



Cypress Village: Form and Character

Planning the Cypress Village lands is an extraordinary opportunity to create a unique place with a strong connection between urban and natural areas, a strong sense of community, outstanding environmental and recreational assets, and a commitment to sustainable development.

The urban form and character proposed for Cypress Village draws on the inherent natural character of the lands and the West Vancouver setting as well as ideas and inspiration from a variety of well-regarded examples of compact urban development in a natural setting.

The Precedents Study provided in Attachment 1 shows examples of mixed-use village cores, multi-family residential developments in a natural setting, and successful interfaces of urban-natural elements. It also includes profiles of five master-planned communities in the region that have a strong sense of place including Wesbrook Village, UniverCity, Newport Village, The River District, and Arbutus Walk. This does not mean that Cypress Village will or should be exactly like any of these other neighbourhoods. The intent is simply to show examples of elements that might work well in Cypress Village and to illustrate some common themes in successful place-making and community building.

Character Sketches

The following image is an artist's conceptual illustration of Cypress Village upon build-out in about 20 to 25 years. As shown, development is proposed to be compact (to encourage walking and cycling within the village), clustered (to protect a large proportion of the land in its natural state), and varied with a mix of low-rise, mid-rise, and taller buildings.

Incorporating taller buildings helps to reduce the footprint of development and facilitates the transfer of development potential from the British Pacific Properties Limited (BPP) lands in Eagleridge, so the Eagleridge lands can be protected for conservation and recreation in perpetuity. Taller buildings are located in the village core and along Eagle Lake Road, which is the principal Collector road in the village, so that about two-thirds of residents will be within easy walking distance (400 metres or less) of the retail/service businesses, community facilities, and transit stops.

Artist's Illustration of Cypress Village Upon Build-Out



The following images are artist's illustrations of ideas and concepts for the mixed-use village core, multi-family residential area along Eagle Lake Road, and low density residential neighbourhoods in Cypress Village. The images also include concepts for plazas and walkways. The images help convey the intent to integrate development within its natural setting and create a sense of community that is vibrant, sustainable, and connected. The images should be considered conceptual, not exact drawings of what Cypress Village will look like.

Artist's Illustrations of Cypress Village Mixed-Use Village Core



Artist's Illustration of Multi-Family Residential Development Along Eagle Lake Road



Artist's Illustrations of Eagle Lake Road



Artist's Illustration of Low Density Residential Neighbourhoods in Cypress Village



Artist's Illustration of Plazas and Walkways



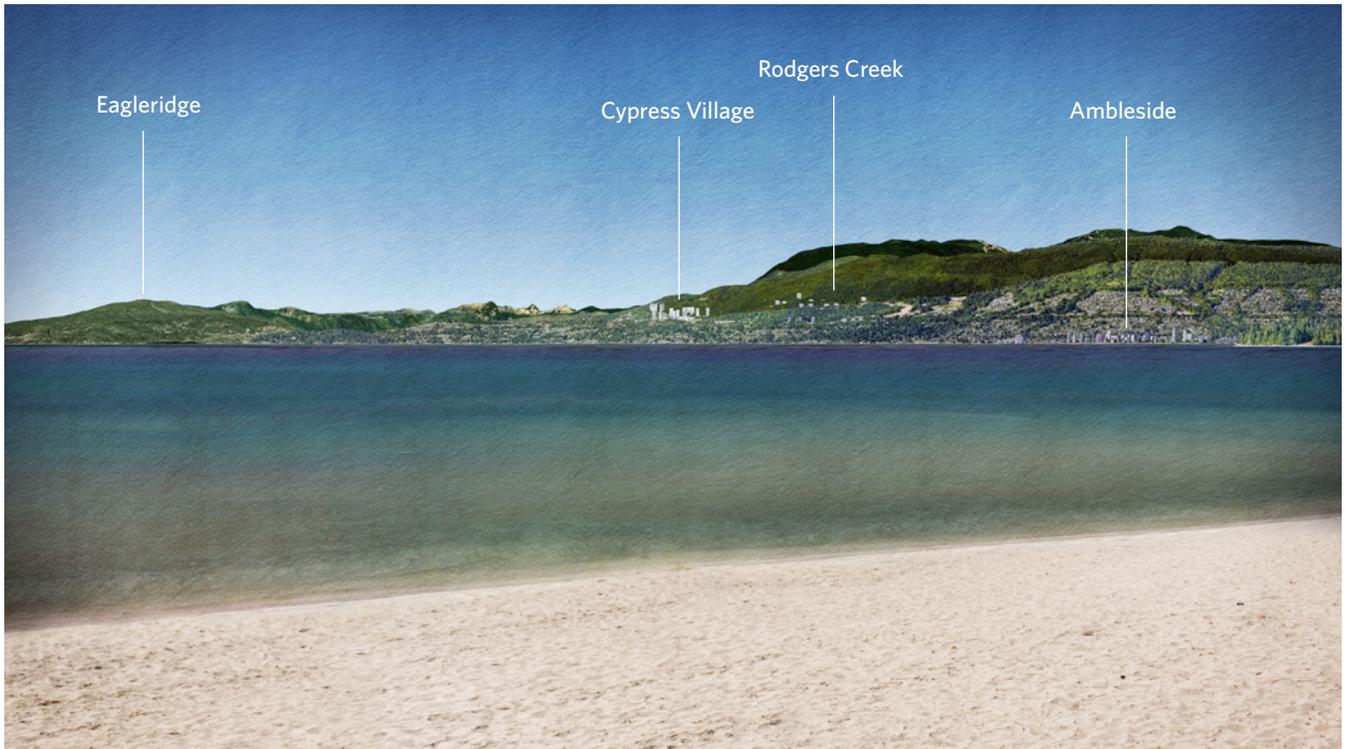
Artist's Illustration of Plazas and Walkways



