



# **News from West Vancouver**

***“We may not be big, but we’re small”.***

**Presentation to the North Shore / Sunshine Coast / Sea to Sky Division**

**Real Estate Board of Greater Vancouver**

**November 30, 2021**

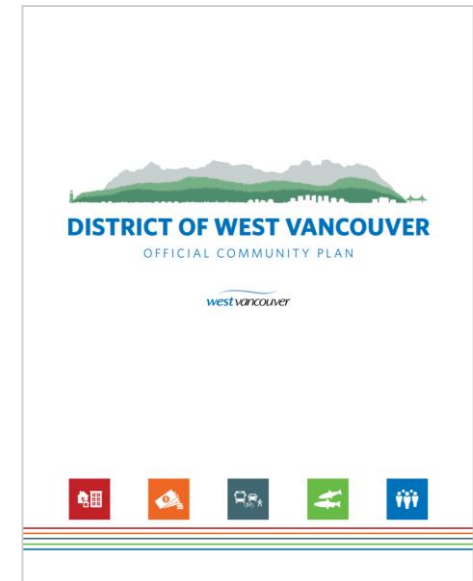


# Working toward a livable, vibrant, inclusive community



# Strategic Plan – November 2021

1. Significantly expand the diversity & supply of housing
2. Create vital & vibrant commercial centres
3. Protect our natural environment & adapt to climate change
4. Improve mobility & reduce congestion for people & goods
5. Deliver municipal services efficiently
6. Enhance the social well-being of our community



