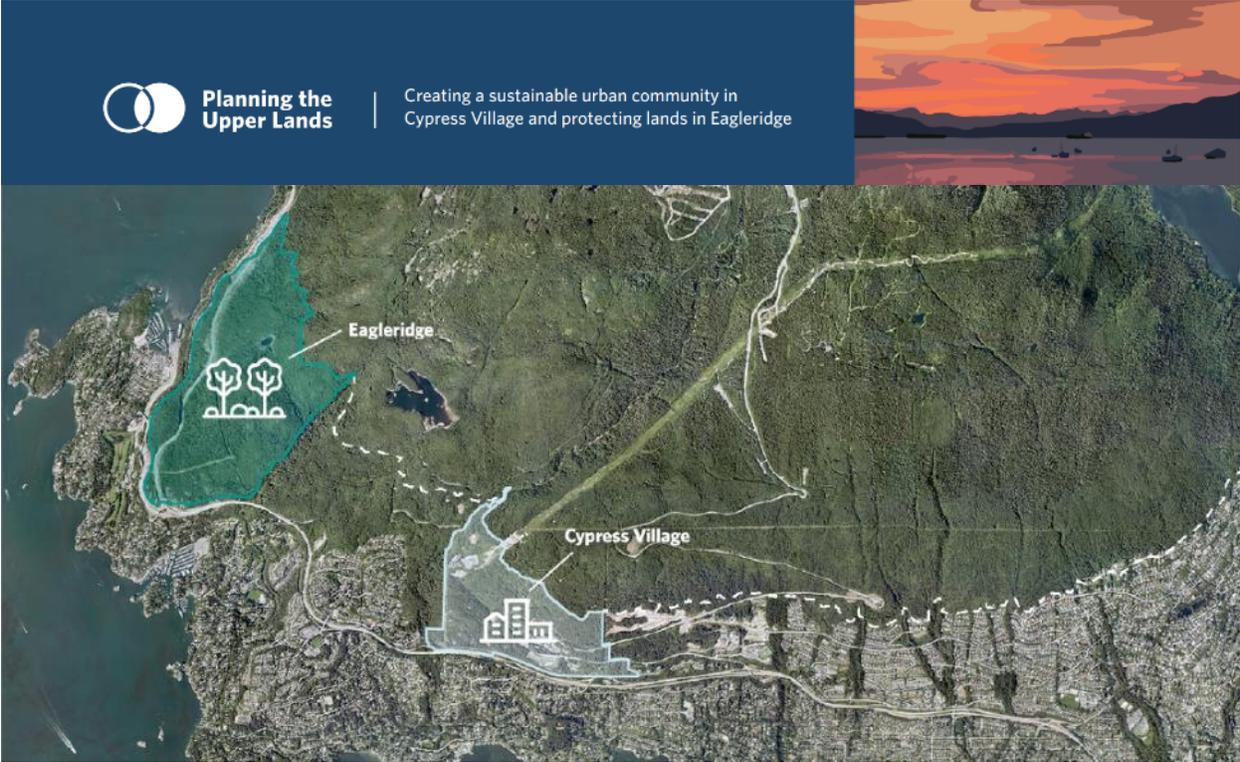


Planning the Upper Lands

Phase 3 Engagement Summary

June 30, 2022



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Summary of the Phase 3 Engagement

About the *Planning the Upper Lands* Process

- Building on the vision contained in the 2018 Official Community Plan (OCP), the District of West Vancouver is undertaking a three-phase planning and engagement process called *Planning the Upper Lands: Creating a Sustainable, Urban Community in Cypress Village and Protecting Lands in Eagleridge*.
- Phase 1 (July to December 2020) communicated the vision and goals already contained in the OCP, presented draft planning principles, and asked what level of trade-off was supported by the community: the greater the share of the Eagleridge lands owned by British Pacific Properties Limited (BPP) to protect as green space now, the greater the scale of development required in Cypress Village. The community and stakeholders responded by supporting greater development in Cypress Village in exchange for protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach over time. At the end of Phase 1, Council directed the planning team to proceed to Phase 2 of the planning and engagement work based on this approach.
- Phase 2 (March to November 2021) presented a proposed land use plan and development concept for Cypress Village, sought input about the level of support for these proposals, and provided open-ended opportunities to ask questions and provide suggestions/comments. The community and stakeholders responded with support for the proposed land use plan and development concept and with a wide variety of suggestions/comments. Based on the results of Phases 1 and 2, Council directed the planning team to proceed to the third and final phase (Phase 3) of the process which is the documentation phase.
- Phase 3 (January 2022 to present) has two main steps:
 - (1) *Phase 3 Engagement*: As a first step in Phase 3, a full draft of the Area Development Plan for Cypress Village and Eagleridge was produced and posted on the project webpage for review and comment prior to the bylaws adoption/public hearing process. The draft Plan was posted online, it was widely communicated that the draft Plan was available for review, and opportunities were provided for the community and stakeholders to ask questions and provide comments. **This step (the Phase 3 engagement) is complete and is summarized in this report.**
 - (2) *Bylaws/Public Hearing Process*: Following the Phase 3 engagement, a complete package of bylaws will be presented to Council for formal consideration of adoption, including a final copy of the Area Development Plan for Cypress Village and Eagleridge, new Comprehensive Development (CD) zoning for Cypress Village, a Phased Development Agreement between the District and BPP, and supporting bylaws (e.g. Park dedication bylaw, OCP amendments bylaw). This is the next (and final) step.

Main Objective of the Phase 3 Engagement

- To provide an opportunity for the public to review the draft Area Development Plan for Cypress Village and Eagleridge and ask questions, prior to the bylaws/public hearing process.

Participation during the Phase 3 Engagement

- 1,800 visits to the project webpage at www.westvancouverITE.ca/upperlands.
- 1 virtual meeting with the Community Engagement Committee (CEC) to discuss and obtain input about the Phase 3 communications and engagement strategy. The CEC supported the Phase 3 communications and engagement strategy.
- 2 virtual information meetings for the public to learn more and ask questions (23 attendees).
- 3 meetings with members of the former Upper Lands Working Group (one as a group and two with individual group members) plus email correspondence from individual group members.
- Outreach to 40 stakeholder groups with feedback received from 5 stakeholder groups during Phase 3.
- Outreach to the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation.
- Engagement with BPP at key milestones.
- Pop-up information booths on 4 days at different venues, including Spring Fest West at Gleneagles Community Centre, the West Vancouver Memorial Library, West Vancouver Community Centre, and Cypress Pop-Up Village (52 interactions).
- 12 email/phone enquiries from the public.
- 34 enquiries via the Phase 3 online question form.

Main Themes from the Phase 3 Engagement

- Questions/comments were varied and diverse.
- Almost all input received on all platforms was positive and was mostly questions for clarification or suggestions for refinements. Topics included:

<ul style="list-style-type: none"> · Accessibility · Active transportation network · Climate change · Community facilities · Creekside protection · Financial considerations · Form and character · Future processes for trail planning · How input shaped the Draft Plan 	<ul style="list-style-type: none"> · Impacts on environment · Impacts on wildlife including birds · Land ownership · Phasing of development · Planning context · Protection/management of Eagleridge lands · Recreation elements (mountain biking, bouldering) 	<ul style="list-style-type: none"> · Residential mix · Road network changes · School planning · Servicing · Timeline for approvals · Timeline for unit sales · Traffic impacts · Transit · View impact images
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- Comments that expressed concerns focused on traffic impacts, impacts on the environment/wildlife, and storm water management.

1.0 Introduction and Context

1.1 Scope of this Report

This report summarizes the engagement activities and input received during Phase 3 of the District of West Vancouver's three-phase planning and engagement process called *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*.

1.2 Context about the *Planning the Upper Lands* Process

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. Two broad options were presented in Phase 1:
 - Approach A: Protect about half of Eagleridge at this time and plan for about 2,500 housing units (plus amenities and commercial space) in Cypress Village.
 - 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 for by BPP).

Phase 1 culminated in the planning team submitting a report and presenting the findings from Phase 1 to Council at the February 8, 2021 Council meeting. A copy of the Phase 1 Staff Report (which includes the Phase 1 Engagement Summary report as an Appendix) is online here:

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/feb/08/21feb08-7.pdf>

During Phase 1, the community and stakeholders responded by supporting greater development in Cypress Village in exchange for protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach over time.¹

At the February 8, 2021 meeting, Council directed the planning team to proceed to Phase 2 of the process based on Approach B (protect 100% of Eagleridge, plan for about 3,500 housing units plus amenities and commercial space in Cypress Village, and determine what other mechanisms are needed to make this approach work) and the proposed Planning Principles developed during Phase 1.

Phase 2 spanned March to November 2021. The objectives of Phase 2 were to:

- Develop and present a proposed land use plan and development concept for Cypress Village, consistent with the policies in the OCP and the direction from Phase 1.
- Seek community and stakeholder input about the level of support for the proposed land use plan and development concept for Cypress Village.
- Provide open-ended opportunities for the public to ask questions and provide suggestions/ comments.

Phase 2 culminated in the planning team submitting a report and presenting the findings from Phase 2 to Council at the December 6, 2021 Council meeting. A copy of the Phase 2 Staff Report (which includes the Phase 2 Engagement Summary report as an Appendix) is online here:

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/dec/06/21dec06-7.pdf>

¹ In the Phase 1 Survey, 64.5% of all respondents (and 67% of those who indicated they live in West Vancouver) indicated that they would prefer to protect all of the Eagleridge lands at this time, rather than in a phased approach, despite the trade-off of a larger scale of community in Cypress Village.

During Phase 2, the community and stakeholders responded with support for the proposed land use plan and development concept and with a wide variety of suggestions/comments.²

Based on the results of Phases 1 and 2, at the December 6, 2021 meeting, Council directed the planning team to proceed to the third and final phase (Phase 3), which is the documentation phase.

Phase 3 involves documenting the proposed plan for consideration of formal adoption by Council. The documentation includes:

- An Area Development Plan for Cypress Village and Eagleridge.
- New Comprehensive Development (CD) zoning for Cypress Village.
- A Phased Development Agreement between the District and the developer, BPP (the major landowner in Eagleridge and Cypress Village), which will set out development phasing and the provision of community amenities as well as the legal mechanisms for protecting the lands in Eagleridge that are currently owned by BPP.
- Supporting bylaws (e.g. Park dedication bylaw, OCP amendments bylaw).

The original intention for Phase 3 was to move directly into documenting the bylaws and bringing them forward for Council's consideration of formal adoption, with community input during Phase 3 being provided in the public hearing process. However, given the amount of information and the level of interest from the community and stakeholders in planning for Cypress Village and Eagleridge, an additional opportunity for community and stakeholder input (referred to as the Phase 3 engagement) was provided, prior to the bylaws adoption/public hearing process.

The purpose of the Phase 3 engagement was to allow the community and stakeholders to review the draft Area Development Plan for Cypress Village and Eagleridge and ask questions about the draft Plan, before the bylaws adoption/public hearing process. The Phase 3 engagement focused on re-engaging with the community and stakeholders who provided input throughout the process, explaining how input from Phases 1 and 2 influenced the draft Area Development Plan, widely communicating that the draft Plan was available for review, and providing an opportunity for the public to review the draft and ask questions. **The Phase 3 engagement is the subject of this report.**

² In the Phase 2 Survey, respondents were asked to indicate their level of support for five proposals: the proposed housing mix, proposed land use plan, proposed active transportation network/recreation areas plan, proposed list of community facilities, and proposed form and character for development in Cypress Village. The community responded with support for all five proposals:

- Proposed housing mix: 60% of all respondents (and 58% of those who indicated they live in West Vancouver) indicated they "support" or "generally support but have some concerns".
- Proposed land use plan: 60% of all respondents (and 57% of those who indicated they live in West Vancouver) indicated they "support" or "generally support but have some concerns".
- Proposed walking, cycling, and recreation networks: 68% of all respondents (and 67% of those who indicated they live in West Vancouver) indicated they "support" or "generally support but have some concerns".
- Proposed community facilities: 72% of all respondents (and 69% of those who indicated they live in West Vancouver) indicated they "support" or "generally support but have some concerns".
- Proposed form and character: 59% of all respondents (and 57% of those who indicated they live in West Vancouver) indicated they "support" or "generally support but have some concerns".

The planning work in Phase 3 took into consideration the main concerns raised during Phase 2.

On the IAP2 spectrum of engagement:

- Phases 1 and 2 were at the level of *consult* and *involve*. The goal of a *consulting* process is to “obtain feedback on analysis, alternatives, and/or decisions” with participants contributing their viewpoints, opinions, or preferences and decision-makers using this information to inform decisions. The goal of an *involving* process is to “work directly with the public through the process to ensure that public concerns and aspirations are consistently understood and considered.”
- The Phase 3 engagement was at the level of *inform*. The goal of an *informing* process is to provide “balanced and objective information to assist the public in understanding the problem, alternatives, and/or solutions.” In this case, the intent was to inform the community and stakeholders about: the process to date, alternatives considered, how the input and involvement of the community and stakeholders in Phases 1 and 2 helped to shape the draft Plan, the content of the draft Plan, the rationale for decisions, and the intent to bring bylaws forward to Council.

All three phases of the *Planning the Upper Lands* engagement involved adjustments to engage with the community in the context of the COVID-19 pandemic.

2.0 Overview of the Phase 3 Engagement

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 at the outset of the project.³

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 and tools to engage with the community.

As part of Phase 3, the project webpage was updated to include:

1. **New documents** (the “Phase 3 materials”) including:
 - The draft Area Development Plan for Cypress Village and Eagleridge.
 - A summary of where we are in the process.
 - An overview of what we heard in Phases 1 and 2 and how that helped shape the draft Plan.
 - A document with answers to anticipated questions (referred to as the Phase 3 FAQs).
 - Summary information about traffic.
2. An **online question form** that was open for four weeks, from Monday, April 25, 2022 to Friday, May 20, 2022.
3. **Information** about Virtual Information Meetings and pop-up information booths.

There have been 11,900 visits to the webpage since project launch, including 1,800 visits during Phase 3.⁴

A project-specific email address was created at the outset of the process which is upperlands@westvancouver.ca. The planning team continued to respond to enquiries received to the project's email address or via correspondence to the Planning Department, Engineering Department, and/or to the Mayor and Council about *Planning the Upper Lands* during Phase 3. Section 4.3 summarizes the main themes from enquiries via email/phone during Phase 3.

District Communications staff and the Community Engagement Committee (CEC) provided input to the Phase 3 communications and engagement strategy. The Phase 3 engagement process was in accordance with Council direction from previous phases as well as guidance from the CEC at its meeting on March 3, 2022 (to discuss the proposed communication and engagement strategy for Phase 3).⁵

³ The project webpage was launched on July 6, 2020 at the outset of Phase 1.

⁴ A site visit is the total number of times the page has been viewed, which can include multiple visits by the same visitor. The tally since project launch is from July 6, 2020 to June 15, 2022. The tally for Phase 3 is from January 1 to June 15, 2022.

⁵ The communication strategy and engagement activities in Phase 3 also drew upon input from the CEC during Phase 1 (at virtual meetings in February, May, and November 2020) and Phase 2 (at virtual meetings in March, June, and September 2021) related to the overall planning and engagement process/strategy.

During Phase 3, promotion and awareness building tools included: District website posts (e.g. homepage slide, website calendar, news post); North Shore News print and digital advertisements; District e-newsletters; social media campaigns using the District's Facebook, Instagram, and Twitter platforms; a direct mailout to local residents; posters at the West Vancouver Memorial Library, West Vancouver Community Centre, Seniors' Activity Centre, and Youth Hub; in-person pop-up information booths at Spring Fest West at the Gleneagles Community Centre, West Vancouver Memorial Library, West Vancouver Community Centre, and the Cypress Pop-Up Village, and two Virtual Information Meetings. More details about the communication/engagement tools and metrics are provided in Section 3.0.

As part of Phase 3, the planning team continued to engage 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 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 the Phase 3 input from members of the former Upper Lands Working Group is provided in Section 4.1.

The Phase 3 materials were posted on the project webpage on April 25, 2022 and the online question form was open on the project webpage between April 25 and May 20, 2022. During the time the online question form was open, the project webpage received over 900 site visits. A total of 34 questions were submitted using the online question form. A summary of the main themes from the questions/comments submitted via the online form is provided in Section 4.6.

During Phase 3, the planning team emailed 40 stakeholder groups to provide an update about the planning and engagement process, communicate that draft Area Development Plan was posted online for review, communicate the opportunity to ask questions, and communicate an openness to meeting to discuss any input each group would like to provide. Input via telephone discussions, virtual meetings, or written suggestions was provided by 5 stakeholder groups. The main themes from the feedback received through stakeholder input during Phase 3 are summarized in Section 4.2.

In addition, the planning team communicated with the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation about Phase 3 and about how input provided in earlier phases was integrated into the draft Area Development Plan.

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 draft Area Development Plan, and continued to express a commitment to sustainable, smart-growth development in the Upper Lands that reflects the community's input.

The engagement schedule and events are listed in the table on the following page. The communication/engagement tools and metrics are described in more detail in Section 3.0.

Phase 3 Engagement Schedule and Events

January to April 2022	<ul style="list-style-type: none"> • Completed planning work reflecting the direction from Phases 1 and 2 • Drafted the Phase 3 materials • Drafted the Phase 3 engagement strategy • Updated the financial analysis of the transfer of development potential • Updated Council • Obtained guidance from the CEC (virtual meeting on March 3, 2022) • Obtained input from members of the former Upper Lands Working Group (virtual group meeting on March 18, 2022; virtual meetings with individual group members in March; and telephone discussions and email correspondence with individual group members) • Provided information to the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation • Engaged with BPP
April 25, 2022	<ul style="list-style-type: none"> • Updated web materials to include the Phase 3 materials • Activated the Phase 3 online question form
April and May 2022	<ul style="list-style-type: none"> • Awareness building and promotion including direct mail letter sent to local residents, print and online advertisements, e-newsletters, social media campaign, posters, stakeholder outreach • Engagement with interested stakeholders (virtual meetings, telephone discussions, and/or email correspondence) • Ongoing responses to public enquiries
May 7, 2022	<ul style="list-style-type: none"> • Pop-up information booth at Spring Fest West at Gleneagles Community Centre (10am-noon)
May 10, 2022	<ul style="list-style-type: none"> • Pop-up information booth at West Vancouver Memorial Library (1-2:30pm)
May 11, 2022	<ul style="list-style-type: none"> • Pop-up information booth at West Vancouver Community Centre (3-5:00pm)
May 12, 2022	<ul style="list-style-type: none"> • Pop-up information booth at Cypress Pop-Up Village (3:30-4:30pm)
May 17, 2022	<ul style="list-style-type: none"> • Virtual Information Session #1 (7-8:30pm)
May 18, 2022	<ul style="list-style-type: none"> • Virtual Information Session #2 (1-2:30pm)
May 20, 2022	<ul style="list-style-type: none"> • Online question form closed
June 2022	<ul style="list-style-type: none"> • Attended Cypress Liaison meeting (June 1, 2022) • Additional liaison with some members of the former Upper Lands Working Group members • Ongoing engagement with interested stakeholders (virtual meetings, telephone discussions, and/or email correspondence) • Ongoing responses to public enquiries • Produced this Phase 3 Engagement Summary report

3.0 Communication/Engagement Tools and Metrics

Phase 3 and the Phase 3 online question form were widely promoted as follows:

1. Website Presence:

- Dedicated project webpage at <https://westvancouverite.ca/upperlands>
- District of West Vancouver homepage slide posted from April 25 to May 20, 2022
- District of West Vancouver website calendar posts about the Spring Fest West pop-up information booth and about the Virtual Information Meetings:

Date	URL
Spring Fest West at Gleneagles Community Centre - Saturday, May 18 at 10:00 am	https://westvancouver.ca/calendar/spring-fest-west-0
Tuesday, May 17 from 7 to 8:30 pm	https://westvancouver.ca/calendar/virtual-information-meeting-planning-upper-lands-2
Wednesday, May 18 from 1 to 2:30 pm	https://westvancouver.ca/calendar/virtual-information-meeting-planning-upper-lands-3

- District of West Vancouver news post: <https://westvancouver.ca/news/phase-3-planning-upper-lands-learn-more-and-ask-questions> (copy provided in **Attachment A**).

The project webpage had 216 subscribers at the outset of Phase 3, which grew to 237 subscribers during Phase 3.

There were 1,800 site visits to the project webpage during Phase 3, including over 900 site visits during the timeframe that the Phase 3 online question form was open.⁶

2. Print Advertisements:

- Print advertisements were published in the North Shore News on May 4, 2022 (about Phase 3, the online question form, and the virtual information meetings) and May 11, 2022 (promoting Phase 3 and the online question form). Copies of these newspaper ads are contained in **Attachment B**.

3. Digital Advertisements:

- A digital ad (promoting Phase 3) was published on the North Shore News online. This digital ad ran from April 25 to May 13, 2022 with 50,000 impressions received. A copy is contained in **Attachment C**.

4. Email Newsletters:

- Two email newsletters were sent during Phase 3. This included an email announcement to all westvancouverITE account holders and project subscribers (at the launch of the Phase 3 engagement) and one to subscribers of the District’s e-west newsletter (near the

⁶ A site visit is the total number of times the page has been viewed, which can include multiple visits by the same visitor. The tally for Phase 3 is from January 1 to June 15, 2022 and the tally for the timeframe during which the Phase 3 online question form was open is from April 25 to May 20, 2022.

launch of the Phase 3 engagement). Copies of the email newsletters are contained in **Attachment D**. The statistics for these newsletters are shown below.

