



Planning the Upper Lands

Creating a sustainable urban community
in Cypress Village and protecting lands
in Eagleridge

May 22, 2024 – Public Information Meeting

We acknowledge that we are on the traditional, ancestral and unceded territory of the Skwxwú7mesh Úxwumixw (Squamish Nation), sə́ílwətaʔ (Tseil-Waututh Nation), and xʷməθkʷəy̓əm (Musqueam Nation).

We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

*Spirit House Post - Gathering of Nations by Sinámkin (Jody Broomfield)
from Skwxwú7mesh Úxwumixw.*



Purpose of Tonight's Meeting

1. Provide an overview of the proposed plan, bylaws, and legal agreements related to Cypress Village and Eagleridge, prior to presenting the package to Council for consideration of First Reading
2. Tonight's meeting is an information session, not a Public Hearing
3. Intention is to bring the proposed bylaws forward for consideration of First Reading at the June 3, 2024 regular Council meeting
4. If given First Reading, Council would then set a date for a Public Hearing (staff report proposes June 25, 2024)

Agenda

1. Introduction – 5 minutes
2. Presentation – 40 minutes
3. Question period – 1 hour
4. Closing remarks – 5 minutes

Guidelines

1. You will be able to participate by raising your hand to speak.
2. To hear from as many voices as possible, please limit your question or comment to **one to two minutes**. Once you've shared a comment or question, please ensure that new voices are heard before you contribute again.
3. Please stay on topic and remember that the purpose of this meeting is to learn more about the **Planning the Upper Lands project**.
4. There will be zero tolerance for disrespectful behaviour. Anyone who is uncivil towards others will be removed from the session.
5. We are taking notes of all discussions today to provide feedback to Council.
6. If you have additional comments or questions, please email upperlands@westvancouver.ca

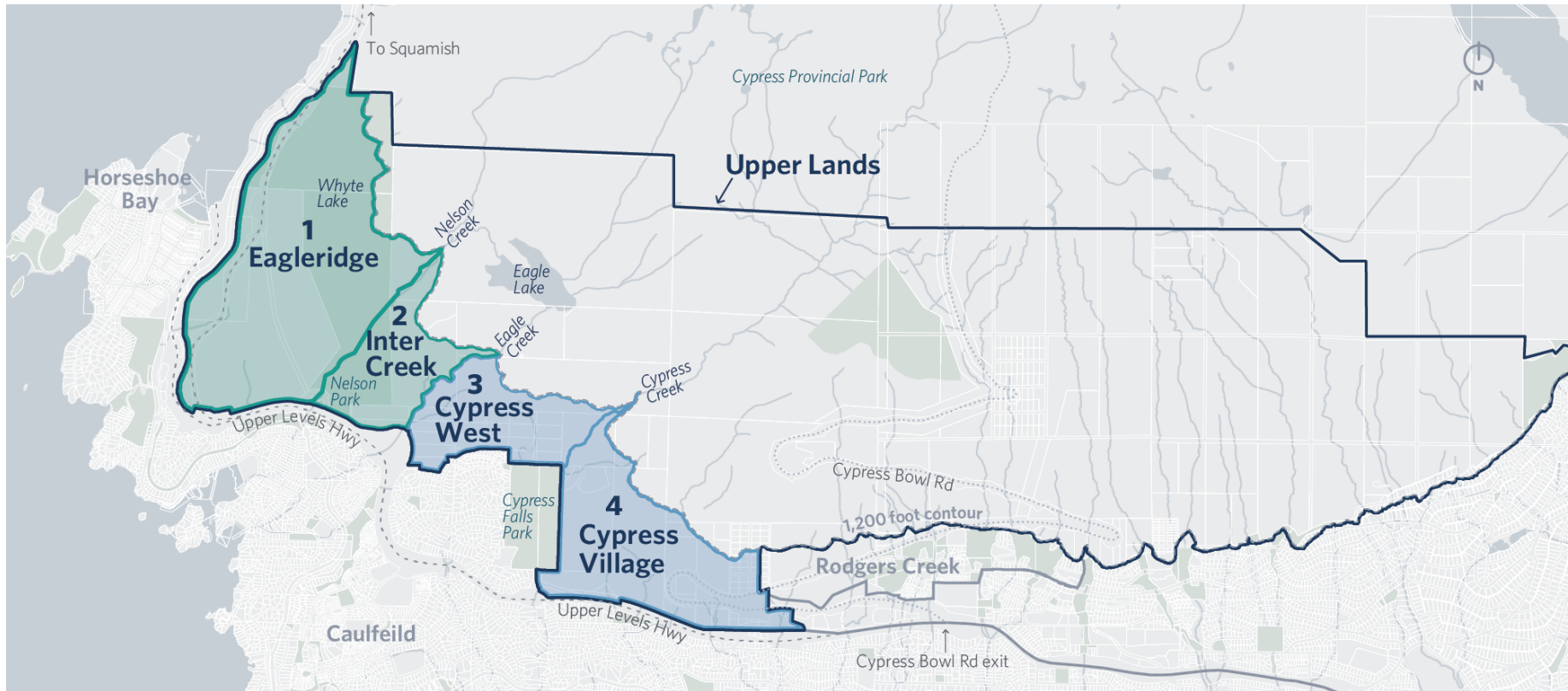
Overview of Presentation

1. Context and goals
2. Process and key directions
3. Highlights of proposed Area Development Plan (ADP) and what changed since the April 2022 draft ADP
4. Overview of negotiated business terms
5. Overview of proposed bylaws and legal agreements
6. Next steps



