



COUNCIL AGENDA

Date: October 20, 2025 Item: 3.



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

COUNCIL REPORT

Date:	October 1, 2025
From:	Winnie Yip, Senior Community Planner
Subject:	Housing Policy Update – OCP Amendment Bylaw Introduction
File:	13.2517.06

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment as outlined in the report titled “Housing Policy Update – OCP Amendment Bylaw Introduction” dated October 9, 2025, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act* (LGA).

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025” be read a first time.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025” be presented at a public hearing on November 17, 2025 at 4 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

1.0 Purpose

To initiate the process for amending the Official Community Plan (OCP) to update its housing policies.

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 includes the goal to "expand a diverse housing supply", including:

Objective 2.2: Respond to other new legislation (Bill 44 – 2023: 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

Planning staff have been reallocated from other initiatives to meet these legislative requirements. Related expenses (e.g., advertising, printing, legal, etc.) are funded through Provincial grants provided for this purpose.

5.0 Background

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

1. Publish an updated Housing Needs Report (HNR) by December 31, 2024, using prescribed methods and data to identify 20-year housing needs;
2. Update their OCPs and Zoning Bylaws by December 31, 2025, to accommodate the 20-year housing needs as identified in the HNR; and
3. Complete a full HNR by December 31, 2028, and subsequently review and revise their OCPs and Zoning Bylaws every five years to ensure continued compliance.

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 current Zoning Bylaw allows for approximately 29,200 additional units – well above the identified need – the OCP supports around 9,850 additional units, resulting in a shortfall of about 900 units. An OCP update is therefore required to meet the legislative requirement.

Public engagement for the OCP Housing Policy Refresh took place in Spring 2025, with Council receiving engagement findings in July 2025 (re-attached as **Appendix A**).

On July 24, the District received a letter (**Appendix B**) from the Minister of Housing, reissuing three land use Directives to adopt prescribed densities and heights around Park Royal; expand the Ambleside Apartment Area; and adopt the previously proposed Ambleside Centre LAP. The letter further advised the District to increase housing supply in support of the Housing Target Order (1,432 completed units by 2028), in addition to enabling the 20-year housing capacity. Subsequently, at its September 15, 2025 meeting, Council issued a response letter (**Appendix C**) expressing

deep concerns on the Province’s approach to override local governments on matters of land use through issuing Directives.

Accordingly, the proposed OCP amendments do not incorporate the three Provincial Directives. However, they comply with the LGA’s requirement of accommodating at least 10,742 units, as well as the Ministry’s clarification that West Vancouver must also plan for an additional 1,432 units specified in the Housing Target Order. To address both requirements, the proposed OCP update provides an estimated capacity range from 10,750 units (the LGA’s 10,742 units) to 12,250 units (the LGA’s 10,742 plus the Housing Target Order’s 1,432 units). A detailed breakdown of unit estimates by the proposed OCP policies is included in Schedule iv of the proposed OCP bylaw (**Appendix D**).

5.1 Previous Decisions

At its November 22, 2024 regular meeting, Council passed the following resolution:

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.

At its July 7, 2025 regular meeting, Council passed the following resolution:

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.

At its Sept 15, 2025 regular meeting, Council passed the following resolution:

THAT the Mayor’s Letter to the Minister of Housing and Municipal Affairs regarding housing directives be published on the District’s website and sent to the Minister of Housing and Municipal Affairs.

6.0 Analysis

6.1 Discussion

The 2018 OCP was shaped through extensive community engagement and remains a living document, regularly updated to reflect evolving needs and Council decisions. Key planning initiatives since its adoption include:

- Neighbourhood Character Working Group (2019-2020),
- Horseshoe Bay Local Area Plan (2019-2022),
- Cypress Village Area Development Plan (2020-2024), and
- Ambleside Centre Local Area Plan (ongoing).

While the District must align with new Provincial legislation, this is a targeted update, not a full OCP rewrite. The proposed amendments complement – rather than replace – the existing planning framework and reflect the community’s most recent feedback on the kinds of additional housing the District should accommodate.

OCP Amendment Bylaw

The proposed OCP Amendment Bylaw No. 5406 (**Appendix D**) proposes housing policy updates as summarized below:

1. **Expanded options for sensitive infill** (e.g. reduced lot width/area for subdivisions, increased rental floor area exemptions and stratification options for coach houses);
2. **More flexible locations for missing middle housing** (e.g., row and townhomes) along the Marine Drive transit corridor, and in other locations determined by Council;
3. **Increased viability for mixed-use buildings** (i.e., residential above commercial) outside of LAPs by allowing more options for Council’s consideration;
4. **Targeted incentives to support more rental and seniors housing** (e.g., additional uses, height, and density);
5. **Alignment with recent Council decisions for LAPs** (e.g., reflecting the ongoing status of the Ambleside LAP, inclusion of Park Royal North as part of the future Taylor Way LAP); and
6. **Updates to reflect current legislation**, including small-scale multi-unit housing (SSMUH) requirements, and adaptable design standards in BC Building Code.

A side-by-side comparison of existing 2018 and proposed 2025 OCP policies is included in **Appendix E**.

Proposed Housing Capacity

The table below summarizes existing and proposed capacities and estimates that the proposed policy updates enable a total housing capacity of 10,750 to 12,250 units¹:

Policy or Initiative	Existing Capacity	Proposed Capacity
Existing Neighbourhoods	2,000 – 2,150	2,150 – 2,400
Sensitive Infill	300 – 400	400 – 500
Missing Middle	300 – 350	350 – 500
SSMUH	750	750
Approved Site-Specific DPAs	650	650

¹ Housing capacity presented is an estimate, except where housing units have been approved but not yet built (e.g., 2195 Gordon Avenue).

Local Area Plans	1,900 – 2,300	2,600 – 3,600
Ambleside	1,000 – 1,200	1,000 – 1,200
Horseshoe Bay	200 – 300	200 – 300
Marine Drive	200	200 – 300
Taylor Way	500 – 600	1,200 – 1,800
Future Neighbourhoods	5,400	5,400
Rodgers Creek	1,000	1,000
Cypress Village	3,700	3,700
Cypress West	700	700 ²
Rental, Seniors, and Supportive Housing	(unstated)	600 – 850
Estimated Total	9,300 – 9,850	10,750 – 12,250

The proposed housing capacity of 10,750 to 12,250 units complies with both the LGA requirement to reflect the 2024 HNR (i.e. 10,742 units, the lower range) and the Ministry’s addition of the Housing Target Order (i.e. plus 1,432 units, the upper range of 12,250).

Staff note that this is not a forecast, but rather a planning framework that provides opportunities for diverse housing options, as well as ongoing and future Council-directed initiatives. BC Stats projects a growth of approximately 3,300 households in West Vancouver by 2046³. Actual development will depend heavily on external factors such as actual demand, interest rates, construction costs, and other market conditions. The above estimates would form a new Schedule iv in the updated OCP to demonstrate compliance with the LGA.

Staff also note that this housing “refresh” is not a “finish line”. The LGA now requires a 2028 HNR update to determine any new 20-year housing needs (based on Provincial data and methodology), to be followed by any legislatively associated OCP (and Zoning) updates by December 2030. This process is expected to repeat every five years in accordance with the LGA. The OCP will remain a “living document”, and the proposed policy updates position Council to direct housing initiatives at its discretion (e.g. completion of the Ambleside LAP, undertaking a Taylor Way-Park Royal LAP, updating zoning to enable more coach houses, reviewing expanded opportunities for development applications).

² Estimate reflects policy of 2.5 units per acre applied to the Inter Creek and Cypress West areas. However, the OCP enables unit increases based on housing, parks, environment, and other objectives. Estimated housing units would be expected to increase in order to secure the Inter Creek and other important areas above 1,200 feet (e.g., Cypress Falls) as public parkland.

³ BC Stats estimated 19,905 households in West Vancouver in 2024 and projects 23,283 households by 2046 (Province of BC, Household Estimates & Projections, extracted October 1, 2025)

6.2 Climate Change & Sustainability

Stable, adequate housing supports long-term sustainability for individuals, households, and the community.

6.3 Public Engagement and Outreach

The engagement summary is attached as **Appendix A**, and the full transcript is available at www.westvancouverite.ca/housing-2025).

Engagement activities are highlighted below:

- Community outreach including print and online advertisements (including translations in Chinese and Farsi), social media outreach, signage, and a project webpage (~2,500 unique views and 13,100+ social media impressions); and
- A community survey from March 31 to May 5, 2025 with over 600 responses.

6.4 Other Communication, Consultation, and Research

The proposed Amendment Bylaw is a “refresh” within the existing OCP framework that stemmed from extensive consultation conducted between 2016 and 2018. Since its adoption, ongoing implementation has included independent consultation processes such as the Neighbourhood Character Working Group, the Horseshoe Bay LAP, and the Cypress Village Area Plan. If adopted, the amendments will support the launch of further initiatives – such as the Taylor Way-Park Royal LAP – which will each involve dedicated consultation processes with appropriate stakeholders (e.g., residents, stakeholders, the Planning Committee, First Nations, TransLink, etc.).

Regional Context Statement

To align with *Metro 2050* (the Regional Growth Strategy), the District has consulted with Metro Vancouver. An updated Regional Context Statement will be prepared, in consultation with Metro Vancouver staff, and presented in 2026 for Council’s and the Regional Board’s consideration, pending Council’s adoption of the proposed amendments.

Housing Directives

On September 15, 2025, Council notified the Minister of their deep concerns with the Housing Directives and desire to meet with the Minister to determine a different approach (**Appendix C**). As such, proposed Bylaw No. 5406 focuses on meeting the legislative requirements in a way that responds to public engagement and reflects Council’s recent decisions. Consistent with Council’s letter, the proposed amendments do not incorporate the three Housing Directives, but they do “overlap” with areas the Minister has identified for housing:

- Park Royal North is added to the future Taylor Way LAP (renamed to Taylor Way – Park Royal LAP) planning process, but not with the predetermined heights and densities prescribed by the Minister;

- Expand ground-oriented missing middle housing options along Marine Drive between 23rd and 25th streets, but not as an apartment area expansion as directed by the Minister; and
- Complete the Ambleside Centre LAP, in a manner that respects Council’s local land use authority to determine any bylaw modification, consideration, adoption, and timeline.

7.0 Options

7.1 Recommended Option

- a) That Council give first reading to the proposed OCP amendment bylaw and set the date for public hearing.

7.2 Considered Options

- a) Provide alternate direction (to be specified).

8.0 Conclusion

To comply with the December 31, 2025 deadline under the LGA, the District must update its OCP to accommodate additional housing units. OCP amendment bylaw No. 5406 meets this requirement, reflects findings from Spring 2025 engagement, and is presented for Council’s consideration. Staff recommend initiating the bylaw adoption process.

Author:



Winnie Yip, Senior Community Planner

Concurrence



David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

- A. OCP Housing Policy Update: Spring Engagement Findings
- B. Letter from the Minister of Housing dated July 24, 2025
- C. Letter to the Minister of Housing dated September 15, 2025
- D. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025
- E. 2025 OCP Housing Policy Comparison Table

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OCP Housing Policy Update

Engagement Summary | June 2025

TABLE OF CONTENTS

1. INTRODUCTION	2
2. ENGAGEMENT & OUTREACH OVERVIEW.....	3
I. Outreach.....	3
3. ANALYSIS.....	4
I. Survey Results.....	4
II. Demographics.....	19
III. Other Input (Phone or Email)	22
4. CONCLUSION.....	22

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

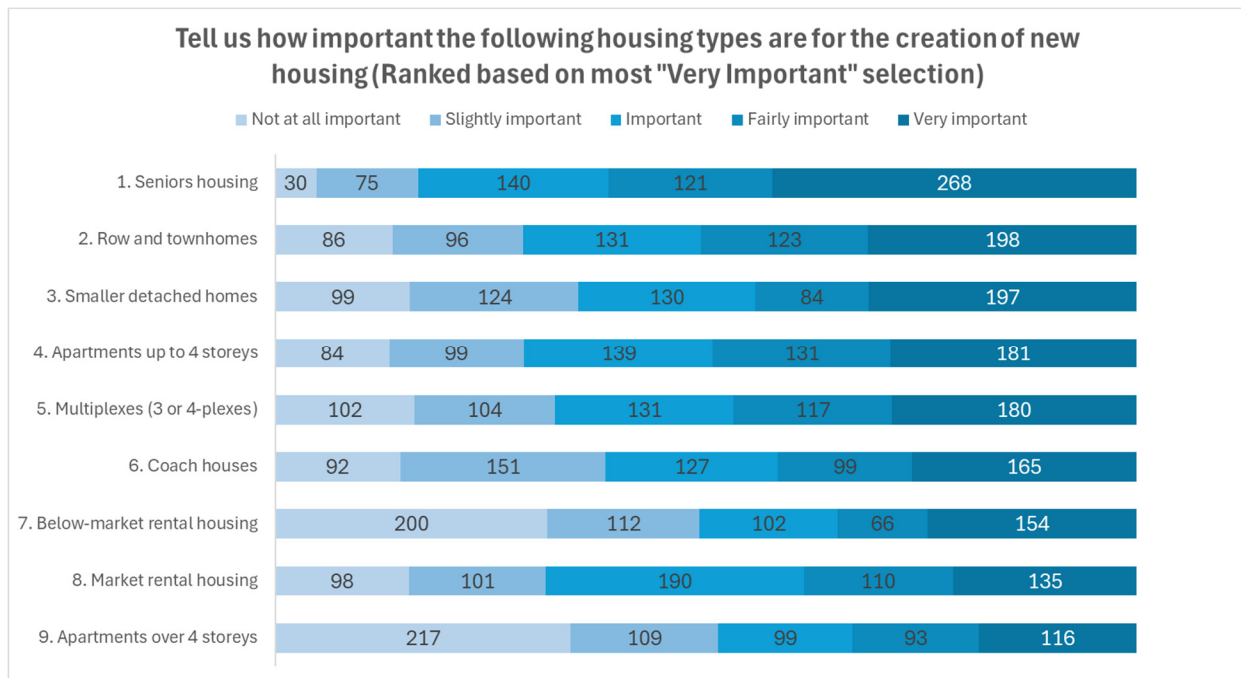
I. Survey Results

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:



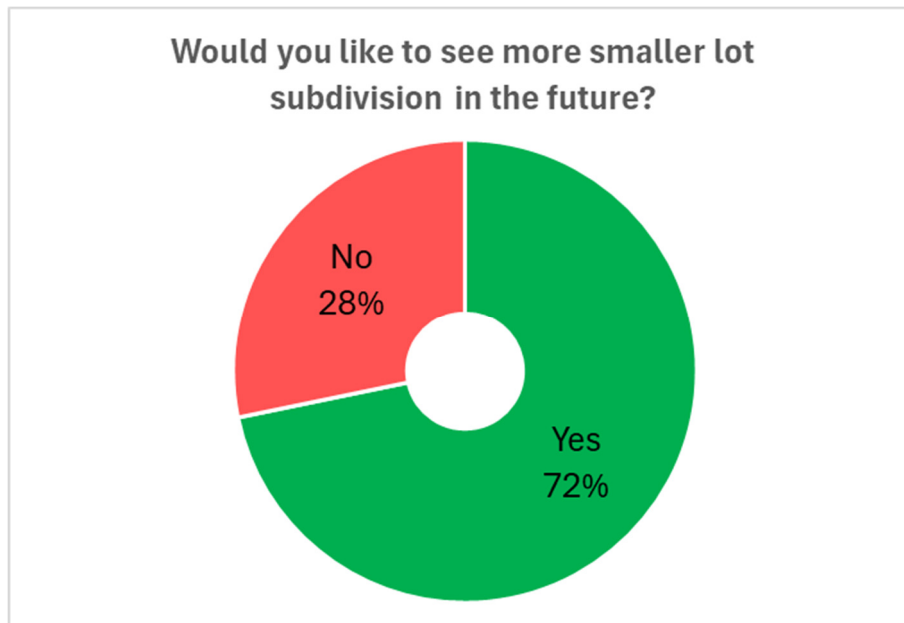
While all housing types were identified as “very important” to at least 18% of respondents, seniors’ housing, row and townhomes, and smaller detached homes were the three most frequently ranked “very important” housing types.

