



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5406, 2025**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025

A bylaw to update OCP housing policies to provide adequate capacity for 20-year housing needs as required by the Local Government Act.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321, 5222, 5280, 5301, 5335, 5291, 5292, 5362, 5205 and 5355.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for housing policies that enable adequate capacity for 20-year housing needs, as required by the Local Government Act;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Section 1 [Introduction]

- 3.1 Subsection 1.4 [OCP Scope and Legislative Context] of Official Community Plan Bylaw No. 4985, 2018, is amended by:
 - 3.1.1 Adding the following on page 16, after bullet point “public facilities, including schools and parks” and before paragraph 4:

“The Act was amended in 2023 to require that an OCP provide for the total number of housing units required to meet anticipated housing needs over a 20-year period, as identified in the most recent housing needs report. These reports are updated every five years using Provincial data and methodology, as required by the Act. This 20-year housing capacity is distinct from the dwelling unit projections in the Regional Growth Strategy (referenced in Section 1.3). Instead, it reflects new provincial legislation that requires municipalities to regularly review and plan for 20-year housing needs. Accordingly, Schedule iv of this OCP outlines this plan’s total housing capacity in compliance with the Act.”

Part 4 Amends Section 2 [Community-Wide Directions]

4.1 Section 2 [Community-Wide Directions] of Official Community Plan Bylaw No. 4985, 2018, is amended by:

4.1.1 Deleting the “Sensitive Infill” subsection title before Policy 2.1.1 in its entirety and replacing with the following:

“Regenerating our neighbourhoods with new sensitive infill units”

4.1.2 Deleting Policy 2.1.1 in its entirety and replacing with the following:

“Enable the development of smaller houses on smaller lots in existing detached residential areas by considering site-specific applications for reduced lot area and/or lot width requirements appropriate to subject site and neighbourhood context (see Map 1).”

4.1.3 Deleting Policy 2.1.2 in its entirety and replacing with the following:

“Increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas (see Map 1) by:

- a. Allowing coach houses to be stratified to increase ownership opportunities by considering site-specific applications and by amending the zoning bylaw;
- b. Increasing floor area exemptions for rental coach houses by amending the zoning bylaw; and
- c. Removing other potential regulatory barriers to the supply of coach houses.”

- 4.1.4 Deleting Policy 2.1.3 in its entirety and replacing with the following:

“Expand opportunities for multiplex housing by:

- a. Reviewing regulations to ensure the development viability of the building form;
- b. Amending the zoning bylaw to allow for triplexes as an alternative way to achieve the three units per lot currently permitted;
- c. Permitting fourplexes where required by Provincial Small-Scale Multi-Unit Housing legislation; and
- d. Considering site-specific rezoning applications to allow fourplexes appropriate to the subject site and context”

- 4.1.5 Deleting the “Missing Middle” subsection title before Policy 2.1.4 in its entirety and replacing with the following:

“Expanding missing middle (e.g., multiplex, townhouse, mixed-use) options”

- 4.1.6 Deleting Policy 2.1.4 in its entirety and replacing with the following:

“Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor (see Map 2) by:

- a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character;
- b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys; and
- c. Permitting a maximum of six units per lot where required by Provincial Small-Scale Multi-Unit Housing legislation and updating zoning provisions to allow up to three storeys.”

- 4.1.7 Deleting Policy 2.1.5 in its entirety and replacing with the following:

“Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide (see Map 10) by:

- a. Permitting residential uses above street-level commercial on commercial use sites;
- b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites;
- c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines; and
- d. Considering proposals for over three storeys based on site context, project design, and the contribution of the proposal to housing needs, the local economy, or its ability to forward the public interest or provide other community benefits as determined by Council.”

- 4.1.8 Amending policy 2.1.12 as follows:

- (a) Deleting “estimated 500-750 housing units,”; and
- (b) Deleting “estimated 200-300 net new units,”.

