

## Village Planning Consultation Report: Week 1: Understanding (May 2016)

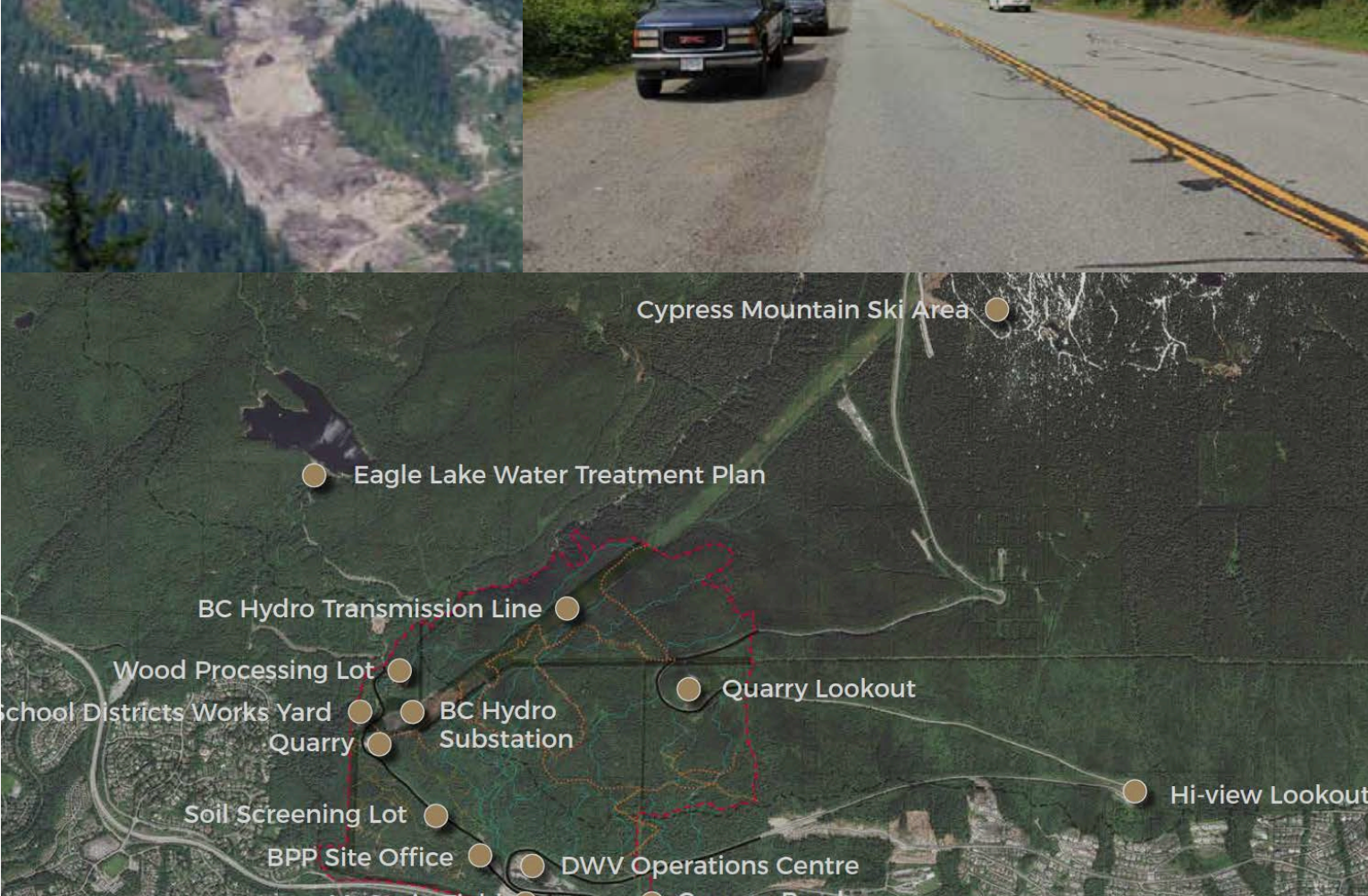
The Cypress Village Planning Team, led by Urban Design Associates (UDA) in association with PWL Partnership conducted a week-long series of stakeholder focus groups and public forum workshops in May 2016 to help further the vision and inform the design and development initiative for Cypress Village. This week was the first of three scheduled workshop weeks conducted by the Planning Team to generate emerging concepts that will form the basis for a public review process led by the District of West Vancouver starting fall 2016.

The goal of this initial outreach in May was "Understanding", to begin to identify shared community aspirations for the new village as well as key areas of concern that must be addressed in the planning as well as associated programming and management phases.