Housing Options

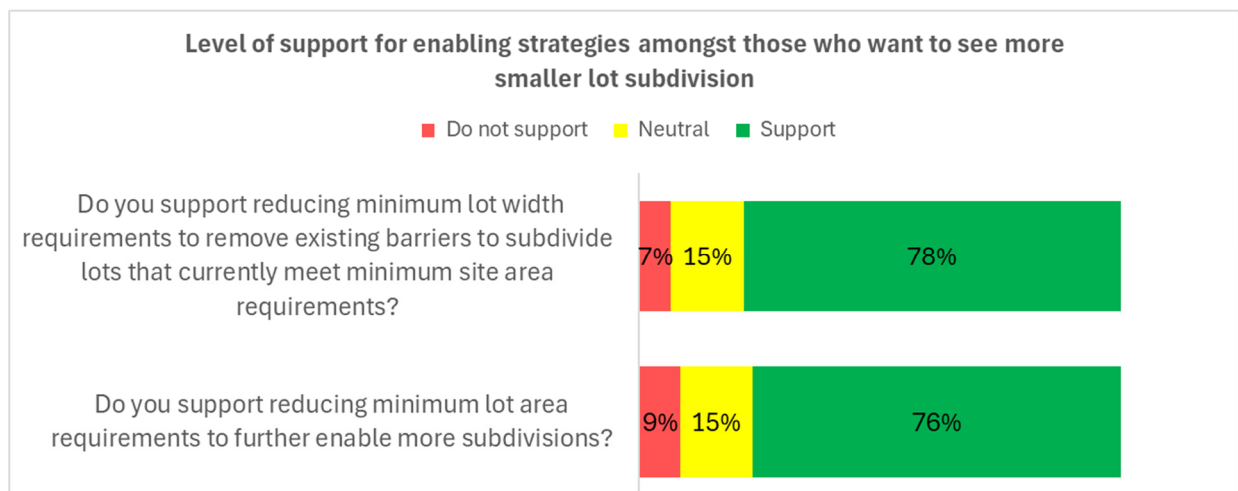
Respondents were asked to share input on five different housing types. For each option, they were first asked if they would like to see more of the particular housing type in the future. If “yes” was selected, they were then prompted to answer additional questions about that housing type. If “no” was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



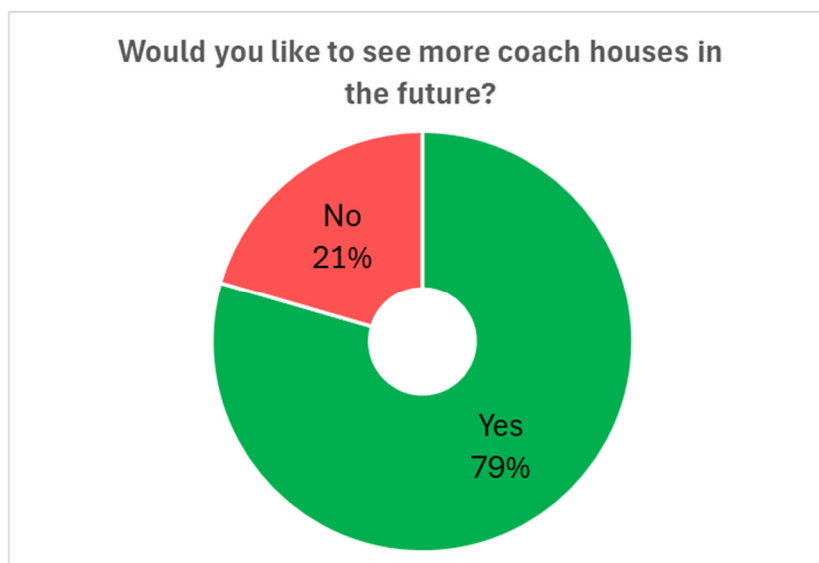
Respondents were asked if they had other comments or ideas for enabling more subdivision. 149 comments were provided, resulting in 166 individual ideas. The top 5 themes of these ideas were:

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

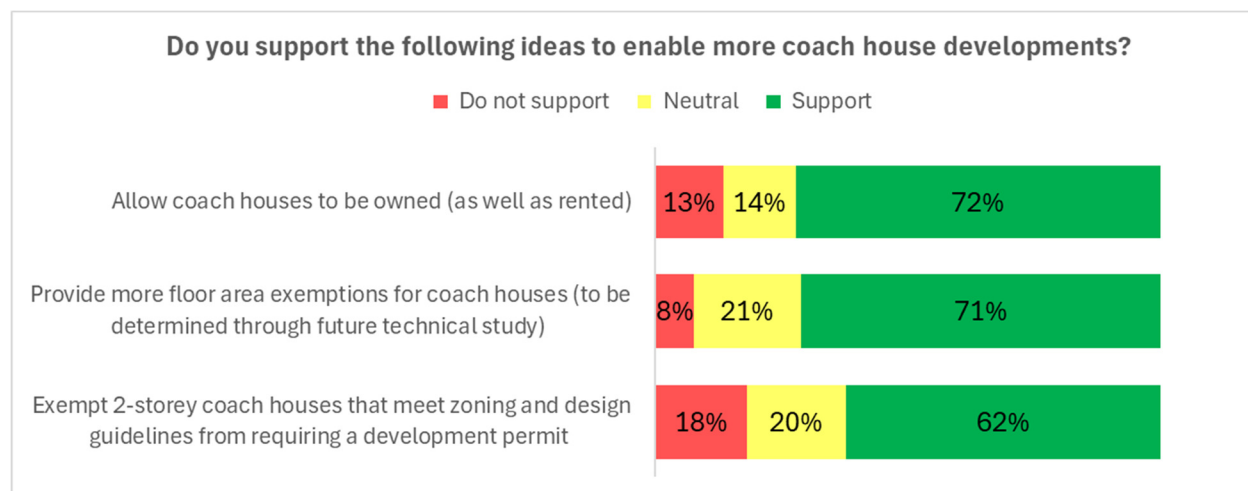
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: expanding locations where subdivision should be permitted (6); limiting areas where subdivisions should be permitted (6); and use of Provincial, Federal, and First Nations land for housing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



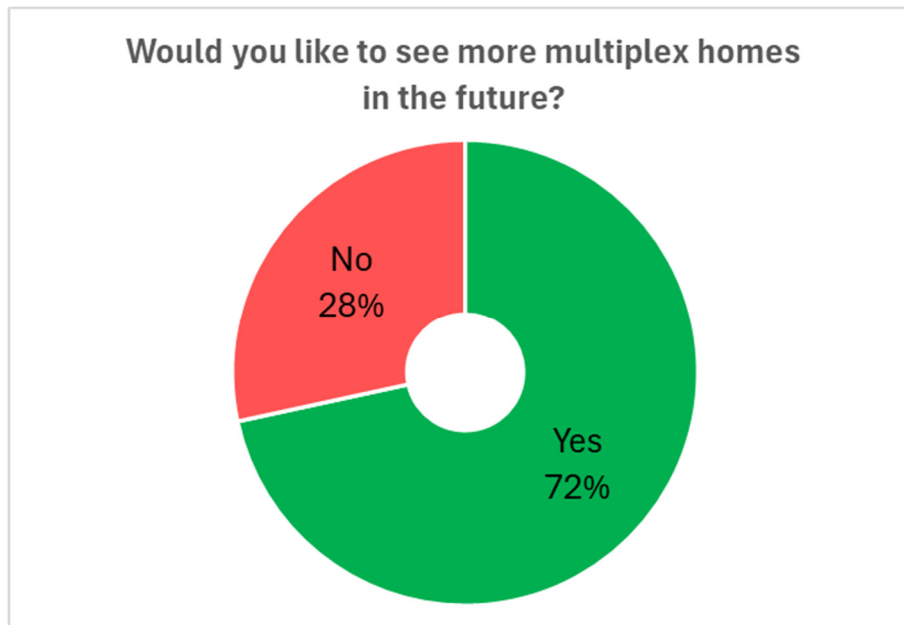
Respondents were asked if they had other comments or ideas for enabling more coach houses. 105 comments were provided, resulting in 118 individual ideas. The top 5 themes of these ideas were:

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

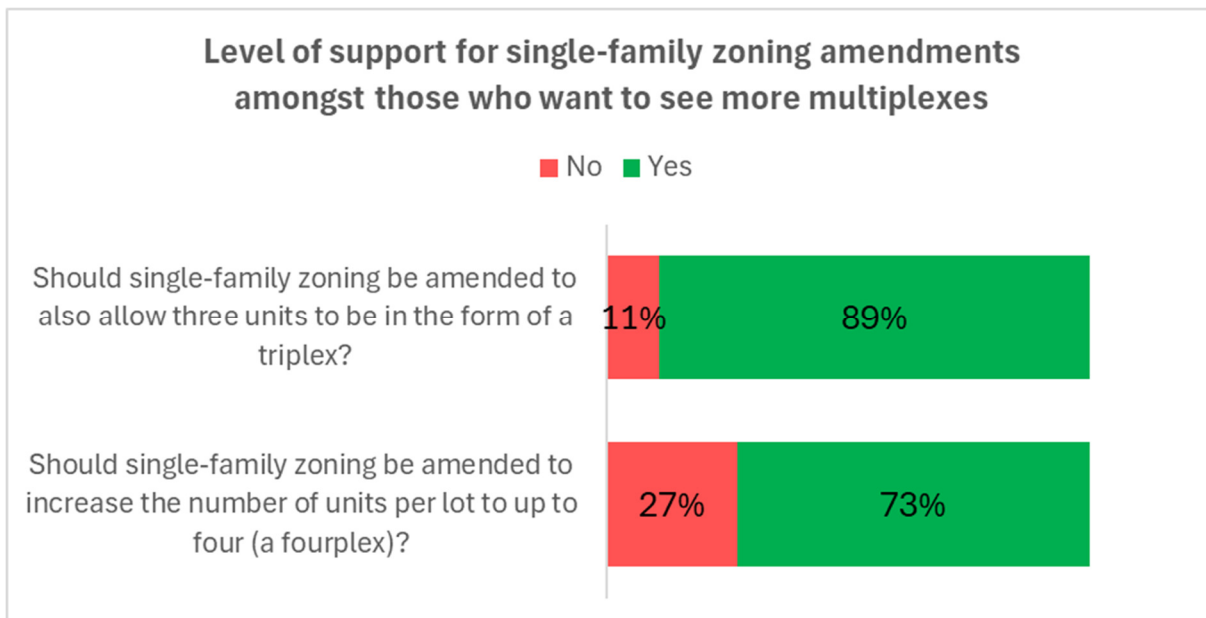
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: concerns about impacts to neighbourhood character (9); clarifying questions (5); complaints over lack of historical action (4); and preferences to locate density where there is existing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

Multiplexes

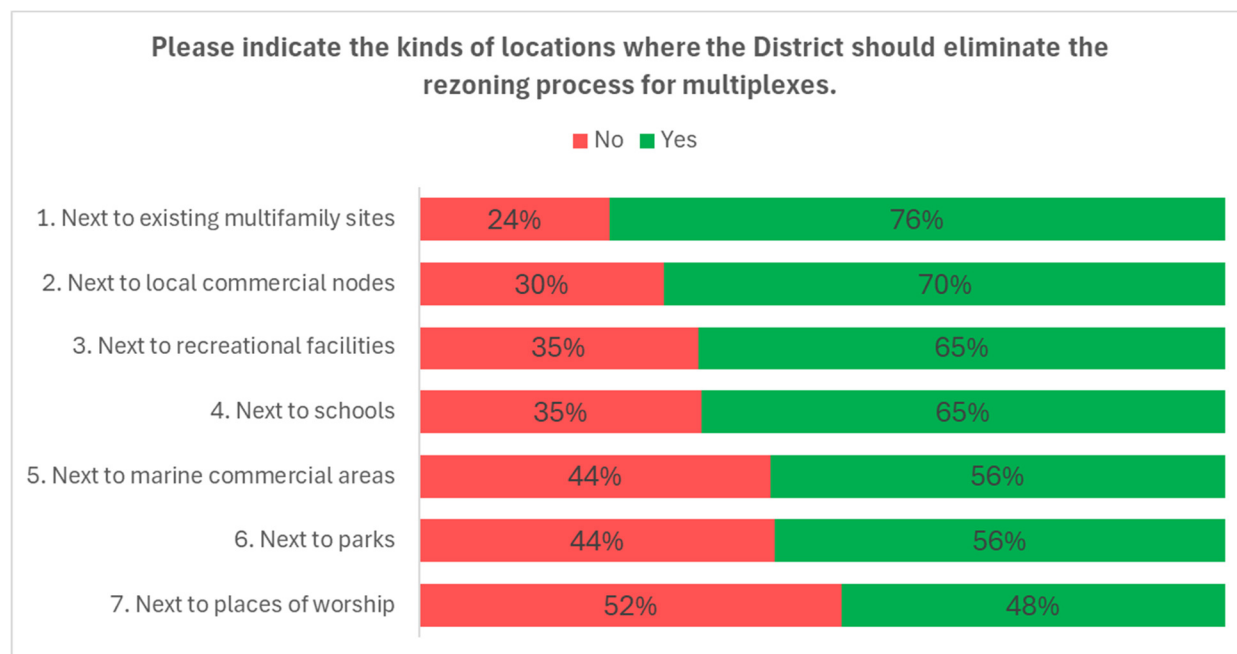
72% of respondents indicated they would like to see more multiplex homes in the future.



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).

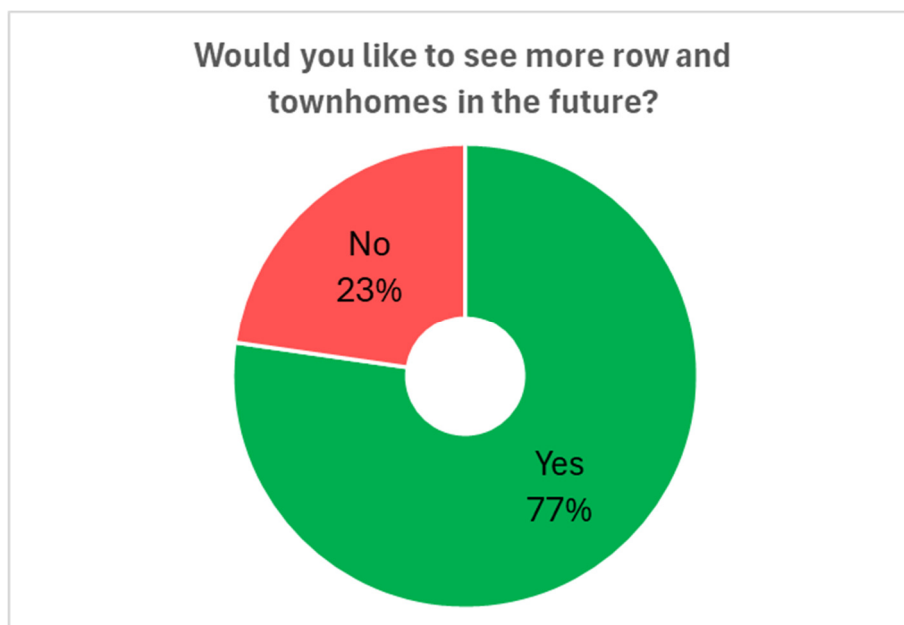
Respondents were asked if they had other comments or ideas for enabling more multiplexes. 92 comments were provided, resulting in 96 individual ideas. The top 5 themes of these ideas were:

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

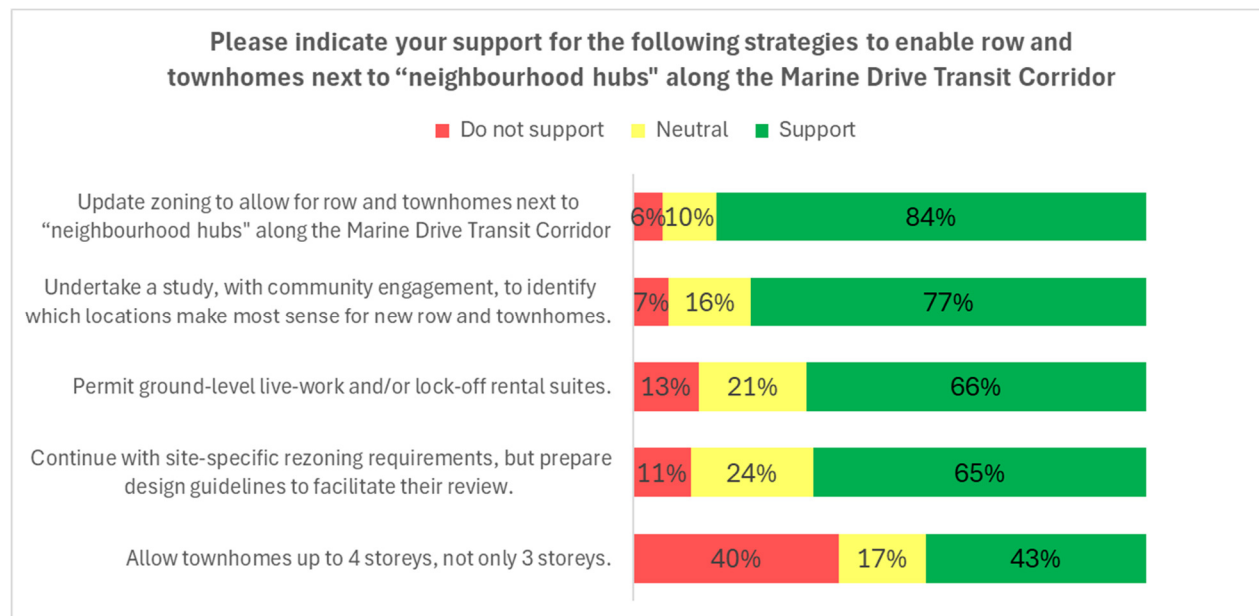
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: limiting where multiplexes can be located (7); comments about the engagement process and materials (3); and support for even higher density (2).

