



Summary of Questions from the May 22, 2024 Public Information Meeting

A public information meeting was held on May 22, 2024 from 6-8pm at the Municipal Hall Council Chamber regarding the proposal for Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge.

There was a presentation by the planning team (which can be found under the May 23, 2024 Update on the [project webpage](#)), followed by a Question and Answer period.

This document provides a summary of questions asked and the answers given.

This is a summary only; it is not a transcript. While best efforts were made to make notes during the meetings, the question period from the meetings was not recorded and this list may not include all questions. In some cases, follow-up information is provided as a reference for further information. The questions have been grouped by topic in this document.

This meeting was not a Public Hearing. Council will consider giving the proposed bylaws first reading at the June 3, 2024 regular Council meeting and, at that time, may decide to refer certain proposed bylaws to a Public Hearing.

Questions about the Process and Scope

- 1. Will there be public input at the June 3, 2024 regular Council meeting when Council considers First Reading of the proposed Cypress Village and Eagleridge bylaws?**
 - The first step in the bylaw procedures process is to present the proposed bylaws, legal agreements, and resolutions for Council's consideration. This is proposed to happen at the June 3, 2024 regular Council meeting, when Council may decide to give the bylaws First Reading. The District's Development Procedure Bylaw does not provide for public input at the First Reading stage. If Council gives the bylaws First Reading, it would then refer certain bylaws in the approvals package to a Public Hearing. The staff report included in the Agenda for the June 3, 2024 regular Council meeting includes a recommendation that Council set June 25, 2024 as the date for a Public Hearing
- 2. Is there any possibility a future Council could reverse the proposed park dedication of the Eagleridge lands a later date?**
 - That is technically a possibility, but the proposed approach includes park dedication by bylaw, rezoning to a community use, and re-designation to 'Limited Use and Recreation Area.' There are several layers of protection for preserving the lands as park.

- In responding to this question, it was initially noted that there will also be a covenant on title in favour of BPP restricting the use of the lands to park, but it was clarified that this covenant terminates after the proposed park dedication bylaw is adopted.
 - *Follow up note: after the meeting, the planning team asked the District's legal advisor to confirm the process that would be needed by a future Council seeking to un-designate the Eagleridge lands as park. The District's legal advisor indicated that removing a park dedication that was put in place by a park dedication bylaw requires engaging in an elector approval process. Section 30(3) of the Community Charter establishes that the reservation or dedication of park under section 30(2) may only be removed by a bylaw adopted with the approval of the electors.*
- 3. Reading about this on social media, there seem to be some opinions that the proposed mixed-use village and protection of Eagleridge plan is not the only approach that could be taken to secure the Eagleridge lands as park. Is there some other way to achieve that?**
- The BPP Eagleridge lands are currently zoned to allow development with single family subdivisions. There is not a "no development" scenario under the existing zoning of the lands.
 - Council could rezone the lands to park, but that would expose the District to a claim for compensation from BPP for the loss of market value caused by the rezoning.
 - The District would also have the legal right to expropriate the BPP Eagleridge lands for park, but this would require the District to pay the market value of the property, which is considerably higher than the assessed value.
 - The planning process has been based on recognizing that the existing single family zoning creates existing land value for BPP, and the land value-for-land value principle in the presentation is fundamental to the process.
- 4. If this all goes as proposed, what could be the final adoption date for the proposed Cypress Village and Eagleridge bylaws?**
- If the process moves forward as recommended, final adoption of bylaws would likely be in the fall of 2024 as there would be conditions after Third Reading that will need to be satisfied.
 - After that it will probably take until about 2029 for the first housing units to be completed and occupied in the village. Some amenities such as the multi-use path connecting Rodgers Creek to the village core, hiking and possibly mountain biking trails, and the new fire station could be built in the first five years, along with site work and servicing and some road improvements.
- 5. If the proposed plan, bylaws, and legal agreements are approved in 2024, how close would that get the District to being taken off of the Province's "naughty list" of communities that need to build more homes?**
- This would be a step in the right direction, but the Province's list sets out targets for how much housing must be built in the community over the next five years. It is based on completions, so this would help make progress towards the housing target but not necessarily mean the District would be taken off the Province's current list. The approval of Cypress Village will certainly help the District achieve its housing targets beyond 2029.
- 6. How close is the District to deciding who builds the village? Have RFPs already gone out to select developers? Do residents of West Vancouver get a say to ensure who gets the contract?**
- While this is a District-led planning and engagement process, BPP is the major landowner and developer and will make the decisions about undertaking the land development work and constructing buildings, or about partnering with other developers to build components of the village such as the mixed-use village core.

