



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	October 15, 2024
From:	Maeve Bermingham, Community Planner
Subject:	Provincial Housing Targets: Year One Progress Report
File:	13.2515.02/05.2024

RECOMMENDATION

THAT the West Vancouver: Year One Housing Target Progress Report, attached as **Appendix A** to the report from the Community Planner dated October 15, 2024, be received, published on the District's website, and submitted to the BC Minister of Housing as per legislative requirements.

1.0 Purpose

To present and publish the District's Year One: Housing Target Progress Report.

2.0 Legislation/Bylaw/Policy

The District of West Vancouver is required to complete, publish and submit its Year One Housing Target Progress Report by November 14, 2024, in accordance with the *Housing Supply Act, S.B.C. 2022, c.38*, the *Housing Supply Regulation, B.C. Reg. 133/2023*, and the *Order of the Minister Responsible for the Housing Supply Act, Ministerial Order No. M287*.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Objective 2.1 of Council's Strategic Plan is to "work towards new targets and deliverables mandated by the Province under the Housing Supply Act", including Deliverable 2.1.2 "annual targets met".

Official Community Plan

Chapter 2 of the 2018 Official Community Plan (OCP) includes a broad suite of policies to enable the development of new housing to meet the community's present and future needs.

4.0 Financial Implications

The ongoing requirements for Housing Target Progress Reports to fulfill legislative requirements necessitate staff time and resources that would otherwise have been directed to other West Vancouver projects.

5.0 Background

The Province of British Columbia passed the *Housing Supply Act, S.B.C. 2022, c.38* on November 24, 2022, and the *Housing Supply Regulation, B.C. Reg. 133/2023* on May 31, 2023, which gave the BC government new authorities to set housing targets in municipalities through the issuance of Housing Target Orders. The District of West Vancouver subsequently received its Housing Target Order (*Ministerial Order No. M287*) on September 23, 2023, which established five-year housing targets and associated reporting requirements for the District.

The District’s five-year housing target of 1,432 is the minimum number of net new completed housing units required to comply with the Housing Target Order. The targets and reporting requirements are as follows:

Cumulative Target		Reporting Period	Due Date
Year 1	220	Oct 1, 2023 – Mar 31, 2024	May 15, 2024
		Oct 1, 2023 – Sept 30, 2024	Nov 14, 2024
Year 2	462	Oct 1, 2024 – Sept 30, 2025	Nov 14, 2025
Year 3	738	Oct 1, 2025 – Sept 30, 2026	Nov 14, 2026
Year 4	1,057	Oct 1, 2026 – Sept 30, 2027	Nov 14, 2027
Year 5	1,432	Oct 1, 2027 – Sept 30, 2028	Nov 14, 2028

The Housing Target Progress Reports must be received by Council by their respective due dates, and subsequently be published on the District’s website, and submitted to the Minister of Housing.

6.0 Analysis

6.1 Discussion

Year One: Housing Progress

Staff have prepared the District’s Year One Housing Target Progress Report, spanning from October 1, 2023, to September 30, 2024 (**Appendix A**). The Province requires the District to track net new units, defined as completed units with occupancy permits (OP) received minus demolished units in the same period. The reporting requirements also include tracking gross new units that are “in stream” within the reporting period (October 1, 2023, to September 30, 2024) by application status – those with issued building permits (BP) and those with issued development permits (DP).

The table below summarizes key statistics from the Year One Report.

	Net New Units Completed (received OP)	Gross New Units with Issued BP (under construction)	Gross New Units with Issued DP (pending BP¹)
Total	58	302	45
Tenure			
Owned	33	110	44
Rental	25	192	1
# of Bedrooms per Unit			
Studio	0	21	0
1-bed	9	94	0
2-bed	11	109	1
3-bed	18	44	23
4-bed+	20	34	21

A total of 58 net new housing units have been completed in the first year. This represents approximately 26% of the required Year One Housing Target (220 units) – in other words, roughly a 75% “shortfall”.

