

**Official Community Plan Review:  
Policy Chapter Review Phase 3  
Public Engagement Summary Report | January 2018**

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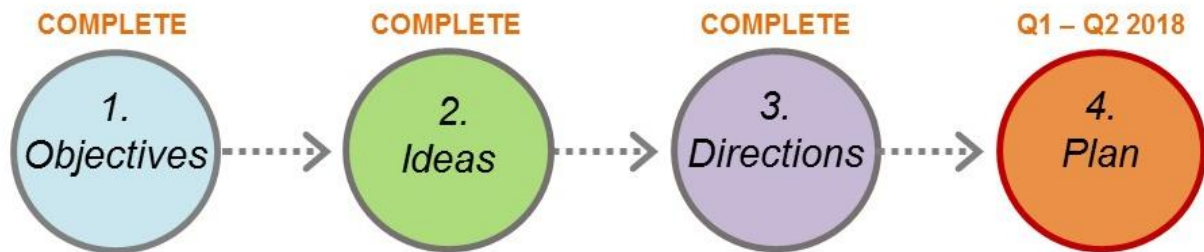
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# 1. INTRODUCTION

The District of West Vancouver is currently reviewing its Official Community Plan (OCP), the District's number one planning tool for the next decade or more. Given that the OCP touches citizens' lives in some way every day (from how housing needs can be met, to where shops, services and community facilities are located, to how we move around and to how we protect the environment and respond to climate change), public engagement is an integral part of the OCP Review process.

The recently completed Phase 3 built directly on the input received during Phase 2, with public engagement opportunities designed to allow citizens to evaluate and refine the "Directions" that emerged from their Phase 2 "Ideas".



Phase 3 continued to offer a range of engagement events that provided different ways for citizens to offer their input. A communications plan promoted the Phase 3 engagement events and included nine ads in the North Shore News, three ads in Paivand, five newsletters, District calendar listings, and 12 social media posts with almost 10,000 impressions. The District's OCP web portal hosted Directions Papers for each OCP topic, event and survey details, and background materials including a video and previous engagement reports. There were ~750 unique webpage views during Phase 3.

This report describes Phase 3 events and summarizes feedback received to provide a concise and factual record of citizen input contributed during this phase. A full transcript of Directions Workshop notes, Directions Survey responses and Housing "Pop-Up" results is also available as a separate document. Public engagement summary reports and transcripts from Phase 1, "Objectives" and Phase 2, "Ideas", are similarly available.

## 2. PHASE 3 OVERVIEW

### Working Group Chair Focus Group:

#### Former chairs/co-chairs of 8 Working Groups

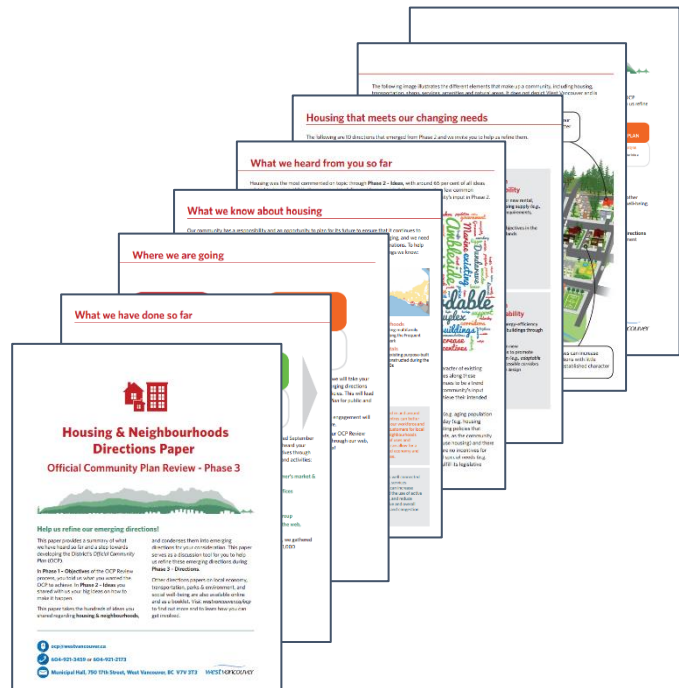
Phase 3 reconvened the Working Group Chair Focus Group, comprised of the former chairs and co-chairs of land-use related working groups. Since the adoption of the existing 2004 OCP, the District has used a citizen-led working group model to develop a range of plans and strategies, many of which addressed the same land-use topics that are OCP requirements. In Phase 3 the focus group reconvened to discuss the ideas generated in Phase 2, the emerging directions for Phase 3 and how they relate to the working group plans and strategies.

Key discussion points from this session included:

- The feedback received during Phase 2 and the community's ideas for each OCP topic are consistent with the suggestions and feedback the focus group members heard throughout their own engagement process over the past decade.
- Directions should be anchored by backgrounders for each OCP topic (the Directions Papers) that provide context to the emerging directions and include facts and trends and feedback from the previous phases to explain where Directions came from and what issues they respond to.
- Though Phase 3 includes topic-specific surveys and workshops, the OCP topics should continue to be presented in a holistic manner and their cross-cutting themes and connections emphasized.
- Directions should highlight what is new or different about what has emerged compared to existing policy.

### Directions Papers:

Five topic-specific Directions Papers were created to present the 50 Directions (10 Directions per topic) that have emerged from Phase 2. These Directions Papers also provided a summary of what was heard throughout the process on each topic and served as a discussion tool to help further refine the emerging directions during Phase 3. The Directions Papers were available online, at the Housing "Pop-Ups" and at Municipal Hall. The topic-specific Directions Papers were also distributed to all participants prior to each workshop as background material.



## Directions Workshops:

### 8 Directions Workshops with 216 citizen attendees

Directions Workshops that featured a combination of facilitated discussion and electronic polling were held for each OCP topic. A variety of locations and times were offered to give residents the opportunity to attend and to ensure a broad range of the community were captured. To ensure a productive discussion workshop attendance was capped at 30 participants and advanced registration was required. Community interest was strongest for the Housing & Neighbourhoods topic, which had a total of four sessions: The two sessions scheduled originally filled up quickly and a third was added to meet demand. A fourth workshop in Mandarin was held to respond to interest from the Chinese community. The registration and waitlist system ensured that demand was monitored and almost no one that wanted to attend a session was turned away.<sup>1</sup>

Each Directions Workshop began with a presentation that provided an overview of the OCP Review process so far, trends and emerging issues, and key topic-specific findings from the previous phases. An external facilitator then led participants through a discussion of the directions. This allowed participants to share their thoughts on each direction and how they should be refined. Following an initial round of discussion an electronic poll, using individual remotes that allowed for anonymous voting, was conducted to determine the level of support for each direction. Typically a second round of discussion followed the polling to clarify the results and ask for any final thoughts on each direction. Section 3 combines the results of the Directions Workshop with the Directions Survey. A full transcript of each workshop including all polling results is also available for review.

## Directions Survey:

### 5 Directions Surveys with 437 responses

Directions Surveys were available for each OCP topic between October 23 and December 10, 2017. Topic-specific surveys were created to provide flexibility to respondents, allowing them to choose the topics they were most interested in, or take time between topics. Surveys were available online, at Municipal Hall and at the Housing “Pop-Ups”. Surveys were also mailed out to residents unable to complete the survey online or access a District facility, to ensure all who wanted to provide feedback were able to. There were a total of 437 responses across the five OCP topics: Housing & Neighbourhoods had the most interest with 167 responses, followed by Transportation with 96. Local Economy with 62, Parks & Environment with 60 and Social Well-Being with 52 responses.

Surveys followed the same format as the Directions Workshops in asking respondents for their level of support for each direction. For each direction respondents were asked to explain either their conditions for moving forward or why they thought the District

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<sup>1</sup> Parks & Environment Workshop was the only session where a handful of potential registrants could not be accommodated; this number was not enough to hold a second workshop on this topic.

should not proceed. A final question allowed respondents to provide new directions they felt the District should consider in Phase 4, the plan.

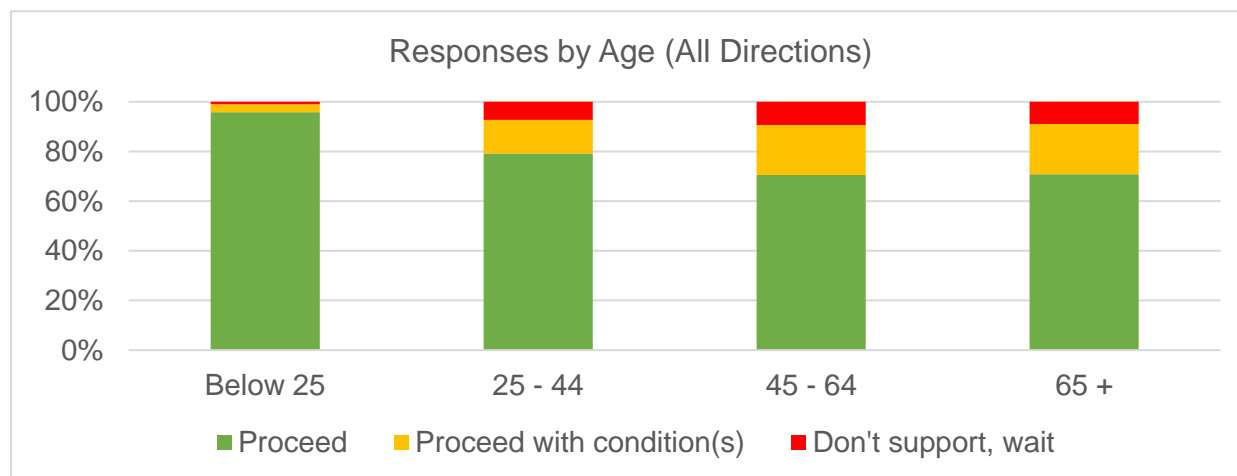
In addition to the questions on each direction, the surveys included a set of demographic questions to provide more information on survey respondents. The table below shows responses to Question 12 “Where do you live?” for each survey topic:

	Total <sup>2</sup>	Percentage
I live in West Vancouver	301	70%
I work or own a business in West Vancouver, but live elsewhere	30	7%
Both live and work/own a business in West Vancouver	76	18%
I visit but don't live or work in West Vancouver	26	6%

The overwhelming majority of respondents live or work in West Vancouver. Ambleside was the most frequent response to “What neighbourhood do you live in?” (26%) followed by Dundarave (18%) and Caulfield (13%). Housing & Neighbourhoods, and Transportation, the two most popular surveys, had responses from every neighbourhood. For each topic less than 7 respondents indicated they only visit West Vancouver. Analysis shows no statistical significance between the place of residence and the responses for any of the OCP topics.