Views Towards Cypress Village

Below are views looking towards Cypress Village from Kitsilano Beach and the Lions Gate Bridge to show Cypress Village in the North Shore context, and an aerial view showing Cypress Village in the North Shore and Vancouver context.

View of Cypress Village from Kitsilano Beach



View of Cypress Village from the Lions Gate Bridge



Aerial View of Cypress Village, the North Shore, and Vancouver



Attachment:

Precedents Study

Cypress Village: Precedents Study

The planning team explored precedents that could be drawn upon for ideas and inspiration for the form and character of Cypress Village.

First, the precedents include images showing good examples of:

- Mixed-use core areas.
- Multi-family residential projects in a natural setting.
- Sensitive integration of urban development with natural environments.

Second, the precedents include profiles of other master-planned communities in the region, including:

- Wesbrook Village at UBC.
- UniverCity at SFU's Burnaby Campus.
- Newport Village in Port Moody.
- The River District in Vancouver.
- Arbutus Walk in Vancouver.

These precedents suggest that great place-making and community building incorporates the following elements:

1. Integrate development within the natural context.
2. Incorporate open spaces, multi-use pathways, trails, and outdoor recreation opportunities to reinforce a sense of connection to nature.
3. Emphasize the pedestrian realm and use open space design to bring the community together for social connection in everyday life while also accommodating special events.
4. Design streets to have a human-scale, sense of safety and comfort, and with store-fronts that help add vitality to the neighbourhood.
5. Include a diverse range of housing types and use building form and character to help create a sense of place.

Precedent Images: Mixed-Use Village Cores



Brewery District, New Westminister



Newport Village, Port Moody



River District, Vancouver



Olympic Village, Vancouver

Precedent Images: Mixed-Use Village Cores – Continued



Wesbrook Village, Vancouver



UniverCity, Burnaby



Ambleside, West Vancouver

Precedent Images: Multi-Family Residential in a Natural Setting



StoneCliff, West Vancouver (from Cypress Place)



StoneCliff, West Vancouver (from Cypress Bowl Rd)

Precedent Images: Multi-Family Residential in a Natural Setting - *Continued*



Arbutus Walk, Vancouver



Upper Lands Townhomes, West Vancouver



Deer Ridge, West Vancouver



Boulders, West Vancouver



The Peak, West Vancouver



UniverCity, Burnaby

Precedent Images: Multi-Family Residential in a Natural Setting - *Continued*



Garrison Crossing, Chilliwack



Rovers Creek, Sunshine Coast



Shannon Mews, Vancouver



Evelyn Condos, West Vancouver



Whistler, BC



Hawksley, West Vancouver

Precedent Images: Incorporating Natural Elements

Forest Areas and Open Space

The forest presents a unique and substantial opportunity for the village residents to immerse themselves into the wilderness and reap the health and mental benefits from being in nature. Forest parks have been creating these opportunities all around the world where the urban environment can sensitively blend into the natural environment.



