



# Approvals Phase: Questions and Answers

This document answers the following questions about the planning process and approvals process for *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge*.

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### Questions about the Process

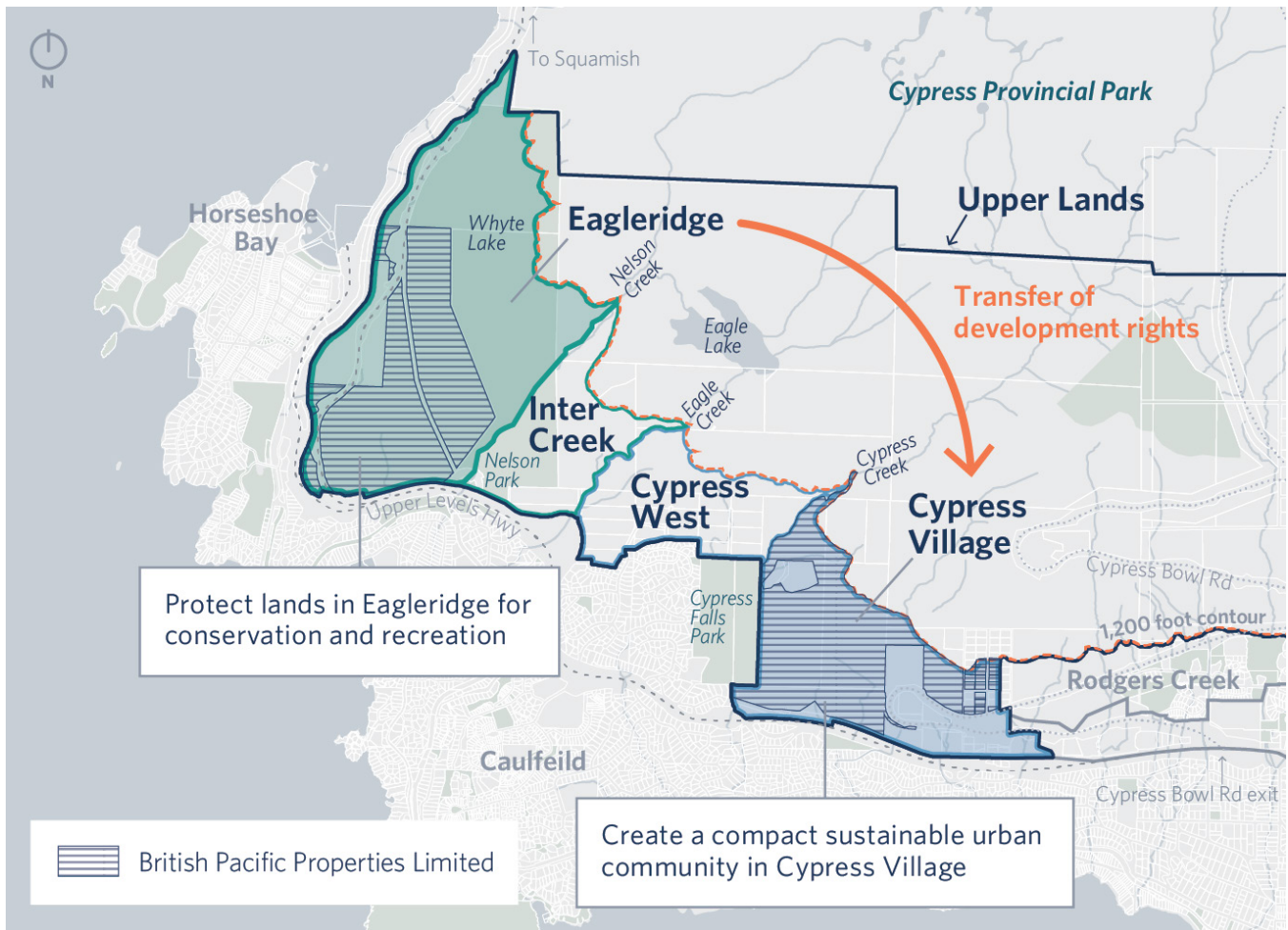
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### The Big Picture

#### 1. What are the goals of this planning process?

There are two interconnected goals of this planning process:

- a. Protect all of the lands in Eagleridge that are owned by British Pacific Properties Limited (BPP) for conservation and recreation. These lands have outstanding environmental and recreational value and, when combined with adjacent District-owned lands, will create a major recreational and ecological resource. The District will acquire ownership of these lands and dedicate them as Park.
- b. Create a new compact, sustainable urban community in Cypress Village, served by transit, with a mix of housing types, community facilities, and shops/commercial space to serve Cypress Village and Rodgers Creek. This new community incorporates development potential transferred from Eagleridge to help enable the protection of the Eagleridge lands.



## 2. What is the overall vision for the remaining Upper Lands?

The overall planning vision already contained in the District's 2018 Official Community Plan (OCP) is to protect all of the lands west of Eagle Creek (i.e. Inter Creek and Eagleridge) in their natural state, enhance recreation opportunities, and create compact, sustainable neighbourhoods in Cypress Village and Cypress West.

The OCP also envisions protecting environmentally important lands within Cypress Village and Cypress West, concentrating development in these areas into higher density, mixed-use urban neighbourhoods.

The OCP recommends achieving this vision by "transferring the development potential" from lands west of Eagle Creek into Cypress Village and Cypress West. "Transferring the development potential" means protecting the lands in Eagleridge and Inter Creek for recreation and conservation purposes (i.e. they could no longer be developed with single family housing, which is allowed under the existing zoning, or any form of urban development) and including additional residential development in new neighbourhoods in Cypress Village and Cypress West.

Over the long term, this will protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a more compact, sustainable way.

This process focuses on two of these areas as a first step towards implementing the overall vision: Cypress Village and Eagleridge.

## 3. What are the benefits to West Vancouver residents?

There are five main benefits to residents of West Vancouver: (a) protecting the Eagleridge lands, (b) providing a more diverse supply of housing so that West Vancouver has more options for downsizers and can be more affordable for young people, families, and people working in the community, (c) creating a vibrant new place in West Vancouver for recreation and entertainment, (d) providing community facilities and amenities for existing and future residents of Rodgers Creek and Cypress Village, and (e) providing a more diversified tax base for the municipality. These are described in more detail below.

- a. *Protecting Eagleridge.* This plan will protect a vast, beautiful, ecologically valuable natural area that is important to the West Vancouver community and the region. A total of 262 acres, that are owned by BPP and that could otherwise be developed with large single family houses with secondary suites and detached secondary suites under the existing zoning, will instead be transferred to the District and dedicated as Park, protecting these lands for the community for conservation and recreation.

When combined with the adjacent District-owned Whyte Lake Park and Nelson Canyon Park, and with other District-owned lands either entirely or partly within the Eagleridge planning area that are proposed to be dedicated as Park as part of this process, this will create a large, contiguous, beautiful natural area of about 1,350 acres. As a comparison, Stanley Park is about 1,000 acres.

Protecting the lands in Eagleridge is consistent with the OCP (which seeks to permanently protect the lands in this area), the Parks Master Plan (which found that one of the community's core values is to protect the natural environment, reduce impacts on it, and adapt to climate change), Council's Strategic Goals (which include protecting the natural environment), and with regional goals (which aim to strengthen the protection and enhancement of ecologically important lands). Protecting this important green space will provide opportunities to enhance the community's physical and mental health, support biodiversity, increase community resilience, and help address climate change.



b. *Housing Diversity.* West Vancouver’s existing housing stock is predominantly single family houses and older apartment units built in the 1960s and 1970s. This means that there are limited options for seniors to downsize within the community, adult children to stay close to their families, or young families to move to the community. Housing affordability is also a challenge in West Vancouver, making it hard for young people to move out and stay in the community and for people who work in West Vancouver to live in West Vancouver, including those in community-serving jobs such as emergency services and education. For example, only 10% of permanent staff who work for the District live in West Vancouver (2022 data collected at the time of the Phase 3 engagement). It has been difficult to recruit and retain teachers, first responders, health care workers, and other employees who are vital to the well-being of the community because of insufficient affordable housing. Cypress Village will provide a more diverse and affordable mix of housing.

As part of this plan, BPP will give up the right to develop large single family houses in the Eagleridge and Cypress Village planning areas under the existing zoning and transfer its lands in Eagleridge to the District for conservation and recreation (so those lands cannot be developed at all), in exchange for the ability to develop a mixed-use Cypress Village. The housing mix in Cypress Village will include strata apartment units, market rental apartment units, affordable rental apartment units, ground-oriented multi-family units

(e.g. duplexes, triplexes, townhouses which could include lock-off suites), and small single family houses. Multi-family units typically have lower prices than single family houses, making them a relatively more affordable form of housing. For example, looking at the Real Estate Board of Greater Vancouver’s MLS Home Price Index, the benchmark price for an apartment unit in West Vancouver was 35% of the price of a single family house in West Vancouver as of January 2022 (at the time of the Phase 3 engagement) and was 42% as of March 2024, and the benchmark price for a townhouse unit was 45% of the price of a single family house in West Vancouver as of January 2022 (more recent data is not available). Cypress Village will provide a range of housing choices to help expand housing diversity and housing affordability in the community.

c. *Creating a Vibrant New Place in West Vancouver.* Cypress Village will provide a vibrant new destination for West Vancouver residents for outdoor recreation and entertainment. The community will include an extensive network of paths and public spaces and an extensive network of formalized recreational opportunities including hiking trails, bouldering areas, and over 50 acres of land for mountain biking, providing access to outstanding natural areas. The commercial centre will include restaurants, cafes, and stores that will meet the needs of Cypress Village residents while also providing an attractive amenity for all residents of West Vancouver.

- d. *Achieving Community Amenities and Benefits for Cypress Village Residents and Nearby Areas.* Cypress Village will provide the transit, commercial space, and community facilities that are needed by existing and future residents of Rodgers Creek, Cypress Village, and other nearby areas (including a community centre, childcare spaces, parks/plazas, sports field, pathways and walking/cycling trails).
- e. *Providing a More Diversified Tax Base for the Municipality.* Cypress Village will include business park employment space, office space, and likely a small hotel. This will help grow and diversify West Vancouver’s local economy to support both existing and future businesses, provide local employment opportunities, and broaden the municipal tax base.

#### **4. What’s the alternative to this proposed development?**

Contrary to what some people in the community may think, the alternative to the Cypress Village proposal is not “no more development”.