- There won't be District-led RFPs to select a developer(s) for the village. The developer is BPP (and anyone they partner with or sell land to based on their corporate decisions).
- There are some components of the plan that the District will build (e.g. fire station, community centre) so there will be contracts associated with those in the future.

7. Does the proposed rezoning include rezoning Whyte Lake Park and the District's other lands in the Eagleridge planning area from RS2 to CU2?

- No. The proposed rezoning of lands in Eagleridge only applies to the lands currently owned by BPP, which are proposed to be rezoned from single family zones to a community use zone (CU2).
- *Follow up note: the lands in Eagleridge are currently zoned RS2-UL and RS10-UL (not just RS2-UL).*

8. Does the package include design guidelines for development in Cypress Village?

- Yes, there are form and character of development permit area guidelines. These are in Appendix A of the Area Development Plan.

Questions about the Environment

9. The materials mention RAPR setbacks. Do you know what is being applied? How was a coach house approved in a previous application (in another location) that was within the RAPR setback?

- There are provincial regulations and we are aware of how they apply to the Cypress Village area. In this case, there are changes to some fish habitat and DFO has reviewed and authorized these along with a series of mitigation, offsetting, and compensation strategies.
- *Follow up note: see Section 9.2 and Appendix A of the proposed Area Development Plan (ADP) for Cypress Village and Eagleridge for more information. As noted in the proposed ADP:*
 - *riparian assessment areas "consist of a 30 metre strip of each side of a watercourse or wetland, measured from the Watercourse Boundary, unless a watercourse is a ravine in which case the riparian assessment area for the watercourse consists of the following areas, as applicable: a) if the ravine is less than 60 metres wide, a strip on each side of the watercourse that is measured from the Watercourse Boundary to a point that is 30 metres beyond the Top of the Ravine Bank; b) if the ravine is 60 or more metres wide, a strip on each side of the watercourse that is measured from the Watercourse Boundary to a point that is 10 metres beyond the Top of the Ravine Bank."*
 - *"the natural areas include riparian areas for all creeks and wetlands in Cypress Village based on the provincial Riparian Areas Protection Regulations (RAPR), except that a larger setback has been provided for along the east side of Cypress Creek (i.e. a 39 metre setback measured from the high water mark), and except where changes to riparian areas are authorized by the federal Department of Fisheries and Oceans."*

10. Will there be a carbon credit associated with the protection of lands in Eagleridge and Cypress Village?

- That is not part of the proposed materials, but the District could look into that in the future as a possibility.

11. Is there a wildlife impact plan for the proposed development? And an educational plan about living close to wildlife that will be ongoing as there will be a need for that once development is built and people start living here.

- Yes. There are Development Permit guidelines that take into account people living close to wildlife. For example, specific building design elements to take into consideration birds, the design of garbage bins to take into consideration bears, lighting and signage considerations.
- Education about this topic is an ongoing initiative within the district.
- *Follow up note: see the CV4: Cypress Village Form and Character of Development Permit Area Guidelines in the proposed ADP (pages 207 to 215 of the May 13, 2024 staff report) as well as general information on the District's webpage at this link:*

westvancouver.ca/climate-environment/plants-animals-insects/bears-coyotes-other-wildlife

12. In phase 1 there was discussion about tall towers and bird strikes and at that time it was mentioned that this would be studied further for possible solutions. What was the outcome?