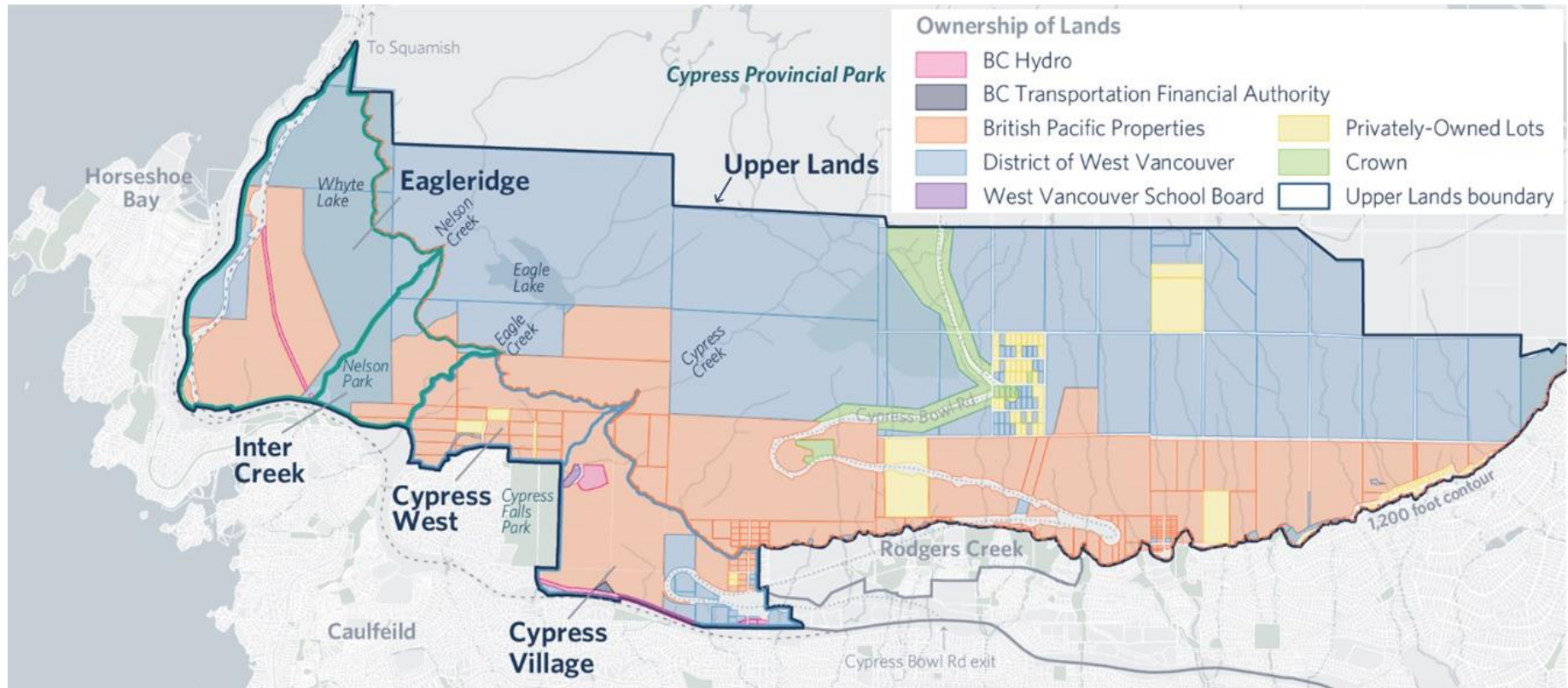
1. Context and Goals

Upper Lands - Planning Areas



	Eagleridge	Inter Creek	Cypress West	Cypress Village	Above 1200' contour	Total Upper Lands
Land area	690 acres	170 acres	200 acres	345 acres	4,430 acres	5,835 acres

Upper Lands - Ownership



	Eagleridge	Inter Creek	Cypress West	Cypress Village	Above 1200' contour	Total Upper Lands
Land area	690 acres	170 acres	200 acres	345 acres	4,430 acres	5,835 acres
BPP	262 acres	75 acres	177 acres	235 acres	1,194 acres	1,943 acres
District	372 acres	95 acres	2 acres	53 acres	2,691 acres	3,213 acres

