

Taylor Way – Park Royal Local Area Plan (LAP) Proposed Terms of Reference

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Presentation Outline

1. **Background and Context**
2. **Preliminary Analyses, Considerations, and Boundaries**
3. **Planning and Engagement Process**
4. **Recommendation**

1 Background and Context

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Provincial Directive

- Issued July 17, 2025
- Letter April 7, 2026
- Must meet at minimum:
 - 4.0 FAR, 12 storeys (200m, shown in pink)
 - 3.0 FAR, 8 storeys (400m, shown in blue)
- Estimated at ~5.8M sq ft residential use
- Quarterly progress reports required:
 - May 15, 2026 to January 31, 2028
- MoH may impose a bylaw at any time
- Reports must demonstrate progress
 - Also allow WV to document in good faith any challenges with implementing the Directive and to maintain dialogue

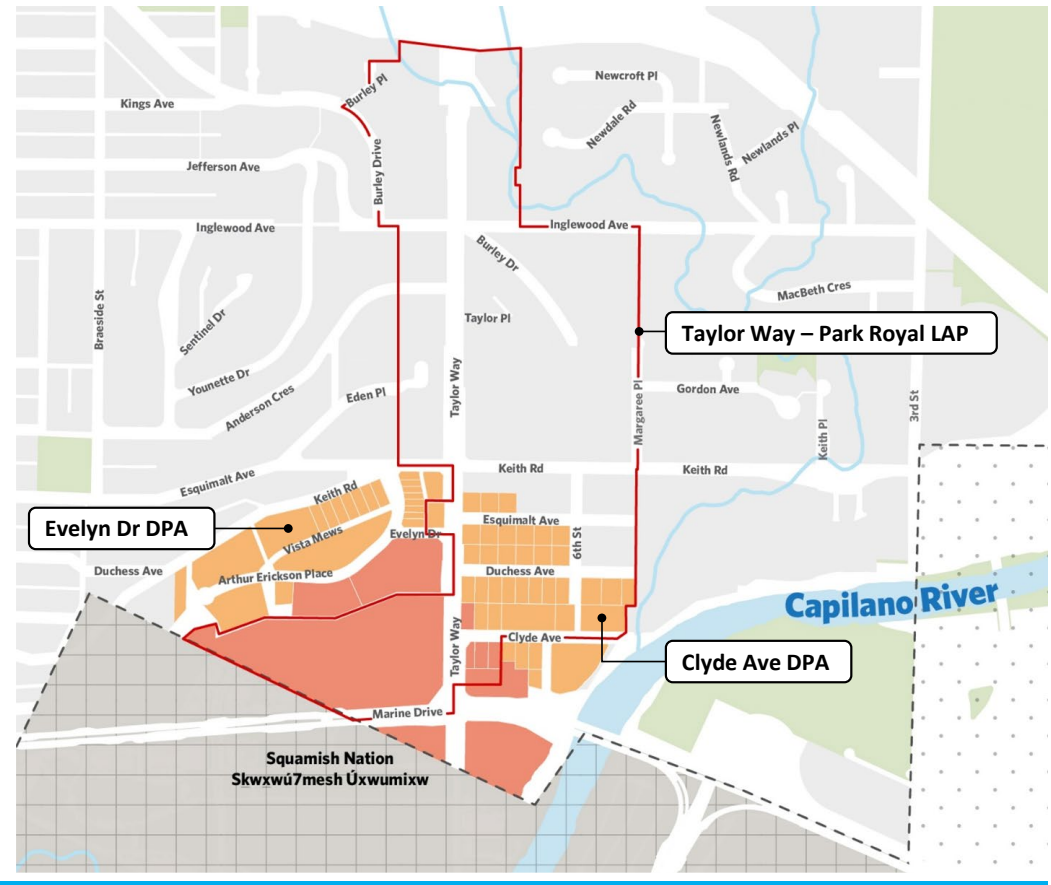


Directive in OCP Context

- Directive changes planning context
- Different and overlapping boundaries
- More growth (Directive = 3,000-4,000 units; OCP anticipated 1,200-1,800 units)