Forest Park in Bad Lippspringe, Germany



Itawa Forest, Poland

Water Features

Water brings significant ecological value to the natural ecosystem. Riparian areas, rain gardens, ponds, and controlled water mitigation channels are some of the diverse methods used to help urban areas adapt & hold water in a sustainable and ecologically sensitive way. This enhances wildlife habitat, improves water quality, mitigates floods, and provides recreational spaces.



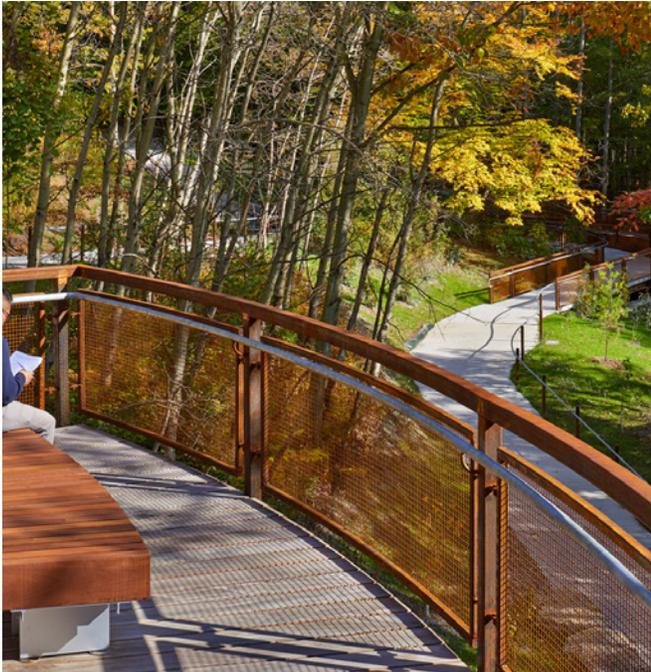
Riparian Forest Park, Sweden



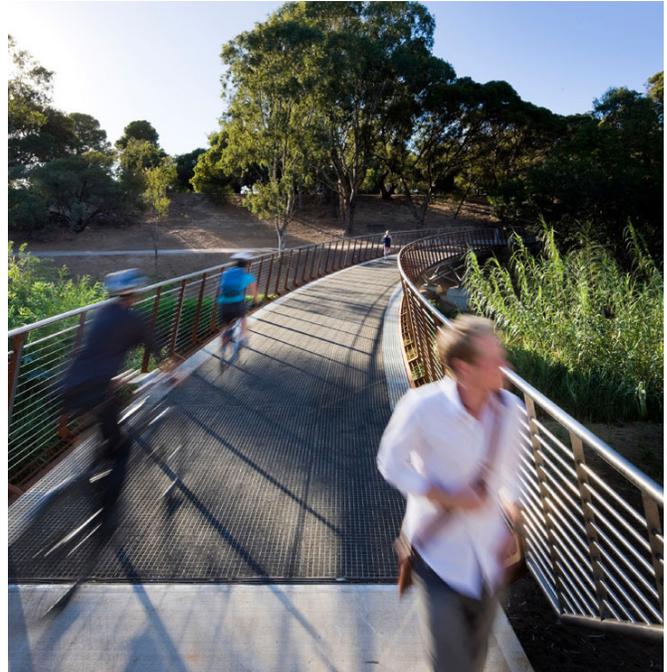
Le Parc du Chemin de l'Île, Paris

Trails, Pathways, and Bridges

Trails and pathways contribute to the walkability of a community by enhancing connectivity, promoting more active transportation, and shortening travel times. Trails and pathways also provide opportunities for natural recreational activities. Pedestrian bridges can also be utilized over creeks, riparian areas, and complex terrain - providing a safe and engaging way of moving around.



