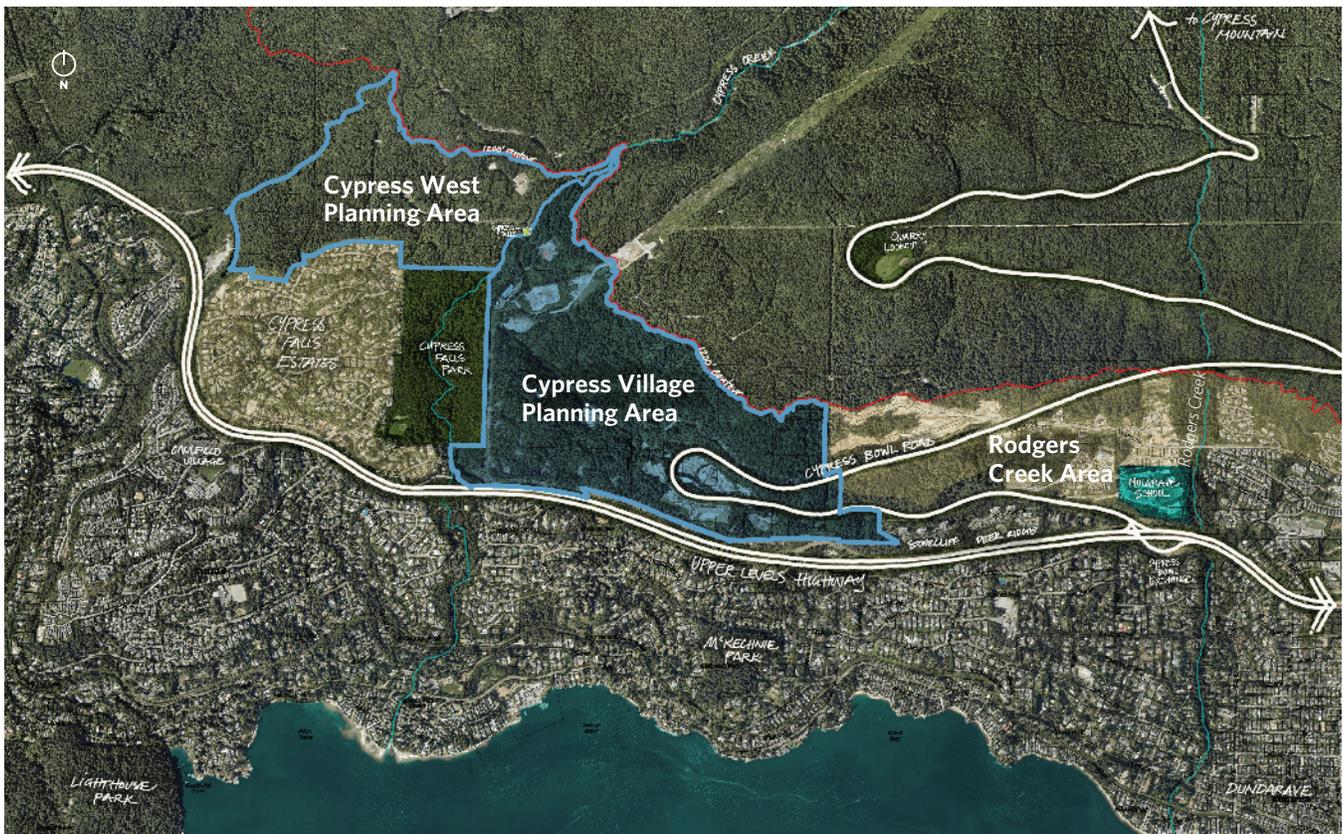




Cypress Village: Conceptual Urban and Natural Areas Plan, Road Network Plan, and Land Use Plan

Context

The location of the Cypress Village planning area is shown in the map below. The new neighbourhood will be between the existing Rodgers Creek neighbourhood and Cypress Falls Park.



Cypress Village Context

Cypress Village is being planned to accommodate about 3,700 housing units plus a local-oriented commercial area, community facilities to meet the day-to-day needs of the residents of Cypress Village and Rodgers Creek, employment uses, parks/trails/sports field, and lands that will be protected because of their ecological, environmental, and recreational value. This scale of community will enable the protection of all of the Eagleridge lands owned by British Pacific Properties Limited (BPP), provide sufficient population to support a vibrant commercial core with amenities and transit service, and allow for an affordable housing component.

