

CYPRESS VILLAGE PHASE 1 PLANNING PRESENTATION

WEST VANCOUVER, BC MARCH 2017

prepared for BRITISH PACIFIC PROPERTIES LIMITED

prepared by **U R B A N D E S I G N A S S O C I A T E S**

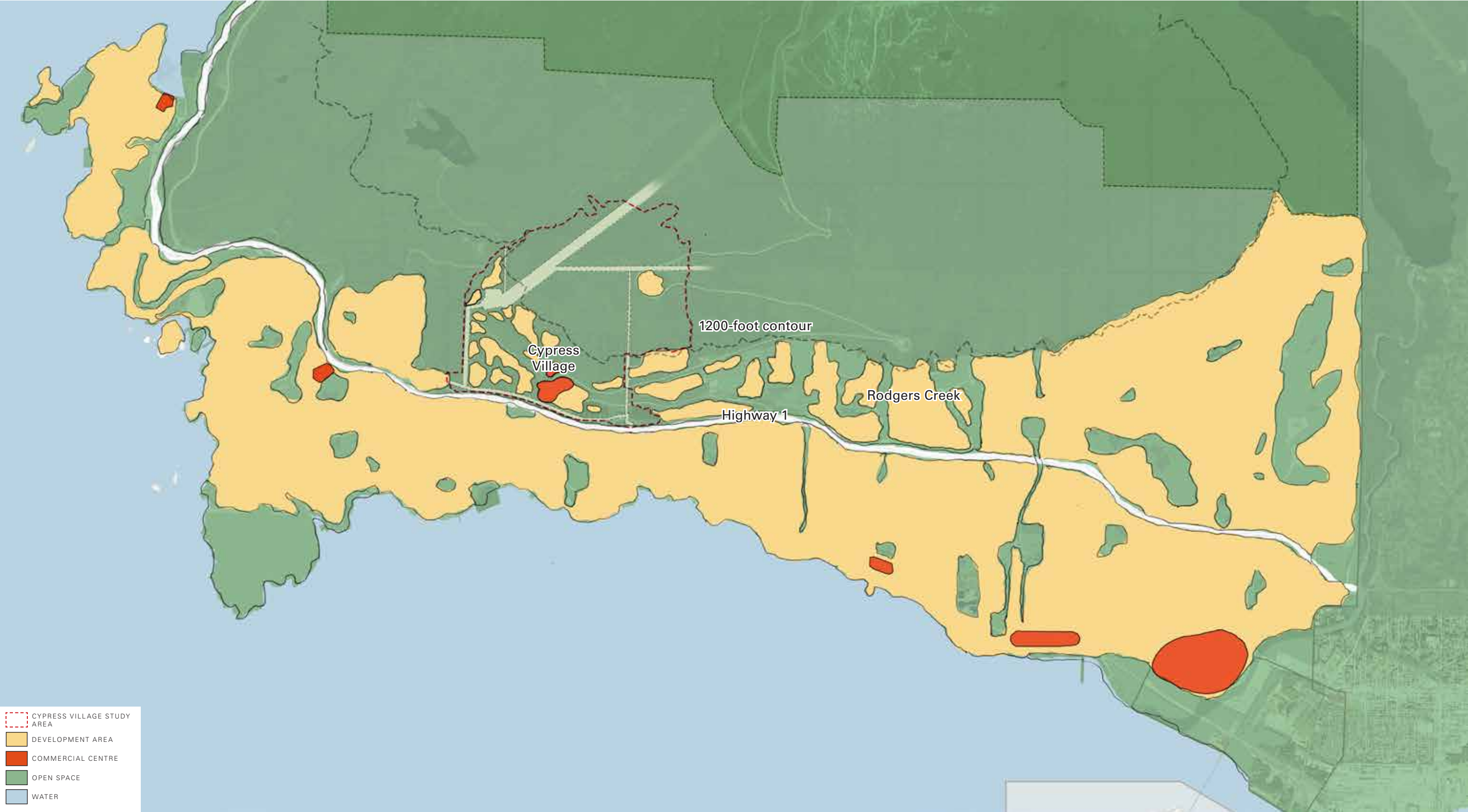


REGIONAL LOCATION



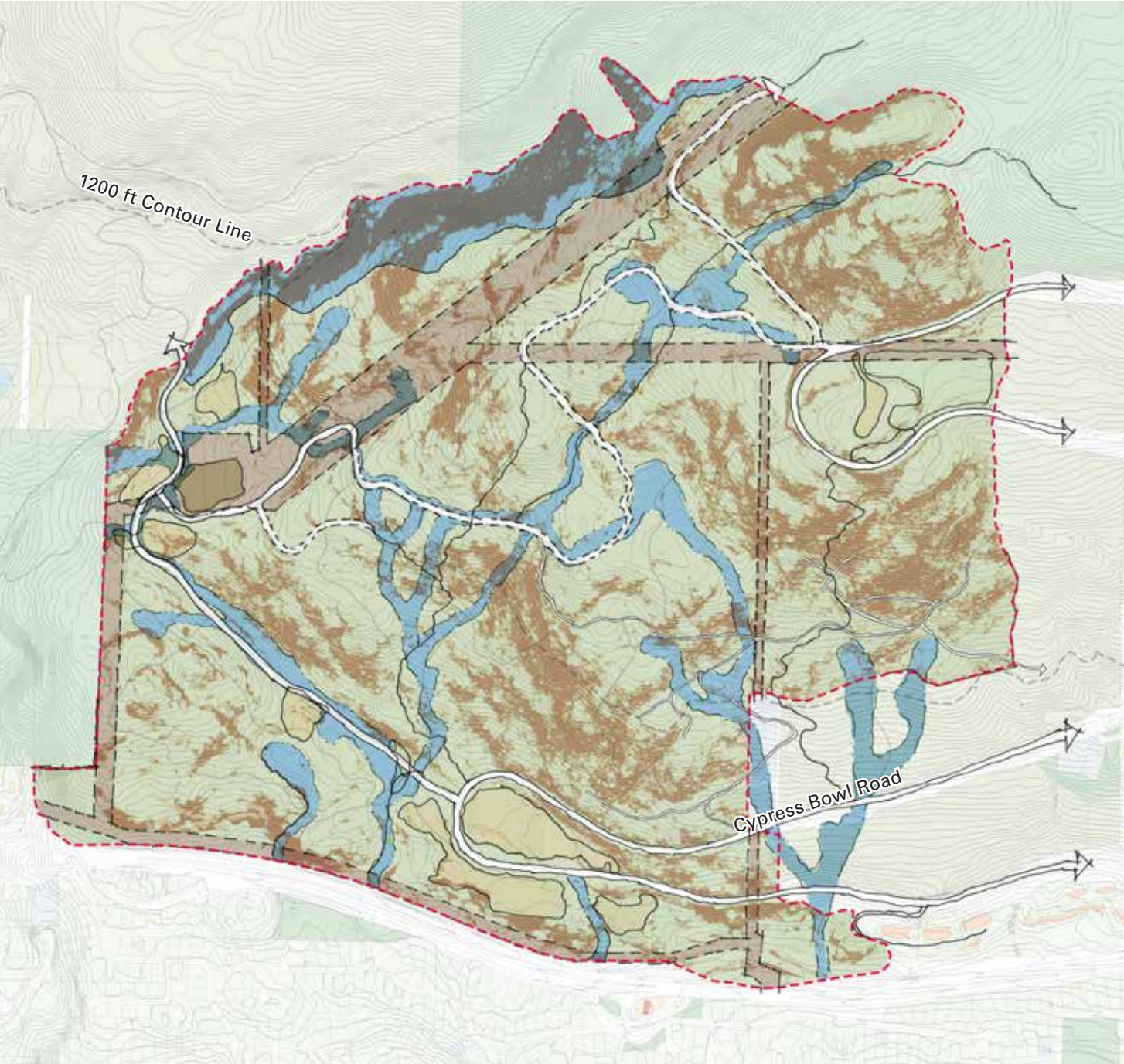
CYPRESS VILLAGE

DESIGN WITH NATURE



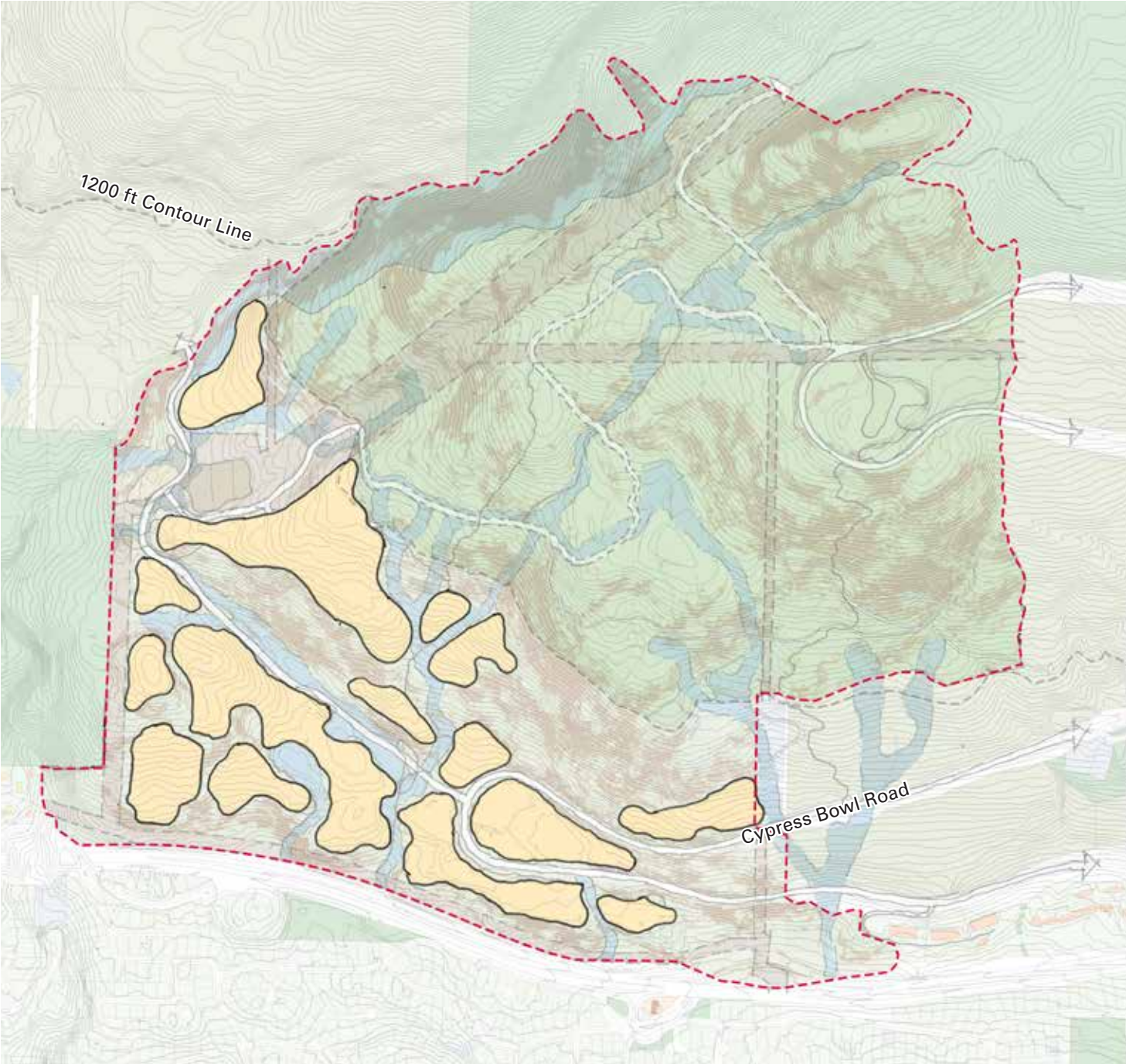
CYPRESS VILLAGE

DESIGN WITH NATURE



Existing site constraints

- CYPRESS VILLAGE STUDY AREA
- > 35% STEEP SLOPE
- EXISTING ROADS
- UTILITY EASEMENT
- EXISTING DISTURBED LAND
- CREEKS AND SETBACK



Possible development patterns

- CYPRESS VILLAGE STUDY AREA
- POTENTIAL DEVELOPMENT AREA
- STUDY AREA ABOVE 1200 FT CONTOUR LINE

EXISTING USES



CYPRESS VILLAGE STUDY AREA EXISTING ROAD HISTORIC LOGGING ROAD BIKING TRAIL HIKING TRAIL

LIVE, WORK, PLAY, LEARN, MOVE



CYPRESS VILLAGE

LIVE, WORK, PLAY, LEARN, MOVE



CYPRESS VILLAGE

LIVE, WORK, **PLAY**, LEARN, MOVE



CYPRESS VILLAGE

LIVE, WORK, PLAY, LEARN, MOVE



CC Guilhem Vellut



CYPRESS VILLAGE

LIVE, WORK, PLAY, LEARN, MOVE



CYPRESS VILLAGE

EMERGING THEMES

In May 2016, the Cypress Village Planning Team began a focused campaign to build on existing policies and ideas through a comprehensive dialogue with stakeholders and the West Vancouver community. These are the themes that emerged.



1. Fusion: A Place in Nature

- » Design buildings, roads, and public spaces that interact with natural settings—forest, mountains, water—in a uniquely West Coast way.

2. Inclusive: Inter-generational & Diverse

- » Cypress Village as a place designed for people who want to live and pursue health and wellness within a mountain environment.
- » The Village should appeal to people both young and old, economically diverse, and accessible to a broad range of cultures and backgrounds.

