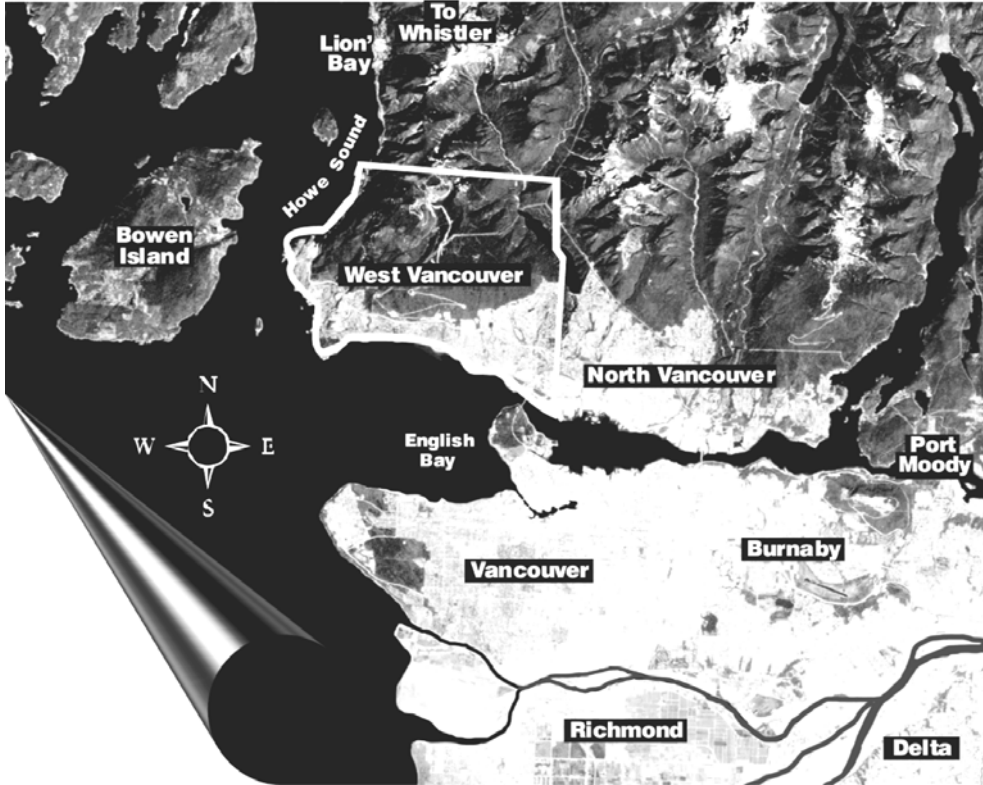


COMMUNITY CONTEXT



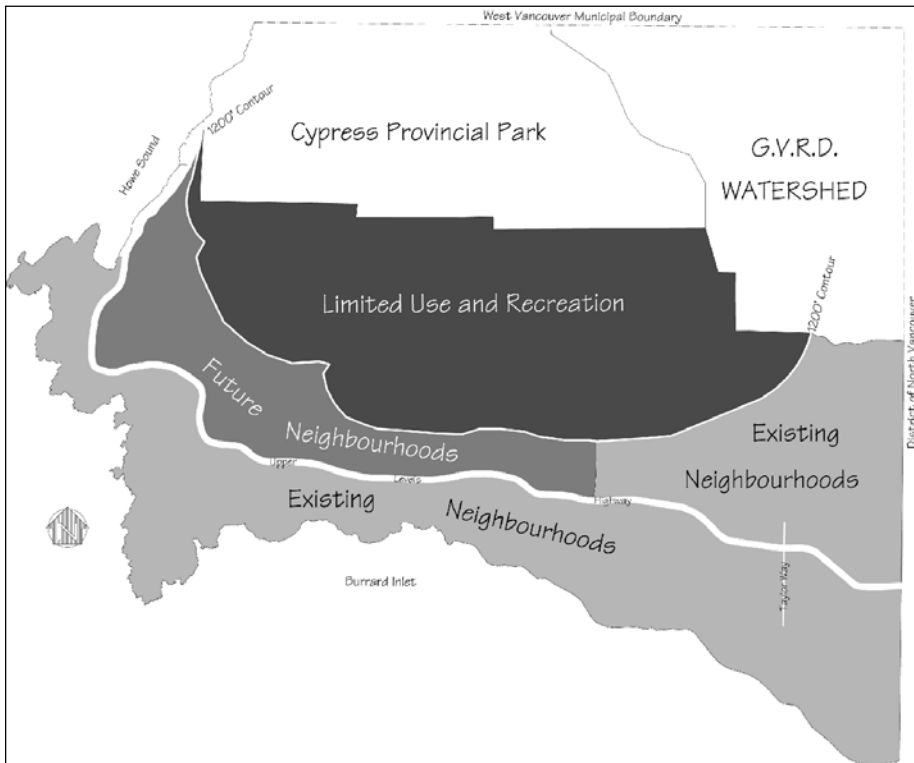
PHYSICAL SETTING

West Vancouver is a waterfront community bounded by the mountains to the north, Burrard Inlet and Howe Sound to the south and west, and the Capilano River corridor to the east.

Connections to downtown Vancouver and points east and south from West Vancouver are via the Lions Gate Bridge and through North Vancouver via Highway 1 to the Second Narrows Bridge. The Upper Levels Highway serves as the major east/west connection to the Horseshoe Bay ferry terminal, Sea to Sky Highway (Highway 99 North) and Whistler to the north, and to the other North Shore municipalities. Marine Drive is the scenic route connecting local neighbourhoods along West Vancouver's waterfront and providing a lower connection to North Vancouver and the Lions Gate Bridge.

West Vancouver's dramatic topography is one of its defining characteristics. The rugged shoreline, steep terrain, numerous creeks and watercourses, and spectacular views provide an extremely attractive setting of international renown. District, regional, and provincial parks throughout the community offer unparalleled opportunities for