- There are Development Permit guidelines that take this into account.
- As individual building permits are issued, there will be consideration for legislative and bylaw requirements as well as looking at best practices and standards.

Questions about the Affordable Housing

13. There is a need for affordable housing in the community. Why is only 5% of the total housing allocated to affordable housing?

- Priorities for amenities were discussed during the planning and engagement process and the main priority was to obtain District ownership of all of BPP's lands in Eagleridge. That is a long-standing priority in the OCP. There is only so much financial room to include amenities in the land value-for-land value financial analysis.
- It is important to note that the proposed housing mix includes a much greater diversity of housing than would be allowed under the existing single family zoning (which would permit large single family houses). The proposed plan includes mostly multi-family housing units and those are relatively more affordable.

Questions about Parks and Recreation Components of the Proposed Plan

14. It seems like there will be a lot of park space for the District to manage. How will the District plan for trails?

- The proposed ADP sets out future planning processes about trails. We will be working with the public and stakeholders about the vision in a subsequent process.
- The District will engage with the community on trail planning.

15. When can we expect the engagement with mountain bikers to start?

- That will be a District-led process, so it could get going anytime after bylaw approval.
- Mr. Bailey (Director of Planning and Development Services) offered to be in touch with the North Shore Mountain Biking Association to start discussions.

16. Is there a milestone in the Phased Development Agreement for when the mountain biking trail planning process must start or when the mountain biking trails must be complete by? Hoping this will not be left for the end of the 20 year term of the PDA?

- There aren't milestones in the PDA for the mountain biking trail planning process or the construction of mountain biking trails, because the District will work with stakeholders on the process and trail building. So, the District can commence that work with stakeholders at its discretion after final adoption. There is flexibility.

17. How much land would be protected as park under the existing single family zoning, versus under the proposed plan?

- The Local Government Act allows municipalities to require that up to 5% of land being subdivided be dedicated as park. BPP has 497 acres in Eagleridge and Cypress Village (262 acres in Eagleridge plus 235 acres in Cypress Village), so that would be about 25 acres of park land if all the lands were subdivided.
- As a comparison, the proposed plan includes the 262 acres in Eagleridge and about 100 acres of land in Cypress Village as park and natural areas, which is about 360 acres, so about 15 times more.

18. Will there be public space that is not park space, such as grassy areas, or just natural areas?

- There will be natural areas, recreation areas such as the mountain biking trails areas and bouldering areas, trails and hiking paths, and also neighbourhood parks and plazas.

19. There will be a fair amount of tree loss. How will that impact the goals and targets in the District's Urban Forest Management Plan?

- We recognize that there will be tree loss as part of building Cypress Village, but the alternative would be single family subdivisions in both Cypress Village and Eagleridge which would involve significant tree loss and would not protect the 262 acres in Eagleridge for conservation and recreation.
- *Follow-up response: The canopy cover target that was established in the Urban Forest Management Plan (UFMP) accounted for both the tree loss associated with Cypress Village as well as the anticipated tree planting requirements/tree density for the development. The UFMP is a 15 year plan, so it reflects an estimate of the portion of Cypress Village that could be built within that timeframe and the associated potential amount of tree canopy loss and potential gain from new trees.*

Questions about Financial Aspects

20. How do you reconcile the assessed value of the BPP Eagleridge lands, which is about \$10 million, with the estimate of value that an appraiser retained by the District has provided which is about \$500 million?

- BC Assessment determines assessed values. BC Assessment would be aware of the existing single family zoning, but the assessed value for the BPP Eagleridge lands is well below the current market value assuming near-term development under the existing single family zoning. This would be a question for BC Assessment.
- We note that this is not an unusual occurrence in the Upper Lands. Large undeveloped parcels of land that have sold in Upper Lands recently have sold for values far higher than current assessed value, on the order of about 30 times higher. It isn't just the Eagleridge lands for which the assessed value does not match market value.