Most of the lands in Eagleridge and Cypress Village are owned by BPP. BPP’s lands in Eagleridge and Cypress Village are currently zoned to allow development of large single family houses with secondary suites and detached secondary suites on large lots. This existing zoning creates development potential (and value). About 316 large single family lots could be developed on BPP’s lands in Eagleridge under the existing single family zoning and about 310 large single family lots could be developed on BPP’s lands in Cypress Village under the existing single family zoning. This means the existing development potential for BPP’s lands in Eagleridge and Cypress Village combined is 626 large single family lots, likely with a population of about 2,100 people. This form of development is not affordable for younger households, is not transit supportive, and will not allow the protection of the Eagleridge lands or the provision of community amenities.

So, West Vancouver does not have a choice between “no development” and the proposed Cypress Village plan. The choice is between large lot subdivision of all of the lands in Eagleridge and Cypress Village or a plan to protect large areas of outstanding recreation and environmental lands while creating a new more sustainable and affordable community. To see how these scenarios compare in terms of visual images, refer to Question 15.

## Questions about the Upper Lands

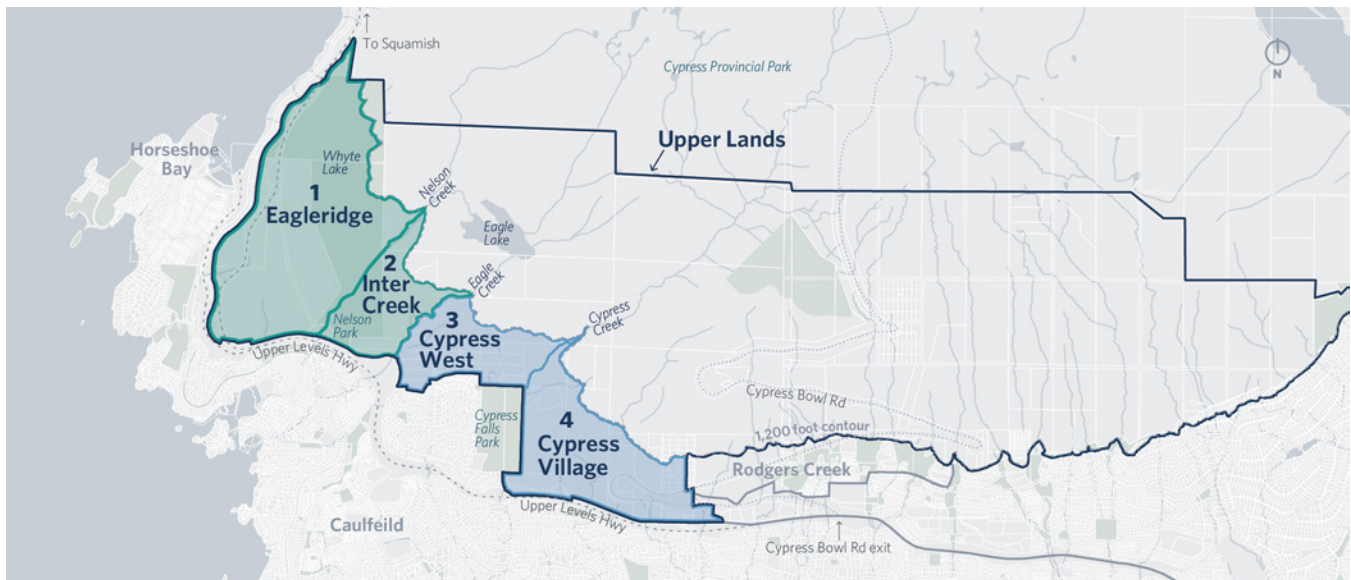
### 5. What are the Upper Lands?

The Upper Lands are all of the undeveloped land north of Highway 1 and below Cypress Provincial Park and the Capilano Watershed Reserve, from the eastern edge of West Vancouver out to Horseshoe Bay. They include undeveloped lands above and below the 1,200-foot contour.

Lands *above* the 1,200-foot contour are designated as a Limited Use and Recreation Development Permit Area in the 2018 Official Community Plan (OCP). No changes to the OCP designation of these lands are proposed as part of this process.

Lands *below* the 1,200-foot contour are divided into four remaining planning areas: Cypress Village, Cypress West, Inter Creek, and Eagleridge. These planning areas are west of Rodgers Creek.

This process focuses on two of these areas: Cypress Village and Eagleridge.



### 6. How big are the four remaining planning areas in the Upper Lands?

The Upper Lands contain about 2,360 hectares (over 5,800 acres) in total, of which about 570 hectares (1,400 acres) is within the four planning areas and about 1,790 hectares (4,400 acres) are above the 1,200-foot contour. The size of each of the four planning areas is as follows:

- Eagleridge is about 280 hectares (about 690 acres)
- Inter Creek is about 70 hectares (about 170 acres)
- Cypress West is about 80 hectares (about 200 acres)
- Cypress Village is about 140 hectares (about 345 acres)

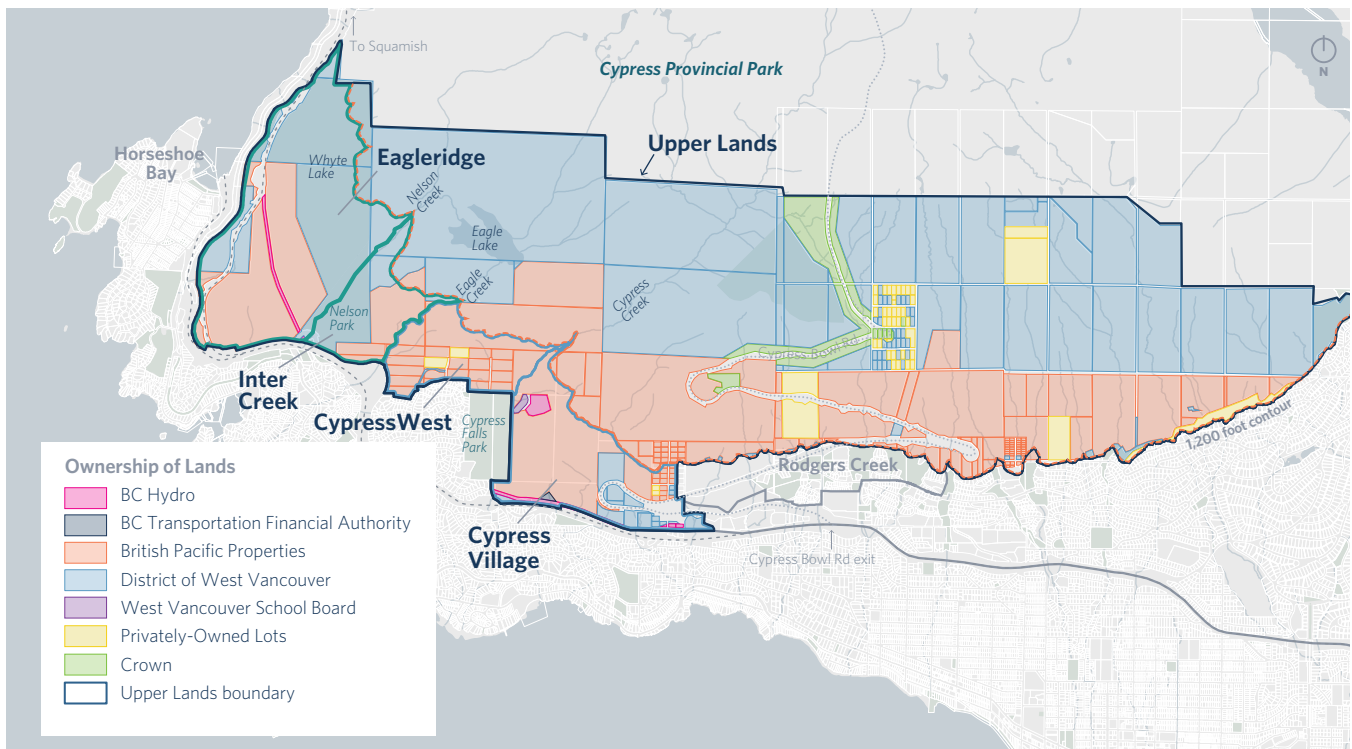
This process focuses on two of these areas: Cypress Village and Eagleridge.

### 7. Who owns the lands in the four remaining planning areas in the Upper Lands?

British Pacific Properties Limited (BPP) and the District of West Vancouver own most of the land in the Upper Lands. In the four planning areas:

- In Eagleridge, about 262 acres (38%) of the total 690 acres are owned by BPP and about 372 acres (54%) are owned by the District.
- In Inter Creek, about 75 acres (43%) of the total 170 acres are owned by BPP and the balance is owned by the District.
- In Cypress West, about 177 acres (89%) of the total 200 acres are owned by BPP and about 2 acres (1%) are owned by the District.
- In Cypress Village, about 235 acres (68%) of the total 345 acres are owned by BPP and about 53 acres (15%) are owned by the District.

This process focuses on two of these areas: Cypress Village and Eagleridge.



### 8. Why does this process include Eagleridge and Cypress Village, but not Inter Creek and Cypress West?

The focus of this process is on planning for Cypress Village and Eagleridge, because the District is implementing the overall vision in the OCP in steps, Cypress Village is the next planning area to the west of existing/underway development above the highway, and Eagleridge contains the most ecologically important lands.

Transferring all of the development potential from Inter Creek and Eagleridge into Cypress Village and Cypress West likely involves converting almost all of the units from single family to multi-family. This is necessary to achieve a compact, sustainable urban form. The resulting amount of multi-family housing would take decades to develop at the recent, relatively slow pace of growth in West Vancouver, likely spanning 50 years or more. It is neither possible nor prudent to predict the kinds of changes in technology, transportation, community priorities, housing needs, climate, and the nature of urban development that will likely occur over such a long timeframe. There is a need for flexibility, to adapt to a changing world over time.

Therefore, the District is planning for a first major step in implementing the long-term vision in the OCP which focuses on planning for Cypress Village and Eagleridge. This means that planning for Cypress West and Inter Creek will happen in a separate planning and engagement process in the future, likely close to when Cypress Village is reaching build-out in about 20 years or so.

## Questions about the Development Concept for Cypress Village

### 9. What is the development concept for Cypress Village?

Cypress Village is being planned as a compact, sustainable urban community, served by transit, with a mix of housing types, community facilities, and local-serving shops/commercial space. The development concept includes:

- About 3,700 housing units (including a mix of apartments, townhouses, and small single family houses)
- About 380,000 square feet of employment space, including commercial space (retail/service space such as grocery stores, shops, services), business-park type employment space (office, light manufacturing), and likely a small hotel



### 10. How long will it take to develop Cypress Village?

Cypress Village will be built over about 20 to 25 years.

