



THE CORPORATION OF THE
DISTRICT OF WEST VANCOUVER
OFFICE OF THE MAYOR

January 17, 2025

File: 13.2515.30

The Honourable Ravi Kahlon
Minister of Housing and Municipal Affairs
PO Box 9360 Stn Prov Govt
Victoria, BC
V8W 9M2
Canada

Dear Minister Kahlon:

Re: Response regarding the consideration to appoint an Advisor

Thank you for your letter dated December 17, 2024 regarding the District of West Vancouver's Year 1 Housing Targets Progress Report. Please find the District's comments below in response to your itemized points:

1. "Reviewing the zoning bylaw for alignment with small scale multi-unit housing provincial policy guidance (including site standards), and other factors to determine if any aspects are deterring development."

The District amended its Zoning Bylaw to comply with s.481.3 of the Local Government Act on August 12, 2024 and considered the relevant Provincial policy guidance. The District's zoning amendments will guide smaller, and therefore relatively more affordable, units. In contrast, adopting the Provincial site regulation guidance verbatim would be expected to increase land values and lead to larger unit sizes, neither of which support long-term housing diversity and affordability.

2. "Reviewing Council decisions regarding housing projects that have been turned down to assess validity of rationale."

Council has **approved all housing projects** it has considered since the Housing Target Order, amounting to approximately 3,750 units of housing. Mostly notably, since the "close" of the Year 1 reporting period, Council approved the Cypress Village development on November 25, 2024, which will greatly increase housing supply and diversity in West Vancouver over the next 20 years. The District notes that the market determines how many applications are brought forward for Council consideration, and ultimately how many housing units would be built.

Document #5794609

3. "Assessing whether appropriate municipal actions have been taken to support housing initiatives for the Metro Vancouver Regional District regional growth strategy."

The District's current Regional Context Statement (RCS) was accepted by Metro Vancouver on June 22, 2018. This RCS forms part of the District's Official Community Plan, whose policies and actions are continuously being implemented. Examples include approvals of ongoing development proposals, in addition to larger-scale, area-wide initiatives.

4. "Analyzing procedures for assessing housing development applications and provide recommendations on how the municipality could streamline processes to support delivery of future homes."

The current development and building permit review timelines represent the most efficient use of existing staff resources and are outlined below:

- Rezoning = ≈12 months, with a 10-year average of 15.3 months;
- Development permits = ≈6 months; and
- Building permits = vary, but typically ≈4-6 weeks.

The District's rezoning review process is comparable to others in the region, such as Surrey (13.8 months), Vancouver (15.2 months), and Burnaby (20.9 months), based on the most recent 2022 Canadian Home Builders' Association municipal benchmarking study.

5. "Providing initial opportunity and considerations for the redevelopment potential of the Park Royal area, with the goal of creating more homes for people well served by transit."

Approximately 300 units of new rental housing in the Park Royal south area were completed in 2023 (just prior the Housing Targets Order date). A further 89 units on 423 6th St just north of Park Royal are currently under construction; and 201 rental units at 671, 685, 683 Clyde Ave and 694 Duchess Ave were approved by Council on July 24, 2023, but the applicant has chosen to let the issued building permit expire.

Additionally, the Park Royal north area has been identified for inclusion in the future Taylor Way Local Area Plan (an expansion of 14 acres to the planning boundaries). The District is aware the Province has the authority through Bill 47 to designate the Park Royal area for transit-oriented development.

Sincerely,



Mark Sager
Mayor

cc: Metro Vancouver Mayors
Scott Findlay, Municipal Manager
Jim Bailey, Director of Planning, Development & Environment Services
David Hawkins, Senior Manager, Community Planning & Sustainability
Winnie Yip, Senior Community Planner