



## Phase 3: Anticipated Questions and Answers

This document provides answers to the following questions, which were compiled based on enquiries during Phases 1 and 2 and anticipated questions for Phase 3 of *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*.

### The Big Picture

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2. What are the benefits to West Vancouver residents?
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### The Details

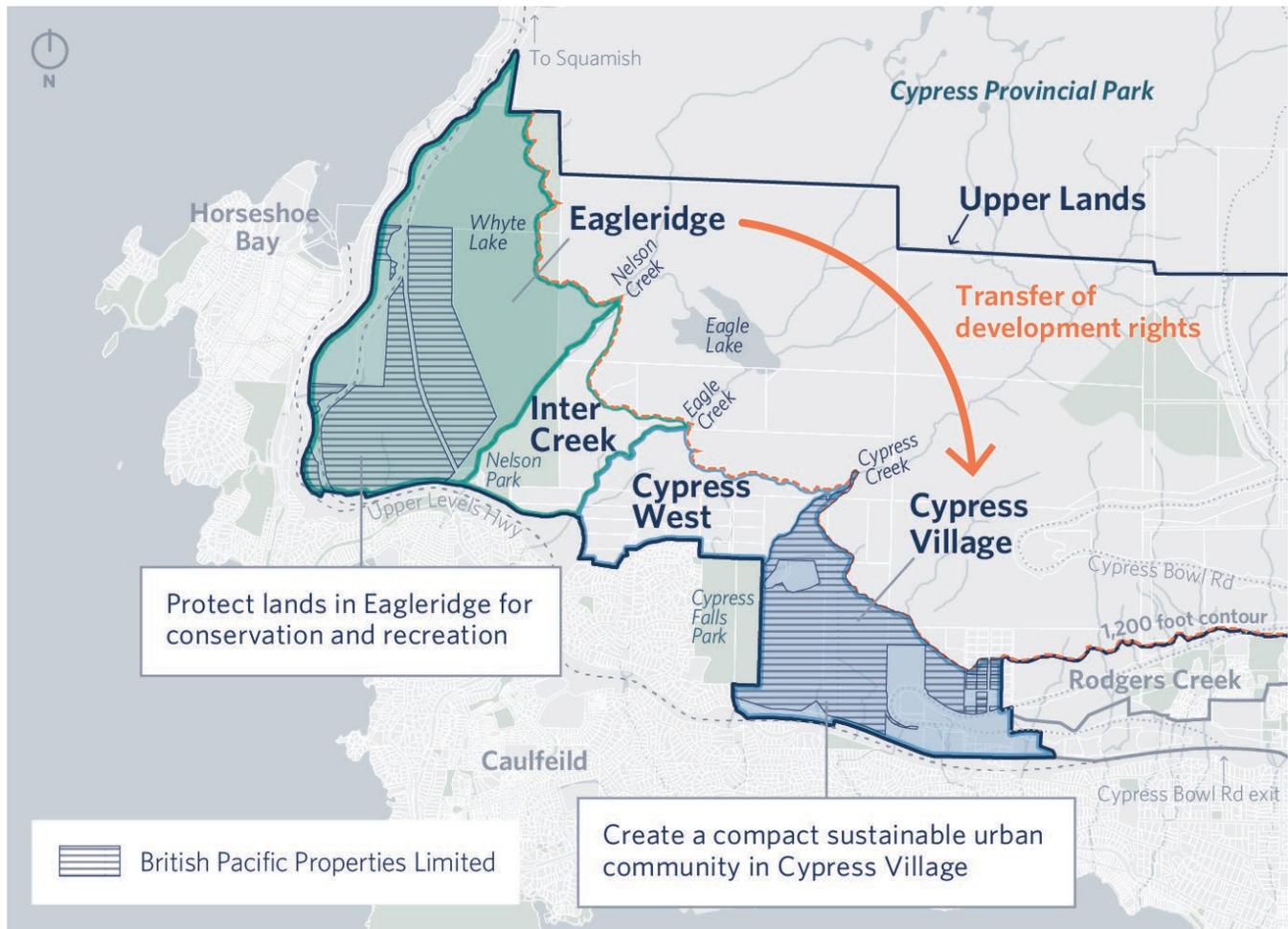
4. What are the Upper Lands?
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## The Big Picture

### 1. What are the goals of this planning process?

There are two goals of this planning process:

- Protect all of the lands in Eagleridge that are owned by British Pacific Properties Limited (BPP) for conservation and recreation. These lands have outstanding environmental and recreational value and, when combined with adjacent District-owned lands, will create a major recreational and ecological resource. The District will acquire ownership of these lands and dedicate them as Park.
- Create a new compact, sustainable urban community in Cypress Village, served by transit, with a mix of housing types, community facilities, and shops/commercial space to serve Cypress Village and Rodgers Creek. This new community incorporates development potential transferred from Eagleridge.



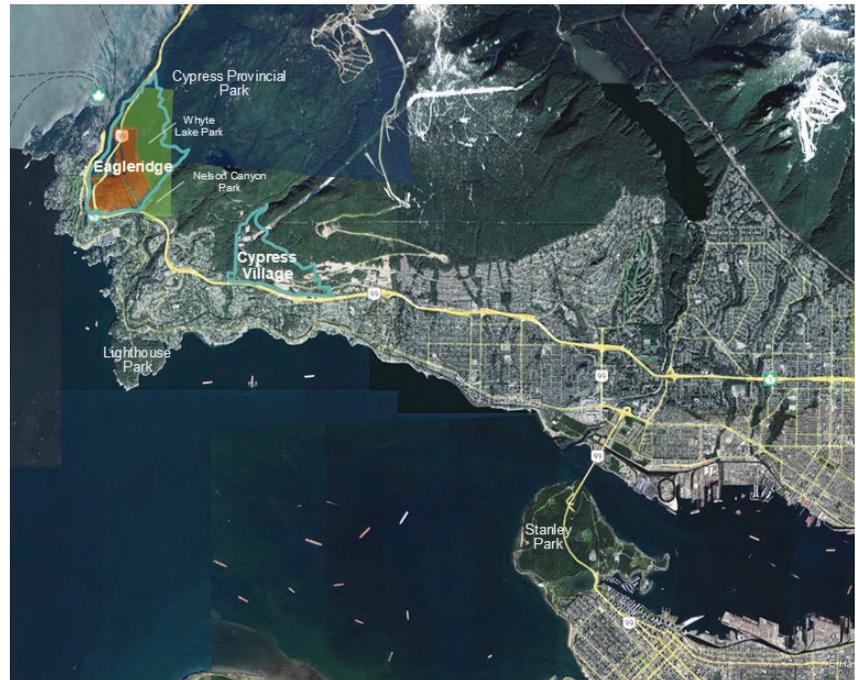
## 2. What are the benefits to West Vancouver residents?