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).

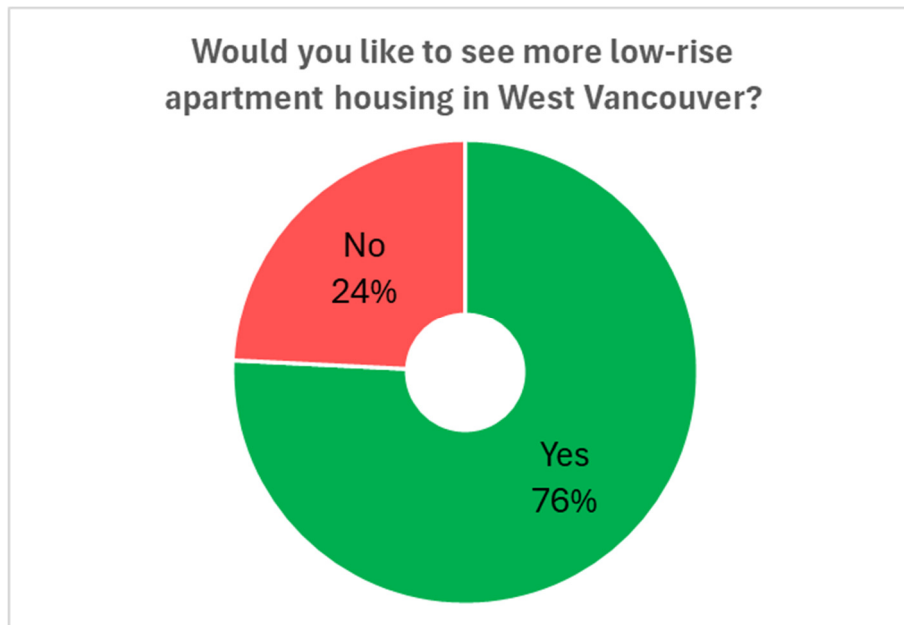
Respondents were asked if they had other comments or ideas for enabling more row and townhomes. 85 comments were provided, resulting in 92 individual ideas. The top 5 themes of these ideas were:

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

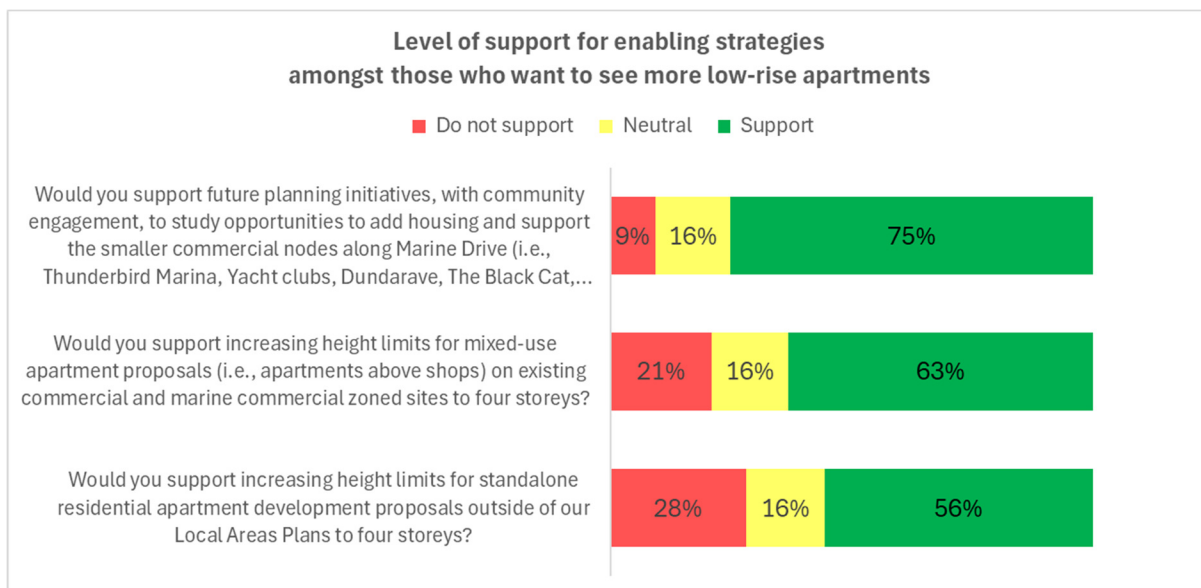
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: limiting height below four storeys (4); desire for housing affordability and diversity (3); preference for even higher density (2); and do not support affordable or below-market housing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



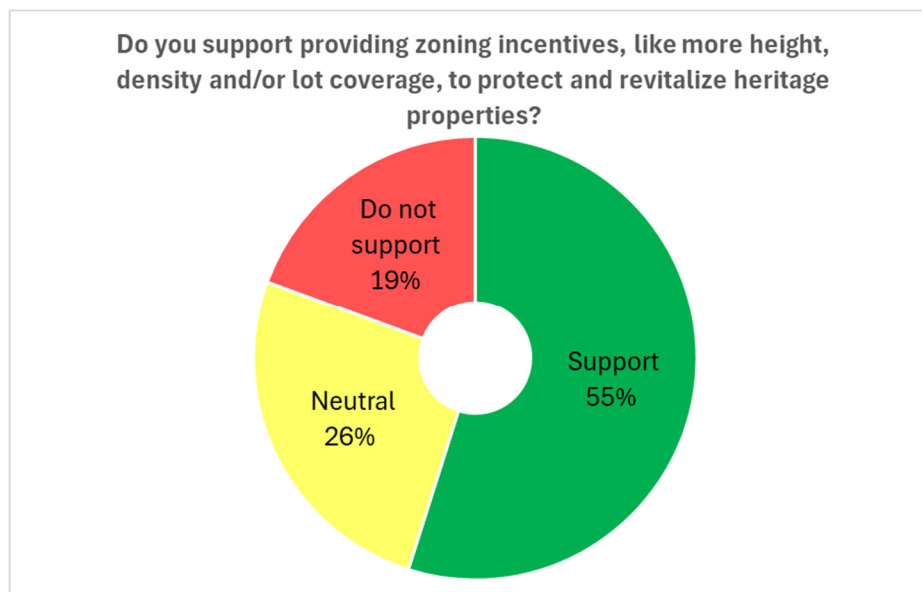
Respondents were asked if they had other comments or ideas for enabling more low-rise apartments. 92 comments were provided, resulting in 103 individual ideas. The top 5 themes of these ideas were:

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.



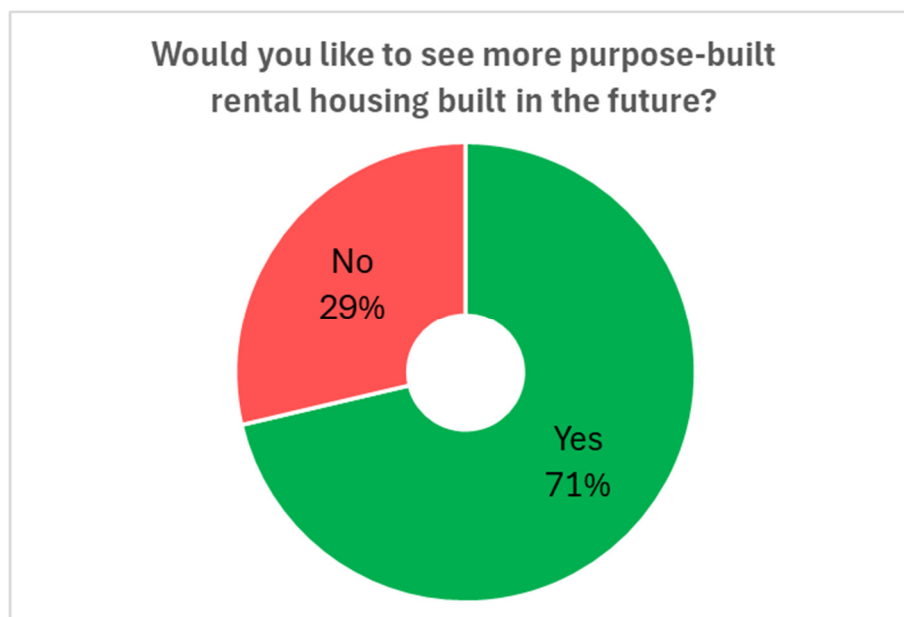
Respondents were asked if they had other comments or ideas for protecting heritage homes. 132 comments were provided, resulting in 137 individual ideas. The top 5 themes of these ideas were:

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

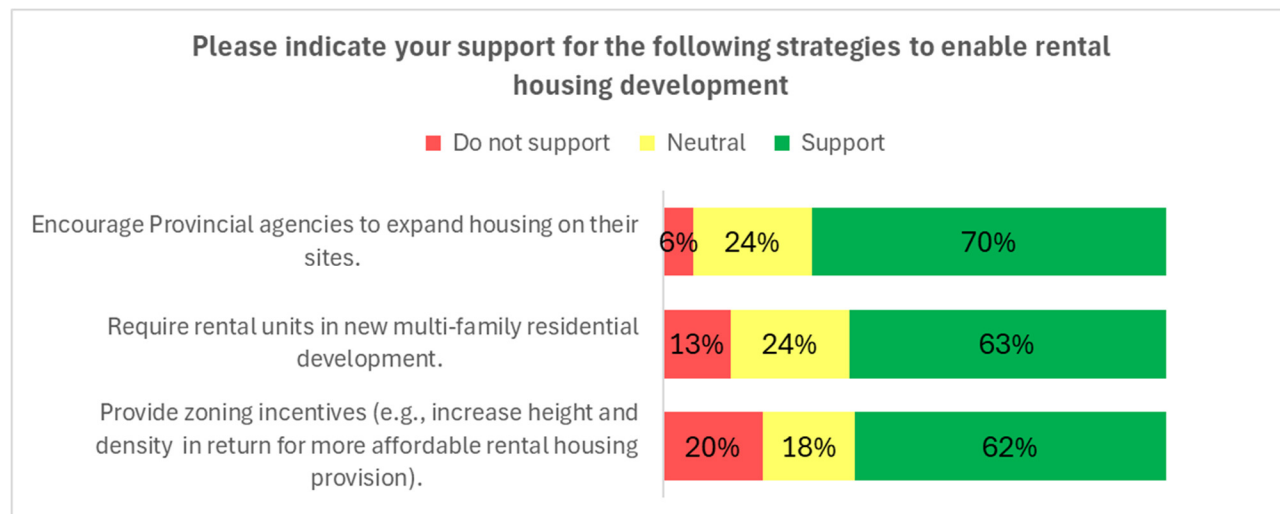
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: support for heritage protection (8); revamp heritage registry to only include homes with true significance (7); comments about the engagement process and materials (7); not support density (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.



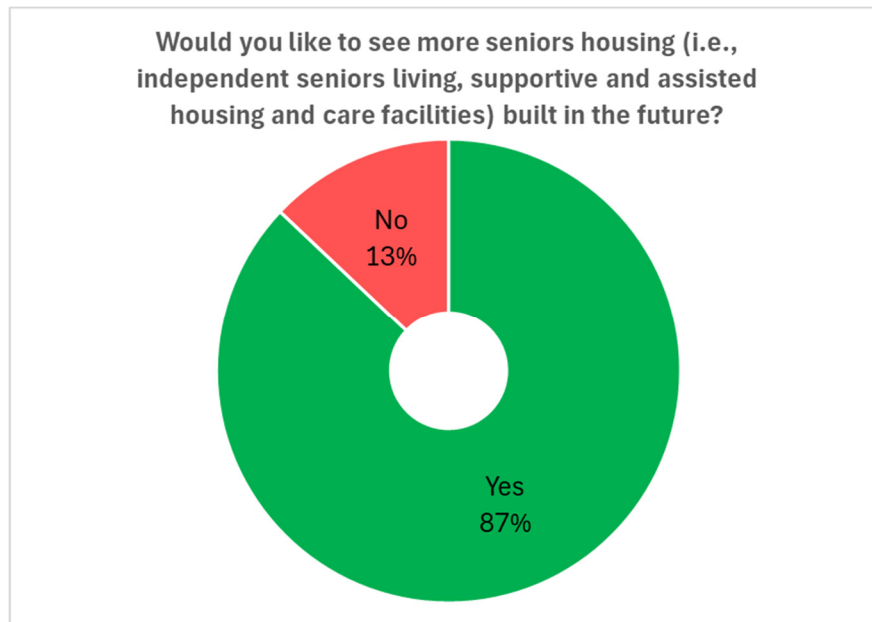
Respondents were asked if they had other comments or ideas for increasing rental housing. 88 comments were provided, resulting in 101 individual ideas. The top 5 themes of these ideas were:

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

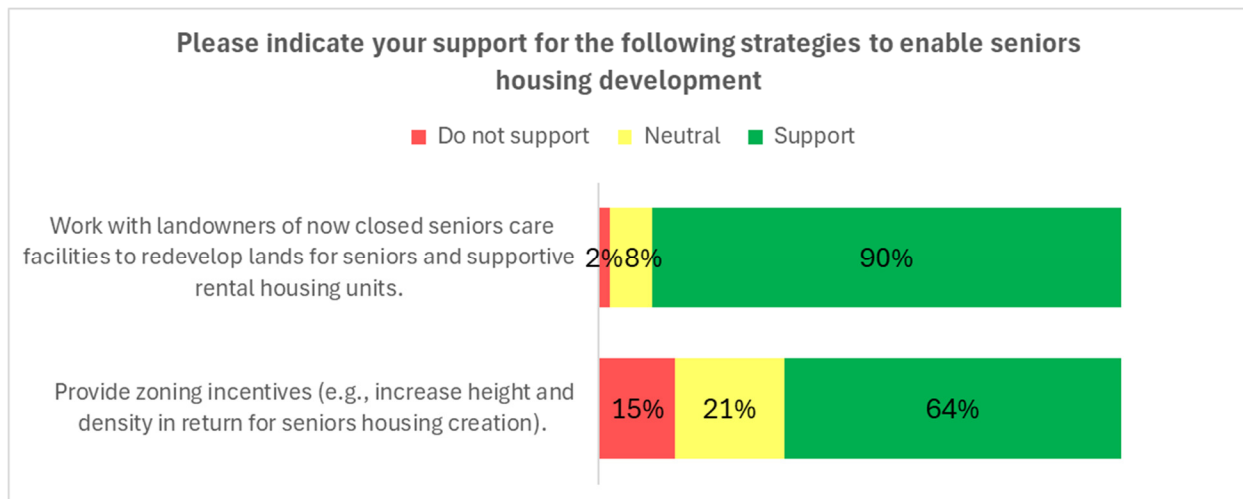
Other input received was not as frequently-mentioned. These remaining ideas included broad categories relating to: ensure infrastructure has capacity to support new rentals (4); do not support one or more proposed strategy (2); locate density near transit and services (2); comments about the questionnaire’s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