outdoor recreation, open space, and access to natural areas. There is a range of amenities and natural features – from the beaches and marinas along the shores of Burrard Inlet and Howe Sound to the hiking trails and ski areas on Hollyburn Ridge and Cypress Mountain.



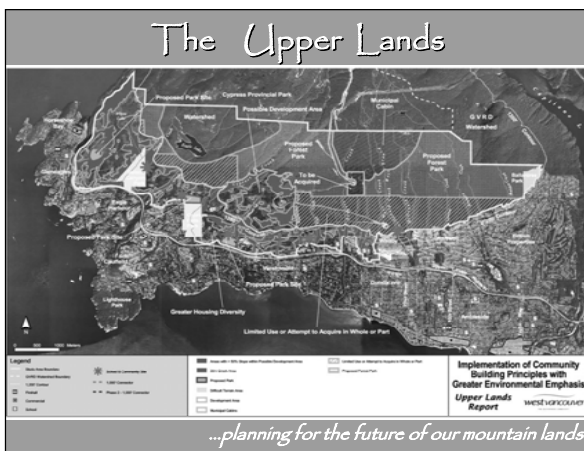


DEVELOPMENT

West Vancouver is a community of residential neighbourhoods generally defined by their pattern and history of development, landscape character, natural features, local schools, and neighbourhood shopping areas. The commercial areas include the Ambleside town centre, the historic community business core with its concentration of services, amenities and waterfront parks, the Park Royal regional shopping centre at the entrance to the community, and smaller neighbourhood and local commercial areas.

UPPER LANDS

Extensive areas above the Upper Levels Highway are mountain wilderness. Most of the uppermost areas will continue to be preserved in their natural forested state for watershed, open space, limited use and recreation, while lands below the 1200' elevation will be developed over time as attractive neighbourhoods within a framework of significant open space features.



