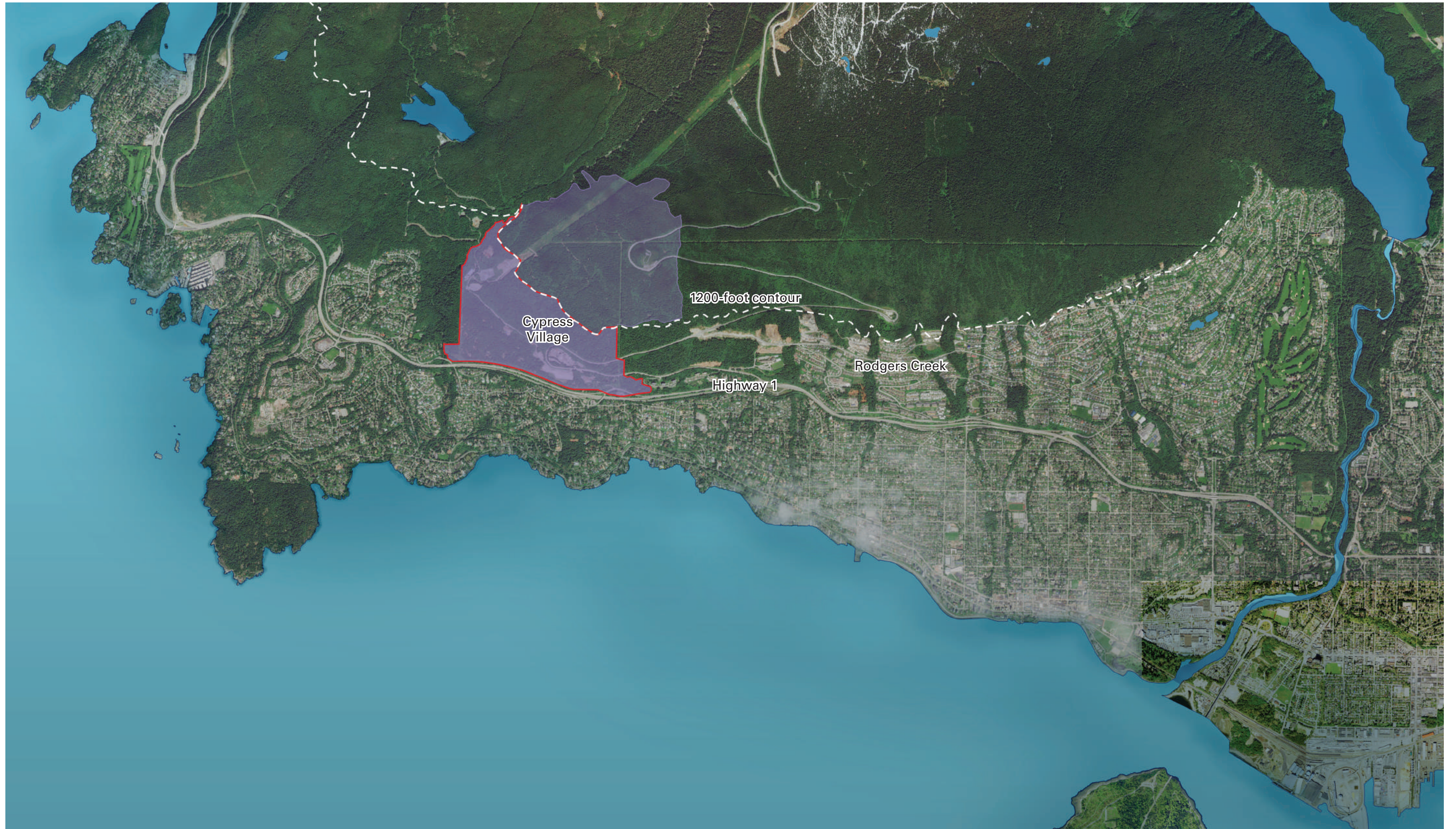


CYPRESS VILLAGE

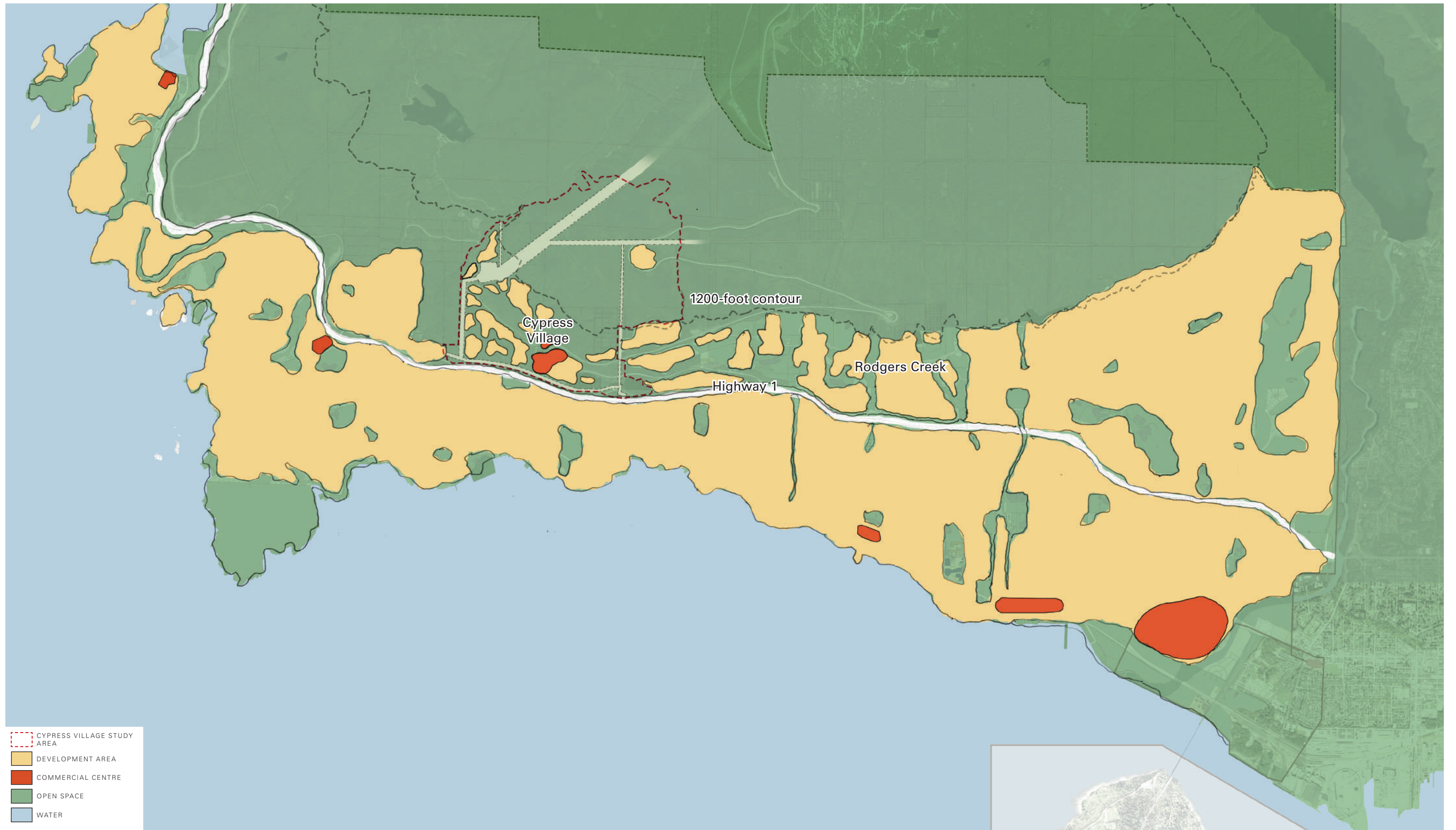
Community Discussion
September 15, 2016





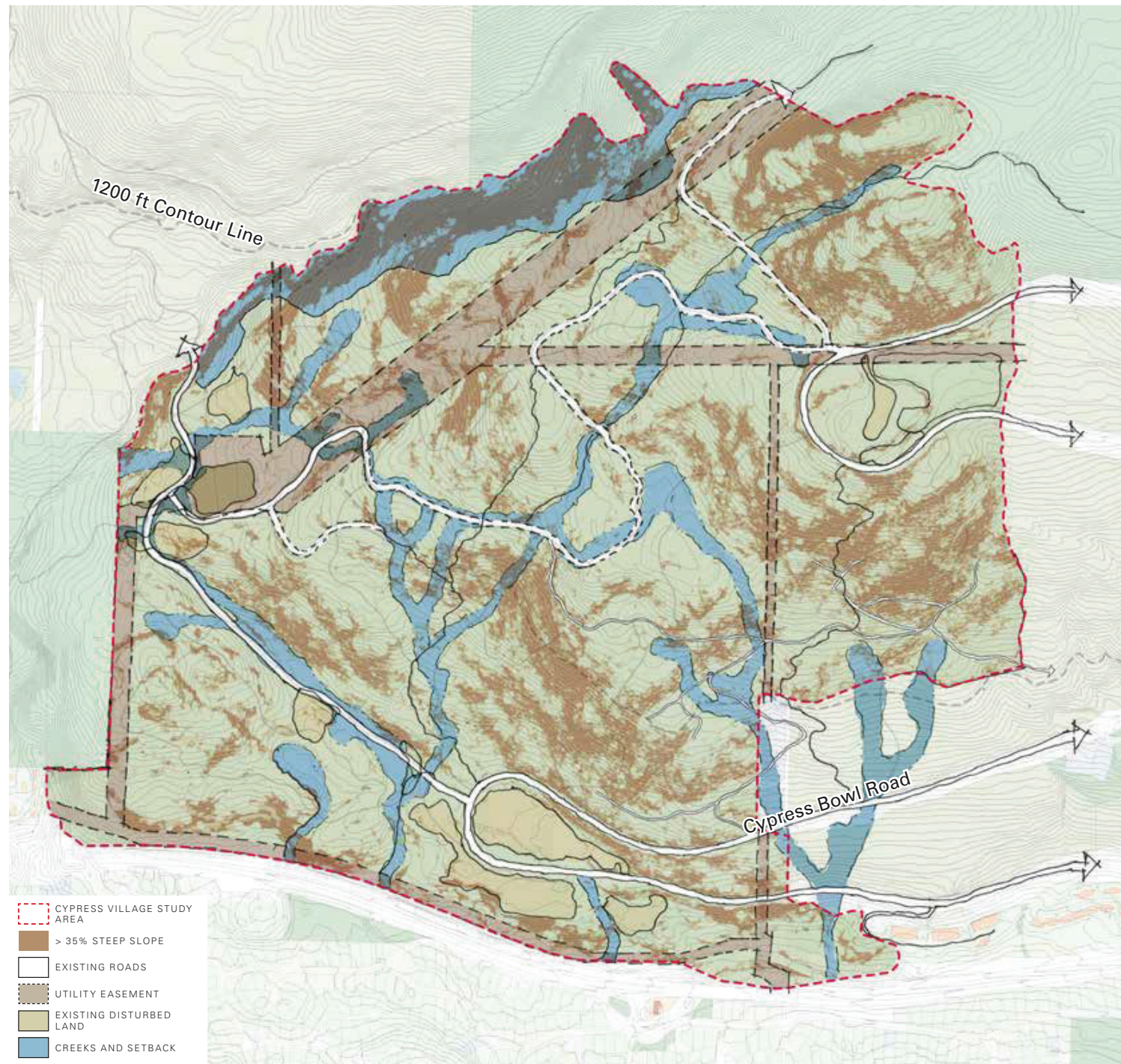
CYPRESS VILLAGE

REGIONAL LOCATION

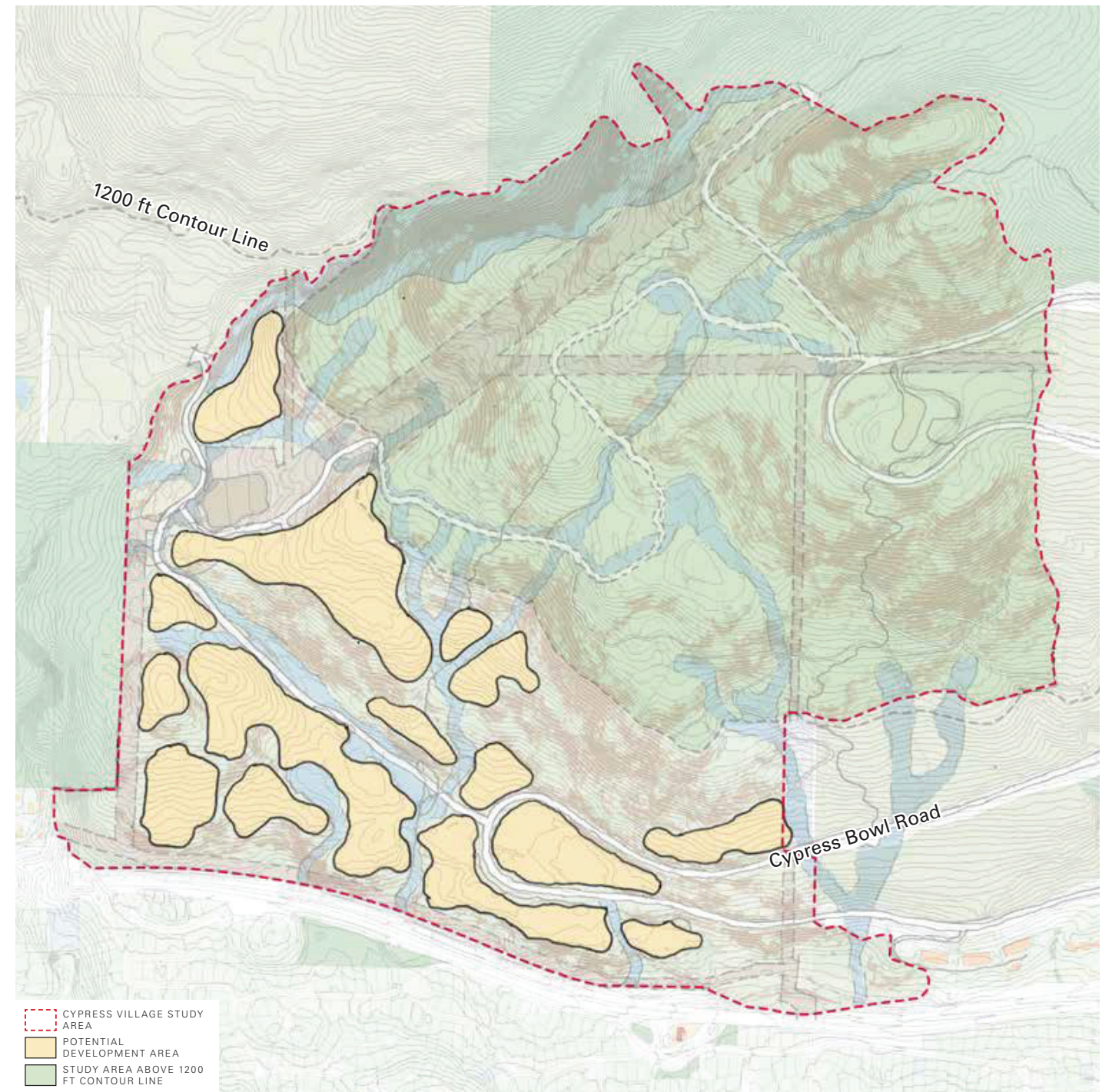


CYPRESS VILLAGE

DESIGN WITH NATURE



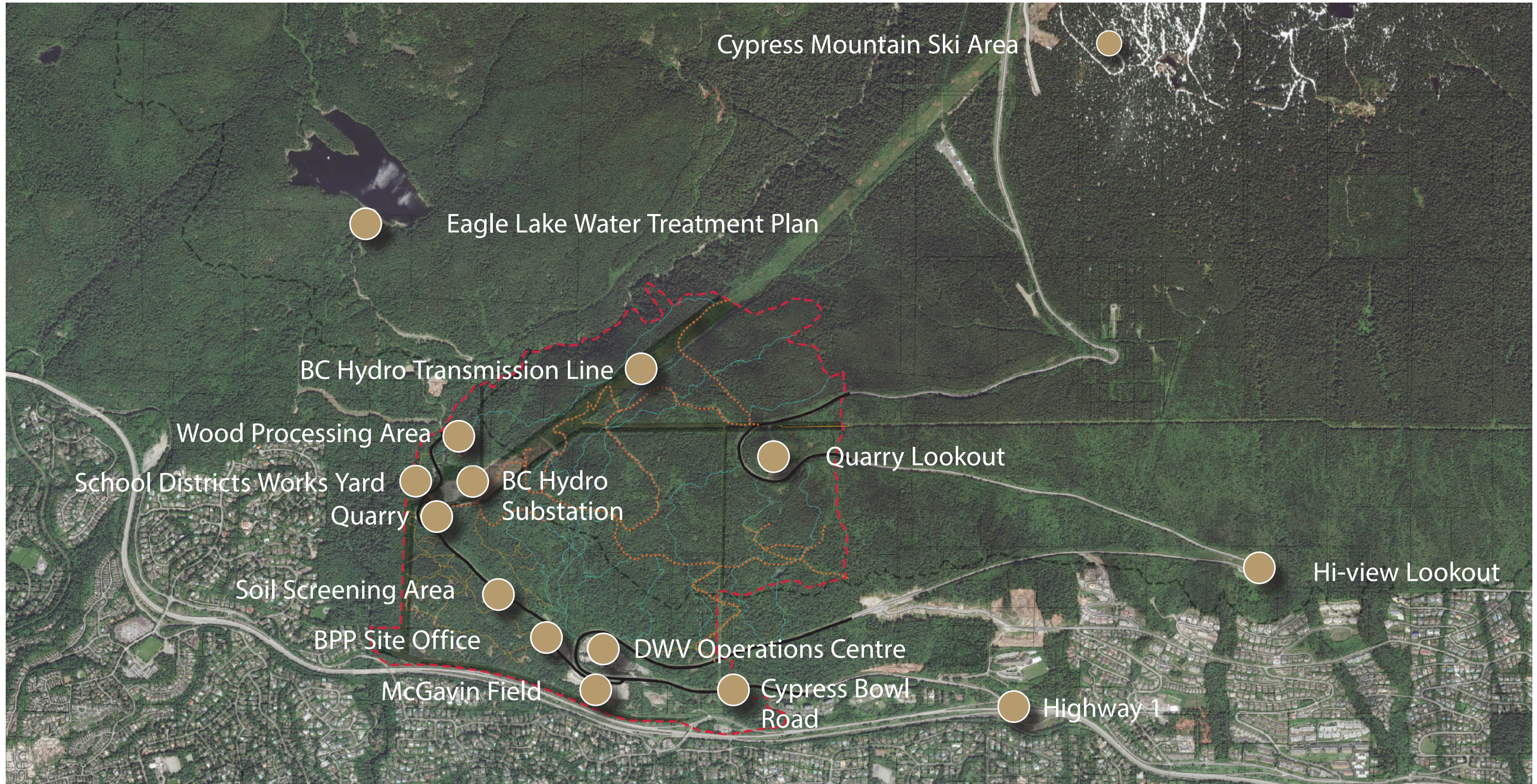
Existing site constraints



Possible development patterns

CYPRESS VILLAGE

DESIGN WITH NATURE



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

