



# What We Heard and How that has Helped Shape the Plan

This document provides an overview of the key themes that have been expressed by the community and stakeholders throughout the *Planning the Upper Lands: Creating a Sustainable Urban Community in Cypress Village and Protecting Lands in Eagleridge* process, and how this input helped to shape the Area Development Plan (ADP) for Cypress Village and Eagleridge.

## Background

*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. This process is a major step towards implementing the policies in the Official Community Plan (OCP) about the remaining planning areas in the Upper Lands.

Work began on this project in 2019 and has been underway since then.

The Phase 1 engagement (2020) communicated the vision and goals already contained in the OCP, presented draft planning principles, and asked what level of trade-off was supported by the community: the greater the share of the Eagleridge lands owned by British Pacific Properties

Limited (BPP) to protect as green space now, the greater the scale of development required in Cypress Village. 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>1</sup> Council directed the planning team to proceed to the second phase of the planning and engagement work based on this approach (see the Phase 1 Council Report online [here](#)).

The Phase 2 engagement (2021) presented a proposed land use plan and development concept for Cypress Village, sought input about the level of support for these proposals, and provided open-ended opportunities to ask questions and provide suggestions/comments. 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>2</sup> Based on

<sup>1</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.

<sup>2</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 that 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 that 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 that 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 that 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 that 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.

the results of Phases 1 and 2, Council directed the planning team to proceed to the third (and final) phase of the process which is the documentation phase (see the Phase 2 Council Report online [here](#)).

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, Phase 3 was divided into two main steps:

1. *Additional Phase 3 Engagement:* A draft Area Development Plan was posted on the project webpage with an opportunity for the community and stakeholders to review the draft and ask questions prior to the bylaws adoption/public hearing process. This is referred to as the Phase 3 engagement and it culminated in the planning team publishing a Phase 3 Engagement Summary which is posted on the project website [here](#).
2. *Bylaws/Public Hearing Process:* A complete package of bylaws has been prepared, which will be presented to Council for formal consideration of adoption. The approvals package includes:
  - A final copy of the Area Development Plan for Cypress Village and Eagleridge.
  - New zoning for Cypress Village (CV Cypress Village Zone).
  - A Phased Development Agreement between the District and BPP, which will set out development phasing and the provision of community amenities as well as the legal mechanisms for protecting the lands in Eagleridge.
  - A Land Agreement between the District and BPP.
  - Supporting bylaws (e.g. Park dedication bylaw, OCP amendments bylaw).

This document summarizes what we heard in Phase 1 (vision), Phase 2 (framework), and the Phase 3 engagement (draft ADP) and how that has helped shape the proposed final ADP.

## Evolution of the Plan Based on Community and Stakeholder Input

Each phase of *Planning the Upper Lands* has built on the community and stakeholder input from the previous phases. Comments and suggestions were extensive, varied, and diverse. Here is a summary of key input and responses:

1. *There was steadfast support for the dual objectives of creating a sustainable, urban community in Cypress Village and protecting lands in Eagleridge, so these two interconnected goals are foundational to the Area Development Plan.*
2. *When asked about the trade-off between the scale of development in Cypress Village and the share of the Eagleridge lands owned by BPP to protect as green space now, the community 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. So, all of the lands in Eagleridge that are owned by BPP are being protected now. This will be achieved by transferring ownership of these lands from BPP to the District, and the District dedicating the lands as Park.*
3. *Some people expressed concern about a community on the scale of 3,700 housing units. The total number of housing units was not adjusted, because this size of community is required to (a) create a compact, sustainable, urban community based on smart- growth principles that can support transit, local commercial space, and community facilities and (b) enable the big picture goal of protecting the vast, beautiful, and ecologically valuable natural area in Eagleridge that is important to the West Vancouver community and the region. However, additional information about the rationale for the size of the community was provided in the Phase 3 engagement FAQs and in the draft ADP, and is included in the updated FAQs being posted on the project webpage at the same time as this document. Also, the layout of the taller buildings was adjusted between Phases 2 and 3 of the planning work to help enhance the pedestrian scale of the village core.*
4. *A small number of people expressed opposition to any development in the Upper Lands or a preference for the Upper Lands to be developed under the existing single family zoning. The process did not consider a "do nothing" option leaving all of the lands in Cypress Village and Eagleridge in a natural state, because BPP has existing single family development rights. The process also did not consider a "status quo" option of developing BPP's lands in Eagleridge and Cypress Village under the existing single family zoning because it would be inconsistent with the District's OCP and smart-growth principles. This planning process is working within the context of exploring a first major step towards implementing the vision in the OCP of protecting the lands in Eagleridge and creating a compact, sustainable community in Cypress Village.*

5. There was interest from some members of the community and stakeholders in understanding how the transfer of development potential works, the rationale for the total housing count in Cypress Village, and the portion of the housing units that are related to enabling the protection of the lands in Eagleridge. This was explained in the Phase 2 FAQs and the narrative was expanded in the Phase 3 engagement FAQs. This is also explained in the updated FAQs being posted on the project webpage at the same time as this document.
6. There was curiosity and suggestions about how to protect the lands in Eagleridge that are currently owned by BPP. The Phase 3 engagement materials described that the District will obtain ownership of these lands from BPP and will dedicate the lands as Park, protecting them for conservation and recreation. This is also reflected in the proposed final ADP.
7. There was a wide variety of comments about the housing mix in Cypress Village, with many comments diverging. For example, some people suggested reducing the share of small single family houses included in the housing mix while others suggested increasing the share. Some suggested reducing the share of apartment units in the housing mix, while others expressed support for a mix with mostly apartment units because this form of housing is relatively more affordable. There was also input about including affordable housing in the plan and including more variety of ground-oriented units, not just townhouses and small single family houses.  
  
