



Cypress Village: Community Facilities

Cypress Village is being designed as a complete community that will contain facilities and services that meet the needs of residents. Providing community facilities and services achieves several important objectives:

- **Supporting walking and cycling.** Providing community facilities within the neighbourhood will enable residents to walk or bike for many of their day-to-day needs. This helps to reduce greenhouse gas emissions and pollution and helps foster healthy lifestyles.
- **Reducing traffic.** Locating important facilities within Cypress Village will reduce the need for travel, especially automobile trips, outside the neighbourhood.
- **Meeting the needs of surrounding areas, including Rodgers Creek.** The plans for the adjacent Rodgers Creek neighbourhood always envisaged the provision of a community core with important facilities and amenities in Cypress Village. Providing community facilities for Rodgers Creek residents also contributes to reducing automobile traffic leaving the planning area.
- **Supporting residents.** To support residents in Cypress Village and the surrounding area, it is important to create a complete community that offers the facilities and services people need.
- **Providing local employment.** Local shops, services, and office space will accommodate jobs. While some jobs will be filled by people from outside the community, local employment opportunities will mean some Cypress Village residents will work near where they live, which is convenient and reduces traffic.

The main proposed community facilities are described below.

Community Centre

A community centre will be funded by British Pacific Properties Limited (BPP) and operated by the District of West Vancouver. This facility is estimated to be about 24,000 square feet in size, which is similar to the existing Gleneagles community centre.

The Cypress Village community centre is proposed to be located between the village core and McGavin Field, so that

it is easily accessible by walking, cycling, or driving, is near commercial space (such as restaurants and coffee shops), and is adjacent to outdoor recreation facilities.

The community centre is proposed to include a gym, fitness centre, and multipurpose rooms (for meetings, classes, social events, or programming by local organizations). It could also be designed to accommodate a branch library if the West Vancouver Library Board decides to operate a community library in Cypress Village.

McGavin Field (Future Elementary School and Sports Field Site)

The site known as McGavin Field is owned by the District of West Vancouver. It was provided to the municipality by BPP as part of a package of amenities associated with a previous rezoning of land in the area in approximately 2002 (i.e. the site that is now developed with the StoneCliff multi-family residential buildings). There is a restrictive covenant on title that limits the District's use of the site to public and civic uses. In December 2020, the site was rezoned to allow park accessory uses (e.g. concession), a temporary presentation centre/showroom, and a discovery centre¹ as permitted uses.

A community of the scale of Cypress Village should contain outdoor facilities for community soccer, baseball/softball, playground, running/fitness, ultimate frisbee, outdoor events, and other activities. McGavin Field is level, adjacent to the village core, and a beautiful location for community events such as picnics, concerts, or celebrations.

In the short term, BPP has the right to use the McGavin Field site for the creation of a temporary presentation centre/showroom and discovery centre. Information about this temporary use is provided on the District's website [here](#). As part of this use, BPP will provide washrooms, parking, a public park with play areas and lawn area, a discovery centre, a coffee shop, and pop up retail/community uses. The License permitting these temporary uses expires in 2031. After that, the McGavin Field site will become the location for the proposed future Elementary school (K-7) and a sports field.

¹ The discovery centre will display maps and interpretative materials of the Hollyburn Mountain area as well as works from local artists.

Elementary School (K-7)

Funding for school construction is provided by the Province and funding for school operations requires the approval of the West Vancouver Schools (School District 45), so the municipality and the developer cannot decide on their own how to provide schools for Cypress Village. However, providing school space in Cypress Village is an important element in building community and reducing traffic.

The proposed strategy for a public school in Cypress Village is as follows:

- Once there is sufficient enrolment, a K to 3 elementary annex would operate using space in the Community Centre. This school would use the community centre gym and the outdoor recreation facilities on McGavin Field. It is expected that the school catchment area would include Cypress Village and Rodgers Creek (and eventually also Cypress West).
- As potential enrolment increases over time, the Province will be requested to provide funding for a K to 7 elementary school. The school will be located on the western end of the McGavin Field site. It is expected that this school could continue to use the gym in the community centre and the outdoor recreation facilities on the east end of McGavin Field, in order to use space and land efficiently. It is likely that this would be the only new school constructed in the Upper Levels planning

area, so the existing vacant school site on Chippendale Road in Whitby Estates may not be needed for school purposes.

