



BRITISH
COLUMBIA

April 7, 2026

Reference: 191393

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

Dear Mayor Sager and Members of Council:

Thank you for your correspondence and our meeting on February 23, 2026, regarding the District of West Vancouver's approach to compliance with directives issued under the Housing Supply Act (Act).

I acknowledge that the District has taken actions to address the objectives of the three directives. However, after reviewing the District's December 1, 2025, Official Community Plan (OCP) amendments and subsequent correspondence, I have determined that the District did not implement the directives by December 31, 2025, as set out in my letter of July 24, 2025.

While I appreciate the District's proposals to achieve the objectives of the Directives, I am not accepting them as presented. The following will lay out my determination of non-compliance for each directive, as well as the Ministry's next steps for achieving the objectives of the directives.

Directive #1 Increase Density at Park Royal

While adding Park Royal North to the boundaries of the Taylor Way Local Area Plan is a meaningful step toward adding density in this area, it does not provide for the specified minimum permitted density and heights. Furthermore, the proposal to designate the area for Transit Oriented Development and broader transportation implications for the Provincial arterial from the Lions Gate Bridge through Taylor Way to Highway 1 are beyond the scope of the Directive.

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However, I am not proceeding with recommending that the Lieutenant Governor in Council (LGIC) issue an Order in Council (OIC) to implement Directive #1 at this time. To support the District's proposed local area planning, I require the district to submit interim reports documenting progress toward adopting the local area plan.

The first report will include a detailed project plan itemizing staff resources, budget, consultation plan, key milestones, and deliverables on a timeline for the District to complete the Park Royal-Taylor Way Local Area Plan, including technical analysis, public and First Nations consultation, plan preparation, and target date for Council adoption and OCP amendment.

Future interim and annual progress reports must provide project updates tracked against the deliverables and timeline. The plan must provide the minimum level of residential density set out in Directive #1. Council commitment to support the project and not impede its completion is critical to project success, ensuring any foreseeable delays are clearly communicated to the Province outlining proposed mitigation measures.

Interim progress reports must be submitted quarterly, with the District's annual housing targets progress report fulfilling one quarterly report. For clarity a report must be submitted to Housing.Targets@gov.bc.ca, containing the most current project information by:

- Interim Progress Report due May 15, 2026.
- Interim Progress Report due August 14, 2026.
- Annual Progress Report due November 15, 2026.
- Interim Progress Report due February 15, 2027.
- Interim Progress Report due May 14, 2027.
- Interim Progress Report due August 13, 2027.
- Annual Progress Report due November 15, 2027.
- Interim Progress Report due January 31, 2028.

Directive #2: Extend Ambleside Apartment Area Development Permit Area

Although providing policies for missing middle housing in the eastern Dundarave/western Ambleside area does enable additional housing supply and aligns with Bill 25, it does not permit the density contemplated under the Ambleside Apartment Area Development Permit Area. The proposal to remove the Directive and rely on the District's implementation of new and existing policies does not provide for the same level of planned density. However, I am not proceeding with recommending that the LGIC issue an OIC to implement Directive #2 at this time.

To support the District's proposal, I require the District to provide a comparative analysis of the District's approach of expected net-new housing supply in the eastern Dundarave/western Ambleside area with the Province's Directive to expand the Ambleside Apartment Area, by June 30, 2026.

This analysis should include planned capacity, projected units to be delivered over the life of the Housing Target Order, Floor Space Ratio comparisons, and any other information which the District deems relevant to compare the two scenarios.

If the Ministry accepts the District's analysis as sufficient, then the District must provide development project summaries on net-new housing supply proposed and completed in the subject area in all future annual progress reports.

If the Ministry is not satisfied with the District's analysis, then the District must implement Directive #2 by December 31, 2026, and provide project status updates with interim reporting due August 14, 2026, and annual progress reporting due November 15, 2026, clearly demonstrating the District is on track to adopt Directive #2 on or before the due date. Council commitment to delivering defensible analysis is critical, ensuring any foreseeable delays are clearly communicated to the Province outlining proposed mitigation measures.

Directive #3: Approve Proposed Ambleside Centre Local Area Plan

It is encouraging to see policies have been updated for the District to complete the Ambleside Centre Local Area Plan (ACLAP) and that the District has proposed a commitment to implementation by July 31, 2026. However, the proposed removal of the two Marine Drive sites does not provide clarity for applicants or ensure the same level of densities can be achieved.

Despite our discussion and analysis of the supplemental information provided I am not satisfied that the District's proposal will ensure comparable densities at the same pace, particularly if the two Marine Drives sites were removed. Your proposal to provide additional time to reduce the plan area of the ACLAP, specifically the higher density sites of Marine Drive 1400 Block North and Marine Drive 1600 Block South, is inconsistent with the objectives of the directive.

Therefore, under the authorities of the Act, I have recommended that the LGIC issue an OIC to enact a provincial override to implement the ACLAP. The LGIC supported this recommendation. This decision acknowledges the substantial work the District has completed on the Ambleside Centre Local Area Plan and reflects the importance of enabling new housing capacity in a timely manner.

By way of this letter, I am notifying the District of West Vancouver of the attached provincial override whereby the District is to submit the amended bylaw and Ambleside Centre Local Area Plan to the District Corporate Officer to be implemented within 30 days of this letter. The District must notify me by letter or email on or before May 8, 2026, confirming implementation and providing a link to the amended OCP and Bylaw on the District website.

If you wish to amend the ACLAP during the 2-year period identified by the OIC, Council will need to seek ministerial consent before doing so. In the spirit of cooperation and ongoing local planning, I will consider supporting these requests when a technical rationale demonstrates that a proposal will enable the District to make meaningful progress toward meeting its targets.

Please note that I am not extending the deadline for compliance with Directives #1 and #2. The District remains in noncompliance with these two directives and, should meaningful progress not occur, I may consider further compliance under the Act, including recommending the LGIC issue one or more OICs.

I want to emphasize that the Province values its relationship with the District and remains committed to working collaboratively. Our shared goal is to ensure that West Vancouver can meet the housing needs of current and future residents while supporting thoughtful and well-coordinated growth.

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

Attachment: Order In Council No. 134