3. Welcoming & Connected

- » Cypress Mountain is a place many people across the region come to for recreation.
- » The Village must act as a gateway and a bridge between West Vancouver and the coastal mountains.
- » It is both a destination and a place where people live, day in and day out.
- » Providing connectivity for local residents and businesses to the broader region and to mountain activities is imperative.

4. Social & Local

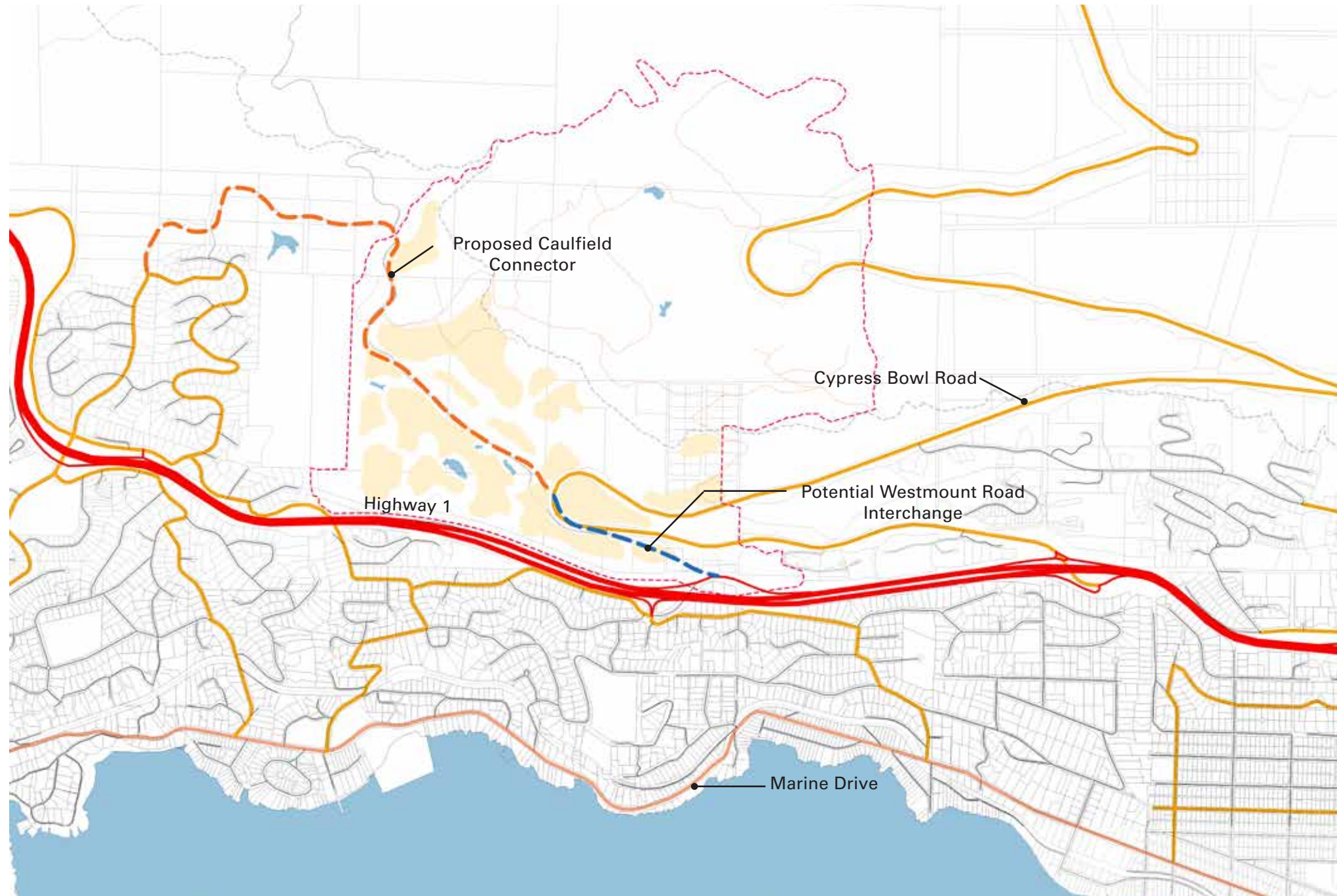
- » The Village center should serve as a gathering place for West Vancouver residents, in much the same way that the respective communities of Ambleside, Dundarave, Horseshoe Bay, Caulfeild, and Edgemont serve their surrounding neighborhoods.
- » Cypress Village should be pedestrian oriented, with common spaces that provide opportunities for social engagement supported by local businesses and amenities.

5. Complete Community

- » Cypress Village will strive for a mix of services that balance the needs of people who choose to live or work there with visitors who come for short periods of time to experience the mountain and support the recreational facilities.
- » Hallmark elements may include: great trails, parks and natural spaces; education facilities; community centre; shops; work spaces; a range of housing choices; health and wellness facilities; and hospitality uses all in a compact, walkable, transit-supportive environment.

THE BIG PICTURE

STREET CONNECTIONS



CONNECTIONS



Street Connectivity and Cypress Village

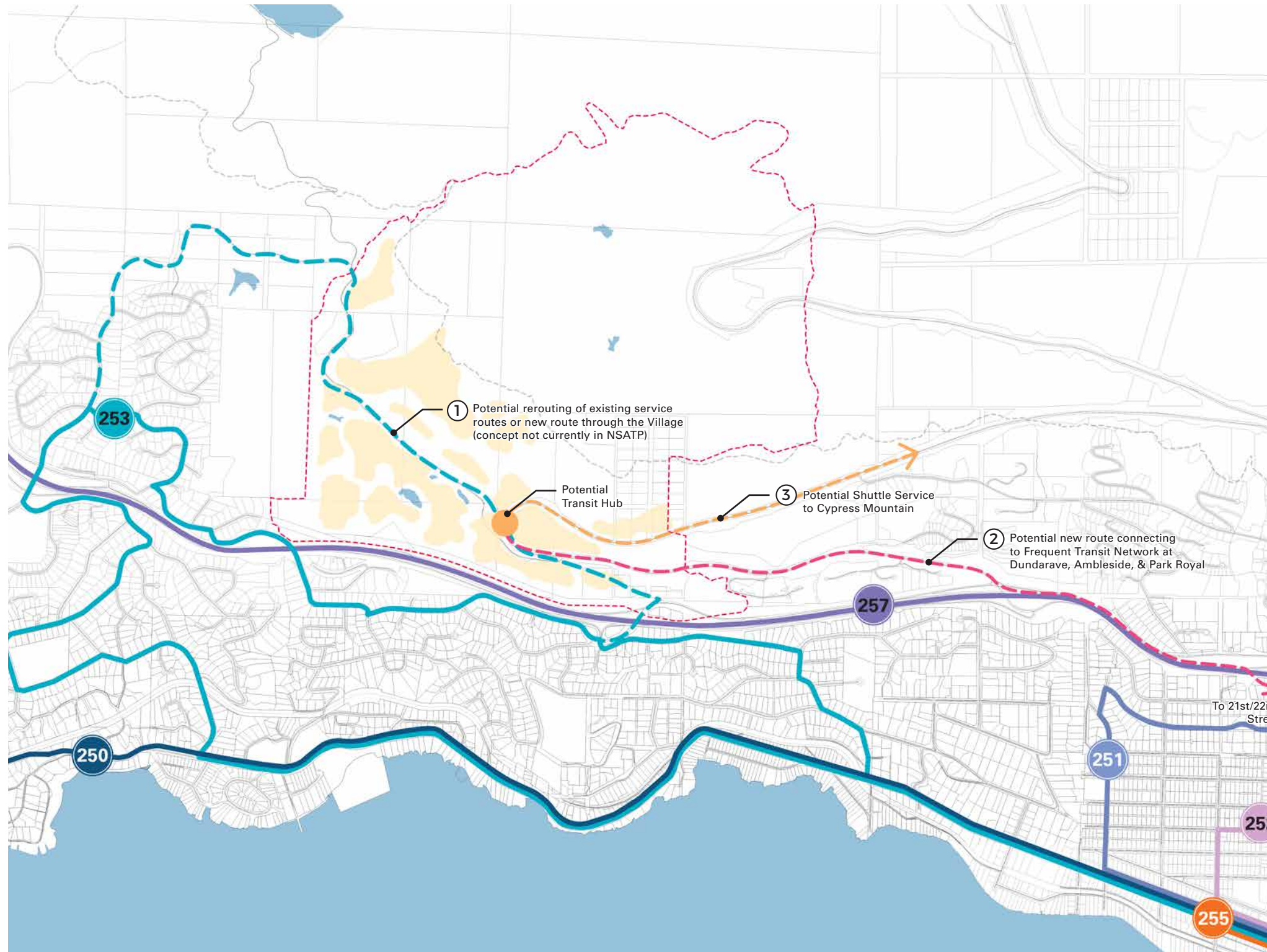
- » Cypress Bowl Road is the primary arterial that will access the Cypress Village
- » Maintaining traffic flow to Cypress Mountain is an important consideration
- » Appropriate future street character options for Cypress Bowl Road is being explored
- » The 1000-foot Road Connector to Caulfeild will allow more east-west movement
- » There is also the possibility of an additional interchange connection to Highway 1 at Westmount Road, which would provide a dedicated exit for Cypress Village

CYPRESS VILLAGE

THE BIG PICTURE

TRANSIT CONNECTIONS

CONNECTIONS



Transit Connectivity and Cypress Village

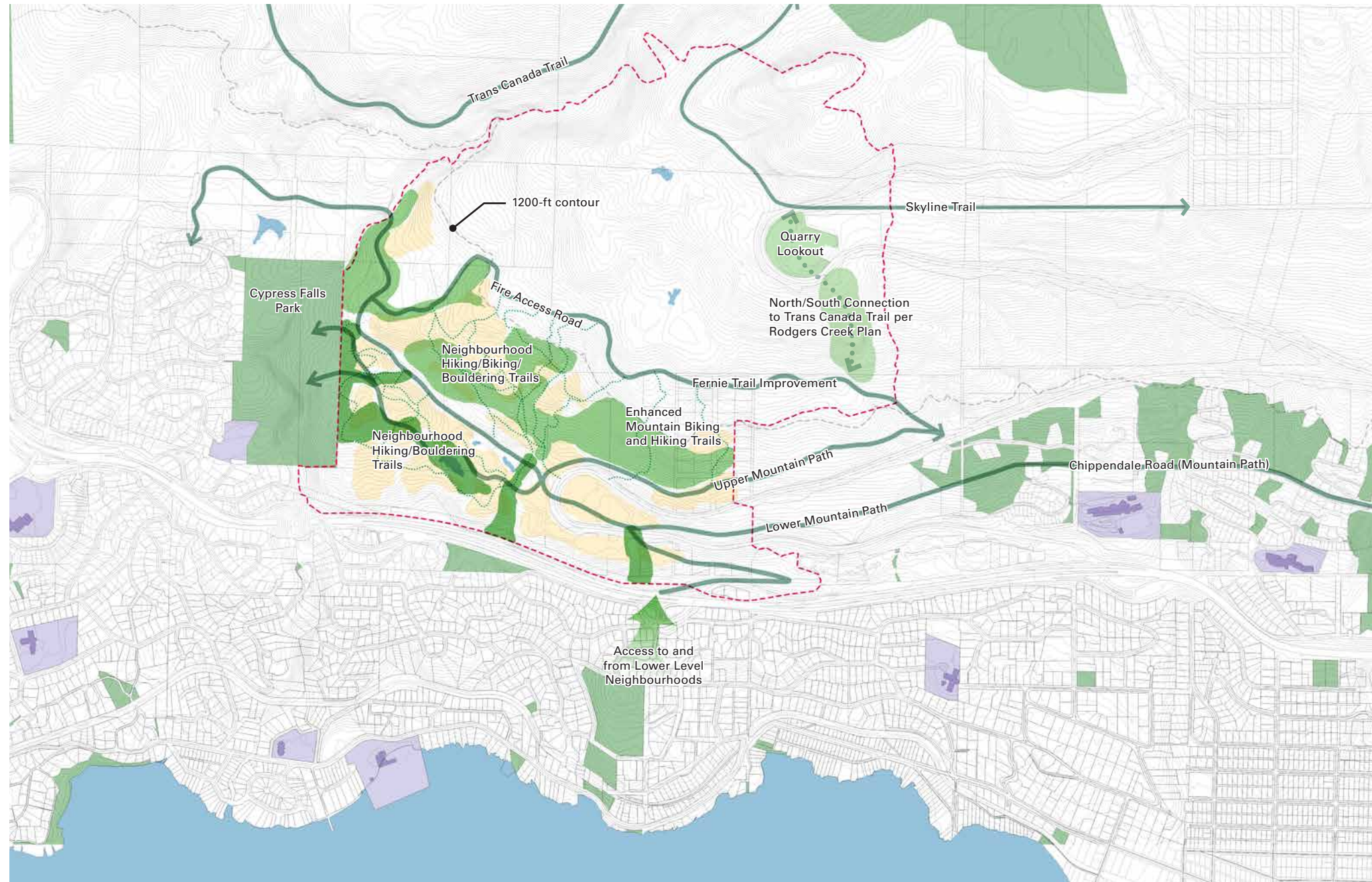
- » TransLink has no current plans to provide transit service to Cypress Village as there is limited funding and the area has not been identified as a priority for service expansion in the Mayors' Vision or the North Shore Area Transit Plan (NSATP)
- » Transit will be important to the vitality of the Village and options will continue to be explored, collaboratively with TransLink, to bring service to the area — these may include providing independently operated transit service
- » Several transit connections that will be studied further include:
 1. Extending existing routes through the Village
 2. Creating new routes to Frequent Transit Networks at Dundarave, Ambleside, and Park Royal
 3. Providing private shuttle service to Cypress Mountain