The ages of survey respondents typically reflect current demographics of the District of West Vancouver. For example, for Housing and Neighbourhoods the majority of respondents (51%) were between 45 and 64, followed by those over 65 with 28%. 17% of respondents were between 25 and 44. Youth below 25 were the least represented at 2%. Recognizing this is a difficult demographic to reach, and yet the demographic a plan looking decades ahead must consider, a specific youth engagement program on housing was developed and is described in detail below.

Analysis shows that there is correlation between the ages of survey respondents and their level of support. While the majority of respondents from all age groups supported proceeding with the directions, older respondents were more likely to choose “support with conditions” than younger respondents, as shown in the graph below.

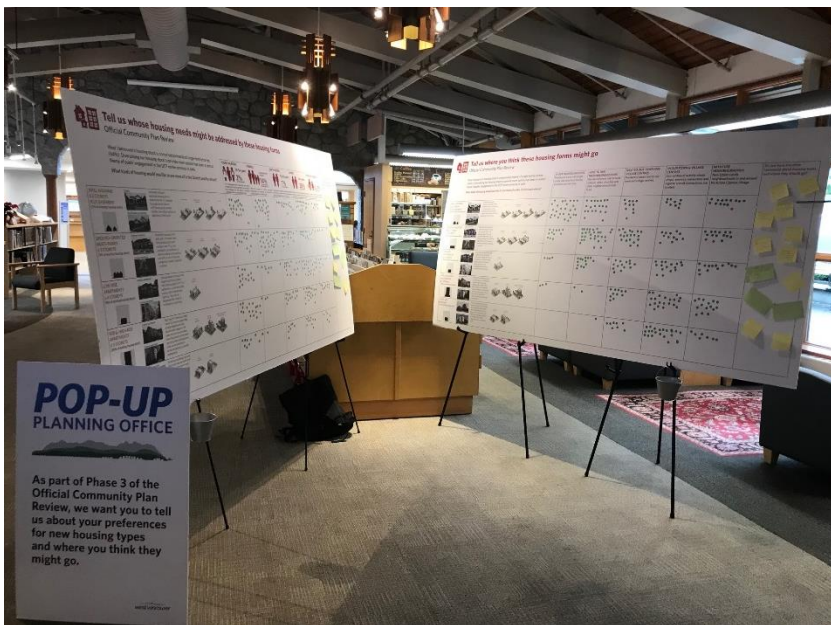


<sup>2</sup> Four respondents did not provide a response to this question.

## Housing “Pop-Ups”

**14 “Pop-Ups” held across the District that engaged almost 600 residents.**

The community’s interest in talking about and addressing the issue of housing was apparent through the first two phases of the OCP Review: Housing diversity was a key element of Phase 1, Objectives, and was the most frequently cited idea in Phase 2. Building on this interest a “Housing Pop-Up” was developed that used a dotmocracy exercise to ask all residents, regardless of literacy or English proficiency, their preferences for where in the District new housing types should be located and whom they should be for. Pop-Ups were hosted at the West Vancouver Memorial Library, the West Vancouver Community Centre, the Seniors’ Activity Centre and the Gleneagles Community Centre. Participation was highest at the Library and the Community Centre. The Seniors’ Activity Centre had the lowest number of dots as citizens preferred to share their housing stories with staff. Turnout was the lowest at Gleneagles, however a number of residents came to the facility specifically for the pop-ups and appreciated having events in their neighbourhood.



The Housing “Pop-Up” consisted of two large display boards that asked residents two questions on housing: “What kinds of housing would you like to see more of in the District and for whom?” and “What kinds of housing would you like to see more of in the District and where?”. The options for both are based on the community’s Phase 2 ideas including who we need to provide housing for (youth, seniors, families and persons with disabilities) and where new housing should be located (town and village

centres, neighbourhood hubs, existing neighbourhoods and the future Cypress Village). These “new” housing types were consistent between the two boards and included: infill housing (e.g. duplex and triplexes), ground oriented multi-family (townhouses), low-rise apartments, mid/high-rise apartments and mixed use buildings. The boards were highly visual, with renderings and images of each housing type to attract attention and encourage participation.

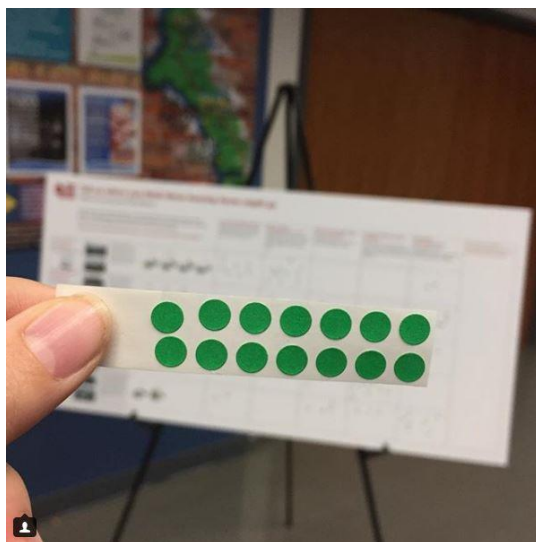
Each Housing “Pop-Up” was manned by planning staff, who were able to respond to citizen questions about the activity, the OCP Review process generally or various housing related queries. Additional resources including the Housing Directions Paper and Directions Survey were also available. Residents who wanted to participate were given green dots to show their preferences and could support as many options as they wanted to, but could place only one dot per option. The results in Section 3 reflect the

opinions of West Vancouver residents, as staff asked potential participants where they were from and limited responses to those who lived in the District.

### Youth Housing “Pop-Ups”

## 6 “Pop-Ups” held in conjunction with District Youth Committees and Youth Centre Drop-In that engaged almost 80 youth.

District youth have been enthusiastic participants in the OCP Review’s public engagement to date. For Phase 3, instead of hosting a single youth event, an OCP presentation and the Housing “Pop-Up” activity were taken to District Youth Committees. The District has an engaged group of young people committed to civic causes and this phase harnessed those interests and engaged almost 80 youth across 6 events. Staff attended the Youth Advisory Committee, the Whatever Youth Committee, the Student Work and Advisory Committee, the Preteen Advisory Committee and the Library’s Teen Advisory Group. An OCP Review themed drop-in was held at the Ambleside Youth Centre to engage youth that were not members of a District Committee. The activity followed the same format as the Housing “Pop-Ups” using the two housing boards to ask youth to consider their future housing needs and the future housing needs of others and where this housing should be located in the District. The results of the Youth events have been combined those from other Housing “Pop-Ups” in Section 3 below.



Phase 3 confirmed the findings of previous youth events: West Vancouver youth are concerned about their future housing options and their ability to stay, or return, to the community where they have grown up. Youth feel their current and future housing needs are best met with two housing types: 1) multi-family housing (low, mid and high-rise apartments and mixed-use buildings) for their immediate futures as young workers and then 2) infill housing (coach houses, duplexes and triplexes) as they subsequently have families of their own. Youth had similarly strong opinions on where these housing types should be located in the community with overwhelming support for adding infill housing into existing neighbourhoods and multi-family options to Town & Village Centres. During discussions youth emphasized their desire to live close to amenities and transportation options in more affordable housing types as they establish themselves as young professionals. They are concerned about housing affordability limiting their future housing options and their ability to transition into other housing types as their housing needs change.