### 11. Why are 3,700 housing units being planned for Cypress Village?

Cypress Village needs about 3,700 housing units in order to achieve these objectives:

- Protect all of the lands in Eagleridge that are owned by BPP
- Shift the form of development from all single family housing to almost entirely multi-family housing, which is more affordable and more compact
- Have sufficient population to support neighbourhood commercial space, a community centre, and transit service
- Include a mix of housing types (single family, townhouse, apartment)
- Include some rental and affordable housing

### 12. How many people will live in Cypress Village?

Cypress Village will take about 20 to 25 years to completely develop. Population over the years is anticipated to be:

- About 300 people by the end of 2029
- About 1,700 people by the end of 2034
- About 6,900 people upon build-out in about 2048

### **13. What is the proposed housing mix? Why are single family houses included?**

One of the planning principles for Cypress Village is to include a range of housing types, tenures, and unit sizes to meet the needs of residents of different ages and incomes. So, the housing mix includes different types of housing:

- 90% apartments (about 3,300 units in total, including about 180 affordable rental apartment units, about 550 market rental apartment units, and about 2,580 strata apartment units)
- 4% duplex, triplex, and townhouse units (about 160 units)
- 6% small single family dwellings (about 230 units)

This will help to provide housing choice.

Including some single family housing also helps with the transfer of development potential that enables the protection of the lands in Eagleridge that are owned by BPP.

The fundamental financial basis for the upfront transfer of development potential and simultaneous transfer of ownership of BPP's lands in Eagleridge to the District is that the value of BPP's lands in Cypress Village under rezoning to allow a mixed-use village will approximately match the value of BPP's Eagleridge and Cypress Village lands under the existing single family zoning. Including a mix of housing types in Cypress Village means that more housing product can be offered to the market early on in the development timeframe, which is a financial benefit in the economics of the transfer of development potential while also addressing housing needs in West Vancouver.

The areas earmarked for single family development in the proposed land use plan are generally locations where the terrain makes it more challenging to accommodate multi-family development. The siting of single family houses in these locations will take into account terrain, slopes, and environmental considerations (such as creek setbacks).

The single family houses are proposed to mostly be in the range of about 2,500 to 3,500 square feet, which is much smaller than the houses typically found in the Upper Lands and much smaller than the single family houses that would be allowed under the existing zoning (which would average about 13,500 square feet under the existing zoning assuming a full basement).

### **14. Why not just encourage BPP to develop Cypress Village and Eagleridge under the existing single family zoning?**

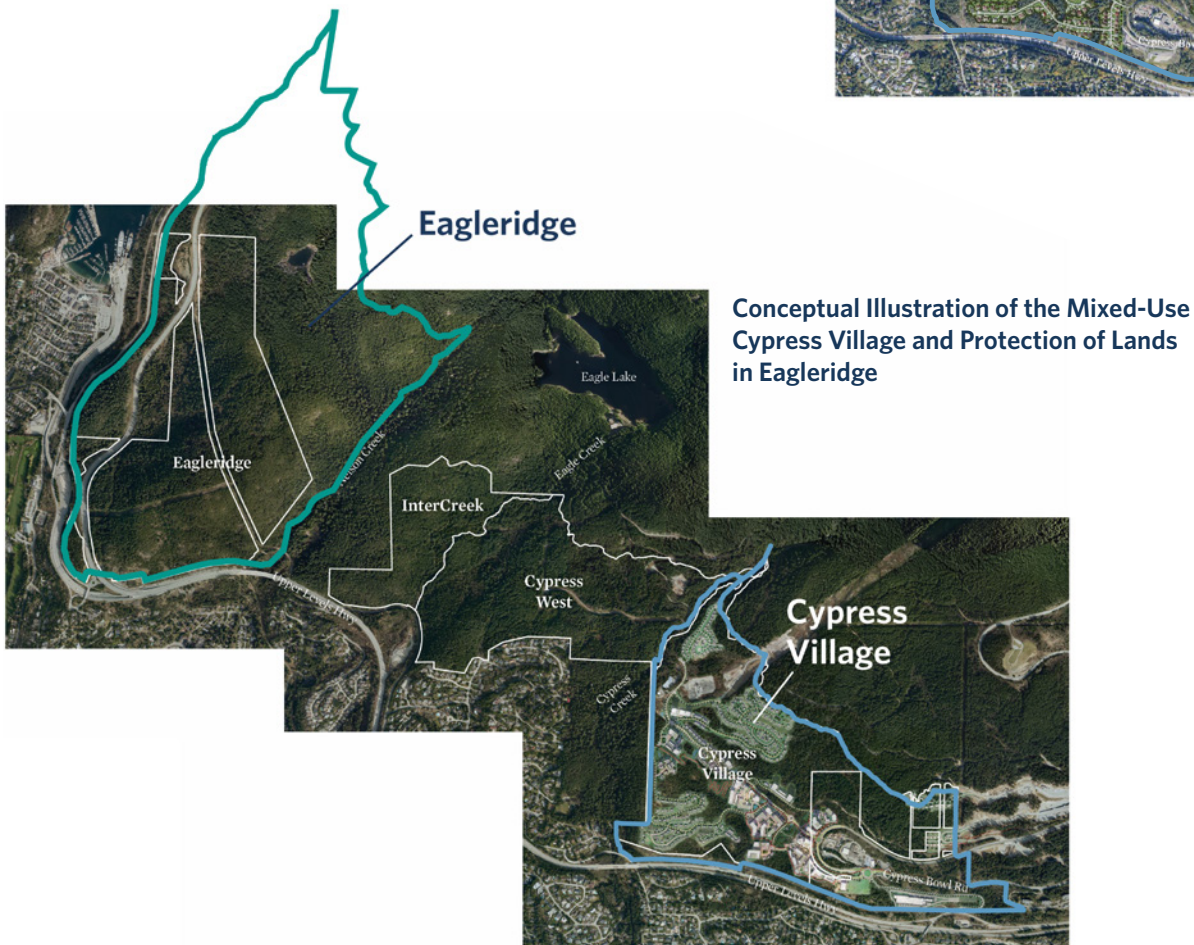
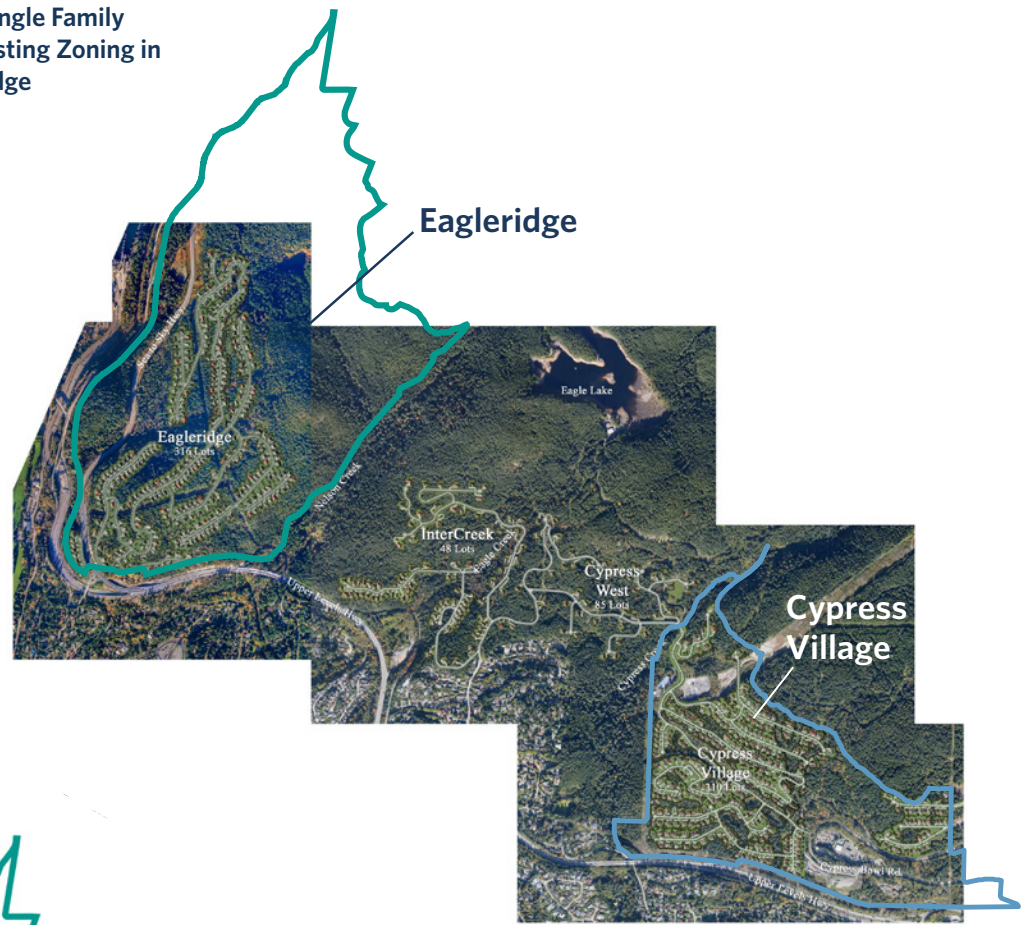
This would not be consistent with West Vancouver's vision to limit suburban sprawl and to make West Vancouver a more complete community with diverse housing choices, a vibrant economy, and exciting amenities. This would also not achieve the goal of protecting the lands in Eagleridge that BPP currently owns for publicly-accessible recreation and conservation purposes.

During the extensive consultation for the Official Community Plan (OCP), the community response confirmed that the District should not continue to develop large-lot single family subdivisions and should instead aim to create more compact, sustainable communities. As a result, the 2018 OCP includes policies that encourage transferring the development potential away from Eagleridge (and Inter Creek) to protect the lands in these areas for conservation and recreation and policies to create compact, sustainable urban communities in Cypress Village (and Cypress West). The planning process underway now is implementing this vision for Eagleridge and Cypress Village. It will protect a very large natural area for recreation and conservation, limit suburban sprawl, and concentrate urban development in a compact, sustainable way.