Date	Name	# of Subscribers Receiving Message	opened by	# of clicks
April 25, 2022	Phase 3 of Planning the Upper Lands: learn more and ask questions	3,954 subscribers	3,162	384
April 29, 2022	e-west	1,614 subscribers	949	88
Total		5,568 emails sent	4,111	472

5. Social Media Posts:

- Posts were published to the District's Twitter, Instagram, and Facebook platforms three times during the Phase 3 engagement. The statistics for these posts are shown below. Copies of the posts are provided in **Attachment E**.

Facebook (3,528 followers⁷) (3 posts)

Date of Post	URL	People reached <i># of unique people who saw the post</i>
April 26, 2022	https://www.facebook.com/WestVanDistrict/posts/1936894579831467	201
May 11, 2022	https://www.facebook.com/WestVanDistrict/photos/a.130109143843362/1953183078202617	217
May 16, 2022	https://www.facebook.com/WestVanDistrict/posts/1953183244869267	291
Total		709

Instagram (3,243 followers⁷) 3 posts plus 1 story

Date of Post	URL	People reached <i># of unique people who saw the post</i>
April 26, 2022	https://www.instagram.com/p/Cc0ffaOB9aK/?hl=en	350
May 11, 2022	https://www.instagram.com/p/CdbHk7pFPcf/?hl=en	310
May 16, 2022	https://www.instagram.com/p/CdocaMLNch2/?hl=en	547
May 16, 2022 story	n/a	n/a
Total (for the 3 posts)		1,207

Twitter (4,857 followers⁷) 3 tweets

Date of Post	URL	Impressions <i># of times the post was seen</i>
April 26, 2022	https://twitter.com/WestVanDistrict/status/1518968299580706818	186
May 11, 2022	https://twitter.com/WestVanDistrict/status/1524419359216746498	409
May 16, 2022	https://twitter.com/WestVanDistrict/status/1526293447908511745	363
Total		958

⁷ As of June 15, 2022.

6. Direct Communication:

- The Phase 3 materials were shared with the Squamish Nation, Tsleil-Waututh Nation, and Musqueam First Nation along with information about how the draft Area Development Plan responded to feedback from Phase 2.
- A direct mail letter was sent to local residents in the immediate vicinity of the Cypress Village planning area, plus residents below Highway 1 and on major nearby arterial feeder routes to Highway 1. This geographic distribution area was the same distribution area as for the direct mail letter in Phase 2, which reflected input from the CEC. The direct mail letter communicated that Phase 3 of *Planning the Upper Lands* is underway, that materials have been added to the project webpage, and provided information about the virtual information meetings and Phase 3 online question form. A total of 2,845 letters were sent on April 22, 2022.⁸ A copy of the letter and a map showing the geographic distribution area for the mailout is provided in **Attachment F**.
- The planning team participated in one Cypress Liaison meeting during Phase 3 (virtual meeting on June 1, 2022). These meetings are organized twice a year by the District of West Vancouver and are an opportunity for groups, associations, and organizations with an interest in the Upper Lands to provide updates to each other. The planning team also participated in previous Cypress Liaison meetings during Phase 1 and Phase 2. In addition to attending the June 1, 2022 virtual Cypress Liaison meeting, during the time that the Phase 3 engagement was underway, District staff emailed information from the planning team to Cypress Liaison participants about Phase 3 and the opportunity to review the draft Area Development Plan and ask questions.
- As part of Phase 3, the planning team continued to have telephone discussions, receive input by email, and meet virtually with members of the former Upper Lands Working Group. A summary of this input is provided in Section 4.1.
- During the Phase 3 engagement, the planning team emailed 40 stakeholder groups⁹ to provide an update about the planning and engagement process, communicate that the draft Area Development Plan was posted online for review, communicate the opportunity to ask questions, and communicate an openness to meeting to discuss any input that the stakeholder group would like to provide. A template for this email is provided in **Attachment G**. The following stakeholder groups were contacted during Phase 3 (listed in alphabetical order). Those that provided input in Phases 1, 2, and/or 3 are shaded grey, with those that provided input during Phase 1 marked with a ¹, those that provided input during Phase 2 marked with a ², and those that provided input during Phase 3 marked with a ³.

1. Ambleside Dundarave BIA
2. BC Hydro
3. BC Parks
4. BC Parks Foundation ^{1, 2, 3}
5. British Properties Area Homeowners Association

(list continues on the following page)

⁸ At the outset of Phase 1 of the project, an initial postcard mailer was distributed to all households and businesses in West Vancouver (a total of 21,859 postcards were sent). For Phase 2, a more targeted direct mail letter was sent (2,838 letters). The direct mail letter in Phase 3 (2,845 letters) was sent to the same targeted geographic distribution area as the direct mail letter in Phase 2.

⁹ The planning team contacted all but one of these same stakeholder groups in Phases 1 and 2, and one of these stakeholder groups (the West Vancouver Minor Hockey Association) contacted the planning team during Phase 2.

6. Collingwood School
7. Cypress Mountain Ski Resort
8. Cypress Trails Collective ^{1, 2, 3}
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 ²
15. Kiwanis North Shore Housing Society
16. Larco
17. Lighthouse Park Preservation Society
18. Mountain Bike Tourism Association ¹
19. Mulgrave School ^{1, 2, 3}
20. Nature Vancouver
21. Navy Jack Nature House (now West Vancouver Nature House Society) ^{1, 3}
22. North Shore Heritage Preservation Society ¹
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 (Southwest Region) ^{2, 3}
30. Vancouver Climbers Association ¹
31. West Vancouver Arts Centre Trust (Kay Meek Centre)
32. West Vancouver Chamber of Commerce
33. West Vancouver Foundation
34. West Vancouver Historical Society ¹
35. West Vancouver Library Foundation
36. West Vancouver Minor Hockey Association ²
37. West Vancouver Old Growth Conservancy Society
38. West Vancouver School Board
39. West Vancouver Streamkeeper Society
40. West Vancouver Community Stakeholders

Input via telephone discussions, virtual meetings, and/or written suggestions was provided by 5 stakeholder groups during Phase 3 (BC Parks Foundation, Cypress Trails Collective, Mulgrave School, Trails BC Southwest Region, West Vancouver Nature House Society).¹⁰ A summary of this input is provided in Section 4.2. In total, 11 stakeholder groups provided input during Phases 1, 2, or 3 (some provided input in more than one phase).

- During Phase 3, the planning team continued to respond to enquiries received to the project's email address and/or to the Planning Department, Engineering Department, or Mayor and Council about *Planning the Upper Lands*. There were 12 enquiries received during Phase 3.¹¹ A summary of the main themes from the Phase 3 email/telephone enquiries is provided in Section 4.3.

¹⁰ This is similar to the number of stakeholders who provided input during Phase 1 (8 groups) and during Phase 2 (6 groups).

¹¹ A total of 28 public enquiries were received during Phase 1 and 23 public enquiries were received during Phase 2.

7. Poster at the Library, Community Centre, Seniors' Activity Centre, and Youth Hub:

- An 8.5" x 11" poster providing information about the Phase 3 engagement was posted on community boards at the West Vancouver Memorial Library, West Vancouver Community Centre, Seniors' Activity Centre, and Youth Hub during the Phase 3 engagement. A copy of the poster is provided in **Attachment H**.

8. Pop-up information booths:

- Members of the planning team set up pop-up information booths at different locations on four dates during the Phase 3 engagement:
 - Spring Fest West outside at the Gleneagles Community Centre on Saturday, May 7, 2022 from 10am to noon.
 - West Vancouver Memorial Library on Tuesday, May 10, 2022 from 1 to 2:30pm.
 - West Vancouver Community Centre on Wednesday, May 11, 2022 from 3 to 5:00pm.
 - Cypress Pop-Up Village on Thursday, May 12, 2022 from 3:30 to 4:30pm.

Information about three of these events was posted online in advance:

- The District's calendar post about Spring Fest West noted that there would be an opportunity to learn more, ask questions, and share feedback on the *District's Planning the Upper Lands* project at the event.
- Information about the Library pop-up information booth was posted on the project webpage in advance of that session.
- Information about the Community Centre pop-up information booth was posted on the project webpage in advance of that session.
- In total, there were 52 interactions with members of the public at the four pop-up information booths. A summary of the main themes from discussions with the public at these events is summarized in Section 4.4.

9. Virtual Information Meetings:

- Two virtual information meetings were held during Phase 3 for those who wanted to learn about the draft Area Development Plan for Cypress Village and Eagleridge and ask questions.
- Those interested in attending could register on the project webpage in advance to attend, but registration was not mandatory.
- Each meeting included:
 - An introduction from District Communications staff about the agenda, meeting protocols, and ways to participate.
 - A presentation by the planning team.
 - A question/answer period.

A copy of the PowerPoint presentation from these sessions is provided in **Attachment I**. The same slides were used in both meetings. A summary of the main themes from comments/questions at the virtual information meetings is provided in Section 4.5. After the meetings, a list of questions asked at the meetings, and responses provided, was posted on the project webpage (a copy of which is provided in **Attachment J**). In addition, a video recording can be found on the project webpage.

- A total of 23 people attended the virtual information meetings, as summarized in the table below.

Date	# of Attendees
Tuesday, May 17, 2022 from 7– 8:30 p.m.	15
Wednesday, May 18, 2022 from 1–2:30 p.m.	8
Total	23

10. Phase 3 Online Question Form:

- The online question form was available on the project webpage at www.westvancouverite.ca/upperlands from Monday, April 25 to Friday, May 20, 2022.
- A total of 34 enquiries were submitted via the Phase 3 online question form. A summary of the main themes from enquiries via the online question form is provided in Section 4.6 and a record of these enquiries is provided in **Attachment K**.

4.0 Summary of Input Received During Phase 3

This section summarizes the input received during Phase 3, including input from:

- Members of the former Upper Lands Working Group.
- Stakeholders.
- Public enquiries via email/telephone.
- Discussions with members of the public at the pop-up promotion events.
- Questions/comments at the virtual information meetings.
- Public enquiries via the Phase 3 online question form.

4.1 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 engaged with members of the former Upper Lands Working Group on multiple occasions during Phases 1 and 2. As part of Phase 3, the planning team continued to have telephone discussions, receive input by email, respond to questions from the entire group and from individual members, and meet virtually with members of the former Upper Lands Working Group (including a virtual group meeting on March 18, 2022 and virtual meetings with individual group members in March and June 2022).

The input provided by members of the former Upper Lands Working Group during Phase 3 can be summarized as follows:

- The group members continued to express support for protecting all of the lands in Eagleridge in this process and recommended that the project narrative continue to focus on the dual goals of the planning process.
- The group members provided helpful feedback in discussions about content for the Phase 3 materials, Phase 3 FAQs, and engagement strategy which was incorporated into the materials. Some group members expressed interest in seeing in-person engagement activities included in the process (note that in-person pop-up information booths were included as part of the Phase 3 engagement).
- Some group members continued to express the view that it is important to communicate the number of housing units that are needed in Cypress Village to enable the protection of the lands in Eagleridge that are owned by BPP and the rationale for the total proposed community size of 3,700 housing units. A question/answer about this topic was included in the Phase 3 FAQs.
- Two members expressed interest in understanding the servicing costs that would be associated with developing the lands in Cypress Village and Eagleridge under the existing single family zoning, how these compare to the servicing costs for the mixed-use village, and whether the difference is incorporated into financial analysis of the transfer of development

potential. The members' questions were answered and then questions/answers about servicing costs and the approach to the transfer of development potential financial analysis were included in the Phase 3 FAQs.

- One member expressed concern that the transfer of development potential and exchange of lands is not well explained in the Phase 3 materials, though others commented that the Phase 3 FAQs addresses this topic well.
- One member expressed the view that the transfer of 262 acres of land that BPP currently owns in Eagleridge to the District in exchange for the 3,711 housing units in Cypress Village is insufficient and questioned why the ratio of residential units being proposed in the mixed-use village compared to the amount of land being protected in Eagleridge is different in this process than in the 2002 process related to Deer Ridge West (which is now StoneCliff). A detailed response was provided to this member and then questions/answers about this topic and about the transfer of development potential financial analysis were included in the Phase 3 FAQs.
- One member expressed the view that there should not be any development on the lands that were transferred to the District as part of the previous Deer Ridge West approvals process (which is now StoneCliff) and that District-owned lands in Cypress Village should be retained in District ownership. This member was advised that these District-owned lands are key elements of the business terms negotiated with BPP.
- One member provided suggestions related to mountain biking and recreational staging, including suggestions to have maps with overlays showing existing (unauthorized) trails. These suggestions were discussed with this group member and incorporated into the Phase 3 materials.
- One member asked why Inter Creek is not included in the current planning process and land exchange. This information was provided in the Phase 1 and Phase 2 materials, information about this was provided to this member, and then a question/answer about this was included in the Phase 3 FAQs.
- One member expressed the view that the total number of units and building heights is “too ambitious for the character of West Vancouver”. Information about the rationale for the community size and inclusion of taller buildings was provided to this member and information about these topics is included in the Phase 3 document called ‘An overview of what we heard in Phases 1 and 2 and how that helped shape the Draft Plan.’
- One member expressed concern about the implications of Cypress Village for existing West Vancouver tax payers. A response was provided to this member and then a question/answer about this was included in the Phase 3 FAQs.
- One member expressed the view that more information should be provided about the environment, climate change, stormwater management, traffic management, traffic impacts, and the definition of affordable housing. A response was provided to this group member noting that information about sustainability measures, storm water management, and affordable housing are included in the Draft Plan. A summary document about traffic information was also included in the Phase 3 materials.

4.2 Input from Stakeholders

As noted in Section 3.0, during Phase 3 the planning team emailed 40 stakeholder groups to provide an update about the planning and engagement process, communicate that draft Area Development Plan was posted online for review, communicate the opportunity to ask questions, and communicate an openness to meeting to discuss any input each group would like to provide.

Input via telephone discussions, virtual meetings, or written suggestions was provided by 5 stakeholder groups during Phase 3 (BC Parks Foundation, Cypress Trails Collective, Mulgrave School, Trails BC Southwest Region, West Vancouver Nature House Society).

This input can be summarized as follows:

- BC Parks Foundation provided suggestions for the protection and management of the lands in Eagleridge and broader mountainside.
- Cypress Trails Collective expressed support for Cypress Village, support for protecting all of the lands currently owned by BPP in Eagleridge for conservation and recreation purposes, a willingness to continue to be involved in discussions about planning for and formalizing mountain bike trails in Cypress Village and above the 1200 foot contour, support for the changes that were made between Phase 2 and Phase 3 to address previous concerns expressed (note the changes included expanding the proposed mountain biking area to include an existing unauthorized trail that was previously just outside the proposed mountain biking area, adjusting the proposed multi-use path route above the 1200 foot contour to reduce potential conflicts with existing unauthorized trails, and commitments to both temporary and permanent bike staging areas in the plan), and suggestions to consider in the draft Plan and in the future process to formalize, plan for, build, and manage mountain biking trails in the mountain biking area in Cypress Village with the input of stakeholders (e.g. plan for all levels of trails; consider including a bike valet; include secure bike parking such as bike racks that accept locks and bike cages in visible areas; look for opportunities to keep existing trails, re-route existing trails such as the bottom of Fifth Horseman, and add new trails as the Plan for Cypress Village gets implemented over time; and create an identity for Cypress Village that celebrates access to nature including mountain biking and recreation).
- Mulgrave School expressed support for improving the intersection of Cypress Bowl Road and Cypress Bowl Lane and having this change expedited, support for the Independent Transit Service commencing operations at the outset of development, interest in discussing the potential for the Independent Transit Service to assist with daily school transportation, and an ongoing openness to exploring whether/how Mulgrave's existing and planned facilities (e.g. community rooms, fitness gym, gathering hall, childcare, play field, gymnasiums) could help serve Cypress Village residents, both in the short term as the village gets developed and in the longer term.
- Trails BC Southwest Region expressed continued interest in the possibility of re-routing the Trans Canada Trail as part of planning for and building multi-use paths and new trails in Cypress Village.
- West Vancouver Nature House Society expressed continued interest in a nature house-type concept being included in Cypress Village and suggested that it could be co-located with space for other groups (e.g. a boy scout house) and would be best suited to a location in a natural setting that is visible and that has high pedestrian traffic (e.g. near a stream and multi-use path close to the village core).

4.3 Email/Telephone Enquiries

During Phase 3, the planning team responded to 12 enquiries about *Planning the Upper Lands* received to the project's email address or via correspondence to the Planning Department, Engineering Department, and/or to the Mayor and Council. A log of the Phase 3 enquiries received via email or telephone is provided in **Attachment L**. Some people provided multiple comments or questions. These enquiries can be summarized as follows:

- 2 questions or comments about impacts on the environment and climate change.
- 2 comments about impacts on wildlife and birds.
- 2 suggestions for transportation elements of the proposed Plan (signalize the Chippendale Road-Cypress Bowl Road intersection; provide the emergency access through to Northwood Drive early on in the development).
- 2 enquiries about when residential units will be available for sale in Cypress Village.
- 2 comments providing information about features in the Cypress Village planning area.
- 1 enquiry with questions about servicing.
- 1 comment expressing concern about traffic impacts.
- 1 enquiry about the anticipated nature of the business park space.
- 1 question about the timeline for development in Cypress West.

4.4 Discussions at Pop-Up Promotion Events

As noted in Section 3.0, the planning team had a total of 52 interactions with members of the public at the four pop-up promotion events during Phase 3. Topics of discussion with members of the public at these events included:

- Support for the protection of the lands in Eagleridge.
- Support for providing access to nature and recreational opportunities in Cypress Village.
- Support for the general form and character of the village.
- Suggestions for creekside protection along Cypress Creek.
- Suggestion to consider different approaches/locations for library facilities/functions in Cypress Village (e.g. locating book vending machines in the community centre and in the multi-family residential area).
- Suggestion to consider accessibility needs of seniors using the active transportation network (e.g. grades and surface materials for pathways connecting residential areas to the core).
- Concerns about impacts on wildlife/bird habitats.
- Questions about storm water management.
- Questions about tree retention.
- Discussion about trails and historic mill sites in the Cypress Village planning area.
- Suggestion to consider interchanges rather than roundabouts or signalized intersections on Cypress Bowl Road to access Cypress Village similar to those in Furry Creek, particularly at the Eagle Lake Road / Cypress Bowl Road intersection.

4.5 Questions at the Virtual Information Meetings

As noted in Section 3.0, there were two virtual information meetings during Phase 3. **Attachment J** provides a copy of the notes posted to the project webpage after the meetings, which summarize the questions asked at the meetings and the responses provided. These included:

- 6 questions about parking, the road network, and/or transit.
- 5 questions about servicing.
- 4 questions or comments about impacts on the environment, wildlife, and/or birds.
- 4 questions about the active transportation network and/or recreation.
- 4 questions about financial considerations, developer obligations/amenities, and/or the transfer of development potential.
- 3 questions about phasing and timelines.
- 2 questions or comments about the artist's illustrations and view images.
- 1 question about how input in earlier phases helped shape the Draft Plan.
- 1 question about land ownership.
- 1 question about the applicability of the Neighbourhood Character Working Group Recommendations to Cypress Village.

4.6 Enquiries via the Phase 3 Online Question Form

As noted in Section 3.0, a total of 34 questions were submitted on the Phase 3 online question form. A record of the questions submitted and responses posted is provided in **Attachment K**. Some enquiries included more than one topic or question/comment. The input received via the online question form can be summarized as follows:

- 6 questions about servicing.
- 6 complimentary notes about the planning and engagement process.
- 3 questions/comments about developer obligations, the transfer of development potential, and whether the business terms are fair for the District.
- 3 questions related to mountain biking and future processes for trail planning/building/maintenance.
- 3 questions/comments about creek protection/setbacks.
- 2 questions about the planning context and/or the development potential or recreation potential in other nearby areas (e.g. Inter Creek, Cypress West, Rodgers Creek, above 1200').
- 2 questions/comments about transit.
- 2 questions/comments about bouldering and including the bouldering community in future recreational planning processes.
- 2 questions about the employment space (commercial, business park).
- 1 question about pedestrian connections to Rodgers Creek.

- 1 comment about community facilities (Fire Station).
- 1 suggestion about the map of existing trails included in the Draft Plan.
- 1 comment about including outdoor covered play areas for children.
- 1 comment in support of moving forward with the Plan.
- 1 comment in support of including small single family houses in the residential mix.
- 1 question about school planning.
- 1 question about the view images.
- 1 question about the amount of land to be retained for conservation or recreation in Cypress Village.
- 1 question about whether the amount of development will increase beyond the 3,711 units.
- 1 question about natural areas.

5.0 Next Steps

The next step is for the planning team to finalize and bring forward a package of bylaws related to Cypress Village and Eagleridge for Council's formal consideration of adoption. These will include:

- A final proposed Area Development Plan (ADP) for Cypress Village and Eagleridge.
- New Comprehensive Development (CD) 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.
- Supporting bylaws (e.g. Park dedication bylaw, OCP amendments bylaw).

Many thanks to all those who participated in Phase 3 and throughout this planning and engagement process, sharing their perspectives and feedback on 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.

Attachments

Attachment A: News Post on District of West Vancouver Website

April 25, 2022 News Post

PHASE 3 OF PLANNING THE UPPER LANDS: LEARN MORE AND ASK QUESTIONS

Apr 25, 2022

Phase 3 of *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* is underway.

In this phase, we are sharing a Draft Area Development Plan for Cypress Village and Eagleridge, consistent with the policies in the Official Community Plan and with the direction from the community in Phases 1 and 2.