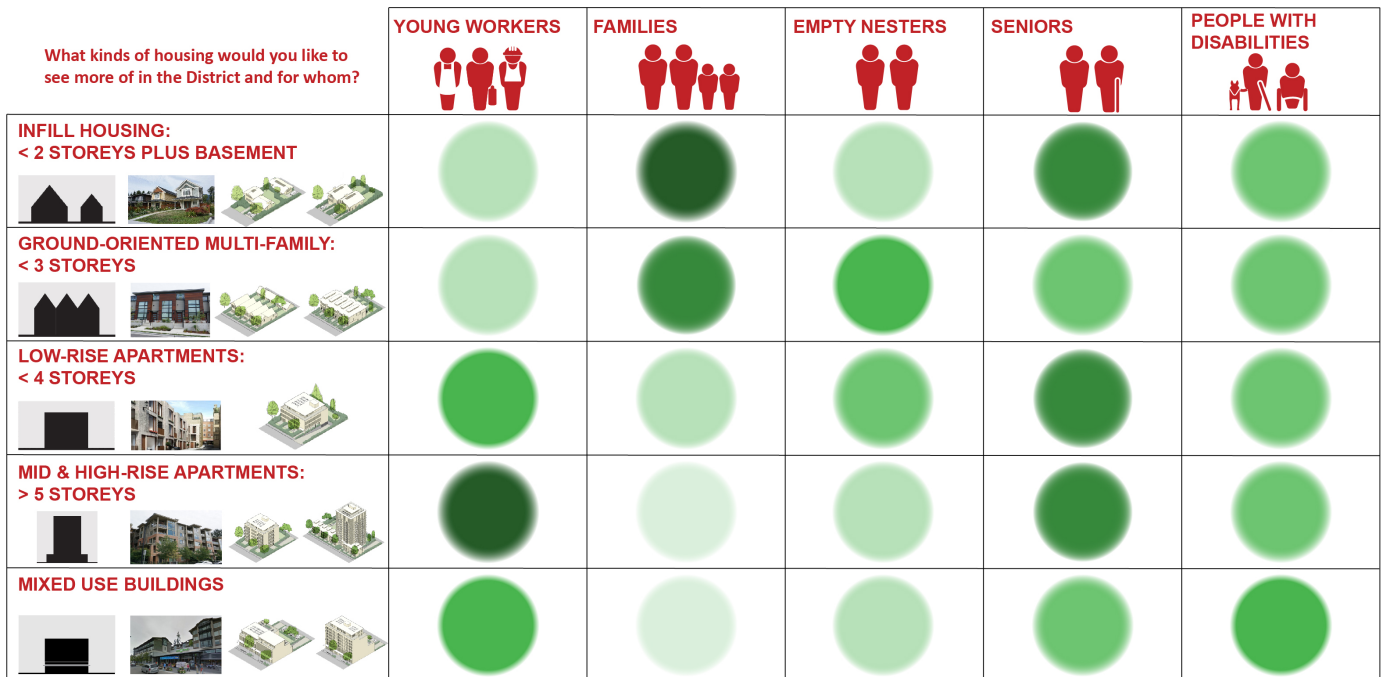
### 3. ANALYSIS OF RESULTS

#### Housing Pop-Ups

The community was asked about the District’s future housing needs at a series of “Housing Pop-Ups” at District facilities. Combined results from each facility and age group<sup>3</sup> illustrate general trends and consensus within the community about how our housing needs can be met and where new housing should be located.

#### Board 1: “What kinds of housing would you like to see more of in the District & for whom?”

The community had clear preferences for how the housing needs of various demographic groups should be met (levels of support are indicated by the intensity of green on the figures below<sup>4</sup>): Young Workers were supported in all types of multi-family housing, but particularly Mid & High rise apartments. These are the most affordable of the housing types proposed and the most likely to be rental units, making them appropriate for those just starting out. For Young Families, Infill Housing (e.g. coach houses, duplexes) was the preferred option followed by Ground-Oriented Multi-Family (townhouses) highlighting the importance of private green space, larger units and multi-level living for households with children. The greatest support for Empty Nesters was Ground Oriented Multi-Family, a first step in downsizing and a transition from a larger property to a smaller unit with some private outdoor space. For Seniors there was equal support for Infill Housing, Low-Rise Apartments and Mid & High-Rise Apartments. This confirms the diverse housing needs of Seniors and the need for housing types that support multiple options including: downsizing in their current neighborhoods or moving into single-level living options and accessible units. For People with Disabilities, Mixed-



<sup>3</sup>Participants at the West Vancouver Memorial Library and the Seniors’ Activity Centre tended to be older with high percentages of seniors, while participants at the two community centres were younger and included a mix of young workers and families. Ages for the youth engagement ranged from 11 – 19.

<sup>4</sup> Darkness of dots show levels of support from Housing Pop-Up boards (the number of dots received)










Use Buildings had the most support, confirming the need to ensure these residents have accessible buildings and units and easy access to shops, services and amenities.

**Board 2: “What kinds of housing would you like to see more of in the District & where?”**

The community also had clear preferences for where new housing types could be located and, given the results from the first board, where certain demographic groups can be best accommodated: Infill Housing (e.g. coach houses and duplexes) was most supported in Neighbourhoods, where housing units for families can be incorporated without altering neighbourhood character. Infill and Ground-Oriented Multi-Family townhouse options were the preferred choice for next to our Neighbourhood Hubs, placing families close to schools, parks and other amenities. Ground-Oriented Multi Family townhouses and Low-Rise Apartments were most popular next to our Town & Village Centres, where units for Young Families, Empty Nesters, and Young Workers can be incorporated. In Town & Village Centres, Mid & High-Rise Apartments and Mixed Use Buildings were the most popular options, offering support for continuing to provide services and amenities in centres and locating the most affordable and accessible housing types close to public transit, where shops, services and amenities are easily accessible. For new neighbourhoods in and around the future Cypress Village, a broad range of multifamily housing (from townhouses to apartments and mixed-use) were supported.




What kinds of housing would you like to see more of in the District and where?	IN OUR NEIGHBOURHOODS	NEXT TO OUR NEIGHBOURHOOD HUBS (SCHOOLS, PARKS, CHURCHES)	NEXT TO OUR TOWN & VILLAGE CENTRES	IN OUR TOWN & VILLAGE CENTRES	IN FUTURE NEIGHBOURHOODS (CYRESS VILLAGE)
<b>INFILL HOUSING:</b> <b>&lt; 2 STOREYS PLUS BASEMENT</b> 					
<b>GROUND-ORIENTED MULTI-FAMILY:</b> <b>&lt; 3 STOREYS</b> 					
<b>LOW-RISE APARTMENTS:</b> <b>&lt; 4 STOREYS</b> 					
<b>MID &amp; HIGH-RISE APARTMENTS:</b> <b>&gt; 5 STOREYS</b> 					
<b>MIXED USE BUILDINGS</b> 					

**Comments:**

Participants were also able to provide additional comments on both boards. The most prevalent comments were regarding affordability and tenure, the need for additional categories including community care, options for incentivizing new housing, and questions and suggestions for transportation and parking.

## Emerging Directions Workshops & Surveys

The Directions Workshops and Surveys asked respondents to indicate their level of support for each emerging directions as follows:

I support, proceed in this direction	
I support, but with conditions	
Wait, do not proceed at this time	

The results of the polling system and survey responses have been combined and summarized for each OCP topic in the following pages. The emerging directions are grouped into their respective themes, and example comments from the workshops and surveys are provided in the summaries.

A full transcript of each workshop including all polling results, as well as survey results are also available for review.





# Official Community Plan - Phase 3 HOUSING

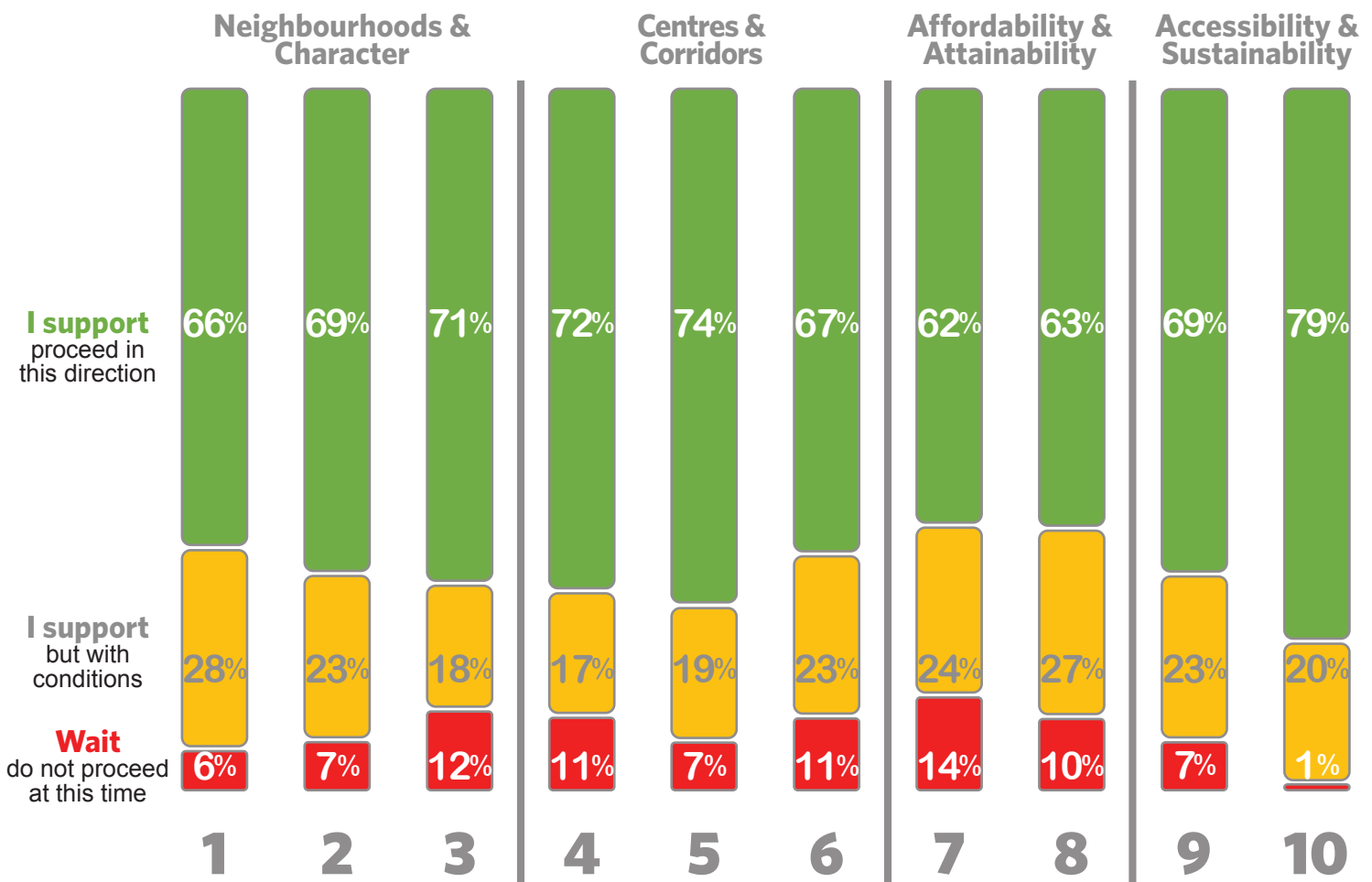
100 community members—some representing stakeholder groups listed below—participated in the workshops, and the District received an additional 167 surveys for a total of 267 respondents.