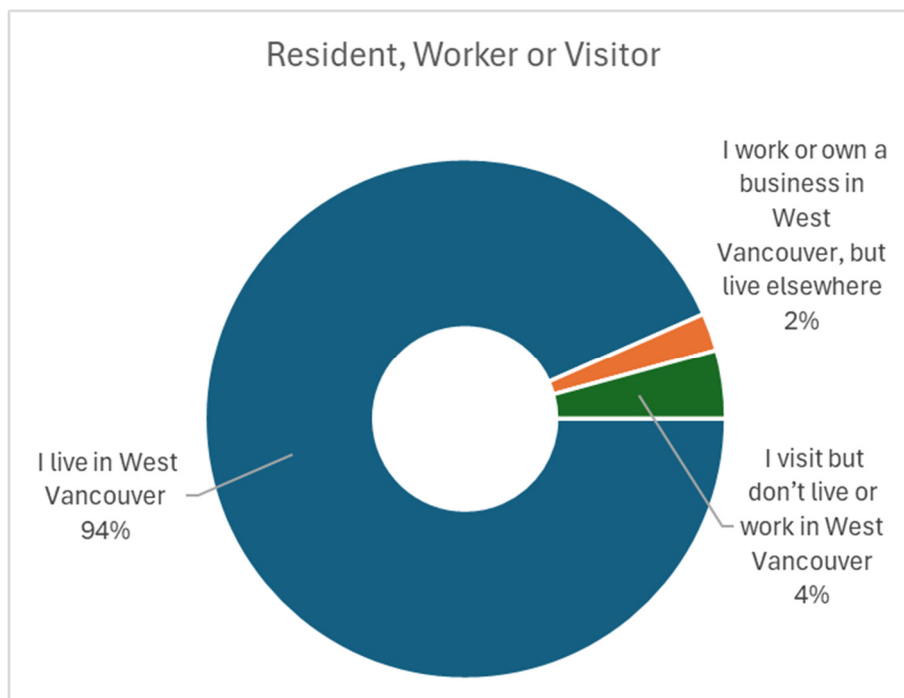
Other ideas about housing options in West Vancouver	Instances of mentions
Desire for housing to be affordable & diverse	59
Advocating for housing to be enabled more broadly (e.g. deregulate, speed up processes, provide flexibility, complaints of historic lack of action, etc.)	45
Upgrade infrastructure 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).

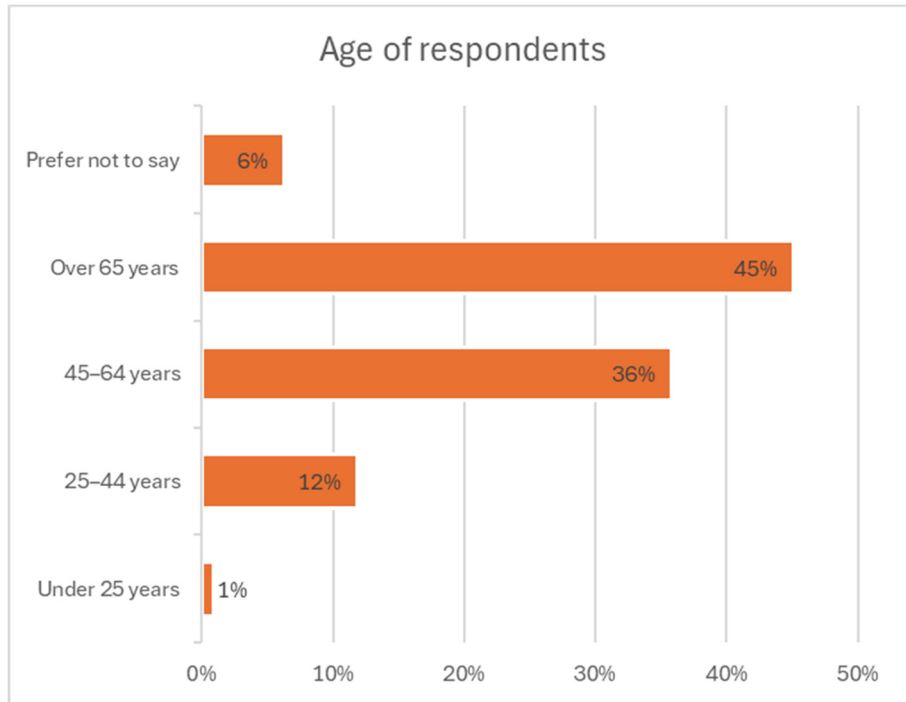
II. Demographics

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.

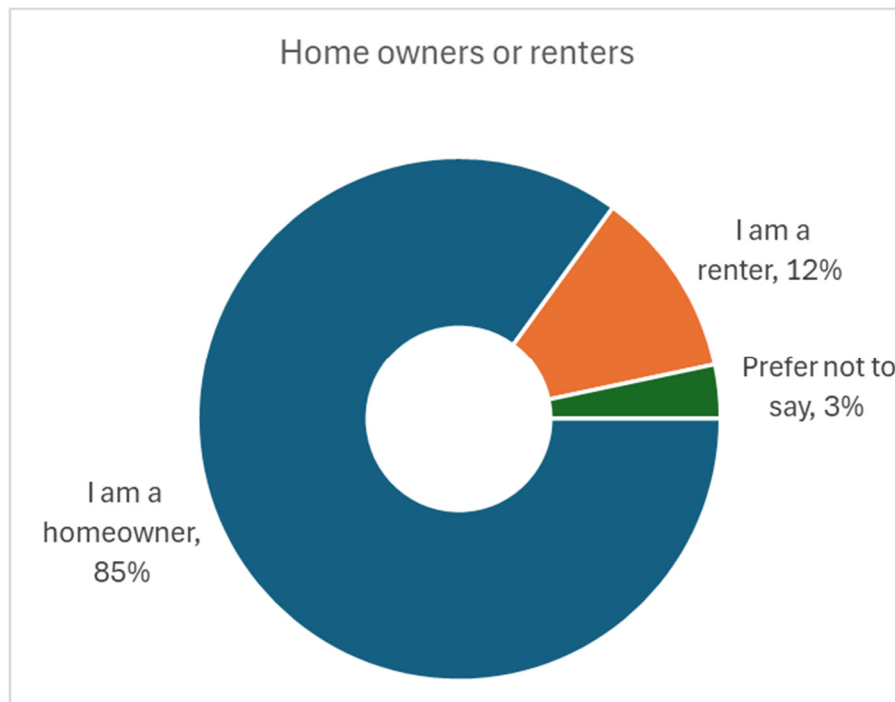
94% of respondents live in West Vancouver.



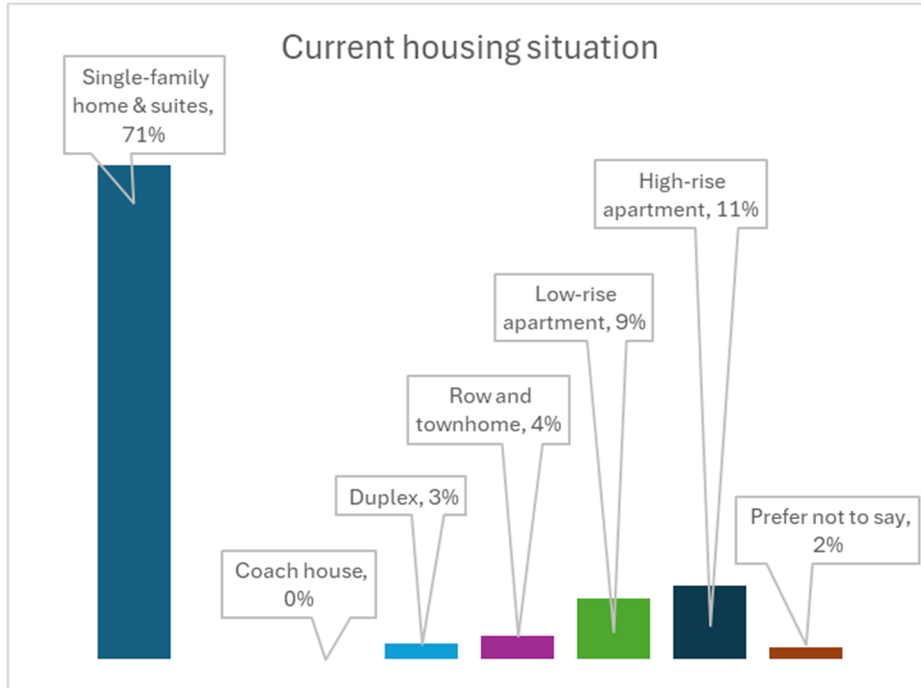
The majority of survey respondents (81%) are over the age of 45, with only 12% between 25-44 years old and 1% of respondents under 25.



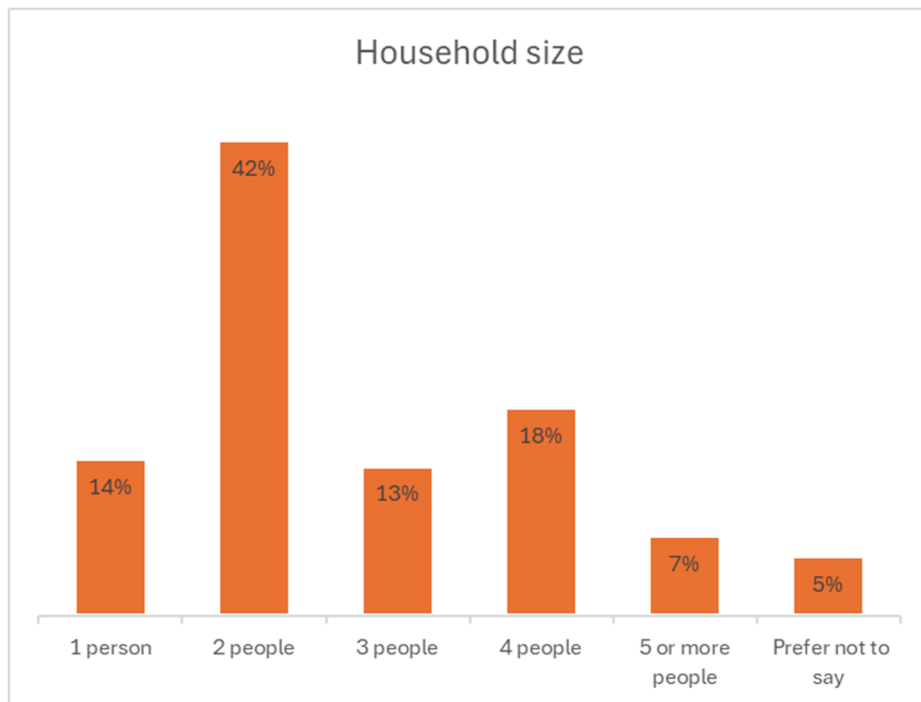
85% of survey respondents are homeowners, while only 12% rent their homes.



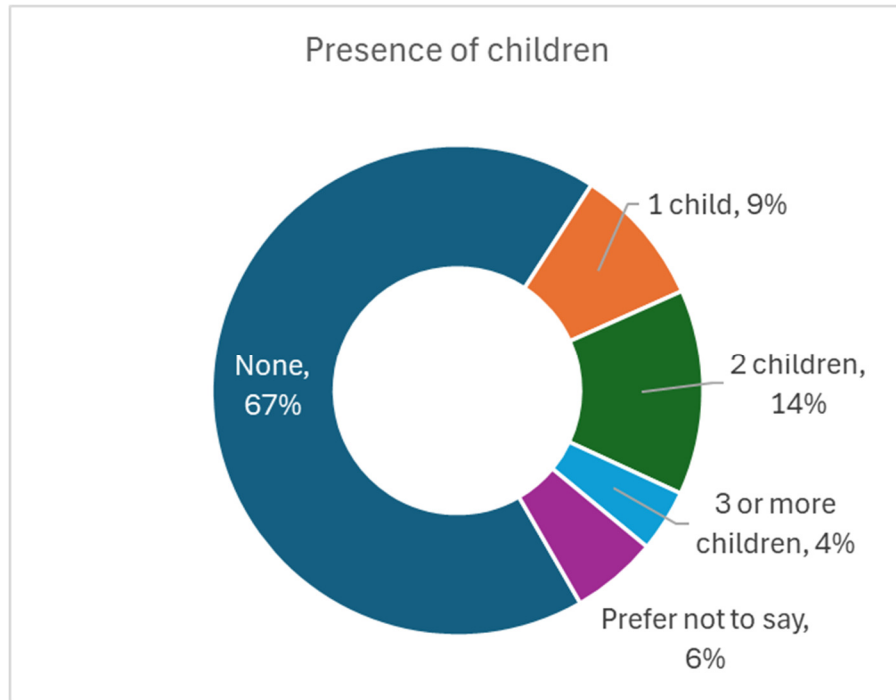
71% of respondents live in a single-family home or a suite within a single-family home and 20% of respondents live in an apartment (either low or high-rise).



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.



July 24, 2025

Reference: 187622

His Worship Mark Sager
 Mayor, District of West Vancouver
 750 17th Street
 West Vancouver BC V7V 3T3
 Email: mark@westvancouver.ca

Dear Mayor Sager:

I am writing to you regarding Minister Ravi Kahlon's letter of July 17, 2025, and the directives for the District of West Vancouver. Following my appointment as Minister of Housing and Municipal Affairs, I reviewed your letter of June 10, 2025, and the analysis presented to Minister Kahlon. While there are no changes to the directives, I am re-issuing the attached directives under the authority provided to me as the minister responsible for the *Housing Supply Act* (the Act).

After receiving the District's first annual progress report, Minister Kahlon determined that satisfactory progress was not made toward meeting the District's housing target. The compliance provisions under the Act enables the Province to intervene to ensure that municipalities are taking action to meet housing targets. In January 2025, Minister Kahlon appointed an Advisor to review the District's development approval processes, land-use planning, and housing policies and practices; the Advisor conducted a two-month review and provided a report with recommendations.

Based on the Advisor Report, Minister Kahlon prepared proposed directives to initiate the directive process. The District was issued a letter on May 21, 2025, informing them of the proposed directives which commenced a 30-day consultation period. Your June 10, 2025, response, as well as subsequent discussions with staff informed preparation of the final directives and confirmed that the legal mechanism, geography, and prescribed densities for the directives were clearly laid out. This ensured the directives are feasible to implement and clear for ministry staff to evaluate progress and compliance.

Page 1 of 2

Specifically, the proposed directive relating to increasing density in the Ambleside area would be more effective as two separate directives. During staff consultation the Province proposed the adoption of the Ambleside Centre Local Area Plan as an additional directive, noting this has been a priority of the community for a number of years and is a key action that supports increasing housing supply. Your request for procedural and technical clarifications were also incorporated into the attached directives.

Based on the removal of requirements for zoning bylaw amendments and to develop a local area plan for the Park Royal-Taylor Way area, the deadline for directives has been revised to December 31, 2025. The shorter timeline aligns with the deadline for proactive planning and ensures all required Official Community Plan (OCP) updates are considered at the same time.

Lastly, the incorporation of provincial housing targets in the OCP should be interpreted as demonstrating the required policy actions to meet the housing target order, in addition to enabling the 20-year planned capacity for housing need. Given the development cycle is not linear, I encourage all municipalities to adopt a full suite of local initiatives that support increased supply and do not rely solely on a specific location of a community to develop. A variety of housing options and locations will increase the likelihood that a municipality will meet its target, or at minimum, will have implemented the necessary policies to enable more housing.

