



Additional Planning Context

In addition to the vision for the Upper Lands set out in the 2018 Official Community Plan:

- Several of the District's policies, plans, and strategies over the past two decades have included aspirations to create a mixed-use Cypress Village and to preserve environmentally sensitive areas in the Upper Lands.
- The recommendations of various Working Groups over the same timeframe have also supported these goals.
- In a regional planning context, the District is a signatory to Metro Vancouver 2040 Shaping Our Future. This Regional Growth Strategy is a bylaw that was adopted by the Greater Vancouver Regional District Board in July 2011 to guide future development of the region. The District is required to demonstrate in its Official Community Plan how its policies help contribute to regional goals. Creating a mixed-use, transit-served community in Cypress Village is consistent with the goals outlined in the Regional Growth Strategy.
- There was a developer-led community engagement and visioning process for Cypress Village during 2016, which was an independent process by British Pacific Properties.
- There was technical analysis during 2017 to 2019 by the District and British Pacific Properties on several topics (called the "Pre-Conditions" phase) which was undertaken prior to launching this current District-led planning and community engagement process.
- Council's Strategic Goals, 2020-2021 for the next two years includes the objective of working towards an Area Development Plan for Cypress Village.



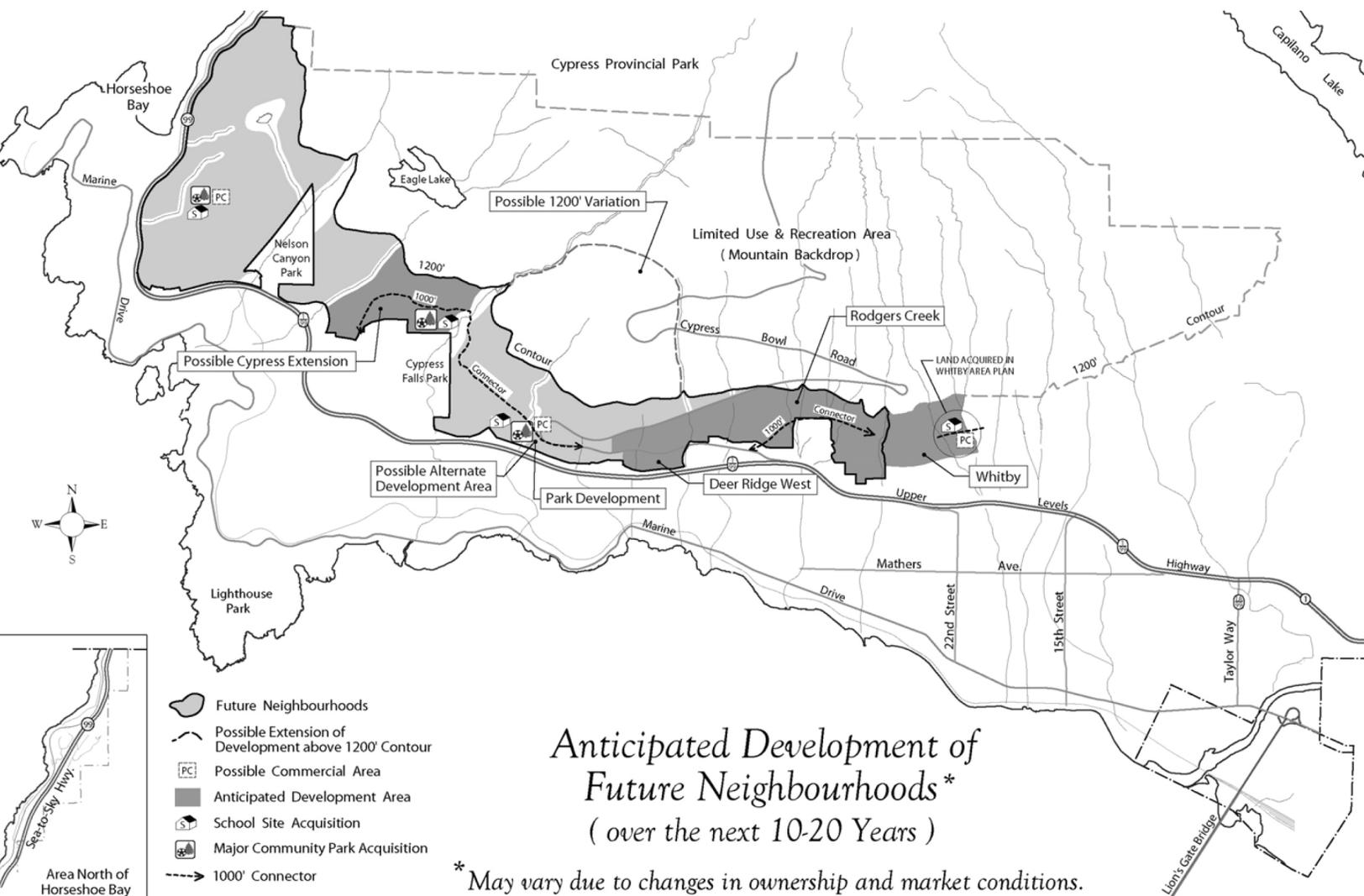
Photos from the Upper Lands Study Review Working Group (2013–2015)

