



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

June 10, 2025

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: Feedback and Clarification on Proposed Housing Directives and Advisor Recommendations

In response to your letter dated May 21, 2025, please find below the District's requests for clarifications on the proposed Housing Directives and the Advisor's Recommendations:

1. **Proposed directive:** *"The District must amend its Official Community Plan Bylaw and Zoning Bylaw to create a local area plan for the Park Royal-Taylor Way area. The additional density provided for in the Local Area Plan must be sufficient to support the District meeting its Housing Target Order. Density should be aligned with the best practices for transit-adjacent housing that are in place for Transit-Oriented Development Areas (TOAs) in the province. This includes that development located less than 200 metres from the Park Royal Transit Exchange must allow a density of 4.0 FAR/FSR and allow a height of 12 storeys. For developments located 200-400 metres from the Park Royal Transit Exchange, it must allow a density of 3.0 FAR/FSR and allow a height of 8 storeys. The District must complete the local area plan by December 31, 2026."*

Advisor's related recommendation: *"The Province should designate the Park Royal/Taylor Way area as a Transit-Oriented Development Area supporting density within 800m of the notional transit hub on Marine Drive at Taylor Way. As the area already faces significant transportation concerns, the designation should come with enhanced transit service from TransLink. (High Priority)"*

The District seeks the following procedural clarifications:

- a. Can the Minister confirm the timing of investments in transit infrastructure that would support the transit-oriented development described?

- b. Does the directive require TOA designation in accordance with Bill 47, or to amend the OCP and Zoning Bylaws to permit the prescribed densities and heights?
 - i. If amendments to the OCP and Zoning Bylaws are required, is a public hearing permitted (noting that a public hearing is not required when adopted a TOA designation bylaw)?
 - ii. The proposed directive establishes a deadline of December 31, 2026 to complete the local area plan (a component of the OCP). Must the Zoning Bylaw also be amended by this date?
 - iii. If the directive is not to be implemented through a TOA Designation Bylaw, do other TOA-related exemptions and regulations apply? Specifically:
 - i. Do the prescribed densities and heights apply only to lands currently permitting residential use?
 - ii. Do restrictions on local governments' ability to require residential off-street parking apply?
 - iii. Can rental tenure zoning be applied to the affected lands?

The District also requests the following technical clarifications:

- a. Is the location of the "Park Royal Transit Exchange" to be used to determine the distances and impacted parcels the existing main/principal bus stop(s), or can the Minister provide a specific location?
 - b. The directive specifies prescribed densities and heights for lands up to 400 metres from the Exchange. The advisor's recommendation refers to density support within 800 metres. Please clarify any expectations for the area between 400 and 800 metres.
 - c. Do all permitted uses (e.g., residential, commercial, community use, etc.) count towards the prescribed densities and height?
 - d. The directive states the additional density "must be sufficient to support...the Housing Target Order", which for the District is 1,432 net new completed units by September 30, 2028. Will compliance be evaluated based on meeting the Housing Target Order (which will be market-dependent), or adopting the prescribed densities and heights?
2. **Proposed directive:** *"The District must amend its Official Community Plan Bylaw and Zoning Bylaw to modify the District's existing Local Area Plans for Ambleside and Dundarave Village to increase the density. The District must complete the amendments to the local area plans by September 30, 2026."*

The District seeks clarifications on the following:

- a. Does the directive require the District to increase the density:
 - i. Above the [adopted apartment area OCP policy and guidelines](#);
 - ii. Above the [currently proposed commercial mixed-use centre OCP policy and guidelines](#); and/or
 - iii. In adjacent and surrounding single-family neighbourhoods (planning yet to commence)?
- b. Where is the action required?
 - i. Within the existing Ambleside Centre LAP boundary only; and/or

- ii. In and around Dundarave Village (commercial and surrounding neighbourhood area)?
 - c. Will the directive specify density (FAR) and height?
 - d. The directive requires completion of LAP amendments by September 30, 2026. Must the Zoning Bylaw be amended by this date?
3. **Enhanced reporting:** *“That the District streamline its preliminary development proposal process by reviewing its Preliminary Development Proposal and Public Consultation Policy for potential amendments or repealing under the Development Procedures Bylaw. The District is to provide the Ministry with updates on this review process in upcoming annual progress reports, including data on the type of development applications and number of housing units considered and number rejected by Council through the Preliminary Development Proposal and Public Consultation Policy.”*

Advisor’s related recommendation: *“The District should utilize the Local Government Development Approvals Program grants to assist in reviewing and improving the development approval processes to eliminate the need for multiple revisions and public meetings to expedite the approval process. (High Priority)”*

Clarification requested: Is the Minister’s expectation to “streamline” or “eliminate” the preliminary development proposal process?

4. **Advisor’s recommendation on OCP review:** *“The District should expedite West Vancouver’s upcoming official community plan review and incorporate provincial targets into plans and policies for implementing those policies. The District should consider applicable grants to supplement planning resources. (Medium Priority)”*

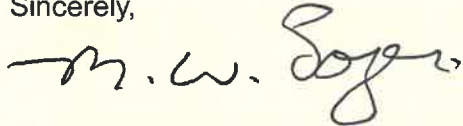
Clarifications requested:

- a. What is the expectation to “expedite” the OCP review, considering that the *Local Government Act* already requires adoption by December 31, 2025? Does this statutory deadline remain applicable?
- b. What is meant by “incorporating provincial targets”? The *Local Government Act* mandates the District’s OCP to accommodate the 20-year housing capacity of 10,742 net new units, while the Housing Target Order requires 1,432 net new completed units by September 30, 2028 (which will be market-dependent). How should these distinct numbers be reconciled?

Clarification on the above questions is essential to the District’s ability to implement any Ministerial Directives and adopt the remaining recommendations of the Housing Advisor. The District also notes that while the proposed directives are accompanied by specific timelines, the Advisor’s recommendations are assigned varying priority levels without defined timelines. The District would appreciate any guidance the Minister can provide regarding expected timeframes for advancing these recommendations to assist in work planning and resource allocation, in addition to confirmation that it is the Advisor’s recommendations (not the Advisor’s broader observations and consultation findings) that the District should seek to advance.

Recognizing the importance of these clarifications, the impact of any directives, and the *Local Government Act's* December 31, 2025 OCP update requirement, the District respectfully requests a response within 30 days. Should your team require clarification about the District's feedback, please contact Jim Bailey, Director of Planning, Development & Environment Services at jbailey@westvancouver.ca. We look forward to receiving further clarification from the Ministry.

Sincerely,

A handwritten signature in black ink, appearing to read "M. W. Sager". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Mark Sager
Mayor

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