UPPER LANDS STUDY (2001)



AMBLESIDE - STREETScape & THE NATURAL ENVIRONMENT



HORSESHOE BAY - VILLAGE COMMERCIAL

COMMUNITY CONTEXT



PLANNING HIGHLIGHTS

1912 TO 1950 - WEST VANCOUVER'S INCEPTION & EARLY DAYS

- **1912** Initial settlement consisted of small, relatively self-contained shoreline communities served by ferries from downtown Vancouver. In 1912, West Vancouver separated from the District of North Vancouver as it had sufficient population and a desire to avoid the industrialization of eastern areas.
- **1926** The 1926 Town Planning Act led to the creation of West Vancouver's first Planning Commission. It supported the desire to prohibit industry and emphasize residential development.
- **1929** Marine Drive was extended to Horseshoe Bay to bring together neighbourhoods and to service growing residential development.
- **1931** 4000 acres of municipal land were sold to British Pacific Properties to help the municipality avoid impending bankruptcy. The eastern portion of this land was later subdivided into single-family lots (beginning in 1937) and became known as "the British Properties". As a requirement of the sale, British Pacific Properties built the Lions Gate Bridge (1938). The first comprehensive Zoning Bylaw was also adopted in 1931.
- **1946** The first "comprehensive town plan," the Bartholomew Town Plan, emphasized the protection of existing residential districts and the best possible development of future residential areas. The Plan led to the adoption of the 1947 Zoning Bylaw that resulted in rezoning of a significant area of commercially zoned land to single-family residential use.
- **1950** British Pacific Properties began construction of Park Royal shopping centre.

THE 1950'S - WEST VANCOUVER MOVES TOWARDS SUBURBANIZATION

This period was an important one of transition in West Vancouver to a major suburban centre, marked by significant increases in population and development.

- **1957** The Upper Levels highway was completed from Taylor Way to Horseshoe Bay and paved the way for future residential development.
- **1958** A new Community Plan was adopted that assumed continued significant growth and non-local employment. It proposed a major apartment area.
- **1959** Rezoning of 50 acres to allow high-rise apartments in Ambleside was approved to broaden the tax base, revitalize the older residential area, and support the commercial centre.

1961 TO 1971 - THE DEVELOPMENT BOOM

Unparalleled growth in population and development occurred with a boom in apartment and single-family construction. Concerns about the shape and siting of apartment buildings led to the adoption of revised

regulations aimed at enhancing the attractiveness of the area and minimizing loss of views.

- **1967** Start of the Centennial Seawalk along the waterfront in Dundarave/Ambleside.