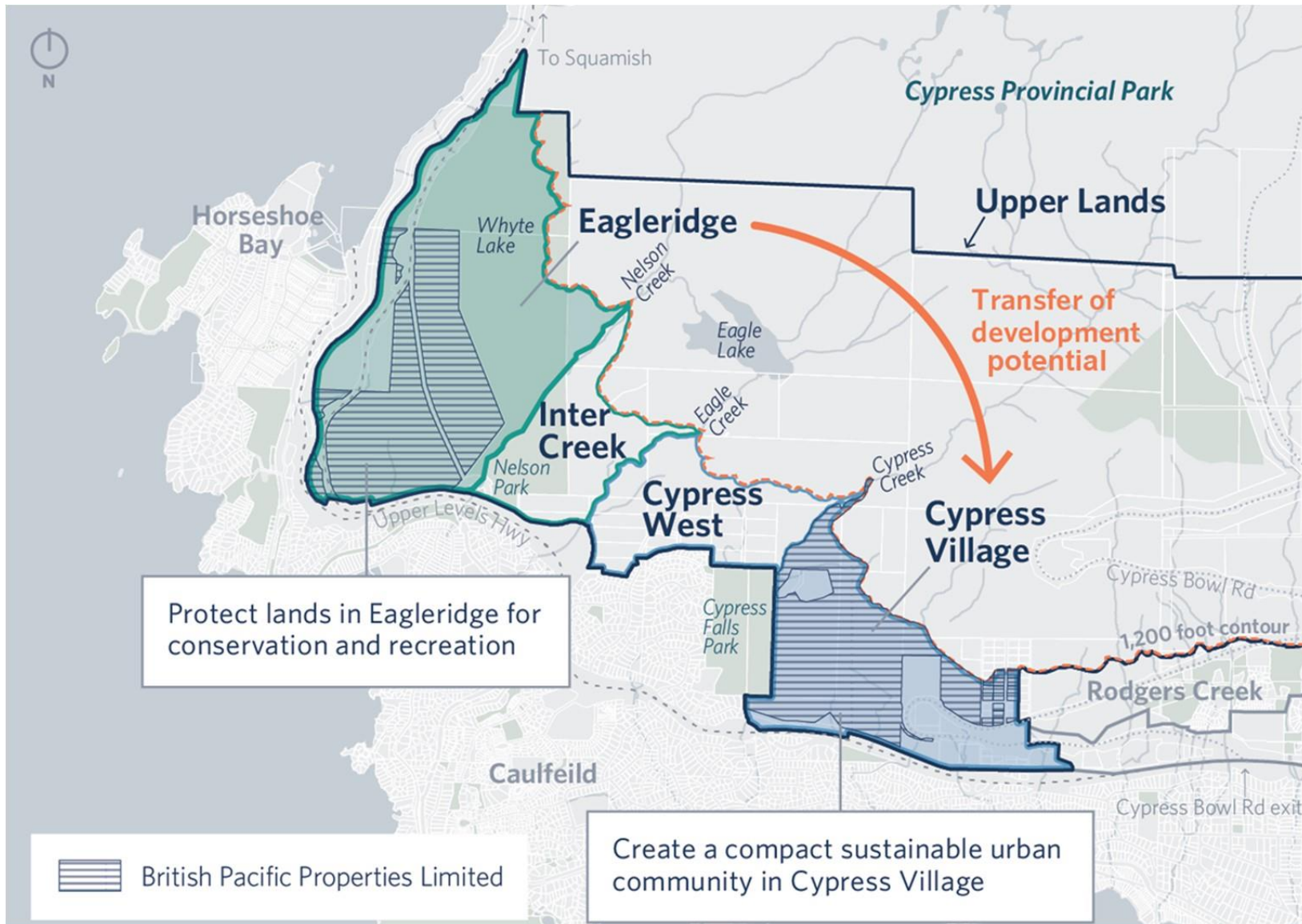
History

- BPP acquired lands from the District in 1930's
- Lands were already zoned for single family subdivision
- BPP built Lions Gate Bridge then started developing lands
- Early subdivisions had few amenities, not much land preserved
- Shift began in 1990's toward clustering development/protecting lands (e.g. StoneCliff, Rodgers Creek ADP)
- Council-appointed, citizen-volunteer Upper Lands Working Group (2013-15):
 - Looked at 4 planning areas holistically
 - Vision = protect Eagleridge and Inter Creek, transfer development potential to new compact, sustainable communities in Cypress Village and Cypress West
- OCP updated (2018); recommends vision and transfer of development potential, sets out objectives for Cypress Village
- District's *Planning the Upper Lands* process (2019-now): implement vision

Approach

- a) To accommodate transfer of development potential in Cypress Village and Cypress West, almost all units must be multi-family (physical constraint + goal to create compact, sustainable community)
- b) Implementing the entire transfer of development potential now would require pre-planning for about 50+ years of development
- c) Too long to reasonably plan for now
- d) Approach: implement the transfer of development potential in steps
- e) First major step addresses Cypress Village and Eagleridge
- f) Plan for Inter Creek and Cypress West in the future (e.g. in 20 years)

