

# Housing Policy Update: OCP Amendment Bylaw No. 5406 First Reading

David Hawkins, Senior Manager of Community Planning and Sustainability

October 20, 2025

# Presentation Outline

1. **Background and context**
2. **Engagement findings and proposed OCP policy amendments**
3. **Conclusion and recommendations**

# 1 Background and Context

## Background

- Prior to recent LGA changes, OCPs were typically reviewed every ~15 years
- 2018 OCP was adopted after a 2-year process and ~100 events and meetings
- Significant implementation has been ongoing since 2018, including:
  - >20 site-specific rezonings approved, plus...
  - Horseshoe Bay LAP (and neighbourhood area pre-zoning)
  - Neighbourhood Character Working Group (and RS zoning updates)
  - Cypress Village ADP (and rezoning)
  - Ongoing Ambleside LAP

But there has not been time to complete all 2018 initiatives (e.g. Taylor Way LAP)

# Current legislative context

## What the proposed OCP update is: it meets new LGA requirements

- Housing Needs Reports (HNR) every 5 years → identify 20-year needs
- OCP updates within one year to ensure capacity for HNR (i.e. ongoing every 5 years)
- The 2018 OCP gap is ~900 units and the deadline for compliance is December 31 this year
- The proposed updates meet the LGA capacity gap plus the 5-year Housing Target

## What the proposed update is NOT: it does not enact Provincial Land Use Directives to WV

- Further to Council's letter of September 15<sup>th</sup>:
  - the proposed update does not establish fixed heights/densities around Park Royal
  - or extend the high-rise Ambleside Apartment DPA
  - or adopt the proposed Ambleside Centre LAP

## How the OCP update has been prepared

The purpose of the amendment is to amend housing policies by the deadline

- Staff are proposing a “refresh”, not a “rewrite” of existing OCP policies
- The 2018 OCP is “young”, being used, and the result of extensive public input
- Its basic planning framework has been respected in the proposed “refresh”
- The community has shaped the proposed updates in front of Council
- Survey March 31–May 5, 634 responses, ~1,300 comments
- Full engagement record received by Council July 7, 2025
- Re-attached to this report; key findings only are referenced in presentation

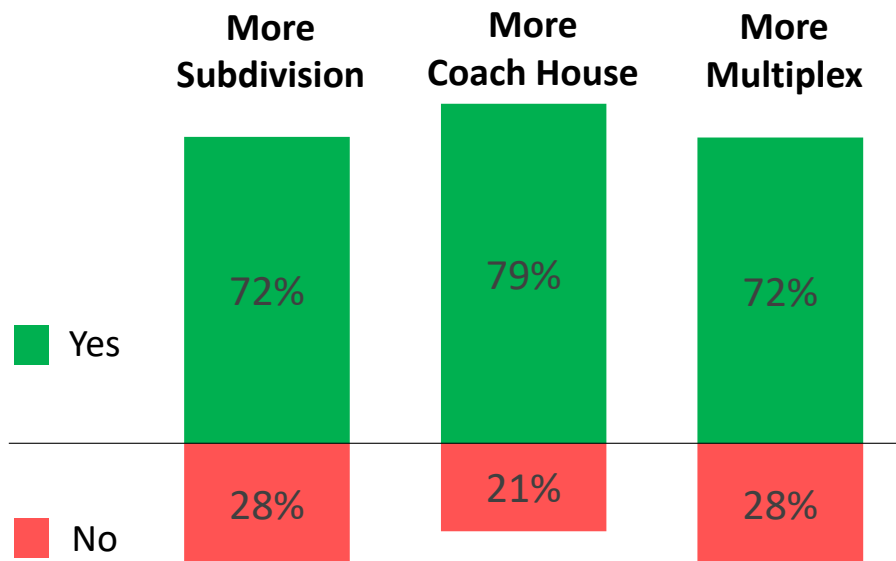
# 2 Engagement findings and proposed policy amendments

# Sensitive infill





## Sensitive infill



### Overall support for more infill with...

- Specific strategies supported:
  - **Subdivision:** reduce minimum lot width (78%) and area (76%) requirements
  - **Coach house:** enable stratification (72%) and increase floor area exemptions (71%)
  - **Multiplex:** update zoning for triplexes (89%) and fourplexes (73%)



## Proposed amendments

### 2.1.1 Subdivision

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.**

### 2.1.2 Coach house

Increase the supply of coach houses in existing detached residential areas 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.



## Proposed amendments

### 2.1.3 Multiplex

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.