COMMUNITY CONTEXT

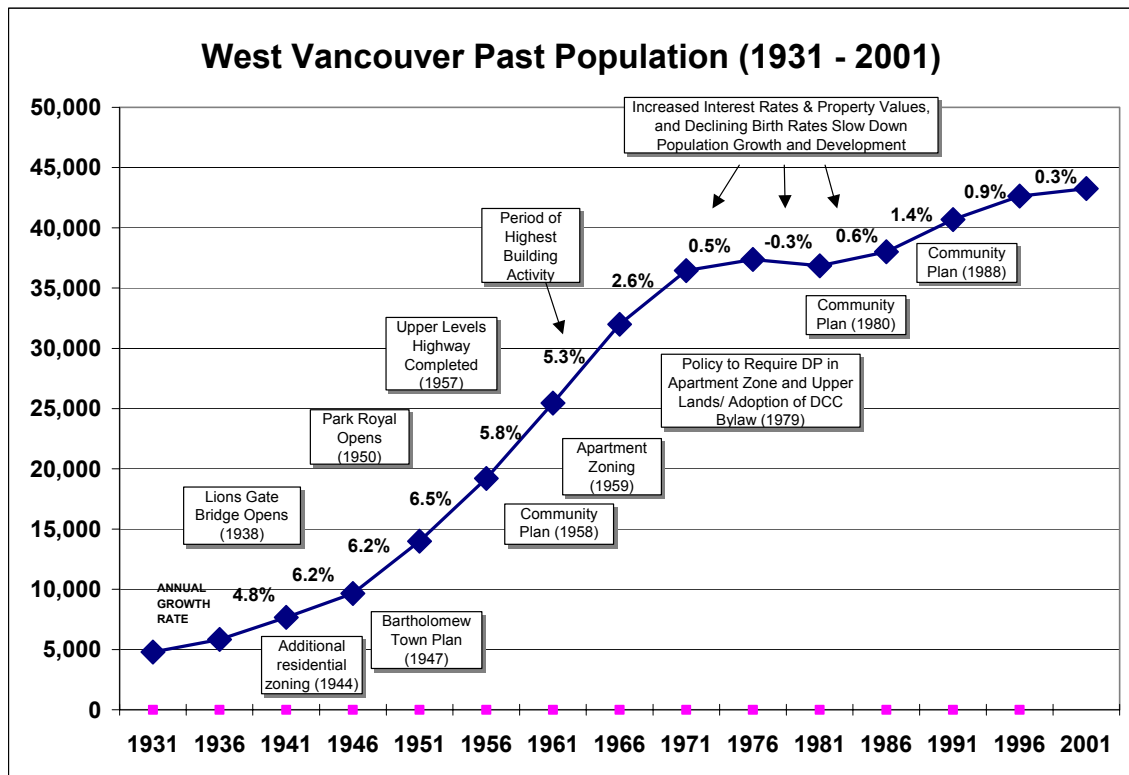
1971 TO 1981 - A TURNING POINT

Population growth virtually ceased and construction of apartments and single-family homes slowed significantly. Fewer apartment sites remained and most of the remaining undeveloped lands were in the Caulfeild Plateau area and Upper Lands.

- **1973** Guidelines were established to regulate development above the Upper Levels Highway and to

charge developers for the costs of on-site development (refined in 1977).

- **1978** The Caulfeild Land Use Contract provided for a mix of land use and housing types and the retention of green belts within the area.
- **1980** A new Official Community Plan was adopted incorporating the community's desire to maintain slow, controlled growth.



1981 TO 2001 - A PERIOD OF SLOW GROWTH

The slow growth that had emerged in the previous decade continued. Duplexes and townhouses, which represented a small portion of total housing stock, were the only housing forms to increase proportionately.

- **1988** The 1988 Official Community Plan reaffirmed the policies of the 1980 Community Plan. Emphasis continued to be on preserving the low scale and park like character of single-family neighbourhoods.

POPULATION CHARACTERISTICS

Source: 2001 Census data unless otherwise shown

West Vancouver has a population of approximately 43,600 people living in 17,500 dwellings (2001 Census).