To achieve this "Understanding", 2-hour public forum workshops were held on May 5th and 7th at the WV Library and WV Legion, respectively, where approximately 40 people from the community participated. A series of 1 ½-hour stakeholder focus group meetings were also held between May 3rd and 6th, primarily at the Capilano Golf Club. These 15 stakeholder meetings involved over 55 individuals with specific focus on the following topics:

- Commerce and Economic Development
- Recreation within current Study Area
- West Vancouver School District
- West Vancouver Transit
- Alternative Transportation
- Community Organizations
- Residential Neighbours
- Field Sports
- Cypress Mountain Operators
- Housing
- Environment
- School
- BC Hydro
- Arts & Culture
- Recreation: Neighbours and Advocacy

Leading into a fulsome discussion about the future Cypress Village, all of the stakeholder and public forum attendees were first presented an overview of 3 presentation boards specific to the Cypress Village Study Area:



### Existing Uses

Understanding what currently happens in the Study Area is important before beginning to plan any possible new uses for the site. In the Cypress Village Study Area, some of the existing uses include light-industrial facilities, such as the District's Operations Centre and BC Hydro Substation, along with recreational uses from hiking trails to rock climbing. How these current uses on the site may or may not work well with the future village is important to identify early.

### Natural Environment

It is our belief that the Natural Environment of the site will come to define the DNA of the future Village. Extensive terrestrial and wetland ecological mapping, along with wildlife and species analysis was completed to comprehensively understand the landscape which the Village will seamlessly integrate. Important natural features such as waterfalls, arbutus stands, and rock outcroppings have also been defined to ensure these features are celebrated within the future Village setting.



### Develop with Nature

Urban integration with nature across the Upper Level has evolved when looking at the historic development patterns from east to west. Where very thin green fingers of forested streams bisected development to the east, large swaths of forest are equally balanced with urban development to the west. This development pattern of better integration with nature will continue in Cypress Village, with over half of the Study Area below the 1200 foot contour line expected to be conserved forested open space. Furthermore, what opportunities exist for going beyond to heal and enhance the ecological landscape?

Following presentation of the 3 site boards, 5 broad themes about how people may Live, Work, Play, Learn and Move in the Village were presented for discussion. Images on these 5 boards were purposefully chosen to elicit reaction and feedback about priorities for West Vancouverites, how the Village will best integrate into the broader West Vancouver community and what key program elements might exist.

A summary of these 5 topic areas for discussion included:

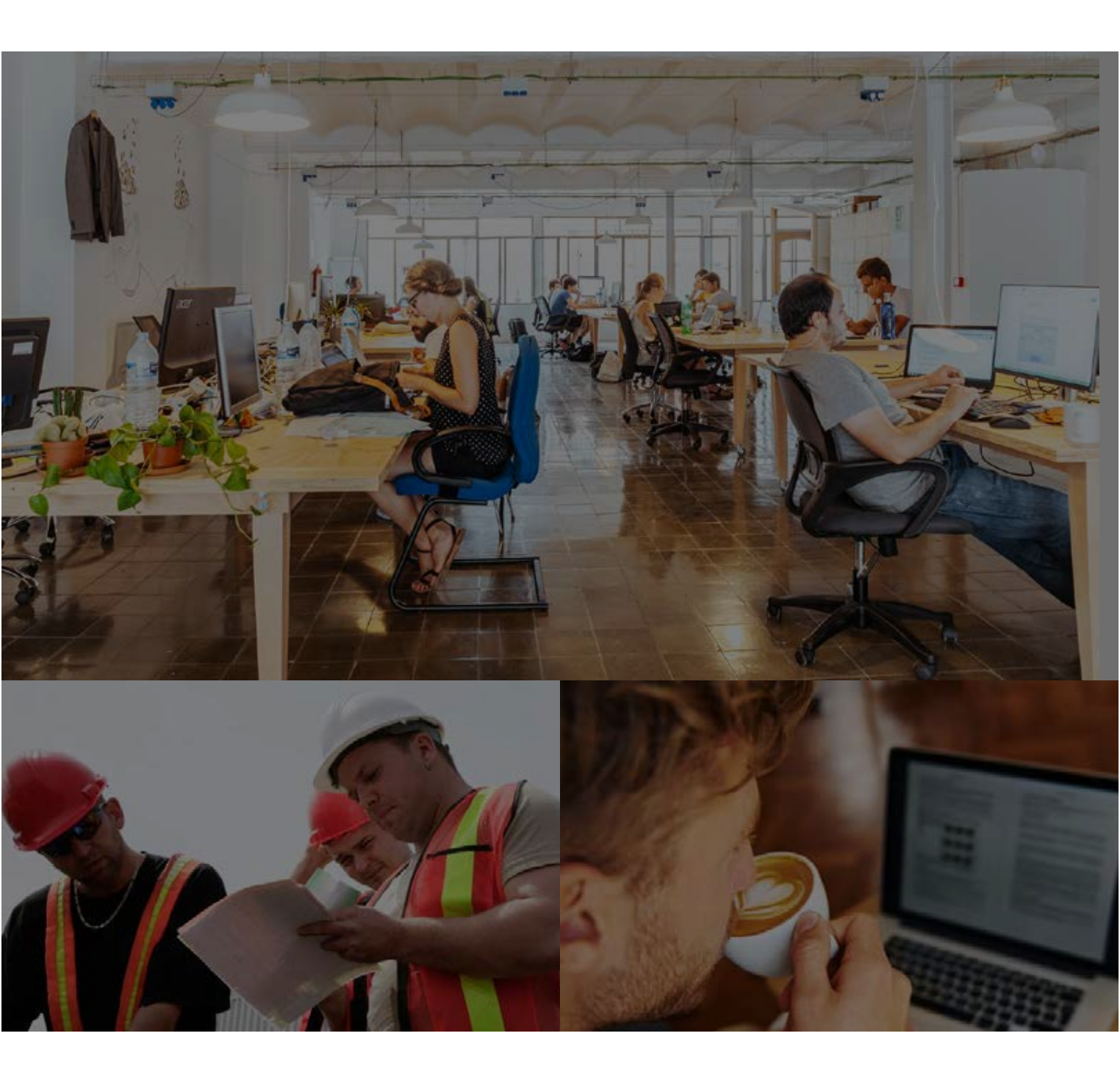


### Live

How should life in Cypress Village feel? What kinds of cultural activities and amenities in the Village would add to the quality of life of West Vancouver residents? Who would be attracted to live here and why? What are the important qualities that would make this a great place to reside? What kinds of community facilities or civic uses are important to have in the Village? What amenities are important? How is health and wellness a part of Cypress Village?

### Work

Successful mixed-use communities are full of activity during the day, in addition to the evenings. Daytime employees in the Village will help support restaurants, coffee shops, grocers, and other neighborhood services, while also reducing traffic flow on existing streets and supporting more frequent transit service to the Village. West Vancouver has a high percentage of people who work from home on a regular basis, and Cypress Village could be an attractive place for people looking for flexible, co-working space. What kinds of businesses would be attracted to Cypress Village? What services would have to be in place to support employment uses here? Is the business/employment base expanding in West Vancouver now? Where are businesses tending to locate on the North Shore and why? How does transit access affect the decision to locate businesses in West Vancouver?



