

COUNCIL AGENDA	
Date: <u>June 19, 2017</u>	Item: <u>9</u>



9.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	June 2, 2017
From:	David Hawkins, Manager of Community Planning and Sustainability
Subject:	Official Community Plan Review: Progress Report
File:	2517-02

RECOMMENDATION

1. THAT the report titled "Official Community Plan Review: Progress Report" dated June 2, 2017 be received for information; and
2. THAT the next steps for the Official Community Plan Review outlined in the report be endorsed.

1.0 Purpose

To update Council on progress on the Official Community Plan review and outline next steps.

2.0 Legislation/Bylaw/Policy

The District's current Official Community Plan (OCP) was adopted in 2004 as Bylaw No. 4360. The legislative authority and requirements pertaining to municipal OCPs are established in the *Local Government Act* (LGA). Per the LGA, "an official community plan is a statement of objectives and policies to guide decisions on planning and land use management." As such, an OCP must include:

- Approximate location, amount, type and density of residential development
- Policies regarding affordable, rental and special needs housing
- Approximate location and amount of other land uses (e.g. commercial, institutional)
- Approximate location and type of public facilities (e.g. schools, parks)
- Approximate location and phasing of any major road, sewer and water systems
- Any restrictions based on hazardous conditions or environmentally sensitive areas (e.g. Development Permit Areas)
- Greenhouse gas reduction targets and policies to achieve them
- A *Regional Context Statement* demonstrating general or future consistency with the *Regional Growth Strategy*

3.0 Background

3.1 Previous Decisions

At the June 8, 2015 Council Meeting Council passed the following resolution:

“THAT the proposed work plan to review and update the Official Community Plan, as outlined in the report from the Manager of Community Planning, dated May 21, 2015, be endorsed for implementation starting this year.”

At the December 7, 2015 Council Meeting Council passed the following resolution:

“THAT the report from the Manager of Community Planning dated November 17, 2015 be received for information.”

At the October 3, 2016 Council Meeting Council passed the following resolution:

“THAT the report titled “Official Community Plan Review: Progress Update and Next Steps” dated September 15, 2016 be received for information.

3.2 History

On June 8, 2015 Council endorsed a work plan to review the OCP comprised of a series of component studies and plans. Progress to date on these component parts is summarized below (alphabetically):

Component Part	Progress / Status
• Ambleside Waterfront	• Ambleside Waterfront Concept Plan endorsed by Council June 13, 2016.
• Ambleside Town Centre	• Pre-planning complete, planning process expected to begin following the conclusion of the Marine Drive Local Area Plan.
• Cypress Village	• Upper Lands Working Group's Recommendations endorsed by Council June 22 and October 28, 2015 as a framework for OCP policy review and Cypress Village plan. • Cypress Village Planning Process information report received by Council April 18, 2016. • Phase I of the planning process (developer-led pre-application phase) now complete. • Report to Council, December 12, 2016 directing staff to explore cost recovery options.

• Demographics and Projections	• Study received by Council July 4, 2016 as background information to the OCP review.
• Horseshoe Bay Village	• Streetscape Design Guidelines adopted July 25, 2016. • Sewell's redevelopment approved October 24, 2016.
• Housing Affordability / Diversity	• Strategies received by Council July 4, 2016 with direction to inform local area plans, refreshed housing policies and development review. • Strategies implemented through recent development projects in Horseshoe Bay and Ambleside and the establishment of an Affordable Housing Reserve Fund.
• Marine Drive Local Area Plan and Design Guidelines	• Draft study received by Council June 20, 2016. • Public engagement completed fall of 2016. • Marine Drive Local Area Plan and Design Guidelines Public Hearing June 5, 2017.
• Neighbourhood Character	• Zoning amendments for fence heights, on-site landscaping, and lot consolidation adopted by Council June 6, 2016. • Tree Bylaw Working Group established, recommendations anticipated fall 2017.
• OCP Policy Chapter Review	• Phase 1 complete (described in Section 4.1 below).

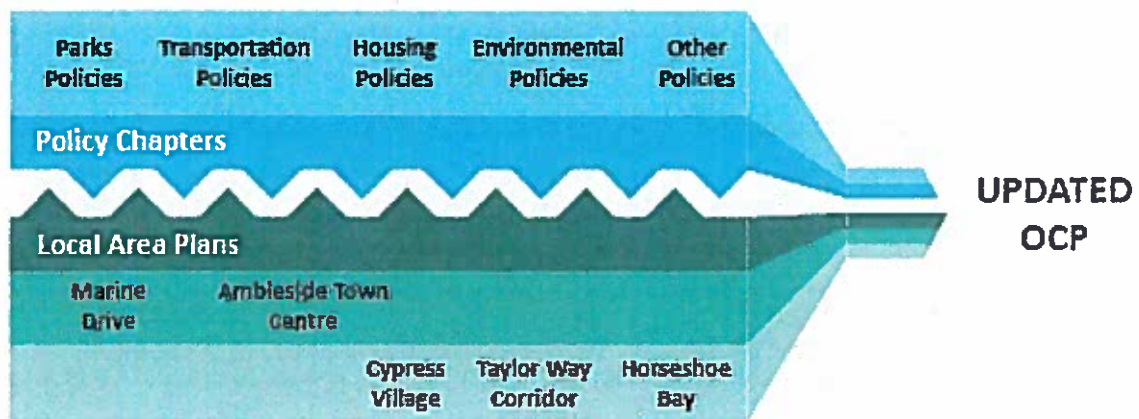
4.0 Analysis

4.1 Discussion

Work continues to progress on the OCP update in accordance with its two engagement streams:

1. the higher-level review of policy chapters, and
2. the preparation of more detailed local area plans for key centres and corridors.

This two stream engagement process is illustrated in the diagram on the following page.



Recent work on each of these streams is described below.

OCP Policy Chapter Review: Phase 1 Completed

Phase 1, "Objectives", focused on raising awareness of the OCP review and gauging high-level community objectives. A range of public engagement opportunities provided citizens with different ways to provide feedback on their priorities, challenges, opportunities and vision for the future. Engagement activities provided insight into different sectors of the community (e.g. youth), perspectives on existing policy (e.g. the 2004 OCP), and the importance of recent community-driven policy development (e.g. Working Group reports). In total, there were around 700 instances of engagement during Phase 1, which concluded in mid-April 2017. A comprehensive summary of the engagement process and findings is attached as Appendix A and has been posted to the OCP website and emailed to Phase 1 participants.

OCP Policy Chapter Review Phase 1 Engagement:

Activity	Purpose and Participation
<ul style="list-style-type: none"> Outreach 	<ul style="list-style-type: none"> Ensure the Community is aware of the OCP Review and get groups involved from the beginning. 12 stakeholder meetings, web-portal with over 1,200 unique views during Phase 1, social media campaign for each activity.
<ul style="list-style-type: none"> Youth Brainstorm 	<ul style="list-style-type: none"> Find out what we need to know from those who were not part of the 2004 OCP but will inherit what we plan for now. Over 30 youth in attendance, activities included mapping their future West Vancouver, dotmocracy ranking of OCP priorities and a brainstorming session.