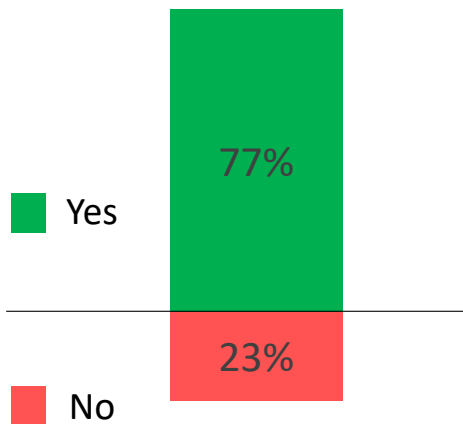
# Missing middle





## Missing middle

### More Row/townhomes



### Overall support for more missing middle with...

- Specific strategies supported:
  - Update zoning along the Marine Dr Corridor (84%)
  - Identify new locations elsewhere (77%)



## Proposed amendments

- |   |   |
|---|---|
| 2.1.4<br>Marine Dr<br>missing<br>middle | <p>Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:</p> <ul style="list-style-type: none"><li>a. Considering proposals <b>and</b> designs in relation to site characteristics (e.g., site <b>location</b>, area, configuration, access) and compatibility with neighbourhood context and character;</li><li>b. <b>Enabling</b> a range of housing types including <b>multiplexes</b>, rowhouses, <b>live-work</b>, and townhouses to a maximum of three storeys; and</li><li>c. <b>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.</b></li></ul> |
| New<br>District-wide<br>policy          | <p>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:</p> <ul style="list-style-type: none"><li>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</li><li>b. <b>Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.</b></li></ul>   |

# Apartments





# Apartments



## Overall support for more apartments with...

- Specific strategies supported:
  - **Mixed-use:** increase housing above commercial (63%)
  - **Rental:** expand on Provincial existing sites (70%)
  - **Seniors:** increase capacity on existing sites (90%)



## Proposed amendments

### 2.1.5 Mixed-use

Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide 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; and
- 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.



## Proposed amendments

2.1.19  
Rental,  
seniors, and  
supportive  
housing

- 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.

# Local Area Plans



OCP HOUSING POLICIES AMENDMENT – OCTOBER 20, 2025 COUNCIL MEETING

*west vancouver*



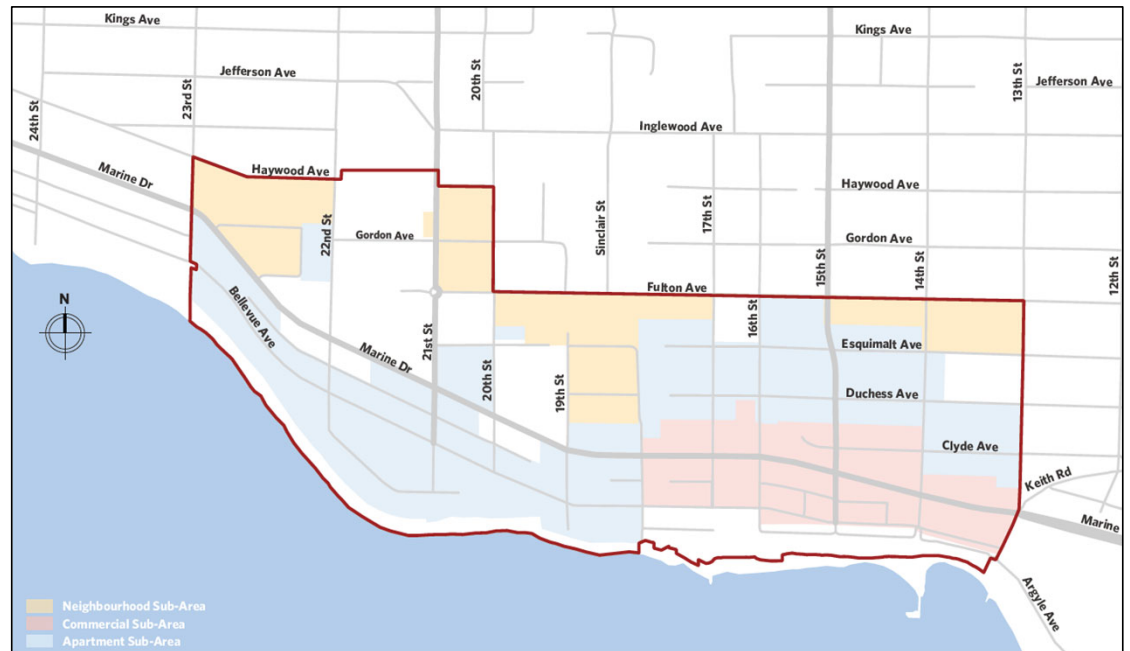
# Ambleside LAP Proposed policy and map amendment

## 2.1.13 a

Create new housing capacity through the Ambleside Town Centre Local Area Plan, 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).