21. Will there be property transfer tax that the District has to pay for? The value of the Eagleridge lands is a huge gift to the District.

- The District's legal advisor has indicated that the transfer of the BPP Eagleridge lands to the District would be exempt from the Property Transfer Tax.

22. On page 748 of the staff report, in the Financial Impact Analysis, what does annual operating revenue means?

- The annual operating revenues is part of a table on this page reference in the Financial Impact Analysis report, which aims to estimate future operating revenues as well as future operating costs associated with Cypress Village and the potential net impact to the District.

- The annual operating revenues category includes all anticipated future operating revenues to the District associated with the Cypress Village development and resident population, including property tax on new development, property tax on the vacant land that is not yet developed, and revenues from other sources such as community centre program registration fees.

23. On the same page in the staff report, what is the annual operating expenses for specific local facilities category?

- The financial impact analysis considered two components of operating cost categories. Some categories are estimated using typical per capita costs based on the District's actual average cost per capita and then applying inflation to these figures and applying those costs to the projected annual population in Cypress Village. Some categories are estimated based on specific Cypress Village costs because there will be new facilities in Cypress Village such as the fire station and community centre. These are specific actual estimated costs for new facilities that will be provided in Cypress Village.
- The forecast combines these approaches, and then has a low and a high estimate.

24. On the same page in the staff report, what is the annual operating expenses for per capita categories?

- Some components of municipal operating expenses are estimated on a per capita basis. This is the approach for expenses that the District provides community-wide services for. An example is police.
- The financial impact analysis report describes the approach used and the different kinds of operating expenses.

25. On the same page in the staff report, for any particular cell in the table, is there a more detailed spreadsheet?

- Yes, there is a comprehensive set of spreadsheets that model the projected operating costs and revenues. The detailed spreadsheets are not publicly available.

Questions about Infrastructure

26. What is the plan for water retention, minimizing the risk of floods, and managing storm water and rainwater?

- There is a comprehensive servicing strategy that includes rainwater management. Consistent with the Five Creeks Integrated Stormwater Management Plan, the approach includes high flow diversion.
- *Follow-up response: see Section 6.1.8 of the May 13, 2024 staff report for more information.*

27. West Vancouver is building a second reservoir in park land. Who does that reservoir belong to?

- That reservoir is part of development obligations for the Rodgers Creek development. There was a permitting process that involved MoTI and BC Parks as well as BPP and the District, as the reservoir is needed for fire flows to serve existing populations as well as to service Rodgers Creek Areas 5 and 6, but the lands are MoTI lands and the reservoir is the District's reservoir.

28. There is graffiti on the reservoir (see previous question) that is not cleaned off. Can it be?

- There is limited operational funding available to address graffiti removal on District infrastructure. Priorities for graffiti removal are largely based on the content of the graffiti and visibility of the infrastructure.

29. Its good to hear about the reservoir that was mentioned in another question, and to think about having reservoirs for stormwater management and protecting residences downstream.

- The reservoir that the previous speaker mentioned is for potable water distribution. That is a separate system from the stormwater collection system.
- The western leg of the Five Creeks diversion system, as envisioned in the Five Creeks ISMP, will service these lands, providing for conveyance of high flows and extreme storm event runoff.
- The storm water management approach for Cypress Village is holistic. Where we can, water will be retained and detained with low impact development features and natural wetland ecosystems, but with diversion to address high runoff flows.

Questions about Amenities

30. What school will children go to before the Cypress Village elementary school is built? What's the catchment?

- The proposed plan includes a site for an elementary school for when the School District has funds to build and operate an elementary school in Cypress Village, but the school won't be built on day 1. The community centre is envisioned to be about 24,000 square feet and it might be possible to have a small Kindergarten to Grade 3 school operating with say two combined-grade classrooms on an interim basis in the community centre until the population in Cypress Village is sufficient to support a permanent elementary school.
- We don't think existing school catchment boundaries include Cypress Village yet, but there will be conversations with the School Board.