There are five main benefits to residents of West Vancouver: (a) protecting the Eagleridge lands, (b) providing a more diverse supply of housing so that West Vancouver has more options for downsizers and can be more affordable for young people, families, and people working in the community, (c) creating a vibrant new place in West Vancouver for recreation and entertainment, (d) providing community facilities and amenities for existing and future residents of Rodgers Creek and Cypress Village, and (e) providing a more diversified tax base for the municipality. These are described in more detail below.

*a. Protecting Eagleridge.* This plan will protect a vast, beautiful, ecologically valuable natural area that is important to the West Vancouver community and the region. A total of 262 acres that are owned by BPP and that could otherwise be developed with large single family houses under the existing zoning will instead be transferred to the District and dedicated as Park, protecting these lands for the community for conservation and recreation.

When combined with the adjacent District-owned Whyte Lake Park and Nelson Canyon Park, this will create a contiguous natural area of about 780 acres. As a comparison, Stanley Park is about 1,000 acres.

Protecting the lands in Eagleridge is consistent with the OCP (which seeks to permanently protect the lands in this area), the Parks Master Plan (which found that one of the community's core values is to protect the natural environment, reduce impacts on it, and adapt to climate change), and Council's Strategic Goals (which include the protection and stewardship of the natural environment). Protecting this important green space will provide opportunities to enhance the community's physical and mental health, support biodiversity, increase community resilience, and help address climate change.



*b. Housing Diversity.* West Vancouver's existing housing stock is predominantly single family houses and older apartment units built in the 1960s and 1970s. This means that there are limited options for seniors to downsize within the community, adult children to stay close to their families, or young families to move to the community. Housing affordability is also a challenge in West Vancouver, making it hard for young people to move out and stay in the community and for people who work in West Vancouver to live in West Vancouver, including those in community-serving jobs such as emergency services and education. For example, only 10% of permanent staff who work for the District live in West Vancouver. It has been difficult to recruit and retain teachers, first responders, health care workers, and other employees who are vital to the well-being of the community because of insufficient affordable housing. Cypress Village will provide a more diverse and affordable mix of housing.

As part of this plan, BPP will give up the right to develop large single family houses in the Eagleridge and Cypress Village planning areas under the existing zoning and transfer its lands in Eagleridge to the District for conservation and recreation (so those lands cannot be developed at all), in exchange for the ability to develop a mixed-use Cypress Village. The housing mix in Cypress Village will include strata apartment units, market rental apartment units, affordable rental apartment units, ground-oriented multi-family units (e.g. duplexes, triplexes, townhouses which could include lock-off suites), and small single family houses. Multi-family units typically have lower prices than single family houses, making them a relatively more affordable form of housing. For example, 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. Cypress Village will provide a range of housing choices to help expand housing diversity and housing affordability in the community.

- c. *Creating a Vibrant New Place in West Vancouver.* Cypress Village provides an exciting opportunity to create a vibrant new destination for West Vancouver residents for outdoor recreation and entertainment. The community will include an extensive network of paths and public spaces and an extensive network of formalized recreational opportunities including hiking trails, bouldering areas, and over 50 acres of land for mountain biking, providing access to outstanding natural areas. The commercial centre will include 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.
- d. *Achieving Community Amenities and Benefits for Cypress Village Residents and Nearby Areas.* Cypress Village will provide the transit, commercial space, and community facilities that are needed by existing and future residents of Rodgers Creek, Cypress Village, and other nearby areas (including a community centre, childcare spaces, parks/plazas, sports field, pathways and walking/cycling trails).
- e. *Providing a More Diversified Tax Base for the Municipality.* Cypress Village will include business park employment space, office space, and likely a small hotel. This will help grow and diversify West Vancouver's local economy to support both existing and future businesses, provide local employment opportunities, and broaden the municipal tax base.

### 3. What's the alternative to this proposed development?

Contrary to what some people in the community may think, the alternative to Cypress Village is not "no more development".

Most of the lands in Eagleridge and Cypress Village are owned by BPP. BPP's lands in Eagleridge and Cypress Village are currently zoned to allow development of large single family houses on large lots. This existing zoning creates development potential (and value). About 316 large single family lots could be developed on BPP's lands in Eagleridge under the existing single family zoning and about 310 large single family lots could be developed on BPP's lands in Cypress Village under the existing single family zoning. This means the existing development potential for BPP's lands in Eagleridge and Cypress Village combined is 626 large single family lots, likely with a population of about 2,100 people. This form of development is not affordable for younger households, is not transit supportive, and will not allow the protection of the Eagleridge lands or the provision of community amenities.

So, West Vancouver does not have a choice between "no development" and the proposed Cypress Village plan. The choice is between large lot subdivision of all of the lands in Eagleridge and Cypress Village or a plan to protect large areas of outstanding recreation and environmental lands while creating a new more sustainable and affordable community. To see how these scenarios compare in terms of visual images, refer to Question 16.

