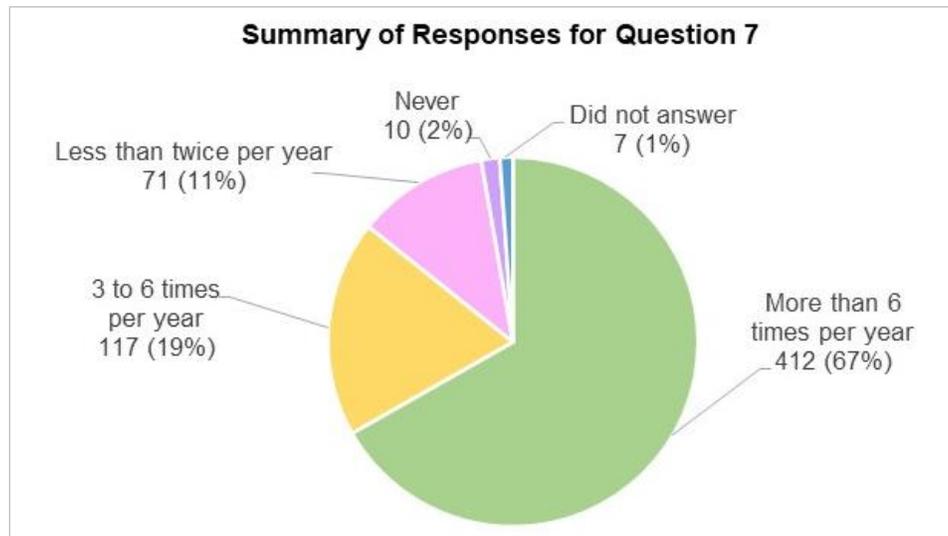
- Walking/hiking
- Mountain biking
- Nature viewing
- Dog walking
- Visiting viewpoints
- Work
- Other (please specify): ____

Question 9

How do you usually travel to Eagleridge, Inter Creek, Cypress West, or Cypress Village?

- Walking
- Biking
- Automobile
- Transit

85% of respondents visit the remaining Upper Lands areas 3 times per year or more, most currently arrive by automobile, and most come for walking/hiking and viewing nature/viewpoints.



2.4.7 Other Observations about Community Survey #1

Surveys were completed incrementally over time. The response to Question 4 about the trade-off between the scale of development in Cypress Village and the amount of land to protect in Eagleridge as part of this process remained consistent throughout the survey response period.

2.4.8 Conclusions from Community Survey #1

The majority of people who responded to the survey prefer Approach B.

2.5 Summary of Input from Stakeholders

2.5.1 List of Stakeholders Contacted

During the time that the survey was open, the planning team emailed 39 stakeholder groups to advise about the planning and engagement process, communicate that the online survey was available, and communicate an openness to receiving comments in writing or via a virtual meeting.

The following stakeholder groups were contacted during Phase 1 (listed in alphabetical order):

1. Ambleside Dunderave BIA.
2. BC Hydro.
3. BC Parks.
4. BC Parks Foundation.
5. British Properties Area Homeowners Association.
6. Collingwood School.
7. Cypress Mountain Ski Resort.
8. Cypress Trails Collective.
9. Deer Ridge Strata.
10. Friends of Cypress Provincial Park.
11. Hollyburn Family Services Society.
12. Hollyburn Heritage Society.
13. Hollyburn Ridge Association.
14. HUB North Shore.
15. Kiwanis North Shore Housing Society.
16. Larco.
17. Lighthouse Park Preservation Society.
18. Mountain Bike Tourism Association.
19. Mulgrave School.
20. Nature Vancouver.

21. Navvy Jack Nature House.
22. North Shore Heritage Preservation Society.
23. North Shore Hikers.
24. North Shore Mountain Bike Association.
25. North Shore Search and Rescue.
26. North Shore Trail Runners.
27. North Shore Wetland Partners.
28. Stonecliff Strata.
29. Trails BC.
30. Vancouver Climbers Association.
31. West Vancouver Arts Centre Trust (Kay Meek Centre).
32. West Vancouver Chamber of Commerce.
33. West Vancouver Foundation.
34. West Vancouver Historical Society.
35. West Vancouver Library Foundation.
36. West Vancouver Old Growth Conservancy Society.
37. West Vancouver School Board.
38. West Vancouver Streamkeeper Society.
39. West Vancouver Community Stakeholders.

2.5.2 List of Stakeholders that Provided Input during Phase 1

Input via telephone discussions, virtual meetings, or written suggestions was provided by 8 stakeholder groups (BC Parks Foundation, Cypress Trails Collective, Mountain Bike Tourism Association, Mulgrave School, Navvy Jack Nature House Society, North Shore Heritage Preservation Society, Vancouver Climbers Association, and West Vancouver Historical Society). Copies of written submission from stakeholder groups are provided in **Attachment K**.

While 8 stakeholder groups provided input to the planning team, it is worth noting that many of the stakeholder group members who participated in telephone discussions or virtual meetings with the planning team volunteer on multiple organizations and societies.

2.5.3 Main Themes from Stakeholder Input

The main themes from the stakeholder input during Phase 1 are as follows:

- Several stakeholder groups expressed support for protecting all of Eagleridge at this time.
- All of the stakeholder groups that provided input gave suggestions for planning Cypress Village and Eagleridge. Suggestions include:
 - Consider the possibility of a nature house-type concept in a Cypress Village hub location which could be co-located with other amenities and community space (e.g. small branch

Appendix A

library, meeting/lecture space, child care facility, fitness areas, trails such as a running route through the forest, café).

- Look for ways to combine nature, sports, recreation, health/wellness, and culture-based services, facilities, and programming.
- Plan for a range of recreation opportunities including trails for gentle walks (not just uphill trails) and places where people can sit and admire nature.
- Create a linked trail network so the community can easily access and enjoy the Upper Lands and connect from Cypress Village to Eagleridge.
- Explore the potential opportunity to consider how the high calibre existing sports and athletics facilities and multi-purpose indoor spaces at Mulgrave School could form part of the recreational/community spaces that help to serve Cypress Village.
- Use signage to communicate information about the history of the lands and BPP.
- Recognize the indigenous heritage of the area.
- Provide ample parking in Cypress Village.
- Consider West Coast modern architecture for Cypress Village that responds to climate, terrain, and natural setting.
- Consider Deer Ridge and Stonecliff residential buildings as good precedents of taller buildings that are sensitive to protecting the forest and are not highly visible from Cypress Bowl Road.
- Include amenities and shopping in the village to help reduce vehicular trips to other locations.
- Recognize and incorporate unique recreational opportunities in Cypress Village related to rock climbing/bouldering. Protect the existing bouldering opportunities and consider including bouldering opportunities as part of active urban design in public spaces.
- Recognize mountain biking as an important recreational use in the area with a long history and integrate mountain biking as part of the identity of Cypress Village.
- Consider a goal of no net loss of mountain bike trails (e.g. provide replacement trails for any trails that are removed to facilitate development). The mountain bike community wants to preserve mountain biking on Cypress Mountain.
- Consider that some in the mountain biking community value the trails on Cypress Village as unique for being more challenging and advanced than trails on other North Shore mountains due to the rugged and steeper terrain, while some in the mountain biking community would like to see some new trails added that cater to entry level riders.
- Look to other communities in BC for examples of adaptive mountain bike trails which have led to greater inclusivity and provided safe riding opportunities for new riders.
- Look to North Vancouver as a good example of involving the local biking community in trail building and maintenance. There is no official trail management plan for the trails on Cypress Mountain. At present, a dedicated group of volunteers maintain the existing trails. The District has an opportunity to embrace mountain biking, similar to how communities in North Vancouver, the Sea to Sky, and the Fraser Valley have done.
- Include retail/service uses in Cypress Village that take into account the needs of cyclists (e.g. bike shop/rentals, trail information kiosks, pre-and-post-ride nourishment, adequate

free parking, shuttle service). If a hotel is considered in the village, including bike-related facilities could help attract visiting mountain bike tourists (e.g. bike wash station, bike storage, room to work on bike repairs).

- Seek to include recreation opportunities for children.
- Two stakeholders provided suggestions for the planning process:
 - Explore options for the protection and management of the lands to be protected in Eagleridge.
 - Utilize the Rodgers Creek Area Development Plan as a precedent.
- The mountain biking community is concerned about the development of Cypress Village resulting in a significant loss of trails and is highly interested in providing input and working with the District and BPP to incorporate mountain biking in the village planning.

3.0 Next Steps

Subject to approval from Council, Phase 2 of *Planning the Upper Lands* will commence. The work to be completed in Phase 2 will include:

- Conceptual land use plans for Cypress Village.
- Conceptual urban design guidelines for Cypress Village.
- A Traffic Impact Analysis and Transportation Strategy for Cypress Village.
- Priorities for community amenities in Cypress Village.
- An estimated development timeframe for Cypress Village.
- An evaluation of different mechanisms that could be used to protect the lands in Eagleridge.

Following Phase 2, Phase 3 will involve documenting the proposed plan. Documentation will include:

- An Area Development Plan (ADP) for Cypress Village.
- New Comprehensive Development zoning for Cypress Village.
- A Phased Development Agreement between the District and the developer, British Pacific Properties Limited (BPP), which will set out development phasing and the provision of community amenities, and the legal mechanism for protecting lands in Eagleridge.

Many thanks to all those who participated in Phase 1 and shared their perspectives and feedback on the vision for the future of Eagleridge and Cypress Village. Please visit the project webpage at www.westvancouverite.ca/upperlands to subscribe to project updates and for additional information about this project.

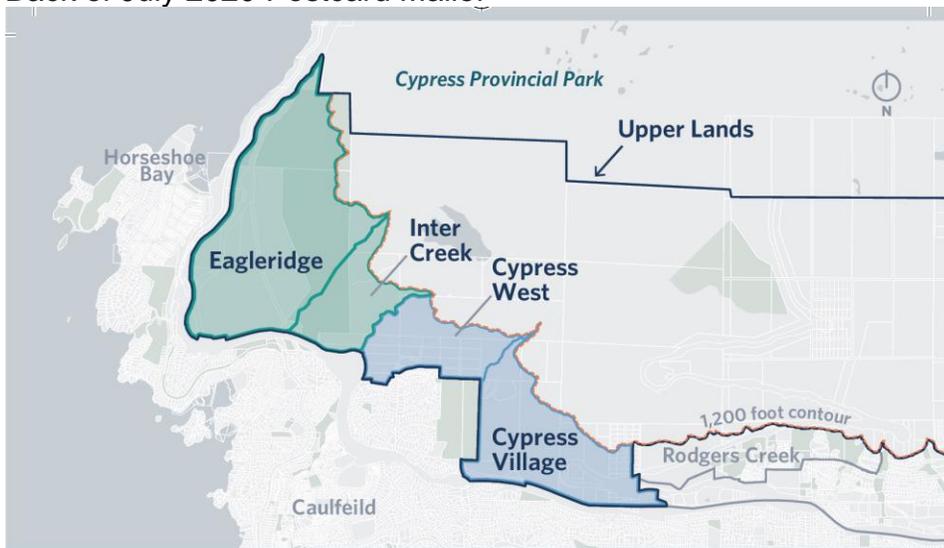
4.0 Attachments

Attachment A: Postcard Mailer at Project Launch

Front of July 2020 Postcard Mailer



Back of July 2020 Postcard Mailer



The 2018 Official Community Plan sets out a vision for protecting environmental and recreational portions of the Upper Lands and creating compact, sustainable neighbourhoods in Cypress Village and Cypress West.

Planning the Upper Lands is the first major step in implementing this vision. The goals of this process are to:



Protect a substantial portion of the Eagleridge lands for conservation and recreation.



Create a sustainable urban community in Cypress Village served by transit, with a mix of housing types, community facilities and shops.

This process will run from Summer 2020 to Spring 2021.



Planning the
Upper Lands



Attachment B: Newspaper Print and Online Advertisements in the North Shore News at Project Launch

July 8, 2020 Newspaper Print Ad in North Shore News



Planning the Upper Lands

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



The District of West Vancouver is embarking on a planning and community engagement process to create detailed policy for portions of Eagleridge and Cypress Village in the Upper Lands.

History and Status

Development in West Vancouver above Highway 1 started in the 1930s in the eastern part of the municipality. The first neighbourhoods consisted only of single family houses on large lots. Not much of the land was protected in its natural state.

Neighbourhood design has changed considerably over time, with increased focus on protecting and enhancing environmental areas and more housing diversity. Most recently, planning for the Rodgers Creek neighbourhoods (currently under construction) marked a shift towards including higher density forms of multi-family housing in anticipation of the future Cypress Village.

The remaining Upper Lands include areas above and below the 1,200 foot contour. Lands above the 1,200 foot contour are not designated for residential development and are not part of this planning process.

Lands below the 1,200 foot contour are divided into four remaining planning areas:

- Cypress Village
- Cypress West
- Inter Creek
- Eagleridge

British Pacific Properties owns the majority of the lands in these areas, which are zoned to allow single family houses, and small portions are owned by the District or others.

The private and publicly owned lands in these areas are all designated in the 2018 Official Community Plan (OCP) to allow rezoning for a mix of housing types at an average density of 2.5 units per acre, with the potential for bonus density to create more complete and successful communities.

Vision, Development Timeframe, and Goals

The long-term vision set out in the OCP for the Upper Lands is to protect all of the lands in Inter Creek and Eagleridge, enhance recreation opportunities, and create new compact, sustainable neighbourhoods in Cypress Village and Cypress West clustered to protect natural and recreation features within these areas. The OCP aims to achieve this long-term vision by transferring the development potential from Inter Creek and Eagleridge to Cypress Village and Cypress West.

Transferring all of the development potential from Eagleridge and Inter Creek immediately would require pre-planning all of the remaining Upper Lands now, but the timeframe for development would likely span 50 years or more. It is neither possible nor prudent to predict how technology, transportation, community priorities, housing needs, climate, and the nature of urban development will change over such a long timeframe.

Therefore, as a first major step in implementing the long-term vision, the District is focusing on creating detailed policy to govern development that will span the next 15 to 20 years. The goals of this first major step are:

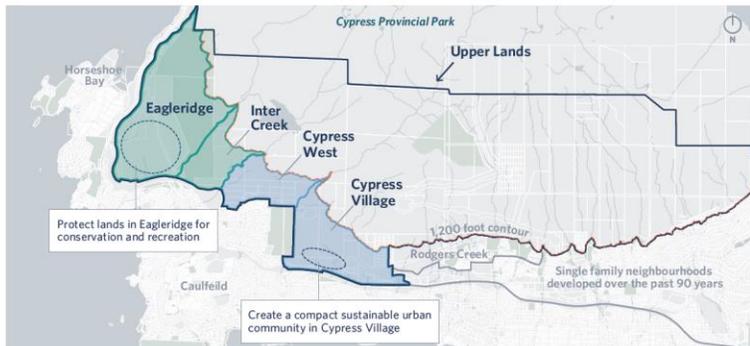


Protect a substantial portion of the Eagleridge lands in perpetuity for conservation and recreation.



Create a compact, sustainable urban community in Cypress Village, served by transit, with a mix of housing types, and with community facilities and shops/services to meet the needs of the Cypress Village and Rodgers Creek neighbourhoods.

Detailed planning for Inter Creek, Cypress West, and the remainder of the Eagleridge and Cypress Village lands would happen in the future as part of a separate process.



Conceptual illustration of the goals of Planning the Upper Lands



View from the Upper Lands



Lookout from the Upper Lands

Process

This planning and engagement process is divided into three phases:

Existing Policy Directions	Phase 1: Vision	Phase 2: Framework	Phase 3: Proposed Plan
<ul style="list-style-type: none"> • 2018 OCP policy for the Upper Lands • 2015 Upper Lands Working Group recommendations • 2008 Rodgers Creek Area Development Plan policy regarding Cypress Village 	<ul style="list-style-type: none"> • Communicate the vision and goals already set out in the OCP • Set out planning principles for Cypress Village • Define the appropriate scale and character of development • Identify the lands in Eagleridge to be protected now 	<ul style="list-style-type: none"> • Produce a draft conceptual land use plan and urban design guidelines, transportation strategy, community facilities plan, and development timeframe for Cypress Village 	<ul style="list-style-type: none"> • Produce an Area Development Plan and zoning for Cypress Village • Produce a community amenities plan for Cypress Village • Produce a strategy for protecting the Eagleridge lands

The entire process is anticipated to run from Summer 2020 to Spring 2021, with the first phase during July to September 2020.

For more information and to sign up to receive project updates and to be notified of opportunities to participate, please visit westvancoverite.ca/upperlands

westvancover

July 15, 2020 Newspaper Print Ad in North Shore News



Planning the Upper Lands

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



The District of West Vancouver is embarking on a planning and community engagement process to create detailed policy for portions of Eagleridge and Cypress Village in the Upper Lands.

History and Status

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Neighbourhood design has changed considerably over time, with increased focus on protecting and enhancing environmental areas and more housing diversity. Most recently, planning for the Rodgers Creek neighbourhoods (currently under construction) marked a shift towards including higher density forms of multi-family housing in anticipation of the future Cypress Village.

The remaining Upper Lands include areas above and below the 1,200 foot contour. Lands above the 1,200 foot contour are not designated for residential development and are not part of this planning process.

Lands below the 1,200 foot contour are divided into four remaining planning areas:

- Cypress Village
- Cypress West
- Inter Creek
- Eagleridge

British Pacific Properties owns the majority of the lands in these areas, which are zoned to allow single family houses, and small portions are owned by the District or others.

The private and publicly owned lands in these areas are all designated in the 2018 Official Community Plan (OCP) to allow rezoning for a mix of housing types at an average density of 2.5 units per acre, with the potential for bonus density to create more complete and successful communities.

Vision, Development Timeframe, and Goals

The long-term vision set out in the OCP for the Upper Lands is to protect all of the lands in Inter Creek and Eagleridge, enhance recreation opportunities, and create new compact, sustainable neighbourhoods in Cypress Village and Cypress West clustered to protect natural and recreation features within these areas. The OCP aims to achieve this long-term vision by transferring the development potential from Inter Creek and Eagleridge to Cypress Village and Cypress West.

Transferring all of the development potential from Eagleridge and Inter Creek immediately would require pre-planning all of the remaining Upper Lands now, but the timeframe for development would likely span 50 years or more. It is neither possible nor prudent to predict how technology, transportation, community priorities, housing needs, climate, and the nature of urban development will change over such a long timeframe.

Therefore, as a first major step in implementing the long-term vision, the District is focusing on creating detailed policy to govern development that will span the next 15 to 20 years. The goals of this first major step are:



Protect a substantial portion of the Eagleridge lands in perpetuity for conservation and recreation.



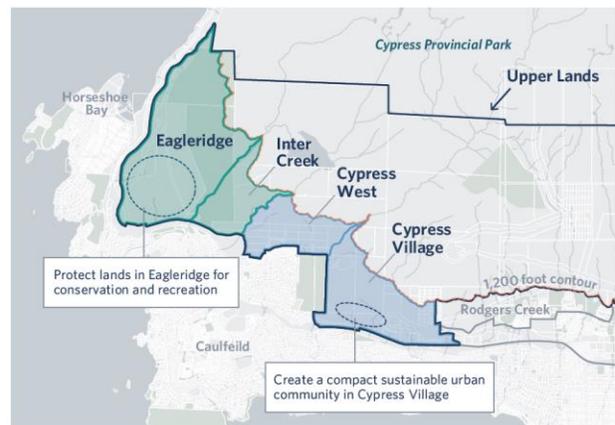
Create a compact, sustainable urban community in Cypress Village, served by transit, with a mix of housing types, and with community facilities and shops/services to meet the needs of the Cypress Village and Rodgers Creek neighbourhoods.

Detailed planning for Inter Creek, Cypress West, and the remainder of the Eagleridge and Cypress Village lands would happen in the future as part of a separate process.

Process

This planning and engagement process is divided into three phases:

Existing Policy Directions	Phase 1: Vision	Phase 2: Framework	Phase 3: Proposed Plan
<ul style="list-style-type: none"> • 2018 OCP policy for the Upper Lands • 2015 Upper Lands Working Group recommendations • 2008 Rodgers Creek Area Development Plan policy regarding Cypress Village 	<ul style="list-style-type: none"> • Communicate the vision and goals already set out in the OCP • Set out planning principles for Cypress Village • Define the appropriate scale and character of development • Identify the lands in Eagleridge to be protected now 	<ul style="list-style-type: none"> • Produce a draft conceptual land use plan and urban design guidelines, transportation strategy, community facilities plan, and development timeframe for Cypress Village 	<ul style="list-style-type: none"> • Produce an Area Development Plan and zoning for Cypress Village • Produce a community amenities plan for Cypress Village • Produce a strategy for protecting the Eagleridge lands

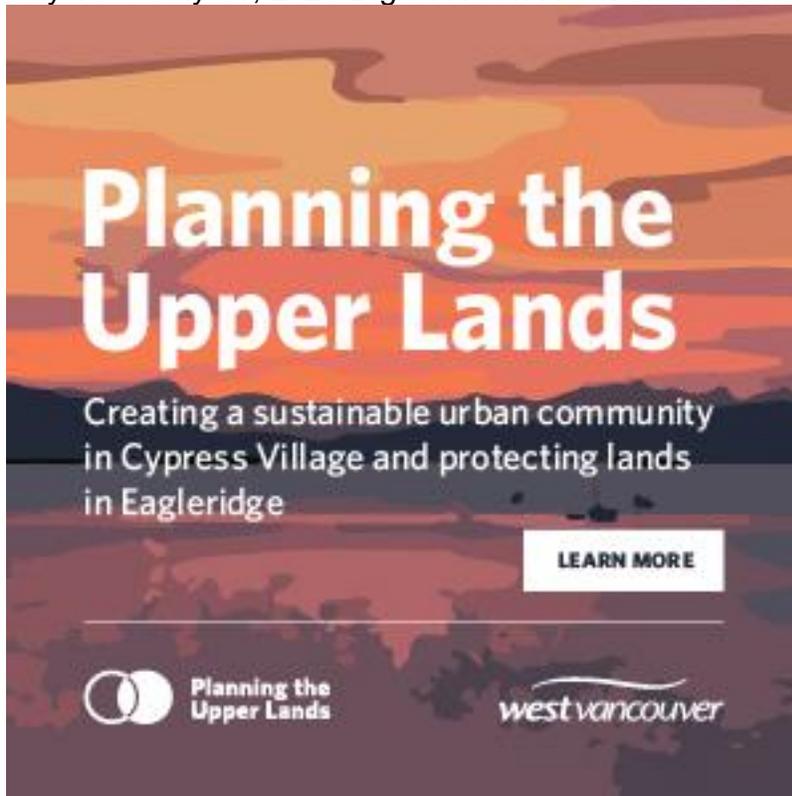


Conceptual illustration of the goals of Planning the Upper Lands

The entire process is anticipated to run from Summer 2020 to Spring 2021, with the first phase during July to September 2020. For more information and to sign up to receive project updates and to be notified of opportunities to participate, please visit westvancouverite.ca/upperlands



July 10 to July 31, 2020 Digital Ad on North Shore News



Attachment C: E-Newsletters at Project Launch

July 8, 2020 – E-newsletter to westvancouverITE subscribers (2,233 recipients)



The District of West Vancouver is embarking on a planning and community engagement process to create detailed policy for portions of Cypress Village and Eagleridge in the Upper Lands.

The 2018 Official Community Plan sets out a long-term vision to protect environmental and recreational portions of the Upper Lands and to create compact, sustainable neighbourhoods in Cypress Village and Cypress West.

Planning the Upper Lands is the first major step in implementing this vision. The goals of this process are to create area planning policy to:

- Protect a substantial portion of the Eagleridge lands for conservation and recreation, including the most ecologically significant portions.
- Create a compact, sustainable urban community in Cypress Village, served by transit, with a mix of housing types, community facilities, and shops/services to serve residents of Cypress Village and Rodgers Creek.

This public process will run from Summer 2020 to Spring 2021.

We invite you to learn more:

- Visit the website at westvancouverite.ca/upperlands for more information and to subscribe to receive project updates and notifications of opportunities to participate and provide input
- Email upperlands@westvancouver.ca with questions
- Participate in engagement opportunities as they arise throughout the process

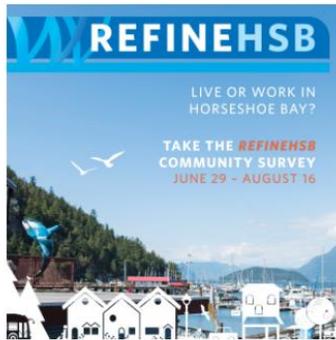
The process will include a range of methods to encourage dialogue while protecting the community during the COVID-19 pandemic. The engagement process will be adapted to public health guidelines and restrictions as they evolve.

You're receiving this email because you are a registered participant on westvancouverite.

Powered by [EngagementHQ](#)

[Unsubscribe](#)

July 14, 2020 e-west newsletter (sent to 1,178 subscribers)



Live or work in Horseshoe Bay? Help shape your Local Area Plan

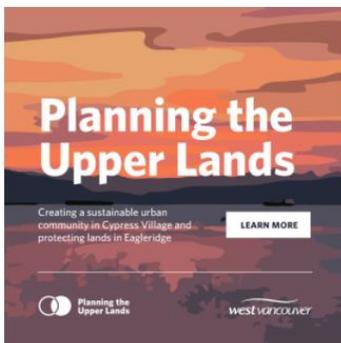
Share your thoughts about the Planning and Design Foundations for land use, building forms and public spaces in Horseshoe Bay through the RefineHSB Community Survey open until August 16. [Learn more.](#)



Harmony Eats is open daily on West Vancouver's waterfront

Enjoy outdoor dining on West Vancouver's waterfront with Savary Island Pie Company, Feast Neighbourhood Table, and the Truffle House. The District has partnered with local restaurants to help them increase their capacity while providing the public with safe, open-air dining spaces.

Harmony Eats is open daily from 9 a.m. to 9 p.m. until September 8. [Learn more.](#)



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

The District of West Vancouver is launching a planning and community engagement process to create detailed policy for portions of Cypress Village and Eagleridge in the Upper Lands. [Learn more.](#)

Attachment D: Social Media Posts at Project Launch

Facebook – July 10, 2020



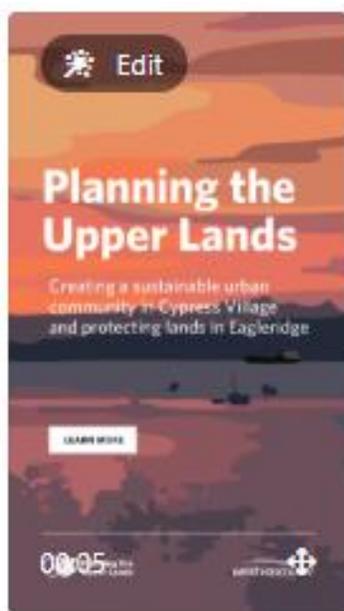
Twitter – July 10, 2020



Instagram – July 10, 2020



Instagram Stories - July 10, 2020



We are launching a new planning process for the future of Eagleridge!

Visit westvancouverite.ca/upperlands to learn more.

Facebook – July 27, 2020

West Van District
Published by WestVan Comm [?] · 8m · 🌐

The District-led planning and community engagement process for the future of Cypress Village and Eagleridge in the Upper Lands is underway. Watch the full background video at westvancouverite.ca/upperlands.

