



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch

BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to 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 evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and 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.



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Section 1: MUNICIPAL INFORMATION	
Municipality	District of West Vancouver
Housing Target Order Date	October 1, 2023
Reporting Period	October 1, 2024 – September 30, 2025
Date Received by Council Resolution	November 3, 2025
Date Submitted to Ministry	November 4, 2025
Municipal Website of Published Report	https://westvancouver.ca/business-development/housing/provincial-housing-targets
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Tom Kwok, Assistant Planner, tkwok@westvancouver.ca 604-925-7097
Contractor Contact Info	<input checked="" type="checkbox"/> N/A

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered 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. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	146	32	114	172

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
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	5	0	5	5
One Bedroom	20	2	18	27
Two Bedroom	20	7	13	24
Three Bedroom	32	3	29	47
Four or More Bedroom ¹	69	20	49	69

Units by Tenure				
Rental Units ² – Total	43	4	39	64
Rental – Purpose Built	0	0	0	0
Rental – Secondary Suite	38	3	35	60
Rental – Accessory Dwelling	5	1	4	4
Rental – Co-op	0	0	0	0
Owned Units	103	28	75	108
Units by Rental Affordability				
Market	43	4	39	64
Below Market ³ - Total	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 applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. 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. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

[New Short-Term Rentals \(STR\) Requirements](#) – November 25, 2024

The District amended its Zoning and Licensing Bylaws to regulate STRs to align with new provincial regulations. This initiative restricts STRs to a resident’s principal residence plus one additional rental unit on the same property and requires operators to obtain a business license. These regulations help preserve long-term rental units, ensure safe and compliant operations, and provide data to support effective housing supply management.

[Cypress Village and Eagleridge Area Development Plan](#) – November 26, 2024

The District has completed the approvals process for the area-wide planning for Cypress Village, a proposed phased development plan for a new compact sustainable urban community. The mixed-use Village is planned to contain over 3,700 housing units (5,103,200 ft² of residential space) comprising a

range of housing types including apartments (85%), townhouses, triplex, and duplex, (9%) and single-family (6%) units, which combined would accommodate almost 7,000 people at build out (a 15% population increase since 2021 census). This new housing supply includes 737 purpose-built market and non-market rental units.

The remainder of Year Two reporting period also involved forming a dedicated project and staff implementation team to streamline development application processing and reduce processing timelines within the Cypress Village areas.

[Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5354, 2024](#) – December 9, 2024

In December 2024, the Development Procedures Bylaw was updated to streamline processes for development approvals to encourage housing development, including amending public hearing, public meetings and notification procedures to align with the Local Government Act.

[Interim Housing Needs Report](#) – December 9, 2024

In December 2024, Council received and published the District's 2024 Interim Housing Needs Report which provides an overview of current and anticipated housing needs in the District of West Vancouver. The interim report was completed in accordance with the new Provincial legislation and methodology and identified a gap of approximately 900 units between the current Official Community Plan's capacity and the community's 20-year housing needs.

[Fulton Lands](#) – April 14, 2025

In April 2025, Council rezoned District-owned lands to allow the redevelopment of four lots to enable more diverse and affordable housing options to be considered at this location. The site has a total area of approximately 2,573 square metres (27,700 sq. ft.). The new zoning allows a maximum total density of FAR 2.5, allowing a total of approximately 6,410 square metres (about 69,900 sq. ft.) of floorspace. The intent is to lease (via prepaid long-term ground lease) to a Developer for the purpose of constructing and operating purpose-built affordable rental housing, supportive housing, market rental housing, strata residential housing units or a combination of housing units. A request for proposals process has been initiated to this effect, with the District inviting non-profit housing organizations, private developers, or consortiums to submit proposals for the site.

[Ambleside Local Area Plan](#) – May 13, 2025

The District is undertaking a local area planning process for the Ambleside Town Centre Area, to provide capacity for an estimated 1,000 – 1,200 net new units, through a "three-streamed" approach addressing the apartment, commercial and neighborhood areas.

The District completed extensive engagement on the commercial area of this local planning process addressing a variety of sites, built forms, and revitalization opportunities. A Draft Plan was prepared in January 2025, further engagement was conducted, and a proposed OCP bylaw was presented to Council in May 2025. Proposed densities for mixed-use redevelopment range from 1.75 to 4.0 FAR based on location, form, and use.

[Official Community Plan Housing Policy Update](#) – July 7, 2025

The District completed community engagement as part of efforts to update housing policies within its Official Community Plan (OCP) to address an identified gap of approximately 900 units between the current OCP's housing capacity and the community's 20-year housing needs. A summary of public

feedback was received by Council at its regular meeting on July 7, 2025. More information about next steps for the OCP Housing Policy Update is provided in Section 8 of this form.

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 an MST Development Corporation development proposal.

Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	3	32	87	122
New Units	43	426	346	815
Unit Breakdown				
Units by Size				
Studio	0	1	22	23
One Bedroom	2	97	110	209
Two Bedroom	0	191	122	313
Three Bedroom	41	118	45	204
Four or More Bedroom ¹	0	19	47	66
Units by Tenure				
Rental Units ² – Total ²	2	11	216	229
Rental – Purpose Built	0	0	177	177
Rental – Secondary Suite	2	4	27	33
Rental – Accessory Dwelling	0	7	12	19
Rental – Co-op	0	0	0	0
Owned Units	41	415	130	586
Units by Rental Affordability				



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Market	0	11	216	227
Below Market ³ - Total	0	0	0	0
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0

Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of 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	33	0
Proposed Units	39	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Rezoning Applications Withdrawn:

- Not Applicable

Development Permit Applications Withdrawn:

- 5 cancelled applications related to environmental development permits (e.g., foreshore and wildfire). These applications would have produced 6 units
- 1 cancelled application withdrawn by applicants, which would have resulted in 1 unit.

Building Permit Applications Withdrawn:

- 19 expired applications as a result of applicants not providing required information or extending their application before expiry. These expired applications proposed 19 units, including 18 single-family dwellings, and 1 secondary suite.
- 8 cancelled applications, including 6 duplexes, 2 single-family dwellings, 2 secondary suites, 3 coach houses. Two of the eight 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 the 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 154 approved applications issued prior to October 1, 2023, comprising an estimated 336 net new units that may be built in the coming years. These include:

- Issued Building Permits: 142 Applications issued and under construction comprising an estimated 121 net new units. These applications will create new housing in West Vancouver, unless cancelled by the applicant.
- Issued Development Permits: 12 applications issued but have not yet had their BPs issued, comprising an estimated 215 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 152 “in-stream” applications under review as of Oct 1, 2025, that are excluded from the above counts, comprising an estimated 859 net new proposed units. These include:

- 114 estimated net new units from 117 BP applications under review; and
- 745 estimated net new units from 35 DP applications under review, including
 - 12 rezoning applications; and
 - 23 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.

Preliminary Development Proposals

Excluded from the above counts are also Development Proposals considered under the Preliminary Development Proposal and Public Consultation Policy process (in Year 2 reporting period) that include the following:

Development Proposals: 10

Type of Development Proposals: 7 OCP Amendments plus Rezoning, 1 Rezoning, 2 HRAs.

Proposed Housing Typologies: Apartments (2 mixed-use), Missing Middle Housing and Infill

of proposed housing units: 85

Processed: 8

Withdrawn: 0

of proposals proceeded to formal application: 0

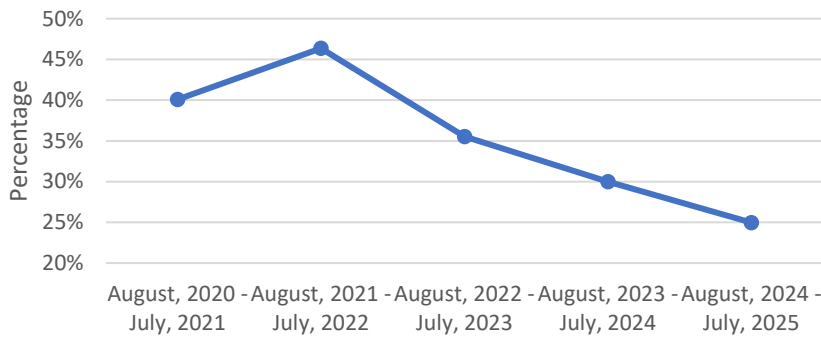
of proposed housing units proceeded to formal application: 0

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

5-Year Trending Market Highlights in Real Estate Data: West Vancouver / Howe Sound

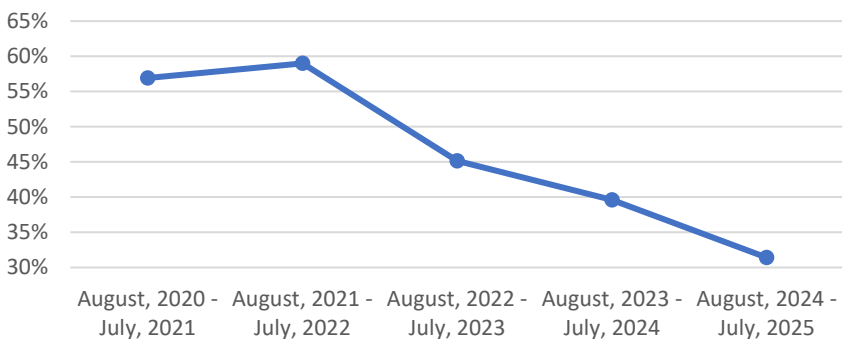
Over the past five years, sales as a proportion of new listings have decreased from a high of approximately 45% to 25%, while sales relative to active listings have declined from a high of nearly 60% to 31%. These results indicate a consistent reduction in absorption rates, with fewer listings converting into sales and a smaller share of available inventory being cleared by the market. Average days on market also reflect this pattern, increasing from a low of 24 days (Aug '21 – Jul '22) to 36 days (Aug '24 – Jul '25). Together, these trends point to a market where supply is outpacing demand and overall activity has slowed.