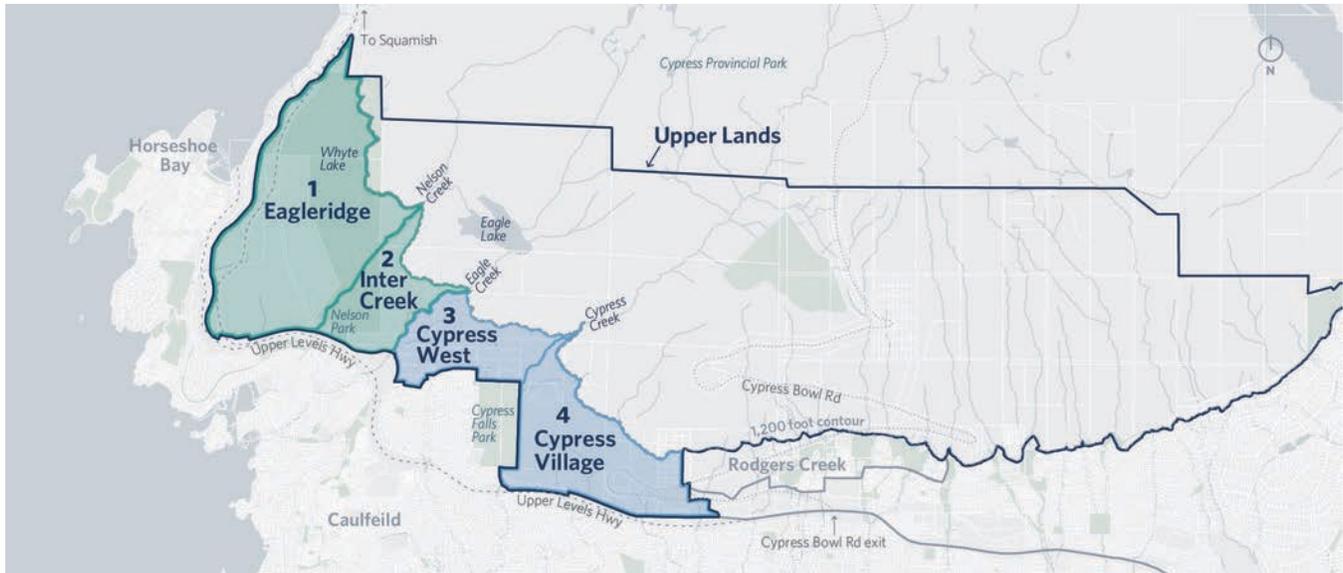
## The Details

### 4. What are the Upper Lands?

The Upper Lands are all of the undeveloped land north of Highway 1 and below Cypress Provincial Park and the Capilano Watershed Reserve, from the eastern edge of West Vancouver out to Horseshoe Bay. They include undeveloped lands above and below the 1,200-foot contour.

Lands above the 1,200-foot contour are designated as a Limited Use and Recreation Development Permit Area in the 2018 Official Community Plan. No changes to the designation of these lands are proposed as part of this process. Lands below the 1,200-foot contour are divided into four remaining planning areas: Cypress Village, Cypress West, Inter Creek, and Eagleridge. These planning areas are west of Rodgers Creek.

This process focuses on two of these areas: Cypress Village and Eagleridge.



### 5. How big are the four remaining planning areas in the Upper Lands?

About 570 hectares (1,400 acres) in total:

- Eagleridge is about 280 hectares (about 690 acres)
- Inter Creek is about 70 hectares (about 170 acres)
- Cypress West is about 80 hectares (about 200 acres)
- Cypress Village is about 140 hectares (about 345 acres)

This process focuses on two of these areas: Cypress Village and Eagleridge.

### 6. Who owns the lands in the four remaining planning areas in the Upper Lands?

British Pacific Properties Limited (BPP) and the District of West Vancouver own most of the land in the four remaining planning areas in the Upper Lands:

- In Eagleridge, about 262 acres (38%) of the total 690 acres are owned by BPP and about 372 acres (54%) are owned by the District.
- In Inter Creek, about 75 acres (43%) of the total 170 acres are owned by BPP and the balance is owned by the District.

- In Cypress West, about 177 acres (89%) of the total 200 acres are owned by BPP and about 2 acres (1%) are owned by the District.
- In Cypress Village, about 235 acres (68%) of the total 345 acres are owned by BPP and about 53 acres (15%) are owned by the District.

This process focuses on two of these areas: Cypress Village and Eagleridge.

### 7. What is the overall vision for the remaining Upper Lands?

The overall planning vision already contained in the District's 2018 Official Community Plan (OCP) is to protect all of the lands west of Eagle Creek (i.e. Inter Creek and Eagleridge) in their natural state, enhance recreation opportunities, and create compact, sustainable neighbourhoods in Cypress Village and Cypress West. The OCP also envisions protecting environmentally important lands within Cypress Village and Cypress West, concentrating development in these areas into higher density, mixed-use urban neighbourhoods.

The OCP recommends achieving this vision by “transferring the development potential” from lands west of Eagle Creek into Cypress Village and Cypress West. “Transferring the development potential” means protecting the lands in Eagleridge and Inter Creek for recreation and conservation purposes (i.e. they could no longer be developed with single family housing, which is allowed under the existing zoning) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West.

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

This process focuses on two of these areas as a first step towards implementing the overall vision: Cypress Village and Eagleridge.

### **8. Why does this process include Eagleridge and Cypress Village, but not Inter Creek and Cypress West?**

The focus of this process is on planning for Cypress Village and Eagleridge, because the District is implementing the overall vision in the OCP in steps and because Cypress Village is the next planning area to the west of existing/underway development above the highway and Eagleridge contains the most ecologically important lands.

Transferring all of the development potential from Inter Creek and Eagleridge into Cypress Village and Cypress West likely involves converting almost all of the units from single family to multi-family. This is necessary to achieve a compact, sustainable urban form. The resulting amount of multi-family housing would take decades to develop at the recent, relatively slow pace of growth in West Vancouver, likely spanning 50 years or more. It is neither possible nor prudent to predict the kinds of changes in technology, transportation, community priorities, housing needs, climate, and the nature of urban development that will likely occur over such a long timeframe. There is a need for flexibility, to adapt to a changing world over time. Therefore, the District is planning for a first major step in implementing the long-term vision in the OCP which focuses on planning for Cypress Village and Eagleridge. This means 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.