Planning the Upper Lands
Creating a sustainable urban community in Cypress Village and protecting lands in Eagleridge

Planning the Upper Lands | westvancouver

Twitter – July 27, 2020

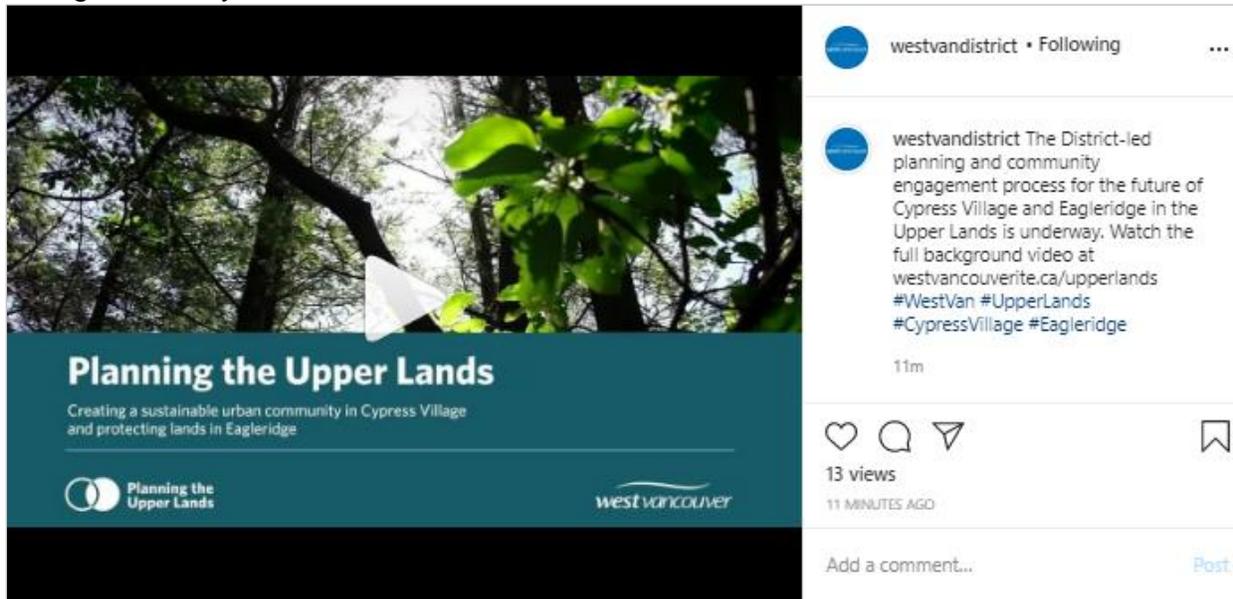
District of West Vancouver @WestVanDistrict · 2m

The District-led planning and community engagement process for the future of Cypress Village and Eagleridge in the Upper Lands is underway. Watch the full background video at westvancouverite.ca/upperlands #WestVan #UpperLands #CypressVillage #Eagleridge

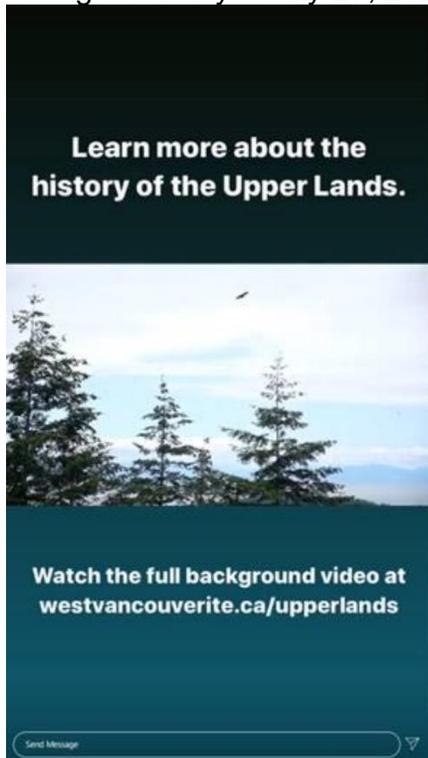
Planning the Upper Lands
Creating a sustainable urban community in Cypress Village and protecting lands in Eagleridge

2 views | 0:01 / 0:17 | westvancouver

Instagram – July 27, 2020



Instagram Story – July 27, 2020



Attachment E: Log of Enquiries from the Public During Phase 1

Planning the Upper Lands: Phase 1 Engagement – Log of Enquiries from the Public during Phase 1

Documented January 15, 2021

This document provides a summary of enquiries from the public during Phase 1 of *Planning the Upper Lands*. This is not a transcript; in some cases, information has been summarized to capture the main points of the communication.

(1)

July 8, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca requesting copies of the initial documents and reference documents.

July 9, 2020 Response – Noted that initial background information and reference documents are posted on the project webpages at <https://www.westvancouverite.ca/upperlands>. Directed enquirer to the section called “Documents” on the right-hand side of the screen on the project webpages, indicated that all initial and reference documents are provided in that section, and attached the document ‘Summary of Initial Background information’ for reference.

(2)

July 8, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that the person enquiring would like to be kept up to date on the Upper Lands planning progress in terms of when houses and lots are available for sale.

July 9, 2020 Response – Suggested that the enquirer may wish to contact British Pacific Properties directly at info@britishproperties.com to be kept informed about when houses/units might be available for sale in Cypress Village, as they will be the developer of Cypress Village.

(3)

July 8, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking if there will be a working group with District guidance for Cypress Village, noting that the Upper Lands Working Group and Rodgers Creek Working Group were very successful and that a Cypress Village Working Group could have a short 6 month time frame that compresses and synthesizes all the engagement gathered allowing the Mayor and Council to adopt the findings that could be as environmentally ground breaking as those adopted for Cypress Village, which would be a win-win for BPP and for Council and the community.

July 9, 2020 Response – Noted that the 2018 Official Community Plan already incorporates the vision proposed by the Upper Lands Working Group to protect environmental and recreational portions of the Upper Lands and to create compact, sustainable neighbourhoods in Cypress Village and Cypress West, and that this current process is the first step in implementing that vision with more detailed planning for Cypress Village and Eagleridge. Also noted that the process has been designed to include a significant effort to engage the entire community and that while the process does not include a new working group for Cypress Village itself; the process will include contact with members of former the former working group to seek their participation in the process;

and that evaluating and distilling the results of the engagement process will be part of the planning team's work.

(4)

July 9, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that “All development anywhere in West Van should be stopped. There is no reason to build anymore housing of any kind anywhere in West Van except for single family homes on existing lots. The whole rest of the lower mainland is available for increased housing why would you cut down our beautiful mountain forest to replace it with condos and strip malls or as you try to sell it, quaint little neighbourhood villages. More traffic, more people, more expenses, more bureaucracy, more, more, more, why, why, why. As usual you are asking for input. The problem is that for every development that you ask for input the majority of people polled, surveyed or who respond don't want anymore development, so hopefully this time you will listen.”

July 15, 2020 Response – Noted that all input will be considered in the planning and engagement process and that these comments have been noted.

(5)

July 13, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting agreement with the transfer of density as a way to preserve lands but suggesting that the lands should be of equivalent value and requesting a tabulation of the buildable portions of Eagleridge and Inter Creek and information about the portions that would fail to meet slope and setback requirements for development.

July 16, 2020 Response – Noted that the planning team agrees with the premise of value for value as noted in the enquiry and that the calculations related to protecting lands in Eagleridge should reflect the value of the development potential being given up. Indicated that more detailed information about the lands in Eagleridge including the development potential under the existing single family zoning will be provided as part of this first phase of engagement.

(6)

July 15, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca with these points: “First I'd like to say that the engagement website and mailer that I received through the post are an excellent first step in involving the community in the plans for the Upperlands. As a resident of [REDACTED] and a daily walker in both the Eagleridge and Inter creek areas, their long-term protection is vitally important to me. I believe I understand the 1931 agreement with British Pacific Properties requires some quid pro quo to enable them to do, what I might consider, the right thing and leave those lands in perpetuity. I do believe the council should not underestimate their power in negotiation. The key part of your existing documents state “Create a compact urban community in Cypress Village, served by transit, with a mix of housing types, community facilities, and shops/commercial space to serve Cypress Village and Rodgers Creek.”. I would go further and state the new developments must give affordable housing so that a retail worker or teacher at the local school can reasonably afford a mortgage to live in the area that they serve. To do so I would encourage the Council to cap the maximum square footage on all new residential developments to a reasonable family size, and not allow subsequent changes to

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the permissions granted (developers do love claiming financial hardship and changing small homes to palaces part way through). I would also promote the commercial space above retail, the district needs employment that is not just retail.”

July 16, 2020 Response – Noted that the planning team anticipates providing more detailed information as the process unfolds, plans to seek the public's input on several items including planning principles for Cypress Village, and in particular plans to explore the two topics referenced including the types of housing to consider for Cypress Village and the concept of including employment space not just retail space in the village.

(7)

July 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that the enquirer had received the information postcard in the mail, would like more information, and could not access the westvancouverite.ca/upperlands website.

July 23, 2020 Response – Confirmed link to webpages.

(8)

July 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting “we have grid lock most afternoons on the upper levels. Why on earth would you approve any more development in West Van until we solve our crippling traffic problems? I will encourage, vote for and help out any anti-development counselor. Dollars should not trump quality of life.”

July 23, 2020 Response – Indicated that all comments will be considered as part of this process and that the planning team has noted these concerns. Also indicated that as part of the planning and engagement process there will be a transportation impact assessment to understand potential impacts of Cypress Village on vehicular traffic and ways to mitigate any impacts.

(9)

July 21, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that “the ideas presented on the upper lands site seem reasonable and achievable”, expressing support for “protection” not simply “preservation” of the lands in Eagleridge, and suggesting the process give consideration to the risk of wild fires as development of the upper lands continues.

July 27, 2020 Response – Noted the suggestion about including wildfire protection/management infrastructure as part of the amenities strategy for new development in the Upper Lands, advised that the District has several policies and documents that support the idea of additional fire protection infrastructure above the highway including the Community Wildfire Protection Plan, and indicated that work is underway on a community-wide basis to help address fire protection.

(10)

July 22, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that enquirer could not access the webpages and identifying storm water management as

a concern. “Sites whether they be single family or commercial with customer parking be required to have enough capability to absorb runoff in a controlled manner so that we do not have to spend millions of dollars and cause great disruption down stream like has happened with the pipeline from British Properties this last year.”

July 23, 2020 Response – Confirmed link to webpages. Noted that the planning and engagement process is divided into three phases, we appreciate the input about the need to address storm water management, and that this will be explored in more detail in Phases 2 and 3 of the planning process.

(11)

July 24, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that enquirer had received the information postcard, would like to receive additional project-specific information when available, and that “one quick and informal note here to your wording on the backside of the card, of ‘... The goals of the process...’ ~ significantly there is no mention of the lands below - these already inhabited lands - also requiring world class standards of ‘conservation and recreation and sustainability’, and for there to be a constant and integrated relationship between all enclaves of development, just as each enclave in and of itself must relate to its immediate environment, in a conservationist, sustainable, ecologically sound and intact manner. We rely on your words to represent the highest world standards of intention, of respect for the earth and for all of its intrinsic systems.” The email also included a copy of a separate email sent to other District staff which noted:

“In contrast with the non-compartmentalization of Nature itself, I address herein more than one District department or individual in relation to the critical complexity of building major enclaves of development on steep slopes above existing neighbourhoods. Specifically I address those which currently are known as the Rogers Creek and BPP Upper Lands Developments.

The over-view of Question #1 is to all:

1.) As a consequence to the cutting down of large swaths of trees above the #1 Highway, and those of substantial ecological importance below the #1 Highway, what modifications and adaptations are being considered or planned -either singularly by the District or by the District in concert with British Pacific Properties, or have been authorized by the District- for the existing downhill and downstream natural hydrological features and systems, and to the natural and existing terrain, and how exactly are those plans to be executed, including those currently underway? ;

The following Questions #2 - #5 are directed primarily to the Planning, Engineering, Environment and Development departments:

2.) In relation to the 5 Creeks Diversion Project -recently re-named 5 Creeks Stormwater Flood Protection Project- what is the western-most extent of land and watercourse affected by this project? ;

3.) What is the hydrological plan and other land considerations which may alter the pre-2019 hydrological status for the area of West Vancouver which is west of the 5 Creeks SFPP - both above and below Hwy #1 and Hwy #99? ;

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- 4.) What modifications are planned for the Cypress, Willow, Piccadilly, Wood, Eagle, Nelson, Whyte and Larson Creeks watersheds, including the creeks themselves, both above and below the highways? ;
- 5.) To what extent, in detail, are you proposing the harvesting of the natural assets of water absorption, that is to say trees, to continue to be permitted? ;

And of an economic nature, therefore directed to Finance Services are Questions #7 - #10:

- 7.) With the cutting down of trees on the lands colonially named and known as West Vancouver, how exactly is the gross natural asset value of trees adjusted, whether they be mature trees on existing lots and boulevards within established neighbourhoods, or wide swaths of second-growth and old-growth forest on steep slopes above existing neighbourhoods? ;
- 8.) With the removal of natural assets specifically categorized as trees, in relation to the British Pacific Property development above the highway, how is West Vancouver being compensated this loss, beyond the District's own \$6.25M investment in the 5 Creek Diversion Project (SFPP) stormwater pipe system? ;
- 9.) Given the expectation that trees cut down will be replaced, how do the intervening years of loss of their service, say 40 years, relate fiscally to the enacted increase in infrastructure and utility fees to the ratepayers of West Vancouver, and will this increase be reversed when the trees have matured and gain replacement stature as functioning West Vancouver Natural Assets? ;
- 10.) Who is benefitting fiscally the hundreds of cut down trees? ;

And concerning historical and on-going citizen engagement regarding Environment, I ask:

- 11.) With the consequence of what many of us consider devastation of the shoreline at 31st Street, as part of the overall 5 Creeks Diversion Project (SFPP), kindly advise at what point the (West Vancouver) Coastal Marine Management (Working) Group was granted reference or engagement to this severe alteration to West Vancouver's coastline. What was the input from this group to District staff, Mayor & Council?: over what period was in-put received?; what was the outcome? ;
- 12.) What engagement and recommendations were contributed by the West Vancouver Shoreline Preservation Society to District staff, Council and Mayor? ;
- 13.) What recommendations have been incorporated into the overall hydrology plan of West Vancouver, and of the specific 5 Creeks Diversion Project (SFPP), from the above 2 groups or any other District or citizen-led working group or society, from individuals, or from any government agency, which or whose focus is ecosystems and the naturally occurring function of species and their habitat (beyond human) - either aqua/marine or terrestrial? ;
- 14.) In reference to the continuing development above the #1 Highway for the BPP Cypress Village and for Areas 5 & 6, which working groups and societies are continuing to be enlisted for recommendations and input to District staff, Mayor and Council?

As you witness, there are myriad community-minded West Vancouverites - many of whom have for tens of years considered themselves stewards of the land, water and air - humbly expectant of information-sharing, transparency, and of being included. Often, if not consistently, scholastic expertise is generously offered.

Over a year ago, whilst reeling in shock at what was underway at 31st Street, a specific meeting was respectfully requested by a great number of residents in order to be educated on the dramatic, extensive and expensive plan to desecrate marine and eagle habitat and disfigure for

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all time, a popular, beautiful and historic approach to the sea. We were denied the meeting we asked for, even though fervently, desperately expressing our deep concern. Now, for all intents and purposes an anthropized industrial fall-out exists there.

(It is difficult to not construe this dismissal as disingenuous, undemocratic and highly irregular.)

As long as residents are kept in the dark, from our ringside-seat point of view it seems the challenge taken up by the District, and the District in partnership with British Pacific Properties, is to what degree humankind can destroy the natural system of forest and then re-sculpt the landscape with cement in an effort to re-invent an hydrological system in defiance of that which had previously been functioning naturally, wondrously, seamlessly.

The magnificent result of generation upon generation of commitment to standing strong and tall, living and breathing, of absorbing water and sequestering carbon, whilst providing shelter and oxygen - removed like waste. I refer here to the iconic gifts to our community of significant cedar, fir, spruce, hemlock and pine, which are daily slaughtered - individually, in 2's, 5's, 10's and 20's.

We live in West Vancouver, pay our property taxes and utility fees here and are affected by significant changes to the landscape, not only to the attributes of urban and surrounding forest, wildlife habitat and hydrology, but to the Spirit of our legacy which we leave behind. We have a right to know how our tax dollars are being used; what natural asset diminishment is being authorized; what Laws of Nature are being up-held, or to the contrary, what Natural Laws are being de-regulated, dismissed or otherwise found to not apply.

Every step of the process must be transparent. There is no excuse for discussion and agreements to be held 'en camera'.

Without full disclosure of the above requested information, in a format which is respectful to the needs of the citizens, we remain unclear as to how indications recently published in the 'West Vancouver's Natural Assets' booklet are being incorporated into the actions we are affronted with, day after day.

In summary, we ask for a formal, informational meeting of full disclosure, professionally led by District staff, within 60 days, with format as first requested over a year ago. For information as to how we saw that meeting proceeding, I am happy to forward again those original e-mailed requests. The necessary up-date will be for safe, social distancing.

Concerns to these on-going BPP and District led projects are immediate; accordingly a prompt reply is requested.”

July 27, 2020 Response – Thanked enquirer for sending us a copy of the email that was submitted to District staff with comments about community-wide infrastructure. Indicated that the planning and engagement process for *Planning the Upper Lands* will consider a variety of topics related to the lands including environmental, transportation, and servicing; that initial information is posted on the project webpages and further information plus a public survey will be added as part of Phase 1 of the process, and advised how to sign up for project updates on the webpage.

(12)

July 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca with the following comments and suggestions for the planning process:

- “The information provided online is a good summary information package - video, links to relevant documents, background, history, process.”
- “The overall approach makes sense in terms of transferring development rights east to Cypress West and enabling smart mixed development with schools, commercial, while preserving the wilderness character of the areas involved.”
- “I think West Van does need to “up its game” in terms of facilitating the kind of development seen in North Van which is - in my view - doing a great job in developing viable, vibrant commercial and public spaces all while undertaking a program to smartly design in mixed, higher density residential areas to support its core. (North Van is fast becoming a “draw” as a go-to given its services, amenities, transportation and outdoor spaces - something West Van needs to do more of).”
- “In the upper lands info provided, I didn’t see much in the work plan on the impact this new development will have on the surrounding areas of West Van.”
- “With population growth, what work is being done to properly assess and accommodate the inevitable increase in vehicle traffic on existing roads, interchanges and commercial areas such as Caulfeild Village or Ambleside/Park Royal areas (where the intersections/highway interchanges are already problematic)? I see this as an opportunity to create even more vibrant commercial and outdoor spaces along the waterfront areas of Ambleside and Dundarave if done thoughtfully.”
- “Will the developers or new taxpayers pay for the infrastructure upgrades needed in these areas to accommodate the growth in the upper lands versus further burdening the current taxpayers? What policies are being developed to ensure the developers pay their burden of demands versus the current community?”
- “I am concerned that overdevelopment of Cypress West might limit access to the areas in the inter creek area or areas above 1200’ for residents in the Caulfeild and surrounding areas that is currently enjoyed. Presently they have the ability to do so through places like Cypress Park.”
- “Consideration should be given to expanding the Cypress Falls Park boundaries to protect the watershed and creek valley more fully and facilitate a continuous green, natural state corridor upwards along the creek north to Cypress Park and the areas above 1200’. Doing so will allow it to connect with the TransCanada trail further north and allow access to the Nelson Creek/InterCreek area as well as Cypress Park. The Cypress Falls park should also be extended far east as possible to the current Eagle Lake access road and south to Almondell and the Highway.”

July 31, 2020 Response – Responded with the following comments:

- We agree with your suggestions of aiming for retail space and public spaces in Cypress Village that are viable and vibrant. Thank you for suggesting looking at North Vancouver for precedents.
- The planning work will include a Transportation Impact Analysis to understand the potential impacts of Cypress Village on vehicular traffic elsewhere in the community, along with looking at ways to help mitigate impacts.
- The objective will be to have the major landowner, British Pacific Properties, fund the infrastructure and servicing needed for Cypress Village as well as a variety of amenities in

Cypress Village. Work on the kinds of amenities to be included and funded by the developer will be part of this planning process.

- We appreciate your comments about parks, trails, and connectivity.

(13)

August 27, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking is plans exist yet for alternate routes to/from the proposed Cypress Village on Cypress Bowl Road.

August 27, 2020 Response – Noted that this first phase of the planning process is focusing on setting high level planning principles to guide conceptual planning for the village. Also noted that there isn't yet a definitive plan for how access will work from Cypress Bowl Road, but the preliminary thinking is that there will be an access point into the village at the first switchback of Cypress Bowl Road. There will be a transportation assessment as part of the planning process.

(14)

September 7, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking for the total legal area in square kilometres of the District of West Vancouver and the portion that is in the District and below the 1200 foot level.

September 17, 2020 Response – Provided the requested information. The District has a total land area of 90.894 square kilometres and the portion that is below (or around) the 1200' level is 38.553 square kilometres (excluding Greater Vancouver Water District land).

(15)

September 8, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting that “We have [REDACTED]. Before purchasing we spent the time to review the Community Plan and the development conditions that was placed on BPP. We were happy to see the detailed information about landscaping, trails, building materials, green spaces etc. What has been totally unsatisfactory is that the District has done little to maintain the public boulevards, trail system, and Community Park [REDACTED]. [REDACTED] write and communicate with your Parks Maintenance Department to try and achieve even some maintenance. They seem to have no budget or personnel to do any kind of maintenance. The result is a overgrown boulevard and park full of weeds, alder, cottonwood and blackberries. You can not even tell what was planted in the first place. Furthermore, many of the homes have done zero maintenance to their gardens and boulevards. It is tiresome to have to complain to the Bylaw Department about the "good Neighbor" Bylaw. This Bylaw needs to be rewritten and not be a complaint based action. It is really poor that the original Community Plan which did create a very livable environment and respected the unique ability to live in the upper part of the District is failing. I fault the District not being proactive in their responsibilities to maintain the infrastructure they required BPP to install. The district has benefited from Community Funds, Development Funds and significant additions to the tax base. Why should they not allocate a reasonable budget for the Community. We have as much right to have our tax payers dollars spent in our Community. These are our recreation areas.”

September 17, 2020 Response – Noted that the email has been forwarded to the District’s Upper Lands Senior Development Planner for a response.

(16)

September 9, 2020 Correspondence Received – Email received to the Mayor and Council asking for additional information about the original agreement between British Pacific Properties Limited and the District and expressing concern about protecting only a portion of the Eagleridge lands at this time.

November 12, 2020 Response – Indicated that the 1931 agreement was a purchase and sale contract that contained language that makes it clear that both parties understood the lands were to be developed for residential purposes and a statement that the municipality agrees to “cooperate and assist the Company to develop the land.” Noted that the 1931 agreement is almost 90 years old. It governed the sale of the lands but does not govern the development of the lands. BPP owns most of the remaining undeveloped land in Cypress Village, Cypress West, Inter Creek and Eagleridge. The privately-owned land has been zoned to allow residential development in the form of subdivision into lots for single family houses since the 1920s. The District’s current (2018) Official Community Plan (OCP) sets out the broad policies on how the land should be planned and developed. The District’s current planning and engagement process aims to develop detailed area-specific planning policies for Eagleridge and Cypress Village consistent with the broad policies in the 2018 OCP.

Regarding the concern about the protection of part versus all of Eagleridge at this time, the planning team indicated that the idea of a partial transfer, as a first phase of implementing the long-term vision in the Official Community Plan to protect all of Eagleridge and Inter Creek, stems from estimates of the amount of development involved. Preliminary work suggests that the first phase of Cypress Village needs to contain about 2,500 housing units to create a mixed-use, walkable community that supports commercial services and transit, and accommodates the transfer of development potential from about half of the Eagleridge lands. Preliminary work also indicates that the first phase of Cypress Village would need to contain about 3,500 housing units if the aim is to include the development potential of all of the Eagleridge lands, and that other mechanisms would also likely be needed in this approach. There is an important tradeoff involved in these approaches: is it better to protect all of Eagleridge immediately by approving more housing units in Cypress Village or is it better to protect the most important parts of Eagleridge in the short term and approve fewer housing units in Cypress Village at this time. Opting for the latter means there will be a future planning process regarding the protection of the balance of Eagleridge; this future planning process would have the benefit of seeing how the initial 2,500 housing units has fit into the community. Noted that the District is considering both approaches as part of Phase 1 of the planning and engagement process, and is interested in learning the community’s perspectives on the interconnected questions of how much of Eagleridge to protect at this time and how much development to approve in the first phase of Cypress Village.

(17)

September 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking if Cypress Village will include a shopping centre that will be open/operating.

October 22, 2020 Response – Indicated that the plan includes commercial space that is proposed to be open and operating as close as possible to the outset of development, and that the kinds of uses in the commercial space could include a grocery store, pharmacy, beer/wine, cafes/restaurants, medical/dental, and personal services.

(18)

November 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca from a person who had recently completed the survey noting disappointment that “the aspiration of the council was only limited to protecting Eagle Ridge and not Inter Creek as well at this time. BPP had more than a 50 year view when they funded the Bridge so I think we can perhaps draw a line under their further wealth creation by the destruction of forest. I also was a little alarmed by the question that presented partial saving of Eagle Ridge in exchange for 2,500 homes and complete saving for 3,500. Why not both Eagle Ridge and Inter Creek for 3,000 homes? Or some other compromise?” “West Vancouver needs to have sustainable communities with affordable housing and local employment. People living close to where they work and contributing to the local community. We have a great opportunity to drive this vision and protect the little parcels of land that exist below the 1,200 foot contour. I already feel the council are being weak in it’s negotiation.”

November 23, 2020 Response – Indicated that we have noted these comments.

(19)

December 2, 2020 Correspondence Received – Letter received in the mail asking questions and providing comments about the transfer of development potential, proposed transit, traffic/congestion, and residential unit count.

January 4, 2021 Response – Emailed responses as follows:

1. Question - “In the background introduction, you talk of ‘transferring development potential’ for Eagleridge and Inter Creek and that would mean they could no longer be developed with single family housing. Does this mean they could be considered for multi-family housing? Why don’t you say that these 2 areas would no longer be available for any kind of housing?”

Response – As you noted, transferring the development potential from lands in Eagleridge would mean that they could no longer be developed with any kind of housing. In the introductory text in the survey, we noted that “West Vancouver’s Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village.” In background materials on the project webpages such as the Proposed Planning Principles document, we noted that “The District’s OCP contains policies recommending the transfer of all of the residential development potential from Eagleridge and Inter Creek into the 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) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West.”

We referred to the lands that will be protected in Eagleridge as no longer being developed with single family housing because that is what is permitted under the existing zoning. We noted that the lands in Eagleridge would be protected for recreation and conservation

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purposes. As you pointed out, the lands in Eagleridge that are protected would no longer be available for any kind of housing (or other form of urban development). We will keep your suggestion in mind to ensure that it is clear that the lands in Eagleridge that are protected as part of this process could no longer be developed with any kind of housing.

2. Comment - "I would support Approach B under your Planning Approach. Protect all of Eagle Ridge."

Response – Thank you for providing your perspective. We have noted this.

3. Question - "Under 3.2 of Planning Principles, it mentions transit support. I understand TransLink has refused to service this area with our local Blue Buses. Is this true? Therefore it doesn't seem feasible to try to minimize private cars in a village up a mountain when there is limited bus service. BPP has indicated they will offer a shuttle bus every ½ hour for the first 5 years. And then what?"

Response – Currently, there are no transit routes north of Highway 1 in the Cypress Village planning area or the adjacent Rodgers Creek planning area and we understand that TransLink does not plan to service the area in the foreseeable future. BPP submitted a proposal to TransLink in April 2019 to provide a private Independent Transit Service (ITS). BPP's proposal to TransLink suggested an initial service consisting of a shuttle providing weekday peak-hour service between Cypress Village and Park Royal, with service to increase over time. TransLink provided pre-approval of the Cypress Village ITS concept in fall 2019.

One of the proposed planning principles is that "Cypress Village must be provided with an Independent Transit Service as soon as the first residential building is completed, with connections to TransLink bus service at Park Royal. The route, capacity, and schedule for the Independent Transit 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 level and frequency of service will increase over time, but initial service must contribute to transportation demand management. The developer is responsible for providing and operating the independent transit service until such time as it is taken over by a public transit agency."