CYPRESS VILLAGE

EXISTING USES

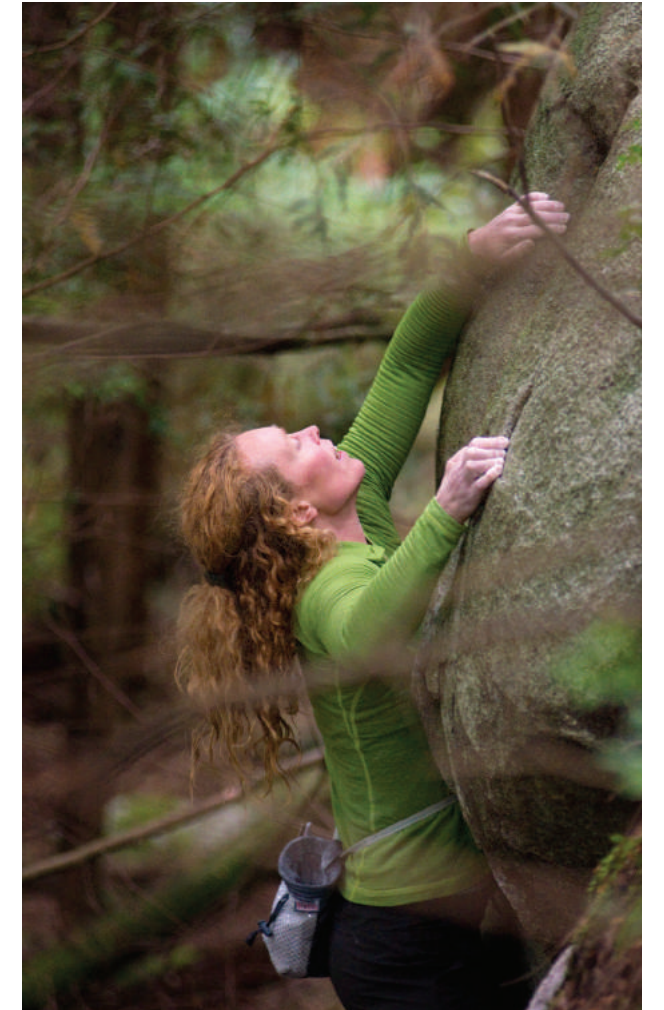
LIVE, WORK, PLAY, LEARN, MOVE



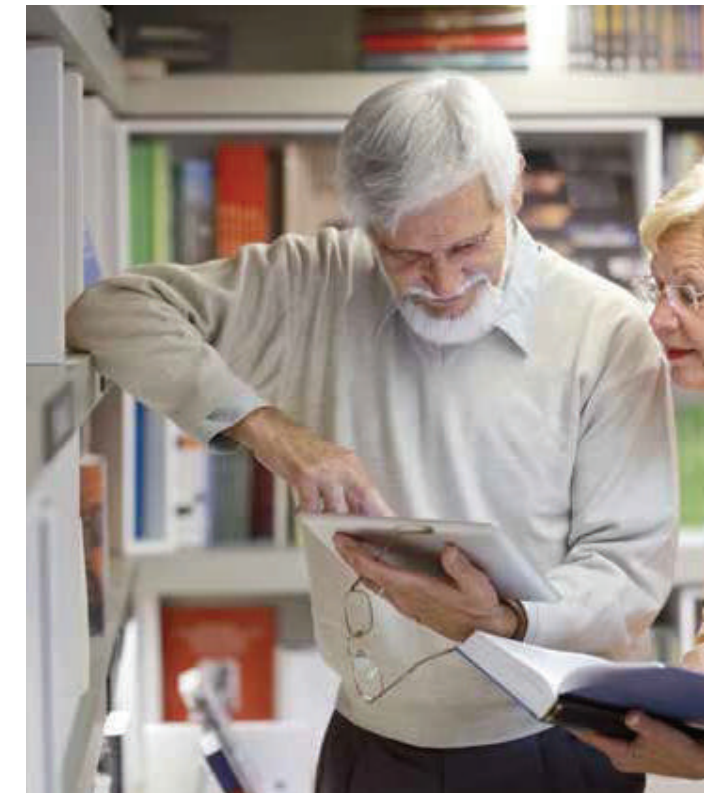
LIVE, WORK, PLAY, LEARN, MOVE



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



LIVE, WORK, PLAY, LEARN, MOVE



LIVE, WORK, PLAY, LEARN, MOVE



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 daily.
- » Provide connectivity for local residents and businesses to the broader region and to mountain activities.