Previous Official Community Plan (2004)

The previous (2004) Official Community Plan included a section with policies specific to the Upper Lands. These policies envisioned a large portion of the Upper Lands below the 1,200 foot contour becoming “Future Neighbourhood Areas” to be planned for development over the coming decades. The 2004 OCP anticipated a shift to including a larger share of multi-family housing in these Future Neighbourhoods, and directed that further planning for the Upper Lands focus on four community building principles:

- create a strong community.
- establish a sensitivity and connection to the natural environment and mountain qualities.
- encourage a diverse community with housing variety and a mix of uses.
- focus on environmental and economic sustainability.

A copy of the Upper Lands chapter from the 2004 Official Community Plan is included in the Documents section of the webpages.



Future Neighbourhoods Map from the Previous (2004) Official Community Plan

Rodgers Creek Area Development Plan (2008) and Working Group (2007–2008)

The citizen-led Rodgers Creek Working Group was established by Council in January 2007 to envision a future for the Rodgers Creek area and to guide the development of a Rodgers Creek Area Development Plan. The Working Group presented an Overview Report to Council in March 2008 which summarized its conclusions, recommendations, and the key directions in the Rodgers Creek Area Development Plan.

The Area Plan establishes three key directions for the Rodgers Creek Area:

- “Cypress Village - future plans for a new Village with shopping and services for residents of Rodgers Creek, as well as for the wider Upper Lands community.”

- “Mountain Path – A trail network to link the Village to the Rodgers Creek neighbourhoods will be focused on the Mountain Path, a wide path with gentle gradients for pedestrians, cyclists and other users.”
- “Concentrating Density Westward – higher density multiple family housing will be concentrated close to the Village.”

The policies and framework in the Rodgers Creek Area Plan were predicated on the vision for a new mixed-use, higher-density urban community in Cypress Village that would serve the residents of both Cypress Village and Rodgers Creek.

A copy of the Rodgers Creek Area Plan Overview Report is included in the Documents section of the webpages.

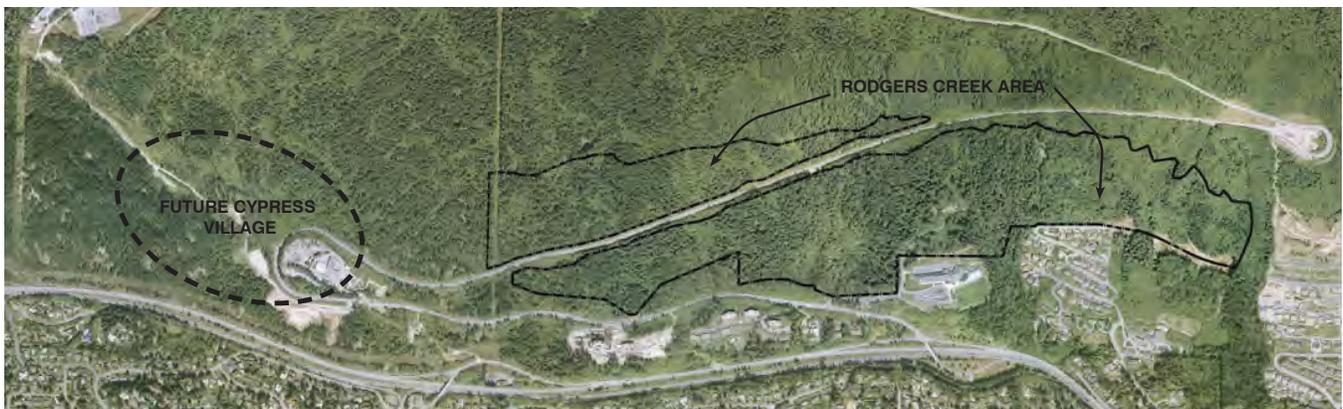


Image from the Rodgers Creek Area Development Plan Overview Report

The Community Dialogue on Neighbourhood Character and Housing (2008)

During 2008, a Council-appointed volunteer Working Group of West Vancouver residents assisted staff in designing and implementing a public participation program to engage the community in a dialogue about neighbourhood character and housing issues. Based on extensive dialogue with the community, the Working Group outlined 20 recommendations, which included (among other things), “requiring ‘village node’ planning in all 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.”