As part of the detailed planning work in the next phase of our process, a Transportation Study and Traffic Impact Analysis will be completed. This analysis will look at potential impacts of the proposed village on vehicular traffic and will ways to help mitigate any impacts. The District intends to require BPP to provide Independent Transit Service that contributes to transportation demand management until such time that transit service is taken over by a public transit agency.

4. Questions/Comments – Regarding trails, "3.9 talks about trail networks. Hopefully these will be back and forth across the mountain and not straight up as many of them are now. We will need more bridge crossings than rough trails going up each side of a creek, trails that quickly get eroded. Marr Creek for example, which can only be traversed reaching a paved road." "Also I would like to suggest naming the creeks when there is a bridge. Its nice to know where one is." "Bring back the old Madronna Trail in the Eagleridge area that was cut off by the Sea to Sky Highway."

Response – Thank you for your input about trails. We have noted your suggestions and like the ideas of including a variety of levels of trails and using signage to help with accessibility and way-finding.

5. Questions/Comments - "Under the Section on Residential Unit Count I see mention of some rather large numbers for the first phase – 5000 people in 3000 units of housing. To compare

this to Wesbrook Village at UBC doesn't equate when you consider transit. Wesbrook is already close to bus service, with more in the works. Cypress Village is up a mountain and at present the only transit will be a shuttle service promised by BPP for 5 years. Most people will still have cars and for many a ½ hour shuttle to get you to a Blue Bus and then start accessing the rest of the transit system is not reasonable. Not everyone goes into downtown Vancouver to work. Many will use their cars because they are going further afield or for recreational purposes.”

Response– The comparison to Wesbrook Village was to illustrate a precedent for a mixed use community with a variety of housing forms and a neighbourhood commercial centre with shops and services that allow residents to walk or cycle for some of their errands rather than having to leave the community for commercial services and amenities elsewhere. One of the objectives for Cypress Village is to create a compact urban community that minimizes automobile traffic and maximizes walking, cycling, and transit use. Including a neighbourhood commercial centre that will help meet some of the day-to-day needs of people living in Cypress Village and Rodgers Creek is one strategy to help minimize automobile traffic from Cypress Village to other areas in West Vancouver, but we agree with you that some people will still use their cars.

6. Question - “What planning is simultaneously happening for reducing congestion on the Upper Levels Highway and Lions Gate Bridge?”

Response – As part of the next phase of the work, a Transportation Study and Traffic Impact Analysis will be completed for Cypress Village. This analysis will consider existing and projected traffic volumes on the Upper Levels Highway and commuting times over Lions Gate Bridge with and without the proposed Cypress Village development. In terms of other planning initiatives to help reduce congestion on the Upper Levels Highway and Lions Gate Bridge, there are three other studies you might be interested in:

- The Ministry of Transportation and Highways recently completed a technical feasibility study for a high-capacity rapid transit crossing from Vancouver across the Burrard Inlet to the North Shore. This is called the Burrard Inlet Rapid Transit Study and is posted online here: <https://news.gov.bc.ca/releases/2020TRAN0144-001729>
- A new regional strategy (called Transport 2050) for transportation in Metro Vancouver over the next 30 years is underway and is being led by TransLink. Information about Transport 2050 can be found online here: <https://www.transport2050.ca/>
- The Ministry of Transportation and Highways is preparing a Corridor Study for the Upper Levels Highway. This commenced in 2019 and a report was anticipated in 2020 but is not yet available. Information about this Study can be found online here: <https://news.gov.bc.ca/releases/2019TRAN0199-002124>

(20)

December 2, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca with several questions about the lands and planning process.

January 5, 2021 Responses – Emailed responses as follows:

1. Question - What is the physical 'buildable' area of each 'planning area'? (excluding parks, water shed restrictions and similar)

Response – The total land area in each planning area is:

Eagleridge	Inter Creek	Cypress West	Cypress Village
692 acres (280 hectares)	173 acres (70 hectares)	198 acres (80 hectares)	346 acres (140 hectares)

This planning and engagement process focuses on the lands in Eagleridge and Cypress Village. For your question about the physical buildable area, here is information about the lands in Eagleridge:

- The total land area in Eagleridge is about 692 acres.
- Of the total 692 acres, BPP owns about 262 acres. The balance is owned by the District of West Vancouver (much of which is park), BC Hydro, and the Crown.
- BPP's lands in Eagleridge are zoned RS2 which requires a minimum lot size of 20,000 square feet (1,858 square metres). Preliminary site planning for BPP's lands in Eagleridge suggests that the achievable lot yield would be about 300 single family lots. This estimate takes into account the impacts of steep terrain and environmentally sensitive areas on the possible road, subdivision layout, and location of building sites, while recognizing that steep areas can still be included in lot area. Note that house footprints would be much smaller than lot size. The preliminary site planning work assumes an average lot size of about 29,000 square feet on BPP's lands in Eagleridge (i.e. more than the 20,000 square foot minimum required in the RS2 zoning). A total of about 80% of BPP's 262 acres (about 210 acres) is included in lot area in the preliminary site planning work for BPP's lands in Eagleridge.

Similarly, here is information about the lands in Cypress Village:

- The total land area in Cypress Village is about 346 acres.
- Of the total 346 acres, BPP owns about 235 acres. The balance is owned by the District of West Vancouver (including the McGavin Field site, current works yard site, and some other properties), BC Hydro, BC Transportation Finance Authority, West Vancouver School Board, and a small number of private landowners.
- BPP's lands in Cypress Village are zoned a mix of RS1 which permits a minimum lot size of 87,120 square feet, RS2 which requires a minimum lot size of 20,000 square feet, RS10 which requires a minimum lot size of 12,000 square feet, RS8 which requires a minimum lot size of 10,000 square feet, and CU4 which is not a residential zone (it permits cabins for recreation use). Preliminary site planning for BPP's lands in Cypress Village suggests that the achievable lot yield would be about 300 single family lots. This estimate takes into account the impacts of steep terrain and environmentally sensitive areas on the possible road, subdivision layout, and location of building sites, while recognizing that steep areas can still be included in lot area. Note that house footprints would be much smaller than lot size. The preliminary site planning work assumes an average lot size of about 26,000 square feet on BPP's lands in Cypress Village. A total of about 80% of BPP's 235 acres (about 185 acres) is included in lot area in the preliminary site planning work for BPP's lands in Cypress Village.

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2. Question – Please confirm current zoning of or within each of these areas.

Response: Most of the lands in the four planning areas are zoned for single family use. There are also small portions in some of these planning areas that are zoned for community use and institutional use. The zones that apply to lands in each planning area are as follows:

Eagleridge	Inter Creek	Cypress West	Cypress Village
RS2	RS1	RS1	RS1
RS3	RS2	RS2	RS2
RS10	RS3	RS3	RS8
	RS10	RS10	RS10
	CU2	PA1	PU1
		CU4	CU4

A copy of the District's Zoning Bylaw can be found online here:

<https://westvancouver.ca/government/bylaws-strategies-reports/bylaws/zoning-bylaw>

This planning and engagement process focuses on the lands in Eagleridge and Cypress Village. On the project webpages, there are two documents that you might find helpful as they include maps showing zoning in each of Eagleridge and Cypress Village. These can be found online here:

- [Planning the Upper Lands: Creating a sustainable urban community in Cypress Village and protecting lands in Eagleridge | westvancouverite](#)
- [Planning the Upper Lands: Creating a sustainable urban community in Cypress Village and protecting lands in Eagleridge | westvancouverite](#)

3. Question - How many legal lots exists for this whole area?

Response - There are approximately 130 existing legal lots in total in the four planning areas, as shown in the table below. However, these legal parcel boundaries have no direct implications for the development potential of the lands, as some of the parcels are very large and are currently zoned to allow subdivision:

Eagleridge	Inter Creek	Cypress West	Cypress Village
25 lots	12 lots	29 lots	61 lots

4. Question - Who are all of the legal owners of property in this area (I assume DWV and BPP)?

Response - The land owners in the four planning areas are listed in the table below.

Eagleridge	Inter Creek	Cypress West	Cypress Village
<ul style="list-style-type: none"> • BC Hydro • BPP • Crown • DWV 	<ul style="list-style-type: none"> • BC Hydro • BPP • DWV 	<ul style="list-style-type: none"> • BPP • DWV 	<ul style="list-style-type: none"> • BC Hydro • BC Transportation Financing Authority • BPP • DWV • West Vancouver School Board • There are also a small number of private landowners

Maps showing ownership information in Eagleridge and Cypress Village are provided in the following documents on the project webpages:

- Information about the lands in Eagleridge:
<https://westvancouver.ca/sites/default/files/dwv/westvancouverite/upper-lands/Upper-Lands-About%20Eagleridge-Nov2020.pdf>
- Information about the lands in Cypress Village:
<https://westvancouver.ca/sites/default/files/dwv/westvancouverite/upper-lands/Upper-Lands-About%20the%20lands%20in%20Cypress%20Village-Nov2020.pdf>

5. Question - Under current zoning, what is the MAXIMUM number of housing units permitted in each area?

Response - There is not a defined maximum number of housing units in each of the four planning areas in the current zoning. The single family zoning districts that apply to the lands in the four planning areas specify a minimum lot size. It is possible to use these minimum lot sizes from the existing zoning to create a mathematical calculation of the maximum potential number of lots, although this depends on assumptions about the amount of land area that would be taken up by roads and park dedication. Using typical assumptions about roads and park dedication would overstate the number of lots that could realistically be created on these lands because of the limitations on road layout imposed by terrain.

Preliminary site planning indicates that the realistically achievable lot yield would be about 300 single family lots on BPP's lands in Cypress Village and about 300 single family lots on BPP's lands in Eagleridge.

Similarly, one could estimate the potential number of lots that could be achievable on lands owned by others under the current zoning (e.g. District of West Vancouver) but these are not considered candidates for development.

6. Question - Under current zoning, what is the MOST LIKELY number of people per housing unit in each area?

Response - Under the current single family zoning, we anticipate that household size would average about 3.5 persons or more.

7. Question - For each area, where will be the source of water? Will DWV have to construct infrastructure and if so at what cost?

Response - West Vancouver has two primary water sources – purchased bulk water provided through the regional authority, Metro Vancouver, and Eagle Lake a local source treated at the Eagle Lake Treatment Facility owned and operated in West Vancouver. Both of these sources would provide potable water to lands within the planning areas.

8. Question - For each area, how/where will storm sewers water be managed? And will another diversion (like for Rodgers Creek) have to be built? If yes where and who pays?

Response - The storm water system servicing the lands will be designed by a qualified professional and convey flows consistent with the District's design criteria. It will likely be a combination of collection pipes, culverts, detention and retention facilities. The localized system within the proposed development lands will tie into the 5 creeks diversion system,

where the 5 creeks ISMP contemplated a future western leg of the system; the eastern and main legs of the system are under construction currently, these will service the Rodgers Creeks lands and address system deficiencies within existing neighbourhoods below the ULH. The Developer will pay for systems servicing their lands, consistent with any development activity.

9. Question - For each area, how/where will sanitary sewers be discharged? How many cubic M per day? At the proposed point of connection to current DWV sanitary sewer, how many cubic M. will be delivered and what is the current capacity? How many cubic M in total will have to be treated (presumably at the "lions gate or new treatment facility). What is current capacity of the new treatment facility. What new sewage will be delivered from the "upper lands" to the new sewage facility?

Response - The sanitary sewer system will tie into the existing collection system which is conveyed by a Metro Vancouver owned and operated Trunk system into the existing, and in future, Lions Gate Waste Water Treatment Facility currently under construction; coordination of sizing of these regional facilities is an ongoing long term capital planning function with growth inputs from municipal OCPs, the regional growth strategy and so on. As part of design of the local collection system, impacts and anticipated receiving volumes will be considered for the existing downstream catchments with upgrades to the existing network being carried out as required, at the cost of the developer. Volume of sewer generated by contributing populations is a function of land use and the population, this will be considered as part of the system design.

10. Question - Based on historical facts, how many vehicles will be parked in the collective carports/garages at midnight?

Response - The District's Zoning Bylaw requires a minimum of 1 parking space per single family dwelling. As noted above, preliminary site planning indicates that the realistically achievable lot yield would be about 300 single family lots on BPP's lands in Cypress Village and about 300 single family lots on BPP's lands in Eagleridge *under the existing zoning*. A minimum of 300 parking spaces would be required for the estimated 300 single family lots that could be achievable under the existing zoning on BPP's lands in Cypress Village (i.e. 1 space per dwelling). In addition, a minimum of 300 parking spaces would be required for the estimated 300 single family lots that could be achievable under the existing zoning on BPP's lands in Eagleridge (i.e. 1 space per dwelling). We do not have data on the rate of car ownership (cars per household) or parking occupancy rates at particular times of the day.

11. Question - In summary, guesstimate, how many new residents would there be if current zoning was left AND area was fully developed?

Response - If BPP's lands in Cypress Village were fully developed under the existing single family zoning, preliminary site planning indicates that the achievable lot yield would be about 300 single family lots. At an average household size of about 3.5 people per single family house, this would mean just over 1,000 people on the BPP lands in Cypress Village if these were fully developed under the existing zoning.

If BPP's lands in Eagleridge were fully developed under the existing single family zoning, preliminary site planning indicates that the achievable lot yield would also be about 300 single family lots. At an average household size of about 3.5 people per single family house, this

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would mean just over 1,000 people on the BPP lands in Eagleridge if these were fully developed under the existing zoning.

So, if BPP's lands in both Cypress Village and Eagleridge were developed under the existing single family zoning, the total population would be about 2,100 people in the two planning areas combined.

12. Question - Under proposed zoning, what is the MAXIMUM number of housing units permitted in each area?

Response - This planning and engagement process is focusing on protecting lands in Eagleridge and creating a compact, sustainable urban community in Cypress Village. There are currently two planning options under consideration for this process:

- Aim to protect about 50% of the lands in Eagleridge at this time and plan for about 2,500 housing units in Cypress Village.
- Aim to protect all of the lands in Eagleridge at this time and plan for about 3,500 housing units in Cypress Village.

Under both scenarios, some BPP property in the Upper Lands neighbourhoods would remain in the existing single detached residential zoning. However, the two scenarios above are regarded as the first phase in a long-term strategy to protect all of the lands in Eagleridge and Inter Creek, while creating sustainable compact urban communities in Cypress Village and Cypress West. This means that in subsequent planning processes, the remaining single family zoning in Eagleridge and Inter Creek would be removed and a second urban community (in Cypress West) would be created, but planning for this is likely 20+ years in the future.

13. Question - Under proposed zoning, what is the MOST LIKELY number of people per housing unit in each area?

Response - The number of people per household varies by housing type (single family, townhouse, apartment unit) and the housing mix (e.g. number of studio, one-bedroom, two-bedroom, and three-bedroom townhouse and apartment units). There is not yet a proposed housing mix. Proposed conceptual land use plans will be developed as part of the next phases of the work. Assuming the housing mix is predominantly multi-family residential, which is needed to create a compact, transit-supportive, sustainable village, and that a large share of the housing is in the form of apartment units, we anticipate that there will be an average of about 1.8 people per household in the proposed mixed use Cypress Village.

14. Question - For each area, where will be the source of water? Will DWV have to construct infrastructure and if so at what cost?

Response - See comments above, the source water is the same.

15. Question - For each area, how/where will storm sewers water be managed? And will another diversion (like for Rodgers Creek) have to be built? If yes where and who pays?

Response - See comments above, the response is the same, pipe sizing could be different and in fact possibly smaller with a resultant shorter length of system where storm runoff is likely greater for sprawling single family land use over that of multi family, it largely is dependent on retention of natural vegetation and impermeable surface areas.

16. Question - For each area, how/where will sanitary sewers be discharged? How many cubic M per day? At the proposed point of connection to current DWV sanitary sewer, how many cubic M. will be delivered and what is the current capacity? How many cubic M in total will have to be treated (presumably at the “lions gate or new treatment facility). What is current capacity of the new treatment facility. What new sewage will be delivered from the “upper lands” to the new sewage facility?

Response - See comments above.

17. Question - What is the estimated resident population? support, service, maintenance and/or worker population per working day? visitors to residents per day? non resident customers (for stores, services, etc)?

Response - The next phases of the planning and engagement process will include conceptual land use planning for Cypress Village with more detailed work on the housing mix, amount of floorspace, population estimates, and employment estimates. As noted above, there are two planning options currently under consideration for this process. These options consider a scenario with about 2,500 housing units in Cypress Village and a scenario with about 3,500 housing units in Cypress Village.

In round numbers, at an average household size of say 1.8 people per household (assuming a housing mix that predominantly includes apartment units), a scenario with about 2,500 housing units would have a population of about 4,500 people at build-out in Cypress Village and a scenario with about 3,500 housing units would have a population of about 6,000 to 6,500 people at build-out in Cypress Village.

18. Question - What is the guesstimated embodied carbon for all of the construction, including clearing, utilities, roads, buildings, appliances, furnishings. In short, guesstimate the total amount of planned carbon production that will flow from construction only (ignore the occupancy carbon for now)? And rationalize/justify planned (and unnecessary) build given that council has passed an environmental emergency resolution.

Response - This has not been calculated. We have three observations about this topic.

- First, the planning principles for Cypress Village include objectives for sustainable development, including transit, green building construction, and reduced energy use. So, one answer is “less environment impact than would be typical for a development of this scale.”
- Second, this urban development is included in the District’s planning and development projections that are part of the Official Community Plan and that reflect the District’s responsibility to absorb a share of total regional housing growth.
- Third, this development does not increase the total amount of housing that will happen in the region over the next two decades. This development affects the distribution of development (i.e. some will happen here instead of in other locations) so there is not a net increase in embodied carbon over what would happen in any case.

19. Question - Based on historical facts, how many vehicles will be parked in the collective carports/garages at midnight?

Response - The required amount of parking in Cypress Village will be determined as part of the rezoning. There is not yet a proposed conceptual land use plan, as this will be developed

in the next phases of the work. The amount of required parking will depend on the uses included in the village and the housing mix/unit sizes.

As an example of parking ratios, the adjacent Areas 5 and 6 of the Rodgers Creek neighbourhood have these parking requirements:

- Single dwelling: minimum of 1 parking space per unit
- Townhouse unit: minimum of 1.5 parking spaces per unit and maximum of 2 parking space per unit (plus visitor parking); maximum of 2 parking spaces per unit (plus visitor parking)
- Apartment unit: minimum of 1 parking space per apartment unit of 750 square feet or less and 1.5 parking spaces per apartment unit of 751 square feet or more (plus visitor parking); maximum of 2 parking spaces per unit (plus visitor parking)

Cypress Village will include predominantly a mix of townhouse and apartment units. If we assume an average of 1.5 parking stalls per unit, an approach that includes 2,500 housing units would mean about 3,800 parking stalls for residents (plus visitor parking and parking for commercial/community uses). Using the same assumption, an approach that includes 3,500 housing units would mean about 5,300 parking stalls for residents (plus visitor parking and parking for commercial/community uses).

We do not have data on the rate of car ownership (cars per household) or parking occupancy rates at particular times of the day.

20. Question - My understanding of the proposed “deal” is that BPP will give up all development rights to Eagleridge in exchange for higher density in Cypress West, Inter Creek and Cypress Village? If so, how many housing units would be given up in Eagleridge (and?) and transferred to Cypress Village? or? If not, could you please describe the proposed bargain from 50,000 feet perspective.

Response - The 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” (Section 2.2 of the OCP). Note that the reference to ‘lands west of Eagle Creek’ refers to the planning areas called Eagleridge and Inter Creek.

This planning and engagement process is focusing on implementing the first step towards this long-term vision in the OCP. This process aims to protect some or all of the lands in Eagleridge meaning, as you noted, that BPP would give up its existing development rights on the portion of its lands in Eagleridge that are protected as part of this process.

The total land area in Eagleridge is about 690 acres. Of the total 690 acres, BPP owns about 262 acres. BPP’s lands in Eagleridge are zoned RS2 which requires a minimum lot size of 20,000 square feet (1,858 square metres). Preliminary site planning for BPP’s lands in Eagleridge suggests that the achievable lot yield would be about 300 single family lots taking into account the impacts of steep terrain and environmentally sensitive areas on the possible road and subdivision layout (note that steep lands can impact the road layout and the location of building sites, but can still be included in lot area). The average lot size assumed in the preliminary site planning work for BPP’s lands in Eagleridge is about 29,000 square feet (which is more than the 20,000 square foot minimum required in the RS2 zoning).

Two planning options are under consideration: protect about half of the lands in Eagleridge or protect all of the lands in Eagleridge. Protecting about half of BPP’s lands in Eagleridge would

mean BPP giving up the potential to develop about 150 single family lots. Protecting all of BPP's lands in Eagleridge would mean BPP giving up the potential to develop about 300 single family lots.

The transfer of development potential into Cypress Village and the desire for a compact urban form mean that most of the housing in Cypress Village will be multi-family units (apartments and townhouses). So, the transfer of development potential means BPP will be giving up the ability to develop single family lots in Eagleridge in exchange for the ability to develop a mix of mostly multi-family units in Cypress Village. Single family housing generates higher land value per unit than multi-family housing, so more than one multi-family unit is needed in Cypress Village to offset the land value for each foregone single family lot on the lands in Eagleridge that will be protected. This is why the total number of units increases in the proposed transfer of development potential.

It is also important to note that the creation of a compact urban community in Cypress Village requires a minimum size in order to support transit, local commercial, and community facilities. Whether one looks at community size from the perspective of creating the necessary critical mass or from the perspective of exchanging development potential, the numbers are in the same ballpark, pointing to a community of on the order of 2,500 to 3,500 housing units.

21. Question - Will legal title be transferred from I assume BPP to DWV for those areas were development rights are "given up"?

Response - Policy 2.2.11 in the OCP states: "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." The mechanism that will be used to protect the lands in Eagleridge will be determined in this planning and engagement process but has not yet been decided. Options could include:

- BPP transferring title of the lands in Eagleridge to the District (as you noted), or
- BPP retaining ownership to the lands in Eagleridge but with a No Build Covenant and guaranteed public access for recreation, or
- Some other approach.

The intent is that after the transfer of development potential, the Eagleridge lands will be protected from development in perpetuity either by transferring ownership to the District or some other means that ensures no development and that ensures public access.

22. Question - Who/how/when would contributions flow for new infrastructure — schools, hospitals capacity upgrades, fire halls, police facilities, additional staff ... what is the best guesstimate of total additional DWV staff (including extra police, staff, road maintenance, snow clearing, etc etc) needed to look after this potentially fully developed area

Response - A community amenities strategy for Cypress Village will be developed as part of the next phases of the work. It is proposed that BPP would be responsible for the capital cost of a new fire hall and agreed-on community amenities in Cypress Village. BPP will be required to construct essential infrastructure and agreed-on amenities in accordance with a schedule to be developed as part of the plan.

As for ongoing operating costs (e.g. road maintenance, police staffing), these have not been estimated but we have two observations. First, ongoing municipal operating costs will be

incurred wherever new development occurs. These costs are not unique to the Upper Lands. Second, operating costs are funded out of property taxes and West Vancouver budgets property taxes so that they cover operating costs. There will be some financial impact analysis in the next phases of the planning process to compare the estimated property tax revenue and the estimated operating costs associated with Cypress Village.

(21)

December 6, 2020 Correspondence Received – Email received by Council with questions about Planning the Upper Lands and other projects.

Responses – Planning the Upper Lands provided inputs to a consolidated response being sent by other District staff as follows:

- Question - What type of development is possible for the Eagleridge bluffs property if the land swap does not occur?

Response - The total land area in the Eagleridge planning area is about 692 acres, of which about 262 acres are owned by British Pacific Properties (BPP). The balance is owned by the District of West Vancouver (much of which is park), BC Hydro, and the Crown. BPP's lands in Eagleridge are zoned RS2 which is a single family zone that requires a minimum lot size of 20,000 square feet. Preliminary site planning for BPP's lands in Eagleridge suggests that the achievable lot yield would be about 300 single family lots. This estimate takes into account the impacts of steep terrain and environmentally sensitive areas on the possible road, subdivision layout, and location of building sites, while recognizing that steep areas can still be included in lot area. The preliminary site planning work assumes an average lot size of about 29,000 square feet on BPP's lands in Eagleridge (i.e. more than the 20,000 square foot minimum required in the RS2 zoning). So, if the transfer of development potential did not occur, BPP's lands in Eagleridge could be developed with about 300 single family lots that would likely average about 29,000 square feet in lot size.

- Question - What is the long term plan for the land above Cypress Falls Park and below the Northwood connector (the land North of the BPP fence and below the gravel road)?

Response – The land above Cypress Falls Park is in the Cypress West planning area. The overall long-term vision in the Official Community Plan is to protect all of the lands west of Eagle Creek (i.e. all of the Eagleridge and Inter Creek planning areas) in a natural state with enhanced recreation opportunities, and create new compact, sustainable urban communities in Cypress Village and Cypress West. The District is currently planning for the major first step in implementing this long-term vision in the OCP. This first major step focuses on protecting some or all of the lands in Eagleridge and creating a sustainable, mixed-use community in Cypress Village. Planning for Inter Creek and Cypress West will be done in a subsequent, future planning process (likely 20+ years in the future). The British Pacific Properties lands in Cypress West will continue to have single family zoning until such time as a future process seeks to protect the lands in Inter Creek and create a second sustainable urban community in Cypress West.

(22)

December 12, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca noting trouble accessing the survey and noting that “we should keep our hands off them [the Upper Lands] and leave them as they are. Enough of our beautiful nature has been sacrificed on the altar of developer greed or fake socialist ideals. Population growth is less than 2% across Canada so there is no need for such aggressive development plans. I am 100% opposed to any further destruction of West Vancouver’s only real asset which is its beautiful nature. We should be aiming to meet climate goals, not the goals of developers such as the BPP or Park Royal. I know the Council Members like to refer to the historic (1930s?) agreement with the BPPs but if we are going to play the historic card then maybe we could consider that we actually took these lands from the First Nations? Why would a historic agreement with the BPPs have to be honored if we don’t honor the agreements with the Squamish Nation? Wouldn’t that be the ultimate racist act? Maybe we should give the Upperlands back to the Squamish Nation rather than always apologize and talk about unceded lands? I don’t know but it all sounds like hypocrisy to me, when we honor agreements with white (colonizing English!) people but break all agreements with First Nations people. We should maybe have a sincere discussion about that one day. This may be old school but also timeless and relevant for WV at this time when budgets need to be made - ‘The problem with socialism is that you eventually run out of other people’s money.’ That was a quote by Margaret Thatcher. [REDACTED]

[REDACTED] Spending taxpayer money on pet projects is not a sustainable policy, so I hope you can keep the spending a bit under control.”

December 14, 2020 Response – Working with District communications staff, fixed the glitch so that this person could participate in the community survey before the deadline that day. Indicated that the comments about the planning process had been noted.

(23)

December 12, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking when the survey results will be posted for the public to see.

December 14, 2020 Response – Noted that the planning team will be summarizing the results of the survey in a report to Council and that we anticipate that this will be published early in the new year.

(24)

December 17, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking who on staff designed the survey.

December 18, 2020 Response – Noted that the design of the survey was a collaborative process that involved the planning/engagement consulting team working with the District on this process, input from District planning staff, input from District communications staff, and input from the Community Engagement Committee.