- 4.1.9 Deleting Policy 2.1.13 in its entirety and replacing with the following:

“Create new housing capacity through the Ambleside Local Area Plan (see Map 5), subject to provision 2.1.15 of this plan, by:

- a. Implementing the Apartment Area;
- b. Completing the Commercial Centre; and
- c. Preparing Neighbourhood Area plan(s).”

- 4.1.10 Deleting Policy 2.1.18 in its entirety.

- 4.1.11 Deleting Policy 2.1.19 in its entirety and replacing with the following:

“Incentivize and enable non-profit housing groups, private operators, and senior levels of government and government

agencies in the maintenance of existing and creation of new market and non-market rental, seniors, or supportive housing by:

- a. Considering site-specific rezoning applications with additional uses, height and density; and
- b. Supporting a range of options, including market and non-market rental, independent and assisted living, licensed seniors care, supportive housing, and mixed-market development.”

4.1.12 Deleting Policy 2.1.20 in its entirety and replacing with the following:

“Ensure new development contributes to meeting the community’s needs by:

- a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units) and a variety of housing forms (including lock-off units) that are suitable for a range of households and family types in new multi-family and mixed-use housing development;
- b. Considering additional density and height for projects that provide complementary community uses (e.g., senior day centre, childcare), deeper levels of affordability and supports, and other community benefits;
- c. Prohibiting long-term rental restrictions in new strata-titled developments; and
- d. Implementing accessible and adaptable design requirements in the BC Building Code

4.1.13 Adding a new policy below existing Policy 2.1.4 as follows:

“Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes, by:

- a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration,

access) and compatibility with neighbourhood context and character; and

- b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.”

4.1.14 Adding a new policy below existing Policy 2.1.13 as follows:

“Create new housing capacity through a local area plan for the Taylor Way-Park Royal area (see Map 7), subject to provision 2.1.15 of this plan.”

4.1.15 Renumbering policies 2.1.5 to 2.1.23 accordingly.

Part 5 Amends Maps

- 5.1 Deleting Map 2 (Marine Drive Transit Corridor) and replacing it with Map 2 within **Schedule A** of this bylaw.
- 5.2 Deleting Map 3 (Local Area Planning Boundaries) and replacing it with Map 3 within **Schedule A** of this bylaw.
- 5.3 Deleting Map 5 (Ambleside Town Centre Local Area Planning Boundary) and replacing it with Map 5 within **Schedule A** of this bylaw.
- 5.4 Deleting Map 7 (Taylor Way Local Area Planning Boundary) and replacing it with Map 7 within **Schedule A** of this bylaw.
- 5.5 Amending the title of Map 7 in the Table of Contents to “Taylor Way-Park Royal Local Area Planning Boundary”.

Part 6 Amends Schedule iii: Glossary

- 6.1 Schedule iii of the Official Community Plan Bylaw No. 4985, 2018, is amended by adding the definition of “Mixed- Market Housing Development” before “Neighbourhood character” as follows:

“Mixed- Market Development

Mixed-market housing development that blends various income levels and housing types (e.g., strata, non-market, below-market housing) within a single development project to increase the viability of non-market and below-market housing.”

Part 7 Adds Schedule iv: Estimated 20-Year Housing Capacity

- 7.1 Official Community Plan Bylaw No. 4985, 2018, is amended by:
 - 7.1.1 Adding “Schedule iv: Estimated 20-Year Housing Capacity”, attached as **Schedule B** to this bylaw, after “Schedule iii: Glossary”.
 - 7.1.2 Adding “Schedule iv: Estimated 20-Year Housing Capacity” after “Schedule iii: Glossary” in the Table of Contents and renumbering the Table of Contents accordingly.