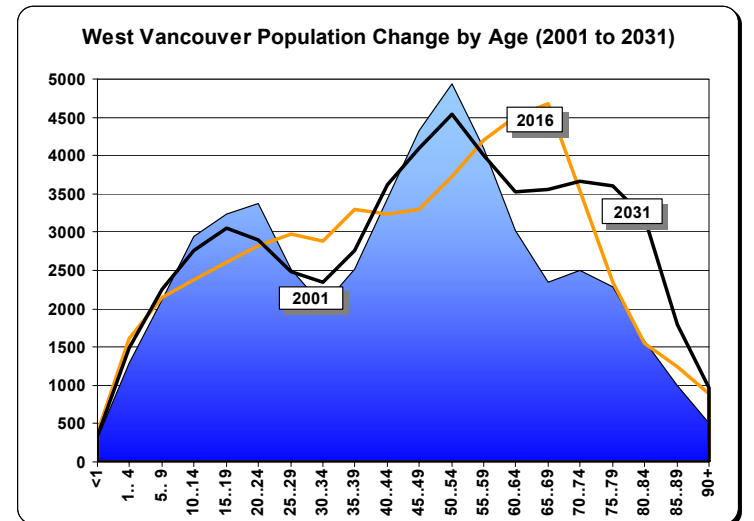
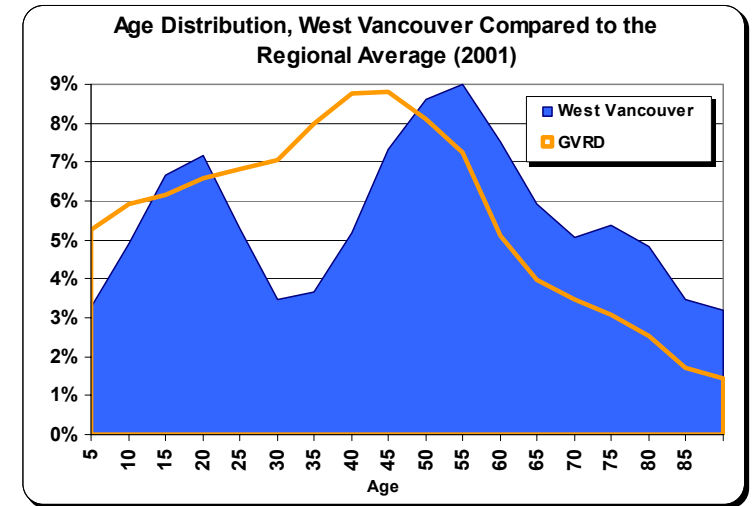
Average number of persons per household decreased from 3.2 in 1966 to 2.5 in 2001. Increasing housing prices, an aging population, and a general trend towards smaller families are principal causes. A modest decline in average household size is expected to continue, and is primarily associated with an aging population.

Compared to the regional average (Greater Vancouver Regional District - GVRD), West Vancouver has:

- fewer young children (8% under nine years of age, compared to 11% in the region);
- a comparable proportion of youth (14% ages 10 to 19, compared to 13% in the region);
- fewer young adults (18% ages 20 to 39, compared to 31% in the region);
- more older adults (60% ages 40+, compared to 45% in the region). (2001 Census)

Over the decades, West Vancouver's demographic profile has shifted from a fairly homogeneous population of mostly young families with children, to one of a greater proportion of older residents and smaller families.

BC Stats projections indicate that the aging trend in West Vancouver will continue, with fewer young children and youth and significantly more older people than today.



COMMUNITY CONTEXT

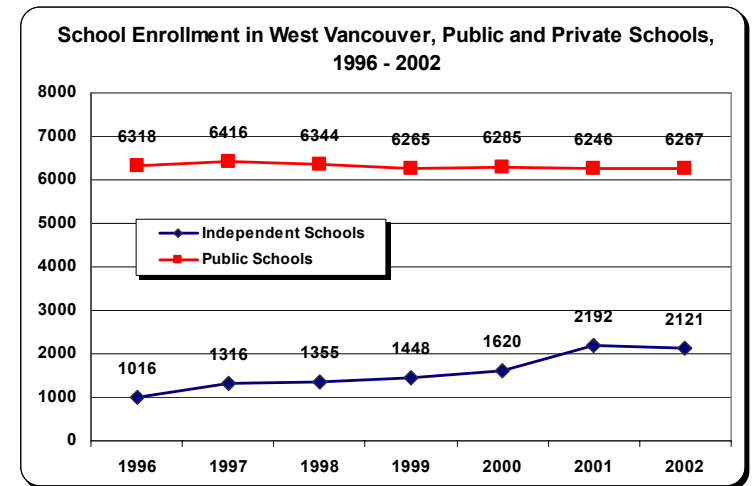
- Seniors over the age of 65 represent 22% of West Vancouver's population BC Stats projects that seniors will comprise approximately 29% of the population by 2031.
- West Vancouver has become increasingly multicultural. The proportion of residents whose first language is not English increased from 9% of the population in 1981 to 26% in 2001.
- West Vancouver includes a neighbouring First Nations community, the Squamish Nation; 2% of West Vancouver's population is comprised of people of aboriginal descent.
- West Vancouver residents are highly educated – 53% of people age 20 and over have attended university and 40% have obtained a bachelor degree or higher level of education; 77% of persons age 15 to 24 attend school.
- West Vancouver is comprised of people of varied abilities – 9% of residents experience some physical disability that limits them at home, school, and/or work (1996 Census). These figures are expected to increase as the proportion of older residents in the community increases.
- West Vancouver has a high average annual household income of \$115,000 (compared to the GVRD average of \$63,000) and an average individual income of \$58,000 (compared to the GVRD average of \$31,000). However, 21% of West Vancouver households have annual incomes of less than \$30,000.
- In the fast growing seniors' population (age 65+), 38% or 3500 people have annual individual incomes of less than \$20,000, and most in this group are women (some individuals would be part of a household with combined incomes greater than this) (1996 Census).
- There are 1200 seniors within the West Vancouver Local Health Area (which includes Lions Bay and Bowen Island) on income assistance (BC Stats – Health and Welfare June 2001). To qualify for income assistance a single person's annual income must be less than \$12,000 and a couple's must be less than \$16,000.
- Single parent families comprise 11% of all families in West Vancouver (1100 female lone parent families and 250 male lone parent families). The average annual income of female lone parent families is \$69,000, and of male lone parent families is \$117,000.