### **9. What is the development concept for Cypress Village?**

Cypress Village is being planned as a compact, sustainable urban community, served by transit, with a mix of housing types, community facilities, and local-serving shops/commercial space. The development concept includes:

- About 3,700 housing units (including a mix of apartments, townhouses, and small single family houses)
- About 380,000 square feet of employment space, including commercial space (retail/service space such as grocery stores, shops, services), business-park type employment space (office, light manufacturing), and likely a small hotel

### **10. How long will it take to develop Cypress Village?**

Cypress Village will be built over about 20 to 25 years.

### **11. Why are 3,700 housing units being planned for Cypress Village?**

Cypress Village needs about 3,700 housing units in order to achieve these objectives:

- protect all of the lands in Eagleridge that are owned by BPP
- shift the form of development from all single family housing to almost entirely multi-family housing, which is more affordable and more compact
- have sufficient population to support neighbourhood commercial space, a community centre, and transit service
- include a mix of housing types (single family, townhouse, apartment)
- include some rental and affordable housing

### **12. How many people will live in Cypress Village?**

Cypress Village will take about 20 to 25 years to completely develop. Population over the years is anticipated to be:

- About 200 to 300 people by the end of 2025
- About 1,600 to 1,800 people by the end of 2030
- About 6,900 people upon build-out in about 2045

### 13. What is the proposed housing mix? Why are single family houses included?

One of the planning principles for Cypress Village is to include a range of housing types, tenures, and unit sizes to meet the needs of residents of different ages and incomes. So, the housing mix includes different types of housing:

- 90% apartments (about 3,300 units in total, including about 180 affordable rental apartment units, about 550 market rental apartment units, and about 2,580 strata apartment units)
- 4% duplex, triplex, and townhouse units (about 160 units)
- 6% small single family dwellings (about 230 units)

This will help to provide housing choice.

Including some single family housing also helps with the transfer of development potential that enables the protection of the lands in Eagleridge that are owned by BPP.

The fundamental financial basis for the upfront transfer of development potential and simultaneous transfer of ownership of BPP's lands in Eagleridge to the District is that the value of BPP's lands in Cypress Village under rezoning to allow a mixed-use village will approximately match the value of BPP's Eagleridge and Cypress Village lands under the existing single family zoning. Including a mix of housing types in Cypress Village means that more housing product can be offered to the market early on in the development timeframe, which is a financial benefit in the economics of the transfer of development potential while also addressing housing needs in West Vancouver.

The areas earmarked for single family development in the proposed land use plan are generally locations where the terrain makes it more challenging to accommodate multi-family development. The siting of single family houses in these locations will take into account terrain, slopes, and environmental considerations (such as creek setbacks).

The single family houses are proposed to mostly be in the range of about 2,500 to 3,500 square feet, which is much smaller than the houses typically found in the Upper Lands and much smaller than the single family houses that would be allowed under the existing zoning (which would average about 13,500 square feet under the existing zoning assuming a full basement exclusion).

### 14. Why not just encourage BPP to develop Cypress Village and Eagleridge under the existing single family zoning?

This would not be consistent with West Vancouver's vision to limit suburban sprawl and to make West Vancouver a more complete community with diverse housing choices, a vibrant economy, and exciting amenities.

During the extensive consultation for the Official Community Plan (OCP), the community response confirmed that the District should not continue to develop large-lot single family subdivisions and should instead aim to create more compact, sustainable communities. As a result, the 2018 OCP includes policies that encourage transferring the development potential away from Eagleridge (and Inter Creek) to protect the lands in these areas for conservation and recreation and policies to create compact, sustainable urban communities in Cypress Village (and Cypress West). The planning process underway now is implementing this vision for Eagleridge and Cypress Village. It will protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a compact, sustainable way.

### 15. How does the "transfer of development potential" work? Did this determine the size of community in Cypress Village?

The "transfer of development potential" involves comprehensive financial analysis to estimate 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 was one input to determining the size of community in Cypress Village, but other inputs were also considered.

### Considerations in the Transfer of Development Potential Analysis

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

This planning process will:

- Create an Area Development Plan and rezoning for Cypress Village that will allow a mixed-use village instead of single family development in Cypress Village. The village will include mostly multi-family housing (e.g. apartments and townhouses). There will also be some small single family houses plus employment space and community facilities.

- Protect the lands in Eagleridge that are currently owned by BPP for recreation and conservation purposes. This will mean that BPP's lands in Eagleridge can no longer be developed with single family housing as permitted under the existing zoning (or any form or urban development), ownership of these lands will be transferred to the District, and the District will dedicate these lands as Park.

As part of this process, BPP will:

- Give up the existing single family zoning which allows large single family lots/houses on its lands in Cypress Village in exchange for the approval to develop a mixed-use village in this location instead.
- Give up the ability to develop any form of development on its lands in Eagleridge (including large single family lots which are currently permitted under the existing zoning) and transfer ownership of these lands to the District (who will dedicate the lands as Park), in exchange for the approval to develop additional housing in the new mixed-use Cypress Village community.
- Pay for the costs of the infrastructure needed to service the new mixed-use community in Cypress Village.
- Pay for the costs of desired amenities in Cypress Village, including a community centre, parks, child care space, trails, and other facilities.

The fundamental financial basis for the transfer of development rights and rezoning is that the value of BPP's lands in Cypress Village under 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.

### Approach to the Financial Analysis

The financial analysis approach to estimating the value of BPP's lands in Eagleridge and Cypress Village under the existing single family zoning is called residual land value analysis (also known as pro forma analysis). The steps in the residual land value analysis are as follows:

- First, conceptual subdivision plans were prepared for Eagleridge and Cypress Village to estimate the number and sizes of single family lots that could realistically be developed under the existing zoning. This work took into account steep terrain and environmentally sensitive areas, which can be included in lot area but which influence where buildings can be located. This work also took into account other physical constraints, the parameters of the existing zoning, and land that would be needed for roads and park dedications. The conceptual subdivision planning indicated that about 316 large single family lots (averaging about 0.7 acres in size) could be developed on BPP's lands in Eagleridge and about 310 large single family lots

(averaging about 0.6 acres in size) could be developed on BPP's lands in Cypress Village under the existing zoning. The estimated achievable average lot sizes are larger than the minimum lot sizes required by the existing zoning. For example, BPP's lands in Eagleridge are mostly zoned RS2-UL which requires a minimum lot size of 0.45 acres, compared to the estimated average achievable lot size of 0.7 acres in the conceptual subdivision planning work.