(25)

December 18, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking the following questions:

- Question 1 – Where in the OCP is the following statement in the preamble to Question 1 in the survey supported which states that British Pacific Properties Limited (BPP) owns most of the land in these four areas. BPP’s lands are currently zoned to allow development of single-family homes. The District’s Official Community Plan contains policies to transfer all of the residential development potential from Eagleridge and Inter Creek (1 and 2) into Cypress Village and Cypress West (3 and 4).
- Question 2 – “When the OCP was approved by council did council, at the time of OCP approval, bind the DWV to higher densification in exchange for giving up development rights?”
- Question 3 - “Will BPP still retain title to the Eagleridge and Inter Creek 1 and 2 after ‘giving up’ development rights? And if so, what does the ‘Policy’ say about that and what does the policy say about the zoning of Eagleridge and Inter Creek after giving up development rights? A park that BPP has title to?”

December 18, 2020 Response – Provided the following responses:

- Response to Question 1 - Here are some specific references in the OCP:
 - Section 2.2 (see pages 37 and 38 of the OCP) states: “The Upper Lands comprise undeveloped publicly and privately owned lands north of Highway 1. Historically, residential development above the highway has consisted predominantly of detached single-family housing, often on large estate-sized lots. Environmental features and lands with high recreational potential have typically remained under private ownership. Neighbourhoods have been planned incrementally over the last 80 years, moving from the eastern boundary of West Vancouver westwards, which has led to limited amenities and services in the Upper Lands. More recently, planning for the Rodgers Creek neighbourhoods (currently under construction) marked a shift towards multi-family housing forms in anticipation of the future Cypress Village. 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 - both to preserve the most valuable environmental and recreational values in perpetuity, and to provide for future development of the kinds of housing and amenities in and around Cypress Village that most benefit the community. 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.” Note that the reference to ‘lands west of Eagle Creek’ refers to the planning areas called Eagleridge and Inter Creek.”
 - Policy 2.2.1c (see page 39 of the OCP) states that new development in the Upper Lands should be managed through area development plans and by “...Varying density within areas and transferring development rights from one area to another to direct development to lands most suitable for development, protect and acquire environmental and recreational assets, and allocate density to achieve neighbourhood focus and identity.”

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- Policy 2.29 (see page 40 of the OCP) states: “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.”
- Policy 2.7.9 (see page 68 of the OCP) states: “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...”
- Response to Question 2 - You asked if the policy “binds” the District to higher densification in exchange for BPP giving up development rights. The OCP uses words such as “the OCP recommends” and the District should “seek to”. The policy does not say the District is “bound” to do so, but the OCP is a bylaw that communicates the District’s vision for the future. It might be helpful to note that several of the District’s policies, plans, and strategies over the past two decades have also included aspirations to create a mixed-use Cypress Village and to preserve environmentally sensitive areas in the Upper Lands. This other planning and policy context is summarized in the document that is posted online in this link:
 - Planning the Upper Lands – Additional Planning Context Information Sheet (westvancouver.ca)<<https://westvancouver.ca/sites/default/files/dwv/westvancouverite/upper-lands/Upper-Lands-planning-context-backgrounder.pdf>>
- Response to Question 3 - You asked if BPP will “still retain title to the Eagleridge and Inter Creek after giving up development rights? And if so, what does the Policy say about that and what does the policy say about the zoning of Eagleridge and Inter Creek after giving up development rights? A park that BPP has title to?” Policy 2.2.11 (see page 41 of the OCP) states: “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.” The mechanism that will be used to protect the lands in Eagleridge will be determined in this planning and engagement process but has not yet been decided. Options could include, for example:
 - BPP transferring title of the lands in Eagleridge to the District, or
 - BPP retaining ownership to the lands in Eagleridge but with a No Build Covenant, or
 - Some other approach.

As you pointed out, the BPP lands in Eagleridge currently have single family zoning. The OCP does not provide direction about what would happen with the zoning on the BPP lands in Eagleridge, but this is also something that will be determined in this process. Options could include leaving the zoning as is but with a No Build Covenant (or some other legal mechanism limiting the use of the lands) or changing the zoning to a Community Use zone. In summary, after the transfer of development potential, the Eagleridge lands will be protected from development in perpetuity either by transferring ownership to the District or some other means that ensures no development and that ensures public access.

(26)

December 29, 2020 Correspondence Received – Email received to upperlands@westvancouver.ca asking if there will be additional surveys as part of the planning process.

January 13, 2020 Response – Confirmed that there will be additional surveys and opportunities for input.

(27)

January 6, 2021 Correspondence Received – Email received to upperlands@westvancouver.ca indicating a preference for the lands to be protected in Eagleridge to be dedicated as a fee simple transfer to the District with no covenants in favour of BPP.

January 14, 2021 Responses – Indicated that, at the moment, the mechanism for protecting the Eagleridge lands has not yet been determined because the planning team wants to explore the pros and cons of different approaches (e.g. different approaches could vary in terms of responsibility for ongoing maintenance costs, liability, management, and other considerations), but that this input has been noted and we look forward to exploring this more as the planning process moves along.

(28)

January 12, 2021 Correspondence Received – Email received to upperlands@westvancouver.ca with follow questions related to the planning team's responses to the email received on December 2, 2020 (see #20 above).

January 14, 2021 Responses – Emailed responses as follows:

- **Question** – Asked for clarification about our response to Question 1 in terms of the reference to 210 of the 262 acres of BPP's lands in Eagleridge that would be used for lots under a single family subdivision and the 185 acres of the total 235 acres of BPP's in Cypress Village that would be used for lots under a single family subdivision. Would there be a remainder of 52 acres in Eagleridge and 50 acres in Cypress Village that would still retain single family zoning under the land swap?

Response - In responding to the initial questions about the development potential of BPP's lands in Eagleridge and Cypress Village under the existing zoning, we indicated that the existing zoning sets out minimum lot sizes in each single family zone but it is important to take into account actual site conditions in order to determine the realistic number of lots that could be developed on BPP's lands. Preliminary site planning considered the impacts of steep terrain and environmentally sensitive areas on the possible road layout, subdivision layout, and location of building sites. Based on this work, we noted that the actual number of lots that could be developed under existing is about 300 single family lots at Eagleridge and about 300 single family lots at Cypress Village. These estimates assume that a portion of the total land area would have to be used for roads and parks if the lands were subdivided. Preliminary site planning estimated that this would work out to 20% of land area, leaving 80% as the area occupied by new lots. You noted above a remainder of 52 acres in Eagleridge and 50 acres in Cypress Village but there is no such remainder in the assumed single family subdivision under the existing zoning (these areas would be allocated to roads and parks). If Eagleridge

Appendix A

is protected, there would be no need for deducting out area for roads or parks so, in our two scenarios, the protected portion of Eagleridge is either 50% of the total land area or 100% of the total land area.

- Question – Asked for confirmation on the number of single family units that could be built on BPP’s 262 acres in Eagleridge under the existing zoning.

Response - The likely number of lots that is actually achievable is 300 single family lots.

- Question – Asked for confirmation on the number of single family units that could be built on BPP’s 235 acres in Cypress Village under the existing zoning.

Response - The likely number of lots that is actually achievable is 300 single family lots.

- Question – Asked for confirmation about the number of housing units that could be built under the proposed rezoning.

Response - In our two approaches:

- Approach A (protect 50% of Eagleridge) – 2500 units in Cypress Village and remaining potential for about 150 single family lots on the portion of BPP’s lands not protected in Eagleridge at this time
- Approach B (protect 100% of Eagleridge) – 3500 units in Cypress Village and 0 in Eagleridge

- Question – Asked for confirmation on the total population under the proposed concept that protects 100% of Eagleridge.

Response - In the scenario that assumes protection of 100% of Eagleridge and a plan for 3,500 housing units in Cypress Village, the estimated population in the two areas is 0 in Eagleridge (no remaining development rights on BPP’s lands) and 3,500 housing units times an assumed average of 1.8 people per household = 6,000 to 6,500 people in round numbers. These numbers will be refined as concept planning becomes more detailed.

- Question – “Based of provincial vehicles registered divided by population between 15 and 70, there will be 0.64 vehicles per new resident (excluding visitors, maintenance etc). Hence at least an additional 5,000 residential vehicles will be generated (6,700 people * 0.64 vehicles/person). And what roads are being upgraded to handle these 5,000 vehicles? Upper Levels (no-provincial), Tayler Way (no-provincial). 15th street could be? Marine Drive? 5,000 vehicles equals 22,500 Meters = 23 kilometers bumper to bumper of cars. This equates to bumper to bumper vehicles from Park Royal to Lions Bay! And this does not include visitors, maintenance, construction, medical, grocery, police, emergency, health workers - correct?”

Response - We have a few comments:

- First, the calculation should be based on 6,300 people not 6,700.
- Second, this total population estimate includes all age cohorts, not just those between 15 and 70. The number of people in the 15 to 70 range has not been estimated yet, but it will be less than the total.
- Third, it is unlikely that vehicle ownership in Cypress Village (which will be almost entirely multi-family housing) will match the provincial average (which includes vehicle

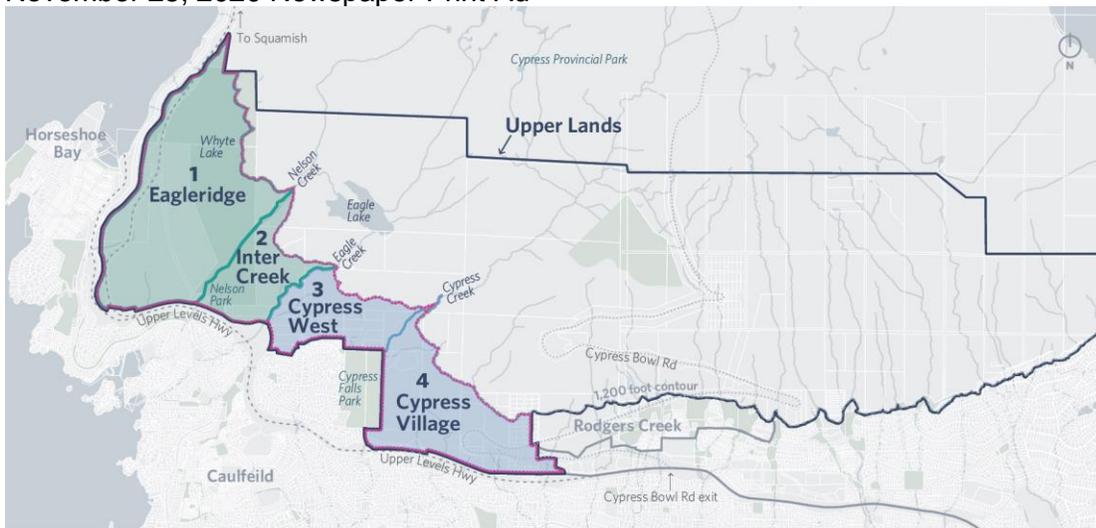
ownership among all households including the larger households in single detached housing)

- So, we anticipate that the total number of owned vehicles in Cypress Village will be less than what you have calculated.
- Your calculation of the “length” of the cars lined up assumes that all of these cars would be on the same road at the same time which would not happen.
- We are aware that impacts of the project on traffic are a concern to West Vancouver residents, so as part of the detailed planning work in the next phase of our process, a Transportation Study and Traffic Impact Analysis will be completed. This analysis will look at potential impacts of the proposed village on vehicular traffic and ways to help mitigate any impacts.
- Question – Why were there only two options in the Upper Lands survey related to either partially or entirely protecting the lands in Eagleridge? Why was a third option of “do nothing, let BPP develop all of the land they own but using current zoning” not presented?

Response - The option of BPP keeping its existing zoning and doing what they are legally allowed to do under that zoning does exist, as you noted. However, West Vancouver’s Official Community Plan already includes policy that encourages transferring the development potential away from Eagleridge (and Inter Creek) to protect the lands in these areas and policy to create compact, sustainable urban communities in Cypress Village (and Cypress West) instead of developing large-lot single family subdivisions that do not support transit service and do not allow the potential to create communities in which residents can walk to commercial and community facilities. The OCP was updated in 2018 and there was extensive community consultation about updating the OCP policies at that time, so the planning process that we have underway now for the Upper Lands is working within the context of exploring a first major step towards implementing the vision in the OCP. The reason for not including “subdivide the land under existing zoning” as an option in the survey is that it is not consistent with the OCP policies of protecting these lands and creating compact communities.

Attachment F: Newspaper Print Advertisements in the North Shore News at Launch of Community Survey #1

November 25, 2020 Newspaper Print Ad



We want to hear from you!

The first community survey to obtain input to help the District of West Vancouver plan the future of Eagleridge and Cypress Village in the Upper Lands is now posted online at westvancouverite.ca/upperlands

West Vancouver's Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village. The District is now creating detailed policy for how to implement this vision.

The District's planning team is seeking your input about proposed principles to guide detailed planning for these areas.

We also want to know your opinion about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

Your feedback will help shape the future of our community. Please take a few minutes to fill out the survey online and have your say.

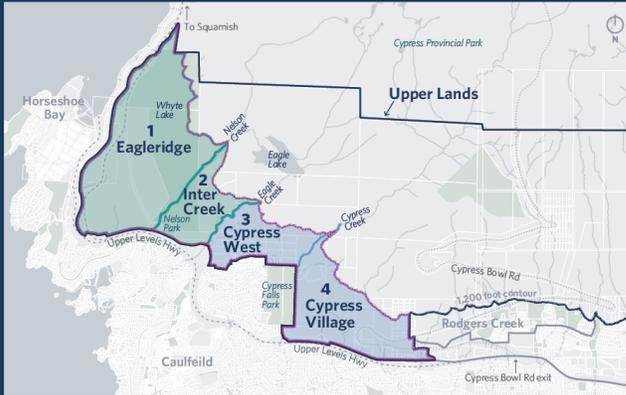
The survey will be open until Monday, December 14, 2020.



December 2, 2020 Newspaper Print Ad

We want to hear from you!

The first community survey to obtain input to help the District of West Vancouver plan the future of Eagleridge and Cypress Village in the Upper Lands is now posted online at westvancouverite.ca/upperlands



West Vancouver's Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village. The District is now creating detailed policy for how to implement this vision.

The District's planning team is seeking your input about proposed principles to guide detailed planning for these areas. We also want to know your opinion about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

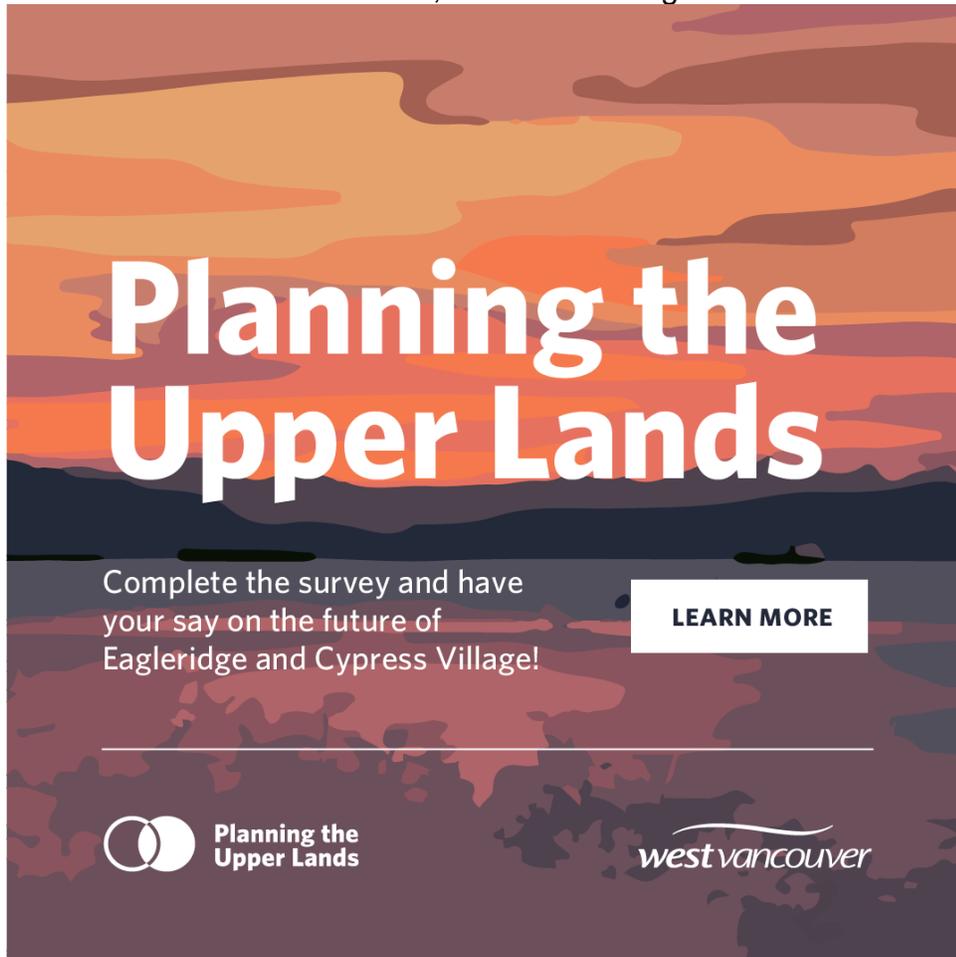
Your feedback will help shape the future of our community. Please take a few minutes to fill out the survey online and have your say.

The survey will be open until Monday, December 14, 2020.



Attachment G: Digital Ad on the online North Shore News regarding Community Survey #1

November 25 to December 14, 2020 Online Digital Ad



Attachment H: E-newsletters regarding Community Survey #1

E-newsletters at Survey Launch

November 16, 2020



The first community survey to obtain input to help the District of West Vancouver plan the future of Eagleridge and Cypress Village in the Upper Lands is now posted online at westvancouverite.ca/upperlands.

West Vancouver's Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village. The District is now creating detailed policy for how to implement this vision.

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Your feedback will help shape the future of our community. Please take a few minutes to fill out the survey and have your say.

The survey will be open until Monday, December 14, 2020.

You're receiving this email because you are a registered participant on westvancouverite.

Powered by [EngagementHQ](#)

[Unsubscribe](#)

E-newsletters near Survey Closing Date

December 11, 2020



Just a reminder that there is still time to take the first community survey about the future of Eagleridge and Cypress Village in the Upper Lands. The survey is online at westvancouverite.ca/upperlands.

West Vancouver's Official Community Plan already contains policies about protecting the Eagleridge lands for conservation and recreation and creating compact, sustainable, urban neighbourhoods in Cypress Village. The District is now creating detailed policy for how to implement this vision.

The District's planning team is seeking your input about proposed principles to guide detailed planning for these areas. We also want to know your opinion about the trade-off between the scale of development in Cypress Village and the share of Eagleridge that is protected at this time.

Your feedback will help shape the future of our community. Please take a few minutes to fill out the survey and have your say.

The survey will be open until Monday, December 14, 2020.



You're receiving this email because you are a registered participant on westvancouverite.

Powered by [EngagementHQ](#)

[Unsubscribe](#)

Attachment I: Social Media Posts regarding Community Survey #1

Facebook - November 17, 2020



West Van District
November 17, 2020 · 🌐

The District of West Vancouver is facilitating a community engagement process on the future of Eagleridge and Cypress Village in the Upper Lands.

Your feedback will help shape the future of our community. Please take a few minutes to fill out the survey and have your say!

Visit <https://www.westvancouverite.ca/upperlands> for details.

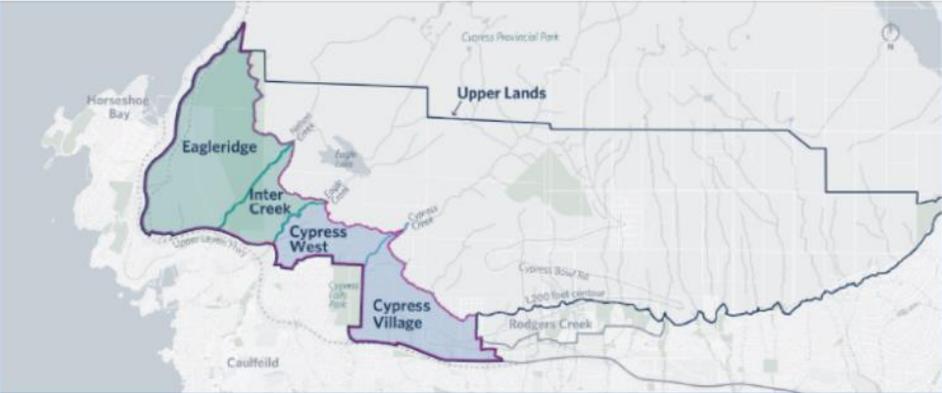
Facebook - November 27, 2020



Facebook – December 3, 2020

 **West Van District**
December 3, 2020 · 🌐

Don't miss the opportunity to share your perspective on the future of Eagleridge and Cypress Village in the Upper Lands. Please take the survey now and tell us what's important to you:
<https://www.westvancouverite.ca/upperlands>



Take the community survey

 **Planning the Upper Lands** 

Facebook – December 11, 2020

 **West Van District**
December 11, 2020 · 🌐

There is still time to take the survey on the future of the Upper Lands. Please take the survey and tell us what's important to you in planning for a new community in Cypress Village and protecting lands in Eagleridge: <https://www.westvancouverite.ca/upperlands>



There is still time to take the community survey on the future of the Upper Lands.

 **Planning the Upper Lands** 

Instagram - November 17, 2020

We want to hear from you!

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

Planning the Upper Lands westvancouver

westvancouver • Following

westvancouver The District of West Vancouver is facilitating a community engagement process on the future of Eagleridge and Cypress Village in the Upper Lands.

Your feedback will help shape the future of our community.

Please take a few minutes to fill out the survey and have your say! Visit westvancouverite.ca/upperlands or go to the link in our bio.

#WestVan #UpperLands #CypressVillage #Eagleridge

8w

33 likes

NOVEMBER 17, 2020

Add a comment... Post

Instagram - November 27, 2020

What's your opinion about the share of Eagleridge to protect now and amount of development to plan for in Cypress Village?

Planning the Upper Lands westvancouver

westvancouver • Following

westvancouver What is important to you in planning for the future of the #UpperLands? Take the survey now and give us your input. Visit westvancouverite.ca/upperlands or click the link in our bio. #Eagleridge #CypressVillage #WestVan

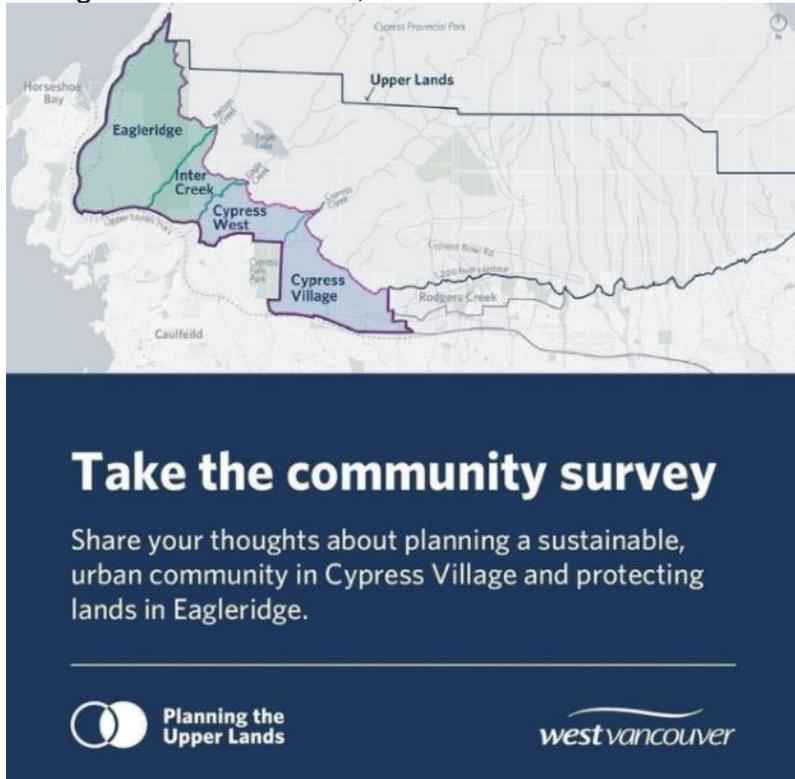
7w

10 likes

NOVEMBER 27, 2020

Add a comment... Post

Instagram – December 3, 2020



westvandistrict • Following

westvandistrict Don't miss the opportunity to share your perspective on the future of #Eagleridge and #Cypress Village. Please take the survey now and tell us what's important to you. Click the link in our bio or visit westvancouverite.ca/upperlands. #Eagleridge #CypressVillage #UpperLands #WestVan

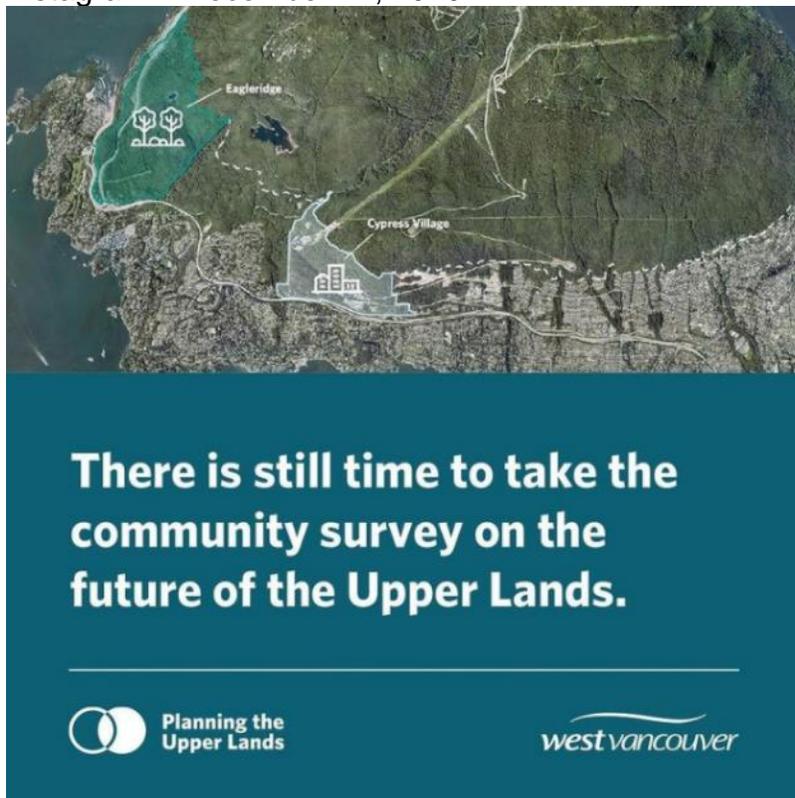
6w

9 likes

DECEMBER 3, 2020

Add a comment... Post

Instagram – December 11, 2020



westvandistrict • Following

westvandistrict There is still time to take the survey on the future of the #UpperLands. Tell us what's important to you in planning for a new community in #CypressVillage and protecting lands in #Eagleridge. Take the survey at the link in our bio or visit westvancouverite.ca/upperlands.

#westvan #westvancouver #northvan #northvancouver #ambleside #dundarave #horseshoebay #cypress #parkroyal #britishproperties #caulfeild

15 likes

DECEMBER 11, 2020

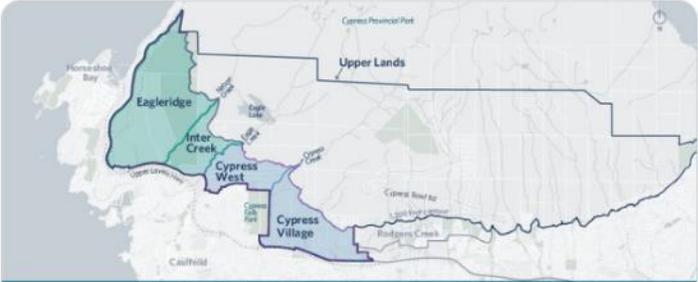
Add a comment... Post

Twitter – November 17, 2020

Tweet

 **District of West Vancouver**
@WestVanDistrict

#WestVancouver is facilitating a community engagement process on the future of #Eagleridge and #CypressVillage in the Upper Lands. Your feedback will help shape the future of the community. Please fill out the survey and have your say! #WestVan #UpperLands westvancouverite.ca/upperlands



We want to hear from you!