As part of Phase 3:

- **New documents** have been posted to the [project webpage](#), including the Draft Area Development Plan for Cypress Village and Eagleridge, a document about where we are in the process, an overview of what we heard in Phases 1 and 2 and how that has helped shape the draft plan, answers to anticipated questions (Phase 3 FAQs), and summary information about traffic.
- There is an **online question form** where you can ask questions about the draft plan. The question form will be open until 4 p.m. on Friday, May 20, 2022
- **Virtual information meetings** will be held via Zoom on Tuesday, May 17 from 7 to 8:30 p.m. and on Wednesday, May 18 from 1 to 2:30 p.m. for you to learn more about the draft plan and ask questions. Visit the [project webpage](#) to learn about attending a virtual meeting.
- After Phase 3, a final proposed Area Development Plan for Cypress Village and Eagleridge will be presented to Council for formal consideration of adoption as part of the District's Official Community Plan, along with other bylaws. The other bylaws will include new comprehensive development zoning for Cypress Village, a phased development agreement between the District and the developer (British Pacific Properties Limited), and supporting bylaws (e.g. park dedication bylaw).

MORE INFORMATION

To learn more about this project, ask a question, and attend a virtual information meeting, please visit:

westvancouver1TE.ca/upperlands

CONTACT US 604-925-7000 EMAIL MORE CONTACTS 750 178 Street West Vancouver BC V7V 3T3 STAY CONNECTED ACCESSIBILITY PRIVACY POLICY SIGN UP FOR E-NEWS MOBILE APPS

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Attachment B: Newspaper Print Advertisements in the North Shore News



Planning the Upper Lands

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



Phase 3 of *Planning the Upper Lands* is now underway!

Thank you to everyone who participated in Phases 1 and 2 of *Planning the Upper Lands*. Your input is helping the District of West Vancouver plan for the future of Eagleridge and Cypress Village.

Background

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

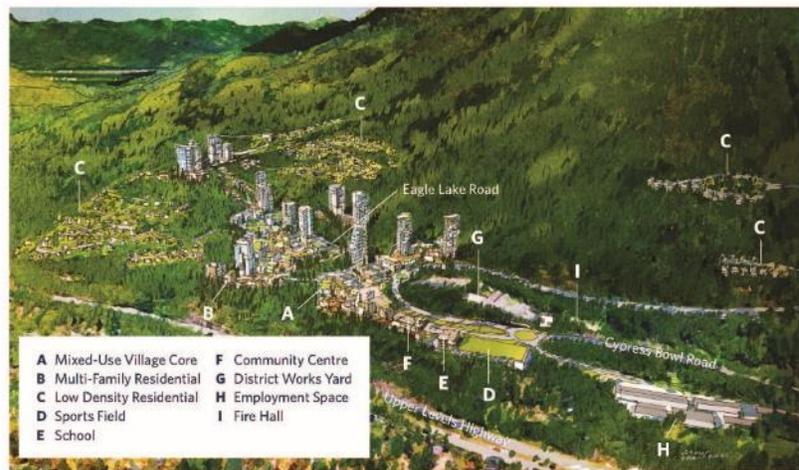
Phase 1 collected input about the trade-off between the scale of development in Cypress Village and the share of the Eagleridge lands owned by British Pacific Properties Limited (BPP) to protect at this time. Community and stakeholder feedback favoured protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach, and planning for a scale of development in Cypress Village that will enable this protection.

Phase 2 presented a draft land use plan and development concept for Cypress Village, consistent with the policies in the OCP and the direction from Phase 1. During Phase 2, the community and stakeholders responded with support for the proposed land use plan and development concept and with a wide variety of feedback.

Phase 3 (the third and final phase) is now underway. Phase 3 involves documenting the proposed plan and associated bylaws for consideration of formal adoption by Council. The bylaws will include an Area Development Plan for Cypress Village and Eagleridge, new zoning for Cypress Village, a Phased Development Agreement between the District and the developer (BPP), and supporting bylaws such as a Park Dedication bylaw and Official Community Plan Amendments bylaw.

Prior to the introduction of bylaws and the public hearing process, we are providing an opportunity for the community and stakeholders to review the draft Area Development Plan and ask questions.

Artist's Illustration of Cypress Village Upon Build-Out in About 25 Years



Virtual Information Meeting Dates

Tuesday, May 17, 2022
7-8:30 p.m.

Wednesday, May 18, 2022
1-2:30 p.m.

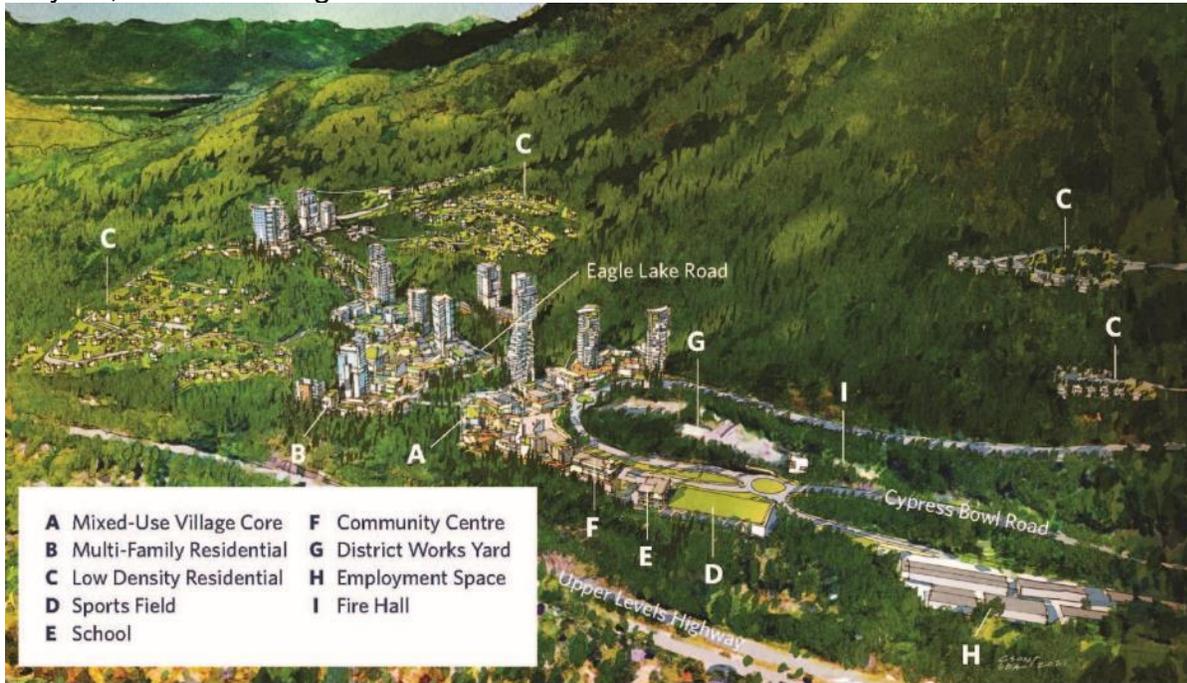
Draft Area Development Plan

Please visit the project webpage at westvancouverite.ca/upperlands to learn more about Phase 3, find out how to participate in virtual information meetings, review a copy of the draft Area Development Plan, and ask questions. The online question form will be open until 4 p.m. on **Friday, May 20, 2022**.



View of the Eagleridge Lands

westvancouver



Phase 3 of Planning the Upper Lands is underway!

Thank you to everyone who participated in Phases 1 and 2 of *Planning the Upper Lands*. Your input is helping the District of West Vancouver plan for the future of Eagleridge and Cypress Village.

In Phase 3 of Planning the Upper Lands, we are documenting the proposed plan and associated bylaws for consideration of formal adoption by Council.

Prior to the introduction of bylaws and the public hearing, there is an opportunity for you to review the draft Area Development Plan and ask questions. The Plan sets out policies that will guide the development of

Cypress Village over the next 20 to 25 years and the protection of lands in Eagleridge for recreation and conservation purposes.

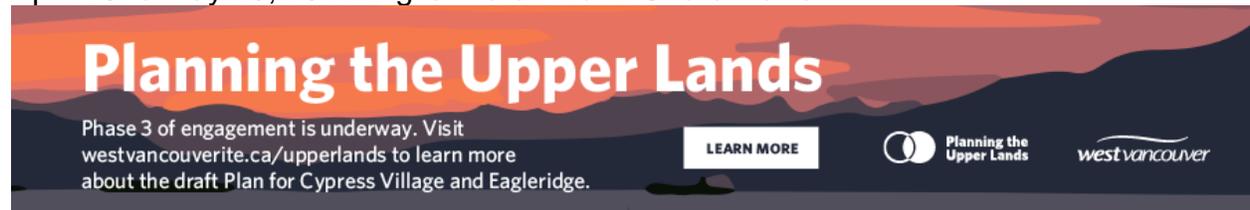
The draft Plan is posted online at westvancouverite.ca/upperlands

You can ask questions using the online question form on the project webpage until 4 p.m. on Friday, May 20, 2022.



Attachment C: Digital Advertisement on the North Shore News

April 25 to May 20, 2022 Digital Ad on North Shore News



Planning the Upper Lands

Phase 3 of engagement is underway. Visit westvancouverite.ca/upperlands to learn more about the draft Plan for Cypress Village and Eagleridge.

LEARN MORE



Planning the Upper Lands

westvancouver

Attachment D: Email Newsletters

April 25, 2022

Email newsletter to all westvancouverITE account holders and Planning the Upper Lands project subscribers (3,954 recipients)

“Phase 3 of Planning the Upper Lands: learn more and ask questions”



Phase 3 of *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* is underway.

Phase 3 presents a Draft Area Development Plan for Cypress Village and Eagleridge, consistent with the policies in the Official Community Plan and with the direction from Phases 1 and 2.

As part of Phase 3:

- **New documents** have been posted to the [project webpage](#), including the Draft Area Development Plan for Cypress Village and Eagleridge, a document about where we are in the process, an overview of what we heard in Phases 1 and 2 and how that has helped shape the draft plan, answers to anticipated questions (Phase 3 FAQs), and summary information about traffic.

- There is an **online question form** where you can ask questions about the draft plan. The question form will be open until 4 p.m. on Friday, May 20, 2022
- **Virtual information meetings** will be held via Zoom on Tuesday, May 17 from 7 to 8:30 p.m. and on Wednesday, May 18 from 1 to 2:30 p.m. for you to learn more about the draft plan and ask questions. Visit the [project webpage](#) to learn about attending a virtual meeting.

After Phase 3, a final proposed Area Development Plan for Cypress Village and Eagleridge will be presented to Council for formal consideration of adoption as part of the District's Official Community Plan, along with other bylaws. The other bylaws will include new comprehensive development zoning for Cypress Village, a phased development agreement between the District and the developer (British Pacific Properties Limited), and supporting bylaws (e.g. park dedication bylaw).

More information

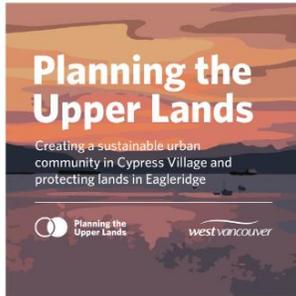
To learn more about this project, ask a question, and attend a virtual information meeting, please visit:

westvancouverITE.ca/upperlands

You're receiving this email because you are a registered participant on [westvancouverite](#).

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Phase 3 of Planning the Upper Lands

Phase 3 of planning for the future of Cypress Village and Eagleridge in the Upper Lands is underway. In this phase, we are sharing a Draft Area Development Plan for Cypress Village and Eagleridge, consistent with the policies in the Official Community Plan and with the direction from the community in Phases 1 and 2.

Read the draft plan, ask questions, and learn about attending a virtual information meeting.

[Visit project page](#)



New lawn watering regulations in effect starting May 1

Starting May 1, Metro Vancouver will introduce seasonal lawn watering regulations for homes and businesses in order to better conserve our drinking water during the hot, dry summer months.

New this year, residents and businesses will be permitted to water lawns one morning per week during Stage 1 of the [Drinking Water Conservation Plan](#), with designated days determined by property address and type. Enter your address at metrovancover.org/lawns to find your new days and times.

[Learn more](#)



West Vancouver Fire & Rescue unveils new tower truck

West Vancouver Fire & Rescue is honoured that Xwalacktun OBC of the Skwxwú7mesh Úxwumixw has contributed artwork on their new tower truck.

A blessing and push-in ceremony was held at Fire Hall No. 1 earlier this month to welcome the tower truck into the fleet.

[Read more](#)

(continues on following page)



Register to vote and subscribe to election updates

West Vancouver residents will elect one mayor, six councillors, and five school trustees for four-year terms on Saturday, October 15, 2022. Vote by mail and advance voting opportunities will be available. Visit [Elections BC's](#) website to register to vote or update your records.

Stay in the loop! Whether you are a voter or thinking about being a candidate, subscribe to receive email updates about the 2022 election.

[Subscribe](#)



Be prepared for an emergency

Emergency Preparedness Week is May 1 to 7. Improve your resiliency in the face of an emergency by registering for one of these free workshops.

Emergency Preparedness Basics
North Shore Emergency Management will review potential hazards that North Shore residents face, how to create an emergency plan and kit, and how to sign up for [Alertable](#), the North Shore's emergency notification system.

- Virtual
- Wednesday, May 4, 7–8 p.m.

FireSmart Workshop
West Vancouver Fire & Rescue will provide guidance on how to increase the wildfire resiliency of your property and neighbourhood.

- West Vancouver Memorial Library, 1950 Marine Drive
- Thursday, May 5, 6:30–7:30 p.m.

[Learn more & register](#)



[Subscribe to e-west](#)

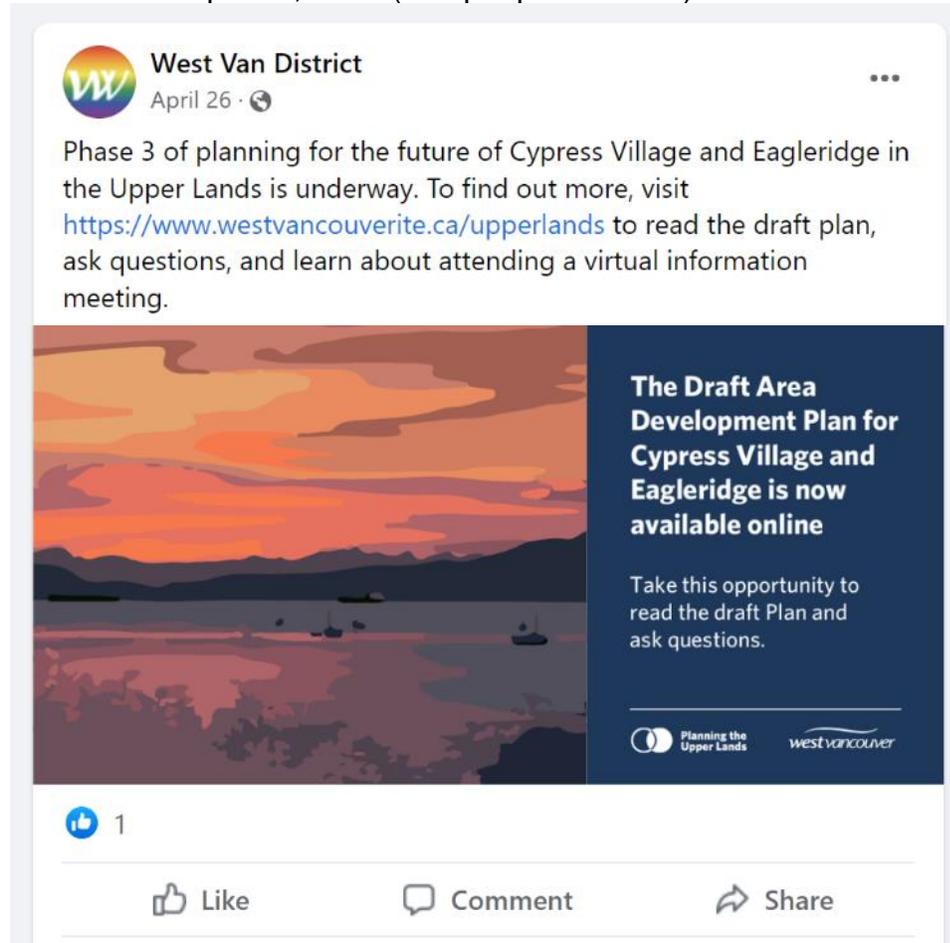
This message was sent to you by District of West Vancouver

750 17th Street
West Vancouver BC V7V 3T3

[You can change your communication preferences or unsubscribe from future mailings.](#)

Attachment E: Social Media Posts during Phase 3

Facebook – April 26, 2022 (201 people reached)



A screenshot of a Facebook post from the West Van District. The post features a profile picture of the district, the name 'West Van District', and the date 'April 26'. The main text of the post reads: 'Phase 3 of planning for the future of Cypress Village and Eagleridge in the Upper Lands is underway. To find out more, visit <https://www.westvancouverite.ca/upperlands> to read the draft plan, ask questions, and learn about attending a virtual information meeting.' Below the text is a large image with a sunset over water on the left and a dark blue text box on the right. The text box contains the headline 'The Draft Area Development Plan for Cypress Village and Eagleridge is now available online' and the subtext 'Take this opportunity to read the draft Plan and ask questions.' At the bottom of the image are logos for 'Planning the Upper Lands' and 'westvancouver'. Below the image, there is a 'Like' button with a count of 1, and buttons for 'Comment' and 'Share'.

Twitter – April 26, 2022 (186 impressions*)



A screenshot of a Twitter post from the District of West Vancouver (@WestVanDistrict) dated April 26. The post text says: 'Phase 3 of planning for the future of Cypress Village and Eagleridge in the Upper Lands is underway. Visit westvancouverite.ca/upperlands to read the draft plan, ask questions, and attend a virtual information meeting. #westvan #westvancouver #cypressvillage #eagleridge #upperlands'. Below the text is a link preview for 'westvancouverite.ca' with a thumbnail image of a sunset and the title 'Planning the Upper Lands'. The preview text reads: 'Planning the Upper Lands: Creating a sustainable ... We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish ...'. At the bottom of the tweet are icons for replies, retweets (with a count of 2), likes, and a share icon.

* Impressions means the number of times the post was seen

Instagram – April 26, 2022 (350 people reached)



The Draft Area Development Plan for Cypress Village and Eagleridge is now available online

Take this opportunity to read the draft Plan and ask questions.

Planning the Upper Lands west vancoover

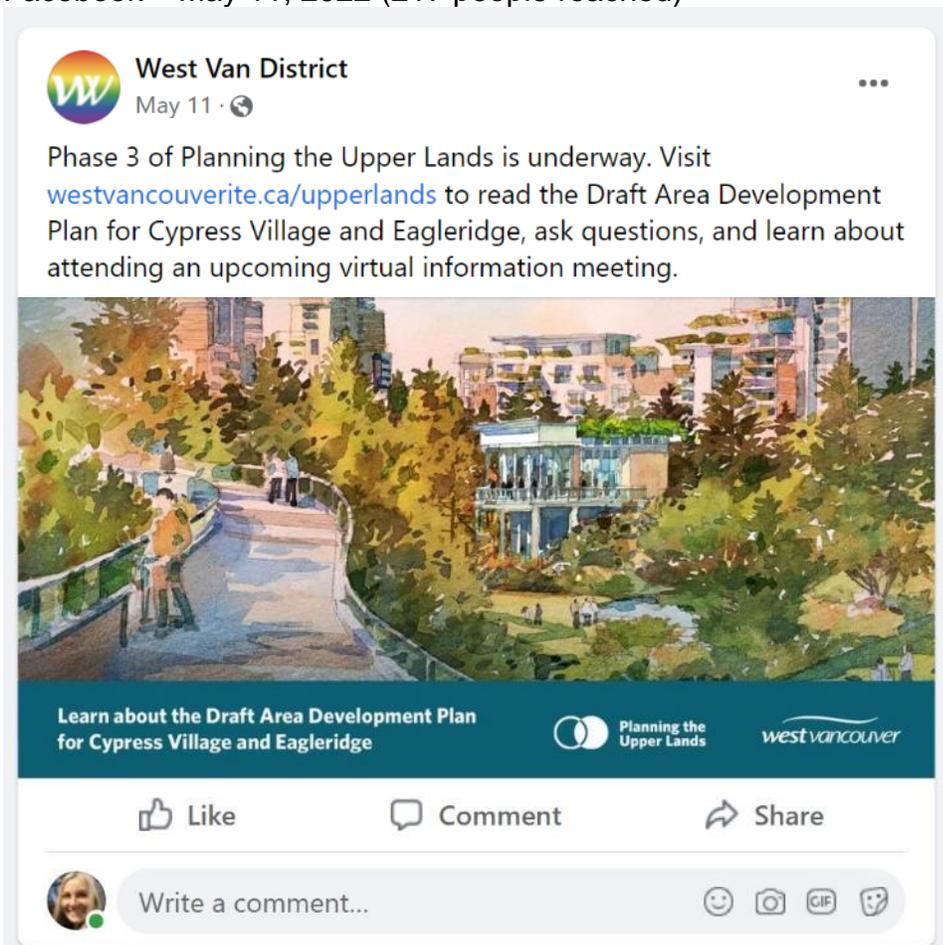
westvandistrict • Following

westvandistrict Phase 3 of planning for the future of Cypress Village and Eagleridge in the Upper Lands is underway. Visit the link in bio to read the draft plan, ask questions, and learn about attending a virtual information meeting.
<https://www.westvancouverite.ca/upperlands>
#westvan #westvancouver #cypressvillage #eagleridge #upperlands

8 likes
APRIL 26

Add a comment... Post

Facebook – May 11, 2022 (217 people reached)



West Van District
May 11 · 🌐

Phase 3 of Planning the Upper Lands is underway. Visit westvancouverite.ca/upperlands to read the Draft Area Development Plan for Cypress Village and Eagleridge, ask questions, and learn about attending an upcoming virtual information meeting.