Pursuant to Section 11 of the *Housing Supply Act*, and after satisfying consultation requirements referred to in Section 7, I am issuing three directives (see Appendix A) and one enhanced reporting requirement (see Appendix B). If the District of West Vancouver does not comply with the attached directives by the stated date, I intend to recommend that the Lieutenant Governor in Council, by order, enact or amend the relevant bylaw on the District's behalf.

Thank you again for your feedback and continued effort to increase housing supply in your community. I look forward to receiving updates through annual progress reporting. Ministry staff are available to work with District staff to provide guidance on the implementation of the directives.

Sincerely,



Christine Boyle
Minister of Housing and Municipal Affairs

Appendix A: Directives

Appendix B: Enhanced Reporting Requirements

CC: Scott Findlay, Municipal Manager

Directive #1: Increase Density at Park Royal

The District of West Vancouver must amend its Official Community Plan Bylaw to increase density in the Park Royal-Taylor Way area by December 31, 2025. The amendments must provide development regulations and an accompanying schedule that defines the area and provides for the minimum required densities.

The permitted density for all identified parcels must meet the minimum density and heights for the following:

- Identified parcels located less than 200 metres from the provided centrepoint must allow a density of 4.0 FAR/FSR and allow a height of 12 storeys;
- Identified parcels located 200-400 metres from the provided centrepoint must allow a density of 3.0 FAR/FSR and allow a height of 8 storeys.

Bylaw Specifications:

- The centrepoint should be calculated from the provided location at Lat: 49.32710° N, Lon: 123.13637 ° W (see figure 1).
- This directive applies to all parcels identified, not just parcels currently zoned for residential.
- Compliance with this directive will be evaluated based on adopting the prescribed densities and heights by December 31, 2025.
- This directive does not modify existing requirements for public hearings as it is not an established transit-oriented area under the Local Government Transit-Oriented Areas Regulation.
- Pre-zoning parcels is not required.
- Minimum prescribed densities and heights apply to residential uses. This does not preclude the District accepting additional density and height for non-residential uses that support the development of complete communities.
- These requirements are provided as minimums and should not preclude the municipality from adopting additional policies that support the diversity of housing need and enable increased supply of market and below-market units.



Figure 1 Identified Parcels for Directive #1 “Increase Density at Park Royal”

Directive #2: Extend Ambleside Apartment Area DPA

The District of West Vancouver must amend its Official Community Plan Bylaw to provide for increased density in the single-family and duplex areas adjacent to Ambleside and Dundarave (Parcels zoned RD1, RD3, and RS5 located within the prescribed area in figure 2). The District must complete the amendments by December 31, 2025. The Directive can be accomplished by either:

- Extending the Ambleside Apartment Area DPA; or
- Establishing a new DPA that permits at least the density provided by the Ambleside Apartment DPA.

Bylaw Specifications:

- The amendment to the OCP will not be limited by OCP Policy BF-B 4.2 “there will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area”.
- Pre-zoning parcels is not required under the directive. The OCP amendment will support expedited rezoning approval.

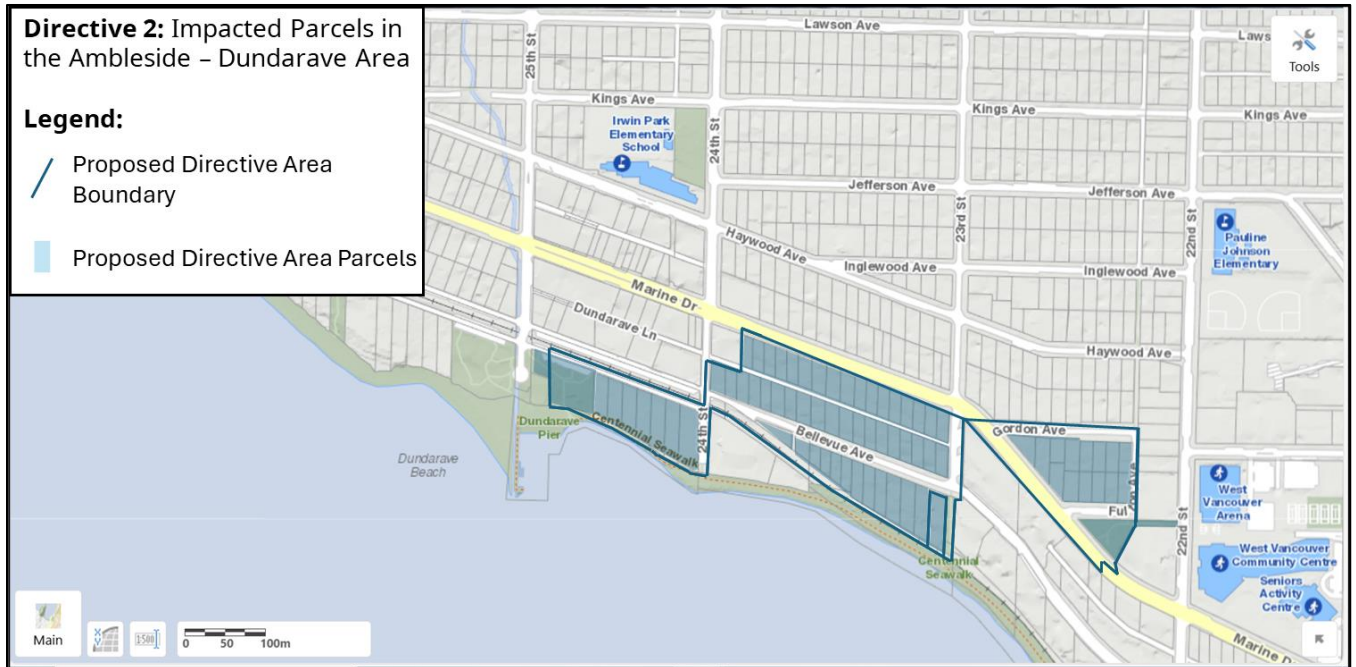


Figure 2 Impacted Parcels for Directive #2 “Extend Ambleside Apartment Area DPA”

Directive #3: Approve Proposed Ambleside Centre Local Area Plan

The District of West Vancouver must adopt the proposed Ambleside Centre Local Area Plan “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025”, as presented on the District of West Vancouver Council agenda of May 26, 2025. The local area plan must be adopted by December 31, 2025.

Enhanced Reporting #1: Preliminary Development Proposal Consultation Policy

Identify in future annual progress reporting, the type of development applications and number of housing units considered and rejected under the Preliminary Development Proposal and Public Consultation Policy. The frequency of use of this policy will identify whether the District should amend or repeal its policy as a barrier to increasing housing supply to meet targets.



THE CORPORATION OF THE
DISTRICT OF WEST VANCOUVER
OFFICE OF THE MAYOR

September 15, 2025

Christine Boyle
Minister of Housing and Municipal Affairs
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Email: Christine.Boyle.MLA@leg.bc.ca

Dear Minister Boyle,

This letter is in response to your letter of July 24, 2025, and its enclosed Directives for West Vancouver. In the attachment we provide a detailed response to the technical issues.

The province's decision to impose mandatory directives is, in our view, an unprecedented and unacceptable intrusion into the fundamental responsibilities of local government. For more than a century, municipalities in British Columbia have held responsibility for local land use decisions, precisely because these decisions shape the very character of our communities. To remove these powers from elected local councils is not only a breach of that tradition, it is a direct erosion of local democracy.

Let me be clear: West Vancouver is not resisting housing. Quite the opposite — we have approved the zoning which in time will create thousands of new homes. This has created award-winning policies to diversify housing and demonstrated a willingness to lead on this issue. Our Council has not rejected a single housing application this term. We have sufficient zoned capacity to meet and exceed provincial targets. The reality is that housing supply is driven as much by market conditions as by zoning. No amount of provincial fiat can change that.

What is at stake here is not whether new housing will be built — it will — but whether local communities will continue to have a meaningful voice in shaping how growth takes place. Residents expect their elected councils to balance growth with livability, infrastructure, and the unique character of each community. That work cannot be replaced by directives issued from Victoria.

Equally important, the Province's directives ignore the most pressing constraint facing our community: transportation. West Vancouver and the North Shore are literally in gridlock for much of the day. This is driven by the rapid growth in the Sea to Sky corridor and the heavy volumes of

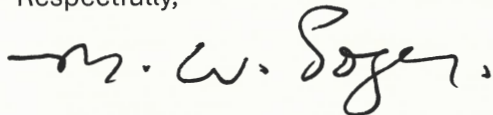
people moving through the Horseshoe Bay ferry terminal. Without urgent investment in public transit, additional density only worsens congestion, undermining quality of life and the very housing objectives the Province seeks to advance. If the Province wishes to be a partner in building sustainable communities, then addressing transit and mobility must be at the top of the agenda.

We are deeply concerned that the approach being taken in West Vancouver will set a precedent for municipalities across British Columbia. If the Province can simply override local governments on matters of land use, then no community's planning process is safe. We know that many of our colleagues in other municipalities, regardless of political stripe, share this concern.

Rather than unilateral directives, I urge the Province to adopt a true partnership approach — one that respects the democratic mandate of local councils, recognizes the diversity of our communities, and works collaboratively to meet our shared housing goals. West Vancouver remains committed to planning for housing in a thoughtful and effective way. We ask only that the Province respect the role of local government in doing so — and that it acknowledges the urgent need for transit solutions if new housing is to succeed.

We would welcome the opportunity to meet with you, not only on behalf of West Vancouver, but as part of a broader conversation with other mayors and councils across the province who are equally committed to housing solutions and equally concerned about this erosion of local responsibility.

Respectfully,

A handwritten signature in black ink that reads "M. W. Sager". The signature is written in a cursive, flowing style.

Mark Sager
Mayor of West Vancouver

cc: B.C. Municipalities

West Vancouver acknowledges the need for, and is supportive of, new development in our community – as part of thoughtfully planned change that responds to both the input of our residents and the context of our unique neighbourhoods. Secondly, that we have taken, are taking, and will continue to take action on housing.

This action has been guided by our 2018 OCP, the outcome of extensive community engagement, and a document the Provincial Advisor’s report describes as an “excellent official community plan”. Council has been working to implement this OCP. Examples include Local Area Plans (LAPs) for mixed-use centres along Marine Drive and in Horseshoe Bay, places we would encourage you to visit to see the significant development that has taken place; while our work across single-detached neighbourhoods, which established a maximum ownership house size with zoned density “earned back” through the inclusion of rental coach houses, achieved a Planning Institute of British Columbia Gold Award for Excellence in 2022. These kinds of initiatives have delivered new housing. Indeed, had the Province’s Housing Targets commenced one year earlier (in October 2022 versus 2023), the District would have been able to report 568 net new units for the first 12 months which would have exceeded the first and second year cumulative target (462 units).

Council is continuing to implement the OCP. This has been through development applications the OCP enables: this Council has not defeated a single application this term. And this has been through continuing LAP initiatives: this Council has approved an area development plan for over 3,700 mixed tenure housing units in Cypress Village, and the first stream of the Ambleside LAP (the Apartment Area, with a variety of supportive policies for rental, strata, and missing middle housing). These completed initiatives have already led to the formation of a dedicated implementation project team for Cypress Village; and Council direction for a private development application to proceed, in addition to Council rezoning District-owned land, for more housing in Ambleside.

West Vancouver currently has sufficient zoned capacity to meet both the provincially-determined 20-year housing needs and provincially-issued 5-year housing targets. However, in terms of the number of building permit and rezoning applications we receive, the District is restricted by the market. I would encourage you and your staff to review regional and provincial data regarding housing starts, existing unabsorbed new units, days-on-market and sales-to-new-listings ratios for resale units. West Vancouver is not immune from this market downturn. A local example would be a 201 rental unit project, which Council approved, staff processed, and that the applicant chose to let issued permits expire. In this economic climate, West Vancouver continues to advance its planning – which will include the legislated update to the OCP to provide for the additional approximate 900-unit capacity identified in the Housing Needs Report by December 31, 2025 – with the public involvement, staff diligence, and careful Council decision-making that has shaped our community since its inception.

As the incorporated local land use authority, we find the issuance of Directives runs contrary to a more collaborative partnership with the Ministry and have the following specific concerns regarding the three Directives:

Directive 1: Increase Density at Park Royal

A Taylor Way LAP, including Park Royal North, is expected to include financial, transportation, and urban design modeling – as well as community input. However, the Directive is based on defined

densities within a 400-metre radius centred on a cluster of bus stops, without indication given to the actual location, infrastructure, space, timing, or funding of a new transit hub and how this should be integrated with the new development.

Directive 2: Extend Ambleside Apartment Area DPA

The area indicated either already allows for 6-units per lot, or has already been identified for further planning work as part of the Neighbourhood Area (the third stream of the ongoing Ambleside LAP). The focus of this stream will be missing middle forms of housing. These are much-needed forms of housing, which would be made less likely (or impossible) by a Directive for waterfront-adjacent or proximate high-rise apartments.

Directive 3: Approve Proposed Ambleside Centre Local Area Plan

This proposed bylaw, the second stream of the Ambleside LAP, stems from a thorough community process addressing a broad range of issues (commercial revitalization, public realm and facilities improvements) in addition to housing. The bylaw has been presented and remains with Council to direct any modifications and consider its adoption, a fundamental prerogative of the elected representatives of West Vancouver.

Our intention is to address the areas identified in the three Directives in a way that respects our tradition of thoughtful planning, community involvement, and Council's local land use decision-making – recognizing that that this takes time beyond the Directives' imposed December 31, 2025 deadline. We continue to invite the Minister to meet with us to foster a better understanding of our initiatives and a more collaborative approach, one which would include the Province committing to move ahead with projects funded (at least in part) by BC Housing, notably Klahanie Court and Inglewood Care Centre.



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5406, 2025**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Amends Section 1 [Introduction].....	1
Part 4	Amends Section 2 [Community-Wide Directions]	2
Part 5	Amends Maps.....	6
Part 6	Amends Schedule iii: Glossary	6
Part 7	Adds Schedule iv: Estimated 20-Year Housing Capacity	7
	Schedule A – Amendments for Maps 2, 3, 5, and 7	9
	Schedule B – Schedule iv: Estimated 20-Year Housing Capacity	14

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025

A bylaw to update OCP housing policies to provide adequate capacity for 20-year housing needs as required by the Local Government Act.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321, 5222, 5280, 5301, 5335, 5291, 5292, 5362, 5205 and 5355.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for housing policies that enable adequate capacity for 20-year housing needs, as required by the Local Government Act;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Section 1 [Introduction]

- 3.1 Subsection 1.4 [OCP Scope and Legislative Context] of Official Community Plan Bylaw No. 4985, 2018, is amended by:
 - 3.1.1 Adding the following on page 16, after bullet point “public facilities, including schools and parks” and before paragraph 4:

“The Act was amended in 2023 to require that an OCP provide for the total number of housing units required to meet anticipated housing needs over a 20-year period, as identified in the most recent housing needs report. These reports are updated every five years using Provincial data and methodology, as required by the Act. This 20-year housing capacity is distinct from the dwelling unit projections in the Regional Growth Strategy (referenced in Section 1.3). Instead, it reflects new provincial legislation that requires municipalities to regularly review and plan for 20-year housing needs. Accordingly, Schedule iv of this OCP outlines this plan’s total housing capacity in compliance with the Act.”

Part 4 Amends Section 2 [Community-Wide Directions]

4.1 Section 2 [Community-Wide Directions] of Official Community Plan Bylaw No. 4985, 2018, is amended by:

4.1.1 Deleting the “Sensitive Infill” subsection title before Policy 2.1.1 in its entirety and replacing with the following:

“Regenerating our neighbourhoods with new sensitive infill units”

4.1.2 Deleting Policy 2.1.1 in its entirety and replacing with the following:

“Enable the development of smaller houses on smaller lots in existing detached residential areas by considering site-specific applications for reduced lot area and/or lot width requirements appropriate to subject site and neighbourhood context (see Map 1).”

