

District of West Vancouver

Official Community Plan

REVISED DRAFT – TRACK CHANGE COPY

This document highlights revisions that have been made to the Draft OCP (released and dated February 13, 2018)

Please Note:

Final Plan will be professionally formatted with images and illustrations.

May 2018

Note:

Orange text = new;

~~Crossed-out text~~ = removed/replaced;

highlighted texts = specific comments on changes (e.g., adjustments)

Removed introduction to draft plan.
 Table of Contents and page numbers updated to reflect revised plan.

Table of Contents

1.	Introduction.....	1
1.1	Background and History	1
	West Vancouver Milestones	2
1.2	Community Context and Key Trends	3
	Aging Population and Loss of Young Families.....	3
	Housing Affordability and Diversity	5
	Climate Change.....	6
1.3	Regional Context.....	7
1.4	OCP Scope & Legislative Context	9
1.5	OCP Review Process	10
1.6	OCP – Action and Vision	11
	2041 OCP Targets.....	13
	Plan Structure and Organization.....	14
2.	Community-Wide Directions	15
	Relationship between the OCP Themes.....	15
A –	HOUSING & NEIGHBOURHOODS	16
2.1	Existing Neighbourhoods.....	16
	Regenerating our neighbourhoods with sensitive infill units	18
	Expanding missing middle options.....	18
	Respecting character and protecting heritage.....	20
	Strengthening our centres and corridors through local area plans	23
	Advancing housing affordability, accessibility and sustainability	23
2.2	Future Neighbourhoods.....	31
	Managing new development in the Upper Lands through area development plans.....	33
	Planning the new Cypress Village and Cypress West neighbourhoods	34
B –	LOCAL ECONOMY	38
2.3	Local Economy and Employment	38
	Strengthening our commercial centres and nodes	40
	Supporting tourism and visitors.....	41
	Promoting opportunities and innovation.....	42

C – TRANSPORTATION & INFRASTRUCTURE	44
2.4 Mobility and Circulation.....	44
Encouraging walking and cycling	46
Supporting transit mobility and regional connections	46
Enhancing network accessibility, safety and efficiency	47
Promoting sustainability and innovation.....	47
2.5 Municipal Operations and Infrastructure	51
Applying best practices for municipal utilities	53
Leading through sustainable operations	54
D – PARKS & ENVIRONMENT	55
2.6 Natural Environment.....	55
Managing our urban environment	57
Protecting and enhancing ecological integrity	57
Mitigating climate change and building resiliency.....	58
2.7 Parks & Trails	60
Managing our valuable parks system.....	62
Protecting the Upper Lands natural assets	63
Promoting trails and access to nature.....	63
E – SOCIAL WELL-BEING.....	65
2.8 Access and Inclusion.....	65
Supporting demographic and cultural diversity	67
Enhancing public facilities and spaces.....	67
Promoting an engaged community	68
2.9 Community Health and Cohesion	69
Enabling an active community	71
Embracing arts, creativity and lifelong education	71
Enhancing community health.....	71
3. Plan Management	74
3.1 Plan Implementation.....	74
Financial planning process	75
Financing public amenities	75
Land speculation and plan estimates.....	75
3.2 Plan Monitoring.....	76
Schedule i. Regional Context Statement.....	i.i
Schedule ii. Area-Specific Policies & Guidelines	ii.i

Schedule iii. Glossary..... iii.i

List of maps and page numbers updated to reflect revised plan.

List of Maps

Map 1. Neighbourhood Infill Opportunities	21
Map 2. Marine Drive Transit Corridor	22
Map 3. Local Area Planning Boundaries	26
Map 4. Marine Drive Local Area Plan Boundaries	27
Map 5. Ambleside Town Centre Local Area Planning Boundaries.....	28
Map 6. Horseshoe Bay Local Area Planning Boundaries	29
Map 7. Taylor Way Local Area Planning Boundaries	30
Map 8. Upper Lands Planning Framework	36
Map 9. Cypress Village and Cypress West Areas	37
Map 10. Commercial and Tourism Areas	43
Map 11. Active Transportation	49
Map 12. Transportation Network	50
Map 13. Natural Environmental Resources	59
Map 14. Parks and Major Trails	64
Map 15. Major Community Social Assets	73

1. Introduction

1.1 ~~Community Context~~ Background and History

West Vancouver is located on the traditional territory of Coast Salish peoples, including the Squamish, Tsleil-Waututh and Musqueam First Nations. Since the incorporation of our municipality in 1912, the District of West Vancouver has grown to become a collection of distinct neighbourhoods set within nature. Together these neighbourhoods form an ~~waterfront~~-~~oceanfront~~ community extending along Burrard Inlet from Howe Sound to the Capilano River.

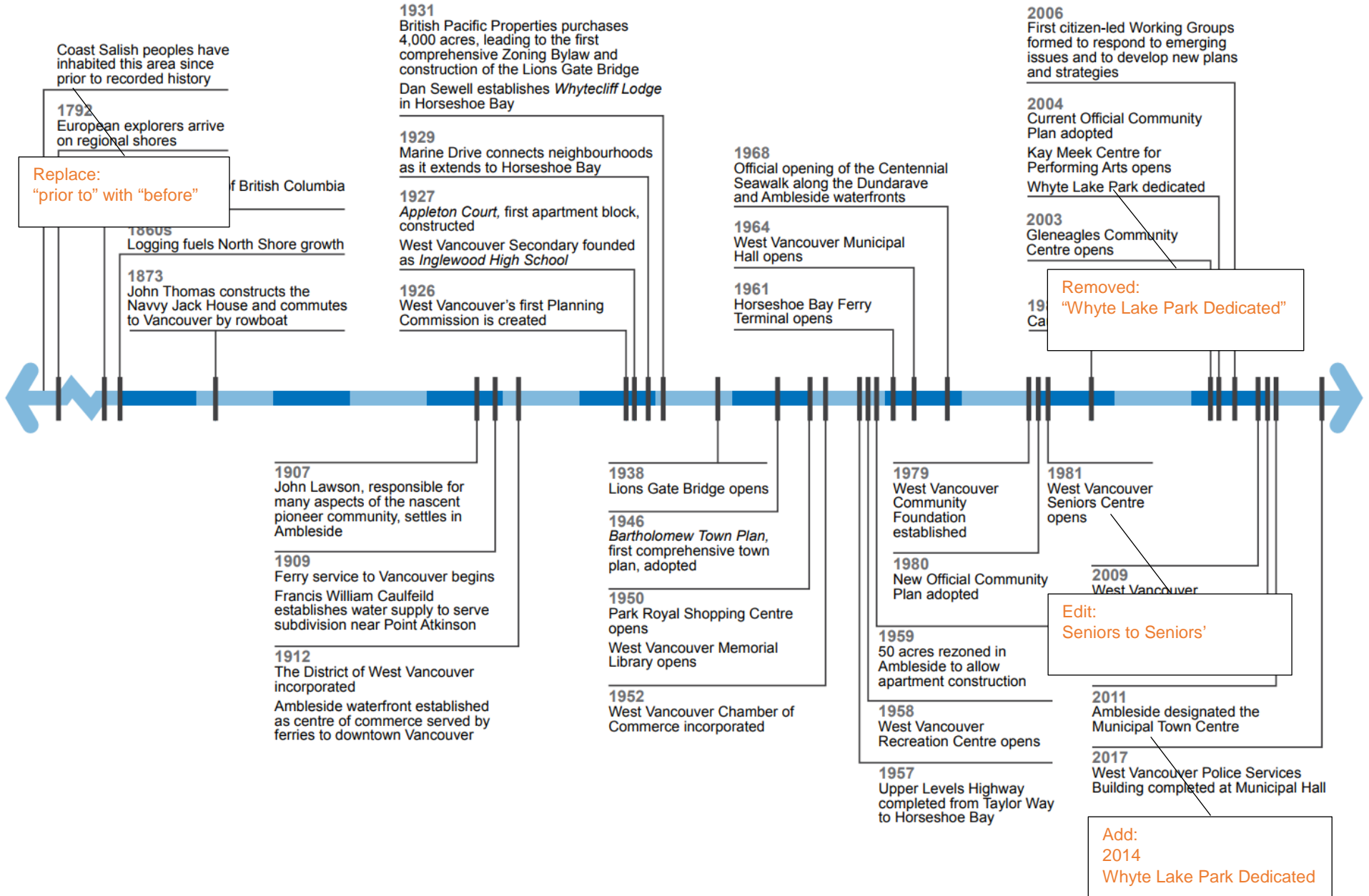
The North Shore Mountains define much of our terrain and serve as the backdrop to our community. We share our borders with the District of North Vancouver and the unincorporated area of the regional district. The Trans-Canada Highway spans the Capilano River between West Vancouver and North Vancouver, and the historic Lions Gate Bridge provides a direct link to Stanley Park and downtown Vancouver. West Vancouver is the departure point for major regional ferry connections to Vancouver Island and the Sunshine Coast, and the Sea-to-Sky Highway joins West Vancouver with the Howe Sound communities including Whistler.

Our residents enjoy and are stewards of many natural features and amenities. We have significant park and conservation areas ranging from shoreline beaches and marinas to hiking trails, cycling and ski areas on Mount Strachan, Black Mountain and Hollyburn Ridge. Extensive Upper Lands wilderness, protected old-growth forests and an array of ~~creeks and streams~~-~~watercourses~~ contribute to one of the region's highest provisions of parkland per resident.

Ambleside Municipal Town Centre is the heart of civic, social, economic, and cultural activities in the community. Other notable commercial areas include the Park Royal Regional Shopping Centre, and ~~the historic~~-Dundarave and Horseshoe Bay Villages. Along with our Town and Village centres, West Vancouver's many neighbourhoods provide distinct places to live, go to school, and enjoy parks or other valued amenities.

These important physical and social characteristics support our community's enjoyment of a high quality of life. Our natural setting has shaped how we have developed and grown over a century, and it will also inform our opportunities and responsibilities as we plan for the future.

West Vancouver Milestones



1.2 Community Context and Key Trends

(Draft Plan – Regional Context and Key Trends section switched in order)

West Vancouver is shaped by the mountains, forests and coasts that define our sense of place. Our cultural and social assets, recreational opportunities, local businesses, transportation infrastructure, neighbourhoods and Town and Village centres define our community within this natural setting. Considered together, these features create the quality of life that is cherished and that we look to protect. However, no community is static, and many changes are occurring in West Vancouver, with challenges that extend to the region and beyond. Some key trends are highlighted below. Long-term planning is an essential tool to ensure that we protect what is valued while continuing to thrive into the future.

Aging Population and Loss of Young Families

In 2016, West Vancouver was home to approximately 42,500 people (2016 Census). While our community growth rate has fluctuated over time, it has remained relatively low in comparison to the region. This slower growth is related to our aging population, as the community has fewer births and our housing stock has limited options for seniors to downsize or for young families to move here. The following chart illustrates our historical and projected growth¹.

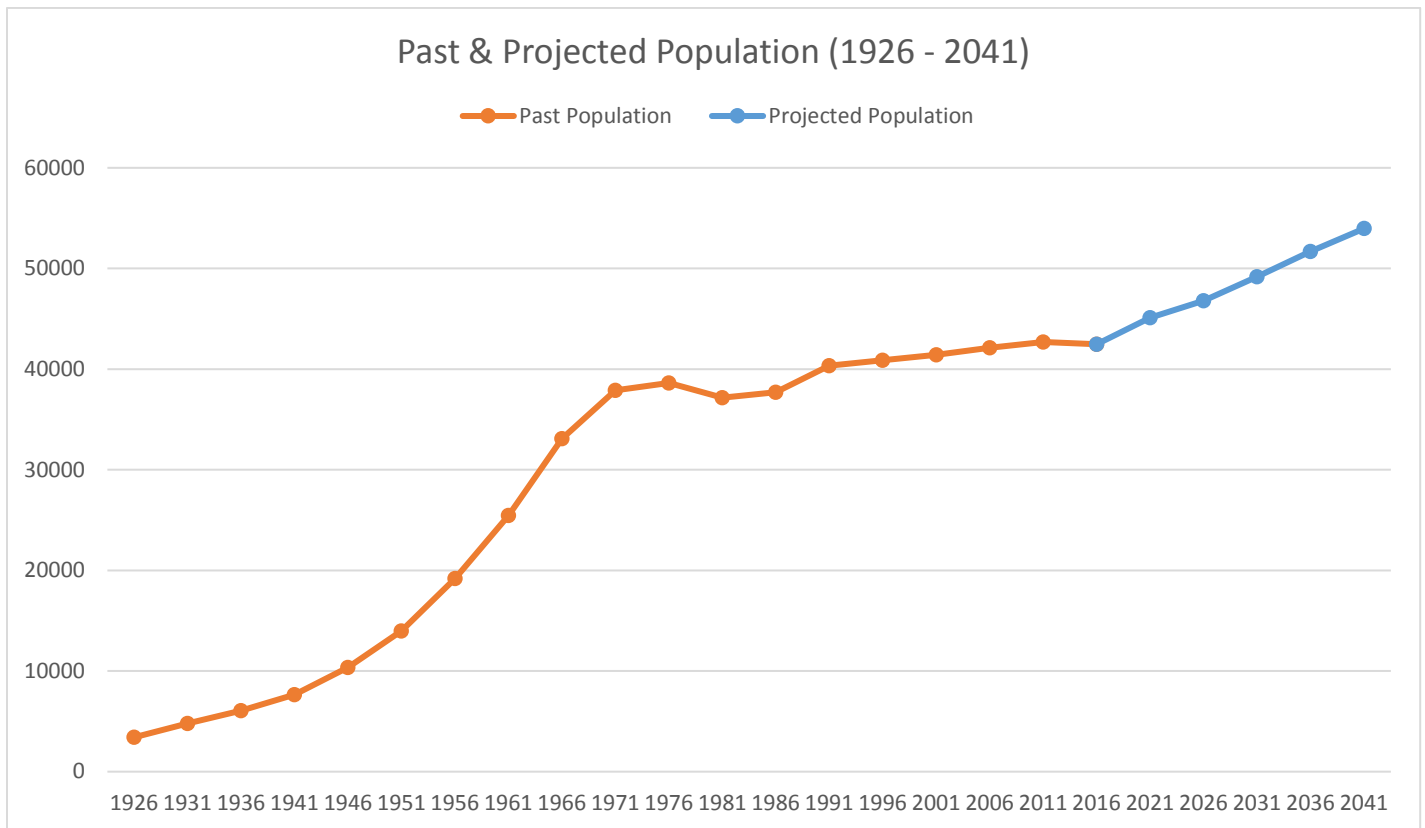


Figure 1. Past & Projected West Vancouver Population (1926 - 2041)

¹ Demographic, Housing and Employment Projects: District of West Vancouver (Urban Futures, 2016).

A handful of key factors define our population today: **(reordered bullets according to age)**

- More than one in four residents (28%) is over the age of 65, 27% of whom are living alone;
- 7% of our population are empty nesters between the ages of 55 and 64;
- Younger families with children and parents between 35 to 54 account for 14% of the population, down from 21% in 2011;
- There is “missing generation” of younger adults without children between the ages of 25 and 34, accounting for only 2% of the population;
- The share of children under the age of 14 has fallen from 30% of the population in 1961 to 14% in 2016;
- The average household size is declining and is lower than the regional average; and
- West Vancouver is the only municipality in the region with a declining population, losing 0.5% between 2011 and 2016 while the region grew by 6.5%.

Within two generations, West Vancouver’s demographic profile has shifted from a population of younger families with children, to a more distributed demographic, to the community of today that is primarily older residents. While this trajectory is not new, the result is increasingly pronounced if we consider the life of this plan. By 2041, half of our population will be over 55 years old, and one in three residents will be over the age of 65. The diagram below depicts what our community’s demographic profile has been projected to look like in 2041.

+10,600 residents

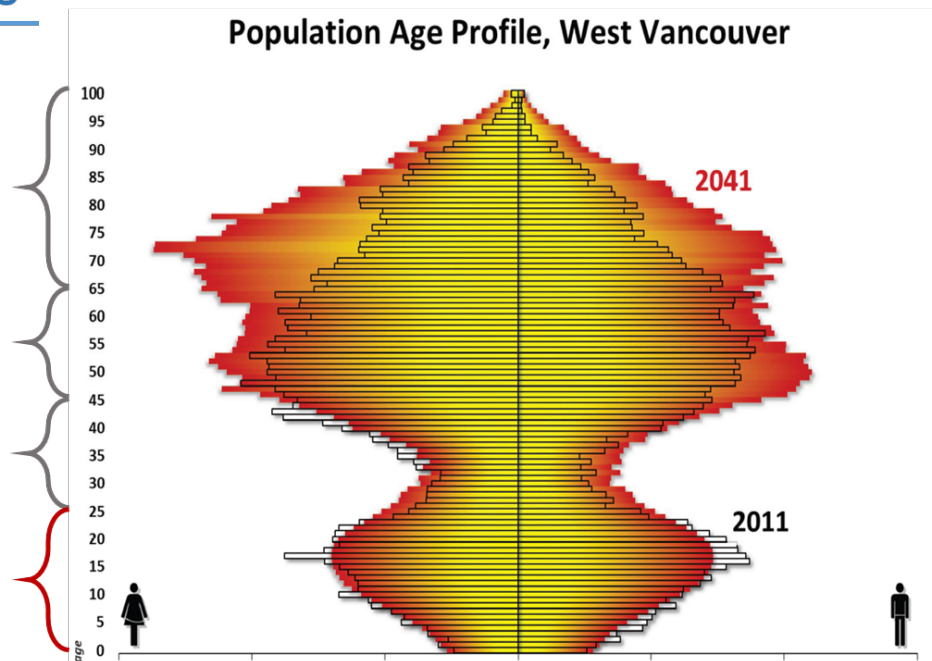
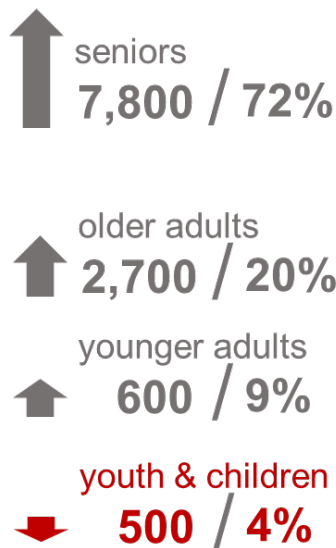


Table 1. Who will be in our community by 2041? (Figures rounded to the nearest hundreds to indicate these are estimates only)

West Vancouver’s population trends influence how we plan for the future. For example, the preference among many seniors to age in place in the community in which they are familiar suggests a need to ensure that there is appropriate housing and services available. This includes **age-friendly**, adaptable, single-level living, more supportive transportation options and accessible services that are conveniently located. At the same time, if we wish to encourage a

more balanced demographic, we will need to provide more housing options for younger adults to lay down roots here and provide land uses that support our local economy and local employment opportunities.

Housing Affordability and Diversity

Housing affordability is a principal challenge across Metro Vancouver. Within this context, West Vancouver has the highest average housing costs for both homeowners and tenants. The median household income in our community—the highest in the region—is only half that required to finance the average apartment and roughly one-sixth that required to finance the average single-family home. With the region’s lowest rental vacancy rate (0.4% in 2017)² it is difficult to find rental accommodation in West Vancouver. This constrained supply results in higher overall rental costs than in other Metro Vancouver municipalities.

These issues are exacerbated by the limited housing diversity in our community. Nearly two-thirds of our housing stock is single-family dwellings, with apartment options mostly limited to aging buildings constructed in the 1960s and 1970s. The result is that there are not enough options for seniors to downsize, adult children to stay close to their families, or young families to move into West Vancouver. Put simply, the housing choices presented to people today are increasingly expensive single-family homes or increasingly aging apartment buildings.

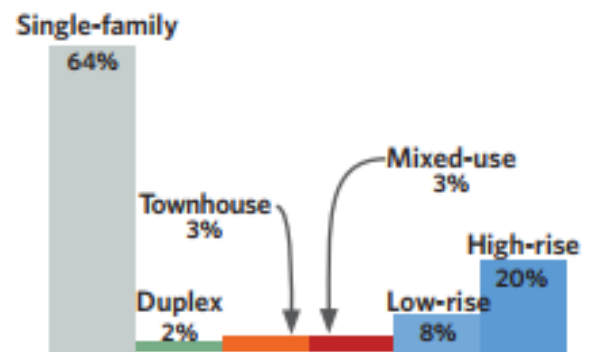


Figure 2. Housing by building form (2016)

The limited supply of affordable and diverse housing directly impacts our transportation, environment, economy and social well-being. Nearly three-quarters of our workforce and approximately one-quarter of our school students commute into West Vancouver every day. This contributes to traffic congestion, road maintenance costs, pedestrian safety concerns, and greenhouse gas (GHG) emissions, especially when considering the additional impacts of West Vancouver residents who work, close to 80% of whom drive to work in and through the community.

The dearth of local housing options accessible to our workforce creates a perennial challenge for local schools, services and businesses to hire and retain staff – and indeed the community has been losing jobs at a time when there has been robust economic growth at the regional level. The result is reduced services available to residents since employment options elsewhere in the region offer similar wages but shorter commutes.

The resulting trend has led to concerned community voices expressed throughout the OCP Review process and a desire for actionable policies. Although housing affordability in the community and in the region are driven by a number of factors, including market economics and demand, this OCP can help reduce the pressure of constrained supply and enable the development of desired forms of housing to increase housing options in our community.

Over the life of this Plan, a focus on housing diversity can deliver smaller homes—ranging from

² A healthy rental vacancy rate is considered to be between 2% and 3%.

coach houses, duplex, triplex, townhomes and apartment units and including seniors, more market and non-market rental—that are relatively more attainable than our housing stock today and that better matches our evolving needs.

Climate Change

A changing climate presents one of the greatest challenges of our time. While the scientific understanding continues to evolve, there is broad agreement that GHG emissions resulting from human activities intensify climate change and its associated impacts. While an effective response requires action at the national and international level, local communities have a role to mitigate GHG emissions. This includes creating compact, complete and energy-efficient communities that support reduced fossil fuel consumption and associated emissions.

Our community contributes approximately 235,000 tonnes of GHG emissions each year from three primary sectors: burning of natural gas for space heating and cooling and hot water for-in buildings; fuel to power our cars and other transportation; and decomposition of our solid waste. We are responsible for more GHGs per capita than the regional average (six versus five tonnes per person). The District adopted GHG reduction targets and climate strategies in 2016 to mitigate West Vancouver’s contribution to climate change. The land use, transportation, and infrastructure policies of this OCP are aligned with this path. By addressing GHG emissions, the community can also support improvements to air quality and the associated health effects.

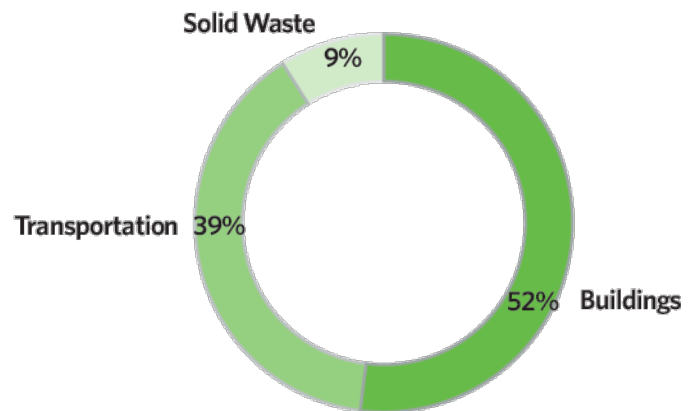


Figure 3. GHG emissions by Sectors

This draft OCP also recognizes that climate change impacts, such as sea level rise and more frequent extreme weather events, are being observed around the world. Locally, Flooding from king tides, summer droughts and increased wildfire risk are all hazards understood to be impacted by our changing climate. In response, the OCP identifies new policy directions to enable our infrastructure—and our community—to remain resilient.

1.3 Regional Context

West Vancouver is one of 21 member municipalities within the Metro Vancouver region, and—along with Lions Bay, the City and District of North Vancouver, and Squamish and Tsleil-Waututh First Nations’ lands —forms the North Shore sub-region. West Vancouver contributes to and enjoys benefits and services from its involvement with its role in this “liveable region”.

West Vancouver and the other municipalities in the region adopted the Regional Growth Strategy (RGS)— “Metro Vancouver 2040 – Shaping our Future” (Metro 2040 hereafter)—in 2011 in order to support a vibrant, diverse, prosperous and sustainable region. This strategy includes five key goals to guide municipal and regional actions:

- Create a Compact Urban Area
- Support a Sustainable Economy
- Protect the Environment and Respond to Climate Change Impacts
- Develop Complete Communities
- Support Sustainable Transportation Choices

The RGS–Metro 2040 provides population, dwelling units and employment projections for the region and each municipality to inform planning efforts. For the region, these estimates are:

	2011	2021	2031	2041
Population	2,356,000	2,788,000	3,152,000	3,443,000
Dwelling Units	890,000	1,112,000	1,287,000	1,423,000
Employment	1,209,000	1,424,000	1,626,000	1,773,000

Table 2. Projected Population, Housing and Jobs for Metro Vancouver (Metro Vancouver, 2011)

For West Vancouver³, these are:

	2011	2021	2031	2041
Population	46,300	51,000	56,000	60,000
Dwelling Units	18,400	20,600	23,100	24,500
Employment	18,700	24,000	27,000	29,000

Table 3. Projected Population, Housing and Jobs for West Vancouver (Metro Vancouver, 2011)

Based on these projections, West Vancouver’s population is expected to increase by approximately 14,000 people from 2011 to 2041. This increase represents approximately one percent of the overall population growth projected for the region. The resulting annual growth rate for West Vancouver is 0.87%, which is roughly two-thirds of the 1.27% rate anticipated for the region as a whole.