Questions about Traffic

31. How will traffic be addressed, including traffic to Westmount and also Mulgrave School traffic?

- There has been detailed traffic analysis completed as part of planning for Cypress Village. The traffic analysis is contained in Appendix 23 of the staff report.
- The traffic impact assessment found that with some road infrastructure improvements, all local intersections will function at acceptable levels.
- The planned road improvements include a signal at the Mulgrave school intersection. Mulgrave doesn't have a catchment because it is a private school so draws from a broader area.

32. Are traffic impacts being downplayed? There will be kids going to high school, not just elementary school, and only an elementary school is envisioned for the village. People will need to commute. There could be big impacts with all of those people leaving the village at one time.

- There has been detailed analysis as part of the planning process to consider impacts including traffic impacts.
- Its important to keep in mind that the alternative is not "no development with the hillside protected as is". The planning policy framework goes back decades. This process aims to implement policies in the OCP in a way that protects Eagleridge and provides certainty about the development potential for Cypress Village and aims to mitigate impacts of the proposed development.
- There were two pieces of traffic analysis. The first is a traffic impact assessment which was completed based on terms of reference approved by the District and MoTI. This looked at the impact on the local road network. Second there was a broader traffic analysis that looked at

measures more along the lines of how people may think of traffic such as impacts on travel time. This was traffic analysis that was above and beyond the requirements of MoTI, but that the planning team requested to help inform the plan. Appendix 23 to the staff report contains all of the traffic related documents, including MoTI sign-off. The TIA found that all local intersections will function at acceptable levels at build-out. The TIA was accepted by both the District and MoTI. The broader traffic analysis estimated travel times and found that the impact on travel times for illustrative trips (e.g. from Ambleside to Downtown Vancouver or Lonsdale Avenue in North Vancouver or Brentwood in Burnaby) is less than a 2 minute increase that is attributable to Cypress Village. There are several reasons this may be less than some people may expect. Traffic impacts will be gradual, because the village will be built over 20 to 25 years; some additional traffic would happen under the existing single family development scenario so that's been netted out of the analysis; vehicle trips will happen throughout the day not all at once and trips are dispersed in different directions; Cypress Village is purposefully being planned to include amenities so residents can reduce trips elsewhere and meet some of their day to day needs in the village; and the plan includes independent transit service and an active transportation network to encourage choices other than using vehicles.

Questions about Risk Management and the Term of the Phased Development Agreement

33. Are all departments at the District ready for this? There seems like a lot of work for the District to do if the proposed plan and approvals package gets approved.

- All directors have concurred on this report and plan.
- The planning team has been working with municipal departments to plan for the implications of plan approval for the District including budgeting.
- For example, there has been consultation with engineering, parks, finance, the fire department, police, library, all of which helps support municipal readiness.

34. What is in place to ensure that BPP builds the village and all of the plan elements? Is it simply an agreement in principle? What if BPP decided not to provide the affordable housing sites?

- One of the documents in the proposed approvals package is a Phased Development Agreement between the District and BPP that sets out obligations and milestones that must be met. The term of the PDA is 20 years. If BPP decides not to build the residential or commercial space within the 20 year term, once the PDA expires BPP loses the protection that it provides (which is security of the zoning and security of the servicing standards). In the PDA, there are milestones by which BPP must provide some components, such as amenities and the affordable housing sites.
- Over time, the process will be that BPP will apply for components of the village via subdivision applications, building permit applications, development permit applications. The District will regulate the development, consistent with the PDA, proposed Cypress Village bylaws, and District bylaws.

35. Does the zoning revert back to single family zoning after the 20 year term of the Phased Development Agreement expires?

- The 20 year Phased Development Agreement gives BPP security of the zoning for that timeframe. The zoning doesn't revert back to single family zoning after the 20 years, but a future Council could seek to change the zoning after the 20 year period.

36. Could BPP seek an extension to the Phased Development Agreement?

- Doing so would involve Council discretion. In other cases, the District has entered into a new agreement rather than an extension.