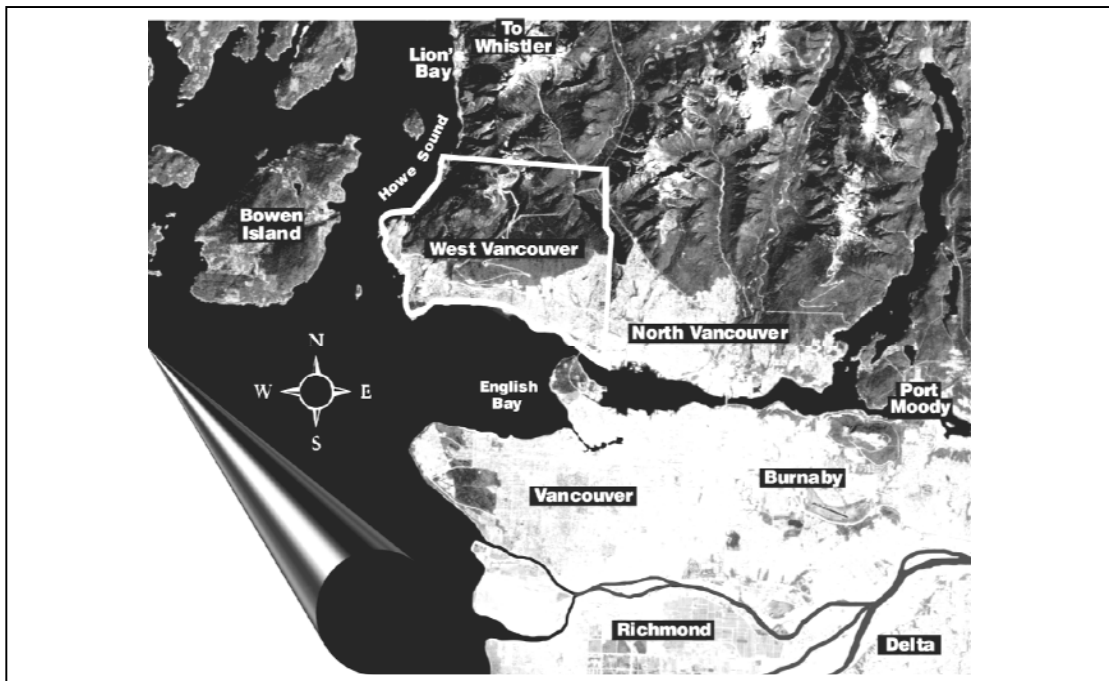


WEST VANCOUVER COMMUNITY PROFILE

Geographic Location

West Vancouver is a waterfront community bounded by the mountains to the north, Burrard Inlet and Howe Sound to the south and west, and the Capilano River corridor to the east.

