

<i>COUNCIL AGENDA</i>	
Date: <u>July 7, 2025</u>	Item: <u>11.8.</u>



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

11.8.

COUNCIL REPORT

Date:	June 17, 2025
From:	Winnie Yip, Senior Community Planner
Subject:	Official Community Plan Housing Policy Update – Engagement Findings
File:	13.2517.06

RECOMMENDATION

THAT the report titled “Official Community Plan Housing Policy Update – Engagement Findings” dated June 17, 2025 from the Senior Community Planner be received for information.

1.0 Purpose

To provide Council and the community a summary of engagement findings on the District’s Official Community Plan (OCP) Housing Policy update (**Appendix A**). It is noted that the context of these findings has changed since time of community engagement, based on anticipated housing directives from the Minister of Housing and Municipal Affairs.

2.0 Legislation/Bylaw/Policy

Section 473.1 of the *Local Government Act* (LGA) requires local governments to update their OCPs by December 31, 2025, to plan for at least 20 years of anticipated housing needs, as identified in the Interim Housing Needs Report (HNR).

The *Housing Supply Act* (HSA), *Housing Supply Regulation*, and *Ministerial Order No. M287* require the District to meet its assigned provincial housing targets or demonstrate satisfactory progress. The Minister has the authority to direct a municipality to enact or amend bylaws within a specified timeframe, if they deem that the municipality has failed to make satisfactory progress towards its targets.

3.0 Council Strategic Objective(s)/Official Community Plan

Council’s 2024-2025 Strategic Plan identifies the goal to “expand a diverse housing supply”, including:

Objective 2.2: Respond to other new legislation (Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023*)

designed to speed up local government development approvals.

Deliverable 2.2.1: Updated Official Community Plan, Zoning Bylaw and supplementary bylaws.

4.0 Financial Implications

Existing staff have been reassigned from other planning initiatives to meet legislative requirements.

5.0 Background

OCP Housing Capacity Legislation

In December 2023, the Province amended the LGA requiring local governments to:

1. Publish an updated Housing Needs Report (HNR) by December 31, 2024, in accordance with provincially-prescribed methods and data to identify 20-year housing needs;
2. Update their OCP and Zoning Bylaws by December 31, 2025, to provide for sufficient housing capacity for those needs; and
3. Complete a full HNR by December 31, 2028, followed by reviews of their Zoning and OCP bylaws to provide sufficient housing capacity, and repeat the process every 5 years thereafter.

To comply, the District published its Interim HNR on November 22, 2024, identifying a need for 10,742 net new housing units over 20 years. While the Zoning Bylaw allows for approximately 29,200 additional housing units (above the legislated requirement), the OCP currently supports about 9,850 units – resulting in a capacity gap of about 900 units. An OCP housing policy update is therefore required.

5.1 Previous Decisions

At its November 22, 2024 regular meeting, Council resolved:

THAT the Interim Housing Needs Report, attached as Appendix A to the report from the Senior Community Planner dated November 22, 2024, be received for information and published on the District's website, as per legislative requirements.

6.0 Analysis

6.1 Discussion

Spring Engagement Context

The 2018 OCP was shaped by a comprehensive two-year public process involving thousands of community inputs, meetings, and surveys. It built on previous planning outcomes, introduced new housing policies, and set

directions for future planning. Since adoption, the OCP has been implemented through various public planning initiatives, such as Neighbourhood Character Working Group (2019-2020), Horseshoe Bay Local Area Plan (2019-2022), Cypress Village Area Development Plan (2020-2024), and the ongoing Ambleside Centre Local Area Plan.

Based on the 2024 HNR's identification of a housing capacity gap of ~900 units, the District engaged the community through a survey to continue to hear from the public about their priorities for housing. The survey was conducted over five weeks (March 31 - May 5, 2025) and received 634 survey responses, over 1,350 written comments, and 1,500 individual ideas (detailed in **Appendix A**).

Emerging Provincial Context

Since publishing the HNR and conducting community engagement, the District has received notice from the Minister of Housing and Municipal Affairs of his intent to issue directives. Notably, these include requirements to complete the Ambleside Local Area Plan, amend Zoning and OCP with prescribed densities and heights for the Park Royal-Taylor Way area, and simplify Zoning Bylaw for residential areas.

The District has submitted a letter requesting clarification on the directives and – at the time of report writing – is yet to receive a response. Staff recognize that these anticipated Provincial directives will change the context of the OCP review. Pending Ministerial clarification and the issuance of any formal directives, staff will report back to Council in Fall 2025 with a proposed approach to meeting both the previously legislated OCP housing policy update and any new Provincial requirements.

6.2 Climate Change & Sustainability

Not applicable.

6.3 Public Engagement and Outreach

The Spring 2025 engagement summary is attached as **Appendix A**, and full transcripts are available at: www.westvancouverite.ca/housing-2025. Key engagement activities included:

- Community outreach through print and online advertisements (translated into Chinese and Farsi), social media outreach, signage, and a project webpage (2,100+ views and 13,100+ impressions);
- Community survey (March 31 to May 5, 2025), available online and in print, with 600+ responses; and
- Phone and email correspondence (3 documented interactions).

6.4 Other Communication, Consultation, and Research

The anticipated OCP amendments will also include any administrative updates necessary for internal consistency (e.g., legislated context, references, etc.). The Regional Context Statement (RCS) must also be updated to align with *Metro 2050*, which requires a separate approval process. Staff will consult Metro Vancouver to determine the most appropriate timeline for updating the RCS – recognizing our land use policies may change based on Provincial directives.

7.0 Options

7.1 Recommended Option

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

- a) Receive the June 17, 2025 report on the OCP Housing Policy Update for information.

7.2 Considered Options

- b) Not applicable.

8.0 Conclusion

To meet provincial legislation, the District must update its OCP by December 31, 2025. Community engagement was completed in Spring 2025 (**Appendix A**) to include the public in this process. Since time of engagement, the Minister of Housing and Municipal Affairs has informed the District of his intent to issue directives. Staff will report back to Council with a proposed approach on receipt of any Provincial directives.

Author: 

Winnie Yip, Senior Community Planner

Concurrence 

David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

- A. OCP Housing Policy Update: Engagement Summary

OCP Housing Policy Update

Engagement Summary | June 2025

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1. INTRODUCTION

The District of West Vancouver is updating the housing policies in the Official Community Plan (OCP) in response to Provincial legislation passed in 2023. This new legislation resulted in an amendment to the Local Government Act (LGA), requiring local governments to review their OCPs (and update as necessary) to ensure that they accommodate the 20-year total housing needs as identified in their most recent Housing Needs Report (HNR).

The District prepared its latest HNR in December 2024, using the required Provincial methodologies and data, which identified a 20-year need of 10,742 housing units. A review of the District’s current OCP housing capacity estimated an existing capacity of 9,850 units, indicating a housing capacity “gap” of approximately 900 units. This necessitates an OCP housing policy update by December 31, 2025, in order to comply with the Provincial legislation.

To support this OCP housing policy update, a community-wide survey was conducted between March 31 and May 5, 2025 to solicit community input on how and where new housing capacity can be accommodated. This report summarizes all feedback received to provide a concise and factual record of community input to date. A full transcript of survey input is available as a separate report at: www.westvancouverite.ca/housing-2025.



2. ENGAGEMENT & OUTREACH OVERVIEW

I. Outreach

To raise awareness and encourage participation in the OCP Housing Policy Update, the project webpage launched on March 31, 2025, with information about the process. A link to the online survey launched and was open to the public from March 31 to May 5, 2025. Physical copies were available for pick up at Municipal Hall and the West Vancouver Public Library.

To ensure a wide outreach, the following promotional tactics were implemented:

- Social Media posts on the District's Facebook, Instagram, X, Bluesky, and Nextdoor accounts on March 31 and April 22, generating **13,137 impressions** and **420 engagements**;
- **2,133 visits** to the WestvancouverITE project page (the main source for information) from March 31 to May 5;
- WestvancouverITE newsletter announcement, connecting to **4,373 subscribers**;
- E-west and Library newsletter announcements;
- News post on the District's website;
- Site signage at the John Lawson Park kiosk and Municipal Hall;
- Posters at Municipal facilities: West Vancouver Community Centre, Gleneagles Community Centre, Seniors' Activity Centre, and West Vancouver Memorial Library;
- Three North Shore News print advertisements on April 2, 9, and 16;
- Farsi and Chinese language programmatic display ads, generating **132,788 impressions** and **~500 clicks**;
- Emails to local stakeholder networks; and
- **634 Survey responses** (including 30 paper submissions). This includes **1,369 written comments**, resulting in **1,504 individual ideas**.