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|---|--|
| <ul style="list-style-type: none">• Community Survey | <ul style="list-style-type: none">• Gauge the community's perspectives on the existing 2004 OCP's Guiding Principles.• 277 responses between January 18 and March 20, 2017 |
| <ul style="list-style-type: none">• Former Working Group Chairs Focus Group | <ul style="list-style-type: none">• Find out what we need to know from the decade of citizen input since 2004.• Former Chairs and Co-Chairs of land-use related Working Groups |
| <ul style="list-style-type: none">• World Cafés | <ul style="list-style-type: none">• Dialogue with the community about:<ul style="list-style-type: none">- what the community wants (priorities)?- what do we need to overcome (challenges)?- how can we do it (opportunities)?- what is our vision for West Vancouver?• Over 120 participants came to two sessions (April 8 and 12, 2017). Format featured facilitated small-group discussions, recorded on flip charts. |
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OCP Policy Chapter Review Phase 1 Key Findings:

A number of consistent themes emerged throughout Phase 1 that illustrate both the type of OCP desired by the community and the priorities to be addressed as we plan for the future.

The key themes to emerge from Phase 1 are summarized below.

1. It's Time to Plan:

- Stakeholders and the community are interested in getting involved in the planning process and understand how important the OCP is to the future of West Vancouver.
- There are real challenges facing the community, particularly housing diversity and affordability that are impacting the ability of residents to stay in the community, businesses to thrive, and youth to envision a future in the place they have grown up.

2. The Challenges are Known:

- A decade of Working Group Reports have addressed these challenges through innovative and forward-looking plans.
- All sectors of the community, from our youth to seniors, care about the same things and have identified the same challenges that the OCP must address.
- Housing diversity and affordability, improving ways to move around, the need for economic vibrancy and activities for all demographics, and proactive climate action and environmental protection are threads that ran through Phase 1 engagement.

3. We Need to Act:

- Topics covered by the existing 2004 OCP Guiding Principles are still important to the community – particularly housing, transportation, the economy and the environment.
- However the language of the 2004 OCP Guiding Principles is too general and, in the words of the community, “motherhood”.
- Objectives should be clear and subsequent policies actionable, to provide the community with a clear understanding of how they will be achieved with measurable outcomes.

4. It's all Connected:

- The community understands that different policy topics cannot be dealt with in silos and that an integrated approach is required.
- This means looking at the connections between topics to see how land use (where housing, jobs and amenities are located) impacts transportation, the environment, and our social well-being.
- Since these issues are interconnected they must be advanced together: a successful OCP will find ways to enhance our community's well-being and long-term sustainability by finding synergies between and across policy areas.

Phase 2 of the OCP policy chapter review will build on these initial findings as described in Section 4.3 below.

Local Area Plans: Marine Drive

Consistent with the legislative requirements for OCPs “to guide decisions on planning and land use management”, the approved work plan for the OCP review includes the preparation of local area plans for:

- Marine Drive Corridor
- Ambleside Town Centre
- Cypress Village
- Taylor Way Corridor
- Horseshoe Bay

While there is existing policy supporting redevelopment and housing in centres and corridors, staff have heard from the public that there is generally insufficient guidance on the type of land use change that can be anticipated in these locations. The first local plan to be prepared, the Marine Drive Local Area Plan and Design Guidelines, contains land use and transportation policies, as well as design guidelines for built form and the public realm, that are intended to guide development within the area over the next 20 years. A proposed bylaw for the plan was given First

Reading by Council on April 24, 2017 and a Public Hearing is scheduled for June 5, 2017.

The proposed plan and guidelines are the result of five years of application review and planning in the subject area. Most recently, a public engagement program including a web portal, two roundtable discussions, two open houses and a survey was conducted during the fall of 2016. A comprehensive public engagement summary report was presented to Council at the November 29, 2016 meeting and is available online at www.westvancouver.ca/MarineDriveLAP

Following completion of the Marine Drive Local Area Plan and Design Guidelines, staff expect to commence the engagement process for the Ambleside Town Centre Plan, as described in Section 4.3 below.

4.2 Sustainability

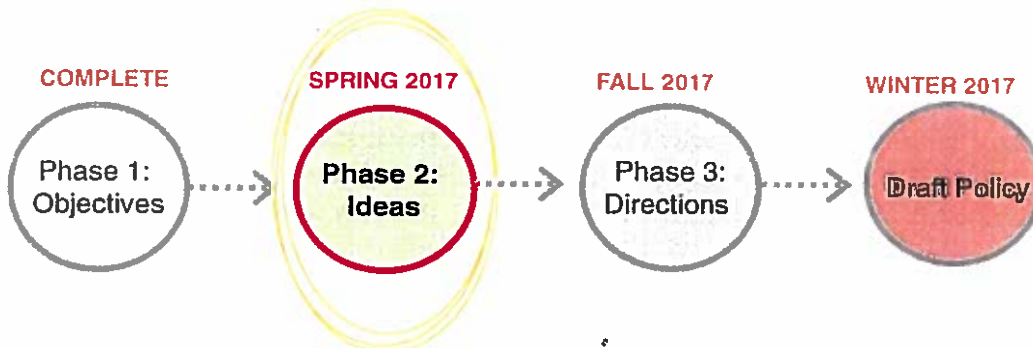
An OCP is the principal tool for managing land use, growth and change in a municipality. A robust policy framework to guide planning decisions will promote the long-term sustainability of the community. Notably, an OCP must include greenhouse gas reduction targets and policies. Council has adopted a Working Group's Community Energy and Emissions Plan, which is an important input to the OCP review.

4.3 Public Engagement and Outreach

Upcoming public engagement for the two engagement streams (high-level review of policy chapters and the preparation of more detailed plans for key centres and corridors) is described below.

Next Steps for the OCP Policy Chapter Review: Phase 2

The review of policy chapters is being conducted through a four-phase public engagement program. This engagement process has been discussed and informed by Community Engagement Committee feedback at four committee meetings, the most recent on May 17, 2017.



Phase 1 is now complete (as described in Section 4.1 above) and in the Spring/Summer of 2017 the Policy Chapter Review will move into Phase 2: "Ideas". This phase will build on feedback received during Phase 1, by engaging the community on working draft objectives (what the community wants) and preliminary ideas (how to make these objectives happen).

Public engagement events will include three “Ideas Forums”:

- Wednesday, July 12, 2017 – Gleneagles Golf Course Clubhouse
- Tuesday, July 18, 2017 – Collingwood School
- Thursday, July 20, 2017 – West Vancouver Community Centre

The “Forums” will allow the community to discuss what has emerged from the engagement process to date and share their ideas with fellow residents. The events will cover broad OCP policy areas to allow the community to continue their discussions in an integrated way and explore synergies or trade-offs.

An “Ideas Workbook” will be prepared to accompany public events and allow those unable to attend to provide their feedback in Phase 2. The workbook will summarize key findings from Phase 1, situate these in statistical trends, outline relevant recommendations from Working Group reports, and invite the community to generate their “ideas” for the revised OCP.

Looking ahead to the fall, Phase 3 (“Directions”) will shape the community’s ideas into more detailed policy directions through workshop-type events. In order to enable deeper dives into each policy topic area, this phase of engagement will include topic-specific sessions to engage both the community at large and topic-specific stakeholders (e.g. environmental organizations for the environmental policies).

Staff will continue to seek feedback from the Community Engagement Committee to ensure a successful engagement process. Staff will also continue to meet with the former chairs and co-chairs of land use related Working Groups as a “focus group” to ensure the content generated from a decade of citizen-led reports is appropriately considered through the OCP review.

