



Overview of Phase 2 of *Planning the Upper Lands*

Planning the Upper Lands is a three-phase planning and engagement process about the future of Eagleridge and Cypress Village in the Upper Lands. Phase 1 (Vision) is complete, Phase 2 (Framework) is underway, and Phase 3 (Proposed Plan) will follow. This document provides a brief overview of the Phase 2 materials and engagement opportunities.

About this Planning and Engagement Process

The District of West Vancouver is planning for the future of Eagleridge and Cypress Village in the Upper Lands. This planning process has two goals:



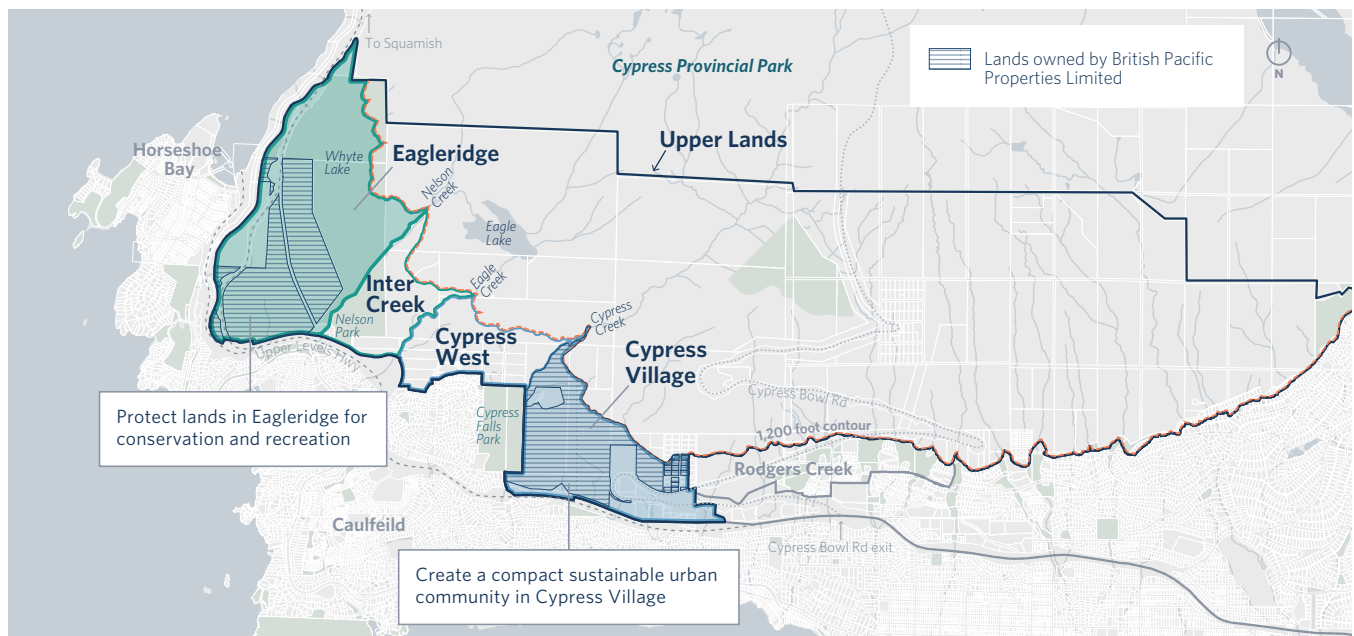
Goal 1: Protect the lands in Eagleridge owned by British Pacific Properties Limited (BPP) for conservation and recreation purposes. These lands are currently zoned for single family housing. As part of this planning process, BPP will give up the ability to develop single family lots in Eagleridge in exchange for the right to build additional housing in Cypress Village.



Goal 2: Create a compact, sustainable urban community in Cypress Village, with transit, a mix of housing types, community facilities, and shops/businesses to serve Cypress Village and Rodgers Creek.

This planning process will protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a more compact, sustainable way.

Eagleridge and Cypress Village Planning Areas



Focus of this Phase of Engagement

Phase 1 collected input about the trade-off between the scale of development in Cypress Village and the share of the Eagleridge lands owned by BPP to protect at this time. Community and stakeholder feedback favoured protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach, and planning for a scale of development in Cypress Village that will enable this protection. At the end of Phase 1, Council directed that the planning work in Phase 2 be based on full protection of Eagleridge in exchange for a target of about 3,500 housing units in Cypress Village. As part of the Phase 2 planning work, a total of about 3,700 housing units is now being proposed. The difference reflects the desire to accommodate some affordable purpose-built rental housing in the village.

Phase 2 presents a proposed land use plan and development concept for Cypress Village, consistent with policies in the District's Official Community Plan and with the direction from Phase 1.

Detailed technical background documents are posted on the project webpage (link below). These include:

- Updated Planning Principles for Cypress Village and Eagleridge
- Cypress Village: Conceptual Urban and Natural Areas Plan, Road Network Plan, and Land Use Plan
- Cypress Village: Community Size and Proposed Housing Mix
- Cypress Village: Transit Network Plan
- Cypress Village: Walking Network, Cycling Network, and Recreation Areas Plan

- Cypress Village: Community Facilities
- Cypress Village: Form and Character of Development
- Cypress Village: Conceptual Servicing Strategy
- Cypress Village: Results from the Preliminary Transportation Analysis
- Cypress Village: Anticipated Phasing of Development
- Approach to Protecting Lands in Eagleridge

The Phase 2 materials will be inputs to developing the proposed Area Development Plan for Cypress Village in Phase 3, which will then be presented to West Vancouver's Council for formal consideration of adoption as part of the District's Official Community Plan.

Opportunities to Have Your Say

- **Engage with Us:** There will be two virtual information meetings where you can learn more and ask questions:

Tuesday, September 21, 2021 from 7-8:30 p.m.

Wednesday, September 22, 2021 from 1-2:30 p.m.

Visit the project page at the link below for details about how to register to participate.

- **Online Survey:** During Phase 2, there will be a survey online to seek community input about the proposed land use plan and development concept for Cypress Village. The survey will be open until **Monday, October 4, 2021.**

Please visit westvancouverite.ca/upperlands to learn more and participate.