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 neighbourhoods.
- » 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 recreational amenities.
- » 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



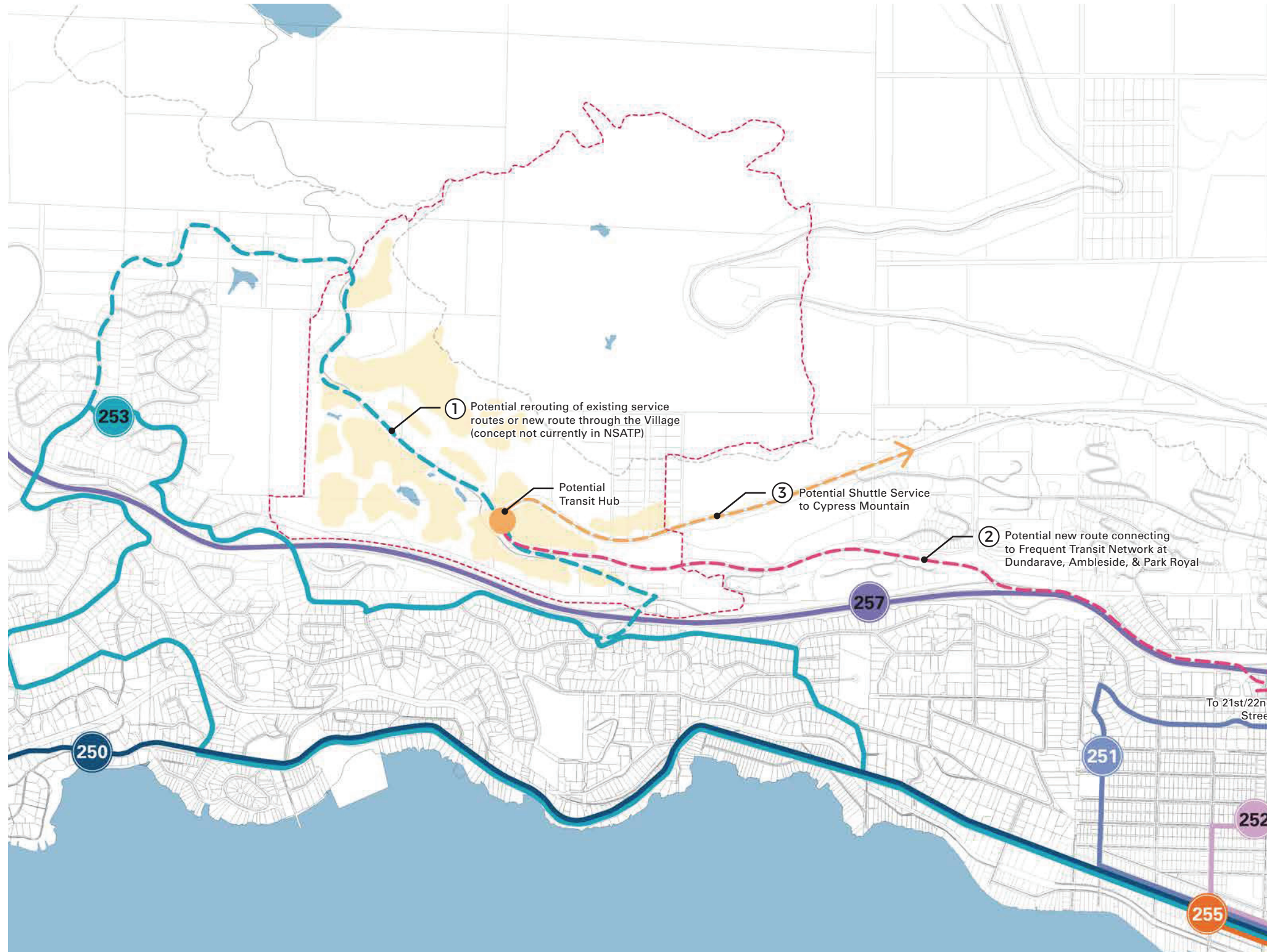
Cypress Bowl Road will serve multiple functions with the development of the village

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

THE BIG PICTURE

TRANSIT CONNECTIONS



CONNECTIONS



Transit connectivity is an important development service for the village

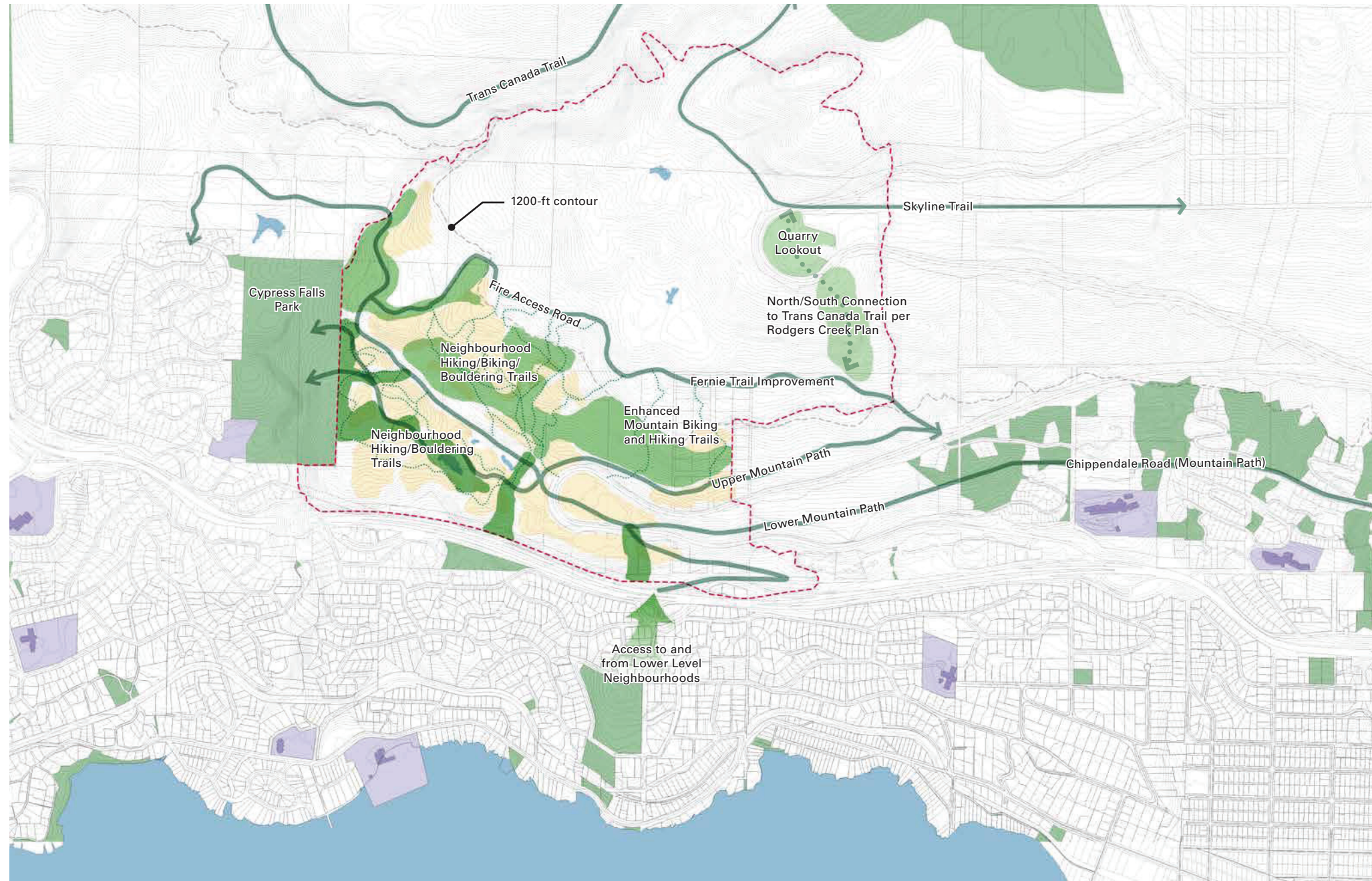
Transit Connectivity and Cypress Village

- » 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 so options will continue to be explored collaboratively with TransLink, to bring service to the area – these may include providing an 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, & Park Royal
 3. Providing private shuttle service to Cypress Mountain

THE BIG PICTURE

PUBLIC ACCESS TO RECREATION AND TRAILS

CONNECTIONS



Trails, Open Spaces, Recreation



Formalized trail networks will allow the public to access hiking, biking, bouldering, and other recreation within the Village

Trail Connectivity and Cypress Village

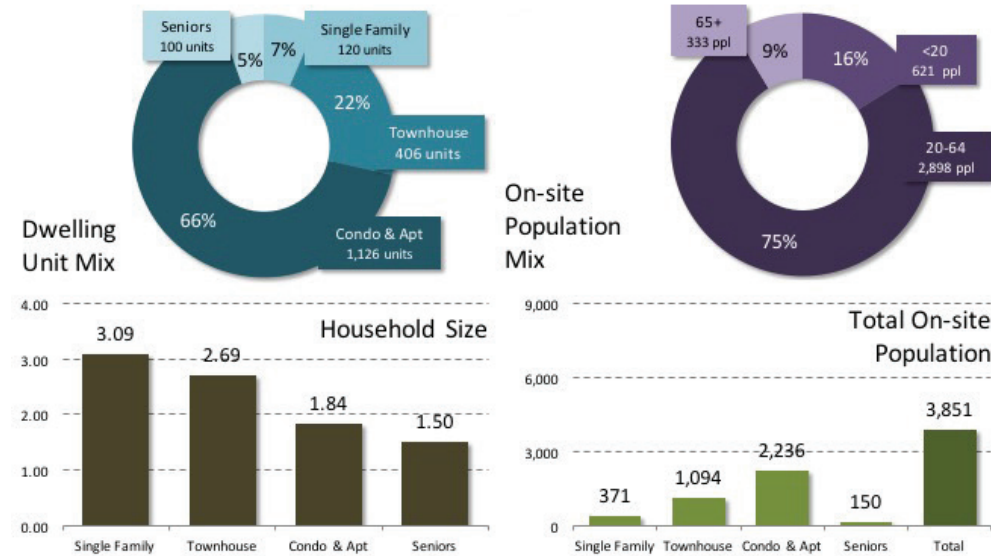
- » New trail networks should serve a range of users
- » Trails near the core should be easily accessible
- » Larger contiguous open spaces can accommodate enhancement of advanced hiking and biking trails
- » In neighbourhoods, opportunities exist for realignment and formalization of existing unsanctioned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

THE BIG PICTURE

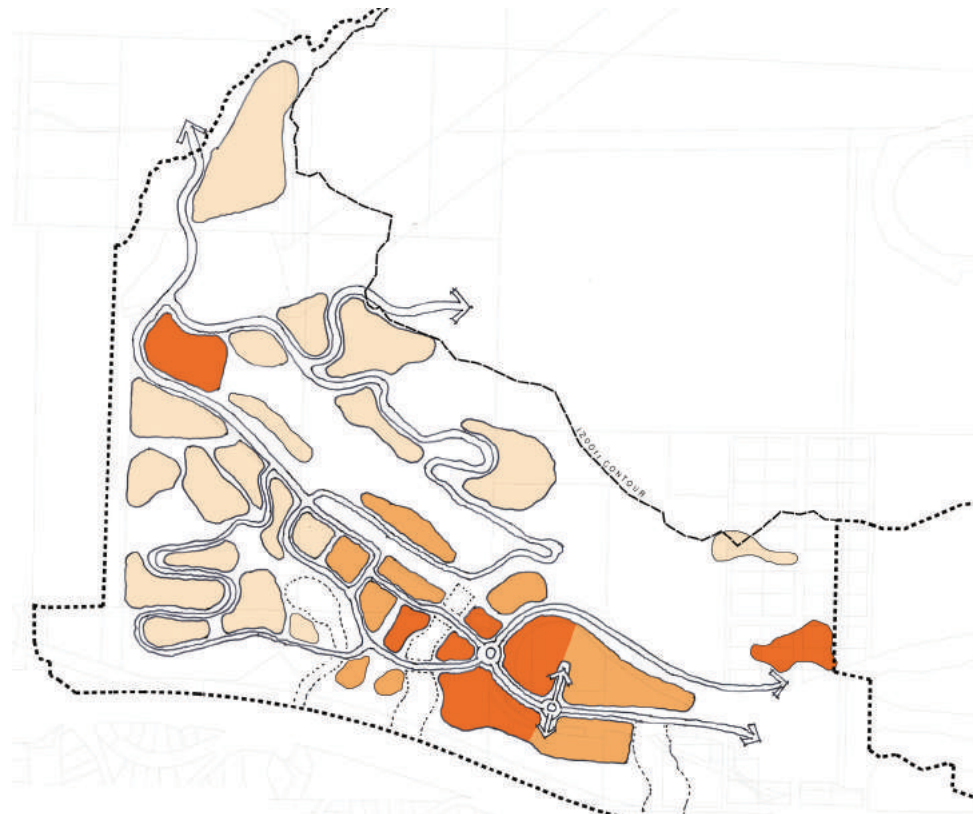
NEIGHBORHOOD SCALE

POPULATION

1,800 UNITS
3,851 RESIDENTS



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



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

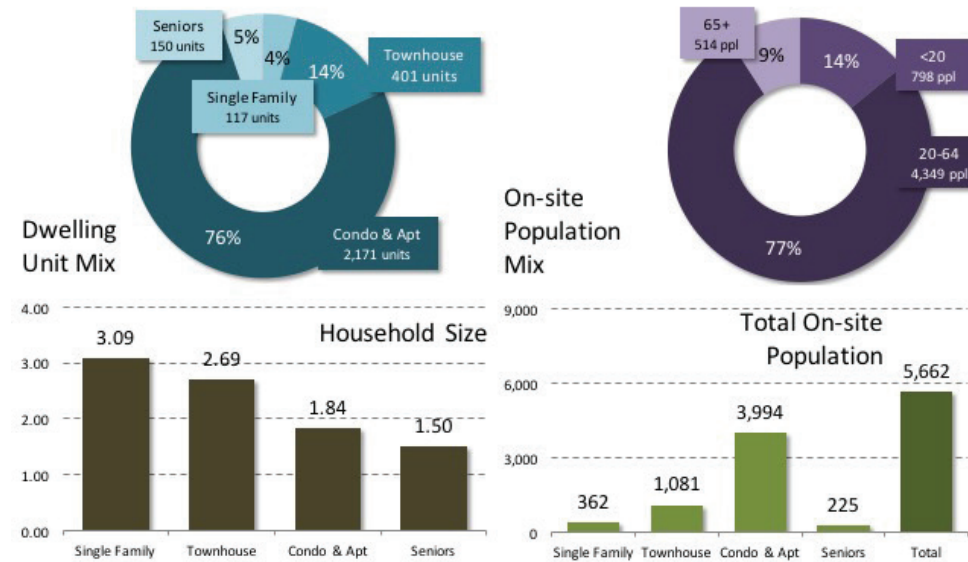
- » Convenience retail (pharmacy, wine/liquor store, pharmacy)
- » Health clinic
- » Restaurant and Café
- » BPP, DWV, and SD-45 offices
- » Specialty Grocer

