DISTRICT OF NORTH VANCOUVER

REPORT TO COUNCIL

Dept. Manager	GM/ Director	CAO

Date: October 28, 2026 Meeting Date: November 17, 2026

AUTHOR: Dan Milburn, General Manager of Planning, Properties, and Permits

SUBJECT: Official Community Plan Overview

REASON FOR REPORT:
The purpose of this report and workshop presentation (included as Attachment 1) is to provide an overview of the District's Official Community Plan (OCP) and its supporting plans and strategies**.**

BACKGROUND:
An OCP defines the community's long-term aspirations and desired outcomes. It is a statement of community objectives and goals that guide decisions about planning and land use management to promote human settlement that is socially, economically, and environmentally healthy, and makes efficient use of public infrastructure, facilities, services, land and other resources.

Under the *Local Government Act (LGA)*, all municipalities are required to adopt an OCP. The *LGA* also requires that an OCP include certain land use statements and designations such as where residential, commercial, industrial, institutional and parkland uses are located, as well as policies for the provision of affordable, rental, and special needs housing and the reduction of greenhouse gas emissions. To adopt or amend an OCP, Council must follow the legislative procedures for consultation and hold a Public Hearing.

DISCUSSION:
After extensive community-wide public engagement, the District adopted its current OCP in 2011, establishing a 20-year vision through to the year 2030. With input from residents, businesses, community organizations, and other stakeholders, the OCP establishes a network of connected town and village centres (Figure 1) and includes policies that address a broad range of issues.

These policy categories include:

- Urban form (e.g., land use framework and network of centres);
- Employment lands and economic development;
- Parks and open space;
- Environment and climate action;
- Transportation systems (e.g., road and active transportation network);
- Infrastructure management;

- Social well-being; and
- Housing affordability and diversity.

Figure 1: Network of Centres Map



In 2021, the District completed its OCP Action Plan to help guide the District's initiatives as it continues to implement the OCP through 2030. It includes eight priority actions and 21 supporting actions.

Provincial Housing Legislation:
In 2023, the Province passed legislation (Bill 44) which introduced new requirements that impact long-term planning for municipalities. Among other things, the new rules required the District to:

- Prepare a Housing Needs Report (HNR) - following the provincial government's methodology - to identify the community's 20-year housing needs and update the HNR every five years; and
- Update the OCP to provide for the 20-year housing needs identified in the HNR and update the OCP every five years.

The District completed its current Housing Needs Report in 2024 and undertook the housing-focused OCP Update project in 2025 to meet its legislative requirements. The next HNR and OCP update must be completed by December 2028 and December 2030 respectively.

Supporting Plans & Strategies:
The OCP works together with more detailed strategic actions and plans. This includes District-wide strategies as well as land use implementation plans for each centre that provide more detailed land use policies and design guidelines to shape each centre's distinct character and identity.

Table 1 outlines key strategies and plans that support and work alongside the OCP. A comprehensive list can be found on the District's website:
https://www.dnv.org/community-environment/strategies-plans-initiatives

Table 1: Supporting Strategies and Plans

Strategies and Plans		Year Approved
Centre implementation plans	Lower Capilano Marine Village Centre Implementation Plan	2013
	Lower Lynn Town Centre Implementation Plan	2013
	Lynn Valley Town Centre Flexible Planning Framework	2013
	Edgemont Village Centre: Plan and Design Guidelines	2014
	Maplewood Village Centre and Innovation District Implementation Plan and Design Guidelines	2018
OCP Action Plan		2021
Housing Needs Report		2024
Rental and Affordable Housing Strategy		2016
Child Care Action Plan		2021
Economic Development Strategy		2024
Community Energy and Emissions Plan		2019
Parks and Open Spaces Strategy Plan		2012
Pedestrian Master Plan		2009
Bicycle Master Plan		2012
Community Transportation Plan		*In development*
Financial Plan		2026

Timing/Approval Process:
A future comprehensive OCP update is necessary to confirm the vision, objectives, and goals of the community beyond 2030. Key considerations of the next OCP update include:

- The community's 20-year housing needs;
- The community vision to 2050;
- Economic development opportunities;
- Public engagement and consultation approach;
- Housing affordability and diversity;
- Social well-being and safety;
- Transportation and infrastructure investments;
- Climate action and environment; and
- Update or amendment to the town and village centre implementation plans.