OCP: Approved 2018



# Collaboration enables implementation

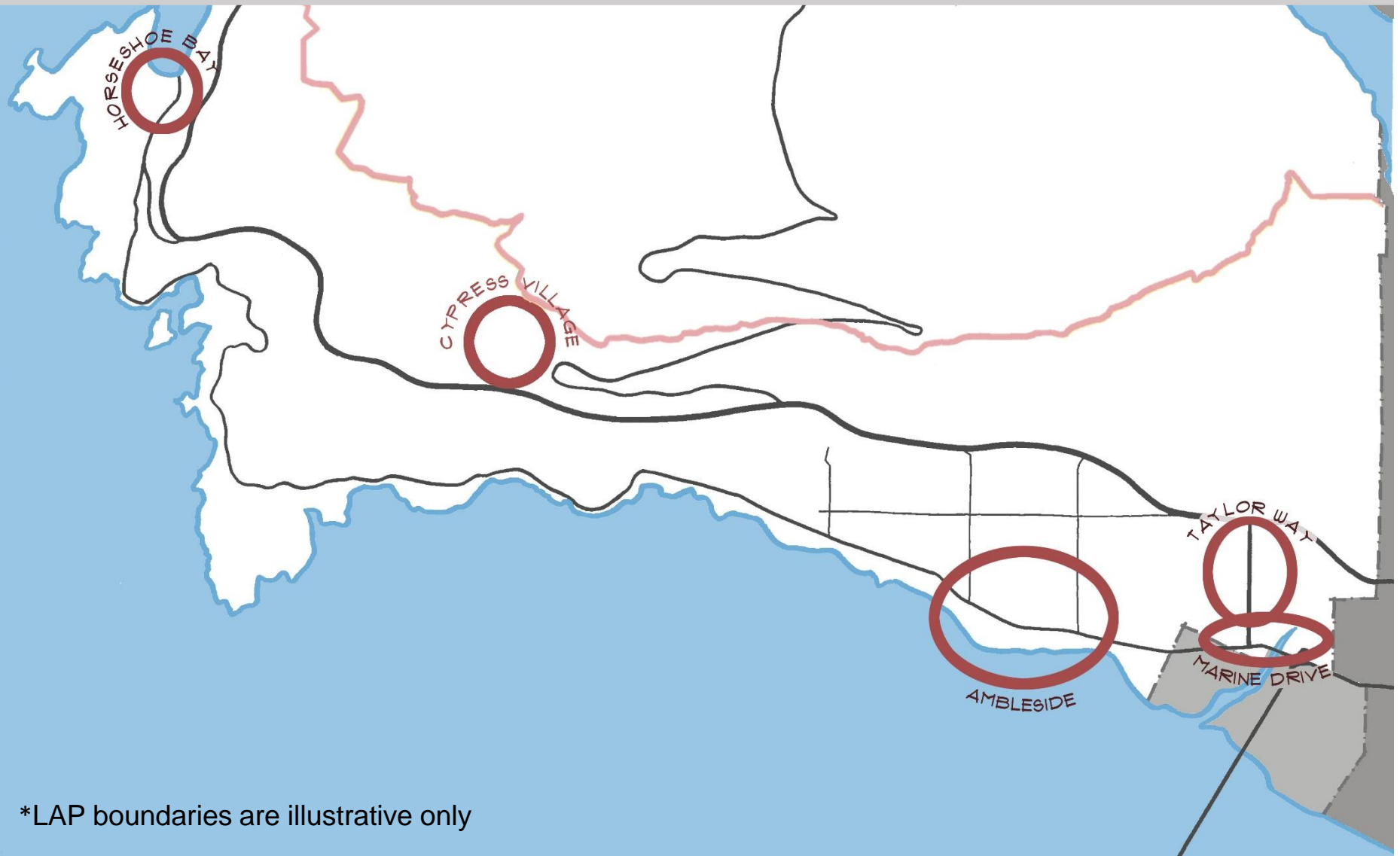


Why today's emphasis is on housing and development?

1. West Vancouver is losing population, while the region grows
2. Least affordable city in North America
3. 1700 empty homes > 10% of housing stock
4. Worst traffic in the region
5. 28% population > 65; 2% population 25-40



# OCP and Strategic Plan as a Framework



\*LAP boundaries are illustrative only

# Housing Needs Report: Complete

## 2021-2022 Strategic Plan

Approve average of 250 net-new housing units per year:

- 100 market or non-market rental
- 75 infill or missing middle
- 75 strata apartment or mixed-use



# Implementing Marine Drive Local Area Plan

- 203 rental units
- Approx. 29,500 sq ft of commercial space
- Approx. 3,900 sq ft of day care space



752 Marine Drive



# Implementing Marine Drive Local Area Plan

- 176 mixed-tenure residential units
  - 54 rental units
  - 122 market ownership units

303 Marine Drive



# Implementing Marine Drive Local Area Plan

- 89 mixed-tenure residential units
  - 21 rental units
  - 68 market ownership units

660 Clyde Ave & 657 & 675 Marine Dr

Pending 4<sup>th</sup> Reading



# Adopting & Implementing Horseshoe Bay Local Area Plan

- Plan approved in June 2021
- Objectives (e.g.):
  - Expands housing diversity
  - Supports history and sense of place
  - Transitions sensitively to wider context



