



BRITISH COLUMBIA

July 24, 2025

Reference: 187622

His Worship Mark Sager
Mayor, District of West Vancouver
750 17th Street
West Vancouver BC V7V 3T3
Email: mark@westvancouver.ca

Dear Mayor Sager:

I am writing to you regarding Minister Ravi Kahlon's letter of July 17, 2025, and the directives for the District of West Vancouver. Following my appointment as Minister of Housing and Municipal Affairs, I reviewed your letter of June 10, 2025, and the analysis presented to Minister Kahlon. While there are no changes to the directives, I am re-issuing the attached directives under the authority provided to me as the minister responsible for the *Housing Supply Act* (the Act).

After receiving the District's first annual progress report, Minister Kahlon determined that satisfactory progress was not made toward meeting the District's housing target. The compliance provisions under the Act enables the Province to intervene to ensure that municipalities are taking action to meet housing targets. In January 2025, Minister Kahlon appointed an Advisor to review the District's development approval processes, land-use planning, and housing policies and practices; the Advisor conducted a two-month review and provided a report with recommendations.

Based on the Advisor Report, Minister Kahlon prepared proposed directives to initiate the directive process. The District was issued a letter on May 21, 2025, informing them of the proposed directives which commenced a 30-day consultation period. Your June 10, 2025, response, as well as subsequent discussions with staff informed preparation of the final directives and confirmed that the legal mechanism, geography, and prescribed densities for the directives were clearly laid out. This ensured the directives are feasible to implement and clear for ministry staff to evaluate progress and compliance.

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Specifically, the proposed directive relating to increasing density in the Ambleside area would be more effective as two separate directives. During staff consultation the Province proposed the adoption of the Ambleside Centre Local Area Plan as an additional directive, noting this has been a priority of the community for a number of years and is a key action that supports increasing housing supply. Your request for procedural and technical clarifications were also incorporated into the attached directives.

Based on the removal of requirements for zoning bylaw amendments and to develop a local area plan for the Park Royal-Taylor Way area, the deadline for directives has been revised to December 31, 2025. The shorter timeline aligns with the deadline for proactive planning and ensures all required Official Community Plan (OCP) updates are considered at the same time.

Lastly, the incorporation of provincial housing targets in the OCP should be interpreted as demonstrating the required policy actions to meet the housing target order, in addition to enabling the 20-year planned capacity for housing need. Given the development cycle is not linear, I encourage all municipalities to adopt a full suite of local initiatives that support increased supply and do not rely solely on a specific location of a community to develop. A variety of housing options and locations will increase the likelihood that a municipality will meet its target, or at minimum, will have implemented the necessary policies to enable more housing.

Pursuant to Section 11 of the *Housing Supply Act*, and after satisfying consultation requirements referred to in Section 7, I am issuing three directives (see Appendix A) and one enhanced reporting requirement (see Appendix B). If the District of West Vancouver does not comply with the attached directives by the stated date, I intend to recommend that the Lieutenant Governor in Council, by order, enact or amend the relevant bylaw on the District's behalf.

Thank you again for your feedback and continued effort to increase housing supply in your community. I look forward to receiving updates through annual progress reporting. Ministry staff are available to work with District staff to provide guidance on the implementation of the directives.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', written in a cursive style.

Christine Boyle
Minister of Housing and Municipal Affairs

Appendix A: Directives
Appendix B: Enhanced Reporting Requirements

CC: Scott Findlay, Municipal Manager

Directive #1: Increase Density at Park Royal

The District of West Vancouver must amend its Official Community Plan Bylaw to increase density in the Park Royal-Taylor Way area by December 31, 2025. The amendments must provide development regulations and an accompanying schedule that defines the area and provides for the minimum required densities.

The permitted density for all identified parcels must meet the minimum density and heights for the following:

- Identified parcels located less than 200 metres from the provided centrepont must allow a density of 4.0 FAR/FSR and allow a height of 12 storeys;
- Identified parcels located 200-400 metres from the provided centrepont must allow a density of 3.0 FAR/FSR and allow a height of 8 storeys.

Bylaw Specifications:

- The centrepont should be calculated from the provided location at Lat: 49.32710° N, Lon: 123.13637 ° W (see figure 1).
- This directive applies to all parcels identified, not just parcels currently zoned for residential.
- Compliance with this directive will be evaluated based on adopting the prescribed densities and heights by December 31, 2025.
- This directive does not modify existing requirements for public hearings as it is not an established transit-oriented area under the Local Government Transit-Oriented Areas Regulation.
- Pre-zoning parcels is not required.
- Minimum prescribed densities and heights apply to residential uses. This does not preclude the District accepting additional density and height for non-residential uses that support the development of complete communities.
- These requirements are provided as minimums and should not preclude the municipality from adopting additional policies that support the diversity of housing need and enable increased supply of market and below-market units.



Figure 1 Identified Parcels for Directive #1 “Increase Density at Park Royal”

Directive #2: Extend Ambleside Apartment Area DPA

The District of West Vancouver must amend its Official Community Plan Bylaw to provide for increased density in the single-family and duplex areas adjacent to Ambleside and Dundarave (Parcels zoned RD1, RD3, and RS5 located within the prescribed area in figure 2). The District must complete the amendments by December 31, 2025. The Directive can be accomplished by either:

- Extending the Ambleside Apartment Area DPA; or
- Establishing a new DPA that permits at least the density provided by the Ambleside Apartment DPA.

Bylaw Specifications:

- The amendment to the OCP will not be limited by OCP Policy BF-B 4.2 “there will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area”.
- Pre-zoning parcels is not required under the directive. The OCP amendment will support expedited rezoning approval.



Figure 2 Impacted Parcels for Directive #2 "Extend Ambleside Apartment Area DPA"

Directive #3: Approve Proposed Ambleside Centre Local Area Plan

The District of West Vancouver must adopt the proposed Ambleside Centre Local Area Plan "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025", as presented on the District of West Vancouver Council agenda of May 26, 2025. The local area plan must be adopted by December 31, 2025.

Enhanced Reporting #1: Preliminary Development Proposal Consultation Policy

Identify in future annual progress reporting, the type of development applications and number of housing units considered and rejected under the Preliminary Development Proposal and Public Consultation Policy. The frequency of use of this policy will identify whether the District should amend or repeal its policy as a barrier to increasing housing supply to meet targets.