THE BIG PICTURE

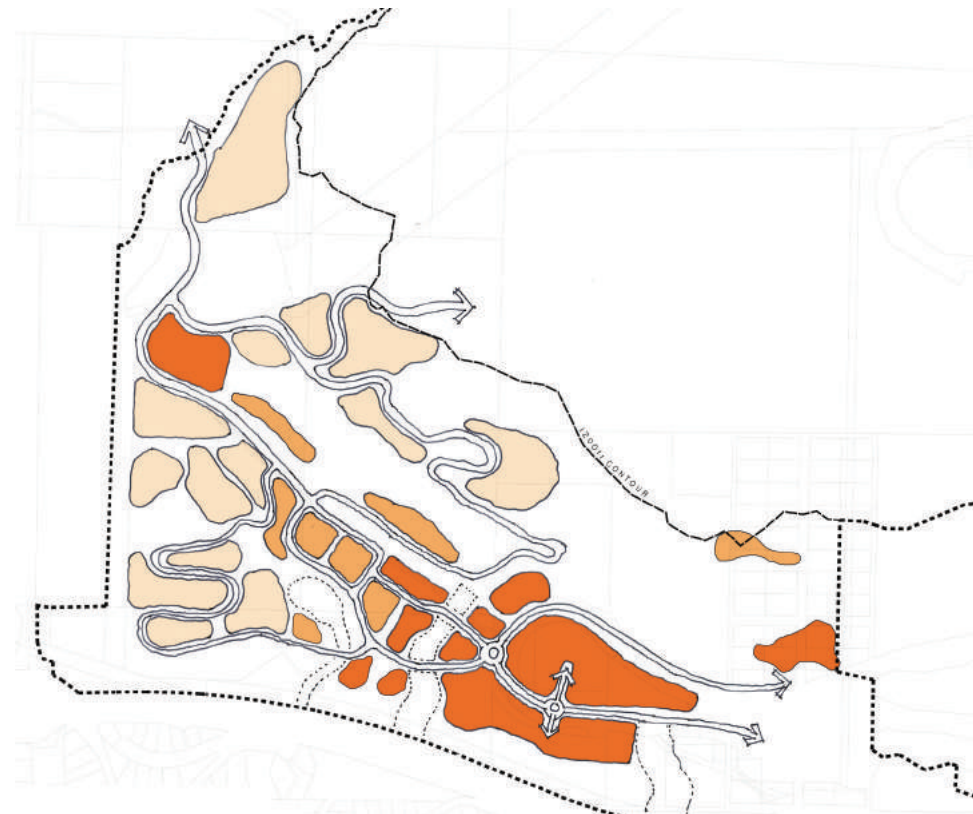
COMMUNITY SCALE

POPULATION

2,900 UNITS
5,662 RESIDENTS



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



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

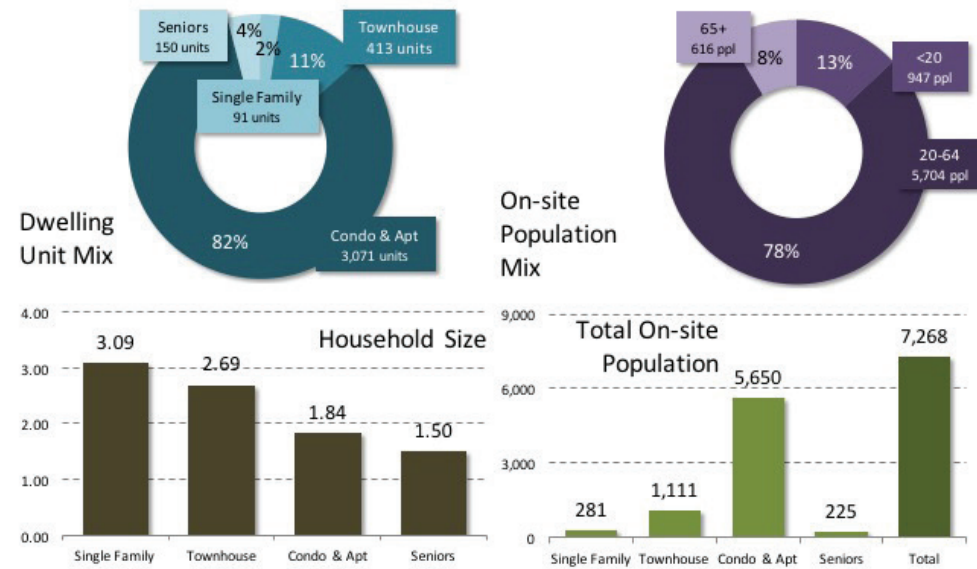
- » Convenience retail (pharmacy, wine/liquor store, pharmacy)
- » Health clinic
- » Restaurant and Café
- » BPP, DWV, and SD-45 offices
- » Restaurants, Cafés, Breweries, and Bars
- » Boutique Hotel
- » Limited Specialty Retail
- » Professional service offices (medical, law, design, etc.)
- » Neighbourhood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

THE BIG PICTURE

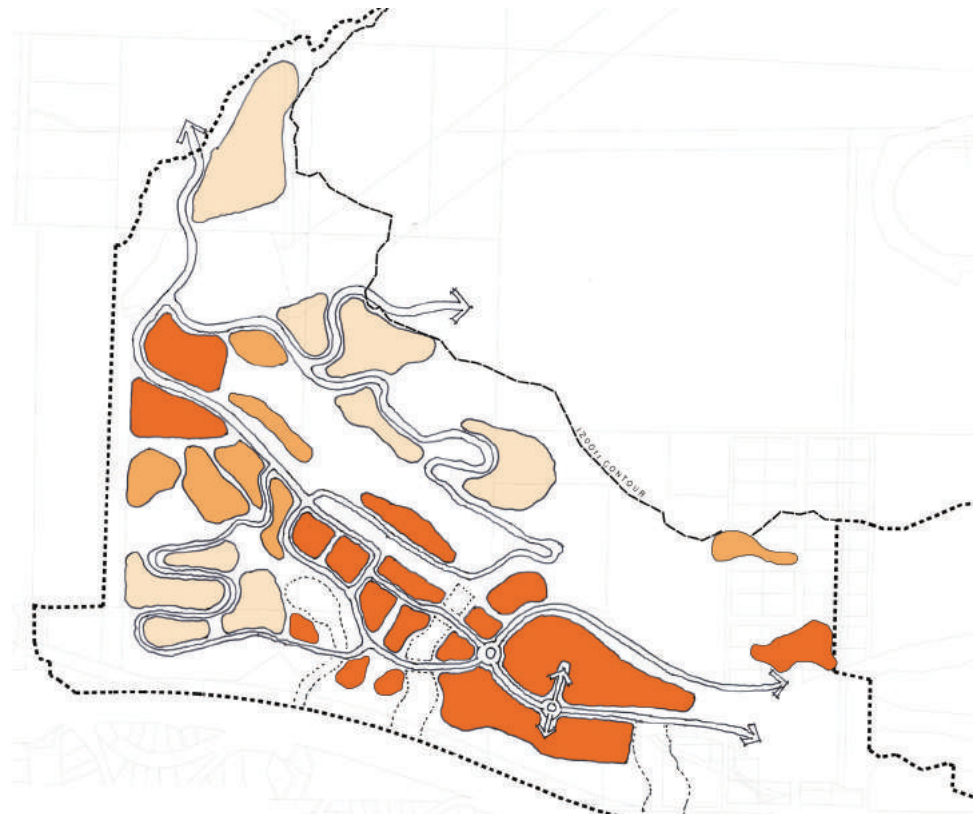
REGIONAL SCALE

POPULATION

3,800 UNITS
7,268 RESIDENTS



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



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

NEIGHBOURHOOD MAIN STREET



EDGEMONT VILLAGE – PRECEDENT

DUNDARAVE VILLAGE – PRECEDENT



Edgemont Village Building and Street Pattern

Dundarave Building and Street Pattern

CHARACTER

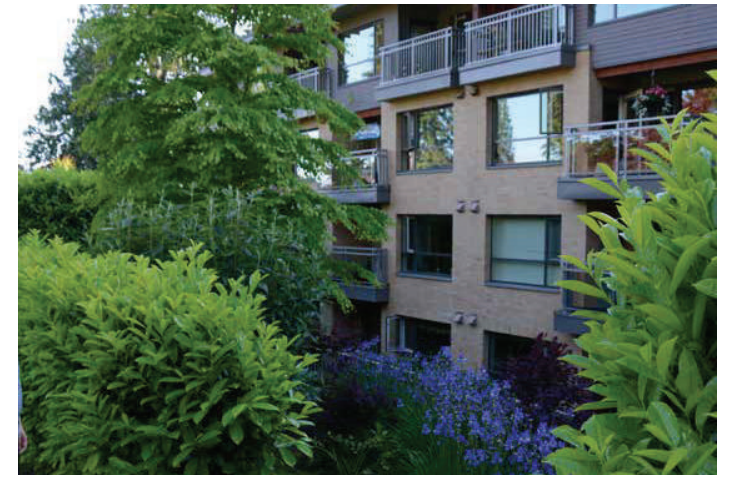
NEIGHBOURHOOD MAIN STREET



Village Core View — Main Street

CHARACTER

RESIDENTIAL SCALE



UNIVERCITY — PRECEDENT

WESBROOK — PRECEDENT



UniverCity Building and Street Pattern

Wesbrook Building and Street Pattern

CHARACTER

RESIDENTIAL SCALE



CHARACTER

REGIONAL SCALE HIGH STREET



NEWPORT VILLAGE – PRECEDENT

OLYMPIC VILLAGE – PRECEDENT



Newport Village Building and Street Pattern

Olympic Village Building and Street Pattern

CHARACTER

REGIONAL SCALE HIGH STREET



UPPER CAMPUS CONCEPTS INSTITUTIONAL CAMPUS



Banff Institute



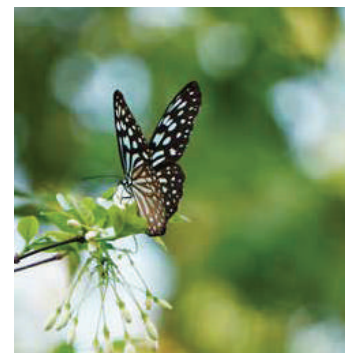
Aspen Institute



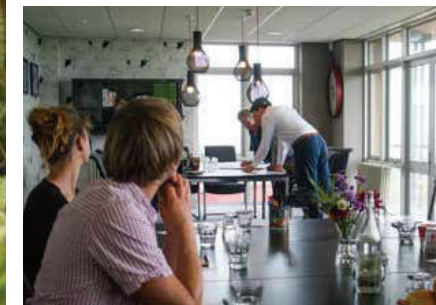
Film Festivals And Outdoor Presentations



Nature Interpretive Centre



Learn in Nature's Classrooms



Meeting Rooms



Art Festivals

UPPER CAMPUS CONCEPTS

HEALTH & WELLNESS



Culinary Classes



Hotel and Conferencing



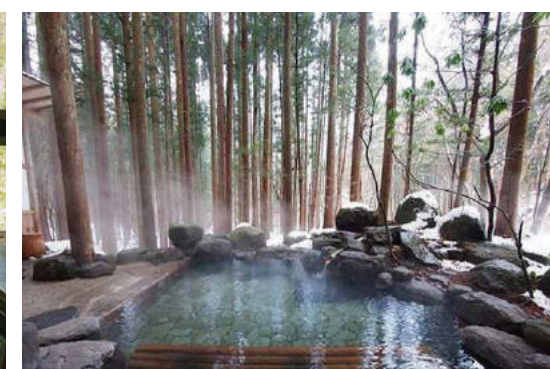
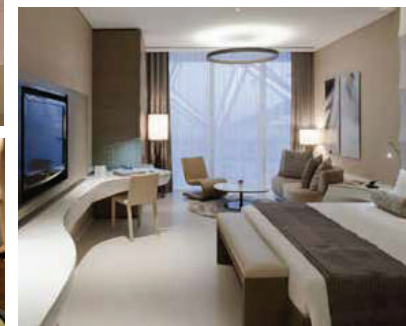
Body and mind fitness and well-being



