

WELCOME

Official Community Plan Information Booth

What is an OCP?

An OCP is the District's primary planning tool. It provides high-level objectives and policies to guide planning and land use change in the community over the next decade and more. It supports other plans and strategies, and it touches our lives in some way every day: how we meet our housing needs, locate shops, services and community facilities, move around, protect the environment and respond to climate change.



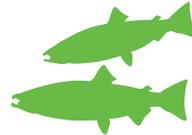
HOUSING &
NEIGHBOURHOODS



LOCAL ECONOMY



TRANSPORTATION



PARKS &
ENVIRONMENT



SOCIAL WELL-BEING

Why are we reviewing the OCP?

We have a responsibility and an opportunity to plan for West Vancouver's future to ensure that it continues to thrive and that our residents continue to enjoy a high quality of life. Our community is changing, and we need to plan ahead to meet the needs of our current and future generations.

Where are we in the process?



What have we done so far?

Thanks to you, we had 3,000 instances of input and 64 events and meetings in 2017 covering a range of activities, including:

- 14 Stakeholder Meetings
- Community Survey
- 2 World Cafés
- 3 Ideas Forums
- Ideas Workbook
- 14 Planning Pop-Up Offices
- 8 Directions Workshops
- 5 Directions Surveys
- 14 Housing Pop-Ups
- 8 Youth Engagement Events

What is Phase 4 about?

We have arrived at the fourth and final phase. This draft plan covers the high-level District-wide policies for each of the OCP topic areas. Phase 4 is your opportunity to ask questions and provide feedback on the draft plan.

A proposed final plan is expected to be presented to Council later this spring. More detailed Local Area Plans will also be prepared to guide change in Ambleside, Taylor Way, Horseshoe Bay and Cypress Village after the higher-level OCP is adopted.

What can I find out today?

The following boards illustrate the key strategies proposed in the draft OCP. Each board represents the strategic moves for that topic area, and we want to hear what you think of them!

You can share your thoughts on the draft plan before **March 29, 2018**.

Don't forget: what you see on these boards are just highlights of the draft plan. The full draft plan is available online and at Municipal Hall.

Have questions or want to provide feedback? Call a planner at 604-921-2173, email us your feedback at ocp@westvancouver.ca or pick up a feedback form at Municipal Hall.





Housing and Neighbourhoods

Allowing for sensitive neighbourhood infill

What are the key draft strategies?

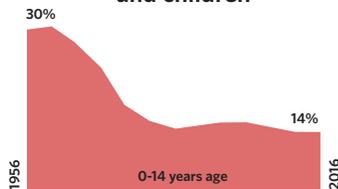


Lightbulb icon: Create opportunities for 300-400 sensitive infill housing units in existing detached residential

- Allow subdivisions to create smaller homes on smaller lots
- Incentivize heritage preservation and restoration
- Expand coach houses with both rental and ownership options
- Consider rezonings for duplexes in all neighbourhoods

Why is this proposed?

We have fewer young families and children



Our residents are unable to age in place



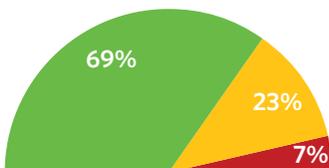
Many existing homes are being demolished

125 homes
5-year average replaced by larger homes with limited heritage building preservation

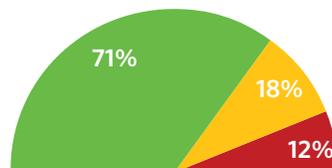
How does this reflect your input?

Support (Green), Support with conditions (Yellow), Wait (Red)

Identify heritage houses and provide land use incentives for their conservation and restoration



Increase housing options in neighbourhoods by incentivizing sensitive infills



You said you're interested in seeing these housing types

In our neighbourhoods



Coach House



2 Smaller Homes on 1 Large Lot



Duplex



Infill Housing



Housing and Neighbourhoods

Providing for missing middle housing options

What are the key draft strategies?



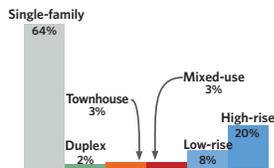
Create opportunities for 300-350 missing middle housing units

Allow triplexes and townhouses along the Marine Drive Transit Corridor adjacent to parks, schools, churches and shops

Allow 3-storey live-work and mixed-use on commercial sites outside of local area plans

Why is this proposed?