Next Steps for the Local Area Plans: Ambleside Town Centre

Pending conclusion of the Marine Drive local area plan, staff anticipate commencing the public engagement process for Ambleside Town Centre. The general phases and timing of the process were originally presented to Council at the October 3, 2016 Council Meeting. Initial outreach meetings with the Ambleside and Dunderave Ratepayers’ Association and the Ambleside and Dunderave Business Improvement Association have been held. The following phases are anticipated to follow:

1. A launch of the planning process to generate ideas and identify opportunities for the future of Ambleside;
2. Different planning options (based on the community’s ideas and opportunities) to be reviewed and considered by the community;
3. Based on feedback on plan options, preferred directions to be modified and refined by the community; and

4. A proposed plan that reflects the extensive engagement program to be presented for Council's consideration.

The original timeline proposed to Council in October 2016 was delayed as work on Marine Drive did not conclude in late 2016 as anticipated. Council has indicated a preferred completion by May 2018 and staff will work to this timeline.

To implement and refine the engagement process described above, and consistent with the District's *Community Outreach and Engagement Staff Guidance Document*, staff are currently forming an "Ambleside Engagement Team" comprised of District staff and external stakeholders.

The team will meet four times (corresponding to the four phases above) to advise on:

- key messaging and framing of engagement events;
- engagement events formats and activities;
- notification and outreach to promote engagement participation; and
- evaluation of events (debrief) and lessons learned for subsequent steps.

The following local stakeholder groups will be invited to nominate a representative: Ambleside Dundarave Ratepayers Association, Ambleside and Dundarave Business Improvement Association, West Vancouver Secondary School Student Council, West Vancouver Memorial Library Board, Seniors' Activity Centre Board, and West Vancouver Community Centres' Society.

This approach was presented and well-received by the Community Engagement Committee at their meeting on May 17, 2017. Staff will continue to update both Council and the Community Engagement Committee as this process moves forward.

4.4 Other Communication, Consultation, and Research

The OCP is a District document and, as such, its preparation will involve staff from various divisions. The updated OCP, when complete, will also be subject to required external agency referrals for review and comment. Additional research needs may arise and will be addressed at that time.

5.0 Options

5.1 Recommended Option

At the time of consideration of this report, Council may:

- a) Receive the report for information; or

5.2 Considered Options

- b) Request further information or provide alternate direction.

6.0 Conclusion

The District of West Vancouver is currently reviewing its OCP to give Council, staff and the community a vital planning tool for the next decade and more. This information report provides an update on the progress of the OCP review and outlines next steps.

Author:



David Hawkins, Manager of Community Planning and Sustainability

Appendix A – OCP Policy Chapter Review – Phase 1 Public Engagement
Summary Report

**Official Community Plan Review:
Policy Chapter Review Phase 1 – Objectives
Public Engagement Summary Report | May 2017**

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1. INTRODUCTION

The District of West Vancouver is currently reviewing its Official Community Plan (OCP), the District's number one planning tool for the next ten years or so. The OCP touches citizen's lives in some way every day: how housing needs can be met, where shops, services and community facilities are located, how we move around, how we protect the environment and how we respond to climate change. Given the OCP's importance in shaping the future of West Vancouver, citizen engagement will be an integral part of the OCP Review process and there will be a range of engagement activities at every stage.



Phase 1, "Objectives", is now complete. This phase focused on raising awareness of the OCP Review process across the District and identifying high-level community objectives. A range of public engagement opportunities provided citizens with a number of different ways to provide feedback on their vision, priorities, challenges and opportunities for the future.

This report describes Phase 1 events and summarizes feedback received to provide a concise and factual record of citizen input to date. A full transcript of survey input and World Café flipchart comments is available as a separate report.

2. PHASE 1 OVERVIEW



Outreach: How can we ensure the community is aware of the OCP Review and get groups involved from the beginning?

- 12 stakeholder meetings: Included DWV advisory boards, resident associations, business associations and district-wide stakeholders
- Meeting invitations were sent out to over 20 organizations
- Dedicated web portal, enewsletter list and social media campaign
- 1,200 unique webpage views, over 5,000 social media impressions



Youth Brainstorm: What do we need to know from those who'll inherit what we plan for now?

- Over 30 youth came together to talk about their vision for West Vancouver's future
- Interactive maps, dotmocracy and small-group brainstorms
- Collaboration between Planning and Youth Services

Community Survey: What are the community's perspectives on the 2004 Plan's principles?

- 277 total responses and 501 unique survey views
- Survey open from January 16 to March 21, 2017 with hard copies available at District Facilities
- Promotion included ads in the North Shore News, on the District website, through District enewsletters, social media and information displays



Working Group Chair Focus Group: What do we need to know from the decade of citizen input since 2004?

- Convened former Chairs/Co-Chairs of land-use related Working Groups
- Session discussed how the OCP Review process can consider Working Group reports to reflect citizen input since the 2004 OCP



World Cafés: What is our vision for West Vancouver: What does the community want (priorities), what do we need to overcome (challenges), how can we do it (opportunities)?

- Over 125 citizens came to two World Café sessions in April
- Facilitated discussions on priorities, challenges and opportunities for the vision of West Vancouver
- Invites sent to District-wide stakeholders and groups, promotion through North Shore News, District website, enewsletters, social media and information displays

3. EVENT SUMMARIES AND ANALYSIS

i. OUTREACH

In order to raise awareness of the OCP review throughout the community and engage stakeholder groups, a web portal with information on the OCP review was launched at the beginning of Phase 1. This includes an OCP Review newsletter, where residents can sign-up to receive updates on the project and public engagement opportunities. The webpage received over 1,200 unique views during Phase 1 and will be an information resource as the OCP Review progresses. Social media campaigns using Facebook, Twitter and Instagram were developed for each public engagement stream and received over 5,000 total post views. Additionally staff arranged a series of meetings with District-wide stakeholders.

Stakeholder meetings allowed staff to raise awareness of the OCP Review project, answer any questions, and encourage citizens to stay involved and promote participation in the review process with their networks/groups. Meeting invitations focused on groups that represent a broad range of interests and were originally sent to over 20 District-wide groups and organizations. More topic-specific groups will be contacted more directly when topic-based engagement occurs (e.g. environment groups for environmental policies). Invitations were sent out between January and March of 2017 and each group was contacted multiple times by phone and email. 12 stakeholder meetings, attended by over 120 participants, were conducted with the following groups:

- West Vancouver Community Services Society Board
- Seniors' Activity Centre Advisory Board
- Ambleside & Dundarave Ratepayers' Association
- Vancouver Coastal Health
- West Vancouver Community Grants Committee
- Eagle Island Residents
- West Vancouver School District No. 45
- West Vancouver Chamber of Commerce
- West Vancouver Community Foundation
- Western Residents Association
- Ambleside and Dundarave Business Improvement Association
- Gleneagles Community Centre Advisory Committee

The meetings featured a staff presentation and PowerPoint that outlined what an OCP is, the elements it is required to include, an overview of the OCP Review process, and current and upcoming opportunities for citizen engagement and participation. Attendees were encouraged to distribute information about the OCP review throughout their networks. Each group and organization expressed interest in remaining updated and involved throughout the OCP review and Planning staff ensured each one received information about the survey and an invitation to the World Café sessions. Staff will

continue to provide updates and invitations to upcoming public engagement events and have offered to meet again with these groups as the OCP Review progresses.