CONCLUSION:
The Official Community Plan is the District's primary long-term planning and land use management document, providing the vision, objectives, and framework that guides the community through 2030. Together, with supporting implementation plans and strategies, the OCP informs decisions-making across a broad range of municipal matters. A comprehensive update to the OCP is forthcoming to confirm the vision and goals of the community beyond 2030 and respond to evolving community needs.

Respectfully submitted,



Dan Milburn
General Manager of Planning, Properties, and Permits

ATTACHMENTS:

Attachment 1: Presentation

❑Corporate Services	❑Finance	❑Parks and Biodiversity
❑Planning, Properties and Permits	❑Engineering – Infrastructure Services	❑Engineering – Public Works
❑Legal	❑Fire Services	❑Communications



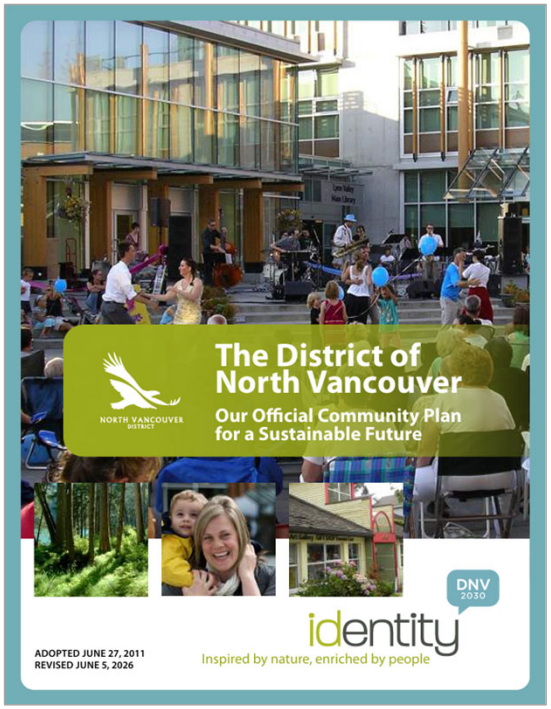
Official Community Plan Overview

November 17, 2026

Council Workshop

DISTRICT OF NORTH VANCOUVER

Official Community Plan



What is an Official Community Plan (OCP)?

- Statement of objectives and policies
- Guides decisions on planning and land use
- Supports a community's long-term vision

All municipalities required to adopt an OCP.

2011 OCP: "Identity DNV 2030"



- 2-year process
- Sets direction of future growth & change to 2030
- 2021 OCP Action Plan: 4 focus areas & 2 lenses
- New provincial requirements 2023
- 2025 OCP Update: housing focus

Next Official Community Plan

Prepare **Housing Needs Report** every five years to identify 20-year housing needs

(next due December 2028)



Update **OCP and Zoning Bylaw** every five years to align with Housing Needs Report

(next due December 2030)



2025 OCP Update Open House

Considerations:

- 2026 Census data (released 2027)
- Consultation during OCP development

Key Content of Official Community Plan

...Vibrant neighbourhoods and centres...

...Mountain backdrop...

...inclusive and supportive community...

...local businesses...

...walk, cycle, take transit...

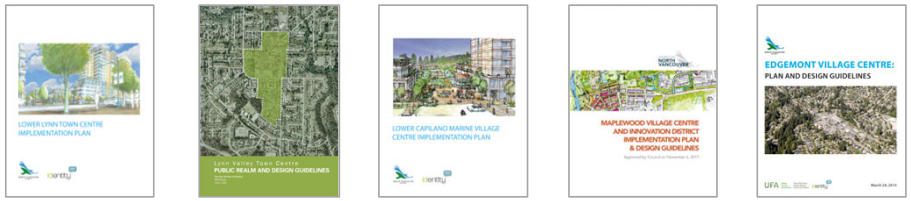
...address challenges of climate change...