There is not enough housing choice



Our residents want to live close to amenities



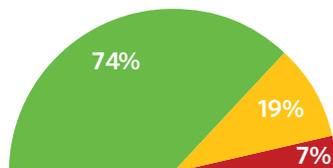
There are limited housing options

25% of West Van school students live elsewhere

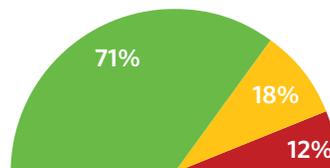
How does this reflect your input?



Identify opportunities for duplexes, townhouse and low-rise multifamily housing as a sensitive transition between centres and single-family neighbourhoods



Increase housing options in neighbourhoods by incentivizing sensitive infills



You said you're interested in seeing these housing types

In our neighbourhoods



Triplex



Rowhomes/
Townhomes



Mixed-Use



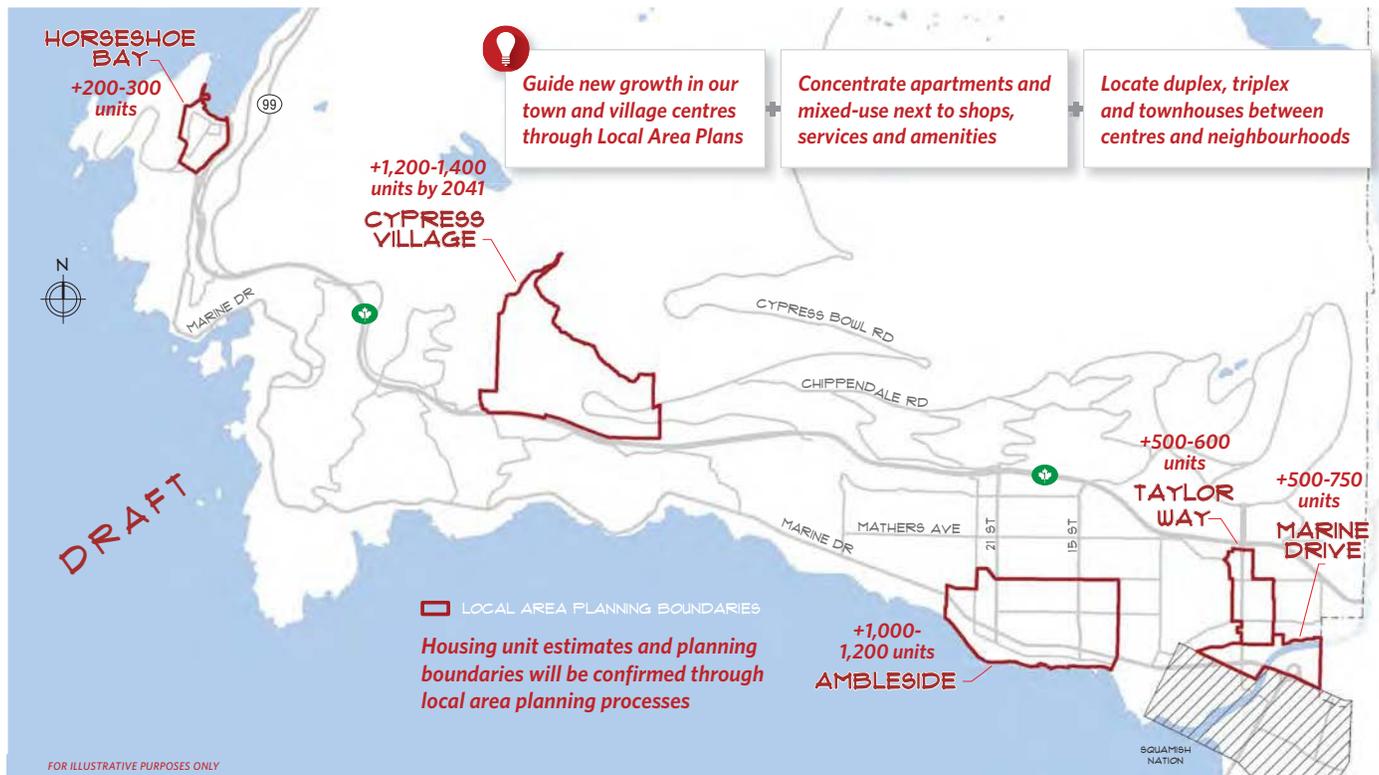
Stacked
Townhomes



Housing and Neighbourhoods

Activating our town and village centres

What are the key draft strategies?