Learn about the Draft Area Development Plan for Cypress Village and Eagleridge

Planning the Upper Lands west vancoover

Like Comment Share

Write a comment...

Twitter – May 11, 2022 (409 impressions*)



* Impressions means the number of times the post was seen

Instagram – May 11, 2022 (310 people reached)



Facebook – May 16, 2022 (291 people reached)



West Van District

May 16 at 1:03 PM · 🌐



Learn more about the Draft Area Development Plan for Cypress Village and Eagleridge by attending a virtual information meeting this week:

- 📍 Tuesday, May 17, 7–8:30 p.m.
- 📍 Wednesday, May 18, 1–2:30 p.m.

Attend a meeting, ask questions, and learn more at westvancouverite.ca/upperlands.



The Draft Area Development Plan for Cypress Village and Eagleridge is available online



👍 2

2 Shares

👍 Like

💬 Comment

➦ Share

Twitter – May 16, 2022 (363 impressions*)



* Impressions means the number of times the post was seen

Instagram – May 16, 2022 (547 people reached)

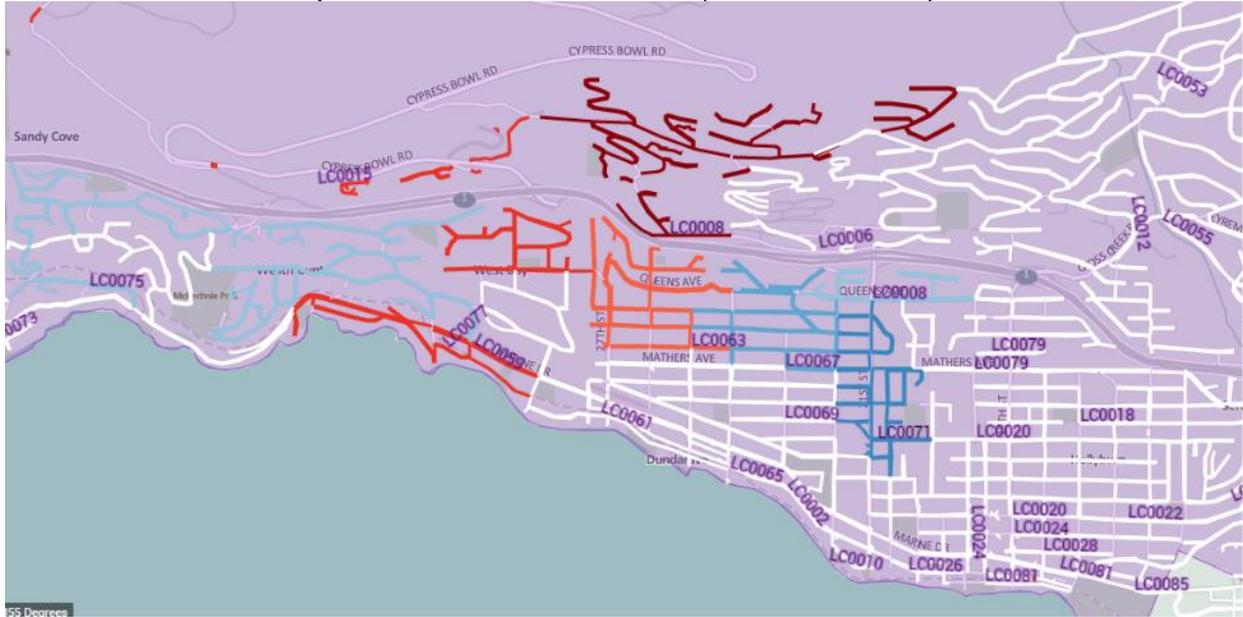


Instagram Story – May 16, 2022

The image is a screenshot of an Instagram story. At the top left, there is a circular profile picture with the letters 'WV' and the text 'westvandistrict 6h'. To the right are three dots and a close button. The main text in the story reads: 'Attend a virtual information meeting on May 17 or 18!'. Below this is a landscape illustration of a modern city with green buildings, trees, and a winding path. Underneath the illustration, the text says: 'Learn about the Draft Area Development Plan for Cypress Village and Eagleridge'. At the bottom of the illustration area are two logos: 'Planning the Upper Lands' and 'west vancouver'. Below the illustration area is the handle '@westvandistrict'. At the very bottom is a large green button with a hand cursor icon and the text 'REGISTER NOW'.

Attachment F: Direct Mail Letter to Local Residents

Distribution Area for April 2022 Direct Mail Letter (coloured routes)



PLANNING & DEVELOPMENT SERVICES
750 17th Street West Vancouver BC V7V 3T3
t: 604-925-7055 f: 604-925-6083



April 25, 2022

Dear Resident:

Re: Community Engagement Opportunity: Phase 3 of Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge

The third and final phase (Phase 3) of *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* is underway.

Drawing on the planning work and community/stakeholder engagement from Phases 1 and 2, Phase 3 involves documenting the proposed plan and associated bylaws for consideration of formal adoption by Council. The bylaws will include:

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

Given the high level of interest from the community and stakeholders in planning for Cypress Village and Eagleridge, prior to the introduction of bylaws and the public hearing process, we are providing an additional opportunity for community and stakeholder engagement.

The purpose of this additional engagement is to allow the community and stakeholders to review the draft Area Development Plan and ask questions, before it is presented as part of a package of bylaws for Council's consideration.



Municipal Hall | 750 17th Street West Vancouver British Columbia V7V 3T3
main reception | t: 604-925-7000 e: info@westvancouver.ca westvancouver.ca

As part of the Phase 3 additional engagement:

1. **New documents** have been posted to the project webpage, including:
 - the draft Area Development Plan
 - a summary of where we are in the process
 - an overview of what we heard in Phases 1 and 2 and how that has helped shape the draft Plan
 - a document with answers to anticipated questions
 - summary information about the traffic impact analysis
2. There is an **online question form** on the project webpage that is open until Friday, May 20, 2022.
3. **Virtual information meetings** will be held for you to learn more and ask questions:
 - Tuesday, May 17, 7 – 8:30 p.m.
 - Wednesday, May 18, 1 – 2:30 p.m.

Visit the project webpage at westvancouver.ca/upperlands to learn more.

If you have any questions, please use the online question form on the project webpage or email upperlands@westvancouver.ca

Sincerely,



Jim Bailey
Director of Planning & Development Services
District of West Vancouver

Attachment G: Template Email for Outreach to Stakeholder Groups

Hello,

We are writing to let you know that Phase 3 of the District of West Vancouver's planning and engagement process called "*Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*" is underway.

Phase 3 presents a Draft Area Development Plan for Cypress Village and Eagleridge, consistent with the policies in the Official Community Plan and with the direction from Phases 1 and 2.

As part of Phase 3:

- **New documents** have been posted to the project webpage (link below), including the Draft Area Development Plan for Cypress Village and Eagleridge, a document about where we are in the process, an overview of what we heard in Phases 1 and 2 and how that has helped shape the draft plan, answers to anticipated questions (Phase 3 FAQs), and summary information about traffic.
- There is an **online question form** where you can ask questions about the draft plan. The question form will be open until 4 p.m. on Friday, May 20, 2022.
- **Virtual information meetings** will be held via Zoom on Tuesday, May 17 from 7 to 8:30 p.m. and on Wednesday, May 18 from 1 to 2:30 p.m. for you to learn more about the draft plan and ask questions. Visit the project webpage (link below) to learn about attending a virtual meeting.

Following the Phase 3 engagement about the Draft Area Development Plan, a final proposed Area Development Plan for Cypress Village and Eagleridge will be presented to Council for formal consideration of adoption as part of the District's Official Community Plan, along with other bylaws. The other bylaws will include new comprehensive development zoning for Cypress Village, a phased development agreement between the District and the developer (British Pacific Properties Limited), and supporting bylaws (e.g. park dedication bylaw).

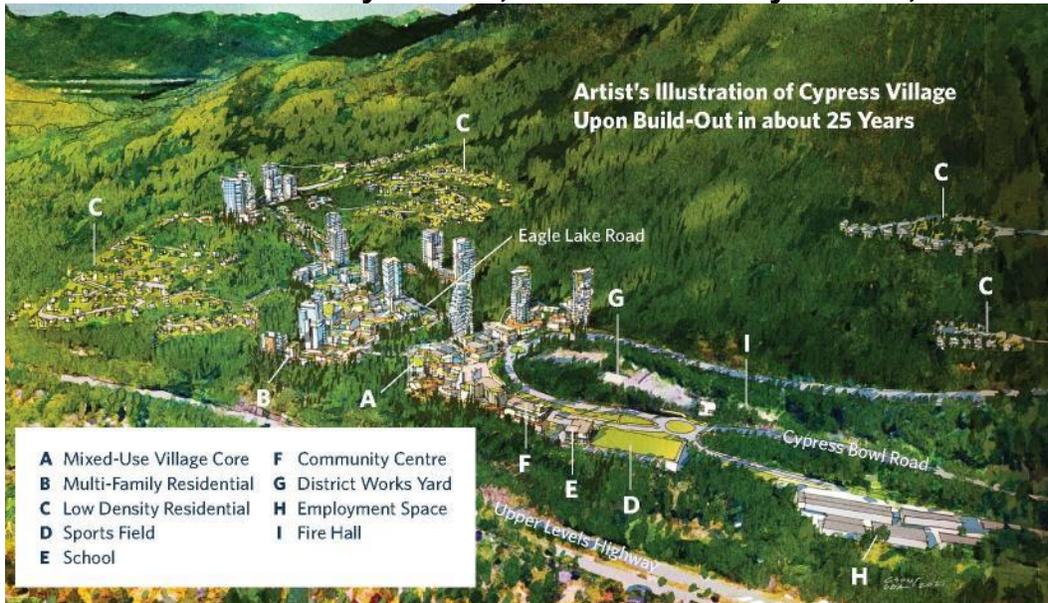
More information: To learn more about this project, ask a question, and attend a virtual information meeting, please visit the project webpage which is online here:

<https://www.westvancouverite.ca/upperlands>

In addition, if (*insert stakeholder name*) would like to provide any comments on the Draft Area Development Plan, we would welcome an email with your input or would be happy to arrange a call in the next few weeks.

Thanks very much,
Nicole Olenick
Planning the Upper Lands project team

Attachment H: Poster at West Vancouver Memorial Library, West Vancouver Community Centre, Seniors' Activity Center, and Youth Hub



Phase 3 of *Planning the Upper Lands* is underway!

Thank you to everyone who participated in Phases 1 and 2 of *Planning the Upper Lands*. Your input is helping the District of West Vancouver plan for the future of Eagleridge and Cypress Village.

In Phase 3 of *Planning the Upper Lands*, we are documenting the proposed plan and associated bylaws for consideration of formal adoption by Council.

Prior to the introduction of bylaws and the public hearing, there is an opportunity for you to review the draft Area Development Plan and ask questions. The Plan sets out policies that will guide the development of Cypress Village over the next 20 to 25 years and the protection of lands in Eagleridge for recreation and conservation purposes.

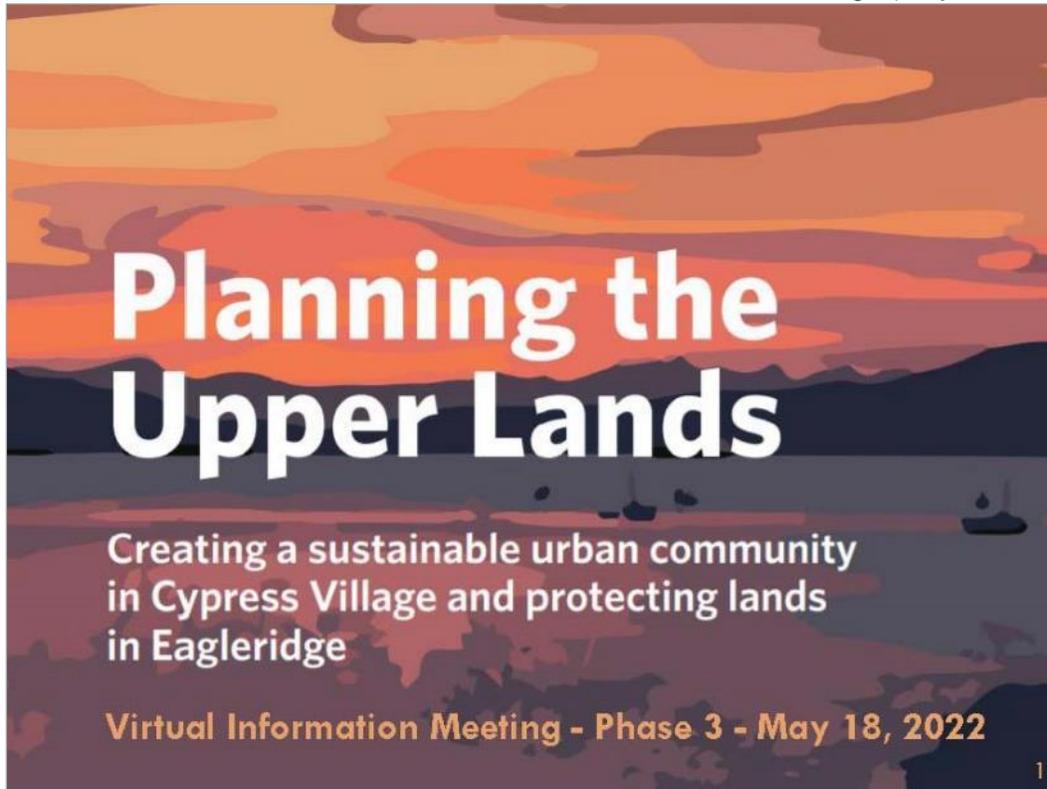
The draft Plan is posted online at westvancouverite.ca/upperlands

You can ask questions using the online question form on the project webpage until 4 p.m. on Friday, May 20, 2022.



Attachment I: Presentation from the Phase 3 Virtual Information Meetings

The same slide deck was used for both Virtual Information Meetings (May 17 and 18, 2022)



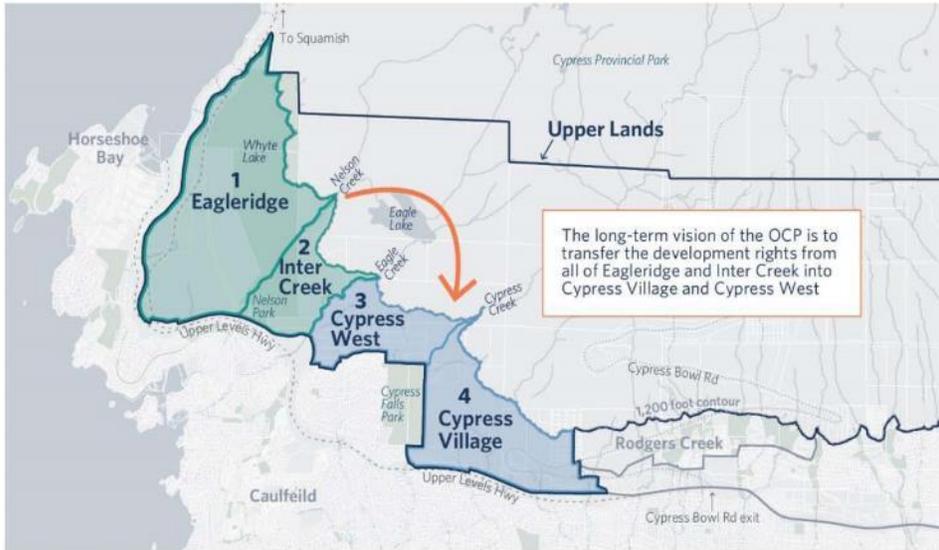
Overview of Presentation



1. Context and Goals for Process
2. Focus of this Phase
3. Some Highlights of the Draft Plan
4. Next Steps

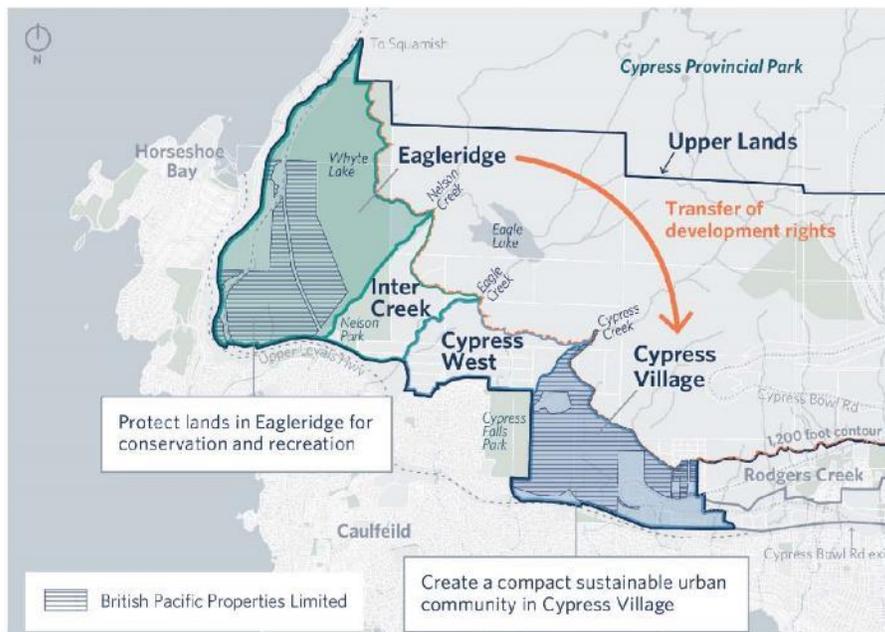
2

Vision in the Official Community Plan



3

Goals of Planning the Upper Lands



4

Planning the Upper Lands Process



Phase 3 Additional Engagement

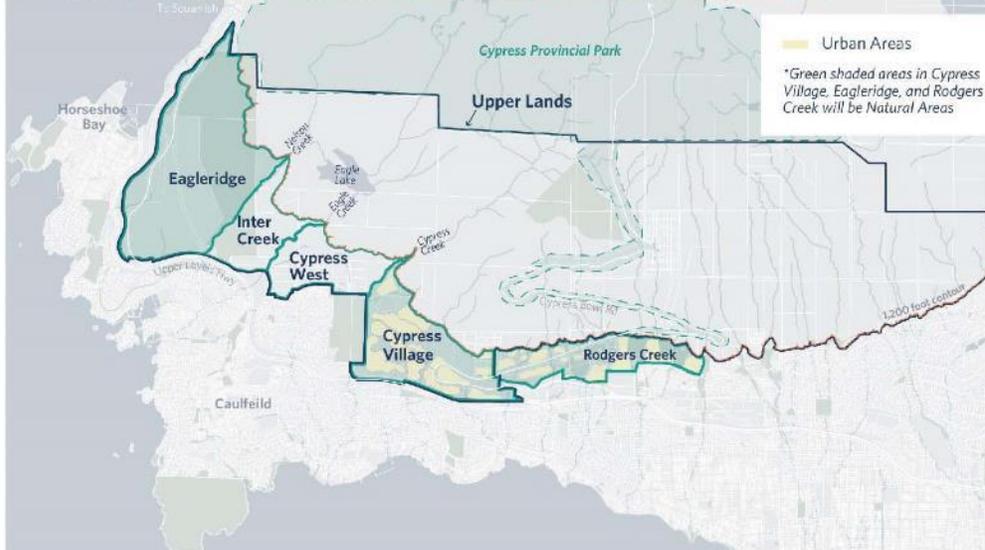
New Documents Posted on the Project Webpage:

1. Draft Area Development Plan for Cypress Village and Eagleridge
2. A summary of where we are in the process
3. An overview of what we heard in Phases 1 and 2 and how that helped shape the Draft Plan
4. A document with answers to anticipated questions (Phase 3 FAQs)
5. Summary information about traffic

Opportunity to learn more, ask questions, and provide comments

Some Highlights of the Draft Plan

Urban and Natural Areas Plan (Eagleridge and Cypress Village)



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Some Highlights of the Draft Plan

Protecting Lands in Eagleridge



- Protecting 262 acres in Eagleridge (*Lighthouse Park is 190 acres*)
- Creates a contiguous area of about 800 acres with adjacent District-owned Whyte Lake & Nelson Canyon Parks (*Stanley Park is about 1,000 acres*)

