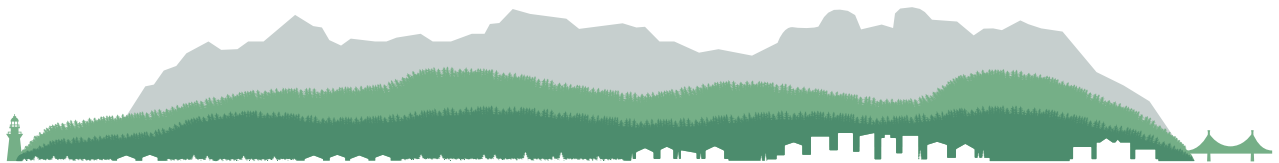




Housing & Neighbourhoods Directions Paper

Official Community Plan Review - Phase 3



Help us refine our emerging directions!

This paper provides a summary of what we have heard so far and a step towards developing the District's *Official Community Plan* (OCP).

In **Phase 1 - Objectives** of the OCP Review process, you told us what you wanted the OCP to achieve. In **Phase 2 - Ideas** you shared with us your big ideas on how to make it happen.

This paper takes the hundreds of ideas you shared regarding **housing & neighbourhoods**,

and condenses them into emerging directions for your consideration. This paper serves as a discussion tool for you to help us refine these emerging directions during **Phase 3 - Directions**.

Other directions papers on local economy, transportation, parks & environment, and social well-being are also available online and as a booklet. Visit westvancouver.ca/ocp to find out more and to learn how you can get involved.



ocp@westvancouver.ca



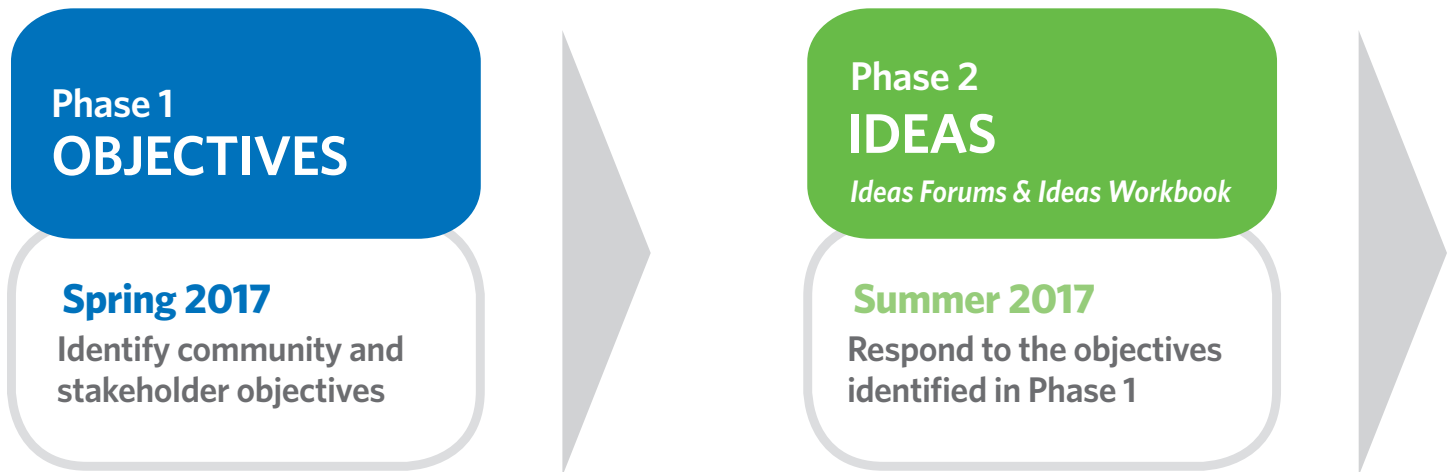
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Municipal Hall, 750 17th Street, West Vancouver, BC V7V 3T3

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What we have done so far



During **Phase 1 – Objectives**, which concluded May 2017, we had over 700 instances of engagement and over 15 events and meetings:

- **two World Cafés**
- **community survey**
- **youth brainstorm**
- **Community Day**
- **12 stakeholder meetings**
- **working group chair focus group**
- **dedicated web portal, e-newsletter & social media**