North Shore News Ad sample



Social Media Post sample

3. ANALYSIS

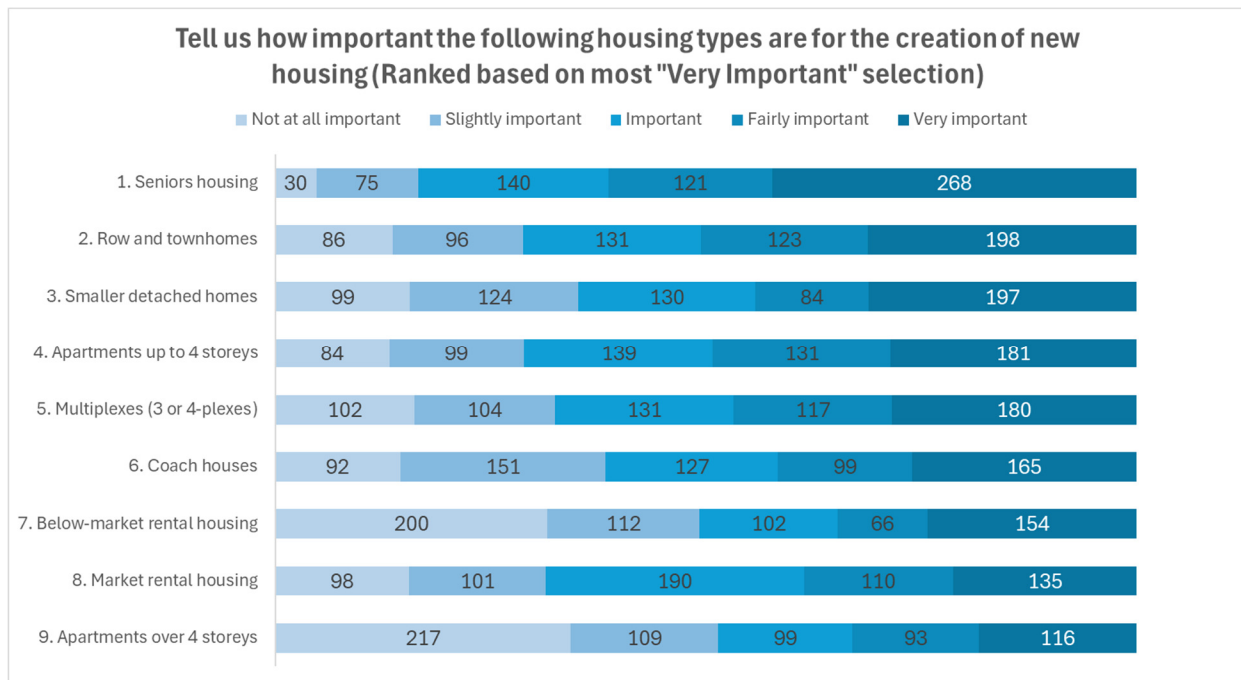
I. Survey Results

The OCP Housing Policy Update Survey was open for community input from March 31 to May 5, 2025. Prior to its launch, staff referred the survey to the Public Engagement Advisory Panel (PEAP) to test for functionality and readability, and changes were reflected as necessary. A total of 634 survey responses were received on completion of the survey, resulting in 1,369 written comments and 1,504 individual ideas.

The following section summarizes the findings, as organized by each survey category.

Our Existing Housing Stock

Respondents ranked the following nine housing types by level of importance:



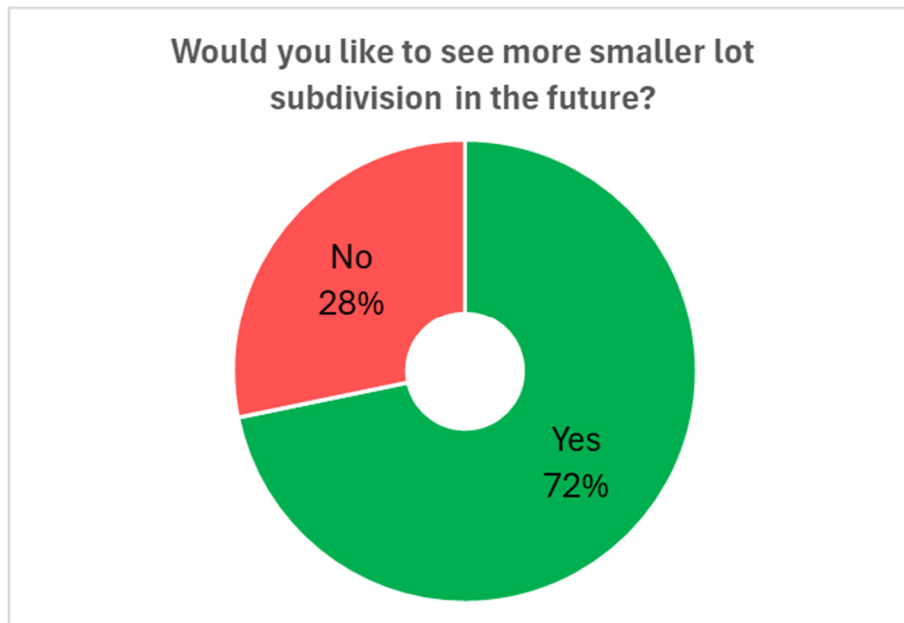
While all housing types were identified as “very important” to at least 18% of respondents, seniors’ housing, row and townhomes, and smaller detached homes were the three most frequently ranked “very important” housing types.

Housing Options

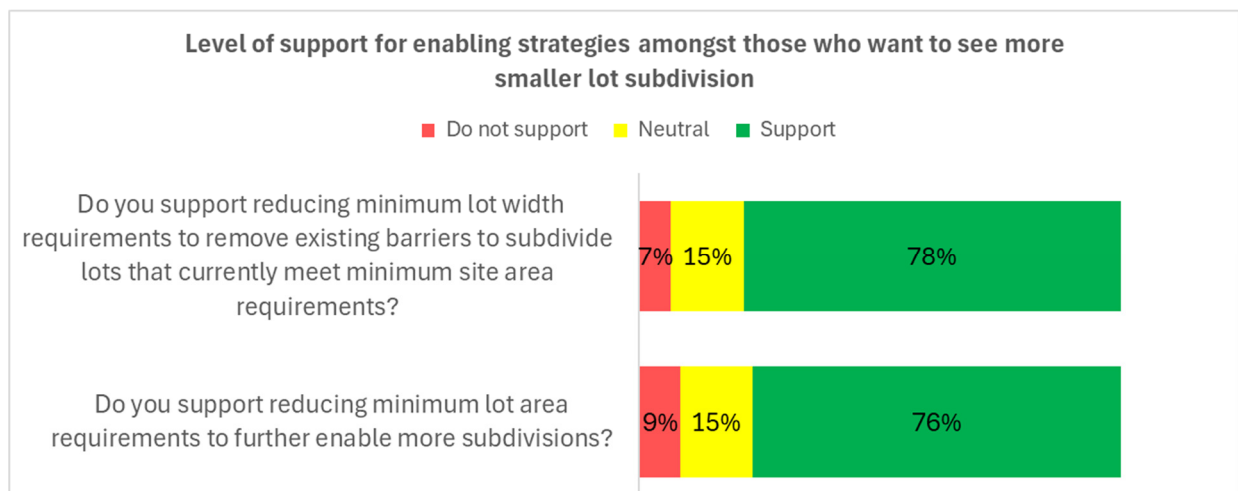
Respondents were asked to share input on five different housing types. For each option, they were first asked if they would like to see more of the particular housing type in the future. If “yes” was selected, they were then prompted to answer additional questions about that housing type. If “no” was selected, they would move on to the next housing type.

Smaller Lot Subdivisions

72% (2 out of 3) of respondents indicated they would like to see more smaller lot subdivision in the future.



Of the 455 respondents who voted “yes”, three quarters of those who want to see more subdivision support reducing both lot width and area requirements to enable more subdivision opportunities.



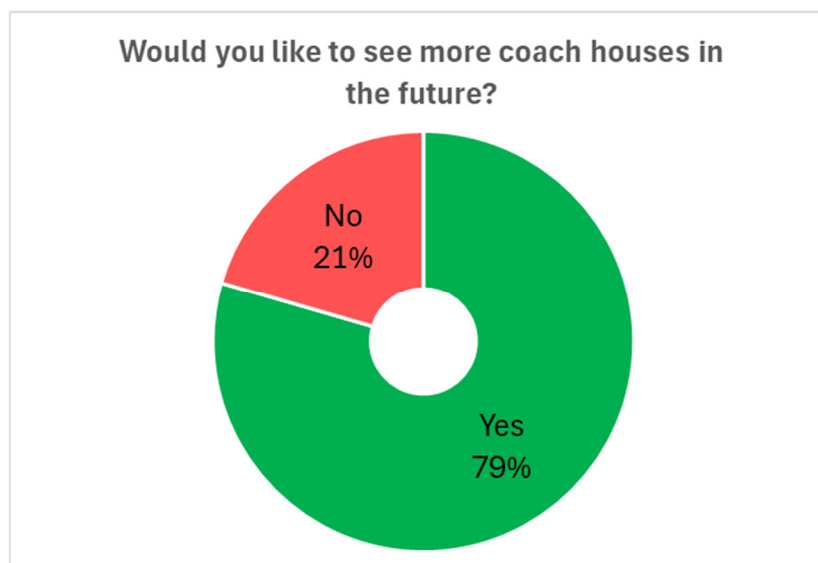
Respondents were asked if they had other comments or ideas for enabling more subdivision. 149 comments were provided, resulting in 166 individual ideas. The top 5 themes of these ideas were:

Other ideas for enabling more subdivision	Instances of mentions
Advocating for flexible policy and incentives to increase housing diversity through subdivision (e.g., deregulate, reduce lot width and area requirements, increase height allowance, more flexible design options for constrained sites, etc.)	82
Enable more subdivision with conditions to respect existing neighbourhood character (e.g., built-form controls, reduce either lot width or area minimums but not both, preserve greenspace, etc.)	33
Concern about traffic and on-street parking impacts with increased housing and population	21
Concern that subdivision would not lead to increased affordability & desire for more affordable options	9
Comments about the engagement process & materials (e.g., questions, more information needed, feedback on the process or materials)	8

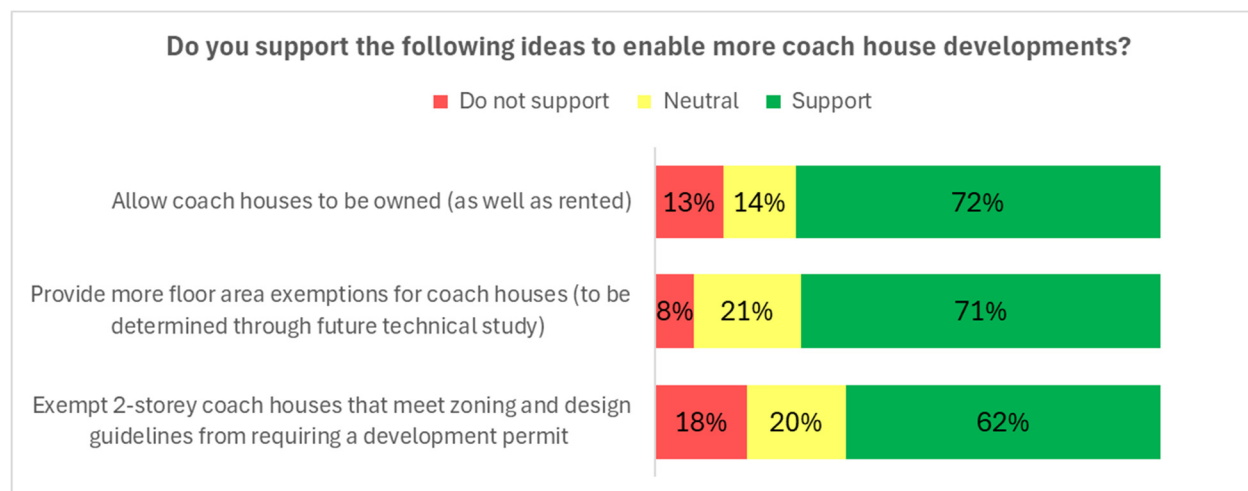
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: expanding locations where subdivision should be permitted (6); limiting areas where subdivisions should be permitted (6); and use of Provincial, Federal, and First Nations land for housing (1).

Coach Houses

79% of respondents indicated they would like to see more coach houses in the future.



Of the 504 respondents who voted “yes”, all strategies (outlined in the chart below) received over 60% support. More respondents (~70%) want to allow coach house ownership opportunities and conduct a future study with the intent to increase floor area exemptions for coach houses; whereas exempting 2-storey coach houses from Development Permit requirements received less support (~60%).



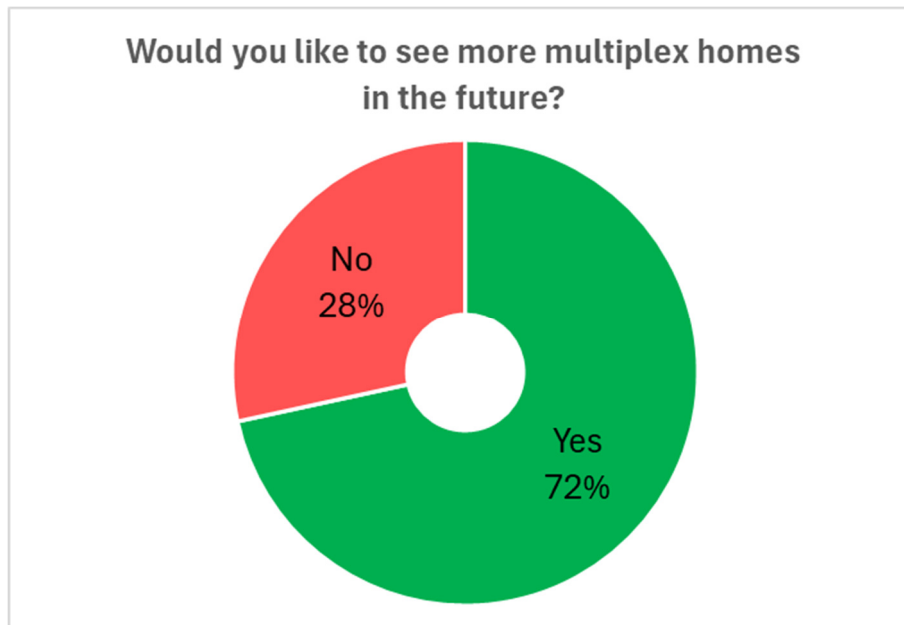
Respondents were asked if they had other comments or ideas for enabling more coach houses. 105 comments were provided, resulting in 118 individual ideas. The top 5 themes of these ideas were:

Other ideas for enabling more coach houses	Instances of mentions
Support for proposed policy incentives (e.g., increased densities, remove restrictions) and/or suggestions for more enabling policies (e.g., develop pre-approved designs, promote through education)	24
Desire to see more coach houses to increase housing options (e.g., smaller, more affordable, ownership, rental, multi-generational, downsizing, young adults, etc.)	21
Advocating for making the development process more efficient and less costly (e.g., fast track approvals, remove DP process, reduce regulatory barriers, etc.)	19
Need for improvements to transportation infrastructure (e.g., parking, roads, etc.) to accommodate growth	13
Do not support one or more proposed strategy	10
Utilize building regulations to reduce impact on neighbourhood & infrastructure	10

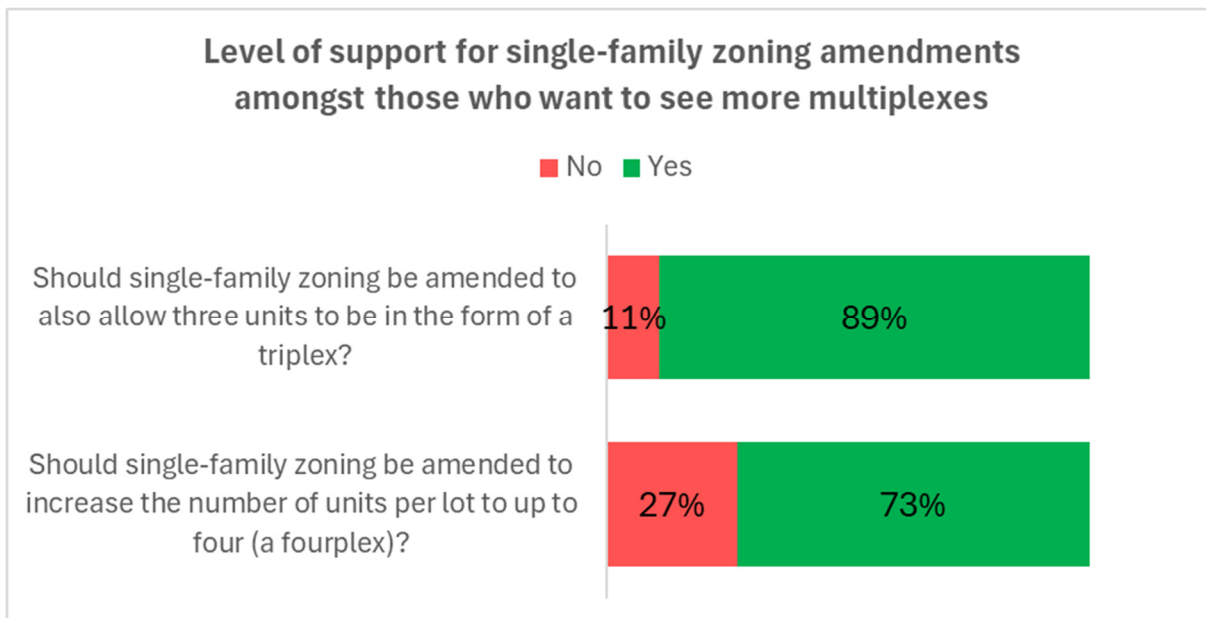
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: concerns about impacts to neighbourhood character (9); clarifying questions (5); complaints over lack of historical action (4); and preferences to locate density where there is existing transit and services (3).