4.1.3 Deleting Policy 2.1.2 in its entirety and replacing with the following:

“Increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas (see Map 1) by:

- a. Allowing coach houses to be stratified to increase ownership opportunities by considering site-specific applications and by amending the zoning bylaw;
- b. Increasing floor area exemptions for rental coach houses by amending the zoning bylaw; and
- c. Removing other potential regulatory barriers to the supply of coach houses.”

- 4.1.4 Deleting Policy 2.1.3 in its entirety and replacing with the following:

“Expand opportunities for multiplex housing by:

- a. Reviewing regulations to ensure the development viability of the building form;
- b. Amending the zoning bylaw to allow for triplexes as an alternative way to achieve the three units per lot currently permitted;
- c. Permitting fourplexes where required by Provincial Small-Scale Multi-Unit Housing legislation; and
- d. Considering site-specific rezoning applications to allow fourplexes appropriate to the subject site and context”

- 4.1.5 Deleting the “Missing Middle” subsection title before Policy 2.1.4 in its entirety and replacing with the following:

“Expanding missing middle (e.g., multiplex, townhouse, mixed-use) options”

- 4.1.6 Deleting Policy 2.1.4 in its entirety and replacing with the following:

“Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor (see Map 2) by:

- a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character;
- b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys; and
- c. Permitting a maximum of six units per lot where required by Provincial Small-Scale Multi-Unit Housing legislation and updating zoning provisions to allow up to three storeys.”

- 4.1.7 Deleting Policy 2.1.5 in its entirety and replacing with the following:

“Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide (see Map 10) by:

- a. Permitting residential uses above street-level commercial on commercial use sites;
- b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites;
- c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines; and
- d. Considering proposals for over three storeys based on site context, project design, and the contribution of the proposal to housing needs, the local economy, or its ability to forward the public interest or provide other community benefits as determined by Council.”

- 4.1.8 Amending policy 2.1.12 as follows:

- (a) Deleting “estimated 500-750 housing units,”; and
- (b) Deleting “estimated 200-300 net new units,”.

- 4.1.9 Deleting Policy 2.1.13 in its entirety and replacing with the following:

“Create new housing capacity through the Ambleside Local Area Plan (see Map 5), subject to provision 2.1.15 of this plan, by:

- a. Implementing the Apartment Area;
- b. Completing the Commercial Centre; and
- c. Preparing Neighbourhood Area plan(s).”

- 4.1.10 Deleting Policy 2.1.18 in its entirety.

- 4.1.11 Deleting Policy 2.1.19 in its entirety and replacing with the following:

“Incentivize and enable non-profit housing groups, private operators, and senior levels of government and government

agencies in the maintenance of existing and creation of new market and non-market rental, seniors, or supportive housing by:

- a. Considering site-specific rezoning applications with additional uses, height and density; and
- b. Supporting a range of options, including market and non-market rental, independent and assisted living, licensed seniors care, supportive housing, and mixed-market development.”

4.1.12 Deleting Policy 2.1.20 in its entirety and replacing with the following:

“Ensure new development contributes to meeting the community’s needs by:

- a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units) and a variety of housing forms (including lock-off units) that are suitable for a range of households and family types in new multi-family and mixed-use housing development;
- b. Considering additional density and height for projects that provide complementary community uses (e.g., senior day centre, childcare), deeper levels of affordability and supports, and other community benefits;
- c. Prohibiting long-term rental restrictions in new strata-titled developments; and
- d. Implementing accessible and adaptable design requirements in the BC Building Code

4.1.13 Adding a new policy below existing Policy 2.1.4 as follows:

“Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes, by:

- a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration,

access) and compatibility with neighbourhood context and character; and

- b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.”

4.1.14 Adding a new policy below existing Policy 2.1.13 as follows:

“Create new housing capacity through a local area plan for the Taylor Way-Park Royal area (see Map 7), subject to provision 2.1.15 of this plan.”

4.1.15 Renumbering policies 2.1.5 to 2.1.23 accordingly.

Part 5 Amends Maps

- 5.1 Deleting Map 2 (Marine Drive Transit Corridor) and replacing it with Map 2 within **Schedule A** of this bylaw.
- 5.2 Deleting Map 3 (Local Area Planning Boundaries) and replacing it with Map 3 within **Schedule A** of this bylaw.
- 5.3 Deleting Map 5 (Ambleside Town Centre Local Area Planning Boundary) and replacing it with Map 5 within **Schedule A** of this bylaw.
- 5.4 Deleting Map 7 (Taylor Way Local Area Planning Boundary) and replacing it with Map 7 within **Schedule A** of this bylaw.
- 5.5 Amending the title of Map 7 in the Table of Contents to “Taylor Way-Park Royal Local Area Planning Boundary”.

Part 6 Amends Schedule iii: Glossary

- 6.1 Schedule iii of the Official Community Plan Bylaw No. 4985, 2018, is amended by adding the definition of “Mixed- Market Housing Development” before “Neighbourhood character” as follows:

“Mixed- Market
Development

Mixed-market housing development that blends various income levels and housing types (e.g., strata, non-market, below-market housing) within a single development project to increase the viability of non-market and below-market housing.”

Part 7 Adds Schedule iv: Estimated 20-Year Housing Capacity

- 7.1 Official Community Plan Bylaw No. 4985, 2018, is amended by:
 - 7.1.1 Adding “Schedule iv: Estimated 20-Year Housing Capacity”, attached as **Schedule B** to this bylaw, after “Schedule iii: Glossary”.
 - 7.1.2 Adding “Schedule iv: Estimated 20-Year Housing Capacity” after “Schedule iii: Glossary” in the Table of Contents and renumbering the Table of Contents accordingly.

Schedules

Schedule A – Amendments for Maps 2, 3, 5, and 7

Schedule B – Schedule iv: Estimated 20-Year Housing Capacity

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

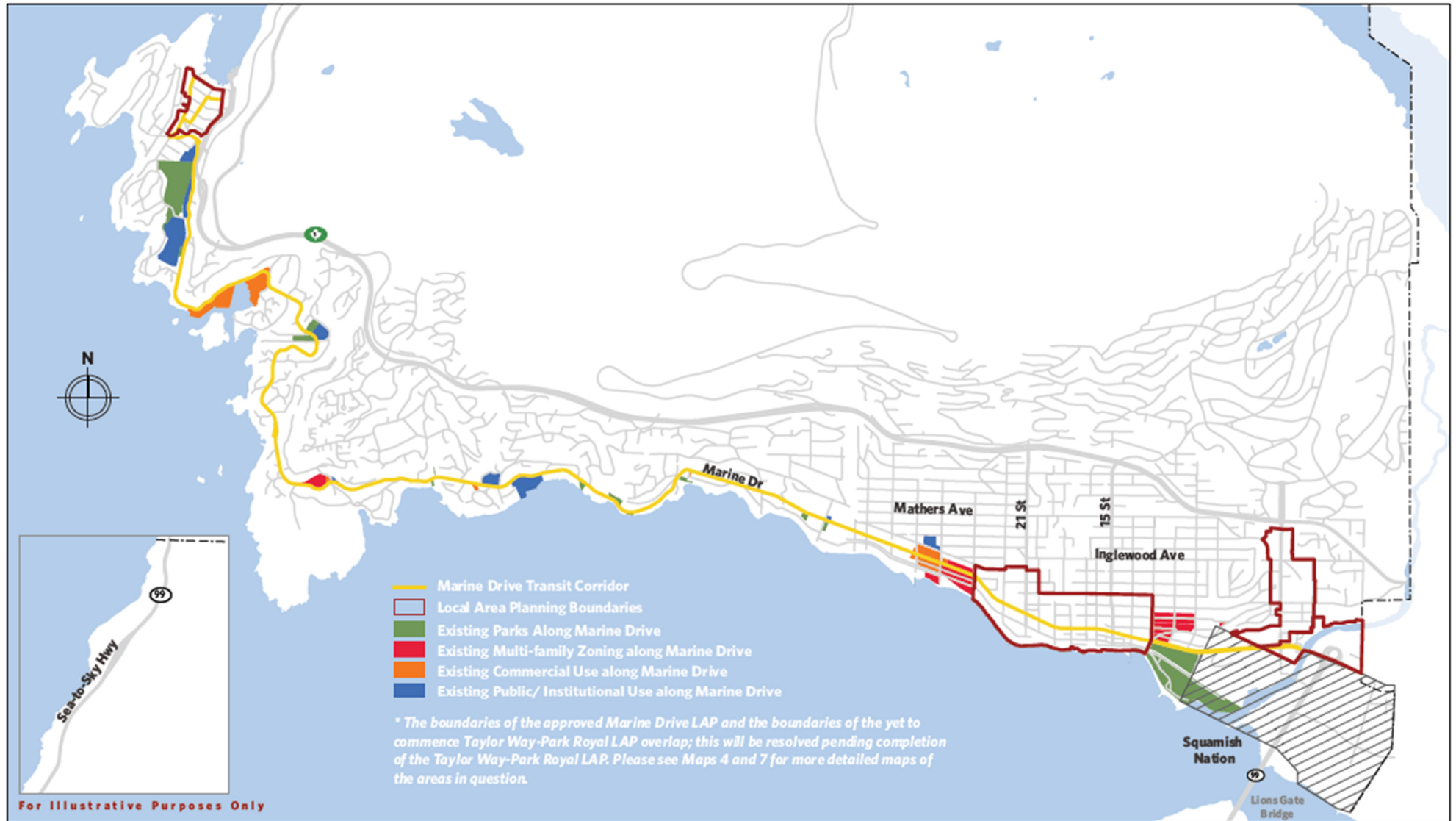
ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