The LAP process needs to determine:

- *How to guide the prescribed densities to best outcomes?*
- *How to transition outwards from them (and to where – LAP boundaries)?*



Directive in Jurisdictional Context

- Directive also impacts other jurisdictions with authorities and interests in the area
- Its successful implementation notably relates to transportation and transit

The LAP process needs input from:

- *Squamish Nation*
- *TransLink*
- *Metro Vancouver*
- *MoTT*



2 Preliminary Analyses, Considerations, Boundaries

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Process needs to address what the Directive ignores

- Direction and decision-making from WV Council
- Engagement with impacted residents, landowners, and other jurisdictions
- Understanding the area's natural systems and existing development patterns
- Identification of transit, vehicular, and mobility network improvements
- Visual implications of uniform 8- and 12-storey built forms
- Housing diversity and affordability beyond strata apartments
- Inclusion of other land uses (e.g., shops, services, amenities, parks)
- Transitions to lands adjacent to prescribed heights and densities
- Boundaries that are more responsive than fixed 200-400 metre radii

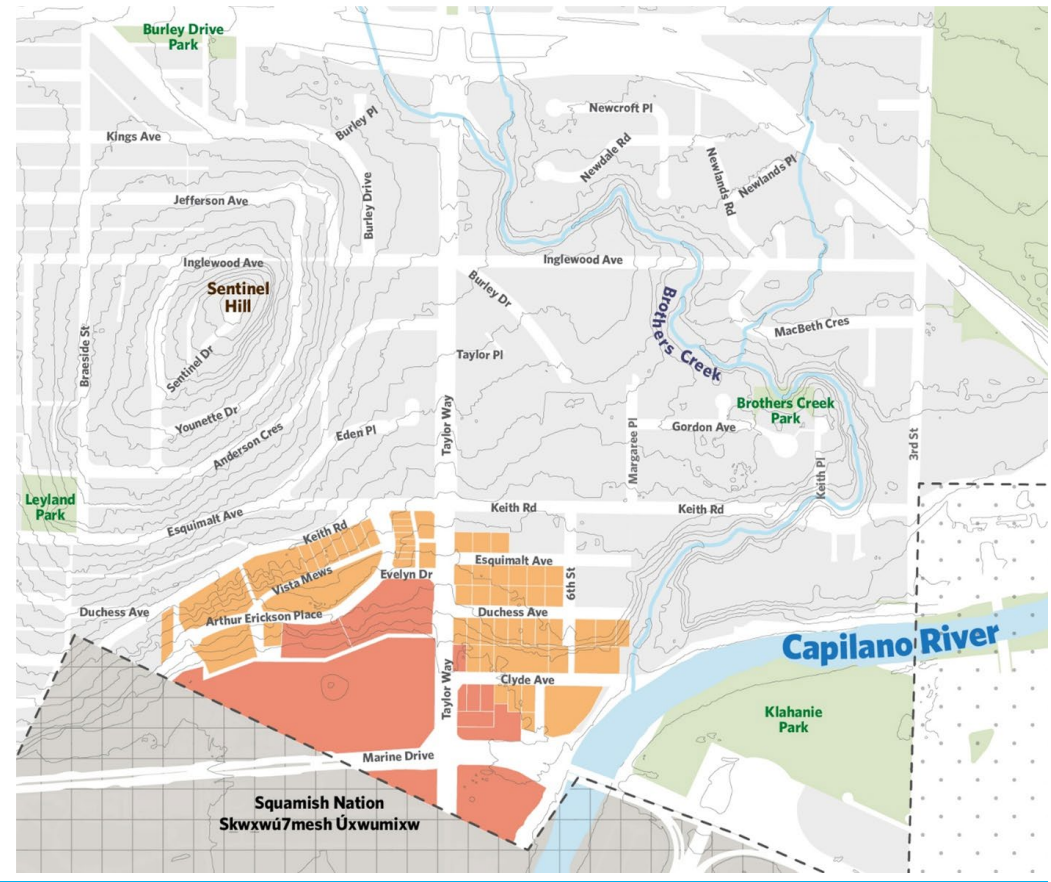
The proposed ToR begin and allow for these important considerations