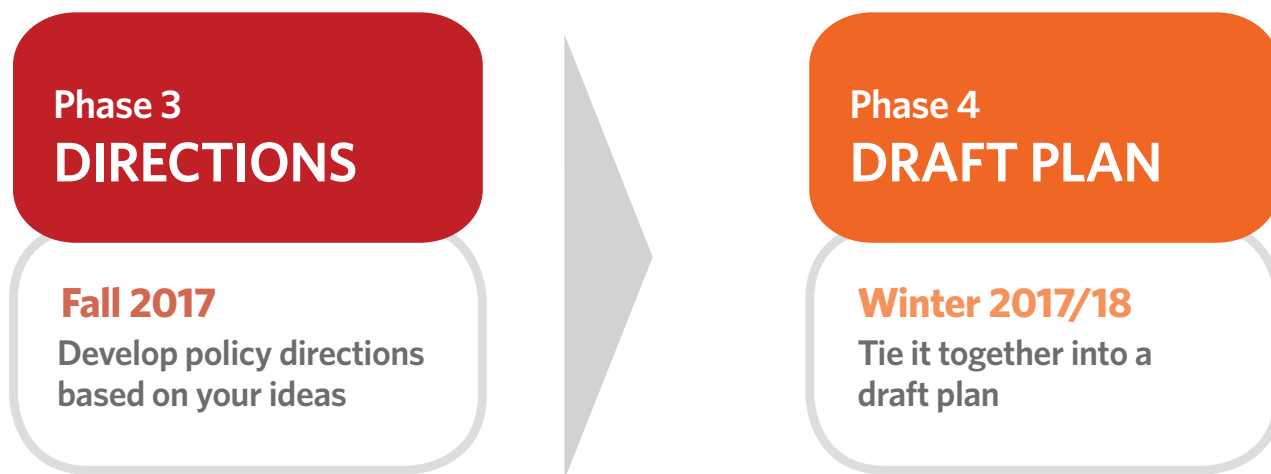
On the topic of housing & neighbourhoods, you told us that you wanted *housing that meets our changing needs* and that we need to *build more diverse housing types, sizes, costs and tenures*.

In **Phase 2 – Ideas** which concluded September 2017, we reached out to you and heard your ideas on how to meet your objectives through over 18 community-wide events and activities:

- **three Ideas Forums**
- **seven outreaches at the farmer’s market & Harmony Arts Festival**
- **seven “Pop-up” Planning Offices**
- **Youth IdeasStorm**
- **Ideas Workbook**
- **working group chair focus group**
- **continued updates through the web, e-newsletter & social media**

Thanks to the community’s input, we gathered around 5,000 ideas from almost 1,000 instances of engagement.

Where we are going



Moving forward to **Phase 3 - Directions**, we want you to now **help us refine** the directions that have emerged out of the ideas of Phase 2.

We have put together this *Housing & Neighbourhoods Directions Paper* to present the emerging directions, and there are a number of engagement opportunities for you to provide input:

- **six directions workshops:**
 - » **Social Well-being on October 23**
 - » **Local Economy on November 1**
 - » **Housing and Neighbourhoods on November 9 & 15**
 - » **Parks & Environment on November 22**
 - » **Transportation on November 30**
- **housing “pop-ups”**
- **a directions survey, online and at Municipal Hall between October 23 and December 10, 2017**

You can find specific information on these engagement opportunities and all background information at westvancouver.ca/ocp.

Thank you for your input in advance!

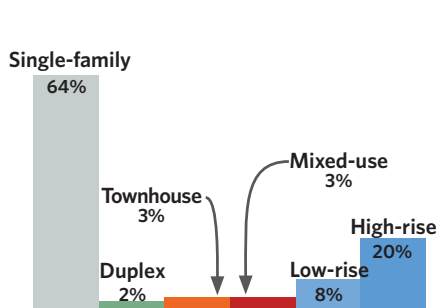
During **Phase 4 - Draft Plan**, we will take your suggestions to refine the emerging directions and develop specific draft policies. This will lead to a draft *Official Community Plan* for public and Council consideration.

Further details about Phase 4 engagement will be provided when we get there.

Please keep participating in our OCP Review process and stay in the loop through our web, e-newsletter, and social media!