A copy of the Community Dialogue on Neighbourhood Character and Housing Working Group Report and Recommendations is included in the Documents section of the webpages.

Regional Growth Strategy - Metro Vancouver 2040 Shaping Our Future (2011)

The Regional Growth Strategy includes five broad goals:

- **Goal 1:** Create a Compact Urban Area. Metro Vancouver's growth is concentrated in compact communities with access to a range of housing choices, and close to employment, amenities and services. Compact transit oriented development patterns help reduce greenhouse gas emissions and pollution, and support both the efficient use of land and an efficient transportation network.
- **Goal 2:** Support a Sustainable Economy. The land base and transportation systems required to nurture a healthy business sector are protected and supported. This includes supporting regional employment and economic growth. Industrial and agricultural land is protected and commerce flourishes in Urban Centres throughout the region.
- **Goal 3:** Protect the Environment and Respond to Climate Change Impacts. Metro Vancouver's vital ecosystems continue to provide the essentials of life – clean air, water and food. A connected network of habitats is maintained for a wide variety of wildlife and plant species. Protected natural areas provide residents and visitors with diverse recreational opportunities. Strategies also help Metro Vancouver and member municipalities meet their greenhouse gas emission targets, and prepare for, and mitigate risks from, climate change and natural hazards.
- **Goal 4:** Develop Complete Communities. Metro Vancouver is a region of communities with a diverse range of housing choices suitable for residents at any stage of their lives. The distribution of employment and access to services and amenities builds complete communities throughout the region. Complete communities are designed to support walking, cycling and transit, and to foster healthy lifestyles.

- **Goal 5:** Support Sustainable Transportation Choices. Metro Vancouver's compact, transit-oriented urban form supports a range of sustainable transportation choices. This pattern of development expands the opportunities for transit, multiple-occupancy vehicles, cycling and walking, encourages active lifestyles, and reduces energy use, greenhouse gas emissions, household expenditure on transportation, and improves air quality. The region's road, transit, rail and waterway networks play a vital role in serving and shaping regional development, providing linkages among the region's communities and providing vital goods movement networks."

Protecting lands in Eagleridge and creating a sustainable urban community in Cypress Village are compatible with these goals.

The Regional Growth Strategy also sets out population, dwelling, and employment projections for each municipality in the region. The projections anticipate growth of over 10,000 people, 5,000 dwellings, and 6,000 jobs in West Vancouver during 2011 to 2041. A new mixed-use sustainable urban community in Cypress Village would help accommodate some of this growth.

In Table A.1 of Metro 2040, projections for the District of West Vancouver, including the Squamish Nation land, are:

	2011	2021	2031	2041
Population	46,300	51,000	56,000	60,000
Dwellings	18,400	20,600	23,100	24,500
Employment	18,700	24,000	27,000	29,000

Analysis conducted by the District of West Vancouver in 2016, specific to the area within the municipality's jurisdiction, produced the following growth projections:

	2011	2021	2031	2041
Population	43,500	45,000	49,000	54,000
Dwellings	17,000	18,000	20,000	22,000
Employment	14,500	16,500	18,500	21,000

These projections are generally consistent with Metro 2040. West Vancouver is expected to increase by -10,000 people by 2041. This represents an annual growth rate of 0.74%.

Since the analysis, new Census data have been published and indicate that the population of West Vancouver was approximately 42,500 and the occupied dwelling units was approximately 17,000 in 2016.

Excerpt from the District's Regional Context Statement in the 2018 Official Community Plan Regarding Compatibility with the Regional Growth Strategy

Upper Lands Study Review Working Group (2013-2015)

During 2013 to 2015, a Working Group of nine District-appointed citizen volunteers assessed environmental data, reviewed existing bylaws and policies, and engaged with stakeholders and the wider community about the future of the Upper Lands. Their work was intended to “help identify which lands should be preserved, which lands could be developed, the kinds of development that would make sense and the types of public uses that should be maintained”.