Farm And Dock To Table

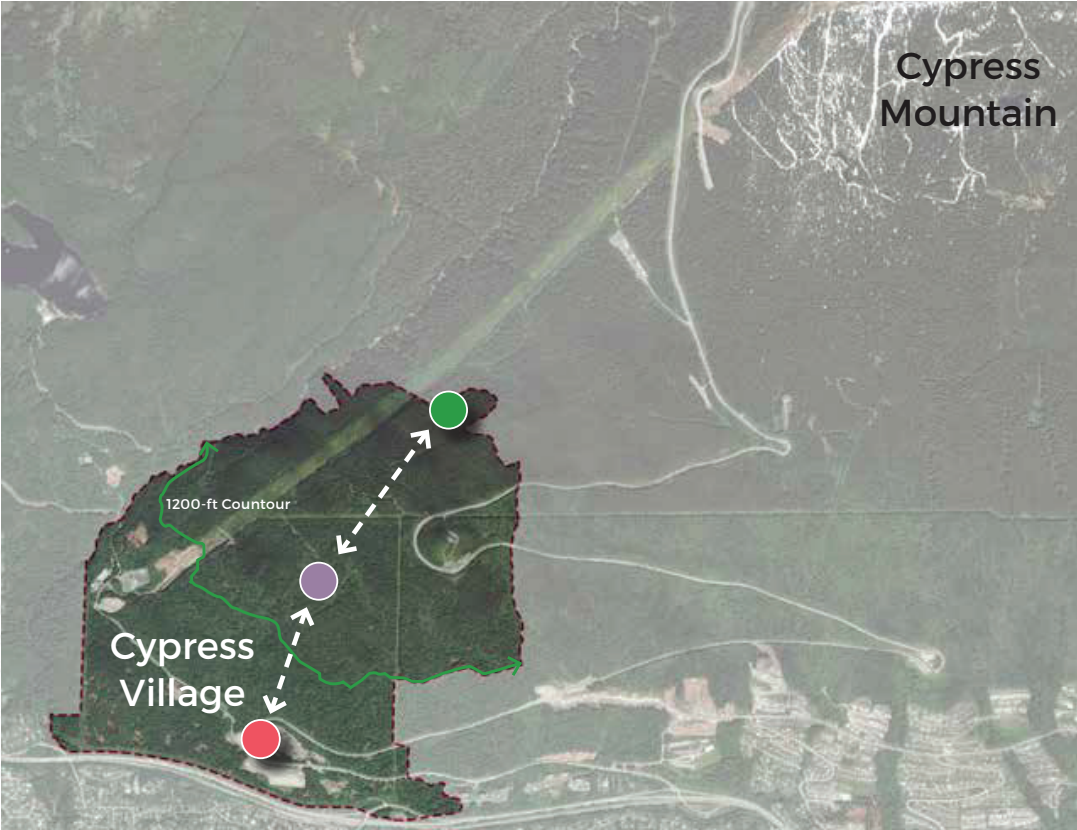
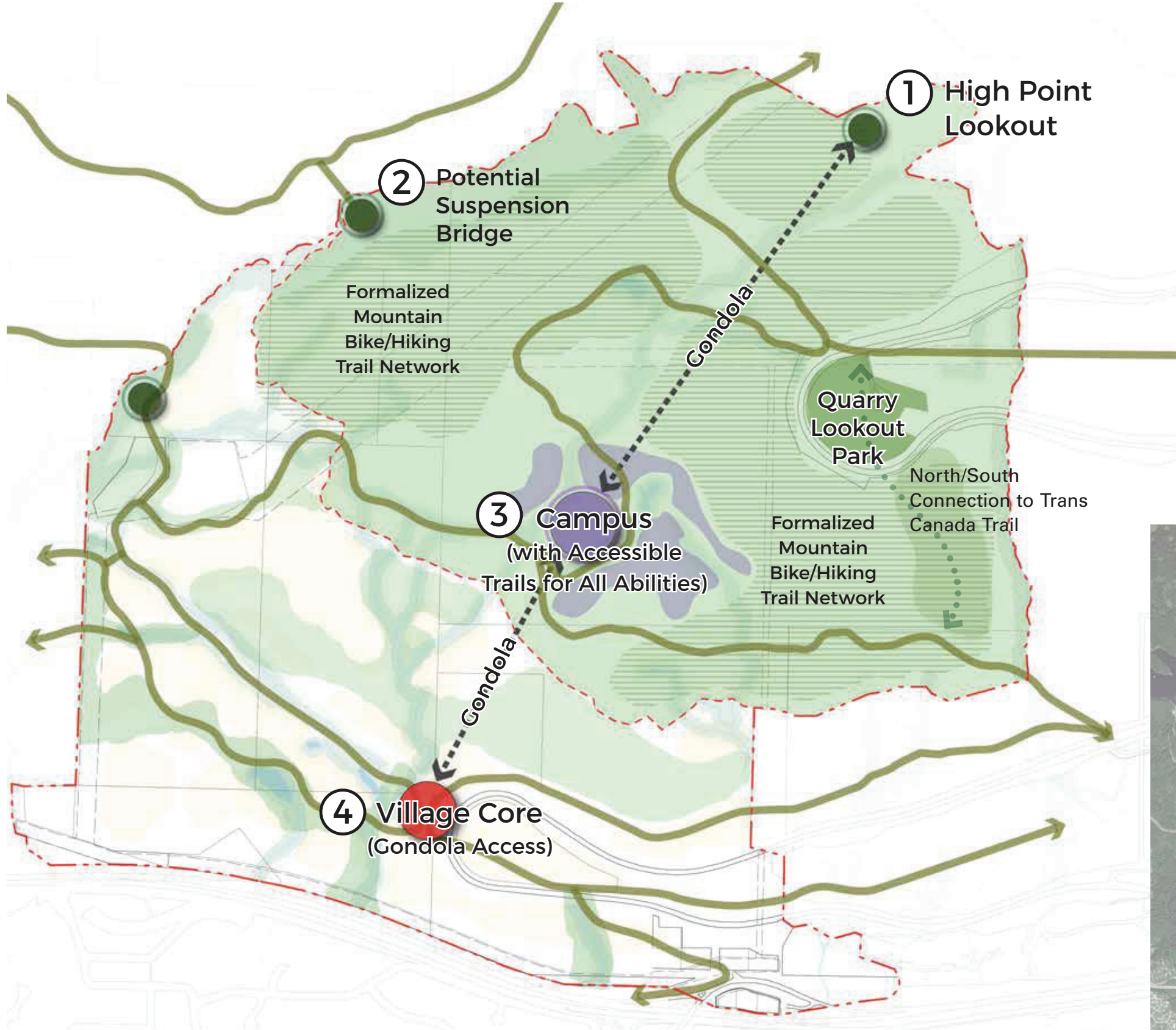


Mountain-inspired architecture

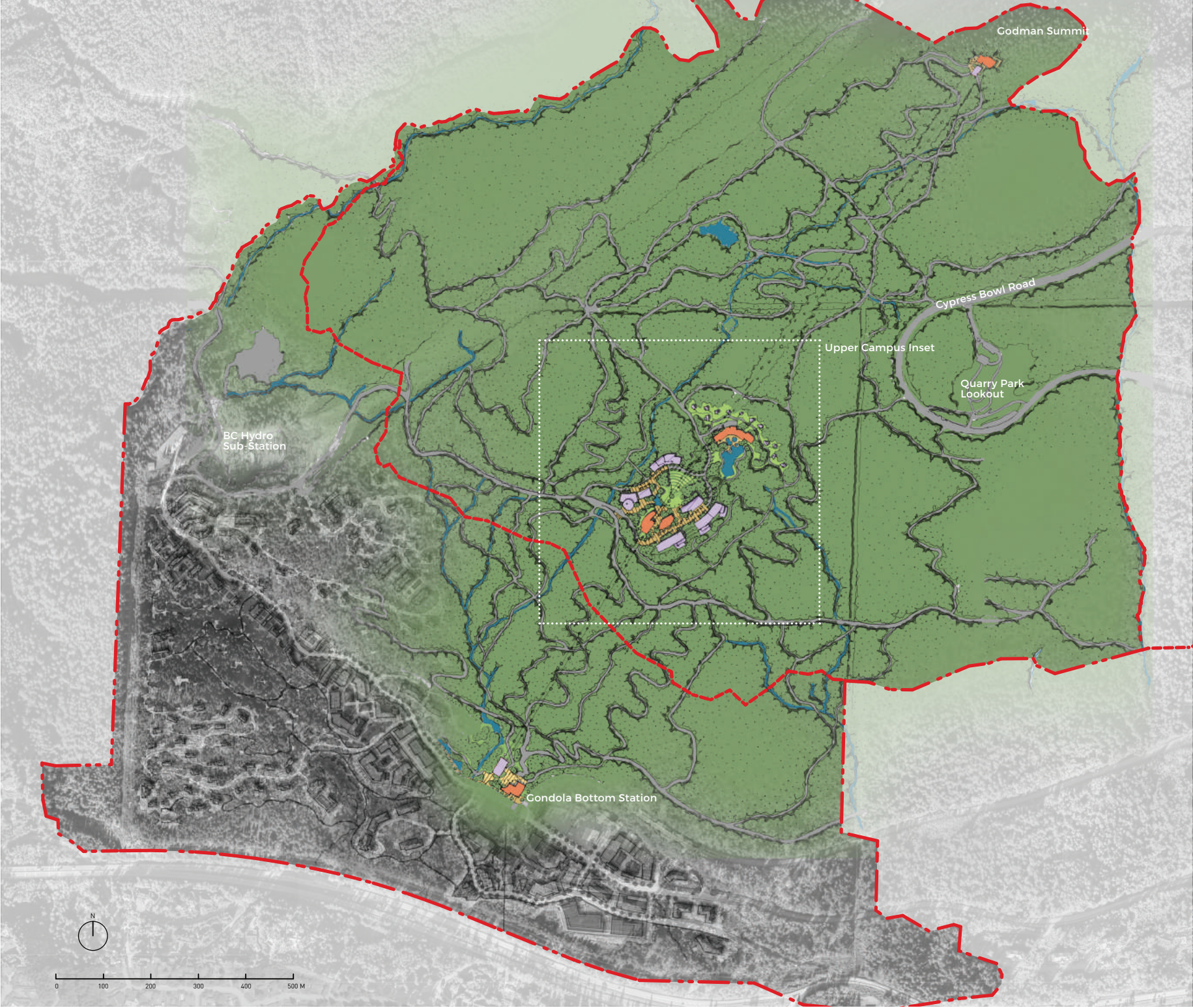


Indoor-outdoor spa

UPPER CAMPUS CONCEPTS



UPPER CAMPUS CONCEPTS



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

Village Core Discussion

- Many participants supported 3-4 story 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

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.

Upper Campus Discussion

- Concept of upper campus may cause concerns about development limits above the 1200 ft 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

Happiness Principles

FEEDBACK

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



THE VILLAGE MAIN



HIGH STREET



PEDESTRIAN STROLL

CYPRESS VILLAGE

THE VILLAGE MAIN



The Village Main Program (Works Yard Remains)

- 1,400 Residential Units
- 85,000 sf Retail Services
- 50,000 sf Office
- 20,000 sf Community Uses
- 90 room Hotel

CYPRESS VILLAGE

THE VILLAGE MAIN



The Village Main Program (Full Build-out)

- 1800 Residential Units
- 85,000 sf Retail Services
- 50,000 sf Office
- 40,000 sf Community Uses
- 90 room Hotel