Ambleside-Dundarave Business Improvement Association  
 Ambleside Dundarave Ratepayers Association  
 British Pacific Properties  
 Hollyburn Family Services Society  
 MyOwnSpace Housing Society  
 North Shore Advisory Committee on Disabilities

North Shore Community Housing Advisory Committee  
 North Shore Community Resources Society  
 North Shore Disability Resource Centre, Vancouver Coastal Health  
 West Vancouver Board of Education  
 West Vancouver Chamber of Commerce  
 West Vancouver Community Foundation

Over 85% of respondents indicated support or support with conditions to proceed with developing policies that address each of the ten directions. A summary of example feedback for each of the four categories follows. Note that percentages may not sum to 100% due to rounding.

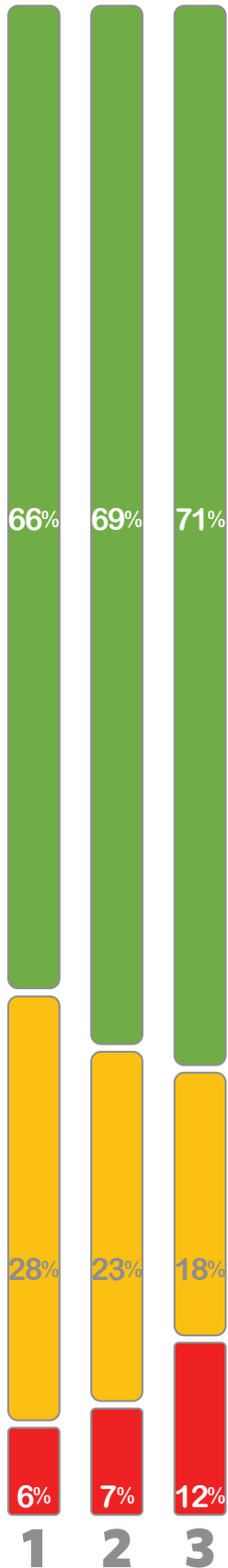
## Combined survey and workshop responses by Housing category





# NEIGHBOURHOODS & CHARACTER

- 1 Review regulations and design standards so that new single-family homes respect established neighbourhood characters
- 2 Identify heritage houses and provide land use incentives for their conservation and restoration
- 3 Increase housing options in neighbourhoods by incentivizing sensitive infills



## Support

The majority of respondents said we should proceed with these directions:

“Yes, more compact housing choices”

“Our kids can’t live here. Now is the time”

“Let’s please [expand options in neighbourhoods] NOW. There are many models in other jurisdictions, and it is a great way to achieve greater density while maintaining character”

“We need to have different strategies for different neighbourhoods and different types of housing”

“We need to infuse all of these directions with urgency and an understanding that if we don’t act we will see a decline in neighbourhoods”

“We need to preserve our heritage to give character and respect our history”

## Support with Conditions

Responses cited addressing the subjectivity of neighbourhood character and considering affordability and transportation as conditions.

“What is neighbourhood character to me is different to everyone”

“I think that it depends on the particular neighbourhood, especially around the issues of availability of parking, traffic congestion and access to public transit”

“Need more to be incentivized [to conserve heritage]”

“If you want more variety of residents, and more affordable housing, the old single family home lots need to be put to better use with higher density infill housing”

## Wait

“Respecting neighbourhood character sounds nice in principle but has often been used as the basis for exclusionary zoning that blocks both a diversity of housing types, and a diversity of residents”

“[Heritage] is not a priority. House people with lesser incomes first-families and seniors”

“[More housing types] would change the character of the neighbourhood”



## CENTRES & CORRIDORS



- 4 Locate new apartments and mixed-use buildings close to shops, services and amenities through the preparation of local area plans
- 5 Identify opportunities for duplexes, townhouses and low-rise multifamily housing as a sensitive transition between centres and single-family neighbourhoods
- 6 Concentrate future Upper Lands development in and around Cypress Village with a diverse range of housing types

### Support

The majority of respondents said we should proceed with these directions:

- “All of these directions need to be actionable and with a sense of emergency”
- “Majority of people want smaller units and to down size, people are looking for this”
- “I would like to see [the diversity of housing forms] expanded throughout the municipality, not just in transition areas”
- “[Transitional housing forms] should have been done 20 years ago. This is the only thing that will encourage young people to move here and it would create better affordability”
- “[Local area plans] make good sense and improve livability without cars”
- “Strongly support [Cypress Village], move density and create green areas”

### Support with Conditions

Responses cited considering transportation impacts and identifying housing options around schools and amenities as conditions.

- “I support mix-use buildings as long as other infrastructure concerns are being addressed, i.e., traffic and parking”
- “We need more rental apartments. Local business and services are suffering because we don’t have more rental and can’t get people to work here”
- “Sure on [Cypress Village], but not to the exclusion of centers that are better served by transit and within walking distance of shops and services”
- “What about smaller nodes? They can be around schools and parks, etc.”
- “Another low lying zoning fruit could be subdivision”

### Wait

- “Commuters have to be able to get to transit—take the transit to them—not the buildings. Do not destroy *the village feel* of Ambleside or Dundarave!”
- “[Transitional housing forms] will add too much density *weakening* West Vancouver’s unique cultural and natural appeal”
- “Full impact of [Cypress Village] traffic must be considered, and I don’t believe our roads...can handle the increase in cars”



# AFFORDABILITY & ATTAINABILITY

- 7 Use development incentives for new rental, affordable and supportive housing supply
- 8 Consider housing needs and objectives in the use of surplus District-owned lands



## Support

The majority of respondents said we should proceed with these directions:

- “Providing incentives for people to create density to provide more housing is very important.”
- “Absolutely, hopefully with additional density considerations to incentivize development”
- “We need more rental buildings for people to live here and for staff.”
- “Agree with [incentives] because housing doesn’t support our labour needs, we are losing good teachers and employees and we need to pay a premium to attract labour supply”
- “...[the District is] a land owner, though not huge, but we can use what we do have”
- “Surplus District-owned lands should be fully used to meet peoples’ need”

## Support with Conditions

Responses cited ensuring the fairness of incentives and balancing a range of community objectives as conditions:

- “Affordable housing in West Vancouver is not the same as affordable housing in other areas. Focus should be on housing diversity”
- “We need to be certain that we are getting a fair allotment of affordable housing units in exchange for development incentives.”
- “[Affordable housing provision] needs to be mandatory and enforceable.”
- “As long as park land and roads and traffic can be planned around the whole development, [using surplus lands] would be a good way forward.”
- “Other community needs should be considered as well”

## Wait

- “People choose West Vancouver for a different lifestyle, allowing for a more rural habitation and ambiance—to destroy this destroys West Vancouver.”
- “It is a gross mistake to think that West Vancouver will ever be affordable.”
- “[Development incentive] doesn’t sound fair/equitable to me”
- “District owned lands should be used for public amenities that can be used by all citizens...[not] rental housing.”



# ACCESSIBILITY & SUSTAINABILITY

- 9 Improve environmental and energy-efficiency standards of new and existing buildings through incentives and requirements
- 10 Include accessibility features in new development and public spaces to promote inclusion and social-interaction



## Support

The majority of respondents said we should proceed with these directions:

- “Supportive of sustainable buildings and access”
- “Minimum baseline should be accessible and environmentally responsible”
- “We should be a leader in green-built housing”
- “Current OCP does not have any policy that speaks to universal or adaptable housing, it should be more explicit”
- “Considering that West Vancouver have lots of seniors and they all age, [accessibility] is more than important—It [should be] mandatory”
- “As we all age we may at some time require [accessibility], it would be nice to age in place or at least have the ability to adapt your unit”

## Support with Conditions

Responses cited addressing the impact of improved accessibility and sustainability on housing affordability as a condition:

- “We should incentivize for existing but require [environmental performance] for new.”
- “Fine for new buildings being planned, but can be very expensive for...older buildings...”
- “Allowing rezoning and density bonuses for environmental and energy efficiency standards instead of affordability standards could be a problem”
- “...[Accessibility] is good but it costs money”
- “...accessibility features should be mandated for new condo buildings, not single family homes”

## Wait

- “I think we have gone overboard in legislation and building construction”
- “I don’t disagree with the intent, the problem is that [environmental performance] requirements will intensify in slowing the provision of housing”
- “Other issues are more pressing than [accessibility]”