### **15. What would development look like under the existing single family zoning compared to the mixed-use village?**

Under the existing single family zoning, the lands in Cypress Village and Eagleridge would be developed with large single family lots with only 5% of the land dedicated as park and with very limited amenities provided. Under rezoning to allow a mixed-use Cypress Village and the protection of lands in Eagleridge, a total of 262 acres of land in Eagleridge will be acquired by the District and retained in a natural state, development will be clustered in Cypress Village to protect natural areas and create a compact, sustainable community (protecting over 100 acres in the Cypress Village planning area as green space), and a full range of amenities will be provided for the broader community (including hiking trails, bouldering areas, and over 50 acres of land for mountain biking trails) and for local residents of Cypress Village and nearby areas (including a fire station, community centre, child care spaces, transit, parks/plazas, pathways, and a sports field). The following images are conceptual illustrations of what development could look like under the two scenarios.

**Conceptual Illustration of Single Family Development Under the Existing Zoning in Cypress Village and Eagleridge**



**Conceptual Illustration of the Mixed-Use Cypress Village and Protection of Lands in Eagleridge**

## Questions about the “Transfer of Development Potential”

### 16. How does the “transfer of development potential” work? Did this determine the size of community in Cypress Village?

The “transfer of development potential” involves comprehensive financial analysis to (a) estimate the land value supported by redevelopment in Eagleridge and Cypress Village under the existing single family zoning, (b) estimate the land value supported by development under rezoning to allow a mixed-use Cypress Village, and then (c) calibrating/negotiating the amount of density, the mix of amenities, and other mechanisms to try to balance the land values under the two scenarios. This was one input to determining the size of community in Cypress Village, but other inputs were also considered.

### Considerations in the Transfer of Development Potential Analysis

BPP’s lands in Eagleridge (and BPP’s lands in the Cypress Village planning area) are currently zoned to allow large single family houses on large lots. This existing single family zoning creates land value.

The proposed plan will:

- a. Create an Area Development Plan and rezoning for Cypress Village that will allow a mixed-use village instead of single family development in Cypress Village. The village will include mostly multi-family housing (e.g. apartments and townhouses). There will also be some small single family houses plus employment space and community facilities.
- a. Protect the lands in Eagleridge that are currently owned by BPP for recreation and conservation purposes. This will mean that BPP’s lands in Eagleridge can no longer be developed with single family housing as permitted under the existing zoning (or any form of urban development), ownership of these lands will be transferred to the District, and the District will dedicate these lands as Park.

As part of this process, BPP will:

- Give up the existing single family zoning which allows large single family lots/houses on its lands in Cypress Village in exchange for the approval to develop a mixed-use village in this location instead.
- Give up the ability to develop any form of development on its lands in Eagleridge (including large single family lots which are currently permitted under the existing zoning) and transfer ownership of these lands to the District (who will dedicate the lands as Park), in exchange for the approval to develop additional housing in the new mixed-use Cypress Village community.

- Pay for the costs of the infrastructure needed to service the new mixed-use community in Cypress Village.
- Pay for the costs of desired amenities in Cypress Village, including a community centre, parks, child care space, trails, and other facilities.

The fundamental financial basis for the transfer of development rights and rezoning is that the value of BPP’s lands in Cypress Village under rezoning to allow a mixed-use village should approximately match the value of BPP’s lands in Eagleridge and Cypress Village under the existing single family zoning.

### Approach to the Financial Analysis

The financial analysis approach to estimating the value of BPP’s lands in Eagleridge and Cypress Village under the existing single family zoning is called residual land value analysis (also known as pro forma analysis). The steps in the residual land value analysis are as follows:

- First, conceptual subdivision plans were prepared for Eagleridge and Cypress Village to estimate the number and sizes of single family lots that could realistically be developed under the existing zoning. This work took into account steep terrain and environmentally sensitive areas, which can be included in lot area but which influence where buildings can be located. This work also took into account other physical constraints, the parameters of the existing zoning, and land that would be needed for roads and park dedications.

The conceptual subdivision planning indicated that about 316 large single family lots (averaging about 0.7 acres in size) could be developed on BPP’s lands in Eagleridge and about 310 large single family lots (averaging about 0.6 acres in size) could be developed on BPP’s lands in Cypress Village under the existing zoning. The estimated achievable average lot sizes are larger than the minimum lot sizes required by the existing zoning. For example, BPP’s lands in Eagleridge are mostly zoned RS2-UL which requires a minimum lot size of 0.45 acres, compared to the estimated average achievable lot size of 0.7 acres in the conceptual subdivision planning work.

- Next, the total revenues related to selling single family lots are estimated. This includes estimating lot values and estimating the rate of lot sales.

- Next, the costs of creating the single family lots are estimated, taking into account the terrain and site conditions in Eagleridge and Cypress Village. These include servicing costs, professional fees, financing, all permit fees and levies (e.g. municipal and regional Development Cost Charges), and contingency costs. The servicing costs include earthworks and cut/fill work, blasting and retaining walls, culverts, roads/curbs/sidewalks/boulevards/lighting, services (e.g. water, sewer, storm/sanitary, lighting, power, utilities), rockfall mitigation work, and wildfire management. The servicing costs were estimated by professional engineering firms and were reviewed by District staff and other professional engineering consultants.
- Next, an allowance for developer profit is estimated. Market forces tend to produce market-wide consistency in target profit levels. The analysis assumed a typical allowance for developer profit.
- Finally, the costs and profit allowance are deducted from the revenue estimate to determine the estimated land value supported by development under the existing zoning.

The same general approach was used to estimate the value of BPP's lands under rezoning to allow a mixed-use village (i.e. concept planning, estimating the revenues associated with the concept plan, estimating the infrastructure and amenities costs associated with the concept plan, deducting an allowance for developer profit, estimating the financial impacts of any other agreed-upon mechanisms to help enable the protection of the lands in Eagleridge, and calculating the estimated land value supported by development under rezoning to allow the mixed use village).

The financial analysis involved calibrating the total amount of density, mix of desired amenities, responsibility for costs between the District and BPP, and other mechanisms (e.g. transfers of property, use of funds on hand in District Reserves for the purposes for which the funds were collected) to help balance the land values under the two scenarios.

The financial analysis was one input to determining the size of the mixed-use Cypress Village.

## Implications for the Number of Housing Units in Cypress Village

Multi-family housing has a lower land value per unit than single family housing, so more than one multi-family unit is needed in Cypress Village to offset the land value of each foregone single family lot under the existing zoning. About 2 to 3 townhouse units or about 5 to 7 strata apartment units are needed in the mixed-use village to equal the value of each foregone single family lot on BPP's lands in Eagleridge and Cypress Village. One reason for this is that the housing units in the mixed-use community in Cypress Village will be much smaller than the single family houses that are permitted under the existing zoning. For example:

- Under the existing single family zoning on BPP's lands in Cypress Village, the average lot size would be about 0.6 acres. At 0.35 FAR, a house of about 9,100 square feet (plus floorspace exclusions such as basement areas) could be built on this size of lot.<sup>1</sup>
- Under the existing single family zoning on BPP's lands in Eagleridge, the average lot size would be about 0.7 acres. At 0.35 FAR, a house of about 10,600 square feet (plus floorspace exclusions such as basement areas) could be built on this size of lot.<sup>2</sup>
- Housing units will be much smaller in the mixed-use village. For example, the average unit size is currently anticipated to be about 1,300 square feet for strata apartment units, about 2,700 square feet for townhouse units, and 2,500 to 3,500 square feet for most of the single family houses.

In round numbers, the total of 3,700 housing units proposed for the mixed-use Cypress Village under rezoning includes:

- About 1,700 units to convert the zoning on BPP's lands in Cypress Village from single family to mixed-use village and to help cover the infrastructure costs required to service the new village.
- About 1,500 units to help enable the transfer of development potential from BPP's lands in Eagleridge.
- About 300 units to help cover the costs of desired amenities in Cypress Village, including a community centre, parks, child care space, paths/trails, and other facilities.
- About 200 affordable rental housing units.

<sup>1</sup> Achievable FAR exclusions vary based on individual lot conditions. If the full basement FAR exclusion is achieved, a house on a 0.6 acre lot could be about 13,500 square feet.

<sup>2</sup> Achievable FAR exclusions vary based on individual lot conditions. If the full basement FAR exclusion is achieved, a house on a 0.7 acre lot could be about 15,000 square feet.

In addition to density, other mechanisms (e.g. transfers of property, use of funds on hand in District Reserves for the purposes for which the funds were collected) are also needed as part of the overall package of business terms to achieve the full protection of the lands in Eagleridge that are currently owned by BPP and the desired amenities in Cypress Village.

### **Community Size Needed to Support Transit, Local Commercial Space, and Community Facilities**

A second approach was also used to determine the size of the mixed-use Cypress Village. The vision is for Cypress Village to be a compact, sustainable, urban community that can support transit, local commercial space, and community facilities. The minimum size for a community that can achieve these goals is about 5,000 people, which requires at least 3,000 housing units.

So, the size of the village is very similar when looked at from the perspective of creating a critical mass for a complete community or from the perspective of exchanging development potential and protecting the lands in Eagleridge.

### **17. Were servicing costs taken into account in the analysis? How much does it cost to service the lands in Eagleridge under the existing zoning?**

Yes, servicing costs were taken into account in the analysis. See the answer to Question 16 for a detailed explanation of how the analysis was completed.

On average, the servicing costs (including contingency, professional fees, and Development Cost Charges) to create subdivided, serviced single family lots under the existing zoning would be about \$700,000 per lot (mid 2023 dollars) in Eagleridge and Cypress Village. It is more efficient to service a compact, sustainable community with a smaller development footprint than to service continued large lot single family housing across the mountainside. For example, the mixed-use Cypress Village includes about 8.1 kilometres of roadway while single family development in Cypress Village and Eagleridge would include about 16.9 kilometres of road. Reduced servicing infrastructure is a benefit to the District compared to development under the existing single family zoning, because there will be less infrastructure to maintain over time.

### **18. Why is the ratio of units being approved compared to the amount of lands being protected different in this process than in the 2002 process related to Deer Ridge West (which is now StoneCliff)?**

While the two situations are similar in that they involve the District providing density in exchange for the transfer of lands for conservation, recreation, and community purposes, the individual characteristics of the two situations are different.

As described in the answer to Question 16, when looking at the total housing count in Cypress Village from the perspective of exchanging development potential and protecting the lands in Eagleridge, the total of 3,700 housing units includes about 1,500 housing units related to enabling the transfer of development potential from BPP's lands in Eagleridge.