The meetings also included a discussion section where attendees could ask questions of staff and discuss their priorities for the OCP review and how it may relate to their organization or interests. Some themes and areas of interest and concern emerged:

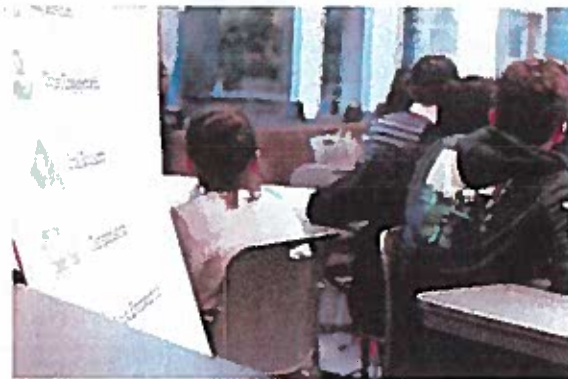
- There were a number of questions regarding the function and purpose of an OCP, the timing of the OCP review, its various phases, its scope and how it will be promoted across the District;
- There was interest in how the community will be engaged moving forward, specifically how residents and stakeholders from various sectors (e.g. business owners, residents in areas with upcoming Local Area Plans) will be made aware of the OCP Review and upcoming public engagement opportunities;
- There were questions regarding the Working Group Reports and how they will be used throughout the OCP Review and the importance of this body of citizen-driven work;
- There were questions regarding topics that are required to be included in an OCP (land use e.g. housing) versus those that fall outside of this scope and are managed by other municipal documents (e.g. emergency management);
- There were some clarification questions on the statistics presented in the PowerPoint, specifically on the economy, and the population projections that will be used to inform the OCP Review;
- There is considerable interest in the Local Area Plan process for each of the centres and corridors. There were a range of questions regarding the order of the local area plans, their planning processes and what they will include;
- The issue of housing affordability and diversity was raised by a number of groups, including its impacts on other sectors including transportation, the economy and school enrollment: Local businesses are struggling to attract and retain workers who are deterred from seeking employment in West Vancouver due to the high cost of living in West Vancouver and increasingly long commute times. Increasing cost of living in West Vancouver is impacting local school enrollment as families find more affordable housing elsewhere and West Vancouver schools have ~1,000 pupils from outside the District;
- The importance of increasing transportation options (transit, walking, cycling), while recognizing the challenges of the District's hilly topography and aging demographics that make some transportation modes not appropriate for all residents;
- The need to take a holistic approach that recognizes how interconnected many of the topic areas are, particularly land-use (housing, employment space, community facilities) and transportation;

- Increased understanding of the connection between land use planning and the physical and mental well-being of communities including: the impact of community design on reducing auto-dependency and increasing physical activity, the use of neighbourhood and public space design to increase community connectedness, and the ability to support a full range of populations (children and seniors) through the creation of complete communities.

ii. YOUTH BRAINSTORM

In order to encourage participation in the OCP Review process from our youngest residents whose future community is being planned for, Planning and Youth Services staff collaborated to provide a youth-friendly engagement opportunity. The “Youth Brainstorm” event was held March 2, 2017 in the Youth Lounge at the West Vancouver Community Centre where over 30 youth aged 10 to 18 came together to discuss their vision and priorities for the future of West Vancouver.

The event featured a brief PowerPoint presentation that provided background and context around both the planning process generally and also the importance of the OCP Review process for high-school aged youth. Given that the OCP is the District’s main planning tool for the next ten years, it will shape the future of the municipality during particularly formative periods in the lives of youth. It is important to ensure they understand the scope of an OCP and that opportunities exist for them to be involved in shaping it.



Following the presentation, the youth split into four groups of between eight and ten for a set of activities facilitated by Youth Services staff. The first activities involved building spatial awareness with the youth and highlighted the importance of considering not just what uses or activities are desired but also what are the best locations for them. The activity started by asking youth to map what locations they use currently in the District and what activities are they unable to do here now. A second map asked the youth to look ten years in the future and identify what kind of land uses they will need in the future and where these uses could be accommodated. Some groups combined the two

maps and created a hybrid illustrating where they feel are gaps in opportunities and services for youth.

There were a set of themes that emerged from the mapping activity as comments from each group fell into one of three categories: housing, transportation, and leisure/entertainment.

Housing:

Housing diversity and affordability were a key topic for youth as each group envisioned a future with more diverse housing options including apartments and townhouses, primarily concentrated in Ambleside and Horseshoe Bay. The youth understood that their housing needs will evolve and they expressed concern over their ability to stay in the community in the future when they are living on their own. Sustainability and energy efficiency were also important with suggestions for the use of rain barrels for water recycling, limiting building footprints to reduce energy use and encouraging solar panels as an alternative energy source.

Transportation:

Youth focused on public and active transportation modes in both mapping exercises, with comments focused on increasing service levels and opportunities to use various modes including:

- More buses to connect neighbourhoods with the hub at Park Royal;
- Public bike share opportunities in Ambleside;
- A new seabus or ferry route connecting to West Vancouver;
- More pedestrian connections to improve access to Ambleside and Park Royal.

Leisure and Entertainment:

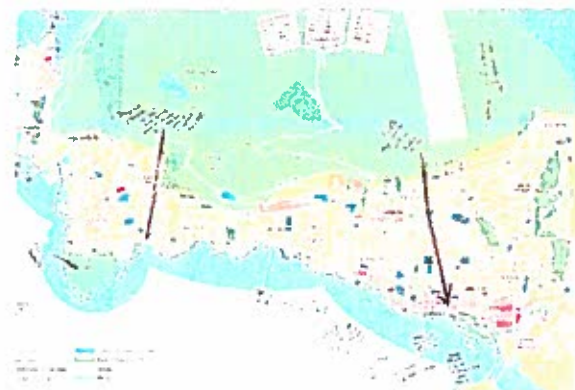
Youth are engaged in a range of physical, recreational and social activities within the District that make use of District facilities (including both Community Centres, the Ambleside Youth Centre, sports fields and the library) and the existing commercial areas in Ambleside and Horseshoe Bay. However, the consensus between all groups was that currently they must leave the District to access a range of entertainment and leisure opportunities. This also has an impact on youth employment as many youth need to leave the District to find appropriate employment options. A range of activities were suggested including:

- Additional restaurants and cafes;
- Entertainment options including a movie theatre;
- More diverse retail options;
- More public spaces that welcome youth and are appropriate for our climate;
- Expanded skate parks and recreational opportunities on Cypress Mountain.

The activity started with a “dotmocracy” exercise where the youth were given three dots and asked to choose the three topics they felt were most important. When the results for each group were tallied two chose “Natural Environment” as the most important Guiding Principle, one chose the “Local Economy” and one chose “Transportation”. When looking at the overall results the youth felt that these three topics are the most important for the updated OCP:

- The discussions from each group highlight the diverse perspectives of West Vancouver youth, but also reflect themes that emerged through consultation with adult residents conducted during Phase 1 of the OCP Review, including:

- [illegible]



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westvancouver

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iii. SURVEY

The survey was another opportunity for residents to provide feedback during Phase 1 (the “Objectives” phase) of the OCP Review. Questions were based on the eight guiding principles of the existing 2004 OCP to determine if these principles still reflected the values and priorities of the community, and if not, how they should be modified or expanded to reflect their vision for the future of West Vancouver and respond to current or anticipated priorities and issues. Overall 277 survey responses were received.

