

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.

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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>

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<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> <p>a. Considering site-specific rezoning applications with additional uses, height and density; and</p> <p>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>	<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>

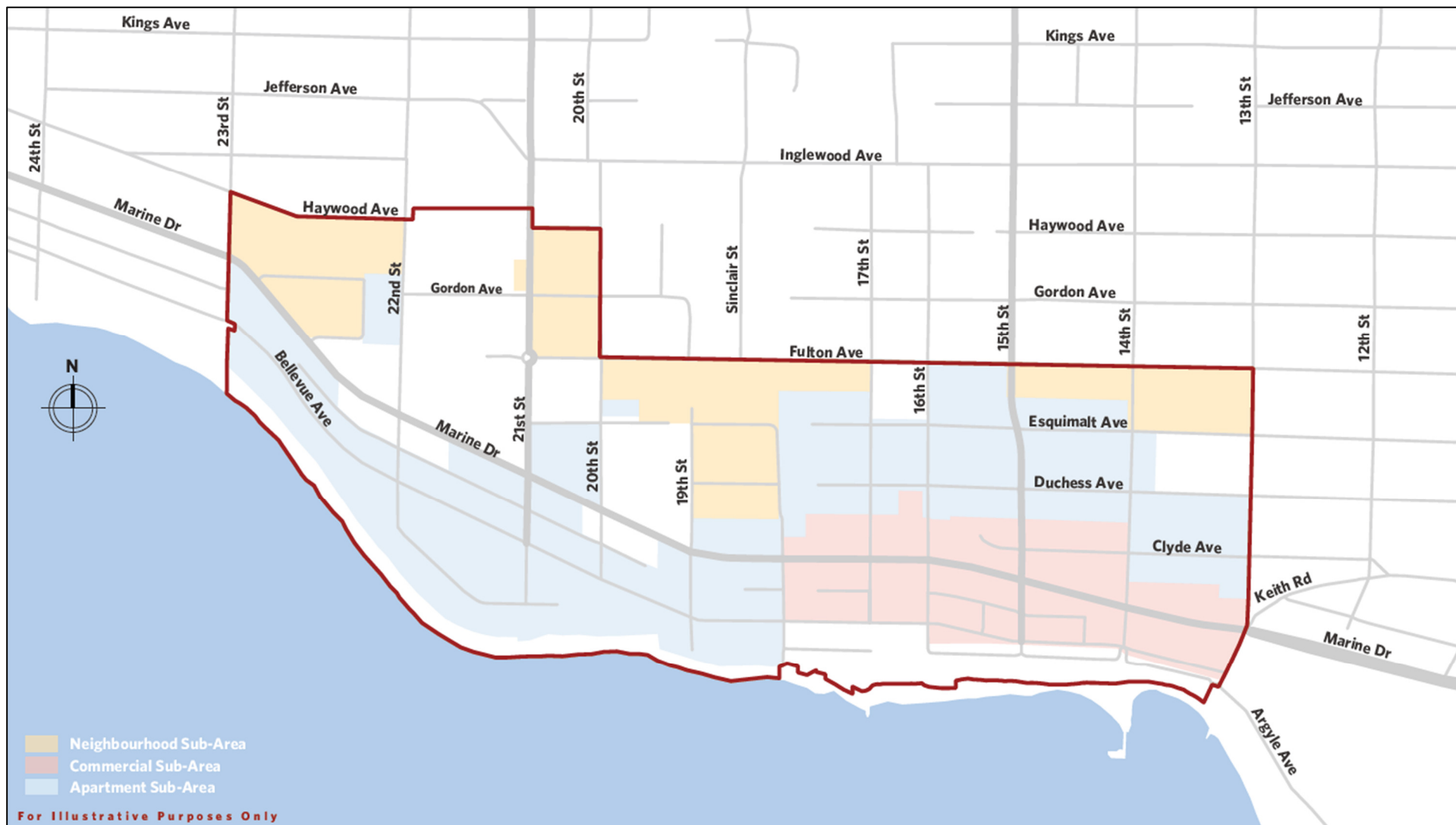
¹ Glossary term proposed to be added for “mixed-market development”: mixed-market housing development that blends various income levels and housing types (e.g., strata, non-market, below-market housing) within a single development project to increase the viability of non-market and below-market housing.