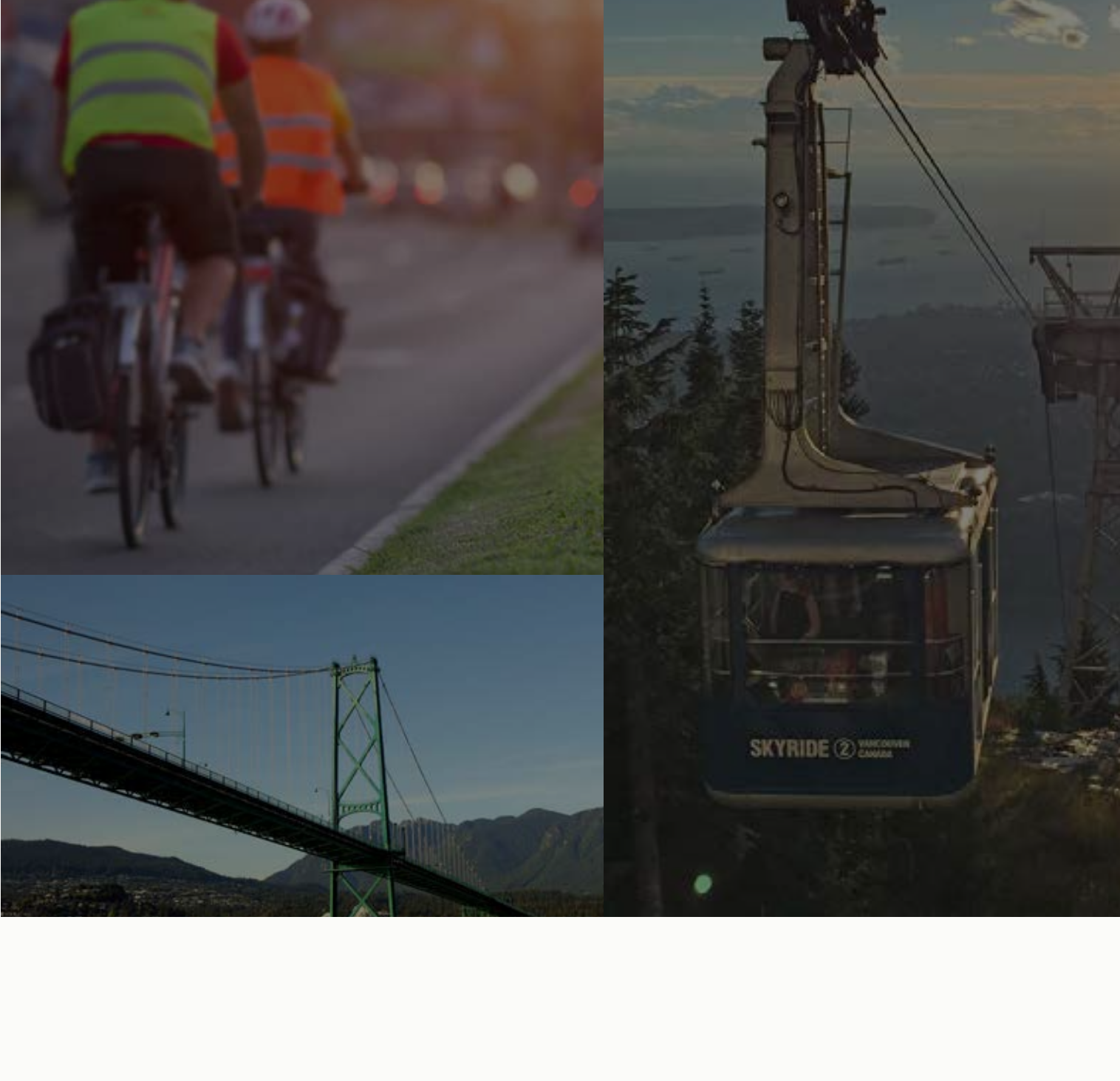
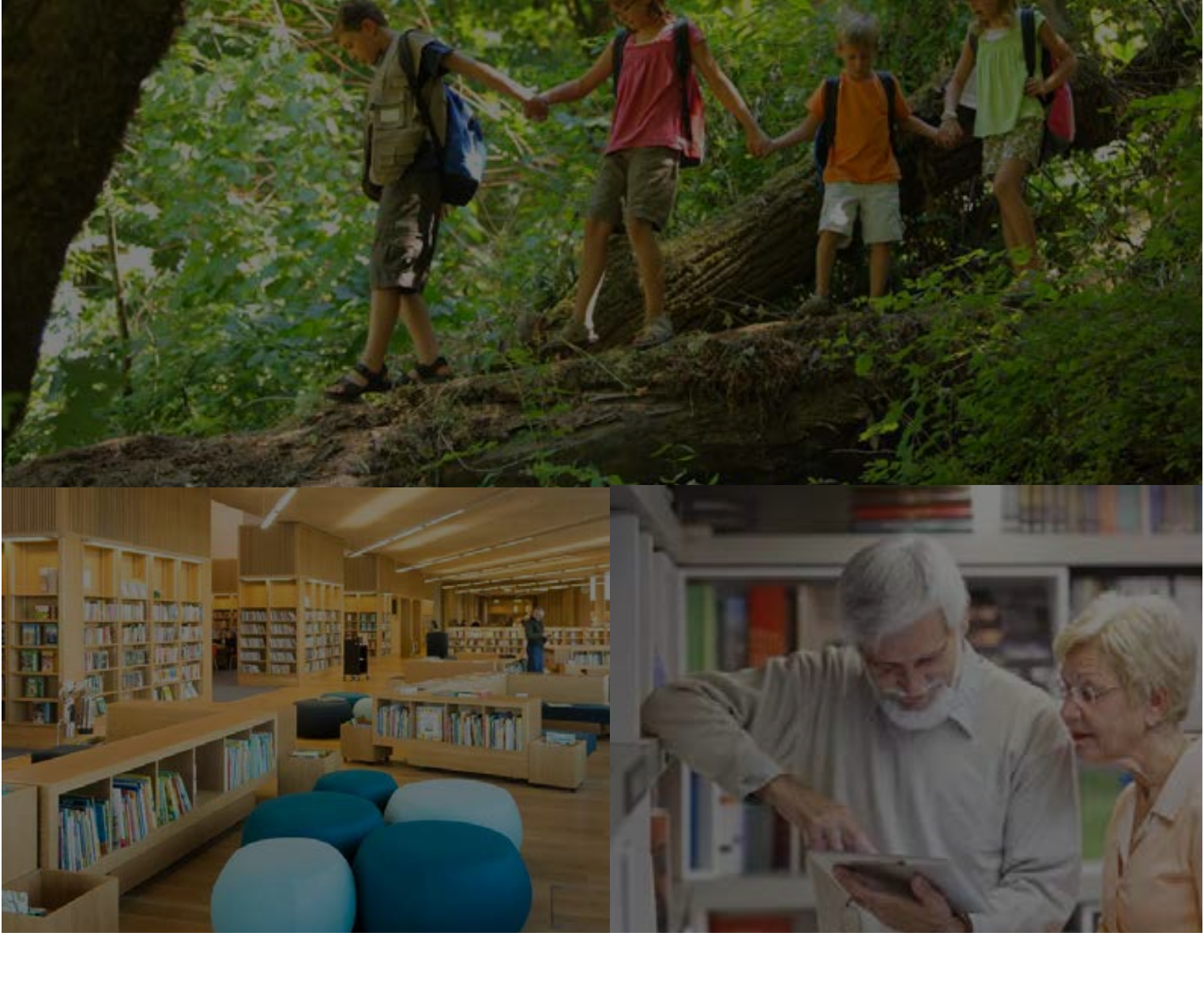
### Play