Child Care

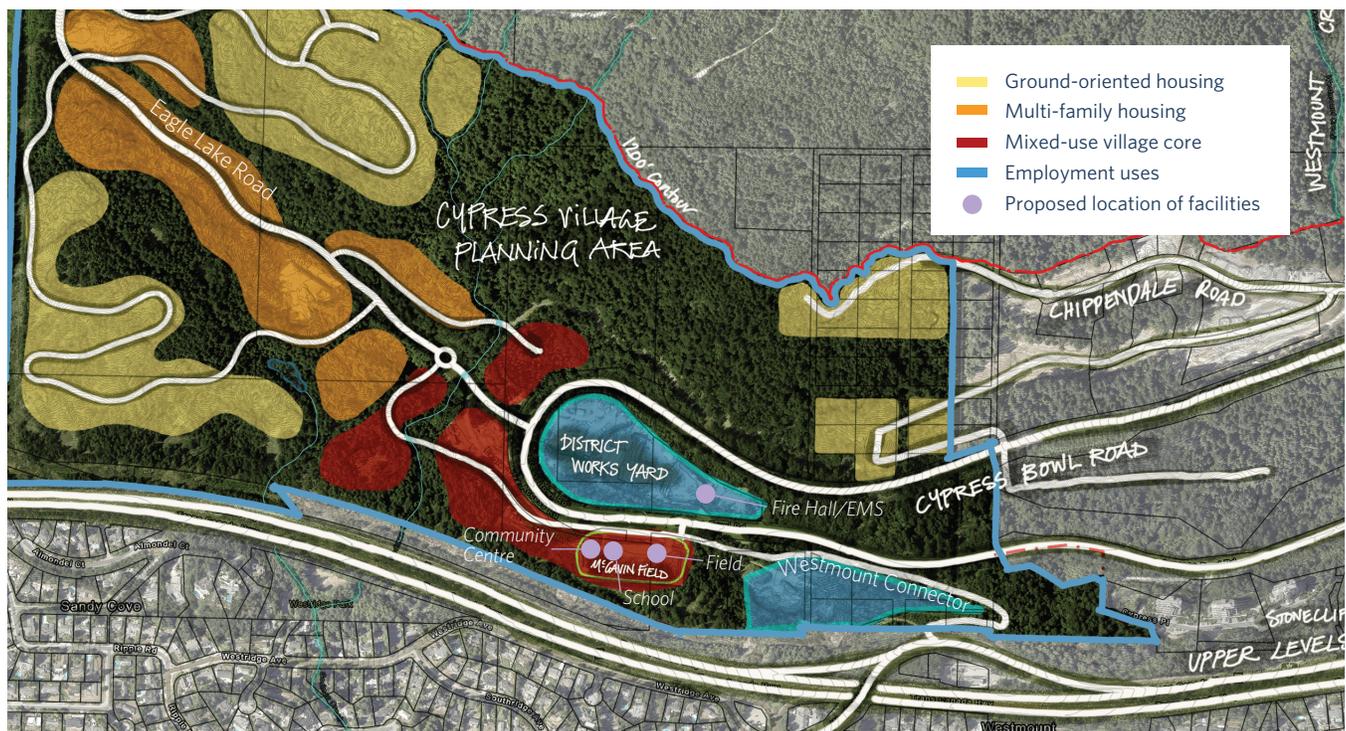
Space for child care will be created by BPP commensurate with the rate of population growth in Cypress Village. BPP is responsible for constructing the space and will work with the District of West Vancouver to select child care operators.

Fire Hall

A new fire hall is required to serve Cypress Village, Rodgers Creek, and nearby areas including Westmount and Altamont. It is proposed that the new fire hall will be incorporated onto the existing West Vancouver District Operations Centre site (i.e. the works yard site), which is inside the first switchback on Cypress Bowl Road. The Fire Department currently has its training grounds on the works yard site.

In addition, there may be an opportunity to include space for other emergency services that could be co-located with the new fire hall, such as the BC Ambulance Service and community police.

Approximate Location for Some Community Facilities





Artist's Conceptual Illustration of Retail Space at Street Level with Multi-family Residential Above

Community Commercial Space

Cypress Village will include a neighbourhood-scale commercial centre to meet the day-to-day needs of residents of Cypress Village and Rodgers Creek.

The commercial space will be in the village core, integrated into mixed use buildings with retail and service uses on the lower floors and residential above. The mix of commercial uses is expected to include:

- Grocery store.
- Pharmacy.
- Beer, wine, and spirits.
- Restaurants and cafes.
- Personal services such as hair care, spa, and dry cleaning/laundry.
- Health services such as doctor, dentist, physiotherapy.
- Branch financial institutions.
- Specialty retail (e.g. bike store, bakery).
- Other office uses (e.g. realty, insurance, co-working space).

The main customer base for the retail/service uses will be the local residents. Some of the commercial uses (e.g. food and beverage, bike shop) will also appeal to visitors using the hiking and mountain biking path networks.

Commercial space will have to be phased to match the growth of the resident population, but BPP will be expected to provide some of the most important retail space (such as the grocery store) in an early phase of development.