CYPRESS VILLAGE

THE BIG PICTURE

PUBLIC ACCESS TO RECREATION AND TRAILS

CONNECTIONS



Trail Connectivity and Cypress Village

- » New trail networks should serve a range of users
- » Trails near the core should be easily accessible
- » Larger contiguous open spaces can accommodate enhancement of advanced hiking and biking trails
- » In neighbourhoods, opportunities exist for realignment and formalization of existing unsanctioned trails
- » Opportunities for sustainable trail maintenance are being explored

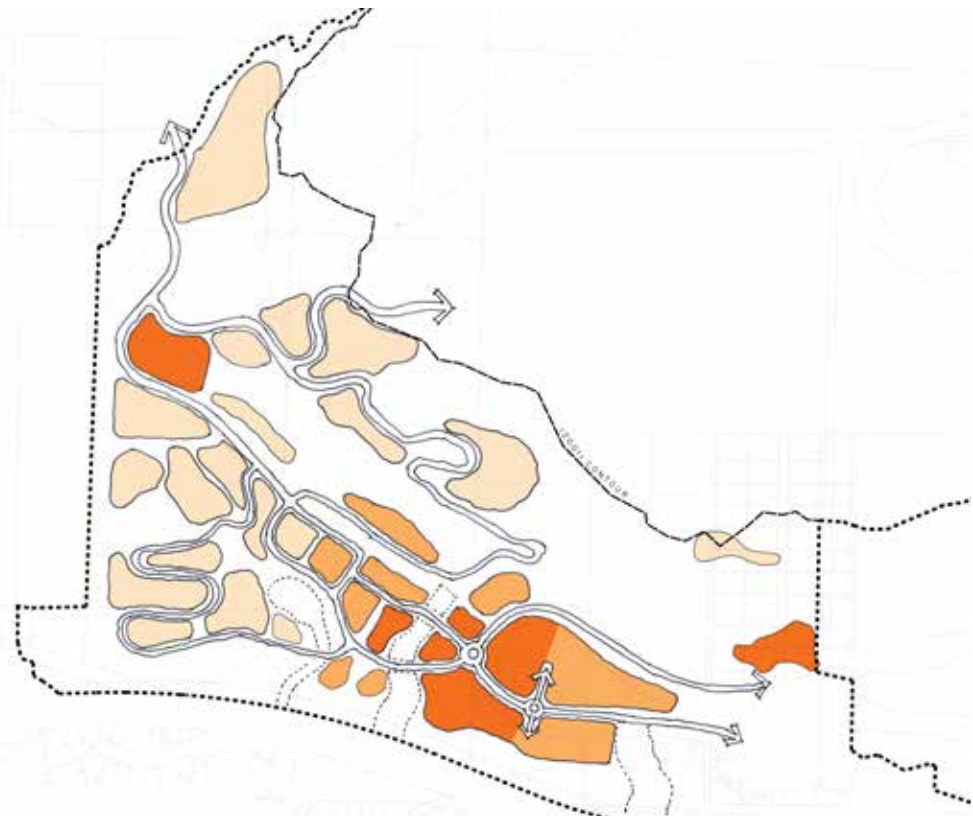
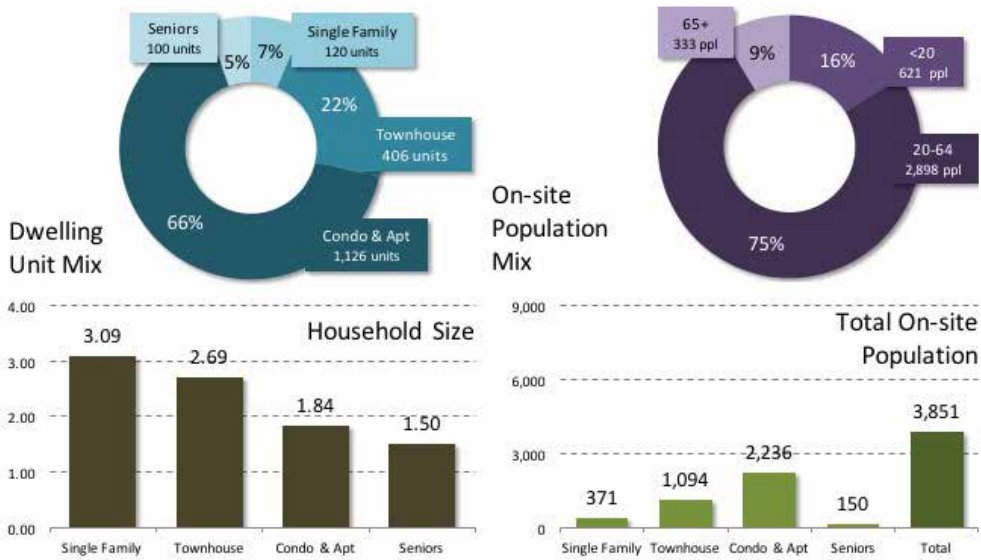
CYPRESS VILLAGE

THE BIG PICTURE

Neighborhood Scale

Population

- » 3,851 Residents
- » 1,800 Units



Transit

Extension of Current Service

- » 30- to 60-minute headway in both directions at all times (1-2 buses an hour)

Commerce

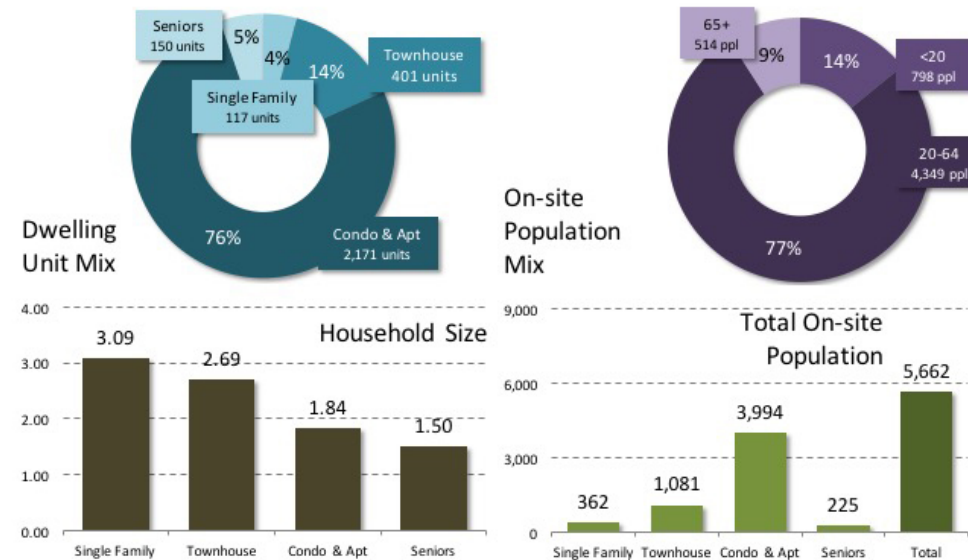
- » 85,000 SF Of Retail Space
- » 5,000 SF Of Office Space
- » 550 Jobs
- » Convenience retail (pharmacy, wine/liquor store, pharmacy)
- » Health clinic
- » Restaurant and Café
- » BPP, DWV, and SD-45 offices
- » Specialty Grocer

THE BIG PICTURE

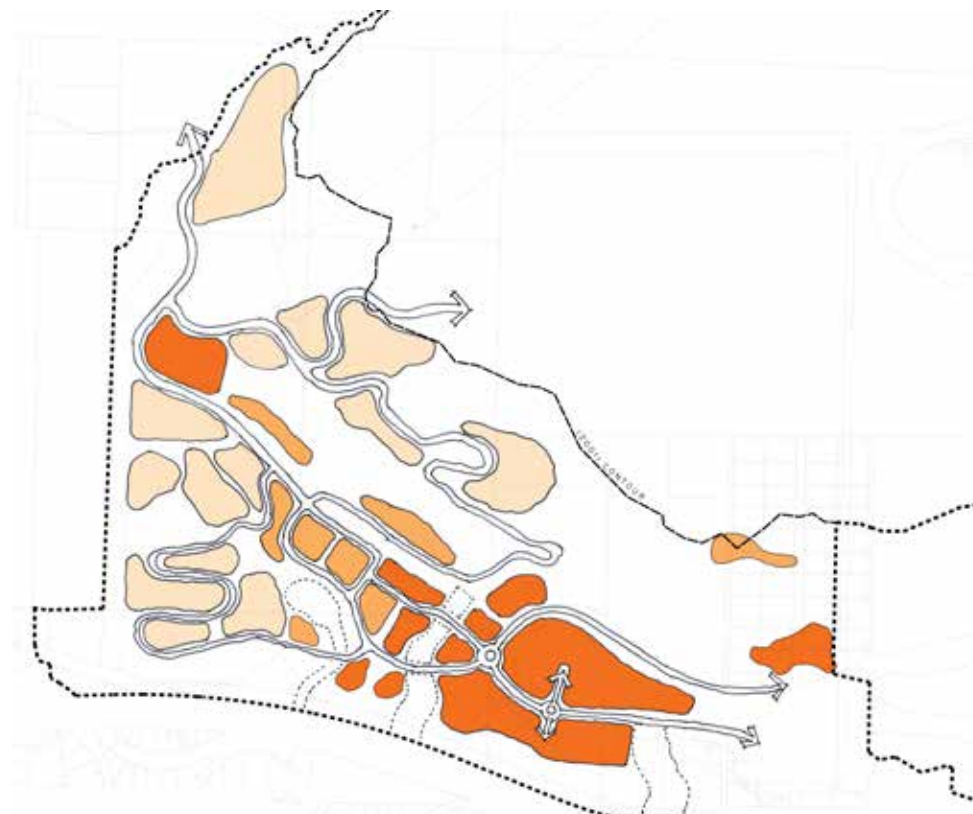
Community Scale

Population

- » 5,662 Residents
- » 2,900 Units



- 2-3 STORY TOWNHOUSE AND SINGLE-FAMILY NEIGHBOURHOODS
- 3-6 STORY MID-RISE NEIGHBOURHOODS
- 7-16 STORY NEIGHBOURHOODS



Transit

Viable Transit Service

- » 15- to 20-minute headway in both directions in peak periods
- » 30-minute headway in non-peak periods

Commerce

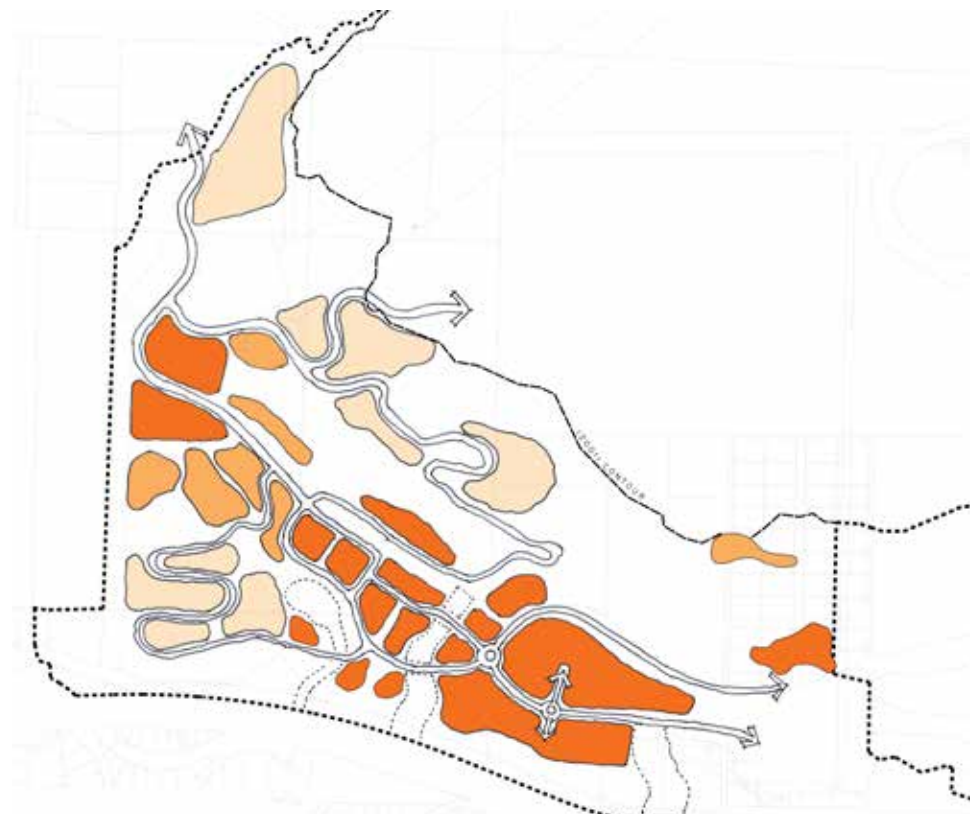
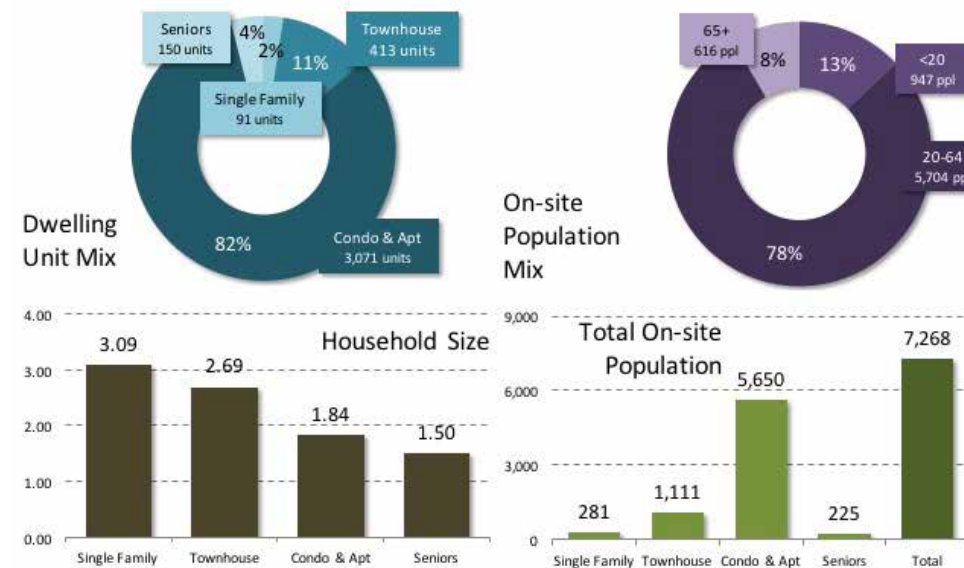
- » 100,000 SF Of Retail Space
- » 50,000 SF Of Office Space
- » 815 Jobs
- » Convenience retail (pharmacy, wine/liquor store, pharmacy)
- » Health clinic
- » Restaurant and Café
- » BPP, DWV, and SD-45 offices
- » Restaurants, Cafés, Breweries, and Bars
- » Boutique Hotel
- » Limited Specialty Retail
- » Professional service offices (medical, law, design, etc.)
- » Neighbourhood Grocer