- Next, the total revenues related to selling single family lots are estimated. This includes estimating lot values and estimating the rate of lot sales.
- Next, the costs of creating the single family lots are estimated, taking into account the terrain and site conditions in Eagleridge and Cypress Village. These include servicing costs, professional fees, financing, all permit fees and levies (e.g. municipal and regional Development Cost Charges), and contingency costs. The servicing costs include earthworks and cut/fill work, blasting and retaining walls, culverts, roads/curbs/sidewalks/boulevards/lighting, services (e.g. water, sewer, storm/sanitary, lighting, power, utilities), rockfall mitigation work, and wildfire management. The servicing costs were estimated by professional engineering firms and were reviewed by District staff and other professional engineering consultants.
- Next, an allowance for developer profit is estimated. Market forces tend to produce market-wide consistency in target profit levels. The analysis assumed a typical allowance for developer profit.
- Finally, the costs and profit allowance are deducted from the revenue estimate to determine the estimated land value supported by development under the existing zoning.

The same general approach was used to estimate the value of BPP's lands under rezoning to allow a mixed-use village (i.e. concept planning, estimating the revenues associated with the concept plan, estimating the infrastructure and amenities costs associated with the concept plan, deducting an allowance for developer profit, estimating the financial impacts of any other agreed-upon mechanisms to help enable the protection of the lands in Eagleridge, and calculating the estimated land value supported by development under rezoning to allow the mixed use village).

The financial analysis involved calibrating the total amount of density, mix of desired amenities, responsibility for costs between the District and BPP, and other mechanisms (e.g. transfers of property, use of funds on hand in District Reserves for the purposes for which the funds were collected) to help balance the land values under the two scenarios.

The financial analysis was one input to determining the size of the mixed-use Cypress Village.

### **Implications for the Number of Housing Units in Cypress Village**

Multi-family housing has a lower land value per unit than single family housing, so more than one multi-family unit is needed in Cypress Village to offset the land value of each foregone single family lot under the existing zoning. About 2 to 3 townhouse units and about 5 to 7 strata apartment units are needed in the mixed-use village to equal the value of each foregone single family lot on BPP's lands in Eagleridge and Cypress Village. One reason for this is that the housing units in the mixed-use community in Cypress Village will be much smaller than the single family houses that are permitted under the existing zoning. For example:

- Under the existing single family zoning on BPP's lands in Cypress Village, the average lot size would be about 0.6 acres. At 0.35 FAR, a house of about 9,100 square feet (plus floorspace exclusions such as basement areas) could be built on this size of lot.<sup>1</sup>
- Under the existing single family zoning on BPP's lands in Eagleridge, the average lot size would be about 0.7 acres. At 0.35 FAR, a house of about 10,600 square feet (plus floorspace exclusions such as basement areas) could be built on this size of lot.<sup>2</sup>
- Housing units will be much smaller in the mixed-use village. For example, the average unit size is currently anticipated to be about 900 to 1,000 square feet for strata apartment units, about 2,500 square feet for townhouse units, and 2,500 to 3,500 square feet for most of the single family houses.

In round numbers, the total of 3,700 housing units proposed for the mixed-use Cypress Village under rezoning includes:

- About 1,700 units to convert the zoning on BPP's lands in Cypress Village from single family to mixed-use village and to help cover the infrastructure costs required to service the new village.
- About 1,500 units to help enable the transfer of development potential from BPP's lands in Eagleridge.
- About 300 units to help cover the costs of desired amenities in Cypress Village, including a community centre, parks, child care space, paths/trails, and other facilities.
- About 200 affordable rental housing units.

In addition to density, other mechanisms (e.g. transfers of property, use of funds on hand in District Reserves for the purposes for which the funds were collected) also help to achieve the full protection of the lands in Eagleridge that are currently owned by BPP and the desired amenities in Cypress Village.

### **Community Size Needed to Support Transit, Local Commercial Space, and Community Facilities**

A second approach was also used to determine the size of the mixed-use Cypress Village. The vision is for Cypress Village to be a compact, sustainable, urban community that can support transit, local commercial space, and community facilities. The minimum size for a community that can achieve these goals is about 5,000 people, which requires at least 3,000 housing units.

So, the size of the village is very similar when looked at from the perspective of creating a critical mass for a complete community or from the perspective of exchanging development potential and protecting the lands in Eagleridge.

