



BRITISH COLUMBIA

January 30, 2025

Reference: 72557

His Worship Mark Sager
and Members of Council
District of West Vancouver
750 17th Street
West Vancouver BC V7V 3T3
Email: mayor@westvancouver.ca

RE: Notification of Advisor Appointment to the District of West Vancouver

Dear Mayor Sager and Members of Council:

Thank you for your letter of January 17, 2025, in response to my letter of December 17, 2024, regarding the consideration to appoint an Advisor. I appreciate the feedback and have addressed the District's comments below.

I recognize the work that the District has done so far to make progress toward meeting its housing target, including adopting some of the site standards for Small Scale Multi-Unit Housing (SSMUH) to support smaller and potentially more affordable units; approving all housing projects which were considered since the effective date of your housing target order; implementing the policies and actions of your Official Community Plan, in line with your Regional Context Statement; administering a development review process which is competitive with others in the region; and identifying the Park Royal North area for inclusion in the future Taylor Way Local Area Plan.

While I appreciate the District's efforts to date, more is needed to make meaningful progress toward achieving housing targets and by way of this letter, I am notifying you that an Advisor will be appointed to the District of West Vancouver. An Advisor will validate the actions taken by the District thus far and make recommendations to support increased housing supply in your community.

I am aware the District is concerned with land values and increased unit sizes related to implementing provincial policy guidance on SSMUH site standards, and an Advisor will review local constraints and provide recommendations on how provincial requirements can be met ensuring there are no barriers to increasing housing supply.

Page 1 of 2

Furthermore, an independent review of application processing times can validate the District's comparable approach to development approvals within the region and determine if further streamlining can be achieved. Lastly, an Advisor's review of Council decisions includes proposals before Council that may have been deferred, not presented to Council, or housing options not supported as part of other non-residential projects. We want to ensure there are no missed opportunities for the District to meet its housing targets as this is the time for municipalities to be bold and innovative beyond traditional planning practices.

I understand it takes time to get housing built and the Province is committed to working together with the District to help improve progress towards meeting its housing target. The Advisor will undertake the review from January 30, 2025, to March 28, 2025, and may include a combination of virtual and in-person meetings with municipal Council and staff. The Advisor's name and contact information will be provided prior to review commencement. In summary, the Advisor will conduct the following, as well as any other analysis deemed necessary to prepare recommendations in a final report:

- Review the zoning bylaw for alignment with SSMUH provincial policy guidance (including site standards), and other factors to determine if any aspects are deterring development
- Review Council decisions regarding housing projects that have been turned down to assess validity of rationale
- Assess whether appropriate municipal actions have been taken to support housing initiatives for the Metro Vancouver Regional District regional growth strategy
- Analyze procedures for assessing housing development applications, preapplication processes, and providing recommendations on how the municipality could streamline processes to support delivery of future homes
- Review Council decision-making processes, residential development capacity, and potential for a Transit Oriented Area within the Taylor Way Local Area Plan to create more homes for people well served by transit

We look forward to working with the District of West Vancouver on our shared interests to build more much needed housing in the months and years ahead. Follow up questions can be sent to housing.targets@gov.bc.ca.

Sincerely,



Ravi Kahlon
Minister of Housing and Municipal Affairs

CC: Scott Findlay, Chief Administrative Officer sfindlay@westvancouver.ca
Jim Bailey, Director of Planning and Development Services jbailey@westvancouver.ca
David Hawkins, Senior Manager of Community Planning and Sustainability dhawkins@westvancouver.ca
Winnie Yip, Senior Community Planner wyip@westvancouver.ca