



Cypress Village: Conceptual Servicing Strategy

The new neighbourhoods at Cypress Village will connect with existing West Vancouver water, sewer, and stormwater servicing networks. The developer, British Pacific Properties Limited (BPP), is responsible for the construction of, or appropriate financial contributions toward, the capital cost of all on-site and off-site infrastructure needed to serve the Cypress Village community.

The servicing concepts for water, sanitary sewer, drainage, and utilities are summarized below.

Water

Cypress Village will be connected to the existing District of West Vancouver water system. As with the rest of the municipality, Cypress Village will be serviced with treated water provided by both Eagle Lake and Metro Vancouver sources.

To meet the water requirements for Cypress Village, several upgrades within the existing servicing network are required including additional pumping capacity at the Westmount and 11th Street pump stations and increased capacity within the Queens Avenue transmission watermain.

Sanitary Sewer

Cypress Village will be connected to the existing West Vancouver sanitary sewer system. All of the sewer collection system within the limits of the development lands will connect to a single line that exits Cypress Village, connects to the existing District sewer system, and then connects into Metro Vancouver's trunk system which conveys effluent to the Lions Gate Wastewater Treatment Facility. Some upgrades to the District's existing sewer system are required to accommodate the additional flows from the development; this work will be carried out by BPP.

Drainage

The rainwater management strategy for Cypress Village is designed to maintain the quantity and quality of water in the natural drainage systems of the planning area and avoid negative downstream impacts. Low Impact Development (LID) features will be combined with productive natural wetland ecosystems to yield a system that removes pollutants, avoids increased erosion and flood risk, and encourages habitat growth. Consistent with the Five Creeks Integrated Stormwater Management Plan¹, the western leg of the diversion system will be constructed for Cypress Village and be tied into the existing diversion system, which will safely convey potentially damaging high runoff flows from significant weather events into the ocean.

Utilities

Electricity, natural gas, and communications lines will be provided by independent third party utility companies.

¹ <https://www.westvancouver.ca/transportation-roads/major-projects/five-creeks-stormwater-flood-protection-project>