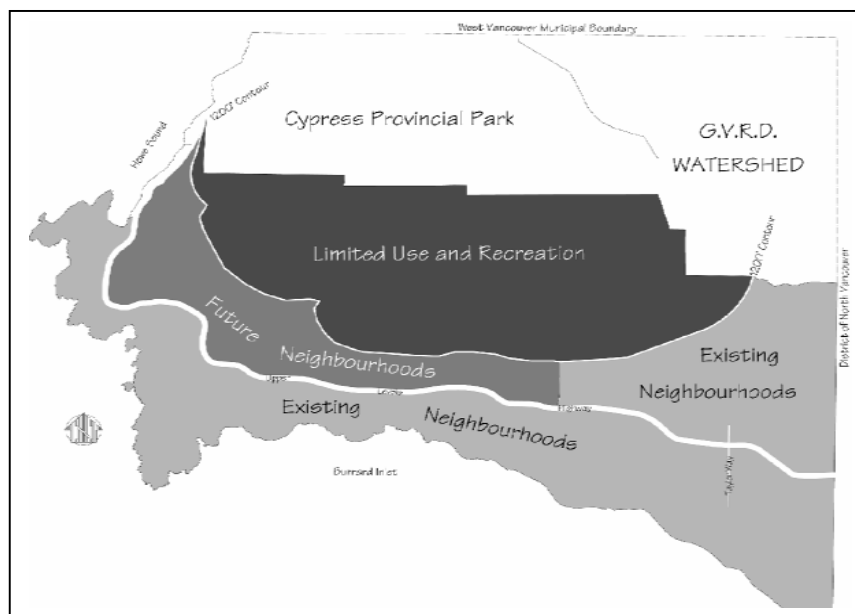


Connections to downtown Vancouver and points east and south from West Vancouver are via the Lions Gate Bridge and through North Vancouver via Highway 1 to the Second Narrows Bridge. The Upper Levels Highway serves as the major east/west connection to the Horseshoe Bay ferry terminal, Sea to Sky Highway (Highway 99 North) and Whistler to the north, and to the other North Shore municipalities. Marine Drive is the scenic route connecting local neighbourhoods along West Vancouver's waterfront and providing a lower connection to North Vancouver and the Lions Gate Bridge.

West Vancouver's dramatic topography is one of its defining characteristics. The rugged shoreline, steep terrain, numerous creeks and watercourses, and spectacular views provide an extremely attractive setting of international renown. District, regional, and provincial parks throughout the community offer unparalleled opportunities for outdoor recreation, open space, and access to natural areas. There is a range of amenities and natural features – from the

beaches and marinas along the shores of Burrard Inlet and Howe Sound to the hiking trails and ski areas on Hollyburn Ridge and Cypress Mountain.

Extensive areas above the Upper Levels Highway are mountain wilderness. Most of the uppermost areas will continue to be preserved in their natural forested state for watershed, open space, limited use and recreation, while lands below the 1200' elevation will be developed over time as attractive neighbourhoods within a framework of significant open space features.



District History

1912 to 1950 - West Vancouver's Inception & Early Days

- **1912** March 15, 1912 – Incorporated as the Corporation of the District of West Vancouver, through Letters Patent issued by the Provincial Lieutenant-Governor in Council.

Initial settlement consisted of small, relatively self-contained shoreline communities served by ferries from downtown Vancouver. In 1912, West Vancouver separated from the District of North Vancouver as it had sufficient population and a desire to avoid the industrialization of eastern areas.

- **1926** The 1926 Town Planning Act led to the creation of West Vancouver's first Planning Commission. It supported the desire to prohibit industry and emphasize residential development.
- **1929** Marine Drive was extended to Horseshoe Bay to bring together neighbourhoods and to service growing residential development.
- **1931** 4000 acres of municipal land were sold to British Pacific Properties to help the municipality avoid impending bankruptcy. The eastern portion of this land was later subdivided into single-family lots (beginning in 1937) and became known as "the British Properties". As a requirement of the sale, British Pacific Properties built the Lions Gate Bridge (1938). The first comprehensive Zoning Bylaw was also adopted in 1931.
- **1946** The first "comprehensive town plan", the Bartholomew Town Plan, emphasized the protection of existing residential districts and the best possible development of future residential areas. The Plan led to the adoption of the 1947 Zoning Bylaw that resulted in rezoning of a significant area of commercially zoned land to single-family residential use.
- **1950** British Pacific Properties began construction of Park Royal shopping centre.

The 1950's - West Vancouver Moves Towards Suburbanization

This period was an important one of transition in West Vancouver to a major suburban centre, marked by significant increases in population and development.

- **1957** The Upper Levels highway was completed from Taylor Way to Horseshoe Bay and paved the way for future residential development.
- **1958** A new Community Plan was adopted that assumed continued significant growth and non-local employment. It proposed a major apartment area.
- **1959** Rezoning of 50 acres to allow high-rise apartments in Ambleside was approved to broaden the tax base, revitalize the older residential area, and support the commercial centre.

1961 to 1971 - The Development Boom

Unparalleled growth in population and development occurred with a boom in apartment and single-family construction. Concerns about the shape and siting of apartment buildings led to the adoption of revised regulations aimed at enhancing the attractiveness of the area and minimizing loss of views.