The survey asked whether respondents supported each guiding principle and what changes, if any, they would make to each one. The final survey question allowed respondents to provide additional principles they felt should be included in the revised OCP. The survey results have been organized by guiding principle, presenting the level of support together with comments on how the respective principle could be altered or expanded. For convenience a summary of findings and comments is presented here and to ensure complete transparency and a comprehensive public record of the public input received a full transcript has also been prepared.

Each guiding principle was supported by a significant majority of respondents. In terms of suggested changes or updates to the principles, the ones that were most frequently commented on were Principle 3: Housing Diversity, Principle 6: Reduce Auto Dependency, Principle 5: Local Economy and Principle 2: Neighbourhood Character, indicating greater interest in these topics and potential areas of focus as we review the OCP. Comments often focused on a particular aspect of each principle that respondents wanted to see progress towards, like affordability within the housing diversity principle, or active transportation within the transportation-focused principle. Questions were focused on each individual principle and how they could reflect the current and future vision and priorities of the community, but many respondents chose to comment on all principles generally. These comments have also been summarized to incorporate this feedback.

The following analysis includes levels of support for each existing principle, and suggestions or comments on how each could be changed or updated based on frequency. Examples of individual comments are quoted throughout to illustrate the input received in respondents' own words. Comments are representative of survey respondents and the feedback received.

General Comments:

The survey results indicate clear support for the overarching ideas behind each planning principle, however responses indicate there is less support for the specific wording and tone of each principle.

The most frequently cited comments refer to the broad, or motherhood, nature of each of the guiding principles and their need for additional specificity and measurable outcomes. While some respondents did provide their preferred updated principles, the majority of comments received included only general comments on the principles as a whole.

Frequently cited comments on the OCP guiding principles:

- The guiding principles are too broad and consist of general "motherhood" statements (43 responses);
- Additional community consultation needs to be undertaken to determine what West Vancouver residents value today (16 responses);
- The guiding principles need to be measurable and include clear targets or preferred outcomes (12 responses).

Example Comments:

- "These are all motherhood statement which are hard to disagree with. How do you plan to measure outcome of these principles?"
- "Some are not clear and mix too many principles into one. Others include values that an OCP cannot control or influence. These need to be modernized and written in clearer more precise language."
- "These principles seem like the right ones, but they are so broad that it's hard to imagine anyone would object to them. I think there is a need to prioritize them or at least be more specific about their meaning."
- "The principles are too broad and as they are they consist of "motherhood" statements that can be interpreted in many ways and are unlikely to be helpful in holding council to decision making."

Existing 2004 OCP Principle 1: Promote a healthy community by maintaining the quality of the environment, providing varied community services and housing, and encouraging a strong and diverse economy.

Existing 2004 OCP Principle 1: Healthy Community



Most frequently cited comments with this OCP Principle:

- This objective refers to too many different topics and is too vague (11 responses)
- This objective should focus on the physical and mental health of the community (9 responses)
- This objective should focus on enhancing the quality of the environment (5 responses)

Example Comments:

- "Principle 1 is way too loaded to the point that it loses its meaning. Are you focusing on environment? Are you focusing on community services & housing? Or are you focusing on the local economy?..."
- "Healthy community should be about physical and mental health"
- To #1, adding "varied community services including health services, ..."
- "I believe number one is redundant unless it refers to 'healthy' in the medical sense. If not healthy is partly encompassed in Principles 2 to 8."
- "Healthy Community" should focus more on the people in our community, & their health and wellness."

Existing 2004 OCP Principle 2: Create and enhance neighbourhoods enhancing access to services and facilities that address the needs of residents and maintain their quality of life.

Existing 2004 OCP Principle 2: Create and Enhance Neighbourhoods



Frequently cited comments with this OCP Principle:

- This principle should emphasize improved access to services within neighbourhoods (15 responses)
- This principle should continue to emphasize the protection of existing neighbourhood character (9 responses)
- This principle is too vague and its interpretation can be confusing (6 responses)

Example Comments:

- "The principle should address access to services and facilities to meet the needs of all members of the community, not just for those living in neighbourhoods that already have them."
- "Ground-oriented housing options in SF neighbourhoods (such as duplexes, triplexes, coach houses, etc.) may be more desirable than expanding high-rise zoning."
- "Principle 2 could be expanded to encourage young families to consider buying and staying in West Vancouver."
- "Consider adding density to already dense neighbourhoods...while leaving less dense neighbourhoods - not as well supported, like they are."
- "Additional objectives should include accessibility, aging in place, exploring zoning changes to encourage duplexes, triplexes, four-plexes..."

Existing 2004 OCP Principle 3: Provide for a diversity of housing types to accommodate a balanced and diverse population in terms of age, ability and income and household type.

Existing 2004 OCP Principle 3: Housing Diversity



Frequently cited comments with this OCP Principle:

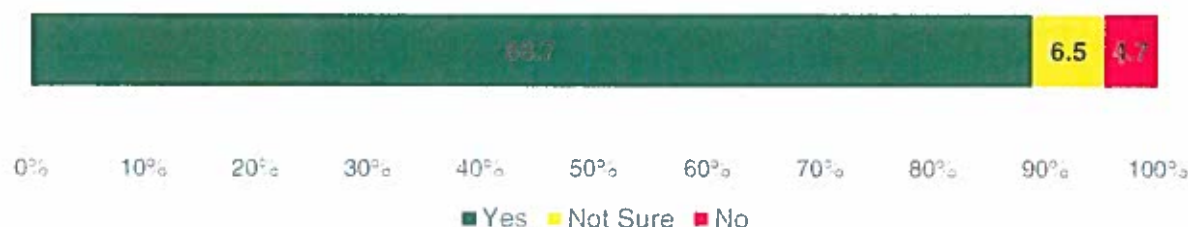
- This principle needs to support housing units appropriate for a range of demographics, particularly seniors and young families (23 comments);
- This principle needs to focus on housing affordability (22 comments);
- This principle needs to support a range of different housing types, including the “missing middle” options like townhouses (20 comments).

Example Comments:

- “There should be stand-alone principles or objectives regarding: The desirability of increased density in identified areas.”
- The community is sadly lacking in coordinated development that provides a balanced mix of affordable rental and market purchasable housing [...] until this changes to provide affordable housing to the people who work in West Vancouver (Fire, police, EMS, BC ferry workers, etc.) then there will be an inevitable increase in traffic, parking, noise, and pollution issues.”
- “All public and private schools need to be surrounded by housing density - so that the school population walks to school.”
- “We need to find fair and reasonable ways to better restrict the size of new single family dwellings and to encourage rental housing for seniors in Ambleside as close as is achievable to the Seniors Center.”

Existing 2004 OCP Principle 4: Engage our citizens in civic decision making and provide tools to assess the future costs and consequences of community and development initiatives.

Existing 2004 OCP Principle 4: Citizen Engagement



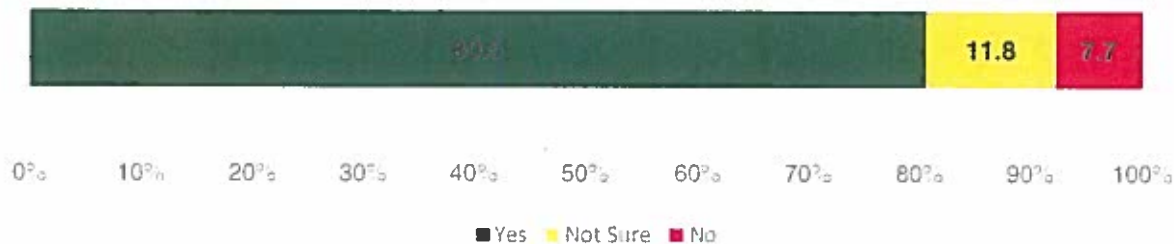
Less than ten comments were received regarding how this OCP Principle could be updated or altered. Comments included that the principle should focus on increasing opportunities for citizen engagement, public consultation should include both the benefits and costs of the status quo in comparison to new initiatives and that public consultation is one of a number of inputs Council must consider when making decisions.

