



Cypress Village: Community Size and Proposed Housing Mix

Cypress Village is being planned to accommodate a compact, sustainable community with sufficient population to support transit and community facilities and with a range of housing types and tenures that will appeal to different types of households. The plan reflects the following policies and goals:

- The District of West Vancouver's Official Community Plan (OCP) sets out the goal of including "a range of housing types, tenures, and unit sizes (including rental, non-market, family, and seniors housing) within... Cypress Village...to meet the needs of residents of different ages and incomes" (OCP Policy 2.2.14).
- Council's Strategic Plan, 2020-2021 sets out a goal to "significantly expand the diversity and supply of housing, including housing that is more affordable" in West Vancouver.
- West Vancouver's Housing Needs Report (July 2020) notes that housing affordability and diversity are the key challenges facing the community and that "in order to maintain a balanced community demographic, smaller and relatively more attainable housing options are needed close to schools and services."

Community Size

Phase 1 of *Planning the Upper Lands* sought community input about the trade-off between the scale of development in Cypress Village and the share of the Eagleridge lands owned by British Pacific Properties Limited (BPP) to protect at this time.

Based on the Phase 1 community response and direction from Council, this process is seeking to protect all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach. In order to enable the protection of all

of the Eagleridge lands owned by BPP, provide sufficient population to support a vibrant commercial core with amenities and transit service, and include an affordable housing component, a total of about 3,700 housing units are required in Cypress Village. This is slightly higher than the 3,500 housing units proposed in the Phase 1 materials, in order to accommodate some affordable purpose-built rental housing with target rents that are approximately 70% of market rates. This rent target is intended to result in units that do not require ongoing financial subsidy but that are affordable to people working in jobs that are important to the West Vancouver community such as teachers, first responders, and health care workers.

The overall average household size is expected to be approximately 1.85 people¹, so at 3,700 units the total resident population of Cypress Village at full build-out will be around 6,900 people. This community size is sufficient to support transit, neighbourhood commercial uses, community facilities, and an elementary school. The village is expected to be built out over about 20 to 25 years. Average annual population growth is estimated to be about 275 people per year over the entire development horizon. However, growth will likely be slower at the start, so it is anticipated that:

- About 200 people will live in Cypress Village by the end of 2025.
- About 1,700 people will live in Cypress Village by the end of 2030.
- About 6,900 people will live in Cypress Village upon build-out by about 2045. For context, the District's OCP anticipates that the total population of West Vancouver (including the new residents of Cypress Village) will increase by over 10,000 people from 2016 to 2041.²

¹ This average is based on the anticipated housing unit mix and an average household size of 3.4 people per single family dwelling, 2.8 people per townhouse unit, and 1.7 people per apartment unit.

² The District endorsed the Regional Growth Strategy, *Metro Vancouver 2040*, which sets out population projections for each municipality/area in the region. The District's Regional Context Statement in its OCP reflects the growth projections in *Metro Vancouver 2040*, and anticipates that the population of West Vancouver will grow from about 42,500 people in 2016 to about 54,000 people in 2041.



Proposed Housing Mix

The housing units in Cypress Village will be approximately 90% apartments, 4% to 5% townhouses, and 5% to 7% single family dwellings.³ The single family dwellings in Cypress Village will almost all be in the range of about 2,500 to 3,500 square feet, which is much smaller than the estate-sized houses typically found in the Upper Lands. The majority of the housing units are proposed to be apartments and townhouses in order to achieve a compact, sustainable community that is transit-oriented and supportive of walking and cycling for daily errands. Within these parameters, the planning policy and zoning that will govern the development of Cypress Village will allow for flexibility in terms of accommodating trends over time (e.g. unit layouts could be flexible to accommodate some people continuing to work from home post-pandemic).

Unit Type	Approximate Number of Units	Share of Total Units
Single family dwellings	200 to 250 units	About 5% to 7%
Townhouses	150 to 200 units	About 4% to 5%
Apartments	3,300 units, including:	About 90%, including:
	<ul style="list-style-type: none"> • 180 affordable rental apartment units 	About 5%
	<ul style="list-style-type: none"> • 550 market rental apartment units 	About 15%
	<ul style="list-style-type: none"> • 2,580 strata apartment units 	About 70%
Total Housing Count in Cypress Village	3,700 units	100%

³ For comparison, the housing mix in Rodgers Creek is about 80% apartments (961 of the total 1,261 units), 10% townhouses (126 of the total 1,261 units), and 10% single family dwellings or duplexes (126 of the total 1,261 units).