The housing mix in Cypress Village includes 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 a small number of small single family houses to offer a range of housing options, choices, and tenures. The affordable housing component was added in Phase 2 of the planning process based on input during Phase 1.
8. Some members of the community expressed a desire to see a vibrant and viable commercial precinct in Cypress Village. The village has been planned to include sufficient population to support a locally-oriented commercial precinct, and to 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.
9. Some people expressed concern about the inclusion of taller buildings in the plan. Between Phases 2 and 3 of the planning work, the layout of the taller buildings was adjusted to further concentrate the taller buildings along the upslope side of the village, to enhance the pedestrian scale of the village core. Incorporating taller buildings helps to:
  - Reduce the footprint of development.
  - Provide a sufficient number and height of buildings to accommodate the number of units needed in Cypress Village to enable the transfer of development potential from the BPP lands in Eagleridge.
  - Concentrate a large share of residents within easy walking distance (400 metres or less) of the retail/ service businesses, community facilities, and transit stops, which in turn helps to support a healthy, sustainable, and vibrant village.

The building heights in Cypress Village are similar to building heights in Ambleside and to building heights in other master planned communities around the region.<sup>3</sup>
10. During Phase 2, some members of the community expressed concern about the footprint of development near Cypress Creek and suggested planning for larger creek setbacks and avoiding mature stands of trees in this location. The footprint of the ground-oriented housing development pod in the northwest portion of the planning area was reduced in the Phase 3 engagement materials based on this suggestion, and the larger setback from Cypress Creek is included in the proposed final ADP.

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<sup>3</sup> There will be about 29 multi-family buildings in Cypress Village, of which 13 are envisioned to be tall buildings in the range of 22 to 25 storeys and 16 are envisioned to be low-rise buildings in the range of 4 to 6 storeys. The CV Cypress Village Zone allows up to 5 buildings in the mixed-use village core and up to 8 buildings in the multi-family residential area to be up to 25 storeys, with the height of other multi-family buildings being limited to 6 storeys. These heights are similar to building heights in Ambleside, where (as of the Phase 3 engagement in April 2022) there are over 90 multi-family buildings ranging from 4 to 22 storeys (of which more than 70 buildings are in the range of 7 to 22 storeys). These heights are also similar to building heights in master planned communities around the region. For example, Wesbrook Village at UBC includes a mix of townhouses, low-rise (4 to 6 storeys) and taller buildings (14 to 22 storeys); UniverCity at SFU's Burnaby Mountain Campus includes a mix of townhouses, low-rise (4 to 6 storeys) and taller buildings (7 to 20 storeys); Newport Village in Port Moody includes a mix of low-rise (4 storeys) and taller buildings (20 to 25 storeys), and The River District in Vancouver includes a mix of townhouses, low-rise (5 to 6 storeys), and taller buildings (7 to 26 storeys).