Example Comments:

- "I believe there's a real need for more public information sessions. Occasional kiosks at Park Royal with Q&A people, for example."
- "Change costs and consequences to costs and benefits (otherwise only focused on the negative)"
- "Consultative decision making sometimes makes it impossible to get things done. There is a place for consultation and there is also a place for decision making based on best possible outcome for the majority not the most vocal."
- "If indeed Council is serious about attracting and keeping our youth and young adults in WV, then I feel it is important that council puts their money where their mouth is. In other words, get out and speak to that demographic and hear their ideas, learn why they are leaving, then act on making significant changes to show you are listening to them. It's high time WV council lets go of the old thinking primarily by the older generation and give way to the new generation. They have some great, practical ideas."
- "We need to calculate the costs of status quo so that residents realize the costs of doing nothing. Preventing positive development also has costs that these need to be made clear. This is really important if we want to have positive development in West Van."

Existing 2004 OCP Principle 5: Support a vibrant and diverse local economy in commercial areas by adapting to changing commercial markets, investment opportunities and business and customer needs.

Existing 4004 OCP Principle 5: Local Economy



Frequently cited comments with this OCP Principle:

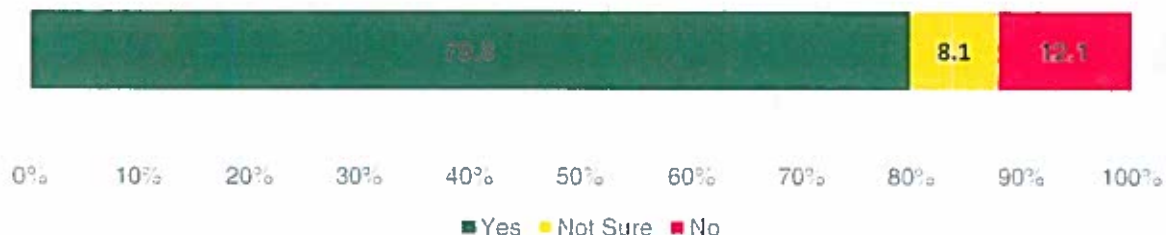
- This OCP principle should prioritize supporting local businesses and established commercial areas (21 responses);
- This OCP principle should support increased business diversity, particularly establishments geared towards youth (19 responses);
- This OCP principle is too vague and requires additional clarity (8 responses).

Example Comments:

- "Principle 5 should just reference vibrant and diverse commercial areas. The local economy is a different subject. If the term is used, it should be defined."
- "Incentivizing affordable housing responds to a number of OCP principles: 1, 2, 3, 5, 6."
- "More innovative ways to bring commercial permits to areas West of Dundarave. Need walkable markets/cafes close to Marine!"
- "Far greater effort needs to be made to bring life to Ambleside commercial area."
- "Loosen up! Encourage cultural/festival/community events. More vibrancy. Longer business hours. More restaurants and shops that make people want to browse the neighbourhoods."

Existing 2004 OCP Principle 6: Reduce auto dependency by developing a comprehensive transit, transportation and land use plan that incorporates convenient and workable alternatives to the single-occupant car.

Existing 2004 OCP Principle 6: Reduce Auto Dependency



Frequently cited comments with this OCP Principle:

- This principle should address traffic congestion across the North Shore (26 responses);
- This principle needs to prioritize and support public transportation (22 responses);
- This principle needs to prioritize and support active transportation (biking and walking) (16 responses)

Example Comments:

- "Reduce auto dependency by developing a comprehensive transit, *active transportation (including cycling, for all ages and abilities)* and land use plan that incorporates convenient, safe, workable alternatives to the single-occupant car."
- "Integrate Principle 6 with the recently announced Metro Vancouver 10 year strategic transport plan."
- "While I think this is an important consideration - West Vancouver residents live on the side of a mountain and basic errands and daily tasks, for the most part, require the use of a car."
- "Traffic flow must be addressed. There needs to be a push to promote active living, use of public transit and alternate modes of transportation than one person/one vehicle."
- "Add: *improve walkability* - sidewalks, crosswalks, traffic calming."

Existing 2004 OCP Principle 7: Promote environmental stewardship by protecting our natural resources and preserving ecosystems through the development of an environmental strategy.

Existing 2004 OCP Principle 7: Promote Environmental Stewardship



Frequently cited comments with this OCP Principle:

- This principle should include a stronger focus on environmental protection (9 responses);
- This principle should support the expansion of existing green spaces, including those along the waterfront (5 comments);
- This principle should also consider the various costs associated with environmental protection (5 comments).

Example Comments:

- "Delete *through the development of an environmental strategy* as none of the other principles refer to a planning process. Instead, add at the end *preserving ecosystems and by making it easier for residents to adopt greener lifestyles.*"
- "Principle 7 if pursued should not be at the detriment and additional cost of homeowners in terms of modifications they wish to make to their property."
- "Housing and the environment are mentioned in 2 separate principles. This is either because they are seen as extremely important or because the list could be streamlined a bit."
- "Continued emphasis on green space along waterfront (in place now)."
- "I would change as follows: *Promote environmental stewardship by protecting our natural resources, preserving ecosystems, and reducing greenhouse gas emissions...*"

Existing 2004 OCP Principle 8: Take an active role in planning for the future of the region and a coordinated approach to issues and opportunities for Howe Sound, Burrard Inlet, the North Shore and the Greater Vancouver area.

Existing 2004 OCP Principle 8: Take an Active Role in
Planning for the Region



Only five comments were received regarding this OCP Principle, with three of those comments suggesting that it is no longer relevant as a core component of the OCP.

These comments included:

- "I believe we should focus on our own growth, and by proxy become an example for other cities in the region. While I believe it is important, I don't necessarily think it needs to be part of the OCP."
- "Not sure what you mean by issues and opportunities for Howe sound and the Greater Vancouver area...don't think it's the municipality's business except as required by membership in the GVRD."
- "Principles 7 & 8 should not only "promote" and "take an active role" but should also make it possible for the members of our community to regularly be asked for input via household questionnaire, or whatever process gets the most input, to instruct Mayor and Council on fighting for our position on issues like Kinder Morgan, Howe Sound LNG, etc."

What's Missing: Additional Principles

Many respondents used this question to reference topics covered by existing principles, like housing diversity, transportation, or neighbourhood character. Below are the top three suggestions for additional principles, not explicitly covered by an existing one:

- Outdoor Recreation and Active Living (18 responses);
- Entertainment (especially for youth) (17 responses);
- Additional Parks and Public Spaces (10 responses).

Each of these additional “ideas” should be considered as important elements when analyzing the results of Phase 1 and moving forward with developing objectives and the subsequent phases (“Ideas” and “Directions”) of the OCP review.