Natural Systems and Parks

- Sentinel Hill provides a western boundary (154 m incline)
- Brothers Creek can inform eastern and northern boundaries
- There are relatively few local parks and no direct access to Klahanie Park

The LAP process needs to consider:

- *Adjusting boundaries in response to natural systems (and the Directive)*
- *Enabling new trails, parks, and access to nature*

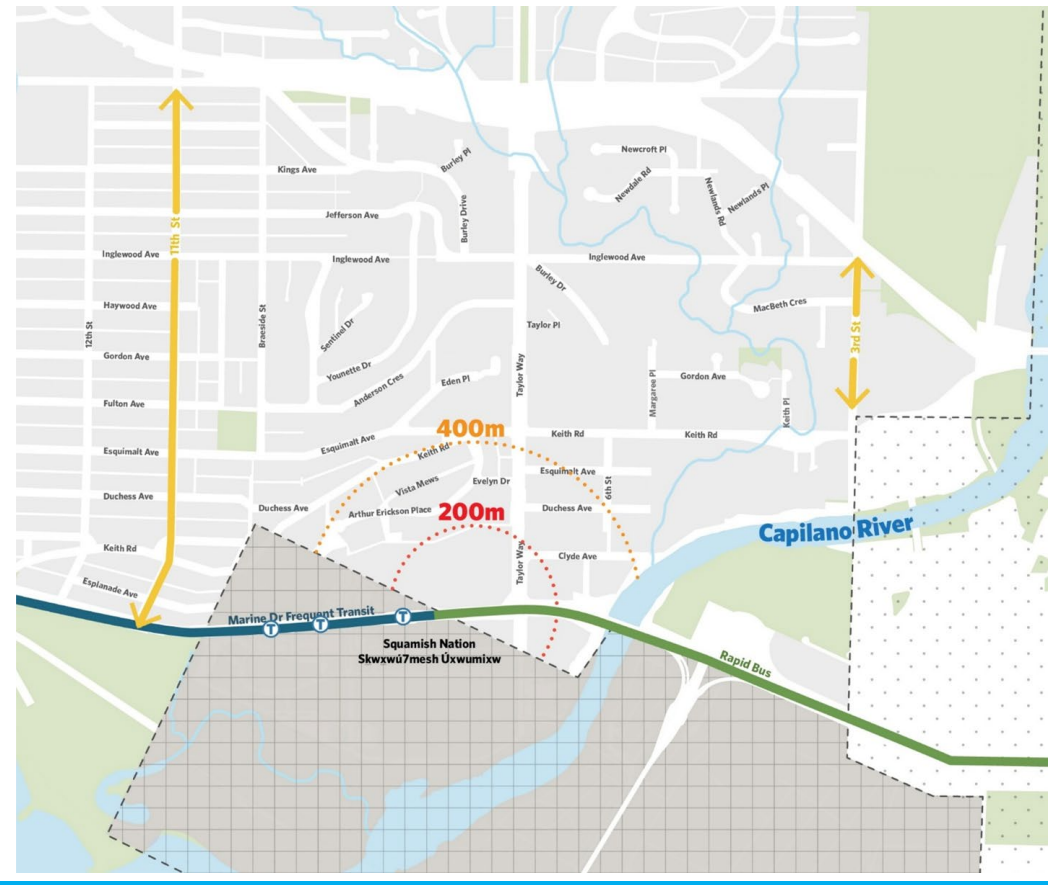


Transportation Network

- 8 block gap in local-serving north-south roads
- 12 bus routes, with on-street stops located within Squamish Nation