8

Some Highlights of the Draft Plan

Total Size of Community and Housing Mix for Cypress Village

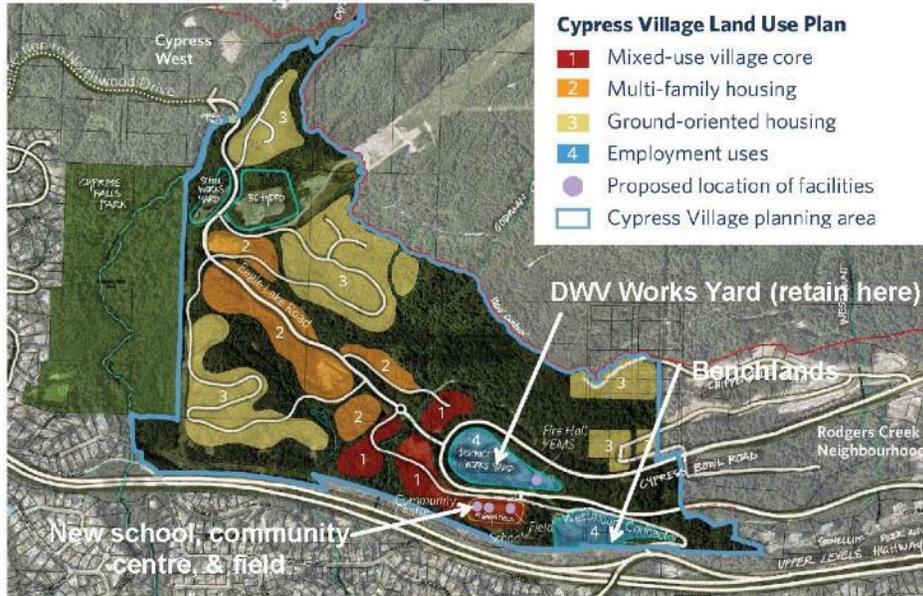
Unit Type	Total # of Housing Units	Approximate Share of Total Units
Single family lots/houses	at most 230 units	6%
Duplex, triplex, townhouse units	at least 161 units	4%
Rental apartment units, affordable rental rates	at least 184 units	5%
Rental apartment units market rental rates	at least 553 units	15%
Strata apartment units	at most 2,583 units	70%
Total Housing Count in Cypress Village	at most 3,711 units	100%

about 6,900 people at build-out

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Some Highlights of the Draft Plan

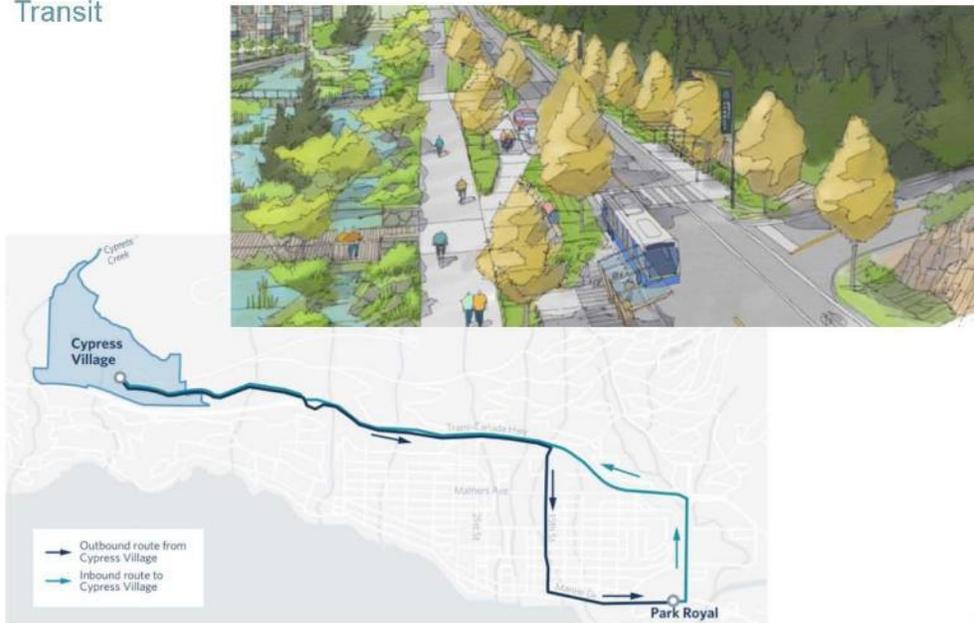
Land Use Plan for Cypress Village



10

Some Highlights of the Draft Plan

Transit



13

Some Highlights of the Draft Plan

BPP Obligations

- Pay for all on-site and off-site infrastructure to serve Cypress Village
- Fund and operate Independent Transit Service
- Develop the affordable purpose-built rental housing units
- Provide community amenities or \$ contributions towards them
- Pay regional and local DCCs (with reduced DCC rates in Cypress Village reflecting that BPP is supplying the local infrastructure and transferring ownership of the lands in Eagleridge)

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District Obligations

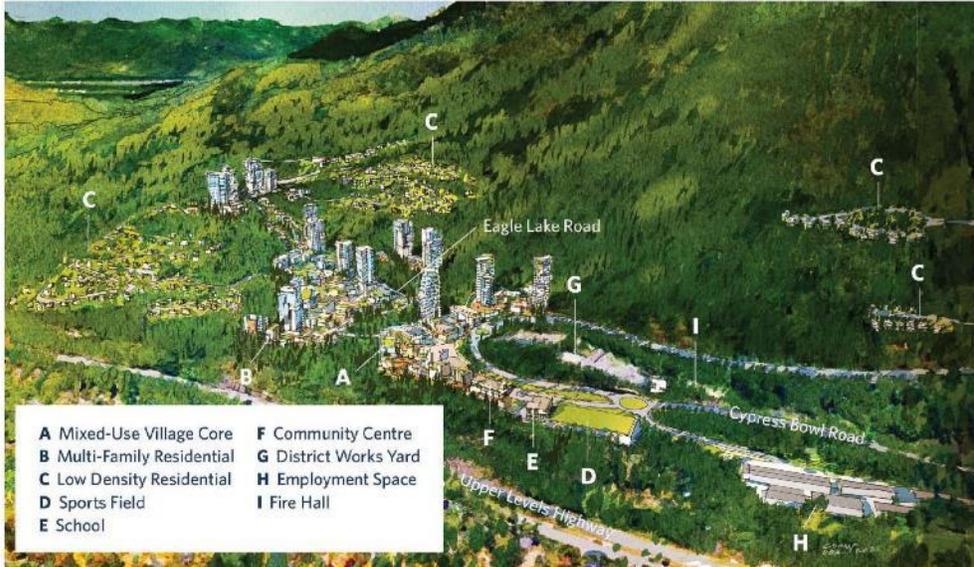
- Pay for incremental capital costs if the District and BPP agree that BPP will upsize some servicing or amenities beyond what is needed to serve Cypress Village
- Contribute funds from some DCC Reserves and CAC Reserves towards purposes for which the funds were collected
- Make consequential upgrades or changes to some District uses
- Own, operate, maintain the fire station, community centre, child care spaces, roads and active transportation network, and parks and open spaces
- Transfer some District-owned vacant parcels (or portions thereof) in Cypress Village to BPP

Concept Plan of Cypress Village Upon Build-Out



Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village Upon Build-Out



17

Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village in 5 Years



18

Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village in 10 Years



19

Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village in 15 Years



20

Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village in 20 Years



21

Some Highlights of the Draft Plan

Artist's Illustration of Cypress Village in 25 Years



22

Some Highlights of the Draft Plan



23

Some Highlights of the Draft Plan



24

Some Highlights of the Draft Plan



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Next Steps

- Draft Plan currently on webpage for review
- Online question form open until 4pm on Friday, May 20, 2022
- Following Phase 3 engagement, intend to present bylaws for Council's consideration

Webpage: westvancouverITE.ca/upperlands

Email: upperlands@westvancouver.ca

Thank you!

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Attachment J: Summary of Questions from the Phase 3 Virtual Information Meetings



Summary of Questions from the Phase 3 Virtual Information Meetings (May 2022)

This document provides a summary of questions asked and brief notes about the answers provided as part of the Phase 3 Virtual Information Meetings on May 17 and 18, 2022 for *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*. This is a summary only; it is not a transcript. While best efforts were made to make notes during the meetings, the question period from the meetings was not recorded and this list may not include all questions. In some cases, follow-up information is provided as a reference for further information. The questions from the two meetings have been grouped by topic in this document.

Questions About How Community Input Has Helped Shape the Draft Plan

1. What has changed in the plan since the last phase ended? What citizen concerns were addressed?

- One of the documents posted online is a summary of that information (see the document called "What we heard in Phases 1 and 2 and how that helped shape the Draft Plan")
- Examples include: there were some concerns about the development footprint near Cypress Creek and the plan was adjusted to reflect that input; feedback from the mountain biking community throughout the process resulted in some changes to the recreation plan and commitments regarding mountain biking trails and trail planning processes; changes were made to the layout of taller buildings to help enhance the pedestrian scale of the village core in response to community input in early phases; in Phase 1, the community and stakeholder feedback supported protecting all of the lands in Eagleridge that are currently owed by BPP at this time, rather than in a phased approach, so the subsequent planning work in Phases 2 and 3 reflects this community input

Questions about Land Ownership

2. Are there private landowners in Eagleridge and Inter Creek? How will their lands be considered?

- There are other public landowners in Eagleridge (e.g. BC Hydro) but not private landowners
- We have communicated with BC Hydro as part of this process
- There may be private landowners further east towards the village (e.g. in Inter Creek or Cypress West) who we would work with in subsequent processes about those planning areas
- *Follow-up information: The lands in Inter Creek are owned by the District, BPP, or BC Hydro and the lands in Cypress West are owned by the District or BPP*

Questions about Parking, the Road Network, and/or Transit

3. Is there parking for people coming to the village for recreation, or is transit the only option for visitors?

- The transit service will be one option for visitors
- There will be parking for visitors
- Most of the parking in the village core will be underground; there will also be some on-street parking

4. Will the majority of eastbound traffic from Cypress Mountain and the village return to the highway via Cypress Bowl Road or will the new connector have an overpass around Westmount?

- Most traffic will return to the highway via Cypress Bowl Road in the short term
- Once the Westmount Connector is built, traffic will have options

5. Will there be upgrades to Cypress Bowl Road such as a new lane being added?

- The District is working closely with the Ministry of Transportation and Infrastructure (MOTI); Cypress Bowl Road is under its jurisdiction
- MOTI has reviewed the traffic impact assessment for Cypress Village
- Over time, we think the character of Cypress Bowl Road will change; we anticipate speeds will be reduced and new intersections will be added including two new intersections to provide access to the village which are proposed to be roundabouts
- Other changes are also anticipated such as upgrades to the Cypress Bowl Road interchange with the highway, a signal the Cypress Bowl Road and Cypress Bowl Lane intersection, and some laning changes associated with the Cypress Bowl Lane intersection
- Separate to the planning work for Cypress Village, the District is also currently discussing changes to the intersection of Cypress Bowl Road and Chippendale Road, and Cypress Bowl Road/Road J/Uplands Way (which are in Rodgers Creek)
- *Follow-up information: See Section 9.4.4 of the Draft Area Development Plan for Cypress Village and Eagleridge for a description of the anticipated changes to Cypress Bowl Road*

6. When will we learn more about how much traffic might be directed into the Westmount and Altamont neighbourhoods with the planned introduction of the Westmount Connector? Is a traffic light proposed for the Wentworth Avenue/Exit 7 roadway?

- More detailed information about traffic will be available in the traffic impact assessment, which will be provided as part of the package of information accompanying the bylaws when brought forward for Council's consideration of formal adoption
- It is anticipated that changes including a traffic light will be made to the Westmount Road intersection
- *Follow-up information: see Policy 9.4.8 in the Draft Area Development Plan for Cypress Village and Eagleridge which describes that "Over time, upgrades are anticipated where the Westmount Connector meets Wentworth Avenue, including a traffic signal and laning upgrades, and south of the Highway at the Westridge Avenue/Westmount Road intersection, including a traffic signal, laning upgrades, and road geometry improvements"*

7. For the transit service that will connect Cypress Village to Park Royal, the map looks like it only runs to the village core, but doesn't the entire village need to be served?

- The transit service will initially have stops in the village core
- Additional stops will be added along Eagle Lake Road over time as the village develops
- There is a map in the Draft Plan that shows the conceptual location of proposed bus stops that will be added over time
- *Follow-up information: See Figure 9H in the Draft Area Development Plan for Cypress Village and Eagleridge for the anticipated transit route and transit stops within Cypress Village*

8. Can you explain the Independent Transit Service versus West Vancouver Blue Bus versus TransLink? Could Cypress 253 service the village?

- TransLink currently does not have transit service to Cypress Village
- TransLink has approved a Cypress Village Independent Transit Service (ITS)
- TransLink has policies that outline the requirements for an ITS
- BPP is required to commence the ITS as soon as the first building in the village core is occupied
- We expect that TransLink will take this service on in the future
- *Follow-up information: West Vancouver's Blue Bus is part of the regional system. As a sub-contractor to TransLink, Blue Bus service levels are set by TransLink. West Vancouver does not have any discretion in adding or changing services. The ITS for Cypress Village will be required*

to meet all of the general terms, conditions, criteria, and requirements outlined in TransLink's Independent Transit Service Policy as well as the operating terms and conditions specific to TransLink's approval of the Cypress Village ITS

Questions about the Active Transportation Network and Recreation

9. Will there be trail connections between Cypress Village and Rodgers Creek?

- The pedestrian/cycling network includes multi-use paths connecting Cypress Village to Rodgers Creek (e.g. there is a path from the Cypress Pop-Up Village to the new Trestle Bridge, there will be a multi-use path connecting the village core across Cypress Bowl Road to run east of the District Operations Centre site to connect to Chippendale Road near Mulgrave School)
- Vehicular access to the village will be via two roundabouts on Cypress Bowl Road and the Westmount Connector

10. Will it be fairly steep to walk to get around Cypress Village, like living on Sentinel Hill, especially for seniors?

- We think Sentinel Hill is steeper
- The village core and amenities are located on the flattest parts of the village
- Visiting the McGavin Field site where the Cypress Pop-Up Village is located could help give a sense of the topography in the village core
- *Follow-up information: See Section 9.4.13 of the Draft Area Development Plan for Cypress Village and Eagleridge for more information about the active transportation network and standards that will be met*

11. The planned walking, hiking, and mountain bike trails are impressive and will be a great asset to the community. Who is responsible for maintaining these trail amenities?

- Generally speaking, the District will have the overall responsibility for maintaining trails
- The District intends to work with stakeholders to help plan for, build, and maintain trails
- The District intends to engage in a subsequent process with a number of stakeholders to explore options that could include co-managing some of the areas such as the lands in Eagleridge
- *Follow-up information: see Policy 9.5.5 which outlines two separate, subsequent trails planning processes that are envisioned for formalizing and managing trails*

12. What is the definition of "recreation" above the 1,200 foot contour line?

- For clarity, no development is proposed above the 1,200 foot contour as part of the Draft Plan
- The District is committed to a separate, subsequent process about planning for and managing the trails and areas above the 1200 foot contour
- *Follow-up information: See Points 17 and 18 in Section 11.0 of the Draft Area Development Plan for Cypress Village and Eagleridge which outlines commitments to subsequent trail planning processes*

Questions about Phasing and Timelines

13. How will the District ensure that the developer will actually develop the lands and not just sell them off?

- There will be a 20-year Phased Development Agreement between the District and BPP outlining requirements including phasing requirements
- BPP could choose not to build out Cypress Village but we expect that they will want to, in part because BPP is transferring 262 acres of land in Eagleridge to the District and giving up the ability to develop those lands
- We expect that BPP will partner with other developers to deliver components of the village. The bylaws and agreements will govern all of the development in Cypress Village, including any components built by other developers

14. What timeline do you see for local West Vancouver retirees to downsize from their houses into condos in this area and for having services in place such as pubs?

- If the Area Development Plan and associated bylaws are adopted this year, we think it would be reasonable to anticipate that the first buildings could be complete in Cypress Village within about 3 to 5 years
- BPP will be required to provide some of the important commercial space in the initial phase (e.g. grocery store)
- The Phased Development Agreement will include requirements for BPP to provide amenities within set timeframes

15. What is the sequence of construction for the main pathways which could help with re-routing the Trans Canada Trail?

- The village will be developed in an east to west connection
- Based on stakeholder input in previous phases, the Draft Plan includes the idea of exploring options for re-routing the Trans Canada Trail in this vicinity to connect with some of the new trails and pathways being planned as part of Cypress Village
- We don't have the anticipated timeframe for the main trails that could connect to the Trans Canada Trail on hand for this virtual information meeting but can provide this information in a follow-up email
- *Follow-up information: The planning team advised the participant by email after the meeting that the trails shown in dark blue in Figure 9K in the Draft Area Development Plan for Cypress Village and Eagleridge are anticipated to be built between years 5 and 10*

Questions about the Transfer of Development Potential

16. In percentage terms, how much of the density in Cypress Village is connected to the Eagleridge lands transfer and how much is connected to the developer supplying community amenities in Cypress Village?

- In round numbers, about 1,500 of the total 3,700 housing units in Cypress Village help enable the transfer of development potential from the Eagleridge lands, about 300 housing units help cover the cost of amenities in Cypress Village, about 200 units are affordable housing, and the balance (about 1,700 housing units) help convert the zoning on BPP's lands in Cypress Village from single family zoning to zoning that allows the mixed-use village and help cover the costs of infrastructure in the village
- So, about 40% of the housing units are related to protecting the lands in Eagleridge
- *Follow-up information: More a more detailed explanation of the transfer of development potential, see Questions 15 and 17 in the Phase 3 FAQs document*

Questions about Financial Considerations, Developer Obligations, and Amenities

17. When Cypress Village is fully built out, do you anticipate that West Vancouver taxpayers will likely see their taxes go down or up or stay the same?

- We anticipate a neutral impact
- Including the business park type employment space will help diversify West Vancouver's tax base, which could have a positive impact with the opportunity to spread the tax burden
- Generally speaking though, we don't anticipate a significant positive or significant negative impact
- *Follow-up information: A financial impact analysis is being completed and will be part of the information materials available when the bylaws are brought forward for Council's formal consideration of adoption*

18. Is BPP required to provide temporary housing for the construction workers, to help reduce traffic on/off the North Shore?

- No, we haven't contemplated that and the agreements do not include that as a requirement of BPP

19. As the District looks for a new home for the Arts Museum, the village and the spectacular water view that it offers would be the ideal location. Has there been any thought to building the Arts Museum at Cypress Village and having BPP pay for it? If this has not been considered, can it be considered?

- This has not been contemplated as part of the amenities package for Cypress Village
- There is limited land in the planning area, a limited amount of amenities that can be paid for based on the proposed community size (and adding more amenities would mean adding more density to help pay for them), and from a traffic perspective there is an intention not to have significant “draws” to attract visitors to the village (recognizing that some outdoor recreation uses such as mountain biking and bouldering will draw visitors)

Questions about Servicing

20. Was a hydrology study completed as part of the planning work?

- The Draft Plan includes a conceptual servicing strategy for Cypress Village
- More detailed hydrological and storm water designs will be completed for individual development parcels within the village as development proceeds over time, consistent with the conceptual strategy
- This planning process involves protecting 262 acres of land in Eagleridge that could otherwise be developed, which has hydrological benefits

21. Where will the water supply for Cypress Village come from?

- From both Eagle Lake and Metro Vancouver sources
- *Follow-up information: See Section 9.9 the Draft Area Development Plan for Cypress Village and Eagleridge for the Conceptual Servicing Strategy including information about the water servicing concept*

22. What portion of the water supply will come from Eagle Lake?

- We don't have that information on hand for this virtual information meeting but please feel welcome to email us at upperlands@westvancouver.ca and we can follow up with District Engineering staff

23. What is the impact on our future drinking water supply? Currently fire suppression uses drinking water, but could it use grey water?

- The capacity of various watersheds has been taken into consideration as needed
- The existing reservoirs are adequate to service the area with drinking water and other water needs
- The servicing networks will be paid for by the developer and the designs will ensure adequate supply
- We will follow up with the Fire Chief regarding whether grey water could be used for fire fighting purposes

24. There was an article published on the North Shore News website last week and in the paper today that discussed the road closures of Exit 7 and Exit 8 off of the Upper Levels Highway, for a number of months. District staff were interviewed for the article and it was then reported that the Five Creeks flood control project would be needed “even if there was no future development above the highway”, the result of climate change. Is this your perspective as well – that a flood control project this big and costly was needed, solely to handle increased moisture and runoff due to climate change and not because of development above the Upper Levels Highway? Was the Integrated Stormwater Management Plan for this area initiated due to concerns about climate change, or was it to address current and future development? Is this reflected in the ISMP initialization meetings?

- The Five Creeks Stormwater Flood Protection Project would be necessary even if there was no additional development above the highway

- *Follow-up information: More information about the Five Creeks Stormwater Flood Protection Project including FAQs is available on the District's website [here](#)*

Questions about the Environment

25. Are there any protected wildlife in the development area that will be displaced?

- There has been a careful environmental analysis of the development area in Cypress Village
- There are some protected plant and wildlife species
- *Follow-up information: See Appendix D in the Draft Area Development Plan for Cypress Village and Eagleridge for a summary of the environmental Sieve Analysis for Cypress Village*

26. What impact will the heat generated by the village have on snow at Cypress Mountain?

- We don't have a specific answer to this question but in general terms the Draft Plan aims to help mitigate climate change and reduce GHG emissions
- Developing a compact, clustered community in Cypress Village and protecting 262 acres of land in Eagleridge is a more sustainable way of accommodating new housing than large single family houses which are permitted under the existing zoning
- *Follow-up information: See Section 9.10 the Draft Area Development Plan for Cypress Village and Eagleridge for Sustainability policies*

27. Are there any considerations of the impacts of lighting in the development on birds and bird migration? New York has dim-the-lights guidelines.

- Development Permit Guidelines will include features intended to minimize and mitigate impacts on birds
- Please feel welcome to email us information about New York's dim-the-lights guidelines

28. In the presentation, you mentioned that a large portion of Cypress Village will be retained in a natural state. Do you know how much?