Why is this proposed?

Our building stock is aging

96% of multi-family units built in the 1960/70s

We need more young workers



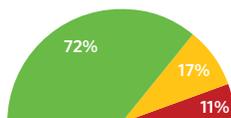
We need more rental housing

0.4% rental vacancy rate (Oct. 2017)
Lowest in the region
healthy vacancy rate = 2-3%

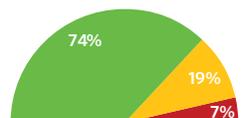
How does this reflect your input?



Locate new apartments and mixed-use buildings close to shops, services and amenities through the preparation of local area plans



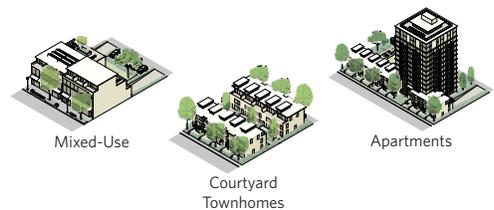
Identify opportunities for duplexes, townhouse and low-rise multifamily housing as a sensitive transition between centres and single-family neighbourhoods



Concentrate future Upper Lands development in and around Cypress Village with a diverse range of housing types



You said you're interested in seeing these housing types



Additional strategies

Provide density bonuses for non-market, rental, seniors, and supportive housing

Increase adaptable units
Support housing objectives on District-owned lands



Local Economy

Creating economic vibrancy and resiliency

What are the key draft strategies?



Why is this proposed?

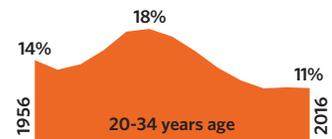
We have very limited commercial land

<1%
is commercial or mixed-use

Our jobs base is shrinking



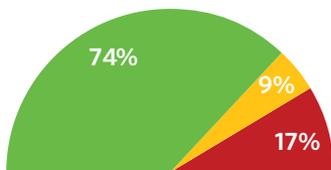
There are fewer young workers



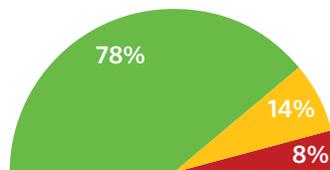
How does this reflect your input?



Introduce new housing, office and retail opportunities in commercial centres to increase vibrancy and allow more people to live and work in the community



Enhance streets and public space designs, and placemaking features in commercial areas to create attractive experiences for local residents and visitors



Additional strategies

Support placemaking initiatives to create attractive public realm and experience

Promote more versatile live-work and other multi-use space

Capitalize on cultural and recreational activities



Transportation

Enhancing active transportation and transit options

What are the key draft strategies?

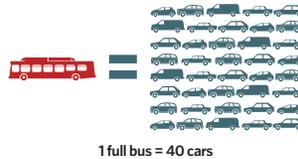


Why is this proposed?

We have a robust walking and cycling network

20KM bike routes
90KM sidewalks
135KM trails

Transit uses roads more efficiently



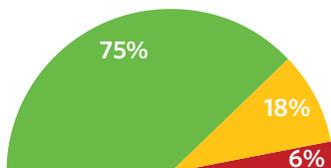
Compact communities support more walking and cycling



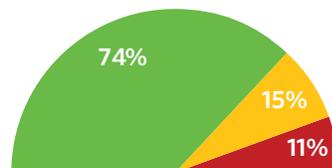
How does this reflect your input?

● Support
● Support with conditions
● Wait

Develop and improve urban connector trails



Concentrate apartments, shops and services in centres and corridors to support transit ridership and service enhancements