The LAP process needs to consider:

- *Local and regional transit service network plans and improvements*
- *New local North-South roads parallel to Taylor Way to ease pressure on the arterial*
- *Transportation demand measures in new development to lower vehicle dependency*

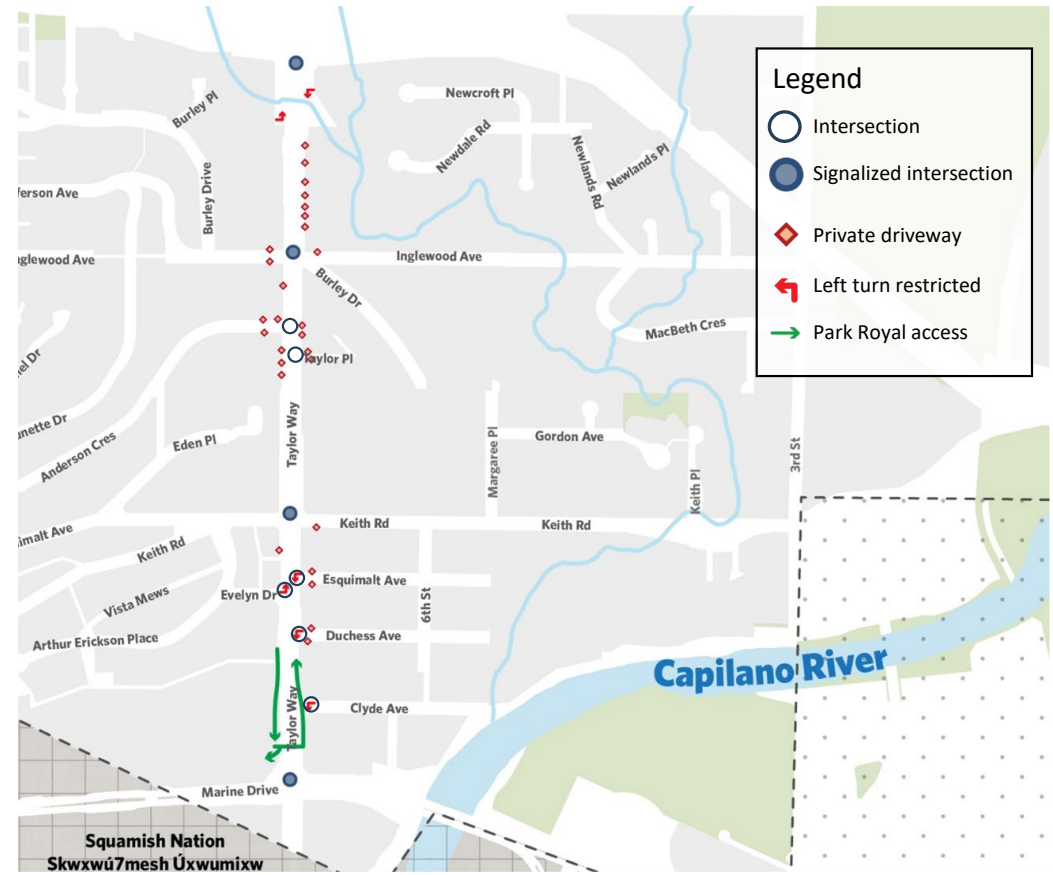


Transportation Functionality

- Taylor Way is impacted by 27 private driveways and ten intersections (some with restricted turns or poor spacing)
- Existing access to Park Royal north is “convoluted”

The LAP process needs to consider:

- *Replacement north mall access that integrates with the road network*
- *Off-street transit space provision on the North Mall*
- *Consolidated developments that use intersections and don't rely on individual driveways*