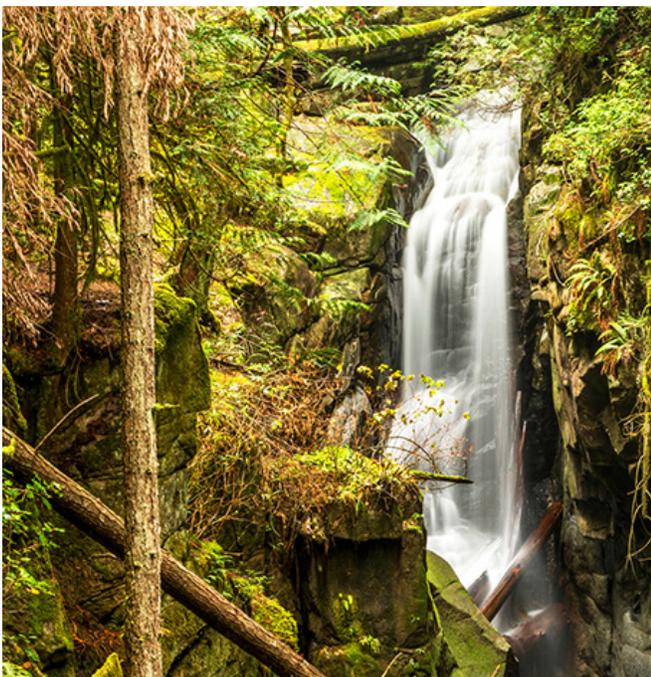
Scarborough Valley Land Trail, Toronto



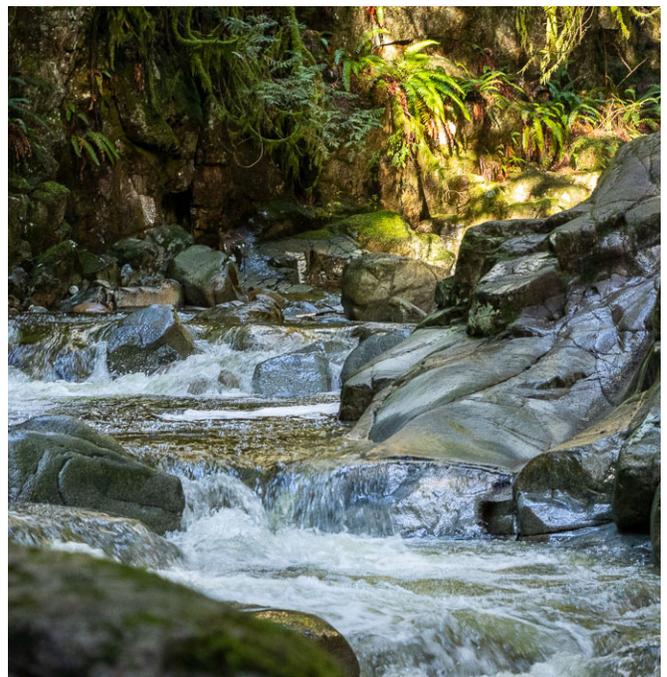
River Torrens Bridge, Australia

Landmarks

Landmarks are physical elements that help orient and create a sense of place.



Cypress Falls Park, West Vancouver



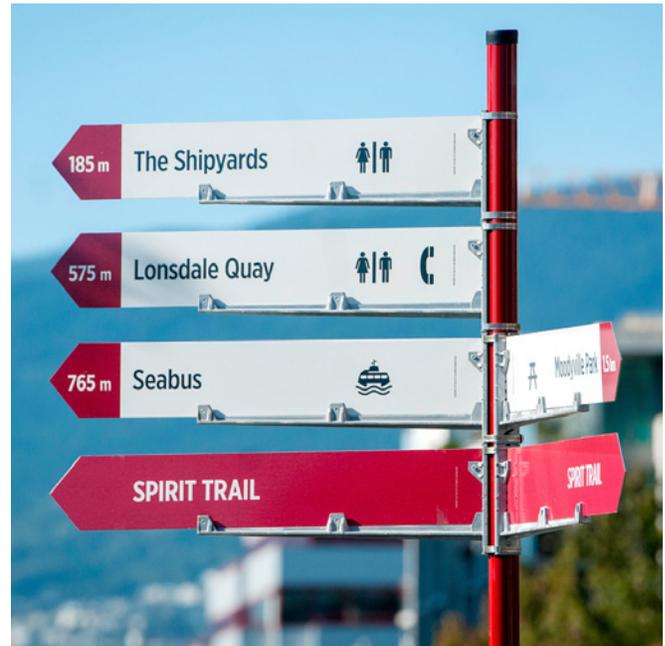
Cypress Creek, West Vancouver

Signage and Interpretation

Signage can be used to help communicate wayfinding and for story-telling about the natural environment and history of the lands, helping people make connections with where they are and feel comfortable navigating through the community.