The RGS–Metro 2040 includes the Squamish Nation lands in its projections for West Vancouver. The District completed a separate analysis in 2016 to provide a more specific projection for our municipality’s own anticipated population, housing, and employment growth⁴:

	2011	2021	2031	2041
Population	43,287 43,500	45,121 45,000	49,190 49,000	53,969 54,000
Dwelling Units	16,980 17,000	18,212 18,000	20,157 20,000	21,816 22,000
Employment	14,426 14,500	16,388 16,500	18,498 18,500	20,775 21,000

Table 4. Projected Population, Housing and Jobs for West Vancouver (corrected for municipal estimation⁵) (Urban Futures, 2016)

³ Estimates include Squamish Nation lands located within West Vancouver municipal boundary.

⁴ Estimates exclude Squamish Nation Lands located within West Vancouver municipal boundary. Since the analysis, new Census data have been published and indicate that the population of West Vancouver was approximately 42,500 and the occupied dwelling units was approximately 17,000 in 2016.

⁵ Figures rounded to the nearest 500 to indicate these are estimates only.

Based on this analysis, West Vancouver’s population is expected to increase by approximately ~10,000 people by 2041, which represents an annual growth of 0.74%. West Vancouver will require approximately ~5,000 additional dwelling units to accommodate this growth. This While this increase is one of the lowest housing growth projections in the region- (where over 500,000 new units are projected by 2041), it does represent a shift for West Vancouver, which has been resistant to change and growth in past years.

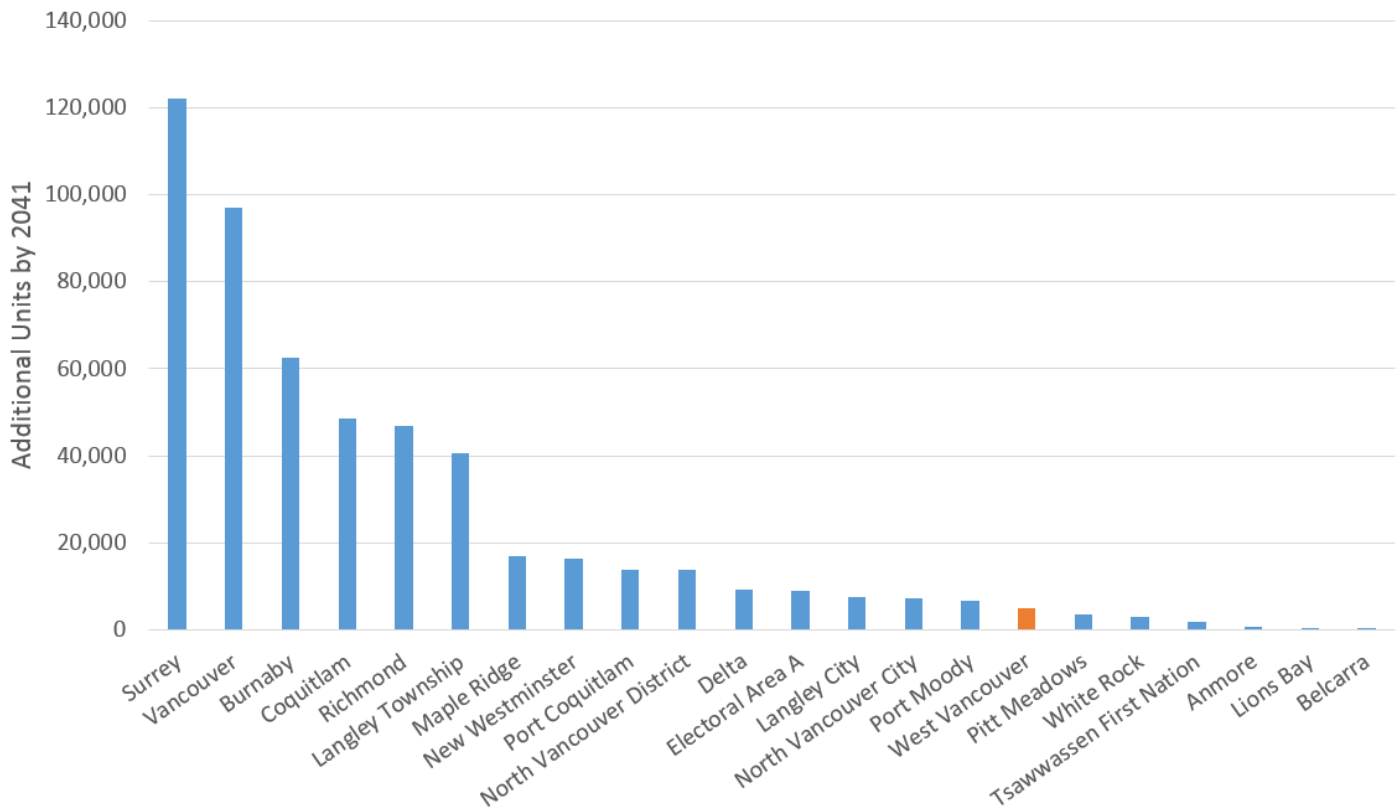


Figure 4. Projected Housing Growth by 2041 in Metro Vancouver

The following draft This Plan accordingly indicates how ~5000 new housing units could be accommodated by 2041. These 5000 new units are estimated to be comprised of ~500 infill units (e.g., coach houses), ~1000 ground-oriented multifamily units (e.g., townhouses), and ~3500 apartment units, which would include ~500 seniors housing units. Around 20% of all units are expected to be rental units. Importantly, this The overall figure of 5000 new units is an estimate—a projection, and the breakdown of housing types are estimates, both intended as a guide to plan for the housing needs of our community. Actual growth numbers and housing types will depend on further community planning and subsequent implementation, market forces, and Council decisions.

Our OCP is required to be generally consistent demonstrate general consistency with the Metro Vancouver RGS Metro 2040 through a Regional Context Statement. After this draft OCP has been reviewed and revised based on community feedback, an OCP bylaw is anticipated to be prepared that would include a Regional Context Statement that describes how the District’s proposed OCP relates to the RGS. The purpose of a Regional Context Statement is to describe the relationship between the OCP and Metro 2040 and to demonstrate how the OCP contributes to the achievement of regional goals. The District’s Regional Context Statement is included as Schedule i of this Plan.

1.4 OCP Scope & Legislative Context

An Official Community Plan (OCP) lays out a high-level decision-making framework for the future. It is a general statement of objectives and policies to guide planning and land use changes. **As such, it will serve as a tool to guide Council decisions and municipal administration.**

Our Plan has set 2041 as the target year to facilitate decision-making that extends beyond shorter-term interests, and to align this planning horizon with that of ~~the Metro Vancouver Regional Growth Strategy~~ **Metro 2040**. **This 20+ year planning horizon also means that implementation of this Plan's policies can be managed in a way that responds to emerging issues and community input over the coming years.**

The purpose and effects of an OCP are defined by the Local Government Act (Act), the Provincial legislation articulating the powers of British Columbia municipalities and districts. Section 473 of the Act requires that plans include statements and map designations for a range of elements within the area covered. This includes:

- residential development required to meet anticipated housing needs;
- commercial, industrial, institutional, recreational and public utility land use;
- any proposed new major roads or infrastructure;
- land restricted due to hazardous conditions or environmental sensitivity; and
- public facilities, including schools and parks.

The Act further specifies that an OCP must include policies respecting affordable, rental and special needs housing and targets, policies and actions to reduce GHG emissions. It also allows for the inclusion of policies relating to social needs and well-being, as well as the preservation, restoration and enhancement of the natural environment.

While the OCP provides the overarching land use objectives and policies of the community, **specific guidance would benefit** areas where more substantial change ~~are is~~ **anticipated benefit from more specific guidance**. This more detailed planning is appropriate for West Vancouver's centres and corridors and is the subject of Local Area Plans (LAPs). The community planning processes for these more detailed plans will be informed by the higher-level community-wide OCP.

Similarly, restrictions on development to protect environmentally sensitive lands and hazardous conditions are provided in area-specific development permit guidelines. This OCP also includes policies that provide the community-wide framework and intent for ongoing protection and restoration, as well as directions for future reviews to address emerging issues such as climate change.

~~In the meantime,~~ Existing area-specific policies and guidelines ~~will be~~ **are retained and included in Schedule ii of this OCP. These guidelines will be reviewed as necessary and New LAPs and any revisions or additions to environmental development permit guidelines will be appended to the OCP with formal Council consideration and Public Hearings** as they are updated over time. ~~More information regarding existing area specific policies and guidelines as well as future LAP processes is available on the District's website:~~ www.westvancouver.ca/ocp.

1.5 OCP Review Process



Figure 5. ~~Current~~ **The** OCP Review Process

~~A new~~ **This** OCP will set the course until 2041 ~~for the next decade and more~~, so it is critical that the plan reflect our community’s input. Community engagement ~~has~~ informed and guided every stage in the review process. With the support and advice of the District’s Community Engagement Committee, the process ~~has~~ reached out by going to meet stakeholders, residents and workers where they are through a variety of different engagement approaches, seeking to bring diverse voices into the dialogue **throughout the four phases of the review process:**

- Phase 1 “Objectives” identified core community objectives;
- Phase 2 “Ideas” invited the community to generate ideas to meet these objectives;
- Phase 3 “Directions” evaluated and refined the emerging directions; and
- **Phase 4 “Plan” built on previous phases by drafting, reviewing and then proposing plan policies.**

~~Across these three phases, and there have been approximately 3,000 instances of engagement including:~~

- ~~• 14 public events with 441 participants~~
- ~~• 886 submitted surveys and workbooks~~
- ~~• 14 stakeholder meetings with 250 participants~~
- ~~• Eight youth events with 130 participants~~
- ~~• 28 Pop-Up events with 1,250 interactions~~

This Plan could not have been prepared without the aggregate contribution of the community.

~~Within our diverse community and its multitude of individual considerations, public input has illustrated that there is broad consensus regarding directions our community should take. Building upon the valued aspects of the community we want to protect and enhance, while addressing the challenges we face, the community is now invited to consider draft policies that are proposed to steer West Vancouver towards a successful future. The release of this draft OCP signals the start of Phase 4 of the OCP Review Process. It includes draft policies for each of the five OCP themes that have shaped the engagement process to date. We hope that you take this opportunity to review and provide input. The community’s generous participation to date has shaped the draft plan, and we need your continued involvement to finalize the OCP. Tell us what you think. Your input will help refine this draft into a final proposal for Council’s consideration. Please visit www.westvancouver.ca/ocp to learn more about the OCP Review Process.~~

Relocated content of “About this Draft Plan” section to introduction of Section 2 of this Plan
Added new section below with updated content from the introduction of Section 2 of the Draft Plan

1.6 OCP – Action and Vision

~~What are we planning for?~~ (Removed subsection title)

The OCP reflects the community’s long-term vision. It is a guide for working through existing and foreseeable changes and presents a framework for current and future actions required to maintain and enhance our quality of life.

Early in the OCP Review Process, the community gathered to discuss and describe their hopes for a revised OCP. These early conversations were expanded upon in subsequent phases and provide a framework for the development of this draft Plan.

What do we value most about West Vancouver today?

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

What challenges do we need to overcome?

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

What is our vision for an even better West Vancouver?

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

Our long-term social, cultural, economic and environmental sustainability and resiliency are the foundations of our community’s vision for the future. Our community’s overall quality of life can only be ensured when the community is able to meet the social, cultural, economic, and environmental needs of the present without compromising the ability of future generations to meet their own needs in these areas.

Achieving long-term success requires the active involvement and contribution from all sectors of our community, including its residents, workers, businesses, community organizations, schools, governments, and all other stakeholders. The District has a central role to play within the bounds of the Local Government Act in order to effect positive change and address local challenges.

During the OCP Review Process, the community has identified objectives for the following areas which it desires the District to address in this Plan:

- Housing & Neighbourhoods
- Transportation & Infrastructure
- Local Economy
- Parks & Environment
- Social Well-Being

In each of these areas, the community identified specific directions to meet their values and objectives. Acting in accordance with these directions will contribute towards the long-term social, cultural, economic and environmental success and sustainability of the community, and thus help maintain and enhance our quality of life.












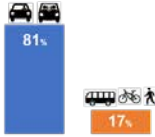

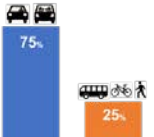




2041 OCP Targets

As we plan towards 2041, we can continuously review the success of the actions directed through this Plan, by setting and examining key measurable performance indicators on a regular basis. This will help us stay on track over the coming years and provide a basis for policy adjustments to ensure the long-term success of our community.

The following table provides key targets for 2041 and the most recent available baseline data. While these key indicators provide a foundational basis for measuring our performance, there may be other indicators that can supplement these measurements over time as OCP implementation proceeds.

The table below outlines values and objectives expressed by participants in the OCP Review Process. Section 2 of the draft plan comprises policies responding to these for each of the OCP's five themes. These policies are responsible for delivering your objectives. To help us stay on track during the forthcoming years and to measure our success, the draft plan also proposes five measurable targets we aim to meet by 2041.

(Table adjusted to include baselines and to clarify targets, while values and objectives are relocated in the previous Quality of Life diagram.)

	Our baselines are...	We aim to...	Which means by 2041...
 <p>Housing & Neighbourhoods</p>	 <p>~2/3 detached single-family remaining one-third are multifamily homes (2016)</p>	 <p>↑30% more diverse housing</p>	 <p>~50-50 split between single-family and multifamily homes</p>
 <p>Local Economy</p>	 <p>33 jobs per 100 residents (2011)</p>	 <p>↑5% increase in our jobs to residents ratio</p>	 <p>38 jobs per 100 residents</p>
 <p>Transportation & Infrastructure</p>	 <p>81% 17% of trips by walking, cycling or transit (2011)</p>	 <p>↑8% increase in walking, cycling and transit trips</p>	 <p>75% 25% of trips by walking, cycling or transit</p>
 <p>Parks & Environment</p>	<p>Community GHG emissions (2010)</p> <p>= 258,000 t CO₂e</p>	 <p>↓40% GHG emissions from 2010 levels</p>	<p>Community GHG emissions</p> <p>= 156,500 t CO₂e</p>
 <p>Social Well-being</p>	<p>Participation in District services and programs (2017)</p> <p>= 1.8 million</p>	 <p>↑20% greater participation in services & programs</p>	<p>Participation in District services and programs</p> <p>= 2.15 million</p>

It is important to note that these key targets represent a District-wide average. This means that we can expect that the contribution of each target may be higher in some locations, while in others it may be lower. For example, our centres would likely see higher ratios of multifamily dwellings, more jobs, and more people walking, cycling and taking transit, when compared to our single-family neighbourhoods. Therefore, we can expect to see centre-specific targets to be developed during local area planning processes to support these District-wide targets.

(New section)

Plan Structure and Organization

This OCP is organized into three main sections and includes three subsequent schedules:

Section 1 – Introduction: provides community background and context for the OCP.

Section 2 – Community-Wide Directions: includes high-level, District-wide policies divided between five OCP topics:

- Housing & Neighbourhoods;
- Local Economy;
- Transportation & Infrastructure;
- Parks & Environment; and
- Social Well-Being.

Section 3 – Plan Management: outlines the OCP implementation and monitoring process.

Schedule i – Regional Context Statement: describes the relationship between this Plan and the Metro Vancouver Regional Growth Strategy.

Schedule ii – Area-Specific Policies and Guidelines: includes policies and guidelines for specific areas and Development Permit Area policies and built-form guidelines.

These policies and guidelines will be updated over time as necessary (e.g., through the adoption of new local area plans or the updating of environmental guidelines to ensure best practices are met).

Schedule iii – Glossary: provides descriptions for key terms used throughout this Plan.

2. Community-Wide Directions

Relationship between the OCP Themes

This draft Plan includes high-level, District-wide policies divided between five OCP topics. **Section 2 of this Plan is organized by five themes:** Housing & Neighbourhoods; Local Economy; Transportation & Infrastructure; Parks & Environment; and Social Well-Being. These themes use the familiar organizing structure employed in previous phases. Their interconnection is recognized through many community comments, and only through their collective consideration can our community best maintain and enhance our overall quality of life. **These themes are not hierarchical, rather they are interdependent and work synergistically together.** The high-level policies separated by theme comprise Section 2 of this draft plan. **The OCP recognizes that** no OCP policy can stand alone nor can a single community-wide objective be pursued absent consideration of others. For example, policies to locate Housing in our Town and Village Centres support the Local Economy with local customers and also reduce Transportation needs (congestion) and the associated Environmental impacts (GHGs). Social Well-Being objectives around inclusivity are necessarily supported by how we provide accessible Housing or Transportation. Policies to support vibrant public places and opportunities for gathering contribute to our Social Well-Being and Local Economy objectives, and also influence how we manage our Parks system—and so on. **We encourage that you consider this overarching plan as a whole, and that you keep these connections in mind as you read this draft Plan.**

As you read this Plan, you will find information on how each policy section supports the overall community objectives across the five themes. Only through the collective implementation of these five themes can our community best maintain and enhance our overall quality of life. Remember: In addition to this draft plan, a separate document consolidates existing area-specific policies, built-form guidelines, and environmental development permit requirements. These would be maintained and appended to the proposed plan, and amended as necessary and appropriate over time.



A – HOUSING & NEIGHBOURHOODS

2.1 Existing Neighbourhoods

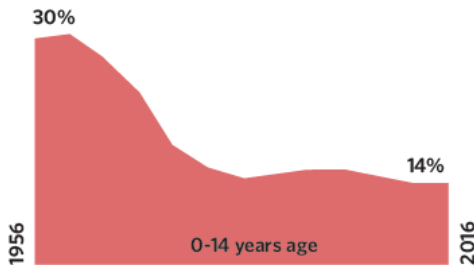
West Vancouver is a scenic oceanfront community of individual, unique neighbourhoods situated in a narrow band of development between the water and the mountains. From the cottages and cabins of the early 1900s, West Vancouver neighbourhoods have been shaped by their distinct natural landscapes and through their history of development and land use decisions.

As a result of these past development patterns, West Vancouver is now comprised of mostly detached, single-family oriented housing, and some generally older apartment buildings located in and near commercial centres, with very limited availability of other housing forms such as duplex, triplex, and townhomes located in pockets throughout the municipality.

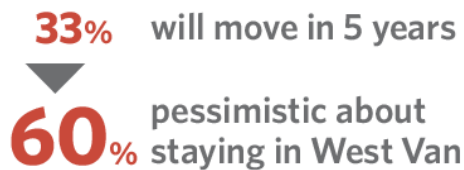
Emerging Issues to Address

While our housing options continue to be limited, there has been a long-standing community interest in increasing the variety of available housing options. Seniors and young families alike are unable to find the right housing to meet their needs – such as accessible, single-level living options close to amenities and transit, and smaller, relatively more attainable options near schools. These and other key trends in our community demand actions to address our current and long-term needs.

We have fewer young families & children and desire to attract them



Our residents hope to, but are unable to age in place



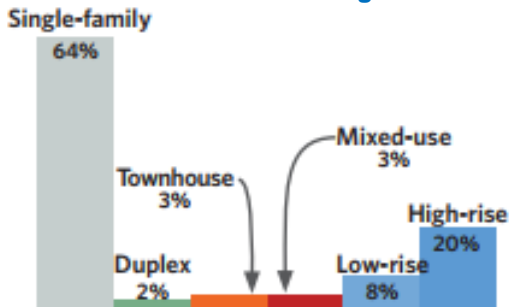
(Vital Signs 2017, West Vancouver Foundation)

Our residents want to live close to amenities



(Vital Signs 2017, West Vancouver Foundation)

We have limited housing choices



Our multifamily building stock is aging and need to be regenerated



We need more rental housing options



Key OCP Actions

As a land use planning document, an OCP is legislatively required to guide housing development throughout a community. To address the needs of the present and future generations in our community, this OCP seeks to:

- Regenerate our primarily detached, single-family home oriented neighbourhoods with sensitive infill options, such as smaller houses on smaller lots, coach houses and duplexes;
- Expand “missing middle” housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities;
- Respect our neighbourhood character and encourage long-term protection of valued heritage properties with stronger incentives;
- Strengthen our centres and key corridors through local area plans, with separate, detailed and collaborative planning processes to determine area-specific visions, objectives and suitable built-form, heights and densities; and
- Advance housing affordability, accessibility and sustainability through available policy levers.

Together, these combined OCP actions seek to fill missing gaps for housing and housing choices in existing neighbourhoods and centres, and to provide for more and ongoing seniors and rental housing options.

How these Housing Actions Support Overall Community Objectives

<p>Social Well-Being</p> <p>Well-designed neighbourhoods with diverse housing can improve accessibility and create opportunities for social interaction and connectedness. Proactive housing policies can help meet the needs of changing life-stages across all age groups within the community.</p>	<p>Local Economy</p> <p>Housing located in and around commercial centres can better accommodate our workforce and reduce the barrier for businesses to recruit and retain staff. Locating housing closer to shops also support a stronger and more diverse customer base for local businesses.</p>
<p>Parks & Environment</p> <p>Housing built with environmentally-sensitive features and higher energy performance, as well as more units located in centres and near transit, can reduce the community’s overall impacts on the environment and GHG emissions.</p>	<p>Transportation & Infrastructure</p> <p>Housing that is well connected to transit, jobs, services and amenities can increase walkability and the use of active transportation, and reduce the need to drive and overall transportation and congestion costs.</p>

POLICIES

Regenerating our neighbourhoods with an estimated 300-400 new sensitive infill units

- 2.1.1. Amend neighbourhood subdivision standards (including consideration of site-specific applications) to enable the development of smaller houses on smaller lots in existing detached residential areas (see Map 1).
- 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 (see Map 1) by:
 - 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; and
 - c. Considering allowance of a coach house and a basement suite on a single lot.
- 2.1.3. Expand opportunities for duplex housing by:
 - a. Reviewing regulations to ensure the economic-development viability of the building form;
 - b. Continuing to allow a basement suite in a duplex;
 - c. Identifying areas appropriate for rezoning to allow duplex construction; and
 - d. Considering site-specific rezoning applications to allow duplex construction appropriate to the subject site and context.

Expanding missing middle (e.g., triplex, townhouse, mixed-use) options with an estimated 300-350 new units

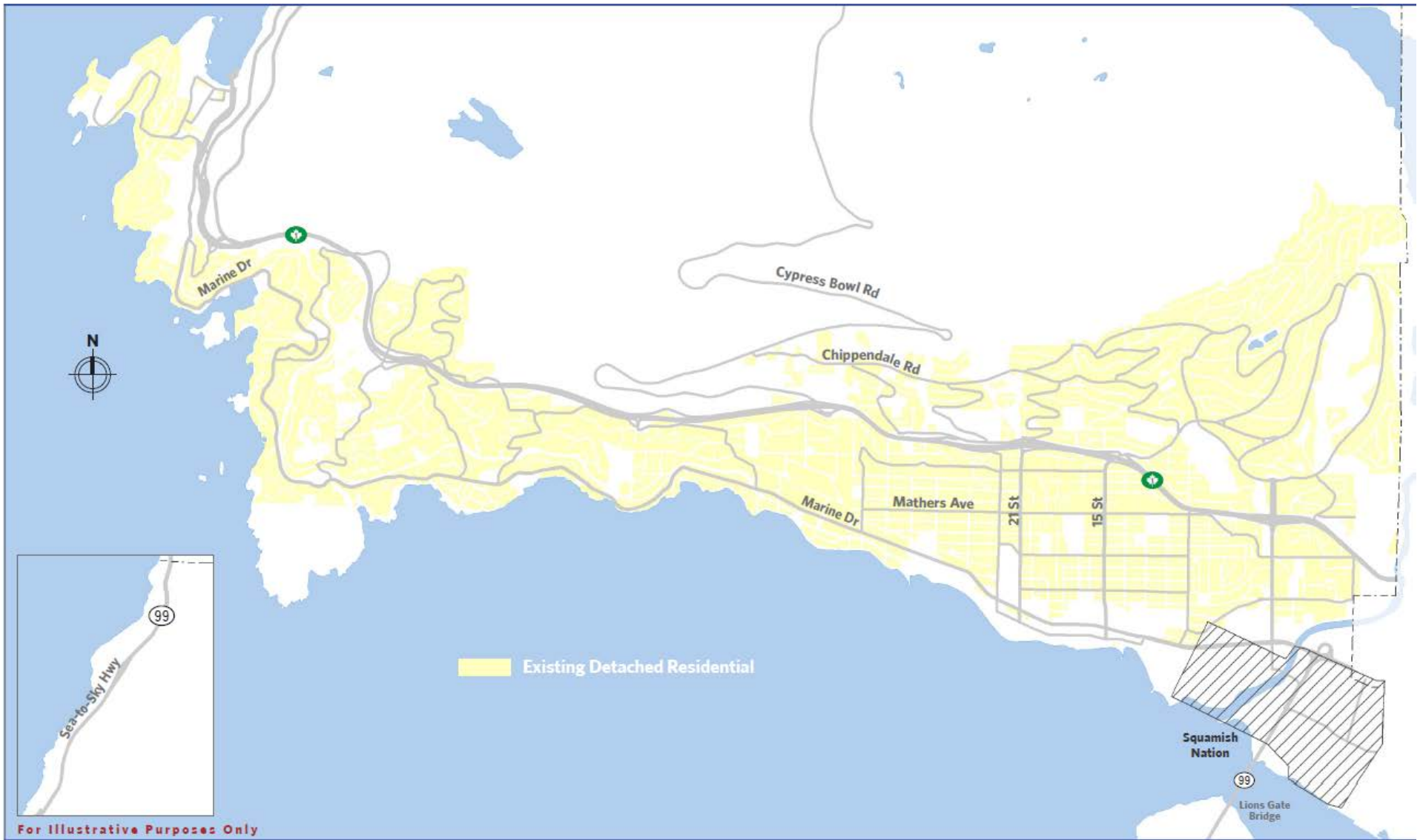
- 2.1.4. Increase “missing middle” housing options with ground-oriented multifamily on appropriate sites along the Marine Drive Transit Corridor (see Map 2) by:
 - a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multifamily uses;
 - b. Reviewing proposals designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with the neighbourhood context and character; and
 - c. Considering one or more of a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.
- 2.1.5. 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; and
 - b. Considering residential uses in addition to marine commercial uses where both can be accommodated on marine commercial sites; and
 - c. Allowing a maximum of three storeys where there is not a height limit established through Local Area Plans or Guidelines.
- 2.1.6. Prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship) by:

- a. Providing floor area exemptions to support the continuation, adaptation, expansion or replacement of community use; and
 - b. Considering residential uses that are compatible with the community use and that respond to neighbourhood context and character.
- 2.1.7. Consider proposals within neighbourhoods for site-specific zoning changes that are not otherwise supported by policies in this plan only in limited circumstances by:
- a. Reporting to Council after preliminary **application** review to allow an early opportunity for public input;
 - b. Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multifamily site);
 - c. Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
 - d. Restricting to one or more of a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
 - e. Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
 - f. Ensuring information meetings with public notification prior to formal Council consideration **in accordance with District procedures**.