Dual Goals of *Planning the Upper Lands*






2. Process and Key Directions

Process




**We are
here**

Engagement Methods

	Phase 1 (Vision)	Phase 2 (Framework)	Phase 3, Step 1 Draft ADP	Phase 3, Step 2 May 2024 Update
Project webpage & email	✓	✓	✓	✓
Direct mail	✓ (all residents/ businesses)	✓ (nearby neighbourhoods)	✓ (nearby neighbourhoods)	✓ (nearby neighbourhoods)
E-newsletters	✓	✓	✓	✓
Social media	✓	✓	✓	✓
Stakeholder groups	✓	✓	✓	✓
Upper Lands Working Group	✓	✓	✓	✓
Cypress Liaison Group	✓	✓	✓	✓
Contact with First Nations	✓	✓	✓	✓
Print ads	✓	✓	✓	✓
Digital ads	✓	✓	✓	
Poster		✓	✓	
Virtual meetings		✓	✓	
In-person activities		✓	✓	✓
Online surveys/question forms	✓	✓	✓	

Summary Engagement Statistics

1. Over 50,000 communications sent
2. Over 17,000 visits to project webpage
3. Over 3,000 click throughs on e-newsletters, social media posts, digital ads
4. 1,126 completed surveys
5. 185 participants at information meetings
6. Responded to over 100 direct enquiries
7. Outreach to 40 stakeholder groups
8. Input provided by the former Upper Lands Working Group
9. Input provided by First Nations

Key Directions from Previous Phases

1. Protect 100% of the lands in Eagleridge owned by BPP now
2. Obtain District ownership of the BPP Eagleridge lands
3. Assume the District's work yard remains in its present location
4. Retain the McGavin Field site for community use
5. The final proposed ADP and proposed bylaws and legal agreements should include:
 - 3,711 housing units
 - 380,600 square feet of employment space
 - community amenities in Cypress Village
 - mechanisms as needed to achieve District ownership of the BPP Eagleridge lands and community amenities for Cypress Village



3. Highlights of Proposed Area Development Plan (ADP) and changes since the April 2022 draft ADP

Protect Lands in Eagleridge



- BPP's 262 acres in Eagleridge (*Lighthouse Park is 190 acres*)
- When combined with Whyte Lake Park and Nelson Canyon Park, creates contiguous municipal park area of 1,300 acres (*Stanley Park is ~1,000 acres*)