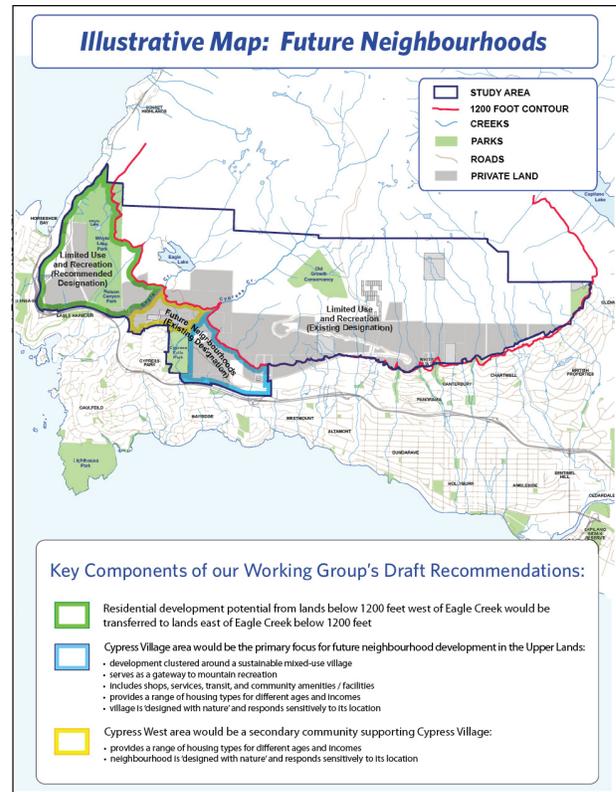
The Working Group’s Final Report was presented to Council in June 2015, and the 2018 updates to the Official Community Plan built on the Working Group’s recommendations.

The Working Group identified the community’s three core values for the Upper Lands (in priority order):

- protecting “environmental features and systems of the Upper Lands, and their immense, contiguous, natural beauty”
- enhancing “the outstanding recreation opportunities of the Upper Lands, and the lifestyle and heritage associated with ‘outdoor living’”
- planning future neighbourhoods using a “certain kind of neighbourhood model (one that ‘works’ with nature, and is desirable, vibrant, inclusive, compact, and sustainable)”

The Working Group envisioned that “there would be no residential development above 1,200 feet, or west of Eagle Creek”, “people would live in compact and sustainable neighbourhoods, clustered around a mixed-use, walkable, transit-served Cypress Village”, and that ecological and environmentally sensitive lands would be protected “by transferring their development potential to other less sensitive areas.”

A copy of the Upper Land Study Review Working Group Final Report (which is divided into two parts, Part One: Recommendations and Part Two: Background) is included in the Documents section of the webpages.



UPPER LANDS STUDY REVIEW: WORKING GROUP FINAL REPORT



Excerpt from the Upper Lands Study Review Working Group Final Report, Part One

The Community Energy and Emissions Plan (2016)

The Community Energy and Emissions Plan was prepared by a District-appointed volunteer citizen working group during 2014 to 2016. This Plan provides high level strategies to help address the challenges of climate change and energy security. It includes the following statements regarding the Upper Lands:

- “The District’s interest in focusing growth in the Upper Lands can make an important contribution to maintaining natural areas that contribute to public and ecosystem health...Avoiding the loss of forests and forest carbon is an important contribution to climate protection.”
- A village near the base of Cypress Bowl Road should be defined by “mixed use, strong transportation choice, notably walking and cycling, parks and plazas.”

Council's Strategic Plan, 2020–2021

At the beginning of the term, in early 2019, Council worked together to set strategic goals and objectives to accomplish in the first two years, to be reviewed annually. In March and April 2020, Council reviewed and confirmed the major Strategic Goals from the previous 2019–2020 plan and reviewed and updated the objectives for the next two years. On May 25, 2020, Council formally adopted the Goals and Objectives, Major Project Priorities, and Process for Amendment as Council's Strategic Plan, 2020–2021.

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

- Council's Strategic Goal for Housing is to "significantly expand the diversity and supply of housing, including housing that is more affordable." Objective 1.3 under this goal is to "work towards an Area Development Plan for a residential mixed-use neighbourhood in the Upper Lands – Cypress Village."
- Council's Strategic Goal for the Local Economy is to "create vital and vibrant commercial centres." Objective 2.4 under this goal is to "ensure that a vibrant commercial component is included in the neighbourhood development of Cypress Village."