Respecting character and protecting heritage

- 2.1.8. Ensure that new single-family dwellings respect neighbourhood character by:
- Reviewing regulations controlling the scale of new single-family dwellings; and
 - Applying and updating built-form guidelines, as relevant, in regards to neighbourhood context and character, streetscape and natural features.
- 2.1.9. Protect buildings, structures and landscapes on the District's Heritage Register by:
- Allowing the conversion of single-family homes into multifamily use (e.g., duplex, triplex);
 - Allowing **fee-simple subdivisions** or infill options (such as cottages or coach houses) on the same lot;
 - Varying siting to protect valued trees and landscapes;
 - Encouraging protection through bonus density **and considering density transfer**;
 - Considering financial incentives (e.g., the reduction of development fees or charges, tax incentives);
 - Reducing off-street parking requirements; ~~and~~
 - Securing protection **through Heritage Designation Bylaws**;
 - Supporting restoration** through Heritage Revitalization Agreements; **and**
 - Expediting the review process for the retention of heritage properties.**
- 2.1.10. Support the Lower ~~Gaulfield~~ **Caufeild** Heritage Conservation Area by reviewing proposals against neighbourhood **built-form** guidelines.
- ~~Consulting with the community on all proposals requiring significant change of a park, public right-of-way or boulevard; and (relocated to area-specific guidelines HE 6)~~
 - ~~Ensuring all tree cutting on public land complies with the Tree Bylaw and Caulfield Park Management Plan. (relocated to area-specific guidelines HE 6)~~
- 2.1.11. Support the small island character of Eagle Island by ~~prohibiting~~ **continuing to prohibit subdivision and** attached or detached secondary suites (i.e., basement suites or coach houses).

Map 1. Neighbourhood Infill Opportunities



Map 2. Marine Drive Transit Corridor



Strengthening our centres and corridors through local area plans

- 2.1.12. Implement the Marine Drive Local Area Plan (estimated 500 - 750 housing units, see Map 4).
- 2.1.13. Create capacity for an estimated 1,700 – 2,100 net new housing units through local area plans (see Map 3) for the following areas, subject to provision 2.1.14 of this plan:
- Ambleside **Municipal** Town Centre (1,000 – 1,200 estimated net new units);
 - Taylor Way Corridor (500 - 600 estimated net new units); and
 - Horseshoe Bay (200 - 300 estimated net new units).
- 2.1.14. Prepare local area plans by:
- Reviewing and** confirming boundaries and new unit estimates through the local area planning processes (see Maps 5-7);
 - Determining densities, heights and building forms that respond to neighbourhood context and character (e.g., topography, natural features, site area, transportation and amenities); and
 - Prioritizing mixed-use and apartment forms in core areas and ground-oriented multifamily forms (e.g., townhouses, duplexes) to transition to adjacent single-family neighbourhoods.
- 2.1.15. ~~Pending~~**Prior to the** adoption of a local area plan, consider proposals within the local area plan boundary by:
- Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and
 - ~~Considering~~**Requiring** the proposal's contribution to rental, non-market or supportive housing, or its ability to advance the public interest or provide other community benefits as determined by Council.

Advancing housing affordability, accessibility and sustainability

- 2.1.16. Support **existing purpose-built** rental housing **stock** and renter households by:
- Prohibiting stratification of existing **purpose-built** rental buildings with more than four units;
 - ~~Encouraging~~**Enabling** additional infill **purpose-built** rental units through bonus density where there is underutilized site area;
 - Encouraging **and requiring, where feasible,** tenant assistance for renters when displaced through the redevelopment of **purpose-built** rental apartments;
 - Enabling full or partial replacement of **purpose-built** rental units through bonus density **increased height, and available zoning tools during** ~~for the~~ redevelopment of rental apartments; ~~and~~
 - Considering financial incentives for non-market rental units (e.g., the reduction of development fees or charges, tax incentives);**
 - Reducing off-street parking requirements; and**
 - Securing market and non-market rental housing units **in perpetuity** through Housing Agreements **and available zoning tools.**
- 2.1.17. ~~Promote~~**Secure** new **purpose-built** market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:

- a. ~~Encouraging~~ **Incentivizing** new rental units through bonus density, **increased height, and available zoning tools**;
- b. Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives;
- c. Considering financial incentives **for non-market rental units** (e.g., the reduction of development fees or charges, tax incentives);
- d. Reducing off-street parking requirements; and
- e. Securing market and non-market rental housing units **in perpetuity** through Housing Agreements **and available zoning tools**.

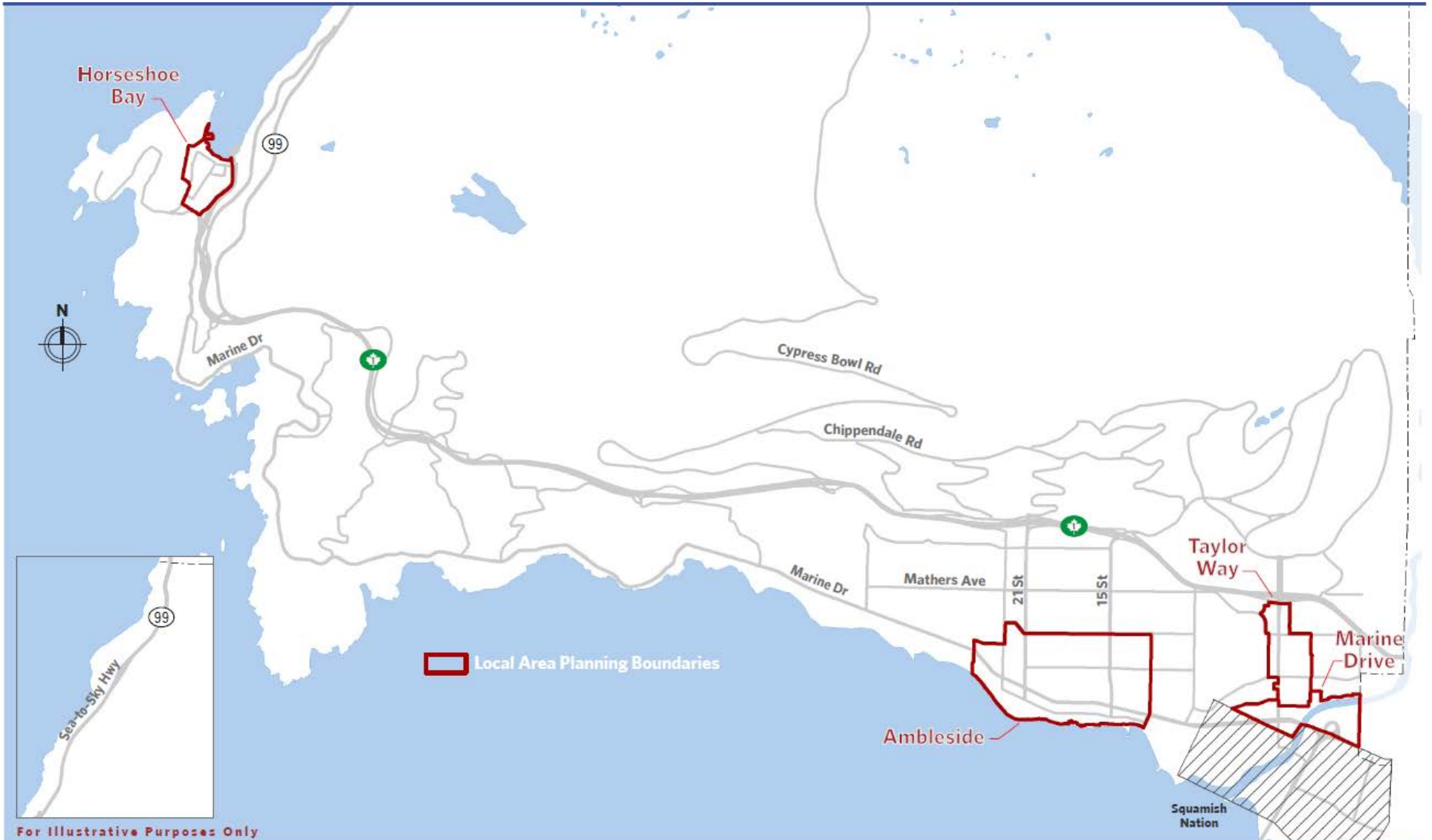
(New policy added - policy number adjusted accordingly)

- 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.**
- 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**.
- 2.1.20. Ensure that new ~~multi-family~~ **multifamily** and mixed-use housing development meets the community's needs by:
 - a. Requiring a range of unit sizes (from **studio, one-bedroom** to ~~family-friendly, 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. ~~Increasing~~ **Establishing** the minimum provision of accessible and adaptable units **and associated facilities** (e.g., **dedicated parking, barrier-free common areas**); and
 - e. **Reviewing zoning regulations to remove potential barriers to providing accessible and adaptable housing.**
- 2.1.21. Use surplus District-owned lands to increase the availability of more diverse and affordable housing.
- 2.1.22. Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character.
- 2.1.23. Advance community energy efficiency and reduce GHG emissions by:
 - a. Supporting ~~alternative~~ transportation **alternatives** through housing location, **design and facility provisions**, and parking requirements;
 - b. Increasing the ~~share~~ **percentage** of efficient building forms;
 - c. Requiring leading energy efficiency standards and considering site design and orientation;
 - d. Encouraging renewable energy ~~generation~~; and

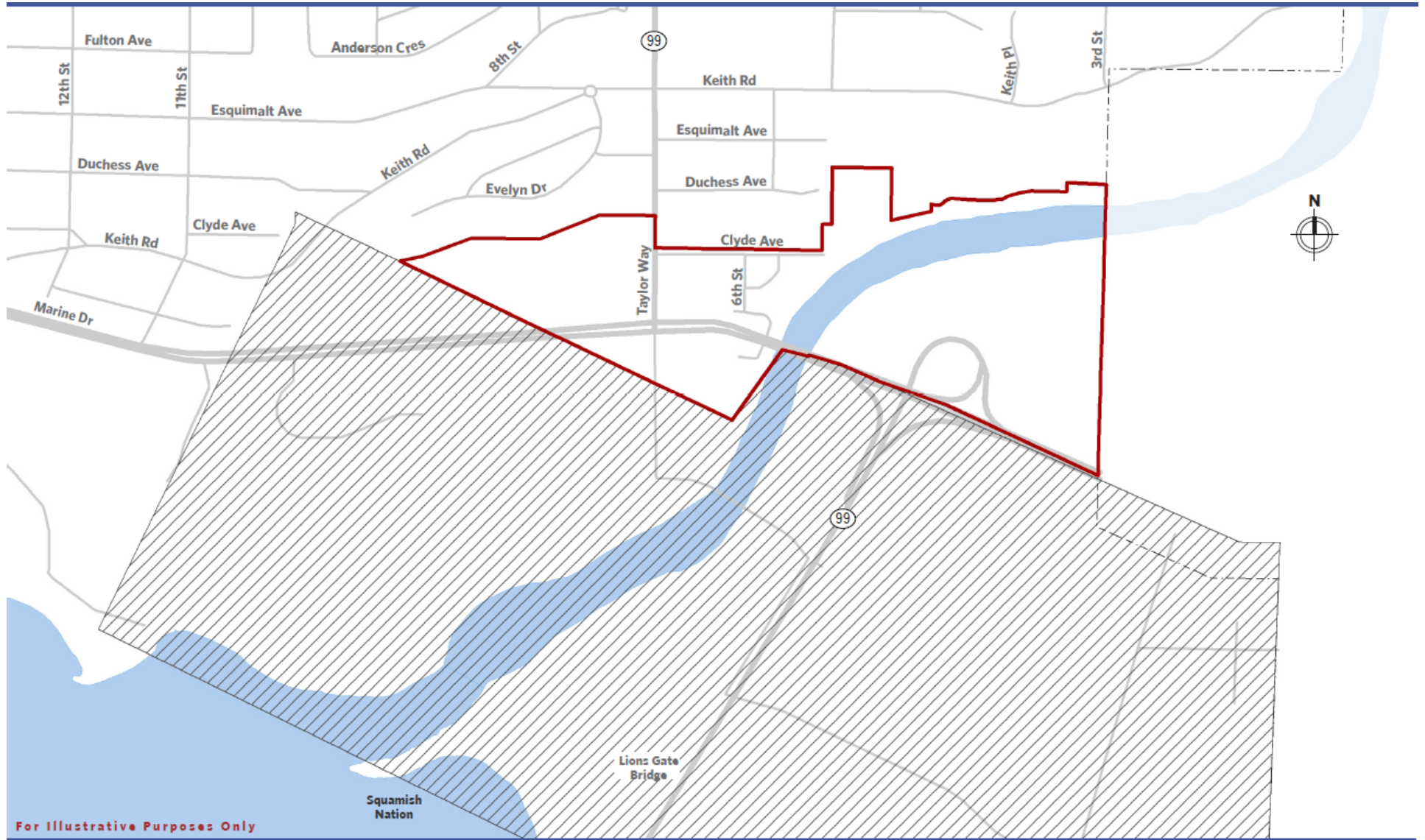
- e. ~~Supporting~~ **Considering incentives to support** building retrofits for improved energy efficiency.

2.1.24. Review regulations to ~~promote~~ **advance** climate adaptation measures in new housing and site design.

Map 3. Local Area Planning Boundaries



Map 4. Marine Drive Local Area Plan Boundary



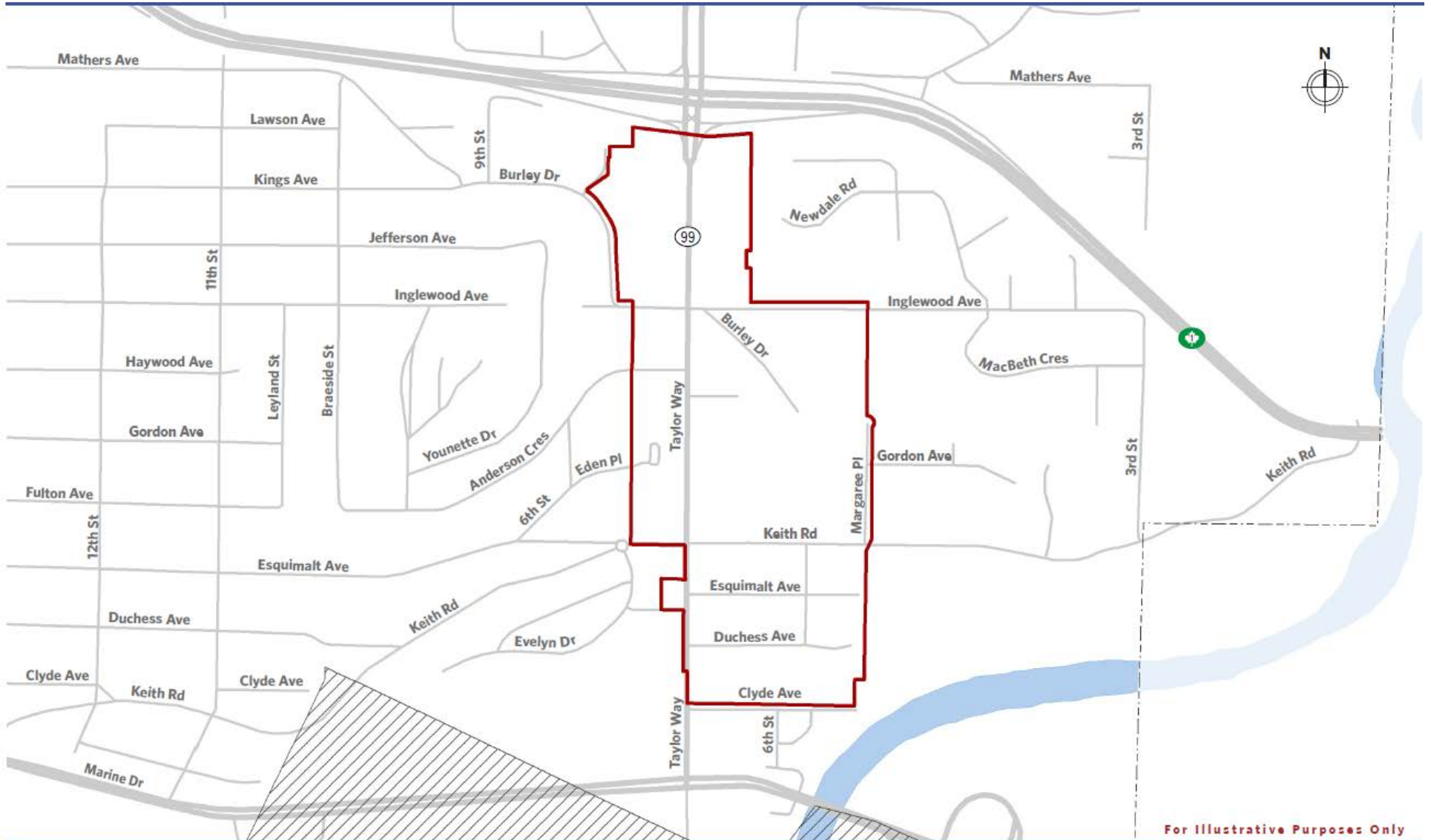
Map 5. Ambleside Town Centre Local Area Planning Boundary



Map 6. Horseshoe Bay Local Area Planning Boundary



Map 7. Taylor Way Local Area Planning Boundary



2.2 Future Neighbourhoods

The Upper Lands comprise undeveloped publicly and privately owned lands north of Highway 1. Historically, residential development above the Highway has consisted predominantly of detached single-family housing, often on large estate-sized lots. Environmental features and lands with high recreational potential have typically remained under private ownership. Neighbourhoods have been planned incrementally over the last 80 years, moving from the eastern boundary of West Vancouver westwards, which has led to limited amenities and services in the Upper Lands. More recently, planning for the Rodgers Creek neighbourhoods (currently under construction) marked a shift towards multifamily housing forms in anticipation of the future Cypress Village.

Emerging Issues to Address

Undeveloped lands below 1200 feet in elevation are zoned for single family development. However, these lands include important environmental assets and recreational opportunities that the community values, notably in areas west of Eagle Creek where the District recently dedicated Whyte Lake Park (2014) and where important wetlands and Arbutus groves exist.

Adopting a more holistic lens is needed to situate all future development within its wider mountain context – both to preserve the most valuable environmental and recreational values in perpetuity, and to provide for future development of the kinds of housing and amenities in and around Cypress Village that most benefit the community.

We have many watercourses flowing from the Upper Lands through our neighbourhoods to the ocean



Residentially zoned lands represent a significant area of the Upper Lands

1400 acres below 1200 foot contour
 = **25%** of Upper Lands area

British Pacific Properties holds the majority of land below 1200 feet

~80% of area not dedicated as parkland below 1200 feet owned by **BPP**

Key OCP Actions

This OCP recommends the transfer of development potential away from higher value ecological and recreational assets to cluster new housing close to existing infrastructure in the compact and complete future neighbourhood(s) of Cypress Village and Cypress West. This would allow a much larger area to become protected in perpetuity.

As the over-arching land use planning document, this OCP establishes policies to guide detailed master planning as follows:

- A rigorous procedural framework to manage new development in the Upper Lands through the preparation of comprehensive area development plans; and
- More specific policies and expectations to guide planning for the future Cypress Village and Cypress West neighbourhood(s).

Please note that additional policies related to the protection of existing Upper Lands natural assets are located in section 2.7, under the theme “Parks & Environment” in this OCP.

How these Future Neighbourhoods Actions Support Overall Community Objectives

<p>Social Well-Being</p> <p>Compact neighbourhoods allow residents to enjoy close access to services and amenities, as well as vibrant public spaces for social gatherings and activities enjoyed across all ages. Proximity to recreational activities can support active lifestyles that contribute to overall health and well-being.</p>	<p>Local Economy</p> <p>New economic opportunities can be provided in commercial areas, with new business spaces that can support not only local residents but also tourism and recreation spending. Businesses can also enjoy a stable customer base from residents in the compact neighbourhood.</p>
<p>Parks & Environment</p> <p>A more compact community can permanently protect sensitive ecological assets from future development. New development can also support environmental features, such as renewable energy and high performance buildings, mitigating GHGs compared to a business as usual development scenario.</p>	<p>Transportation & Infrastructure</p> <p>A compact and complete community, where residents can live, play and work in the same area, enables greater walkability and reduces the need to drive, contributing to overall reductions in transportation and congestion costs.</p>

POLICIES

Managing new development in the Upper Lands through area development plans

- 2.2.1. Manage new development in the Upper Lands (see Map 8) by:
 - a. Continuing to restrict residential development in the Limited Use and Recreation area above 1200 feet;
 - b. Maintaining an overall residential density of 2.5 units per gross acre for undeveloped public and private lands below 1200 feet; and
 - c. Varying density within areas and transferring development rights from one area to another to direct development to lands most suitable for development, protect and acquire environmental and recreational assets, and allocate density to achieve neighbourhood focus and identity.
- 2.2.2. Prepare Area Development Plans to establish permitted land uses, development criteria, and design controls prior to the subdivision, rezoning and development of land.
- 2.2.3. Determine through a planning process, including technical analysis and public input, if there are demonstrable community benefits that would warrant consideration of:
 - a. Any exceptions to the restriction on residential development above 1200 feet; or
 - b. Any increases to the overall residential density provisions below 1200 feet.
- 2.2.4. Ensure Area Development Plans incorporate (but are not limited to):
 - a. An approved area defined by major features that is sufficiently large to permit the proper planning for ~~road~~ **transportation** networks, public facilities and parklands, and comprehensive neighbourhood designs;
 - b. A comprehensive inventory and sieve analysis of the area's terrain and topography, ~~creeks and~~ watercourses, habitats and ecosystems (including any species at risk or environmentally sensitive areas), locally important biophysical or natural features, and recreational and cultural features;
 - c. A demonstration of how the analysis of the area is used to identify land use opportunities and constraints, lands that are suitable for development, and lands of particular environmental, cultural or recreational significance that may warrant special treatment or protection (such as ~~creek~~ **watercourse** corridor protection);
 - d. A proposed land use plan with types of commercial and housing uses (including rental and non-market), and any lands required for community facilities (including consideration of the need for school sites), that relates the proposed land use to the terrain, including type of development, anticipated site coverage and overall square footage;
 - e. The location and intended function of parks and open spaces (for example, active, passive, preservation) and the use of natural and landscape features (such as ~~creek~~ **watercourse** corridors and greenbelts) to frame and connect neighbourhoods and achieve an irregular mountain outline or "soft edge" to development;
 - f. The location and preliminary design for major roads and trail systems and other public infrastructure requirements and a description of how **trail**, road and driveway configurations are sited to respond to terrain;
 - g. An identification and analysis of how the proposed development integrates with and impacts the community's existing transportation network, including walking, cycling, and transit, with consideration to access, ~~and~~ parking **and transportation demand management**;
 - h. An environmental plan, including stormwater management, energy efficiency, **risk management (e.g., forest fire)** and other mitigation **and adaptation** strategies, to achieve a sensitive and sustainable development scheme;

- i. Implementation requirements including general servicing, funding and legal agreements, the approach to community amenity and other developer contributions, and development permit guidelines for the future development of specific sites; and
 - j. An assessment of the development's overall financial implications to the municipality.
- 2.2.5. Ensure the community benefits from new development by:
- a. Requiring equitable and proportional financial and/or in kind contributions and the provision of necessary parkland, infrastructure, housing, amenities and facilities from private development; and
 - b. Maintaining the value of public lands **below 1200 feet** as potential development sites or as sites to be protected as parkland whose development potential can be transferred to more suitable locations, where appropriate.
- 2.2.6. Monitor the average pace of development of new neighbourhoods in the Upper Lands and review planning and development processes as necessary or appropriate.⁶