During Year One, a total of 302 gross new units have been issued BPs and are currently in the construction phase. 58 of these units are single-family, attached and detached secondary suite dwellings which may complete within Year Two (on or prior to September 30, 2025)², while 244 units are apartment dwellings that typically require multiple years to complete. A further 45 gross new units have been issued DPs but are yet to receive BPs and so are unlikely to be completed within the nearer-term upcoming reporting periods.

Applications Outside of Report Timeframe

As the Province’s report template only requires tracking units from permits issued between October 1, 2023, and September 30, 2024, the Progress Report excludes units with permits issued before October 1, 2023. Staff have included summary data on these projects within the “Other Information” section of the report template, because they are actually more likely to be built and occupied within the five-year horizon of the *Housing Supply Act*. Staff have also included applications currently under review; however, these proposals still require either Council approval or delegated staff approval, so any associated net new units are “uncertain” at time of writing:

¹ These units are either in the BP application review process or have yet to apply for their BPs.

² The completion of these estimated and proposed units will depend on many factors including, but not limited to, market forces, the review and approval process, and construction time.

- Issued BPs: 227 applications, estimated 155 net new units
- BPs under review: 103 applications, estimated 75 net new units
- Issued DPs: 7 applications, estimated 264 net new units
- DPs under review: 39 applications, estimated 287 net new units

Future Housing Supply Considerations

The Province's report template also includes two sections to demonstrate the actions taken by the municipality in the last 12 months as well as planned future actions to enable more housing supply. Most notably, these include the preparation of the Cypress Village Area Development Plan and the Ambleside Local Area Plan (LAP).

Cypress Village is well-advanced and in the approvals process at time writing. The plan received third reading on June 25, 2024, and is awaiting conditions precedent being met prior to consideration of final adoption. The village is planned to contain 3,711 housing units with 737 purpose-built market and non-market rental units. The Ambleside LAP process is also being undertaken to confirm the locations, heights, and densities of an estimated 1,000 to 1,200 net new units. During the summer of 2024 Council adopted Zoning and OCP Bylaw amendments to guide redevelopment and increase housing in the Apartment Areas. Currently, the community engagement process has moved onto the commercial areas stream.

The Cypress Village and Ambleside LAP initiatives will – pending Council's decisions – contribute to new, longer-term housing supply in future years. Council's ongoing consideration of development applications, as well as the future Taylor Way LAP (including Park Royal North), also represent opportunities to meet existing and future housing needs.

Compliance to the Housing Supply Act

The *Housing Supply Act* provides the Minister of Housing powers to determine if the District has met its housing target, or if the District has made satisfactory progress toward meeting its target. If the Minister determines that the District has neither met nor made satisfactory progress toward meeting its target, the Minister may:

1. Appoint one or more advisor(s) to conduct a review of the District's policies, practices and processes with relation to housing development;
2. Issue a directive for the District to enact or amend bylaws, and/or to accept or reject permits to help meet its targets; and
3. Recommend to the Lieutenant Governor in Council to complete the terms of the directive if the District fails to comply.

6.2 Climate Change & Sustainability

Diverse housing types that meet our community's needs contribute to the District's long-term social, economic, and environmental sustainability.

6.3 Public Engagement and Outreach

The Year One Housing Target Progress Report will be published on the District's website, in compliance with the *Housing Supply Act*.

6.4 Other Communication, Consultation, and Research

Upon receipt by Council, the Year One Housing Target Progress Report will be forwarded to the Minister of Housing as mandated by the *Housing Supply Act*. Additionally, the Ministry of Housing is anticipated to publish the District's Report on the Provincial website in accordance with the *Act*.

7.0 Options

7.1 Recommended Option

At the time of receipt of this report, Council must:

- a) Receive, publish and submit the District's Year One: Housing Target Progress Report to the Minister of Housing, as required by Provincial legislation.