What we know about housing

Our community has a responsibility and an opportunity to plan for its future to ensure that it continues to thrive and that our residents continue to enjoy a high quality of life. Our community is changing, and we need to plan for housing and neighbourhoods that meet the needs of our current and future generations. To help us better discuss the emerging directions for housing & neighbourhoods, here are some things we know:

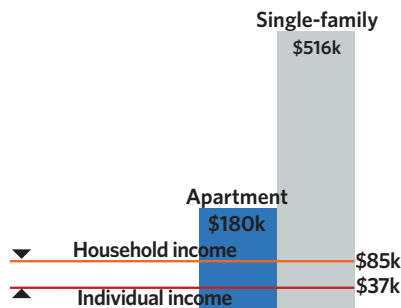


Distribution

The majority of our housing stock is single-family dwellings, while some types of housing are very scarce

Rental Availability

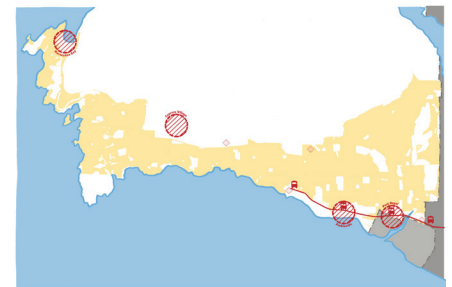
We have the lowest rental vacancy rate in the region (0.2%)



Affordability

Whether owning or renting, we have the highest average housing costs in the region

Our median income is half that required to finance the average apartment and roughly 16% of what's needed to finance the average single-family home



Neighbourhoods

90% of existing multifamily housing is along the Frequent Transit Network

Aging Rentals

96% of our existing purpose-built units were constructed during the 1960s and 70s

It's all connected

Well-connected neighbourhoods can improve accessibility and affordability and create opportunities for social interaction and connectedness. Proactive housing management can help meet the needs of changing life-stages across all age groups within the community.

Housing built with environmentally-sensitive features and higher energy performance, as well as apartments located in centres and near transit, can reduce the community's overall impacts on the environment.



Housing located in and around commercial centres can better accommodate our workforce and provide more customers for local businesses. Neighbourhoods with a variety of uses and building types can allow for a more diversified economy and resilient tax base.

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.

Housing that meets our changing needs

The following are 10 directions that emerged from Phase 2 and we invite you to help us refine them.



Emerging directions on neighbourhoods & character

1. Review regulations and design standards so that new single-family homes respect established neighbourhood character
2. Identify heritage houses and provide land use incentives (e.g., *variance and zoning changes*) for their conservation and restoration
3. Increase housing options in neighbourhoods by incentivizing sensitive infills (e.g., *coach houses, smaller houses on smaller lots, duplexes and triplexes*)

Emerging directions on affordability & attainability

7. Use development incentives for new rental, affordable and supportive housing supply (e.g., *bonus density, reduced parking requirements, permitting fee waivers*)
8. Consider housing needs and objectives in the use of surplus District-owned lands