Schedules

Schedule A – Amendments for Maps 2, 3, 5, and 7

Schedule B – Schedule iv: Estimated 20-Year Housing Capacity

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
October 20, 2025

PUBLICATION OF NOTICE OF PUBLIC HEARING on November 5 and 12,
2025

PUBLIC HEARING HELD on November 17, 2025

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

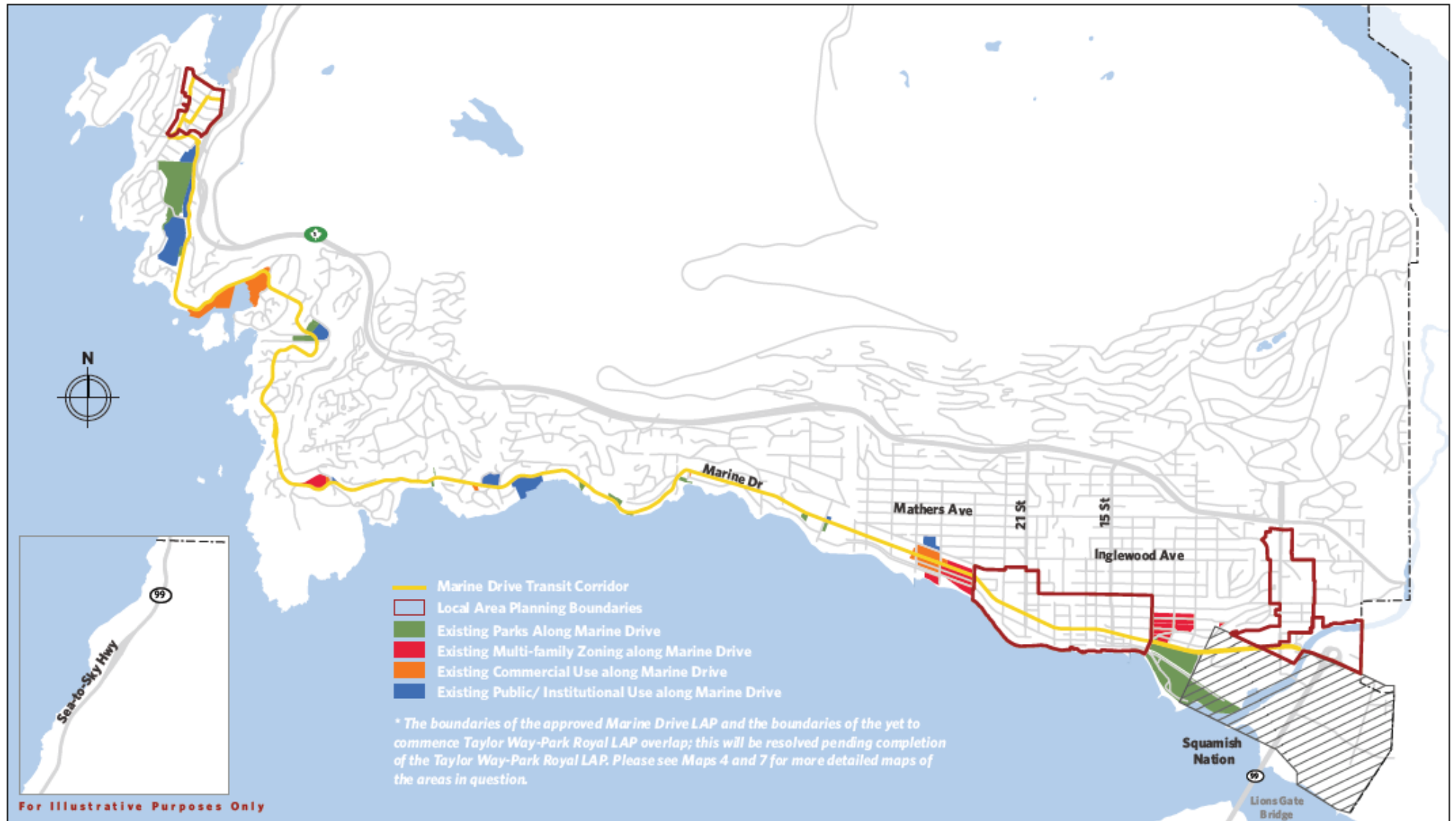
ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