BPP's lands in Eagleridge total about 262 acres, so the 1,500 housing units in Cypress Village that help to enable the transfer of development potential could be thought of as a ratio of about 5.7 multi-family units for each acre of land being protected in Eagleridge.

In 2001/2002, as part of a rezoning to permit the development of three apartment buildings (with a total of about 112 units) in what was called Deer Ridge West at the time (and is now the StoneCliff residential buildings), BPP transferred a total of 35.43 acres of land to the District for open space and recreation purposes. This could be thought of as a ratio of about 3.2 multi-family units for each acre of land acquired by the District in the Deer Ridge West rezoning.

Some of the reasons why the ratios in the two scenarios are different, *if the transfers were looked at in that way*, are:

- The Deer Ridge West transfer happened almost 20 years ago and land values have escalated significantly since then.
- The lands involved in the Deer Ridge West transfer were zoned to allow single family development, but large portions of the lands were not developable due to the steep terrain and challenging access. This is quite different than the Eagleridge situation, as the Eagleridge lands have single family development potential (and land value). It requires more density to generate sufficient land value to acquire the Eagleridge lands.
- The average unit sizes being planned for Cypress Village are smaller than the average unit sizes in StoneCliff, which is not captured in a simplistic 'density granted and land protected' ratio.
- BPP was permitted to use (for fill) part of the lands that the District acquired in the Deer Ridge West transfer, so the transferred land still created value to BPP.

## **Questions about the Business Terms and Financial Aspects of the Plan**

### **19. Who is paying for the development?**

BPP will be required to pay for all of the on-site and off-site infrastructure (roads and services) needed to serve the Cypress Village community and to provide at its cost (or make cash contributions towards) the negotiated package of amenities for Cypress Village.

## 20. What are the main business terms?

The main business terms are as follows:

- a. BPP will transfer ownership of its lands in Eagleridge (262 acres) to the District, and the District will rezone these lands to a community use zone (“CU2”) and dedicate the lands as Park. The value of these lands has been estimated by an independent appraiser retained by the District to be approximately \$500 million under the existing single family zoning. The lands will be designated as Park and rezoned to a community use zone, but this is the existing value that BPP is giving up by transferring ownership of these lands to the District.

BPP will also provide at its cost the following community amenities or cash contributions towards amenities in Cypress Village:

- Independent transit service for 20 years (at BPP’s cost) unless TransLink takes over the service before then.
- Neighbourhood parks and plazas (at BPP’s cost).
- Paths and hiking trails (at BPP’s cost).
- Childcare spaces (107 spaces) (at BPP’s cost).
- Two subdivided, serviced development sites suitable for accommodating a combined total of 184 affordable rental housing units with a combined total of 13,575 square metres (146,120 square feet) of floorspace.
- A \$476,000 contribution to top-up funds the District already has on hand from previous community amenity contributions from BPP rezonings in Rodgers Creek, which will be used towards the District’s construction of the new fire station in Cypress Village.
- A \$500,000 contribution to be used towards the establishment of the mountain biking area in Cypress Village.
- A \$1 million contribution in 2021 dollars (which will be inflation-adjusted to the time of construction) to top-up funds the District already has on hand from a previous McGavin Field Gift (\$1 million) from BPP, which will be used towards the District’s construction of the new sports field at the McGavin Field Site in Cypress Village.
- A \$23.1 million contribution in 2021 dollars (which will be inflation-adjusted to the time of construction) for the District’s construction of the new community centre in Cypress Village.

This amenities package has a combined total cost of approximately \$115 million (in 2024 dollars).

The overall community amenities package and benefits to be provided by BPP has a value of over \$600 million, including the value of BPP’s lands in Eagleridge under the existing single family zoning and the cost of amenities or contributions towards amenities to be provided by BPP.

- b. BPP will pay for the costs of the infrastructure (roads/services) needed to service the new mixed-use community in Cypress Village.
- c. BPP will pay for the District’s costs to review and process the various development applications and permits required for the development of Cypress Village.
- d. BPP will dedicate natural areas in Cypress Village to the District over time as Cypress Village is built (over 100 acres).
- e. The municipal Development Cost Charge (DCC) rates payable in Cypress Village and Rodgers Creek Areas 5 & 6 will be reduced, reflecting that BPP is directly responsible for most of the capital works to serve these communities that could otherwise be DCC-eligible capital projects and that BPP is transferring ownership of its lands in Eagleridge to the District as major parkland.
- f. The District will rezone Cypress Village to a new zoning district (“CV Cypress Village Zone”) to allow a mixed-use sustainable urban community consistent with the new Area Development Plan. BPP’s development entitlements under the new CV Zone will be as follows:
  - 3,711 housing units with a maximum total gross residential floorspace of 474,107 square metres (5,103,240 square feet). The CV Zone sets out the maximum number of units and amount of floorspace by unit type.
  - A maximum of 35,369 square metres (380,600 square feet) of employment space (including retail/service, office, hotel, and business park space).

g. In addition to the development entitlements described in bullet “f” above, other mechanisms are also needed as part of the overall package of business terms for the District to achieve the full protection of the lands in Eagleridge that are currently owned by BPP and the desired amenities to be paid for by BPP in Cypress Village. This is because there is only so much density that can be realistically absorbed in the 20-year timeframe of the Phased Development Agreement. The other mechanisms are:

- *CAC Reserve Contributions:* The District will allocate \$13 million from the Community Amenity Reserve (CAC) Fund to the District’s construction of the new fire station in Cypress Village. These funds were obtained by the District from BPP as part of negotiations for previous rezonings in Rodgers Creek and are intended to be used to provide amenities that benefit Rodgers Creek and nearby areas including Cypress Village. The District will use \$1 million from the CAC Reserve Fund towards the District’s construction of the new sports field at the McGavin Field Site, which are funds from a previous McGavin Field Gift from BPP for this purpose.
- *DCC Reserve Contributions:* The District will allocate a total of \$14.625 million towards purposes associated with Cypress Village or with Eagleridge (including \$7.5 million in Major Parkland DCC Reserve funds towards the acquisition of BPP’s lands in Eagleridge, \$3 million in Local Parkland DCC Reserve funds towards local park improvements in Cypress Village, \$500,000 in Highways-Underground Wiring DCC Reserve funds towards underground communications conduit in Cypress Village, \$1.9 million in Drainage DCC Reserve funds towards the Godman and Turner Creek Diversions, and \$1.725 million in Water (Areas 4 & 5) DCC Reserve funds towards the Queens Avenue Transmission Watermain). These are all purposes consistent with what the funds were collected for.
- *Land Transfers:* The District owns about 53 acres of land inside the Cypress Village area. As part of the terms of acquiring BPP’s Eagleridge lands, a total of 17 District-owned parcels, portions of parcels, or portions of road rights-of-way to be closed ranging in size from about 0.3 acres to 5.15 acres (with a total combined area of 21.5 acres) will be transferred to the ownership of BPP. The District’s use of these lands is limited by their location, shape, and slope, and 18.735 acres of the total 21.5 acres have restrictive covenants on title in favour of BPP which restrict the District’s use of these lands to public/community uses. However, when assembled with the surrounding or adjacent BPP lands, these parcels will help to accommodate some of the residential

development and roads for Cypress Village. There are also some lands owned by BC Hydro and by the Ministry of Transportation and Highways that the District will be required to use reasonable efforts to acquire and transfer to BPP to help accommodate the new Westmount Connector Road and business park.

- h. The District will take the opportunity to cost-share with BPP some off-site works needed to serve existing neighbourhoods as well as Cypress Village. The District’s portion of costs for these works are not caused by or needed by Cypress Village (i.e. they would be incurred by the District at some point anyway), but the timing of these capital expenditures will now be related to the development schedule for Cypress Village.
- i. The District will be responsible for constructing some of the amenities (i.e. fire station with CAC funds and funds from BPP, community centre with funds from BPP, sports field with CAC funds and funds from BPP) and some of the shared-cost infrastructure (i.e. 11th Street Pump Station which is underway and the Queens Avenue Transmission Watermain).
- j. The District will undertake future planning processes to explore options for managing the lands in Eagleridge; to formalize, plan for, build, and manage mountain biking trails in the designated mountain biking area and hiking trails including those that access bouldering areas in Cypress Village; and to formalize, build, and manage hiking and mountain biking trails above the 1,200-foot contour as a continuation of the incremental step-by-step process towards a broader management plan for the entire mountainside.

## **21. Will there be any financial impacts of Cypress Village to the District or taxpayers?**

There are no significant negative financial impacts of Cypress Village to the District or taxpayers.

In terms of capital costs:

- As noted in the response to Questions 19 and 20 above, BPP is required to pay for all of the on-site and off-site servicing costs for Cypress Village, so the District does not have to make any new capital expenditures for services or utilities. The District and BPP may agree that BPP will upsize some servicing infrastructure to address the needs of existing or future development outside of Cypress Village, in which case the District will contribute the incremental capital cost.

- BPP will pay for a new community centre, parks/plazas, paths/trails including mountain bike trail development, and contribute funds to be used in addition to CAC Reserve funds already on hand towards the new sports field and new fire station in Cypress Village, so the District will not have to pay for these capital costs.
- As described in Question 20 above, the business terms for the Cypress Village development and the protection of the lands in Eagleridge that are owned by BPP involve some asset contributions by the District:
  - Some District-owned parcels or portions of District-owned parcels in the Cypress Village planning area, that are not developable on their own, will be transferred to BPP to become part of larger development parcels.
  - Some existing DCC Reserves already on hand (for major park acquisition, local parks, drainage, underground wiring, and water) will be used to pay for some capital costs related to Cypress Village and to help enable the acquisition of Eagleridge, but these kinds of costs/expenditures align with the reasons why the DCC funds were collected.
  - Some existing CAC Reserves will be used to pay for some capital costs related to Cypress Village and nearby areas (i.e. the new fire station and sports field in Cypress Village), consistent with the purposes for which these contributions were negotiated from BPP as part of previous rezonings.
  - Future residents of Cypress Village will add to the need for some kinds of municipal facilities (e.g. recreation facilities, District-wide infrastructure), but like all residents they will contribute property taxes to help fund these.
  - Consequently, Cypress Village will have no significant capital cost impacts on the District or on taxpayers.

In terms of operating costs:

- Cypress Village residents will, like all District residents, add operating costs for emergency services, parks and recreation, road maintenance, and municipal operations. The estimated future property tax and other fee revenue from development in Cypress Village is sufficient to cover the estimated new operating costs that are associated with the new residents of Cypress Village. Therefore, Cypress Village will not have any significant positive or negative financial impact on the taxes and fees paid by other residents and taxpayers in West Vancouver. It is possible that property tax revenue from Cypress Village helps keep taxes lower than they might otherwise be in the rest of the municipality.