Multiplexes

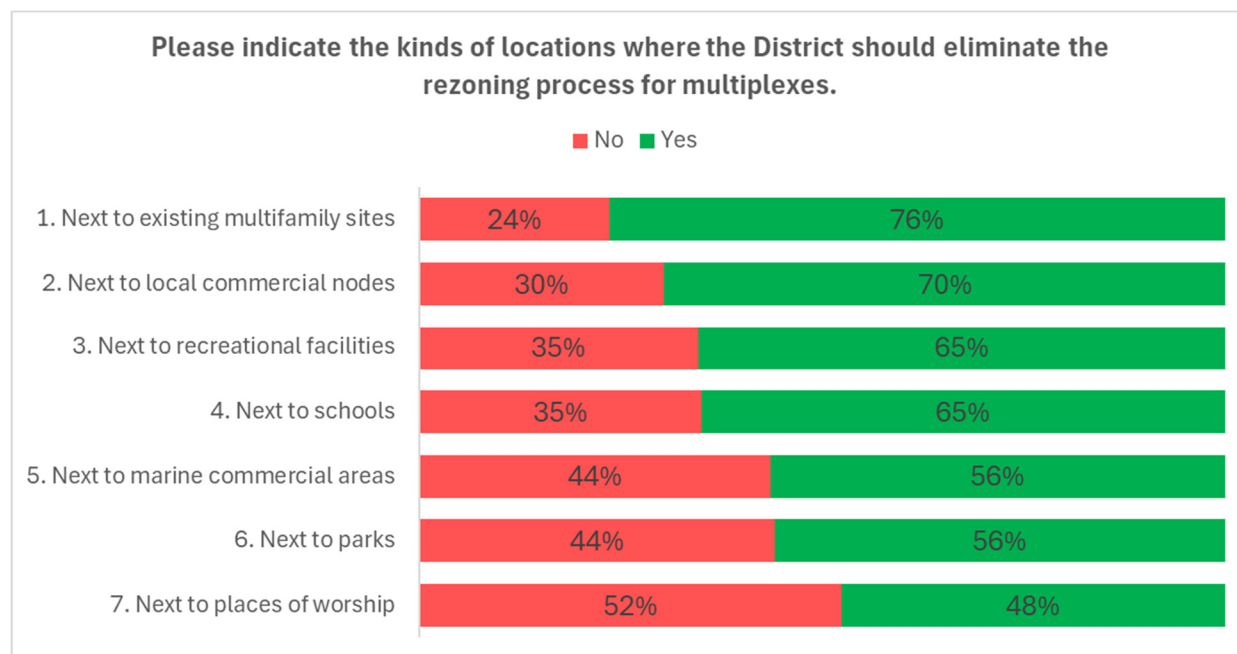
72% of respondents indicated they would like to see more multiplex homes in the future.



Of the 454 respondents who voted “yes”, close to 90% want to amend single-family zoning to enable triplexes, while more than 70% want to further allow fourplexes (4 units per lot).



When it comes to locations for enabling multiplexes through rezoning, respondents prefer to see them enabled next to existing multifamily sites and commercial nodes, instead of areas next to places of worship, parks & marine commercial areas.



Respondents were asked if there were other locations that they feel multiplexes could be permitted (other than the list above). 124 comments were provided, resulting in 131 individual ideas. The top 5 themes of these ideas were:

Other ideas for locations of multiplexes	Instances of mentions
Near neighbourhood hubs (e.g. community centres, commercial areas), public transit, and main roads (e.g., Marine Drive)	42
Anywhere/everywhere	35
Within Local Area Plan areas (e.g., Ambleside, Horseshoe Bay, Taylor Way)	16
Dependant on site characteristics (e.g., infill, specific sites, on large lots, where infrastructure capacity is available, where character is not impacted)	14
Within other neighbourhoods (not existing local area plans)	13

Other input received was not as frequently-mentioned. These remaining ideas included: advocating for more restrictive regulations (5); near higher density housing (4); and clarifying questions (2).

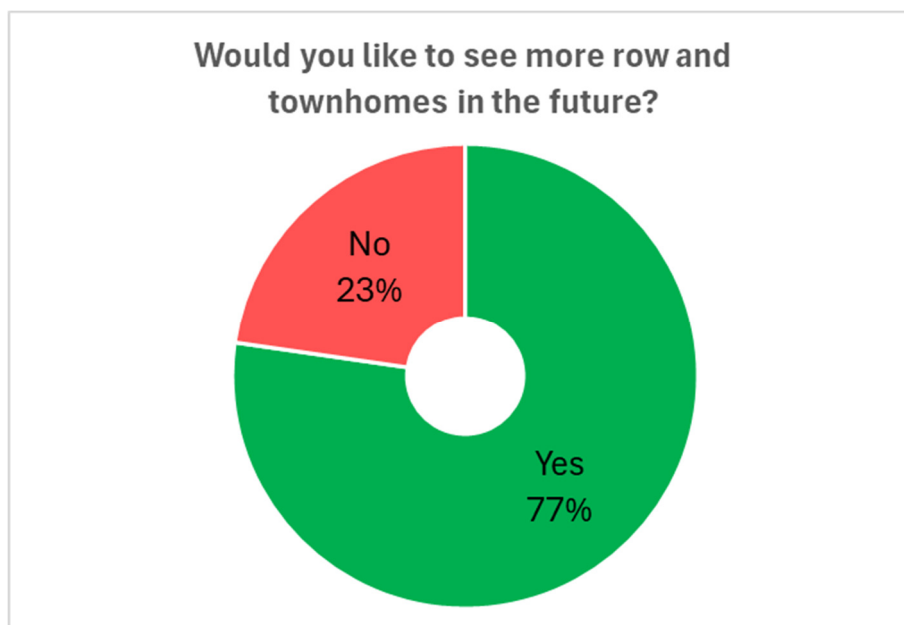
Respondents were asked if they had other comments or ideas for enabling more multiplexes. 92 comments were provided, resulting in 96 individual ideas. The top 5 themes of these ideas were:

Other ideas for enabling more multiplexes	Instances of mentions
Advocating to broadly enable multiplexes (e.g., deregulate, speed up approvals, provide flexibility, enable suites in multiplexes, etc.)	24
Enable multiplexes, but with conditions (e.g., family-sized, maintain open space, keep limit on height, continue to require rezoning, etc.)	23
Concern about infrastructure capacity and lack of investments to support growth (e.g., transit, parking, water & sewer)	16
Expand where multiplexes can be located (e.g., everywhere, near community resources & services, LAP boundaries, Marine Drive, etc.)	12
Support for more housing diversity and better affordability	9

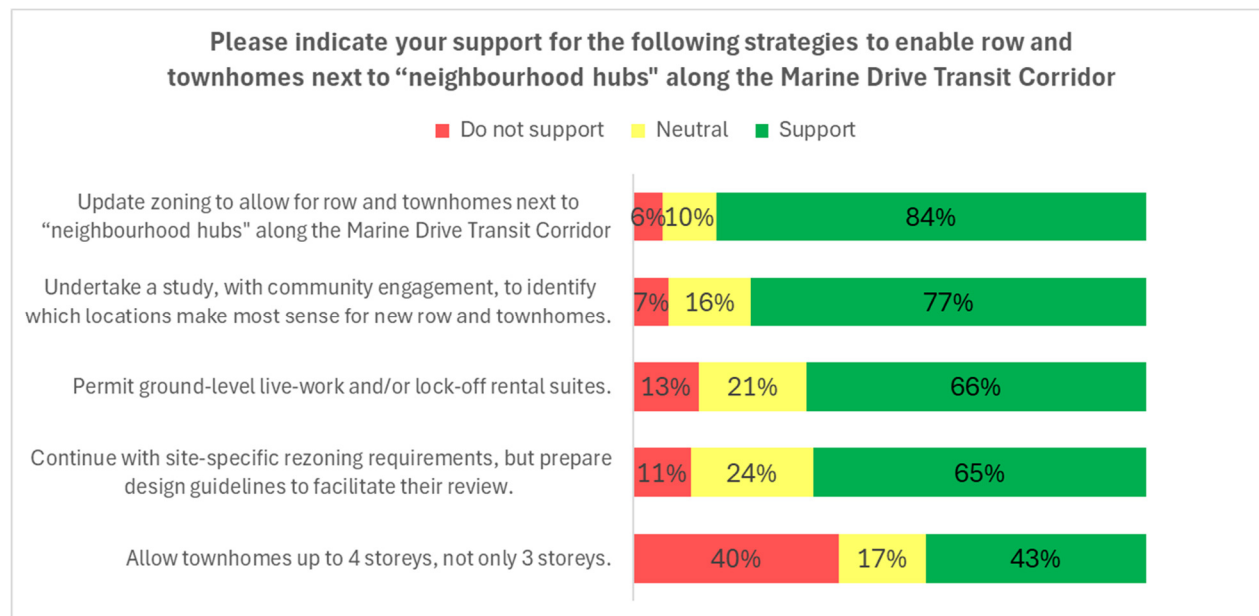
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: limiting where multiplexes can be located (7); comments about the engagement process and materials (3); and support for even higher density (2).