- Just over 100 acres of the total 345 acres in the Cypress Village planning area will be retained in a natural state for recreation and conservation purposes
- *Follow-up information: See Section 9.2 the Draft Area Development Plan for Cypress Village and Eagleridge for more information about the planned urban and natural areas. As noted in Section 9.2 of the Draft Plan, a total of at least 30% of the Cypress Village planning area will be retained as natural areas (at least 103 acres)*

Questions about the Neighbourhood Character Working Group Recommendations and Applicability to Cypress Village

29. Last year when Council was considering the Neighbourhood Character Working Group recommendations, I noticed that many of the areas in the Upper Lands were rezoned and were given a new (UL) designation. What was the purpose of this? Does this give the developer protection from changes in zoning that would apply to other parts of the District?

- When the Neighbourhood Character Working Group recommendations were being implemented, some of the zoning categories that apply to areas in the Upper Lands were given a "-UL" zoning to retain the existing zoning provisions (e.g. RS8 was amended to RS8-UL in the Upper Lands)
- The Neighbourhood Character Working Group recommendations help support smaller houses on smaller lots, but also include changes to, for example, coach houses
- This planning work involves transferring the development potential from the lands in Eagleridge (which are zoned to allow large single family houses on large lots) and creating a compact, sustainable, mixed use village in Cypress Village with new site specific CD zoning (replacing the existing single family zoning). It was strategic to leave the existing provisions of the zoning in place for the Upper Lands and instead protect the lands in Eagleridge and rezone the lands in Cypress Village as part of this comprehensive planning process

Questions about the Views and Artist's Illustrations

30. In the past there have been visual impact studies for Cypress Village or other projects that included a perspective from the south, for example from Jericho Beach. Why is this not included in the latest documents?

- *Follow-up information: The planning team indicated at the meeting that a view of Cypress Village from Jericho Beach is included in the View Analysis in Appendix H of the Draft Plan. However, after the meeting, the planning team found that this view is not contained in the Draft Plan. It was part of the Phase 2 materials (see page 7 of the Phase 2 document called "Proposed Form and Character of Development in Cypress Village"). We will add the view from Jericho Beach to the View Analysis in Appendix H in the final Area Development Plan.*

31. The rendering in the presentation that showed the employment space on the benchlands does show have many trees between the employment space and the highway. Will there be trees here?

- The image is an artist's illustration to help show what the buildings could look like
- Development Permit Guidelines will include requirements for replanting vegetation for a number of reasons, such as screening buildings and shading
- There is a BC Hydro right-of-way between the highway and where the business park employment space will be located, which may restrict the height or location of trees
- There are other images in the Draft Plan that help show views of the employment space on the benchlands from an east and west approach along the highway (see Appendix H in the Draft Plan)
- *Follow-up information: There are also additional artist's illustrations of the employment benchlands on page 62 of the Draft Area Development Plan for Cypress Village and Eagleridge*

Attachment K: Record of Enquiries via the Phase 3 Online Question Form

The following is a transcript of questions posted on the online question form during Phase 3 and the answers provided. The questions are as submitted by respondents and are not edited for typos or wording.

Question 1:

- *Question* – “Congrats on the good work. A lot of the mountainside will be preserved as a result of protecting the Eagleridge lands. I also appreciate the strong financial commitment to recreational mountain bike trails in the area, but I’m curious about how these funds will be used. Do you have a target for how much of the funds will go to actual on-the-ground work on the trails?”
- *Response* - Thanks very much for your comments and question. BPP will contribute \$500,000 towards a network of authorized mountain biking trails in Cypress Village as part of the plan. A subsequent, separate planning process will formalize, plan for, build, and set out the approach to managing these trails, which could be similar to the recent partnership between the District, BPP, and the North Shore Mountain Bike Association (NSMBA) that has involved formalizing three existing mountain biking trails outside of Cypress Village and building a new multi-use path in Rodgers Creek. It is anticipated that BPP’s \$500,000 contribution will be used towards on-the-ground work on the trails in Cypress Village. More detail about the plan’s vision for mountain biking can be found in Section 4.3.3 and Section 9.5 of the Draft Area Development Plan and in the answer to Question 22 in the Phase 3 FAQs document.

Question 2:

- *Question* – “Why are there not explicit protections in the plan for Cypress Creek above Cypress Creek Park? In fact it’s odd there is no mention whatsoever of Cypress Creek other than as a reference point. I would like to see much better protection from encroachment of housing than other creeks, including an explicit buffer and protection from runoff from the developed area entering the creek. Cypress Creek Park is a jewel for District - encroaching on the creek above the park will have an inevitable detrimental effect on not only the pristine creek area above but also the park itself.”
- *Response* - Thank you for your comments and question. We agree that the protection of Cypress Creek including appropriate creek setbacks is important. As background, during Phase 2, some members of the community expressed concern about the footprint of development near Cypress Creek and suggested planning for larger creek setbacks and avoiding mature stands of trees in this location. As described in point #10 and image B in the Phase 3 Document called “An Overview of what we heard in Phases 1 and 2 and how that has helped shape the Draft Plan”, the footprint of the ground-oriented housing development pod in the northwest portion of the Cypress Village planning area was reduced between Phase 2 and Phase 3 based on this suggestion. The changes increased the creek setback from a minimum of 30 metres reflected in the Phase 2 materials to a minimum of 39 metres reflected in the Phase 3 materials. This helped determine the shape and location of the yellow-shaded ground-oriented housing development pod in the land use plan, but we agree with your suggestion that the Area Development Plan could be more explicit about this. We will add text in the final proposed Draft Area Development Plan to articulate a minimum 39 metre setback from Cypress Creek.

Question 3:

- *Question* – “I am an owner at the Courtney. I have family who are interested in purchasing in the Hawksley. Are you creating pedestrian crossings across Cypress Bowl Road to access the Uplands either at the Trestle Bridge or at Chippendale Road? If so what type of crossings would they be? And when might they be completed?”
- *Response* - Thank you for your question. In Rodgers Creek (outside of the Cypress Village Planning Area), the District has been considering two pedestrian/cycling crossings of Cypress Bowl Road - one at Chippendale Road/Cypress Bowl Road (which would provide a connection to Rodgers Creek Area 6) and one at Cypress Bowl Road/Uplands Way and Road J (which would provide a connection to Rodgers Creek Area 5). The types of crossing and anticipated timelines are not yet known, but District staff are working with the Ministry of Transportation and Infrastructure to explore options. Within Cypress Village, Figure 9E in the Draft Area Development Plan for Cypress Village and Eagleridge shows the planned Pedestrian Network. There is a pedestrian crossing envisioned at the proposed new roundabout where Cypress Bowl Road, the main village street, new Westmount Connector, and entrance to the District Operations Centre site will intersect. This will connect to a new multi-use path that will run east to connect to Chippendale Road at Mulgrave School. It is anticipated that the roundabout including the pedestrian crossing in this location and the new multi-use path in this location will be completed between 2025 and 2026.

Question 4:

- *Question*: “It seems like a lot of work has gone into this next Phase, yet recommendations from the community to include key civic needs such as a Fire Station and BC EHS (paramedic) station in Cypress Village have largely been ignored. How does the municipality anticipate serving the needs of 3700 new residential units (and possibly up to 10,000 new residents) without appropriate civic infrastructure?”
- *Response*: Thank you for your comments and question. We agree that including community amenities and facilities in Cypress Village to serve future residents is very important. Please refer to Policy 6.5 in the Draft Area Development which articulates this as a planning principle. Please also refer to Section 9.7 in the Draft Area Development Plan which describes that Cypress Village will include a wide range of community amenities and facilities, including a fire hall to be built early on in the development (plus a community centre, child care facilities, a site for an elementary school, and a sports field). The fire hall is described in detail in Policy 9.7.3 of the Draft Area Development Plan, which notes the possibility of including other emergency management services that might be candidates for co-location with the fire hall such as BC Ambulance Services and community police.

Question 5:

- *Question*: “There is a widely used trail from Cypress Falls Park to the upper falls, just below Eagle Lake Road. Will any changes be made to the existing trail to the upper falls? There are also unauthorized hiking trails following Cypress Creek above Eagle Lake Road which provide access to the Cypress Creek canyon above another small waterfall. This is not recognized on the map of existing trails (Figure 4F). Are there any plans to construct trails following the creek canyon along the lines of paths following Marr Creek, McDonald Creek, and Lawson Creek? This is a beautiful and unique area and cutting off access would be extremely disappointing.”
- *Response*: Thanks for your comments and questions. We will look into the additional unauthorized hiking trails that you mentioned and update the map of existing trails if these

are documented on trail maps that the District references. The lands along the eastern side of Cypress Creek in the Cypress Village Planning Area are private lands that will be dedicated to the District as park over time as subdivision/development in the planning area proceeds. Figure 9K in the Draft Area Development Plan shows the lands along the eastern side of Cypress Creek as green space. These lands will be retained in a natural state and there are no plans to change existing trails to the upper falls or along the creek. There are also currently no plans to construct trails following the creek canyon, though this could be considered in a future process that looks at a broader management plan for the entire mountainside.

Question 6:

- *Question:* “Will there be additional development in any or all of: (a) Inter creek, (b) Cypress West and/or (c) above the 1,200 foot corridor, and/or (d) more development in Rodgers Creek in the Upper Lands area in the future?”
- *Response:* Thank you for your question. Of the areas you mentioned, it is anticipated that there will be continued development under existing zoning in Rodgers Creek and future development in Cypress West that will be determined in a subsequent, future planning and engagement process. As background about Inter Creek and Cypress West, the overall planning vision in the District’s Official Community Plan is to protect the lands in Eagleridge and Inter Creek for conservation and recreation purposes and to create compact, sustainable neighbourhoods in Cypress Village and Cypress West. This current planning and engagement process focuses on Eagleridge and Cypress Village as a first step towards implementing the overall vision in the Official Community Plan. As noted in Question 8 in the Phase 3 FAQs, it is anticipated that planning for Cypress West and Inter Creek will happen in a separate planning and engagement process in the future, likely close to when Cypress Village is reaching build-out. For the lands above the 1,200 foot contour, as noted in Question 4 in the Phase 3 FAQs, these lands are designated as a Limited Use and Recreation Development Permit Area in the Official Community Plan and no changes to the designation of these lands are proposed as part of this process.

Question 7:

- *Question:* “With reference to question 6 in the FAQs for Phase 3, has West Vancouver published a map of the entire upper lands (broken out by planning areas) which clearly shows the portion of lands owned by BPP and the District, respectively? Is this available? The map in FAQ#1 shows only the BPP portions of the Cypress Village and Eagleridge sections. Is the District proposing to transfer to BPP the District owned land in Cypress Village? Who owns the lands about the 1200 foot contour? Also, why is Inter creek marked in green in FAQ#4 and Cypress West in blue - does this represent that Inter creek will be preserved and Cypress West will be developed in future?”
- *Response:* Thank you for your questions. This planning and engagement process focuses on Eagleridge and Cypress Village, so the map in Question 1 of the Phase 3 FAQs about the goals of this process focuses on information for these two planning areas. However, there is a map showing ownership information for all of the Upper Lands in the Upper Lands Study Review Working Group Final Report (Part Two: Background), which is available online [here](#) (see page 22 of the PDF). This includes ownership information for the lands above the 1,200 foot contour, which you asked about. For your question about District-owned lands in Cypress Village, please see Section 10.2(d) and Figure 10A in the Draft Area Development Plan for Cypress Village and Eagleridge, which describe that some District-owned parcels of vacant land (or portions thereof) in Cypress Village are proposed

to be transferred to BPP. In response to your question about the blue and green outlines in the map in Question 4 in the Phase 3 FAQs, your interpretation is correct. We used green outlines for Eagleridge and Inter Creek and blue outlines for Cypress Village and Cypress West to illustrate that the overall vision in the District's Official Community Plan is to protect the lands in Eagleridge and Inter Creek for conservation and recreation and create compact, sustainable neighbourhoods in Cypress Village and Cypress West. This current planning and engagement process is a first step towards implementing this overall vision and focuses on planning Cypress Village and protecting Eagleridge. It is anticipated that a separate planning and engagement process in the future will create the detailed policy to guide new compact, sustainable neighbourhoods in Cypress West and the protection of the lands in Inter Creek.

Question 8:

- *Question:* "The answer to FAQ #22 states that it is expected that there will be a net increase in mountain biking trails in the Cypress Village planning area and that there will be future work with stakeholders, the District and BPP. This is certainly welcome. However, is there a reason why work with stakeholders such as the NSMBA is not already underway? When will this occur? In addition, as part of this plan, will we see the creation/maintenance of mountain biking trails in Eagleridge? What about Intercreek and Cypress West? What plans are there for mountain biking in those areas? In addition, many of the existing trails on Cypress are above the 1200 foot contour - will we see creation/maintenance of trails in that area as well?"
- *Response:* Thank you for your questions. There has been an incremental approach to planning and formalizing the trail network in the Upper Lands and one of the principles in the Draft Plan is that this incremental approach should continue (see Section 9.5.5 of the Draft Area Development Plan for Cypress Village and Eagleridge). The Draft Plan includes a large mountain biking area in Cypress Village and identifies two subsequent processes regarding trails: (a) a process to formalize and manage trails in Cypress Village and (b) a process to formalize and manage trails above the 1200 foot contour, which would be a continuation of the incremental step-by-step process towards a broader management plan for the entire mountainside. The intention is to start these processes as soon as possible after the adoption of the Area Development Plan. It is not envisioned that there will be mountain biking trails in Eagleridge. Planning for Inter Creek and Cypress West will happen in a separate planning and engagement process in the future, likely close to the time when Cypress Village is nearing build-out, and planning for formalized mountain biking areas in those locations would be part of that future process.

Question 9:

- *Question:* "I've been following the development process for Rodgers Creek / Cypress Village for 14 years. Overall, I'm impressed with the thoroughness and detail of the public planning process. In few places in the world would land held by a private developer be subject to this level of public planning (this is a complement!). My question concerns transit: I see that the ADP calls for the implementation of an ITS bus route directly from Cypress Village to Park Royal via Hwy 1 once the first residential building is complete. Would the District consider working with BPP/Translink sooner to extend the 256 route along Chippendale Road to serve the Rodgers Creek area and the now highly popular Trestle Bridge site and Pop-Up Village? I see all the vehicular traffic going to these sites, parking being expanded and filled, and wonder if extending the 256 could be helpful. Thanks for everyone's work on this plan."

- *Response:* Yes, the District would consider working with BPP and TransLink to assess opportunities to bring transit to the Cypress Village area sooner than the required timeframe if possible.

Question 10:

- *Question:* “Thank you for producing such a comprehensive set of planning documents. Clearly it’s a well thought through proposal and will be an exciting addition to our community. As a parent of a young family always looking to keep the kiddos active, what kind of opportunities will Cypress Village provide for kids play and outdoor activities? Is there an opportunity to incorporate outdoor covered areas to escape the wind and rain? Thank you”
- *Response:* Thank you for your comments and questions. The Draft Area Development Plan includes several neighbourhood parks, plazas/public spaces, and a sports field which will provide opportunities for children and families to play (see the Recreation Plan in Figure 9J and the Conceptual Parks and Open Spaces Plan in Figure 9K in the Draft Plan). The extensive network of trails and pathways will also provide opportunities for outdoor activities with children, such as hiking, biking, and scootering. In terms of outdoor covered areas, the detailed design for the parks and plazas will be completed after the Plan is adopted and as development proceeds, but it is expected that some covered spaces will be included in the parks and plazas where appropriate. The elementary school, community centre, and child care facilities could also provide opportunities for outdoor covered space which could be explored during the detailed design of those facilities.

Question 11:

- *Question:* “So much work has gone into this over the years - thoughtful, inclusive process. MY two bits - let's get on with it as soon as possible. The need for good housing continues to grow and we need more choice, which is what this project offers while still protecting much of the serenity and nature that we all appreciate.”
- *Response:* Thank you for your comments and support for proceeding with the Plan.

Question 12:

- *Question:* “Godman Creek runs through the proposed mountain biking area, quite close to the decommissioned section of Lower Tall Cans. How will the creek impact where recreational trails can be located? Are setbacks required from top of bank?”
- *Response:* Thank you for your questions. For the protection of riparian areas (generally the area within 30 metres of top of bank), any changes will be limited and carefully managed, for habitat protection. Trails may be routed through riparian areas, but only with the approval of the District acting on the advice of a Qualified Environmental Professional, and only if trails are less than 1 metre wide and are unpaved. Stream crossings for hiking and mountain biking trails will also be allowed, subject to any necessary approvals under the BC Water Sustainability Act, provided they are designed to have minimal environmental impact.

Question 13:

- *Question:* “This is a very comprehensive development plan, and I am very supportive of the concept of creating compact urban neighbourhoods that create homes for a broad spectrum of the demographics that we need to include in our community. The smaller homes are what younger families want now, and there is such a shortage of supply in this particular type of

housing, in West Van and all over the Lower Mainland. I hope that families with school aged children will be attracted to Cypress Village. However, on that topic, I am curious to know how the SD 45 Administration has been involved in the planning process, and whether there have been discussions that are more visionary than a "rear view mirror" view of what public schools are, how these have been designed, and where the existing schools in the District already are. The existing schools of Mulgrave and Collingwood are private; if we are to attract the salaried/working people we need to have a balanced community, we will need public schools too. To support the concept of a walkable compact centre, we will need physical schools nearby, not a drive to below the highway. Interested to hear what the engagement has been on this topic. On a positive note, I really like the access to the outdoors and recreation in nature - very good for healthy communities."

- *Response:* Thank you for your comments and questions. We agree that including a school in Cypress Village is an important element of building community and reducing traffic. The planning team has had discussions with SD 45 Administration throughout the planning process. The Draft Plan includes a site for a future elementary school in the village core beside the sports field (see Section 9.7.6 and Figure 9L in the Draft Area Development Plan for Cypress Village and Eagleridge). Based on discussions with SD 45 Administration, the Draft Plan notes that "once there is sufficient enrolment, an elementary school annex (with two classrooms or more) should operate using space in the community centre (including the gym) and the outdoor recreation facilities on the McGavin Field site. As potential enrolment increases over time (based on the population of Cypress Village and Rodgers Creek, which will be the primary catchments for the school) the Province will be requested to provide funding for a Kindergarten to Grade 7 elementary school."

Question 14:

- *Question:* "Regarding firefighting and watering in the proposed Cypress Village, will the District require that retention ponds be constructed to accumulate a supply of water necessary for these purposes? Thank you."
- *Response:* Thank you for your question. As noted in Policy 9.9.2(b) in the Draft Area Development Plan for Cypress Village and Eagleridge, storage reservoirs will be constructed in Cypress Village to provide fire flow storage and balancing storage with added emergency capacity. It should be noted that a pond facility could not be connected to the District's distribution system as it contains and conveys potable water intended for drinking consumption, a retention pond would require a separate, independent system for conveyance which isn't practical from an asset perspective.

Question 15:

- *Question:* "There was an article published in the North Shore News on Wednesday discussing the road closures of Exit 7 and Exit 8, off of the Upper Levels Highway. These closures will be in place for a number of months. District staff were interviewed for the NSN article. It was then reported that the 5 Creeks Flood Control Project would be needed "even if there was no future development above the highway", the result of climate change. Why is the District reluctant to acknowledge that a large scale and expensive flood control project was necessitated by past and future development in the Rodgers Creek and proposed Cypress Creek Development Areas, even before Climate Change became a real concern? Was the Integrated Stormwater Management Plan for this area initiated due to concerns about Climate Change, or was it to address current and future development? Were concerns about Climate Change reflected in the initial ISMP meetings? Thank you."

- *Response:* Thank you for your comments and questions. Your questions relate to the Five Creeks Stormwater Flood Protection Project and more information about that project including FAQs is available on the District's website [here](#)

Question 16:

- *Question:* "In the servicing strategy for Cypress Village it is stated that, "The developer, British Pacific Properties Limited (BPP), is responsible for the construction of, or appropriate financial contributions toward, the capital cost of all on-site and off-site infrastructure needed to serve the Cypress Village community." As, it would appear, BPP is not being held 'responsible' all for the construction of on-site and off-site infrastructure (e.g. the 5 Creeks Project), how is the District calculating "appropriate financial contributions" towards this construction? Thank you."

- *Response:* Thank you for the comments and question. BPP will be responsible for the capital costs of all on-site and off-site servicing infrastructure needed to serve Cypress Village, except that (as noted in Section 10.2(d) of the Draft Plan), the District will contribute some funds from applicable DCC Reserves towards servicing infrastructure for which those funds were collected. These District contributions are being negotiated as part of the overall package of business terms that will be documented in the Phased Development Agreement. In addition, as noted in Section 10.2(a) of the Draft Plan, the District and BPP may agree that BPP will, as part of its infrastructure work for Cypress Village, upsize some servicing infrastructure to address the needs of existing or future development outside of Cypress Village, in which case the District will contribute the incremental capital cost.

You also referenced the Five Creeks Stormwater Flood Protection Project. Information about that project including answers to FAQs is provided on the District's website [here](#), which notes that the Five Creeks project is being co-funded by the District and the developer (this is separate to the requirements and obligations of BPP related to Draft Area Development Plan for Cypress Village and Eagleridge).

Question 17:

- *Question:* "It was mentioned last year during an Upper Lands virtual meeting that a "high level servicing strategy" for Cypress Village was "being designed to maintain the quality and quantity of the flow of water that is in the natural drainage system and to avoid negative impacts downstream". The strategy states that a "Low Impact Development (LID) features will be combined with productive natural wetland ecosystems to yield a system that removes pollutants, avoids increased erosion and flood risk, and encourages habitat growth." If these systems (LID and natural) are in place, why would diversion into a big pipe be necessary? What creek catchments does this apply to? Also, what is meant by 'existing stormwater servicing networks'? Does an 'existing servicing network' need to be complete, or functioning, or proven? Thank you."
- *Response:* Thank you for your comments and questions. Consistent with the messaging from the virtual information meetings during Phase 2, the Draft Area Development Plan for Cypress Village and Eagleridge notes that "the rainwater management strategy for Cypress Village will be designed to maintain the quantity and quality of water in the natural drainage systems of the planning area and avoid negative downstream impacts" (see Policy 9.9.7 in the Draft Plan).

