



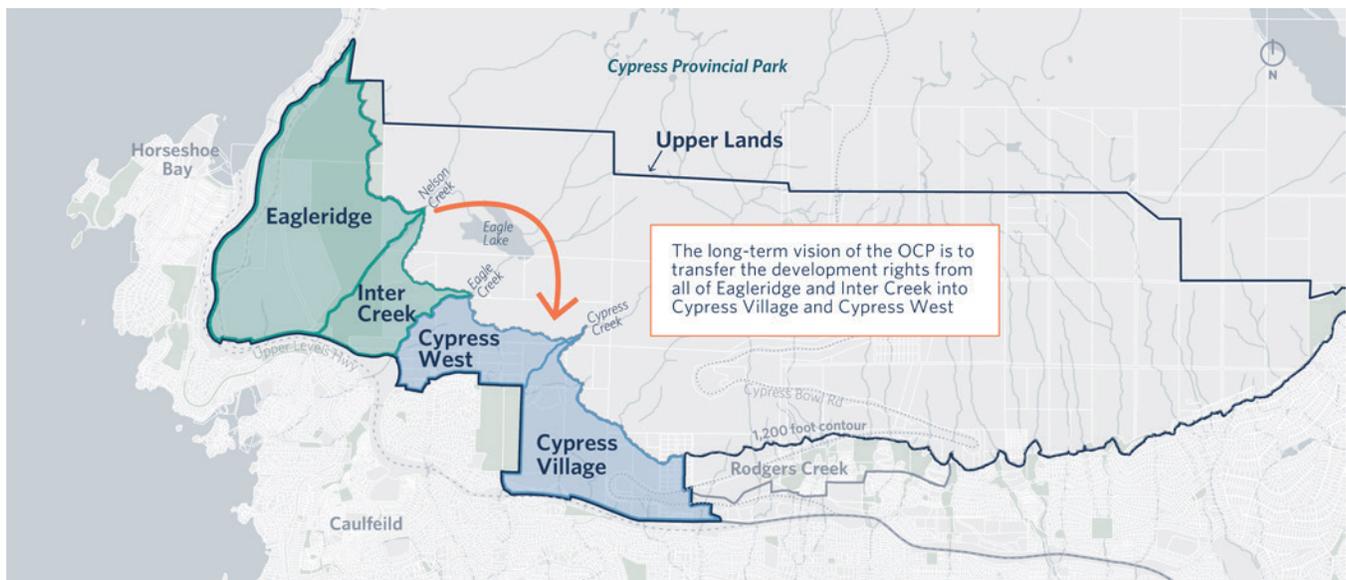
Background Information about the Residential Unit Count for the First Phase of Development in Cypress Village

There are four remaining planning areas in the Upper Lands portion of West Vancouver: Eagleridge, Inter Creek, Cypress West, and Cypress Village.