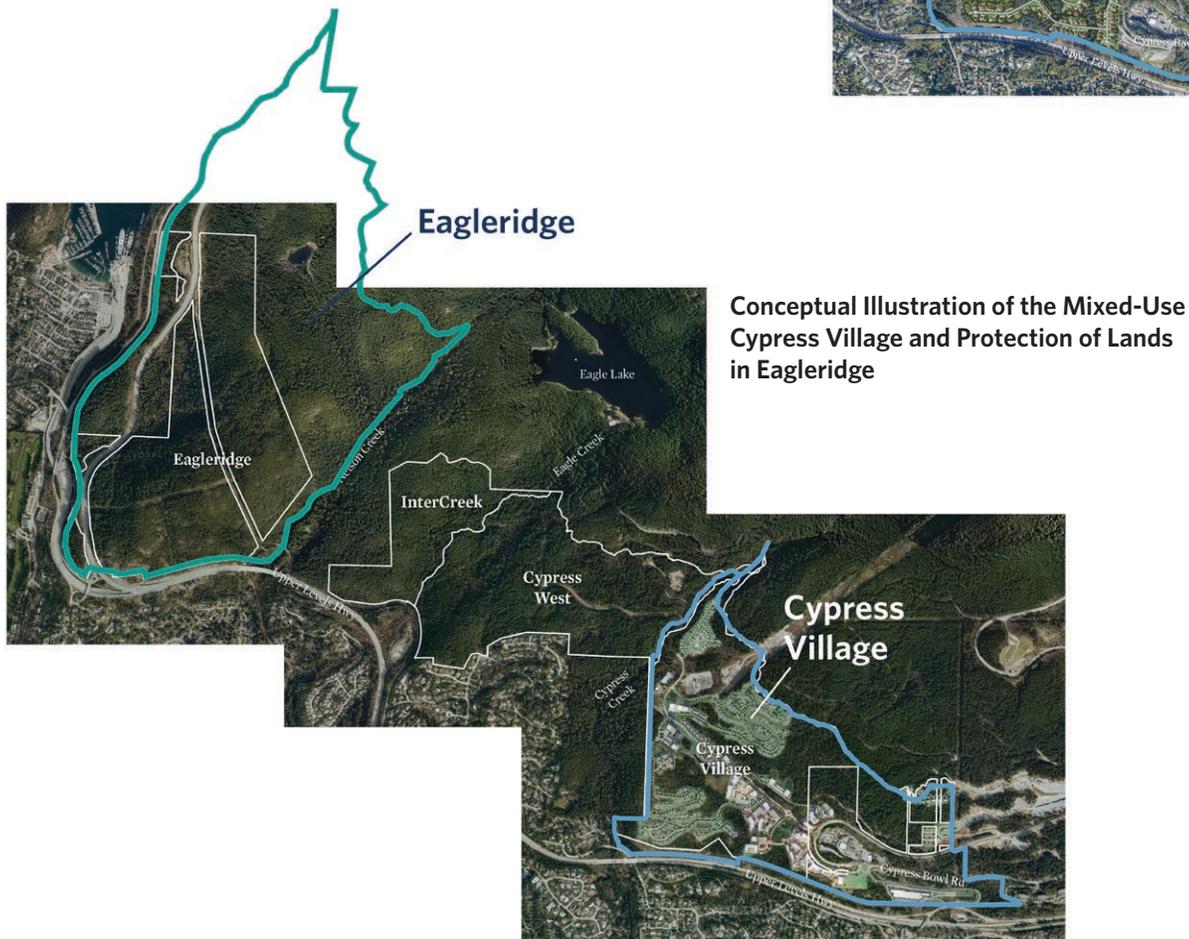
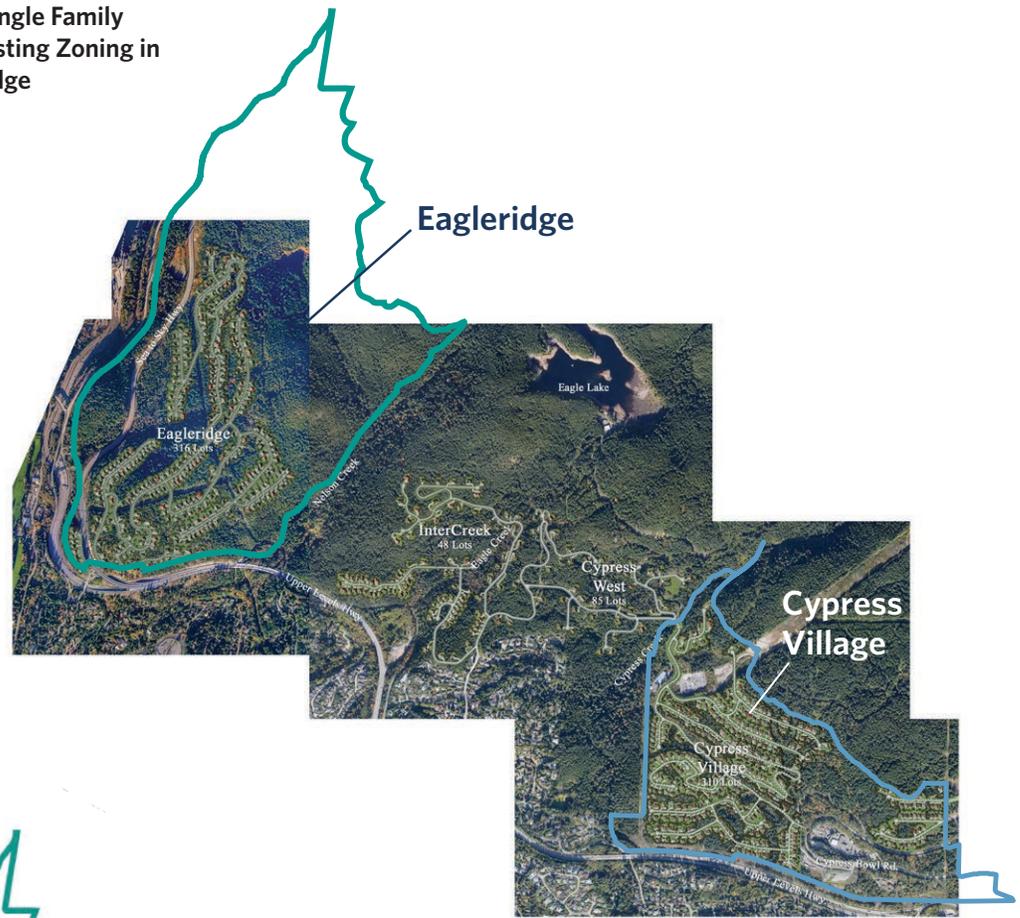
### **16. What would development look like under the existing single family zoning compared to the mixed-use village?**

Under the existing single family zoning, the lands in Cypress Village and Eagleridge would be developed with large single family lots with only 5% of the land dedicated as park and with very limited amenities provided (i.e. a fire hall). Under rezoning to allow a mixed-use Cypress Village and the protection of lands in Eagleridge, a total of 262 acres of land in Eagleridge will be acquired by the District and retained in a natural state, development will be clustered in Cypress Village to protect natural areas and create a compact, sustainable community (protecting over 100 acres in the Cypress Village planning area as green space), and a full range of amenities will be provided for the broader community (including hiking trails, bouldering areas, and over 50 acres of land for mountain biking trails) and for local residents of Cypress Village and nearby areas (including a fire hall, community centre, child care spaces, transit, parks/plazas, pathways, and a sports field). The following images are conceptual illustrations of what development could look like under the two scenarios.