CYPRESS VILLAGE

THE VILLAGE MAIN



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

THE VILLAGE MAIN



CYPRESS VILLAGE

THE VILLAGE MAIN



CYPRESS VILLAGE

THE HIGH STREET

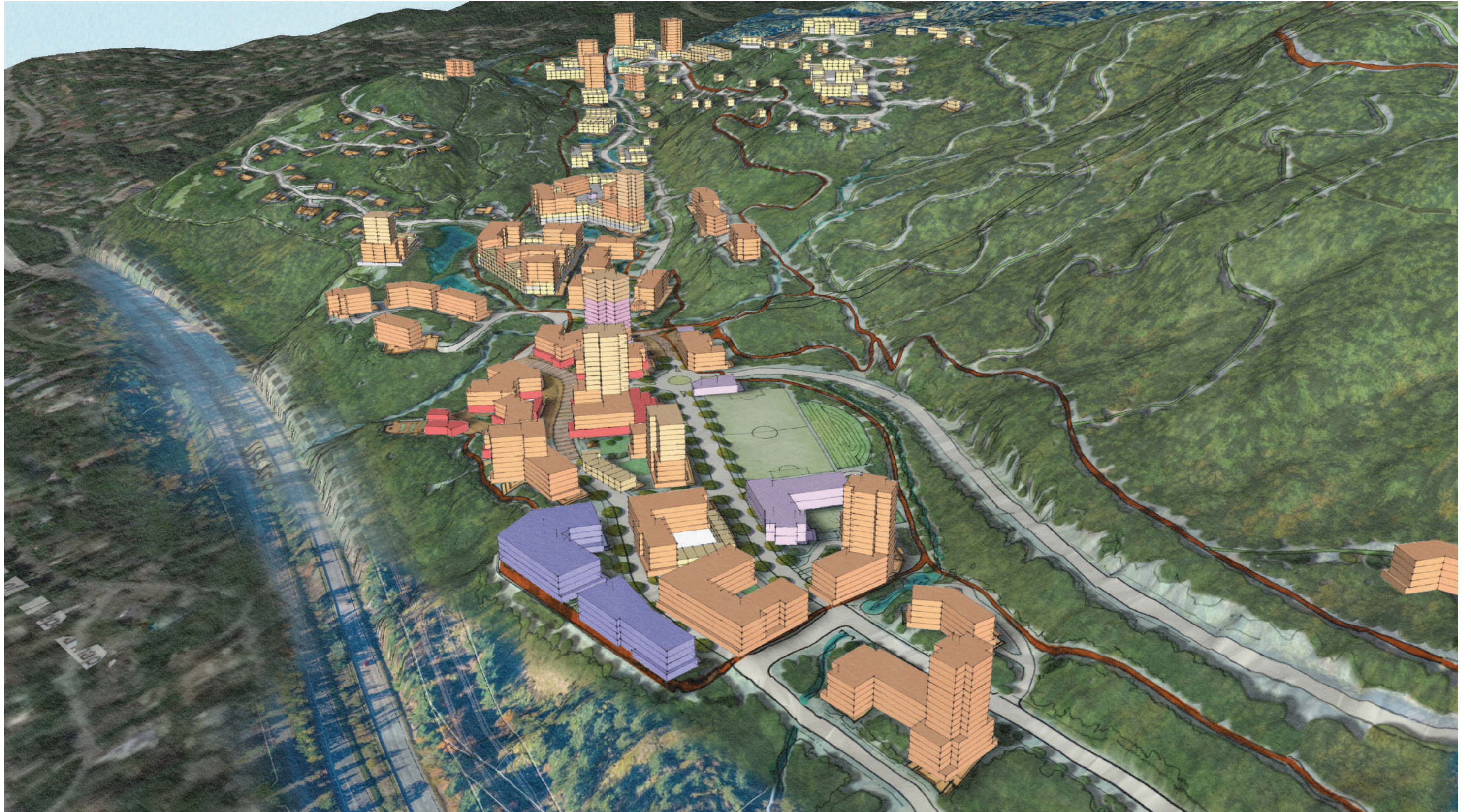


The High Street Program

2700 -2800 Residential Units
115,000 sf Retail Services
90 room Hotel
200,000 sf Office
60,000 sf Community Uses
Elementary School

CYPRESS VILLAGE

THE HIGH STREET



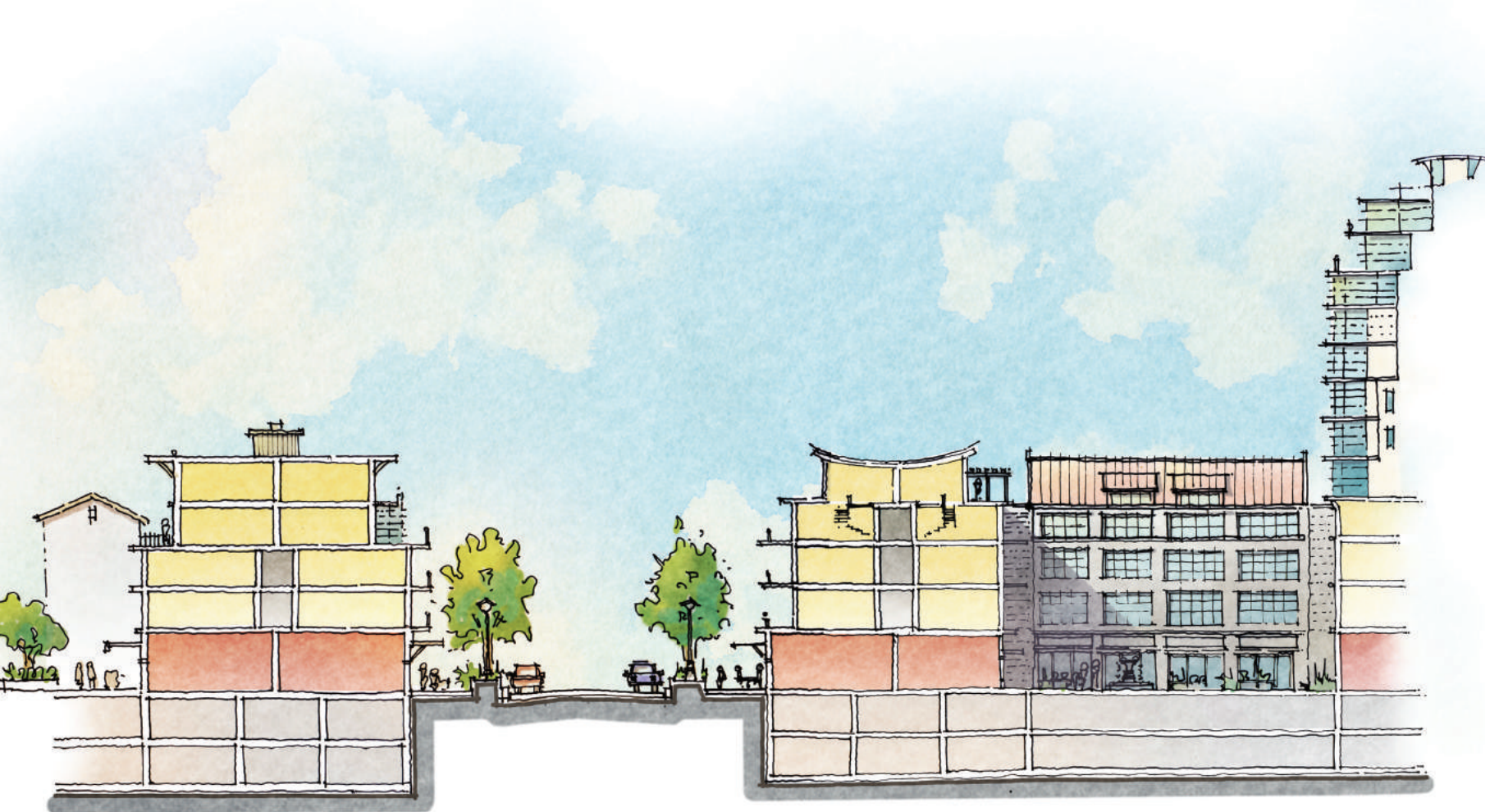
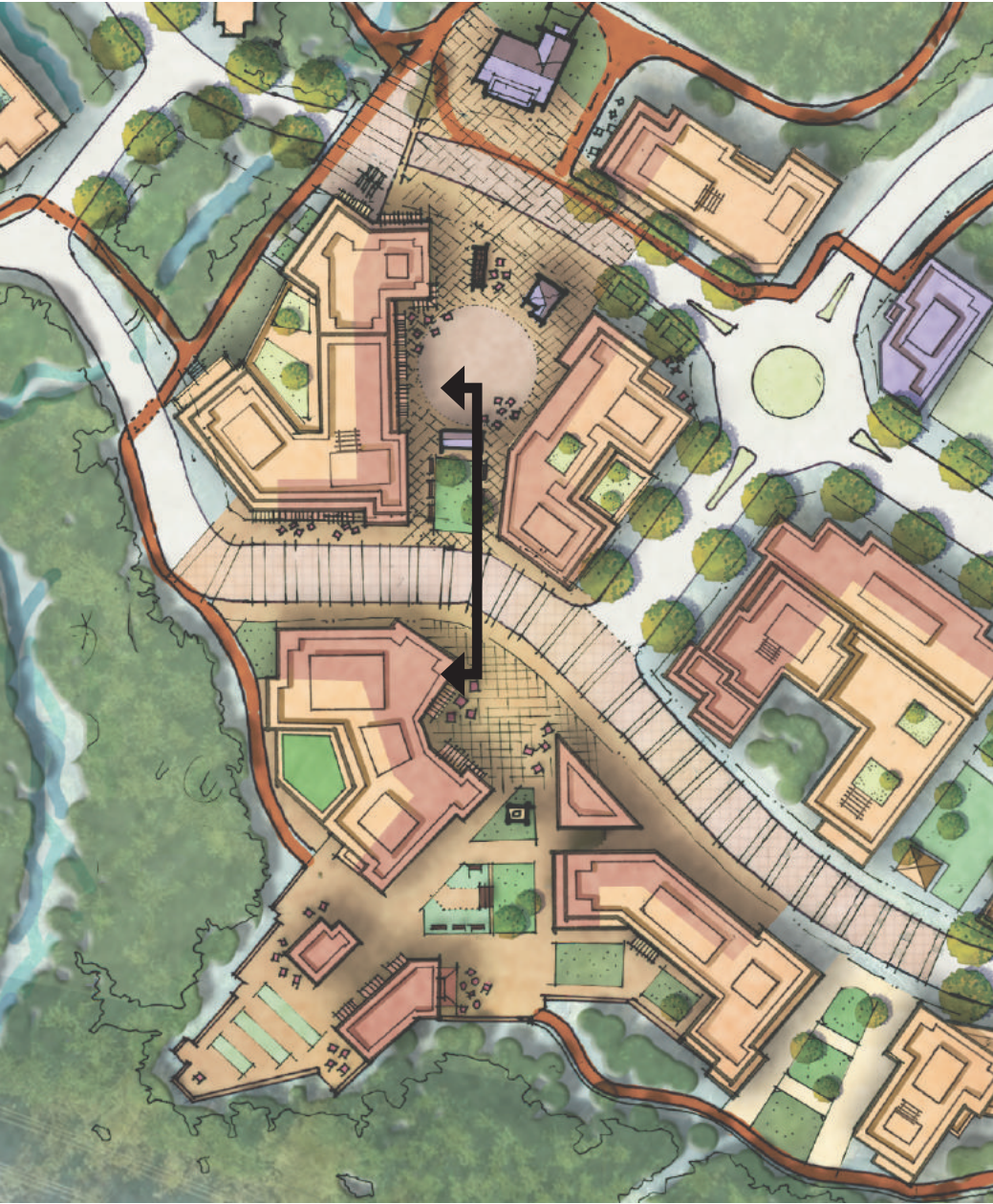
CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