**Horseshoe Bay**  
Local Area Plan and Design Guidelines

April 2021



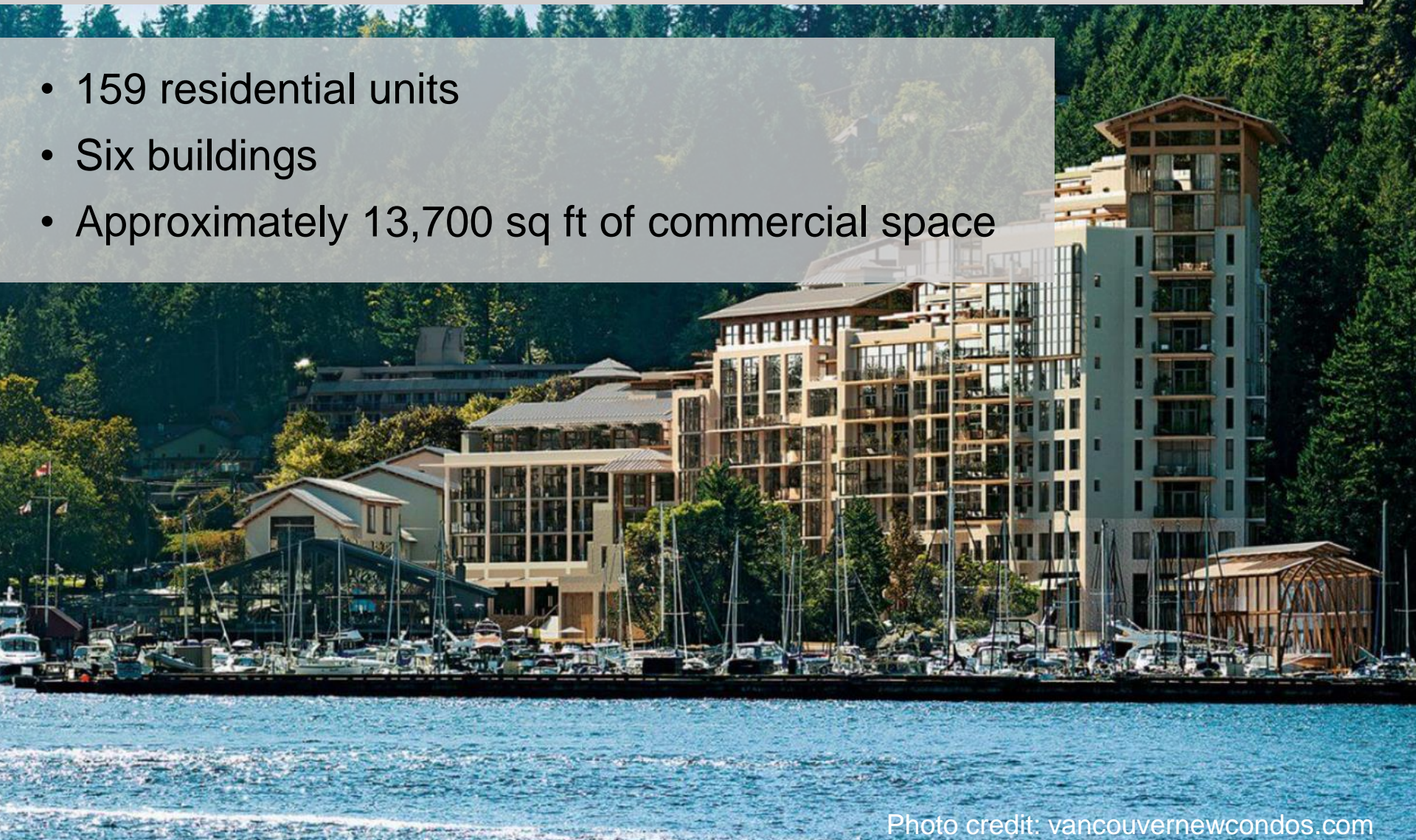
3.6.15 Encourage visitor accommodation





# Nearing Completion: Horseshoe Bay Residences

- 159 residential units
- Six buildings
- Approximately 13,700 sq ft of commercial space





# Shaping Cypress Village





# Starting A New Plan for our Town Centre

## Ambleside Town Centre Local Area Plan

- Strategic Plan: Initiate a Local Area Plan for Ambleside Town Centre



Photo credit: livabl.com





# Next: Planning the Taylor Way Corridor

## Taylor Way Local Area Plan

- Strategic Plan: Explore opportunities to commence planning process later next year





# Leveraging District Land to Achieve Goals



## 2195 Gordon Avenue

- District-led rezoning
- 217 units total
- Adult Day Care Centre
- Rental targets moderate income earners (e.g. workforce)