## **22. Why does the District have to contribute some DCC and CAC Reserve funds and lands as part of the agreements?**

As described in the response to Question 16 above, the fundamental financial basis for the transfer of development rights and the rezoning to allow a mixed-use village in Cypress Village instead of the existing single family zoning in Cypress Village and Eagleridge is that the value of BPP's lands in Cypress Village under rezoning to allow a mixed-use village should approximately match the value of BPP's lands in Eagleridge and Cypress Village under the existing single family zoning. Otherwise, it would not be reasonable to expect BPP to give up its existing single family zoning in Cypress Village and Eagleridge, transfer ownership of its 262 acres of land in Eagleridge to the District for Park, and provide the community amenities and contributions to community amenities that the District has negotiated as part of the business terms. Density plus other mechanisms (i.e. the District contributing some DCC and CAC Reserve funds, the District transferring ownership of some of its lands in Cypress Village to BPP) are needed to make BPP whole in terms of land value between the two scenarios.

## **23. Is this a "good deal" for the District?**

The overall package of terms is an excellent means of achieving the goals of protecting Eagleridge and creating a compact, sustainable urban community in Cypress Village. The plan creates significant benefits for West Vancouver without imposing significant new costs on the municipality or residents.

The plan for Cypress Village and Eagleridge is based on comprehensive community planning principles and on comprehensive financial analysis which involved estimating the land value supported by redevelopment in Eagleridge and Cypress Village under the existing single-family zoning, the land value supported by development under rezoning to allow a mixed-use Cypress Village, and then calibrating/negotiating the amount of density, the mix of amenities, and other mechanisms to try to balance the land values under the two scenarios. This financial analysis has been completed by independent experts and reviewed by other independent consultants. Because some of the information about BPP's business plans is confidential, the full financial analysis is not publicly available. However, the financial analysis supports the business terms that have been negotiated as approximately balancing BPP's land values under the two scenarios.

As described in the response to Question 20, the overall community amenities and benefits package to be provided by BPP that has been negotiated has a value of over \$600 million, including the value of BPP's lands in Eagleridge under the existing single family zoning and the cost of amenities or contributions to amenities to be provided by BPP.

There are also non-financial benefits to the District:

- The protection of forests and natural areas in Eagleridge and Cypress Village has considerable value as natural capital.
- The new fire station, community centre, commercial centre, and Independent Transit Service will provide new services for residents of Rodgers Creek and other nearby neighbourhoods.
- The extensive network of pedestrian, cycling, and mountain biking pathways in Cypress Village will benefit all residents who use these recreation facilities.
- The capital cost of some water and sewer works that the District must complete to meet the requirements of existing neighbourhoods outside of Cypress Village will be lower than they otherwise would be, because the works can be coordinated with the construction by BPP of works that serve Cypress Village.
- For future civic facilities that serve the entire community of West Vancouver, the cost per capita or per taxpayer will be lower if the costs are spread over a larger population.
- Cypress Village will be a vibrant new place for West Vancouver residents to enjoy for recreation and entertainment.
- Cypress Village will contribute to housing diversity in West Vancouver in the form of a wide range of housing types, forms of home ownership that are more affordable than single detached dwellings, and a mix of market and below market rental housing. This housing diversity has social and economic value, as it helps West Vancouver attract and retain a broader range of families (that help maintain school occupancy) and workers in jobs that are important to community sustainability (such as first responders, teachers, health care workers, and retail and service workers).
- Cypress Village will provide a diversified tax base for the municipality as it includes business park space in addition to retail/service, office, hotel, and residential space.

## Questions about Potential Impacts of the Plan

### 24. What will happen to the mountain bike trails in the Cypress Village planning area?

BPP will contribute \$500,000 towards formalizing a network of authorized mountain biking trails in Cypress Village as part of the plan. A subsequent, separate planning process will formalize, plan for, build, and set out the approach to managing these trails, which could be similar to the recent partnership between the District, BPP, and the North Shore Mountain Bike Association (NSMBA) that has involved formalizing three existing mountain biking trails outside of Cypress Village and building a new multi-use path in Rodgers Creek.

As background, there is an extensive network of unauthorized mountain biking trails in the Cypress Village planning area (and other parts of the Upper Lands).

Development will occur in some places where unauthorized mountain biking trails are currently located on private land. However, the District's OCP envisions that Cypress Village will be a "gateway to mountain recreation" and Cypress Village is being designed to provide outdoor recreational opportunities including hiking, cycling/ mountain biking, bouldering, and associated infrastructure (such as parking, staging, trailheads, washrooms), as well as connections to trails and parks outside of the planning area. A large mountain biking area is included in the Cypress Village planning area and BPP will contribute \$500,000 towards trail building (which could include retention of existing trails, modifying trails, and creating new trails) in the mountain biking area. It is expected that there will be a net increase in the number of mountain biking trails in Cypress Village. The District and BPP intend to work with stakeholders collaboratively on this.

### 25. How will Cypress Village affect traffic congestion in West Vancouver?

The transportation analysis found that the impact from the new community of Cypress Village on Highway 1, roads in West Vancouver, and the Lions Gate and Iron Workers Memorial bridges will be small in comparison to expected long-term increases from other sources including development elsewhere in the region and increased BC Ferries traffic volumes. No West Vancouver intersections will have noticeable delays due to traffic generated from Cypress Village upon build-out, in large part because the new Westmount Road connection from Cypress Bowl Road to Highway 1 will provide options for drivers which helps to disperse and distribute traffic.

The transportation analysis also found that when Cypress Village is completely developed in about 20 to 25 years, travel times from West Vancouver to other parts of the region will not be materially longer than they otherwise would be because of Cypress Village (i.e. the impact is less than about a 2-minute increase in driving time for most trips).

Generally, when thinking about the traffic impacts of Cypress Village, it is important to keep in mind that:

- Traffic increases will be gradual because the village will be developed over a 20 to 25 year period.
- During the two decades of development, other changes such as residential development in the Sea-to-Sky Corridor, other parts of the North Shore, and rest of the region as well as increased passenger volumes on BC Ferries will also contribute to the amount of traffic that affects West Vancouver residents. Any changes experienced by West Vancouver residents will be mainly due to these causes, not the development of Cypress Village.
- Most of the land in Cypress Village is currently zoned to allow development with single family dwellings, so some additional traffic would be caused by development under existing zoning in any case.
- Vehicular trips out of the Cypress Village neighbourhood will happen throughout the day (not all at the same time).
- Cypress Village is purposefully being planned to include amenities (including a school), employment uses, and retail/service uses so that residents will reduce trips elsewhere to meet their day-to-day needs.
- Cypress Village will have Independent Transit Service (to be provided by BPP) providing bus service between the village and Park Royal (where there are transit connections to other parts of the North Shore/region), which will help reduce private vehicular traffic to and from the village.

The technical Transportation Impact Analysis is part of the package of materials that accompany the Area Development Plan and supporting bylaws to be presented for Council's formal consideration of adoption.

## **26. Why doesn't the plan leave all of the aquatic and riparian areas in Cypress Village undisturbed in their natural state?**

The overall plan weighs some relatively minor habitat changes in Cypress Village against the extraordinary benefits of achieving the protection of a large, ecologically significant, and environmentally-sensitive area in Eagleridge.

To achieve a compact, higher density, sustainable urban village in Cypress Village and to achieve full protection of Eagleridge, there will be some impacts on relatively small aquatic features and riparian areas in the village core area. These impacts will require compensation through the construction of new and improved habitats in the village, so the functionality and value of habitat is equal to or greater than the existing conditions. The goal is to create a net improvement to the riparian and fish habitat. This environmental compensation approach requires authorization by the Department of Fisheries and Oceans (DFO) which has been obtained by BPP.

## **27. How will rainwater runoff from Cypress Village be addressed?**

The rainwater management strategy for Cypress Village is being designed to maintain the quantity and quality of water in the natural drainage systems and avoid negative impacts downstream.

Low Impact Development (LID) features will be combined with natural wetland ecosystems for a system that removes pollutants, avoids increased erosion and flood risk, and encourages habitat growth.

Consistent with the Five Creeks Integrated Stormwater Management Plan, the western leg of the diversion system will be constructed for undeveloped lands above the Upper Levels Highway within the Turner and Godman Watersheds and will be tied into the existing diversion system, which will safely convey potentially damaging high runoff flows from significant weather events into the ocean.

## **28. How is climate change addressed in the plan?**

The plan supports the District's response to addressing the impacts of climate change in the following ways:

- Developing a compact, transit-served community in Cypress Village is a more sustainable way of accommodating new housing than large single family housing, which is what is currently permitted by the existing zoning on BPP's lands in Cypress Village and Eagleridge. The District's 2016 "Community Energy & Emissions Plan" found that household emissions are lowest in mixed use, compact village nodes and corridors with a diverse mix of housing types, transportation options, and close proximity to destinations such as shopping and community facilities.
- Protecting a large area in Eagleridge (262 acres of land that are currently owned by BPP) in its natural treed state for conservation and recreation maintains forested areas that play an important role as carbon sinks, in addition to contributing to ecological diversity.

- One of the key principles for Cypress Village is to minimize the carbon footprint of the village by providing for:
  - A compact community with transit service and a diversity of housing and population that maximizes transit ridership
  - Dedicated bike and pedestrian networks with connectivity within and outside of the community to encourage active modes of transportation such as walking and cycling rather than driving
  - Building design, site development, and energy systems that achieve a low carbon footprint
  - Integrated rain water management planning
  - Protection of environmental areas within the Cypress Village planning boundary to enhance habitat and reduce risks of natural hazards
  - Other sustainable principles such as providing for car share and electric vehicle use and charging stations
- The infrastructure design for Cypress Village seeks to address climate change by:
  - Designing low-impact rainwater management systems
  - Providing stormwater diversion systems that will divert higher rainwater event flows, which are happening more frequently, to the ocean and in turn protecting existing public and private property and infrastructure below the highway
  - Planning, designing, and providing for climate resilient infrastructure systems that will service the Cypress Village community over the life of the assets comprising those systems
  - Incorporating a new fire station in the Cypress Village planning area which will significantly improve response times in the area and address the risk of wildfires
  - Adhering to Wildfire Development Permit Guidelines to mitigate the impacts of a potential wild fire event on Cypress Village and West Vancouver
  - Incorporating other requirements such as emergency access routes to cul-de-sac streets

## 29. Were the view impacts of Cypress Village considered?

The Area Development Plan for Cypress Village and Eagleridge includes a conceptual view analysis (see Appendix H in the ADP). The views include:

- An aerial view of Cypress Village in the North Shore and Vancouver context.
- Views looking towards Cypress Village from the Lions Gate Bridge to show Cypress Village in the North Shore context.
- Views looking towards Cypress Village from Ambleside Beach and the Dunderave Pier to show visual impacts from places in the West Vancouver community.
- Views looking towards Cypress Village travelling westbound and eastbound on the Upper Levels Highway.
- Views looking towards Cypress Village from Kits Beach in Vancouver.