THE HIGH STREET



CYPRESS VILLAGE

THE PLAZA



CYPRESS VILLAGE

THE PEDESTRIAN STROLL



CYPRESS VILLAGE

THE PEDESTRIAN STROLL



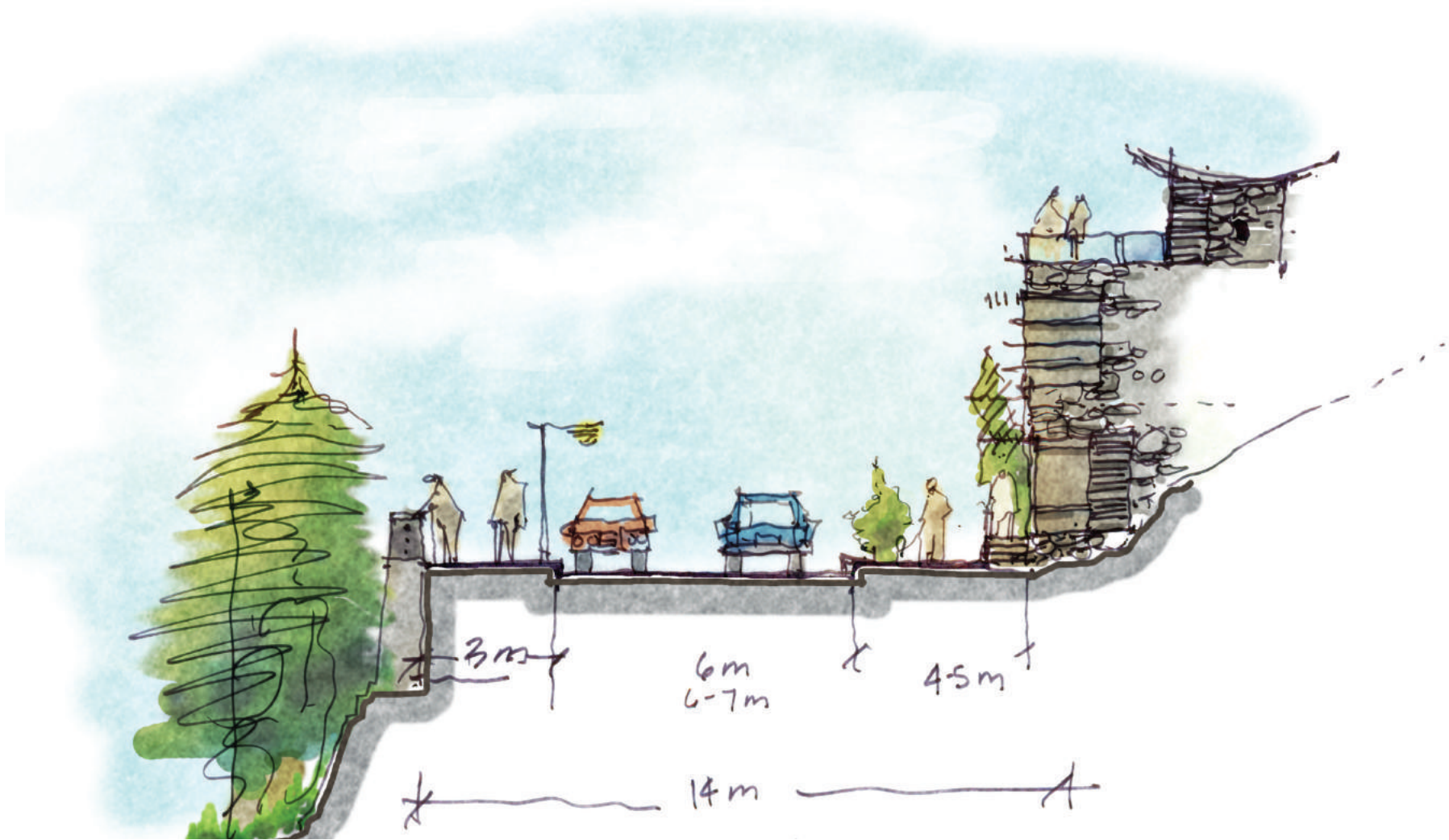
CYPRESS VILLAGE

PLACES IN THE PLAN



CYPRESS VILLAGE

PLACES IN THE PLAN



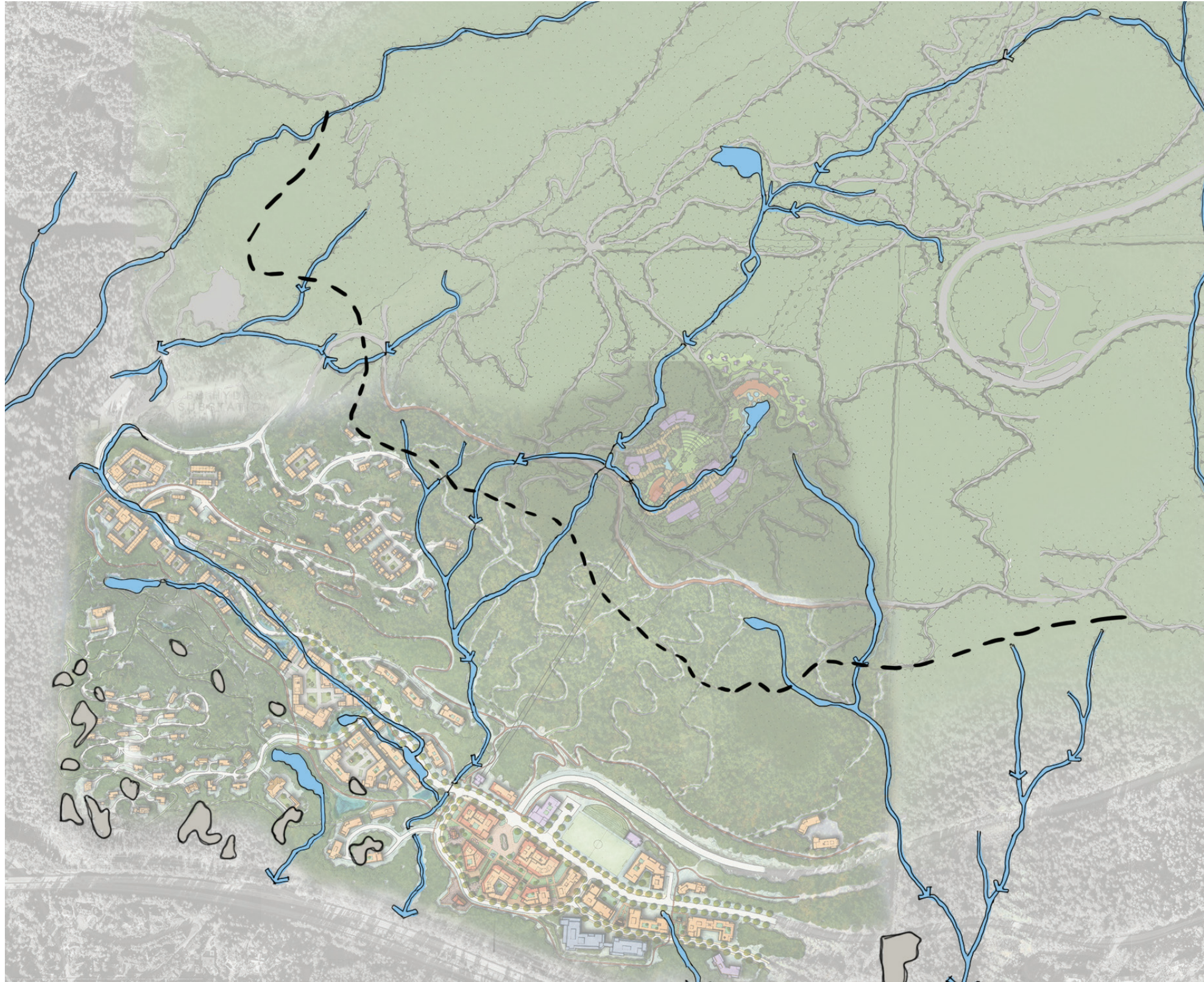
CYPRESS VILLAGE

THE PEDESTRIAN STROLL



CYPRESS VILLAGE ENVIRONMENTAL FRAMEWORK

EXISTING FEATURES



CYPRESS VILLAGE

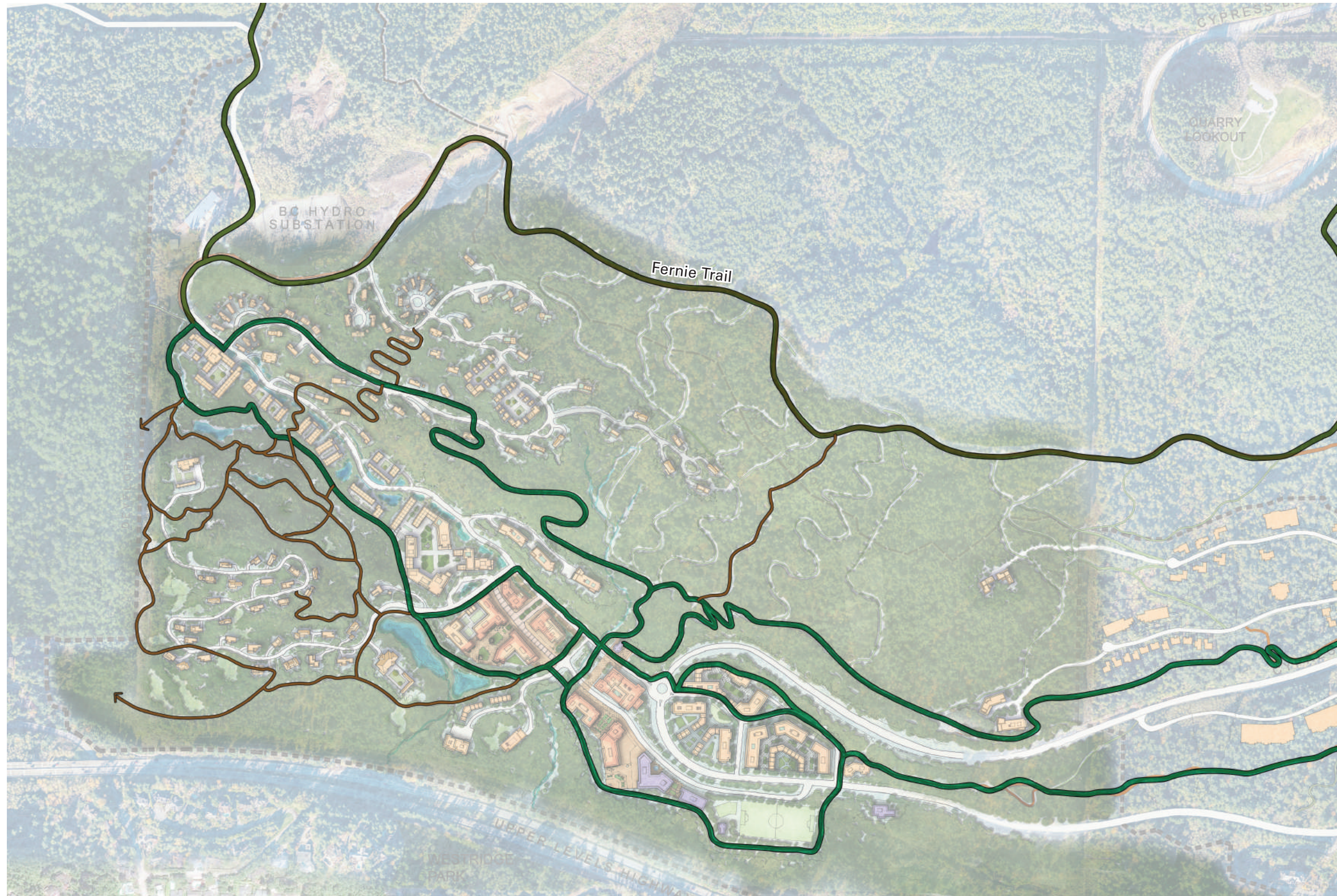
TRAIL NETWORK MOUNTAIN PATHS



FORMALIZED TRAILS RECOGNIZED BY BPP

CYPRESS VILLAGE

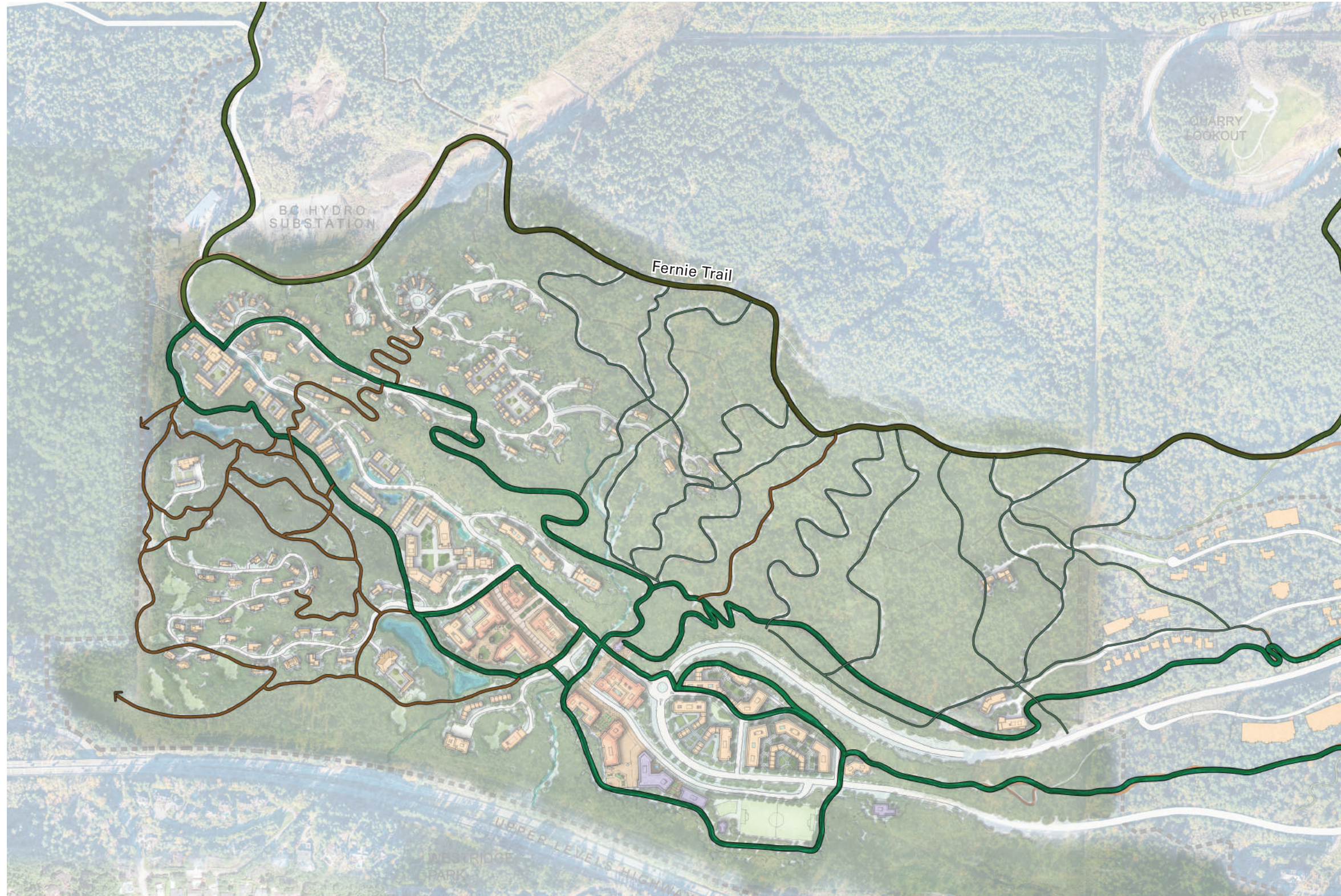
TRAIL NETWORK HIKING & BOULDERING