Official Community Plan - Phase 3

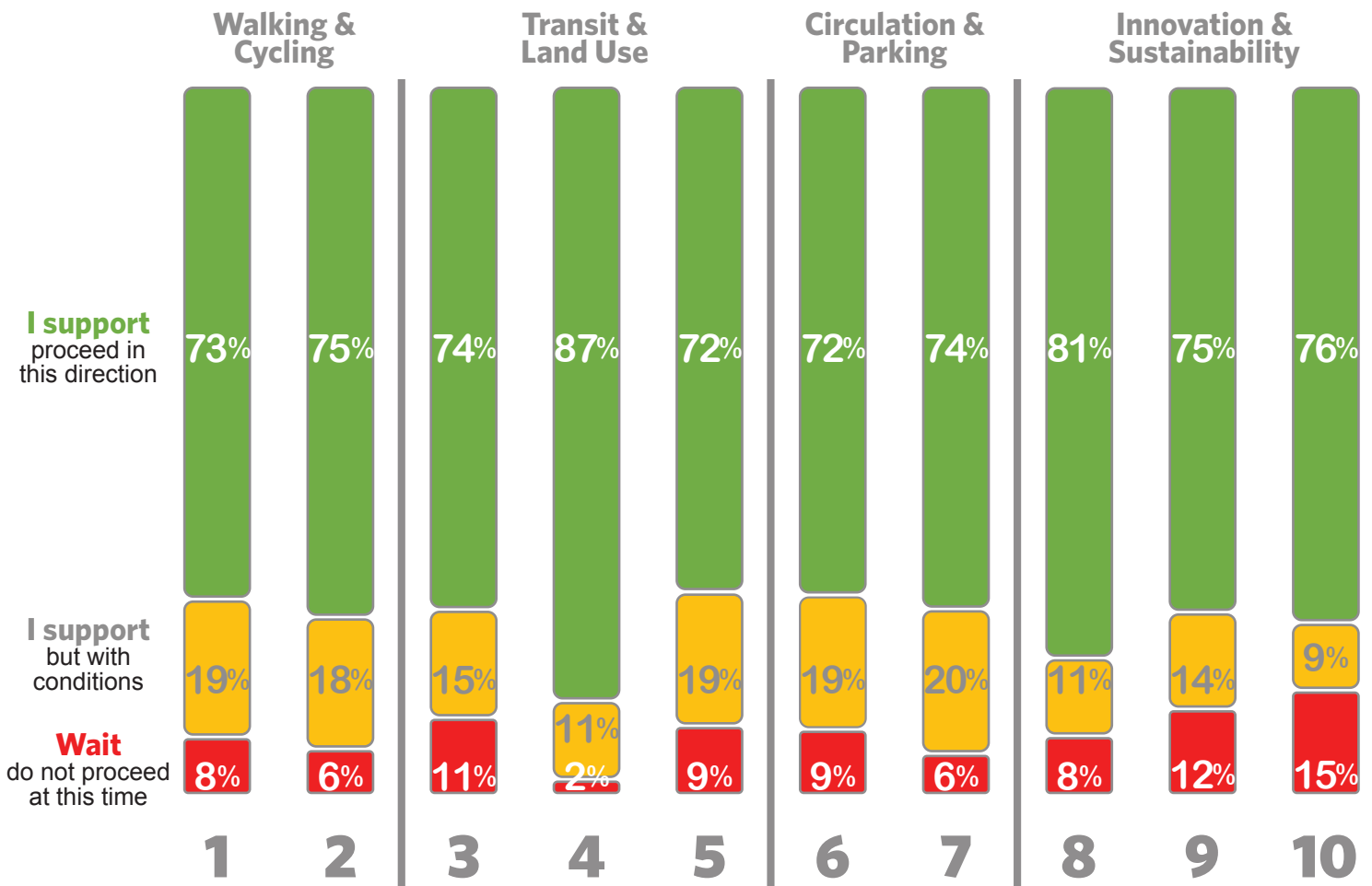
# TRANSPORTATION

21 community members—some representing stakeholder groups listed below—participated in the workshop, and the District received an additional 96 surveys for a total of 117 respondents.

- Ambleside-Dundarave Business Improvement Association
- BC Ferries
- North Shore Advisory Committee on Disability Issues
- Park Royal
- West Vancouver Chamber of Commerce
- West Vancouver Community Foundation

Over 85% of respondents indicated support or support with conditions to proceed with developing policies that address each of the ten directions. A summary of example feedback for each of the four categories follows. Note that percentages may not sum to 100% due to rounding.

## Combined survey and workshop responses by Transportation category







## WALKING & CYCLING

- 1 Enhance safety, accessibility and connectivity for pedestrians and cyclists
- 2 Develop and improve urban connector trails



### Support

The majority of respondents said we should proceed with these directions:

“More options the better”

“...[other cities] are thinking of the future. We are thinking of yesterday.”

“Connecting trails will allow connectivity to all communities”

“So many of us can and should walk more--so [improved pedestrian infrastructure] would be helpful

“...[create] spots where you can stop and relax and people can enjoy the walk.”

### Support with Conditions

Responses cited balancing different modes of transportation and considering specific characteristics of the community as conditions:

“As long as [bicycle infrastructure] isn't at the expense of vehicle lanes”

“Pedestrians should be the first priority...[due to an older] population and hilly terrain”

### Wait

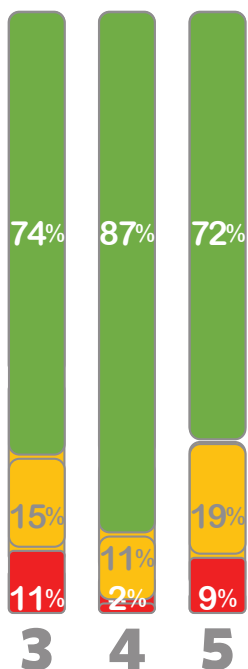
“Bikes are not suitable to our hilly [terrain and] rainy weather and will not be utilized”

“At the moment we have enough [trails]”



## TRANSIT & LAND USE

- 3 Concentrate apartments, shops and services in centres and corridors to support transit ridership and service enhancements
- 4 Collaborate with TransLink and neighbouring municipalities to expand transit service areas, hours and connections
- 5 Integrate the future Cypress Village into a comprehensive multi-modal network



### Support

The majority of respondents said we should proceed with these directions:

“Housing density is required to support transportation”

“better transit connections between N-Van – West Van...not only along Marine Drive”

“Make more villages like Dundarave and Horseshoe Bay with services and higher density residential”

“Create a multi-modal community somewhere in the British Properties as this is lacking considerably”

### Support with Conditions

Responses cited reviewing the future demand for private vehicles as a condition:

“...affordable housing will attract residents who will more likely use public transit”

“explore removal of all private vehicles from [Cypress Village] and any new development”

### Wait

“We already have concentrated housing in our villages / corridors”

“[No support for] isolated developments that suit the development community”



## CIRCULATION & PARKING

- 6 Develop standards and identify areas for traffic calming and safety improvements
- 7 Manage parking strategies in town and village centres to address availability, utilization and the movement of people, goods and services



### Support

The majority of respondents said we should proceed with these directions:

“With our aging population it is imperative to improve pedestrian safety at major intersections”

“Lights at crosswalks...and better policies around road-side landscaping...”

“Implement more roundabouts as well as shared space intersections”

“Put in meters and parking limits for daytime parking”

### Support with Conditions

Responses cited assessing the interrelated parking provision and vehicle use as a condition:

“...[employ] a balanced approach that considers that 70% of West Van residents need their cars”

“The more you focus on parking – the more you encourage driving”

### Wait

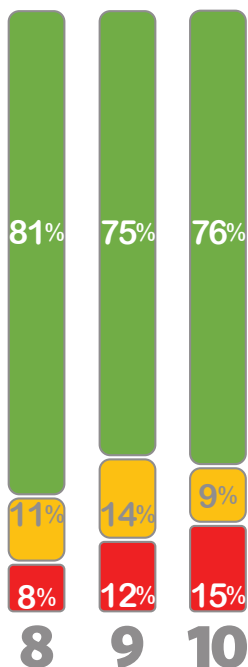
“West Van does not...need [traffic calming and safety improvements] right now”

“Do not take more parking away from Dundarave or Ambleside villages”



## INNOVATION & SUSTAINABILITY

- 8 Promote new regional connection opportunities
- 9 Expand electric vehicle, e-bike, bike and car sharing opportunities
- 10 Integrate health considerations into transportation planning



### Support

The majority of respondents said we should proceed with these directions:

“Encourage more walking and bikes”

“Very important to provide train and ferry services”

“A car coop in West Van would be fantastic”

“...[health] must be a prime concern...[and] co-benefit of active transportation”

“Priority for EVs and bikes and pedestrians”

### Support with Conditions

Responses cited considering the costs and viability of expanded transportation options as a condition:

“Costs need to be considered as ferries can be costly”

“...[expand EV and bicycle infrastructure] where density in new developments is sufficiently high”

### Wait

“Time and energy (and money) is better focused elsewhere”

“Need to have demonstrated need before we proceed”