THE BIG PICTURE

Regional Scale

Population

- » 7,268 Residents
- » 3,800 Units



CYPRESS VILLAGE

Transit

Frequent Transit Service

- » 12- to 15-minute headway in both directions in peak period
- » 30-minute or better headway in non-peak periods

Commerce

- » 120,000 SF Of Retail Space
- » 200,000 SF Of Office Space
- » 1,700 Jobs
- » Convenience retail (pharmacy, wine/liquor store, pharmacy)
- » Health clinic
- » BPP, DWV, and SD-45 offices
- » Boutique Hotel
- » Professional service offices (medical, law, design, etc.)
- » Destination Restaurants, Cafes, and Bars
- » Destination Dining District (restaurants, breweries, bars)
- » Small Supermarket
- » Specialty Retail Shops, including clothing, furniture, and electronics
- » Major Employer, such as recreation technology or sports-related

CHARACTER

Edgemont Village



Dundarave Village



CYPRESS VILLAGE

CHARACTER

Neighbourhood Scale: Main Street



CYPRESS VILLAGE

CHARACTER

Whistler Village



CYPRESS VILLAGE

Community Scale: Pedestrian Stroll



CHARACTER

Community Scale: Pedestrian Stroll



CYPRESS VILLAGE

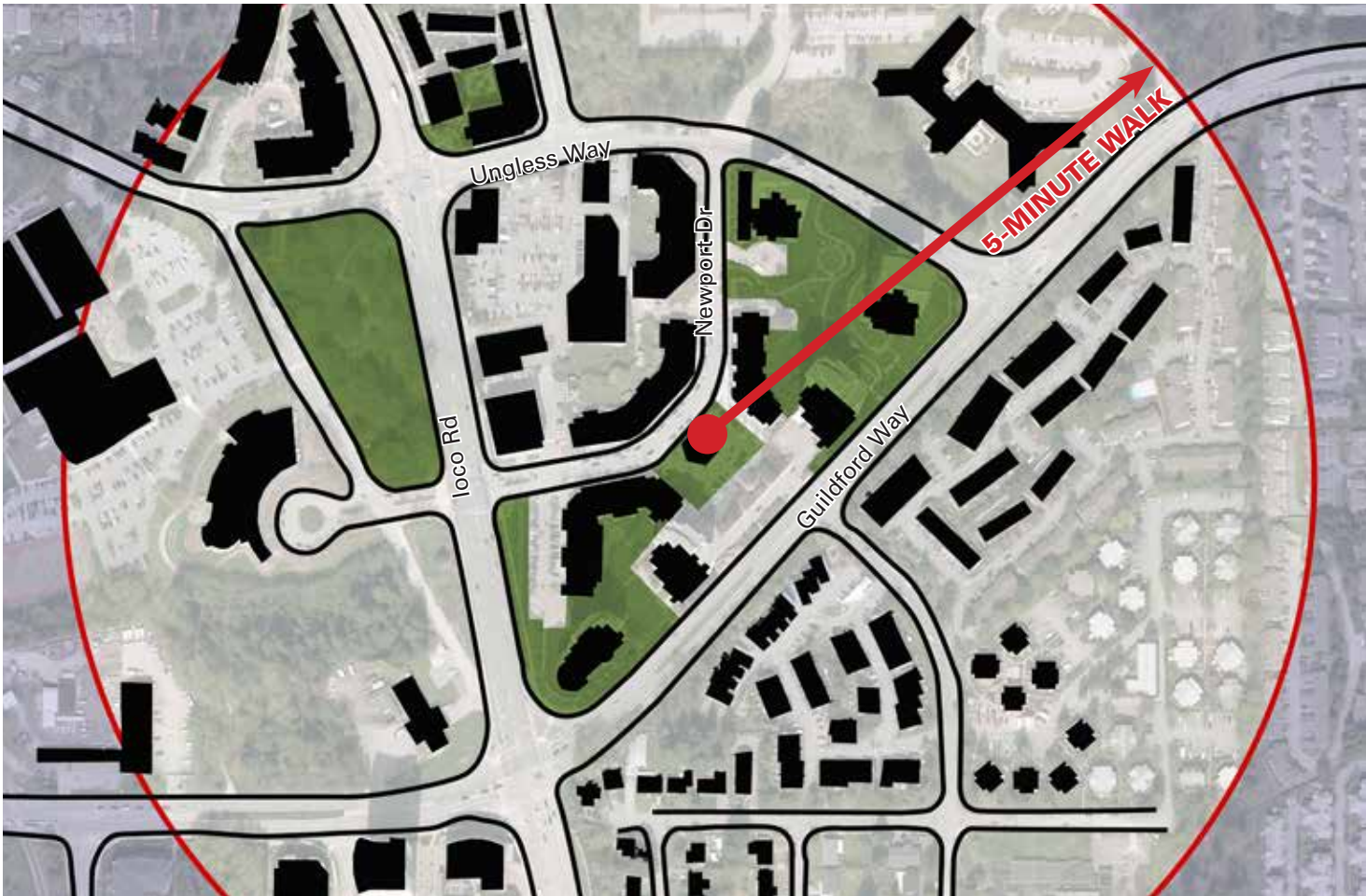
CHARACTER

Regional Scale: High Street

Newport Village



Olympic Village



CYPRESS VILLAGE

CHARACTER

Regional Scale: High Street



CYPRESS VILLAGE

CHARACTER

Residential Scale

Univercity



Wesbrook



CYPRESS VILLAGE

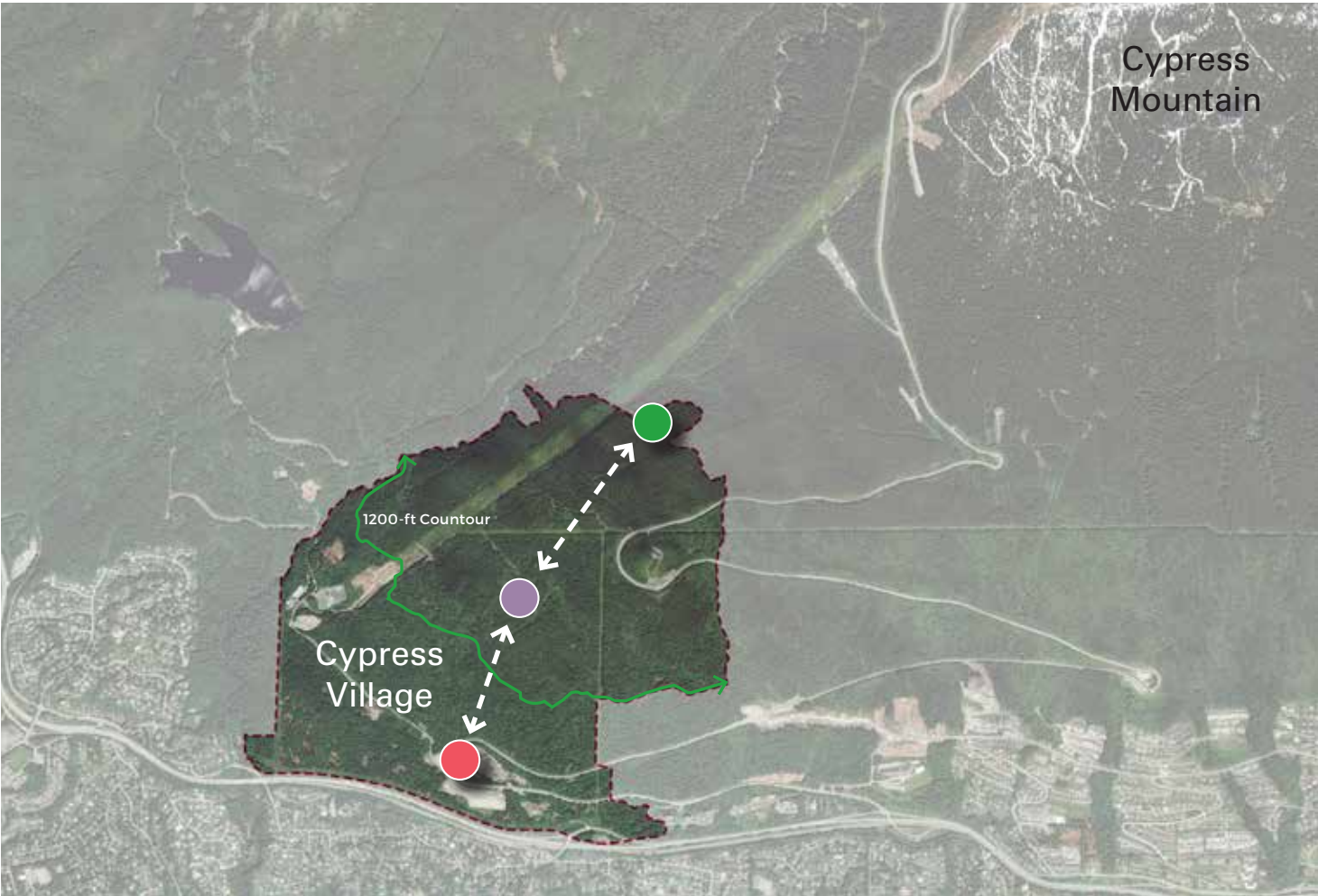
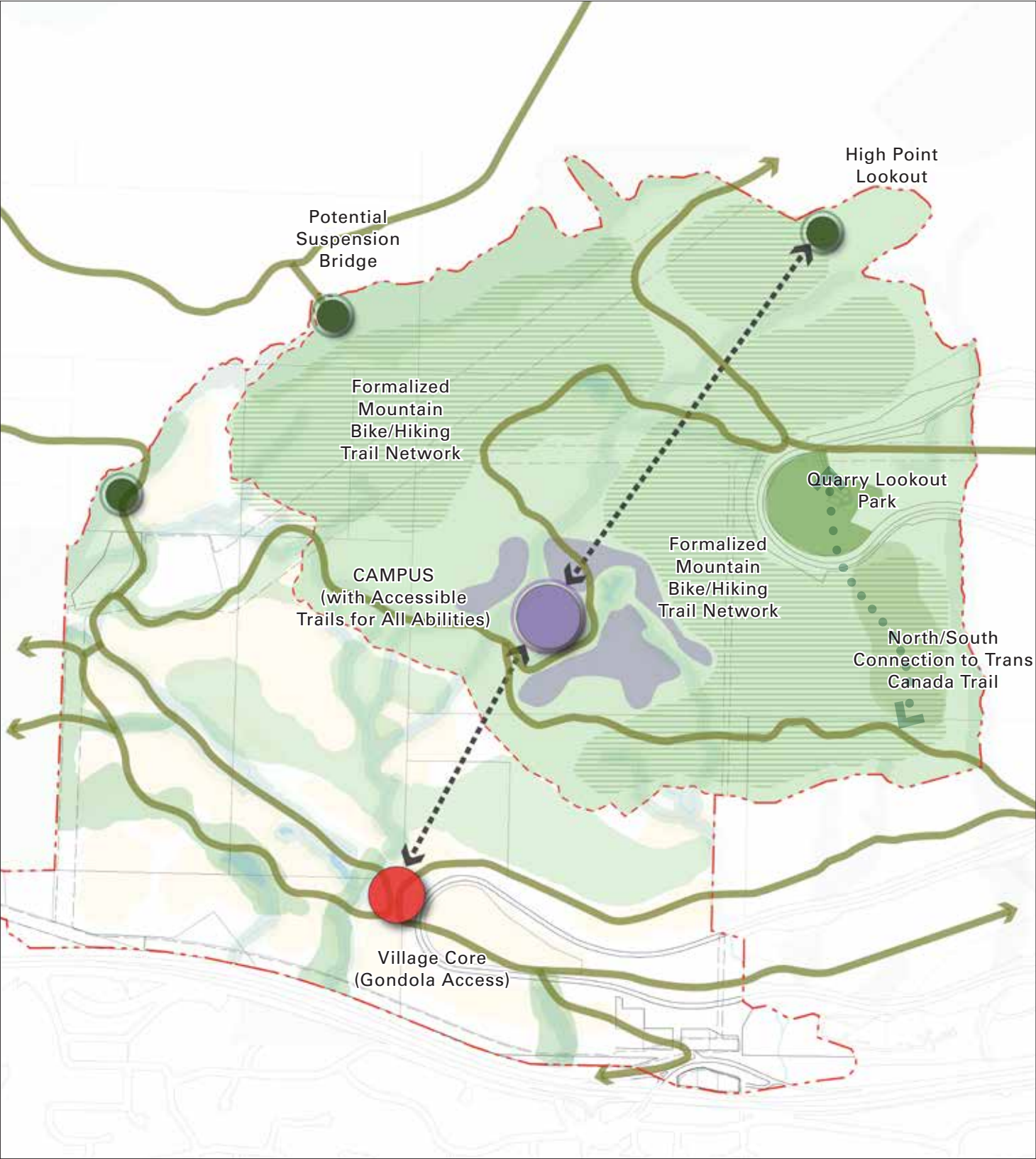
CHARACTER