<sup>1</sup> Achievable FAR exclusions vary based on individual lot conditions. If the full basement FAR exclusion is achieved, a house on a 0.6 acre lot could be about 13,500 square feet.

<sup>2</sup> Achievable FAR exclusions vary based on individual lot conditions. If the full basement FAR exclusion is achieved, a house on a 0.7 acre lot could be over 15,000 square feet.

**Conceptual Illustration of Single Family Development Under the Existing Zoning in Cypress Village and Eagleridge**



**Conceptual Illustration of the Mixed-Use Cypress Village and Protection of Lands in Eagleridge**

**17. How many housing units are needed in Cypress Village to enable the protection of the lands in Eagleridge that are owned by BPP? How was this determined?**

About 1,500 housing units are needed in the mixed-use Cypress Village to enable the protection of the lands in Eagleridge that are owned by BPP. See the answer to Question 15 for a detailed explanation of how this was determined.

**18. Were servicing costs taken into account in the analysis? How much does it cost to service the lands in Eagleridge under the existing zoning?**

Yes, servicing costs were taken into account in the analysis. See the answer to Question 15 for a detailed explanation of how the analysis was completed.

On average, the servicing costs (including contingency, professional fees, and Development Cost Charges) to create subdivided, serviced single family lots under the existing zoning would be about \$500,000 per lot in Eagleridge and Cypress Village. It is more efficient to service a compact, sustainable community with a smaller development footprint than to service continued large lot single family housing across the mountainside. For example, the mixed-use Cypress Village includes about 8.1 kilometres of roadway while single family development in Cypress Village and Eagleridge would include about 16.9 kilometres of road. Reduced servicing infrastructure is a benefit to the District compared to development under the existing single family zoning, because there will be less infrastructure to maintain over time.

**19. Why is the ratio of units being approved compared to the amount of lands being protected different in this process than in the 2002 process related to Deer Ridge West (which is now StoneCliff)?**

While the two situations are similar in that they involve the District providing density in exchange for the transfer of lands for conservation, recreation, and community purposes, the individual characteristics of the two situations are different.

As described in the answer to Question 15, when looking at the total housing count in Cypress Village from the perspective of exchanging development potential and protecting the lands in Eagleridge, the total of 3,700 housing units includes about 1,500 housing units related to enabling the transfer of development potential from BPP's lands in Eagleridge.

BPP's lands in Eagleridge total about 262 acres, so the 1,500 housing units in Cypress Village that help to enable the transfer of development potential could be thought of as a ratio of about 5.7 multi-family units for each acre of land being protected in Eagleridge.

In 2001/2002, as part of a rezoning to permit the development of three apartment buildings (with a total of about 112 units) in what was called Deer Ridge West at the time (and is now the StoneCliff residential buildings), BPP transferred a total of 35.43 acres of land to the District for open space and recreation purposes. This could be thought of as a ratio of about 3.2 multi-family units for each acre of land acquired by the District in the Deer Ridge West rezoning.

Some of the reasons why the ratios in the two scenarios are different, *if the transfers were looked at in that way*, are:

- The Deer Ridge West transfer happened almost 20 years ago and land values have escalated significantly since then.
- The lands involved in the Deer Ridge West transfer were zoned to allow single family development, but large portions of the lands were not likely to be readily developable due to the steep terrain and challenging access. This is quite different than the Eagleridge situation, as the Eagleridge lands have single family development potential (and land value). It requires more density to generate sufficient land value to acquire the Eagleridge lands.
- The average unit sizes being planned for Cypress Village are smaller than the average unit sizes in StoneCliff, which is not captured in a simplistic 'density granted and land protected' ratio.
- BPP was permitted to use (for fill) part of the lands that the District acquired in the Deer Ridge West transfer, so the transferred land still created value to BPP.

**20. Who is paying for the development?**

BPP will be required to pay for all of the on-site and off-site infrastructure needed to serve the Cypress Village community.

**21. Will there be any financial impacts of Cypress Village to the District or taxpayers?**

There are no significant negative financial impacts of Cypress Village to the District or taxpayers.

In terms of capital costs:

- As noted in the response to Question 20 above, BPP is required to pay for all of the on-site and off-site servicing costs for Cypress Village, so the District does not have to make any new capital expenditures for services or utilities. The District and BPP may agree that BPP will 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.

- BPP will pay for a new community centre, parks/plazas, paths/trails including mountain bike trail development, and a sports field to serve the residents of Cypress Village and Rodgers Creek, so the District will not have to pay for these capital costs.
- The proposed terms for the Cypress Village development and the protection of the lands in Eagleridge that are owned by BPP involve some asset contributions by the District:
  - Some District-owned parcels or portions of District-owned parcels in the Cypress Village planning area, that are not developable on their own, will be transferred to BPP to become part of larger development parcels.
  - Some existing DCC Reserves already on hand (for major park acquisition, local parks, drainage, underground wiring, and neighbourhood roads) will be used to pay for some capital costs related to Cypress Village and to help enable the acquisition of Eagleridge, but these kinds of costs/ expenditures align with the reasons why the DCC funds were collected.
  - Some existing CAC Reserves paid by BPP and already on hand from development in Rodgers Creek will be used to pay for some capital costs related to Cypress Village and nearby areas, such as the Fire Hall, and/or towards the acquisition of the lands in Eagleridge that are currently owned by BPP.
  - Future residents of Cypress Village will add to the need for some kinds of municipal facilities (e.g. recreation facilities, District-wide infrastructure), but like all residents they will contribute property taxes to help fund these.
  - Consequently, Cypress Village will have no significant capital cost impacts on the District.

In terms of operating costs:

- Cypress Village residents will, like all District residents, add operating costs for emergency services, parks and recreation operating costs, road maintenance, and municipal operations. The estimated future property tax and other fee revenue from development in Cypress Village is sufficient to cover the new operating costs that are associated with the new residents of Cypress Village. So, as is the case across the entire municipality, operations are essentially breakeven (with property taxes and other fees and charges set so as to cover costs). Therefore, 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.