Annual % of Sales averaged across New Listings



*Greater Vancouver Realtors, Monthly MLS Housing Market Report, August 2020 – July 2025
 *% of Sales to New Listings have been averaged across all housing types (detached, attached and apartment)
 * New listings are year-to-date listings representing a cumulative total of new listings rather than total active listings

Annual % of Sales averaged across Active Listings



*Greater Vancouver Realtors, Monthly MLS Housing Market Report, August 2020 – July 2025
 *% of Sales to Active Listings have been averaged across all housing types (detached, attached and apartment)

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 planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

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

Name of Action: Consideration of Official Community Plan Housing Policy Updates

Description of Action:

In early Q4, 2025, Council is scheduled to consider commencing adoption procedures for a proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5406, 2025. This OCP update would accommodate the 20-year total housing needs identified in the most recent Housing Needs Report (10,742 units), as well as the 1,432 units of the Housing Target Order. The proposed bylaw would provide for a housing capacity of between 10,750 – 12,250 units.

The enabling policies would address a broad range of District-wide local housing needs by expanding development opportunities and locations for mixed-use, apartment, missing-middle, infill, and subdivision, including across a broad variety of tenures including non-market and market rental, seniors, and supportive housing, strata apartment and “missing middle” housing. Potential adoption could reasonably be expected during the early stages of the Year 3 reporting period (prior to the legislative December 31, 2025, deadline). Potential applications based on these extended policies received later in the Years 3 and 4 reporting periods would then be processed.

In addition to expanded rezoning policies, proposed policies regarding area-wide planning initiatives would also be updated. For the Ambleside Local Area Plan, this includes implementing the apartment area (blue), completing the commercial centre (red), and undertaking planning for neighbourhoods (yellow).

Map 5: Ambleside Local Area Planning Boundary



For the Taylor Way Local Area Plan (retitled Taylor Way-Park Royal Local Area Plan), the planning boundaries would be expanded to incorporate Park Royal North. The inclusion of the existing Park Royal North mall and parkade sites would expand the planning boundary from 68 acres to 82 acres of developable lots to enable more housing supply.

Map 7: Taylor Way-Park Royal Local Area Planning Boundary


Completion/Milestone Date: Q4, 2025

Link: [OCP Housing Policy Update](#)
Number of Units: 10,750 – 12,250

NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action: Development of Fulton Lands	
Description of Action: Submissions received upon close of request for proposals (October 2025) will be reviewed, so Council can continue to advance this initiative.	
Completion/Milestone Date: Request for Proposals Closing Date – October 7, 2025	
Link: Fulton Lands	Number of Units: TBC
Name of Action: Expected Occupancy at 423 6th Street	
Description of Action: The anticipated Executive on the Park development locates 88 new residential homes in the Park Royal Marine Drive area and is expecting occupancy as early as December 2025.	
Completion/Milestone Date: Q4 2025 – Q1 2026	
Link: 423 6th Street	Number of Units: 88 ⁵
Name of Action: Anticipated Occupancy of 950 22nd Street	
Description of Action: The Kiwanis Village West Building B (a new purpose-built 60-unit rental for moderate-income families and individuals and those working in West Vancouver) is approximately five months ahead of schedule and is expecting occupancy as early as Q4 2025.	
Completion/Milestone Date: Q4 2025	
Link: 2195 Gordon Avenue	Number of Units: 60 ⁶
Name of Action: Implement Cypress Village and Eagleridge Development Area Plan	
Description of Action: The District anticipates development applications being submitted for approximately 30 dwelling units in Year 3. Other priority work will involve reviewing and approving developer-led new and upgraded infrastructure as well as District-led construction of community facilities and infrastructure to allow for further housing applications.	
Completion/Milestone Date: Ongoing	
Link: Cypress Village and Eagleridge DPA	Number of Units: 3,711

Name of Action: Progress Ambleside Local Area Plan	
Description of Action: On completion of the Commercial Areas Stream, the Neighbourhood Areas Stream is expected to commence. 156 single-detached lots have been identified in the neighbourhood area with direction from Council to conduct engagement with local residents, regarding “missing middle” forms of housing (up to 1.5 FAR).	
Completion/Milestone Date: Ongoing	
Link: Ambleside Local Area Plan	Number of Units: 1,000 - 1,200 units
Name of Action: Progress Taylor Way Local Area Plan	
Description of Action: The intent over the next reporting periods is to commence and complete the planning process. The estimated number of additional net new housing units would be confirmed through this planning process. The proposed OCP update bylaw estimates 1,200 – 1,800 net new units.	
Completion/Milestone Date: TBC	
Link: N/A	Number of Units: 1,200 - 1,800 (TBC)

¹ If needed due to data gaps, it is acceptable to 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.

⁵ These unit numbers have been reported in Section 5 as part of the number of approved applications issued since the effective date of the HTO, presented in Section 8 to highlight that expected occupancy is imminent.

⁶ These unit numbers have been reported in Section 5 as part of the number of approved applications issued since the effective date of the HTO, presented in Section 8 to highlight that expected occupancy is imminent.