Some of the key planning principles for Cypress Village are:

1. Plan for a compact form of development to encourage walking and cycling within the neighbourhood.
2. Cluster development to protect a large proportion of the land in its natural state.
3. Concentrate development in a community hub or core that is pedestrian-oriented and served by transit.
4. Include a mix of low-rise, mid-rise, and taller buildings.
5. Plan for a mixed-use village with housing, neighbourhood commercial, employment, and community uses to support living, working, and playing within the village.

Based on these planning principles, this document includes three conceptual plans for Cypress Village:

- A proposed Urban and Natural Areas plan showing where development will be clustered in Cypress Village and where lands will be retained for conservation and recreation.
- A proposed Road Network Plan.
- A proposed Land Use Plan that is shaped by the Urban and Natural Areas Plan and the Road Network Plan, and that incorporates all of the key planning principles listed above.

Proposed Urban and Natural Areas

The Urban and Natural Areas Concept Plan shows where urban development will be clustered in Cypress Village. The Urban areas are shaded yellow and the Natural areas are shaded light green.

The Urban and Natural Areas Concept Plan takes into consideration terrain, environmental features, smart growth principles, and the desire to retain large portions of the Cypress Village planning area in a natural state for conservation or recreation. A total of approximately 102 acres are shown as proposed Natural Areas in Cypress Village. This includes lands that will be environmentally-protected including creeks and their riparian areas, as well

as natural areas that will be retained for recreation uses such as hiking trails, mountain biking trails, and bouldering.

In addition to the Natural Areas in Cypress Village, this planning process enables the protection of BPP's lands in Eagleridge for recreation and conservation purposes¹, creating a significant contiguous ecological area that also includes Whyte Lake Park, Nelson Canyon Park, and other District lands in Eagleridge that will be dedicated as park. This means that about 75% of the lands in the Cypress Village and Eagleridge planning areas combined will be Natural Areas.^{2,3}

An overarching planning principle for Cypress Village is to be sensitive to environmental impact and avoid development in aquatic and riparian areas as much as possible, leaving most of these areas undisturbed in their natural state. However, to achieve a compact, higher density, sustainable, urban village in Cypress Village and to achieve the full protection of Eagleridge, some changes will be required, some of which will have 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.

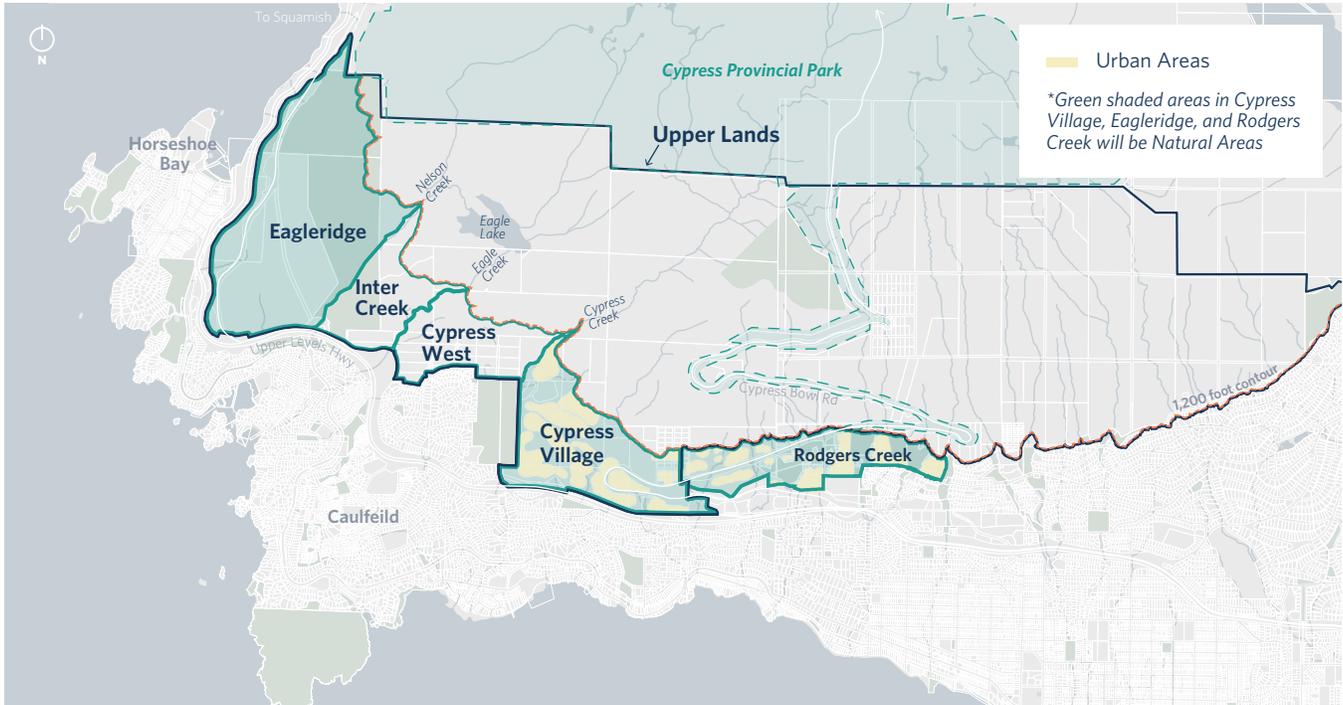
This environmental compensation approach requires approval by the Department of Fisheries and Oceans (DFO), which is currently being sought. The compensation approach means weighing the relatively minor habitat changes in Cypress Village against the extraordinary benefits of achieving the protection of a large, ecologically significant, and environmentally-sensitive area in Eagleridge. The District will incorporate feedback from DFO into the planning for Cypress Village as needed as the planning process moves along.