*Note: policy 2.1.14 (to be renumbered as 2.1.15) states building forms, area boundaries, and unit estimates are to be confirmed through the planning process.*



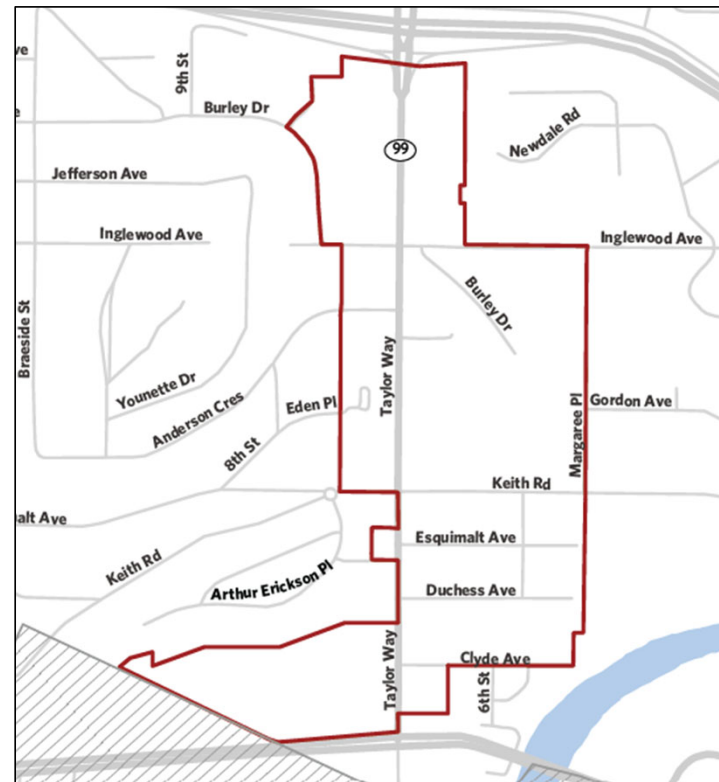


# Taylor Way LAP Proposed policy and map amendment

2.1.13 b

Create new housing capacity through a local area plan for the Taylor Way-Park Royal area, subject to provision 2.1.15 of this plan.

*Note: policy 2.1.14 (to be renumbered as 2.1.15) states building forms, area boundaries, and unit estimates are to be confirmed through the planning process.*



# 3 Conclusion and recommendations

# Situating the proposed amendments

Staff's intent is to respond to public input and the LGA by the December deadline

- Presentation is a summary, all proposed amendments are described in Appendix E
- Future administrative updates will be required (e.g. updated Regional Context Statement)

The majority of OCP housing policies remain unchanged, for example:

- Enabling new and protecting existing rental; guiding LAP preparation and applications in advance of LAPs; considering housing on public or public assembly lands

Updates provide more development opportunities and enable new planning initiatives

- Future planning would include Council direction, public input, the Planning Committee (etc.)
- A subsequent OCP review will be required by 2030 based on a new 2028 HNR
- Further OCP amendments prior to 2030 can always be made by Council

## Anticipated unit capacity distribution and range

Policies	Existing Capacity	Proposed Capacity
<b>Existing Neighbourhoods</b>	<b>2,000 – 2,150</b>	<b>2,150 – 2,400</b>
Sensitive Infill	300 – 400	400 – 500
Missing Middle	300 – 350	350 – 500
SSMUH	750	750
Approved Site-Specific DPAs	650	650
<b>Local Area Plans</b>	<b>1,900 – 2,300</b>	<b>2,600 – 3,600</b>
Ambleside	1,000 – 1,200	1,000 – 1,200
Horseshoe Bay	200 – 300	200 – 300
Marine Drive	200	200 – 300
Taylor Way-Park Royal	500 – 600	1,200 – 1,800
<b>Future Neighbourhoods</b>	<b>5,400</b>	<b>5,400</b>
Rodgers Creek	1,000	1,000
Cypress Village	3,700	3,700
Cypress West	700	700
<b>Rental, Seniors, and Supportive Housing</b>	<b>(unstated)</b>	<b>600 – 850</b>
<b>Estimated Total</b>	<b>9,300 – 9,850</b>	<b>10,750 – 12,250</b>

*Lower-range meets LGA's 10,742 units; upper-range meets LGA plus 1,432 Housing Target*

## Relationship with MoH directives

Proposed amendments do not “embed” the three provincial land use directives

However, proposed updates do “overlap” with areas MoH identified for housing, with Council to direct what is planned:

1. Park Royal North added to Taylor Way LAP (without MoH defined densities/heights based on 200-400m radii, and with a planning process)
2. Expanding missing middle in western Ambleside/eastern Dundarave areas (but not as MoH expansion of the Ambleside Apartment Area DPA)
3. Completing the Ambleside Centre LAP (respecting Council’s local land use authority to determine any bylaw modification, consideration, and adoption)

## Recommendations

1. That opportunities for consultation on the proposed OCP amendment be endorsed as sufficient consultation for purposes of section 475 of the LGA.
2. That proposed “OCP Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025” be read a first time.
3. That proposed “OCP Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025” be presented at a public hearing on November 17, 2025.