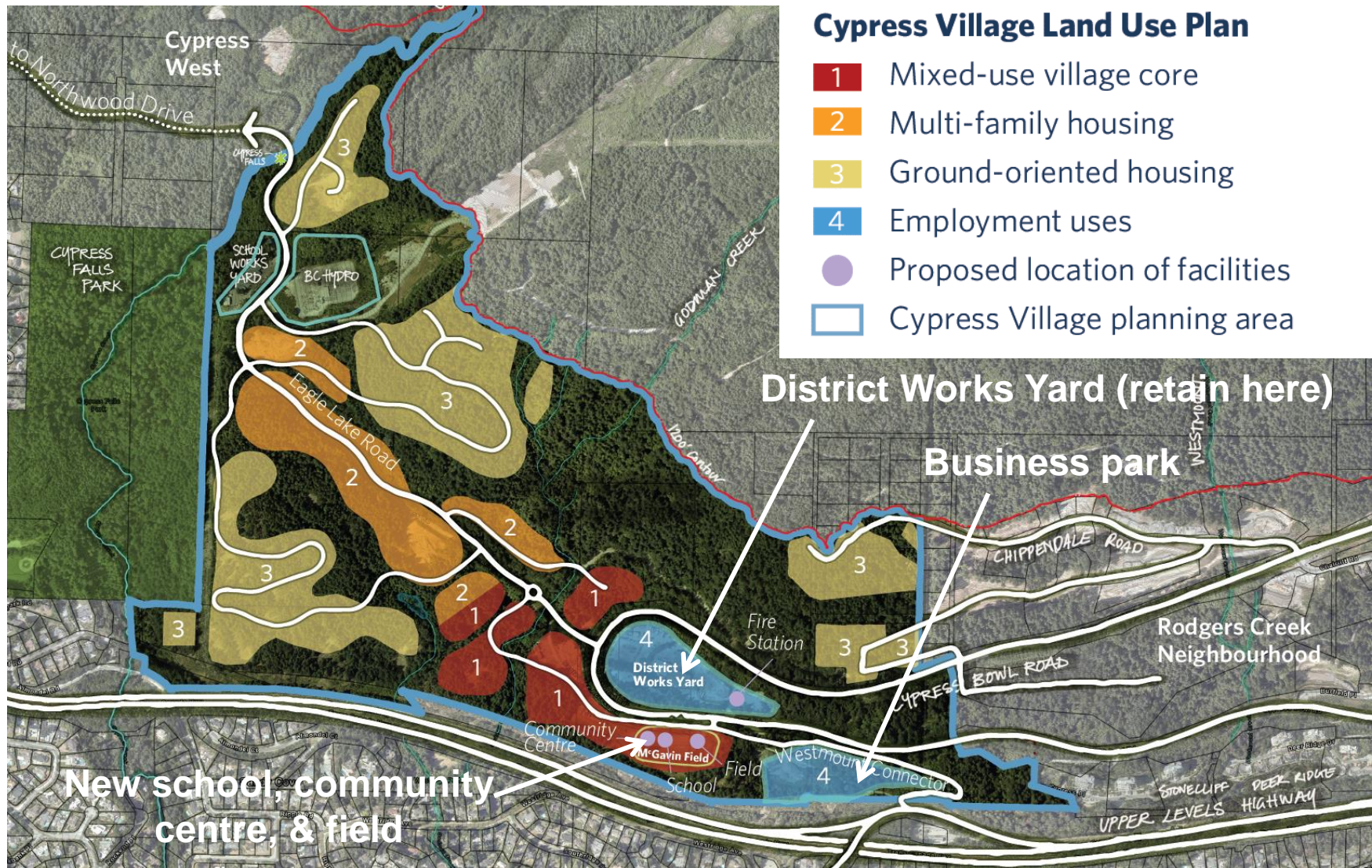


Size/Housing Mix for Cypress Village Community

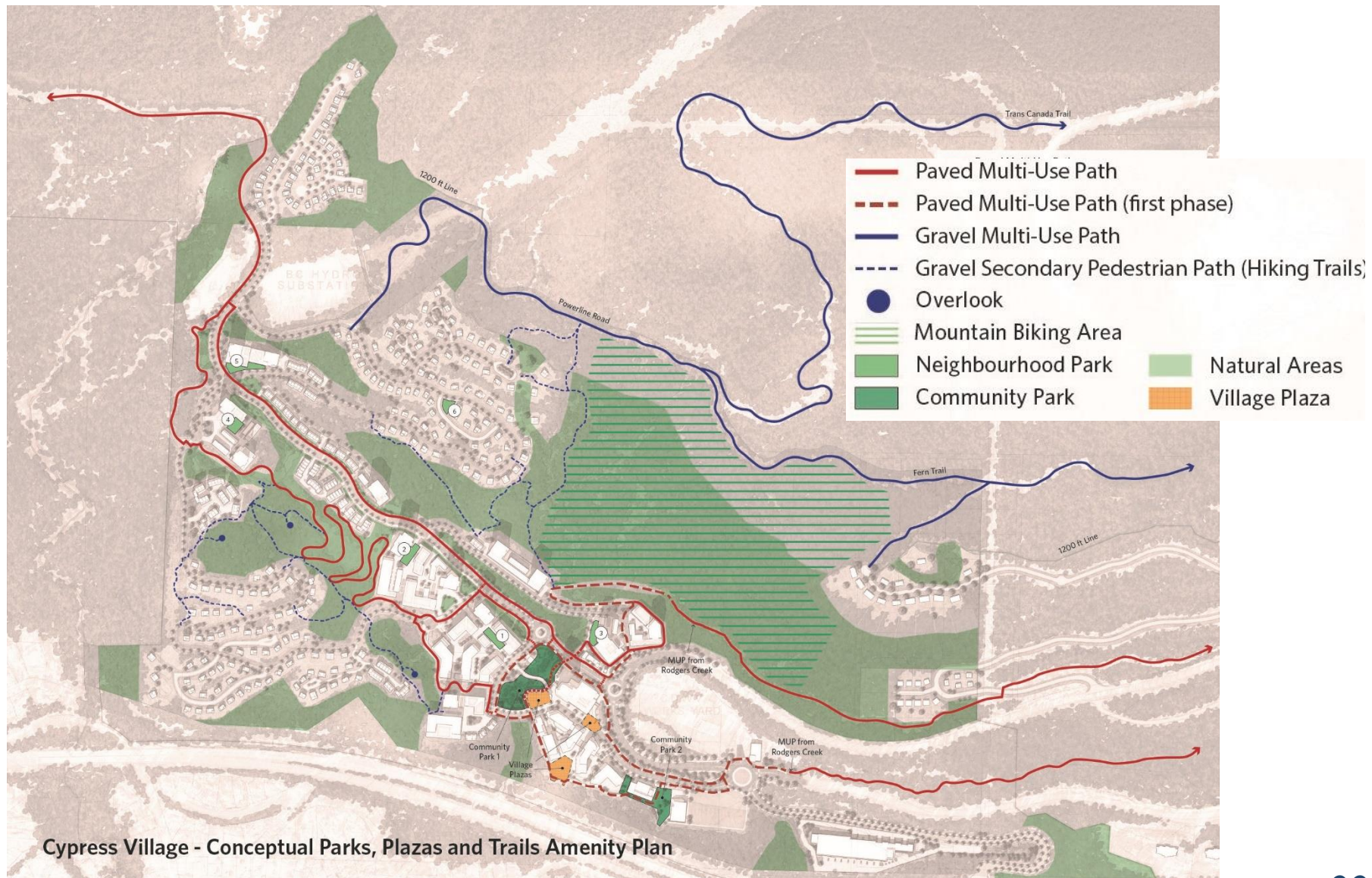
Unit Type	# of Units	Share of Total
Single family	230	6%
Duplex, triplex, townhouse units	161	4%
Affordable rental apartment units	184	5%
Market rental apartment units	553	15%
Strata apartment units	2,583	70%
Total	3,711	100%