Planning the new Cypress Village and Cypress West neighbourhoods

- 2.2.7. Prepare Area Development Plan(s) for the Cypress Village and Cypress West neighbourhoods (see Map 9).
- 2.2.8. Cluster development around a mixed-use Cypress Village to minimize the area developed, protect natural and recreational features, reduce required infrastructure, achieve the compact development of mixed housing forms, and ensure a sustainable village with a strong sense of community.
- 2.2.9. Seek to transfer the residential development potential from all remaining lands below 1200 feet west of Eagle Creek to:
- a. The Cypress Village planning area (between Cave and Cypress Creeks) as the primary focus for future neighbourhood development in the Upper Lands; and
 - b. The Cypress West planning area (between Cypress and Eagle Creeks) as a secondary community supporting Cypress Village.
- 2.2.10. Consider the transfer of residential development potential from lands west of Eagle Creek below 1200 feet to lands above 1200 feet that are generally contiguous with the Cypress Village planning area in limited locations **if** and only if:
- a. These lands are more suitable for development and lands of higher ecological or recreational value west of Eagle Creek can thereby be protected; and
 - b. The residential development potential from lands west of Eagle Creek below 1200 feet cannot be accommodated within the Cypress Village and Cypress West planning areas in a form of development acceptable to the community.
- 2.2.11. ~~Acquire public ownership of~~ **Protect** lands west of Eagle Creek below 1200 feet whose development potential has been transferred, designate these lands as Limited Use and Recreation, and dedicate them as public parkland **or non-profit conservancy or similar publicly-accessible open space in perpetuity.**

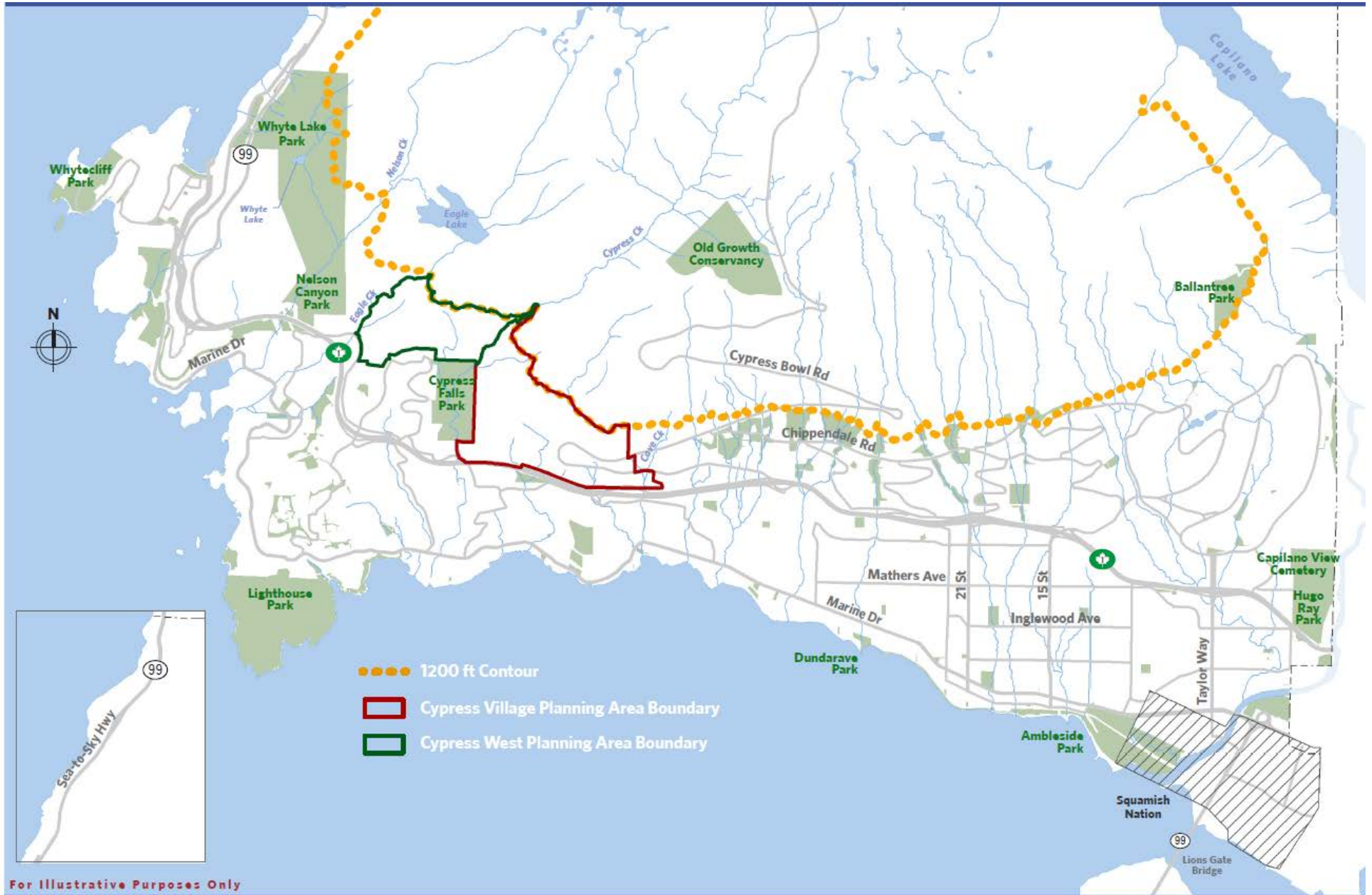
⁶ Development has historically averaged up to 70 units per year in the Upper Lands. This figure is provided for information only: actual pace of development and build out of area development plans will depend on market forces, the ~~planned~~ housing mix **to be determined**, and other factors.

- 2.2.12. Prioritize the public acquisition **and / or permanent protection** through area density variation and development transfer of the most ecologically and recreationally significant private lands (including Cypress Falls, the Larson wetlands, and Arbutus Grove **west of Nelson Creek**) and maximize contiguous areas to be protected and connections between these areas.
- 2.2.13. Establish Cypress Village as a unique gateway to mountain recreation **with strong links to the rest of West Vancouver**, incorporating distinctive uses and features (such as unique retail, a civic plaza, community and recreational facilities, and other public amenities) in addition to commercial and institutional uses that serve the local community.
- 2.2.14. Include a range of housing types, tenures and unit sizes (including rental, non-market, family, and seniors housing) within the Cypress Village and Cypress West neighbourhoods to meet the needs of residents of different ages and incomes, and establish maximum unit sizes for these housing types.
- 2.2.15. Consider density bonuses in the Cypress Village and Cypress West neighbourhoods if:
 - a. The residential development potential from lands west of Eagle Creek below 1200 feet has been accommodated within the Cypress Village and Cypress West neighbourhoods; and
 - b. More complete and successful communities in Cypress Village and Cypress West can be achieved, in terms of amenities and facilities, the desired variety of housing types and tenures, and the economic feasibility of commercial services.
- 2.2.16. Incorporate recreational and visitor ~~considerations~~ **spaces and amenities** into the design and planning of Cypress Village, including trail connectivity to the wider mountainside and the potential development of complementary non-residential uses above 1200 feet (e.g., visitor accommodation, natural wellness, outdoor education **and recreation**).

Map 8. Upper Lands Planning Framework



Map 9. Cypress Village and Cypress West Areas



B – LOCAL ECONOMY

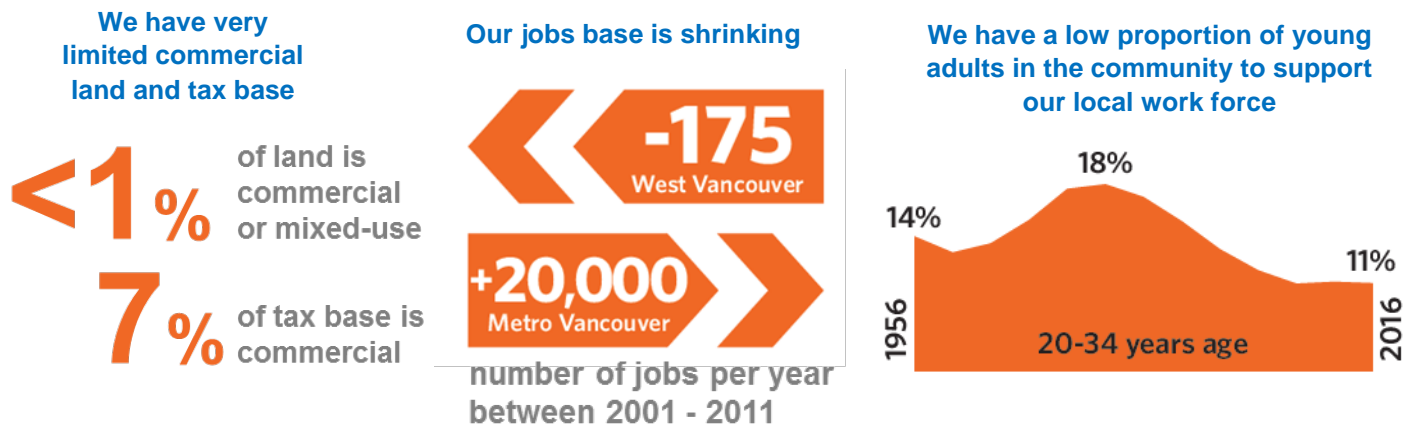
2.3 Local Economy and Employment

West Vancouver has historically developed as a residential community and visitor destination, without industrial activities, with residents often working in the nearby employment centre of Downtown Vancouver. This history has been instrumental in shaping the community and its commercial activities. Today, our local economy is comprised primarily of retail, service and recreational sectors that are restricted to defined areas, serving the local and regional community.

The commercial areas in West Vancouver consist of Ambleside Municipal Town Centre, Park Royal regional shopping centre, the neighbourhood and village centres of Dunderave, Caulfeild Village and Horseshoe Bay, and minor, dispersed local commercial sites and marina operations. Each of our Town and Village Centres now has an active business association working to build our local economy and support our entrepreneurs.

Emerging Issues to Address

Our businesses are met with the challenges of a declining workforce, diminishing local market, and difficulty in attracting and retaining staff due to high housing costs and limited transit options. At the same time, residents have expressed an interest in having more vibrant commercial services close by. These and other factors mean that we need policies to support greater economic diversification and encourage job creation to promote a more resilient and vital economy in the long term.



Key OCP Actions

The OCP can plan for commercial and other land uses that support economic activities in the community. These policies provide the community with a framework of broader objectives for the local economy, including the relationship of surrounding uses in commercial areas.

This OCP seeks to:

- Strengthen our commercial centres and nodes by maintaining existing commercial uses and expanding compatible economic activities;
- Support both residents and visitors through incentives for visitor accommodations, more flexible space uses for the creative sector, and placemaking for a more attractive public realm; and
- Promoting emerging economic opportunities and innovations, such as the health and education sectors, start-ups, and green businesses.

How these Local Economy Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>Local businesses and jobs can be better supported with nearby housing that can provide a workforce and customer base. More non-residential development also provides for a more resilient tax base for the community.</p>	<p>Social Well-Being</p> <p>Vibrant neighbourhood centres with access to shops and services can foster social interaction, community connectedness, and a strong local economy can also support individual and household income.</p>
<p>Parks & Environment</p> <p>Business innovation and investments that consider our natural assets and climate can lead to new economic opportunities and a more resilient community, capable of withstanding climate change and other costly impacts.</p>	<p>Transportation & Infrastructure</p> <p>A better balance and fit between our jobs and housing, and improved connectivity for the movement of goods and services, can reduce commuter traffic, commute times and road congestion.</p>

POLICIES

Strengthening our commercial centres and nodes

- 2.3.1. Emphasize Ambleside Municipal Town Centre as the heart of West Vancouver with commercial land uses, such as:
 - a. Retail, service and restaurants;
 - b. Arts and culture spaces;
 - c. Offices;
 - d. Civic services and facilities;
 - e. Visitor accommodation, such as boutique hotels; and
 - f. Waterfront recreation.
- 2.3.2. Recognize Park Royal as the Regional Shopping Centre with commercial land uses, such as:
 - a. Larger format retail, service and restaurants;
 - b. Entertainment; and
 - c. Offices.
- 2.3.3. Enhance Horseshoe Bay Village Centre as a local and regional destination with commercial land uses, such as:
 - a. Retail, service and restaurants centred on the waterfront;
 - b. Regional transportation facilities;
 - c. Visitor accommodation;
 - d. Tourism and recreation; and
 - e. Secondary office use.
- 2.3.4. Regenerate Dundarave and Caulfeild Village Centres with small-scale, street-level retail, service and restaurants, secondary office use, and mixed residential and commercial uses **that reflect their respective characters and contexts.**
- 2.3.5. Plan for a range of commercial uses in the new Cypress Village to create a successful mountain “gateway” village ~~and to~~ **that supports local residents and provides local jobs.**
- 2.3.6. Expand commercial and mixed-use zones to broaden economic opportunities and stimulate employment growth.
- 2.3.7. Maintain existing marine commercial use zones and provide for ancillary and secondary marine related uses at marinas.
- 2.3.8. Encourage compatible economic activities District-wide including, but not limited to, expanded retail and services in local commercial nodes, and home-based businesses.
- 2.3.9. ~~Implement~~ **Review** and update built-form guidelines for centres and commercial nodes.

Supporting tourism and visitors

- 2.3.10. Support the development of visitor accommodations, including but not limited to:
 - a. Boutique hotel(s) in Ambleside **Municipal** Town Centre;
 - b. Bed and breakfast and short term rental accommodations on properties recognized for their heritage value; **and**
 - c. Visitor accommodation(s) in Cypress Village and other commercial centres, where appropriate.
- 2.3.11. Incentivize hotel development and other major business and employment creation opportunities through bonus density provisions in appropriate locations.
- 2.3.12. Encourage the creation of versatile spaces, such as live-work, production-retail uses, that support arts and culture sector development.
- 2.3.13. Support placemaking through an attractive public realm and experience by:
 - a. Incorporating inviting public spaces ~~features~~ in Village and Town Centres;
 - b. Incorporating public art in public spaces;**
 - c. Developing streetscape plans in key commercial areas;
 - d. Developing a District-wide wayfinding plan to guide visitors to commercial areas and other visitor attractions; **and**
 - e. Encouraging new evening entertainment, cultural and special events.
- 2.3.14. Support the Province's operation of Cypress Provincial Park as a major regional recreational and natural resource.
- 2.3.15. Work with key partners, such as local and regional business and tourism associations, and Provincial and Federal tourism agencies to market West Vancouver as a recreational and cultural destination in Metro Vancouver and Sea-to-Sky regions.

Promoting opportunities and innovation

- 2.3.16. Support emerging economic opportunities that complement our natural and cultural assets, such as (but not limited to):
 - a. Expansion of the healthcare sector, including independent and assisted living and residential care uses;
 - b. Technology-based employment creation in commercial areas where appropriate, including opportunities for energy innovations;
 - c. Scientific and technology-based research functions and visitor attractions, such as at the West Vancouver Fisheries and Oceans Canada (DFO) Laboratory site; and
 - d. Creative sector and film industry investments.
- 2.3.17. Foster partnerships and collaboration with the business community, academic institutions, non-profit organizations, neighbouring municipalities, other governments and the First Nations to achieve mutual economic development objectives.
- 2.3.18. Support small business through:
 - a. Expanding existing small commercial nodes to accommodate additional local serving commercial spaces;
 - b. Reviewing business licensing processes to better support business; and
 - c. Encouraging development of shared and affordable workspaces that foster opportunities for business collaboration and lower operating costs for start-ups.
- 2.3.19. Consider opportunities to expand education and green business sectors through collaboration with key partners, such as post-secondary institutions.
- 2.3.20. Consider opportunities to support economic objectives on District-owned lands.
- 2.3.21. Encourage local businesses to employ socially and environmentally-responsible practices, including but not limited to:
 - a. Incorporating accessibility features in private commercial spaces to reduce barriers, be age-friendly, and better accommodate our demographics; and
 - b. Promoting resource conservation, and carbon and waste reduction initiatives.
- 2.3.22. Work with BC Ferries on Horseshoe Bay Ferry Terminal plans to support the local economic benefit of the Terminal, integrate it with the intermodal transportation network, and mitigate any impacts of redevelopment on the community.

Map 10. Commercial and Tourism Areas



C – TRANSPORTATION & INFRASTRUCTURE

2.4 Mobility and Circulation

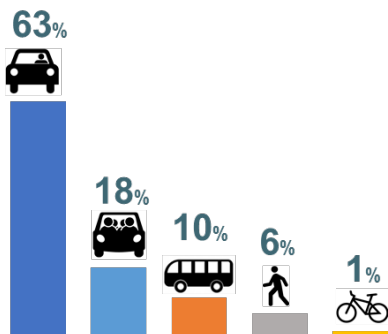
West Vancouver’s transportation network consists of approximately 90 km of sidewalks, 5 km of bike routes, 135 km of trails, and a transit system that provide alternative connections around our community and to the rest of the North Shore and Downtown Vancouver. Horseshoe Bay is also the location of the Horseshoe Bay Ferry Terminal which provides a key local and regional transportation connection between Metro Vancouver, Vancouver Island, Bowen Island and the Sunshine Coast.

Our road network includes provincial, regional and local roads. Most notably: the Ministry of Transportation has jurisdiction over the Upper Levels Highway, Taylor Way and access to the Lions Gate Bridge; and Marine Drive (as far as Dundarave) is part of the regional road network and is a frequent transit corridor. Our local, municipal roads reflect our natural topography and landscape and the different land use patterns of our various neighbourhoods. This network features a grid pattern within and around Ambleside Municipal Town Centre and Horseshoe Bay, with generally irregular (“curvilinear”) and often discontinuous local streets throughout the rest of the community.

Emerging Issues to Address

Our topography and generally dispersed land use pattern has historically meant that our community remains largely car-dependent. This, and our location between Vancouver and the Sea-to-Sky corridor, adds pressure to our roads and contributes to congestion. We need to use our existing networks more efficiently and provide a range of safe and accessible transportation options within our community and across the region. It is also imperative that we plan ahead on travel options to accommodate our aging population. These and other key factors highlighted below demand new and clearer policies to support the long-term transportation needs of our community:

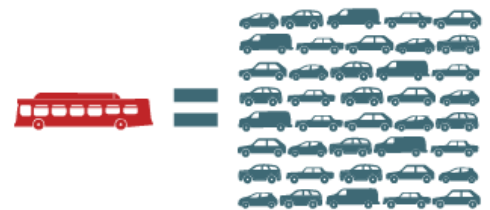
Our residents typically drive to get around



Many of our workers and students commute here

70% of our workforce
25% of our students

Significant transit investments are occurring



Key OCP Actions

While specific operational guidelines and project decisions around transportation infrastructure are directed through more detailed network plans, the OCP provides high-level policies to guide the approximate locations and scale of future transportation systems in the community. These policies provide a framework for ongoing improvements and investments, and integrate these with the overarching land use planning objectives and functions of an OCP.

To address the current challenges and anticipated transportation needs of our current and future generations, this OCP seeks to:

- Encourage and prioritize walking and cycling through expanding key new connections, improving safety and integrating these systems with transit;
- Support and prioritize transit mobility and regional connections to improve infrastructure and services and advance connectivity for all travel modes;
- Enhance road network accessibility, safety and efficiency with key new road linkages and safety upgrades; and
- Promote sustainability and transportation innovation, such as car and ride sharing, and electric and low-emission vehicles.

Additionally, policies within other themes of this OCP will be implemented in an integrated manner to support our transportation networks.

How these Transportation Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>Mobility can be improved through strong connections between neighbourhoods, jobs, services and amenities. Complete neighbourhoods foster walkability and cycling, and housing along transit corridors can help reduce vehicle dependency.</p>	<p>Local Economy</p> <p>Transportation that fits the needs of daily commuters and improves connectivity for goods and services can reduce commute times and congestion costs to residents and businesses.</p>
<p>Parks & Environment</p> <p>Transportation is a major contributor to greenhouse gas emissions and has other impacts (e.g., air quality and noise). Reduced auto-dependency and a more diverse mode split can help lessen the community’s impacts on the environment.</p>	<p>Social Well-Being</p> <p>Diverse, active and well-connected transportation options can improve accessibility and enable more active and healthy lifestyles. Equity for all members of the community means providing options for those who cannot drive (e.g., for reasons of age, health or income).</p>

POLICIES

Encouraging walking and cycling

- 2.4.1. Address identified gaps and complete the pedestrian and cycling network with integration to transit, Town and Village Centres, community facilities, schools, parks and trails system (see Map 11).
- 2.4.2. Provide attractive alternatives to driving by enhancing the safety, accessibility and connectivity for pedestrians and cyclists through measure such as:
 - a. Key new connections;
 - b. Wider and weather-protected sidewalks; and
 - c. ~~Dedicated~~ Protected bike lanes;
 - d. Integrated, comfortable and weather-protected bus stops on major routes; and
 - e. Strengthened connections between housing, employment, neighbourhood hubs, and the Frequent Transit Network.
- 2.4.3. Use road rights of way to expand urban connector trails⁷ throughout the community and enhance north/south connections across Highway 1 for pedestrian and cyclist.
- 2.4.4. Develop minimum pedestrian and cyclist design and infrastructure guidelines to guide new private and public development projects and expand parking and related destination infrastructure for cyclists.
- 2.4.5. Provide road space reallocation and infrastructure improvement opportunities in public and private development projects to support the pedestrian and cycling network and movement.
- 2.4.6. Expand wayfinding features along the pedestrian and cycling networks, especially in and around centres and key neighbourhood hubs (e.g., schools, parks, churches and community facilities).

Supporting transit mobility and regional connections

- 2.4.7. Work with partners, including TransLink, to improve transit infrastructure, service area, frequency and efficiency. ~~and support the expansion of frequent transit services, prioritizing connections between Park Royal and Dunderave.~~
- 2.4.8. Support the expansion of frequent transit services, prioritizing connections between Park Royal and Dunderave by expanding ~~Expand~~ bus priority measures and transit-supportive road treatments along Marine Drive to ~~support increased efficiency~~ improve reliability and speed of transit service, and to facilitate future rapid bus service.
- 2.4.9. Continue to develop and refine streetscape design guidelines to support transit and active transportation prioritization in Town and Village Centres and around neighbourhood hubs.
- 2.4.10. Support the continuation of ~~existing~~ rail and ferry transport services.

⁷ Urban connector trails are accessible, multiuse routes along road rights of way that connect neighbourhoods together. (relocate to glossary)

- 2.4.11. Partner with stakeholders, including TransLink, BC Ferries, neighbouring municipalities, First Nations, Metro Vancouver, ~~and senior governments~~, **and private entities** to advance ~~inter-municipal~~ connectivity for all travel modes and explore alternatives (e.g., lower level road,; rail,; ferry, **marina** and water taxi services; **shuttle buses**; **and enhanced transit across Burrard Inlet**).

Enhancing ~~road~~ network accessibility, safety and efficiency

- 2.4.12. Maintain the ~~road~~ **transportation** network for the safety and reliability of all ~~road~~-users (**i.e., pedestrians, cyclists, and drivers**), and seek to expand ~~proposed road~~ connections as opportunities arise (see Map 12), including:
- Access ~~roads~~ to the proposed Cypress Village area;
 - The Low Level Road to bypass the Lions Gate Bridge; ~~and~~
 - A Clyde Avenue-Klahanie Park crossing over the Capilano River; **and**
 - Synergistic pedestrian and cyclists route expansions with new road connections, including but not limited to protected sidewalks and bike lanes.**
- 2.4.13. Deliver road network enhancements through public and private development opportunities.
- 2.4.14. Incorporate universal access **and age-friendly** design principles in sidewalk, pathways, transit, and road improvement projects for pedestrians and cyclists of all ages and abilities (**e.g., accessible pedestrian signals, tactile walking surface indicators, appropriate curb-cuts and letdowns**).
- 2.4.15. Optimize safety and visibility of arterial roads and intersections for all road users.
- 2.4.16. Develop traffic calming guidelines to manage streets serving primarily local traffic and residential access.
- 2.4.17. Develop parking management strategies in Town and Village Centres to meet **the needs of residents, business patrons and visitors of all ages and abilities** ~~community needs and~~ support more sustainable modes of travel.
- 2.4.18. Facilitate effective and efficient goods movement on the transportation network.
- 2.4.19. Explore and implement options to reduce traffic impacts associated with construction throughout the community.
- 2.4.20. Collaborate with TransLink, Provincial government, First Nations, neighbouring municipalities, ~~and schools~~, **Vancouver Coastal Health, and community groups (including but not limited to seniors and people with disabilities)** to improve transportation safety and network to facilitate the movement of people and goods in the District and the North Shore.

Promoting sustainability and innovation

- 2.4.21. Prioritize sustainable transportation options (**e.g., walk, bike and transit**) **and transportation demand management strategies**. ~~and seek to reduce auto dependency in private and public development projects.~~

(new policy added – policy number adjusted accordingly)

- 2.4.22. Seek to reduce auto dependency in private and public development projects.
- 2.4.23. Support bike and car sharing, ~~car and ride sharing~~ and carpooling in Town and Village Centres, and explore collaboration with neighbouring municipalities, institutional, commercial and community partners.
- 2.4.24. Provide infrastructure for electric, alternative-fuel, and low-emission vehicles, including charging stations as a requirement of new development and preferential parking options.
- 2.4.25. Consider ~~use health impact and assessments to evaluate~~ public health consequences of transportation planning decisions (e.g., air quality, injury prevention, physical activity).

Map 11. Active Transportation



Map 12. Transportation Network



2.5 Municipal Operations and Infrastructure

Municipal infrastructure consists of the physical utilities systems and the operations that enable West Vancouver residents and businesses to enjoy continuous services of:

- Safe, potable water through our water supply and distribution;
- Efficient removal of liquid and solid wastes through sewage collection, garbage disposal and recycling services; and
- Safe and reliable drainage to manage natural precipitation.