3:57 PM · Nov 17, 2020 · Hootsuite Inc.

Twitter – November 27, 2020

Tweet

 **District of West Vancouver**
@WestVanDistrict

What is important to you in planning for the future of the #UpperLands? Take the survey now and give us your input: westvancouverite.ca/upperlands #Eagleridge #CypressVillage #WestVan



What's your opinion about the share of Eagleridge to protect now and amount of development to plan for in Cypress Village?

10:04 AM · Nov 27, 2020 · Twitter Web App

Twitter – December 3, 2020

Tweet

District of West Vancouver
@WestVanDistrict

Don't miss the opportunity to share your perspective on the future of #Eagleridge and #Cypress Village. Please take the survey now and tell us what's important to you: ow.ly/VHxA50CCfpA #Eagleridge #CypressVillage #Upperlands #WestVan



Take the community survey

Planning the Upper Lands west vancouver

3:55 PM · Dec 3, 2020 · Hootsuite Inc.

Twitter – December 11, 2020

Tweet

District of West Vancouver
@WestVanDistrict

There is still time to take the survey on the future of the #UpperLands. Tell us what's important to you in planning for a new community in #CypressVillage and protecting lands in #Eagleridge. westvancouverite.ca/upperlands #WestVan



There is still time to take the community survey on the future of the Upper Lands.

Planning the Upper Lands west vancouver

8:19 AM · Dec 11, 2020 · Twitter Web App

Attachment J: Transcript of Comments/Suggestions from Survey Question #5

<p>I wonder why we signed on to Metro Vancouver's (unelected and not answerable to the citizens/taxpayers) requirement for extra population without considering the effects on our wonderful community. This proposal talks about transfer of development rights but doesn't mention ownership of the Eagleridge lands if the this goes through. If West Vancouver doesn't gain ownership of this land what rights do BPP have down the road? This is critical to any support I may have for this project. Am curious what this rubbish about the being a gateway to Cypress recreation areas. West Vancouver is already a gateway to this. This sort of description makes one think one is being subject to a sell job. This sort of thing may be ok for real estate sales folks but not for a supposedly unbiased staff and council.</p>
<p>1 Focus on steps to achieve eventual Net-0 energy and 0 waste 2 Focus on innovative "Complete Community" building. 3 This includes a Substantial proportion of Affordable Rental housing to support the Retail and Commercial components, as well as for Seniors. 4 Add in "Sharing Economy" elements in the multiple housing , such as a tool library or library of things (see Toronto examples on google) and a repair cafe, to support stronger social interaction between residents. 5 I was encouraged by the open and creative attitude expressed by Geoff Croll in his Leader to Leaders Q & A with mayor Mary-Ann Booth.</p>
<p>2,500 or 3,500 are too many housing units.</p>
<p>2500 housing units in Cypress Village is excessive. Should be scaled back to 1500</p>
<p>3,500 is too much density. The plan should be protect all of Eagleridge and a maximum of 2,500 housing units in Cypress Village. There should absolutely be WIDE riparian zones on all creeks in the area</p>
<p>3500 households is 5,000-10,000 people. That requires considerable utilities and water/waste management along with substantial access and egress transportation routes. The Cypress interchange, the Trans Canada Highway and the water to mountain vertical roads will not be able to handle the extra volume.</p>
<p>3500 housing units = 7000 additional cars on the roads. Lions Gate and Iron workers bridges will be under a lot of additional pressure. A sustainable traffic concept for the North Shore must therefore accompany any housing development. Garibaldi at Squamish skiing resort plans expect 7000 (?) visitors per day, Squamish itself is growing. Upgrade of the bridges, a tunnel, or better a commuter train system connecting Squamish- West Van - North Van - downtown or additional sea busses to reduce traffic are paramount.</p>
<p>4-6 stories max,</p>
<p>A compact village will be more sustainable, more able to manage and conserve its water (water meters?) and should provide more affordable, smaller units to satisfy the District's objectives and strategic plan.</p>
<p>A plan that creates genuine affordability in West Van would finally allow for some diversity in a District that has historically been a 'resort town' for the privileged. If diversity was allowed into West Van then you wouldn't have to have 90% of the workforce commuting into the District to make it run. This would therefore cut down the emissions associated with the District and perhaps create a local culture of reciprocity and care because the folks working on the land and caring for children there would also be the ones living there.</p>
<p>A significant majority of Canadians will not be able to afford the property that's being developed in the Upper Lands. People can't even afford to live in Surrey. There's no reason to destroy the nature around Vancouver so a bunch of foreign investors can use the homes as off-shore investments without even living there for most of the year, if not all of the year.</p>
<p>Adding this high amount of housing without having a plan for better transit and a solution for the traffic jams happing every day at the Lions Gate and Ironworkers bridge, those plans are not sustainable and will add stress to the daily commute of all West Vancouver residents. I also hope West Vancouver follows its own rules and protects all trees that are either Arbutus or larger than 75cm in Cypress Villiage. There would be no room for houses or roads in Eagleridge when all Arbutus trees are protected as the tree bylaw demands!</p>
<p>Affordable housing for BC RESIDENTS.</p>
<p>Affordable housing is important in West Vancouver.</p>
<p>Protect and sanction the mountain bike trails that exist on Cypress Mountain.</p>
<p>Affordable housing is key to ensuring long term diversity in the community, the more the better. This would also be a fantastic opportunity to implement a community solar project! [REDACTED] I'm excited at the prospect of a branch library. The only thing I don't in the report is mention of any consultation with local First Nations about conservation and development on their territories?</p>
<p>Affordable options <1.5m would allow for younger more diverse residents. [REDACTED] And would like to call this area my next home.</p>
<p>Allow for mountain biking trail access including trails requiring high skill level, similar to what is there now</p>
<p>Allow for some development of Eageridge in the future.</p>
<p>Although I have expressed a preference for Option B, this preference assumes that the benefits to West Vancouver (both in terms of land protection and financial benefits) exceed the added value that BPP obtains through this agreement. There is some discussion of the number of single family units that BPP will give up in the Eagleridge area, but I could not find any information on the expected value of those lots versus the value of additional housing units in Cypress Village. Based on the various maps it appears that the site development costs in Cypress Village would be lower than those in the Eagleridge area. Cypress Village may also be an easier sell than Eagleridge due to shorter travel times to Park royal and downtown Vancouver. As they say, "the devil is in the details" and there are insufficient details at this time to say if either approach captures enough of the added value that BPP will obtain through the transfer.</p>
<p>Am appalled at what I presently see at Cypress Village - you are not creating housing for anyone other than those of high net worth, and at the same time are destroying a mountain of great natural beauty. If you were going to put in some affordable housing, I would think somewhat differently. I also don't really understand why Cypress is being sacrificed in this manner rather than Eagleridge.</p>

Appendix A

Amenities need to be available to the wider public.
Anything that limits monster homes and creates a diverse community is imperative for West Vancouver!
Approach A should include affordable housing units for new home owners and seniors.
Approach A, destroy and profit as much as possible now. Approach B, build on Eagleridge in the future, in the meantime use this as a PR stunt to grab more land for development, whilst further increasing profits by reducing the share of affordable housing (no doubt to zero). Excellent choices being offered! I look forward to a soulless ghost town of mansions (you're a good way there) with the community spirit of scrooge.
Approach B seems more comprehensive and will provide a better coordinated final result for the whole development
Appropriate west coast architecture ensuring there is harmony in materials etc. The rest of BP and Mulgrave is hodgepodge and unappealing.
I'm asking that you consider protecting the Godman Creek boulders and try to work around them as you develop
As a land owner how to I have utilities and road access?
As a regular monthly user of the mountain bike trails on Cypress, I'm very concerned about maintaining the existing trail network. I currently live in and the number one reason we live here is the easy access to world-class recreation. Cypress Village is on our radar as we look to buy a home in the next 5 years and this is a key factor for us.
As a resident of west Vancouver and a frequent user of west van trails I do not support the development and planning of either eagle ridge or cypress village.
As a resident who lives and spends time in the Eagleridge lands, I appreciate the opportunity to offer our input.
As much land must be saved and never developed. We MUST do this for future life on this planet for all species. We must learn to say NO. It all starts with trees.
As we consider the District's declaration of a climate emergency it seems to make sense to limit development sprawl and contain the 3500 units within Cypress Village and preserve all of Eagleridge and this ecosystem for the health and benefit of the community at large which will no doubt be very important in dealing with climate change in the future. There seems to be plenty of green space, parks and recreation areas included in the plans for Cypress Village so that there is no need to intrude further west. The District wants to encourage walking and cycling and where better to do this than within a more compact area. This will limit the use of cars in the village as most of the amenities will be within walking distance - limit GHGs an objective of the District. A more compact area will be better served by the eventual introduction of public transit as opposed to servicing areas developed further apart. The actual construction process will be further simplified if residences are built closer together, more economical to construct than single family detached housing, allow for a smaller footprint and consequently allow more landscaping and green space and the diverse housing types will satisfy the District's missing middle" component - smaller, more affordable in line with the District's Strategic Plan.
Before you go ahead with this plan, I think you should ascertain the potential demand for this type of housing. What is going to make this area attractive to the average apartment dweller. Are there going to be great views? Are all the amenities going to be put in at the beginning or over the 20 yr period of development? Is this new housing going to be cheaper than buying an apt somewhere else in WV?
Better cell phone coverage for west Vancouver
Both options are for too much housing.
BP has been a valued partner and supporter within the community, I believe we can achieve the best possible solution working closely with BP. Recognizing that it is difficult to stand in the way of development it is better to make a long term deal now that secures Eagleridge for the long term.
British Properties has done an excellent job of planning over the years. They have been involved for many years in a series of studies of the Upper Lands in cooperation with the municipality, culminating in Rodgers Creek. Good work, and thanks Geoff Croll for your far-sighted leadership.
Can we assume that road access off the highway is being considered in developing Eagleridge? Cypress Bowl Road is not adequate to support development of 2500/3500 homes.
coffee shops and outdoor patio's spaces (covered) and bike wash stations and doggy water bowls
Concentrate on Cypress Village and don't skimp on the affordable housing and community amenities. Parkland for Eagleridge AND Community land trust in Cypress Village.
Concerned about the traffic impact with this location. Do you have any information on marketability of these units if there was no parking/minimal parking per unit?
Confused... you stated earlier that all development potential was being transferred from Eagleridge to Cypress. Can't see how that works with Approach A
Connect all neighborhoods above upper levels to allow for cross city traffic apart from hwy
connect the right balance for outdoor activities specifically hiking and mountain biking while being ecologically friendly.
Consider keeping the world class mtb trails
Continued community engagement and on-going information and dialogue with a wide spectrum of stakeholders.
Could you add to the mix protection of a small pocket of land on either side of Cypress Creek above Cypress Falls Park and below the dirt road that accesses Eagle Lake? It is a very popular walking trail and housing near the falls would be constantly subjected to the din of falling water, so would be of less value to BPP.
Create wildlife protected area like maplewood flats.

Appendix A

<p>Creating high density, mixed-use, walkable, transit oriented communities should be the focus of all municipalities moving forward. It is the biggest impact we can have on climate change, maintains more natural areas, and reduces significant District infrastructure costs. Commercial also can survive with appropriately placed density that is accessible and walkable from the high density nodes.</p> <p>THE DISTRICT SHOULD CONSIDER A GONDOLA vs. BUS ACCESS. DISCUSS BENEFITS WITH TRANSLINK OF THE SFU GONDOLA. IT IS THE ONLY ROUTE THEY BELIEVE TO BE PROFITABLE--AND SIGNIFICANTLY REDUCES THE CARBON FOOTPRINT CAUSED BY VEHICLES AND THEIR BUSES GOING UP TO SFU. CYPRESS SHOULD BE THE SAME!</p>
<p>Current bylaws relative to trees, creeks and storm water management should apply to BPP development. One of the most sustainable things we can do as a community is to limit the amount of development in these established wilderness areas. It would be great if we could stop the mountain sprawl that has dominated West Vancouver in the recent past and limit development to the footprints we have already created. The development in BPP should lead in terms of environmental systems and demonstrate a carbon positive future.</p>
<p>Cypress area already has a road, school works yard and various other uses present. Also has easy access with minimal change in the topography.</p> <p>Eagleridge has extreme changes in topography which will mean more invasive access for construction. This topography lends it self to higher biodiversity and more recreational viability.</p>
<p>Cypress area is very beautiful and natural. Natural look and feel should be a huge consideration when planning for construction.</p>
<p>Cypress Falls park is currently a wonderful wild natural setting. When surrounded by development it will be overrun. How can we prevent it being changed into the equivalent of Lynn Canyon with fences, stairs and gravel pathways ruining that character?</p>
<p>Cypress village has valuable resources to the outdoor recreation community, these need to be taken into account and protected in parks or some other form of protection.</p>
<p>Cypress Village should have public spaces for visitors (not just residents of the Village), adjacent to restaurants/coffee shops/pubs, with parking, seating, tables, washrooms, and significant covered areas. The new(ish) Lower Lonsdale area east of the Quay is a good example of a family-friendly area that is usable in all seasons.</p>
<p>Cypress Village should include accessible amenities and shopping for residents from nearby neighbourhoods and include public parking.</p>
<p>Cypress Village will be a development that interfaces with the forest and therefore constructing it in a way that minimizes wildfire spread risk would be important.</p>
<p>Density is good, build so that the neighbourhood will be economically sustainable -- this may mean subsidizing retailers or commercial uses for a couple of years while the community gets established. Deep, REAL connections to natural surroundings and to wider community are crucial. Good trails that go somewhere, roads that get you down to Town, etc. A mix of housing types and lots of good green space, but don't be afraid of density. Make it really work. Don't back down and only do what the naysayers will accept.</p>
<p>Density is good. It provides better economics for business and services, brings much needed diversity to the WV community and keeps a larger area for recreation and environmental preservation. But please carefully consider traffic and noise management or else it will lose it's charm and just be another suburban centre. Good = Wesbrook Village - good transit, underground parking, pedestrian streets and forest barriers between the community and major roads.</p>
<p>Density sufficient to support the commercial component of the development is important but would like to see it stay 10 storeys or less. I would also like to see the current mountain bike trails dedicated as park.</p>
<p>Despite the fact that I am very disappointed with the fact that these lands would ever be developed, let alone creating a small town on the side of the mountain, I would be curious to know whether BPP has an ESG Plan? How are they managing their environmental, social and governance aspects of their business? What is their track record? How do we know they're actually developing this area in a sustainable manner?</p>
<p>Development planning should minimize the impact of construction on the rest of the District. A shorter overall development construction duration will achieve this, and will also minimize impact on the residents in Cypress Village.</p>
<p>Development should contain some consideration for low income families.</p>
<p>Developments must be designed to the highest environmental standards to reduce energy consumption, control water run-off, prevent direct run-off from entering streams and waterways. Large set backs from stream banks of not less than 40Metres.</p>
<p>Do not develop too slowly or else you won't have the numbers to support transit and basic stores and cafes. Make the units large enough that current WV residents might want to downsize into them instead of chasing the mythical missing middle that council likes to focus on.</p>
<p>Do not increase density beyond 2,500 units in Cypress Village</p>
<p>Do not over build. Keep single family housing. Protect all swamps creeks, lakes and rivers. I brought this to the attention of council 20 years ago with no response!!!</p>
<p>DON'T CLEARCUT LARGE SWATHS BEFORE DEVELOPMENT like those to the east. Work with the natural environment cutting trees only when necessary!</p>
<p>don't allow the continued building of such enormous homes.</p>
<p>Don't devalue existing neighbourhoods.</p>

Appendix A

<p>don't sell the West Vancouver property! Keep the nature don't destroy it! Take care of the watermanagement first in a smart way (state of the art) , built big water tanks to hold the water back, then pipes; not just storm sewre pipes. BPP has to pay for this. Invest in the quality of life of all residents in West Van. Take care of a smart traffic concept. Allow to built less housing, the district declared the environmental emergency, the consequence mus be: less is more. Built passive houses, reduce the building's ecological footprint.</p>
<p>don't support any development at all</p>
<p>Drainage, drainage, drainage....we really notice an increase in water coming down the hill due to the impact of development up above,</p>
<p>Drop the density and take the effect on traffic more seriously in consideration.</p>
<p>Due to the 20 year window and based on the wording, I'd be concerned that BPP would be able to renegotiate once Cypress Village is developed and back out of their conservation commitment. I'm encouraged that this land transfer is being contemplated. The areas chosen to increase density are clearly ideal but based on the information provided, it's difficult to determine that the land chosen for conservation isn't just more costly to develop and as such less valuable to BPP.</p>
<p>Eagleridge should be left untouched and Cypress Village should be minimally developed. West Vancouver MUST halt the development of this entire area and accept the current global and local environmental challenges. A prosperous West Vancouver does not mean an expanding West Vancouver.</p>
<p>Eagleridge should stay natural and undeveloped, but maintain access to the public for hiking and biking. Done right with the proper amount of density, Cypress Village can be a very nice walkable community. But it needs density to support the businesses! Is there coordination with the owners of Cypress Mountain in this plan? I see they are installing a mountain coaster, and who knows what future plans they have? There are sometimes 2 hour line-ups for the mountain coaster in Revelstoke, so this will be a game-changer for summer vehicle traffic to Cypress.</p>
<p>ensure access to and preservation of the existing mountain bike trail system is taken into serious consideration. As a mountain biking family who are currently on the market for our first single family home, a neighborhood where the mountain bike trail system is part of the community plan would be a major selling feature for us.</p>
<p>Ensure electric bike stations are available so the community can be sustainable. Parking should be kept to a minimum so those who want to live in a sustainable community will be welcomed. Storage for cars is not sustainable.</p>
<p>Ensuring a safe community for families and to enjoy affordable housing and to enjoy the outdoors.</p>
<p>Firstly, this development cannot be considered in a silo, estranged or out of relationship and relevance to existing, down-stream neighbourhoods. What on paper might appear as a maximum capacity per hectare or square meters is purely theoretical if not prioritizing the natural typography and hydrology, the naturally functioning watersheds and forest necessary to conserve and have remain intact in order to withstand the vast numbers of felled trees and the consequence of altered natural systems. I find the absence so far to referencing the reality of communities living below, as a grounding starting point, to be alarming. I certainly trust that there will be no repeat of the 5 Creek Diversion Project brought further west as a way to permit on-going clear cut of steep slopes. Cypress Village must stand on its own, in terms of handling the changes to hydrology that it will be creating. The overall design, in all of its particularities must be signed off on and approved by world respected professionals before any trees are felled.</p>
<p>Foolish to think that the community will be contained and have little or no impact on traffic etc in the rest of West Vancouver. Important that the single family housing permitted be reasonable in scale and not the typical Cypress hotel-size units.</p>
<p>Forest fire protection around housing and facilities is very important as climate change increases. "Fire smart" is the program to use. Govt funding is available for this purpose.</p>
<p>From the Boulder perspective, where preservation of open land and severely restricting access to it has long been the practice. Not enough attention was paid to the obvious supply-demand imbalance that would arise and price most people out of the market. A more comprehensive approach that accommodates both preservation and commercial viability makes most sense.</p>
<p>Get it done faster,</p>
<p>Go dense at Cypress Village to save as much forest as possible.</p>
<p>Good work!</p>
<p>Great plan, makes complete sense to transfer and concentrate the density, avoid sprawl, protect large tracts of forested land, provide services and housing without need for individual vehicles.....there is no downside, the alternative of clearing for SFH plots and development is the past, makes no sense .</p>
<p>Greatest concern is traffic impacts and mitigation strategy which needs to be thoroughly considered.</p>
<p>Green build construction and recreational parks and schools very important. as well as transit or skytrain style services</p>
<p>have a branch of the Senior Activity Center included in the Community Center</p>
<p>Having spent many many days hiking all the various trails in the Eagleridge / Whyte lake area I'm constantly amazed at the diversity and ecological importance of the entire area. I think it's very important to preserve this area from development and all efforts should be put into protecting it all.</p>

Appendix A

<p>Hi there, I have lived in west Vancouver my entire life. I am [REDACTED] 5 years ago I took up mountain biking and have experienced the tremendous physical and mental benefits of this sport. I have also gotten my son into the sport. The best part of this sport is that it combines a physical workout climbing to the top of the trail heads and excitement as you descend the technical or flow style trails. The sport has seen exponential growth over the last few years as the number of trails continue to increase and the technology of the bikes improves. I have tried the trails that currently exists on Cypress however they are in disrepair and the climb is usually done on the busy Cypress Bowl Highway. Therefore we tend to travel to Fromme in North Vancouver or Squamish for their vast Trail Networks. As this sport continues to grow West Vancouver has a tremendous opportunity to grow with it. The bike culture is very strong and many businesses cater to Riders near or at the base of the trail Network. These businesses such as bike shops and pubs and restaurants and clothing stores all benefit. West Vancouver has a real opportunity to offer one of the most World Class Trail Networks with its mild slope and the North Shore's growing population. With the tremendous health benefits and economic benefits of this sport it's shocking to me that there is not more investment from the district into this sport. It should be at the top of the list of priorities when it comes to designing the outdoor amenities for Cypress Mountain. Further with climate change and our Winters becoming more mild every year, this sport will only continue to grow. All that is required is a parking space, a safe Trail to climb and a network of trails from that point. I sincerely urge the district to move resources into this sport as it will benefit all age groups especially with the Advent of the e-bike for greater access to the sport. Thank you for your time.</p>
<p>High density Low rise and mid-rise development is important, while high-rises are an eye sore and out of character with the rest of the district. Also important is the preservation of the ecology and recreation in the area, specifically the Godman Creek climbing boulders located exactly at the Cypress Village Development.</p>
<p>Higher density and more protected lands is preferred but "determine what else" sounds like a give away to developers. This kind of statement undermines faith in government as in the past it is the developers that seem to be the better negotiators. Development should not be subsidized by other parts of the community or by trading the future away. The full cost of development, including addressing impacts on transportation, infrastructure, parks and other quality of life factors should be paid by the developers.</p>
<p>Honestly, you need to be taking the opinions of the Musqueam, Squamish, and Tsleil-Waututh nations on this planning process, whatever they might be, very seriously. More seriously than the BPP's priorities or the opinions of assorted settlers who will be participating in this consultation process. Greenfield development is physical entrenchment of colonial domination over previously less controlled land, so if that's what's happening here, you better be basing your decision here primarily off of Indigenous land management priorities, "taxpayers" or landowners be damned.</p>
<p>How about no density increase for Cypress Village? It should be possible to protect environmentally sensitive areas, old-growth forest, and wilderness without the carrot/stick of increasing density elsewhere. The Eagleridge lands are steep and not conducive to development. There is no need for WV to trade density for essentially un-developable land and its fiscally irresponsible to do so. The questions in this survey are just funnelling to a preconceived outcome. This is an ongoing problem with our public engagement process. The objectivity is further tainted when WV Planning department acts as a champion for the developer's proposal. This survey does not reflect the significant concerns I have that stem from continuous growth that is ultimately unsustainable. Creating high-density neighbourhoods will not change the fact that perpetual population and economic growth are not solutions, rather, they are the problem itself. This means development must stop somewhere, or at least we must limit the size and scope where possible. This project may seem less objectionable to many resident than adding density to their own neighbourhoods, but we will all bear the brunt of such a significant increase in population which will strain our infrastructure, roads, sewer, snow-removal, water, hospitals, traffic and over-crowd our parks, seawall and recreation facilities.</p>
<p>How is it that developers can take down so many evergreen trees for development but trying to get some weed alder trees taken down on Munciple property near my residence is met with so many roadblocks? Time to clean out the alders before they choke out everything and everyone.</p>
<p>How will cypress village be connected to eagle ridge? Will there be a trail system?</p>
<p>Hwy 1 not sufficient to handle increase traffic due to development.</p>
<p>I actually fully understand this dvelopment just from the survey questions alone. I would prefer to see a presentation or a 5 mins slide show or video rather than read through a bunch of documents. How many people would live there ?? What age / life stage likely? This impacts on many answers I would have to the above questions.</p>
<p>I agree that a 50 year planning horizon is too long however ensuring the protection of Eagleridge through the transfer of 3,500 housing units now should be pursued</p>
<p>I am a bit surprised at this question because I thought the intent was to protect the entire Eagleridge area.</p>
<p>I am concern about traffic congestion at interchanges with HWY 1. I did not find much detail on this in the planning documents (or I missed it).</p>
<p>I am concerned that this question does not make it clear that DWV and BPP both support the long term objective of protecting ALL of Eagleridge. .</p>
<p>I am glad that it is a priority to preserve Eagleridge</p>
<p>I am in general opposed to large amounts of dense market housing in Cypress Village.</p>
<p>I am not totally clear on the difference between Approach A and Approach B..choose A as option B seems to indicate less affordable housing...</p>

Appendix A

<p>I am very supportive of any and all measures necessary to retain this area for outdoor recreation access and use. Since we moved to [REDACTED] we access this area regularly throughout the year.</p>
<p>I appreciate how your team is reaching out to the community to find out what we all actually want. I think that is very commendable. From a selfish standpoint I would love to see the rock climbing and mountain biking trails that have been developed stay as they are. I understand some areas may have to be compromised however as land is generally purchased to create a profit.</p>
<p>I appreciate that there is a significant effort being put into taking steps to incorporate recreational use in balance with ecological conservation and development</p>
<p>I believe in a variety of housing types and a range of affordable options! More density = the services that people want. Bring it on!</p>
<p>I believe it is essential for community acceptance of this project to fully protect the Eagleridge area from start to finish--no "partials" with the future in the hands of another Mayor and Council. It is also essential for the DWV to be fully transparent on the issues around the 1200 ft Line, re steep terrain land swaps, etc. Trust should be at an all time high on this inspiring project so that it represents a win-win--enhancing our community, broadening our tax base while maintaining environmental integrity on the mountainside. It should unfold as an enhancement, not a battle zone. The world has had quite enough of partisan yelling and screaming. Get this right from the beginning, so we can avoid baseless information, conspiracy theories, wasteful, negative bickering that divides rather than unites our community on what is a very sound, exciting project.</p>
<p>I believe it is very important to protect all of Eagle Ridge and the bluffs for as long as possible.</p>
<p>I believe that it is vitally important to protect the Inter Creek area at this time also. Raise taxes if necessary, but it is time to get it done, and not to take half measures.</p>
<p>I believe that limited residential and commercial development of eagle ridge lands should be allowed. Single family or duplex homes to reduce the density and maintain green space. Plus a small core of retail/commercial.</p>
<p>I can't wait for this project to start and be completed soon! We definitely need this village on the upper levels of West Van. I hope this can be planned considering all the items listed in question 3 of the previous page.</p>
<p>I commend the WV planning department for taking this approach. It is forward-thinking, progressive and considers the broad range of stakeholders (now and in the future). If you need any help/support/volunteerism, please publish how we in the community can get involved.</p>
<p>I continue to see zero effort in attracting young families into this community. Smaller more affordable units. Outdoor recreation that isn't just for senior citizens. Where are the Lou rain bike trails? Look at inter river in north Van for an example. [REDACTED] and the only thing holding families here are the excellent schools which are now full of north Van and downtown Van kids. It's a complete joke how this community does nothing for development of higher density more affordable housing. Young families even those that can afford to live in WV buy in North Van because it is now a far better family community. In a few years when all the seniors are not here there is going to be nothing in this community. Very sad to see how council has dropped the bomb on this very important issue. [REDACTED] Mark e Dr and Ambleside Dunderave is an embarrassment and the so called OCP changes have had Zero new projects</p>
<p>I could not figure the first part of this survey out - what did the numbers mean? Also define recreation! Bird watching, plant photog., 'forest bathing' probably do protect the environment - lawn bowling, 'coastering', Nascar racing, - maybe not so much. And the last question really seems 'above my pay grade'.</p>
<p>I disagree with the transfer of development potential from Eagleridge to Cypress Village. This proposal will cause the significant loss of existing recreational space and trails at Cypress and I think is primarily aimed at improving the profitability of the development at Cypress Village. I think it is otherwise unlikely that the Eagleridge and InterCreek areas will ever be significantly developed because the cost of infrastructure, steepness of terrain and setbacks from creek areas mean it is too expensive and too difficult.</p>
<p>I do not like the idea of transferring more development to Cypress from Eagleridge at all. This will severely reduce accessible forest recreation for everyone but hikers, who drive to access. In particular it will inevitably be destructive to mountain biking and access to the woods for those of us living in the Cypress Park area. Please don't do it.</p>
<p>I don't support either of the options, as I don't believe we should be densifying and adding thousands of units in this area. This does not benefit the residents of west Vancouver, and will undoubtedly cause downstream issues like flooding and water runoff risks. Our own property, along with our neighbourhood has seen an increase in water runoff issues due to these upper level developments and there is no mitigation or recourse in place when flooding occurs. I have chosen approach A in this case, simply because it's the lesser of 2 poor options, but 2500 units in this area is not ideal.</p>
<p>I don't feel I have enough information to properly answer the above question. There are too many variables and not enough certainties: I would only be "guessing" in order to choose an approach.</p>
<p>I don't have a particular opinion on this</p>
<p>I don't think either of the questions are sensible. We do not need the development that Council is currently allowing in West Vancouver. We do not need the huge houses that are being built which are obviously not for your average Canadian citizens</p>
<p>I don't want to answer the above question as it is presented. To be clear, I want to protect all of Eagleridge. Unequivocally. The question is HOW to do that. Frankly, I do not support the options above because they are just two options of a myriad of possibilities and this is far too complex an issue to break down into two options. Furthermore, I do not trust you, the District and/or BPP, to treat my support for one option or the other with the kind of nuance that I would want to incorporate. I believe the two options above could/would be twisted to achieve all kinds of outcomes, few of which I am confident will represent my preferences (and others in my neighbourhood - I would suggest). So again, I am in support of protecting all of Eagleridge. Unequivocally. HOW to do that is complex.</p>