Residential Scale



CYPRESS VILLAGE

UPPER CAMPUS CONCEPTS



CYPRESS VILLAGE

UPPER CAMPUS CONCEPTS

Institutional Campus



Banff Institute



Aspen Institute



Film Festivals And Outdoor Presentations



Nature Interpretive Centre



Learn in Nature's Classrooms



Meeting Rooms



Art Festivals

CYPRESS VILLAGE

UPPER CAMPUS CONCEPTS

Health & Wellness

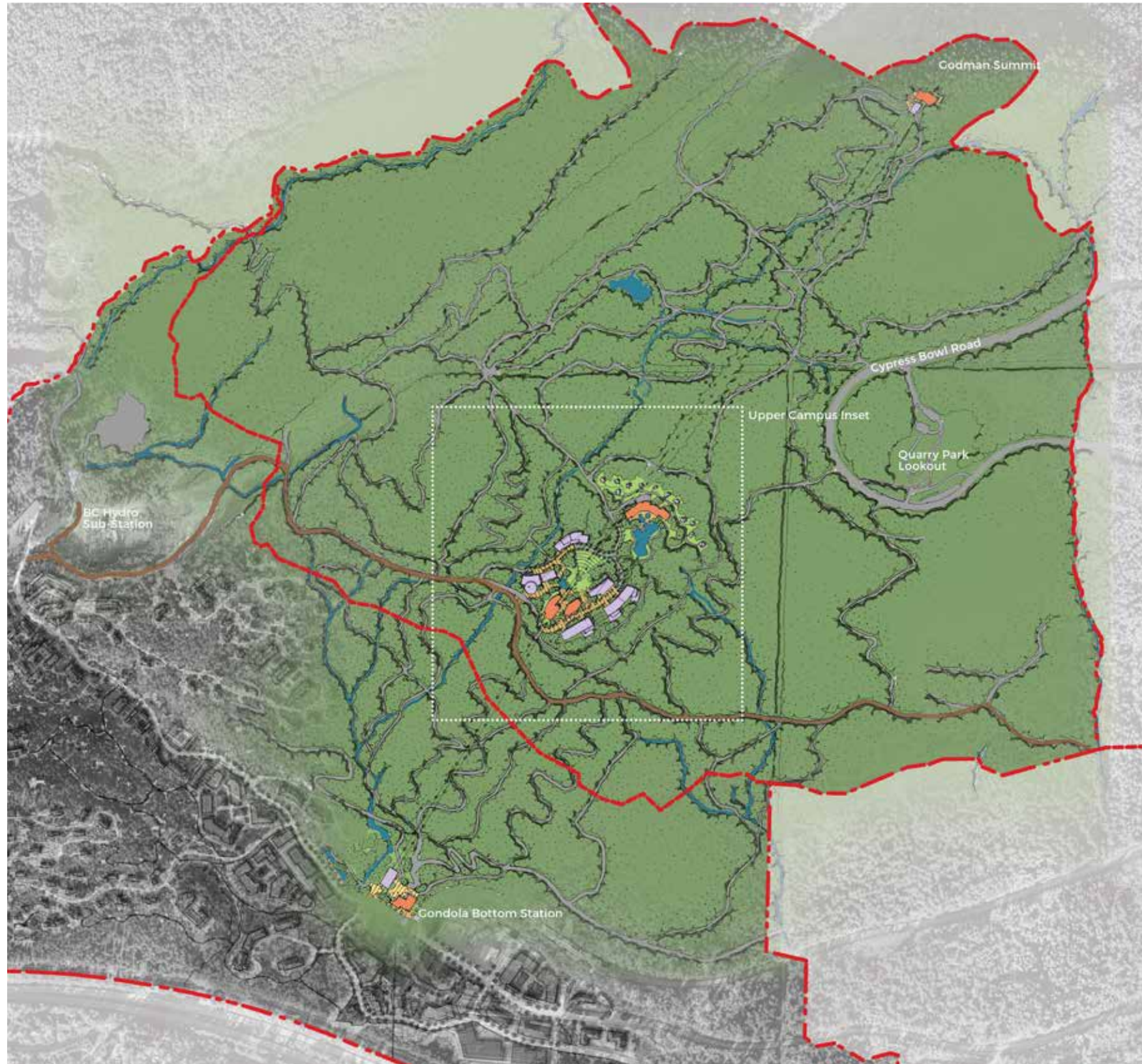


UPPER CAMPUS CONCEPTS

Recreational Technology Employment Centre



UPPER CAMPUS CONCEPTS



CYPRESS VILLAGE

FEEDBACK

Community Amenity Priorities

- 1. Affordable Housing
- 2. Transit Service
- 3. Community Centre
- 4. Library
- 5. Playgrounds and Neighbourhood Parks
- 6. Enhanced Recreational Trails
- 7. Rental Housing
- 8. Sustainable Design and Emissions Reduction
- 9. Neighbourhood House for Community Groups
- 10. Gondola Access to Upper Lands



FEEDBACK

Village Core Discussion

- » Many participants supported 3- to 4-storey scale Main Street character
- » Positive response to pedestrian-focused environment-how to achieve this was a question
- » The urban character of the regional High Street received mixed reviews as an appropriate scale for the mountain

FEEDBACK

Neighbourhood Character Discussion

- » “Middle densities” for most buildings (up to six storeys in height) with taller buildings in specific locations, was consistent with expectations.
- » The urban character of the village neighbourhood received mixed reviews as an appropriate scale for the mountain
- » Participants recognized that diversity would only be achieved through offering broader building and unit type options.

FEEDBACK

Upper Campus Discussion

- » Concept of upper campus may cause concerns about development limits above the 1200-foot elevation
- » Many participants thought employment uses and an Institute as a positive benefit
- » Caution about creating an exclusive hospitality use as an option for the campus program
- » Alternative means of access by gondola seen as a positive environmental asset to reduce automobile traffic on the mountain and protect the natural environment

FEEDBACK

Happiness Principles

GROUP 1: CORE NEEDS

The Village should facilitate opportunities for cooperation and sharing of resources, such as food and gardens, among residents.

GROUP 2: JOY

The Village should stimulate the senses and promote interactions among people, and between people and nature.

GROUP 3: HEALTH

The Village should promote and support physical and mental health and wellbeing.

GROUP 4: EQUITY

Design in the Village should enable access for people of all ages, as well as socio-economic and cultural backgrounds.

GROUP 5: EASE

The Village should provide comfortable, accessible movement systems for all.

GROUP 6: MEANING & BELONGING

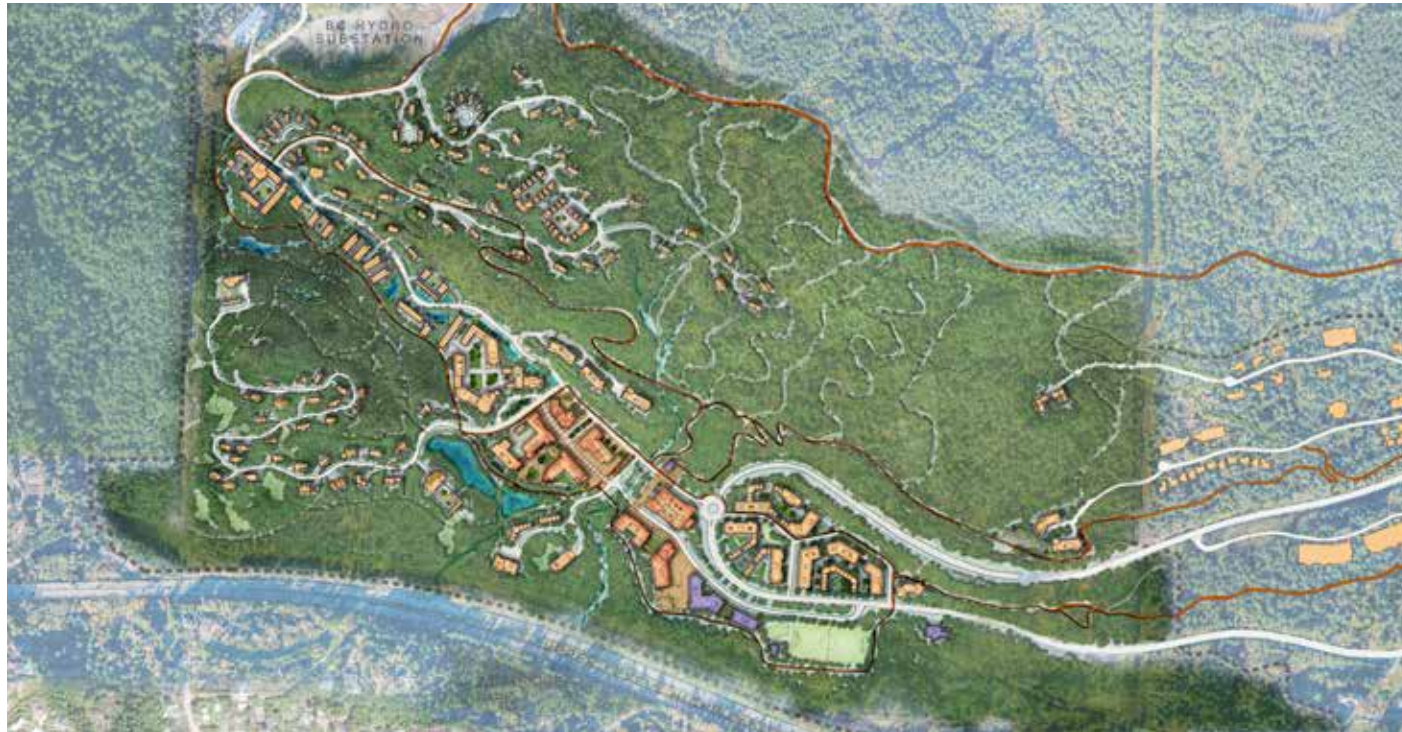
The Village should design opportunities for social interaction.