Stanley Park, Vancouver



Wayfinding signage, North Shore

Views

Thoughtful design of the sequence of space, framing of buildings, and protection of scenic views aims to connect the lived urban environment with the larger regional natural environment. Promenades, vantage points, and intentional elevational interventions can help create a potent experiential connection with the mountain, sky, surrounding cities, and the regional landscape.



View from Hollyburn Mountain, West Vancouver



Whistler Village, Whistler

Precedents of Master-Planned Communities: Wesbrook Village at UBC

Wesbrook Place (known as Wesbrook Village) was intentionally designed to be a compact, complete and walkable neighbourhood. The vision was to create an urban village in the woods. The development is a high density mixed use neighbourhood that is rich in public spaces and that has a strong network of green corridors, enhanced bike and pedestrian circulation, and excellent transit service.



Diversity of Housing Options

The neighbourhood offers living options to accommodate a diverse variety of user groups - from those looking to buy or rent in Wesbrook for the long term, to students and families attending UBC (or University Hill Secondary, or any of the other west side schools), to visiting professors.

Human Scale High Street

The Wesbrook Village highstreet integrates residential, commercial, and public spaces seamlessly at a 'human-scale' (lower building heights) to allow for a comfortable pedestrian sidewalk experience. This is an important feature to any successful highstreet and essential to ensuring an activated public realm experience.

Parks and Recreation

The public realm at Wesbrook is a key component of this neighbourhood's livability. Wesbrook village integrates a variety of connected water features, plazas such as Mackenzie Square, community gardens and a softball diamond at Nobel Park, and soccer fields at Brockhouse Park. It is a neighbourhood rich in outdoor spaces to play and gather.

Size



115 acres
12,500 residents &
6,000 units upon build-
out (3,000 units now)
6 million sqft²
residential space

Landuse



Residential
Commercial
Institutional
Civic
Public Use

Density/Form



High Density
Townhouses, Low-Rise
(4-6 storeys),
and Taller Buildings
(14-22 storeys)

Amenity



Retail Core
Park
Bike Routes
Community Centre
High school
Daycare

Wesbrook Village Land Use Plan



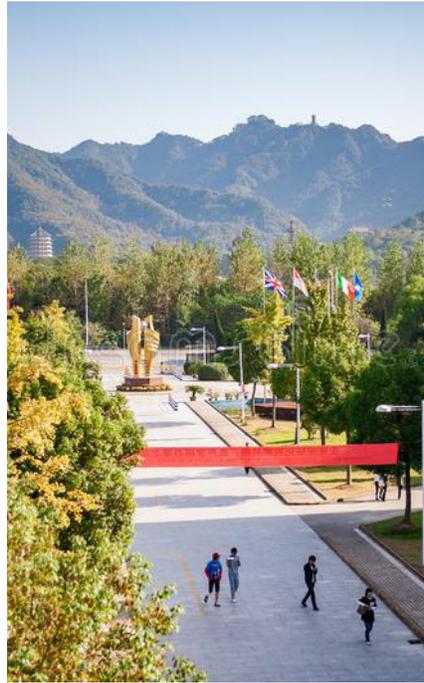
Precedents of Master-Planned Communities: UniverCity at SFU's Burnaby Mountain Campus

UniverCity is a sustainable community located on Burnaby Mountain, adjacent to Simon Fraser University.



Architectural Variety

Building articulation, stacking, and color palettes help contribute to a vibrant built environment.



Campus Integration

UniverCity was designed to be well integrated with the campus making the community highly walkable, and bringing people closer to a significant number of amenities. The abundance of open spaces, plazas, and green space provide many opportunities to partake in an active lifestyle close to where people live.



Human Scale Mixed Use Core

Mixed-use buildings integrate residential, commercial, and public spaces seamlessly at a 'human-scale' (lower building heights) to allow for a comfortable pedestrian sidewalk experience. This feature places emphasis on the public realm and the pedestrian's experience on the ground.