Mayor

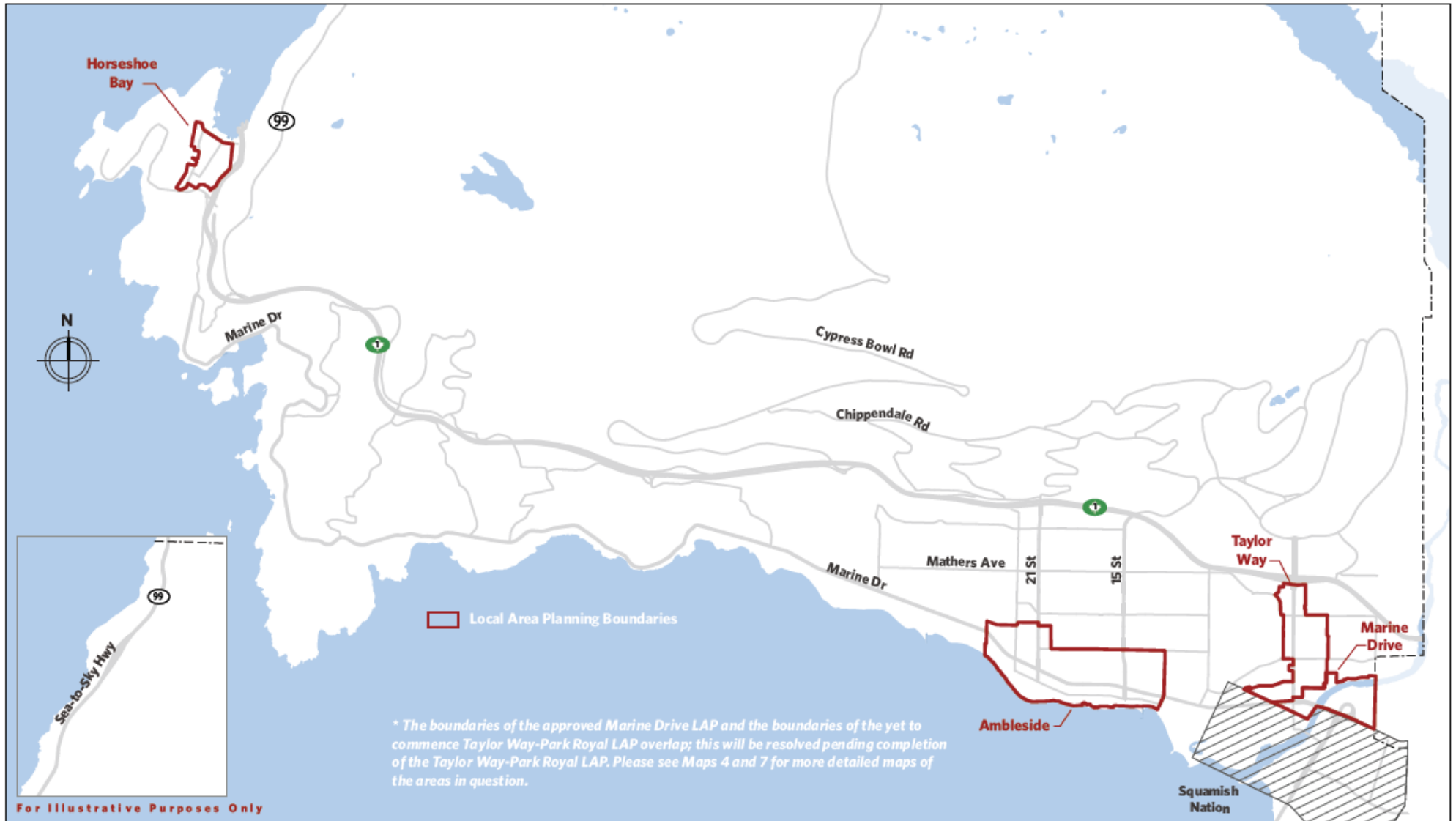
Corporate Officer

Schedule A – Amendments for Maps 2, 3, 5, and 7

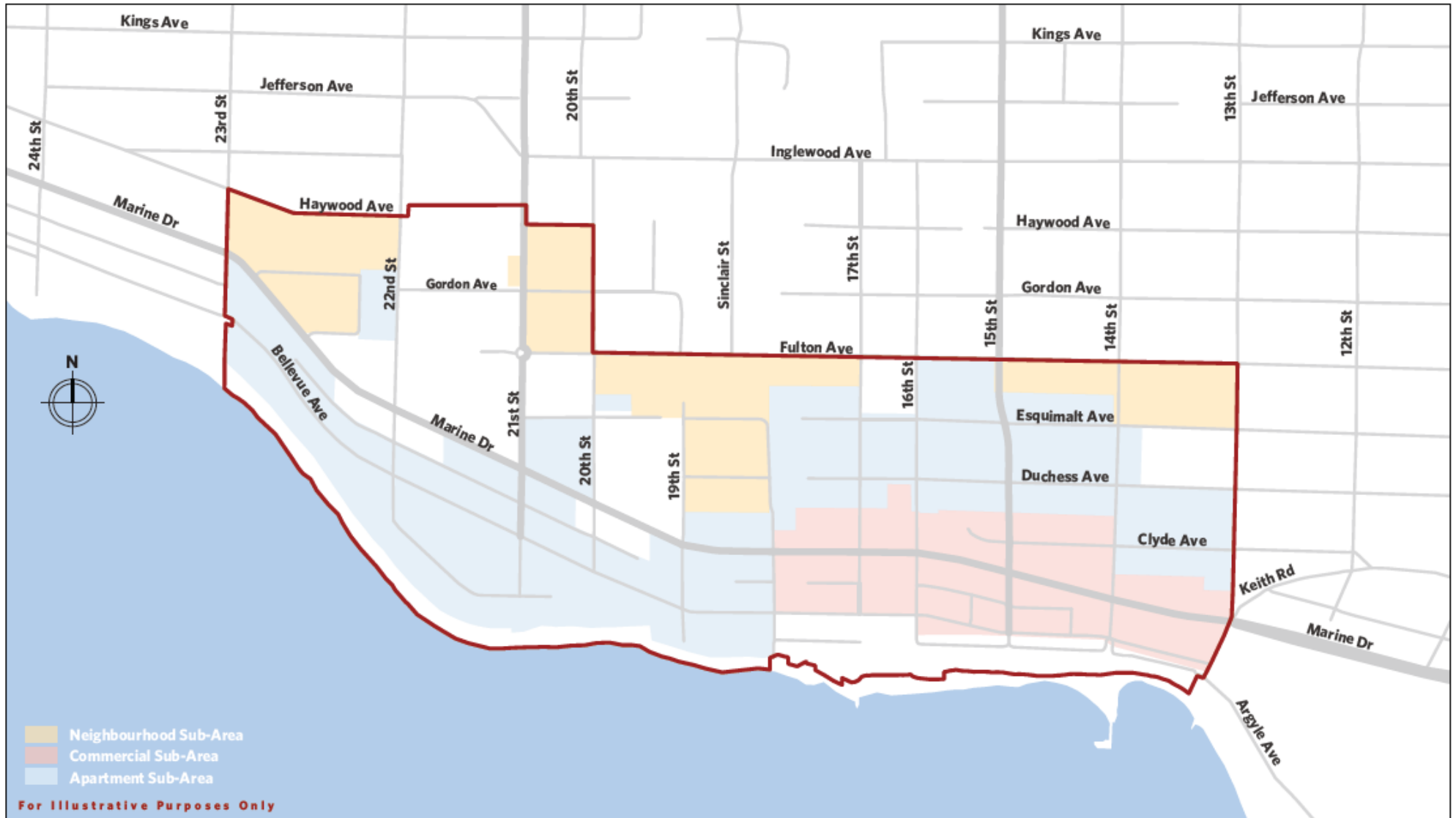
MAP 2. MARINE DRIVE TRANSIT CORRIDOR



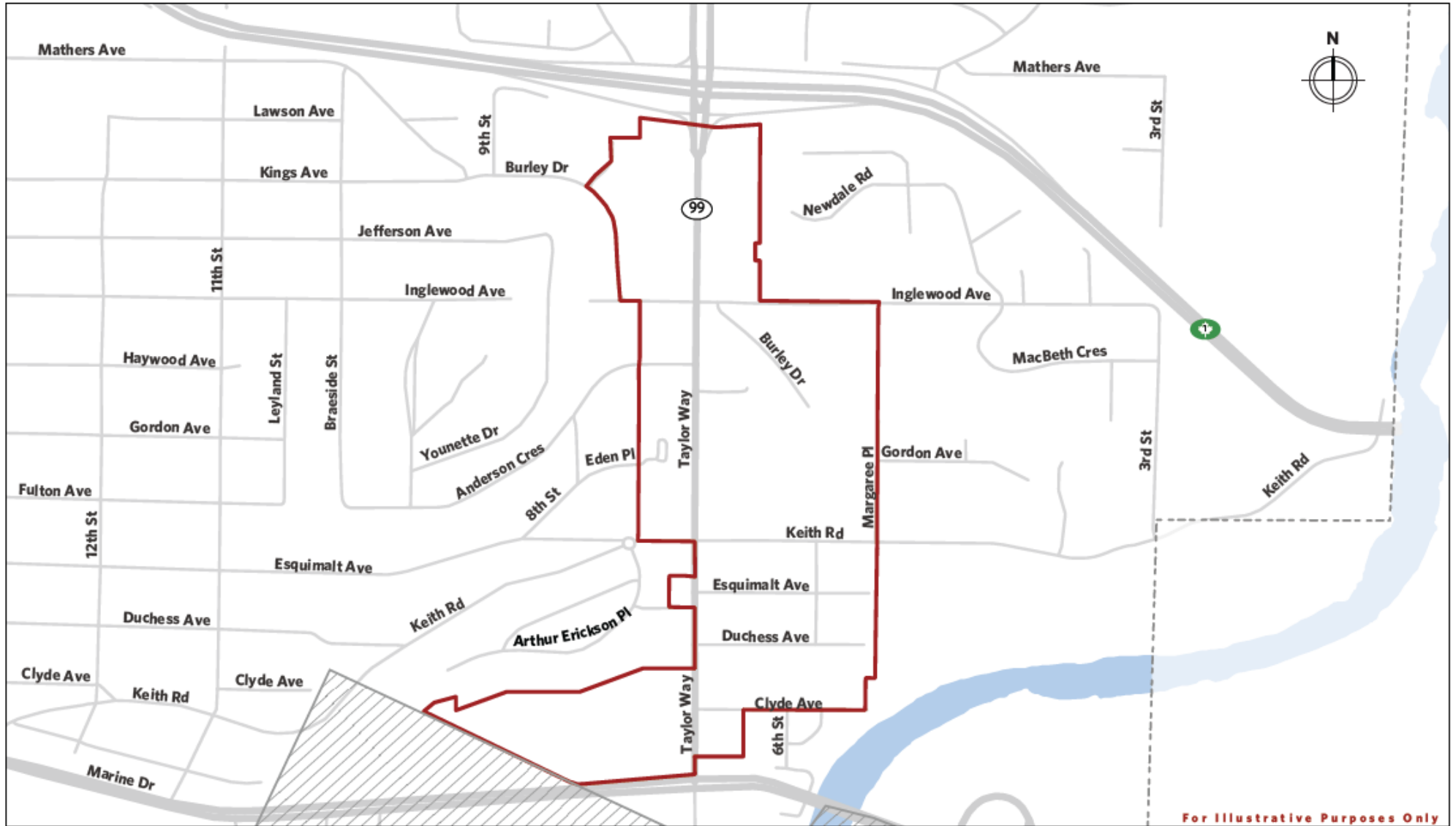
MAP 3. LOCAL AREA PLANNING BOUNDARIES



MAP 5. AMBLESIDE TOWN CENTRE LOCAL AREA PLANNING BOUNDARY



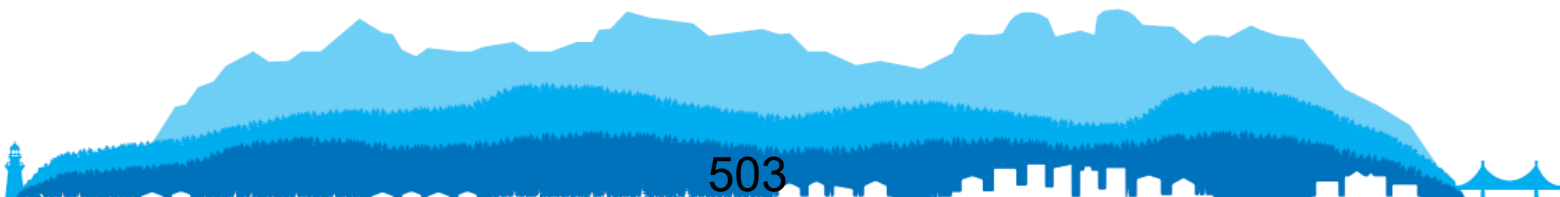
MAP 7. TAYLOR WAY-PARK ROYAL LOCAL AREA PLANNING BOUNDARY



Schedule B – Schedule iv: Estimated 20-Year Housing Capacity

SCHEDULE iv

ESTIMATED 20-YEAR HOUSING CAPACITY



SCHEDULE iv

ESTIMATED 20-YEAR HOUSING CAPACITY