¹ BPP owns approximately 262 acres in Eagleridge. The sum of the proposed Natural Areas in Cypress Village (approximately 102 acres) and the BPP lands in Eagleridge that will be protected in perpetuity for recreation and conservation purposes as part of this process (approximately 262 acres) is 364 acres.

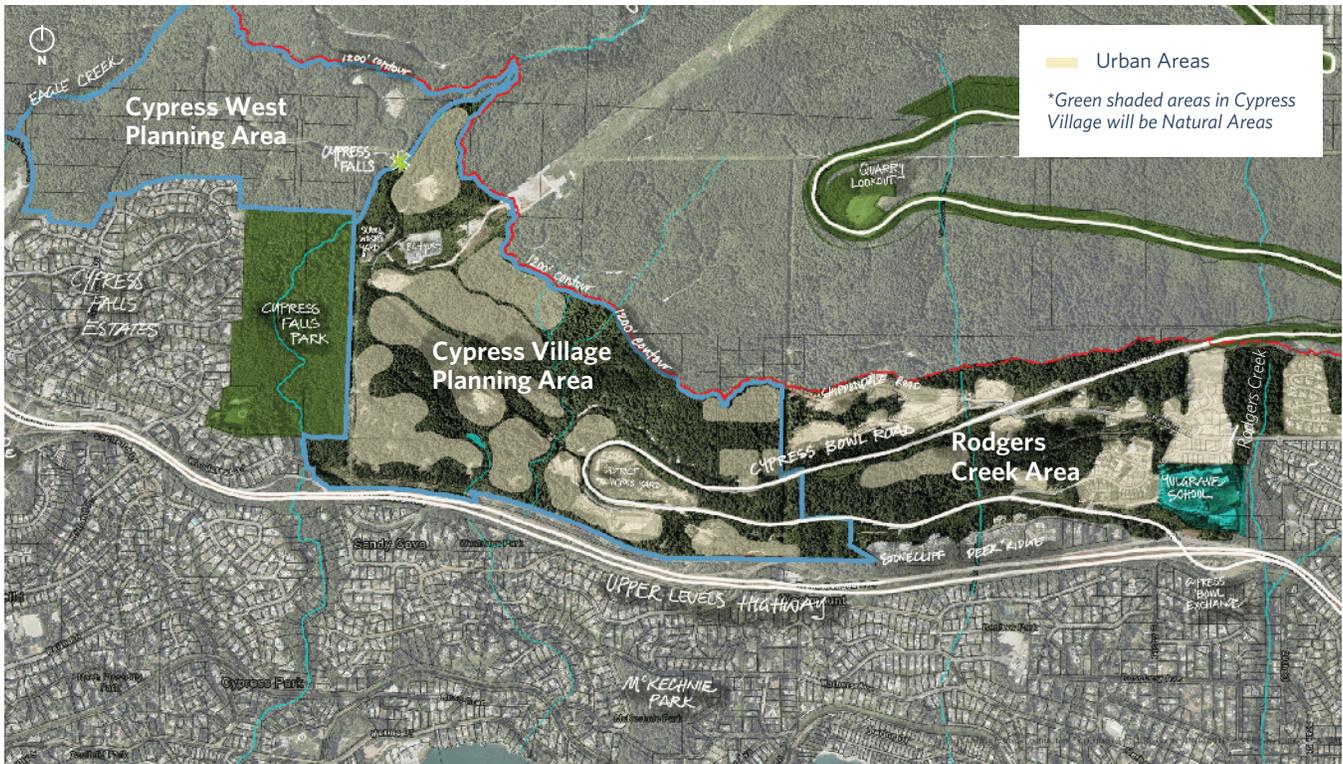
² Cypress Village has a land area of approximately 346 acres and Eagleridge has a land area of approximately 692 acres, for a combined total of about 1,038 acres in the two planning areas. The Natural Areas will include approximately 102 acres in Cypress Village and approximately 692 acres in Eagleridge, for a combined total of about 794 acres in the two planning areas.