- **1967** Start of the Centennial Seawalk along the waterfront in Dundarave/Ambleside.

1971 to 1981 – A Turning Point

Population declined during this period, and construction of apartments and single-detached units slowed significantly. The number of housing units added to the existing stock was half that of the previous decade. Fewer undeveloped apartment sites remained and most other undeveloped lands were in the Caulfeild Plateau area and Upper Lands.

- **1973** Guidelines were established to regulate development above the Upper Levels Highway and to charge developers for the costs of on-site development (refined in 1977).
- **1978** The Caulfeild Land Use Contract provided for a mix of land use and housing types and the retention of green belts within the area.
- **1980** A new Official Community Plan was adopted, incorporating the community's desire to maintain slow, controlled growth.

1981 to 1991 - A Period of Slow Growth

Slow population growth occurred during this period with continued reductions in the number of housing units added compared to the previous period. Duplexes and townhomes, which represented a small portion of total housing stock in 1981, showed small but significant proportional increases (from 3% of the housing stock to 6%).

- **1988** The 1988 Official Community Plan reaffirmed the policies of the 1980 Community Plan. Emphasis continued to be on preserving the low scale and park like character of single-family neighbourhoods.
- **1990** The 1990 Rental Housing Policy prevented conversion of rental apartment buildings to strata condominiums, and played a significant role in preserving West Vancouver's rental housing stock.
- **1993** Open space principles, including enhanced creek protection and related environmental requirements, were incorporated into a major policy update to the 1988 Official Community Plan.

1991 to Present - Continued Slow Growth

Slow population growth has continued since 1991. The number of housing units added in the 1991-2001 period was less than the previous decade. A strong desire to preserve and enhance the quality and character of neighbourhoods has been evident, along with concerns about the community's ability to meet diverse housing needs over time.

- **2001** The 2001 Upper Lands Report laid the groundwork for a long term vision for West Vancouver's undeveloped areas above the Upper Levels Highway. Building upon the policies incorporated into the 1993 Community Plan update, the report describes a detailed area planning process and suggests directions and objectives for the area's future that were subsequently incorporated into the 2004 Community Plan.
- **2004** The current Official Community Plan was adopted in 2004, following a four year community review process. The Plan is intended to create, enhance and preserve neighbourhoods, maintain the environment and services that contribute to West Vancouver's high quality of life, and balance the social, environmental and economic needs of current and future residents.
- **2005** As part of the District's commitment to sustainability, an Environmental Strategy was adopted in 2005. The strategy outlines how environmental policies of the 2004 Community Plan will be put into action.

District Facts

West Vancouver was founded on the principle that it would be an attractive residential community, one without industrial activities, and this principle has been instrumental in shaping the community. The local economy is comprised primarily of retail, service and recreational activities serving the local and regional community and restricted to defined areas.

Commercial Areas

The commercial areas consist of the Ambleside Town Centre, Park Royal regional shopping centre, the neighbourhood/village centres of Dundarave, Caulfeild and Horseshoe Bay, small local commercial centres and marina commercial operations.

Ambleside is the community's historic commercial centre and the focus for community activities. Its extensive retail and commercial enterprises meet the daily shopping and service needs of many local residents and generate employment in the community. The area is strengthened by its location adjacent to the waterfront, its proximity to major civic facilities and the apartment area, its pedestrian scale and excellent transportation access.

Tax Base

Residential property comprises 96% of total property value in West Vancouver; commercial property comprises 4%. 92% of total tax revenue is derived from residential property; 8% is derived from commercial property.

Source: District of West Vancouver (2005)

Population Demographics and Community Trends

The following section provides an overview of population demographics and community trends in West Vancouver. More detailed information on these topics is available through a series of "*Facts and Stats*" reports provided to Council in a separate binder.

The primary data source is the Statistics Canada 2001 Census, but data is also drawn from other sources, which are indicated where applicable. The Canada Census is conducted every five years.

The full series of *Facts and Stats* reports is available on the District website at <http://www.westvancouver.ca/article.asp?c=450>.