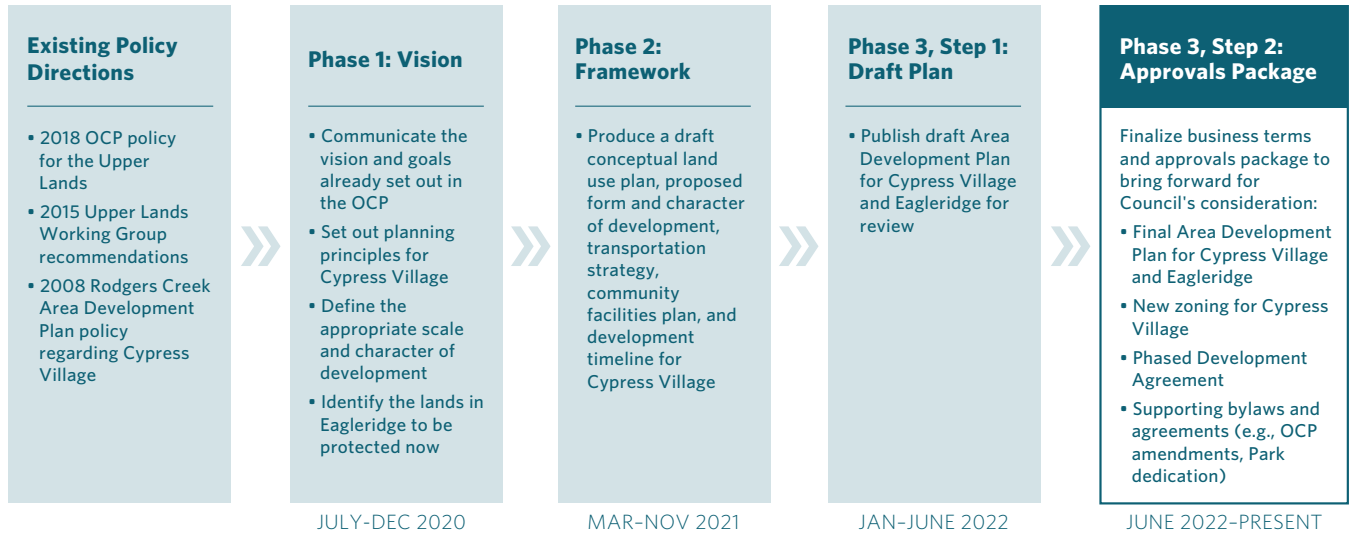
The conceptual view analysis includes images of the existing views and views in 5 year increments to show how each view may change as Cypress Village gets developed over time. Some of the Cypress Village development will be visible from these viewpoints.

## Questions about Process

### 30. What were the main steps in this planning and engagement process?

*Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* is a three-phase planning and community engagement process to create detailed policy for the lands in Eagleridge and Cypress Village. Work began on this project in 2019 and has been underway since then. The process included three main phases, with Phase 3 being divided into two sub-phases.

The following image illustrates the main phases:



### Overview of Phase 1

Phase 1 spanned July to December 2020. The objectives of Phase 1 were to:

- Communicate the vision and goals previously set out in the District's Official Community Plan.
- Draft planning principles for Cypress Village and Eagleridge to help guide the next phases of the detailed planning work.
- Seek community input on the trade-off between the scale of development to be approved in Cypress Village and the share of Eagleridge to be protected at this time. Two broad options were presented in Phase 1:
  - Approach A: Protect about half of Eagleridge at this time and plan for about 2,500 housing units (plus amenities and commercial space) in Cypress Village.
  - Approach B: Protect all of Eagleridge at this time, plan for about 3,500 housing units (plus amenities and commercial space) in Cypress Village, and determine what else (in addition to more housing units) is needed to make this approach work (e.g. lower share of affordable housing, trading District lands in Cypress Village for BPP lands in Eagleridge, reducing the total amount of amenities to be paid for by BPP).

Phase 1 culminated in the planning team submitting a report and presenting the findings from Phase 1 to Council at the February 8, 2021 Council meeting. A copy of the Phase 1 Staff Report (which includes the Phase 1 Engagement Summary report as an Appendix) is online [here](#).

During Phase 1, the community and stakeholders responded by supporting greater development in Cypress Village in exchange for protecting all of the Eagleridge lands owned by BPP at this time, rather than in a phased approach over time.<sup>3</sup>

At the February 8, 2021 meeting, Council directed the planning team to proceed to Phase 2 of the process based on Approach B (protect 100% of Eagleridge, plan for about 3,500 housing units plus amenities and commercial space in Cypress Village, and determine what other mechanisms are needed to make this approach work) and the proposed Planning Principles developed during Phase 1.

### Overview of Phase 2

Phase 2 spanned March to November 2021. The objectives of Phase 2 were to:

- Develop and present a proposed land use plan and development concept for Cypress Village, consistent with the policies in the OCP and the direction from Phase 1.

<sup>3</sup> In the Phase 1 Survey, 64.5% of all respondents (and 67% of those who indicated they live in West Vancouver) indicated that they would prefer to protect all of the Eagleridge lands at this time, rather than in a phased approach, despite the trade-off of a larger scale of community in Cypress Village.

- Seek community and stakeholder input about the level of support for the proposed land use plan and development concept for Cypress Village.
- Provide open-ended opportunities for the public to ask questions and provide suggestions/comments.

Phase 2 culminated in the planning team submitting a report and presenting the findings from Phase 2 to Council at the December 6, 2021 Council meeting. A copy of the Phase 2 Staff Report (which includes the Phase 2 Engagement Summary report as an Appendix) is online [here](#).

During Phase 2, the community and stakeholders responded with support for the proposed land use plan and development concept and with a wide variety of suggestions/comments.<sup>4</sup>

Based on the results of Phases 1 and 2, at the December 6, 2021 meeting, Council directed the planning team to proceed to the third and final phase (Phase 3), which is the documentation phase.

### Overview of Phase 3

Phase 3 has involved finalizing negotiations with BPP and documenting the proposed plan, bylaws, legal agreements, and resolutions for formal consideration by Council. The documentation includes:

- An Area Development Plan for Cypress Village and Eagleridge.
- A new site specific zoning (“CV Cypress Village Zone”) for Cypress Village.
- A Phased Development Agreement between the District and BPP.
- A Land Agreement between the District and BPP.
- Supporting bylaws (e.g. Park dedication bylaw, OCP amendments bylaw).
- Supporting resolutions.

The original intention for Phase 3 was to move directly into documenting the bylaws and bringing them forward for Council’s consideration of formal adoption, with community input during Phase 3 being provided in the public hearing process. However, given the amount of information and the level of interest from the community and stakeholders in planning for Cypress Village and Eagleridge, an additional opportunity for community and stakeholder input (referred to as the Phase 3 engagement, which is step 1 of Phase 3) was provided, prior to the bylaws adoption/public hearing process.

The purpose of the Phase 3 engagement was to allow the community and stakeholders to review a draft of the Area Development Plan for Cypress Village and Eagleridge and ask questions about the draft Plan, before the bylaws adoption/public hearing process.

The Phase 3 engagement focused on re-engaging with the community and stakeholders who provided input throughout the process, explaining how input from Phases 1 and 2 influenced the draft Area Development Plan, widely communicating that the draft Plan was available for review, and providing an opportunity for the public to review the draft and ask questions.

The Phase 3 engagement process spanned January to June 2022, with an online question form open from April 25, 2022 to May 20, 2022.

The Phase 3 engagement culminated in the planning team publishing a Phase 3 Engagement Summary report on the project website online [here](#).

The final step of Phase 3 is now underway, which is the approvals phase. This phase involves the planning team bringing forward the approvals package for formal consideration by Council.

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<sup>4</sup> In the Phase 2 Survey, respondents were asked to indicate their level of support for five proposals: the proposed housing mix, proposed land use plan, proposed active transportation network/recreation areas plan, proposed list of community facilities, and proposed form and character for development in Cypress Village. The community responded with support for all five proposals:

- Proposed housing mix: 60% of all respondents (and 58% of those who indicated they live in West Vancouver) indicated they “support” or “generally support but have some concerns”.
- Proposed land use plan: 60% of all respondents (and 57% of those who indicated they live in West Vancouver) indicated they “support” or “generally support but have some concerns”.
- Proposed walking, cycling, and recreation networks: 68% of all respondents (and 67% of those who indicated they live in West Vancouver) indicated they “support” or “generally support but have some concerns”.
- Proposed community facilities: 72% of all respondents (and 69% of those who indicated they live in West Vancouver) indicated they “support” or “generally support but have some concerns”.
- Proposed form and character: 59% of all respondents (and 57% of those who indicated they live in West Vancouver) indicated they “support” or “generally support but have some concerns”.

The planning work in Phase 3 took into consideration the main concerns raised during Phase 2.

### 31. How was the community consulted?










The community was consulted in all phases of this planning and engagement process. The table below summarizes the main engagement tools that were used during Phase 1, Phase 2, and the Phase 3 engagement. This does not include updates as part of the approvals phase. As shown:

- There were over 50,000 instances of direct communication sent (postcards, letters, e-newsletters, emails to stakeholder groups).
- There were over 11,000 site visits to the project webpage from project launch to the end of the Phase 3 engagement (i.e. from July 6, 2020 to June 15, 2022).
- There were almost 3,000 click throughs on e-newsletters, social media posts, and digital ads.
- Over 1,100 surveys were completed during Phases 1 and 2.
- A total of 185 people participated in information meetings (virtual sessions, pop up information sessions, and scheduled information sessions).
- There were almost 100 direct enquiries (emails, phone calls, questions submitted via the Phase 3 engagement online question form).
- There was outreach to 40 stakeholder groups and 11 stakeholder groups provided direct input, in addition to the Upper Lands Working Group who provided input throughout the process.