³ In the Rodgers Creek Area Development Plan (which did not involve the transfer of development potential from other areas in the Upper Lands), 55% of the total land area was designated as environmentally-protected green space including creeks and their riparian areas, rock bluffs, and large stands of forests.

Urban and Natural Areas Plan: Cypress Village and Eagleridge



Urban and Natural Areas Plan: Cypress Village



Proposed Conceptual Road Network

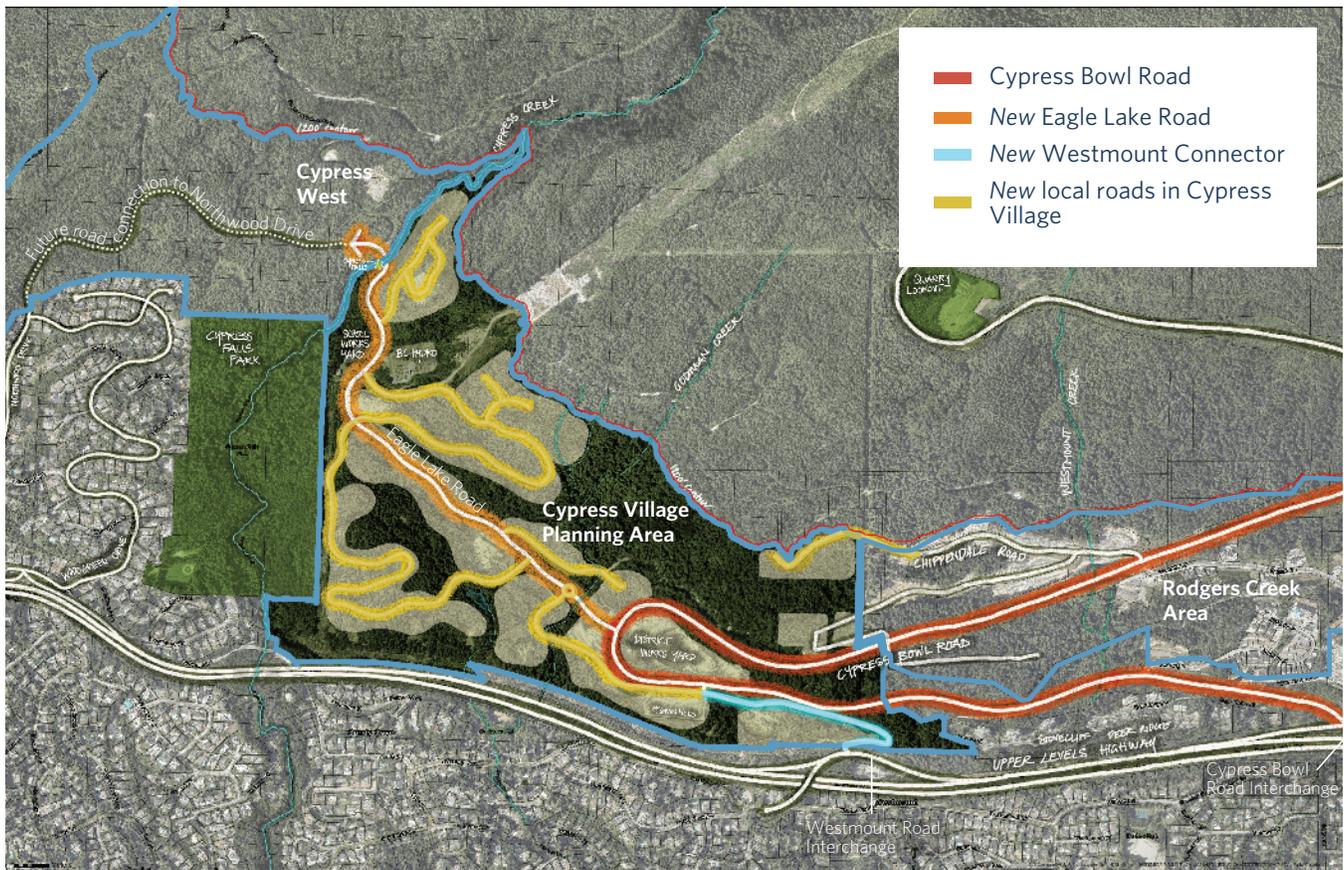
Vehicular access to Cypress Village will be from Cypress Bowl Road by the existing Interchange (Exit 8) on Highway 1, which will undergo improvements, and from the Chippendale Road intersection at Cypress Bowl Road northeast of the village. During the course of the village buildout, a third road access will be constructed at the Westmount Road Interchange (Exit 7) from Wentworth Avenue up to the village.