SCHOOL ENROLMENT

Source: Ministry of Education

- Approximately 8,400 students attend private and public schools in West Vancouver. -. This figure includes children living outside the School District (#45) who attend West Vancouver schools, but does not include children who live in the School District but attend schools elsewhere. The enrolment statistics from Bowen Island and Lions Bay have also been excluded.
- Enrolment in West Vancouver public schools has declined by 1% from 6,320 students in 1996 to 6,270 in 2002. Ministry projections indicate that enrolment in public schools will continue to gradually decline over the next 10 years.
- Enrolment in West Vancouver private schools doubled between 1996 and 2002 (from 1,050 students to 2,100) and now represents 25% of West Vancouver School District enrolment. The expansion of Collingwood and Mulgrave private schools has meant that

some West Vancouver children who previously attended private schools elsewhere now go to school in their community.



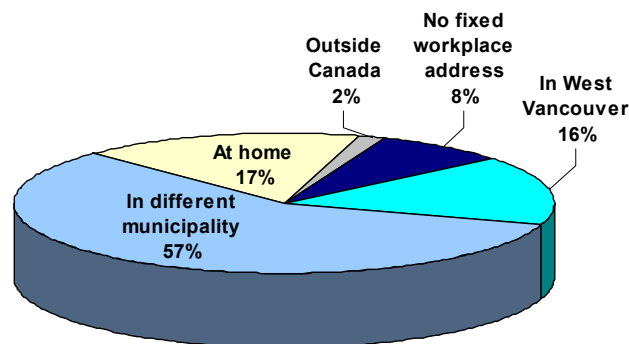
COMMUNITY CONTEXT

LABOUR FORCE AND EMPLOYMENT

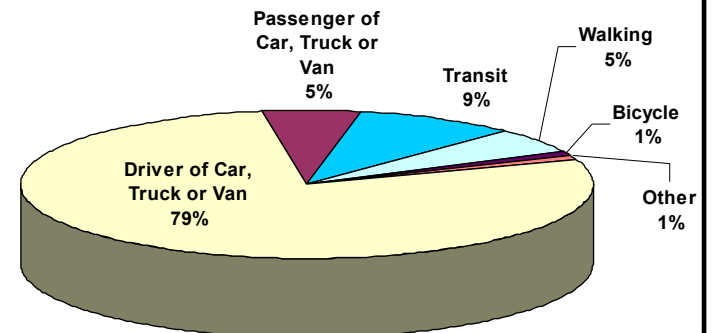
Source: 2001 Census data unless otherwise shown