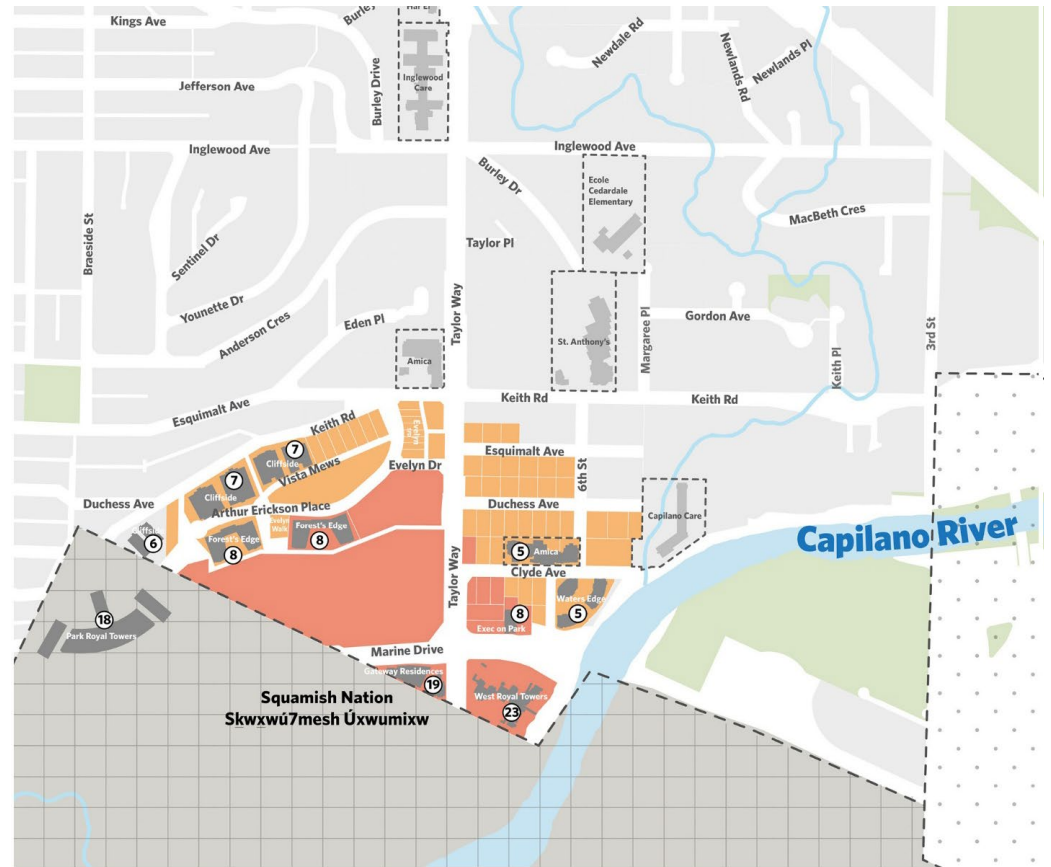


Land Use and Built Forms

- Civic and institutional uses can be removed from LAP
- There is a range of heights of existing recent / large buildings

The LAP process needs to consider:

- *Avoiding uniform height outcomes and shaping distinct neighbourhoods*
- *Integrating new development with existing forms, varying the skyline, and transitioning outwards*