Additional strategies

Enhance safety and accessibility on our streets and pathways

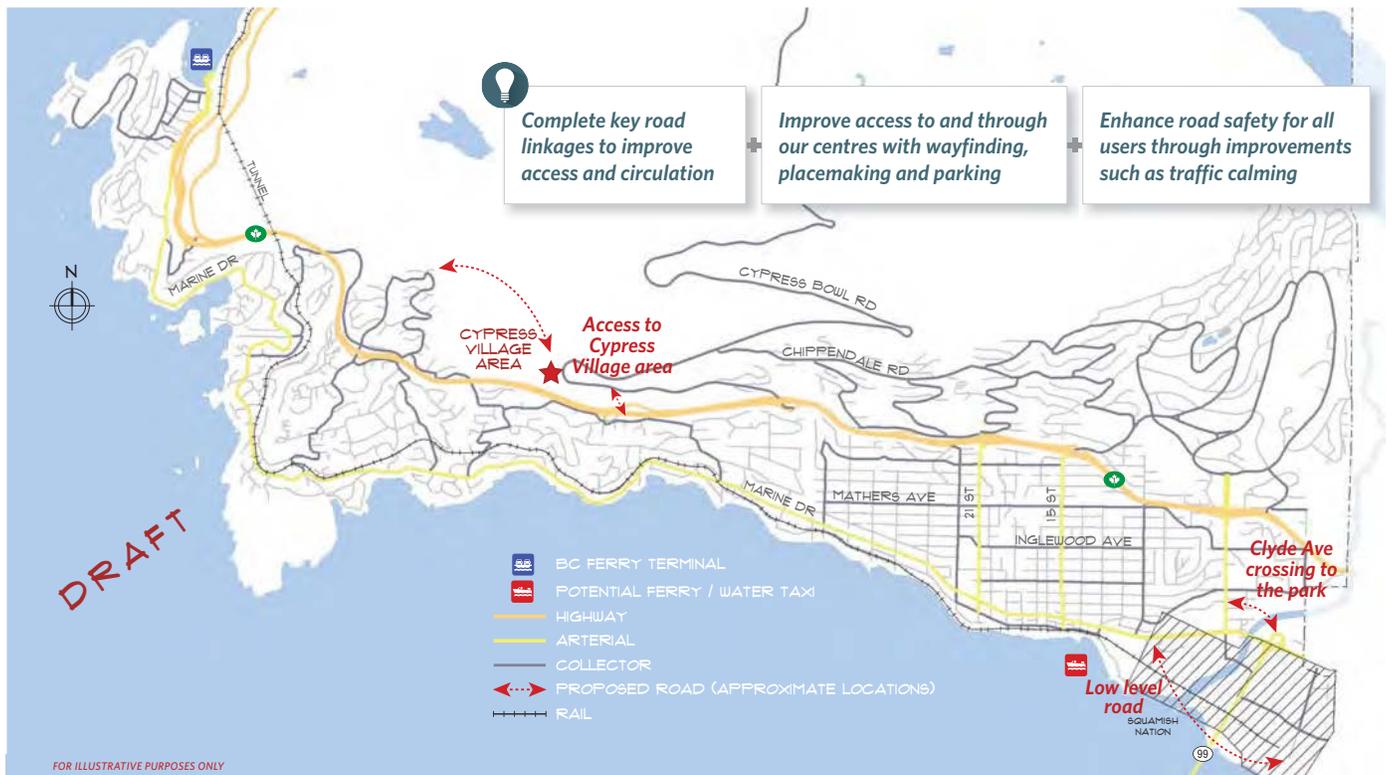
Provide multi-modal connections for future neighbourhoods



Transportation

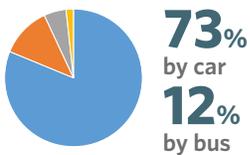
Improving the road network

What are the key draft strategies?



Why is this proposed?

Our residents who commute typically drive



Many of our workers and students commute here



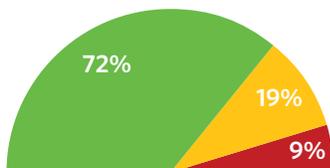
Significant transit investments are happening in the region



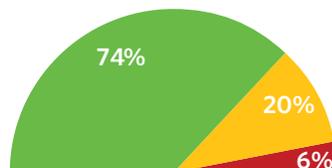
How does this reflect your input?



Integrate the future Cypress Village into a comprehensive multi-modal network



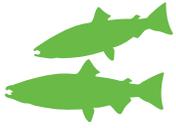
Manage parking strategies in town and village centres to address availability, utilization and the movement of people, goods and services



Additional strategies

Support innovative travel options like electric vehicles and bikes, bike and car sharing, rail and water taxi

Deliver transportation network improvements through public or private development projects



Parks & Environment

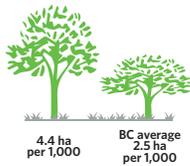
Preserving our natural assets

What are the key draft strategies?