- Growth Management
  - Network of Centres
  - Urban Containment Boundary
- Land Use Policies & Designations
- Quality of Life
- Indicators & Targets

Urban Form

- Town and Village Centre implementation plans: distinct character and identity

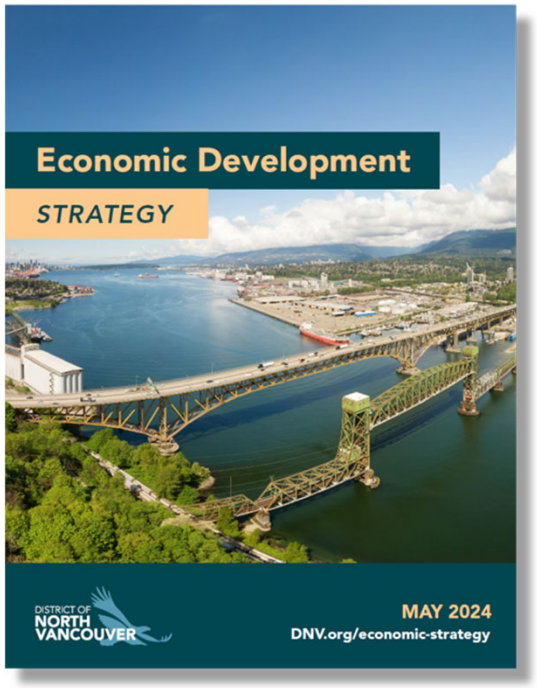


- OCP Form and Character Development Permit Guidelines
- Land Use / Infrastructure / Transportation



Employment Lands & Economic Development

- **Mandate:** support business growth & investment
- **Priorities:** employment lands, business services, workforce mobility & housing, vibrant spaces
- **Opportunity:** turn economic growth into local benefits
- **Key Initiatives:** Economic Development Strategy, Zoning Rewrite Project, Development Application Process Review



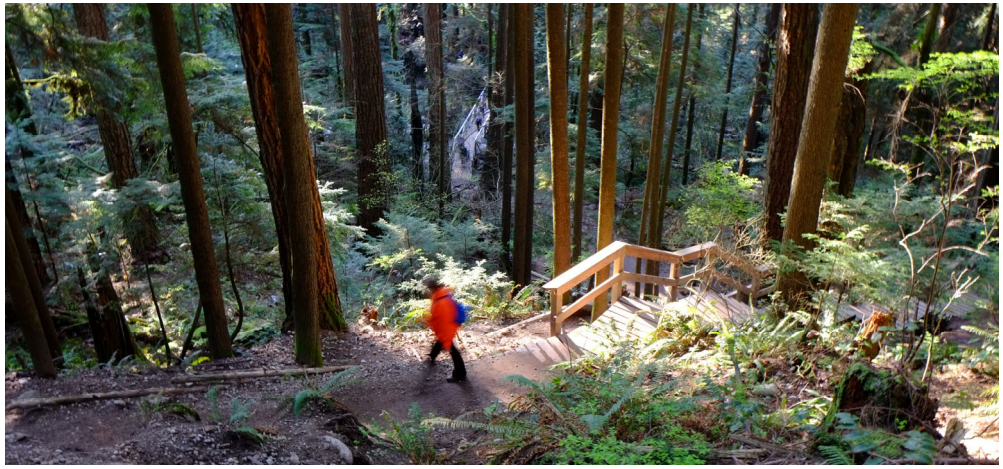
Climate Action & Environment



Parks and Open Space

- Complete communities
- Asset management and renewal





Transportation

- Transportation choice in connecting centres and destinations
- Pedestrian & Bicycle Master Plans, On-Street Parking & Traffic Calming Policies
- Community Transportation Plan
- Advocate for senior gov't investment
- Bus Rapid Transit
- Progress 2027 DNV transportation priorities (separate Council update)



Infrastructure and Amenities



- Servicing the OCP vision and building resilience
  - Maintain what we have, build what we need
  - Asset Management Plans and State of the Assets Report
- Utilities
  - Regional and local plans: solid waste, liquid waste (sanitary and storm), drinking water, water conservation
  - I&I reduction, natural hazards
- Infrastructure and facilities master planning and funding gaps

