



BRITISH COLUMBIA

October 9, 2025

Reference: 188580

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

Dear Mayor Sager:

Thank you for your correspondence of September 15, 2025, regarding Directives for the District of West Vancouver. I appreciate the concerns raised in the letter and have responded to your points below.

Regarding the unprecedented nature of the directives in relation to local government decision making, chronic housing supply shortages are very real for the majority of British Columbians and undermine the Province's economic viability. While I acknowledge the intent of the governance provisions set out in the Community Charter, the severity of BC's housing crisis has required the implementation of several initiatives under the Homes for People Plan to ensure the province and local governments are working together to ensure housing needs are addressed in all communities. The compliance provisions under the Housing Supply Act enables the Province to intervene to ensure that municipalities are taking action to meet housing targets. As provincial legislation defines the powers and responsibilities of local governments, it is also my responsibility to ensure that land use planning is conducted in a manner that does not exacerbate housing supply shortages.

As required by the Housing Supply Act, the District had 30 days to provide written comment before directives were issued. In your June 10, 2025, to then Minister of Housing and Municipal Affairs, Ravi Kahlon, you sought clarification of the technical aspects of the directives which were addressed in the final directives. At that time, you did not raise any concerns regarding local government responsibility for land use decisions, rather the desire to ensure the District can implement directives and remaining recommendations of the Advisor, so I am surprised you are raising this concern two months after the directives were issued.

I appreciate your point that the District has not been resisting housing and has proactively rezoned land to enable future supply. However, while you report that no housing applications have been rejected this term, the advisor's report noted that due to the District's *Preliminary Development Proposal and Public Consultation Policy* only one out of 15 applications proceeded for formal decision in the previous three years. Additionally, review of the District's historical completions show that 2023 had an uncharacteristically high number of completions compared to completions since 1990 which have been very low and relatively flat for decades.

I am pleased that the District is continuing to implement its Official Community Plan, and I expect to see full adoption of this and the proactive zoning bylaw amendments by December 31, 2025. The District's approval of the area development plan for Cypress Village and sufficient zoned capacity to meet forecast 20-year housing need are all steps in the right direction. Although BC and other jurisdictions around the globe are experiencing a residential development downturn, it is important to maintain momentum and have the policies and zoned capacity in place so that housing can be built quickly when the market recovers.

Regarding your points about transportation, in 2024 the Province worked with UBCM to negotiate renewal of the federal Canada Community Building Fund. Over \$3 billion in federal funding will be transferred to BC local governments for the duration of the agreement (2024-2034). Despite a District staff recommendation on July 11, 2025, and further considered on September 8, 2025, District Council only supported \$40,000 of the \$364,100 available to the District from the 2025 pool of \$4,000,000 in TransLink funding. The Province recognizes the need for investment in public transportation and infrastructure to support growth; however, implementing the directives is not dependent on increased investment in public transportation.

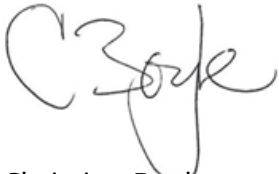
Regarding Provincial override, the provisions set out in the Housing Supply Act are modelled on Section 584 of the Local Government Act. The seriousness of the housing crisis informed the compliance framework under the Housing Supply Act. By implementing the directives by the deadline, the District can meet the minimum requirements of the Province to address housing supply gaps. The District is not limited in implementing additional measures that meet the intent of the directive while addressing local needs. If the District does not implement the directives, it is forfeiting the opportunity to further influence the local context in the directives and relying on the Province to complete implementation. As noted in my letter of July 24, 2025, if the District of West Vancouver does not comply with the directives by December 31, 2025, I intend to recommend that the Lieutenant Governor in Council, by order, enact or amend the relevant bylaw on the District's behalf.

Mayor Mark Sager
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I look forward to receiving the District's Year 2 Housing Targets Progress Report in mid-November and expect to see progress made to deliver net-new units, as well as the status of implementing directives and enhanced reporting of the District's *Preliminary Development Proposal and Public Consultation Policy*.

Thank you again for taking the time to write.

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

CC: Housing Targets Branch Housing.Targets@gov.bc.ca