about 6,900 people
at build-out

Land Use Plan for Cypress Village



Parks, Plazas, Natural Areas Plan for Cypress Village



Cypress Village - Conceptual Parks, Plazas and Trails Amenity Plan

Community Amenities & Facilities in Cypress Village

1. Fire station
2. Community centre
3. Childcare spaces
4. Neighbourhood parks/plazas
5. Paved multi-use paths
6. Hiking trails
7. Over 50 acres of land for mountain biking
8. Sports field
9. Site for an elementary school
10. Independent Transit Service
11. Commercial space



Artist's Illustration of Cypress Village Upon Build-Out





Artist's Illustration of Cypress Village – Year 5





Artist's Illustration of Cypress Village – Year 10





Artist's Illustration of Cypress Village – Year 15





Artist's Illustration of Cypress Village – Year 20





Artist's Illustration of Cypress Village – Year 25



Main Changes Since April 2022 Draft ADP

1. Refinements to reflect public input on draft ADP (e.g. increased setback from Cypress Creek, elaborated on mountain biking trails)
2. Refinements to reflect additional technical work, input from other agencies, and negotiations with BPP, including:
 - Increased residential floorspace from 4.8 million to 5.1 million square feet (but with no change to total # of units)
 - BPP to provide two subdivided serviced sites for affordable housing, not affordable rental units (no change to # of affordable rental units)
 - Refined some development pod and natural areas footprints
 - Refined the route of multi-use path south of Eagle Lake Road
 - Increased the amount of District-owned land in and near Eagleridge proposed to be dedicated as municipal park in this process
 - Prepared 4 DPA Guidelines (riparian areas, wildfire hazard, hazardous conditions, form and character)



4. Overview of Negotiated Business Terms and Implications for the District

Fundamental Basis

- BPP's "*after*" land value in Cypress Village (after rezoning to allow the mixed-use village) should approximately equal BPP's "*before*" land value in Eagleridge and Cypress Village (under the existing single family zoning)
- Amount and type of development in Cypress Village, and all of the terms about the development including the provision of amenities, are negotiated based on this "land value for land value" principle

Major Business Terms

1. BPP to transfer ownership of its Eagleridge lands to the District (262 acres) (estimated value of \$500 million under existing zoning) (District to rezone to CU2 and dedicate as Park)
2. BPP to provide community amenities in Cypress Village or cash contributions towards those (total \$115 million in \$2024):
 - Independent transit service for 20 years
 - Neighbourhood parks and plazas
 - Multi-use paths and hiking trails
 - Childcare spaces
 - Two sites for affordable housing
 - Fire station top-up contribution
 - Mountain biking trails contribution
 - Sports field contribution
 - Community centre contribution

Sum of 1 + 2 = over \$600 million

Major Business Terms

3. BPP to pay for roads/services to serve Cypress Village
4. BPP to pay for District's costs to review and process applications/permits for Cypress Village development
5. BPP to dedicate natural areas in Cypress Village to the District over time (100+ acres)
6. Municipal DCCs in Cypress Village & Rodgers Creek Areas 5 & 6 to be reduced (because BPP is providing what would otherwise be DCC-eligible projects and providing the Eagleridge lands as major parkland)

Major Business Terms

7. District to rezone Cypress Village to a new zone (CV Zone) to allow:
- 3,711 housing units (5,103,200 square feet of residential space)

Unit Type	# of Units	Share of Total
Single family	230	6%
Duplex, triplex, townhouse units	161	4%
Affordable rental apartment units	184	5%
Market rental apartment units	553	15%
Strata apartment units	2,583	70%
Total	3,711	100%

- 380,600 square feet of employment space (retail/service, office, hotel, business park)

Major Business Terms

8. District to allocate a total of \$14 million in CAC Reserve funds towards purposes \$ was collected for:
 - \$13 million towards fire station (funds from BPP rezonings in Rodgers Creek for amenities in/near Rodgers Creek)
 - \$1 million towards sports field (previous McGavin Field Gift from BPP)