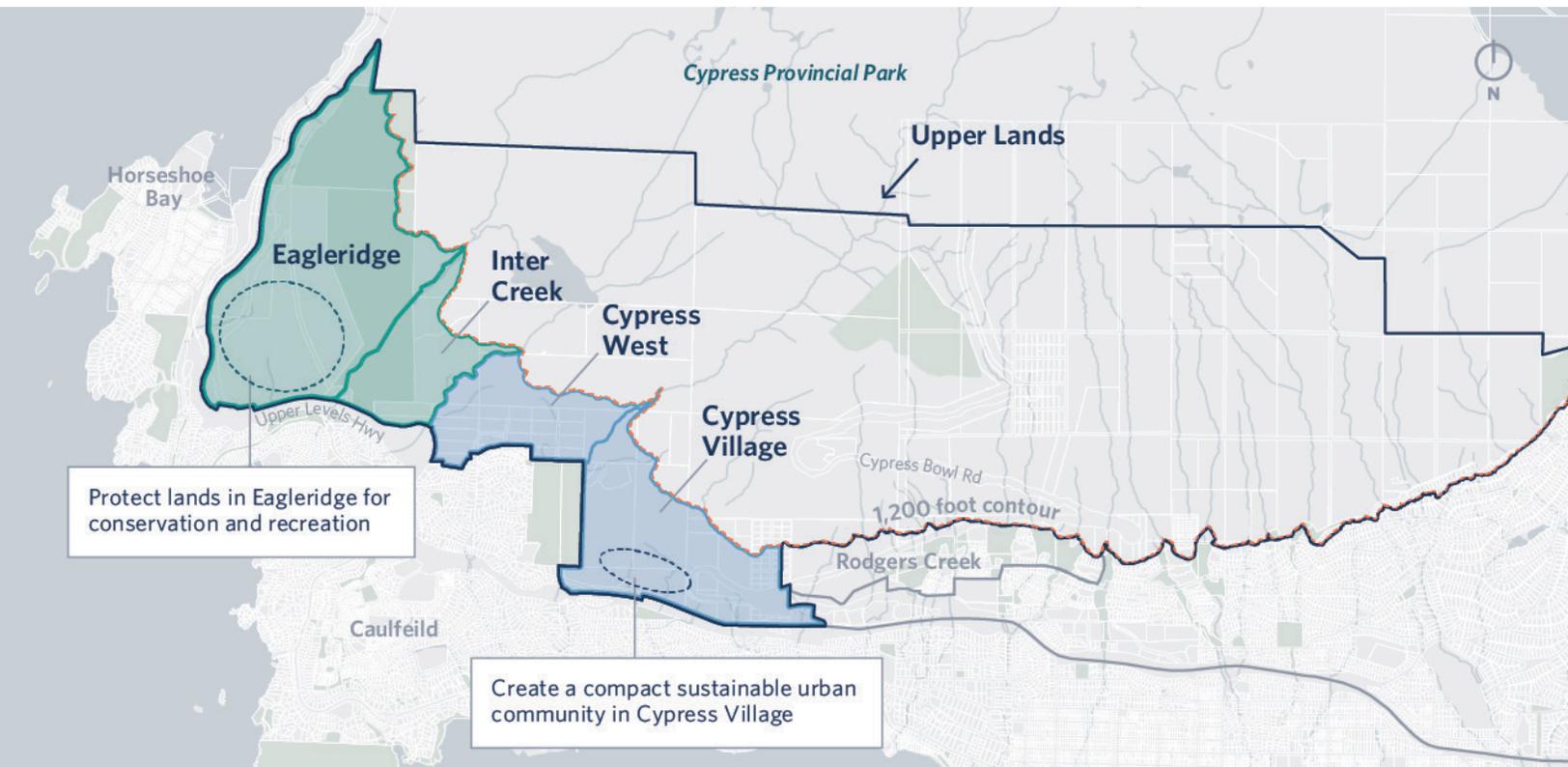
West Vancouver’s Official Community Plan contains policies that propose transferring all of the residential development potential from Eagleridge and Inter Creek into Cypress Village and Cypress West. This will achieve the protection of a very large natural area, for recreation and conservation, while concentrating urban development in a more compact area that will support transit and community facilities.

The total estimated residential development potential that results from this policy would likely take 50 years or more to complete.

This is too far in the future to be able to anticipate how technology, transportation systems, housing needs, community priorities, and the nature of urban development will change, so planning for the remaining Upper Lands is being divided into phases. The first phase has a planning horizon of about 20 years, which is a more realistic timeframe for making assumptions about community planning and is the maximum timeframe for a Phased Development Agreement¹ between the District and a developer.



¹ A Phased Development Agreement is a legally binding agreement between the District and the owner/developer of the lands, in this case British Pacific Properties Limited, which outlines development phasing and the provision of community amenities over the term of the agreement.



The District's current planning and engagement process for the Upper Lands has two goals:



Protect a significant portion of the Eagleridge lands for conservation and recreation by transferring their development potential to Cypress Village.



Create a compact, sustainable urban community in Cypress Village.