- 54% of West Vancouver residents age 15 and over are employed in the labour force (compared to 61% in the GVRD);
- West Vancouver's unemployment rate is 5.6% (compared to 7.2% for the GVRD).
- The most common occupations among West Vancouver residents are professional services and retail sales (28%); health care and social assistance (10%); business, finance, and insurance (9%); and educational services (7%).
- 33% of West Vancouver's employed labour force (or 6550 people) work within West Vancouver, and more than half of these people work at home; 60% work outside of West Vancouver; 8% have no fixed workplace.
- West Vancouver has one of the highest rates of home-based employment in the region (17% of the community's labour force) compared to the regional average of 8%.
- 84% of West Vancouver residents travel to work in a car, truck, or van; 9% take public transit; and 6% bike or walk.
- Approximately 8140 people commute into West Vancouver for work from other municipalities within the GVRD and 58% of these come from the North Shore; 400 people commute into West Vancouver from areas outside the GVRD (e.g. Squamish, Sunshine Coast, Fraser Valley).
- All together, labour force and employment data indicate that there are approximately 15,000 fixed place jobs in West Vancouver.

Labour Force by Place of Work, 2001



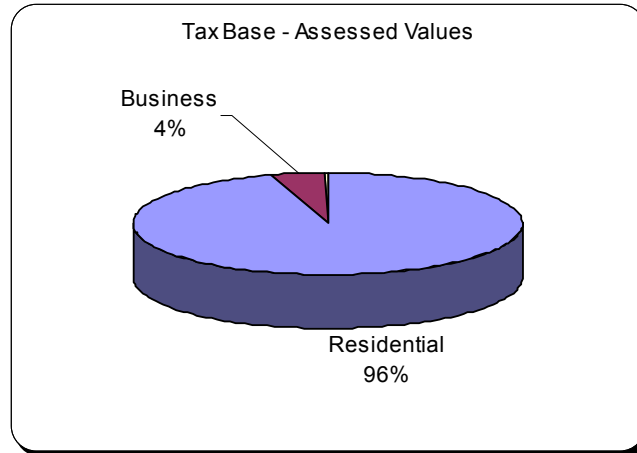
Labour Force by Mode of Transportation to Work (2001)



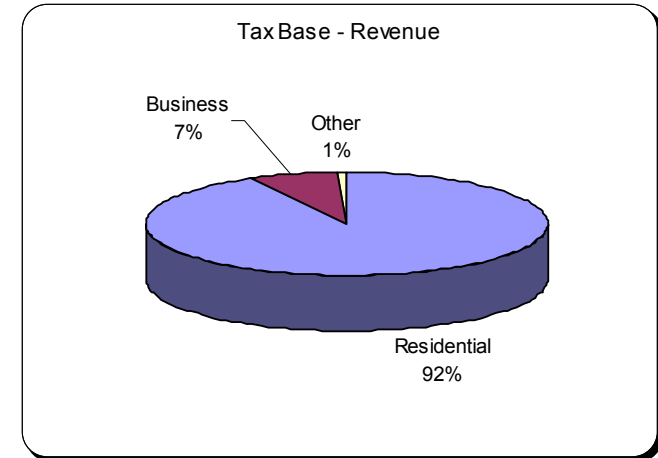
TAX BASE

Source: District of West Vancouver (2002)

- Residential property comprises 96% of total property value in West Vancouver; commercial property comprises 4%.



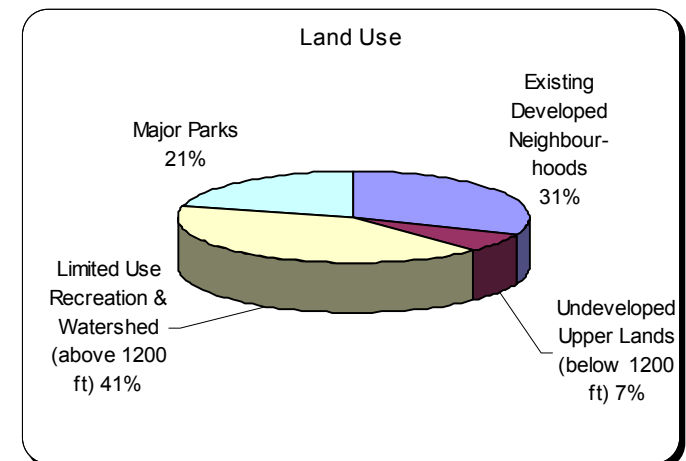
- 7% of total tax revenue is derived from commercial property; 92% is derived from residential property; and 1% from utilities and other sources.