<p>I doubt that most homeowners will use public transit. Many will wish to get to Burnaby or downtown for work and will use a car.</p>
<p>I feel that ER should be treated the same as lands above 1200ft and would suggest bundling those lands under common regulations because 1) they're protected from development and 2) they both have the same recreational users. I spend a great deal of time in ER, around Cypress Village area and above 1200foot line mountain biking and maintaining the trails in these areas for all users - including those on foot ([REDACTED]). I think that it is important for DWV to understand that these areas and the trails within them are being silently overseen and cared for by mountain biker volunteers (and not hikers, and for the most part not BPP). We keep the trails clean and safe for all. We chainsaw the trees that fall down and block trail passage for all users so that everyone can move safely on the trails. And we oversee the areas and tear down (and report to the police and the landowner) illegal grow-ops when we find them. I feel that this is working well today and is mutually beneficial for all users. Users get many hundreds of hours of free volunteer work per year!</p>
<p>I feel the more condensed the housing is, ie not single family houses, with easy walkable access to shops the better. The more overall land saved from development the better. The less concessions the city has to make the better.</p>
<p>I find the plan a bit mind-boggling However I think green spaces and smaller housing are important. Too many monster homes in WV and the character has changed for the worse We need housing but we also need services and the people to provide them - to live in our municipality</p>
<p>I find this survey very biased as asks leading questions to what seems to be conclusion you have already arrived at. I like neither A or B but don't have a choice NEITHER</p>
<p>I grew up in [REDACTED] and have been hiking the known and lesser known trails around eagle ridge my entire life. There is a beautiful array of trails and forest back there and it would be an absolute tragedy to see it get bulldozed for housing. The forest up there is home to many native species including a vast arbutus grove. I passionately oppose the proposal to develop such a beautiful and ecologically diverse area.</p>
<p>I have a few questions and concerns about this proposed plan.</p> <p>Re. Question 1 and 2:</p> <p>In this proposal, would BPP retain ownership of any Eagleridge land that was included in a Cypress Village density transfer, or would they only need to renounce their development rights (or 'development potential') for this land? Could this transfer of 'development potential' be in the form of a covenant on the Eagleridge land?</p> <p>Considering the recent altering of agreements by the District (Brissenden Park, Klee Wyck, the murkiness of the McGavin Field covenant, etc.), I would only feel comfortable if the eventual agreement was ironclad – dedicated, irreversible park land -- especially since many of the players (BPP representatives, District staff and Council) may be significantly different in 15-20 year time, and beyond [REDACTED]. I suspect that BPP probably wouldn't be in a position to develop Inter Creek or Eagleridge until after it finishes with Cypress Village and Cypress West, a considerable time away.</p> <p>Also, according to WestMap, it appears that about 40-45% of the Eagleridge and Inter Creek areas are already designated as park land – Whyte Lake Park, Nelson Park and Cypress Falls Park. One could also include the Larson Creek Wetlands, if it still exists, and the District still owns it. Presumably, even without any transfer agreements, 'some' (almost half) of Eagleridge is already protected. One would expect that even with the lower density transfer most of Eagleridge could be protected. Unless, or course, some sort of retroactive agreement is in place?</p> <p>I also wonder how much of Eagleridge is undevelopable due to excessively steep grades. This should be taken into consideration. The land that should be prioritized is the environmentally sensitive areas that are not already under park status protection. I'm also very concerned about what will be developed above the 1200 ft. contour. Terms such as 'special study area' or 'for recreation and conservation purposes' appear to be rather nebulous. It seems at times, anything other than residential is a possibility, perhaps even a satellite university campus, with residences, a la University Village/Westbrook Village at UBC, or Cap College in North Vancouver. This makes for a very large development footprint.</p> <p>Re. Question 3:</p> <p>While I support a less auto-dependent community, as well as walking and cycling, I am concerned that the District appears to have ignored TransLink's advice regarding expectations for future transit service for neighbourhoods such as Cypress Village and</p> <p>I have concerns about the impact of such a large development in cypress. There is such a lively wildlife population that will surely be impacted by negatively.</p> <p>I have some concerns about the nature of the binary choice which 4 implies-It seems to me that an initial declaration of protecting the area-does not necessarily put into play all 3500 units which have to be built from the start-only suggest that this will eb the Cap at the end of the 50 years.....</p>

<p>I hike twice a week on all the trails around eagle ridge and I [REDACTED]. The area has been fantastic during covid as there are not many people on the lesser known trails. Whyte Lake is a very busy trail. Keeping this area intact, (we have salmon swimming up the new fish ladder in Nelson creek this fall,) is important for the ecological diversity of the different types of forest and forest floor contained in eagle ridge and the health of Nelson Creek. Trails should be maintained to keep people from making new trails and is important for the health of the forest. Density is good thing in housing. Cypress / Rogers creek area is already being developed and more density enriches community life in a village setting. How nice to hike or bike to a coffee shop from other areas of west Vancouver. Residents need to work in the area so public transportation is very important and work spaces and light industry needs to be considered. Having big houses no one lives in, is not a good thing!!!</p> <p>Thank you</p>
<p>I hope to see Mtn bike a f gravel bike and walking trails linked in as part of the planning.</p>
<p>I must admit that I don't really understand the necessity of/for this development unless it is meant to provide affordable housing options (smaller, responsibly constructed) for those in lower income-earning levels and young buyers/renters with families: our young adults who grew up in West Vancouver but cannot afford to stay/purchase here AND for those who service our community. West Vancouver's housing scheme has been (famously) poorly designed and managed over the years, and unfortunately we are seeing the result of this lack of foresight everywhere we turn...I wonder how the destruction of more forested land and the construction of Cypress Village can help turn this around?</p>
<p>I prefer Approach B, but NOT if this results in less affordable housing. A diversity of housing options and a diversity of residents is critical</p>
<p>I reluctantly opted for Approach B (plan for 3500 units), not so much in order to protect Eagleridge but in order to ensure a vibrant commercial core and community amenities. I recall there was once suggestion of a boutique hotel, etc. If more units would result in the hotel or better community facilities such as a bigger library branch, etc. then I am in general I am in favour of increased housing units.</p>
<p>I strongly endorse the maintenance of hiking and biking trails - this really makes a community work (see Whistler). And I strongly endorse mixed income levels of housing. As a resident of [REDACTED], I am very much aware of the impact of these lands, and all new developments, makes to our traffic problems. Who is doing any thinking about the movement of traffic over to Vanccouver, and beyond? I hope someone is looking into the development of a tunnel that goes under not only the Narrows but even under the city itself, with occasional options for going back to the surface.</p>
<p>I suggest Approach B in order to remove the ability to change decisions from the hands of future politicians and developers. Tie it up now or it will become like the ALR which is cannibalized for political purposes.</p>
<p>I support a high concentration of density in Cypress Village as long as all that density is transferred from greenspace like Eagleridge and land title goes to the District as park.</p>
<p>I support a mixed density & mixed usage village-style community, in exchange for protecting Eagleridge lands.</p>
<p>I think it is a huge mistake to develop anything on those lands. It will look terrible, the traffic will be bad and there will be more people, cars, noise, garbage, pollution etc. moving up the mountain. It is very sad to see. If you look at West Vancouver from the the west side of Vancouver it looks terrible. A wild mix of high risers that reach from the ocean way up into the mountain. It is not a carefully planned community...However, money seems to be the determining factor as always. For me it is important to protect as many lands as possible, so I prefer more density on some lands and preserve the others.</p>
<p>I think it is imperative to protect as much of the land as possible, it is the very essence of what makes our community so special.</p>
<p>I think it is important to build higher density housing and the terrain in Cypress Village does offer more opportunity for this type of strategy. Further, I think the city should prioritize maintaining or strengthening existing outdoor recreation in the area (like climbing and hiking) as a way to attract new residents.</p>
<p>I think it is madness to be putting 8000 people on the hill. They will add hugely to the traffic congestion in West Vancouver. They will still need to get to town for concerts, hospitals, hockey games, airport, visiting friends, et cetera.</p>
<p>I think it is really important to save as much of the natural wilderness as possible. Once this is developed there is no turning back. Of course I would rather see no housing, but if you have to allow some development than I would far rather it be tall high rises which take up a much smaller footprint. I implore you to limit British Pacific Properties. They bought this land for a song and they have made millions. They don't care about our community or protecting our wildlife.</p>
<p>I think it is very important that the carbon footprint is zero. Building design should include passive solar, geothermal, heat exchange systems. I would like to see this new village developed as close as possible to being an eco-village and all amenities put in to support the community should be based on eco-village principals.</p>
<p>I think it will be important to make any development connected to neighbouring through things like shared resources, cycling/hiking/walking access. We should try to avoid having standalone neighbourhoods that don't intergrate well, while also avoid pulling people and money away from other West vancouver amenities.</p>
<p>I think it would be nice to leave Eagleridge alone. That area towards Horse shoe Bay is less desirable to live in when it comes to Howe sound winds. There will be less southern exposure for solar power on the north side depending on where structures are built in the Eagleridge area.</p>
<p>I think the main area of interest for myself and my family is foremost the protection of Eagleridge as an outdoor/natural area. What happens in Cypress Village is of less importance as it will be developed anyway. What resides in that development does not matter much as we are more interested in outdoor activities than indoor activities anyway.</p>
<p>I think the need for development needs to be spread out not concentrated in the Cypress areas. As well , many parts of Eagleridge are more suitable for development than park.</p>

Appendix A

I think this development is unnecessary and hard on our environment. What about human waste? Traffic? The landfalls as you erode the soil and cut down trees! You should be ashamed that once again we have developers deciding the fate of our community. I plan to leave as soon as possible and take my property tax with me!
I think this is a great plan and very forward thinking.
I think we should consider a self contained development that is mixed use and includes within walking or cycling distance, shopping, work, schools and amenities including things like, doctors, pharmacists, dentists and restaurants and gyms etc.
I think we should look to Whistler as a planning model. I don't think high rise is suitable for this area.
I was appreciative of the concept of having both transportation and services contained within the village in order to manage the traffic between the village and West Vancouver.
██████████ I believe the Approach B advice re. BPP amenities provided to the District is not in the District's interest.
I would like to see that ALL of the Community Amenity Funds paid by BPP be used in the new Development area. It should not be going the Fund that can then be spent on other Community projects at the discretion of Council. Also the District must also ensure that amenities that are paid, development fees and property taxes are used to properly maintain the amenities, trail systems, boulevards and is not a discretionary expenses controlled by the Council. The Rodgers Creek development is a good example of total neglect due to budgetary cutbacks-property tax is not discretionary nor should services be discretionary.
I would like to see that there is an effort by the council to become aware and inclusive of the fundamental importance to 'ensure affordable housing' for all ages and especially young adults, and young families in all West Vancouver communities.
I would like to see the intercreek and cypress area obtain all of the density and leave eagleridge as is.
I would love to move to a walkable neighborhood on the north shore with accessible climbing nearby
I would not like to see too much density. Better, in my view, to have more space for retail, community services and recreation.
I would recommend that Council tread carefully with the Inter Creek section of BPP land. If you deem Inter Creek for conservation & recreation use only, you may handcuff future Councils seeking land for future development. Perhaps the prudent approach may be to use Eagleridge for conservation & recreation and place Inter Creek "on hold".
I would say protect all but give few housing units like 1000
I would very much like to see all land in Eagleridge saved from housing and the housing being kept to Cypress Village
I'm concerned about habit loss for Wildlife and the loss of trails for recreation and climbing areas. What is being done to protect wildlife and maintain trails and climbing areas? I'd like to see less housing and more of the natural state being kept.
If there is a density uplift because of any transferring of development areas, amenity contributions by BPP should increase. Eagleridge development would be more costly than Cypress because of the terrain. Any development trade should be sensitive to that fact.
Im filling out this survey as a local mountain biker who spends alot of time on cypress. I have accepted that the new cypress village will destroy alot of land access on the first switch back. It would be greatly appreciated if in the construction planning there was a way to keep the majority of the trails in tact outside of the epicentre of the new village. Also to work with the moutain bike community in creating a alternative route from existing trails back to cypress bowl road.Thanks for your time
I'm mainly concerned about the mountain bike trails. I hope the development can be planned in such a way that a large part of the mountain biking experience in the Cypress area can be retained.
In addition to allowing and enhancing existing hiking and mountain bike trails around Cypress Village, the village also needs to include a community amenity that recognizes and displays the history of Cypress Mountain and Hollyburn, since they are enroute to these areas that have a unique history.
In Cypress Village, please plan seriously for a diversity of housing tenure and type.
In my opinion to allow a conservation area to be effective it must be as large and continuous as possible so I would like to see the Eagleridge and Intercreek areas be undeveloped ; left natural! The greater density in Cypress village will ;eat to easier access to community amenities without using automobiles and easier development of transit. The Density if planned well will make for a more economical and efficient development; but also user friendly.
In my view NONE of the four areas should be allowed to be developed.
include lots of level 2 and level 3 EV chargers
Include some low cost subsidized units.
Include/integrate mountain biking trails and access
Increase density to make Cypress Village viable.
Integrate with the mountain biking trails and community that currently exist and allow for expansion of this network. Recognize that mountain biking is a sport that draws people from around the world to the North Shore, and realize that people move here to enjoy that sport locally.
Is Cypress Village a done deal? What happens to the high use recreational area that will become Cypress Village? Will DWV finally begin to maintain and improve their outdoor recreation infrastructure with the onset of this project?

<p>It is concerning that more development of this area is considered desirable. Apart from it being some of the last remaining wilderness on the north shore, there is the more practical question of public amenities in the area - or the lack thereof. Not sure how you plan to fix that. Also, with the landlord at Caulfeild Village (CV, nearest amenities) apparently actively seeking to create empty units (at least four retail units are currently vacant there - some have been vacant for over two years - apparently due to the landlord seeking punitive increases in rent when existing leases expire). There appears a serious risk of the CV landlord seeking a zoning change to allow the whole site to be sold to developers, which would remove the only existing practical amenities for residents between Dundarave and Squamish. I feel that more development is misguided when existing amenities appear under threat, more so when you propose to allow greenfield development of rare mountain habitats. I am 100% opposed to development above the highway of any sort.</p>
<p>It is excessive development any way you cut it. I am sure that most W Van residents would concur. I recognize imbedded BP rights but how about getting the Province involved in trading urban land elsewhere to protect the environment and Vancouver's wonderful setting which is being destroyed.</p>
<p>It needs to be sympathetic to the environment and I think the higher density with a smaller footprint is a wonderful solution.</p>
<p>it would appear that no development is not an option a tad biased</p>
<p>It would be great if these new homes were environmentally sensitive... solar heating, geothermal. And on the number of housing units, it's tough to answer as it depends on the size of the homes.</p>
<p>it would be nice to have the feel of a smaller Whistler Village with a Valley trail for biking and walking</p>
<p>It's very important to me that any current outdoor recreation resources are not closed or impacted by this development.</p>
<p>Keep access available to godman creek rock climbing boulders</p>
<p>Keep as many of the boulders for a unique opportunity for integrated outdoor recreation. Also make any cliffs uncovered during the development amenable to being developed into climbing areas in the future.</p>
<p>Keep as much green space and Forrest as we possibly can. There are plenty of areas to develop but we only have so much forest and mountains/outdoor areas that we must protect and preserve.</p>
<p>Keep Eagleridge much as it is now.</p>
<p>Keep Eagleridge 'natural' and DO NOT over crowd Cypress Village.</p>
<p>Keep in mind that the wild lands are vital for the wildlife that call the north shore home. I love recreating here, but know that the environmental impact on these places can be huge when it comes to development.</p>
<p>Keep mountain biking trails intact!</p>
<p>Keep the western slope of Eagleridge natural. The highway expansion has already done enough damage.</p>
<p>Leave current zoning in place and do not modify or justify densification in Cypress Village using the OCP. Question 4 is inappropriate it needs an OTHER or NEITHER box. This survey is clear biased.</p>
<p>Limit property size, and focus on affordable housing for young families.</p>
<p>Long time resident of ██████████ My request: get moving on this much-needed development ASAP. I would also like you to greatly improve Cypress Bowl Road with sidewalks, railings where needed, bike paths if necessary, groomed flanks and proper paving.</p>
<p>Look very carefully on what in Eagleridge and Intercreek can actually be developed. DWV should not be trading things off for lands that are not commercially viable to develop and which are therefore de facto protected. I do not agree that DWV should be making a lot of concessions in giving away land and amenities to get 100% of Eagleridge protected. I think DWV should increase density in Cypress Village to a level that would allow for 100% protection of Eagleridge and Intercreek. Whether its 2,500 or 3,500 or 5,000 units doesn't matter to me, as economies of scale tend to be better anyway for a variety of reason. The only issue I see is the impact on Lions Gate bridge. Is that ever considered in these decisions? If so, by whom? It seems like DWV considers it someone else's problem when it has a major impact on quality of life in WV.</p>
<p>Looking forward to seeing BPP get it right!</p>
<p>looking forward to visionary development in balance with environment. you have a great opportunity to demonstrate that.</p>
<p>Love the planning that takes into account the environment, with affordable housing and the building of sustainable communities.</p>
<p>Low impact development and include as much public access to mountain biking trails as possible and approve the existence of current trails and additional trails that are sustainably integrated into the forest.</p>
<p>Low rise housing. The beauty of west Vancouver gets altered and our community loses its character and charm with every high rise built. Keeping building height under 6 floors may reduce th eyesore. It is bad enough that our road infrastructure and lions gate bridge cannot handle the influx of development in West Van. We do most of our big box shopping downtown near the Cambie street bridge and avoid Park Royal and shopping there due to its congestion. Who would have thought that we would get to the point of avoiding park royal 10 years ago. That being said Caulfeild village is a great hub for us with its commercial stores mix and would be important for Cypress village. Taxpayer supported other initiatives like a library is a burden to all homeowners and tax increases for the use they would get. We utilize the west Vancouver library and it is rarely busy.</p>
<p>Make it affordable along the lines of affordability proposed by mayor</p>
<p>make mountain bike trails legal and more accessible</p>
<p>Make sure you keep access to the climbing area. Ideally this will include preserving the forested area around as it provides a great location to allow people to leave behind the ever expanding overdevelopment of the city and preserves at least somewhat of the natural environment. Unfortunately, I have pretty low expectations for how this development will affect the local ecology, but at least you have the chance to preserved a good recreation spot.</p>

maximize density and affordability, encourage families to live there, include market rental housing, discourage seniors living housing
Maybe see if you could diversify your community. I grew up in [REDACTED] I would love to live here but I can't afford it. There is nothing affordable any more. Also please put a stop to these horrible huge mansions that are being built on the hill. There must be a better plan than 1 house on a huge lot thats worth millions of dollars? Who can afford that? Not your average Joe thats for sure. Thank you for taking the time to read this.
Minimize the number of housing units because West Van can not absorb another 5,000 people (2 persons per unit) with its current infrastructure plus adding Community facilities such as community centre, library, elementary school, re hall, child care, and other civic spaces
Mixture of architectural styles for Cypress Village so not all cookie cutters
More density wherever we can get it.
Mountain Bike trails are of vital importance to me.
Mountain biking should be incorporated into projected use plans.
Must include affordable housing
My biggest concern is around the retention of outdoor recreation opportunities in the Eagleridge area. We already have a really unfortunate deficit of trail access compared to our neighbours across Capilano River, and my worry is that once the District moves in on this area, one or two large gravel Seaview Walk-style paths will be built and everything else gets shut down. Critical to attracting a younger more active population to the area is to build a healthy mix of trails for dog walkers and trail runners, not just large gravel paths for seniors and kids.
My concern is with the increased traffic volumes without the proper infrastructure that comes with more housing. I am against any more development without the road infrastructure
neither of the above choices are great, you are biasing the answers. How about none of the above
Nice to be able to provide some input. Hopefully the buildings can be kept to mid-rise under 6 stories
no
No high rises please. Mix of housing and low rise development (townhouses as well). Minimal traffic - it would be better if there were no traffic. We cannot add more to the congestion and lineups already happening in the community, particularly the bridge. I would actually prefer half the amount of development intended. If there is to be commercial, then it should be local businesses, small businesses and not large corporations coming in - please not another Safeway. The less encroachment up the mountain, the better. We already have animals coming down into the community because they are losing territory and space to roam.
No high-rises. Should have a classic village like feel to it. Up to 4 stories could work, but if you build high-rises, you've lost the opportunity to create something world class.
None
not at this moment
Not at this time
Not sure why we have to 'give' concessions to Developer for Option B if the Eagleridge is already slated as park in our OCP
Now that e-bikes are becoming so popular, affordable and readily available, this mode of active transportation is a healthy and viable option for future residents of Cyprus Village. To ensure the safety of people from Cyprus Village using bikes or e-bikes, there needs to be protected bike lanes, not just in the village, but also between the village and the major shopping and business centres in Ambleside, Dundarave and Park Royal. A safe route for people riding bicycles between Cypress Village and Horseshoe Bay would also be desirable.
Our district NEEDS housing for lower income citizens. I would like to see nice townhomes dedicated for subsidized housing so that our elderly can stay in our community and to attract a more diverse population. This will aid in the housing crisis in Vancouver and help solve the problem of cyclical poverty (proven through research).
Our future is more than temporary development. Though option B sounds overall better than A, I'm concerned with the suggestion of a lower share of "affordable" housing in option B. Addressing ecological needs while reducing access to less privileged individuals is not a complete solution.
Overpasses for all interchanges intersecting Cypress Bowl Road, to streamline thru traffic to & from the ski area.
Place a Gondola in at Cypress
Plan for a high density mixed use neighbourhood in Cypress Village. Ensure enough housing units to make it a vibrant and interesting neighbourhood with shops and services.
Plan for the fact that a great village design may make this a destination for WV residents and others so do not create an isolated and gated feel to the new village.
Please add some kind of grocery store and leisure facility so that residents don't have to go to marine drive for provisions to reduce traffic flow.
Please be careful with lighting on the site. We don't need to see something resembling Disney Land in the hours of darkness.
Please consider trail users, mountain bikers and hikers, when developing. Cypress has a long history of outdoor recreation, many trails are currently unsanctioned and officially unmaintained. Would be cool to see some adopted and made legitimate so that they can be improved and maintained for future users. People from all over the world come to Vancouver and to Cypress mountain for some world class mountain bike trails, not necessarily in the Cypress village plot, higher up the mountain. Taking this into consideration, recognition and inclusion of bike users could help businesses in the proposed development through increased tourist and recreational traffic.

Appendix A

Please develop small single family homes - 2400 sq ft which includes a mortgage helper suite.
Please just keep the feeling of being outdoors. Keep the amazing network of trails that are out there across eagle ridge and cypress village (and beyond!). They mean so much to the people who live there, and are the reason that people from all across the world come to visit. Do this for nature's beautiful and vibrant environment and to allow everyone to enjoy it as it is now and has been for so long. Not for greed and money of a few!
Please keep the climbing (bouldering) open thank you. If you do I will consider moving there.
Please keep wildlife corridors intact to minimize interactions between people and wildlife such as bears. Do not cut off sections of forest.
Please make sure to keep access to Cypress Falls Park and adjacent areas open for public use including trail running, hiking and rock climbing. Myself and many other people greatly value the recreation this area provides.
Please make the trails that have been very well built parallel to Chippendale Road bicycle free.
Please place an emphasis on single-family detached houses and reduced density. Also, please focus on upgrading car infrastructure for more personal vehicles to travel without increasing congestion.
Please plan development away from existing trails
Please plan for smaller homes, enhanced sustainability measures, and transit.
Please preserve climbing areas as well as ecologically sensitive habitat!
Please prioritize density, sustainable development, and conservation of Eagleridge and InterCreek
Please save the Whyte Lake & Cypress Falls hiking trails!
Please try to design a self-contained community that does not need to drive everywhere for basic amenities.
Prefer zero high rise and all low rise, have green spaces in between. Would prefer a small walkable area than high rises with giant parks. We have lots and lots of park land and very few nice neighborhoods. Prefer a mix of small multi family and reasonable sized single family homes and some luxury homes. In pockets. So it's not just one block of high density. Then jammed in houses. Think of good neighborhood planning and the fact that high rises are very ecologically unsound. With engineering, water, construction materials and site disruption. Nothing under 2 bedroom 800 sf. Stop building "investment" vehicles. Also. None of this should be offered overseas for sale at all. Period. Or don't pretend that you are planning for the community. Because if it's sold offshore it's an investment/ money safe house/ money laundering vehicle destined to sit empty or rented out for pennies for hotel style housing. This attitude is ruining all of our neighborhoods.
Preserve the existing trails for riding and hiking. Keep the views in place at the site where the flat area is at the first switchback
Preserving Eagle Ridge in it's current state is paramount.
Prohibit all development until adequate infrastructure (a 3rd crossing) is in place
Protect as much land as possible
Protecting the Eagle Ridge forested area is of the utmost importance. Creating a unique and vibrant Cypress Village is key to creating a much needed complete community above the highway which will provide a real diversity of housing, not focused mostly on single family housing. There are wonderful options here which the District should embrace.
Put all the density in Cypress Village to make the amenities work
Reduced development, please! Let's protect what we have left!
Rock climbing is quite prevalent in the planned Cypress Village Area. Please ensure the rock climbing community is considered a stakeholder and is consulted prior to development. It is preferential to try and retain the existing climbing areas by leaving swaths of natural land as these areas are currently widely used by North shore locals Vancouver residents on a regular bases during spring, summer and fall months.
Same comment as with all of the development WVD is planning right now. Slow down. Take stock of what we have in the works. Look at the huge developments planned. See what happens with Horseshoe Bay, see what happens with Park Royal, see what happens with Eagle Harbour, with Rodgers Creek...slow down, take a breath, support people and business and communities and homes of people during a pandemic...see the financial implications of the pandemic and just pause and reflect. It's too much. Should NOT be built at all. We are building too high up the mountainside. We need to preserve all of the forest that is still left.
Some of the questions seem to be leading and difficult to fully understand.
Stop all the talk and get on with it !
STOP SPRAWL. Density should be localized at Cypress and there needs to be SUFFICIENT density for a self sustaining environment where businesses can succeed without extensive traffic from outside areas
Thank you for asking for our input!
Thank you for consulting community. Eagleridge a treasure. Stack development in Cypress Village and move to make Eagleridge a park.
thanks for this process
that's too many people to add to west van
The 1220 foot contour is too high and will be visually intrusive as well as impacting on the area for walking and mountain biking. The development should be lower than the 1200 foot contour.
The architecture of the Village will be the key. It must fit the mountain landscape and be virtually "hidden" on the hillside
The consequences will be more traffic jam on the Lions Gate Bridge.. already bad now.....what are you planning to do..? it is evident that something has to be done but at this point.. no one is capable to reply to this important situation ..and we, residents of West Van. are waiting for some improvements and this, for a long time !
The density needs to be reflective of the communities needs, not just BPP.