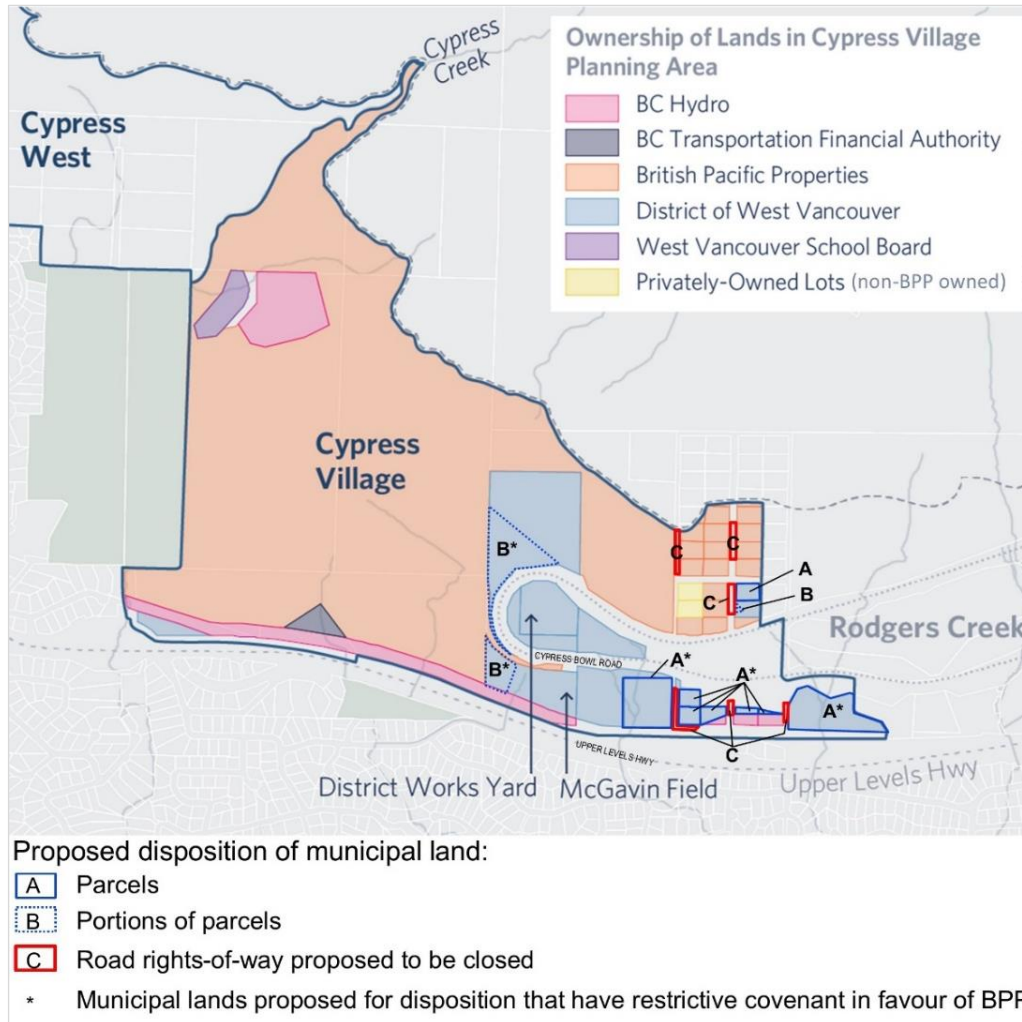
Major Business Terms

9. District to allocate a total of \$14.625 million in DCC Reserve funds towards purposes consistent with what \$ collected for:

Reserve	Available Balance (Dec 31, 2023)	Proposed Allocation Related to Cypress Village/Eagleridge	Remaining Balance
Major Parkland Acquisition	\$8,407,000	\$7,500,000	\$907,000
Local Parkland Acquisition	\$8,018,000	\$3,000,000	\$5,018,000
Ambleside Park Improvements	\$1,486,000	\$0	\$1,486,000
Highways-Underground Wiring	\$1,456,000	\$500,000	\$956,000
Highways-Community Roads	\$2,608,000	\$0	\$2,608,000
Highways-Neighbourhood (Area 3- Cypress Creek Crossing)	\$1,887,000	\$0	\$1,887,000
Highways-Neighbourhood (Area 4- McDonald&Cypress Creek Crossings)	\$3,124,000	\$0	\$3,124,000
Drainage	\$3,169,000	\$1,900,000	\$1,269,000
Water	\$1,912,000	\$1,725,000	\$187,000
TOTAL DCC Reserves	\$32,067,000	\$14,625,000	\$17,442,000

Major Business Terms

10. District to transfer some vacant District-owned lands in Cypress Village to BPP as part of acquiring Eagleridge



- Small parcels totaling 21.5 acres
- Estimates of value by an appraiser total \$8.5M
- Not readily developable on their own (slope, location)
- Most (18.7 acres) have covenants in favour of BPP restricting District's use to public uses
- Portions will be dedicated back to the District over time (roads, natural areas)