Social Well-Being

- Inclusive, accessible and welcoming
- Social connection and belonging
- Accessible services and amenities
- Recreation, culture and lifelong learning
- Safety and resilience
- Partnerships





NORTH VANCOUVER DISTRICT Public Library

NORTH VANCOUVER Recreation & Culture

Museum of North Vancouver

NSEM NORTH SHORE EMERGENCY MANAGEMENT

Housing

- Address housing needs and increase choice
- Support complete communities
- Expand and preserve rental and affordable housing in line with the Rental and Affordable Housing Strategy
- Partner with BC Housing and others to deliver social and supportive housing
- Establish new affordable housing funding tools

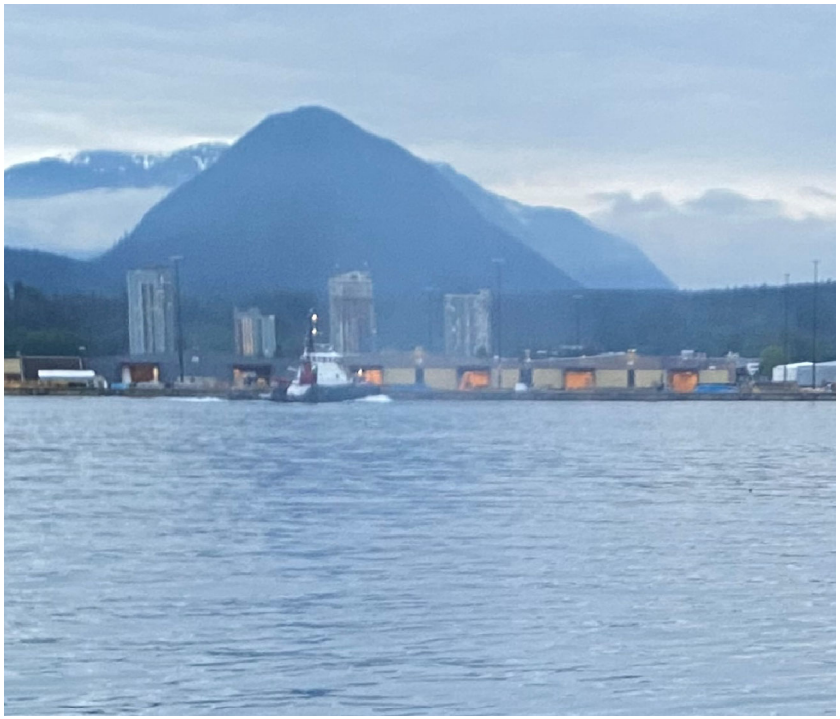


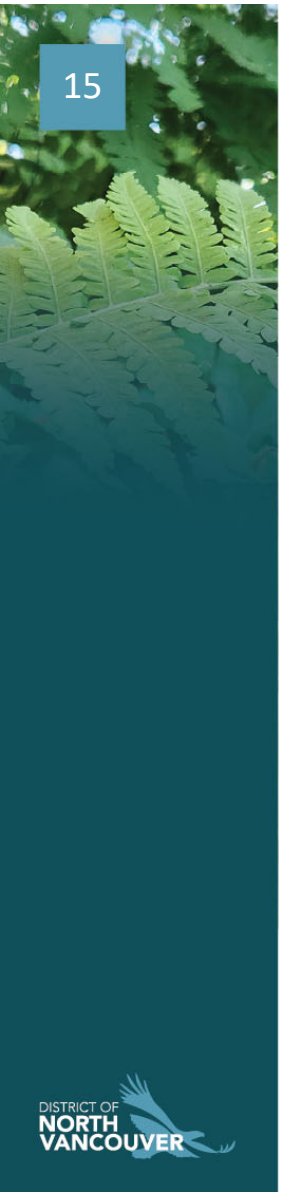
Hollybrook, Affordable Housing, 600 West Queens Road