## **22. What will happen to the mountain bike trails in the Cypress Village planning area?**

BPP will contribute \$500,000 towards formalizing 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.

As background, there is an extensive network of unauthorized mountain biking trails in the Cypress Village planning area (and other parts of the Upper Lands). Development will occur in some places where these mountain biking trails are currently located on private land. However, the District's OCP envisions that Cypress Village will be a "gateway to mountain recreation" and Cypress Village is being designed to provide outdoor recreational opportunities including hiking, cycling/mountain biking, bouldering, and associated infrastructure (such as parking, staging, trailheads, washrooms), as well as connections to trails and parks outside of the planning area. A large mountain biking area is included in the Cypress Village planning area and BPP will contribute \$500,000 towards planning, designing, and upgrading/building trails in this area (which could include retention of existing trails, modifying trails, and creating new trails) in the mountain biking area. It is expected that there will be a net increase in the number of mountain biking trails in Cypress Village. The District and BPP intend to work with stakeholders collaboratively on this.

## **23. How will Cypress Village affect traffic congestion in West Vancouver?**

The transportation analysis found that the impact from Cypress Village on Highway 1, roads in West Vancouver, and the Lions Gate and Iron Workers Memorial bridges is small in the context of long-term increases from other sources including development elsewhere in the region and increased BC Ferries traffic volumes. No West Vancouver intersections will have noticeable delays related to traffic volumes from Cypress Village upon build-out, in large part because the new Westmount Road connection from Cypress Bowl Road to Highway 1 will provide options for drivers which helps to disperse and distribute traffic.

The transportation analysis also found that when Cypress Village is completely developed in about 20 to 25 years, travel times from West Vancouver to other parts of the region will not be materially longer because of Cypress Village (i.e. the impact is less than a 2-minute increase in driving time for most trips).

Generally, when thinking about the traffic impacts of Cypress Village, it is important to keep in mind that:

- Traffic increases will be gradual because the village will be developed over a 20 to 25 year period.
- During the two decades of development, other changes such as residential development in the Sea-to-Sky Corridor, other parts of the North Shore, and rest of the region as well as increased passenger volumes on BC Ferries will also contribute to the amount of traffic that affects West Vancouver residents.
- Most of the land in Cypress Village is currently zoned to allow development with single family dwellings, so some additional traffic would be caused by development under existing zoning in any case.
- Vehicular trips out of the Cypress Village neighbourhood will happen throughout the day (not all at the same time).
- Cypress Village is purposefully being planned to include amenities (including a school), employment uses, and retail/service uses so that residents will reduce trips elsewhere to meet their day-to-day needs.
- Cypress Village will have Independent Transit Service (to be provided by BPP) providing bus service between the village and Park Royal (where there are transit connections to other parts of the North Shore/region), which will help reduce private vehicular traffic to and from the village.

The technical Transportation Impact Analysis will be part of the package of materials that accompany the Area Development Plan and supporting bylaws when presented for Council's formal consideration of adoption.

#### **24. Why doesn't the plan leave all of the aquatic and riparian areas in Cypress Village undisturbed in their natural state?**

The overall plan weighs some relatively minor habitat changes in Cypress Village against the extraordinary benefits of achieving the protection of a large, ecologically significant, and environmentally-sensitive area in Eagleridge.

To achieve a compact, higher density, sustainable urban village in Cypress Village and to achieve full protection of Eagleridge, there will be some impacts on relatively small aquatic features and riparian areas in the village core area. These impacts will require compensation through the construction of new and improved habitats in the village, so the functionality and value of habitat is equal to or greater than the existing conditions. The goal is to create a net improvement to the riparian and fish habitat. This environmental compensation approach requires approval by the Department of Fisheries and Oceans (DFO) which is currently being sought.

#### **25. How will rainwater runoff from Cypress Village be addressed?**

The rainwater management strategy for Cypress Village is being designed to maintain the quantity and quality of water in the natural drainage systems and avoid negative impacts downstream.

Low Impact Development (LID) features will be combined with natural wetland ecosystems for a system that removes pollutants, avoids increased erosion and flood risk, and encourages habitat growth.

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.

#### **26. How is climate change being addressed in the planning for Cypress Village and Eagleridge?**

The plan supports the District's response to addressing the impacts of climate change in the following ways:

- Developing a compact, transit-served community in Cypress Village is a more sustainable way of accommodating new housing than large single family housing, which is what is currently permitted by the existing zoning on BPP's lands in Cypress Village and Eagleridge. The District's 2016 "Community Energy & Emissions Plan" found that household emissions are lowest in mixed use, compact village nodes and corridors with a diverse mix of housing types, transportation options, and close proximity to destinations such as shopping and community facilities.
- Protecting a large area in Eagleridge (262 acres of land that are currently owned by BPP) in its natural treed state for conservation and recreation maintains forested areas that play an important role as carbon sinks, in addition to contributing to ecological diversity.
- One of the key principles for Cypress Village is to minimize the carbon footprint of the village by providing for:
  - a compact community with transit service and a diversity of housing and population that maximizes transit ridership
  - dedicated bike and pedestrian networks with connectivity within and outside of the community to encourage active modes of transportation such as walking and cycling rather than driving
  - building design, site development, and energy systems that achieve a low carbon footprint
  - integrated rain water management planning

- protection of environmental areas within the Cypress Village planning boundary to enhance habitat and reduce risks of natural hazards
- other sustainable principles such as providing for car share and electric vehicle use and charging
- The infrastructure design for Cypress Village seeks to address climate change by:
  - designing low-impact rainwater management systems
  - providing stormwater diversion systems that will divert higher rainwater event flows, which are happening more frequently, to the ocean and in turn protecting existing public and private property and infrastructure below the highway
  - planning, designing, and providing for climate resilient infrastructure systems that will service the Cypress Village community over the life of the assets comprising those systems
  - incorporating a new fire hall in the Cypress Village planning area which will significantly improve response times in the area and address the risk of wildfires
  - adhering to Wildfire Development Permit Guidelines to mitigate the impacts of a potential wild fire event on Cypress Village and West Vancouver
  - incorporating other requirements such as emergency access routes to cul-de-sac streets