FORMALIZED TRAILS RECOGNIZED BY BPP

CYPRESS VILLAGE

TRAIL NETWORK MOUNTAIN BIKING



FORMALIZED TRAILS RECOGNIZED BY BPP

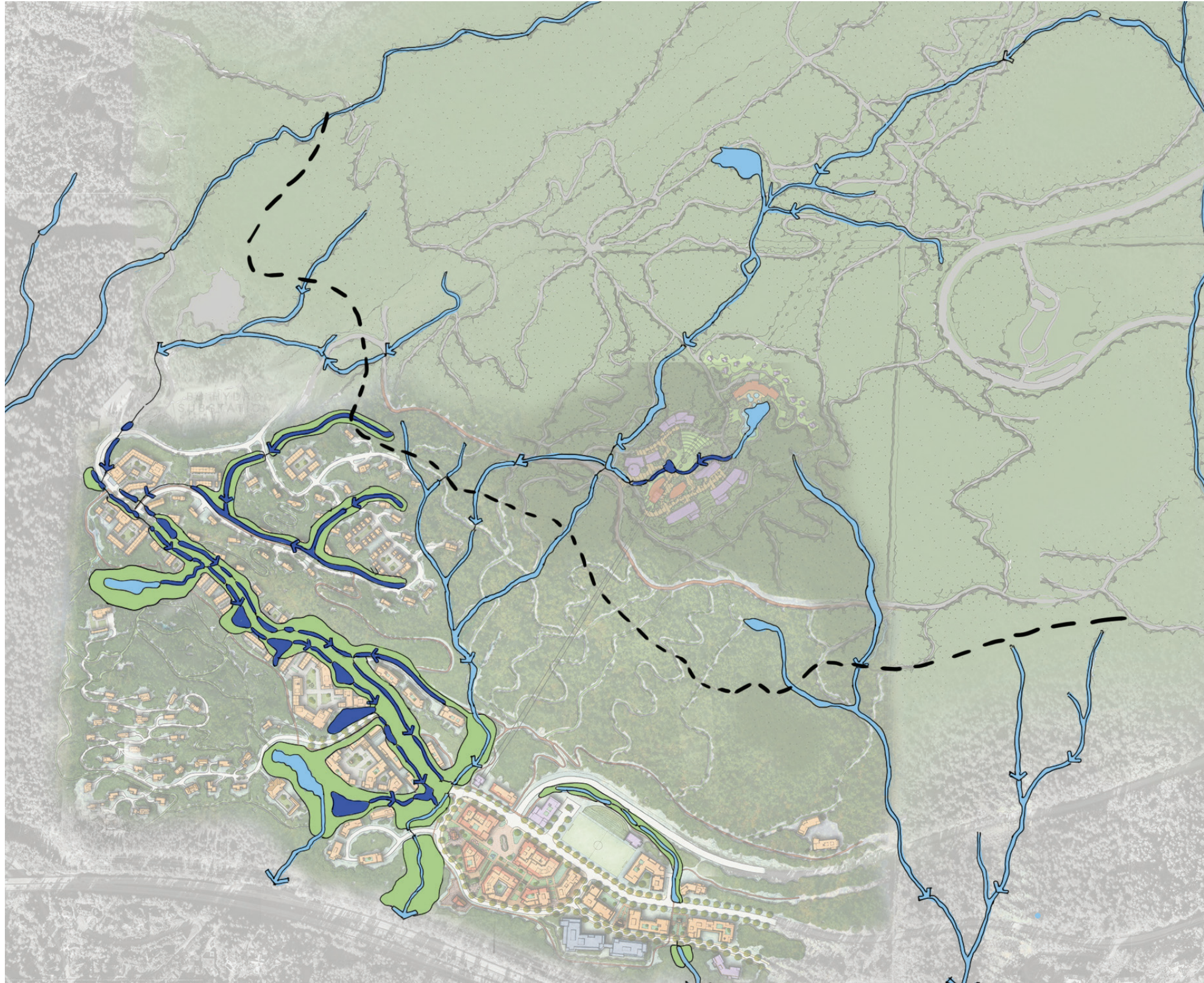
CYPRESS VILLAGE

TRAIL NETWORK ABOVE FERNIE TRAIL



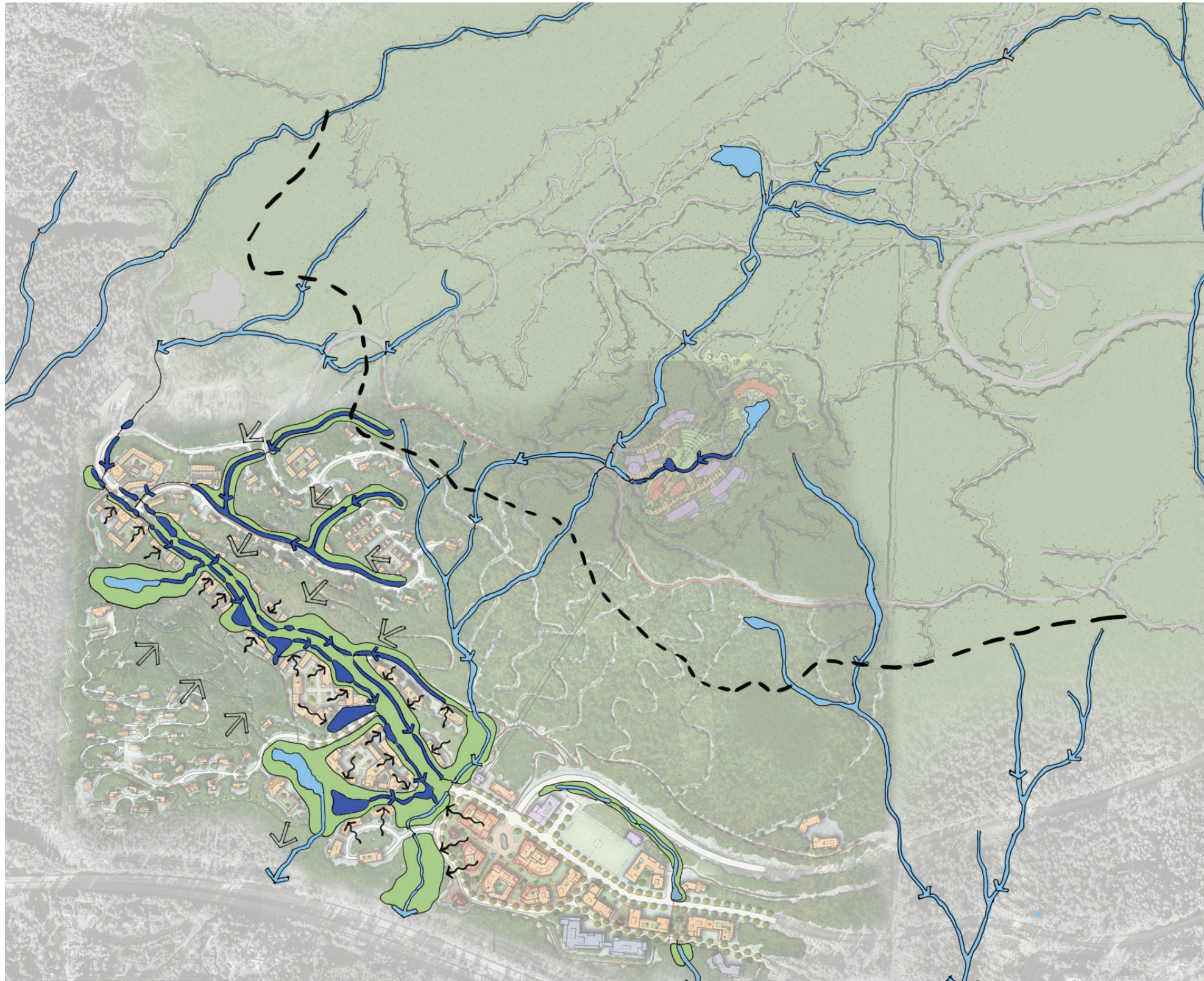
RESPONSIBILITY OF TRAILS TBD

CYPRESS VILLAGE ENVIRONMENTAL FRAMEWORK PROPOSED NETWORK



CYPRESS VILLAGE ENVIRONMENTAL FRAMEWORK

DIRECTION & FLOW



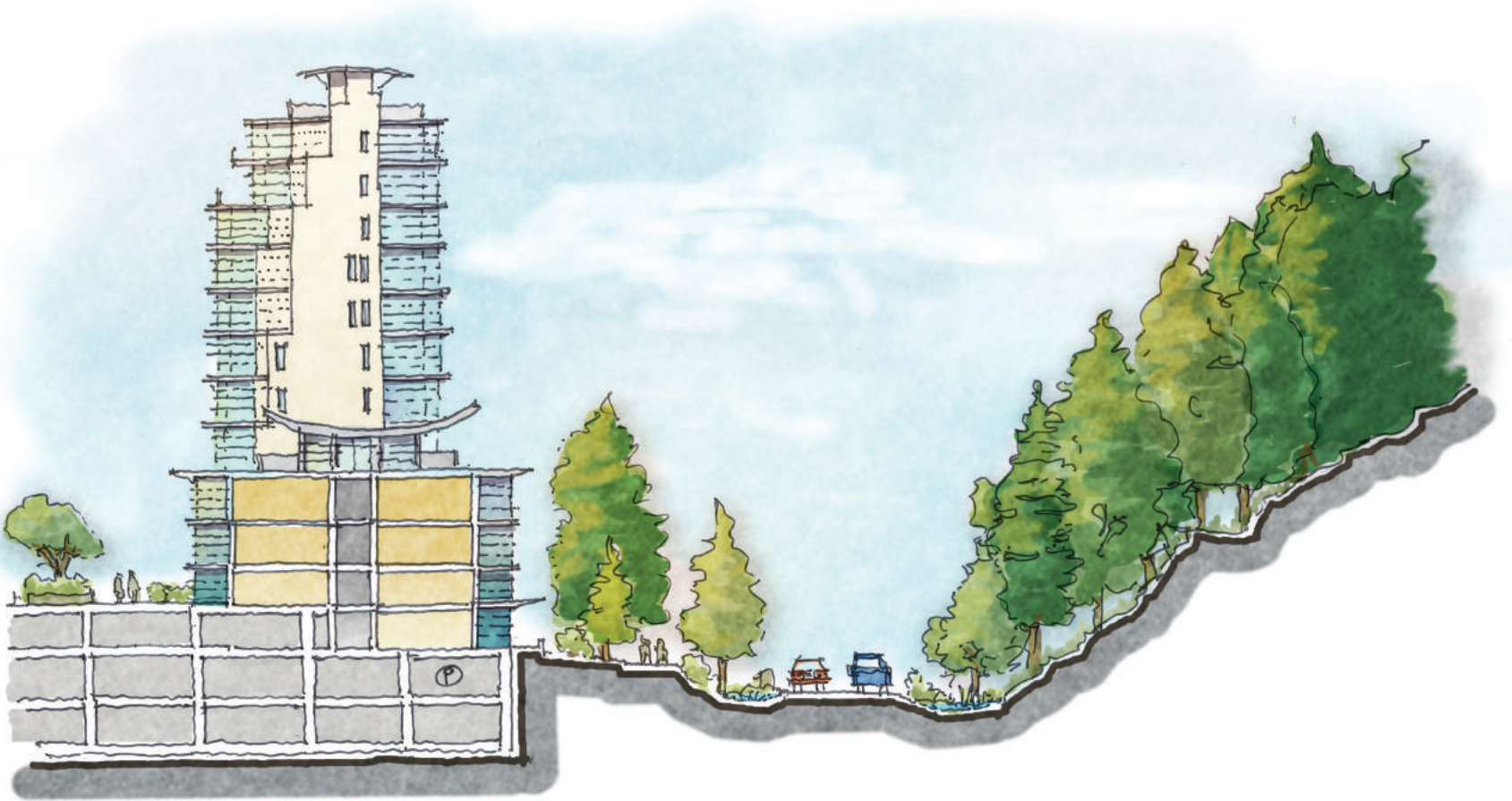
CYPRESS VILLAGE

CONSTRUCTED WETLANDS



CYPRESS VILLAGE

CONSTRUCTED WETLANDS



CYPRESS VILLAGE

SUMMARY

VILLAGE MAIN

HIGH STREET

PEDESTRIAN STROLL