Row and Townhouses

77% of respondents indicated they would like to see more row and townhomes in the future.



Of the 490 respondents who voted “yes”, ~ 80% indicated support for amending zoning around neighbourhood hubs on Marine Drive and conducting a study to identify additional locations. ~65% showed support in permitting ground-level live-work and/or lock-off rental suites and keeping site-specific rezoning with guidelines added to facilitate review. Meanwhile, allowing townhomes up to four storeys (instead of three) received less support.



Respondents were asked if there were other locations outside of Marine Drive that they feel row and townhomes could be permitted. 170 comments were provided, resulting in 210 individual ideas. The top 5 themes of these ideas were:

Other ideas for locations of row and townhomes	Instances of mentions
Within Local Area Plan areas (e.g. Horseshoe Bay, Ambleside, Taylor Way)	47
Near neighbourhood hubs (e.g. community centres, commercial areas), public transit, and main roads (e.g., Marine Drive)	46
Within other neighbourhoods (not existing local area plans)	40
Anywhere/Everywhere	27
Above the highway (e.g., Cypress Village, British Properties, etc.)	18

Other input received was not as frequently-mentioned. These remaining ideas included: site-specific locations (8); concerns about infrastructure capacity and need for upgrades (7); desires for deregulation (3); do more studies (2); desires for housing affordability & diversity (2); do not locate at Ambleside, Taylor Way, or Dundarave (2); desire for action and no more studies (2); locate near multifamily housing (2); do not support multiplexes

anywhere (1); clarifying questions (1); use other communities as a reference (1); and consider heritage protection (1).

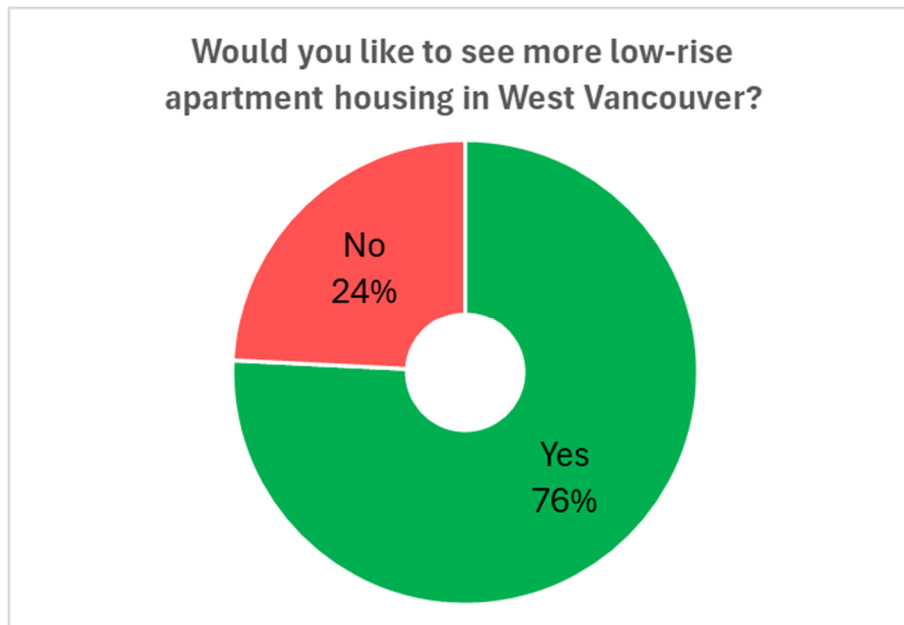
Respondents were asked if they had other comments or ideas for enabling more row and townhomes. 85 comments were provided, resulting in 92 individual ideas. The top 5 themes of these ideas were:

Other ideas for enabling more row and townhomes	Instances of mentions
Advocating to broadly enable row and townhomes (e.g., deregulate, enable in more areas, allow fee simple row homes, remove zoning barriers, stop "studying", speedup process, etc.)	29
Concern about infrastructure impact and/or existing adequacy (e.g., traffic, transit, parking, etc.)	18
Locate row and townhomes in more areas (e.g., in LAPs, near community amenities, commercial areas, where there are large lots, etc.)	17
Enable row and townhomes, but with conditions (e.g., family-sized, more affordable than single family homes, better built form/design, consider neighbourhood character, maintain open space, etc.)	12
Limit the location of row and townhomes; be selective	5

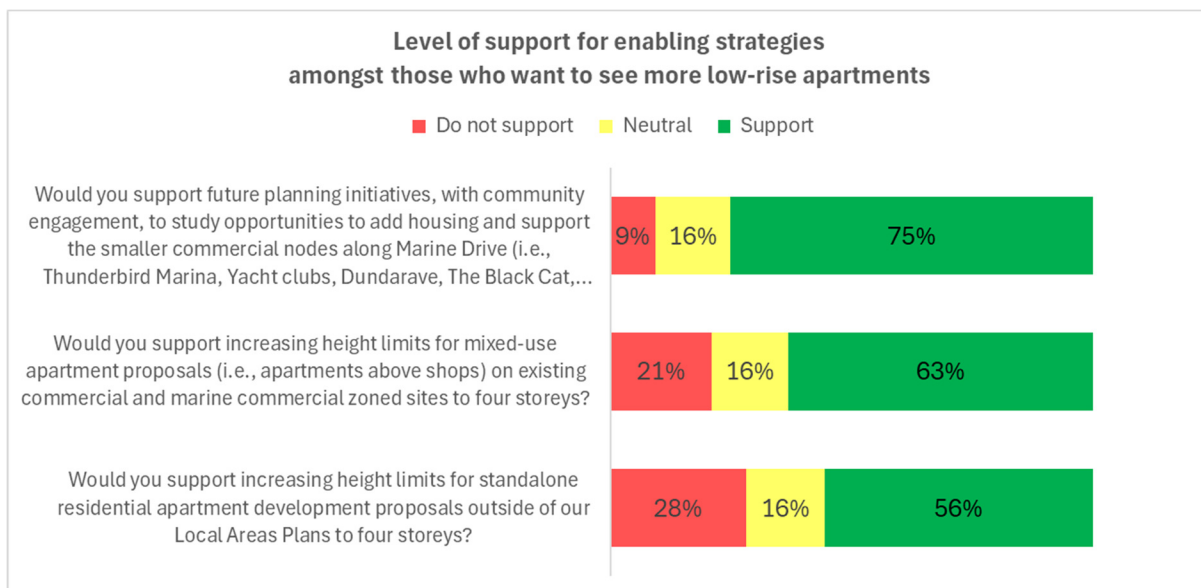
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: limiting height below four storeys (4); desire for housing affordability and diversity (3); preference for even higher density (2); and do not support affordable or below-market housing (2).

Low-Rise Apartments

76% of respondents indicated they would like to see more low-rise apartments in the future.



Of the 479 respondents who voted “yes”, 75% supported conducting a future study and engagement to add housing on smaller commercial nodes along Marine Drive. When asked about increasing height to four storeys, 63% supported the height increase for mixed-use proposals on existing commercial and marine commercial sites, and 56% supported the height increase for residential-only apartment proposals outside of Local Area Plans.



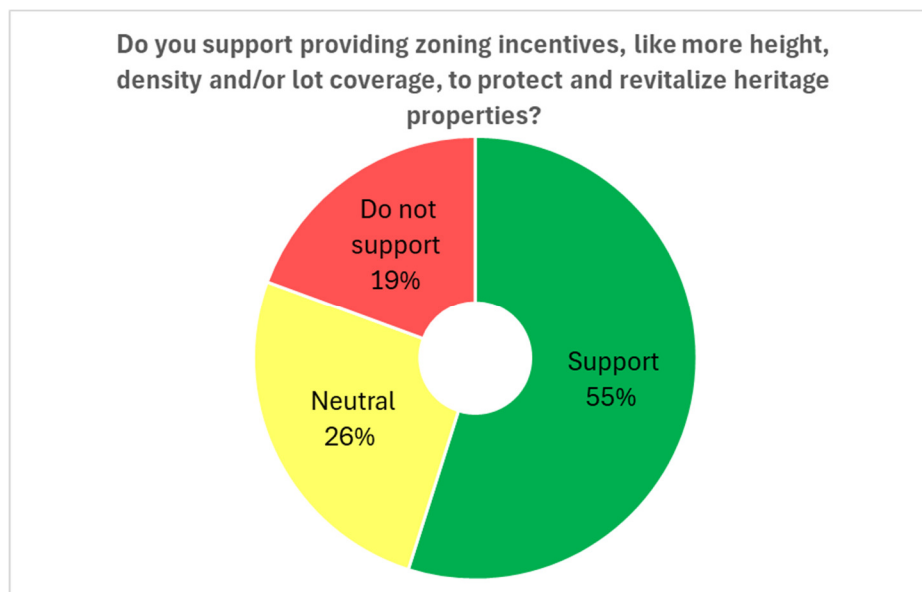
Respondents were asked if they had other comments or ideas for enabling more low-rise apartments. 92 comments were provided, resulting in 103 individual ideas. The top 5 themes of these ideas were:

Other ideas for enabling more low-rise apartments	Instances of mentions
Expand locations for low-rise and mixed-use apartments (i.e., do not limit to Marine Drive)	21
Support for proposed and/or more enabling policies (e.g., increased density, high-rise mixed-use, height)	13
Require low-rise apartments to have building designs that align with West Vancouver character	11
Ensure improvements to infrastructure (e.g., transit, road, parking) meet the demands of growth	10
Locate density near transit and services	9
Desire for more housing options (e.g., apartments, senior homes, smaller and livable units, affordable, etc.)	9

Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: do not support one or more proposed strategy (8); complaint over lack of historical action or against additional studies (8); limit locations of low-rise apartments (6); concerns about impacts to neighbourhood character (6); and desire to streamline development process (2).