7.2 Considered Options

- b) Not applicable.

8.0 Conclusion

The District's Year One Housing Target Progress Report has been prepared per Provincial requirements (**Appendix A**), and must now be received, published and submitted to the Minister of Housing.

Author:



Maeve Bermingham, Community Planner

Concurrence



David Hawkins, Senior Manager of Community Planning and Sustainability

Appendices:

APPENDIX A: West Vancouver: Year One Housing Target Progress Report

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**HOUSING TARGET PROGRESS REPORT FORM**

Housing Targets Branch
BC Ministry of Housing

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch will review the progress report to assess if a municipality has met its housing target and, if not, whether it has made satisfactory progress toward meeting the housing target. Progress report evaluation is based on the performance indicators described in Schedule B of the HTO. If satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing

Section 1: MUNICIPAL INFORMATION	
Municipality	District of West Vancouver
Housing Target Order Date	October 1, 2023
Reporting Period	October 1, 2023 – September 30, 2024
Date Received by Council Resolution	October 28, 2024
Date Submitted to Ministry	
Municipal Website of Published Report	
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Maeve Bermingham, Community Planner, mbermingham@westvancouver.ca 604-921-2173
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS

Report a count of net new housing units realized during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. Legalizing existing unpermitted secondary suites or other housing units does not count toward completions.

If a municipality has not met the housing target for the reporting period, it must provide information about any actions that it intends to take toward meeting the housing target within the two-year period following the progress report (*see section 8 for summary of planned actions*).

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	99	41	58	58

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Supplemental Information per Interim Guidelines)

Please record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.

	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	0	0	0	0
One Bedroom	13	4	9	9
Two Bedroom	17	6	11	11

Three Bedroom	34	16	18	18
Four or More Bedroom ¹	35	15	20	20
Rental Units ² – Total	30	5	25	25
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	30	5	25	25
Rental – Accessory Dwelling	0	0	0	0
Rental – Co-op	0	0	0	0
Owned Units	69	36	33	33
Market	30	5	25	25
Below Market ³	0	0	0	0
Below Market Rental Units with On-Site Supports ⁴	0	0	0	0

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe actions in the last 12 months that have been taken to achieve housing targets. For example:

- Updated land use planning documents (e.g., Official Community Plan, Zoning Bylaw);
- Updated Housing Needs Report
- New or amended policies, innovative approaches, pilot projects, or partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations).

Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information.

The District is undertaking a [local area planning process for the Ambleside Town Centre area](#), to provide capacity for an estimated 1,000 to 1,200 net new units, through a “three-streamed” approach addressing the apartment, commercial, and neighbourhood areas.

Regarding the apartment areas, on July 8, 2024, Council adopted a Zoning Bylaw amendment to increase the permitted floor area from 1.75 to 2.0 on all RM1 and RM2 apartment-zoned sites. On July 22, 2024, Council adopted the OCP Bylaw amendment to guide redevelopment and increased housing in the Apartment Areas. The policies address a broad range of local housing needs by identifying the locations, heights, and densities for new non-market rental, market rental, rent-to-own, co-op, seniors, strata apartment, and strata “missing middle” housing. Densities range from 1.4 FAR to 3.0 FAR, based on location, form, and housing tenure.

The Local Area Planning process is now moving onto the commercial areas. Densities for mixed-use redevelopment currently being discussed through a public engagement process range from 1.75 to 3.5 FAR.

The District is well-advanced and into the approvals process for [area-wide planning for Cypress Village](#), a proposed phased development plan for a new mixed-use, sustainable community. The Village is planned to contain 3,711 housing units comprising a range of housing types including single-family, duplex, triplex, townhouse, and apartments. 737 purpose-built market and non-market rental units are proposed as part of this comprehensive area-wide development plan. The Plan received 3rd reading on June 25, 2024, and is awaiting conditions precedent being met prior to consideration of final bylaw readings and adoption.