These services provide part of the foundation for living in West Vancouver, and are often connected to regional systems, such as Metro Vancouver’s regional water system which provides the main water supply for the community (supplemented by the municipal Eagle Lake system). Here are some facts about West Vancouver’s current utility systems:

State-of-the-art filtration plants at Eagle Lake & Montizambert Creek



District-owned Citrus Wynd Sewer Treatment Plant



We are conscientious recyclers



Emerging Issues to Address

Our municipal utility infrastructure systems are of varying age and require ongoing maintenance and potential restoration and upgrades throughout their life cycles. These must be planned on an ongoing basis to ensure long-term reliable services. At the same time, emerging challenges, such as climate change, create external pressures on our aging systems. For instance, changing climate conditions have led to:

- Less predictable water supply, increasing the importance of demand management and water conservation strategies;
- Greater need to manage greenhouse gas emissions sourced from solid waste through recycling and waste diversion initiatives; and
- More extreme and frequent weather events and precipitations, drawing greater demand on our drainage systems.

We must plan to adapt to these changes so that our community remains resilient over time.

Key OCP Actions

As a high-level planning document, the OCP sets out policies to provide for environmentally and fiscally sustainable services as a long-term framework for managing municipal utility systems and operations. In particular, this OCP seeks to:

- Apply best management practices for municipal utilities in the areas of water conservation, waste management and recycling, and sewage and drainage system management, to ensure long-term reliability and resiliency; and
- Lead through sustainable operations, in particular by adopting corporate energy and emission reduction goals to demonstrate municipal leadership.

How these Municipal Operations and Infrastructure Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>Sustainable and reliable drinking water, sewage and drainage systems are necessary to support existing and future housing needs. New buildings can also be designed with innovative systems to reduce their impact on infrastructure.</p>	<p>Local Economy</p> <p>Local businesses and related activities depend on reliable utility services for their operations. Utility infrastructure restorations and upgrades that are well-planned and fiscally well-managed can mitigate cost impacts to the municipality and service disruptions.</p>
<p>Parks & Environment</p> <p>Municipal infrastructure can incorporate green features that are designed to support climate change adaptation and be resilient to adverse events, such as extreme precipitation or long droughts. Leading environmental practices can also help minimize GHGs and resource consumption.</p>	<p>Social Well-Being</p> <p>While municipal infrastructure works in the background, they are part of the foundations to satisfying basic community needs, such as clean water, sewage, drainage and waste management. The community’s continual enjoyment of day-to-day activities and quality of life depend upon their ongoing reliable provision.</p>

POLICIES

Applying best practices for municipal utilities

- 2.5.1. Continue to monitor and address emerging needs of municipal utility systems (e.g., water supply and distribution, liquid and solid waste removal, and drainage systems) and infrastructure to ensure the long term sustainable provision of reliable services.
- 2.5.2. Optimize the efficiency and performance of existing infrastructure systems prior to new system development.
- 2.5.3. Renew and upgrade deficient components in tandem with the renewal of existing services, roadwork and other infrastructure improvements.
- 2.5.4. Review and enhance municipal utility systems' resiliency to future climatic conditions and extreme weather events.
- 2.5.5. Consider potential community health, climate change and natural hazard risks, **with consideration for scoping risks assessments and best management practices**, when planning for municipal infrastructure and operations.

i. Water Conservation

- 2.5.6. Monitor water usage and revise rate structures as necessary to continue reliable and equitable services.
- 2.5.7. Encourage use of development practices, landscape designs and built systems that reduce water **demand and** consumption.
- 2.5.8. Encourage water conservation through leak detection, water-metering and community-wide education programs.

ii. Waste Management & Recycling

- 2.5.9. Increase community-wide diversion rates to meet regional solid waste management objectives of 80% diversion by 2020 and work progressively towards maximizing diversion rates beyond 2020.
- 2.5.10. ~~Enable~~ **Expand** organics and food waste reduction through **education and** on-site composting and reuse.
- 2.5.11. Facilitate reductions in demolition waste through source separation and diversion, **including whole-building demolition or deconstruction**.
- 2.5.12. Manage food waste attractants through education and enforcement to reduce human-wildlife conflicts.

iii. Sewage & Drainage System

- 2.5.13. Pursue bylaw and policy changes and enhancements **with the community** to enable and support protection of watershed health, sustainable redevelopment, ~~community involvement,~~ and public safety.

- 2.5.14. Consider 200 year storm events in the design of major drainage facilities and flood control works.
- 2.5.15. Employ ~~alternative~~ **low-impact** storm **and rain** water management techniques such as infiltration, absorbent landscaping and natural environment conservation to ~~reflect~~ **mimic** natural conditions and preserve pre-development conditions.
- 2.5.16. Reduce inflow and infiltration by rehabilitating and replacing older piping where appropriate and employ trenchless technologies where viable.
- 2.5.17. Employ green infrastructure or naturalized engineering strategies where possible to help manage anticipated increases in frequent storm events and associated flood risks.

Leading through sustainable operations

- 2.5.18. Lead by example through actively pursuing **energy and** water conservation, waste reduction and recycling within civic facilities.
- 2.5.19. Implement corporate energy and emissions reduction initiatives (**e.g., energy and GHGs derived from municipal operations**) to advance towards the District's corporate GHG reduction target of 33% below 2007 levels by 2020 and 80% by 2050, **and seek to achieve goals earlier if possible.**
- 2.5.20. ~~Consider using annual carbon tax refunds~~ **Create a fund to support corporate and / or** community-wide emissions reduction initiatives.

D – PARKS & ENVIRONMENT

2.6 Natural Environment

West Vancouver enjoys a valued natural environment setting: the forested mountainside and protected Capilano and Eagle Lake watersheds; the lengthy, scenic shoreline and marine systems; the many salmon spawning creeks; and areas with significant vegetation such as arbutus groves and old-growth rainforests. There is a strong focus on environmental awareness, with a number of dedicated volunteer groups which play important roles in environmental education and stewardship.

Our natural environment also includes that which is not visible, such as our air and climate. Climate change is a reality and our community has a significant role to play. Buildings, transportation and infrastructure are among the largest consumers of fossil fuels and consequently the largest producers of greenhouse gases (GHG) and other emissions.

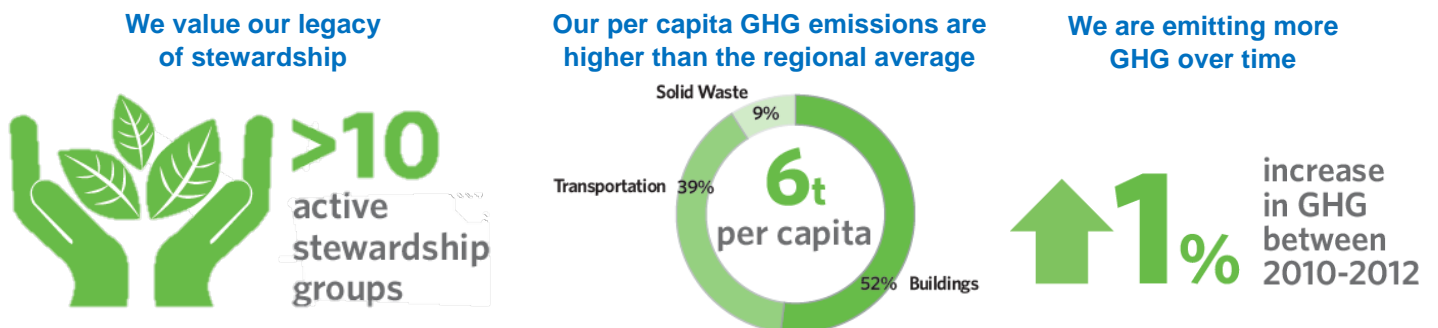
Emerging Issues to Address

Protection of the natural environment is a responsibility shared by federal, provincial, regional and local governments. The District has a legislative responsibility to protect aspects of the natural environment, especially where it interacts with the built environment.

Traditionally, environmental management has generally been more “responsive”, trying to mitigate impacts on the environment and protect “what is left”. A more modernized approach seeks to restore, or even enhance, valued ecological assets and services, so that they are more resilient to disturbances like natural hazards and extreme weather events.

The community also needs to proactively plan and respond to climate change by mitigating its contribution to GHGs and adapting to climate change impacts. For example: as we protect our forests and oceans, they act as carbon storage and help regulate local climates; and our land use decisions influence where people live, work, shop and gather, and how they travel between these destinations, with significant energy and GHG implications.

These opportunities and other factors illustrated below require the creation of policies to direct us towards a sustainable path of managing our natural environment:



Key OCP Actions

While more detailed strategies provide the operational guidance to protect specific environmental systems and assets, an OCP can provide high-level policies to indicate our overall intent and land-use actions to protect our environment.

This OCP seeks to:

- Manage our urban environment by strengthening existing environmental regulations and facilitating environmental restoration and enhancement actions;
- Protect and enhance the ecological integrity of specific natural assets, including our watercourse, riparian areas and watersheds, foreshore areas, and sensitive habitats; and
- Respond to climate change and build climate resiliency across the community.

How these Environment Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>The environment can be protected through environmentally-sensitive and energy-efficient building design and practices. Opportunities to protect, restore and enhance the natural environment can be created through more sustainable land use.</p>	<p>Local Economy</p> <p>Climate change can create costly impacts to the economy. Low-carbon economic activities and considerations for our natural assets can foster community resiliency and sustainable business innovations, investments and collaborations.</p>
<p>Social Well-Being</p> <p>Ongoing protection of environmental systems supports the community’s enjoyment of nature and ecosystem services, such as clean water and air. Resiliency to climate change can help mitigate impacts to more vulnerable populations in our community.</p>	<p>Transportation & Infrastructure</p> <p>GHG emissions and other environmental impacts (e.g., air quality and noise) can be reduced by encouraging low carbon alternatives to driving, reducing cars on the road, and supporting shorter commutes.</p>

POLICIES

Managing our urban environment

- 2.6.1. Maintain all existing environmental development controls and update regulations, guidelines and practices as appropriate, with consideration to Provincial and Federal legislations, and best management practices.
- 2.6.2. Mitigate on and off-site environmental impacts through proactive land use, design, construction, and site restoration requirements, and seek no-net loss of riparian habitats and environmental assets.
- 2.6.3. Facilitate on-site and off-site environmental enhancement on both public and private lands as opportunities arise (e.g., creek daylighting, fish habitat restoration, invasive species management).
- 2.6.4. Support subdivisions that provide alternative site designs, building forms and configurations where site-specific environmental characteristics (e.g., steep slope, ~~creeks~~ **watercourses**, rock outcroppings) make conventional siting or configuration undesirable.
- 2.6.5. Balance tree retention, replacement or compensation for their ecological value with consideration to access to sunlight and significant public views.
- 2.6.6. Continue to work with senior governments, neighbouring municipalities, ~~local~~ First Nations, local businesses and land owners, stewardship groups, and other community partners in the delivery of environmental stewardship and education initiatives.

Protecting and enhancing ecological integrity

*i. Watercourse, riparian ~~areas~~ **corridor** & watershed health*

- 2.6.7. Manage land uses to protect the ecological value of watercourse ~~corridors~~ and riparian ~~areas~~ **corridors** through development permit conditions.
- 2.6.8. Provide opportunities to vary development form and density to maximize the permanent protection of ~~creek~~ **watercourse and riparian** corridors and ~~accommodate~~ **while accommodating** reasonable development potential.
- 2.6.9. Implement **prioritized recommendations of** integrated ~~watershed~~ and stormwater management plans for ~~all~~ District watersheds and update plans to meet evolving needs and incorporate best management practices.

ii. Foreshore areas

- 2.6.10. Protect the shoreline and its significant environmental and cultural features through:
 - a. Seeking strategic land acquisition where appropriate;
 - b. Restricting private encroachment except where required for access; and
 - c. Regulating existing structures to minimize impact.
- 2.6.11. Update shoreline protection strategies **and flood construction level requirements** ~~and to~~ further increase protection from sea level rise, reduce shoreline erosion, preserve and enhance habitat and improve public access.

2.6.12. Establish a foreshore development permit area to guide ~~the~~ development and construction on or near the foreshore **and** to protect and enhance foreshore habitats.

iii. Sensitive habitats and natural assets

2.6.13. Identify ecologically important assets and develop a strategy to protect and manage these features and the associated ecosystem services they provide.

2.6.14. Use conservation tools including covenants, eco-gifting, amenity contributions, land trusts and tax incentives to conserve significant lands supporting **ecologically important assets** biodiversity.

2.6.15. Manage land uses to protect the ecological value of Telegraph Hill and Tye Point areas through development permit controls.

(New policy added - policy number adjusted accordingly)

2.6.16. **Protect the remaining old-growth forests in recognition of their ecological importance and values through appropriate regulations and education.**

2.6.17. Employ development permits in areas of difficult terrain to avoid hazardous conditions, minimize the need for site disturbance and blasting, and to protect the natural landforms and habitat.

2.6.18. Review development requirements to address risks of natural hazards (e.g., landslide, flood, debris flow, forest fires and human-wildlife conflicts).

Mitigating climate change and building climate-resiliency

2.6.19. Implement community energy and emissions initiatives to advance towards meeting the District's greenhouse gas emissions reduction target of 40% below 2010 levels by 2040 **or sooner**, notably through the land use, housing, transportation, and infrastructure policies contained in this Plan.

2.6.20. Employ land use regulations, non-structural enhancements and structural flood protection measures to reduce potential impacts on public safety and property from sea level rise and storm surge.

2.6.21. Explore opportunities to enhance ~~creek~~-**watercourse** corridors to accommodate for and reduce potential impacts from flood and slope hazards and extreme weather events.

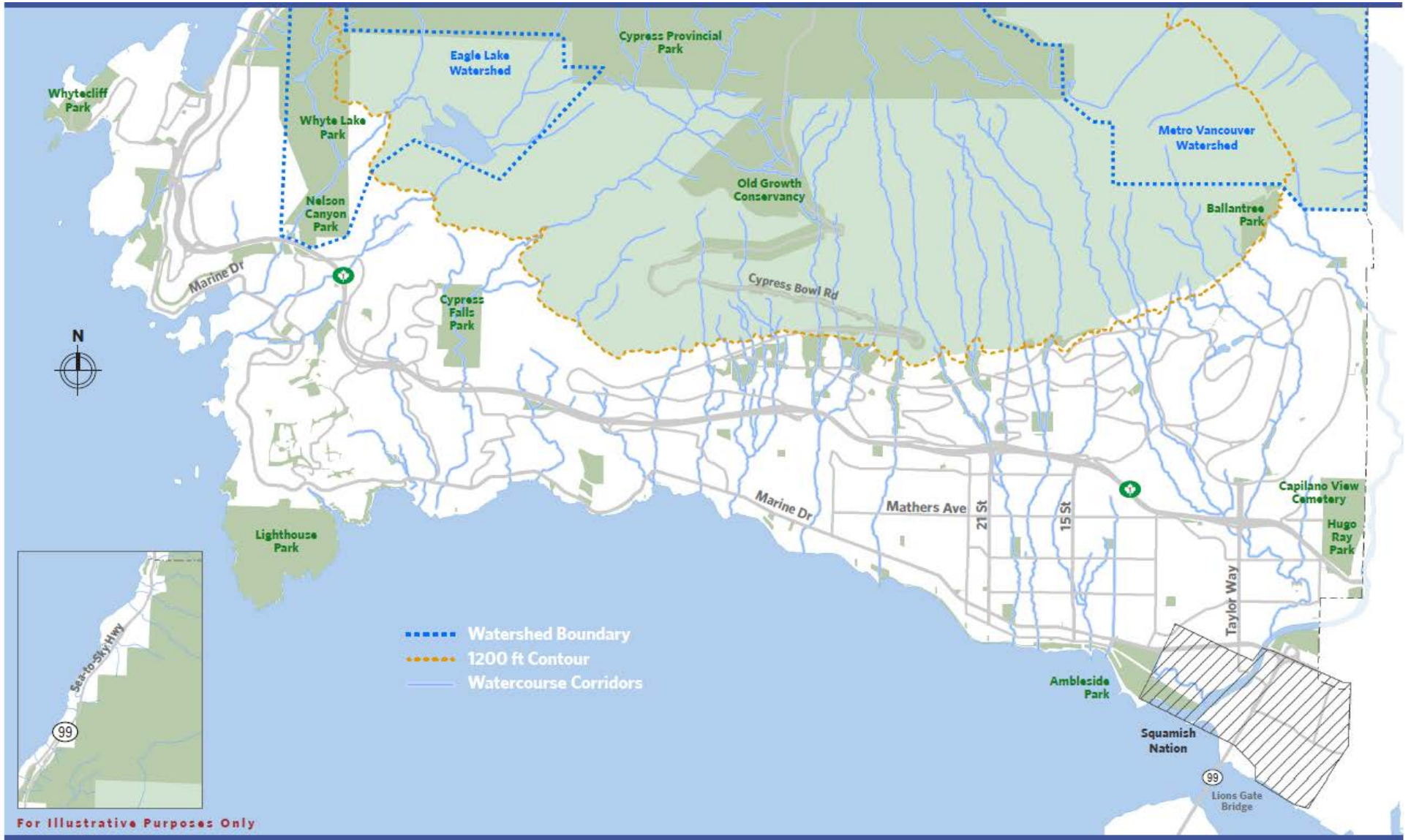
2.6.22. Expand the use of green infrastructure⁸ through public and private development **to enhance long-term ecosystem services that support multiple benefits (e.g., storm water management, air quality, carbon sequestration, water quality, and biodiversity).**

2.6.23. **Seek to incorporate renewable energy in public and private projects, and support the development of renewable energy systems as opportunities arise.**

⁸ ~~Green infrastructure refers to strategies that provide or support ecosystems, such as green roofs, bioswales, daylighting watercourses, use of permeable surfacing, and natural landscape treatments.~~

(Relocate to glossary section)

Map 13. Natural Environmental Resources



2.7 Parks & Trails

West Vancouver contains a wealth of parks, trails and open spaces that are fundamental to supporting our residents’ recreational and social needs. The District’s park systems includes:

- **Destination parks** that are well known and draw both local residents and visitors from far and wide. Examples of destination parks include Ambleside Park, Dundarave Park, the public waterfront between Ambleside Park and Dundarave including the seawalk, Lighthouse Park, and Horseshoe Bay Park.
- **Community parks** that generally serve the catchment area of a secondary school and support recreation and social activities for multiple neighbourhoods. Examples include Hugo Ray Park, Seaview Walk, and Memorial Park.
- **Neighbourhood parks** that generally serve the catchment area of an elementary school and are designed to meet local needs. Examples include Leyland Park, Altamont Park, and Plateau Park.
- **Natural area parks** that are composed of natural ecosystems and protect forests and watercourses with high environmental values, and may provide nature experiences. Examples include Ballantree Park, McKechnie Park and Nelson Canyon Park.
- **Shoreline access parks** which provide the public the opportunity to reach the waterfront. Examples include Altamont Beach Park and Sandy Cove Park.
- **Open Spaces** that include other District properties that offer environmental and/or recreational value that may not be considered “Parks” in the classical sense. Examples include Capilano View Cemetery, Gleneagles Golf Course, and Taylor Way Boulevard.

In addition, the Upper Lands comprise an area of around 6,000 acres of undeveloped publicly and privately owned land (around 4,600 acres of which are above 1200 feet) which provide a forested visual backdrop for both the community and the region. These lands harbor significant environmental and ecological features and systems, offer a range of recreational opportunities, and are a part of our community’s identity, lifestyle and heritage.

Emerging Issues to Address

Our parks and trails are important assets that require ongoing preservation, maintenance, and enhancement so that our community can continue to enjoy their associated benefits. As recreational activities continue to evolve, we must also plan for changes in the demand for, and specific design needs of, parks and trails in our community.



Key OCP Actions

While more detailed parks and trails strategies provide in-depth operational guidance on parks management and service delivery, the OCP is the high-level land use planning tool that sets out the framework for parkland and trail supply and use. To protect and enhance our parks and trails, this OCP seeks to:

- Manage our valuable parks systems to protect and sustain the park-like natural setting of West Vancouver and acquire significant parkland for long-term public and ecological benefits;
- Protect the Upper Lands’ natural assets and the associated environmental values for current and future generations; and
- Promote and improve trails and access to nature for the community’s ongoing enjoyment.

How these Parks & Trails Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>Close proximity to parks, trails and open space is a desirable factor for housing and a key component of successful neighbourhood design. Green space and landscape features can support and enhance neighbourhood character and aesthetics.</p>	<p>Local Economy</p> <p>Local parks and recreation can generate local economic activities and contribute to the economy through investments and visitor spending. Proactive management of issues, such as invasive plants, can mitigate direct and indirect impacts and costs.</p>
<p>Social Well-Being</p> <p>Access to nature, outdoor recreation and parks systems are important elements in maintaining and enhancing an active lifestyle, our health, our social interactions, and the overall livability of the community.</p>	<p>Transportation & Infrastructure</p> <p>Close and easy access to parks can encourage walking and cycling as a recreational activity, while parks and urban connector trails themselves can provide for quicker access between neighbourhood areas and reduce the need for short drives.</p>

POLICIES

Managing our valuable parks system

- 2.7.1. Maintain and care for the District's valuable parks and open spaces with the following values:
 - a. Experience, appreciation, and understanding of the natural beauty, waterfront, creeks watercourses and forests;
 - b. Recognition of the uniqueness, diversity and fun of parks;
 - c. Promotion and support of active living, health and social and spiritual well-being;
 - d. Inclusiveness, accessibility and respect for all people;
 - e. Welcoming atmosphere that fosters community interaction and involvement;
 - f. Public safety and security;
 - g. Prudent financial stewardship and management;
 - h. Sustainability for future generations; and
 - i. Parks as public land benefitting all people.
- 2.7.2. Provide for open space, public realm improvements and / or greenway trails through the Town and Village Centres planning processes.
- 2.7.3. Seek strategic dedication or acquisition of parkland that provides significant environmental and social values, such as trail linkages, ecological functions, waterfront access, or unique educational cultural or recreational opportunities. Examples include:
 - Upper Cypress Falls;
 - Wetlands west of the fall ~~Upper Cypress Falls~~;
 - Trails on the Upper Lands;
 - Eagleridge (above Horseshoe Bay); and
 - Madrona Ridge (adjacent to Horseshoe Bay); and
 - ~~Province-owned land at the Westport Road loop.~~
- 2.7.4. Incorporate park-like environments and features (e.g., rock outcrops, forests, old-growth trees, viewpoints and shoreline and water features) into the design of open spaces to support natural character and landscape.
- 2.7.5. Use greenbelts and boulevards to support neighbourhood definition and character and provide forest buffers along major roads (e.g., Cypress Bowl Road, Sea-to-Sky Highway, Upper Levels Highway).
- 2.7.6. Support compatible activities in District parks and open spaces to advance environmental stewardship goals (e.g., volunteer stewardship activities, invasive plant management, environmental art).

Protecting the Upper Lands natural assets

- 2.7.7. Manage Limited Use and Recreation lands above 1200 feet by:
 - a. Dedicating District-owned land in this area as municipal parkland;
 - b. Assessing the appropriateness of specific recreation opportunities on private lands as they emerge; and
 - c. Determining any appropriate land uses in lands generally contiguous with the future Cypress Village through the Cypress Village Area Development Plan process.
- 2.7.8. Seek to acquire vacant private lands above 1200 feet, with priority for lands with high environmental value (e.g., intact forests) or high recreational potential.
- 2.7.9. Protect environmental values below 1200 feet in the Upper Lands area by:
 - a. Seeking to protect permanently areas west of Eagle Creek, prioritizing areas of significant ecological values such as the Arbutus groves west of Nelson Creek Grove, Larson Creek and wetlands, and other sensitive wetlands and habitats;
 - b. Transferring development potential of lands west of Eagle Creek to future neighbourhoods east of Eagle Creek; and dedicating public lands west of Eagle Creek as municipal parkland; and
 - c. Establishing a 'soft edge' of development and appropriate urban-forest interface and buffer to sensitive features.
- 2.7.10. Recognize the historic Hollyburn Cabins area as part of the heritage associated with outdoor living and develop a long-term strategy for the management of the Cabins area on completion of an environmental assessment of the area.
- 2.7.11. Maintain authorized District trails in the Upper Lands in a way that respects the needs of landowners and balances recreational uses with environmental and cultural values.
- 2.7.12. Allow recreational uses on authorized District trails such as hiking, snowshoeing and mountain biking.

Promoting trails and access to nature

- 2.7.13. Manage and improve the trails network on public land and work with private landowners to obtain formal access to trail corridors for recreational use where appropriate.
- 2.7.14. Identify and establish new trails to improve connectivity to regional networks, major park sites, community facilities and public transit hubs across the District.
- 2.7.15. Advance the Spirit Trail to provide a multi-use trail linking from Horseshoe Bay to Deep Cove, in collaboration with North Shore municipalities, First Nations and other key partners.
- 2.7.16. Provide access to beaches and stream corridors where environmentally appropriate.
- 2.7.17. Improve safety, universal accessibility, and signage / wayfinding to parks, open spaces, and trails for community members of all ages and abilities.

Map 14. Parks and Major Trails



E – SOCIAL WELL-BEING

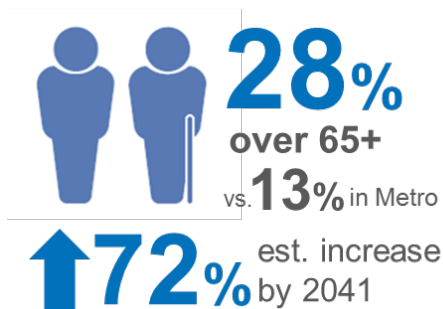
2.8 Access and Inclusion

One of the tenets of social well-being and quality of life is a sense of belonging to and within our wider community. Our community is made up of individuals of diverse background, culture, age, ability, language, socio-economic status, education, and religion. It is essential for our facilities, services and programs to not only support the needs of our community members, but to embrace and celebrate the differences that exist among us by respecting diversity, removing barriers, and providing inclusive access to all.