CYPRESS VILLAGE



CONCEPT OPTIONS

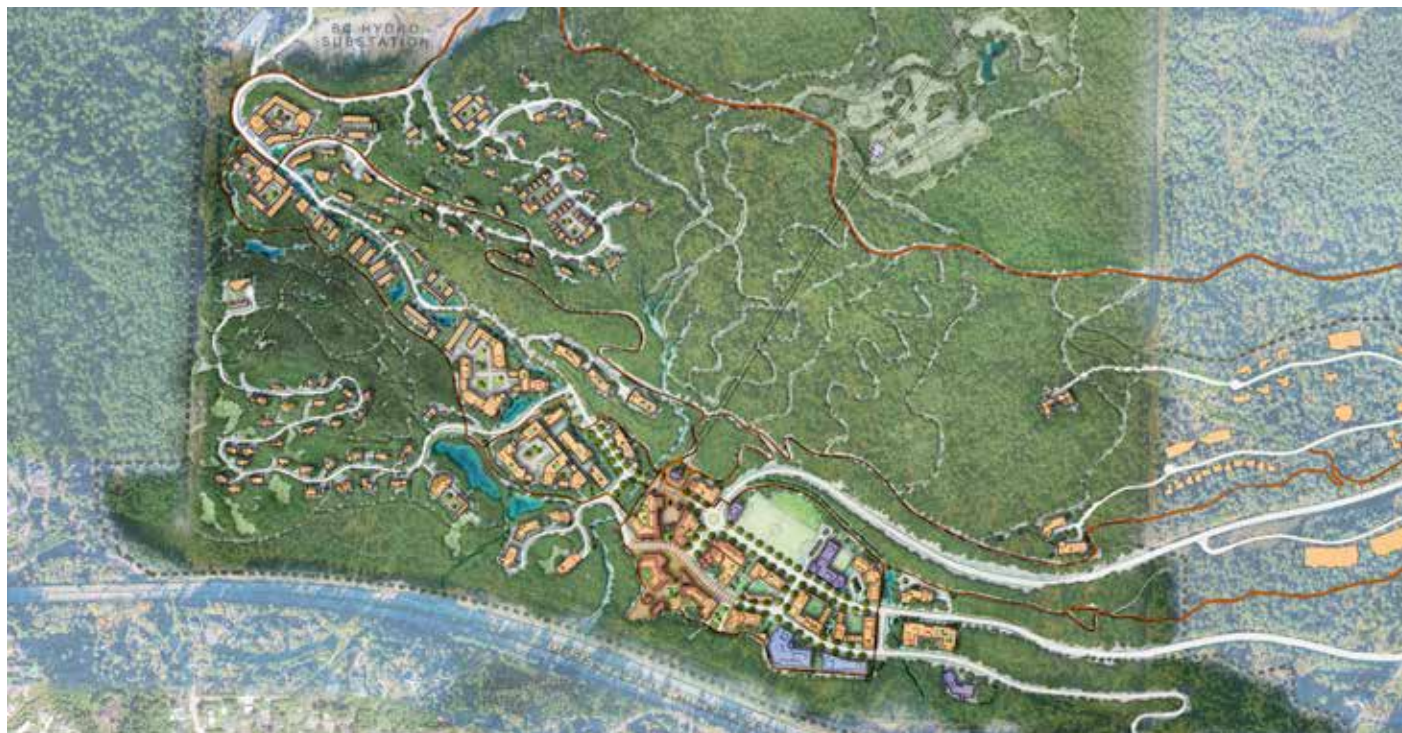
Village Main



Pedestrian Stroll



High Street



CYPRESS VILLAGE

VILLAGE MAIN



CYPRESS VILLAGE

VILLAGE MAIN



CYPRESS VILLAGE

VILLAGE MAIN



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

VILLAGE MAIN



CYPRESS VILLAGE

VILLAGE MAIN



CYPRESS VILLAGE

HIGH STREET



CYPRESS VILLAGE

HIGH STREET



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

HIGH STREET



CYPRESS VILLAGE

HIGH STREET



CYPRESS VILLAGE

PEDESTRIAN STROLL



CYPRESS VILLAGE

PEDESTRIAN STROLL



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