Major Business Terms

11. District to build some of the community amenities:

- Fire station (using \$13 million in CAC funds plus \$476,000 from BPP)
- Community centre (\$23.1 million* from BPP)
- Sports field (\$1 million in CAC funds plus \$1 million* from BPP)
- Mountain biking trails (\$500,000 from BPP)

12. District to help with implementation:

- Help acquire some MoTI & BC Hydro lands
- Provide a portion of the McGavin Field site to the School District for an elementary school (when the School District has funding)
- Establish a cost-recovered project office to process applications
- Undertake trail planning processes (mountain biking trail network in Cypress Village, trails above 1200 foot contour) and develop a management strategy for Eagleridge

* Note that these contributions escalate at Stats Can construction cost index

Implications for the District

1. Land value-for-land value analysis in District's favour:



Implications for the District

2. Financial impact analysis findings:

- Capital costs to District caused by Cypress Village estimated at \$2.8 million (plus any discretionary spending on facilities)
- Opportunity to cost-share some servicing infrastructure that the District needs to meet requirements of existing neighbourhoods
- Estimated future property tax and other fee revenue from development in Cypress Village sufficient to cover new operating costs associated with new residents/development
- Cypress Village likely to have a net positive fiscal impact on the District's operating budget

Implications for the District

3. Significant non-financial benefits for West Vancouver:
 - Eagleridge lands protected as park
 - Benefits of retaining forested lands (natural capital)
 - Improved community services and fire protection for nearby areas (fire station, community centre, commercial space, transit, paths/trails)
 - Housing diversity
 - More diversified tax base
 - Creating a vibrant new place for West Vancouver residents to enjoy for recreation and entertainment



5. Overview of Proposed Bylaws and Legal Agreements

Overview of Approvals Package: Staff report and main bylaws

1. Staff report with Council resolutions
2. OCP Amendment Bylaw:
 - Adopts the Area Development Plan for Cypress Village & Eagleridge
 - Redesignates BPP's Eagleridge lands from "Future Neighbourhoods" to "Limited Use and Recreation Area"
 - Adopts consequential text/map amendments
3. Zoning Amendment Bylaw:
 - Adopts the new Cypress Village Zone (CV)
 - Rezones BPP's Eagleridge lands to Community Use 2 Zone (CU2)
4. Park Dedication Bylaw:
 - Dedicates BPP's Eagleridge lands as park (262 acres)
 - Dedicates District's lands in/near Eagleridge that are not yet dedicated park as park (704 acres)

5. Phased Development Agreement, which includes:
 - Obligations of both parties (including delivery schedules)
 - Servicing standards
 - Project office agreement
6. Land Agreement, which includes:
 - Transfer of BPP's Eagleridge lands (262 acres) to the District
 - Transfer of some District-owned lands (21.5 acres) to BPP
 - District obligation to use reasonable efforts to acquire MoTI lands & right-of-way over BC Hydro parcel
 - Materials transfer site license agreement
 - Works yard covenant
 - Statutory rights-of-way agreements

Overview of Approvals Package: **Ancillary Bylaws**

7. Cypress Village Reserve Fund Establishment Bylaw
8. DCC Bylaw, Amendment Bylaw
9. DCC Reserves Expenditure Bylaw
10. Development Procedures Bylaw, Amendment Bylaw
11. Fee and Charges Bylaw, Amendment Bylaw
12. Noise Control Bylaw, Amendment Bylaw
13. Park Exchange Bylaw
14. Revised Soil Removal, Deposit, Blasting, and Rock Breaking Bylaw,
Amendment Bylaw
15. Road Closures Bylaw
16. Sewerage and Drainage Regulation Bylaw, Amendment Bylaw
17. Subdivision Control Bylaw, Amendment Bylaw
18. Waterworks Regulation Bylaw, Amendment Bylaw

Overview of Approvals Package: **Supporting Documents**

19. Phase 3 Engagement Summary report
20. Overview of Community Input and How that Helped Shape the Plan
21. Review of Draft ADP by former Director of Planning
22. Financial Impact Analysis report
23. Traffic Impact Analysis reports and MoTI approval
24. Natural Capital Assets value estimates for BPP's Eagleridge lands
25. Letter agreement with BPP for park works



6. Next Steps

Proposed Steps and Timing

Item	Timing
1. Communication to update the community about status and changes since published draft ADP	Started May 2
2. Published staff report plus proposed bylaws, legal agreements, supporting documents	May 14
3. Today's Information Meeting	May 22
4. Council to consider First Reading	June 3
5. Legal notifications/processes	after June 3, assuming Council gives First Reading
6. Proposed Public Hearing and Opportunity for Public Input	June 25, subject to Council approving First Reading and setting Public Hearing date
7. Council to consider Second/Third Reading	at Council's discretion
8. Final adoption	after conditions satisfied, if Council approves Second and Third Reading



Question Period

Thank you!

Submit any further questions to:

Email: upperlands@westvancouver.ca

More info: westvancouver.ca/upperlands