Question 18:

- *Question:* “The Draft Plan notes that “development in Cypress Village will connect with existing West Vancouver water, sewer, and stormwater servicing networks.” Connecting to existing stormwater servicing networks is in reference to Policy 9.9.11 of the Draft Plan, which notes that “Consistent with the Five Creeks Integrated Stormwater Management Plan, the western leg of the diversion system will be constructed for undeveloped lands above the Upper Levels Highway within the Turner and Godman Watersheds and will be tied into the existing diversion system, which will safely convey potentially damaging high runoff flows from significant weather events into the ocean.” Planning and exploration into existing creek and culvert system threshold capacities within developed neighbourhoods below the Upper Levels Highways suggests that a diversion structure is necessary for the safe conveyance significant flows generated in more extreme storm events, independent of development.”
- *Response:* Information about the Five Creeks Stormwater Flood Protection Project including FAQs is available on the District’s website [here](#). As noted in that information, the Five Creeks Stormwater Flood Protection Project would be necessary even if there was no additional development above the highway. Once completed, the system will serve five creek watersheds: Pipe, Westmount, Cave, Turner and Godman.

Question 19:

- *Question:* “I have a few questions regarding public transit as included in the Cypress Village draft plan. Can you confirm that the independent transit service agreement between British Pacific Properties, the District, and TransLink is for a 20 year period? Is it a formal agreement? Is this the transit service agreement that the Mayor referred to as being “inked” with TransLink at a real estate forum last November? Are all 3 parties signed onto this? Also, as I pointed out previously, British Pacific Properties made a public transit commitment to Mayor and Council in 2019 as part of the Rodgers Creek Area 5 and 6 additional up-zoning and density. The transit plan for Cypress Village – slowly ramping up service as the population grows – needs to take this pledge into consideration. The developer committed to having a fully functioning independent transit service once the shopping mall in Cypress Village was built out. This situation needs to be acknowledged and reaffirmed in the Cypress Village plan. What are the headway targets being used for transit planning and modelling for Cypress Village? As we know, headways have an enormous impact on ridership levels above a certain critical waiting time. Thank you.”
- *Response:* Thank you for your comments and questions. BPP sought TransLink’s approval for a Cypress Village Independent Transit Service (ITS) and received TransLink’s approval in 2019. The District was supportive of BPP’s application to TransLink. TransLink’s approval is for a period of three years from the start of the service and the intention is that this will be renewed until such time as TransLink takes over the service. The terms of West Vancouver’s approval of Cypress Village include an obligation for BPP to provide the ITS for up to 20 years.. TransLink has a general ITS Policy which is available online [here](#) and TransLink’s approval specific to the Cypress Village ITS outlines additional requirements and conditions for the service.
As noted in the Draft Area Development Plan for Cypress Village and Eagleridge (see Section 9.4.16), the District and BPP will work together towards having TransLink include Cypress Village in its service expansion plans. The objective is to have TransLink take over the service by TransLink during the timeframe in which Cypress Village is being built.
We agree that the ITS should be provided early in the development. The Draft Plan notes that the ITS “must commence when the first building is occupied (residential or mixed-use)

in the Mixed Use Village Core” and the Phased Development Agreement will include this as a binding requirement. The Draft Plan does not currently reference that the transit service will also help serve residents of Rodgers Creek, but we will add a reference to this in the final Area Development Plan.

The targets for the level of service are being defined in terms of the number of peak hour passengers that can be accommodated in peak hours and the number of hours of service per day, rather than with headways (i.e. amount of time between transit vehicle arrivals at a stop) because those will depend on the numbers/sizes of buses delivering the desired level of service.

Question 20:

- *Question:* “Important rock climbing routes and bouldering exist within West Vancouver lands, including the Eagleridge lands. Can the district meet with Vancouver Climbers Association (VCA) to plan for the management of climbing cliffs, and access trails, and to adopt guidelines for developing new climbs. Best Practices For the Development of New Climbing Routes has been adopted and adhered to by BC Parks (2012) and the District of Squamish. Rock climbing is part of many BC Parks Management plans and is jointly managed by the local climbers associations and Land Managers.”
- *Response:* Thank you for your comments and question. As part of the subsequent process to explore options for managing the Eagleridge lands, District staff will be organizing opportunities for recreational groups who are interested in the lands to provide their comments on potential uses. This process will begin after the adoption of the Area Development Plan.

Question 21:

- *Question:* “It would appear that the initial planning and concepts for Cypress Village, undertaken by the developer -- many of which have been carried forward into the current phase -- considered density to be a support system for the commercial, retail and hospitality sectors of the proposed village: it was important and necessary to have enough units/density to support local businesses. In this way, the village concept seemed to be about commercial interests first and residential second. What comes first in this plan, the commercial or the residential side? What is the priority? Beyond saving/preserving the lands in Eagleridge, how many residential units were needed to make the commercial operations in the proposed village viable? How much office and retail space, in square feet, is planned for Cypress Village? Are we at 120,000 sf of retail space and 200,000 sf of office space? Was the higher amount of residents required to make this plan work? Was the extra density added to Areas 5 and 6 of Rodgers Creek in 2019 factored into the business viability paradigms for Cypress Village? Thank you.”
- *Response:* Thank you for your comments and questions. The Draft Plan has two interconnected goals: (a) protect the lands in Eagleridge that are currently owned by BPP and (b) transform Cypress Village from the current zoning that allows large single family houses on large lots into a plan for a mixed-use, walkable community that includes a mix of housing, a local-oriented commercial area to meet the day-to-day needs of the residents of Cypress Village and Rodgers Creek, employment uses to create the potential for some village residents to work near where they live and to broaden and diversify the municipal tax base, and that is supportive of transit. The residential and commercial components are both important elements of the community. This is reflected in the Planning Principles (see Planning Principles 6.2, 6.3, and 6.4 in the Draft Area Development Plan for Cypress Village and Eagleridge).

The scale of community in Cypress Village was determined with consideration to creating sufficient resident population to support a complete community (with transit, a viable commercial centre large enough to provide a range of shops and services to meet the day-to-day needs of residents of Cypress Village and Rodgers Creek, and amenities/community facilities) and with consideration to the transfer of development potential to protect the lands in Eagleridge that are owned by BPP. For the first consideration, the minimum size for a compact, sustainable, urban community that can support transit, local commercial space, and community facilities is about 5,000 people, which requires at least 3,000 housing units (in Cypress Village and nearby portions of Rodgers Creek). Please refer to the answers to Question 11 (“Why are 3,700 housing units being planned for Cypress Village?”), Question 15 (“How does the ‘transfer of development potential’ work? Did this determine the size of community in Cypress Village?”), and Question 17 (“How many housing units are needed in Cypress Village to enable the protection of the lands in Eagleridge that are owned by BPP?”) in the Phase 3 FAQs document provide more information.

The Draft Plan sets a maximum total of 380,600 square feet of employment space for Cypress Village including retail/service, office, hotel, and business park employment space. Of this total, at least 115,000 square feet must be ground floor retail/service space and at most 125,000 square feet may be business park space on the employment benchlands (see Policies 9.1.8 and 9.1.9 in the Draft Plan). The amount of commercial space is intended to accommodate grocery, pharmacy, cafes, beer/wine sales, branch bank, personal services and similar uses so that Cypress Village residents do not have to drive to meet most of their day-to-day needs.

Question 22:

- *Question:* “At a Phase 2 Virtual Information Meeting last year, we were told that the buildings in the industrial mall area of the development, now christened “The Benchlands”, would be limited to one storey in height, presumably to limit the visual impact from areas down below (as well as the noise). It now appears that these buildings have grown to 3 storeys and the artist’s renderings depict a lack of trees in front of these structures. (Granted, these renderings are often conceptual, but they are also quite revealing to what is desired/planned and what will eventually be.) What is happening in this area – are these proposed view properties now planned upscale residences, or are they manufacturing plants or offices with a view? What happened to the single storey concept? Thank you.”
- *Response:* Thank you for your comments and questions. In the Phase 2 virtual information meetings and in the Phase 2 documents, we described that the proposed land use plan included a site for employment uses such as film studio, office, craft brewery, and other business-park type uses compatible with a location in close proximity to the village on a new bench area that is made possible by the construction of the new Westmount Connector. During Phase 2, the initial vision was that this would be single storey space but may have a tall height to accommodate uses such as film studio. During Phase 3, the amount and type of space envisioned for the bench area was expanded in part due to a review of examples of similar space in other locations on the North Shore and in the region and in part due to the ongoing negotiations regarding the business terms for the transfer of development potential and value-for-value analysis. As you noted, the Draft Area Development Plan now envisions that the benchlands site could be developed with business-park employment uses up to 2 storeys plus a mezzanine with heights to be defined in the zoning bylaw, or mixed-use buildings with 2 storeys plus a mezzanine for business park uses plus up to 3 storeys above for rental housing. In response to your comment about the lack of trees between the

employment space and the highway in the artist's illustration of this space, the focus was to help show what the buildings could look like. There are several images in the Draft Plan which help to show what the benchlands could look like from an east and west approach along the highway (see page 62 and Appendix H of the Draft Plan).

Question 23:

- *Question:* "Vancouver Climbers Association (VCA) represents all climbers in Metro Vancouver Regional District. The Eagleridge lands, amongst other lands in West Vancouver, contain very valuable rock climbing areas with the potential for more climbs to be developed. As an important stakeholder in this planning process, VCA would like to be consulted in the process and to be acknowledged as the stewards for current and future climbing areas in West Vancouver lands and parks."
- *Response:* Thank you for your comments and question. As part of the subsequent process to explore options for managing the Eagleridge lands, District staff will be organizing opportunities for recreational groups who are interested in the lands to provide their comments on potential uses. This process will begin after the adoption of the Area Development Plan. We will add a reference to engaging with recreational groups in Section 8.0 in the final Area Development Plan, where the text describes the separate, subsequent planning process that will explore options for managing the lands in Eagleridge and ideas for expansion and improvement of trails to support recreation use.

Question 24:

- *Question:* "At the May 18 Virtual Information Meeting, I asked a question about why the view analysis (and conceptual views towards Cypress Village) did not include a perspective from across the water in Vancouver. I used the specific example of Jericho Beach as this location was part of the view analysis for the District-led Rogers Creek Area Development Plan Overview Report (p.71). (The Rodgers Creek ADP Overview Report also included a ground level perspective from a location along the Stanley Park Seawall, found on p. 72). I was told that this view was, in fact, included in the appendix of the Cypress Village Draft Area Plan. Unfortunately, I still do not see this perspective, only a series of aerial context shots taken from high above South Vancouver, or Richmond, showing Vancouver neighbourhoods in the foreground and the Upper Lands in the far distance. I'm not sure whose view-point this represents other than passengers on planes arriving at the YVR Airport. As the Rogers Creek ADP Overview Plan recognized, a ground-level view perspective from Jericho Beach (and the Vancouver Westside sea walk) along with views from the Stanley Park Seawall were important to the region as a great many people take in these views. Also, as anyone who visits the Jericho Beach area, or occasionally walks the Vancouver (Westside) sea walk, can tell you, this area provides a rather comprehensive and eye-opening view of what is taking place on the West Vancouver mountainsides. It also approximates, somewhat, the view that a West Vancouverite on the water – in a boat, kayak, or paddleboard, might take in. As my Kitsilano friends often ask me, "What are you guys doing on that mountain?" So, I would like to request that a view perspective from Jericho Beach and, perhaps, a south-western point on the Stanley Park Seawall be included in the view analysis and conceptual views for the Cypress Village Draft ADP. Thank you."
- *Response:* Thank you for your comments and question. After your question at one of the Phase 3 virtual information meetings, we checked the Draft Area Development Plan and found that that view from Jericho Beach was not included in Appendix H as we had indicated. This view was included in the Phase 2 materials though (see page 7 of the Phase 2 document called "Proposed Form and Character of Development in Cypress Village"). We

will add the view from Jericho Beach to the View Analysis in Appendix H in the final Area Development Plan.

Question 25:

- *Question:* “In relation to municipal infrastructure, staffing and maintenance costs, how much more expensive is it to service a village located on a mountainside compared to an average community in the District? Could the extra servicing demands for a development like Cypress Village (for example, water delivery, snow clearing from streets, maintaining an extra capacity stormwater systems, etc.) be a drain, and have a negative impact, on service delivery and maintenance in other neighbourhoods in District?”
- *Response:* Thank you for your comments and questions. A financial impact analysis has been completed and will be included in the supporting package of materials made available when the bylaws are brought forward for Council’s formal consideration of adoption. As noted on page 79 of the Draft Area Development Plan for Cypress Village and Eagleridge, Cypress Village will not have any significant positive or negative financial impact on the taxes and fees paid by other residents and taxpayers in West Vancouver. It is true that servicing construction costs on a site with steep terrain are usually higher than on a site that is level. However, these servicing costs are being paid by the developer and will not affect West Vancouver residents. Some kinds of maintenance (such as snow clearing) will be higher per kilometer in a mountainside location but Cypress Village is a relatively high density community (compared to much of West Vancouver, which has a high proportion of single family houses), so the costs per unit are lower than typical in West Vancouver. The property tax and other municipal revenue that will be generated in Cypress Village is more than the extra costs that will be incurred.

Question 26:

- *Question:* “It seems that people are already speculating about transferring development potential. “Future development Opportunity” “a chance to purchase acres of undeveloped land in Cypress West...the OCP is discussing concentration of development in this area into higher density, mixed use urban areas” suggesting that the density from Eagleridge will be shifted to areas such as Cypress West, with the property eventually being accessed from the top of Northwoods Drive as well as Eagle lake Road. I understand that this is not imminent but how will this affect affordability? Thank you.”
- *Response:* Thank you for the comments and question. Transferring the development potential from Eagleridge to Cypress Village and planning for a compact, sustainable new community in Cypress Village will help provide a more diverse and affordable mix of housing than currently exists in West Vancouver. The Draft Plan shifts the form of development from all single family housing in Cypress Village and Eagleridge to almost entirely multi-family housing in Cypress Village, which is a more affordable form of housing, with some rental and purpose-built affordable rental housing, and no urban development in Eagleridge. See the answer to Question 2 in the Phase 3 FAQs for more information.

As background, the long-term vision already contained in the District’s 2018 Official Community Plan is to protect the lands in Eagleridge and Inter Creek in their natural state for recreation and conservation and to create new compact, sustainable neighbourhoods in Cypress Village and Cypress West. The Official Community Plan recommends achieving this vision by transferring the development potential from the lands in Eagleridge and Inter Creek into Cypress Village and Cypress West. As noted in the answer to Question 7 in the Phase 3 FAQs, ‘transferring the development potential’ means protecting the lands in Eagleridge and Inter Creek for recreation and conservation purposes (i.e. they could no

longer be developed with single family housing, which is allowed under the existing zoning, or any form of urban development) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West. This vision in the OCP aims to protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate development in a more compact, sustainable way.

This current planning and engagement process focuses Eagleridge and Cypress Village. Planning for Inter Creek and Cypress West will happen in a separate process in the future.

Question 27:

- *Question:* “Thank you for this opportunity. In terms of the development potential for Cypress Village, at this point in time, the total number of units is 3711. However, 53 acres of the land in Cypress Village is owned by the District. To the best of your knowledge, has there been any discussion, or have there been any concept plans developed by the District to increase the density still further, so that 3711 units is not the final number? is there a possibility of increased density to say 3800 units, I have heard that number bandied about, or more? This will surely eliminate further the green space and challenge the sustainability of the Village. In terms of green space, are the areas allotted to mountain biking included in the area described as space? Are sports fields included in the calculation of green space?”
- *Response:* Thank you for your comments and questions. As noted in the Draft Area Development Plan for Cypress Village and Eagleridge (see Policy 9.1.1), the total of 3,711 housing units is the maximum permitted for Cypress Village (on lands owned by BPP and by the District) excluding secondary suites in single family houses and with one other possible exception. When the new fire station and community centre are constructed in Cypress Village, it may be appropriate to include some rental housing. Housing incorporated into the fire station for example, could allow firefighters to live in the community. Any such rental housing will require future rezoning applications, as it would be in addition to the 3,711 units proposed in the current plan. This additional housing would not take up more land, as the purpose-built rental housing would be built on top of the fire station and/or community centre.

In terms of the lands to be retained as natural areas in the Cypress Village planning area, the Draft Plan requires that a total of at least 30% of the Cypress Village planning area (i.e. at least 103 acres) will be retained as natural areas. This includes areas for conservation and recreation purposes (including the mountain biking area and sports field). See Section 9.2 of the Draft Plan for more information.

Question 28:

- *Question:* “As a facilities manager (retired) for a major Canadian company, Western Region, my question is about the conveyance of water to the proposed high rises in Cypress Village - i.e. the volume and pressure required to service these buildings on the mountain, at that altitude. One of Canada's largest condo builders has said recently that it will add a raft of new technologies and systems to future highrise projects to compensate. Are the present systems being utilized adequate for the site or will the District be responsible for the adjustments and upgrades and thereby increased expense? Thank you.”
- *Response:* Thank you for your comments and question. The developer will be responsible for providing adequate on-site and off-site servicing infrastructure to meet the needs of Cypress Village. The Phased Development Agreement will set out servicing standards that the development will be required to meet. Engineering analysis and design have shown that sufficient water and water pressure can be delivered to all proposed buildings.

Question 29:

- *Question:* “In developing a new self sustaining community, as you've outlined, there will be the need for venues for entertainment, restaurants and bars. With some new developments becoming cookie cutter neighbourhoods of chain bars and restaurants like Starbucks, Earls and Cactus Club, can you go into more detail about how you will encourage independent business owners to flourish here? This could include independent or local sports shops (mountain bike, skiing etc). I believe for the Village to have a sense of character and community this is an essential consideration.”
- *Response:* Thank you for your comments. We agree with you that one element of creating a sense of place and character building is having locally-oriented shops and services and restricting large format uses without an active store front. The zoning and Development Permit guidelines for Cypress Village will ensure that there are opportunities for small cafes and food/beverage operations as well as some larger ones. There is not a legal mechanism that would allow regulation of businesses based on ownership.

Question 30:

- *Question:* “This is an exciting development for West Vancouver and I see it as also being a destination and not just a neighbourhood. Given the proximity to Cypress Mountain, how is this plan also considering the impacts/need for coordination with the resort.”
- *Response:* Thank you for your comments and question. We agree that Cypress Village provides an exciting opportunity to create a vibrant new place for West Vancouver residents for outdoor recreation and entertainment, with the commercial space including restaurants, cafes, and stores that will meet the needs of Cypress Village residents while also providing an attractive amenity for all residents of West Vancouver. As part of the planning process, the planning team has communicated with representatives of Cypress Mountain and participated in Cypress Liaison meetings (these meetings are organized twice a year by the District and are an opportunity for groups, associations, and organizations with an interest in the Upper Lands to provide updates to each other). The Draft Plan outlines a commitment to a separate, subsequent process towards a broader management plan for the entire mountainside (see Policy 9.5.5 of the Draft Plan) which will consider environmental, cultural, and recreational values as well as collaboration with local First Nations. This process will also include consideration of Cypress Mountain and the resort.

Question 31:

- *Question:* “Thank you for all this work and clearly this is a well thought out plan. I'm curious if there is a rent to buy option planned, and when sales are expected to start on units.”
- *Response:* Thank you for your comments and questions. To answer your first question, Policy 9.1.6 of the Draft Plan notes that “some strata apartment units may be allocated as rent-to-own units.” To answer your second question, BPP as the developer will determine when to offer units to the market. As a ballpark, though, if the Area Development Plan and associated bylaws are adopted this year, it would be reasonable to anticipate that the first buildings could be complete in Cypress Village within about 3 to 5 years from now (likely with sales in advance of that).

Question 32:

- *Question:* “Your reports are peppered with the term "affordable housing" but nowhere do you explain exactly what that means. Since the 1960's, WV has never been affordable. It never will be. Even new condos here will cost you \$1.5 million. Rents are sky high too. We all know when it comes to real estate, it's all about Location, Location, Location and WV has it hands down. NV used to be our poor cousin but it too is becoming more and more unaffordable as new builds replace the aging. Questions: 1) What is your definition of affordable housing at Cypress Village - both in terms of price of a home and renting a home? 2) For the affordable rentals, what is the income range currently for a single person and for a couple to qualify for the units you are proposing?”
- *Response:* Thank you for your comments and questions. Housing affordability is addressed in several ways in the Draft Area Development Plan:
 1. Approximately 94% of the housing units in Cypress Village will be apartments or townhouses. While it is true that prices for these kinds of units are typically higher in West Vancouver than in other parts of the region, they are more affordable than single family houses in West Vancouver. For example, as noted in the answer to Question 2 in the Phase 3 FAQs (see point 2b), looking at the Real Estate Board of Greater Vancouver's MLS Home Price Index as of January 2022, the benchmark price for an apartment unit in West Vancouver was 35% of the price of a single family house in West Vancouver and the benchmark price for a townhouse unit was 45% of the price of a single family house in West Vancouver.
 2. 15% of the housing units in Cypress Village will be market rental housing. While it is true that market rents are typically higher in West Vancouver than in other communities, rental is still inherently more affordable than strata.
 3. 5% of the units will be below-market rental with the target rental rates being 70% of market rents for similar new units (see Policy 9.1.2 in the Draft Plan). Obligations for the below-market rental housing will be secured through Housing Agreements registered on the titles of residential parcels. The affordable rents are defined in terms of a target compared to market rents for similar new units, not income levels.