Localized vehicular access into the village is proposed to occur at two roundabouts on Cypress Bowl Road. The first roundabout is proposed as part of reconfiguring the intersection of Cypress Bowl Road, the new Westmount Road connection, and the entrance to the District's Operations Centre (works yard) site, where a local road will connect to the village alongside McGavin Field. The second roundabout is proposed as a new intersection at Cypress Bowl Road and Eagle Lake Road. Having two access points to the village is important for redundancy and overall traffic circulation, fire safety, and traffic management.

Within Cypress Village, Eagle Lake Road will be the principal Collector road. The proposed alignment of Eagle Lake Road closely follows the alignment of an existing paved access road in this location. A future connection of Eagle Lake Road through to Northwood Drive in Cypress Falls Estates is expected when the Cypress West neighbourhood is planned and developed (likely 20 years or more in the future). In the meantime, the connection through to Northwood Drive beyond the Cypress Village Planning Area boundary (west of Cypress Creek) will be maintained as a gravel emergency services route and eventually upgraded to a paved multi-use path connection.

A network of local roads will branch off of Eagle Lake Road to provide access to residential development areas within Cypress Village.

Cypress Village Conceptual Road Network





Proposed Conceptual Land Use Plan

The conceptual Land Use Plan for Cypress Village has five main elements:

1. A compact, mixed-use village core (red shading)

which will contain almost all of the commercial space (restaurants, shops, services), most of the community facilities (including a school, field, and community centre), and a mix of mid-rise (4 to 6 storeys) and taller (15 to 25 storeys) buildings with multi-family residential above commercial. The commercial space is anticipated to include about 100,000 to 135,000 square feet³ of local-oriented 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. In addition, the plan will allow for the possibility of including a small hotel or office building in the village core.

2. A multi-family residential area (orange shading) along Eagle Lake Road, concentrating additional residential development near the village core to encourage walking/cycling to commercial uses, amenities, and the independent transit service. This area will include a mix of mid-rise buildings (5 to 6 storeys) and taller buildings (10 to 25 storeys). While almost all of the commercial space will be located in the village core, there may be opportunities for a small amount of retail space in the multi-family areas such as a corner store or coffee shop.

3. Low-density residential areas (yellow shading)

including mainly single family dwellings (with house sizes in the range of 2,500 to 3,500 square feet), duplexes, and townhouses. These are mostly located in areas where the terrain is not suitable for multi-family residential development because of slopes.

4. Employment areas, including:

- The District's works yard site which is envisioned to include a works yard for the foreseeable future along with the proposed new fire hall. In the future, other employment uses and possibly additional workforce rental housing could be explored.
- A site for employment uses (e.g. film studio, office, craft brewery, other business-park type uses compatible with a location in close proximity to the village) on a new bench area that is made possible by the construction of the new Westmount Road connection to Highway 1.
- The existing School District works yard and BC Hydro substation site.

5. Recreation, community centre, and elementary school cluster. The site known as McGavin Field is adjacent to the village core, close enough for easy walking or cycling. This site will be developed initially for outdoor recreation uses and a temporary presentation centre. When the population of Cypress Village is large enough, a community centre will be built here. This centre will include a gym which will be shared with the elementary school when it is constructed. When there is sufficient enrolment, it is proposed that a Kindergarten to Grade 3 elementary annex will operate in the community centre. Subsequently, when the Province allocates capital funding, a Kindergarten to Grade 7 elementary school will be built near the community centre. More information about these community facilities is provided in the Cypress Village: Community Facilities document posted on the project webpage.

About 85% to 90% of the residential units are concentrated in the village core and along Eagle Lake Road.

³ As a comparison, Caulfeild Village has about 70,000 square feet of commercial space and Edgemont Village has about 130,000 square feet of commercial space.

Cypress Village Conceptual Land Use Plan