Heritage and Character

55% of respondents indicated they support providing zoning incentives, like more height, density and/or lot coverage, to protect and revitalize heritage properties.



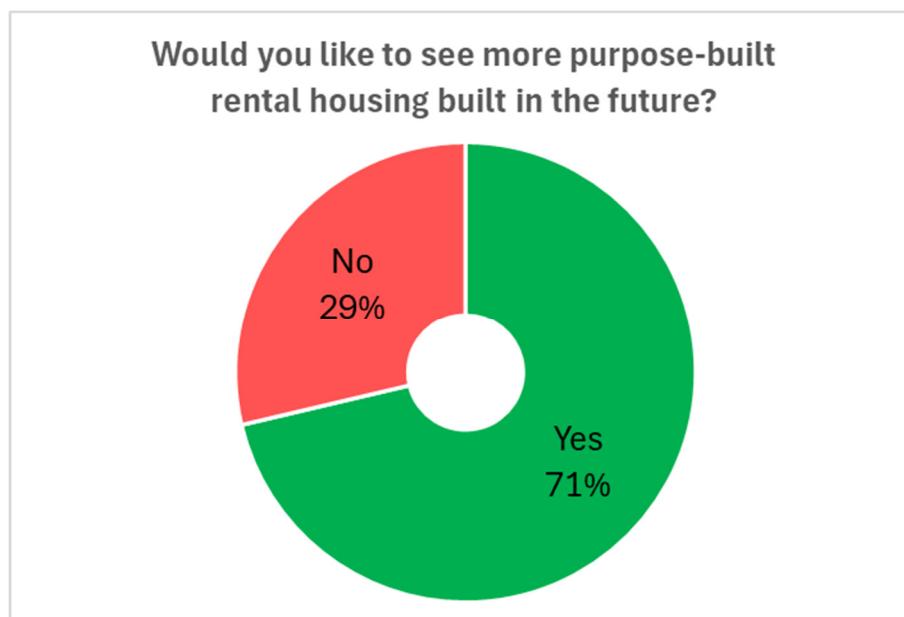
Respondents were asked if they had other comments or ideas for protecting heritage homes. 132 comments were provided, resulting in 137 individual ideas. The top 5 themes of these ideas were:

Other ideas for protecting heritage homes	Instances of mentions
Make projects viable through zoning (e.g., more permitted uses, density, height, etc.) and process reduction (e.g., cost, time)	37
Do not support prioritizing heritage protection	33
Provide incentives to keep heritage properties (e.g., property tax reduction)	16
Limit size of homes	11
Keep site-specific process to evaluate each heritage property and opportunities (e.g., no one size fits all, consistency with neighbourhood character, etc.)	10

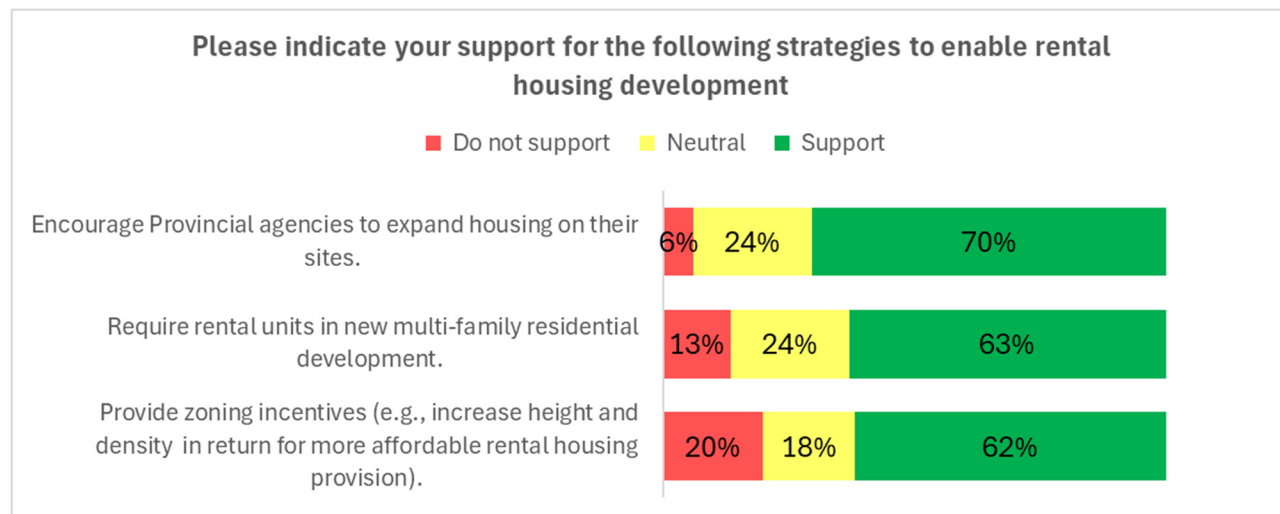
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: support for heritage protection (8); revamp heritage registry to only include homes with true significance (7); comments about the engagement process and materials (7); not support density (3); desire for housing affordability and diversity (2); concern about infrastructure upgrades and capacity (2); and limiting new modern style of homes (1).

Rental & Affordable Housing

71% of respondents indicated they would like to see more purpose-built rental housing built in the future.



Of the 455 respondents who voted “yes”, 70% want to encourage Provincial agencies to expand housing on their sites. ~60% support requiring rental units in new multi-family residential development and providing zoning incentives or affordable rental.



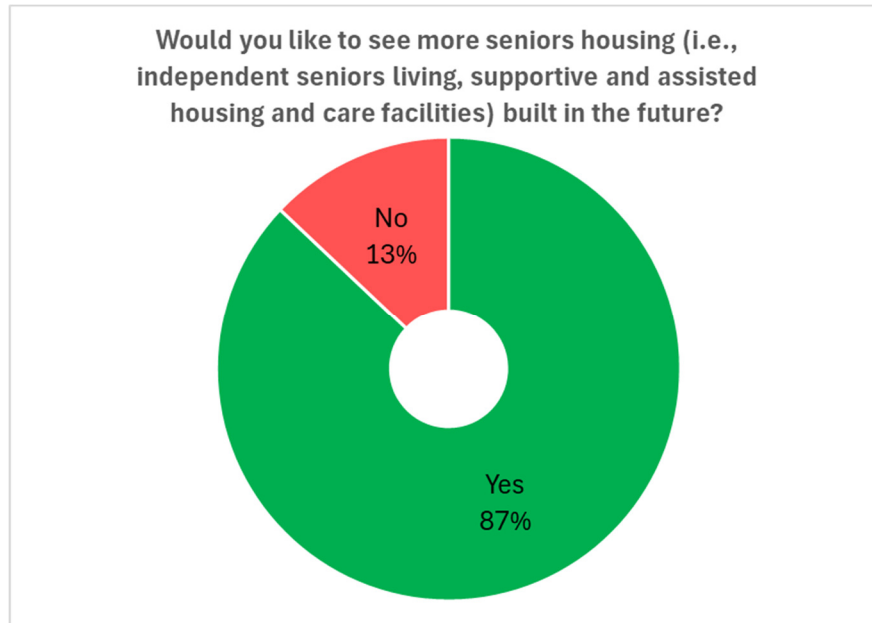
Respondents were asked if they had other comments or ideas for increasing rental housing. 88 comments were provided, resulting in 101 individual ideas. The top 5 themes of these ideas were:

Other ideas for increasing rental housing	Instances of mentions
Expressed need for rental housing (e.g., market, non-market, purpose-built, secondary rental, etc.)	44
Support for proposed and/or other policies that enable rental (e.g., increased density, height, reduce regulatory barriers, expedite approval process)	27
Desire to focus on market rental stock and not incentivize for non-market rental	8
Ensure rental apartments are well-designed and align with West Vancouver’s context	6
Expand locations for rental housing	5