Question 33:

- *Question:* “Your reports contain lots of what you believe to be the positives but is not balanced by providing us residents with any of the negatives. This concerns me greatly. Without being honest about the downsides, and justifying your statements, and substantiating with costs, the reports come across as speculative and empty. Questions: 1) BPP would not be entering this deal with WV unless they had much to gain and, from the information you have provided, it seems they will be receiving much more than what they will be giving up. WV can do much better. BPP are not likely to develop much of their lands anyway. The days of huge lots and houses are over (or the potential market so limited) and they know it. Why haven't you provided us the dollars so as to better understand and give the full picture of the money involved in this deal and does the deal need to be updated now that we've had 2 years of crazy real estate gains. 2) Somehow, I think WV residents will end up paying more taxes for more staff and admin to support all this new infrastructure, firehall, school, community centre, etc. Adding the relatively few to the tax base will not be sufficient to justify this development. When will we be told the full impact on our taxes? 3) How can we trust Council and the District that Eagleridge will forever remain dedicated as a park? Just look at Ambleside Park and how our current Mayor would like to destroy some of its acreage by building an Arts Facility there if she has her way. If Ambleside Park can be stolen at the whim of a Mayor then how can any of our parks ever be safe.”

- *Response:* Thank you for your comments and questions. In response to your first question, as described in Section 7.0 of the Draft Plan and as has been communicated throughout the planning process, the fundamental financial basis for the transfer of development potential and rezoning to allow a mixed-use Cypress Village is that the value of BPP's lands in Cypress Village *after rezoning to allow a mixed-use village* should approximately match the value of BPP's lands in Eagleridge and Cypress Village *under the existing single family zoning*. See Question 15 of the Phase 3 FAQs for more detail about how the transfer of development potential financial analysis works. As noted, the comprehensive financial analysis involves estimating the land value supported by redevelopment in Eagleridge and Cypress Village under the existing single family zoning, the land value supported by development under rezoning to allow a mixed-use Cypress Village, and then calibrating/negotiating the amount of density, the mix of amenities, and other mechanisms to try to balance the land values under the two scenarios. This financial analysis has been completed by independent experts and reviewed by other independent consultants. Because some of the information about BPP's business plans is confidential, the full financial analysis is not publicly available.

With regard to your comment about possible negative impacts on the broader community, the planning work has considered these aspects of the project:

- Financial: A financial impact analysis is being finalized and will be included in the supporting package of materials made available when the bylaws are brought forward for Council's formal consideration of adoption. As noted on page 79 of the Draft Area Development Plan for Cypress Village and Eagleridge, Cypress Village will not have any significant positive or negative financial impact on the taxes and fees paid by other residents and taxpayers in West Vancouver.
- Traffic: As noted in the documents related to traffic provided on the project webpage, there will be some negative impact on travel times, but these are relatively minor.
- Views: View analysis indicates that some of the taller buildings in Cypress Village will be visible from some viewpoints in the community.

In response to your third question, BPP will be required to transfer title of its lands in Eagleridge to the District as part of this process and the lands will be dedicated by bylaw as Park.

Question 34:

- *Question:* "Let's face it, until WV residents, especially those living outside of the Ambleside core, get door to door bus service, we're not getting out of our cars. Ask yourselves, what's the percentage of Ambleside/Dundarave Village employees who bus it to work? Indeed, how many District employees (at District Hall, police, and fire) bus it to work even though it's less than a 5 minute walk from Marine Drive? I'm not finding anything concrete in your Summary Information About Traffic report that Cypress Village residents and/or visitors to the area will behave any differently. Furthermore, if Cypress Village/Eagleridge recreation, shopping, and employment area become as popular as you claim, what do we get - more traffic! It will only further strain the Taylor Way/Marine Drive intersection with visitors/employees either passing through on way to the Upper Lands or parking at Park Royal and bussing it. Questions: 1) You've included one table to compare trips during morning peak. Why haven't you used the busiest period, which we all know is 3PM to 6PM every day of the week? 2) Furthermore, it's inconceivable that this development for estimated 6,900 residents will increase commute times by only 7 to 9 minutes on top of what we experience today. Sure, we will be dealing with more and more through traffic too so, before even considering a project of this magnitude, why isn't WV joining other NV local governments, and with BPP's

influence, to get working now with BC government, on fixing the 2 bottlenecks (LG and 2nd Narrows bridges)? 3) What thought has been given to WV being a non-stop building site for 20 to 25 years and all the extra traffic headache that this will cause the residents of WV during this time?”

- *Response:* Thank you for your comments and questions. In response to your first question, the peak hour times for the Traffic Impact Assessment were established with several criteria in mind: the hours with the highest overall volumes during the morning and evening data collection time periods, the hours that reflect anticipated future Cypress Village peak hours, and hours that are consistent with the Regional Transportation Model. This was discussed with, and approved by, the Ministry of Transportation and Infrastructure, who has an interest in the analysis due to the proximity of the planned development to Highway 1 and Cypress Bowl Road which are under its jurisdiction. The table in the Phase 3 document about traffic information shows in the impacts for the morning peak hour as an illustration of the analysis. The analysis also includes the evening peak, for which the findings are similar. The Traffic Impact Assessment report will be provided as a reference document as part of the package of information materials that will accompany the bylaws when brought forward for Council’s formal consideration of adoption, so there will be an opportunity to review the data and analysis at that time.

In response to your second question, the estimated impacts on travel times from West Vancouver to different locations in the region with the mixed-use Cypress Village takes into account many factors that will help mitigate traffic impacts (e.g. provision of transit service, transportation network improvements in Cypress Village, and the provision of amenities such as commercial space, a school, and other community facilities in the village). These are explained in the text under the headings “Background” and “Traffic Impact Assessment” in the Phase 3 document summarizing information about traffic, and also in the answer to Question 23 in the Phase 3 FAQs. As noted in the text under the heading “Ongoing Regional Initiatives” in the Phase 3 document summarizing information about traffic, West Vancouver is part of North Shore Connects (a partnership including the three North Shore municipalities, Squamish Nation, and Tsleil-Waututh Nation) which is working together to improve transportation on, to, and from the North Shore.

In response to your third question, the Draft Plan anticipates that the village will be built out in phases over about 20 to 25 years and that development will generally have an east to west progression within the village. The developer will be required to have a traffic management plan in place for each application (see information about traffic management plan requirements online [here](#)). The Draft Plan includes requirements for some of the important community building elements (e.g. commercial space such as the grocery store) and the independent transit service to be provided in early phases of the development, to help reduce the need for vehicular trips outside of the community. While it is true that development in Cypress Village will occur over 20 to 25 years, this is not literally turning West Vancouver into a “non-stop building site”. Keep in mind that Cypress Village is not adjacent to most other neighbourhoods in West Vancouver so few places will experience direct impacts of construction activity. Also, West Vancouver as a whole, like all communities in the region, will grow whether or not Cypress Village is developed so there will always be some degree of construction activity.

(end of Attachment K)

Attachment L: Log of Email/Phone Enquiries during Phase 3

Documented June 15, 2022

This attachment provides a summary of the email and phone enquiries received from the public during Phase 3 of *Planning the Upper Lands*. This is not a transcript; in some cases, information has been abbreviated to capture the main points of the communication.

(1)

- January 2022 voicemail received by Planning Department over the holiday break
- Caller was interested in learning more about the form and character, height, and anticipated uses for the benchlands employment space, noting that some uses such as film studio would need taller space than other uses such as office/light manufacturing.
- Planning team responded by telephone and noted that, as indicated in the Phase 2 materials, the benchlands employment space is anticipated to include business park-type uses compatible with a location near the mixed-use village core, such as office, light manufacturing, craft brewery, and film studio, and that the zoning will define the permitted benchlands employment uses in more detail in Phase 3. The planning team also indicated that additional images will be included in the Phase 3 materials to help convey the potential form and character of the business park space.

(2)

- January 2022 email received by upperlands@westvancouver.ca sent over the holiday break
- Sender enquired as to when homes in Cypress Village will be available for sale, whether commercial units will be for sale or rent, and about home prices
- Planning team responded by email indicating that (a) we are anticipate completing the planning and engagement process to create the policies that will govern development of the village this year; (b) the planning policy includes a mix of condo (ownership) residential units, market rental residential units, and affordable rental residential units; and (c) the developer, British Pacific Properties, would be the best source for pricing information (when available).

(3)

- February 2, 2022 email received by upperlands@westvancouver.ca, Departmental Directors, and Mayor & Council
- Sender provided information about wetlands: “Happy World Wetlands Day. On this day, here are a few things to consider and reflect on:
 - “Wetlands are among the most biologically diverse, productive, and important life support systems on earth. They are integral to the functioning of many important ecosystems and life forms in B.C. They also provide people with a wide range of beneficial services, from flood control and water supply to recreational opportunities. Often, these services are unrecognized and undervalued, leading to the loss or impairment of wetlands—and thus the services they had provided are either costly or impossible to replace. In an ideal world, stewardship approaches could be customized for every environmentally sensitive area, every landowner, and every parcel. In reality,

only very large parcels of land or major developments can warrant the time that this customization would demand. **In the meantime, stewardship needs to be accomplished on small parcels throughout the municipalities and regional districts where stewardship opportunities are being needlessly and incrementally lost for want of effective protection of sensitive ecosystems. Stewardship is a shared responsibility between local governments, landowners, and other community members.**” [Emphasis added] -*Wetland Ways* (Wetland Stewardship Partnership/BC Gov

- Wetlands are rich in nutrients carried by the rivers, streams and water flowing into them. This combination of nutrients, sunlight and water powers the food chain.
- Wetlands are the home to about 30% of known fish species, worldwide, with 200 new freshwater species discovered each year.
- Wetlands sustain high levels of biodiversity and provide habitats for species at risk. It is estimated that, in the region, over half of our fish and wildlife depend on wetlands at some time in their lives. Salmon, great blue herons, trout, eagles, osprey, bats, a variety of ducks, hawks, song birds, shrews, salamanders and frogs are but a few examples of the wildlife that depend on our wetland resources.
- Wetlands’ silt-rich soil and abundant plants act as filters against harmful toxins, agricultural pesticides and industrial waste, naturally improving water quality.
- Wetlands are among the most productive ecosystems in the world. They play an important role in carbon fixation, CO₂ balance and methane equilibrium. Changes in wetlands will bring negative changes to the carbon and methane balance.
- Inland wetlands, such as floodplains, rivers, lakes, creeks, streams and swamps, absorb and store excess rainfall, which reduces flooding by gradually releasing it to streams and groundwater.
- Wetlands help maintain flows during low flow periods for downstream habitat and water users.
- Wetlands also store and release water, delaying the onset of droughts.
- On-site mitigation – replacing or rebuilding a wetland on the same site, or relocating wetlands – is often an unsatisfactory solution to replacing the function and value of a wetland, and yet, filling wetlands and on-site mitigation has been the established practice for many years. Even if these projects are completed, they are rarely monitored for compliance or efficiency studies. (Washington State Department of Ecology). I suspect that these same issues exist in our region, and locally.
- Experts say that the successful relocation of wetlands is not possible, at least not without significant and negative impacts on function and the environment. (The Partnership for Water Sustainability in BC)
- Riparian and aquatic vegetation stabilizes shorelines and minimizes erosion.
- Since 1997, World Wetlands Day has been celebrated each year on February 2 to raise awareness about wetlands. This day also marks the anniversary of the Convention on Wetlands, which was adopted as an international treaty in 1971.
- On August 30, 2021 the UN General Assembly adopted a resolution that established February 2 as World Wetlands Day, inviting all 193 UN member states to observe the day, opening the door for greater global visibility for wetlands. World Wetlands Day involves, and includes, everyone as these ecosystems impact us all.
- The focus of this year’s World Wetlands Day is on Urgent Action. It is an appeal to take action and to invest financial, human and political capital in order to save the world’s wetlands, big and small, from disappearing altogether — and to restore those we have already lost, or are degraded.
- Rewet, reforest and restore degraded wetlands. Value & Love Wetlands.
- Thank you for your time and attention.

- Sources include material from: Ramsar – Convention on Wetlands; *Wetland Ways* (Wetland Stewardship Partnership/BC Gov); Wetlands Workforce; BCWF – Wetlands Institute; and the Partnership for Water Sustainability in BC.”

(4)

- April 9, 2022 email received by upperlands@westvancouver.ca
- Sender enquired about when housing units in the village will be available for sale
- Planning team responded by email indicating that we anticipate completing the planning and engagement process to create the policies that will govern development of the village this year and that the developer, British Pacific Properties, would be the best source for information (when available) about housing units available for sale

(5)

- April 26, 2022 email received by upperlands@westvancouver.ca
- Sender noted that there is a swamp in Upper Cypress that should be protected and offered to provide information about the location of the swamp.
- Director of Planning and Development Services followed up and offered to discuss/meet regarding the swamp.

(6)

- April 28, 2022 email received by upperlands@westvancouver.ca
- Sender asked about the timeline for developing Cypress West.
- Planning team responded by email indicating that “We anticipate that the planning work for Cypress West (and Inter Creek) will happen in the future when Cypress Village is nearing build-out. Development in Cypress West would start after that. Based on the anticipated build-out timeframe for Cypress Village, development in Cypress West is not likely to start for about 20 to 25 years.”

(7)

- April 30, 2022 email received by upperlands@westvancouver.ca
- Sender commented that “in my opinion, the proposed “future” connections to Northwood Drive must be done in Phase 1. You cannot possibly have only an easterly exit from any development of this size even just phase one. The village is proposed in a very vulnerable area for interface fire. Just imagine if it occurred in the “works yard” area, no one could evacuate east. Thanks for your work on this project to date.”
- Planning team responded by email noting “we agree that having more than one access point to Cypress Village is important in the event of an emergency and for the provision of emergency services, fire safety, overall traffic circulation, and traffic management. The connection through to Northwood Drive is currently a gravel emergency services route and this will be retained until future upgrades. In addition to the access routes to the east (at Highway 1 at the Exit 8 interchange and via Chippendale Road), there will be a third access constructed as part of developing the village connecting the Westmount Road Interchange (Exit 7) from Wentworth Avenue up to the village. This is called the Westmount Connector

and is expected to be constructed in about 2027/2028, fairly early on in the development horizon.”

- Sender replied by email noting “That is good that the Northwood Drive connection will be used as an emergency route. I am aware of the gravel service road, which will serve well as an evacuation route, but the bottom connection to Northwood will need upgrading to make it useable. This evacuation route will be vital even for the construction workers in early phases. All your current planned roads head east from the village centre. Even the Westmount connection heads east first. That is no comfort for residents or workers. I for one will never spend any length of time in that area without knowing that I had two ways out, that is simply good safety planning.”

(8)

- May 4, 2022 email received by upperlands@westvancouver.ca
- Sender suggested placing a traffic control light at the intersection of Chippendale and Cypress Bowl Road now or at least before the new development is finished for pedestrians to access the new Trestle bridge, noting that:
 1. Vehicles commonly travel at speeds significantly in excess of the speed limit on Cypress Park Road, especially motorcycles which are not as visible and cars and trucks.
 2. It is difficult for ordinary motorists to judge the time it takes to safely make a left turn at this intersection, or enter Cypress Park Road from Chippendale, if traffic is travelling quickly on Cypress Park Road especially if it is dark or visibility is poor.
 3. It is difficult for pedestrians to estimate the time it takes to safely walk across this intersection (to or from the Tressel bridge parking lot) if motor vehicles on Cypress Park Road are approaching especially if visibility is poor and/or vehicles are travelling at high speed.
 4.on at least 2 occasions, I have noted vehicles parked on the western part of Chippendale because the Tressel bridge parking lot is full. This results in persons of all ages and probably including the elderly and the very young having to cross Cypress Park Road on foot without the benefit of traffic controls.
 5. As weather improves, I expect the Tressel bridge parking lot to be full more often resulting in more pedestrians crossing Cypress Park Road from Chippendale.
 6. The new development proposed will probably increase vehicle and pedestrian traffic at this intersection. In my view, a traffic control device at this intersection is warranted now and certainly when the new development is completed.”
- Planning team responded by email indicating that “Separate to the planning for Cypress Village, the District has been considering two pedestrian/cycling crossings of Cypress Bowl Road - one at Chippendale Road/Cypress Bowl Road and one at Cypress Bowl Road/Uplands Way and Road J. The types of crossing and anticipated timelines are not yet known, but District staff are working with the Ministry of Transportation and Infrastructure to explore options. We will share your suggestion and comments about having a signalized/traffic control intersection to improve pedestrian safety in this location. Within Cypress Village, there is also a pedestrian crossing planned at the proposed new roundabout where Cypress Bowl Road, the main village street, the new Westmount Connector, and the entrance to the District Operations Centre site will intersect (see Figure 9E in the Draft Area Development Plan for Cypress Village and Eagleridge). This will connect to a new multi-use path that will run east to connect to Chippendale Road at Mulgrave School. It is anticipated that the roundabout including the pedestrian crossing in

this location and the new multi-use path in this location will be completed between 2025 and 2026.”

(9)

- May 16, 2022 email received by Director of Planning and Development Services
- Sender provided information/maps about two mill sites and a historic crossing of Cypress Creek, following up on a discussion at one of the pop-up engagement sessions

(10)

- May 18, 2022 email received by Director of Planning and Development Services
- Sender commented that they appreciated the Virtual Information Meeting and provided the following link about the Lights Out New York Initiative to protect migratory birds:
https://secure-web.cisco.com/1_WxBrNdWB_WMJI3zs9kC0C8frQrmfr0UHRh5E08eMfR-0z4NexPo3q3CmCH-litQz2kV8AjMOu6wl_2WXfexUD2DkZe70xYC_VOCyUcDfracrPnf60YCH8E64jL95TNqp2nmKiW1itlY8OPg_FaSn8G0gA_8uY7W-diSwtYkD6H-b3GJEtm4cQG0kLaW_CUFsmYVsY3OZbTZ85LWMeCznfXThjjeiOgf9Pdv767gUy9CD3JM_AjHmV9msy3SkzZ0lc2LY9pxv-FL4U4u-ZT6QWrFct0L9HgAp_IfbmMMLpnodurrnvQ0GHm9dJ2_gA3/https%3A%2F%2Fny.audubon.org%2Fnews%2Fgovernor-cuomo-announces-lights-out-new-york-initiative-protect-migratory-birds

(11)

- May 19, 2022 email received by the Director of Planning and Development Services about the Upper Lands and the Five Creeks project (only comments regarding the Upper Lands are noted here)
- Sender noted that the Virtual Information Meeting “worked really well” and was “very civilized and productive” and expressed concerns about traffic on Cypress Bowl Road, noting that the left turn into Stonecliff is often difficult and that there is a fair amount of traffic around Mulgrave school (although noted that the access to the school is well controlled)
- Planning staff directed the enquirer to materials about the Five Creeks Stormwater Flood Protection Project.

(12)

- May 25, 2022 email received by upperlands@westvancouver.ca
- Sender provided the following comments and questions:
 1. “What is the impact of more lights on the mountain to the dark night sky, birds during spring and fall migration, and bird window crashes? See FLAP fatal light awareness program and nycaudabon.com
 2. Skiing industry contributes to our BC economy. Climate change will have an impact on our local mountains. What impact will heat generated from the village have on snow on the ski hill? water in our stream corridor system?
 3. Trees at the top of the mountain contribute to making rain. How many trees are being removed from the mountainside? Rain clouds move from one mountain top to another. If there are no rain clouds moving to the interior, what happens to the interior? to our food

supply? The same question was asked about the Amazon Rainforest when coastal trees were removed.

4. Trees are huge water tanks collecting rainfall and releasing it slowly back into the ground through root systems and by dripping from the canopy. What happens to slope stability without trees?
 5. What consideration has been given to the availability of water pressure at the top of the towers
 6. How much water is needed per unit for a dishwasher, washing machine, a shower, a toilet? How will that impact water supply in the Altamont-Westmount catchment area? In my house? In the community?
 7. How can we conserve our drinking water? Can we stop using drinking water for putting out fires? How can we access grey water?
 8. How can we talk about the Upper Lands without including our UFMP? West Van is counting cooling canopy while it is being removed in the Upper Lands. We need carbon 'draw down' to collect carbon from the atmosphere. We are saving trees in one area and stripping them from another area. Who is counting?
 9. Thank you for all the work in planning for the Upper Lands.
 10. Thank you for the opportunity to ask questions.”
- Planning team responded noting that:
 - We don't have specific answers to most of these questions but, in general terms, the Draft Plan aims to help mitigate climate change and reduce GHG emissions. See Section 9.10 of the Draft Plan for sustainability policies.
 - Developing a compact, clustered community in Cypress Village and protecting 262 acres of land in Eagleridge is a more sustainable way of accommodating new housing than large single family houses which are permitted under the existing zoning in Cypress Village and Eagleridge.
 - We plan to add text to the Development Permit Guidelines intended to help minimize and mitigate impacts on birds.
 - In terms of servicing, the developer will be responsible for providing adequate on-site and off-site servicing infrastructure to meet the needs of Cypress Village. The Phased Development Agreement will set out servicing standards that the development will be required to meet. Engineering analysis and design have shown that sufficient water and water pressure can be delivered to all proposed buildings.