OCP Implementation

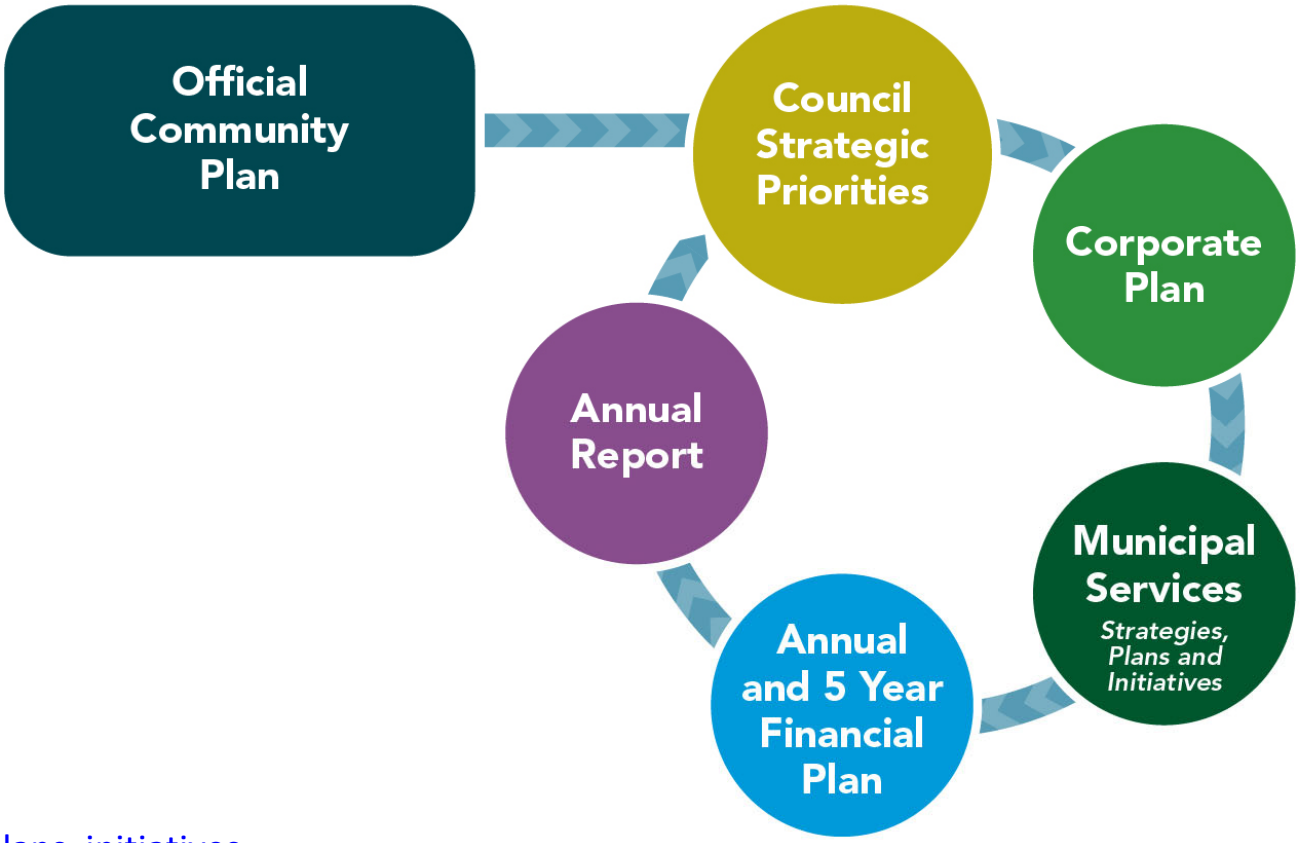
- **Demonstrate commitment to achieve the long-term vision**
  - Manage redevelopment in a planned and coordinated manner
  - Consider targeted OCP amendments
  - Establish measurable housing and employment targets

- **Align the 10-year Rolling Financial Plan with OCP priorities**
  - Update financial policies to support implementation
  - Develop strategies to achieved balanced 10-year plan
  - Develop scenarios for Council direction





Strategic Planning Framework



[Strategies, plans, initiatives]

DISTRICT OF
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