Mayor

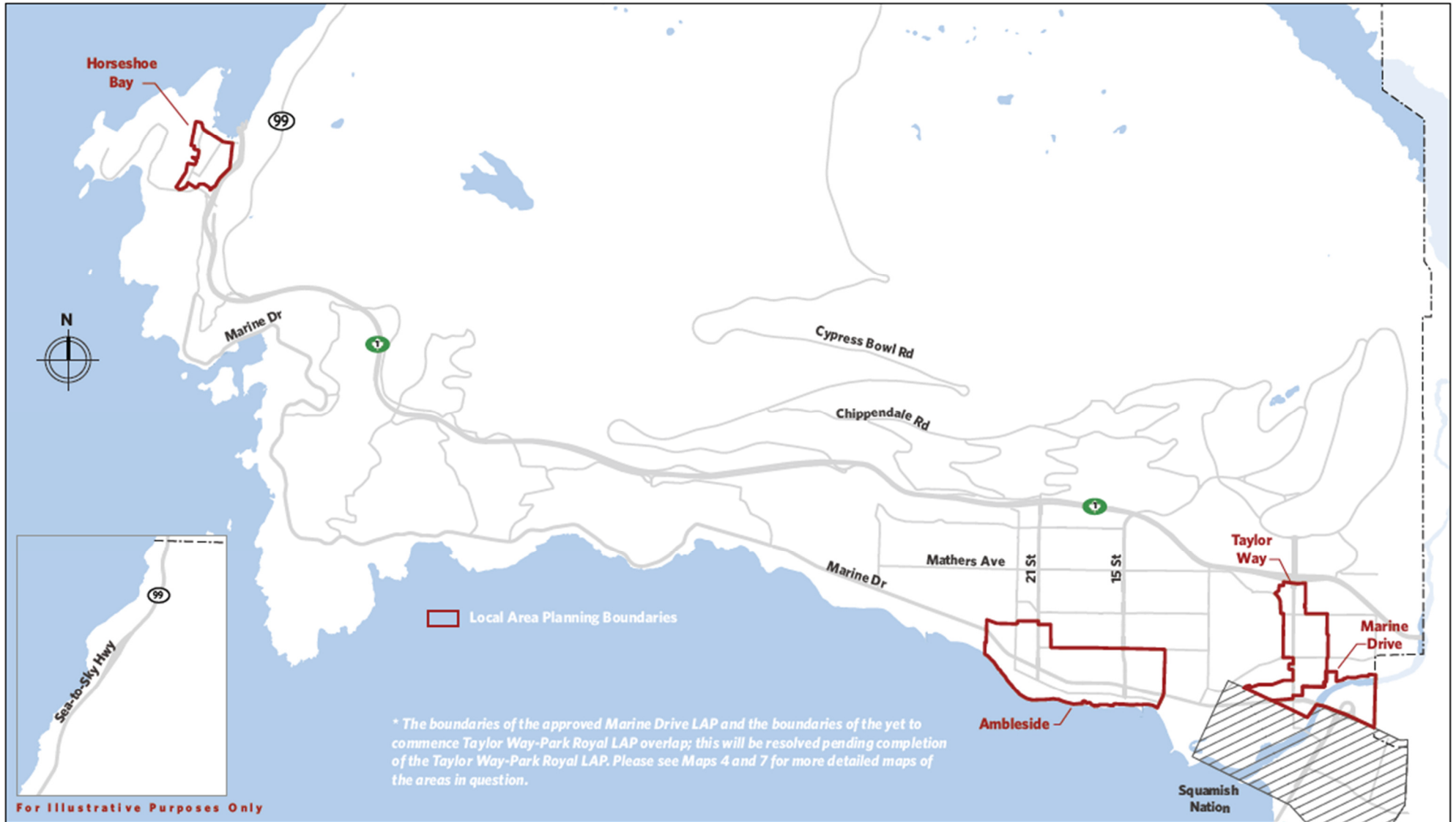
Corporate Officer

Schedule A – Amendments for Maps 2, 3, 5, and 7

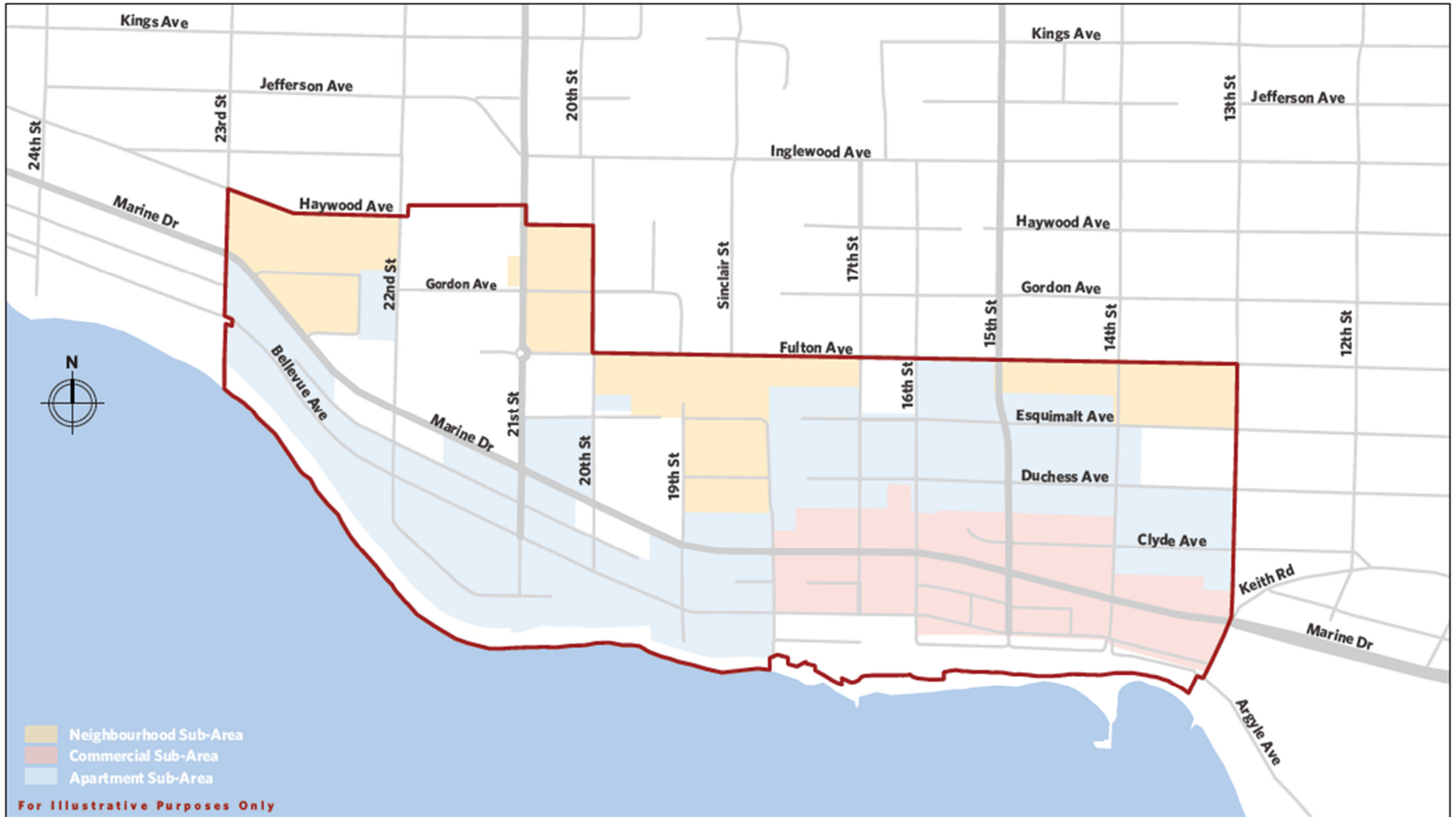
MAP 2. MARINE DRIVE TRANSIT CORRIDOR



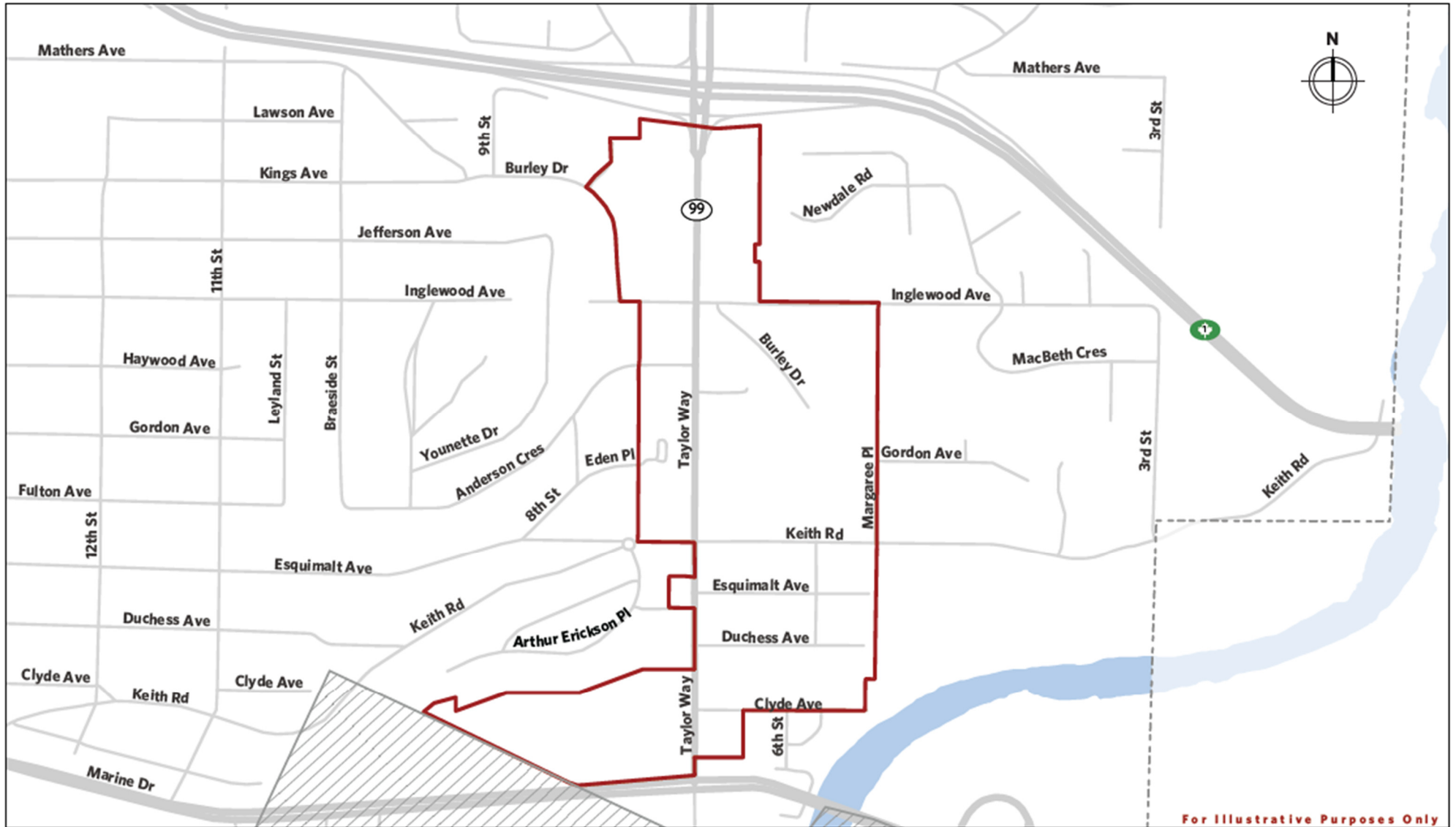
MAP 3. LOCAL AREA PLANNING BOUNDARIES



MAP 5. AMBLESIDE TOWN CENTRE LOCAL AREA PLANNING BOUNDARY



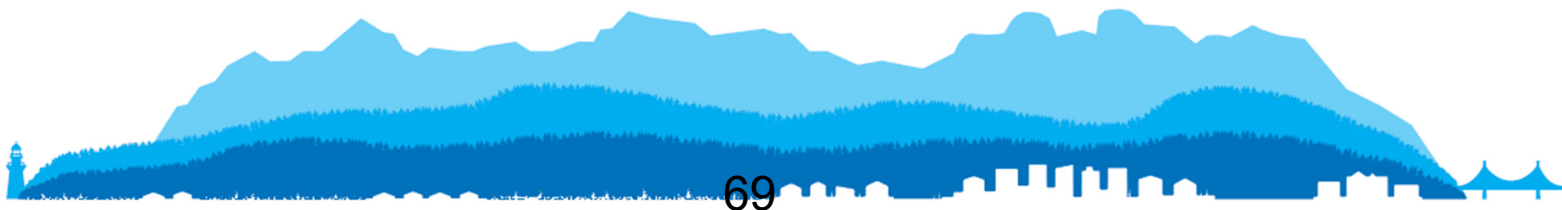
MAP 7. TAYLOR WAY-PARK ROYAL LOCAL AREA PLANNING BOUNDARY



Schedule B – Schedule iv: Estimated 20-Year Housing Capacity

SCHEDULE iv

ESTIMATED 20-YEAR HOUSING CAPACITY



SCHEDULE iv

ESTIMATED 20-YEAR HOUSING CAPACITY

The District of West Vancouver is required, under section 473.1 of the *Local Government Act*, to consider the District’s most recent housing needs report and provide for at least the 20-year total number of housing units required to meet anticipated housing needs within the OCP’s statements and maps. The table below summarizes West Vancouver’s estimated 20-year housing capacity provided within the statements and maps of the OCP.

	OCP Policies	Estimated Remaining Housing Capacity ¹
Existing Neighbourhoods		2,150 - 2,400
Sensitive Infills	2.1.1-2.1.3	400 - 500
Missing Middle	2.1.4-2.1.7	350 - 500
SSMUH	2.1.3-2.1.4	750
Approved Site-Specific Projects	See DPAs	650
Local Areas		2,600 - 3,600
Ambleside	2.1.13 DPA BF-B4	1,000 - 1,200
Horseshoe Bay	HSP LAP	200 - 300
Marine Drive	MD LAP	200 - 300
Taylor Way-Park Royal	2.1.14	1,200 - 1,800
Future Neighbourhoods		5,400
Rodgers Creek	UL8.1c	1,000
Cypress Village	ADP 9.1.1	3,700
Cypress West	2.2.1	700 ²
Rental, Seniors, and Supportive Housing	2.1.17-2.1.21	600 - 850
Grand Total		10,750 - 12,250
20-Year Housing Needs ³		10,742

¹ Estimates in ranges are provided for proposed OCP policies. Housing capacity for previously approved projects are based on approved and unbuilt unit counts as of October 1, 2025. The total housing capacity does not guarantee uptake and actual development will depend heavily on macroeconomic economics (e.g., interest rates, construction costs, market demand, etc.). All numbers are rounded to nearest 50s.

² Estimate reflects policy of 2.5 units per acre applied to the Inter Creek and Cypress West areas. However, the OCP enables unit increases based on housing, parks, environment, and other objectives. Estimated housing units would be expected to increase in order to secure the Inter Creek and other important areas above 1,200 feet (e.g., Cypress Falls) as public parkland.

³ Based on Interim Housing Needs Report, received on December 9, 2024.

2025 Official Community Plan Housing Policy Comparison Table

Existing vs. Proposed Policies

District of West Vancouver

October 2025

Background & Purpose

New Provincial legislation requires our Official Community Plan (OCP) housing policies to be updated based on the 2024 Interim Housing Needs Report. In Spring 2025, the District conducted a five-week community survey to obtain the community’s housing priorities and preferences (results are now available online at <https://www.westvancouverite.ca/housing-2025>).

Our existing 2018 OCP is relatively young and was created through extensive community engagement with the community. Implementation is ongoing, therefore, this update focuses on “refreshing” the OCP’s housing policies to:

1. comply with legislative requirement to provide for adequate capacity to meet the community’s 20-year housing needs; and
2. adapt to the community’s housing priorities and preferences as expressed in the Spring 2025 public engagement process.

A corresponding OCP amendment bylaw has been prepared for Council’s consideration and potential adoption prior to the legislated December 31, 2025 deadline. This document provides a comparison between existing and proposed OCP housing policies for convenience.

Table of Contents

Background & Purpose.....	1
Policy Comparison Table	2
Subdivision.....	2
Coach House	2
Multiplex	3
Marine Drive Missing Middle	3
Mixed-Use	4
Local Area Plans	5
Rental, Seniors, and Supportive Housing	6
Other Updates to Current Context.....	8
Map 5: Ambleside Local Area Planning Boundary.....	9
Map 7: Taylor Way-Park Royal Local Area Planning Boundary	10
New Schedule iv: Estimated 20-Year Housing Capacity	11

Policy Comparison Table

The below table provides a comparison of existing and proposed policies, with changes highlighted in “red”, and the background and rationale for the proposed change(s).

Existing Policy	Proposed Policy	Background & Rationale
Subdivision		
2.1.1 Amend neighbourhood subdivision standards (including consideration of site-specific applications) and consider alternate site configurations, such as panhandle lots, to enable the development of smaller houses on smaller lots in existing detached residential.	Enable the development of smaller houses on smaller lots in existing detached residential areas by considering site-specific applications for reduced lot area and/or lot width requirements appropriate to subject site and neighbourhood context.	Most single-family lots in West Vancouver are large, so redevelopment usually results in larger homes. Minimum lot size and width requirements have continued to be barriers for subdivisions. 72% of survey respondents desire to see more small lot subdivisions and over 75% want to see minimum lot width and area requirements reduced.
Coach House		
2.1.2 Update zoning provisions (including consideration of site-specific applications) to increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas by: <ul style="list-style-type: none"> a. Allowing coach houses to be stratified to increase home ownership opportunities; b. Providing floor area exemptions for rental coach houses secured through Housing Agreements; c. Considering allowance of a coach house and a basement suite on a single lot; and 	Increase the supply of coach houses (“detached secondary suites”) in existing detached residential areas by: <ul style="list-style-type: none"> a. Allowing coach houses to be stratified to increase ownership opportunities by considering site-specific applications and by amending the zoning bylaw; b. Increasing floor area exemptions for rental coach houses by amending the zoning bylaw; and c. Removing other potential regulatory barriers to the supply of coach houses. 	Coach houses (small rental units on single-family lots) have been permitted in West Vancouver since 2014. In 2021, single-storey coach houses were allowed without development permits, which sped up the approval process – but there are still less than 20 coach houses in all of West Vancouver. Remaining barriers for coach house development include rental-only requirement, floor area limitations, and complicated floor area calculations. 79% of survey respondents desire to see more coach houses and most of them are supportive of seeing more zoning and process flexibility to enable them.

Existing Policy	Proposed Policy	Background & Rationale
<p>d. Removing other potential regulatory barriers to the supply of coach houses (e.g., enabling more flexible off-street parking requirements).</p>		
Multiplex		
<p>2.1.3 Expand opportunities for duplex housing by:</p> <p>a. Reviewing regulations to ensure the development viability of the building form;</p> <p>b. Continuing to allow a basement suite in a duplex;</p> <p>c. Identifying areas appropriate for rezoning to allow duplex construction; and</p> <p>d. Considering site-specific rezoning applications to allow duplex construction appropriate to the subject site and context.</p>	<p>Expand opportunities for multiplex housing by:</p> <p>a. Reviewing regulations to ensure the development viability of the building form;</p> <p>b. Amending the zoning bylaw to allow for triplexes as an alternative way to achieve the three units per lot currently permitted;</p> <p>c. Permitting fourplexes where required by Provincial Small-Scale Multi-Unit Housing legislation; and</p> <p>d. Considering site-specific rezoning applications to allow fourplexes appropriate to the subject site and context.</p>	<p>The proposed policy seeks to be consistent with Bill 44 (Small-Scale Multi-Unit Housing legislation) passed by the Province in 2024, and to enable flexibility (e.g., allow triplex on lots that already allow 3 units) and provide opportunities for greater housing (e.g., fourplex) through site-specific rezonings. 72% of survey respondents want to see more multiplexes, 89% of which support allowing triplexes across single-family zones that already allow that number of units, and 73% of which support allowing fourplexes.</p>
Marine Drive Missing Middle		
<p>2.1.4 Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:</p> <p>a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship,</p>	<p>Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:</p> <p>a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood</p>	<p>There has been expressed community interests to enable ground-oriented multi-family housing since the 2018 OCP process, which resulted in existing policies to enable site-specific rezoning considerations for up to 3 storeys around specific “hubs” on Marine Drive. However, related project applications remain limited. The proposed policy expands</p>

Existing Policy	Proposed Policy	Background & Rationale
<p>parcs, recreational facilities, local commercial nodes, and existing multi-family uses;</p> <p>b. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and</p> <p>c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.</p>	<p>context and character;</p> <p>b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys; and</p> <p>c. Permitting a maximum of six units per lot where required by Provincial Small-Scale Multi-Unit Housing legislation and updating zoning provisions to allow up to three storeys.</p>	<p>rezoning opportunities along Marine Drive, and seeks to make existing duplex zones more consistent with Provincial legislation for Small-Scale Multi-Unit Housing by allowing row/townhouse development.</p> <p>77% of respondents want to see more “missing middle” housing (e.g., row and townhomes), and 77% support adding locations for their consideration.</p>
<p>None</p>	<p>Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites around (for example) transit routes, schools, places of worship, parks, recreational facilities, and local commercial nodes, by:</p> <p>a. Considering proposals and designs in relation to site characteristics (e.g., site location, area, configuration, access) and compatibility with neighbourhood context and character; and</p> <p>b. Enabling a range of housing types including multiplexes, rowhouses, live-work, and townhouses to a maximum of three storeys.</p>	<p>This new policy reflects the expressed desires from survey respondents to increase housing capacity around smaller commercial nodes (75% support), as well as to identifying additional locations to allow row and townhomes (77% support).</p>
Mixed-Use		
<p>2.1.5 Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide by:</p>	<p>Encourage mixed-use and live-work development on existing commercial use and marine commercial sites District-wide by:</p> <p>a. Permitting residential uses above</p>	<p>Mixed-use developments that locate housing close to shops and services are limited in West Vancouver, but these types of housing can be more desirable</p>