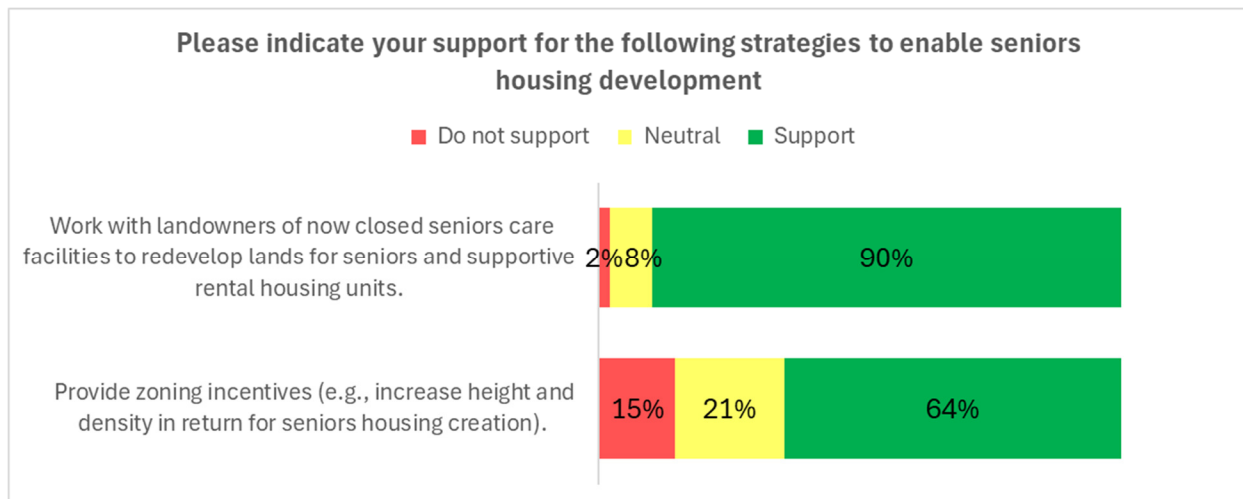
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: ensure infrastructure has capacity to support new rentals (4); do not support one or more proposed strategy (2); locate density near transit and services (2); comments about the questionnaire’s design (1); do not support mixed-tenure buildings (1); and replicate policies and incentives from other municipalities (1).

Seniors Housing

87% of respondents indicated they would like to see more seniors housing built in the future.



Of the 552 respondents who voted “yes”, more respondents (90%) indicated support for working with landowners of now closed seniors care facilities to redevelop lands for seniors and supportive rental units, while 64% support providing zoning incentives for new seniors housing.



Respondents were asked if they had other comments or ideas for increasing supply of seniors housing. 98 comments were provided, resulting in 110 individual ideas. The top 5 themes of these ideas were:

Other ideas for increasing supply of seniors housing	Instances of mentions
Support for proposed and/or other enabling policies to incentivize seniors housing (e.g., expedited approval, obtain funding, deregulate, provide multi-generational options in neighbourhoods, etc.)	51
Need for affordable seniors housing	25
Do not support one or more proposed strategy (e.g., let the market determine, don't incentivize, etc.)	12
Complaint over historical lack of action in West Vancouver	7
Need for accessible and adaptable seniors housing	5

Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: expand locations of seniors housing (4); ensure infrastructure improvements accommodate growth (2); do not replace existing buildings (1); comments about questionnaire design (1); concern about impacts to neighbourhood character (1); and locate density near transit and services (1).

Open ended Input

Respondents were given the opportunity to share any other comments about housing options in West Vancouver. 234 comments were provided, resulting in 240 individual ideas. The top 5 themes of these ideas were:

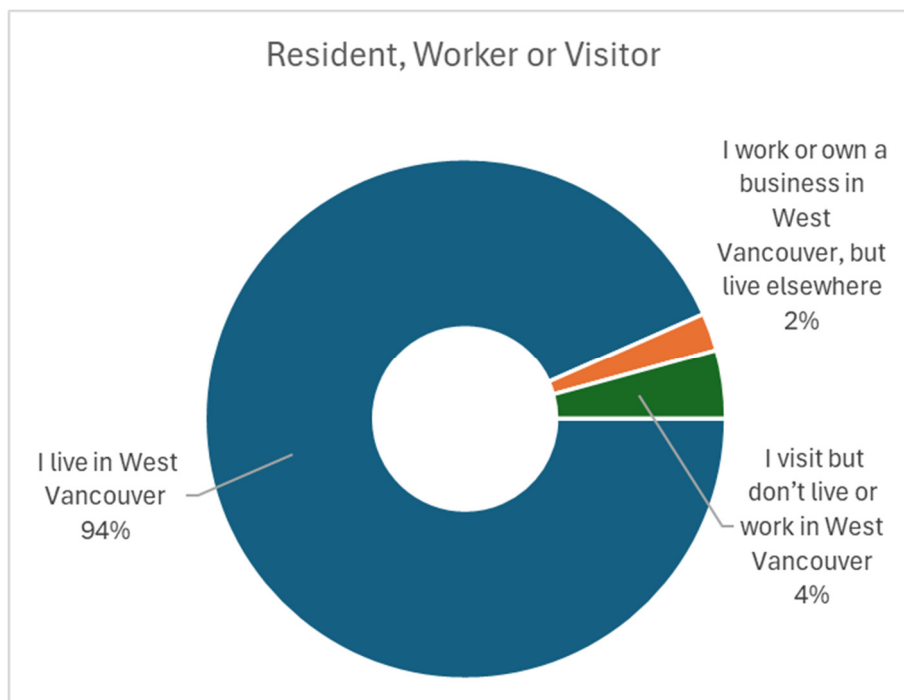
Other ideas about housing options in West Vancouver	Instances of mentions
Desire for housing to be affordable & diverse	59
Advocating for housing to be enabled more broadly (e.g. deregulate, speed up processes, provide flexibility, complaints of historic lack of action, etc.)	45
Upgrade infrastructure to support capacity for housing (e.g. transportation, parking, utilities, water & sewer, services & amenities, etc.)	41
Comments about the engagement process & materials (e.g. questions, appreciation for engagement opportunity, comments about survey design, staff, project, etc.)	33
Enable conditions to ensure housing respects neighbourhood character (e.g. built form controls, etc.)	26

Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: do not support additional housing/growth (23); expand locations of housing to be more flexible (8); limit locations of housing (4); and comments about land acknowledgements (1).

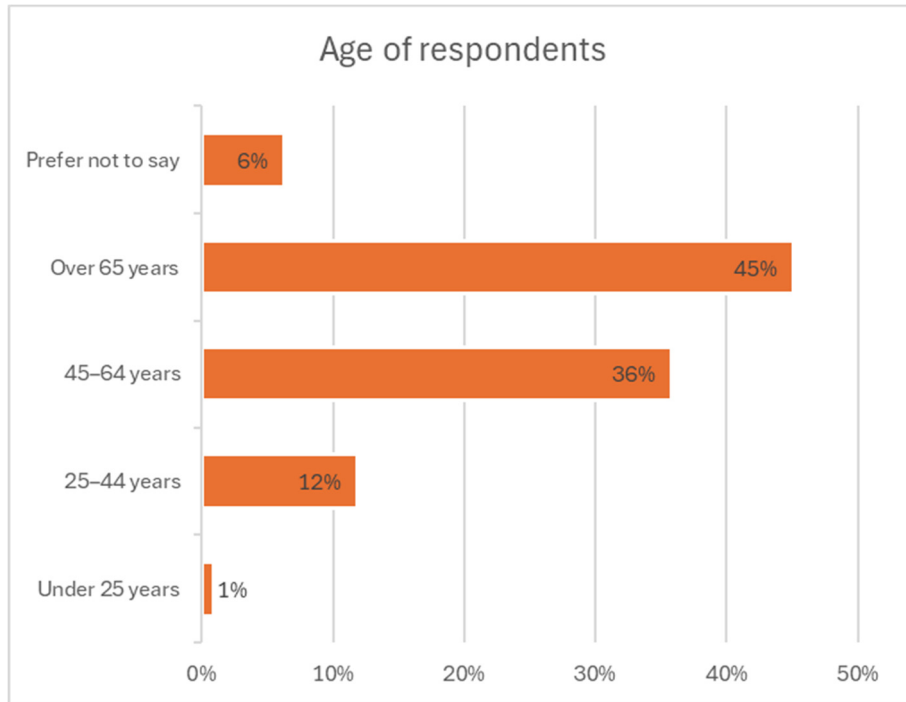
II. Demographics

Demographic questions were collected in the survey to understand more about those who provided input. The results largely align with West Vancouver's population and housing trends and census data, with more older respondents, mostly homeowners, more respondents living in single-family housing forms with relatively small household sizes, and less respondents with children in the household.