Why is this proposed?

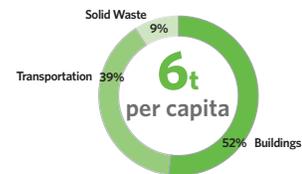
Natural assets define our community



We value our legacy of stewardship



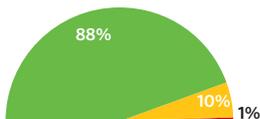
Our per capita GHG emissions are higher



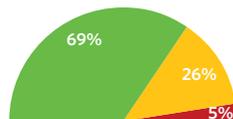
How does this reflect your input?



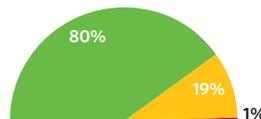
Identify and protect environmentally sensitive areas and actively manage natural assets in recognition of the ecosystem services they provide



Maximize Upper Lands forest protection by creating compact neighbourhoods and restricting development above 1,200 feet



Enhance the foreshore to prevent erosion, preserve habitat and increase resiliency to climate change impacts



Additional strategies

- Update riparian and watercourse protection and management
- Reduce GHG through compact growth and high performance buildings
- Promote access to nature
- Maintain and care for our parks assets



Social Well-being

Promoting a healthy, happy and connected community

What are the key draft strategies?

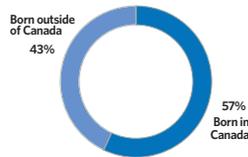


Why is this proposed?

Our population is aging



We are a culturally diverse community



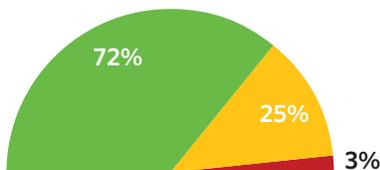
The local population is in decline



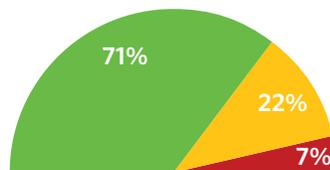
How does this reflect your input?



Address the needs of our aging demographics with lifelong learning opportunities and age-friendly programs and facilities



Advance diversity and provide opportunities for new residents to participate fully in civic, cultural and social life



Additional strategies

Promote social inclusion and civic participation

Collaborate with community partners to meet changing needs

What is the Draft Plan aiming for?

The draft plan is a response to the changing needs of our community. During the first three phases of the OCP review process, you told us what you want and what we need to do. The draft plan provides high-level strategies to meet your values and your needs and is a roadmap to maintain and enhance our quality of life to 2041.

	Our community values...	Our objectives are to...	By 2041, we aim to ...
 HOUSING & NEIGHBOURHOODS	housing that meets our changing needs so that our seniors and young families can age and live here	build more diverse housing types, sizes, costs and tenures	 30% more diverse housing
 LOCAL ECONOMY	a diverse, vibrant and resilient economy to capture new opportunities and help local businesses thrive	create new investment, business and employment opportunities	 25% increase in our jobs to residents ratio
 TRANSPORTATION	better mobility and less congestion so that we can travel and access our needs safely and efficiently	improve transportation for all modes (walking, cycling, transit and driving)	 5% more people walking, cycling and taking transit
 PARKS & ENVIRONMENT	preserving our environment so that we can enjoy it now and for many generations to come	protect our natural systems and reduce our greenhouse gas emissions	 40% GHG emissions from 2010 levels
 SOCIAL WELL-BEING	belonging to a healthy, happy and connected community that's inclusive and accessible for all	provide services for an engaged, active, creative, inclusive and diverse community	 20% greater participation in services and programs

Find out more

This info booth illustrates the key draft OCP strategies, but there's more to the draft plan than what you see on these boards. Please take the time to read the full plan for information and additional details on the proposed policies.

The draft plan is available online at westvancouver.ca/ocp and at Municipal Hall.

Tell us your thoughts!

We are here to listen and to talk with you today!

Don't have time to chat today? Please share your thoughts:

 ocp@westvancouver.ca

 westvancouver.ca/ocp

 604-921-3459 or 604-921-2173

 Write or drop by Municipal Hall,
750 17th Street, West Vancouver, BC V7V 3T3

Please submit your comments by **March 29, 2018** so that we can be sure to consider your feedback.