# Delivering on Housing Need



## **Approved Seniors' Housing:**

- Amica Lions Gate Expansion
- Maison Seniors' Living

## **Pending Consideration:**

- Inglewood Campus of Care
  - \$500m investment
  - 699 units – ½ public/non-market

## **Homelessness:**

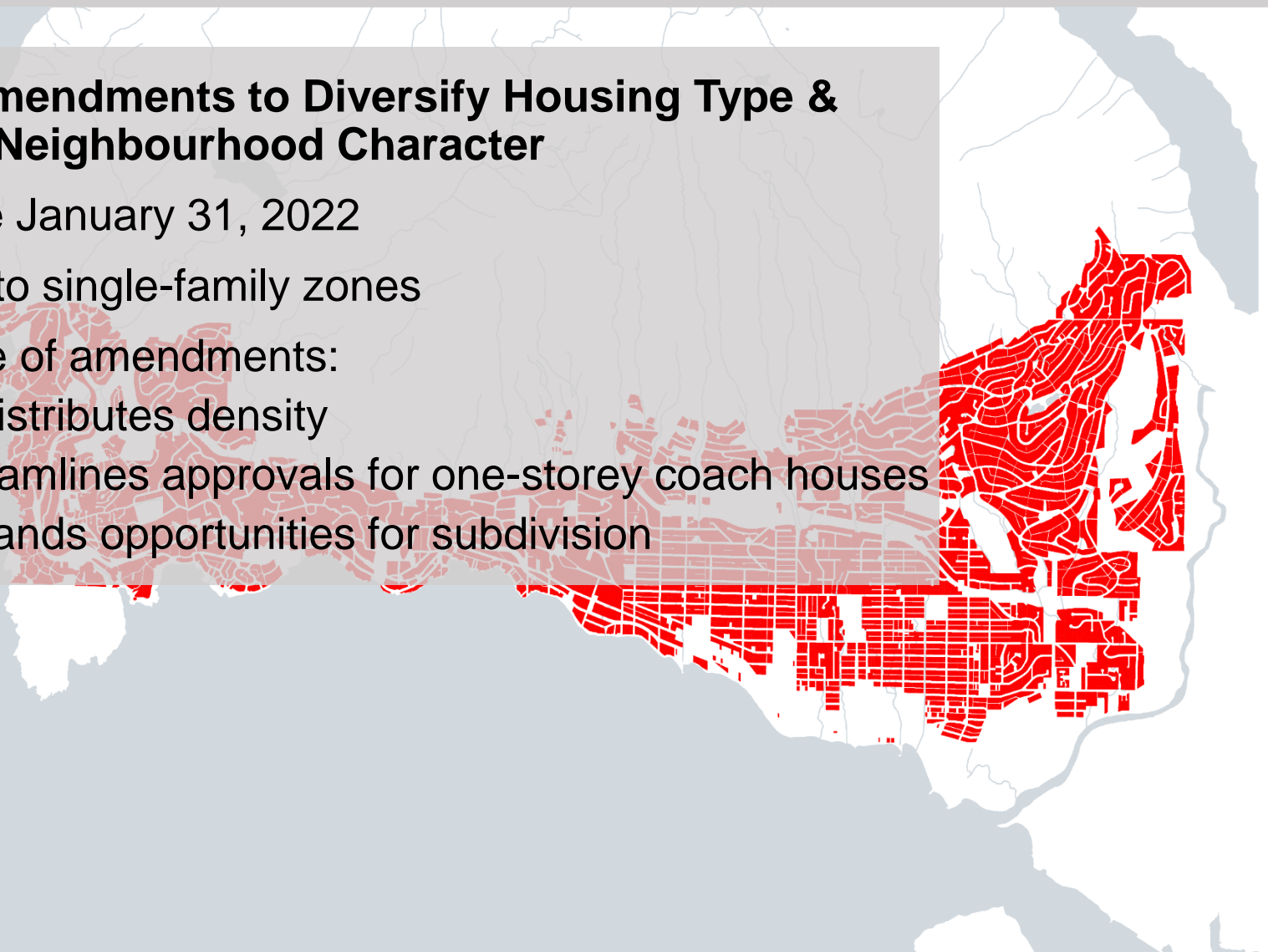
- North Shore Homelessness Action Initiative
- North Shore Homelessness Task Force