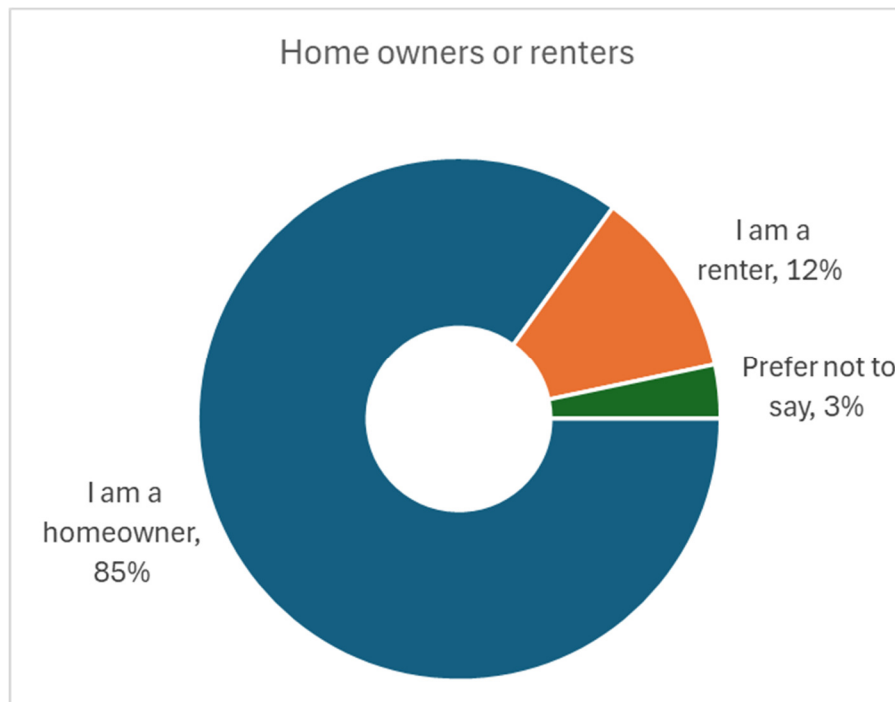
94% of respondents live in West Vancouver.



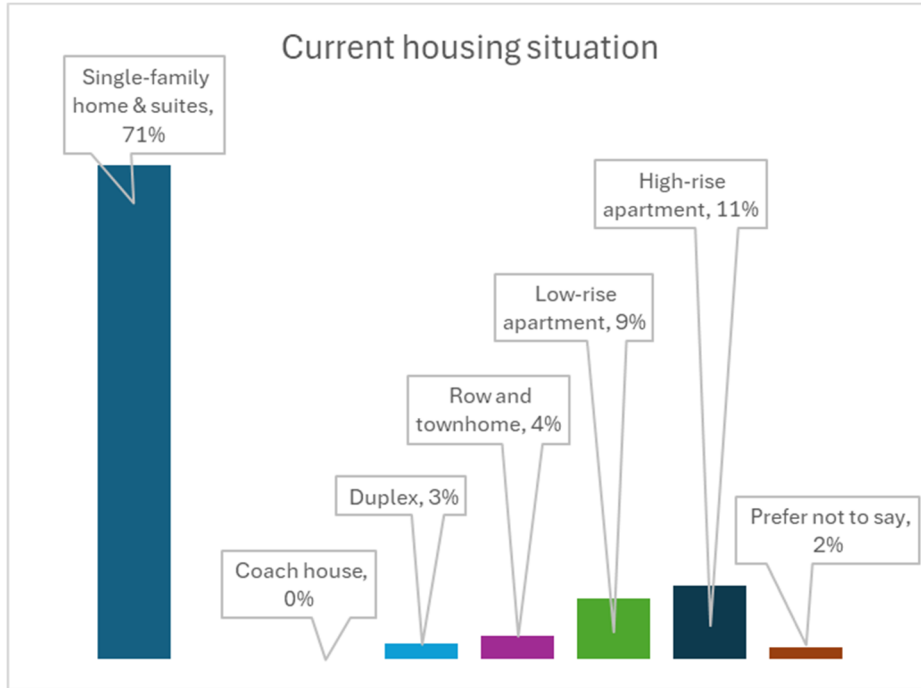
The majority of survey respondents (81%) are over the age of 45, with only 12% between 25-44 years old and 1% of respondents under 25.



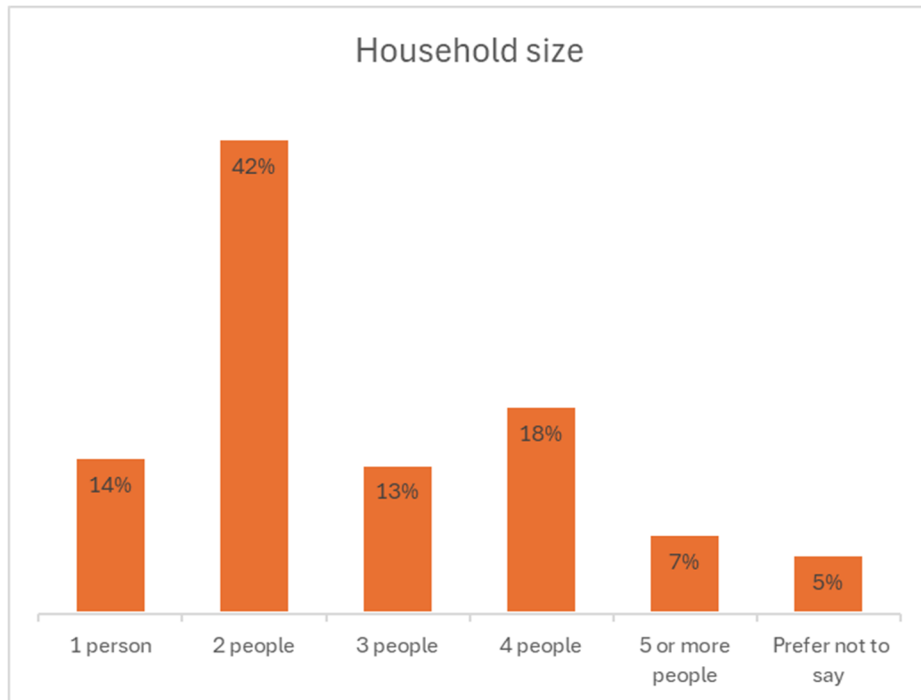
85% of survey respondents are homeowners, while only 12% rent their homes.



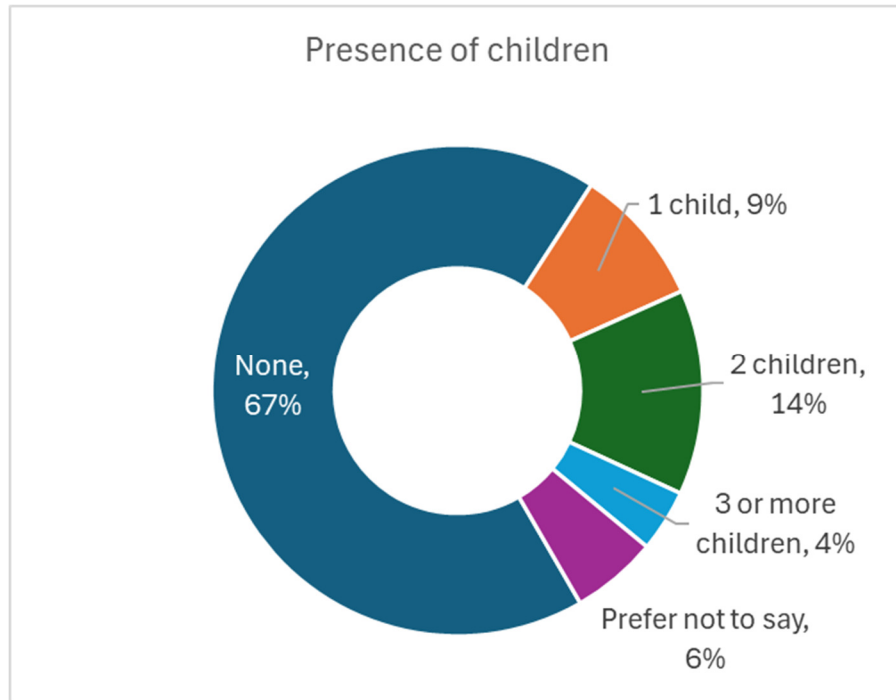
71% of respondents live in a single-family home or a suite within a single-family home and 20% of respondents live in an apartment (either low or high-rise).



56% of respondents have a household size of 1-2 people.



67% of respondents have no children living at home in their household.



III. Other Input (Phone or Email)

In addition to the survey, feedback via email and telephone was collected. Staff received three phone calls and emails, adding to a total of five comments, all relating to comments about the process or provincial mandate. Inquirers were also encouraged to complete the survey to ensure their thoughts were captured. All email correspondence received by the OCP inbox is included in the Engagement Transcript, available online at www.westvancouverite.ca/housing-2025.

4. CONCLUSION

This engagement summary is intended to provide Council and the community with a concise but comprehensive record of the feedback received for the provincially-mandated OCP Housing Policy Update. Staff sincerely thank all those who shared their insights, perspectives, and ideas.

Please visit www.westvancouverite.ca/housing-2025 to subscribe to project updates and for full documentation related to this project.