Appendix A

<p>The devil is in the details and how is it 2,500 or 3,500 housing units. The whole development approval process is suspect as being costly to existing residents of West Van and very beneficial to BPP as the District Staff seem unwilling to negotiate on behalf of existing residents but favour potential new residents. Roads, utilities and services will be triple the cost of present areas and will mean that all present residents will be subsidizing those in these proposed developments.</p>
<p>The District is asking all the wrong questions. Change the Zoning in the Upperlands to not allow any development at all!</p>
<p>The Eagleridge area has many varied, unique, and interesting features, and is close to, and connected to, protected lands (parks, watershed) - it would be a shame to lose this beautiful area to housing developments</p>
<p>The last question I don't like either why is the option protect half or all?</p>
<p>The more land we save now, the better it is - we need to give something up today to ensure natural forests are retained in perpetuity, for tomorrow, for the next seven generations - we are in a climate emergency, so we need to make decisions now that reflect that reality.</p>
<p>The most important consideration is to protect all of Eagleridge and Intercreek lands as soon as possible, in perpetuity. These lands should remain as is in as close to their natural state as possible. We do not want or need additional lighting on trails or fancier trails or more parking or more signs or anything like that. The lands are beautiful as is and should be left in their natural state as much as possible.</p>
<p>The mountain bike trails are an amazing asset, and what will make commercial real estate really work here. The challenging trails here are special, some of the best in the world. Leverage them for your benefit.</p>
<p>The plans you've stated sound thoughtful. Since Eagleridge is ecologically fragile it doesn't make sense to protect half of Eagleridge now. Protect the whole of it, and progress with new development slowly, in Cypress Village.</p>
<p>The population of West Vancouver continues to decline? Is there a demand for 3,500 housing units? Are steps going to be taken to ensure this development doesn't evolve into a resort that brings international skiers to Cypress Mountains, thus reducing accessibility to Lower Mainland users?</p>
<p>The proposal to protect Eagleridge and to densify Cypress Village seems to be in keeping with the DWV's Community Plan. Let's ensure that we also plant lots trees to maintain neighbourhood character. The lack of trees in neighbourhoods above the highway are very apparent.</p>
<p>The questions do not really allow residents to voice their true opinion. The survey is clearly engineered to lead to a preset desired outcome. Especially the last question doesn't allow us to express our opposition against this development. The only 2 possible answers to the last question are both suggesting that we agree with development in the Upperlands. We do not support development in the Upperlands. The validity of a survey is greatly reduced when you disallow opposing views.</p>
<p>The whole thing is ridiculous, I want to see density avoided.</p>
<p>There are rock climbing recreational resources in the Godman Creek area. These resources should be planned for and protected as there are pretty unique in the Greater Vancouver area.</p>
<p>There is a great potential for mountain bike trails development, in respect of land preservation at Cypress. It would be interesting to keep the discussions going between land managers and North Shore Mountain Bike Association regarding the development of trail network on Cypress. The local commerces could benefit from the trail users' business.</p>
<p>There is a need for an additional route thru West Vancouver in addition to Marine Drive as Bellevue is now being closed off to traffic. The Upper Levels (which is not a District Road) is already congested with little or no potential for increasing capacity to handle the volume of residents foreseen in the development. It is naive to expect people will not journey from their neighbourhood or plan for one car every 15 minutes.</p>
<p>There is a need for mixed housing options in West Van. BPP seems to be committed to this and have a proven record of working WITH the District. I am hopeful Cypress Village will be built and maintained to the benefit of all stakeholders.</p>
<p>There is currently a tremendous amount of recreational activities in the Cypress Village area - chiefly rock climbing and mountain biking, but also road biking, hiking and nature viewing. Eliminating these will push current users into other areas which will in turn increase pressure on already maxed out recreational areas on the north shore. It is vital to any community planning to not only maintain existing recreation space, but expand infrastructure to keep up with growing demand.</p>
<p>There is no mention of affordable housing development in this area. Most of the new houses around Rodgers Creek are ridiculous and cater to 1% of the population. I'd rather see development like Harper Road in Coquitlam that's close to the Burke Mountain trails while protecting areas for hiking, mountain biking and running recreation.</p>
<p>There is so little land available for recreation/hiking/biking in West Van! More trails and access is needed! Cypress mtn is overrun in the summer as there are so few other options.</p>
<p>There needs to be a commitment to AFFORDABLE housing included in the development plan. We need a neighbourhood which allows for a mix of ages and professions including families and singles. If the multi-unit housing is too expensive it will just become a wealthy enclave on the mountainside. Whereby I answered - Approach B this was only because I felt it might be easier for planning and the developers. There needs to be a long line of sight on the planning for this development with room for adjustments as things go along. If this is not achievable with Approach B then I would change my answer to Approach A.</p>
<p>There needs to be a focus put on making it so its walkable to get to everyones daily needs. However due to the location most people will still need to own cars, so really these kinds of developments should also be pursued in Ambleside and Dundarave too.</p>

Appendix A

<p>These proposals will place a significantly increased burden on existing West Vancouver infrastructure, schools, services provided by West Van. History has shown that developers, while paying a proportion of development costs, don't pay what they should considering the profit they are going to make. I would like to see the developers pay for all development costs. Would prefer to see development plans proceed very slowly.</p>
<p>These undeveloped lands are some of the last low-elevation lands left on the north shore and contain the only significant arbutus groves. It would be a travesty to develop the land and not turn it into one massive park that encompasses Whyte Lake and Nelson parks. I hope DWV council can find a way to protect all of these lands.</p>
<p>Think outside the box. Make it fun, vibrant and livable. Don't listen to naysayers and NIMBYs. Encourage commercial development, bars and restaurants so residents can enjoy life in West Vancouver as opposed to driving to other municipalities.</p>
<p>This is selfish. It's a beautiful area that people have been using for outdoor recreation, including myself for rock climbing. Stuff like this is what will eventually ruin what makes North/West Vancouver a beautiful place to live. Life isn't all about making money.</p>
<p>This is such a miserable situation we are in: having to choose over what level of natural destruction to impose on the upper lands. The Upper Lands are visible from all over Vancouver, and we are offered 2 visions that are both unappealing. Creating an urban centre at Cypress Village is a crime against nature, but perhaps a lesser crime than the total destruction of the Upper Lands. Either way, you are asking for my participation in this crime against nature?</p>
<p>My other comment is that the District of West Vancouver seems to be in a race to densify and develop the District. Many decisions were taken in 2020 that will be profoundly impacting local communities in the years to come. Although the full impact of those and previous decisions (Park Royal, Cypress Village, Horseshoe Bay LAP & Sewell, etc) isn't yet understood, the District is racing ahead seeking more and more input from the community on how to plow ahead -- even worse, this is being done in the middle of a pandemic when people are focused on other more pressing issues and groups aren't allowed to interact in person. Have you considered taking a P A U S E ?? Yes, take a breather and monitor the impact of the decisions and change as we move forward. See how some of the changes in density are impacting transportation, communities, services, liveability. The changes being proposed and implemented are irreversible, so why rush into it like we have no other option? It's taken Staff and Council years to arrive at a tree bylaw that is hardly protecting any trees (70cm is laughable), so clearly there is an understanding on how to slow decisions down to crawl.</p>
<p>This question starts by taking a 20 year view. Planning for 3500 units over 20 years averages out to 175 units per year. We need to move at least at that rate to develop a vibrant community.</p>
<p>This survey is biased towards support of this initiative to transfer density. I do not support the transfer of density. Stick to what was originally agreed.</p>
<p>This survey is misleading and manipulates responses. I don't support a change in the original density. Leave it as it was originally agreed.</p>
<p>To take every opportunity to secure, in perpetuity, as much of the Upper Lands for conservation purposes as possible. To recognize the gift of these areas left in their natural state for generations to come. It is priceless in this day and age and into the future. As we densify everywhere, there will be more and more pressure on parks and greenspace by our residents and visitors alike. It will be important to avoid clear cut logging of areas, which affects slope stability and water/soil retention. Use advanced and creative building practices to offer a variety of housing options. Recognize that single family homes are still desirable but to be creative using smaller lot sizes, houses (similar to duplex) with common walls, etc. Try to avoid creating the West End of Vancouver in the Upper Lands.</p>
<p>Too much density will cause other issues and costs - more traffic, police, fire and community services</p>
<p>Trading Density for protection is spot on for my values - also affords a larger and more sustainable development that requires commute time in cars, is a complete solution to create community, has a smaller environmental footprint and allows for variety in housing sizes and types. Protection of Eagleridge and if possible the inter river zone, should be settled taken right away</p>
<p>Traffic!! No #1 issue</p>
<p>To accommodate any development of the size requires some vision as to a second crossing yes complex but it Has to be considered Otherwise Quality of life for all of us who have resided in west van for many years And the future of younger families who have made West Vancouver Home is a big factor. The municipality and his elected members of governance Must take this into consideration before any thought of expansion is considered.</p>
<p>Transit doesn't necessarily mean buses on the road. Consider rail transit to higher elevations, like they do in Switzerland.</p>
<p>Transportation will look very different, I think, 20 years from now. I am not convinced that expanding public transit to Cypress Village is the way of the future.</p>
<p>Try to keep a "village atmosphere" somewhat akin to a ski village with pedestrian only central village areas.</p>

Two comments:
The District is moving much too fast in agreeing to this "transfer" of development potential in the western part to the proposed Cypress Village and Cypress West, making a decision now that impacts the future of our community for 50- 100 years and beyond. We have seen in 2020 how a major event like the pandemic can influence our lifestyle and living conditions and therefore the resilience and flexibility that needs to be built into our planning.
Before a decision is made care needs to be taken that all the stakeholders are treated fairly with the benefits and costs are shared equitably. Our politicians and administrators should ensure that sufficient information is available. That is not the case at the moment. There are lots of factors, in addition to contours, that determine the suitability/feasibility for development. The lands being considered in this initiative are contained in the two largest watershed in the district (Cypress and Nelson creeks), both of which have significant older developments below the highway. Impacts of integrating stormwater management and other environmental constraints should be considered at this stage.
Unfortunately the information provided to the public has serious flaws and misinformation. The ownership of Eagleridge and other lands was not correct. The basis for protecting lands west of the West Vancouver maintenance yard is flawed and the basis of the 2500 unit and 3500 unit alternatives are not proper. The BPP swap proposal to preserve lands is not reasonable for West Vancouver and its citizens. When one takes into account lands owned by West Vancouver, BC Hydro, Crown, the Highway, Riparian areas, sensitive ecosystem areas, slopes over 35 % the quantity of land that could potentially be developed by BPP is much less than stated in the reports to the public. This is particularly true in the Eagleridge area. What this means is the 2500 and 3500 unit alternatives need to be downscaled significantly to much lower figures after the correct analysis is done. The public should be provided the new correct information and the survey repeated.
Useful amenities such as grocery store, coffee shop(s), pharmacy, etc should be high priority to establish at the earliest time in the development schedule. All existing residents would appreciate and use these amenities. In conjunction, completion of the mountain trail to Cypress Village should be high priority.
Was wondering if there is any actual assessment of the environmental attributes of the Eagleridge lands
We absolutely must increase the density and walkability of W Van with any new planned developments and protect the ecological richness of Eagleridge
We are developing too fast and destroying nature. In the long run, this will lead to deforestation, wildlife habitat loss, urban sprawl and a change (for the worse) the local weather patterns.
We can protect ALL of Eagleridge NOW. If we hope that it ALL may end up protected in 50years we are only crossing our fingers, as any deal can be changed. Also by protecting only half of it there will be urban sprawl still.
At this time in history we have reached a point where our decisions need to be environment first and people second. We are reaching a point where that choice will no longer be an option. Preserve the environment = preserving the people.
DWV should look at rezoning pockets of the original British Properties. Rather than the huge homes being built. Imagine all the properties down Taylor way from the roundabout to the hwy being higher density zoning. Townhouses etc... Don't make promises of higher density and a variety of house types (values) in untapped natural environment. Put those efforts into pockets of accessible, somewhat flat pieces of land through WV.
We cannot continue as a small community on the North Shore. All three municipalities need to amalgamate as mini Municipal Services as proposed are unaffordable today.
We dont need more housing here and definitely not at the expense of nature
We have a huge issue in West Vancouver outsiders coming out of town and using the parks, trails and residence can not access - perhaps permit parking for certain areas can be implemented, for example, lions bay has residents only parking throughout the village and it helps tremendously at the beach in the summer by ensuring residents have access to their own town's recreation
we need affordable housing and and transit. We don't need another BP
We need affordable housing to attract young families. If the cost of apartments/houses is what the new Horseshoe Bay site went for, that'll just attract more of the same people who are currently able to afford living in West Vancouver.
we need much more social/affordable housing!! make this a priority!!
We respect the way in which British Pacific Properties has, and is, developing their land. The walking trails are excellent, as is their standards of development and foresight. We are very fortunate to have them as a developer in West Van.
It is surprising that in this survey you included child care with community services. I can see BC Ambulance having a sub-station in the Cypress Village area, but with a newly built house, or apartment building built to high fire protection standards, it seems to me that the Fire Hall in Chartwell would suffice. One library seems sufficient, as there will be an ever increasing number of people going on-line for their reading requirements. Bus transportation will be important, for those who do not work from home.
We are in favour of densifying the Cypress Village area, but it would be wrong to punish or diminish Ambleside and Dunderave in the process, as the businesses need the support of more densification.

Appendix A

<p>What concerns me about all this planning is that the Cypress Bowl highway is a provincial road. What is the province going to do to make sure that, specifically, traffic is controlled on the highway? With development planned for many years, the construction traffic (trucks, etc.) will be substantial. I lived in ████████: the volume of construction traffic has become a major problem on the lower part of the highway. Significant measures are needed to control volume and speed of vehicles. This is a one-way-in-and-out roadway: never smart design for a large development, plus ski hill, plus school. There needs to be another major connecting road other than the CB highway.</p>
<p>What makes West Vancouver so appealing is it's the last place where there isn't any condos, abundance of cheaply built townhouses etc. I believe this is what makes it attractive and special and I do not want to see it over developed</p>
<p>When deciding the mix of housing types- need to consider the surrounding housing types and market towards a mix/range of incomes and age diversity- not all geared towards wealthy seniors 'downsizing' into 2500sf apartments with views. Ensure a population mix that will make use of a walkable village with various amenities.</p>
<p>Why do we need to continue to invade our hinterland?</p>
<p>Why is Cypress West not in the planning?</p>
<p>Wildfire planning and mitigation should be at the forefront of any development plans going forward. Consider integrating a cistern system into the area to collect rainwater runoff to be expressly used for firefighting purposes as a frontline reservoir. Building a community this much into a forested area makes a wildfire in West Vancouver a "when" not an "if"</p>
<p>Worry the project will be too big, and there will be a lack of appropriate transit.</p>
<p>Would approach B prevent future development of Eagleridge Lands in the future?</p>
<p>Would it be economically viable to plan for a wind energy farm?</p>
<p>Would like to ensure a Walkable community for all ages and abilities.</p>
<p>Would prefer single family homes</p>
<p>Wow, that is a lot of housing units.</p>
<p>Yes, about improving on road service as we still have the some roads we had 30 or more years ago. You people, keep on giving permits to built more and more homes and high rises, but are not interested in improving roads condition and cleaning up some of the edges and enforcing property owners in cleaning up their edges/fences to make the streets and roads looking better and more attractive. I see some properties in West Vancouver looking more like a very poor country because they are not looking after their properties as they should be. Why can you not enforce that? After all, we are paying a lot of money in taxes, but we are not getting the services that we deserve from the municipality. As well as, we are surround by huge pine trees and other trees far too close to homes, power lines and other properties, and I am really worry about wind storms or fire, as if that happen, we are in a huge trouble. I guess you people are not paying attention to what is happening in other countries or thinking that, it could happen to us too. Why not trying to prevent this ahead of time?</p>
<p>Yes. In order to protect all of Eagleridge, why do 1000 more houses need to be built. Very concerned about conserving east west connector trail between cypress falls and whyte lake.</p>
<p>You are destroying anything natural at Cypress Village. Don't do the same to Eagle Ridge.</p>
<p>you are proposing completely and wish you had more options so residents can express their views. This survey is already leading residents into outcomes that suit your aims</p>
<p>You shouldn't be building anywhere above the upper levels highway. There will be no "community", just more super-expensive dormitory residences for people who live out-of-town. No super market, not pubs, shops, playgrounds, schools, church, post office etc. It'll be another isolated British Properties location, where everyone drives to & from their ivory towers. This development is a result of greed & development back-handers. Are you going to tax the developers in order to build another bridge (or tunnel) off the North Shore, because pretty soon the whole of the North Shore will be one big car park. Building this, plus high-rise developments, where everyone has at least 1 car per family, will result in grid-lock. What a joke Vancouver is becoming! Greedy fat cats.</p>

Attachment K: List of Organizations, Associations, and Groups Referenced in Responses to Question 6 in Community Survey #1

Organizations, Associations, and Groups Referenced in Responses to Question 6

Ambleside Chamber of Commerce	North Shore Eagle Network
Ambleside Dunderave BIA	North Shore Heritage Society
Ambleside Dunderave Residents Association	North Shore Historical Society
British Properties Area Homeowners Association	North Shore Mountain Bike Association
Building community	Ocean Ambassadors Canada
Capilano Golf and Country Club	Old Growth Conservancy Society
Chamber of Commerce	Photography Society
church	Phyll Munday Nature House
church - St Anthony's Church	Piccadilly Park
church - St. David's United Church	Recreation Centre
church - West Vancouver United Church	Rodgers Creek Working Group (past)
Climbers Access Society of British Columbia	Rotary Club
Clovelly Caulfeild Working Group (past)	Royal Canadian Marine Search and Rescue
Coastal Marine Management Plan Working Group	School PAC
Community Arts Council	Senior Activity Center
Deer Ridge Strata Council	Small business society
DPAC	sports - field hockey
Dunderave Festival of Lights Society	sports - hockey
Eagle Harbour Yacht Club	sports - little league
EagleWatch	sports - soccer
Enhance West Van	sports - tennis
Fit Fellas	sports teams
Force of Nature	Thunderbird
Foreshore Society	Upper Lands Working Group (past)
Friends of Cypress Provincial Park	Urban Tree Alliance
Friends of West Bay Park	Vancouver Climbing Association
Friends of Whytecliff Park	West Vancouver Community Centre
Gleneagles Clubs	West Vancouver Community Stakeholders
Gleneagles Community Centre	West Vancouver Design Panel
Har El Synagogue	West Vancouver Foundation
Hollyburn Country Club	West Vancouver Garden Club
Hollyburn Family Services	West Vancouver Historical Society
Hollyburn Heritage Society	West Vancouver Memorial Library Board of Trustees
Hollyburn Ridge Association	West Vancouver Residents Association
Horseshoe Bay Area Plan Committee	West Vancouver Schools
HUB North Shore Committee	West Vancouver Shoreline Preservation Society
Kay Meek Arts Centre	West Vancouver Streamkeeper Society
Legion	West Vancouver Teachers' Association
Lighthouse Park Preservation Society	West Vancouver Yacht Club
Lions Gate Probus	West Vancouver Youth Band
McKechnie Park Residents Association	Western Residents Association
Millennials	Wild Bird Trust of BC
Mulgrave School	

Attachment L: Log of Written Input from Stakeholders

Written Input from Western Canadian Mountain Bike Tourism Association for *Planning the Upper Lands*

November 26, 2020

- From a mountain biking perspective, both recreational and tourism, interested to see how the plan for Cypress Village can create opportunities for both local residents as well as visitors.
- The trails currently on Cypress appeal mainly to more advanced riders partly due to limited maintenance and continued erosion of fall line trails.
- Encourage upgrades to the existing trail system and the addition of a climbing route and a few new trails that cater to entry level riders. A number of communities in BC have developed adaptive mountain bike trails which have led to greater inclusivity and provided safe riding opportunities for new riders.
- Any changes to the current trail system should seek support and involvement from the local trail builders and maintainers.
- Services that will be offered at Cypress Village should also take into account the needs of cyclists. Bike shop/rentals, trail information kiosks, pre and post ride nourishment, adequate free parking, shuttle service, etc could really set Cypress apart from other locations and represent a well-planned hub for biking.

Written Input from Cypress Trails Collective regarding Cypress Mountain Biking Goals and Recommendations for *Planning the Upper Lands*

December 7, 2020

Background of the discussion

There is an extensive trail network on Cypress Mountain, including within the areas under discussion (specifically Cypress Village and the Upper Lands).

The trails on Cypress Mountain are used by a number of user groups, but we believe that mountain bikers are the largest of the user groups within proposed Cypress Village and Upper Lands areas (as identified). Other groups consist of hikers (including birdwatchers and others attracted to nature), dog-walkers and boulderers, plus less frequent user groups and back-country skiers at higher elevations.

Relevant to mountain bikers, the trails on Cypress Mountain are unique for being more challenging than those on other North Shore mountains due to the rugged and steeper terrain. Cypress Mountain is also differentiated from other North Shore Mountains because the trails on it, unlike Mount Fromme and Seymour, are not overseen in an official capacity. This leads to a different trail experience than what is available elsewhere because contracted trail design and maintenance also requires insurance coverage, and insurance companies may require different trail characteristics than the typical trail on Cypress today.

Instead of an official trail management plan, a dedicated group of volunteers silently spend their own time (and money) maintaining the existing trails in a manner that is consistent with the trail culture on Cypress. The maintenance is generally completed to a high standard of quality similar to sanctioned trail work done on mountains where there is an agreement with the landowner.

This discussion is happening because the landowner wishes to proceed with residential and commercial development on the lands spanning from Eagle Ridge eastward to, and beyond, the proposed Cypress Village. Since many mountain biking trails exit in the area of Cypress Village, we believe that there will be significant disruption to a large number of trails in a key area that is used by Cypress mountain bikers. While we believe that development is inevitable, we also believe that there are choices that can be made in advance and during the construction to minimize disruption (to user groups as well as to the development process), maximize safety and leave the District (residents, visitors and the governing body itself) with an ability to benefit from the result.

Goal

No Net Loss of Mountain Biking trails anywhere on Cypress. This will potentially require new authorized trails on lands that do not overlap with proposed development lands should development result in the closure of existing trails. For example, if 3km of trails are closed due to development, we would propose that 3km of new trails be found elsewhere. We would recommend lands above the 1200ft line be considered for additional trails to protect them from future disruption.

Our singular goal is to preserve mountain biking on Cypress Mountain. We believe that mountain biking on Cypress is unique and special, and that continued access to the trails should be prioritized. We expect development to result in the permanent closure of trails (indeed, we have already lost 4 trails on Cypress due to development), but there are easy pathways that can be put in place to minimize disruption during the process and we are highly motivated to assist with those. The District of West Vancouver has an opportunity to embrace mountain biking, similar to how communities in North Vancouver, the Sea to Sky, and the Fraser Valley have done.

How to Achieve Goal

*Proper planning to minimize disruption to the trails during construction will also maintain safe trail use. Strong communication between the developers and user groups during the construction phase is critically important to minimize potential conflict between trail users and those working on the lands, as well as to maximize the safety of trail users who may be unaware of the changes. We suggest that trail re-routes be put in place to channel trail users away from the work zones without closing an entire trail. That will require planning in advance of the construction, but this has worked well in the past and we strongly recommend that more official channels for this be put in place. We expect that once construction begins the dialogue might be challenged, so let's put a communication plan in place today. This is a high reward action – we strongly recommend this be a primary focus on a best practices path forward.

*Availability of Parking. The area of the first switchback on Cypress Bowl Rd is commonly used by various user groups as a starting point for their adventures on Cypress. We ask that that area be kept clear of machines so that users can park and continue their recreation on the mountain during construction phase, or additional parking be made available (we understand this might be a possibility with the recently designed Cypress Pop Up Village Park).

*We believe that if the District of West Vancouver benefited from Mountain Bikers (and other user groups on Cypress), that our interests could be more aligned. The District of North Vancouver has been embracing mountain bikers for over a decade and it appears to be enjoying benefits as a result. There are dozens of commercial bike shops in North Vancouver, multiple mountain bike guiding companies offering summer camps and lessons to thousands of local children and adults, and of course pubs and restaurants capitalizing on their proximity to the organized trails. People travel from all over the world to visit the trails on the North Shore and they are currently very much focused on the trails in North Vancouver. Visitors to Cypress really have few (almost no) opportunities to spend money in West Vancouver as the closest bike shop (and there is only one, closing?) is in Ambleside. Same for the closest pub. There are no companies offering guiding services in the District and our children are amongst those attending summer camps (and working at those guiding companies as instructors when they get older) in North Vancouver. It does not need to be that way and DWV could be benefitting from the user groups currently using the lands on Cypress in some manner.

*Increase in Recreation Opportunities for District Children. In general, there is a significant deficiency of activities for children in our District. [REDACTED] children's organized activities are almost entirely (or have been) in North Vancouver. Resources and enthusiasm toward mountain biking on Cypress from the District can only help provide something closer to home for DWV kids. We have heard repeatedly that the demographic in DWV creates challenges; attract the kids and a foundation for younger families may follow (ignoring real estate issues of course).

Written Input from North Shore Heritage Preservation Society

December 11, 2020

Thank you for contacting the North Shore Heritage Society regarding the planning and development of Cypress Village and the Eagleridge lands.

The Eagleridge lands are home to a diverse ecosystem with old growth forests and a unique arbutus grove that should be protected for generations to come. As such, our society supports Option B where all of Eagleridge will be protected and Cypress Village will have at least 3500 units. We think this increase in units in Cypress Village will help support a vibrant and self-sufficient community while keeping Eagleridge protected from future development.

Some of West Vancouver's most notable heritage homes are of the West Coast Modern style. This style of architecture responds to climate, terrain and a rainforest setting, and each building has a close relationship to its individual site. Our society thinks this is the perfect inspiration for a development on the edge of the North Shore's wilderness and we hope the development of Cypress Village will be inspired by the same principles of this style.

Other features in the development that are of importance to our society are:

- signage related to the history of British Pacific Properties and its foray onto the North Shore
- signage related to the logging history in the area
- signage/information related to what makes Eagleridge so special such as the old growth forest and arbutus grove
- recognition of the indigenous heritage of the area through signage or community artwork
- retention of current footpaths as well as new trails created and linked to a trail network so the community can easily access and enjoy the beauty of Eagleridge



Planning Principles for Cypress Village and Eagleridge (Draft: November 2020)

Background

There are four remaining planning areas that have not yet been developed in the Upper Lands:

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

British Pacific Properties Limited (BPP) owns most of the land in these four areas. BPP's lands are currently zoned to allow development of single-family homes.