## Official Community Plan - Phase 3

# LOCAL ECONOMY

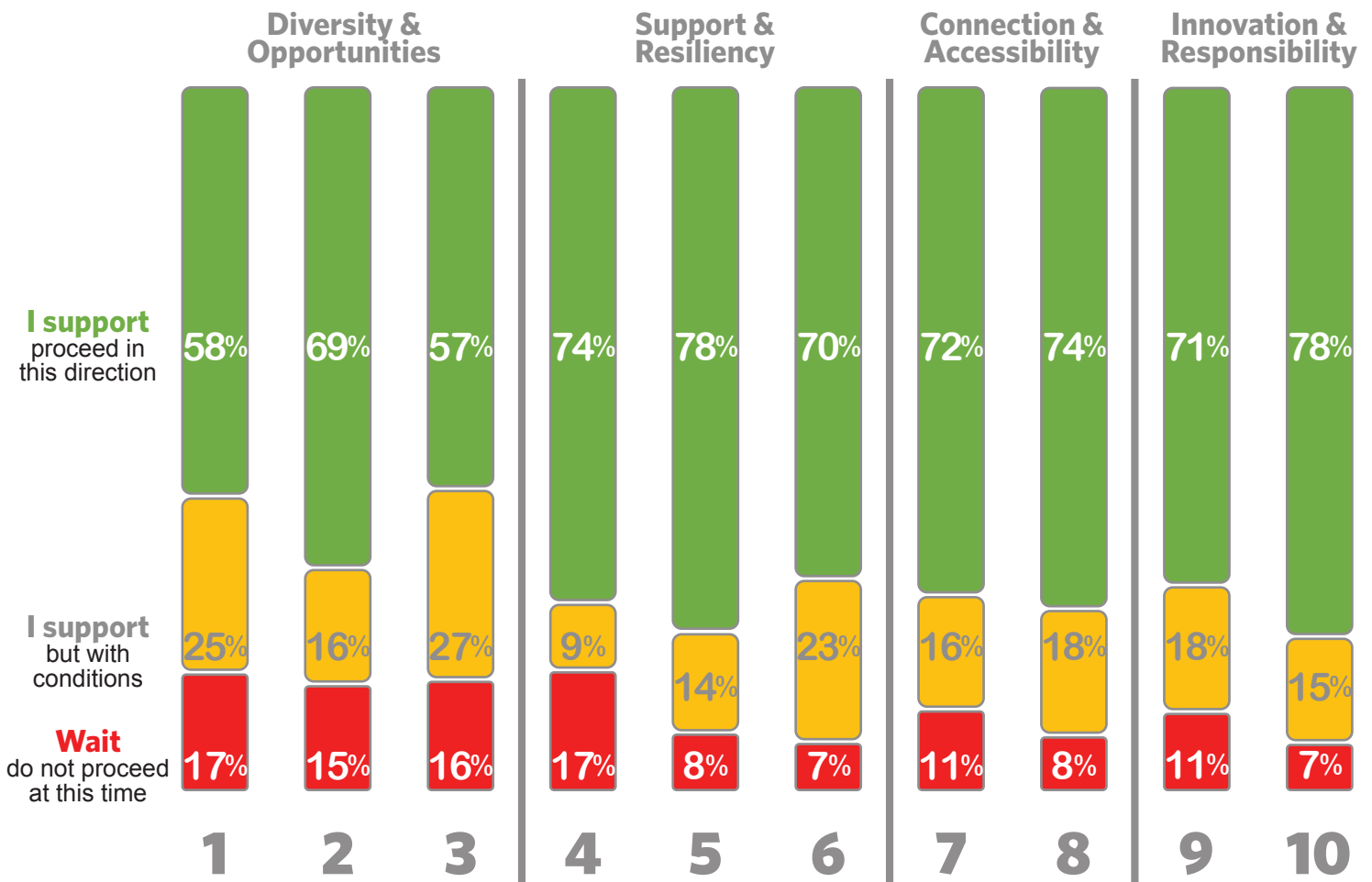
29 community members—some representing stakeholder groups listed below—participated in the workshop, and the District received an additional 62 surveys for a total of 91 respondents.

Ambleside-Dundarave Business Improvement Association  
 Ambleside Dundarave Ratepayers Association  
 British Pacific Properties  
 North Shore Advisory Committee  
 North Shore Community Housing Advisory Committee

North Shore Disability Resource Centre  
 Park Royal  
 West Vancouver Chamber of Commerce  
 West Vancouver Community Foundation

Over 80% of respondents indicated support or support with conditions to proceed with developing policies that address each of the ten directions. A summary of example feedback for each of the four categories follows. Note that percentages may not sum to 100% due to rounding.

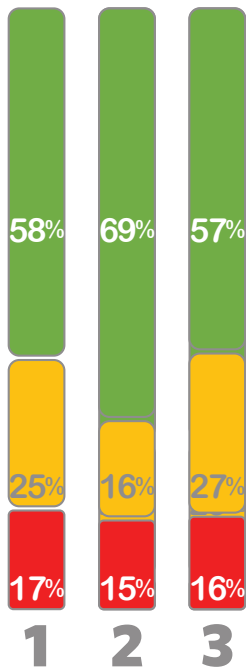
### Combined survey and workshop responses by Local Economy category





## DIVERSITY & OPPORTUNITIES

- 1 Establish West Vancouver as a visitor destination and capitalize on tourism opportunities
- 2 Identify future economic opportunities in technology, education, health care, green industries and other leading sectors
- 3 Expand economic opportunities and space provisions for arts and culture sector



### Support

The majority of respondents said we should proceed with these directions:

“We are paying the price to not supplying these commercial activities and the cost to community is significant... This demands urgency”

“In order to build a vibrant, resilient community... [we] need more opportunities for people to live/work and enjoy the retail/service/business environment”

“We can talk about the businesses we would like to attract, but if we are not willing to open the doors to housing and build commercial space then this will never happen”

### Support with Conditions

Responses cited focusing on competitive advantages and addressing the lack of housing options to meet local labour requirements as conditions:

“Local residents can’t support employment or the bottom line for those operations”

“Most municipalities would like to grow these sectors, but does West Van really have any competitive advantage to attract them?”

### Wait

“Visitors are not a good thing for this community”

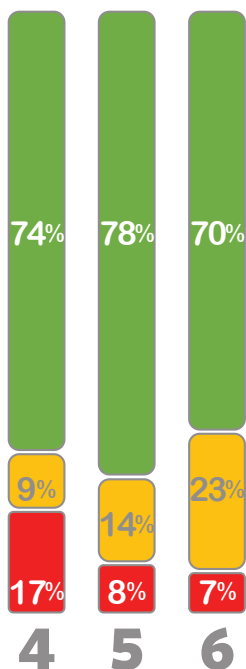
“Where would workers... commute from because they could not afford to live [here]...”

“West Vancouver is a residential suburb that works very well. Leave it that way”



## SUPPORT & RESILIENCY

- 4 Introduce new housing, office and retail opportunities in commercial centres to increase vibrancy and allow more people to live and work in the community
- 5 Enhance streets and public space designs, and place-making features in commercial areas to create attractive experiences for local residents and visitors
- 6 Collaborate with the local business community and other partner organizations to strengthen the local economy



### Support

The majority of respondents said we should proceed with these directions:

“We have been talking about this for years. It is time to enact a solid plan”

“We are in a crisis state and without [new housing and employment opportunities] nothing else will happen. It is the backbone of everything with the economy”

“There needs to be an Economic Planning and Development urgency in the OCP – to bring in diverse housing types and transit corridor development”

“Allow more density and promote usage of parks and forests”

### Support with Conditions

Responses cited taking more urgent action on housing and improving safety with public space enhancements as conditions:

“We have lost 5% of our population and about to lose far more as there is nowhere to move to. There is no sense of urgency”

“First and foremost we need safe streets and public spaces”

### Wait

“The thought that new housing would provide employees/workers for local shops and services is misguided”

“Not a responsibility of local government, but the business associations”



## CONNECTION & ACCESSIBILITY

- 7 Improve multi-modal connection, wayfinding and accessibility along commercial and employment centres, corridors and destinations
- 8 Review commercial parking provisions in centres while considering safety, accessibility and walkability of customers



### Support

The majority of respondents said we should proceed with these directions:

“Supporting density and transportation is key”

“We need more pathways, sidewalks, and bike ways to connect our communities”

“Why would we wait here? I want to see this improved throughout the community”

“It is important that employees can drive or commute to their workplaces and have adequate parking”

### Support with Conditions

Responses cited pursuing an integrated approach to guard against adverse business impacts and focusing on accessibility as conditions:

“I agree with...bike lanes, but think consideration should be given to vehicle use as well”

“Accessibility will be an increasingly huge problem...[due to the] aging population...”

### Wait

“Cycling lanes a luxury we cannot afford when we have gridlock for commuters”

“Parking meters are not acceptable”



## INNOVATION & RESPONSIBILITY

- 9 Provide incentives and remove barriers for small business start-ups
- 10 Encourage and support socially and environmentally-responsible business practices and innovations



### Support

The majority of respondents said we should proceed with these directions:

“Current OCP does nothing for local economy, we need to shift and incentivise”

“Small businesses drive the local economy. We need to remove barriers...[and] support the existing businesses”

“Encouraging positive, forward-thinking people and supporting their initiatives are key”

“Would like for the municipality to walk through the business process and stream line every step of the process”

### Support with Conditions

Responses cited supporting existing businesses, reducing red-tape and not adding to municipal costs as conditions:

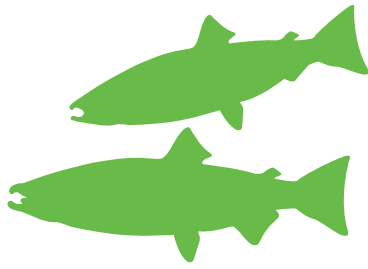
“Small businesses drive the local economy. We need to remove barriers...[and to] support the existing businesses”

“We are all in favour of a better environment but we need to balance with costs”

### Wait

“We can only operate within our legislative limits”

“...the community has older, unresolved matters it needs to deal with first”