The Village is in a spectacular location within the mountain environment. Already, outdoor enthusiasts such as hikers, bouldering groups, mountain bikers, and others use public and private property on the mountain to pursue outdoor recreation. This area of West Vancouver does not yet have a comprehensive network of trails and outdoor recreation areas and facilities managed and maintained by a dedicated organization. Ideally, there would be opportunities for leisure and recreational activities for all ages and interests.

As the Village plan emerges, what are the priority recreation components that should be integrated into the mix of uses? Are there other recreation needs for the population living in the Village or in the general vicinity? How do these projected amenities impact existing facilities and resources? How do we accommodate regional users, such as mountain bikers and hikers, who have been steadily increasing in numbers year after year? Within the village itself, should there be spaces for urban recreation – yoga in the square, active field sports, gyms, and urban cycling?

### Learn

Cypress Village presents a perfect opportunity to fuse education with nature and healthy living. In a mixed-use village, the opportunity to integrate daily activities within walking distance greatly enhances the attraction for young families as well as empty nesters. As we think about the appropriate scale and important uses that should be integrated into the heart of the Village, schools and life-long learning facilities should be essential to the programming. What are the opportunities for this location? What is happening to the school population in West Vancouver and what are the projected demands for different facilities? How would a new school within walking distance of this new population centre fit into the existing and projected programming? Does the outdoor learning, immersion in nature approach make sense here?



### Move

Mobility and connectivity will be important to the livability of the Village. The number of uses proposed for the site could create a compelling destination while also generating increased traffic and tourism. A plan should have smart and safe management of cars and people, including personal cars, public transportation, cycling, walking, car share, and other alternative transportation options. What do you think are key considerations to manage transportation and traffic patterns resulting from development of the Village?

How can we improve transit connectivity in this location? How should we consider transportation linkages with Cypress Mountain? Are there complimentary modes of transportation that make sense here? What is the impact of increasing density for a village and how can we best manage access and off-site impacts in this location?

## Emerging Themes: Week #1 - Understanding (May 2016)

From the consultation throughout the week, common themes were documented by the Planning Team in meeting minutes that crossed over specific subject areas. As the process continues to move forward with additional conversations and explorations, these themes may expand and change. A summary of the common viewpoints collected by the Planning Team, as a starting point for guiding our design explorations in the coming months, is as follows:

#### 1. Fusion: A Place in Nature

Inherited sensibilities about designing buildings, roads, and public spaces that interact with natural settings - forest, mountains, water - in a uniquely West Coast way. Cypress Village endeavors to build on this legacy to create a mixed-use village where residents and visitors can connect to the mountain landscape.

#### 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. Appealing 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. To serve this role, 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 the surrounding neighborhoods. The mountain backdrop creates a unique opportunity to complement the existing commercial centers below the Upper Levels Highway.

Following the principles that guided the development of Whistler Village, Cypress Village will 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.