On August 12, 2024, the District adopted Zoning Bylaw amendments to comply with new [Small-Scale Multi-Unit Housing](#) requirements under the Local Government Act (more commonly known as Bill 44). These changes increased the unit allowance on over 300 parcels.

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.

The District will continue to facilitate the application and review process for a MST Development Corporation development proposal.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Provide the number of housing units below to establish the quantity of anticipated new housing based on completed development applications. For each housing project in progress, please report on the most recent development approval which has been issued since the effective date of your Housing Target Order. Each housing project should only be captured once through the **most current** development application type, and units which have received occupancy permits should not be included (*see Section 2 above for occupancy permits*).

	Rezoning	Development Permit	Building Permit	Total
Applications	0	11	51	62
New Units	0	45	302	347
Unit Breakdown (Supplemental Information as per Guidelines)				
Units by Size				
Studio	0	0	21	21
One Bedroom	0	0	94	94
Two Bedroom	0	1	109	110
Three Bedroom	0	23	44	67
Four or More Bedroom ¹	0	21	34	55
Units by Tenure				
Rental Units ² – Total ²	0	1	192	193

Rental – Purpose Built	0	0	177	177
Rental – Secondary Suite	0	0	11	11
Rental – Accessory Dwelling	0	1	4	5
Rental – Co-op	0	0	0	0
Owned Units	0	44	110	154
Units by Rental Affordability				
Market	0	1	192	193
Below Market ³³	0	0	0	0
Below Market Rental Units with On-Site Supports ⁴⁴	0	0	0	0

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	45	0
Proposed Units	249	0

B) For each project that was withdrawn or not approved, provide a summary of relevant information including application type and reasons why each project was withdrawn or not approved. Please include rezoning applications, development permits, and building permits.

Rezoning Applications Withdrawn:

- 1 application was cancelled by applicant. No new housing units were proposed as the application proposed the conversion of 16 existing units into short-term rental accommodations.
- 1 application was cancelled by applicant. No new housing units were proposed as the application proposed balcony enclosures for 18 existing units.

Development Permit Applications Withdrawn:

- 3 applications were cancelled by applicant, amounting to 2 single-family dwellings and 1 accessory detached unit (ADU coach house).
- 2 cancelled applications relate to environmental development permits and proposed no new dwelling units.

Building Permit Applications Withdrawn:

- 22 expired applications as a result of applicants not providing required information or extending their applications before expiry. These expired applications proposed 225 units, including 201 rental apartments, 14 single-family dwellings, 9 secondary suites and 1 ADU.
- 16 cancelled applications, including 11 single-family dwellings, 7 secondary suites and 3 ADU (coach house) applications. 6 cancelled applications have previously been approved and issued but cancelled by applicant prior to completion.

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to your municipality's effort and progress toward achieving the housing target.

In addition to the approved development and building permit applications since the Housing Target Order date (October 1, 2023) outlined in Section 5, the District also has 234 approved applications issued prior to October 1, 2023, comprising an estimated 419 net new units that may be built in the coming years. These include:

- Issued Building Permits: 227 applications issued and under construction comprising an estimated 155 net new units. These applications will create new housing in West Vancouver, unless cancelled by the applicant.
- Issued Development Permits: 7 applications issued but have not yet had their BPs issued, comprising an estimated 264 net new units. This total estimated unit is subject to change due to a number of reasons, such as:
 - Applicant may not proceed through to BP, construction, or completion process;
 - Applicant may choose to apply to amend their DPs; and
 - Applicant may add secondary suites to single-family houses with approved DPs, at the BP stage, as secondary suites are not subject to a DP review, adding a secondary suite at the BP stage would rarely conflict with any condition of an issued DP.

Additionally, there are currently 142 "in-stream" applications under review as of Oct 1, 2024, that are excluded from the above counts, comprising an estimated 362 net new proposed units. These include:

- 75 estimated net new units from 103 BP applications under review, and
- 287 estimated net new units from 39 DP applications under review, including
 - 13 rezoning applications, and
 - 26 development permit applications (including environmental DPs).