Total Population

West Vancouver has a 2001 census population of 41,425 people living in 16,340 dwellings. These figures do not include the Capilano 5 First Nations Reserve, which has a 2001 census population of 2230 people living in 1195 dwellings.

The census population has an estimated undercount of approximately 4% (i.e. people who are missed by the census). BC Stats uses the census population as a base to produce closer to actual population estimates on an annual basis.

The BC Stats municipal population estimate for West Vancouver for 2001 is 43,229 (not including Capilano 5).

Current BC Stats municipal population estimates (based on PEOPLE 30) for West Vancouver (not including Capilano 5) for 2001 & subsequent years are:

2001 – 43,229
2002 – 43,292
2003 – 43,453
2004 – 43,356
2005 – 44,149

Population Projections

Using a combination of BC Stats historical estimates and future projections (BC Stats PEOPLE 30), it is estimated that West Vancouver's population will grow from approximately 43,230 people in 2001 to 47,800 in 2021, equivalent to an average annual growth rate of 0.5%.

A slightly slower rate of average annual growth around 0.4% is expected between 2021 and 2031, resulting in a 2031 projection for West Vancouver of 49,724.

The total increase in West Vancouver's population between 2001 and 2031 is therefore expected to be approximately 6500 people. The overall average annual growth rate projected for this period is 0.47%.

Historic and Regional (GVRD) Comparisons in Population Growth

West Vancouver's population growth rate has fluctuated over the years, from a period of rapid growth associated with the development boom of the 1950s and 1960s to comparatively slower rates in the decades that followed.

Slower population growth is associated with an aging population and a decline in natural population growth (fewer births and more deaths in the community), combined with relatively small net in-migration (number of people moving into a community less those moving out).

During the 1976-2001 period, West Vancouver's average annual growth rate of 0.4% was the lowest of all the GVRD municipalities. The regional average for

this period was 2.2%. West Vancouver's future projected population growth rate of 0.47% for the 2001-2031 period is lower than the regional average projected at 1.1% for this period.

Age Distribution

Compared to the regional average, West Vancouver has fewer young children (8% age 0-9, compared to 11% in the region); a slightly higher proportion of youth (14% age 10-19, compared to 13% in the region); fewer young adults (17% age 20-39 compared to 31% in the region); and more older adults (39% age 40-64 compared to 33% in the region). Seniors over the age of 65 represent 22% of West Vancouver's population, compared to 12% in the region.

Over the decades, West Vancouver's demographic profile has shifted from a fairly homogeneous population of mostly young families with children, to one of a greater proportion of older residents and smaller families.

BC Stats projections indicate that the aging trend in West Vancouver will continue, with fewer young children and youth and more older people than today and that seniors will comprise approximately 29% of the population by 2031.

Families and Households

There are 11,865 families in West Vancouver with an average family size of 2.9 persons per family. Average number of children per family is 1.0 (compared to 1.2 in the GVRD). Couple families (which include legally married and common-law couples with or without children at home) comprise 89.5% of all families in West Vancouver and lone parent families with children at home comprise 10.5%. Average family size in West Vancouver declined from 3.5 in 1966 to 2.9 in 1986 and remained constant at 2.9 between 1986-2001.

There are 16,340 households in West Vancouver with an average household size of 2.5 (compared to 2.6 for the GVRD). Average household size declined from 3.2 in 1966 to 2.5 in 1986 and remained constant at 2.5 between 1986 and 2001.

The historic decline in family and household size is related to an aging population and declining birth rates (following the baby boom) - a trend that has been offset in recent decades by immigration. These patterns are consistent with regional and national trends.

Multiculturalism

West Vancouver has become increasingly multicultural. The proportion of residents whose first language is not English increased from 17% of the population in 1991 to 25% in 2001. The most common non-English first languages among West Vancouver residents are Chinese/ Cantonese/ Mandarin (7%), Persian/Farsi (5%) and German (3%). A first language or mother tongue is the first language learned in childhood and still understood.