Example comments:

- “There should be some reference to promoting an active lifestyle, through enhancements to the Spirit Trail, development of bike paths (road and mountain bikes), where possible and appropriate, encouragement of community centre and senior centre activities.”
- “I think you need to include creating a healthy environment for youth and families should be a key component...”
- “Preserve the “natural beauty of the ocean beaches and parks”...Keep it natural, as is.”
- “Support for Active Living is missing. Active living was identified as a core value as part of the Parks Master Plan.”
- “Self-sufficiency! It would be nice to have more access to services within our own community: movie theatre (Park Royal), night life, archery (possibly up at Capilano), bowling alley.”

iv. WORKING GROUP CHAIRS FOCUS GROUP

Following adoption of the 2004 OCP, a number of citizen-led Working Groups were formed to respond to emerging issues and develop new plans and strategies. A number of these Working Groups dealt with land use issues that are directly related to the OCP Review and involved significant community engagement. Working Groups are also considerable resources to the OCP review process as they were chosen for both their interest in the various topics, and their expertise in each topic area. Convening this focus group of former Chairs and Co-Chairs of land-use related working groups allowed for discussion about these how these various plans and strategies relate to the OCP. Additional discussion focused on how the revised plan can reflect, as appropriate, these plans and strategies to capture a decade of valuable citizen input.

Key discussion points from this session included:

- The District has been actively using and implementing these various Working Group reports, which in many cases form current District policy; they are high-quality, actionable, and the OCP review should aim to capture appropriate land use policy from them;
- A component of the OCP review should be to synthesize key elements of each report and work to identify any potential “missing pieces” that will augment those plans and address emerging community priorities and concerns;
- The land-use umbrella addresses a number of different topics and though each Working Group considered individual components of the land-use question, the OCP process should be holistic, with cross-cutting themes. This will allow the community to understand the interrelated nature of topics like housing, employment and transportation, while still using the Working Group plans and strategies as key inputs;
- Consultation needs to be clear on opportunities to advance or synthesize Working Group recommendations and to be clear on any associated trade-offs. This also requires that engagement be broad and not done uniquely through topic-specific silos;

Staff will continue to connect with former Working Group chairs/co-chairs as a “focus group” to ensure this decade of citizen input into land use related topics is effectively considered through the OCP review process.

v. WORLD CAFÉ

In order to engage the community about their vision and priorities for West Vancouver's future two World Café sessions were held April 8 and 12, 2017. In order to encourage participation from a broad spectrum of the community, one event was held on a Saturday at the West Vancouver Community Centre and the other on a weeknight at the Gleneagles Golf Course Clubhouse. The World Café Sessions were advertised in the North Shore News, on the District's website, and through social media and newsletters. Stakeholders that indicated they wanted to remain involved in the OCP Review process also received invitations. In total over 125 participants came out to talk with their neighbours about topics that will be key inputs into the District's revised OCP.

The World Café format features facilitated small-group dialogue sessions to encourage participation and enable information sharing. The sessions were led by an external facilitator with staff from Parks, Culture, and Community Services, Roads and Transportation, Economic Development, Communications, and Planning and Development Services facilitating and recording the small-group discussions. These discussions were organized around five topic areas that are required inputs into an OCP: housing, transportation, local economy, environment/climate action and social well-being. A sixth table gave participants the chance to discuss their vision and values for West Vancouver. The discussion at each topic table was organized around three questions:

- Priorities: What does the community want?
- Challenges: What do we need to overcome?
- Opportunities: How can we do it?

The World Cafés included three small-group dialogue sessions, which allowed participants the chance to discuss three of the six topic areas. A comment form was available if participants had thoughts or ideas on topics they did not get to talk about during the event or the event in general. Each small-group dialogue was recorded on a flip-chart by the table facilitator, who used a different colour for each session, allowing participants to see clearly what was said by the previous groups.

Common themes emerged from the sessions that highlight how interconnected the topic areas are. The small-group dialogue session comments have been summarized with the top three comments for each topic area by question. A full transcription of the events will also be available to ensure full transparency.



HOUSING

Priorities: what does the community want?

A greater variety of housing, including smaller units, ground-oriented multi-family, and housing for persons with disabilities, to meet the needs of our community now and in the future.

A focus on housing affordability by expanding tenure options and a range of densities including non-market, rental, and entry-level home ownership.

More housing units located near transit, amenities and services to reduce household costs, improve connectivity and reduce auto-dependency.

Challenges: what do we need to overcome?

Resistance to land-use changes that would enable more housing diversity to meet the needs of low-income residents, young families, empty-nesters, and seniors.

Lack of affordable housing options because of predominance of single-detached housing type.

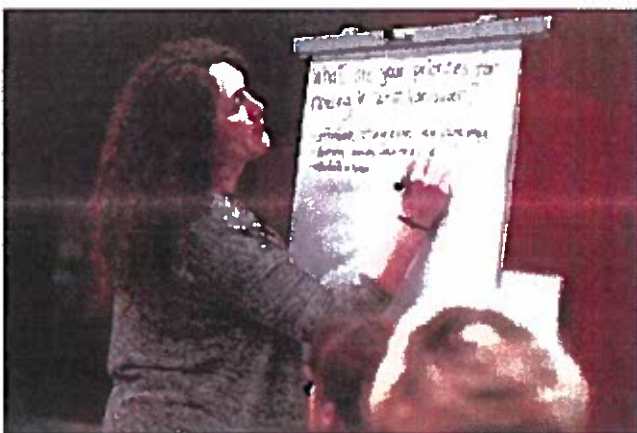
High cost of land leading to neighbourhoods where local buyers cannot compete with foreign investors.

Opportunities: how can we do it?

Focus mixed tenure and multi-family housing near centres and corridors where services, amenities and transit improve household costs, social well-being and reduce GHG's.

Utilize District land, allow higher densities, and expand tenure options to create more affordable housing units for lower income residents.

Allow for more flexible regulations and land-use patterns in existing neighbourhoods to address the missing middle housing forms (e.g. duplexes, townhouses, coach houses).



TRANSPORTATION

Priorities: what does the community want?

West Vancouver's road network includes limited connections across the North Shore and to Vancouver beyond, creating congestion points at the Lions Gate Bridge and Marine Drive and Taylor Way, and must be managed to increase traffic efficiency, while also improving road safety and limiting traffic impacts on local neighbourhoods.

Provide a range of high-quality public and active transportation options to allow District residents to move efficiently by bike, bus or on foot within West Vancouver and beyond.

Connect land use and transportation planning to focus development in locations in centres and along corridors with a range of transportation options to enable future residents to reduce their auto dependency.

Challenges: what do we need to overcome?

West Vancouver's geographical location and topography are contributing factors to traffic congestion and auto dependency as growth throughout the Sea-to-Sky corridor, and BC Ferries passengers increase traffic through the District, and the topography makes some areas less accessible by walking and biking, making it difficult for these residents to decrease their car use.

Limited housing choices within the District has reduced the local workforce leading to increased commuter traffic and limited family housing options has increased the number of students who attend local schools and must also commute to West Vancouver daily.

The multi-jurisdictional nature of the transportation system makes it difficult to be proactive in addressing emerging transportation challenges across all modes.

Opportunities: how can we do it?

Collaborate with the Ministry of Transportation and Infrastructure, TransLink, Metro Vancouver and neighbouring municipalities to develop integrated transportation plans and strategies to improve transportation options for all modes: cars, transit, bikes and pedestrians.

Connect land use with transportation planning in the development of compact, complete communities in commercial centres to support sustainable and healthy transportation options and reduce vehicle dependency for these residents.

