



# BRITISH COLUMBIA

December 9, 2025

Reference: 189460

His Worship Mike Hurley  
Mayor, City of Burnaby  
4949 Canada Way  
Burnaby BC V5G 1M2  
Email: [mayor@burnaby.ca](mailto:mayor@burnaby.ca)

Dear Mayor Hurley and signatories:

Thank you and the Metro Vancouver mayors for your joint correspondence of November 28, 2025. It was reassuring to read the collective commitment to increasing housing options and affordability in communities throughout Metro Vancouver.

I would like to begin by commending and acknowledging the extraordinary effort and commitment of local governments throughout BC in implementing Bills 44 and 47 and the Housing Targets program.

As we said from the start of this important work, it is going to take all levels of government to tackle this housing crisis and make our communities places where everyone can find a good place to live. It is important to recognize the strong leadership shown by many local governments to deliver the homes people and growing families need.

The reality is we are starting to see meaningful results, with rents declining, vacancy rates rising and more options for people looking to enter the housing market. In fact, asking rents for purpose-built rental and condo apartments have declined for the past 3 years in BC. In October, rents in Vancouver fell to a three-and-a-half-year low, down more than 11 per cent from three years ago. Other cities in the Metro Vancouver region, such as Richmond, Burnaby, and Surrey have seen rent decreases among the largest in Canada.

Vacancy rates have been increasing, putting downward pressure on rents and increasing options for renters. Data for 2025 will be available later in December, but according to CMHC's 2024 Rent Report, vacancy rates increased to 1.6 per cent in Metro Vancouver. That is the highest vacancy rate in the last ten years, except for 2020 which was anomalous due to the COVID-19 pandemic.

Page 1 of 4

Before our government brought forward Bills 44 and 47, many neighbourhoods were zoned almost exclusively over time to build primarily expensive single-detached homes and high-rise condo towers. This type of housing is out of reach financially or does not meet the needs of many households including front-line workers, young families and seniors.

Small-scale multi-unit housing and development in transit-oriented areas allows for people to stay in existing communities and also helps maximize our current infrastructure and roads, rather than always pushing new development out of city centres and outside of existing neighbourhoods.

The former regulatory framework was clearly failing to deliver the volume, diversity, and affordability of housing required. Continuing with the status quo would have further exacerbated the housing crisis, making it evident that bold legislative action was needed to remove barriers, enable more homes of varying types, and unlock supply faster across the Province.

With most communities having fully enabled the legislative requirements, we are starting to see a range of housing types in the planning and building stages advance throughout the province that deliver diverse options, including in what were traditionally restrictive single-family neighbourhoods. This means more homes are being built in existing communities throughout BC that more people and families can afford.

The Housing Targets program has also been successful in working with municipalities to remove unnecessary barriers to construction to get more homes built faster. Since September 2023, housing targets have resulted in more than 25,700 new homes across 30 priority municipalities in their first year of reporting.

Overall, 12 of the 17 Metro Vancouver municipalities with Housing Target Orders have achieved 113 per cent of their Year 1 targets demonstrating that when tools and guidance are provided, all levels of government are able to work together to increase housing supply.

While these housing initiatives apply to communities across the Province, local governments retain significant authority through their land-use planning tools to shape exactly how these policies are implemented and ensure new housing meets the needs in ways that fit local conditions. We recognize that each community in the Province is unique, what they all share, without exception, is the urgent challenge of delivering enough homes for people. Each community across BC has an essential role to play in addressing the housing crisis.

The Province recognizes that new homes require supporting infrastructure, and we have acted decisively to ensure local governments have the resources and tools to deliver it. That is why the Province provided \$1B to local governments through the Growing Communities Fund to support the delivery of infrastructure projects needed to accommodate increased residential density and population growth.

For example, as you are well aware, the City of Burnaby, is using the Growing Communities Fund to upgrade core infrastructure for water and transportation. The City of New Westminster is upgrading roads, transit, and walking infrastructure. For Metro Vancouver Regional District, the fund helped finance property acquisition for liquid waste infrastructure and will help improve water storage. And other municipalities on the lower mainland are using the fund to expand parks and recreation infrastructure, including the Cloverdale Sport and Ice Complex in the City of Surrey.

Additionally, we have also provided new and updated development finance tools, including expanded Development Cost Charges and Amenity Cost Charges, that local governments can use to help fund the costs of infrastructure and amenities needed to support complete and livable communities. We have also made changes so development finance charges can be paid in instalments, reducing the burden of immediate payment.

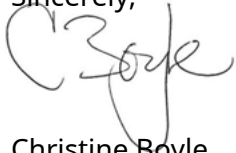
In addition to updating infrastructure, we recognize that there are other costs to change policies and processes to implement the housing reforms. That is why in January 2024 we distributed \$51 million in funding to support local governments to make the required changes. And we committed another \$9 million for a third round of the UBCM-administered Local Government Development Approval (LGDAP) funding for projects that improve the efficiency of permitting systems and development approvals for quicker housing delivery and increasing housing supply. These investments demonstrate our ongoing commitment to resourcing communities so they can successfully deliver the homes British Columbians need.

We understand and recognize the work that has gone into implementing Bill 44, 47, and the Housing Targets program. It has been significant and at times challenging. What is also significant is the unprecedented investment this government has made in affordable housing in Metro Vancouver communities – with more than \$3 Billion committed specific to this region and more than 20,000 units built or underway since 2017.

We are starting to see real results in communities throughout BC and we must continue to do the hard work necessary to build the homes people need so more families can stay in the neighbourhood they love.

Thank you again for taking the time to write and sharing your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', written over a faint circular stamp.

Christine Boyle  
Minister of Housing and Municipal Affairs

CC: The Honourable David Eby, Premier of British Columbia  
Mayor Ken Berry, Village of Lions Bay  
Mayor Malcolm Brodie, City of Richmond  
Mayor George Harvie, City of Delta  
Mayor Megan Knight, City of White Rock  
Mayor Megan Lahti, City of Port Moody  
Mayor Mike Little, District of North Vancouver  
Mayor Brenda Locke, City of Surrey  
Mayor Nicole MacDonald, City of Pitt Meadows  
Mayor John McEwan, Village of Anmore  
Mayor Jamie Ross, Village of Belcarra  
Mayor Dan Ruimy, City of Maple Ridge  
Mayor Mark Sager, District of West Vancouver  
Mayor Richard Stewart, City of Coquitlam  
Mayor Bred West, City of Port Coquitlam  
Mayor Eric Woodward, Township of Langley