Existing Policy	Proposed Policy	Background & Rationale
<p>a. Permitting residential uses above street-level commercial on commercial use sites;</p> <p>b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites; and</p> <p>c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines.</p>	<p>street-level commercial on commercial use sites;</p> <p>b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites;</p> <p>c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines; and</p> <p>d. Considering proposals for over three storeys based on site context, project design, and the contribution of the proposal to housing needs, the local economy, or its ability to forward the public interest or provide other community benefits as determined by Council.</p>	<p>for households that want less car-dependency in accessing services. The 2018 OCP enabled sited-specific rezoning consideration for 3-storey mixed-use on existing marine commercial sites, but there has been little uptake. Council consideration of site-specific flexibility is proposed.</p> <p>Engagement finds 66% support for allowing up 4 storeys mixed-use buildings to enable more housing on commercial properties.</p>
Local Area Plans		
<p>2.1.13 Create capacity for an estimated 1,500–1,800 net new housing units through local area plans for the following areas, subject to provision 2.1.14 of this plan:</p> <p>a. Ambleside Municipal Town Centre (1,000–1,200 estimated net new units); and</p> <p>b. Taylor Way Corridor (500–600 estimated net new units).</p>	<p>2.1.13 Create new housing capacity through the Ambleside Local Area Plan (see Map 5), subject to provision 2.1.15 of this plan, by:</p> <p>a. Implementing the Apartment Area;</p> <p>b. Completing the Commercial Centre; and</p> <p>c. Preparing Neighbourhood Area plan(s).</p>	<p>The Ambleside LAP boundaries have been updated to reflect the ongoing LAP process, and work is currently underway through 3 sub-area planning streams. The OCP policy update reflects the boundaries and status of each stream.</p> <p>Map 5 is updated to reflect the LAP boundary and three sub-areas. Unit estimates are moved to new Schedule iv, in response to new legislative</p>

Existing Policy	Proposed Policy	Background & Rationale
	<p>2.1.14 (renumbered) Create new housing capacity through a local area plan for the Taylor Way-Park Royal area (see Map 7), subject to provision 2.1.15 of this plan.</p>	<p>requirements, with no increase to the estimate for Ambleside.</p> <p>Map 7 will be updated to incorporate Park Royal North as previously directed by Council (see page 9). Unit estimates have been increased considering the broader study area, and estimates are moved to new Schedule iv, in response to new legislative requirements.</p>
Rental, Seniors, and Supportive Housing		
<p>2.1.19 Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service.</p>	<p>Incentivize and enable non-profit housing groups, private operators, and senior levels of government and government agencies in the maintenance of existing and creation of new market and non-market rental, seniors, or supportive housing by:</p> <ul style="list-style-type: none"> a. Considering site-specific rezoning applications with additional uses, height and density; and b. Supporting a range of options, including market and non-market rental, independent and assisted living, licensed seniors care, supportive housing, and mixed-market development¹. 	<p>West Vancouver’s population is older and aging faster than the region. By 2041, one third of our population is expected to be over 65 years old, which will likely increase demand for senior housing supply. However, seniors housing supply has decreased following the closures of Capilano Care Centre and West Vancouver Care Centre in recent years. Meanwhile, rental vacancy rates have consistently fallen below healthy levels in recent years, and the average rent remains out-of-reach for many renter households.</p> <p>42% of survey respondents identified senior housing as the most important housing type, and close to 90% of respondents want to see more senior housing and support working with</p>

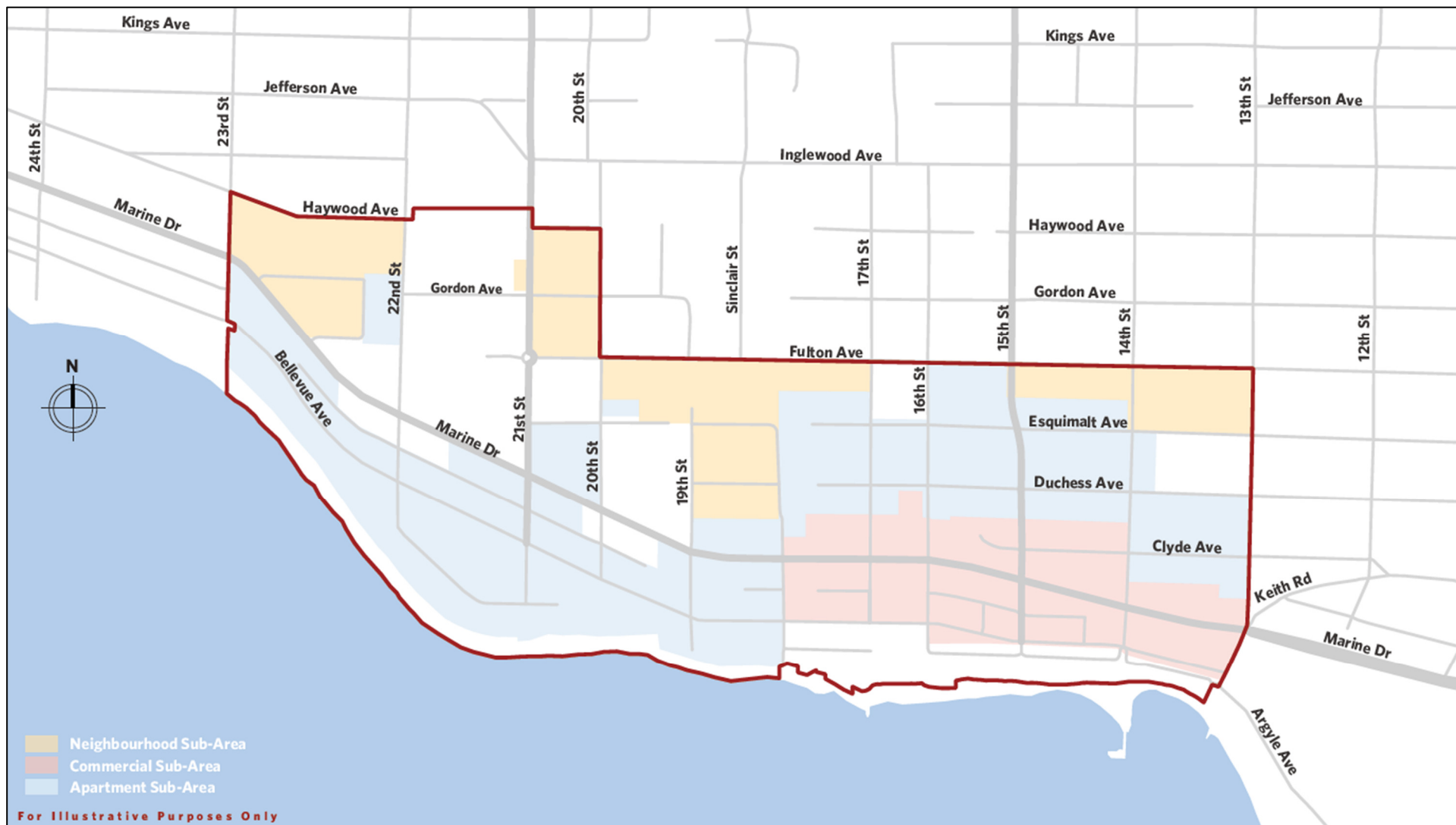
¹ Glossary term proposed to be added for “mixed-market development”: mixed-market housing development that blends various income levels and housing types (e.g., strata, non-market, below-market housing) within a single development project to increase the viability of non-market and below-market housing.

Existing Policy	Proposed Policy	Background & Rationale
		landowners to redevelop the closed care facilities, while 64% support providing zoning incentives. Meanwhile, 71% of respondents want to see more rental housing built and 70% want Provincial agencies to expand housing on their sites within West Vancouver.
<p>2.1.20 Ensure that new multi-family and mixed-use housing development meets the community's needs by:</p> <ul style="list-style-type: none"> a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units); b. Supporting a variety of housing forms, including lock-off units, that allow housing to adapt to suit different life stages of residents; c. Prohibiting long-term rental restrictions in new strata-titled developments; d. Establishing the minimum provision of accessible and adaptable units and associated facilities (e.g., dedicated parking, barrier-free common areas); and <p>Reviewing zoning regulations to remove potential barriers to providing accessible and adaptable housing.</p>	<p>Ensure new development contributes to meeting the community's needs by:</p> <ul style="list-style-type: none"> a. Requiring a range of unit sizes (from studio, one-bedroom to three-bedroom units) and a variety of housing forms (including lock-off units) that are suitable for a range of households and family types in new multi-family and mixed-use housing development; b. Considering additional density and height for projects that provide complementary community uses (e.g., senior day centre, childcare), deeper levels of affordability and supports, and other community benefits; c. Prohibiting long-term rental restrictions in new strata-titled developments; and d. Implementing accessible and adaptable design requirements in the BC Building Code. 	<p>Provincial legislation and the Building Code have changed since 2018, which replaced local policies on long-term rental restrictions and accessible and adaptable housing design.</p> <p>Proposed policies will guide actions towards supporting our growing and aging population with development tools available to municipalities.</p>

Existing Policy	Proposed Policy	Background & Rationale
Other Updates to Current Context		
Regenerating our neighbourhoods with an estimated 300-400 new sensitive infill units	Regenerating our neighbourhoods with new sensitive infill units	Subsection title updated to move revised unit estimates to new Schedule iv: Estimated 20-Year Housing Capacity, in response to new legislative requirements.
Expanding missing middle (e.g., triplex, townhouse, mixed-use) options with an estimated 300-350 new units	Expanding missing middle (e.g., multiplex , townhouse, mixed-use) options	Subsection title updated to move revised unit estimates to new Schedule iv: Estimated 20-Year Housing Capacity, in response to new legislative requirements.
<p>2.1.12 Implement local area plans for the following areas:</p> <p>a. Marine Drive Local Area Plan (estimated 500-750 housing units, see Map 4); and</p> <p>b. Horseshoe Bay Local Area Plan (estimated 200-300 net new units, see Map 6).</p>	<p>2.1.12 Implement local area plans for the following areas:</p> <p>a. Marine Drive Local Area Plan (see Map 4); and</p> <p>b. Horseshoe Bay Local Area Plan (see Map 6).</p>	Revised unit estimates moved to new Schedule iv, in response to new legislative requirements.
2.1.18 Update and periodically review the District's housing action plan to monitor local market conditions, respond to community housing priorities and needs, reflect changing household demographics, and update housing strategies as needed.	Remove	Legislation now requires periodic updates to the District's Housing Needs Report, Zoning Bylaw and OCP, for the purpose of meeting the community's housing needs. These periodic updates will effectively replace the purpose of a separate housing action plan.

Map 5: Ambleside Local Area Planning Boundary²

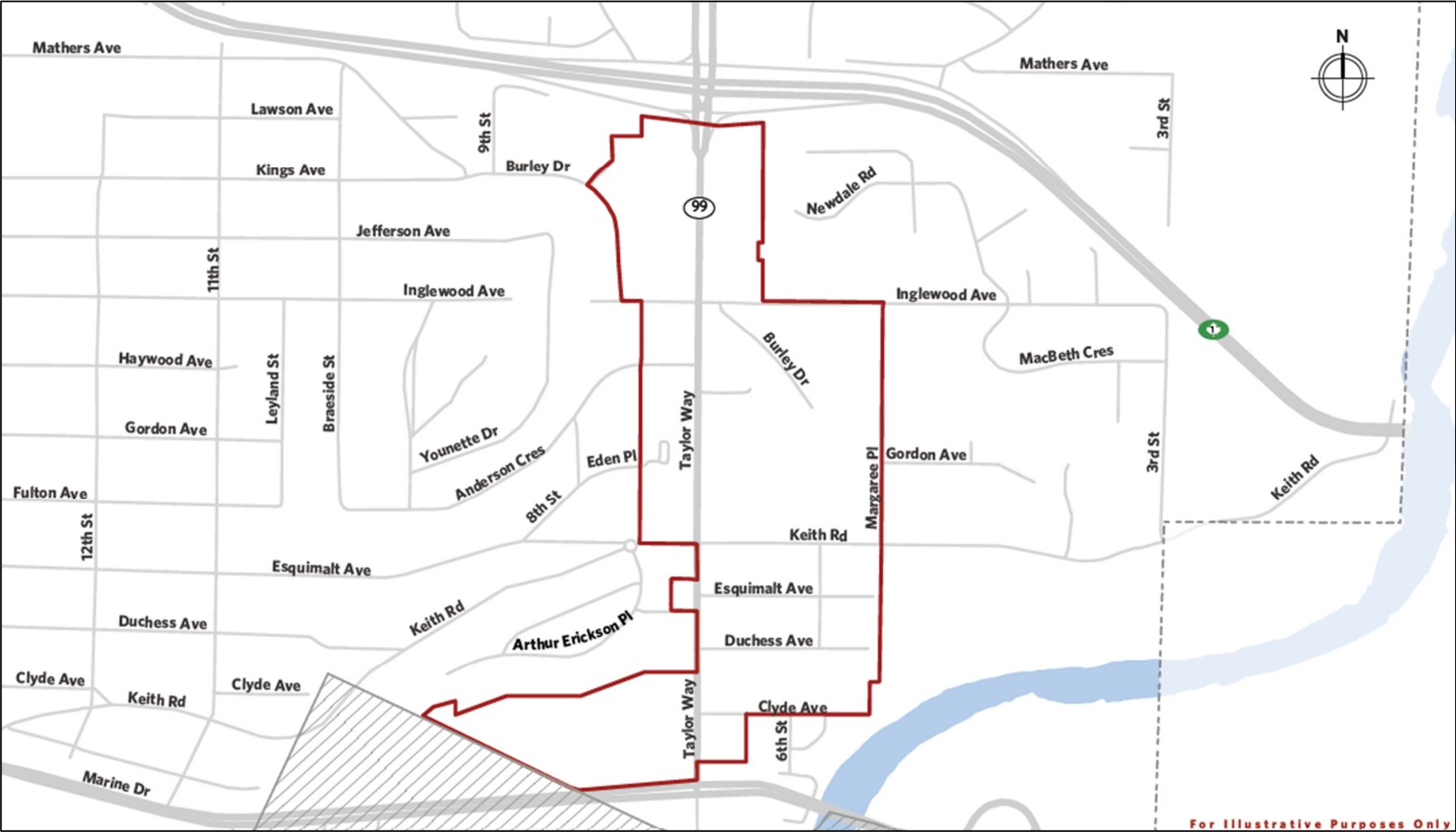
Update to map title and geography to reflect previous Council decisions



² Overview Maps 2 & 3 will also be amended to reflect changes to Maps 5 (Ambleside LAP) & 7 (Taylor Way-Park Royal LAP)

Map 7: Taylor Way-Park Royal Local Area Planning Boundary³

Update to map title and geography to incorporate Park Royal North



³ Overview Maps 2 & 3 will also be amended to reflect changes to Maps 5 (Ambleside LAP) & 7 (Taylor Way-Park Royal LAP)

New Schedule iv: Estimated 20-Year Housing Capacity

The District of West Vancouver is required, under section 473.1 of the *Local Government Act*, to consider the District's most recent housing needs report and provide for at least the 20-year total number of housing units required to meet anticipated housing needs within the OCP's statements and maps. The below table summarizes West Vancouver's estimated 20-year housing capacity provided within the statements and maps of the OCP.

	OCP Policy	Estimated Remaining Housing Capacity ⁴
Existing Neighbourhoods		2,150 – 2,400
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Taylor Way-Park Royal	2.1.14	1,200 – 1,800
Future Neighbourhoods		5,400
Rodgers Creek	UL8.1c	1,000
Cypress Village	ADP 9.1.1	3,700
Cypress West	2.2.1	700 ⁵
Rental, Seniors, and Supportive Housing	2.1.17-2.1.21	600 – 850
Grand Total		10,750 – 12,250
20-Year Housing Needs ⁶		10,742

⁴ Estimates in ranges are provided for proposed OCP policies. Housing capacity for previously approved projects are based on approved and unbuilt unit counts as of October 1, 2025. The total housing capacity does not guarantee uptake and actual development will depend heavily on macroeconomic economics (e.g., interest rates, construction costs, market demand, etc.). All numbers are rounded to nearest 50s.

⁵ Estimate reflects policy of 2.5 units per acre applied to the Inter Creek and Cypress West areas. However, the OCP enables unit increases based on housing, parks, environment, and other objectives. Estimated housing units would be expected to increase in order to secure the Inter Creek and other important areas above 1,200 feet (e.g., Cypress Falls) as public parkland.

⁶ Based on Interim Housing Needs Report, received on December 9, 2024.