## Official Community Plan - Phase 3

# PARKS & ENVIRONMENT

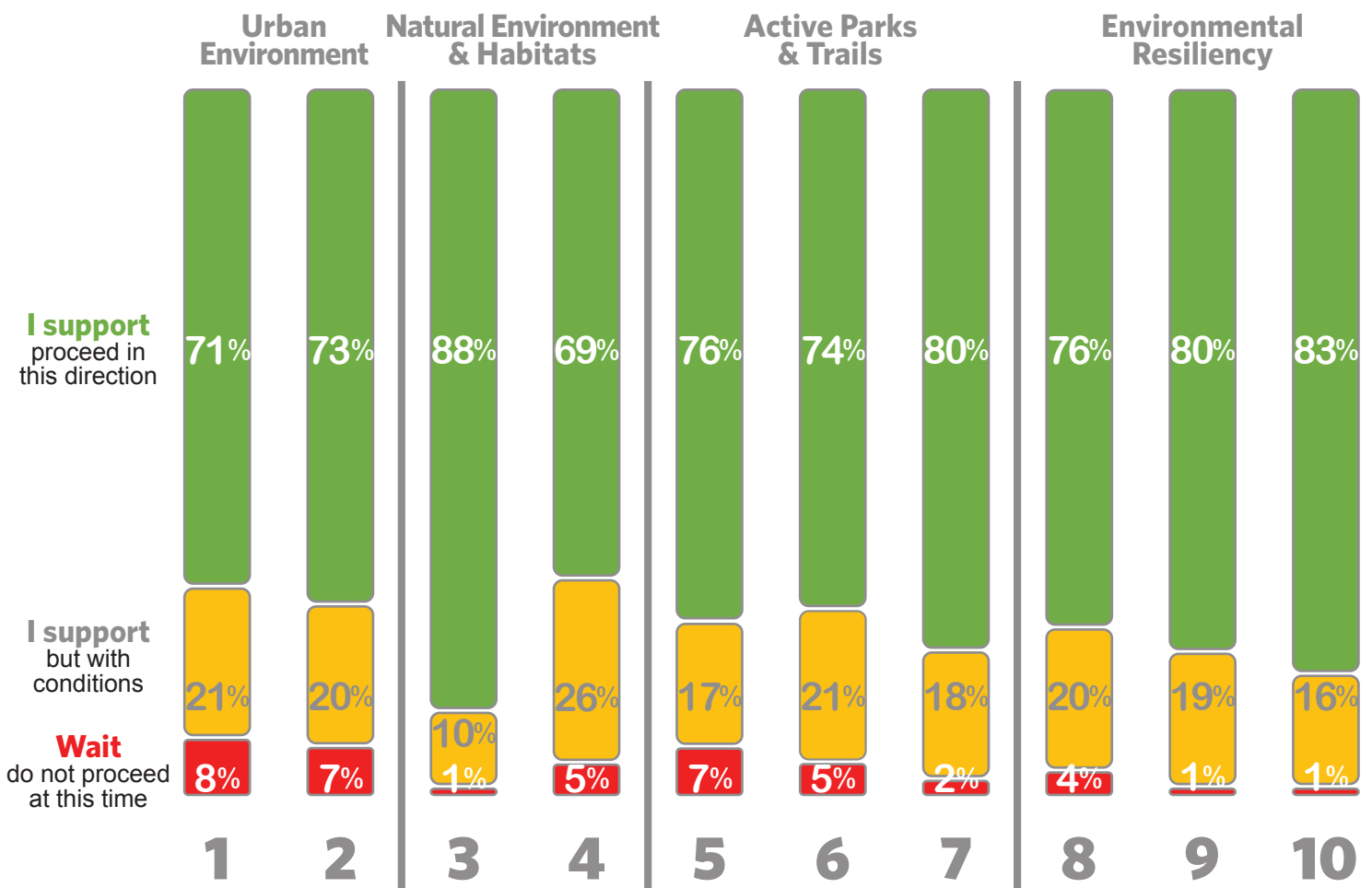
27 community members—some representing stakeholder groups listed below—participated in the workshop, and the District received an additional 60 surveys for a total of 87 respondents.

British Pacific Properties  
 Nature House  
 North Shore Advisory Committee on Disability Issues  
 Old Growth Conservancy

Urban Wildlife Specialist  
 Vancouver Coastal Health  
 West Vancouver Streamkeepers

Over 90% of respondents indicated support or support with conditions to proceed with developing policies that address each of the ten directions. A summary of example feedback for each of the four categories follows. Note that percentages may not sum to 100% due to rounding.

### Combined survey and workshop responses by Parks & Environment category





## URBAN ENVIRONMENT

- 1 Review construction regulations and development controls to minimize the impact of new houses and enhance protection of creeks, streams, riparian and foreshore habitats
- 2 Use new development to restore the environment and enhance ecosystem services



- Support**  
The majority of respondents said we should proceed with these directions:
- “...[restrict] oversized homes that look totally out of place”
  - “Tighten up policies to prevent drastic landscape changes to begin with”
  - “...[establish] an oceanfront to head of water walking trail”
  - “...green trees are vital to maintaining the health of our planet...”
- Support with Conditions**  
Responses cited refining controls to address specific conditions and ensuring enforcement as conditions:
- “Regulations have to be tailored to the different specific considerations”
  - “Don’t shade us out with massive trees”
  - ...[controls] are flawed... [without] strict regulations to enforce it.
- Wait**
- “Construction regulations are one of the reasons for the pricey houses”
  - “People should be able to develop...private lands without other people interfering...”



## NATURAL ENVIRONMENT & HABITATS

- 3 Identify and protect environmentally sensitive areas and actively manage natural assets in recognition of the ecosystem services they provide
- 4 Maximize Upper Lands forest protection by creating compact neighbourhoods and restricting development above 1,200 feet

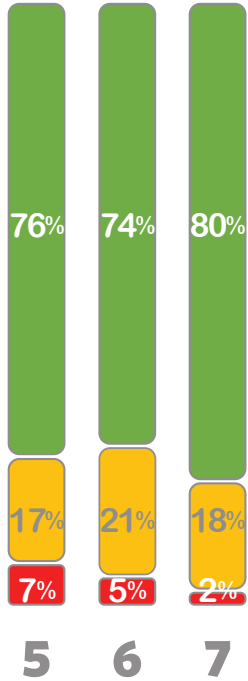


- Support**  
The majority of respondents said we should proceed with these directions:
- “...[nature] is what makes West Van special”
  - “...transfer density from the western side [of the Upper Lands] to create compact neighbourhoods”
  - “...use local resources; [blasting] rock is very valuable to shoreline protection and habitat enhancement”
- Support with Conditions**  
Responses cited considering housing and traffic together and District-wide as a condition:
- “...[these] issues have to be balanced with the transportation and housing needs”
  - “...no development of the Upper Lands until there is greater densification of the [already developed] lands”
- Wait**
- “This is about trees...[they should not] grow so big as to impose on the neighbours...”
  - “[owners of] lots above the 1200 ft level should have the right to build a...cabin”



## ACTIVE PARKS & TRAILS

- 5 Seek to acquire new active parks and trails that meet community needs through new development
- 6 Acquire strategic lands to enable active management of and access to the waterfront
- 7 Apply best practices in managing parks



### Support

The majority of respondents said we should proceed with these directions:

“...close to nature...yet it is not easy to access much of that nature”

“Our city has been super heroes in this regard”

“[with] new houses being built we MUST maintain green areas”

“...more signage and education on all the amenities available for the public to use”

### Support with Conditions

Responses cited balancing public lands and facilities provision of recreation, habitat and revenue as a condition:

“A formal process to engage volunteers to maintain trails and parks is required”

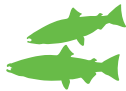
“...active parks and trails...[must] respect wildlife corridors and habitat”

“...we need...[facilities that] generate revenue as well”

### Wait

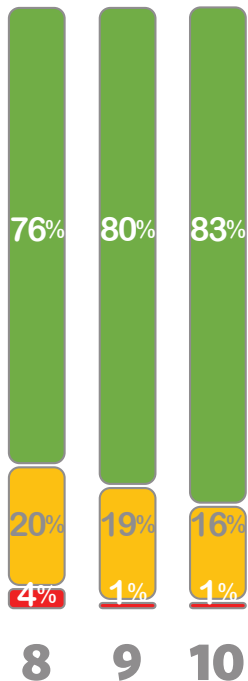
“...[maintain] existing...before having to make new developments pay for new parks”

“Waterfront is perfect as is”



## ENVIRONMENTAL RESILIENCY

- 8 Advance climate strategies on land use, buildings, transportation and waste
- 9 Enhance the foreshore to prevent erosion, preserve habitat and increase resiliency to climate change impacts
- 10 Review policies and regulations to manage potential environmental hazards



### Support

The majority of respondents said we should proceed with these directions:

“...[don't] just preserve [the environment] but need to enhance and make it better”

“Hope to see more actionable words.”

“Set a renewable energy target as soon as possible”

“...add earthquake response to this [hazards] list”

### Support with Conditions

Responses cited considering extent of public access and limiting cost as conditions:

“...tax bill is getting excessive”

“enhancements could be done in such a way that foreshore/water access is maintained or improved”

### Wait

“Less rules and regulations so that there are more affordable options... [without] fees”

“Focus on public [not private] foreshore areas”