Emerging Issues to Address

Our community recognizes the values of social inclusion, high-quality public facilities and services (like our library and community centres), and our community organizations and the services they provide. We are becoming less age diverse as our population ages and younger groups leave for housing and jobs elsewhere. If trends continue, we can anticipate an increase in people living alone and a greater need for more services and facilities that are barrier-free. At the same time, we are becoming more culturally diverse and have opportunities to celebrate our increasing cultural richness. These and other factors demand long-term planning to ensure that our facilities, programs and services are evolving to meet the changing needs of our community over time:

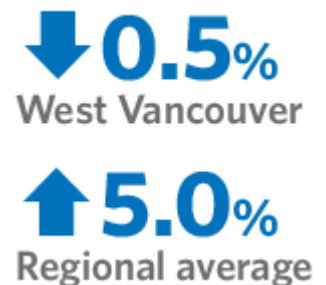
Our population is aging



We are culturally and ethnically diverse



Our local population is in decline



Key OCP Actions

While specific actions to support social well-being are defined and implemented through various District strategies (such as the social plans for child care, seniors, and youths), the OCP can provide high-level policy guidance and indicate the District and its community’s intent for improving social well-being. This OCP seeks to:

- Support demographic diversity through improving access to services for all ages and abilities and celebrating cultural diversity through District facilities, programs, services and events;
- Enhancing public facilities and spaces by incorporating universally accessible design, placemaking, and creating new welcoming community spaces for social gathering and activities; and
- Promote an engaged community through meaningful civic engagement, volunteer programs, and information sharing.

How these Access and Inclusion Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>Access and social interaction can be fostered through planning for well-connected neighbourhoods. The needs of changing life-stages across different age and income groups can be better met by more housing diversity and choices.</p>	<p>Local Economy</p> <p>A vibrant community with places to gather, socialize and interact can be supported by and foster commercial activities. A strong local economy can help keep spending in the community, and improve income and social well-being of individuals and households.</p>
<p>Parks & Environment</p> <p>Social interactions and livability can be encouraged through access to nature, outdoor recreation and the parks systems. Community awareness and stewardship can support environmental protection and restoration, as well as climate change mitigation.</p>	<p>Transportation & Infrastructure</p> <p>Accessibility, livability and equity can be improved through better connectivity for all transportation modes, where people of all abilities, background, and incomes enjoy equal access throughout the community.</p>

POLICIES

Supporting demographic and cultural diversity

- 2.8.1. Anticipate and meet community needs as demographic changes occur, through short and long term strategies for the delivery of services.
- 2.8.2. Incorporate universal accessibility design in public spaces, facilities and programs to allow barrier-free access, inclusive of users of all ages and abilities.
- 2.8.3. Improve access to services and resources for youth, seniors and persons with disabilities, including considerations for improved walking, cycling and transit connections and shuttle services.
- 2.8.4. Provide services, programs and facilities that are inclusive of and encourage seniors and people with disabilities to function independently and belong in a barrier-free environment, with consideration for physical and mental disabilities and cognitive challenges.
- 2.8.5. Provide services, programs and facilities to support children, youth and families in meeting their diverse needs and foster their sense of belonging.
- 2.8.6. Review programs, services and facilities to remove potential barriers and support orientation and integration of new residents and immigrants.
- 2.8.7. Support the delivery of programs, services, events and activities that celebrate the full spectrum of cultural and ethnic diversity of the District and promote intercultural and intergenerational connections.
- 2.8.8. ~~Collaboration~~ Collaborate with North Shore municipalities, Vancouver Coastal Health, and key seniors' service organizations, and other community partners to develop tailored plans, programs and services for aging adults with dementia and other cognitive challenges.

Enhancing public facilities and spaces

- 2.8.9. Maintain and optimize existing civic facility (e.g., community centres and libraries) and manage space flexibly or potentially expand to meet changing needs.
- 2.8.10. Seek opportunities to incorporate community and social service uses into private and public buildings in central, transit-accessible areas where possible.
- 2.8.11. Support the continual provision of community hubs (e.g., Child and Family Hub and Youth Services Hub) and explore the potential for neighbourhood hubs based on community partnerships.
- 2.8.12. Secure new community space or cash-in-lieu contributions through new development to meet changing community needs. Examples include (but are not limited to):
 - Child care and adult day centres;
 - Public plazas and gathering spaces;
 - Parks, trails and public realm improvements; and
 - Community or cultural facilities.

- 2.8.13. Use placemaking strategies to promote **social connections**, public space animation, enhancement and management.
- 2.8.14. Create and maintain public spaces in Town and Village Centres and establish centre-specific public realm guidelines that consider art, culture and diversity.
- 2.8.15. Support ~~a~~**an expanded** variety of community activities ranging from community-wide events and smaller private events through policy, facilities and grants, as appropriate.
- 2.8.16. Work with local schools and community groups to coordinate the use of public space and facilities.

Promoting an engaged community

- 2.8.17. Engage the community in planning for services, programs, and facilities, and municipal decision-making.
- 2.8.18. Provide meaningful volunteer engagement opportunities to support civic programs and services.
- 2.8.19. Enhance information sharing and meaningful participation in civic affairs through accessible communication considerations (e.g., universal access and multilingual considerations).
- 2.8.20. Work with ~~the local~~ First Nations, neighbouring municipalities, regional and senior levels of government where shared interests or overlapping jurisdictions exist as part of municipal and relevant local area decision-making processes.

2.9 Community Health and Cohesion

Together with social inclusion and belonging, community health and cohesion are also tenets of the overall social fabric of a community. The District strives to provide access to comprehensive services, in coordination and partnership with service providers, Vancouver Coastal Health, School District #45, senior levels of government, First Nations, non-profit agencies and organizations, volunteers and others. These services are supported by the provision of facilities and amenities.

Additionally, arts and cultural activities, including access to library resources, contribute to a sense of community. The creative sector contributes to the local economy and advances individual expression and community pride. Key municipal institutions, such as the West Vancouver Memorial Library, Ferry Building Art Gallery, West Vancouver Museum and Kay Meek Centre, as well as special events, celebrate our arts and cultural assets and contribute to a vibrant community.

Emerging Issues to Address

Health and social service needs can be expected to increase due to an aging population, a more diverse population, and increasing funding challenges. This amplifies the importance of working to foster neighbourhood design and transportation systems that support an active and healthy lifestyle, housing and built forms that are accessible, and local food systems. Through its own facilities, West Vancouver provides opportunities for recreation, meetings, social networking and education, and provides resources that help improve our residents' quality of life. We must therefore plan to address our changing needs and other emerging issues:

We share many valued community assets that requires ongoing care and management



Our programs and services are popular and well-attended

1.8 million
participation in District programs & services (2017)

Art is part of our community's identity

over 100
pieces of public art in the District's inventory

Key OCP Actions

While the District has more specific plans and strategies for arts and culture, sports fields and the library to manage our community’s recreational and cultural assets, the OCP can provide high-level policies to express the District’s long-term intent and framework for managing these assets and addressing emerging issues. This OCP seeks to:

- Enable an active community through support for sports, leisure and recreational activities and spaces throughout the District;
- Embrace arts, creativity and education through culture, literacy and lifelong learning resources; and
- Enhance community health through long-term sustainable support and partnerships with community organizations.

This plan also recognizes that community health cannot be achieved without addressing the needs of vulnerable members of our population. These vulnerable members can include children, seniors, people with disabilities and those facing housing challenges. To address issues that can negatively impact our long-term resiliency and social well-being, this OCP also includes policies to provide greater housing options, including the creation of new market and non-market rental, seniors and supportive housing.

How these Community Health and Cohesion Actions Support Overall Community Objectives

<p>Housing & Neighbourhoods</p> <p>More non-market, rental and seniors housing options can help mitigate housing pressures and support the needs of our aging community and vulnerable members of our population.</p>	<p>Local Economy</p> <p>Investments in recreation, health services, and arts can create new economic opportunities, support the needs and interests of our current and future population, and keep spending local.</p>
<p>Parks & Environment</p> <p>Access to nature and parks can support active lifestyles that contribute to mental and physical health. Actions to mitigate and adapt to climate change can lead to air quality and health benefits, and better prepare and protect our population from adverse events, such as extreme temperatures.</p>	<p>Transportation & Infrastructure</p> <p>Active transportation options that are safe and well-connected can increase the uptake of walking and cycling, leading to greater activity with mental and physical health benefits.</p>

POLICIES

Enabling an active community

- 2.9.1. Maintain and optimize the use of existing recreation facilities to help facilitate participation in sport, leisure and active recreation for all ages and abilities.
- 2.9.2. Explore opportunities for space sharing and versatile design of parks, greenways, and recreation spaces, and other public facilities that are responsive to the community's changing needs.
- 2.9.3. Encourage the on-site inclusion of active open space and play opportunities and provision of privately owned public spaces with new multifamily and mixed-use development as appropriate.
- 2.9.4. Support complementary uses, activities and special events in parks that seek to minimize impact to environmental systems and limit disruption to public access.
- 2.9.5. Provide accessible recreational programs and services to encourage physical and mental wellness for all ages, abilities and income.

Embracing arts, creativity and lifelong education

- 2.9.6. Incorporate public art into both public and private sector projects to enhance public spaces and the walking and cycling environment.
- 2.9.7. Recognize the role that the creative sector plays in the community with respect to cultural tourism and heritage, economic development, community identity and quality of life.
- 2.9.8. Support the West Vancouver Memorial Library as a key literacy and lifelong learning institution, community gathering space and resource centre for people of all ages.
- 2.9.9. Explore opportunities with community partners including School District #45 and post-secondary institutions to provide literacy and lifelong learning programs and services.

Enhancing community health

- 2.9.10. Use community grants and permissive tax exemption to encourage long-term sustainable operation of community organizations that support West Vancouver residents.
- 2.9.11. Explore opportunities with community partners including Vancouver Coastal Health, senior levels of government and School District #45, schools, community organizations, and non-profit service providers to provide a full continuum of support services to address the issues needs related to physical, mental and social health, addictions, health services, emergency response, housing, homelessness, employment and food security.
- 2.9.12. Support the development of an integrated food system for the District and North Shore with programs that provide access to safe and nutritious food choices, including urban agriculture, community gardens, farmers' markets, and other related initiatives.

- 2.9.13. Support measures to increase community resiliency during emergencies, disasters and extreme weather events and mitigate impacts for vulnerable areas and populations (e.g., children, seniors, homeless and people with disabilities).
- 2.9.14. Incorporate design principles in private and public spaces to support community health and public safety, such as crime prevention and health-enhancing design considerations.

Map 15. Major Community Social Assets



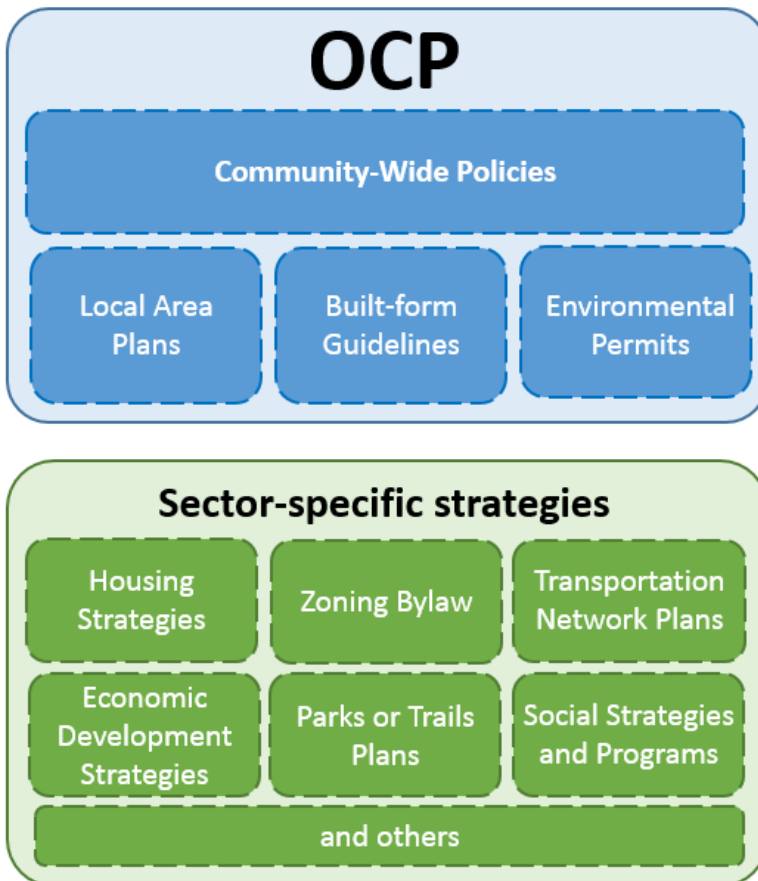
3. Plan Management

3.1 Plan Implementation

Meeting long-term, community-wide plan objectives requires the collective efforts of many individuals and organizations. In addition to residents, businesses, and workers in our community, stakeholders include senior levels of government, community groups, boards and agencies. OCP policies are implemented through a range of strategies, regulations and plans that are approved through decisions of West Vancouver Council, including ~~LAPs~~ local area plans, housing strategies, transportation plans, and park management plans. Section 478 of the Act clarifies that an OCP does not commit or authorize a municipality to proceed with any project specified in the plan. However, all bylaws and works must be consistent with the OCP upon its adoption. *As the District moves forward with this OCP, Council decisions and community input opportunities can ensure key OCP implementation strategies and plans continue to meet the community’s needs over the coming years.*

The relationship between the OCP and other District policies is illustrated below:

(Graphic has been updated to provide more clarity)



OVERARCHING VISION

The OCP includes community-wide policies, which provide a framework of overarching objectives and policies to guide decisions on planning and land use management.

The OCP also houses area-specific policies, built-form guidelines, and environmental permit requirements, which would be updated to provide more detailed guidance to support the implementation of the OCP. Updates to these guidelines would require subsequent OCP amendments.

SECTOR-SPECIFIC IMPLEMENTATION

Policies, plans, and regulatory documents to address sector-specific issues in more detail would be implemented / updated / developed in a manner consistent with the framework set out by the OCP.

Financial planning process

Section 477 of the Act requires that when a proposed OCP is prepared it must be considered in conjunction with the municipality's financial plan. ~~This process would accompany Council's consideration of an OCP.~~ Following adoption, the District's annual planning and budget process would then be conducted in alignment with this ~~draft~~ Plan.

Financing public amenities

To manage growth and the associated demand in public amenities and servicing, the Local Government Act enables municipalities to collect Development Cost Charges from developers to contribute to off-site infrastructure (e.g., utilities like sewage, water, and drainage) to maintain and enhance our municipal services. Growth and development can also lead to additional demand and provide opportunities for other forms of amenities (e.g., community facilities and new or improved public space). The District has an adopted Public Amenity Contribution Policy, which establishes the framework to guide securing amenities as public benefits. Examples of such public amenities include public realm enhancements, arts and cultural facilities, public art, parks and environment, heritage conservation, non-market housing, adaptable design features, child care, and similar features or facilities. The District expects to review and update its amenity contribution policy periodically. In addition to District-wide policy, area-specific public benefit strategies will be prepared through local area planning processes to reflect the specific nature of growth, the need for amenities, and the planning objectives of these centres and corridors. Operational and asset management costs of public amenities secured by the District will be incorporated to future financial plans.

Land speculation and plan estimates

As an overarching, community-wide plan, the OCP expresses our objectives and policies. While it indicates types and approximate locations of land uses anticipated over the long-term, it does not confer development rights. Land use and density are determined by the District's Zoning Bylaw, itself amended from time to time to maintain consistency with the OCP policy directions. Any future land use change requiring a rezoning would be the result of a formal bylaw amendment requiring Council approval following a Public Hearing, and would also include (where legislatively appropriate) the provision of development costs, off-site works and amenity contributions. The District cautions against speculation based on this ~~draft~~ Plan.

Similarly, the projected population and expected housing demand and supply are based on best available analysis and assumptions (e.g., growth rates, regional projections and estimates, policy absorption rates). In particular, the estimated new dwelling additions to centres and corridors are to be confirmed by the respective local area planning processes. Additionally, the OCP does not legislatively commit or authorize a municipality to proceed with any project specified in this Plan. Instead, the OCP provides objectives and policies for our community to work towards, and a framework for future decisions by Council.

3.2 Plan Monitoring

The OCP is a long-range planning document with a 2041 planning horizon. In order to monitor our progress towards achieving the District's objectives over the coming decades, a measurable target for each theme is identified in ~~Chapter 2~~ Section 1.6 of this Plan. ~~The District is committed to monitoring these indicators to track the performance of its OCP policies and actions on a regular basis.~~ Although this Plan is based on our best understanding of issues today, these considerations will change over time. ~~The ongoing monitoring process will help evaluate current realities against past trends and future directions in order to aid decision-making and help determine whether adjustments are needed in the future.~~

As a long-term plan, the OCP is not expected to be revised on a frequent basis. However, the OCP is not static. It is a living document to serve the community of West Vancouver, and it is expected that the Plan will evolve to address emerging issues and changes in legislative requirements, or to better reflect changing community needs and values from time to time. ~~Community Official Community~~ Plans are typically reviewed every ten or so years to ensure the ongoing validity of the policies and to track progress towards long-term community objectives.

~~("Next Steps" section that describes Phase 4 engagement opportunities is removed)~~
~~(Please note that maps have been updated for factual accuracy, quality, and clarity, and text font and sizes)~~

~~(Schedule i: Regional Context Statement added, please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)~~

~~(Part 2: Area-Specific Policies & Guidelines is relocated to the OCP as Schedule ii, with house-keeping adjustments (e.g., updated to correct reference to legislation), please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)~~

~~(Schedule iii: Glossary added, please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)~~

Schedule i. Regional Context Statement

(Please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)

Schedule ii.

Area-Specific Policies & Guidelines

NOTE: amendments to existing Development Permit Guidelines have been included to provide:

- housekeeping updates to references to external legislation that have changed (e.g., BC *Fish Protection Act* renamed to *Riparian Areas Protection Act*, or changes to numbering references in the *Local Government Act*); and
- plan consistency updates to built-form guidelines to allow up to a maximum of 3-storeys on commercial and marine commercial sites, as provided for in Community-Wide Directions Policy 2.1.5, for the following guidelines:
 - BF-C5 Dundarave Village Neighbourhood Centre;
 - BF-C8 Local Commercial Sites; and
 - BF-C9 Marina Sites.

(For the entirety of the Area-Specific Policies & Guidelines, please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)

GUIDELINES BF-B 3.1

COACH HOUSE DEVELOPMENT IN EXISTING NEIGHBOURHOODS

Policy BF-B 3.1

Ensure that coach houses meet a high quality of building and landscape design, and are compatible both with the principal dwelling on the lot, and the built form character of the local neighbourhood.

Development Permit Area Designation BF-B 3.1

Category:	<i>Local Government Act s. 919.1488 (1) (e), (h), (i) and (j)</i>
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of intensive residential development with the established built form character of existing neighbourhoods.
Objectives:	<ul style="list-style-type: none"> ▪ To provide for the successful integration of coach houses with the built form and landscape character of existing neighbourhoods; ▪ To minimize site alteration and retain natural site features; ▪ To promote a high standard of design, construction and landscaping; and ▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B 3.1 shall apply.
Exemption: Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> ▪ is for a renovation or small addition to a coach house that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B 3.1.

GUIDELINES

AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

Policy BF-B 4

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

Development Permit Area Designation BF-B 4

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4 , is designated a Development Permit Area.

Ambleside Apartment Area BF-B 4	Category	Local Government Act s. 919.1488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted due to the area's high residential density.
	Objectives	<ul style="list-style-type: none"> ▪ to promote a high standard of construction, ▪ to integrate new development with existing views, circulation and the character of existing buildings, and ▪ to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages.
	Guidelines Schedule	Guidelines BF-B 4 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.

Policy BF-B 5

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high density, high rise development area.

Policy BF-B 6

A site within a high density multiple dwelling zone in the Ambleside Apartment Area that does not qualify for a high rise building may be considered for rezoning to a low rise multiple dwelling category.

GUIDELINES BF-B 7

KIWANIS LANDS

Policy BF-B 7.1

The area generally known as the Kiwanis Lands may be used for the development of a publicly funded multi level care facility, not for profit or publicly funded uses for the care and well being of senior citizens, not for profit or publicly funded health and social services and low cost rental housing for senior citizens.

- The Floor Area Ratio for the portion of the site used for a care facility or for seniors’ low cost housing shall not exceed 1.5.



Policy BF-B 7

Ensure that developments providing for rental housing for senior citizens and publicly funded health and social service uses are sensitive to adjacent residential, institutional and recreational uses.

Development Permit Area Designation BF-B 7

The site generally known as the Kiwanis Lands as defined and illustrated by the Kiwanis Lands Development Permit Area Designation Map BF-B 7 is designated as a Development Permit Area.

Kiwanis Lands BF-B 7	Category	Local Government Act s. 919.1488 (1) (f)
	Conditions	The development permit area designation is warranted to ensure that development for multiple family housing, multi level care and health and social services is compatible with surrounding uses.
	Objectives	<ul style="list-style-type: none"> ▪ review the massing, scale, orientation, character and articulation of buildings proposed for the site in relation to adjacent development, ▪ minimize the impact of a care facility on residential uses, ▪ limit the height of buildings generally to three storeys in height and provide for the consideration of buildings of up to four storeys to encourage the provision of open space and meritorious design alternatives, subject to detailed examination to determine that views from existing residential areas are not significantly reduced, the overall appearance of buildings set within the landscape is enhanced by such additional height and that sunlight available to existing dwelling units is not unduly impeded, and ▪ encourage the provision of a mid block pedestrian connection between the elementary school and the site or other appropriate location where the impact on seniors’ privacy is acceptable. ▪ Encourage projects which incorporate adaptable residential design.

GUIDELINES

GUIDELINES BF-B 8

OTHER MULTIPLE FAMILY SITES

Policy BF-B 8

Ensure that multiple family dwellings located throughout the municipality meet a high quality of building design and landscaping in keeping with their sites and neighbourhood context.

Development Permit Area Designation BF-B 8

The multiple family sites described as: Tudor Gardens, 843-22nd Street, Lot I, Block 5, DL 554, Plan LMP 1268; Esker Lane, 1253-1275 3rd Street, DL 1074 Strata Plan LMS 2681; 2170 Chairlift Road, Lot 21 Exc. Part on Highway Plan 122, Block B, DL 815, Plan 9624; and, 2100 Block Gordon Avenue, Lots 13, 14, 15 and 16 DL 775 are designated a Development Permit Area.

Other Multiple Family Sites BF-B 8	Category	Local Government Act s. 919.1488 (1)(f)
	Conditions	The development permit area designation is warranted to provide for the compatibility of multiple family development with adjoining single family and other land uses.
	Objectives	<ul style="list-style-type: none"> ▪ to promote a high standard of design, construction and landscaping, and ▪ to integrate new development with existing views, circulation and the character of surrounding buildings and uses
	Guidelines Schedule	Guidelines BF-B 8 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 8, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 8.

I. CONTEXT / SITE DESIGN

- d. Design should be compatible with adjacent uses and any special circumstances created by proximity to other uses.
- e. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- f. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing

residential units.

GUIDELINES

GUIDELINES BF-B 9

DEER RIDGE WEST

Policy BF-B 9

Promote the siting and design of high density multiple family dwelling units in the Deer Ridge West area to respond to the steep slope, minimize visual impact on the hillside and to create an attractive residential streetscape.



- In the area shown on Residential Area Designations Map, a multi family development up to 112 units generally known as Deer Ridge West may be approved. In order to retain the natural character of the area, the total lands involved shall be not less than 44.8 acres, of which at least 34.8 acres should be set aside for public use and for this purpose should be owned by the District.
- The multiple family development site shown on the Plan as Deer Ridge West may be approved for three apartment buildings of up to thirteen stories in height and accessory amenity buildings and parking structures.
- The specific form and character of development of a multi family site will be determined by Council in the context of the guidelines and objectives for the Deer Ridge Area in its consideration of a Development Permit. Application requirements shall include a description of the project’s compliance with the policies and guidelines of this Plan and building siting as indicated on the Map.

Development Permit Area Designation BF-B 9

The Deer Ridge West area, as defined and illustrated by Deer Ridge West Development Permit Area Designation Map BF-B 9, is designated as a Development Permit Area.

Deer Ridge Area BF-B 9	Category	Local Government Act s. 919.1488 (1)(a), (b) and (f)
	Conditions	The development permit area designation is warranted due to the area’s steep slopes, proximity to a watercourse, forested character and high residential density.
	Objectives	<ul style="list-style-type: none"> ▪ to provide for the siting and design of buildings and landscaping that respond compatible to the site and minimize visual impact on the hillside in accordance with the Deer Ridge guidelines, and ▪ to retain the natural forested character of the site in accordance with landscape and tree management plans.
	Guidelines Schedule	Guidelines NE 6, UL 1 and BF-B 9 shall apply.

GUIDELINES BF-B 10

SUNSET HIGHLANDS

Policy BF-B 10

Promote the siting and design of low density multiple family dwelling units in the Sunset Highlands area to respond to the steep slope, minimize visual impact on the hillside and to create an attractive, residential streetscape.

Development Permit Area Designation BF-B 10

The Sunset Highlands area as defined and illustrated by the Sunset Highlands Development Permit Area Designation Map BF-B 10 is designated as a Development Permit Area.