# Enabling Housing Options

## Zoning Amendments to Diversify Housing Type & Enhance Neighbourhood Character

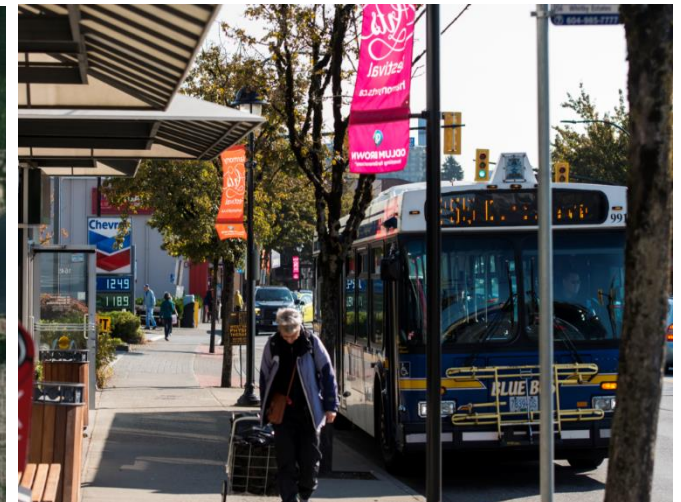
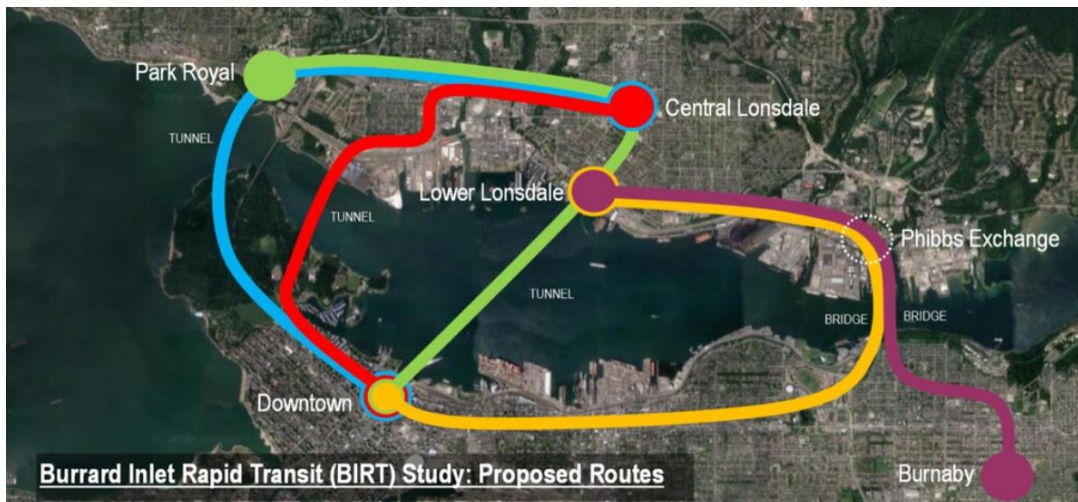
- Effective January 31, 2022
- Applies to single-family zones
- Example of amendments:
  - Redistributes density
  - Streamlines approvals for one-storey coach houses
  - Expands opportunities for subdivision



# Improving Mobility & Reducing Congestion



- INSTPP/NXSTPP = North Shore Connects
- Burrard Inlet Rapid Transit Study (BIRT)
- Western Level Road Extension





# Working Together Toward High Quality of Life





**Thank you!**



Photo credit: [vancouvernorthshore.com](http://vancouvernorthshore.com)