These projects are currently under the review processes, many still require Council approval or delegated staff approval, and as such the estimated unit numbers may change.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of actions the municipality intends to take during the two-year period following this report to meet its housing targets. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- the number of units anticipated by completing the action;
- dates of completion or other major project milestones; and
- links to any publicly available information.

In response to meeting the prescribed housing target, the District has 278 building permit applications issued and under construction comprising an estimated 457 net new units (as outlined in Sections 5 and 7). These applications will create new housing in West Vancouver unless cancelled by the applicant and are expected to be built in the coming years. In addition, there are also 160 “in-stream” permit applications that the District expects to advance through the application process comprising an estimated 671 net new units. These projects are currently in the approvals process pipeline: most are awaiting building permit issuance, some still require Council approval or delegated staff approval, and as such, the estimated proposed units may change. If completed and pending Council approvals, market conditions and interest rates, these 1,128, units (combined) could contribute to future reporting years (and/or after 2028). Notable projects are highlighted below:

Housing Projects with Issued Building Permits (under construction):**[950, 22nd Street \(2195 Gordon\): 156 units](#)**

Construction of one multiple dwelling apartment building. Parcel A is currently under construction and includes 156 non-market rental units and an adult day centre. The entire site will remain under District of West Vancouver ownership, and each parcel will be redeveloped through a land lease.

[423, 6th Street: 88 units](#)

Construction of an 8 storey apartment building of 88 units (67 owned and 21 rentals) continues to advance, with occupancy expected in the coming years.

Housing Projects with Issued Development Permits (not yet issued Building Permits):**[671 Clyde Ave: 201 units](#)**

A housing project that includes 201 micro rental apartment units that has an issued development permit. The BP application for this project has expired, but the applicant may reapply for BP again at any time.

[2195 Gordon: 57 units](#)

Parcel B is expected to provide 57 strata apartments.

Housing Projects with Development Permits and Building Permits (under review):**[4430 Woodcrest Road: 34 units](#)**

A rezoning, development permit housing project of four properties and a 34-unit townhouse development.

[5665 Daffodil Drive: 36 units](#)

A rezoning, development permit housing project of 17 duplex dwellings (34 homes) and 2 single-family homes.

The District will also continue to process applications (when received) for previously approved master planned areas. Rodgers Creek and Evelyn Neighbourhoods are Master Planned residential communities. Both were approved through larger area-specific rezonings as phased developments around a decade before the 2018 OCP adoption. The build out of each neighbourhood is applicant-driven.

The [Evelyn Neighbourhood Area](#) was rezoned in 2007, enabling capacity for 350 net new units that provided updated zoning and land uses for single and duplex dwellings, terraced cluster, and apartment buildings. In the decade and a half since its original approval, 207 (or ~60%) of these units have been constructed. Lot 8 is the last future apartment development parcel remaining at the site. The Masterplan enables a 119-unit apartment building, including 30 rental apartments and is currently in the development permit review process.

The [Rodgers Creek Neighbourhood Area](#) has been rezoned twice to enable the development of a comprehensively planned residential community with a diverse mix of housing along with environmental

protection of sensitive riparian and forest areas. These areas are pre-zoned for up to 1,217 units with provisions for mid-rise apartments, rental units, missing-middle housing including townhomes and duplexes, as well as single-family homes. Today, 204 units are built with a remaining capacity of 1,013 units. [2833 Chippendale Road: 12 units](#) is a proposal for a 12-unit townhouse development in this area that is progressing through building permit review stage.

In addition to the previously-described major initiatives (Ambleside, Cypress Village, and approved master-planned communities), the District's OCP also calls for the preparation of a Local Area Plan for the Taylor Way corridor. This project will commence based on available resources.

¹ If needed due to data gaps, you may report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.