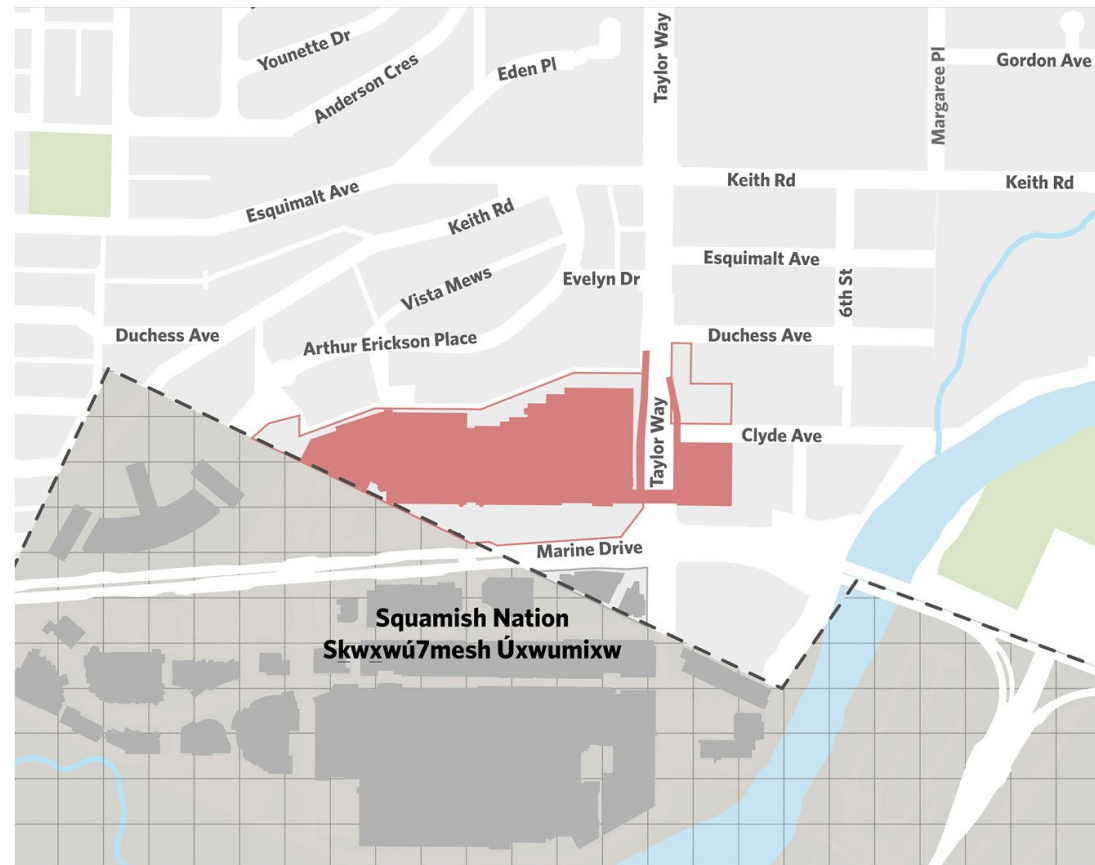


Park Royal Shopping Centre

- A 1950s car-oriented mall that has been and is evolving
- 491,000 sf commercial on the North Mall and parkade
- Directive means ~27 x 12 storey residential towers

The LAP process needs to consider:

- *Planning for a contemporary (and phased) transit-oriented community*
- *Requiring affordable housing and including non-residential uses that support a more complete community*
- *Allowing fewer, taller buildings of varied heights to create space for transit, plazas, shops and amenities*