Disabilities

West Vancouver is comprised of people of varied abilities – 15% of residents experience some difficulty that reduces the kind or amount of activity that they can do at home, school, work or other activity. These figures are expected to increase as the proportion of older residents in the community increases.

Income

West Vancouver has a high average annual house-hold income of \$120,000 (compared to the GVRD average of \$63,000) and a high average individual income of \$60,000 (compared to the GVRD average of \$31,000).

Although West Vancouver has high average income levels, a significant portion of the population are in lower income brackets:

- 19% of West Vancouver households have annual incomes of less than \$30,000 (compared to 29% of GVRD households).
- In the fast growing seniors' population (age 65+), 35% or 3045 people have annual individual incomes of less than \$20,000, and most in this group are women (some individuals would be part of a household with combined incomes greater than this).
- There are 1450 seniors (out of a total of 10,630 age 65+) within the West Vancouver Local Health Area (which includes Lions Bay, Bowen Island and Capilano 5) receiving the GIS low income supplement. For a senior (age 65+) to qualify for the GIS, a single person's annual income must be less than \$13,700 and a couple's must be less than \$17,900 (not including any OAS-Old Age Security income). Source: BC Stats / Human Resources Canada, June 2005

Single parent families comprise 10.5% of all families in West Vancouver. There are 1025 female lone parent families and 220 male lone parent families. The average annual income of female lone parent families is \$72,600, and of male lone parent families it is \$123,600.

Education

West Vancouver residents are highly educated – 54% of people age 20 and over have attended university (compared to 34% of the GVRD's) and 41% have obtained a bachelor degree or higher level of education (compared to 23% of the GVRD's); 78% of persons age 15 to 24 attend school (compared to 67% of GVRD's).

Labour Force

58% of West Vancouver residents age 15+ are employed in the labour force (compared to 66% in the GVRD); 5.3% are unemployed (compared to 7.2% in the GVRD).

34% of West Vancouver's employed labour force (or 6425 people) work within West Vancouver, and more than half of these people work at home; 57% work outside of West Vancouver; 8% have no fixed workplace.

West Vancouver has one of the highest rates of home-based employment in the region at 17% of the community's labour force (compared 8% of the GVRD's).

The most common occupations among West Vancouver residents are management (22%), business, finance, and administration (20%); and sales and service (19%)

85% of West Vancouver's labour force travel to work in a car, truck, or van (compared to 72% of the GVRD's); 8% take public transit (compared to 11% of the GVRD's); and 6% bike or walk (compared to 8% of the GVRD's).

Approximately 7600 people commute into West Vancouver for work from other municipalities and 58% of these come from the North Shore.

Housing

Prior to the 1950s, most homes built in West Vancouver were single-family dwellings. Since that time, there has been a mix of housing built. The majority of new homes constructed annually over the past several decades have been duplexes, townhomes and apartments. Single detached dwellings now comprise 63% of West Vancouver homes and multiple unit dwellings comprise 37% of homes.

76% of West Vancouver's housing stock is owner occupied; 24% is rented.

The average monthly rent for an apartment in 2005 was \$1203. This is up from the average 2004 apartment rent of \$1166. The 2005 apartment vacancy rate for West Vancouver was very low at 0.1% (down from 0.4% in 2004). Source: CMHC Rental Market Survey.

Increases in housing prices are most noticeable in recent years in home sales. In West Vancouver, the average sale/purchase price of single detached dwellings in 2005 was \$1,293,480 compared to \$908,916 in 2003. For duplexes and townhomes it was \$961,919 in 2005 compared to \$594,336 in 2003, and for apartments it was \$600,615 in 2005 compared to \$399,534 in 2003. Source: Real Estate Board of Greater Vancouver, statistics.

West Vancouver has 518 non-market seniors housing units and 32 non-market family housing units.

Land Area

West Vancouver's land area is about 87.4 square km or 8744 hectares.

The majority of West Vancouver's lands are currently designated as watershed, limited use and major parks (59%). Existing developed neighbourhoods comprise 33% of the land base and the undeveloped Upper Lands below the 1200-foot level comprise 8%.