PLAZA

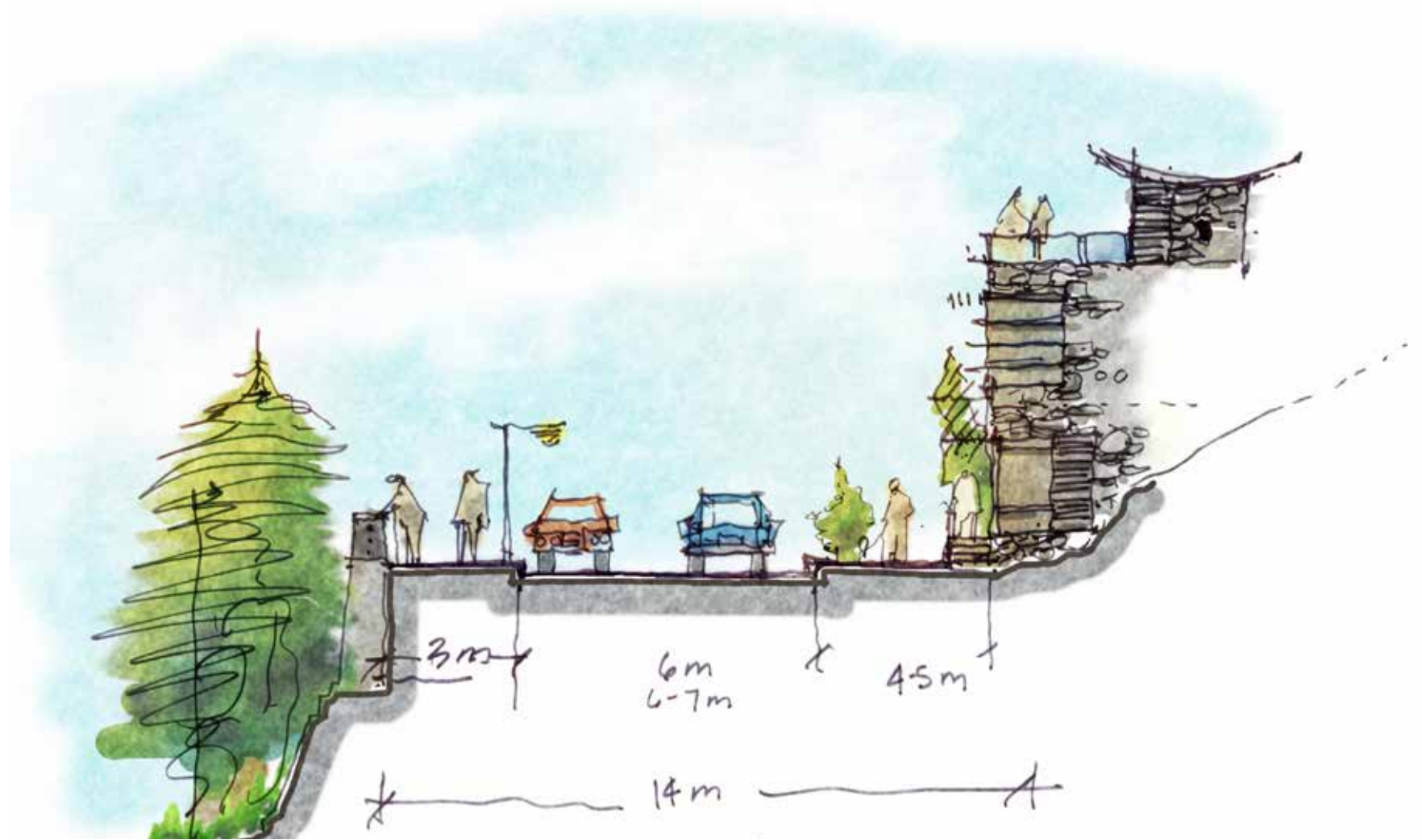


CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

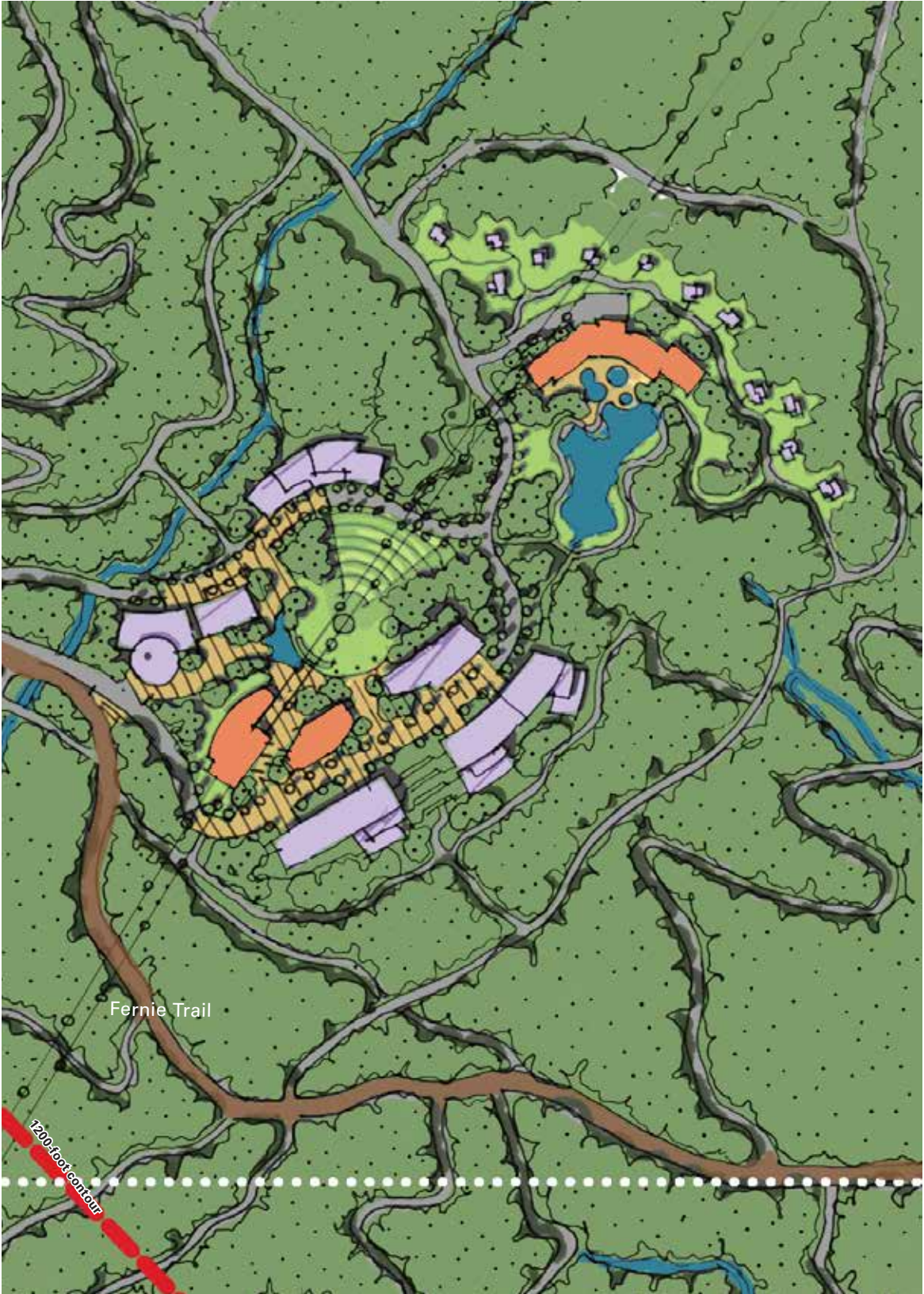


PEDESTRIAN STROLL



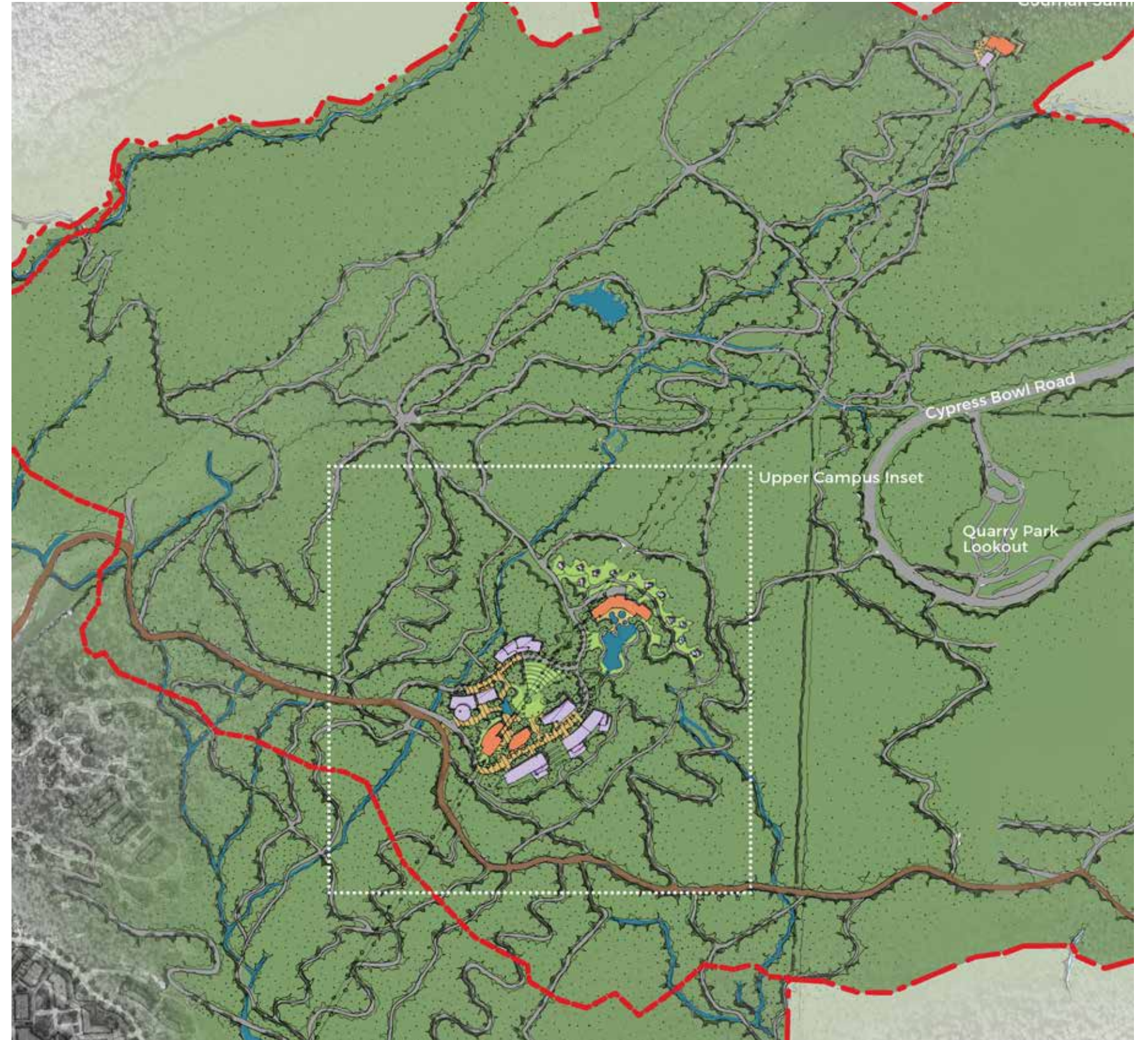
CYPRESS VILLAGE

UPPER CAMPUS



CYPRESS VILLAGE

UPPER CAMPUS



CYPRESS VILLAGE

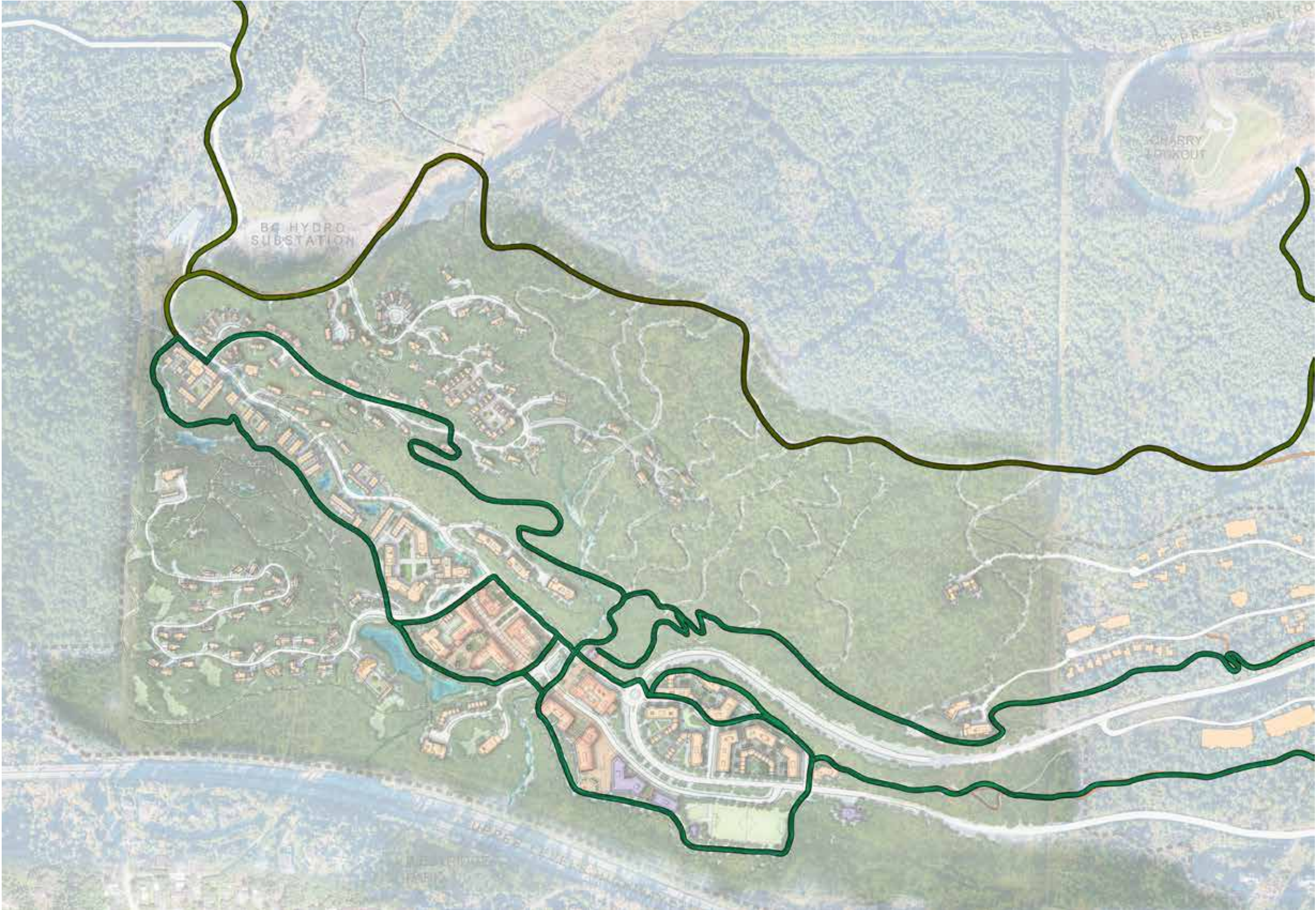
UPPER CAMPUS



CYPRESS VILLAGE

TRAIL NETWORK

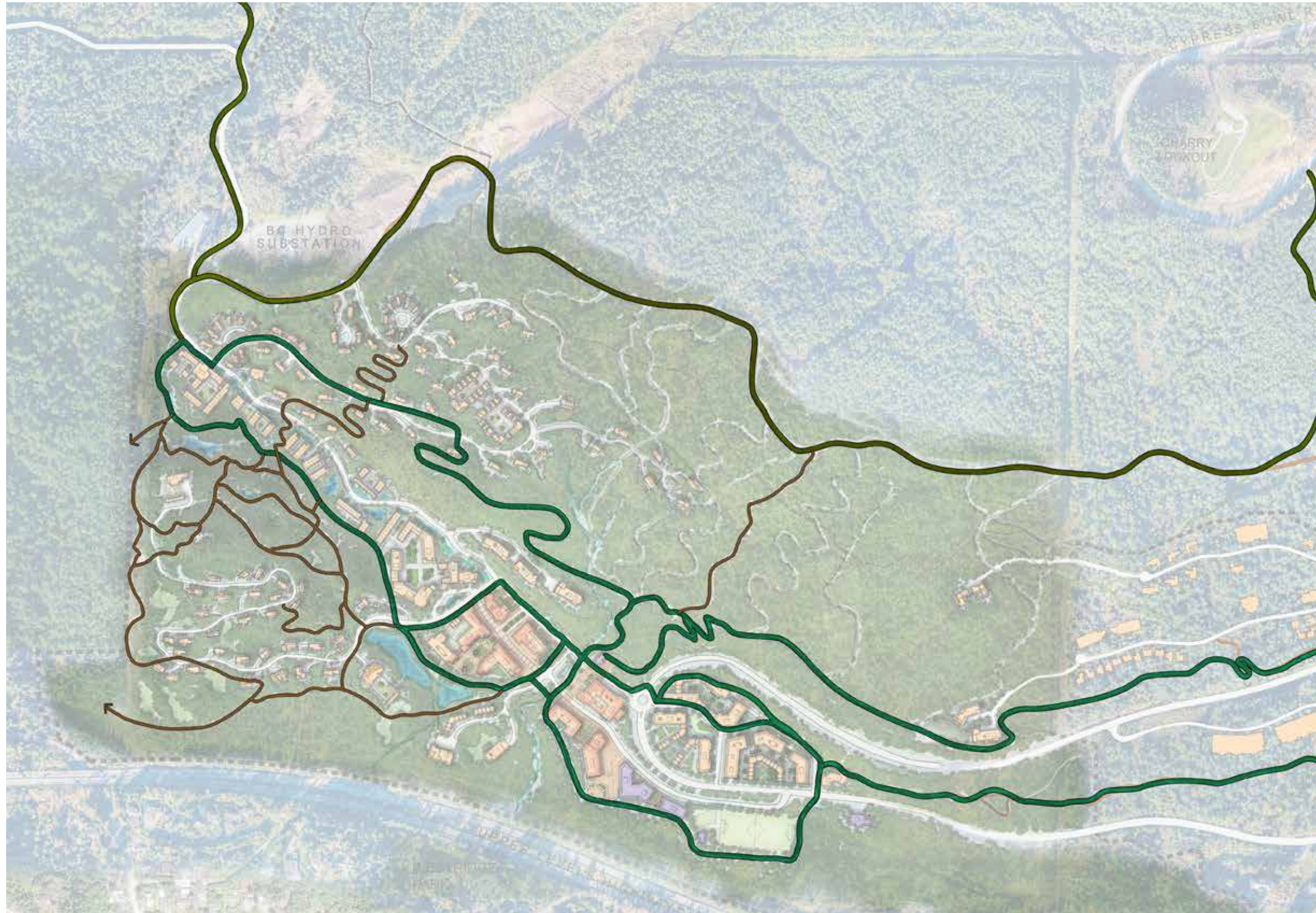
MOUNTAIN PATHS



CYPRESS VILLAGE

TRAIL NETWORK

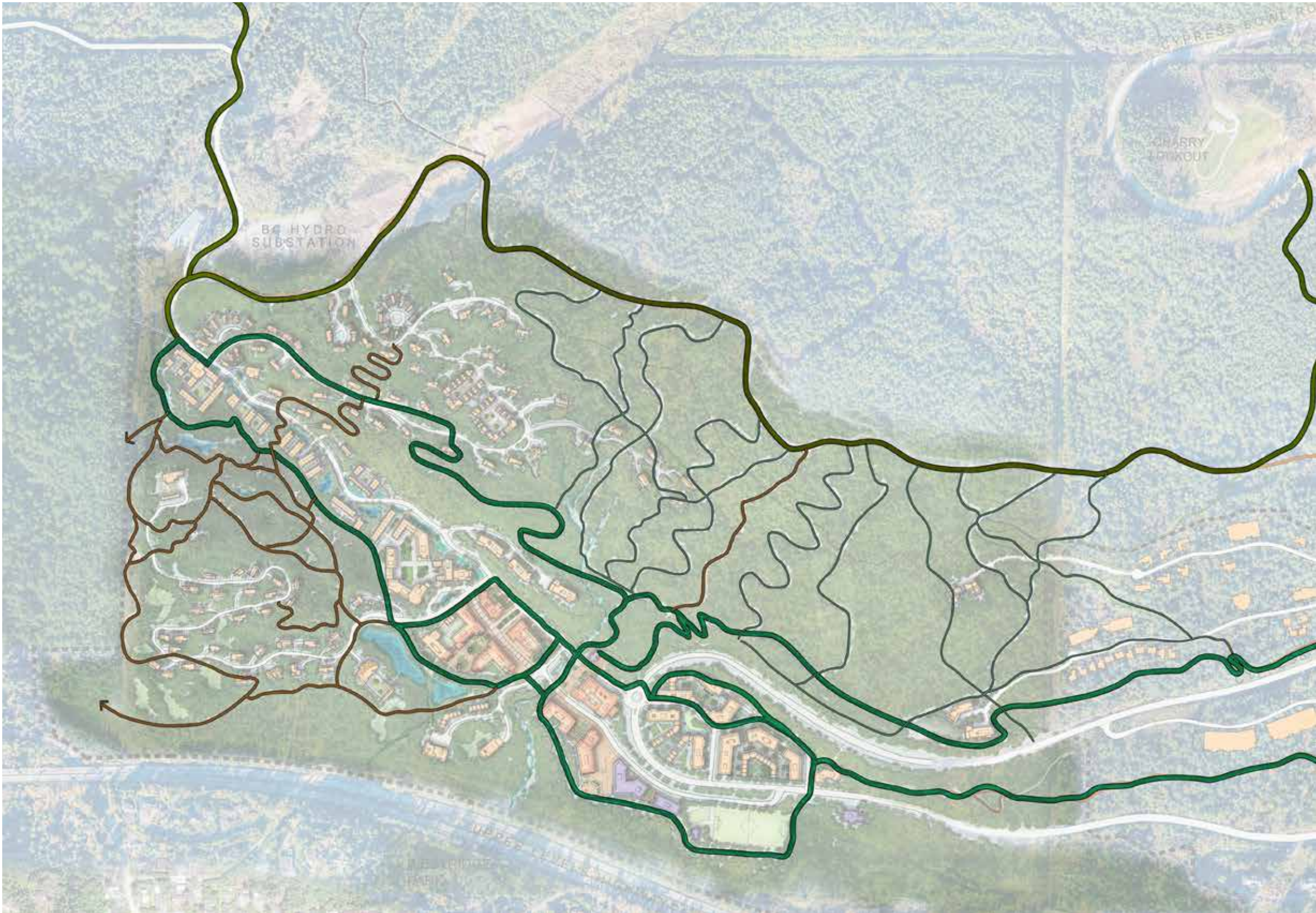
HIKING & BOULDERING



CYPRESS VILLAGE

TRAIL NETWORK

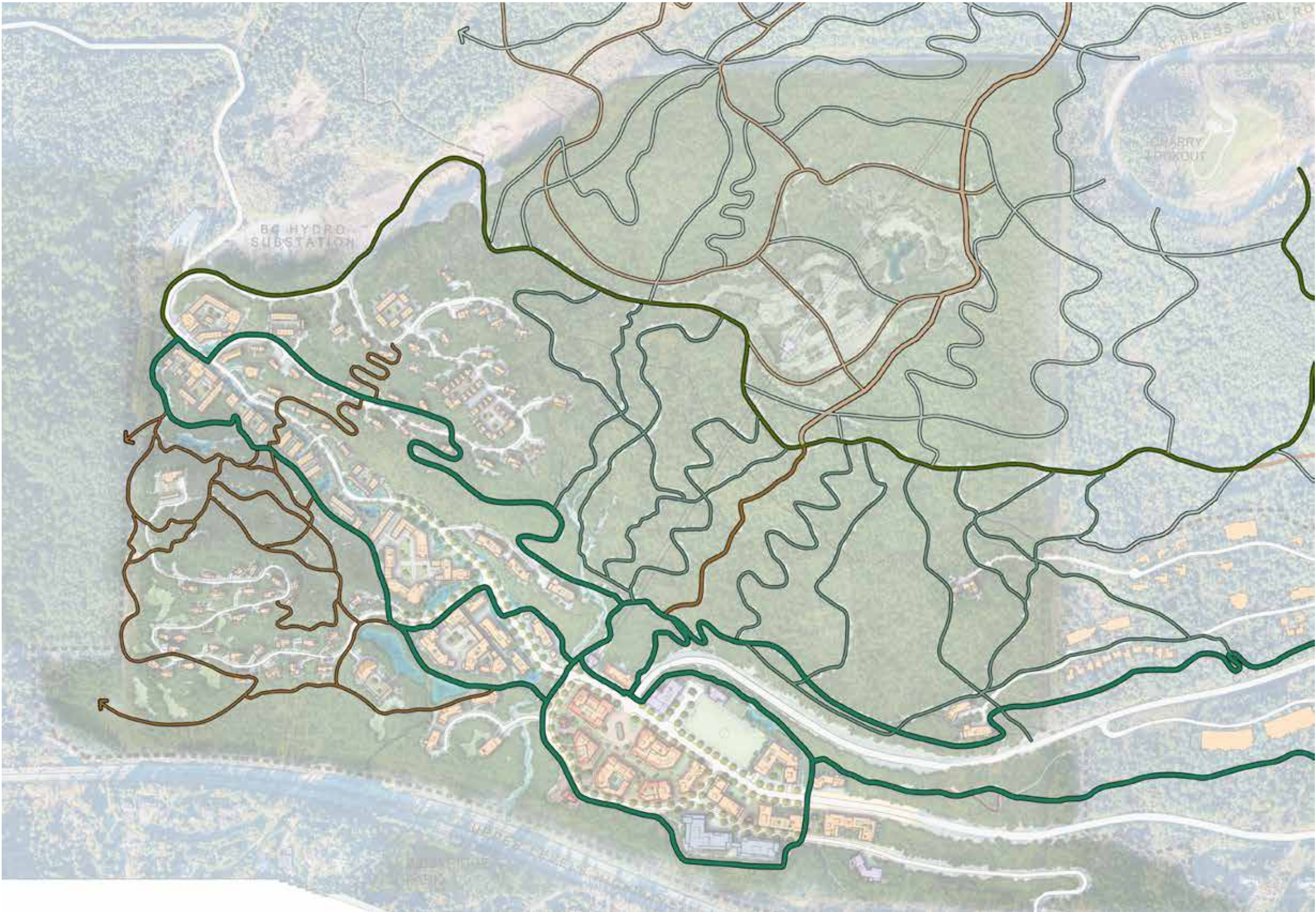
MOUNTAIN BIKING