LAND USE

Source: GVRD consolidated land use data

- West Vancouver's land area is about 90 square km or 8900 hectares.
- The majority of West Vancouver's lands are currently designated as watershed, limited use and major parks (62%). Existing developed neighbourhoods comprise 31% of the land base and the undeveloped Upper Lands below the 1200-foot level comprise 7%.

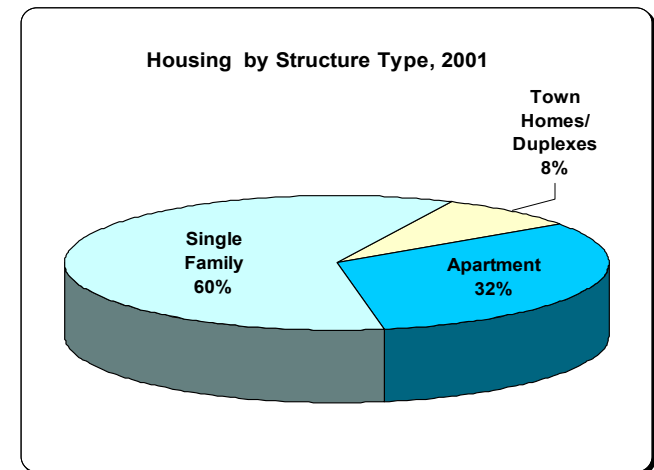


HOUSING STOCK

Source: 2001 Census unless otherwise shown

- Prior to the 1950s, most homes built in West Vancouver were single-family dwellings. Since that time, there has been a mix of housing built. The majority of new homes constructed annually have been duplexes, townhomes and apartments.
- Single-family dwellings now comprise 60% of West Vancouver homes and 90% of its developed land area; multi-family dwellings comprise 40% of homes.
- 73% of West Vancouver's housing stock is owner occupied; 27% is rented.
- The average monthly cost of renting an apartment is \$1175 (CMHC 2003 Rental Market Survey).
- The average purchase price of single family detached dwellings is \$909,000, duplexes and townhomes is \$595,000, and apartments is \$400,000 (Real Estate Board of Greater Vancouver, 2003 statistics).
- West Vancouver has 517 non-market seniors housing units and 32 non-market family housing units.

| Average Annual New Units Added Over a 10-Year Period (Census) | 1966 to 1976 | 1976 to 1986 | 1986 to 1996 | 1996 to 2001 |
|---------------------------------------------------------------|--------------|--------------|--------------|--------------|
| Single Detached | 120 | 90 | 70 | 23 |
| Duplexes, Townhomes, Apartments | 210 | 110 | 130 | 63 |
| Total | 330 | 200 | 200 | 86 |



POPULATION AND DWELLING UNIT PROJECTIONS

Source: BC Stats and GVRD

BC Stats population projections indicate continued slow population growth for West Vancouver over the next 30 years at an average annual rate of 0.4%.

This is lower than the previous 30-year period when average annual growth was approximately 0.6%.

This rate of growth would increase the population by approximately 6,000 people between 2001 and 2031, for a projected population of 50,000. Accommodating a decline in average household size produces a need for additional dwellings within the community, even if total population remains the same.

Between now and 2021, approximately 150 additional dwelling units per year would be required to accommodate additional housing demand associated with declining average household size and projected increases in total population, as follows:

- $47,000$ (projected 2021 population) / 2.2 (projected average household size) – $18,000$ (2001 dwelling units) = $3,000$ additional units between 2001 and 2021 or 150 units/year.