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		<p>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>
<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

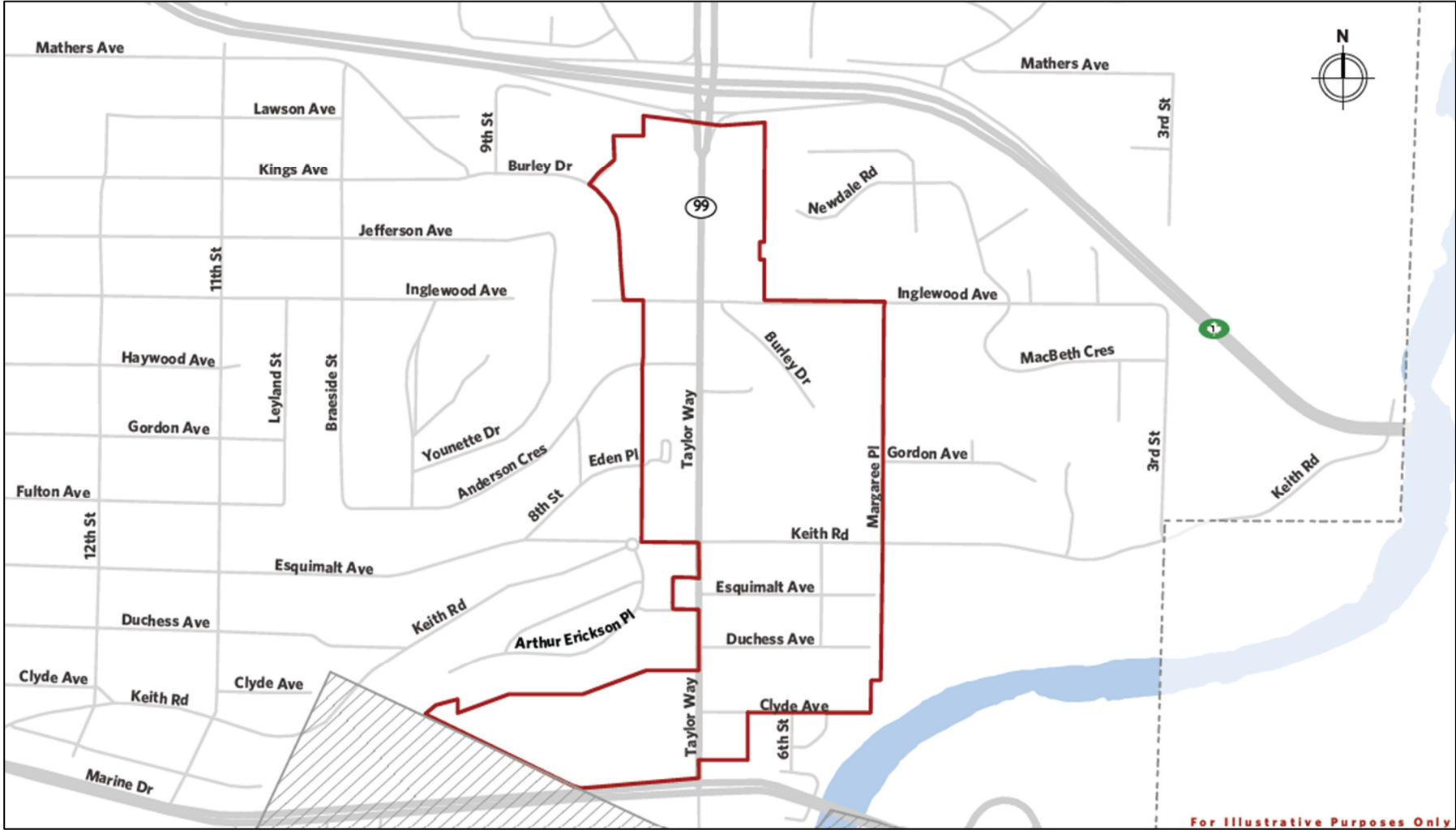
Update to map title and geography to reflect previous Council decisions



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
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 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.