Emerging directions on centres & corridors

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

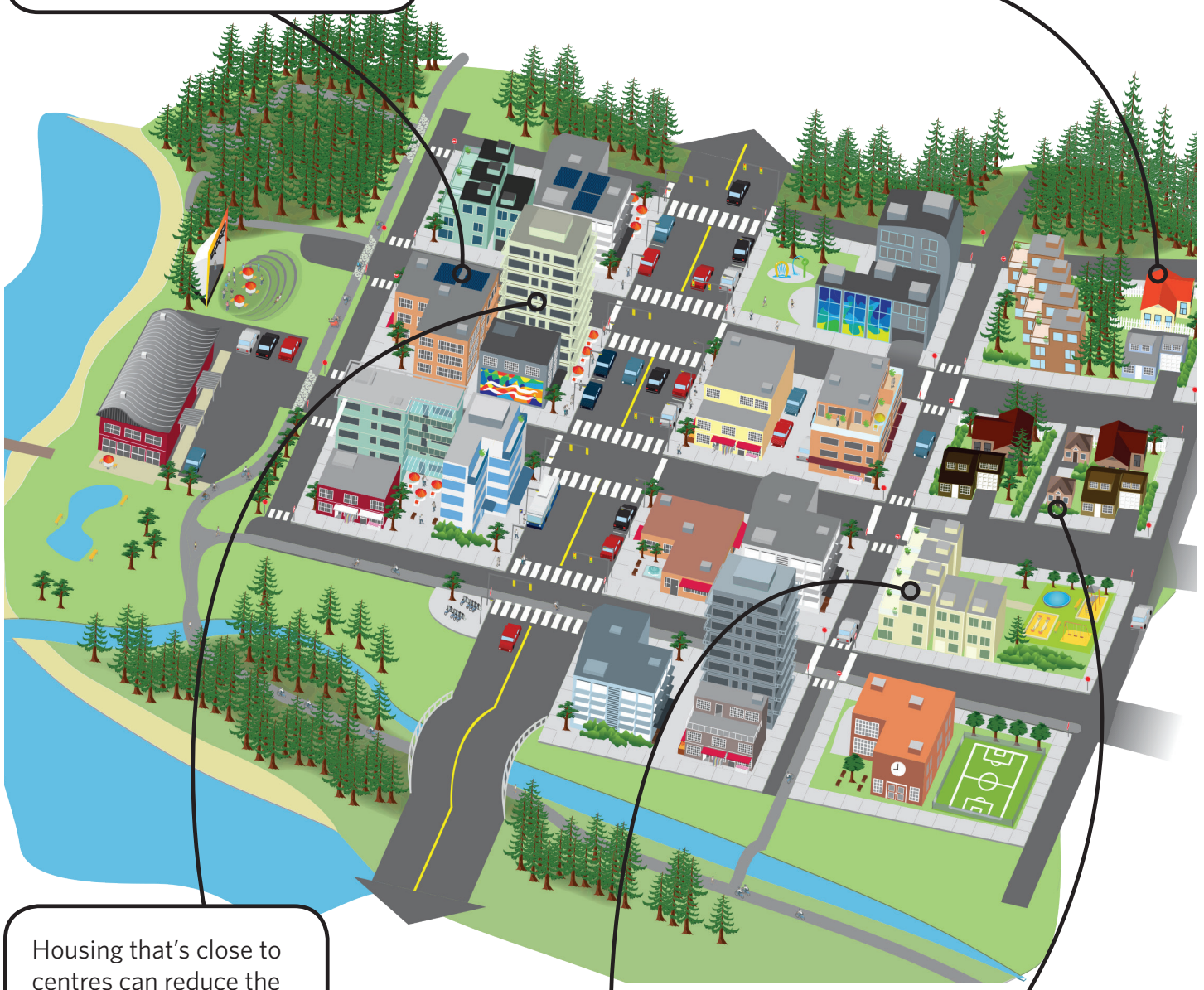
Emerging directions on accessibility & sustainability

9. Improve environmental and energy-efficiency standards of new and existing buildings through incentives and requirements
10. Include accessibility features in new development and public spaces to promote inclusion and social-interaction (e.g., *adaptable units, wheelchair and walker accessible corridors and common areas, public space design improvements*)

The following image illustrates the different elements that make up a community, including housing, transportation, shops, services, amenities and natural areas. It does not depict West Vancouver and is intended for illustrative purposes only.

Innovative solutions like solar panels can reduce the environmental impact of buildings

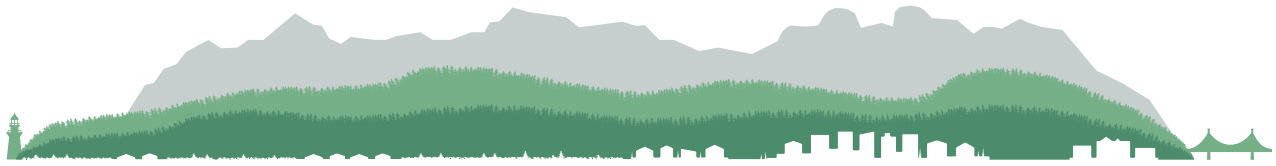
Heritage homes provide clues to our history and help define the character of our community



Housing that's close to centres can reduce the need to travel and contribute to a more vibrant and active commercial district

Low-rise buildings like townhouses can soften the transition between high and low density neighbourhoods

Coach houses can increase housing options with little impact on established character



Thank you!

Thanks to the community's contribution, we are progressing forward in the District's OCP review process. In the Fall of 2017, we are reaching out again to our community to help us refine the emerging directions that came out of **Phases 1 and 2**.



Don't forget it's all Connected!

In addition to this *Housing & Neighbourhoods Directions Paper*, we have also developed other directions papers on local economy, transportation, parks & environment, and social well-being. These are available at Municipal Hall and online at westvancouver.ca/ocp.

Stay involved!

You can tell us what you think by attending a number of workshops or completing a **Directions Survey**. Visit westvancouver.ca/ocp to access the survey, learn more about the engagement schedule and sign up for updates.

Please feel free to contact us if you have any questions.



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