## Official Community Plan - Phase 3

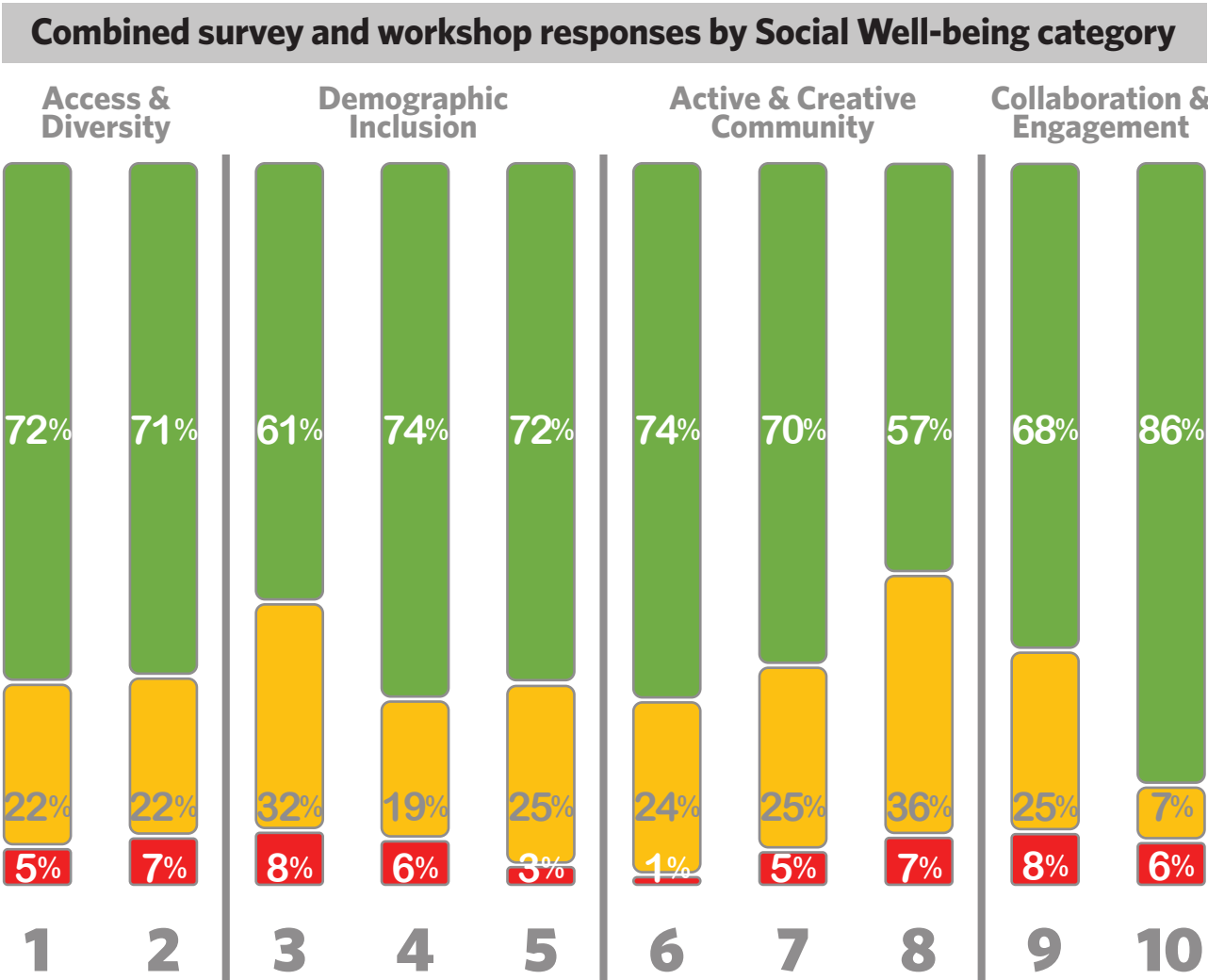
# SOCIAL WELL-BEING

30 community members—some representing stakeholder groups listed below—participated in the workshop, and the District received an additional 52 surveys for a total of 82 respondents.

Ambleside-Dundarave Business Improvement Association  
 Ambleside Dundarave Ratepayers Association  
 Hollyburn Family Services  
 North Shore Advisory Committee on Disability Issues  
 North Shore Disability Resource Centre  
 North Shore Multicultural Society

Seniors Activity Centre Advisory Board  
 Vancouver Coastal Health  
 West Vancouver Community Centres Society  
 West Vancouver Community Foundation  
 West Vancouver Memorial Library Foundation.

Over 90% of respondents indicated support or support with conditions to proceed with developing policies that address each of the ten directions. A summary of example feedback for each of the four categories follows. Note that percentages may not sum to 100% due to rounding.





- 1 Provide facilities, supports, services and information that are welcoming, barrier-free, inclusive and accessible for all
- 2 Advance diversity and provide opportunities for new residents to participate fully in civic, cultural and social life



### Support

The majority of respondents said we should proceed with these directions:

“Everyone should be able to access wherever they want to go”

“We need to include people with disabilities including those low on poverty line”

“By all means we need to try to integrate new arrivals”

“One of the services that there is a real opportunity is multi language communication”

### Support with Conditions

Responses cited expanding universal access and supporting all ages and abilities in a cost-effective manner as conditions:

“A city can only provide so much...Don’t go into huge debt to offer everything”

“...have a distinct approach to the word access and consider universal accessibility”

“Support seniors and different groups...[including] families with young children...”

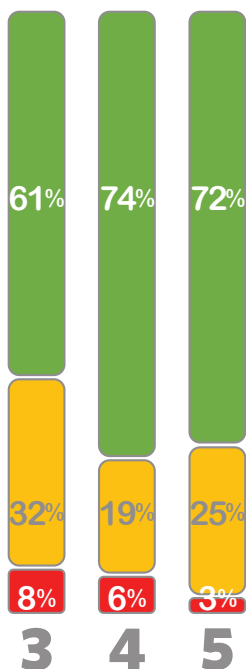
### Wait

“Waste of taxpayers’ money. Keep West Vancouver as a bedroom community”

“This is trying to change the character of West Vancouver”



- 3 Provide a range of attainable housing options to meet the current and future needs of different ages and incomes
- 4 Help children, youth and families thrive through parent education, early learning opportunities, support for child care and empowering youth with services and facilities
- 5 Address the needs of our aging demographics with lifelong learning opportunities and age-friendly programs and facilities



### Support

The majority of respondents said we should proceed with these directions:

“All different housing and density should be looked at”

“We are missing housing for people of lower income and support all the folks and employees that live here”

“Integrating all age groups together creates a strong community”

“When people, seniors and families, can stay and age in place, they can better maintain their social connections and social well-being”

### Support with Conditions

Responses cited taking more urgent action to expand options and to enable all demographic groups to stay in our community as a condition:

“...we need to dramatically increase our housing supply...[or] nothing will change”

“...[improved] affordable housing, transportation and child care, jobs will be critical to attract and retain younger (and older) generations”

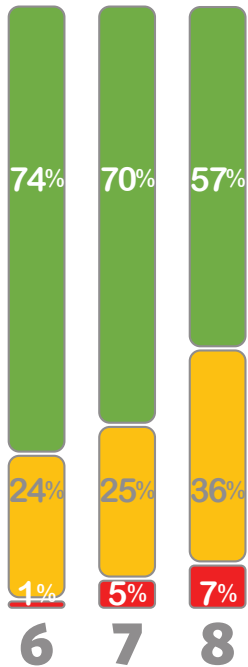
### Wait

“A municipality can only do so much. This is a provincial responsibility”

“More proposal for increased density. Not acceptable”



## ACTIVE & CREATIVE COMMUNITY



- 6 Build a strong community through sports, leisure, recreational, library and cultural activities and programs
- 7 Design public spaces that encourage active living, community vibrancy and social interaction
- 8 Identify opportunities for private development to provide amenities and facilities

### Support

The majority of respondents said we should proceed with these directions:

“More social gathering in West Vancouver would be nice”

“Support private entrepreneurship with incentives and...less regulated options”

“We should connect and make full use of the resources we have in West Vancouver”

“...Art Center [should] be all season, weather proof shelter and culture center for all ages of West Vancouver residents”

### Support with Conditions

Responses cited incorporating arts and culture in public spaces and clarifying the amenities expected to be delivered through development as conditions:

“...emphasis now should be given to creating new and enhanced [cultural] facilities”

“Providing clarity to public and developers is necessary”

### Wait

“...[designing vibrant public spaces] sounds a little over the top”

“...we are beyond identifying [additional amenities], we are at what we require”



## COLLABORATION & ENGAGEMENT



- 9 Collaborate with stakeholders, agencies and organizations to provide broad services to the community
- 10 Provide meaningful engagement and volunteerism opportunities to enhance the delivery of civic programs and services

### Support

The majority of respondents said we should proceed with these directions:

“Community participation is crucial to building healthy communities. Again partnerships and collaborations across sectors...is important”

“Mental health and settlement services are especially needed”

“Volunteerism should be encouraged as also a great way to develop community spirit”

“We need more of these types of services. We rely on North Vancouver for so many services and there are wait lists for everything”

### Support with Conditions

Responses cited engaging a greater diversity of residents, creating employment opportunities and supporting volunteerism as conditions.

“We have to do better in gaining a broader representation”

“Huge segment of population who are not employed...[and] want to be employed”

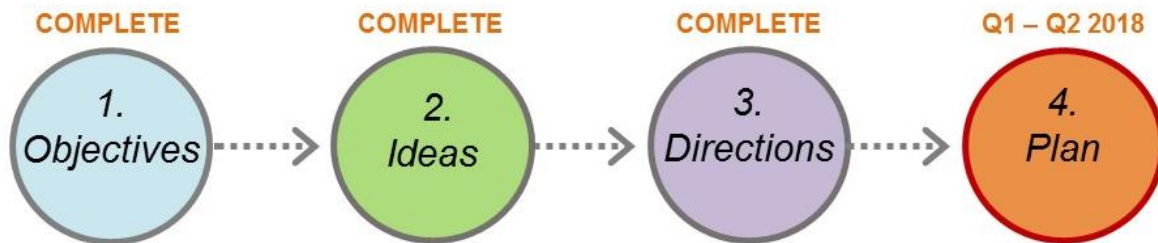
### Wait

“...[broad community services are] not within the jurisdiction of a municipality”

“...[engagement and volunteerism are] a waste of taxpayers’ money”

## 4. Next Steps

In 2018 the OCP Review will move into Phase 4 “Plan”, the final phase of the OCP policy chapter review. This phase will be conducted in two parts: first a “draft plan” will be presented to the community for review and comment. Then, following edits and revisions, the “Draft Plan” will be updated into a “Proposed Plan” with subsequent public input per the legislative requirements for an OCP (including notably a public hearing).



Thank you to everyone who participated in the public engagement events of Phase 3 and helped us to evaluate and refine the directions that had emerged from Phase 2. As the OCP Review enters its final phase, there will still be opportunities for public engagement and input as we plan for the future of West Vancouver. Please visit [www.westvancouver.ca/ocp](http://www.westvancouver.ca/ocp) to sign-up for project updates and stay engaged as the project moves forward.