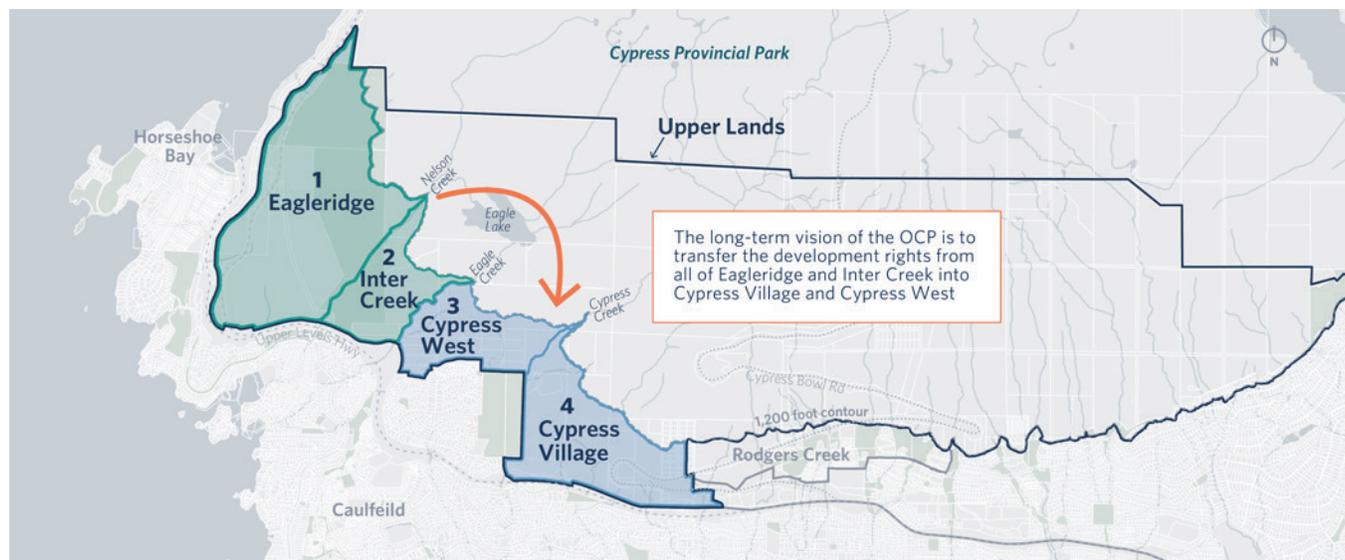
The District's Official Community Plan (OCP) contains policies recommending the transfer of all of the residential development potential from Eagleridge and Inter Creek into the Cypress Village and Cypress West. 'Transferring the development potential' means protecting the lands in Eagleridge and Inter Creek for recreation and conservation purposes (i.e. they could no longer be developed with single family housing) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West. Over the long term, 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.

Planning Approaches Being Considered

The District intends to implement the transfer of development potential from Eagleridge and Inter Creek to Cypress Village and Cypress West over time in separate, sequential planning processes. This is because the entire transfer would probably involve 50 years or more of residential development, which is too far in the future to be able to reasonably plan for now. The District is focusing on protecting some or all of Eagleridge first, because Eagleridge contains the most ecologically significant lands, and on planning for about 20 years of development in the first compact, sustainable, urban neighbourhood in Cypress Village.

There are two planning options being considered at this time:

- **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.
- **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 also needed to make this approach work.



If there is community interest in Approach B, the District will explore with BPP what other mechanisms would be needed (in addition to more housing units) to make this approach work, such as requiring a lower share of affordable housing, trading District lands in Cypress Village in exchange for BPP lands in Eagleridge that would be protected, and/or reducing the total amount of amenities that BPP has to pay for in Cypress Village.

Summary of Proposed Planning Principles

The transfer of development potential and the creation of a compact community in Cypress Village are broad policies already contained in the OCP. However, considerable work is needed to guide the form and character of Cypress Village and to create a detailed strategy for the protection of lands in Eagleridge.

The planning team has developed proposed planning principles to help guide the detailed work. These are divided into three categories:

- Planning principles about the transfer of development potential.
- Planning principles about the protection of lands in Eagleridge.
- Planning principles for Cypress Village.

The full set of proposed planning principles is provided in **Attachment A** for interested readers. These are quite detailed. They will be used to help guide Phase 2 of this planning process, which will include developing draft conceptual land use plans and urban design guidelines for Cypress Village and draft strategies for protecting lands in Eagleridge.

The proposed planning principles can be abbreviated and summarized as follows:

Planning Principles about the Transfer of Development Potential

- 1.1 Protect a significant portion of the environmentally and ecologically important remaining Upper Lands and plan for a first phase of development in Cypress Village that supports transit service, community facilities, and local commercial space.
- 1.2 Plan for a core neighbourhood in Cypress Village first, and for other neighbourhoods in Cypress Village and Cypress West in subsequent, separate planning and engagement processes in the future.

- 1.3 Focus on protecting some or all of the Eagleridge lands at this time, as these contain the most ecologically significant portions of the remaining Upper Lands. Protect Inter Creek in the future when also planning for other neighbourhoods in Cypress Village and Cypress West.
- 1.4 Acknowledge that 'transferring the development potential' from lands in Eagleridge to Cypress Village involves converting the existing development potential from single family lots into multi-family units to achieve a compact, sustainable urban community, and that single family housing has a higher land value per unit than multi-family housing so more than one multi-family unit is needed to offset the land value for each foregone single family lot.

Planning Principles about the Protection of Lands in Eagleridge

- 2.1 Determine whether to implement the long-term goal in the OCP of protecting all of the lands in Eagleridge in phases. Protecting more of Eagleridge at this time means planning for more housing units in Cypress Village at this time. Depending on stakeholder and public preferences for the scale of the first neighbourhood in Cypress Village, either seek to protect about half of the Eagleridge lands now, or all of Eagleridge.
- 2.2 If only a portion of the lands in Eagleridge are protected as part of this planning process, prioritize lands with ecological importance, environmental sensitivity, high recreation value, and adjacency to each other or other public recreation lands, and configure any remaining lands so that they can be feasibly accessed/developed under existing zoning by BPP if for any reason the aim of protecting all of Eagleridge cannot be completed in the future.
- 2.3 Include lands intended for outdoor recreation with walking/hiking and cycling trails and lands mainly protected for ecological/environmental reasons with limited access.
- 2.4 Secure the lands protected in Eagleridge as well as public access to those lands using a mechanism acceptable to the District of West Vancouver.

Planning Principles for Cypress Village

- 3.1 Include a mix of housing, a local-oriented commercial area, community facilities to meet the day-to-day needs of the residents of Cypress Village and Rodgers Creek, employment uses, parks/sports fields, and lands that will be protected because of their ecological/environmental/recreational value.

- 3.2 Create a plan for Cypress Village based on good community planning and urban design, with a total amount of residential development that can:
- support transit, local commercial space, and amenities.
 - allow for a mix of housing types.
 - cover the costs of the infrastructure and agreed-upon amenities in Cypress Village.
 - transfer in the development potential from the lands in Eagleridge to be protected.
 - be completed within about 20 years (which is the maximum timeframe for a Phased Development Agreement between the District and a developer).
- 3.3 Be a model of urban community sustainability in terms of aiming to minimize private automobile trips, reduce energy consumption, have a low carbon footprint, reduce social waste, conserve water, manage storm water runoff, and manage wild fire risk.
- 3.4 Include mainly apartments and townhouses to achieve a compact, sustainable community, with a mix of strata and rental apartments, some family-oriented units, and some affordable housing (with the definition of affordable to be defined as part of the planning and engagement process.
- 3.5 Undertake a detailed transportation study and Traffic Impact Assessment to help guide transportation planning. Include the following elements in concept plans for Cypress Village:
- an Independent Transit Service with connections to TransLink bus service at Park Royal.
 - Cypress Bowl Road in its current alignment.
 - walking and cycling choices.
 - local commercial uses, an elementary school, and community facilities in the village core to help reduce the amount of automobile traffic between Cypress Village and the rest of West Vancouver.
- 3.6 Plan for development in Cypress Village that is:
- compact, to encourage walking and cycling within the neighbourhood.
 - clustered, to protect a large proportion of the land in its natural state.
 - concentrated in a community hub or core that is pedestrian-oriented and served by transit.
 - varied, with a mix of low-rise, high-rise, and taller buildings.
- 3.7 Include the following community facilities:
- a community centre that includes meeting and function rooms, recreation space, a branch library.
 - child care facilities.
 - fire hall.
 - elementary school (although the creation of a public school is subject to School District approval).
 - walking/hiking trails and cycling paths.
 - sports fields.
 - public outdoor civic space in the village hub.
- 3.8 Include a diverse mix of parks and open spaces (e.g. playing fields, urban character outdoor spaces, natural areas with walking/hiking and cycling trails, and natural areas set aside for environmental protection with limited access).
- 3.9 Complete the Mountain Path from Rodgers Creek to Cypress Village, include trail networks within Cypress Village, connect trail networks in Cypress Village to existing or proposed major trail networks, and provide good signage to help with way-finding and accessibility.
- 3.10 Consider existing municipal lands and facilities in the planning process (e.g. District Operations Centre/ works yard site, McGavin Field site) but do not require any changes to these in the concept plan for Cypress Village. Subject to the District's typical processes regarding the use or disposition of District-owned land, consider whether vacant District-owned lands in Cypress Village should be sold to BPP, exchanged with BPP for other lands, or allocated to uses such as affordable housing, community facilities, or open space.
- 3.11 Base capital funding for infrastructure and community amenities in Cypress Village on the principle that the developer is responsible for:
- the construction of (or appropriate financial contributions toward) the capital cost of all on-site infrastructure for Cypress Village (roads, water, sanitary sewer, drainage, and utilities).
 - providing and operating an independent transit service until such time as it is taken over by a public transit agency.
 - paying applicable DCCs, with adjustments if the developer builds any DCC capital works directly.
 - the capital cost of a new fire hall and agreed-on community amenities, open space improvements, and trails within Cypress Village (except that it may be necessary to revisit the developer's obligations for providing certain amenities if all of Eagleridge is protected at this time).

Attachment A:
Proposed Planning Principles

Proposed Planning Principles

1.0 Planning Principles for the Transfer of Development Potential

- 1.1 **Objectives for the transfer of development potential:** The first phase of development in the remaining Upper Lands should be sufficient to support transit service, community facilities, and local commercial space, and result in the protection of a substantial portion of the environmentally and ecologically important remaining Upper Lands, while also being able to be completed within at most about 20 years from the start of construction (which could commence as early as 2022).
- 1.2 **Phased approach to implementation:** The full development potential of the entire Cypress Village and Cypress West planning areas, including the development potential that would be transferred in from Eagleridge and Inter Creek, would take significantly longer than 20 years to complete. Therefore, this current planning process should focus on creating policy to guide a portion of the transfer of development potential and the creation of the village core neighbourhood in Cypress Village. Detailed planning for the rest of the transfer of development potential and for other new neighbourhoods in Cypress Village and Cypress West would happen in the future as part of subsequent, separate planning and engagement processes.
- 1.3 **Focus on Eagleridge now:** This planning process should focus on protecting a substantial portion of Eagleridge, which contains the most ecologically significant portions of the remaining Upper Lands. Subsequent planning processes should focus on protecting Inter Creek and any remaining lands in Eagleridge that are not protected as part of this process.
- 1.4 **Development potential converts to multi-family housing:** The privately-owned lands in Eagleridge are currently zoned to allow subdivision into single family lots.¹ The transfer of development potential necessarily involves converting the existing development potential from single family lots to multi-family units to achieve a compact, sustainable urban community within the available developable land area in Cypress Village. Single family housing has higher land value per unit than multi-family housing, so the transfer of development potential should reflect that more than one multi-family unit is needed in the new village core neighbourhood to offset the land value of foregone single family development on the lands in Eagleridge that will be protected in perpetuity.

2.0 Planning Principles for the Protection of Lands in Eagleridge

- 2.1 **Share of Eagleridge to be protected in this process:** The long-term goal in the OCP is to protect all of the lands in Eagleridge, but this could be achieved in phases. Depending on stakeholder and public preferences for community scale in the village core, this planning process could focus on protecting about half of the lands in Eagleridge in conjunction with the Area Development Plan and rezoning for the new compact, sustainable core neighbourhood in Cypress Village, or seek to protect all of Eagleridge now.
- 2.2 **Criteria for selecting the lands to be protected:** If only a portion of the lands in Eagleridge are protected as part of this planning process, the selection of the lands to be protected at this time should be based on these principles:
 - a. High priority will be given to protecting lands with ecological importance, environmental sensitivity, and high recreation value.
 - b. The lands to be protected should be contiguous to each other, to public access points, and/or to other public recreation lands, to the extent possible.
 - c. The lands to be protected should be configured so that any remaining lands (which will stay in the ownership of British Pacific Properties until a subsequent future planning process sets out protecting these remaining Eagleridge lands in conjunction with planning the remainder of Cypress Village) can be feasibly accessed/developed under existing zoning by British Pacific Properties, if for any reason the aim of protecting all of Eagleridge cannot be completed in the future.
 - d. The process for determining the lands to be protected should take into consideration input from conservation/ecological stakeholder groups active in this area and input from the public about the features and portions of the lands most important to the community.

¹ The background materials posted on the project webpages at westvancouverite.ca/upperlands include a map showing current zoning and an estimated lot yield for single family lot development in Eagleridge and Cypress Village under the existing zoning.

2.3 **Use of the Protected Lands:** The protected lands in Eagleridge will include a mix of:

- a. Lands intended for outdoor recreation, with walking/hiking and cycling trails.
- b. Lands mainly protected for ecological or environmental sensitivity reasons, with limited access.

2.4 **Mechanism for Protecting the Lands:** The lands to be protected as part of this process will be secured using a mechanism acceptable to the District of West Vancouver that ensures protection and public access in perpetuity. The mechanism should reflect Policy 2.2.11 in the OCP which states that lands in Eagleridge whose development potential has been transferred should be designated “as Limited Use and Recreation” and dedicated “as public parkland or non-profit conservancy or similar publicly-accessible open space in perpetuity.”

3.0 Planning Principles for Cypress Village

The Cypress Village planning area will include a high-density core neighbourhood near the first switchback of Cypress Bowl Road, as well as other future neighbourhoods. The Upper Lands Working Group’s “Final Report: Part One” noted that Cypress Village should be “a sustainable mixed-use village” that “serves as a gateway to mountain recreation”, “includes shops, services, transit and community amenities/facilities”, “provides a range of housing types for different ages and incomes”, and is “designed with nature and responds sensitively to its location”. Based on this vision, the proposed planning principles for the new high-density core neighbourhood in Cypress Village are:

3.1 **Mix of Uses:** Cypress Village should contain the following uses:

- a. A mix of housing types, housing sizes, and tenures to appeal to households with different demographic characteristics, incomes, and housing needs.
- b. A local-oriented commercial area to meet the day-to-day needs of the residents of Cypress Village and Rodgers Creek. This commercial area should help reduce the amount of automobile traffic in and out of Cypress Village.
- c. Community facilities to meet the needs of the residents of Cypress Village and Rodgers Creek.
- d. Employment uses, to create the potential for people to live and work in Cypress Village.
- e. Parks and sports fields to meet the needs of the community.

f. Lands that will be protected in perpetuity because of their ecological significance, environmental sensitivity, and recreation value for activities such as walking and cycling.

3.2 **Scale of Development:** The scale of the first phase of development in the Cypress Village planning area must meet these objectives:

- a. Include a total amount of development that can be completed in about 20 years.
- b. Include sufficient population to support local commercial facilities and community amenities that will serve Cypress Village and Rodgers Creek.
- c. Include sufficient population to support an independent transit service.
- d. Include a sufficient number of units to provide the desired mix of housing types, unit sizes, tenures, and affordability.
- e. Include sufficient residential development to be able to:
 - Pay for the infrastructure needed in Cypress Village.
 - Pay for community amenities agreed to by British Pacific Properties Limited and the District of West Vancouver.
 - Convert the existing single family development potential of the lands in Cypress Village into multi-family units to facilitate the creation of a compact, urban neighbourhood.
 - Transfer in the development potential from the lands in Eagleridge to be protected.

3.3 **Sustainability:** The development in Cypress Village should be a model of urban community sustainability with these characteristics:

- a. Community planning, urban design, and transportation demand management approaches to maximize transit use and to minimize private auto trips.
- b. Community planning and urban design to encourage walking and cycling within the community, rather than driving.
- c. Building design and energy systems that achieve a low carbon footprint, possibly including district energy, energy efficient design, and use of renewable energy sources as much as possible.
- d. Designing buildings to be ready for solar/ photovoltaic installation.
- e. Energy conservation programs to encourage residents and businesses to reduce energy consumption.

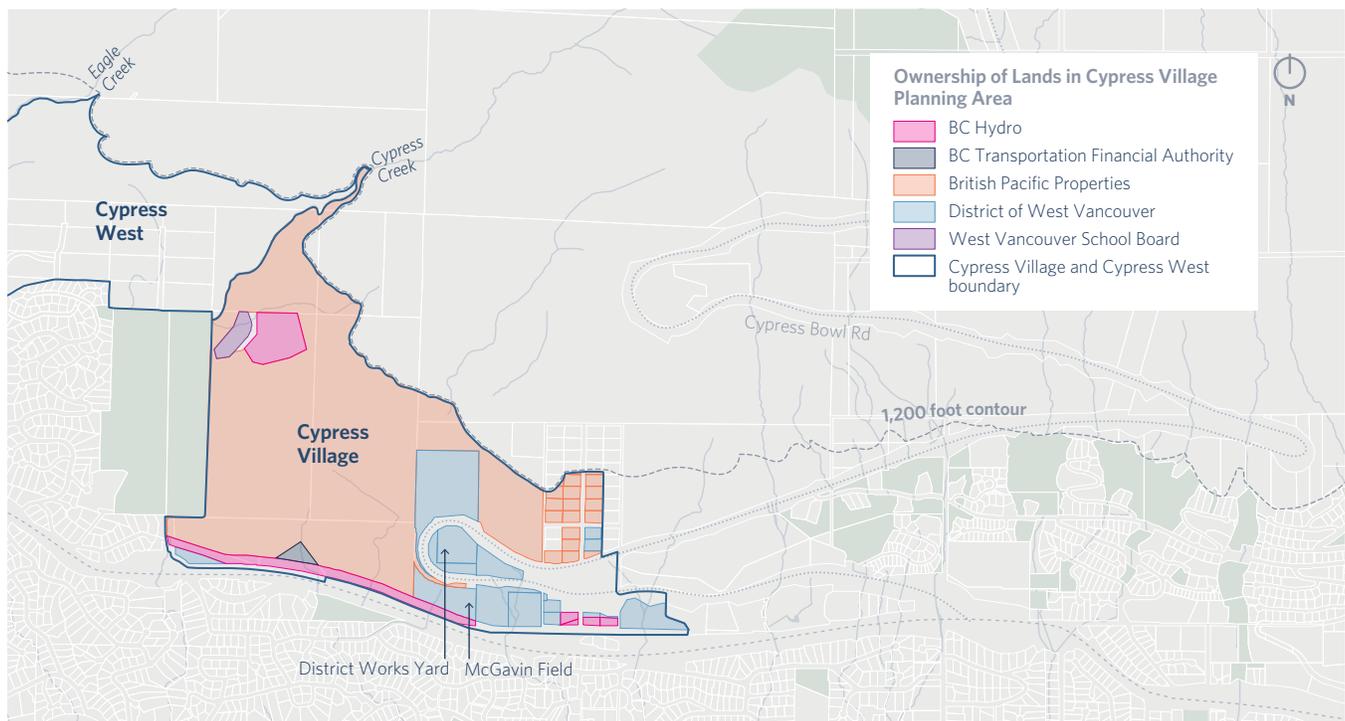
- f. Provision for electric vehicle charging stations in buildings and in public parking facilities.
 - g. Facilities and programs that support car sharing and bike sharing.
 - h. Integrated storm water management planning using mechanisms such as infiltration, rain gardens, and biofiltration to manage the rate and quality of run-off.
 - i. Provision of solid waste management and recycling facilities and programs to reduce material waste.
 - j. Using native species for landscaping.
 - k. Facilitating water conservation through appropriate landscaping and through selection of appliances and plumbing fixtures.
 - l. Provision for community gardens, edible landscaping, and other means of providing local fresh food.
 - m. Protection of sensitive environmental areas, riparian areas, and wetlands where possible, as well as enhancement of natural areas where it is possible to improve or restore environmental conditions.
 - n. Reduction of risk of forest fire and implementation of wild fire management strategies to protect the community.
- 3.4 **Housing:** Policy 2.2.14 in the OCP envisions that Cypress Village should “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.” The housing should include:
- a. Mainly apartments and townhouses, in order to achieve a compact form, and a small number of single detached houses.
 - b. A mix of strata and rental apartments.
 - c. A proportion of family-oriented units, including apartments with two or three bedrooms and including ground-oriented units.
 - d. A proportion of apartment units that are affordable housing, with the number of units and the definition of “affordable” to be explicitly defined as part of the planning and engagement process.
- 3.5 **Transportation:** Transportation planning for Cypress Village should be guided by these principles:
- a. A detailed transportation study and Traffic Impact Assessment will be completed to help guide transportation planning.
 - b. Cypress Village must be provided with an Independent Transit Service as soon as the first residential building is completed, with connections to TransLink bus service at Park Royal. The route, capacity, and schedule for the Independent Transit 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 level and frequency of service will increase over time, but initial service must contribute to transportation demand management.
 - c. The concept plan should assume that Cypress Bowl Road will remain in its current alignment for the time being. The concept plan should anticipate possible realignment, but not depend on this occurring in the short term.
 - d. Cypress Village should include local commercial uses such as grocery store, pharmacy, beer/wine, cafes/restaurants, medical/dental, and personal services, as soon as possible near the outset of the development to minimize the amount of automobile traffic between Cypress Village/ Rodgers Creek and commercial centres elsewhere in West Vancouver.
 - e. Cypress Village should include an elementary school and community facilities such as daycare, meeting rooms, a branch library, and recreation facilities to minimize the amount of traffic between Cypress Village and the rest of West Vancouver.
 - f. Community planning, urban design, and road planning within Cypress Village should facilitate walking and cycling for a large share of local trips to neighbourhood commercial uses and to community facilities.

- 3.6 **Form and Character of Development:** Policy 2.2.13 in the OCP envisions that Cypress Village should 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.” Based on this, community planning, urban design, and architectural design should achieve these objectives:
- a. Development in Cypress Village should be compact, to encourage walking and cycling within the neighbourhood.
 - b. Development should be clustered in order to protect a large proportion of the land in its natural state. The Rodgers Creek Area Development Plan designates 55% of the total land area as environmentally-protected green space including creeks and their riparian corridors, rock bluffs, and large stands of forests. The entire Cypress Village planning area should achieve a similar proportion of green space as in Rodgers Creek (in addition to the lands protected in Eagleridge), although the village core developed in the first phase is not expected to achieve this ratio because it will be the most compact, urban part of the new community.
 - c. Most residential development, community facilities, and commercial development should be located in a community hub or core that is pedestrian-oriented and served by transit.
 - d. Commercial development should primarily serve the day-to-day needs of the Cypress Village and Rodgers Creek communities. Retail shops and services may also serve visitors to Cypress Mountain and the networks of open spaces and trails, but should not create a major new retail destination that attracts significant customer traffic from outside the area.
 - e. Commercial uses should be located close to the main entrance to Cypress Village from Cypress Bowl Road.
 - f. Development should include a mix of low-rise, mid-rise, and taller buildings to create a community with an urban character village centre and lower density housing options.
- 3.7 **Community Facilities:** Community facilities in Cypress Village should include the following:
- a. A community centre that includes meeting and function rooms, recreation space, a branch library.
 - b. Child care facilities.
 - c. Fire hall.
 - d. Elementary school (although the creation of a public school is subject to School District approval).
 - e. Walking/hiking trails and cycling paths.
 - f. Sports fields.
 - g. Public civic space in the village hub, possibly including space that could be suitable for special events.
- 3.8 **Parks and Open Space:** There should be a diversity of parks and open spaces in Cypress Village including:
- a. Playing fields.
 - b. Urban character outdoor spaces.
 - c. Natural areas with walking/hiking and cycling trails.
 - d. Natural areas set aside for environmental protection, with limited access.
- 3.9 **Trail Networks:** Policy 2.2.16 in the OCP states that the design and planning of Cypress Village should “incorporate recreational and visitor spaces and amenities...including trail connectivity to the wider mountainside and the potential development of complementary non-residential uses above 1,200 feet (e.g., visitor accommodation, natural wellness, outdoor education and recreation).” Walking, hiking, and cycling trails in Cypress Village should be designed in accordance with these principles:
- a. Trail networks should provide good connections for residents of Cypress Village to walk or cycle to commercial and community facilities.
 - b. The trail network should include completion of the Mountain Path from Rodgers Creek into Cypress Village.
 - c. Trail networks within Cypress Village should connect to existing or proposed major trail networks in the entire Upper Lands area, to major parks, and also to the area above the 1,200 foot contour (at least in terms of major trails). Any new trails proposed for above the 1,200 foot contour as part of this planning process must take into account the development potential of private lands based on OCP policies.
 - d. The trail network should have good signage to help with way-finding and accessibility.

3.10 **Existing Municipal Lands and Facilities:** The District has lands and facilities in the Cypress Village planning area. The Cypress Village concept plan should incorporate these principles regarding the existing lands and facilities in the planning area that belong to the District of West Vancouver:

- a. The concept plan for Cypress Village must not depend on the relocation of the existing District Operations Centre (the works yard). This facility may relocate in the future, at the discretion of the District of West Vancouver, and the concept plan should have the flexibility to adapt to this change.
- b. The concept plan for Cypress Village ideally should not depend on the use of the McGavin Field site for urban development. It is possible that the District may agree to short term or long term uses of this site other than recreational open space, but the concept plan should have the flexibility to adapt to how this site is used over the long term.

- c. Vacant lands in the Cypress Village planning area that are owned by the District of West Vancouver may be sold to BPP, exchanged with BPP for other lands, or allocated to uses such as affordable housing, community facilities, or open space at the discretion of the District of West Vancouver subject to any restrictions on the title to these lands and subject to undertaking the District's typical processes regarding the use and disposition District-owned land.



3.11 Funding for Infrastructure and Community

Amenities: Capital funding for infrastructure and community amenities in Cypress Village should be based on these principles:

- a. The developer is responsible for the construction of, or appropriate financial contributions toward, the capital cost of all on-site infrastructure that serves the Cypress Village development, including roads, water, sanitary sewer, drainage, and utilities.
- b. The developer is responsible for the capital cost of a new fire hall to provide emergency services and enhance wild fire protection and resiliency in the Upper Lands. The location of this fire hall should be chosen to optimize emergency protection for the service area and, if possible, should be on District-owned land.
- c. The developer is responsible for providing and operating the independent transit service until such time as it is taken over by a public transit agency.
- d. The developer will pay all DCCs that are required by applicable DCC bylaws, including the District of West Vancouver, Metro Vancouver, and TransLink. The developer is responsible for construction of, upgrades to, or financial contributions toward all off-site roads and services works that are required to serve the development in Cypress Village, as may be required by the District's applicable bylaws. If any of these works are included in the District's DCC capital works program or benefit development lands in West Vancouver owned by others, then the developer will be eligible for DCC credits (for those works that are part of the District's capital works program that is funded by DCCs) or possible reimbursement via latecomer agreements or other mechanisms.
- e. The developer is responsible for the cost of agreed-on community amenities, open space improvements, and trails (walking/hiking, cycling) within Cypress Village. Reflecting Planning Principle 3.2(e) above, it is assumed that the agreed-on total development potential in Cypress Village will be sufficient to cover the cost of such facilities based on District of West Vancouver policies regarding community amenity contributions or density bonusing as appropriate.
- f. Notwithstanding Principles 3.11(b) and 3.11(e) above, if it is determined that protecting all of Eagleridge at this time is a priority for this planning process, and that the required number of housing units in Cypress Village is more than either the community or the developer thinks is appropriate for Cypress Village, it may be necessary to revisit the developer's obligations for providing certain amenities.