The District of West Vancouver is required, under section 473.1 of the *Local Government Act*, to consider the District’s most recent housing needs report and provide for at least the 20-year total number of housing units required to meet anticipated housing needs within the OCP’s statements and maps. The table below summarizes West Vancouver’s estimated 20-year housing capacity provided within the statements and maps of the OCP.

	OCP Policies	Estimated Remaining Housing Capacity ¹
Existing Neighbourhoods		2,150 – 2,400
Sensitive Infills	2.1.1-2.1.3	400 – 500
Missing Middle	2.1.4-2.1.7	350 – 500
SSMUH	2.1.3-2.1.4	750
Approved Site-Specific Projects	See DPAs	650
Local Areas		2,600 – 3,600
Ambleside	2.1.13 DPA BF-B4	1,000 – 1,200
Horseshoe Bay	HSP LAP	200 – 300
Marine Drive	MD LAP	200 – 300
Taylor Way-Park Royal	2.1.14	1,200 – 1,800
Future Neighbourhoods		5,400
Rodgers Creek	UL8.1c	1,000
Cypress Village	ADP 9.1.1	3,700
Cypress West	2.2.1	700 ²
Rental, Seniors, and Supportive Housing	2.1.17-2.1.21	600 – 850
Grand Total		10,750 – 12,250
20-Year Housing Needs ³		10,742

¹ Estimates in ranges are provided for proposed OCP policies. Housing capacity for previously approved projects are based on approved and unbuilt unit counts as of October 1, 2025. The total housing capacity does not guarantee uptake and actual development will depend heavily on macroeconomic economics (e.g., interest rates, construction costs, market demand, etc.). All numbers are rounded to nearest 50s.

² Estimate reflects policy of 2.5 units per acre applied to the Inter Creek and Cypress West areas. However, the OCP enables unit increases based on housing, parks, environment, and other objectives. Estimated housing units would be expected to increase in order to secure the Inter Creek and other important areas above 1,200 feet (e.g., Cypress Falls) as public parkland.

³ Based on Interim Housing Needs Report, received on December 9, 2024.