Future planning processes will address the balance of Cypress Village, any remaining lands in Eagleridge that are not protected as part of this current process, and the transfer of development potential from Inter Creek into Cypress West.

One of the key elements in planning for Cypress Village is determining the appropriate scale of development for the first neighbourhood. The first neighbourhood will be the village core and will be located near the first switchback of Cypress Bowl Road.

This discussion paper sets out the objectives that guide the number of housing units being considered for the first neighbourhood in Cypress Village. The proposed scale of the neighbourhood is based on good community planning and urban design, while also accommodating the transfer of development potential associated with protecting lands in Eagleridge.

Objectives

The Official Community Plan envisions clustering development in the remaining Upper Lands “around a mixed-use Cypress Village to minimize the area developed, protect natural and recreational features, reduce required infrastructure, achieve the compact development of mixed housing forms, and ensure a sustainable village with a strong sense of community” (Policy 2.2.8).

The District wants to create a place that is sustainable, walkable, vibrant, social, and livable. The following descriptions from policy documents help describe this vision:

- “Establish Cypress Village as a unique gateway to mountain recreation with strong links to the rest of West Vancouver, incorporating distinctive uses and features (such as unique retail, a civic plaza, community and recreational facilities, and other public amenities) in addition to commercial and institutional uses that serve the local community” (2018 Official Community Plan, Policy 2.2.13).
- Cypress Village should have “shopping and services for residents of Rodgers Creek, as well as for the wider Upper Lands community” (2008 Rodgers Creek Area Development Plan).
- “Village node planning” means planning new neighbourhoods with a mix of housing types and retail and service uses to “lessen the reliance on the private automobile, encourage social interaction within neighbourhoods, and serve the day-to-day needs of residents” (2008 Community Dialogue on Neighbourhood Character and Housing).
- The residential mixed-use neighbourhood in Cypress Village should include a “vibrant commercial component” (2020-2021 Council’s Strategic Plan).

Neighbourhood Scale Based on Good Community Planning and Urban Design

As described above, the goal is to transform Cypress Village from the current zoning that allows single family houses into a plan for a mixed-use, walkable community that supports commercial services and transit. The number of people living in the neighbourhood, the mix of uses, how compact and connected uses are, and urban design all go hand-in-hand in creating a successful neighbourhood with a sense of community.

A neighbourhood on the scale of about 2,000 to 3,000 housing units (plus amenities and commercial space) would meet these goals. Here are some indicators that demonstrate this is a reasonable range:

- **Support transit service:** The developer, British Pacific Properties Limited (BPP), will provide an independent transit service for Cypress Village until such time as the regional public transit system is extended into this area. The independent transit service will be subsidized by BPP initially, until ridership is sufficient to justify public take-over. The aim is for the population of Cypress Village and nearby parts of Rodgers Creek to be large enough to make the transit service viable for public operation. Preliminary transportation planning suggests a target transit service population of around 5,000 people. Parts of the Rodgers Creek neighbourhood (Areas 5 and 6) are within walking distance of the planned transit hub in Cypress Village and will have a population of about 1,700 to 1,800 people once fully built. This suggests that the population of Cypress Village should be at least 3,200 people (or more) to help support transit service. At an average household size of about 1.8 persons per household, this means having at least about 1,800 housing units or say 2,000 housing units in round numbers.