Size



160 acres

About 3,000 units and
5,000 residents

Landuse



Residential
Commercial
Institutional
Civic
Public Use

Density/Form



High Density

Townhouses,
Low-Rise (4-6 storeys),
and Taller Buildings
(7-20 storeys)

Amenity



Retail Core
Park
Bike Routes
Community Centre
Elementary School
Daycare

UniverCity Neighbourhood Plan



Precedents of Master-Planned Communities: Newport Village in Port Moody

Newport Village is a mixed-use community in Port Moody near the city hall, library, and arena.



Diversity of Housing Options

Newport Village includes low-rise and high-rise multi-family residential buildings. The strategic placement of different building forms protects the pedestrian realm along the high street.

Commercial Core

The compact commercial core at Newport Village brings vibrancy and character to the area and helps meet the day-to-day needs of residents.

Sustainable Density

Including taller buildings helps facilitate a sustainable, compact, livable, and highly walkable community.

Size



13.5 acres
1,100+ Units

Landuse



Residential
Commercial
Office

Density/Form



High Density
Low-rise (4 storeys) and
taller (20-25 storeys)
buildings

Amenity



Retail Core
Green Space
Plazas

Newport Village Conceptual Land Use Plan



-  Residential
-  Mixed-Use
-  Commercial
-  Office

Precedents of Master-Planned Communities: The River District in Vancouver

The River District neighbourhood is envisioned as a complete community with opportunities for its residents to live, work, learn, shop and play. The new community will be socially and environmentally sustainable and will provide housing opportunities for a variety of households, ages and income levels.



Pocket Parks in Residential Parcels

The neighbourhood integrates natural landscapes and pocket parks.



Activated Open Space / Plazas

At the town centre, a civic plaza provides opportunity to mingle, celebrate, and experience the vibrancy of the community.



Integrated Tower Forms

Different building forms are integrated to maintain a human scale street interface.

Size



130 Acres
7000+ Units at build-out
25 Acres Green

Landuse



Residential
Commercial
Office
Civic
Public Space

Density/Form



High Density

Townhouses,
Low-Rise (5-6 storeys),
and Taller Buildings
(7-26 storeys)

Amenity



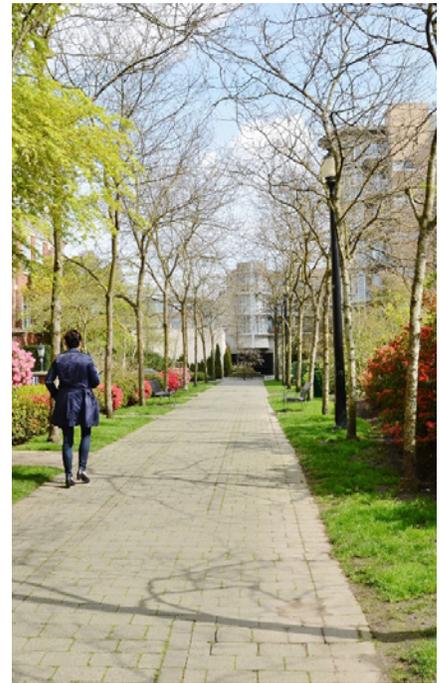
Retail Core
Parks & Plazas
Town Centre
Bike Route
Waterfront

The River District Neighbourhood Plan



Precedents of Master-Planned Communities: Arbutus Walk in Vancouver

Previously home to the Carling Brewery, the lands were rezoned to allow multi-family residential use. Key features of the Arbutus Walk community are a linear greenway running through the centre of the site and a system of new paved roads providing building access and allowing greater priority to pedestrians and cyclists.



Mid-density Residential

A continuous street wall and maintained building heights across the linear park create a sense of place in Arbutus Walk.

Fronting a Linear Park

The residential developments at Arbutus Walk front a long linear park that goes through the whole site. This central green space creates an astonishing view corridor, while providing a beautiful opportunity for residents to have a green corridor in their front yard.

Generous Pedestrian Realm

As its name suggests, the Arbutus Walk neighbourhood supports walking and active transportation through its wide pedestrian trail network.

Size



13 acres
800+ units

Landuse



Residential
Public Space

Density/Form



Medium Density

Low and mid-rise
buildings (4-8 storeys)

Amenity



Green Space
Park
Pedestrian Ways
Linear Park

Arbutus Walk Conceptual Land Use Plan



Residential

Park