Sunset Highlands Area BF-B 10	Category	Local Government Act s. 919-1488 (1)(a), (b), and (f)
	Conditions	The development permit area designation is warranted due to the area's very steep slopes, mountain watercourses, bedrock and rock outcroppings (including large boulders), and native forest. Such a designation will ensure that development of duplexes and townhouses respects the special conditions of the site's proximity to Highway 99, distance from municipal services, and siting above an existing single family neighbourhood.
	Objectives	<ul style="list-style-type: none"> ▪ to promote development that respects the terrain, vegetation, drainage courses and constraints related to the mountainous environment of the site, ▪ to ensure that the development does not impose an undue burden on municipal services, given the remote location, ▪ to promote the siting of buildings and designs that respond to the steep slope and minimize visual impact on the hillside through appropriate siting, finishes, materials and colours, ▪ to encourage an attractive residential streetscape, including road design and landscape treatments of boulevards and adjoining common properties that will, to the extent possible, minimize the impact of roads and driveways on the steep topography and promote a park like character, and ▪ to encourage the reinstatement of an overall forested character by limiting tree cutting before development starts and by encouraging replanting with native trees and shrubs.
	Guidelines Schedule	Guidelines BF-B 10 and NE 6 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 10, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 10 and NE 6.

GUIDELINES

GUIDELINES BF-B 11
DUPLEX AREAS

Policy BF-B 11
 Ensure that duplexes enhance the character of a neighbourhood and meet a high quality of building and landscape design in keeping with the site and neighbourhood context.

Development Permit Area Designation BF-B 11
 The duplex areas as defined and illustrated by the Duplex Development Permit Area Designation Maps BF-B 11 (1 through 4 inclusive) are designated a Development Permit Area.

Duplex Areas BF-B 11	Category	Local Government Act s. 488 (1)(e)
	Conditions	The development permit areas designation is warranted to provide for the compatibility of two family dwellings and landscaping with adjoining single family dwellings and other land uses.
	Objectives	<ul style="list-style-type: none"> ▪ to promote a high standard of design, construction and landscaping, and ▪ to integrate new development with existing site conditions (such as steep slopes) and the character amenities of the surrounding area.
	Guidelines Schedule	Guidelines BF-B 11 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 11, or iii. is for a renovation or small addition that is considered to be minor in nature withwith no substantial change to the external appearance of the premises, meets all the requirements of the zoning bylaw or incudes minor variances to the zoning bylaw.

Development Permit Area Designation BF-B12

The Evelyn Drive Planning Area, as described in Policy H2 and as defined and illustrated by the Evelyn Drive Development Permit Area Designation Map BF-B12, is designated a Development Permit Area.

Evelyn Drive Planning Area BF-B12	Category	Local Government Act s. 919.1488 (1)(a), (b), (e) and (f)
	Conditions	The development permit area designation is warranted due to the area’s moderate to steep slopes and redevelopment to a greater residential density.
	Objectives	<p>The objectives of this designation are:</p> <ul style="list-style-type: none"> ▪ to promote the siting of buildings, building design and site works that respond appropriately to the slope condition; ▪ to minimize the visual impact on properties to the north; ▪ to encourage visually attractive development at this entry to West Vancouver; ▪ to promote a high standard of design, construction and landscaping; and ▪ to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages.
	Guidelines Schedule	Guidelines BF-B 12 shall apply.
	Exemption	<p>Development may be exempted from the requirement for a Development Permit if the proposal:</p> <ul style="list-style-type: none"> iv. deals with property zoned RS5; or v. does not involve the construction of any new buildings or structures; or vi. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 12; or vii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee or an equivalent body appointed by Council, and conforms to the Guidelines BF-B12.

GUIDELINES BF-B 13

BLOCK BOUNDED BY ESQUIMALT AVENUE, 20TH STREET, FULTON AVENUE AND 21ST STREET

Policy BF-B13

Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design.

Policy BF-B13.1

The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street (as shown on Map BF-B13) may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.61 Floor Area Ratio (FAR).

Development proposals may include consolidation of individual lots where established neighbourhood character is maintained in terms of form, massing and pattern of buildings and structures.

Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof.

Development Permit Area Designation BF-B13

The block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street as defined and illustrated by the Development Permit Area Designation Map BF-B13 is designated as a Development Permit Area.

Category:	<i>Local Government Act s. 919.1488 (1) (e), (h), (i), and (j)</i>
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of new infill housing units within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> ▪ To integrate intensive residential development with existing site features, and the built form and landscape character of the surrounding area; ▪ To promote a high standard of design, construction and landscaping; and ▪ To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B 13 shall apply.
Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> I. is for the construction or renovation of or small addition to a single-family building; or II. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B 13.

GUIDELINES BF-B 14

NORTHWEST CORNER OF TAYLOR WAY AND KEITH ROAD

Policy BF-B14

Ensure that the seniors’ assisted living and memory care residence integrates within the existing neighbourhood and meets a high quality of building and landscape design in keeping with the site and neighbourhood context.

Policy BF-B14.1

The northwest corner of Taylor Way and Keith Road (as shown on map BF-B14) may be considered for rezoning to enable the development of an assisted living and memory care centre, not exceeding a density of 0.98 Floor Area Ratio (FAR).

Development Permit Area Designation BF-B14

The Northwest corner of Taylor Way and Keith Road as defined and illustrated by the Development Permit Area Designation Map BF-B14 is designated as a Development Permit Area.

Category:	Local Government Act s. 419.1488 (1)(f), (h), (i) and (j)
Conditions:	The Development Permit Area designation is warranted to provide for the compatibility of an assisted living and memory care centre within an established neighbourhood.
Objectives:	<ul style="list-style-type: none"> • To integrate seniors’ assisted living and memory care residential development with existing site features, and the built form and landscape character of the surrounding area; • To promote a high standard of design, construction and landscaping; and • To promote energy and water conservation and the reduction of greenhouse gas emissions.
Guidelines Schedule:	Guidelines BF-B14 shall apply.
Exemption: Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> <i>i.</i> does not involve the construction of any new buildings or structures; or <i>ii.</i> is for a renovation or a small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, and conforms to Guidelines BF-B14; or <i>iii.</i> is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Review Committee, and conforms to Guidelines BF-B14.

GUIDELINES BF-C 3

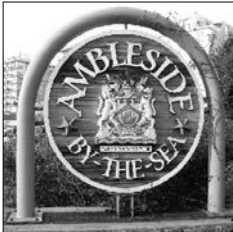
AMBLESIDE VILLAGE CENTRE

COMMERCIAL AND MIXED USE GUIDELINES



Policy BF-C 3
 Enhance Ambleside Village Centre as West Vancouver’s recognized Town Centre.

Development Permit Area Designation BF-C 3
 The Ambleside Village Centre as defined and illustrated by the Ambleside Village Centre Development Permit Area Designation Map BF-C 3 is designated as a Development Permit Area.



Ambleside Village Centre BF-C 3	Category	Local Government Act s. 919.1488 (1)(d) and (f)
	Conditions	The development permit area designation is warranted to ensure that buildings are well designed, crafted, articulated and constructed with quality materials to improve the quality of building stock and provide a sense of longevity appropriate to a Village Centre.
	Objectives	<ul style="list-style-type: none"> ▪ enhance the area’s main street character and promote the area’s role as a Village Centre ▪ provide for a scale and massing of buildings that promotes an enjoyable living, pedestrian, working, shopping and service experience, ▪ use appropriate architectural features and detailing of buildings and landscapes to define area character, ▪ improve existing streets and sidewalks to promote alternative transportation, ▪ facilitate pedestrian movement into and within the area, and ▪ promote construction of new buildings and structures that are compatible with the character of these areas, recognize established amenities and contribute to business viability and economic growth.
	Guidelines Schedule	Guidelines BF-C 3 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 3.

GUIDELINES BF-C 5

DUNDARAVE VILLAGE NEIGHBOURHOOD CENTRE

Policy BF-C 5

Build upon the local village character of Dundarave Village Neighbourhood Centre.

Development Permit Area Designation BF-C 5

The Dundarave Village Neighbourhood Centre, as defined and illustrated by the Dundarave Village Neighbourhood Centre Development Permit Area Designation Map BF-C 5, is designated a Development Permit Area.

Dundarave Village Centre BF-C 5	Category	Local Government Act s. 919.1488 (1)(d) and (f)
	Conditions	The development permit area designation is warranted to build upon the local village character.
	Objectives	<ul style="list-style-type: none"> ▪ preserve the “village commercial” character of Dundarave, ▪ encourage upgrading of building facades to enhance the village theme, ▪ promote and enhance the pedestrian scale of development, ▪ promote a high quality of building design and landscaping, and ▪ facilitate pedestrian access along the street, through blocks, from parking to shops and down to the waterfront.
	Guidelines Schedule	Guidelines BF-C 5 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 5, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to Guidelines BF-C 5 and has been reviewed and recommended for support by the Design Advisory Committee.

II. BUILDING DESIGN

- a. Permit a maximum height of building façade of approximately 25 feet ~~three storeys~~ at any point along Marine Drive. If considered, taller building elements should be set back from the street to maintain the lower profile along Marine Drive. Special architectural features which exceed this limit may be considered in order to accentuate corner developments or gateway development sites.
- b. Encourage a variety of roof forms on new buildings.
- c. Encourage a variety of commercial unit sizes and frontages to provide economic flexibility and visual interest along the street.
- d. Break up the mass of longer buildings into smaller sections or groupings with the use of bays, columns and other architectural features.
- e. Encourage upper storey setbacks from the street to provide sunlight penetration to the street, especially on the south side of Marine Drive.
- f. Encourage high performance (“green building”) design.
- g. Provide decks, eating areas and improved rear access.
- h. Provide building detailing and articulation, especially at street level.
- i. Discourage unarticulated blank or solid walls visible from the street.
- j. Encourage upgrading of building finishes to include the use of wood siding, stone facing, articulated wood entry doors and glazing.
- k. Provide continuous street-front elements such as awnings and commercial windows. Continuous awnings are also encouraged along rear lanes.
- l. Provide convenient, continuous or semi-continuous weather protection through overhangs, awnings and canopies.
- m. Provide coherent and inviting signage in keeping with the village character of Dundarave and the scale of building.
- n. Encourage wall-mounted signage along streets and lanes.

III. LANDSCAPE DESIGN

- a. Ensure that landscape character complements the character and design of buildings.
- b. Encourage landscaped areas adjacent to the sidewalk to include elements such as small gardens, clay flowerpots and hanging flower baskets at store entries.
- c. Encourage street furniture, merchandise displays and on-site landscaping without inhibiting pedestrian or barrier-free access to buildings, or creating unsafe conditions along sidewalks.
- d. Design landscape elements and features to minimize potential view impacts.
- e. Encourage private outdoor space for each unit in buildings with a residential component.
- f. Minimize the overlook of adjacent properties.
- g. Minimize glare and light spill to surrounding properties through exterior lighting design and siting.
- h. Subdue signage illumination.
- i. Minimize glare and light trespass from exterior to surrounding properties.

GUIDELINES BF-C 6

H O R S E S H O E B A Y N E I G H B O U R H O O D C E N T R E

Policy BF-C 6

Promote a casual, seaside village character in the Horseshoe Bay Neighbourhood Centre.

Development Permit Area Designation BF-C 6

Horseshoe Bay Neighbourhood Centre, as defined and illustrated by the Horseshoe Bay Neighbourhood Centre Development Permit Area Designation Map BF-C 6 is designated as a Development Permit Area.

Horseshoe Bay Neighbourhood Centre BF -C 6	Category	Local Government Act s. 919.1488 (1)(d) and (f)
	Conditions	The development permit area designation is warranted to build upon the waterfront setting.
	Objectives	<ul style="list-style-type: none"> ▪ recognize and enhance the maritime commercial character, ▪ promote and enhance the pedestrian scale of development, ▪ promote a high quality of building design and landscaping, and ▪ ensure an attractive and convenient experience for local residents and tourists.
	Guidelines Schedule	Guidelines BF-C 6 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-C 6 or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to Guidelines BF-C 6, and has been reviewed and recommended for support by the Design Advisory Committee.



GUIDELINES BF-C 8

LOCAL COMMERCIAL SITES

Policy BF-C 8
Encourage compatible development of local commercial sites within their residential settings.

Development Permit Area Designation BF-C 8
The Local Commercial sites illustrated on the Development Permit Area Designations Key Map 1 and described as follows are designated as Development Permit Areas:

Bylaw No. 4937

- 2168 72 and 2198 Marine Drive, (Lots 1 4 of 12 Bl. 7 12 DL775 Pl.4595);
- 2220 Marine Drive (Lot 1 Bl. 4 & Bl. 5 E Part of DL 554 Pl.13733);
- 2232 Marine Drive (Lot C of Lot 20 Bl. 4 DL 554 Pl.4468);
- 3390 and 3396 Marine Drive (Lots 1 and 2 Bl.2 DL 557 Pl.4979);
- 4360 and 4370 Marine Drive (Lots A and B Bl. 5 DL 582 Pl.11087);
- 4917 Marine Drive (Lot B Bl. 18 DL 811 Pl. 21806);
- 5775 Marine Drive (Lot 1 Bl. 15 DL 772 Pl. 12573); and
- 3690 Westmount Road (Lot 2, Except Part on Highway Pl.169, Bl. 28 DL 558 Pl.12501).



Local Commercial Sites BF-C 8	Category	Local Government Act s. 919.1488 (1)(f)
	Conditions	The development permit area designation is warranted to guide local commercial redevelopment within a residential setting.
	Objectives	<ul style="list-style-type: none"> ▪ promote a high quality of building design and landscaping, and ▪ to minimize visual, noise and traffic impacts in the residential setting.
	Guidelines Schedule	Guidelines BF-C 8 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. is for a renovation or addition to an existing building, with an area of less than 10% that of the existing building; ii. meets all of the requirements of the Zoning Bylaw; and iii. results in either no substantial change to the external appearance of the premises, or conforms to guidelines BF-C 8 and has been recommended for support by the Design Advisory Committee.

I. CONTEXT AND SITE DESIGN

- a. Respect the residential scale and character through appropriate siting and design.
- b. Encourage the provision of patios adjacent to the street in the 2100 and 2200 blocks of Marine Drive.

II. BUILDING DESIGN

- a. Construct new buildings to a maximum height of ~~two~~ **three** storeys at any point.
- b. Design buildings and structures to have a low, unobtrusive scale.
- c. Face ground floor commercial space toward the street and provide high pedestrian accessibility.
- d. Express commercial entrances through the use of building volume.
- e. Discourage the use of unarticulated blank walls and large, undifferentiated expanses of metal, glass or concrete when visible from public areas.
- f. Minimize the impact of on-site services, including loading areas, mechanical equipment and garbage bins on adjacent properties and the streetscape, by their location within a building or, where not possible, visual and acoustical screening.
- g. Design and locate garage doors so that they are not a dominant feature of the building.
- h. Design signage to be compatible with the building design and residential setting.

III. LANDSCAPE DESIGN

- a. Design landscaping to be consistent with the site context, complement the character and design of buildings and minimize potential view impacts and overlook of adjacent properties.
- b. Utilize the natural attributes of the site.
- c. Construct or face retaining walls with natural materials such as stone, where they are visible from publicly accessible areas.
- d. Screen buildings and parking areas from adjacent residential properties. Use landscaping to visually break up parking, improve natural drainage, and highlight pedestrian routes.
- e. Clearly differentiate public from private spaces.
- f. Encourage the use of landscape features that reduce the visual scale of the building.
- g. Provide private outdoor open spaces for residences in developments with a residential component.
- h. Minimize glare and light spill to surrounding properties from exterior lighting and signage.

IV. CIRCULATION AND PARKING

- a. Minimize traffic impacts on local residential streets.
- b. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street.
- c. Separate commercial from residential parking areas in mixed-use buildings.
- d. Design commercial underground parking to be readily accessible to and easily used by customers.

GUIDELINES

GUIDELINES BF-C 9

MARINA SITES

Policy BF-C 9

Retain existing marinas and yacht clubs and encourage their improvement or redevelopment compatible with their waterfront and residential settings.

Development Permit Area Designation BF-C 9

The marina and yacht club sites illustrated on the Development Permit Area Designations Key Map 1 and described as follows are designated as Development Permit Areas:

- 6695 Nelson Avenue (Lot C DLs 430 and 3840 Pl. 43225; Lot 30 DL 430 Pl. 2103; and Lot 3436 Bl. A)
- 5750 Eagle Harbour Road (Lot 1 Bl. 6 & A DL 772 Pl.7217; and DLs 5983 and 6905);
- 5776 Marine Drive (Lots 2 & 3 Bl. 15 DL 772 Pl.12573; and DL 5840);
- 5908 Marine Drive (Lot 1 DLs 771, 6598 and 7610 Pl.22032; Lot B Bl. 1 DL 771 Pl.17868; Lot A, exc. part in Ref.Pl.2729, Bl.1 DL 771 Pl.6051; Bl. 3, exc. part in Ref.Pl.2729, DL 772 Pl.5340; and DLs 2134, 5761 and 6598);
- 5854 Marine Drive (Lot A Bl. 2 DL 772 Pl.17027; Lot B Bl. 2 DL 772 Pl.5340; Lots A & B of DL 1015; and DLs 6264, 6339, 6467, 6960, 6872, and 6873); and
- 34 Sunset Beach (Lot A Bl. B DL 2365 Pl.13985; and DLs 2382 and 6868).

Marina Commercial Sites BF-C 9	Category	Local Government Act s. 919.1488 (1)(a) and (f)
	Conditions	The development permit area designation is warranted to provide for protection of the waterfront and to guide local commercial redevelopment within a residential and waterfront setting.
	Objectives	<ul style="list-style-type: none"> ▪ promote a high quality of building design and landscaping, ▪ to be sensitive to the waterfront environment, and ▪ to minimize visual, noise and traffic impacts on adjacent residential areas.
	Guidelines Schedule	Guidelines BF-C 9 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. is for a renovation or addition to an existing building, with an area of less than 10 % of the existing building, or for a replacement marine fuel storage and dispensing facility on Fisherman’s Cove Marina [DLs 2134, 6598 and 5671] provided the storage tanks are located adjacent to each other, do not exceed a capacity of 45,000 litres, and are setback a minimum 15 feet from the High Water Mark and 60 feet from Marine Drive; and ii. meets all of the requirements of the Zoning Bylaw; and iii. results in either no substantial change to the external appearance of the premises or conforms to guidelines BF-C 9.



I. CONTEXT AND SITE DESIGN

a. Respect the residential scale and character of surrounding areas by minimizing over-shadowing, view, privacy, traffic, and noise

impacts on adjacent homes through appropriate siting and design of buildings and structures.

II. BUILDING DESIGN

- a. Construct new buildings to a maximum of ~~two~~ **three** storeys at any point.
- b. Encourage the use of design and materials to reflect the nautical function and character for marine buildings and structures.
- c. Provide high pedestrian accessibility.
- d. Utilize the design and materials of buildings and structures to create a low, unobtrusive scale for marina facilities.
- e. Highlight entrances through the use of building volume, with visibility from the water and the street.

- f. Discourage the use of unarticulated blank walls and large, undifferentiated expanses of metal, glass or concrete when visible from public areas such as the streetscape or the waterfront.
- g. Minimize the impact of on-site services, including loading areas, mechanical equipment and garbage bins on adjacent properties and the streetscape, by their location within a building or, where not possible, visual and acoustical screening.

III. LANDSCAPE DESIGN

- a. Design landscaping to be consistent with the waterfront context and to complement the character and design of buildings.
- b. Maintain and restore the area adjacent to the foreshore to a natural state where feasible.
- c. Preserve existing site characteristics including natural terrain, vegetation, rock outcroppings, drainage patterns, and, where possible, utilize the natural attributes of the site in building design.

d. Minimize the use of retaining walls directly adjacent to the waterfront. Walls or portions of walls that are normally visible above the high tide water line should be constructed of, or faced with, stone.

IV. CIRCULATION AND PARKING

- a. Minimize traffic impacts on residential streets resulting from site access and parking.
- b. Discourage large expanses of ground level asphalt paved parking, particularly when visible from or directly adjacent to a street or waterfront. Provide landscape features such as fencing or

- planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.
- c. Minimize the use of impervious paved surfaces directly adjacent to the waterfront.

Development Permit Area Designation BF-D 1

Whitby Estates, as defined and illustrated by the Whitby Estates Development Permit Area Designation Map BF-D 1 is designated a Development Permit Area.

Whitby Estates BF-D 1	Category	Local Government Act s. 919.1488 (1)(a), (b), (e) and (f)
	Conditions	The development permit area designation is warranted to provide for development that respects the natural setting and site slopes and creates a variety of housing types and uses.
	Objectives	<ul style="list-style-type: none"> ▪ protect the natural environment, ▪ establish creek corridors and the public ownership of the creek areas, ▪ encourage the reinstatement of an overall forested character by limiting tree cutting prior to the time of development and replanting with native trees and shrubs, ▪ ensure that creek crossings minimize impact on the creeks through bridge or bridge like design, ▪ provide for a variety of housing types within the overall density restriction set for the Whitby Estates neighbourhood, ▪ provide a focus for the neighbourhood with a centrally located school site, community or commercial space, multiple family development and adjoining parks, ▪ promote the siting of buildings and designs that respond to the sloping setting and minimize visual impact on the hillside through appropriate siting, finishes, materials and colours, ▪ encourage an attractive residential streetscape, including road design and landscape treatments of boulevards and adjoining private yards which will, to the extent possible, minimize the impact of the road on the natural environment and promote a park like character, and ▪ provide for the sequence and timing of development in phases to ensure that adequate off site municipal sewers and infrastructure including, without limitation, streets, roads, bridges, sidewalks, water, sewer, landscaping, school and parks are concurrently provided to support the phased development.
	Guidelines Schedule	Guidelines BF-D 1 and NE 6 shall apply.
	Exemption	<p>Development Permits will not be required for developments to which section 920(1)489 of the Local Government Act is not applicable.</p> <p>Development may be exempt from the requirement for a Development Permit if the proposal:</p> <ol style="list-style-type: none"> i. is for a renovation or addition to an existing building, with an area of less than 10 % that of the existing building; ii. meets all of the requirements of the Zoning Bylaw; and iii. results in either no substantial change to the external appearance of the premises or conforms to guidelines BF-D 1.

Policy BF-D 4

Encourage the highest quality of design in redevelopment of the Clyde Avenue area east of Taylor Way which reflects the mix of uses, the need for a landscaped setting adjacent to the Capilano River and to address the proximity of regional through traffic and major shopping area.

Development Permit Area Designation BF-D 4

Clyde Avenue as defined and illustrated by Clyde Avenue East of Taylor Way Development Permit Area Designation Map BF-D 4 is designated a Development Permit Area.

Clyde Avenue Area BF-D 4	Category	Local Government Act s. 419.1488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted because of its location adjacent to the Capilano River at the entrance to the Municipality; and to regulate the redevelopment of the area for high quality residential, commercial, mixed commercial and residential and specialized housing uses within a landscaped setting.
	Objectives	<ul style="list-style-type: none"> ▪ to guide redevelopment to encourage appropriate relationships between commercial, office, hotel and residential uses, ▪ promote reconstruction of the street and boulevard and landscaping of private properties to create a park like character, ▪ maintain and enhance landscaping and screening, ▪ ensure high quality building design, ▪ coordinate development and its impact on sunlight, views and streetscape, ▪ to promote an interesting pedestrian friendly streetscape design and pedestrian linkages.
	Guidelines Schedule	Guidelines BF-D 4 shall apply.
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-D 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, conforms to the Guidelines BF-D 4 and has been reviewed and recommended for support by the Design Advisory Committee.

GUIDELINES NE 5

TELEGRAPH HILL AND TYEE POINT

Policy NE 5

Provide for the evaluation and protection of visually sensitive areas and special ecological areas

- Identify significant environmental features and develop means to preserve and protect them in long-range plans or through regulatory amendments.
- Recognize the value of ecosystems located in the western area of the Municipality that are unique to the Lower Mainland that contain fragile flora or fauna, significant landforms, cultural landscapes or areas of historic interest such as Arbutus Ridge, Telegraph Hill and Tyee Point areas.
- Restrict the zoning density for Telegraph Hill and Tyee Point in recognition of extreme terrain and severe environmental and access constraints in order to:
 - avoid creation of hazardous conditions in new development, and
 - provide for suitable development compatible with the natural environment and steep topography of the area.

Development Permit Area Designation NE 5

The Telegraph Hill and Tyee Point portion of Madrona Ridge, as defined and illustrated on the Telegraph Hill and Tyee Point Development Permit Area Designation Map NE 6, is designated a Development Permit Area

Telegraph Hill and Tyee Point NE-DPA-5	Category	Local Government Act s. 919.1488 (1)(a) and (b).
	Conditions	The development permit area designation is warranted due to the area’s very steep slopes, extensive exposed bedrock terrain, severity of grades for access, impacts resulting from construction of access, sensitive environmental conditions including unique and endangered species of flora, and severe environmental implications and site disturbance if development occurs on steep lands.
	Objectives	To ensure that development is sited, and site works are designed and undertaken, in a manner which avoids steep terrain, minimizes the impact on existing natural terrain and vegetation and protects areas with rare or unusual vegetation.
	Guidelines Schedule	Guidelines NE 5 and NE 6.

GUIDELINES NE 6

SITES WITH DIFFICULT TERRAIN

Development Permit Area Designation NE 6

Sites with Difficult Terrain within the Existing Neighbourhoods (Existing Neighbourhoods as defined and illustrated by the Natural Environment Development Permit Area Designation Map NE 6), are designated as a Development Permit Area.