- Support commercial space:** Creating a compact urban community that minimizes automobile traffic and maximizes walking, cycling, and transit use requires including a neighbourhood commercial centre that will meet the day-to-day needs of people living in Cypress Village and Rodgers Creek. Providing a supermarket, pharmacy, coffee shops, restaurants, medical and dental offices, branch banks, hair care, dry cleaners/laundry, and other kinds of shops and services will allow residents to walk or cycle for some of their errands rather than having to drive outside of the community. A neighbourhood commercial centre with about 100,000 to 120,000 square feet of space can typically accommodate a variety of shops and services of this nature. For example, Caulfield Village has about 70,000 square feet of commercial space and Edgemont Village has about 130,000 square feet of commercial space. The population needed to support a neighbourhood centre of this scale is about 10,000 people assuming that these people spend about 25% of their total retail/service dollars in this centre. The remainder of their spending would be in other commercial centres (e.g. Park Royal, Ambleside). In round numbers, the total projected population of Rodgers Creek is about 2,500 people, so this suggests a target Cypress Village population of about 7,500 people in the long run. However, not all of this population needs to be accommodated in the first phase of Cypress Village (i.e. in the village core), as other portions of the Cypress Village planning area will be planned and developed in the future. If the target for the first neighbourhood is about 5,000 people, at an average household size of 1.8 people per household, this implies about 2,800 housing units or say 3,000 units in round numbers. As a comparison, this is similar in scale to Wesbrook Village at UBC, a master planned mixed-use neighbourhood. Wesbrook Village currently has about 3,000 housing units* (including a mix of townhouses, low-rise, and high-rise apartments) and a variety of shops/services such as a grocery store, pharmacy, coffee shops, restaurants, medical/dental offices, banks, hair care, dry cleaners/laundry, and fitness providers such as yoga studios.

*And is planned to have about 6,000 units at build-out.

Neighbourhood Scale Based on Good Community Planning and Urban Design, and on Accommodating the Transfer of Development Potential to Protect Lands in Eagleridge

BPP's lands in Cypress Village and Eagleridge are already zoned to allow single family houses. This zoning creates land value. In order to recognize this, the land value of the development potential in Cypress Village *after* the transfer of development potential from Eagleridge should be about equal to the land value based on the existing zoning of Eagleridge and Cypress Village *before* the transfer.

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

In addition to thinking about a reasonable scale for the first neighbourhood in Cypress Village based on good community planning and urban design principles, the amount of residential development included in the village core must be sufficient to:

- Convert the existing single family development potential of the lands in Cypress Village into multi-family units to facilitate the creation of a compact, urban neighbourhood.
- Transfer in the development potential from the lands in Eagleridge to be protected. Preliminary site planning suggests that BPP's lands in Eagleridge could be developed with just over 300 single family lots under the existing zoning, taking into account road access, park dedication, steep terrain and environmentally sensitive areas.

- Cover the costs for the infrastructure and agreed-upon amenities needed in Cypress Village.

Preliminary financial analysis suggests that the first neighbourhood in Cypress Village needs to include a total of about 2,500 housing units to support protection of about half of the lands in Eagleridge. This is within the range already suggested based on sound community planning and urban design.

If more of the lands in Eagleridge are protected at this time, more housing is needed in Cypress Village.

To protect all of the lands in Eagleridge at this time, at least 3,500 housing units would be needed in Cypress Village. Planning for more than 3,500 housing units would likely mean a development horizon greater than 20 years. So, this approach includes about 3,500 housing units and would likely mean other mechanisms are also needed such as requiring a lower share of affordable housing in Cypress Village, trading District lands in Cypress Village in exchange for BPP lands in Eagleridge that would be protected, and/or reducing the total amount of amenities that BPP has to pay for in Cypress Village. These other mechanisms would be determined in the next steps in the process if there is community interest in accepting more housing in the first phase of Cypress Village as a trade-off for protecting more of Eagleridge at this time.

Options Being Considered at this Time

Based on all of these considerations, two approaches have been developed for which community feedback is being sought.

Community Survey #1 is posted on the project webpages at westvancouverite.ca/upperlands and includes a question about which of these approaches is preferable to the community:

- **Approach A:** Protect about half of Eagleridge at this time and plan for about 2,500 housing units (plus amenities and commercial space) in Cypress Village.
- **Approach B:** Protect all of Eagleridge at this time, plan for about 3,500 housing units (plus amenities and commercial space) in Cypress Village and determine what other mechanisms are also need to make this approach work (e.g. lower share of affordable housing in Cypress Village, trading District lands in Cypress Village for BPP lands in Eagleridge, and/or reducing the total amenities to be paid by BPP).