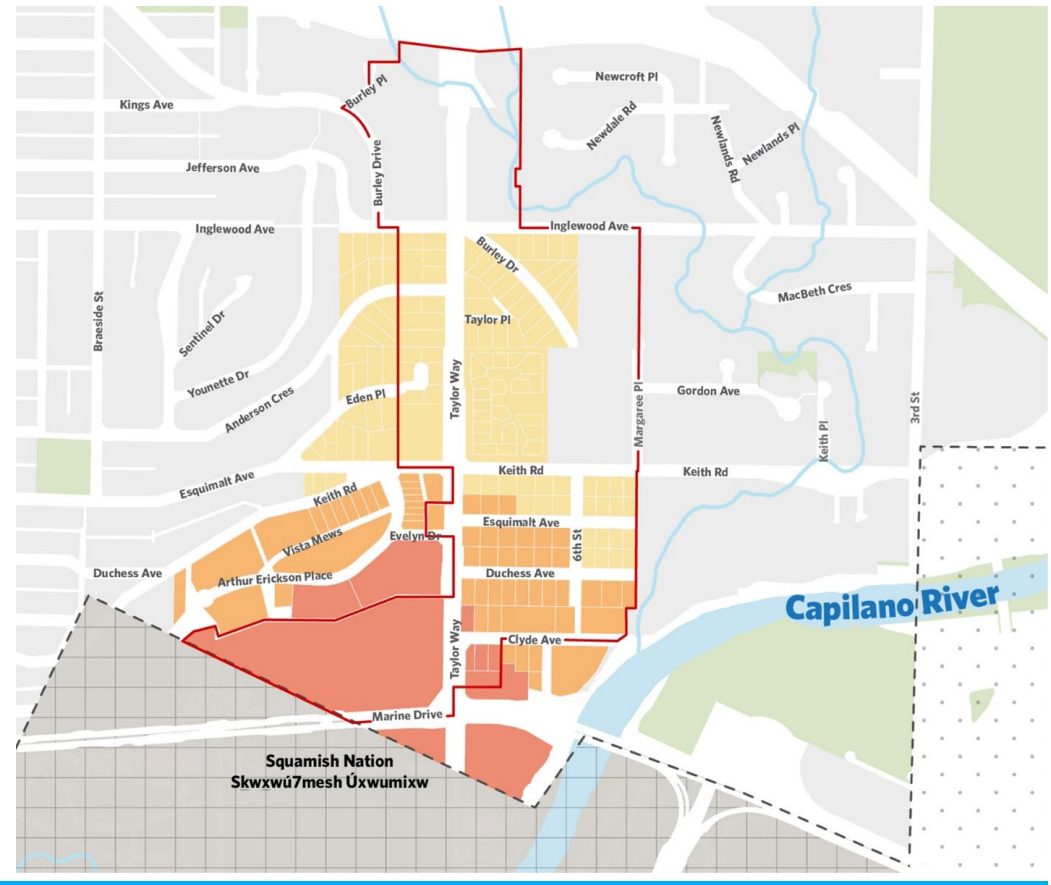


Draft Study Area – Land Use

- Based on these preliminary analyses a draft, more compact study area is proposed to focus planning

The LAP process needs to consider:

- *Shaping a high-quality transit-oriented, mixed-use “core” (red, 200m) centred on the North Mall*
- *Integrating the “periphery” (orange, 400m) with existing Evelyn Dr and Clyde Ave policies / buildings*
- *Creating a “transition” area (yellow) with lower heights, diverse housing, and local parks / trails*