	Category	Local Government Act s. 919.1 488 (1)(a) and (b).
	Conditions	The development permit area designation is warranted due to the steeply sloping terrain throughout West Vancouver.
	Objectives	<ul style="list-style-type: none"> • avoid hazardous conditions • ensure greater environmental compatibility of development on sloping sites • protect the natural environment on difficult terrain • minimize site disturbance and blasting during construction.
	Guidelines Schedule	Guidelines NE 6.
	Exemption.	<p>No development permit is required where:</p> <ul style="list-style-type: none"> i. there is no subdivision application involved; or ii. a subdivision application is involved but <ul style="list-style-type: none"> • no lot in the proposed subdivision involves difficult terrain (difficult terrain involves situations where more than one-fifth of the total allowable building envelope on any lot has an existing grade exceeding 35%); or • no lot in the proposed subdivision has a driveway grade that would be required to exceed 20%. (This judgment is based on existing or approved road or lane elevations immediately adjacent to the proposed lot, the existing ground elevation at the various points along the minimum garage front yard setback requirement, and the least steep driveway possible to join those two locations.) • the subdivision will not create any additional lots (e.g. realignment of a lot line between two lots).

GUIDELINES NE 13

**WATERCOURSE PROTECTION AND ENHANCEMENT AREAS
IN EXISTING NEIGHBOURHOODS**

Policy NE13
Development Permit Area Designation NE13
Areas of land in the Existing Neighbourhoods that contain watercourses and wetlands, (Existing Neighbourhoods as defined and illustrated on the Watercourse Protection Development Permit Area Designation Map NE 13), are designated a Development Permit Area.

Category	Local Government Act s. 919.1488 (1)(a).
Conditions	The development permit area designation is warranted to protect and enhance watercourses and wetlands in West Vancouver’s existing neighbourhoods.
Objectives	<ul style="list-style-type: none"> To ensure that development does not negatively impact watercourse or wetland environments or, where such impacts are unavoidable due to the existing configuration of parcels of land in relation to watercourses or wetlands, to ensure that development does not result in a net loss of productive fish habitat.
Guidelines Schedule	Guidelines Guideline NE 13.
Development may be exempt from the requirement for a Development Permit if the proposal is for:	<ol style="list-style-type: none"> i. renovation to interiors; ii. regular and emergency District maintenance activities for drainage control conducted in a manner that is consistent with the objectives of the Development Permit designation; iii. construction and maintenance activities carried out by, or on behalf of, the District and designed to enhance the coexistence of natural habitats and public trails; iv. construction and maintenance activities carried out outside of 15 metres of top of watercourse bank or edge of wetland; v. emergency works, including tree cutting, necessary to remove an immediate danger or hazard; vi. maintenance of the existing landscape conditions; or vii. the implementation of a fish habitat mitigation or restoration plan authorized by the senior government ministry or agency having jurisdiction.

GUIDELINES

- c. For permanent watercourses and wetlands:
 - (i) Avoid net loss of riparian habitat within 15 metres of the top of the watercourse bank or edge of the wetland.
 - (ii) Within 15 metres of the top of the watercourse bank or edge of wetland, locate new development, described in sections a.(iii) and a.(iv) above, at least as far from the watercourse or wetland as any existing development.
 - (iii) Keep free of new development, described in sections a.(iii) and a.(iv) above, the area within 5 metres of the top of the watercourse bank or edge of the wetland.
 - (iv) Consider zoning bylaw variances in order to prevent loss of habitat within 15 metres of the top of the watercourse bank or edge of the wetland, including reduced building setbacks.
 - (v) Where it is not practical to avoid net loss of riparian habitat within 15 metres of the top of the watercourse bank or edge of the wetland, provide compensatory habitat approved by the District of West Vancouver to achieve no net loss of riparian habitat, by replanting or restoring a similar area on the same watercourse or wetland, or contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.
- d. Avoid net loss of riparian habitat within 5 metres of the top of the non-permanent watercourse bank.
- e. Enhance, and where feasible, restore watercourses in already developed areas to improve watercourse quality from uplands to inlets.
- f. Implement recommendations approved by the District of West Vancouver, including mitigation measures that are consistent with these guidelines as proposed by the permit applicant or its advisors in development approval information submitted in accordance with Policy NE 14 and ~~Amendment Bylaw No. 4434, 2005~~ **Development Procedures Bylaw No. 4940 2017**.
- g. Require the provision of security to be applied by the District to the cost of works, construction or other activities required in the circumstances described in s. ~~925~~**502** of the *Local Government Act*.

Policy NE14

Development Approval Information Area Designation NE14

Areas of land in the vicinity of watercourses and wetlands, as illustrated on the Watercourse Protection Development Permit Area Designation Map NE13, are also designated a Development Approval Information Area.

Category	Local Government Act s. 920.04 488.
Objectives	<ul style="list-style-type: none"> The objective of the designation of Development Permit Area NE13 is to ensure that development does not negatively impact watercourse environments or, where such impacts are unavoidable due to the configuration of parcels of land in relation to watercourses, to ensure that development does not result in a net loss of productive fish habitat. The objective of the designation of Development Approval Information Area NE14 is to ensure that an accurate, site-specific information base is available to guide the application of the relevant development permit guidelines.
Procedures	Development approval information requirements and procedures are set out in a separate bylaw enacted under s. 920.1 491 of the Local Government Act.

UPPER LANDS GUIDELINES FOR DEVELOPMENT PERMIT AREA DESIGNATIONS

GUIDELINES UL 8

FUTURE NEIGHBOURHOODS

Policy UL 8

Require detailed analysis of development opportunities and constraints and the creation of a Comprehensive Management Plan to avoid or mitigate potential environmental impacts in the implementation of new development.

Development Approval Information Area Designation UL 8

The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated as a Development Approval Information Area.

Future Neighbourhoods Area UL 8	Category	Local Government Act s920.01 s.488 (1)
	Conditions	The special conditions that justify such designation include difficult terrain, sensitive environmental conditions, numerous watercourses and the need to coordinate the provision of various public services and facilities, including roads and transit.
	Procedures	Detailed information is required for the creation of Area Development Plans and for consideration of developments requiring Development Permits.
	Requirements	The information is required to outline the anticipated impact of the proposed activity or development. Information required by the Municipality may include an environmental and visual impact analysis report with plans, an assessment that identifies the impact of development on the site and demonstrates how the site's natural features have been taken into account. The submission must locate and describe important natural features of the site, proposed changes to the natural topography, vegetation and the potential visual impact of such changes. The report must also identify features that are intended for retention, define the measures by which site disturbance can be minimized and outline plans for the restoration of disturbed areas.



Development Permit Area Designation UL 8
The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated a Development Permit Area.

Future Neighbourhoods Area UL 8	Category	Local Government Act s.919.488 (1)(a), (b), (e) and (f)
	Conditions	<p>The Development Permit Area is warranted due to the following characteristics of the area:</p> <ul style="list-style-type: none"> • a range of slopes including extensive steep lands that require variations and restrictions to site and building layout in order to minimize disturbance of the natural site conditions and to moderate the impact on views of and from the site, • extensive mature forest cover that creates a park like environment, sensitive habitat and ground conditions, as well as issues of drainage, erosion and flood hazard, • difficult terrain, which requires carefully planned and cost-effective provision of municipal services, roads and other infrastructure, as well as appropriate control of phasing and design of new developments, • variations in siting of land uses and other regulations that can ensure that new development is supportive of, and compatible with, the other policies contained in this Plan, • a range of climate conditions that may affect appropriateness of building form, • extensive creek areas that require appropriate setbacks and control or prohibition of development within the creek sensitive zones. <p>These characteristics warrant a compact mix of residential and commercial uses, whose form and character, recognize the constraints of the terrain, and show sensitivity to the mountain setting and its environment. Development should minimize site disturbance and visual impact from within and outside the site.</p>
	Objectives	<ul style="list-style-type: none"> • provide for the protection of the natural environment, its ecosystems and biological diversity; • provide for the protection of development from hazardous conditions; • regulate the form and character of intensive residential, multifamily and commercial development;
	Guidelines	Guidelines UL 8 and NE 6 shall apply.
	Application	Development Permits will not be required for developments to which section 919.1488 of the Local Government Act does not apply. Council retains the right to waive the requirement for a Development Permit where it has determined that a Permit would not include any variations or additional conditions of development and is, therefore, not necessary for the development of the site.

GUIDELINES

Upper Lands Watercourse Protection Guidelines

The following guidelines shall apply to all lands in the Future Neighbourhoods, including the Rodgers Creek Area.

- a. With respect to this guideline, “development” shall mean any of the following:
 - (i) removal, alteration, disruption or destruction of vegetation;
 - (ii) disturbance of soils;
 - (iii) construction or erection of buildings and structures;
 - (iv) creation of non-structural impervious or semi-impervious surfaces;
 - (v) flood protection works;
 - (vi) construction of roads, trails, docks, wharves and bridges;
 - (vii) provision and maintenance of sewer and water services;
 - (viii) development of drainage systems; and
 - (ix) development of utility corridors.

- b. Locate development on portions of the site that are least environmentally sensitive, recognizing crossings for roads, services and utilities may be unavoidable.

- c. In order to achieve no net loss of riparian habitat, keep free of development the area within 30 metres of the top of the permanent watercourse bank or edge of permanent wetland. The District may consider an alternative riparian management area for a permanent watercourse or permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial ~~Fish-Protection~~ *Riparian Areas Protection Act*.

- d. In order to achieve no net loss of riparian habitat, keep free of development the area within 15 metres of the top of the non-permanent watercourse bank or edge of non-permanent wetland. The District may consider an alternative riparian management area for a non-permanent watercourse or non-permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial ~~Fish-Protection~~ *Riparian Areas Protection Act*.

- e. Where it is not practical to achieve no net loss of riparian habitat within an area determined in accordance with sections c. and d. above, provide compensatory habitat approved by the District of West Vancouver, acknowledging any compensation measures approved by the ~~Department of Fisheries and Oceans~~ *Canada*, to achieve no net loss of riparian habitat, by (in order of preference):
 - (i) replanting or restoring a similar area on a watercourse or wetland in the District, or
 - (ii) contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.

- f. Implement recommendations approved by the District of West Vancouver, including mitigation measures that are consistent with these guidelines and are proposed by the permit applicant or its advisors in development approval information submitted in accordance with Policy NE 14 and ~~Bylaw No. 4360, 2004~~.

- g. Require the provision of security to be applied by the District to the cost of works, construction or other activities required in the circumstances described in s. ~~925~~ *502* of the *Local Government Act*.

GUIDELINES

GUIDELINES UL 9

LIMITED USE AND RECREATION AREA

POLICY UL 9

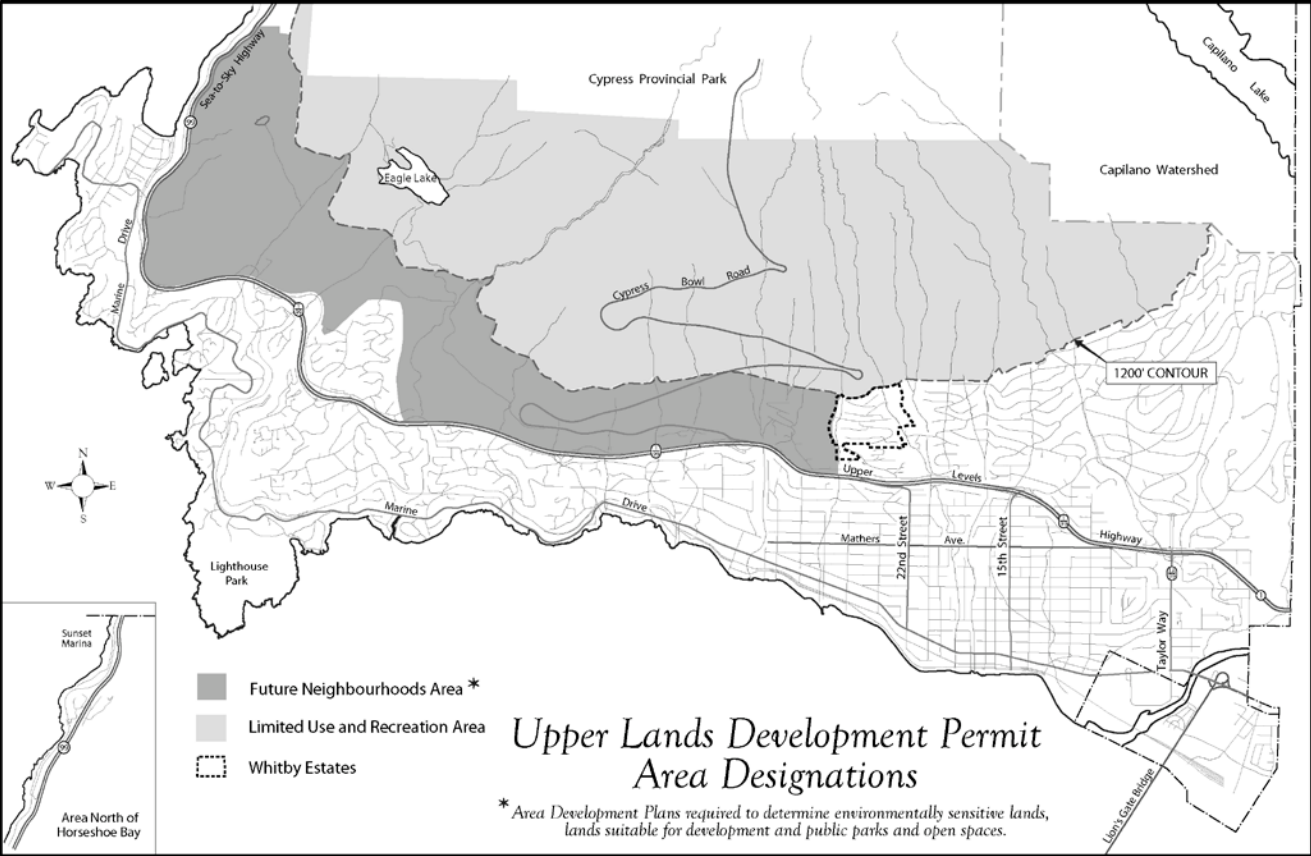
Protect the natural environment of the Limited Use and Recreation Area.

DEVELOPMENT PERMIT AREA DESIGNATION UL 9

The Limited Use and Recreation Area, as defined and illustrated by the Upper Lands Development Permit Area Designation Map UL 9, is designated as a Development Permit Area for the protection of the natural environment.

Limited Use and Recreation Area UL 9	Category	Local Government Act s. 919.1 488 (1) (a) and (b)
	Conditions	The Development Permit Area designation is warranted due to the following characteristics of the area: <ul style="list-style-type: none"> • a range of slopes including extensive steep lands that require site development to minimize disturbance of the natural site conditions and to moderate the impact on views of and from the site, • extensive forest cover of high quality that creates a park like environment, sensitive habitat and ground conditions, as well as issues of drainage, erosion and flood hazard, • difficult and remote terrain, which limits the provision of municipal services, roads and other infrastructure, • extensive creek areas that require appropriate setbacks, and control or prohibition of development within the creek sensitive zones.
	Objectives	<ul style="list-style-type: none"> • provide for the protection of the natural environment, its ecosystems and biological diversity; • provide for the protection of development from hazardous conditions
	Guidelines	Guidelines UL 9 shall apply.
	Application	Development Permits will not be required for developments to which section 919.1 488 of the Local Government Act does not apply. Council retains the right to waive the requirement for a Development Permit where it has determined that a Permit would not include any variations or additional conditions of development and is, therefore, not necessary for the development of the site.

In addressing the conditions and objectives in the Limited Use and Recreation Area, the following guidelines apply:



Limited Use and Recreation Area Development Permit Area Designation Map UL 9

- a. Minimize disturbance to existing terrain and vegetation.
- b. Maximize the retention of the native forest and other existing vegetation.
- c. With respect to this guideline, "development" shall mean any of the following:
 - (i) removal, alteration, disruption or destruction of vegetation;
 - (ii) disturbance of soils;
 - (iii) construction or erection of buildings and structures;
 - (iv) creation of non-structural impervious or semi-impervious surfaces;
 - (v) flood protection works;
 - (vi) construction of roads, trails, docks, wharves and bridges;
 - (vii) provision and maintenance of sewer and water services;
 - (viii) development of drainage systems; and
 - (ix) development of utility corridors.

- d. Locate development on portions of the site that are least environmentally sensitive, recognizing crossings for roads, services and utilities may be unavoidable.
- e. In order to achieve no net loss of riparian habitat, keep free of development the area within 30 metres of the top of the permanent watercourse bank or edge of permanent wetland. The District may consider an alternative riparian management area for a permanent watercourse or permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial Fish Protection ~~Riparian Areas Protection Act~~.
- f. In order to achieve no net loss of riparian habitat, keep free of development the area within 15 metres of the top of the non-permanent watercourse bank or edge of non-permanent wetland. The District may consider an alternative riparian management area for a non-permanent watercourse or non-permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial Fish Protection ~~Riparian Areas Protection Act~~.
- g. Where it is not practical to achieve no net loss of riparian habitat within an area determined in accordance with sections c. and d. above, provide compensatory habitat approved by the District of West Vancouver, acknowledging any compensation measures approved by the Department of Fisheries and Oceans ~~Canada~~, to achieve no net loss of riparian habitat, by (in order of preference):
 - (i) replanting or restoring a similar area on a watercourse or wetland in the District, or
 - (ii) contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.
- h. Implement recommendations approved by the District of West Vancouver, including mitigation measures that are consistent with these guidelines and are proposed by the permit applicant or its advisors in development approval information submitted in accordance with Policy NE 14 ~~and Bylaw No. 4360, 2004~~.
- i. Require the provision of security to be applied by the District to the cost of works, construction or other activities required in the circumstances described in s. ~~925~~502 of the *Local Government Act*.

GUIDELINES

HERITAGE CONSERVATION AREA GUIDELINES

GUIDELINES HE 6

LOWER CAULFEILD HERITAGE CONSERVATION AREA

Heritage Conservation Area Designation HE 6

The Lower Caulfeild Area, as defined and illustrated by the Lower Caulfeild Heritage Conservation Area Designation Map HE 6, is designated as a Heritage Conservation Area.

Lower Caulfeild Heritage Conservation Area HE-HCA-6	<p>Category</p> <p>Heritage Features and Characteristics</p>	<p>Local Government Act s. 970-1614 (1)</p> <p>Lower Caulfeild is the collection of private residences, St. Francis-in-the-Wood Anglican Church, and public lands (parks and streets) situated on the peninsula between Pilot Bay and Caulfeild Cove, just east of Lighthouse Park.</p> <p>The Lower Caulfeild area is important as an historic neighbourhood that combines the natural beauty of the coastal landscape with the picturesque English architectural and garden landscape traditions adapted by British settlers to coastal British Columbia.</p> <p>Originally part of a large parcel of land purchased in 1899, Lower Caulfeild was conceived by Francis Caulfeild as a village of good design set naturally in the landscape, with the coastline primarily reserved for public enjoyment. It was subdivided with properties of varying size and shape, irregularly arrayed along narrow, winding country lanes.</p> <p>The landscape of Lower Caulfeild is important for the prominence of its natural features. It has a mostly undisturbed coastline, with rocky promontories and a sandy cove; and there are rocky outcroppings throughout the neighbourhood. It is also important as a setting for native plant species (cedar, Douglas fir, vine maple, arbutus and dogwood) and coastal ecologies, as well as ornamental and naturalized gardens.</p> <p>The character-defining elements of Lower Caulfeild include:</p> <ul style="list-style-type: none"> • a residential neighbourhood edged by waterfront parkland; • a landscape of natural rock outcroppings and primarily native plant species; • narrow, winding lands with informal verges; • properties dominated by naturalized landscapes and rockeries in the English garden tradition; • houses lightly situated on and amidst undisturbed or lightly modified rock outcroppings; and • vistas east, west (Lighthouse Park), and south (water) from many points.configuration of lots,
	<p>Objectives</p>	<ul style="list-style-type: none"> • To maintain Lower Caulfeild’s distinctive character as expressed by natural rock outcroppings, native trees, naturalized plants in domestic rock gardens, curving and narrow lanes, informal road edges, waterfront parkland, rocky shoreline, and sensitively-sited buildings. • To conserve and enhance the heritage character of Lower Caulfeild through: <ul style="list-style-type: none"> - the retention and renovation of existing buildings; and - new development that is designed to fit with and retain natural site attributes.

	Guidelines Schedule	Guidelines HE 6 shall apply.
	Heritage Alteration Permits	<p>An Alteration Permit shall be required for development on private property involving:</p> <ul style="list-style-type: none"> • subdivision, including lot line realignment; • new buildings or structures; • alteration of and/or addition to an existing building or structure; and • alteration of natural landforms, site features, or established grade. <p>Nothing in this Policy requires Council or its delegate to issue a Heritage Alteration Permit if it believes that the Permit would allow development contrary to the guidelines of this Schedule. This Policy does not in any way affect or diminish the powers of the Approving Officer.</p>
	Exemptions for Heritage Alteration Permits	<p>An Alteration Permit shall not be required for:</p> <ul style="list-style-type: none"> • interior work that does not materially affect the external appearance of a building or increase the floor area; or • demolition of an existing building or structure; or • tree cutting or fence construction for which no municipal approval is required, except within any required yard abutting a road or public property; or • a renovation or addition to an existing building, comprising a floor area increase of less than 10% of the existing building, that is consistent with Guidelines HE 6, conforms to the Zoning Bylaw, and does not include other site alteration.
	Delegation of to issuance of Heritage Alteration Permits.	<p>In accordance with the provisions of s. 972617 of the Local Government Act, Council delegates the Director of Planning, Lands and Permits the authority to issue or refuse a Heritage Alteration Permit if the proposed development is:</p> <ul style="list-style-type: none"> • a lot line realignment; or • construction of a new building or structure, or renovations to an existing building or structure, that is consistent with guidelines HE 6 and conforms to the Zoning Bylaw; or • construction of a new building or structure, or renovations or additions to an existing building or structure, that is consistent with guidelines HE 6 and in substantial conformity to the Zoning Bylaw, meaning that any variance is minor and compliance with the Zoning Bylaw would involve hardship or loss of heritage value or character; or • replacement of an existing building or structure that was lawfully constructed but does not conform to the current Zoning Bylaw, with a new building or structure that maintains the same siting and massing, and does not require any further variances to the Zoning Bylaw.

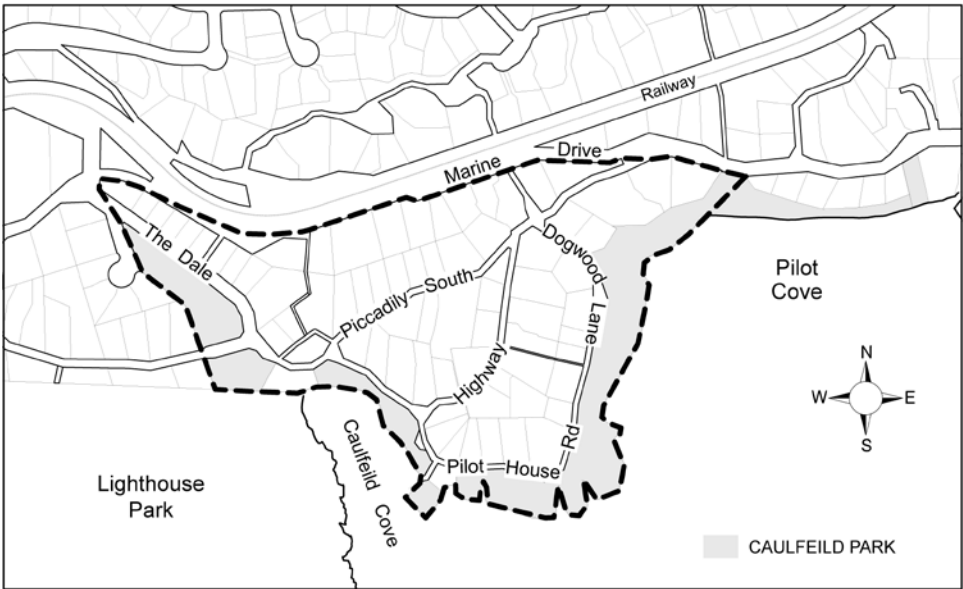
Policy HE 6

Conserve the heritage value and character-defining elements of the Lower Caulfeild neighbourhood as shown on Map HE 6.

Policy HE 7

Any proposals for significant change by the District of West Vancouver within a park or public right-of-way, including boulevards, roads and walkways, shall require community consultation prior to plans being finalized.

Policy HE 8
Applications for the cutting of trees on public land shall comply with the Municipal Tree Policy and/or the Caulfeild Park Management Plan.



Lower Caulfeild Heritage Conservation Area Map HE 6

The following guidelines apply to development within the context of the objectives of HE 6. In specific situations, adherence to a particular guideline may not be appropriate to achieve the intent of the Conservation Area designation.

1. SITE AND LANDSCAPE DESIGN

- 1.1 Alteration of existing terrain should be avoided, or minimized where it is not practical to avoid disruption, to conserve a site’s natural characteristics.
- 1.2 Healthy trees and vegetation should be retained, taking into account protection of existing views and vistas, and access to sunlight.
- 1.3 Natural rock outcroppings should be retained and incorporated into the landscape design.
- 1.4 The visual impact of swimming pools and deck areas should be minimized, and removal of rock outcroppings for swimming pools should be avoided.
- 1.5 Retaining walls, particularly those that would be visible from the property’s road frontage or public lands should be avoided. If not practical to do so, mitigation measures should be implemented to reduce visual impacts of retaining walls, such as stepped construction and landscape screening. Retaining walls should be constructed of, or faced with, natural or split rock material.

Schedule iii. Glossary

(Please refer to Full OCP available the District's website: www.westvancouver.ca/ocp)