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**CITY OF BURNABY**  
**OFFICE OF THE MAYOR**  
**MIKE HURLEY**  
**MAYOR**

November 28, 2025

The Honourable David Eby, K.C., M.L.A.  
Premier of British Columbia and President of Executive Council  
PO Box 9041 Stn Prov Govt  
Victoria, BC V8W 9E1

**VIA EMAIL:** [david.eby.MLA@leg.bc.ca](mailto:david.eby.MLA@leg.bc.ca); [premier@gov.bc.ca](mailto:premier@gov.bc.ca)

Dear Premier Eby:

**Repeal of Small-Scale Multi-Unit Housing, Housing Target Orders, and Transit-Oriented Areas Legislation**

This letter, co-signed by 15 Metro Vancouver mayors, expresses our collective concerns with the limited coordination and consultation by the province with local governments in developing Bills 44 and 47 (2023), the misalignment of province-wide requirements with the Metro Vancouver region's land use and infrastructure context and regional planning frameworks.

We respectfully request that the Province of British Columbia:

- Repeal legislation concerning housing targets, transit-oriented areas (TOAs), and small-scale multi-unit housing (SSMUH); and
- Initiate consultation on legislative amendments that address the context and needs of Metro Vancouver municipalities.

Key concerns include:

**Small-Scale Multi-Unit Housing (SSMUH)**

- Province-wide mandates do not reflect the local planning frameworks, geographic characteristics or market realities. In many areas, SSMUH is not financially viable and has triggered land speculation and has been disruptive to neighborhood cohesiveness.
- SSMUH may not optimize use of land or support efficient planning and servicing outcomes and may divert scarce resources to deliver on housing construction projects in the region.
- Compressed implementation timelines have diverted staff capacity away from locally tailored housing initiatives.
- Infrastructure cost implications are significant and current tools to recover these costs are inadequate. Member jurisdictions are analyzing the cost implications of infrastructure upgrades (e.g. water, sewer, transportation, parks) and will share findings.

## Housing Target Orders

- The targets attempt to hold municipalities accountable for factors outside their control. Success depends on real estate market conditions, development activity, and broader economic trends.
- While Metro Vancouver member jurisdictions are approving projects representing thousands of units of housing, the permits to commence that construction are waiting for better financial conditions and improved consumer confidence before progressing. Local government cannot compel developers to initiate construction.

## Transit-Oriented Areas (TOA)

- The legislation imposes uniform density requirements that does not reflect the region's collaboratively developed land use framework.
- The TOA legislation limits municipalities' ability to plan for transit-oriented development that aligns with local infrastructure capacity and geographic conditions.
- The legislation did not consider how future alignment between regional transportation and land use plans will be achieved.

Over the past three years, Metro Vancouver municipalities have communicated our concerns about the impact of provincial legislation both individually and collectively. With further legislation introduced that may further erode the autonomy of local governments, we believe it is necessary to reiterate our concerns and respectfully request that the province initiate a consultation on any legislative amendments affecting Metro Vancouver municipalities and on future legislation that will address the needs outlined in this letter.

We share the province's commitment to increasing housing supply and affordability. Achieving these goals requires cooperation across all levels of government. Metro Vancouver jurisdictions have long supported complete communities and housing objectives alongside the infrastructure and amenities needed to create livable neighbourhoods. Our region's history of leadership and policy innovation should be leveraged to address the housing crisis through partnership and regionally responsive tools.

Thank you for your commitment to improving the lives of British Columbians. We look forward to a collaborative dialogue to develop mutually supported housing solutions for all our residents and communities.

Yours sincerely,



Mike Hurley  
Mayor – City of Burnaby



Brenda Locke  
Mayor – City of Surrey



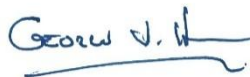
Malcolm Brodie  
Mayor – City of Richmond



Richard Stewart  
Mayor – City of Coquitlam



Eric Woodward  
Mayor – Township of Langley



George V. Harvie  
Mayor – City of Delta



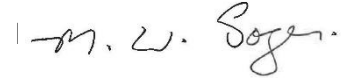
Dan Ruimy  
Mayor – City of Maple Ridge



Mike Little  
Mayor – District of North  
Vancouver



Brad West  
Mayor – City of Port Coquitlam



Mark Sager  
Mayor – District of West  
Vancouver



Meghan Lahti  
Mayor – City of Port Moody




Megan Knight  
Mayor – City of White Rock



Nicole MacDonald  
Mayor – City of Pitt Meadows



John McEwen  
Mayor – Village of Anmore



Ken Berry  
Mayor – Village of Lions Bay



Jamie Ross  
Mayor – Village of Belcarra

cc: Deputy Minister Shannon Salter, K.C., Deputy Minister to the Premier  
Co-Signed Mayors (above)

Encl: [MVRD Board Report titled "Regional Housing and Development Context – Emerging Issues and Metro Vancouver Initiatives" dated October 17, 2025 \(pg. 85\)](#)