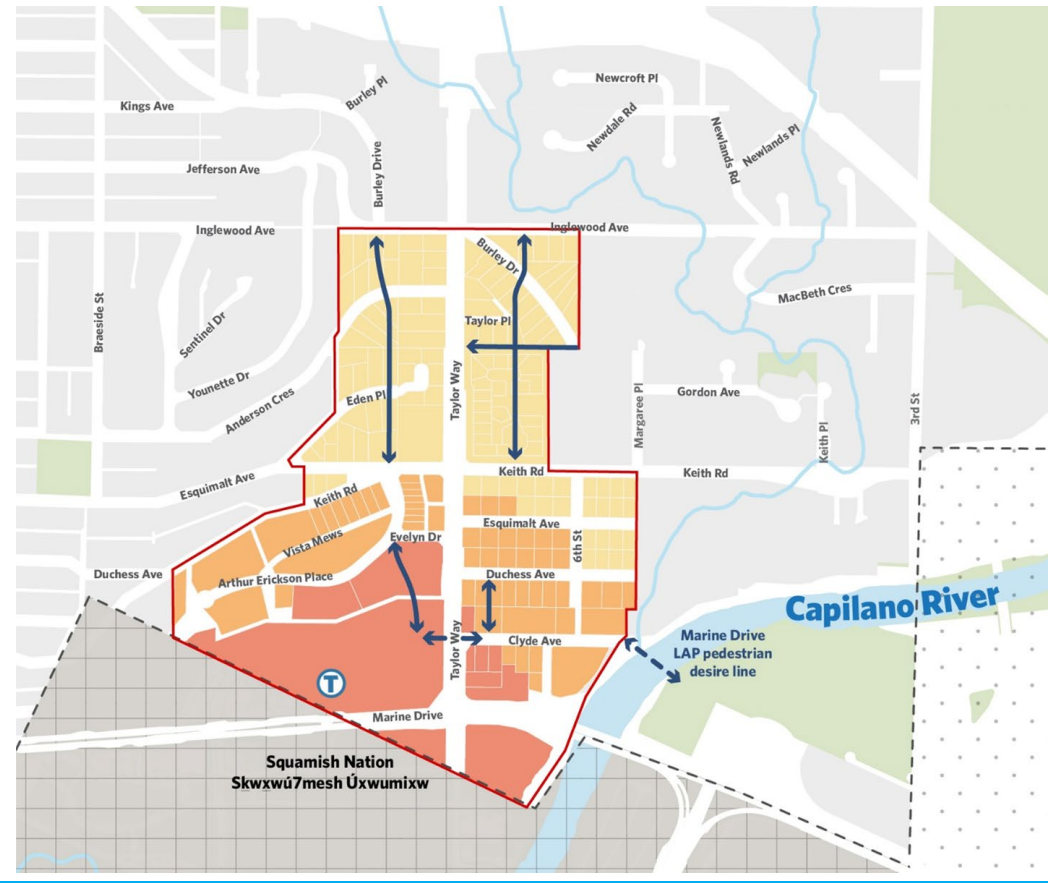


Draft Study Area – Integrating Transportation

- There are existing transportation issues and the Directive has further implications
- A revised, concentrated study area allows for initial mobility approaches

The LAP process needs to consider:

- *Off-street transit infrastructure and new access to the North Mall site*
- *Managing intersections and private driveways along Taylor Way*
- *Creating new local roads and connections, and providing alternatives to driving*



3 Planning and Engagement Process

Phase 1: Technical Analyses (May-Dec 2026)



Council direction to proceed (approve Terms of Reference)

Prioritize background work:

- Third-party transportation modeling of growth impacts
- Input from Squamish Nation, MoTT, TransLink, MetroVancouver
- Further staff analyses (e.g. housing, urban design) and preparation

Phase 2: Concept Plan (Jan-Jun 2027)



Council receive Phase 1 findings and direction to proceed to Phase 2

Prioritize community engagement:

- Staff preparation of Concept Plan
- Engagement to shape Directive (objectives, preliminary ideas, boundaries)
- Circulation to Squamish Nation, MoTT, TransLink, MetroVancouver

Phase 3: Draft Plan (Jul-Dec 2027)



Council receive Phase 2 findings and direction to proceed to Phase 3

Prioritize refinements to full (draft) maps, policies and design guidelines:

- Staff prepare Draft Plan
- Input on specific details, revisions or adjustments prior to bylaw preparation
- Referral to Squamish Nation, MoTT, TransLink, MetroVancouver

Phases 4: Bylaw Procedures (Jan-Mar 2028)



Council receive Phase 3 findings and initiate bylaw consideration

Prioritize legislative compliance to be feasible at time of final progress report:

- Staff prepare Proposed LAP and OCP amending bylaw
- Bylaw readings, notification, and Public Hearing
- Removal of any conditions precedent prior to Council considering adoption

5 Staff Recommendation

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Recommendation

It is recognized that through the LAP process, Council may direct alternative approaches and the project can be adaptively managed based on technical findings and community or jurisdictional input. The recommendation in this report is to start the process:

- 1. THAT** the Taylor Way-Park Royal LAP Terms of Reference be approved, and
- 2. THAT** staff be directed to commence the Taylor Way-Park Royal LAP process in accordance with the approved Terms of Reference

Pending Council direction on this report, staff will prepare a project webpage and dedicated email to allow the community to stay informed and in contact.