



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 owned 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?

- Staff 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*