Continue to explore opportunities for alternative transportations modes, including ferry and rail, and support sustainable transportation options that embrace technological innovations including electric vehicles and bikes and car-share services.

LOCAL ECONOMY

Priorities: what does the community want?

Strengthen our local economy by developing vibrant commercial centres that attract investment and innovative and economically viable businesses.

Diversify economic opportunities to attract a range of businesses that meet the needs of our diverse population and provide employment options for local residents at all stages of their careers.

Build on our existing assets (e.g. our waterfront, municipal town centre, and our local centres) while enhancing their distinct character.

Challenges: what do we need to overcome?

Access into the community is impacted by West Vancouver's geography and location as a connector to the Sea-to-Sky and recreational opportunities beyond.

Limited commercial diversity and activity, coupled with limited housing options and affordability, impacts our demographic mix in terms of age and socio-economic diversity.

A lack of investment opportunities due to the high cost of rent / land and a lack of incentives in our commercial centres.

Opportunities: how can we do it?

Allow higher density and mixed-use in our commercial centres to create a more diverse and vibrant economy and to enhance resident and customer experience.

Expand opportunities through land use and incentives to attract investment in the community, including tourism opportunities and a broader variety of businesses to improve neighbourhood vitality.

Enhance connectivity opportunities between our neighbourhoods, commercial nodes and our waterfront where our arts and culture are celebrated.



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ENVIRONMENT / CLIMATE ACTION

Priorities: what does the community want?

Protect our natural areas, habitats and ecosystems, and enhance opportunities for the stewardship and enjoyment of our environmental assets.

Celebrate our natural and built heritage, and integrate environmental goals with land use, including foreshore and creek protection.

Address climate change impacts through strategies that contribute to reduced GHG emissions, improved air and water quality and respond to sea-level rise.

Challenges: what do we need to overcome?

Balancing the natural and built environment including, building practices, traffic impacts, tree management and lot treatment.

A lack of knowledge and awareness of the impacts of local regulations on the environment and limited access to education about our environmental assets.

Our geography and topography and the multi-jurisdictional nature of our transportation infrastructure contributes to traffic congestion and increased GHG emissions.

Opportunities: how can we do it?

Strengthen environmental education and awareness, seek opportunities for collaboration (inter-municipal and with local groups), and create opportunities for local stewardship.

Integrate environmental goals with land use by concentrating development in centres near transit and amenities, creating more opportunities for active transportation through improved pathways, and enhancing access to nature.

Ensure that regulations and policies both mitigate environmental impacts of building practices and create opportunities for innovative building and energy solutions that align with climate action goals.



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SOCIAL WELL-BEING

Priorities: what does the community want?

Foster a socially resilient West Vancouver that welcomes newcomers and supports opportunities for community connectedness in centres and local neighborhoods.

Expand West Vancouver's high quality community facilities and services to ensure they respond to current community needs and to the full range of our future demographics' needs, e.g. child-care needs and age-friendly communities.

Increase housing choice across the full continuum of housing needs as access to safe, affordable housing is a key component to improving social well-being across West Vancouver.

Challenges: what do we need to overcome?

Pervading myths within the community that West Vancouver does not face pressing social issues and is not home to vulnerable populations and minority groups that require additional social services to thrive within the community.

High housing and land prices are impacting intergenerational equity and making it difficult for residents to stay in West Vancouver and transition into housing types that meet their changing needs.

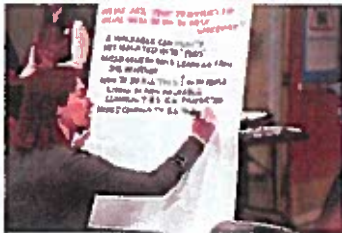
Since West Vancouver is home to such a diverse community, strategies must be found that can address everyone from isolated seniors to those new to West Vancouver and Canada.

Opportunities: how can we do it?

Develop Plans for centres and corridors that create diverse, integrated communities with housing options that meet the needs of all residents (e.g. seniors and young families).

Support community-wide facilities, programs and organizations, which celebrate West Vancouver's history and diversity, provide people with the services they need and allow the community to come together and share collective experiences.

Support community groups and volunteers and the important role they play in providing social, educational, recreational and cultural opportunities for all West Vancouver residents.



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VISION FOR THE FUTURE OF WEST VANCOUVER

What do we value most about West Vancouver today?

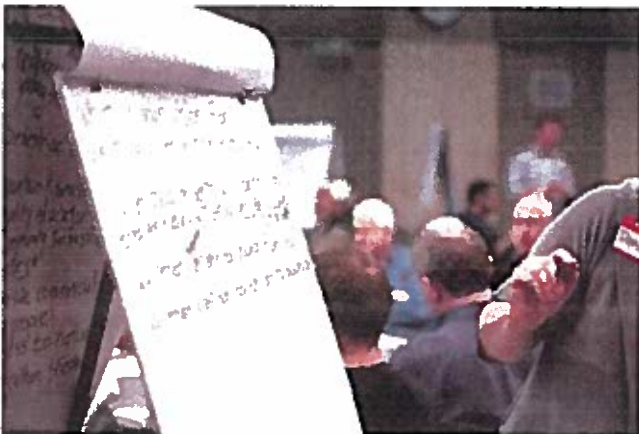
Our natural assets, our waterfront and mountain location, our high quality amenities and facilities, and the character of our neighbourhoods and centres.

What challenges do we need to overcome?

We need to respond to unaffordable and limited housing options, an aging and declining population, lack of employment opportunities, transportation challenges, and climate change impacts.

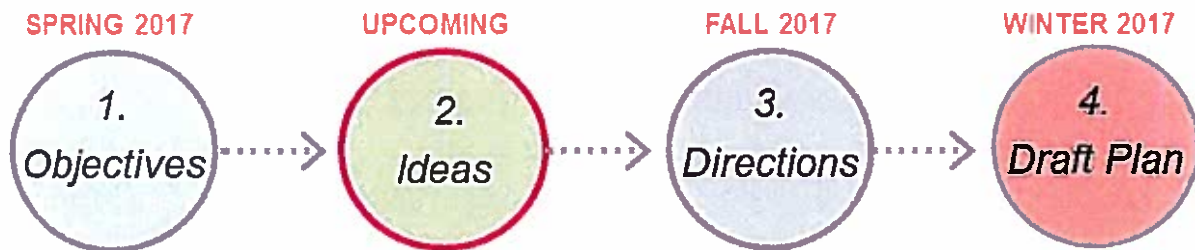
What is our vision for an even better West Vancouver?

We should build upon our extraordinary assets to become a more complete, connected and inclusive community with diverse housing, a vibrant economy, and outstanding amenities so that we can ensure both our social and environmental sustainability.



4. NEXT STEPS

In the Spring/Summer of 2017 the OCP Review will move into Phase 2 “Ideas”. This phase will focus on developing “Ideas” for how the District could advance or meet the “Objectives” that emerged from Phase 1. The community will then be engaged in turning these “Ideas” into topic-specific “Directions” that will then form the basis for policies of the “Draft Plan”. There will be engagement at every phase and we encourage the community to participate fully in this important initiative.



Thank you to everyone who participated in the public engagement events of Phase 1 and gave us feedback on their vision for the future of West Vancouver. As the OCP Review continues there will be more opportunities for public engagement and idea sharing. Please visit www.westvancouver.ca/ocp to sign-up for project updates and stay engaged as the project moves forward.