11. Recreational stakeholders expressed interest in seeing these existing (currently unauthorized) uses included in the plan and formalized over time, including hiking, mountain biking, and bouldering (a form of free climbing on small rock formations and outcrops without the use of ropes or harnesses). This input was addressed in these ways:
  - The plan includes pedestrian, cycling, and recreation networks that aim to support hiking, mountain biking, and bouldering as recreational opportunities in the village.
  - BPP will build over \$500,000 of hiking trails, some of which will help provide access to bouldering areas, and will contribute \$500,000 towards creating a network of authorized mountain biking trails in Cypress Village.
12. During Phase 2, some members of the mountain biking community expressed a desire to see the boundaries of the mountain biking area expanded to include an existing (unauthorized) trail that was just outside of the proposed mountain biking area, the interface between the proposed multi-use path and (currently unauthorized) mountain biking trails above the 1,200 foot contour adjusted, and a commitment to both temporary and permanent bike staging areas in the plan. These adjustments were all made.
13. During the Phase 3 engagement (draft ADP), input from some members of the mountain biking community led to text being added to the proposed final ADP to describe the goal of having mountain biking trails for all levels of riders; to note that opportunities to keep existing trails, re-route existing trails, and add new trails should be considered during implementation; and to describe the staging area as a recreation staging area rather than a mountain biking staging area, as there are hiking trails, mountain biking trails, and bouldering areas in the plan.
14. The mountain biking community also asked how the mountain biking trails in Cypress Village and above the 1,200 foot contour will be formalized, built, and managed over time. There are two commitments:
  - The District and BPP are committed to a subsequent, separate planning process to formalize, plan for, build, and manage mountain biking trails in the mountain biking area in Cypress Village with the input of stakeholders. This process could be similar to the recent partnership between the District, BPP, and the North Shore Mountain Bike Association (NSMBA) to build a new multi-use trail in the Rodgers Creek area to the Marr Creek area of the Upper Lands and formalize three existing mountain biking trails.
  - The District and BPP are also committed to a subsequent, separate planning process to formalize, plan for, build, and manage 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.
15. Some members of the community and stakeholders suggested that a connection to Almondel Road be included to provide access to shopping and Rockridge Secondary and that the hiking trail west of the mountain biking area be adjusted to avoid an existing (unauthorized) mountain biking trail in this location. These suggestions were incorporated.
16. During Phase 1, some community groups expressed interest in seeing spaces in Cypress Village that could allow for co-location of community groups. The plan includes a community centre which could provide opportunities for this and this has been noted in the proposed final ADP.
17. There were suggestions throughout the process to provide purposeful way-finding and signage in the village, including signage that helps communicate the history of the lands. The plan includes this principle.
18. The community and stakeholders expressed concern throughout the process about traffic impacts, storm water management, climate change, and wild fire management. Additional information about these topics was included in the Phase 3 engagement FAQs and in the draft ADP, and is included in the updated FAQs and proposed final ADP being posted on the project webpage at the same time as this document. The technical Transportation Impact Analysis will be provided as part of the supporting materials accompanying the bylaws.
19. There were questions about whether BPP would be required to provide amenities within defined timeframes, or could elect to delay key elements of the plan such as transit and affordable housing until later in the development horizon. The Phased Development Agreement requires BPP to provide amenities such as the commercial space and transit early on in the development and to meet defined delivery schedules for other amenities such as the market rental housing, non-market rental housing sites, hiking trails, and childcare spaces.
20. Mulgrave School suggested that its high calibre recreational facilities could be utilized to help serve the residents of Cypress Village, both in the short term as the village gets developed and in the longer term. The District intends to explore this potential opportunity with Mulgrave School as development of the village proceeds. A note about this was added to the proposed final ADP.

21. Mulgrave School expressed interest in seeing upgrades to Cypress Bowl Road particularly at the intersection with Cypress Bowl Lane. Upgrades to Cypress Bowl Road and signalization of the intersection of Cypress Bowl Road and Cypress Bowl Lane are proposed as part of the transportation infrastructure upgrades, subject to detailed design review and approval by the Ministry of Transportation and Infrastructure.
22. The West Vancouver Minor Hockey Association and some members of the community suggested that an ice rink be considered as part of the community facilities in Cypress Village. An ice rink is not included in the village, because the amount of land in Cypress Village is limited, particularly after accommodating the transfer of residential density to enable the protection of the lands in Eagleridge for conservation and recreation; there is a finite total cost for amenities that can be paid for by the development; and the traffic impacts of a destination-type facility such as an ice rink may be challenging to address. The focus has been on accommodating locally-serving community amenities and facilities that will mainly meet the day-to-day needs of residents. This includes providing commercial space for businesses such as a grocery store/pharmacy/bank/ restaurants/personal services, a community centre (with a gym, fitness centre, multipurpose rooms for meetings, classes, social events, or programming by local organizations, and possibly a small branch library), a sports field, an elementary school, child care space, biking/hiking/walking trails, and a fire hall. The plan also formalizes and enhances amenities for the broader community, including formalizing a mountain biking area of over 50 acres, hiking, and bouldering recreation.
23. Trails BC Southwest Region expressed interest in the possibility of re-routing the Trans Canada Trail (formerly called the Great Trail) as part of Cypress Village, as this trail currently jogs quite far north up the mountain to cross Cypress Creek and then heads back down south towards where the village will be located. The District and BPP will explore this in more detail as development in Cypress Village proceeds, as there could be opportunities for an adjusted route connecting with some of the multi-use paths and new trails in Cypress Village.
24. Some members of the community and stakeholders, including the BC Parks Foundation, expressed interest in understanding what will happen to the lands in Eagleridge once the District acquires them. The District is committed to undertaking a subsequent, separate planning process to explore options for managing the Eagleridge lands and ideas for expansion and improvement of trails to support recreation use.

It is anticipated that some lands will be used for outdoor recreation (walking, hiking) and some lands will be protected for ecological and environmental sensitivity reasons with limited access. As part of this process, enhanced way-finding and signage will be explored including consideration of opportunities for Indigenous cultural recognition (such as interpretive signage at trailheads and along trails, in consultation with First Nations). Based on policies in the OCP and input from the community and stakeholders throughout this process, preliminary ideas for how the 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), involvement of a non-profit conservancy, exploring co-management opportunities with local First Nations, and/or another approach. These are noted in the proposed final ADP.

## Acknowledgment

Many thanks to all of those who have participated in this planning and engagement process so far, 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.