The community will also have the opportunity to provide input as part of the bylaws and public hearing process.

Summary of Engagement Tools/Methods and Engagement Statistics for Phase 1, Phase 2, and Phase 3 Engagement

Community Engagement Tools*	Phase 1	Phase 2	Phase 3 Engagement (i.e. Step 1 of Phase 3)
Project webpage/District website	✓ (6,200 visits)	✓ (3,300 visits)	✓ (1,800 visits)
Direct mail	✓ (21,859 postcards sent – all residents/businesses)	✓ (2,838 letters sent – local residents)	✓ (2,845 letters sent – local residents)
E-newsletter (westvancouver TE, project subscribers, e-west)	✓ (~7,600 sent in total)	✓ (~9,400 sent in total)	✓ (~5,600 sent in total)
Project specific email address	✓ (28 enquiries)	✓ (23 enquiries)	✓ (12 enquiries)
Print newspaper advertisements	✓ (North Shore News: July 8 & 15, 2020 at project launch and Nov 25 & Dec 2, 2020 re: Phase 1 Survey)	✓ (North Shore News: Sept 15 & 22, 2021 re: Phase 2 Survey) (The Beacon: July/Aug 2021 re: Phase 2)	✓ (North Shore News: May 4 & 11, 2022 re: Phase 3 and online question form)
Digital advertisements	✓ (North Shore News: at project launch and during Phase 1 Survey)	✓ (The Beacon: Phase 2; North Shore News: Phase 2 and Phase 2 Survey)	✓ (North Shore News: Phase 3)
Social media campaigns (Instagram, Facebook, Twitter)	✓ (at project launch and for Phase 1 Survey) (12 posts, ~7,100 people reached)	✓ (for Phase 2 Survey) (9 posts, ~4,100 people reached)	✓ (to communicate the opportunity to review the draft ADP and ask questions) (10 posts, ~2,900 people reached)
Meetings with former Upper Lands Working Group	✓ (3 as a group plus input provided by email)	✓ (3 as a group plus input provided by email)	✓ (3 total with group or subsets of group; plus input provided by email)
Outreach to Stakeholder Groups	✓ (39 contacted; 8 provided input)	✓ (40 contacted; 6 provided input)	✓ (40 contacted; 5 provided input)
Participation in Cypress Liaison Meetings	✓ (June 10 and Oct 7, 2020 meetings)	✓ (June 2 and Oct 6, 2021 meetings)	✓ (April 2022 email; June 1, 2022 meeting)

Community Engagement Tools*	Phase 1	Phase 2	Phase 3 Engagement (i.e. Step 1 of Phase 3)
Posters		 (at the Library and Seniors Activity Centre)	 (at the Library, Seniors Activity Centre, Community Centre, and Youth Hub)
In-person activities		 (pop-up promotion at Library; in-person activity at the Youth Hub) (32 participants/interactions)	 (pop-up promotion at Spring Fest West, Library, Community Centre, Cypress Pop-up Village) (52 interactions)
Virtual Information Meetings	(pre-recorded video posted on webpage)	 (Sept 21, 28, 29, 2021) (plus video recording on webpage) (78 participants)	 (May 17 & 18, 2022) (plus video recording and Q&A notes on webpage) (23 participants)
Online engagement	 Phase 1 Survey (617 surveys completed over 4 weeks)	 Phase 2 Survey (509 surveys completed over 3 weeks)	 Questions Tool (34 questions submitted over 4 weeks)

\* The planning team also engaged with BPP throughout the planning and engagement process and with First Nations during each phase.

**32. How was community feedback taken into consideration?**

Many people participated in this planning and engagement process, sharing their perspectives and feedback on the future of Eagleridge and Cypress Village. The community and stakeholder input has been extensive, varied, and diverse, and has helped to shape the plan. A summary of how the community’s feedback was taken into consideration is available in a document called “What We Heard and How that has Helped Shape the Plan”, which is being posted online at the same time as this document.

**33. How will the lands in Eagleridge be protected and managed?**

BPP will transfer ownership of its 262 acres of land in Eagleridge to the District. The District will rezone the lands to a community use zone (“CU2”) and dedicate the lands as Park to protect the lands for conservation and recreation purposes.

The District will undertake a future planning process to explore options for managing the lands in Eagleridge. The Area Development Plan notes that preliminary ideas for how the Eagleridge lands could be managed include management under the District’s Parks department (as is the case for the lands in Whyte Lake Park and Nelson Canyon Park already), involvement of a non-profit conservancy, exploring co-management opportunities with local First Nations, and/or some other approach.

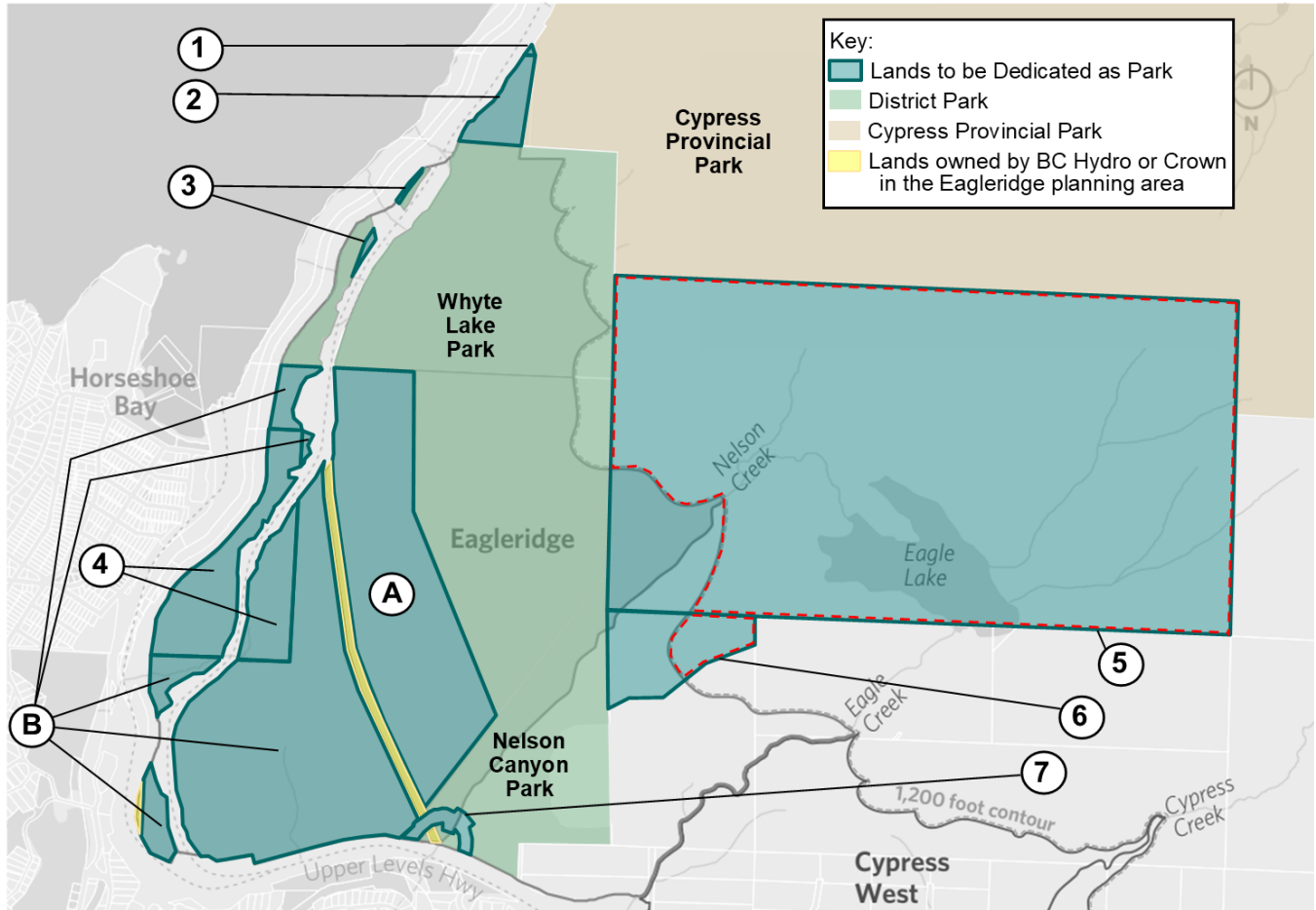
**34. How does the protection of lands in Eagleridge as part of the Cypress Village/Eagleridge approvals package relate to the motion approved at the February 12, 2024 Council meeting regarding the Proposed 2024 Upper Lands Legacy Park Dedication?**

At the February 12, 2024 Council meeting, Council approved a motion to protect District-owned property in the Upper Lands above the 1,200-foot contour that is not yet dedicated as Park (approximately 2,500 acres) and to direct staff to conduct a legal search to confirm land parcels under District ownership above the 1,200-foot contour, confirm Park dedication status and zoning of District-owned land parcels above the 1,200-foot contour, and report back on a Park Dedication bylaw for adoption.

A total of 585.7 acres of District-owned lands above the 1,200-foot contour are included in the proposed Park Dedication Bylaw that is part of the Cypress Village and Eagleridge approvals package, which are portions of large legal lots owned by the District that are partly in the Eagleridge planning area boundary and partly above the 1,200-foot contour. These lands are part of the approximate 2,500 acres referenced in the February 12, 2024 Council motion, making progress towards the Upper Lands Legacy Park Dedication.

The following map illustrates the lands that are included in the proposed Park Dedication Bylaw included in the Cypress Village and Eagleridge approvals package.

Lands Proposed to Be Dedicated as Park as Part of the Cypress Village and Eagleridge Approvals Package



# on map	PID	Current Ownership	Approx. Site Size
A	015-848-329	BPP	110 acres
B	015-848-353	BPP	152 acres
Total			262 acres

# on map	PID	Current Ownership	Approx. Site Size
1	015-906-094	District	0.3 acres
2	015-906-183	District	10.6 acres
3	024-293-431	District	1.2 acres
4	015-946-916	District	46.8 acres
5	015-871-771	District	613.6 acres <sup>a</sup>
6	015-947-009	District	27.6 acres <sup>b</sup>
7	007-057-164	District	4.5 acres
Total			704 acres

Notes:

- a. Of this total, 574.8 acres (the portion outlined in a red dashed line) are above the 1,200-foot contour.
- b. Of this total, 10.9 acres (the portion outlined in a red dashed line) are above the 1,200-foot contour.