CYPRESS VILLAGE

TRAIL NETWORK

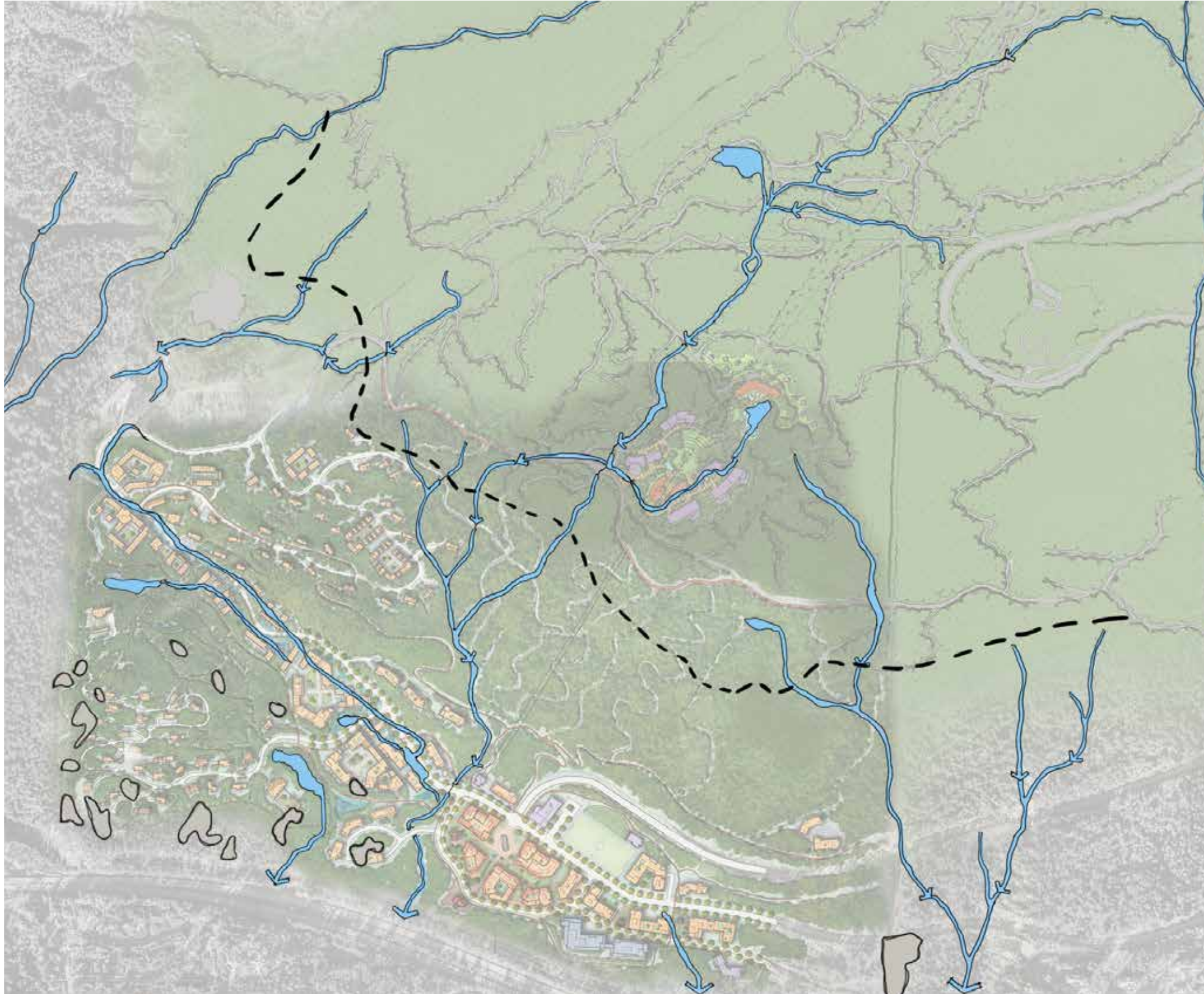
ABOVE FERNIE TRAIL



CYPRESS VILLAGE

ENVIRONMENTAL FRAMEWORK

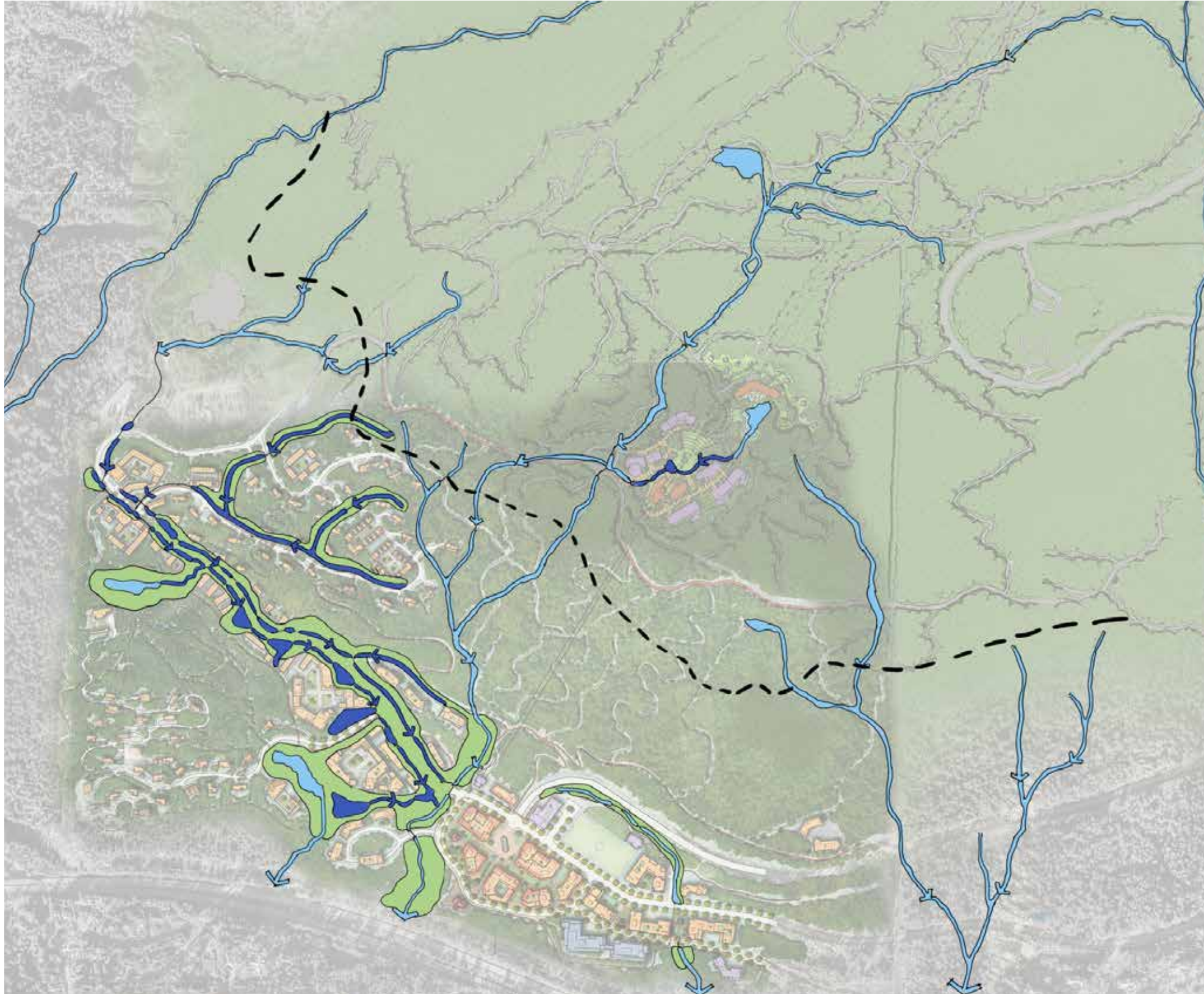
EXISTING FEATURES



CYPRESS VILLAGE

ENVIRONMENTAL FRAMEWORK

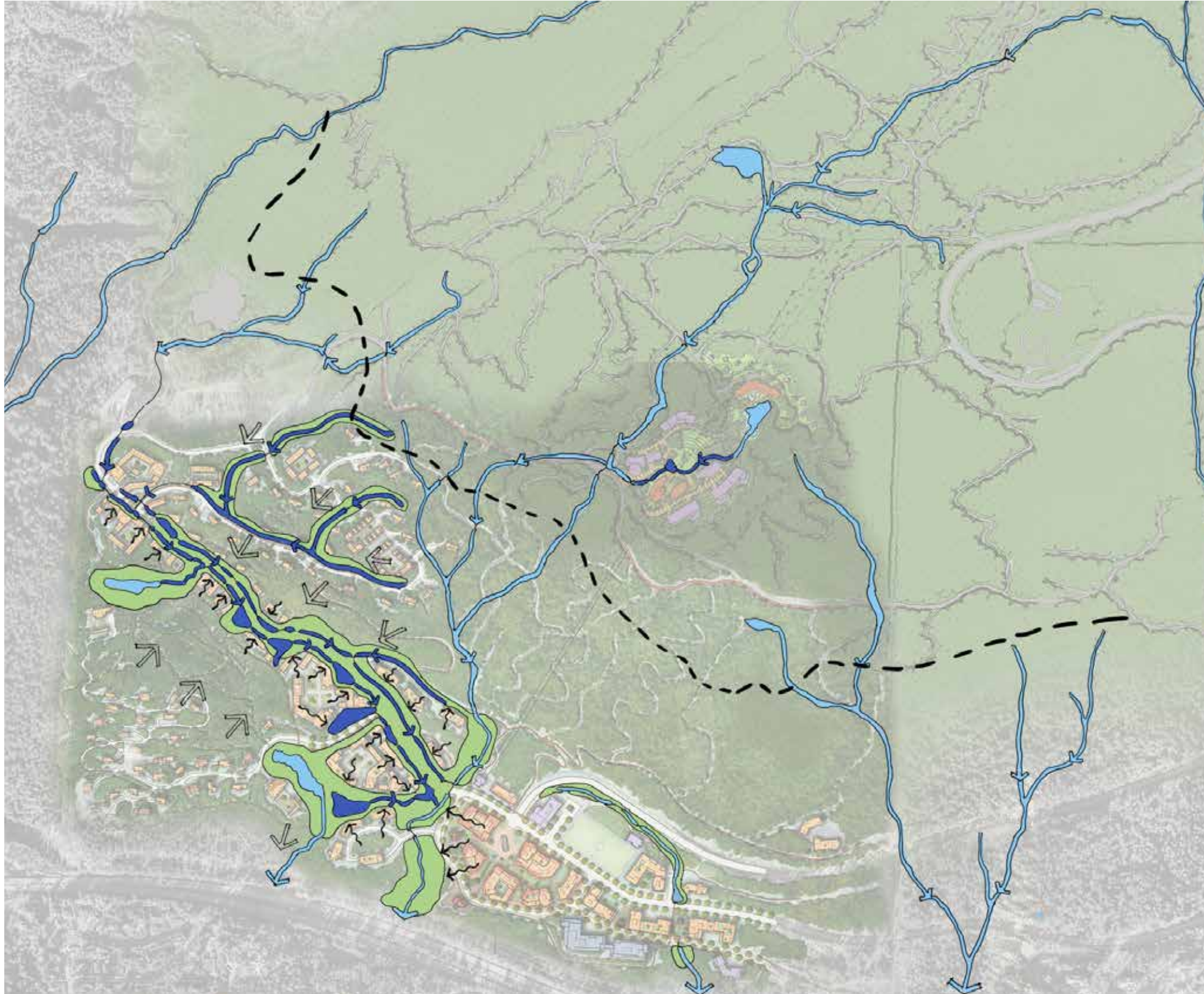
PROPOSED NETWORK



CYPRESS VILLAGE

ENVIRONMENTAL FRAMEWORK

DIRECTION & FLOW



CYPRESS VILLAGE

CONSTRUCTED WETLANDS



CYPRESS VILLAGE

CONSTRUCTED WETLANDS



CYPRESS VILLAGE

EAGLE LAKE ROAD NEIGHBOURHOODS



CYPRESS VILLAGE

EAGLE LAKE ROAD NEIGHBOURHOODS



CYPRESS VILLAGE

SUMMARY

Village Main



High Street



Pedestrian Stroll

